

**TOWN OF DILLON  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING  
Wednesday, November 2<sup>nd</sup>, 2016  
5:30 p.m.**



**HELD AT: Best Western Ptarmigan Lodge  
652 Lake Dillon Drive, Dillon, Colorado**

**AGENDA**

1. **Call to Order**
2. **Approval of the minutes** of the September 7<sup>th</sup>, 2016 and October 5<sup>th</sup>, 2016 regular meetings.
3. **Public Comments:** Open comment period for planning and zoning topics not on tonight's agenda.
4. **Consideration of Resolution No. PZ 06-16, Series of 2016;** A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A NEW DILLON AMPHITHEATER FACILITY LOCATED AT 201 LODGEPOLE STREET, DILLON, COLORADO. **PUBLIC HEARING**
5. **Consideration of Resolution No. PZ 07-16, Series of 2016;** A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL A CLASS S-1 RESUBDIVISION OF LOT E AND PORTIONS OF THE PUBLIC AREA, PARKING AREA AND OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING NEW PARCELS, TO BE CALLED LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 AND NW-3, BLOCK A AND DEDICATING STREET RIGHT OF WAY AND PUBLIC AREAS ADJACENT TO THESE PARCELS IN DILLON, COLORADO. **PUBLIC HEARING**
6. **Discussion Item:** In which Town of Dillon Zoning District is a transit center most appropriate as an allowed use or a conditional use.
7. Other Business
8. Adjournment

# RECORD OF PROCEEDINGS

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## TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING  
WEDNESDAY, September 7, 2016  
5:30 p.m.  
Town Hall

### **CALL TO ORDER**

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, September 7, 2016, at Dillon Town Hall. Chairman Nathan Nosari called the meeting to order at 5:35p.m. Commissioners present were: Charlotte Jacobsen, Teresa England. Commissioners Jerry Peterson and Amy Gaddis were absent. Staff members present were Dan Burroughs, Town Engineer; Ned West, Engineering Inspector/Town Planner; and Corrie Fischer, Recording Secretary.

### **APPROVAL OF THE MINUTES OF MAY 11, 2016 SPECIAL MEETING**

Commissioner Nosari moved to approve the minutes from the May 11, 2016 special meeting. Commissioner England seconded the motion, which passed unanimously.

### **APPROVAL OF THE MINUTES OF JULY 6, 2016 REGULAR MEETING**

Commissioner England moved to approve the minutes from the July 6, 2016 meeting. Commissioner Jacobsen seconded the motion, which passed unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **OTHER BUSINESS**

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:38p.m.

Respectfully submitted,

Corrie Fischer  
Secretary to the Commission

# RECORD OF PROCEEDINGS

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## TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING  
WEDNESDAY, October 5, 2016  
5:30 p.m.  
Town Hall

### **CALL TO ORDER**

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, October 5, 2016, at La Riva Del Lago, 135 Main Street Unit 4. Chairman Nathan Nosari called the meeting to order at 5:35p.m. Commissioners present were: Teresa England and Jerry Peterson. Commissioners Charlotte Jacobsen and Amy Gaddis were absent. Staff members present were Dan Burroughs, Town Engineer; Ned West, Engineering Inspector/Town Planner; and Corrie Woloshan, Recording Secretary.

### **PUBLIC COMMENTS**

There were no public comments.

### **OTHER BUSINESS**

The Town received a request to open a used car dealership and U-Haul rental business. Dan stated that current zoning does not allow for this. Where is the best place for a dealership?

It was discussed that commercial as conditional use permit is probably the most appropriate place for a dealership. Commissioner Nosari inquired about using space in the old Natural Grocers building. Dan explained the building is zoned mixed use and not a good fit. "Auto services" such as gas stations exclude car rentals. Dan mentioned the Town owns a lot on Little Beaver with potential to be used for a dealership – it was purchased to put a well on and draw water out of Straight Creek but it didn't produce.

Commissioner England made a motion to authorize car sales and vehicle rentals in commercial zone district only and reviewed as a conditional use. Chairman Nosari seconded the motion, which passed unanimously.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:47p.m.

Respectfully submitted,

*Corrie Woloshan*

Corrie Woloshan  
Secretary to the Commission

**RESOLUTION NO. PZ 06-16**  
**Series of 2016**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING APPROVAL OF A LEVEL III DEVELOPMENT APPLICATION FOR A NEW DILLON AMPHITHEATER FACILITY LOCATED AT 201 LODGEPOLE STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Level III development application for a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado; and

**WHEREAS**, following the required notice, a public hearing was held on November 2<sup>nd</sup>, 2016, before the Planning and Zoning Commission of the Town of Dillon on a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado; and

**WHEREAS**, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding the application for the new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has determined that the Level III Development Application for a new Dillon Amphitheater Facility located at 201 Lodgepole Street is complete; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon wishes to approve the Level III Development Application for a new Dillon Amphitheater Facility located at 201 Lodgepole Street; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the proposed development should attach to the approval of the application for the Level III development permit.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on November 2<sup>nd</sup>, 2016, on the application for a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado, and following said public hearing makes the following findings of fact:

A. That the application for the new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado is complete.

B. That the proposed development meets the general criteria set forth in Chapter 16 “Zoning”, Section 16-3-180 “Parks and Open Space (POS) Zone.”

C. That the proposed Dillon Amphitheater Facility Development at 201 Lodgepole Street is compatible with the Parks and Open Space Zone District and is compatible with surrounding uses.

D. That the proposed Dillon Amphitheater Facility Development at 201 Lodgepole Street is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning and Zoning Commission of the Town of Dillon does hereby approve a Level III development permit for a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado with the following conditions:

A. The final construction plans for the Dillon Amphitheater Facility be approved by the Town of Dillon staff prior to construction.

**APPROVED AND ADOPTED THIS 2<sup>nd</sup> DAY OF NOVEMBER, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Nathan Nosari, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
NOVEMBER 2<sup>ND</sup>, 2016 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** October 21, 2016

**AGENDA ITEM NUMBER:** 4

**ACTION TO BE CONSIDERED:**

**Consideration of Resolution No. PZ 06-16, Series of 2016;** A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A NEW DILLON AMPHITHEATER FACILITY LOCATED AT 201 LODGEPOLE STREET, DILLON, COLORADO.

**SUMMARY:**

The Town received a Level III Development application for the construction of a new Dillon Amphitheater Facility located at 201 Lodgepole Street, Dillon, Colorado. The Town of Dillon has submitted the application for this proposed facility. The proposed Dillon Amphitheater Facility will include (4) four new buildings that would replace the existing (4) four Buildings. The project includes ADA accessibility improvements, a new pedestrian event plaza, an enlarged lower plaza between the stage and the concrete seating bowl, a new loading dock area and backstage parking zone, widened sidewalks and stairways and additional landscaping.

|                            |   |
|----------------------------|---|
| Application Type:          | <b>Level III Development Permit</b>                                       |
| Development Name:          | <b>Dillon Amphitheater</b>  |
| Project Architect:         | <b>Sink Combs Dethlefs, Denver , CO</b>                                   |
| Project Address:           | <b>201 Lodgepole Street</b>   |
| Lot/Block/Subdivision:     | <b>Dedicated Town Park Land per Reception No. 108838</b>                  |
| Parcel Zoning:             | <b>POS (Parks and Open Space)</b>   |
| Allowed Building Height:   | <b>35'</b> plus an additional 8' for non-habitable architectural elements |
| Allowed Yards (Setbacks):  | To be determined by the Planning and Zoning Commission                    |
| Allowed Building Coverage: | To be determined by the Planning and Zoning Commission                    |

## **AMPHITHEATER HISTORY**

The Dillon Amphitheater has been a major asset to the Town of Dillon for over 30 years. The current configuration amphitheater was created back in the mid 1990's, when a new stage building was constructed and a third section was added to the concrete seating bowl.

Prior to the mid 1990s improvements, the amphitheater consisted of two of the concrete bleacher sections and different stage building as seen in the 1991 aerial photo below. It is easy to forget that not too long ago, the amphitheater was surrounded by a thick tall forest prior to the Lodgepole Pine Beetle epidemic which killed 90% of the trees in the park.



*Dillon Amphitheater Aerial Photo Dated, September 22, 1991.*

## **PARCEL INFORMATION:**

The Parcel that the amphitheater sits on is a piece of land dedicated as parks property in 1968 under Summit County Reception Number 108838. This publicly owned parcel is the tract of waterfront land between the condominiums and Dillon Reservoir, and extends from Gold Run Circle on the east end to the Dillon Dam Road on the west end.

The parcel dedication language is as follows:

“...have laid out and platted the same into a park and streets as shown here on and do hereby dedicate to the perpetual use of the public, the platted park for cultural and recreational purposes for the benefit of all citizens, and streets, as shown hereon.”

The Dillon Amphitheater is the main “cultural” facility presently constructed on the parcel, and upgrading and rebuilding the facility is consistent with the dedication language on the plat.

### **OVERVIEW OF THE PROJECT AND IMPROVEMENTS:**

In general, most of the existing amphitheater and the existing four (4) buildings will be demolished except for the concrete seating bowl. The major goals of the proposed facility are as follows:

- Increased Restroom Capacity
- Better Concession facilities and offerings
- Ticket Box Office for the possibility of hosting several paid concerts each year
- Increased internal circulation
- Flatten out the grass seating bowl for comfort
- Widen stairways and provide better lighting after shows
- Improved ADA access and more accessible seating options
- Maintain and improve the dancing area next to the stage.
- Add water and sewer facilities to the stage building
- Add greenrooms/dressing rooms for performers behind the stage
- Add a loading dock

### **STAGE BUILDING AND LOWER PLAZA:**

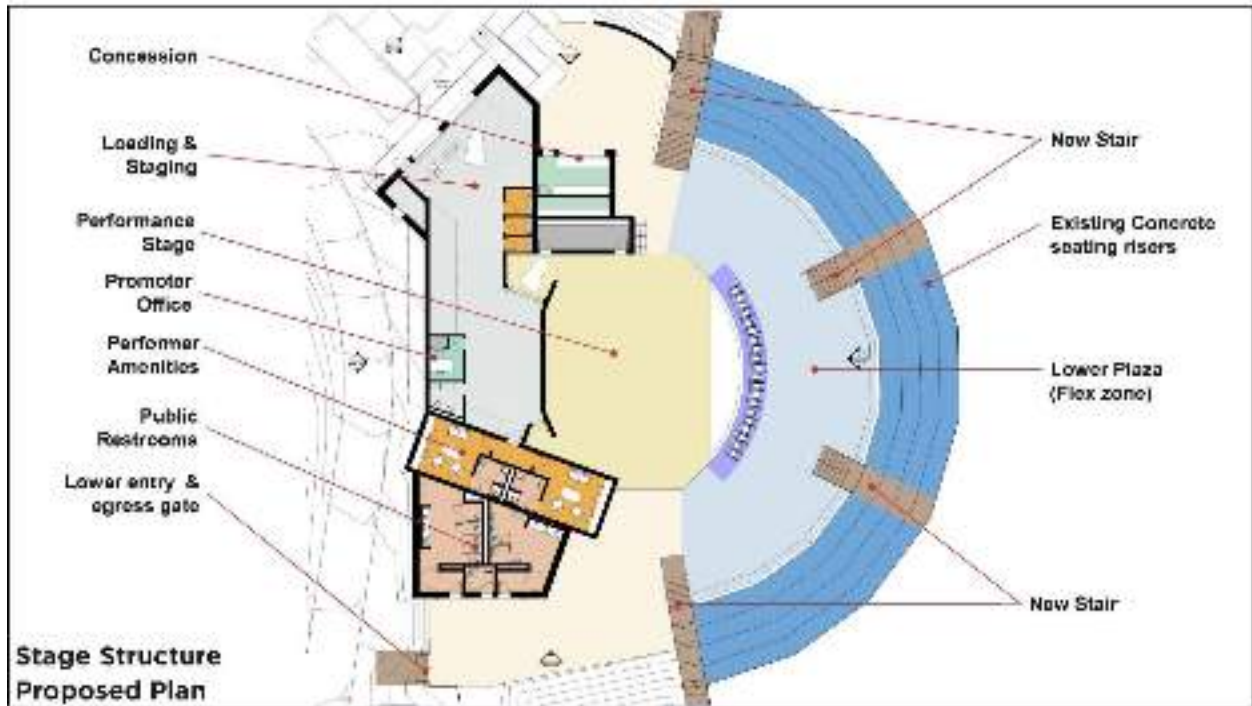
The new stage building will consist of (2) two greenrooms to accommodate two different acts. Each greenroom will be equipped with an accessible bathroom complete with a shower. The green rooms will have furniture and a makeup counter and mirror setup.

The backstage area is expanded to provide storage and an office for tour managers. Three additional dressing rooms are also designed in the backstage area. A janitorial closet with an additional restroom was added for backstage workers and employees who do not have access to the greenrooms. The backstage storage area will also accommodate a genie lift for working on overhead lighting and sound equipment.

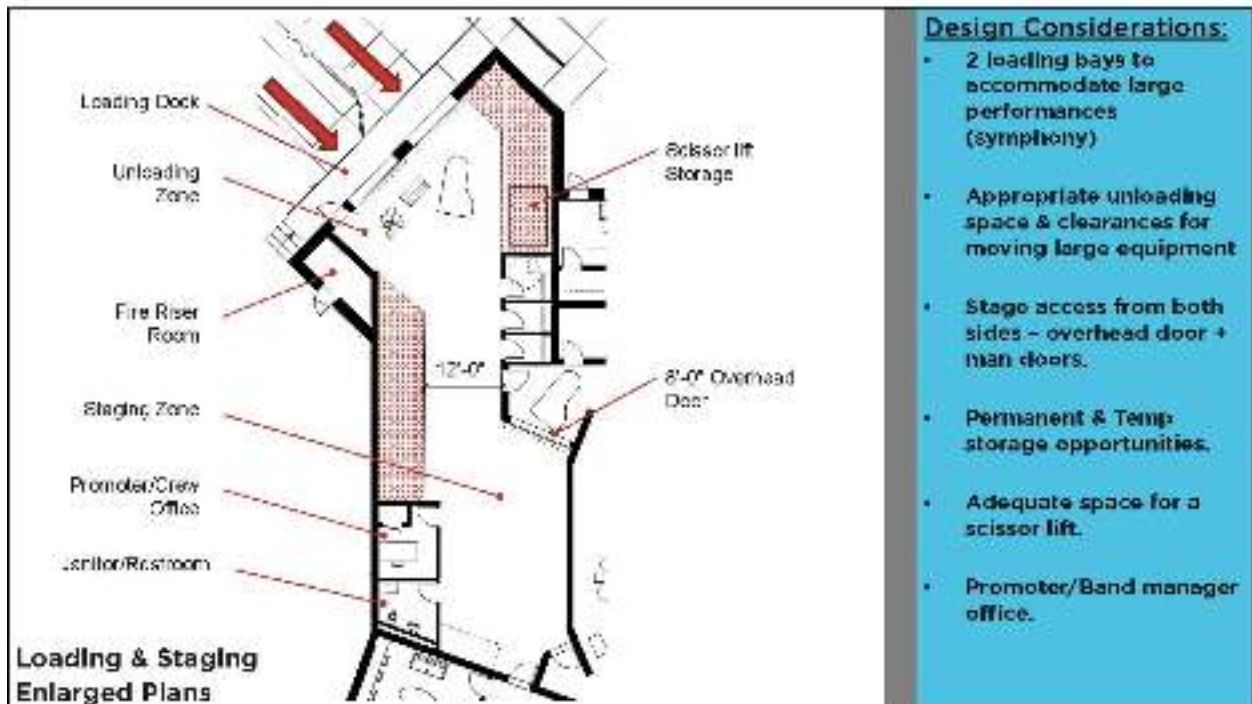
The stage building will also have a small concession located on the street side of the building.

A new permanent sound booth will also be constructed at the back of the center concrete seating bowl.



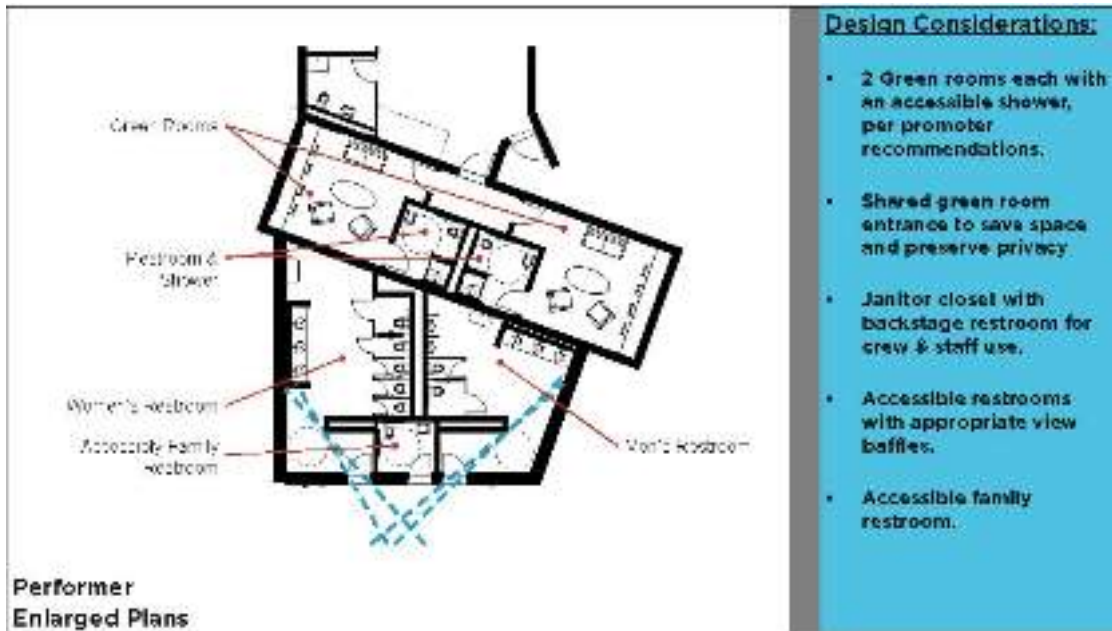


The stage will be served by a new loading dock with two bays. One bay will be at grade level for small acts that come in cars and vans; a second loading bay will be designed with a 4' dock height to accommodate larger acts and trucks that carry large equipment such as pianos and timpanis.

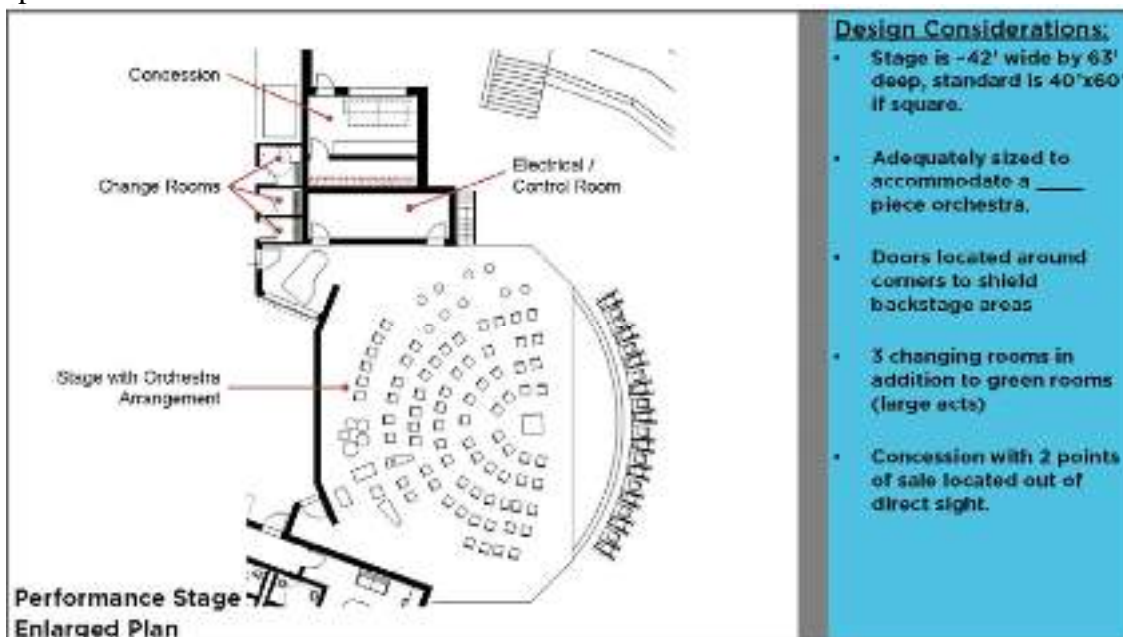


Next to the dock area on the north side of the building is a small backstage parking area with an accessible parking space and a trash enclosure.

The stage building will also have a new restroom facility located at the lower plaza level. The restroom will have 4 men's stalls, 5 women's stalls and a family restroom. It is contemplated that these restrooms would be open during the summer months to accommodate recreation path users and fishermen. This will be a great community asset.



The new stage is larger than the present stage and is designed to accommodate a full orchestra. The stage will be designed to be 42" above the lower plaza in order allow concrete seating bowl spectators to see over the dancers.

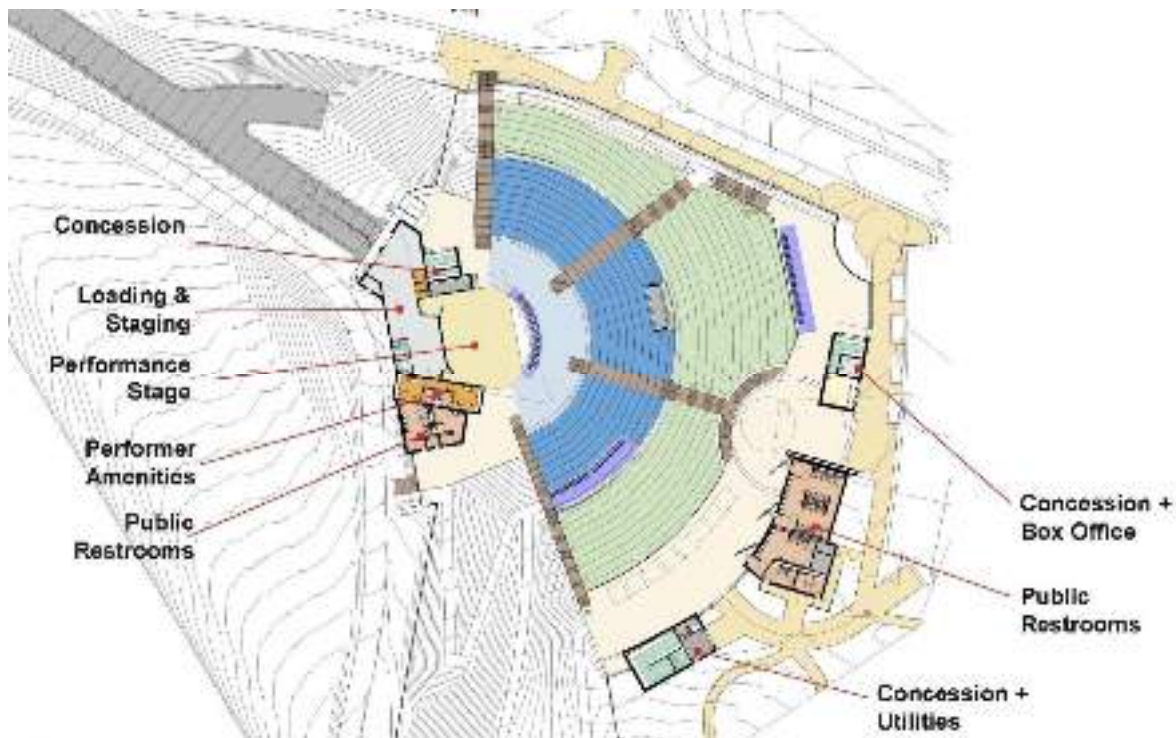


The new lower plaza area in front of the stage is a flexible space and can be programmed with temporary seating if needed for a paid concert event.

The loading dock and lower backstage parking area is access by a 12% access ramp to meet the grade challenges between the Lodgepole street grade and the Amphitheater Stage building. At this time, the Town Code does not have any requirements with regards to loading dock ramps. After checking with trash haulers, trucking companies and tour bus companies, the Town Engineer as concluded that a 12% grade will reasonably accommodate most vehicles that need backstage access. It should be noted, that in general the amphitheater is summer/fall venue and won't typically be used in the winter for performances.

### **SITE AND GRASS SEATING BOWL IMPROVEMENTS:**

The grass seating bowl will be regraded to a 19.5% grade which is much lower than the existing bowl which can be in the 35% grade range. This will be much more comfortable to sit on. The stairs will be rebuilt through the grass seating bowl with an effective 8' width to better accommodate internal circulation. A new retaining wall along Lodgepole Street will drop the grass seating bowl about 4' below the street grade. A new 5' wide sidewalk behind the north grass seating bowl has been added to allow circulation within the venue.



The site will have two major access points at the upper level. The first access point is off the main parking lot between the box office building and bathroom building. A covered roof element between the buildings will draw people to this entry point. A secondary entrance will be located to the northwest of the grass seating bowl in the same location as existing. A third entry point off the recreation path will be installed to the south of the stage building.

