

PUD (PLANNED UNIT DEVELOPMENT) PERMIT SET FOR

LEGAL DESCRIPTION:

LOTS 45R PTARMIGAN TRAIL ESTATES, UNIT 1
TOWN OF DILLON, SUMMIT COUNTY,
COLORADO

PROJECT NAME

Dillon Urgent Care and
Residences



Dillon Urgent Care & Residences
956 W. Anemone Trail
DILLON, COLORADO

PROJECT INFORMATION

ZONING DISTRICT:

ZONING: MIXED USE (MU)

PROJECT ADDRESS

956 W. ANEMONE TRAIL

PROJECT TEAM

OWNER:

Salima Abou Assi Trust
730 Kraffei Lane
Chesterfield MO 63017
Nizar Assi, Admin
Phone: 314-640-1632
E-mail:
nizarassi@yahoo.com

CIVIL ENGINEER

Marcin Engineering
130 Ski Hill Road, # 235
Breckenridge, Colorado
Rob Goss, PE
Phone: 970-771-3459
E-mail:
rob@marcinengineering.com

ARCHITECT:

Eric Smith Associates, P.C.
1919 7th Street
Boulder, CO., 80302
Phone: 303-442-5458
Fax: 303-442-4745

Project Architect:
Tom Jarmon
Email: tom@esapc.com

APPLICANT

Trilogy Partners
Michael Rath
P.O. Box 5636
Breckenridge CO. 80424
Phone: 970-453-2230
E-mail:
michaelr@trilogybuilds.com

SURVEYOR

Range West
Engineers & Surveyors Inc
P.O. Box 589
Silverthorne, CO 80498
970-468-6821

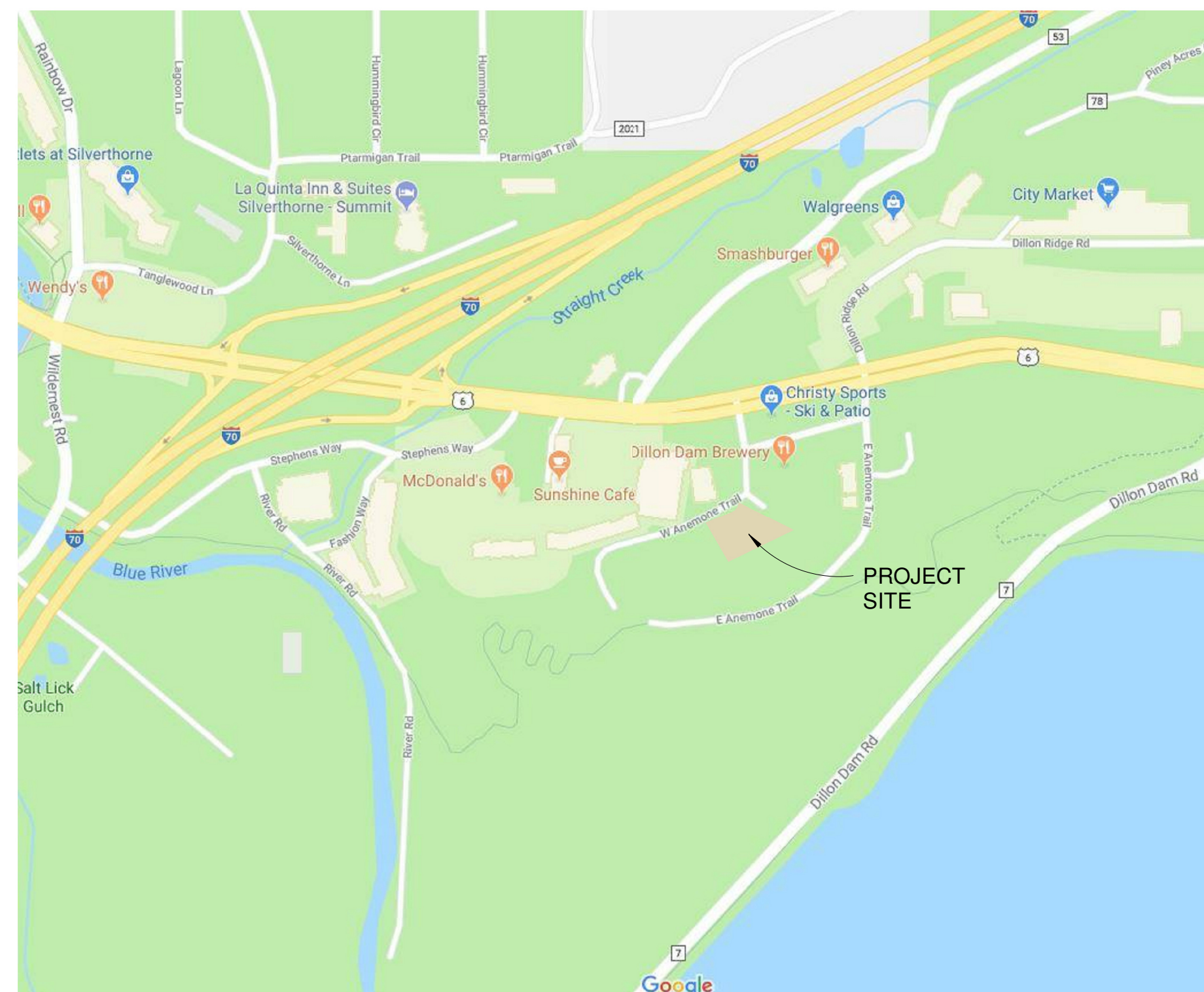
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CIVIL

