



Planning Commission Regular Meeting

Tuesday, June 17, 2025, 5:30 PM

Town Hall Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

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. For further information, please contact the Planning Department at 970-547-3160.

I. CALL TO ORDER, ROLL CALL (5:30PM)

- A. LOCATION MAP
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA

II. PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES (NON-AGENDA ITEMS ONLY; 3-MINUTE LIMIT PLEASE) (5:35PM)

III. WORK SESSIONS (5:40PM)

- A. CERTIFIED LOCAL GOVERNMENT (CLG) TRAINING

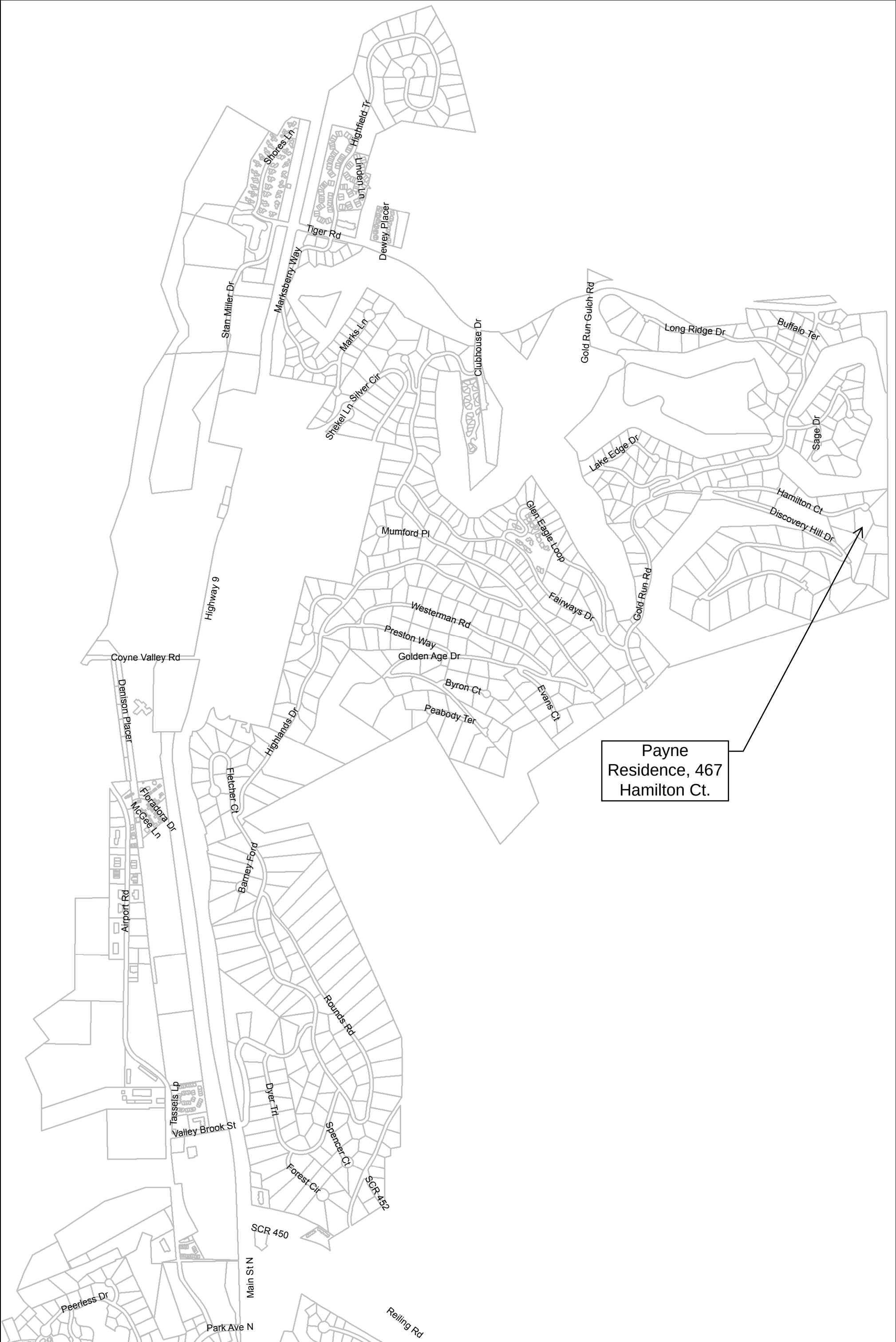
IV. CONSENT CALENDAR (6:15PM)

- A. BGV PARCEL 3 SITE PLAN MODIFICATION (SVC) 355 N PARK AVENUE; PL-2025-0116
- B. PAYNE RESIDENCE (EM) 467 HAMILTON CT; PL-2025-0133
- C. CHRISTIE HEIGHTS HAZARDOUS FUELS REDUCTION PROJECT (CC), CHRISTIE HEIGHTS SUBDIVISION, PL-2025-0143

V. OTHER MATTERS (6:45PM)

- A. TOWN COUNCIL SUMMARY

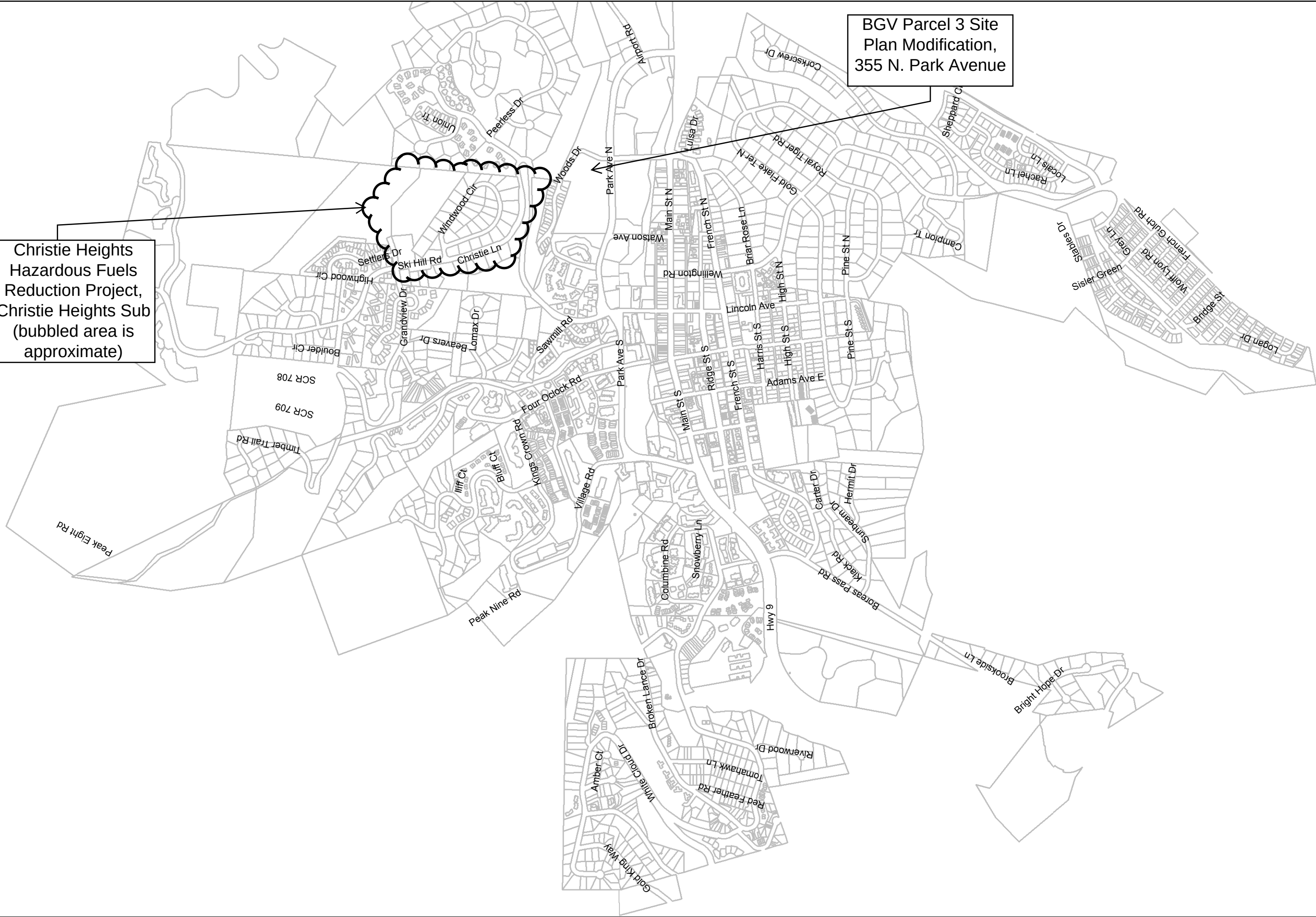
VI. ADJOURNMENT (7:00PM)



Payne
Residence, 467
Hamilton Ct.

Christie Heights
Hazardous Fuels
Reduction Project,
Christie Heights Sub
(bubbled area is
approximate)

BGV Parcel 3 Site
Plan Modification,
355 N. Park Avenue



Breckenridge South



PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller absent	Mark Leas	Allen Frechter	Matt Smith
Ethan Guerra	Elaine Gort	Susan Propper	

APPROVAL OF MINUTES

With no changes, the May 20, 2025 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the June 3, 2025 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

CONSENT CALENDAR:

1. DuBois Residence Addition (CC), 20 Timber Hill Drive; PL-2025-0105

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

OTHER MATTERS:

1. State of the Open Space Report

Duke Barlow, Open Space & Trails Manager, presented the annual State of the Open Space Report.

Mr. Leas:	What is the intent of acquisitions? (Mr. Truckey: It's not so much about the mining potential, it's more about preventing development, protecting the backcountry, and providing recreation.)
Ms. Gort:	Asked about QR codes on open space signage. (Mr. Barlow: We're exploring that as an option.)
Mr. Leas:	Who is the target audience for the environmental education? (Mr. Barlow: They're certainly kid-friendly. There are foraging hikes, birding, flora, fauna, and other naturalist topics. It's family-friendly and adaptable.)
Mr. Frechter:	What is the strategy about trash receptacles at the trailheads? (Mr. Barlow: I think that philosophy is shifting. The traditional philosophy has been to expect people to pack out their stuff, but it's shifting to providing more receptacles to accommodate the trash.) (Mr. Kulick: Remote waste receptacles become convenient dumping places, whereas if it's in an area with more eyes you don't get as much dumping. The physical conditions of snow for a lot of the year are also a factor in people not picking up dog poop.)
Mr. Smith:	Is the website feature for reporting trail conditions going to be an app? (Mr. Barlow: Potentially. It does have functionality in real time via a browser on your phone.) (Mr. Kulick: There is also app fatigue to contend with.)
Ms. Gort:	Is there a way for external wayfinding apps to point users to our webpage? (Mr. Barlow: Thanks for the idea, there may be a way to do that.)
Mr. Frechter:	Some of the most popular trails could have signs to direct different users where to walk on a single trail, especially trails with Nordic ski tracks so hikers do not disrupt the tracks.
Ms. Gort:	There is no pedestrian access down Tiger Road. Are there any plans for that area? (Mr. Barlow: To build a pedestrian route along Tiger was \$1.5 million when we recently considered it, but it is something we want to do and there is user demand.

2. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:47 pm.

Ethan Guerra, Chair

Planning Commission Staff Report

Subject: Parcel 3 Duplexes Site Plan Modification Request to PL-2024-0302, Class C Modification Hearing (PL-2025-0116)

Date: June 12, 2025 (for June 17, 2025 meeting)

Project Manager: Sarah Crump, AICP, Senior Planner

Owner: Gondola Properties, LLC (Breckenridge Grand Vacations [BGV])

Applicant: Graham Frank, BGV

Architect: Bill Campie, Principal, DTJ Design

Proposal: This application proposes modifying the previously approved development permit, PL-2024-0302, which allowed development of eight duplex structures (16 units) on the South Gold Rush Lot, described as Parcel 3. The modification is needed due to Colorado Passenger Tramway Safety Board (CPTSB) revision requests. The proposal includes shifting the location of three of the duplex structures, reconfiguration of the private drive, and relocation of supporting infrastructure and elements such as retaining walls, trash enclosure, guest parking, drainage facilities, detention ponds, and landscaping. These proposed changes impact the amount of affected wetlands, setback distances, and tree buffer retention along Park Avenue. The objective of this modification hearing is to confirm that the Planning Commission agrees that the modified plans comply with the wording of the development agreement.

A proposed roundabout at the intersection of Park Avenue and French Street will continue to be reviewed as a separate application by the Engineering Department and CDOT. This development application for Parcel 3 contemplates the existence of the future roundabout which is required to be constructed prior to any certificates of occupancy being issued for developments on Parcels 2 and 3.

Address: 355 North Park Avenue

Legal Description: Lot 1, Gondola Lots Sub #1 Amended

Site Area: 3.593 acres

Land Use District: Land Use District 9.2 (10 UPA Residential)
The property is subject to the recently amended Gondola Lot Master Plan. The Master Plan provisions supersede the Land Use Guidelines regarding land use, density, mass, height, and parking requirements.

Existing Conditions: An infrastructure permit and eight building permits are currently issued for the project. The eight issued building permits are associated with four duplex structures which are not proposed to be modified with this application. The area of approved work associated with these permits has been cleared of trees and vegetation. Utility installation, along with grading, site work, and foundation construction, for these four structures have also begun.

Adjacent Uses:	North: North Gold Rush Lot (overflow resort surface parking), future site of BGV employee workforce apartments and overflow resort parking (Parcel 2) South: Open space, The Woods townhomes (residential) East: North Gondola Lot (surface parking), Parkway Center (commercial retail) West: Open space																
Allowed Density:	Per the Gondola Lot Master Plan, up to 30 Single Family Equivalents (SFEs) of density are allowed on South Gold Rush Lot. Minor adjustments to square footages at the time of building permit review are reflected below. The project is still below the total allowed density and mass. <table> <tr> <td>Total Allowed:</td><td>30.00 SFEs (48,000 sq. ft.)</td></tr> <tr> <td>Total Proposed:</td><td>29.93 SFEs (47,884 sq. ft.)</td></tr> </table>	Total Allowed:	30.00 SFEs (48,000 sq. ft.)	Total Proposed:	29.93 SFEs (47,884 sq. ft.)												
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Mass:	A 20 percent mass bonus is allowed per the Gondola Lot Master Plan. <table> <tr> <td>Total Allowed:</td><td>57,600 sq. ft.</td></tr> <tr> <td>Total Proposed:</td><td>57,589 sq. ft.</td></tr> </table>	Total Allowed:	57,600 sq. ft.	Total Proposed:	57,589 sq. ft.												
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Height:	Recommended Height: per the Gondola Lot Master Plan: <i>“These buildings will be no more than three stories in height and are governed by the recommended height of the General Design Criteria for Land Use District #9-2.”</i> The Land Use Guidelines for LUD 9-2 state, <i>“Buildings of three stories may be acceptable only if situated in such a way that the hill to the west provides an appropriate backdrop, and sufficient trees are left to the east to provide adequate screening.”</i> Three stories is equivalent to 38 feet. Proposed Height: 37’ 6” overall																
Lot Coverage:	<table> <tr> <td>Open Space:</td><td>88,265 sq. ft. (56%)</td></tr> <tr> <td>Hardscape:</td><td>29,314 sq. ft. (19%)</td></tr> <tr> <td>Building Area:</td><td>38,945 sq. ft. (25%)</td></tr> <tr> <td>Total Lot Area:</td><td>156,524 sq. ft.</td></tr> </table>	Open Space:	88,265 sq. ft. (56%)	Hardscape:	29,314 sq. ft. (19%)	Building Area:	38,945 sq. ft. (25%)	Total Lot Area:	156,524 sq. ft.								
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Parking:	Per Gondola Lot Master Plan 1.5 spaces per duplex unit. <table> <tr> <td>Required:</td><td>24 spaces</td></tr> <tr> <td>Proposed:</td><td>34+ spaces</td></tr> </table>	Required:	24 spaces	Proposed:	34+ spaces												
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Setbacks:	Required Perimeter Boundary Setbacks for Corner Lot with Multiple Frontages: <table> <tr> <td>Park Avenue Front:</td><td>15 feet</td></tr> <tr> <td>Woods Drive Front:</td><td>15 feet</td></tr> <tr> <td>Southwest Side:</td><td>5 feet</td></tr> <tr> <td>Southeast Side:</td><td>5 feet</td></tr> </table> Proposed Setbacks: <table> <tr> <td>Park Avenue Front:</td><td>>15 feet</td></tr> <tr> <td>Woods Drive Front:</td><td>>15 feet</td></tr> <tr> <td>Southwest Side:</td><td>>5 feet</td></tr> <tr> <td>Southeast Side:</td><td>>5 feet</td></tr> </table>	Park Avenue Front:	15 feet	Woods Drive Front:	15 feet	Southwest Side:	5 feet	Southeast Side:	5 feet	Park Avenue Front:	>15 feet	Woods Drive Front:	>15 feet	Southwest Side:	>5 feet	Southeast Side:	>5 feet
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Item History

This parcel was originally part of the Parkway Center Master Plan that was adopted in 1985. Throughout time, density has shifted around on the Parkway Center and Gondola Lot properties through a series of recorded density transfers. A second Master Plan, the Gondola Lots Master Plan was adopted in 2009 which included both North and South Gold Rush Lots as well as the Gondola Lots making the Parkway Center Master Plan no longer applicable to the South Gold Rush Lot. For many years this property served as a reservoir for ski area overflow parking. With development of the South Gold Rush Lot, BGV must provide any displaced spaces on the adjacent North Gondola and Gold Rush Lots to maintain the total of 1,560 spaces contemplated in the ski area parking agreement. Previous development plans were proposed for this parcel by BGV in 2022 which included a similar duplex subdivision development concept. That application was withdrawn and BGV subsequently entered into negotiations with Town Council for the current vested development agreement approved April 9, 2024.

Article 7 of the development agreement includes provisions for Parcel 3 regarding waivers from Policy 7/R Site and Environmental Design, waivers from Policy 22 Landscaping, waivers from Development Code Policy 31 Water Quality, and waivers from portions of the Town's Engineering Code policies regarding wetland mitigation rates, private access drives, driveway slope, and cross-slope. The development agreement also specifies that BGV must provide the Parcel 2 employee workforce housing units and receive a certificate of occupancy for those units prior to receiving a certificate of occupancy for any unit on Parcel 3. The development agreement also requires completion of the French Street and Park Avenue roundabout prior to the certificate of occupancy being issued for the Parcel 2 employee workforce housing building. Regarding landscaping, the project will be held to the landscaping standards and Park Avenue buffer tree retention plan envisioned in the "DTJ Design Parcel 3 Concept Plan" referenced in the development agreement and included in this packet. The waivers and provisions of the development agreement continue to be applicable to this modification request.

On May 23, 2024, pursuant to the development agreement, the Planning Commission approved the Gondola Lots Master Plan amendment which officially allocated 30 SFEs to the South Gold Rush Lot, Parcel 3, and adjusted the allowed uses, densities, building materials, and building height sections of the master plan in conformance with the approved development agreement.

A preliminary hearing for the Parcel 3 duplexes was held with the Planning Commission on September 3, 2024 and a final hearing on November 5, 2024. The project was approved by Town Council on November 12, 2024 and a development permit, PL-2024-0302, was issued for the project November 13, 2024 to allow the development of eight duplex structures (16 units) and a proposed density of 29.98 SFEs. Three structures were proposed to be accessed from Woods Drive and five structures accessed from a private drive off Woods Drive with central cul-de-sac.

Following the issuance of the development permit, the applicant applied for and was issued a right-of-way permit and an infrastructure permit from Public Works and eight building permits associated with eight units in four structures, buildings 1.1, 1.2, 3.1, and 3.2 in early April 2025. These permits allowed the applicant to begin site work, grading, utility installation, and foundation work for the four structures. This is the current status of construction progress on the Parcel. This neighborhood development has been branded as "Independence Townhomes" by the applicant. Between the development permit issuance and building permit application, as civil infrastructure plans were completed and construction plans were modified to comply with Engineering and Building Codes, there were resulting adjustments to building orientations. For example, buildings 3.1, 3.2, and 3.3 are now more perpendicularly aligned with Woods Drive and buildings 1.1 and 1.2 were shifted closer together. These types of minor plan modifications are allowed between development permit approval and building permit issuance.

In Spring 2025, the CPTSB requested more substantial site plan revisions for the development to comply with their regulations to keep permanent structures out of a 35' air space corridor directly beneath the gondola cabin path of travel. These requirements allow for ease of access in emergency evacuation scenarios. The necessary revisions to meet CPTSB approval rise to the level of a site plan modification request and require Planning Commission review due to impacts on the east tree buffer and questions of compatibility with the development agreement.

Modification Request

The site plan modification proposal includes relocation of three of the previously approved eight duplex structures, reconfiguration of the private drive, and relocation of supporting infrastructure and elements such as retaining walls, trash enclosure, guest parking, drainage facilities, detention ponds, and landscaping. Specifically, the applicant is requesting that buildings 2.1, 2.2, and 2.3 be shifted such that no building is located directly within a 35' corridor of gondola air space. The CPTSB has provided letters of approval stating the modified proposed locations, with portions of structures within the easement but not within the gondola air space, are acceptable. Relocation of buildings 2.2 and 2.3 requires shifting the private drive further south. Structures will no longer be centered around the cul-de-sac of the private drive but rather the private drive cul-de-sac will extend past the structures to the south. It is acceptable for drive aisles and the cul-de-sac to be beneath the gondola air space but not a permanent structure. Moving building 2.3 reduces the eastern setback and requires removal of additional remaining trees. These revisions also cause impacts to 0.12 more acres of wetlands area and 0.23 more acres of wetlands buffer area than the acreages previously identified as permanent wetland disturbance zones.

Staff Comments

In this report, staff has addressed only the policies and issues that are identified as impacted by the modification request. The proposed changes impact the amount of affected wetlands, setback distances, retaining wall locations, tree buffer retention along Park Avenue, and proposed landscaping. There are no proposed changes to land use, site density and mass, unit counts, overall building height, architectural design, or exterior materials and therefore discussion of those related policies has been omitted from this report.

Site and Environmental Design, 7/R: The development agreement grants a complete waiver to Policy 7 and all subsections, including for retaining walls. The project will not be evaluated against this policy; however, additional retaining walls are proposed for the east side of building 2.3 which will move to a downslope position along Park Avenue. In exchange for waiving this policy, BGV agreed to maintain the tree buffer that exists along Park Avenue at Parcel 3. These requirements and the tree buffer are discussed further under Policy 22 Landscaping.

Placement of Structures, 9/A & 9/R: The project continues to meet and exceed the perimeter boundary minimum setback requirements of Policy 9/R. For "other residential development" on a corner parcel with two right-of-way frontages, the right-of-way frontages are required front setbacks of 15', the other sides of the perimeter boundary are counted as side setbacks of 5'. Building 2.3, which was moved to be closest to the east perimeter boundary, will now be 35.44 feet from the property line. This exceeds the required 15' setback. Retaining walls and at-grade patios are not considered structures and do not need to be contained within the setback. Additionally, the Amended Gondola Lots Master Plan states, "*This plan is conceptual. The final location of buildings is subject to change depending upon the final design of the structures and outdoor spaces. Engineered detention areas and the final building sizes will influence the final design layout.*" This language allows for a building layout and configuration that is different from the concepts of the Master Plan. Staff has no concerns with the revised setback distance and modified placement of the structures.



Proposed Modified Structure Locations and Setbacks. See page EX-2 for details.

Snow Removal and Storage, 13/A & 13/R: With the modification request, a greater area of hard surfaces is proposed; 27,611 square feet of hardscape surfaces will now be developed. A snow storage area equal to 25 percent of the hard surface to be plowed, or 6,902 square feet, must now be provided. The project proposes 7,075 square feet of snow storage area. Snow storage is planned in sensible locations that allow for convenient and efficient plowing and removal. Staff has no concerns.

Refuse, 15/A & 15/R: A waste and recycling enclosure, architecturally identical to the enclosure previously approved, will be relocated along the private drive to be closer to the cul-de-sac. The trash enclosure continues to be of an attractive design with natural stone façade and metal roof that matches the design of the neighborhood. The location of the enclosure along the cul-de-sac should allow for easy disposal by residents and easy pick-up and turnaround by trash haulers. Staff has no concerns.

Internal Circulation, 16/A & 16/R and External Circulation, 17/A: The modified private drive and associated circulation design continues to be consistent with the approved master plan regarding private drive accesses and site access from Park Avenue. Vehicle access to the proposed duplexes will continue to be from Woods Drive and the paved interior private drive off Woods Drive will still serve five of the duplexes. Instead of these five duplexes arranged around the cul-de-sac they will now be accessed along the private drive and the cul-de-sac turnaround will be placed further to the south than the duplex structures. A cul-de-sac of this size is required for emergency vehicle access and turnaround due to the number of residences placed along the private drive.

Engineering has reviewed the proposal and has confirmed that the project still aligns with all other Engineering standards and follows the waivers specified in the development agreement. Staff has no concerns.

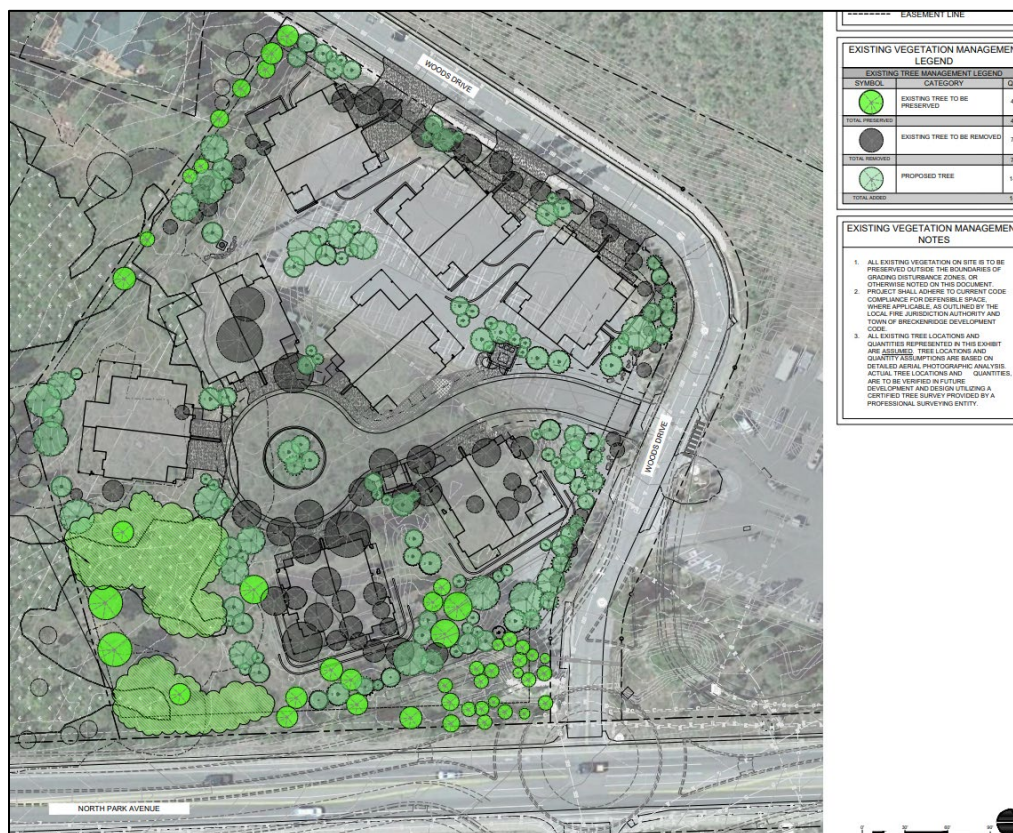
Open Space, 21/R: Even with the extended private drive and additional paving, the project continues to provide 56 percent of the land area as open space, or 88,265 square feet, nearly doubling the policy requirement of 30 percent open space. Staff has no concerns.

Landscaping, 22/A & 22/R: The main objective of this modification hearing is to confirm that the Planning Commission agrees the modified plans comply with the wording of the development agreement regarding the tree buffer along Park Avenue. Policy 22 was waived for this project by the development agreement. In lieu of reviewing the project against Policy 22, the Town Council agreed in the development agreement that BGV will adhere to the landscape design concept and tree buffer retention requirements provided to the Council during the development agreement work sessions. The tree retention/buffer concept plans are referenced in Article 7.2 (c) of the development agreement and are attached in the packet as the “November 14, 2023 Concept Plan” for reference and is also included in the staff report below.

Article 7.2(c) of the development agreement states, “*Grant waivers from Policy 7 /R Site and Environmental Design and all its subsections, and from Relative Policy 22/Landscaping relating to the tree buffer adjacent to Park Avenue, to accommodate the effort to preserve the trees along Park Avenue and provide revegetation efforts consistent with conceptual plan prepared by DTJ Design and reviewed and approved by the Town Council on November 14, 2023 (the "Parcel 3 Concept Plan"), or a plan substantially similar thereto.*”

Staff recognizes that several factors, both within and out of the control of the applicant, have resulted in very few of the buffer trees remaining along Park Avenue. Shifts in building placement at the time of building permit review which moved buildings 1.1 and 1.2 closer together and precluded existing trees remaining between them, surveys which did not account for tree health or longevity may have shown inaccurate existing tree counts, natural tree death and lifespan of lodgepole pines, and an expanded area for the roundabout right-of-way which requires removal of additional existing trees have all contributed to fewer currently existing buffer trees or fewer trees that can be retained. This modification request, specifically relocating building 2.3 closer to Park Avenue and associated drainage improvements to the south, will require the removal of three additional trees along the eastern property boundary which would be considered buffer trees. These three trees are marked purple and circled in red on the diagram below. These mature tree canopies do contribute to the appearance of a tree buffer along Park Avenue. As a result, only a cluster of a separate three trees along Park Avenue are shown for preservation that will not subsequently be taken out by the future roundabout improvements. The applicant did work with staff after the modification request submittal to revise the modified plan to retain these cluster trees. Attached to this packet, the applicant has supplied detailed exhibits with photos of the additional trees to be removed, trees to be retained, and a visualization of the future development and proposed buffer. Staff finds these exhibits to be an accurate accounting of the existing conditions on the site.

To offset the trees previously removed and those newly proposed for removal, the applicant is proposing a robust replanting schedule that includes 166 new tree plantings across the project. The majority of new tree plantings will be along Park Avenue and Woods Drive. Hundreds more shrubs and perennials will also be planted. The applicant is proposing larger trees than are typically planted. Proposed Aspen will be multi-stem with a minimum of 2” caliper ranging from 10’-15’ tall. Rocky Mountain Maple, Birch, Cottonwood, and Alder deciduous trees are also proposed and will range between 6’-8’ tall. Douglas Fir between 10’-12’ tall and Colorado Spruce evergreens between 8’-14’ tall are proposed. Of the 47 evergreen trees proposed, 36 will be 10’ or taller. Typical planting schedules include as small as 1 1/2” caliper deciduous trees and only 6’ to 8’ tall evergreens. Keeping any existing willow stands, if possible, in addition to new trees, will also help provide buffer.





Proposed Modified Tree Retention, Removal, and Replanting Plan

Staff believes the combination of the applicant's efforts to save a cluster of remaining trees and the robust replanting schedule proposed by the applicant to create a new buffer using larger than average plantings do follow the landscape concept plans of the development agreement for preserving and enhancing the tree buffer along Park Avenue. Equally, the concept drawings show an enhanced interior landscape design surrounding the duplexes that is appropriate for the high alpine and wetlands adjacent area.

Does the Commission agree that the modified landscaping plan and tree buffer retention meet the requirements of the development agreement?

Drainage, 27/A & 27/R: The development continues to propose vegetated and aesthetically attractive storm water detention ponds which will serve as the collective drainage areas for all eight duplex structures. The ponds are proposed to be vegetated with wetland native seed mix and low-level native shrubs. One of the ponds has been moved to the southeast area of the parcel. The Commission previously agreed to assign one positive point for the proposed detention ponds and staff does not recommend changes to the assignment of points under this policy.



Proposed Detention Areas- see sheets L200, L201, L202, and L400 for details.

Water Quality, 31/A & 31/R: The development agreement waives Water Quality Policy 31 as long as any additional wetland impacts that were not identified in the Wetlands Report are mitigated as outlined in the development agreement Article 7, Section 7.1 (a).

The applicant has submitted an updated Gold Rush Lots Wetland Technical Report which identifies additional areas of wetland disturbance and additional wetland buffer disturbance. The applicant has also purchased additional wetland mitigation credits to satisfy the mitigation requirements of the development agreement. The Engineering Division has reviewed the modified plans and updated technical report and agrees the additional credits purchased mitigate the additional disturbance areas identified. There will be temporary disturbance during construction within the 25' wetland setbacks to accommodate positive drainage for the proposed structures. No structure will be located within the wetland setback. Staff has no concerns.

Questions for the Planning Commission

Based on the staff recommended final point analysis, we have the following questions for the Commission:

1. Does the Commission agree that the modified landscaping plan and tree buffer retention meet the requirements of the development agreement?

Staff Recommendation

Staff recommends the Commission call up this project for discussion.

If the Commission agrees that the modified project complies with the requirements of the development agreement, the Planning Department recommends approval of the Parcel 3 Duplexes Site Plan Modification Request, PL-2025-0116, located at 355 North Park Avenue, the project having met the requirements of the Gondola Lot Master Plan and all absolute policies of the Development Code with a passing point analysis of zero (0) points and the attached findings and conditions.

For reference, the November 14, 2023 Concept Plan, the amended Gondola Lot Master Plan, the April 9, 2024 approved development agreement, and the previously approved PL-2024-0302 development permit plans are attached.

TOWN OF BRECKENRIDGE

**Breckenridge Grand Vacations
South Gold Rush Lot (Parcel 3) Duplexes
Lot 1, Gondola Lots Sub #1 Amended
355 North Park Avenue
PL-2025-0116**

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

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **June 12, 2025** and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearings on the project held on **June 17, 2025** as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.
6. **This Development Permit, PL-2024-0116, is consistent with the requirements of and pursuant to the approved Development Agreement between the Town of Breckenridge and Breckenridge Grand Vacations, approved by Town Council April 9, 2024, and entered into and recorded with the Summit County Clerk and Recorder on May 23, 2024, at Reception No. 1331127. This Development Permit is bound to the requirements and terms of the Development Agreement in addition to the terms of the permit conditions herein.**
7. **This is a modification of PL-2024-0302. This modification does not extend the original vesting date of November 12, 2027. The remaining findings and conditions below are the same as those previously set forth in the findings and conditions of PL-2024-0302.**
8. **No signage or gateway entry monuments are approved with this development permit. A separate Class D-minor permit is required for any gateway entrance monuments or subdivision signage.**

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.

3. **This permit expires three years from date of issuance of the original permit, PL-2024-0302, which is being modified, on November 12, 2027, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be three years, but without the benefit of any vested property right.**
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. **Applicant shall not place a temporary construction or sales trailer on site until a building permit or infrastructure permit for the project has been issued.**
7. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
8. Driveway culverts shall be 18 inch heavy duty corrugated polyethylene pipe with flared end sections and a minimum of 12 inches of cover over the pipe. Applicant shall be responsible for any grading necessary to allow the drainage ditch to flow unobstructed to and from the culvert.
9. 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.
11. **An improvement location certificate of the height of the top of the foundation wall, second story plate height, and the height of each building's ridge must be submitted and approved by the Town during the various phases of construction. The final building height shall not exceed 38' at any location.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. **Applicant shall submit a letter to the Town Engineer detailing the specific Engineering Standards which the applicant is requesting be waived, in accordance with the approved Development Agreement.**
14. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
15. Applicant shall provide plans stamped by a registered professional engineer licensed in Colorado, to the Town Engineer for all retaining walls over four feet in height.
16. Applicant shall identify all existing trees that are specified on the site plan to be retained by erecting temporary fence barriers around the trees to prevent unnecessary root compaction during construction. Construction disturbance shall not occur beyond the fence barriers, and dirt and construction materials or debris shall not be placed on the fencing. The temporary fence barriers are to remain in place until issuance of the Certificate of Occupancy.

17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the property boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.**
19. Applicant shall submit a 24"x36" mylar copy of the final site plan, as approved by the Planning Commission at Final Hearing, and reflecting any changes required. The name of the architect, and signature block signed by the property owner of record or agent with power of attorney shall appear on the mylar.
20. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950 lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts. Emitted light may be a maximum of two-tenths (2/10) of a foot candle at the property line except areas where drive lanes are present.**

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. 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.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. 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.
27. **All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. All exterior lighting shall be a white color not exceeding 3,000 kelvins. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks. Exterior residential lighting shall be limited to two light fixtures per entrance to a structure and a maximum of eight additional fixtures on and around the residence. LED bulbs are permitted at a maximum of 950**

lumens, fluorescent bulbs are permitted at a maximum of 15 watts, and incandescent bulbs are permitted at a maximum of 60 watts. Emitted light may be a maximum of two-tenths (2/10) of a foot candle at the property line except areas where drive lanes are present.

28. 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.
29. 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.
30. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work cannot be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
31. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
32. **Applicant shall receive approval of a Class C Subdivision Permit and a re-subdivision plat establishing the property lines between each duplex unit, and record the re-subdivision plat with the Summit County Clerk and Recorder.**
33. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**

34. 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)

	Class-C Modification Hearing Point Analysis			
Project:	Breckenridge Grand Vacations Parcel 3 (South Goldrush Lot Duplexes) Site Plan Modification	Positive	Points	+1
PC#	PL-2025-0116		>0	
Date:	6/17/2025	Negative	Points	- 1
Staff:	Sarah Crump, AICP, Senior Planner		<0	
		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		Residential duplexes proposed meet master plan and LUGs.
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		29.93 SFEs proposed, 30 SFEs allowed per Master Plan.
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
5/A	Architectural Compatibility	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		The exterior material scheme was updated from the preliminary hearing to reduce the excessive similarity between building types. Staff no longer recommends negative three (-3) points.
6/A	Building Height	Complies	Complies	Negative points were assigned at the master plan for height. Three stories (38') allowed by master plan; three storeis (<38') proposed.
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/Multi-family Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)	- 1	Unbroken ridgelines greater than 50'.
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		Policy 7 waived by development agreement. Applicant must meet tree buffer described in conceptual plan requirements of the development agreement.
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	Not Reviewed		
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	N/A		
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	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	Complies	Displaced skier parking pursuant to the parking agreement will be provided on North Goldrush Lot.
18/R	Parking - General Requirements	1x(-2/+2)		Exceeds the required parking.
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		
19/R	Loading	2 x (0/+2)		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		Positive points received for open space dedication at Master Plan.
21/R	Open Space - Public Open Space	3x(0/+2)	Complies	
22/A	Landscaping	Complies		Policy 22 waived by development agreement. Landscaping and tree buffer must instead meet conceptual plan requirements of the development agreement.
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Complies		
24/A	Employee Housing Impact Mitigation			
24/A	Social Community / Above Ground Density 12 UPA	(-3>-18)		
24/A	Social Community / Above Ground Density 10 UPA	(-3>-6)		
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		Positive points received for meeting a Council Goal at Master Plan.
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community -Meeting And Conference Rooms	3x(0/+2)		
5/R	Social Community - Conservation District	3x(-5/0)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Primary Structures - Historic Preservation/Restoration - Benefit	+1/3/6/9/12		
24/R	Social Community - Secondary Structures - Historic Preservation/Restoration - Benefit	+1/2/3		
24/R	Social Community - Moving Primary Structures	-3/10/15		
24/R	Social Community - Moving Secondary Structures	-3/10/15		
24/R	Social Community - Changing Orientation Primary Structures	-10		
24/R	Social Community - Changing Orientation Secondary Structures	-2		
24/R	Social Community - Returning Structures To Their Historic Location	+2 or +5		
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		Positive points received for providing a CIP project of the French Street roundabout at Master Plan.
27/A	Drainage	Complies		

27/R	Drainage - Municipal Drainage System	3x(0/+2)	+1	Shared attractive and aesthetically pleasing water detention ponds.
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		Policy 31 waived by development agreement. Applicant agreed to wetland mitigation strategy found in Section 7.1.a. of the development agreement.
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(-1/-20)		None proposed.
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)		
33/R	Large Outdoor Water Feature	1X(-1/0)		
33/R	101-500 square feet of outdoor heated pool and/or hot tub in a commercial or multifamily development. For each additional 500 square feet, or portion thereof, of outdoor heated pool and/or hot tub in a commercial or multifamily development over the first 500 square feet	-1		
33/R	EV Capable Parking Spaces	1X(+1/+3)		
33/R	EVSE InStalled Spaces	1X(+1/+3)		
33/R	Other Design Feature	1X(-2/+2)		
34/A	Hazardous Conditions	Complies		
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)		
35/A	Subdivision	Complies		
36/A	Temporary Structures	Complies		
37/A	Special Areas	Complies		
37/R	Special Areas - Community Entrance	4x(-2/0)		
37/R	Special Areas - Individual Sites	3x(-2/+2)		
37/R	Special Areas - Blue River	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Setbacks	2x(0/+2)		
37R	Special Areas - Cucumber Gulch/Impervious Surfaces	1x(0/-2)		
38/A	Home Occupation	Complies		
38.5/A	Home Childcare Businesses	Complies		
39/A	Master Plan	Complies		
40/A	Chalet House	Complies		
41/A	Satellite Earth Station Antennas	Complies		
42/A	Exterior Loudspeakers	Complies		
43/A	Public Art	Complies		
43/R	Public Art	1x(0/+1)		
44/A	Radio Broadcasts	Complies		
45/A	Special Commercial Events	Complies		
46/A	Exterior Lighting	Complies		
47/A	Fences, Gates And Gateway Entrance Monuments	Complies		
48/A	Voluntary Defensible Space	Complies		
49/A	Vendor Carts	Complies		

June 9, 2025

Sarah Crump, AICP
Town of Breckenridge Community Development Department
150 Ski Hill Road / Post Office Box 168
Breckenridge, Colorado 80424

RE: Proposed Landscape Plan for South Gold Rush/Parcel 3 – Duplex Development Site Plan Modification (Original Development Permit PL-2024-0302)

Sarah,

Thank you for your assistance with our application and for you, Chris Kulick, and Mark Truckey meeting with us to discuss this request and walk the property. As we mentioned, due to the Colorado Passenger Tramway Safety Board (“CPTSB”) recent review of the project, revisions to the project’s layout are required to further minimize infringement into the gondola corridor’s 35’ air space setback and to provide emergency access to the gondola corridor on the southern portion of the property. This impacts the buildings’ arrangement, internal private access design, encroachment into the wetlands and wetlands setback, and the landscape plan. In general, the site layout has been shifted to the north and west because of the CPTSB. Setbacks greater than that required by the Development Code have still been provided.

It was not our desire to request a modification to the original site plan. We thought that the CPTSB would approve the building locations and were quite shocked when they required the buildings’ relocations. Encroachments into the gondola corridor, the wetland areas, and Park Avenue tree buffer have been minimized as much as possible with minimizing wetland impacts and wetland improvements as our priorities. We appreciate Staff’s landscape and Park Avenue tree comments in relation to the Development Agreement. The Development Agreement calls for a tree buffer along Park Avenue to be created through a combination of existing and proposed trees and refers to the November 14, 2023 Parcel 3 plan as a “concept plan.” It also allows for a plan “substantially similar thereto” to be provided to meet the buffering intent. As you know, projects evolve over time as they move through the review and construction process due to additional information and/or additional requirements. Plans are then modified out of necessity.

We are in conformance with the infrastructure permit and building permits that have been issued for the property. No work has been done on the property, including tree removal, which has not been approved by the Town. We have accurately reflected our intentions for the site throughout the planning and building permit processes and we have continued to do so with the proposed plans. For instance, we could show trees to remain which we know would not survive/die in a few years due to grading and drainage improvements and just replace them per Town requirements. Instead, we have proposed a realistic Landscape Plan based on a number of factors—CPTSB requirements, building relocations, associated grading, drainage and infrastructure improvements,

the health of the trees, and wetland minimization and mitigation efforts. We have preserved as many trees as possible on-site, especially along Park Avenue, given these considerations.

At your request, we have analyzed the existing trees' locations (via drone footage taken on June 3, 2025) and our plans again. We have found additional trees to preserve near Woods Drive at the southwestern boundary and near Park Avenue at the southeastern boundary of the property. We also discovered one existing tree previously designated to remain along Park Avenue to be dead and blown over from wind damage. Consequently, a revised Landscape Plan and Existing Tree Management Plan have been provided in the plan set. Support exhibits and imagery have also been submitted clarifying current conditions and proposed tree management efforts. Renderings have been included to help illustrate the planting buffers we are proposing. We believe the proposed Landscape Plan is robust, attractive, and functional, and meets the intent of the Development Agreement, Gondola Lots Master Plan Amendment, and Development Code.

We realize that the current conditions can be surprising without understanding the background and events that have led to the current request. Thus, we have provided a chronology of activities and a discussion below to help provide a better understanding of the proposed Landscape Plan.

Background – Development Agreement, Permits, Existing Conditions

The Development Agreement for the Breckenridge Grand Vacations Gondola Lot and Peak 7 & 8 Master Plans was approved on April 9, 2024 by the Town Council and recorded on May 24, 2024 under reception no. 1331127 with the Summit County Clerk and Recorder. Many different project layouts were investigated during the Development Agreement discussions to minimize wetland encroachments and maximize the Park Avenue tree buffer. It was recognized that many of the existing trees along Park Avenue have reached their life span and/or are unhealthy. Thus, a conceptual development plan prepared by DTJ Design was reviewed and approved by the Town Council on November 14, 2023. It showed a combination of tree preservation and revegetation efforts to create a healthy tree buffer. New tree species were proposed to enhance diversity and create a buffer with newer trees that will live longer than the existing trees.

The plan was comprehensive in that showed the trees to be removed for the Parcel 3 improvements as well as those for the future roundabout and sidewalk improvements. It showed the final parcel boundaries and reduced size due to the Colorado Department of Transportation ("CDOT") required right-of-way ("ROW") dedication. A total of 37 existing trees were reported to remain and 12 of these were off-site on the adjacent southern parcel. Of the 25 on-site trees, two trees were shown to remain on the southern portion of the site, 11 trees were shown to remain along Woods Drive, and a small pocket of 12 trees were shown to remain near on the central portion of the site. Approximately six of these 12 trees were near Park Avenue and were shown to remain. A total of 43 trees were to be removed and a total of 156 trees were to be installed on-site with 34 of them as tree buffer replacement.

The Development Agreement granted waivers from Relative Policy 7/Site and Environmental Design and all its subsections and from Relative Policy 22/Landscaping relating to the tree buffer adjacent to Park Avenue. Preservation and revegetation efforts consistent with that conceptual development plan, or a plan substantially similar to, were expected for the waivers. Similar language was echoed in the Gondola Lot Master Plan Amendment for Parcel 3. Section 7.2 (c) of the Development Agreement states that the Town would:

(c) Grant waivers from Policy 7/R Site and Environmental Design and all its subsections, and from Relative Policy 22/Landscaping relating to the tree buffer adjacent to Park Avenue, to accommodate the effort to preserve the trees along Park Avenue and provide revegetation efforts consistent with conceptual plan prepared by DTJ Design and reviewed and approved by the Town Council on November 14, 2023 (the “Parcel 3 Concept Plan”), or a plan substantially similar thereto.

The Planning Commission reviewed the original duplex site plan application twice—on September 3, 2024 and on November 5, 2024. They found the project to meet all the application terms of the Development Agreement, Master Plan, and Development Code policies. The Town Council approved the request the following week on November 12, 2025.

An infrastructure permit and ROW permit were obtained on April 10, 2025 from the Engineering Department. Building permits were then issued on April 11, 2025 for Phase 1’s four buildings (eight units) located on the northern and eastern portions of the site. During the Town’s review of those permit applications, our Team met with Staff on- and off-site to determine the limits of disturbance based upon the proposed improvements—buildings, retaining walls, detention pond and discharge pipe to the storm sewer, and other utility locations. The approved limits of disturbance have been shown in red hatching on the Existing Tree Management Plan. All subsequent site disturbance and our existing on-site conditions are in compliance with the approved permits as reflected on this plan. Only the trees permitted to be removed have been removed.

The Existing Tree Management Plan breaks out the existing trees to be preserved and removed and the new trees to be installed during the various phases of development—Phase 1, currently proposed Phase 2, and the future roundabout improvements. Separate permits will be obtained from the Engineering Department and CDOT for the future roundabout improvements.

Looking at the existing conditions, it is apparent now that the pine trees did not, and still do not, provide any significant buffer to Park Avenue—rather the willows and other shrub plantings do. The willows were not considered on the Development Agreement conceptual development plan or original Parcel 3 site plan. As mentioned before, most of the existing trees along Park Avenue have reached their life span, are unhealthy, or dead. Existing conditions photos have been attached showing that the trees have very few to any lower level limbs. These older trees’ limbs are sparse and generally higher up on the trees which do not provide any lower level screening. On the other hand, the willows at 9’-12’ tall provide screening to Park Avenue. As mentioned earlier, one of the

existing Park Avenue trees which was proposed to remain on the original Site Plan set is now dead and blown over from wind damage. It has now been removed from our documents and plans for tracking.

As mentioned before, we have tried to minimize disruption to the Park Avenue trees as much as possible balancing CPTSB requirements, the location of the project's improvements, and wetland mitigation efforts. Our architects, engineers, and wetland consultant have all re-analyzed the site and proposed improvements in an effort to preserve as many trees as possible. In comparison to the Development Agreement concept plan and existing site conditions, one additional tree is proposed to be removed on the southeastern boundary of the site while 15 additional trees are proposed to be retained on the southwestern portion of the site. Additional tree information was later obtained during the Site Plan review. In comparison to the previously approved Parcel 3 Site Plan's Landscape Plan, four trees are proposed to be removed on the southeastern portion of the site and six more trees will be retained on the southwestern portion of the property. (The Parcel 3 Landscape Plan utilized existing site boundaries and additional tree information. It did not specify trees to be removed for the future ROW improvements under separate applications/permits. It focused only on that particular application's circumstances.) In terms of the existing trees and proposed Landscape Plan:

- Two trees along Park Avenue are proposed to be removed due to foundation grading, retaining walls, and required drainage swales.
- One of the southernmost trees is to be removed for the construction of the stormwater detention pond and wetland bypass swale channel and wetland enhancements. The wetland improvements must take place here to be effective. The nearby cluster of three trees will be preserved with a redesign to the detention pond and storm sewer line.
- Two trees will be removed for the new fire department emergency turnaround/gondola access cul-de-sac design. The roundabout is needed not only for emergency services turn around but also emergency evacuation staging under the gondola corridor.
- According to our engineers, it is possible to reduce the cul-de-sac radius by 3' utilizing asphalt and drainage pans but it would not be enough to preserve these trees. These two trees are in, or near, the gondola corridor and once they mature in height they will be removed for safety.
- 15 additional trees on the southwest portion of the site will be preserved with grading adjustments which were not shown on the Development Agreement Plan. Of these 15 trees, only nine were shown to be preserved on the original approved Site Plan—thus, six more to remain. Two of these trees are also near/in the gondola corridor and will eventually be removed due to their height.
- Additional trees and taller trees will be installed to help create a layered Park Avenue tree buffer and provide immediate screening.

Trees	Development Agreement Plan	Proposed Plan
Existing Trees Preserved	37 – 12 off-site = 25	18
New Trees Proposed	156	166
Total Trees	181	184

Proposed Landscape Plan

As mentioned above, the proposed Landscape Plan and the Existing Tree Management Plan have been revised from our original modification submittal package. Drone footage was obtained on June 3, 2025 which provided more accurate tree locations for analysis. Consequently, some of the existing trees in the southwest portion of the property can be preserved with modified grading and a cluster of three trees will be preserved near the southeast detention pond with a redesign to the pond and its storm sewer line. The landscape plan is realistic taking into consideration the new site layout, grading, necessary utility off-sets, the health of the trees, proposed trees’ initial and long-term growth, fire mitigation requirements, and the wetlands.

As noted above, minimizing wetland encroachment and improving the overall wetland complex was our priority rather than preserving trees in questionable health with no real lower level tree limbs. A Gold Rush Lots Wetland Technical Report Update April 1, 2025 (“Report Update”) provides an analysis of the new disturbance in relation to that previously allowed and a mitigation plan to improve the hydrology of the wetlands complex. The proposed wetland improvements include the construction of groundwater cutoff trenches, PVC curtains, and swales. The PVC curtain is intended to keep the shall groundwater in the existing wetlands and the swales are intended to capture surface flows and redirect them back into the wetlands. Our wetland consultant has stated that the location of these improvements cannot be adjusted to save more trees and still achieve their goal of maximizing flows back into the wetland complex. Similarly, the detention pond is required to manage stormwater flows and detention on the site, which is part of the overall hydrologic plan to meet Town stormwater standards.

A strong Landscape Plan is proposed utilizing native plant materials to complement the natural surroundings and enhance the aesthetics of the site. The Landscape Plan shows a variety of deciduous and evergreen trees and shrubs in varying heights and pays particular attention to Park Avenue. Many deciduous trees and shrubs have been replaced with evergreens which will help provide better year-round screening and buffering to Park Avenue than previously proposed. Additionally, taller evergreen trees, ranging from 10’ to 14’ in proposed installed height, are shown along Park Avenue to provide a layered height buffer and immediate effective screening. Along Park Avenue and in the southeast corner of the site, 40 new trees will be installed for the additional six trees to be removed—approximately 6.6:1. We realize that existing trees can play an important role in an effective buffering plan, but the existing trees in this situation do not do so. The trees are not specimens or full branching trees; rather they are older Lodgepole pine trees in questionable health with sparse lower limbs that do not provide effective buffering. Others are

smaller very young Lodgepole pine that can easily be replaced with more resilient full branching Spruce and Douglas Fir species at similar height/size. As noted earlier, the existing willows and shrubs provided the most effective screening to the site, and the current proposed landscape plan looks to recreate lower and mid-level plant layering to help recreate that buffer.

The intent of the Development Agreement was to have a buffer between Park Avenue and the future development by utilizing a combination of existing and new trees. The plan was conceptual and allowed for future adjustments via a plan “substantially similar thereto.” We believe the proposed plan is substantially similar to what was approved in the Development Agreement and original site plan in that it creates an effective and instant buffer to Park Avenue. A variety of tree species and sizes are proposed to add diversity and improve the health and functioning of the buffer for the long term. The proposed trees and shrubs will add diversity and create density at both the lower and higher levels adjacent to Park Avenue. The proposed Landscape Plan is a much better solution to create a long term buffer than maintaining trees in questionable health and/or now dead.

All disturbed areas will be revegetated with topsoil and different types of native grass and perennial seed mixes. Water saving irrigation equipment will be used including smart controllers with rain, freeze, flow sensors, as well as master valves. All new landscape areas will be irrigated with an automatic underground irrigation system. Low-grow native grassland zones are proposed in select areas in lieu of traditional manicured turf grass and will be irrigated with a permanent overspray irrigation system. The buffer trees will have permanent drip irrigation in all areas and all other proposed planting beds and/or trees and shrubs located in restoration wildland zones will be watered with a drip irrigation system to conserve water. All revegetated seed mix areas and native planting transition zones will be provided with a temporary irrigation system during the establishment period which will then be removed or decommissioned after two growing seasons.

An attractive landscape plan and Park Avenue buffering are important not only from the Development Agreement’s off-site screening perspective, but it also to us from an on-site perspective for our future residents. We want to create effective buffer from Park Avenue for the long term. The proposed landscape plan for the property will be maintained in perpetuity unless approval is obtained from the Town for any necessary modifications (i.e., diseased or infected trees, fire mitigation due to tree growth, etc.). Absolute Policy 22/Landscaping subsection E: Required Maintenance of Landscaping will be met. This section calls for all plantings to be maintained in a healthy and attractive conditions including watering, fertilizing, weeding, pruning, trimming, etc. Any plant materials that are removed or die must be replaced.

Conclusion

We believe the proposed Landscape Plan and the Park Avenue tree buffer meet the spirit and intent of the Development Agreement. The goal of the Development Agreement was to have an effective buffer between Park Avenue and the future development by utilizing a combination of existing and new trees. The Development Agreement recognized the conceptual nature of its plan and allowed for a future plan “substantially similar thereto.”

Due to the unanticipated CPTSB requirement to relocate the buildings, the project layout has been revised. The proposed Landscape Plan is realistic and comprehensive taking into consideration CPTSB requirements, building, roadway and utility locations, setbacks, fire mitigation, wetlands, and the long-term health and functioning of the Park Avenue tree buffer. As noted above, minimizing wetland encroachment and improving the overall health of the wetland complex was our priority rather than preserving older trees in questionable health that do not provide any effective buffering.

The proposed Landscape Plan is robust and pays particular attention to Park Avenue. It shows a variety of deciduous and evergreen trees and shrubs in varying heights which will help provide better year-round screening and buffering to Park Avenue than previously proposed. Additionally, taller evergreen trees, 10' - 14' tall, are shown along Park Avenue to provide a layered height buffer and immediate effective screening. We believe the Development Agreement's Park Avenue buffer intent has been well met with the proposed Landscape Plan.

Please feel free to contact me or anyone on our development team about the Landscape Plan. We will be glad to discuss the Plan with you in detail or provide any additional information you may need. We appreciate your continued help on Parcel 3.

Regards,

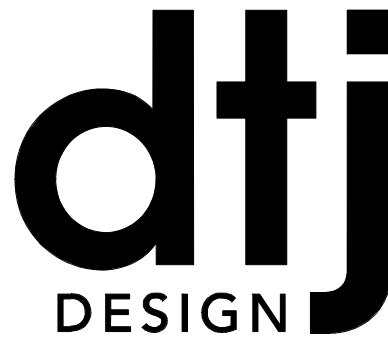
Graham Frank
Chief Development Officer

SOUTH GOLD RUSH / PARCEL 3

355 N. PARK AVE, BRECKENRIDGE, CO, 80424

SITE PLAN MODIFICATION

SEPTEMBER 23, 2024



ARCHITECTURE
PLANNING
LANDSCAPE
ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Ste. 130
BOULDER, CO 80301
T 303.443.7533

www.dtjdesign.com

SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
CHECKED BY: OL, DR, LP
PROJECT NO: 2024019.30
ISSUE DATE: 10/28/2024
REVISIONS:
1 10/28/2024
2 05/02/2025

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G001

PROJECT DIRECTORY

OWNER: BRECKENRIDGE GRAND VACATIONS 100 S Main Street Breckenridge, CO 80424 tel. 970-453-8883 email. gfrank@breckenridgegrandvacations.com Contact: Graham Frank	
SURVEYOR: BASELINE SURVEYS, LLC P.O. Box 7578 13541 Colo. HWY #9 tel. 970-453-7155	
ARCHITECT: DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. lpayne@dtjdesign.com Contact: Lee Payne	
LANDSCAPE ARCHITECT: DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. bcample@dtjdesign.com Contact: Bill Campie	
CIVIL ENGINEER: TETRA TECH 130 Ski Hill RD, Suite 140 Breckenridge, CO 80424 tel. 970-453-4579 Contact: Chris Durfoo	

CONCEPTUAL RENDERING



NOTE: RENDERING IS FOR PRESENTATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS

SHEET INDEX

NUMBER	SHEET LIST
GENERAL	
G001	COVER SHEET
CIVIL	
C-001	LEGEND AND ABBREVIATIONS
C-100	EXISTING CONDITIONS PLAN
C-104	CIVIL SITE PLAN
C-105	GRADING AND DRAINAGE PLAN
C-106	COMPOSITE UTILITY PLAN
C-109	PRIVATE STREET PLAN AND PROFILE
C-500	CIVIL SITE DETAILS
C-501	DRAINAGE DETAILS
C-602	DRAINAGE DETAILS
LANDSCAPE	
L100	LANDSCAPE SITE PLAN
L101	LOT COVERAGE PLAN
L102	CIRCULATION PLAN
L103	SNOW MANAGEMENT PLAN
L104	EXISTING TREE MANAGEMENT
L105	WETLAND DISTURBANCE
L200	PLANTING PLAN
L201	PLANTING PLAN
L202	PLANT SCHEDULE
L300	SITE DETAILS
L400	ILLUSTRATIVE PLAN
ARCHITECTURE	
A100	PLANS - BUILDING 1
A101	PLANS - BUILDING 2
A102	PLANS - BUILDING 3
A103	PLANS - BUILDING 3
A200	ELEVATIONS - BUILDING 1.1 - SCHEME 1
A201	ELEVATIONS - BUILDING 1.2 - SCHEME 2
A202	ELEVATIONS - BUILDING 2.1 - SCHEME 2
A203	ELEVATIONS - BUILDING 2.2 - SCHEME 3
A204	ELEVATIONS - BUILDING 2.3 - SCHEME 1
A205	ELEVATIONS - BUILDING 3.1 - SCHEME 3
A206	ELEVATIONS - BUILDING 3.2 - SCHEME 2
A207	ELEVATIONS - BUILDING 3.3 - SCHEME 1
A208	TRASH ENCLOSURE
A210	BUILDING 1 SECTIONS
A211	BUILDING 2 SECTIONS
A212	BUILDING 3 SECTIONS
A301	SOLAR STUDY
A302	MATERIAL BOARD
A900	SITE PANORAMIC PHOTOS

PROJECT INFORMATION

ADDRESS: 355 N. PARK AVE.
BRECKENRIDGE, CO 80424

LAND USE DISTRICT: DISTRICT 9.2

LEGAL DESCRIPTION: Lot 1, Gondola Lots, Filing No. 1,
A resubdivision of Lot 1A, Block 4, Parkway Center
Subdivision, Filing No. 1 Amended & Tract Q, Shock Hill
Subdivision Located in Section 36 Township 6 South,
Range 77 West and Section 36 Township 6 South, Rage
78 West of the 6th P.M. Summit County, Colorado

SIGNATURE BLOCK

UPON THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE TOWN OF BRECKENRIDGE, THIS SITE PLAN SHALL BE BINDING UPON THE APPLICANT, AND THE APPLICANT'S SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE TOWN HAS ISSUED A FINAL CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE, THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN AND IN THE DEVELOPMENT PERMIT FOR THIS SITE. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY IN ACCORDANCE WITH THE BRECKENRIDGE DEVELOPMENT CODE. THIS DOCUMENT REPRESENTS THE ENTIRE UNDERSTANDING BETWEEN THE APPLICANT AND THE TOWN OF BRECKENRIDGE WITH REGARD TO DEVELOPMENT RIGHTS AND DENSITY REMAINING ON THIS SITE.

VICINITY MAP



TETRA TECH
CONTACT: Christopher Durloo
(970) 423-3420
chris.durloo@tetrattech.com

EXISTING		PROPOSED	
	SANITARY SEWER LINE		RIGHT-OF-WAY LINE
	WATER LINE		EASEMENT
	STORM SEWER LINE		SHARED TRENCH - ELECTRICAL AND GAS
	ELECTRIC LINE		ELECTRIC LINE
	COMMUNICATION LINE		GAS LINE
	GAS LINE		FLOW LINE
	PROPERTY LINE		SANITARY SEWER LINE
	RIGHT-OF-WAY		WATER LINE
	EASEMENT		STORM SEWER LINE
	SECTION LINE		FENCE
	MINOR CONTOUR		MAJOR CONTOUR
	MAJOR CONTOUR		MINOR CONTOUR
	100-YR FLOODPLAIN		CONCRETE PAVEMENT
	WETLAND SETBACK		ASPHALT PAVEMENT
	WETLAND AREA		SANITARY SEWER MANHOLE
	BOULDER WALL		WATER VALVE
	CULVERT		FIRE HYDRANT
	EXISTING SLOPE GREATER THAN 50%		FLARED END SECTION
	SANITARY SEWER MANHOLE		ELECTRIC TRANSFORMER
	FIRE HYDRANT		WETLAND IMPACT AREA
	WATER VALVE		POINT OF ANALYSIS
	STORM SEWER INLET		PROPOSED DRAINAGE BASIN
	STORM SEWER STRUCTURE		PROPOSED FLOW ARROW
	LIGHT POLE		
	ELECTRIC TRANSFORMER		
	COMMUNICATION VAULT		
	SURVEY MONUMENT		
	TREE		

AC	ACRE	OFF	OFFSET
ABC	AGGREGATE BASE COURSE		
BFP	BACK FLOW PREVENTOR	PC	POINT OF CURVATURE
BVCS	BEGIN VERTICAL CURVE STATION	PH	PHASE
		PI	POINT OF INTERSECTION
C	CHORD	PSV	PRESSURE SUSTAINING VALVE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE, CLASS	R	RADIUS, RIGHT
CMP	CORRUGATED METAL PIPE	R/W	RIGHT-OF-WAY
CONC	CONCRETE	RCBC	REINFORCED CONCRETE PIPE, BOX CULVERT
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
		RCPA	REINFORCED CONCRETE PIPE, ARCH
E	EASTING	S	SOUTH
EG	EXISTING GRADE	STA	STATION
		SHT	SHEET
EL	ELEVATION	SWMP	STORMWATER MANAGEMENT PLAN
ELEC	ELECTRICAL	TBOC	TOP BACK OF CURB
EOA	EDGE OF ASPHALT	TOC	TOP OF CONCRETE
EOG	EDGE OF GRAVEL	TYP	TYPICAL
EOR	EDGE OF ROAD	USFS	UNITED STATES FOREST SERVICE
EVCS	END VERTICAL CURVE STATION	VBH	VAULT BLOCK HOUSE
		VERT	VERTICAL
		W	WEST
FES	FLARED END SECTION		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FT, '	FOOT, FEET		
FH	FIRE HYDRANT		
HDPE	HIGH DENSITY POLYETHYLENE		
HGL	HYDRAULIC GRADE LINE		
HORIZ	HORIZONTAL		
HMA	HOT MIX ASPHALT		
IN, "	INCH		
INV	INVERT		
L	LENGTH, LEFT, LINE		
LF	LINEAR FEET		
MH	MANHOLE		
N	NORTH, NORTHING		
NC	NORMALLY CLOSED		
NO	NORMALLY OPEN		
NO.	NUMBER		
NTS	NOT TO SCALE		

SECTION LETTER IDENTIFICATION

SHEET WHERE SECTION IS DRAWN
"-" INDICATES SAME SHEET

SECTION CUT

SECTION MARKER ARROW INDICATES VIEWING ORIENTATION

DETAIL NUMBER IDENTIFICATION

DETAIL

SCALE: 1"=1'-0"

DETAIL NUMBER IDENTIFICATION

SHEET WHERE SECTION IS DRAWN
"-" INDICATES SAME SHEET

DETAIL MARKER

DRAINAGE BASIN NUMBER

10 YEAR PEAK DISCHARGE

100 YEAR PEAK DISCHARGE

DRAINAGE BASIN ACREAGE

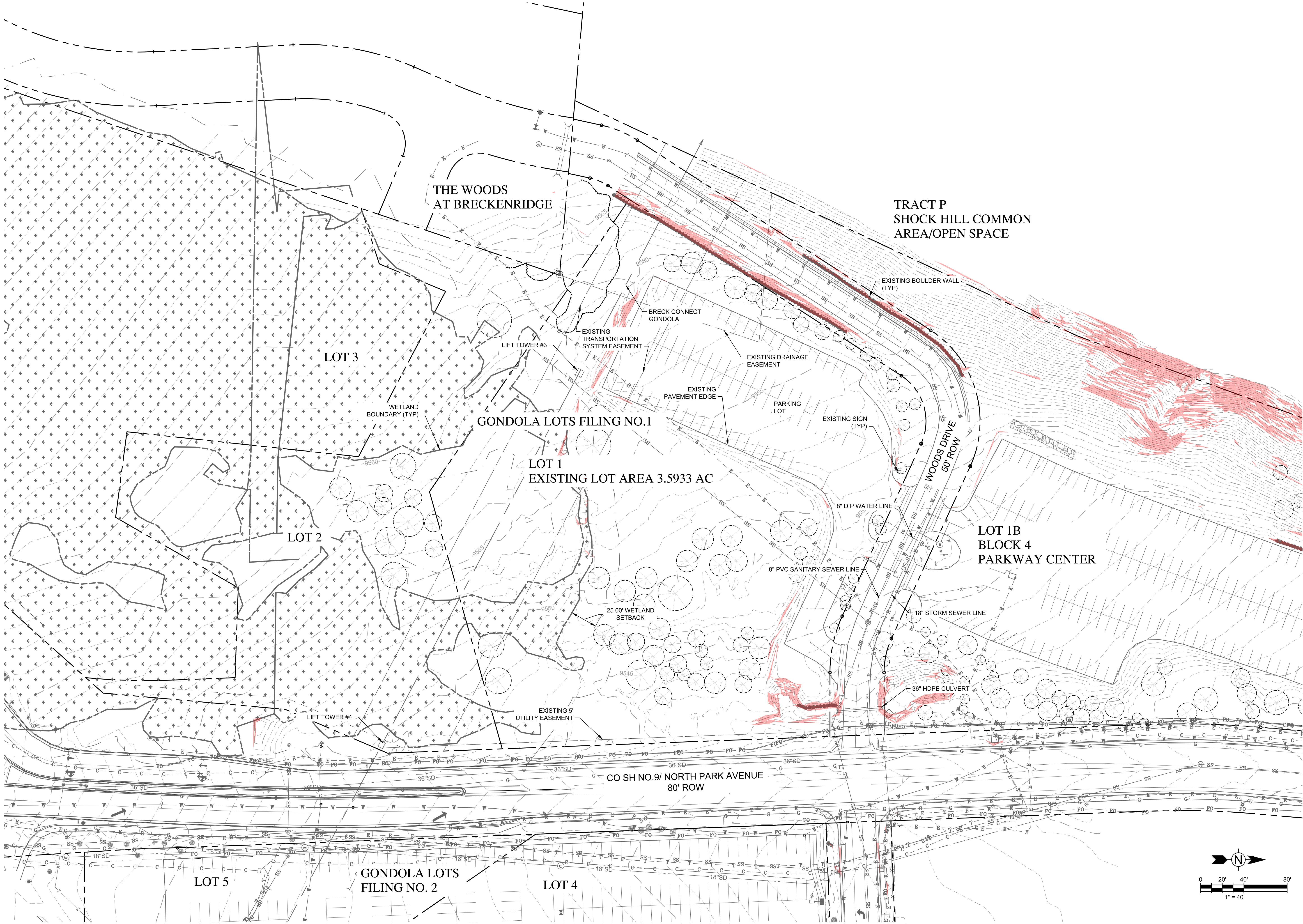
TETRA TECH ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



**Utility Notification
Center of Colorado**
Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co. 80215

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

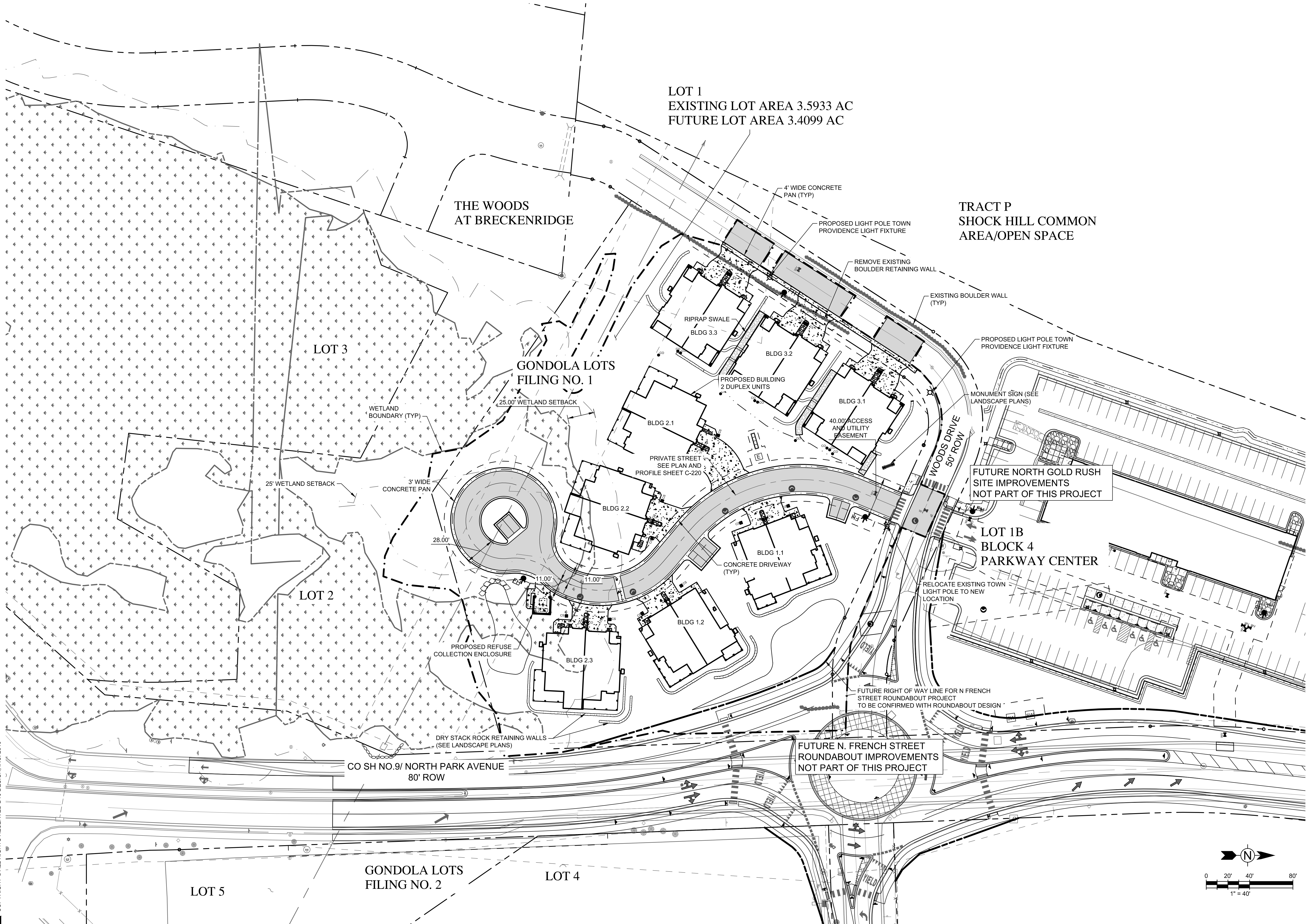
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CHECKED BY:	CDD
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ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	06/06/2025

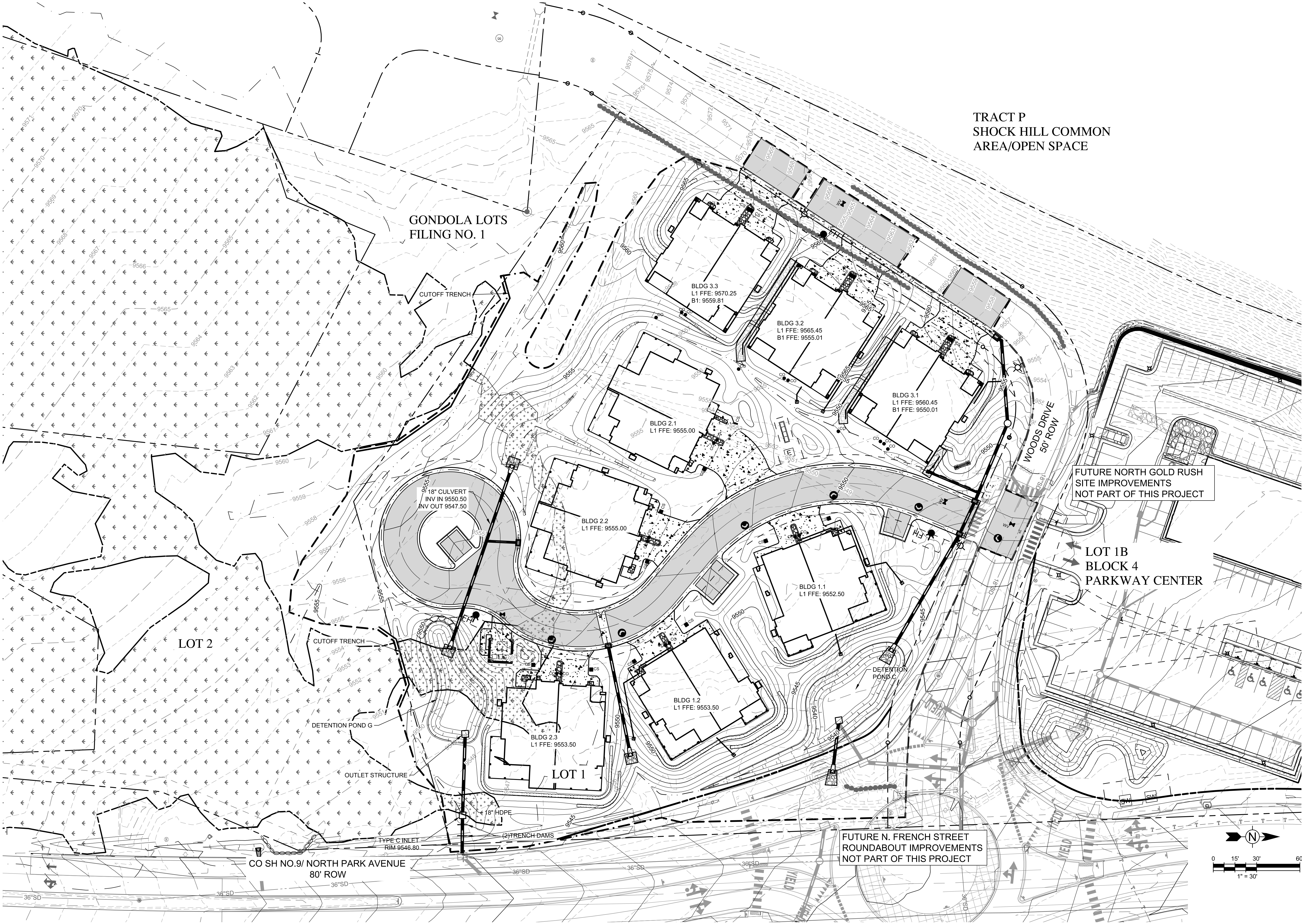
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EXISTING
CONDITIONS PLAN

SHEET NUMBER:

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GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATIONS

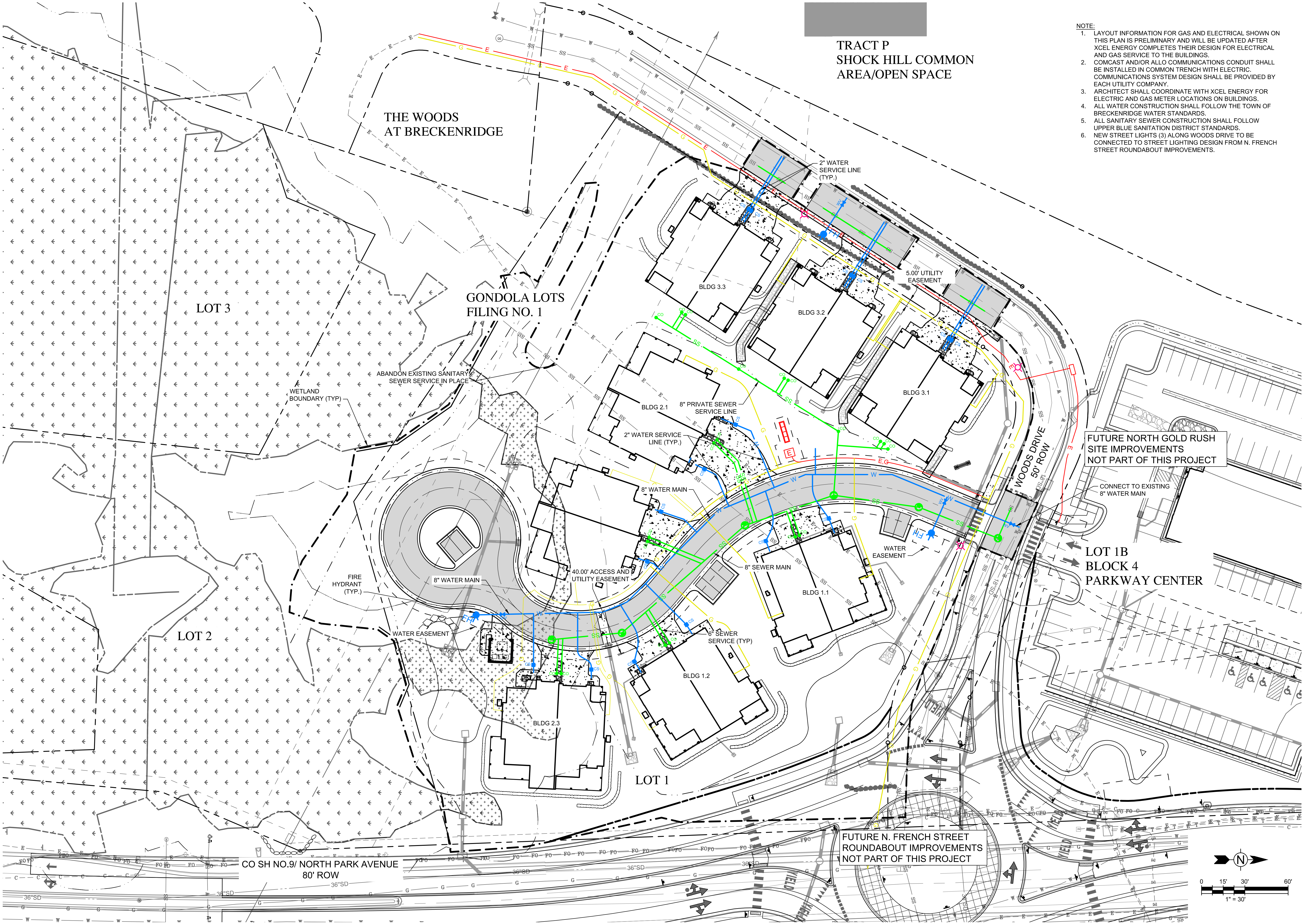
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REVISIONS:	10/28/2024
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	06/06/2025

SHEET TITLE:
GRADING AND
DRAINAGE PLAN

SHEET NUMBER:

C-105

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TRACT P
SHOCK HILL COMMON
AREA/OPEN SPACE

- NOTE:
- LAYOUT INFORMATION FOR GAS AND ELECTRICAL SHOWN ON THIS PLAN IS PRELIMINARY AND WILL BE UPDATED AFTER XCEL ENERGY COMPLETES THEIR DESIGN FOR ELECTRICAL AND GAS SERVICE TO THE BUILDINGS.
 - COMCAST AND/OR ALLO COMMUNICATIONS CONDUIT SHALL BE INSTALLED IN COMMON TRENCH WITH ELECTRIC, COMMUNICATIONS SYSTEM DESIGN SHALL BE PROVIDED BY EACH UTILITY COMPANY.
 - ARCHITECT SHALL COORDINATE WITH XCEL ENERGY FOR ELECTRIC AND GAS METER LOCATIONS ON BUILDINGS.
 - ALL WATER CONSTRUCTION SHALL FOLLOW THE TOWN OF BRECKENRIDGE WATER STANDARDS.
 - ALL SANITARY SEWER CONSTRUCTION SHALL FOLLOW UPPER BLUE SANITATION DISTRICT STANDARDS.
 - NEW STREET LIGHTS (3) ALONG WOODS DRIVE TO BE CONNECTED TO STREET LIGHTING DESIGN FROM N. FRENCH STREET ROUNDABOUT IMPROVEMENTS.

dtj
DESIGN

TETRA TECH

719 F Ten Mile Drive/ PO Box 1906
Frisco, Colorado 80443
T 970.453.6394
www.tetratech.com

GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATIONS

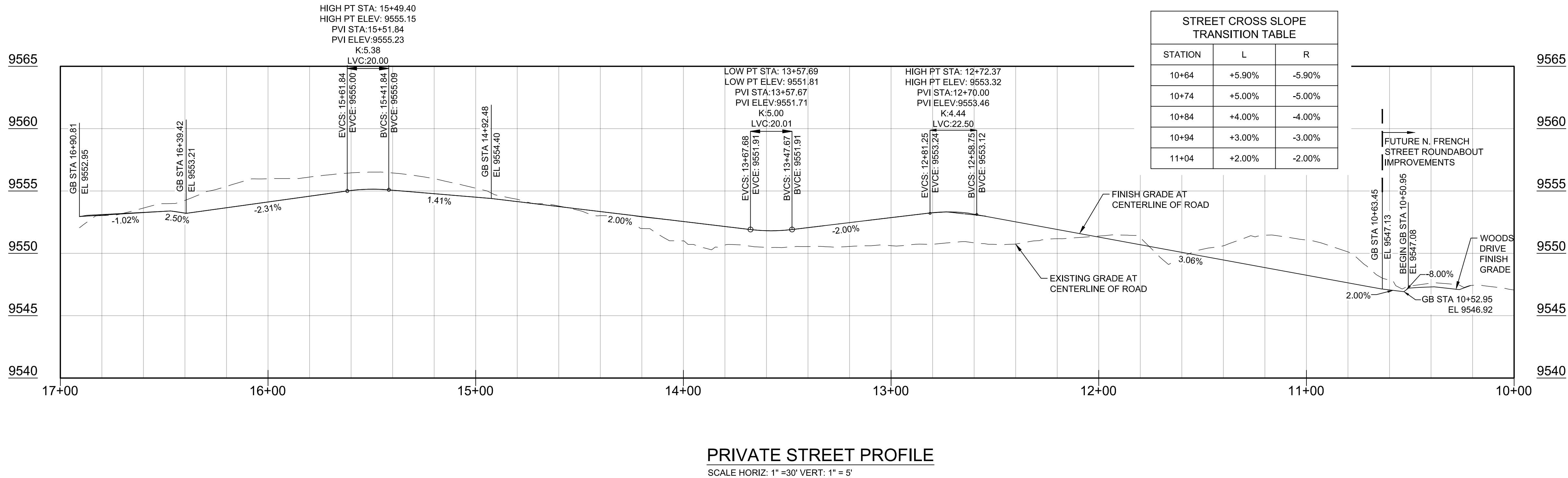
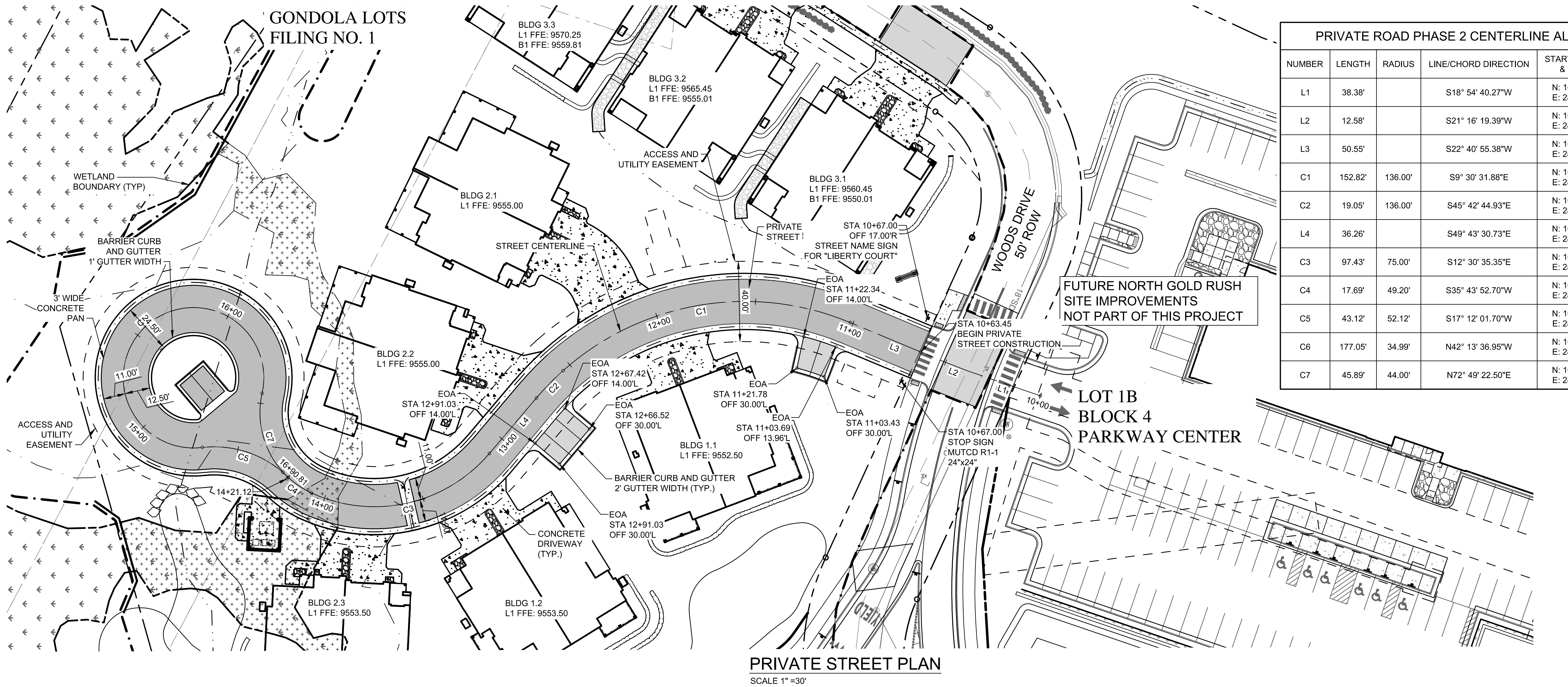
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PROJECT NO.:	200-325517-21001
ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	06/06/2025

SHEET TITLE:
COMPOSITE
UTILITY PLAN

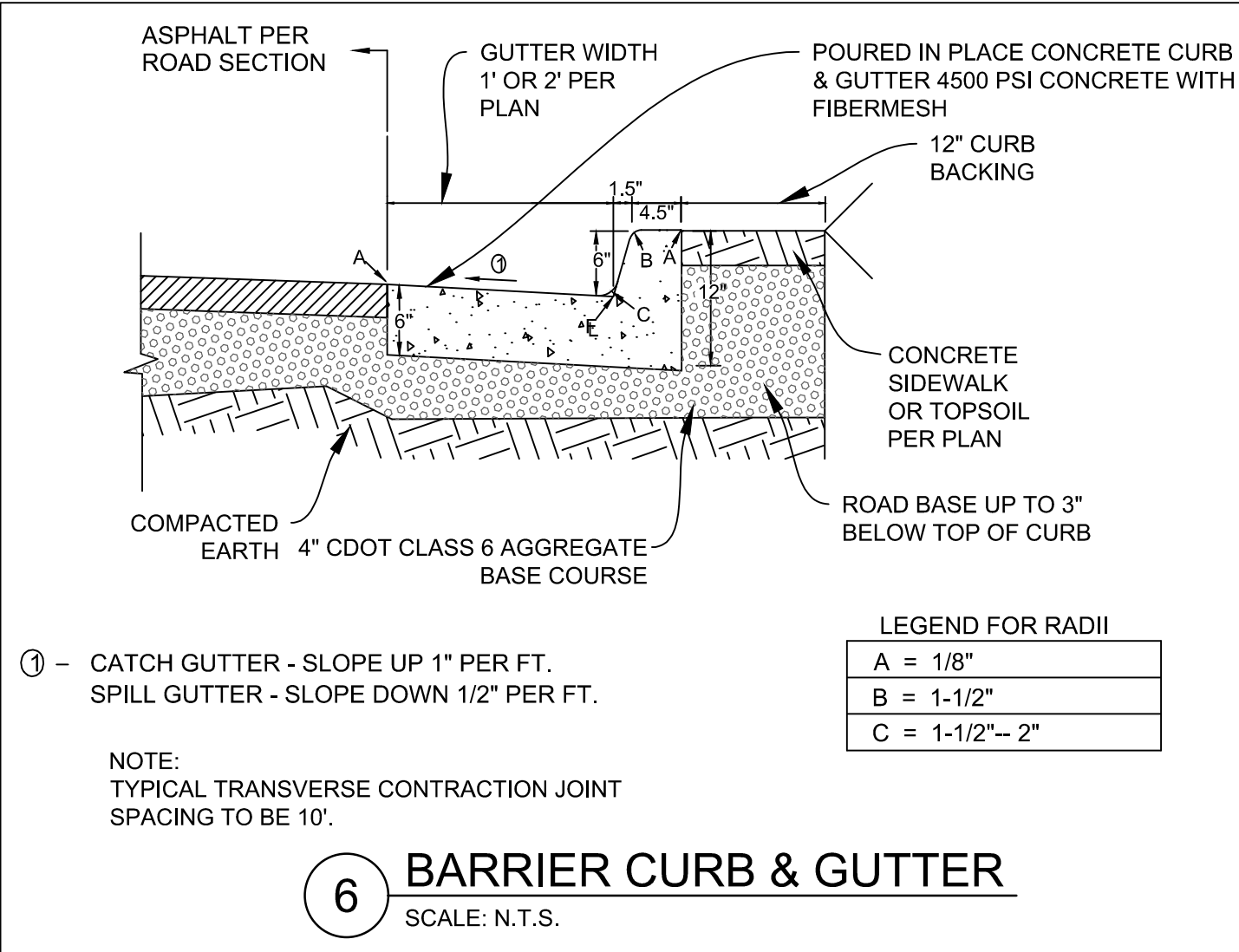
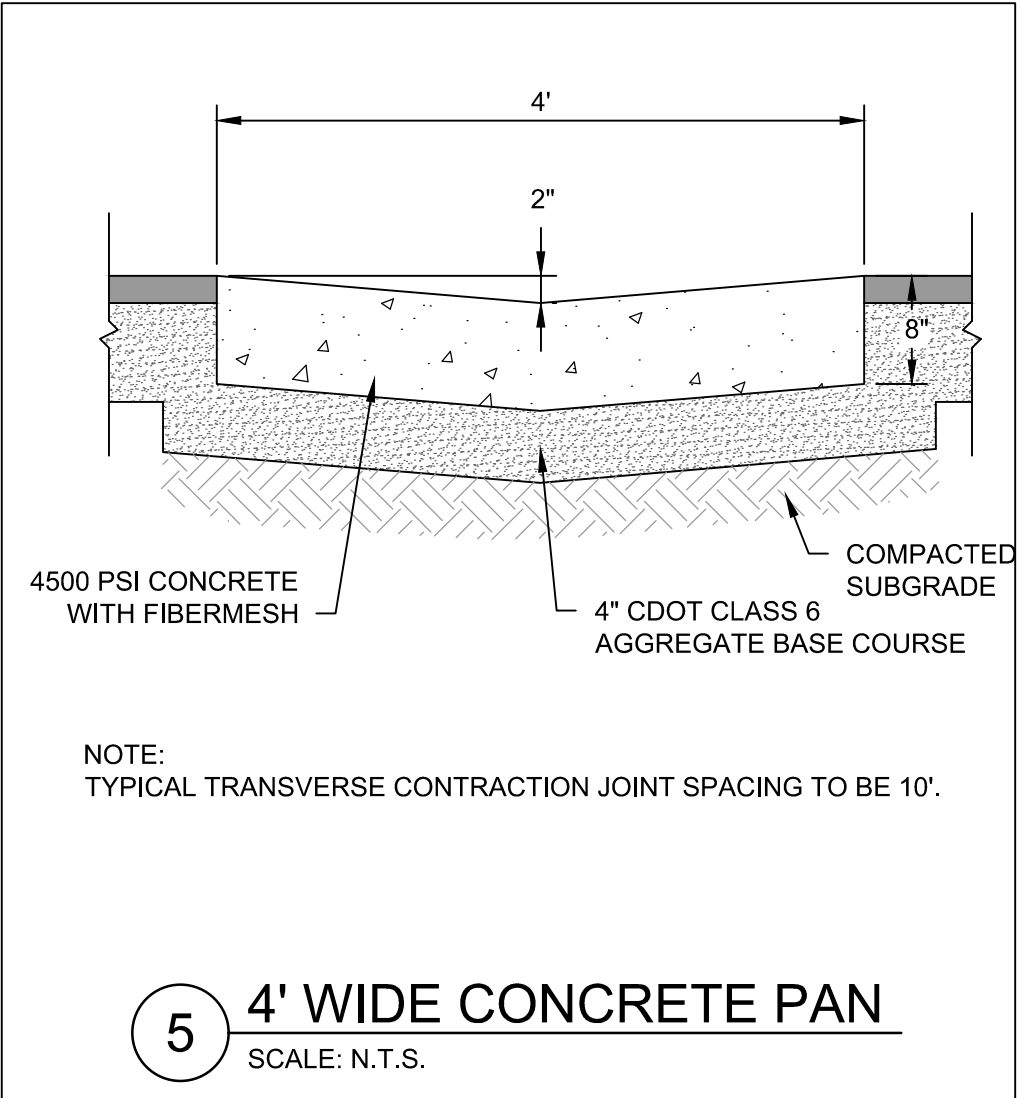
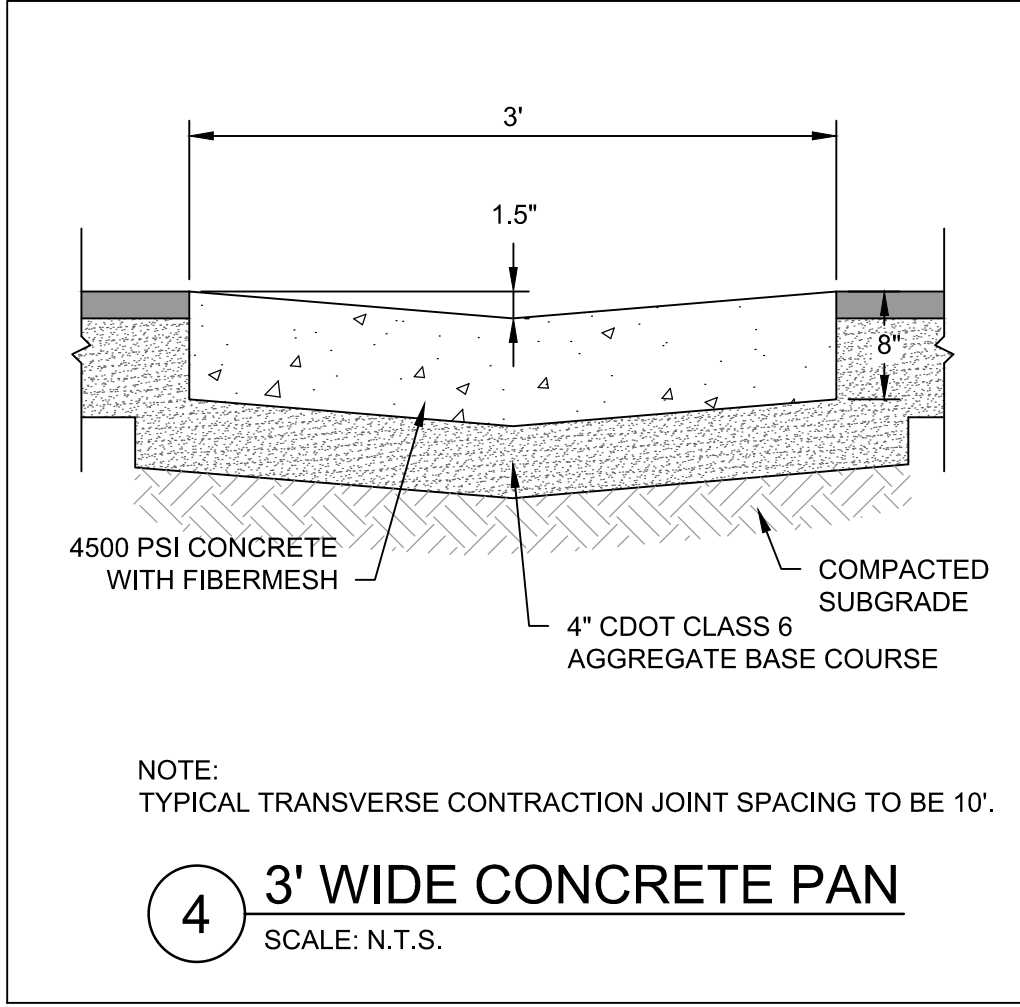
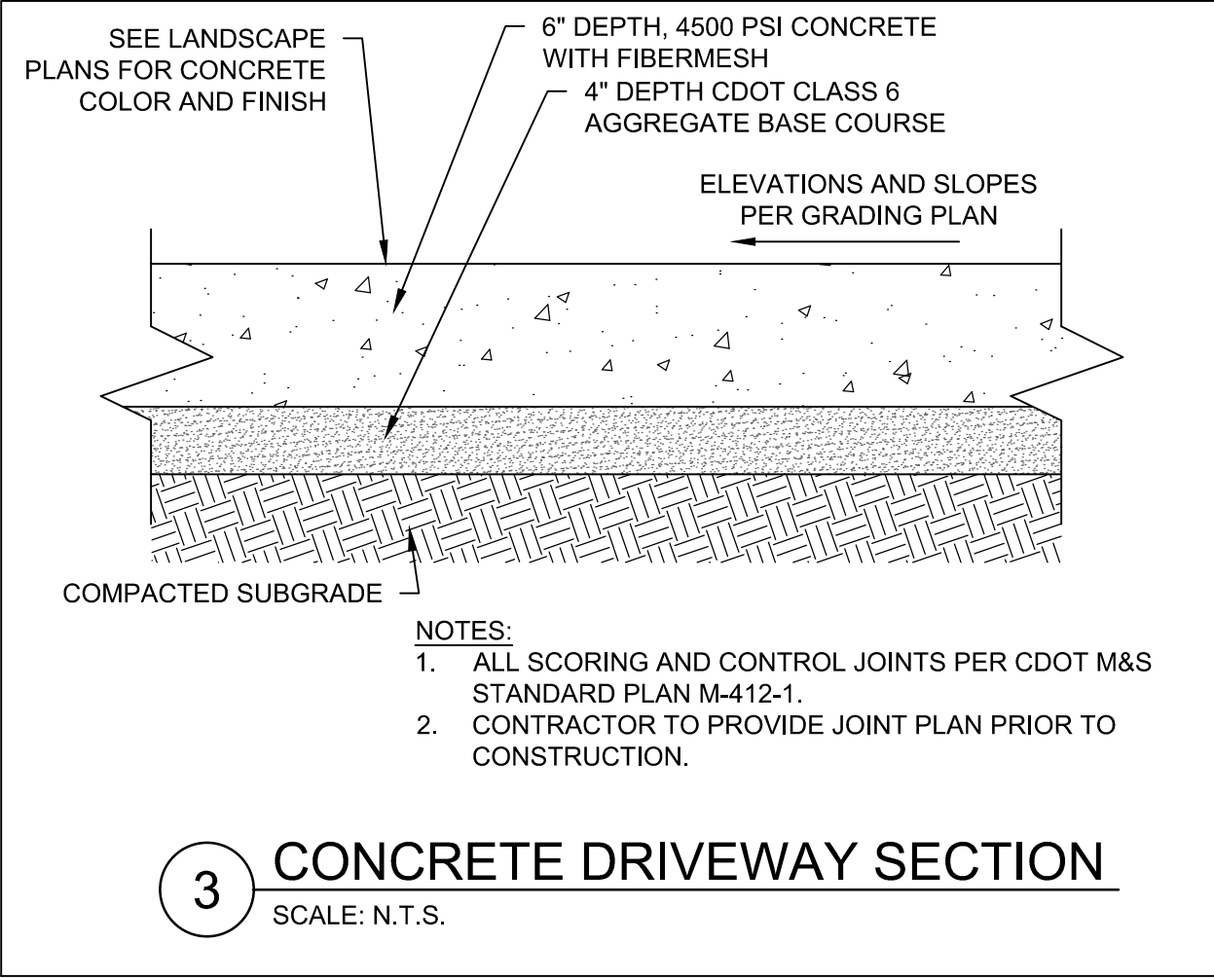
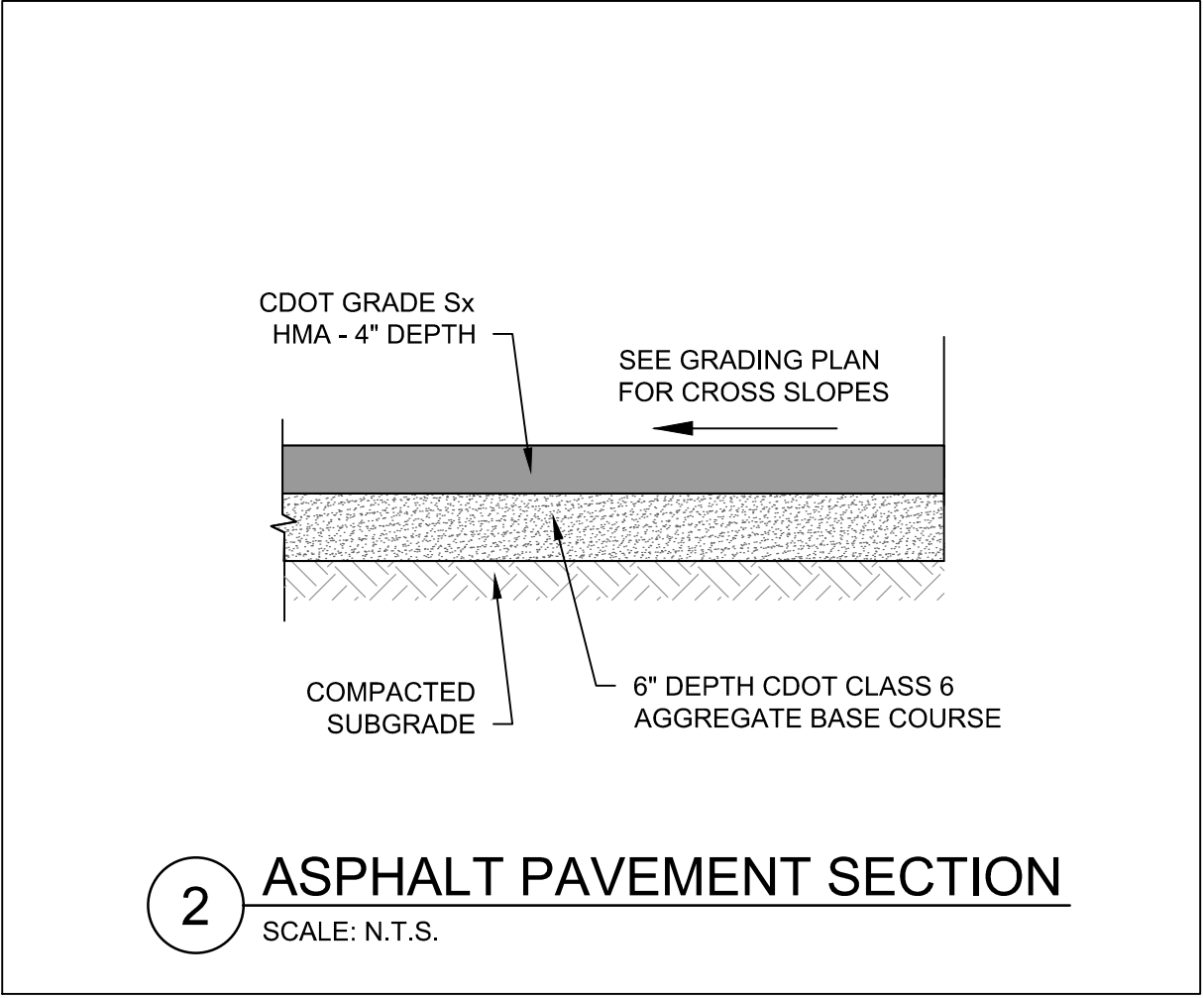
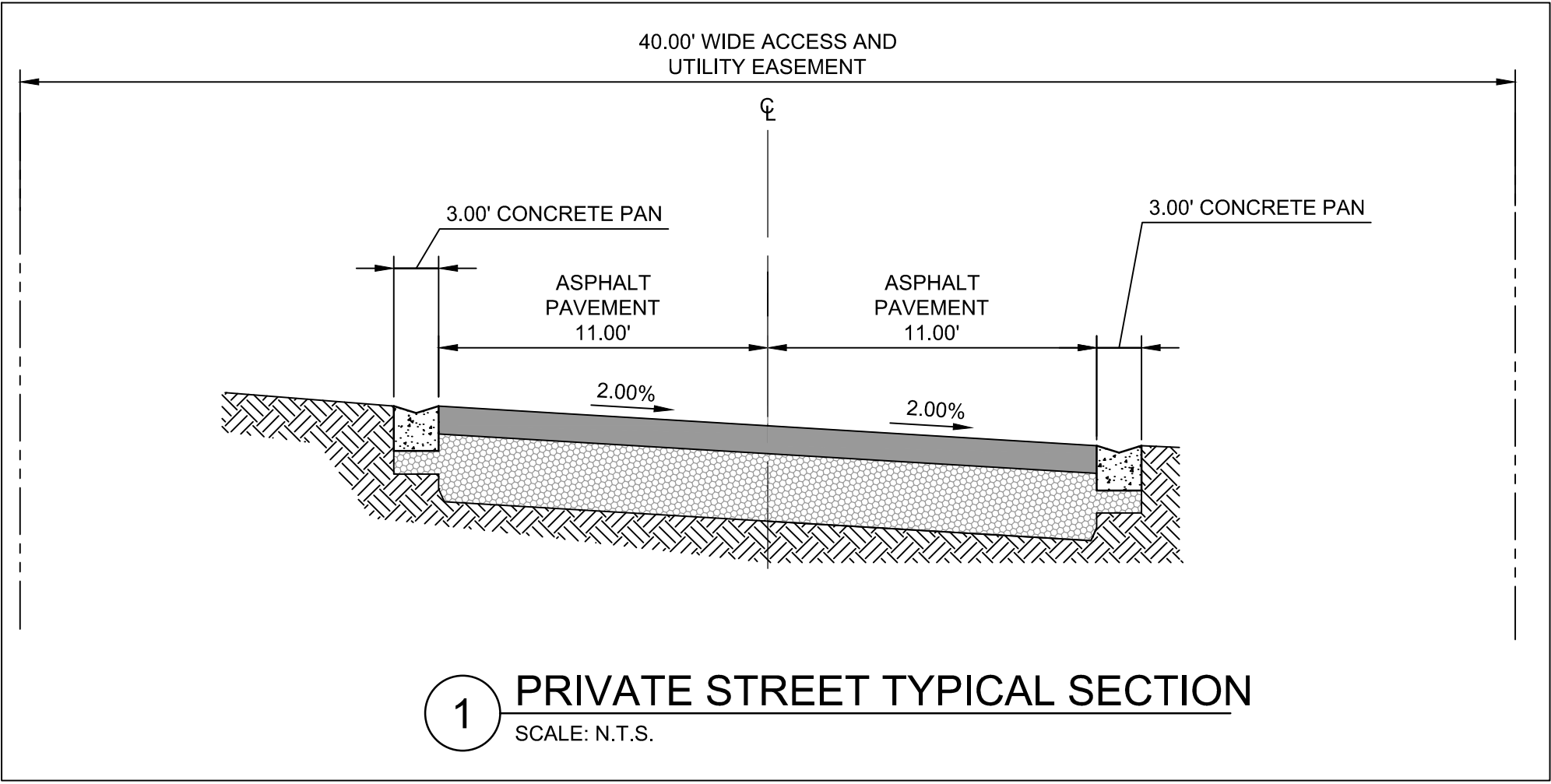
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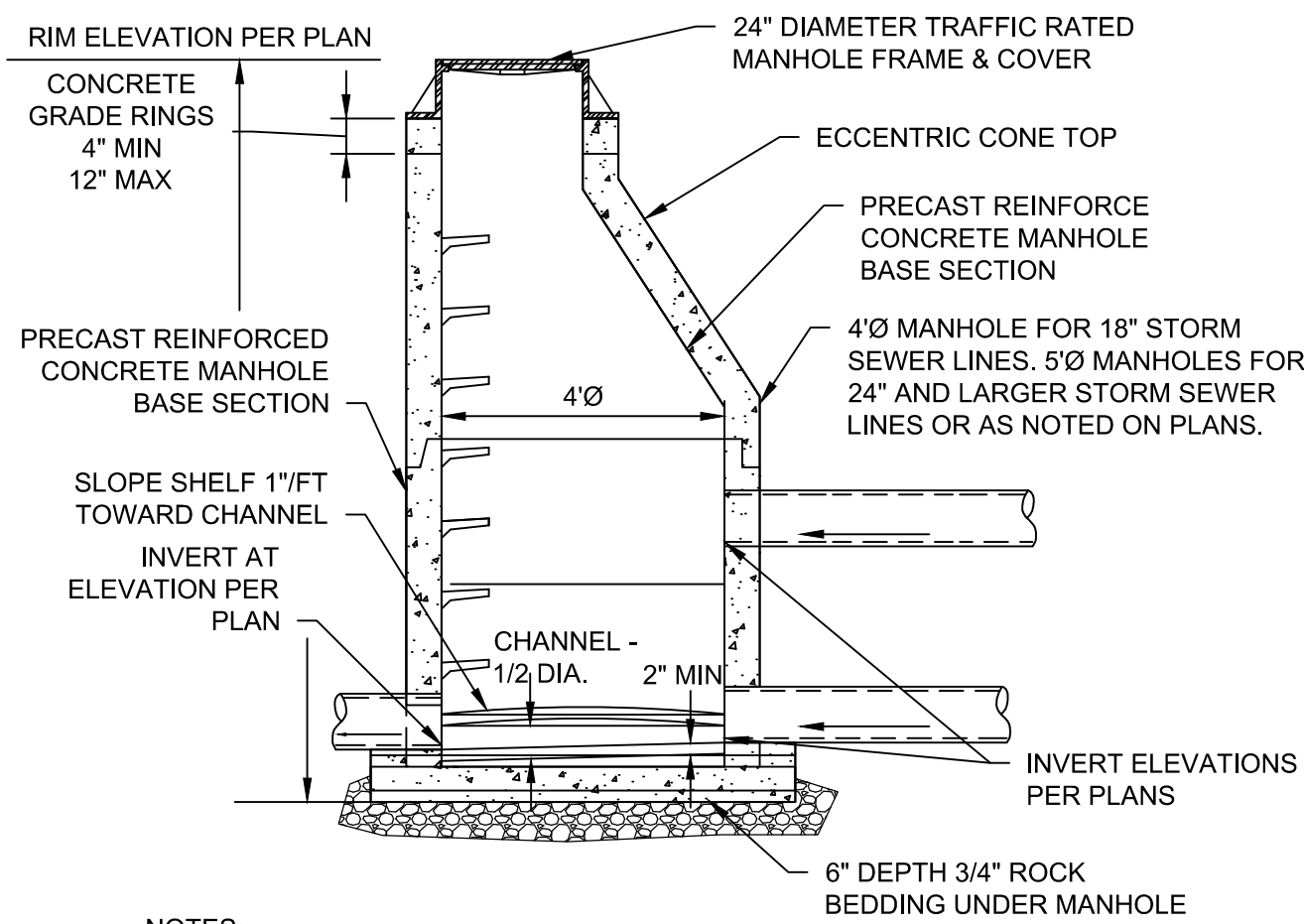
GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATIONS

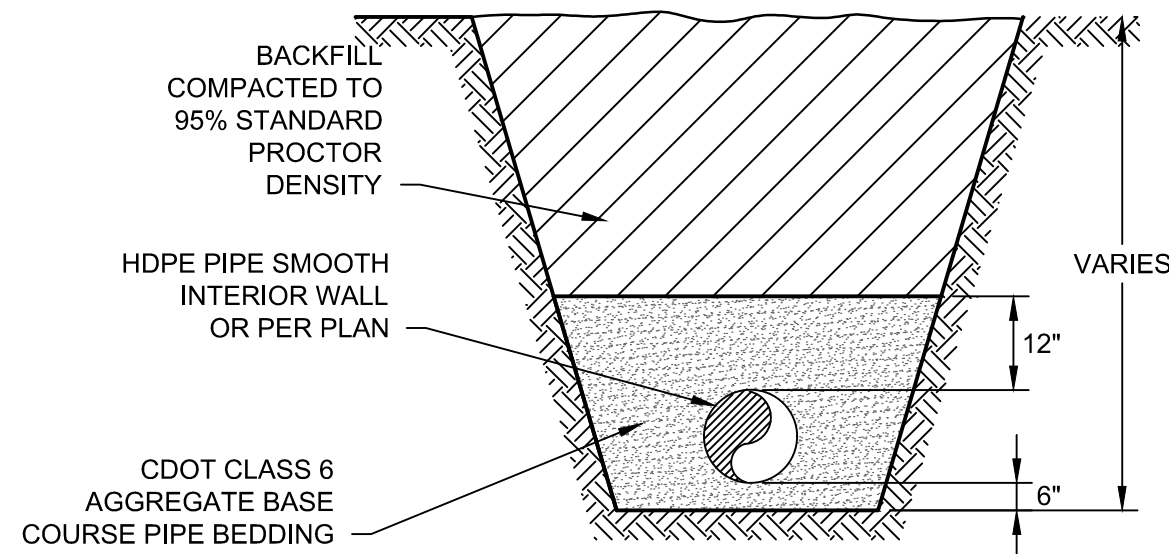
GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

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ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	06/06/2025

C-501

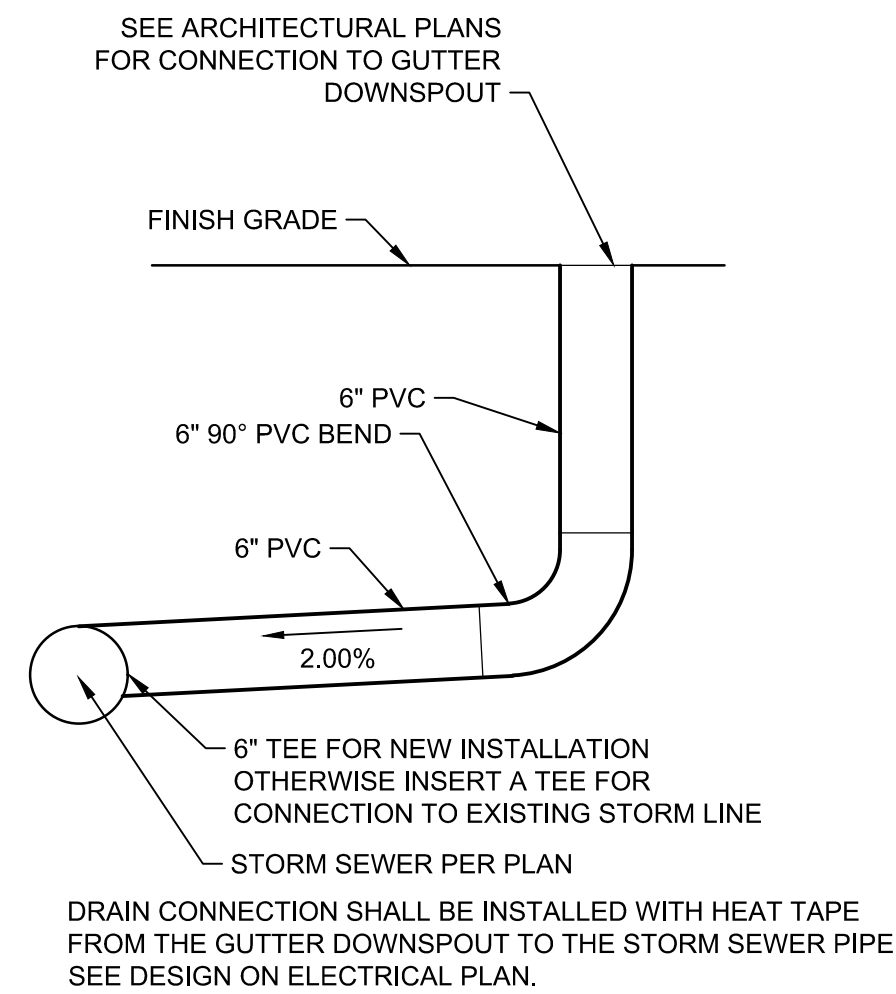


1 STORM SEWER PRECAST MANHOLE
SCALE: N.T.S.

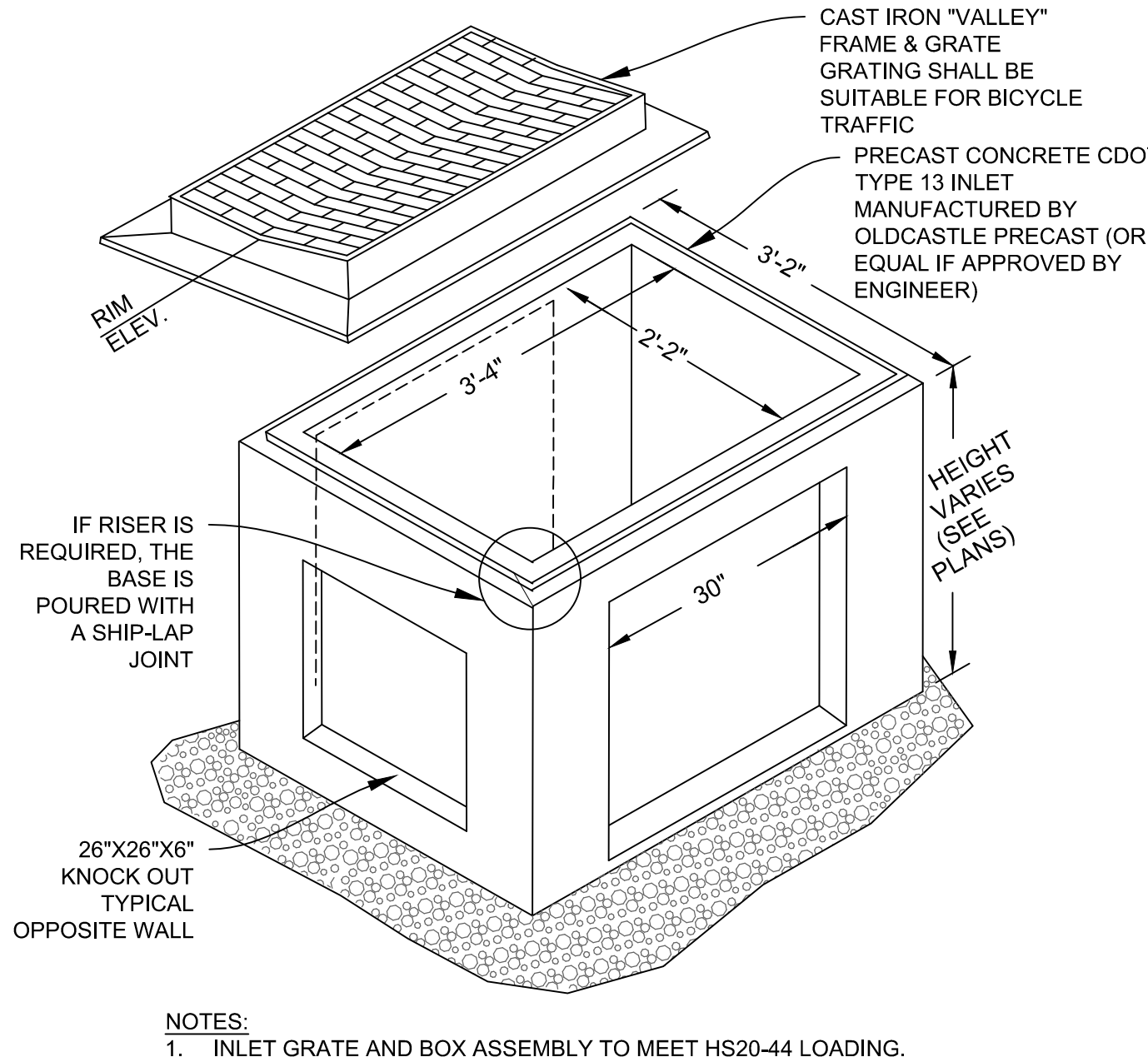


2 DRAINAGE PIPE TRENCH SECTION

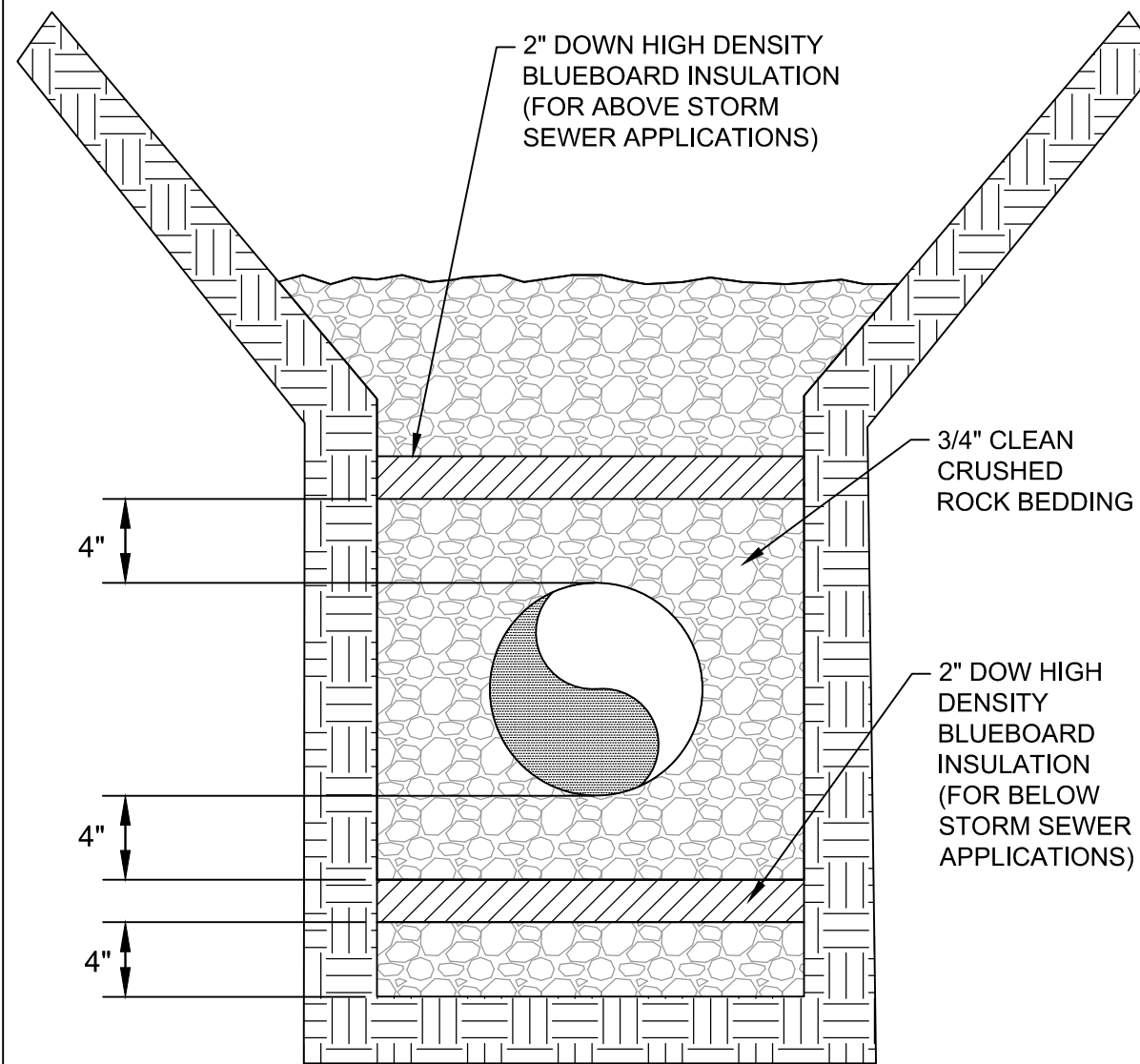
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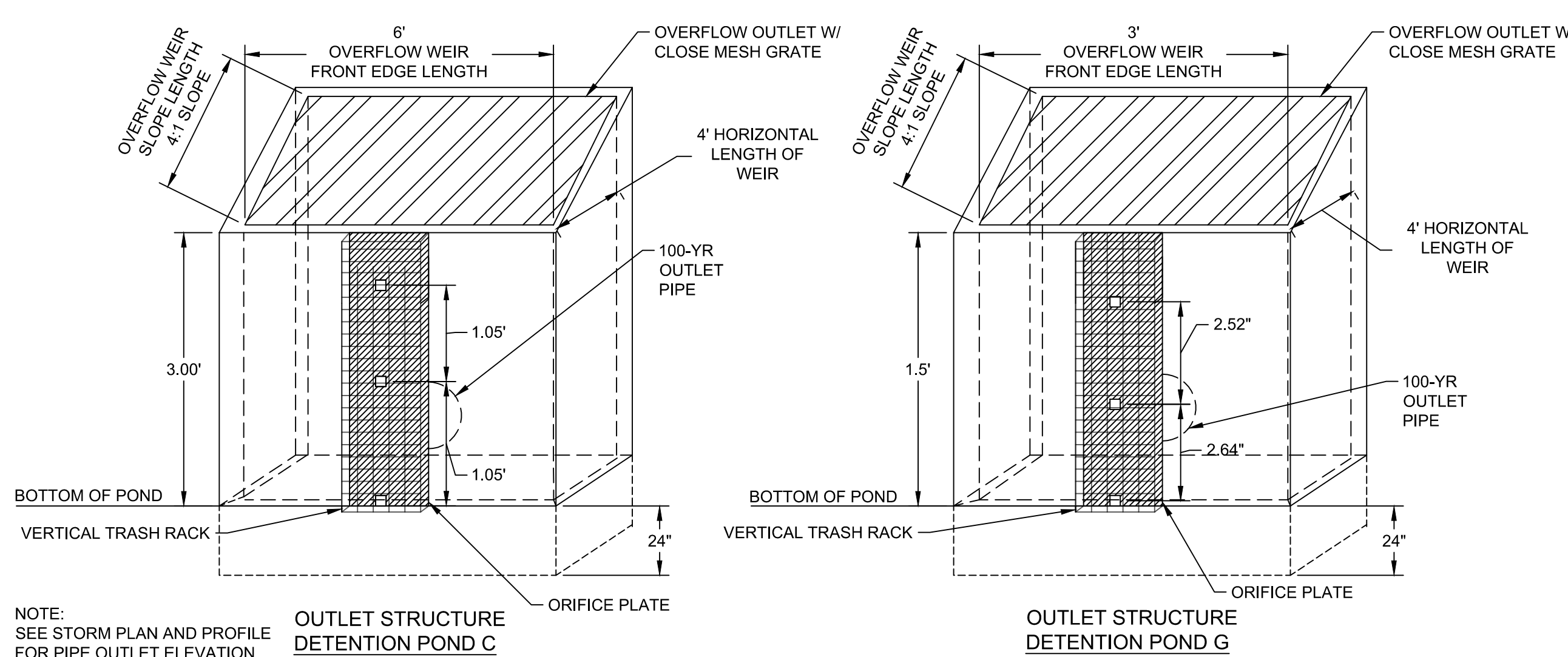
3 GUTTER DRAIN TO STORM DRAIN
SCALE: N.T.S.



