

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
AUGUST 2, 2017 PLANNING AND ZONING COMMISSION MEETING**

DATE: July 27, 2017

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 11-17, Series of 2017;

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR THE DILLON FLATS CONDOMINIUMS, SECOND PHASE, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 235 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

DILLON FLATS CONDOMINIUMS, SECOND PHASE, AND PROJECT SUMMARY:

The Town of Dillon has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the second phase of the Dillon Flats Condominiums (“Application”), consisting of a 24 unit condominium building and its associated parking located on 235 E. LaBonte Street, Dillon, Colorado. More specifically, the project will be constructed on Lot 16R, Block A of the New Town of Dillon subdivision.

The unit mix for the building includes three (3) One Bedroom & One Bath Units, seventeen (17) Two Bedroom & Two Bath Units, and four (4) Three Bedroom & Two Bath Units.

The fourth floor residential plan (Fifth story from street level) shows the additional third bedroom & loft for units 17, 20, 21 and 24.

The First phase of the Dillon Flats Condominium proposal includes a single condominium building on Lot 17A with the required parking being provided on Lots 17A and 17B. The First Phase was previously approved at the August 2, 2017 Planning and Zoning Commission Meeting under Resolution PZ 08-17, Series of 2017.

DILLON URBAN RENEWAL AUTHORITY (DURA) BACKGROUND:

Lots 16R, 17A and 17B were created by the Town of Dillon in 2015 out of underutilized Town Owned land in the Dillon Town Center. Lot 16R contains a portion of existing Parking Lot B which only saw an average use of around 10 vehicles per day after a year of study. Parking Lot B will be reconfigured to provide 19 public parking spaces to help serve the needs of the La Riva Del Lago building. See the attached proposed Parking Lot ‘B’ layout.

In the fall of 2015, the Town of Dillon requested proposals from the development community for these lots, and received two (2) proposals. Ultimately, the Town decided to move ahead with a proposal for two (2) condominium buildings on Lot 16R, Lots 17A and 17B because the

proposal has a workforce housing component. The Town of Dillon Town Council passed a resolution earlier this year that allows the property to be transferred from the Town of Dillon to the Dillon Urban Renewal Authority on a date to be determined in September of 2017.

The proposed real estate transfer agreement between the Developer and the Dillon Urban Renewal Authority was approved at the August 15th, 2017 special meeting of the Dillon Urban Renewal Authority. This agreement sets up the terms of the purchase and sale of Lot 16R and Lots 17A and 17B to the Developer and will require that an additional workforce housing covenant and an additional development agreement be executed between the Town of Dillon and the Developer.

PUBLIC NOTICE:

The Town posted a sign of the public hearing on the site on Tuesday, August 29, 2017. A newspaper ad was ran in the Summit Daily (Journal) on Friday, August 25th, 2017, and a mailing noticing the public hearing time and date was sent out on August 23, 2017 to property owners within 300' of the proposed development. These dates are all within the required 7-14 day notice period before the Public hearing on September 6, 2017.

ZONING:

The proposed project is located within the Core Area (CA) Zone District. A multi-family residential project is allowed above the street level as a use by right as long as none of the residences are located on the ground floor. In this case, the ground floor of the building is mostly parking and also includes stairwells and an elevator. Therefore the project complies with the use requirements of the CA zone district.

WORKFORCE HOUSING:

The Developer is proposing that 25% of the twenty-four (24) units, a total of 6 units will be reserved for workforce housing and will be sold to people who can demonstrate that they work within Summit County a Minimum of 30 hours per week. Additionally, four (4) of these units will also have a maximum purchase price set by the Summit County Combined Housing Authority based on incomes within the 90% to 130% AMI (Area Median Income) range.

The final unit numbers to be dedicated with the AMI restriction will be finalized in a separate Workforce Housing Restrictive Covenant (“Restrictive Covenant”) that the Developer will enter into with the Town of Dillon. This agreement will be reviewed and approved by the Town Council at a future date and is a condition of the purchase and sale agreement between the DURA and the Developer.

COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:

The Developer believes that their proposal for a 100% residential project above the first floor within the Core Area Zone meets the Towns objectives for development by providing 24 condominium units in the Dillon Town Center to add more residents to the Town Center to support core area business growth. The Comprehensive plan also encourages developments in

the Town Center that can add workforce housing opportunities within the Town of Dillon and Summit County.

OFF-STREET PARKING LOT CONSIDERATIONS:

The proposed development requires five (5) Parking spaces for the one bedroom units at a rate of 1.5 parking space per unit; and an additional forty-two (42) parking spaces for the twenty-one (21) two bedroom and three bedroom units based on two units per unit. A total of forty-seven parking spaces are required.

Unit Type	Quantity	Parking Rate	Parking Required	Parking Provided
One Bedroom	3	1.5 space/unit	5	
Two Bedroom	21	2 space/unit	42	
TOTAL			47	47

The developer is providing 41 parking spaces onsite; 27 on the first level of the building and 14 outside the building along the west side of the property. The additional 6 spaces will be provided on Lots 17A and 17B, which had an excess of 6 parking spaces. These spaces will be permanently attached to Lot 16R through a cross-parking agreement between the two phases of the Dillon Flats Condominiums future Owner’s Association. These will also be permanently dedicated on the final Condominium maps for the properties.

Per Town and Federal Code, the Developer is providing two (2) Accessible parking spaces in the parking garage beneath the building.

The proposed parking lot conforms to the Town Code parking lot design standards and includes 18’ x 9’ spaces outside the building with a 24’ driveway between them. Per Town Code Section 16-6-60(7) “Backing onto public Street,” the parking spaces are allowed to back into the right-of-way used primarily as a public parking lot along the west side of Lot 16R.

SIDE YARDS (SETBACKS):

The Town Code does not require any setbacks in the Core Area Zone, so the building complies with Town Code.

LOT COVERAGE:

The Town Code allows a building within the Core Area Zone to occupy the entire lot. The landscape indicates that 0.09 acres (22%) of the 0.41 acre property will be landscaping/open space.

BUILDING HEIGHT:

The Core area zone allows buildings to be 50’ high plus an additional 8’ for unoccupied vaulted ceilings areas and elevator shafts.

The actual proposed height of the building from the finished floor of the garage to the top of the ridge line is 58'. As measured by the Town of Dillon zoning code the building height for the building is as shown in the table below:

Building Identification	1
High Existing Ground Elevation @ Building	9108.8'
Low Existing Ground Elevation @ Building	9101.6'
Base Elevation	9105.2'
Allowable Building Height per Code (at 50'+8')	9163.2'
USGS Finished Floor Elevation	9101.8'
USGS Top of Building Elevation (58')	9159.8'
	Complies

The table above demonstrates that the building is actually 3.4' below the maximum building height allowed as measured by Town Code.

UTILITIES:

The proposed project is located within the Dillon Town Center and water and sewer mains exist on the adjacent streets. The proposed water service to the building will be fed off the 8" water main in Buffalo Street. The proposed sewer service to the building will connect to a relocated sewer main in Main Street.

DRAINAGE:

The proposed property drains to Dillon Reservoir. A storm sewer system exists in the Town Center and outfalls in Lake Dillon Drive below the Dillon Amphitheater. The proposed development will drain to existing inlets in Main street and Parking Lot B.

SNOW STORAGE:

The proposed development provides the required 25% snow storage for the parking lot onsite. See the Landscape Plan for more information.

ARCHITECTURAL GUIDELINES:

The architect has worked with the Town of Dillon Architectural Guidelines and the Town's architectural consultant and believe that their development is in conformance with the intent of the guidelines. See the attached checklists for additional information.

PEDESTRIAN CONNECTIVITY:

Public sidewalks are located on the north, east and south side of the proposed buildings. Pedestrian exits directly connect to the sidewalks on E. LaBonte Street and Main Street.

PRIVATE RESIDENTIAL UNIT OPEN SPACE:

The developer is providing a 6'x20' Deck for most of the units which provides 120 square feet of outdoor open space per unit. The exception to this rule are Unit 8 which have two decks totaling 204 square feet; Units 16 and 24 which have two decks totaling 132 square feet.

There is not a specific private open space requirement in the Core Area zone, but the mixed use zone requires a minimum of 100 square feet per two-bedroom for comparison purposes.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

STAFF MEMBER RESPONSIBLE: Dan Burroughs, Town of Dillon

RESOLUTION NO. PZ 11-17
Series of 2017

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR THE DILLON FLATS CONDOMINIUMS, SECOND PHASE, A 24 UNIT CONDOMINIUM BUILDING LOCATED AT 235 E. LABONTE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“Planning Commission”) has received a Level III Development Application from Dillon Ridge Investments, LLC (the “Developer”) for the Dillon Flats Condominiums, Second Phase (“Application”), consisting of a 24 unit condominium building and its associated parking located at 235 E. LaBonte Street, Dillon, Colorado; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on September 6th, 2017, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Dillon Flats Condominiums.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning Commission, following the required notice, held a public hearing on September 6th, 2017 on the Application for the Dillon Flats Condominiums, Second Phase, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Core Area Zoning District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

- E. That the Application provides a significant workforce housing component.

Section 2. That the Planning Commission hereby approves the Application and the Level III Development Permit for the Dillon Flats Condominiums, Second Phase, located at 235 E. LaBonte Street, Dillon, Colorado with the following conditions:

- A. The Developer shall enter into a Development Agreement (“Agreement”) with the Town of Dillon for the proposed public improvements adjacent to 235 E. LaBonte Street and shall meet all the obligations and requirements contained therein prior to issuance of a certificate of occupancy for the building.
- B. The Developer shall enter into a Restrictive Covenant and Agreement for the provision of workforce housing (“Restrictive Covenant”) with the Town of Dillon for the Dillon Flats Condominiums, containing the provisions as follows:
 - 1. Developer shall dedicate in perpetuity six (6) deed restricted units, equaling twenty five percent (25%) of the total units in the development to serve as local workforce housing. Local workforce housing is defined as persons living in Summit County full time and working in Summit County a minimum of thirty (30) hours per week.
 - 2. Two (2) of the units will not be subject to any maximum purchase price restrictions.
 - 3. The maximum purchase price for four (4) of the units will be set at the Area Median Income (“AMI”) levels set forth in the approved agreement for Disposition and Development of Lots 16R, 17A and 17B as approved and executed by the Dillon Urban Renewal Authority at a later date.
- C. Phases One (Lots 17A and 17B) and Phase Two (Lot 16R) of the Dillon Flats Condominium Project shall be administered under a single Owner’s Association for all three properties. The Developer shall create a cross parking agreement between all three lots and permanently commit six (6) of the surface parking spaces on Lots 17A and 17B for the use by the residents of the Lot 16R building. The condominium map shall also provide similar dedication language to permanently establish the link between the shared parking on these three parking lots. The cross parking agreement shall be reviewed and approved by the Town prior to issuance of a Certificate of Occupancy for the first building.
- D. The Developer shall submit final construction plans for the street improvements on E. LaBonte Street, Buffalo Street and Main Street for review and approval by the Town Engineer based on the requirements for the development agreement for this project.
- E. The proposed building will require several revocable encroachment licenses for the roof overhang(s) beyond the property line. Prior to issuance of a building permit, the Developer shall prepare metes and bounds descriptions, prepare an exhibit map for each of the license areas required and pay the required license fees

- F. The Developer shall enter into a right-of-way snow and ice removal agreement with the Town of Dillon on all four sides of the property.