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VICINITY MAP



ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

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REVISIONS

No.	Description	Date
1	RE: 1st SUB COMMENTS	2018-08-21

Job Number:	17039
Date:	2018 JUL 11
Drawn By:	J.M.
Checked By:	T.J.

Project Phase
PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title
PROJECT COVER SHEET

Sheet Number
A001

2018-08-21

Dillon Urgent Care & Residences
 956 W. Anemone Trail
 DILLON, COLORADO

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

EXPECTED LIFE - Minimum 80,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDs - Select high brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION PERFORMANCE - Types TT and S. Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One piece, die formed aluminum housing contains factory primed driver. Allowing access door (with safety latching) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-equalizing headfill). Optic frame recessed into housing cavity and sealed to the housing with one-piece EPDM gasket.

INSTALLATION - Standard rear design allows fixtures to be mounted in 90° and 180° configurations without the need for extension arms. Use with 1" reduced drilling offset. A round pole plate is required for mounting to round poles. Wall mount available by utilizing wall mounting bracket (MS-380-1000-1-CG-2). See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two stage surge protection (including separate surge protection built into electronic driver module. Custom Category II Class A adapter with universal voltage power supply (50-277VAC/50/60Hz input), and 0-480VAC. Optional factory type photoeye (P2) are available in 105, 200, 240, 277 or 347 volt supply voltage must be specified).

FINISH - Available in R50 Clear (Silver) and R50 High Gloss (White) color options. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and LED electronic components are fully encapsulated.

OPERATING TEMPERATURE - 40°C to 40°C (104°F to 104°F)

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-lighting.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 35 lbs. (15.9 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations.

This product, or a derivative version of this product, used to be available for purchase. Please contact factory for your specific requirements.

ARRA, ENEC, IESNA, IFC, IP65

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

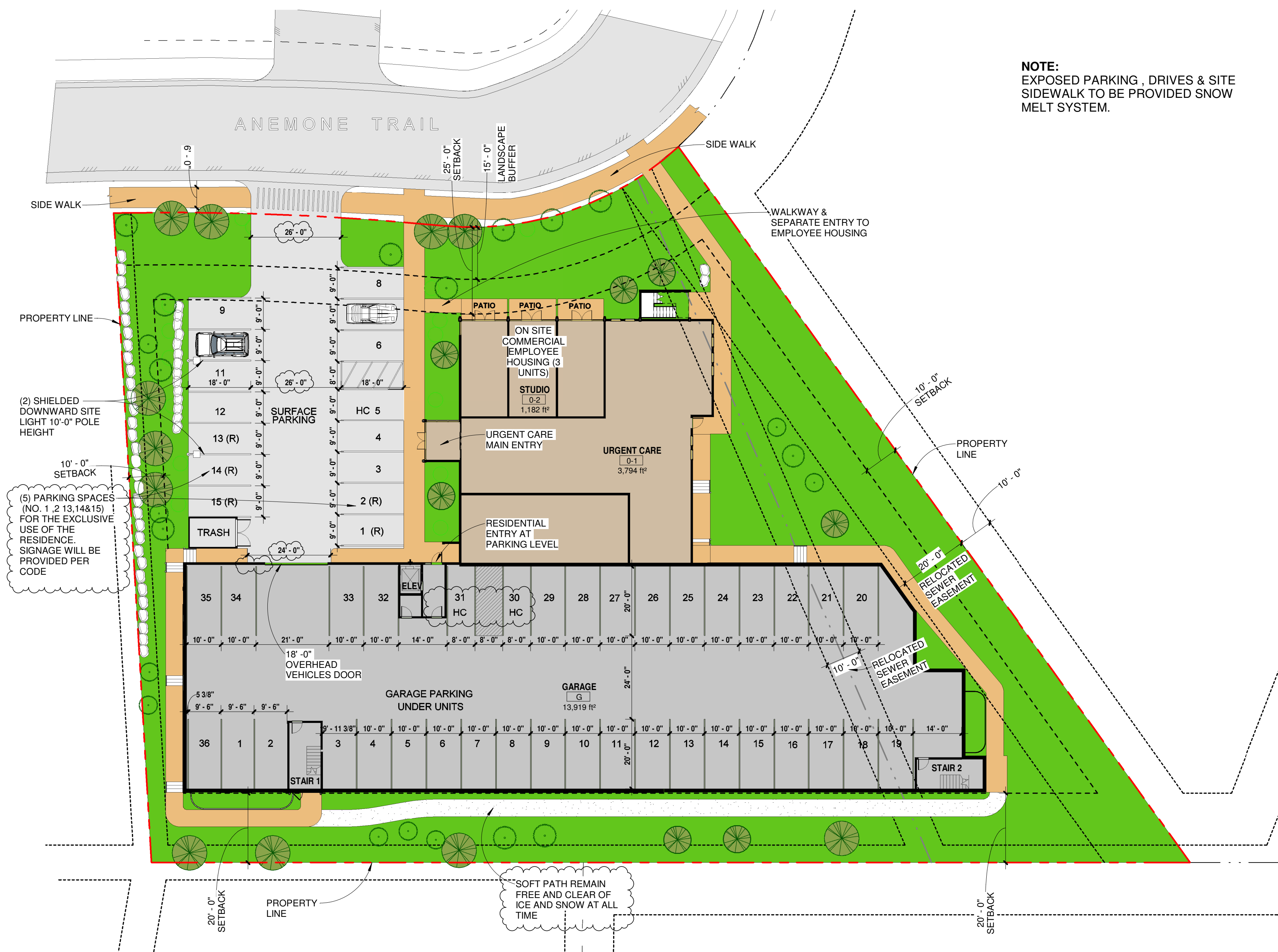
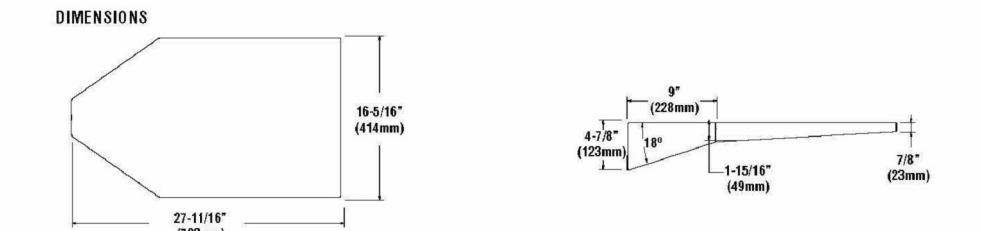
TYPICAL ORDER EXAMPLE: XLCS S LED SS CW UE BLK PC120