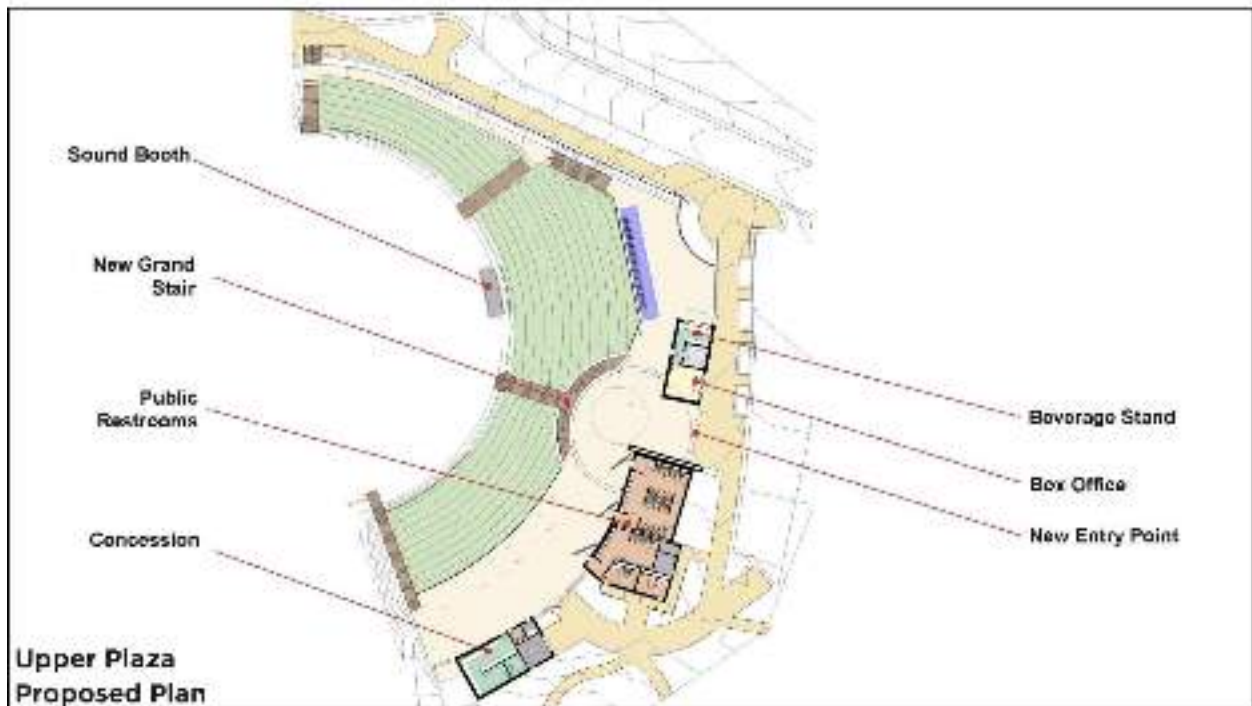
A new handicap ramp to the south of the concrete and grass seating bowls will be constructed to get from the upper plaza level all the way down 27' vertical feet to the lower plaza area. The new ramp will be designed with a large flat park segment half way down. This ramp will also provide access to a new Accessible seating area at the top of the concrete seating bowl on the south side. The mid-level park element will replace the historical pocket park located next to the existing recreation path. Three lookouts will be constructed to reinstall some of the historical pocket park elements and get these viewpoints almost 20' above the existing path.

A new stairway section will be added along the south end of the grass and concrete seating bowl.

A new perimeter will be installed around the entire facility to establish a liquor control boundary. The fence along Lodgepole Street and the main plaza will only be 36"-42" high. The lower fence separating the bike path and the amphitheater will be 6'-7' high and will have a gate to access the lower restrooms from the recreation path.

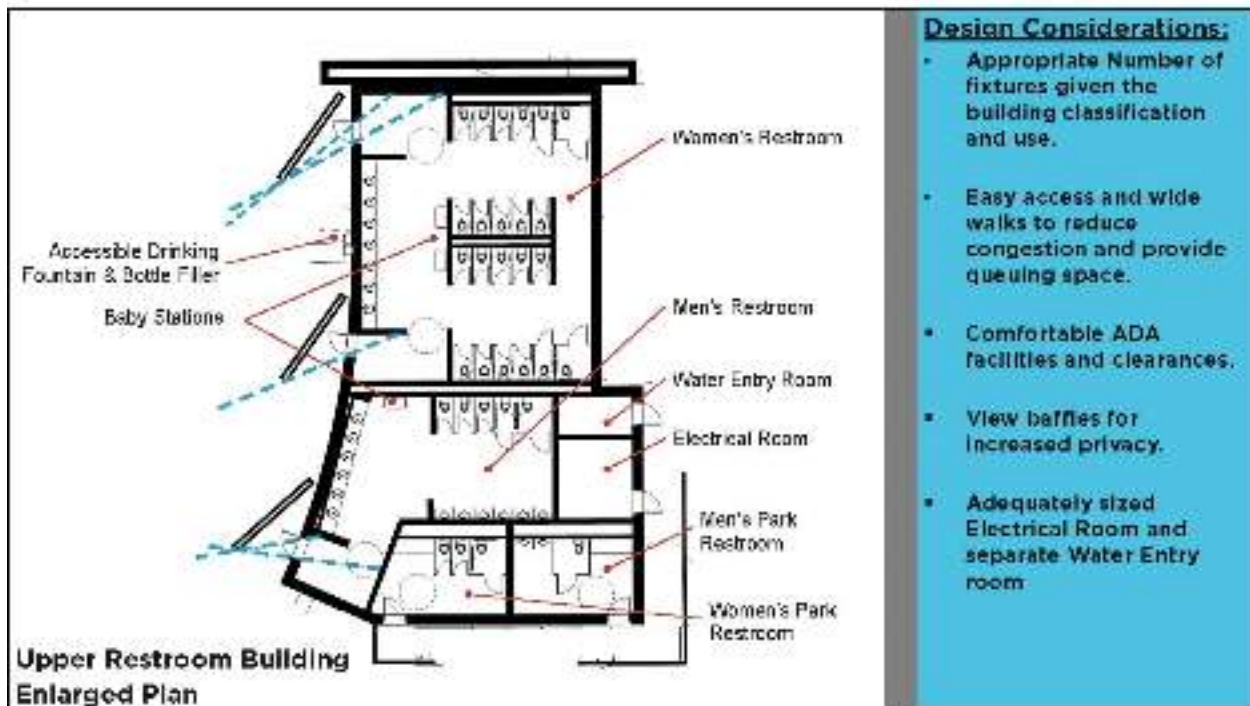
### **UPPER PLAZA IMPROVEMENTS AND BUILDINGS:**

The Upper Plaza area will consist of three new buildings and a space for farmer's market booths. The buildings were aligned in a north south direction similar to the existing configuration.

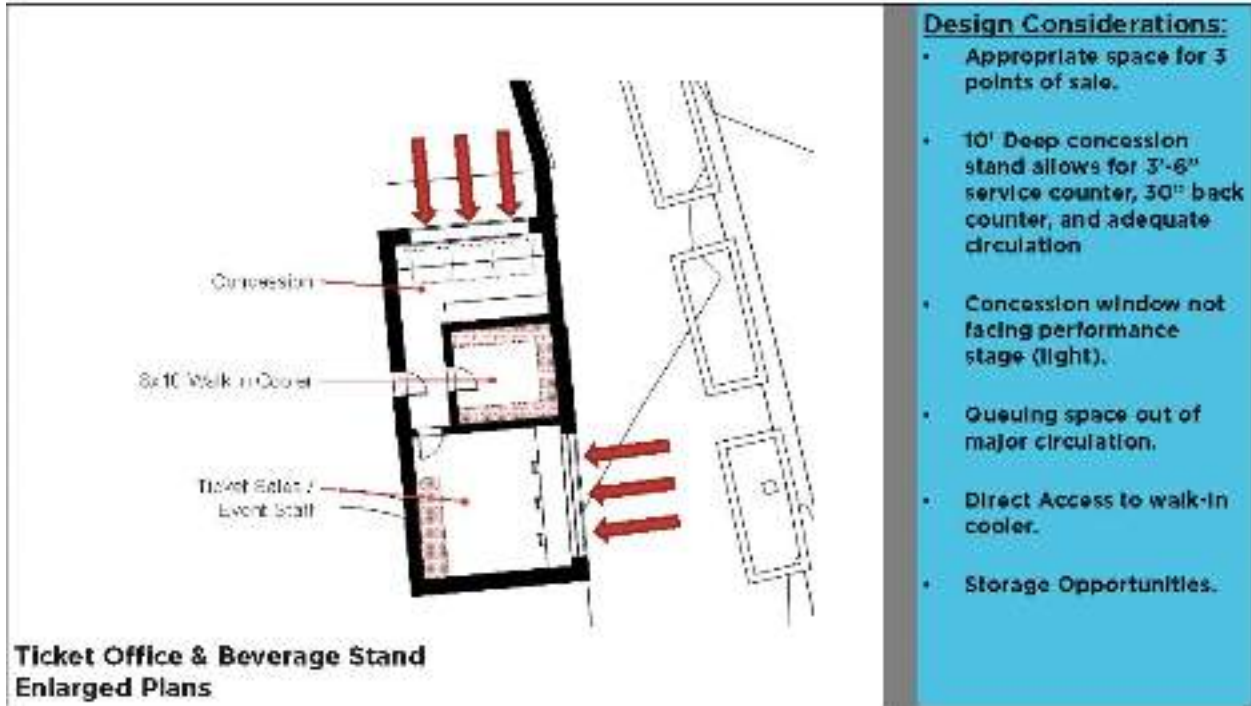


A new upper plaza area will be constructed to the west of the bathroom and concessions building which can support up to (8) eight 10'x10' farmer's market booths for additional food or drink options. The new plaza area will be accessed by a concrete service drive between the concessions and bathroom building which allows vendors to drive from the parking to the upper plaza area.

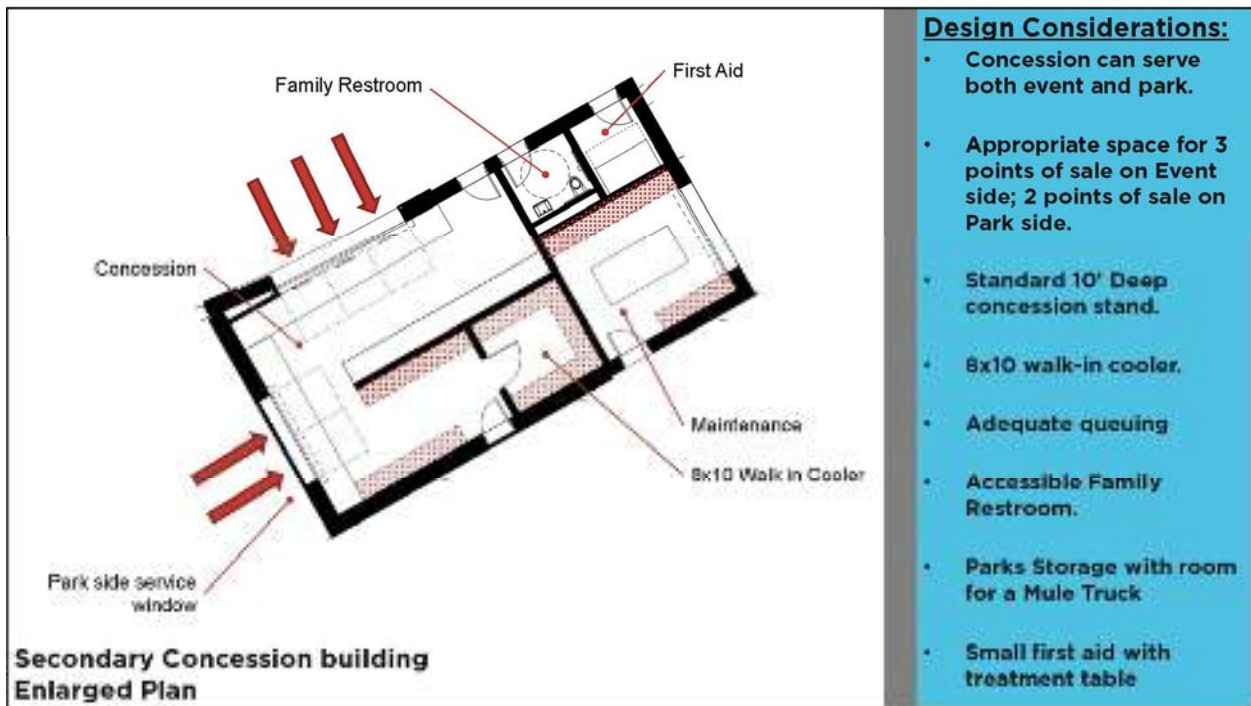
One of the highest priorities with the new amphitheater was to increase restroom capacity. Presently this large facility is served by 4 men's and 4 women's restroom stalls which is very inadequate. The Town typically provides 10 or more portable restroom units during the summer to help meet the demand. The new building will have 11 men's restroom stalls and 22 women's stalls. This building will also have a new park side men's restroom with three stalls, and a companion park side women's restroom with 3 stalls as well. These additional 6 restroom spaces are accessed off the south side of the building and are intended to be used all summer long for park and pavilion users during the day and early evening. The main amphitheater restrooms would be locked during the day except for events in the amphitheater, to minimize cleaning.



A new box office building will be constructed north of the bathroom building. Half of this building will be a wine/beer concession and the other half will be a ticket booth with ticket windows along the parking lot side of the facility. A walk in cooler will be constructed in the middle of the building to store kegs, wine and soda. West of the box office building a large block of accessible seating will be maintained along a wall above the center grass seating bowl. See the figure on the next page.



A new concessions building is proposed south of the new bathroom building. This concession building will also have a small garage for park maintenance, a first aid room and an additional family restroom.



**PROPOSED ARCHITECTURE AND MATERIALS:**

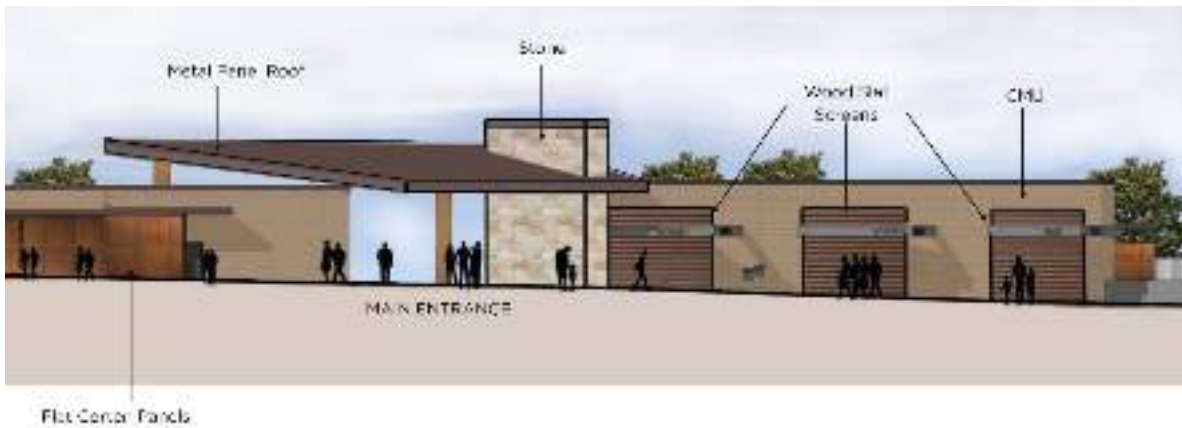
The proposed exterior of the buildings will be constructed with a combination of natural stone, CMU block, and wood siding/simulated wood siding, architecturally finished metals, and standing seam metal roofs. Color renderings of the stage and the box office/bathroom building are presented below.



Wood, Stone, & Steel

Main Entrance Elevation

Main entrance from the Parking Lot on the east side of the facility.



Wood, Stone, & Steel

Plaza Building- West Elevation

Back side of the Box Office and Restroom building facing the seating bowl and stage



Wood, Stone, & Steel

Stage Front Elevation

Front side of the new stage building – View from the center seating bowl



Wood, Stone, & Steel

Stage Building – Lake Side Elevation

Lake side of the new stage building

**VISUAL IMPACT ANALYSIS:**

The following three pages show photos of the proposed stage building before and after the construction from three different viewpoints. The architect was successful at maintain view corridors and limiting the impacts of the new facility to the views of the lake.

These drawings are presented to show the massing of the structure in relation to their surroundings.





STREET LEVEL VIEW - BEFORE



STREET LEVEL VIEW - AFTER:





HOTEL VIEW - BEFORE



HOTEL VIEW - AFTER:





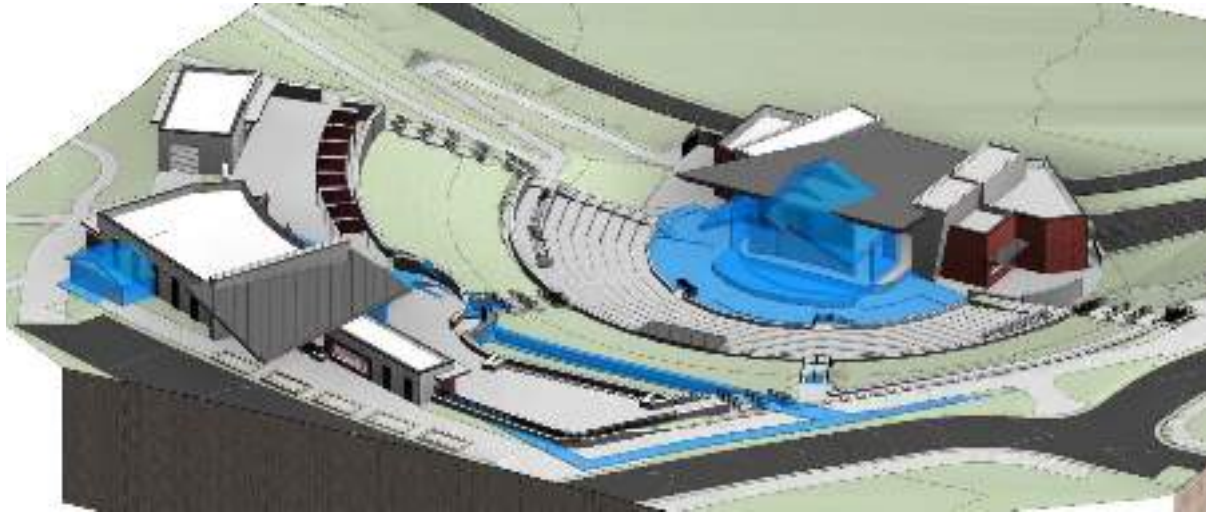
SPECTATOR VIEW - BEFORE



SPECTATOR VIEW - AFTER:



The following axonometric drawing shows how the old buildings, colored in blue, relate to the proposed buildings.



#### **CODE ANALYSIS:**

Permitted Uses: The proposed amphitheater facility is permitted as an accessory use in the Parks and Open Space (POS) zone district.

Yards (Setbacks): The POS zone district does not have any established setback requirements. Since the proposed facility is centered around the existing concrete seating bowl, the buildings were sited to accomplish the goals outlined above and provide ample space for circulation on all sides of the buildings.

Building Height: The POS zone district allows buildings that are 35' in height plus an additional 8' for architectural elements.

The stage building is 36.5' high, the southeast tip of the roof is the part that exceeds the 35' building height and is allowed by the additional 8' for architectural elements. So the stage building meets the requirements of the code.

The box office/bathroom building has a maximum height of 23.25', which peaks at the shared roof element between the two buildings.

The standalone concessions building has a height of 15.43'.

#### **COMPLIANCE WITH THE DILLON COMPREHENSIVE PLAN:**

The proposed facility is in compliance with the Town of Dillon Comprehensive plan and the improvement of this facility is listed as a community goal as follows:

Section 8: Community Facilities and Utilities, Section II. Town of Dillon Facilities, states that:

“Of these facilities, the marina and amphitheater are economic generators for the community as each brings visitors into the community for various events and activities.

The amphitheater was recognized by the community as an important asset and should be maintained and improved.”

So the improvement of the Dillon Amphitheater is a community goal as set forth in the Town of Dillon Comprehensive Plan.

**PUBLIC NOTICE:**

A public notice for this Level III development review at the November 2<sup>nd</sup>, 2016 Town of Dillon Planning And Zoning Commission meeting, was published in the Summit County Journal on Friday, October 21st, 2016, which meets the 7-14 day notice requirement.

A sign was posted on at the intersection of Lake Dillon Drive and Lodgepole Street next to the existing amphitheater fence on Friday, October 21, 2016.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution PZ 06-16, Series of 2016.

**PLANNING AND ZONING COMMISSION ACTION:**

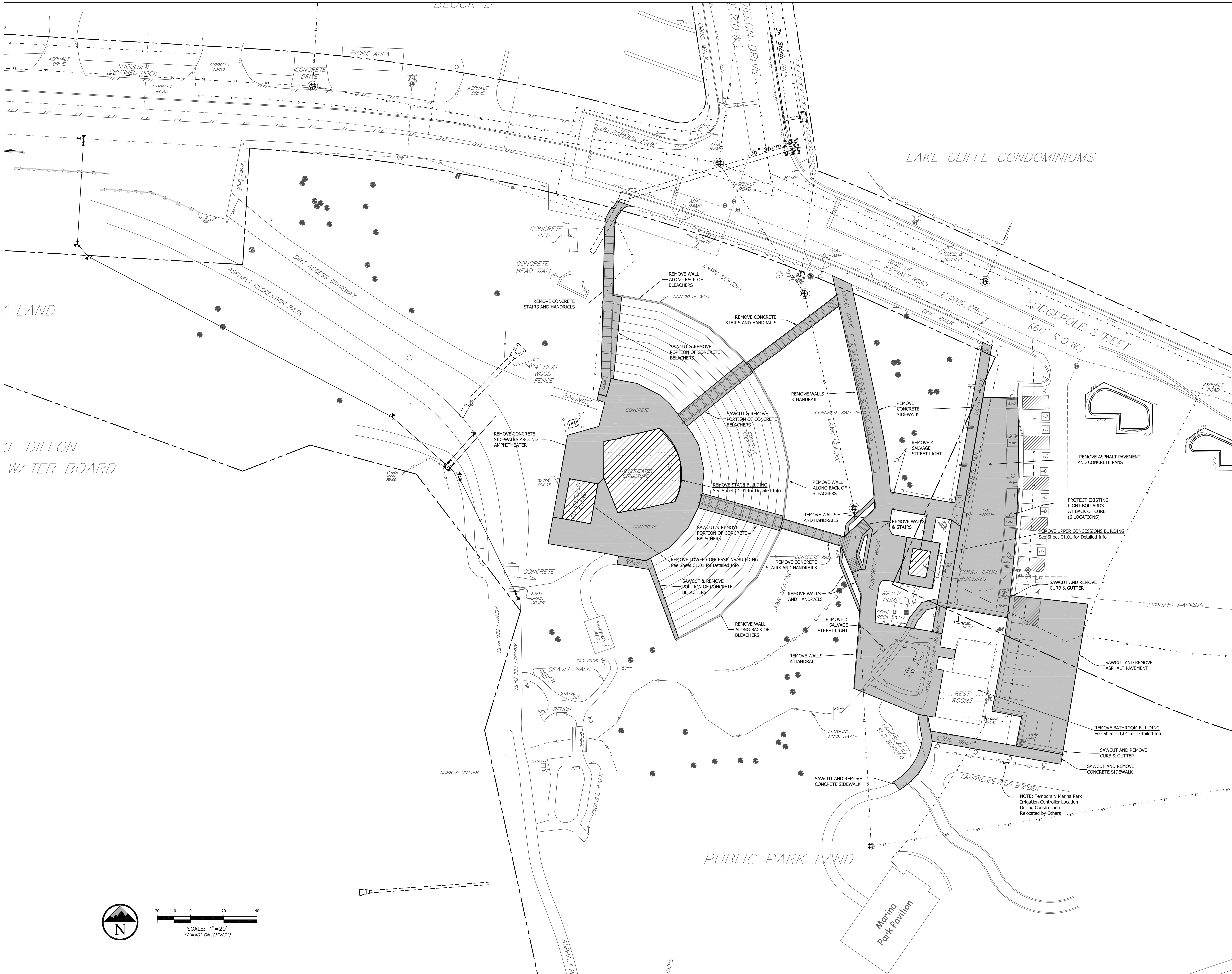
The Planning and Zoning Commission may approve the application, choose to deny the application, or may continue the review of this application at a future meeting and request additional information.