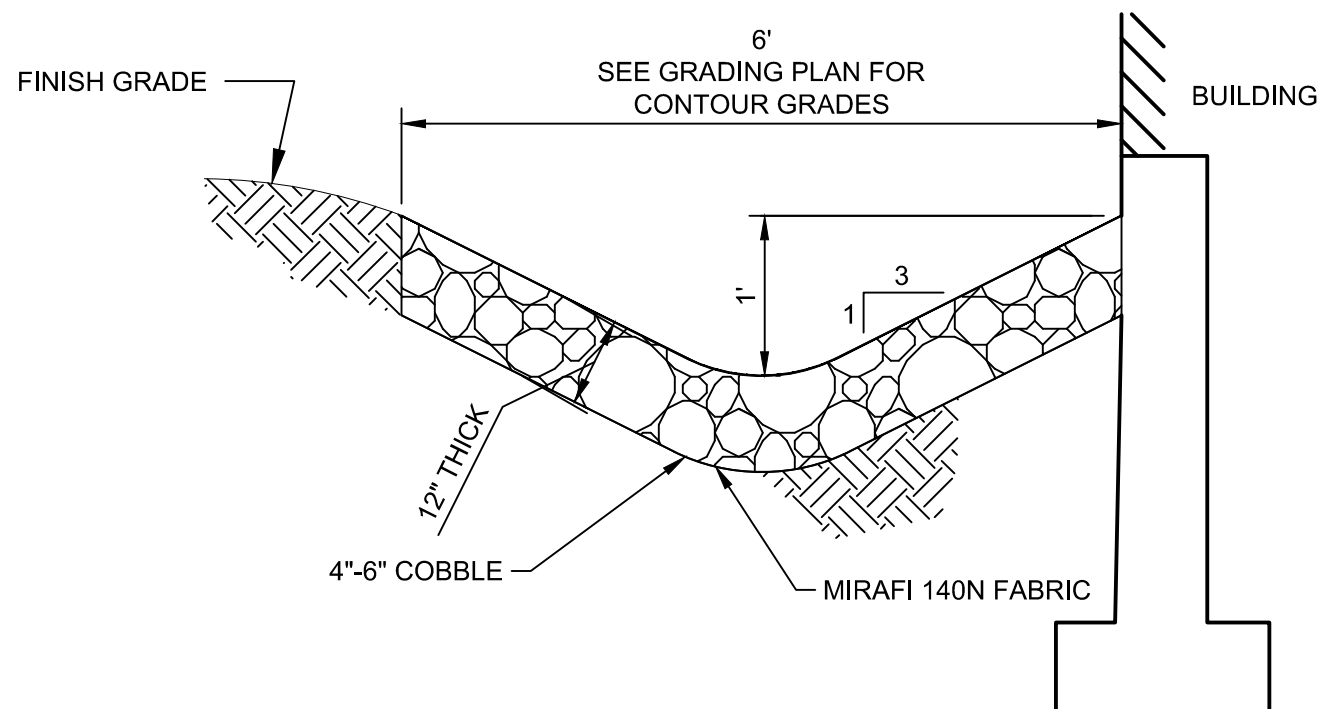
4 VALLEY INLET DETAIL
SCALE: N.T.S.



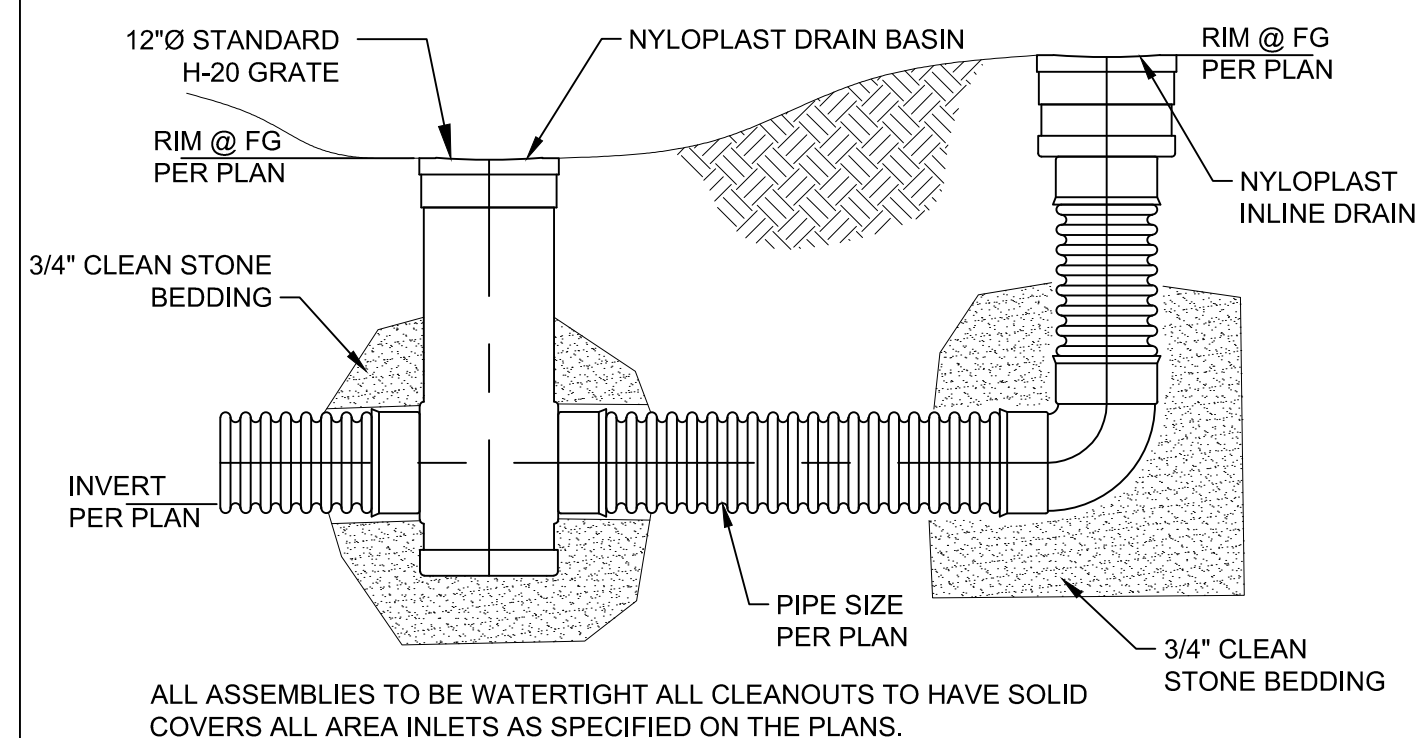
5 STORM SEWER INSULATION DETAIL
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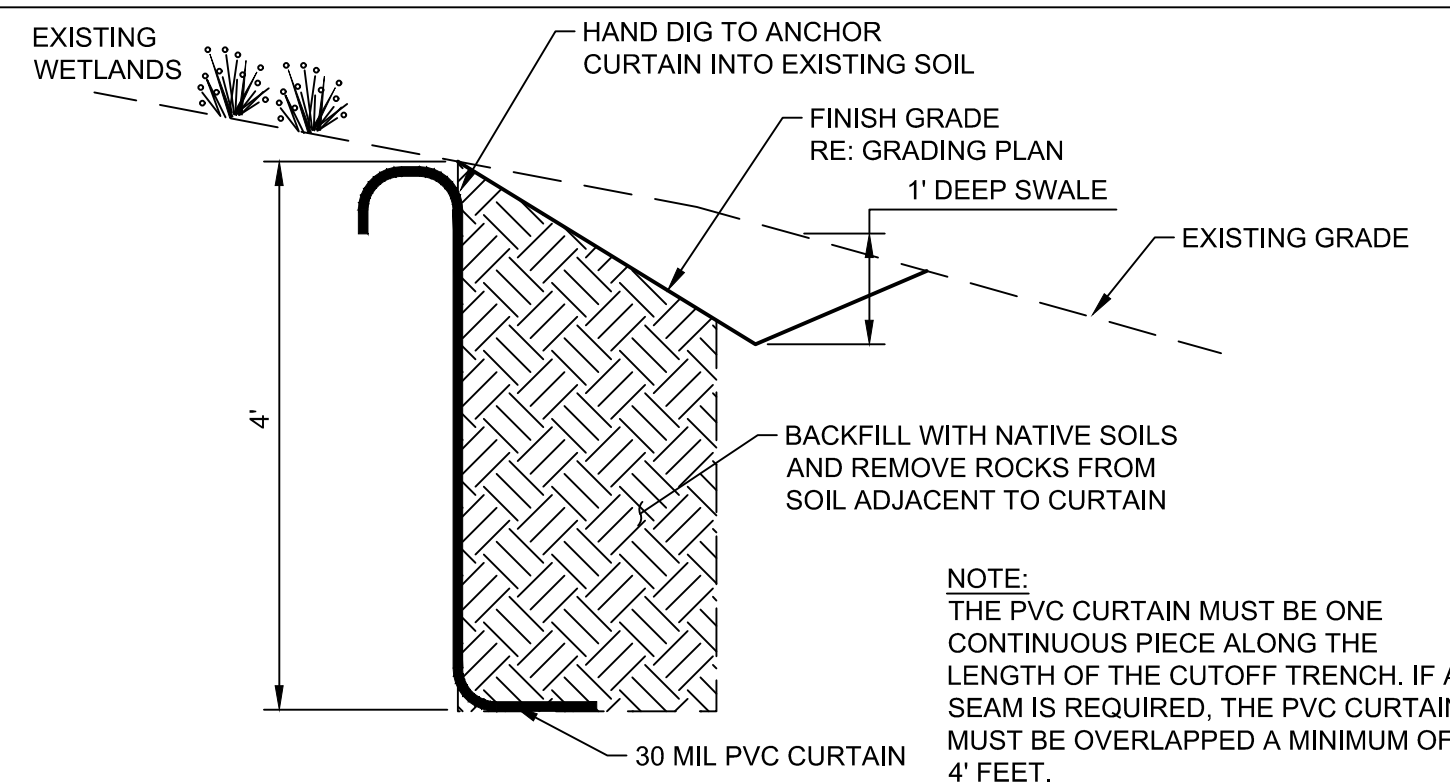
6 PRECAST CONCRETE OUTLET STRUCTURE



7 RIPRAP SWALE
SCALE: N.T.S.

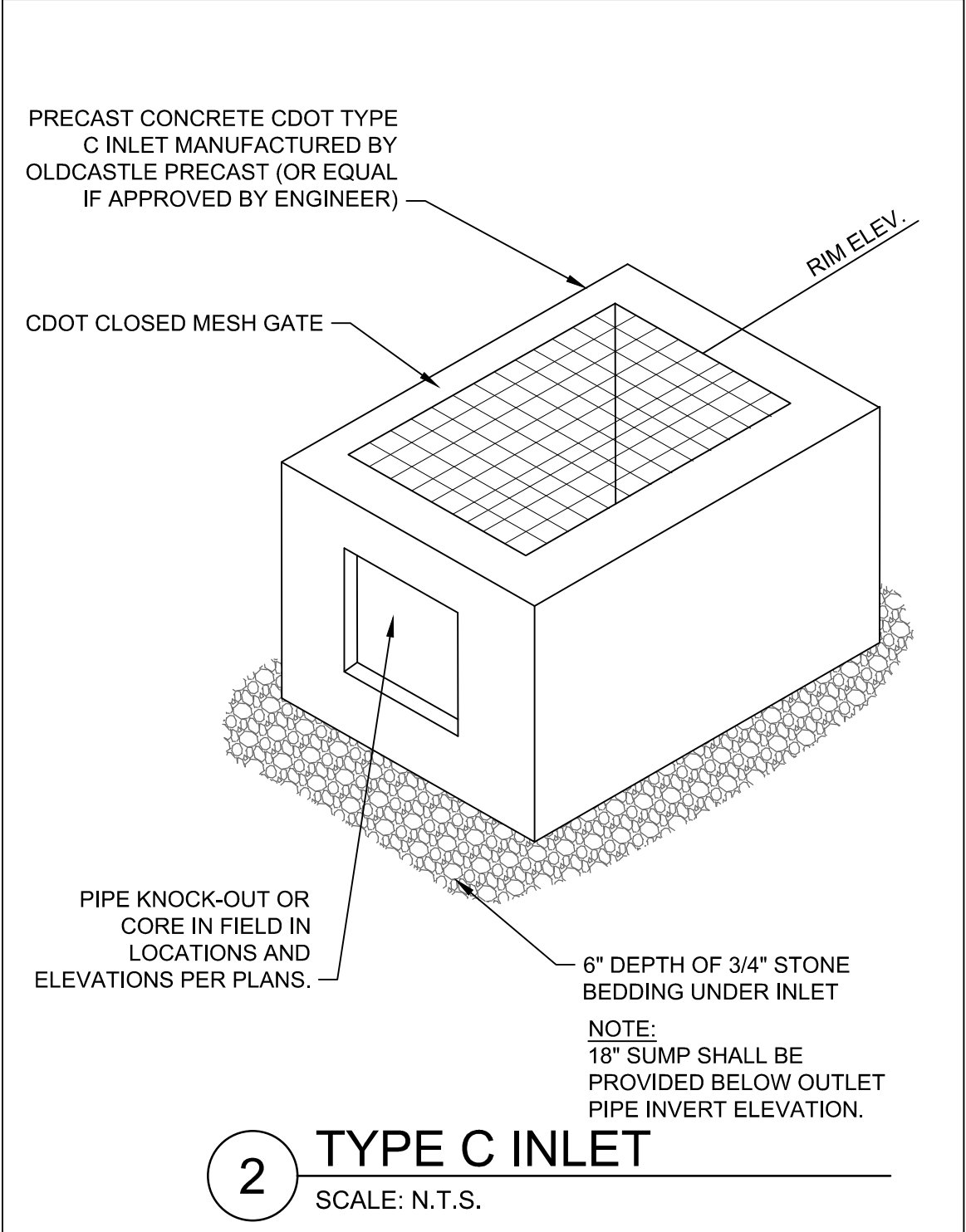
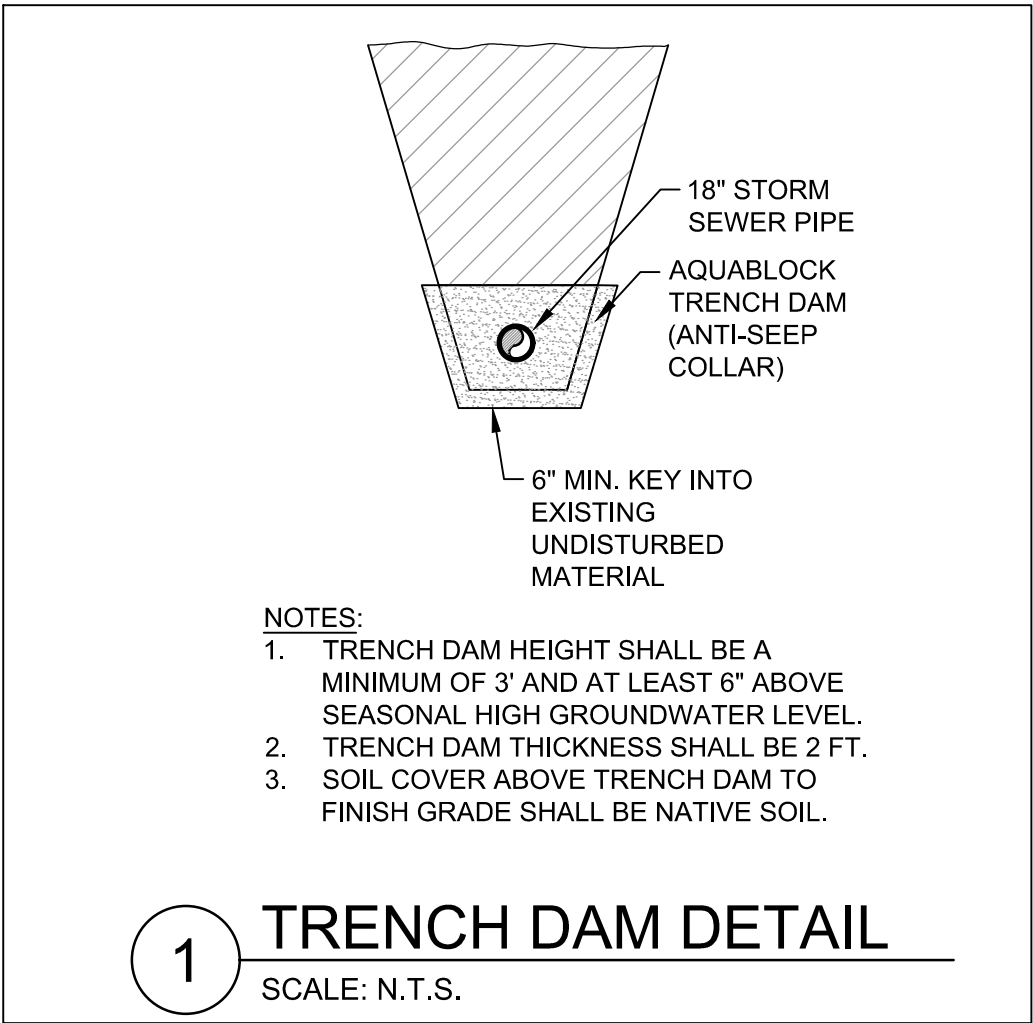


8 NYLOPLAST DRAIN BASIN/INLINE DRAIN DETAIL
SCALE: N.T.S.



9 CUTOFF TRENCH DETAIL
SCALE: N.T.S.

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GOLD RUSH SOUTH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATIONS

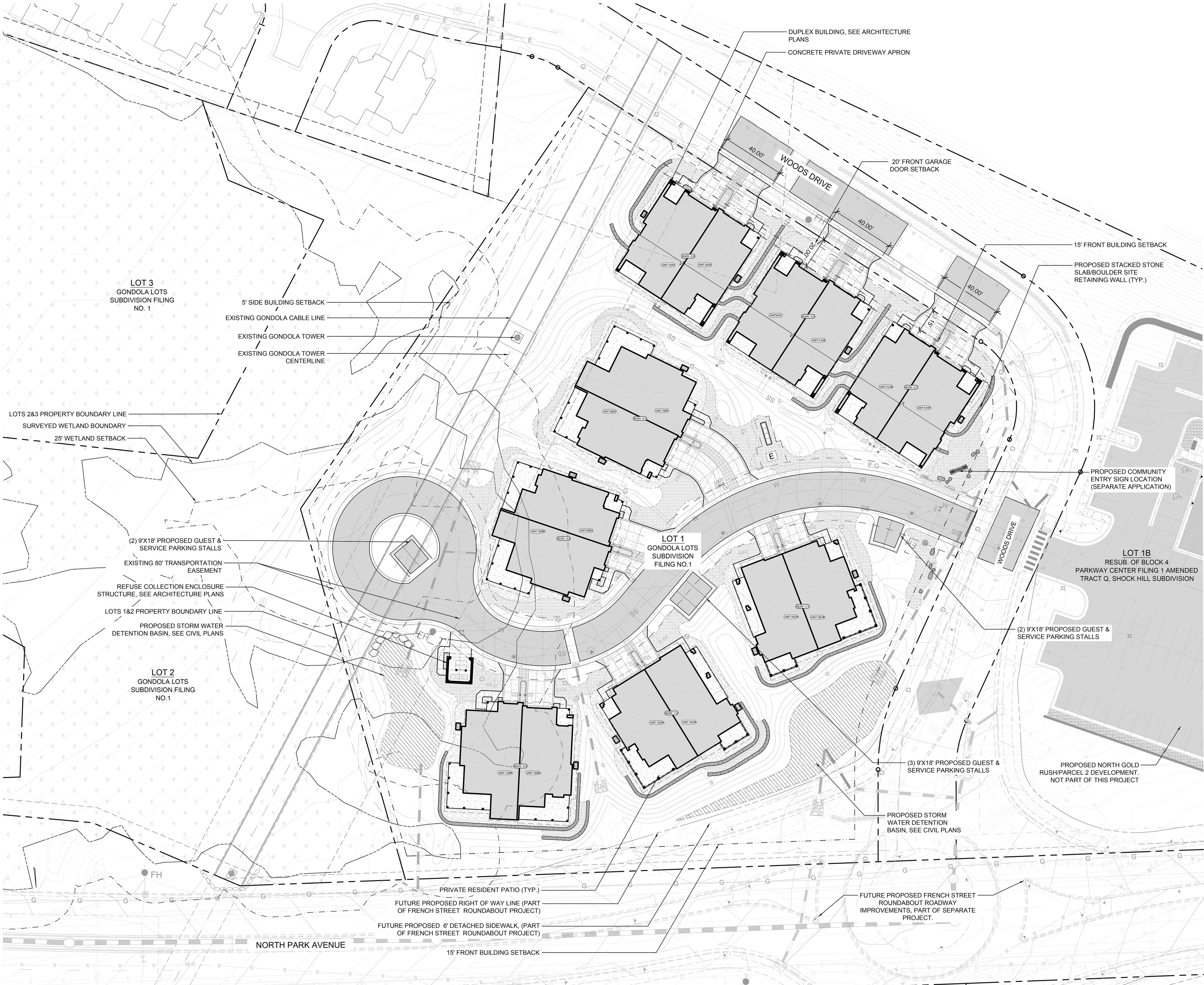
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SHEET TITLE:
DRAINAGE DETAILS

SHEET NUMBER:

C-502

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LANDSCAPE SITE PLAN
LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	SITE WALL (SEE CIVIL PLANS)
	CROSSWALK (SEE CIVIL PLANS)
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ROCK WALL

REFUSE COLLECTION PLAN

FOR THE BUILDINGS ON THE SITE, ALL GENERATED REFUSE FOR THE OCCUPIED STRUCTURE(S) WILL BE COLLECTED WITHIN EACH INDIVIDUAL UNITS/BUILDINGS AND THEN TRANSPORTED TO A CENTRAL HOLDING AREA. THE CENTRAL HOLDING AREA IS CONCEALED FROM VIEW WITHIN AN REFUSE ENCLOSURE STRUCTURE LOCATED ON SITE. SEE ARCHITECTURE PLANS FOR REFUSE ENCLOSURE STRUCTURE DESIGN.

GENERAL NOTES

ALL HARDSCAPE, WALKWAYS, ROADWAY PAVING, PARKING LOT COMPONENTS, AND ANY OTHER SITE ELEMENTS SHOWN ON PLAN, OTHER THAN WHAT IS LABELED OR IN THE LEGEND ON THIS SHEET, REFER TO CIVIL SITE PLAN SHEETS.

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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

DRAWN BY: ZE/PM

CHECKED BY: DTJ

PROJECT NO.: 2024018

ISSUE DATE: 09/23/2024

REVISIONS: 10/28/2024

05/02/2025

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SHEET TITLE:

LANDSCAPE
SITE PLAN

SHEET NUMBER:

L100

Page 42 of 304

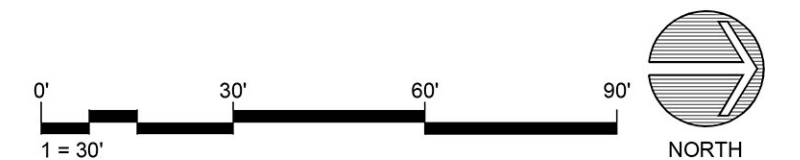
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LANDSCAPE SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE

LOT COVERAGE DIAGRAM LEGEND	
	OPEN SPACE / PERMEABLE
	HARDSCAPE
	BUILDING

LOT COVERAGE - BY LOT		
GOLD RUSH SOUTH - LOT 1 - LOT 1A - BLOCK 4		
	SQ.FT	PERCENTAGE
OPEN SPACE/ PERMEABLE AREA	88,265 S.F.	56.3%
HARDSCAPE	29,314 S.F.	18.7%
BUILDING	38,945 S.F.	25.0%
TOTAL LOT AREA	156,524 S.F. (3.593 ACRES)	100%



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355 N. PARK AVE. BRECKENRIDGE, CO

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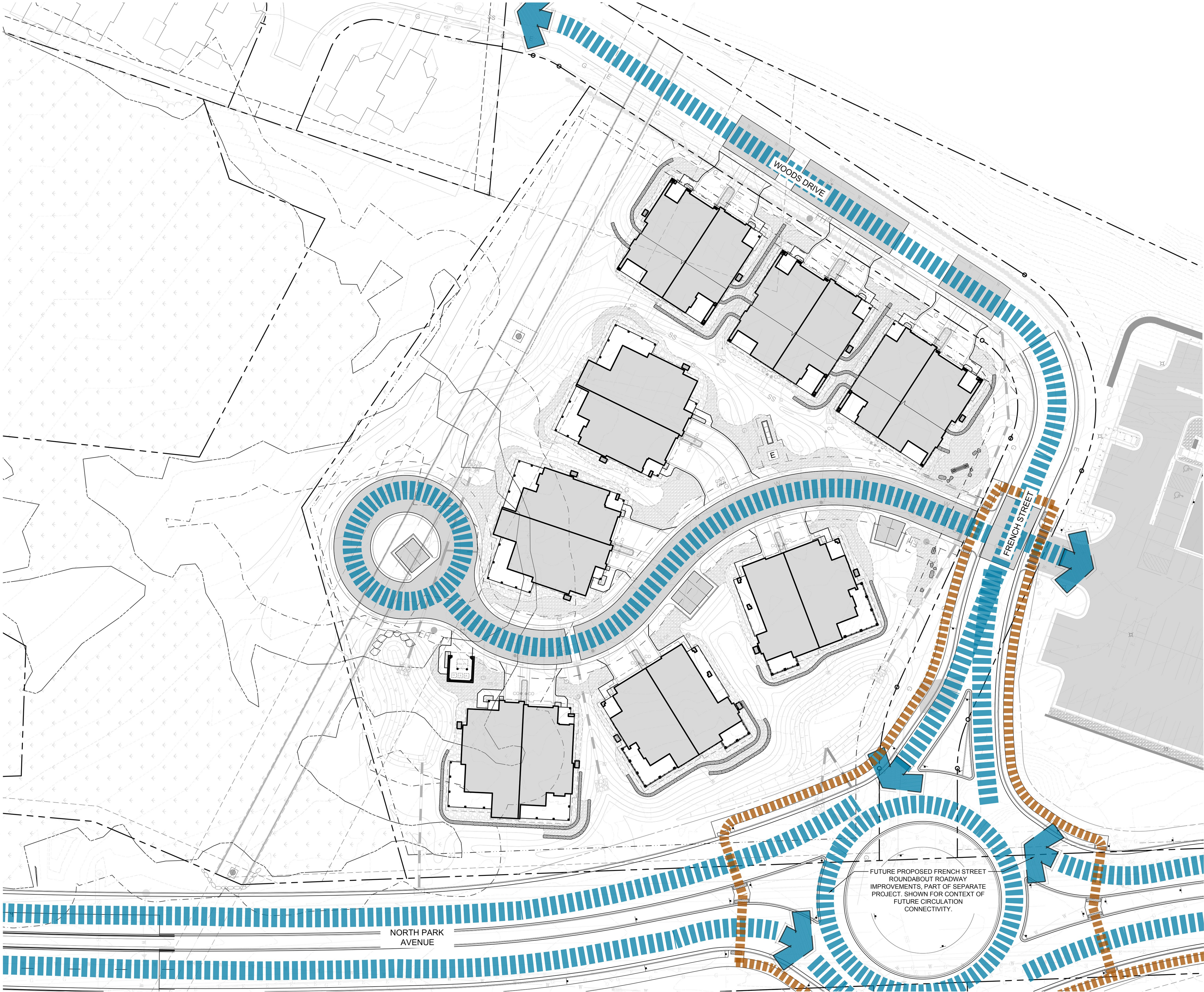
LOT
COVERAGE
PLAN

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L101

Page 43 of 304

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LANDSCAPE SITE LEGEND

PROPERTY LINE

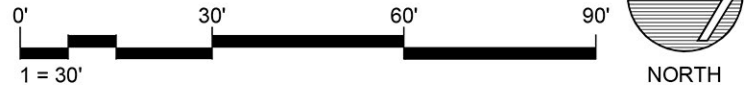
SETBACK LINE

EASEMENT LINE

OVERALL CIRCULATION DIAGRAM

PUBLIC/SEMI PUBLIC PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION



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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

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06/09/2025

SHEET TITLE:

CIRCULATION PLAN

SHEET NUMBER:

L102

Page 44 of 304

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LANDSCAPE SITE LEGEND

PROPERTY LINE

SETBACK LINE

EASEMENT LINE

SNOW MANAGEMENT
DIAGRAM LEGEND

PLOWED OR SHOVELED HARD SURFACES

PROPOSED SNOW STORAGE AREAS

SNOW MANAGEMENT AREAS TABULATION

PARCEL	AREA (sf)
GOLD RUSH SOUTH PARCEL	
Plowed or Shoveled Hard Surfaces	27,611
Proposed Snow-Melted Hard Surfaces	0
Required Snow Storage Area	6,902
Provided Snow Storage Area	7,075

NOTE:
1. PROVIDED SNOW STORAGE AREAS ARE USED FOR GENERAL APPROACH TO WINTER SNOW STORAGE. AREAS SHOWN ARE BASED ON ADJACENT PAVING REQUIRING SNOW CLEARING AND BEST MANAGEMENT PRACTICES. AREAS PROVIDED WILL UTILIZE PLANTING SPECIES, THAT ARE TOLERANT OF HEAVY SNOW LOADS OR VOID OF DECORATIVE PLANTING AS NECESSARY.
2. AREAS CALCULATED BASED ON EXISTING PLATTED LOT BOUNDARY. ALL AREAS WITH-IN PUBLIC R.O.W. BOUNDARIES ARE NOT INCLUDED IN THIS DOCUMENT, WITH EXCEPTION OF PRIVATE RESIDENTIAL DRIVEWAY CONNECTIONS.
3. PRIVATE PATIO/OUTDOOR SPACES PROPOSED AT DUPLEX RESIDENTIAL UNITS ARE ALL COVERED WITH SOLID ROOF STRUCTURES, THUS NO SNOW STORAGE REQUIRED.
4. VOIDED AREAS OF SNOW STORAGE LOCATED ALONG ROAD AND DRIVEWAY EDGES, ARE USED TO ALLOW FOR BUFFER PLANTING PRESERVATION IN KEY SELECTED AREAS OF IMPORTANCE. SEE PLAN LAYOUT FOR LOCATIONS.

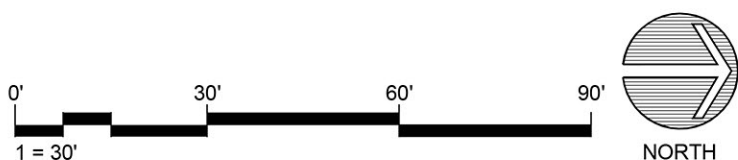
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LANDSCAPE SITE LEGEND		
	PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	

EXISTING VEGETATION MANAGEMENT LEGEND		
SYMBOL	CATEGORY	QTY.
	EXISTING TREE TO BE PRESERVED	
PRESERVED ALL PHASES TOTAL		18
	EXISTING TREE PREVIOUSLY REMOVED WITH APPROVED INFRASTRUCTURE AND BUILDING PERMITS FOR PHASE 1	
PHASE 1 REMOVED TOTAL		85
	EXISTING TREE TO BE REMOVED FOR PHASE 2	
PHASE 2 PROPOSED REMOVED TOTAL		15
	EXISTING TREES TEMPORARILY PRESERVED WITH PARCEL 3 DEVELOPMENT. TO BE REMOVED IN FUTURE WITH FRENCH ST. ROUNDABOUT ROADWAY IMPROVEMENTS (SEPARATE PROJECT, AND NOT SPECIFIED IN ORIGINAL PARCEL 3 PLANS)	
TEMPORARY PRESERVED TOTAL		6
	PROPOSED TREES PREVIOUSLY APPROVED WITH PHASE 1 BUILDING PERMIT(S)	
PHASE 1 PROPOSED TOTAL		79
	PROPOSED TREES FOR PHASE 2 AREAS	
PHASE 2 PROPOSED TOTAL		87

EXISTING VEGETATION MANAGEMENT NOTES	
1. ALL EXISTING VEGETATION ON SITE IS TO BE PRESERVED OUTSIDE THE BOUNDARIES OF GRADING DISTURBANCE ZONES, OR OTHERWISE NOTED ON THIS DOCUMENT. SEE DETAIL 6/L300 FOR TREE PRESERVATION DETAIL. 2. PROJECT SHALL ADHERE TO CURRENT CODE COMPLIANCE FOR DEFENSIBLE SPACE, WHERE APPLICABLE, AS OUTLINED BY THE LOCAL FIRE JURISDICTION AUTHORITY AND TOWN OF BRECKENRIDGE DEVELOPMENT CODE. 3. ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY. 4. ALL PHASE 1 APPROVED INFRASTRUCTURE PERMIT TREE REMOVAL HAS BEEN COMPLETED PER THE APPROVED LIMIT OF DISTURBANCE. ALL REPRESENTATIONS OF THESE PREVIOUS EXISTING TREES ARE SHOWN FOR CONTEXT ONLY.	



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LANDSCAPE SITE LEGEND

PROPERTY LINE

SETBACK LINE

EASEMENT LINE

WETLAND DISTURBANCES
DIAGRAM LEGEND

WETLAND DISTURBANCE TABULATIONS			
	CATEGORY	CURRENT PROPOSED AREA (acres)	PREVIOUSLY APPROVED AREA (acres)
	PERMANENT - WETLAND DISTURBANCE ZONES	0.189	0.067
	PERMANENT - 25' WETLAND BUFFER DISTURBANCE ZONES	0.428	0.198
	TEMPORARY - WETLAND DISTURBANCE ZONES	0.013	0.046
	TEMPORARY - 25' WETLAND BUFFER DISTURBANCE ZONES	0.212	0.114

NOTE:

1.

AREAS CALCULATED ARE BASED ON EXISTING PLATTED LOT BOUNDARIES.

2.

TEMPORARY WETLAND & 25' WETLAND BUFFER DISTURBANCE AREAS, ARE ZONES AFFECTED BY ADJACENT GRADING TIE-IN AND PRESCRIBED SWALES TO REINTRODUCE WATER TO WETLAND ZONES, PER RECOMMENDATIONS BY ALPINE ECOLOGICAL RESOURCES.

3.

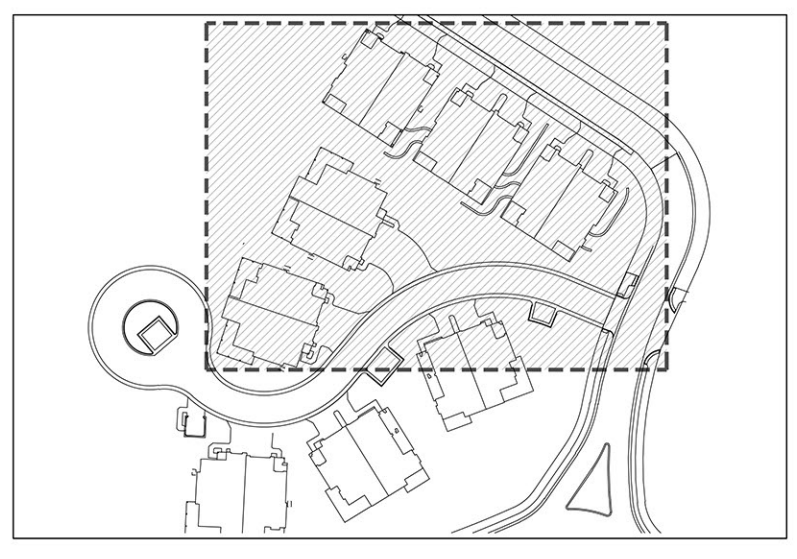
ALL AREAS SHOWN FOR WETLAND & 25' WETLAND BUFFER DISTURBANCE PER THE PARK AVE./FRENCH STREET ROUNDABOUT PROJECT, WERE PREVIOUSLY REPRESENTED IN THE WETLAND TECHNICAL REPORT. AREAS AND TABULATIONS REPRESENTED IN THIS EXHIBIT REFLECT CURRENT DESIGN CHANGES, REMOVAL OF OVERLAPS BETWEEN PROJECT LIMITS, AND OTHER AREA CALCULATIONS ADDED FOR CLARITY.

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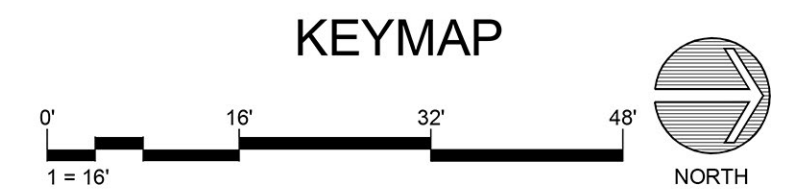
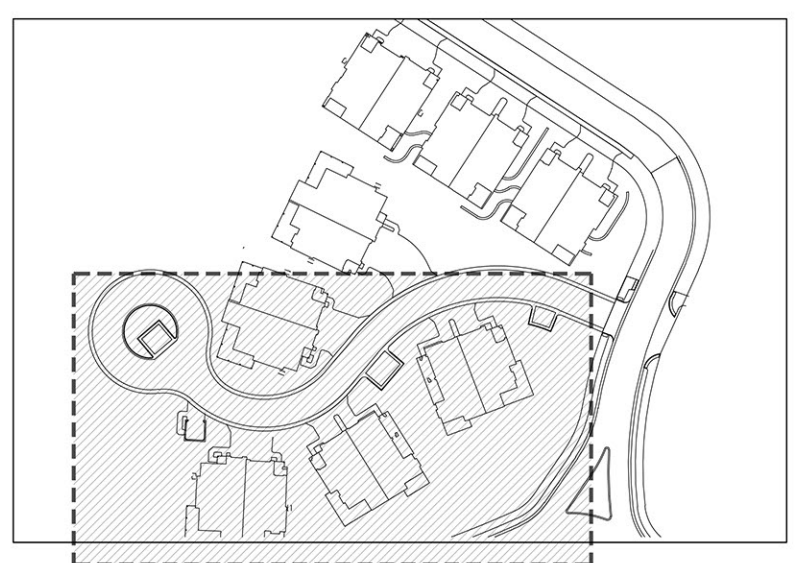
PLANT LEGEND			
DECIDUOUS SHRUBS		EVERGREEN SHRUBS	
CODE	Latin name Common name	CODE	Latin name Common name
BG1	<i>Betula glandulosa</i> Bog Birch	AU	<i>Arctostaphylos uva-ursi</i> Kinnikinnick
CSC	<i>Cornus sericea coloradensis</i> Colorado Dogwood	JC	<i>Juniperus communis</i> Common Juniper
PFC	<i>Potentilla fruticosa</i> Potentilla	MR	<i>Mahonia repens</i> Creeping Oregon Grape
PTT	<i>Purshia tridentata</i> Antelope Bitterbrush	PPM	<i>Picea pungens mesa verde</i> Mesa Verde Colorado Spruce
RA	<i>Ribes alpinum</i> Alpine Currant	CODE	Latin name Common name
RW	<i>Rosa woodsii</i> Woods Rose	KF	<i>Calamagrostis acutiflora</i> 'Karl Foerster' Karl Foerster
SC	<i>Shepherdia canadensis</i> Canada Buffaloberry	DC	<i>Deschampsia cespitosa</i> Tufted Hair Grass
SM	<i>Salix monticola</i> Yellow Mountain Willow	HS	<i>Helictotrichon sempervirens</i> Blue Oat Grass
SO	<i>Symphoricarpos oreophilus</i> Mountain Snowberry		
PERENNIALS			
CODE	Latin name Common name		
AMC	<i>Achillea millefolium</i> 'Cerise Queen' - Yarrow	SAF	<i>Sedum x 'Autumn Fire'</i> Autumn Fire Sedum
AC	<i>Aquilegia caerulea</i> Columbine	SRB	<i>Sedum reflexum</i> 'Blue Spruce' - Blue Spruce Sedum
AF	<i>Artemisia frigida</i> Fringed Sage	SS	<i>Sedum spurius</i> 'Dragon's Blood' Caucasian Stonecrop
CT	<i>Cerastium tomentosum</i> Snow-In-Summer	SB	<i>Stachys byzantina</i> 'Helen von Stein' Lamb's Ear
EU	<i>Eriogonum umbellatum</i> Fringed Sage		
GR	<i>Geranium richardsonii</i> Richardson's Geranium	SEED MIX	CODE Common name
IMR	<i>Iris missouriensis</i> 'Rocky Mountain' Rocky Mountain Iris		Low-Grow Native Grass Seed Mix
LA	<i>Lupinus argenteus</i> Silvery Lupine		Native Restoration Seed Mix
			Enhanced Native Seed Mix
DECIDUOUS TREES			
CODE	Common name		
AA	<i>Amelanchier alnifolia</i> Saskatoon Serviceberry	PA1	<i>Populus angustifolia</i> Narrowleaf Cottonwood
AG	<i>Acer glabrum</i> Rocky Mountain Maple	PA2	<i>Populus angustifolia</i> -Narrowleaf Cottonwood
ATF	<i>Alnus tenuifolia</i> Thin-leaf Alder	PT1	<i>Populus tremuloides</i> -Quaking Aspen
BO	<i>Betula occidentalis</i> Mountain Birch	PT2	<i>Populus tremuloides</i> Quaking Aspen
EVERGREEN TREES			
CODE	Common name		
PP1	<i>Picea pungens</i> - Colorado Spruce		
PP2	<i>Picea pungens</i> - Colorado Spruce		
PP3	<i>Picea pungens</i> - Colorado Spruce		
PM1	<i>Pseudotsuga menziesii</i> - Douglas Fir		
NOTE: SEE PLANT SCHEDULE AND NOTES SHEET FOR ADDED DETAIL AND SIZING INFORMATION			



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PLANT LEGEND			
DECIDUOUS SHRUBS		EVERGREEN SHRUBS	
CODE	Latin name Common name	CODE	Latin name Common name
	BG1 <i>Betula glandulosa</i> Bog Birch		AU <i>Arctostaphylos uva-ursi</i> kinnikinnick
	CSC <i>Cornus sericea coloradensis</i> Colorado Dogwood		JC <i>Juniperus communis</i> Common Juniper
	PFC <i>Potentilla fruticosa</i> Potentilla		MR <i>Mahonia repens</i> Creeping Oregon Grape
	PTT <i>Purshia tridentata</i> Antelope Bitterbrush		PPM <i>Picea pungens mesa verde</i> Mesa Verde Colorado Spruce
	RA <i>Ribes alpinum</i> Alpine Currant	CODE Latin name Common name	
	RW <i>Rosa woodsii</i> Woods Rose		KF <i>Calamagrostis acutiflora</i> 'Karl Foerster'
	SC <i>Shepherdia canadensis</i> Canada Buffaloberry		DC <i>Deschampsia cespitosa</i> Tufted Hair Grass
	SM <i>Salix monticola</i> Yellow Mountain Willow		HS <i>Helictotrichon sempervirens</i> Blue Oat Grass
	SO <i>Symphoricarpos oreophilus</i> Mountain Snowberry		
PERENNIALS			
CODE	Latin name Common name		
	AMC <i>Achillea millefolium</i> 'Cerise Queen' - Yarrow		SAF <i>Sedum x 'Autumn Fire'</i> Autumn Fire Sedum
	AC <i>Aquilegia caerulea</i> Columbine		SRB <i>Sedum reflexum</i> 'Blue Spruce' - Blue Spruce Sedum
	AF <i>Artemisia frigida</i> Fringed Sage		SS <i>Sedum spurius</i> 'Dragon's Blood' Caucasian Stonecrop
	CT <i>Cerastium tomentosum</i> Snow-In-Summer		SB <i>Stachys byzantina</i> 'Helen von Stein' Helen Von Stein Lamb's Ear
	EU <i>Eriogonum umbellatum</i> Fringed Sage		
	GR <i>Geranium richardsonii</i> Richardson's Geranium	SEED MIX	CODE Common name
	IMR <i>Iris missouriensis</i> 'Rocky Mountain' Rocky Mountain Iris		Low-Grow Native Grass Seed Mix
	LA <i>Lupinus argenteus</i> Silvery Lupine		Native Restoration Seed Mix
			Enhanced Native Seed Mix
DECIDUOUS TREES			
CODE	Common name		
	AA <i>Amelanchier alnifolia</i> Saskatoon Serviceberry		PA1 <i>Populus angustifolia</i> Narrowleaf Cottonwood
	AG <i>Acer glabrum</i> Rocky Mountain Maple		PA2 <i>Populus angustifolia</i> - Narrowleaf Cottonwood
	ATF <i>Alnus tenuifolia</i> Thin-leaf Alder		PT1 <i>Populus tremuloides</i> - Quaking Aspen
	BO <i>Betula occidentalis</i> Mountain Birch		PT2 <i>Populus tremuloides</i> Quaking Aspen
EVERGREEN TREES			
CODE	Common name		
	PP1 <i>Picea pungens</i> -Colorado Spruce		
	PP2 <i>Picea pungens</i> -Colorado Spruce		
	PP3 <i>Picea pungens</i> -Colorado Spruce		
	PM1 <i>Pseudotsuga menziesii</i> -Douglas Fir		
NOTE: SEE PLANT SCHEDULE AND NOTES SHEET FOR ADDED DETAIL AND SIZING INFORMATION			



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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

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ISSUE DATE: 09/23/2024
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SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

L201

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LANDSCAPE PLANTING NOTES

1. ALL PLANT SPECIES PROPOSED IN THE LANDSCAPE DESIGN WILL CONFORM TO LOCAL BRECKENRIDGE NATIVE PLANT DATABASES AND THE PROVIDED TOWN OF BRECKENRIDGE "LANDSCAPE GUIDE," DOCUMENT, TO ENSURE ALL PLANTS USED WILL MEET THE DESIGN INTENT OF THE DEVELOPMENT STANDARDS AND LOCAL MICROCLIMATE CHARACTERISTICS.
2. EXISTING TREES OF SUBSTANTIAL SIZE WILL BE PRESERVED TO THE BEST ABILITIES , WHERE POSSIBLE ,WHICH DO NOT EXIST WITHIN THE IMMEDIATE CONSTRUCTION DEVELOPMENT AND REQUIRED GRADING ZONES OF THE PROJECT. EXISTING TREES AND SUBSTANTIAL VEGETATION WILL BE INTEGRATED INTO THE LANDSCAPE DESIGN WHERE PRESERVATION OF THESE MATERIALS IS POSSIBLE.
3. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY. IF PLANTS ARE NOT AVAILABLE, NOTIFY OWNER FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.
4. INSTALL NATURAL WOOD FIBER MULCH RING AROUND TREES AND SHRUBS IN LOW-GROW NATIVE GRASS AREAS AND WHERE INTEGRATED INTO EXISTING PRESERVED, OR RESTORED WILD LAND AREAS.
5. SHRUB AND RESTORATION SEEDED AREAS SHALL RECEIVE A MINIMUM OF 4 CU. YDS PER 1000 S.F. OF A-1 ORGANIC'S BIOCOMP, OR A WELL DECOMPOSED COMPOST APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL AMENDMENTS SHALL BE THOROUGHLY TILLED A MIN. OF 6" INTO THE SOIL.
6. ROUGH GRADE AND FINISHED GRADING WILL BE PERFORMED BY OTHERS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AFTER SOIL AMENDMENT OPERATIONS PRIOR TO SEEDING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
7. ALL TREES, SHRUBS, AND OTHER PLANT MATERIALS ARE TO BE APPROVED BY THE OWNER'S REP. PRIOR TO DELIVERY AND AGAIN AFTER DELIVERY TO SITE. ANY PLANT NOT MEETING APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE IRRIGATION APPROACH NOTES

8. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, DESIGNED TO OPERATE WITHIN CURRENT TOWN WATER REQUIREMENTS. WATER SAVING IRRIGATION EQUIPMENT WILL BE USED INCLUDING 'SMART CONTROLLERS' WITH RAIN/FREEZE/FLOW SENSORS AS WELL AS MASTER VALVES.
9. LOW-GROW NATIVE GRASS AREAS, WHERE APPLICABLE, ARE TO BE IRRIGATED WITH OVERHEAD SPRAY, AND ALL OTHER PLANTING BEDS TO BE ON DRIP SYSTEM TO CONSERVE WATER USAGE. SYSTEM WILL BE DESIGNED TO REDUCE OVERSPRAY ON HARD SURFACES OR ON UNINTENDED AREAS.
10. A TEMPORARY IRRIGATION SYSTEM WILL BE UTILIZED FOR ESTABLISHMENT OF SEEDED RESTORATION AND NATIVE PLANTING TRANSITION ZONES. THIS TEMPORARY SYSTEM IS TO BE DECOMMISSIONED AFTER ADEQUATE TIME FOR ESTABLISHMENT OF SEEDED RESTORATION PLANTING ZONES AND NATIVE SHRUB AREAS. TYPICALLY 2 GROWING SEASONS ARE REQUIRED FOR PROPER PLANT ESTABLISHMENT.

REVEGETATION NOTES

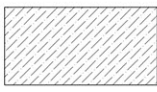
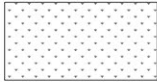
LOW GROW NATIVE GRASS MIX
- 100% PAWNEE BUTTES SEED INC.- "PBSI LOW GROW NATIVE" @ 2LBS/1000SF
ROCKY MOUNTAIN FESCUE
SANDBERG BLUEGRASS
CANBY BLUEGRASS

NATIVE RESTORATION MIX
- 100% PAWNEE BUTTES SEED INC.-"PBSI NATIVE MOUNTAIN MIX" @2 LBS/1000 SF:
MOUNTAIN BROME
SLENDER WHEATGRASS
SANDBERG BLUEGRASS
ROCKY MOUNTAIN FESCUE
BLUE WILDRYE
STREAMBANK WHEATGRASS
TUFTED HAIRGRASS
PRAIRIE JUNEGRASS

ENHANCED NATIVE RESTORATION MIX
- 60% PAWNEE BUTTES SEED INC.- "PBSI NATIVE MOUNTAIN MIX" @2 LBS/1000 SF:
MOUNTAIN BROME
SLENDER WHEATGRASS
SANDBERG BLUEGRASS
ROCKY MOUNTAIN FESCUE
BLUE WILDRYE
STREAMBANK WHEATGRASS
TUFTED HAIRGRASS
PRAIRIE JUNEGRASS
- 15% ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF
- 25%WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:
MOUNTAIN LUPINE CONEFLOWER, WESTERN PENSTEMON,
COLUMBINE, COLORADO SULFUR FLOWER GERANIUM, RICHARDSON
NODDING GROUNDSEL ROCKY MOUNTAIN PENSTEMON, ASTER, ENGLEMANNS
WESTERN LARKSPUR WASATCH PENSTEMON, ORANGE MOUNTAIN DAISY
AMERICAN VETCH GAILLARDIA/BLANKETFLOWER SMALL-FLOWERED PENSTEMON,
GIANT LOUSEWORT RYDBERGS PENSTEMON

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED, NETTED, OR BLANKETED.
SEE SPECS FOR FURTHER INFORMATION ON EROSION CONTROL.

PLANTING COVERAGE MIXES:

	ENHANCED NATIVE NATIVE GRASS & PERENNIALS SEED MIX	13,924 SF
	LOW GROW NATIVE GRASS NATIVE LOW GROWTH TURF GRASS SEED MIX	11,090 SF
	NATIVE RESTORATION NATIVE SHORT GRASS SEED MIX	32,114 SF

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CAL	COND	CONT	SIZE	QTY	NOTES
	AG	ACER GLABRUM ROCKY MOUNTAIN MAPLE	N/A	MULTI-TRUNK	B & B	6' HT.	4	ALL TO BE MULTI-STEM
	AA	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY	3-5 GAL.	5' O.C.			33	ALL TO BE MULTI-STEM
	ATF	ALNUS TENUIFOLIA THIN-LEAF ALDER	N/A	MULTI-TRUNK	B & B	6' HT.	14	ALL TO BE MULTI-STEM
	BO	BETULA OCCIDENTALIS MOUNTAIN BIRCH	N/A	MULTI-TRUNK	#25	8' HT.	15	ALL TO BE MULTI-STEM
	PA1	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD	4" CAL.		B & B		5	
	PA2	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD	2" CAL.		B & B		4	
	PT1	POPULUS TREMULOIDES QUAKING ASPEN 3 CANE MINIMUM	2" CAL.	MULTI-TRUNK + SINGLE STEM	B & B	10'-12' HT	26	50% MIN. TO BE MULTI-STEM
	PT2	POPULUS TREMULOIDES QUAKING ASPEN	3" CAL.	MULTI-TRUNK + SINGLE STEM	B & B	12'-15' HT	18	50% MIN. TO BE MULTI-STEM
TOTAL DECID. TREES							119	
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CAL	COND	CONT	SIZE	QTY	
	PM1	PSEUDOTSUGA MENZIESII DOUGLAS FIR	N/A		B&B	10' HT	9	
	PM2	PSEUDOTSUGA MENZIESII DOUGLAS FIR	N/A		B&B	12' HT	3	
	PP1	PICEA PUNGENS COLORADO SPRUCE	N/A		B & B	8' HT	11	
	PP2	PICEA PUNGENS COLORADO SPRUCE	N/A		B & B	10' HT	14	
	PP3	PICEA PUNGENS COLORADO SPRUCE	N/A		B & B	12' HT	8	
	PP4	PICEA PUNGENS COLORADO SPRUCE	N/A		B & B	14' HT	2	
TOTAL EVG. TREES							47	
DECIDUOUS SHRUBS	CODE	DESCRIPTION	CONT	SPACING			QTY	
	BG	BETULA GLANDULOSA BOG BIRCH	3-5 GAL.	4' O.C.			53	
	CSC	CORNUS SERICEA COLORADENSIS COLORADO DOGWOOD	3-5 GAL.	5-6' O.C.			43	
	PFC	POTENTILLA FRUTICOSA POTENTILLA	3-5 GAL.	3' O.C.			67	
	PTT	PURSHIA TRIDENTATA ANTELOPE BITTERBRUSH	3-5 GAL.	6' O.C.			25	
	RA	RIBES ALPINUM ALPINE CURRANT	3-5 GAL.	4' O.C.			48	
	RW	ROSA WOODSII WOODS ROSE	3-5 GAL.	3' O.C.			55	
	SC	SHEPHERDIA CANADENSIS CANADA BUFFALOBERRY	3-5 GAL.	3' O.C.			36	
	SM	SALIX MONTICOLA YELLOW MOUNTAIN WILLOW	3-5 GAL.	8' O.C.			12	
	SO	SYMPHORICARPOS OREOPHILUS MOUNTAIN SNOWBERRY	3-5 GAL.	3' O.C.			70	
TOTAL DECID. SHRUBS							409	
EVERGREEN SHRUBS	CODE	DESCRIPTION	CONT	SPACING			QTY	
	AU	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	3-5 GAL.	3' O.C.			33	
	JC	JUNIPERUS COMMUNIS COMMON JUNIPER	3-5 GAL.	4' O.C.			36	
	MR	MAHONIA REPENS CREEPING OREGON GRAPE	3-5 GAL.	3' O.C.			16	
	PPM	PICEA PUNGENS MESA VERDE MESA VERDE COLORADO SPRUCE	3-5 GAL.	3" O.C.			48	
TOTAL EVG. SHRUBS							133	
ORNAMENTAL GRASSES	CODE	DESCRIPTION	CONT	SPACING			QTY	
	KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTOR' KARL FOERSTOR	1 GAL.	2' O.C.			68	
	DC	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL.	18" O.C.			206	
	HS	HELICTOTRICHON SEMPEVIRENS BLUE OAT GRASS	1 GAL.	2'-3' O.C.			66	
TOTAL ORN. GRASSES							340	
PERENNIALS	CODE	DESCRIPTION	CONT	SPACING			QTY	
	AMC	ACHILLEA MILLEFOLIUM 'CERISE QUEEN' YARROW	1 GAL.	2.5' O.C.			84	
	AC	AQUILEGIA CAERULEA COLUMBINE		1.5' O.C.			103	
	AF	ARTEMISIA FRIGIDA FRINGED SAGE		1.5' O.C.			90	
	CT	CERASTIUM TOMENTOSUM SNOW-IN-SUMMER		1' O.C.			99	
	EU	ERIGONUM UMBELLATUM SULPHER FLOWER		1.5' O.C.			64	
	GR	GERANIUM RICHARDSONII RICHARDSON'S GERANIUM		2.25' O.C.			42	
	IMR	IRIS MISSOURIENSIS 'ROCKY MOUNTAIN' ROCKY MOUNTAIN IRIS		1.5' O.C.			58	
	LA	LUPINUS ARGENTEUS SILVERY LUPINE		1.5' O.C.			74	
	SAF	SEDUM x 'AUTUMN FIRE' AUTUMN FIRE SEDUM		1.5' O.C.			88	
	SRB	SEDUM REFLUXUM 'BLUE SPRUCE' BLUE SPRUCE SEDUM		1.5' O.C.			67	
	SS	SEDUM SPURIUM 'DRAGON'S BLOOD' CAUCASIAN STONECROP		1' O.C.			108	
	SB	STACHYS BYZANTINA 'HELEN VON STEIN' HELEN VON STEIN LAMB'S EAR		1.5' O.C.			34	
TOTAL PERENNIALS							911	



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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

DRAWN BY:	ZE/PM
CHECKED BY:	DTJ
PROJECT NO.:	2024018
ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	05/20/2025
	06/09/2025

SHEET TITLE:

PLANT
SCHEDULE

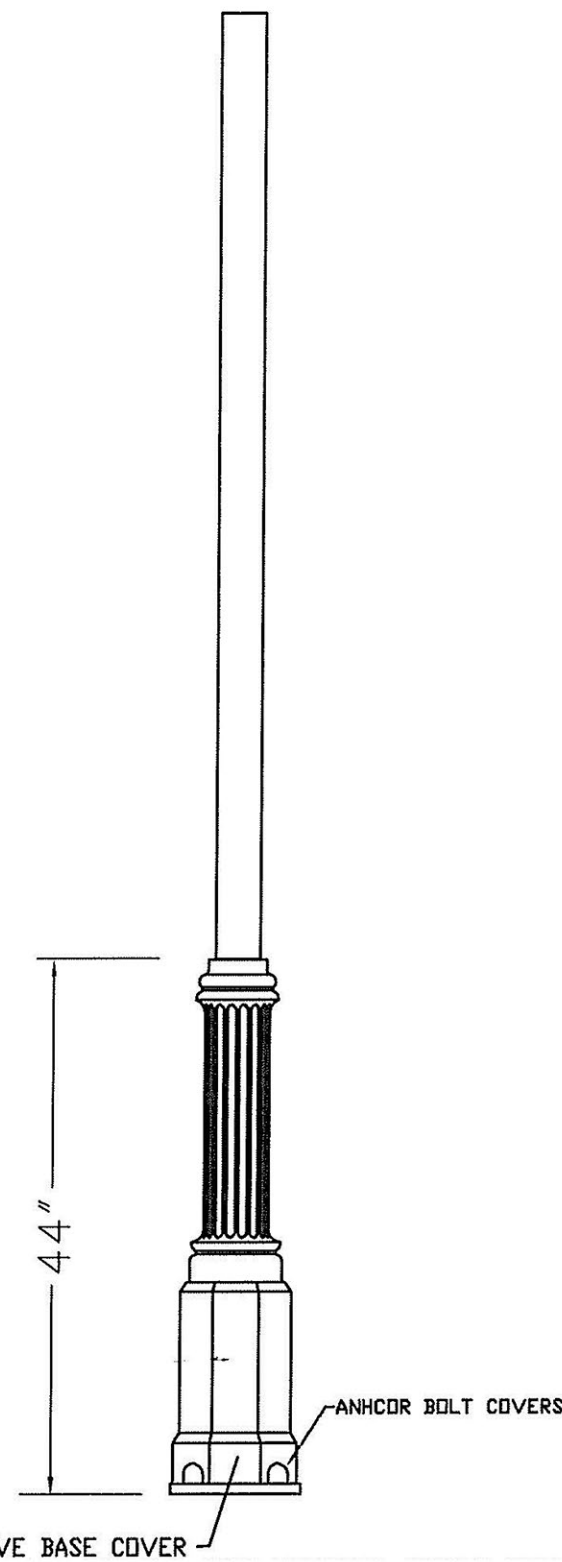
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L202

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Last Plotted: 5/6/2025 6:35:43 PM
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POLE LIGHT

7
L300
N.T.S.



LIGHT FIXTURE
PROVIDENCE MICRO CORE -
MEDIUM HOUSING PROV
MODEL: PROV
ORDER INFO:
PROV-T3-32LED-3K-700-BL-LDL-
PCA-T-STANDARD

CONTACT:
ARCHITECTURAL AREA LIGHTING
WWW.AAL.NET
626.968.5666

POLE
PART # 9SRS-3.5-NO TENON-11.50'
BOLT CIRCLE-BLACK
CONTACT: MOUNTAIN STATES
LIGHTING
303.838.4430

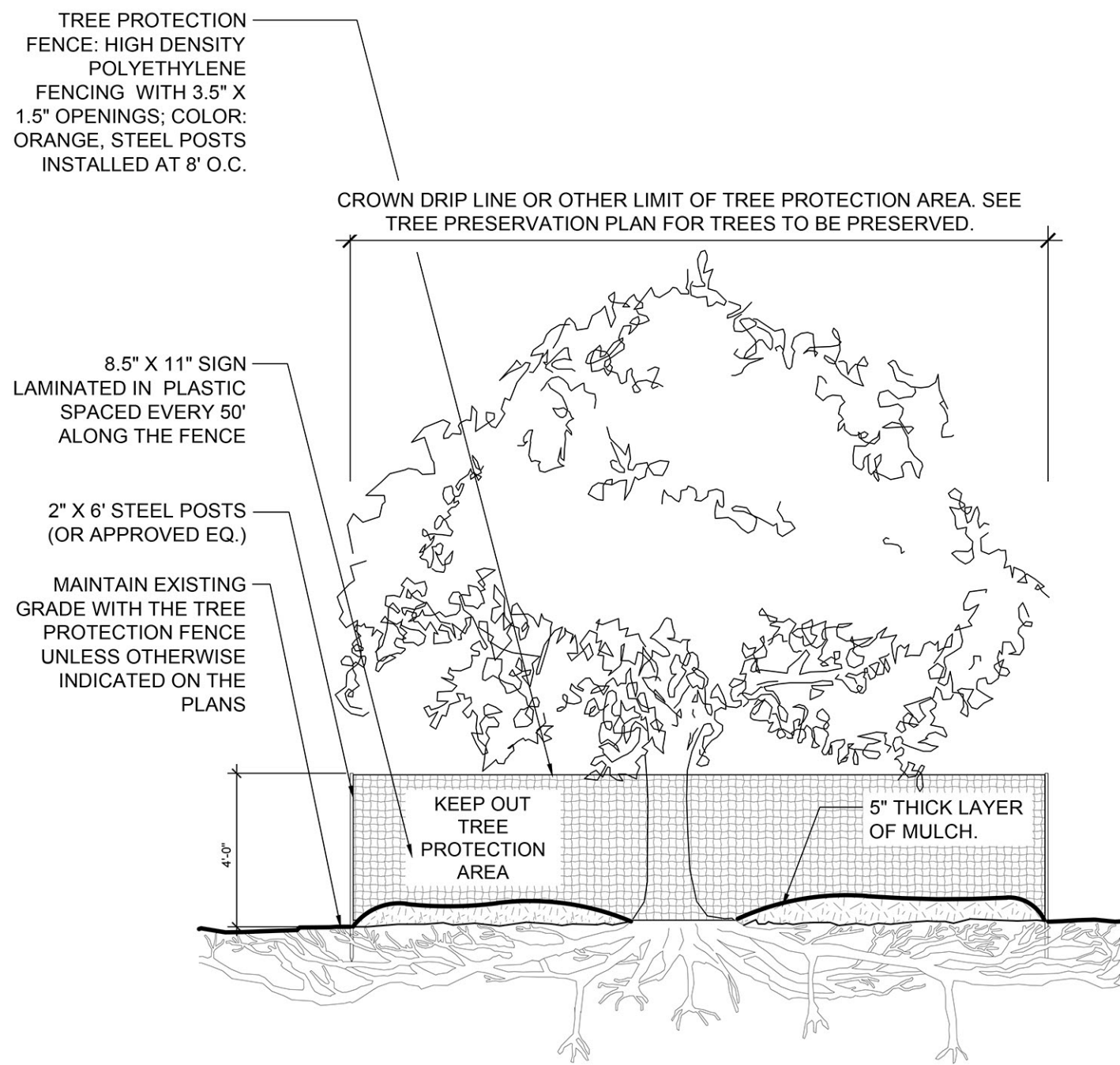
LADDER REST
MODEL: 4" OD-3.5" ID LADDER REST
CONTACT: MOUNTAIN STATES
LIGHTING
303.838.4430

NOTE:
1. POLE LIGHT TO MATCH
EXISTING SPECIFIED POLE
LIGHT FOR THE TOWN OF
BRECKENRIDGE.
2. REFER TO MEP DRAWINGS
FOR MOUNTING AND
ELECTRICAL CONNECTIONS.

DETAIL

TREE PRESERVATION

6
L300
1/4" = 1'-0"



SECTION

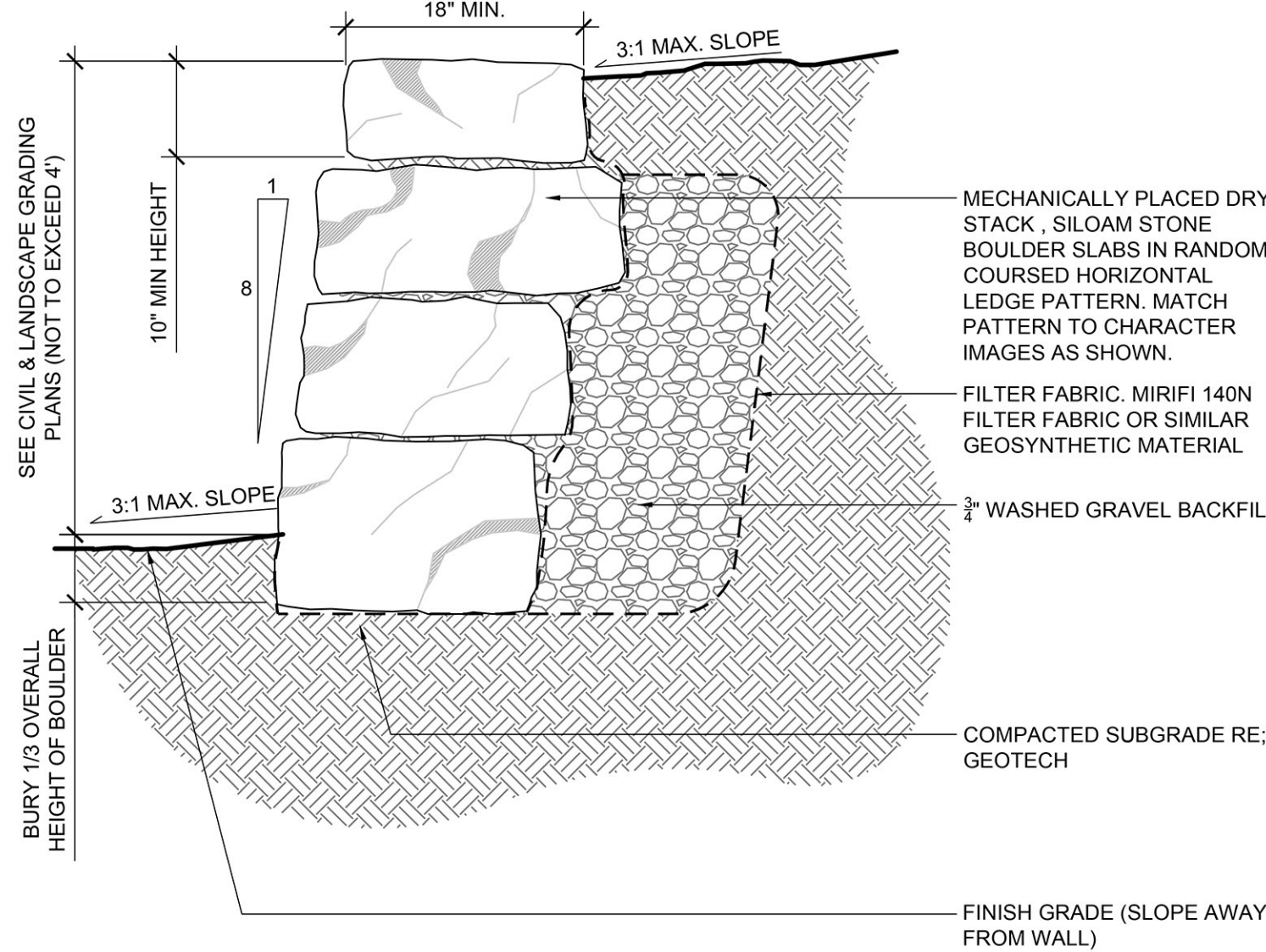
GRAVITY STACKED BOULDER WALL

5
L300
3/4"=1'-0"



BOULDER WALL COURSING AESTHETIC INTENT, AND SILOAM STONE MATERIAL

- NOTES:**
1. INSTALL BOULDERS FROM BOTTOM OF SLOPE UPWARDS. BUILD FROM BOTTOM UP SECURING BOULDERS WITH COMPACTED BACKFILL, PACKING AGGREGATE BASE AND SMALL STONES INTO VOIDS AND JOINTS BETWEEN BOULDERS. NO VOIDS WITH SOIL FAILURE WILL BE ACCEPTED.
 2. REFERENCE MATERIALS SCHEDULE FOR BOULDER STONE MATERIAL. SEE IMAGERY ABOVE FOR MATERIAL INTENT.
 3. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE FIELD APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
 4. BOULDERS SHALL VARY IN SIZE. STONE SHOULD BE GRADIATED FROM LARGER SIZES (BOTTOM OF WALL) TO SMALLER (TOP OF WALL).
 5. ELIMINATE VERTICAL JOINTS BY OVER LAPPING ALL STONES
 6. SET HORIZONTAL JOINTS LEVEL
 7. CONTRACTOR TO VERIFY BASE STONE REQUIREMENT PER GEOTECHNICAL ENGINEER
 8. ALL SUBGRADE AND BACKFILL MATERIAL TO BE REVIEWED AND APPROVED BY STRUCTURAL AND GEOTECHNICAL ENGINEER



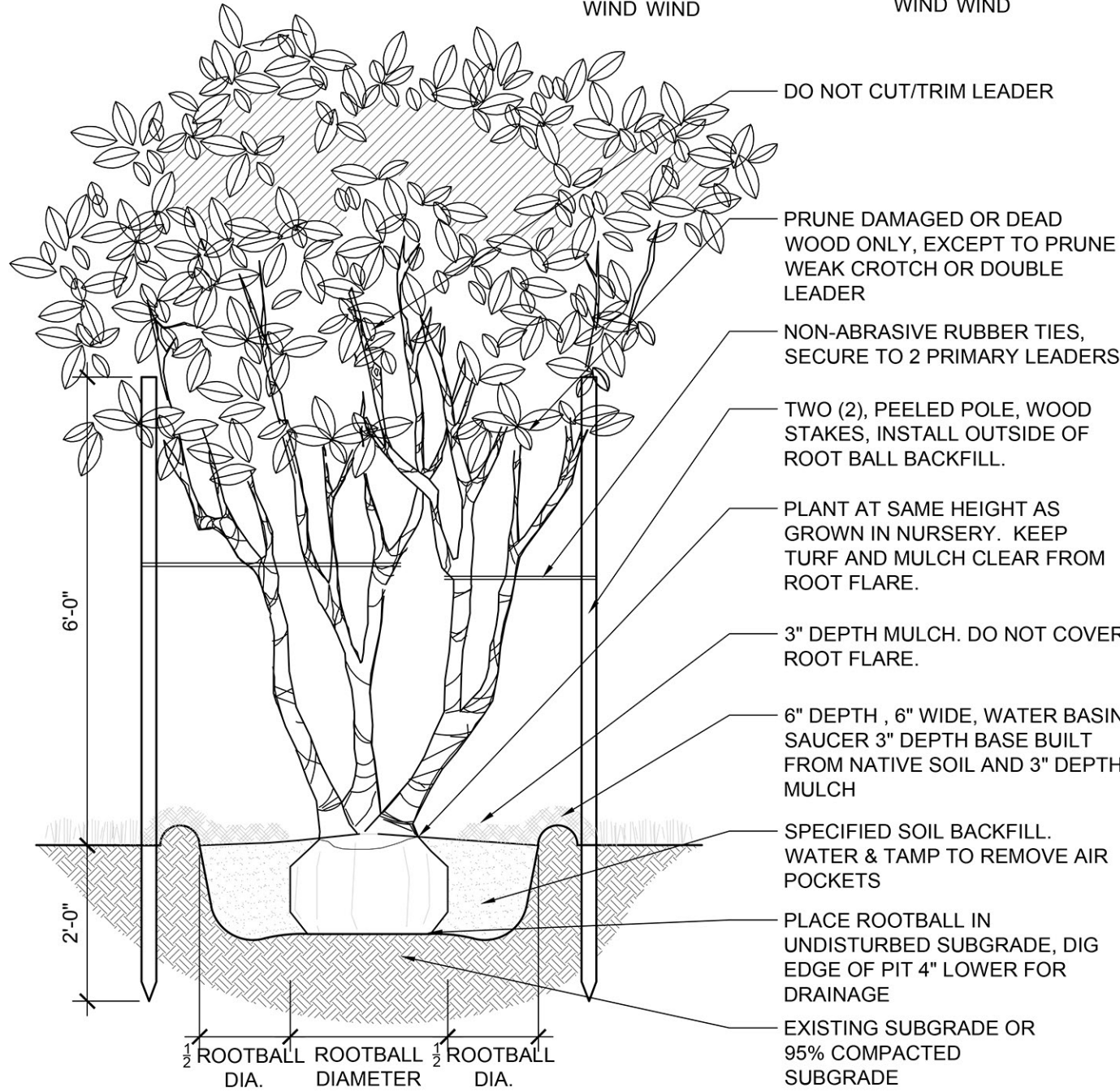
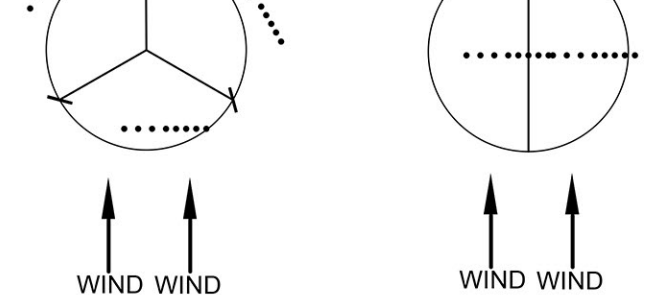
DETAIL

- NOTES:**
1. SEE PLANTING PLANS AND PLANT SCHEDULES FOR TREE LOCATION & TYPE. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION.
 2. ALL FINAL GRADING AND TOP SOILING SHALL BE COMPLETE PRIOR TO TREE PLANTING.
 3. SEE PLANTING PLANS FOR SURFACE TREATMENT / FINISH. DO NOT PLANT UNTIL FINAL GRADES HAVE BEEN PROVIDED. SEE GRADING PLANS AND NOTES.
 4. GUY AND STAKE ALL TREES 2" CAL. OR LARGER. PLACE STAKE PLUMB AND OUTSIDE TREE PLANTING PIT.
 5. TEST PERCOLATION RATE OF PIT AND REPORT RESULTS TO OWNER'S REP. 24 HRS PRIOR TO PLANTING. WATER PLANTING PIT WHILE BACKFILLING.
 6. PRUNE DAMAGED, WEAK, DEAD AND DOUBLE CROTCH / LEADER WOOD ONLY. IF PRUNING DOUBLE LEADER, REMOVE SMALLER, WEAKER LEADER.
 7. DO NOT STAKE TREES BELOW 8' HEIGHT.
 8. SET ROOTBALL ON UNDISTURBED SOIL.
 9. PROVIDE STAKE SYSTEM AS SHOWN IN LINE WITH PREVAILING WINDS.
 10. TREES WITH BROKEN OR FAILING ROOTBALLS WILL BE REJECTED.
 11. PROVIDE MULCH RING AS FOLLOWS:
NON-MANICURED TURF - 48" MIN. MULCH RING IN
MANICURED TURF - 36" MULCH RING, MAINTAIN 4"-6" CLEAR ZONE FROM TRUNK.

TREE STAKING PLAN:
GUYING PATTERN FOR DECIDUOUS TREE PLANTING

3 GUY WIRES-TREES
OVER 3" CALIPER

2 GUY WIRES- TREES
UNDER 3" CALIPER



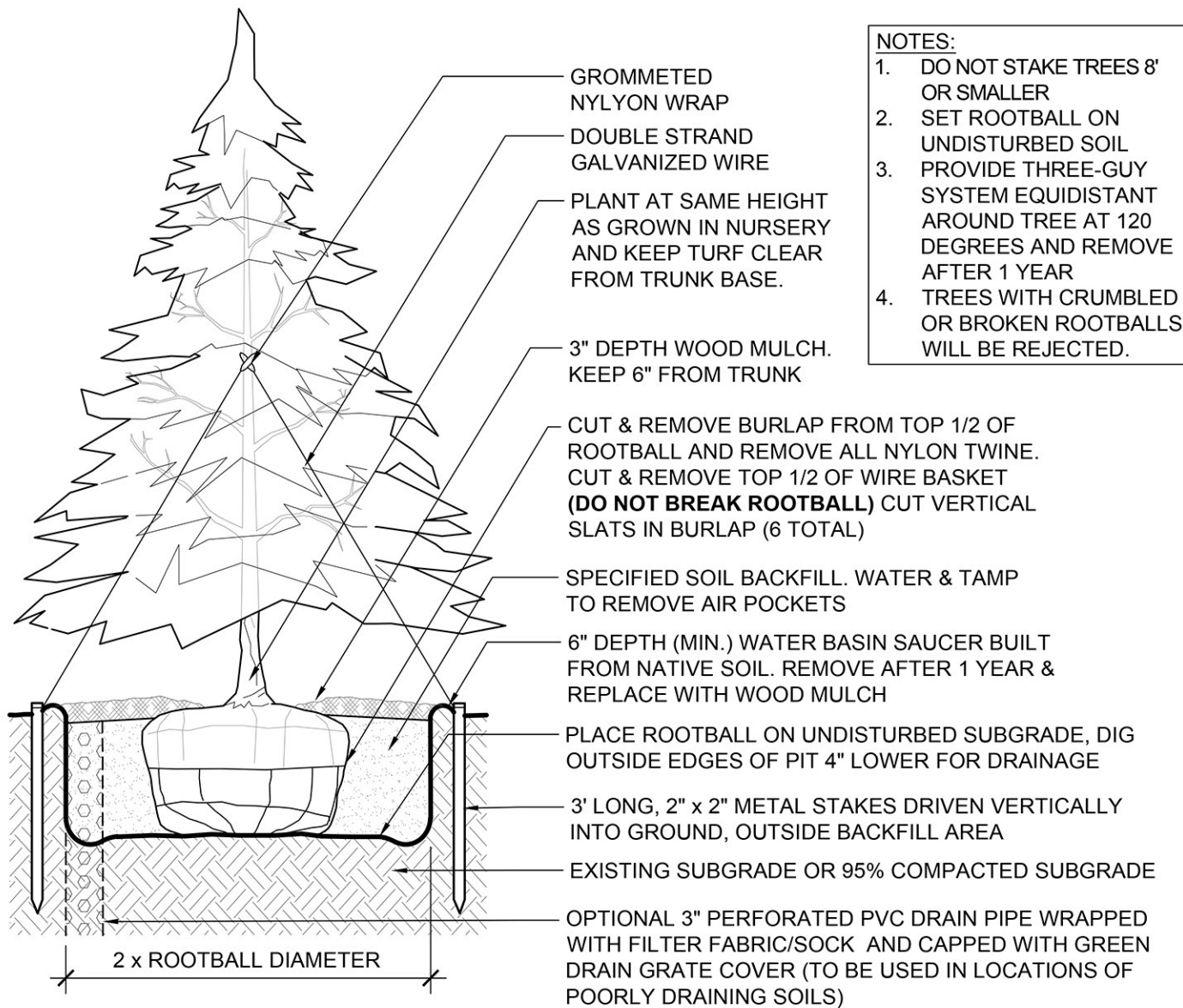
SECTION

MULTI-STEM TREE PLANTING

4
L300
1"=1'-0"

DECIDUOUS TREE PLANTING

3
L300
1"=1'-0"

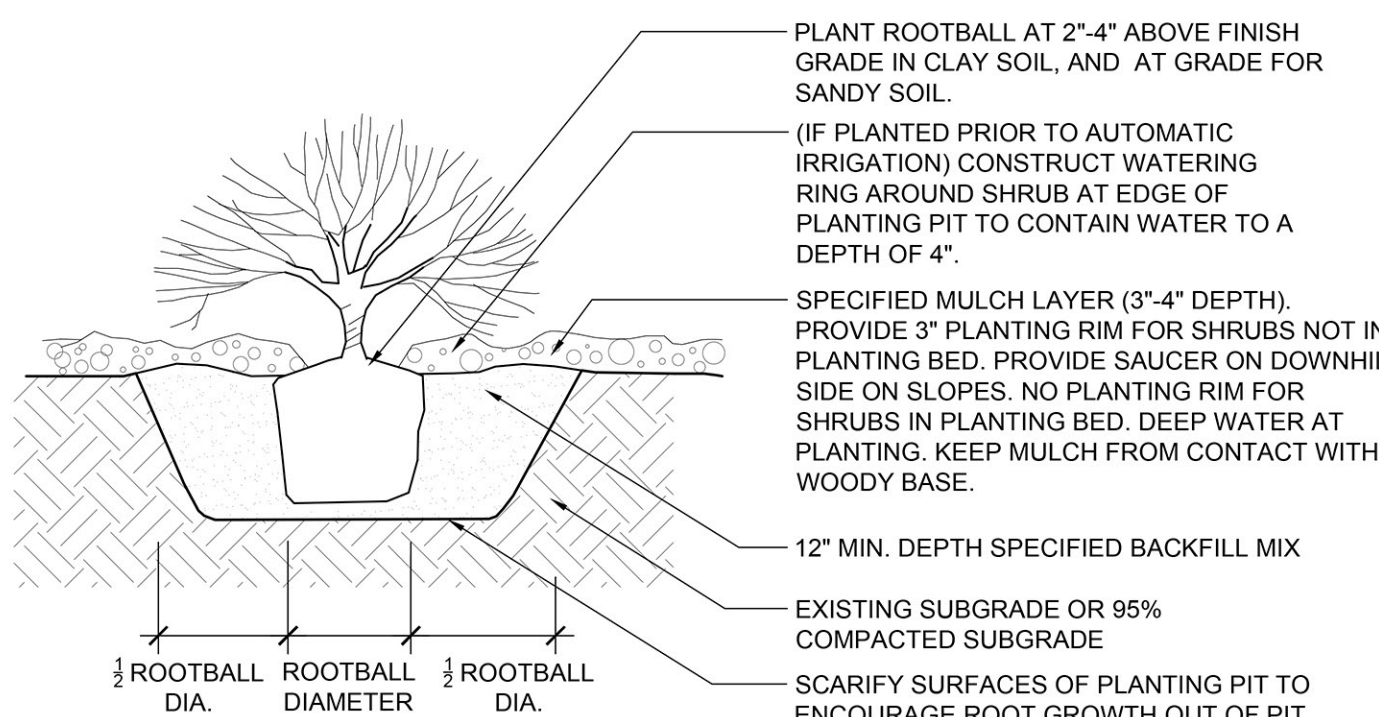


SECTION

EVERGREEN TREE PLANTING

2
L300
1"=1'-0"

- NOTES:**
1. SEE PLANTING PLANS AND PLANT SCHEDULES FOR SHRUB LOCATION & TYPE. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION.
 2. ALL FINAL GRADING AND TOP SOIL APPLICATION SHALL BE COMPLETED PRIOR TO SHRUB PLANTING.
 3. SEE PLANTING PLANS FOR SURFACE TREATMENT / FINISH. DO NOT PLANT UNTIL FINAL GRADES HAVE BEEN PROVIDED. SEE GRADING PLANS AND NOTES.
 4. TEST PERCOLATION RATE OF PIT AND REPORT RESULTS TO OWNER'S REP. 24 HRS PRIOR TO PLANTING. WATER PLANTING PIT WHILE BACKFILLING.
 5. REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.
 6. PRUNE DAMAGED, WEAK, DEAD AND DOUBLE CROTCH / LEADER WOOD ONLY. IF PRUNING DOUBLE LEADER, REMOVE SMALLER, WEAKER LEADER.
 7. SHRUBS WITH BROKEN OR FAILING ROOTBALLS WILL BE REJECTED.