Profile	Description	Light Source	Beam Spread	Color Temperature	Input Voltage	Finish	Options
SL-1	1" Round Pole	LED	60°	5000K	120V	Black	Photoeye (P2)
SL-2	1" Round Pole	LED	60°	5000K	120V	Black	Photoeye (P2), 277V

ACCESSORY ORDERING INFORMATION (Accessories are sold separately)

Order Number	Description	Order Number	Description
MS-380-1000-1-CG-2	Wall Mount Bracket	MS-380-1000-1-CG-2	Wall Mount Bracket
MS-380-1000-1-CG-2	Wall Mount Bracket	MS-380-1000-1-CG-2	Wall Mount Bracket

FOOTNOTES
 1: Mount hole should be added to fixture. Contact factory.
 2: Fixing must be located in the head hole of pole.



NOTE:
 EXPOSED PARKING, DRIVES & SITE SIDEWALK TO BE PROVIDED SNOW MELT SYSTEM.

PARKING REQUIRED:

COMMERCIAL:	3,794 SF / 400 SF PER SPACE	= 9.5
EMPLOYEE HOUSING:	1.5 (PER STUDIO) X 3	= 4.5
18 RESIDENTIAL:	2&3BR UNITS X 2 SPACE PER UNIT = 18 X 2	= 36
TOTAL REQ'D		= 50

PARKING PROVIDED:

SURFACE PARKING	= 15
PARKING UNDER BUILDING	= 36
TOTAL	= 51 PARKING SPACES

Area Schedule Floor Area-Units

Level	Name	NO.	Area
GROUND LEVEL	URGENT CARE	0-1	3,794 SF
GROUND LEVEL	STUDIO	0-2	1,182 SF
GROUND LEVEL	SUB TOTAL		4,976 SF
1ST LEVEL	3BR	1-1	1,552 SF
1ST LEVEL	2BR	1-2	1,288 SF
1ST LEVEL	2BR	1-3	1,223 SF
1ST LEVEL	2BR	1-4	1,216 SF
1ST LEVEL	2BR	1-5	1,286 SF
1ST LEVEL	3BR	1-6	1,546 SF
1ST LEVEL	SUB TOTAL		8,112 SF
2ND LEVEL	3BR	2-1	1,552 SF
2ND LEVEL	2BR	2-2	1,288 SF
2ND LEVEL	2BR	2-3	1,223 SF
2ND LEVEL	2BR	2-4	1,216 SF
2ND LEVEL	2BR	2-5	1,286 SF
2ND LEVEL	3BR	2-6	1,546 SF
2ND LEVEL	SUB TOTAL		8,112 SF
3RD LEVEL	3BR	3-1	1,552 SF
3RD LEVEL	2BR	3-2	1,288 SF
3RD LEVEL	2BR	3-3	1,223 SF
3RD LEVEL	2BR	3-4	1,216 SF
3RD LEVEL	2BR	3-5	1,286 SF
3RD LEVEL	3BR	3-6	1,546 SF
3RD LEVEL	SUB TOTAL		8,112 SF
Grand total			29,312 SF