**APPROVED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2017
BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON,
COLORADO.**

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Teresa England, Vice Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

Lot 16R - Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture	Y		
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	N/A		Not common
Building base use(s) meets intent of acceptable uses	N/A		All residential
Base height relates to 2-story datum, where possible	N/A		Not commercial
15' floor-to-floor height at grade level	N/A		Not commercial
Window sills no higher than 36"	Y		
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	N/A		Not commercial
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base	N/A		Not commercial
Simply detailed storefront design	N/A		Not commercial
Roofs/awnings designed for snowmelt mitigation	Y		
Fabric awning slope 1:3	N/A		None
Permanent awning slope 3:12	N/A		None
Primary façade to have main building entrance	Y		
(2) primary façades for buildings with (3) façades visible from public right-of-way	Y		
Façade materials should wrap corners a min. of 24"	Y		
Blank walls visible to the public are not acceptable	Y		
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	N/A		Not commercial
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	N/A		None



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

Lot 16R - Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top	Y		
Description of Base, Middle, & Top in Design Narrative	Y		
No overly complex roofs or incompatible roof styles	Y		
Use of proportional rules for Base, Middle, & Top	Y		
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Y		
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	Y		
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y		
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	NO		4:12 & 10:12 roof slopes
3:12 min. roof slope for projections/permanent awnings	N/A		
No mansard-style roof forms	Y		
Simple, powerful, character-defining roof(s)	Y		
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	Y		
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	Y		
Use of structural beams, outriggers, and/or brackets at 18" + roof overhangs. 2" x 2" minimum dimension for exposed support ends	Y		
Roof runoff mitigation plan	Y		
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y		
Concealed drainage at projections	NO		



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

Lot 16R - Dillon Flats

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
Utilize or mimic authentic fastening and joinery methods	N		
Pragmatic and highly crafted architectural features	N		
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	Y		
Stone heights min. 4"H, with preference for 8-12"H	Y		
Materials wrap building corners min. of 24"	Y		
Ashlar pattern at stone cladding	Y		
Rough-sawn or hand-hewn finish at timbers	Y		
Use of acceptable wood cladding patterns	Y		
Use of metal cladding for roof and/or wall accent only	Y		
Use of acceptable metal wall and/or roof patterns	Y		
Clear glazing ratio of 60% min. glazing to 40% solid	N/A		Not commercial
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Y		
Stucco at building Middle layer, not Base layer	N/A		No stucco
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	N/A		Not commercial
Natural color palette with combination of marine accents (if Lake style influences)	Y		
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Y		
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Y		
10% maximum area usable for accent colors on façades	Y		

August 31, 2017
AAPC # 1519

**Dillon Flats
Lot 16 R
La Bonte Street**

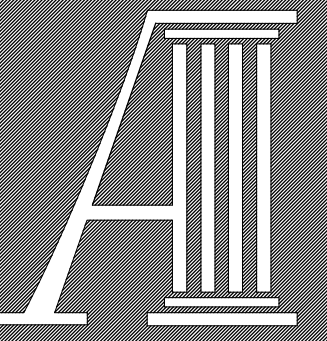
**NARRATIVE
Town of Dillon Design Guidelines**

We are proposing a 24-unit residential building on Lot 16 R, Dillon Flats, at the corner of La Bonte Street and Main Street. 27 parking spaces with storage spaces are provided under the residences, and 14 surface spaces are also provided. The remaining 5.5 required spaces are being utilized from the extra 6.5 spaces provided at Lot 17 A & B. Above the partially buried garage level are 3 stories of residential with 8 units per floor and a fourth floor of lofted units. Each unit is provided with a private deck.

Since our site is between the mountain and lake areas of town, we have incorporated both "Lake" and "Mountain" characteristics into the design. The Town of Dillon Design Standards checklist is attached. Many of the checklist sections are oriented towards a mixed-use project with a commercial/retail ground floor. These items are not applicable to an all residential project as we propose. These are indicated on the checklist with an N/A.

The building elevations are organized in a three part scheme, base, middle, and top. The first story is articulated with a combination of rock and metal siding. The second, third, and fourth stories, or middle, are primarily horizontal siding with some vertical accent siding. The roof creates a dominant top layer, or cap with both gable and shed roofs. The building form is thus expressed; minor base, major middle, and minor top. The ratio is 1:3:1.

The building weight and structure is expressed as a solid connection to the ground, due to the all residential program. The stairs are clearly expressed as projections with a shed roof. Timber structure and metal accents are expressed thru out.



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1 SOUTH EAST PERSPECTIVE
A-1 NOT TO SCALE



2 SOUTH WEST PERSPECTIVE
A-1 NOT TO SCALE

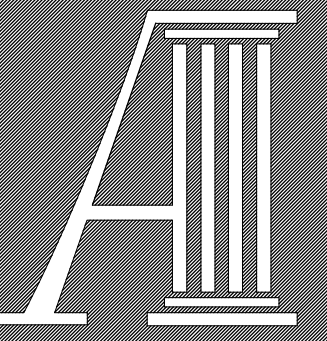
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

PERSPECTIVES

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

SHEET

A-1



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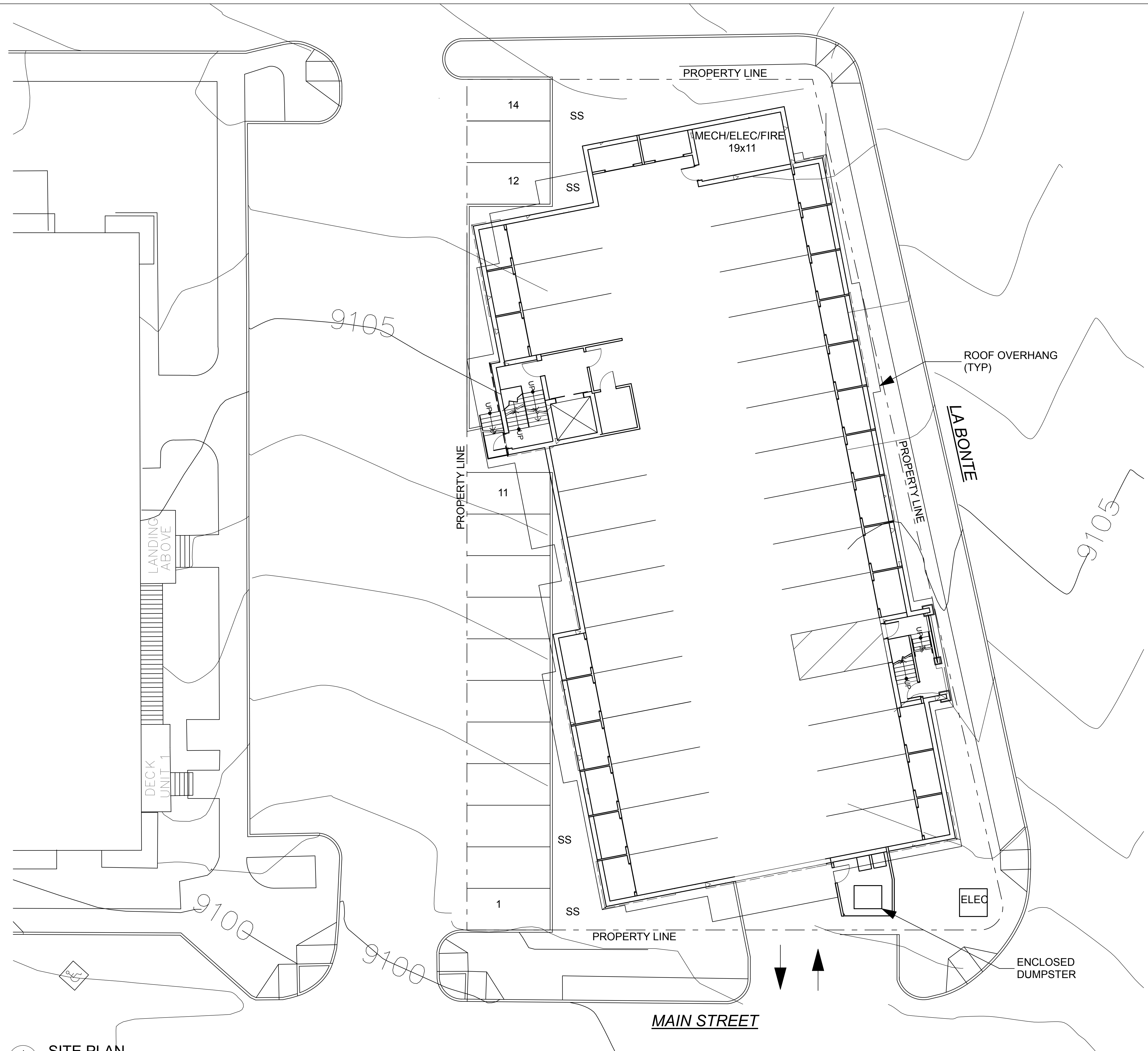
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

SITE PLAN

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

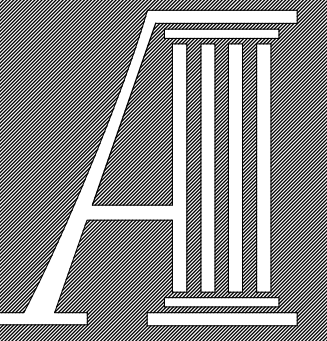
SHEET

A-2



1 SITE PLAN
A-2 SCALE: 1" = 10'

CV:AA Arch\Project 2015-2016\1519 - Lot 16R La Bonte Dr\Drawing\Arch
FILE: Drawing\1519 - Lot 16R La Bonte Dr - Condo Building 11.rvt PLOT DATE: 8/25/2017



