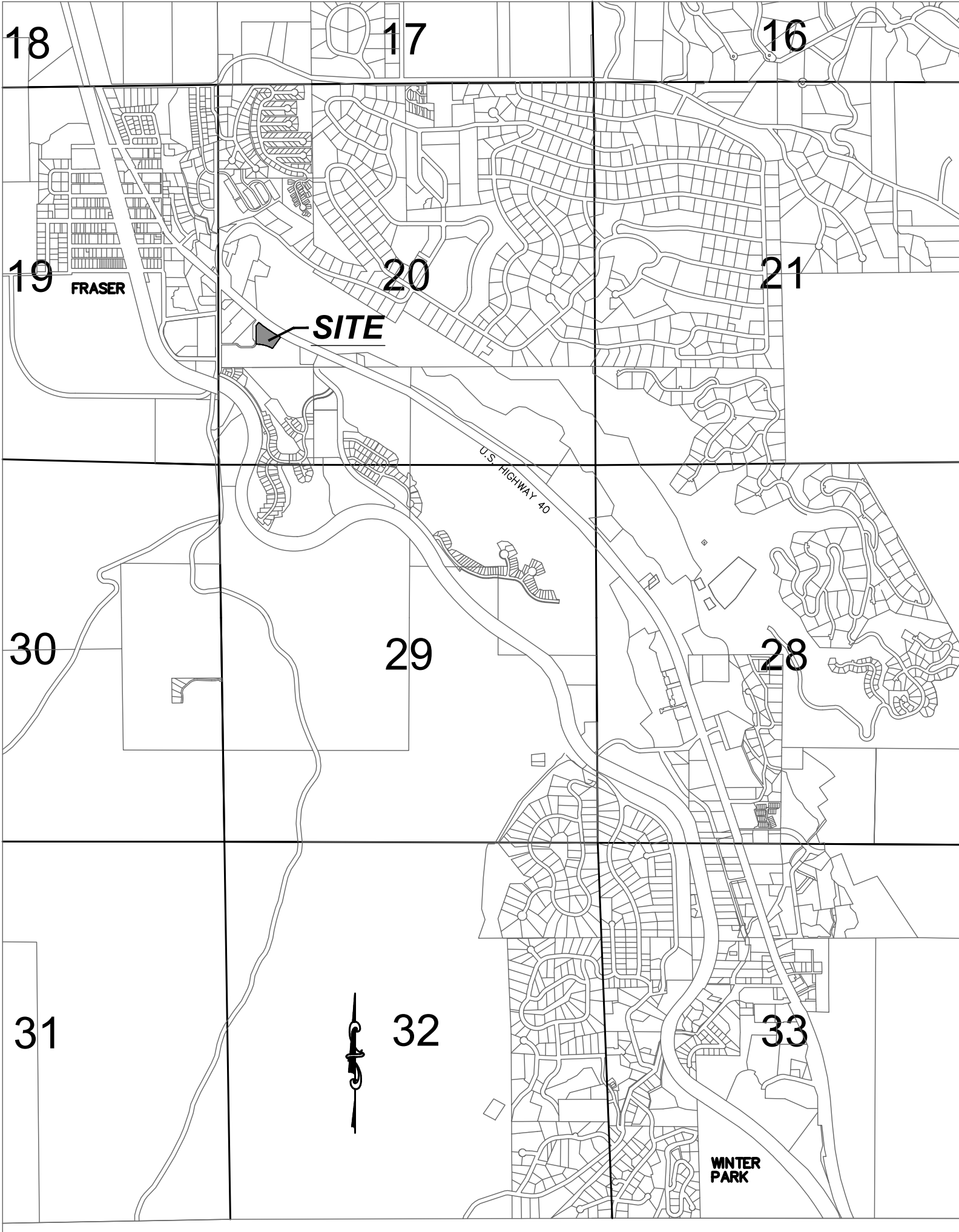


MAJOR SITE PLAN
THE ASCENT

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=2500'-0"

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
LANDSCAPE PLAN	3
BUILDING FLOOR PLAN	4-8
BUILDING ELEVATIONS	9-12
LIGHTING PLAN	13
OPEN SPACE PLAN	14

LEGAL DESCRIPTION

Lots 1 and 3 OF THE ASCENT FINAL PLAT AT RECEPTION NO. _____, A REPLAT OF LOT 2, MEYERS SUBDIVISION AND A REPLAT OF SKI BROKER EMPLOYEE HOUSING APARTMENTS TRACT C RESUBDIVISION OF PARCEL C FOREST MEADOWS SOLAR COMMUNITY, Reception Number 2021013571.

Zoning	Business
Minimum Lot Area	Multi-family dwelling unit: "Twenty one hundred and seventy eight (2,178) square feet
Minimum Lot Width	Residential: Fifty (50) feet
Minimum Front Yard	Residential: Twenty (20) feet
Minimum Side Yard	Residential: Five (5) feet
Minimum Rear Yard	Residential: Ten (10) feet
Minimum Stream Setback	Thirty (30) feet; a greater setback of up to one hundred fifty (150) feet may be required during site plan review
Minimum Floor Area	Principal Structure: Five hundred (500) square feet
Maximum Height	Accessory Dwelling Unit: Two hundred (200)
Minimum Required Open Space	Forty-five (45) feet
	Thirty-five percent (35%); see below.
Required open space. For residential multi-family development consisting of condominiums, townhomes or apartments, the minimum required open space shall be thirty-five percent (35%) of the gross land area. Of the thirty-five percent (35%) required open space, fifteen percent (15%) shall consist of landscaping consistent with the standards in Section 19-4-160 of this Chapter.	