**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 Engineer

*Town of Dillon Planning Case No. 2016.107*



**SINK COMBS DETHLEFS**  
 ARCHITECTURE DESIGN  
 475 LINCOLN STREET  
 SUITE 100  
 DENVER, CO 80203  
 Tel: 303-308-0200

**NOT FOR CONSTRUCTION**



**DILLON COLORADO**  
 Town of Dillon  
 PUBLIC WORKS DEPT.  
 275 Lake Dillon Drive  
 Post Office Box 8  
 Dillon, CO 80435  
 (970) 262-3402  
 (970) 262-3410 Fax  
 Contact:  
 Dan Burroughs, PE  
 Town Engineer  
 danb@townofdillon.com

**DILLON AMPHITHEATER**

DILLON, COLORADO

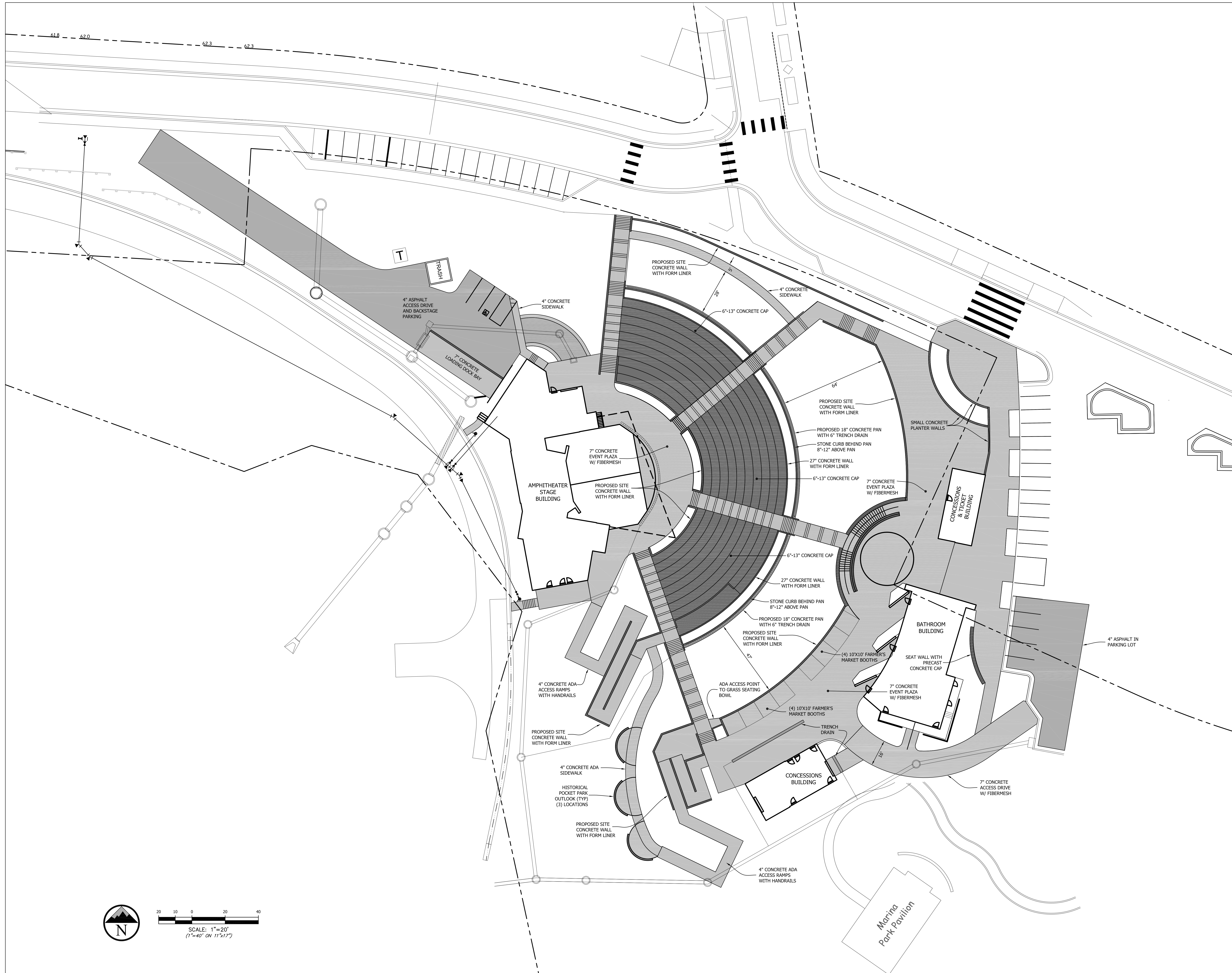
SCD Project No.: 1236

All information appearing herein shall not be duplicated, distributed or otherwise used without the written consent of SINK COMBS DETHLEFS.

| No. | Issues/Revisions:  | Date     |
|-----|--------------------|----------|
| 01  | Schematic Design   | 10/22/16 |
| 02  | Design Development | 10/14/16 |
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**SITE REMOVAL & DEMOLITION PLAN**

**C1.02**



**SINK COMBS DETHLEFS**  
 ARCHITECTURE DESIGN  
 475 LINCOLN STREET  
 SUITE 100  
 DENVER, CO 80203  
 Tel: 303-308-0200

**NOT FOR CONSTRUCTION**

**DILLON COLORADO**

Town of Dillon  
 PUBLIC WORKS DEPT.  
 275 Lake Dillon Drive  
 Post Office Box 8  
 Dillon, CO 80435  
 (970) 262-3405  
 (970) 262-3410 Fax  
 Contact: Dan Burroughs, PE  
 Town Engineer  
 danb@townofdillon.com

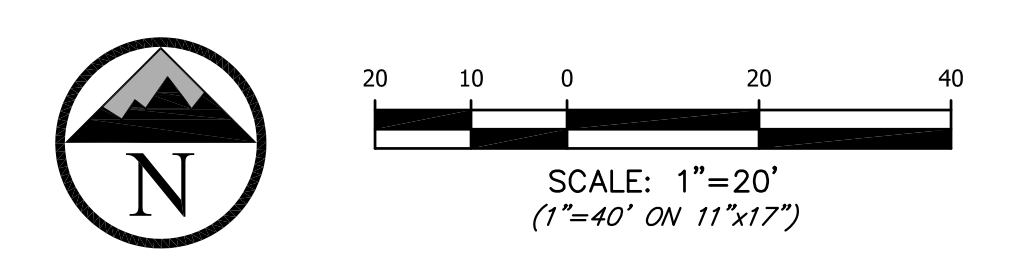
**DILLON AMPHITHEATER**

DILLON, COLORADO

SCD Project No.: 1236

All information appearing herein shall not be duplicated, distributed or otherwise used without the written consent of the Designer/Architect.

| No. | Issues/Revisions:  | Date     |
|-----|--------------------|----------|
| 01  | Schematic Design   | 07/22/16 |
| 02  | Design Development | 10/14/16 |
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**SITE PLAN**

**C2.01**



**LEGEND**

- DECIDUOUS TREE
- ☀ EVERGREEN TREE
- ⊙ SHRUBS & PERENNIALS
- NATIVE SEED
- SITE BENCH
- ⊗ SITE BOULDER
- LIGHTING

**LANDSCAPE NOTES**

1. All plants are to be nursery grown stock from growers located in USDA hardiness zones 1, 2, 3 or 4.
2. Contractor to scarify ground planes prior to the installation of ground covers to promote root penetration.
3. New sod is to be bluegrass, per specifications. Lay sod 1 1/2" (from final grade) lower than adjacent paving grade or edger except in the center of a swale where drainage would be impeded. If sod alternate is not accepted, base bid seed areas to be 1" below pavement grade.
4. Install rock mulch in all planting beds as indicated on plans and details. Sample of mulch to be approved by landscape architect prior to installation. For all single trees and shrubs not in a planting bed, provide shredded cedar mulch ring, 30" diameter, 4" depth.
5. Separate turf from shrub beds with concrete mow band.
6. Contractor to install geotextile fabric for weed protection beneath all shrub beds.
7. Soil preparation shall consist of composted amendment applied at a rate of 3 cubic yards per 1000 SF and tilled at a depth of 6'-9".
8. The Contractor shall be solely responsible for safety in, on or about the project site. Any damage to adjacent property or utilities, not designated for removal, relocation or replacement, shall be repaired and/or replaced by the Contractor at the Contractor's expense.
9. The Contractor shall be responsible for obtaining any permits or licenses required for the performance of the work as applicable to the project.
10. The landscape architect and/or owner make no warranty as to the correctness and/or completeness of the existing utility locations shown or not shown on the plans. The Contractor shall be responsible for field verifying the horizontal and vertical location of all existing utilities including water, sewer, storm drains, gas transmission lines, and other utilities above and below the surface that may affect the project. Should any discrepancy or conflict be discovered the Contractor shall notify the landscape architect immediately, and shall not continue construction until said conflict can be resolved in writing.
11. The Contractor shall notify all utility companies at least 48 hours prior to beginning construction to verify depth and location of all utilities.
12. Contractor shall take appropriate measures to protect both on site and adjacent property, trees and vegetation. Areas outside the limits of work as shown on the plans and shall remain undisturbed. Any items not intended for demolition shall be protected. Any damage will be repaired at Contractor's expense.
13. All planting beds, sod, & trees to be irrigated with an underground irrigation system. Irrigation design & installation to be completed by a design/build contractor. See specifications. Dryland seeded areas will not be permanently irrigated. Dryland play field to have temporary irrigation.

**PLANT SCHEDULE**

| CODE  | EVERGREEN TREES                                 | COMMON NAME                  | CONT       |
|-------|---|------------------------------|------------|
| PI PU | PICEA PUNGENS                                   | Colorado Spruce              | 10' B&B    |
| PI PJ | PICEA PUNGENS                                   | Colorado Spruce              | 12' B&B    |
| PI EN | PICEA ENGELMANNI                                | Engelmann Spruce             | 10' B&B    |
| PI CO | PINUS CONTORTA                                  | Lodgepole Pine               | 10' B&B    |
| CODE  | DECIDUOUS TREES                                 | COMMON NAME                  | CONT       |
| PO TR | POPULUS TREMULOIDES                             | Quakign Asspen               | 1 1/2" B&B |
| PO TR | POPULUS TREMULOIDES                             | Quakign Asspen               | 2" B&B     |
| PR VI | PRUNUS VIRGINIANA 'SHUBERT'                     | Shubert Chokecherry          | 2" B&B     |
| CODE  | SHRUBS, PERENNIALS, & GRASSES                   | COMMON NAME                  | CONT       |
| AC GL | ACER GLABRUM                                    | Rocky Mountain Maple         | #5 cont.   |
| CA AC | CALAMAGROSTIS X ACUTIFLORA                      | Karl Foerster Feather Reed   | #5 cont.   |
| CO SE | CORNUS SERICEA 'BAILEY'                         | Bailey Redtwig Dogwood       | #5 cont.   |
| ER NA | ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA | Dwarf Blue Rabbitorush       | #5 cont.   |
| HE SE | HELIOTRICHON SEMPERVIRENS                       | Blue Avena Grass             | #5 cont.   |
| PI MU | PINUS MUGO 'BIG TUNA'                           | Big Tuna Mugo Pine           | #20 cont.  |
| PR BE | PRUNUS BESSEYI                                  | Western Sand Cherry          | #5 cont.   |
| PR PB | PRUNUS BESSEYI 'PAWNEE BUTTES'                  | Creeping Western Sand Cherry | #5 cont.   |
| PR CI | PRUNUS CISTENA                                  | Purple Leaf Plum             | #5 cont.   |
| PO FR | POTENTILLA FRUTICOSA                            | Native Potentilla            | #5 cont.   |
| PR VI | PRUNUS VIRGINIANA 'MELANOCARPA'                 | Native Chokecherry           | #5 cont.   |
| RH GL | RHUS GLABRA CISMONTANA                          | Rocky Mountain Sumac         | #5 cont.   |
| RH TR | RHUS TRILOBATA 'AUTUMN AMBER'                   | Creeping Three-Leaf Sumac    | #5 cont.   |
| SO SO | SORBARIA SORBIFOLIA                             | Ural False Spirea            | #5 cont.   |
| SY VU | SYRINGA VULGARIS                                | Common Purple Lilac          | #5 cont.   |

**SINK COMBS DETHLEFS**  
ARCHITECTURE DESIGN  
475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 303-308-0700

NOT FOR CONSTRUCTION

**DESIGN CONCEPTS**  
Community + Landscape Architects  
211 North Public Road, Suite 200  
Lafayette CO 80026  
303.664.5301 www.dcla.net

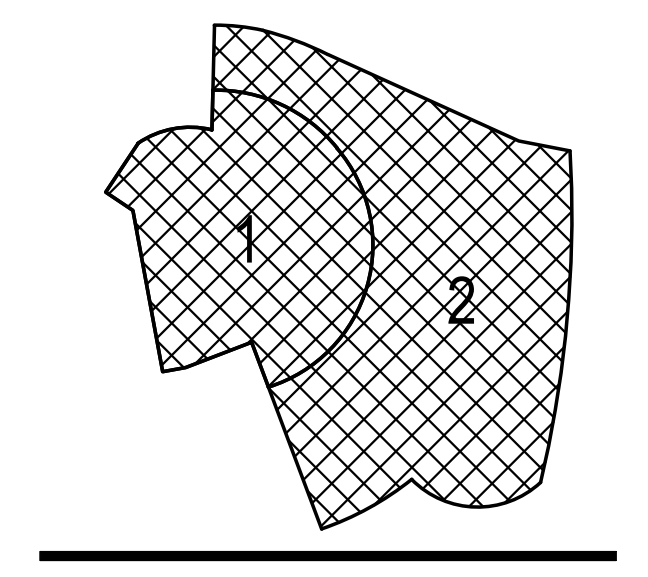
Dillon Amphitheater

Dillon, Colorado

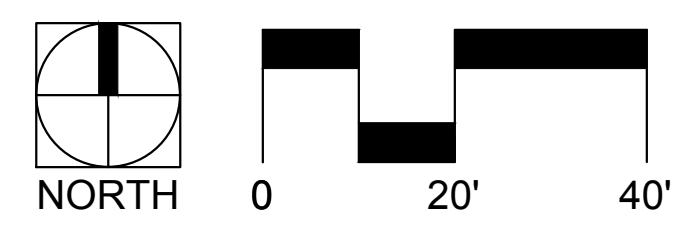
SCD Project No.: 1236

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| 02  | Design Development | 10/14/16 |
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**LANDSCAPE PLAN**







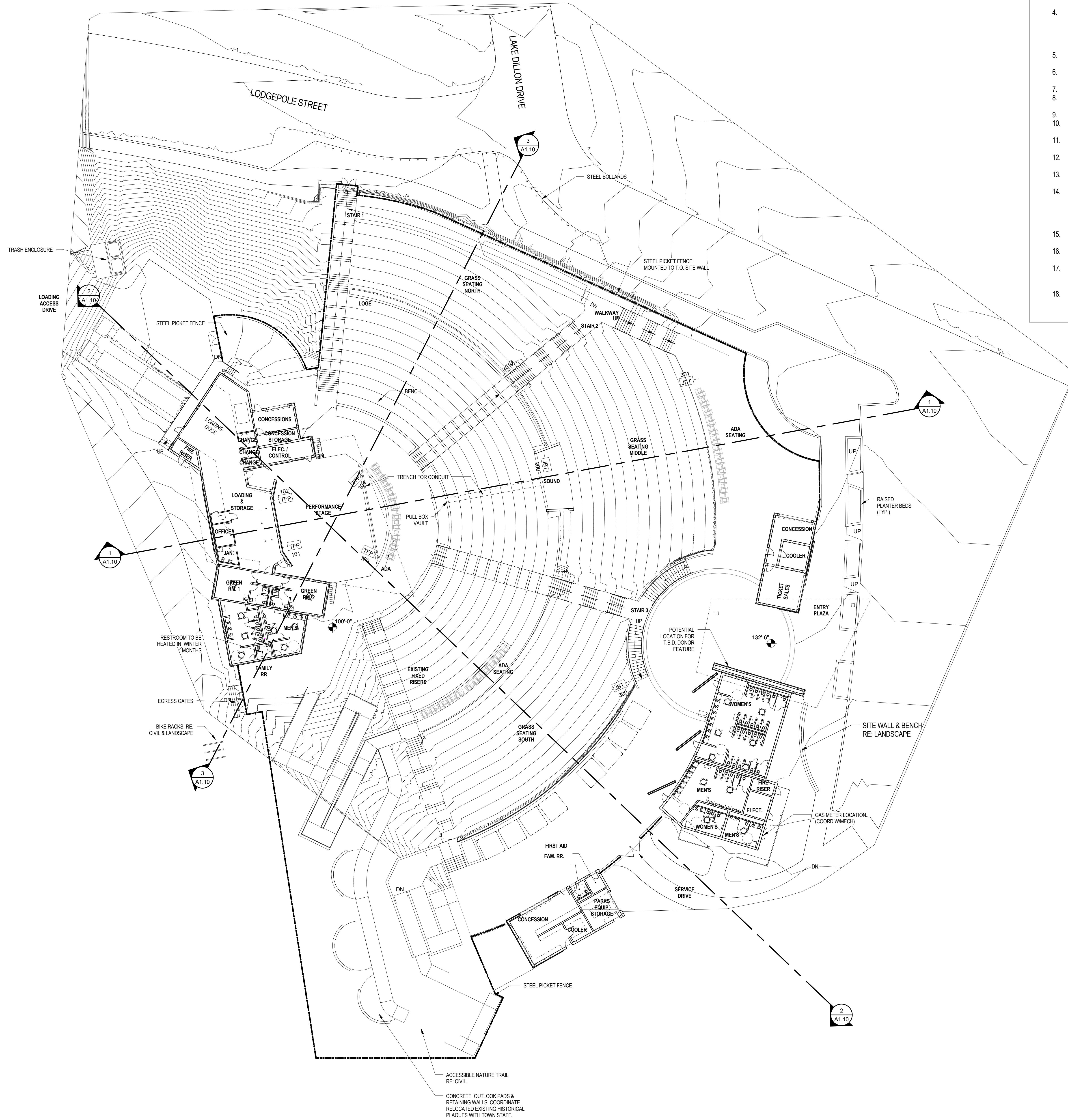
**SINK COMBS DETHLEFS**

ARCHITECTURE DESIGN  
475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 505-508-0200

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**GENERAL NOTES**

- 1. DO NOT SCALE DRAWINGS
- 2. REFER TO CODE ANALYSIS REPORT FOR A LISTING OF APPLICABLE BUILDING CODES AND STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND RESPECTIVE SUBCONTRACTORS TO BUILD TO SATISFY THESE CODES AND CALL FOR ALL NECESSARY INSPECTION.
- 3. REFER TO PROJECT SPECIFICATIONS FOR FURTHER DEFINITION OF THE WORK.
- 4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTACT ARCHITECT FOR CLARIFICATION IN THE EVENT OF ANY DISCREPANCY IN THE CONSTRUCTION DOCUMENTS OR ANY AMBIGUITY OF ARCHITECTURAL INTENT.
- 5. ALL LEGAL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 6. ALL PLAN DIMENSIONS ARE TO CENTERLINE OF COLUMN GRID, FACE OF STUD FRAMING, FACE OF CONCRETE, OR FACE OF CMU UNLESS NOTED OTHERWISE.
- 7. THE LARGEST SCALE DRAWING SHALL GOVERN OVER ALL OTHER DRAWINGS.
- 8. "F.V." ON DRAWINGS REFERS TO FIELD VERIFICATION FOR CORRECT DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE GENERAL CONTRACTOR SHALL PREP ALL FLOORS TO RECEIVE FINISHES.
- 9. COORDINATE DUCT, FLUE, AND VENT PENETRATIONS WITH MECHANICAL CONTRACTOR.
- 10. LOCATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES AND TRAPS.
- 11. ALL ELEVATIONS SHOWN ON PLANS ARE BUILDING ELEVATIONS (MAIN LEVEL = 100'-0")
- 12. PAINT ALL INTERIOR CONDUIT, DUCTWORK, PIPING, ETC., IN FINISHED SPACES EXPOSED TO PUBLIC VIEW.
- 13. PAINT ALL EXPOSED METAL ON EXTERIOR OF BUILDING WITH HIGH PERFORMANCE PAINT SYSTEM THAT IS NOT INDICATED TO BE PREFINISHED U.N.O., INCLUDING BUT NOT LIMITED TO CONDUIT, PIPING, GAS PIPING, FLASHING, MECH. FLUES AND DUCTS, LINTELS, HOLLOW METAL FRAMING AND DOORS, STEEL, AND MECH. EQUIPMENT.
- 14. PROVIDE TRAPEZE TO SUPPORT SUSPENDED CEILING AS REQUIRED BELOW DUCTWORK OR OTHER OBSTRUCTIONS.
- 15. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS LISTED IN THE IBC.
- 16. PROVIDE ACCESS PANELS AT LOCATIONS INDICATED AND AS REQUIRED FOR ACCESS TO EQUIPMENT AND DEVICES INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
- 17. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN THE IBC.



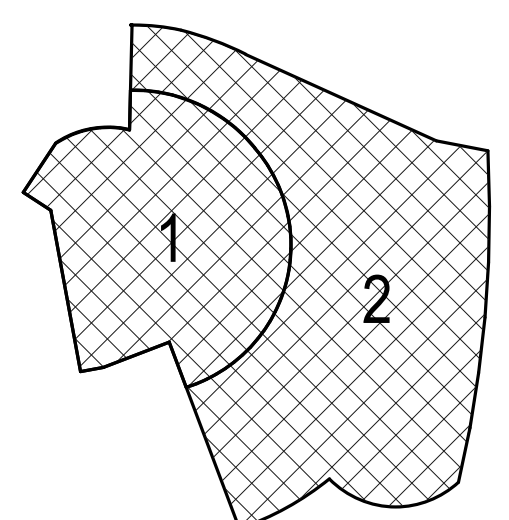
**Dillon Amphitheater Improvements**

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

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**ARCHITECTURAL SITE PLAN**

**A1.00**

PLAN NORTH  
**1** ARCHITECTURAL SITE PLAN  
1" = 20'-0"

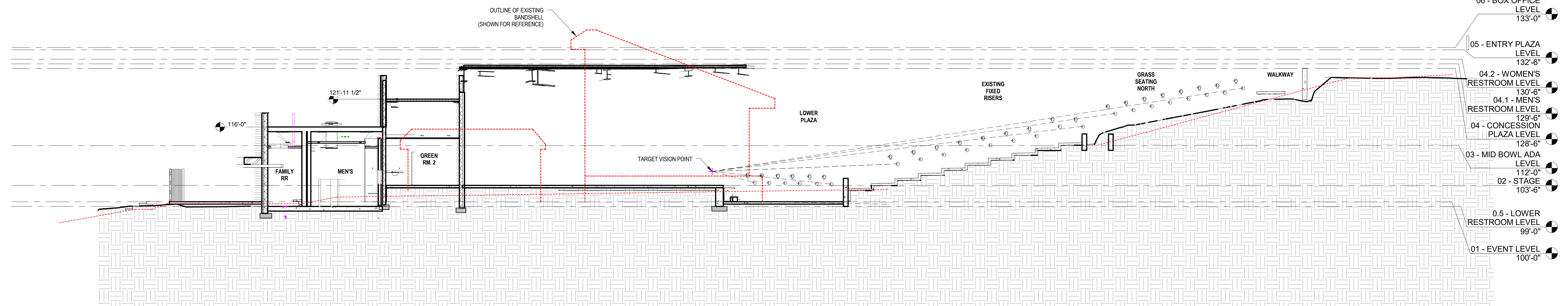
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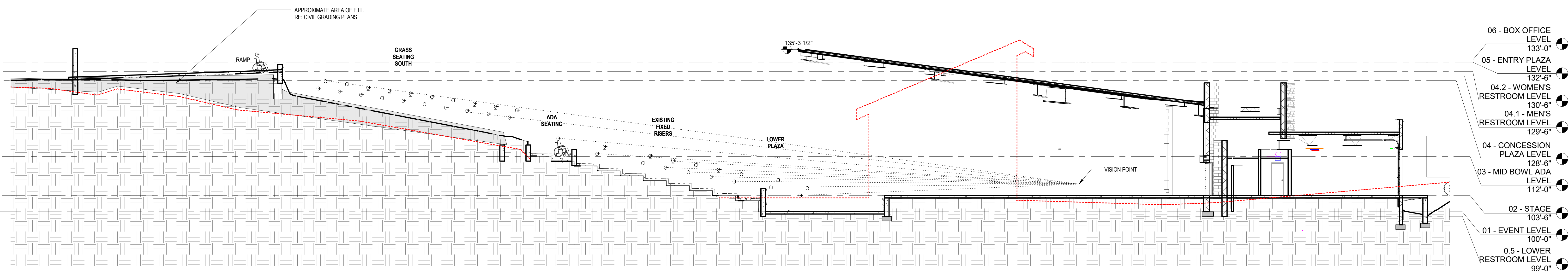
**SINK  
COMBS  
DETHLEFS**

ARCHITECTURE DESIGN  
475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 303-508-0200

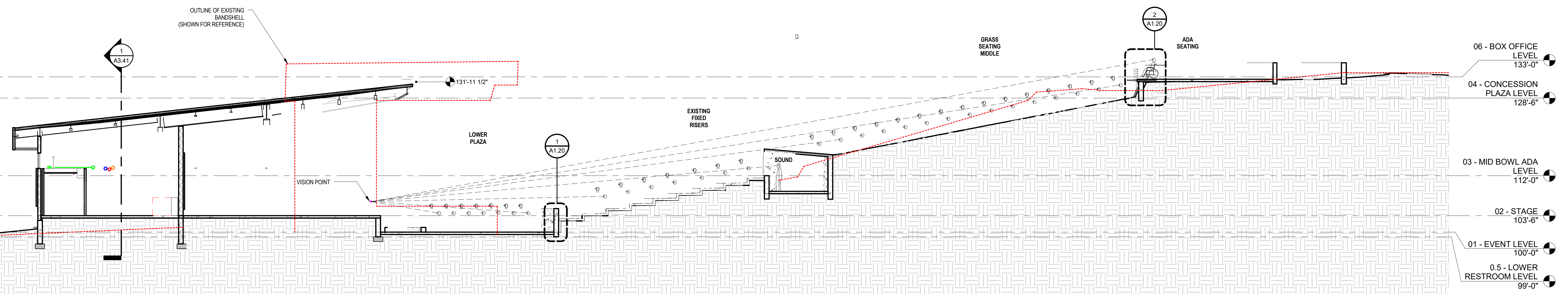
**NOT FOR  
CONSTRUCTION**



**3 SECTION @ NORTH GRASS - SIGHTLINE STUDY**  
1" = 10'-0"



**2 SECTION THROUGH SOUTH GRASS**  
1" = 10'-0"



**1 CENTER SECTION - SIGHTLINE STUDY**  
1" = 10'-0"

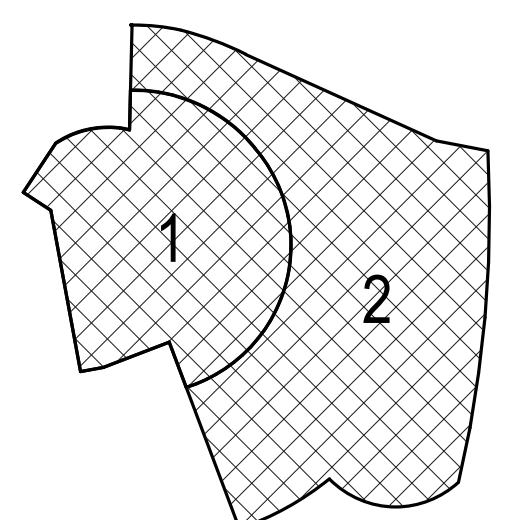
**Dillon Amphitheater  
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Dillon, CO