SECTION

SHRUB PLANTING IN MULCH BED

1
L300
1/2"=1'-0"

DRAWN BY:	ZE/PM
CHECKED BY:	DTJ
PROJECT NO.:	2024018
ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	05/20/2025
	06/09/2025

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

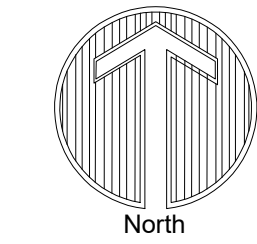
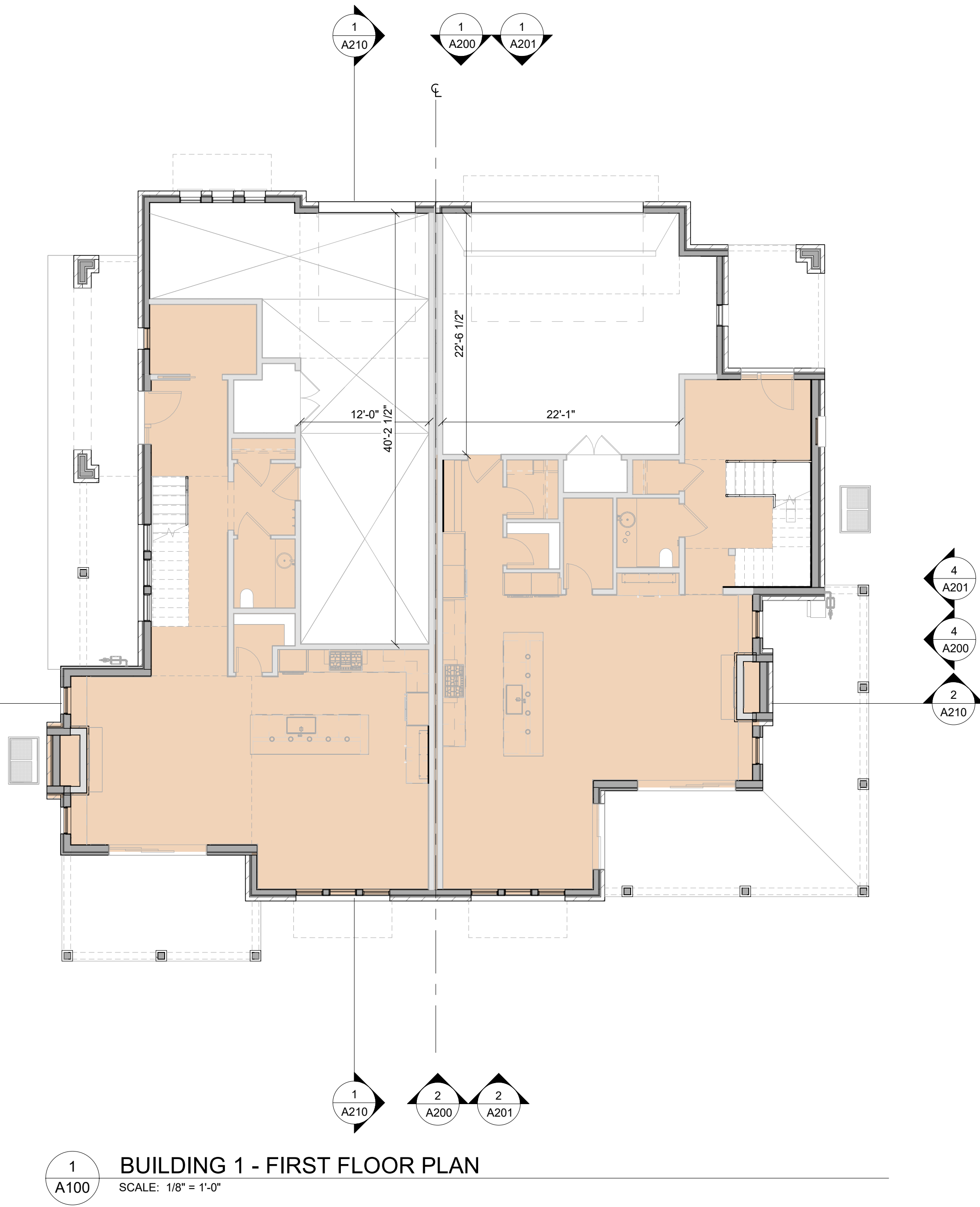
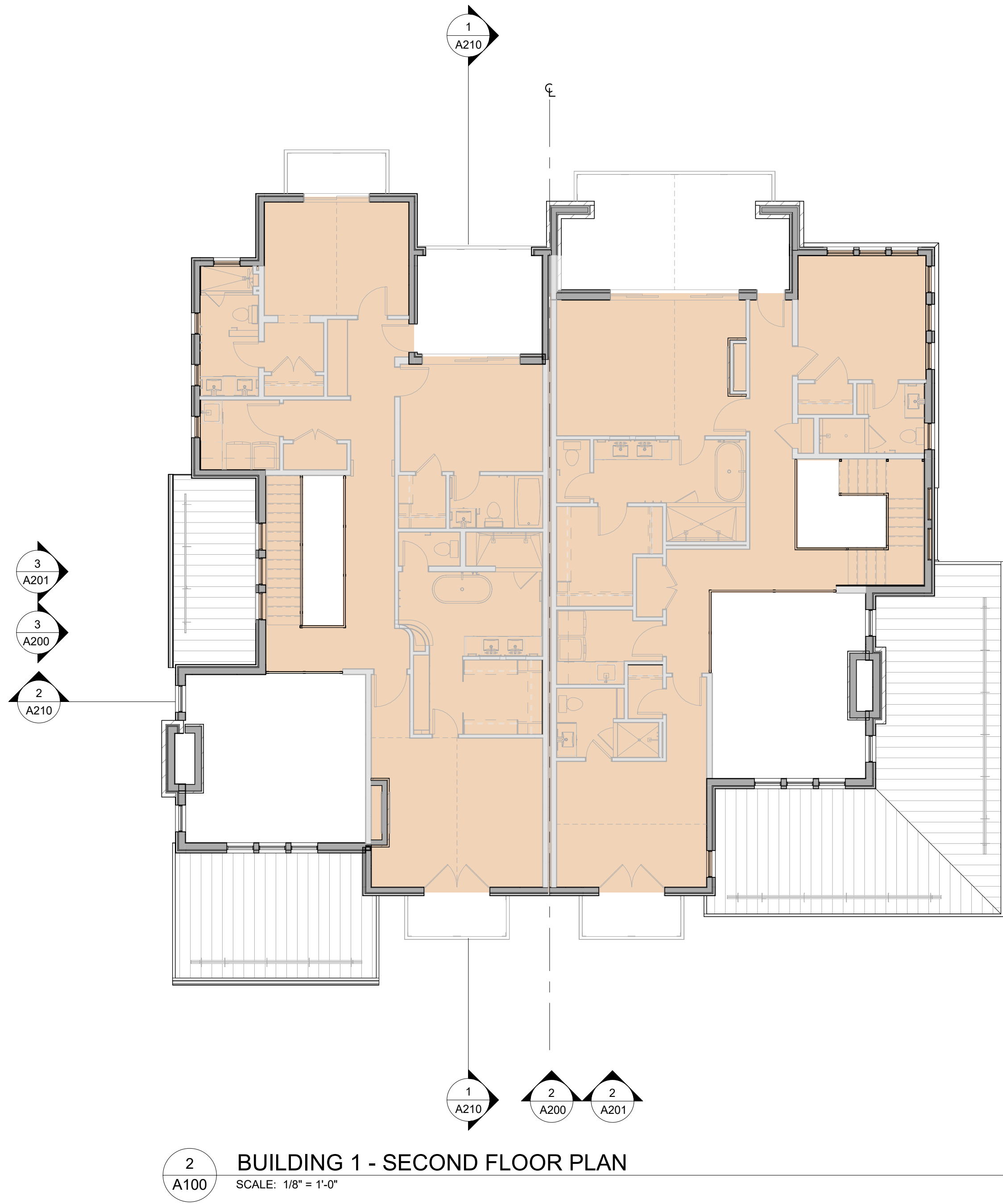
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CHECKED BY:	DTJ
PROJECT NO.:	2024018
ISSUE DATE:	09/23/2024
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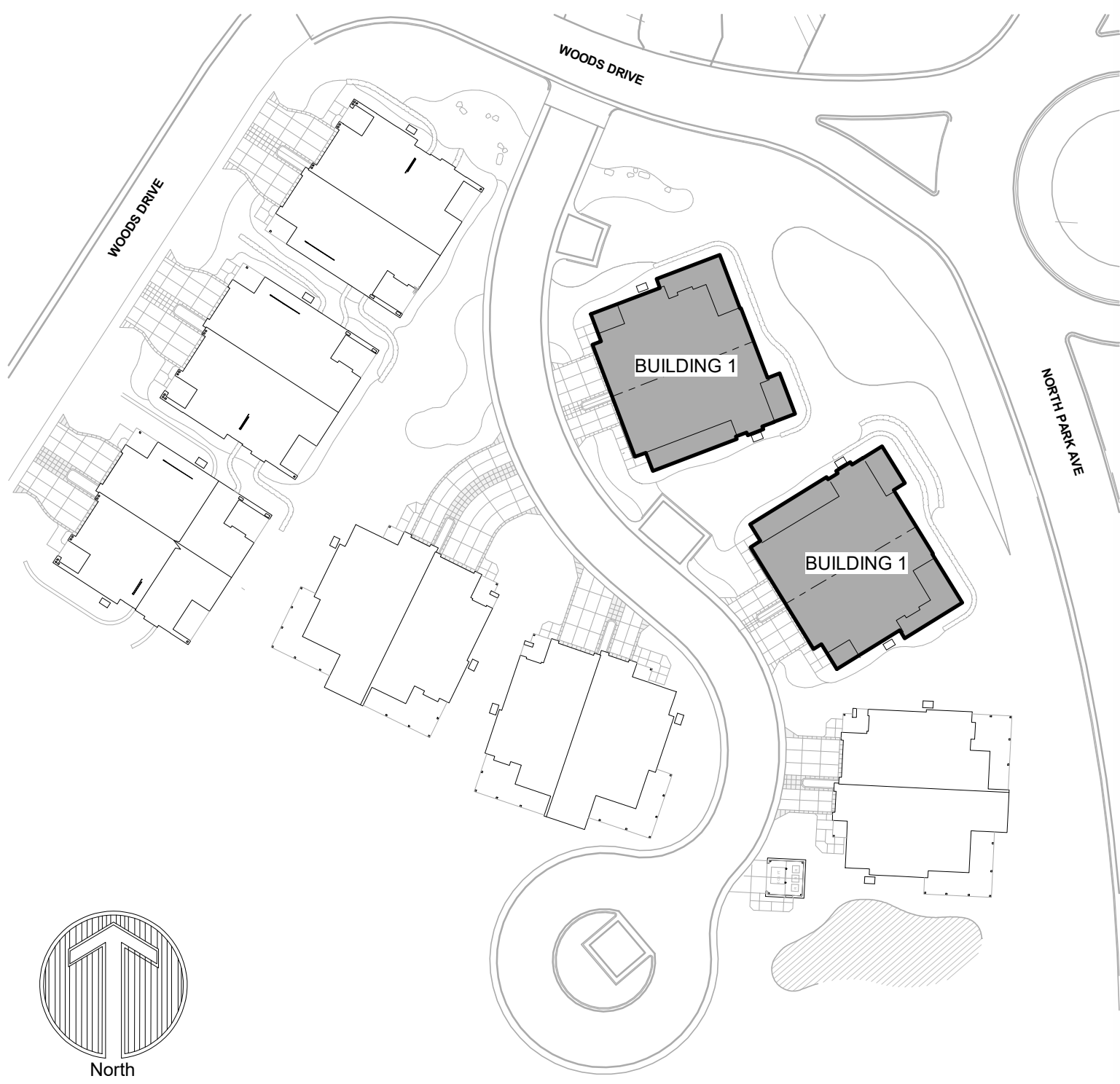
ILLUSTRATIVE
PLAN

SHEET NUMBER:

L400



KEY MAP



May 2, 2025		GOLD RUSH SOUTH DUPLEX					
GENERAL	HEIGHT (STORIES)					3	
	TOTAL GROSS SF					57,589	
	TOTAL UNITS					18	
	TOTAL PARKING DEMAND					32	
	RESIDENTIAL SFE (1-TOTAL SF)					58,000.00	
	TOTAL SFE					58,000	
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	TOTAL	
	UNIT S	0	1,000	1,432	2,432	4,060	
	GARAGE S	0	1,138	1,413	2,551	5,102	
	GARAGE P	0	1,138	1,413	2,551	5,102	
	UNIT S	0	1,199	1,466	2,665	7,995	
	GARAGE S	0	1,199	1,466	2,665	7,995	
	UNIT P	0	1,199	1,466	2,665	7,995	
	GARAGE P	0	1,199	1,466	2,665	7,995	
	UNIT S	183	1,165	1,458	2,623	10,312	
BUILDING 2	GARAGE S	183	1,165	1,458	2,623	10,312	
	UNIT P	183	1,165	1,458	2,623	10,312	
	GARAGE P	183	1,165	1,458	2,623	10,312	
	UNIT S	769	1,296	1,538	3,593	55,779	
BUILDING 3	GARAGE P	769	1,296	1,538	3,593	55,779	
	UNIT S	612	1,296	1,538	3,593	6,886	
	GARAGE P	612	1,296	1,538	3,593	6,886	
GOLD RUSH SOUTH BUILDING AREA TOTAL						47,884	
MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)						57,589	
NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.							
GAS FIREPLACE (INTERIOR)						FIREPLACE COUNT	
BUILDING 1	UNIT S					2	
	UNIT P					2	
BUILDING 2	UNIT S					2	
	UNIT P					2	
BUILDING 3	UNIT S					3	
	UNIT P					3	
TOTAL						38	

USE TYPE:

UNIT



ARCHITECTURE
PLANNING
LANDSCAPE
ARCHITECTURE

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SOUTH GOLD RUSH / PARCEL 3 DUPLEXES
355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATION

NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
CHECKED BY: OL, DR, LP
PROJECT NO: 2024019.30
ISSUE DATE: 10/28/2024
REVISIONS:
1 10/28/2024
2 05/02/2025

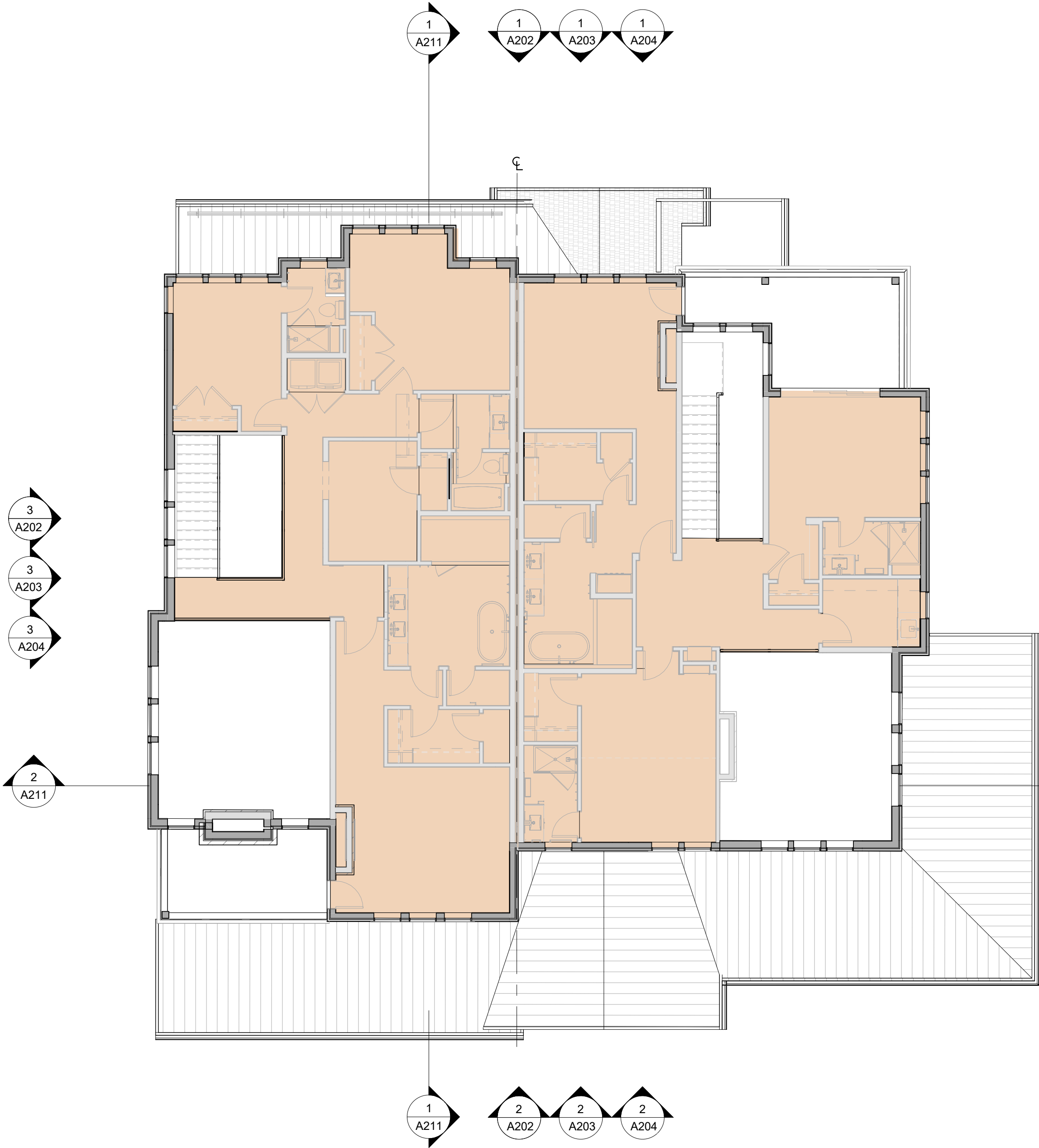
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PLANS - BUILDING 1

SHEET NUMBER:

A100

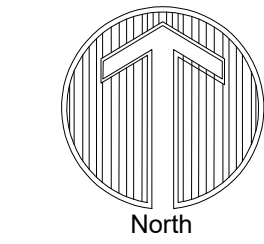
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2
A101 BUILDING 2 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1
A101 BUILDING 2 - FIRST FLOOR PLAN -
SCALE: 1/8" = 1'-0"



KEY MAP



May 2, 2025		GOLD RUSH SOUTH DUPLEX				
GENERAL	HEIGHT (STORES)				3	
	TOTAL GROSS SF				57,589	
	TOTAL UNITS				18	
	TOTAL PARKING DEMAND				32	
	RESIDENTIAL SFE (1-TOTAL SF)				58,000.00	
	TOTAL SFE				58,000	
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	
	UNIT S	0	1,000	1,432	2,432	
	GARAGE S				703	
	UNIT P	0	1,138	1,433	2,571	
	GARAGE P				587	
	UNIT S	0	1,199	1,466	2,665	
BUILDING 2	GARAGE S				552	
	UNIT P	0	1,583	1,353	2,936	
	GARAGE P				588	
	UNIT S	783	1,165	1,458	3,406	
	GARAGE S				603	
	UNIT P	769	1,296	1,528	3,593	
BUILDING 3	GARAGE P				632	
	GOLD RUSH SOUTH BUILDING AREA TOTAL				47,884	
MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)					57,589	
NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.						
GAS FIREPLACE (INTERIOR)		FIREPLACE COUNT		TOTAL		
BUILDING 1	UNIT P			2	4	
	UNIT S			2	4	
BUILDING 2	UNIT S			2	6	
	UNIT P			2	6	
BUILDING 3	UNIT S			3	9	
	UNIT P			3	9	
TOTAL				38		

USE TYPE:

UNIT

SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

NOT FOR CONSTRUCTION

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CHECKED BY: OL, DR, LP
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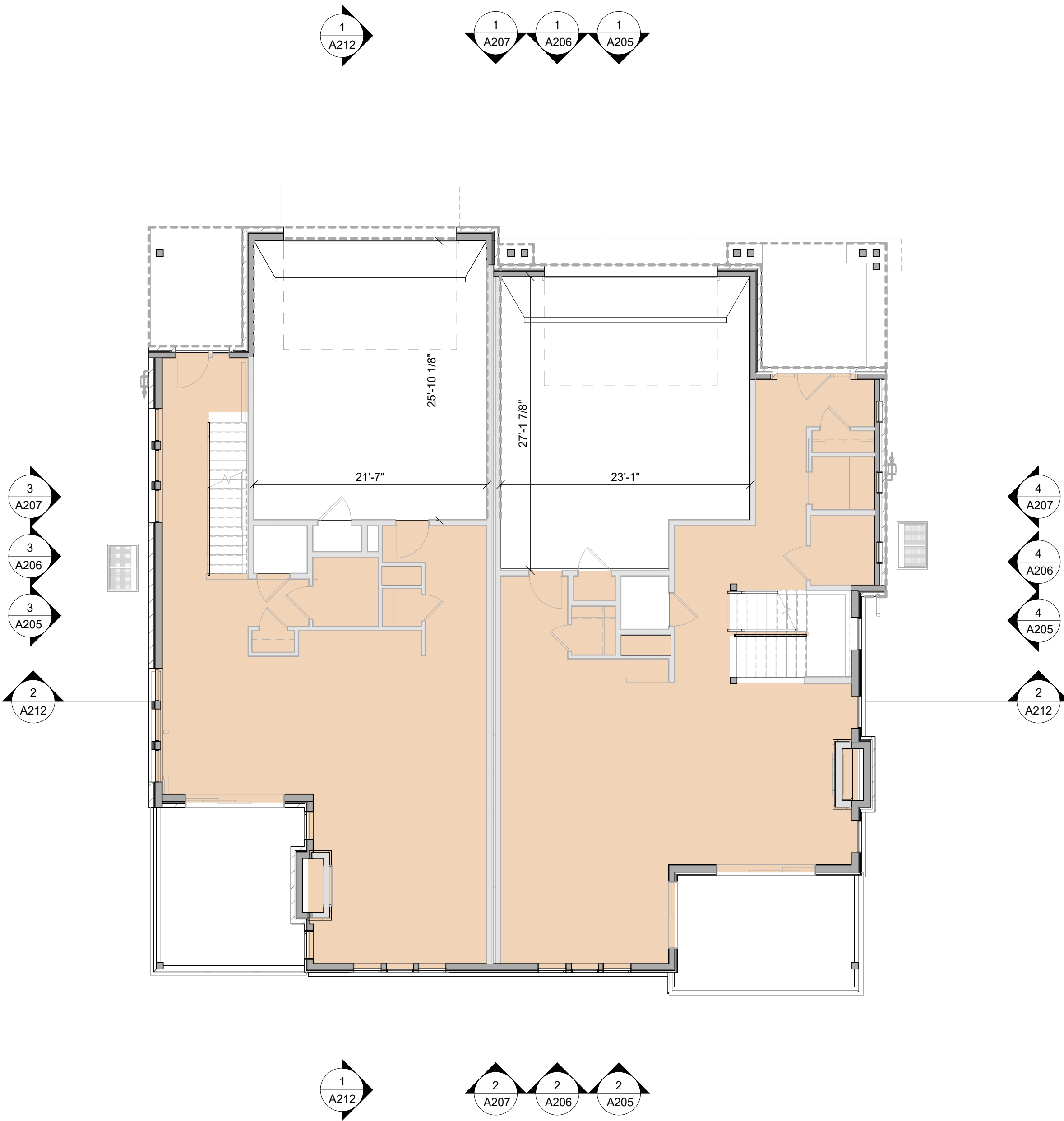
SHEET TITLE:

PLANS - BUILDING 2

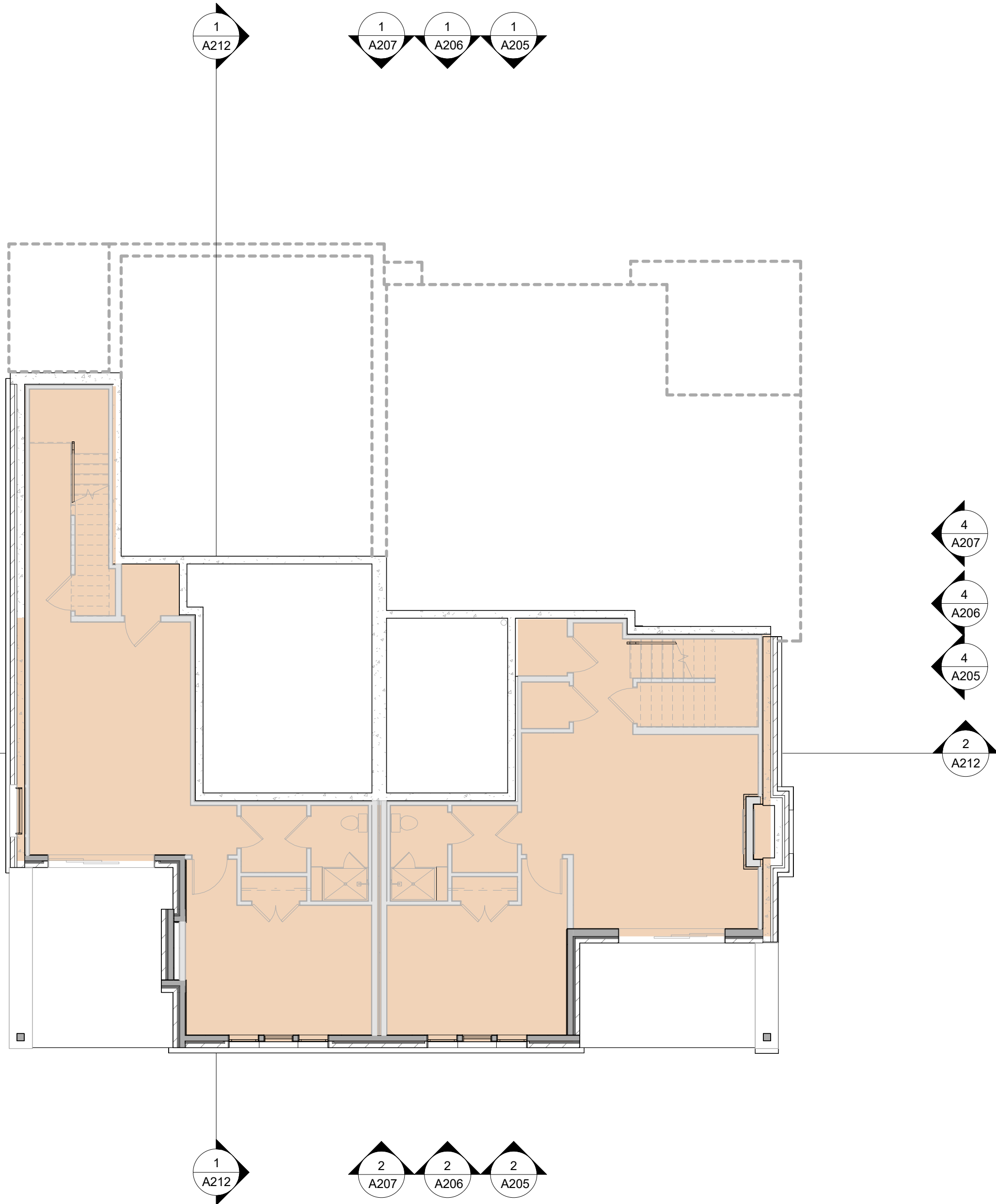
SHEET NUMBER:

A101

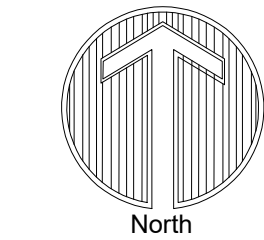
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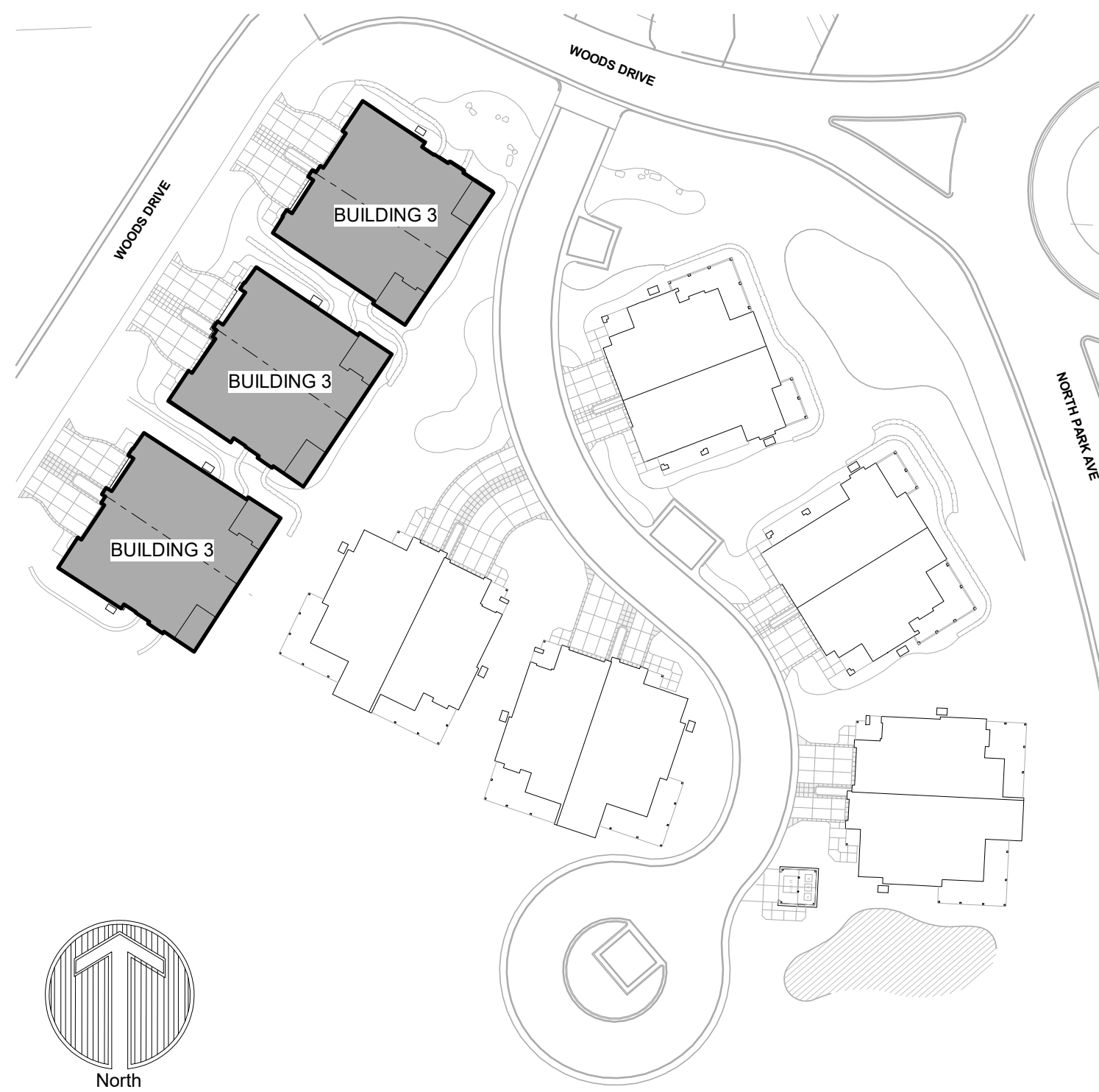
2 BUILDING 3 - FIRST FLOOR PLAN
A102 SCALE: 1/8" = 1'-0"



1 BUILDING 3 - BASEMENT FLOOR PLAN
A102 SCALE: 1/8" = 1'-0"



KEY MAP



May 2, 2025		GOLD RUSH SOUTH DUPLEX				
GENERAL	HEIGHT (STORES)				3	
	TOTAL GROSS SF				57,589	
	TOTAL UNITS				18	
	TOTAL PARKING DEMAND				32	
	RESIDENTIAL SFE (1-TOTAL SF)				58,000.00	
	TOTAL SFE				58.00	
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	
	UNIT S	0	1,000	1,432	2,432	
	GARAGE S	0	1,138	1,413	2,551	
	GARAGE P	0	1,138	1,413	2,551	
	UNIT P	0	1,199	1,466	2,665	
BUILDING 2	GARAGE S	0	1,199	1,466	2,665	
	GARAGE P	0	1,199	1,466	2,665	
	UNIT P	0	1,583	1,353	2,936	
	UNIT S	783	1,165	1,458	3,406	
	GARAGE P	769	1,296	1,528	3,593	
BUILDING 3	GARAGE P	769	1,296	1,528	3,593	
	GARAGE P				632	
	GARAGE P				1,896	
GOLD RUSH SOUTH BUILDING AREA TOTAL					47,884	
MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)					57,589	
NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.						
GAS FIREPLACE (INTERIOR)		FIREPLACE COUNT		TOTAL		
BUILDING 1	UNIT P			2	4	
	UNIT S			2	4	
BUILDING 2	UNIT P			2	6	
	UNIT S			2	6	
BUILDING 3	UNIT S			3	9	
	UNIT P			3	9	
TOTAL					38	

SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATION

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SHEET TITLE:

PLANS - BUILDING 3

SHEET NUMBER:

A102

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PLANNING
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SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE., BRECKENRIDGE, CO
SITE PLAN MODIFICATION

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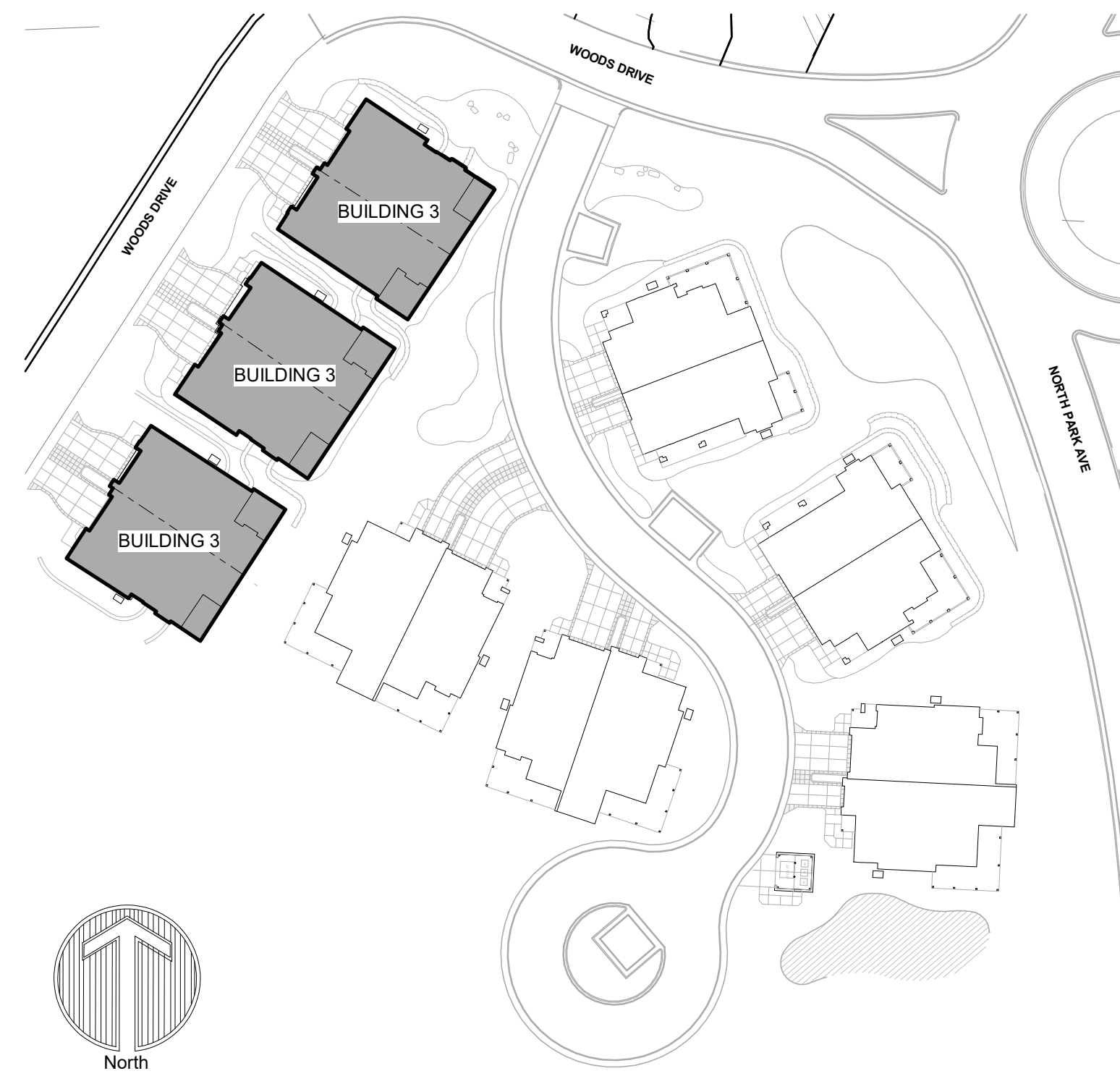
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SHEET TITLE:

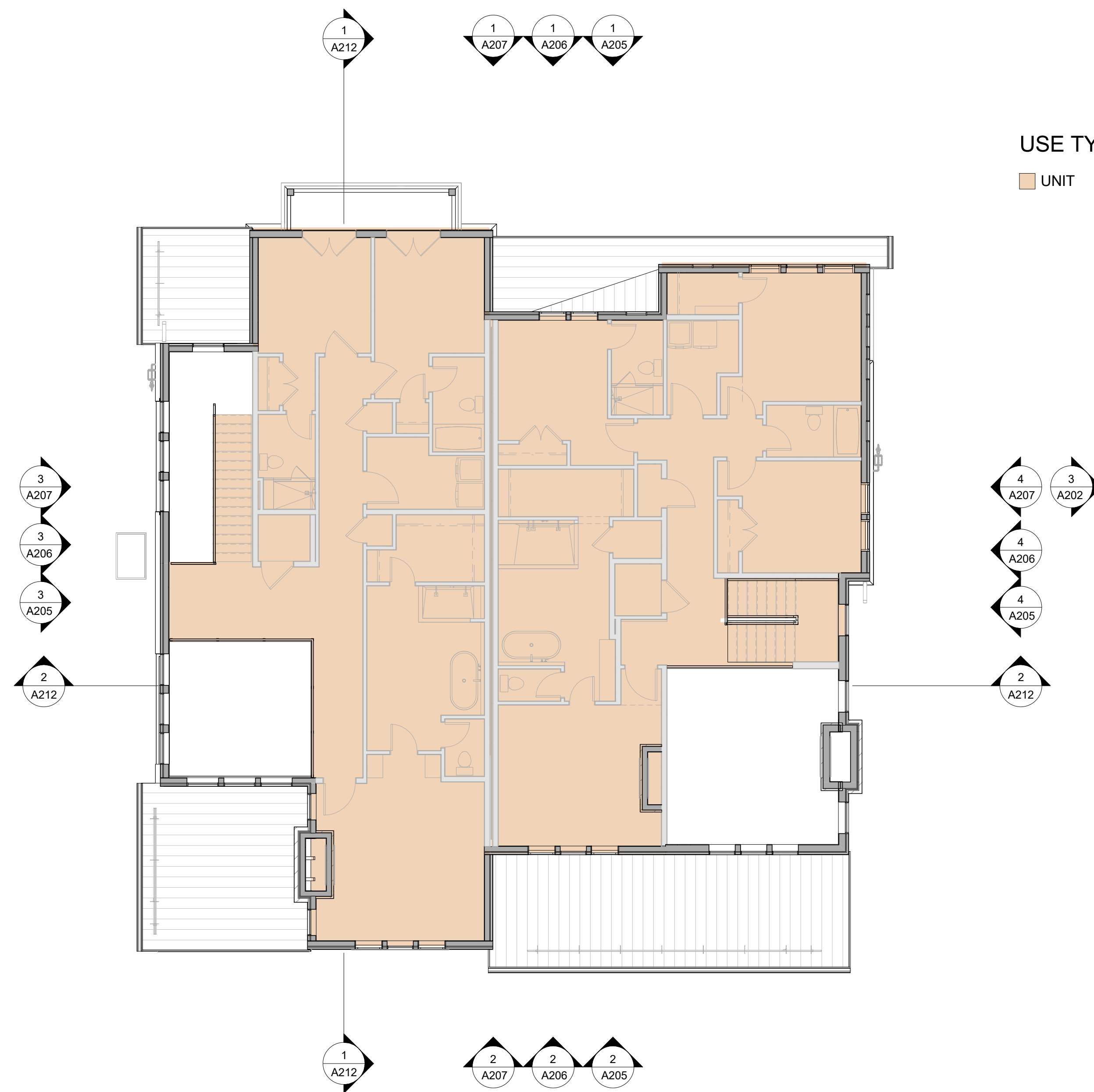
PLANS - BUILDING 3

SHEET NUMBER: _____

A103

[illegible]

KEY MAP



2 BUILDING 3 - SECOND FLOOR PLAN
A103 SCALE: 1/8" = 1'-0"

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3 BUILDING 1.1 - RIGHT ELEVATION - SCHEME 1
A200 SCALE: 1/8" = 1'-0"



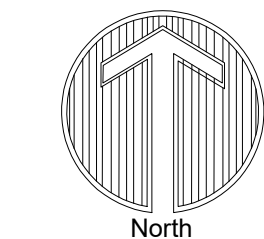
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A200 SCALE: 1/8" = 1'-0"



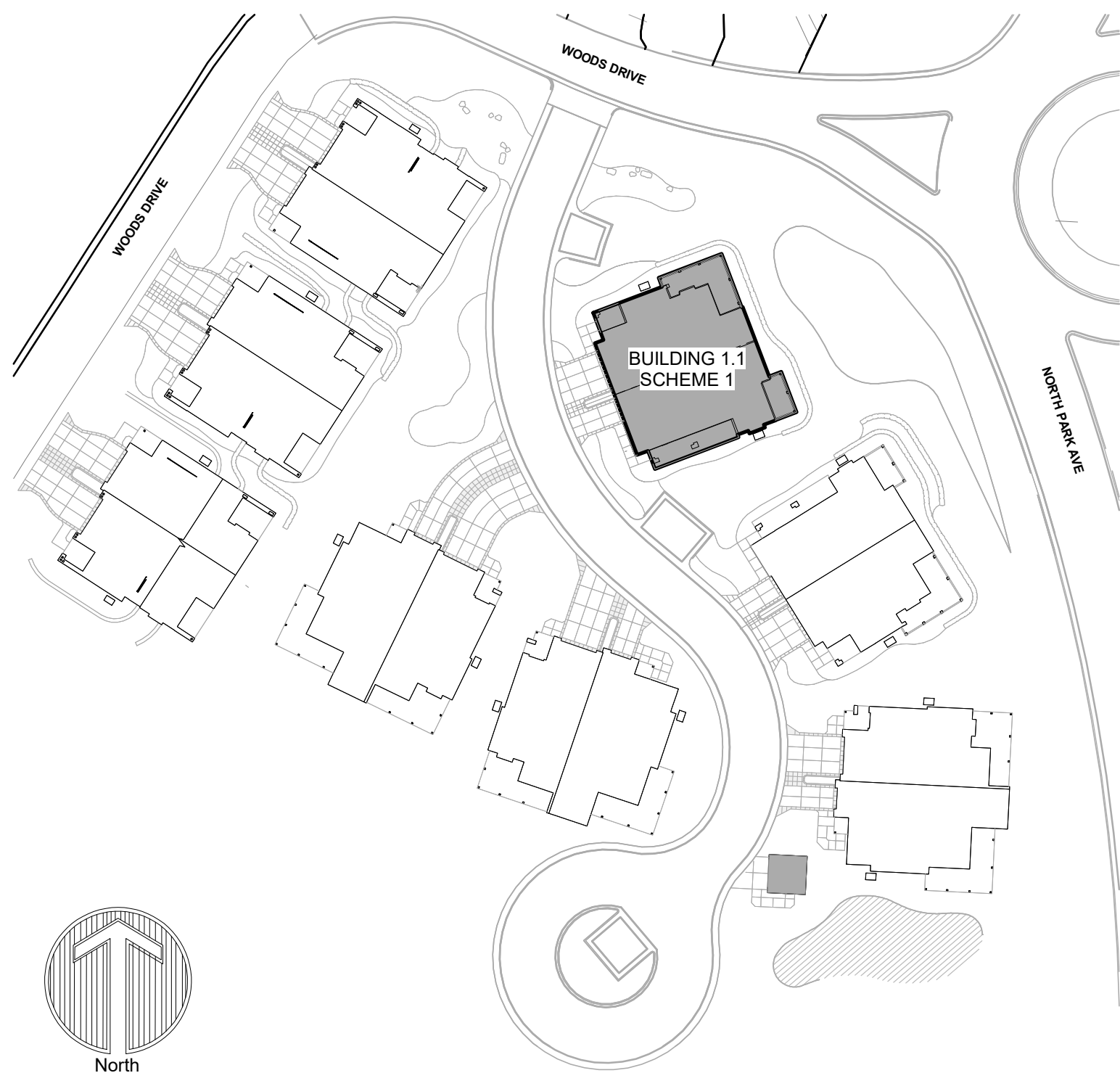
4 BUILDING 1.1 - LEFT ELEVATION - SCHEME 1
A200 SCALE: 1/8" = 1'-0"



1 BUILDING 1.1 - FRONT ELEVATION - SCHEME 1
A200 SCALE: 1/8" = 1'-0"



KEY MAP



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:
ELEVATIONS -
BUILDING 1.1 -
SCHEME 1

SHEET NUMBER:



3 BUILDING 1.2 - RIGHT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



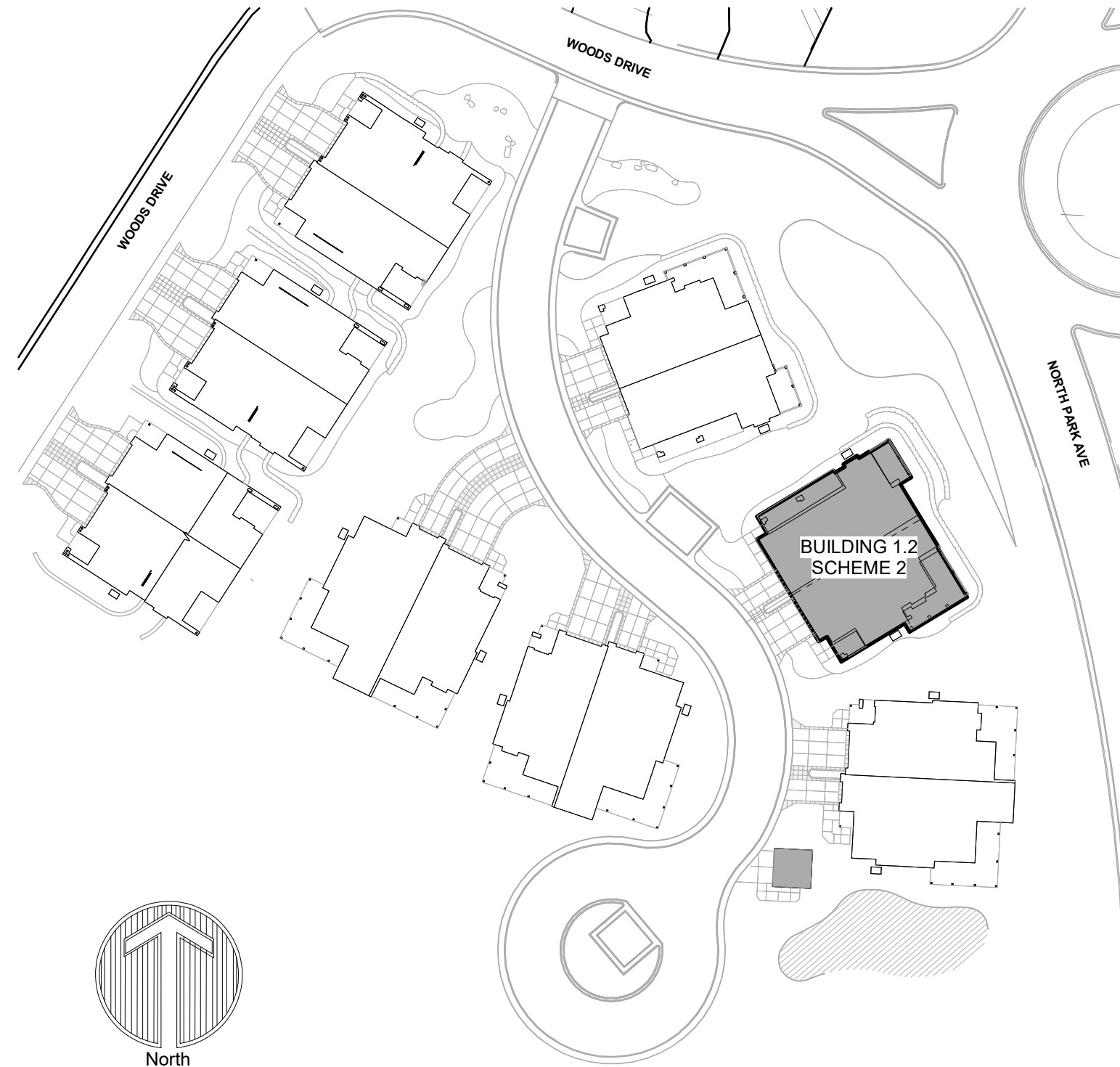
2 BUILDING 1.2 - REAR ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



4 BUILDING 1.2 - LEFT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



1 BUILDING 1.2 - FRONT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

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SHEET TITLE:
ELEVATIONS -
BUILDING 1.2 -
SCHEME 2

SHEET NUMBER:



3 BUILDING 2.1 - RIGHT ELEVATION - SCHEME 2
A202 SCALE: 1/8" = 1'-0"



2 BUILDING 2.1 - REAR ELEVATION - SCHEME 2
A202 SCALE: 1/8" = 1'-0"



4 BUILDING 2.1 - LEFT ELEVATION - SCHEME 2
A202 SCALE: 1/8" = 1'-0"



1 BUILDING 2.1 - FRONT ELEVATION - SCHEME 2
A202 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:
ELEVATIONS -
BUILDING 2.1 -
SCHEME 2

SHEET NUMBER:

A202

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3 BUILDING 2.2 - RIGHT ELEVATION - SCHEME 3
A203 SCALE: 1/8" = 1'-0"



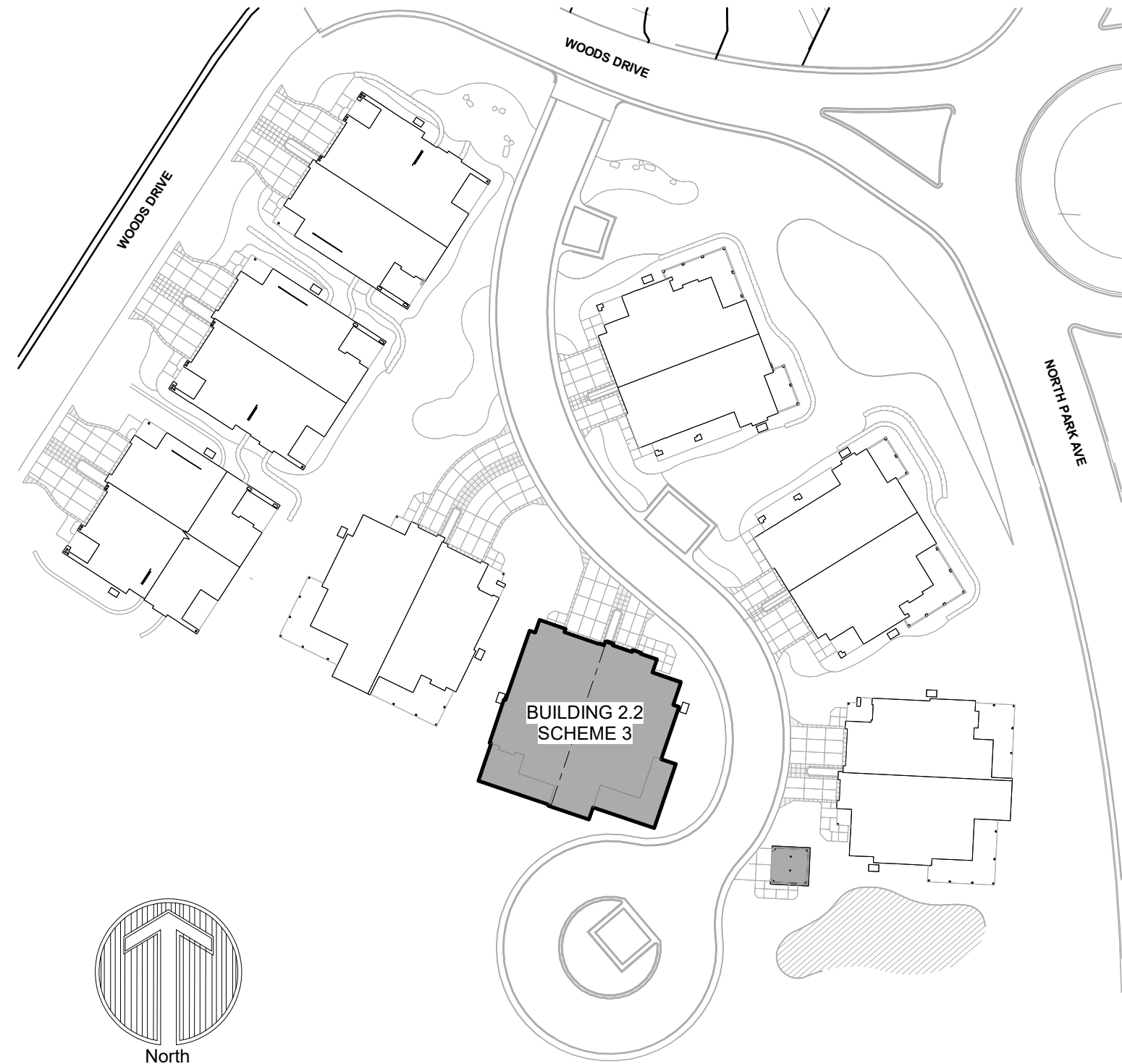
2 BUILDING 2.2 - REAR ELEVATION - SCHEME 3
A203 SCALE: 1/8" = 1'-0"



4 BUILDING 2.2 - LEFT ELEVATION - SCHEME 3
A203 SCALE: 1/8" = 1'-0"



1 BUILDING 2.2 - FRONT ELEVATION - SCHEME 3
A203 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:

ELEVATIONS -
BUILDING 2.2 -
SCHEME 3

SHEET NUMBER:

A203

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3 BUILDING 2.3 - RIGHT ELEVATION - SCHEME 1
A204 SCALE: 1/8" = 1'-0"



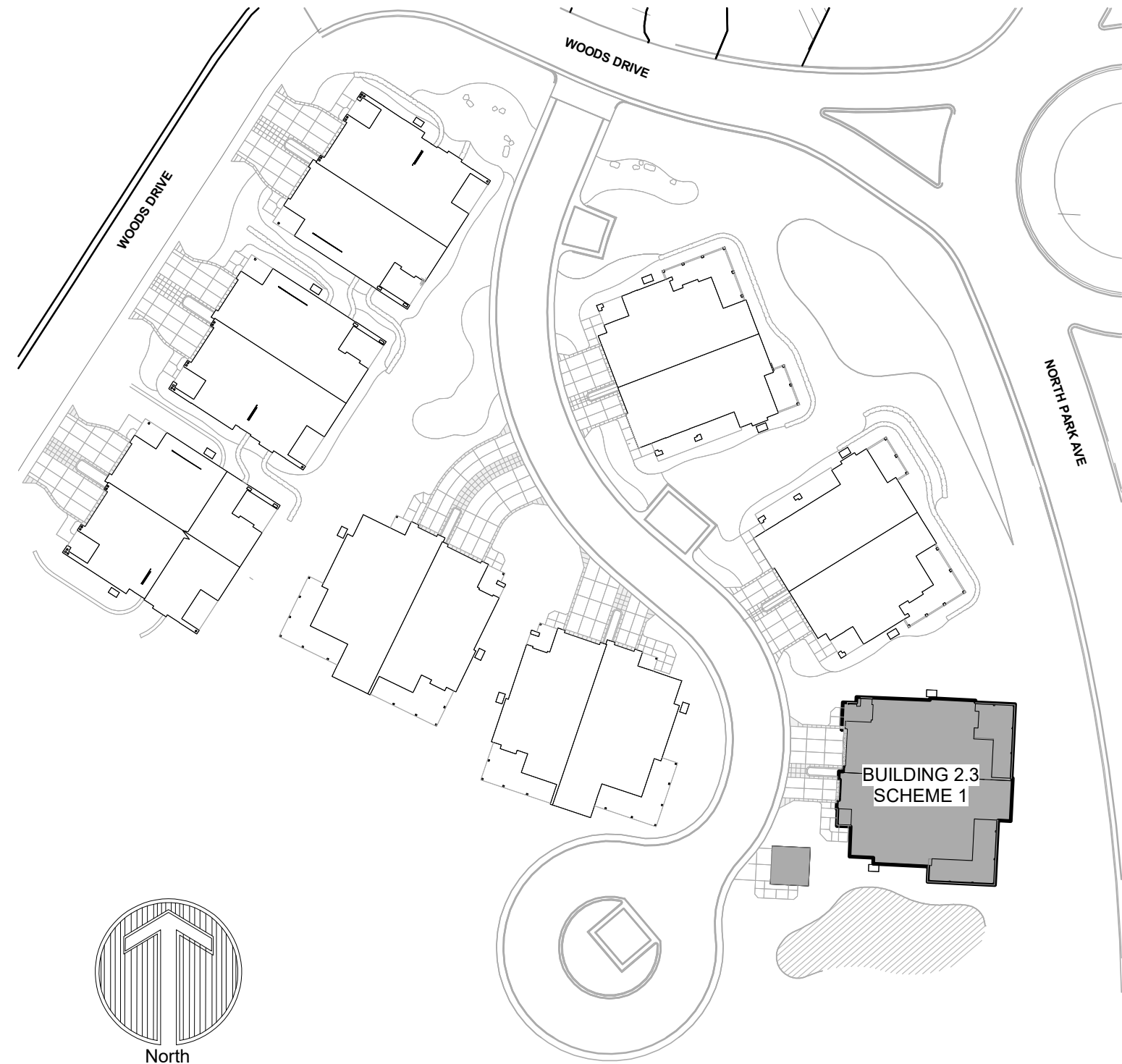
2 BUILDING 2.3 - REAR ELEVATION - SCHEME 1
A204 SCALE: 1/8" = 1'-0"



4 BUILDING 2.3 - LEFT ELEVATION - SCHEME 1
A204 SCALE: 1/8" = 1'-0"



1 BUILDING 2.3 - FRONT ELEVATION - SCHEME 1
A204 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:
ELEVATIONS -
BUILDING 2.3 -
SCHEME 1

SHEET NUMBER:

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3 BUILDING 3.1 - RIGHT ELEVATION - SCHEME 3
A205 SCALE: 1/8" = 1'-0"



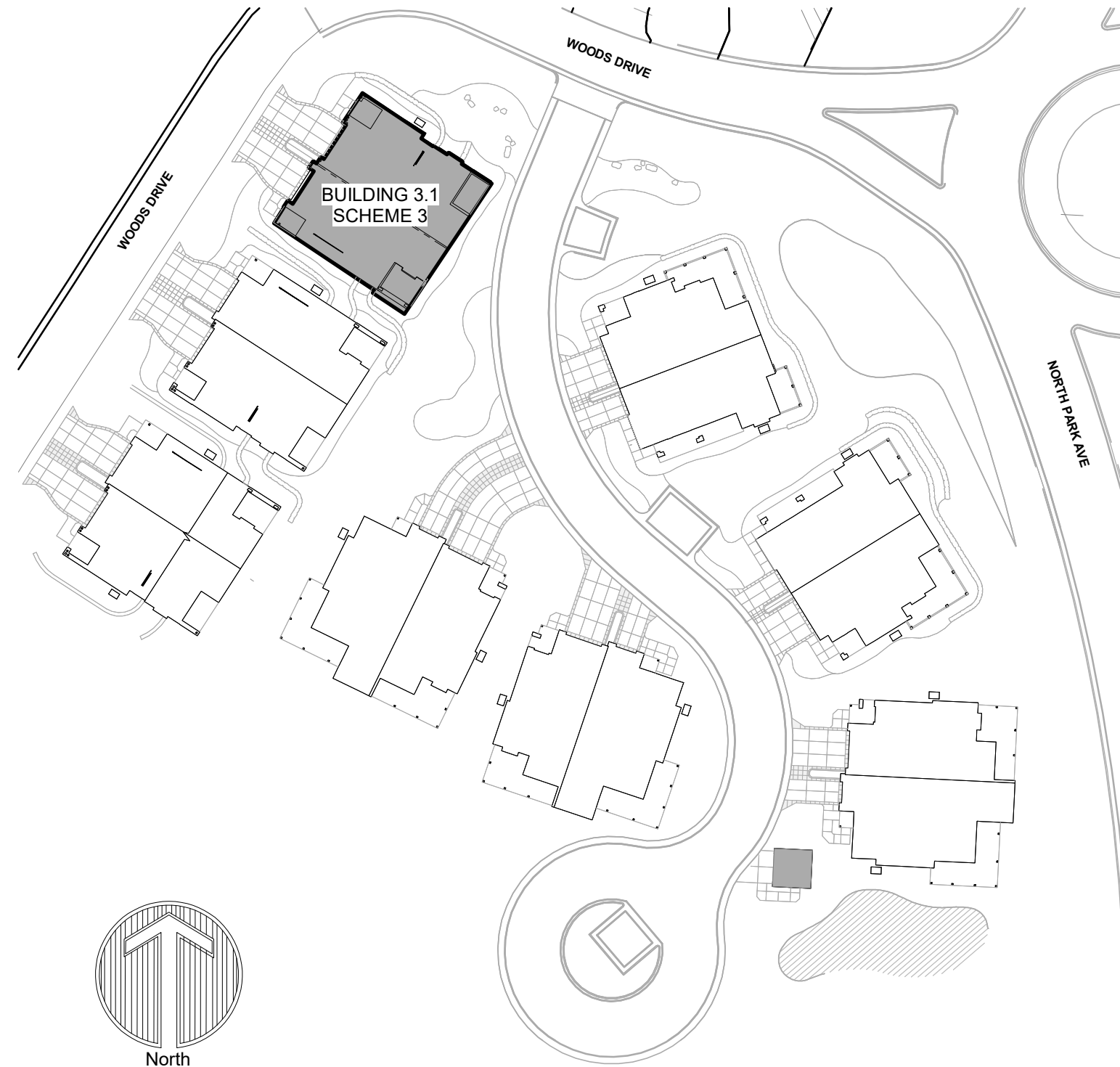
2 BUILDING 3.1 - REAR ELEVATION - SCHEME 3
A205 SCALE: 1/8" = 1'-0"



4 BUILDING 3.1 - LEFT ELEVATION - SCHEME 3
A205 SCALE: 1/8" = 1'-0"



1 BUILDING 3.1 - FRONT ELEVATION - SCHEME 3
A205 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

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ELEVATIONS -
BUILDING 3.1 -
SCHEME 3

SHEET NUMBER:

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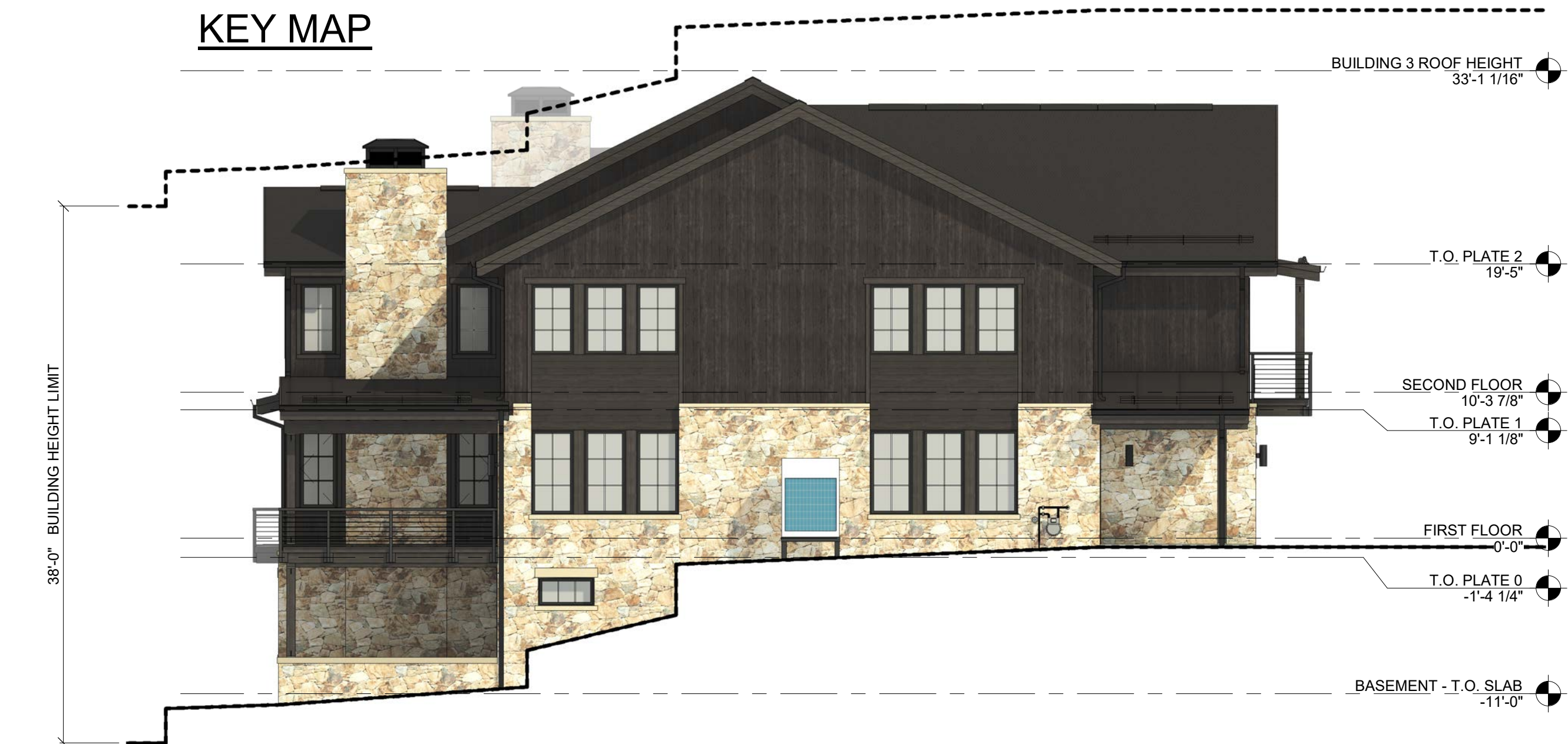
3
A206
BUILDING 3.2 - RIGHT ELEVATION - SCHEME 2
SCALE: 1/8" = 1'-0"



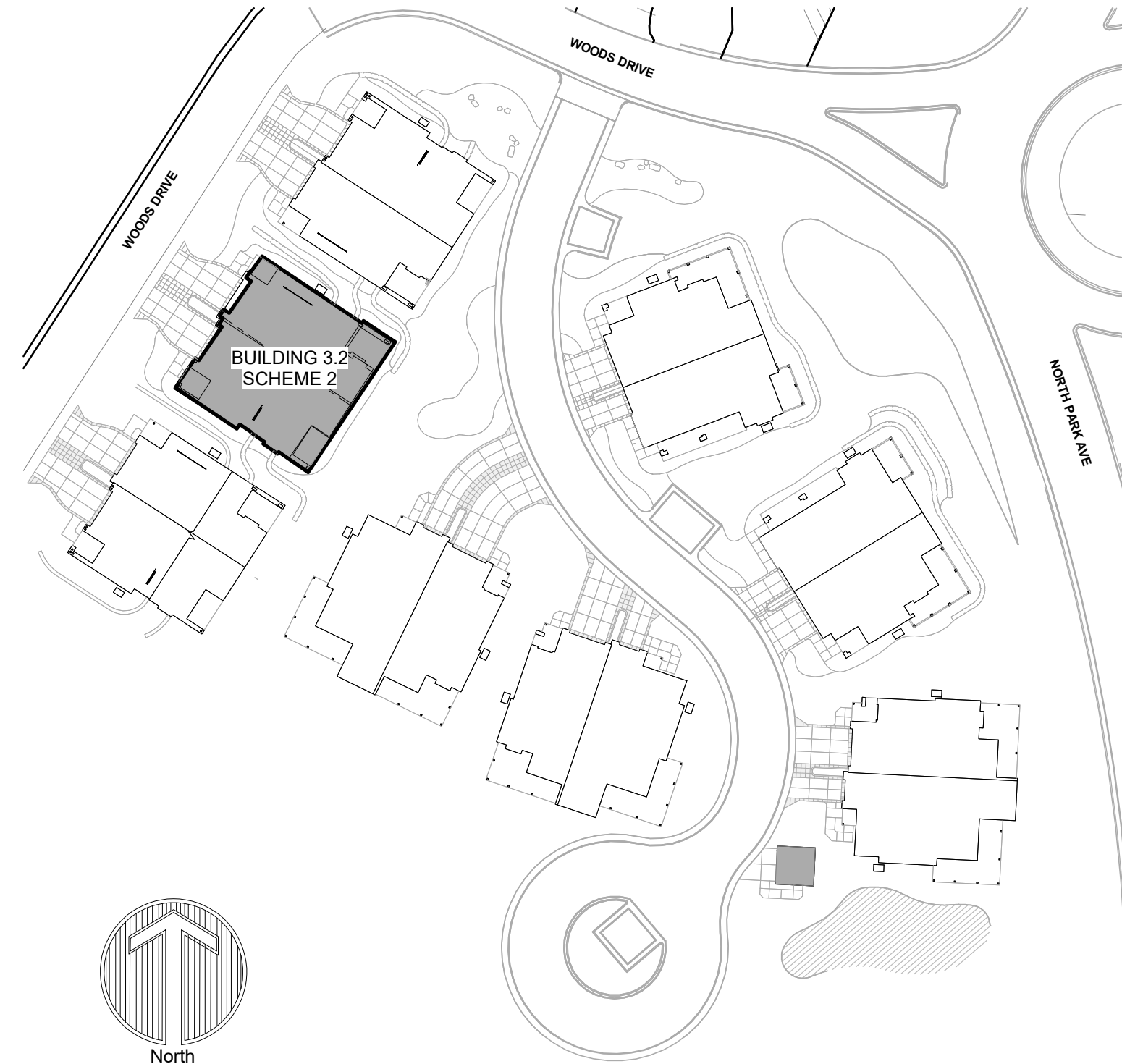
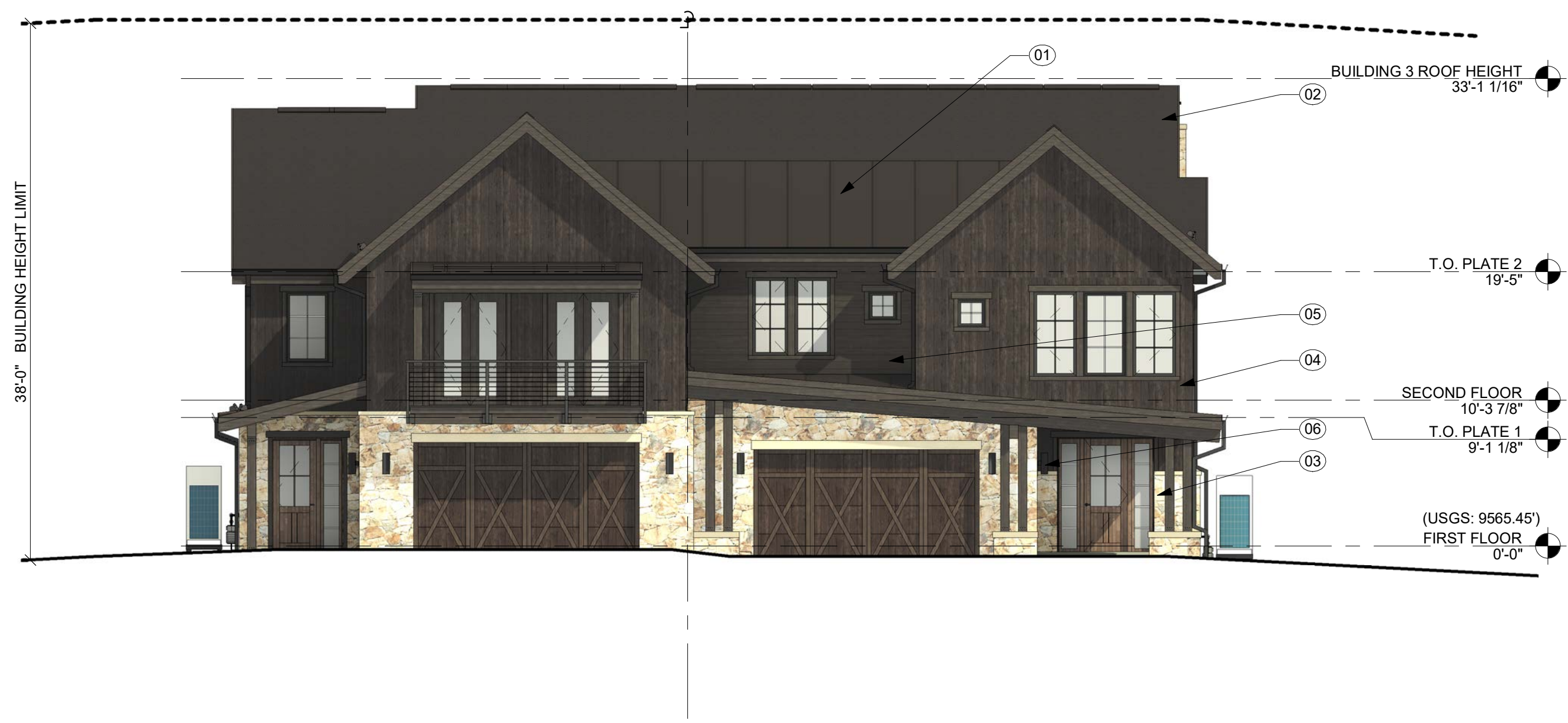
2
A206
BUILDING 3.2 - REAR ELEVATION - SCHEME 2
SCALE: 1/8" = 1'-0"



4
A206
BUILDING 3.2 - LEFT ELEVATION - SCHEME 2
SCALE: 1/8" = 1'-0"



1
A206
BUILDING 3.2 - FRONT ELEVATION - SCHEME 2
SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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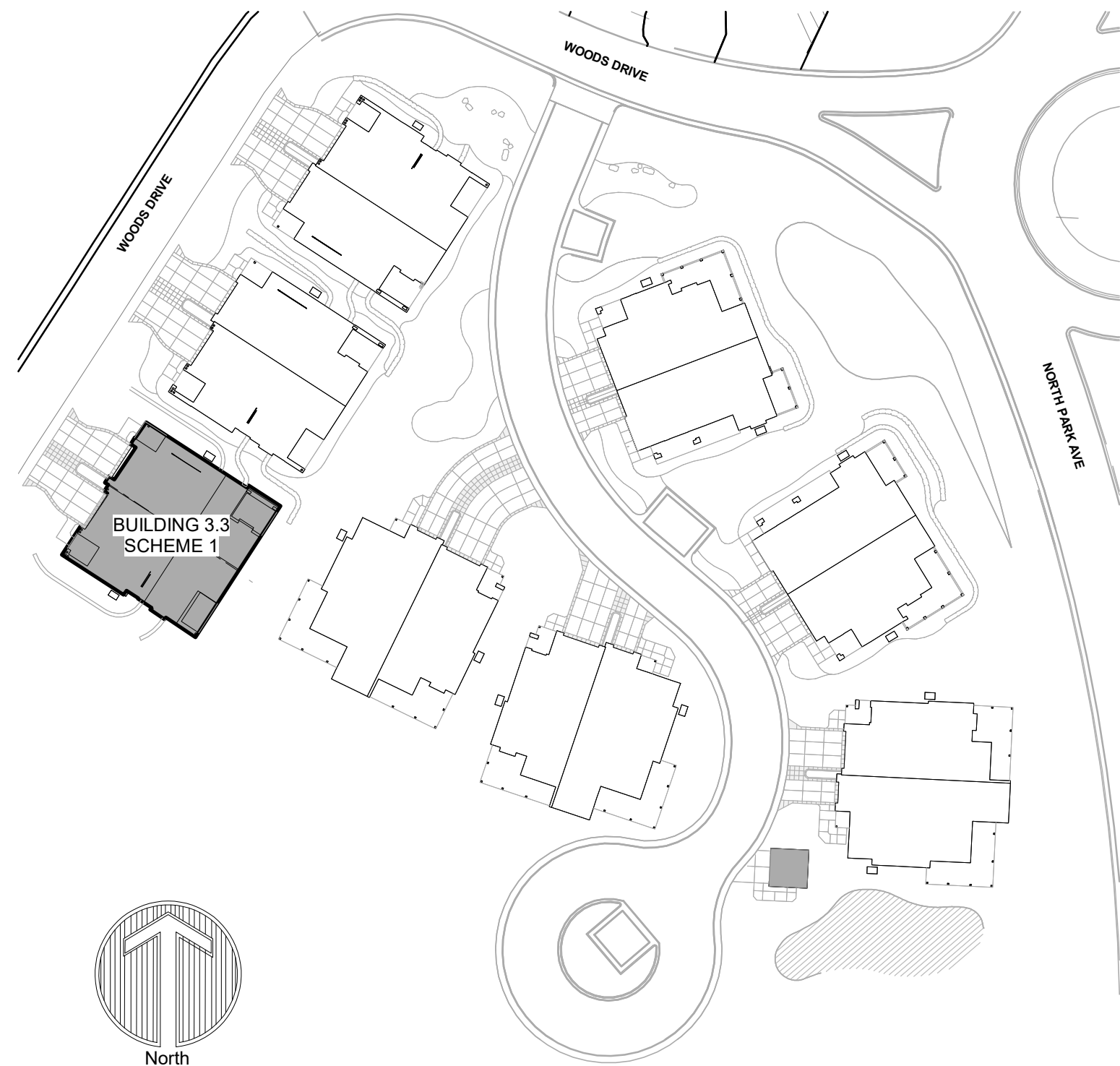
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ELEVATIONS -
BUILDING 3.2 -
SCHEME 2

SHEET NUMBER:

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
03	STONE
04	NATURAL WOOD SIDING
05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
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GRADING INFORMATION.



KEY MAP



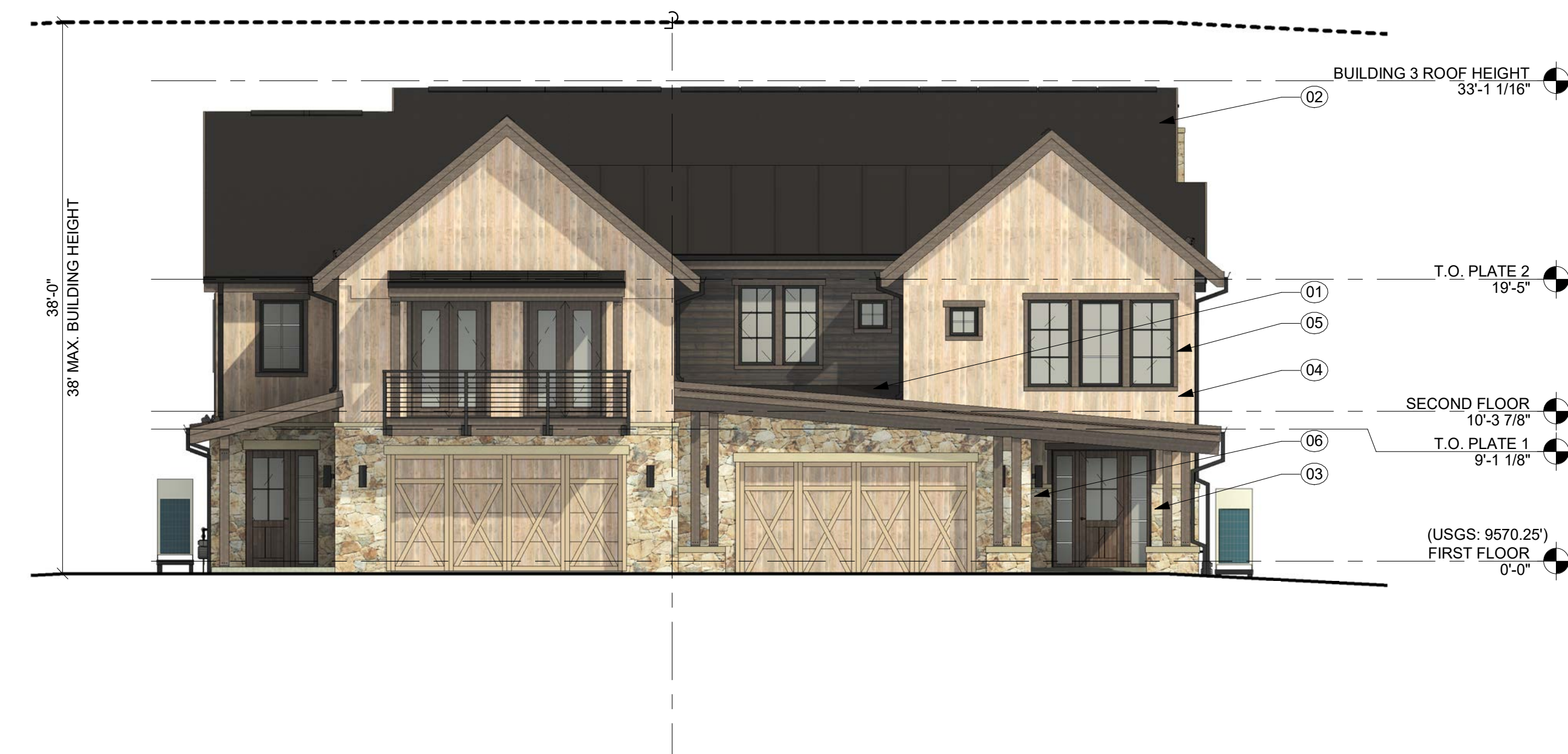
3 BUILDING 3.3 - RIGHT ELEVATION - SCHEME 1
A207 SCALE: 1/8" = 1'-0"



4 BUILDING 3.3 - LEFT ELEVATION - SCHEME 1
A207 SCALE: 1/8" = 1'-0"

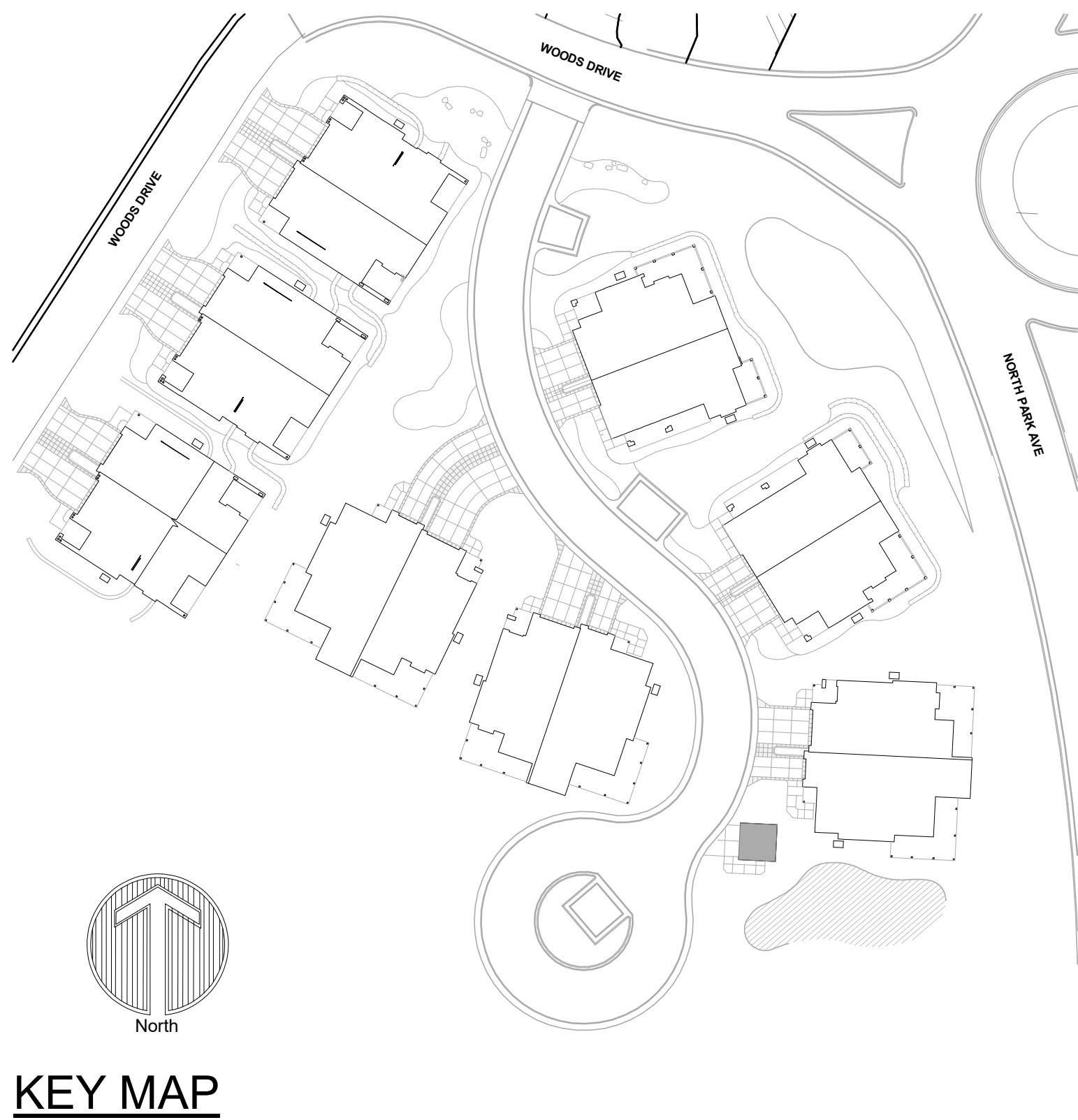
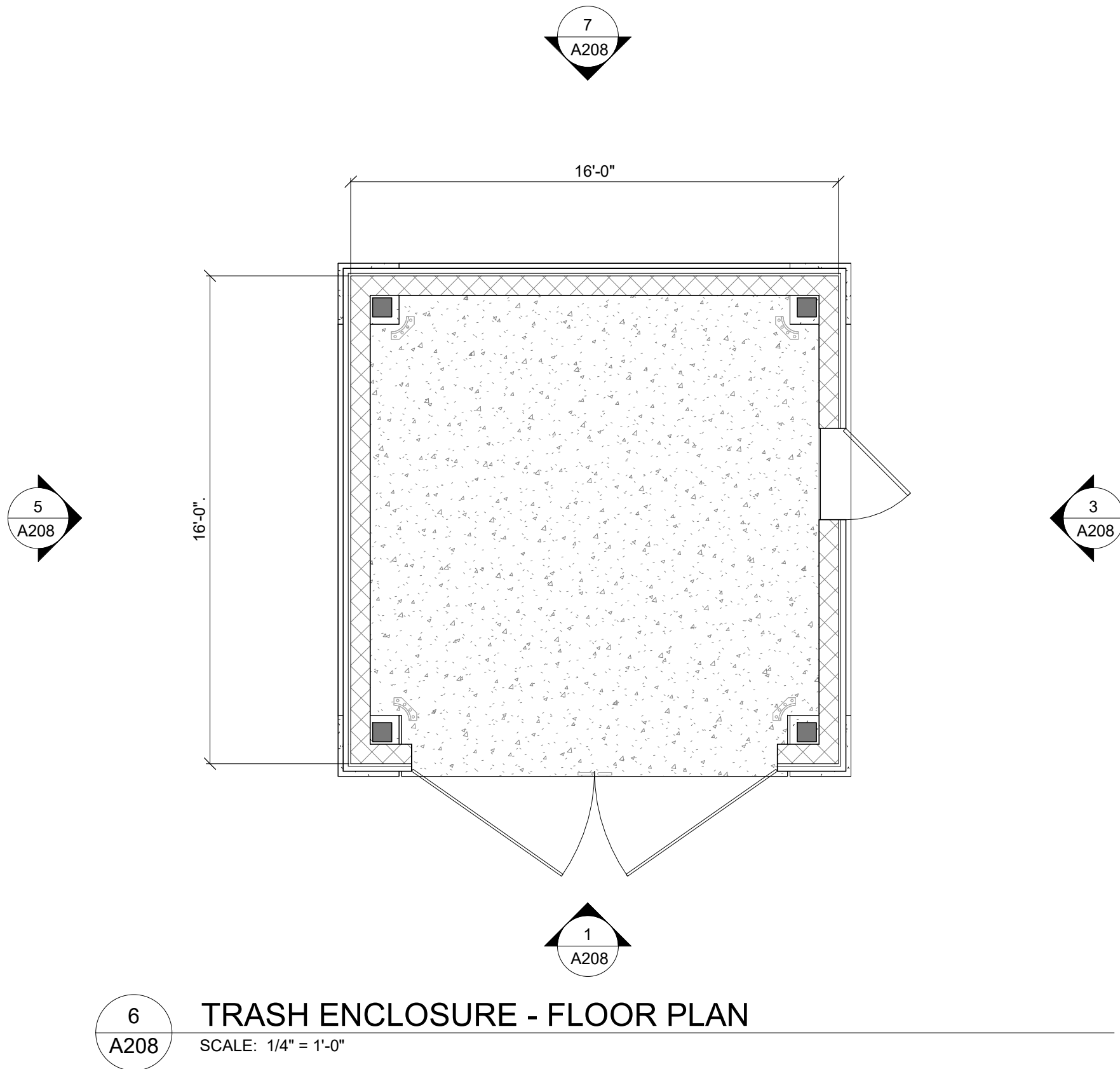


2 BUILDING 3.3 - REAR ELEVATION - SCHEME 1
A207 SCALE: 1/8" = 1'-0"



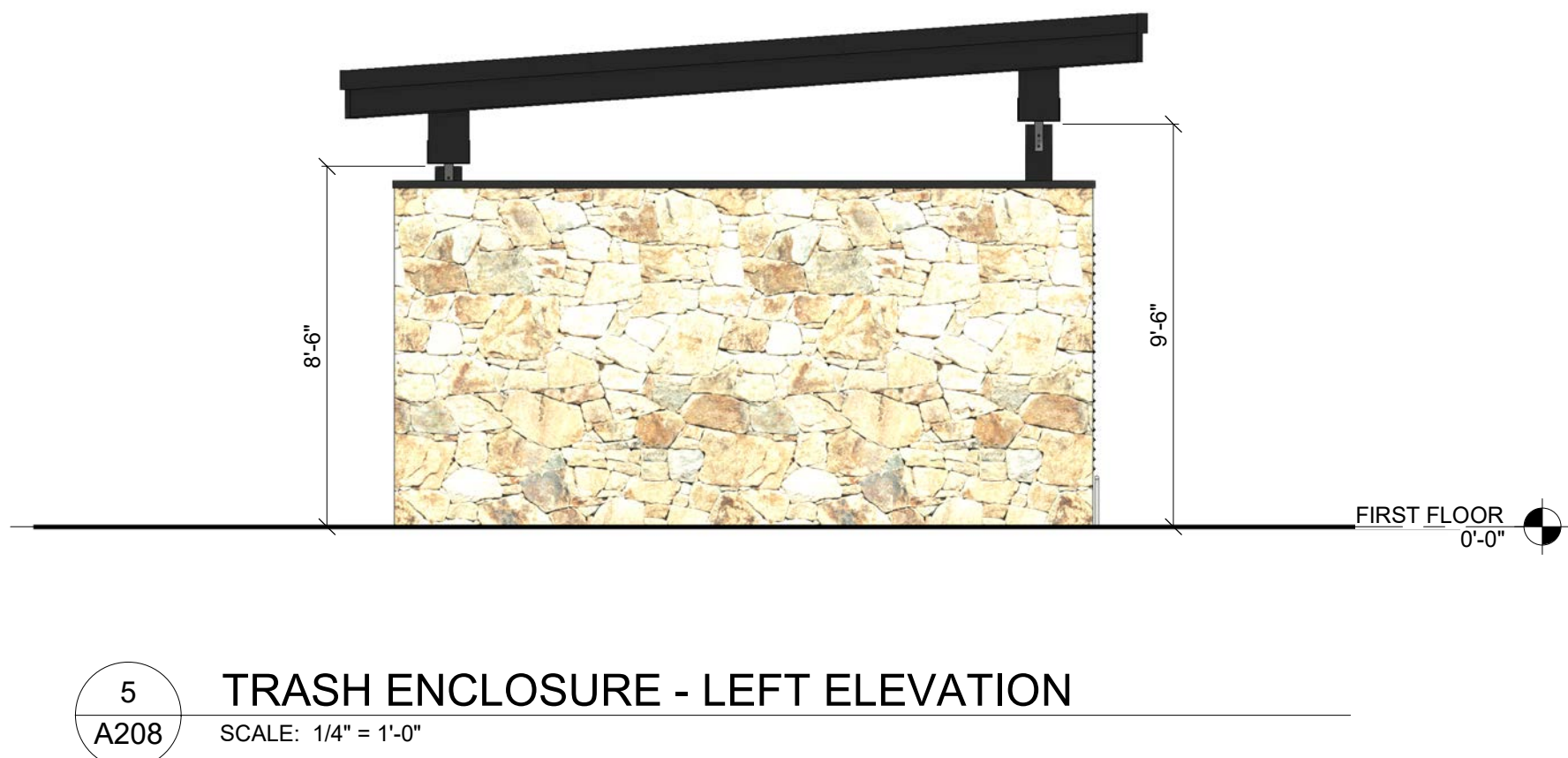
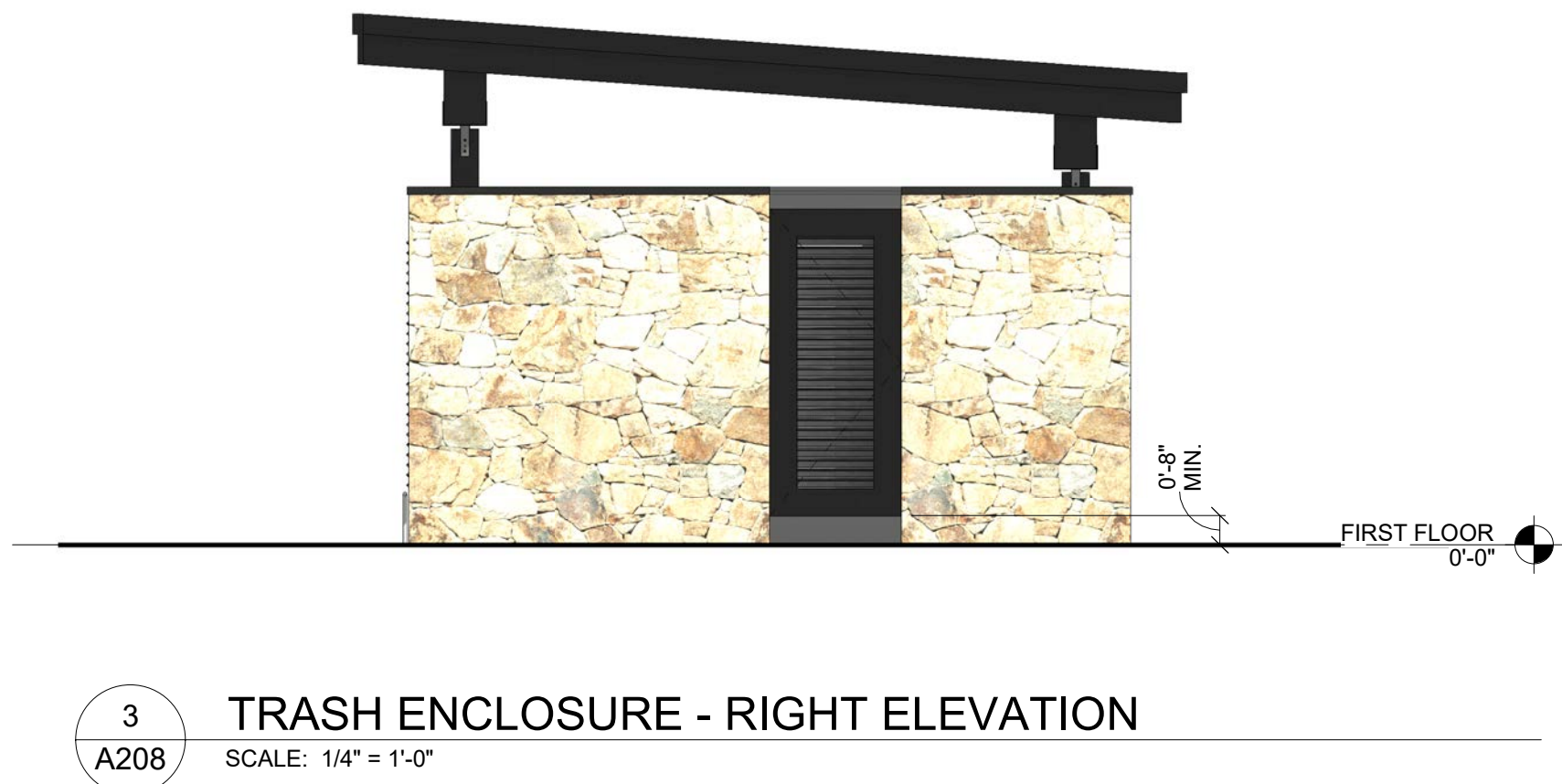
1 BUILDING 3.3 - FRONT ELEVATION - SCHEME 1
A207 SCALE: 1/8" = 1'-0"

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ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	ASPHALT SHINGLE ROOF
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05	FIBER CEMENT SIDING
06	BUILDING MOUNTED DOWN LIGHT

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TRASH ENCLOSURE

SHEET NUMBER:

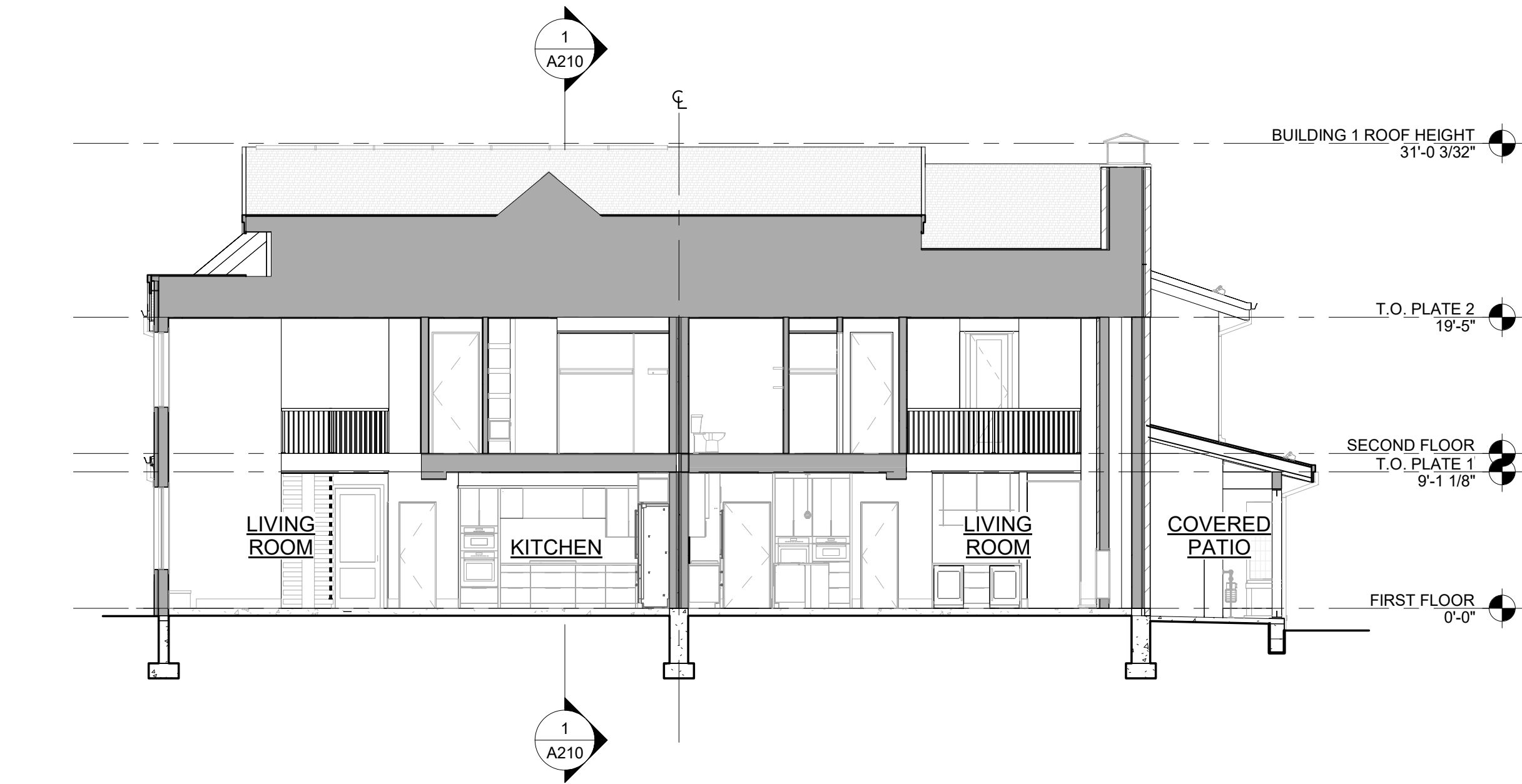
A208

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SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION



2
A210

BUILDING 1 - SECTION 2

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



1
A210

BUILDING 1 - SECTION 1

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

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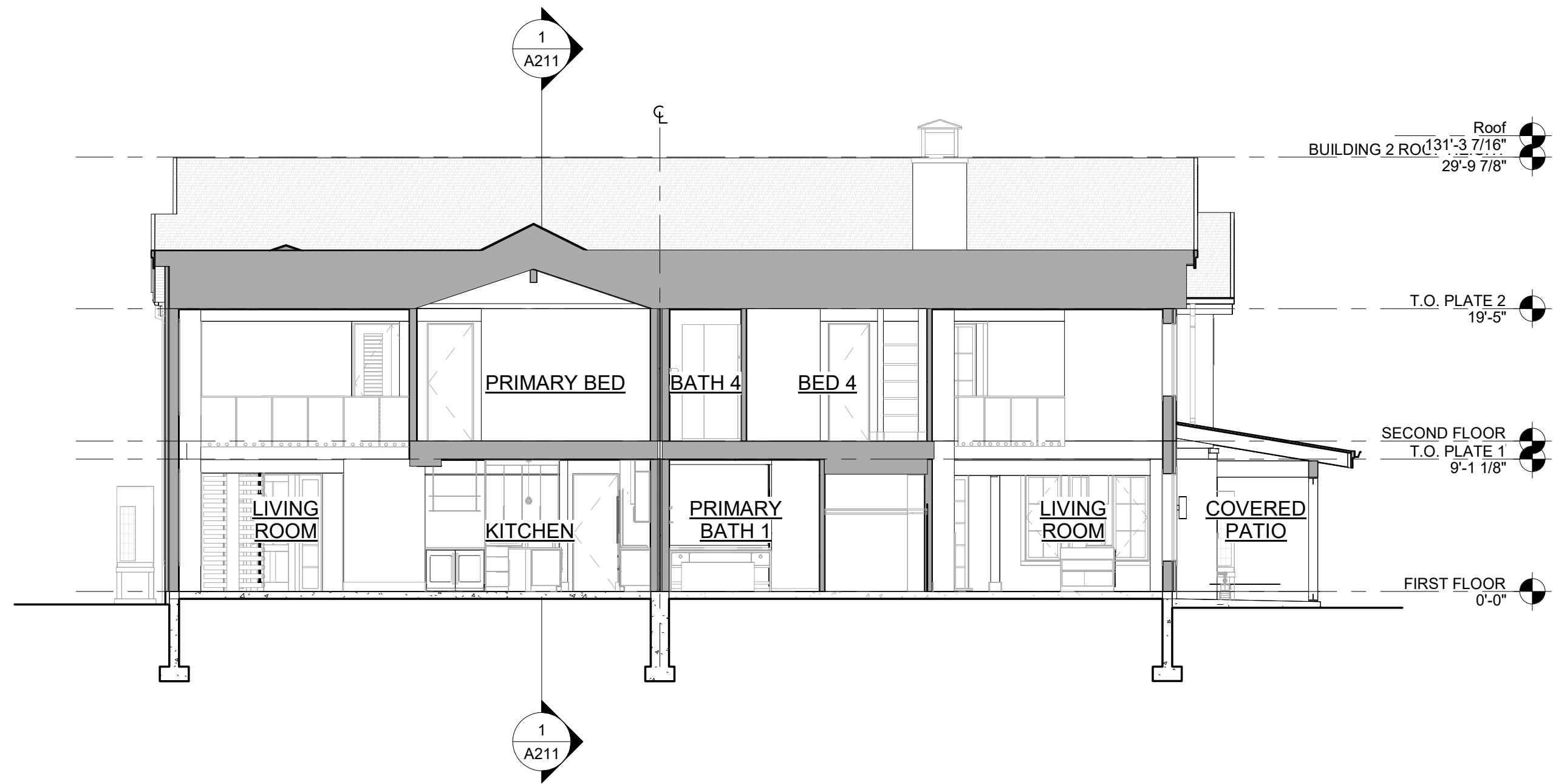
BUILDING 1
SECTIONS

SHEET NUMBER:

A210

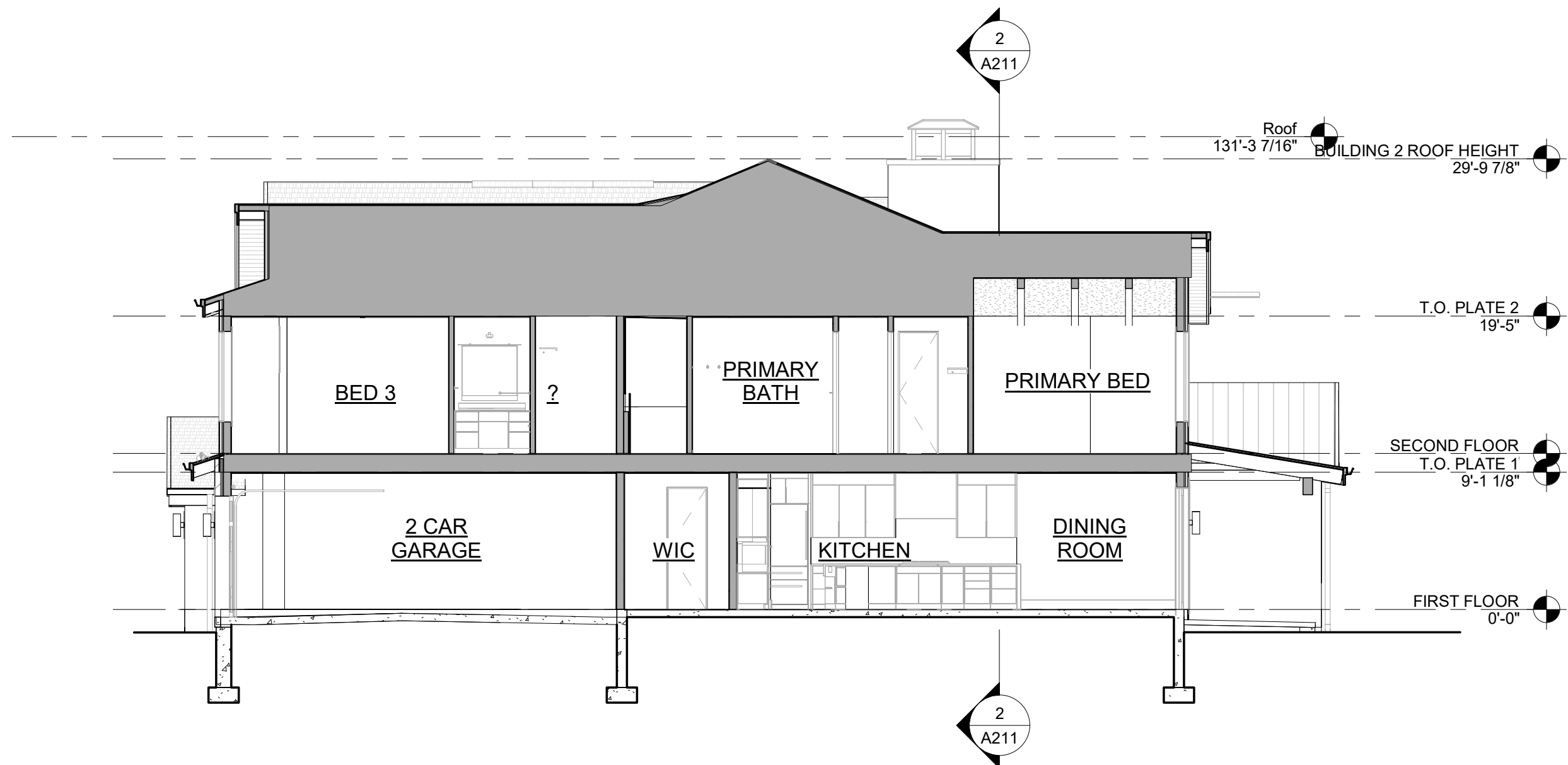
SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATION



2
A211

BUILDING 2 - SECTION 2
SCALE: 1/8" = 1'-0"



1
A211

BUILDING 2 - SECTION 1
SCALE: 1/8" = 1'-0"

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SHEET TITLE:

BUILDING 2
SECTIONS

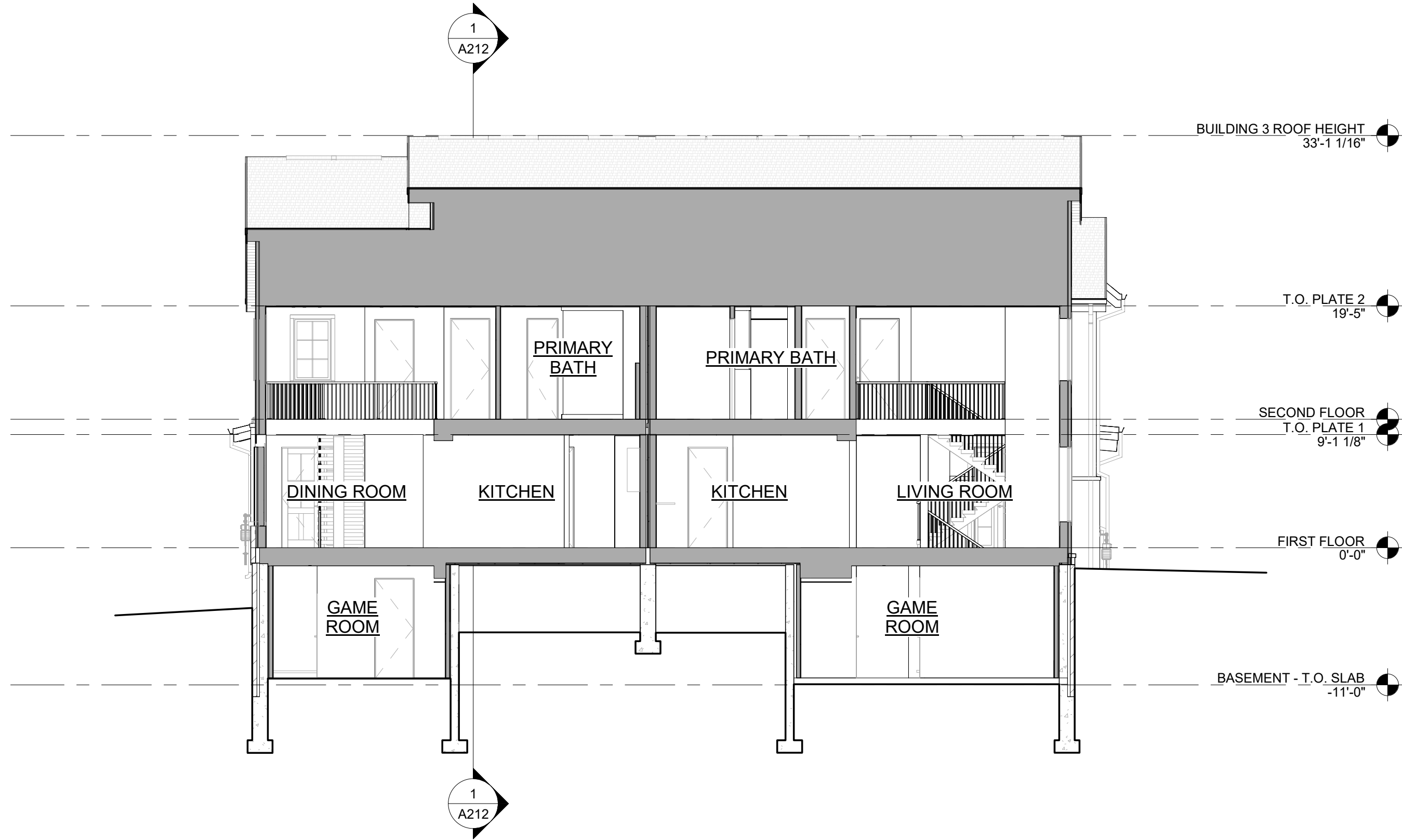
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A211

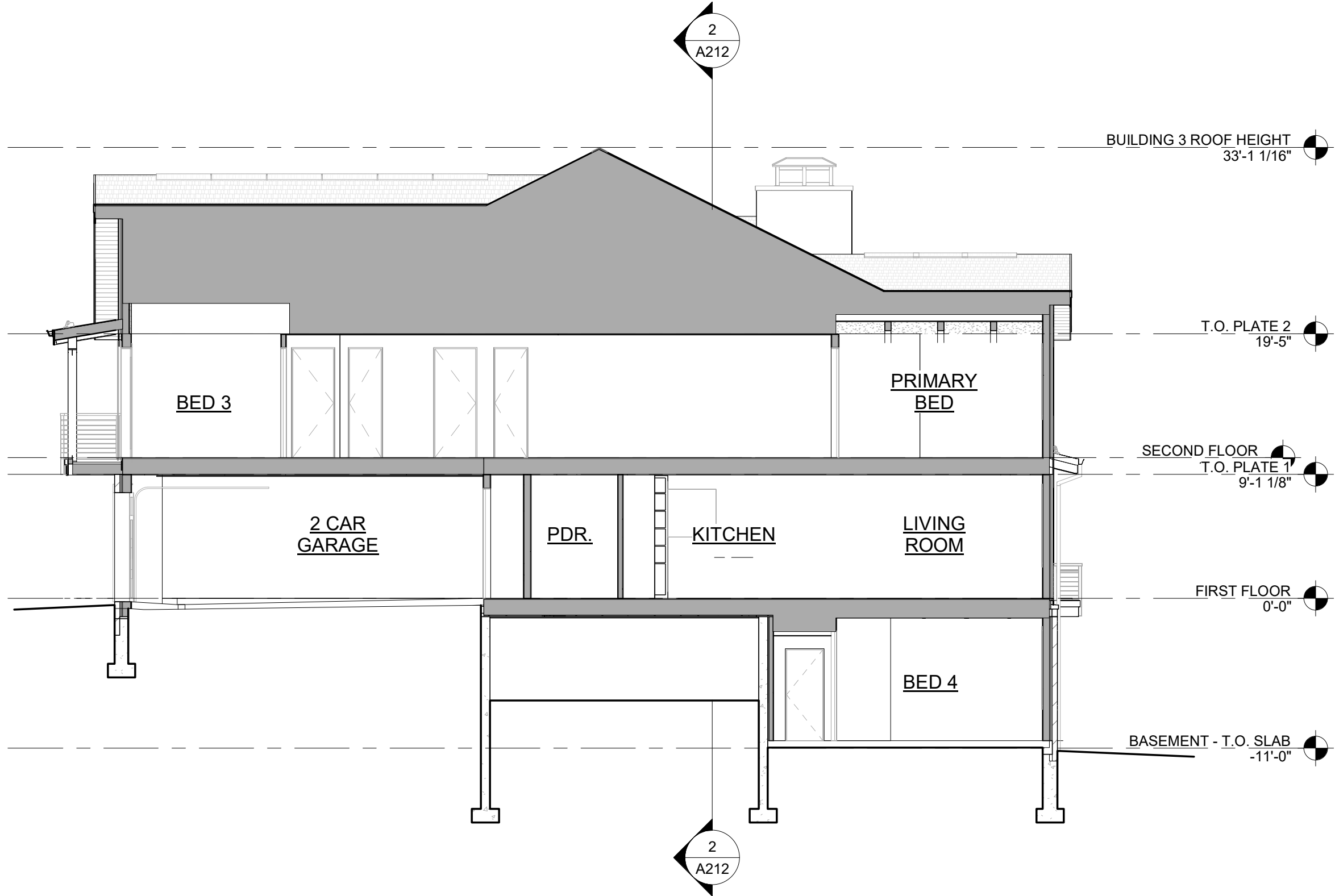
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SOUTH GOLD RUSH / PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO
SITE PLAN MODIFICATION



2
A212
BUILDING 3 - SECTION 2
SCALE: 1/8" = 1'-0"



1
A212
BUILDING 3 - SECTION 1
SCALE: 1/8" = 1'-0"

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SHEET TITLE:

BUILDING 3
SECTIONS

SHEET NUMBER:

A212

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2
A301
SOLAR STUDY -DEC 21 - 2 PM
SCALE: 1" = 60'-0"



3
A301
SOLAR STUDY -DEC 21 - 12 PM
SCALE: 1" = 60'-0"



4
A301
SOLAR STUDY -DEC 21 - 11 AM
SCALE: 1" = 60'-0"

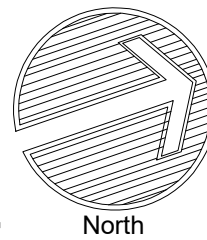


1
A301
SOLAR STUDY - DEC 21 - 1 PM
SCALE: 1" = 60'-0"



5
A301
SOLAR STUDY - DEC 21 - 10 AM
SCALE: 1" = 60'-0"

Scale: 1" = 60'-0"
0' 30'-0" 60'-0" 120'-0"



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ISSUE DATE:	10/28/2024
REVISIONS:	
1	10/28/2024
2	05/02/2025

SHEET TITLE:

SOLAR STUDY

SHEET NUMBER:

A301

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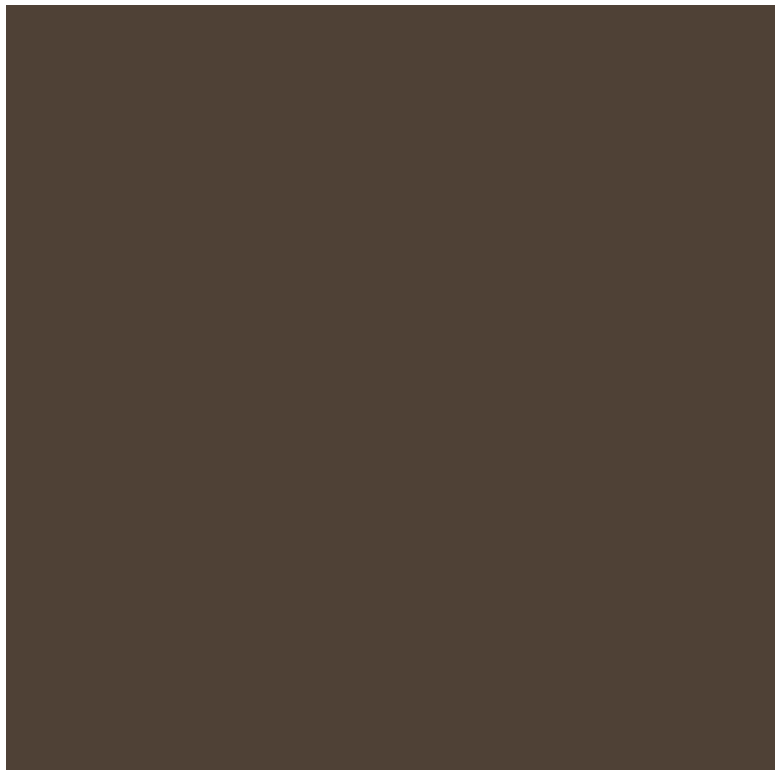
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DARK WALNUT
OR SIMILAR

SOFFIT



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MOJAVA THERMAL HEMLOCK - SMOOTH - MESA
HORIZONTAL T&G
OR SIMILAR

STANDING SEAM
METAL ROOF +
METAL RAILING



WESTERN STATE METAL ROOFING
STANDING SEAM METAL ROOF
MANSARD BROWN
OR SIMILAR

FIBER CEMENT
SIDING



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ACCOYA - BARNWOOD 2.0 - EAGLE
HORIZONTAL T&G
OR SIMILAR

NATURAL WOOD
SIDING



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OR SIMILAR

STONE
MASONRY



TELLURIDE STONE COMPANY
HERITAGE - ALPINA
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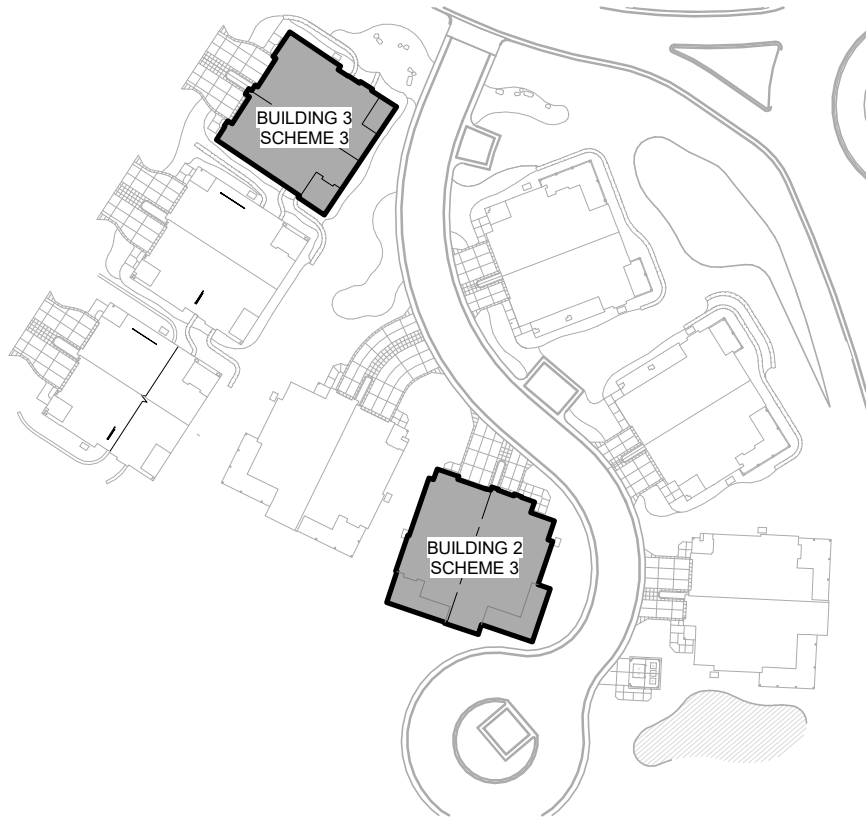
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MATERIAL
SCHEME 2



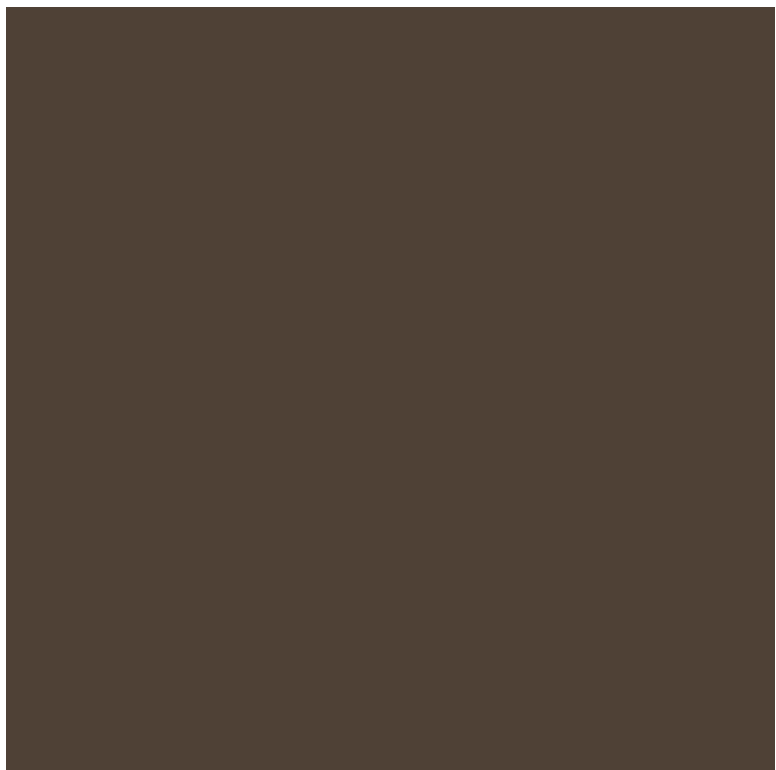
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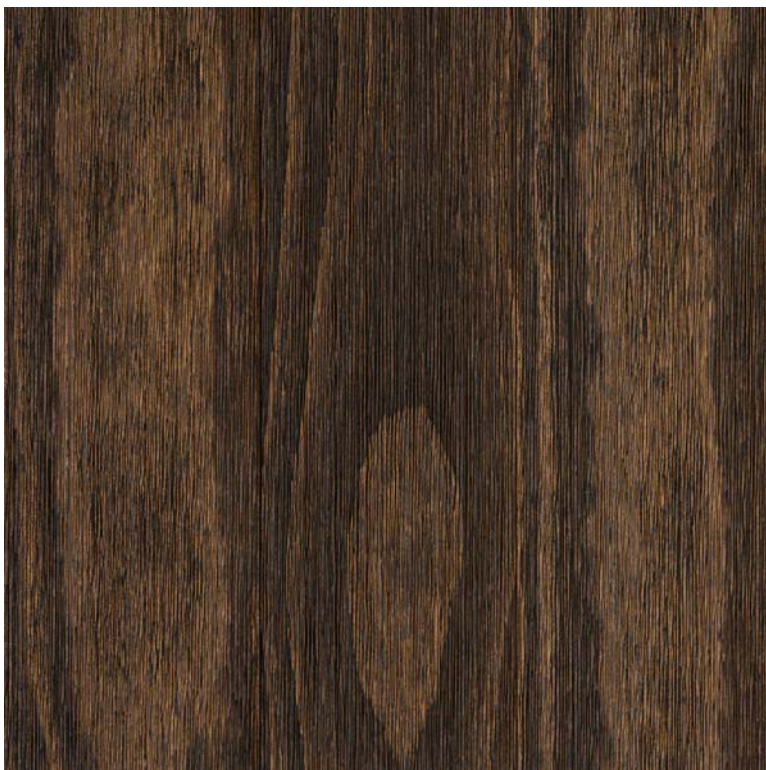
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OR SIMILAR



WESTERN STATE METAL ROOFING
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MANSARD BROWN
OR SIMILAR



DELTA MILLWORKS
THERMOWOOD - ROUGH SAWN - HISTORIC BROWN
HORIZONTAL SHIP LAP (EXPOSED REVEAL)
OR SIMILAR



DELTA MILLWORKS
ACCOYA - BARNWOOD 2.0 - RICH BROWN
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OR SIMILAR



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OR SIMILAR



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TRUE BLACK
OR SIMILAR



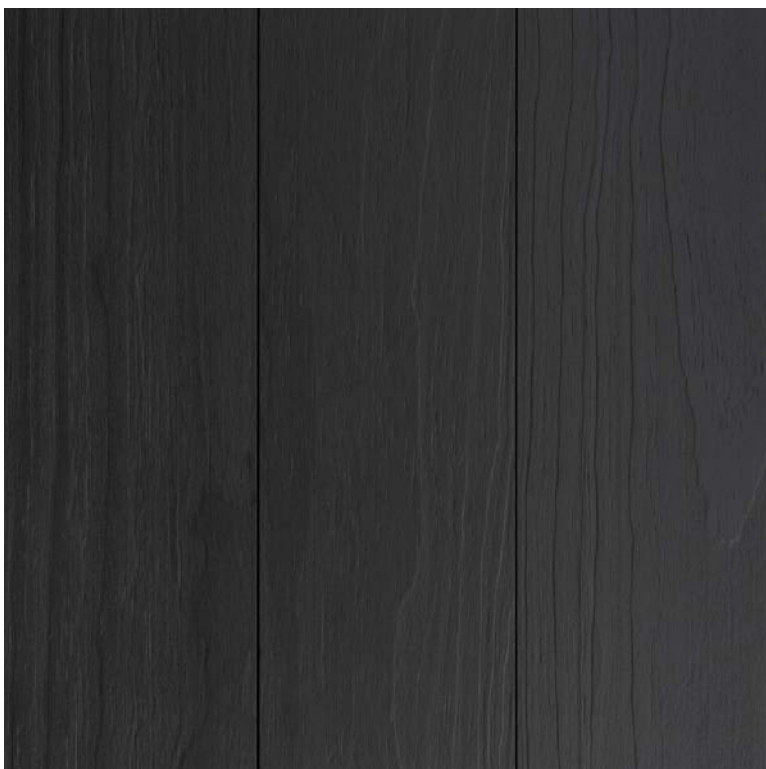
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OR SIMILAR



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HORIZONTAL T&G
OR SIMILAR



DELTA MILLWORKS
ACCOYA - SMOOTH - DELTA BLACK
VERTICAL T&G
OR SIMILAR



TELLURIDE STONE COMPANY
HERITAGE - ALPINA
OR SIMILAR



VIEW 3 - NORTH PARK AVE LOOKING WEST



VIEW 2 - EXISTING ENTRY LOOKING SOUTH



VIEW 4 - WOODS DRIVE, TOP OF ROUND-ABOUT, LOOKING WEST



VIEW 1 - ALONG WOODS DRIVE LOOKING NORTH



VIEW 3 - NORTH PARK AVE LOOKING WEST



VIEW 2 - PARKING LOT ENTRY LOOKING SOUTH



VIEW 4 - WOODS DRIVE, TOP OF ROUND-ABOUT, LOOKING WEST



VIEW 1 - ALONG WOODS DRIVE LOOKING NORTH

NOT FOR CONSTRUCTION

DRAWN BY:	OL/MM/JK/JM
CHECKED BY:	OL, DR, LP
PROJECT NO:	2024019.30
ISSUE DATE:	10/28/2024
REVISIONS:	10/28/2024
	05/02/2025

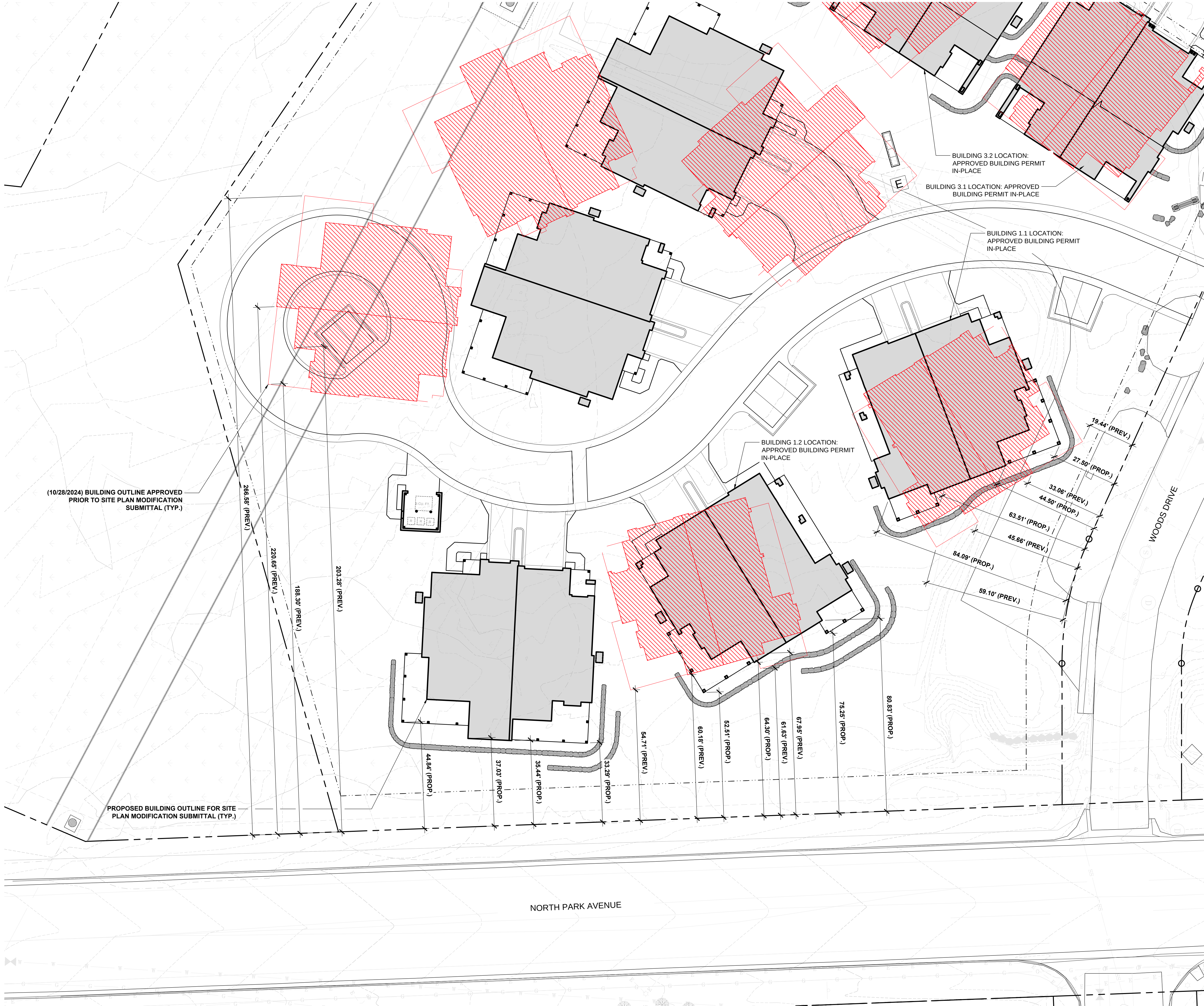
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SITE PANORAMIC
PHOTOS WITH
STRUCTURES

SHEET NUMBER:

A901

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NOTES:

1. DIMENSIONS SHOWN TO BE PERPENDICULAR TO EXISTING RIGHT OF WAY BOUNDARY FOR PARK AVE. AND WOODS DRIVE

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SOUTH GOLD RUSH/ PARCEL 3 DUPLEXES

355 N. PARK AVE. BRECKENRIDGE, CO

SITE PLAN MODIFICATION

DRAWN BY:	ZE/PM
CHECKED BY:	DTJ
PROJECT NO.:	2024018
ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024
	05/02/2025
	05/20/2025

SHEET TITLE:

**BUILDING
SETBACK EXHIBIT**

SHEET NUMBER:

EX-2

NORTH

0' 20' 40' 60'
1" = 20'

INDEPENDENCE TOWNHOMES (PARCEL 3) SITEPLAN MODIFICATION

SUPPORT EXHIBITS AND IMAGERY

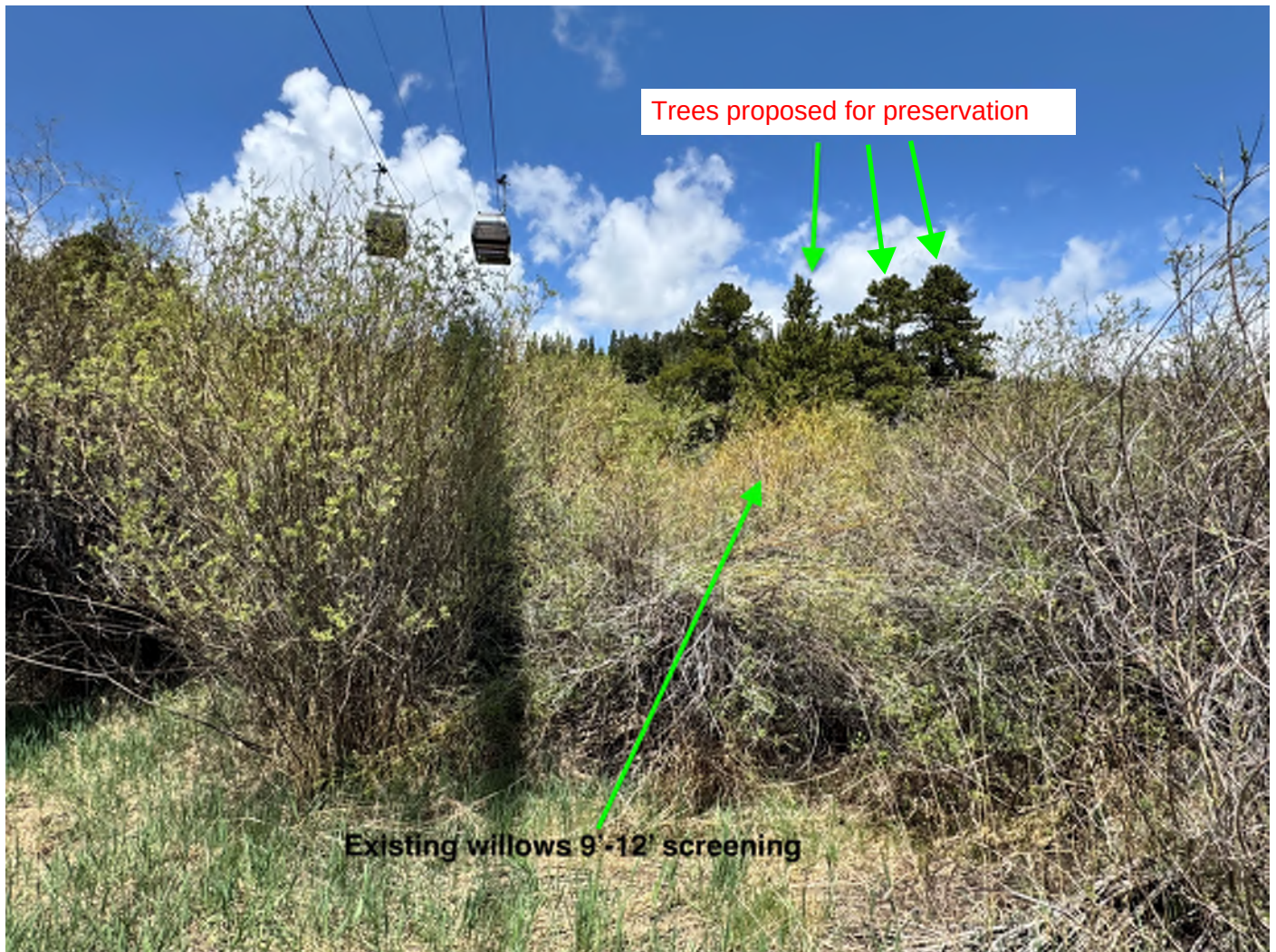
The following exhibits and imagery are provided to help further clarify both the current site conditions and proposed methods for existing tree and vegetation management, primarily in reference to buffering of the project to the Park Avenue frontage.