SURVEYOR
Aztec Consultants Inc.
300 East Mineral Ave.
Suite 1
Littleton, CO 80122

ARCHITECT
EV Studio
5335 W. 48th Ave.
Suite 300
Denver, Colorado 80212

OWNER
Ski & Board Broker, LLC
Cornerstone Winter Park Holdings, LLC
PO Box 30
Winter Park, CO 80482

ENGINEER
Terracina Design
10200 East Girard Avenue
Suite A-314
Denver, Colorado 80231
(303) 632-8867

PLANNER
Terracina Design
10200 East Girard Avenue
Suite A-314
Denver, Colorado 80231
(303) 632-8867

LANDSCAPE
Terracina Design
10200 East Girard Avenue
Suite A-314
Denver, Colorado 80231
(303) 632-8867

MAJOR SITE PLAN
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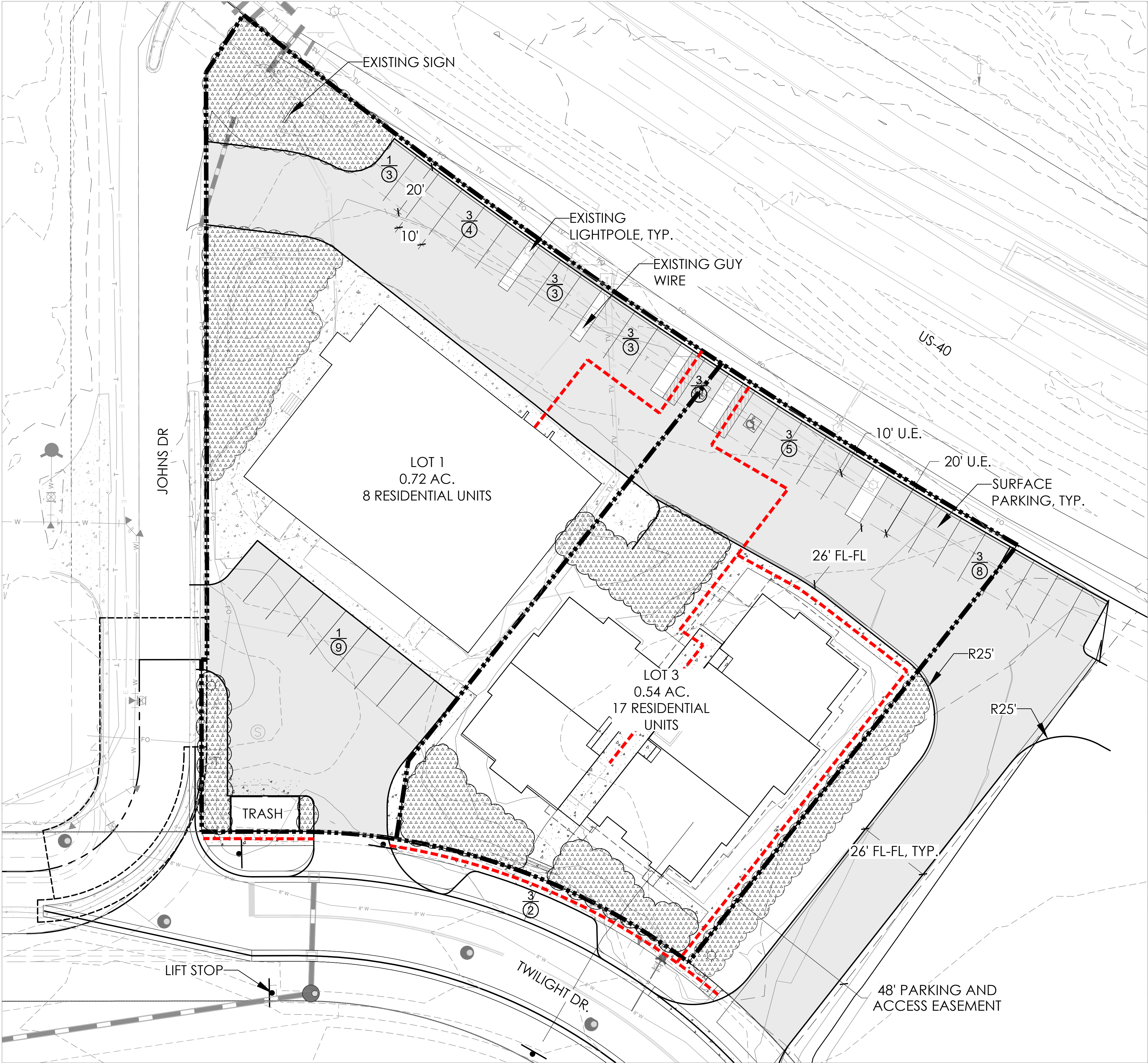
LEGEND

- LOT LINE
- ADA ACCESSIBLE ROUTES
- CONCRETE WALKS
- ASPHALT
- SNOW STORAGE
- LOT
SURFACE SPOTS

SNOW STORAGE			
LAND USE	SF	REQUIRED	PROVIDED
ASPHALT	25,283	8,428	8,428
UNCOVERED WALKS	6,080	2,027	2,027
TOTAL	31,363	10,454	10,454