SCD Project No.: 1514

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**SEATING BOWL  
SECTIONS**

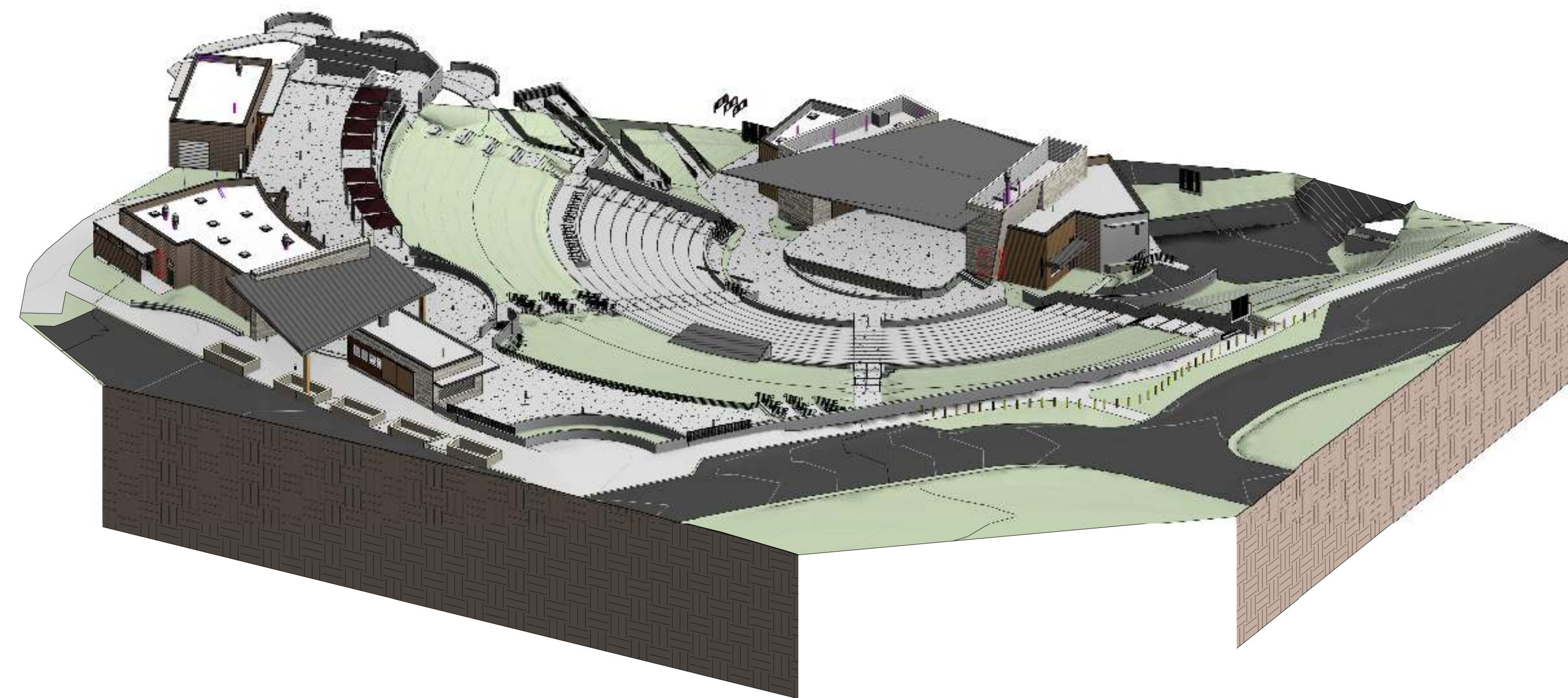
**A1.10**

AXONS PROVIDED TO SHOW APPROXIMATE BUILDING LOCATIONS, PROXIMITIES, AND COMPLEX GEOMETRY. INCLUDED FOR REFERENCE ONLY

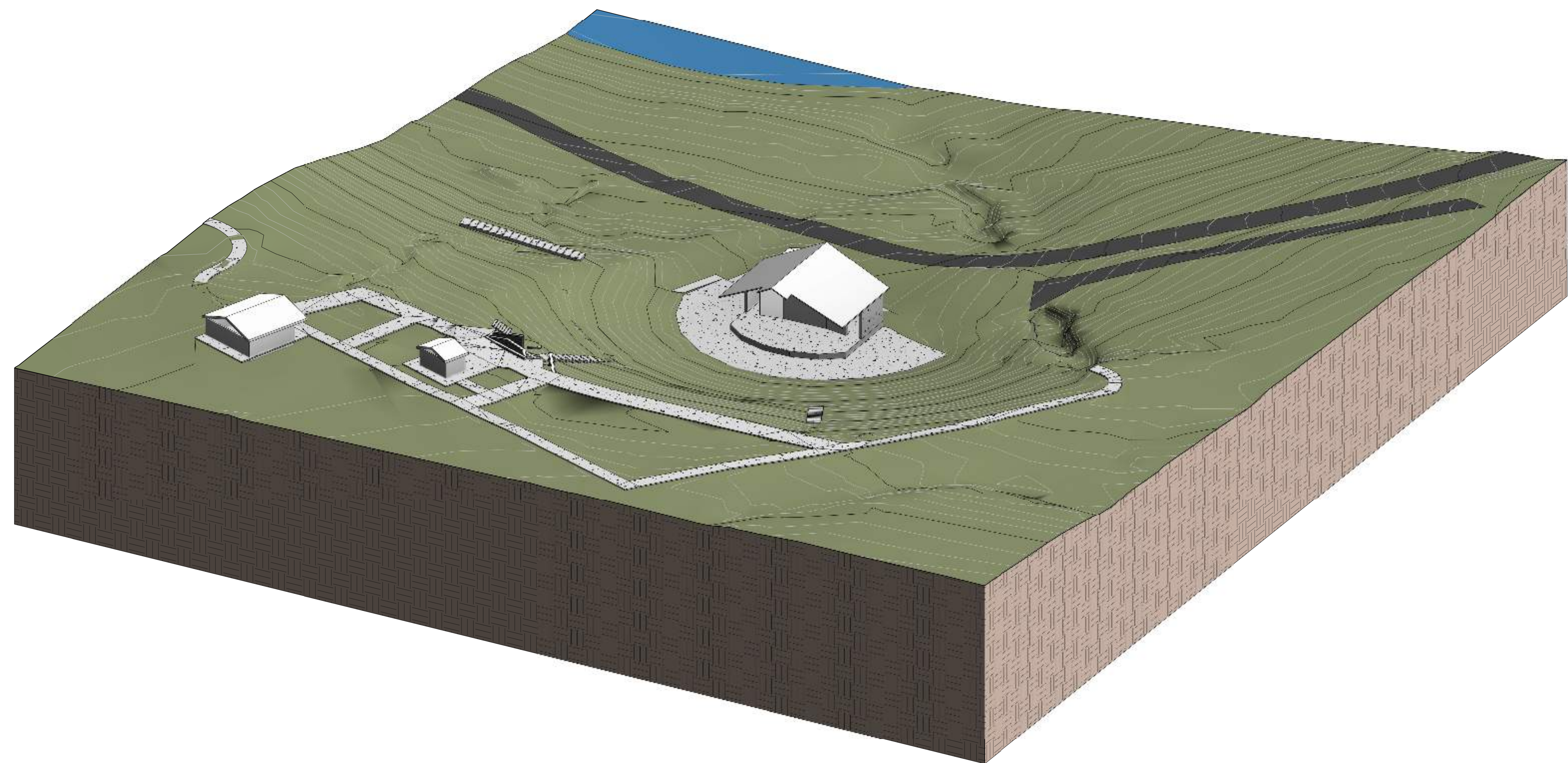


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2 AXON - COMPLETED IMPROVMENTS PROJECT



1 AXON - EXISTING

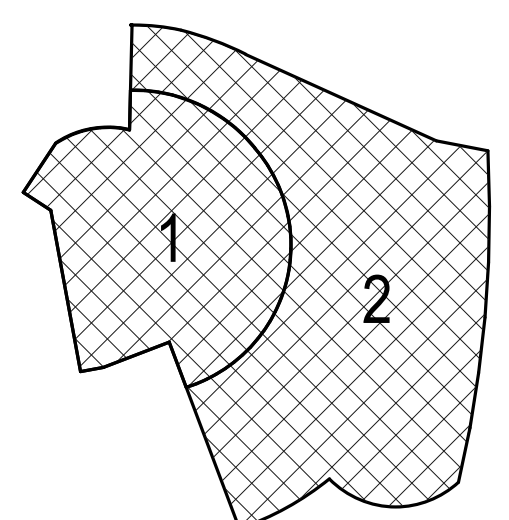
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**AXONS**

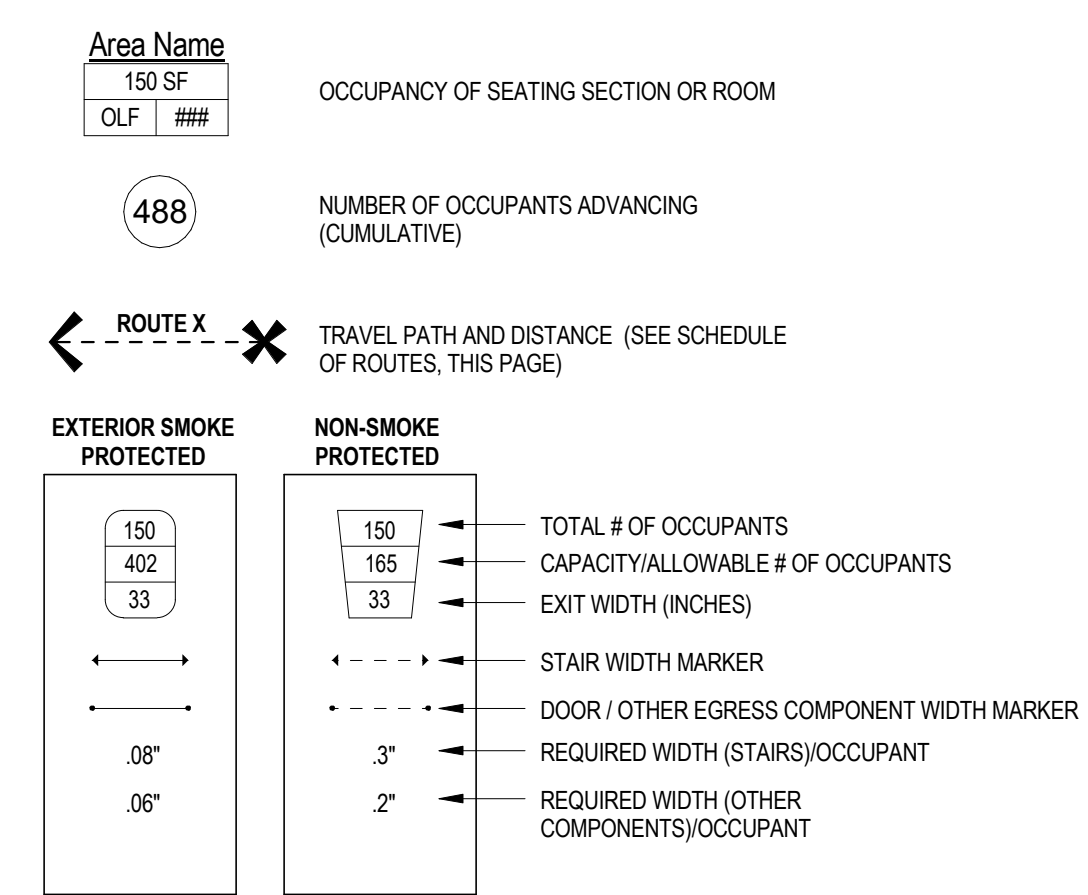
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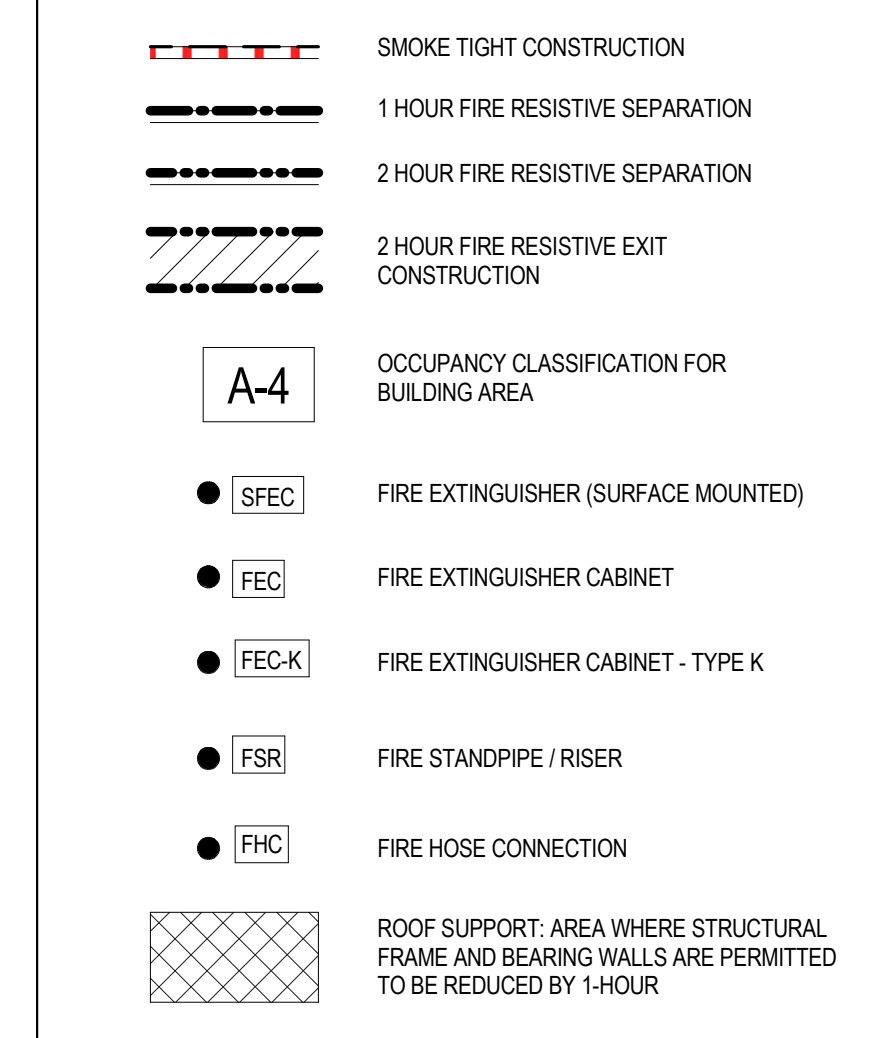
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### EXIT STUDY LEGEND

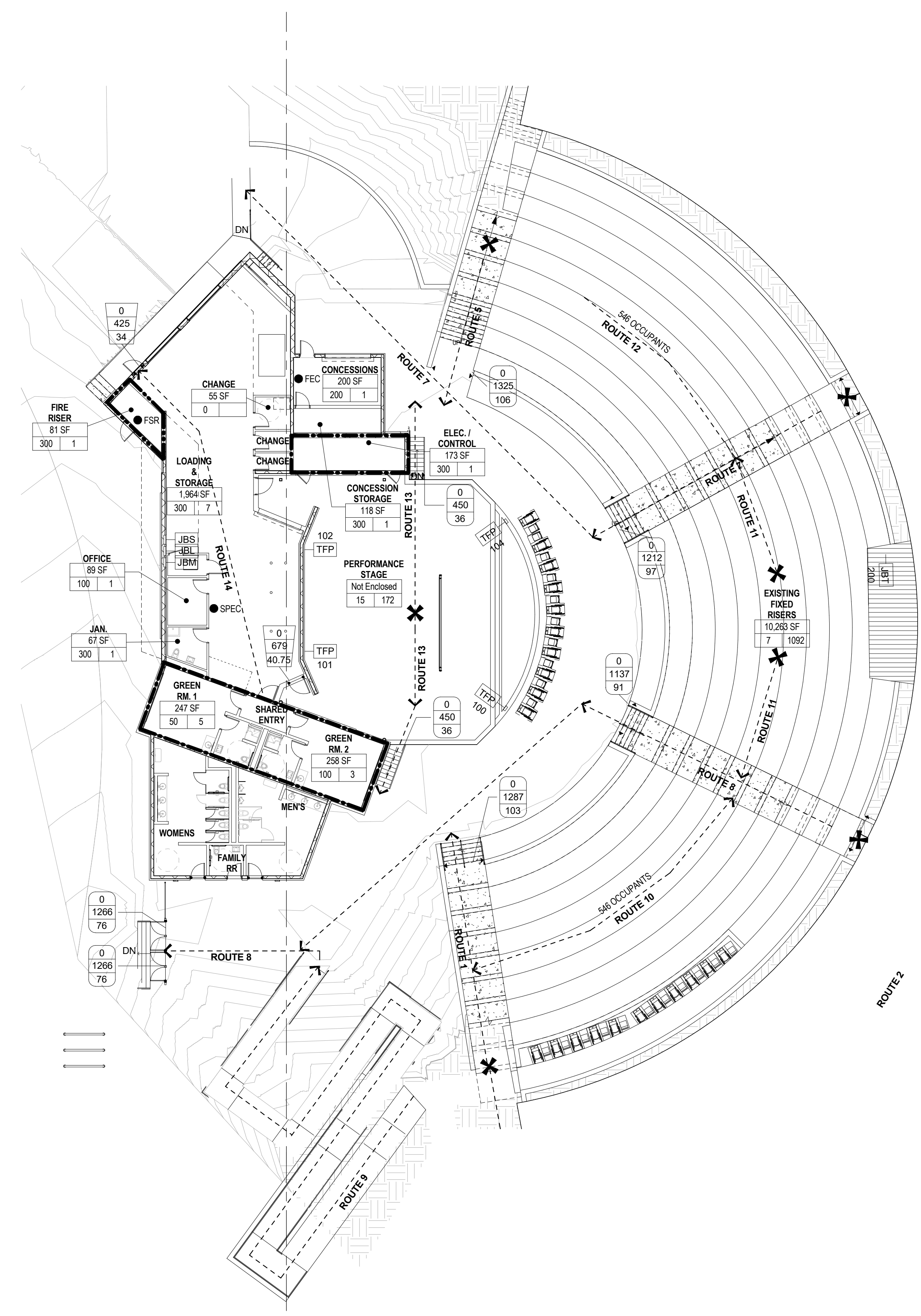


### FIRE RATING LEGEND



### CODE EGRESS PATHS - LEVEL 01

|          |          |
|----------|----------|
| ROUTE 1  | 292'-11" |
| ROUTE 2  | 98'-3"   |
| ROUTE 3  | 117'-11" |
| ROUTE 4  | 105'-0"  |
| ROUTE 5  | 95'-3"   |
| ROUTE 6  | 168'-8"  |
| ROUTE 7  | 384'-1"  |
| ROUTE 8  | 293'-7"  |
| ROUTE 9  | 646'-2"  |
| ROUTE 10 | 70'-2"   |
| ROUTE 11 | 53'-10"  |
| ROUTE 12 | 48'-8"   |
| ROUTE 13 | 87'-7"   |
| ROUTE 14 | 79'-7"   |



PLAN NORTH  
1 STAGE LEVEL LIFE SAFETY PLAN  
1/16" = 1'-0"

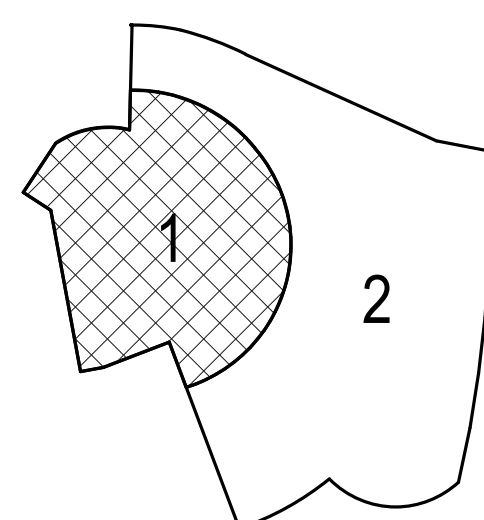
### Dillon Amphitheater Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

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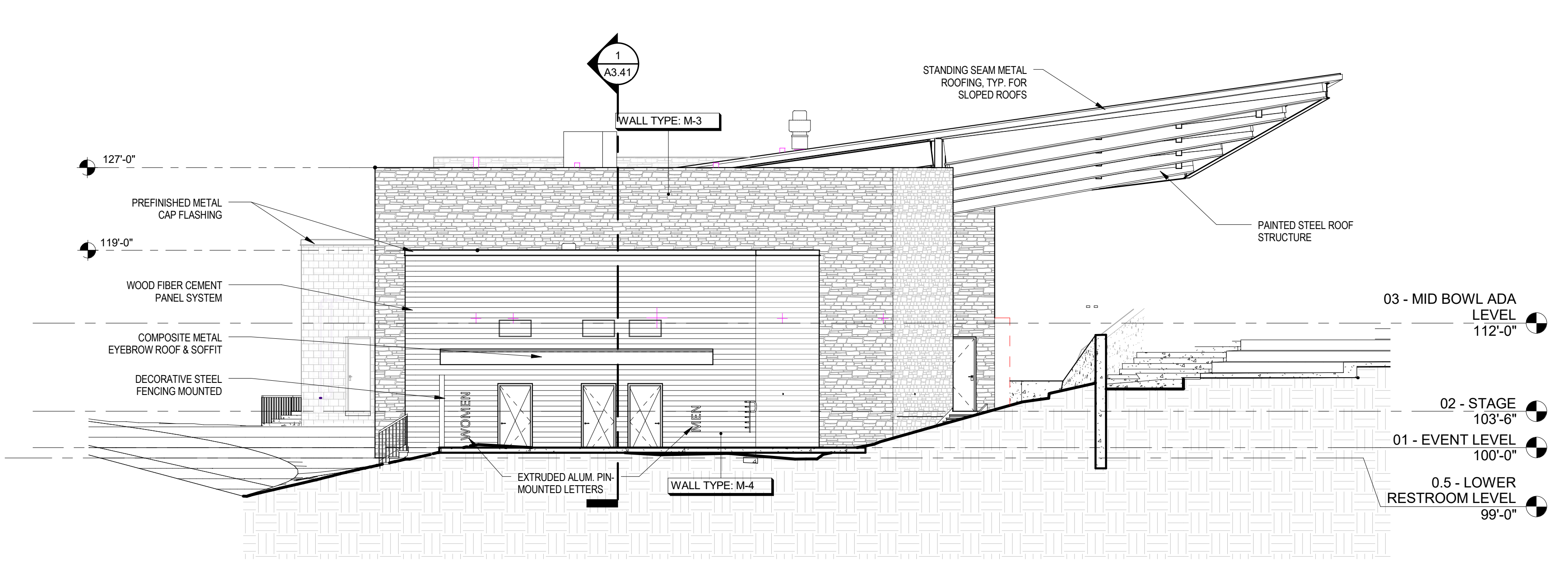
### LIFE SAFETY PLAN - LOWER LEVEL

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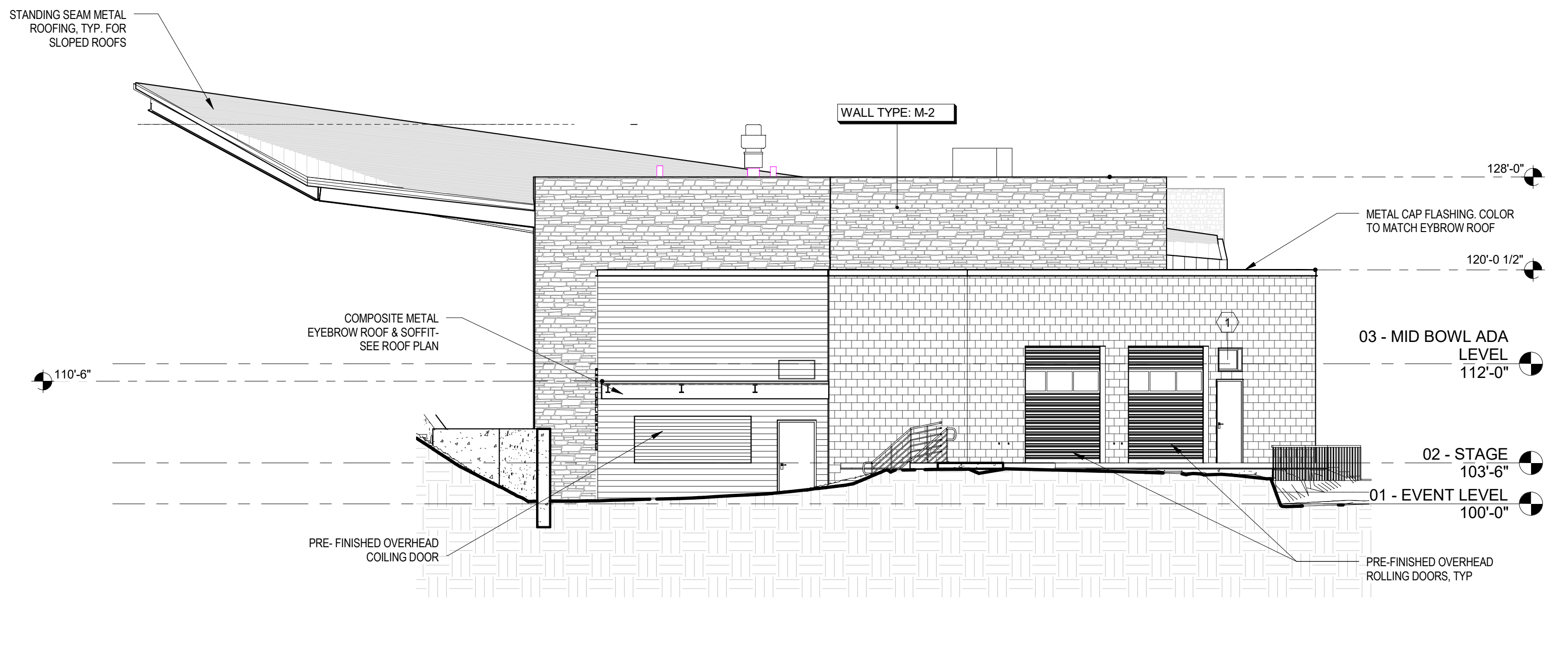