This is an example from Parcel 2's Park Ave. Frontage for case study. Taller existing Lodge Pole Pine trees do not provide as much buffer and screening value as the younger existing trees, and similarly, proposed Spruce and Fir trees which branch to the ground would provide.



In example for Parcel 3 Park Ave. Street frontage, you can see the sparse, more mature taller Lodgepole Pine trees generally start branching around 8-12' in height. The lower willows and scrub plantings help provide the best screening and buffer from a ground level perspective view.



In example for Parcel 3 Park Ave. Street frontage, you can see the lower level plants nearer to the roadways provide the best buffering of views from Park Ave. Goal of proposed plans, is to replace the larger mature trees with a robust tree and shrub planting plan, to recreate the density of these willows at a lower level. Over time and maturity these multiple levels of planting will fill in and create a dense buffer.



Grading design efforts will be made to preserve as many of these existing spruce and fir trees along the Southwestern area of the project. It should be noted that they are located within the aerial tramway easement and aerial safety envelope. The CTSB may require these trees be removed in the future when they encroach within vertical separation limitations of the operating Gondola for safety.



Tree referenced in Narrative, and previous pages, along Park Ave. frontage that has since died and blown over from wind damage. We have removed it from the existing tree management plans based on this recent on-site verification

Current Site Conditions - June 3rd, 2025

ALL EXISTING TREES, WILLOWS, AND SCRUB VEGETATION TO BE PRESERVED OUTSIDE LIMIT OF CONSTRUCTION LOCATED IN ADJACENT LOT 2 AREAS. WITH CLOSE PROXIMITY TO LOT 1 THEY WILL PROVIDE GOOD BUFFER TO PROJECT FROM SOUTH TO NORTH VIEWS

SMALLER EXISTING TREES IN THIS LOCATION WILL BE REMOVED DUE TO OVERLAPS WITH PROPOSED PRIVATE DRIVE AND TURN AROUND ALIGNMENT

ALL EXISTING TREES ON LOT 2 AND ADJACENT WOODS NEIGHBORHOOD LOTS WILL BE PRESERVED, AND WILL PROVIDE GOOD BUFFERING TO SW AREA OF PROPERTY

CURRENT APPROVED BUILDING PERMIT LIMIT OF DISTURBANCE FOR PHASE 1 CONSTRUCTION



TREE #3 TO BE REMOVED DUE TO LOCATION OVERLAP WITH BUILDING #2.3 PLACEMENT

TREE #2 TO BE REMOVED DUE TO LOCATION OVERLAP WITH REQUIRED STORM WATER DETENTION POND, AS WELL AS WETLAND RE-WATERING AND BYPASS SWALE CHANNELS AND TRAMWAY AERIAL EASEMENT

TREE CLUSTER #1 (3 TREES) TO BE PRESERVED

TREE PREVIOUSLY FLAGGED FOR PRESERVATION DURING DEVELOPMENT AGREEMENT, HAS SINCE DIED AND BLOWN OVER FROM WIND DAMAGE, SEE PREVIOUS PAGE AND IMAGERY

SMALL TREE #4 TO BE REMOVED DUE TO LOCATION OVERLAP WITH BUILDING SITE RETAINING WALLS AND REQUIRED DRAINAGE SWALES NEAR BUILDING #2.3 PLACEMENT

(5) TREES OUTSIDE PHASE 1 LIMIT OF DISTURBANCE TO BE PRESERVED DURING PHASE 1 CONSTRUCTION. TO BE REMOVED LATER FOR FRENCH STREET ROUNDABOUT PROJECT LIMITS DUE TO ROAD REALIGNMENT

Current Site Conditions - June 6th, 2025

View from Southeast looking Northwest across Park Avenue



MATURE SPRUCE TREES AND 10-12' HEIGHT
WILLOWS LOCATED OFF SITE IN LOT 2
ADJACENT WILL PROVIDE GOOD BUFFER
FROM THIS VIEW ANGLE

TREE CLUSTER #1 (3 TREES)
PROPOSED TO BE PRESERVED IN
LOT 1

Current Site Conditions - June 6th, 2025
View from Southeast looking Northwest across Park Avenue



Proposed Design at Build-out
View from Southeast looking Northwest across Park Avenue





COLORADO

Department of
Regulatory Agencies

Division of Professions and Occupations

February 12, 2025

Adam Pino, Director of Lift Maintenance
Breckenridge Ski Resort
PO Box 1058
Breckenridge, CO 80424-1058
Sent via email: apino@vailresorts.com

RE: Request for a variance for relief from Rule Relief from Rule 3.1.1.3.2.1 - Air space Breckconnect Gondola, Building 3.3 (BR-049)

Adam Pino:

At the February 5, 2025, meeting of the Colorado Passenger Tramway Safety Board (Board), the Board considered the request for a variance for relief from Rule **3.1.1.3.2.1 - Air space requirements** - Lift **Breckconnect Gondola (BR-049)**.

The Board determined that:

- 1.2.3 (a) The granting of such an exception would be consistent with, and would aid in, implementing the legislative policy set forth in section **12-150-101, C.R.S.**; and
- 1.2.3 (b) Compliance with applicable rules and regulations from which an exception is sought would create an unreasonable operational or design condition.

Therefore, the Board granted the permanent variance with the following:

Provisions

1. The structure shall have a fire alarm system that complies with the NFPA 72 fire alarm code.
2. The fire alarm system shall sound at the structure and at the lower terminal of the BreckConnect Gondola and shall be audible over all ambient noise at the terminal operating station. The fire alarm system shall be tested annually including the visual and audible annunciation at the lower terminal and the results of the testing shall be documented and available to CPTSB personnel upon request.
3. The structure and the exterior covered patio shall have a fire suppression system which complies with the NFPA 13 Standard for the Installation of Sprinkler systems.
4. Any LP gas installation within and/or adjacent to the airspace shall comply with the NFPA 58 Liquefied Petroleum Gas Code.
5. Any natural gas installation within an/or adjacent to the airspace shall comply with the NFPA 54 National Fuel Gas Code and the Colorado Fuel Gas Code as appropriate.
6. Exterior walls shall have a minimum 1-hour fire rating as defined by the applicable building code. Exterior decks and patios within or adjacent to the air space and all soffits shall be of noncombustible construction.
7. Fire pits, or other open flame are not allowed on any structures or areas within the tramway air space.
8. Flammable or combustible liquids or materials shall not be stored on the deck within the air space.

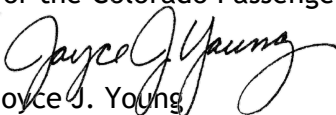
9. There shall be instructions posted at all stations that address the ropeway operation during a fire or the sounding of the fire alarm at the structure.
10. No materials shall be stored, stacked, or staged within the air space of the gondola during construction. The area beneath the gondola cabins shall be kept clear at all times the gondola is in operation.

Findings of Fact

1. BR-049 is an 8 passenger gondola with four stations: the lower terminal, the Shock Hill angle station, the Peak 7 angle station, and the upper terminal.
2. The maximum distance between any two stations is between the Shock Hill angle station and the Peak 7 angle station. The distance between these stations is approximately 3,545 feet and requires five minutes to evacuate the line while on the prime mover at a normal operating speed of 875 ft/min and 11 minutes on evacuation drive at 400 ft/min.
3. Duplex Building 3.3 is located approximately 870 feet from the lower terminal. The structure will be 67'-10" wide, 69'-8" deep, and 37'-5.25" high and encompasses 9,310 square feet including garage and outdoor living space. Roughly 531 sf of the structure will be within the air space.
4. At the closest point, duplex building 3.3 will be 26 feet horizontal from the uphill haul rope, approximately 44 feet below the bottom of the gondola cabins in their normal operating position, and approximately 51 feet diagonally from the closest point on the structure to the closest point on the cabin.
5. Exterior materials include full natural stone veneer at the base of each building, with a mix of natural and composite siding materials in upper sections. Roofs feature a mixture of asphalt shingles and accent standing seam metal roof at lower pitches and massing.
6. The Red White and Blue Fire Station is located approximately 0.3 miles from the project site. The station is staffed with full-time professional firefighters that occupy the station 24 hours per day.
7. The nearest fire hydrant will be located within approximately 50 feet of the structure
8. There will be paved year-round vehicular access to the project site on city-maintained streets.
9. The proposed duplexes will be private residences.
10. The structure will be constructed as Type V-B construction under the 2018 IRC code. All exterior wall assemblies will be constructed with a one-hour fire rating and the demising wall separating the duplex units will have a 2-hour fire rating.
11. During construction, mobile cranes will be utilized but will not encroach upon the tramway airspace during gondola operations. Mobile crane and equipment operations will be in accordance with the construction management plan submitted.
12. The granting of this variance does not constitute a public safety hazard.

Please contact us via email at DORA_TramwayBoard@state.co.us or (303) 894-2270 if you have questions regarding this variance.

Sincerely,
For the Colorado Passenger Tramway Safety Board



Joyce J. Young
Program Director

cc: Brooks Beal, Supervisory Tramway Engineer



COLORADO

Department of
Regulatory Agencies

Division of Professions and Occupations

February 12, 2025

Adam Pino, Director of Lift Maintenance
Breckenridge Ski Resort
PO Box 1058
Breckenridge, CO 80424-1058
Sent via email: apino@vailresorts.com

RE: Request for a variance for relief from Rule Relief from Rule 3.1.1.3.2.1 - Air space Breckconnect Gondola, Bldg 2.2 (BR-049)

Adam Pino:

At the February 5, 2025, meeting of the Colorado Passenger Tramway Safety Board (Board), the Board considered the request for a variance for relief from Rule 3.1.1.3.2.1 - Air space requirements - Lift Breckconnect Gondola (BR-049).

The Board determined that:

- 1.2.3 (a) The granting of such an exception would be consistent with, and would aid in, implementing the legislative policy set forth in section 12-150-101, C.R.S.; and
- 1.2.3 (b) Compliance with applicable rules and regulations from which an exception is sought would create an unreasonable operational or design condition.

Therefore, the Board granted the permanent variance with the following:

Provisions

1. The structure shall have a fire alarm system that complies with the NFPA 72 fire alarm code.
2. The fire alarm system shall sound at the structure and at the lower terminal of the BreckConnect Gondola and shall be audible over all ambient noise at the terminal operating station. The fire alarm system shall be tested annually including the visual and audible annunciation at the lower terminal and the results of the testing shall be documented and available to CPTSB personnel upon request.
3. The structure and the exterior covered patio shall have a fire suppression system which complies with the NFPA 13 Standard for the Installation of Sprinkler systems.
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8. Flammable or combustible liquids or materials shall not be stored on the deck within the air space.

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2. The maximum distance between any two stations is between the Shock Hill angle station and the Peak 7 angle station. The distance between these stations is approximately 3,545 feet and requires five minutes to evacuate the line while on the prime mover at a normal operating speed of 875 ft/min and 11 minutes on evacuation drive at 400 ft/min.
3. Duplex Building 2.2 is located approximately 870 feet from the lower terminal. The structure will be 78'-10" wide, 74' deep, and 32' high and encompasses 8,201 square feet including garage and outdoor living space. Roughly 210sf of the structure will be within the air space.
4. At the closest point, duplex building 2.2 will be 27 feet horizontal from the uphill haul rope, approximately 44 feet below the bottom of the gondola cabins in their normal operating position, and approximately 54 feet diagonally from the closest point on the structure to the closest point on the cabin.
5. Exterior materials include full natural stone veneer at the base of each building, with a mix of natural and composite siding materials in upper sections. Roofs feature a mixture of asphalt shingles and accent standing seam metal roof at lower pitches and massing.
6. The Red White and Blue Fire Station is located approximately 0.3 miles from the project site. The station is staffed with full-time professional firefighters that occupy the station 24 hours per day.
7. The nearest fire hydrant will be located within approximately 50 feet of the structure
8. There will be paved year-round vehicular access to the project site on city-maintained streets.
9. The proposed duplexes will be private residences.
10. The structure will be constructed as Type V-B construction under the 2018 IRC code. All exterior wall assemblies will be constructed with a one-hour fire rating and the demising wall separating the duplex units will have a 2-hour fire rating.
11. During construction, mobile cranes will be utilized but will not encroach upon the tramway airspace during gondola operations. Mobile crane and equipment operations will be in accordance with the construction management plan submitted.
12. The granting of this variance does not constitute a public safety hazard.

Please contact us via email at DORA_TramwayBoard@state.co.us or (303) 894-2270 if you have questions regarding this variance.

Sincerely,
For the Colorado Passenger Tramway Safety Board



Joyce J. Young
Program Director

cc: Brooks Beal, Supervisory Tramway Engineer

Alpine Ecological Resources, LLC

Gold Rush Lots Wetland Technical Report Update

Breckenridge, Colorado

*Prepared for: Breckenridge Grand Vacations
April 1, 2025*



Andy Herb, Founding Principal
www.alpine-eco.com

Gold Rush Lots

Wetland Technical Report Update

Table of Contents

1.0 Introduction	3
1.1 Purpose of This Report.....	3
1.2 Project Description.....	3
2.0 Site Description	4
3.0 Methods	5
3.1 Literature Review.....	5
3.2 Field Data Collection	5
3.3 Mapping	6
3.4 Wetland Classification.....	6
3.5 Wetland Functional Assessment.....	6
4.0 Wetlands	7
4.1 Vegetation	7
4.2 Hydrology	7
4.3 Soils	7
4.4 Wetland Functional Condition.....	8
5.0 Other Water Features	9
6.0 Proposed Impacts.....	10
6.1 Residential Development.....	10
6.2 North Park Avenue.....	10
7.0 Proposed Mitigation.....	12
7.1 Wetland Mitigation.....	12
7.2 Other Mitigation.....	13
8.0 Literature Cited.....	15

List of Figures

Figure 1 – Site Location Map

Figure 2 – Wetlands and Other Water Features

List of Tables

Table 1 – Impacts to Wetlands and the Wetland Setback (p.10)

Gold Rush Lots

Wetland Technical Report Update

Appendices

Appendix A – Wetland Determination Data Forms

Appendix B – Site Photographs

Appendix C – Site Plan and Wetland Disturbance

Abbreviations and Acronyms

FAC	Facultative
FACW	Facultative Wetland
FACWet	Functional Assessment of Colorado Wetlands
FACU	Facultative Upland
FGDC	Federal Geographic Data Committee
HGM	Hydrogeomorphic Method
HUC	Hydrologic Unit Code
ILF	In-Lieu Fee
NFF	National Forest Foundation
NRCS	Natural Resources Conservation Service
NWPL	National Wetland Plant List
OBL	Obligate
PEM	Palustrine Emergent
PSS	Palustrine Scrub/Shrub
PVC	Polyvinyl chloride
UPL	Upland
USACE	US Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
WGS	World Geodetic System

Gold Rush Lots

Wetland Technical Report Update

1.0 Introduction

This report is an updated version of the original report that was published on October 26, 2023 and is intended to supersede the original.

1.1 Purpose of This Report

This report formally documents the wetlands and other water features present in the study area. The primary reason for this documentation is to assist with project planning and design, which is intended to maximize avoidance of these features wherever practicable. The wetland and other water features described in this report include all those present, regardless of their jurisdiction under Section 404 of the Clean Water Act.

This report also documents the proposed impacts to wetlands and other water features, and any proposed compensatory mitigation measures.

1.2 Project Description

The project involves the construction of residential duplexes, and the supporting roadway and other infrastructure components.

Gold Rush Lots

Wetland Technical Report Update

2.0 Site Description

The 16.1-acre study area is in Summit County, in the Town of Breckenridge, Colorado (**Figure 1**) and is immediately west of Park Avenue, including a portion under the Breck Connect Gondola. The site can be found on the United States Geological Survey 7.5-minutes series *Breckenridge, Colorado* quadrangle and includes land in both Township 6S, Range 77W, Section 31 and Township 6S, Range 78W, Section 36. The study area centroid has the following approximate coordinates (datum is WGS84):

- Universal Transversal Mercator: 409729E, 4371267N
- Latitude/Longitude: 39.486276°N, -106.049696°W

The study area is approximately 9,575 feet above mean sea level and is flanked by commercial development to the north and east, and residential development to the west and south. The northern portion of the site is mostly developed and consists of large parking lots. The southern portion is mostly comprised of natural habitats, including a mix of willow (*Salix* spp.)-dominated wetlands, associated riparian habitat, and some mixed conifer and Quaking Aspen (*Populus tremuloides*) wooded areas.

The site is in the Sedimentary Subalpine Forests Ecoregion, which is characterized by glaciated mountains with steep slopes and high-gradient perennial streams between 8,500 and 10,000 feet above mean sea level (Chapman, et al. 2006). Vegetation in the ecoregion is generally Engelmann's Spruce/Fir (*Picea engelmannii*/*Abies lasiocarpa*) forest interspersed with Quaking Aspen groves and meadows. Land uses include timber harvest, mining, hunting and other recreation, and some seasonal grazing.

The site is also in the Southern Rocky Mountain Forest and Range Land Resource Region (NRCS 2006). This Land Resource Region is characterized by rugged mountains with some broad valleys and remnants of high plateaus. Precipitation ranges from 7 to 63 inches per year, and the primary soil resource concerns are erosion by wind and water and maintaining the productivity of the soils. The majority of land in this region is federally owned.

The hydrologic unit code (HUC) is 14010002 (Blue).

Gold Rush Lots

Wetland Technical Report Update

3.0 Methods

3.1 Literature Review

Prior to conducting the field survey, numerous sources of data were reviewed to gain a general understanding of the ecology of the study area. These sources included aerial photographs and topographic maps, *Wetlands Mapper* website (USFWS 2023), *Web Soil Survey* (NRCS 2023a), *National Wetland Plant List (NWPL)* (USACE 2020), other state and federal agency websites, and other relevant data.

3.2 Field Data Collection

Andy Herb (senior ecologist) originally identified wetlands and other water features in a portion of the study area in August 2016 and returned in July 2020 to update those boundaries and examine the rest of the study area. All features were delineated within the defined study area using procedures outlined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010), which involved a detailed examination of plants, soils, and hydrologic indicators present.

Generally, the detailed examination of each wetland involves the collection of vegetation, soil, and hydrology data at paired data points. These paired points include one point within the suspected wetland and one point in the adjacent upland. However, if numerous wetlands are in close proximity and surrounded by the same or similar upland plant community, then upland data points of nearby sites are often utilized, rather than creating a new upland data point for each wetland area.

During field examinations, all plants considered dominant in wetlands or otherwise commonly observed were identified. A list of dominant plants was documented for each potential wetland area and was compared to the NWPL to determine the “wetland indicator status” of each species. Generally, if at least 50 percent of those species had an indicator status of facultative (FAC) or wetter, the potential wetland area would satisfy the US Army Corps of Engineers (USACE) criterion for wetland vegetation. The botanical nomenclature presented in this report follows the NWPL and is followed by the NWPL indicator status for the Western Mountains, Valleys, and Coast Region. If a species is not listed in the NWPL, then the nomenclature follows the *PLANTS Database* (NRCS 2023b).

Soils were examined at various locations throughout the study area to identify the presence of hydric soil indicators. If indicators were found, multiple pits may have been dug along the gradient to identify the extent of hydric soils.

While recording plant species and identifying soil characteristics, potential wetlands within the study area were assessed for evidence and potential sources of wetland hydrology. This evidence included primary indicators such as the presence of surface water and saturation, and secondary indicators like drainage patterns and geomorphic position.

Most surrounding uplands were not formally sampled or recorded on data forms, and were generally examined while attempting to identify wetland areas. Those uplands examined in more detail or recorded on data forms typically exhibited evidence of at least one wetland indicator (hydrophytic vegetation, hydric soils, or wetland hydrology). Data collected for all areas investigated and deemed non-wetland are not necessarily included in this report.

Gold Rush Lots

Wetland Technical Report Update

3.3 Mapping

After determining the approximate extent of the wetlands based on the presence of hydric soils, hydrophytic vegetation, and wetland hydrology, the wetland boundary was flagged and surveyed using a global positioning system device. This equipment provides accuracy of less than one meter.

3.4 Wetland Classification

Wetlands in the study area were classified in accordance with the *Hydrogeomorphic Method* (HGM) (Brinson 1993) and the Federal Geographic Data Committee (FGDC) *Classification of Wetlands and Deepwater Habitats of the United States* (FDGC 2013).

The “slope” wetland classification is the only HGM type applicable to wetlands in the study area. Slope wetlands are those that are generally not on floodplains and that have groundwater as their primary water source.

The FGDC classification scheme includes two wetland types that apply to wetlands in the study area: palustrine emergent (PEM) and palustrine scrub-shrub (PSS). PEM wetlands are those dominated by herbaceous vegetation (grasses, grass-like, and forbs). PSS wetlands are those dominated by shrubs or trees less than 20 feet tall.

3.5 Wetland Functional Assessment

Wetland functions were generally assessed using the concepts presented in the *Functional Assessment of Colorado Wetlands* (FACWet) Method (Johnson, et al. 2013), although a complete assessment was not conducted. FACWet is a rapid assessment method that provides a reliable and consistent approach to rating the condition of wetlands relative to their natural potential by focusing on the presence of stressors. Stressors are human-caused changes to a wetland or adjacent lands that alter a wetland’s ability to perform ecological functions and processes.

Gold Rush Lots

Wetland Technical Report Update

4.0 Wetlands

The 16.1-acre study area contains 5.7 acres of mostly PSS slope wetlands that include small pockets of PEM wetlands in the wettest areas. They are shown on **Figure 2** and briefly described in the following sections. *Wetland Determination Data Forms* are in **Appendix A** and photos are in **Appendix B**.

4.1 Vegetation

Most of the wetland area is dominated by willows (**Photo 1 in Appendix B**), with an understory comprised mostly of Bluejoint (*Calamagrostis canadensis*-FACW) and Tall Fringe Bluebells (*Mertensia ciliata*-FACW) in drier wetlands, and Northwest Territory Sedge (*Carex utriculata*-OBL) and Leafy Tussock Sedge (*Carex aquatilis*-OBL) in wetter areas. The most common willows present are Drummond's Willow (*Salix drummondiana*-FACW), Geyer's Willow (*S. geyeriana*-FACW), and Park Willow (*S. monticola*-OBL).

The vegetation along the wetland boundary is generally characterized by a subtle transition away from the hydrophytes mentioned above, to an increasing density of dead and/or dying willow with an understory of more mesic grasses and forbs like Fringed Brome (*Bromus ciliatus*-FAC), Common Yarrow (*Achillea millefolium*-FACU), Meadow Thistle (*Cirsium scariosum*-FAC), and Virginia Strawberry (*Fragaria virginiana*-FACU) (**Photos 2 and 3 in Appendix B**). These areas also often contain scattered mesic and upland trees and shrubs, including Quaking Aspen (FACU), Lodgepole Pine (*Pinus contorta*-FAC), Common Juniper (*Juniperus communis*-UPL), Golden-Hardhack (*Dasiphora fruticosa*-FAC), and Four-Line Honeysuckle (*Lonicera involucrata*-FAC).

4.2 Hydrology

The wetlands are mainly supported by seasonally high groundwater associated with snowmelt. The southwest and west portions of the wetlands are wettest and wetland hydrology in these areas are supplemented by perennial surface water inputs from the adjacent developed areas (see *Section 5.0 Other Water Features*). The remainder of the wetlands (especially the east and north sides) appear to be drier than they were historically, as evidenced by the extensive dead and dying willow, relatively low cover of herbaceous hydrophytes, and limited evidence of recent standing or flowing water. This drying seems to be a result of development up-gradient of the wetland (outside the study area) interrupting surface and/or groundwater flows, as well as the presence of a ditch at the north end that directs surface flows (and some groundwater) out of the wetland area, which then quickly infiltrates into the upland area to the north.

Much of the wetland area (especially the western half) was saturated to the surface during fieldwork and some areas had surface water present (up to 6 inches deep). The wetland hydrology indicators observed in the study area include Surface Water (A1), Saturation (A3), Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5).

4.3 Soils

According to the *Web Soil Survey* (NRCS 2023a), the soil in the study area is Grenadier gravelly loam, 0 to 6 percent slopes. This soil is not considered hydric but it is known to have both cumelic cryaquolls and hystic cryaquolls as minor components (20%) in swales, both of

Gold Rush Lots

Wetland Technical Report Update

which are listed as hydric. The Grenadier gravelly loam is found on fans and at mountain bases, and is derived from glacial drift. It is generally well drained and has a normal depth to water table of more than 80 inches. The typical profile is gravelly loam from 0 to 3 inches and gravelly sandy clay loam from 3 to 16 inches. A total of five soil pits were excavated in and near the wetlands (**Figure 2**), and they generally confirmed the presence of this soil type. Soil observed in the various pits were variable, with sand, silty and sandy loams, and gravel observed within 16 inches of the surface (see data forms in **Appendix A**). The only hydric soil indicator observed in the soil pits was Depleted Matrix (F3).

4.4 Wetland Functional Condition

Based on the concepts presented in the *FACWet Method* (Johnson, et al. 2013), the general condition of the wetlands in study area is Functioning to Functioning Impaired (letter grade of “C” to “D”). This is a result of the great loss of historical wetlands in and adjacent to the study area, and the presence of several major ecological stressors. The most severe stressors include: 1) altered water source and distribution caused by upgradient developments (outside the study area), as well as on-site morphological modifications to the wetland itself (ditching and old railroad bed); and 2) modifications to the contributing area, namely the extensive development in the immediate watershed.

The highest functioning part of the wetland is the west side where there appears to be more appropriate wetland hydrology. This part of the wetland is supplemented by surface flows from the two tributaries entering from the west (see *Section 5.0 Other Water Features*) and generally contains the expected vegetation zones. The lower functioning wetlands on the east and north are partially dewatered by adjacent land uses and ditching, which has had a profound impact on the vegetation complexity and overall functional condition.

Gold Rush Lots

Wetland Technical Report Update

5.0 Other Water Features

While there are no other water features in the study area (no channels with a defined bed and bank), surface water flows certainly enter the site and influence the wetlands present. **Figure 2** shows the surface water inputs to the site and the direction of flow, which is typically observable during snowmelt as shallow groundwater flow and/or sheet flow. There are three main surface water inputs:

- **Tributary 1** enters the study area from the south through a small culvert (approximately 18 inches in diameter) and appears to be drainage from the residential development to the south – perhaps from foundation drains or other sources of water more reliable than stormwater since it has been observed flowing during site visits in spring, summer, and fall (**Photo 4 in Appendix B**). The flow path of this tributary is mostly covered with wetland vegetation.
- **Tributary 2** is an unnamed topographic swale that enters the study area from the southwest through a large culvert (approximately 36-inch) under the walking path at the end of Woods Drive (**Photo 5 in Appendix B**). It appears to carry snowmelt and other stormwater flows into the site and has been observed dry during the summer and fall. While some large flows enter through this tributary, as evidenced by recent sediment and rafted debris, it does not contain a defined channel within the study area. Water entering the site sheet flows into the larger wetland area.
- **Tributary 3** appears to be drainage from the residential development to the west, along Woods Drive. Water drains from a retaining wall into a small pond (out of the study area) and sheet flows into the site below the pond (**Photo 6 in Appendix B**). Similar to Tributary 1, this tributary has been observed flowing during site visits in spring, summer, and fall, so it may also originate from foundation drains.

While much of the wetland stays relatively wet throughout the growing season, no surface flows appear to leave the property. During snowmelt, when surface flows are typically at their peak, water can flow out of the large wetland area into a narrow part of the wetland that is an excavated ditch with a vegetated bottom (no channel). This ditch was historically excavated in an apparent attempt to drain the larger wetland and directs water northeast where it can leave the wetland via sheet flow and into a topographic swale. If it makes it that far, it continues north through the swale into a culvert under Woods Drive and into a small upland stormwater pond. There is no channel between the wetland and this pond (**Photo 7 in Appendix B**). The pond is strictly a topographic depression in uplands and does not contain wetlands or a channel. The pond outlets to an elevated wooden box with an opening to an underground stormwater pipe that appears to run east along the north side of French Street approximately 600 feet to the Blue River. The entrance to this pipe is perched above the ground surface and shows no signs of recent or regular flow (**Photos 8 and 9 in Appendix B**). Other than this outlet, there are no other culverts or surface water connections to off-site habitats.

Gold Rush Lots

Wetland Technical Report Update

6.0 Proposed Impacts

The proposed project would result in the permanent loss of 0.204 acre of wetlands and 0.465 acre of the wetland setback (25-foot buffer around the wetlands) for the construction of the residential development and the widening of North Park Avenue. These losses are up from the 0.100 acre of wetlands and 0.231 acre of setback that were previously approved (**Table 1**). The drawings in **Appendix C** show the current site plan, and the impacted wetlands and setbacks.

Table 1: Impacts to Wetlands and the Wetland Setback

Project Feature	Previously Approved Impacts (acres)		Currently Proposed Impacts (acres)		Difference (acres)	
	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent
Wetland						
Residential Development	0.046	0.067	0.013	0.189	-0.033	+0.122
North Park Avenue	0.000 ^a	0.033	0.000	0.015	0.000	-0.018
Total	0.046	0.100	0.013	0.204	-0.033	+0.104
Wetland Setback						
Residential Development	0.114	0.198	0.212	0.428	+0.098	+0.230
North Park Avenue	0.000 ^a	0.033	0.067	0.037	+0.067	+0.004
Total	0.114	0.231	0.279	0.465	+0.165	+0.234

^aTemporary impacts to the wetlands and wetland setback were expected but not calculated for the original report

6.1 Residential Development

The wetlands and setback area permanently lost for the residential development work would be a result of the construction of buildings, roads, and other related infrastructure. The areas affected are those associated with the historically excavated ditch and other nearby wetlands at the north end of the greater wetland area. These are some of the lowest quality wetlands in the study area, mainly because of historic hydrological impairments unrelated to this project (see *Section 4.4 Wetland Functional Condition*).

The temporary impacts to the wetlands and setback area for the residential development are mostly associated with grading and other earthwork for the same infrastructure that is responsible for the permanent losses, but are areas that will not be occupied by structures. These areas will be revegetated after construction. Some of the temporary impacts are related to the installation of the groundwater cutoff trenches and associated shallow swale that is part of the wetland and setback mitigation plan (see *Section 7.2 Other Mitigation*).

6.2 North Park Avenue

The wetlands and setback area impacted for the improvements to North Park Avenue are along the eastern edge of the greater wetland area. As a conservative approach, the wetlands are assumed to be permanently lost since they will be regraded, although depending on the extent of the grading, they may reestablish at the new elevation. Most of the impacted setback area will be revegetated, so it is considered a temporary impact. Like the residential development area, the wetlands impacted for the roadway improvements includes some of

Gold Rush Lots

Wetland Technical Report Update

the lower functioning wetlands in the study area and much of the setback is already occupied by the roadway and other infrastructure, reducing the overall area that is currently vegetated and functional as a setback.

Gold Rush Lots

Wetland Technical Report Update

7.0 Proposed Mitigation

7.1 Wetland Mitigation

As discussed above, the proposed project would result in the permanent loss of 0.204 acre of existing wetlands. All the wetlands in the study area were determined to be non-jurisdictional under the Clean Water Act on August 31, 2021 by the USACE. Regardless, the project proponent has worked diligently to avoid and minimize impacts to wetlands to the maximum extent practicable by redesigning the project multiple times to keep the project footprint as small as possible and orienting the proposed improvements to maximize the use of upland areas. Since wetlands encompass a large portion of the property (5.7 of the 16.1 acres), there is no feasible alternative to disturbing some wetlands and still meet the project purpose of providing residential housing within the density set forth by the Town of Breckenridge (Town) approved masterplan, while meeting local fire code access requirements to the residential units and simultaneously preserving mature existing trees and other vegetation on site as required for Town approval.

The wetlands lost have been compensated for by purchasing 0.408 credits from the Colorado Western Slope In-Lieu Fee (ILF) Program, which is sponsored by the National Forest Foundation (NFF) and approved for use in Summit County by the USACE. A total of 0.200 credits were purchased on March 6, 2023 to compensate for the 0.100 acre of wetlands that would have been lost with the original project design (AlpineEco 2023). An additional 0.208 credits were purchased on January 2, 2025 to compensate for the additional 0.104 acre of wetlands that would be lost with the updated design presented in this report (2:1 ratio).

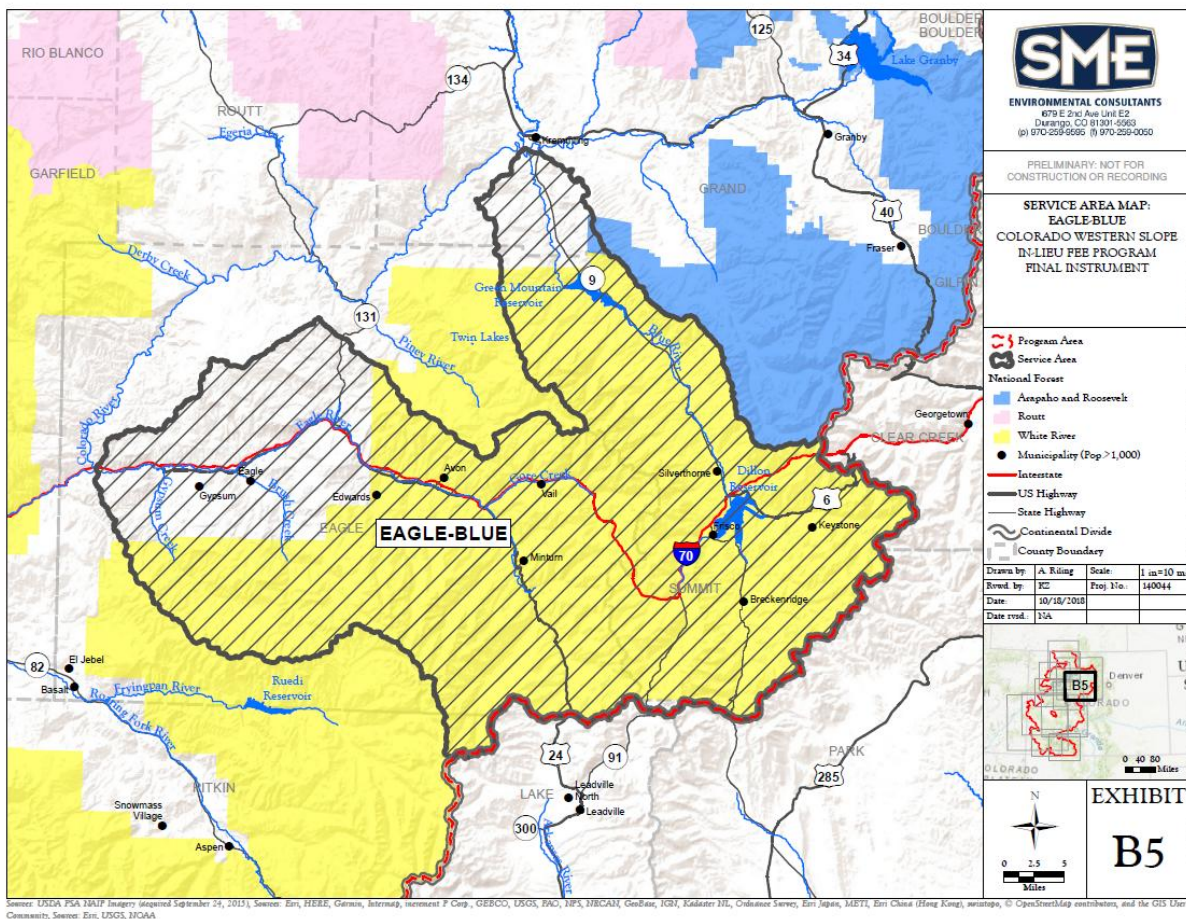
The ILF was formally approved in 2020 and began releasing credits for projects seeking compensatory wetland mitigation credits in Summit County in 2022. Additional information about the program can be found on the USACE Regulatory In-Lieu Fee and Bank Tracking Information System website:

https://ribits.ops.usace.army.mil/ords/f?p=107:378::NO::P378_PROGRAM_ID:2808.

The mitigation credits were debited from the Program's Blue-Eagle Service Area, which encompasses hydrologic unit code 1401000201 and includes the Town of Breckenridge (see **Figure B5** from the program instrument below). As such, a formal wetland mitigation plan will not be prepared for the project. Details of the wetlands to be used for the ILF Program are available from the NFF by contacting Mr. Marcus Selig (NFF Chief Conservation Officer) at mselig@nationalforests.org.

Gold Rush Lots

Wetland Technical Report Update



7.2 Other Mitigation

The project also includes other mitigation to compensate for the impacts to the wetland setback; and to avoid inadvertent hydrological impairment to the remaining wetlands and setback, while helping to restore historically impaired hydrologic conditions of those same areas.

The compensation for the impacts to the wetland setback include:

- The surplus of 0.192 credits that were purchased from the Colorado Western Slope ILF Program (see details of ILF in *Section 7.1 Wetland Mitigation*)
- Revegetation of setback areas temporarily impacted and other areas within the development using a seed mix that contains species native to the mountains of Colorado and known to occur in the Blue River Watershed.

Other on-site mitigation related to hydrological modifications includes the installation of three groundwater cutoff trenches along the edge of the remaining wetlands and the placement of trench dams with the pipe that carries water out of the development under North Park Avenue. The location of these features is shown on **Sheets C-105 and C-150**, with details on **Sheets C-501 and C-502 in Appendix C**.

Gold Rush Lots

Wetland Technical Report Update

The groundwater cutoff trenches are designed to avoid the inadvertent draining of shallow groundwater from the adjacent wetland area as a result of the excavation associated with the project, which has a finished grade several feet lower than the wetland. They consist of narrow excavations approximately 2 feet wide and 4 feet deep that contain a 30-mil polyvinyl chloride (PVC) curtain. Once the trench is excavated, the PVC is hung vertically along one side and then the trench is backfilled with the excavated material (native soil). After backfilling, the ground surface will be slightly reconfigured into a shallow swale (approximately 1 foot deep) that runs parallel to the trench and connects to the down-gradient wetlands and associated setbacks. There is one swale for each trench (see **Sheets C-105 and C-150** in **Appendix C**).

The PVC curtain is intended to keep shallow groundwater in the existing wetland (and associated setback), and the swales are intended to capture any surface flows and redirect them back into the wetland and setback to the east (instead of into the new development). The installation of the cutoff trenches and swales will support the restoration of more characteristic hydrology in the northern portions of the greater wetland and associated setback, which are currently hydrologically impaired by the historically excavated ditch and other past land uses upgradient of the study area (see *Section 4.2 Hydrology* and *Section 4.4 Wetland Functional Condition*).

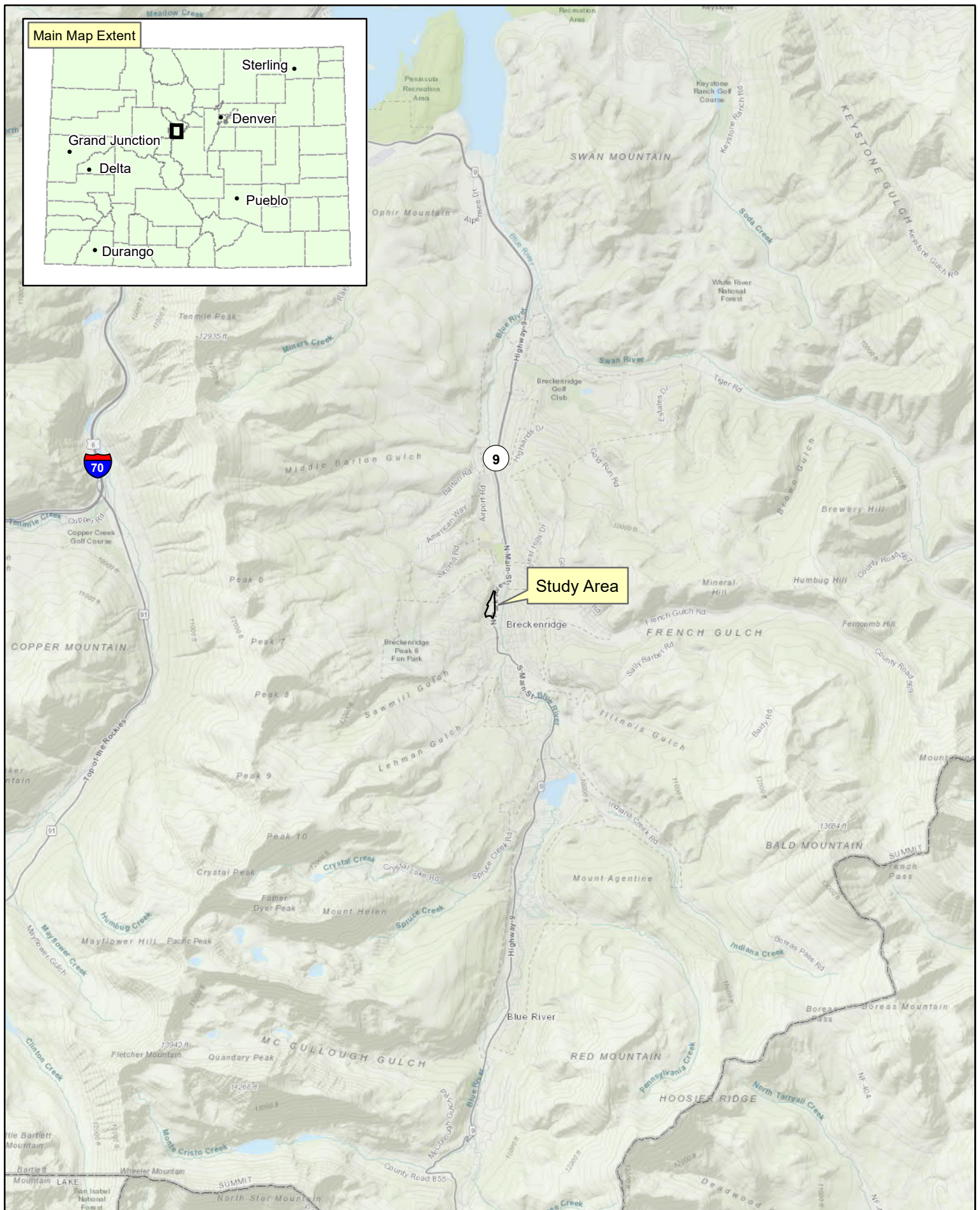
The trench dams consist of two anti-seep collars that will be installed with the pipe that carries water out of the development (under North Park Avenue). This pipe will be installed several feet below the elevation of the adjacent wetland and associated setback, and the trench dams are intended to avoid the inadvertent draining of shallow groundwater along the newly installed pipe.

Gold Rush Lots

Wetland Technical Report Update

8.0 Literature Cited

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Gold Rush Parking Lot

Figure 1
Site Location Map

07/19/2021



08/13/2020

Gold Rush Parking Lot

Figure 2
Wetlands and Other
Water Features

Appendix A

Wetland Determination Data Forms

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Gold Rush Lots</u>	City/County: <u>Breckenridge/Summit</u>	Sampling Date: <u>8/17/16</u>
Applicant/Owner: <u>Breckenridge Grand Vacations</u>	State: <u>CO</u>	Sampling Point: <u>SP1</u>
Investigator(s): <u>Andy Herb</u>	Section, Township, Range: <u>S31, T7S, R77W</u>	
Landform (hillside, terrace, etc.): <u>Slope</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>1 to 2</u>
Subregion (LRR): <u>LRR E, MLRA 48A</u>	Lat: <u>39.485950</u>	Long: <u>-106.048847</u>
Datum: <u>WGS84</u>		
Soil Map Unit Name: <u>Grenadier gravelly loam, 0 to 6 percent slopes</u>		NWI classification: <u>PSS</u>
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: Dense willow area with mesic understory; appears to be drier than historically but still meets the wetland criteria; possibly part of a relict beaver pond complex; original data collected in August 2016 but verified in July 2020	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30-ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
			=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15-ft radius</u>)				Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse; font-size: small;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>45</u></td> <td>x 3 = <u>135</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>225</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.50</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>45</u>	x 3 = <u>135</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>90</u> (A)	<u>225</u> (B)	Prevalence Index = B/A = <u>2.50</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>10</u>	x 1 = <u>10</u>																				
FACW species <u>30</u>	x 2 = <u>60</u>																				
FAC species <u>45</u>	x 3 = <u>135</u>																				
FACU species <u>5</u>	x 4 = <u>20</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>90</u> (A)	<u>225</u> (B)																				
Prevalence Index = B/A = <u>2.50</u>																					
1.	<u>Salix drummondiana</u>	<u>10</u>	Yes	FACW																	
2.	<u>Salix monticola</u>	<u>10</u>	Yes	OBL																	
3.																					
4.																					
5.																					
		<u>20</u>	=Total Cover																		
Herb Stratum	(Plot size: <u>1x3 meter</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> <u> </u> 2 - Dominance Test is >50% <u>X</u> <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1.	<u>Mertensia ciliata</u>	<u>20</u>	Yes	FACW																	
2.	<u>Agrostis gigantea</u>	<u>15</u>	Yes	FAC																	
3.	<u>Poa pratensis</u>	<u>15</u>	Yes	FAC																	
4.	<u>Elymus trachycaulus</u>	<u>15</u>	Yes	FAC																	
5.	<u>Taraxacum officinale</u>	<u>5</u>	No	FACU																	
6.																					
7.																					
8.																					
9.																					
10.																					
11.																					
		<u>70</u>	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>1x3 meter</u>)																				
1.																					
2.																					
			=Total Cover																		
% Bare Ground in Herb Stratum		<u>25</u>																			

SOIL

Sampling Point: SP1

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2	
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)	
☐ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☐ No ☒	Depth (inches):	
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:			
Small channels present throughout the area; appears to be relict beaver pond area; currently dry and generally seems to be drier than historically; main source of hydrology is seasonally high groundwater associated with snowmelt			

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Gold Rush Lots</u>	City/County: <u>Breckenridge/Summit</u>	Sampling Date: <u>8/17/16</u>
Applicant/Owner: <u>Breckenridge Grand Vacations</u>	State: <u>CO</u>	Sampling Point: <u>SP2</u>
Investigator(s): <u>Andy Herb</u>	Section, Township, Range: <u>S31, T7S, R77W</u>	
Landform (hillside, terrace, etc.): <u>Slope</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>1 to 2</u>
Subregion (LRR): <u>LRR E, MLRA 48A</u>	Lat: <u>39.486027</u>	Long: <u>-106.049056</u> Datum: <u>WGS84</u>
Soil Map Unit Name: <u>Grenadier gravelly loam, 0 to 6 percent slopes</u>		NWI classification: <u>PSS</u>
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: Open shrubby area dominated by mesic vegetation; meets vegetation criterion but no evidence of hydrology or hydric soils	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30-ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																
2.																					
3.																					
4.																					
			=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15-ft radius</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>15</u></td> <td>x 2 = <u>30</u></td> </tr> <tr> <td>FAC species <u>75</u></td> <td>x 3 = <u>225</u></td> </tr> <tr> <td>FACU species <u>27</u></td> <td>x 4 = <u>108</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>117</u> (A)</td> <td><u>363</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.10</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>15</u>	x 2 = <u>30</u>	FAC species <u>75</u>	x 3 = <u>225</u>	FACU species <u>27</u>	x 4 = <u>108</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>117</u> (A)	<u>363</u> (B)	Prevalence Index = B/A = <u>3.10</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>15</u>	x 2 = <u>30</u>																				
FAC species <u>75</u>	x 3 = <u>225</u>																				
FACU species <u>27</u>	x 4 = <u>108</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>117</u> (A)	<u>363</u> (B)																				
Prevalence Index = B/A = <u>3.10</u>																					
1. <u>Dasiphora fruticosa</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Salix drummondiana</u>		<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Lonicera involucrata</u>		<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
4.																					
5.																					
		<u>20</u>	=Total Cover																		
Herb Stratum	(Plot size: <u>1x3 meter</u>)				Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u> </u> <u>3</u> - Prevalence Index is ≤3.0 ¹ <u> </u> <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> <u>5</u> - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Agrostis scabra</u>		<u>25</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Achillea millefolium</u>		<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Cirsium scariosum</u>		<u>10</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Carex praegracilis</u>		<u>10</u>	<u>No</u>	<u>FACW</u>																	
5. <u>Taraxacum officinale</u>		<u>5</u>	<u>No</u>	<u>FACU</u>																	
6. <u>Penstemon procerus</u>		<u>20</u>	<u>Yes</u>	<u>FAC</u>																	
7. <u>Potentilla gracilis</u>		<u>5</u>	<u>No</u>	<u>FAC</u>																	
8. <u>Taraxacum officinale</u>		<u>2</u>	<u>No</u>	<u>FACU</u>																	
9.																					
10.																					
11.																					
		<u>97</u>	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>1x3 meter</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
1.																					
2.																					
			=Total Cover																		
% Bare Ground in Herb Stratum <u>0</u>																					
Remarks: Relatively open area with mesic shrub cover; scattered Pinus contorta nearby																					

SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2/2	100					Loamy/Clayey	sandy loam; lots of roots
3-16	10YR 4/4	100					Sandy	sand with gravel

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ 2 cm Muck (A10) (LRR A, E)		
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12) (LRR D)		
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)		
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)		
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)			
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)			
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)			
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):		Hydric Soil Present?	
Type: _____	Depth (inches): _____	Yes _____	No <u>X</u>

Remarks:
All layers dry

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations:				Wetland Hydrology Present?	
Surface Water Present?	Yes _____	No <u>X</u>	Depth (inches): _____	Yes _____	No <u>X</u>
Water Table Present?	Yes _____	No <u>X</u>	Depth (inches): _____		
Saturation Present?	Yes _____	No <u>X</u>	Depth (inches): _____		
(includes capillary fringe)					

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No evidence of hydrology; sample point approximately 20 feet from SP1 and about the same elevation

U.S. Army Corps of Engineers				OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)	
WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region					
See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R					
Project/Site: Gold Rush Lots		City/County: Breckenridge/Summit		Sampling Date: 8/17/16	
Applicant/Owner: Breckenridge Grand Vacations		State: CO		Sampling Point: SP3	
Investigator(s): Andy Herb		Section, Township, Range: S31, T7S, R77W			
Landform (hillside, terrace, etc.): Slope		Local relief (concave, convex, none): concave		Slope (%): 1 to 2	
Subregion (LRR): LRR E, MLRA 48A		Lat: 39.486486		Long: -106.048944	
Datum: WGS84		Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes			
NW1 classification: PSS		Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)			
Are Vegetation, Soil, or Hydrology significantly disturbed?		Are "Normal Circumstances" present? Yes X No			
Are Vegetation, Soil, or Hydrology naturally problematic?		(If needed, explain any answers in Remarks.)			
SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.					
Hydrophytic Vegetation Present? Yes X No		Hydric Soil Present? Yes No X		Wetland Hydrology Present? Yes No X	
Is the Sampled Area within a Wetland?		Yes No X			
Remarks: Swale down-gradient of main wetland area; small pocket of hydrophytes where water must be present during snowmelt/runoff; meets hydrophytic vegetation criterion but no evidence of hydric soils or wetland hydrology.					
VEGETATION – Use scientific names of plants.					
Tree Stratum (Plot size: 30-ft radius)		Absolute % Cover		Dominant Species?	
Indicator Status		Dominance Test worksheet:			
1.				Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)	
2.				Total Number of Dominant Species Across All Strata: 3 (B)	
3.				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)	
4.				Prevalence Index worksheet:	
		=Total Cover		Total % Cover of: Multiply by:	
Sapling/Shrub Stratum (Plot size: 15-ft radius)				OBL species 0 x 1 = 0	
1. Salix drummondiana		10 Yes FACW		FACW species 80 x 2 = 160	
2.				FAC species 10 x 3 = 30	
3.				FACU species 10 x 4 = 40	
4.				UPL species 5 x 5 = 25	
5.				Column Totals: 105 (A) 255 (B)	
		10 =Total Cover		Prevalence Index = B/A = 2.43	
Herb Stratum (Plot size: 1x3 meter)				Hydrophytic Vegetation Indicators:	
1. Calamagrostis canadensis		40 Yes FACW		1 - Rapid Test for Hydrophytic Vegetation	
2. Mertensia ciliata		30 Yes FACW		X 2 - Dominance Test is >50%	
3. Achillea millefolium		10 No FACU		3 - Prevalence Index is ≤3.0 ¹	
4. Potentilla gracilis		5 No FAC		4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. Chamerion angustifolia		5 No UPL		5 - Wetland Non-Vascular Plants ¹	
6. Cirsium arvense		5 No FAC		Problematic Hydrophytic Vegetation ¹ (Explain)	
7.				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8.				Hydrophytic Vegetation Present? Yes X No	
9.					
10.					
11.					
		95 =Total Cover			
Woody Vine Stratum (Plot size: 1x3 meter)					
1.					
2.					
		=Total Cover			
% Bare Ground in Herb Stratum 5					
Remarks: Small pocket of hydrophytes (approx. 100 square feet) on edge of broad swale below main wetland					

SOIL

Sampling Point: SP3**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	100					Loamy/Clayey	silty clay loam
6-7	10YR 4/2	90	10YR 4/6	10	C	M	Loamy/Clayey	silty clay loam
7-16	10YR 4/4	100	10YR 4/4				Sandy	sand with gravel

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)
☐ Black Histic (A3)	☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (LRR A, E)
☐ Iron-Manganese Masses (F12) (LRR D)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present?Yes _____ No X

Remarks:

All layers dry

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes _____ No X Depth (inches): _____Water Table Present? Yes _____ No X Depth (inches): _____Saturation Present? Yes _____ No X Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No evidence of hydrology; sample point in lowest part of swale where it would be wettest; likely receives occasional snowmelt/runoff

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Gold Rush Lots City/County: Breckenridge/Summit Sampling Date: 7/22/20
 Applicant/Owner: Breckenridge Grand Vacations State: CO Sampling Point: SP4
 Investigator(s): Andy Herb Section, Township, Range: S31, T7S, R77W
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1 to 2
 Subregion (LRR): Southern Rocky Mountain Forest and Range Land Lat.: 39.485524 -106 Datum: WGS84
 Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes NWI Classification: PSS

Are climatic/hydrologic conditions of the site typical for this time of the year Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Y
 Are vegetation , soil , or hydrology naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Edge of vegetatively diverse mesic meadow; appears to be relic wetland area from when the site was wetter; presence of willows meets the hydrophytic vegetation criterion but no indicators of hydrology or hydric soils

VEGETATION - Use scientific names of plants

Tree Stratum	Plot Size (30' radius)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Populus tremuloides</u>		<u>20</u>	<u>Y</u>	<u>FACU</u>
2 _____				
3 _____				
4 _____				
		<u>20</u> =	Total Cover	
Sapling/Shrub Stratum	Plot Size (15' radius)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Salix geyeriana</u>		<u>15</u>	<u>Y</u>	<u>FACW</u>
2 <u>Dasiphora fruticosa</u>		<u>10</u>	<u>Y</u>	<u>FAC</u>
3 <u>Salix monticola</u>		<u>5</u>	<u>N</u>	<u>OBL</u>
4 _____				
5 _____				
		<u>30</u> =	Total Cover	
Herb Stratum	Plot Size (5' radius)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>Fragaria virginiana</u>		<u>25</u>	<u>Y</u>	<u>FACU</u>
2 <u>Achillea millefolium</u>		<u>20</u>	<u>Y</u>	<u>FACU</u>
3 <u>Phleum pratense</u>		<u>10</u>	<u>Y</u>	<u>FAC</u>
4 <u>Poa pratensis</u>		<u>10</u>	<u>Y</u>	<u>FAC</u>
5 <u>Bromus ciliatus</u>		<u>10</u>	<u>Y</u>	<u>FAC</u>
6 <u>Lupinus</u>		<u>10</u>	<u>Y</u>	
7 <u>Festuca</u>		<u>5</u>	<u>N</u>	
8 <u>Carex praegracilis</u>		<u>5</u>	<u>N</u>	<u>FACW</u>
9 <u>Gallium boreale</u>		<u>2</u>	<u>N</u>	<u>FACU</u>
10 _____				
11 _____				
		<u>97</u> =	Total Cover	
Woody Vine Stratum	Plot Size (N/A)	Absolute % Cover	Dominant Species	Indicator Status
1 <u>N/A</u>				
2 _____				
		<u>0</u> =	Total Cover	
% Bare Ground in Herb Stratum: <u>3</u>				

50/20 Thresholds		
Tree Stratum	20%	50%
Tree Stratum	<u>4</u>	<u>10</u>
Sapling/Shrub Stratum	<u>6</u>	<u>15</u>
Herb Stratum	<u>19</u>	<u>49</u>
Woody Vine Stratum	<u>0</u>	<u>0</u>

Dominance Test Worksheet		
Number of Dominant Species that are OBL, FACW, or FAC:	<u>5</u>	(A)
Total Number of Dominant Species Across all Strata:	<u>9</u>	(B)
Percent of Dominant Species that are OBL, FACW, or FAC:	<u>55.56%</u>	(A/B)

Prevalence Index Worksheet		
Total % Cover of:		☐
OBL species	<u>5</u> x 1 =	<u>5</u>
FACW species	<u>20</u> x 2 =	<u>40</u>
FAC species	<u>40</u> x 3 =	<u>120</u>
FACU species	<u>67</u> x 4 =	<u>268</u>
UPL species	<u>0</u> x 5 =	<u>0</u>
Column totals	<u>132</u> (A)	<u>433</u> (B)
Prevalence Index = B/A =	<u>3.28</u>	

Hydrophytic Vegetation Indicators:	
☐ Rapid test for hydrophytic vegetation	
☒ Dominance test is >50%	
☐ Prevalence index is ≤3.0*	
☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)	
☐ Problematic hydrophytic vegetation* (explain)	
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	

Hydrophytic vegetation present?	
<u>Y</u>	

Remarks:

Edge of open meadow area; possibly relic wetland area

Project Site: Gold Rush Lots

SOIL
Sampling Point:

SP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-16	10YR3/3	100	N/A				Sandy loam	some small gravel throughout

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains **Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:
Indicators for Problematic Hydric Soils:

- | | | |
|--|--|--|
| ☐ Histisol (A1) | ☐ Stripped Matrix (S6) | ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Loamy Mucky Mineral (F1) (LRR | ☐ Red Parent Material (TF2) |
| ☐ Black Histic (A3) | ☐ K, L) | ☐ Very Shallow Dark Surface (TF12) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) | ☐ Other (Explain in Remarks) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Depleted Matrix (F3) | |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) | |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) | |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) | |
| ☐ Sandy Redox (S5) | | |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

 Hydric soil present? Y

Depth (inches): _____

Recent gopher activity, soil dry

Remarks:

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (minimum of two required)

- | | | |
|--|---|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) | ☐ Water-Stained Leaves (B9) (except MLRA 1,2,4A, and 4B) |
| ☐ High Water Table (A2) | ☐ (except MLRA 1,2,4A, and 4B) | ☐ MLRA 1,2,4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) | ☐ Drainage Patterns (B10) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) | ☐ Dry-Season Water Table (C2) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) | ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres on Living | ☐ Geomorphic Position (D2) |
| ☐ Algal Mat or Crust (B4) | ☐ Roots (C3) | ☐ Shallow Aquitard (D3) |
| ☐ Iron Deposits (B5) | ☐ Presence of Reduced Iron (C4) | ☐ FAC-Neutral Test (D5) |
| ☐ Surface Soil Cracks (B6) | ☐ Recent Iron Reduction in Tilled Soils (C6) | ☐ Raised Ant Mounds (D6)(LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Stunted or Stressed Plants (D1)(LRR A) | ☐ Frost-Heave Hummocks (D7) |
| ☐ (B8) | ☐ Other (Explain in Remarks) | |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

 (includes capillary fringe)

 Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

None

Sample point approx. 2.5'(V) above wetland area; likely seasonally wet from snowmelt but no hydrologic indicators obs.

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Gold Rush Lots City/County: Breckenridge/Summit Sampling Date: 7/22/20
 Applicant/Owner: Breckenridge Grand Vacations State: CO Sampling Point: SP5
 Investigator(s): Andy Herb Section, Township, Range: S31, T7S, R77W
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1 to 2
 Subregion (LRR): Southern Rocky Mountain Forest and Range Land Lat.: 39.485559 -106 Datum: WGS84
 Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes NWI Classification: PSS

Are climatic/hydrologic conditions of the site typical for this time of the year Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Y
 Are vegetation , soil , or hydrology naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present <u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

PSS wetland in swale along edge of mesic meadow; includes smaller pockets of PEM wetland. A current flow path for seasonal high water (snowmelt).

VEGETATION - Use scientific names of plants

Tree Stratum	Plot Size (30' radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
		0 =	Total Cover	
Sapling/Shrub Stratum	Plot Size (15' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Salix geyeriana</u>	40	Y	FACW
2				
3				
4				
5				
		30 =	Total Cover	
Herb Stratum	Plot Size (5' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Carex aquatilis</u>	65	Y	OBL
2	<u>Geum macrophyllum</u>	15	N	FAC
3	<u>Equisetum arvense</u>	10	N	FAC
4	<u>Poa palustris</u>	5	N	FAC
5	<u>Phleum pratense</u>	2	N	FAC
6				
7				
8				
9				
10				
11				
		97 =	Total Cover	
Woody Vine Stratum	Plot Size (N/A)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>N/A</u>			
2				
		0 =	Total Cover	

50/20 Thresholds	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	6	15
Herb Stratum	19	49
Woody Vine Stratum	0	0
Dominance Test Worksheet		
Number of Dominant Species that are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across all Strata:	2	(B)
Percent of Dominant Species that are OBL, FACW, or FAC:	100.00%	(A/B)
Prevalence Index Worksheet		
Total % Cover of:		☐
OBL species	65 x 1 =	65
FACW species	40 x 2 =	80
FAC species	32 x 3 =	96
FACU species	0 x 4 =	0
UPL species	0 x 5 =	0
Column totals	137 (A)	241 (B)
Prevalence Index = B/A =	1.76	
Hydrophytic Vegetation Indicators:		
Rapid test for hydrophytic vegetation		
☒ Dominance test is >50%		
☒ Prevalence index is ≤3.0*		
Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)		
Problematic hydrophytic vegetation* (explain)		
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic		
Hydrophytic vegetation present? <u>Y</u>		

% Bare Ground in Herb Stratum: 3

Remarks:

Willow-dominated area in shallow swale on edge of mesic meadow

Project Site: Gold Rush Lots

SOIL
Sampling Point:

SP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-2	10YR2/1	100	N/A				Silty clay	
2-9	10YR4/2	98	10YR4/6	2	C	M	Silty clay	
9+	-	100					Gravel/cobble.	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains **Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- | | |
|--|--|
| ☐ Histisol (A1) | ☐ Stripped Matrix (S6) |
| ☐ Histic Epipedon (A2) | ☐ Loamy Mucky Mineral (F1) (LRR |
| ☐ Black Histic (A3) | ☐ K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |
| ☐ Sandy Redox (S5) | |

Indicators for Problematic Hydric Soils:

- | |
|---|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

 Hydric soil present? Y

Remarks: All layers saturated

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | ☐ (except MLRA 1,2,4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres on Living |
| ☐ Algal Mat or Crust (B4) | ☐ Roots (C3) |
| ☐ Iron Deposits (B5) | ☐ Presence of Reduced Iron (C4) |
| ☐ Surface Soil Cracks (B6) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Stunted or Stressed Plants (D1)(LRR A) |
| ☐ (B8) | ☐ Other (Explain in Remarks) |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Water-Stained Leaves (B9) (except MLRA 1,2,4A, and 4B) |
| ☒ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☒ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☒ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6)(LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☐	Depth (inches): _____
Saturation present?	Yes ☒	No ☐	Depth (inches): <u>0</u>

 Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Main source of hydrology is high groundwater, especially during snowmelt

Appendix B

Site Photographs



Photo 1 — Typical PSS wetland (July 22, 2020)



Photo 2 — Typical wetland boundary, notice dead and dying willows (July 22, 2020)



Photo 3 — Dead and dying willow along the wetland boundary (July 22, 2020)



Photo 4 — Tributary 1, looking north where it enters the site (July 13, 2020)



Photo 5 — Tributary 2, looking northeast where it enters the site (July 19, 2021)



Photo 6 — Tributary 3, looking southwest where it enters the site from a small pond, which is off the property (July 13, 2020)



Photo 7 - Looking north at the vegetated (non-wetland) entrance to the culvert under Woods Drive (July 19, 2021)



Photo 8 — Looking south at the culvert (black plastic) outlet under Woods Drive, with wooden outlet box to the stormwater system (July 19, 2021)



Photo 9 – Close up view of the outlet box showing no signs of flow, looking south (July 20, 2021)

Appendix C

Site Plan and Wetland Disturbance

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY:	ACR
CHECKED BY:	CDD
PROJECT NO.:	200-325517-21001
ISSUE DATE:	07/30/2024
REVISIONS:	03/06/2025

SHEET TITLE:
GRADING AND
DRAINAGE PLAN

SHEET NUMBER

C-105



Drawing: C:\Projects\Breckenridge\3255\7200-3255\721001\CAD\SheetFiles\GOLD RUSH SOUTH\Phase IIIC-107 GRADING AND DRAINAGE PLAN - SOUTH GOLD RUSH PHASE 2.dwg
Last Saved: March 11, 2025 3:33:39 PM by Alyssa.koehn

Last Plotted 3/11/2025 3:35:42 PM
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Drawing: U:\2024\01830_Gold Rush South\05 CAD\Sheets\001 Exhibits+Coordination\03 Wetland Disturbance Exhibit\1110_SiteDiagrams-Wetland Dist_Combined.dwg
Last Saved: March 17, 2025 11:24:02 AM by Zearhart
Last Plotted: 3/17/2025 11:26:40 AM
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LANDSCAPE SITE LEGEND

PROPERTY LINE

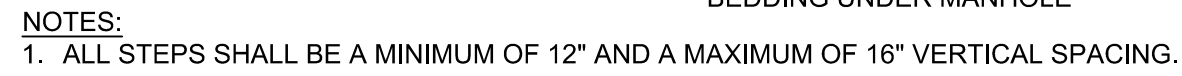
SETBACK LINE

EASEMENT LINE

WETLAND DISTURBANCES
DIAGRAM LEGEND

WETLAND DISTURBANCE TABULATIONS			
	CATEGORY	CURRENT PROPOSED AREA (acres)	PREVIOUSLY APPROVED AREA (acres)
	PERMANENT - WETLAND DISTURBANCE ZONES	0.189	0.067
	PERMANENT - 25' WETLAND BUFFER DISTURBANCE ZONES	0.428	0.198
	PERMANENT - WETLAND DISTURBANCE ZONES AS PART OF PARK AVE. ROADWAY IMPROVEMENTS	0.015	0.033
	TEMPORARY - WETLAND DISTURBANCE ZONES	0.013	0.046
	TEMPORARY - 25' WETLAND BUFFER DISTURBANCE ZONES	0.212	0.114
	PERMANENT - WETLAND BUFFER DISTURBANCE ZONES AS PART OF PARK AVE. ROADWAY IMPROVEMENTS	0.037	0.033
	TEMPORARY WETLAND BUFFER DISTURBANCE ZONES AS PART OF PARK AVE. ROADWAY IMPROVEMENTS	0.067	0.000

NOTE:
1. AREAS CALCULATED ARE BASED ON EXISTING PLATTED LOT BOUNDARIES.
2. TEMPORARY WETLAND & 25' WETLAND BUFFER DISTURBANCE AREAS, ARE ZONES AFFECTED BY ADJACENT GRADING TIE-IN AND PRESCRIBED SWALES TO REINTRODUCE WATER TO WETLAND ZONES, PER RECOMMENDATIONS BY ALPINE ECOLOGICAL RESOURCES.
3. ALL AREAS SHOWN FOR WETLAND & 25' WETLAND BUFFER DISTURBANCE PER THE PARK AVE./FRENCH STREET ROUNDABOUT PROJECT, WERE PREVIOUSLY REPRESENTED IN THE WETLAND TECHNICAL REPORT. AREAS AND TABULATIONS REPRESENTED IN THIS EXHIBIT REFLECT CURRENT DESIGN CHANGES, REMOVAL OF OVERLAPS BETWEEN PROJECT LIMITS, AND OTHER AREA CALCULATIONS ADDED FOR CLARITY.



BACKFILL
COMPACTED TO
95% STANDARD
PROCTOR
DENSITY

HDPE PIPE SMOOTH
INTERIOR WALL
OR PER PLAN

CDOT CLASS 6
AGGREGATE BASE
COURSE PIPE BEDDING

VARIES

12"

6"

48"

CAST IRON "VALLEY" FRAME & GRATE GRATING SHALL BE SUITABLE FOR BICYCLE TRAFFIC

PRECAST CONCRETE CDD TYPE 13 INLET MANUFACTURED BY OLDCASTLE PRECAST (OR EQUAL IF APPROVED BY ENGINEER)

3'-2"

3'-4"

2'-2"

30"

HEIGHT VARIES (SEE PLANS)

RIM ELEV.

IF RISER IS REQUIRED, THE BASE IS POURED WITH A SHIP-LAP JOINT

26"X26"X6" KNOCK OUT TYPICAL OPPOSITE WALL

NOTES:
1. INLET GRATE AND BOX ASSEMBLY TO MEET HS20-44 LOADING.

2" DOWN HIGH DENSITY BLUEBOARD INSULATION (FOR ABOVE STORM SEWER APPLICATIONS)

3/4" CLEAN CRUSHED ROCK BEDDING

2" DOWN HIGH DENSITY BLUEBOARD INSULATION (FOR BELOW STORM SEWER APPLICATIONS)

4"

4"

4"

18" HDPE PIPE SEALED WITH RUBBER NECK AROUND OPENING

CDOT CLOSED MESH GRATE

6'

4'

11 GA. GALVANIZED PLATE SCREWED AND SEALED TO CONCRETE OUTLET STRUCTURE

TOP OF STRUCTURE

BOTTOM OF WEIR

BOTTOM OF POND

18"

BOTTOM OF STRUCTURE

MOUNT GALVANIZED PLATE TO INSIDE OF BOX

6'

B*

A*

C*

DRILL HOLES 6" FROM CENTER TO CENTER (SEE TABLE FOR DIAM.)

DRILL HOLES 15" FROM CENTER TO CENTER (SEE TABLE FOR DIAM.)

6"

LAYER OF FILL ROCK

2" OVERLAP

11 GA. GALVANIZED SHEET METAL

BOTTOM HOLE ELEV TO MATCH BOTTOM OF POND ELEV

6" OPENING

NOTE:
SEE STORM PLAN AND PROFILE FOR PIPE OUTLET ELEVATION.

DETENTION POND	A*(DEG.)	B*(FT.)	C*(FT.)	TOP OF STRUCTURE	BOTTOM OF WEIR	BOTTOM OF POND	HOLE DIAM.(IN.)
C	70.00	1.4	1.18	9542.22	9541.04	9539.00	3/4

12"Ø STANDARD H-20 GRATE

RIM @ FG PER PLAN

3/4" CLEAN STONE BEDDING

INVERT PER PLAN

NYLOPLAST DRAIN BASIN

NYLOPLAST INLINE DRAIN

RIM @ FG PER PLAN

PIPE SIZE PER PLAN

3/4" CLEAN STONE BEDDING

ALL ASSEMBLIES TO BE WATERTIGHT ALL CLEANOUTS TO HAVE SOLID COVERS ALL AREA INLETS AS SPECIFIED ON THE PLANS.

EXISTING WETLANDS

HAND DIG TO ANCHOR CURTAIN INTO EXISTING SOIL

FINISH GRADE RE: GRADING PLAN

1' DEEP SWALE

EXISTING GRADE

BACKFILL WITH NATIVE SOILS AND REMOVE ROCKS FROM SOIL ADJACENT TO CURTAIN

30 MIL PVC CURTAIN

4'

NOTE:
THE PVC CURTAIN MUST BE ONE CONTINUOUS PIECE ALONG THE LENGTH OF THE CUTOFF TRENCH. IF A SEAM IS REQUIRED, THE PVC CURTAIN MUST BE OVERLAPPED A MINIMUM OF 4' FEET.

CUTOFF TRENCH DETAIL

SCALE: N.T.S.

The logo for dtj DESIGN, featuring the lowercase letters 'dtj' in a large, bold, sans-serif font, with the word 'DESIGN' in a smaller, uppercase, sans-serif font directly below it.

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

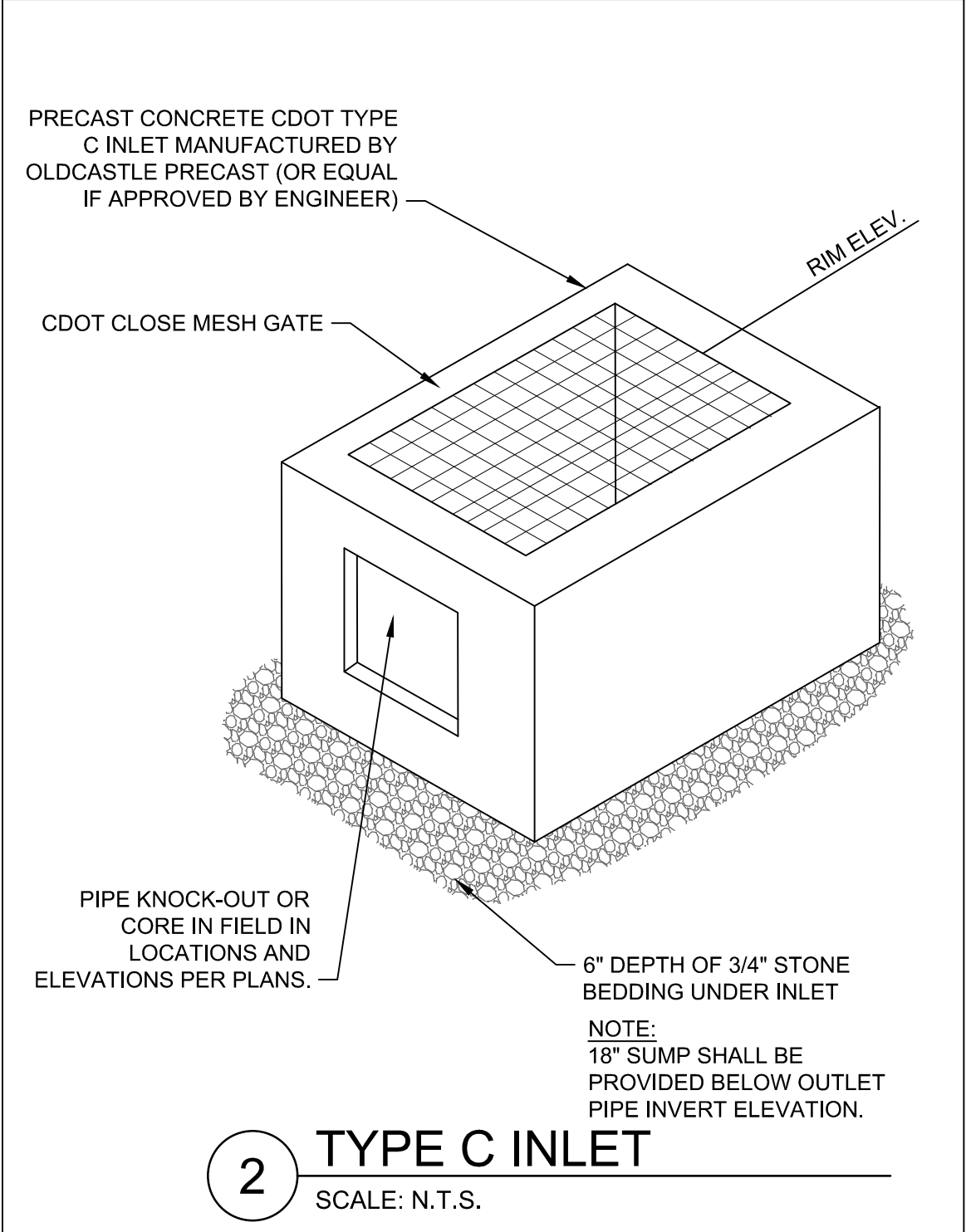
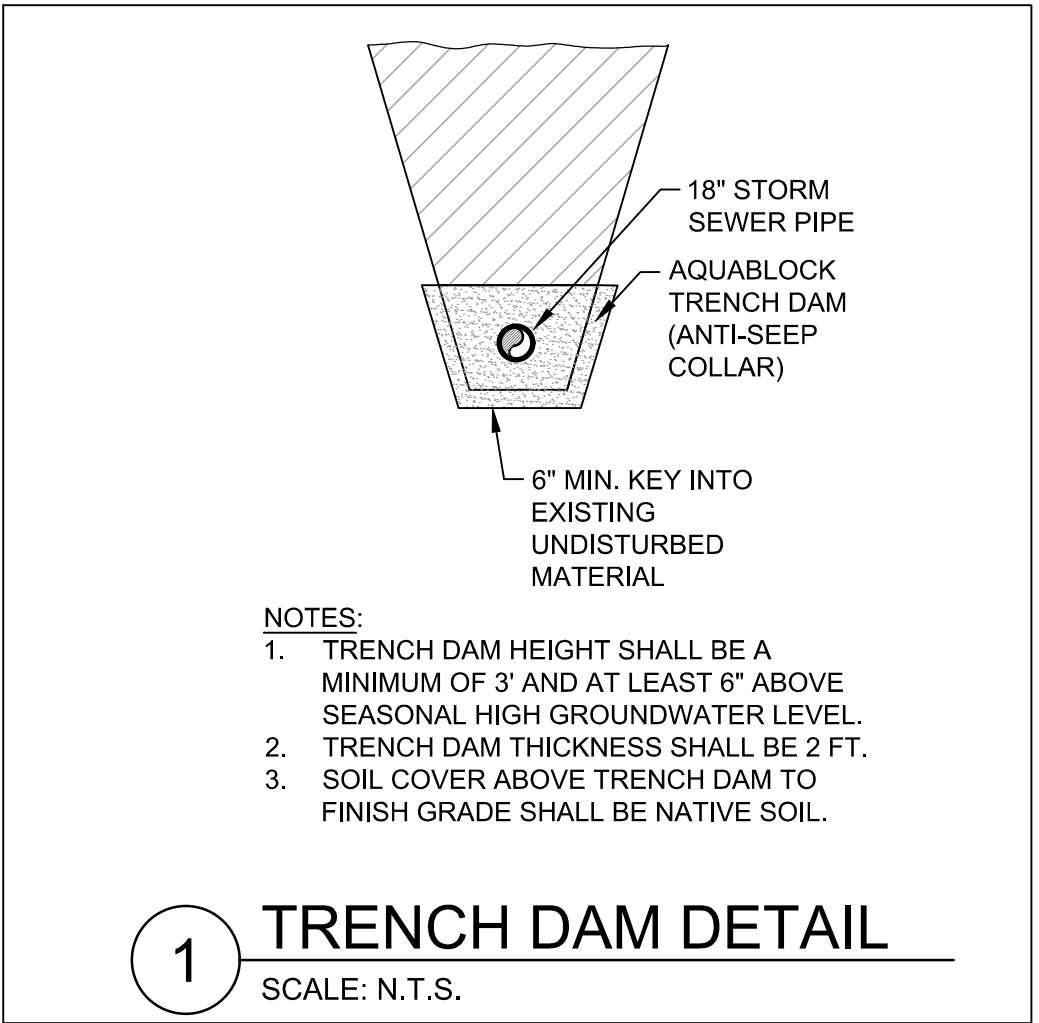
FINAL CLASS A SITE PLAN SUBMITTAL

DETENTION POND	A*(DEG.)	B*(FT.)	C*(FT.)	TOP OF STRUCTURE	BOTTOM OF WEIR	BOTTOM OF POND	HOLE DIAM.(IN.)
C	70.00	1.4	1.18	9542.22	9541.04	9539.00	3/4

[illegible]

C-501

Drawing: o:\Projects\breckenridge\325517\200-325517-21001\CAD\sheetfiles\gold_rush_south\Phase I\IC-500 CIVIL DETAILS PHASE 2.dwg
Last Saved: March 19, 2025, 11:00:47 AM by Adenrose
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TETRA TECH

719 F Ten Mile Drive/ PO Box 1906
Frisco, Colorado 80443
T 970.453.6394
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SOUTH GOLD RUSH / PARCEL 3

LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1

355 N. PARK AVE. BRECKENRIDGE, CO

FINAL CLASS A SITE PLAN SUBMITTAL

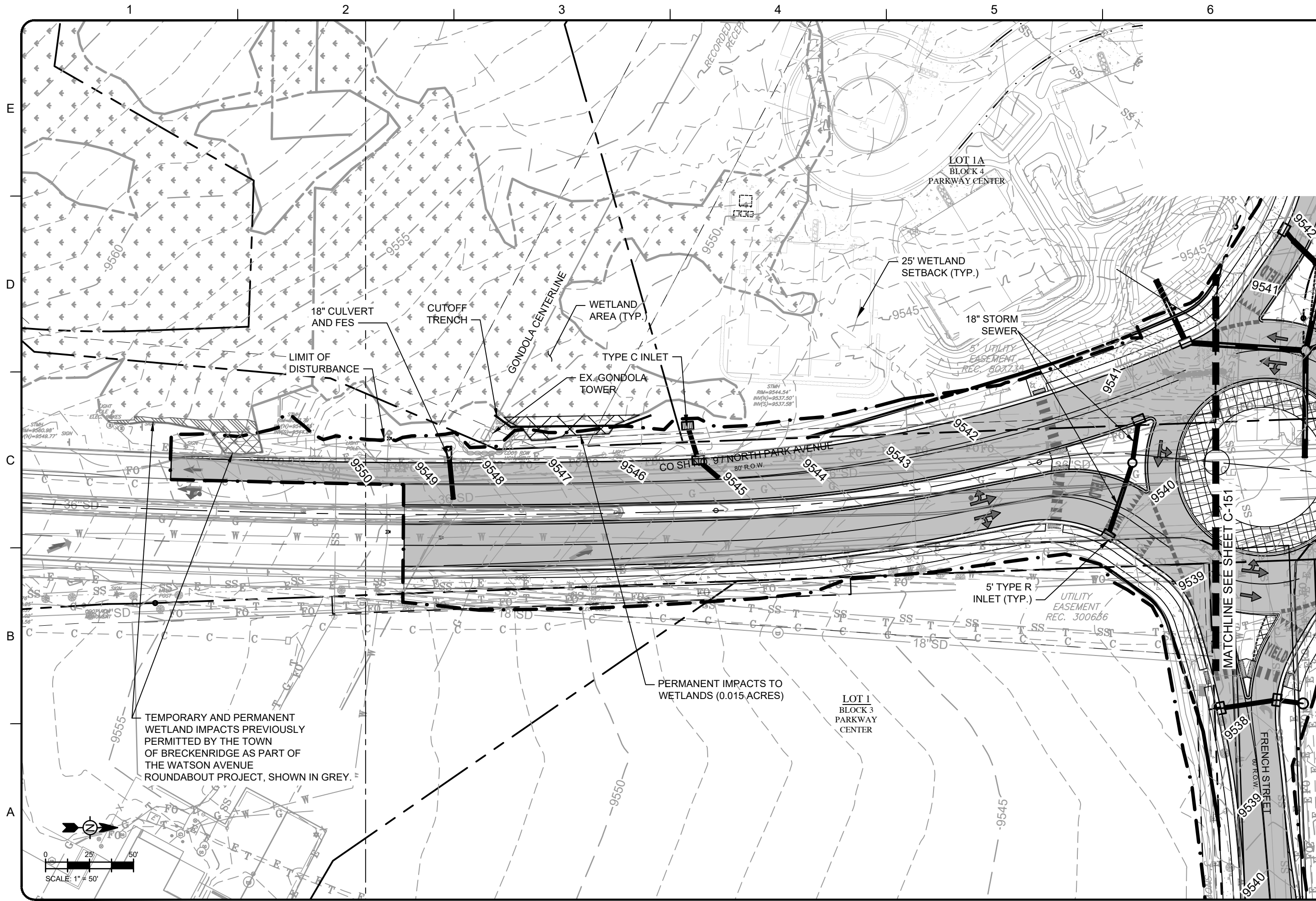
DRAWN BY:	ACR
CHECKED BY:	CDD
PROJECT NO.:	200-325517-21001
ISSUE DATE:	07/30/2024
REVISIONS:	03/06/2025

SHEET TITLE:
DRAINAGE DETAILS

SHEET NUMBER:

C-502

4/1/2025 2:53:05 PM - O:\PROJECTS\BRECKENRIDGE\325517\200-325517-21001\CAD\SHEETFILES\HWY 9 & FRENCH STREET WOOD DRIVE STREET IMPROVEMENTS\C-150 GRADING AND DRAINAGE PLAN.DWG - KOCH, ALYSSA



**TETRA TECH**

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719F TEN MILE DRIVE | PO BOX 1906
FRISCO, CO 80443
PHONE: 970.423.3420

MARK	DATE	DESCRIPTION	BY
1	02/04/25	ROUNDABOUT GEOMETRIC REVIEW	
2	03/25/25	PROGRESS PRINT	

FRENCH STREET ROUNDABOUT

GRADING AND DRAINAGE PLAN

PROJ: 200-325517-21001
DESN: KJC
DRWN: JRM
CHKD: CDD

C-150

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Bar Measures 1 inch, otherwise drawing not to scale

COLORADO WESTERN SLOPE IN-LIEU FEE PROGRAM

CREDIT TRANSFER AGREEMENT

Contract #: CO-WS-ILF-004

This Credit Transfer Agreement ("Agreement") is entered into this 11th day of January 2023 by and between THE NATIONAL FOREST FOUNDATION ("Sponsor") and Gondola Lots Properties, LLC ("Credit Purchaser"), jointly referred to as the "Parties," as follows:

RECITALS

A. The Sponsor has developed the Colorado Western Slope In-Lieu Fee Program ("ILF Program") covering the geographic area within the jurisdictional limits of the U.S. Army Corps of Engineers, Albuquerque District within Colorado; and

B. The ILF Program was approved by the Sacramento District of the U.S. Army Corps of Engineers ("USACE"), the U.S. Environmental Protection Agency ("USEPA"), the Colorado Department of Public Health and Environment ("CDPHE"), and Colorado Parks and Wildlife ("CPW") (jointly referred to as "Agencies") in October 2020, and is currently in good standing with the Agencies; and

C. The ILF Program has received approval from the Agencies to offer stream and wetland Credits pursuant to the ILF Program Instrument ("ILF Instrument"), as compensation for impacts to aquatic resources regulated by the Agencies, and

D. Project Applicant is seeking to implement the project described on Exhibit "A" attached hereto ("Project"), which would unavoidably and adversely impact wetland resources, and seeks to compensate for the loss of wetland resources by purchasing Credits from ILF Program; and

E. Project Applicant has been authorized according to TOWN OF BRECKRIDGE CLASS A MAJOR DEVELOPMENT PERMIT NO. PL-2021-0052, to purchase from the ILF Program 0.183 wetland Credits upon confirmation by the Sponsor of credit availability in the required Service Area(s);

F. The minimum credit unit for purchase at the bank is no less than one tenth of a credit; and;

G. Project Applicant desires to purchase from the ILF Program and the Sponsor desires to transfer to Project Applicant 0.2 wetland Credits;

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Sponsor hereby agrees to transfer to Project Applicant from the ILF Program 0.2 wetland Credits for the purchase price of **SEVENTEEN THOUSAND THREE HUNDRED TWENTY SIX Dollars** (\$17,326.00) ("Purchase Price"). This Agreement is expressly conditioned upon the Sponsor's receipt of the Purchase Price for said Credits, in accordance with this Agreement. The ILF Program will then deliver to Project Applicant an executed Bill of Sale in the manner and form as attached hereto and marked Exhibit "B". The purchase price for said credits shall be paid by cashier's check or, at the option of the ILF Program, wire or ACH transfer of funds according to written instructions by the ILF Program to Project Applicant.

2. The sale and transfer of the Credits is not intended as a sale or transfer to Project Applicant of a security, license, lease, easement, or possessory or non-possessory interest in real property, nor the granting of any interest in any of the foregoing.

3. Project Applicant shall have no obligation whatsoever by reason of the purchase of the Credits, to support, pay for, monitor, report on, sustain, continue in perpetuity, or otherwise be obligated or liable for the success or continued expense or maintenance in perpetuity of the Credits transferred, or the ILF Program. The Sponsor shall be fully and completely responsible for satisfying any and all conditions placed on the Credits transferred and the ILF Program. Pursuant to the Colorado West Slope In-Lieu Fee Program Agreement and any amendments thereto, the ILF Program shall monitor and make reports to the appropriate agency or agencies on the status of any Credits sold to Project Applicant. The ILF Program shall be fully and completely responsible for satisfying any and all conditions placed on the ILF Program or the Credits by all local, state or federal jurisdictional agencies.

4. The Credits sold and transferred to Project Applicant shall be non-transferable and non-assignable, and shall not be used as compensatory mitigation for any other Project or purpose, except as set forth herein.

5. Project Applicant must deliver to Sponsor by ACH, cashier's check or wire transfer (in accordance with written instructions to Project Applicant from Sponsor) within thirty (30) days of the execution of this Agreement, or this Agreement will be considered null and void.

6. Upon receipt of the Purchase Price, transfer of the Credits specified in Section 1 above, shall be effectuated and evidenced by Sponsor's delivery to Project Applicant of an executed Bill of Sale in the form attached hereto and marked Exhibit "B." The Sponsor shall submit to the parties listed in the Notices section of the ILF Instrument, copies of the: a) Credit Transfer Agreement; b) Bill of Sale; c) Payment Receipt; and d) an updated credit ledger reflecting the transfer of Credits to the Project Applicant. The updated inventory / ledger must detail: i) Project Applicant; ii) Project Name; iii) Status (sale complete/sale not complete); iv) Credit Sale Date; v) Service File Number; vi) U.S. Army Corps of Engineers File Number (if applicable); vii) Total Number of Credits Authorized to Sell; viii) Total Number of Credits Sold to Date (inclusive); and ix) Balance of all Credits Available. The inventory / ledger should include all sales data from Program opening/establishment to the present.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Colorado Western Slope ILF Program:
National Forest Foundation (Sponsor)
Mary Mitsos, President & CEO

By: _____



Date: _____

January 11, 2023

PROJECT APPLICANT:
Gondola Properties LLC (Credit Purchaser)

By: _____



Date: 01/13/23

Exhibit "A"

**DESCRIPTION OF PROJECT TO BE
MITIGATED**

Gold Rush Lots

The proposed project would permanently fill 8,000 square feet or 0.183 acre of existing wetlands as a result of the construction of the Residential Duplex/Townhomes and supporting roadway infrastructure components. The wetlands were determined to be non-jurisdictional under the Clean Water Act on August 31, 2021 by the US Army Corps of Engineers (Corps). Regardless, the project proponent has worked diligently to avoid and minimize impacts to wetlands to the maximum extent practicable by redesigning the project multiple times to keep the project footprint as small as possible and orienting the proposed improvements to maximize the use of upland areas. Since wetlands encompass a large portion of the property (5.7 of the 16.1 acres), there is no feasible alternative to disturbing some wetlands and still meet the project purpose of providing residential housing within the density set forth by the town approved masterplan, meeting local fire code access requirements to the residential units, while simultaneously preserving mature existing trees and vegetation on site, required for Town approval of the project. The proposed project would not violate any applicable laws or regulations.

The 0.183 acre of wetlands lost will be compensated for by purchasing 0.2 credits (>1:1 ratio) from the recently approved Colorado Western Slope In-Lieu Fee (ILF) Program, which is sponsored by the National Forest Foundation (NFF) and approved for use in Summit County by the Corps. The ILF was formally approved in 2020 and began releasing credits for projects seeking compensatory wetland mitigation credits in Summit County in 2022.

The mitigation credits will be debited from the Program's Blue-Eagle Service Area, which encompasses hydrologic unit code 1401000201 and includes the Town of Breckenridge. As such, a wetland mitigation plan will not be prepared for the project.

Exhibit "B"

**COLORADO WESTERN SLOPE IN-LIEU FEE PROGRAM
BILL OF SALE**

Contract # _____ *[ILF Program Transfer Number]*

In consideration of \$ _____, receipt of which is hereby acknowledged, the National Forest Foundation ("Sponsor") does hereby sell and transfer to _____ ("Project Applicant"), _____ Credits from the _____ Service Area of the Colorado Western Slope ILF Program, which has been approved by the Sacramento District of the U.S. Army Corps of Engineers ("USACE"), the U.S. Environmental Protection Agency ("USEPA"), the Colorado Department of Public Health and Environment ("CDPHE"), and Colorado Parks and Wildlife ("CPW") (jointly referred to as "Agencies")

Sponsor, represents and warrants that the ILF Program is in good standing with the Agencies, has available the specified number of _____ Credits, and has authorization from the Agencies to transfer the Credits to the Project Applicant.

Sponsor also represents and warrants to the Project Applicant that it has all right, title, and interest in the Credits necessary to transfer them to the Project Applicant.

DATED: _____

National Forest Foundation,

Colorado Western Slope In-Lieu Fee Program Sponsor

By: _____

Exhibit "B"

COLORADO WESTERN SLOPE IN-LIEU FEE PROGRAM
BILL OF SALE

Contract #CO-WS-ILF-005

In consideration of **\$29,905.00**, receipt of which is hereby acknowledged, the National Forest Foundation ("Sponsor") does hereby sell and transfer to **Gondola Lots Properties, LLC** ("Project Applicant"), **0.4** Advance Wetland Credits from the **Blue-Eagle** Service Area of the Colorado Western Slope ILF Program, which has been approved by the Albuquerque District of the U.S. Army Corps of Engineers ("USACE"), the U.S. Environmental Protection Agency ("USEPA"), the Colorado Department of Public Health and Environment ("CDPHE"), and Colorado Parks and Wildlife ("CPW") (jointly referred to as "Agencies")

Sponsor, represents and warrants that the ILF Program is in good standing with the Agencies, has available the specified number of Advance Wetland Credits, and has authorization from the Agencies to transfer the Credits to the Project Applicant.

Sponsor also represents and warrants to the Project Applicant that it has all right, title, and interest in the Credits necessary to transfer them to the Project Applicant.

DATED: January 2, 2025

National Forest Foundation,

Colorado Western Slope In-Lieu Fee Program Sponsor

By: 
72E757587E1342E...



1331127

Taryn Power - Summit County Recorder

93 Pages

05/24/2024 10:45 AM

DF: \$0.00

"Attachment A":

APPROVAL OF THIS DEVELOPMENT AGREEMENT CONSTITUTES A VESTED
PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED
STATUTES AS AMENDED

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "**Agreement**") is made as of this 23 day of May, 2024, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (the "**Town**"), GONDOLA PROPERTIES, LLC, a Colorado limited liability company ("**Gondola Properties**"), BGV PARTNERS ENTRADA LLC, a Colorado limited liability company ("**BGV Entrada**"); Vail Summit Resorts, Inc., a Colorado corporation ("**VSRI**"); and LC Breckenridge Holdco, LLC, a Delaware limited liability company ("**LC Breckenridge**"). The Town, Gondola Properties, BGV Entrada, VSRI, and LC Breckenridge may collectively be referred to herein as the "**Parties**" and each individually as a "**Party**".

RECITALS

A. Gondola Properties is the owner of real property in the Town legally described in Exhibit 1 ("**Parcel 1**").

B. VSRI is the owner of real property in the Town legally described in Exhibit 2 ("**Parcel 2**").

C. Gondola Properties is the owner of real property in the Town legally described in Exhibit 3 ("**Parcel 3**").

D. LC Breckenridge is the owner of real property in the Town legally described in Exhibit 4 ("**Parcel 4**").

E. VSRI is the owner of real property in the Town legally described in Exhibit 5 ("**Parcel 5**").

F. VSRI is the owner of real property in the Town legally described in Exhibit 6 ("**Parcel 6**") and collectively with Parcels 1, 2, 3, 4, and 5, the "**Properties**," each individually a "**Property**".

G. BGV Entrada is the owner of real property in Summit County (the "**County**") legally described in Exhibit 7 ("**Parcel 7**").

H. Parcels 1, 2, and 3 are subject to and controlled by the Breckenridge Grand Vacations Gondola Lot Master Plan (PL-2021-0052) (the "**Gondola Lot Master Plan**").

I. Parcels 4, 5, and 6 are subject to and controlled by the Eighth Amendment to the Amended Peak 7 & 8 Master Plan PL-2018-0546 (an amendment to PERMIT #2000155) (the "**Peak 7 & 8 Master Plan**").

J. The current "**Density**" as that term is used in Section 9-1-19-3A of the Breckenridge Town Code (the "**Town Code**") and reflected as "**SFEs**" as that term is defined in

Section 9-1-5 of the Town Code, existing in the Gondola Lot Master Plan, the Peak 7 & 8 Master Plan, and Parcel 7 is as follows:

- (1) Gondola Lot Master Plan: 143.0 SFEs;
- (2) Peak 7 & 8 Master Plan: 145.8 SFEs; and
- (3) Parcel 7 (Per Land Use District 5): 14.2 SFEs.

K. BGV Entrada has submitted a petition for annexation to annex Parcel 7 (the “**Annexation**”), and upon the annexation of Parcel 7, BGV Entrada and the Town anticipate setting the terms of the Annexation and the development of Parcel 7 by separate agreement.

L. The Parties desire to articulate a comprehensive and coordinated approach to guide the Properties’ use and development.

M. To that end, the Parties further desire to provide for the following general plan of development for the Properties (collectively, the “**Project**”):

(1) With respect to Parcel 1: To preserve the existing parking lot and improve it with limited grading, drainage and water quality, lighting, and landscaping improvements, and to confirm that the historic, 610 parking-space capacity for winter recreational visitors will be credited toward the 1,560 spaces required under that certain Parking Agreement dated November 11, 2003 and recorded on June 29, 2004 in the records of the Summit County Clerk and Recorder (the “**Records**”) at Reception No. 760358 (the “**Parking Agreement**”) irrespective of any reductions resulting from grading, drainage and water quality, lighting, and landscaping improvements or roundabout improvements, on the understanding that a parking attendant will be provided during the winter recreational season to ensure effective parking utilization;

(2) With respect to Parcel 2: To establish a site for employee housing, on privately owned property, as well as the provision of a minimum of 400 parking spaces, as a continuation of historical use of Parcel 2 for overflow parking, plus any required parking for approved employee housing, for winter recreational visitors that will be credited toward the 1,560 spaces required under the Parking Agreement;

(3) With respect to Parcel 3: To allow up to sixteen (16) duplex units distributed in eight (8) buildings;

(4) With respect to Parcel 4: To provide for development of condominium, hotel, and lock-off units and associated uses (including whole and/or fractional ownership), while preserving and/or providing space for VSRI administrative services and the Breckenridge Outdoor Education Center (“**BOEC**”);

(5) With respect to Parcel 5: To create two (2) lots for single-family residential development;

(6) With respect to Parcel 6: To establish a single-family residential subdivision with up to fourteen (14) homesites;

(7) With respect to Parcel 7: If the Annexation occurs, to allow for development of employee housing on Parcel 7 and to authorize the transfer of Density required to accommodate that employee housing; and

(8) With respect to the Gondola Lot Master Plan and Peak 7 & 8 Master Plan: to accommodate the parcel-specific development contemplated above and to provide for the Density transfers necessary to accomplish that development.

(9) With respect to the intersection of North French Street and Park Avenue: to provide for the construction of a roundabout and certain pedestrian improvements as currently contemplated in the Gondola Lot Master Plan, subject to Colorado Department of Transportation (“CDOT”) review and approval.

(10) With respect to all of the foregoing: the Parties currently anticipate phasing the completion of all vertical and horizontal elements on the Properties and Parcel 7 as follows. The improvements on Parcel 1 will occur on the schedule set forth in Section 5.3. The development of Parcels 2 and 3, the construction of a roundabout and associated pedestrian improvements, and the horizontal infrastructure associated with Parcels 5 and 6 will occur in the first phase; the concurrent development of Parcels 4 and 7 will occur in the second phase. This Subsection 10 reflects the Parties’ present, nonbinding intentions, which are subject to change.

N. The Parties acknowledge that Parcels 4 and 5 will include “accommodation units” as that term is defined in Section 4-6-1 of the Town Code (as the same may be amended from time to time) and more commonly known as “Short-Term Rentals.”

O. In connection with the Project, the Parties anticipate that Density will be transferred to and from the Gondola Lot Master Plan to the Properties, resulting in the following total Density-allocations to each Property:

- (1) Parcel 1: 0.0 SFEs;
- (2) Parcel 2: Up to 21.7 SFEs (with up to 13.9 to be provided by the Town);
- (3) Parcel 3: Up to 30.0 SFEs;
- (4) Parcel 4: Up to 220.0 SFEs;
- (5) Parcel 5: Up to 2.0 SFEs;
- (6) Parcel 6: Up to 14.0 SFEs; and
- (7) Parcel 7: Up to 29.2 SFEs.

P. To provide for the Project's development, Gondola Properties (including its successors and assigns, "**Applicant**") anticipates submitting one or more Development Applications to (1) amend the Gondola Lot Master Plan (the "**Gondola Lot Amendment**"); (2) amend the Peak 7 & 8 Master Plan (the "**Peak 7 & 8 Amendment**" and collectively with the Gondola Lots Amendment, the "**Master Plan Amendments**"); (3) provide for the development of one or more of the Properties upon the approval of the Master Plan Amendments. The term "**Development Application**" includes, without limitation, any application for any of the development permits described in Section 9-1-18 of the Town Code as well as any subdivision application under Section 9-2-3 of the Town Code.

Q. To guide the Project and to achieve public benefits desired by the Town, the Town and Applicant desire to establish (1) the commitments Applicant will include in its Development Application(s) and (2) the terms upon which the Town will review and approve Applicant's Development Application(s) that includes those commitments.

R. The Town Council of the Town of Breckenridge (the "**Town Council**") is the governing body of the Town, with the legal authority to enter into development agreements conferring "**Vested Property Rights**" as defined in and pursuant to, *inter alia*, C.R.S. §§ 24-68-101 *et seq.* (the "**Vested Property Rights Act**") and ARTICLE 12 of this Agreement.

S. Pursuant to Section 103 of the Vested Property Rights Act, its legislative authority, and Section 9-1-17-11K of the Town Code, and notwithstanding any provision to the contrary set forth in the Town Code, the Town Council intends that this Agreement will be designated as a "**Site Specific Development Plan**" as that term is defined in the Vested Property Rights Act.

T. Pursuant to Chapter 9 of Title 9 of the Town Code, the Town Council has the authority to enter into a development agreement. Section 9-1-17-12A of the Code requires a development agreement to transfer Density within the Town and between master plans. The Town finds that a development agreement is appropriate to accommodate the Density transfers described below. Section 9-17-11K of the Code further authorizes development agreements to extend vested rights beyond the standard three-year vesting period when "warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of the development, economic cycles and market conditions." The Town finds that all of the relevant circumstances support a vesting period beyond the standard three years.

U. Section 9-1-19-39A.L.5 of the Town Code allows the Town Council to authorize the Planning Commission to review and approve (subject to compliance with all other applicable development policies of the town) an amendment to an approved master plan which is not in compliance with the then current Land use District Guidelines (the "**Guidelines**"). The Town finds that the authorizations described below are warranted under the circumstances.

