



PLANNING COMMISSION AGENDA

Tuesday, May 06, 2014
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The May 6 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	4
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	
	1. Ankenbauer Residence (MGT) PC#2014007; 835 Gold Run Road	7
7:15pm	<i>Town Council Report</i>	
7:30pm	<i>Final Hearings</i>	
	1. Epic on French Duplex (MGT) PC#2013113; 308 North French Street	24
8:15pm	<i>Combined Hearings</i>	
	1. Alpine Rock Conditional Use Permit (CK) PC#2012056; 13250 CO State Highway 9	53
	2. Ten Mile Suites Change of Use (SG) PC#2014020; 520 South French Street	66
9:15pm	<i>Town Project Hearings</i>	
	1. North Main Street Park (SG) PC#2014031; 114 North Main Street	80
9:45pm	<i>Other Matters</i>	
	1. Class D Major Projects Report - 1st Quarter, 2014	91
10:00pm	<i>Adjournment</i>	

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 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.**



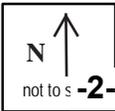
Alpine Rock Conditional
Use Permit
13250 CO Highway 9

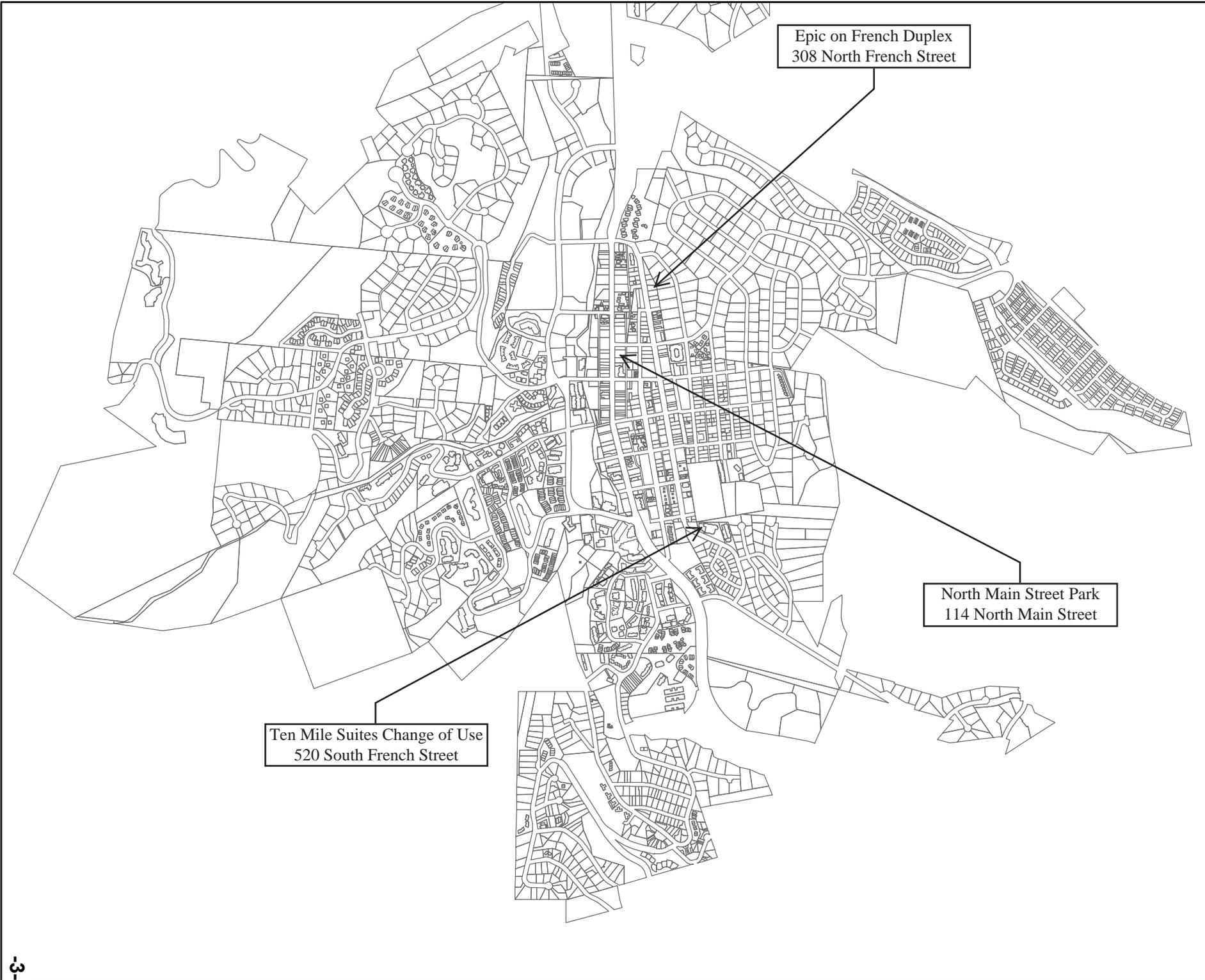
Ankenbauer Residence
835 Gold Run Road



Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge North

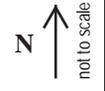




Epic on French Duplex
308 North French Street

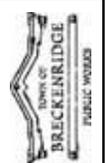
North Main Street Park
114 North Main Street

Ten Mile Suites Change of Use
520 South French Street



Breckenridge South

Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 pm

ROLL CALL

Gretchen Dudney Kate Christopher Trip Butler
Dave Pringle
Jim Lamb, Eric Mamula and Dan Schroder were absent.
There was no Town Council liaison present.

APPROVAL OF AGENDA

Ms. Puester removed the Town Council Report. Ben Brewer will be the new Town Council rep. He grew up here and knows a lot about planning and local issues. He will be a good addition. With no other changes, the Agenda was approved as presented. Mr. Pringle indicated his thanks to Ms. McAtamney for her past service as liaison and expressed hoped we would continue to have liaisons that were able to effectively relay issues between the Commission and the Council.

APPROVAL OF MINUTES

With no changes, the March 31, 2014, Planning Commission Minutes were approved as presented.

OTHER MATTERS:

1) Valley Brook Cemetery Landmarking (Valley Brook Cemetery, Masonic Placer MW 9616),
PC#2014024, 905 Airport Road

Ms. Puester presented. This property is at least 50 years old, it enhances sense of identity of the community, and it is an established and familiar natural setting or visual feature of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. Finally, it retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

Ms. Dudney: Why do we want these landmark designations? (Ms. Puester: Makes the properties grant eligible and provides greater protection for structural stability, etc. Also, with private properties the bonus basement density provided encourages property owners to restore their properties.)

Mr. Butler: Only part of cemetery is to be designated? (Ms. Puester: 20 acres total but 13 are in Town and eligible for designation.) (Ms. Larissa O'Neil (Director, Breckenridge Heritage Alliance): The southern third of the cemetery, which is outside town limits, would be excluded.)

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark the Valley Brook Cemetery, PC#2014024, 905 Airport Road based on the fulfillment of criteria for Geographical/Environmental significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Butler seconded, and the motion was carried unanimously (4-0).

2) Red, White and Blue Fire Museum Landmarking (Snider Addition, Lots 19-20), PC#2014026, 308 North Main Street

Mr. Mosher presented. This property is at least 50 years old, it exemplifies specific elements of architectural style or period, and it is of a style particularly associated with the Breckenridge area. In addition, it shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation, and it retains original design features, materials and / or character. Finally, the structure is on its original location or is in the same historic context after having been moved.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

Ms. Dudney: Eligible for national register? (Mr. Mosher: Back of property has been somewhat compromised because of a parking lot in the rear.) (Ms. O’Neil: The Cultural Resource Survey for the site indicates it still could be nationally eligible.)

Mr. Butler made a motion to recommend the Town Council adopt an ordinance to Landmark the Red, White and Blue Fire Museum, PC#2014026, 308 North Main Street. Ms. Dudney seconded, and the motion was carried unanimously (4-0).

3) Iowa Hill Site Landmarking (Tract A, Iowa Hill Subdivision), PC#2014027, 1605 Airport Road

Mr. Mosher presented. This property is at least 50 years old, it is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally, it represents an innovation in construction, materials or design, it is of a style particularly associated with the Breckenridge area, and it enhances sense of identity of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation. Finally, the property retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark Iowa Hill Placer Mine and Structures, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Ms. Dudney made a motion to recommend the Town Council adopt an ordinance to Landmark the Iowa Hill Site, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Pringle seconded and the motion carried unanimously (4-0).

4) Old Masonic Hall Landmarking (Stiles Addition, Block 1, Lots 4-5), PC#2014028, 136 South Main Street

Mr. Mosher presented. The property is at least 50 years old, it is of a style particularly associated with the Breckenridge area, it exemplifies cultural, political, economic or social heritage of the community. In addition, it is on its original location or is in the same historic context after having been moved. Finally, it has been accurately reconstructed or restored based on documentation.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Old Masonic Hall located at 136 South Main Street, PC#2014028, based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance

as stated in Section 9-11-4 of the Landmarking Ordinance.

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark Old Masonic Hall, PC#2014028, 136 South Main Street. Mr. Butler seconded, and the motion was carried unanimously (4-0).

ADJOURNMENT:

The meeting was adjourned at 7:30 pm.

Kate Christopher, Vice Chair



Class C Single Family Development Review Check List

Proposal:	Build a new 6,352 sq. ft. single family residence	
Project Name/PC#:	Ankenbauer Residence	PC#2014007
Project Manager:	Matt Thompson, AICP	
PC Meeting:	April 28, 2014	
Property Owner:	Donna and Kevin Ankenbauer	
Agent:	Yves Mariethoz/Allen-Guerra Architecture Inc.	
Proposed Use:	Single family residence	
Address:	835 Gold Run Road	
Legal Description:	Lot 146, The Highlands at Breckenridge Subdivision, Discovery Hill, Filing No. 1	
Area of Site:	79,714 sq. ft.	1.83 acres
Existing Site Conditions:	The property slopes uphill very steeply at 34% from Gold Run Road towards the east. The site is moderately forested with lodgepole pines. There is a 10' snowstack easement and access restriction along Gold Run Road. The property is accessed off of a private drive, which is in a 45' access, utility and drainage easement.	
Areas:	Proposed	
Lower Level:	2,807 sq. ft.	(162 square feet unfinished)
Main Level:	2,751 sq. ft.	
Garage:	794 sq. ft.	
Total:	6,352 sq. ft.	
Code Policies		
Land Use District (2A/2R):	1: Subject to the Delaware Flats Master Plan	
Density (3A/3R):	Allowed: unlimited	Proposed: 5,558 sq. ft.
Mass (4R):	Allowed: unlimited	Proposed: 6,352 sq. ft.
F.A.R.	1:13.70 FAR	
Bedrooms:	4	
Bathrooms:	6.5	
Height (6A/6R):*	33 feet overall	
*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat		
Lot Coverage/Open Space (21R):		
Building / Non-Permeable:	5,034 sq. ft.	6.32%
Hard Surface/Non-Permeable:	3,503 sq. ft.	4.39%
Open Space / Permeable:	71,177 sq. ft.	89.29%
Snowstack (13A/13R):		
Required:	876 sq. ft.	25% of paved surfaces is required
Proposed:	910 sq. ft.	(25.98% of paved surfaces)
Outdoor Heated Space (33A/33R): (Negative Points awarded)		
	Yes	968 SF
Parking (18A/18R):		
Required:	2 spaces	
Proposed:	3 garage spaces	
Fireplaces (30A/30R):	5 gas, 2 EPA Phase II wood burning	
Building/Disturbance Envelope?	Disturbance envelope	
Setbacks (9A/9R):	Within the disturbance envelope	
	Within the disturbance envelope	
	Within the disturbance envelope	
	Within the disturbance envelope	
Architectural Compatibility (5/A & 5/R):	The residence will be architecturally compatible with the neighborhood	

Exterior Materials:	2x12 rough sawn hand hewn cedar with 1" chinking in canyon brown/valley stain, 1x6 & 1x10 board on board in canyon brown/valley, and a natural stone veneer Colorado Buff strip dry stacked.	
Roof:	50-year asphalt shingles in "cool barkwood" with corrugated rusted steel accent	
Garage Doors:	Custom cedar sided with metal straps and small windows	
Landscaping (22A/22R): (Positive Points awarded)		
	Planting Type	Quantity
	Aspen	30
	Colorado Spruce	13
	Alpine Currant	15
	Woods Rose	15
		Size
		3" minimum caliper with 50% multi-stem
		(4) 10', (7) 12', (2) 14'
		5 gallon
		5 gallon
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive away from residence	
Driveway Slope:	8 %	
Covenants:	N/A	
Point Analysis (Sec. 9-1-17-3):	Staff conducted a point analysis and found the proposal warrants the following points: negative four (-4) points under Policy 7 (Relative) Site and Environmental Design for excessive site disturbance related to the driveway design and site circulation, negative two (-2) points under Policy 33 (Relative) Energy Conservation for 1,278 sq. ft. of heated driveway in front of garage and front door area; and positive four (+4) points under Policy 22 (Relative) Landscaping for a proposal that provides above average landscaping, and positive three (+3) points under Policy 33 (Relative) for obtaining a HERS Index of 41-60, for a total passing point analysis of positive one (+1) point. Proposal meets all Absolute Policies of the Development Code.	
Staff Action:	Staff has approved the Ankenbauer Residence, PC#2014007, located at 835 Gold Run Road, Lot 146 Discovery Hill, with the attached Findings and Conditions.	
Comments:	At the March 3 meeting, the Planning Commission had concerns with the site design and the height of the retaining wall related to the driveway. The architect was unable to attend that meeting and the application was continued. Since that meeting the applicant has worked with the Discovery Hill HOA to come up with a design that is more appealing. The 12' high retaining wall has now been split up into two retaining walls, the lower wall is 6' wall that steps back and has landscaping proposed in between the next wall that steps up 7.5'. The retaining wall has also been shortened (horizontally) so that it does not go behind the house (the foundation of the garage will also function to retain the slope above it). The retaining wall is behind the house and has been designed with landscaping so it will not be visible from the right of way. The hammerhead portion of the driveway has been moved to the same location as the utility cuts at the request of the HOA, since the hill will already be cut in that location. There is landscaping proposed above, below and in between the retaining walls to help buffer them from adjacent properties and rights of way. The slope of the roof above the garage has been changed to mimic the slope of the hillside. Staff believes the applicant has done a good job of addressing Planning Commission and Staff concerns with the driveway and site design.	
Additional Conditions of Approval:		

Final Hearing Impact Analysis				
Project:	Ankenbauer Residence	Positive Points	+7	
PC#:	2014007			
Date:	4/28/2014	Negative Points	- 6	
Staff:	Matt Thompson, AICP			
		Total Allocation:	+1	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)	- 4	Design of house and driveway design layout leads to excessive site disturbance, excessively long driveway.
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		

18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+4	Landscaping plan that provides above average landscaping
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)	- 2	For heating 968 sq. ft. of the driveway.
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3	+3	Applicant has provided a preliminary HERS report showing the residence will achieve a HERS Index of 41-60.
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37/R	Cucumber Gulch/Setbacks	2x(0/+2)		
37/R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		

39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Ankenbauer Residence
Lot 146, Discovery Hill
835 Gold Run Road
PERMIT#2014007

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

FINDINGS

1. The project is in accord with the Development Code and does not propose a prohibited use.
2. The project will not have significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives, which would have less adverse environmental impact.
4. This approval is based on the staff report dated **April 28, 2014**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **May 6, 2014**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen (18) months from date of issuance, on **November 13, 2015**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. Driveway culverts shall be 18-inch heavy-duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.

7. At the point where the driveway opening ties into the road, the driveway shall continue for five feet at the same cross slope grade as the road before sloping to the residence. This is to prevent snowplow equipment from damaging the new driveway pavement.
8. Applicant shall field locate utility service lines to avoid existing trees.
9. **An improvement location certificate of the height of the top of the foundation wall and the height of the building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 35' at any location.**
10. **At no time shall site disturbance extend beyond the limits of the platted site disturbance envelope, including building excavation, and access for equipment necessary to construct the residence.**
11. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
12. Each structure which is authorized to be developed pursuant to this permit shall be deemed to be a separate phase of the development. In order for the vested property rights associated with this permit to be extended pursuant to Section 9-1-17-11(D) of the Breckenridge Development Code, substantial construction must be achieved for each structure within the vested right period of this permit.

PRIOR TO ISSUANCE OF BUILDING PERMIT

13. Applicant shall submit proof of ownership of the project site.
14. **Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.**
15. **Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.**
16. **Any exposed foundation wall in excess of 12 inches shall be finished (i.e. textured or painted) in accordance with the Breckenridge Development Code Section 9-1-19-5R.**
17. Applicant shall identify all existing trees, which are specified on the site plan to be retained, by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.
18. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
19. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
20. **Applicant shall install construction fencing and erosion control in a manner acceptable to the Town Engineer.**

21. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
22. Applicant shall submit to and obtain approval from the Department of Community Development a defensible space plan showing trees proposed for removal and the approximate location of new landscaping, including species and size. Applicant shall meet with Community Development Department staff on the Applicant's property to mark trees for removal and review proposed new landscaping to meet the requirements of Policy 22 (Absolute) Landscaping, for the purpose of creating defensible space.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

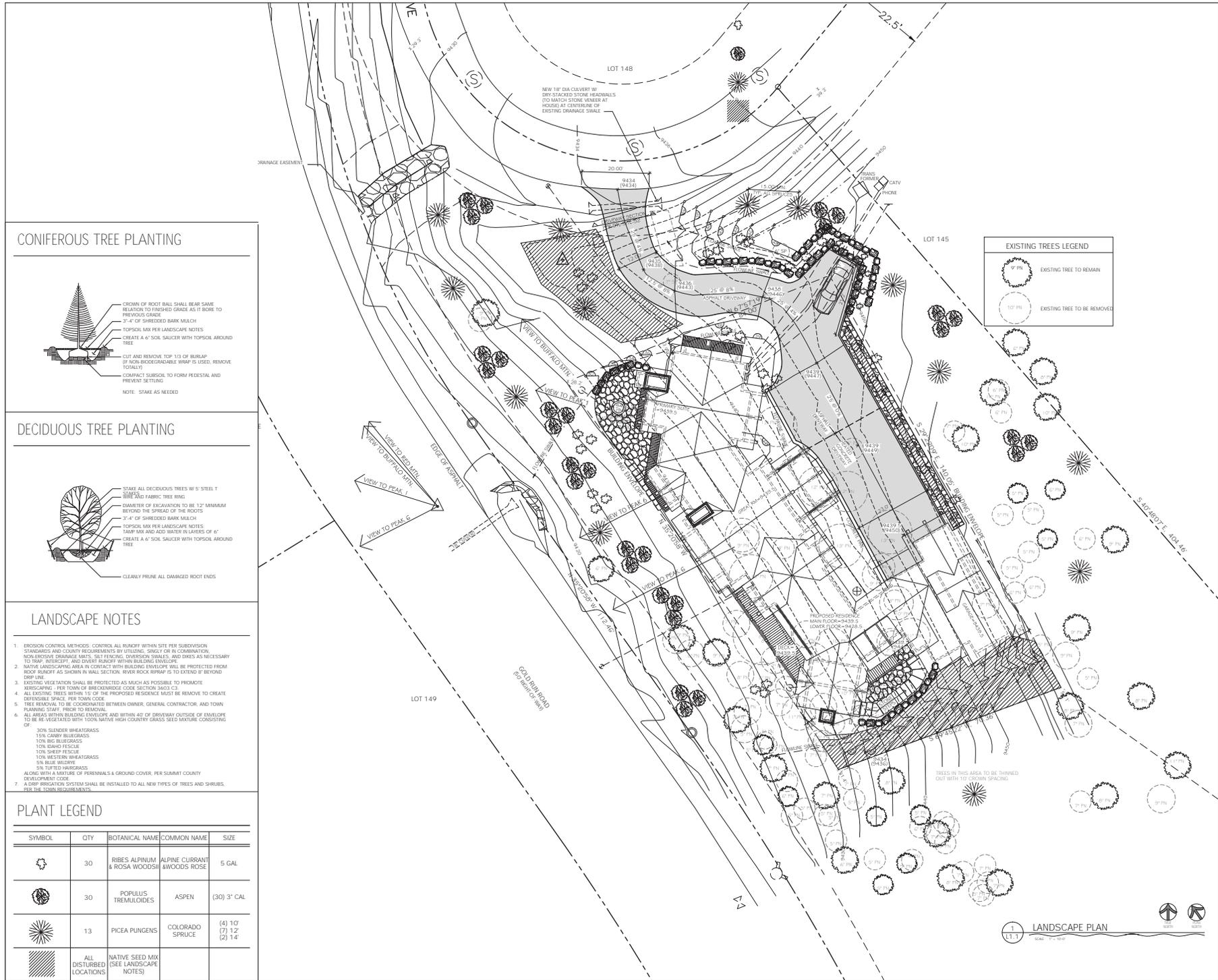
23. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
24. Applicant shall provide a field confirmation of projected HERS score of 41-60 to receive the positive three (+3) points under Policy 33 (Relative) Energy Conservation.
25. Applicant shall remove leaf clutter, dead branches and dead standing trees from the property, dead branches on living trees shall be trimmed to a minimum height of six (6) feet and a maximum height of ten (10) feet above the ground.
26. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
27. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
28. Applicant shall paint all garage doors, metal flashing, vents, flues, rooftop mechanical equipment, meters, and utility boxes on the building a flat, dark color or to match the building color.
29. Applicant shall screen all utilities.
30. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.
31. 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.
32. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.

33. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
34. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
35. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

ISSUE	DATE
PRELIM. DESIGN	31 JAN 2014
PRELIM. DESIGN	28 FEB 2014
PRELIM. DESIGN	17 MAR 2014
PLANNING	08 APR 2014
PLANNING	29 APR 2014

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	30	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	30	POPULUS TREMULOIDES	ASPEN	(30) 3" CAL
	13	PICEA PUNGENS	COLORADO SPRUCE	(4) 10' (7) 12' (2) 14'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	



CONIFEROUS TREE PLANTING



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

DECIDUOUS TREE PLANTING



- STAKE ALL DECIDUOUS TREES W/ 5" STEEL T BAR AND FABRIC TREE RING
- DIAMETER OF EXCAVATION TO BE 12" MINIMUM BEYOND THE SPREAD OF THE
- 3" x 4" OF SHREDDED BARK MULCH
- TOPSOIL MIX PER LANDSCAPE NOTES
- TAMP MIX AND ADD WATER IN LAYERS OF 6"
- CREATE A 6" SOIL SAUCER WITH TOPSOIL AROUND TREE
- CLEARLY PRUNE ALL DAMAGED ROOT ENDS

LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SLOPEY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, Silt FENCING, DIVERSION SWALES, AND Dikes AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROCK RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK BURNISH IS TO EXTEND IF BEYOND DRIP LINE
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE LANDSCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 2603 C(3)
- ALL EXISTING TREES WITHIN 12' OF THE PROPOSED RESIDENCE MUST BE REMOVE TO CREATE DIFFUSIBLE SPACE PER TOWN CODE
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, AND TOWN PLANNING STAFF PRIOR TO REMOVAL
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 20% SLEIGHT WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WHEAT
 - 5% TUFTED HAIRGRASS
- ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS

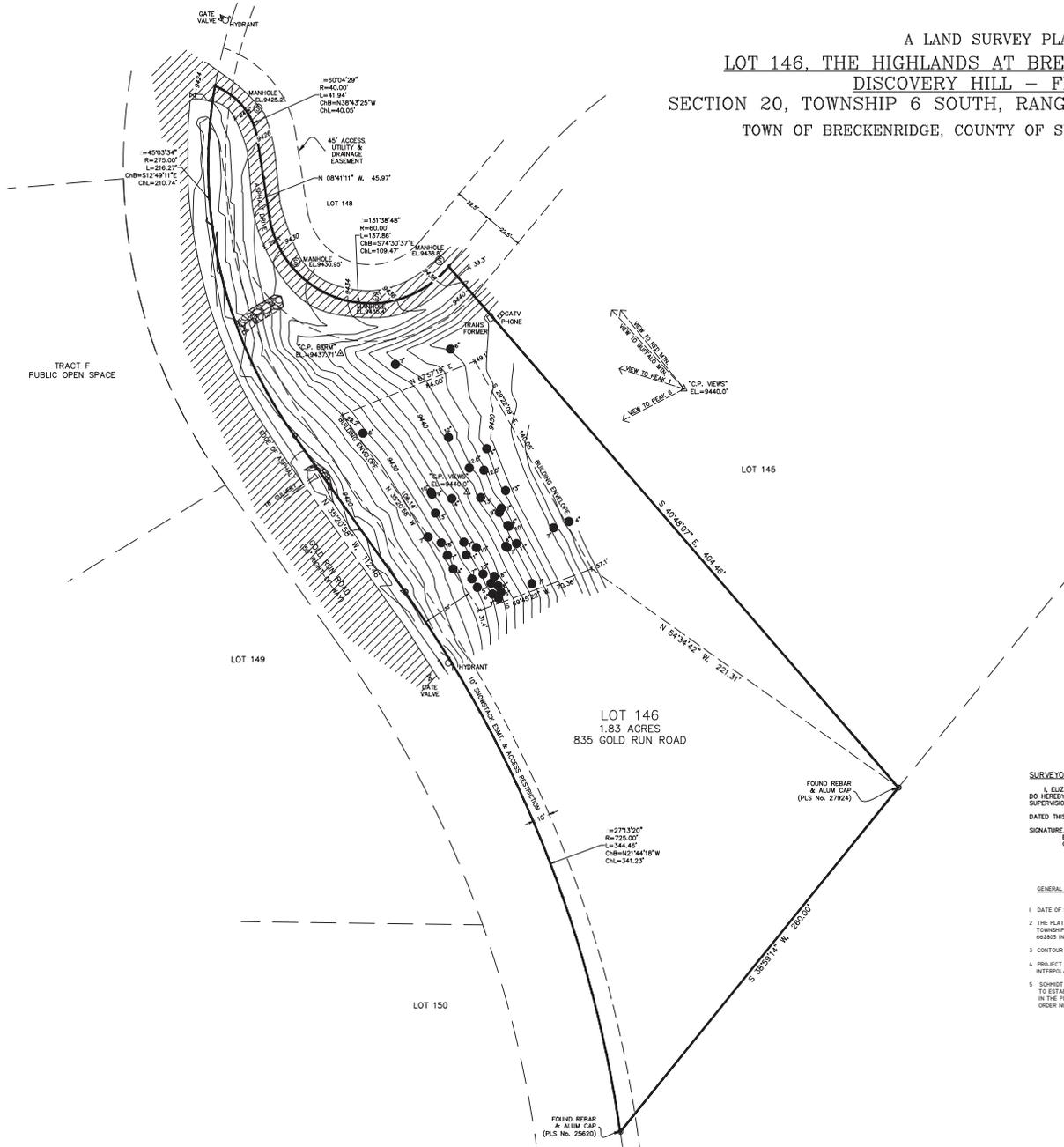
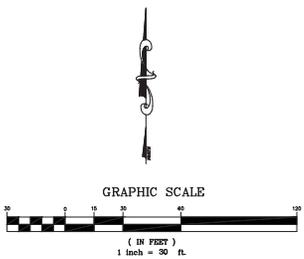
PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	30	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	30	POPULUS TREMULOIDES	ASPEN	(30) 3" CAL
	13	PICEA PUNGENS	COLORADO SPRUCE	(4) 10' (7) 12' (2) 14'
		ALL DISTURBED LOCATIONS	NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

EXISTING TREES LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

A LAND SURVEY PLAT OF
LOT 146, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION
DISCOVERY HILL - FILING No. 1
 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
 TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO



LEGEND	
●	FOUND REBAR & ALUMINUM CAP (P.L.S. No. 29620)
○	FOUND REBAR & ALUMINUM CAP (P.L.S. No. 27924)
●	FOUND REBAR, NO CAP
△	RANDOM SURVEY CONTROL POINT
□	UTILITY PEDESTAL
⊕	SPOT ELEVATION

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

SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY HERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
 DATED THIS _____ DAY OF _____, 2013.
 SIGNATURE: ELIZABETH K. SCHMIDT
 COLORADO REGISTRATION NUMBER 37047

- GENERAL NOTES**
- DATE OF SURVEY: SEPTEMBER 7, 2013.
 - THE PLAT OF THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION DISCOVERY HILL - FILING No. 1, SECTION 20, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M. WAS RECORDED SEPTEMBER 18, 2001 AT RECEPTION NO. 68895 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE.
 - CONTOUR INTERVAL - TWO FEET.
 - PROJECT BENCHMARK: HELD ELEVATION 9466.00' FEET AT RANDOM SURVEY CONTROL POINT "C. P. VIEWS" INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
 - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD. RECORD DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER P0301627, DATED AUGUST 9, 2011 AT 5:00 P.M.

Drawn: EKS	Proj: 1036LSP.DWG	Project: 1426
Date: 9/12/13	Scale: 1" = 30'	Sheet: 1 of 1


SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 3761
 FRISCO, CO 80443 970-409-9963

ANKENBAUER RESIDENCE

EXTERIOR MATERIALS SCHEDULE
DATE: 10 DECEMBER 2013

LABEL	ITEM	COLOR	DESCRIPTION
M1.1	ROOF		GAF TIMBERLINE COOL SERIES (OR EQUAL) 50-YEAR ASPHALT SHINGLES COLOR: COOL BARKWOOD
M1.2	ACCENT ROOF		CORRUGATED RUSTED STEEL ROOF
M2	FASCIA		RS 2X CEDAR PER DTL; STAIN W/ SUPERDECK 50% "CANYON BROWN 1907" & 50% "CAPE BLACKWOOD"
M3	SOFFIT		RS 1X6 T&G CEDAR; STAIN W/ SUPERDECK 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906
M4.1	HORIZONTAL SIDING		2X12 RS HAND HEWN CEDAR SIDING W/ 1" CHINKING STAIN W/ SUPERDECK 75% "CANYON BROWN" 1907 & 25% "VALLEY" 1906 HEWN TO BE APPROVED BY ARCHITECT
M4.2	CHINKING		LOG JAM CHINKING "TAN"
M5	VERTICAL SIDING		1X6 & 1X10 BOARD ON BOARD 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906
M6	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY - ALUMINUM CLAD WOOD WINDOWS "WEATHERED BROWN"
M7	DOORS/ WINDOW TRIM		2X, 3X AND 4X RS CEDAR; STAIN W/ SUPERDECK 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD"

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC,
SHALL BE DARK BROWN

ANKENBAUER RESIDENCE

EXTERIOR MATERIALS SCHEDULE
DATE: 10 DECEMBER 2013

LABEL	ITEM	COLOR	DESCRIPTION
M8	WOOD DECKS		EVERGRAIN EPOCH COMPOSITE DECKING COLOR: "WEATHERED WOOD"
M9	CHIMNEY CAP		6" BUFF SANDSTONE CAP W/ CHISELED EDGE APPROVED BY ARCHITECT
M10	STONE VENEER		GALLEGOS CORPORATION - COLORADO BUFF STRIP OR SIMILAR TO BE APPROVED BY OWNER & ARCHITECT - DRYSTACKED
M11	CAP AT STONE VENEER		3" BUFF SANDSTONE CAP W/ CHISELED EDGE APPROVED BY ARCHITECT
M12	EXPOSED POSTS/ BEAMS		HAND HEWN DF TIMBERS - STAIN W/ SUPERDECK "CANYON BROWN" 1907
M13	DECK RAILS		DF NEWEL POSTS & DECK RAILS W/ HORIZ. HAMMERED STEEL BALUSTERS; STAIN W/ SUPERDECK 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD" - STEEL TO BE DARK GREY WITH WAX FINISH
M14	GARAGE DOORS		CEDAR SIDED PER DETAIL; STAIN W/ SUPERDECK PANELS: 25% "CANYON BROWN" 1907 & 75% "VALLEY" 1906; TRIM: 50% "CANYON BROWN" 1907 & 50% "CAPE BLACKWOOD"
M15	FLASHING, GUTTERS & DOWNSPOUTS		ALL EXPOSED METAL FLASHING, GUTTERS & DOWNSPOUTS TO BE DARK BRONZE
M16	EXPOSED METALWORK - BALUSTERS, STRAPPING, ETC		DARK GREY STEEL WITH WAX FINISH

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, FLASHING, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC,
SHALL BE DARK BROWN

Planning Commission Staff Report

Subject: Epic on French Duplex
(Class B, Final Hearing; PC#2013113)

Proposal: The applicant is proposing to build a 3,634 sq. ft. duplex with an attached 671 sq. ft. garage. Each unit will be comprised of three (3) bedrooms and three and a half (3 ½) baths, two gas fireplaces, a one car garage and one outdoor tandem parking space. Access is proposed via a driveway along the north side of the property. The design includes two small covered porches at the entrance to both sides of the duplex on the west and east elevations. Exterior materials are comprised of horizontal 4" reveal James Hardie Artisan painted lap siding, natural wood trim, and a natural moss stone 16" veneer and chimneys. A material and color sample board will be available for review at the meeting.

Date: May 1, 2014 (For meeting of May 6, 2014)

Project Manager: Matt Thompson, AICP

Applicant/Owner: Garratt Hasenstab

Agent: Designamite, Inc. Architecture and Design (Mary McCormick)

Address: 308 N. French Street

Legal Description: Lots 1-3, Block 1, Abbett Addition

Site Area: 0.19 acres (8,282 sq. ft.)

Land Use District: 18: Residential, 12 Units per Acre (Single Family or Duplex)

Historic District: (2) North End Residential Character Area

Site Conditions: This vacant lot slopes gently away from French Street towards the east and the Klack drainage. There is a concrete pad on the property where a shed was removed. There are some large lodgepole pine trees on the lot, mostly concentrated on the northern portion of the property with a healthy clump along the eastern property line. There are a few dead trees on the property, which will be removed with this proposal.

Adjacent Uses: North: Residential
South: Residential
East: Multi-family
West: Residential

Density: Allowed under LUGs: 3,648 sq. ft.
Proposed density: 3,634 sq. ft.

Above Ground Required: (Absolute) 2,736 sq. ft. (9 UPA)

Density:	Proposed:	2,732 sq. ft. (8.98 UPA)
Mass:	Allowed under LUGs:	4,380 sq. ft.
	Proposed mass:	3,403 sq. ft.
F.A.R.:	1: 2.4 Floor Area Ratio	
Total:	Lower Level:	902 sq. ft.
	Main Level: (includes 671 sq. ft. garage):	1,396 sq. ft.
	Upper Level:	<u>1,336 sq. ft.</u>
	Total	3,634 sq. ft.
Height:	Recommended:	23' (mean)
	Proposed:	25' (mean)
Lot Coverage:	Building / non-Permeable:	2,458 sq. ft. (30% of site)
	Hard Surface / non-Permeable:	1,620 sq. ft. (20% of site)
	Open Space / Permeable Area:	4,204 sq. ft. (50% of site)
Parking:	Required:	4 spaces
	Proposed:	4 spaces
Snowstack:	Required:	523 sq. ft. (25%)
	Proposed:	625 sq. ft. (34%)
Setbacks:	Front:	16 ft. 2 in. (15' Relative)
	North Side:	8 ft. 7in. (5' Relative)
	South Side:	10 ft. 6in. (5' Relative)
	Rear:	15 ft. 6in. (15' Relative)

Item History

This property is the former location of Little Red Schoolhouse. The Planning Commission reviewed this application at a work session on September 3, 2013 (please see Commissioner Comments at the end of this report). At that time Staff and the Commission noted several issues related to the Historic District Guidelines. The proposal had a preliminary hearing on January 7, 2014. Since the preliminary hearing the applicant has changed the design by moving the driveway to the north side of the house, and switched the garage doors to the north side of the duplex.

Changes since January 7, 2014

- Landscaping has been increased in size from: 6-8' evergreen trees up to 8-10' evergreen trees; and, deciduous trees have been increased from 2" to 2.5" caliper; shrubs have been added; vegetable garden from front yard has been removed.
- Driveway has been switched from the south side of the house to the north side of the house. No longer designed as a shared driveway with neighbor to the south. Garage doors have been

moved from south side of duplex, to the north side of the duplex, man doors switched from north side of duplex to the south side.

- Above ground UPA has been reduced to below 9 UPA, now designed at 8.98 UPA.
- Final grading has been proposed and the outdoor area on the east side of the property has been designed.
- New colors have been chosen that meet the Development Code requirements on Chroma (brightness).
- Applicant will not be requesting positive points under Policy 33/R Energy Conservation and hence, will not be providing a preliminary HERS report.
- Height of the rear module has been increased by 2'.
- R panel roof changed to traditional corrugated roof.

Staff Comments

Architectural Compatibility (5/A & 5/R): Priority Policies must be met in order to be in substantial compliance with Policy 5/A, Architectural Compatibility. This includes Priority Policies from the *Handbook of Design Standards for the Conservation Districts* and the *Design Standards for the Historic District Character Area #2, North End Residential*. *Within the conservation district, which area contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority.*

Architecture

The duplex is designed with the primary gable east to west perpendicular to the street with a 10:12 pitch. The connector elements have an east west oriented gable with a 4:12 pitch. The lower shed roofs will have a 4:12 pitch with corrugated metal roof. There are porches both on the front of the duplex and the rear side, facing east. The garage is attached to the front module with a connector element and the rear module is attached to the garage with a second connector element. The majority of the windows are simple, vertically oriented double hung windows with divided light panes on the upper sash.

A natural stone chimney is proposed on both the north and south sides of the duplex, and a natural stone base around the duplex is also proposed, although the designer would like to not have to use stone on all sections of the exposed foundation. The stone base will not exceed 18" in height. The Applicant has agreed that no foundation will be exposed. The designers are proposing exposed fasteners 24 gauge flat mill steel instead of the stone base in some small areas. The Planning Commission appeared to be comfortable with the 24 gauge flat mill steel used in a small amount of area around the rear patios.

The siding material proposed is 4" reveal James Hardie Artisan Lap Siding with wood grain. Real wood trim would be used on all elevations (the applicant would like to use beetle kill pine for the trim). The applicant would like to use one of two possible color schemes:

1. Color scheme #1: body green (Sherwin-Williams (SW) leapfrog), trim yellow (SW June Day), accent red (SW Red Bay). All colors meet the Development Code requirements for chroma.

2. Color scheme #2: body blue (SW smoky blue), trim white (SW classical white), and accent red (SW Red Bay). All colors meet the Development Code requirements for chorma.

While both schemes meet the Code limits for chorma, Staff prefers color scheme #2. The architect and the client will have made a decision on which scheme they would like to use by the Planning Commission meeting on May 6th.

Per the Handbook of Design Standards for the Historic and Conservation Districts, Priority Policy 90: *“Use material that appears to be the same as those used historically. New materials that appear to be the same in scale, texture and finish as those used historically may be considered.”* Per the Design Standards for this Character Area #2, Priority Policy 145: *“The historic district should be perceived as a collection of wooden structures. A strong uniformity in building materials is seen in the area. Most structures, both historic and more contemporary, have horizontal lap siding. This material is usually painted. Although a few historic log buildings serve as accents to the lap siding standard, this uniformity of materials should be respected.”*

- ***“Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings to that found historically.”*** Staff notes that the applicant is proposing to use 4” reveal James Hardie Artesian siding.
- ***“Modular panel materials are inappropriate.”*** Applicant is not proposing modular panel materials.
- ***“Masonry (brick or stone) may only be considered as an accent material. Stone which is indigenous to the mountains around Breckenridge may be considered.”*** Stone is only proposed as an accent material.
- ***“Logs are discouraged.”*** Logs are not proposed on this project.
- ***“Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.”*** Applicant is proposing to paint all siding material, no rough-sawn, stained, or unfinished materials are proposed.

After the revisions to the colors, Staff has no concerns with the proposed architecture or materials.

Above Ground Density

As proposed, the project is at 8.98 UPA of above ground density (2,732 sq. ft.). In this case, the maximum allowed above ground density of 9 UPA is 2,736 sq. ft. The maximum allowed above ground UPA is 10, but only if there a historic building on the property that is being preserved or rehabilitated as part of the application.

Per Policy 5(A) C (2) A: *“Within the east side residential, north end residential, and the North Main Street residential character areas, a maximum of 9.0 units per acre for aboveground density for new construction is allowed, except for those developments described in subsection C(2)B of this policy. Projects within such areas which contain 9.01 units per acre, or more, of aboveground density shall be deemed to have failed this policy for failing to meet a priority policy.”*

Since there are no historic structures on the property to be restored, the above ground density cannot exceed 9 UPA.

Priority Policy 138. New buildings should be in scale with existing historic and supporting buildings in the North End. (Staff comments are in non-italic)

- ***Development densities of less than nine units per acre are recommended.*** This design standard is being met as currently designed at 8.98 UPA.
- ***Locating some building below grade to minimize the mass of structures is encouraged.*** This policy is being met with 902 sq. ft. of living area below grade.
- ***Locate larger masses back from public view.*** The proposal has been redesigned to try to bring the front façade down to a one and a half story façade. The rear module is larger by square feet than the front module; also the rear module is longer in width. There is a significant amount of mass behind the front module as the property and the proposed duplex are lineal in nature.
- ***Use landscaping, especially large trees, to screen larger building masses.*** The proposed landscaping plan does a good job of screening the property. Applicant has increased the sizes of the evergreen trees to 8'-10', and the deciduous trees have been increased from 2" caliper to 2.5" caliper, which will provide immediate screening.

Proposal meets the 9 UPA maximum and Priority Policy 138. Staff has no concerns.

Density/Intensity (3/A & 3/R)/Mass (4/R): The allowed total residential density is 3,648 sq. ft. The proposed duplex has a total of 3,634 sq. ft. of residential density. The allowable total mass is 4,380 sq. ft. The total proposed mass is 3,403 sq. ft., hence within allowable limits. Staff has no concerns with the proposed total residential density or mass.

Connectors

Per the General Design Principles For All Projects:

Policy:

The design standards stipulate that larger masses should be divided into smaller “modules” and linked with a “connector” that is subordinate to the larger masses. (Staff comments are in non-italic)

Design Standard:

Priority Policy 80A. Use connectors to link smaller modules and for new additions to historic structures.

- ***The width of the connector should not exceed two-thirds the façade of the smaller of the two modules that are to be linked.*** The proposal meets this requirement, the width of the connector does not exceed two-thirds the façade of the garage.
- ***The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*** The structure meets this requirement by stepping in 2 ½' on the north elevation and twelve feet on the south elevation.
- ***The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal (original) mass is preferred. (In addition, as the mass of the addition increases, the distance between the original building and the addition should also increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector length should increase by two feet.)*** The design meets this requirement. The larger mass is the front module, which is 24' in length and the connector is 12' in length. The rear module is 21' in length, and the connector for the rear module is 11' in length.
- ***The height of the connector should be clearly lower than that of the masses to be linked. In general, the ridge line of the connector should be at least two feet less than that of the original, principal mass.*** The requirement is being met. (Note: This application predates the

effective date of the recently revised policy on this matter; therefore this application is exempt from the new ordinance which further limits the height of the connector.)