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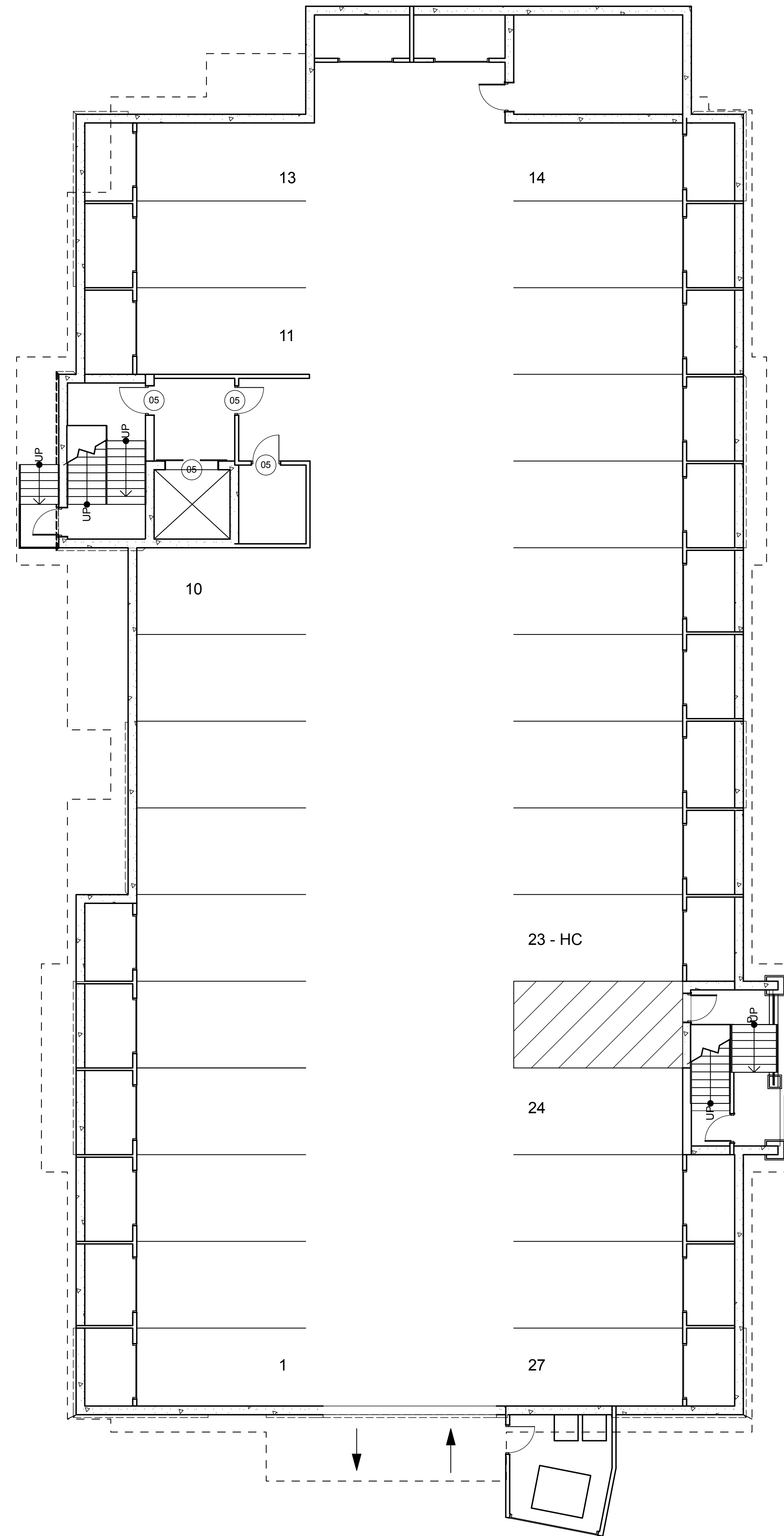
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

GARAGE PLAN

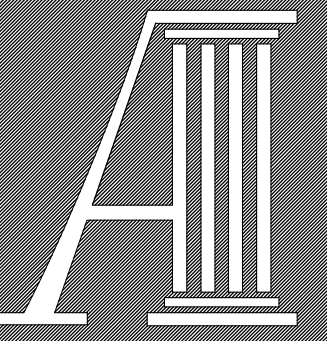
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ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

SHEET

A-3



1 GARAGE PLAN
A-3 SCALE: 1/8" = 1'-0"



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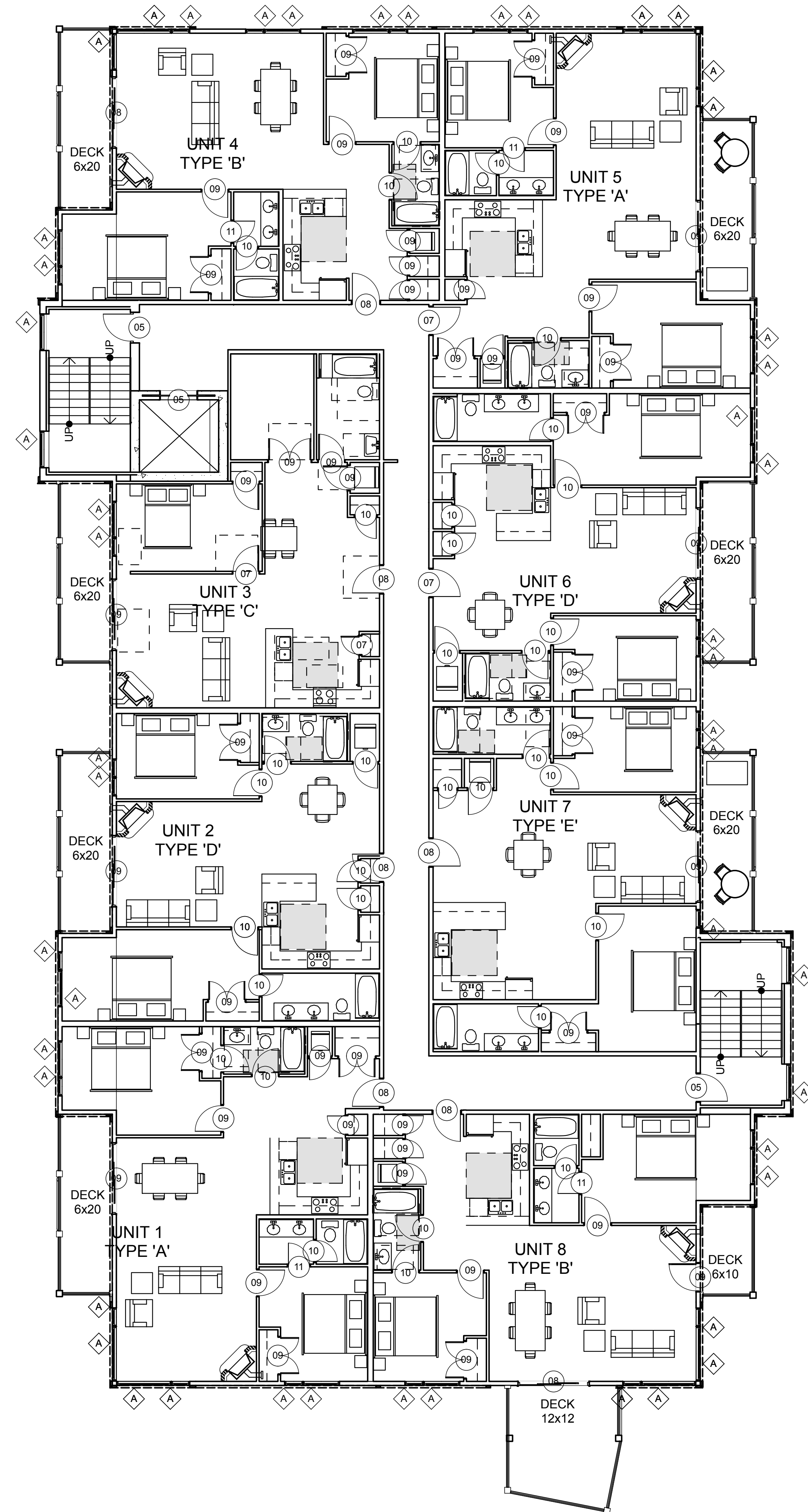
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

1ST FLOOR PLAN

JOB 1519
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ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

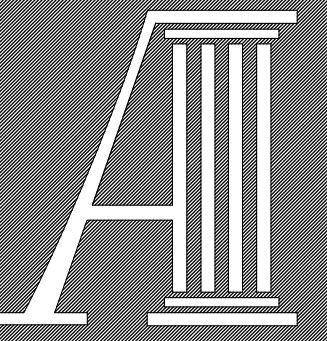
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A-4



UNIT	TYPE	BEDS	BATHS	S.F.	NOTES
1	A	2	2	1,216	
2	D	2	2	1,099	DEED RESTRICTED
3	C	1	1	1,040	DEED RESTRICTED, "TYPE A" ACCESSIBLE UNIT
4	B	2	2	1,173	
5	A	2	2	1,216	
6	D	2	2	1,099	
7	E	2	2	1,168	
8	B	2	2	1,173	
9	A	2	2	1,216	
10	D	2	2	1,099	
11	C	1	1	1,040	DEED RESTRICTED,
12	B	2	2	1,173	
13	A	2	2	1,216	
14	D	2	2	1,099	
15	E	2	2	1,168	
16	B	2	2	1,173	
17	F	3	2	1,734	
18	D	2	2	1,099	
19	C	1	1	1,040	DEED RESTRICTED,
20	G	3	2	1,646	
21	F	3	2	1,734	
22	D	2	2	1,099	
23	E	2	2	1,168	
24	G	3	2	1,646	
TOTAL		46	2	29,534	
(3)	1-BED, 1-BATH				
(17)	2-BED, 2-BATH				
(4)	3-BED, 2-BATH				

1
A-4 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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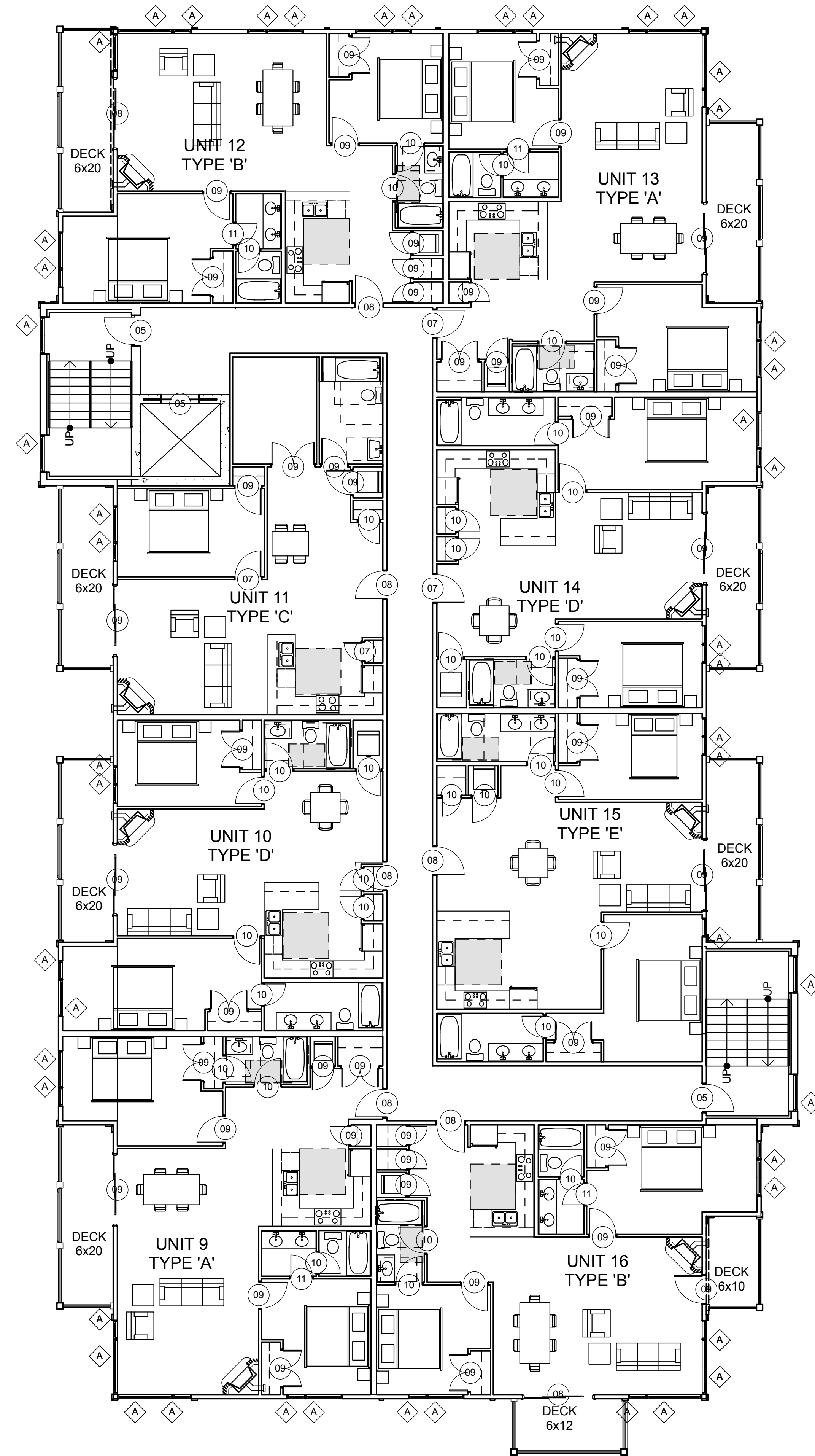
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