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 SUITE 100  
 DENVER, CO 80203  
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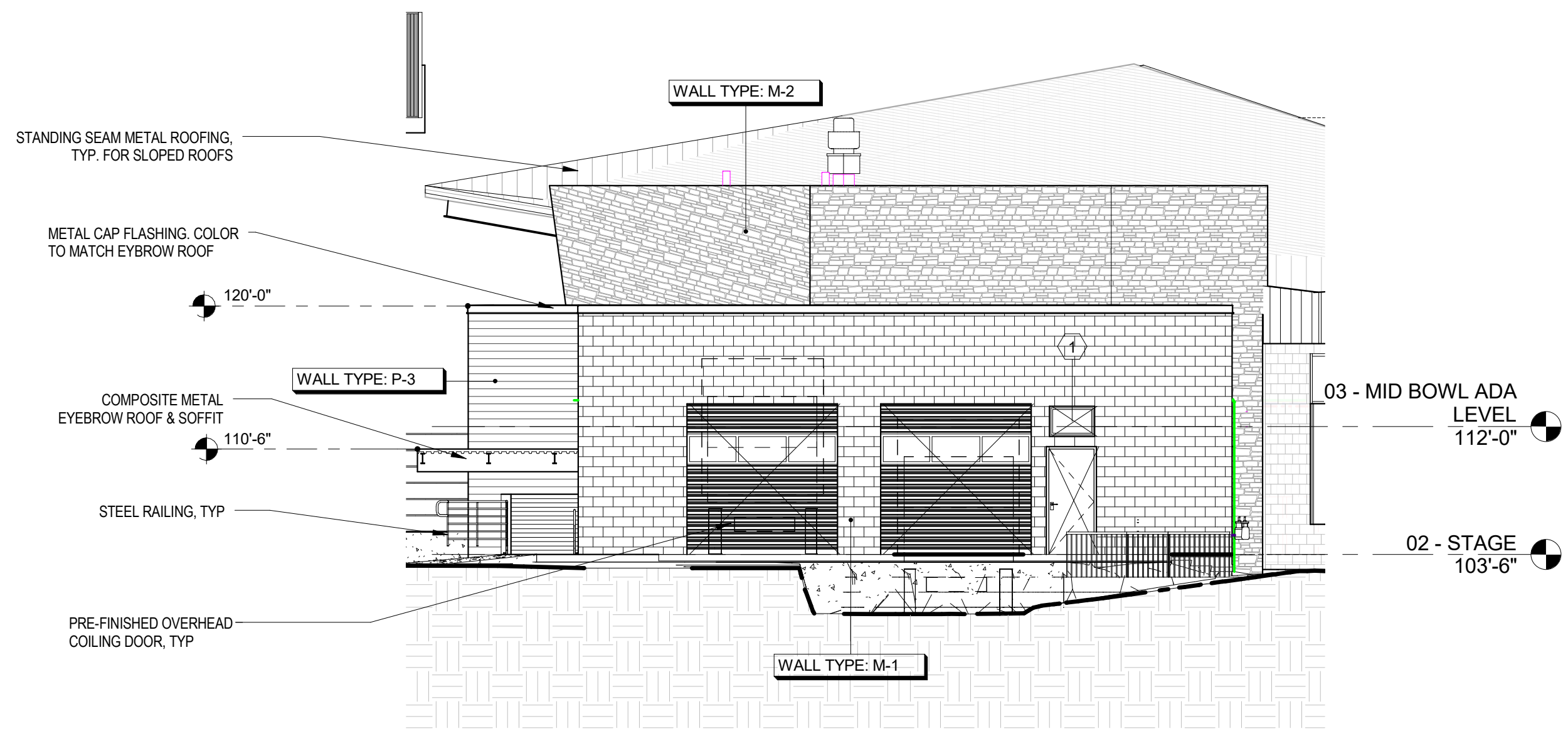
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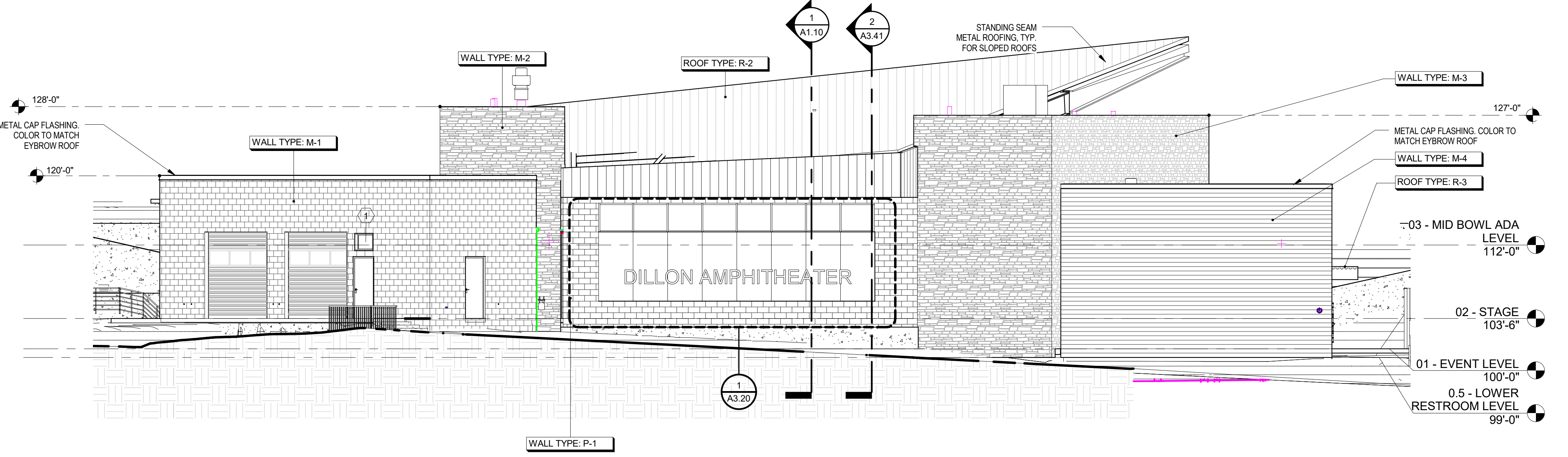
**5 STAGE STRUCTURE - SOUTH ELEVATION**  
 1/8" = 1'-0"



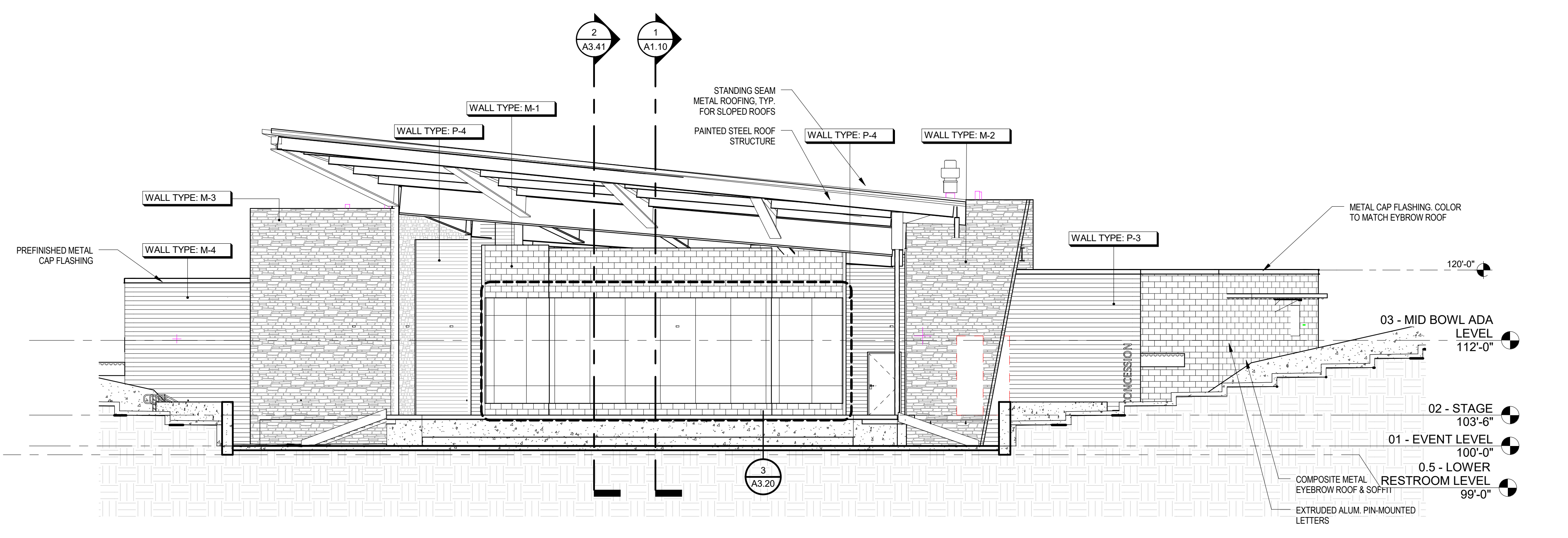
**4 STAGE STRUCTURE - NORTH ELEVATION**  
 1/8" = 1'-0"



**3 STAGE STRUCTURE - LOADING DOCK ELEVATION**  
 1/8" = 1'-0"



**2 STAGE STRUCTURE - WEST ELEVATION**  
 1/8" = 1'-0"



**1 STAGE STRUCTURE - EAST ELEVATION**  
 1/8" = 1'-0"

**Dillon Amphitheater Improvements**

W. Lodgepole Street  
 Dillon, CO

SCD Project No.: 1514

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**EXTERIOR ELEVATIONS**

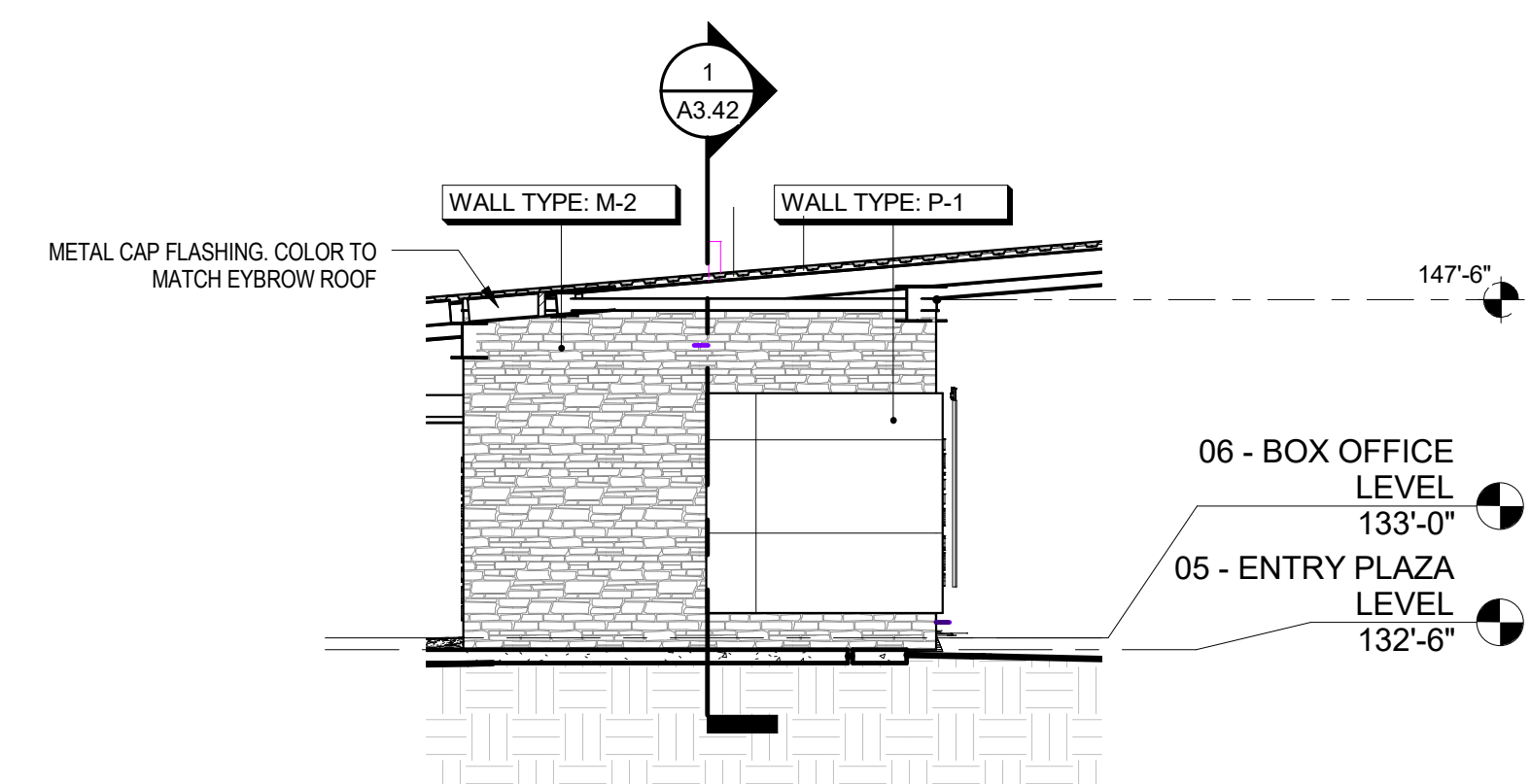
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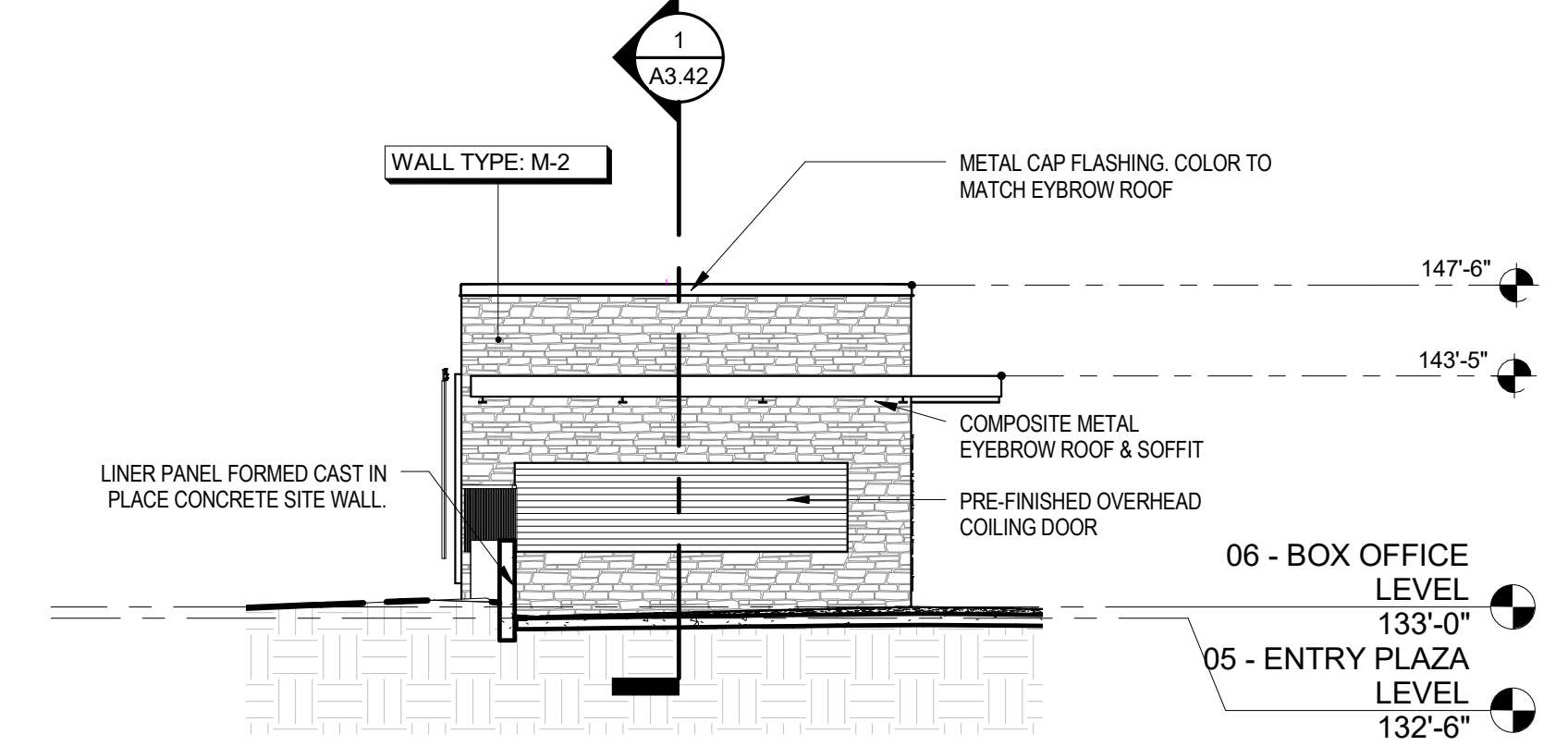
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DETHLEFS**

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Tel: 303-308-0200

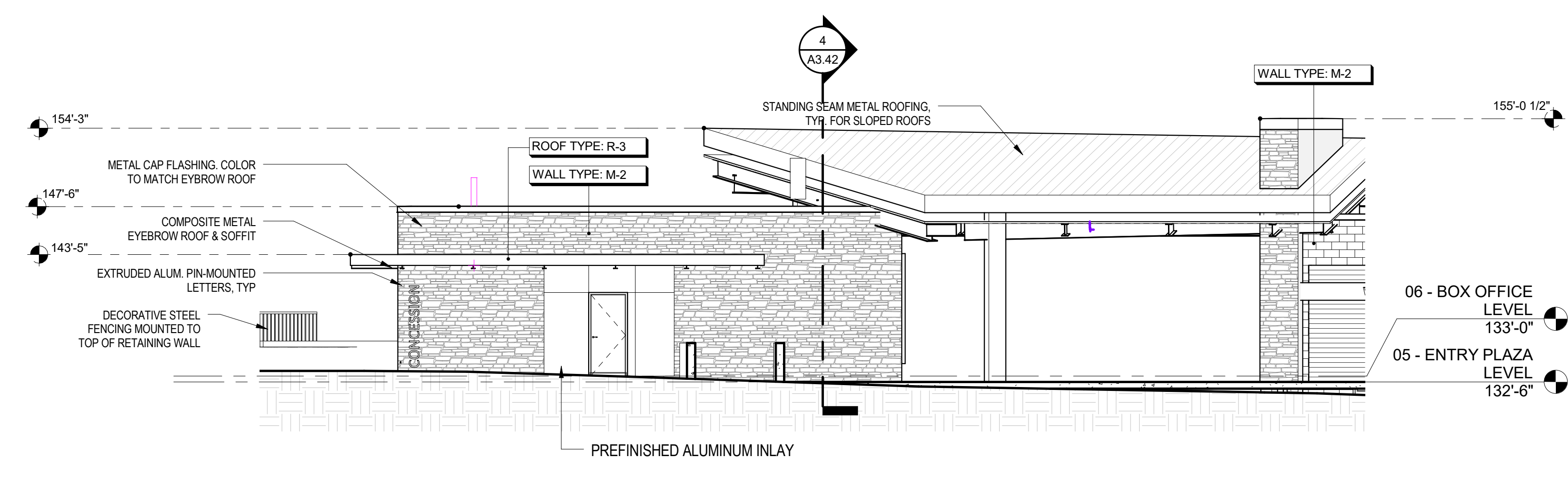
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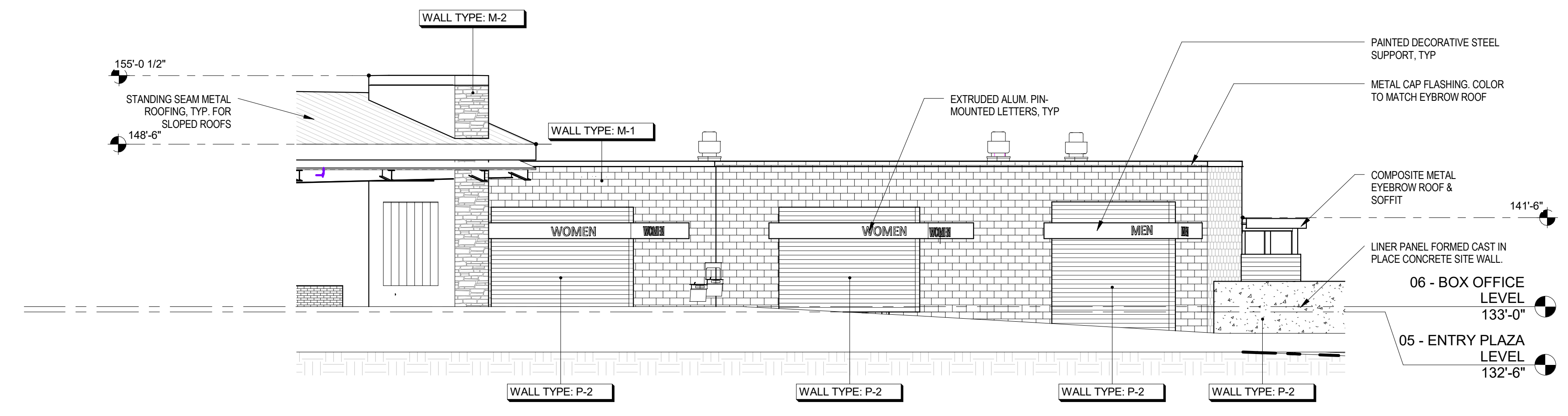
7 BOX OFFICE - SOUTH ELEVATION  
1/8" = 1'-0"



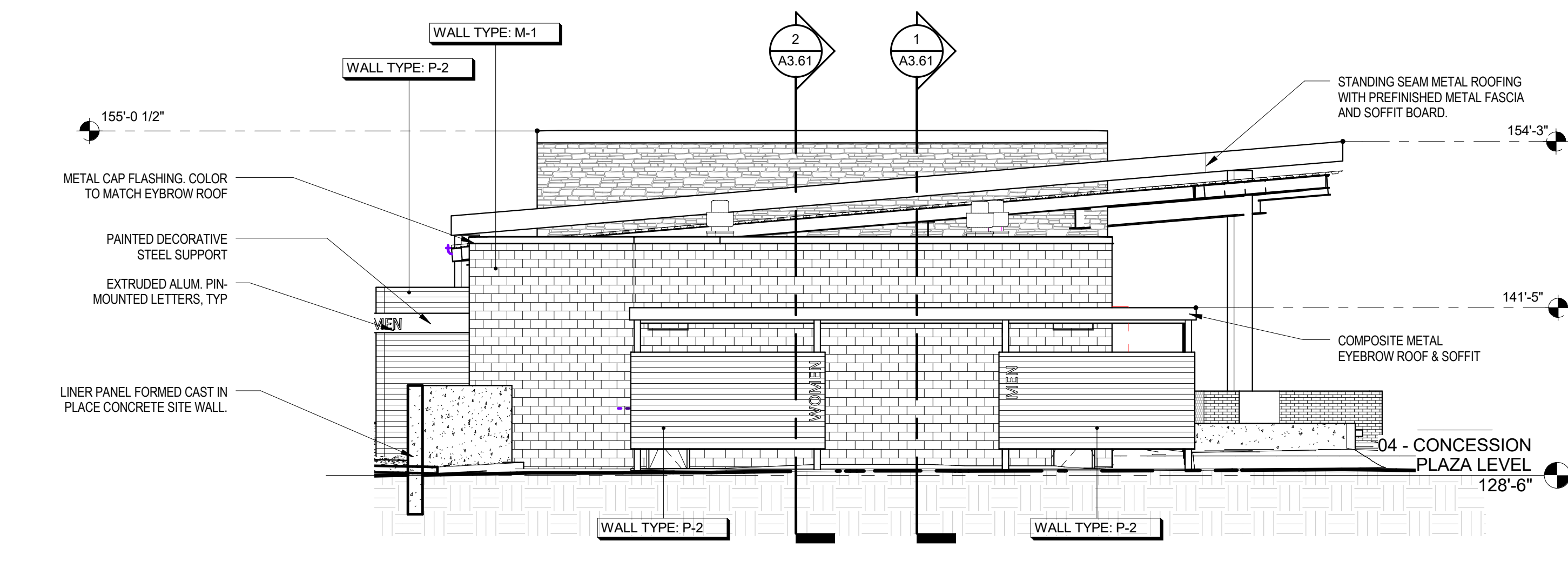
6 BOX OFFICE - NORTH ELEVATION  
1/8" = 1'-0"



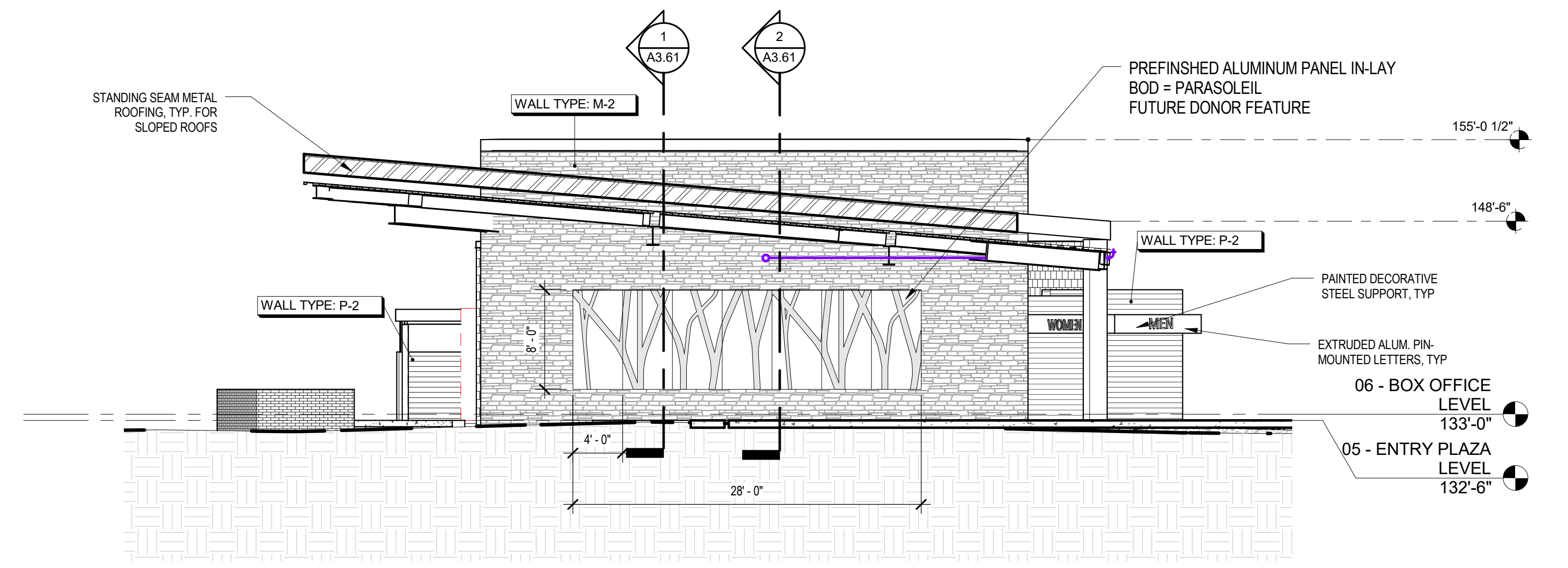
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1/8" = 1'-0"



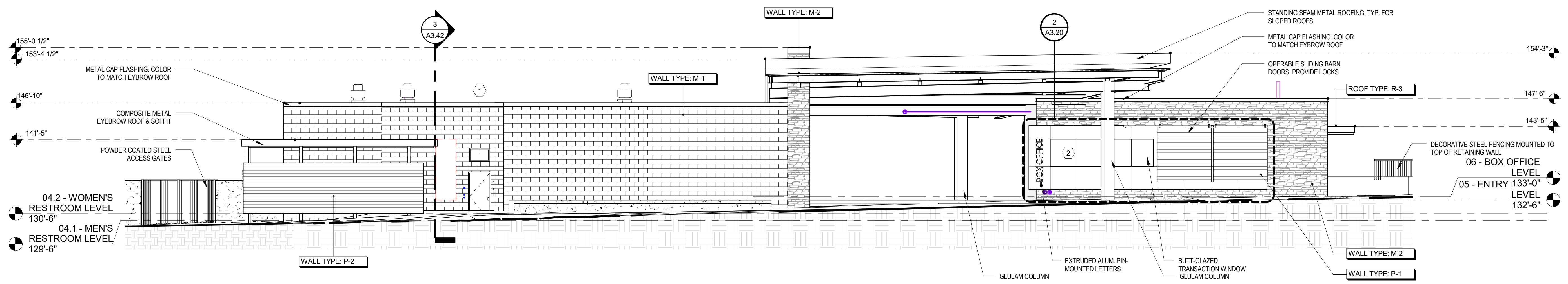
4 PLAZA RESTROOM - WEST ELEVATION  
1/8" = 1'-0"