Priority Policy 80A is being met. Staff has no concerns.

Façade Widths

Policy:

New buildings should have primary facades similar in dimension to those found historically. Typical building widths of surviving historic buildings range between 15 and 34 feet; the average is 23 feet.

Policy Standard:

Priority Policy 144. Reinforce the typical narrow front façade widths that are typical of historic buildings in the area. (Staff comments are in non-italic)

- ***Projects that incorporate no more than 50' of lot frontage are preferred.*** The property line along French Street is approximately 79' in length.
- ***The front façade of a building may not exceed 30 feet in width.*** The design of the façade has been revised. The primary façade is 14' in width, and then steps back 8' on both sides. The porch roof does make the front façade appear to be 27' in width, which is still in the allowable range of less than 30'. Staff believes this design standard is being met.

Land Use (Policies 2/A & 2/R): Per the Breckenridge Land Use Guidelines District #18: *“District 18 is located northeast of the central business district, and is a mixture of residential and commercial uses. While residential uses predominate, the District is intended to serve as a transition zone between new commercial development and historic residential areas...Structural Type: Single-Family, Duplex”*

The duplex use proposed will not conflict with the existing uses, and will conform to the desired character and function of Land Use District #18. Single family or duplex is the allowed residential use. Commercial uses are also allowed. Staff has no concerns with the proposed use of this property.

Building Height (6/A & 6/R): At the previous Planning Commission work session, Staff was concerned with the height of the proposed duplex. The Development Code strongly encourages maximum height of 23' to the mean. The drawings show that 25' is the maximum height proposed to the mean. Per the North End Character Area section “Building Height”:

Policy:

Similarity in building heights is desired to help establish a sense of visual continuity and to respect the character established by the small sizes of original buildings. Building heights for new structures should be perceived to be similar in scale to those found during the historic period of significance. (Staff comments are in non-italic)

Design Standards:

Priority Policy 142. Building height should be similar to nearby historic buildings.

- ***Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*** The applicant has revised the plans to make the primary façade one and half stories. The two-story façade is setback 24' from the front property line. Furthermore the front property line is 18' back from the edge of the sidewalk along the street.
- ***Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all building should reach these limits. In some blocks, lower buildings will be more***

compatible with the context. (Emphasis added.) Per the Development Code Policy 6/R, Height: *A maximum height of 23' is strongly encouraged.* Applicant has designed the proposed structure at the maximum of 25' to the mean. Land Use District 18 allows heights as tall at 26' to the mean with negative points.

As proposed this application will receive negative two (-2) points under this policy. Also, this application is exceeding the strongly encouraged height limit of 23'.

Placement Of Structures (9/A & 9/R): The proposed placement of the structure meets all Absolute and Relative Setbacks of the Development Code.

There are additional setbacks per the North End Residential Character Area below. (Staff comments are in non-italic):

Priority Policy 134. Provide substantial front and side yards.

- ***This is a very important standard.***
- ***Align building fronts with other historic buildings in the area.*** There is not a consistent historic setback in this area (see discussion below).
- ***The North End area setbacks occur as front and side yards rather than extensive hard-surface areas.*** The setbacks are primarily used as soft surface areas, although the driveway does take up some of the south side yard.
- ***Setbacks shall be reviewed on an individual basis. New buildings in these areas should be set back in line with traditional house types. Locating a building at the sidewalk line, in a commercial building format, would be inappropriate in this context. Similarly, a setback that is further back than the norm is inappropriate.*** The proposed setbacks are consistent with others in the area.
- ***Note the characteristic setback dimensions may vary from block to block and the desired setback may be less than that described in the Development Code.*** The characteristic setback dimensions vary within the block. There is not a consistent historic setback in this area.
- ***Large side yards are especially encouraged along south side of properties to take advantage of winter sun and mountain views.*** The proposal does have large side yards. The south facing garage doors and driveway will take advantage of the winter sun.
- ***Match existing fence lines in defining front and side yards.*** Applicant will match the existing fence lines in defining the front and side yards.

Staff has researched the historic setbacks along N. French Street. There are three historic structures facing onto N. French Street. 304 N. French Street is setback 22' from the front property line. 319 N. French Street is setback 20'. 300 N. French Street is setback 1' from the front property line. The average historic front setback of the above properties is 14'-3". Staff believes the proposed front setback of 16'-2" is within the allowed range of historic properties in the area. Staff has no concerns with the proposed setbacks.

Landscaping (22/A & 22/R): All new developments are strongly encouraged to include landscaping improvements. The landscaping should create buffers and screening from adjacent properties and public rights of way.

Per the North End Residential Character Area discussion of plant materials (Staff comments are in non-italic):

Design Standard:

151. Use evergreen trees in front yards where feasible.

- *Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.* The proposal has been increased to 8'-10' spruce trees, which will be large enough to have immediate visual impact and meet this design standard.

Policy:

Trees help give a block a uniform character. Cottonwood trees were originally planted along the street edges. The trees were uniformly along the block and established a strong edge to the street. Although few survive, their reintroduction should be encouraged. This would be particularly helpful in promoting a uniform character in blocks where newer construction has deviated from historic building traditions.

Design Standards:

152. Reinforce the alignment of street trees wherever feasible.

- *Planting new cottonwood trees to define the street edge is encouraged.* Applicant has proposed two narrow leaf cottonwood or Balm of Gilead along N. French Street. The cottonwood trees are proposed off the property, but along the street edge as the Historic District Guidelines encourage. The placement of these trees in the public right of way will require an encroachment license agreement and is supported by staff to further define the street edge with trees found historically in the area.

153. Respect existing stands of mature trees. The drawings show the protection of a nice stand of existing evergreen trees along the northern property line and a specimen evergreen tree will be retained along the eastern property line.

Design Standard:

154. Use landscaping to mitigate undesirable visual impacts.

- *Use large trees to reduce the perceived scale where larger building masses would abruptly contrast the historic scale of the area.* As discussed above, the increased size of the proposed evergreen trees will accomplish this design standard. Also, some large existing evergreen trees will be retained along the northern property line and the eastern property line.
- *Include hedges and other masses of lower-scale plantings to screen service areas.* The landscaping plan has shrubs and hedges proposed to screen service areas.

After the revisions the applicant made to address Staff concerns and meet the Historic District Guidelines, Staff supports positive two (+2) points under Policy 22 (Relative) Landscaping. The landscaping plan includes small 1'-2' tall retaining walls to allow for a flat patio and retention of a specimen evergreen tree along the eastern portion of the lot.

Does the Planning Commission concur with this point allocation?

Parking (18/A & 18/R): The Historic District Guidelines for the North End Residential Character Area recommend: *“As much as is possible, the visual impact of cars in the North End should be minimized, particularly with respect to parking provided on individual lots.”* (Staff comments are in non-italic)

Design Standards:

136. Minimize the visual impact of parking as seen from the street.

- *Avoid locating parking in front yards where feasible. If parking must be sited in the front, use paving designs that will help to retain a yard character and visually separate parking from the street edge.* The proposed parking design avoids parking in the front yard.
- *Avoid placing garage structures in front of primary houses. Attaching garages to the fronts of buildings is discouraged. Garages that are built as smaller, separate secondary structures are preferred.* The garage is designed behind the front module and the garage doors do not face French Street. While the garage is not a separate secondary structure, it is connected using the design standards of Policy 80A.
- *Use of shared driveways that would access parking in the rear is encouraged.* The driveway as proposed is not proposed to be shared. The parking is not in the rear, but is on the side of the proposed duplex.

137. Develop parking such that the front edge of the site is retained as yard whenever feasible. The parking design does a good job of retaining the front property edge as yard.

Staff has no concerns with the proposed driveway and parking.

Point Analysis (Section: 9-1-17-3): Staff believes the proposal warrants the following points: negative two (-2) points under Policy 6/R Height, positive two (+2) points under Policy 22/R Landscaping for a landscaping plan that provides public benefit of screening and buffering, for a total passing point analysis of zero (0) points. Staff finds that this proposal meets all Absolute Policies of the Development Code.

Staff Recommendation

Staff recommends the Planning Commission approve PC#2013113, Epic on French, located at 308 N. French Street, Lots 1-3, Block 1, Abbett Addition, with the attached Findings and Conditions.

Planning Commission comments from previous meeting:

Applicant Presentation: Ms. Mary McCormick, Architect, and Mr. Garrett Hasenstab, Applicant

Ms. McCormick: It is our intention to address and resolve these issues and that the projects contribute to the community. There are issues that are unclear so we need planning commission direction to fix things in the future. I have a revision with pulling roof line down and would like commission to see if this meets with 142? (Ms. Dudney: They are looking for direction from us as to where they should head, but by no means could we say that we approve this if you have not shown it to Staff and given them time to review the new revisions.) (Mr. Mamula: We don't want to give specific design direction.) Concerns with the math that Mr. Thompson used and don't agree with it. (Ms. Dudney: It is not appropriate for us to make an opinion on this, it would be appropriate to work with staff and see your point of view and staff's point of view. We rely on staff for consistent interpretation and calculations. We can't give you real specifics because we don't have specific plans.) (Ms. Christopher: Details need to be worked out with staff in the end.)

Staff had the following questions for the Planning Commission:

1. Did the Planning Commission agree that a mirror image duplex does not meet Priority Policy 140? (Use building forms similar to those found historically in the area.)

Mr. Lamb: I agree with staff interpretations. All of the Planning Commissioners agreed with the staff interpretation.

Ms. McCormick asked whether Priority Policy 140 refers to form or shape but nowhere does mirror images comes up, only refers to windows, rooflines. I don't see it in the code. (Mr. Grosshuesch: It says to use building forms similar to the historic character area.) (Mr. Hasenstab: No duplexes were built historically; we would like to build a duplex within the guidelines.)

Ms. Dudney: I don't object to the duplex, it is the fact that the two shapes are exactly alike, there needs to be variation.

Mr. Pringle: Two homes on the lot that are connected by common garage wall, we would like incorporate the duplex use with modules attached to make it look more like one structure, beyond just the common wall. Modules that make up that use, more like one structure

Ms. Christopher: The staff is really a good resource for you for a design that would be acceptable.

Mr. Pringle: There are examples of duplexes in the historic district that could help you. (Mr. Hasenstab: We are hoping for a bit more direction from the Commission, staff doesn't give us the direction on how to solve our issues.)

Mr. Mamula: We are like a court which we weigh your plans versus the code, all we are here to do is look at what we have here tonight and it is your job to work with staff to meet the code. We are different than the rest of the County in how the Town does it's planning, especially in the Historic District.

2. Did the Planning Commission agree with Staff that Priority Policy 8 is not being met? (Reinforce the visual unity of the block.)

All of the Planning Commissioners agreed that this doesn't reinforce the visual unity of the block.

3. Did the Planning Commission believe that Priority Policy 80 is not being met? (Respect the perceived building scale established by historic structures within the relevant character area.)

Mr. Pringle: Ceiling to floor space is overly large; could this be compressed to help? (Mr. Thompson: Yes I think this because of the prefabricated boxes.) If there was more separation between front façade and L part there would be more set back.

Everybody agreed with staff on this point.

4. Did the Planning Commission believe that design standards in Priority Policy 80A (distance of separation provided by the connectors) are not being met? All the Planning Commission agreed 80A was not being met.

The design is going to be so different and so right now this is not met. All of these questions are interrelated.

Ms. McCormick: We thought this was a work session that would be conversational with the Planning Commission.

Ms. Dudney: I don't think I could imagine that we would go against staff in mathematical calculations. These need to be taken up with staff.

Ms. Christopher: What is in our packet is what we see. We don't expect new material that Staff has not had time to review.

5. Did the Planning Commission agree with Staff that Priority Policy 144 is not being met? (Front façade of a building may not exceed 30' in width.)

Planning Commission agreed with staff.

Mr. Mamula: Project 228 South High: 4 lots; we were very specific about the front facades these are good examples, don't look at the other structures on the block that were built before the code was created, look at PJ's house when you are trying to meet code, look at the surviving historic structures.

Mr. Pringle: The homes to the north of you are the direction to go and follow for design.

6. Does the Planning Commission agree that the front façade should be one or one and a half stories as required by Priority Policy 142 and that the current design does not meet this priority policy?

Ms. Dudney: Overall, we are behind the staff unanimously, it needs to follow the nice historic buildings on your blocks, which are one or one and a half stories.

Mr. Pringle: All the priority policies need to be met. When you have a list of 6 failing priority policies, hence failing 5/A Architectural Compatibility, you will need some major rethinking on the design.

Staff welcomed any additional comments.

Ms. Dudney: Even though code says max 23' you think what is important is 1 ½ stories? (Mr. Thompson: This is correct. 1 to 1 ½ stories is the historic character of the area.)

Final Hearing Impact Analysis				
Project:	Epic on French	Positive Points	+2	
PC#:	2013113			
Date:	5/2/2014	Negative Points	- 2	
Staff:	Matt Thompson, AICP			
		Total Allocation:	0	
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	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)	- 2	The proposed duplex is 25' measured to the mean of the roof. Development Code strongly recommends staying at or below 23' to the mean, but applicant is allowed to go to 25' with two negative (-2) points.
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Landscaping proposal: (6) 8'-10' tall spruce trees, (12) 2.5" caliper aspen trees, (4) chokecherry 2.5" minimum caliper, (2) Narrowleaf cottonwood 3" minimum caliper, various shrubs to screen service areas, and the preservation of a specimen evergreen tree on east side of property, provides some public benefit of screening and buffering.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		

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

TOWN OF BRECKENRIDGE

**Epic on French
Lots 1-3, Block 1, Abbett Addition
308 N. French Street
PC#2013113**

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

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 **May 1, 2014** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **May 6, 2014**, 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.

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 **May 13, 2017**, 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. 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.
9. Applicant shall field locate utility service lines to avoid existing trees.
10. 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

11. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
12. 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.
13. 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.
14. 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.
15. Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.
16. **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.**

17. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
18. 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.
- 19. 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.**
- 20. Applicant shall install construction and silt fencing in a manner acceptable to the Town Planning Department. An on-site inspection shall be conducted.**

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

21. Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.
22. 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.
23. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
24. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
25. 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.
26. Applicant shall screen all utilities.
27. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward.
- 28. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.**
- 29. 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.**
30. 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.

31. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
32. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
33. The development authorized by this Development Permit may be subject to the development impact fee imposed by Resolution 2006-05 of the Summit County Housing Authority. Such resolution implements the impact fee approved by the electors at the general election held November 7, 2006. Pursuant to intergovernmental agreement among the members of the Summit Combined Housing Authority, the Town of Breckenridge is authorized to administer and collect any impact fee which is due in connection with development occurring within the Town. For this purpose, the Town has issued administrative rules and regulations which govern the Town's administration and collection of the impact fee. ***Applicant will pay any required impact fee for the development authorized by this Development Permit prior to the issuance of a Certificate of Occupancy.***

(Initial Here)

Epic on French

308 North French Street
Breckenridge, Colorado 80424



Street Map



USGS Datum Map



Vicinity Map

Scope of Work

Improvement of an existing demolished lot with the new construction of a two dwelling (duplex) residence to include LEED Certification and precedent setting photovoltaic roof panels. All work is designed with intent as a positive contributor to the local community and the Historical North End Residential Character Area.

Drawing Index

- A 1.0 General Information
- A 1.1 Pre-Existing Site Survey
- A 1.2 Pre-Existing Site Plan
- A 1.3 Site Plan & Data Block
- L 1.0 Landscape Plan
- A 2.0 Floor Plans
- A 2.1 Floor Plans
- A 2.2 Sections & Building Heights
- A 2.3 Elevations
- A 2.4 Finish Noted Elevation
- A 3.0 Details & Materials
- A 3.1 Material Board
- A 3.2 Supplemental Information
- A 4.0 Details & Fabrication Information

Contractor shall verify all existing conditions and notify owner immediately of any discrepancies or conflicts prior to proceeding with construction.

GENERAL INFORMATION



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O 480-522-6879



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Frisco, CO 80443
O 970-368-2008



Epic on French
308 N. French Street
Breckenridge, CO 80424

not for
construction

04-30-14

Date: 02-24-14
By: M. McCormick
Scale: Noted

PROJECT
INFORMATION

A 1.0

Notes:

- 01. An irrigation system will be provided including drip and spray type applications.
- 02. Per historic guidelines, cottonwood trees are utilized along French Street frontage and evergreen trees will be used in front and side yards.
- 03. Fencing will be located along the front yard and aligned with neighboring properties. Fencing will be picket type.
- 04. All utility equipment will be properly screened with landscaping.
- 05. All surface areas of the approved landscaping plan that will not be hard surfaced shall be planted with adequate native or high altitude ground cover as approved by the town, and shall be top dressed with a minimum of (2") of topsoil prior to planting.

Example:



Plant Palette

Common Name	Botanical Name
Perennial / Wildflower / Rain Garden - Min. 1 Gallon Container	
Yarrow	Achillea SPP
Columbine	Aquilegia SPP
Shasta Daisy	Crysanthemum Maximum
Larkspur	Delphinium SPP
Fireweed	Equilobium SPP
Rocky Mountain Iris	Iris Missouriensis
Lupine	Lupinus SPP
Penstemon	Penstemon SPP
Potentilla	Potentilla Verna
Sedum	Sedum SPP
Black Eyed Susan	Rudbeckia Vulgaris

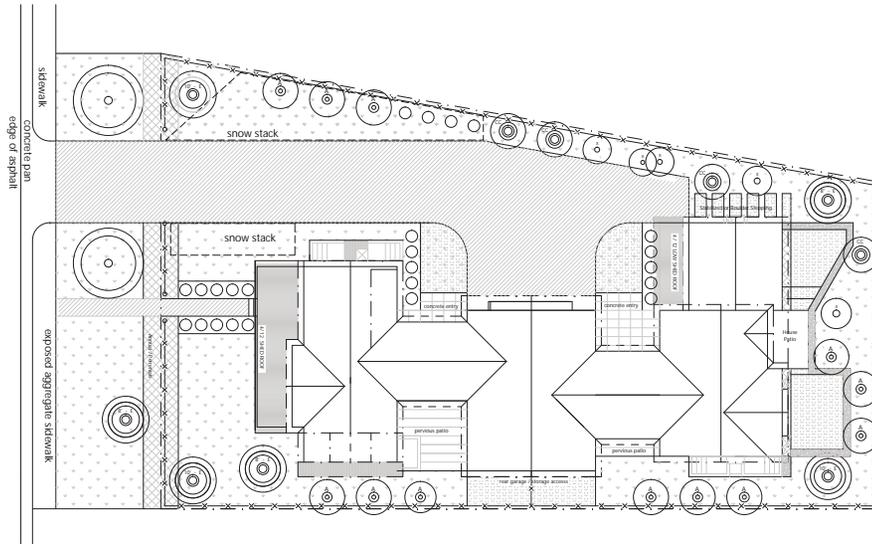
Shrubs - Min. 5 Gallon Container

Woods Rose	Rosa Woodsil
Yellow Mountain Willow	Salix Monitcola
Alpine Currant	Ribes Alpinum
Potentilla	Potentilla Fruiticosa
Globe Spruce	Picea Pungens
	'Glauca Gobosa'
Common Lilac	Syringa Vulgaris

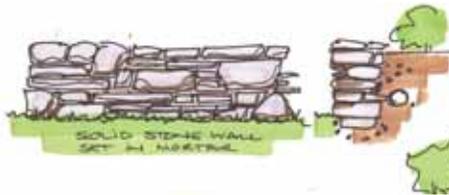
Trees

Quaking Aspen	Populus Tremuloides
- 2.5" Caliper, min. some multi stem	
Narrowleaf Cottonwood or Balm of Gilead	Populus Angustifolia
- 3" Cal. Min.	
Shubert Chokecherry	Prunus Virginiana 'Shubert'
- 2.5" Cal. Min.	
Englemann Spruce	Picea Englemanni
- 8'-10'	
Colorado Blue Spruce	Picea Pungens
- 8'-10'	

FRENCH STREET



Preliminary Rock Stairway
Pending engineering and landscape integration



Preliminary Retaining Wall
Pending engineering and landscape integration

	(12) Aspen, 2.5" Caliper, min.		Perennials/ Annuals
	(2) Narrowleaf Cottonwood or Balm of Gilead, 3" Cal. Min.		Native Seed Wildflower Garden
	(4) Shubert Chokecherry, 2.5" Cal. Min.		Crusher Fines
	(6) Evergreen Trees 8'-10' in height		Pervious Pavers
	Existing trees to remain		Stabilized Grass or Pervious Alternative
	Shrubs		Stone Retaining Wall

Legend
N.T.S

Vegetation Information
N.T.S

LANDSCAPE PLAN



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Key Plan
Project N
Rotated

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308 N. French Street
Breckenridge, CO 80424

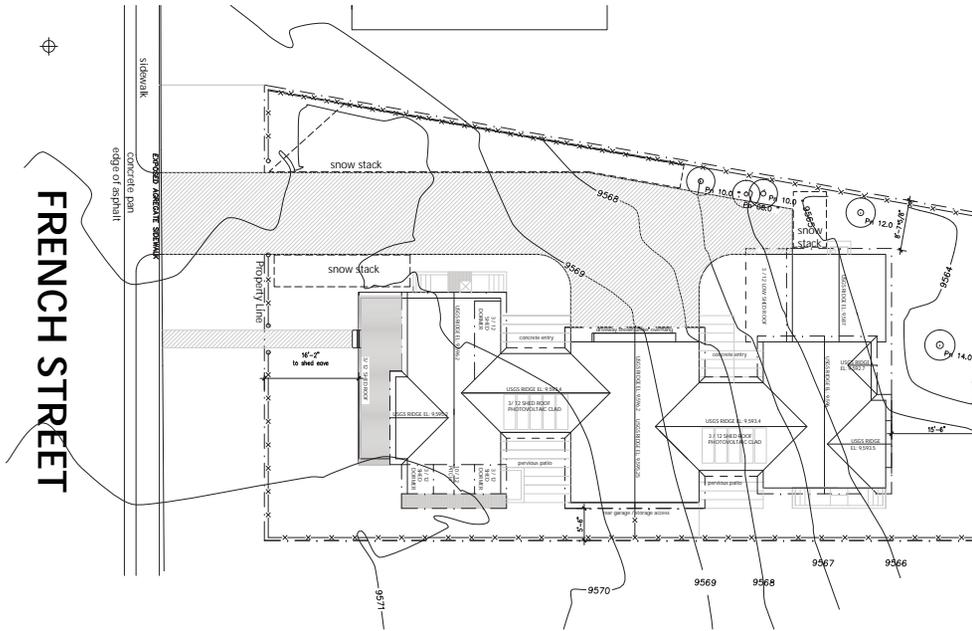
not for construction

04-30-14

Date: 02-24-14
By: M. McCormick
Scale: Noted

LANDSCAPE
PLAN

L 1.0



Proposed Site Plan shown with existing contours

Scale: 1"=10'
 Final drainage plan to be submitted to Town Engineer after building permit issuance.
 Final utility plan to be submitted to Town Engineer after building permit issuance.



