



TOWN OF  
**BRECKENRIDGE**

**Planning Commission Meeting Agenda**

Tuesday, August 20, 2024, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

**5:30pm - Call to Order of the August 20, 2024 Planning Commission Meeting; 5:30pm Roll Call**

*Location Map* 2

*Approval of Minutes* 3

*Approval of Agenda*

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

**5:45pm - Final Hearings**

1. Highlands Riverfront Tract E Deed-Restricted Condos (SVC) 13545 South State Hwy-9;  
PL-2024-0089 9

**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.**

Highlands Riverfront Tract  
E Deed-Restricted  
Condos, 13545 S. State  
Highway 9



JOINT MEETING WITH PLANNING COMMISSION AND TOWN COUNCIL

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

Topic: Scrapes and Redevelopment; Existing Single-Family Neighborhoods

Mr. Truckey gave a short presentation on the background for the neighborhood preservation discussion, mentioning it had been a topic brought up several times recently in both Planning Commission and Town Council meetings with several scrape projects moving through the process. He also gave an overview of the last code change to limit home size and the feedback received from the community about creating that limit during engagement events in 2008 to define that limit. He mentioned that staff will be moving forward with a work session to again look at home sizes based on Town Council direction and with precedent research from neighboring communities with a focus on energy use and sustainability. Ms. Owens asked the Commissioners for their opinions.

Ms. Propper: As someone who lives on a street fondly known as “Gold Scrape,” it’s an important issue to address that’s changing the character of the neighborhoods. Mr. Frechter has seen articles on surrounding communities who successfully implemented code changes regarding this. I’m interested in looking into it and open to different ideas of how to accomplish it.

Mr. Leas: We should define what we’re looking for with this and what we hope to achieve, what we like and don’t like. There are some things that have become obsolete and are no longer energy efficient or serve their purpose but also other things we should save. We need to be careful that we don’t step on property rights but maintain character. Maybe we should have framework similar to that for the historic district but less stringent.

Mr. Giller: Quality matters, when the home matches the character of the town and design standards it’s a benefit to the community. Size is a big difference in that maybe a house that’s too big is not contributing to the sense of community. We should articulate what we don’t like about the new homes so we can steer them towards what is beneficial.

Mr. Guerra: Bigger homes are often becoming second homes, whereas the Weisshorn was always a local’s neighborhood. I agree with the other Commissioners. There needs to be a way to incentivize the home sizes and styles we value. Beyond incentivizing smaller homes, I’m not sure what the solution is.

Ms. Gort: I remain neutral on the issue; we have a lot of diversity of architectural design in Breckenridge and we should strive to maintain that but having a lot of scrapes and new houses next to older houses will make the older houses look more dated and drives the incentive for more scrapes. Maybe looking into and encouraging use of recycled materials. Scrapes on developed lots do have the benefit of redoing something within town rather than increasing sprawl by expanding outwards.

Mr. Frechter: We should look at how many lots we’re talking about, focusing on the Weisshorn neighborhood, and look at the age of homes to see what might be likely to be redeveloped. It may be too late to intervene on Wellington Road.

Ms. Ambrose: I’m less concerned about the legality of the regulations and support some kind of square footage regulations. Some kind of parameters on the square footage or expansion of footprint should be added and I wouldn’t be concerned with a takings claim or a loss of value. There’s a lot of different ways we could approach this, and we need to determine a fair and equitable way to do it. I agree with my fellow Commissioners.

Mr. Truckey: We’ve seen a lot of interest in the Weisshorn because of its close proximity to downtown, lack of platted envelopes, and ability to have varied architectural styles. Some other examples of other areas without platted envelopes include Christie Heights and Warrior’s Mark.

- Mr. Beckerman: It's easy to look at a house and say what we don't like it but hard to determine why right off the bat. As we get closer to being fully built out, these redevelopment opportunities become more enticing and cost effective than building a new house on an empty lot. Modern architecture designs favor flat roofs which allow for higher roof lines and have a bigger perceived mass. We might consider looking at roof lines and setback rules for lots without a building envelope to keep more open space and push the structure further from the property line.
- Mr. Gerard: A major complaint/ask I heard while campaigning was the change in architectural style which includes much more glazing and houses in the Weisshorn have much more lighting trespass through large windows than houses on Discovery Hill. Perceived mass and looking at setbacks with how we allow reduced setbacks for negative points should be something we look at. We should also look at the density of the people, how many people will be living in the house based on the size and making sure we account for that.
- Mr. Leas: We should look at incentivizing as Mr. Guerra mentioned, if we give a developer the option to split a larger parcel into several smaller parcels with smaller houses then that would be more profitable for a developer and would create more affordable, but not necessarily workforce.
- Mr. Giller: Boulder has done something similar, keeping the large home at the front of the parcel and splitting the rear of the parcel to build several smaller homes, and it's an infill opportunity that creates more affordable housing.
- Mr. Leas: This can create dogleg lots and longer driveways, so there are tradeoffs that we need to consider.
- Mr. Frechter: Telluride is a great example of this, almost every home has a home behind it, and they're not necessarily workforce housing. Frisco has also been doing something similar to this, and creating three 3 million dollar and multimillion dollar homes rather than one 8 million dollar one.
- Mr. Leas: We should be mindful of how we structure the incentives to determine if we want them to be second homes or primary residences.
- Ms. Ambrose: I agree but we should be careful how we do this as there are restrictions to density built into master plans and County agreements. If we look at this from an affordable house/local housing lens I would be supportive.

Topic: Existing Multi-Family Lodging Properties

- Mr. Beckerman: This should be something we're looking at now as these properties get older to make sure renters aren't displaced as they are potentially redeveloped but also not leaving people living in poor conditions. Especially from an insurance standpoint it may be beneficial to consider. This should be a long-range planning item that starts now. There are perhaps areas where, if we define certain building and planning criteria that a multi-family development can meet, perhaps insurance companies can give relief.

Topic: Building Heights for Workforce Housing Projects

Mr. Truckey discussed how outside of the historic district, most buildings have a height limit of 35' feet for single-family homes but for multi-family development in locations such as north of Town the height limit is only two-stories or 26'. Anything higher incurs negative points, which has recently been detrimental to incentivizing workforce housing projects.

- Mr. Giller: I think we should allow multi-family developments to go to three stories, which is closer to single-family heights. For the cost of a building, once the foundations and site

work are set, the cost of adding a third story and allowing a taller building makes sense, especially for workforce housing. In locations on the outskirts of town the height is also less of an issue.

- Mr. Truckey: The application that has run into this issue is currently active so it cannot be commented on at this time, but we run into this on Town projects as well. While we could exempt ourselves, we've assigned negative points to Town projects, which has created a challenge to overcome in the planning process.
- Mr. Frechter: I think we should go up to four stories, we should take the maximum advantage of the space we have left for workforce housing. We've had concerns in the past about garages facing the street for example, and they haven't been much of an issue.
- Mr. Leas: I have no concerns about the scale and believe it would blend with the community and neighboring communities.
- Ms. Gort: I agree, we should increase the height and it makes it cost effective. It may be site specific as well. I don't particularly like the multi-family buildings with a "doughnut" of parking surrounding. If the extra height could also be used to hide parking that would be best.
- Ms. Propper: I agree.
- Ms. Ambrose: I agree.
- Mr. Giller: We should look at an incentive to putting parking under buildings rather than surrounding buildings with parking, a "doughnut" was mentioned. It will make for cleaner sites and reduce the amount of parking people need to look at.
- Mr. Truckey: For context, measuring a single-family and measuring a multi-family uses the same method. We're not really sure why there is currently the height limit difference between single-family and multi-family other than potentially location, of not wanting tall buildings seen directly off of Highway 9. We will bring this back to Council to talk about it more to see if it's something we should move forward with.
- Ms. Owens: Commissioners are the ones actively using the Code and are able to notice these issues that come up repeatedly while Council cannot read thoroughly the packet each time and always be familiar with it to be able determine the issues. Please flag these issues so that we are aware of them and can look at code changes.

Topic: Carrying over points/Revisions to Development Permits

Mr. Truckey clarified that positive points are valid for the vesting period of a permit, which leaves the opportunity for a project to come back with revisions to use more of the positive points earned if there is a positive point balance. Some projects may come back with small revisions that incur more negative points and are handled at a staff level if there is no discretion in the amount of positive points proposed to offset the negative point. Points are not allowed to be banked past the vesting period or transferred between projects.

- Mr. Beckerman: There've been projects in the past that were completed and don't match what we approved at the Commission or Council and it's because they came back for changes to adjust their points without needing to go back to Commission because there wasn't discretion in the Code. But it is perfectly allowed for them to do that in the Code. It can be confusing and misleading when this happens, not necessarily an issue but something to be aware of.
- Mr. Guerra: As a builder, this isn't something I was aware of, and maybe we need to reconsider.
- Ms. Crump: To provide some context, this is not something that happens often. In my three years here, I've had one project make such a change, and it was a minor change.
- Mr. Leas: Our points system in general is unusual, if it's something that we're committed to using then we should be sticking by it and allowing these carryovers.

- Ms. Puester: The points have to be used on the same project while the project is vested. It comes with the entitlements.
- Ms. Gort: Maybe we should look at our point system if this is confusing for people.
- Mr. Truckey: One thing we should potentially talk about is if we're being more generous with our EV charger points. Are our priorities are changing? For example, we now give positive points for going fully electric. The points do change over time with different Town priorities; positive points previously were given for paving a driveway for example.
- Mr. Guerra: Circling back to our earlier discussion, the Weisshorn is becoming trophy homes because there is not much property left in the Highlands. This is driven by private property owners, not necessarily developers.
- Mr. Giller: I was surprised at how much higher workforce housing fees are at other ski towns, we could consider increasing workforce fees on bigger houses.

#### PLANNING COMMISSION MEETING

The regular meeting was called to order at 6:38 pm by Chair Leas.

#### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Keely Ambrose <b>remote</b>
Ethan Guerra	Elaine Gort	Susan Propper	

#### APPROVAL OF MINUTES

With no changes, the July 16, 2024 Planning Commission Minutes were approved.

#### APPROVAL OF AGENDA

With no changes, the August 6, 2024 Planning Commission Agenda was approved.

#### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

#### FINAL HEARINGS:

1. 9<sup>th</sup> Amendment to the Amended Peak 7 & 8 Mater Plan (SVC), 1599 Ski Hill Rd., PL-2024-0117  
Ms. Crump presented a proposal to amend the Master Plan to update allowed uses and create two additional planning areas, authorizing density in excess of the amount currently permitted by up to 90.2 additional SFEs from a transference of density from the Gondola Lot Master Plan area to within the Peak 8 area of the Master Plan. This amendment also modifies the parking and traffic requirements, heights of buildings, development plan concept, and vesting sections of the Master Plan in accordance with the approved Development Agreement.

#### *Commissioner Questions / Comments:*

- Mr. Frechter: There are five points raised in the letter from Mr. Himmelstein, would these all be site specific issues?
- Ms. Crump: Some of them are site specific, and some of them I believe would be between a private party and the applicant which the Town cannot enforce. I believe all of the issues are either addressed in the approved Development Agreement or would be between a private party and the applicant.
- Mr. Giller: The note "Imperial" is in your drawings pointing to the new building on page 33, what is that indicating?

Applicant, Bill Campie, Principal Architect, DTJ Design:

That represents our current name for the project, we can remove it from the drawing if needed.

Mr. Giller: That potentially should not be in the drawing if it's for an individual application and could be confusing. There is language in the Design Standards section for the architectural style being a "transitional style"; however, there's a note about "contemporary design" in the amendment. Would that overrule the "mountain transitional" design indicated in the Design paragraph?

Applicant: We do plan to use the style defined in this amendment, which is "transitional".

Mr. Giller: I just want to make sure this won't trip up the planned mountain transitional style.

Ms. Crump: Staff made sure to keep the term "mountain transitional style" through this amendment, understanding its importance from previous Commission reviews of the Master Plan, in the Design standards paragraph. This will be the guiding standard that is referenced when reviewing the future site-specific applications. We will follow the "mountain transitional style (between rustic and contemporary)", as written.

Public Comment:

Richard Himmelstein (675 Peak 6 Trail, Breckenridge): Thank you for referencing my email. I feel there's a number of things in there that should be included because you're doing an amendment to the Master Plan and currently shows a requirement of 200 parking spaces at the base of Peak 7 and Peak 8. I often see vehicles driving around in circles looking for spaces at the peaks. I think if we reduce the parking requirement with the density being increased up there it will decrease the number of cars traveling to the Peaks.

*Commissioner Questions / Comments:*

Mr. Leas: Are you saying all of those spaces are required in the Stables lot?

Mr. Himmelstein: I think they are spread throughout the project, but I don't think the requirement helps anyone.

Ms. Crump: For added clarification, the 200-space parking requirement is based on a Memorandum of Agreement between the Town and the Ski Area that requires, not just these, but many spaces be provided in specific areas around Town. That requirement is only referenced in this Master Plan. This is an agreement with a separate entity from the current applicant, separate from this application, and it is not possible or appropriate to be opened at this time as part of this amendment.

Mr. Leas: How would that potentially be changed?

Mr. Truckey: It would be bringing the Town and Ski Area back to the table to address the issue and renegotiating the agreement which has been in place for more than 20 years. That would be a Town Council issue.

Mr. Frechter: For the applicant, there are some areas of this plan that may be directly impacted by ski area plans for the ski terrain near the new Planning Areas G&H. In the future site-specific applications, we would love to see how those are considered when the applications are submitted.

Ms. Gort: I feel Mr. Himmelstein's pain with the traffic on the Peaks, and feel it is something that should be noted.

Mr. Giller: No other questions or comments other than my previously mentioned concern about the "mountain transitional style (between rustic and contemporary)" language.

Mr. Giller made a motion to approve the 9<sup>th</sup> Amendment to the Amended Peak 7 & 8 Master Plan, seconded by Mr. Frechter. The motion passed unanimously.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 7:26 pm.

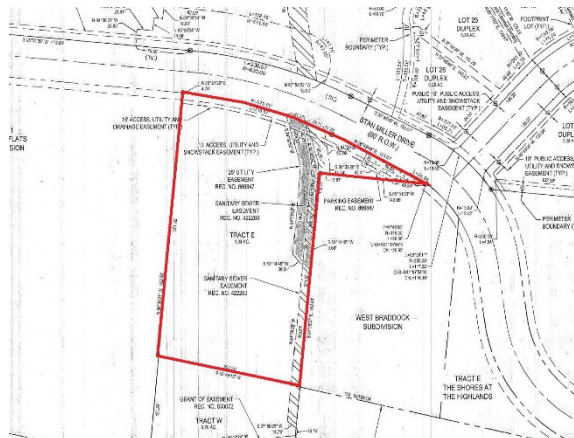
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Mark Leas, Chair



## Planning Commission Staff Report

- Subject:** Highlands Riverfront Tract E Workforce Condominiums  
(Class A Final Hearing, PL-2024-0089)
- Proposal:** Construct 44 deed-restricted workforce housing units in four condominium buildings on Highlands Riverfront Tract E, accessed from Stan Miller Drive. Each building will be three stories with 11 one-bedroom units. The entirety of the project is intended to be deed-restricted for-sale units. The project will provide 67 surface parking spaces. An existing 2,344 sq. ft. professional office building is located on the southeast corner of the lot and is proposed for demolition with this project.
- Date:** August 12, 2024 (For meeting of August 20, 2024)
- Project Manager:** Sarah Crump, AICP - Planner III
- Applicant/Owner:** Tom Begley, MB Development LLC
- Architect:** Mark Provino, Provino Architecture, LLC
- Address:** To be determined (13545 CO Hwy 9)
- Legal Description:** Tract E Highlands Riverfront Subdivision
- Site Area:** 1.84 acres (80,063 sq. ft.)
- Land Use District:** 33-N, residential, 4.5 UPA (75% or more must be deed-restricted), single-family, duplex, or multi-family
- Site Conditions:** Tract E is a hammer shaped polygon parcel that was included as a part of the Highlands Riverfront Subdivision in 2022 and in conformance with the Miller Master Plan. Located between Stan Miller Drive and Highway 9, the existing site is largely undeveloped surface parking, partially paved and partially gravel surface. An existing 2,344 sq. ft. professional office building is located on the southeast corner. The office has some mature landscaping and large trees around the building perimeter. A former paved access drive onto Highway 9 to the east was previously closed and abandoned. The site is currently accessed from Stan Miller Drive to the west. A 15' access, utility, and drainage easement extends along the western property line. A 10' snow storage easement also follows the west property line. A 25' utility easement extends from the northwest corner of the property and a sanitary sewer easement extends the length of the north property line.



**Adjacent Uses:** North: Red, White, and Blue Fire Protection District Station #4  
 South: Breckenridge Building Center  
 East: Blue River Bikeway open space, Colorado Highway 9 right-of-way  
 West: Stan Miller, Inc. (future Highlands Riverfront residential subdivision)

**Density:** Allowed:  
 Tract E, per Master Plan: 48,000 sq. ft. (40 SFEs)

**Adjusted Allowed:** 55,200 sq. ft.  
 (115% bonus for 100% employee housing)

Proposed: 30,696 sq. ft.  
**Adjusted Proposed:** 27,626 sq. ft.  
 (10% exclusion for employee housing)

**Height:** Recommended: 2 stories (26') max. per LUGs  
 Proposed: 3 stories (35') (approx. 9 ft. over;  
 -10 points)

**Lot Coverage:** Building Area: 11,112 sq. ft. 14%  
 Parking/Driveway Coverage: 32,564 sq. ft. 40%  
 Additional Hardscape: 6,634 sq. ft. 8%  
 Open Space: 29,753 sq. ft. 38%  
 Total Lot Area: 80,063 sq. ft. 100%

**Parking:** Required: 66 spaces (1.5 per unit)  
 Proposed: 67 spaces

**Snow Storage:** Required: 8,141 sq. ft. (25%)  
 Proposed: 8,390 sq. ft. (25.7%)

**Setbacks:** Relative (Recommended): Front: 15 ft.  
 Side: 5 ft.  
 Rear: 15 ft.

Proposed: Front: >15 ft.  
 Side: > 5 ft.  
 Side: > 5 ft.  
 Rear: > 15 ft.

### Item Background

Prior to its inclusion as part of the Highlands Riverfront Subdivision, Tract E was the office location for Stan Miller Inc, excavating services contractor, and was likely the site of previous light-industrial uses.

Tract E was annexed into the Town as part of the Braddock Annexation Agreement first approved in 2008 and since amended, most recently in 2013. It is also subject to the Miller Master Plan. The development of Tract E was outlined as part of Phase II of the annexation agreement. The developer is required to provide 83 deed-restricted units as part of Phase II. Tract E was assigned 40 SFEs of deed-restricted unit density during the 2010 Miller Master Plan Amendment.

A preliminary hearing for the proposed Tract E condos was held earlier this year on May 21, 2024. At the preliminary hearing the point analysis was as follows:

### Positive Points (+4)

- Policy 22/R Landscaping: Positive four (+4) points for the proposed number of landscape trees.

### Negative Points (-15)

- Policy 5/R Architectural Compatibility: Negative three (-3) points for use of fiber cement siding without any natural material accents.
- Policy 6/R Building Height: Negative ten (-10) points for exceeding the recommended height of the land use guidelines by more than one half story but less than one whole story.
- Policy 14/R Storage: Negative two (-2) points for not providing at least 5 percent of the floor area as interior storage.