3 PLAZA RESTROOM - SOUTH ELEVATION  
1/8" = 1'-0"



2 PLAZA RESTROOM - NORTH ELEVATION  
1/8" = 1'-0"



1 PLAZA RESTROOM - EAST ELEVATION  
1/8" = 1'-0"

Dillon Amphitheater  
Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

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EXTERIOR  
ELEVATIONS

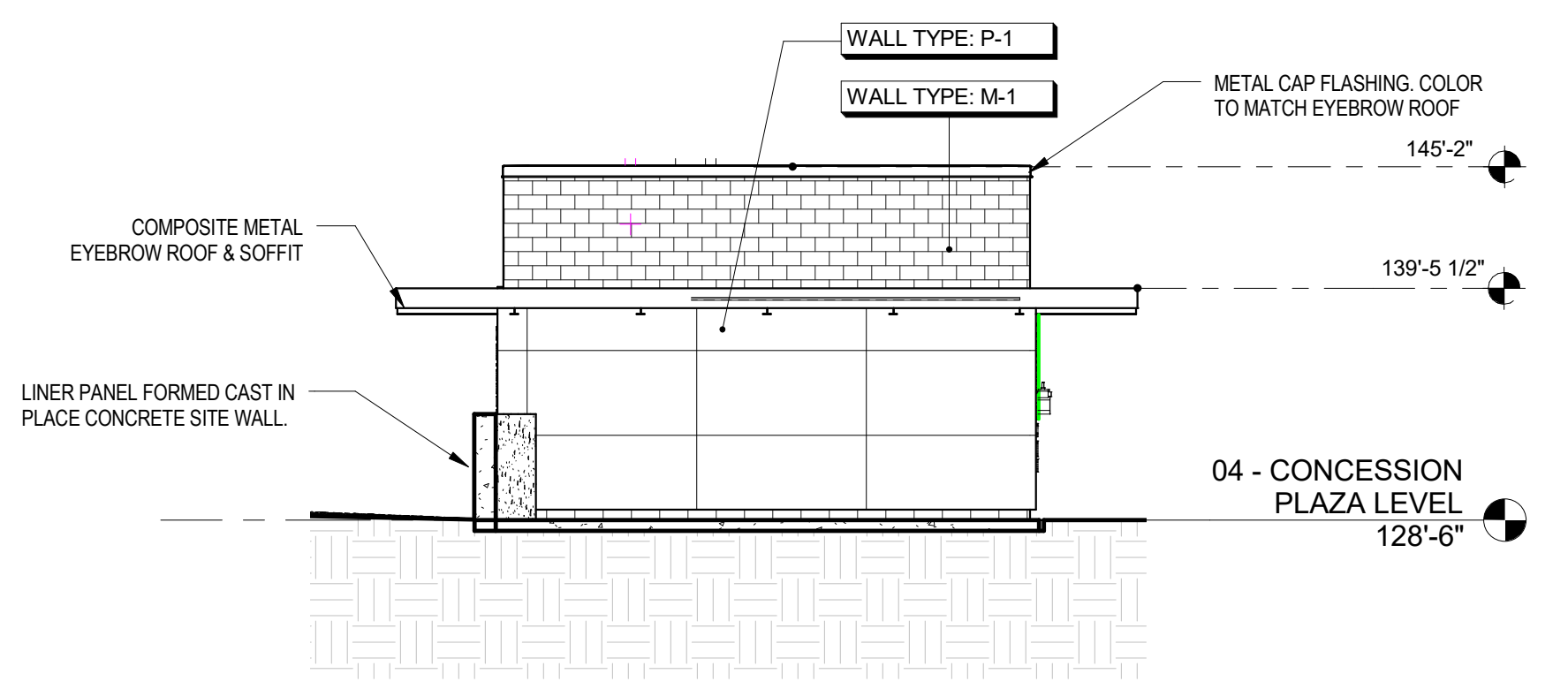
A3.11

PERSON: SINK COMBS DETHLEFS  
10300 1/2 ST. SUITE 100  
DENVER, CO 80203  
C: 303.308.0200  
F: 303.308.0201  
WWW.SINKCOMBSDETHLEFS.COM

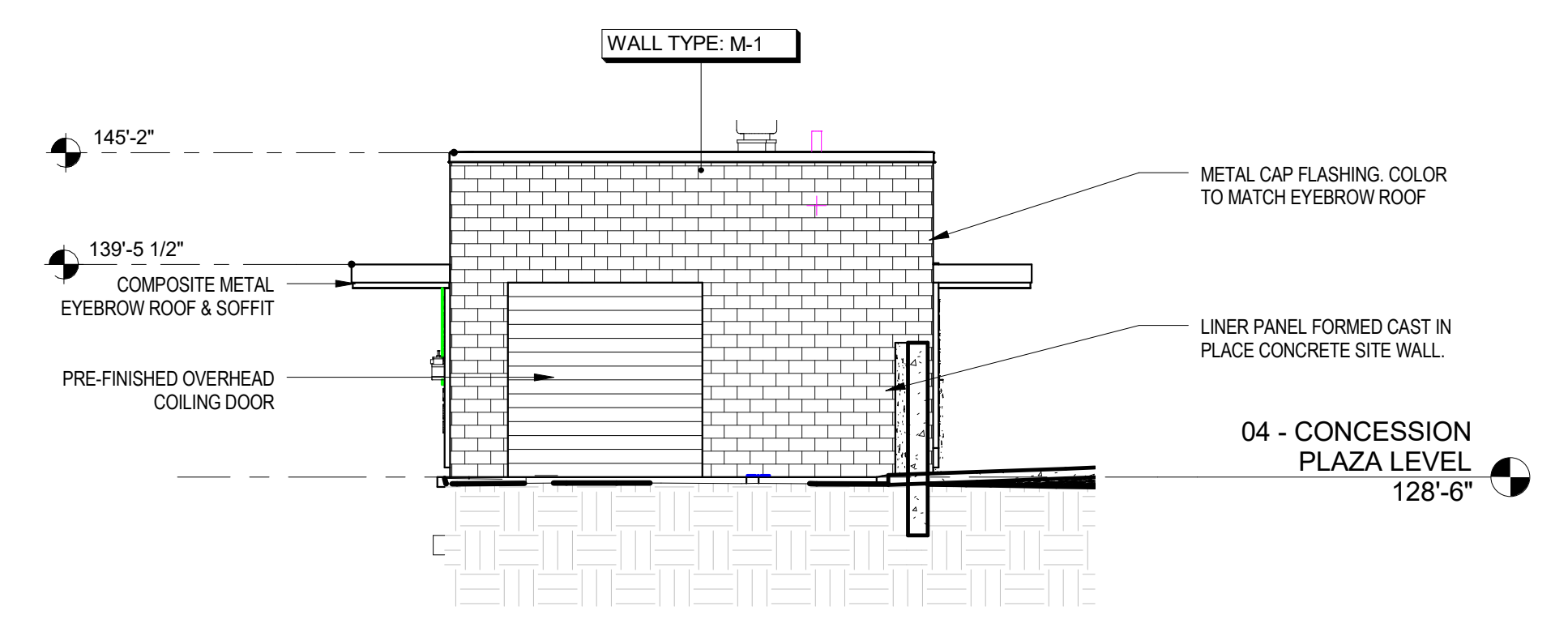


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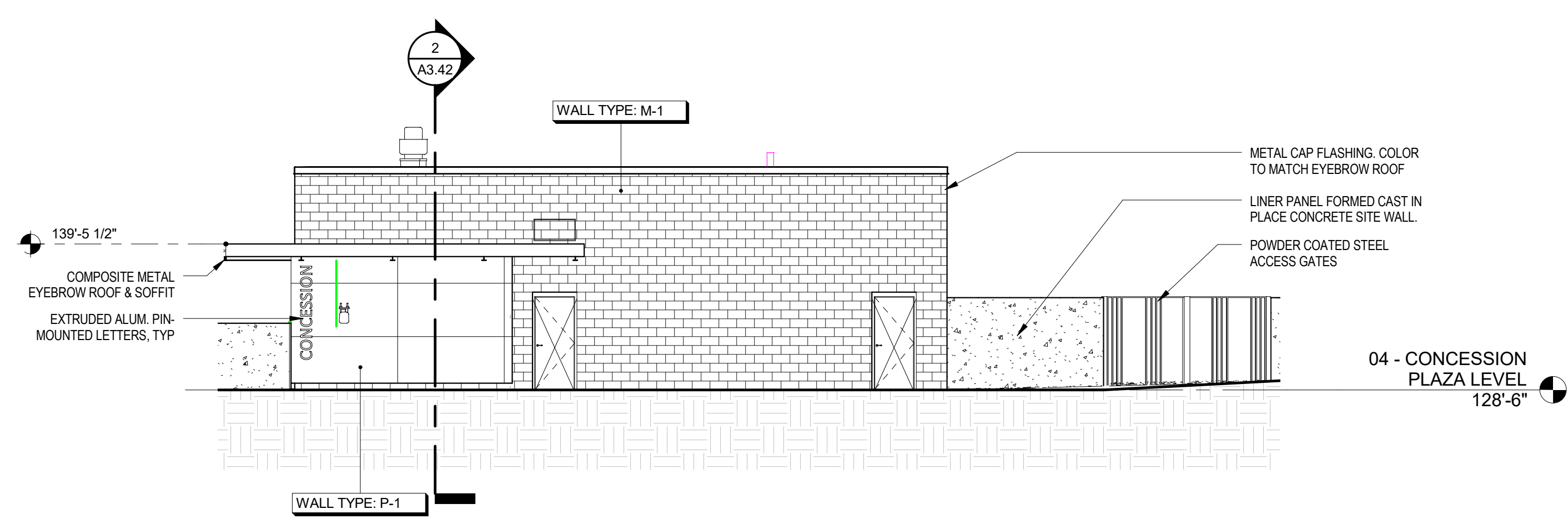
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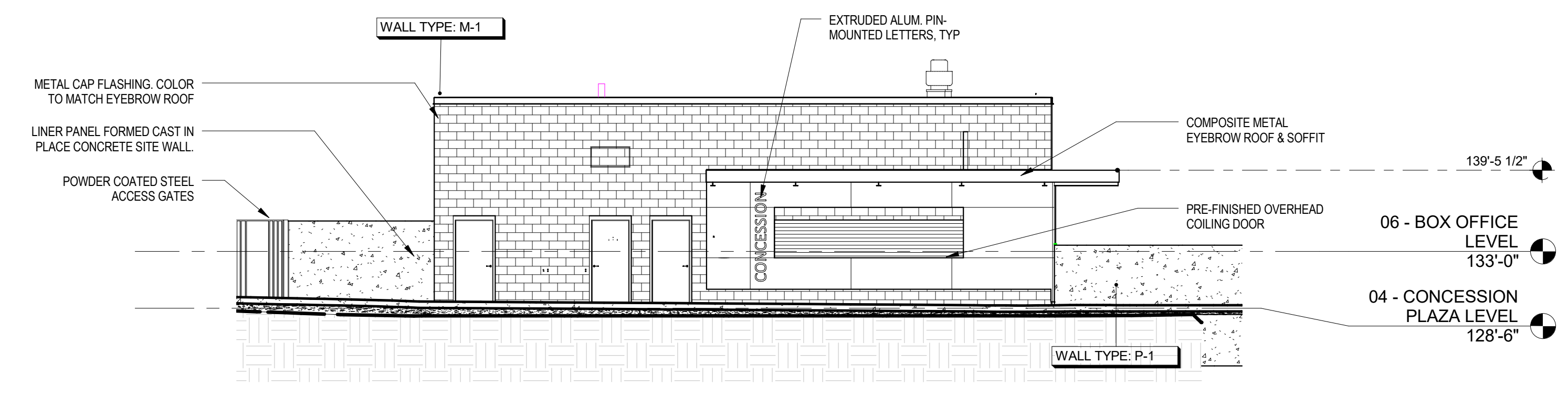
4 PLAZA CONCESSION - SW ELEVATION  
1/8" = 1'-0"



3 PLAZA CONCESSION - SERVICE ELEVATION  
1/8" = 1'-0"



2 PLAZA CONCESSION - PARKSIDE ELEVATION  
1/8" = 1'-0"



1 PLAZA CONCESSION - AMPHITHEATER SIDE  
1/8" = 1'-0"

Dillon Amphitheater Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

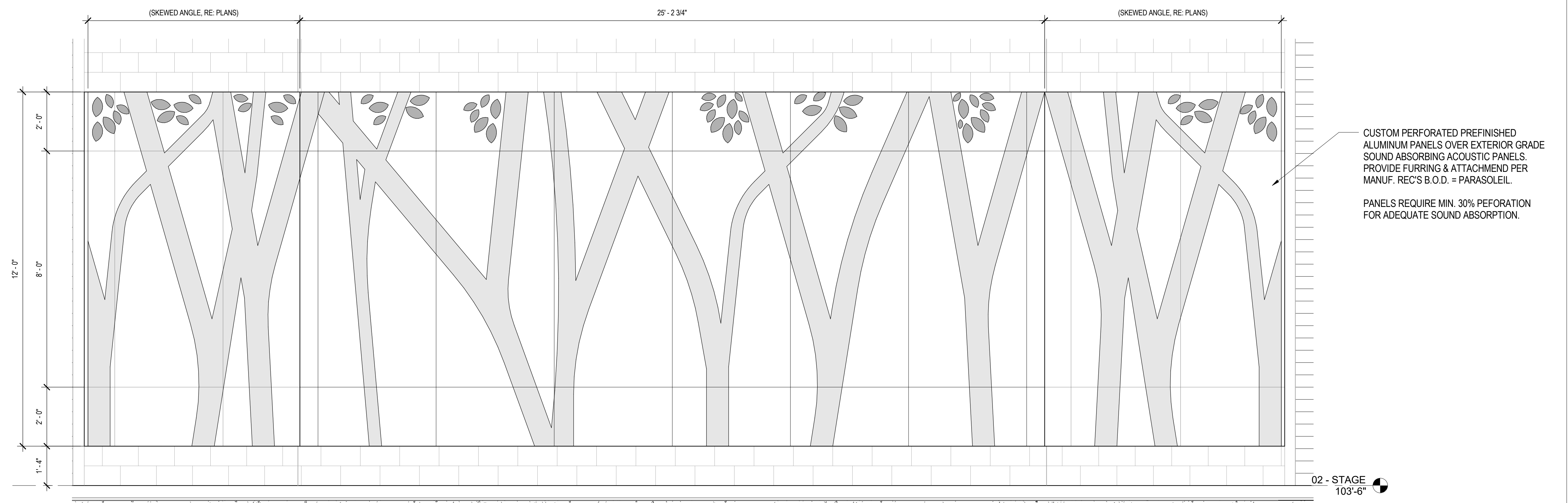
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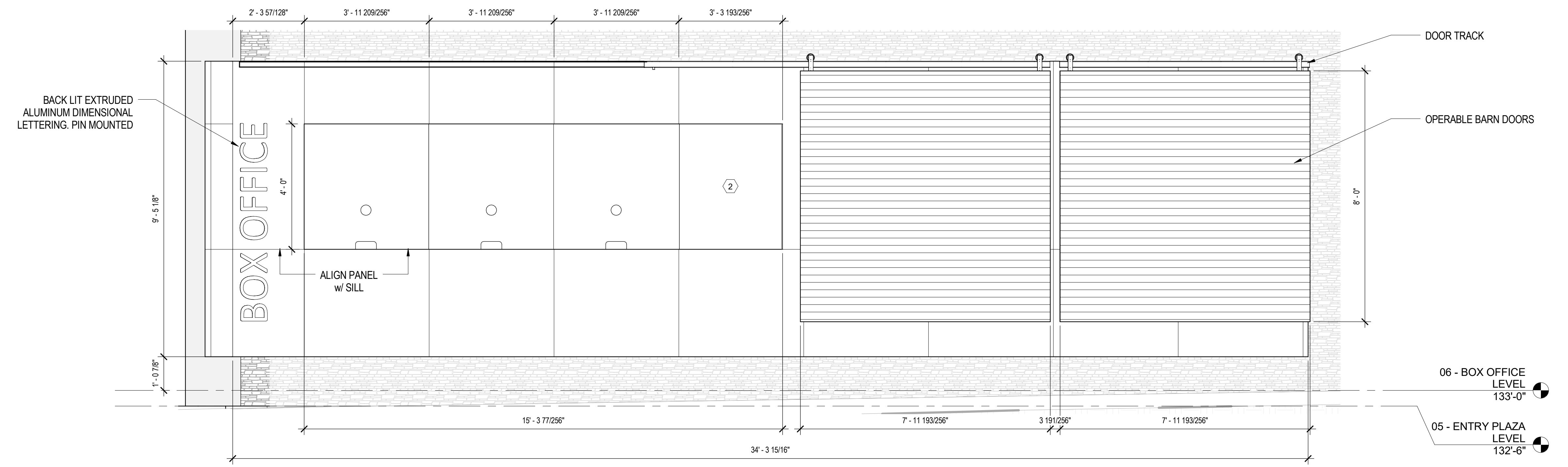
EXTERIOR ELEVATIONS

A3.12

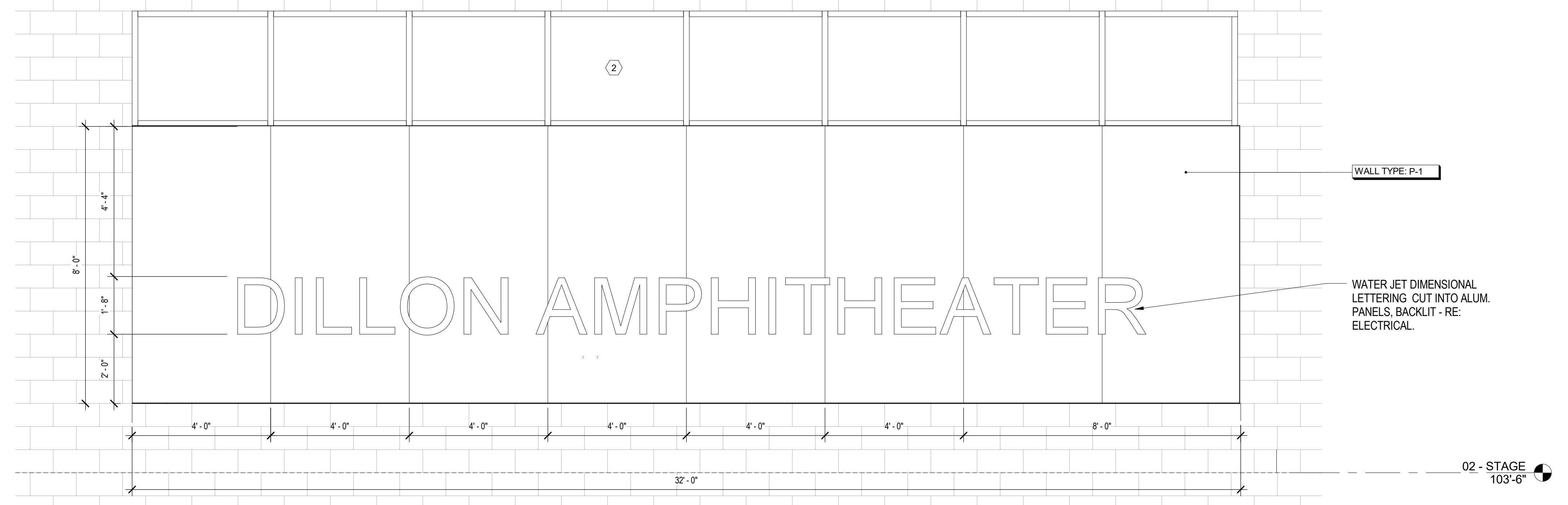
PERSON: A3.12.A3.12.P1  
DATE: 07/22/16  
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**3 ENLARGED STAGE ACOUSTICAL WALL**  
1/2" = 1'-0"



**2 BOX OFFICE ELEVATION**  
1/2" = 1'-0"



**1 ENLARGED ELEVATION - LAKE-SIDE FEATURE WALL**  
1/2" = 1'-0"



**SINK  
COMBS  
DETHLEFS**  
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475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 505-508-0200

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CONSTRUCTION**

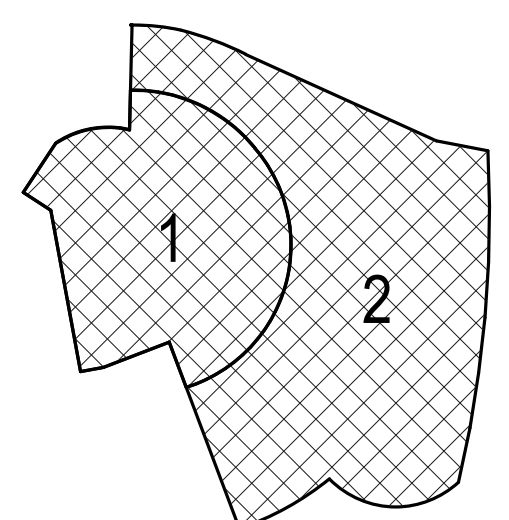
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Improvements**

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

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**EXTERIOR  
ELEVATIONS -  
ENLARGED**

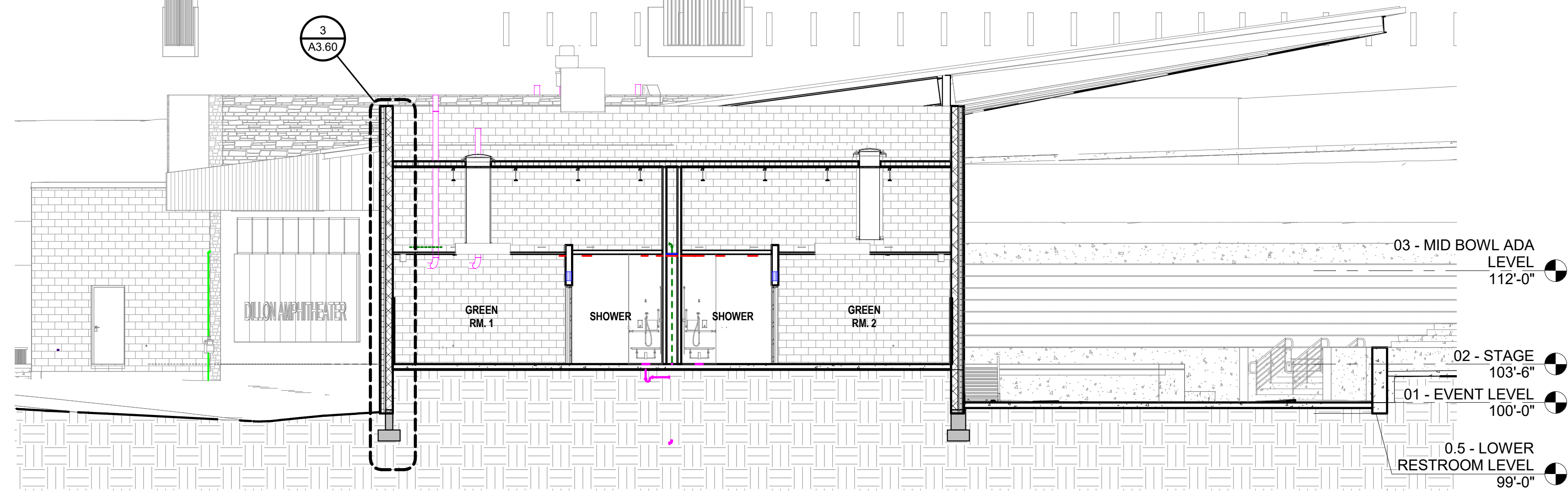
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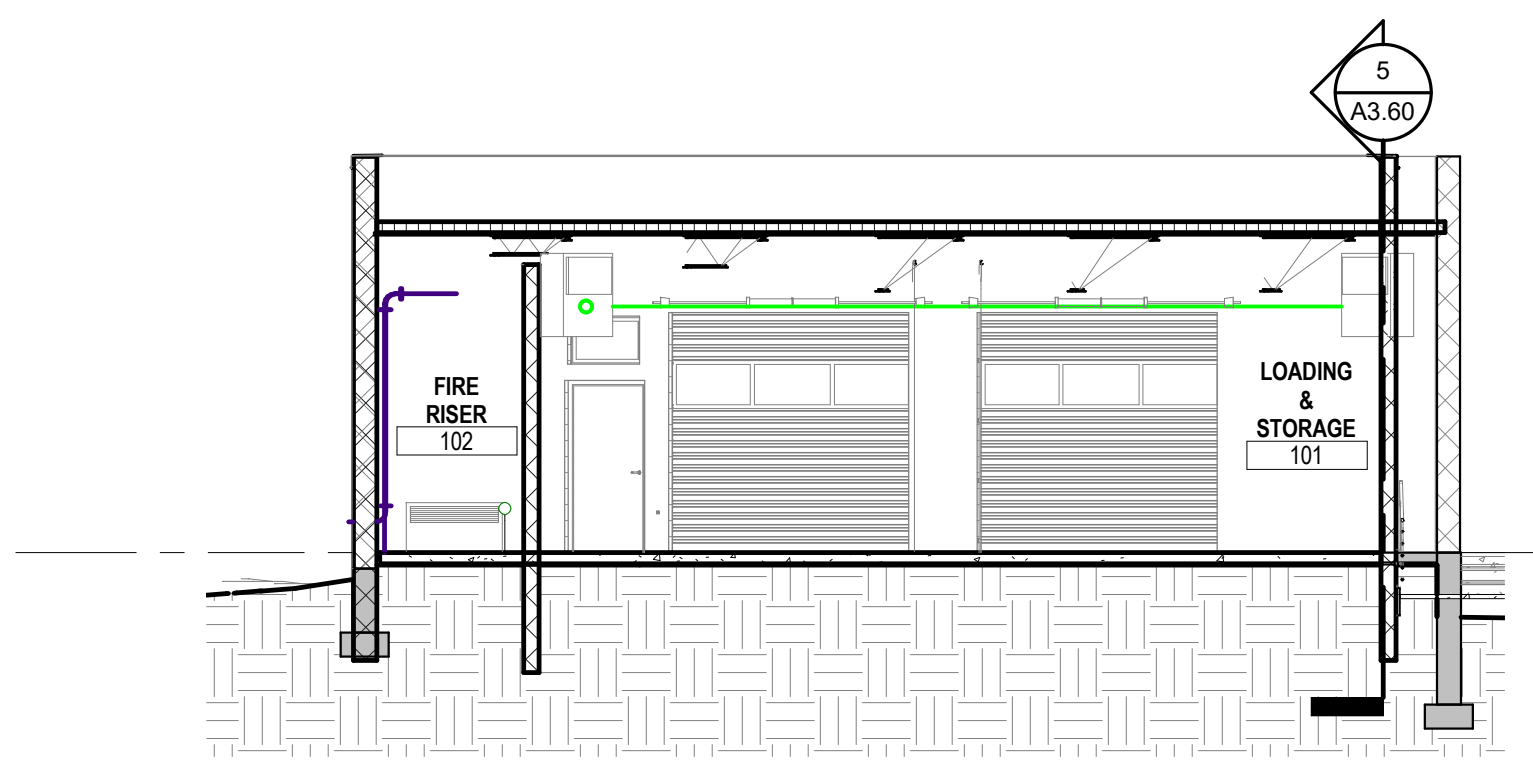