BUILDING AREA (NET AREA)

Residential Units	25,518 SF	87%
Urgent Care Facility	3,794 SF	13%
Total	29,312 SF	100%



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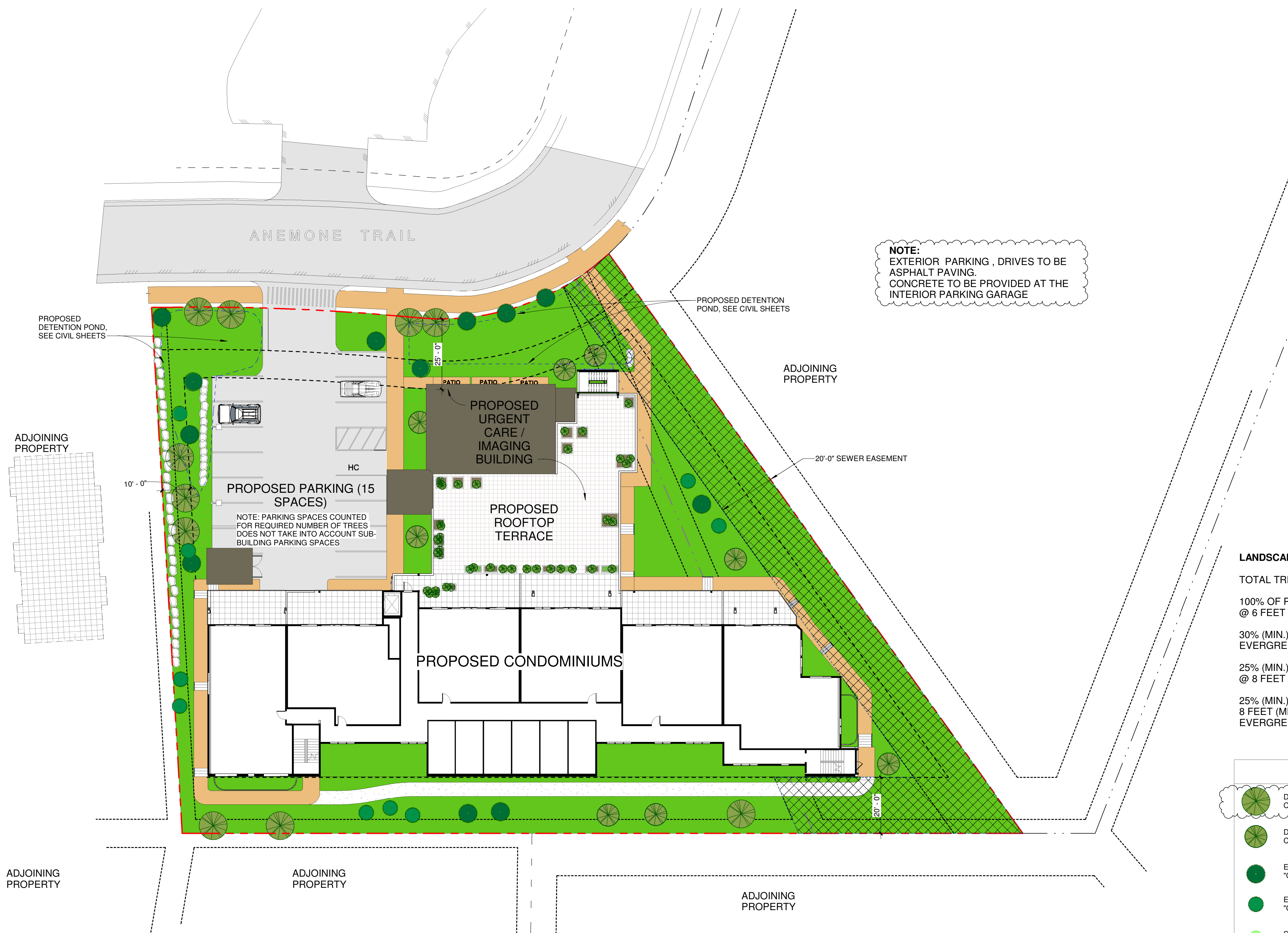
Job Number:	17039
Date:	2018 JUL 11
Drawn By:	J.M.
Checked By:	ESA

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	SITE PLAN
Sheet Number	A101

1 COMMERCIAL & PARKING LEVEL
 A101 1" = 20'-0"



2018-08-21



NOTE:
EXTERIOR PARKING, DRIVES TO BE ASPHALT PAVING.
CONCRETE TO BE PROVIDED AT THE INTERIOR PARKING GARAGE

LANDSCAPING TREE REQUIREMENTS:

TOTAL TREES PROVIDED:	= 40
100% OF PROVIDED TREES @ 6 FEET MIN. HEIGHT	= 40
30% (MIN.) SHALL BE EVERGREEN	= 22 (55%)
25% (MIN.) SHALL BE @ 8 FEET MIN. HEIGHT	= 12 (30%)
25% (MIN.) SHALL BE 8 FEET (MIN.) HEIGHT EVERGREEN TREES	= 10 (25%)