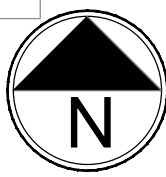
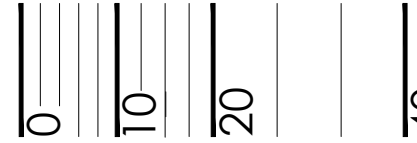
				Parking	
Lot	Lot Square Footage	Lot Acreage	Residential Units	Required	Provided
Lot 1	31,345	0.72	8	12	23
Lot 3	23,379	0.54	17	26	25
Total	54,724	1.26	25	38	48

- NOTE:
- SNOW STORAGE REQUIREMENTS MET AT (1) ONE SF OF SNOW STORAGE PER (3) THREE SQUARE FEET OF PARKING, DRIVEWAY, WALKWAY AND/OR LOADING AREA TO BE CLEARED.
 - ALL UNITS TO BE 2 BEDROOM UNITS
 - PARALLEL PARKING ALONG TWILIGHT DRIVE ARE INCLUDED IN THE PARKING COUNTS
 - PARKING REQUIREMENTS:
 - RESIDENTIAL
 - (1½) ONE AND ONE-HALF SPACES PER UNIT
 - SECTION 19-4-240-(C) - THE TOWN STAFF MAY ALLOW ON-STREET PARKING TO SATISFY THE MINIMUM OFF-STREET PARKING REQUIREMENTS IN THE OLDER SECTIONS OF THE BUSINESS DISTRICT
 - SECTION 19-4-240-(F) - THE TOWN STAFF MAY ALLOW OFF-SITE PARKING WITHIN FIVE HUNDRED FEET (500) OF THE FRONT ENTRY TO TO THE BUILDING TO SATSIFY THE OFF-STREET PARKING REQUIREMENTS.
 - DENSITY PERMITTED:
 - 1.26 ACRES x 20 DU/AC = 25 RESIDENTIAL UNITS



Know what's below.
Call before you dig.

Scale: 1"= 20'-0"



SITE PLAN

January 29, 2025
SHEET 2

MAJOR SITE PLAN
THE ASCENT

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

LEGEND

----- LOT LINE

----- STEEL EDGER

TURF

NATIVE SEED

ROCK MULCH

CONCRETE WALKS

LANDSCAPE			
LAND USE	REQUIRED	PROVIDED	QTY
LANDSCAPE AREA (15% OF SITE)	8,209	13,480	
TREES (75% OF LANDSCAPE AREA)	6,157	6,175	19
SHRUBS (15% OF LANDSCAPE AREA)	1,231	1,292	68

AVERAGE TREE SIZE: 325 SF

AVERAGE SHRUB SF: 19 SF

NATIVE GRASS MIX

COMMON NAME	BOTANICAL NAME	% OF MIX	APPLICATION RATE
MANCHAR SMOOTH BROME	BROMUS INERMIS LEYSS	20%	10.0
POTOMAC ORCHARD	DACTYLUS GLOMERATA L.	20%	10.0
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	20%	10.0
PERENNIAL RYE	LOLIUM PERENNE L.	11%	5.5
REUBENS CANADA BLUE	POA COMPRESSA	10%	5.0
ANNUAL RYE	LOLIUM MULTIFLORUM LAM.	10%	5.0
TIMOTHY	PHLEUM PRATENSE	5%	2.5
CICER MILKVETCH	ASTRAGALUS CICER L.	2%	1.0
ALSIKE CLOVER	TRIFOLIUM HYBRIDUM	2%	1.0
TOTAL			50.0 LBS/PLS/ACRE

- NOTE: ALL DISTURBED AREAS THAT ARE NOT PAVED SURFACE OR NOT SHOWN AS SHRUB BED WILL BE SEEDED WITH NATIVE GRASS MIX SHOWN ABOVE.
- SEED APPLICATION: DRILL SEED 0.25"-0.5" INTO THE SOIL. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT DOUBLE THE ABOVE RATE AND RAKE 0.25"-0.5" INTO THE SOIL. ON SLOPES STEEPER THAT 2:1 HYDROSEED AT DOUBLE THE RATE.
 - SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.
 - FERTILIZATION APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.
 - HYDROMULCH APPLICATION: HYDROMULCH SHALL CONSIST OF CELLULOSE FIBER MULCH AND MULCH TACKIFIER AND SHALL BE APPLIED AT THE RATES OF 2,000 LBS. PER ACRE AND 100 LBS. PER ACRE CONSECUTIVELY.
 - THE OWNER OR ASSIGNEE WILL PROVIDE ADEQUATE MAINTENANCE FOR ALL SITE ELEMENTS.
 - TREE PLANTING SHALL FOLLOW INTERNATIONAL WILDLAND URBAN CODE (10' SEPARATION FROM BUILDING AND CROWN OF TREE).