V. The commitments encouraged to be made in connection with an application for a development agreement in accordance with Section 9-9-4 of the Town Code are as hereafter set forth in this Agreement.

W. The Town Council has received a complete application and all required submittals for a development agreement, has had preliminary discussions of the application and this Agreement, determined that it should commence proceedings for the approval of this Agreement and, in accordance with the procedures set forth in Section 9-9-10C of the Town Code, desires to approve this Agreement by ordinance.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, mutual covenants, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties hereto, the Parties agree as follows:

ARTICLE 1 GENERAL PROVISIONS

1.1 Incorporation of Recitals. The foregoing Recitals are incorporated into and made substantive provisions of this Agreement.

1.2 Effective Date. The rights and obligations of the Parties under this Agreement shall commence on the Effective Date as defined in this Section 1.2, except as otherwise set forth herein. The “**Effective Date**” shall be the date upon which the Town Council, by ordinance or otherwise, approves the Agreement.

1.3 Nature of Agreement. As further provided in ARTICLE 12, as between the Parties, this Agreement is a Site Specific Development Plan as that term is defined in Section 102 of the Vested Property Rights Act and constitutes a development agreement granting and establishing Vested Property Rights for a period consistent with Section 12.3 in accordance with Section 104(2) of the Vested Property Rights Act.

1.4 Relationship to Previous Agreements. This Agreement replaces, supersedes and effects the termination of the following agreements, which shall be of no further force and effect with respect to the Properties:

(a) Amended and Restated Development Agreement between the Town and Gondola Lot Properties LLC dated June 12, 2023, and recorded in the Records on June 14, 2023, at Reception No. 1312523;

(b) Development Agreement between the Town and Gondola Lot Properties LLC dated April 14, 2023, and recorded in the Records at Reception No. 1309020 on April 14, 2023.

(c) Amended and Restated Development Agreement between the Town and LH Mountain Ventures, LLC dated July 19, 2019, and recorded in the Records on January 8, 2020, at Reception No. 1217695; and

(d) Development Agreement between the Town and Lionheart BGV Ventures, LLC, dated August 15, 2018, and recorded in the Records on September 28, 2018, at Reception No. 1181305;

1.5 Landowner Cooperation and Consent.

(a) “**Landowner**” shall mean the owner of a legal or equitable interest in any Property, and includes the heirs, successors, and assigns of such ownership interests.

(b) Each Landowner hereby covenants and agrees to reasonably cooperate and consent to Applicant’s preparation, submittal, and pursuit of any Development Application(s) contemplated under this Agreement and the Town’s approval of the same, subject to such Landowner’s prompt prior review and approval of the applicable Development Application, which shall not be unreasonably withheld. In connection with every Development Application contemplated under this Agreement where Applicant and Landowner are not the same person or entity, the Parties acknowledge and agree that Applicant shall be considered Landowner’s “representative” within the meaning of Section 24-68-102(4)(a) of the Vested Property Rights Act, solely with respect to submission to the Town of this Agreement and any Development Application approved pursuant to this Section 1.5(b).

(c) Each Landowner hereby covenants and agrees to reasonably cooperate in the creation, amendment, and/or execution of such further agreements as may be required to effectuate the provisions of this Agreement. By way of example but not limitation, every Landowner shall, if necessary, execute a Density Transfer Covenant to accomplish the Density transfers contemplated in this Agreement, as more particularly set forth in Section 1.6. Notwithstanding the foregoing, VSRI’s obligation to execute Density Transfer Covenants shall be limited to the transfer of 58.0 SFEs from the Gondola Lot Master Plan to the Peak 7 & 8 Master Plan, and VSRI shall have no further obligation to transfer Density or execute any Density Transfer Covenant following the successful transfer of the same.

1.6 Density Transfer Covenants. This Agreement contemplates the Town’s authorization of various Density transfers. Pursuant to Section 9-1-17-12 of the Town Code, Density transfers must be evidenced by a written covenant (a “**Density Transfer Covenant**”). For all Density transfers contemplated under this Agreement, the following terms shall apply:

(a) The Density Transfer Covenant shall be in a form substantially similar to that attached hereto as Exhibit 8.

(b) All Parties necessary for any Density transfer contemplated under this Agreement shall execute a Density Transfer Covenant within thirty-five (35) days of the Final, Non-Appealable Approval of a master plan amendment or other Development Application authorizing the Density transfer. (“**Final, Non-Appealable Approval**” shall mean the passage of any time periods within which any referendum, administrative appeal, or request for review of such approval pursuant to C.R.C.P. 106(a)(4) must be brought, without any such referendum, administrative appeal or C.R.C.P. 106(a)(4) action having been filed, commenced or asserted, or, if filed, commenced or asserted, after any such referendum, administrative appeal or C.R.C.P. 106(a)(4) action is resolved with affirmation that such approval is effective.) The first sentence of this Section 1.6(b) shall not apply to any Density transfer contemplated or authorized for Parcel 7, which Density transfer shall

be accomplished as soon as practicable following the Annexation, if the Annexation is approved.

ARTICLE 2 COMMITMENTS (PUBLIC BENEFITS)

In exchange for the development rights conferred by this Agreement, the Town determines that it is in the public interest to recognize and memorialize the public benefits that the Project will provide as set forth below and more fully in this Agreement.

2.1 Density Relocation. The Town acknowledges and agrees that the Density transfers contemplated in this Agreement will relocate Density from the Town core to the Peak 8 base area, which is a more appropriate development location. The Town further acknowledges that the contemplated transfers will relocate approximately seventy-four (74) percent of the currently available Density away from Town core (approximately sixty-three [63] percent to the Peak 8 base area, and approximately eleven [11] percent to Parcel 7), and, after all density transfers occur, Density within Gondola Lot Master Plan will be reduced by approximately sixty-four (64) percent.

2.2 Development Intensity Reduction. The Gondola Lots Master Plan protects and provides for Density to be used in the Town core under an earlier version of the Town Code. The Town acknowledges and agrees that as the result of later modifications to the Town Code that will apply to development contemplated under this Agreement, the Density contemplated in this Agreement is anticipated to reduce development intensity as compared to the existing approved Gondola Lot Master Plan by approximately 90,000 square feet.

2.3 No Vertical Construction Proposed on Parcel 1; Parking Improved on Parcel 2. Upon approval of the Development Application(s) contemplated in this Agreement, Parcel 1 will remain as a surface parking lot for winter recreational visitors. Drainage and water quality, landscaping, and lighting will all be improved as set forth in ARTICLE 5, and, as more particularly set forth in ARTICLE 6, no parking structure will be erected on Parcel 2 and the existing surface parking lot on Parcel 2 will also be improved by Applicant.

2.4 Employee Housing. The Town acknowledges and agrees that the Agreement:

(a) Provides for, on private property, critically needed employee housing for the community beyond the employee housing that would be required by the Town Code;

(b) Does not require any construction costs to be incurred by the Town for any of the employee housing contemplated in this Agreement;

(c) Obligates Applicant to provide up to 7.8 SFEs of market-rate Density on Parcel 2, which reduces the need for Town-transferred Density for employee housing on that parcel; and.

(d) For Parcel 4, requires Applicant to provide employee housing in compliance with the Town Code on Parcel 7, if the Annexation is successful, or elsewhere if it is not. Additionally, if the Annexation is successful and Applicant constructs employee housing on Parcel 7, any housing constructed beyond that required to satisfy the employee housing

requirements for the development of Parcel 4 shall not be “banked” or “reserved” to satisfy the employee housing obligations of future developments and shall instead represent a public benefit.

2.5 Infrastructure Contribution. Subject to CDOT review and approval and provided circumstances beyond Applicant’s control do not prevent Applicant from complying with the timing set forth herein, prior to issuance of any certificate of occupancy for Parcel 3, Applicant shall design and construct Park Avenue and Ski Hill Road intersection improvements, which shall be limited to signage, ADA compliant pedestrian facilities (e.g., ramps and push buttons), and turn-lane restriping for eastbound and westbound movements as described in the East Peak 8 Traffic Impact Study Update (July 2023).

2.6 Sol Center Contribution. Applicant shall, within a reasonable time following the Family & Intercultural Resource Center’s (“**FIRC**”) written request, contribute \$2.0 million toward the FIRC/Building Hope capital fundraising campaign for use toward the Sol Center.

2.7 Cucumber Gulch Improvements.

(a) Prior to issuance of any certificate of occupancy for any building on Parcel 4, Applicant will establish with the Town an environmental improvement fund dedicated to ecosystem and habitat improvements to protect Cucumber Gulch funded by a fee of \$2/rental room per night in perpetuity.

(b) Prior to issuance of any certificate of occupancy for any building on Parcel 4, Applicant shall make a one-time \$125,000 contribution to the Town for constructed improvements or other management or conservation expenses in Cucumber Gulch.

2.8 Vehicle Trips. As set forth more particularly in ARTICLE 8, vehicle trips on Ski Hill Road will be reduced through the construction of the required employee housing for Parcel 4 on Parcel 7 or otherwise off-site as allowed by Absolute Policy 24/Social Community subsection F.1.a.(iv).

ARTICLE 3 GONDOLA LOT MASTER PLAN AMENDMENT

Upon and from Applicant’s submission of a complete Development Application for the Gondola Lot Amendment, the Town covenants and agrees that the Town shall:

3.1 Recognize that 143 SFEs of Density exist under the Gondola Lot Master Plan. The 143 SFEs do not include the fifty-eight (58) SFEs of Density to be transferred by VSRI, including up to two (2) SFEs to be used as commercial SFEs, that were intended to be transferred to Parcel 4 but for which no Density Transfer Covenant was ever entered into or recorded.

3.2 Specify total proposed Density and allocate Density to the Properties as follows:

(a) Parcel 1: 0.0 SFEs

(b) Parcel 2: Up to 21.7 SFEs (provided that the Town transfers 13.9 SFEs of Town Density as more fully set forth in Section 6.1(a)); and

(c) Parcel 3: Up to 30.0 SFEs.

3.3 Authorize the transfer of Density from the Gondola Lot Master Plan to the Peak 7 & 8 Master Plan, allow any new Density transfer into the Gondola Lot Master Plan for the construction of employee housing on Parcel 2, and specify total overall Density for the Gondola Lot Master Plan without the assignment of negative points under any “**Relative Policy**” or the failure of an “**Absolute Policy**” as those terms are defined in Section 9-1-5 of the Town Code. This includes, but is not limited to, a waiver from Absolute Policy 39/Master Plans 9-1-19-39A subsection I regarding Density and acknowledgment that no modification to any of the underlying Guidelines is necessary.

3.4 Require separate Density Transfer Covenant(s) for the transferred Density.

3.5 Grant a waiver from Absolute Policy 39/Master Plans 9-1-19-39A. subsection L.3 that requires a master plan to be brought into compliance with the current development policies of the Town when amended to the extent necessary to accommodate the more particular provisions set forth in this Agreement.

3.6 Recognize and carry forward the existing applicable Gondola Lot Master Plan Point Analysis, as reflected in PL-2021-0052, as allowed by Development Code Section 9-1-17-3.5 Duration of Point Assignments.

3.7 As authorized by Section 9-1-17-11K of the Town Code, establish a vesting period of five years for the Gondola Lot Master Plan, beginning from the date the Gondola Lot Amendment becomes effective.

ARTICLE 4

PEAK 7 & 8 MASTER PLAN AMENDMENT

Upon and from Applicant’s submission of a complete Development Application for the Peak 7 & 8 Amendment, the Town covenants and agrees that the Town shall:

4.1 Acknowledge that a total of 145.8 SFEs exist in the Peak 7 & 8 Master Plan. This includes the total remaining entitled Density for the Peak 8 Base Area of the Peak 7 & 8 Master Plan of 71.6 Residential SFEs, 9.0 Commercial SFEs, and 7.2 Guest Service Facilities SFEs and the fifty-eight (58) SFEs, including up to two (2) SFEs to be used as commercial SFEs, to be transferred from the Gondola Lot Master Plan to the Peak 7 & 8 Master Plan as currently reflected in those master plans, and as reflected in Staff Reports PL-2018-0576 and PL-2018-0546.

4.2 Authorize a Density transfer into the Peak 7 & 8 Master Plan area, from the Gondola Lot Master Plan, in excess of the existing Peak 7 & 8 Master Plan allowance and

underlying Guidelines without the assignment of negative points under any Relative Policy, the failure of an Absolute Policy, or need to modify the underlying Guidelines. This also includes a waiver from Absolute Policy 39/Master Plan, 9-1-19-39A subsection I regarding Density.

4.3 Concurrently process a Development Application or Applications for the subdivision of Parcels 5 and 6 to create individual residential lots, provided that the application(s) are complete and comply with the provisions of Chapter 2 of Title 9 of the Town Code (“**Subdivision Standards**”) and on the condition that a restrictive covenant (the “**Restrictive Covenant and Deed Restriction**”) will be recorded in title to the further subdivided lots so established on Parcels 5 and 6 (each, a “**Lot**”, and collectively, the “**Lots**”) providing as follows:

(a) Applicant shall designate a minimum of eight (8) of the Lots as restricted lots (each, a “**Restricted Lot**” and collectively, the “**Restricted Lots**”) that cannot be sold or conveyed to a third party until (i) the Town issues a temporary or final certificate of occupancy for the employee housing contemplated on Parcel 2; and (ii) CDOT accepts the roundabout improvements or Applicant posts the security contemplated in Section 6.1(d) (the “**Restricted Lot Release Conditions**”).

(b) Applicant shall have the right, from time to time in its sole discretion, and with written notice to the Town but without the requirement of further consent or action by the Town, to designate or redesignate any of the Lots a Restricted Lot, so long as a minimum of eight (8) of the Lots remain Restricted Lots until the Restricted Lot Release Conditions are satisfied.

(c) Upon satisfaction of the Restricted Lot Release Conditions, the Town shall promptly terminate the Restrictive Covenant and Deed Restriction by recording an instrument evidencing such termination. The Town’s Community Development Director is authorized to execute and record such termination upon confirmation that the Restricted Lot Release Conditions have been satisfied.

4.4 Specify total proposed Density, including the previous fifty-eight (58) SFEs of Density with up to two (2) SFEs to be used as commercial SFEs, and allocate Density to the Peak 7 & 8 Master Plan’s planning areas and/or specific sites in the Peak 7 & 8 Master Plan as follows:

- (a) Parcel 4: Up to 220 SFEs
- (b) Parcel 5: Up to two (2) SFEs; and
- (c) Parcel 6: Up to fourteen (14) SFEs.

4.5 Require separate Density Transfer Covenant(s) for the transferred Density.

4.6 Provided the Peak 7 & 8 Amendment includes a sufficiently specific request for the following, create new development locations in the Peak 7 & 8 Master Plan’s Planning Areas with Density and use assignments, without the assignment of any negative points, failure of an Absolute Policy, or the need to modify the underlying Guidelines, for the following:

- (a) Parcel 5; and

(b) Parcel 6.

4.7 Recognize and find that (a) the Peak 7 & 8 Master Plan was first adopted prior to October 17, 1994; (b) the Peak 7 & 8 Master Plan contains provisions which are materially inconsistent with the current Guidelines; (c) a legal and factual basis exists for the assertion the Landowners of Parcels 4, 5, and 6 have vested property rights under the existing master plan; and (d) there are significant public benefits which will result from the approval of the amendment to the master plan without requiring compliance with the current Guidelines, and that therefore, pursuant to Absolute Policy 39/Master Plans 9-1-19-39A subsection L.5, the Peak 7 & 8 Master Plan may be amended without requiring compliance with the then current Guidelines.

4.8 Grant a waiver from Absolute Policy 39/Master Plans 9-1-19-39A subsection L.3, which requires master plans to brought into compliance with the Town's then current development policies and master plan, to allow existing provisions of the Peak 7 & 8 Master Plan to be carried forward.

4.9 Recognize and find that the Peak 7 & 8 Master Plan is located in two (2) or more land use districts and that Absolute Policy 39/Master Plans 9-1-19-39A subsection I.2 therefore allows density to be reallocated notwithstanding Section 9-1-17-12's density transfer requirements, and acknowledge that no modification to the underlying Guidelines is necessary.

4.10 Per 9-1-17-3.5, Duration of Point Assignments, recognize and continue to apply the Amended Peak 7 & 8 Master Plan Point Analyses from the original Permit #2000155. By way of example but not limitation, the Town shall use the point analysis from the Seventh Amendment to the Peak 7 & 8 Master Plan (PL-2017-0697, Class A, Combined Hearing - A Modification to PERMIT #2000155) and the point assignments set forth therein.

4.11 Extend vesting of the Peak 7 & 8 Master Plan from November 8, 2025, to November 8, 2032 as allowed by 9-1-17-11K of the Town Code.

ARTICLE 5 PARCEL 1

5.1 With respect to Parcel 1, any Development Application shall comply with the following terms:

(a) The configuration of the proposed use and improvements shall be similar to the DTJ Design conceptual plan reviewed and endorsed by the Town Council on November 28, 2023, updated on March 12, 2024, and attached hereto as Exhibit 9 (the "**Parcel 1 Concept Plan**").

(b) Stormwater facilities and practices will be designed, constructed, and/or implemented pursuant to the standards set forth in Chapter 6 of the Town's Engineering Design and Construction Specifications.

(c) A limited amount of landscaping will be provided to the extent compatible with snow storage locations and stormwater and/or water quality improvements. Subject

to staff design suggestions, additional landscaping will be installed on the northern and eastern portion of Parcel 1 as requested by the Town Council.

(d) A limited amount of Dark-Sky lighting will be provided to the extent required for pedestrian safety. Over-lighting the site is discouraged, and lighting shall be kept to a minimum that still allows for pedestrian safety.

(e) A parking attendant shall be provided on-site while Breckenridge Ski Resort is open to the public for lift-accessed skiing to facilitate vehicle parking on the lot from opening to 3:00 p.m., or until the lot is filled, whichever is first to occur.

5.2 Upon and from Applicant's submission of a Development Application or Applications consistent with the provisions of Section 5.1, the Town covenants and agrees that the Town shall:

(a) Consistent with definition of "Development" and Town Council's discretion under Section 9-1-5C of the Town Code, and in recognition that no Density will be required, refrain from considering improvements depicted on the Parcel 1 Concept Plan and/or described in Section 5.1(a)-(d) (collectively, the "**Parcel 1 Improvements**") as, "Development"; refrain from assigning any negative points under a Relative Policy or the failure of an Absolute Policy; and not apply the Town's Off-Street Parking Regulations.

(b) Acknowledge that no modification to the underlying Guidelines is required.

(c) Acknowledge and agree that Parcel 1 has historically provided, and following the construction of the Parcel 1 Improvements, will, with the support of the required attendant, continue to provide 610 vehicle parking spaces toward the 1,560 parking spaces required under Section 1.G of the Parking Agreement. None of the Parcel 1 Improvements shall be construed as diminishing this acknowledged and agreed 610-space capacity.

(d) Include all terms concerning the contemplated Parcel 1 Improvements, as set forth in the above Section 5.1 in the amended Gondola Lot Master Plan, including without limitation recognition of the 610 qualifying spaces.

5.3 Following Final, Non-Appealable Approval of the Gondola Lot Amendment upon the terms set forth in Section 5.2, Applicant shall submit to the Town a site plan application for approval of the Parcel 1 Improvements, in substantially the form depicted on the Parcel 1 Concept Plan, with the addition of the Town Council-requested improvements. This site plan application shall be independent of any other site plan application(s) in the Gondola Lot Master Plan boundaries and the Town's conditional obligations set forth in Section 5.2 shall continue to apply in connection with its consideration of such site plan application. The Parcel 1 Improvements will be implemented by Applicant in stages and shall be substantially completed within one year following the issuance of a final certificate of occupancy for all improvements on Parcel 2 or within six (6) years from the Effective Date, whichever is earlier.

ARTICLE 6 PARCEL 2

6.1 With respect to Parcel 2, any Development Application shall comply with the following terms:

(a) Applicant and the Town will make available to Parcel 2 Density sufficient to construct employee housing beyond that required by the Town Code as follows:

(i) Applicant will provide up to 7.8 SFEs of Density; and

(ii) The Town will provide up to 13.9 SFEs of Density upon or before issuance of a building permit for the employee housing contemplated for Parcel 2.

(iii) A separate Density Transfer Covenant shall be required to transfer the Town-supplied Density.

(b) Applicant shall cause to be constructed forty-eight (48) bedrooms of employee housing in eight (8), six-plex dorm-style units with each bedroom to include its own bathroom, or in such other format as Applicant and the Town may in writing agree upon, per Absolute Policy 24/Social Community, and shall provide an executed covenant consistent with Policy 24 and the Town's Administrative Housing Rules and Regulations as follows:

(i) Minimum Lease Term: When rental of an employee housing unit is authorized, the owner/master lessor ("**Lessor**") shall be authorized to set the length of the lease, provided that no unit shall be used as an Accommodation Unit, as that term is defined under the Town Code. Any such tenancy approved by the Town shall be to a person meeting the definition of a Qualified Occupant under the Town Code. Unrelated roommates must all be Qualified Occupants;

(ii) Short-Term Rentals Prohibited: Rental units shall not be used for or be eligible for Short-Term Rental as defined in Title 4 of the Town Code;

(iii) Rent: Rent shall include electric, gas, water, sewer, trash, snow removal costs, and property insurance (collectively, "**Rent**"). Subject to Section 6.1(b)(v), Rent for all Town and Applicant provided Density will be limited to approximately 85% of a 60% Area Median Income ("**AMI**") studio unit rental rates per bedroom for dormitory style units as specified in the Summit County Housing Authority 2023 Summit County Area Median Income (AMI) Table. The Parties acknowledge and agree that this equates to a Rent of \$989.40 per bedroom per month as of the Effective Date;

(iv) Annual Rent Increase: Beginning from the Effective Date, Rent will escalate at 2.0% annually until construction is completed and the improvements on Parcel 2 receive a final certificate of occupancy, at which point Rent will escalate at a maximum of 3.0% annually for the next three (3) years;

(v) **Baseline Rent Resets:** Beginning three (3) years from the issuance of a final certificate of occupancy for the improvements on Parcel 2, and every three (3) years thereafter, baseline Rent will reset using the average of the prior three (3) years' AMI. Following establishment of the new baseline Rent, Rent shall continue to increase at a maximum of 3.0% annually over the next three (3) year-period until a new baseline Rent is established at the conclusion of such three (3)-year period as required under this Section 6.1(b)(v); and

(vi) **Seasonal Vacancy:** Lessor will offer any seasonal vacancy to local community non-profit organizations for use pending availability and subject to Lessor's reasonable discretion.

(c) To facilitate a safe Park Avenue crossing for winter recreational parking lot users, upon the issuance of a final certificate of occupancy for the improvements contemplated on Parcel 2, Applicant shall provide an electric shuttle connection from the contemplated Parcel 2 parking area to the BreckConnect Gondola and/or Breckenridge Station transit center on Watson Avenue when the parking lot is open to winter recreational visitors. Subject to CDOT review and approval, no later than two years after the Town's and CDOT's approval of the same, Applicant shall install Park Avenue/French Street pedestrian improvements, such as at-grade crosswalk striping, push buttons, signage, pedestrian refuge islands, or barriers in Park Avenue to the extent permitted by the Town, CDOT, and any other applicable regulatory entity.

(d) Subject to CDOT approval, Applicant will complete a roundabout at the intersection of North French Street and Park Avenue and prior to the issuance of a final certificate of occupancy for the employee housing contemplated in Section 6.1(b), or, if, for reasons beyond Applicant's control, Applicant is unable to complete the roundabout prior to the issuance of such certificate of occupancy, Applicant shall post a completion bond in an amount sufficient to guarantee the roundabout's completion. Notwithstanding any provision to the contrary in this Agreement, the Parties acknowledge and agree that Applicant's obligation to complete the roundabout contemplated in this Section shall not be considered a public benefit and shall be eligible for an award of positive points.

(e) Stormwater facilities and practices will be designed, constructed, and/or implemented pursuant to the standards set forth in Chapter 6 of the Town's Engineering Design and Construction Specifications.

6.2 Upon and from Applicant's submission of a Development Application or Applications consistent with the provisions of Section 6.1, the Town covenants and agrees that the Town shall:

(a) Permit the Density transfers contemplated in Section 6.1(a) in excess of the existing Gondola Lot Master Plan Density and underlying Guidelines without the assignment of negative points under any Relative Policy or the failure of any Absolute Policy arising from such transfers at the time of master plan amendment and/or site plan review, or the need to amend the underlying Guidelines to accomplish such transfers.

(b) Acknowledge and agree that the 400 winter recreational parking spaces on Parcel 2 (or other proposed and approved amount) will count towards the overall 1,560 total parking space requirement of Section 1.G of the Parking Agreement.

(c) In recognition of the historical and proposed vehicle parking, consistent with the Parking Agreement, grant waivers from Absolute Policy 2/Land Use District Guidelines and Relative Policy 2/Land Use District Guidelines for the parking lot use.

(d) Not award negative points under Relative Policy 5/ Architectural Compatibility (Town Code Sections 9-1-19-5R.A and 9-1-19-5R.B) for use of modular construction of the building(s) and the use of non-natural materials to reduce maintenance and increase longevity of the building(s), provided that fiber cement siding is used on building elevations and windows are trimmed in natural wood as allowed by Relative Policy 5.

(e) Grant a waiver from Relative Policy 7/Site and Environmental Design and its multiple subsections, including, but not limited to: Site Design and Grading for site disturbance associated with constructing a parking lot and employee housing building(s) into the hillside; under Retaining Walls for the use of retaining walls and for walls that exceed four (4) feet in height; and Site Buffering, and from Relative Policy 22/Landscaping relating to the tree buffer adjacent to Park Avenue, to accommodate the effort to preserve the trees along Park Avenue and provide revegetation efforts consistent with the conceptual plan prepared by DTJ Design, reviewed by the Town Council on December 12, 2023, and updated on March 12, 2024 (the “**Parcel 2 Concept Plan**” attached hereto as Exhibit 10). The Parcel 2 Concept Plan, or a plan substantially similar thereto, shall be incorporated into the design of Parcel 2 in order for these waivers to become effective.

(f) Grant waivers from Absolute Policy 22/Landscaping subsection B.8 requiring six (6) percent of the interior area of a parking lot to be landscaped and Section 9-3-9J. of the Off-Street Parking Standards requiring landscaping equal to twenty-five (25) feet per parking stall based on the nature of the recreation skier parking lot use and needed snowplowing operations.

(g) Grant a waiver from Relative Policy 13/Snow Storage, provided that Applicant accommodates snow storage at a minimum ten (10) percent of the plowable area.

(h) With considerations for public safety, grant waivers for up to two private accesses on Woods Drive, private accesses radius and geometry, private accesses spacing, road slope connections for private accesses, private accesses cross-slopes, and design to accommodate a 30' bus shuttle service to serve the winter recreational visitor parking spaces on the site. These waivers are from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Sections 5.10.2.1 and 5.10.2.2 for up to two accesses; 5.10.7.2 and Table 5.11 for the driveway/private access radius; 5.10.8.2 for the access geometry; 5.10.8.1 for the cross-slopes; and 5.10.5 and Table 5.10 for spacing); Off-Street Parking Regulations

(Section 9-3-9.A compliance with codes); and associated Absolute Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure of the Town Code.

(i) Permit a limited amount of Dark Sky compliant lighting to be provided on-site for pedestrian safety and waivers from Absolute Policy 46/Exterior Lighting, Title 9, Chapter 12 Exterior Lighting Regulations, and Title 9, Chapter 3 of the Town Code as over-lighting the site is discouraged. Timers, motion sensors, or other devices are encouraged to keep the lighting at a minimum for safety.

(j) Acknowledge that the construction and maintenance of an overpass or underpass traversing Park Avenue is unnecessary based upon the proposed residential uses and limited use of the winter recreational parking lot, and provision of shuttle service and other improvements as set forth in Section 6.1(c).

(k) To the extent Applicant is required to install barriers in or adjacent to Park Avenue as contemplated in Section 6.1(c), grant a waiver from Absolute Policy 47/Fences, Gates and Gateway Entrance Monuments.

ARTICLE 7 PARCEL 3

7.1 With respect to Parcel 3, any Development Application shall comply with the following terms:

(a) If the Town identifies any wetland impacts beyond those identified in that certain The Gold Rush Lots Wetland Technical Report prepared by Alpine Ecological Resources dated October 26, 2023 (attached hereto as Exhibit 11, the “**Wetlands Report**”), the impacted wetland area shall be replaced at a rate of 2:1 through an in-lieu fee program assumed by Applicant substantially similar to the Colorado Western Slope In-Lieu Fee Program identified in the Wetlands Report.

(b) No certificate of occupancy for any improvements on Parcel 3 shall be issued until a certificate of occupancy is issued for the employee housing contemplated on Parcel 2, as more particularly set forth in ARTICLE 6.

7.2 Upon and from Applicant’s submission of a Development Application or Applications consistent with the provisions of Section 7.1, the Town covenants and agrees that the Town shall:

(a) Acknowledge that the impact to the wetlands on Parcel 3 is as reflected in the Wetlands Report and the mitigation proposed therein is sufficient to grant the waivers set forth in this Section 7.2.

(b) Grant waivers from Town Code Section 10-2-4-3 Setbacks of the Engineering Process and Regulations, Section 7.6.1 Setbacks of the Engineering Design Standards and Construction Specifications, and Title 10 of the Engineering Process and Regulations regarding mitigation for the limited purposed of site grading, drainage and water quality improvements.

(c) Grant waivers from Policy 7/R Site and Environmental Design and all its subsections, and from Relative Policy 22/Landscaping relating to the tree buffer adjacent to Park Avenue, to accommodate the effort to preserve the trees along Park Avenue and provide revegetation efforts consistent with conceptual plan prepared by DTJ Design and reviewed and approved by the Town Council on November 14, 2023 (the “**Parcel 3 Concept Plan**”), or a plan substantially similar thereto.

(d) If the Town identifies any wetland impacts beyond those identified in the Report and Applicant mitigates the newly identified impacts consistent with Section 7.1(a), the Town shall grant any needed waivers from any Engineering Process and Regulations and Engineering Design Standards and Construction Specifications, and the Town Code policies related to such impacts and replacement, including but not limited to Absolute Policy 31/Water Quality.

(e) With considerations for public safety, grant waivers for multiple private accesses on Woods Drive, private accesses spacing, road slope connections for private accesses, and private accesses cross-slopes. These waivers are from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Sections 5.10.2.1 and 5.10.2.2 for the multiple accesses; 5.10.5 and Table 5.10 for spacing; and 5.10.8.1 for the cross-slopes); Off-Street Parking Regulations (Section 9-3-9.A compliance with codes and 9-3-9.F for grades); and the corresponding Absolute Town Code Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure.

(f) Grant a waiver from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Section 5.10.1), Off-Street Parking Regulations (Section 9-3-9.A), and the corresponding Absolute Development Code Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure, allowing more than four units to be served by a private access, provided that Applicant shall construct and maintain any such access in perpetuity.

(g) To the extent Applicant is required to install barriers in or adjacent to Park Avenue as contemplated in Section 6.1(c), grant a waiver from Absolute Policy 47/Fences, Gates and Gateway Entrance Monuments.

(h) Provide for the Parcel 3’s subdivision into duplex lots or footprint lots in accordance with the Town’s Subdivision Standards.

ARTICLE 8

PARCEL 4

8.1 With respect to Parcel 4, any Development Application shall comply with the following terms:

(a) The Peak 7 & 8 Master Plan shall be amended to transfer Density into the master plan and assign additional Density to Parcel 4, in excess of the Density currently allowed by the master plan and underlying Guidelines, without the assignment of negative points under any Relative Policy or failure of any Absolute Policy, or the need to modify

the underlying Guidelines, as follows: up to 74.2 SFES shall be transferred to the Peak 7 & 8 Master Plan from the Gondola Lot Master Plan for Parcel 4 and fifty-eight (58) SFES, including up to two (2) SFES to be used as commercial SFES, will be transferred from the Gondola Lot Master Plan to the Peak 7 & 8 Master Plan. The Town acknowledges and agrees that such fifty-eight (58) SFE transfer is reflected in the now-existing versions of the Gondola Lot Master Plan and the Peak 7 & 8 Master Plan, but no Density Transfer Covenant was ever entered into or recorded.

(b) Prior to the issuance of a final certificate of occupancy for the primary building on Parcel 4, Applicant shall make an approximately 1,500 square-foot space, as well as an ADA-compliant route, with elevator access, from an indoor garage parking area to the Peak 8 Base snow surface, available to the BOEC. Notwithstanding any provision to the contrary in this Agreement, the Parties acknowledge and agree that Applicant's obligation to make space available to the BOEC as contemplated in this Section shall not be considered a public benefit and shall be eligible for an award of positive points.

(c) In addition to the parking spaces required to be provided by the Peak 7 & 8 Master Plan at the time of site plan review, Applicant shall provide, and reserve in perpetuity, up to thirty-five (35) parking spaces for VSRI on-site employees and six (6) oversized/ADA indoor garage parking stalls for use by the BOEC. The VSRI parking spaces may not be used by the general public or for any other use but for parking for on-site VSRI employees and the BOEC parking spaces may not be used by the general public or for any other use other than parking for BOEC activities. The provisions of this Section 8.1(b) shall be included in the Peak 7 & 8 Master Plan.

(d) Building Height

(i) The maximum height of any building proposed for Parcel 4 shall not exceed the elevation of the existing east cross gable of One Ski Hill Place, as specified in the Peak 7 & 8 Master Plan and its attachments. This maximum height will serve as an "Absolute" policy under the Town Code.

(ii) Relative Policy 6 "Building Height" shall apply to the Town's review of a site plan application. Pursuant to the Peak 7 & 8 Master Plan, for the purpose for assessing or awarding points under Relative Policy 6 the heights of the buildings to be constructed on Parcel 4 shall be evaluated against the height requirements of the Town Code and the recommended heights for Land Use District 39 as they were in effect on February 26, 2013.

(iii) Pursuant to the Peak 7 & 8 Master Plan, the height of buildings at the Peak 8 base area only (including Parcel 4) are to be measured "to the proposed finished grade elevation at the exterior wall below," and not to natural grade, which generally does not exist in the area, provided that such proposed finished grades shall not include artificial appearing berming or fill. Artificial appearing berming or fill is characterized by excessive rise and steep grades in the vicinity of building foundations. (Emphasis added.) The height of the building on Parcel 4 shall be established in accordance with the Town Code and Land Use District 39 of the

Guidelines, in effect on the Effective Date, provided, however, that the Town and Applicant shall establish a method for determining the finished grades above which heights shall be measured in order to account for the lack of natural grades and the anticipated filling of the lowered and generally flat grades currently existing at the Peak 8 base area.

(e) Employee housing will be provided subject to the following terms:

(i) Applicant shall comply with Absolute Policy 24/Employee Housing and will relinquish any rights to provide such housing in connection with the development of Parcel 4 upon any different terms that may have been identified in any earlier agreement or approval.

(ii) If Parcel 7 has been annexed into the Town, Applicant shall cause all required employee housing to be provided on Parcel 7 prior to the issuance of a certificate of occupancy for Parcel 4, unless it is not feasible to construct all required units on Parcel 7, in which case Applicant shall provide the balance of any required units through any alternative means permitted under the Town Code. If Parcel 7 has not been annexed into the Town, Applicant's obligation to provide employee housing under the Town Code shall remain unchanged, and it shall be Applicant's responsibility to provide the required employee housing through any alternative means permitted under the Town Code. Such housing shall be located in the Upper Blue Basin, as that term is used in Section 9-1-19-24A.E.2 of the Town Code, and in close proximity to transit. In no event shall Applicant provide employee housing required for Parcel 4 through conversion of housing units in Breckenridge Terrace.

(f) Upon issuance of the final certificate of occupancy for all buildings on Parcel 4 Applicant shall deliver to the Town documentation sufficient to demonstrate that any right of access to Parcel 4 via Saw Mill Run Road has been abandoned.

8.2 Upon and from Applicant's submission of a Development Application or Applications consistent with the provisions of Section 8.1, the Town covenants and agrees that the Town shall:

(a) Grant a waiver from Absolute and Relative Policy 3/Density for the underground parking area square footage.

(b) Permit amendment of the Peak 7 & 8 Master Plan that reflects that maximizing the buffer distance to Parcel 4's eastern property line is more important than designing any building to step down to the east, provided that the eastern edge of a building's footprint may not be located any further to the east than that shown on the DTJ Design plans reviewed and approved by the Town Council during the November 14, 2023 work session (the "**Parcel 4 Concept Plan**").

(c) Not assign negative points under Relative Policy 7/Site and Environmental Design – Retaining Walls, in recognition that the site has been previously disturbed and that retaining walls will be used in an effort to retain slopes as called for by Policy 7.

(d) Grant waivers from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Sections 5.10.2.1 and 5.10.2.2), Off-Street Parking Regulations (Section 9-3-9A), and corresponding Development Code Absolute Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, 26/Infrastructure for two (2) accesses onto Parcel 4 – for deliveries/loading and for public/guests, and for loading area backout movements onto Ski Hill Road.

(e) Acknowledge and agree that constructing the required employee housing on Parcel 7 or otherwise off-site will reduce vehicle trips up/down Ski Hill Road meeting Absolute Policy 24/Social Community subsection F.1.a.(iv).

(f) Acknowledge and agree that outdoor heated sidewalks, pools/spas impacts, etc. will be minimized to the extent practicable but that Applicant cannot mitigate all required impacts on-site due to elevation, current technology, and roof design/size. The Town shall allow off-site mitigation of the Renewable Energy Mitigation Program (“REMP”) upon the following terms:

(i) REMP mitigation will be provided via a three-step approach, which reflects the Town’s preferred order of priority: (1) solar on-site; (2) off-site within the Town on properties controlled by Applicant; and (3) fee in lieu based on the current REMP policy and calculator if offset energy is not provided prior to Certificate of Occupancy for Parcel 4. Applicant consents to the Town’s review and approval of all mitigation via the applicable development review process(es). Applicant may submit, and the Town will process, an application meeting Town Code requirements for off-site solar mitigation improvements for credit to the Town for review and approval upon execution of this Development Agreement due to the construction lead time for Parcel 4 credit.

(ii) Applicant will provide a third-party analysis, in a form acceptable to the Town, of the required amount of solar offset.

(iii) The Town staff shall determine the extent of emergency egress and pedestrian circulation safety to be exempt from REMP and Absolute and Relative Policy 33/Energy Conservation during site plan review.

(g) Issue, upon application for the same, such permit(s) as may be required by the Town to allow one or more Applicant-provided temporary structures accommodating VSRI’s administration functions necessary or appropriate for the operation of the Breckenridge Ski Resort, as well as Applicant’s pre-operation functions on Parcel 4, up to approximately 6,000 square feet, to be placed on Parcel 4, or other location(s) suitable to the Town and VSRI and Applicant, and maintained in such location(s) until Applicant constructs guest services spaces for VSRI’s use and occupancy; provided, however, that all approved temporary structures shall be removed by Applicant no later than sixty (60) days after the issuance of any final certificate of occupancy for all structures on Parcel 4. The Town shall also grant such waivers including, without limitation, from Absolute Policy 36/Temporary Structures as may be necessary to effectuate the terms of this section.

(h) Allow the parking garage contemplated on Parcel 4 to be used as temporary construction parking while the on-site building(s) is under construction.

(i) Permit Condominium, Condominium/Hotel, and/or Hotel/Lodging/Inn uses, and Timeshare Interests, whether by way of whole or fractional ownership, as those capitalized terms are defined in Section 9-1-5 of the Town Code, and associated commercial, guest services facilities, and other amenities.

8.3 Following Final, Non-Appealable Approval of the Development Application(s) contemplated under Section 8.1 and prior to issuance of the final certificate of occupancy for the improvements on Parcel 4, Applicant shall enter into such agreement as the Town reasonably may require that provides for the following:

(a) At the end of the first year after issuance of the final certificate of occupancy and every year thereafter for the first five (5) years after issuance of such final certificate of occupancy, Applicant will provide a trip report to the Town. Trips will be defined as the number of trips into the garage anticipated to be constructed on Parcel 4 plus the number of trips out of that garage on a daily basis.

(b) If during any single calendar month of each of such five (5) years the number of trips exceeds an average of 1,600 trips per day, for every 100 trips in excess of 1,600, Applicant will acquire and transfer one additional electric shuttle van to the Breckenridge Mountain Master Association (“**BMMA**”). Until such time as the threshold described in the preceding sentence has been reached the residents and guests of the anticipated development shall have access to the transportation (van) system operated by the BMMA in the same manner as is provided to other properties located within the boundaries of the BMMA. A letter from the BMMA confirming the same shall be provided to the Town.

8.4 If the Annexation has not been approved at or before the time the obligation to provide employee housing under Absolute Policy 24/Social Community in connection with the development of Parcel 4 is due, the Town shall allow Applicant to transfer up to 15.0 SFEs for employee housing mitigation to other properties within the Town to satisfy the employee housing mitigation requirements. Nothing in this Section 8.4 shall be construed as limiting the alternative means of delivering employee housing to satisfy Absolute Policy 24/Social Community as permitted under the Town Code.

ARTICLE 9

PARCEL 5

9.1 With respect to Parcel 5, any Development Application shall comply with the following terms:

(a) The Peak 7 & 8 Master Plan shall be amended to create a Parcel 5 Planning Area, allow single-family residential uses, and assign Density to this area without the assignment of any negative points under any Relative Policy or the failure of an Absolute Policy, or the need to modify the underlying Guidelines;

(b) Applicant shall construct and maintain private driveways on Parcel 5 serving the two homesites from Four O’Clock Run Road;

(c) Applicant shall include a plat note on the final plat indicating that the future homes on the lots will be limited to a total of 7,500 square feet of Density per lot;

(d) Applicant shall include a plat note on the final plat stating that a Plant Investment Fee (“**PIF**”) equal to 1.25 of the in-Town PIF rate shall be assessed at the time of building permit for each single-family residence.

(e) Applicant shall cause BMMA shuttles to serve each completed home.

9.2 Upon and from Applicant’s submission of a Development Application or Applications consistent with the provisions of Section 9.1, the Town covenants and agrees that the Town shall:

(a) Allow for the transfer of Density contemplated in Section 8.1(a) without the assignment of negative points under any Relative Policy or the failure of an Absolute Policy and acknowledge that no modification of the underlying Guidelines is necessary.

(b) Grant waivers allowing the private driveways’ grade to exceed, up to a maximum grade of ten (10) percent, the requirements set forth in Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Section 5.10.8.1), Off-Street Parking Regulations (Sections 9-3-9.A and 9-3-9.F), and corresponding Development Code Absolute Development Code Policies 16/Internal Circulation, 17/External Circulation, 18/Parking and 26/Infrastructure.

(c) Grant relief from the Subdivision Standards Sections 9-2-4-5C.2 and 9-2-4-5C.7.b.4 related to the depth and widths of lots and shape of disturbance envelopes.

ARTICLE 10

PARCEL 6

10.1 With respect to Parcel 6, any Development Application shall comply with the following terms:

(a) The Peak 7 & 8 Master Plan shall be amended to create a new Parcel 6 Planning Area, allow the single-family residential uses, and assign Density to this area without the assignment of negative points under any Relative Policy or the failure of an Absolute Policy, and no modification of the underlying Guidelines is necessary.

(b) Each proposed single-family lot on Parcel 6 shall be a minimum of .60 acres.

(c) Applicant shall include a plat note indicating that the future single-family homes will be limited to 7,500 square feet of Density.

(d) Applicant shall include a plat note stating that a PIF equal to 1.25 of the in-Town PIF rate shall be assessed at the time of building permit for each single-family residence.

(e) Applicant shall cause BMMA shuttles to serve completed homes on Parcel 6.

10.2 Upon and from Applicant's submission of a Development Application or Applications consistent with the provisions of Section 10.1, the Town covenants and agrees that the Town shall:

(a) Allow for the transfer of Density contemplated in Section 10.1(a) without the assignment of negative points under any Relative Policy or the failure of an Absolute Policy and acknowledge that no modification of the underlying Guidelines is necessary.

(b) Grant waivers from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Section 5.6.3.2), Off-Street Parking Regulations (Section 9-3-9.A), and corresponding Development Code Absolute Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure that requires the Engineering Regulations to be met for the length of the Timber Trail Drive extension and grade during the subdivision review process, on the condition that all International Fire Code requirements are met and an emergency turn-around, fire hydrants, and the future homes are equipped with individual automatic sprinkler systems (via a plat note on the subdivision plat) will be provided, as previously allowed for the Timber Trail subdivision. The maximum grade shall be 6.5% unless a greater grade is reviewed and approved by the Town.

(c) Grant waivers for the private driveways' grades during the subdivision and site plan review processes from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Section 5.10.8.1), Off-Street Parking Regulations (Sections 9-3-9.A and 9-3-9.F), and corresponding Development Code Absolute Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure that requires the Engineering regulations to be met.

(d) Grant waivers from the Engineering Process and Regulations, Chapter 5 of the Engineering Design Standards and Construction Specifications (Section 5.10.1), Off-Street Parking Regulations (Section 9-3-9.A), and corresponding Development Code Absolute Policies 16/Internal Circulation, 17/External Circulation, 18/Parking, and 26/Infrastructure allowing two private accesses to serve more than four (4) lots as applicable during the subdivision and site plan review processes, provided that Applicant shall construct and maintain any such accesses in perpetuity.

(e) Grant waivers from the Subdivision Standards Sections 9-2-4-5.C.2, 9-2-4-5.C.3 and 9-2-4-5.C.7.b.4 related to the depth and width of lots and shape of disturbance envelopes.

ARTICLE 11

PARCEL 7

11.1 Development Upon Annexation. If the Annexation is approved, Applicant or BGV Entrada shall be entitled to submit Development Applications for the development of employee housing on Parcel 7, subject to the terms of any annexation and development agreement executed by the Town and BGV Entrada with respect to Parcel 7. To provide for that development, the Town authorizes the following, subject to the execution of any required Density Transfer Covenant: The transfer of up to fifteen (15) SFEs from the Gondola Lot Master Plan to Parcel 7, which shall in addition to the existing 14.2 SFEs on Parcel 7 as allowed by Land Use District 5, result in a total of up to 29.2 SFEs on Parcel 7.

11.2 If the Annexation is not successful, Applicant is authorized, upon written notice to the Town, to transfer up to fifteen (15) SFEs from the Gondola Lot Master Plan to another property in the Town suitable to the Town, Applicant and VSRI for the purpose of providing deed restricted workforce housing. Provided that the receiving property complies with the locational requirements set forth in Section 8.1(e)(ii), such transfer shall be deemed approved by operation of this Agreement. Compliance with Section 1.6(b) shall be determined from the date the written notice required under this Section 11.2 is delivered to the Town.

11.3 If the Annexation has not been approved within one (1) year of the Effective Date, this Agreement shall terminate and be of no further force and effect with respect to Parcel 7 alone.

11.4 If any additional employee housing square footage is built upon Parcel 7 beyond that which is required for Parcel 4 compliance with Absolute Policy 24/Social Community, such additional square footage shall not be eligible to satisfy employee housing requirements for future developments.

ARTICLE 12 VESTED PROPERTY RIGHTS

12.1 Establishment of Vested Property Rights. This Agreement shall constitute a Site Specific Development Plan. All of Applicants' and Landowners' rights, and the Town's obligations, under this Agreement shall be Vested Property Rights. Applicant and Landowners shall have a Vested Property Right to undertake and complete development and use of the Properties as provided in this Agreement, and the Vested Property Rights will be effective against any other governmental entities and their respective governing bodies that subsequently obtain or assert jurisdiction over the Properties or any portion thereof. The rights and obligations under this Agreement shall vest in Applicant and Landowners, which terms, by their definitions, include successors, and assigns. The Vested Property Rights described in this Agreement shall constitute benefits and burdens to the land and shall run with title to the land.

12.2 Rights Which are Vested. By way of illustration, the Vested Property Rights include, but are not limited to, the following:

(a) **Processing of Applications.** The right to submit and for the Town to process Development Applications in accordance with the procedures and upon such terms set forth in this Agreement, or to the extent not addressed herein, the procedures set forth in the Town Code (as the same was in effect on the Effective Date). In the event that any amendment to the Town Code approved after the Effective Date creates generally

applicable submittal requirements, procedural requirements, or approval criteria which conflict with or are in addition to the terms and conditions of this Agreement, Applicant may choose whether the Town Code or the terms of this Agreement will apply to the Development Application.

(b) Use and Development Standards. The right to be protected against the Town or any citizen initiating any action to apply any less-favorable use and development standards to any Property or the Project, including, but not limited to, any reduction in the maximum allowed Density, the development intensity allowed under that Density, or total area of the Project. In the event that any amendment to the Town Code approved after the Effective Date creates generally applicable use or development standards that conflict with or are in addition to the terms and conditions of this Agreement, Applicant, and VSRI, in the event the affected Property is owned by VSRI, may choose whether the Town Code or the terms of this Agreement will apply to the affected Property or Properties, or the Project.

(c) Uniformity of Requirements. The right to continue and complete development of the Properties with conditions, standards, dedications, and requirements that are no more onerous than those then being imposed by the Town on other properties within the Town's municipal boundaries on a reasonably uniform and consistent basis, except to the extent such conditions, standards, dedications, and requirements conflict with the terms and conditions of this Agreement, in which case the terms and conditions of this Agreement shall control except as otherwise set forth herein.

12.3 Term. In recognition of the complexity of the development contemplated by this Agreement, the time required to complete development, and the possible impact of economic cycles and varying market conditions during the course of development, the Town has concluded and hereby agrees that the Vested Property Rights, including those identified in Section 12.1 of this Agreement, shall continue and have a duration until **SEVEN (7) YEARS** from the Effective Date (the "**Term**"). The rights and obligations set forth in this Agreement shall survive the termination of the Term, the effect of which shall be limited to eliminating the protections set forth in the Vested Property Rights Act.

12.4 Compliance with General Regulations. The establishment of the rights vested under this Agreement shall not preclude the application of Town regulations of general applicability including, but not limited to, the application of local improvement districts, building, fire, plumbing, engineering, electrical and mechanical codes, or the application of regional, state or federal regulations, as all of the foregoing exist on the Effective Date or may be enacted or amended after the date hereof, except as otherwise provided herein, as against the Properties and the Project. Landowners do not waive their rights to oppose adoption of any such regulations.

ARTICLE 13 DEFAULT AND REMEDIES

13.1 Default by the Town. A "breach" or "default" by the Town Council or the Town under this Agreement will be defined as the Town Council's or the Town's failure to fulfill or perform any express material obligation of the Town Council or the Town stated in this Agreement. Consistent with Sections 105(1)(a) and (b) of the Vested Property Rights Act, the Parties

acknowledge and expressly intend that the Vested Property Rights preclude any zoning or land use action by a local government or pursuant to any initiated measure which would materially alter, impair, prevent, diminish, impose a moratorium on development, or otherwise delay the development of the Project or the use of the Properties as set forth in this Agreement, except that such rights may be divested only (a) with the consent of the owner of the affected portion of the Properties; or (b) upon the discovery of natural or manmade hazards on, or in the immediate vicinity of, the Properties, which hazards could not have been reasonably discovered at the time of approval of this Agreement, and which hazards, if uncorrected, would pose a serious threat to the public health, safety and welfare. Such natural or manmade hazards may include, but are not limited to, acts of God or other *force majeure*, or failure(s) of Town utilities necessary to serve the Properties or Project. Accordingly, subject to the exceptions listed in clauses (a) and (b) above, any of the foregoing zoning or land use actions by the Town Council or the Town would impermissibly divest Applicant and/or Landowners of the benefits of the Vested Property Rights, would constitute a breach or default under the Vested Property Rights Act and would entitle Landowners to the specific and limited remedies set forth herein.

(a) No Responsibility or Remedy. The Town shall not be responsible for and Applicant and Landowners shall have no remedy against the Town if development of the Property is prevented or delayed for reasons beyond the control of the Town.

(b) No Personal Responsibility. No official or employee of the Town shall be personally responsible for any actual or alleged breach of this Agreement by the Town.

13.2 Remedies.

(a) Generally. Except to the extent this Agreement expressly states otherwise, the Party asserting the default will have the right to pursue and be entitled to enforce specific performance of the defaulting Party's obligations under this Agreement, which will be the sole remedy under this Agreement; provided, however, if there is a final judicial determination that a Party is in default under this Agreement but the court determines specific performance is not available or will not be granted as a remedy for such default: (i) Applicant or Landowners will be entitled to the contingent remedy described in Section 13.2(c); and (ii) if Applicant or Landowners are determined in a final judicial judgment to have failed to abide by the terms of this Agreement, the Town Council and the Town will be entitled such remedies as may be available at law or in equity, subject to the limitations set forth in Section 13.2(b), and, additionally, to enforce the forfeiture of the Vested Property Rights.

(b) Vested Property Rights; Mutual Waivers. Although the Vested Property Rights Act provides for the payment of certain monetary damages upon a deprivation, impairment, violation or other divestment of the Vested Property Rights, the Town desires not to be subject to liability for monetary damages pursuant to the Vested Property Rights Act as a remedy for breach or default with respect to the Vested Property Rights. Accordingly, Applicants and Landowners hereby knowingly, intentionally, voluntarily and irrevocably waive, for themselves and for their successors and assigns, any remedial right they may have pursuant to Section 105(1)(c) of the Vested Property Rights Act to be paid money damages as just compensation upon a deprivation, impairment, violation or other

divestment of the Vested Property Rights; and the Town Council hereby knowingly, intentionally, voluntarily and irrevocably waives, for itself and for its successors and assigns, any right the Town Council or the Town may have pursuant to Section 105(1)(c) of the Vested Property Rights Act to pay money damages to Landowners and/or their successor(s) and assign(s) as just compensation upon a deprivation, impairment, violation or other divestment of the Vested Property Rights. The Parties have executed and entered into the foregoing mutual waivers with the express intent that such waivers will be mutually binding and enforceable as to each of them and their respective successors and assigns, having been given in consideration of the mutual benefits accruing to each of them as a result of such mutual waivers and otherwise accruing to each of them pursuant to this Agreement, and with the intent and mutual understanding that the effect of such mutual waivers will be that the Town Council and the Town are precluded from divesting, depriving, impairing or violating the Vested Property Rights under any circumstances other than those stated in Section 13.1.

(c) Contingent Remedy. Only if, notwithstanding the foregoing mutual waivers and the Parties' express intent as to the enforceability and remedial effect of such waivers, it is judicially determined that the terms and conditions (either in whole or in part) set forth in this ARTICLE 13 will not be enforced against the Town Council and the Town as written, Applicant and/or Landowners will be entitled to pursue and be awarded just compensation pursuant to Section 105(1)(c) of the Vested Property Rights Act to the extent the Town Council or the Town takes any action which has the effect of divesting, depriving, impairing or violating the Vested Property Rights and such action constitutes a compensable action under the Vested Property Rights Act.

ARTICLE 14 RESPONSIBILITIES OF THE TOWN

14.1 Processing of Applications. The Town shall process all applications received in connection with the development of the Project, in accordance with the Town Code and any other applicable laws, ordinances, and regulations.

14.2 Infrastructure Permit. The Town shall, upon Applicant's request at any point following the approval of any Development Application contemplated in this Agreement, issue to Applicant at least one infrastructure permit for the Property subject to the Development Application approval that will allow for infrastructure and site work related to the approved Development Application, including deep utilities, grading, construction of storm water management systems, and mass excavation, to commence prior to issuance of a building permit, subject to approval by the Town Engineering Department. Each property with an approved Development Permit, as that term is defined in Section 9-1-5 of the Town Code, may be issued an infrastructure permit.

14.3 Building Permits. The Town shall issue all necessary building permits for the Project, in accordance with the Town Code and any other applicable laws, ordinances, and regulations.

14.4 Consent. The Town will not unreasonably withhold its consent or approval when such consent or approval is required hereunder.

ARTICLE 15 MANDATORY PROVISIONS

Pursuant to Section 9-9-12 of the Town Code, the following mandatory provisions shall apply:

15.1 Nothing in the agreement shall preclude or otherwise limit the lawful authority of the Town to adopt or amend any Town law, including, but not limited to, the Town's: 1) Development Code, 2) land use guidelines, 3) master plan, and 4) subdivision ordinance.

15.2 Successors and Assigns; Binding Effect; Recording.

(a) **Recording.** Within five (5) business days of the Effective Date, the Parties shall deliver original copies of their signature pages and the signature pages of any lienholder or lender on their respective Property to the Town. This Agreement shall be recorded in the Records as against every Property and Parcel 7.

(b) **Successors and Assigns of Applicant.** Applicant may, in its sole discretion, assign its rights and obligations under this Agreement in whole and in part. Upon any such assignment and delivery of written notice to the Town along with a copy of the instrument of assignment, Applicant shall be released from its obligations and responsibilities hereunder to the extent so assigned and the Town shall recognize the rights and obligations of such assignee as so assigned.

(c) **Successors and Assigns of Landowner.** This Agreement shall be binding upon and inure to the benefit of Landowners and their respective successors and assigns. For avoidance of doubt, the Agreement shall run with the title to the land and benefit and burden the Properties. Any Party bound by obligations of Landowner in this Agreement shall be released from its obligations and responsibilities hereunder upon the valid conveyance of its interest herein to its successor pursuant to the terms and conditions of such conveyance, if any.

15.3 If a Party defaults in the performance of its obligations under this Agreement, the Party(ies) asserting the default will deliver notice of the asserted default to the Party alleged to be in default, with copies to any other non-defaulting Parties. The Party alleged to be in default will have sixty (60) days from and after receipt of the notice to cure the default without liability for the default. If the default is not of a type which can be cured within such period and the Party alleged to be in default gives written notice to the Party(ies) who asserted the default within such 60-day period that it is actively and diligently pursuing a cure, the Party alleged to be in default will have a reasonable period of time given the nature of the default following the end of the 60-day period to cure the default, provided that the Party alleged to be in default is at all times within the additional time period actively and diligently pursuing the cure. Notwithstanding the foregoing cure period, the Party asserting that the Town Council and/or the Town is in default will have the right to include a claim for breach of this Agreement and/or of the Vested Property Rights Act in any claim brought under C.R.C.P. 106(a)(4) if the Party reasonably believes that failure to include

such claim could jeopardize the Party's ability to exercise its remedies under this Agreement or under the Vested Property Rights Act at a later date. Any claim for breach of this Agreement or the Vested Property Rights Act that is brought before the expiration of the applicable cure period will not be prosecuted by the Party asserting such claim until expiration of the applicable cure period, and will be dismissed by the Party if the default is cured in accordance with this Section 15.3.

15.4 The Town shall not be responsible for and Applicant shall have no remedy against the Town if development of the real property which is the subject of this Agreement is prevented or delayed for reasons beyond the control of the Town.

15.5 Actual development of the real property which is the subject of this Agreement shall require the issuance of such other and further permits and approvals by the Town as may be required from time to time by applicable Town ordinances.

15.6 No official or employee of the Town shall be personally responsible for any actual or alleged breach of this Agreement by the Town.

15.7 Applicant shall agree to indemnify and hold the Town, its officers, employees, insurers, and self-insurance pool, harmless from and against all liability, claims, and demands, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the negligence or intentional act or omission of Applicant, any subcontractor of Applicant, or any officer, employee, representative, or agent of Applicant or of any subcontractor of Applicant, or which arise out of any workers' compensation claim of any employee of Applicant, or of any employee of any subcontractor of Applicant; except to the extent such liability, claim or demand arises through the negligence or intentional act or omission of the Town, its officers, employees, or agents. Applicant agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at the sole expense of Applicant. Applicant also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees.

15.8 If any provision of this Agreement shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of the remaining provisions of the agreement.

15.9 In connection with an application for a development permit to develop the real property that is the subject of this Agreement the application shall not receive an award of positive points under the Town Code for any commitment offered to the Town by Applicant pursuant to Section 9-9-4, or any other obligation or requirement of Applicant under this Agreement.

ARTICLE 16 MISCELLANEOUS

16.1 Amendments. This Agreement may be amended or terminated only with the prior written consent and approval of the Town, Applicant, and the Landowner of the Property(ies) or

portion of the Property(ies) to which the amendment applies, following public notice and public hearings as required for Development Agreements.

16.2 Notices. In order to be deemed delivered and effective, any notice required or permitted pursuant to this Agreement must be in writing, and must be given either personally or by registered or certified mail, return receipt requested, in either case to the applicable Party(ies) at their addresses set forth below:

If to the Town:

Town of Breckenridge
Shannon Haynes, Town Manager
150 Ski Hill Road, P.O. Box 168
Breckenridge, CO 80424
shannonh@townofbreckenridge.com

With a required copy to:

Kirsten J. Crawford
Town Attorney, Town of Breckenridge
150 Ski Hill Road, P.O. Box 168
Breckenridge, CO 80424
kirstenc@townofbreckenridge.com

If to Gondola Properties:

Gondola Properties LLC
c/o Breckenridge Grand Vacations
100 South Main Street, P.O. Box 6879
Breckenridge, Colorado 80424
Attention: Graham Frank, Chief Development Officer

With a required copy to:

Otten, Johnson, Robinson, Neff & Ragonetti, P.C.
950 Seventeenth Street, Suite 1600
Denver, Colorado 80202
Attention: Andrew L.W. Peters
apeters@ottenjohnson.com

If to BGV Entrada:

BGV Partners Entrada, LLC
c/o Breckenridge Grand Vacations
100 South Main Street, P.O. Box 6879
Breckenridge, Colorado 80424
Attention: Graham Frank, Chief Development Officer

With a required copy to:

Otten, Johnson, Robinson, Neff & Ragonetti, P.C.
950 Seventeenth Street, Suite 1600
Denver, Colorado 80202
Attention: Andrew L.W. Peters
apeters@ottenjohnson.com

If to VSRI:

Vail Resorts, Inc.
390 Interlocken Crescent #100
Broomfield, CO 80021
Attention: Legal Department
legalnotices@vailresorts.com

If to LC Breckenridge:

LC Breckenridge
c/o Leste
1450 Brickell Avenue, Suite 2600
Miami, Florida 33131
Attention: Jordan Suppan
Jordan.Suppan@leste.com

With required copy to:

Carlton Fields
2 Miami Central
700 NW 1st Avenue, Suite 1200
Miami, Florida 33136-4118
Attention: Matthew H Jacobson
MJacobson@carltonfields.com

Notices will be deemed delivered and effective as follows: (i) if given personally, when delivered to the Party to whom it is addressed; or (ii) if given by registered or certified mail, on the first to occur of (A) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (B) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. Any Party may at any time, by giving notice as provided in this Section,

designate additional persons to whom notices or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given.

16.3 Entire Agreement. This Agreement constitutes the entire and final understanding between the Parties with respect to the subject matter hereof. This Agreement supersedes all prior agreements and understandings between the Parties relating to the subject matter hereof, which shall be of no further force and effect. For the avoidance of doubt, the Parking Agreement is not an agreement or understanding subject to this Section 16.3 and remains in full force and effect.

16.4 No Implied Representations. No representations, warranties, or certifications, express or implied, shall exist as between the Parties except as stated herein.

16.5 Waivers and Modifications in Writing. No waivers or modifications hereof shall be made or deemed to have been made unless in writing executed by the Party to be bound thereby.

16.6 Conflict with Other Provisions of the Town Code. In the event any provision of this Agreement or the application thereof conflicts with any provision of the Town Code, this Agreement shall control the determination of the rights and obligations of the Parties with respect to such conflicting matter. When adopted by the Town pursuant to ordinance, this Agreement shall be deemed to be an amendment of any such conflicting provision of the Town Code with respect to the subject matter thereof.

16.7 Adoption of Agreement Deemed to be a Legislative and Administrative Act; Referendum. As set forth in and expressly authorized by Section 104(2) of the Vested Property Rights Act, this Agreement and the Vested Property Rights conferred hereby are adopted as a legislative act pursuant to such authority conferred upon the Town Council by the Vested Property Rights Act. If and to the extent the Vested Property Rights Act subjects the Town Council's establishment of the Vested Property Rights pursuant to this Agreement to referendum, and any referendum succeeds in overturning the Town Council's establishment of the Vested Property Rights pursuant to this Agreement, such result will not be construed as overturning, negating or otherwise affecting the Council's approval of this Agreement.

16.8 Covenant of General Cooperation. The Parties covenant and agree to cooperate in good faith with one another in the performance of their respective rights and obligations hereunder in order that each may reasonably realize their respective benefits hereunder. The Parties further agree to cooperate in good faith with one another in the event of any third-party legal action, initiative, or referendum challenging the approval(s) of any Development Application contemplated in this Agreement.

16.9 No Third-Party Beneficiaries. Except as otherwise provided herein, none of the terms, conditions, or covenants contained in this Agreement shall be deemed to be for the benefit of any person not a Party hereto, and no such person shall be entitled to rely hereon in any manner.

16.10 Counterparts; Electronic Delivery. This Agreement may be executed in multiple counterparts, each of which will be deemed to be an original and all of which taken together will constitute one and the same agreement. Executed copies hereof may be delivered by telecopier or

e-mail (pdf) and upon receipt will be deemed originals and binding upon the Parties, regardless of whether originals are delivered thereafter.

16.11 Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

16.12 Applicable Law. This Agreement shall be interpreted and enforced according to the laws of the State of Colorado.

16.13 Venue and Choice of Law; Waiver of Right to Jury Trial; Construction. Venue will be in the district court for the State of Colorado, Summit County, Colorado. To reduce the cost of and to expedite the resolution of disputes under this Agreement, each Party hereby waives any and all right to request a jury trial in any civil action relating primarily to the enforcement of this Agreement. In the event of ambiguity in this Agreement, any rule of construction which favors a Party's interpretation as a non-drafting party will not apply, and the ambiguous provision will be interpreted as though no specific party was the drafter.

[SIGNATURE PAGES TO FOLLOW]

TOWN OF BRECKENRIDGE

By:

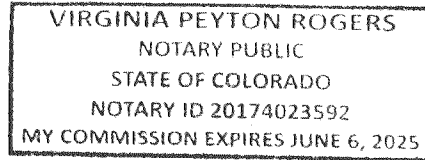


Shannon Haynes, Manager

STATE OF Colorado

COUNTY OF Summit

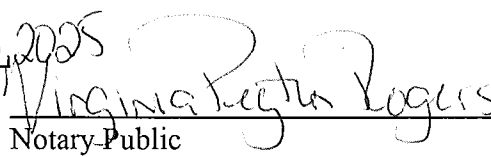
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) SS:
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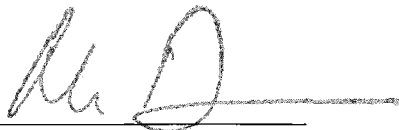
The foregoing instrument was acknowledged before me this 23rd day of May, 2024, by Shannon Haynes as Manager of the TOWN OF BRECKENRIDGE.

Witness my hand and official seal.

My commission expires: June 6, 2025


Notary Public

BGV PARTNERS ENTRADA, LLC,
a Colorado limited liability company

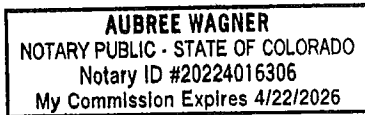
By: 
Michael A. Dudick, Member

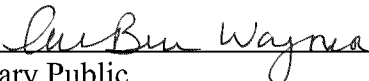
STATE OF Colorado)
) ss:
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 16 day of May, 2024, by Michael A. Dudick as Member of BGV PARTNERS ENTRADA, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4/22/2026




Notary Public

GONDOLA PROPERTIES, LLC,
a Colorado limited liability company

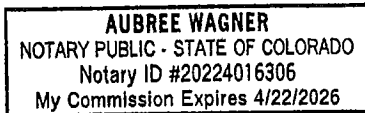
By: 
Michael A. Dudick, Member

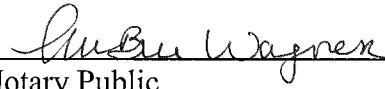
STATE OF Colorado)
) ss:
COUNTY OF Summit)

The foregoing instrument was acknowledged before me this 16 day of May, 2024, by Michael A. Dudick as Member of GONDOLA PROPERTIES, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4/22/2026




Notary Public

LC BRECKENRIDGE HOLDCO, LLC
a Colorado limited liability company

By: [Signature]
Name: Jordan Suppan
Title: Authorized Signatory

STATE OF Florida)
) ss:
COUNTY OF Miami-Dade)

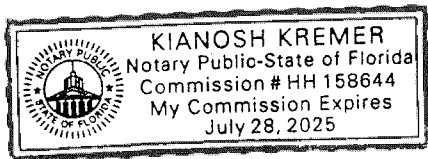
The foregoing instrument was acknowledged before me this 22 day of May, 2024, by Jordan Suppan as Authorized Signatory of the LC BRECKENRIDGE HOLDCO, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: July 28, 2025

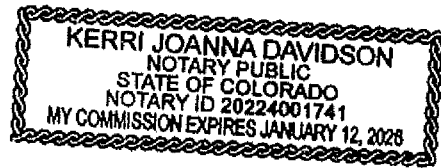
[Signature]

Notary Public



VAIL SUMMIT RESORTS, INC.
a Colorado corporation

By: [Signature]
Name: Julie DeCecco
Title: EVP, General Counsel



STATE OF CO)
COUNTY OF Denver) ss:

The foregoing instrument was acknowledged before me this 21 day of May, 2024, by Julie DeCecco as EVP, General Counsel of the VAIL SUMMIT RESORTS, INC., a Colorado corporation.

Witness my hand and official seal.

My commission expires: 1/12/26

[Signature]
Notary Public

Signature Page to Development Agreement

Exhibit 1
[Parcel 1 Legal Description]

LOT 4, GONDOLA LOTS, FILING NO. 2 - AMENDED, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2023 UNDER RECEPTION NO. 1319752, COUNTY OF SUMMIT, STATE OF COLORADO.

Exhibit 2
[Parcel 2 Legal Description]

LOT 1B, BLOCK 4, A RESUBDIVISION OF LOT 1, BLOCK 4, PARKWAY CENTER SUBDIVISION FILING NO. 1 AMENDED & TRACT Q, SHOCK HILL SUBDIVISION, ACCORDING TO THE PLAT FILED NOVEMBER 30, 2005 UNDER RECEPTION NO. 807735 COUNTY OF SUMMIT, STATE OF COLORADO.

Exhibit 3
[Parcel 3 Legal Description]

LOT 1 AND LOT 3, GONDOLA LOTS, FILING NO. 1 - AMENDED, ACCORDING TO THE
PLAT THEREOF RECORDED OCTOBER 25, 2023 UNDER RECEPTION NO. 1319751,
COUNTY OF SUMMIT, STATE OF COLORADO.

Exhibit 4
[Parcel 4 Legal Description]

LOT 4, FOURTH RESUBDIVISION THE REMAINDER OF TRACT C, PEAK 8
SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 20, 2018 UNDER RECEPTION NO. 1187721,COUNTY OF SUMMIT, STATE
OF COLORADO.

Exhibit 5
[Parcel 5 Legal Description]

A PARCEL OF LAND LOCATED IN A PORTION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1 IN SECTION 1, T7S, R78W AND SECTION 36, T6S, R78W OF THE 6th P.M., SUMMIT COUNTY, COLORADO.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, PEAK 8 SUBDIVISION FILING No. 1, RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER UNDER RECEPTION No. 1187721, THENCE ALONG THE EAST LINE OF SAID REMAINDER OF TRACT C S05°36'59"W, 348.85 FEET, THENCE ALONG THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S81°32'31"W, 37.65 FEET S81°32'31"W, 37.65 FEET
2. N22°54'12"W, 407.45 FEET N22°54'12"W, 407.45 FEET
3. S84°23'01"E, 231.06 FEET BACK TO THE POINT OF BEGINNING. S84°23'01"E, 231.06 FEET BACK TO THE POINT OF BEGINNING.

Exhibit 6
[Parcel 6 Legal Description]

A PARCEL OF LAND LOCATED IN A PORTION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1, A PORTION OF THE ADA PLACER (MS 13744) AND A PORTION OF THE TYRA PLACER (MS 13343), IN SECTION 1, T7S, R78W AND SECTION 36, T6S, R78W OF THE 6th P.M., SUMMIT COUNTY, COLORADO.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT C, PEAK 8 SUBDIVISION FILING No. 1, RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER UNDER RECEPTION No. 1187721, THENCE ALONG THE SOUTH LINE OF TIMBER TRAIL SUB. RECORDED UNDER REC. No. 730224 AND FILED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N63°32'19"E, 141.01 FEET N63°32'19"E, 141.01 FEET
2. N67°05'19"E, 148.45 FEET N67°05'19"E, 148.45 FEET
3. N56°47'38"E, 25.66 FEET, N56°47'38"E, 25.66 FEET,

THENCE DEPARTING SAID SOUTH LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. S20°08'31"E, 66.15 FEET S20°08'31"E, 66.15 FEET
2. 185.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, 185.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°13'18" AND A CHORD WHICH BEARS S06°28'08"W, 179.17 FEET.
3. S33°04'47"W, 45.55 FEET S33°04'47"W, 45.55 FEET
4. S16°15'16"E, 343.70 FEET S16°15'16"E, 343.70 FEET
5. S04°00'43"E, 86.48 FEET S04°00'43"E, 86.48 FEET
6. S36°33'26"E, 132.68 FEET S36°33'26"E, 132.68 FEET
7. S78°51'48"W, 172.09 FEET S78°51'48"W, 172.09 FEET
8. N78°33'09"W, 673.06 FEET N78°33'09"W, 673.06 FEET
9. N12°32'17"W, 219.71 FEET N12°32'17"W, 219.71 FEET
10. N39°22'25"E, 750.61 FEET TO A POINT ON THE EAST LINE OF SAID TRACT C. N39°22'25"E, 750.61 FEET TO A POINT ON THE EAST LINE OF SAID TRACT C.

THENCE ALONG SAID EAST LINE S26°38'02"E, 255.76 FEET BACK TO THE POINT OF BEGINNING.

Exhibit 7
[Parcel 7 Legal Description]

TRACT A2, A REPLAT OF LOTS A1, B1 AND C, ENTRADA AT BRECKENRIDGE,
ACCORDING TO THE PLAT FILED JULY 24, 2017 UNDER RECEPTION NO. 1146781,
COUNTY OF SUMMIT, STATE OF COLORADO.

Exhibit 8
[Form Density Transfer Covenant]

DENSITY TRANSFER AGREEMENT AND COVENANT

This Density Transfer Agreement And Covenant (“**Agreement**”) is made and entered into at Breckenridge, Colorado this ____ day of _____, 2024, by and between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation (“**Town**”), and _____ (“**XXXX**”).

RECITALS

A. WHEREAS, _____ is the owner of real property located in the Town of Breckenridge, Summit County, Colorado more particularly described on Exhibit “A”, which real property is hereafter referred to in this Agreement as the “**Sending Parcel**”.

B. WHEREAS, _____ is the owner of real property located in the Town of Breckenridge, Summit County, Colorado more particularly described on Exhibit “B”, which real property is hereafter referred to in this Agreement as the “**Receiving Site**”.

C. WHEREAS, pursuant to the Development Agreement between the Town and _____ dated _____ and recorded _____ at Reception No. _____ of the real property records of the Clerk and Recorder of Summit County, Colorado (“**Development Agreement**”) _____ is authorized, without further approval from the Town, to transfer density from the Sending Parcel to the Receiving Site; and

D. WHEREAS, this Agreement is executed and recorded in the real property records of the Clerk and Recorder of Summit County, Colorado to effectuate and memorialize the density transfer described in this Agreement.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the parties agree as follows:

1. Town and _____ hereby agree that XXXX (XX) SFEs of the density heretofore allocated to the Sending Parcel shall be and hereby are transferred to the Receiving Site. As used in this Agreement, “**SFE**” means a single-family equivalent of density as defined from time to time in the Town’s land use regulations.

2. _____ acknowledges and agrees that following the transfer of the XXX (XX) SFEs of density to the Receiving Site as described in Section 1, above, there shall remain XXX (XX) SFEs of density upon the Sending Parcel.

3. Town and _____ further acknowledge and agree that following the transfer of XXX (XX) SFEs of density to the Receiving Site as described in Section 1, above, the Receiving Site shall then have a total of XXX (XX) SFEs of residential and commercial density, which density may only be used in connection with a development approved by Town pursuant to the Town’s applicable land use ordinances, policies, and codes. Nothing in this Agreement shall constitute a site specific development plan for the development of the Sending Parcel or the Receiving Site, nor shall this Agreement give rise to the creation of any vested rights with respect to the

development of the Sending Parcel or the Receiving Site (without limiting ARTICLE 12 of the Development Agreement).

4. The agreements and covenants contained in this Agreement shall: (i) run with the land; (ii) burden the Sending Parcel and benefit the Receiving Site; and (iii) be binding upon the Town and XXXX and their successors and assigns, and all persons who hereafter acquire any interest in either the Sending Parcel or the Receiving Site.

5. This Agreement shall be recorded in the real property records of the Clerk and Recorder of Summit County, Colorado, to place prospective purchasers and other interested parties on notice as to the terms, conditions, and limitations contained herein.

6. This Agreement and the exhibits hereto represent the entire understanding between the parties with respect to the subject matter of this Agreement.

7. This Agreement may be executed in several counterparts and/or signature pages and all counterparts and signature pages so executed shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties are not signatories to the original or the same counterpart or signature page.

IN WITNESS WHEREOF, the parties hereto have executed this Density Transfer Agreement And Covenant effective as of date above.

[SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW]

TOWN OF BRECKENRIDGE, a Colorado
municipal corporation

By: _____
_____, Town Manager

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by Shannon Haynes, Town Manager, of the Town of Breckenridge, a Colorado municipal corporation.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

[INSERT]

By: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, as _____, of _____.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

Exhibit “A” [to Ex. 8 Form Density Transfer Covenant]

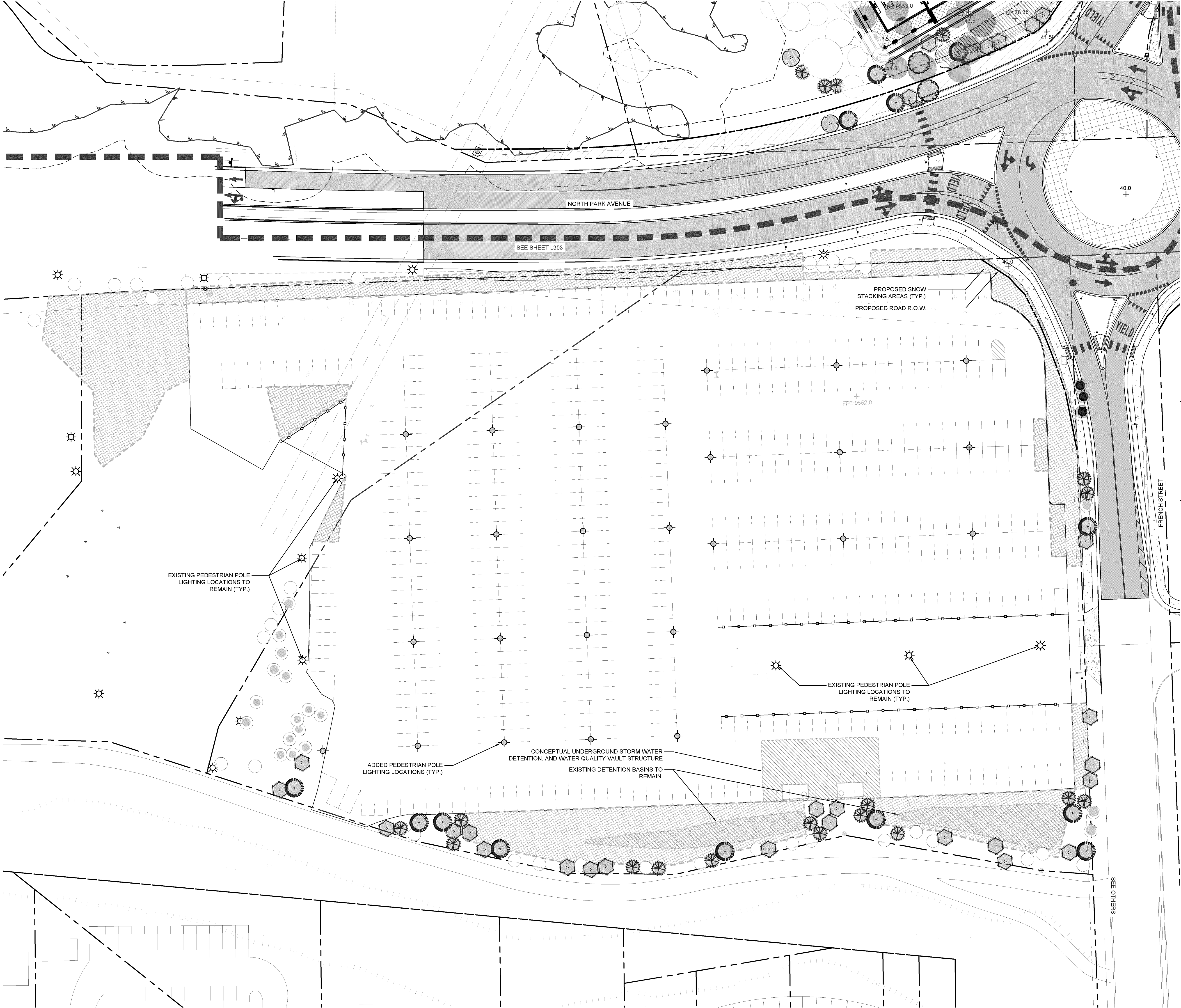
Legal Description of the Sending Parcel

Exhibit “B” [to Ex. 8 Form Density Transfer Covenant]

Legal Description of the Receiving Site

Exhibit 9
[Parcel 1 Concept Plan]

Drawing: UA2019024 Breckenridge Gondola Lot Dev05 CAD Sheets000 Exhibits+Coordination04 GRS+CSRN+NGU_PlantingPlan_Exhibits.dwg
Last Saved: March 15, 2024 11:37:29 AM by Zearhart
Last Plotted 3/15/2024 11:41:57 AM
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LANDSCAPE LEGEND

PROPERTY LINE

SETBACK LINE

LOT SUBDIVISION LINE

ASSUMED EXISTING TREES LOCATION

TREE LEGEND

TYPE

NARROW LEAF COTTONWOOD

QUAKING ASPEN

RIVER BIRCH

COLORADO SPRUCE

DOUGLAS FIR

TREE REMOVAL AND REPLACEMENT LEGEND

CATEGORY

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

TREE REPLACEMENT/ADDED

TOTAL PRESERVED

TOTAL REMOVED

TOTAL REPLACE/ADD

NOTES

ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS AND PROVIDED HISTORIC SURVEY INFORMATION. ACTUAL TREE LOCATIONS AND QUANTITIES, ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.

dtj

DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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T 303.443.7533
www.dtydesign.com

NORTH GONDOLA LOT & GOLD RUSH LOTS

355 N. PARK AVE. BRECKENRIDGE, CO

NOT FOR
CONSTRUCTION

DRAWN BY: ZE/TJ

CHECKED BY: DTJ

PROJECT NO.: 2019026

ISSUE DATE: 03/15/2024

REVISIONS:

SHEET TITLE:

NORTH
GONDOLA LOT
SITE+PLANTING
PLAN

SHEET NUMBER:

L303

Page 185 of 304

Exhibit 10
[Parcel 2 Concept Plan]

LANDSCAPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	LOT SUBDIVISION LINE
	ASSUMED EXISTING TREES LOCATION
TREE LEGEND	
SYMBOL	TYPE
	NARROW LEAF COTTONWOOD
	QUAKING ASPEN
	RIVER BIRCH
	COLORADO SPRUCE
	DOUGLAS FIR
TREE REMOVAL AND REPLACEMENT LEGEND	
SYMBOL	CATEGORY
	EXISTING TREE TO BE PRESERVED
TOTAL PRESERVED	
	EXISTING BUFFER TREE TO BE REMOVED
	EXISTING INTERNAL SITE TREE TO BE REMOVED
TOTAL REMOVED	
	BUFFER TREE REPLACEMENT
	INTERNAL SITE TREE REPLACEMENT
TOTAL REPLACED	
NOTES	
ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES, ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.	

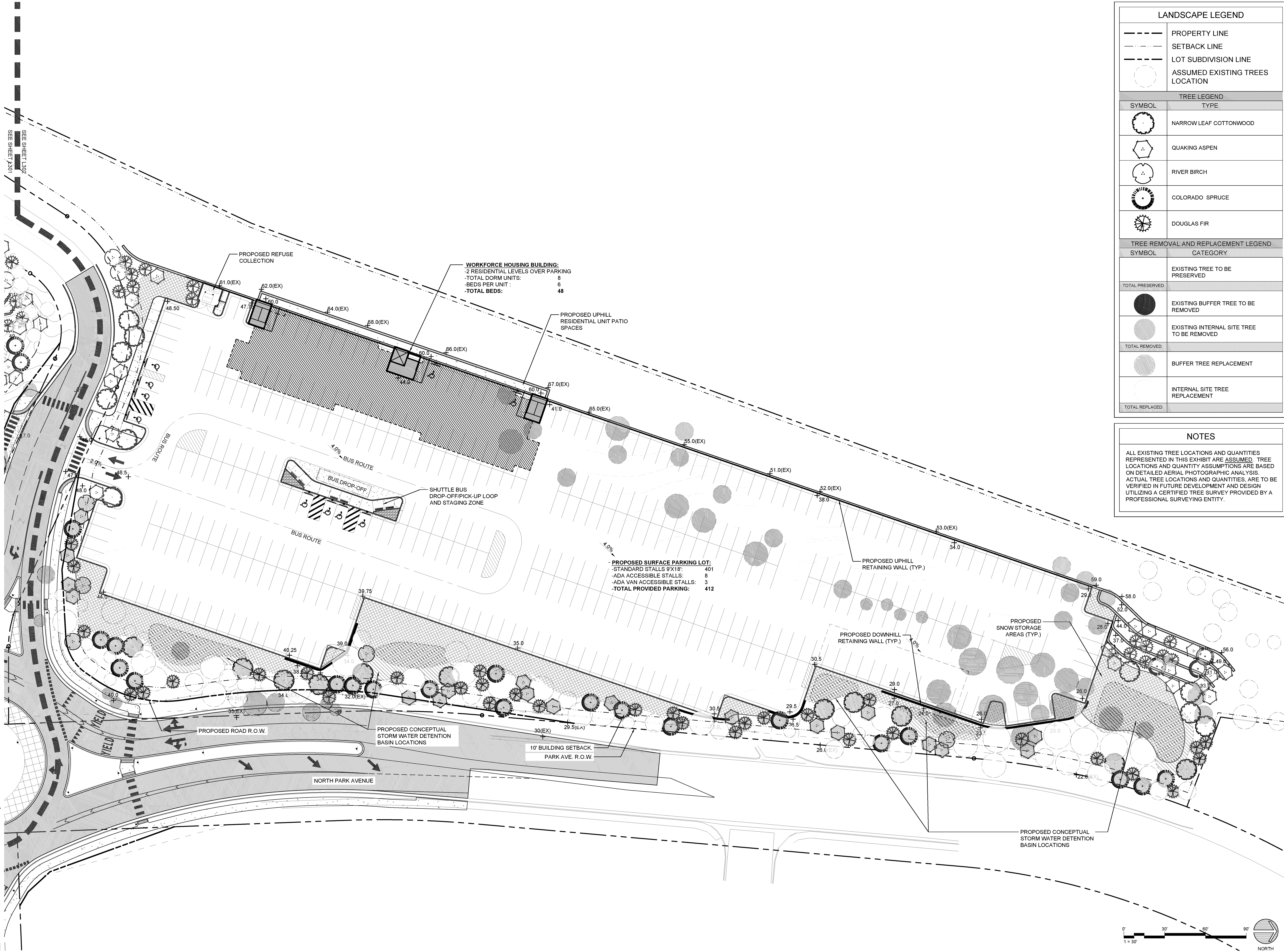


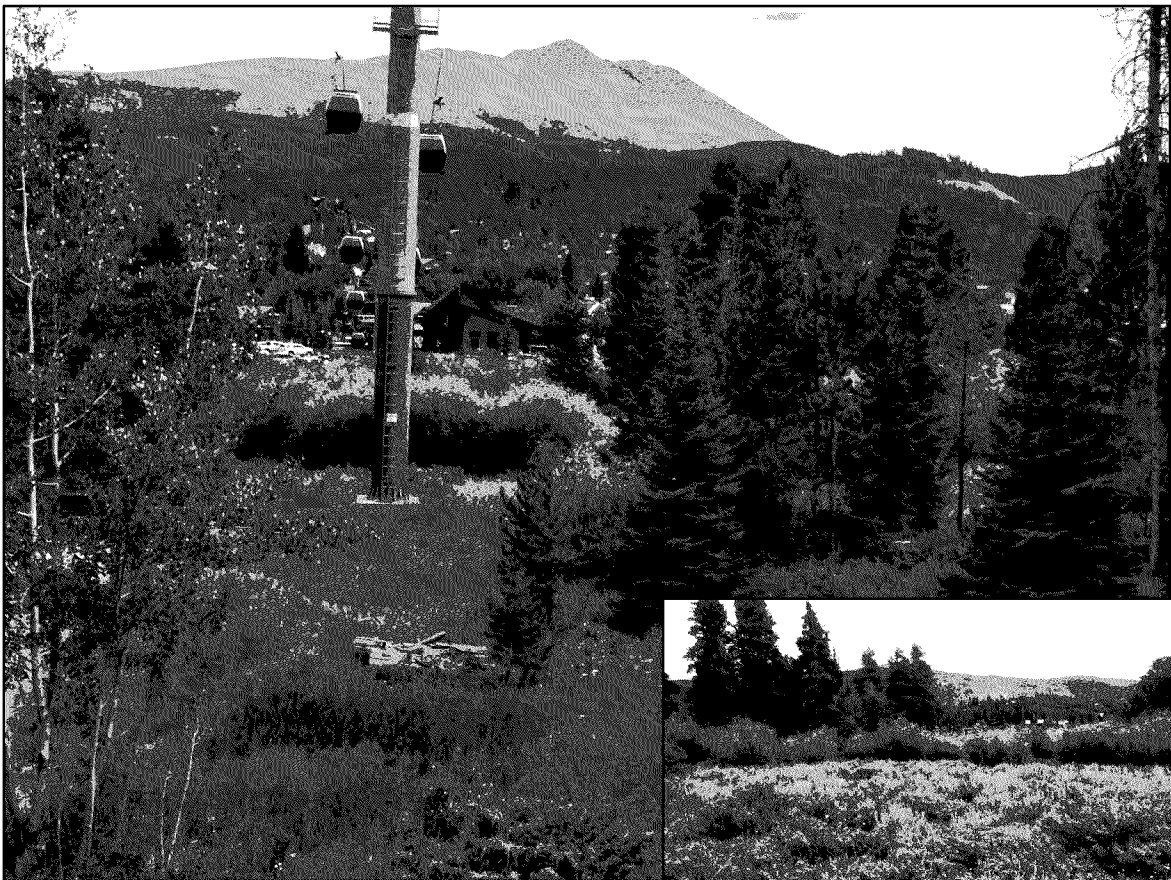
Exhibit 11
[Wetlands Report]

Alpine Ecological Resources, LLC

Gold Rush Lots Wetland Technical Report

Breckenridge, Colorado

*Prepared for: Breckenridge Grand Vacations
October 26, 2023*



Andy Herb, Ecologist/Owner
andy@alpine-eco.com
www.alpine-eco.com

Gold Rush Lots

Wetland Technical Report

Table of Contents

1.0 Introduction.....	3
1.1 Purpose of This Report.....	3
1.2 Project Description.....	3
2.0 Site Description	4
3.0 Methods	5
3.1 Literature Review.....	5
3.2 Field Data Collection	5
3.3 Mapping	6
3.4 Wetland Classification.....	6
3.5 Wetland Functional Assessment.....	6
4.0 Wetlands	7
4.1 Vegetation	7
4.2 Hydrology	7
4.3 Soils	7
4.4 Wetland Functional Condition.....	8
5.0 Other Water Features	9
6.0 Proposed Impacts	10
7.0 Proposed Mitigation.....	11
7.1 Wetland Mitigation.....	11
7.2 Wetland Setback Mitigation	11
8.0 Literature Cited.....	13

List of Figures

Figure 1—Site Location Map

Figure 2—Wetlands and Other Water Features

Gold Rush Lots

Wetland Technical Report

List of Tables

Table 1 – Permanent Wetland Impacts (p.10)

Appendices

Appendix A – Wetland Determination Data Forms

Appendix B – Site Photographs

Appendix C – Site Plan and Wetland Disturbance

Abbreviations and Acronyms

FAC	Facultative
FACW	Facultative Wetland
FACWet	Functional Assessment of Colorado Wetlands
FACU	Facultative Upland
FGDC	Federal Geographic Data Committee
HGM	Hydrogeomorphic Method
HUC	Hydrologic Unit Code
ILF	In-Lieu Fee
NFF	National Forest Foundation
NRCS	Natural Resources Conservation Service
NWPL	National Wetland Plant List
OBL	Obligate
PEM	Palustrine Emergent
PSS	Palustrine Scrub/Shrub
UPL	Upland
USACE	US Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
WGS	World Geodetic System

Gold Rush Lots

Wetland Technical Report

1.0 Introduction

1.1 Purpose of This Report

This report formally documents the wetlands and other water features present in the study area. The primary reason for this documentation is to assist with project planning and design, which is intended to maximize avoidance of these features wherever practicable. The wetland and other water features described in this report include all those present, regardless of their jurisdiction under Section 404 of the Clean Water Act.

This report also documents the proposed impacts to wetlands and other water features, and any proposed compensatory mitigation measures.

1.2 Project Description

The project involves the construction of residential duplex/townhomes and the supporting roadway and other infrastructure components.

Gold Rush Lots

Wetland Technical Report

2.0 Site Description

The 16.1-acre study area is in Summit County, in the Town of Breckenridge, Colorado (**Figure 1**) and is immediately west of Park Avenue under the Breck Connect Gondola. The site can be found on the United States Geological Survey 7.5-minutes series *Breckenridge, Colorado* quadrangle and includes land in both Township 6S, Range 77W, Section 31 and Township 6S, Range 78W, Section 36. The study area centroid has the following approximate coordinates (datum is WGS84):

- Universal Transversal Mercator: 409729E, 4371267N
- Latitude/Longitude: 39.486276°N, -106.049696°W

The study area is approximately 9,575 feet above mean sea level and is flanked by commercial development to the north and east, and residential development to the west and south. The northern portion of the site is mostly developed and consists of large parking lots. The southern portion is mostly comprised of natural habitats, including a mix of willow (*Salix* spp.)-dominated wetlands, associated riparian habitat, and some mixed conifer and Quaking Aspen (*Populus tremuloides*) wooded areas.

The site is in the Sedimentary Subalpine Forests Ecoregion, which is characterized by glaciated mountains with steep slopes and high-gradient perennial streams between 8,500 and 10,000 feet above mean sea level (Chapman, et al. 2006). Vegetation in the ecoregion is generally Engelmann's Spruce/Fir (*Picea engelmannii*/*Abies lasiocarpa*) forest interspersed with Quaking Aspen groves and meadows. Land uses include timber harvest, mining, hunting and other recreation, and some seasonal grazing.

The site is also in the Southern Rocky Mountain Forest and Range Land Resource Region (NRCS 2006). This Land Resource Region is characterized by rugged mountains with some broad valleys and remnants of high plateaus. Precipitation ranges from 7 to 63 inches per year, and the primary soil resource concerns are erosion by wind and water and maintaining the productivity of the soils. The majority of land in this region is federally owned.

The hydrologic unit code (HUC) is 14010002 (Blue).

Gold Rush Lots

Wetland Technical Report

3.0 Methods

3.1 Literature Review

Prior to conducting the field survey, numerous sources of data were reviewed to gain a general understanding of the ecology of the study area. These sources included aerial photographs and topographic maps, *Wetlands Mapper* website (USFWS 2023), *Web Soil Survey* (NRCS 2023a), *National Wetland Plant List (NWPL)* (USACE 2020), other state and federal agency websites, and other relevant data.

3.2 Field Data Collection

Andy Herb (senior ecologist) originally identified wetlands and other water features in a portion of the study area in August 2016 and returned in July 2020 to update those boundaries and examine the rest of the study area. All features were delineated within the defined study area using procedures outlined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010), which involved a detailed examination of plants, soils, and hydrologic indicators present.

Generally, the detailed examination of each wetland involves the collection of vegetation, soil, and hydrology data at paired data points. These paired points include one point within the suspected wetland and one point in the adjacent upland. However, if numerous wetlands are in close proximity and surrounded by the same or similar upland plant community, then upland data points of nearby sites are often utilized, rather than creating a new upland data point for each wetland area.

During field examinations, all plants considered dominant in wetlands or otherwise commonly observed were identified. A list of dominant plants was documented for each potential wetland area and was compared to the NWPL to determine the “wetland indicator status” of each species. Generally, if at least 50 percent of those species had an indicator status of facultative (FAC) or wetter, the potential wetland area would satisfy the US Army Corps of Engineers (USACE) criterion for wetland vegetation. The botanical nomenclature presented in this report follows the NWPL and is followed by the NWPL indicator status for the Western Mountains, Valleys, and Coast Region. If a species is not listed in the NWPL, then the nomenclature follows the *PLANTS Database* (NRCS 2023b).

Soils were examined at various locations throughout the study area to identify the presence of hydric soil indicators. If indicators were found, multiple pits may have been dug along the gradient to identify the extent of hydric soils.

While recording plant species and identifying soil characteristics, potential wetlands within the study area were assessed for evidence and potential sources of wetland hydrology. This evidence included primary indicators such as the presence of surface water and saturation, and secondary indicators like drainage patterns and geomorphic position.

Most surrounding uplands were not formally sampled or recorded on data forms, and were generally examined while attempting to identify wetland areas. Those uplands examined in more detail or recorded on data forms typically exhibited evidence of at least one wetland indicator (hydrophytic vegetation, hydric soils, or wetland hydrology). Data collected for all areas investigated and deemed non-wetland are not necessarily included in this report.

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Wetland Technical Report

3.3 Mapping

After determining the approximate extent of the wetlands based on the presence of hydric soils, hydrophytic vegetation, and wetland hydrology, the wetland boundary was flagged and surveyed using a global positioning system device. This equipment provides accuracy of less than one meter.

3.4 Wetland Classification

Wetlands in the study area were classified in accordance with the *Hydrogeomorphic Method* (HGM) (Brinson 1993) and the Federal Geographic Data Committee (FGDC) *Classification of Wetlands and Deepwater Habitats of the United States* (FDGC 2013).

The “slope” wetland classification is the only HGM type applicable to wetlands in the study area. Slope wetlands are those that are generally not on floodplains and that have groundwater as their primary water source.

The FGDC classification scheme includes two wetland types that apply to wetlands in the study area: palustrine emergent (PEM) and palustrine scrub-shrub (PSS). PEM wetlands are those dominated by herbaceous vegetation (grasses, grass-like, and forbs). PSS wetlands are those dominated by shrubs or trees less than 20 feet tall.

3.5 Wetland Functional Assessment

Wetland functions were generally assessed using the concepts presented in the *Functional Assessment of Colorado Wetlands* (FACWet) Method (Johnson, et al. 2013), although a complete assessment was not conducted. FACWet is a rapid assessment method that provides a reliable and consistent approach to rating the condition of wetlands relative to their natural potential by focusing on the presence of stressors. Stressors are human-caused changes to a wetland or adjacent lands that alter a wetland’s ability to perform ecological functions and processes.

Gold Rush Lots

Wetland Technical Report

4.0 Wetlands

The 16.1-acre study area contains 5.7 acres of mostly PSS slope wetlands that include small pockets of PEM wetlands in the wettest areas. They are shown on **Figure 2** and briefly described in the following sections. *Wetland Determination Data Forms* are in **Appendix A** and photos are in **Appendix B**.

4.1 Vegetation

Most of the wetland area is dominated by willows (**Photo 1 in Appendix B**), with an understory comprised mostly of Bluejoint (*Calamagrostis canadensis*-FACW) and Tall Fringe Bluebells (*Mertensia ciliata*-FACW) in drier wetlands, and Northwest Territory Sedge (*Carex utriculata*-OBL) and Leafy Tussock Sedge (*Carex aquatilis*-OBL) in wetter areas. The most common willows present are Drummond's Willow (*Salix drummondiana*-FACW), Geyer's Willow (*S. geyeriana*-FACW), and Park Willow (*S. monticola*-OBL).

The vegetation along the wetland boundary is generally characterized by a subtle transition away from the hydrophytes mentioned above, to an increasing density of dead and/or dying willow with an understory of more mesic grasses and forbs like Fringed Brome (*Bromus ciliatus*-FAC), Common Yarrow (*Achillea millefolium*-FACU), Meadow Thistle (*Cirsium scariosum*-FAC), and Virginia Strawberry (*Fragaria virginiana*-FACU) (**Photos 2 and 3 in Appendix B**). These areas also often contain scattered mesic and upland trees and shrubs, including Quaking Aspen (FACU), Lodgepole Pine (*Pinus contorta*-FAC), Common Juniper (*Juniperus communis*-UPL), Golden-Hardhack (*Dasiphora fruticosa*-FAC), and Four-Line Honeysuckle (*Lonicera involucrata*-FAC).

4.2 Hydrology

The wetlands are mainly supported by seasonally high groundwater associated with snowmelt. The southwest and west portions of the wetlands are wettest and wetland hydrology in these areas are supplemented by perennial surface water inputs from the adjacent developed areas (see *Section 5.0 Other Water Features*). The remainder of the wetlands (especially the east and north sides) appear to be drier than they were historically, as evidenced by the extensive dead and dying willow, relatively low cover of herbaceous hydrophytes, and limited evidence of recent standing or flowing water. This drying seems to be a result of development up-gradient of the wetland (outside the study area) interrupting surface and/or groundwater flows, as well as the presence of a ditch at the north end that directs surface flows (and some groundwater) out of the wetland area, which then quickly infiltrates into the upland area to the north.

Much of the wetland area (especially the western half) was saturated to the surface during fieldwork and some areas had surface water present (up to 6 inches deep). The wetland hydrology indicators observed in the study area include Surface Water (A1), Saturation (A3), Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5).

4.3 Soils

According to the *Web Soil Survey* (NRCS 2023a), the soil in the study area is Grenadier gravelly loam, 0 to 6 percent slopes. This soil is not considered hydric but it is known to have both cumulic cryaquolls and hystic cryaquolls as minor components (20%) in swales, both of

Gold Rush Lots

Wetland Technical Report

which are listed as hydric. The Grenadier gravelly loam is found on fans and at mountain bases, and is derived from glacial drift. It is generally well drained and has a normal depth to water table of more than 80 inches. The typical profile is gravelly loam from 0 to 3 inches and gravelly sandy clay loam from 3 to 16 inches. A total of five soil pits were excavated in and near the wetlands (**Figure 2**), and they generally confirmed the presence of this soil type. Soil observed in the various pits were variable, with sand, silty and sandy loams, and gravel observed within 16 inches of the surface (see data forms in **Appendix A**). The only hydric soil indicator observed in the soil pits was Depleted Matrix (F3).

4.4 Wetland Functional Condition

Based on the concepts presented in the *FACWet Method* (Johnson, et al. 2013), the general condition of the wetlands in study area is Functioning to Functioning Impaired (letter grade of “C” to “D”). This is a result of the great loss of historical wetlands in and adjacent to the study area, and the presence of several major ecological stressors. The most severe stressors include: 1) altered water source and distribution caused by upgradient developments (outside the study area), as well as on-site morphological modifications to the wetland itself (ditching and old railroad bed); and 2) modifications to the contributing area, namely the extensive development in the immediate watershed.

The highest functioning part of the wetland is the west side where there appears to be more appropriate wetland hydrology. This part of the wetland is supplemented by surface flows from the two tributaries entering from the west (see *Section 5.0 Other Water Features*) and generally contains the expected vegetation zones. The lower functioning wetlands on the east and north are partially dewatered by adjacent land uses and ditching, which has had a profound impact on the vegetation complexity and overall functional condition.

Gold Rush Lots

Wetland Technical Report

5.0 Other Water Features

While there are no other water features in the study area (no channels with a defined bed and bank), surface water flows certainly enter the site and influence the wetlands present. **Figure 2** shows the surface water inputs to the site and the direction of flow, which is typically observable during snowmelt as shallow groundwater flow and/or sheet flow. There are three main surface water inputs:

- **Tributary 1** enters the study area from the south through a small culvert (approximately 18 inches in diameter) and appears to be drainage from the residential development to the south – perhaps from foundation drains or other sources of water more reliable than stormwater since it has been observed flowing during site visits in spring, summer, and fall (**Photo 4 in Appendix B**). The flow path of this tributary is mostly covered with wetland vegetation.
- **Tributary 2** is an unnamed topographic swale that enters the study area from the southwest through a large culvert (approximately 36-inch) under the walking path at the end of Woods Drive (**Photo 5 in Appendix B**). It appears to carry snowmelt and other stormwater flows into the site and has been observed dry during the summer and fall. While some large flows enter through this tributary, as evidenced by recent sediment and rafted debris, it does not contain a defined channel within the study area. Water entering the site sheet flows into the larger wetland area.
- **Tributary 3** appears to be drainage from the residential development to the west, along Woods Drive. Water drains from a retaining wall into a small pond (out of the study area) and sheet flows into the site below the pond (**Photo 6 in Appendix B**). Similar to Tributary 1, this tributary has been observed flowing during site visits in spring, summer, and fall, so it may also originate from foundation drains.

While much of the wetland stays relatively wet throughout the growing season, no surface flows appear to leave the property. During snowmelt, when surface flows are typically at their peak, water can flow out of the large wetland area into a narrow part of the wetland that is an excavated ditch with a vegetated bottom (no channel). This ditch was historically excavated in an apparent attempt to drain the larger wetland and directs water northeast where it can leave the wetland via sheet flow and into a topographic swale. If it makes it that far, it continues north through the swale into a culvert under Woods Drive and into a small upland stormwater pond. There is no channel between the wetland and this pond (**Photo 7 in Appendix B**). The pond is strictly a topographic depression in uplands and does not contain wetlands or a channel. The pond outlets to an elevated wooden box with an opening to an underground stormwater pipe that appears to run east along the north side of French Street approximately 600 feet to the Blue River. The entrance to this pipe is perched above the ground surface and shows no signs of recent or regular flow (**Photos 8 and 9 in Appendix B**). Other than this outlet, there are no other culverts or surface water connections to off-site habitats.

Gold Rush Lots

Wetland Technical Report

6.0 Proposed Impacts

The proposed project would result in the permanent loss of 0.10 acre of wetlands for the construction of the residential development and the widening of North Park Avenue (**Table 1**). The drawings in **Appendix C** show the overall site plan and the impacted wetlands.

Table 1: Permanent Wetland Impacts

Project Feature	Permanent Impacts (acres)	Notes
Residential Development	0.067	Includes grading for buildings and associated features; 0.198 acre of adjacent wetland setback area also permanently lost
North Park Avenue	0.033	Includes grading for road widening and associated features; wetland setback impacts temporary
Total	0.100	-

The wetlands impacted for residential development are those associated with the historically excavated ditch at the north end and are the lowest quality wetlands in the study area. The wetlands impacted for the widening of North Park Avenue are on the extreme eastern edge of the wetland where substantial evidence of drying was observed. These wetlands are also some of the lowest functioning wetlands in the study area.

Permanent impacts to the wetland setback (25-foot buffer around the wetlands) include 0.198 acre associated with the wetlands impacted by the residential development. The setback where the wetlands would be impacted by the widening of North Park Avenue are expected to be temporarily impacted during construction but will not be permanently lost.

Gold Rush Lots

Wetland Technical Report

7.0 Proposed Mitigation

7.1 Wetland Mitigation

The proposed project would permanently fill 0.10 acre of existing wetlands as a result of the construction of the residential duplex/townhomes and supporting roadway and other infrastructure components. The wetlands were determined to be non-jurisdictional under the Clean Water Act on August 31, 2021 by the USACE. Regardless, the project proponent has worked diligently to avoid and minimize impacts to wetlands to the maximum extent practicable by redesigning the project multiple times to keep the project footprint as small as possible and orienting the proposed improvements to maximize the use of upland areas. Since wetlands encompass a large portion of the property (5.7 of the 16.1 acres), there is no feasible alternative to disturbing some wetlands and still meet the project purpose of providing residential housing within the density set forth by the Town of Breckenridge (Town) approved masterplan, meeting local fire code access requirements to the residential units, while simultaneously preserving mature existing trees and vegetation on site as required for Town approval of the project.

The 0.10 acre of wetlands lost have been compensated for by purchasing 0.2 credits (2:1 ratio) from the recently approved Colorado Western Slope In-Lieu Fee (ILF) Program, which is sponsored by the National Forest Foundation (NFF) and approved for use in Summit County by the USACE. The ILF was formally approved in 2020 and began releasing credits for projects seeking compensatory wetland mitigation credits in Summit County in 2022.

Additional information about the program can be found on the Corps' Regulatory In-Lieu Fee and Bank Tracking Information System website:

https://ribits.ops.usace.army.mil/ords/f?p=107:378::NO::P378_PROGRAM_ID:2808.

The mitigation credits will be debited from the Program's Blue-Eagle Service Area, which encompasses hydrologic unit code 1401000201 and includes the Town of Breckenridge (see **Figure B5** from the program instrument below). As such, a formal wetland mitigation plan will not be prepared for the project. Details of the wetlands to be used for the ILF Program are available from the NFF by contacting Mr. Marcus Selig (NFF Chief Conservation Officer) at 720.437.0290 or mselig@nationalforests.org.

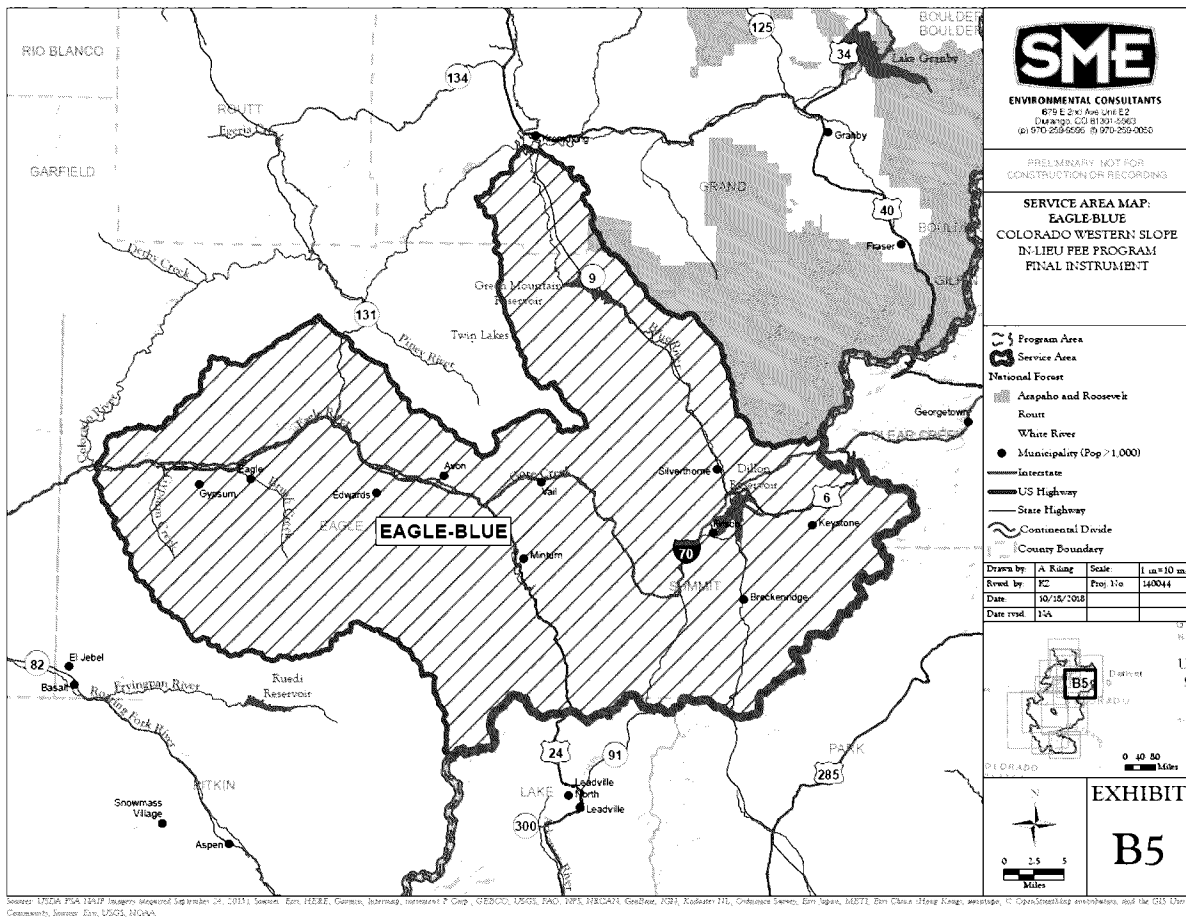
7.2 Wetland Setback Mitigation

The project would permanently impact 0.198 acre of wetland setback. The compensation for this setback area includes the purchase of surplus credits from the ILF (0.2 credits instead of the required 0.1 credit), as well as the revegetation of areas around the new residential facilities, including the proposed stormwater detention basin.

The project would also temporarily impact a portion of the wetland setback adjacent to the wetlands impacted by the widening of North Park Avenue. This setback area will be revegetated with a native seed mix after construction.