2ND FLOOR PLAN

JOB 1519
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08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

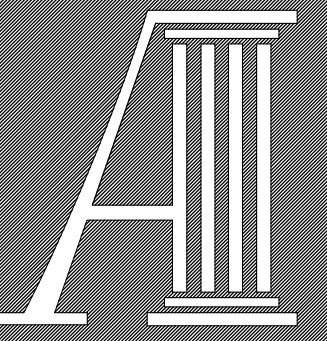
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A-5



1
A-5 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

C:\AA\Arch\Project 2015-2016\1519 - Lot 16R La Bonte Dr\Drawings\Arch
FILE: Drawings\1519 - Lot 16R La Bonte Dr - Condo Building 11.rvt PLOT DATE: 8/25/2017



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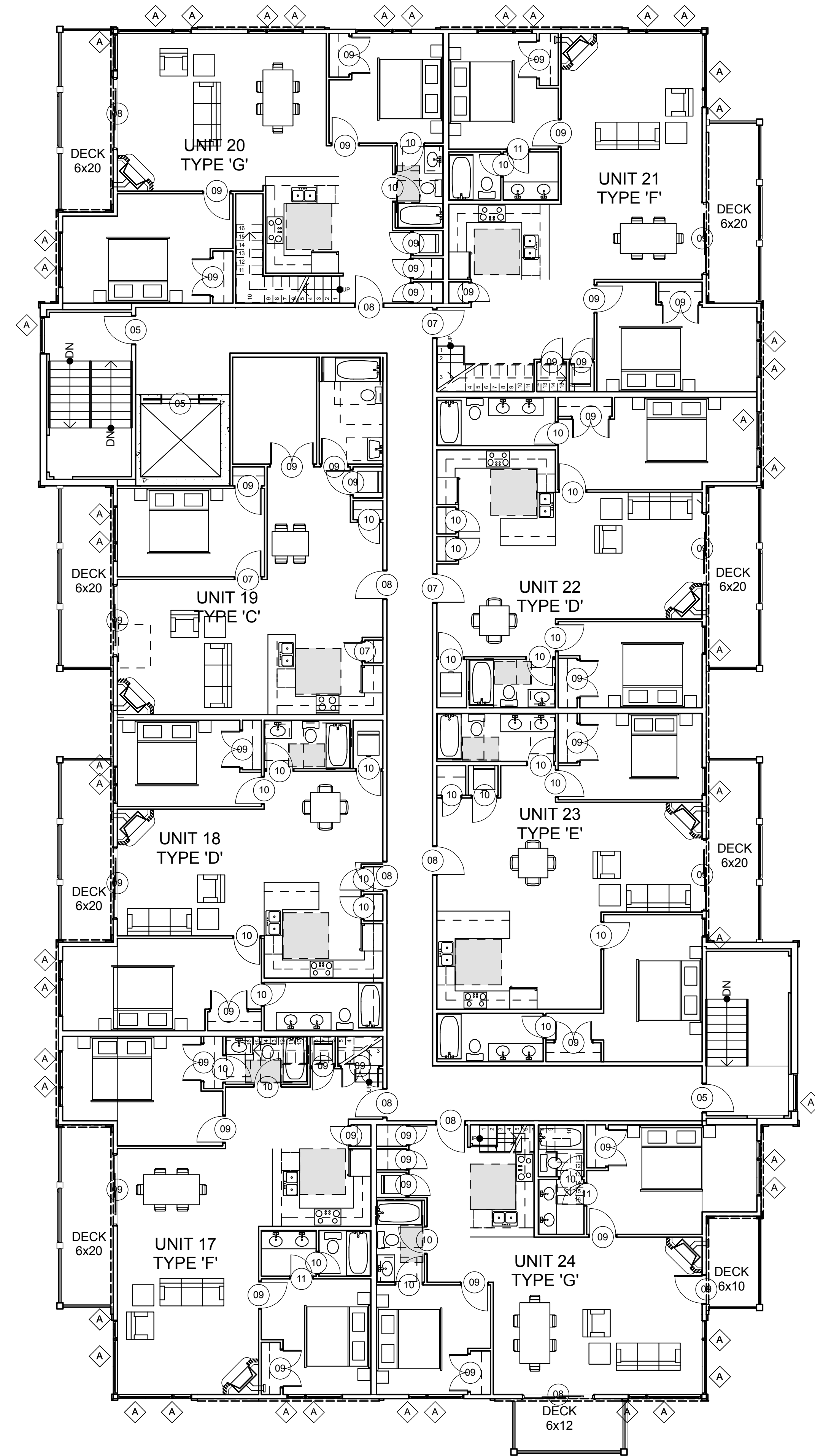
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

3RD FLOOR PLAN

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

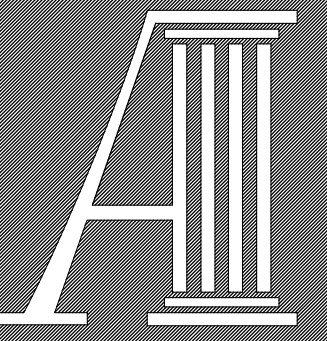
SHEET

A-6



1
A-6 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

C:\AA\Arch\Project 2015-2016\1519 - Lot 16R La Bonte Dr\Drawings\Arch
FILE: Drawings\1519 - Lot 16R La Bonte Dr - Condo Building 11.rvt PLOT DATE: 8/25/2017



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ARCHITECTS, P.C.

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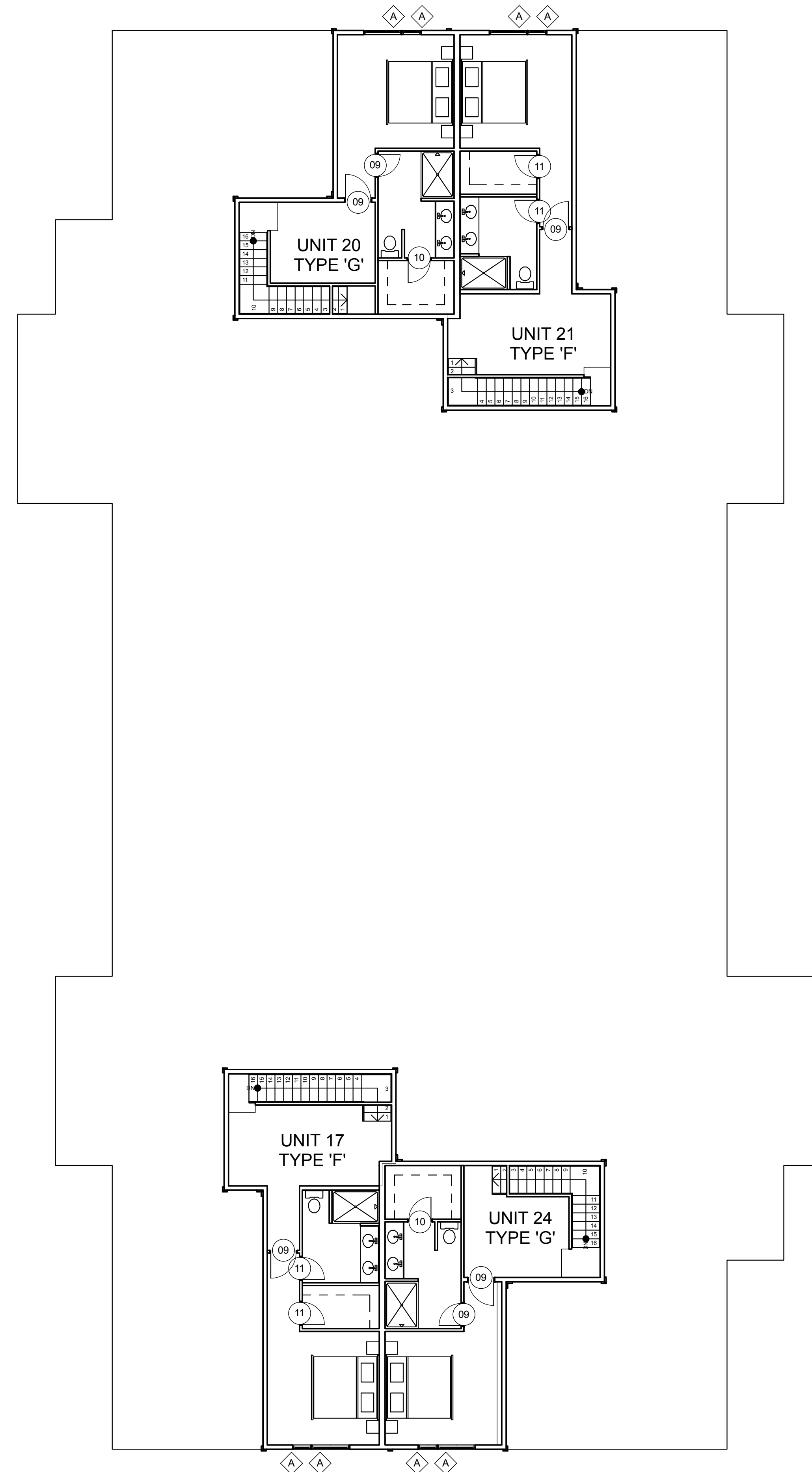
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

