PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN

257 Dillon Ridge Road
Town of Dillon, Colorado

Town of Dillon Ordinance ___-19, Series of 2019

LEGAL DESCRIPTION

THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN,IS COMPRISED OF ONE PARCEL OF LAND LOCATED IN THE TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO. THE REAL PROPERTY IS LOCATED AT 257 DILLON RIDGE ROAD, MORE SPECIFICALLY DESCRIBED AS LOT 9-10R, A REPLAT OF LOTS 9R-1 AND 10R-1, RIDGE AT DILLON SUBDIVISION AS RECORDED ON _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK & RECORDER AS RECEPTION NO. _____.

APPLICABLE ZONING:

EXCEPT AS MODIFIED BY THE PLANS CONTAINED HEREIN, LOT 9-10R SHALL BE SUBJECT TO THE TOWN'S COMMERCIAL (C) ZONING REGULATIONS

ALLOWED USES:

THE FOLLOWING USES ARE APPROVED FOR THE PANERA PUD DEVELOPMENT PLAN:
A RESTAURANT WITH A DRIVE-IN FACILITY AND ASSOCIATED SITE IMPROVEMENTS INCLUDING ONSITE PARKING AND LANDSCAPING.

DENSITY:

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE DENSITY AS SHOWN HEREIN ON THE PLAN.

ALLOWED BUILDING HEIGHT:

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE HEIGHT AS SHOWN HEREIN ON THE PLAN.

YARDS (SETBACKS):

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE YARDS AS SHOWN HEREIN ON THE PLAN.

ARCHITECTURE:

THE ARCHITECTURE AS SHOWN ON THE ATTACHED PLANS IS APPROVED AND HAS BEEN DETERMINED TO CONFORM WITH THE TOWN OF DILLON'S ARCHITECTURAL GUIDELINES.

THE MATERIALS AND COLORS USED SHALL CONFORM TO THE MATERIAL BOARD ON FILE AT THE TOWN OF DILLON PLANNING DEPARTMENT.

LANDSCAPING:

THE LANDSCAPING FOR THIS DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE GENERAL INTENT OF THE PLAN SHOWN ON SHEET L-1.

TOTAL PARKING PROVIDE:

A TOTAL OF 64 PARKING SPACES WILL BE PROVIDED AND MAINTAINED ON-SITE.
17 OF THESE PARKING SPACES ARE TO BE SHARED WITH THE LOT 8R-1 DEVELOPMENT.

ON-SITE PARKING USE RESTRICTIONS:

THE PARKING SPACES LOCATED ONSITE SHALL NOT BE USED FOR THE STORAGE OF ANY VEHICLE OR NON-VEHICLE ITEMS, INCLUDING, BUT NOT LIMITED TO STORAGE SHEDS, TRAILERS, BOATS, KAYAKS, COOKING GRILLS OR SMOKERS, ATVS OR RECREATIONAL EQUIPMENT, CONSTRUCTION EQUIPMENT, LANDSCAPING MATERIALS AND SNOW/ICE STORAGE.

ALLOWABLE PARKING DESIGN STANDARDS:

PARKING GRADES: THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO USE THE PARKING LOT GRADES AS SHOWN HEREIN ON THE PLAN. ALL GRADES FOR THE ACCESSIBLE PARKING SPACES SHALL MEET ALL FEDERAL AND LOCAL REGULATIONS.

ALLOWED SIGNAGE:

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED FOUR (4) BUILDING SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED ONE (1) ILLUMINATED WINDOW SIGN AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TWO (2) MENU BOARD SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED THE MISCELLANEOUS DRIVE-THRU DIRECTIONAL SIGNAGE AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO INSTALL ONE SIGN PANEL ON THE EXISTING BUSINESS AREA DIRECTORY SIGN LOCATE IN THE SOUTHERN CORNER OF THE SITE.

SNOW REMOVAL REQUIREMENT:

STORAGE OF SNOW FROM THIS DEVELOPMENT WITHIN TOWN RIGHTS-OF-WAY IS STRICTLY PROHIBITED.

ENTRANCE AT DILLON RIDGE ROAD OBLIGATIONS:

THE LOT 9-10R PROPERTY OWNER SHALL WORK WITH THE OWNERS OF LOTS 8R-1 AND 7R-1 OF THE RIDGE AT DILLON SUBDIVISION TO MAINTAIN THE STRIPING AND TURN ARROWS SHOWN ON THE STRIPING PLAN AND LOCATED AT THE ENTRANCE OFF OF DILLON RIDGE ROAD, IN A GOOD CONDITION IN PERPETUITY.