LANDSCAPING LEGEND

	DECIDUOUS TREE - 8' MIN ASPEN (OR COMPARABLE) 10 TOTAL
	DECIDUOUS TREE - 6' MIN ASPEN (OR COMPARABLE) 8 TOTAL
	EVERGREEN TREE - 8' MIN PICEA PUNGENS, "COLORADO SPRUCE" (OR COMPARABLE) 12 TOTAL
	EVERGREEN TREE - 6' MIN PICEA PUNGENS, "COLORADO SPRUCE" (OR COMPARABLE) 10 TOTAL
	SHRUB - 4' TALL SYRINGA PRESTONIAE, (RUSSIAN LILAC) (OR COMPARABLE)
	TOWN APPROVED GROUND COVER PLANTINGS w/ IRRIGATION AND TOP SOIL PER LANDSCAPE GENERAL NOTES

1 LANDSCAPE PLAN
A102 1" = 20'-0"



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Checked By:	T.J.

Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	LANDSCAPE PLAN
Sheet Number	A102

2018-08-21

ANEMONE TRAIL

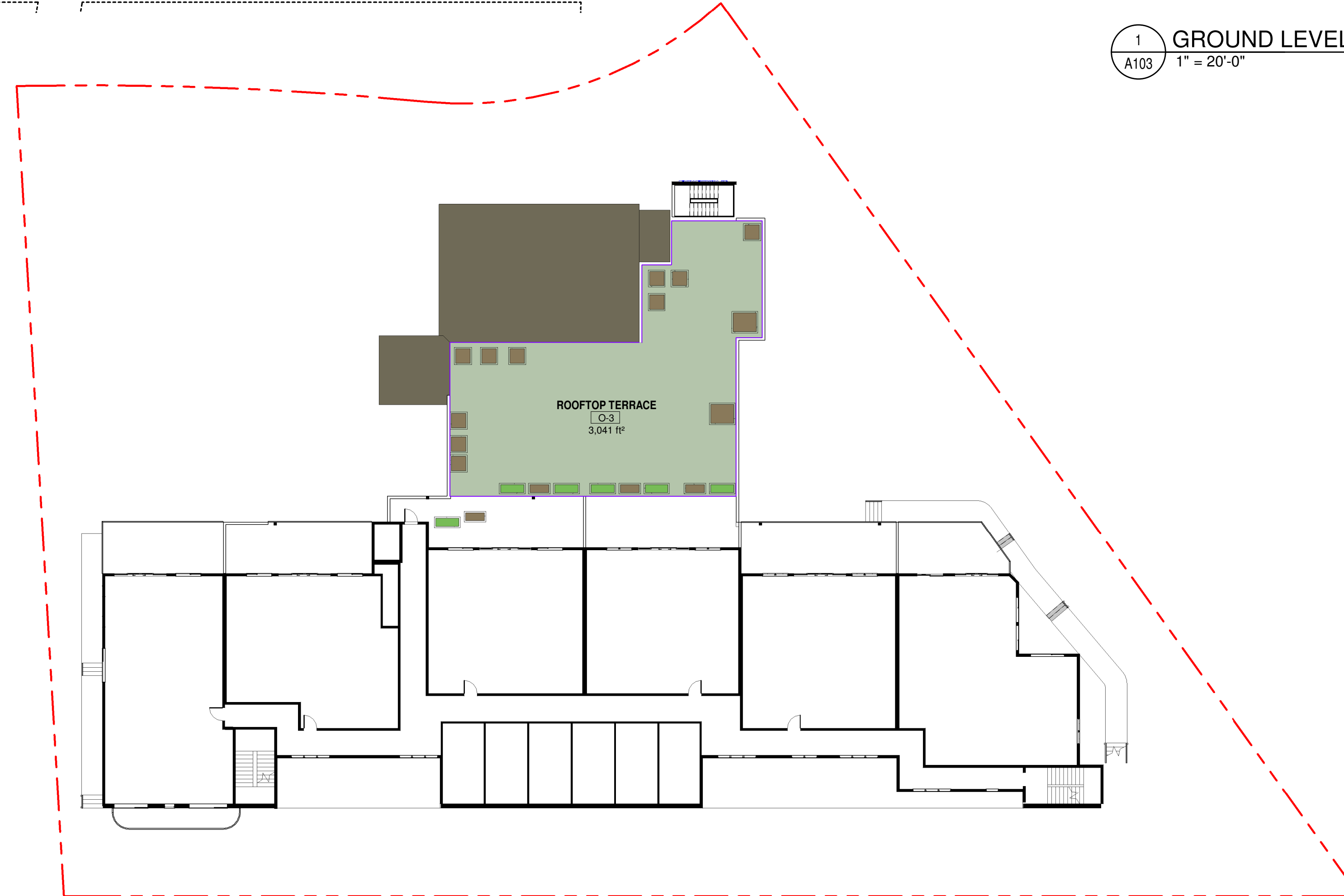


OPEN SPACE		
Number	Name	Area
O-1	OPEN SPACE	803 ft ²
O-2	OPEN SPACE	4,129 ft ²
O-3	ROOFTOP TERRACE	3,041 ft ²
Total Open Space		7,974 ft ²