Gold Rush Lots

Wetland Technical Report

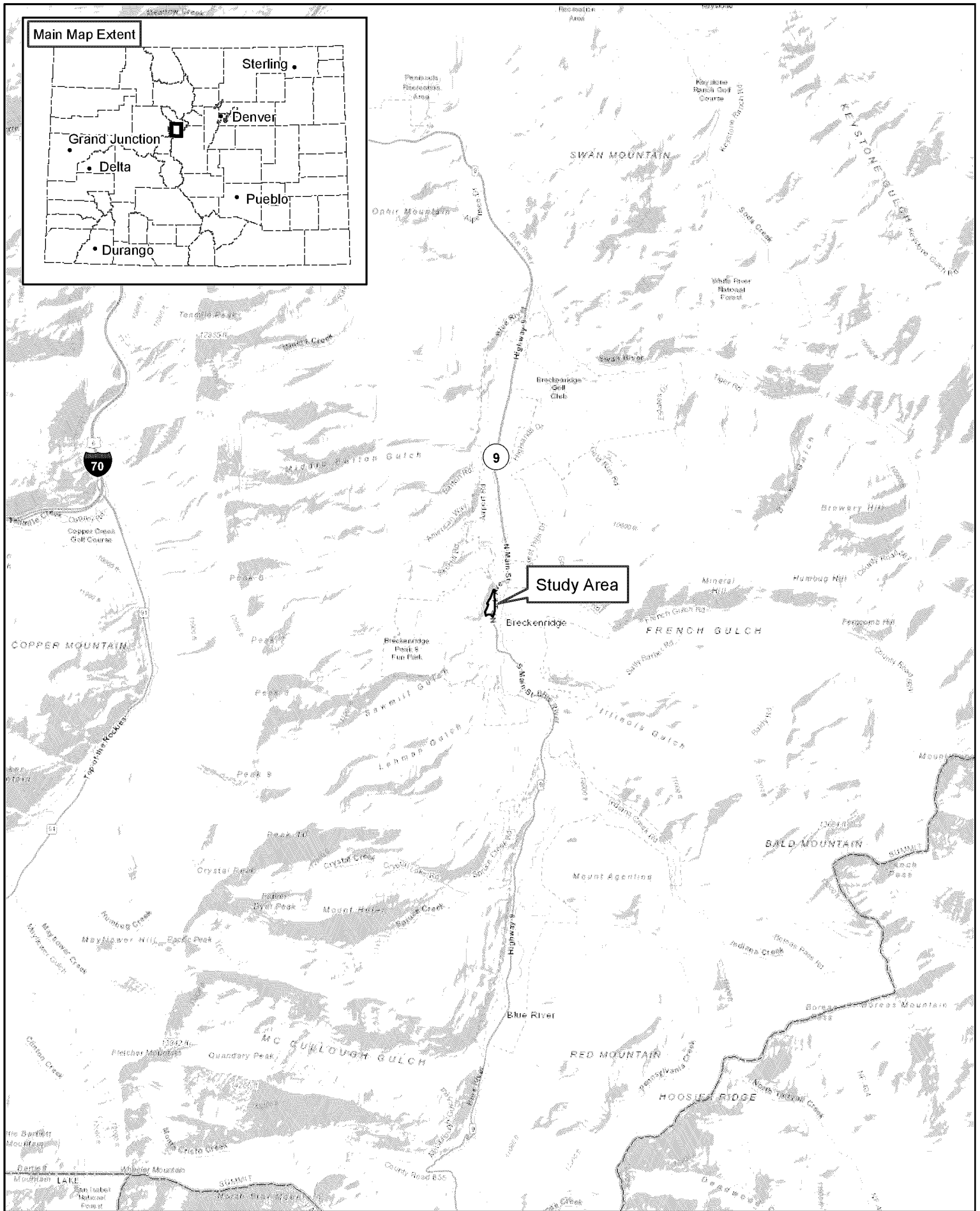


Gold Rush Lots

Wetland Technical Report

8.0 Literature Cited

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Gold Rush Parking Lot

Figure 1
Site Location Map

07/19/2021

Appendix A

Wetland Determination Data Forms

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Gold Rush Lots</u>	City/County: <u>Breckenridge/Summit</u>	Sampling Date: <u>8/17/16</u>
Applicant/Owner: <u>Breckenridge Grand Vacations</u>	State: <u>CO</u>	Sampling Point: <u>SP1</u>
Investigator(s): <u>Andy Herb</u>	Section, Township, Range: <u>S31, T7S, R77W</u>	
Landform (hillside, terrace, etc.): <u>Slope</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>1 to 2</u>
Subregion (LRR): <u>LRR E, MLRA 48A</u>	Lat: <u>39.485950</u>	Long: <u>-106.048847</u>
Datum: <u>WGS84</u>		
Soil Map Unit Name: <u>Grenadier gravelly loam, 0 to 6 percent slopes</u>		NWI classification: <u>PSS</u>
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: Dense willow area with mesic understory; appears to be drier than historically but still meets the wetland criteria; possibly part of a relict beaver pond complex; original data collected in August 2016 but verified in July 2020	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30-ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2.																					
3.																					
4.																					
5.																					
			=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15-ft radius</u>)																				
1.	<u>Salix drummondiana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>45</u></td> <td>x 3 = <u>135</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>90</u> (A)</td> <td><u>225</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.50</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>45</u>	x 3 = <u>135</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>90</u> (A)	<u>225</u> (B)	Prevalence Index = B/A = <u>2.50</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>10</u>	x 1 = <u>10</u>																				
FACW species <u>30</u>	x 2 = <u>60</u>																				
FAC species <u>45</u>	x 3 = <u>135</u>																				
FACU species <u>5</u>	x 4 = <u>20</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>90</u> (A)	<u>225</u> (B)																				
Prevalence Index = B/A = <u>2.50</u>																					
2.	<u>Salix monticola</u>	<u>10</u>	<u>Yes</u>	<u>OBL</u>																	
3.																					
4.																					
5.																					
		<u>20</u>	=Total Cover																		
Herb Stratum	(Plot size: <u>1x3 meter</u>)																				
1.	<u>Mertensia ciliata</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2.	<u>Agrostis gigantea</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
3.	<u>Poa pratensis</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
4.	<u>Elymus trachycaulus</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
5.	<u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6.																					
7.																					
8.																					
9.																					
10.																					
11.																					
		<u>70</u>	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>1x3 meter</u>)																				
1.					Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2.																					
			=Total Cover																		
% Bare Ground in Herb Stratum		<u>25</u>																			

Remarks: Lots of partially dead or dying willow; overall dense willow with relatively mesic understory

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 2/2	100					Loamy/Clayey	silty clay loam
2-6	10YR 4/2	85	10YR 4/6	15	C	M	Loamy/Clayey	sandy loam
6-16	10YR 4/4	100					Sandy	sand and gravel

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ 2 cm Muck (A10) (LRR A, E)		
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12) (LRR D)		
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)		
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)		
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)			
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)			
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)			
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):		
Type: _____		
Depth (inches): _____		
		Hydric Soil Present? Yes ☒ No ☐
Remarks: All layers dry		

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches): _____	
Water Table Present?	Yes ☐ No ☒	Depth (inches): _____	
Saturation Present?	Yes ☐ No ☒	Depth (inches): _____	
(includes capillary fringe)			Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Small channels present throughout the area; appears to be relict beaver pond area; currently dry and generally seems to be drier than historically; main source of hydrology is seasonally high groundwater associated with snowmelt			

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Gold Rush Lots</u>	City/County: <u>Breckenridge/Summit</u>	Sampling Date: <u>8/17/16</u>
Applicant/Owner: <u>Breckenridge Grand Vacations</u>	State: <u>CO</u>	Sampling Point: <u>SP2</u>
Investigator(s): <u>Andy Herb</u>	Section, Township, Range: <u>S31, T7S, R77W</u>	
Landform (hillside, terrace, etc.): <u>Slope</u>	Local relief (concave, convex, none): <u>concave</u>	Slope (%): <u>1 to 2</u>
Subregion (LRR): <u>LRR E, MLRA 48A</u>	Lat: <u>39.486027</u>	Long: <u>-106.049056</u> Datum: <u>WGS84</u>
Soil Map Unit Name: <u>Grenadier gravelly loam, 0 to 6 percent slopes</u>		NWI classification: <u>PSS</u>
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: Open shrubby area dominated by mesic vegetation; meets vegetation criterion but no evidence of hydrology or hydric soils	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30-ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.3%</u> (A/B)																
2.																					
3.																					
4.																					
		=Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>15-ft radius</u>)																				
1.	<u>Dasiphora fruticosa</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>15</u></td> <td>x 2 = <u>30</u></td> </tr> <tr> <td>FAC species <u>75</u></td> <td>x 3 = <u>225</u></td> </tr> <tr> <td>FACU species <u>27</u></td> <td>x 4 = <u>108</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>117</u> (A)</td> <td><u>363</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.10</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>15</u>	x 2 = <u>30</u>	FAC species <u>75</u>	x 3 = <u>225</u>	FACU species <u>27</u>	x 4 = <u>108</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>117</u> (A)	<u>363</u> (B)	Prevalence Index = B/A = <u>3.10</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>15</u>	x 2 = <u>30</u>																				
FAC species <u>75</u>	x 3 = <u>225</u>																				
FACU species <u>27</u>	x 4 = <u>108</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>117</u> (A)	<u>363</u> (B)																				
Prevalence Index = B/A = <u>3.10</u>																					
2.	<u>Salix drummondiana</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3.	<u>Lonicera involucrata</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
4.																					
5.																					
		<u>20</u> =Total Cover																			
Herb Stratum	(Plot size: <u>1x3 meter</u>)																				
1.	<u>Agrostis scabra</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2.	<u>Achillea millefolium</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3.	<u>Cirsium scariosum</u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
4.	<u>Carex praegracilis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
5.	<u>Taraxacum officinale</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6.	<u>Penstemon procerus</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>																	
7.	<u>Potentilla gracilis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
8.	<u>Taraxacum officinale</u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
9.																					
10.																					
11.																					
		<u>97</u> =Total Cover																			
Woody Vine Stratum	(Plot size: <u>1x3 meter</u>)																				
1.					Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2.																					
		=Total Cover																			
% Bare Ground in Herb Stratum <u>0</u>																					

Remarks: Relatively open area with mesic shrub cover; scattered Pinus contorta nearby
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SOIL

Sampling Point: SP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2/2	100					Loamy/Clayey	sandy loam; lots of roots
3-16	10YR 4/4	100					Sandy	sand with gravel

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ 2 cm Muck (A10) (LRR A, E)		
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12) (LRR D)		
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)		
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)		
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)			
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)			
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)			

Restrictive Layer (if observed):		Hydric Soil Present? Yes ☐ No ☒
Type:	Depth (inches):	
Remarks: All layers dry		

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	Wetland Hydrology Present? Yes ☐ No ☒
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☐ No ☒	Depth (inches):	
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: No evidence of hydrology; sample point approximately 20 feet from SP1 and about the same elevation			

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Project/Site: Gold Rush Lots City/County: Breckenridge/Summit Sampling Date: 8/17/16
Applicant/Owner: Breckenridge Grand Vacations State: CO Sampling Point: SP3
Investigator(s): Andy Herb Section, Township, Range: S31, T7S, R77W
Landform (hillside, terrace, etc.): Slope Local relief (concave, convex, none): concave Slope (%): 1 to 2
Subregion (LRR): LRR E, MLRA 48A Lat: 39.486486 Long: -106.048944 Datum: WGS84
Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes NWI classification: PSS
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
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Remarks:
Swale down-gradient of main wetland area; small pocket of hydrophytes where water must be present during snowmelt/runoff; meets hydrophytic vegetation criterion but no evidence of hydric soils or wetland hydrology.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30-ft radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u> </u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15-ft radius</u>)				Prevalence Index worksheet: <table><tr><th>Total % Cover of:</th><th>Multiply by:</th></tr><tr><td>OBL species <u>0</u></td><td>x 1 = <u>0</u></td></tr><tr><td>FACW species <u>80</u></td><td>x 2 = <u>160</u></td></tr><tr><td>FAC species <u>10</u></td><td>x 3 = <u>30</u></td></tr><tr><td>FACU species <u>10</u></td><td>x 4 = <u>40</u></td></tr><tr><td>UPL species <u>5</u></td><td>x 5 = <u>25</u></td></tr><tr><td>Column Totals: <u>105</u> (A)</td><td><u>255</u> (B)</td></tr><tr><td colspan="2">Prevalence Index = B/A = <u>2.43</u></td></tr></table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>80</u>	x 2 = <u>160</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>5</u>	x 5 = <u>25</u>	Column Totals: <u>105</u> (A)	<u>255</u> (B)	Prevalence Index = B/A = <u>2.43</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>80</u>	x 2 = <u>160</u>																			
FAC species <u>10</u>	x 3 = <u>30</u>																			
FACU species <u>10</u>	x 4 = <u>40</u>																			
UPL species <u>5</u>	x 5 = <u>25</u>																			
Column Totals: <u>105</u> (A)	<u>255</u> (B)																			
Prevalence Index = B/A = <u>2.43</u>																				
1. <u>Salix drummondiana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u>10</u> =Total Cover																				
Herb Stratum (Plot size: <u>1x3 meter</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
1. <u>Calamagrostis canadensis</u>	<u>40</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Mertensia ciliata</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Achillea millefolium</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Potentilla gracilis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
5. <u>Chamerion angustifolia</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
6. <u>Cirsium arvense</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u>95</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>1x3 meter</u>)																				
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>																	
<u> </u> =Total Cover																				
% Bare Ground in Herb Stratum <u>5</u>																				

Remarks:
Small pocket of hydrophytes (approx. 100 square feet) on edge of broad swale below main wetland

SOIL

Sampling Point: SP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	100					Loamy/Clayey	silty clay loam
6-7	10YR 4/2	90	10YR 4/6	10	C	M	Loamy/Clayey	silty clay loam
7-16	10YR 4/4	100	10YR 4/4				Sandy	sand with gravel

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ 2 cm Muck (A10) (LRR A, E)		
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12) (LRR D)		
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)		
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)		
☐ 1 cm Muck (A9) (LRR D, G)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)			
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)			
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)			
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)			

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____		Hydric Soil Present? Yes _____ No <u>X</u>
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Remarks:
All layers dry

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)				Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No evidence of hydrology; sample point in lowest part of swale where it would be wettest; likely receives occasional snowmelt/runoff

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Gold Rush Lots City/County: Breckenridge/Summit Sampling Date: 7/22/20
 Applicant/Owner: Breckenridge Grand Vacations State: CO Sampling Point: SP4
 Investigator(s): Andy Herb Section, Township, Range: S31, T7S, R77W
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1 to 2
 Subregion (LRR): Southern Rocky Mountain Forest and Range Land Lat.: 39.485524 -106 Datum: WGS84
 Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes NWI Classification: PSS

Are climatic/hydrologic conditions of the site typical for this time of the year Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Y
 Are vegetation , soil , or hydrology naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Edge of vegetatively diverse mesic meadow; appears to be relic wetland area from when the site was wetter; presence of willows meets the hydrophytic vegetation criterion but no indicators of hydrology or hydric soils

VEGETATION - Use scientific names of plants

Tree Stratum	Plot Size (30' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Populus tremuloides</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>
2				
3				
4				
		<u>20</u> =	Total Cover	
Sapling/Shrub Stratum	Plot Size (15' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Salix geyeriana</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>
2	<u>Dasiphora fruticosa</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>
3	<u>Salix monticola</u>	<u>5</u>	<u>N</u>	<u>OBL</u>
4				
5				
		<u>30</u> =	Total Cover	
Herb Stratum	Plot Size (5' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Fragaria virginiana</u>	<u>25</u>	<u>Y</u>	<u>FACU</u>
2	<u>Achillea millefolium</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>
3	<u>Phleum pratense</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>
4	<u>Poa pratensis</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>
5	<u>Bromus ciliatus</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>
6	<u>Lupinus</u>	<u>10</u>	<u>Y</u>	
7	<u>Festuca</u>	<u>5</u>	<u>N</u>	
8	<u>Carex praegracilis</u>	<u>5</u>	<u>N</u>	<u>FACW</u>
9	<u>Gallium boreale</u>	<u>2</u>	<u>N</u>	<u>FACU</u>
10				
11				
		<u>97</u> =	Total Cover	
Woody Vine Stratum	Plot Size (N/A)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>N/A</u>			
2				
		<u>0</u> =	Total Cover	
% Bare Ground in Herb Stratum: <u>3</u>				

50/20 Thresholds	20%	50%
Tree Stratum	<u>4</u>	<u>10</u>
Sapling/Shrub Stratum	<u>6</u>	<u>15</u>
Herb Stratum	<u>19</u>	<u>49</u>
Woody Vine Stratum	<u>0</u>	<u>0</u>

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 5 (A)
 Total Number of Dominant Species Across all Strata: 9 (B)
 Percent of Dominant Species that are OBL, FACW, or FAC: 55.56% (A/B)

Prevalence Index Worksheet

Total % Cover of: ☐
 OBL species 5 x 1 = 5
 FACW species 20 x 2 = 40
 FAC species 40 x 3 = 120
 FACU species 67 x 4 = 268
 UPL species 0 x 5 = 0
 Column totals 132 (A) 433 (B)
 Prevalence Index = B/A = 3.28

Hydrophytic Vegetation Indicators:

Rapid test for hydrophytic vegetation
☒ Dominance test is >50%
☐ Prevalence index is ≤3.0*
☐ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
☐ Problematic hydrophytic vegetation* (explain)
 *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks:

Edge of open meadow area; possibly relic wetland area

Project Site: Gold Rush Lots
SOIL
Sampling Point:
SP4
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-16	10YR3/3	100	N/A				Sandy loam	some small gravel throughout

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains **Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:
Indicators for Problematic Hydric Soils:

- | | | |
|--|--|--|
| ☐ Histisol (A1) | ☐ Stripped Matrix (S6) | ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Loamy Mucky Mineral (F1) (LRR | ☐ Red Parent Material (TF2) |
| ☐ Black Histic (A3) | ☐ K, L) | ☐ Very Shallow Dark Surface (TF12) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) | ☐ Other (Explain in Remarks) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Depleted Matrix (F3) | |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) | |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) | |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) | |
| ☐ Sandy Redox (S5) | | |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Hydric soil present? Y

Depth (inches): _____

Recent gopher activity, soil dry

Remarks:

HYDROLOGY
Primary Indicators (minimum of one is required; check all that apply)

Secondary Indicators (minimum of two required)

- | | | |
|--|---|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) | ☐ Water-Stained Leaves (B9) (except MLRA 1,2,4A, and 4B) |
| ☐ High Water Table (A2) | ☐ (except MLRA 1,2,4A, and 4B) | |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) | ☐ Drainage Patterns (B10) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) | ☐ Dry-Season Water Table (C2) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) | ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres on Living | ☐ Geomorphic Position (D2) |
| ☐ Algal Mat or Crust (B4) | ☐ Roots (C3) | ☐ Shallow Aquitard (D3) |
| ☐ Iron Deposits (B5) | ☐ Presence of Reduced Iron (C4) | ☐ FAC-Neutral Test (D5) |
| ☐ Surface Soil Cracks (B6) | ☐ Recent Iron Reduction in Tilled Soils (C6) | ☐ Raised Ant Mounds (D6)(LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Stunted or Stressed Plants (D1)(LRR A) | ☐ Frost-Heave Hummocks (D7) |
| ☐ (B8) | ☐ Other (Explain in Remarks) | |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

 (includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

None

Sample point approx. 2.5'(V) above wetland area; likely seasonally wet from snowmelt but no hydrologic indicators obs.

Remarks:

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Gold Rush Lots City/County: Breckenridge/Summit Sampling Date: 7/22/20
 Applicant/Owner: Breckenridge Grand Vacations State: CO Sampling Point: SP5
 Investigator(s): Andy Herb Section, Township, Range: S31, T7S, R77W
 Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): None Slope (%): 1 to 2
 Subregion (LRR): Southern Rocky Mountain Forest and Range Land Lat.: 39.485559 -106 Datum: WGS84
 Soil Map Unit Name: Grenadier gravelly loam, 0 to 6 percent slopes NWI Classification: PSS

Are climatic/hydrologic conditions of the site typical for this time of the year Y (If no, explain in remarks)
 Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Y
 Are vegetation , soil , or hydrology naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present <u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

PSS wetland in swale along edge of mesic meadow; includes smaller pockets of PEM wetland. A current flow path for seasonal high water (snowmelt).

VEGETATION - Use scientific names of plants

Tree Stratum	Plot Size (30' radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
		0 =	Total Cover	
Sapling/Shrub Stratum	Plot Size (15' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Salix geyeriana</u>	40	Y	FACW
2				
3				
4				
5				
		30 =	Total Cover	
Herb Stratum	Plot Size (5' radius)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>Carex aquatilis</u>	65	Y	OBL
2	<u>Geum macrophyllum</u>	15	N	FAC
3	<u>Equisetum arvense</u>	10	N	FAC
4	<u>Poa palustris</u>	5	N	FAC
5	<u>Phleum pratense</u>	2	N	FAC
6				
7				
8				
9				
10				
11				
		97 =	Total Cover	
Woody Vine Stratum	Plot Size (N/A)	Absolute % Cover	Dominant Species	Indicator Status
1	<u>N/A</u>			
2				
		0 =	Total Cover	

50/20 Thresholds	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	6	15
Herb Stratum	19	49
Woody Vine Stratum	0	0
Dominance Test Worksheet		
Number of Dominant Species that are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across all Strata:	2	(B)
Percent of Dominant Species that are OBL, FACW, or FAC:	100.00%	(A/B)
Prevalence Index Worksheet		
Total % Cover of:		☐
OBL species	65 x 1 =	65
FACW species	40 x 2 =	80
FAC species	32 x 3 =	96
FACU species	0 x 4 =	0
UPL species	0 x 5 =	0
Column totals	137 (A)	241 (B)
Prevalence Index = B/A =	1.76	
Hydrophytic Vegetation Indicators:		
Rapid test for hydrophytic vegetation		
☒ Dominance test is >50%		
☒ Prevalence index is ≤3.0*		
Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)		
Problematic hydrophytic vegetation* (explain)		
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic		
Hydrophytic vegetation present? <u>Y</u>		

Remarks:

Willow-dominated area in shallow swale on edge of mesic meadow

Project Site: Gold Rush Lots
SOIL
Sampling Point:
SP5
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-2	10YR2/1	100	N/A				Silty clay	
2-9	10YR4/2	98	10YR4/6	2	C	M	Silty clay	
9+	-	100					Gravel/cobble.	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains **Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Loamy Gleyed Matrix (F2)
☒ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

 Hydric soil present? Y

Remarks: All layers saturated

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☒ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ (B8)
☐ Water-Stained Leaves (B9) (except MLRA 1,2,4A, and 4B)
☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Stunted or Stressed Plants (D1)(LRR A)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☒ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6)(LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface water present? Yes ☐ No ☒ Depth (inches): _____
 Water table present? Yes ☐ No ☐ Depth (inches): _____
 Saturation present? Yes ☒ No ☐ Depth (inches): 0
 (includes capillary fringe)

Indicators of
 wetland
 hydrology
 present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Main source of hydrology is high groundwater, especially during snowmelt

Appendix B

Site Photographs



Photo 1 — Typical PSS wetland (July 22, 2020)



Photo 2 — Typical wetland boundary, notice dead and dying willows (July 22, 2020)



Photo 3 — Dead and dying willow along the wetland boundary (July 22, 2020)



Photo 4 — Tributary 1, looking north where it enters the site (July 13, 2020)



Photo 5 — Tributary 2, looking northeast where it enters the site (July 19, 2021)



Photo 6 — Tributary 3, looking southwest where it enters the site from a small pond, which is off the property (July 13, 2020)



Photo 7 – Looking north at the vegetated (non-wetland) entrance to the culvert under Woods Drive (July 19, 2021)



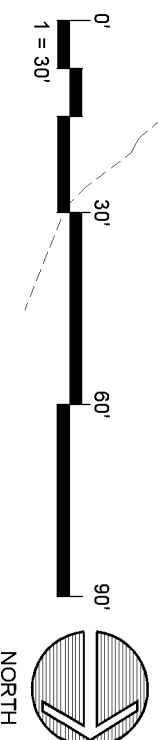
Photo 8 — Looking south at the culvert (black plastic) outlet under Woods Drive, with wooden outlet box to the stormwater system (July 19, 2021)



Photo 9 – Close up view of the outlet box showing no signs of flow, looking south (July 20, 2021)

Appendix C

Site Plan and Wetland Disturbance



355 N. PARK AVE. BRECKENRIDGE, CO

NOT FOR
CONSTRUCTION

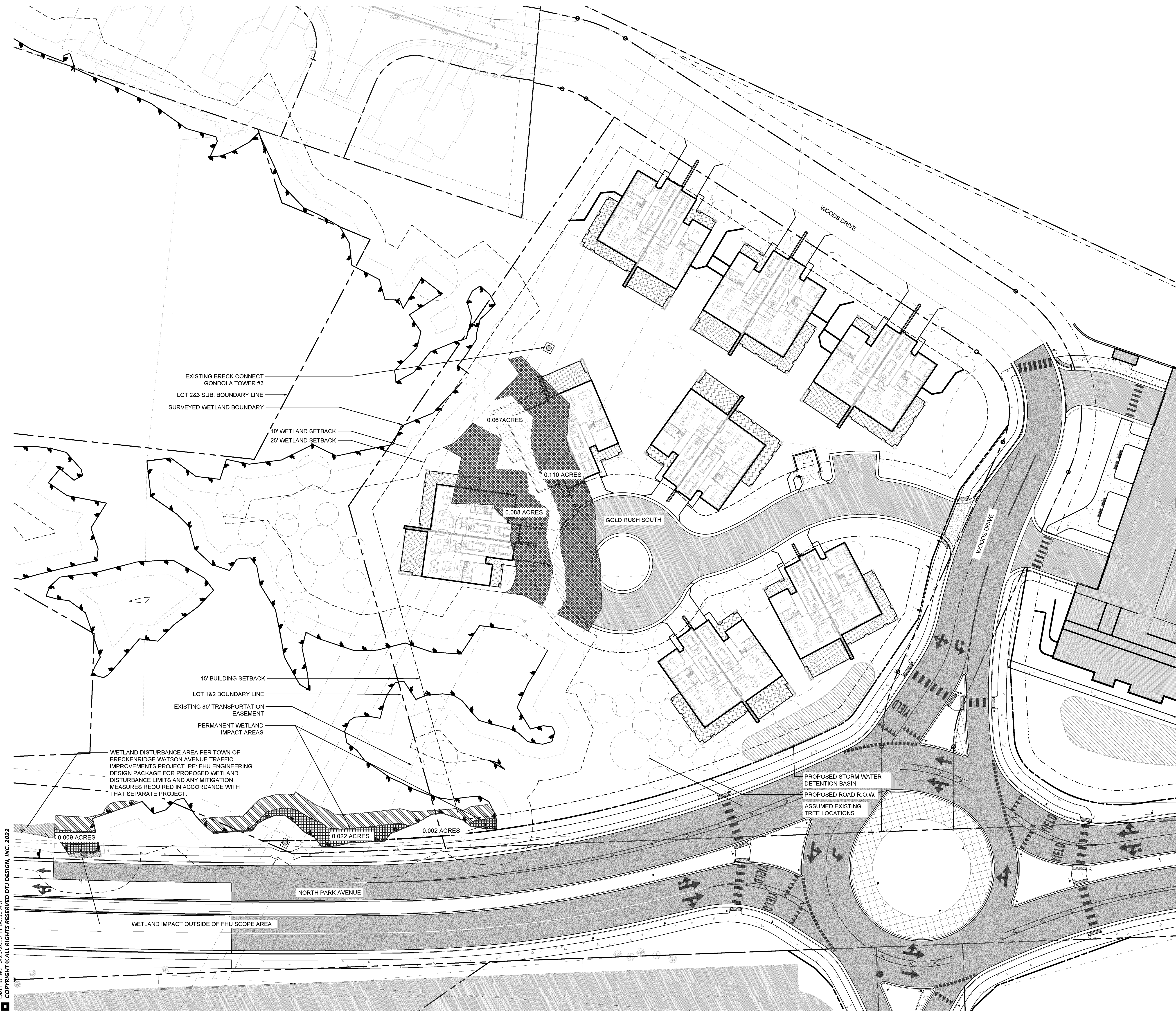
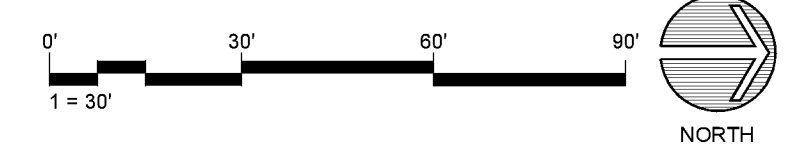
GOLD RUSH
SOUTH SITE
PLAN

L201



NOTE:

1. EXEMPTED WETLAND, AND 25' WETLAND BUFFER AREAS, HAVE BEEN DETERMINED BY BRECKENRIDGE TOWN ENGINEERING DEPARTMENT BASED ON ANALYSIS REPORT PROVIDED BY WETLAND/ENVIRONMENTAL CONSULTANT DURING THE MASTER PLAN REVIEW PROCESS. THE AGGREGATE OF THESE AREAS ARE NOW EXEMPT FROM WETLAND DISTURBANCE CLASSIFICATION FOR DEVELOPMENT REVIEW, BASED ON THESE DETERMINATIONS. THESE AREAS ARE SHOWN FOR CONTEXTUAL REFERENCE ONLY.
2. AREAS CALCULATED ARE BASED ON PROPOSED AND EXISTING PLATTED LOT BOUNDARIES.
3. FINAL DISTURBANCE ZONES TO BE DETERMINED IN FINAL DEVELOPMENT PLAN SUBMITTAL WHEN DETAILED GRADING DESIGN PLANS ARE FINALIZED, AND DISTURBANCE AREAS ARE FURTHER DEFINED.



Drawings: 11/13/2023, Boulder, Colorado, Lot 283, CAD Drawings: 10/13/2023, Planning Plan, L301.dwg
Last Saved: October 12, 2023 4:13:52 PM by Zachary
Printed: 10/13/2023 10:13:52 AM by Zachary
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LANDSCAPE LEGEND

--- PROPERTY LINE
--- SETBACK LINE
--- LOT SUBDIVISION LINE
○ ASSUMED EXISTING TREES LOCATION

TREE LEGEND

SYMBOL	TYPE
○	NARROW LEAF COTTONWOOD
△	QUAKING ASPEN
○	RIVER BIRCH
○	COLORADO SPRUCE
○	DOUGLAS FIR

TREE REMOVAL AND REPLACEMENT LEGEND

SYMBOL	CATEGORY	QTY.
○	EXISTING TREE TO BE PRESERVED	37
○	EXISTING BUFFER TREE TO BE REMOVED	16
○	EXISTING INTERNAL SITE TREE TO BE REMOVED	26
○	TOTAL REMOVED	43
○	BUFFER TREE REPLACEMENT	34
○	INTERNAL SITE TREE REPLACEMENT	112
○	TOTAL REPLACED	156

NOTES

ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.

dtj
DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 1st Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
www.dtydesign.com

NORTH GONDOLA LOT & GOLD RUSH LOTS
355 N. PARK AVE. BRECKENRIDGE, CO

NOT FOR CONSTRUCTION

DRAWN BY: ZS/TJ
CHECKED BY: DTJ
PROJECT NO.: 2019026
ISSUE DATE: 10/13/2023
REVISIONS:

SHEET TITLE:
GOLD RUSH SOUTH PLANTING PLAN

SHEET NUMBER:
L301

NORTH GONDOLA LOT & GOLD RUSH LOTS

MASTER PLAN AMENDMENT

May 28th, 2024

PROJECT DIRECTORY

APPLICANT	GONDOLA PROPERTIES LLC. 100 S Main Street Breckenridge, CO 80424 Contact: Graham Frank Phone: 970.453.883
SURVEYOR	BASILINE SURVEYS LLC 1345 Colo. Hwy. #9 Breckenridge, CO 80424 970.453.7155
ARCHITECT	DTJ DESIGN 3101 Iris Ave. Boulder, CO, 80301 303.443.7533 Contact: Lee Payne Email: lpayne@dtjdesign.com
LANDSCAPE ARCHITECT	DTJ DESIGN 3101 Iris Ave. Boulder, CO, 80301 303.443.7533 Contact: Bill Campie Email: bcampie@dtjdesign.com
CIVIL ENGINEER	TETRA TECH 719 F Ten Mile Drive/P.O. Box 1906 Frisco, CO 80443 970.423.3420 Contact: Chris Durloo Email: chris.durloo@tetratech.com

REGIONAL CONTEXT MAP



PROJECT LOCATION MAP



SHEET INDEX

SHEET	DESCRIPTION
Sheet 01	Cover Sheet
Sheet 02	Existing Site Features
Sheet 03	Site Analysis
Sheet 04	Proposed Site Plan
Sheet 05	Circulation Plan
Sheet 06	Landscape Exhibit
Sheet 07	Phasing Plan
Sheet 08	Overall Composite Utility Plan
Sheet 09	Detailed Composite Utility Plan

Drawing: UA2019026 Breckenridge Gondola Lot 405 C.D. S. 1000' Master Plan 03 Existing Conditions
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NORTH GONDOLA LOT & GOLD RUSH LOTS
MASTER PLAN AMENDMENT
BRECKENRIDGE, CO 80424
PEAK 8 PROPERTIES

DRAWN BY: DTJ
CHECKED BY: ZE/BC
PROJECT NO.: 2019026
ISSUE DATE: 04/26/2024

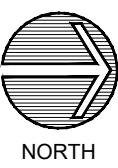
REVISIONS:
Planning & Zoning Review 04/26/2024
Planning & Zoning Review 05/28/2024

SHEET TITLE:

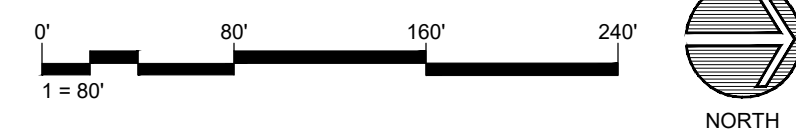
EXISTING SITE
FEATURES

SHEET NUMBER:

SHEET 02



SHEET 03



MASTER PLAN

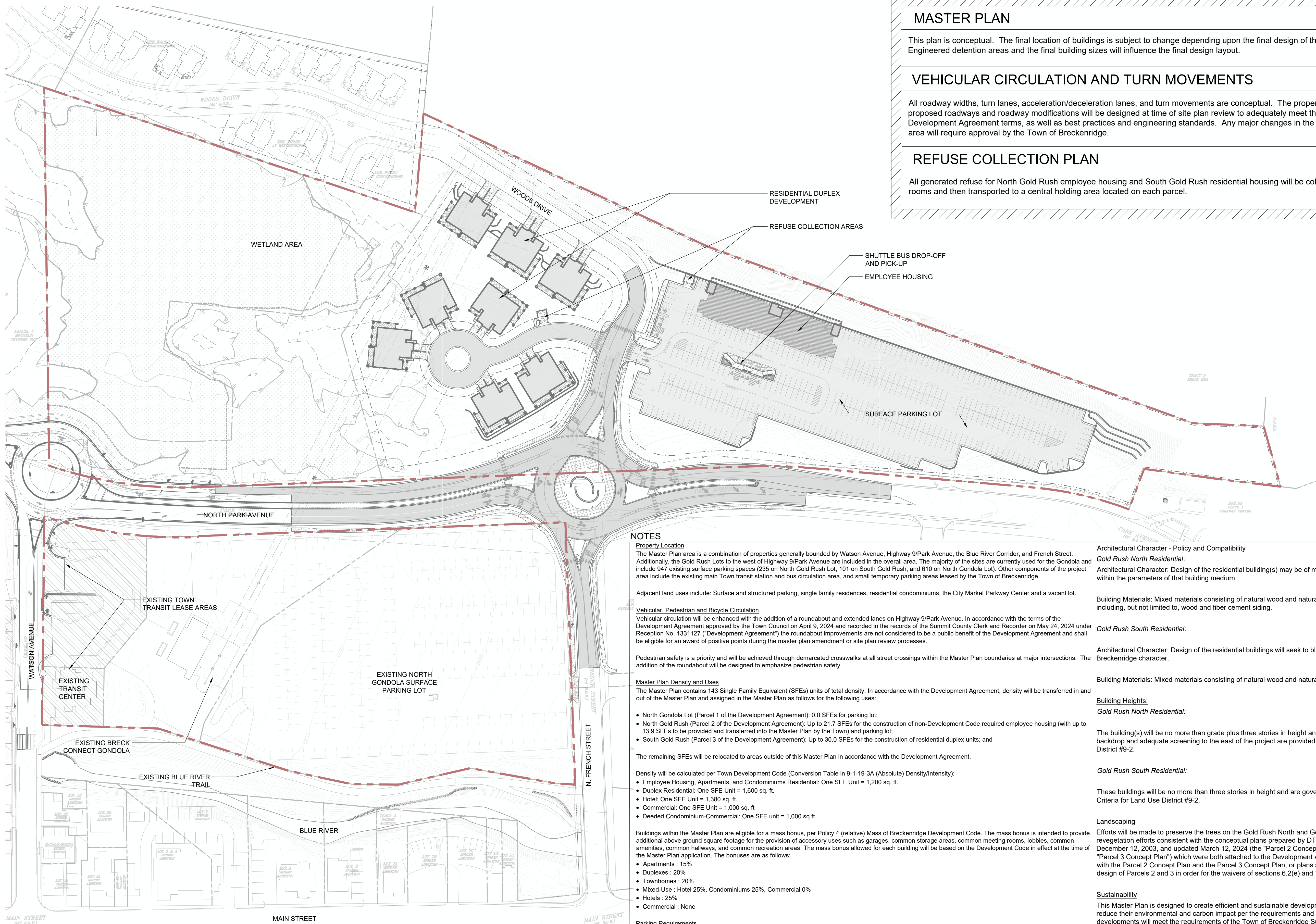
This plan is conceptual. The final location of buildings is subject to change depending upon the final design of the structures and outdoor spaces. Engineered detention areas and the final building sizes will influence the final design layout.

VEHICULAR CIRCULATION AND TURN MOVEMENTS

All roadway widths, turn lanes, acceleration/deceleration lanes, and turn movements are conceptual. The proper widths, lengths, and size of all proposed roadways and roadway modifications will be designed at time of site plan review to adequately meet the intent of the Master Plan, Development Agreement terms, as well as best practices and engineering standards. Any major changes in the main access points to the Master Plan area will require approval by the Town of Breckenridge.

REFUSE COLLECTION PLAN

All generated refuse for North Gold Rush employee housing and South Gold Rush residential housing will be collected within the building(s) in localized rooms and then transported to a central holding area located on each parcel.



NOTES

Property Location

The Master Plan area is a combination of properties generally bounded by Watson Avenue, Highway 9/Park Avenue, the Blue River Corridor, and French Street. Additionally, the Gold Rush Lots to the west of Highway 9/Park Avenue are included in the overall area. The majority of the sites are currently used for the Gondola and include 947 existing surface parking spaces (235 on North Gold Rush Lot, 101 on South Gold Rush, and 610 on North Gondola Lot). Other components of the project area include the existing main Town transit station and bus circulation area, and small temporary parking areas leased by the Town of Breckenridge.

Adjacent land uses include: Surface and structured parking, single family residences, residential condominiums, the City Market Parkway Center and a vacant lot.

Vehicular, Pedestrian and Bicycle Circulation

Vehicular circulation will be enhanced with the addition of a roundabout and extended lanes on Highway 9/Park Avenue. In accordance with the terms of the Development Agreement approved by the Town Council on April 9, 2024 and recorded in the records of the Summit County Clerk and Recorder on May 24, 2024 under Reception No. 1331127 ("Development Agreement") the roundabout improvements are not considered to be a public benefit of the Development Agreement and shall be eligible for an award of positive points during the master plan amendment or site plan review processes.

Pedestrian safety is a priority and will be achieved through demarcated crosswalks at all street crossings within the Master Plan boundaries at major intersections. The addition of the roundabout will be designed to emphasize pedestrian safety.

Master Plan Density and Uses

The Master Plan contains 143 Single Family Equivalent (SFEs) units of total density. In accordance with the Development Agreement, density will be transferred in and out of the Master Plan and assigned in the Master Plan as follows for the following uses:

- North Gondola Lot (Parcel 1 of the Development Agreement): 0.0 SFEs for parking lot;
- North Gold Rush (Parcel 2 of the Development Agreement): Up to 21.7 SFEs for the construction of non-Development Code required employee housing (with up to 13.9 SFEs to be provided and transferred into the Master Plan by the Town) and parking lot;
- South Gold Rush (Parcel 3 of the Development Agreement): Up to 30.0 SFEs for the construction of residential duplex units; and

The remaining SFEs will be relocated to areas outside of this Master Plan in accordance with the Development Agreement.

Density will be calculated per Town Development Code (Conversion Table in 9-1-19-3A (Absolute) Density/Intensity):

- Employee Housing, Apartments, and Condominiums Residential: One SFE Unit = 1,200 sq. ft.
- Duplex Residential: One SFE Unit = 1,600 sq. ft.
- Hotel: One SFE Unit = 1,380 sq. ft.
- Commercial: One SFE Unit = 1,000 sq. ft.
- Deeded Condominium-Commercial: One SFE unit = 1,000 sq. ft.

Buildings within the Master Plan are eligible for a mass bonus, per Policy 4 (relative) Mass of Breckenridge Development Code. The mass bonus is intended to provide additional above ground square footage for the provision of accessory uses such as garages, common storage areas, common meeting rooms, lobbies, common amenities, common hallways, and common recreation areas. The mass bonus allowed for each building will be based on the Development Code in effect at the time of the Master Plan application. The bonuses are as follows:

- Apartments : 15%
- Duplexes : 20%
- Townhomes : 20%
- Mixed-Use : Hotel 25%, Condominiums 25%, Commercial 0%
- Hotels : 25%
- Commercial : None

Parking Requirements

The parking demands for each project vary among the variety of uses planned within the Master Plan. Parking will be provided for each proposed Land Use category within a project. Winter recreational visitor parking will continue to be provided on the North Gondola and the North Gold Rush Lots and will be credited towards the 1,560 parking spaces required by the Parking Agreement between the Town of Breckenridge and Vail Summit Resorts, Inc. dated November 11, 2003 and recorded on June 29, 2004 in the records of the Summit County Clerk and Recorder under Reception No. 760358 (the "Parking Agreement") as follows:

- The North Gondola Lot: The historic existing 610 parking spaces for winter recreational visitors will be credited towards the above Parking Agreement parking space requirements irrespective of any landscaping, lighting, and drainage/stormwater improvements constructed on the lot per the terms of the Development Agreement.
- The North Gold Rush Lot: A minimum of 400 parking spaces for winter recreational visitors, or other proposed and approved amount, as a continuation of the historic use of the property for overflow parking, will be provided and will be credited towards the Parking Agreement parking space requirements.

The above winter recreational visitor parking spaces may be used outside of the winter season for guest parking, employee parking, or other parking purposes allowed by the Development Code.

The Master Plan will accommodate the minimum required parking as listed below per section 9-3-8: OFF STREET PARKING REQUIREMENT SUBSECTION B, unless an alternative amount is reviewed and approved by the Town:

- Duplexes/Townhomes: 1.5 spaces per duplex unit, 1.5 spaces per townhome unit/1-bedroom and larger
- Employee Housing Apartment-Residential: 1 space per unit/efficiency unit, 1.5 spaces per unit/1-bedroom or larger

Architectural Character - Policy and Compatibility

Gold Rush North Residential:

Architectural Character: Design of the residential building(s) may be of modular construction and will seek to create a residential feel within the parameters of that building medium.

Building Materials: Mixed materials consisting of natural wood and natural appearing fiber cement materials and mixed colors, including, but not limited to, wood and fiber cement siding.

Gold Rush South Residential:

Architectural Character: Design of the residential buildings will seek to blend into the surrounding neighborhoods and the greater Breckenridge character.

Building Materials: Mixed materials consisting of natural wood and natural appearing fiber cement materials and mixed colors.

Building Heights:

Gold Rush North Residential:

The building(s) will be no more than grade plus three stories in height and integrated into the western hillside so that an appropriate backdrop and adequate screening to the east of the project are provided as allowed by the General Design Criteria for Land Use District #9-2.

Gold Rush South Residential:

These buildings will be no more than three stories in height and are governed by the recommended height of the General Design Criteria for Land Use District #9-2.

Landscaping

Efforts will be made to preserve the trees on the Gold Rush North and Gold Rush South Lots along Park Avenue and provide revegetation efforts consistent with the conceptual plans prepared by DTJ Design, reviewed and approved by the Town Council on December 12, 2003, and updated March 12, 2024 (the "Parcel 2 Concept Plan") and the November 14, 2003 DTJ Design Plan (the "Parcel 3 Concept Plan") which were both attached to the Development Agreement. Preservation and revegetation efforts consistent with the Parcel 2 Concept Plan and the Parcel 3 Concept Plan, or plans substantially similar thereto, shall be incorporated in the design of Parcels 2 and 3 in order for the waivers of sections 6.2(e) and 7.2(c) of the Development Agreement to become effective.

Sustainability

This Master Plan is designed to create efficient and sustainable developments. The individual developments will explore ways to reduce their environmental and carbon impact per the requirements and recommendations of the Development Code. Additionally, the developments will meet the requirements of the Town of Breckenridge Sustainability Building Code section 8-4 (Ord. 29, Series 2008).

Proposed Public Amenities and Open Space

The Designated Wetland Preserve on the Gold Rush South is to be dedicated fee simple to the Town of Breckenridge, and will be protected as a part of this Master Plan. Such dedication is not considered a public benefit of the Development Agreement and shall be eligible for an award of positive points during the master plan amendment or site plan review processes.

Development Agreement Terms and Vesting

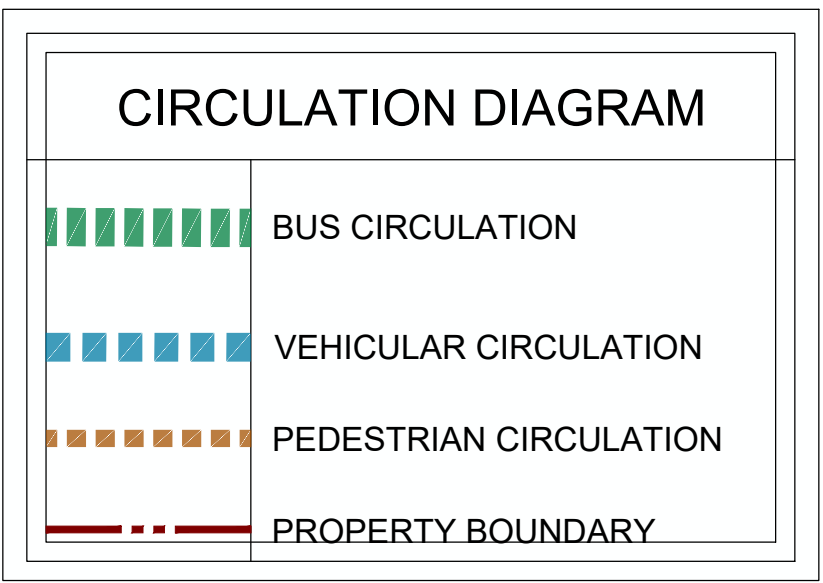
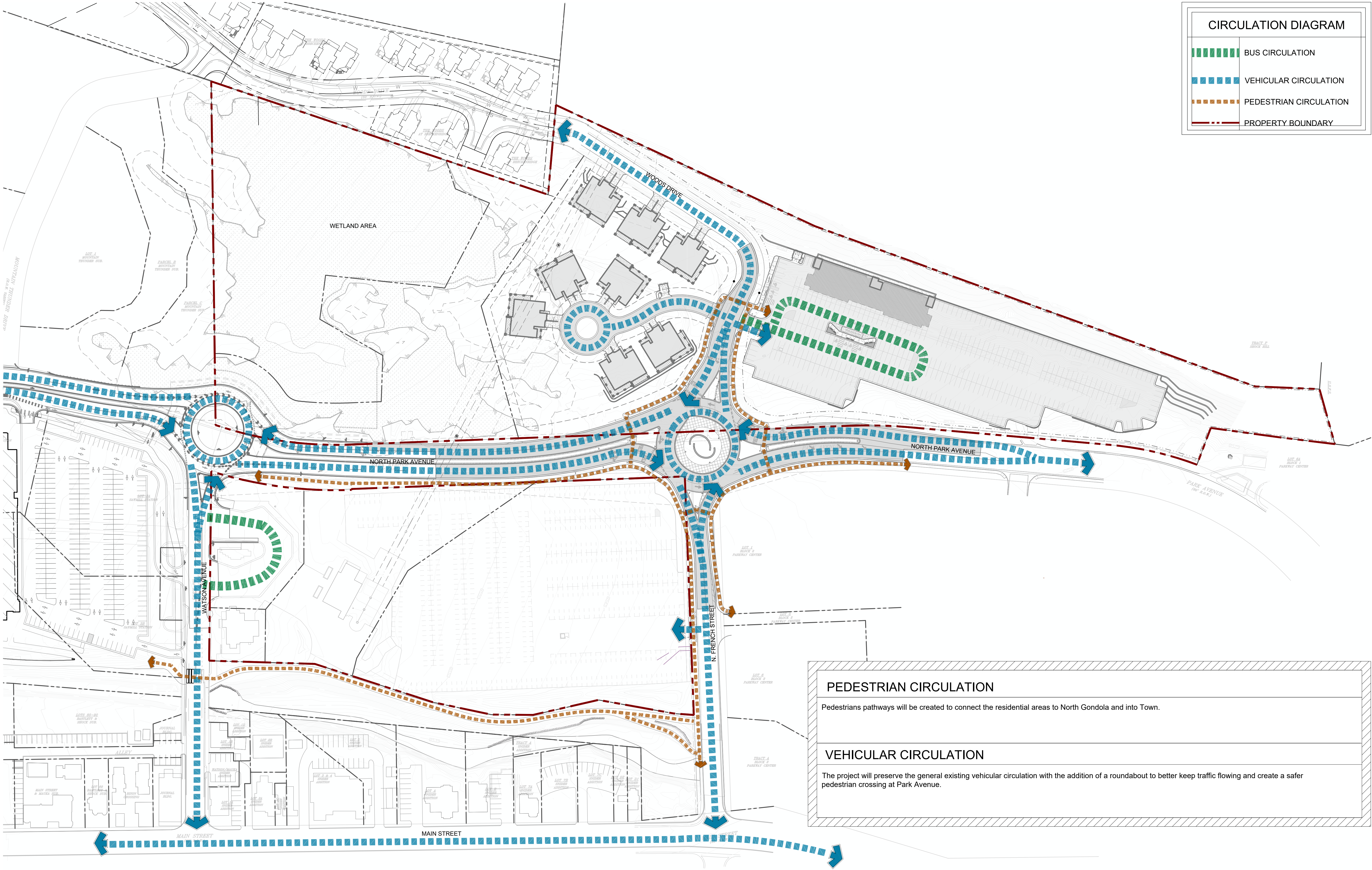
The terms, conditions, and provisions of this Master Plan, as modified by this amendment, are subject the Development Agreement and the extended vesting property rights provided for in the Development Agreement. The Development Agreement specifically established a vesting period of five years for this Master Plan, beginning from the effective date of this first amendment. Interested parties should review the Development Agreement and contact the Town of Breckenridge Department of Community Development for further information.

Amendment

This First Amendment to the Master Plan is approved by Development Permit PL-2024-0118.

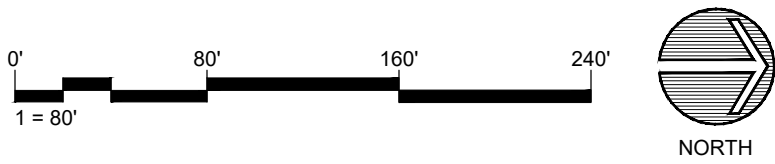


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NORTH GONDOLA LOT & GOLD RUSH LOTS
MASTER PLAN AMENDMENT
BRECKENRIDGE, CO 80424
PEAK 8 PROPERTIES

DRAWN BY:	DTJ
CHECKED BY:	ZE/BC
PROJECT NO.:	2019026
ISSUE DATE:	04/26/2024
REVISIONS:	
Planning & Zoning Review	04/26/2024
Planning & Zoning Review	05/28/2024
SHEET TITLE:	CIRCULATION PLAN
SHEET NUMBER:	SHEET 05



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LANDSCAPE LEGEND

PROPERTY LINE

SETBACK LINE

LOT SUBDIVISION LINE

○

ASSUMED EXISTING TREES LOCATION

TREE LEGEND

○

SYMBOL

TYPE

○

NARROW LEAF COTTONWOOD

○

QUAKING ASPEN

○

RIVER BIRCH

○

COLORADO SPRUCE

○

DOUGLAS FIR

TREE REMOVAL AND REPLACEMENT LEGEND

○

SYMBOL

CATEGORY

○

EXISTING TREE TO BE PRESERVED

○

EXISTING BUFFER TREE TO BE REMOVED

○

EXISTING INTERNAL SITE TREE TO BE REMOVED

○

TOTAL REMOVED

○

BUFFER TREE REPLACEMENT

○

INTERNAL SITE TREE REPLACEMENT

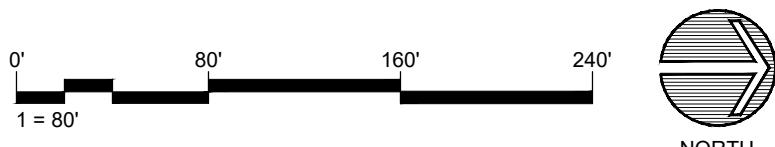
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TOTAL REPLACED

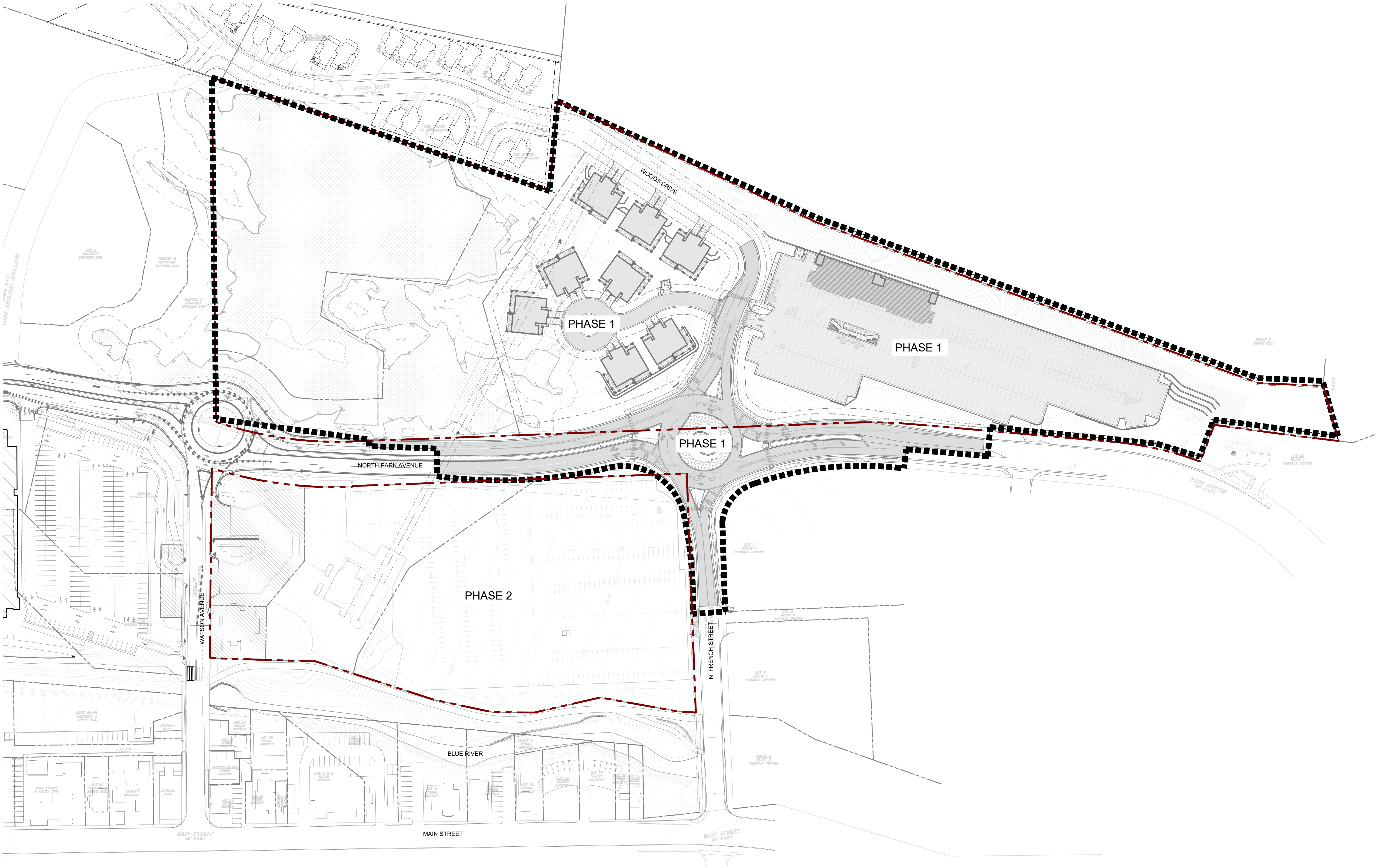
NOTES

ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES, ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.

*PROPOSED CONCEPTUAL LANDSCAPE BUFFER DIAGRAM



Drawing: U:\2019026\Breckenridge-Gondola Lot Dev\05 CAD\Sheets\01 Master Plan\07 PhasingPlan.dwg
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NORTH GONDOLA LOT & GOLD RUSH LOTS
MASTER PLAN AMENDMENT
BRECKENRIDGE, CO 80424
PEAK 8 PROPERTIES

DRAWN BY:	DTJ
CHECKED BY:	ZE/BC
PROJECT NO.:	2019026
ISSUE DATE:	04/26/2024

REVISIONS:	
Planning & Zoning Review	04/26/2024
Planning & Zoning Review	05/28/2024

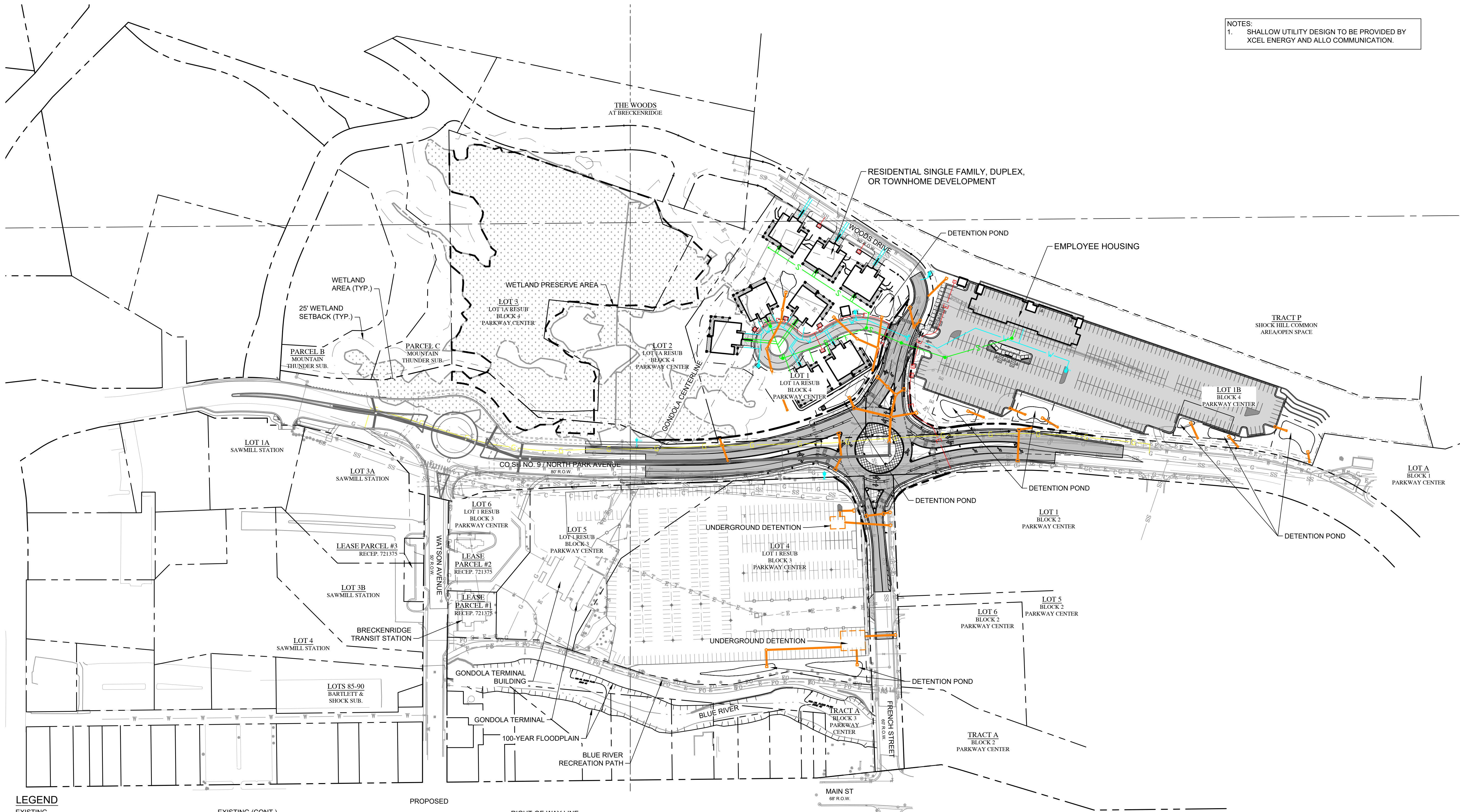
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PHASING PLAN

SHEET NUMBER:

SHEET 07

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Last Plotted: 4/24/2024 4:31:29 PM
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NOTES:
1. SHALLOW UTILITY DESIGN TO BE PROVIDED BY XCEL ENERGY AND ALLO COMMUNICATION.

LEGEND

EXISTING

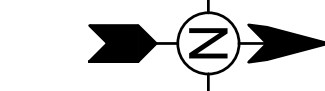
- SS SANITARY SEWER LINE
- W WATER LINE
- XX" SD STORM SEWER LINE
- CULVERT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER INLET
- STORM SEWER STRUCTURE
- ELECTRIC LINE
- COMMUNICATION LINE
- GAS LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- COMMUNICATION VAULT
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- SECTION LINE
- MINOR CONTOUR
- MAJOR CONTOUR

EXISTING (CONT.)

- 100-YR FLOODPLAIN
- EDGE OF RIVER
- WETLAND SETBACK
- SURVEY MONUMENT
- RETAINING WALL
- ASPHALT
- CONCRETE
- SNOWMELTED PAVEMENT
- WETLAND AREA
- RIPRAP
- TREE

PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT/HARDSCAPE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FLARED END SECTION
- STORM SEWER INLET
- STORM SEWER MANHOLE
- STORM SEWER WATER QUALITY VAULT
- STORM SEWER TRENCH DRAIN
- GAS LINE
- ELECTRIC LINE
- ELECTRIC TRANSFORMER
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE



0 50' 100' 200'
SCALE: 1" = 100'

DRAWN BY: AJK

CHECKED BY: CDD

PROJECT NO: 200-325517-21001

ISSUE DATE: 04/26/2024

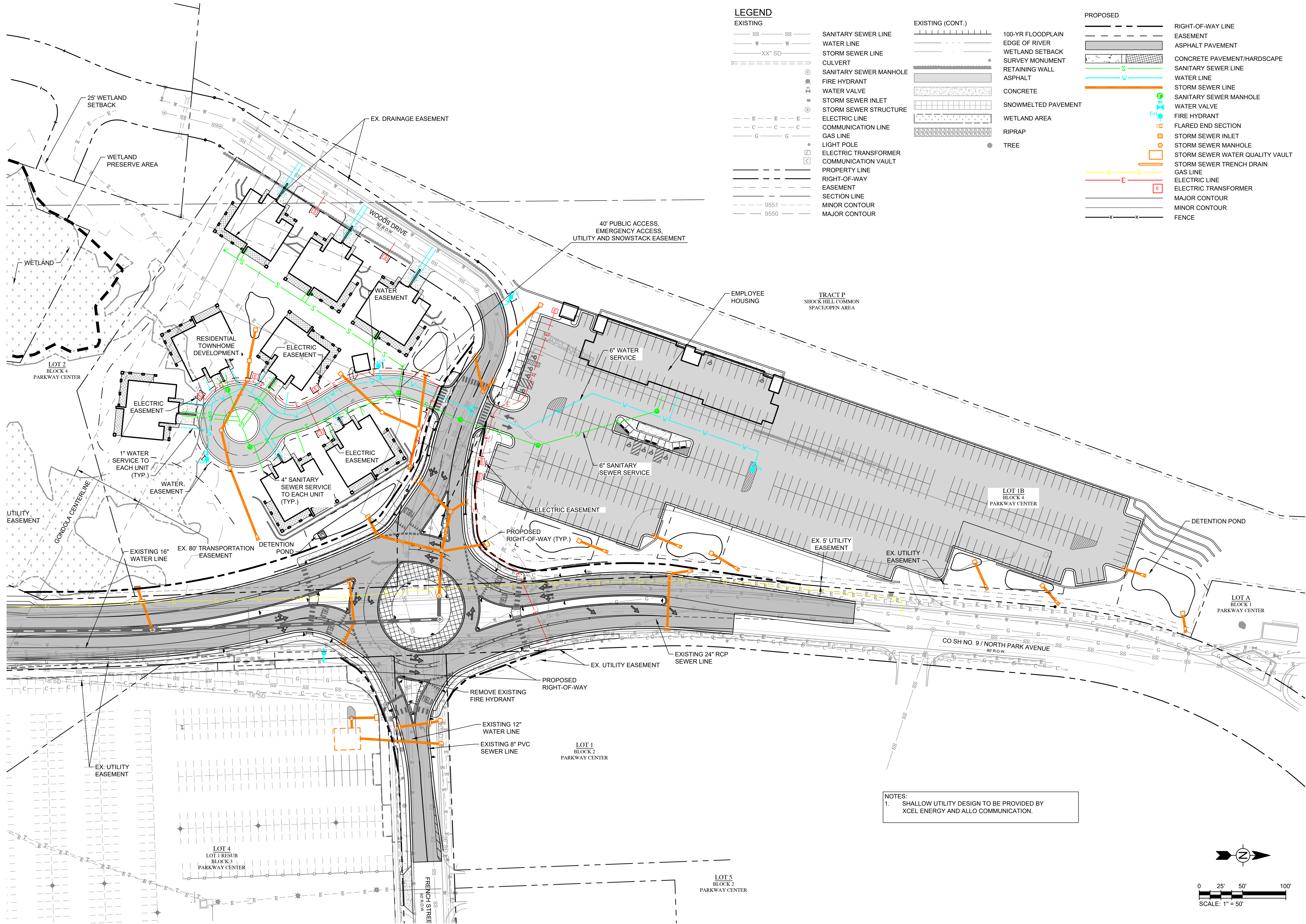
REVISIONS:

SHEET TITLE:

OVERALL
COMPOSITE
UTILITY PLAN

SHEET NUMBER:

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SOUTH GOLD RUSH / PARCEL 3

355 N. PARK AVE, BRECKENRIDGE, CO, 80424

FINAL CLASS A SITE PLAN SUBMITTAL

SEPTEMBER 23, 2024



ARCHITECTURE
PLANNING
LANDSCAPE
ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Ste. 130
BOULDER, CO 80301
T 303.443.7533

www.dtjdesign.com

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

PROJECT DIRECTORY

OWNER:	
BRECKENRIDGE GRAND VACATIONS 100 S Main Street Breckenridge, CO 80424 tel. 970-453-8883 email. gfrank@breckenridgegrandvacations.com Contact: Graham Frank	
SURVEYOR:	
BASILINE SURVEYS, LLC P.O. Box 7578 13541 Colo. HWY #9 tel. 970-453-7155	
ARCHITECT:	
DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. lpayne@dtjdesign.com Contact: Lee Payne	
LANDSCAPE ARCHITECT:	
DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado 80301 tel. 303-443-7533 fax. 303-443-7534 email. bcample@dtjdesign.com Contact: Bill Campie	
CIVIL ENGINEER:	
TETRA TECH 130 Ski Hill RD, Suite 140 Breckenridge, CO 80424 tel. 970-453-4579 Contact: Chris Durloo	

CONCEPTUAL RENDERING



NOTE: RENDERING IS FOR PRESENTATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED PART OF THE CONTRACT DOCUMENTS

PROJECT INFORMATION

ADDRESS: 355 N. PARK AVE.
BRECKENRIDGE, CO 80424

LAND USE DISTRICT: DISTRICT 9.2

LEGAL DESCRIPTION: Lot 1, Gondola Lots, Filing No. 1,
A resubdivision of Lot 1A, Block 4, Parkway Center
Subdivision, Filing No. 1 Amended & Tract Q, Shock Hill
Subdivision Located in Section 36 Township 6 South,
Range 77 West and Section 36 Township 6 South, Rage
78 West of the 6th P.M. Summit County, Colorado

SIGNATURE BLOCK

UPON THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE TOWN OF BRECKENRIDGE, THIS SITE PLAN SHALL BE BINDING UPON THE APPLICANT, AND THE APPLICANT'S SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME AS THE TOWN HAS ISSUED A FINAL CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE, THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN AND IN THE DEVELOPMENT PERMIT FOR THIS SITE. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY IN ACCORDANCE WITH THE BRECKENRIDGE DEVELOPMENT CODE. THIS DOCUMENT REPRESENTS THE ENTIRE UNDERSTANDING BETWEEN THE APPLICANT AND THE TOWN OF BRECKENRIDGE WITH REGARD TO DEVELOPMENT RIGHTS AND DENSITY REMAINING ON THIS SITE.

SHEET INDEX

NUMBER	SHEET LIST
EX-A3	Unnamed
GENERAL	
G001	COVER SHEET
CIVIL	
C-001	LEGEND AND ABBREVIATIONS
C-100	EXISTING CONDITIONS PLAN
C-106	CIVIL SITE PLAN
C-107	GRADING AND DRAINAGE PLAN
C-108	COMPOSITE UTILITY PLAN
C-109	PRIVATE STREET PLAN AND PROFILE
C-200	CIVIL DETAILS
EX-A2	PROPOSED DRAINAGE BASIN PLAN
LANDSCAPE	
L100	LANDSCAPE SITE PLAN
L101	LOT COVERAGE PLAN
L102	CIRCULATION PLAN
L103	SNOW MANAGEMENT PLAN
L104	EXISTING TREE MANAGEMENT
L105	WETLAND DISTURBANCE
L200	PLANTING PLAN
L201	PLANTING PLAN
L202	PLANT SCHEDULE
L300	SITE DETAILS
L400	ILLUSTRATIVE PLAN
ARCHITECTURE	
A100	PLANS - BUILDING 1
A101	PLANS - BUILDING 2
A102	PLANS - BUILDING 3
A103	PLANS - BUILDING 3
A200	ELEVATIONS - BUILDING 1 - SCHEME 1
A201	ELEVATIONS - BUILDING 1 - SCHEME 2
A202	ELEVATIONS - BUILDING 2 - SCHEME 1
A203	ELEVATIONS - BUILDING 2 - SCHEME 2
A204	ELEVATIONS - BUILDING 2 - SCHEME 3
A205	ELEVATIONS - BUILDING 3 - SCHEME 1
A206	ELEVATIONS - BUILDING 3 - SCHEME 2
A207	ELEVATIONS - BUILDING 3 - SCHEME 3
A208	TRASH ENCLOSURE
A210	BUILDING 1 SECTIONS
A211	BUILDING 2 SECTIONS
A212	BUILDING 3 SECTIONS
A301	SOLAR STUDY
A302	MATERIAL BOARD

VICINITY MAP



NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
CHECKED BY: DTJ
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G001

TETRA TECH
CONTACT: Christopher Durloo
(970) 423-3420
chris.durloo@tetrattech.com

EXISTING	PROPOSED	
SS		RIGHT-OF-WAY LINE
W		EASEMENT
XX" SD		ASPHALT PAVEMENT
		CONCRETE PAVEMENT/HARDSCAPE
		SANITARY SEWER LINE
		WATER LINE
		STORM SEWER LINE
		SANITARY SEWER MANHOLE
		WATER VALVE
		FIRE HYDRANT
		FLARED END SECTION
		STORM SEWER INLET
		STORM SEWER MANHOLE
		STORM SEWER WATER QUALITY VAULT
		STORM SEWER TRENCH DRAIN
		ELECTRIC LINE
		ELECTRIC TRANSFORMER
		MAJOR CONTOUR
		MINOR CONTOUR
		FENCE
		WETLAND IMPACT AREA
		POINT OF ANALYSIS
		PROPOSED DRAINAGE BASIN
		PROPOSED FLOW ARROW
		PROPOSED DRYWELL LOCATION

	ACRE	OFF	OFFSET
ABC	AGGREGATE BASE COURSE		
BFP	BACK FLOW PREVENTOR	PC	POINT OF CURVATURE
BVCS	BEGIN VERTICAL CURVE STATION	PH	PHASE
		PI	POINT OF INTERSECTION
C	CHORD	PSV	PRESSURE SUSTAINING VALVE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE, CLASS	R	RADIUS, RIGHT
CMP	CORRUGATED METAL PIPE	R/W	RIGHT-OF-WAY
CONC	CONCRETE	RCBC	REINFORCED CONCRETE PIPE, BOX CULVERT
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
		RCPA	REINFORCED CONCRETE PIPE, ARCH
E	EASTING	S	SOUTH
EG	EXISTING GRADE	STA	STATION
		SHT	SHEET
EL	ELEVATION	SWMP	STORMWATER MANAGEMENT PLAN
ELEC	ELECTRICAL	TBOC	TOP BACK OF CURB
EOA	EDGE OF ASPHALT	TOC	TOP OF CONCRETE
EOG	EDGE OF GRAVEL	TYP	TYPICAL
EOR	EDGE OF ROAD	USFS	UNITED STATES FOREST SERVICE
EVCS	END VERTICAL CURVE STATION	VBH	VAULT BLOCK HOUSE
		VERT	VERTICAL
		W	WEST
FES	FLARED END SECTION		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FT, '	FOOT, FEET		
FH	FIRE HYDRANT		
HDPE	HIGH DENSITY POLYETHYLENE		
HGL	HYDRAULIC GRADE LINE		
HORIZ	HORIZONTAL		
HMA	HOT MIX ASPHALT		
IN, "	INCH		
INV	INVERT		
L	LENGTH, LEFT, LINE		
LF	LINEAR FEET		
MH	MANHOLE		
N	NORTH, NORTHING		
NC	NORMALLY CLOSED		
NO	NORMALLY OPEN		
NO.	NUMBER		
NTS	NOT TO SCALE		

The diagram illustrates the format for Section Cuts and Detail Markers, showing how information is organized on a drawing sheet.

SECTION CUT: This format includes a section letter (e.g., "A") and a sheet identifier (e.g., "C-500") within a circular marker. A section marker arrow indicates the viewing orientation. The sheet identifier is also used to indicate the sheet where the section is drawn, with a note stating "SHEET WHERE SECTION IS DRAWN *- INDICATES SAME SHEET".

DETAIL: This format includes a detail number (e.g., "1") and a detail title (e.g., "DETAIL"). The detail number is also used to indicate the sheet where the detail is drawn, with a note stating "SHEET WHERE SECTION IS DRAWN *- INDICATES SAME SHEET". The scale is indicated as "SCALE: 1"=1'-0"

DETAIL MARKER: This format includes a detail number (e.g., "1") and a sheet identifier (e.g., "C-500") within a circular marker. The sheet identifier is also used to indicate the sheet where the detail is drawn, with a note stating "SHEET WHERE SECTION IS DRAWN *- INDICATES SAME SHEET".

Drainage Basin Information: This information is organized into a table with four columns: DRAINAGE BASIN NUMBER, 10 YEAR PEAK DISCHARGE, 100 YEAR PEAK DISCHARGE, and DRAINAGE BASIN ACREAGE. The table contains three rows of data.

TETRA TECH ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co 80215

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



719 F Ten Mile Drive/ PO Box 1906
Frisco, Colorado 80443
T 970.453.6394

www.tetrattech.com

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY: ACB

CHECKED BY: CDD

PROJECT NO.: 200-325517-21001

ISSUE DATE: 07/30/2024

REVISIONS: 10/28/2024

LEGEND AND

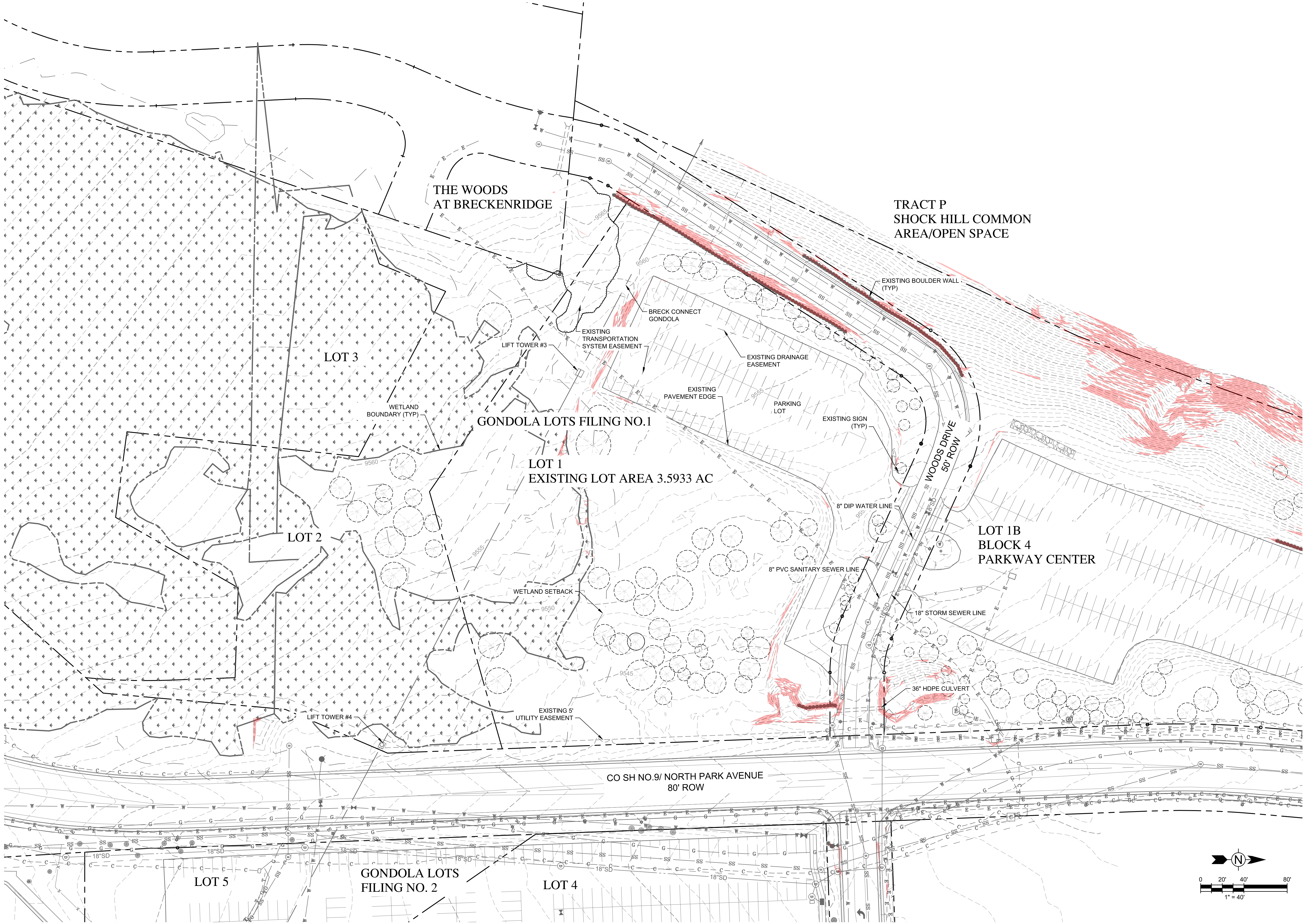
ABBREVIATIONS

SHEET NUMBER: _____

0001

0-001

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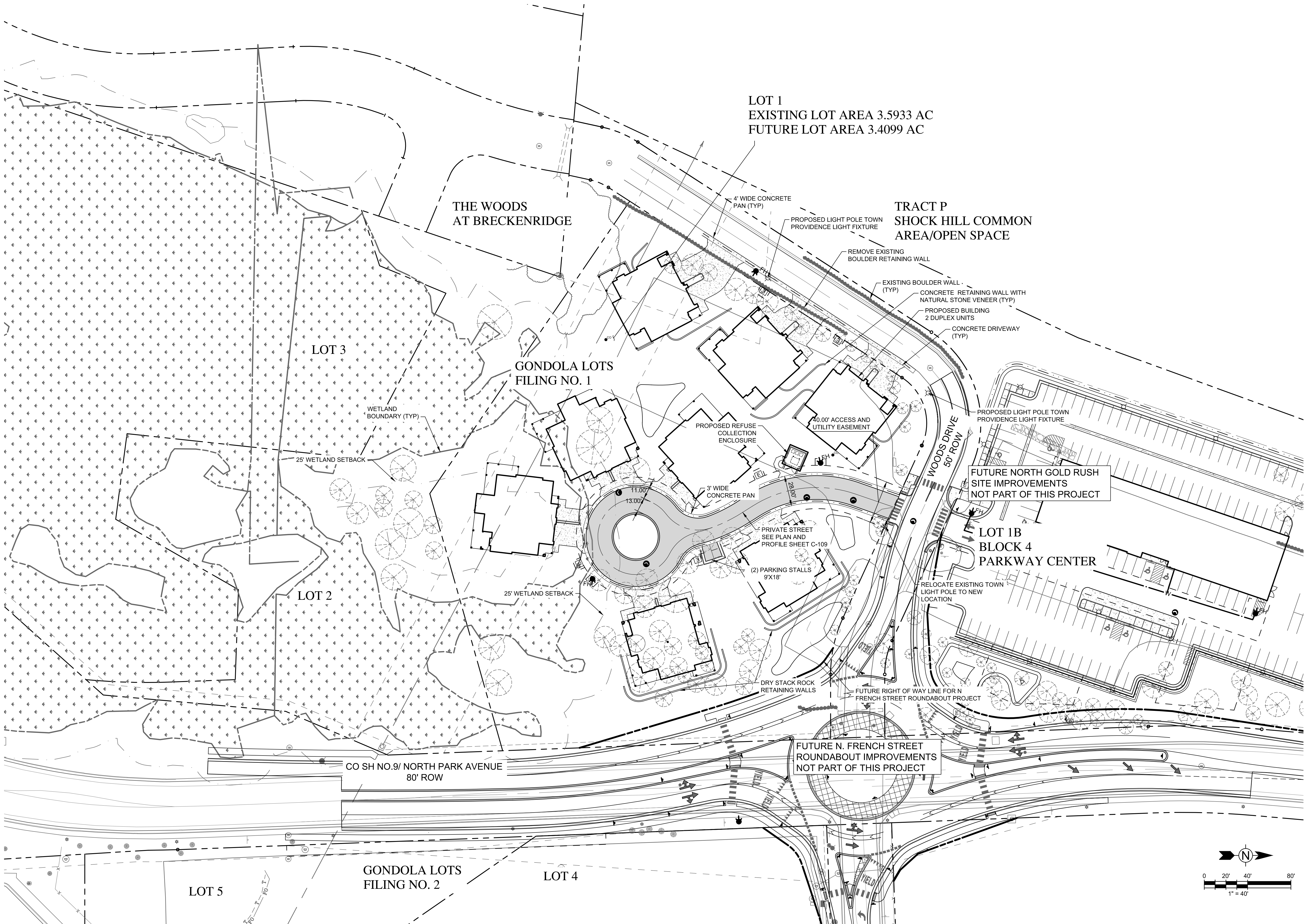
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CHECKED BY:	CDD
PROJECT NO.:	200-325517-21001
ISSUE DATE:	07/30/2024
REVISIONS:	10/28/2024

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EXISTING
CONDITIONS PLAN

SHEET NUMBER:

C-100

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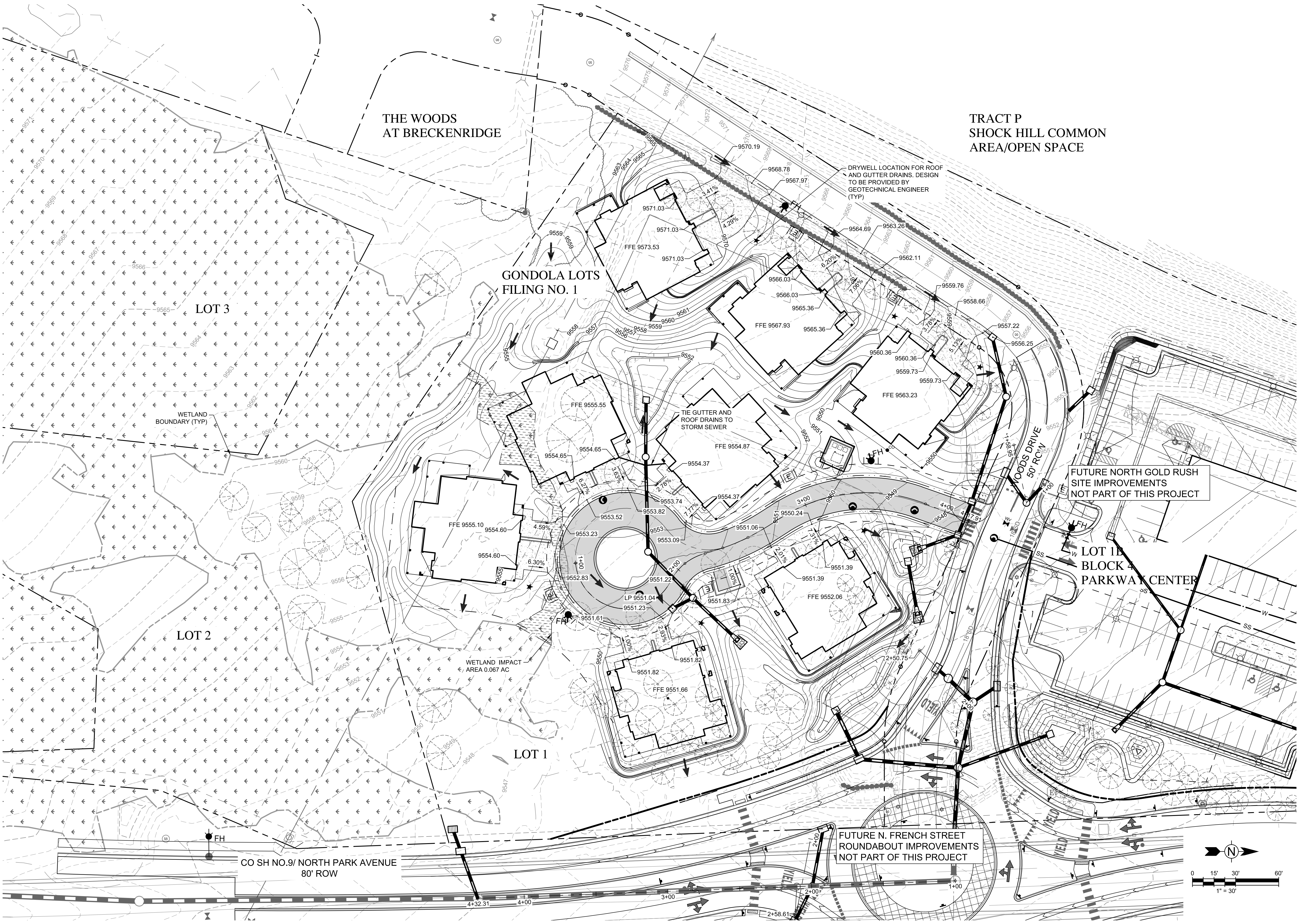
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CIVIL SITE PLAN

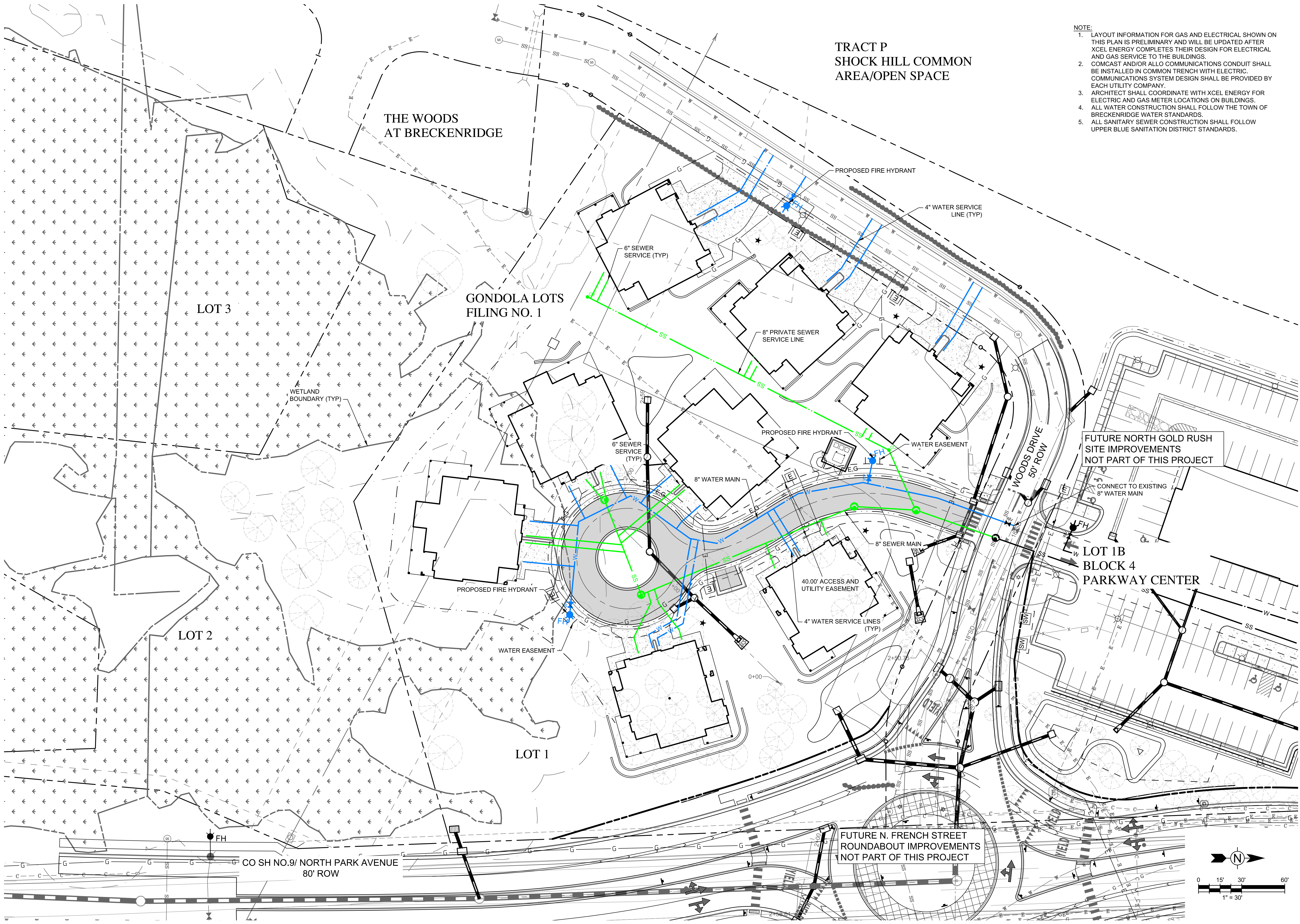
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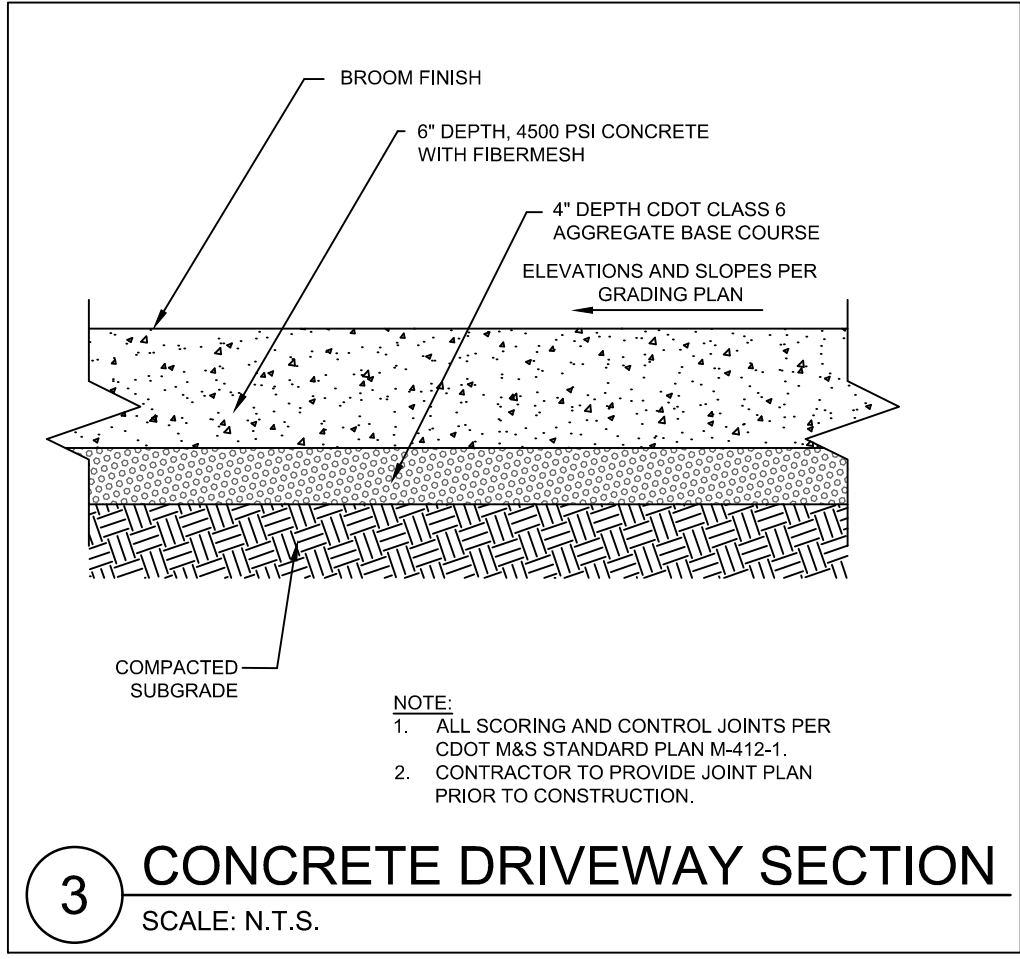
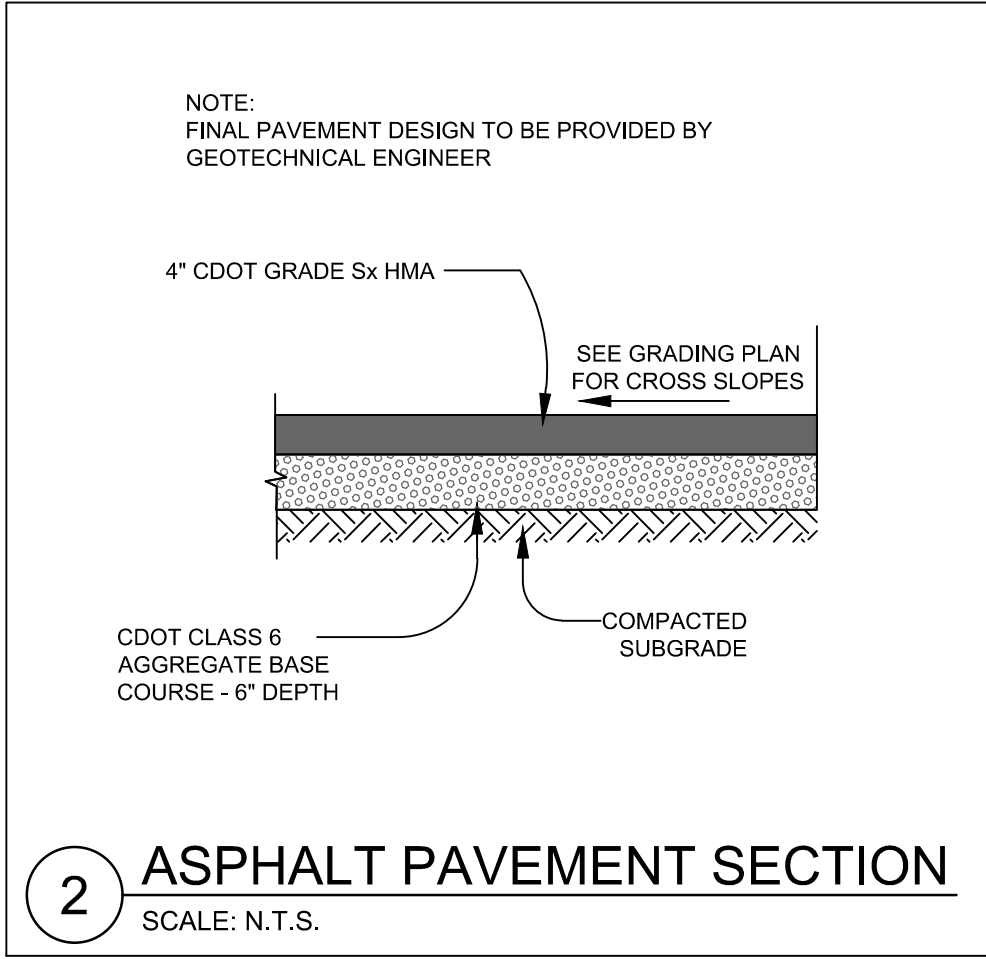
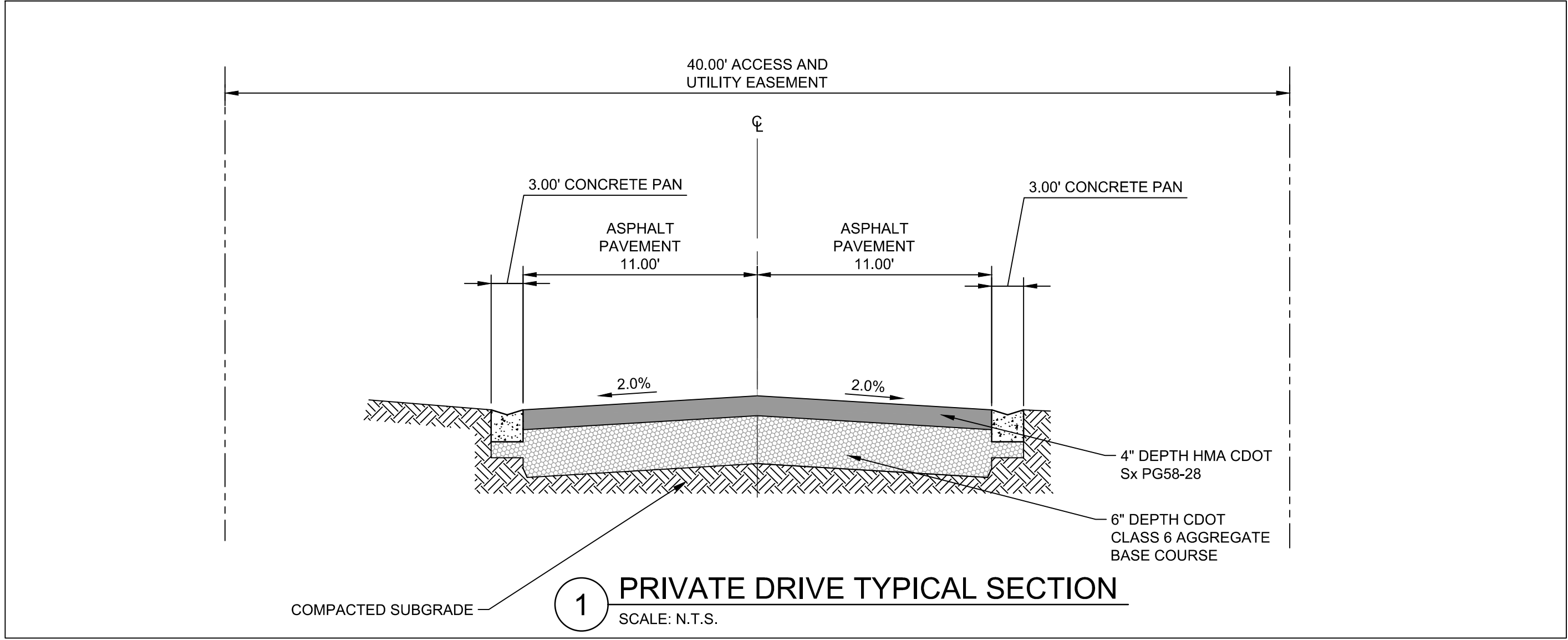
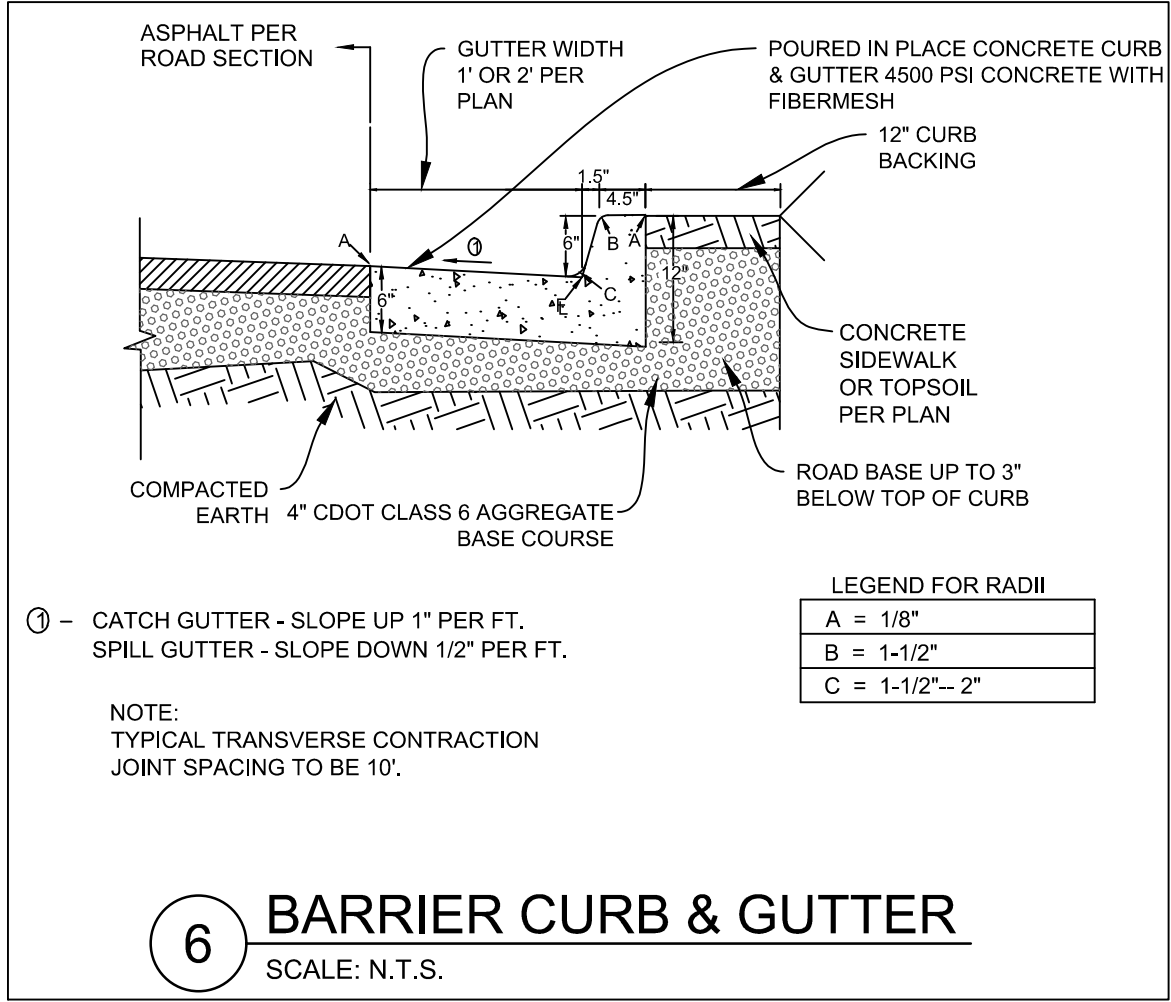
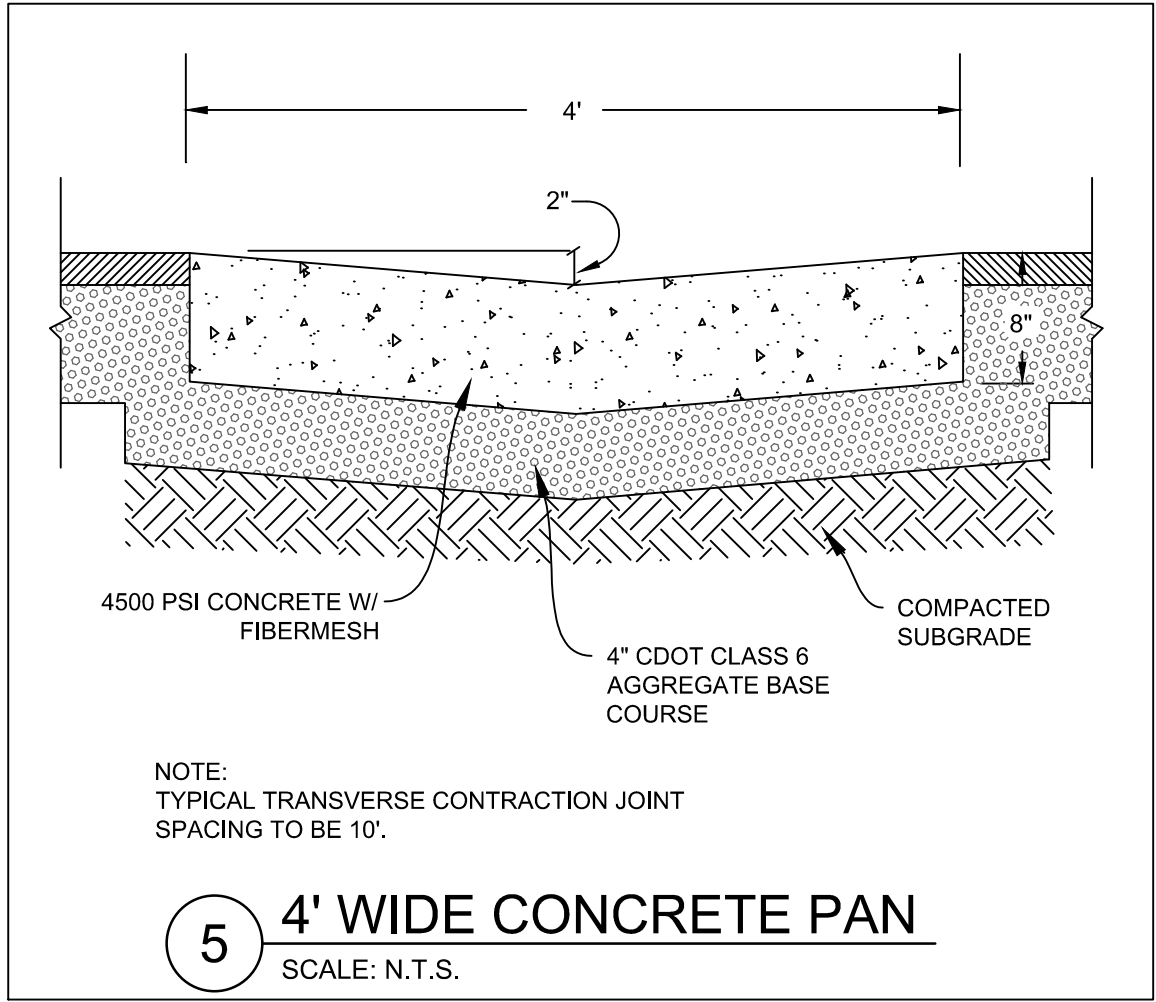
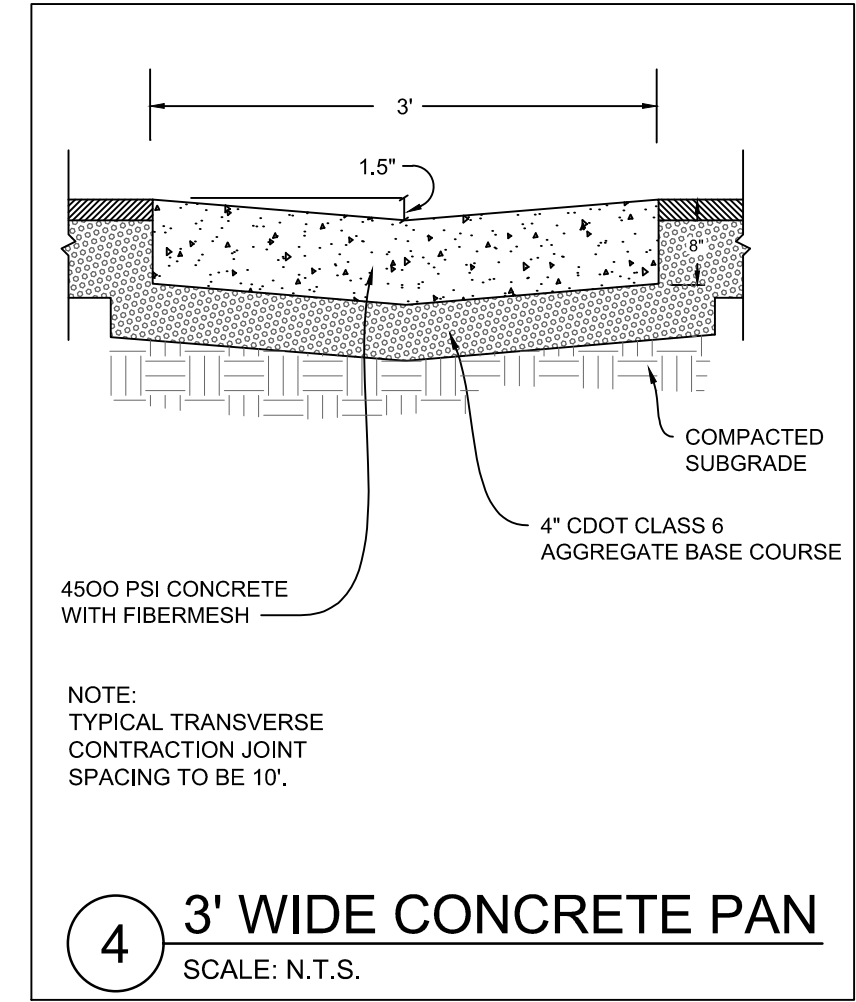
- NOTE:
1. LAYOUT INFORMATION FOR GAS AND ELECTRICAL SHOWN ON THIS PLAN IS PRELIMINARY AND WILL BE UPDATED AFTER XCEL ENERGY COMPLETES THEIR DESIGN FOR ELECTRICAL AND GAS SERVICE TO THE BUILDINGS.
 2. COMCAST AND/OR ALLO COMMUNICATIONS CONDUIT SHALL BE INSTALLED IN COMMON TRENCH WITH ELECTRIC. COMMUNICATIONS SYSTEM DESIGN SHALL BE PROVIDED BY EACH UTILITY COMPANY.
 3. ARCHITECT SHALL COORDINATE WITH XCEL ENERGY FOR ELECTRIC AND GAS METER LOCATIONS ON BUILDINGS.
 4. ALL WATER CONSTRUCTION SHALL FOLLOW THE TOWN OF BRECKENRIDGE WATER STANDARDS.
 5. ALL SANITARY SEWER CONSTRUCTION SHALL FOLLOW UPPER BLUE SANITATION DISTRICT STANDARDS.

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SHEET TITLE:
COMPOSITE
UTILITY PLAN

SHEET NUMBER:

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SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

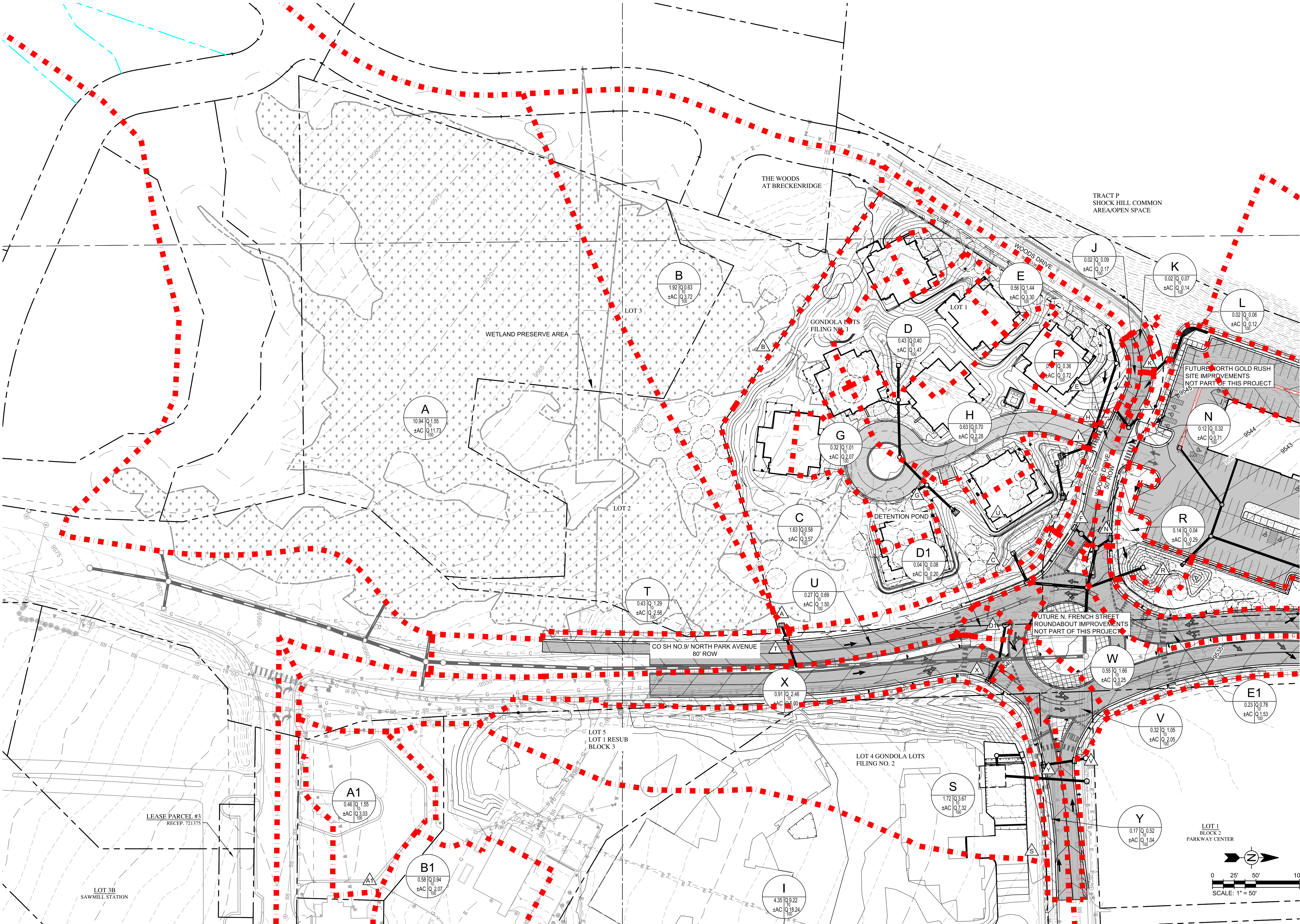
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SHEET TITLE:
CIVIL DETAILS

SHEET NUMBER:

C-200

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LANDSCAPE SITE PLAN
LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	SITE WALL (SEE CIVIL PLANS)
	CROSSWALK (SEE CIVIL PLANS)
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ROCK WALL

REFUSE COLLECTION PLAN

FOR THE BUILDINGS ON THE SITE, ALL GENERATED REFUSE FOR THE OCCUPIED STRUCTURE(S) WILL BE COLLECTED WITHIN EACH INDIVIDUAL UNITS/BUILDINGS AND THEN TRANSPORTED TO A CENTRAL HOLDING AREA. THE CENTRAL HOLDING AREA IS CONCEALED FROM VIEW WITHIN AN REFUSE ENCLOSURE STRUCTURE LOCATED ON SITE. SEE ARCHITECTURE PLANS FOR REFUSE ENCLOSURE STRUCTURE DESIGN.