STORM DRAINAGE

THE PROPERTY OWNER SHALL MAINTAIN THE DETENTION POND AND ENSURE ITS FUNCTIONALITY AT ALL TIMES.

RETAINING WALLS

THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND MAINTAIN THE RETAINING WALL ONSITE IN PERPETUITY. THE PERFORMANCE AND MAINTENANCE OF THE RETAINING WALLS ON THE SITE ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER MAIN

THE WATER MAIN, FIRE HYDRANT AND APPURTENANCES LOCATED ON SITE, AND THE WATER MAIN BETWEEN THE PROPERTY LINE AND THE PUBLIC VALVE LOCATED IN LITTLE BEAVER TRAIL, ARE DESIGNATED AS PRIVATE AND THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND PERMANENTLY MAINTAIN THESE IMPROVEMENTS IN PERPETUITY.

THE PROPERTY OWNER SHALL ALLOW THE TOWN OF DILLON TO CONVEY, TRANSPORT, FLOW WATER THROUGH THIS MAIN, AND ALLOW THE TOWN OF DILLON TO OPERATE THE VALVES ON THIS PRIVATE SYSTEM IN ORDER TO PROPERLY OPERATE THE WATER SYSTEM.

P.U.D.

PAGE NUM	SHEET TITLE
1	PUD Development Plan Cover Sheet
2	Civil Demolition Plan (C03)
3	Civil Site Plan (C04)
4	Civil Utility Composite Plan (C05)
5	Civil Grading and Drainage Plan-West (C10)
6	Civil Grading and Drainage Plan-East (C11)
7	Civil Wall Plan (C12)
8	Dillon Ridge Road Striping Plan (C13)
9	Landscape Plan (L1)
10	Snow Storage Plan (SS-1)
11	Site Lighting Plan (1 of 3)
12	Luminaire Location Plan (2 of 3)
13	Site Lighting Details (3 of 3)
14	Exterior Elevations (A301)
15	Exterior Elevations (A302)
16	Building Sections (A303)
17	Roof Plan (A102)
18	Trash Enclosure Details (A011)
19	Material Board (A800)
20	First Floor Plan (A101)
21	Sign Plan - South Elevation (31984.1)
22	Sign Plan - East Elevation (31984.2)
23	Sign Plan - West Elevation (31984.3)
24	Sign Plan - North Elevation (31984.4)
25	Sign Plan - Awning Details (31984.5)
26	Sign Plan - Site Plan (31984.6)
27	Sign Plan - Directional Signage (31984.7)
28	Sign Plan - Menu Board Signs (31984.8)
29	Sign Plan - Drive Thru Canopy (31984.9)
30	Sign Plan - Illuminated Window Sign(31984.10)

PROPERTY OWNER APPROVAL CERTIFICATE

BY SIGNING THIS PUD DEVELOPMENT PLAN, THE PROPERTY OWNERS ACKNOWLEDGE AND ACCEPT ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:
POINT AT RIDGE OF DILLON, LLLP
A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

_____
_____, ITS_____

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY _____.

by: _____
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

PLANNING COMMISSION CERTIFICATE

THIS LEVEL IV DEVELOPMENT APPLICATION FOR THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN WAS REVIEWED BY THE TOWN OF DILLON PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MARCH 6, 2019.

_____ _____
CHAIRPERSON DATE

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PUD DEVELOPMENT PLAN IS TO BE KNOWN AS THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN AND WAS APPROVED AND ACCEPTED BY ORDINANCE NO. ___-19, SERIES OF 2019 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN OF COUNCIL OF THE TOWN OF DILLON, COLORADO, HELD ON _____, 2019.

_____ _____
CAROLYN SKOWYRA, MAYOR DATE

ATTEST:

_____ _____
ADRIENNE STUCKEY, TOWN CLERK DATE

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS PUD ZONING MAP WAS FILED IN MY OFFICE AT _____O'CLOCK, ON THIS ____ DAY OF ____, 2019 A.D. AND RECORDED AT RECEPTION NUMBER _____.

_____
SUMMIT COUNTY CLERK & RECORDER

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