EROSION CONTROL

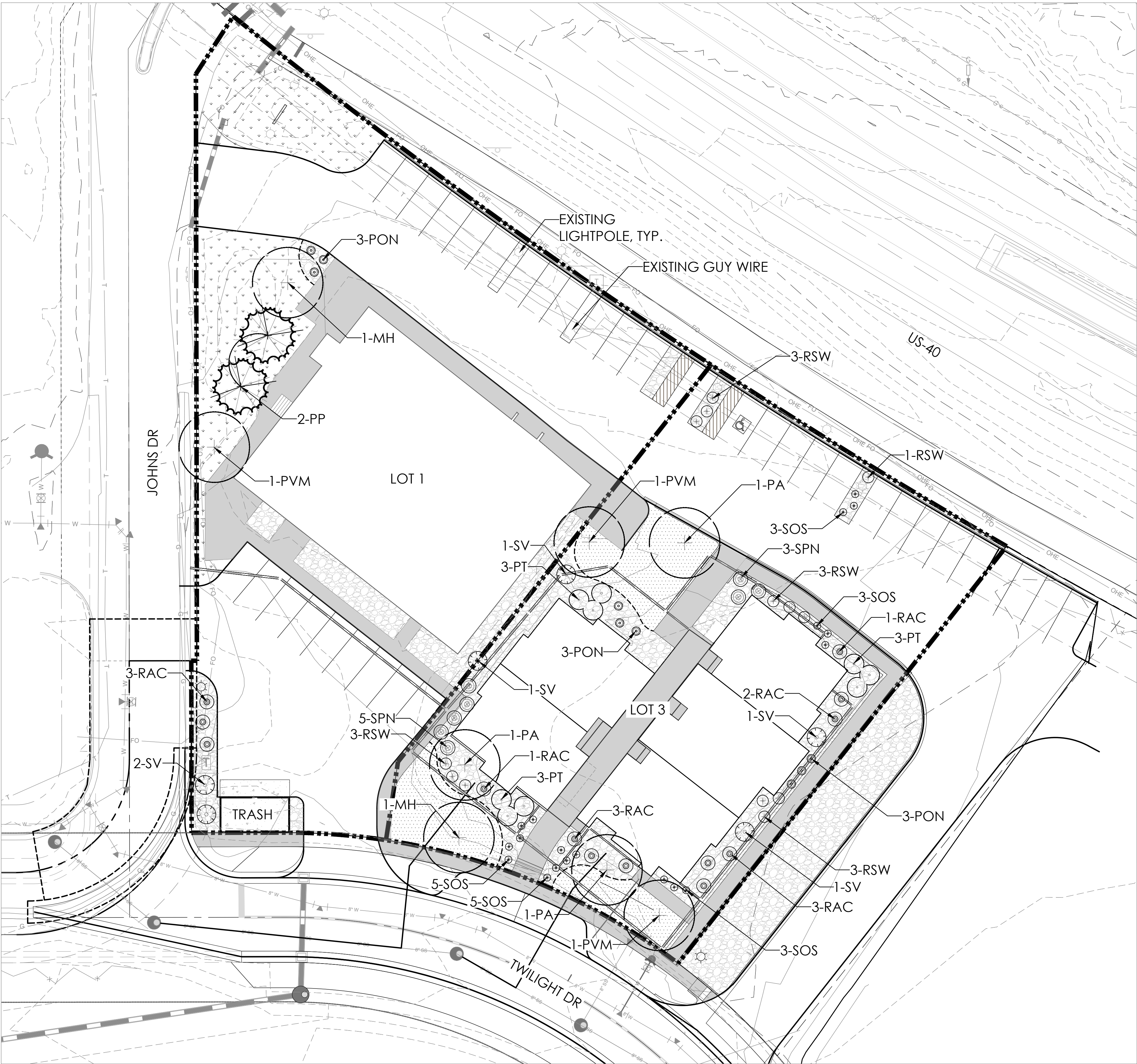
BEST MANAGEMENT PRACTICES WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION

PLANT SCHEDULE

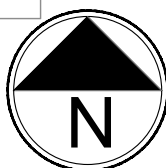
SYM	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	QTY
DECIDUOUS ORNAMENTAL TREES					
MH	MALUS 'HOPA'	CRAB APPLE, HOPA	1" CAL	B&B	2
PA	POPULUS ANGUSTIFOLIA	COTTONWOOD, NARROWLEAF	1" CAL	B&B	3
PT	POPULUS TREMULOIDES	ASPEN, QUAKING	1" CAL	B&B	9
PVM	PRUNUS VIRINIANA MELANOCARPA	CHOKEBERRY, NATIVE	1" CAL	B&B	3
EVERGREEN TREES					
PP	PICEA PUNGENS	SPRUCE, BLUE	6' HT	B&B	2
DECIDUOUS SHRUBS					
PON	PHYSOCARPUS OPULIFOLIUS NANUS	NINEBARK, DWARF	#5	CONT.	9
RAC	RIBES ALPINUM	CURRENT, ALPINE	#5	CONT.	13
RSW	ROSA SP.	ROSE, WILD	#5	CONT.	13
SOS	SYMPHORICARPOS OREOPHILUS	SNOWBERRY, MOUNTAIN	#5	CONT.	19
SPN	SALIX PURPUREA NANA	WILLOW, DWARF ARCTIC	#5	CONT.	8
SV	SYRINGA VULGARIS	LILAC, PURPLE	#5	CONT.	6

NOTE:

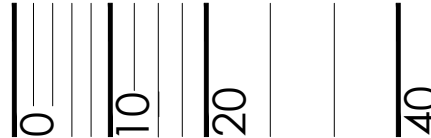
- HIS OR HER HEIRS, SUCCESSORS AND ASSIGNS WILL PROVIDE ADEQUATE MAINTENANCE FOR ALL SITE ELEMENTS. LANDSCAPING MAINTENANCE SHALL INCLUDE FERTILIZATION, PRUNING, AND NOXIOUS WEED CONTROL.