4TH FLOOR
PLAN

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

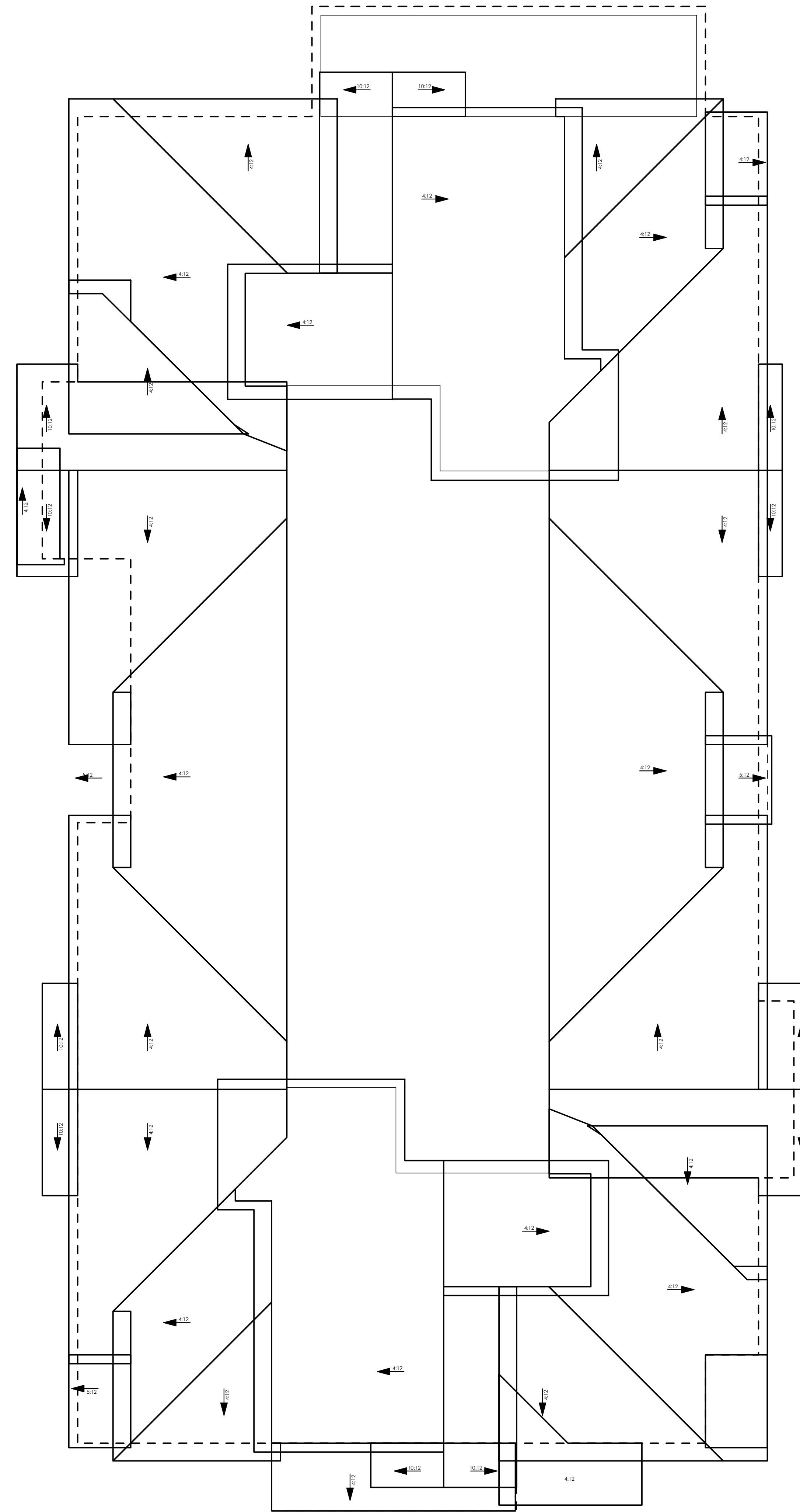
SHEET

A-7

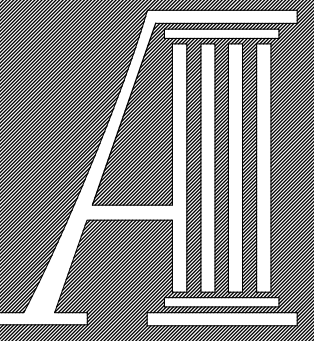


1
A-7 4TH FLOOR LOFTS PLAN
SCALE: 1/8" = 1'-0"

C:\AA\Arch\Project 2015-2016\1519 - Lot 148 La Bonte Dr\Drawing\Arch
FILE: Drawing\1519 - Lot 148 La Bonte Dr - Condo Building 11.rvt PLOT DATE: 8/25/2017



1 ROOF PLAN
A-8 SCALE: 1/8" = 1'-0"



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LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

ROOF PLAN

JOB 1519
DWN BY LP
ISSUE

08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

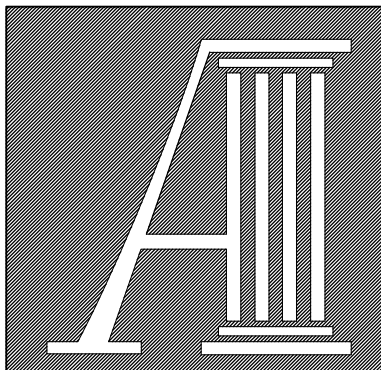
SHEET

A-8



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

ITEM	MATERIAL	COLOR
ROOF:	30 YR. COMP. SHINGLES	SEE COLOR BOARD
EAVE/RAKE:	2X6 & 2X10, MTL/DRIP EDGE	
PRIMARY SIDING:	1X10 HORIZ. WOOD	
1ST ACCENT SIDING:	BOARD AND BATTEN	
2ND ACCENT SIDING:	1X10 WEATHERED WOOD	
3RD ACCENT SIDING:	CORR. MTL.	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM:	2x	
OUTSIDE CORNER TRIM:	2x8	
INSIDE CORNER TRIM:	2x8	
DECKS/RAILS:	METAL RAILS AND WOOD NEWELS, CONCRETE DECK	
EXPOSED BEAMS/COL:	GLU-LAM & TIMBER	
1ST BASE:	NATURAL ROCK	
2ND BASE:	VERT. CORRUGATED METAL	



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LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

BUILDING ELEVATIONS

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

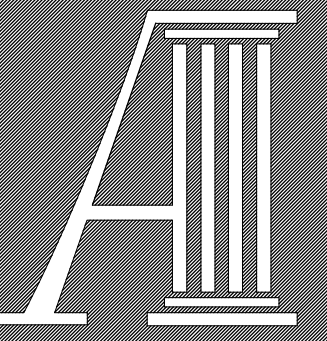
SHEET

A-9



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

G:\AA Arch\Project 2015-2016\1519 - Lot 16R La Bonte Dr\Drawings\Arch
 FILE: Drawings\1519 - Lot 16R La Bonte Dr - Condo Building 11.rvt
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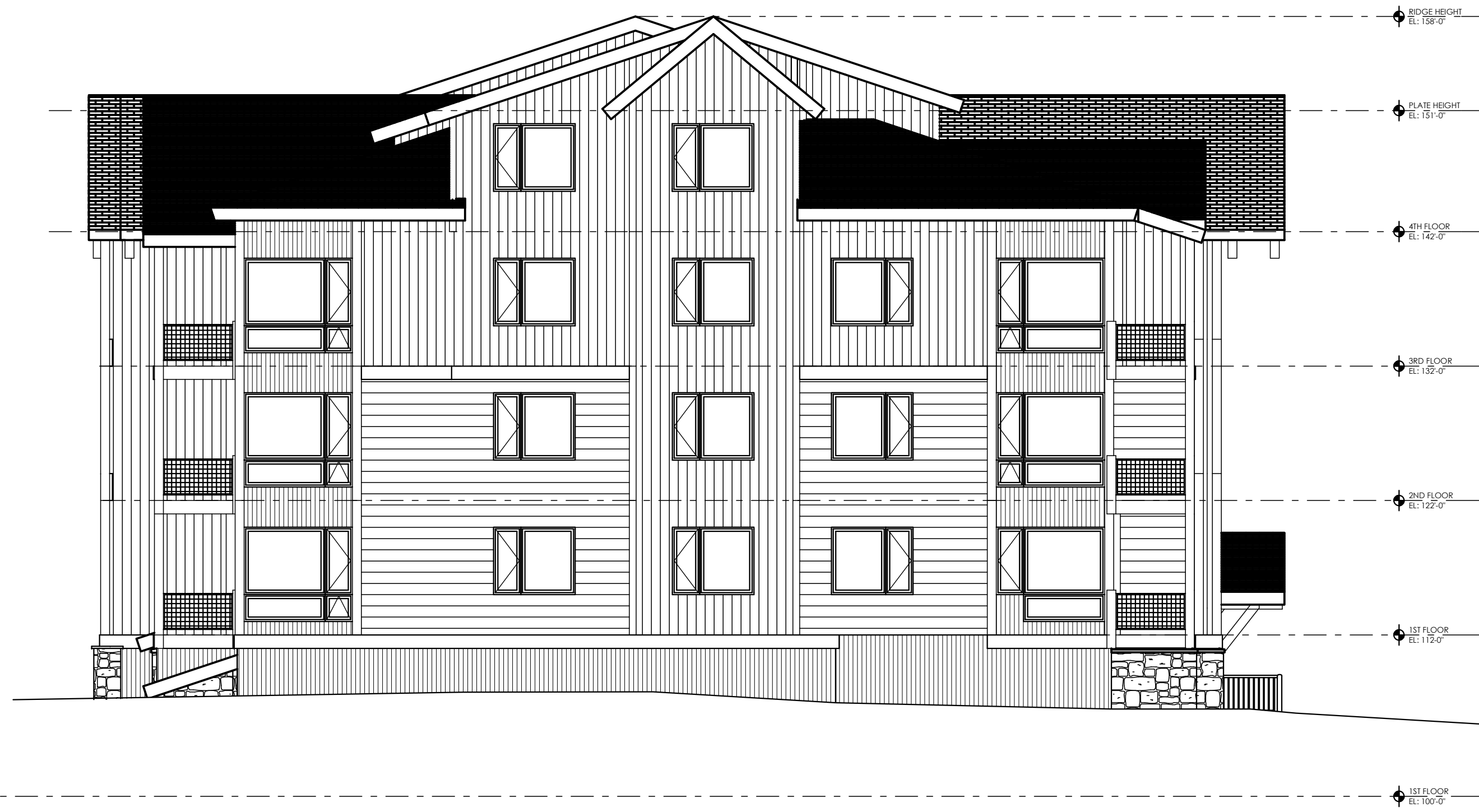
LOT 16R - DILLON FLATS
LA BONTE STREET
DILLON, COLORADO

BUILDING
ELEVATIONS

JOB 1519
DWN BY LP
ISSUE
08/15/17 SITE PLAN SUBMITTAL
08/24/17 SITE PLAN RESUBMITTAL

SHEET

A-10



1 NORTH ELEVATION
A-10 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A-10 SCALE: 1/8" = 1'-0"

Arapahoe Architects
322C N Main St
Breckenridge, CO 80424
Job Number: 1519
Date: 08/15/2017