Proposed 3% Grade Diagram / 4% option

Scale: 1"=10'

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

Signature Block

N.T.S.

Site Data

Legal description: Lots 1, 2 & 3, block 1, Abbott's Addition.
 Site area: 8,282 s.f. = .19 acres
 Elevation: 9,571: 39° N. lat / 106° W. long
 Land use district: 18
 Existing Site Conditions:

Demolished lot with sloping drainage toward NE Klack. Sparse trees at North and East ends. Beetle kill pine present to be removed.

Envelope: 2,458 sf = 31.4% (building & porches)
 Hard surface: 1620 sf = 20% (driveway/sidewalk/entry)
 Open space: 48.6%
 Snow stack: 625sf proposed (523 sf required)
 Drainage: Positive away from structure toward NE Klack. Adjusted grade within setbacks.

Driveway: Installation of asphalt drive that shall be have 4% minimum slope for positive drainage away from residences.

Setbacks: Front: required 15', proposed 16'-2" to eave
 Side: required 5', proposed 8'-7-1/2" to eave
 Side: required 5', proposed 5'-6" to eave
 Rear: required 15', proposed 15'-6" to eave

Easements: Utility easement on adjacent east lot.
 Parking: Required 4 spaces (2 per unit)
 Refuse Plan: Tandem parking per pre-planning meeting
 Receptacle storage in garage

Site Data

N.T.S.

Building Data

Above Ground Density: 9 UPA
 2,732 proposed 2,736 sf max
 Below Ground Density:
 902 sf proposed 912 sf max
 Total allowed density is 12 UPA (9UPA above grade)
 3634 sf proposed 3648 sf max
 Mass Bonus: 671 sf proposed 729 sf max

Dwelling Units: 2
 Bedrooms: 3 per unit
 Bath: 3-1/2 per unit
 Fireplaces: EPA phase II gas fire
 Power vented (2-3 per unit)

Building Height: Ridge-line and Mid-line data provided on sheet A 2.2

Building Data

N.T.S.



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Key Plan
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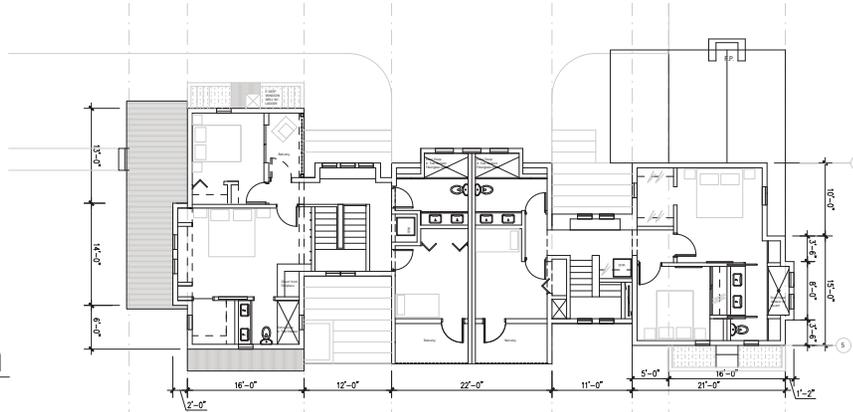
PROPOSED
 SITE PLAN

A 1.3

SITE PLAN

Second Floor Plan

Scale: 1/8"=1'-0"



Unit A - Second Floor
 M. Closet = 35 sf
 M. Bath = 50 sf
 M. Bed = 193 sf
 G Bed 1 = 120 sf
 Hall/ Lndry = 97 sf
 G Bed 2 = 105 sf
 G Bath = 75 sf

Total sf = 675 sf

Unit B - Second Floor
 M. Closet = 45 sf
 M. Bath = 72 sf
 M. Bed = 163 sf
 G Bed 1 = 110 sf
 Hall = 80 sf
 G Bed 2 = 116 sf
 B Bath = 75 sf

Total sf = 661 sf

UNIT A - Main Floor
 Foyer = 60 sf
 Closet 1 = 24 sf
 Living = 456 sf
 Cabinet = 8 sf
 Powder = 30 sf
 Hall = 34 sf
 Stair = 58 sf

Total sf = 670 sf

UNIT B - Main Floor
 Foyer = 69 sf
 Closet = 7 sf
 pantry = deleted
 Liv/ Kit = 504 sf
 Powder = 41 sf
 Hall = 47 sf
 Stair = 58 sf

Total sf = 726 sf

Unit A - Lower Level
 media = 187 sf
 bath/ ldry/h suite = 133 sf
 = 145 sf

total sf = 465 sf
 gas fire = 1

Unit B - Lower Level
 media = 349 sf
 bath/ ldry = 55 sf
 hall = 33 sf

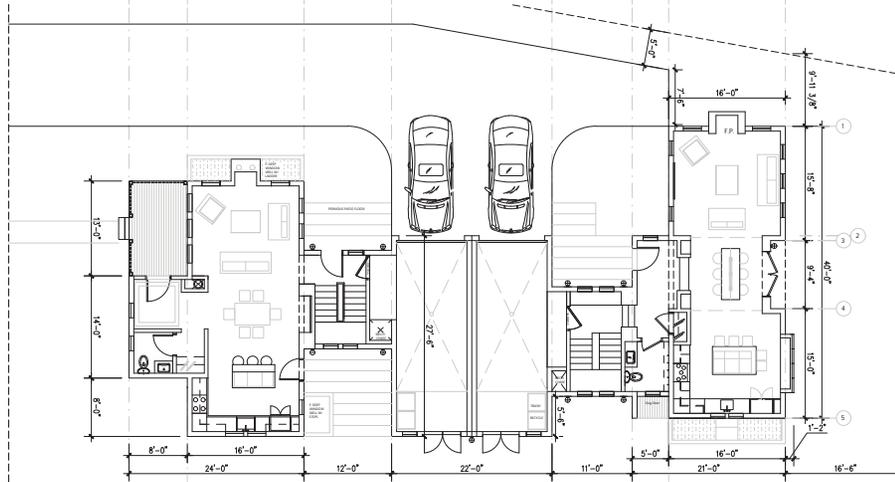
total sf = 437 sf
 gas fire = 1

Unit A
 1st & 2nd Floor = 1345 sf
 Lower Level = 465 sf
 Garage = 337 sf

Unit B
 1st & 2nd Floor = 1387
 lower level = 437 sf
 Garage = 334 sf

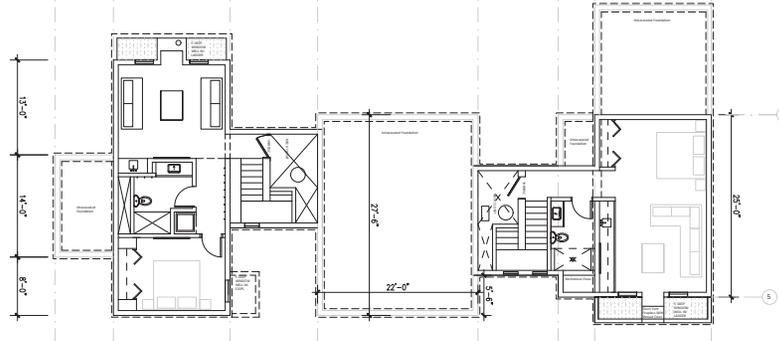
First Floor Plan

Scale: 1/8"=1'-0"



Basement Floor Plan

Scale: 1/8"=1'-0"



Unit Calcs

Itemized Square Footage

MASS BONUS CALCULATION:
 Garage Unit A = 337
 Garage Unit B = 334
 Total MB: 671 SF (729 Allowable)

Mass Bonus Calc

Density Derivation

TOTAL ABOVE GRADE DENSITY CALCULATION:

Unit A:	2147 sf
Unit B:	2158 sf
Gross Subtotal Sf.	4,365 sf

Mass Bonus (garage)	-671 sf
Below Grade D	-902 sf

Total Above Grade Density 2,732 sf

Density Calcs

Density Derivation

FLOOR PLANS



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FLOOR PLANS

A 2.0



○ **West/ Street Elevation**
Scale: 1/8"=1'-0"
Fence Length at French Street Property line



○ **South Elevation**
Scale: 1/8"=1'-0"



○ **East/ Klack Elevation**
Scale: 1/8"=1'-0"



○ **North / Driveway Elevation**
Scale: 1/8"=1'-0"



○ **Diagramatic West Elevation of French Street**
Sketch rendering (NTS) compiled from various projects. Author unknown.



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○ Key Plan
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ELEVATIONS

ELEVATIONS **A 2.3**

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○ Noted Material Elevation
Scale: 1/4"=1'-0"



○ Window Wells
Exposed retaining to be clad with Moss Stone veneer & integrated with landscape to "Disappear"



○ Stone Veneer
Mixed Size/ 3+ / Moss Stone/
exposed 12-18" TYP./ Type M Mortar



○ Stone Retaining
Large Format Siloam Stone
Type M Mortar/ Stepped 1' /2' slope



○ Steel Base
22 Gauge 8" rusted mill steel
with exposed fasteners. Flat.

FINISH NOTED ELEVATION



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Finish Noted
Elevation

A 2.4



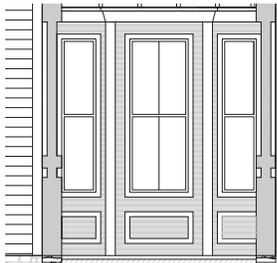
Shiplap Siding

Apex Triangle = 1"x4" Beetle Kill Pine /Milled 6 sides/
Painted / Net reveal 2-3/4"
Wall Siding* = James Hardy Artisan Lap Siding/ 4" reveal
Color Options : Mountain Sage JH50-30 or
Heathered Moss JH50-20
* All Siding terminates a minimum of 8" above grade.



Window Wells

Exposed retaining to be clad with Moss Stone
veneer & integrated with landscape to "Disappear"

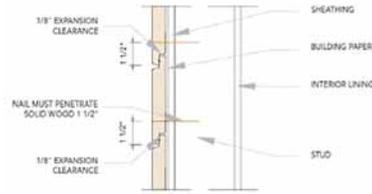


Entry Door Spec

Premium Wood Exterior Door*, 3'-0" x 8'-0"
with sidelights either side. No transom/
Min 2/3 Lite/ Solid Panel construction.

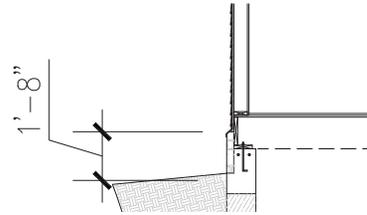
Interior Doors* 2'-8" x 8'-0" Typ
Exterior Doors* 3'-0" x 8'-0" Typ.
Sliding Doors* 6'-0" x 8'-0" in traditional
French Door Styling

*All Doors and Windows trimmed per
forthcoming details.



Ship Lap

Scale: Noted
V Groove install w/o rigid foam
- Determine R-Value
- Determine if rigid foam will be used



Ship Lap at Stone

Apex Triangle = 1"x4" Beetle Kill Pine /Milled 6 sides/
Painted / Net reveal 2-3/4"
Wall Siding* = Jame Hardy Artisan Lap Siding/ 4" reveal
Color Options : Mountain Sage JH50-30 or
Heathered Moss JH50-20
* All Siding terminates a minimum of 8" above grade.

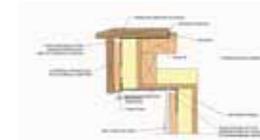


90d box bay

At Kitchen and 2nd Floor Connector
Double Hung Windows
4/12 Shed Roof

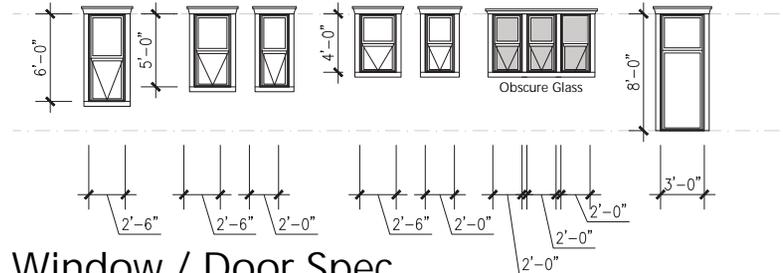
Exterior Trim

Wall Trim = 1"x6" Beetle Kill Pine /Milled 6 sides/
Painted Dark Green/ Net reveal 5-5/8"
Rafter Tails = Exposed rafter tails and exposed soffit/
Painted Dark Green
Window Trim = 1"x6" Beetle Kill Pine /Milled 6 sides/
Painted Yellow/ Net reveal 5-5/8"
Fascia Trim = 1"x10" Beetle Kill Pine /Milled 6 sides/
Painted Yellow/ Net reveal 5-5/8"
Post & Railing = Per drawing/ lodge pole pine/
Painted Dark Green



Sill Trim

Scale: Noted
Ship Lap Termination



Window / Door Spec

Scale: 1/4"=1'-0"
Anderson Window American-Farmhouse Series or Comperable
Aluminum clad, double hung, with double pane top.e cottage red.
White wood interior. With Historic moulding detail. Glazing
Performance to be reviewed for HERS and LEED compliance.



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DETAILS &
MATERIALS

DETAILS & MATERIALS

A 3.0

Color Scheme 1

Project List



Leapfrog

Color Collection	SW Color, Kids' Color, Acute Care Color Collection	RGB Value Hexadecimal Value LRV	R-133 G-150 B-94 #85965E 27
Color Family	Greens		
Color Strip	62		

NOTES:

Body Color



June Day

Color Collection	SW Color, HGTV® Home	RGB Value Hexadecimal Value LRV	R-242 G-210 B-112 #F2D270 63
Color Family	Yellows		
Color Strip	98		

NOTES:

Trim Color



Red Bay

Color Collection	SW Color, Kids' Color	RGB Value Hexadecimal Value LRV	R-145 G-51 B-52 #913334 9
Color Family	Reds		
Color Strip	46		

NOTES:

Accent Color

Color Scheme 2

Project List



Smoky Blue

Color Collection

Concepts in Color,
Lifestyle Collection,
Pottery Barn Collections,
Senior Living Color
Collection

RGB Value
Hexadecimal Value
LRV

R-94 | G-113 | B-125
#5E717D
15

Color Family

Cool Neutrals

NOTES:

Body Color



Classical White

Color Collection
Color Family

Historic Collection
Whites

RGB Value
Hexadecimal Value
LRV

R-236 | G-228 | B-204
#ECE4CC
78

NOTES:

Trim Color



Red Bay

Color Collection
Color Family
Color Strip

SW Color, Kids' Color
Reds
46

RGB Value
Hexadecimal Value
LRV

R-145 | G-51 | B-52
#913334
9

NOTES:

Accent Color

Planning Commission Staff Report

Project Manager: Chris Kulick, AICP

Date: April 25, 2014

Subject: Alpine Rock Mining Aggregate Processing – Permit Renewal
Class B Minor; PC #2012056 (Renewal of Permit #2009039)

Applicant/Owner: Alpine Rock/ Town of Breckenridge

Agent: Joe Dudley, Alpine Rock

Proposal: The applicant is requesting a renewal of a development permit (PC#2009039) to allow for the continuation of an existing processing operation. The operation includes processing and sale of aggregate on a 129.99 -acre site just west of Highway 9 and north of County Road 3 (see Site Conditions section of this report for a breakout of the ownerships and related lease hold interests). Processing includes crushing and washing of material from on and off site, as well as asphalt and concrete manufacturing. No expansion to the existing operation is proposed, however a modification to the permitted hours of operation and limits on asphalt production is requested by the applicants.

Address: 13250 State Highway 9

Legal Description: Unplatted

Site Area: 129.99 acres (Former Alpine Rock Property -25.005 acres/Town of Breckenridge “McCain” property -104.9814 acres)

Land Use District: 43

Permitted Uses: Existing residential and service commercial; Recreation, Open Space, and Governmental Uses.

“Mining (including the extraction of sand, gravel, rock and other minerals) and related uses; and Processing (including one asphalt batch plant and one concrete batch plant) and related uses. These uses shall be in accordance with the lease between the Town of Breckenridge and Alpine Rock (dated November 19, 2002). Upon annexation of any portion of District 43 a development permit will be required for these uses and the development permit will include a monitoring component. The intent is to allow for the continuation of these uses as provided for and conditioned by Summit County Conditional Use permit (98-13)”.

Site Conditions: The southern, eastern and western 104 acres of the site is owned by the Town of Breckenridge. The north central portion of the site is a separate 25 acre parcel where all of the processing and most of the operation will take place. This parcel was acquired by the Town of Breckenridge in 2013 and is leased back to Alpine Rock to continue their mining and processing operation. In total, Alpine Rock’s lease area has

decreased from 43 acres to 17 acres. Most of the lease area is on the 25 acre parcel with the exception of some related use ponds.

All of the processing operation including: 1) a portable asphalt plant 2) crushing and sizing facilities 3) wash plant facilities with a concrete lined settlement pond 4) a concrete batch house/concrete plant 5) a maintenance shop 6) the main business office trailer 7) truck scale 8) a fuel storage/island 9) a concrete reclaimer with concrete lined settlement pond and 10) miscellaneous storage and testing trailers is contained on the 25 acre parcel. There are no utilities to the site. Bottled water and portable toilets are used. Propane is used for heat and an existing well is used for non-potable purposes.

Adjacent Uses: North: Stan Miller
South: County Road 3/Coyne Valley Road
East: Tatro PUD-Service Commercial
West: Vacant-US Forest Service

Item History

Alpine Rock had been mining this property since 1983 subject to a Mining and Reclamation permit (M-1982-207) from the State of Colorado Division of Reclamation, Mining and Safety. Since Alpine Rock no longer conducts mining on the site their permit was released in August of 2013. This leaves processing as their only operation associated with this renewal.

The Town of Breckenridge is the property owner for the entire site. The Town has worked with Alpine Rock to reconfigure the processing facilities so that the processing operation and aggregate collection are both on the north 25 acre parcel. The entire site is subject to a 5-year lease between Alpine Rock and the Town of Breckenridge dated June 17, 2013. The lease authorized Alpine Rock to use the Town's property for processing and related uses, and restricted the use of aggregate processing infrastructure to the 25 acre parcel. The Town meets annually with Alpine Rock to monitor the reclamation, the royalties, and also to coordinate in regard to other Town projects that impact either the processing or the restoration. This includes the Blue River restoration project.

Summit County regulated the mining/processing operation through their Conditional Use Permit process from 1983 until the property was annexed to the Town of Breckenridge in 2003. Upon annexation Alpine Rock obtained a development permit (PC#2003107) authorizing the continuation of the operation. The permit was approved for three years on November 11, 2003. The permit was subsequently renewed for another three years in 2006 and 2009. The applicants again submitted to renew the permit in 2012 but review was delayed to this time while the Town acquired the 25 acres parcel from Alpine Rock and restructured their lease. The operation is considered a temporary use of the land that provides rock, concrete, and asphalt while preparing the land for its ultimate use.

An Alpine Rock Task Force, composed of three Silver Shekel property owners, was created in 1993 to meet periodically to work directly with Alpine Rock to minimize the impacts of the operation on the neighboring homes. The intent was to create a process by which the residents of Silver Shekel could work directly with the operator and insure that unresolved issues were brought to the attention of the County or the Town. The last official meeting was in the spring of 2006 and there were no concerns raised. In between the 2006 meeting and Alpine Rock's permit review in 2009 two of the members sold their property. This left one remaining member to the task force, Dieter Wons. Mr. Wons was contacted prior to Alpine Rock's renewal

in 2009 and he stated the feedback he had received from fellow Silver Shekel residents indicated there were no issues with the operations. He further commented that he was happy with the current state of operations and thinks it has improved significantly over years through concessions Alpine Rock has made to the Task Force. While attempting to contact Mr. Wons for feedback related to this renewal, staff were informed by his wife that he passed away in 2010. This leaves the task force with no current members.