Know what's below.
Call before you dig.



Scale: 1"= 20'-0"



LANDSCAPE PLAN

January 29, 2025
SHEET 3

MAJOR SITE PLAN
SKI BROKER PLACE

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



1 LEVEL 1 OVERALL FLOOR PLAN
3/16" = 1'-0"

MAJOR SITE PLAN
SKI BROKER PLACE

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1 LEVEL 2 OVERALL FLOOR PLAN LARGE
3/16" = 1'-0"

MAJOR SITE PLAN
SKI BROKER PLACE

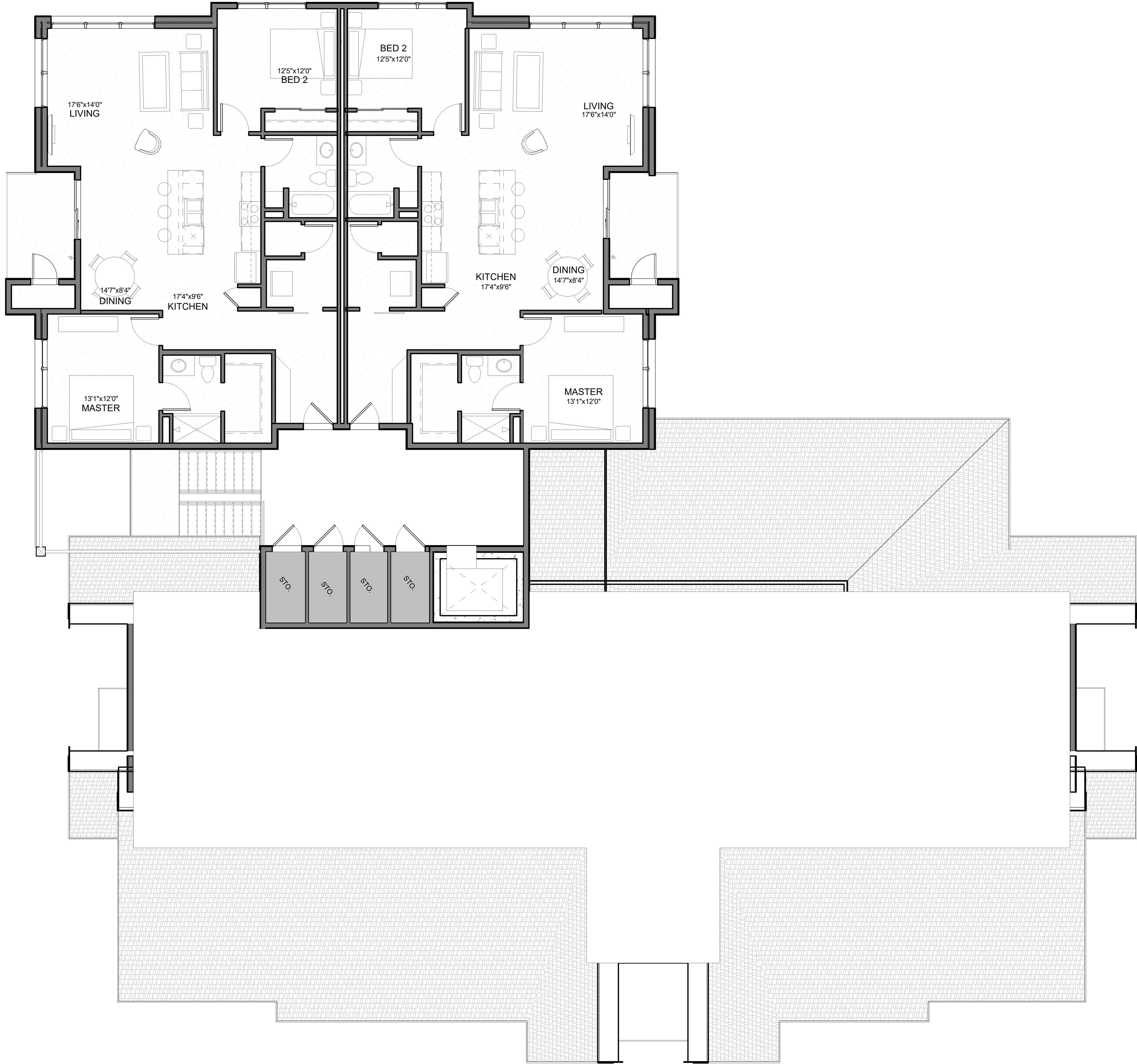
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7 1 LEVEL 3 OVERALL FLOOR PLAN LARGE
3/16" = 1'-0"