### Total Score: -11

At the preliminary hearing there was consensus from the Planning Commission on the following:

- Positive four (+4) points are warranted for the landscaping proposal under Policy 22/R.
- The Commission recognized the project does warrant negative ten (-10) points for building height under the current development code Policy 6/R; however, Commissioners unanimously agreed that assigning negative points for building height for multi-unit residential buildings disproportionately affects and discourages the construction of workforce housing buildings greater than two stories. Negative points for workforce housing building heights greater than two stories should be reconsidered in a future work session and code amendment.
- The proposed contemporary mountain architecture is attractive and appropriate for the area and complies with Policy 5/A. It is compatible with and complementary to other new developments including other multi-family residential developments in the neighboring area.

### **Changes since the May 21, 2024 Preliminary Hearing**

- The applicant has verified site calculations for open space.
- The project has an updated material board proposal which includes natural wood accent materials, affecting Policy 5/R.
- The applicant has revised the interior storage areas and utility closet floorplans to exceed the multi-family residential storage requirements under Policy 14/R.
- Floor areas and interior floorplans were adjusted slightly.
- The building is proposed to be an all-electric development, relevant to Policy 33/R.
- The applicant has updated the site plan to:
  - Redistribute evergreen trees in response to defensible space comments.
  - Shift some parking spaces west to meet required setbacks and add one space.
  - Remove “optional” resident carport structures.
  - Relocate the shared dumpster enclosure to a more convenient location for residents.
  - Add a paved connection across adjacent Tract W to the existing rec path, relevant to Policy 20/R.

### **Staff Comments**

In this final report, staff has addressed only the remaining issues that were identified at the preliminary hearing and any new information or revisions provided since the preliminary hearing. Policy discussions for items that were not revised since the preliminary hearing and were not noted as debatable or receiving positive or negative points have been omitted from this final staff report.

### Architectural Compatibility (Policies 5/A & 5/R):



Proposed architecture of the southeast building.

**Exterior Materials and Color:** The applicant is proposing the following exterior materials: Fiber cement James Hardie horizontal board, both smooth and cedar mill boards, and panel siding in three different colorways. Policy 5/R does not discuss specific fiber cement products and does not differentiate between fiber cement boards or panel siding. Metal railings for each unit deck are proposed. The applicant has updated the material board and is now proposing wood fascia, trim, and wood post accents in black alder. The wood accent material allows the project to use fiber cement board without the assignment of negative points under Policy 5/R and the assignment of negative three (-3) points has been removed. Staff has no concerns regarding the proposed exterior materials.

**Building Height (6/A & 6/R):** These condos are proposed to be located within LUD 33-N, the guidelines for which recommend a maximum building height of 2 stories. In this proposal each building has an overall height of 35' and thus should be considered between 2.5 and 3 stories tall. Under the development code this is considered "no more than one story above the recommended height" for the land use district and warrants negative ten (-10) points.

The four buildings are designed with a step-down in building height which decreases the perceived building mass from the pedestrian level and produces a gradient of height to pique visual interest on both ends. Unintentionally omitted from discussion at the preliminary hearing, this design proposal qualifies for positive one (+1) point under Policy 6/R Section A. 2. b. 2. for stepping down one full story at the building edges. Staff agrees this design qualifies for this point and has no concerns.

**Storage (14/A & 14/R):** The Relative Policy recommends that a minimum of 5 percent of the floor area of multi-unit residential buildings be dedicated to interior storage, not including closets or garages. The revised plans specify 1,320 sq. ft. of interior unit storage (30 sq. ft. per unit). These interior unit storage areas have been reconfigured, moving the water heater and washer/dryer on suggestion of some Commissioners, to make them more functional for residents. In addition to interior unit storage, the plans now specify 8 sq. ft. storage lockers in the stairway outside of each unit, for a total of 1,672 sq. ft. or 5.4 percent of the total 30,696 sq. ft. floor area. The storage areas provided now exceed the requirement for provided storage and negative points are no longer warranted. Staff has no concerns.

**Refuse and Recycling (15/R):** The revised plans specify a trash and recycle enclosure building, now relocated to be at the center of the north parking aisle. A crosswalk connection is now provided for pedestrians from the interior courtyard to the enclosure. This change was recommended by Commissioners to move the enclosure closer to most residents. This location still allows for functional access and backing movements for waste management trucks. The details of the enclosure have not yet been provided but will be reviewed against Town

Code 5-6-4 Specifications for Approved Private Trash Enclosure at the building permit application. Staff appreciates the applicant relocating the enclosure and has no concerns.

**Parking (18/A & 18/R):** The project proposes 67 parking spaces and exceeds the required 1.5 spaces per unit parking minimum for the 44 units (66 required) while not exceeding the maximum of 1.65 spaces (73 maximum allowed). Accessible parking spaces are provided on both the north and south aisles. The parking areas have been revised to remove previous conflicts any parking spaces had with required setbacks. Staff has no concerns.

**Recreation Facilities (20/R):** The site plan was revised to show a paved public pathway connection to the Blue River bikeway across Tract W. Tract W exists as private open space and this connection to recreation facilities now warrants the assignment of positive three (+3) points.

Precedent for positive three (+3) points for recreation facilities:

2023- Stables Village, paved bike and pedestrian connection to complete pathway of Wellington Road to the Wellington Bike Park.

2021- Hotel Breckenridge, public trail easement at bridge crossing of Blue River.

2021-Breck Central Market, public easement and recreation path connection.

2018- South Gondola Parking Structure, public pedestrian and bike path connection to rec path.

**Open Space 21/R:** Residential uses are recommended to retain 30 percent of the gross square footage of land area as open space. The applicant has confirmed the site plan exceeds the 30 percent requirement by providing 38 percent open space. In addition, Tract W, directly east of Tract E was platted as private open space in previous Highlands Riverfront subdivision filings as a response to the Miller Master Plan. This Tract will remain private open space in perpetuity and provides an easement for access from Tract E to the nearby Blue River bikeway. Staff has no concerns.

**Landscaping (22/A & 22/R):** The revised landscaping plan continues to propose 15 spruce, 70 aspen trees, and 60 5-gallon native species shrubs to be added to the development. Proposed spruce trees were moved from the interior courtyard between residences to comply with defensible space requirements; however, the number of proposed plantings remains the same. At the preliminary hearing, a majority of Commissioners agreed that due to the proposed number of trees relative to lot acreage, precedent projects which also received four points, the proximity of the landscaping to highly visible rights-of-way, and the current status of the site which is mostly devoid of landscaping, the proposed landscaping warrants the assignment of positive four (+4) points.

Precedent for positive four (+4) points for landscaping:

2022- Alta Verde II Workforce Housing (274 deciduous trees min. 2.5" caliper and 95 evergreen trees min. 8 ft tall on 8.3 acres)

2019- South Gondola Parking Structure (121 deciduous trees between 1.5-3" caliper and 47 evergreen trees between 6'-12'tall on 6.4 acres)

**Energy Conservation (33/A & 33/R):** There are no proposed fireplaces. Projects with greater than 26 spaces must provide 20 percent EV capable spaces and two installed EVSE spaces, per the Building Code. Staff will work with the applicant to achieve this requirement at the Building Permit application. The applicant is not proposing EV chargers in excess of what is required and therefore does not qualify for positive points. There is no proposed heated paving or other outdoor energy use.

The revised application pledges to be an all-electric project. A condition of approval requiring a covenant be placed on the property that no gas line be run to the project will be required and is included in the findings and conditions. Positive four (+4) points are assigned to projects that choose to be all electric and forego gas utilities. Staff commends the applicant for proposing the first privately developed workforce housing project to go all-electric and has no concerns.

**Exterior Lighting Regulations:** Staff has not received any exterior lighting plans or information. Prior to the project receiving a Building Permit, all exterior lighting fixtures and the associated photometric plan must comply

with the Town's Exterior Lighting and Off-Street Parking Chapters. All proposed lights shall be fully shielded downcast fixtures and shall be at or below the allowed maximum lumens and/or Kelvins per fixture. All fixture locations shall meet the residential restrictions for height above grade. The photometric plan shall show the estimated foot-candle levels with maximum and average illumination of emitted light below two-tenths ( $\frac{2}{10}$ ) foot-candle at the property lines except areas where drive lanes are present.

**Point Analysis (Section: 9-1-17-3):** Staff has evaluated the application for compliance with all Absolute Policies, and finds the project passes all Absolute Policies.

Staff recommends the following points under the Relative Policies considering the above described revisions.

Positive Points (+12)

- Policy 6/R Building Height: Positive one (+1) point for a building that steps down one floor at the edge.
- Policy 20/R Recreation Facilities: Positive three (+3) points for the paved connection to the rec path.
- Policy 22/R Landscaping: Positive four (+4) points for the proposed number of landscape trees.
- Policy 33/R Energy Conservation: Positive four (+4) points for an all-electric project.

Negative Points (-10)

- Policy 6/R Building Height: Negative ten (-10) points for exceeding the recommended height of the land use guidelines by more than one half story but less than one whole story.

Total Score: +2

**Staff Recommendation**

The Planning Department recommends approval of the Highlands Riverfront Tract E Condos, PL-2024-0089, located at 13545 CO Hwy 9, the project having met all Absolute Policies of the Development Code with a passing point analysis of positive two (+2) points and the attached Findings and Conditions.

## TOWN OF BRECKENRIDGE

Highlands Riverfront Tract E Workforce Condominiums  
Highlands Riverfront Tract E  
13545 CO Hwy 9  
PL-2024-0089

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**STAFF RECOMMENDATION:** Staff recommends the Planning Commission approve this application with the following findings and conditions.

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### FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **August 12, 2024** 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 hearings on the project held on **May 21, 2024 and August 20, 2024** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. If the real property which is the subject of this application is subject to a severed mineral interest, the applicant has provided notice of the initial public hearing on this application to any mineral estate owner and to the Town as required by Section 24-65.5-103, C.R.S.
7. **No signage is approved with this development permit. A separate Class D-minor permit is required for any signage.**

### 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 years from date of issuance, on **August 27, 2027**, 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 place a temporary construction or sales trailer on site until a building permit for the project has been issued.
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. 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.
9. 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 snow plow equipment from damaging the new driveway pavement.
10. Applicant shall field locate utility service lines to avoid existing trees.
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.

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
- 13. Applicant shall submit elevations and plans for the shared trash enclosure which will be reviewed against Town Code 5-6-4 Specifications for Approved Private Trash Enclosure.**
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. Applicant shall identify all existing trees that 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.
17. 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.
- 18. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the property boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public**



**right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.**

19. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
20. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting and a photometric plan depicting the foot candle levels 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. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts. Emitted light may be a maximum of two-tenths (2/10) of a foot candle at the property line except areas where drive lanes are present.**
21. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

22. **Applicant shall execute and record with the Summit County Clerk and Recorder the approved Highlands Riverfront employee housing covenant and agreement running with the land for all units of employee housing within the project.**
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 compliance in perpetuity with the approved landscape plan for the property.**
24. **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, prohibiting a gas service utility to any building within the approved development.**
25. **Applicant shall install a paved pedestrian and bicycle pathway connection from Tract E across Tract W to the existing Blue River Rec Path. The path dimensions and final location shall be approved by the Town's Open Space and Trails Department.**
26. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
27. Applicant shall remove leaf clutter, dead standing and fallen trees and dead branches 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 ground.

28. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
29. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
30. Applicant shall paint all flashing, vents, flues, rooftop mechanical equipment and utility boxes on the building a flat, dark color or to match the building color.
31. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting and a photometric plan depicting the foot candle levels 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. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts. Emitted light may be a maximum of two-tenths (2/10) of a foot candle at the property line except areas where drive lanes are present.**
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 not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
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 cannot 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 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.**

37. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. *Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.*

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(Initial Here)

<b>Class A Final Hearing Point Analysis</b>				
Project:	Highlands Riverfront Tract E Workforce Condos	<b>Positive</b>	<b>Points</b>	<b>+12</b>
PL:	PL-2024-0089		>0	
Date:	8/12/2024	<b>Negative</b>	<b>Points</b>	<b>- 10</b>
Staff:	Sarah Crump, AICP - Planner III		<0	
		<b>Total</b>	<b>Allocation:</b>	<b>+2</b>
Items left blank are either not applicable or have no comment				
<b>Sect.</b>	<b>Policy</b>	<b>Range</b>	<b>Points</b>	<b>Comments</b>
<b>1/A</b>	<b>Codes, Correlative Documents &amp; Plat Notes</b>	Complies		
2/A	<b>Land Use Guidelines</b>	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)		
<b>3/A</b>	<b>Density/Intensity</b>	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		Under density
<b>5/A</b>	<b>Architectural Compatibility</b>	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		Proposed use of 100% fiber cement exterior siding with natural wood accent materials. Does not warrant negative points.
<b>6/A</b>	<b>Building Height</b>	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)	- 10	Recommended: 2 stories (26') max. per LUGs Proposed: 3 stories, (35')
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	+ 1	The four buildings are designed to step down one story from 3-stories to 2-stories at each end.
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
<b>8/A</b>	<b>Ridgeline and Hillside Development</b>	Complies		
<b>9/A</b>	<b>Placement of Structures</b>	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)		
<b>12/A</b>	<b>Signs</b>	Complies		
<b>13/A</b>	<b>Snow Removal/Storage</b>	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
<b>14/A</b>	<b>Storage</b>	Complies		
14/R	Storage	2x(-2/0)		Recommended: 1,534 sq. ft. (5%) Proposed: 1,672 sq. ft. (5.4%)
<b>15/A</b>	<b>Refuse</b>	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
<b>16/A</b>	<b>Internal Circulation</b>	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	<b>External Circulation</b>	Complies		
18/A	<b>Parking</b>	Complies		67 parking spaces are proposed (66 spaces are required, 73 spaces allowed maximum).
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	<b>Loading</b>	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Project will provide a paved connection path to rec path.
21/R	Open Space - Private Open Space	3x(-2/+2)		Complies with 38% open space.
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	<b>Landscaping</b>	Complies		
22/R	Landscaping	2x(-1/+3)	+4	The landscape plan will provide above average public benefit. Proposed: (70) Aspen trees (15) 8 ft. tall Spruce (60) Assorted natives species 5-gallon shrubs
24/A	<b>Social Community</b>	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)		100% of project density is deed restricted employee housing to fulfill requirements of the Braddock Annexation Agreement. The units are not eligible for positive points because they are required by the agreement.
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	<b>Infrastructure</b>	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	<b>Drainage</b>	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	<b>Utilities - Power lines</b>	Complies		
29/A	<b>Construction Activities</b>	Complies		
30/A	<b>Air Quality</b>	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	<b>Water Quality</b>	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	<b>Water Conservation</b>	Complies		
33/R	<b>Energy Conservation</b>		+4	Project will be an all-electric development and will not run a gas line.
	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		
<b>34/A</b>	<b>Hazardous Conditions</b>	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
<b>35/A</b>	<b>Subdivision</b>	Complies		
<b>36/A</b>	<b>Temporary Structures</b>	Complies		
<b>37/A</b>	<b>Special Areas</b>	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)		
<b>38/A</b>	<b>Home Occupation</b>	Complies		
<b>38.5/A</b>	<b>Home Childcare Businesses</b>	Complies		
<b>39/A</b>	<b>Master Plan</b>	Complies		
<b>40/A</b>	<b>Chalet House</b>	Complies		
<b>41/A</b>	<b>Satellite Earth Station Antennas</b>	Complies		
<b>42/A</b>	<b>Exterior Loudspeakers</b>	Complies		
<b>43/A</b>	<b>Public Art</b>	Complies		
43/R	Public Art	1x(0/+1)		
<b>44/A</b>	<b>Radio Broadcasts</b>	Complies		
<b>45/A</b>	<b>Special Commercial Events</b>	Complies		
<b>46/A</b>	<b>Exterior Lighting</b>	Complies		Exterior lighting information will be submitted at the building permit application.
<b>47/A</b>	<b>Fences, Gates And Gateway Entrance Monuments</b>	Complies		
<b>48/A</b>	<b>Voluntary Defensible Space</b>	Complies		
<b>49/A</b>	<b>Vendor Carts</b>	Complies		
<b>50/A</b>	<b>Wireless Communications Facilities</b>	Complies		

# HIGHLANDS RIVERFRONT TRACT E PRELIMINARY ENGINEERING PLANS

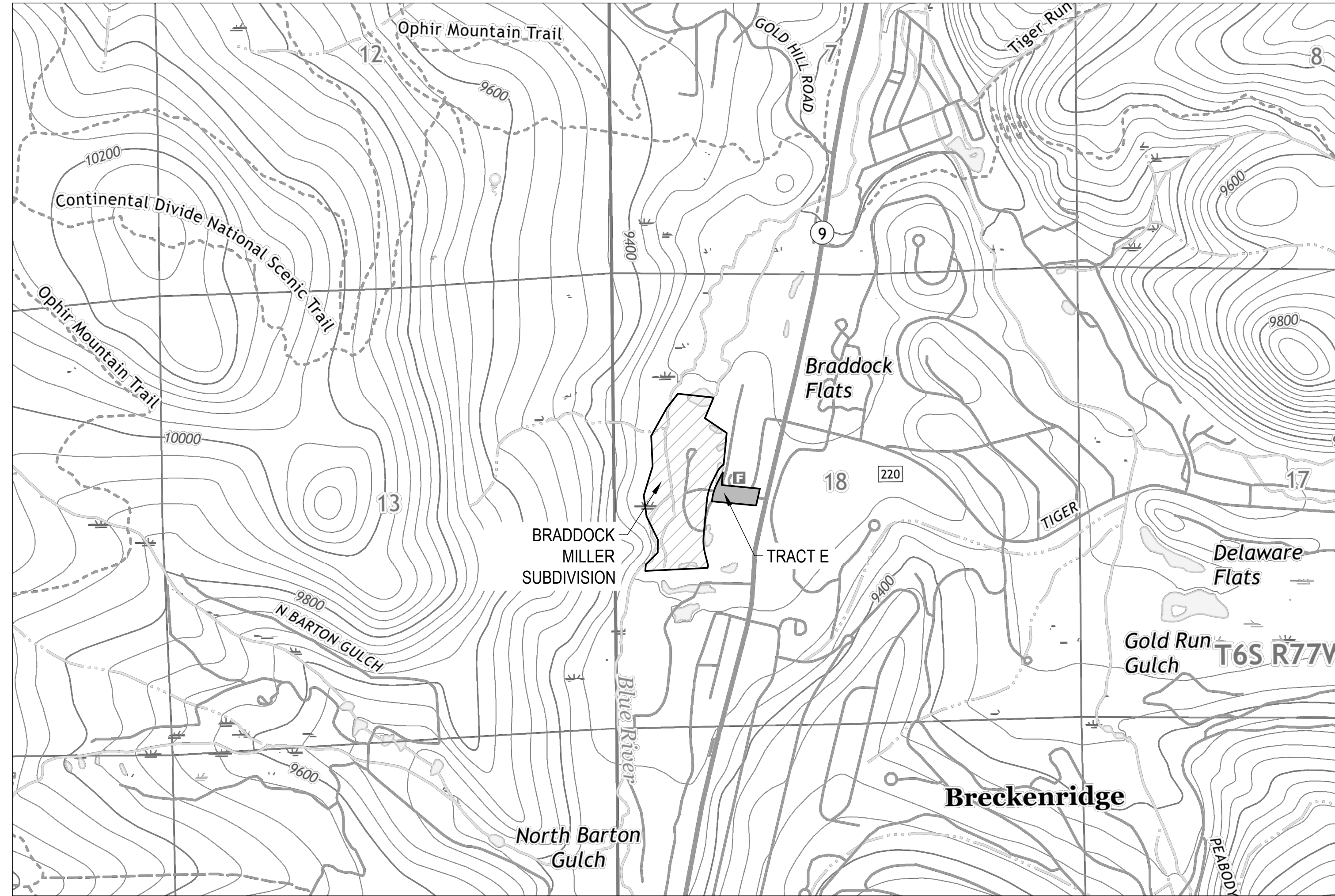
A DEVELOPMENT PROPOSAL FOR TRACT E OF THE MILLER/BRADDOCK SUBDIVISION. THIS IS A PLAN FOR THE ADDITION OF WORKFORCE HOUSING TO THE BRECKENRIDGE AREA.