As part of this renewal Alpine Rock has requested the termination of the Alpine Rock Task Force due to Alpine Rock's excellent record of compliance with conditions of previous permits, the continued downsizing of their operations, advancements in technology that have substantially mitigated the original noise and air quality concerns, and the lack of any current members serving on the task force.

Staff Comments

Land Use: Land Use District 43 was specifically created in 2003 to allow the mining and processing operation. According to the Land Use Guidelines these uses "*shall be in accordance with the lease between the Town of Breckenridge and Alpine Rock*", and the intent of Land Use District 43 is to "*allow for the continuation of these uses as provided for and conditioned by Summit County Conditional Use permit.*" The Land Use Guidelines require that a development permit be obtained to insure on-going oversight of the operation. Upon annexation in 2003, the Town approved the original permit for a three-year period, which was consistent with the Stan Miller temporary rock crushing facility just north of this site. Staff is satisfied that the current mining and processing operation is consistent with the Summit County Conditional Use Permit and the Lease, and has not changed significantly, other than to downsize the footprint and scale of the operation (elimination of mining), since approved by Summit County or annexed by the Town.

Site Plan/Structures: There are no major changes to the site plan as approved by Summit County through the Conditional Use Permit process and the permit previously approved by the Town. There are several structures and a variety of equipment that have been on the property since the beginning of the Conditional Use Permit, as listed above. No additional structures or equipment are anticipated as part of this application, although some equipment has been changed out with newer equipment over the years. For example, a new rock crushing plant was added to the site to replace an older plant. Also, a new asphalt plant is used for those times when asphalt is produced on site. Both of these pieces of newer equipment have resulted in reductions of noise and emissions compared to the equipment they replaced.

Access / Circulation: The property is accessed off an entrance/exit at the Fairview Blvd/Highway 9 intersection. These Highway 9 access points connect to the site's driveway.

Utilities Infrastructure: There are no changes proposed to the existing facilities. Bottled water, propane, and sanolets are utilized. No permanent utilities are existing or proposed.

Water Quality/Drainage: The material within the permit boundaries consist of gold placer tailings and rock and aggregate. As a result of historic mining operations, flow in the Blue River disappears into the dredge tailings at the southern boundary of the property. During low flow periods, there is no surface water flow through the property. During spring runoff flow occurs in varying locations within the site. The Blue River restoration Master Plan (December 2000) identified the preferred location for a restored river channel and that new channel is anticipated to be constructed at some time in the near future. (it is currently on the Town CIP B-List for budget years 2014-2016 \$4.3 million. The Town Council has expressed a desire to proceed with the project on a self funded basis).

The operation is also subject to a Discharge Permit from the Water Quality Control Division of the Colorado Department of Public Health and Environment and a current copy of the permit has been provided to staff. The current permit is in good standing with no specified expiration date. In addition, the applicant has submitted a Storm Water Management Plan to the Town Engineer. This will be included as a condition of this permit.

The area along of the edge of the Blue River contains a vegetative buffer. This area will not be disturbed. The applicant has indicated that there are no jurisdictional wetlands within the property and will submit an Army Corp of Engineer approved delineation as a condition of this permit.

Air Quality/Particulates: Alpine Rock's processing equipment is subject to permits from the Air Pollution Control Division of the Colorado Department of Public Health and Environment and copies of current permits have been provided. In addition, the previous Conditional Use Permit, approved by the County and the development permit approved previously by the Town, prohibited any visible air pollution, including particulates, dust, and smoke, beyond ¼ mile. Over the last three years Town staff received no dust complaints. Alpine Rock waters their interior drives regularly, which effectively controls for dust.

Impact to Adjacent Uses:

Visual Impact: The permanent structures are painted grey as previously required by the County and recommended by the Alpine Rock Task Force. Previously the Task Force had been amenable to a yellow temporary asphalt plant because it was a newer (and quieter) model. Staff has no objection to a yellow portable asphalt plant.

Monitoring: The Land Use District Guidelines require a monitoring component for this development permit. The Alpine Rock Task Force had been very involved in the oversight of this operation for the last 21 years. As a result, there have been improvements to the operation such as quieter equipment (enclosed generators, rubber crusher screens, etc.). In addition, we recommend that if there are issues that arise and are not to the satisfaction of the Town, the Community Development Department may schedule the development permit for Planning Commission review at which time additional conditions may be required.

Since the property was annexed into Town and the original permit was approved, Staff has received three complaints. The most recent complaint concerned dust and occurred during an intense wind event on June 7, 2010. Even though Alpine Rock was not operating the facility at the time of the event, their staff responded quickly to our concerns and resolved the issue with watering. The second complaint concerned debris and trash that was stored on the property. It was determined that the debris and trash was actually located on property immediately east of Alpine Rock's property and was the responsibility of the adjacent landscape business. Prior to the renewal in 2006 it had come to staffs' attention, that, for some time, Alpine Rock has been depositing used equipment and material (concrete, rock, gravel) on a sliver of land just north of their property and on the Town-owned property to the west. Staff had advised Alpine Rock to discontinue depositing any debris or materials offsite without the permission of the property owner and that it would be necessary for Alpine Rock to remove the old equipment and to work with the adjacent property owners to remove any debris and material that cannot be used as part of their improvements. This was included as a condition of permit and was discussed at the following annual lease meeting. In subsequent years since this issue Alpine Rock has been in compliance with this condition.

We recommend that this permit continue to be subject to a renewal every three years. This will enable the Town to monitor the impacts of the operation and to respond to the phasing and reclamation issues, and to provide flexibility to address market conditions, product demand, technological advances, changes to the surrounding land uses, and final land use and circulation plans. However due to Alpine Rock's exemplary record of complying with the conditions of previous permits and the operation being subject to a lease agreement with the Town, it is recommended by staff that the next renewal be processed as an administrative renewal through the Class D review process unless unforeseen significant issues arise.

Noise/Production Levels: There are no changes proposed to the operating hours previously approved by the Town. The mining and processing activities are considered to be construction related and the associated noise is considered 'construction noise' pursuant to the Town Noise Ordinance. Under the Town Noise Ordinance there is not a maximum permissible noise level assigned to construction activity. Instead it is unlawful to cause or make construction noise between the hours of 7 p.m. and 6:59 a.m. Monday through Saturday and all day Sunday. Previously The Alpine Rock Task Force and the County agreed to slightly different operating hours to enable the plant to start up earlier in order to provide material to construction sites by 7 a.m. These previous hours are listed below. The provisions of the Town Noise Ordinance may be varied by a development permit and staff has no objections to allowing a broader range of hours approved by the Town's planning process.

The current permit provides for hours of operations that meet the needs of their customers the vast majority of the time. However, at times due to increased tourism and increased population in Summit County, Alpine Rock experiences increased demands from its customers (Colorado Department of Transportation, Vail Resort, etc.) to have the ability to operate beyond the specified hours of operation. In the case of the Colorado Department of Transportation, to ease congestion on roadways which thereby improve the safety conditions of both workers and other persons using the roadways, sometimes work is specified to be completed at night. Alpine Rock has requested the continuation of the right to extend their hours of operation for the purpose of producing and shipping asphalt at night when required by project specifications such as a CDOT project provided their Noise Levels are within the levels defined in the Town's Noise Ordinance. Under this modification Alpine Rock has requested to notify the Planning Department at the time they are awarded work that requires operations outside the previously defined hours providing the dates of expected operations along with the nature of work to be performed. Since their last renewal Alpine Rock has not had to extend their hours, however they would like to continue the ability to do so in case the need arises. In addition to ensuring appropriate noise levels during nighttime operations, the Town will continue to require the applicant to install fully cutoff and shielded downcast lighting fixtures to be used in all external lighting. Two findings are included in this renewal to allow for the continuation of the previous hours of operation and to allow for additional hours when necessary.

Previous Permit's Hours of Operation:

Asphalt Plant and Crushing

Major Component Warm-Up	6:30am to 7:00am, weekdays
Material Production	7:00am to 5:00pm, weekdays
Major Component Shut-Down	5:30pm to 6:00pm, weekdays
Saturday Asphalt Operations	8:00am to 5:00pm, Saturdays

All Other Operations

Site Activities	6:00am to 6:00pm, weekdays
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8:00am to 5:00pm, Saturdays

Requested Changes from the September 1, 2009 Approval

Termination of the Alpine Rock Task Force: As mentioned above the Alpine Rock Task Force has no remaining members. In addition Alpine Rock believes they have demonstrated a great deal of responsibility by strictly complying with the conditions of previous permits and voluntarily implementing new practices that reduce noise and improve air quality for nearby residents. Staff is requesting feedback on the possible termination of the Alpine Rock Task Force.

Class D Review for Subsequent Renewals: Due to Alpine Rock's strict compliance with previous permit conditions and their operation being subject to a lease agreement with the Town, staff recommends subsequent permit renewals be handled at an administrative level through the Class D review process. Staff is requesting feedback on the possible amendment of the review process.

Staff Recommendation

This application has been advertised as a combined hearing. The application appears to pass all absolute and relative policies. A final point analysis has been included for your review.

If the Commission finds that the Alpine Rock Mining and Aggregate Processing application meets all absolute and relative policies, is comfortable with the modification for the temporary permitting of additional hours of operation, the termination of the Alpine Rock Task Force and amending future renewals to the Class D review process, Staff recommends approval of PC#2012056, with the attached findings and conditions.

Final Hearing Impact Analysis				
Project:	Alpine Rock Mining Aggregate Processing – Permit Renewal	Positive Points	0	
PC#:	2012056	Negative Points	0	
Date:	5/6/2014	Total Allocation:	0	
Staff:	Chris Kulick, AICP			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		

41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Alpine Rock Aggregate Processing – Permit Renewal
13250 State Highway 9
PERMIT #2012056

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

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The proposed activity is an existing activity and the operation will be consistent with all of the conditions and approvals granted by Summit County prior to the annexation.
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 April 25, 2014 and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on May 6, 2014 as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape-recorded.
6. Notwithstanding the provisions of Section 9-1-22 of the Town Code, the terms and conditions of this development permit shall remain in full force and effect and shall govern the permittee’s use of the property which is the subject of this development permit for a period of 3 years from the date hereof. During this time, the permit shall be binding upon and enforceable against the permittee and all subsequent owners of the property unless the permit is revised, modified or superseded by another development permit. **The permit may be renewed upon review of a new permit application through the Class D review process.**
7. The activities authorized pursuant to this permit are primarily construction related, and the noise generated by the permittee in connection with its use of the property pursuant to this development permit shall be deemed “construction noise” within the meaning of Section 5-8-6 of the Town Code. The provision of Section 5-8-6 relative to hours is hereby waived pursuant the provision of 5-8-6 (E) to allow for the morning site activities and major component warm-up as outlined below.
8. The permittee’s hours of operation pursuant to this development permit shall be:

Asphalt Plant and Crushing

Major Component Warm-Up	6:30am to 7:00am, weekdays
Material Production	7:00am to 5:00pm, weekdays

Major Component Shut-Down 5:30pm to 6:00pm., weekdays
Saturday Asphalt Operations 8:00am to 5:00pm Saturday

All Other Operations

Site Activities 6:00am to 6:00pm, weekdays
8:00am to 5:00pm, Saturdays

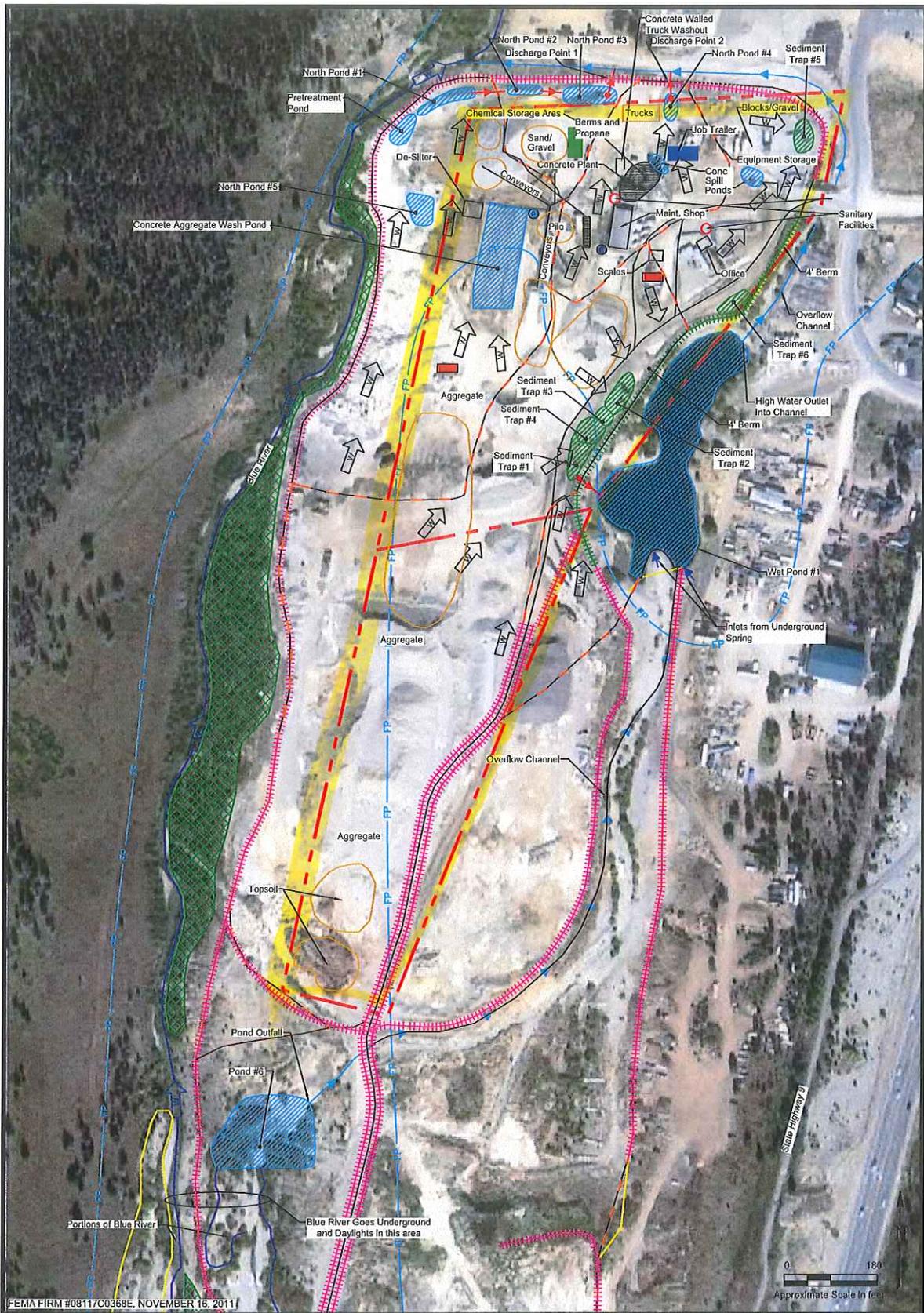
Permittee's operation at the property outside such hours shall constitute a violation of this permit. The only exception is for a bona fide emergency, or in the event of a temporary and occasional extension upon advance notification to the Town of Breckenridge. Temporary extensions will be reviewed through the Class "D" review process. Any temporary or occasional extension to the hours is subject to the Town Noise Ordinance.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires three (3) years from date of issuance, on May 6, 2017. However, the Planning Commission may require an interim review and subsequent additional restrictions prior to the expiration date if there are equipment changes, permit violations, or unauthorized changes or additions to the operation that are deemed by the Town to endanger the health, safety, or welfare of the general public.
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. Alpine Rock's operation onsite is subject to the requirements of permits issued by the Colorado Department of Public Health, Water Quality Control Division. Alpine Rock shall immediately notify the Town of Breckenridge Community Development Department of any notifications or correspondence it receives concerning alleged violation of these permits.
6. Alpine Rock shall comply with any Storm Water Management practices required by the Town Engineer and shall comply with the Water Quality Taskforce recommendations, including those dated September 15, 2006.
7. Alpine Rock's operations onsite are subject to the requirements of permits issued by the Colorado Department of Public Health, Air Quality Division. Alpine Rock shall immediately notify the Town of Breckenridge Community Development Department of any notifications or correspondence it receives concerning alleged violation of these permits. The operation shall not create any air pollution visible beyond ¼ mile.
8. There shall be no site disturbance within 25' of any jurisdictional wetlands. Alpine Rock submitted a US Army Corp of Engineer approved wetland delineation prior to the previous June 1, 2007

deadline. The areas identified as protected riparian area will not be mined or disturbed and a 25' non-disturbance setback will be established for areas identified on the site plan as high water swales unless specifically modified by the Town.

9. Town staff shall meet with Alpine Rock representatives prior to the commencement of operations and subsequent to termination of operation each year. The intent of the pre-commencement meeting is to review the anticipated operation plans for the upcoming season, along with any equipment changes, and to establish production guidelines and notifications procedures. A representative from the Town's Community Development Department and Public Works Department shall attend the meetings. If any unresolved issues surface through these meetings the Community Development Department may refer the development permit to the Planning Commission for interim review and subsequent additional restrictions.
10. Alpine Rock shall maintain dust control on site and on any affected roadways.
11. Alpine Rock shall be responsible for removing debris and equipment that they have deposited off-site when requested by the adjacent property owner and the Town Engineer.
12. Alpine Rock shall clean the bike path as necessary, as trucks cross the path during operation.
13. At all times during the course of the work on the development authorized by this permit, Alpine Rock 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 if the Town believes that Alpine Rock has violated this condition. If Alpine Rock fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, Alpine Rock agrees that the Town may clean up such material without further notice and Alpine Rock agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets.
14. The project approved by this Permit must be operated in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. The project must be operated in accordance with the plans, conditions, and specifications that were approved by the County pursuant to the Conditional Use Permit. Any material deviation from the approved plans and specifications without Town approval may result in the Town issuing a Stop Work Order, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. If the operation changes significantly the Town Engineer or Community Development Department may require additional mitigation to impacts including but not limited to traffic and water quality. Based upon the magnitude of the changes, another hearing before the Planning Commission may be required.
15. In the event that night work is approved via Class D permit per Finding #8, the applicant shall take all practical measures to reduce the noise impact to residential properties. This may include the use of flashers rather than back up beepers on vehicles subject to the approval of OSHA. Consideration of night work shall take into account the location of deliveries through residential area.



FEMA FIRM #08117C0368E, NOVEMBER 16, 2011

LEGEND	
	Berm
	Vegetated Berm
	Overflow Channel
	Storm Pipe
	Storm Pipe with Perforated Risers
	Blue River
	Well location
	Water Pump
	Aggregate Pile
	Pond Location
	Sediment Trap
	Concrete Plant
	Property Boundary
	Directional Flow
	Access Road
	Vegetative Buffer
	Vehicle Fueling Locations
	Approximate 100-Year Floodplain
	Jobsite Trailer
	Propane
	Drainage Boundaries

Pinyon Environmental Engineering Resources, Inc.

SWMP SITE MAP
 McCain Pit
 13250 State Highway 9
 Breckenridge, Colorado

Site Location: SW 1/4, SW 1/4, Section 18, Township 6S, Range 77W, 6th Principal Meridian

Drawn By: MF

Figure 2

Z:\PROJECTS\110832001 5 Facilities SPCC\2010 Breckenridge SWMP 6306\Figures\Figure.dwg

Job No. 1/08-320-01.6311

Reviewed By: KRT

Date: February 18, 2014

Planning Commission Staff Report

Subject: Ten Mile Suites Lower Level Change of Use
(Class B Minor; PC#2014020)

Date: April 30, 2014 (for the May 6, 2014 meeting)

Project Manager: Shane Greenburg, Planner

Owner/Applicant: Wells Fargo Bank

Agent: Arapahoe Architects; Bobby Craig, Architect

Proposal: The applicant is proposing to change the use of the lower level of Ten Mile Suites (currently Unit #1) from commercial (retail/office) to four residential condominiums (2 – one bedroom, 2 – two bedroom condominiums) with common area and storage. Exterior changes include the addition of doors and windows.

Address: 520 South French Street

Legal Description: Unit 1, Ten Mile Suites Condo

Land Use District: 26, Residential; 4 UPA

Site Conditions: Ten Mile Suites is a three story building. The proposed change of use is on the main/lower level. The lot is built out with a few mature evergreens for vegetation (no impact). A paved parking area (no change) is located to the west of the building and is accessed off of French Street.

Adjacent Uses: North: Residential & Carter Park
East: Residential
South: Residential
West: Residential

Density

Existing Unit 1:	6,026 sq. ft. (commercial/office)
Proposed Unit 1 to Condo:	5,180 sq. ft. (condominium)

Parking:

Existing parking:	15 spaces
Required parking for condominium use:	8 spaces

Item History

Ten Mile Suites was constructed prior to 1982. It is primarily a residential building with commercial use on the lower floor in Unit 1. In the past there have been gym and office uses in the unit.

Staff Comments

No change is proposed to the height, lot coverage, setbacks, or landscaping. This report will only address those portions of the Development Code related to this proposed change of use.

Land Use (Policies 2A & 2R): The existing use in Ten Mile Suites Condo is residential, as Land Use District 26 suggests, with the exception of this commercial unit. The applicant proposes to change the use of

the space from a commercial use to residential use, which is more appropriate for this Land Use District. Staff has no concerns with the proposed change of use.