GENERAL NOTES

ALL HARDSCAPE, WALKWAYS, ROADWAY PAVING, PARKING LOT COMPONENTS, AND ANY OTHER SITE ELEMENTS SHOWN ON PLAN, OTHER THAN WHAT IS LABELED OR IN THE LEGEND ON THIS SHEET, REFER TO CIVIL SITE PLAN SHEETS.

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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T 303.443.7533
www.dtjdesign.com

SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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ISSUE DATE: 09/23/2024
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SHEET TITLE:
LANDSCAPE
SITE PLAN

SHEET NUMBER:
L100

Page 244 of 304

**SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL**

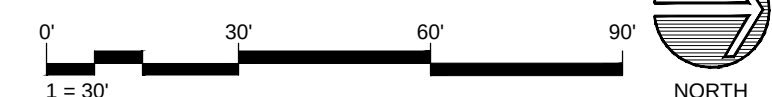
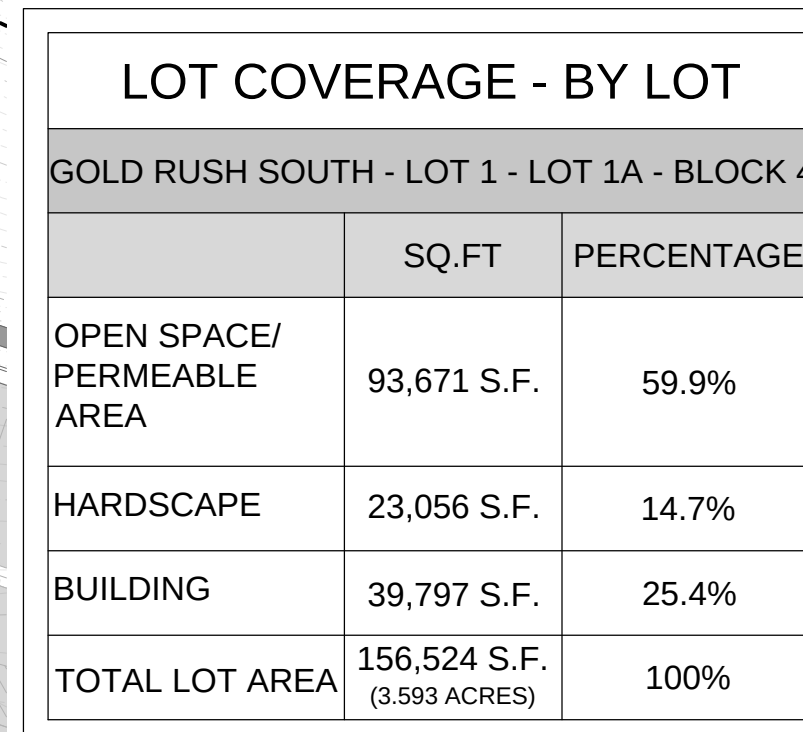
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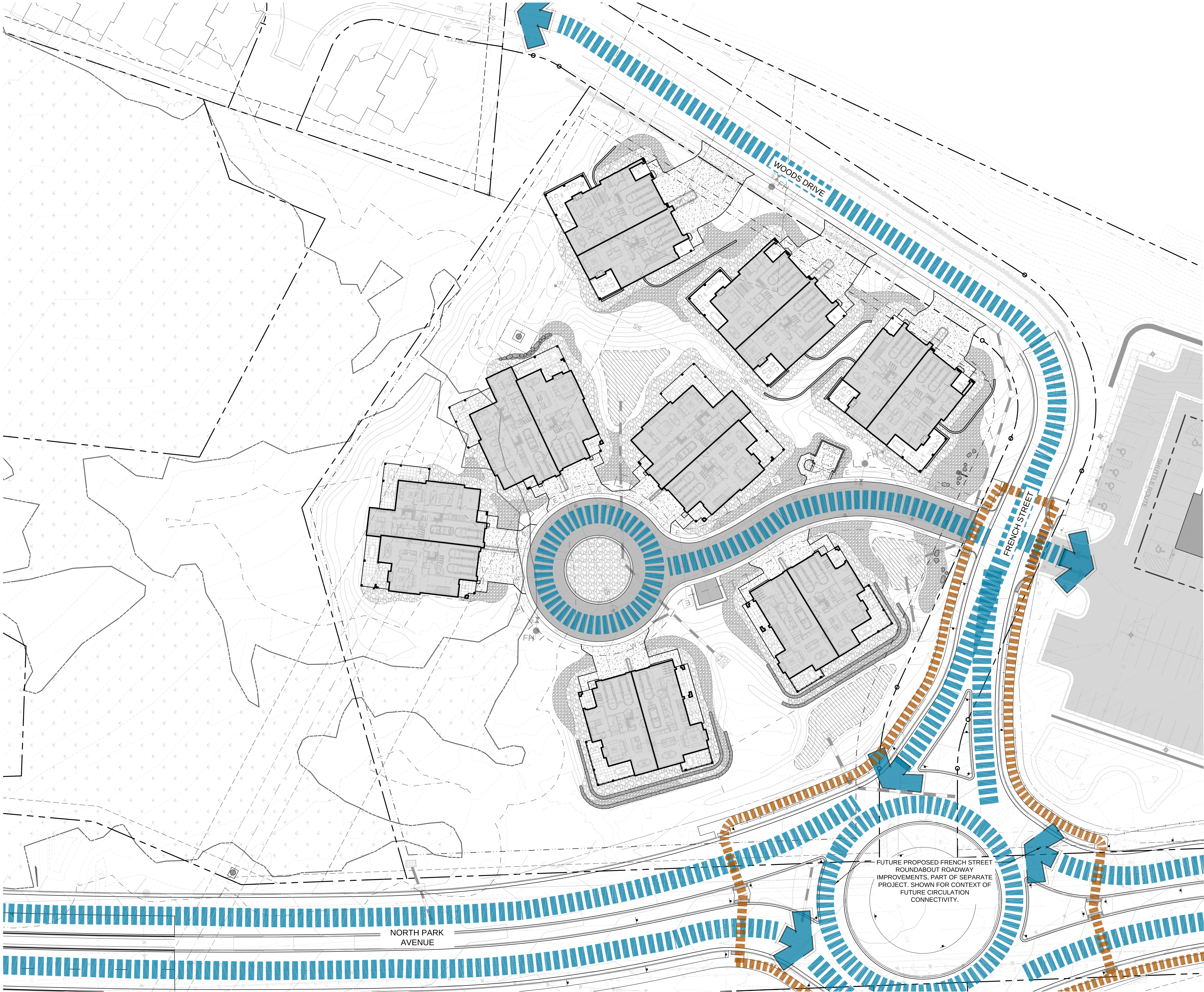
LOT
COVERAGE
PLAN

SHEET NUMBER: _____

L101



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LANDSCAPE SITE LEGEND

PROPERTY LINE

- - - -

SETBACK LINE

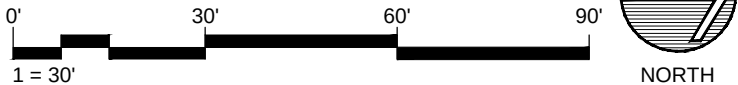
- - - -

EASEMENT LINE

OVERALL CIRCULATION DIAGRAM

PUBLIC/SEMI PUBLIC PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION



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ISSUE DATE: 09/23/2024

REVISIONS: 10/28/2024

SHEET TITLE:

CIRCULATION PLAN

SHEET NUMBER:

L102

Page 246 of 304

— — — — — PROPERTY LINE
 — · · · · — SETBACK LINE
 - - - - - EASEMENT LINE

PLOWED OR SHOVELED HARD SURFACES



PROPOSED SNOW STORAGE AREAS

SNOW MANAGEMENT AREAS TABULATION	
PARCEL	AREA (sf)
GOLD RUSH SOUTH PARCEL	
Plowed or Shoveled Hard Surfaces	20,860
Proposed Snow-Melted Hard Surfaces	0
Required Snow Storage Area	5,215
Provided Snow Storage Area	5,219

1. PROVIDED SNOW STORAGE AREAS ARE USED FOR GENERAL APPROACH TO WINTER SNOW STORAGE. AREAS SHOWN ARE BASED ON ADJACENT PAVING REQUIRING SNOW CLEARING AND BEST MANAGEMENT PRACTICES. AREAS PROVIDED WILL UTILIZE PLANTING SPECIES, THAT ARE TOLERANT OF HEAVY SNOW LOADS OR VOID OF DECORATIVE PLANTING AS NECESSARY.
2. AREAS CALCULATED BASED ON EXISTING PLATTED LOT BOUNDARY. ALL AREAS WITH-IN PUBLIC R.O.W. BOUNDARIES ARE NOT INCLUDED IN THIS DOCUMENT, WITH EXCEPTION OF PRIVATE RESIDENTIAL DRIVEWAY CONNECTIONS.
3. PRIVATE PATIO/OUTDOOR SPACES PROPOSED AT DUPLEX RESIDENTIAL UNITS ARE ALL COVERED WITH SOLID ROOF STRUCTURES, THUS NO SNOW STORAGE REQUIRED.
4. VOIDED AREAS OF SNOW STORAGE LOCATED ALONG ROAD AND DRIVEWAY EDGES, ARE USED TO ALLOW FOR BUFFER PLANTING PRESERVATION IN KEY SELECTED AREAS OF IMPORTANCE. SEE PLAN LAYOUT FOR LOCATIONS.

SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY:	ZE/PM
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PROJECT NO.:	2024018
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SHEET TITLE:

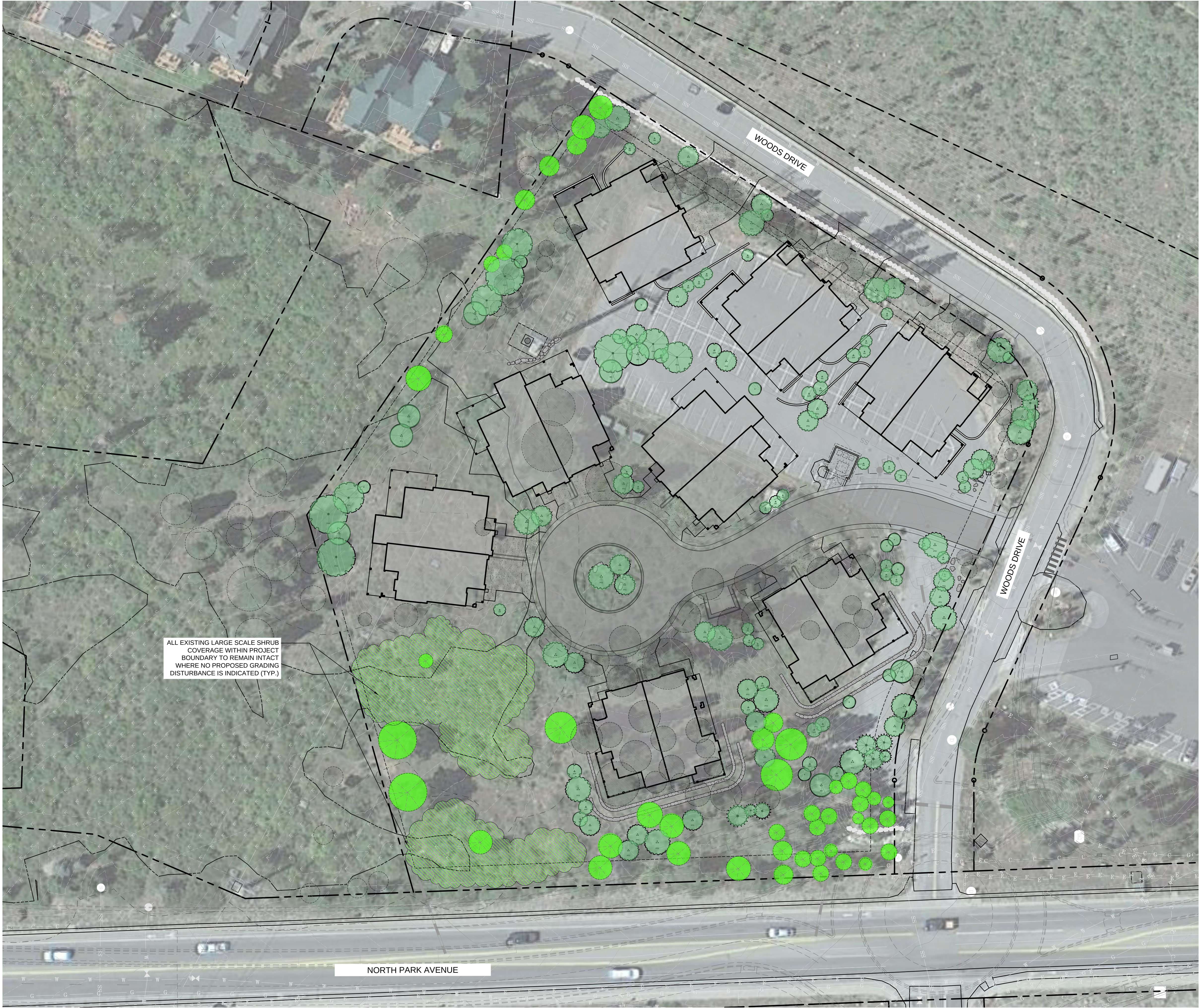
SNOW
MANAGEMENT
PLAN

SHEET NUMBER

L103



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LANDSCAPE SITE LEGEND		
	PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	

EXISTING VEGETATION MANAGEMENT LEGEND		
EXISTING TREE MANAGEMENT LEGEND		
SYMBOL	CATEGORY	QTY.
	EXISTING TREE TO BE PRESERVED	46
TOTAL PRESERVED		46
	EXISTING TREE TO BE REMOVED	75
TOTAL REMOVED		75
	PROPOSED TREE	132
TOTAL ADDED		132

EXISTING VEGETATION MANAGEMENT NOTES	
1.	ALL EXISTING VEGETATION ON SITE IS TO BE PRESERVED OUTSIDE THE BOUNDARIES OF GRADING DISTURBANCE ZONES, OR OTHERWISE NOTED ON THIS DOCUMENT. PROJECT SHALL ADHERE TO CURRENT CODE COMPLIANCE FOR DEFENSIBLE SPACE, WHERE APPLICABLE, AS OUTLINED BY THE LOCAL FIRE JURISDICTION AUTHORITY AND TOWN OF BRECKENRIDGE DEVELOPMENT CODE.
2.	ALL EXISTING TREE LOCATIONS AND QUANTITIES REPRESENTED IN THIS EXHIBIT ARE ASSUMED. TREE LOCATIONS AND QUANTITY ASSUMPTIONS ARE BASED ON DETAILED AERIAL PHOTOGRAPHIC ANALYSIS. ACTUAL TREE LOCATIONS AND QUANTITIES, ARE TO BE VERIFIED IN FUTURE DEVELOPMENT AND DESIGN UTILIZING A CERTIFIED TREE SURVEY PROVIDED BY A PROFESSIONAL SURVEYING ENTITY.

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3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
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SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY: ZE/PM
CHECKED BY: DTJ
PROJECT NO.: 2024018
ISSUE DATE: 09/23/2024
REVISIONS: 10/28/2024

SHEET TITLE:
EXIST. TREE MANAGEMENT

SHEET NUMBER:
L104

Page 248 of 304

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LANDSCAPE SITE LEGEND

PROPERTY LINE

SETBACK LINE

EASEMENT LINE

WETLAND DISTURBANCES
DIAGRAM LEGEND

PREVIOUSLY EXEMPTED
MAPPED WETLAND ZONES

PREVIOUSLY EXEMPTED
MAPPED WETLAND BUFFER

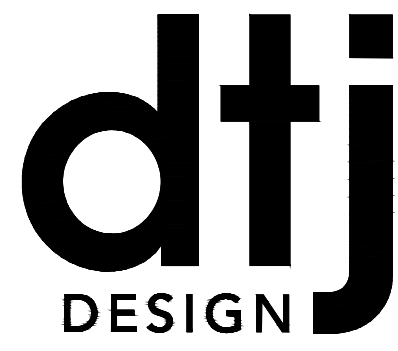
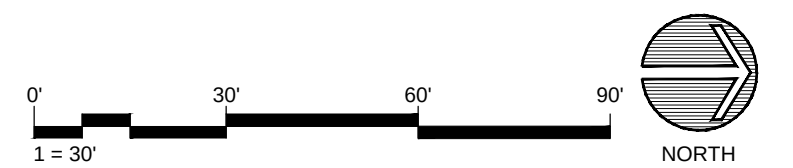
25' WETLAND BUFFER
TEMPORARY DISTURBANCE AREAS

WETLAND DISTURBANCE TABULATIONS

CATEGORY	AREA (acres)
PREVIOUS EXEMPTED MAPPED WETLAND ZONES	
Exempted Wetland Zones	0.067
Exempted 25' Wetland Buffer Zones	0.198
PROPOSED WETLAND DISTURBANCE ZONES	
Total Additional Permanent Wetland Disturbance Zones	0.000
25' Wetland Buffer Temporary Disturbance Zones	0.114

NOTE:

- EXEMPTED WETLAND, AND 25' WETLAND BUFFER AREAS, HAVE BEEN DETERMINED BY BRECKENRIDGE TOWN ENGINEERING DEPARTMENT BASED ON ANALYSIS REPORT PROVIDED BY ALPINE ECOLOGICAL RESOURCES. SEE EXHIBIT 11 OF THE DEVELOPMENT AGREEMENT. THE AGGREGATE OF THESE DEPICTED AREAS ARE NOW EXEMPT FROM WETLAND DISTURBANCE CLASSIFICATION FOR DEVELOPMENT REVIEW, BASED ON THESE DETERMINATIONS. THESE AREAS ARE SHOWN FOR CONTEXTUAL REFERENCE ONLY.
- AREAS CALCULATED ARE BASED ON EXISTING PLATTED LOT BOUNDARIES.



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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www.dtjdesign.com

SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY: ZE/PM
CHECKED BY: DTJ
PROJECT NO.: 2024018
ISSUE DATE: 09/23/2024
REVISIONS: 10/28/2024

SHEET TITLE:

WETLAND
DISTURBANCE

SHEET NUMBER:

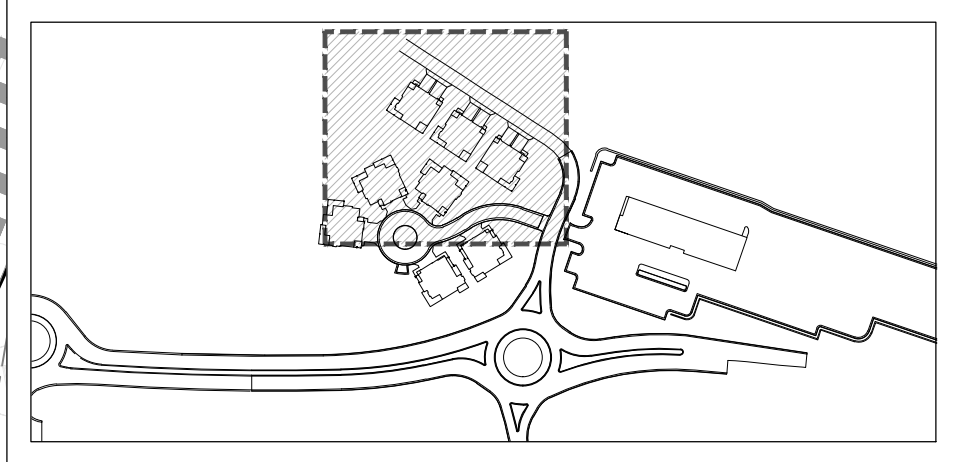
L105

Drawing: U:\2024\018\30_Gold Rush South\05 CAD\Sheets\01 - Development Plan\L301 L30X PlantingPlan.dwg
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LANDSCAPE LEGEND	
	MATCH LINE (SEE KEYMAP)
	PROPERTY LINE
	SETBACK LINE
	ASSUMED EXISTING TREES LOCATION

PLANTING LEGEND	
DECIDUOUS TREES	CODE Latin name Common name
	AA <i>Amelanchier alnifolia</i> Saskatoon Serviceberry
	AG <i>Acer glabrum</i> Rocky Mountain Maple
	ATF <i>Alnus tenuifolia</i> Thin-leaf Alder
	BO <i>Betula occidentalis</i> Mountain Birch
	PA1 <i>Populus angustifolia</i> Narrowleaf Cottonwood
	PA2 <i>Populus angustifolia</i> Narrowleaf Cottonwood
	PT1 <i>Populus tremuloides</i> Quaking Aspen
	PT2 <i>Populus tremuloides</i> Quaking Aspen
EVERGREEN TREES	CODE Latin name Common name
	PP1 <i>Picea pungens</i> Colorado Spruce
	PP2 <i>Picea pungens</i> Colorado Spruce
	PP3 <i>Picea pungens</i> Colorado Spruce
DECIDUOUS SHRUBS	CODE Latin name Common name
	BG1 <i>Betula glandulosa</i> Bog Birch
	CSC <i>Cornus sericea coloradensis</i> Colorado Dogwood
	PFC <i>Potentilla fruticosa</i> Potentilla
	PTT <i>Purshia tridentata</i> Antelope Bitterbrush
	RA <i>Ribes alpinum</i> Alpine Currant
	RW <i>Rosa woodsii</i> Woods Rose
	SC <i>Shepherdia canadensis</i> Canada Buffaloberry
	SM <i>Salix monticola</i> Yellow Mountain Willow
	SO <i>Symphoricarpos oreophilus</i> Mountain Snowberry
EVERGREEN SHRUBS	CODE Latin name Common name
	AB <i>Arctostaphylos uva-ursi</i> Kinnikinnick
	JC <i>Juniperus communis</i> Common Juniper
	MR <i>Mahonia repens</i> Creeping Oregon Grape
	PPM <i>Picea pungens mesa verde</i> Mesa Verde Colorado Spruce
ORNAMENTAL GRASSES	CODE Latin name Common name
	BGB <i>Bouteloua gracilis blonde ambition</i> Blonde Ambition Blue Grama
	DC <i>Deschampsia cespitosa</i> Tufted Hair Grass
	FIS <i>Festuca idahoensis siskiyou blue</i> Siskiyou Blue Fescue
PERENNIAL MATRICES	CODE Latin name Common name
	PERENNIAL MATRIX-1 -40%(AC) <i>Aquilegia caerulea</i> Columbine -15%(GR) <i>Geranium richardsonii</i> Richardson's Geranium -15%(IMR) <i>Iris missouriensis 'Rocky Mountain'</i> Rocky Mountain Iris -30%(LA) <i>Lupinus argenteus</i> Silvery Lupine
	PERENNIAL MATRIX-2 -25%(AF) <i>Artemisia frigida</i> Fringed Sage -35%(AMC) <i>Artemisia millefolium cerise queen</i> Yarrow -25%(EU) <i>Eriogonum umbellatum</i> Sulphur Flower -15%(SAF) <i>Sedum x 'Autumn Fire'</i> Autumn Fire Sedum
	PERENNIAL MATRIX-3 -35%(CT) <i>Cerastium tomentosum</i> Snow-In-Summer -25%(SRB) <i>Sedum reflexum 'Blue Spruce'</i> Blue Spruce-leaved Stonecrop -25%(SS) <i>Sedum spurius 'Dragon's Blood'</i> Caucasian Stonecrop -15%(SB) <i>Stachys byzantina 'Helen Von Stein'</i> Helen Von Stein Lamb's Ear
SEED MIX	CODE Common name
	Low-Grow Native Grass Seed Mix
	Native Restoration Seed Mix
	Enhanced Native Seed Mix
	Wetland / Riparian Seed Mix
NOTE: SEE PLANT SCHEDULE AND NOTES SHEET FOR ADDITIONAL DETAIL AND SIZING INFORMATION	



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SOUTH GOLD RUSH/ PARCEL 3

LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1

355 N. PARK AVE. BRECKENRIDGE, CO

FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY: ZE/PM

CHECKED BY: DTJ

PROJECT NO.: 2024018

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SHEET TITLE:

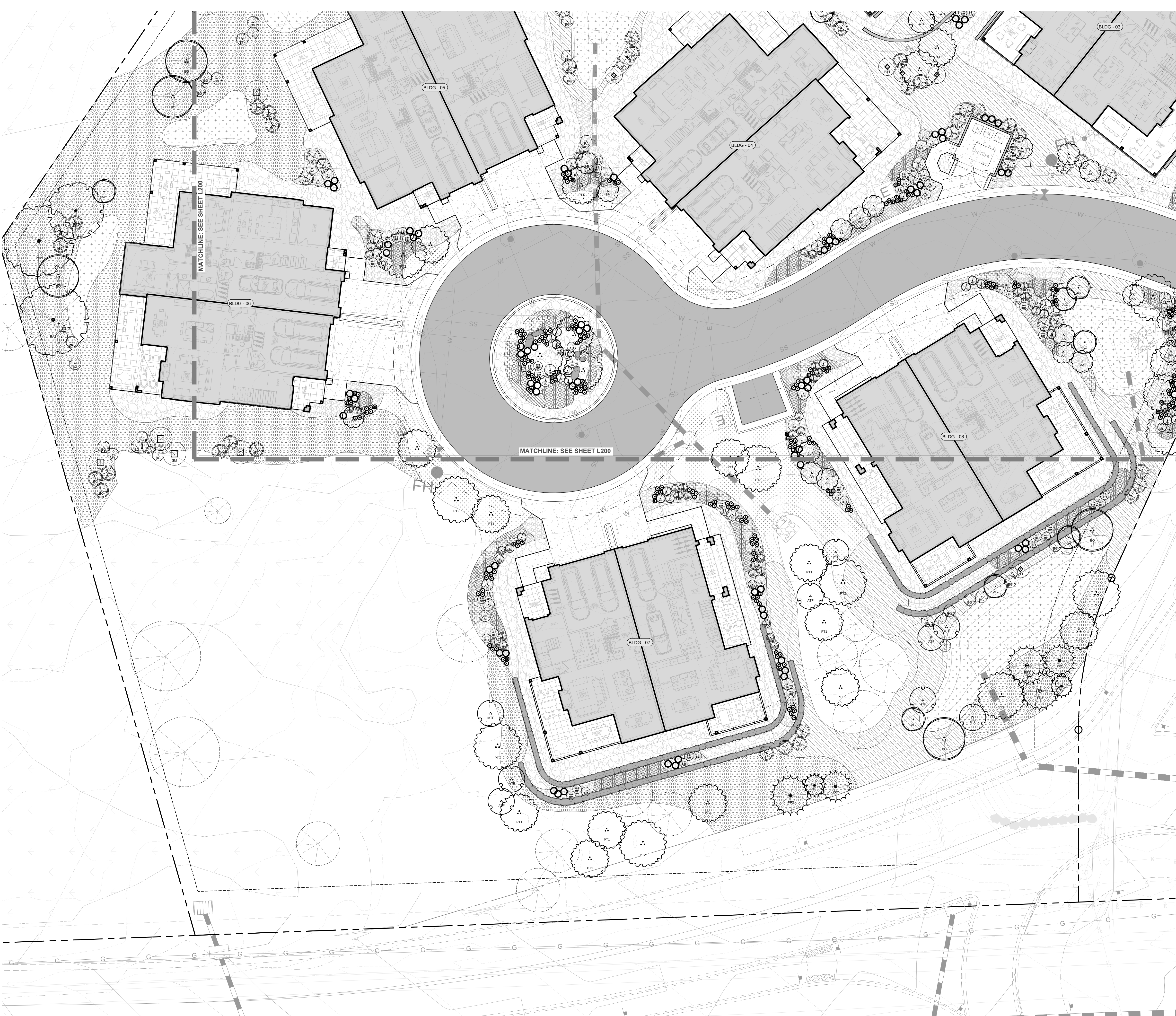
PLANTING PLAN

SHEET NUMBER:

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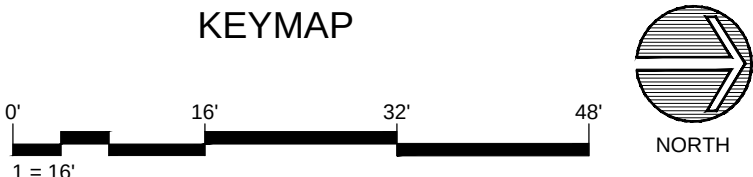
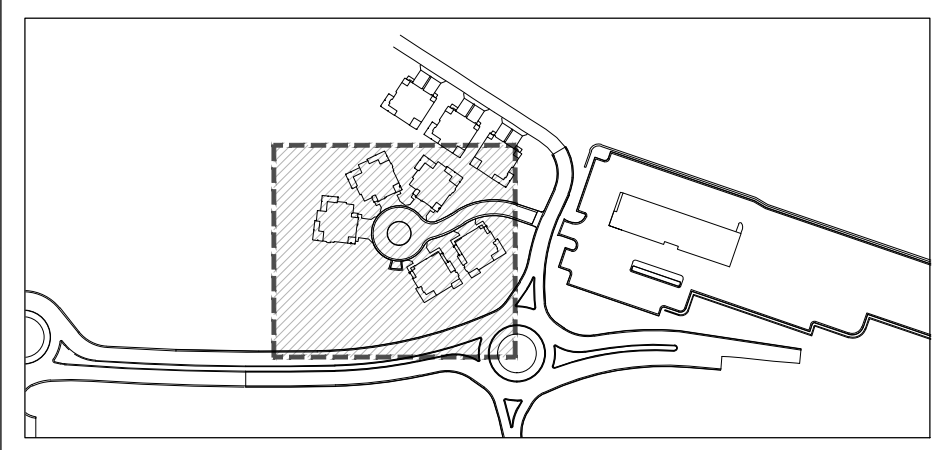
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LANDSCAPE LEGEND	
	MATCH LINE (SEE KEYMAP)
	PROPERTY LINE
	SETBACK LINE
	ASSUMED EXISTING TREES LOCATION

PLANTING LEGEND			
DECIDUOUS TREES	CODE	EVERGREEN SHRUBS	CODE
	Latin name Common name		Latin name Common name
	AA <i>Amelanchier alnifolia</i> Saskatoon Serviceberry		AU <i>Arctostaphylos uva-ursi</i> Kinnikinnick
	AG <i>Acer glabrum</i> Rocky Mountain Maple		JC <i>Juniperus communis</i> Common Juniper
	ATF <i>Alnus tenuifolia</i> Thin-leaf Alder		MR <i>Mahonia repens</i> Creeping Oregon Grape
			PPM <i>Picea pungens mesa verde</i> Mesa Verde Colorado Spruce
	CODE	ORNAMENTAL GRASSES	CODE
	Latin name Common name		Latin name Common name
	BO <i>Betula occidentalis</i> Mountain Birch		BGB <i>Bouteloua gracilis blonde ambition</i> Blonde Ambition Blue Grama
	PA1 <i>Populus angustifolia</i> Narrowleaf Cottonwood		DC <i>Deschampsia cespitosa</i> Tufted Hair Grass
	PA2 <i>Populus angustifolia</i> Narrowleaf Cottonwood		FIS <i>Festuca idahoensis siskiyou blue</i> Siskiyou Blue Fescue
	CODE	PERENNIAL MATRICES	CODE
	Latin name Common name		Latin name Common name
	PT1 <i>Populus tremuloides</i> Quaking Aspen		PERENNIAL MATRIX-1 -40%(AC) <i>Aquilegia caerulea</i> Columbine
	PT2 <i>Populus tremuloides</i> Quaking Aspen		-15%(GR) <i>Geranium richardsonii</i> Richardson's Geranium
			-15%(IMR) <i>Iris missouriensis 'Rocky Mountain'</i> Rocky Mountain Iris
			-30%(LA) <i>Lupinus argenteus</i> Silvery Lupine
EVERGREEN TREES	CODE		CODE
	Latin name Common name		Latin name Common name
	PP1 <i>Picea pungens</i> Colorado Spruce		PERENNIAL MATRIX-2 -25%(AF) <i>Artemisia frigida</i> Fringed Sage
	PP2 <i>Picea pungens</i> Colorado Spruce		-35%(AMC) <i>Achillea millefolium carterae queen</i> Yarrow
	PP3 <i>Picea pungens</i> Colorado Spruce		-25%(EU) <i>Eriogonum umbellatum</i> Sulphur Flower
			-15%(SAF) <i>Sedum x 'Autumn Fire'</i> Autumn Fire Sedum
DECIDUOUS SHRUBS	CODE		CODE
	Latin name Common name		Latin name Common name
	BG1 <i>Betula glandulosa</i> Bog Birch		PERENNIAL MATRIX-3 -35%(CT) <i>Cerastium tomentosum</i> Snow-In-Summer
	CSC <i>Cornus sericea coloradensis</i> Colorado Dogwood		-25%(SRB) <i>Sedum reflexum 'Blue Spruce'</i> Blue Spruce-leaved Stonecrop
	PFC <i>Potentilla fruticosa</i> Potentilla		-25%(SS) <i>Sedum spurium 'Dragon's Blood'</i> Caucasian Stonecrop
	PTT <i>Purshia tridentata</i> Antelope Bitterbrush		-15%(SB) <i>Stachys byzantina 'Helen Von Stein'</i> Helen Von Stein Lamb's Ear
	RA <i>Ribes alpinum</i> Alpine Currant		CODE Common name
	RW <i>Rosa woodsii</i> Woods Rose		Low-Grow Native Grass Seed Mix
	SC <i>Shepherdia canadensis</i> Canada Buffaloberry		Native Restoration Seed Mix
	SM <i>Salix monticola</i> Yellow Mountain Willow		Enhanced Native Seed Mix
	SO <i>Symphoricarpos oreophilus</i> Mountain Snowberry		Wetland / Riparian Seed Mix
NOTE: SEE PLANT SCHEDULE AND NOTES SHEET FOR ADDED DETAIL AND SIZING INFORMATION			



LANDSCAPE PLANTING NOTES

1. ALL PLANT SPECIES PROPOSED IN THE LANDSCAPE DESIGN WILL CONFORM TO LOCAL BRECKENRIDGE NATIVE PLANT DATABASES AND THE PROVIDED TOWN OF BRECKENRIDGE "LANDSCAPE GUIDE," DOCUMENT, TO ENSURE ALL PLANTS USED WILL MEET THE DESIGN INTENT OF THE DEVELOPMENT STANDARDS AND LOCAL MICROCLIMATE CHARACTERISTICS.
2. EXISTING TREES OF SUBSTANTIAL SIZE WILL BE PRESERVED TO THE BEST ABILITIES , WHERE POSSIBLE ,WHICH DO NOT EXIST WITHIN THE IMMEDIATE CONSTRUCTION DEVELOPMENT AND REQUIRED GRADING ZONES OF THE PROJECT. EXISTING TREES AND SUBSTANTIAL VEGETATION WILL BE INTEGRATED INTO THE LANDSCAPE DESIGN WHERE PRESERVATION OF THESE MATERIALS IS POSSIBLE.
3. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY. IF PLANTS ARE NOT AVAILABLE, NOTIFY OWNER FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.
4. INSTALL NATURAL WOOD FIBER MULCH RING AROUND TREES AND SHRUBS IN LOW-GROW NATIVE GRASS AREAS AND WHERE INTEGRATED INTO EXISTING PRESERVED, OR RESTORED WILD LAND AREAS.
5. SHRUB AND RESTORATION SEEDED AREAS SHALL RECEIVE A MINIMUM OF 4 CU. YDS PER 1000 S.F. OF A-1 ORGANIC'S BIOCOMP, OR A WELL DECOMPOSED COMPOST APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL AMENDMENTS SHALL BE THOROUGHLY TILLED A MIN. OF 6" INTO THE SOIL.
6. ROUGH GRADE AND FINISHED GRADING WILL BE PERFORMED BY OTHERS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AFTER SOIL AMENDMENT OPERATIONS PRIOR TO SEEDING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
7. ALL TREES, SHRUBS, AND OTHER PLANT MATERIALS ARE TO BE APPROVED BY THE OWNER'S REP. PRIOR TO DELIVERY AND AGAIN AFTER DELIVERY TO SITE. ANY PLANT NOT MEETING APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE IRRIGATION APPROACH NOTES

8. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, DESIGNED TO OPERATE WITHIN CURRENT TOWN WATER REQUIREMENTS. WATER SAVING IRRIGATION EQUIPMENT WILL BE USED INCLUDING 'SMART CONTROLLERS' WITH RAIN/FREEZE/FLOW SENSORS AS WELL AS MASTER VALVES.
9. LOW-GROW NATIVE GRASS AREAS, WHERE APPLICABLE, ARE TO BE IRRIGATED WITH OVERHEAD SPRAY, AND ALL OTHER PLANTING BEDS TO BE ON DRIP SYSTEM TO CONSERVE WATER USAGE. SYSTEM WILL BE DESIGNED TO REDUCE OVERSPRAY ON HARD SURFACES OR ON UNINTENDED AREAS.
10. A TEMPORARY IRRIGATION SYSTEM WILL BE UTILIZED FOR ESTABLISHMENT OF SEEDED RESTORATION AND NATIVE PLANTING TRANSITION ZONES. THIS TEMPORARY SYSTEM IS TO BE DECOMMISSIONED AFTER ADEQUATE TIME FOR ESTABLISHMENT OF SEEDED RESTORATION PLANTING ZONES AND NATIVE SHRUB AREAS. TYPICALLY 2 GROWING SEASONS ARE REQUIRED FOR PROPER PLANT ESTABLISHMENT.

REVEGETATION NOTES

LOW GROW NATIVE GRASS MIX

- 100% PAWNEE BUTTES SEED INC.- "PBSI LOW GROW NATIVE" @ 2LBS/1000SF
- ROCKY MOUNTAIN FESCUE
- SANDBERG BLUEGRASS
- CANBY BLUEGRASS

NATIVE RESTORATION MIX

- 100% NATIVE SHORT DRY GRASS MIX @2 LBS/1000 SF:
- HARD FESCUE30%
- CREEPING RED FESCUE30%
- SHEEP FESCUE25%
- CANADA BLUEGRASS10%
- CANBY BLUEGRASS5%

ENHANCED NATIVE RESTORATION MIX

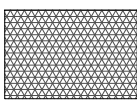
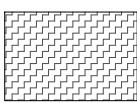
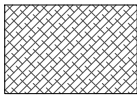
- 60% NATIVE SHORT DRY GRASS MIX @2 LBS/1000 SF:
- HARD FESCUE30%
- CREEPING RED FESCUE30%
- SHEEP FESCUE25%
- CANADA BLUEGRASS10%
- CANBY BLUEGRASS5%
- 15% ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF
- 25%WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:
- MOUNTAIN LUPINE CONEFLOWER, WESTERN PENSTEMON, SMALL FLOWERED
- COLUMBINE, COLORADO SULFUR FLOWER PENSTEMON, ROCKY MOUNTAIN
- GERANIUM, RICHARDSON NODDING GROUNDSEL PENSTEMON, WASATCH
- ASTER, ENGLEMANNS WESTERN LARKSPUR PENSTEMON, RYDBERGS
- ORANGE MOUNTAIN DAISY AMERICAN VETCH GAILLARDIA/BLANKETFLOWER
- GIANT LOUSEWORT

WETLAND RIPARIAN MIX

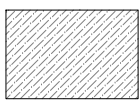
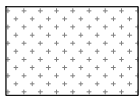
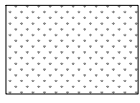
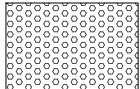
- 100% PAWNEE BUTTES SEED INC. "PBSI MOUNTAIN WETLAND MIX"
- FOWL BLUEGRASS CANADA WILDRYE TICKLEGRASS NEBRASKA SEDGE
- FOWL MANNAGRASS SMALL WINGED SEDGE CREEPING SPIKERUSH
- BEAKED SEDGE SMALL FRUITED BULRUSH BALTIC RUSH THREE SQUARE BULRUSH
- WOLLY SEDGE MEADOW RUSH AQUATIC SEDGE DAGGER LEAF RUSH

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

PERENNIAL PLANT MATRICES

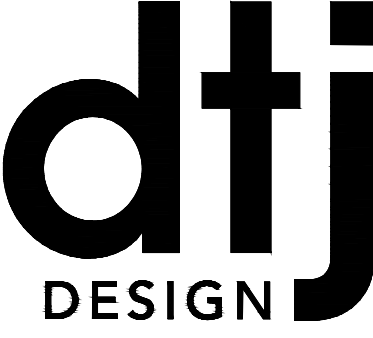
	PERENNIAL MATRIX- 1 40% (AC): <i>AQUILEGIA CAERULEA</i> , COLUMBINE; 15% (GR): <i>GERANIUM RICHARDSONII</i> , RICHARDSON'S GERANIUM 15% (IMR): <i>IRIS MISSOURIENSIS</i> <i>ROCKY MOUNTAIN</i> , ROCKY MOUNTAIN IRIS 30% (LA): <i>LUPINUS ARGENTEUS</i> , SILVERY LUPINE	1,635 SF
	PERENNIAL MATRIX- 2 25% (AF): <i>ARTEMISIA FRIGIDA</i> , FRINGED SAGE; 35% (AMC): <i>ACHILLEA MILEFOLIUM</i> <i>CERISE QUEEN</i> , YARROW 25% (EU): <i>ERIGONUM UMBELLATUM</i> , SULPHER FLOWER 15% (SAF): <i>SEDUM</i> x ' <i>AUTUMN FIRE</i> ', AUTUMN FIRE SEDUM	642 SF
	PERENNIAL MATRIX- 3 35% (CT): <i>CERASTIUM TOMENTOSUM</i> , SNOW-IN-SUMMER; 25% (SRB): <i>SEDUM REFLUXUM</i> <i>BLUE SPRUCE</i> , BLUE SPRUCE-LEAVED STONECROP 25% (SS): <i>SEDUM SPURIUM</i> ' <i>DRAGON'S BLOOD</i> ', CAUCASIAN STONECROP 15% (SB): <i>STACHYS BYZANTINA</i> ' <i>HELEN VON STEIN</i> ', HELEN VON STEIN LAMB'S EAR	732 SF

PLANTING COVERAGE MIXES

	ENHANCED NATIVE NATIVE GRASS & PERENNIALS SEED MIX	10,766 SF
	WETLAND/RIPARIAN MIX WET-ZONE TOLERANT GRASS & PERENNIALS SEED MIX	5,236 SF
	LOW GROW NATIVE GRASS NATIVE LOW GROWTH TURF GRASS SEED MIX	7,819 SF
	NATIVE RESTORATION NATIVE SHORT GRASS SEED MIX	17,200 SF

PLANT SCHEDULE								
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CAL	COND	CONT	SIZE	QTY	NOTES
	AA	<i>AMELANCHIER ALNIFOLIA</i> SASKATOON SERVICEBERRY					35	ALL TO BE MULTI-STEM
	AG	<i>ACER GLABRUM</i> ROCKY MOUNTAIN MAPLE	N/A	MULTI-TRUNK	B & B	6' HT.	10	ALL TO BE MULTI-STEM
	ATF	<i>ALNUS TENUIFOLIA</i> THIN-LEAF ALDER	N/A	MULTI-TRUNK	B & B	6' HT.	16	ALL TO BE MULTI-STEM
	BO	<i>BETULA OCCIDENTALIS</i> MOUNTAIN BIRCH	N/A	MULTI-TRUNK	#25	8' HT.	8	ALL TO BE MULTI-STEM
	PA1	<i>POPULUS ANGUSTIFOLIA</i> NARROWLEAF COTTONWOOD	2" CAL.		B & B		5	
	PA2	<i>POPULUS ANGUSTIFOLIA</i> NARROWLEAF COTTONWOOD	3" CAL		B & B		4	
	PT1	<i>POPULUS TREMULOIDES</i> QUAKING ASPEN 3 CANE MINIMUM	2" CAL.	MULTI-TRUNK + SINGLE STEM	B & B	10'-12' HT	30	50% MIN. TO BE MULTI-STEM
	PT2	<i>POPULUS TREMULOIDES</i> QUAKING ASPEN	3" CAL.	MULTI-TRUNK + SINGLE STEM	B & B	12'-15' HT	16	50% MIN. TO BE MULTI-STEM
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CAL	COND	CONT	SIZE	QTY	
	PP1	<i>PICEA PUNGENS</i> COLORADO SPRUCE	N/A		B & B	6` HT	2	
	PP2	<i>PICEA PUNGENS</i> COLORADO SPRUCE	N/A		B & B	8` HT	3	
	PP3	<i>PICEA PUNGENS</i> COLORADO SPRUCE	N/A		B & B	10` HT	3	
DECIDUOUS SHRUBS	CODE	DESCRIPTION	CONT	SPACING			QTY	
	BG	<i>BETULA GLANDULOSA</i> BOG BIRCH	3-5 GAL.	4' O.C.			40	
	CSC	<i>CORNUS SERICEA COLORADENSIS</i> COLORADO DOGWOOD	3-5 GAL.	5-6` O.C.			41	
	PFC	<i>POTENTILLA FRUTICOSA</i> POTENTILLA	3-5 GAL.	3` O.C.			15	
	PTT	<i>PURSHIA TRIDENTATA</i> ANTELOPE BITTERBRUSH	3-5 GAL.	6' O.C.			17	
	RA	<i>RIBES ALPINUM</i> ALPINE CURRANT	3-5 GAL.	4' O.C.			22	
	RW	<i>ROSA WOODSII</i> WOODS ROSE	3-5 GAL.	3' O.C.			20	
	SC	<i>SHEPHERDIA CANADENSIS</i> CANADA BUFFALOBERRY	3-5 GAL.	3' O.C.			32	
	SM	<i>SALIX MONTICOLA</i> YELLOW MOUNTAIN WILLOW	3-5 GAL.	8' O.C.			9	
	SO	<i>SYMPHORICARPOS OREOPHILUS</i> MOUNTAIN SNOWBERRY	3-5 GAL.	3' O.C.			13	
EVERGREEN SHRUBS	CODE	DESCRIPTION	CONT	SPACING			QTY	
	AU	<i>ARCTOSTAPHYLOS UVA-URSI</i> KINNIKINNICK	3-5 GAL.	3` O.C.			74	
	JC	<i>JUNIPERUS COMMUNIS</i> COMMON JUNIPER	3-5 GAL.	4` O.C.			35	
	MR	<i>MAHONIA REPENS</i> CREEPING OREGON GRAPE	3-5 GAL.	3' O.C.			45	
	PPM	<i>PICEA PUNGENS MESA VERDE</i> MESA VERDE COLORADO SPRUCE	3-5 GAL.	3" O.C.			39	
ORNAMENTAL GRASSES	CODE	DESCRIPTION	CONT	SPACING			QTY	
	BGB	<i>BOUTELOUA GRACILIS</i> <i>BLONDE AMBITION</i> BLONDE AMBITION BLUE GRAMA	1 GAL.	2.5' O.C.			99	
	DC	<i>DESCHAMPSIA CESPITOSA</i> TUFTED HAIR GRASS	1 GAL.	18" O.C.			223	
	FIS	<i>FESTUCA IDAHOENSIS</i> <i>SISKIYOU BLUE</i> SISKIYOU BLUE FESCUE	1 GAL.	15" O.C.			197	

Drawing: U:\2024\018\30_Gold Rush South\05 CAD\Sheets\01-Development Plan\L301-L30X_PlantingPlan.dwg
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SOUTH GOLD RUSH/ PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY:	ZE/PM
CHECKED BY:	DTJ
PROJECT NO.:	2024018
ISSUE DATE:	09/23/2024
REVISIONS:	10/28/2024

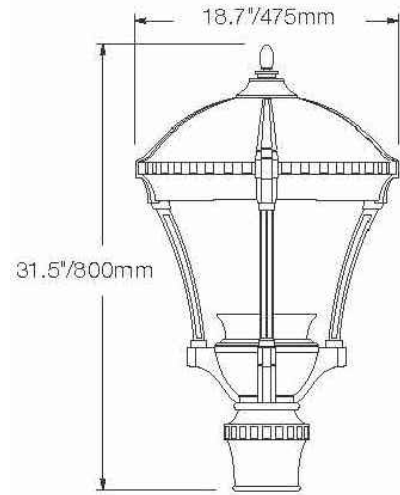
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PLANT
SCHEDULE

SHEET NUMBER:

L202

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LIGHT FIXTURE
PROVIDENCE MICRO CORE -
MEDIUM HOUSING PROV
MODEL: PROV
ORDER INFO:
PROV-T3-32LED-3K-700-BL-LDL-
PCA-T-STANDARD

CONTACT:
ARCHITECTURAL AREA LIGHTING
WWW.AAL.NET
626.968.5666

POLE
PART # 9SRS-3.5-NO TENON-11.50'
BOLT CIRCLE-BLACK
CONTACT: MOUNTAIN STATES
LIGHTING
303.838.4430

LADDER REST
MODEL: 4" OD-3.5" ID LADDER REST
CONTACT: MOUNTAIN STATES
LIGHTING
303.838.4430

- NOTE:
- POLE LIGHT TO MATCH EXISTING SPECIFIED POLE LIGHT FOR THE TOWN OF BRECKENRIDGE.
 - REFER TO MEP DRAWINGS FOR MOUNTING AND ELECTRICAL CONNECTIONS.

POLE LIGHT

N.T.S.

DETAIL



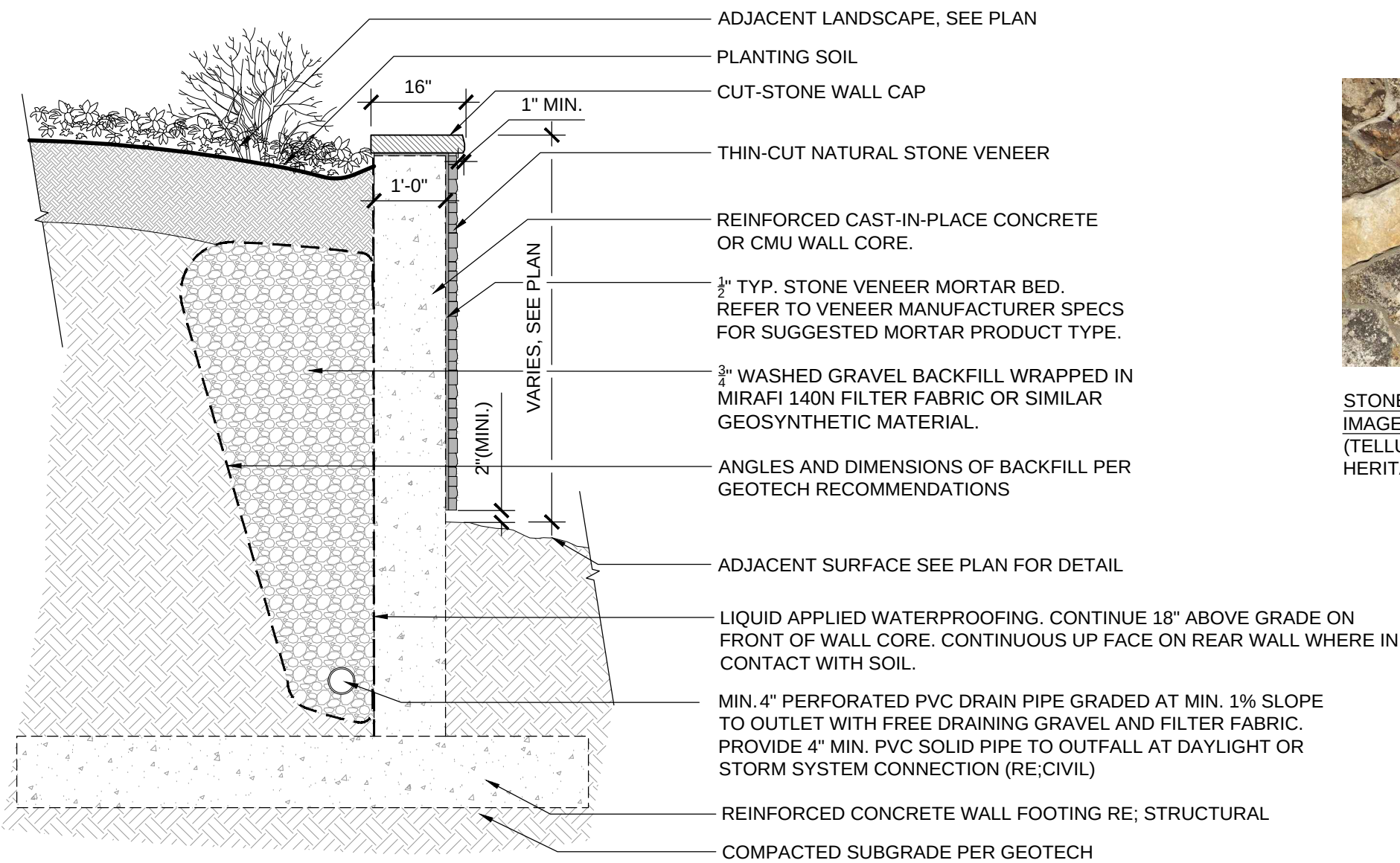
BOULDER WALL COURSING AESTHETIC INTENT, AND SILOAM STONE MATERIAL

- NOTES:
- INSTALL BOULDERS FROM BOTTOM OF SLOPE UPWARDS. BUILD FROM BOTTOM UP SECURING BOULDERS WITH COMPACTED BACKFILL, PACKING AGGREGATE BASE AND SMALL STONES INTO VOIDS AND JOINTS BETWEEN BOULDERS. NO VOIDS WITH SOIL FAILURE WILL BE ACCEPTED.
 - REFERENCE MATERIALS SCHEDULE FOR BOULDER STONE MATERIAL. SEE IMAGERY ABOVE FOR MATERIAL INTENT.
 - SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE FIELD APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
 - BOULDERS SHALL VARY IN SIZE. STONE SHOULD BE GRADIATED FROM LARGER SIZES (BOTTOM OF WALL) TO SMALLER (TOP OF WALL).
 - ELIMINATE VERTICAL JOINTS BY OVER LAPPING ALL STONES
 - SET HORIZONTAL JOINTS LEVEL
 - CONTRACTOR TO VERIFY BASE STONE REQUIREMENT PER GEOTECHNICAL ENGINEER
 - ALL SUBGRADE AND BACKFILL MATERIAL TO BE REVIEWED AND APPROVED BY STRUCTURAL AND GEOTECHNICAL ENGINEER

GRAVITY STACKED BOULDER WALL

3/4"=1'-0"

DETAIL



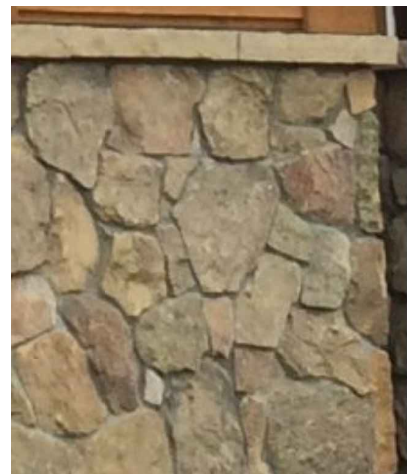
CMU/C.I.P. CONCRETE RETAINING WALL WITH STONE VENEER

1/2"=1'-0"

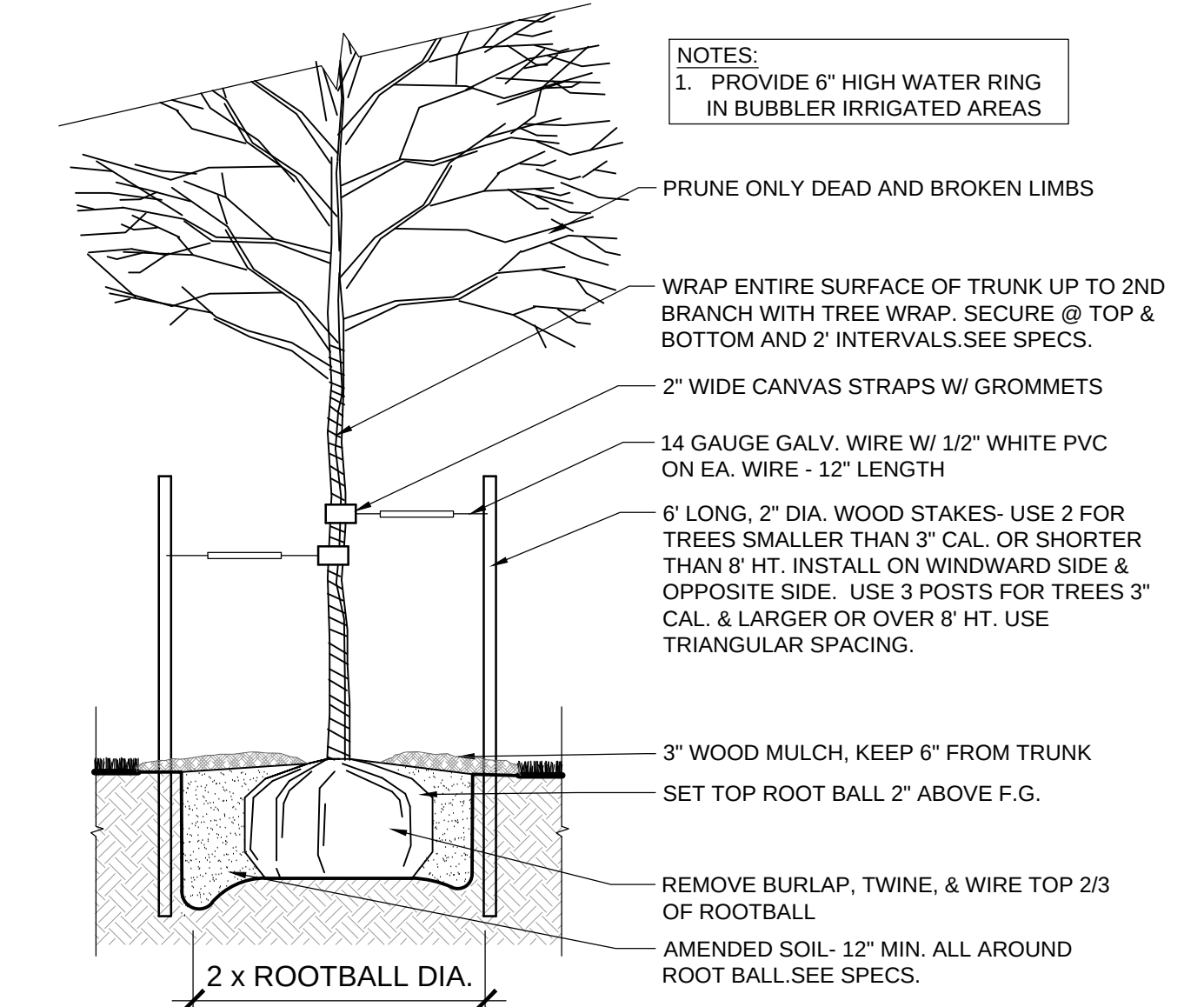
DETAIL



STONE VENEER REFERENCE
IMAGE: ALPINA STONE
(TELLURIDE STONE COMPANY,
HERITAGE SERIES)



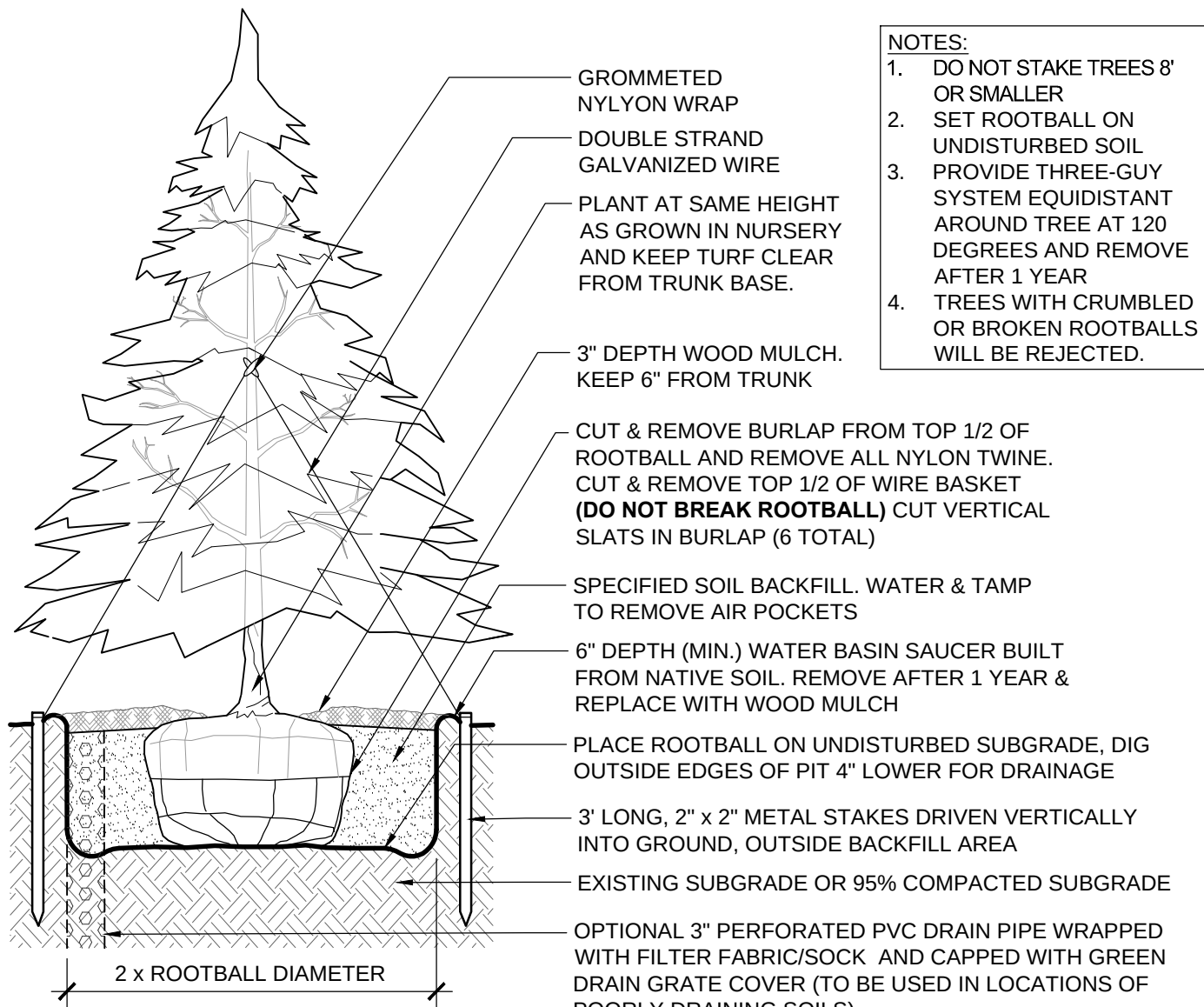
CHARACTER IMAGE: COLORADO
BUFF SANDSTONE CAP WITH
ALPINA STONE VENEER WALL



DECIDUOUS TREE PLANTING

1"-1'-0"

DETAIL

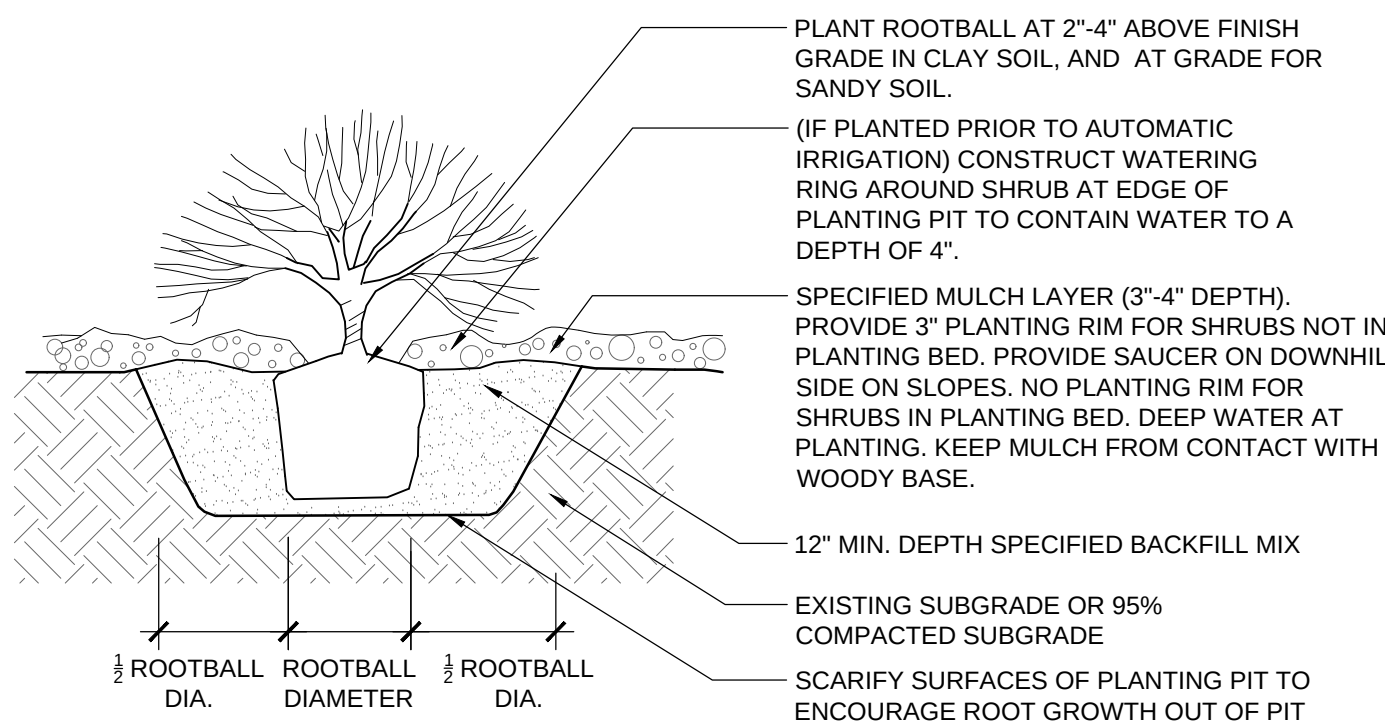


EVERGREEN TREE PLANTING

1"-1'-0"

DETAIL

- NOTES:
- SEE PLANTING PLANS AND PLANT SCHEDULES FOR SHRUB LOCATION & TYPE. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION.
 - ALL FINAL GRADING AND TOP SOIL APPLICATION SHALL BE COMPLETED PRIOR TO SHRUB PLANTING.
 - SEE PLANTING PLANS FOR SURFACE TREATMENT / FINISH. DO NOT PLANT UNTIL FINAL GRADES HAVE BEEN PROVIDED. SEE GRADING PLANS AND NOTES.
 - TEST PERCOLATION RATE OF PIT AND REPORT RESULTS TO OWNER'S REP. 24 HRS PRIOR TO PLANTING. WATER PLANTING PIT WHILE BACKFILLING.
 - REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.
 - PRUNE DAMAGED, WEAK, DEAD AND DOUBLE CROTCH / LEADER WOOD ONLY. IF PRUNING DOUBLE LEADER, REMOVE SMALLER, WEAKER LEADER.
 - SHRUBS WITH BROKEN OR FAILING ROOTBALLS WILL BE REJECTED.



SHRUB PLANTING IN MULCH BED

1/2"=1'-0"

DETAIL

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SOUTH GOLD RUSH/ PARCEL 3

LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1

355 N. PARK AVE. BRECKENRIDGE, CO

FINAL CLASS A SITE PLAN SUBMITTAL

DRAWN BY: ZE/PM

CHECKED BY: DTJ

PROJECT NO.: 2024018

ISSUE DATE: 09/23/2024

REVISIONS: 10/28/2024

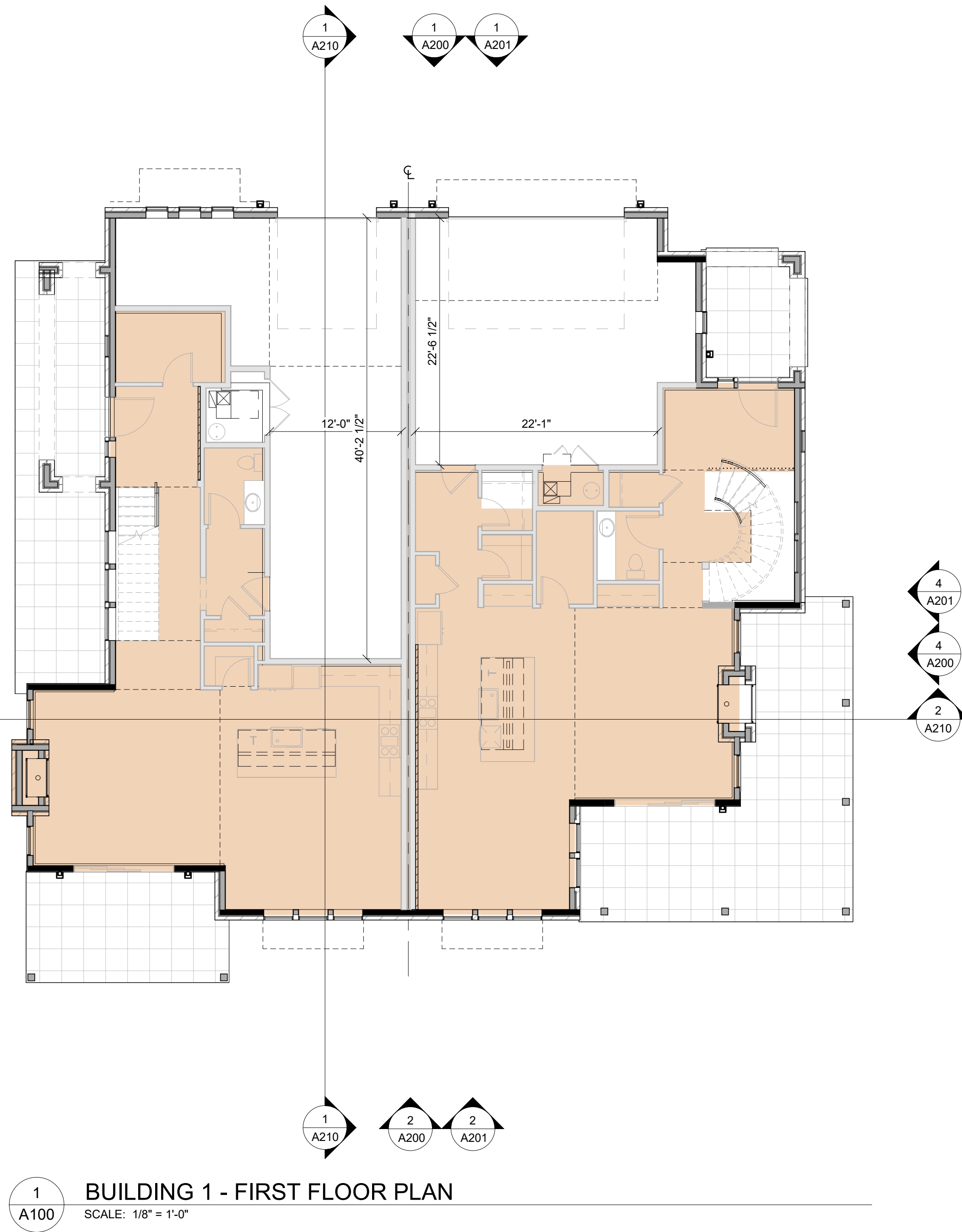
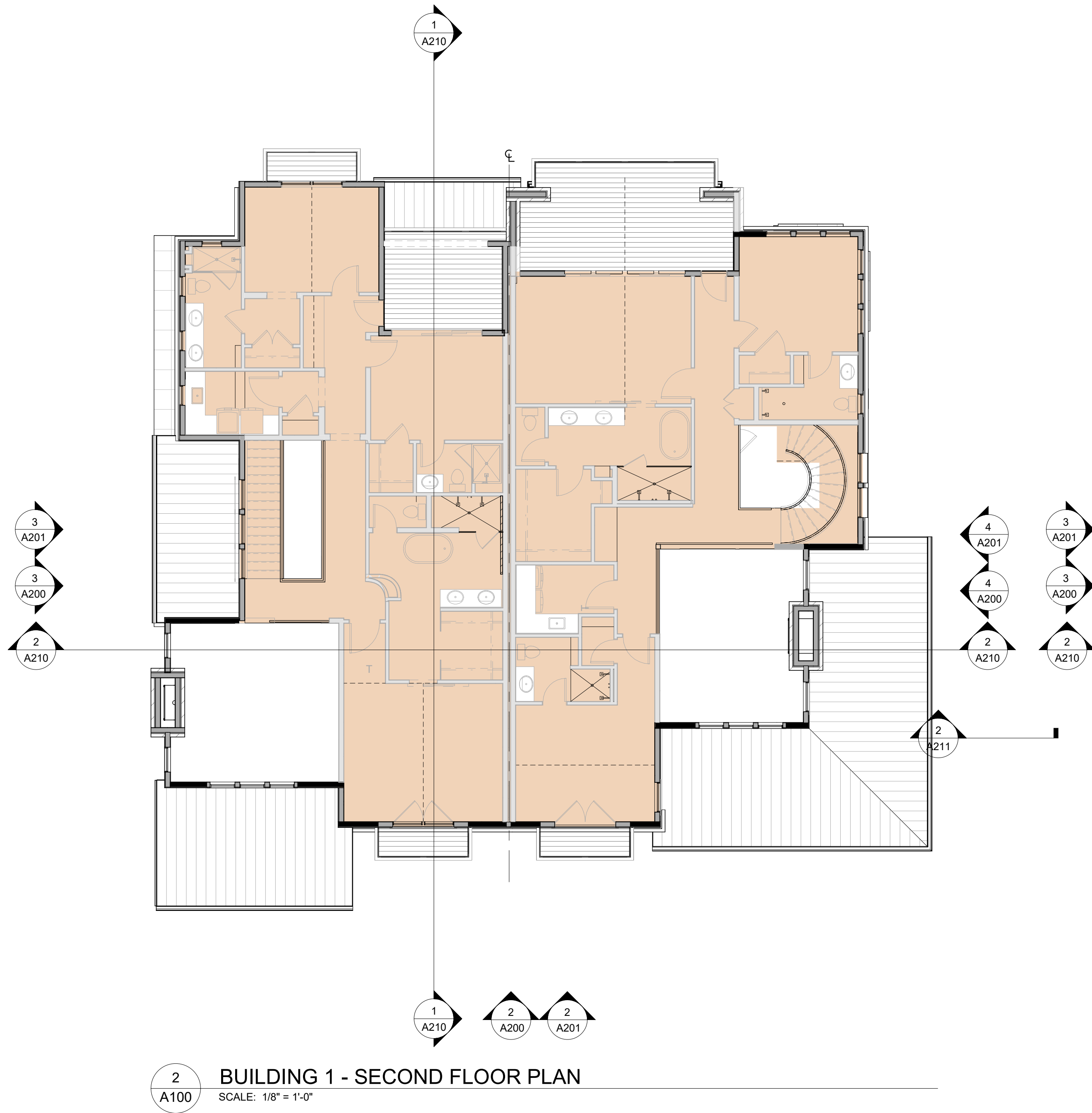
SHEET TITLE:

ILLUSTRATIVE
PLAN

SHEET NUMBER:

L400

0' 30' 60' 90'
1" = 30'



KEY MAP



September 23, 2024	GOLD RUSH SOUTH DUPLEX				
GENERAL	HEIGHT (STORIES)				3
	TOTAL GROSS SF				57,535
	TOTAL UNITS				16
	TOTAL PARKING DEMAND				32
	RESIDENTIAL SFE (1-10000 SFE)				48,000.00
	TOTAL SFE				50.00
	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)
	UNIT A	0	2076	1415	3,494
	GARAGE A	0	1141	1415	2,556
	GARAGE B	0	1253	1485	2,738
	UNIT C	0	1831	1372	3,203
	GARAGE C	0	1831	1372	3,203
	UNIT D	0	1831	1372	3,203
	GARAGE D	0	1831	1372	3,203
	UNIT E	789	1096	1462	3,347
	GARAGE E	774	1224	1537	3,535
	UNIT F	774	1224	1537	3,535
	GARAGE F	774	1224	1537	3,535
	GOLD RUSH SOUTH BUILDING AREA TOTAL				47,969
	MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)				57,535

NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.

GAS FIREPLACE (INT/EXT)		FIREPLACE COUNT		TOTAL
BUILDING 1	UNIT A (1/0)	1	2	2
BUILDING 1	UNIT B (1/2)	2	4	4
BUILDING 2	UNIT C (1/2)	2	6	6
BUILDING 2	UNIT D (1/2)	1	3	3
BUILDING 3	UNIT E (1/2)	3	9	9
BUILDING 3	UNIT F (2/0)	3	9	9
TOTAL				33

USE TYPE:

UNIT

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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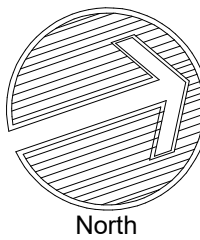
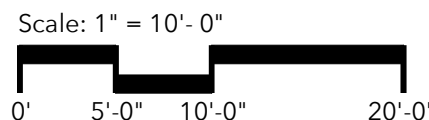
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CHECKED BY: DTJ
PROJECT NO: 2024019.30
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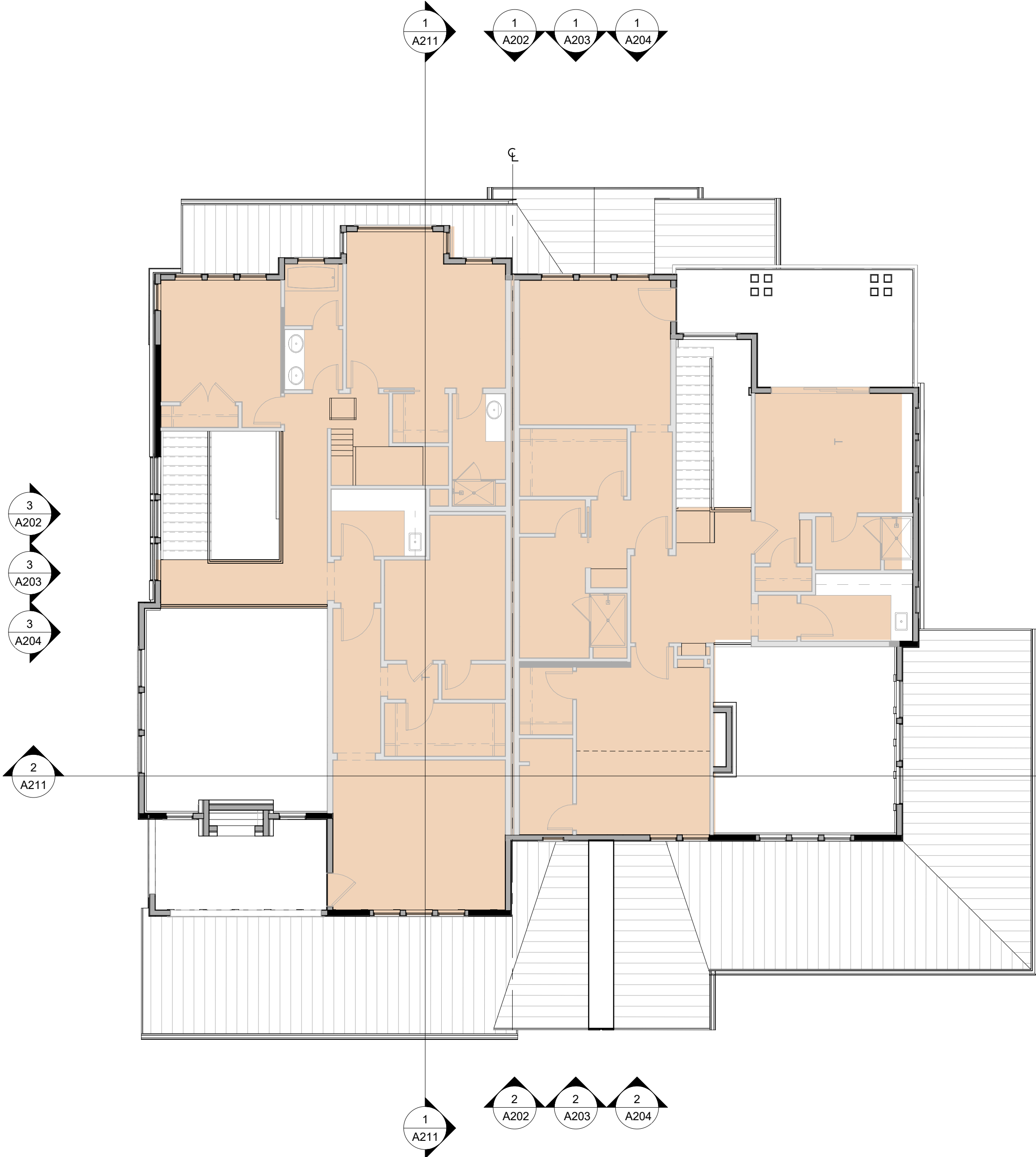
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PLANS - BUILDING 1

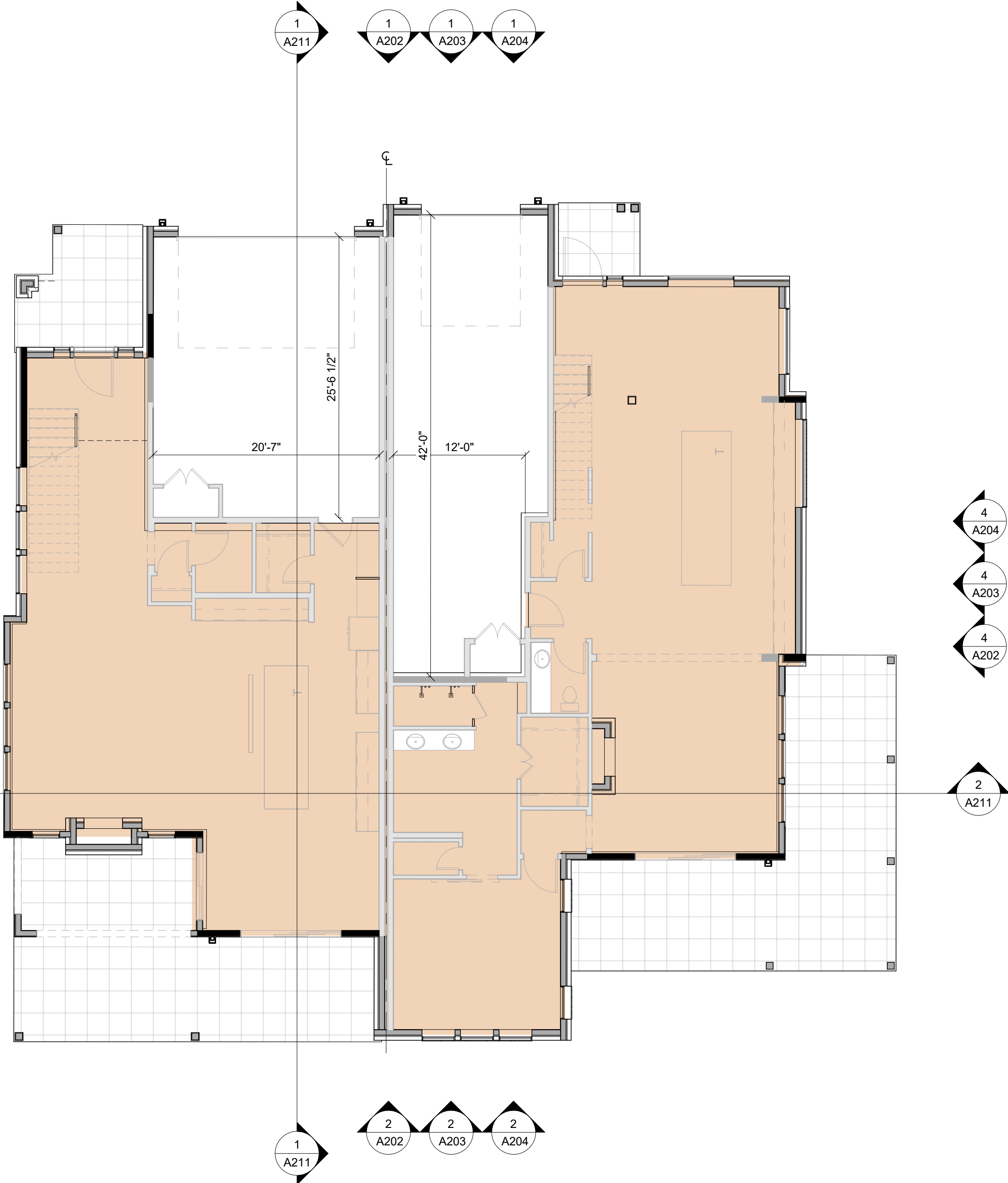
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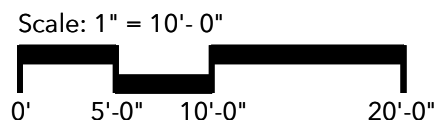




2 BUILDING 2 - SECOND FLOOR PLAN
A101 SCALE: 1/8" = 1'-0"



1 BUILDING 2 - FIRST FLOOR PLAN -
A101 SCALE: 1/8" = 1'-0"



KEY MAP



September 23, 2024		GOLD RUSH SOUTH DUPLEX					
GENERAL	HEIGHT (STORIES)				3		
	TOTAL GROSS SF				57,535		
	TOTAL UNITS				16		
	TOTAL PARKING DEMAND				32		
	RESIDENTIAL SFE (1:10000 SFE)				48000.00		
TOTAL SFE 50.00							
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	TOTAL	
	UNIT A	0	2076	1415	3,494	6,975	
	GARAGE A				687	1,374	
	UNIT B	0	1141	1415	2,556	5,112	
	GARAGE B				613	1,226	
BUILDING 2	UNIT C	0	1253	1485	2,738	5,214	
	GARAGE C				568	1,136	
	UNIT D	0	1631	1372	3,003	6,006	
	GARAGE D				554	1,108	
	UNIT E	789	1096	1462	3,347	10,041	
BUILDING 3	GARAGE E				566	1,498	
	UNIT F	774	1224	1537	3,535	10,503	
	GARAGE F				639	1,517	
GOLD RUSH SOUTH BUILDING AREA TOTAL						47,969	
MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)						57,535	
NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.							
GAS FIREPLACE (INT/EXT)						FIREPLACE COUNT	
BUILDING 1	UNIT A (1/01)					1	2
	UNIT B (1/21)					2	4
BUILDING 2	UNIT C (1/21)					2	6
	UNIT D (1/20)					1	3
BUILDING 3	UNIT E (1/21)					3	9
	UNIT F (2/20)					3	9
TOTAL						33	

USE TYPE:

UNIT

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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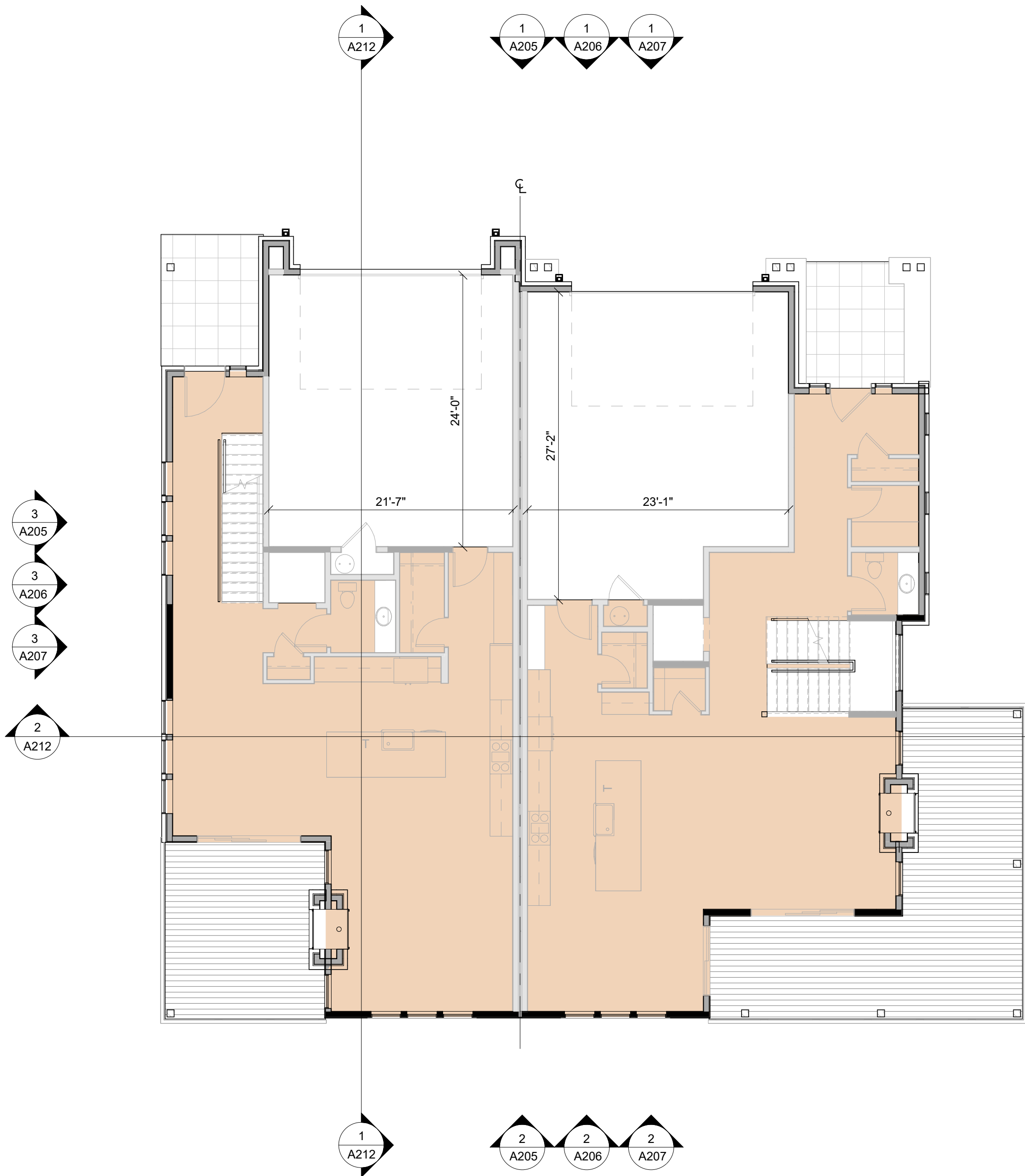
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PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS:

SHEET TITLE:

PLANS - BUILDING 2

SHEET NUMBER:

A101



2 BUILDING 3 - FIRST FLOOR PLAN
A102 SCALE: 1/8" = 1'-0"



1 BUILDING 3 - BASEMENT FLOOR PLAN
A102 SCALE: 1/8" = 1'-0"

KEY MAP



September 23, 2024		GOLD RUSH SOUTH DUPLEX				
GENERAL	HEIGHT (STORIES)				3	
	TOTAL GROSS SF				57,535	
	TOTAL UNITS				16	
	TOTAL PARKING DEMAND				32	
	RESIDENTIAL SFE (1:1000 SFE)				48,000.00	
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	TOTAL
	UNIT A	0	2076	1415	3,491	5,982
	GARAGE A	0			687	1,374
	GARAGE B	0	1141	1415	2,556	5,112
	UNIT B	0	1253	1485	2,738	6,214
BUILDING 2	GARAGE C	0			263	1,269
	UNIT C	0	1631	1372	3,003	6,967
	GARAGE D	0			1,661	3,321
	UNIT D	0	1253	1485	2,738	6,214
	GARAGE E	789	1090	1462	3,347	10,041
BUILDING 3	UNIT E	789	1224	1537	3,545	10,606
	GARAGE F	0			630	1,261
	GOLD RUSH SOUTH BUILDING AREA TOTAL					47,969
	MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)					57,535
	NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.					
GAS FIREPLACE (INT/EXT)		FIREPLACE COUNT				
BUILDING 1	UNIT A (1/01)	1				2
	UNIT B (1/21)	2				4
	UNIT C (1/21)	2				6
BUILDING 2	UNIT D (1/20)	1				3
	UNIT E (1/21)	1				3
	UNIT F (2/20)	3				9
TOTAL						33

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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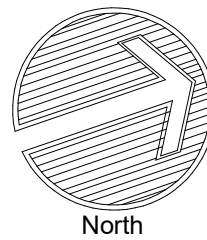
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PLANS - BUILDING 3

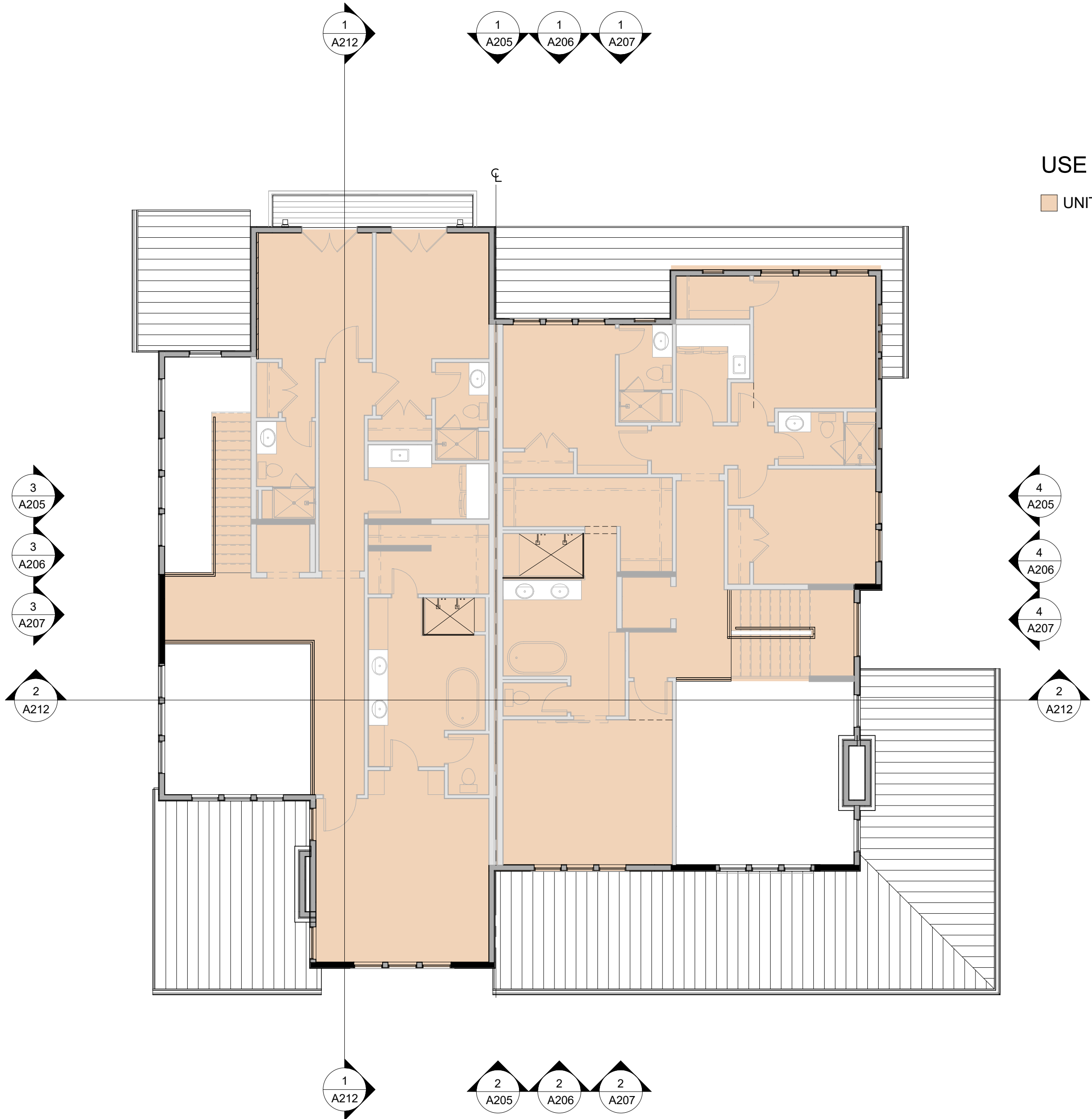
SHEET NUMBER:

A102

Scale: 1" = 10'-0"
0' 5'-0" 10'-0" 20'-0"



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2 BUILDING 3 - SECOND FLOOR PLAN
A103 SCALE: 1/8" = 1'-0"

USE TYPE:
UNIT

KEY MAP



September 23, 2024		GOLD RUSH SOUTH DUPLEX				
GENERAL	HEIGHT (STORIES)				3	
	TOTAL GROSS SF				57,535	
	TOTAL UNITS				16	
	TOTAL PARKING DEMAND				32	
	RESIDENTIAL SFE (11-0000 SF)				48,000.00	
	TOTAL SFE				50.00	
BUILDING 1	NAME	BASMENT	FIRST FLOOR	SECOND FLOOR	AREA (SQ. FT.)	
	UNIT A	0	2076	1410	3,486	
	GARAGE A	0	1141	1415	2,556	
	GARAGE B	0	1141	1415	2,556	
	UNIT C	0	1253	1485	2,738	
BUILDING 2	UNIT D	0	1631	1372	3,003	
	GARAGE C	0	1631	1372	3,003	
	GARAGE D	0	1631	1372	3,003	
	UNIT E	789	1096	1402	3,287	
	GARAGE E	774	1224	1537	3,535	
BUILDING 3	UNIT F	774	1224	1537	3,535	
					839	
GOLD RUSH SOUTH BUILDING AREA TOTAL					47,969	
MASS TOTAL (BUILDINGS AND GARAGE - 57,600 ALLOWED)					57,535	
NOTE: EXCLUDES GARAGE, PATIO, OPEN TO BELOW, ELEVATOR CORE, MECHANICAL, EXTERIOR FIREPLACE, AND OTHER NON-LIVABLE AREAS.						
GAS FIREPLACE (INT/EXT)		FIREPLACE COUNT		TOTAL		
BUILDING 1	UNIT A (1/01)			1	2	
	UNIT B (1/21)			2	4	
BUILDING 2	UNIT C (1/21)			2	6	
	UNIT D (1/20)			1	3	
BUILDING 3	UNIT E (1/21)			3	9	
	UNIT F (2/20)			3	9	
TOTAL					33	

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

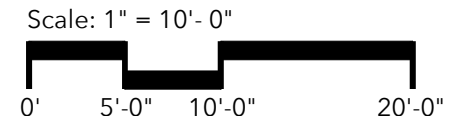
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SHEET TITLE:

PLANS - BUILDING 3

SHEET NUMBER:

A103



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3 BUILDING 1 - RIGHT ELEVATION
A200 SCALE: 1/8" = 1'-0"



4 BUILDING 1 - LEFT ELEVATION
A200 SCALE: 1/8" = 1'-0"



2 BUILDING 1 - REAR ELEVATION
A200 SCALE: 1/8" = 1'-0"



1 BUILDING 1 - FRONT ELEVATION
A200 SCALE: 1/8" = 1'-0"



KEY MAP

ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:
ELEVATIONS -
BUILDING 1 -
SCHEME 1

SHEET NUMBER:

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ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT
SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC
GRADING INFORMATION.

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KEY MAP



3 BUILDING 1 - RIGHT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



4 BUILDING 1 - LEFT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



2 BUILDING 1 - REAR ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"



1 BUILDING 1 - FRONT ELEVATION - SCHEME 2
A201 SCALE: 1/8" = 1'-0"

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

0' 4'-0" 8'-0" 16'-0"

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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SHEET TITLE:
ELEVATIONS -
BUILDING 1 -
SCHEME 2

SHEET NUMBER:

A201

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3 BUILDING 2 - RIGHT ELEVATION
A202 SCALE: 1/8" = 1'-0"



2 BUILDING 2 - REAR ELEVATION
A202 SCALE: 1/8" = 1'-0"



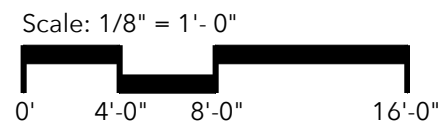
KEY MAP



4 BUILDING 2 - LEFT ELEVATION
A202 SCALE: 1/8" = 1'-0"



1 BUILDING 2 - FRONT ELEVATION
A202 SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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SHEET TITLE:
ELEVATIONS -
BUILDING 2 -
SCHEME 1

SHEET NUMBER:

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3 BUILDING 2 - RIGHT ELEVATION - SCHEME 2
A203 SCALE: 1/8" = 1'-0"



2 BUILDING 2 - REAR ELEVATION - SCHEME 2
A203 SCALE: 1/8" = 1'-0"



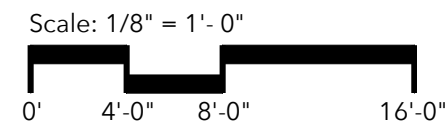
KEY MAP



4 BUILDING 2 - LEFT ELEVATION - SCHEME 2
A203 SCALE: 1/8" = 1'-0"



1 BUILDING 2 - FRONT ELEVATION - SCHEME 2
A203 SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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3 BUILDING 2 - RIGHT ELEVATION - SCHEME 3
A204 SCALE: 1/8" = 1'-0"



2 BUILDING 2 - REAR ELEVATION - SCHEME 3
A204 SCALE: 1/8" = 1'-0"



4 BUILDING 2 - LEFT ELEVATION - SCHEME 3
A204 SCALE: 1/8" = 1'-0"



1 BUILDING 2 - FRONT ELEVATION - SCHEME 3
A204 SCALE: 1/8" = 1'-0"

KEY MAP



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT
SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC
GRADING INFORMATION.

NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
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ISSUE DATE: 09/23/2024
REVISIONS: 10/28/2024

SHEET TITLE:

ELEVATIONS -
BUILDING 2 -
SCHEME 3

SHEET NUMBER:

A204

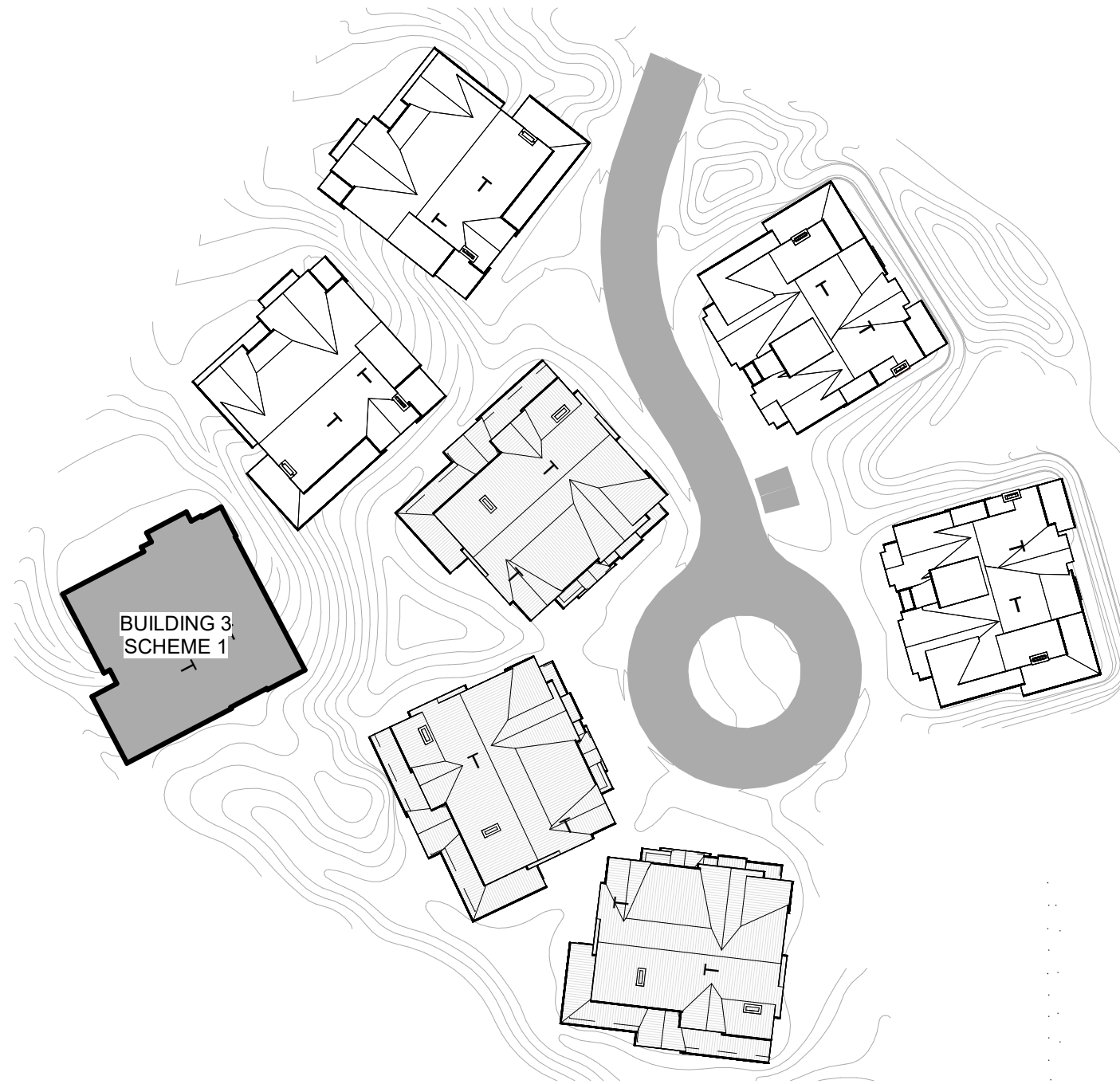
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ELEVATION KEYNOTES

01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT
SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC
GRADING INFORMATION.



KEY MAP



3 BUILDING 3 - RIGHT ELEVATION
A205 SCALE: 1/8" = 1'-0"



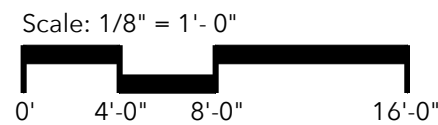
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A205 SCALE: 1/8" = 1'-0"



2 BUILDING 3 - REAR ELEVATION
A205 SCALE: 1/8" = 1'-0"



1 BUILDING 3 - FRONT ELEVATION
A205 SCALE: 1/8" = 1'-0"



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ISSUE DATE: 09/23/2024
REVISIONS: 10/28/2024

SHEET TITLE:

ELEVATIONS -
BUILDING 3 -
SCHEME 1

SHEET NUMBER:

A205

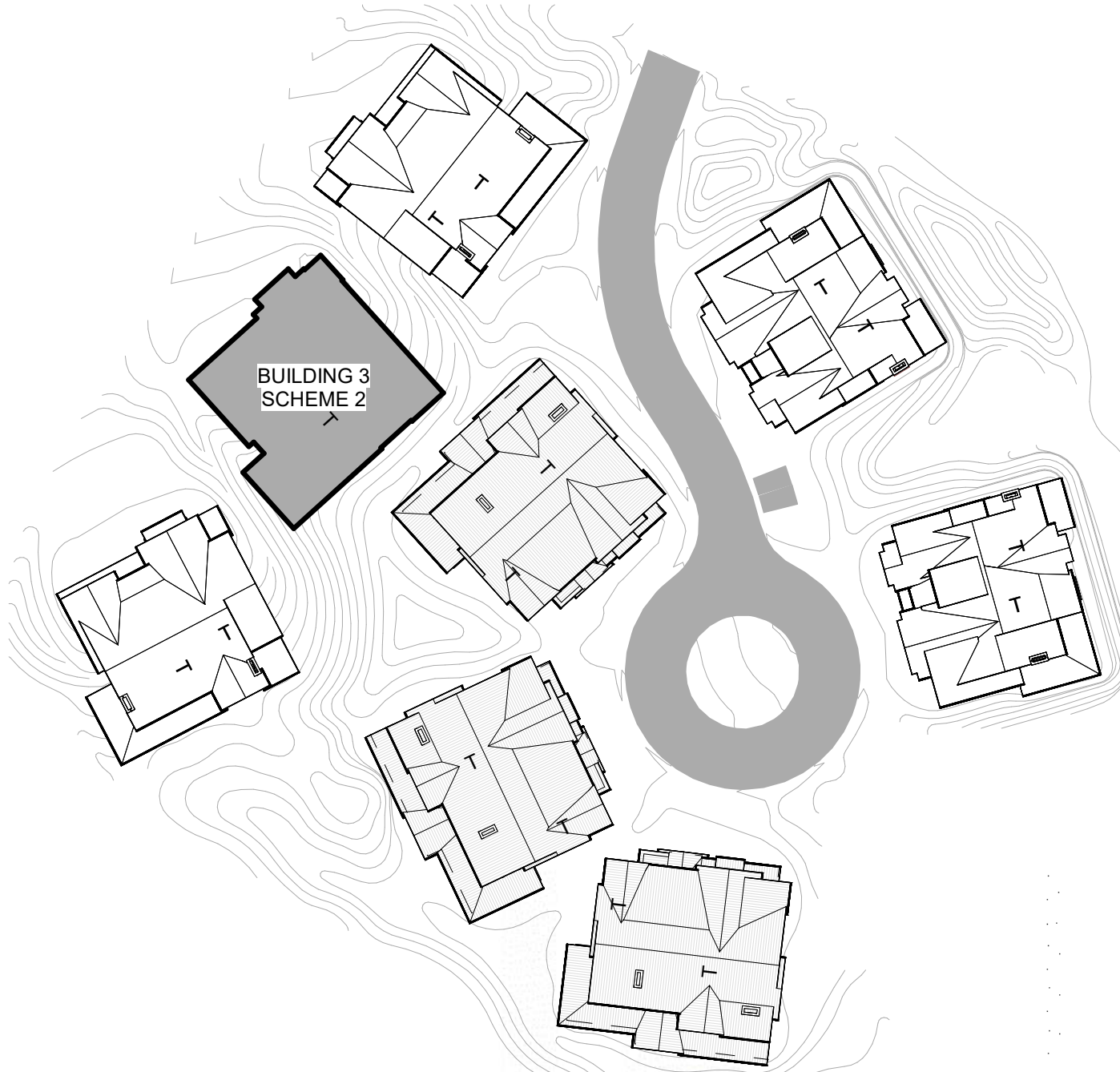
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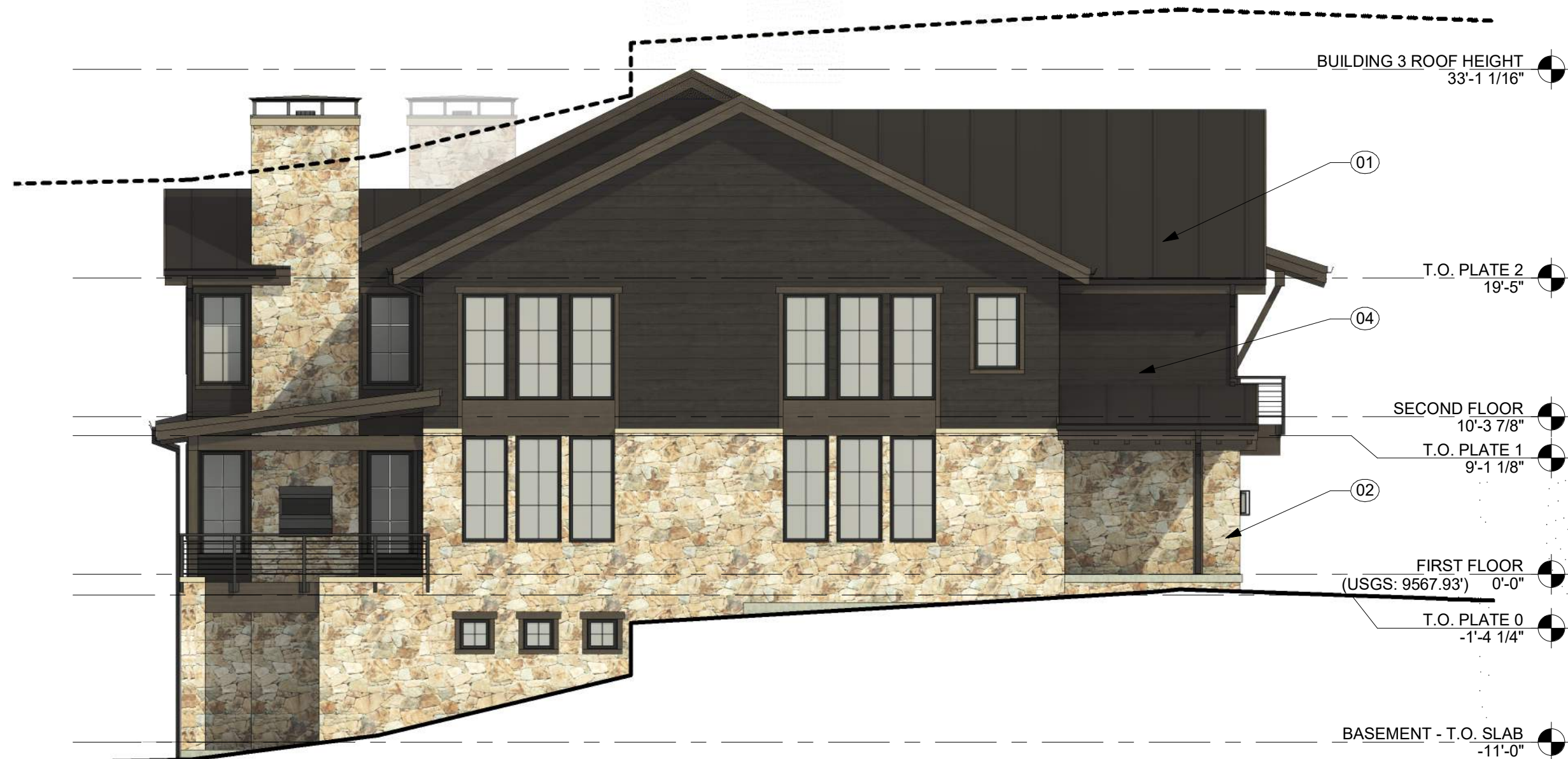
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A206 SCALE: 1/8" = 1'-0"



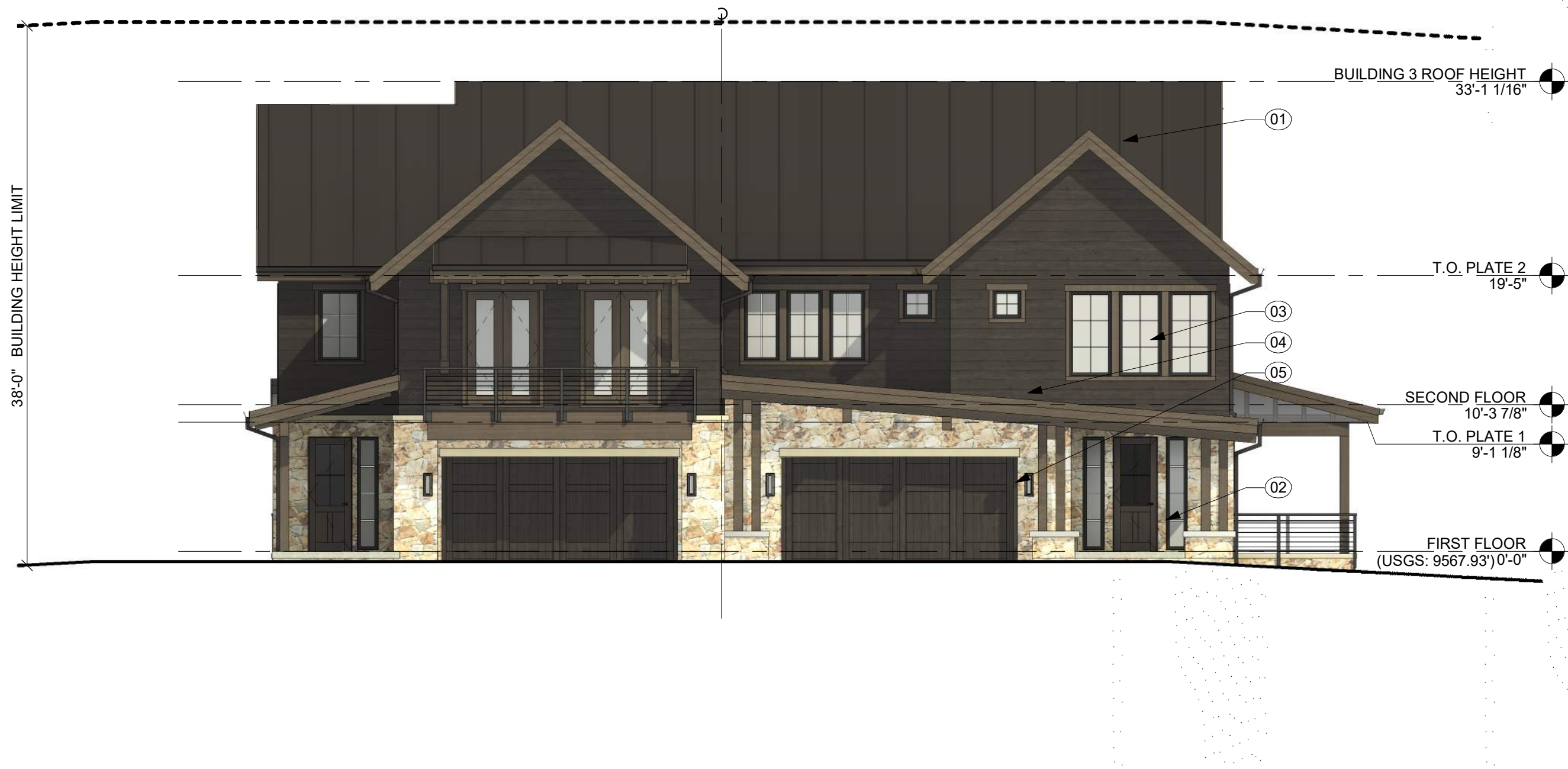
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A206 SCALE: 1/8" = 1'-0"



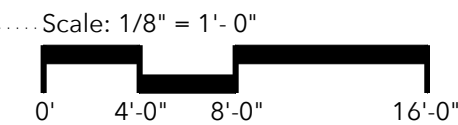
KEY MAP



4 BUILDING 3 - LEFT ELEVATION - SCHEME 2
A206 SCALE: 1/8" = 1'-0"



1 BUILDING 3 - FRONT ELEVATION - SCHEME 2
A206 SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC GRADING INFORMATION.