## SHEET INDEX

SHEET NO.	DWG ID.	TITLE
1	C1	COVER SHEET
2	C2	OVERALL GRADING PLAN
3	C3	DETAILED GRADING PLAN 1
4	C4	DETAILED GRADING PLAN 2
5	C5	DRAINAGE AND STORMWATER MANAGEMENT PLAN
6	C6	UTILITY PLAN

### NOTES:

1. TOPOGRAPHIC MAP BASED ON SURVEY PROVIDED BY SCHMIDT LAND SURVEYING, DATED 06/14/2024.
2. STORM DRAINAGE DESIGN AND CONSTRUCTION TO COMPLY WITH THE TOWN OF BRECKENRIDGE ENGINEERING STANDARDS AND SPECIFICATIONS.
3. WATER QUALITY AND SEDIMENT TRANSPORT CONTROL DESIGN AND CONSTRUCTION TO COMPLY WITH THE TOWN OF BRECKENRIDGE ENGINEERING STANDARDS AND SPECIFICATIONS.
4. WATER DESIGN AND CONSTRUCTION TO COMPLY WITH THE TOWN OF BRECKENRIDGE WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. SANITARY SEWER DESIGN AND CONSTRUCTION TO COMPLY WITH THE UPPER BLUE SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.



### LEGAL DESCRIPTION:

TRACT E MILLER/BRADDOCK SUBDIVISION AS DESCRIBED UNDER MILLER/BRADDOCK SUBDIVISION FINAL PLAT.

### BASIS OF BEARINGS:

AS DESCRIBED ON THE PLAT OF THE MILLER SUBDIVISION DESCRIBED UNDER RECEPTION NO. 886225, AND MORE PARTICULARLY DESCRIBED AS: FROM CORNER 4 OF B & L NO. 1 PLACER (MS 14044), 8" x 6" STONE ON THE WESTERN BOUNDARY OF THE MILLER SUBDIVISION TO CORNER 5 OF B & L NO. 1 PLACER, 2" x 6" STONE ON THE WESTERN BOUNDARY OF THE MILLER SUBDIVISION; N13°35'04"E, 1037.85 FEET.

### PAVEMENT NOTES:

PAVEMENT DETAILS AND SPECIFICATIONS TO BE DETERMINED.



### PROJECT DIRECTORY

#### OWNER

BRADDOCK HOLDINGS, LLC  
CONTACT: TOM BEGLEY  
P.O. BOX 7  
BRECKENRIDGE, CO 80424  
970-453-2325

#### PLANNER

PROVINO ARCHITECTURE, LLC  
CONTACT: MARK PROVINO, AIA  
P.O. BOX 8662  
BRECKENRIDGE, CO 80424  
(970) 453-2520

#### CIVIL ENGINEER

PERMONTES GROUP, INC.  
CONTACT: MICKEY LEVBA  
1715 IRON HORSE DRIVE, UNIT 220  
LONGMONT, COLORADO 80501  
(720) 684-4981

#### SURVEYOR

SCHMIDT LAND SURVEYING, INC  
CONTACT: LIZ SCHMIDT, PLS  
P.O. BOX 5761  
FRISCO, COLORADO 80443  
(970) 409-9963

### DRAWING LEGEND

	EXISTING	PROPOSED
SITE BOUNDARY LINE	---	---
SHEET MATCHLINE	---	---
ROW OR PROPERTY LINE	---	---
SECTION LINE	---	---
CENTER LINE	---	---
EASEMENT LINE	---	---
CONTOURS	---	---
SANITARY SEWER LINE	S/S	S/S
SANITARY SERVICE LINE	SS	SS
STORM DRAIN LINE	---	---
STORM UNDERDRAIN LINE	---	UD
STORM ROOF DRAIN LINE	---	RD
WATER LINE	W/L	W/L
WATER SERVICE LINE	WS	WS
ELECTRIC LINE	E	E
OVERHEAD ELEC LINE	OHE	OHE
UNDERGROUND ELEC LINE	UGE	UGE
HIGH VOLTAGE ELEC LINE	UGE	UGE
GAS LINE	GAS	GAS
TELEPHONE LINE	T	T
OVERHEAD TEL LINE	OHT	OHT
UNDERGROUND TEL LINE	UGT	UGT
FIBER OPTIC LINE	FO	FO
SANITARY MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(D)	(D)
DRAINAGE SWALE	---	---
CURB & GUTTER (SPILL)	---	---
CURB & GUTTER (CATCH)	---	---
CURB & GUTTER (TRANSITION)	---	---
BARB-WIRE FENCE	X	X
CHAIN-LINK FENCE	---	---
WOOD FENCE	---	---
ROAD SIGHT DISTANCE	---	---
SANITARY CLEANOUT	---	---
STORM DRAIN INLET (TYPE "R")	---	---
STORM DRAIN INLET (TYPE "C")	---	---
STORM FLARED END SECTION	---	---
WATER METER	---	---
SUMP PIT	---	---
GATE VALVE	---	---
FIRE HYDRANT	---	---
REDUCER	---	---
TEMPORARY BLOWOFF VALVE	---	---
IRRIGATION BACKFLOW PREVENTER	---	---
WATER SHUTOFF	---	---
WATER CURB STOP	---	---
DOWNSPOUT DRAIN	---	---
ELECTRIC TRANSFORMER	---	---
ELECTRIC JUNCTION BOX	---	---
TELEPHONE PEDESTAL	---	---
UTILITY POLE	---	---
LIGHT POLE (EXTERIOR LIGHTING)	---	---
SECTION CORNER	---	---
SURVEY MARKER/MONUMENT	---	---
ASPHALT PAVING	---	---
CONCRETE PAVEMENT	---	---
RIPRAP/ GRAVEL DRIVE	---	---
BUILDING	---	---
SNOWSTACK AREAS	---	---
DETAIL/SECTION REFERENCE	---	---
TYPICAL SECTION REFERENCE	---	---

REV.	DATE	DESCRIPTION



PREPARED FOR: BRECKENRIDGE LANDS

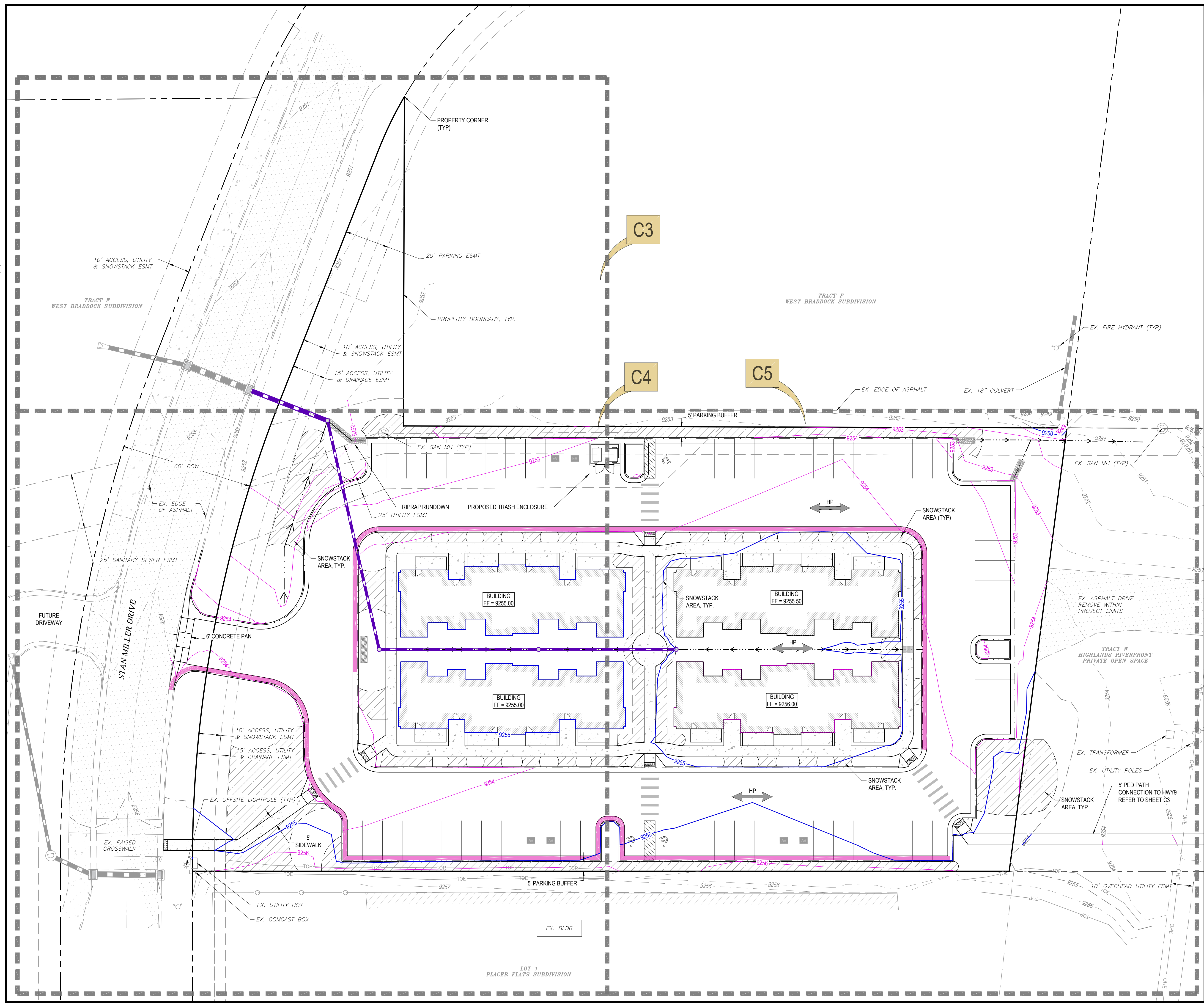
SHEET TITLE: HIGHLANDS RIVERFRONT TRACT E  
PRELIMINARY ENGINEERING PLANS

COVER SHEET

DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	LTF/ML
APPROVED BY:	LTF
PROJECT NO.:	270.006
DATE:	7/1/2024
SCALE:	AS SHOWN

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

**C1**  
SHEET 1 OF 7



**GRADING LEGEND:**

- 4860 EXISTING MAJOR CONTOURS
- 4861 EXISTING MINOR CONTOURS
- 4860 PROPOSED MAJOR CONTOURS
- 4861 PROPOSED MINOR CONTOURS
- 1.5% FINISHED GRADE SLOPE
- EXISTING GRADE FLOW ARROW
- FINISHED GRADE FLOW ARROW
- 4998.0 FG FINISHED GRADE SPOT ELEVATION
- 4998.0 EG EXISTING GRADE SPOT ELEVATION
- A-C2 DETAIL OR SECT #
- SHEET #

**ELEVATION ABBREVIATIONS:**

- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FL FLOW LINE
- FG FINISHED GRADE
- EG EXISTING GRADE
- HP HIGH POINT
- LP LOW POINT

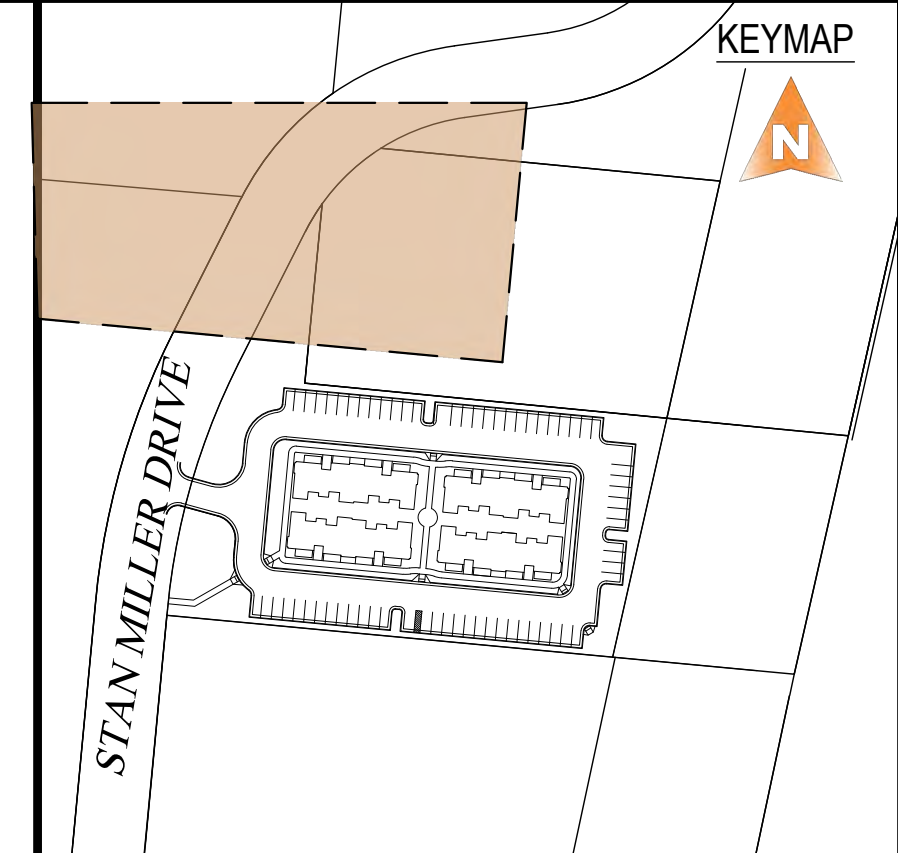
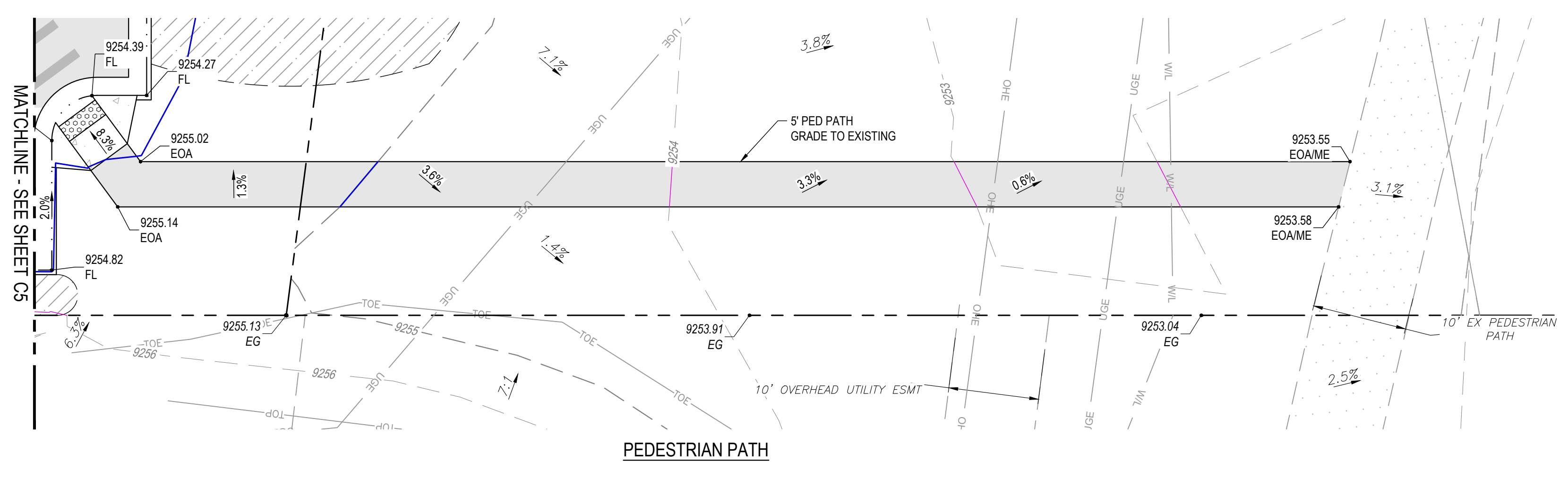
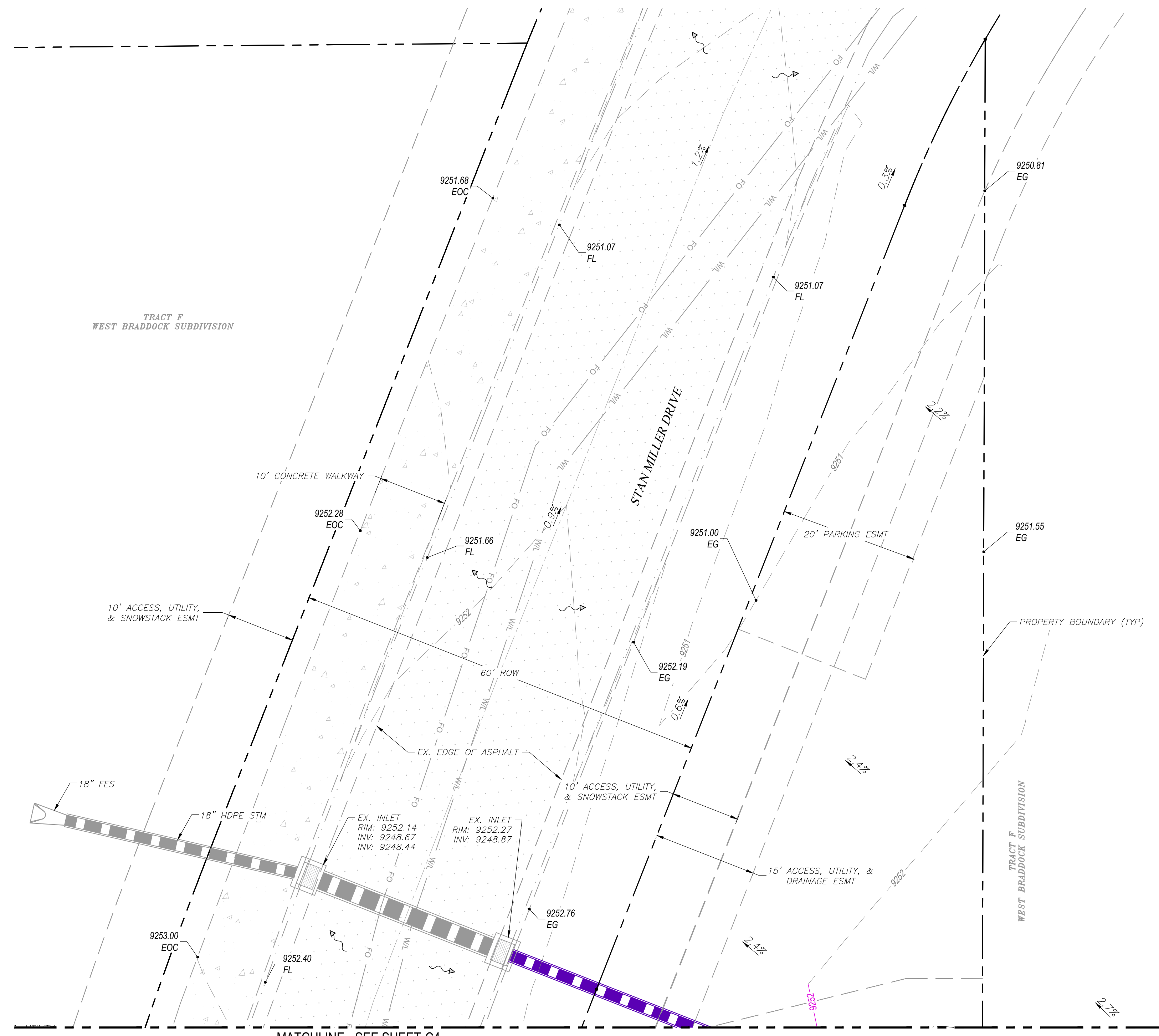
REV.	DATE	DESCRIPTION