Density (Policies 3A & 3R): The current use, commercial, is calculated at 1 unit = 1,000 sq. ft. The square footage of the lower level (unit 1) of Ten Mile Suites is 6,026 sq. ft. The current density, in SFEs, of unit 1 is: 6,026 sq. Ft. / 1,000 sq. ft. = 6.03 SFEs.

The entire building is significantly over the recommended density of 4 UPA. This is considered “legal non-conforming” and is allowed to remain as is, however the nonconformity cannot be increased. Any proposed improvements are encouraged to reduce the non-conformance.

The proposed change of use reduces the amount of density. The interior storage areas are not counted as common area and therefore count towards the density.

Staff notes, density calculations for a multi-family residential property do not include “common areas, such as lobbies, hallways, and amenity areas...”. The applicant has proposed 849 sq. ft. of common area (lobby, ski and bike storage with exterior access, and the fire sprinkler room).

The proposed density is (6,029 sq. ft.) – (849 sq. ft. common area) = 5,189 sq. ft.
5,189 sq. ft. / 900 multiplier = 5.75 SFEs.
5.76 SFEs are lower than the existing 6.03 SFEs.
Staff has no concerns.

Mass (Policies 4A & 4R): The proposed change of use does not alter the existing mass.

Architectural Compatibility (Policies 5A & 5B): Exterior changes include a new one story entry with stone, timber truss shed roof element, new doors, and new windows. All exterior changes will match existing materials and colors. (See attached plans) Lighting will be upgraded to comply with the Town’s Exterior Lighting Policy.

Parking (Section: 9-3-8): The commercial use requires one parking spot for every 400 sq. ft. of gross square footage which equates to fifteen parking spaces (6,026 sq. ft./400 sq. ft.). The proposed use of residential condominiums requires two parking spaces per unit which equates to eight parking spaces (4 units x 2 parking spaces/unit). This is a reduction of seven spaces and is provided for on the existing parking lot on site. Staff has no concerns.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Should the condos be individually subdivided for sale, a separate subdivision application to create condominiums would be required.

Staff Recommendation

Staff finds that this change of use is in conformance with the land uses in the area and results in less density and parking required. Staff has no concerns.

Staff recommends that the Planning Commission approve the Ten Mile Suites Lower Level Change of Use, PC#2014020 at 520 South French Street with the attached Point Analysis and Findings and Conditions.

Combined Hearing Impact Analysis				
Project:	Ten Mile Suites Change of Use	Positive Points	0	
PC#:	2014020	Negative Points	0	
Date:	5/6/2014	Total Allocation:	0	
Staff:	Shane Greenburg			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		

41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

Ten Mile Suites (Unit #1) Change of Use
520 S. French Street Unit #1
Ten Mile Suites Condo
PERMIT #2014020

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 **April 30, 2014**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **May 06, 2014**, as to the nature of the project. In addition to Commission minutes, the meetings of the Commission are tape recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. 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. The project complies with the statements of the staff and applicant made on the evidentiary forms and policy analysis form.
4. No signs are approved with this application. All signs visible from the exterior of the building shall be approved by the Town of Breckenridge under a separate sign permit application.
5. **Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade.**

PRIOR TO ISSUANCE OF A BUILDING PERMIT

6. **Town of Breckenridge water tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property. If paid on or prior to December 31, 2014, this fee shall be \$4,562.47. If paid after December 31, 2014, then the fee shall be determined based on the new Water Plant Investment Fee schedule in effect at the time of the payment.**

7. Upper Blue Sanitation District sewer tap assessments shall be updated and paid prior to issuance of a building permit and prior to the new use of the property.
8. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations. A Stop Work Order may not be released until a modification to the permit is reviewed and approved by the Town. Based upon the magnitude of the modification, another hearing before the Planning Commission may be required.
9. 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.
10. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

TEN MILE CONDOS AT TEN MILE SUITES



ARAPAHOE
ARCHITECTS, P.C.

P.O. BOX 4780
BRECKENRIDGE, CO 80424
PH: (303) 453-8474
FAX: 453-8475

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ARAPAHOE ARCHITECTS, P.C.

TEN MILE CONDOS
520 S FRENCH STREET
BRECKENRIDGE, COLORADO 80424

GENERAL
NOTES AND
SCHEDULES

JOB 1413
OWN BY CM
ISSUE 3/11/14 - TOB CLASS B MINOR
3/20/14 - TOB CLASS B RESUB.

SHEET

A-1

OF 1

GENERAL NOTES	DATA BLOCK	DOOR & WINDOW NOTES	FLOOR ELEVATIONS																																												
<p>1) SCOPE OF CONTRACTOR'S WORK: ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS UNLESS NOTED AS EXISTING OR NOT IN CONTRACT (N.I.C.) ON THE DRAWINGS.</p> <p>2) CODES: THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2004 EDITION, ADOPTED BY SILVERTHORNE, COLORADO. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE 2006 INTERNATIONAL ENERGY CONSERVATION CODE, AND LOCAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.</p> <p>3) DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. FAILURE TO GIVE SUCH NOTICE SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.</p> <p>4) CHANGES TO THE WORK: SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH OWNER'S OR ARCHITECT'S WRITTEN APPROVAL. IF THE CONTRACTOR REQUIRES ANY CHANGES WHICH IMPACT THE PROJECT SCHEDULE OR BUDGET, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST TO THE OWNER OR ARCHITECT PRIOR TO THE COMMENCEMENT OF SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGEMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM THESE CHANGES.</p> <p>5) WORKMANSHIP: IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR THE FOLLOWING MANUFACTURERS' INSTALLATION RECOMMENDATIONS AND INSTRUCTIONS.</p>	<p>ADDRESS 520 SOUTH FRENCH STREET</p> <p>LEGAL DESCRIPTION UNIT 1 OF ALL OF TRACT A, POWDER RIDGE SUBDIVISION, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M., SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, TOGETHER WITH A PORTION OF TRACT B, POWDER RIDGE SUBDIVISION, SECTION 7, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M., IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO</p> <p>LAND USE DISTRICT 26</p> <p>LAND USE TYPE EXISTING COMMERCIAL PROPOSED RESIDENTIAL</p> <p>SITE AREA 0.52 ACRES 22,894 SF</p> <p>LOT COVERAGE</p> <p>DENSITY (PER TOB DEV. CODE: 9-1-19-3A: 8 AND C2-RESIDENTIAL-MULTI-FAMILY) EXIST. 6,026 SF COMMERCIAL 1,000 SF PER SFE = 6.0 SFE PROPOSED 5,180 SF CONDOMINIUM 900 SF PER SFE = 5.8 SFE 846 SF CONDOMINIUM COMMON AREA = 0.0 SFE</p> <p>MASS</p> <p>DWELLING UNITS 4 UNITS BEDROOMS 6 BEDROOMS</p> <p>PARKING PARKING REQUIRED 8 SPACES = 2 SPACES X 4 UNITS PARKING PROVIDED 15 SPACES = 3.75 SPACES PER UNIT - EXIST. TO REMAIN</p> <p>SNOW STACK</p> <p>FIREPLACES 0 FIREPLACES PROPOSED</p>	<p>1) ALL WINDOWS TO BE ALUM. CLAD WOOD AS SELECTED BY OWNER UNLESS OTHERWISE NOTED.</p> <p>2) UNIT SIZES HAVE BEEN ROUNDED FOR COMPARISON WITH OTHER MANUFACTURERS. VERIFY ALL EXACT SIZES WITH APPROPRIATE MANUFACTURER. SUBSTITUTIONS OF MANUFACTURERS WILL BE ALLOWED ONLY WITH OWNER/ARCHITECT APPROVAL; REFER TO GENERAL NOTES.</p> <p>3) SEE WINDOW SCHEDULE FOR WINDOW TYPE AND OPERATION. CROSS-CHECK OPERATION WITH EXTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.</p> <p>4) DUAL GLAZE ALL WINDOWS AND DOORS WITH LOW-E GLASS RATED FOR USE AT HIGH ALTITUDES. PER MANUFACTURER'S REQUIREMENTS.</p> <p>5) TEMPERED GLASS AT DOORS, WITHIN 18" OF FLOOR, AND ADJACENT TO STAIRS AND DOORS. AS REQUIRED BY CODE.</p> <p>6) FIELD MEASURE FOR ALL CUSTOM UNIT SIZES PRIOR TO ORDERING.</p> <p>7) PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS AND AS NOTED ON SCHEDULES.</p> <p>8) PROVIDE METAL FLASHING AT ALL DOOR AND WINDOW HEADERS.</p> <p>9) WRAP TYVEK INTO ALL WINDOW AND DOOR OPENINGS PRIOR TO SETTING UNITS.</p> <p>10) INSULATE ALL EXTERIOR SHIM SPACES AT DOORS AND WINDOWS.</p> <p>11) VERIFY WINDOW AND DOOR HARDWARE FINISHES WITH OWNER PRIOR TO ORDERING.</p> <p>12) EACH SLEEPING ROOM TO HAVE AN EGRESS WINDOW OR DOOR TO MEET 2006 IRC REQUIREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING UNITS.</p> <p>13) PROVIDE ALL COMBINATION UNITS WITH EXTERIOR MULLION COVERS.</p> <p>14) WINDOWS AND DOORS TO HAVE FIELD APPLIED EXTERIOR TRIM.</p>	<p>EXIST. 1ST FLOOR EL 100'-0" = USGS 9648.9'</p> <p>EXIST. 2ND FLOOR EL 111'-6" = USGS 9660.4'</p> <p>EXIST. 3RD FLOOR EL 121'-6" = USGS 9670.2'</p> <p>LEGAL DESCRIPTION</p> <p>S. 23, T. 6 S., R. 77 W OF THE 6TH P.M.</p> <p>UNIT 1 TEN MILE SUITES CONDO 520 S FRENCH STREET TOWN OF BRECKENRIDGE</p> <p>PROJECT DIRECTORY</p> <p>OWNER: WELLS FARGO BANK C/O LARRY 1700 LINCOLN ST. - 7TH FLOOR PH: (303) 863-4625</p> <p>APPLICANT: TONY GANCEV P.O. BOX 1927 PH: 970-262-2378</p> <p>ARCHITECT: ARAPAHOE ARCHITECTS, P.C. P.O. BOX 4780 BRECKENRIDGE, CO 80424 PH: 970-453-8474</p> <p>STRUCTURAL ENGINEER: X X X</p> <p>BUILDING AREA</p> <table border="1"> <thead> <tr> <th>CONDOS</th> <th>FINISHED</th> <th>UNFINISHED</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>UNIT A</td> <td>821</td> <td>-</td> <td>821</td> </tr> <tr> <td>UNIT B</td> <td>431</td> <td>1,252</td> <td>1,683</td> </tr> <tr> <td>UNIT C</td> <td>985</td> <td>323</td> <td>1,308</td> </tr> <tr> <td>UNIT D</td> <td>1,434</td> <td>345</td> <td>1,779</td> </tr> <tr> <td>TOTAL</td> <td>4,061</td> <td>1,119</td> <td>5,180</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>COMMON AREA</th> <th>FINISHED</th> <th>UNFINISHED</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>LOBBY</td> <td>222</td> <td>-</td> <td>222</td> </tr> <tr> <td>SKI AND BIKE STO.</td> <td>-</td> <td>603</td> <td>603</td> </tr> <tr> <td>FIRE SPRINKLER RM.</td> <td>-</td> <td>21</td> <td>21</td> </tr> <tr> <td>TOTAL</td> <td>222</td> <td>624</td> <td>846</td> </tr> </tbody> </table> <p>NOTE: - ALL NEW RES. AREA CONVERTED FROM EXIST. COM. - NO NEW FLOOR AREA - UNFINISHED AREA INCLUDES STORAGE</p>	CONDOS	FINISHED	UNFINISHED	TOTAL	UNIT A	821	-	821	UNIT B	431	1,252	1,683	UNIT C	985	323	1,308	UNIT D	1,434	345	1,779	TOTAL	4,061	1,119	5,180	COMMON AREA	FINISHED	UNFINISHED	TOTAL	LOBBY	222	-	222	SKI AND BIKE STO.	-	603	603	FIRE SPRINKLER RM.	-	21	21	TOTAL	222	624	846
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TOTAL	222	624	846																																												
<p>6) FIELD VERIFICATIONS: VERIFY ALL EXISTING CONDITIONS, DIMENSIONS (INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, BUILDING SETBACKS, AND SITE SLOPES), AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF ANY WORK. NOTIFY ARCHITECT FOR INTERPRETATION OR CLARIFICATION OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR SAID DISCREPANCIES.</p> <p>7) DIMENSIONS: WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS. FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE AT TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.</p>	<p>SIGNATURE BLOCK</p> <p>UPON THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE TOWN OF BRECKENRIDGE, THIS SITE PLAN SHALL BE BINDING UPON THE APPLICANT, AND THE APPLICANT'S SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE TOWN HAS ISSUED A FINAL CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE, THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN AND IN THE DEVELOPMENT PERMIT FOR THIS SITE. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY IN ACCORDANCE WITH THE BRECKENRIDGE DEVELOPMENT CODE. THIS DOCUMENT REPRESENTS THE ENTIRE UNDERSTANDING BETWEEN THE APPLICANT AND THE TOWN OF BRECKENRIDGE WITH REGARD TO DEVELOPMENT RIGHTS AND DENSITY REMAINING ON THIS SITE.</p>	<p>VICINITY MAP</p>																																													
<p>8) CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.</p> <p>9) EXCAVATION PROCEDURES: IF A SOILS REPORT IS NOT AVAILABLE FOR THIS PROJECT, UPON COMPLETION OF THE EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SOIL CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF THE FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.</p> <p>10) FIELD CUTTING OF STRUCTURAL MEMBERS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ARCHITECT/ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING WHEN IT IS NECESSARY TO BORE STUDS, JOISTS OR RAFTERS FOR ELECTRICAL OR PLUMBING RUNS. THE HOLES SHALL NOT BE GREATER THAN 40% OF THE MEMBER DEPTH IN LOAD BEARING CONDITIONS, AND NOT GREATER THAN 40% OF MEMBER DEPTH IN NON LOAD BEARING CONDITIONS. REFER TO THE 2006 INTERNATIONAL RESIDENTIAL CODE RE: MANUFACTURERS' OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.</p>	<p>OWNER</p> <p>ARCHITECT</p> <p>DIRECTOR OF COMMUNITY DEVELOPMENT</p>																																														
<p>11) ROOF MAINTENANCE: EXCESSIVE BUILDUP OF SNOW AND ICE ON ROOFS MAY LEAD TO WATER INTRUSION. IT IS THE OWNERS' RESPONSIBILITY TO KEEP THE ROOF REASONABLY CLEAR OF SNOW BUILDUP AND ICE DAMS EITHER THRU PERIODIC SNOW REMOVAL OR THE INSTALLATION OF A SNOW MELT SYSTEM AT THE EAVES, AND OTHER POTENTIAL PROBLEM AREAS. WE RECOMMEND THE INSTALLATION OF ELECTRICAL OUTLETS ON DEDICATED CIRCUITS IN THE VICINITY OF THESE AREAS DURING CONSTRUCTION TO FACILITATE SNOW MELT SYSTEM IF REQUIRED.</p>	<p>INTERIOR FINISH NOTES</p> <ol style="list-style-type: none"> FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS PER GENERAL NOTES. COMMENCEMENT OF FINISH WORK INDICATES ACCEPTANCE OF PRIOR WORKMANSHIP BY INSTALLER. ALL WALLS AND CEILINGS TO RECEIVE 5/8" TYPE "X" GYPSUM BOARD, TAPE 2 COATS MUD, TEXTURE AND 2 COATS PAINT UNLESS OTHERWISE NOTED HEREIN OR ON DRAWINGS. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AS REQUIRED BY CODE AND BUILDING DEPARTMENT AT GARAGE, MECHANICAL ROOM AND BELOW STAIR. PROVIDE 1/2" CEMENT BOARD UNDERLAYMENT AT ALL CERAMIC TILE AREAS. FINISH ALL CLOSETS AND STORAGE AREAS TO MATCH ADJACENT SPACES UNLESS OTHERWISE NOTED ON PLANS. ALL CLOSETS TO HAVE COAT ROD AT 5'-4" AFF WITH TYPICAL SHELF ABOVE UNLESS NOTED. TYPICAL SHELF: 1 1/2" DEEP 3/4" AC GRADE PLYWOOD (PAINT) WITH 3/4" WOOD EDGE BAND AT EXPOSED EDGES (SPECIES AND FINISH TO MATCH ADJACENT WOOD TRIM). TYPICAL FIXED SHELF ASSEMBLY: TYP. SHELVES SPACED AT 16" OC VERT. STARTING AT 24" AFF. 		<p>SHEET INDEX</p> <table border="1"> <tbody> <tr> <td>A-1</td> <td>NOTES & SCHEDULES</td> </tr> <tr> <td>A-2</td> <td>EXISTING FLOOR PLANS</td> </tr> <tr> <td>A-3</td> <td>PROPOSED FLOOR PLANS</td> </tr> <tr> <td>A-4</td> <td>PROPOSED ELEVATIONS</td> </tr> <tr> <td>A-5</td> <td>BUILDING ELEVATIONS</td> </tr> </tbody> </table>	A-1	NOTES & SCHEDULES	A-2	EXISTING FLOOR PLANS	A-3	PROPOSED FLOOR PLANS	A-4	PROPOSED ELEVATIONS	A-5	BUILDING ELEVATIONS																																		
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ARAPAOE
ARCHITECTS, P.C.

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TEN MILE CONDOS
520 S FRENCH STREET
BRECKENRIDGE, COLORADO 80424

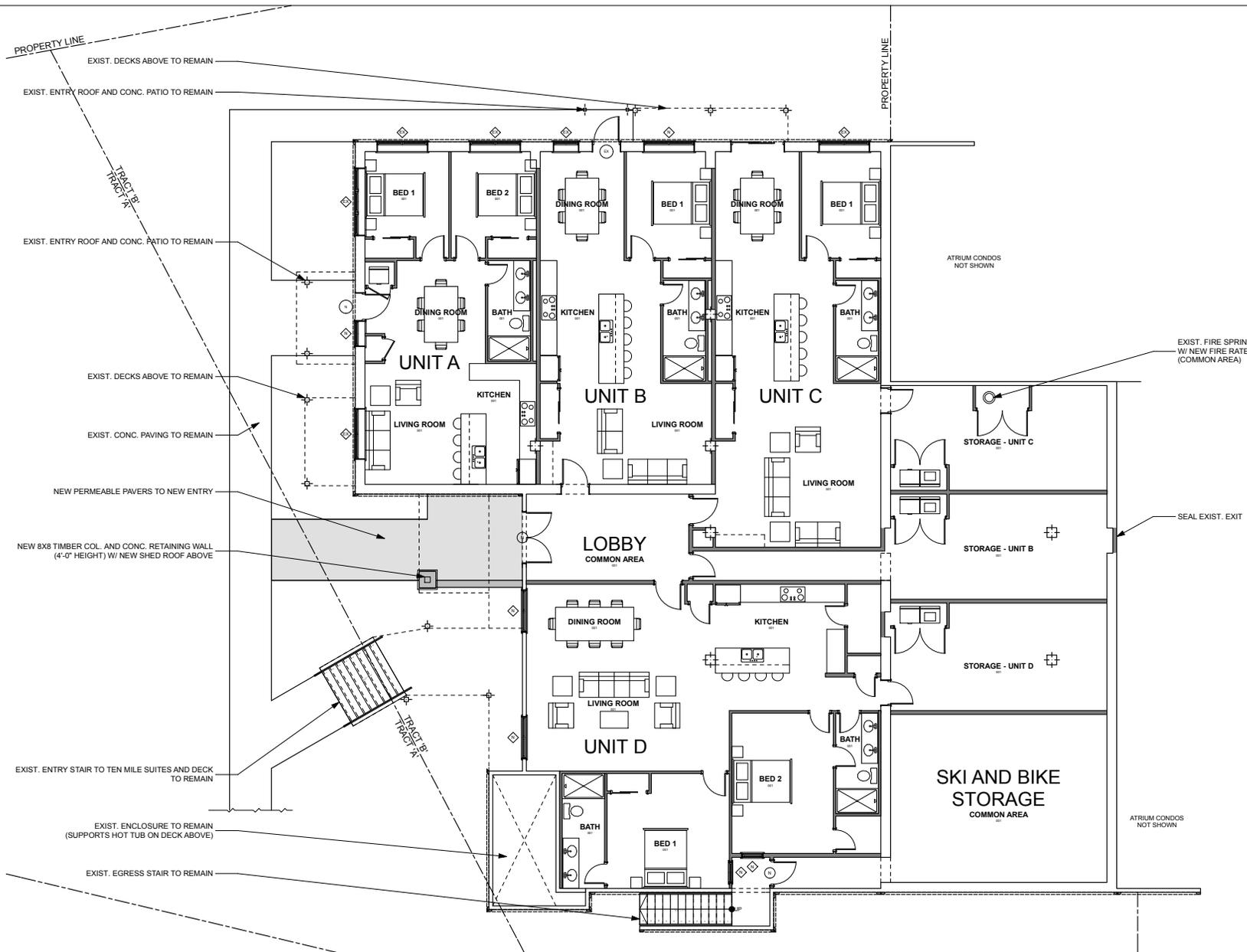
PROPOSED
FLOOR PLAN

JOB 1413
OWN BY CM
ISSUE 3/11/14 - TOB CLASS B MINOR
3/20/14 - TOB CLASS B RESUB.