PER CITY PLANNING DEPARTMENT COMMENTS
 REQUIRED OPEN SPACE FOR THIS PROJECT IS TOTAL OF **1,950 SF**
 PROVIDED OPEN SPACE IS TOTAL OF **7,974 SF**
 (INCLUDE ROOFTOP TERRACE AREA 3,041 SF)

GROUND LEVEL AREA		
Name	Area	PERCENTAGE
BUILDING COVERAGE	19,520 ft ²	43.8%
DRIVE & PARKING	5,343 ft ²	12.0%
OPEN SPACE	4,933 ft ²	11.1%
SETBACK AREA	14,759 ft ²	33.1%
Total Area	44,555 ft ²	100.0%

1 GROUND LEVEL OPEN SPACE
 1" = 20'-0"



2 1ST LEVEL ROOF TOP TERRACE
 1" = 20'-0"

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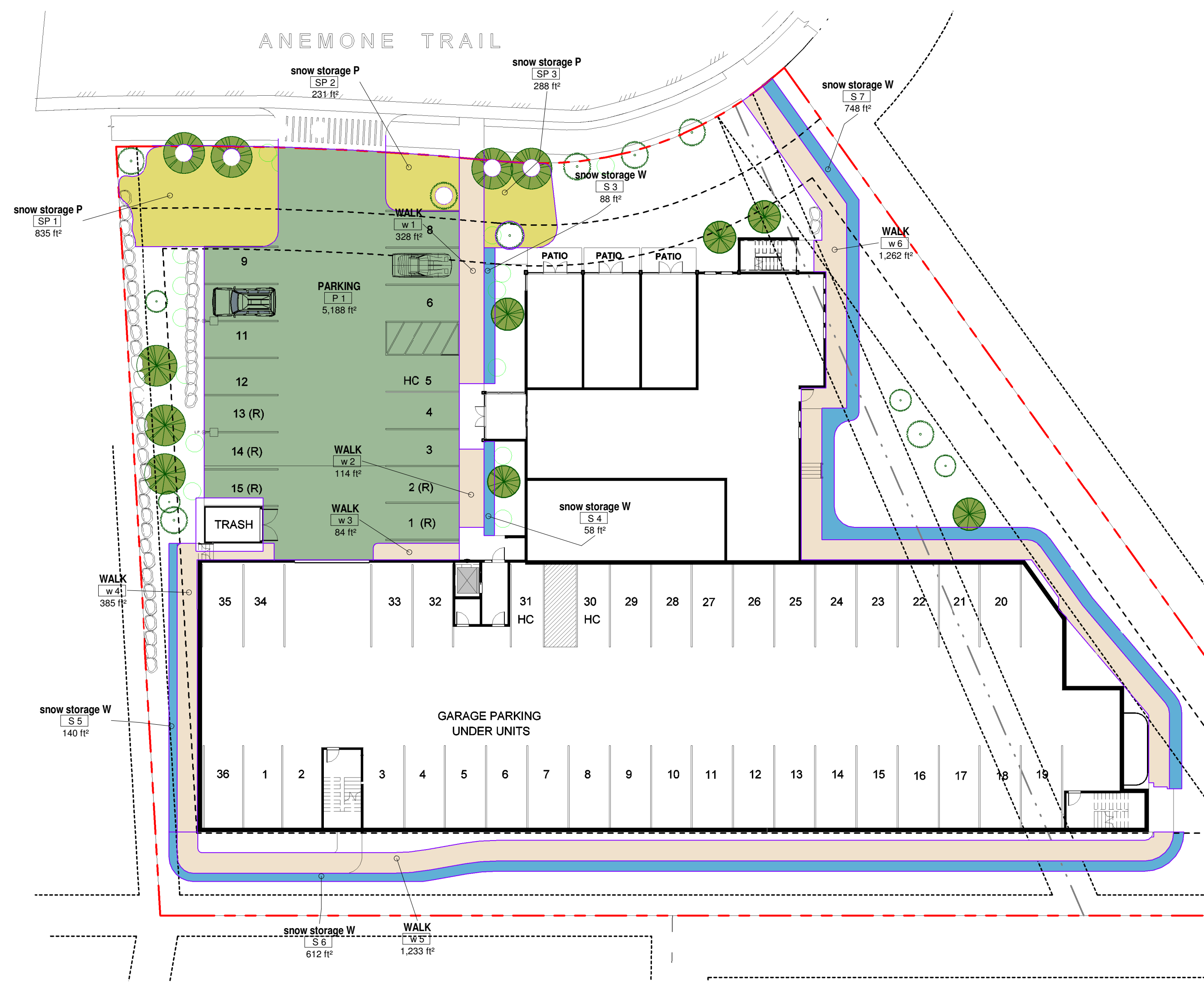
Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	OPEN SPACE