MAJOR SITE PLAN
SKI BROKER PLACE

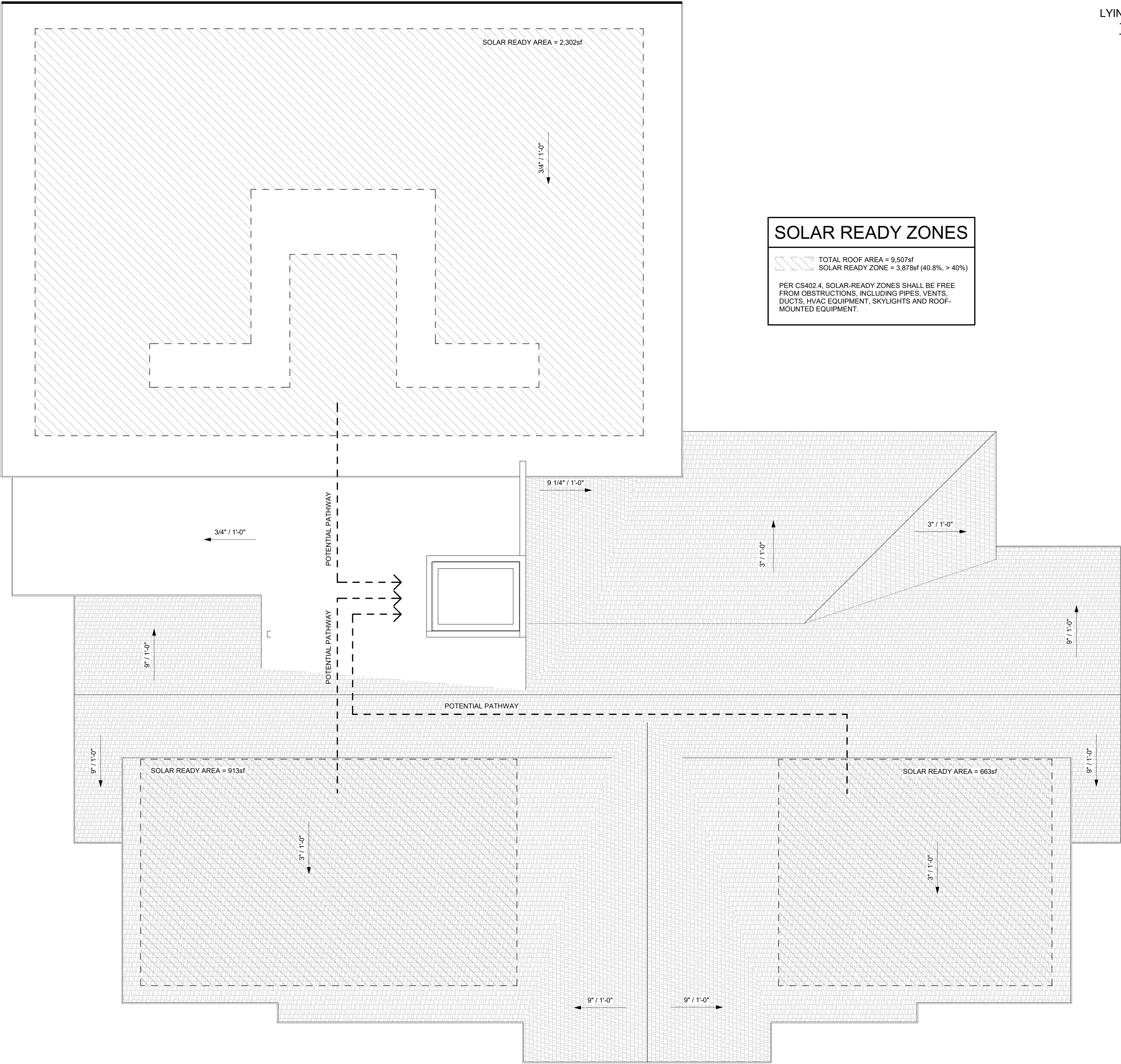
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7 1 LEVEL 4 OVERALL FLOOR PLAN LARGE
3/16" = 1'-0"

MAJOR SITE PLAN
SKI BROKER PLACE

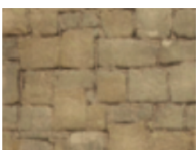
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1 ROOF PLAN LARGE
3/16" = 1'-0"


MAJOR SITE PLAN
SKI BROKER PLACE


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- 


1 GRAY STONE VENEER
- 

2 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED WHITE
- 

3 WOOD B&B SIDING - 12" VERTICAL REVEAL - STAINED
- 

4 CEMENTITIOUS LAP SIDING - 8",4",4",8",4" HORIZONTAL PATTERN - PAINTED RED
- 

5 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED GRAY
- 

6 CEMENTITIOUS BUILT-UP FASCIA - PAINTED DARK GRAY
- 

7 WOOD BUILT-UP FASCIA - STAINED

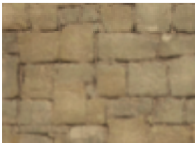
Elevation Color Legend
12" = 1'-0"





1 NW ELEVATION Color
3/16" = 1'-0"


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SKI BROKER PLACE


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- 


1 GRAY STONE VENEER
- 

2 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED WHITE
- 

3 WOOD B&B SIDING - 12" VERTICAL REVEAL - STAINED
- 

4 CEMENTITIOUS LAP SIDING - 8" 4" 4" 8" 4" HORIZONTAL PATTERN - PAINTED RED
- 

5 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED GRAY
- 

6 CEMENTITIOUS BUILT-UP FASCIA - PAINTED DARK GRAY
- 

7 WOOD BUILT-UP FASCIA - STAINED


Elevation Color Legend
12" = 1'-0"



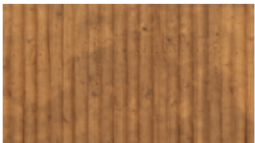
1 SE ELEVATION Color
3/16" = 1'-0"

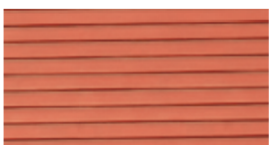
MAJOR SITE PLAN
SKI BROKER PLACE

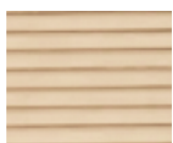
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- 