PREPARED FOR: BRECKENRIDGE LANDS  
 SHEET TITLE: HIGHLANDS RIVERFRONT TRACT E  
 PRELIMINARY ENGINEERING PLANS  
 OVERALL GRADING PLAN

DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	LTF/ML
APPROVED BY:	LTF
PROJECT NO.:	270.006
DATE:	7/1/2024
SCALE:	AS SHOWN
<b>C2</b>	
SHEET 2 OF 7	





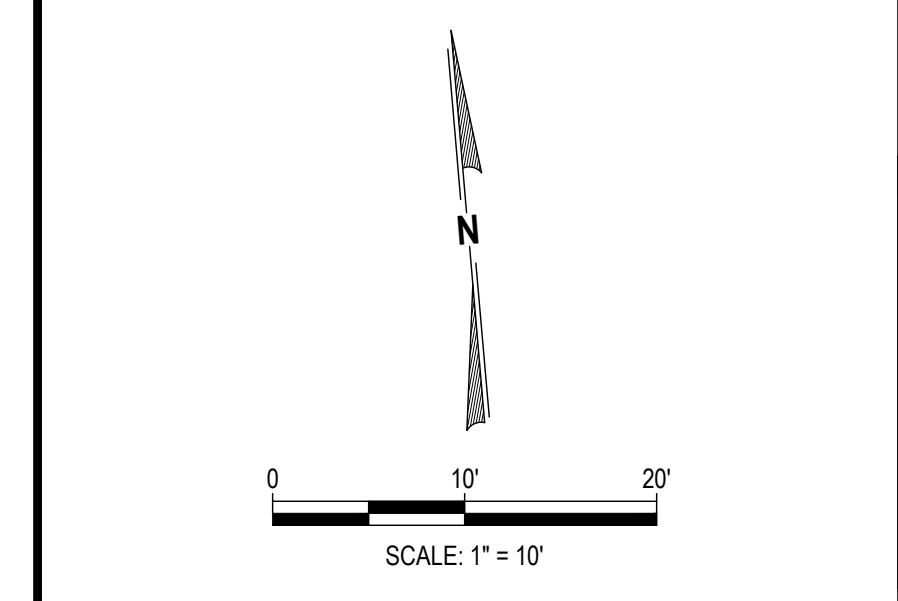
**GRADING LEGEND:**

--- 4860 ---	EXISTING MAJOR CONTOURS
--- 4861 ---	EXISTING MINOR CONTOURS
--- 4860 ---	PROPOSED MAJOR CONTOURS
--- 4861 ---	PROPOSED MINOR CONTOURS
1.5%	FINISHED GRADE SLOPE
1.5%	EXISTING GRADE SLOPE
→	EXISTING GRADE FLOW ARROW
→	FINISHED GRADE FLOW ARROW
⊗ 4998.0 FG	FINISHED GRADE SPOT ELEVATION
⊗ 4998.0 EG	EXISTING GRADE SPOT ELEVATION
A-C2	DETAIL OR SECT #
SHEET #	DETAIL/SECTION REFERENCE

**ELEVATION ABBREVIATIONS:**

EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FL	FLOW LINE
FG	FINISHED GRADE
EG	EXISTING GRADE
HP	HIGH POINT
LP	LOW POINT

- NOTES**
1. PROVIDE A MINIMUM 6-INCH FALL IN THE 10 FEET AWAY FROM THE FOUNDATION, AND A MINIMUM 2 PERCENT SLOPE AT ALL OTHER GRADES AND SWALES PER FEDERAL HOUSING AUTHORITY MINIMUM PROPERTY STANDARDS.
  2. ALL GRADING SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE (IBC), AND SHALL COMPLY WITH ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROPERTY, INCLUDING SURFACE DRAINAGE IMPROVEMENTS.
  3. ALL WALKWAYS TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADE NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA.
  4. GRADES IN ALL AREAS SHALL PROVIDE PROPER DRAINAGE AND EASE OF MAINTENANCE OPERATIONS. GRASS SWALES SHALL DRAIN AT A MINIMUM SLOPE OF 0.5% WITH UNDERDRAIN. PAVEMENTS SHALL DRAIN AT A MINIMUM SLOPE OF 0.5%. BERMS AND OTHER SLOPES SHALL NOT EXCEED 4:1 FOR IRRIGATED TURF AREAS. BERMS AND OTHER SLOPES SHALL NOT EXCEED 3:1 FOR NATIVE GRASS AREAS (UNMOWED OR MOWED ONLY DURING ESTABLISHMENT) AND FOR SHRUB BEDS.
  5. EG SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
  6. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.
  7. PROPOSED PRIVATE STORM SEWER IS IDENTIFIED AS ADS HP STORM PIPE (SMOOTH WALL) OR EQUIVALENT BASED ON AVAILABILITY AND COST AT THE TIME OF CONSTRUCTION.
  8. ALL PROPOSED RIPRAP ARE TYPE L. DIMENSIONS OF PROPOSED RIPRAP ARE PER PLAN.



REV.	DATE	DESCRIPTION	REVISION BLOCK



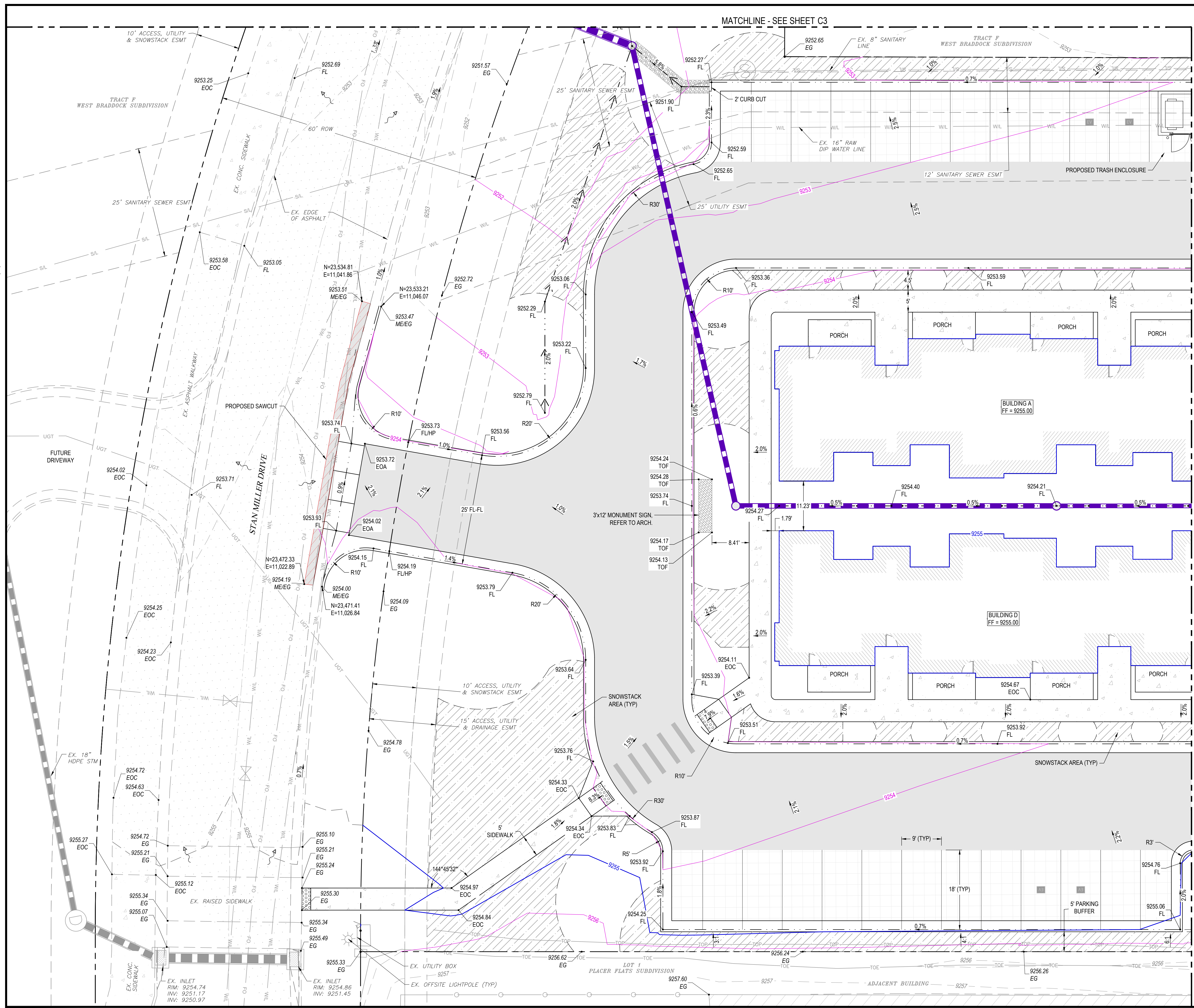
PREPARED FOR: BRECKENRIDGE LANDS

SHEET TITLE: HIGHLANDS RIVERFRONT TRACT E PRELIMINARY ENGINEERING PLANS

DETAILED GRADING PLAN 1

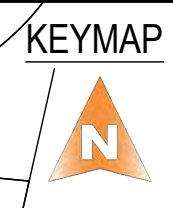
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DRAWN BY:	PGI
CHECKED BY:	LTF/ML
APPROVED BY:	LTF
PROJECT NO.:	270.006
DATE:	7/1/2024
SCALE:	AS SHOWN
<b>C3</b>	
SHEET 3 OF 7	

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 PLOT DATE: 7/1/2024  
 BY: LUCAS FLAX  
 CTB: PG\_2017\_MONO-COLOR.CTB



MATCHLINE - SEE SHEET C3

MATCHLINE - SEE SHEET C5



**GRADING LEGEND:**

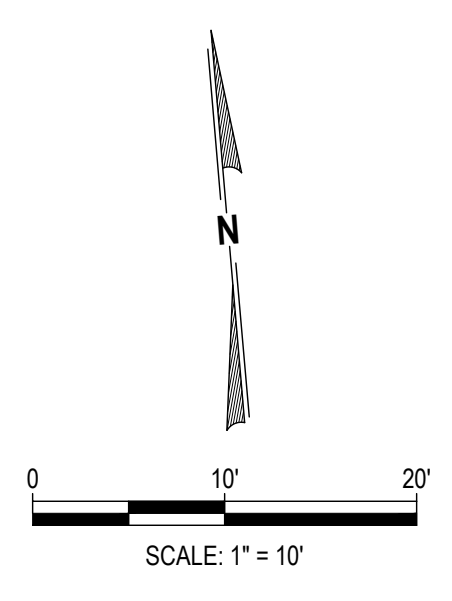
	4860	EXISTING MAJOR CONTOURS
	4861	EXISTING MINOR CONTOURS
	4860	PROPOSED MAJOR CONTOURS
	4861	PROPOSED MINOR CONTOURS
	1.5%	FINISHED GRADE SLOPE
	1.5%	EXISTING GRADE SLOPE
		EXISTING GRADE FLOW ARROW
		FINISHED GRADE FLOW ARROW
	4998.0 FG	FINISHED GRADE SPOT ELEVATION
	4998.0 EG	EXISTING GRADE SPOT ELEVATION
		DETAIL OR SECT #
		DETAIL/SECTION REFERENCE

**ELEVATION ABBREVIATIONS:**

EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FL	FLOW LINE
FG	FINISHED GRADE
EG	EXISTING GRADE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TOW	TOP OF WALL
ME	MATCH EXISTING ELEVATION

- NOTES**
1. PROVIDE A MINIMUM 6-INCH FALL IN THE 10 FEET AWAY FROM THE FOUNDATION, AND A MINIMUM 2 PERCENT SLOPE AT ALL OTHER GRADES AND SWALES PER FEDERAL HOUSING AUTHORITY MINIMUM PROPERTY STANDARDS.
  2. ALL GRADING SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE (IBC), AND SHALL COMPLY WITH ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROPERTY, INCLUDING SURFACE DRAINAGE IMPROVEMENTS.
  3. ALL WALKWAYS TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADE NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA. GRADES IN ALL AREAS SHALL PROVIDE PROPER DRAINAGE AND EASE OF MAINTENANCE OPERATIONS. GRASS SWALES SHALL DRAIN AT A MINIMUM SLOPE OF 0.5% WITH UNDERDRAIN. PAVEMENTS SHALL DRAIN AT A MINIMUM SLOPE OF 0.5%. BERMS AND OTHER SLOPES SHALL NOT EXCEED 4:1 FOR IRRIGATED TURF AREAS. BERMS AND OTHER SLOPES SHALL NOT EXCEED 3:1 FOR NATIVE GRASS AREAS (UNMOWED OR MOWED ONLY DURING ESTABLISHMENT) AND FOR SHRUB BEDS.
  4. EG SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
  5. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.
  6. PROPOSED PRIVATE STORM SEWER IS IDENTIFIED AS ADS HP STORM PIPE (SMOOTH WALL) OR EQUIVALENT BASED ON AVAILABILITY AND COST AT THE TIME OF CONSTRUCTION.
  7. ALL PROPOSED RIPRAP ARE TYPE L. DIMENSIONS OF PROPOSED RIPRAP ARE PER PLAN.

**GENERAL NOTE:**  
 SLOPE ARROWS AND PERCENTAGES SHOWN ON THIS SHEET ARE IN REFERENCE TO THE FINISHED GRADE. FOR PIPE SLOPES PLEASE REFER TO SHEET C7 - UTILITY PLAN.



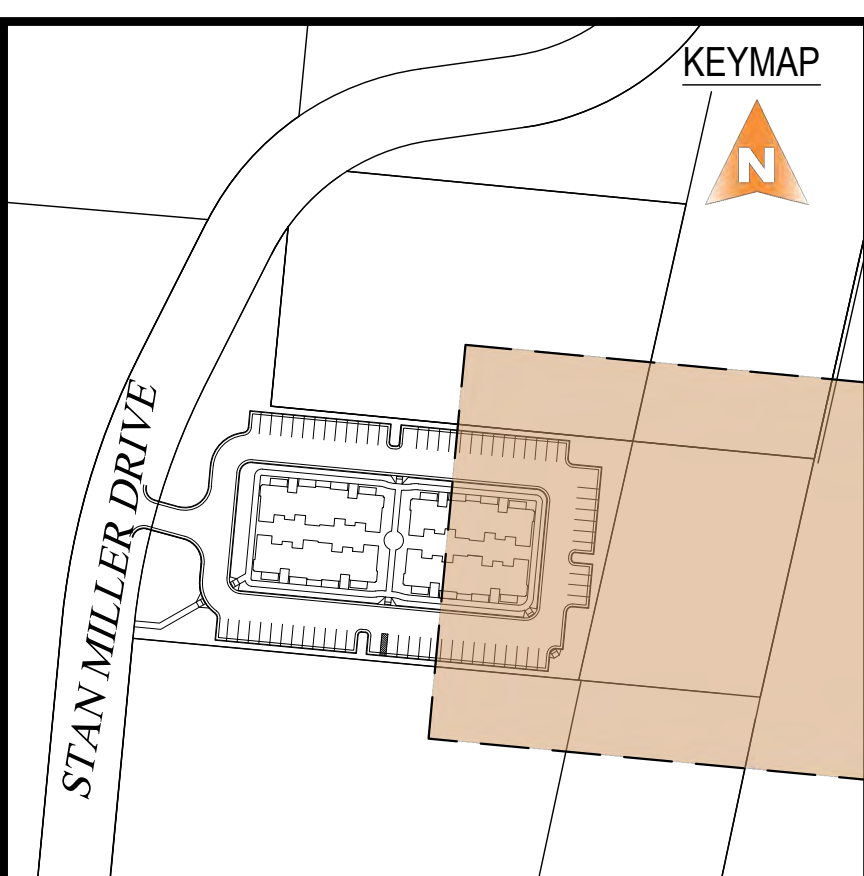
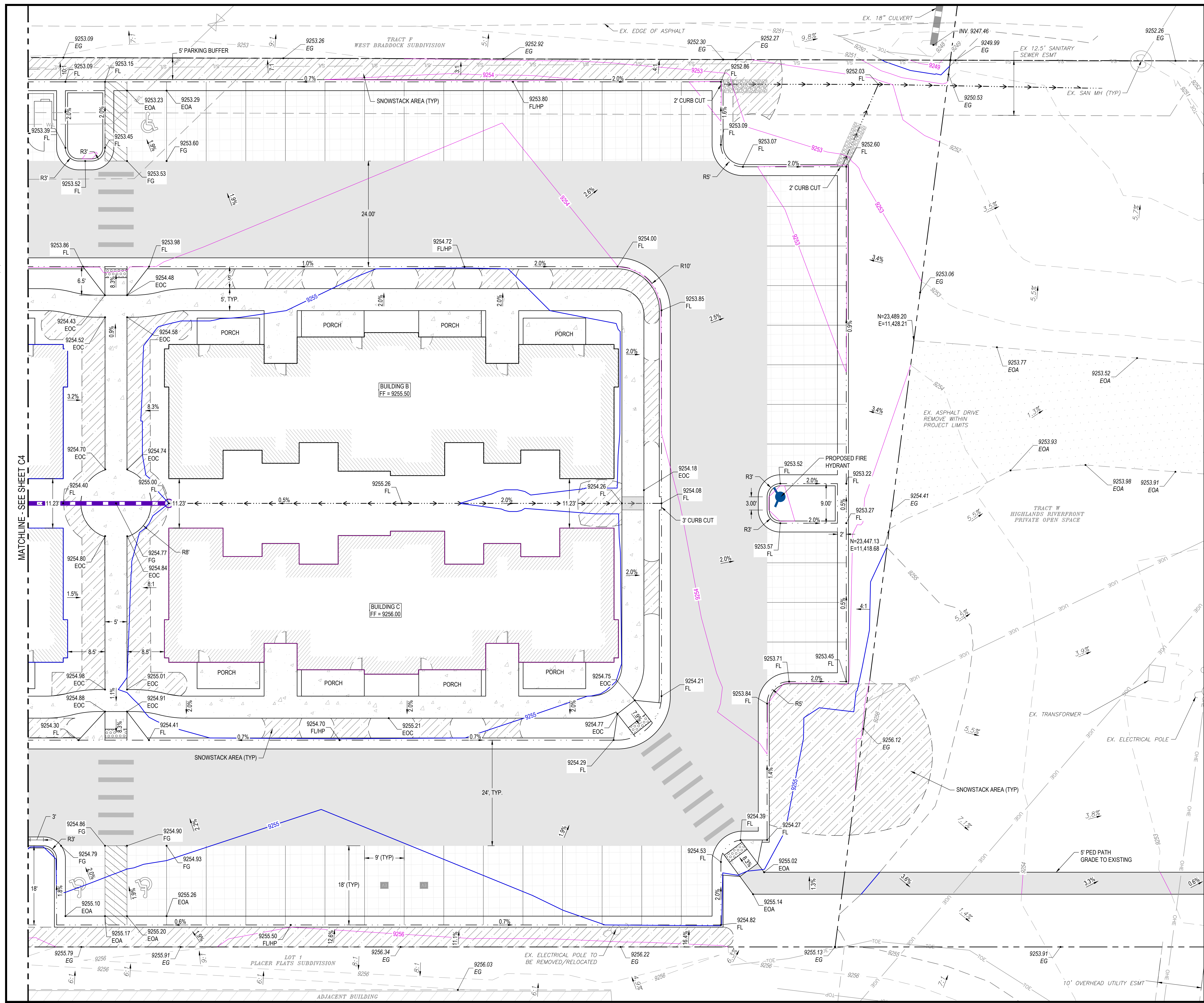
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PREPARED FOR: BRECKENRIDGE LANDS  
 SHEET TITLE: HIGHLANDS RIVERFRONT TRACT E  
 PRELIMINARY ENGINEERING PLANS  
 DETAILED GRADING PLAN 2

DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	LTF/ML
APPROVED BY:	LTF
PROJECT NO.:	270.006
DATE:	7/1/2024
SCALE:	AS SHOWN
<b>C4</b>	
SHEET 4 OF 7	

DRAWING FILE: Z:\SHARED\270.006\_HIGHLANDS RIVERFRONT TRACT E.V3\_ENGINEERING\DRAWINGS\PRELIMINARY ENGINEERING DRAWINGS\270.006\_PRELIM\_Detailed\_GD.DWG  
 PLOT DATE: 7/1/2024  
 BY: LUCAS FLAX  
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**GRADING LEGEND:**

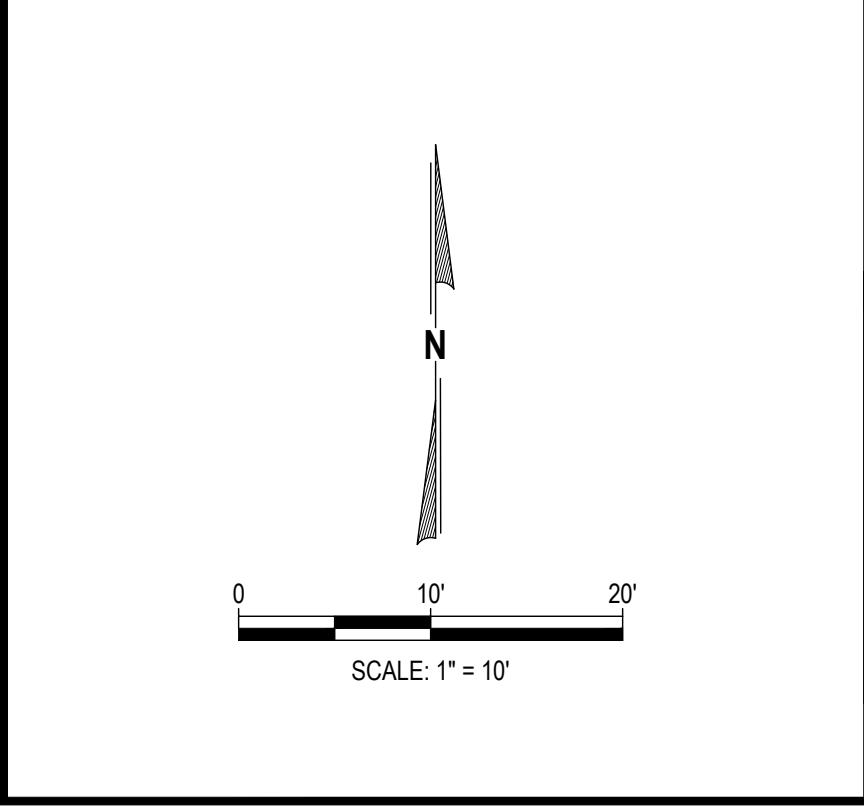
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	1.5% EXISTING GRADE SLOPE
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	EXISTING GRADE FLOW ARROW
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	FINISHED GRADE SPOT ELEVATION
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**ELEVATION ABBREVIATIONS:**

EOA	EDGE OF ASPHALT
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TOW	TOP OF WALL
ME	MATCH EXISTING ELEVATION

- NOTES**
1. PROVIDE A MINIMUM 6-INCH FALL IN THE 10 FEET AWAY FROM THE FOUNDATION, AND A MINIMUM 2 PERCENT SLOPE AT ALL OTHER GRADES AND SWALES PER FEDERAL HOUSING AUTHORITY MINIMUM PROPERTY STANDARDS.
  2. ALL GRADING SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE (IBC), AND SHALL COMPLY WITH ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROPERTY, INCLUDING SURFACE DRAINAGE IMPROVEMENTS.
  3. ALL WALKWAYS TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADE NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA. GRADES IN ALL AREAS SHALL PROVIDE PROPER DRAINAGE AND EASE OF MAINTENANCE OPERATIONS. GRASS SWALES SHALL DRAIN AT A MINIMUM SLOPE OF 0.5% WITH UNDERDRAIN. PAVEMENTS SHALL DRAIN AT A MINIMUM SLOPE OF 0.5%. BERMS AND OTHER SLOPES SHALL NOT EXCEED 4:1 FOR IRRIGATED TURF AREAS, BERMS AND OTHER SLOPES SHALL NOT EXCEED 3:1 FOR NATIVE GRASS AREAS (UNMOWED OR MOWED ONLY DURING ESTABLISHMENT) AND FOR SHRUB BEDS.
  4. E.O. SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
  5. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.
  6. PROPOSED PRIVATE STORM SEWER IS IDENTIFIED AS ADS HP STORM PIPE (SMOOTH WALL) OR EQUIVALENT BASED ON AVAILABILITY AND COST AT THE TIME OF CONSTRUCTION.
  7. ALL PROPOSED RIPRAP ARE TYPE L. DIMENSIONS OF PROPOSED RIPRAP ARE PER PLAN.

**GENERAL NOTE:**  
 SLOPE ARROWS AND PERCENTAGES SHOWN ON THIS SHEET ARE IN REFERENCE TO THE FINISHED GRADE. FOR PIPE SLOPES PLEASE REFER TO SHEET C7 - UTILITY PLAN.



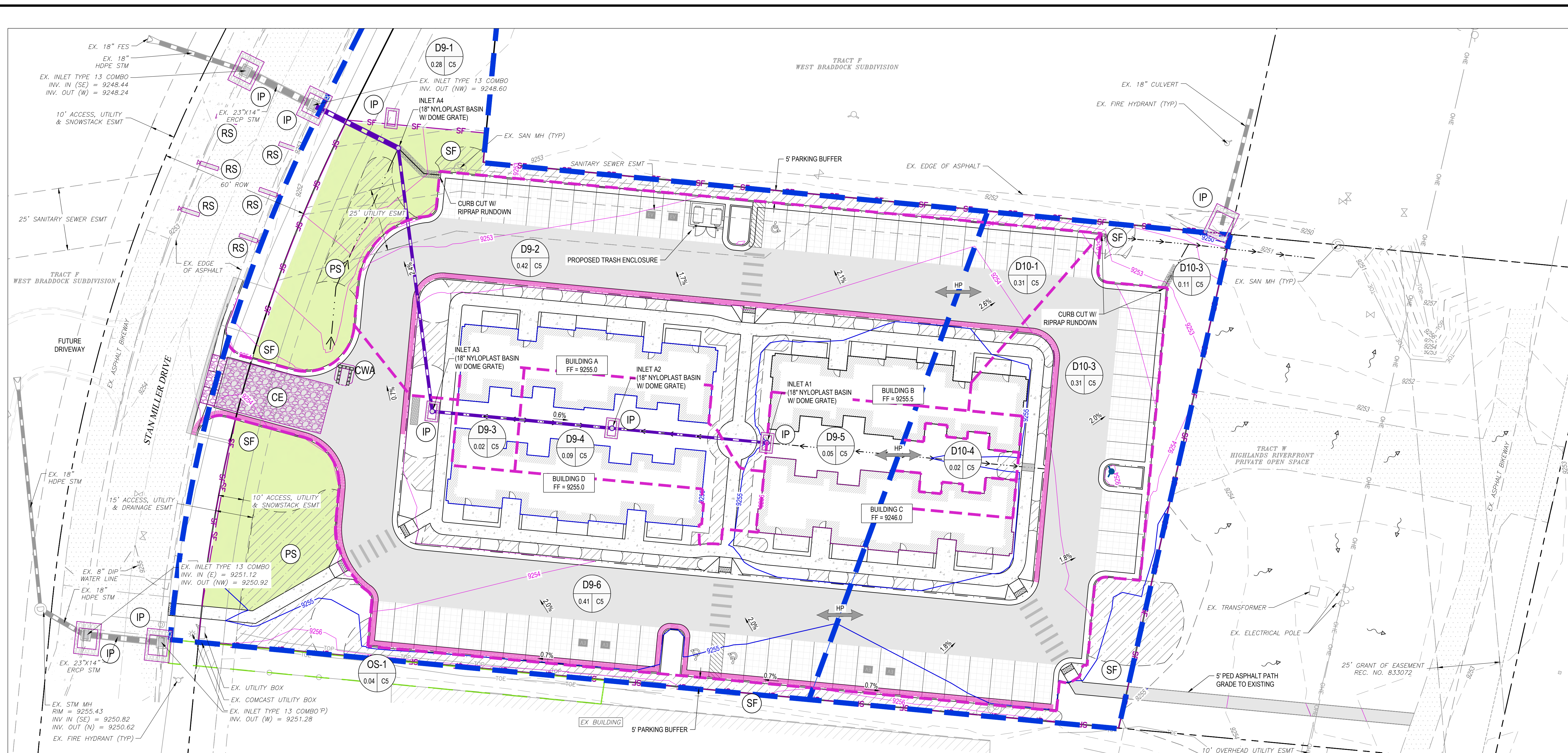
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PREPARED FOR: BRECKENRIDGE LANDS  
 SHEET TITLE: HIGHLANDS RIVERFRONT TRACT E  
 PRELIMINARY ENGINEERING PLANS  
 DETAILED GRADING PLAN 3

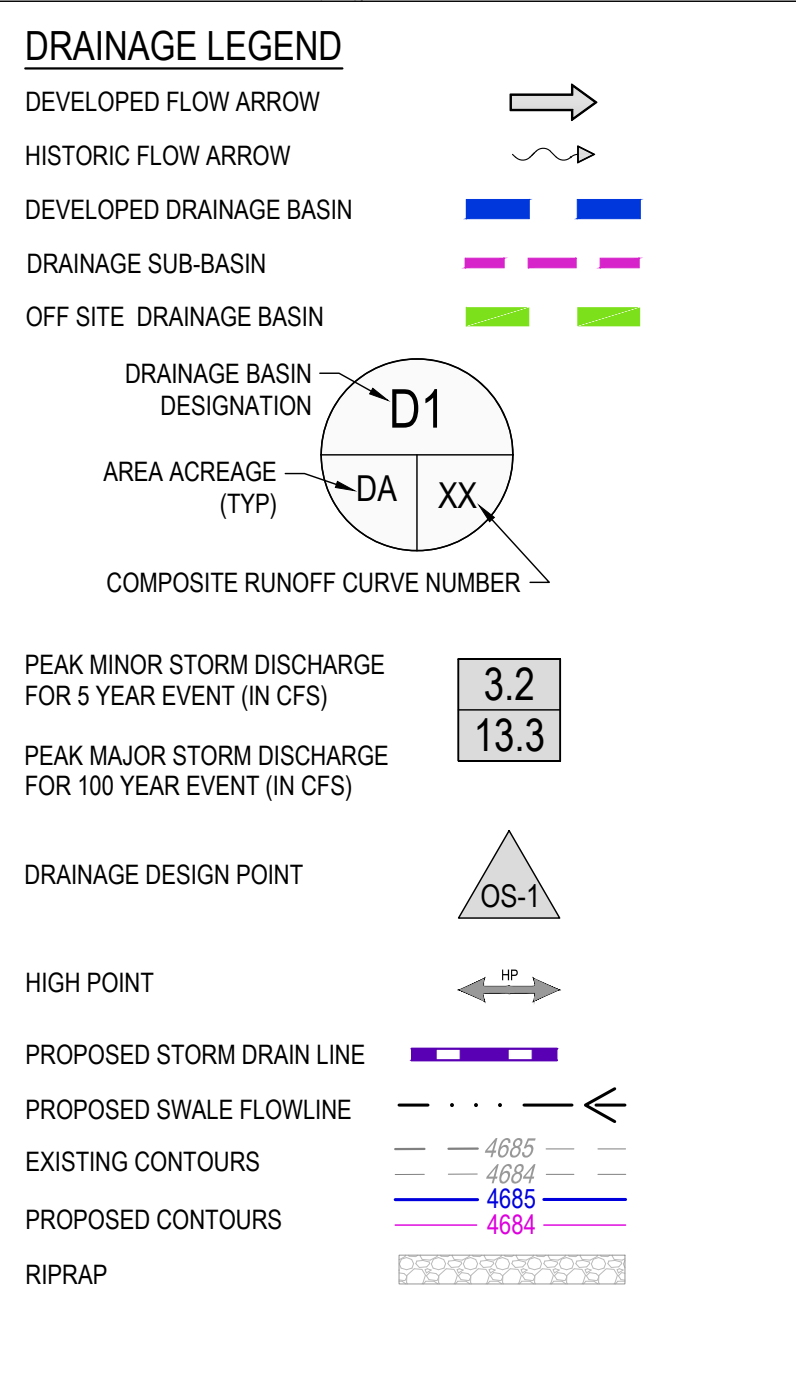
DESIGNED BY:	LTF
DRAWN BY:	PGI
CHECKED BY:	LTF/ML
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PROJECT NO.:	270.006
DATE:	7/1/2024
SCALE:	AS SHOWN

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- GENERAL NOTES:**
- THE CONTRACTOR SHALL CONFORM TO ALL TERMS AND CONDITIONS OF THE STORMWATER MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES, CDPHE DEWATERING PERMIT, FUGITIVE DUST PERMIT AND 404 PERMIT, IF APPLICABLE.
  - THE CONTRACTOR IS WARNED THAT CONFLICTS WITH EXISTING UTILITY SERVICES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. HE SHALL THEN LOCATE ALL UTILITIES (INCLUDING DEPTH). ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THAT LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
  - ALL CONSTRUCTION SHALL CONFORM TO STATE, TOWN, OR DISTRICT STANDARDS AND SPECIFICATIONS AND BE SUBJECT TO CONSTRUCTION OBSERVATION BY THEIR REPRESENTATIVES. COPIES OF STATE, TOWN AND DISTRICT STANDARDS MUST BE OBTAINED BY THE CONTRACTOR. CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS AND ONE (1) COPY OF THE APPROPRIATE SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL HAVE ONE (1) COMPLETE SET OF THE CONTRACT DOCUMENTS ON THE SITE AT ALL TIMES.
  - CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
  - OBSERVATIONS OF THE WORK IN PROGRESS AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE ENGINEER OF THE CONTRACTOR'S CONTRACTUAL RESPONSIBILITIES.
  - SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER IS NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, OR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.
  - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - WATER LINE INSTALLATION IS TO BE CONSTRUCTED TO THE TOWN OF BRECKENRIDGE WATER CONSTRUCTION STANDARDS. SEWER LINE INSTALLATION IS TO BE CONSTRUCTED TO THE UPPER BLUE SANITATION DISTRICT DESIGN AND CONSTRUCTION STANDARDS. CONTACT THE TOWN OF BRECKENRIDGE WATER DEPARTMENT (970-453-3378), AND THE UPPER BLUE SANITATION DISTRICT (970-453-2723) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF THE WATER AND SEWER LINES.
  - COMPACTION OF ALL TRENCHES MUST BE OBTAINED AND COMPACTION TESTS RESULTS SUBMITTED TO THE OWNER, THE ENGINEER, AND OTHER AS SPECIFIED IN THE WATER NOTES AND SANITARY SEWER NOTES.
  - ALL EMBANKMENTS AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR, OR A HIGHER DENSITY IF REQUIRED BY THE SOILS REPORT, AND MOISTURE WITHIN 2% OPTIMUM.
  - CONTRACTOR SHALL BE REQUIRED TO MAINTAIN EXISTING DRAINAGE CHANNELS, CULVERTS AND APPURTENANCES NECESSARY TO PROTECT EXISTING ROADS AND PROPERTY DURING CONSTRUCTION.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE ALL TREES, BUSHES, SHRUBS AND GROUND COVER IN A MANNER ACCEPTABLE TO THE OWNER.
  - PRIOR TO CONSTRUCTION, ALL CLEARING AND TREE REMOVAL SHALL BE COORDINATED AND REVIEWED BY TOM BEGLEY AT 970-485-0640.
  - CONTRACTOR WILL BE REQUIRED TO NOTIFY THE TOWN OF BRECKENRIDGE 48 HOURS IN ADVANCE OF WATER SERVICE BEING SHUT OFF.
  - RESTORE OR REPLACE ALL DISTURBED SHOULDER AND LANDSCAPED AREAS TO A CONDITION EQUAL TO OR BETTER THAN CONDITIONS AT THE COMMENCEMENT OF CONSTRUCTION.