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 Tel: 303-508-0200

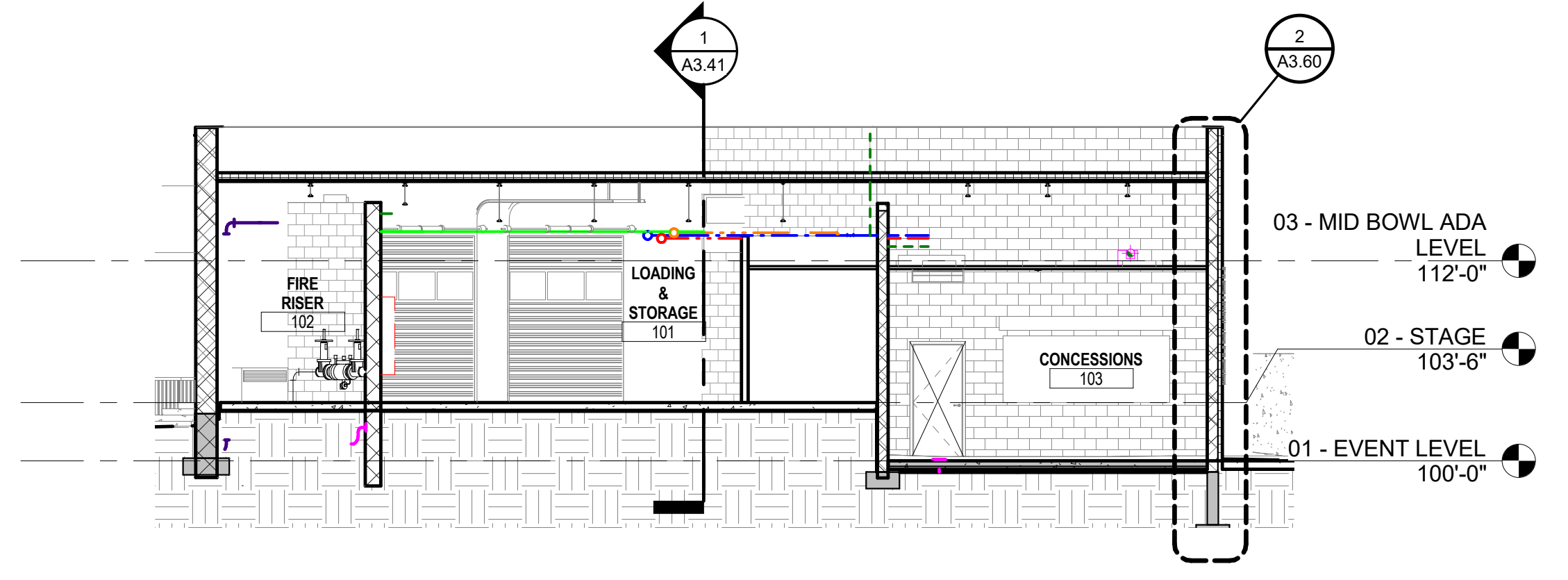
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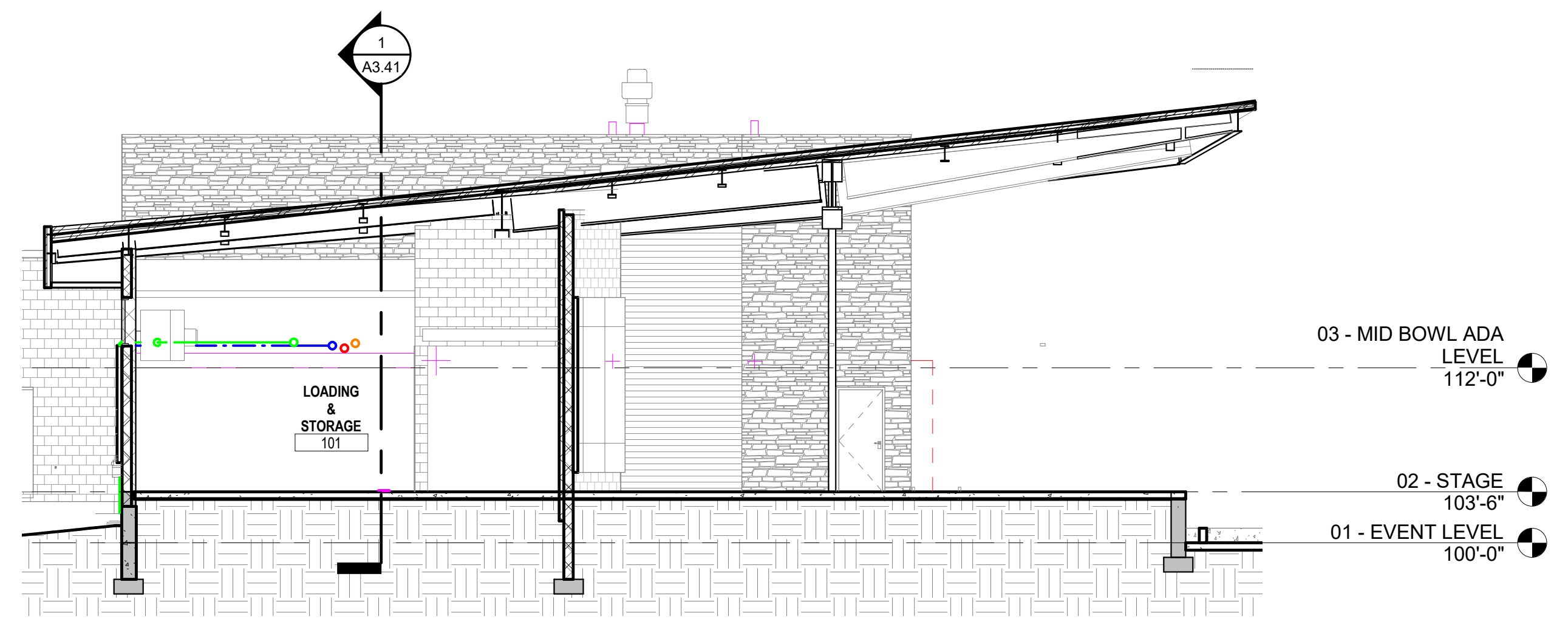
9 BUILDING SECTION- STAGE LEVEL- GREEN ROOM  
 1/8" = 1'-0"



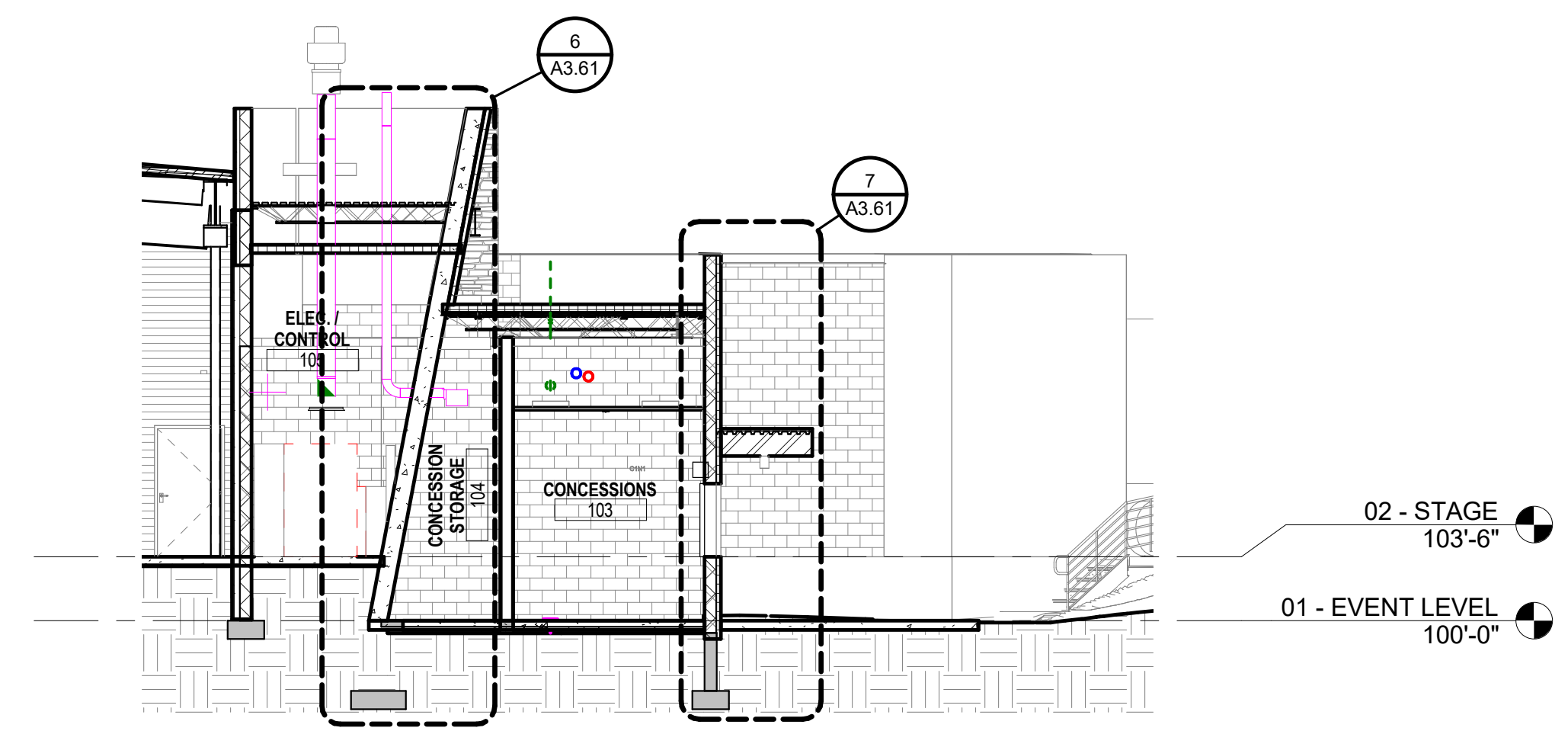
8 BUILDING SECTION - STAGE LEVEL - LOADING  
 1/8" = 1'-0"



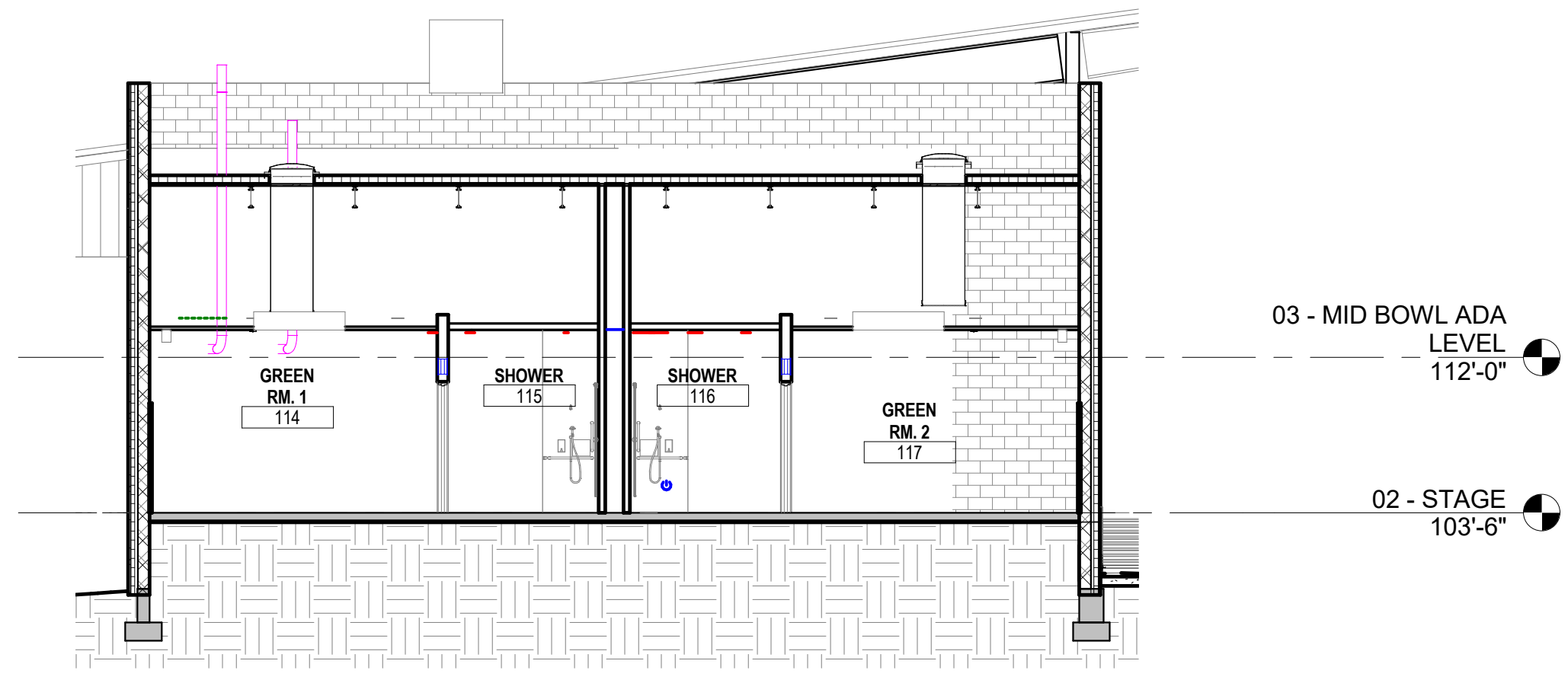
7 BUILDING SECTION - STAGE LEVEL - CONCESSION  
 1/8" = 1'-0"



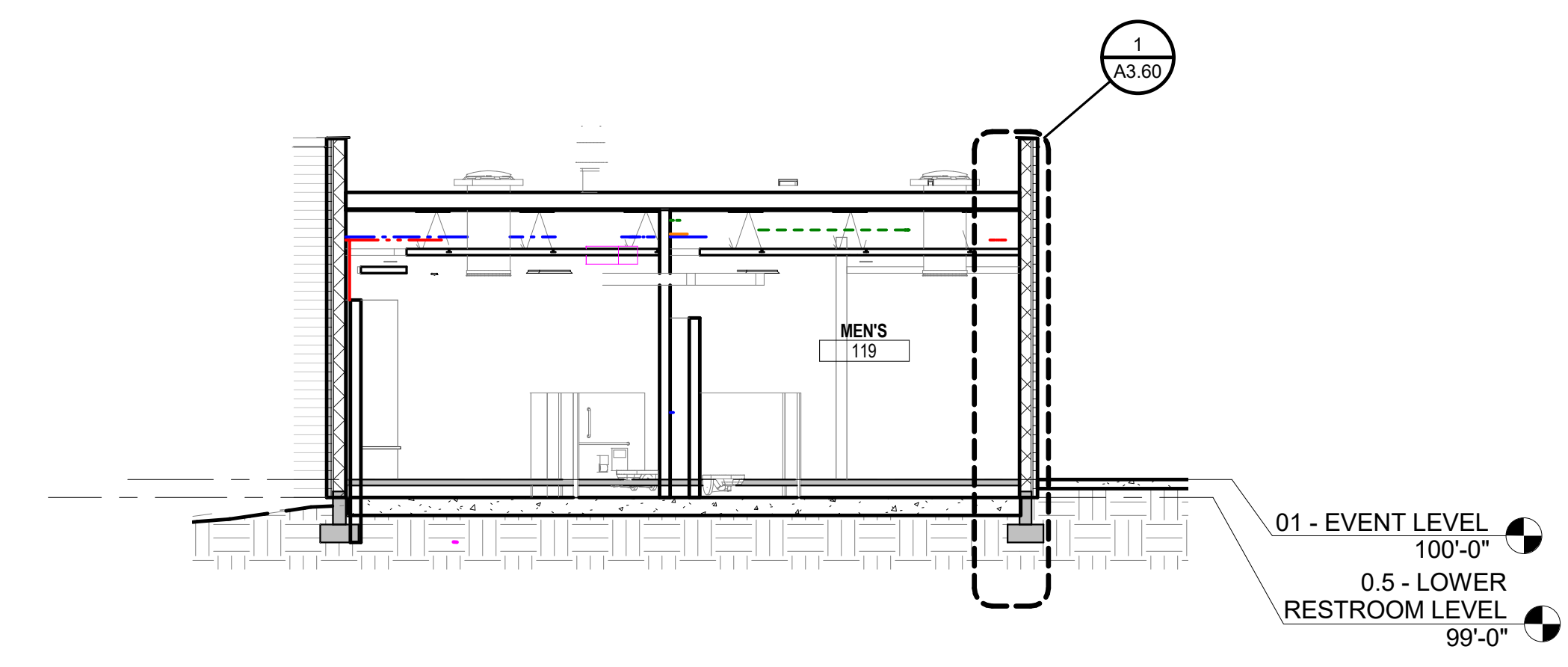
6 BUILDING SECTION - STAGE & LOADING  
 1/8" = 1'-0"



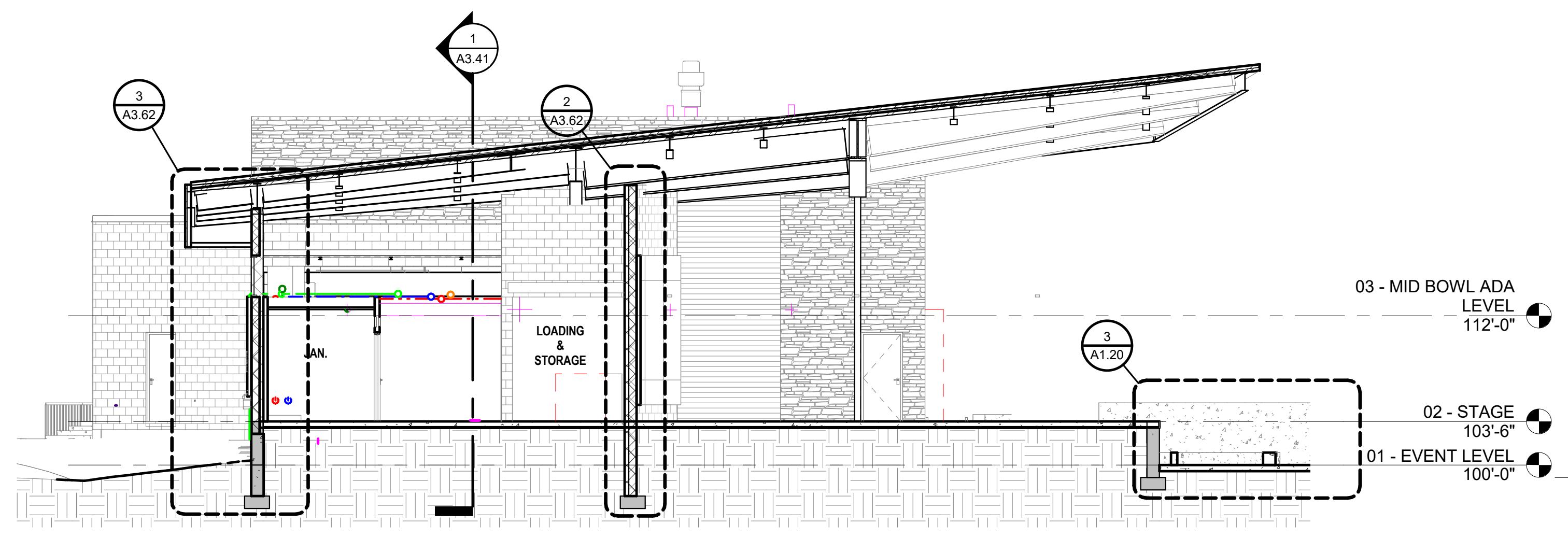
5 BUILDING SECTION - STAGE LEVEL - NORTH/SOUTH 2  
 1/8" = 1'-0"



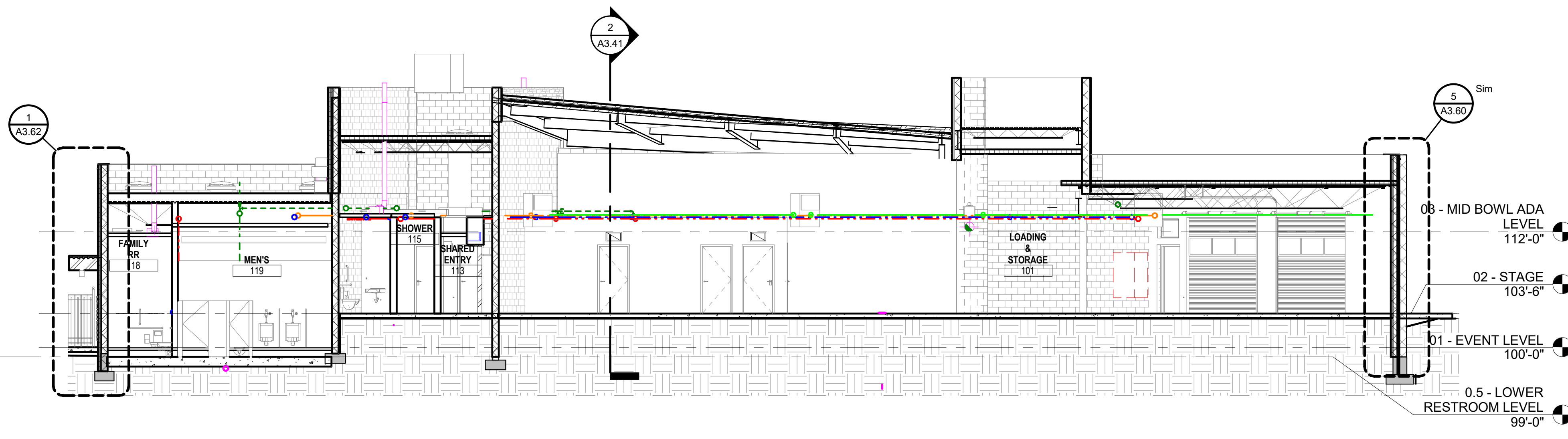
4 BUILDING SECTION - STAGE LEVEL - EAST/WEST 1  
 1/8" = 1'-0"



3 BUILDING SECTION - STAGE LEVEL - EAST/WEST 2  
 1/8" = 1'-0"



2 BUILDING SECTION - STAGE LEVEL - EAST/WEST  
 1/8" = 1'-0"



1 BUILDING SECTION - STAGE LEVEL - NORTH/SOUTH 1  
 1/8" = 1'-0"

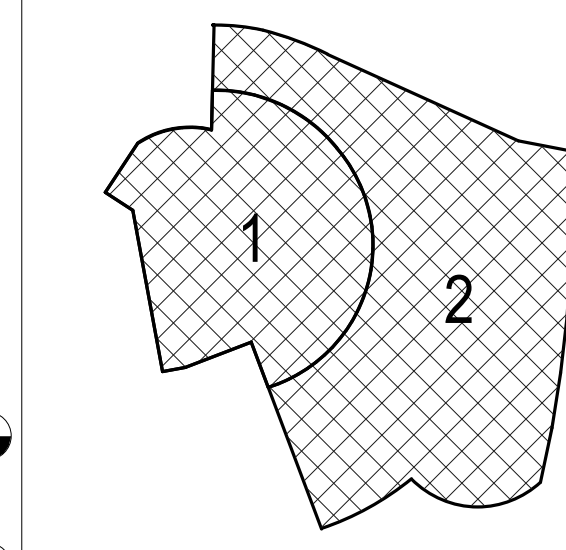
Dillon Amphitheater Improvements

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SCD Project No.: 1514

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**STAGE LEVEL BUILDING SECTIONS**

**A3.41**

PERSON: RSC, A3.41, 1/10/2016, 10:52:27 AM, C:\pwworking\1514 - Dillon Amphitheater - 1514.dwg, 1/10/2016, 10:52:27 AM



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DENVER, CO 80203  
Tel: 303-308-0200

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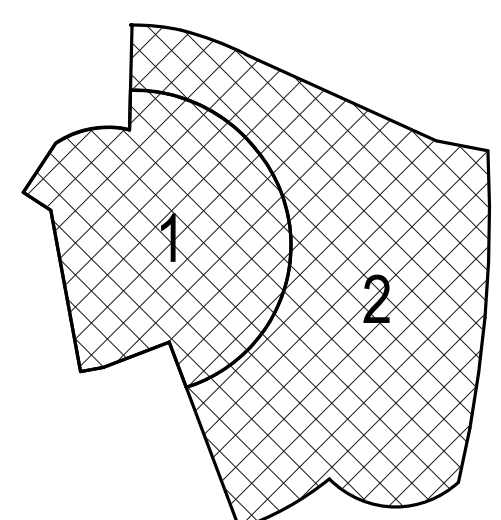
Dillon Amphitheater  
Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