SHEET

A-3

OF 1



1
A-3 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

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ATRIUM CONDOS BEYOND
NOT SHOWN

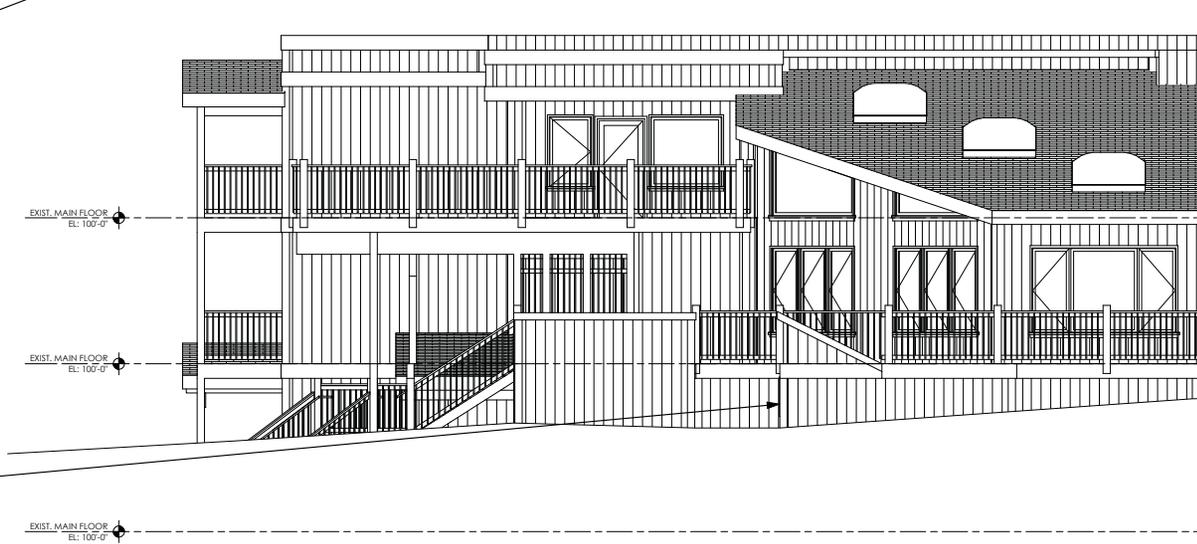


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- NEW DOOR AND WINDOW IN EXIST. R/O
- NEW WALL MOUNTED LIGHT FIXTURE (TYP. OF 2)
- NEW WINDOWS AND TIMBER HEADER AT UNIT D (TYP. OF 2)
- NEW ENTRY DOOR AND TIMBER HEADER
- NEW ENTRY ROOF, COLUMN, AND RETAINING WALL
- NEW "10 MILE CONDOS" WOOD SIGN

NOTES

- THE ATTACHED CONDO. BUILDING TO THE EAST OF TEN MILE SUITES, KNOWN AS "THE ATRIUM", IS NOT SHOWN
- ALL NEW DOORS, WINDOWS, SIDING, ROCKBASE, TRIM, ROOF, TIMBER, PAINT, AND DETAIL TO MATCH EXIST. CONDITIONS
- NEW LIGHT FIXTURES TO BE DARK SKY COMPLIANT
- EXIST. LIGHT FIXTURES NOT SHOWN



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

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PROPOSED ELEVATIONS

JOB	1413
DWN BY	CM
ISSUE	3/11/14 - TOB CLASS B MINOR
	3/20/14 - TOB CLASS B RESUB.
SHEET	

A-4



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PROPOSED
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JOB 1413

OWN BY CM

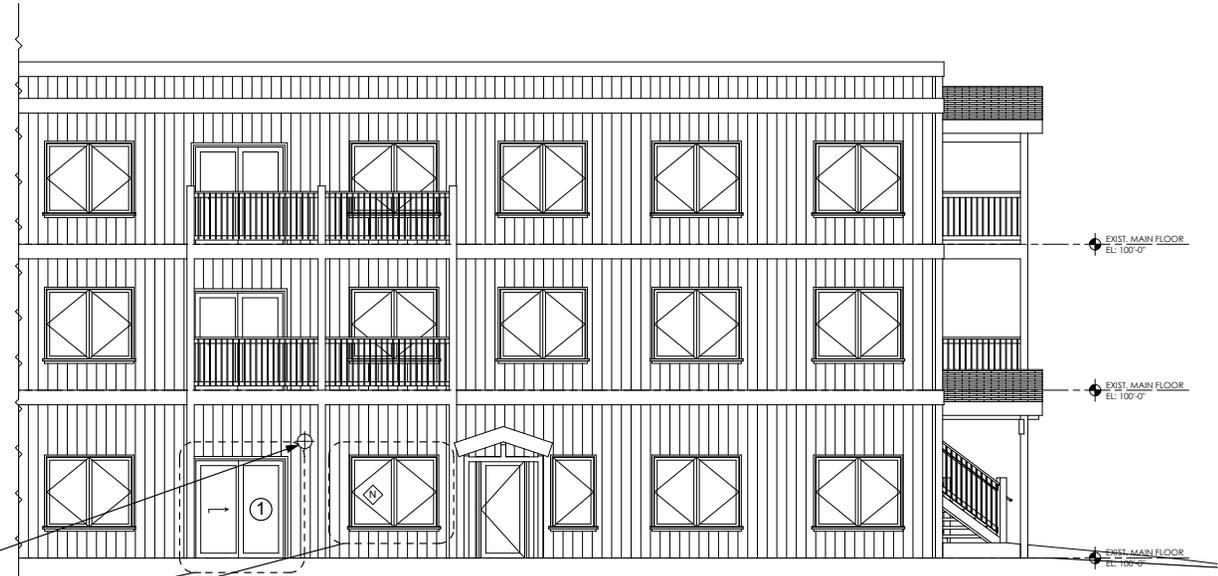
ISSUE 3/11/14 - TOB CLASS B MINOR

3/20/14 - TOB CLASS B RESUB.

SHEET

A-5

OF 3



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

- NEW WALL MOUNTED LIGHT FIXTURE
- NEW DOOR AT UNIT C
- NEW WINDOW AT UNIT B

C:\Users\jwheeler\Documents\101413\101413 Ten Mile Condos\Drawings\Arch\101413-01-A.dwg DATE: 3/20/14





Site Conditions:



Looking east across Main Street towards the property.



Looking east from the current parking lot towards the Edwin Carter Museum. The slope leading up to the museum is approximately 15%.



Looking northwest across the current parking lot towards The Local Market and Main Street.



Looking southwest toward Alpine Bank, Stella's Hungry Horse Cart, Main Street, and the ski area. Alpine Bank has existing mature trees.

Figure 1 – Existing Conditions



Figure 2 : Easements and adjacent uses

Staff Comments

Land Use (Policies 2/A & 2/R): The proposed playground and park are consistent with the existing character of the area. The design intent of the park is to draw people to North Main Street, provide active and passive recreation for residents and visitors, and provide safe and accessible access to the Edwin Carter Museum. The submitted design accomplishes those goals. We do not find that this use is in conflict with the existing or desired uses for this neighborhood. Staff has no concerns with the proposed use.

Site and Environmental Design (7/R): The lot slopes up to the east at the rear half of the property at approximately 15%. An ADA accessible switchback concrete walkway and associated retaining walls are used to address the grade, reduce cut and fill, and minimize erosion. The height of the natural stone faced retaining walls will be 30 inches or less and vegetation will be used to reduce their visual impact. Buffering between the neighboring properties will be handled with new and existing landscaping. The materials and colors are intended to blend into the natural terrain and provide a visually cohesive design.

Drainage (27/A & 27/R): Drainage will be handled by using the existing dry well and sheet flow will go to the street. According to the Town of Breckenridge Engineering Department, the amount of drainage entering the dry well will decrease with the new design as the front portion of lot will slope toward the street. In the final drainage design, the Engineering Department will ensure that drainage is addressed on site with the dry well or is directed toward the street.

Architectural Compatibility (5/A & 5/R): The materials for the retaining walls, walkways, steps, the playground equipment, and the playground surfacing will either be natural or colored and textured to blend in with the surrounding areas. The retaining walls and stairs will be faced with natural stone. Staff has no concerns.

Access / Circulation (16/A & 16/R; 17/A & 17/R): A concrete handicap accessible pedestrian pathway is proposed to provide access from N. Main Street to the alleyway and Edwin Carter Museum and to the playground. Access to the park will be available from N. Main Street and the alleyway. The crosswalk from the alleyway and the viewing plaza will be aligned with the entrance to the Edwin Carter Museum.

Parking (18/A & 18/R): Parking is available in surrounding areas such as N. Main Street, Ridge Street, the Courthouse, Wellington, and Sawmill lots. It is expected that many park visitors will be walking or riding from other locations in town or as they shop in the area.

Recreation (20/R): This policy encourages public recreation amenities. The proposed playground will meet the needs of the community by providing more active recreation space for children and draw more people to N. Main Street. For this reason, staff recommends the allocation of positive three (+3) points for this project. This is consistent with the positive three points (+3) points given the Rotary Snowplow Park project.

Landscaping (22/A & 22/R): New landscaping is proposed on the entire site. All disturbed soils that are not planted with trees, shrubs, or lawn will be re-seeded with native seed mix. Because the proposed landscaping provides a public benefit to the area and is a significant improvement over what currently exists on the site, staff recommends the allocation of positive two (+2) points.

Snow Removal and Storage (13/R): The intent is for the path through the park to be plowed in the winter. There is plenty of room for snow storage on site. We have consulted with the Public Works Department, and they are in support of this plan.

Point Analysis (Section: 9-1-17-3): Staff finds no reason to assign any negative points to this project. We recommend positive three (+3) points under Policy 20/R-Recreation and positive two (+2) points under Policy 22/R –Landscaping, for a passing point analysis of positive five (+5) points. We find that the application meets all Absolute policies.

Staff Recommendation

This is a Town Project pursuant to the ordinance amending the Town Projects Process (Council Bill No. 1, Series 2013). As a result, the Planning Commission is asked to identify any concerns with this project, and any code issues. In addition, the Commission is asked to make a recommendation to the Town Council.

Staff suggests that the Planning Commission recommend approval of the North Main Street Park, PC#2014031 located at 112 North Main Street and Point Analysis. We welcome questions during the meeting on Tuesday evening.

Town Project Hearing				
Project:	North Main Street Park	Positive Points	+5	
PC#:	2014031	Negative Points	0	
Date:	5/6/2014	Total Allocation:	+5	
Staff:	Shane Greenburg			
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)		
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)		
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Complies		
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		
16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		

18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)	+3	Public park-passive and active recreation provided.
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)	+2	Landscaping providing some public benefit.
24/A	Social Community	Complies		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+3/6/9/12/15		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		
	HERS index for Residential Buildings			
33/R	Obtaining a HERS index	+1		
33/R	HERS rating = 61-80	+2		
33/R	HERS rating = 41-60	+3		
33/R	HERS rating = 19-40	+4		
33/R	HERS rating = 1-20	+5		
33/R	HERS rating = 0	+6		
	Commercial Buildings - % energy saved beyond the IECC minimum standards			
33/R	Savings of 10%-19%	+1		
33/R	Savings of 20%-29%	+3		
33/R	Savings of 30%-39%	+4		
33/R	Savings of 40%-49%	+5		
33/R	Savings of 50%-59%	+6		
33/R	Savings of 60%-69%	+7		
33/R	Savings of 70%-79%	+8		
33/R	Savings of 80% +	+9		
33/R	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)		
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Community Entrance	4x(-2/0)		
37/R	Individual Sites	3x(-2/+2)		
37/R	Blue River	2x(0/+2)		
37R	Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
39/A	Master Plan	Complies		

40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

TOWN OF BRECKENRIDGE

**North Main Street Park
Barlett & Shock Subdivision, Lots 52 & 53
112 North Main Street
PERMIT #2014031**

FINDINGS

1. This project is “Town Project” as defined in Section 9-4-1 of the Breckenridge Town Code because it involves the planning and design of a public project.
2. The process for the review and approval of a Town Project as described in Section 9-14-4 of the Breckenridge Town Code was followed in connection with the approval of this Town Project.
3. The Planning Commission reviewed and considered this Town Project on **May 6, 2014**. In connection with its review of this Town Project, the Planning Commission scheduled and held a public hearing on May 6, 2014, notice of which was published on the Town’s website for at least five (5) days prior to the hearing as required by Section 9-14-4(2) of the Breckenridge Town Code. At the conclusion of its public hearing, the Planning Commission recommended approval of this Town Project to the Town Council.
4. The Town Council’s final decision with respect to this Town Project was made at the regular meeting of the Town Council that was held on May 13, 2014. This Town Project was listed on the Town Council’s agenda for the May 13, 2014 agenda that was posted in advance of the meeting on the Town’s website. Before making its final decision with respect to this Town Project, the Town Council accepted and considered any public comment that was offered.
5. Before approving this Town Project the Town Council received from the Director of the Department of Community Development, and gave due consideration to, a point analysis for the Town Project in the same manner as a point analysis is prepared for a final hearing on a Class A development permit application under the Town’s Development Code (Chapter 1 of Title 9 of the Breckenridge Town Code).
6. The Town Council finds and determines that the Town Project is necessary or advisable for the public good, and that the Town Project shall be undertaken by the Town.



Concept Plan NORTH MAIN STREET PARK

Town of Breckenridge March 11, 2014

0 8 16 24 32
scale: 1/8" = 1'-0"





NORTH ELEVATION

play features



stone & furnishings

Park Materials & Furnishings Character

NORTH MAIN STREET PARK

Town of Breckenridge

March 11, 2014





MEMORANDUM

TO: Planning Commission
FROM: Julia Puester, Senior Planner
DATE: April 29, 2014 (for meeting of May 6, 2014)
SUBJECT: Approved Class D Major Single Family Homes-1st Quarter Report

Effective January 1, 2014, Section 9-1-18-4-1 of the Breckenridge Development Code authorizes the Director to review and approve Class D Major applications for single family or duplex structures outside of the Conservation District administratively without Planning Commission review. For an application to be classified as a Class D Major development permit, the property must have a platted building or disturbance envelope and warrant no negative points under Section 9-1-19 *Development Policies*. As approved by the Commission, staff is presenting approved Class D Major development permits to the Planning Commission on a quarterly basis. This is the first report to the Commission since the ordinance became effective.

Class D Major Developments are defined as follows:

A. New single-family, duplex structure, or major remodel outside of the historic district, with or without an accessory apartment, including, without limitation, master planned property with multiple single family and duplex structures, except where the proposed development either:

- 1. Warrants the assessment of any negative points based upon the director's preliminary assessment at the time the application is initially filed; or*
- 2. Is located on a lot, tract, or parcel without a platted building or disturbance envelope outside of the conservation district as defined in section [9-1-19-4A](#) of this chapter (mass).*

A class D - major permit application that meets the conditions described in subsection A1 or A2 of this definition shall be reclassified as a class C development permit application.

The Subdivision Code indicates that the decision of the Director on Class C Subdivisions shall be forwarded to the Planning Commission:

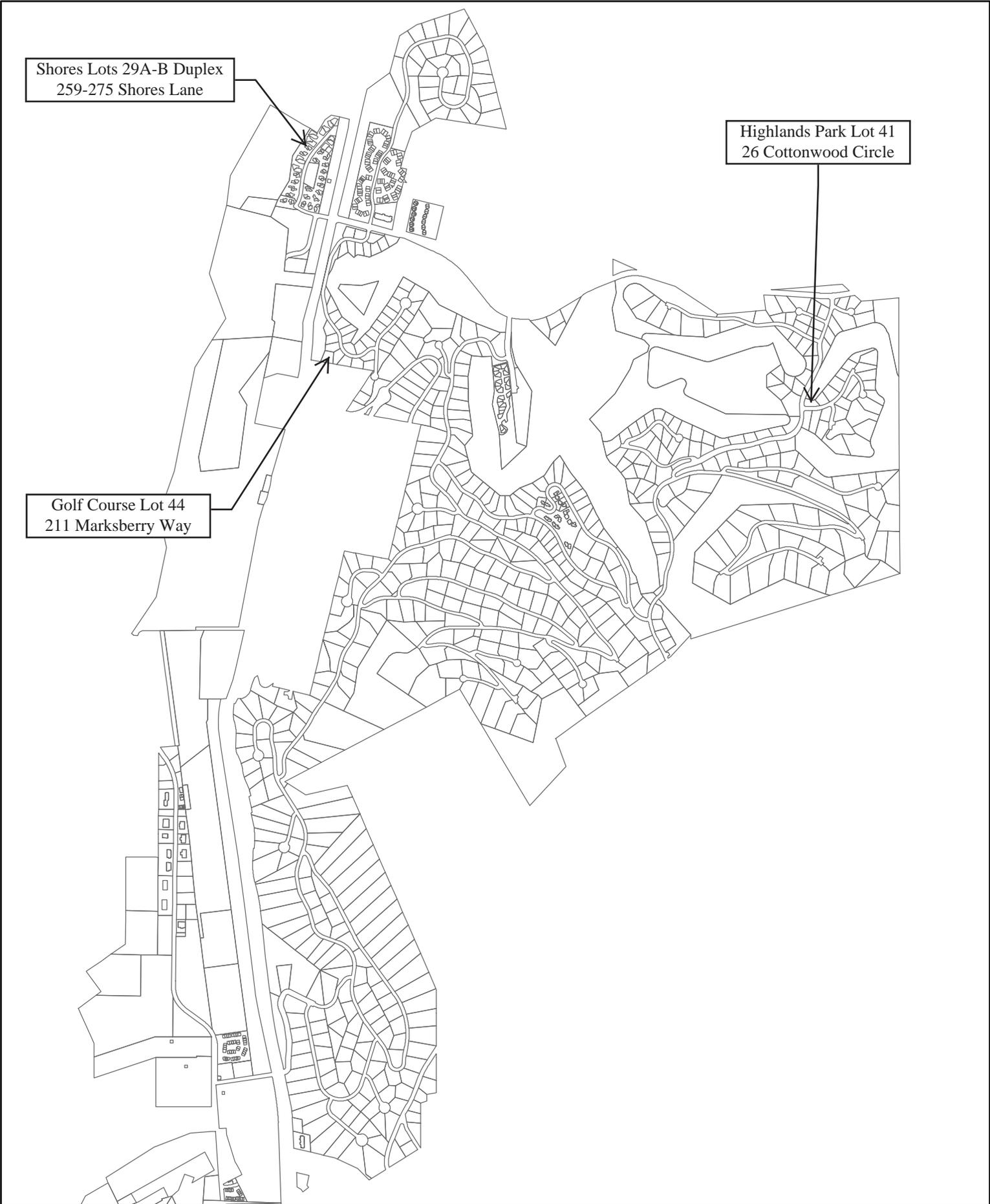
The Development Code indicates that the decision of the Director on Class D Major applications shall be forwarded to the Planning Commission:

C (2). "All decisions shall be forwarded to the planning commission for its information only."

As a result, we have included a list of Class D Major development permits that have been approved since January 2014. If you have any questions about these applications, the reporting, or the review process, we would be happy to answer. Otherwise, no discussion on this matter is required.