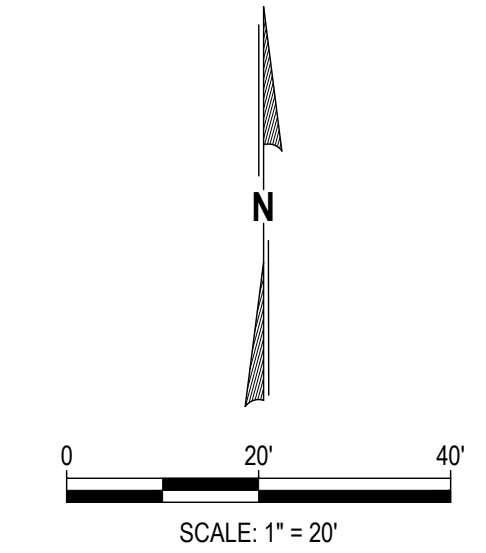
- STORM SEWER NOTES:**
- STORM SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF BRECKENRIDGE STANDARDS AND SPECIFICATIONS.
  - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF BRECKENRIDGE AND/OR ITS REPRESENTATIVES. THE TOWN OF BRECKENRIDGE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO ITS STANDARDS OR SPECIFICATIONS.
  - THE TOWN OF BRECKENRIDGE IS TO BE NOTIFIED BY THE CONTRACTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
  - COMPACTION OF ALL TRENCHES MUST BE OBTAINED AND COMPACTION TEST RESULTS SUBMITTED TO TOWN OF BRECKENRIDGE WATER DEPARTMENT, THE OWNER, AND ENGINEER PRIOR TO ACCEPTANCE.
  - THE CONTRACTOR SHALL AT ALL TIMES KEEP A SEPARATE COMPLETE SET OF CONTRACT DRAWINGS MARKED UP TO FULLY INDICATE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF THE WORK. AS-BUILT DRAWINGS WILL BE COMPILED BY ENGINEER PRIOR TO FINAL ACCEPTANCE. CONTRACTOR IS TO PROVIDE AT LEAST TWO (2) TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES AND MANHOLES.
  - EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE HDPE HAVING A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 12-INCH THROUGH 60-INCH (300 TO 1500 MM) PIPE SHALL MEET ASTM F2881 OR AASHTO M330. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING THE REQUIREMENTS OF ASTM F2881 OR AASHTO M330. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKET SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. 12- THROUGH 60-INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE AN EXTERIOR BELL WRAP INSTALLED BY THE MANUFACTURER.
  - ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.6. ALL STREET INLETS SHALL BE TYPE 13 COMBINATION INLET CONFORMING TO DOUGLAS COUNTY, COLORADO STANDARD DWG NUMBER 46A. ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING - DRAINS TO RIVERS" AND "STORM SEWER" CAST INTO THE COVER. ALL END SECTIONS SHALL MATCH THE PIPE MATERIAL.
  - ALL STORM SEWER MAINS AND LATERAL SHALL BE TESTED IN ACCORDANCE WITH THE TOWN OF BRECKENRIDGE STANDARDS AND SPECIFICATIONS.
  - PROVIDE TEN (10) FEET MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES OR ENCASE PER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS.
  - ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



**EROSION CONTROL LEGEND**

SILT FENCE	(SF)	---
CONCRETE WASHOUT	(CWA)	[Symbol]
SEDIMENT CONTROL LOG	(SCL)	[Symbol]
INLET PROTECTION	(IP)	[Symbol]
OUTLET PROTECTION	(OP)	[Symbol]
CONSTRUCTION ENTRANCE	(CE)	[Symbol]
ROCK SOCKS	(RS)	[Symbol]
PERMANENT SEEDING	(PS)	[Symbol]

NOTE: VEHICLE TRACKING CONTROL (VTC) SHALL BE USED DURING ALL PHASES OF CONSTRUCTION AT CONTRACTORS AND CITY OF LONGMONT INSPECTOR'S DISCRETION.



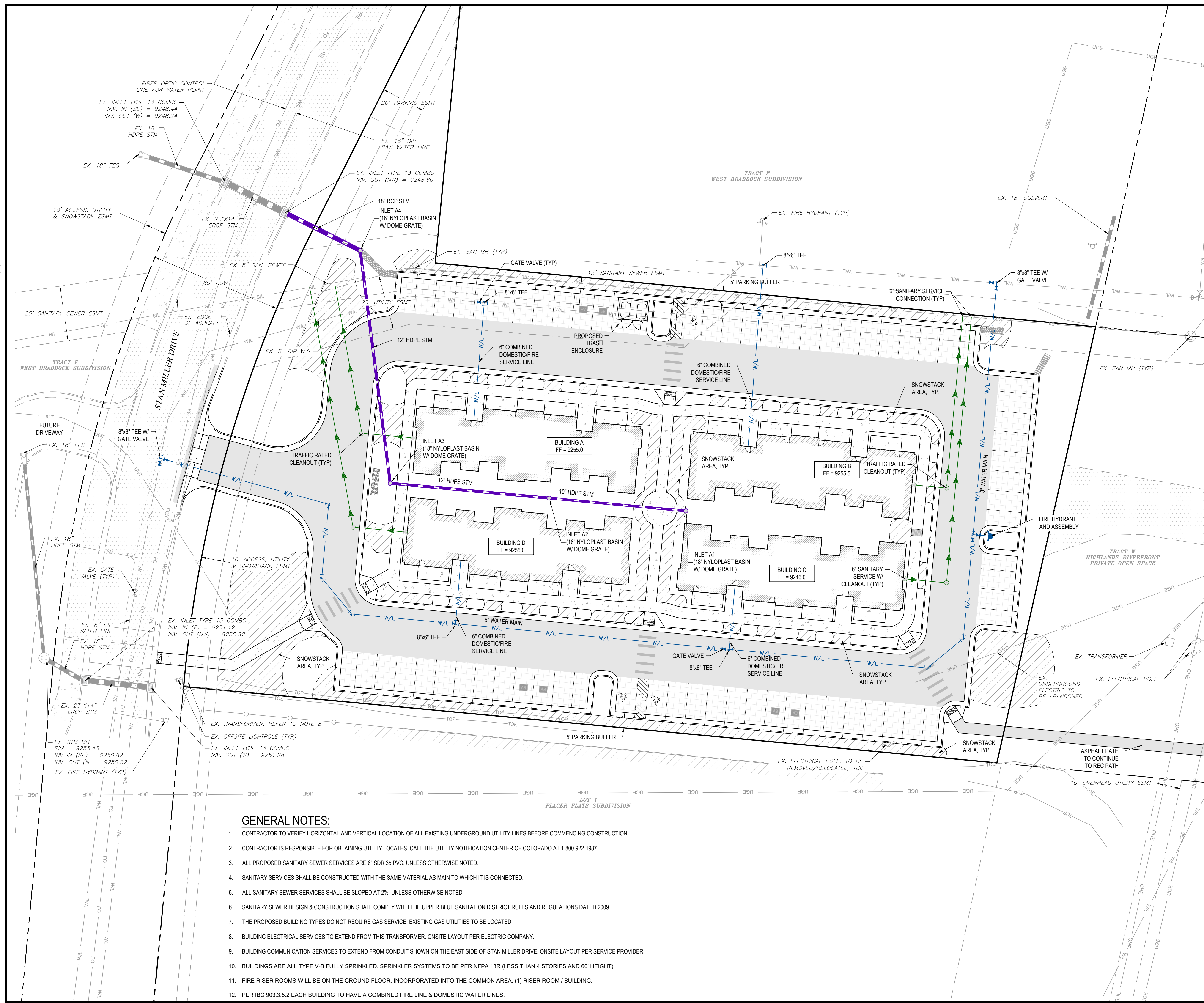
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BRECKENRIDGE LANDS HIGHLANDS RIVERFRONT TRACT E PRELIMINARY ENGINEERING PLANS DRAINAGE AND STORMWATER MANAGEMENT PLAN	PREPARED FOR: SHEET TITLE: DESIGNED BY: LTF DRAWN BY: PGI CHECKED BY: LTF/ML APPROVED BY: LTF PROJECT NO.: 270.006 DATE: 7/1/2024 SCALE: AS SHOWN
C6 SHEET 6 OF 7	T. (720) 684-4981 1715 Iron Horse Drive, Unit 220 Longmont, CO 80501 www.permonetgroup.com

DRAWING FILE: Z:\SHARED\270.006 HIGHLANDS RIVERFRONT TRACT E.3. ENGINEERING\DRAWINGS\PRELIMINARY ENGINEERING DRAWINGS\270.006\_PRELIM UTILITY.DWG

CTB: PG\_2017\_MNO-COLOR.CTB

BY: LUCAS FLAX

PLOT DATE: 7/1/2024

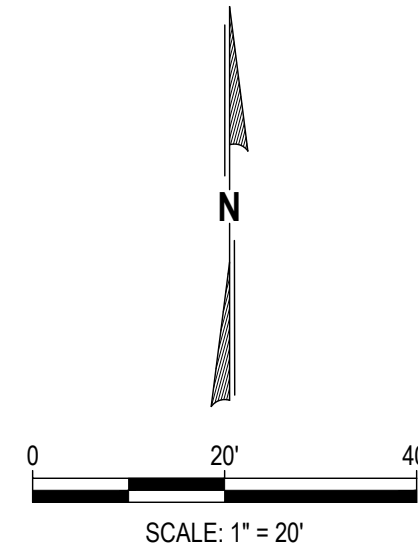


**GENERAL NOTES:**

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES BEFORE COMMENCING CONSTRUCTION
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987
3. ALL PROPOSED SANITARY SEWER SERVICES ARE 6" SDR 35 PVC, UNLESS OTHERWISE NOTED.
4. SANITARY SERVICES SHALL BE CONSTRUCTED WITH THE SAME MATERIAL AS MAIN TO WHICH IT IS CONNECTED.
5. ALL SANITARY SEWER SERVICES SHALL BE SLOPED AT 2%, UNLESS OTHERWISE NOTED.
6. SANITARY SEWER DESIGN & CONSTRUCTION SHALL COMPLY WITH THE UPPER BLUE SANITATION DISTRICT RULES AND REGULATIONS DATED 2009.
7. THE PROPOSED BUILDING TYPES DO NOT REQUIRE GAS SERVICE. EXISTING GAS UTILITIES TO BE LOCATED.
8. BUILDING ELECTRICAL SERVICES TO EXTEND FROM THIS TRANSFORMER. ONSITE LAYOUT PER ELECTRIC COMPANY.
9. BUILDING COMMUNICATION SERVICES TO EXTEND FROM CONDUIT SHOWN ON THE EAST SIDE OF STAN MILLER DRIVE. ONSITE LAYOUT PER SERVICE PROVIDER.
10. BUILDINGS ARE ALL TYPE V-B FULLY SPRINKLED. SPRINKLER SYSTEMS TO BE PER NFPA 13R (LESS THAN 4 STORIES AND 60' HEIGHT).
11. FIRE RISER ROOMS WILL BE ON THE GROUND FLOOR, INCORPORATED INTO THE COMMON AREA. (1) RISER ROOM / BUILDING.
12. PER IBC 903.3.5.2 EACH BUILDING TO HAVE A COMBINED FIRE LINE & DOMESTIC WATER LINES.

**SANITARY SEWER NOTES:**

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO UPPER BLUE SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF BRECKENRIDGE, THE DISTRICT AND/OR THEIR REPRESENTATIVES. THE TOWN OF BRECKENRIDGE AND THE DISTRICT RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO TOWN OF BRECKENRIDGE OR DISTRICT STANDARDS OR SPECIFICATIONS.
3. THE DISTRICT, TOWN OF BRECKENRIDGE, AND ENGINEER ARE TO BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO ANY SANITARY SEWER CONSTRUCTION.
4. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE TOWN OF BRECKENRIDGE, UPPER BLUE SANITATION DISTRICT, THE OWNER, AND ENGINEER.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP A SEPARATE COMPLETE SET OF CONTRACT DRAWINGS MARKED UP TO FULLY INDICATE AS-BUILT CONDITIONS. AS-BUILT DRAWINGS SHALL BE PROVIDED TO ENGINEER UPON COMPLETION OF THE WORK. AS-BUILT DRAWINGS WILL BE COMPILED BY ENGINEER PRIOR TO FINAL ACCEPTANCE. CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES AND MANHOLES.
6. ALL SEWER MAINS SHALL BE CONSTRUCTED WITH 8" DIP, AWWA C151, WITH PUSH ON JOINTS, AWWA C111, PRESSURE CLASS 350, THICKNESS CLASS 52, UNLESS OTHERWISE NOTED. IF PVC IS SPECIFIED, SEWER MAIN SHALL BE CONSTRUCTED WITH ASTM D3034 SDR 35 POLYVINYL CHLORIDE PIPE. PIPE MATERIALS SHALL CONFORM TO ASTM D-1784. JOINTS SHALL BE BELL AND SPIGOT TYPE WITH A RUBBER GASKET AND CONFORM TO ASTM D-1869 AND D-3212.
7. ALL SEWER MAINS AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH UPPER BLUE SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. TESTING TO INCLUDE LAMPING, LOW PRESSURE AIR TEST, DEFLECTION AND VACUUM TESTS. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS AT TIE-IN POINTS PRIOR TO CONSTRUCTION STAKING.
8. MANHOLE RIMS SHALL BE SET ON AN ELEVATION RELATIVE TO THE PAVEMENT IN ACCORDANCE TO UPPER BLUE SANITATION DISTRICT AND TOWN OF BRECKENRIDGE REQUIREMENTS. ONLY PRECAST ADJUSTING RINGS SHALL BE USED TO ADJUST RIM ELEVATION TO FINAL GRADE. MANHOLES SHALL HAVE AT LEAST ONE (1) 6" GRADE RING. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT IS 12 INCHES.
9. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY SHAPE ALL MANHOLE INVERTS AND BENCHES TO PROMOTE SMOOTH FLOW THROUGH THE MANHOLE. INVERTS OF LINES INTERSECTING AT 90 DEGREES AND AT HIGHLY DIVERGENT OR FLAT SLOPES ARE ESPECIALLY CRITICAL. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH AND BENCHES SHALL BE FINISHED WITH A LIGHT BROOM NON SKID FINISH. ALL CONCRETE FOR MANHOLE CONSTRUCTION SHALL BE MADE WITH TYPE II CEMENT WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI.
10. ALL PIPE SHALL BE INSTALLED WITH STANDARD PIPE BEDDING AS SHOWN IN THE SANITARY SEWER DETAILS. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, SIZE NUMBER 67. IF TRENCH CONDITIONS VARY OR IF ROCK OR WATER IS ENCOUNTERED, ENGINEER AND UPPER BLUE SANITATION DISTRICT ARE TO BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. SEWER SERVICE LINES SHALL BE 6" PVC, AWWA C151, WITH PUSH ON JOINTS, AWWA C111, PRESSURE CLASS 350, THICKNESS CLASS 52, UNLESS OTHERWISE NOTED. IF PVC IS SPECIFIED, SEWER MAIN SHALL BE CONSTRUCTED WITH ASTM D-3034 SDR 35 POLYVINYL CHLORIDE PIPE. PIPE MATERIALS SHALL CONFORM TO ASTM D-1784. JOINTS SHALL BE BELL AND SPIGOT TYPE WITH A RUBBER GASKET AND CONFORM TO ASTM D-1869 AND D-3212.
12. MINIMUM DEPTH FOR SEWER SERVICE LINES IS 6 FEET. ALL SEWER MAINS IN ROADWAYS SHALL HAVE A MINIMUM DEPTH OF 8 FEET.
13. CLEANOUTS ON SEWER SERVICE LINES ARE TO BE PLACED AT LEAST EVERY 100 FEET ON STRAIGHT RUNS AND AT ALL BENDS.
14. CONTRACTOR TO PROVIDE ENGINEER AND UPPER BLUE SANITATION DISTRICT WITH MATERIAL SUBMITTALS FOR APPROVAL.
15. ALL DESIGN CHANGES AFTER UPPER BLUE SANITATION DISTRICT APPROVAL MUST BE LIMITED BY ENGINEERING CHANGE ORDERS.



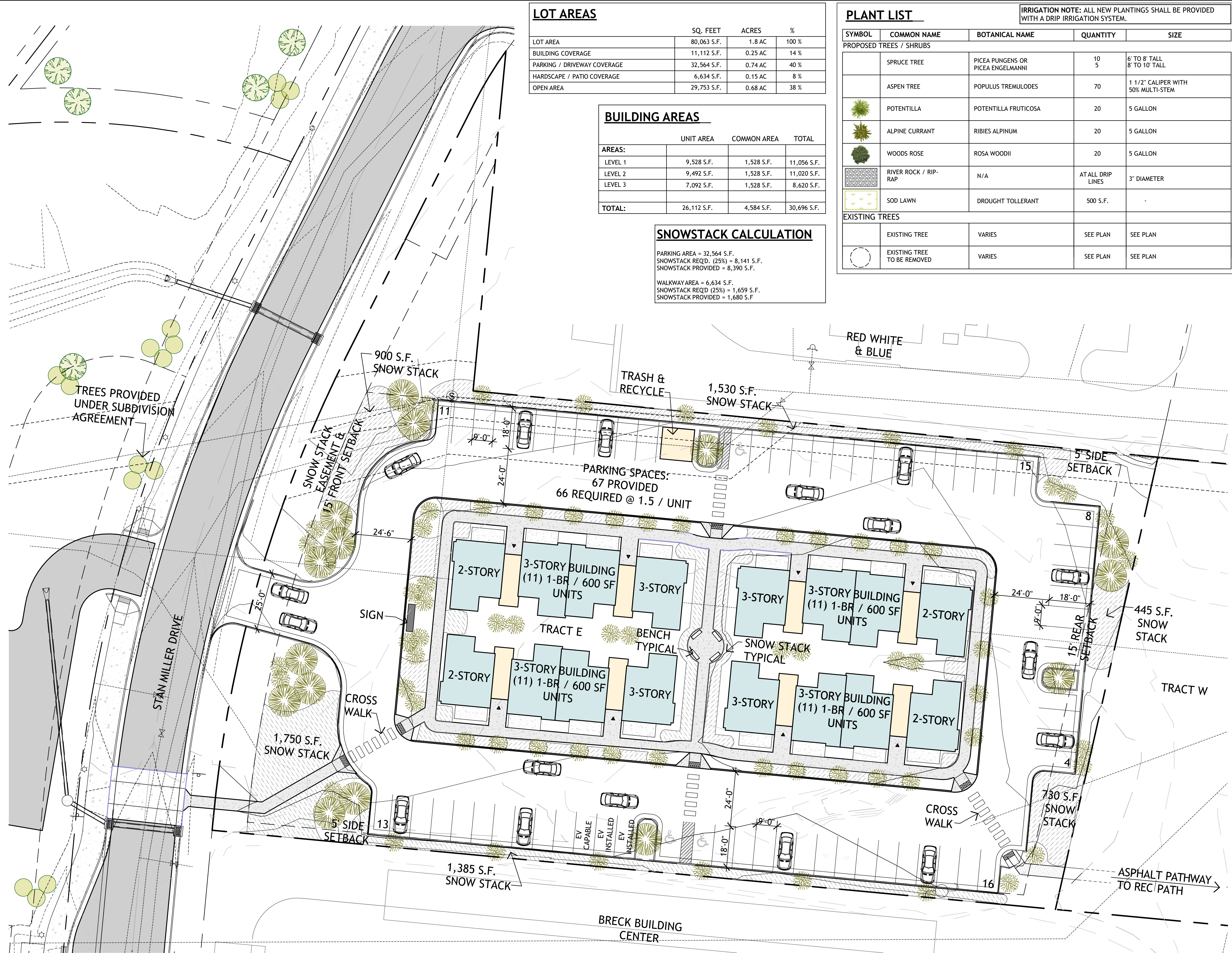
<p>UNCC UNIVERSITY OF NORTH COLORADO</p> <p>811 Know what's below. Call before you dig.</p> <p>permonitegroup 1715 Iron Horse Drive, Unit 220 Longmont, CO 80501 T: (720) 684-4981 www.permonitegroup.com</p>	<p>REVISION BLOCK</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION									
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<p>BRECKENRIDGE LANDS</p> <p>HIGHLANDS RIVERFRONT TRACT E</p> <p>PRELIMINARY ENGINEERING PLANS</p> <p>UTILITY PLAN</p>													
<p>DESIGNED BY: LTF</p> <p>DRAWN BY: PGI</p> <p>CHECKED BY: LTF/ML</p> <p>APPROVED BY: LTF</p> <p>PROJECT NO.: 270.006</p> <p>DATE: 7/1/2024</p> <p>SCALE: AS SHOWN</p>													
<p><b>C7</b></p> <p>SHEET 7 OF 7</p>													

**GENERAL NOTES**

1. CODES  
THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL CODES AND AMENDMENTS AS ADOPTED BY THE TOWN OF BRECKENRIDGE. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODE REQUIREMENTS.
2. EXISTING CONDITIONS  
FIELD VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR PROCURING ANY MATERIALS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES THAT ARISE.
3. DIMENSIONS  
ALL PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. ALL SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, TOP OF WALL PLATE OR TOP OF BEAM UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
4. CHANGES  
ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. UNAUTHORIZED CHANGES SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
5. OMISSIONS OR DISCREPANCIES  
ALTHOUGH PROVINO ARCHITECTURE, LLC AND ITS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE, DESIGN AND CONSTRUCTION ARE COMPLEX PROCESSES IN WHICH OMISSIONS OR DISCREPANCIES MAY OCCUR. NOTIFY THE ARCHITECT IMMEDIATELY TO RESOLVE ANY SUCH ISSUE PRIOR TO COMMENCING WORK.
6. INDUSTRY STANDARDS  
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE ALL MATERIALS, LABOR, SHIPPING, INSTALLATION, TOOLS AND EQUIPMENT TO PROVIDE A COMPLETE PROJECT MEETING THE RECOGNIZED INDUSTRY STANDARDS.
7. JOB SITE SAFETY  
THESE DOCUMENTS DO NOT CONTAIN ALL OF THE REQUIRED COMPONENTS FOR PROPER JOB SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO PERFORM ALL WORK IN COMPLIANCE WITH ALL REGULATORY AGENCY SAFETY REGULATIONS.
8. SOILS INVESTIGATION  
IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF A SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY AND SUBSURFACE CONDITIONS PRIOR TO PLACING ANY CONCRETE FOUNDATIONS.
9. AREA CALCULATIONS  
SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE FIELD VERIFIED FOR ANY OTHER USE.
10. COPYRIGHT  
THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF PROVINO ARCHITECTURE, LLC. ANY DUPLICATION OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED.