Lot 16 Flats
Dillon Core
Dillon, CO

Sheet:
CBD-1

MATERIALS

COLOR

SAMPLE

ROOF
Composite Asphalt
Shingle

Timberline HD
"Mission Brown"



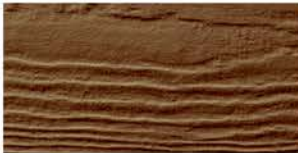
FASCIA AND TRIM
1x4 on 5/4
Window and Corner Trim

"Spicewood"



PRIMARY SIDING
1x8 Cement Lap Siding

"Chestnut Brown"



ACCENT SIDING #1
Vertical 1x8 w/ 1x3
Board & Batten

"Chestnut Brown"



ACCENT SIDING #2
Vertical 1x8 w/ 1x3
Board & Batten

"Weathered Wood"



ACCENT SIDING #3
Corrugated Metal

"Rusty Metal"



DOORS & WINDOWS
Aluminum Clad Wood

"Dark Bronze"



**BEAMS, COLUMNS &
NEWELS**
Rough Sawn Timber

Sherwin Williams
Semi-Trans
"Woodridge"



BASE
Natural Stone

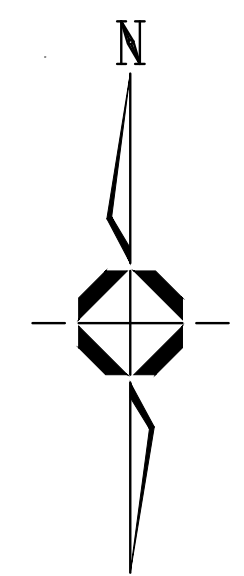
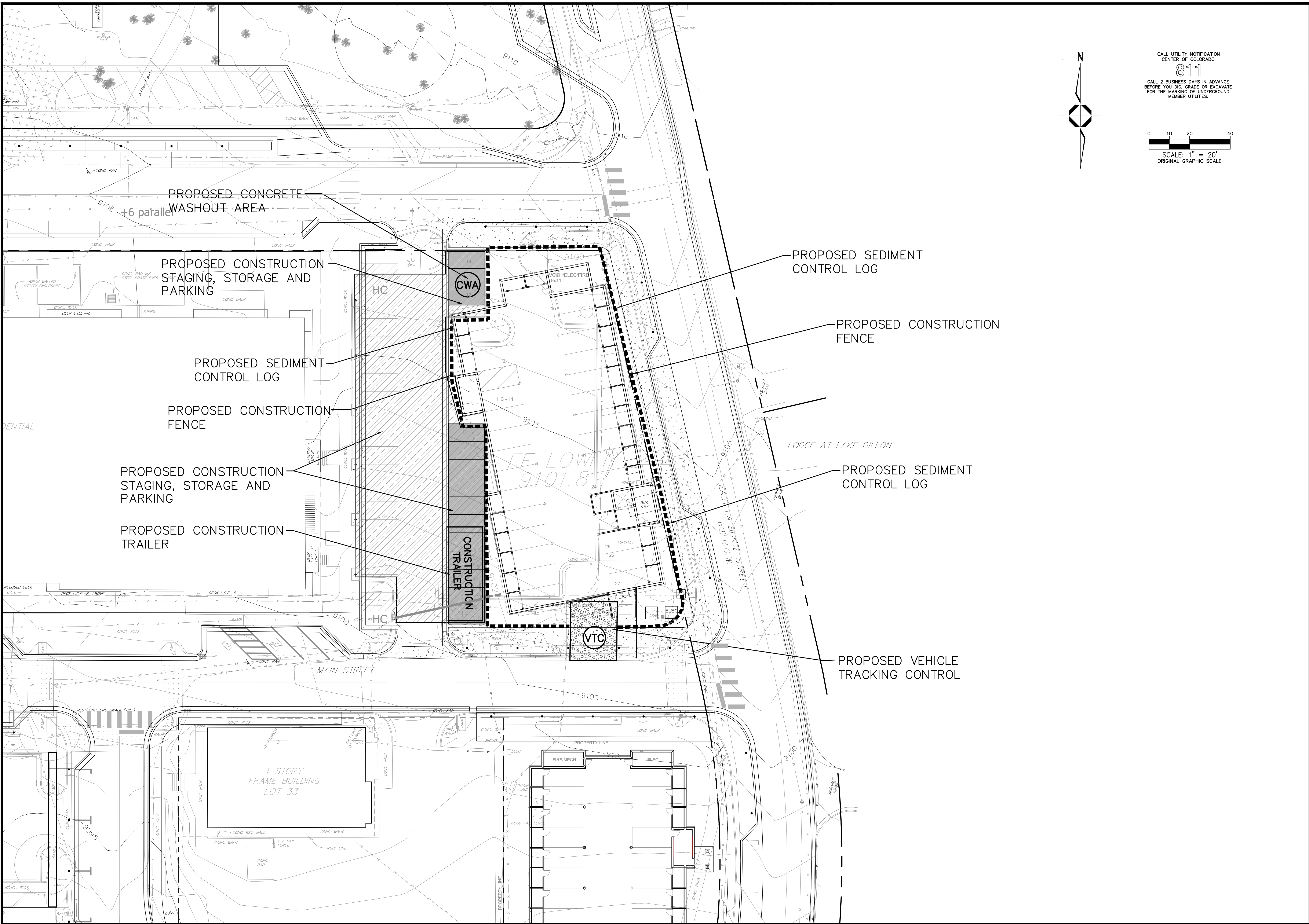
Teluride Stone Company
"Greystone"



ACCENT BASE
Corrugated Metal

"Rusty Metal"





CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE



No.	Revision/Issue	Date	Description
1	FINAL SITE PLAN/PLAT	9/22/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
tenmileengineer@aol.com

**DILLON TOWN CENTRE
LOT 16**
TOWN OF DILLON, COLORADO
**EROSION CONTROL AND
CONSTRUCTION MANAGEMENT PLAN**

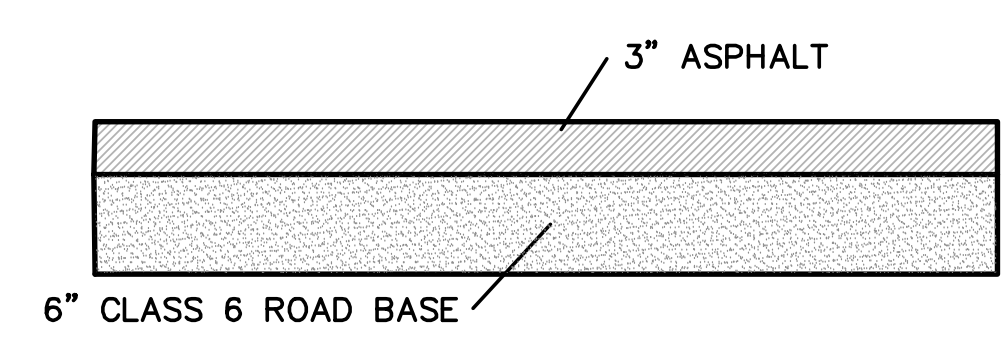
DILLON LOT 16	
Date 8/15/17	Sheet 4
Scale 1"=20'	

Arapahoe Architects P.C.
P.O. BOX 4780
322C North Main St.
Breckenridge, CO 80424

Lighting Cut Sheet

MANUFACTURER:	Portfolio Dovray
SERIES:	Outdoor Wall Light
MODEL:	FS130125-29
LAMP & WATTAGE:	Standard Edison Screw based 60W
MOUNTING:	Wall
STYLE:	Oil-Rubbed Bronze
APPLICATION:	Exterior
DARK SKY FEATURE:	Full Cut-Off
DIMENSIONS:	7.75"H x 7.85"W x 8.9"D

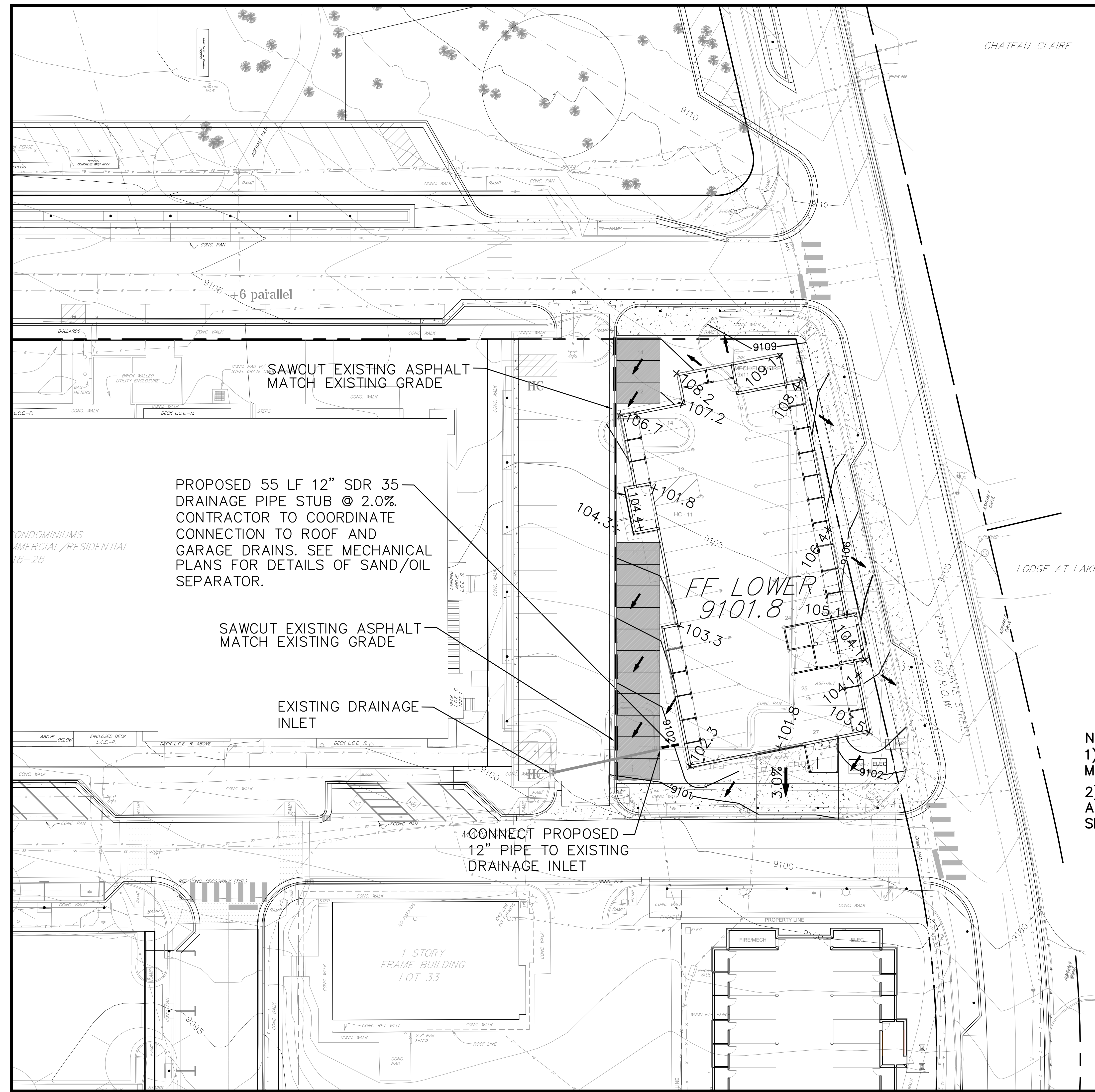




PAVEMENT SECTION SHALL BE 3" ASPHALT ON 6" OF ROAD BASE. SEE GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS. SECTION TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER.