Sheet Number	A103
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2018-08-21

PAKING & DRIVE AREA: 5,188 SF
 SNOW STOGARE REQUIREMD:
 5,186 SF X 25% = 1,297 SF
 SNOW STORAGE PROVIDED: **1,354 SF**

Snow Storage FOR PARKING & DRIVE		
snow storage P	SP 1	835 ft ²
snow storage P	SP 2	231 ft ²
snow storage P	SP 3	288 ft ²
Snow Storage Area		1,354 ft ²



1 SNOW STORAGE PLAN
 A104 1" = 20'-0"

2018-08-21

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Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	SNOW STORAGE
Sheet Number	A104



1 1ST LEVEL RESIDENTIAL UNITS ABOVE PARKING
A110 1" = 20'-0"



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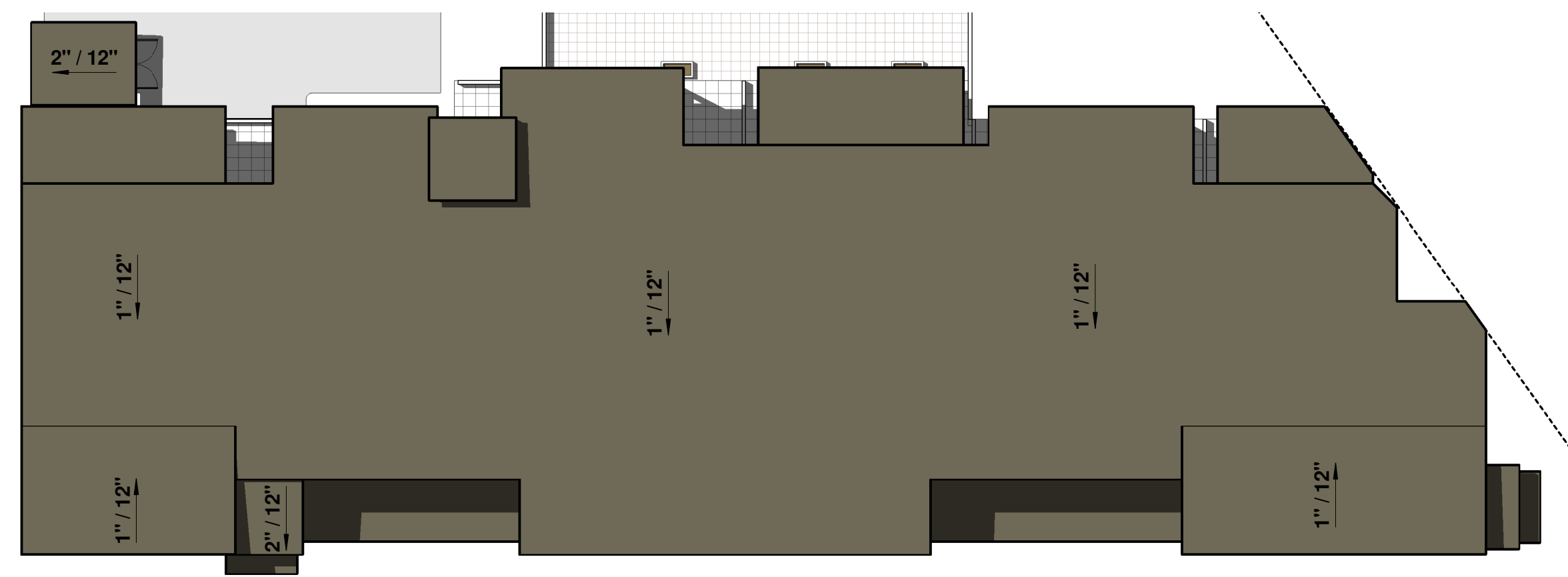
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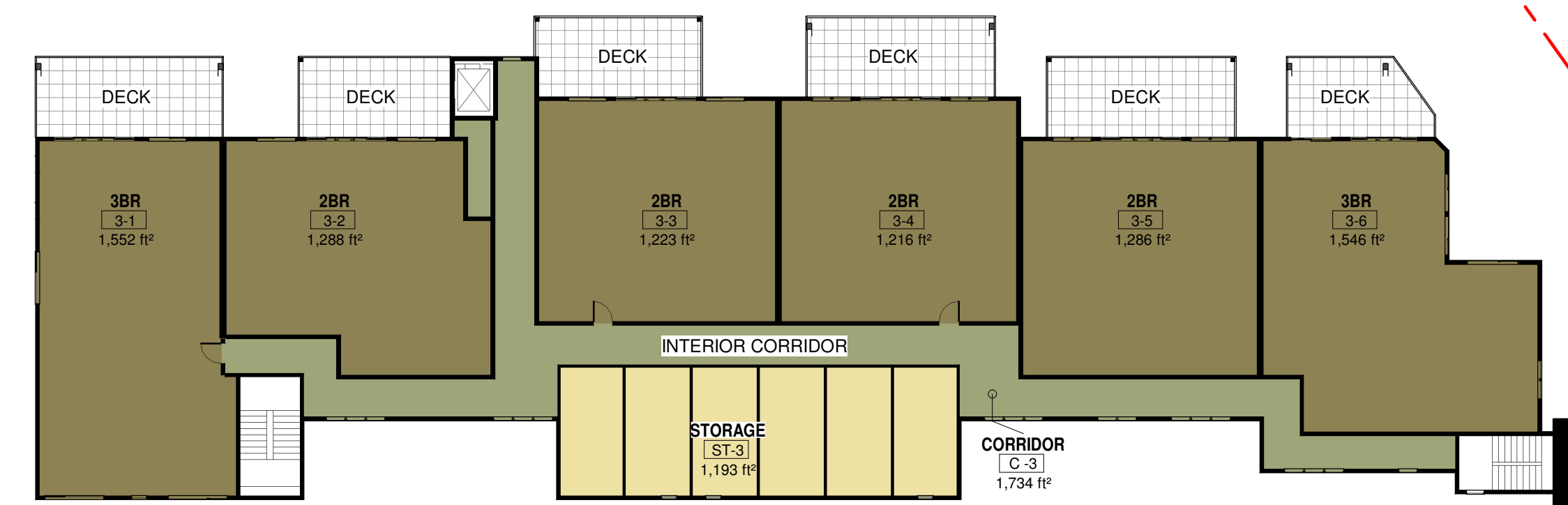
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Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	1ST LEVEL FLOOR PLAN