**LANDSCAPE NOTES**

1. PROVIDE 3" MIN. CLAY-FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT COUNTY SHORT GRASS SEED MIX. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. PROTECT EXISTING TREES WHERE POSSIBLE, INCLUDING DRIP LINES AND ROOT STRUCTURE. PROVIDE TEMPORARY FENCING AROUND TREES TO REMAIN. LOCATE TEMPORARY FENCING OUTSIDE OF DRIP LINE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER CODE REQUIREMENTS.
4. REMOVE ALL CONSTRUCTION DEBRIS, STUMPS, SLASH, ETC. FROM LANDSCAPE AREAS PRIOR TO COMMENCING WORK.
5. LOCATE ALL PLANTING TO AVOID SNOW STACK ZONES AND AREAS PRONE TO SNOW SLIDE FROM ROOFS ABOVE.
6. FIELD LOCATE SHRUBS AS APPROVED BY THE ARCHITECT AND OWNER.
7. ALL NEW PLANTINGS SHALL BE HIGH ALTITUDE GROWN AND/OR COLLECTED.
8. PROVIDE TREE GROUPINGS OF VARYING HEIGHT AND LOCATION TO CREATE A NATURAL APPEARANCE.
9. PROVIDE LANDSCAPE MATERIALS TO SCREEN ALL UTILITY PEDESTALS, METERS, ETC.
10. PROVIDE 3" DIAMETER STONE RIP-RAP OVER LANDSCAPE FABRIC AT BUILDING DRIP LINES. UNULATE EDGE OF RIP-RAP AND PROVIDE LANDSCAPE EDGING AT JUNCTURES WITH TOPSOIL OR OTHER GROUND COVER.
11. INSTALL AND BACKFILL PLANTINGS WITH ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION WITH ORGANIC FERTILIZERS AS RECOMMENDED FOR TREE SPECIES.
13. PROVIDE 3" DEEP SHREDDED WOOD MULCH AT ALL SHRUB AND TREE WELLS.
14. STOCKPILE AND REUSE ALL BOULDERS 2' OR LARGER FOR LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.



**LOT AREAS**

LOT AREA	SQ. FEET	ACRES	%
LOT AREA	80,063 S.F.	1.8 AC	100 %
BUILDING COVERAGE	11,112 S.F.	0.25 AC	14 %
PARKING / DRIVEWAY COVERAGE	32,564 S.F.	0.74 AC	40 %
HARDSCAPE / PATIO COVERAGE	6,634 S.F.	0.15 AC	8 %
OPEN AREA	29,753 S.F.	0.68 AC	38 %

**BUILDING AREAS**

AREAS:	UNIT AREA	COMMON AREA	TOTAL
LEVEL 1	9,528 S.F.	1,528 S.F.	11,056 S.F.
LEVEL 2	9,492 S.F.	1,528 S.F.	11,020 S.F.
LEVEL 3	7,092 S.F.	1,528 S.F.	8,620 S.F.
<b>TOTAL:</b>	<b>26,112 S.F.</b>	<b>4,584 S.F.</b>	<b>30,696 S.F.</b>

**SNOWSTACK CALCULATION**

PARKING AREA = 32,564 S.F.  
 SNOWSTACK REQ'D. (25%) = 8,141 S.F.  
 SNOWSTACK PROVIDED = 8,390 S.F.

WALKWAY AREA = 6,634 S.F.  
 SNOWSTACK REQ'D. (25%) = 1,659 S.F.  
 SNOWSTACK PROVIDED = 1,680 S.F.

**PLANT LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
<b>PROPOSED TREES / SHRUBS</b>				
[Symbol]	SPRUCE TREE	PICEA PUNGENS OR PICEA ENGELMANNI	10	6' TO 8' TALL
[Symbol]	ASPEN TREE	POPULUS TREMULODES	70	1 1/2" CALIPER WITH 50% MULTI-STEM
[Symbol]	POTENTILLA	POTENTILLA FRUTICOSA	20	5 GALLON
[Symbol]	ALPINE CURRANT	RIBIES ALPINUM	20	5 GALLON
[Symbol]	WOODS ROSE	ROSA WOODII	20	5 GALLON
[Symbol]	RIVER ROCK / RIP-RAP	N/A	AT ALL DRIP LINES	3" DIAMETER
[Symbol]	SOD LAWN	DROUGHT TOLLERANT	500 S.F.	
<b>EXISTING TREES</b>				
[Symbol]	EXISTING TREE	VARIES	SEE PLAN	SEE PLAN
[Symbol]	EXISTING TREE TO BE REMOVED	VARIES	SEE PLAN	SEE PLAN

IRRIGATION NOTE: ALL NEW PLANTINGS SHALL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.



provino ARCHITECTURE, LLC  
 217 SOUTH RIDGE STREET, #1  
 P.O. BOX 8662  
 BRECKENRIDGE, CO 80424  
 970.453.2520  
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**TRACT E WORKFORCE HOUSING**  
 STAN MILLER DRIVE  
 BRECKENRIDGE, CO 80424

DATE	DESCRIPTION
AUG. 6.24	TRACT E - WPH - DEV. PERMIT REVISION

PROJECT NO: 2019-7  
 DRAWN BY: M.PROVINO  
 CHK'D BY: M.PROVINO

SHEET TITLE  
**TRACT E SITE PLAN**

**A-100**

1 TRACT E SITE PLAN  
 SCALE: 1" = 20'



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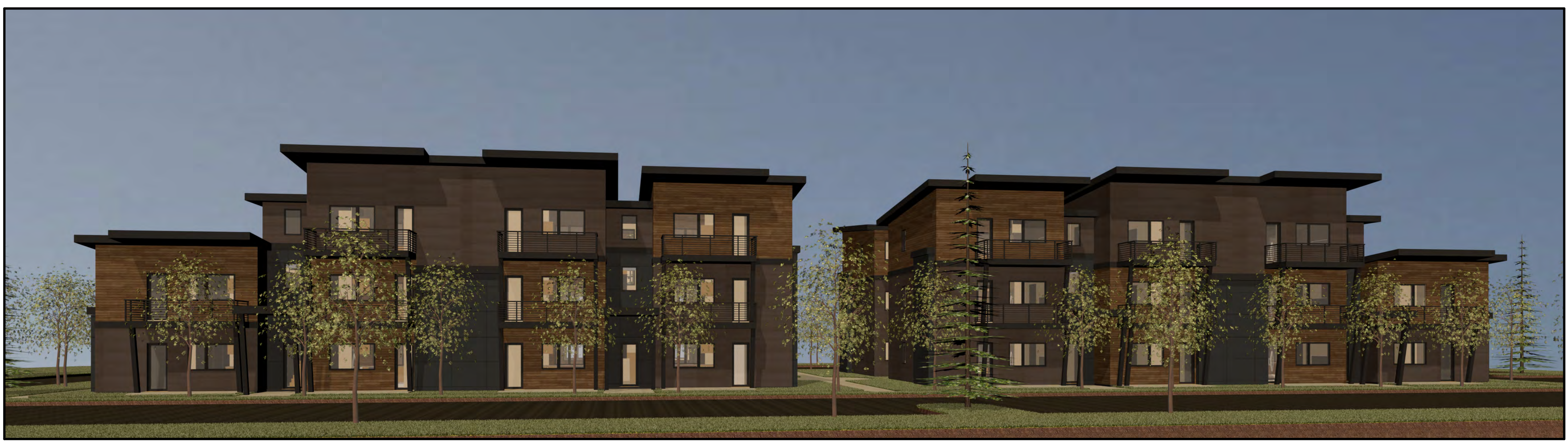
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**TRACT E WORKFORCE  
 HOUSING**  
 STAN MILLER DRIVE  
 BRECKENRIDGE, CO 80424



VIEW FROM THE NORTHWEST



VIEW FROM THE SOUTH

DATE	DESCRIPTION
JULY 3, 2024	TRACT E WORKFORCE HOUSING - DEV. PERMIT

PROJECT NO: 2019-7  
 DRAWN BY: M.PROVINO  
 CHK'D BY: M.PROVINO

SHEET TITLE

3D VIEWS

A-101

**NOTE**  
ALL BUILDINGS PROPOSED TO BE ALL ELECTRIC, NO GAS SERVICE PROPOSED.



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**TRACT E WORKFORCE  
HOUSING**  
STAN MILLER DRIVE  
BRECKENRIDGE, CO 80424

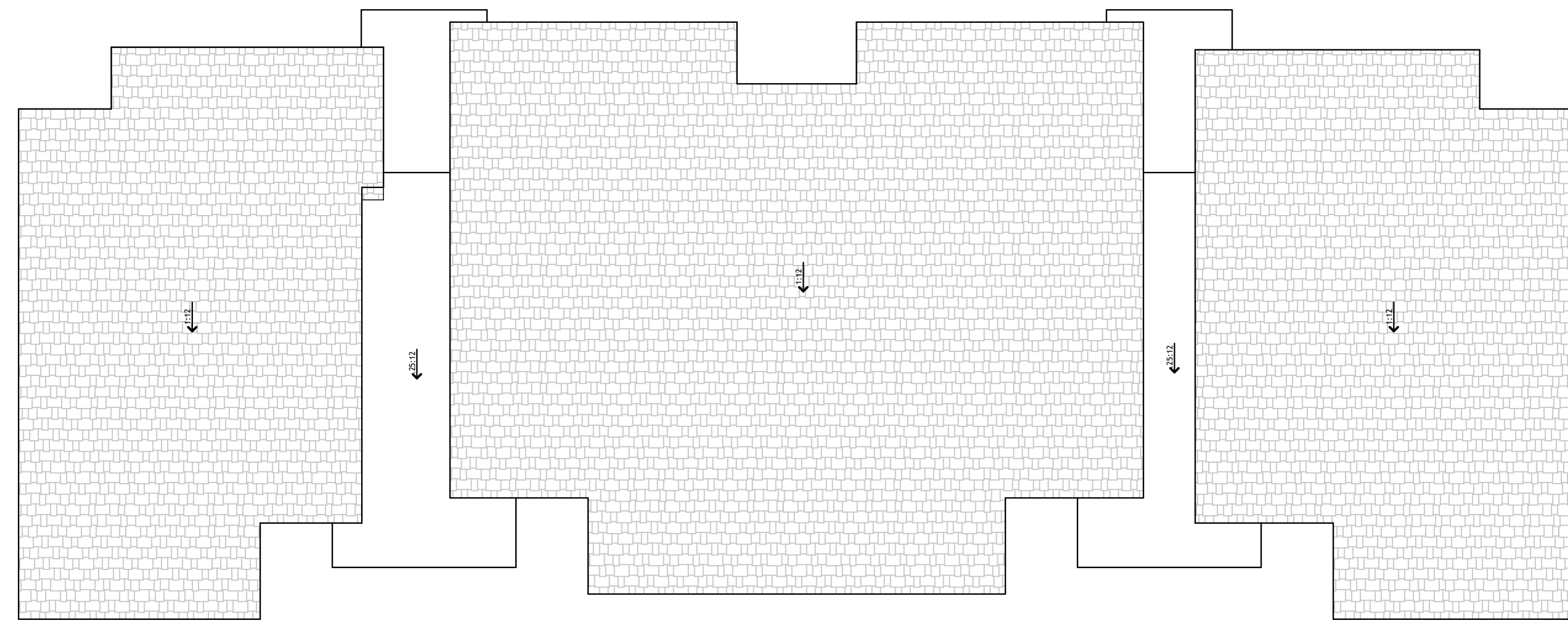
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PROJECT NO: 2019-7  
DRAWN BY: M. PROVINO  
CHK'D BY: M. PROVINO