TYPICAL PAVEMENT SECTION
NO SCALE

No.	Revision/Issue	Date	Description
1	FINAL SITE PLAN/PLAT	9/15/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL



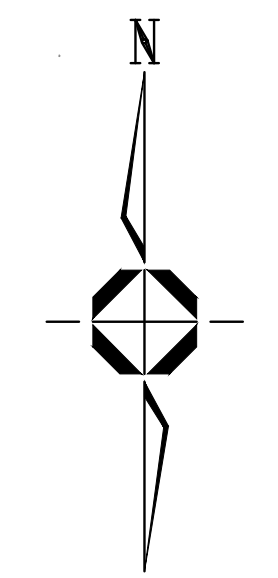
PROPOSED 55 LF 12" SDR 35 DRAINAGE PIPE STUB @ 2.0%. CONTRACTOR TO COORDINATE CONNECTION TO ROOF AND GARAGE DRAINS. SEE MECHANICAL PLANS FOR DETAILS OF SAND/OIL SEPARATOR.

SAWCUT EXISTING ASPHALT MATCH EXISTING GRADE

EXISTING DRAINAGE INLET

CONNECT PROPOSED 12" PIPE TO EXISTING DRAINAGE INLET

NOTE:
1) ALL STORM SEWER SHOWN IS PRIVATE AND SHALL BE MAINTAINED BY THE DILLON FLATS HOA.
2) ALL CONCRETE SIDEWALKS, PANS, CURB AND GUTTER AND RAMPS TO BE CONSTRUCTED PER TOWN OF DILLON SPECIFICATIONS AND DETAILS.



CALL UTILITY NOTIFICATION CENTER OF COLORADO 811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
tenmileengineer@aol.com

DILLON TOWN CENTRE LOT 16
TOWN OF DILLON, COLORADO
OVERALL GRADING PLAN

Project DILLON LOT 16	
Date 8/15/17	Sheet 8
Scale 1"=20'	

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 8F5K-B; G5F9-BH8888HC@9DF-BH8CB&L" *D5DF" DF-BHE; H-9C98F5K-B; G5F458+ : 9F9BHGN9K @AD57H4-9C7569" J9F+ M4-9; F5D->7 C75@69; CF9 F9; 9F9B74B; 5BMA95G F9A9BH-C-9C9G-C-99HC" H-9F974D98HC; H-9C9 DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL F97CAA9B85HCBCG; H-9F9DCFFH5F9; C@CK98 H F4; 7CBGCF1 7HCB" H-9 7CBF57FCF G->@1 QH-9C97CBHF57H8C71 A9BH-C-5G565GG; CF H-9G4B" + H-9 OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATSFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN

- DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETECTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

EROSION NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE TOWN OF BRECKENRIDGE AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF WAYS.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

LANDSCAPE NOTES


- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 1' @ 5B85A9B888D9F QD97+ #75HCBC"
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY BENDA BOARD, 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, BENDA BOARD OR EQUAL. EDGER IS BCHF9E1 F98K -9B 58-579BH-C 71 FGZK 5@ZK 5@GCF C@8: 9B79CK H-B" T.C. PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED WOOD LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH SMALL NUGGET WOOD LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- K-<9B 7CAD@#D25@@; F589G-C-5@@9K H-B ZH%T C ; #G-98; F589G5GC-CKB ON THE PLANS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

SHEET INDEX

- L-00 LANDSCAPE NOTES
- L-01 LANDSCAPE PLAN


VICINITY MAP




NORRIS DESIGN
 Planning | Landscape Architecture | Project Promotion
 409 Main Street, Suite 207
 PO Box 2320
 Frisco, CO 80443
 P 970.368.7068
 www.norris-design.com

LOT 16 / LA BONTE STREET
 Dillon, CO

OWNER:



DATE:
08/15/17

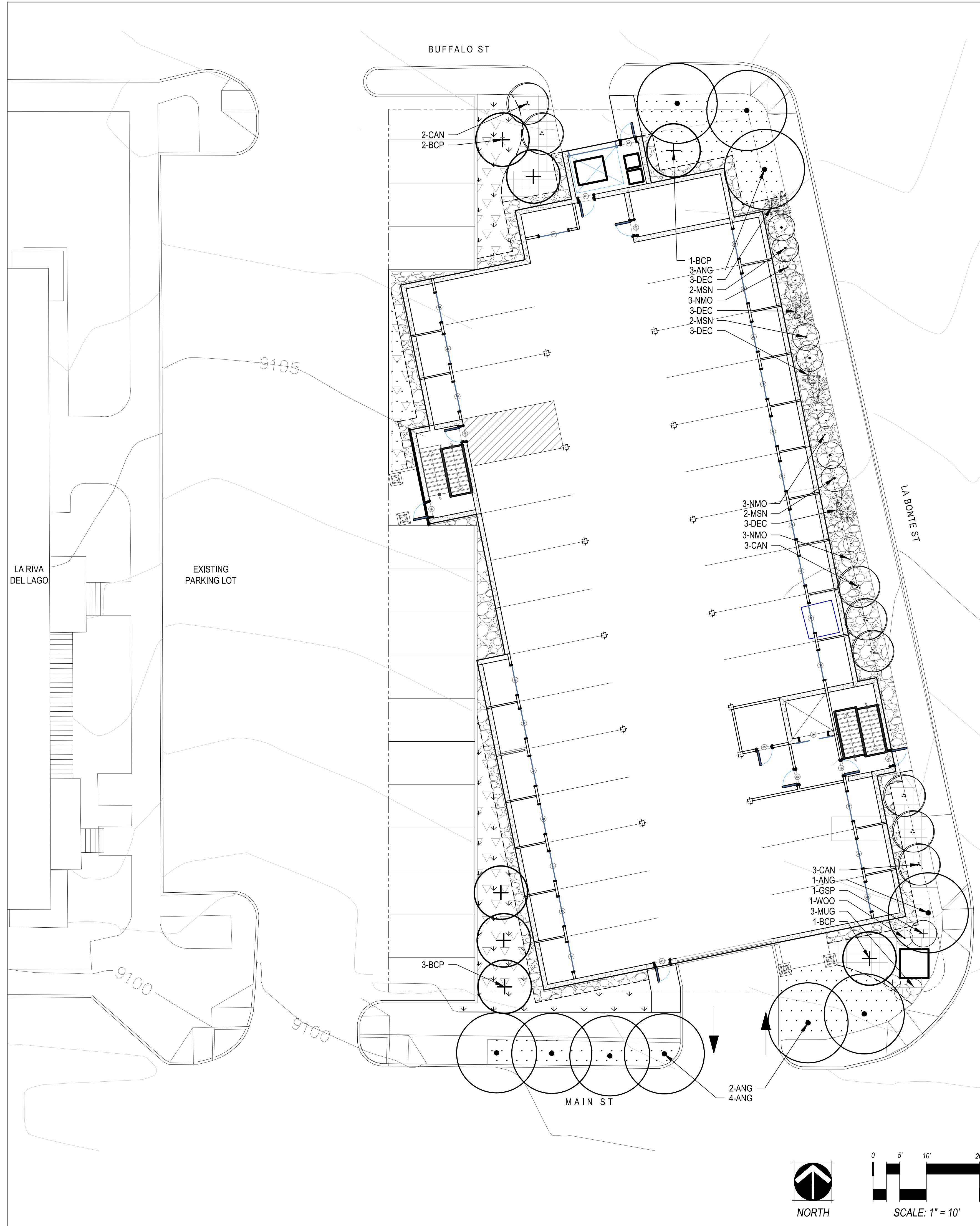
DRAFT

SHEET TITLE:
LANDSCAPE NOTES

L-00

CHECKED BY:
 DRAWN BY:
 ES LM

NOT FOR CONSTRUCTION



PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES				
10	ANG	ASPEN, QUAKING (SINGLE STEM)	POPULOUS TREMULOIDES	1.5" CAL., B&B
8	CAN	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1.5" CAL., B&B
EVERGREEN TREES				
7	BCP	BRISTLEcone PINE	PINUS ARISTATA	6' HT. MIN., B&B
SHRUBS				
6	MSN	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	#5 CONT.
9	NMO	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	#5 CONT.
1	WOO	WOODS ROSE	ROSA WOODSII	#5 CONT.
1	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
3	MUG	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
ORNAMENTAL GRASSES				
12	DEC	TUFTED HAIR GRASS	DESCHAMPسيا CESPITOSA	# 1 CONTAINER

SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
STREET TREES	22	22	N/A	20
PARKING BUFFER	3	3	N/A	N/A
TOTAL	25	25	N/A	N/A

LEGEND

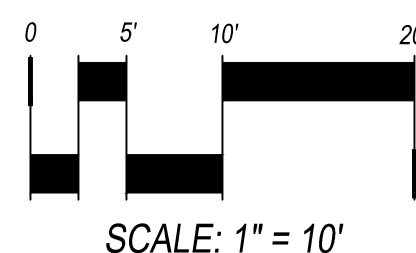
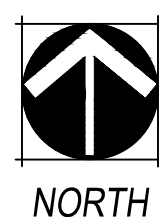
- EVERGREEN TREES
- DECIDUOUS TREES
- SHRUBS
- ORNAMENTAL GRASSES
- NATIVE GRASS SEED
- SOD
- LANDSCAPE BED, SHREDDED BARK MULCH
- PROPOSED SNOW STORAGE AREA
- RIVER ROCK COBBLE MULCH
- SPADE CUT EDGER
- EXISTING TREE