1 GRAY STONE VENEER
- 

2 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED WHITE
- 

3 WOOD B&B SIDING - 12" VERTICAL REVEAL - STAINED
- 

4 CEMENTITIOUS LAP SIDING - 8", 4", 4", 8", 4" HORIZONTAL PATTERN - PAINTED RED
- 

5 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED GRAY
- 

6 CEMENTITIOUS BUILT-UP FASCIA - PAINTED DARK GRAY
- 

7 WOOD BUILT-UP FASCIA - STAINED

Elevation Color Legend
12" = 1'-0"



1 SW ELEVATION Color
3/16" = 1'-0"

MAJOR SITE PLAN
SKI BROKER PLACE

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1 GRAY STONE VENEER



2 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED WHITE



3 WOOD B&B SIDING - 12" VERTICAL REVEAL - STAINED



4 CEMENTITIOUS LAP SIDING - 8" 4" 4" 8" 4" HORIZONTAL PATTERN - PAINTED RED



5 CEMENTITIOUS LAP SIDING - 6" HORIZONTAL REVEAL - PAINTED GRAY



6 CEMENTITIOUS BUILT-UP FASCIA - PAINTED DARK GRAY



7 WOOD BUILT-UP FASCIA - STAINED



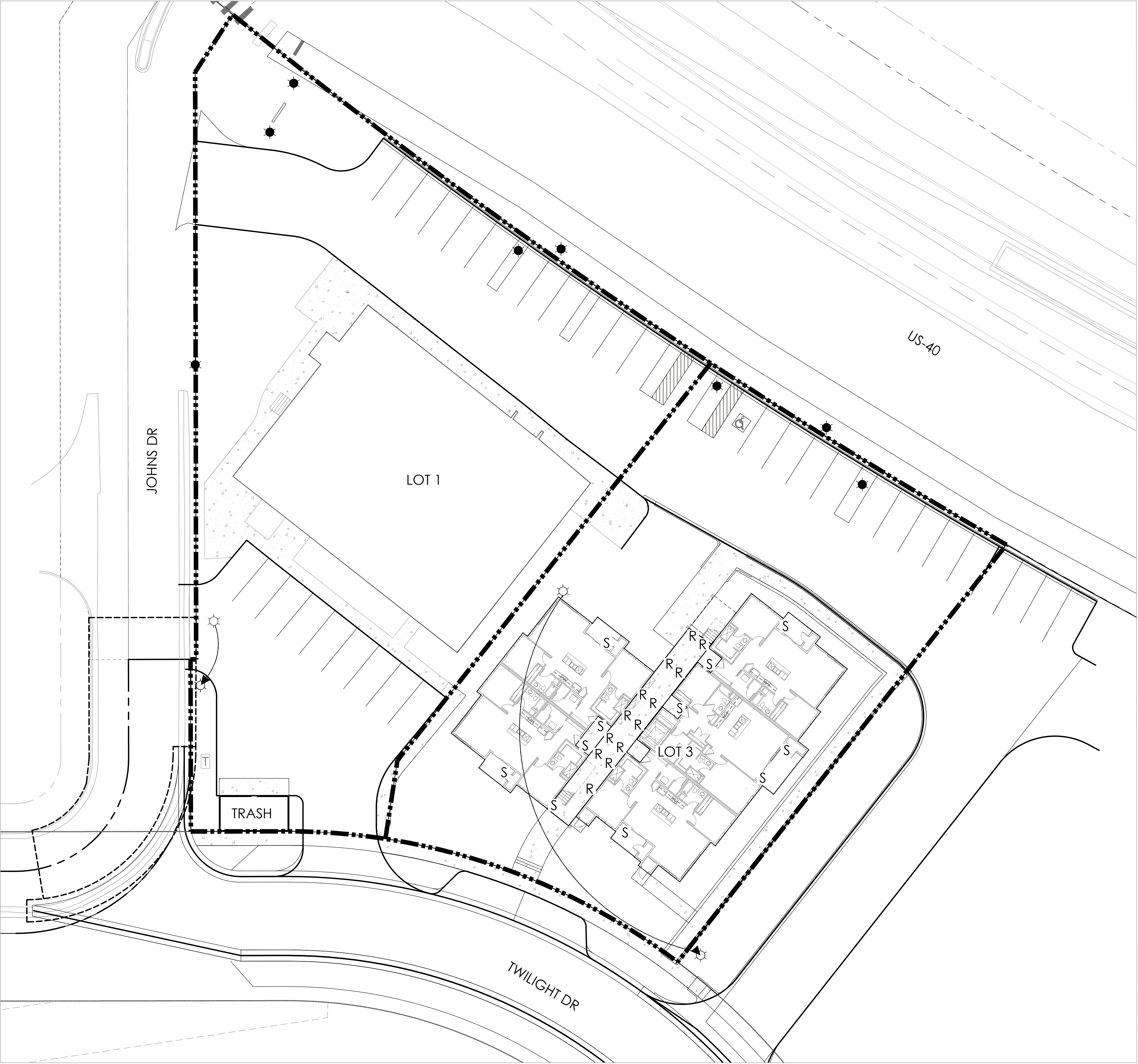
Elevation Color Legend
12" = 1'-0"



1 NE ELEVATION Color
3/16" = 1'-0"

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LEGEND

- EXISTING LIGHT TO REMAIN
- ⊛ EXISTING LIGHT TO BE RELOCATED
- S SCENCE LIGHTING
- R RECESSED LIGHTING

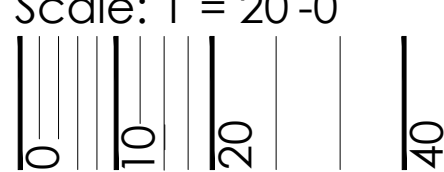
NOTE: NO SUBSTITUTIONS, ADDITIONS OR CHANGES MAY BE MADE
WITHOUT PRIOR APPROVAL BY THE TOWN



Know what's below.
Call before you dig.