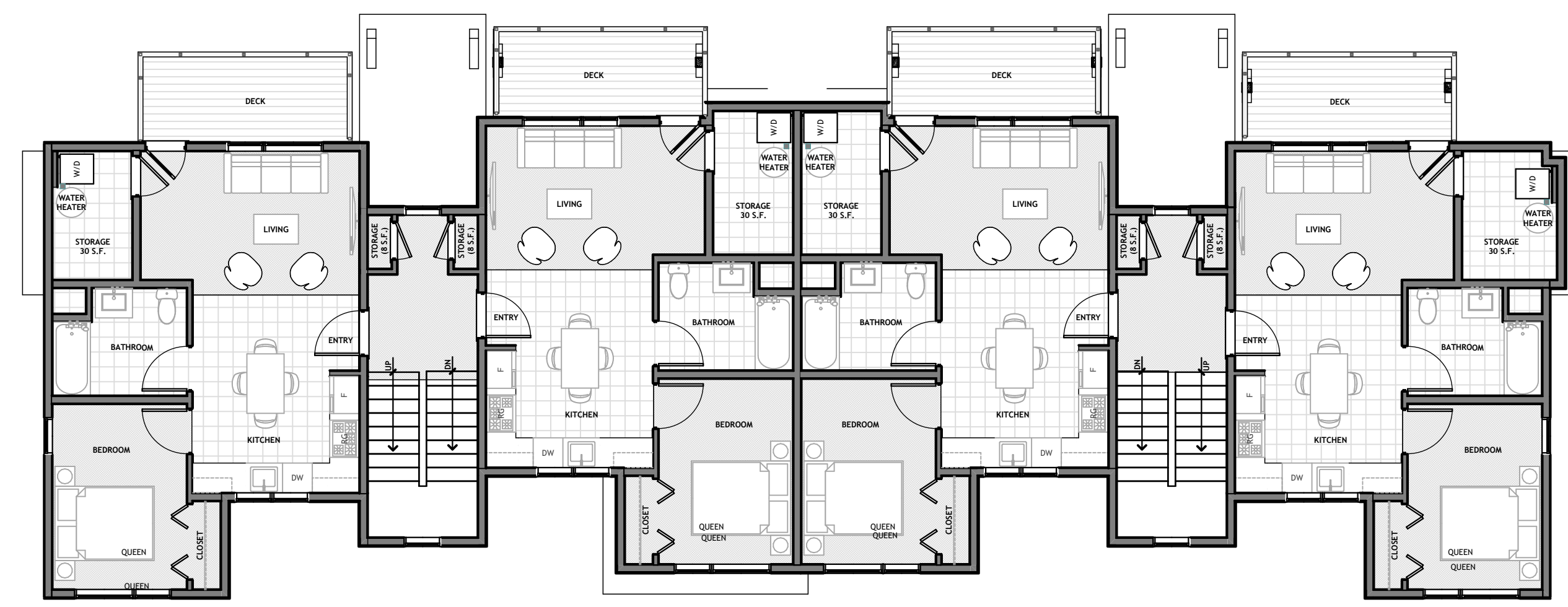
SHEET TITLE

TYPICAL  
NORTH BLDG.  
PLANS

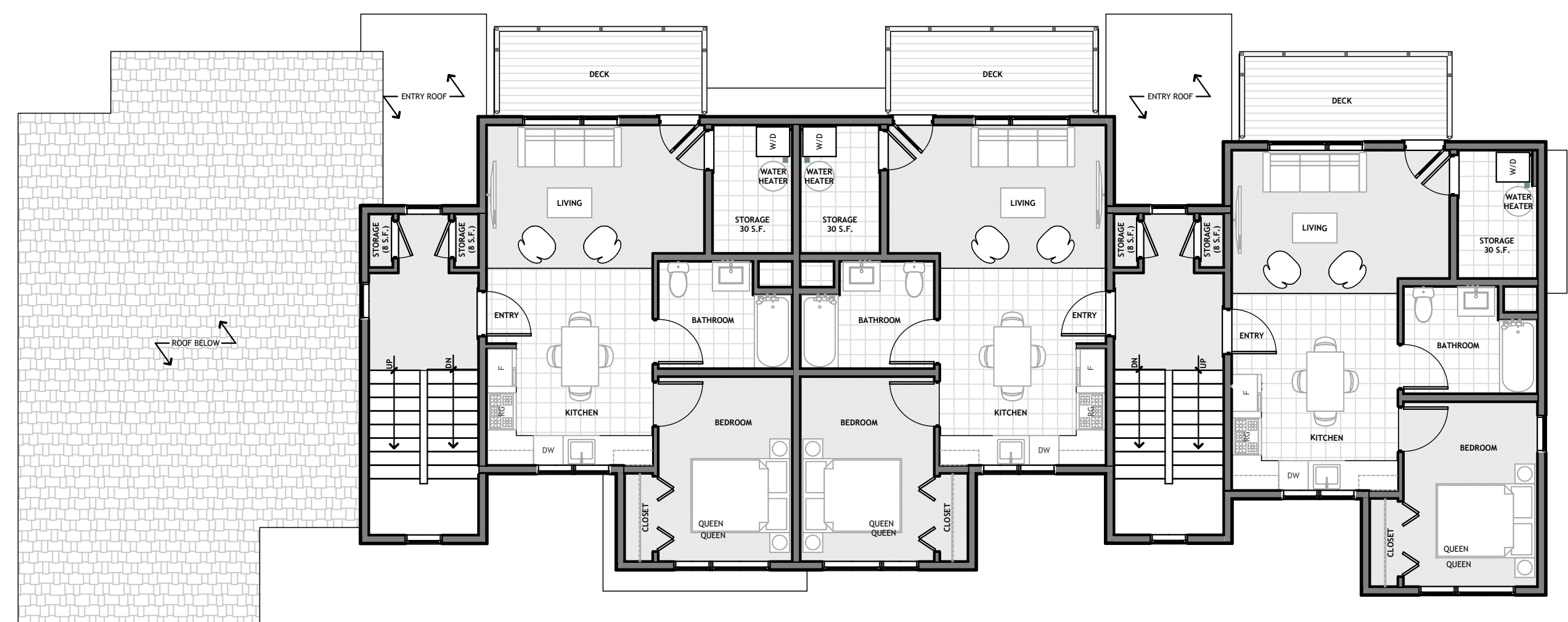
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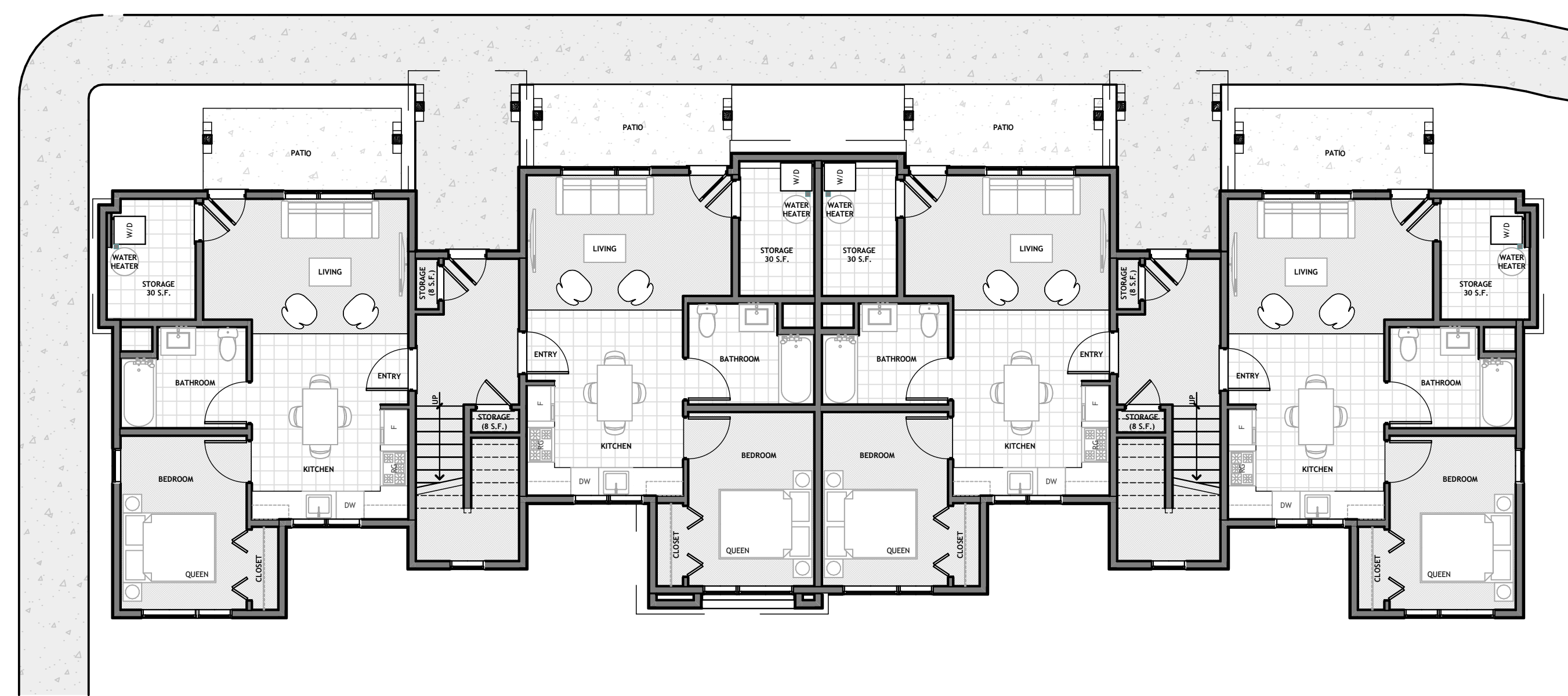
**4** TYPICAL NORTH BUILDING ROOF PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**2** TYPICAL NORTH BUILDING LEVEL 2 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**3** TYPICAL NORTH BUILDING LEVEL 3 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**1** TYPICAL NORTH BUILDING LEVEL 1 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



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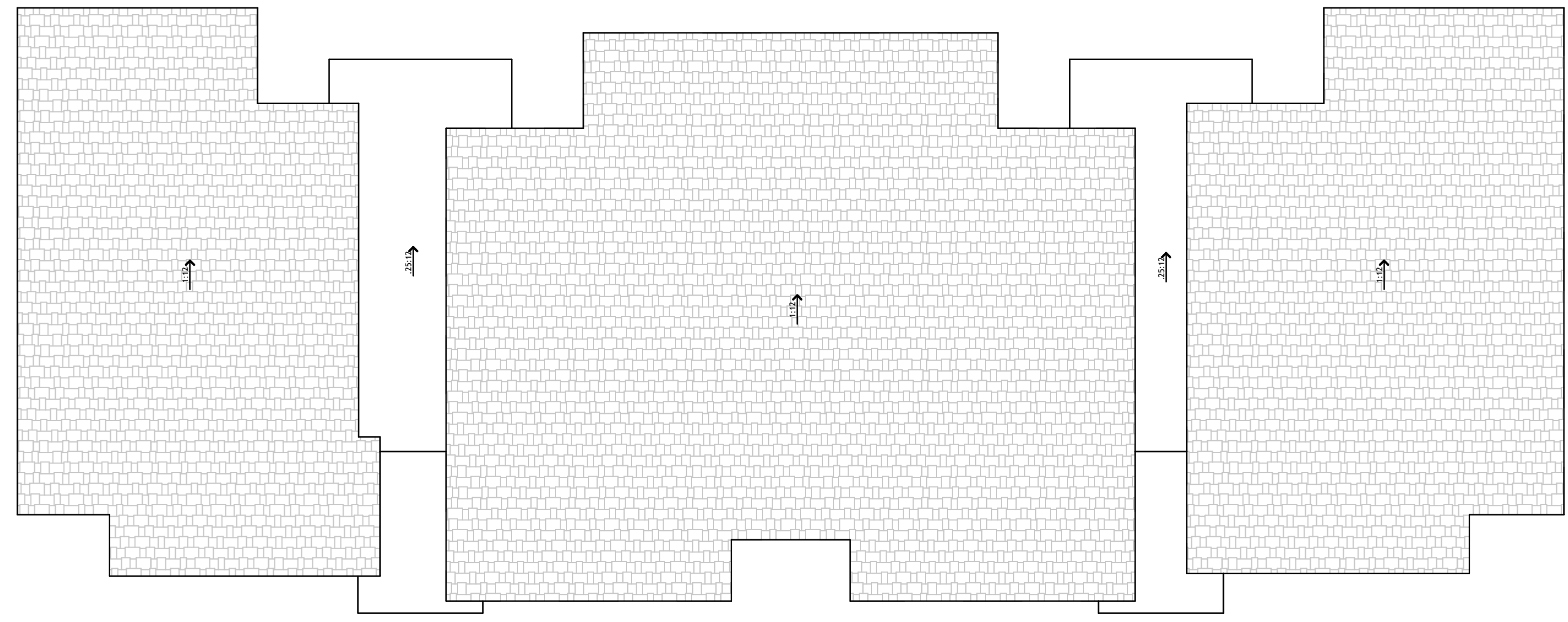
DATE	DESCRIPTION
JULY 3, 24	TRACT E WORKFORCE HOUSING - DEV. PERMIT

PROJECT NO: 2019-7  
DRAWN BY: M.PROVINO  
CHK'D BY: M.PROVINO

SHEET TITLE

TYPICAL  
SOUTH BLDG.  
PLANS

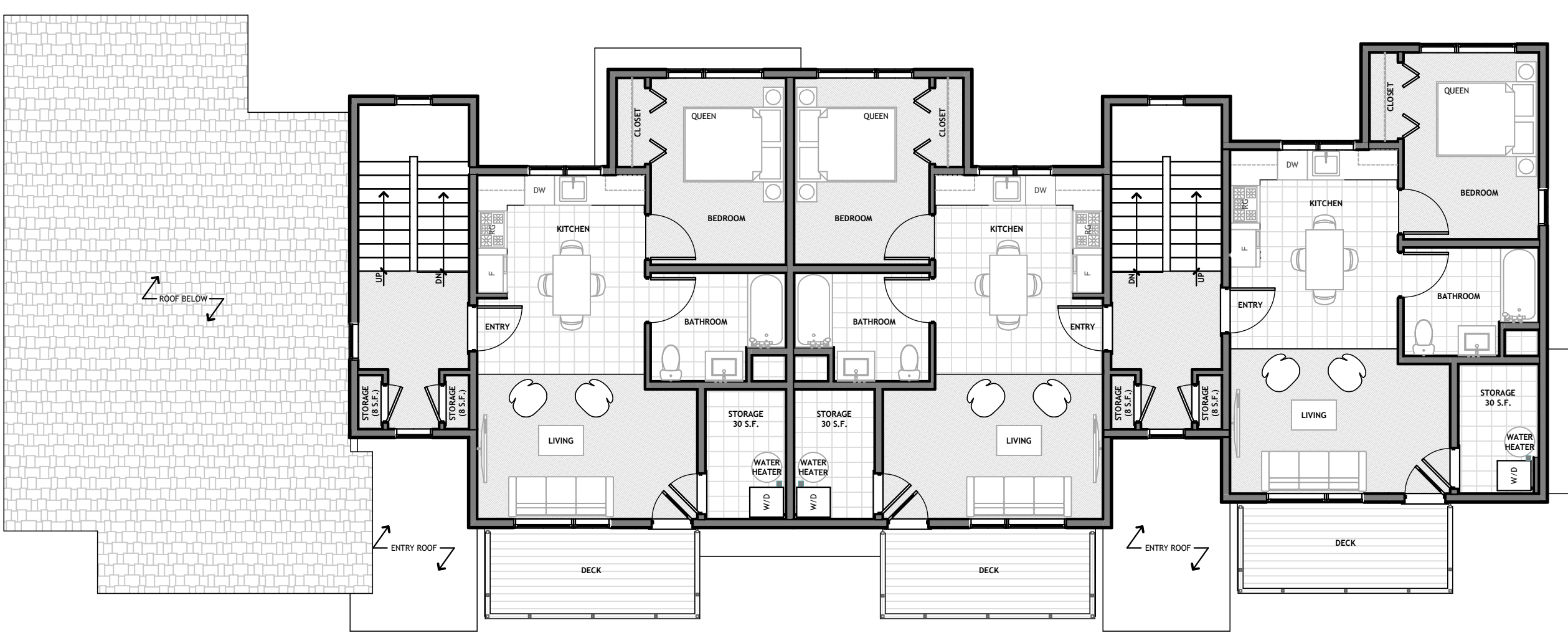
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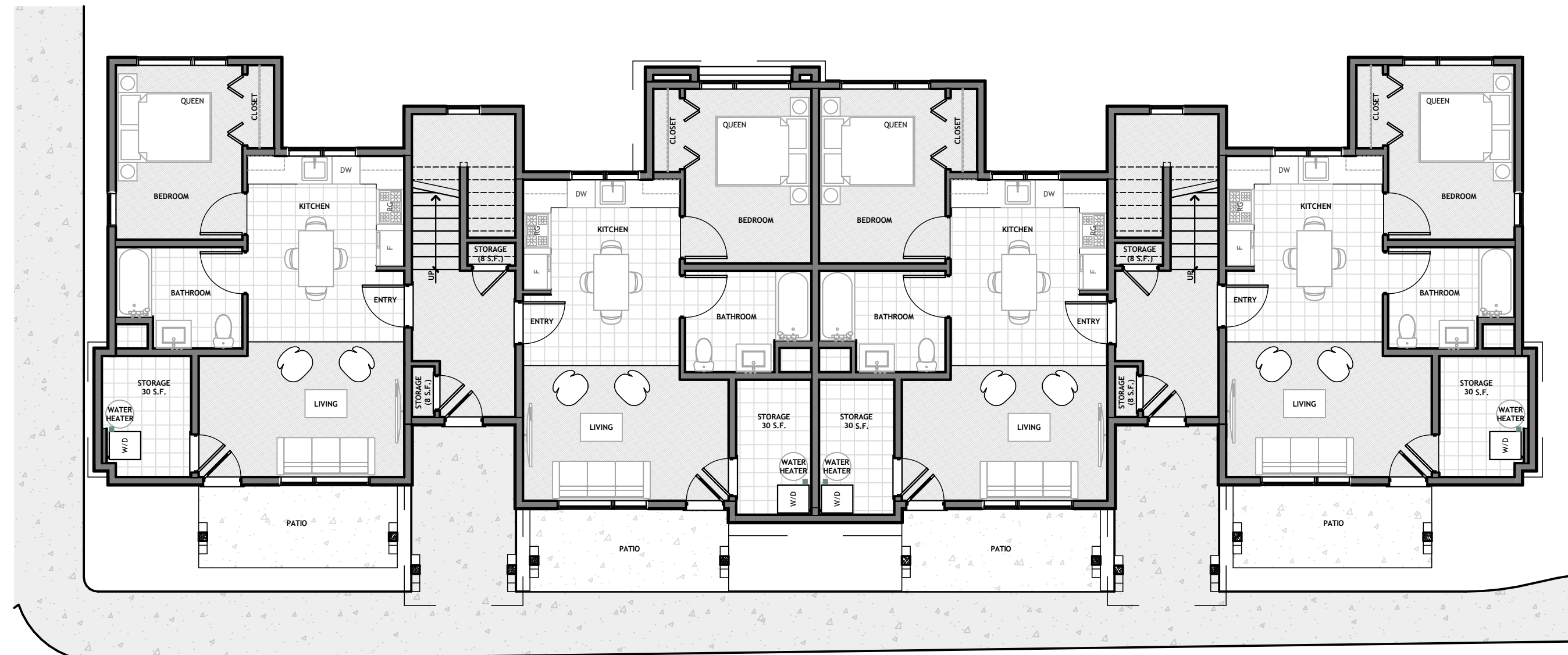
**4** TYPICAL SOUTH BUILDING ROOF PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**2** TYPICAL SOUTH BUILDING LEVEL 2 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**3** TYPICAL SOUTH BUILDING LEVEL 3 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH



**1** TYPICAL SOUTH BUILDING LEVEL 1 PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

**EXTERIOR LIGHTING NOTES**

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT AND MEET TOWN CODE.
2. RECESSED CAN LIGHTS PROPOSED AT ENTRY ROOFS ONLY.

**BUILDING ELEVATION NOTES:**

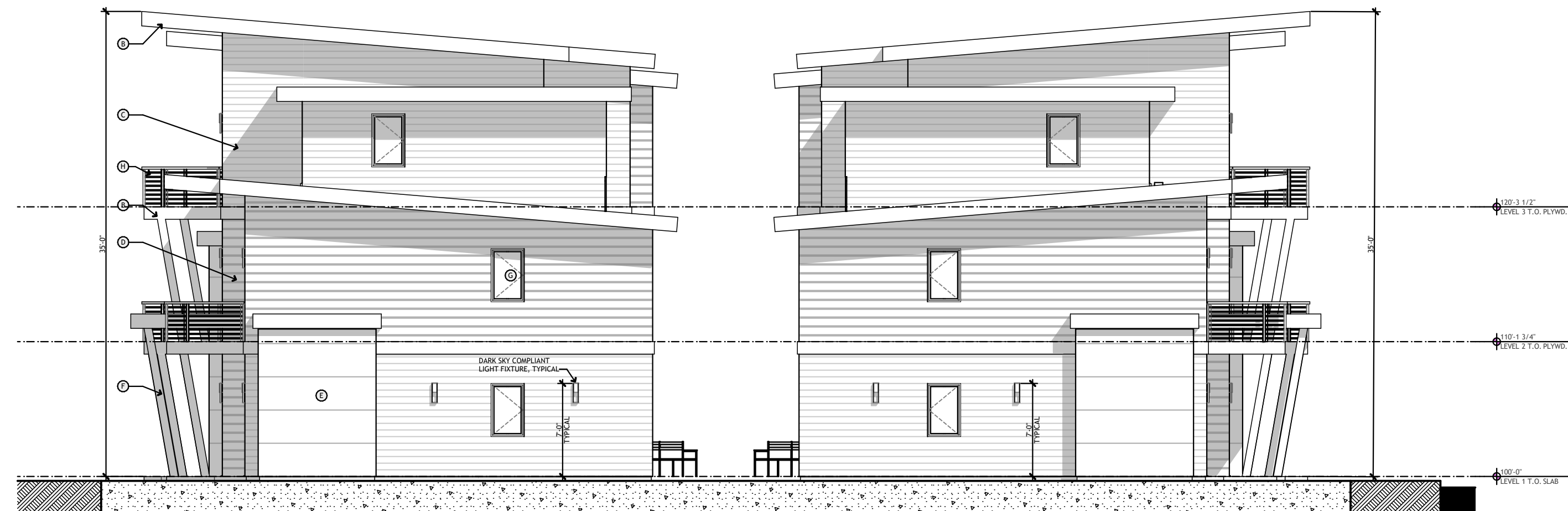
1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS BRECKENRIDGE ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.

**EXTERIOR FINISH LEGEND**

- (A) LOW SLOPE MEMBRANE ROOFING - "CHARCOAL"
- (B) CEDAR FASCIA & TRIM - STAINED - "BLACK ALDER" SW3022
- (C) HORIZONTAL JAMES HARDIE SIDING - "SMOOTH" - PAINTED - SW 9106 "EL CARMELO"
- (D) HORIZONTAL JAMES HARDIE SIDING - "SELECT CEDARMILL" - PAINTED - SW9090 "CARAIBE"
- (E) HORIZONTAL JAMES HARDIE SIDING - "ARCHL. PANEL FINE SAND" - PAINTED - SW 7674 "PEPPERCORN"
- (F) TIMBER COLUMNS - STAINED - "BLACK ALDER" SW3022
- (G) ALUMINUM CLAD WINDOWS & DOORS - SIERRA PACIFIC WINDOWS - "BLACK"
- (H) STEEL GUARDRAILS - PAINTED - "BLACK"



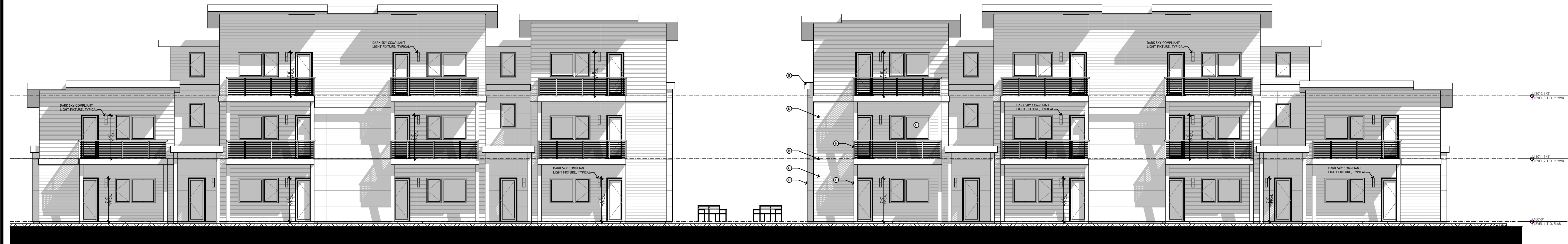
**4 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

provino ARCHITECTURE, LLC  
217 SOUTH RIDGE STREET, #1  
P.O. BOX 8662  
BRECKENRIDGE, CO 80424  
970.453.2520  
PROVINOARCHITECTURE.COM

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**TRACT E WORKFORCE HOUSING**  
STAN MILLER DRIVE  
BRECKENRIDGE, CO 80424

DATE	DESCRIPTION
JULY 3, 2024	TRACT E WORKFORCE HOUSING - DEV. PERMIT

PROJECT NO: 2019-7  
DRAWN BY: M.PROVINO  
CHKD BY: M.PROVINO

SHEET TITLE

**ELEVATIONS**

**A-300**