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REVISIONS: 10/28/2024

SHEET TITLE:

ELEVATIONS -
BUILDING 3 -
SCHEME 2

SHEET NUMBER:

A206

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3 BUILDING 3 - RIGHT ELEVATION - SCHEME 3
A207 SCALE: 1/8" = 1'-0"



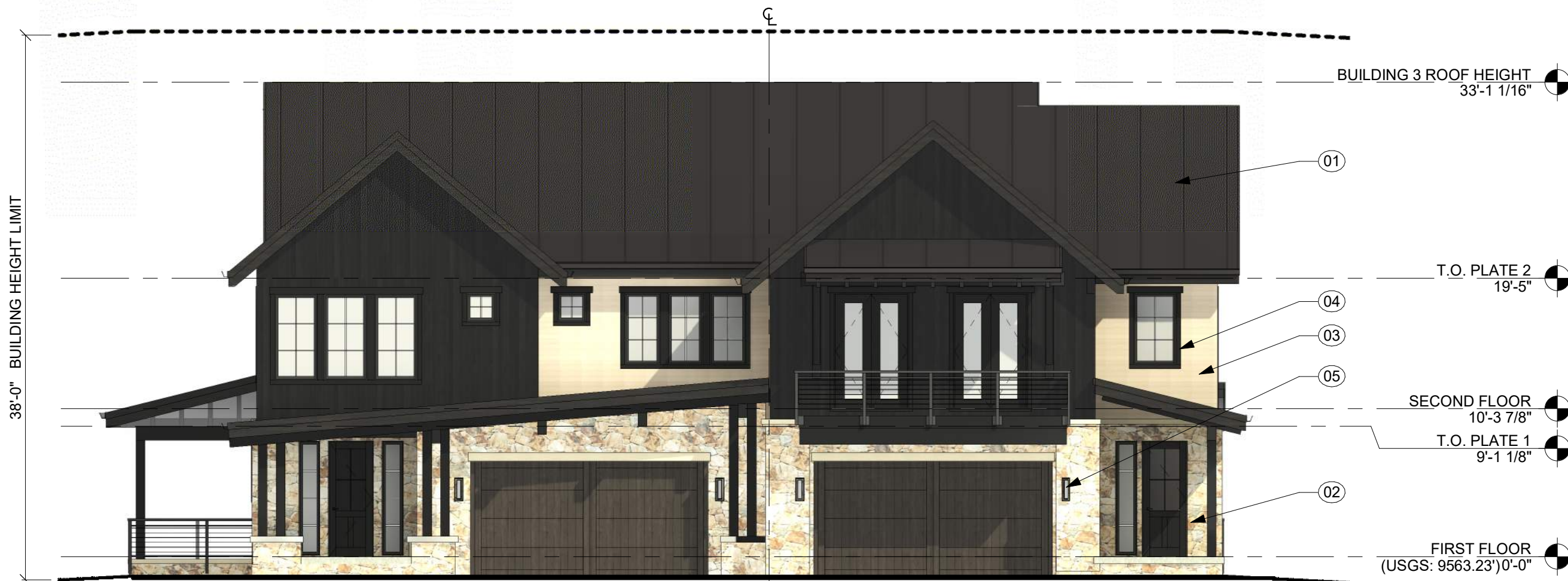
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A207 SCALE: 1/8" = 1'-0"



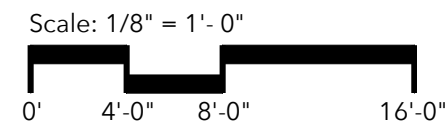
KEY MAP



4 BUILDING 3 - LEFT ELEVATION - SCHEME 3
A207 SCALE: 1/8" = 1'-0"



1 BUILDING 3 - FRONT ELEVATION - SCHEME 3
A207 SCALE: 1/8" = 1'-0"



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT
SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC
GRADING INFORMATION.

NOT FOR CONSTRUCTION

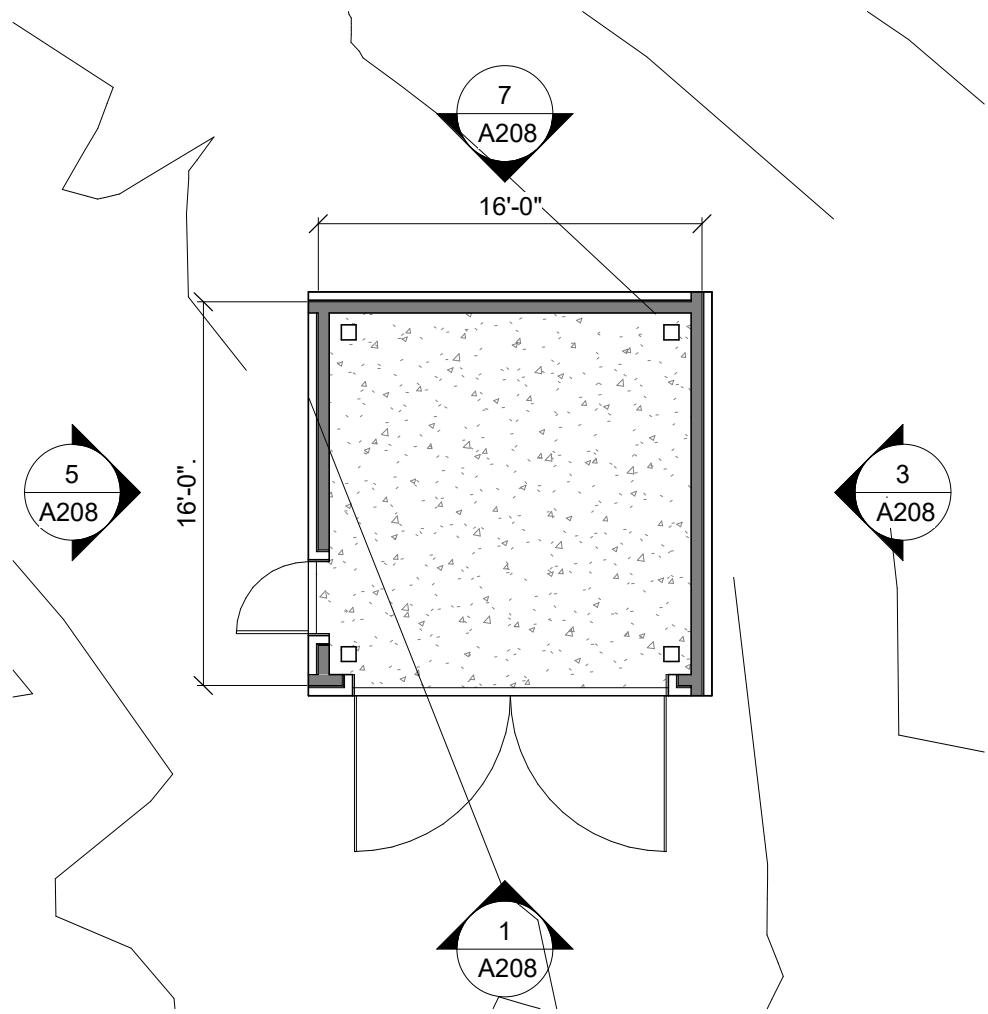
DRAWN BY: OL/MM/JK/JM
CHECKED BY: DTJ
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS: 10/28/2024

SHEET TITLE:
ELEVATIONS -
BUILDING 3 -
SCHEME 3

SHEET NUMBER:

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6 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEY MAP



ELEVATION KEYNOTES	
01	STANDING SEAM METAL ROOF
02	STONE
03	NATURAL WOOD SIDING
04	FIBER CEMENT SIDING
05	BUILDING MOUNTED DOWN LIGHT

NOTE: EXISTING GRADE SHOWN AT MOST SEVERE HEIGHT
CONDITION FOR BUILDING TYPE. PLEASE REFER TO LOT
SPECIFIC GRADING CONDITIONS FOR BUILDING SPECIFIC
GRADING INFORMATION.

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SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

3 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



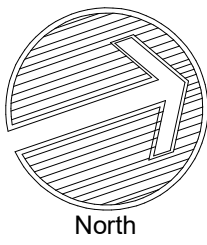
7 TRASH ENCLOSURE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Scale: 1/8" = 1'-0"
0' 4'-0" 8'-0" 16'-0"



NOT FOR CONSTRUCTION

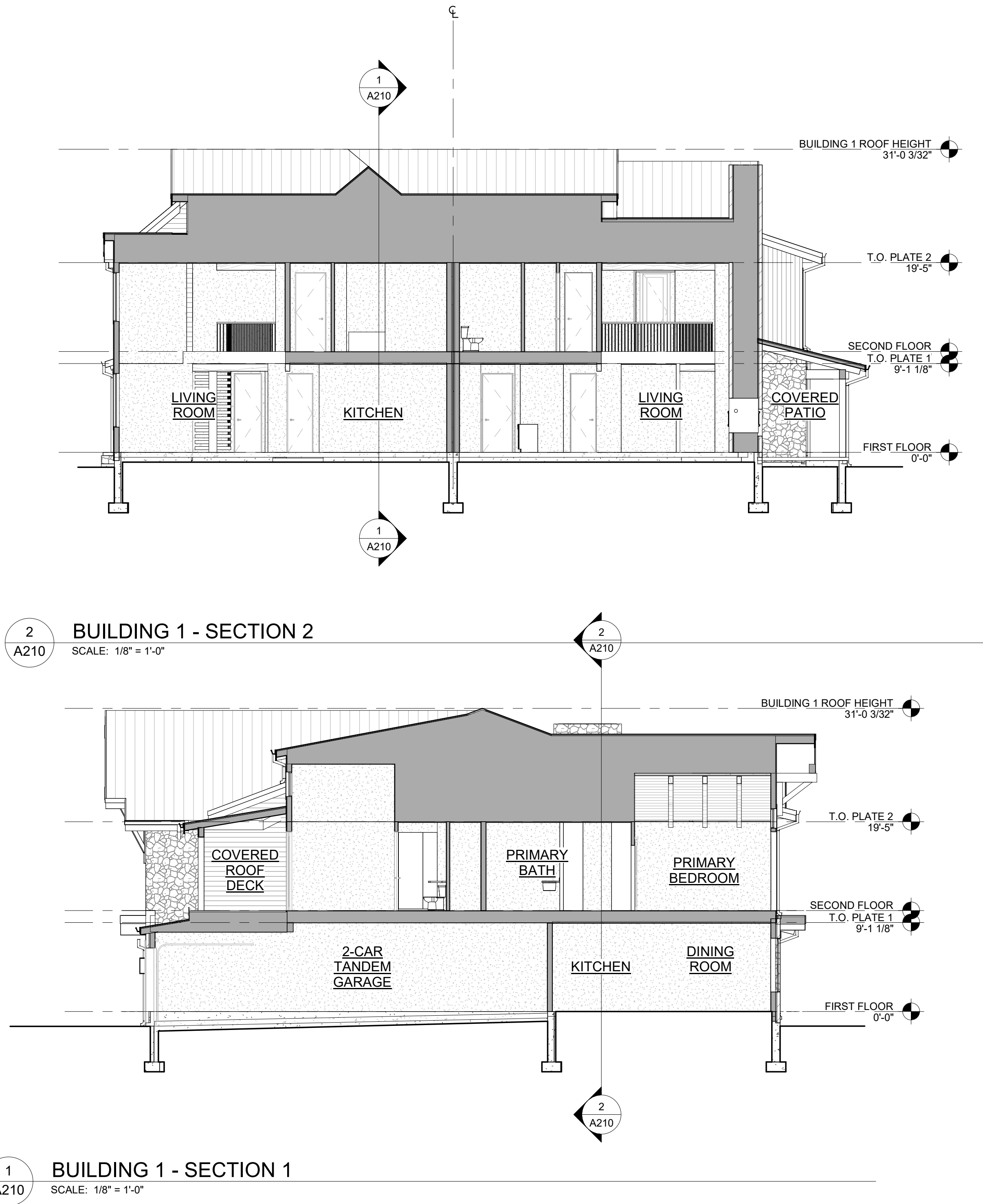
DRAWN BY: OL/MM/JK/JM
CHECKED BY: DTJ
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS:

SHEET TITLE:

TRASH ENCLOSURE

SHEET NUMBER:

A208



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DRAWN BY: _____ Author
CHECKED BY: _____ Checker
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/24
REVISIONS: _____

SHEET TITLE:

BUILDING 1
SECTIONS

SHEET NUMBER:

A210

NOT FOR CONSTRUCTION

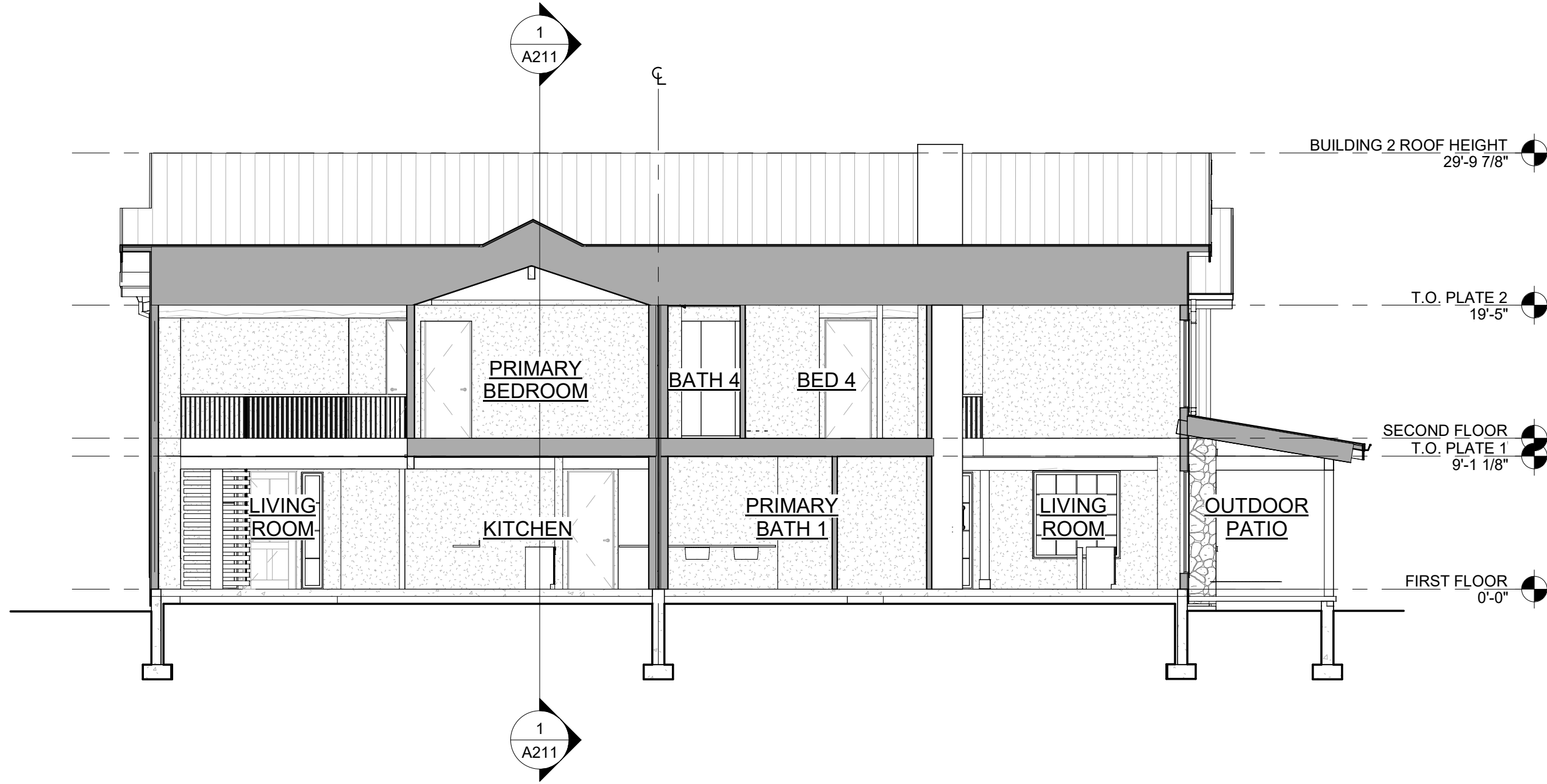
DRAWN BY: _____ Author
CHECKED BY: _____ Checker
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/24
REVISIONS: _____

SHEET TITLE:

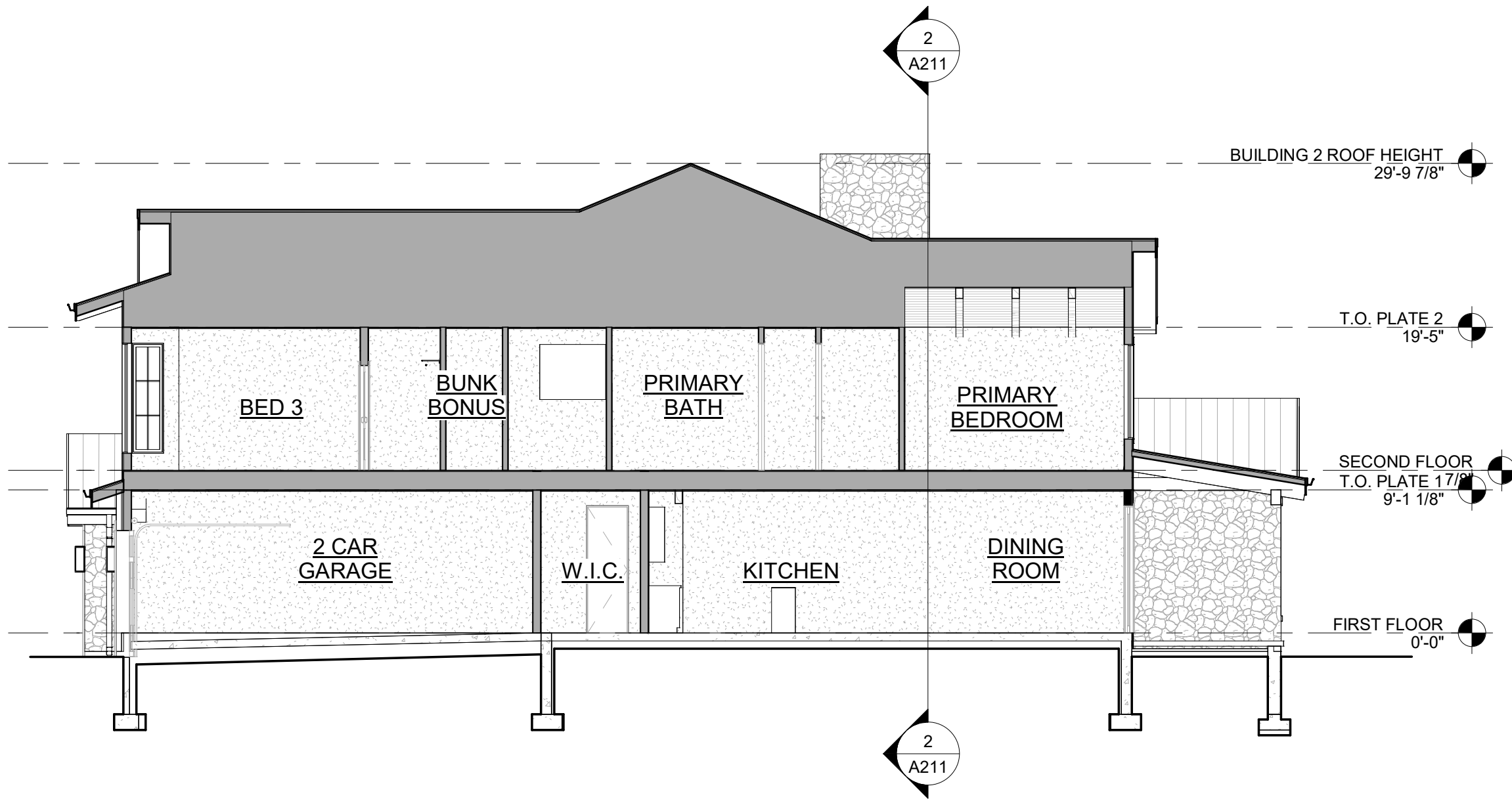
BUILDING 2
SECTIONS

SHEET NUMBER:

A211

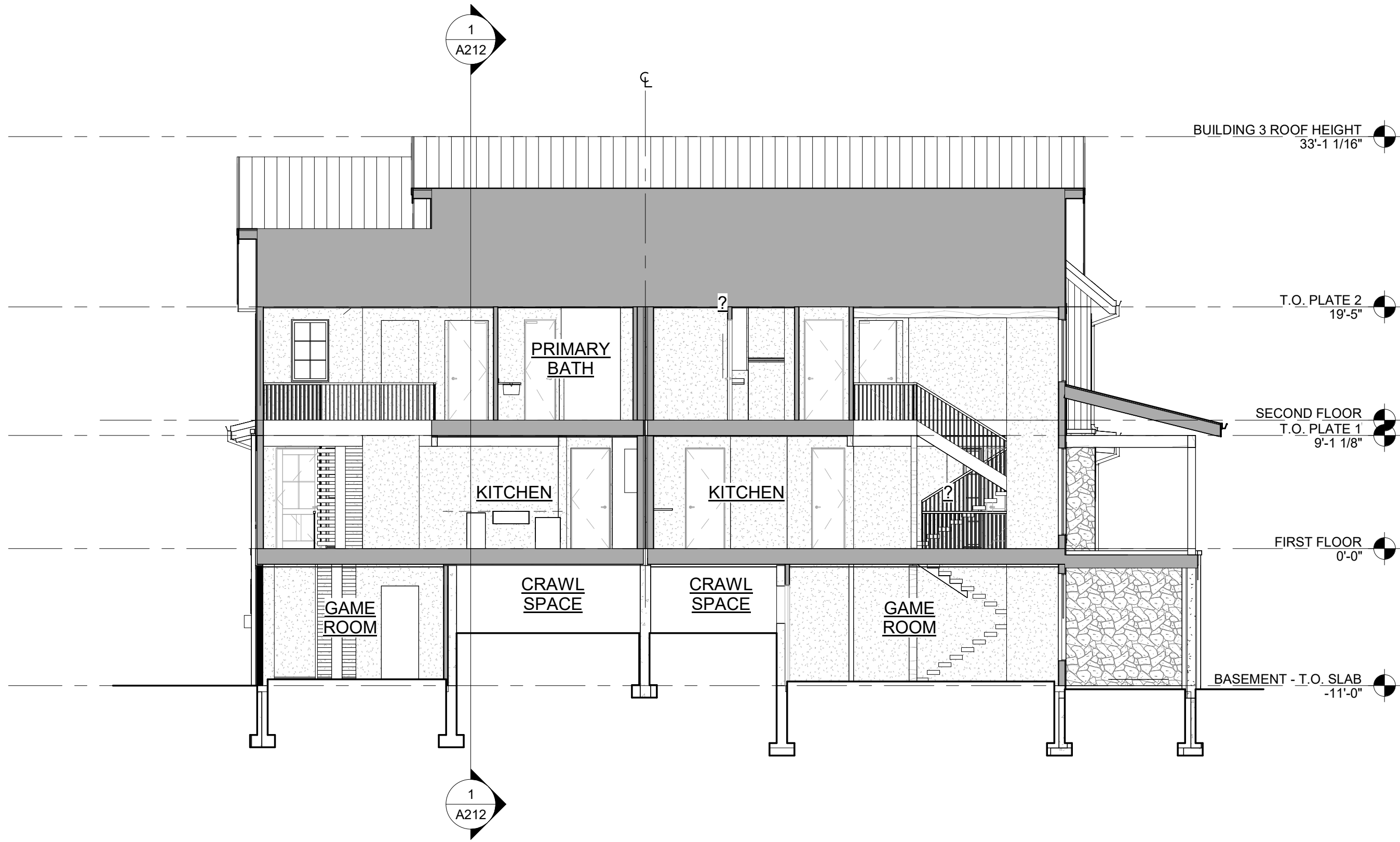


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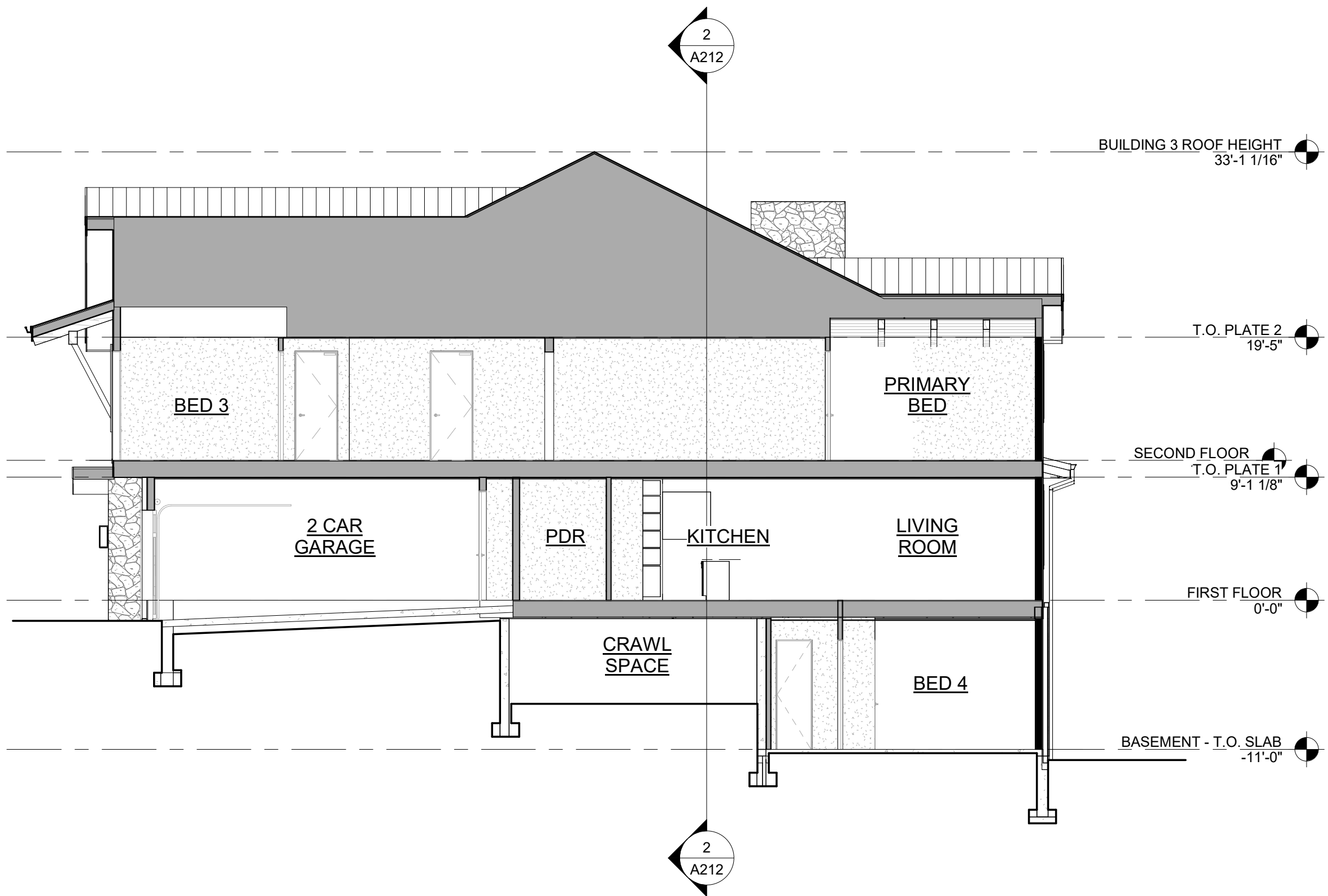


1 BUILDING 2 - SECTION 1
SCALE: 1/8" = 1'-0"

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BUILDING 3 - SECTION 2
SCALE: 1/8" = 1'-0"



BUILDING 3 - SECTION 1
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/24
REVISIONS: _____

SHEET TITLE:

**BUILDING 3
SECTIONS**

SHEET NUMBER:

A212

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2
A301

DEC. 21 - 1 PM
SCALE: 1" = 60'-0"



1
A301

DEC. 21 - 2 PM
SCALE: 1" = 60'-0"



5
A301

DEC. 21 - 10 AM
SCALE: 1" = 60'-0"



4
A301

DEC. 21 - 11 AM
SCALE: 1" = 60'-0"

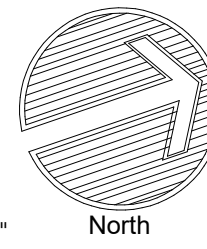


3
A301

DEC. 21 - 12 PM
SCALE: 1" = 60'-0"



Scale: 1" = 60'-0"
0' 30'-0" 60'-0" 120'-0"



NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
CHECKED BY: DTJ
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS:

SHEET TITLE:

SOLAR STUDY

SHEET NUMBER:

SOUTH GOLD RUSH / PARCEL 3
LOT 1, GONDOLA LOTS SUBDIVISION FILING NO. 1
355 N. PARK AVE. BRECKENRIDGE, CO
FINAL CLASS A SITE PLAN SUBMITTAL

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A301

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TRIM STAIN



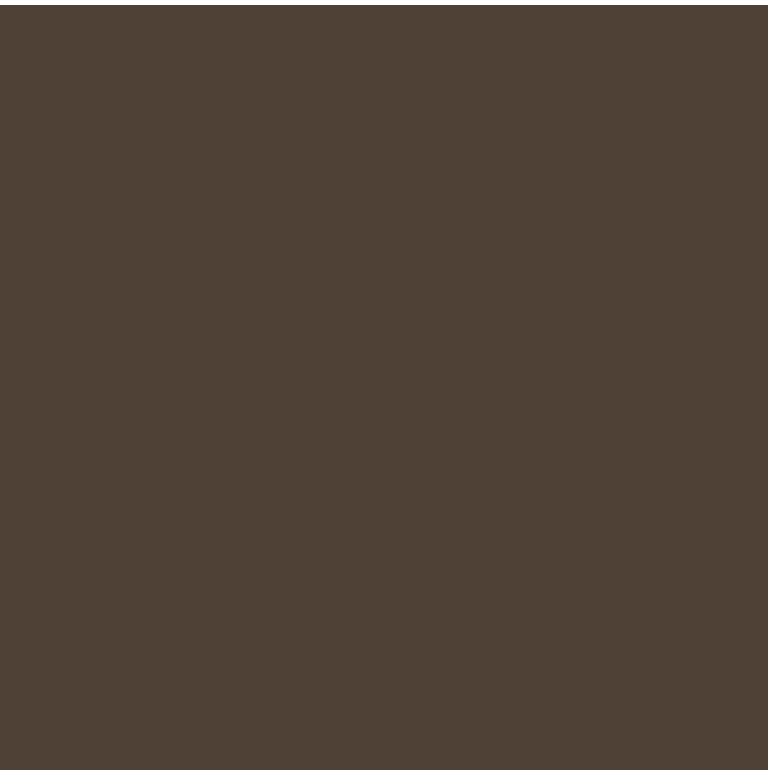
MINWAX
DARK WALNUT
OR SIMILAR

SOFFIT



DELTA MILLWORKS
MOJAVA THERMAL HEMLOCK - SMOOTH - MESA
HORIZONTAL T&G
OR SIMILAR

STANDING SEAM
METAL ROOF +
METAL RAILING



WESTERN STATE METAL ROOFING
STANDING SEAM METAL ROOF
MANSARD BROWN
OR SIMILAR

FIBER CEMENT
SIDING



DELTA MILLWORKS
ACCOYA - BARNWOOD 2.0 - EAGLE
HORIZONTAL T&G
OR SIMILAR

NATURAL WOOD
SIDING



DELTA MILLWORKS
RECLAIMED BARNWOOD - PRESIDIO
VERTICAL T&G
OR SIMILAR

STONE
MASONRY



TELLURIDE STONE COMPANY
HERITAGE - ALPINA
OR SIMILAR

MATERIAL
SCHEME 1



MATERIAL
SCHEME 2



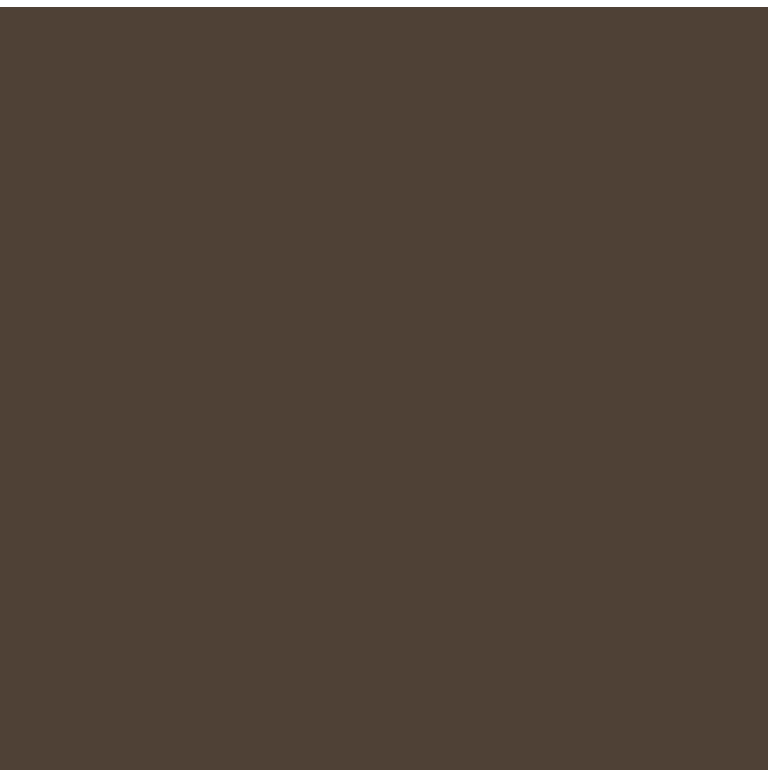
MATERIAL
SCHEME 3



MINWAX
HERITAGE BROWN
OR SIMILAR



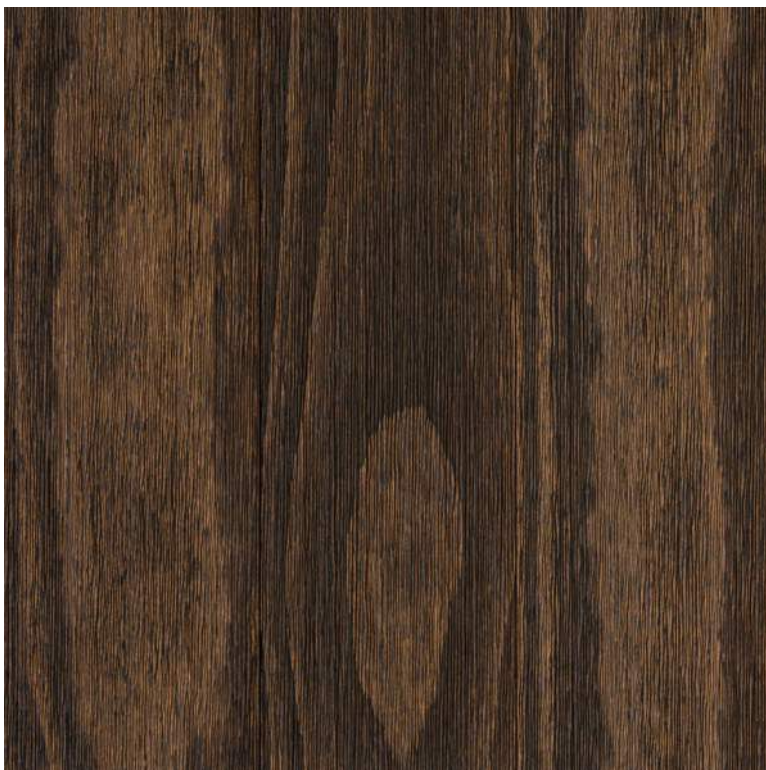
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THERMOWOOD SPRUCE - ROUGH SAWN - ARROYO
HORIZONTAL T&G
OR SIMILAR



WESTERN STATE METAL ROOFING
STANDING SEAM METAL ROOF
MANSARD BROWN
OR SIMILAR



DELTA MILLWORKS
THERMOWOOD - ROUGH SAWN - HISTORIC BROWN
HORIZONTAL SHIP LAP (EXPOSED REVEAL)
OR SIMILAR



DELTA MILLWORKS
ACCOYA - BARNWOOD 2.0 - RICH BROWN
VERTICAL T&G
OR SIMILAR



TELLURIDE STONE COMPANY
HERITAGE - ALPINA
OR SIMILAR



MINWAX
TRUE BLACK
OR SIMILAR



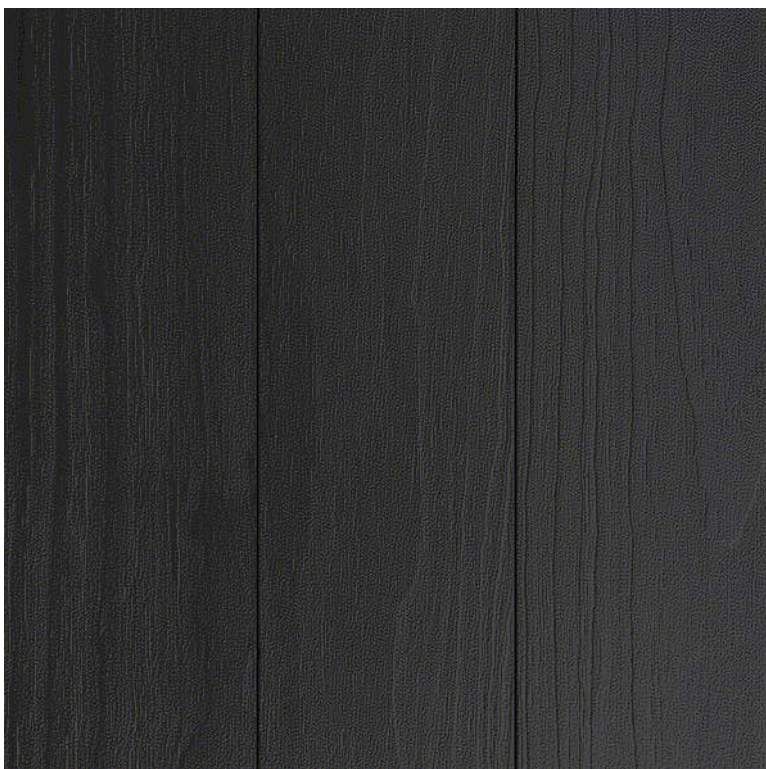
DELTA MILLWORKS
ACCOYA - SMOOTH - SADDLE
HORIZONTAL T&G
OR SIMILAR



WESTERN STATE METAL ROOFING
STANDING SEAM METAL ROOF
CHARCOAL GRAY
OR SIMILAR



DELTA MILLWORKS
ACCOYA - ROUGH SAWN 3.0 - WIMBERLEY
HORIZONTAL T&G
OR SIMILAR



DELTA MILLWORKS
ACCOYA - SMOOTH - DELTA BLACK
VERTICAL T&G
OR SIMILAR



TELLURIDE STONE COMPANY
HERITAGE - ALPINA
OR SIMILAR



VIEW 3 - NORTH PARK AVE LOOKING WEST



VIEW 2 - EXISTING ENTRY LOOKING SOUTH



VIEW 4 - WOODS DRIVE, TOP OF ROUND-ABOUT, LOOKING WEST



VIEW 1 - ALONG WOODS DRIVE LOOKING NORTH

NOT FOR CONSTRUCTION

DRAWN BY: OL/MM/JK/JM
CHECKED BY: DTJ
PROJECT NO: 2024019.30
ISSUE DATE: 09/23/2024
REVISIONS:

SHEET TITLE:

SITE PANORAMIC
PHOTOS

SHEET NUMBER:

A900



VIEW 3 - NORTH PARK AVE LOOKING WEST



VIEW 2 - PARKING LOT ENTRY LOOKING SOUTH



VIEW 4 - WOODS DRIVE, TOP OF ROUND-ABOUT, LOOKING WEST



VIEW 1 - ALONG WOODS DRIVE LOOKING NORTH



TOWN OF BRECKENRIDGE
COMMUNITY DEVELOPMENT

Class C Major Single Family Development Review Staff Report

Project Title:	Payne Residence	
Proposal:	Construct a new single family residence with 5,748 square feet of density. The residence will have five (5) bedrooms, five and a half (5.5) bathrooms, and a three (3+) vehicle garage. The property will have two (2) gas fireplaces, one (1) electric fireplace, an outdoor gas fire pit, and a gas stub for an outdoor barbeque.	
PC#:	PL-2025-0133	
Project Manager:	Ellie Muncy, Planner I	
PC Meeting Date:	June 17, 2025	
Preapplication Meeting Date (REQUIRED):	May 5, 2025	Ellie Muncy
Date of Report:	June 4, 2025	
Property Owner:	John and Karen Payne, 467 Hamilton LLC	
Agent:	Darci Hughes, Riverbend Architecture and Planning	
Proposed Use:	Single Family Residence	
Address:	467 Hamilton Court	
Legal Description:	Lot 110, Highlands at Breckenridge - Discovery Hill #2 Second Amendment	
Area of Site in Square Feet:	88,197 sq. ft.	2.02 acres
Existing Site Conditions:	The roughly trapezoid shaped lot has a steep upward slope close to the road and narrows to the south. The lot features a Disturbance Envelope in the northwest corner of the lot and is bordered by Hamilton Court to the north. There is an adjacent empty parcel to the south, two empty parcels to the west, another empty parcel to the east, and a single family home to the southeast. The lot is covered with mature and new tree growth, as well as some shrubs. There is a 20' drainage easement cutting diagonally across the site and an access, utility, and drainage easement along the eastern property line.	
Area of building:	Proposed Square Footage	
Upper Level:	580 sq. ft.	
Main Level:	2,164 sq. ft.	
Lower Level:	1,426 sq. ft.	
Total Livable:	4,170 sq. ft.	
Garage, Mechanical, and Unfinished Storage:	1,578 sq. ft.	
Total Density:	5,748 sq. ft.	
Code Policies (Policy #)		
Land Use District (2A/2R):	1	
Density (3A/3R):	Unlimited	Proposed: 5,748 sq. ft.
No. of Main Residence Bedrooms:	5 bedrooms	
No. of Main Residence Bathrooms:	5.5 bathrooms	
Height (6A/6R):	31.0 feet overall	

*Max height of 35' for single family outside Conservation District <u>unless</u> otherwise stated on the recorded plat.		
Ridgeline and Hillside Development (8A):	Staff has considered this policy and does not find that this development is subject to Policy 8.	
Lot Coverage/Open Space (21R):		
Drip line of Building/Non-Permeable Sq. Ft.:	5,138 sq. ft.	5.83%
Hard Surface/Non-Permeable Sq. Ft.:	4,142 sq. ft.	4.70%
Open Space / Permeable:	78,917 sq. ft.	89.48%
Snowstack (13A/13R):		
Required Square Footage:	1,036 sq. ft.	25% of paved surfaces is required
Proposed Square Footage:	1,562 sq. ft.	(37.71% of paved surfaces)
Outdoor Heated Space (33A/33R):		
	NO	
Energy Conservation (33A/33R):		
	Staff assigns positive two (+2) points for the installation of two (2) Electronic Vehicle Supply Equipment (EVSE) chargers in the garage of the residence.	
Parking (18A/18/R):		
Required:	4 spaces	
Proposed:	4 spaces	
Fireplaces (30A/30R):		
Number of Gas Fired:	3 Gas Fired	
	2 interior, 1 exterior	
No. of EPA Phase II Wood Burning:	None	
Building/Disturbance Envelope?	Disturbance Envelope	
Site and Environmental Design (7R):	Staff recommends negative two (-2) points for the excessive site disturbance created by the length of the driveway and location of the garage. 467 Hamilton Court Residence (THIS PROPOSAL) Negative points awarded for the length of the driveway and garage located in the rear creating excessive site disturbance. Precedent: Previously approved Gulley Residence (467 Hamilton Court; PL-2022-0027) (-2 points) Negative points awarded for excessively long driveway and garage located in the rear creating excessive paving and excessive site disturbance for previously proposed residence on this same lot. Gold Flake Residence (216 N Gold Flake Terrance; PL-2022-0300) (-2 points) Negative points awarded for excessive disturbance due to new driveway paving and auto court area.	
Architectural Compatibility (5/A & 5/R):	The proposed architecture and finishes match that of the other homes in the neighborhood.	

Exterior Materials and Colors:	See Color/Material Board Windows: Black Vertical Siding: Wood siding, Sherwin Williams "Harbor Mist" semi-transparent stain Horizontal Siding: Wood siding, Sherwin Williams "Black" semi-transparent stain Stone Veneer: Edwards Stone "Iron Mill" stack Fascia and Trim: Sherwin Williams "Black" Soffit: T&G in "Dark Natural" Decking: Trex "Whidbey" Steel Railing: Black	
Roof:	Shingle Roof - Tamko Shingles "Rustic Black"; Metal Roof - standing seam "Charcoal Gray"	
Landscaping (22A/22R): Staff finds that sufficient mature lodgepole exist to provide screening/buffering from the adjacent streets and neighboring lots. The applicant is proposing some additional plantings that will provide buffering from the right-of-way and reinforce the buffering from the adjacent lots.		
	Planting Type	Quantity
	Colorado Spruce	4
	Quaking Aspen	3
	Native Shrubs	19
Defensible Space (22A):	Complies	
Drainage (27A/27R):	Positive drainage away from the residence is proposed.	
Driveway Slope:	8.00%	
Point Analysis (Sec. 9-1-17-3):	This application has met all Absolute Policies. Staff recommends negative two (-2) points under Policy 7R for the length and amount of site disturbance associated with the proposed driveway and positive two (+2) points under Policy 33R for the installation of two (2) EVSE chargers in the garage for a passing score of zero (0) points.	
Staff Action:	Staff approves the Payne Residence located at 467 Hamilton Court, PL-2025-0133, Lot 110, Highlands at Breckenridge - Discovery Hill #2 Second Amendment, with a passing point analysis of zero (0) points, with the attached Findings and Conditions.	
Additional Conditions of Approval:	11.The driveway grade must be shown on the submitted improvement location certification for the top of the foundation wall to ensure a slope of no greater than 8%. 20. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring two (2) Electronic Vehicle Supply Equipment (EVSE) installed spaces be maintained in perpetuity on the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder. 21.Applicant shall execute and record with the Summit County Clerk and Recorder an Encroachment License Agreement for the portion of the driveway retaining wall which extends into the public 45' access, utility, and drainage easement located along the private access drive, in a form acceptable by the Town Attorney. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.	

TOWN OF BRECKENRIDGE

Payne Residence
Lot 110, Highlands at Breckenridge
Discovery Hill #2 Second Amendment
467 Hamilton Court
PL-2025-0133

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 **June 4, 2025**, 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 **June 17, 2025**, 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 **December 17, 2026**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of occupancy for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such a project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
5. 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.

6. 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.
7. Applicant shall field locate utility service lines to avoid existing trees.
8. 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.
9. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
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.
11. **The driveway grade must be shown on the submitted improvement location certification for the top of the foundation wall to ensure a slope of no greater than 8%.**

PRIOR TO ISSUANCE OF BUILDING PERMIT

12. Applicant shall submit proof of ownership of the project site.
13. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
14. 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.
15. 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.
16. 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.
17. Existing trees designated on the site plan for preservation which die due to site disturbance and/or construction activities will be required to be replaced at staff discretion with equivalent new trees, i.e. loss of a 12 inch diameter tree flagged for retention will be offset with the addition of four 3-inch diameter new trees.
18. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating construction fencing installed at the disturbance envelope boundary, all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No construction staging or parking is permitted within a public right-of-way without Town permission obtained through a right-of-way permit. If a right-of-way permit is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit. Parking violations noted in this condition may be given one warning, after which the Town will**

fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

19. Applicant shall submit and obtain approval from Town staff of a cut sheet detail for all exterior lighting on the site. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15' in height from finished grade or 7' above upper decks.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. Applicant shall execute and record with the Summit County Clerk and Recorder a covenant and agreement running with the land, in a form acceptable to the Town Attorney, requiring two (2) Electronic Vehicle Supply Equipment (EVSE) installed spaces be maintained in perpetuity on the property. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
21. Applicant shall execute and record with the Summit County Clerk and Recorder an Encroachment License Agreement for the portion of the driveway retaining wall which extends into the public 45' access, utility, and drainage easement located along the private access drive, in a form acceptable by the Town Attorney. Applicant shall be responsible for payment of recording fees to the Summit County Clerk and Recorder.
22. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed, and mulch.
23. 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.
24. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
25. Applicant shall create defensible space around all structures as required in Policy 22 (Absolute) Landscaping.
26. 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.
27. Applicant shall screen all utilities.
28. All exterior lighting on the site or buildings shall be fully shielded to hide the light source and shall cast light downward. Exterior residential lighting shall not exceed 15 feet in height from finished grade or 7 feet above upper decks.
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 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.

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. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.**
34. 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.***

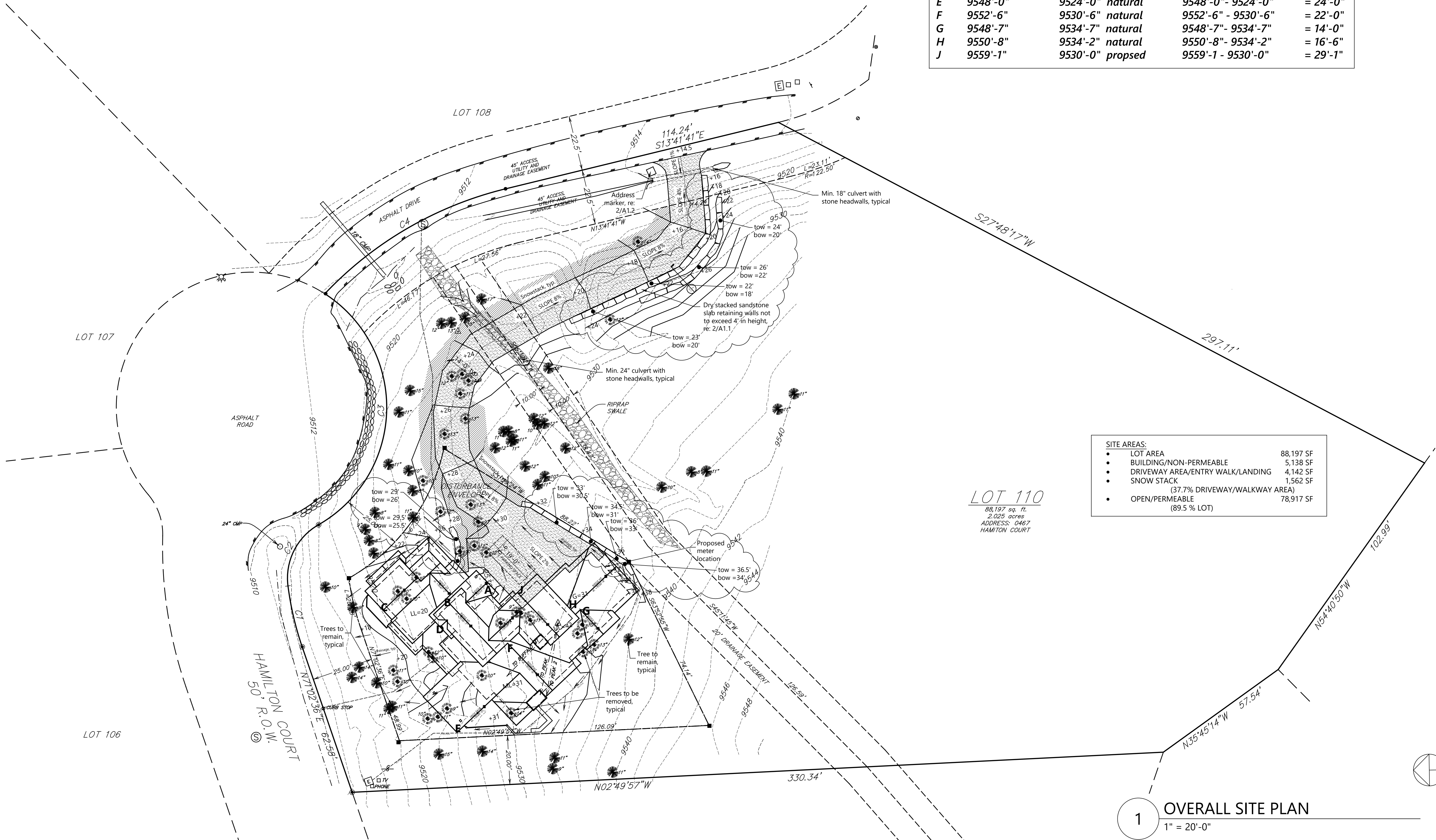
_____(Initial Here)

	Class C Major Hearing Point Analysis									
Project:	Payne Residence		Positive Points	+2						
Plan #	PL-2025-0133									
Date:	6/4/2025		Negative Points	- 2						
Staff:	Ellie Muncy, Planner I									
			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)	0	Single-Family Home						
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)								
2/R	Land Use Guidelines - Nuisances	3x(-2/0)								
3/A	Density/Intensity	Complies								
3/R	Density/ Intensity Guidelines	5x (-2>-20)	0							
4/R	Mass	5x (-2>-20)	0							
5/A	Architectural Compatibility	Complies								
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)								
5/R	Architectural Compatibility / Conservation District	5x(-5/0)	0	Complies.						
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)		Max. allowed: 35 ft. Proposed: 31.0 ft.						
	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)	0	Complies.						
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)	0							
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)	- 2	Staff finds the driveway length and location of garage to create excessive site disturbance.						
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)	0							
12/A	Signs	Complies								
13/A	Snow Removal/Storage	Complies								
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)	0	Required: 1,036 sq. ft. (25% of hardscape) Proposed: 1,562 sq. ft. (37.71% of hardscape)						
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		Required: 4 spaces Proposed: 4 spaces						
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)	0	Required: 26,459 sq. ft. (30% of site) Proposed: 78,917 sq. ft. (89.48% of site)						
21/R	Open Space - Public Open Space	3x(0/+2)								
22/A	Landscaping	Complies								
22/R	Landscaping	2x(-1/+3)	0							
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	N/A								
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	N/A								
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	HERS/ERI analysis = 20% - 39% energy saved	+2								
33/R	HERS/ERI analysis = 40% - 59% energy saved	+3								
33/R	HERS/ERI analysis = 60% - 79% energy saved	+4								
33/R	HERS/ERI analysis = 80% - 99% energy saved	+5								
33/R	EVSE Parking Space	1X(+3/0)	+2	The applicant proposes two (2) EVSE Installed parking spaces.						
33/R	HERS/ERI analysis = 100% energy saved	+6								
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)								
33/R	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		The proposed fixtures comply with the location, height, and downcast requirements of the Exterior Lighting Regulations.						
47/A	Fences, Gates And Gateway Entrance Monuments	Complies								
48/A	Voluntary Defensible Space	Complies								
49/A	Vendor Carts	Complies								
50/A	Wireless Communication Facilities	Complies								

A TOPOGRAPHIC MAP OF
THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION
DISCOVERY HILL – FILING NO. 2, SECOND AMENDMENT, LOT 110
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

BUILDING HEIGHT TABLE				
Pt	Roof Elevation	Natural/Proposed Grade Elevation	Calculation	Height
(whichever is more restrictive)				
A	9553'-1"	9528'-7" natural	9528'-7" - 9553'-1"	= 24'-6"
B	9556'-7"	9525'-7" natural	9556'-7" - 9525'-7"	= 31'-0"
C	9548'-6"	9520'-0" natural	9548'-6" - 9520'-0"	= 28'-6"
D	9553'-1"	9524'-1" natural	9553'-1" - 9524'-1"	= 29'-0"
E	9548'-0"	9524'-0" natural	9548'-0" - 9524'-0"	= 24'-0"
F	9552'-6"	9530'-6" natural	9552'-6" - 9530'-6"	= 22'-0"
G	9548'-7"	9534'-7" natural	9548'-7" - 9534'-7"	= 14'-0"
H	9550'-8"	9534'-2" natural	9550'-8" - 9534'-2"	= 16'-6"
J	9559'-1"	9530'-0" prosed	9559'-1" - 9530'-0"	= 29'-1"



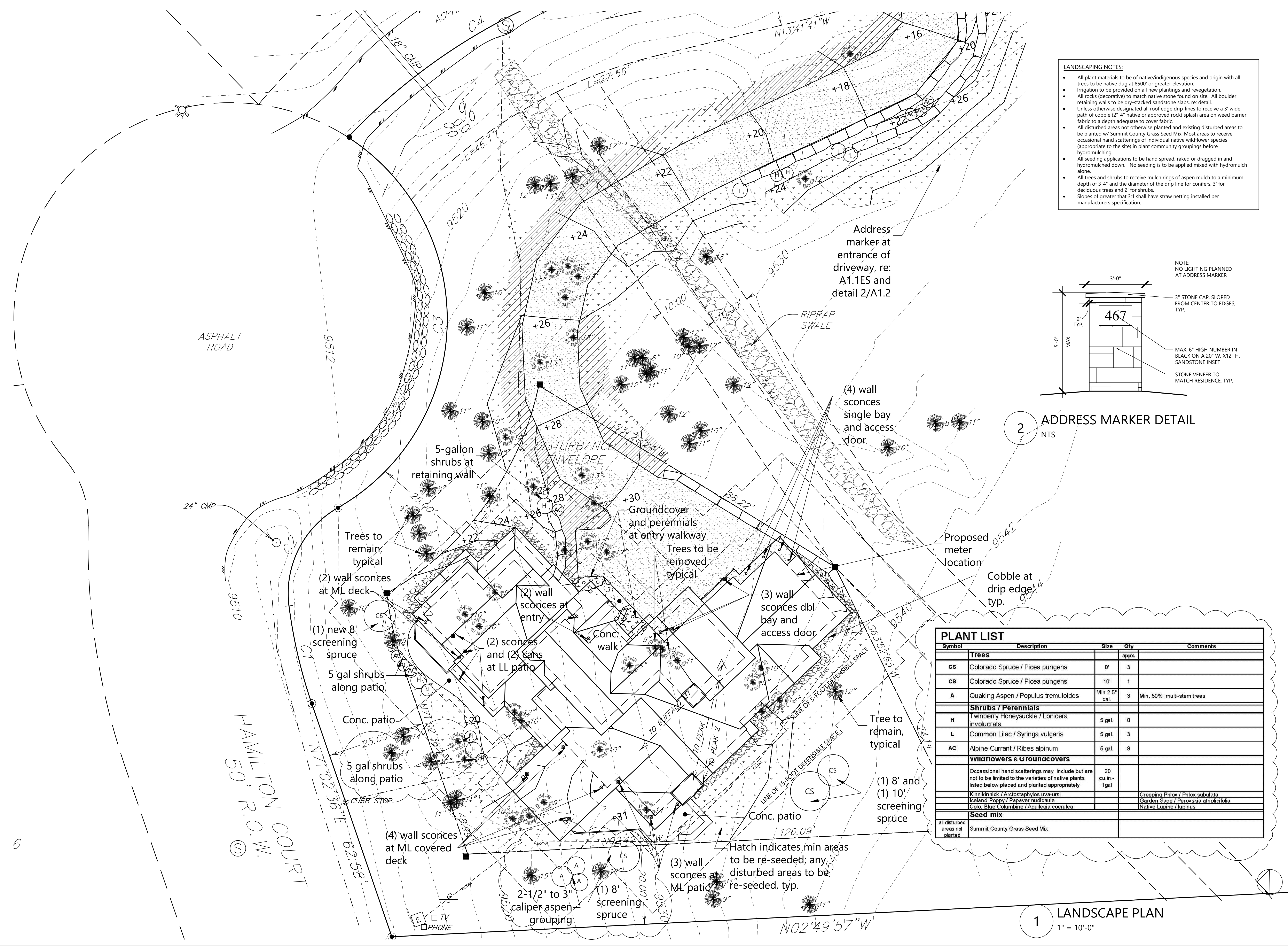
Payne Residence
Lot 110 Discovery Hill Filing #2
Breckenridge, Colorado

Revisions:	
	06/05/25

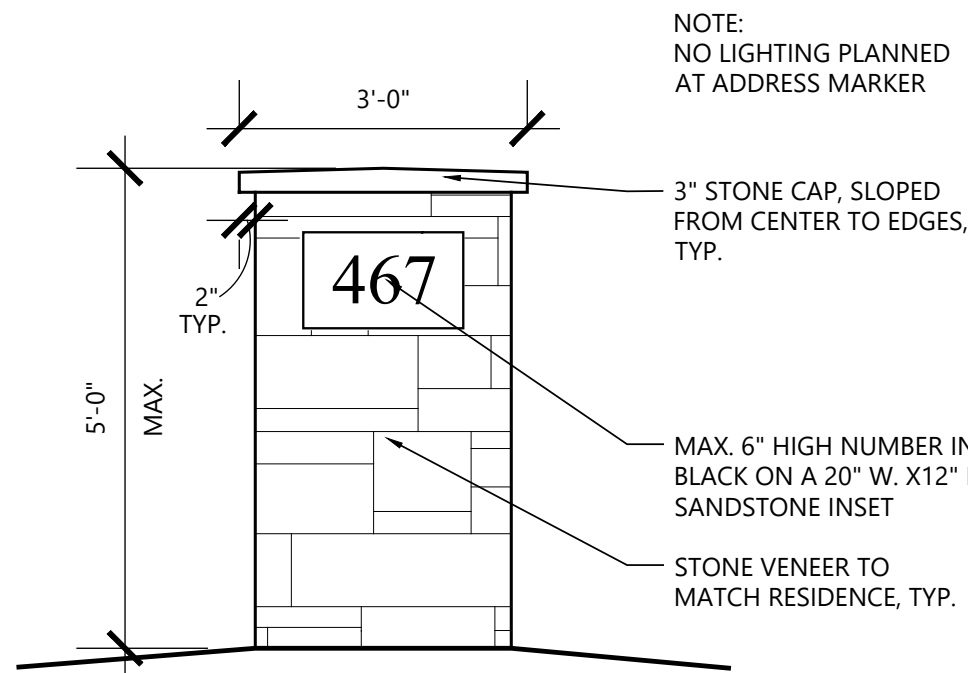
Issue Date:	
	05/28/25
	05/19/25
	04/15/25
	03/12/25

Title:
Full Site
Plan & Bldg
Heights

Sheet:
A1.0
Project No:
22410



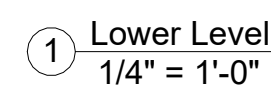
- LANDSCAPING NOTES:
- All plant materials to be of native/indigenous species and origin with all trees to be native dug at 8500' or greater elevation.
 - Irrigation to be provided on all new plantings and revegetation.
 - All rocks (decorative) to match native stone found on site. All boulder retaining walls to be dry-stacked sandstone slabs, re: detail.
 - Unless otherwise designated all roof edge drip-lines to receive a 3' wide path of cobble (2"-4" native or approved rock) splash area on weed barrier fabric to a depth adequate to cover fabric.
 - All disturbed areas not otherwise planted and existing disturbed areas to be planted w/ Summit County Grass Seed Mix. Most areas to receive occasional hand scatterings of individual native wildflower species (appropriate to the site) in plant community groupings before hydromulching.
 - All seeding applications to be hand spread, raked or dragged in and hydromulched down. No seeding is to be applied mixed with hydromulch alone.
 - All trees and shrubs to receive mulch rings of aspen mulch to a minimum depth of 3-4" and the diameter of the drip line for conifers, 3' for deciduous trees and 2' for shrubs.
 - Slopes of greater than 3:1 shall have straw netting installed per manufacturers specification.

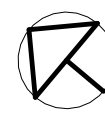


2 ADDRESS MARKER DETAIL
NTS

PLANT LIST				
Symbol	Description	Size	Qty	Comments
Trees				
CS	Colorado Spruce / Picea pungens	8'	3	appx.
CS	Colorado Spruce / Picea pungens	10'	1	
A	Quaking Aspen / Populus tremuloides	Min 2.5' cal.	3	Min. 50% multi-stem trees
Shrubs / Perennials				
H	Twinberry Honeysuckle / Lonicera involucrata	5 gal.	8	
L	Common Lilac / Syringa vulgaris	5 gal.	3	
AC	Alpine Currant / Ribes alpinum	5 gal.	8	
Wildflowers & Groundcovers				
	Occasional hand scatterings may include but are not to be limited to the varieties of native plants listed below placed and planted appropriately	20 cu.in.-1gal		
	Kinnikinnick / Arctostaphylos uva-ursi			Creeping Phlox / Phlox subulata
	Iceland Poppy / Papaver nudicaule			Garden Sage / Perovskia atriplicifolia
	Colo. Blue Columbine / Aquilegia coerulea			Native Lupine / lupinus
Seed mix				
all disturbed areas not planted	Summit County Grass Seed Mix			

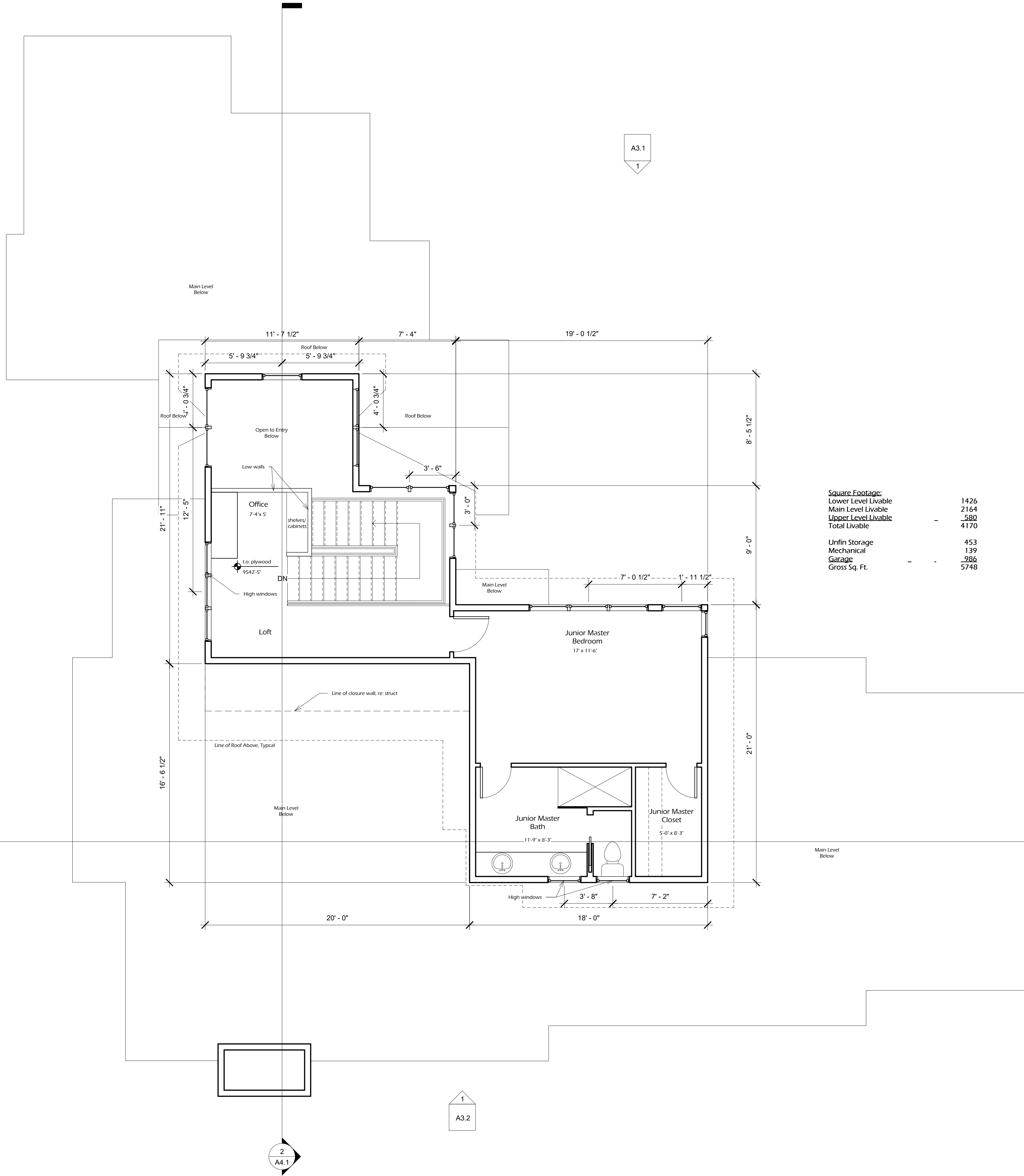
1 LANDSCAPE PLAN
1" = 10'-0"





A3.2
2

1
A4.1



Square Footage:	
Lower Level Livable	1426
Main Level Livable	2164
Upper Level Livable	580
Total Livable	4170
Unfin Storage	453
Mechanical	139
Gross Sq. Ft.	986
	5748

2
A4.1

1
A3.2

A3.1
1

A3.1
2



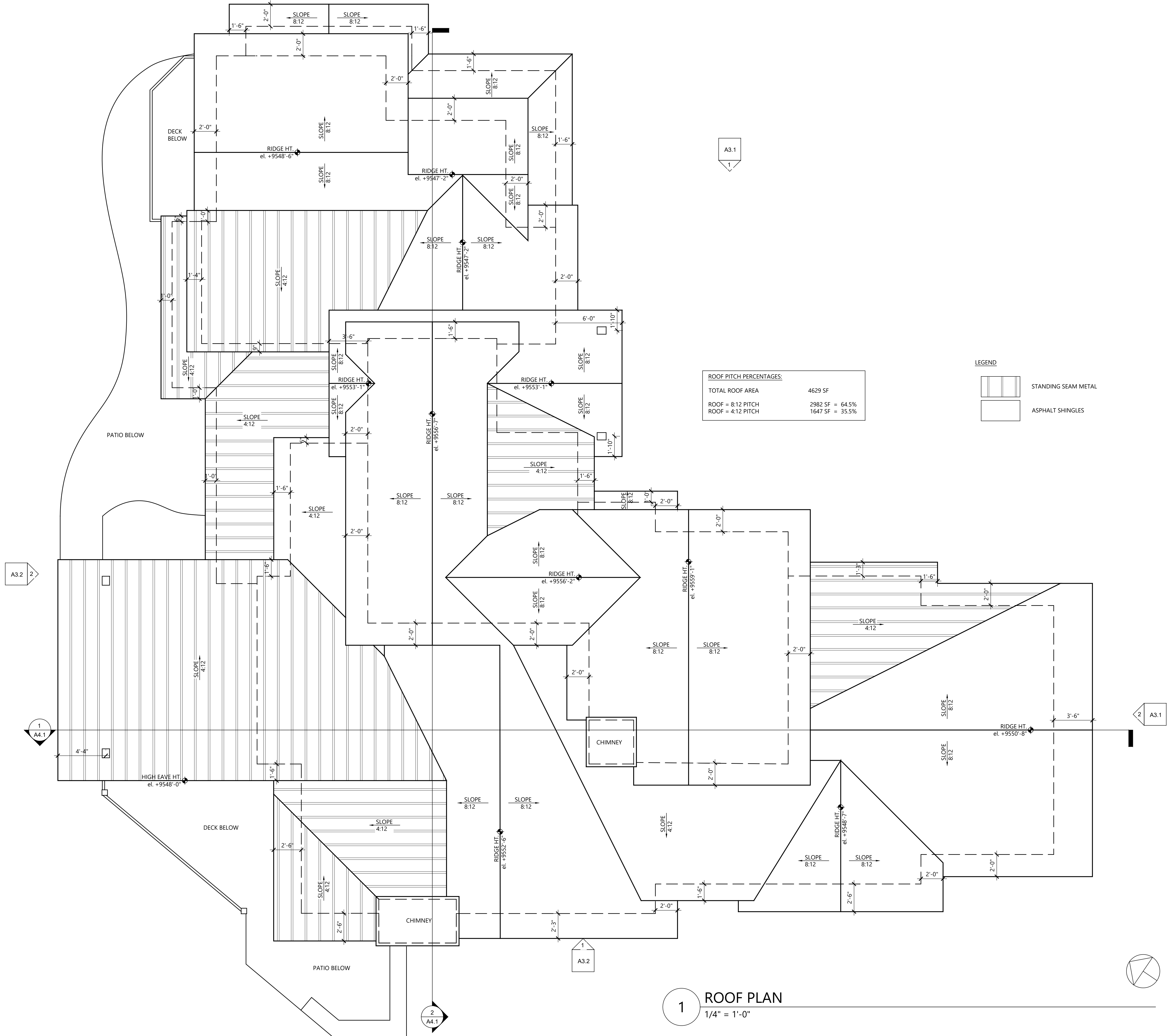
Payne Residence
Lot 110, Discovery Hill
Breckenridge, Colorado

Revisions:	

Issue Date:	
05/28/25	
05/15/25	
04/15/25	
03/21/25	
03/12/25	
03/03/25	
02/17/25	
01/29/25	

Title:
Upper Level
Plan

Sheet:
A2.3
Project No:
22410



1
ROOF PLAN
1/4" = 1'-0"

Payne Residence
Lot 110, Discovery Hill Filing #2
Breckenridge, Colorado

Revisions:	

Issue Date:
05/28/25
05/19/25
04/15/25
03/25/25

Title:
Roof Plan

Sheet:
A2.4
Project No:
22410



Payne Residence
Lot 110, Discovery Hill Filing #2
Breckenridge, Colorado

Revisions:	

Issue Date:
05/28/25
05/15/25
04/15/25
03/21/25
03/12/25
03/03/25

Title:

Building
Elevations

Sheet:
A3.1
Project No:
22410

Payne Residence
Lot 110, Discovery Hill Filing #2
Breckenridge, Colorado

Revisions:

NO.	DESCRIPTION	DATE

Issue Date:

05/28/25
05/15/25
04/15/25
03/21/25
03/12/25
03/03/25

Title:

Building
Elevations

Sheet:

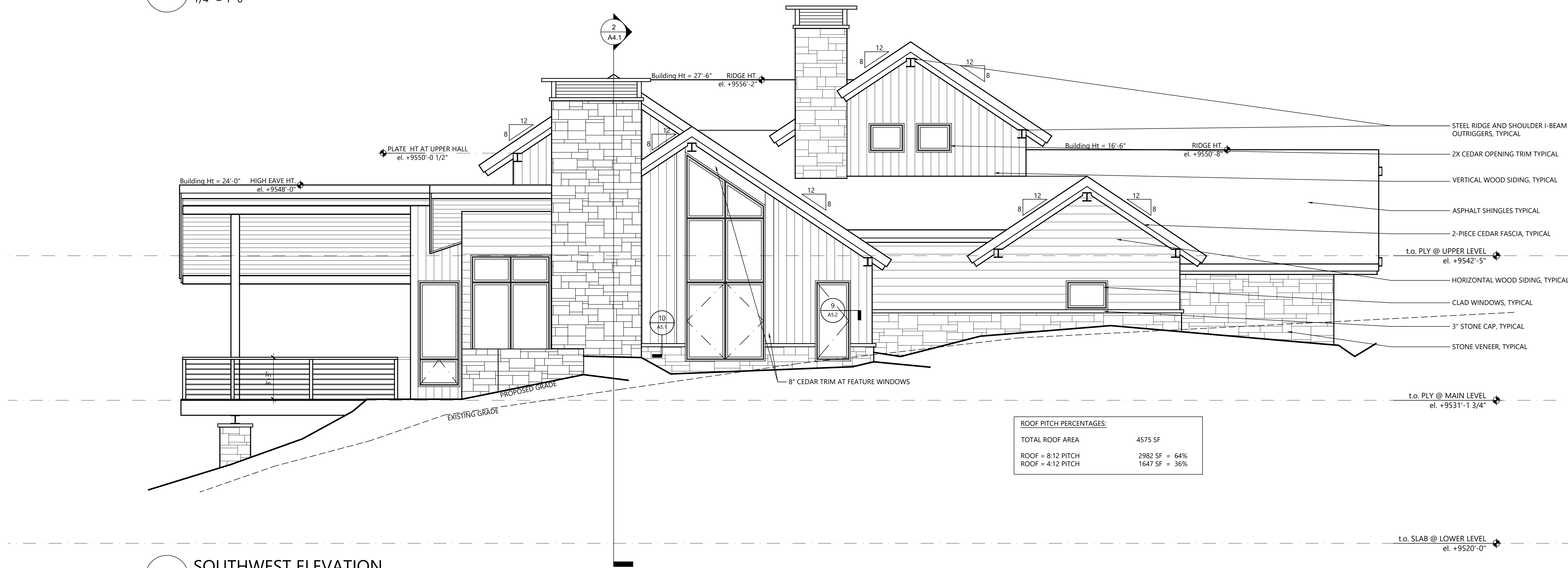
A3.2

Project No:
22410



NORTHWEST ELEVATION

1/4" = 1'-0"



SOUTHWEST ELEVATION

1/4" = 1'-0"

ROOF PITCH PERCENTAGES:	
TOTAL ROOF AREA	4575 SF
ROOF = 8:12 PITCH	2982 SF = 64%
ROOF = 4:12 PITCH	1647 SF = 36%

Payne Residence

METAL ROOFS:

STANDING SEAM IN "CHARCOAL"

ASPHALT SHINGLE ROOFS:

TAMKO SHINGLES IN
"RUSTIC BLACK"

SOFFIT:

T&G IN "DARK NATURAL"

FASCIA AND TRIM:

SHERWIN WILLIAMS
SOLID STAIN IN "BLACK"

VERTICAL WOOD SIDING:

SHERWIN WILLIAMS
SEMI-TRANSPARENT STAIN IN
"HARBOR MIST"

HORIZONTAL WOOD SIDING:

SHERWIN WILLIAMS
SEMI-TRANSPARENT IN "BLACK"

WINDOWS:

BLACK

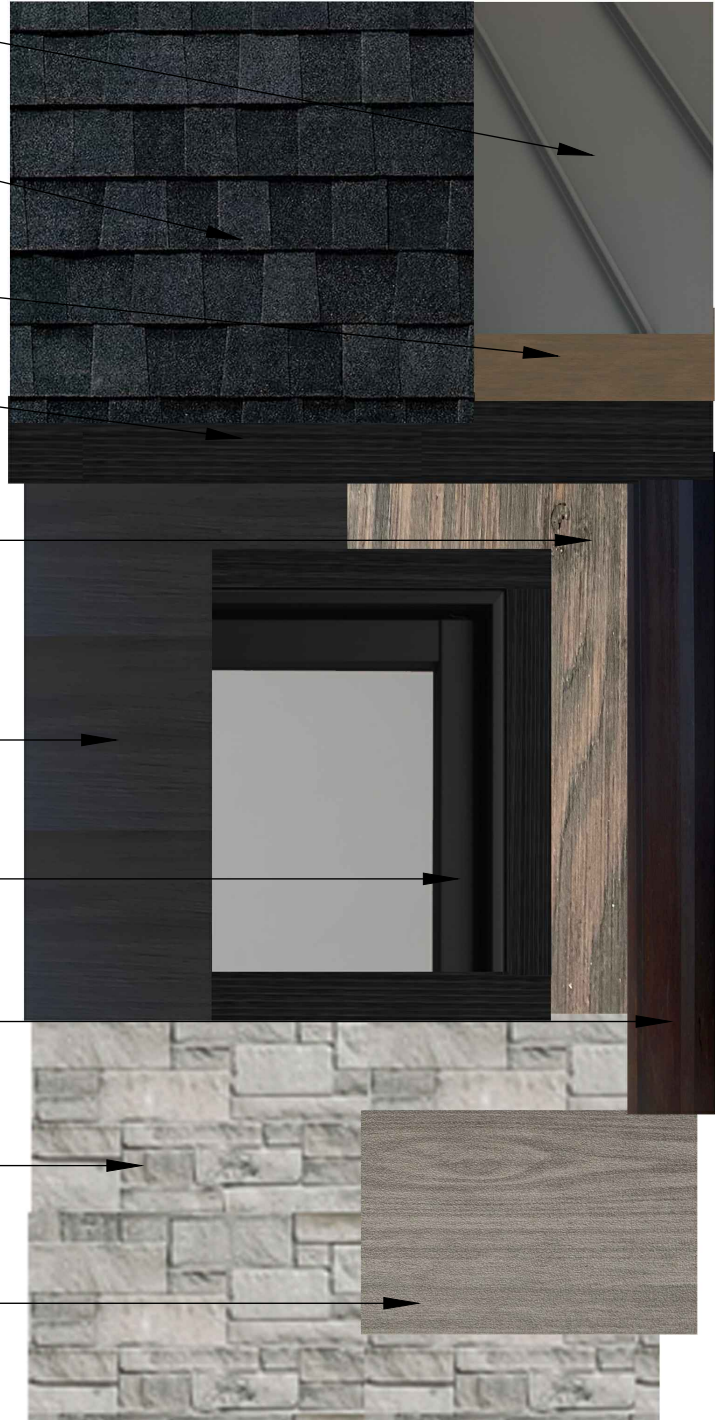
METAL DECK RAILS,
POSTS, AND BEAMS:
BLACK STEEL

STONE VENEER:

EDWARDS STONE "IRON
MILL" STACK

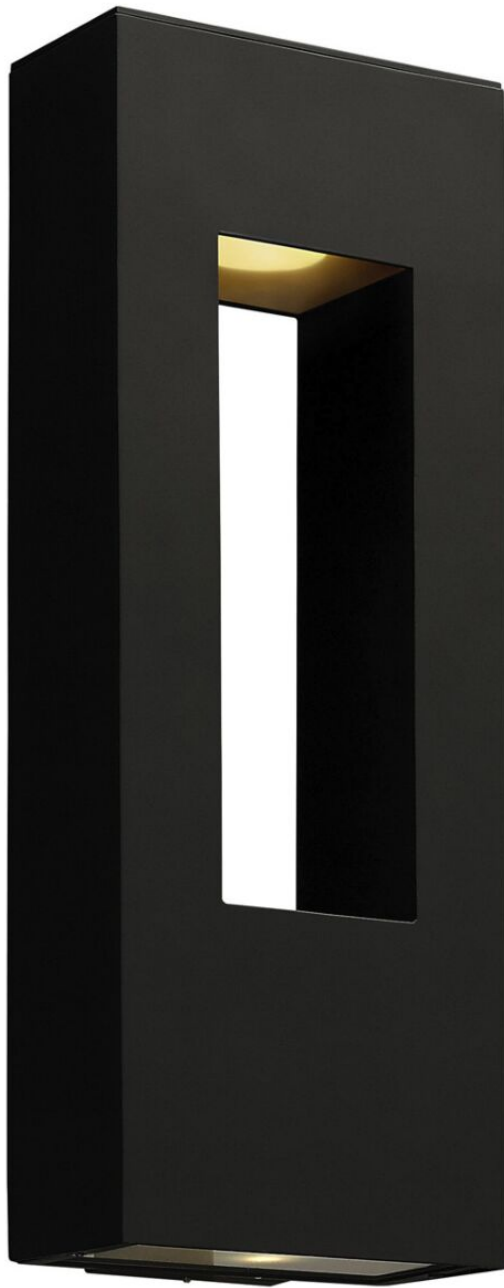
SYNTHETIC DECKING:

TREX IN "WHIDBEY"



COLOR SAMPLE BOARD

Lot 110, Discovery Hill, 467 Hamilton Ct



ATLANTIS

LARGE WALL MOUNT LANTERN

1649SK-LED

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

FINISH: Satin Black

GLASS: Etched Lens

WIDTH: 9"

HEIGHT: 24"

DEPTH: 0

LIGHT SOURCE: Integrated LED

WATTAGE: 15w LED *Included

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Planning Commission Staff Report

Subject: Christie Heights Hazardous Fuels Reduction (HFR) Project (PL-2025-0143)

Proposal: The applicant proposes to perform voluntary wildfire mitigation by completing Hazardous Fuels Reduction (HFR) and the implementation of Defensible Space on 33 individual residential lots that are privately owned parcels throughout the Christie Heights and Penn Lode Subdivisions. The applicant proposes the removal of approximately 450 trees.

Date: June 13, 2025 (For the meeting of June 17, 2025)

Project Manager: Clif Cross – Planner II

Applicants/Agents: Paul Weller, Christie Heights Representative
Derek Bluhm, TSH Tree Service

Property Owner: Multiple individual lot owners

Addresses: Multiple, see Exhibit A

Legal Description: Christie Heights Subdivision Filing #1, Penn Lode Subdivision, see Exhibit A

Land Use District: #1 (Residential and Recreational, 1 Unit per 10 Acres)
#10 (Residential, 2 – 4 Units per Acre)

Site Conditions: Conditions vary. Most lots are between .3 and one acre in size, with slopes ranging from 5% to 25%. Most lots are forested with Lodgepole Pine with some Fir, Spruce, and Aspen.

Adjacent Uses: **North:** Single family, Townhome residential, Recreation
South: Single family residential, Recreation, Open Space
East: Single family, Townhome residential, Ski Hill Road ROW
West: Single family residential, Recreation, Open Space

Item History

Applications for voluntary wildfire mitigation are typically processed at staff level as Class D Minor Development Permit applications. Considering the significant quantity of trees proposed for removal with this application, it is being processed as a Class C Development Permit application which is consistent with previous applications of this size.

The Christie Heights Neighborhood has been a Firewise Community since 2012 and consistently works with the property owners within the HOA to create defensible space and reduce Hazardous Fuels on individual properties considering their proximity to open space parcels, like

the Nordic Center and Cucumber Gulch. This project has been in process for a while to gather support from property owners to apply for grant funding from the Summit County Wildfire Council's Wildfire Mitigation Grant which is funded through a Summit County mill levy tax, to eligible homeowner groups to conduct hazardous fuels reduction projects to protect their property from wildfire. During the Wildfire Council meeting in May 2025, the project was awarded a 50/50 split grant to complete the project this summer.

Staff Comments

Site and Environmental Design (7/R): This Policy requires that *“Developments should be buffered from adjacent properties and public rights-of-way and should attempt to provide a maximum degree of privacy for occupants of both the site and surrounding properties... Buffering between the developments and neighboring properties may include, but are not limited to:*

- ***Preservation of existing mature tree stands or specimen trees.*** (Emphasis added)
- *The physical distance from property edge to the development.*
- *Landscaped berms at the property perimeter.*

Staff has completed the required inspection of all 33 lots and all trees proposed for removal. Staff finds adequate buffering is proposed to be maintained on all lots. In some cases, more trees are marked onsite for removal than proposed on the site plan, but the proposed site plans are within a reasonable range of accuracy. In a majority of cases, the prescription includes trimming and thinning of existing tree stands, specifically aspens. There are also occurrences of large lodgepole pines being proposed for removal due to age, health, or proximity to the residence. Staff has ensured in all cases there are still existing trees on all sides of the home to provide screening and buffering to adjacent properties and rights-of-way. In no case are any lots proposed to be clear-cut. Staff does not have any concerns regarding buffering.

Landscaping (22/A & 22/R): This Policy includes section C. Required Wildfire Mitigation. However, this Policy only requires wildfire mitigation for new construction and major remodels. Staff does not have any concerns regarding compliance with this Policy. Compliance with recorded covenants for projects that previously received positive points is addressed under the Policy 48/A discussion below.

Voluntary Defensible Space (48/A):

A. The intent of this policy is as follows:

- (1) To allow landowners to voluntarily reduce fuels that can feed a fire. This will reduce the chance of a structure fire spreading to the surrounding forest or other lands or structures.*
- (2) To allow landowners to voluntarily provide areas around their structures or on their land where fire suppression personnel and equipment can more effectively fight fires.*
- (3) To protect life and property.*
- (4) To encourage the development of new diverse forests.*
- (5) To preserve visual buffers to the greatest extent possible consistent with the ability of a landowner to voluntarily achieve defensible space in accordance with this policy.*

(6) *To protect the town's scenic backdrop which is vital to the economic well being of the town and its citizens.*

This policy shall be interpreted and applied consistently with this intent.

Zone	Distance
Immediate Zone	0' to 5'
Intermediate Zone	5' to 30'
Extended Zone 1	30' to 60'
Extended Zone 2	60' and greater

The quantity of trees proposed to be removed range from 0 to 30 trees per individual lot. The average for the project is 10 trees per lot and the total trees proposed to be removed is approximately 450. Lodgepole Pine is the primary species of trees proposed to be removed, but some Aspens and Spruce will be removed to comply with the recently amended policies regarding Defensible Space.

The majority of the proposed tree removal on the individual lots is within the Immediate Zone (0 to 5' from structure) and Intermediate Zone (5' to 30' from structure). In the Immediate Zone, the standards recommend the removal of all flammable vegetation, including trees and shrubs, within 5' of the structure. In the Intermediate Zone, *"healthy trees... that provide visual buffers shall be preserved if they are well spaced"*, but all dead and diseased trees shall be removed. The applicant has proposed additional HFR work in the Extended 1 Zone (30' to 60' from structure) and Extended 2 Zone (60' and greater from structure), but only trees that are standing dead, diseased, or downed trees and other combustible ground fuels that should be removed.

Upon inspection of the 33 individual properties, staff found approximately half of the trees specified to be removed are visibly dead, diseased, or damaged. Staff agrees with the proposed removal of these trees. Additionally, staff found many saplings and other less mature trees that contributed to the overall number proposed for removal, but also agree with the proposal to maintain adequate spacing between trees and removing ladder fuels that could contribute to wildfire spreading. Finally, staff found trees that appear healthy, yet their removal would certainly reduce potential wildfire fuels, increase defensible space, promote forest diversification by opening the canopy for other species, and increase the crown spacing between groups of trees.

Staff recommends the approval of this application after the completion of the 33 individual inspections and working closely with TSH Tree Service to review concerns individually. Staff has added a Condition of Approval requiring the continued partnership to review trees and ensure compliance with the standards during the completion of the work in case additional HFR work is necessary.

Staff reviewed the property files for all participating properties and found one recorded Landscaping Restrictive Covenant requiring trees on a landscape plan required to be maintained on the property in perpetuity. Although staff has inspected the properties for compliance with the recorded covenants, staff has included a Condition of Approval that these properties shall maintain the minimum landscaping on the property that is required.

Staff finds the proposal complies with this Policy.

9-1-17-3 Point Analysis: Staff has not assigned any positive or negative points under any of the Relative Policies, and has found the application to comply with all Absolute Policies.

Staff Decision

Staff has approved Christie Heights HOA Voluntary Wildfire Mitigation (HFR) Project (PL-2025-0143), with a passing point analysis of zero (0) points, with the attached Findings and Conditions of Approval.

TOWN OF BRECKENRIDGE

Christie Heights Hazardous Fuels Reduction (HFR) Project Multiple Addresses PL-2025-0143

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 **June 13, 2025**, 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 **June 17, 2025**, 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 **December 24, 2026**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be 18 months, but without the benefit of any vested property right.
4. 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.
5. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.
6. **No wildfire mitigation activity work shall occur within any wetlands area.**
7. **Properties identified to have a Landscaping Restrictive Covenant shall maintain the minimum landscaping on the property that was required by the recorded covenant.**

8. The applicant and individual property owners shall continue to work with representatives from the Red, White, and Blue Fire District (RWB), Summit Fire and EMS, and TSH Tree Service to monitor the removal of approved trees and further discuss Defensible Space actions that may be necessary.

PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT

9. Applicant shall submit proof of ownership permission to complete proposed work on each of the project sites.
10. **No construction staging is permitted within a public right-of-way without Town permission obtained through a right-of-way permit.** If permission is obtained to allow parking within the public right-of-way, the following best practices must be observed: cars must first be parked in spaces available within the construction site, cars along the right-of-way must be consolidated to one side of the road, and cars parked in the right-of-way must be moved daily. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. **A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.** Parking violations noted in this condition may be given one warning, after which the Town will fully enforce Town Code 7-1-2 Section 1204 through the penalty of ticketing and fines to be issued by the Breckenridge Police Department as described in Traffic Code 7-1-7.

PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION

11. Applicant shall revegetate all disturbed areas with a minimum of 2 inches topsoil, seed and mulch.
12. 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.
13. Applicant shall remove all vegetation and combustible material from under all eaves and decks.
14. 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.
15. The development project approved by this Permit must be completed 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 Completion 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.
16. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.
17. **Applicant shall be held responsible for any deterioration or damages caused by development or construction activities to any Town infrastructure, public rights-of-way, or public property. This includes but is not limited to deterioration or damages to roadway surfaces, curbs, drainage systems, sidewalks, and signage. Applicant must rectify such deterioration or damages to the previous condition at their own expense. Town shall provide written notification to permittee if Town believes that**

permittee has caused deterioration or damages which would enact this condition. If permittee fails to rectify deterioration or damages in violation of this condition, permittee agrees that the Town may resolve such deterioration or damages and permittee agrees to reimburse the Town for the costs incurred by the Town. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit. Any failure to rectify deterioration or damages or provide reimbursement without Town approval may also result in the Town issuing a Stop Work Order and/or not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.

(Initial Here)

Christie Heights Hazardous Fuels Reduction Project - June 2025

Participating Properties



Exhibit A									
Property Address	Schedule Number	Legal Description	Restrictive Covenant	Owner Name	TSH Counts	TSH Notes	TSH Counts	TOB Counts	TOB Notes
100 Windwood Circle	4500004	LOT 1 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	SUNNY OAKS SERIES C WINDWOOD	6S, 2M, 1LC, 1 standing dead. Trim-0 GF/LF- Limb 5 Giant access	- Remove 6 small Lodgepole, 2 medium Lodgepole, 1 large lodgepole (climb to remove) and 1 standing dead. - Limb 5 Spruce off ground for ladder fuels, .25hrs	10	10	Lots of saplings in SW corner of property, thin
101 Windwood Circle	4500027	LOT 24 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	BYSTONE PROPERTIES LLC	10S, 5M (TC), 7L (TC) Trim-0 GF/LF- 3 limb up, 20-25 standing dead aspen saplings not marked -Giant access, skid winch from road.	- Remove 10 small Lodgepole, 5 medium Lodgepole (climb to remove), 7 large lodgepole (climb to remove) - Limb up 3 Spruce for ladder fuels - Remove 20-25 standing dead aspen saplings which are not marked	22	19	Some trees near property line unsure if on this property; saplings marked for thinning
103 Windwood Circle	4500025	LOT 22 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	MARK L LESINSKI DEBRA LESINSKI	4S (TC), 3M (TC), 3L (TC) Dead/Downed- 0 Trim-0 GF/LF- 8 spruce limb up/GF clean up -Giant	- Remove 4 small lodgepole (climb to remove), 3 medium lodgepole (climb to remove), 3 large lodgepole (climb to remove). - Limb up 8 Spruce off ground for ladder fuels.	10	10	
105 Windwood Circle	4500024	LOT 21 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	105 WINDWOOD CIRCLE LLC	7S 1M(TC) 3L(TC) Dead/Downed- 2S Trim-0 GF/LF- 4 spruce limb up, no GF - Giant	- Remove 7 small lodgepole, 1 medium lodgepole (climb to remove), 3 large lodgepole (climb to remove) - Limb up 4 Spruce off ground for ladder fuels	11	14	Saplings marked
106 Windwood Circle	4500007	LOT 4 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	BOMGARDNER REAL ESTATE LLC	14S (1STC) 5 M(TC) 8L (TC) Dead/Downed- 3S Trim- 0 GF/LF- 6 spruce limb up, .25GF	- Remove 14 small lodgepole (one requires climbing), 5 medium lodgepole (climb to remove), 8 large lodgepole (climb to remove) - Remove 3 small standing dead - Limb up 6 Spruce off ground for ladder fuels - .25 hrs of ground fuels clean up	30	30	
107 Windwood Circle	4500023	LOT 20 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	GAMBLM LLC	10S (Two TC) 2M 2L(TC) Dead/Downed- 2S Trim- 8 Aspen (High limbing) GF/LF- 11 limb up, .25GF - 11 small LP marked with paint for canopy thinning - Chipper winch and giant - Trees are not marked per homeowner request	- Remove 10 small lodgepole (two require climbing), 2 medium lodgepole, 2 large lodgepole (climbing to remove) - Remove 2 small standing dead - Trim 8 Aspen off roofline/home - Remove 11 small lodgepole saplings for canopy thinning TREES ARE NOT MARKED CALL DEREK 248 770 7063	16	0	trees not marked
108 Windwood Circle	4500008	LOT 5 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	108 WINDWOOD CIRCLE LLC				4	trees marked, but no information from TSH
109 Windwood Circle	4500021	LOT 18 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	GROVER REVOCABLE TRUST	8S 6M (three TC) 1L (TC) Dead/Downed- 1S Trim- 3 Aspen trim off roofline, ground. GF/LF- No limb, .75 GF	- Remove 8 small lodgepole, 6 medium lodgepole (three require climbing), 1 large lodgepole (climb to remove) - Remove 1 small standing dead - Trim 3 Aspen off roof/home - .75 hrs of ground fuels clean up (RETAIN: 1 medium LP by patio) ADDITIONS - 2 medium LP behind home - 1 small LP at end of drive - High limb/trim 1 large LP behind home (deadwood/Climb)	19	20	
110 Windwood Circle	4500009	LOT 6 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	WINDWOOD REAL ESTATE LLC	6L (3TC) Dead/downed-0 Trim-0 GF/LF- 1 hr GF, 3 spruce limb up Giant access, feling lanes	- Remove 6 large lodgepole (three require climbing) - Limb up 3 Spruce off ground for ladder fuels - 1 hr ground fuels clean up	6	6	
111 Windwood Circle	4500019	LOT 16 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	PAUL DAVID AND CAROLE ELIZABETH WELLER 2008 FAMILY TRUST	1S(TC) 3M(TC) 3L (TC) Dead/Downed- 0 Trim- 0 GF/LF- 1hr, 2 spruce limb up	- Remove 1 small lodgepole (climb to remove), 3 medium lodgepole (climb to remove), 3 large lodgepole (climb to remove) - Limb up 2 Spruce for ladder fuels - 1 hr ground fuels clean up ADDITIONS - 1 medium LP with failed bifurcation high (back left of home)	8	7	
112 Windwood Circle	4500010	LOT 7 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	112 WINDWOOD LLC	1L Dead/downed- 1MTC Trim- 0 GF/LF- 0	- Remove 1 large lodgepole - Remove 1 medium standing dead (climb to remove)	2	2	
113 Windwood Circle	4500017	LOT 14 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	MAURA MURPHY KENNETH NELSON	1S 1L (TC) Dead/Downed- 0 Trim- 4 aspen GF/LF- .25 hrs gf, 6 spruce limb *Lot lines are tight in the back yard for GF clean up	- Remove 1 small lodgepole, 1 large lodgepole (climb to remove) - Trim 4 Aspen off roofline/home - Limb up 6 Spruce off ground for ladder fuels - .25 hrs of ground fuels clean up	2	4	
114 Windwood Circle	4500011	LOT 8 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	RYAN S DUNCAN GABRIELA DUNCAN	2S (1TC) 3M (2TC) 7L (5TC) Dead/downed- 10S 6M Trim- 1 GF/LF- 1 hr GF, 3 spruce -Dead aspen groves mostly small	- Remove 2 small lodgepole (one requires climbing), 3 medium lodgepole (two require climbing), 7 large lodgepole (Five require climbing) - Remove 10 small and 6 medium standing dead Aspen or lodgepole - Trim 1 Aspen or lodgepole off roof/home - Limb up 3 Spruce off ground for ladder fuels - 1 hr of ground fuels clean up	28	24	11 large trees, lots of small aspen saplings marked for thinning
116 Windwood Circle	4500012	LOT 9 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	NINA JANNETTI	1LTC Dead/Downed- 4s 4m, 25s-m (unmarked for amount of standing dead, some marked for examples) Trim- 1 aspen ground based GF/LF- 0	- Remove 1 large lodgepole (climb to remove) - Remove 4 small, 4 medium and 25 small unmarked standing dead Aspen - Trim 1 Aspen off roof/home	9	13	
118 Windwood Circle	4500013	LOT 10 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	LOOK FORWARD INVESTMENTS LLC	1S 3M (1TC) 4LTC Dead/Down- 1s Trim-0 GF/LF- 0 -Back left, double yellow tape band, thin young LP forest by 20% or take trees close to the home within 30ft. It understandable screening from the roadway.	- Remove 1 small lodgepole, 3 medium (one requires climbing), 4 large lodgepole (climb to remove) - Remove 1 small standing dead - Remove 20% of young lodgepole forest or trees close to home within 30 feet. Requires canopy thinning.	9	7	
120 Windwood Circle	4500014	LOT 11 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	CHRISTOPHER JOHN TINA SCHROETER	6S 2MTC Dead/downed- 0 Trim- 1 aspen or 3 if not chosen to remove GF/LF- .25 gf, 5 spruce limb up	- Remove 6 small lodgepole, 2 medium lodgepole (climb to remove) - Trim 1 Aspen off roofline, 3 Aspen total if not chosen to remove - Limb up 5 Spruce off ground for ladder fuels - .25hrs of ground fuels clean up	10	3	Couldn't find all marked trees.
122 Windwood Circle	4500015	LOT 12 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	SPOTSWOOD M SHOTTON	2S Dead/Downed- 0 Trim-0 GF/LF- 0	- Remove 2 small lodgepole (back) ADDITIONS - Remove 3 large Lodgepole by driveway (Climbers) - Remove 1 Aspen damaged by plow (front)	6	6	
123 Windwood Circle	6502020	LOT 7 PENN LODE SUBDIVISION	N/A	PETER J NAKA JEAN M NAKA	4S Dead/Downed- 1S Trim-0 GF/LF- 8 Spruce limb up, no GF	- Remove 4 small lodgepole - Remove 1 small standing dead - Limb up 8 Spruce off ground for ladder fuels ADDITIONS - 2 Medium-Large Lodgepole on left side for canopy spacing	7	3	Aspen thinning; should remove juniper
124 Windwood Circle	4500016	LOT 13 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	MICHAEL K LOUCKS NANCY H LOUCKS	1S Dead/Downed- 1S Trim- 4 aspen GF/LF- 11 Spruce limb up, cottonwood, no GF	- Remove 1 small lodgepole - Remove 1 small standing dead - Limb up 11 Spruce off ground for ladder fuels, possible Cottonwood for ladder fuels ADDITIONS - 30-40 small Aspen in overgrown gove within Intermediate Zone. Canopy space thinning.	2	0	no trees marked
125 Windwood Circle	6502019	LOT 6 PENN LODE SUBDIVISION	Yes; 6 Spruce (6'-8'), 11 Aspens (2" caliper, multi-stem), 30 Shrubs (5 gallon)	SR PROPERTIES THREE LLC	3S 2M(1TC) Dead/downed- 0 Trim- 0 GF/LF- 0 -Trees are too close to shed	- Remove 3 small lodgepole, 2 medium lodgepole (one requires climbing) - *Trees are too close to shed (structure)	5	5	

126 Windwood Circle	4500018	LOT 15 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	RANDA S JORDAN	3S 3LTC Dead/Downed- 1S Trim- 4 aspen GF/LF- 4 spruce limb up, .5 GF	- Remove 3 small lodgepole, 3 large lodgepole (climb to remove) - Remove 1 small standing dead - Trim 4 Aspen off roof/home - Limb up 4 Spruce off ground for ladder fuels - .5 hrs of ground fuels clean up	7	7	
128 Windwood Circle	4500020	LOT 17 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	128 WINDWOOD LLC	2S 6M (1TC) Dead/Downed- 1S Trim- 2 aspen GF/LF- .25GF	- Remove 2 small lodgepole, 6 medium lodgepole (one requires climbing) - Remove 1 small standing dead/downed - Trim 2 Aspen off roof/home - .25 hrs of ground fuels clean up	9	10	
129 Windwood Circle	6502017	LOT 4 PENN LODE SUBDIVISION	N/A	JANE CONWAY BARBER TRUST	3S (1TC) spruce planted to close to home Dead/Downed-0 Trim- 7 aspen, ground based GF/LF- 4 spruce limb up, no GF	- Remove 3 small lodgepole/spruce (one requires climbing), Spruce planted to close to home - Trim 7 Aspen off roofline/home - Limb up 4 Spruce off ground for ladder fuels	3	2	
130 Windwood Circle	4500022	LOT 19 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	HAMMER AND PALMER TRUST DATED 012517	7S 10MTC 6LTC Dead/Downed- 2MTC, 1S Trim- 1 aspen GF/LF- 11 limb up, 1.25 GF - Large amount of Juniper	- Remove 7 small lodgepole, 10 medium lodgepole (climb to remove), 6 large lodgepole (climb to remove) - Remove 2 medium standing dead (climb to remove), 1 small standing dead - Trim 1 Aspen off roof/home - Limb up 11 Spruce/Aspen/etc. off ground for ladder fuels - 1.25 hrs of ground fuels clean up - Large amount of Juniper to review	26	26	Should remove juniper; screening between home to S
131 Windwood Circle	6502016	LOT 3 PENN LODE SUBDIVISION	N/A	RAMSEY FAMILY TRUST	3S 1MTC 2LTC Dead/Downed- 0 Trim-0 GF/LF- 20 limb up, no GF	- Remove 3 small lodgepole, 1 medium lodgepole (climb to remove), 2 large lodgepole (climb to remove) - Limb up 20 Spruce off ground for ladder fuels	6	4	
132 Windwood Circle	4500026	LOT 23 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	MARK FISHER EMMA BRUSTIA	2STC 2MTC Dead/Downed- 0 Trim- 2 aspen GF/LF- 8 limb up, 1 hr GF	- Remove 2 small lodgepole (climb to remove), 2 medium lodgepole (climb to remove) - Trim 2 Aspen off roof/home - Limb up 8 Spruce off ground for ladder fuels - 1 hr of ground fuels clean up	4	3	
133 Windwood Circle	6502015	LOT 2 PENN LODE SUBDIVISION	N/A	LEENDERT WEIJERS MARGREET BOELINA WEIJERS	3S 6M (4TC) 3LTC Dead/Downed- 4S Trim- 10 aspen to deadwood around yard GF/LF- 13 limb up, 2 hrs GF	- Remove 3 small lodgepole, 6 medium lodgepole (four require climbing), 3 large lodgepole (climb to remove) - Remove 4 small standing dead - Trim 10 lodgepole of large amount of dead branches around yard - Limb up 13 Spruce off ground for ladder fuels - 2 hrs of ground fuels clean up	16	15	
134 Windwood Circle	4500028	LOT 25 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	WINDWOOD HOLDING LLC	No work to be completed	No work to be completed, Could review upon request.			
135 Windwood Circle	6502014	LOT 1 PENN LODE SUBDIVISION	N/A	HUTCHIN GERALD STONE JULIE ANN STONE	3LTC Dead/Downed- 2S Trim- 4 aspen, ground GF/LF- No limb, .25 GF	- Remove 3 large lodgepole (climb to remove) - Remove 2 small standing dead - Trim 4 Aspen off roof/home - .25 hrs of ground fuels clean up - **Review with Hutchin in spring ADDITIONS - 2 small Aspen (front right) - 2 standing dead Aspen (front yard)	9	9	Screening concerns on NW side of residence, but no removals in area proposed with this application.
136 Windwood Circle	4500029	LOT 26 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	KELCEY DAWN ELSASS WILLIAM PAUL ELSASS	1S 3M (2TC) 2L (1TC) Dead/Downed- 0 Trim-0 GF/LF- 6 spruce limb up	- Remove 1 small lodgepole, 3 medium lodgepole (two require climbing), 2 large lodgepole (one requires climbing) - Limb up 6 Spruce for ladder fuels	6	0	
138 Windwood Circle	4500030	LOT 27 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	MICHAEL W MC DIVITT KAREN L MC DIVITT	3S 8M(2TC) 2L 1XLTC Dead/Downed- 2S Trim-0 GF/LF- 23 spruce limb up, .5GF	- Remove 3 small lodgepole, 8 medium lodgepole (two require climbing), 2 large lodgepole, 1 extra large lodgepole (climb to remove) - Remove 2 small standing dead - Limb up 23 Spruce for ladder fuels - .5 hrs of ground fuels clean up	16	14	
105 Christie Lane	4500038	LOT 35 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	RICHARD J BROCK	13S 7M(1TC) 6LTC Dead/Downed- 0 Trim- 8 high limbing a couple should be limbed to 16ft GF/LF- 1.5hrs GF, 20 limb up to 3-5 1.5hrs - Skid winch from neighbors (107 Christie), Giant	- Remove 13 small lodgepole, 7 medium (one requires climbing), 6 large (climb to remove) - Trim 8 Lodgepole/Aspen (requires climbing for high limbing) some trim to 16ft - Limb up 20 Spruce to 3-5 feet for ladder fuels - 1.5 hrs of ground fuels clean up - Skid winch from neighbors	26	20	less than proposed
113 Willow Lane	4500035	LOT 32 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	CHRISTOPHER JOSEPH GOMEZ KRISTINA ELISABETH GOMEZ	4S 4L(3TC) Dead/downed- 2S Trim- 3 aspen, ground based GF/LF- 6 limb up, .5 GF -Skid winch will do fine	- Remove 4 small lodgepole, 4 large (three require climbing) - Remove 2 small standing dead - Trim 3 Aspen off roof/home (ground) - Limb up 6 Spruce for ladder fuels - .5 hrs of ground fuels clean up Teagues Notes: TOB Lomax Portion to subtract from this scope and cost: Total TOB Lomax Portion: S M L LTC XLTC: Dead and Downed Trim GF/LF	10	12	
115 Willow Lane	4500034	LOT 31 CHRISTIE HEIGHTS SUB # 1 AMENDED	N/A	Woodcock Family Trust	4LTC Dead/Downed- 0 Trim-0 GF/LF-0 -Giant	- Remove 4 large lodgepole (climbing required)	4	3	
							354	312	