Permit #	Project Name	Address	Description	Approval Date	Planner
2014003	Shores Duplex	259/279 Shores Lane	New duplex (1 unit 3 bed, 2.5 bath; Unit 2 4 bed, 3.5 bath) totaling 4,997 sq. ft. density; 6,401 sq. ft. mass	1/21/14	Michael Mosher
2014002	15 Logan Rd Carriage House	15 Logan Rd	New carriage house at market rate units, 576 sq. ft.	1/21/14	Michael Mosher
2014006	Connie Stafford Residence	26 Cottonwood Circle	New single family (4 bed, 5 bath), 5,492 sq. ft. density; 5,920 sq. ft. mass	2/20/14	Matt Thompson
2014009	WN Aspen 2 Model	6 Logan Rd	New single family Aspen model home with unfinished bonus room (3 bed, 2 bath) totaling 1,604 sq. ft. density; 2,088 sq. ft. mass	3/20/14	Michael Mosher
2014019	Caldwell Residence	211 Marksberry Way	New single family home (2 bed, 2 bath) totaling 1,620 sq. ft. density; 2,435 sq. ft. mass	3/26/14	Shane Greenburg
2014010	Hamilton Residence	48 North Woods Lane	New single family (3 bed, 4 bath) totaling 2,764 sq. ft. density; 3,379 sq. ft. mass	3/26/14	Matt Thompson



Shores Lots 29A-B Duplex
259-275 Shores Lane

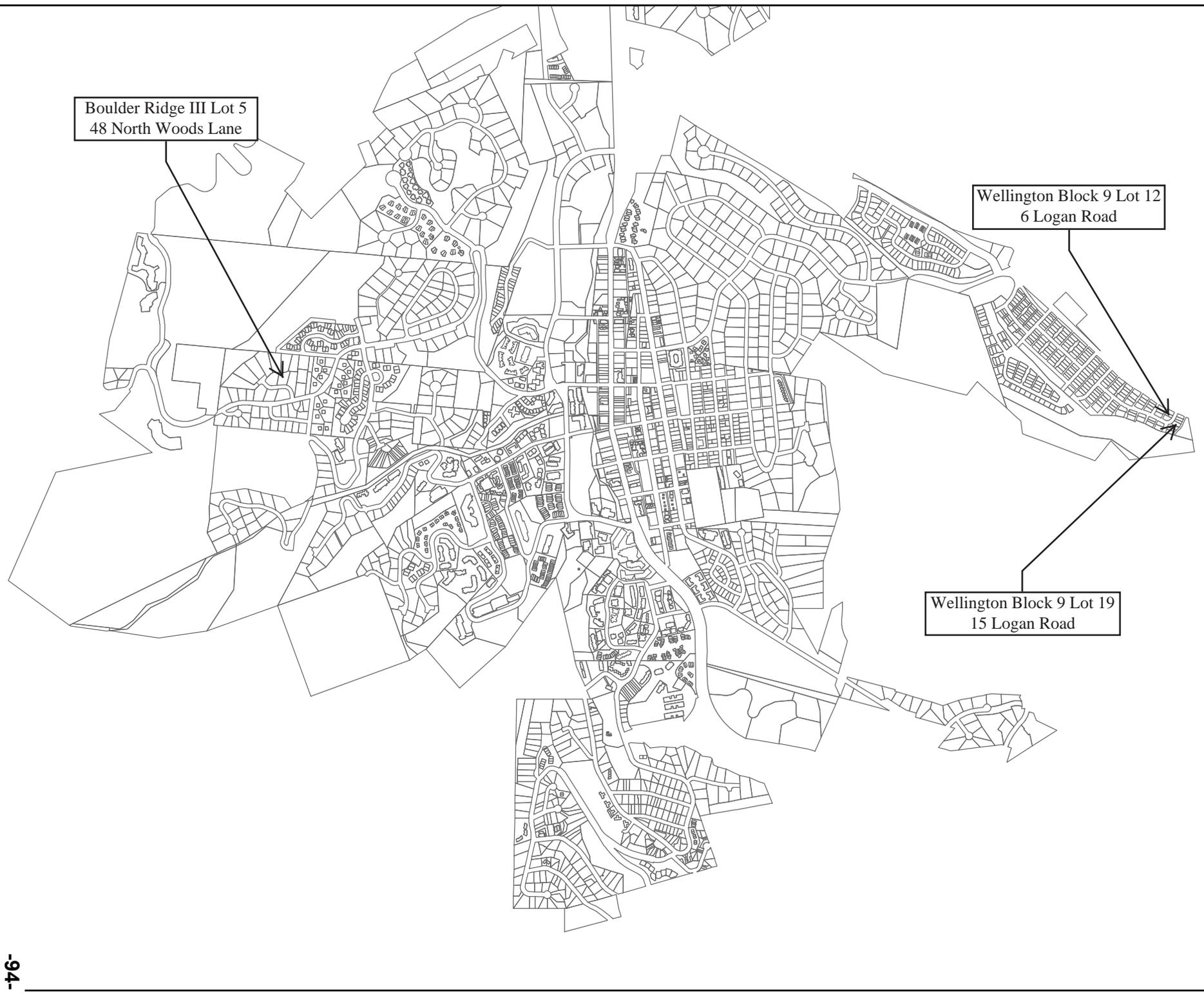
Highlands Park Lot 41
26 Cottonwood Circle

Golf Course Lot 44
211 Marksberry Way



Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.

Breckenridge North



Boulder Ridge III Lot 5
48 North Woods Lane

Wellington Block 9 Lot 12
6 Logan Road

Wellington Block 9 Lot 19
15 Logan Road

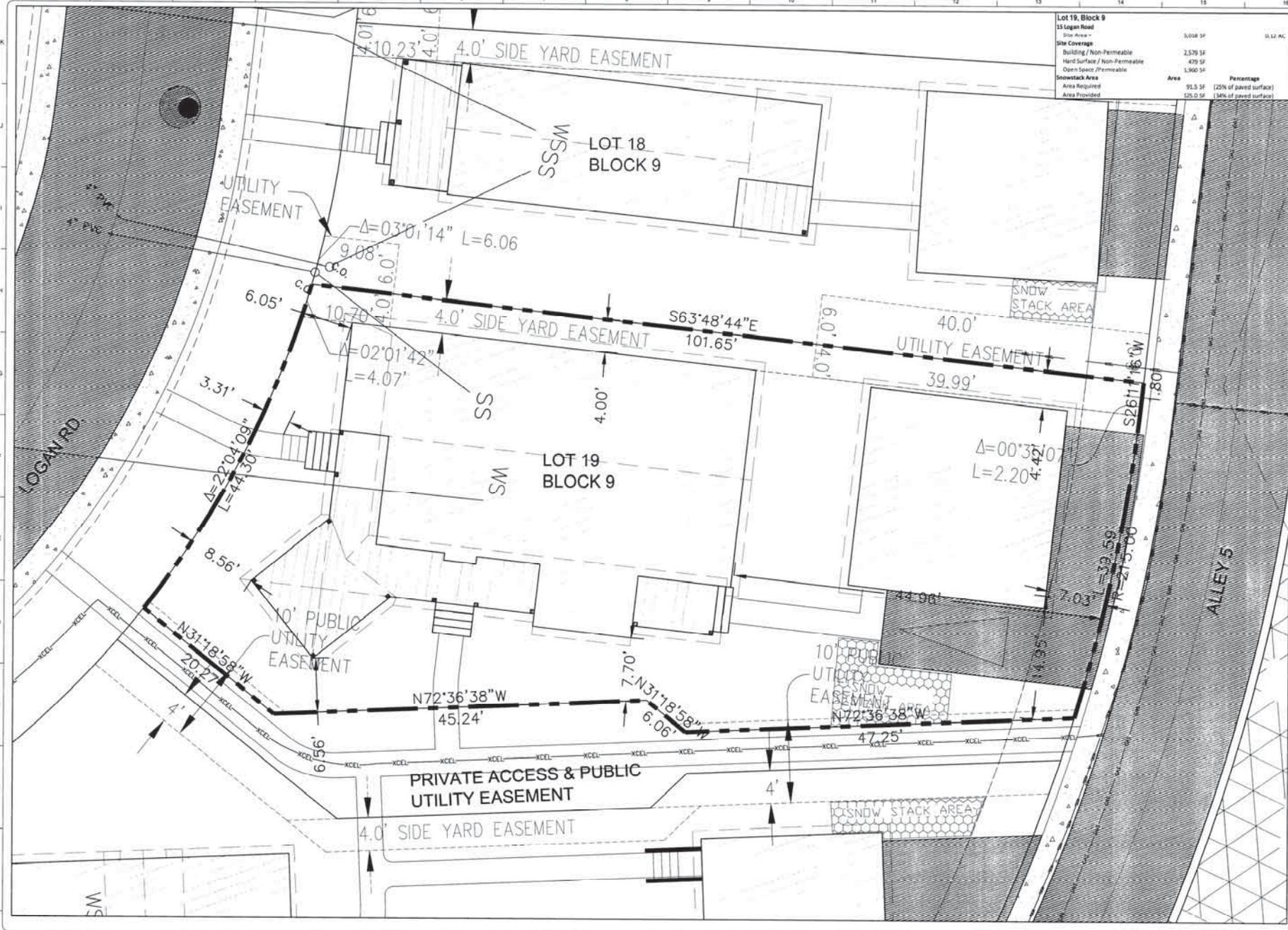


Breckenridge South

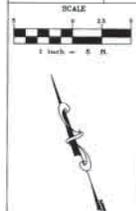
Town of Breckenridge and Summit County governments assume no responsibility for the accuracy of the data, and use of the product for any purpose is at user's sole risk.



Monday, December 30, 2013 3:16:50 PM D:\AWM002\F\E\backlogs\p\p\proj\PROJECTS - CIVIL\Project Lead Div. R213027-0001 Wellington 2 Block 3 - 30088-KETI-CLASS C PLAN DWS LAYOUT: CCL18 B9 USER NAME: TCEL STEVEN



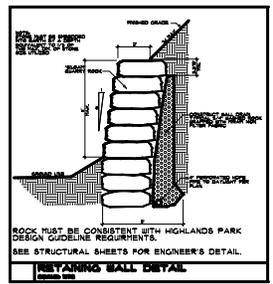
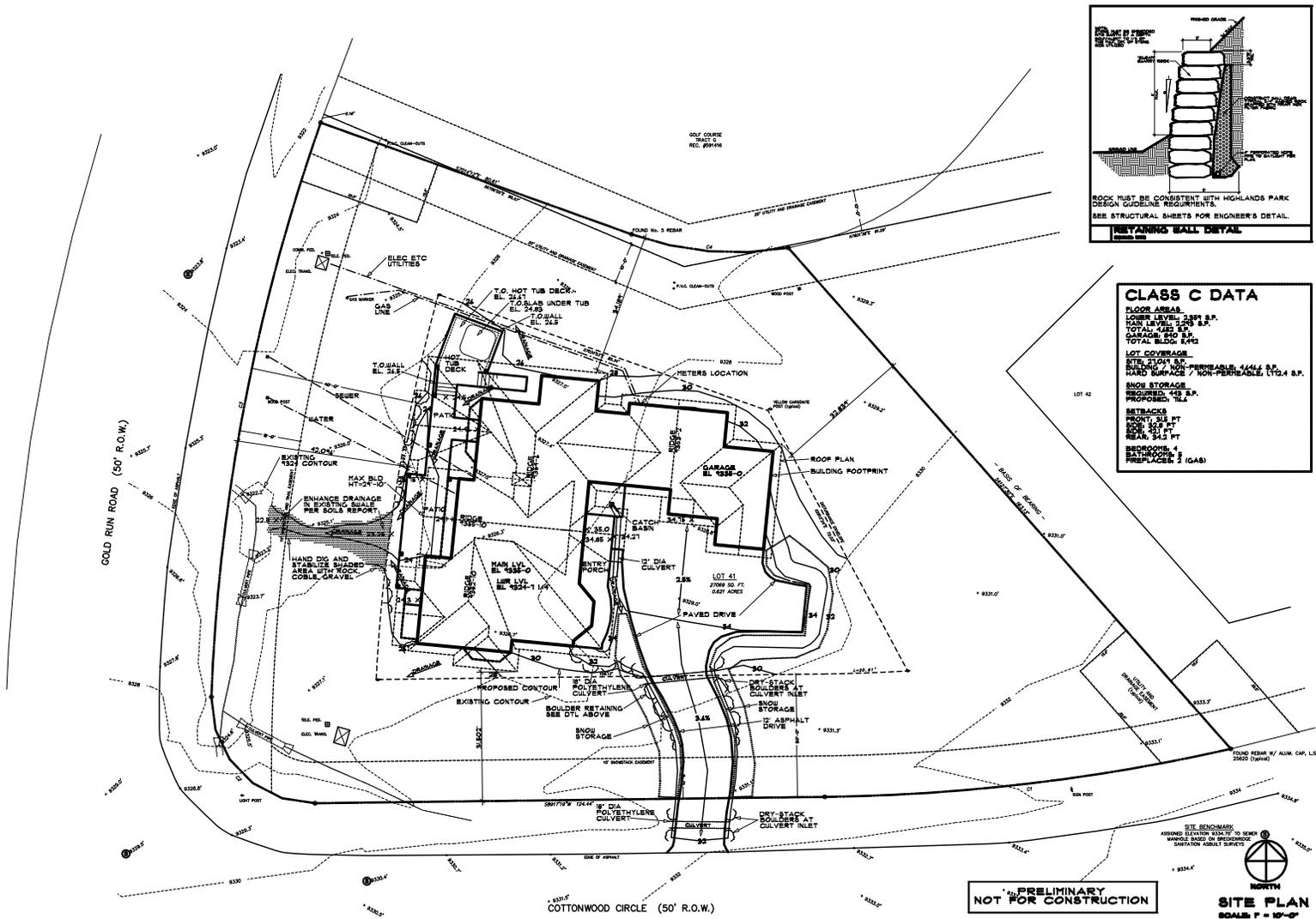
Lot 19, Block 9		
Site Area	3,038 SF	0.12 AC.
Site Coverage	2,579 SF	
Building / Non-Permeable	470 SF	
Open Space / Permeable	1,900 SF	
Stormwater Area		
Area Required	91.5 SF	(25% of paved surface)
Area Provided	125.0 SF	(34% of paved surface)



MARK	DATE	DESCRIPTION	BY	SMIT
1	10/23/13	2013 CONSTRUCTION PLAN		
2	10/23/13	CLASS C PROGRESS SET		
3	10/23/13	LOT 18 & 19 (REV)		
4	10/23/13	FLOOD CONTROL, MIN. TRENCH DRALE		
5	10/23/13	LOT 18 DRAINAGE COMMENTS		
6	10/23/13	LOT 18 & 19 (REV) TO WATER ROSE W/O D&C		
7	10/23/13	PLAT LOT AREA (REV) TO CLASS C PLAN		
8	11/13/13	LOT 18 DRAINAGE REV 1 CLASS C UPDATE		

WELLINGTON 2, FILING 5
LOT 19, BLOCK 9 CLASS C PLAN

Project No.: 133-23380-12001
 Designed By: CAM
 Drawn By: CAM
 Checked By: SMT
L19-B9-2
 Sheet # of # of
 Copyright Tetra Tech



CLASS C DATA

FLOOR AREAS
LOWER LEVEL: 2,874 S.F.
MAIN LEVEL: 1,000 S.F.
TOTAL: 3,874 S.F.
GARAGE: 800 S.F.
TOTAL BLDG: 4,674
LOT COVERAGE
SITE: 2,707 S.F.
PERMISSIBLE: 4,444 S.F.
HARD SURFACE: 1,170.4 S.F.
PROPOSED: 12
SNOW STORAGE
REQUIRED: 100 S.F.
PROPOSED: 12
RETRACKS
FRONT: 100 FT
REAR: 300 FT
NEAR: 34.5 FT
RETRACKS: 2 (GAS)

SYNTEC DEVELOPMENT CORPORATION
 MICHAEL P. GALLAGHER, ARCHITECT
 1000 14TH ST. N.
 DENVER, CO 80202

CONNIE STAFFORD RESIDENCE
 26 COTTONWOOD CIRCLE
 LOT 41, HIGHLANDS PARK
 BRECKENRIDGE, COLORADO

Site Plan
 1/23/04
 1:1000
 1/23/04

Issue Date
 JAN. 23, 2014
 PLANNING-1

Revisions

Job Code
 S-477

File Name
 S-477-Site.doc

Sheet
 A.1
 of 1 sheets

PRELIMINARY NOT FOR CONSTRUCTION



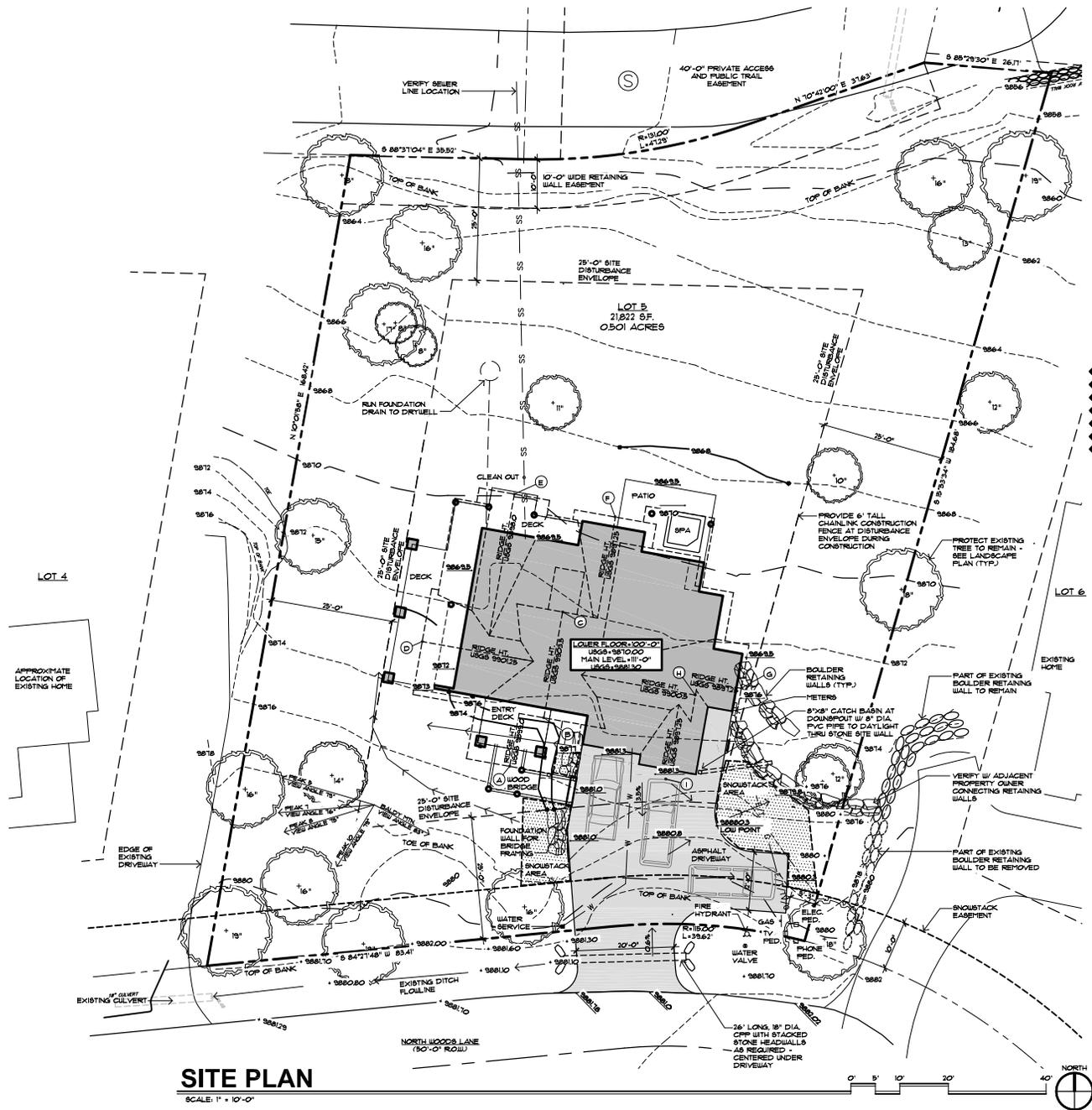
BUILDING HEIGHT						
ARCHITECTURAL 100'-0" FOR PROJECT - 9870' UGSS ALLOWED BUILDING HEIGHT - 19'-0" PROPOSED MAX BUILDING HEIGHT - 23.5' SEE ELEVATIONS						
RIDGE POINT	RIDGE ELEVATION	NATURAL GRADE ELEVATION (APPROXIMATE)	FINISHED GRADE ELEVATION (APPROXIMATE)	MEASURED FROM	CALCULATIONS	HEIGHT
(A)	9893.0	9875.5	9875.5	NATURAL GRADE	9893.0-9875.5	23.5'
(B)	9903.5	9874.0	9876.5	NATURAL GRADE	9903.5-9874.0	29.5'
(C)	9903.5	9872.5	9870.0	NATURAL GRADE	9903.5-9872.5	29.0'
(D)	9902.5	9873.0	9872.0	FINISHED GRADE	9902.5-9872.0	29.25'
(E)	9898.0	9870.0	9869.5	FINISHED GRADE	9898.0-9869.5	28.5'
(F)	9892.5	9869.5	9869.5	FINISHED GRADE	9892.5-9869.5	21.75'
(G)	9892.5	9873.0	9872.0	NATURAL GRADE	9892.5-9872.0	24.25'
(H)	9900.5	9873.0	9867.0	NATURAL GRADE	9900.5-9873.0	21.5'
(I)	9892.5	9875.5	9869.5	NATURAL GRADE	9892.5-9875.0	22.0'

LOT COVERAGE		
	SQ. FT.	%
BUILDING (INCLUDES OVERHANGS)	3,046 SF.	14.0%
LANDSCAPE (DECKS, PATIOS, WALKS & DRIVEWAYS)	2,476 SF.	11.4%
OPEN SPACE	16,278 SF.	74.6%
TOTAL LOT SIZE	21,822 SF.	100%

CONTOUR LEGEND	
EXISTING MINOR	← DRAINAGE FLOW
EXISTING MAJOR	← SPOT GRADE AT 1' 9881.5
PROPOSED	←

- SITE NOTES**
- ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COPPER TRENCH.
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. ROUTE UTILITIES TO AVOID EXISTING TREES.
 - TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS AND SURVEYORS JOB NO. 202025 DATED 8/22/2021.
 - PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1% MIN).
 - REFER TO FOUNDATION PLAN FOR FOUNDATION, DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO A DRYWELL OR DAYLIGHT.
 - FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING.
 - PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
 - PROVIDE 6" DIA. STONE RIP RAP OVER USED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS. SEE LANDSCAPE PLAN.
 - STAKE HOME LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK. VERIFY VERTICAL ALIGNMENT OF HOME WITH ARCHITECT PRIOR TO ANY EXCAVATION WORK.
 - GENERAL CONTRACTOR TO REVIEW AND COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.
 - VERIFY BOULDER RETAINING WALL LENGTH AND HEIGHT IN FIELD.
 - SEE SHEET SP21 FOR LANDSCAPING AND SNOW STACK AREAS.

REQUIRED SNOWSTACK		
	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAYS)	1,905 SF.	100%
REQUIRED SNOW STACK AREA (25% OF HARDSCAPE)	378 SF.	25%
SNOW STACK AREA PROVIDED	483 SF.	32.0%



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

REVISIONS:

JOB NO: 12241
DATE: 2/21/2014
DRAWN BY: BJONAB
CHECKED BY: MFM

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TOWN OF BRECKENRIDGE
CLASS D SUBMITTAL
2/21/2014

bhh Partners
P.O. BOX 841 146 EAST AVENUE BRECKENRIDGE, CO 80424 970.454.8880

HAMILTON RESIDENCE
48 NORTH WOODS LANE, LOT 5 BOULDER RIDGE III SUBDIVISION, BRECKENRIDGE, COLORADO

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SHEET NUMBER:
SP1.1
SITE PLAN
OF 13