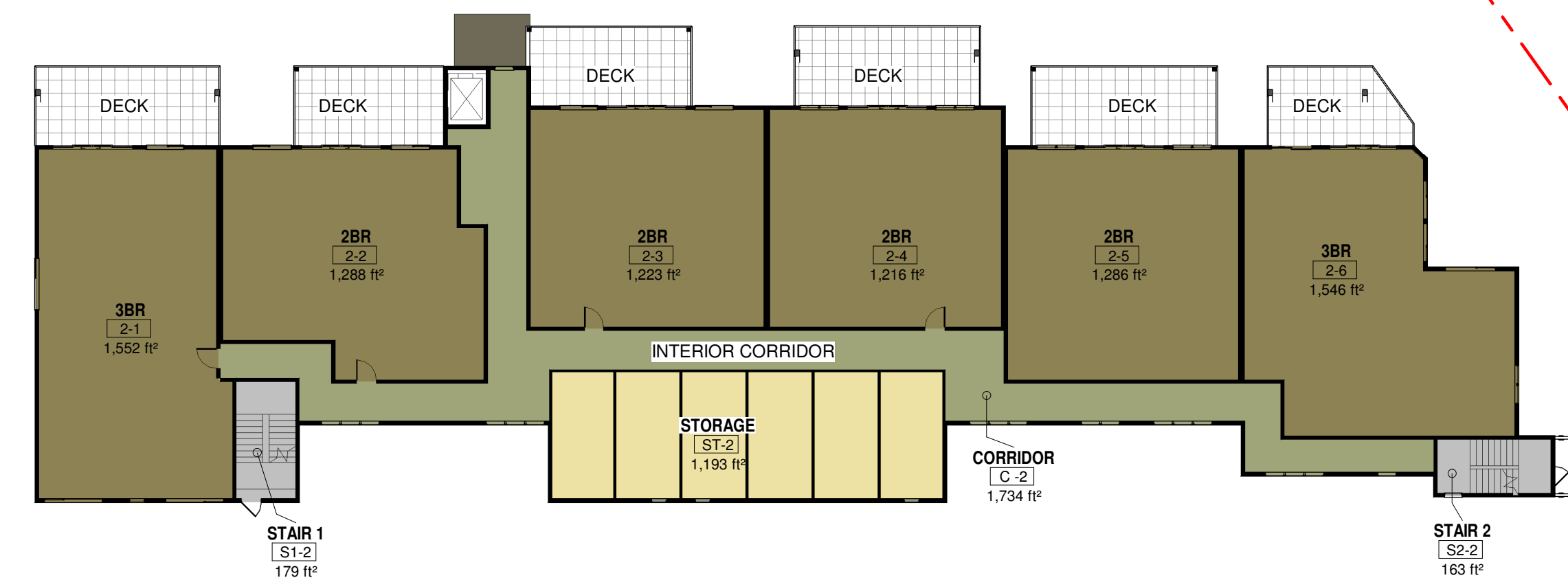
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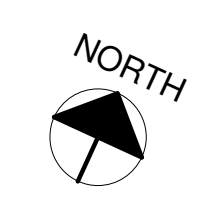
3 ROOF PLAN
A120 1" = 20'-0"



2 3RD LEVEL RESIDENTIAL UNITS ABOVE PARKING
A120 1" = 20'-0"



1 2ND LEVEL RESIDENTIAL UNITS ABOVE PARKING
A120 1" = 20'-0"



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Project Phase	PUD (PLANNED UNIT DEVELOPMENT) PERMIT
Sheet Title	2ND & 3RD LEVEL FLOOR PLAN & ROOF PLAN
Sheet Number	A120