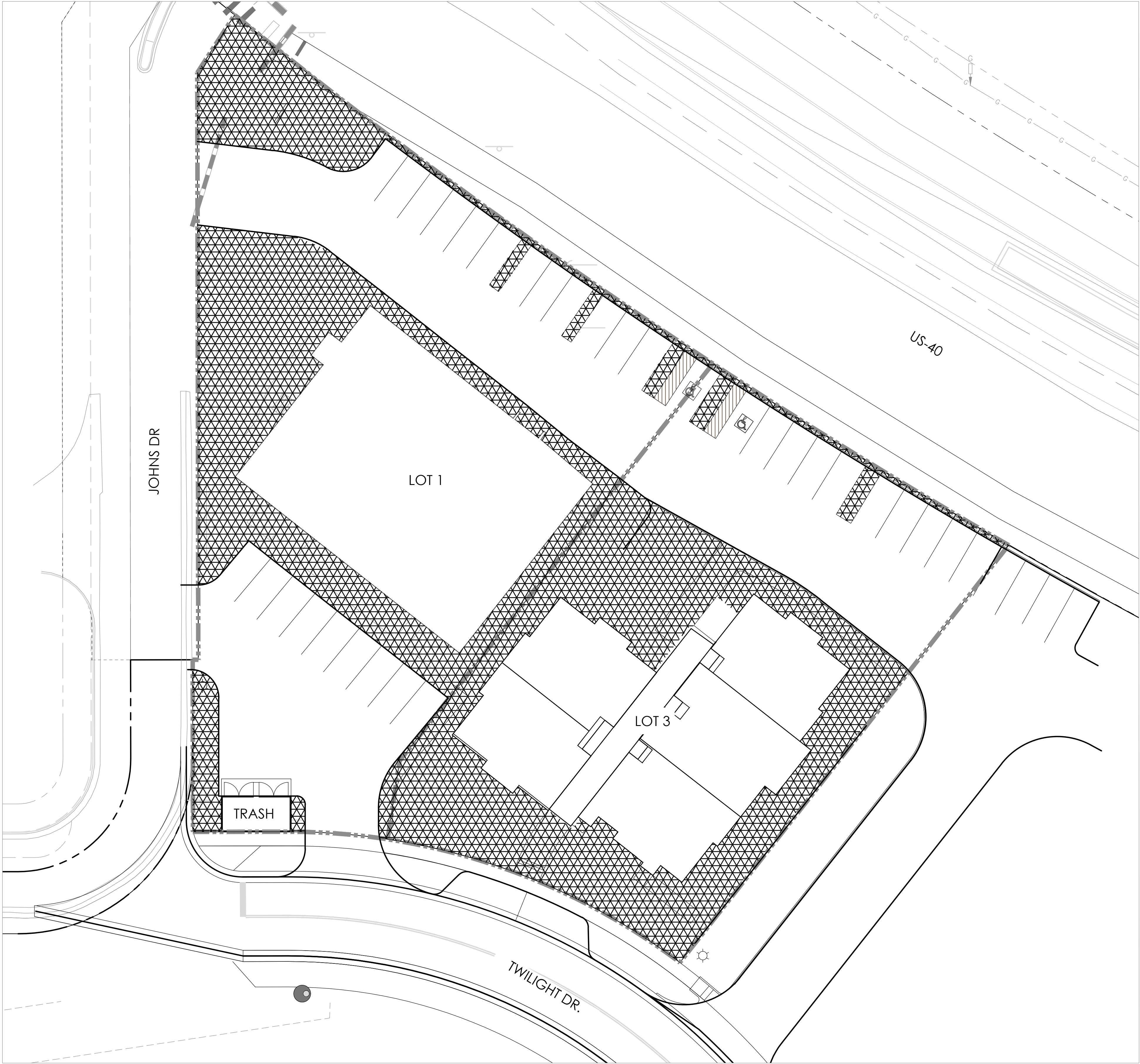
Scale: 1"= 20'-0"



LIGHTING PLAN
January 29, 2025
SHEET 13

MAJOR SITE PLAN
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LEGEND

--- LOT LINE

OPEN SPACE

OPEN SPACE		
LOT	*REQUIRED	PROVIDED
LOT 1	10,971	10,143
LOT 3	8,183	9,011
TOTAL	19,154	19,154

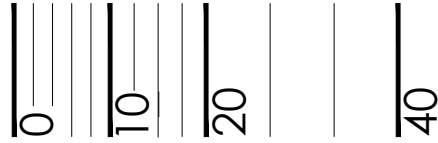
* 35% OF LOT AREA



Know what's below.
Call before you dig.



Scale: 1"= 20'-0"



OPEN SPACE PLAN

January 29, 2025
SHEET 14