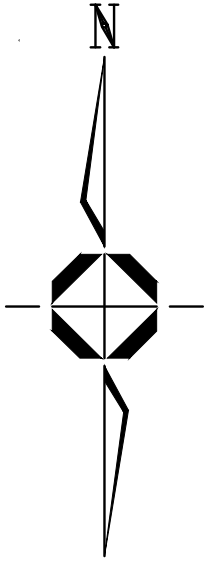
SNOW STORAGE CALCULATIONS

PAVED AREA:	1,970 SF
25% REQ'D STORAGE:	493 SF
STORAGE PROVIDED:	500 SF

OPEN SPACE CALCULATIONS

TOTAL SITE:	0.33 Acres
TOTAL LANDSCAPE AREAS:	0.05 Acres
OPEN SPACE:	15%



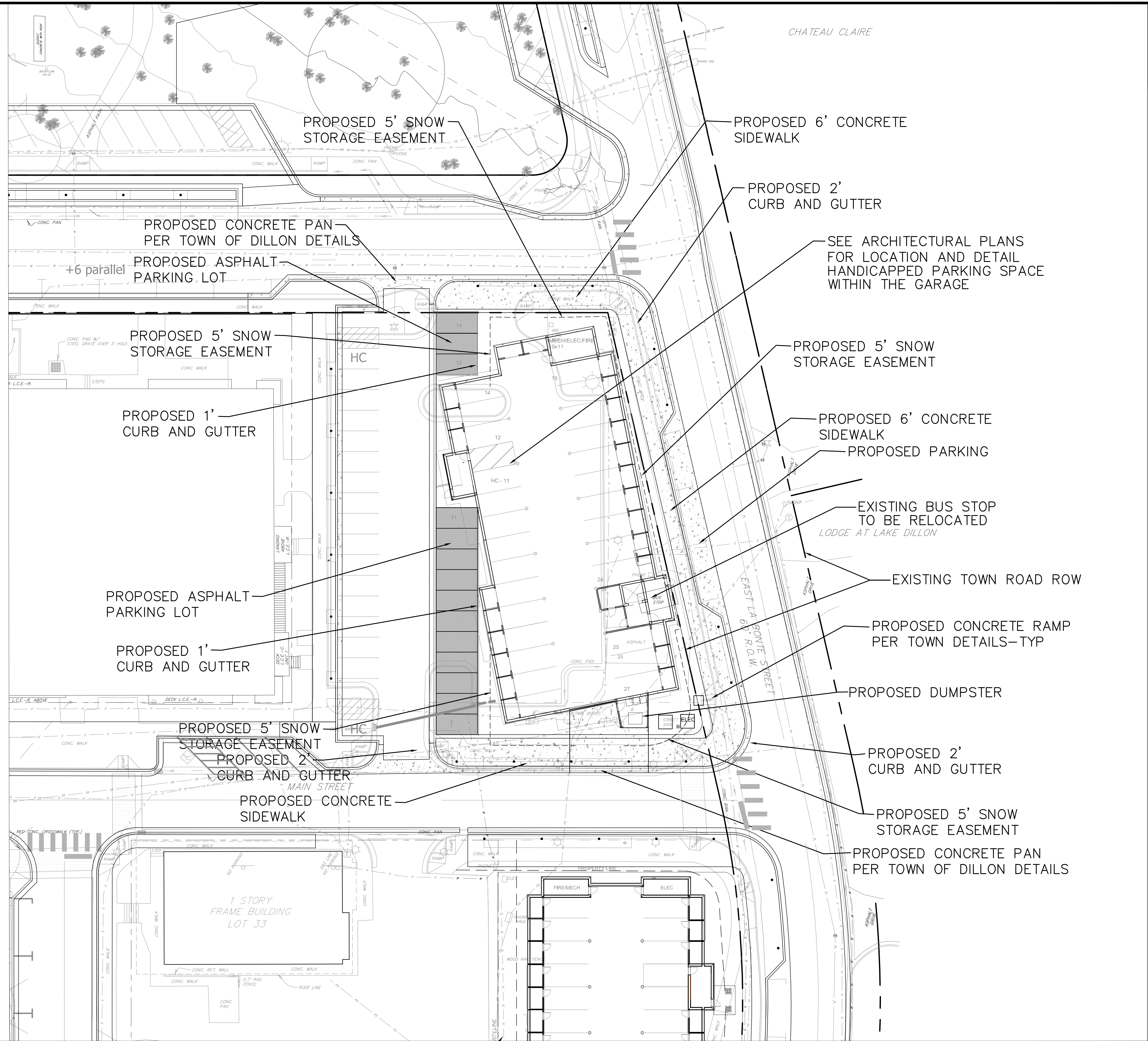


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

LEGEND

- SANITARY MANHOLE
- RIPRAP
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER STOPBOX
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC MKR
- ELECTRIC PEDESTAL
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- GAS MKR POST
- IRRIGATION CONTROL BOX
- IRRIGATION VALVE
- VENT PIPE
- BUSH EVERGREEN
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- HANDICAP RAMP
- TRAFFIC CONTROL CABINET
- TRAFFIC CONTROL VAULT
- TRAFFIC SIGNAL
- DELINEATOR
- SIGN
- UE — ELECTRIC UNDERGROUND
- UT — TELEPHONE LINE UNDERGROUND
- FO — FIBER OPTIC UNDERGROUND
- TV — CABLE TV UNDERGROUND
- G — GAS LINE UNDERGROUND
- B — STORM REINFORCED CONCRETE PIPE
- W — WATER LINE UNDERGROUND
- SS — SANITARY UNDERGROUND
- F — FENCE
- LE — LANDSCAPE EDGE
- TL — TREELINE
- CR — CROWN ROAD
- EA — EDGE ASPHALT
- EC — EDGE CONCRETE
- TR — TRAIL
- CH — CHASE
- PF — PAN FLOWLINE
- WS — LINEMARKING WHITE STRIPE SOLID
- YS — LINEMARKING YELLOW STRIPE SOLID
- GR — GUARD RAIL
- SB — SPEED BUMP
- ST — STEPS
- STR — STRUCTURE
- HR — HANDRAIL
- W — WALL
- CONCRETE
- ASPHALT PAVEMENT



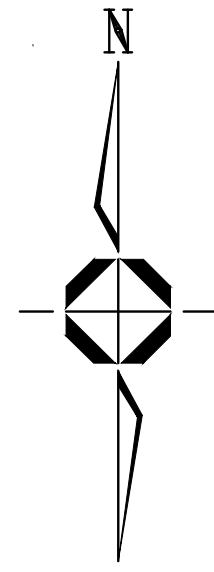
No.	Revision/Issue	Date	Description
1	FINAL SITE PLAN/PLAT	9/22/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
tenmileengineer@aol.com

DILLON TOWN CENTRE LOT 16
TOWN OF DILLON, COLORADO
SITE AND EASEMENT PLAN

Project: DILLON LOT 16
Date: 8/15/17
Scale: 1"=20'

Sheet: **3**



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

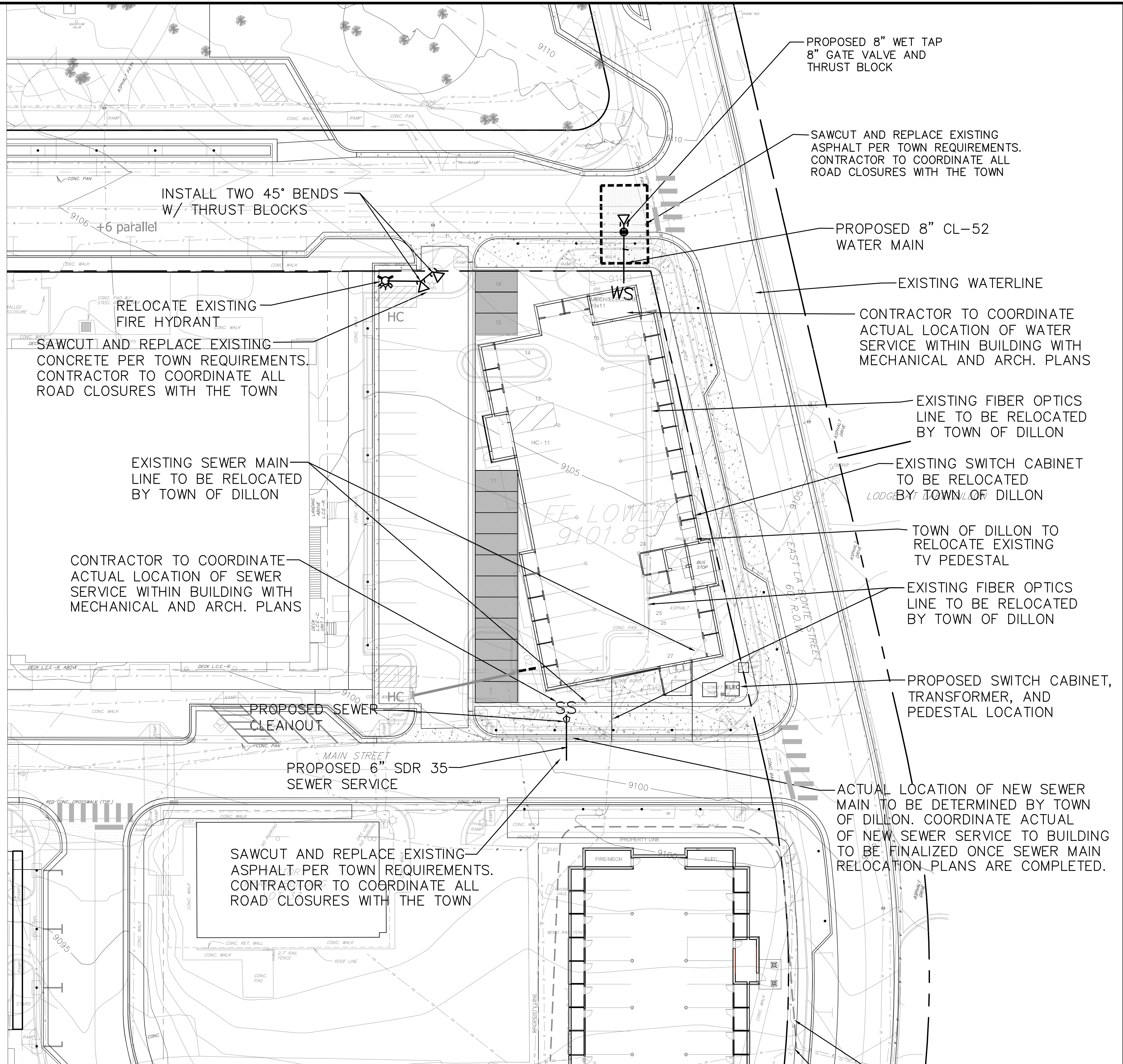
0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

NOTE: ALL WATER, SANITARY SEWER AND STORM SEWER SHOWN ON THE PLANS ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY HOA.

LEGEND

- SANITARY MANHOLE
- RIPRAP
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
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- SPEED BUMP
- STEPS
- STRUCTURE
- HANDRAIL
- WALL
- CONCRETE
- ASPHALT PAVEMENT

NOTE: ALL EXISTING TOWN OF DILLON ELECTRICAL AND STREET LIGHT SERVICES, INCLUDING TO MARINA PLACE, SHALL BE RELOCATED BY TOWN. ACTUAL ALIGNMENT TO BE COORDINATED WITH DEVELOPER.



No.	Revision/Issue	Date	Description
1	FINAL SITE PLAN/PLAT	9/22/17	TOD FINAL SITE PLAN & PLAT SUBMITTAL

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
tenmileengineer@aol.com

DILLON TOWN CENTRE LOT 16
TOWN OF DILLON, COLORADO
OVERALL UTILITY PLAN

Project: DILLON LOT 16	
Date: 8/15/17	Sheet: 9
Scale: 1"=20'	