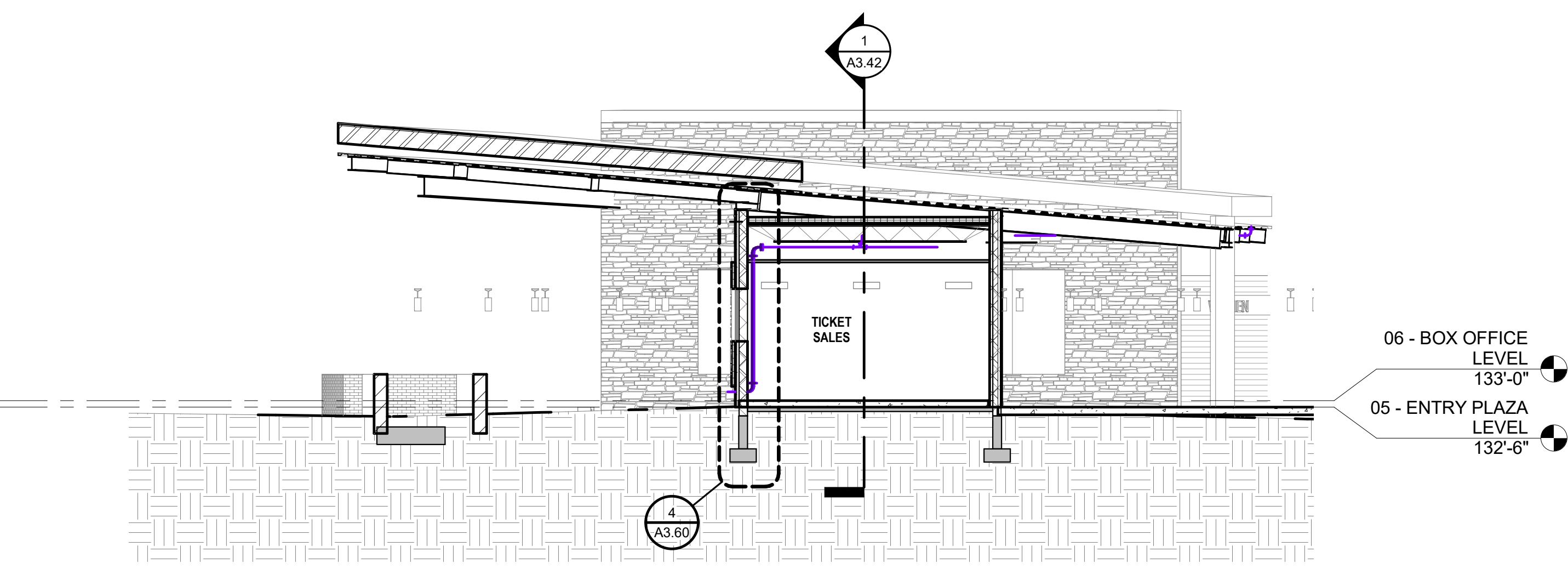
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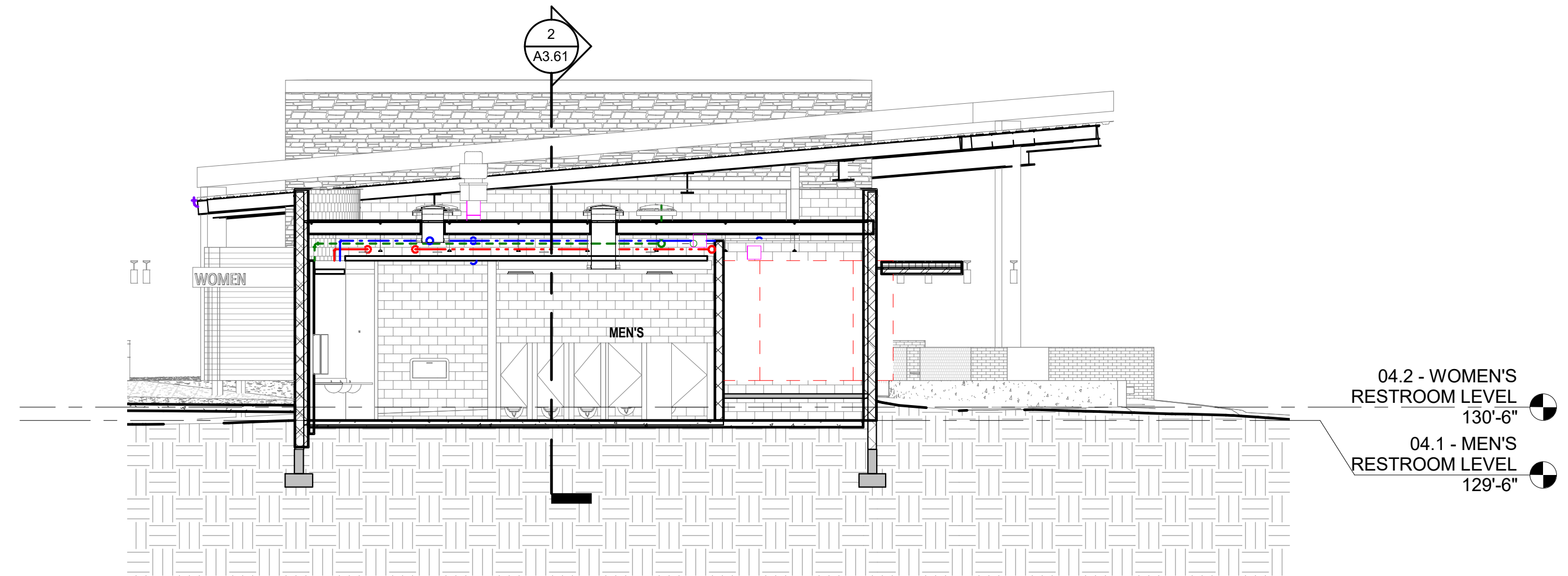


**RESTROOM /  
CONCESSION  
BUILDING SECTIONS**

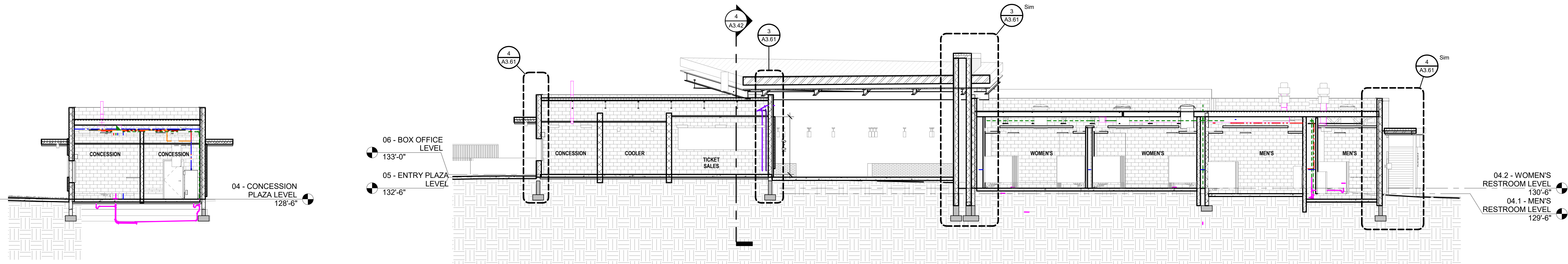
**A3.42**



**4** BUILDING SECTION - TICKET OFFICE  
1/8" = 1'-0"



**3** BUILDING SECTION - UPPER RESTROOMS  
1/8" = 1'-0"



**1** BUILDING SECTION - RESTROOMS & CONCESSIONS  
1/8" = 1'-0"

**2** BUILDING SECTION - UPPER PLAZA CONCESSION  
1/8" = 1'-0"

PERSON: SINK COMBS DETHLEFS  
10/14/2016 10:52:33 AM  
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# SINK COMBS DETHLEFS

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SUITE 100  
DENVER, CO 80203  
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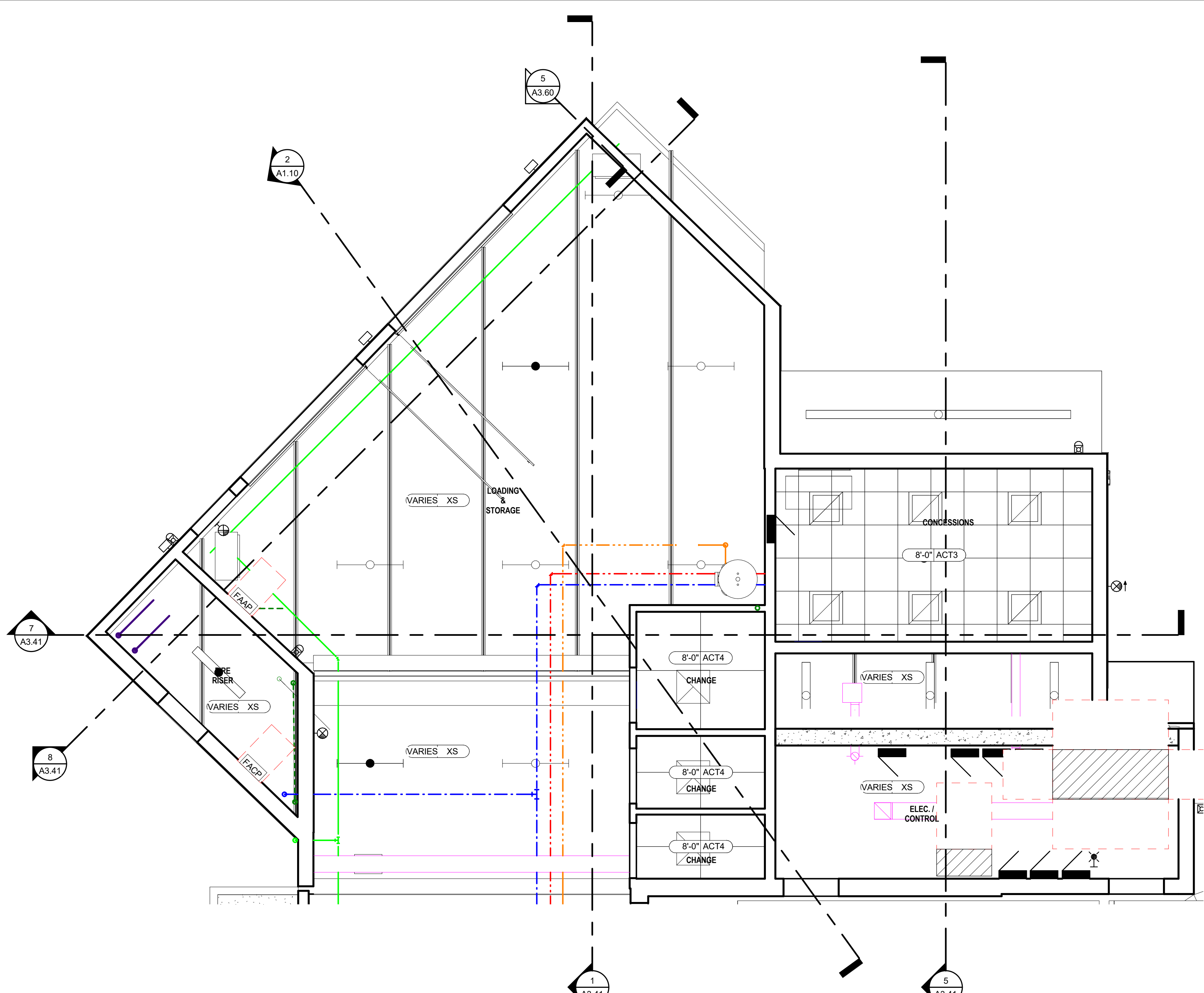
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### RCP LEGEND

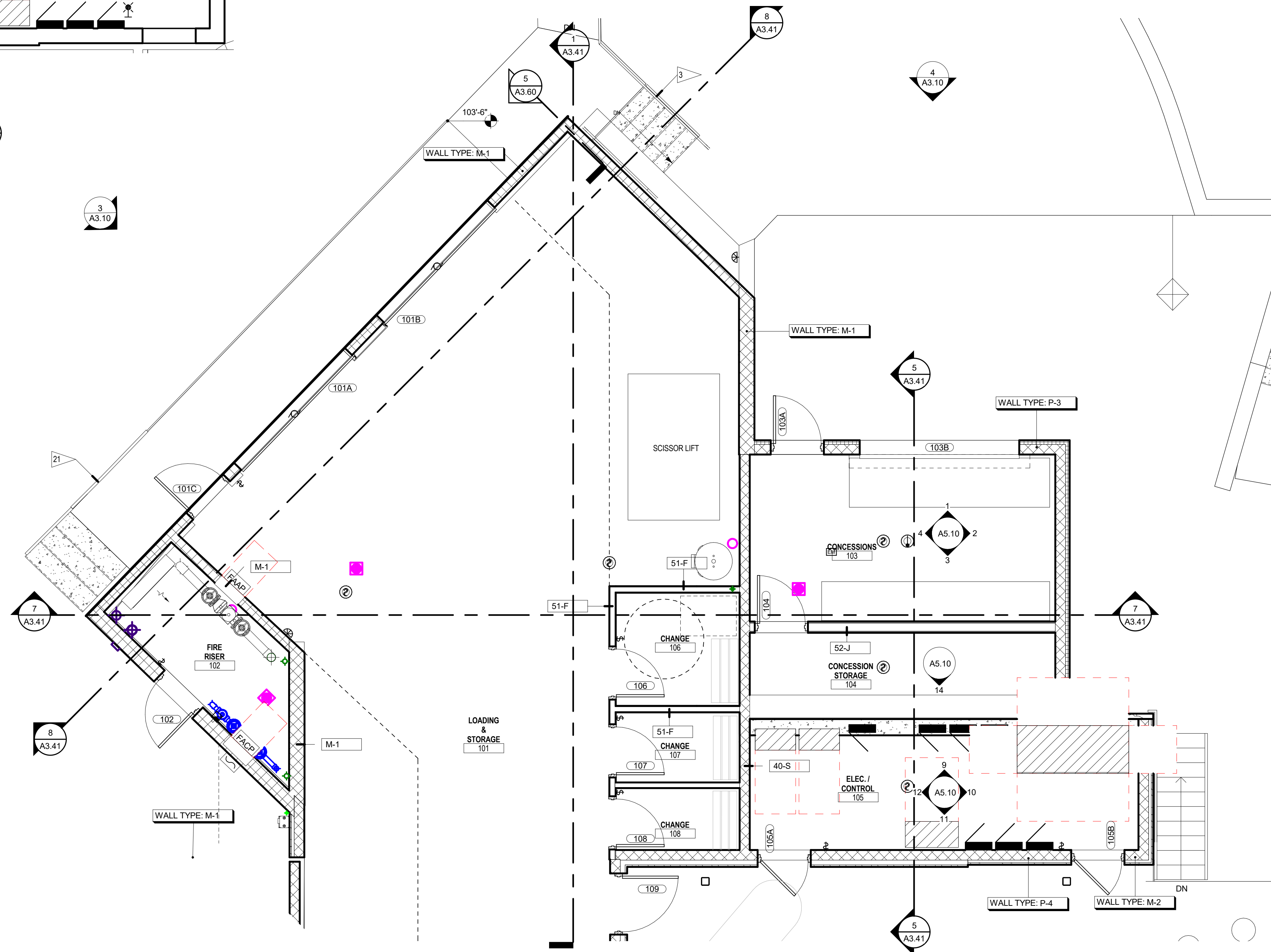
- 2' X 2' UNPERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM  
EX: ( 8'-0" | ACT1 )
- 2' X 2' PERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM  
EX: ( 8'-0" | ACT2 )
- 2' X 2' VINYL FACED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM  
EX: ( 8'-0" | ACT3 )
- 2' X 4' SCORED ACOUSTIC CEILING TILE, IN SUSPENDED GRID  
EX: ( 8'-0" | ACT4 )
- 2' X 4' ACOUSTIC CEILING TILE, IN SUSPENDED GRID  
EX: ( 8'-0" | ACT5 )
- 2' X 4' VINYL FACED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM  
EX: ( 8'-0" | ACT6 )
- GYP-BOARD CEILING ON SUSPENDED MTL. FRAMING SYSTEM, TO BE PAINTED U.N.O.  
EX: ( 8'-0" | GB )
- MOISTURE RESISTANT GYP-BOARD CEILING ON SUSPENDED MTL. FRAMING SYSTEM, TO BE PAINTED U.N.O.  
EX: ( 8'-0" | MRGB )
- ACRYLIC POLYMER COATING ON EXTERIOR GYPSUM SOFFIT BOARD, COLOR TBD  
EX: ( 8'-0" | APC1 )
- EXPOSED STRUCTURAL SYSTEM ABOVE, TO BE PAINTED U.N.O.  
EX: ( 8'-0" | XS )
- NOT USED  
EX: ( 8'-0" | - )
- NOT USED  
EX: ( 8'-0" | - )
- 2' X 4' RECESSED FLOUR LIGHT FIXTURE, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- 1' X 4' LINEAR FLOUR LIGHT FIXTURE, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- RECESSED CAN DOWNLIGHT, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- CAN DOWNLIGHT, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- WALL MOUNTED LIGHT, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- INDUSTRIAL STRIP FLOUR FIXTURE, SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- MECHANICAL DIFFUSERS

### RCP GENERAL NOTES

1. REFER TO SHEET A9.04a FOR TYPICAL CEILING DETAILS.
2. REFER TO FLOOR PLANS FOR TV LOCATIONS.
3. SEE ELECTRICAL AND MECHANICAL PLANS FOR FIXTURE AND EQUIPMENT TYPES AND QUANTITIES
- ( 8'-0" | ACT ) INDICATES CEILING HEIGHT ABOVE FINISH FLOOR
- ( 100'-0" | ) INDICATES CEILING HEIGHT RELATIVE TO OVERALL BUILDING DIMENSIONS
4. PROVIDE ARCHITECT WITH CEILING COORDINATION DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION OF CEILINGS
5. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED U.N.O.
6. ALL EXPOSED CEILINGS OR EXPOSED STRUCTURAL SYSTEM ABOVE TO BE PAINTED U.N.O.



2 ENLARGED CEILING PLAN- LOADING  
1/4" = 1'-0"



1 ENLARGED PLAN - STAGE LEVEL NORTH BUILDING  
1/4" = 1'-0"

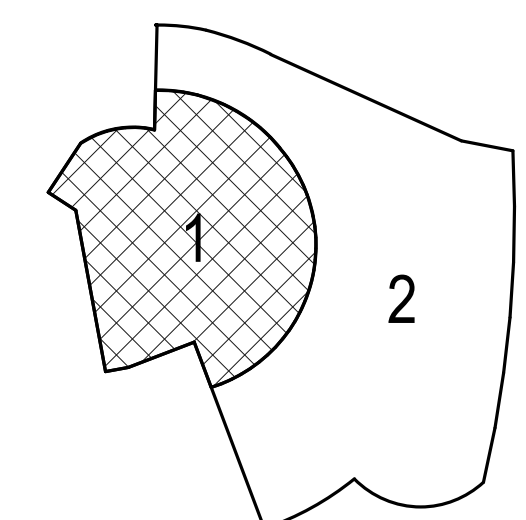
### Dillon Amphitheater Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

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### ENLARGED PLANS STAGE LEVEL

## A4.10



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DENVER, CO 80203  
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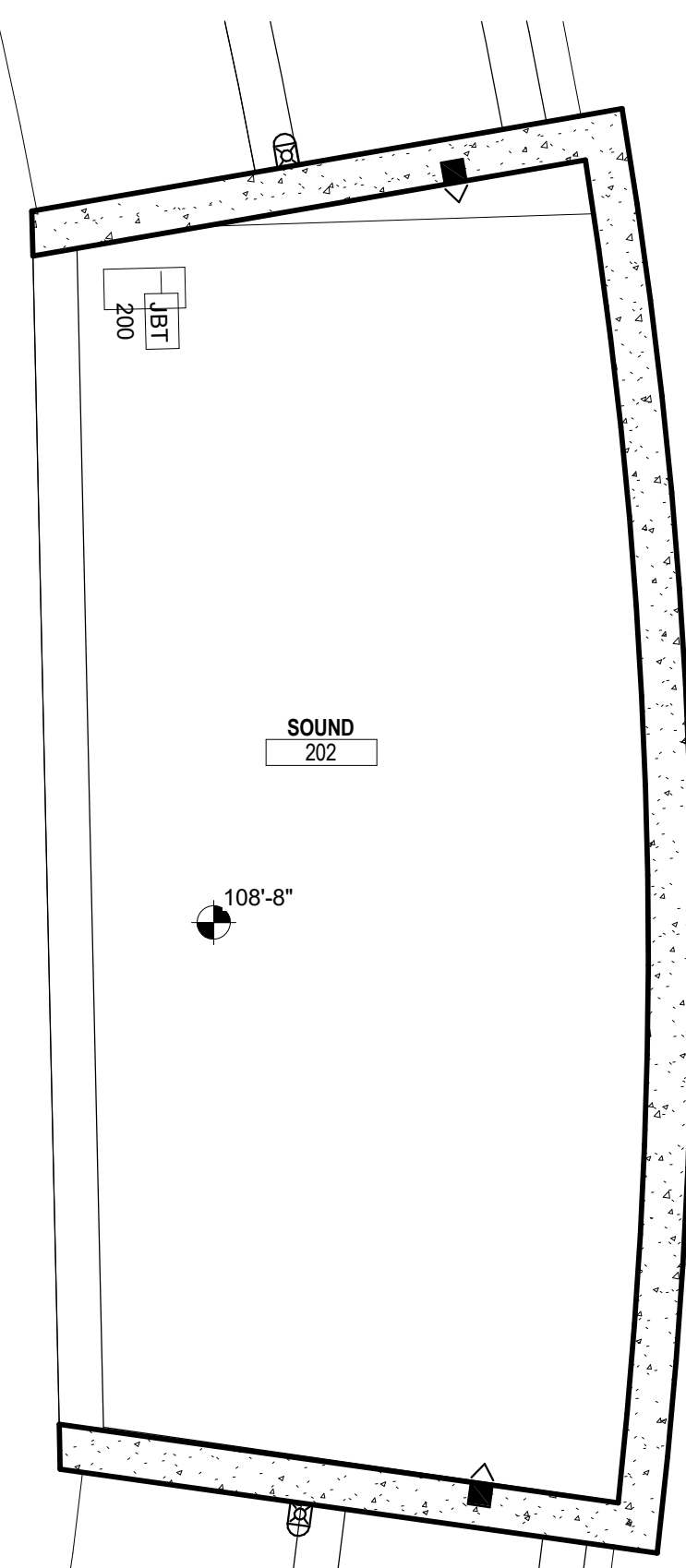
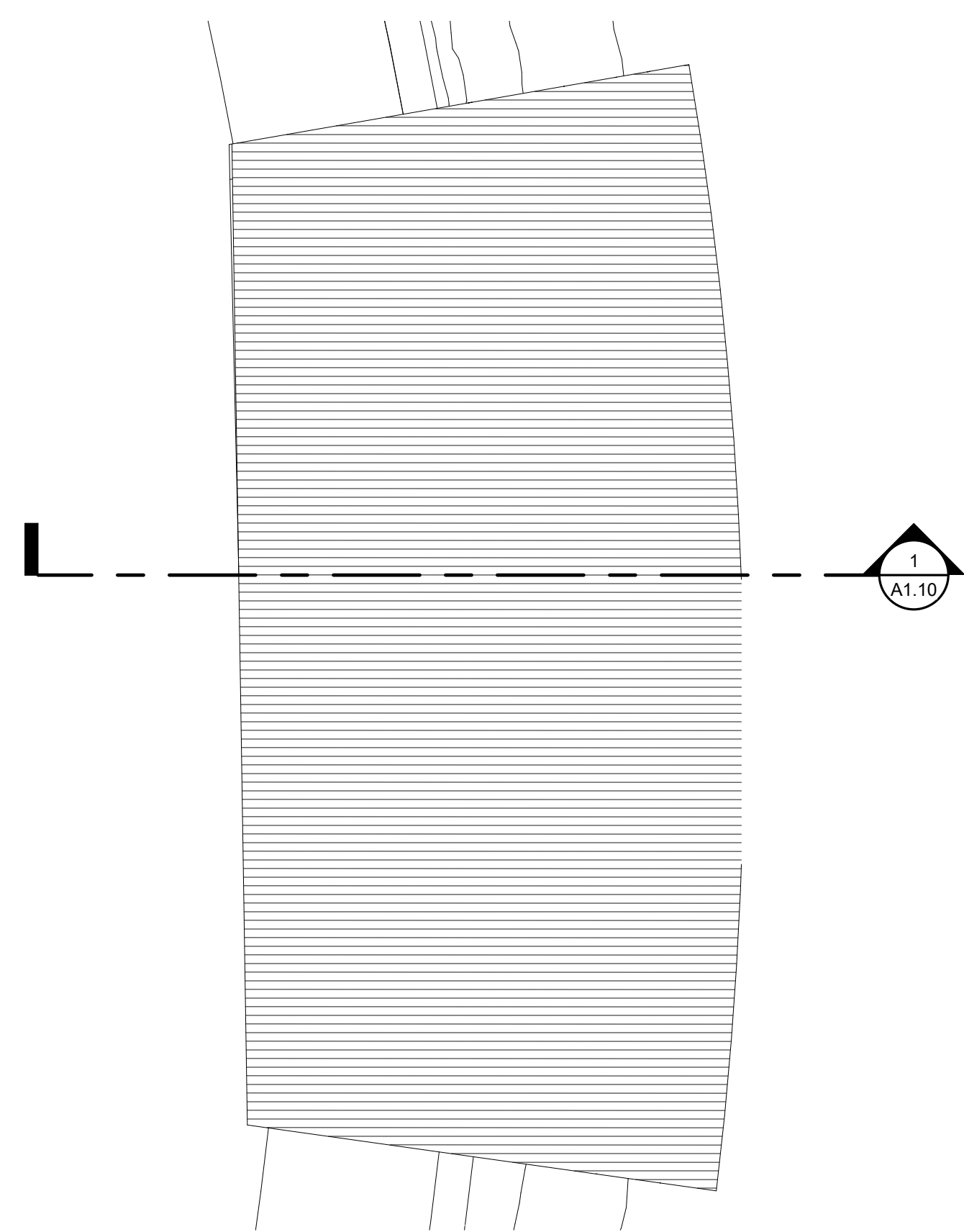
NOT FOR CONSTRUCTION

**RCP LEGEND**

- 2' X 2' UNPERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT1)
- 2' X 2' PERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT2)
- 2' X 2' VINYL FACED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT3)
- 2' X 4' SCORED ACOUSTIC CEILING TILE, IN SUSPENDED GRID.  
EX: (8'-0" | ACT4)
- 2' X 4' ACOUSTIC CEILING TILE, IN SUSPENDED GRID.  
EX: (8'-0" | ACT5)
- 2' X 4' VINYL FACED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT6)
- GYP-BOARD CEILING ON SUSPENDED MTL. FRAMING SYSTEM TO BE PAINTED U.N.O.  
EX: (8'-0" | GB)
- MOISTURE RESISTANT GYP-BOARD CEILING ON SUSPENDED MTL. FRAMING SYSTEM TO BE PAINTED U.N.O.  
EX: (8'-0" | MRGB)
- ACRYLIC POLYMER COATING ON EXTERIOR GYPSUM SOFFIT BOARD. COLOR TBD  
EX: (8'-0" | APC1)
- EXPOSED STRUCTURAL SYSTEM ABOVE. TO BE PAINTED U.N.O.  
EX: (8'-0" | XS)
- NOT USED  
EX: (8'-0" | -)
- NOT USED  
EX: (8'-0" | -)
- 2' X 4' RECESSED FLOOR LIGHT FIXTURE. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- 1' X 4' LINEAR FLOOR LIGHT FIXTURE  
SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- RECESSED CAN DOWNLIGHT  
SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- CAN DOWNLIGHT  
SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- WALL MOUNTED LIGHT  
SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- WALL MOUNTED LIGHT  
SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- INDUSTRIAL STRIP FLOOR FIXTURE SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- MECHANICAL DIFFUSERS

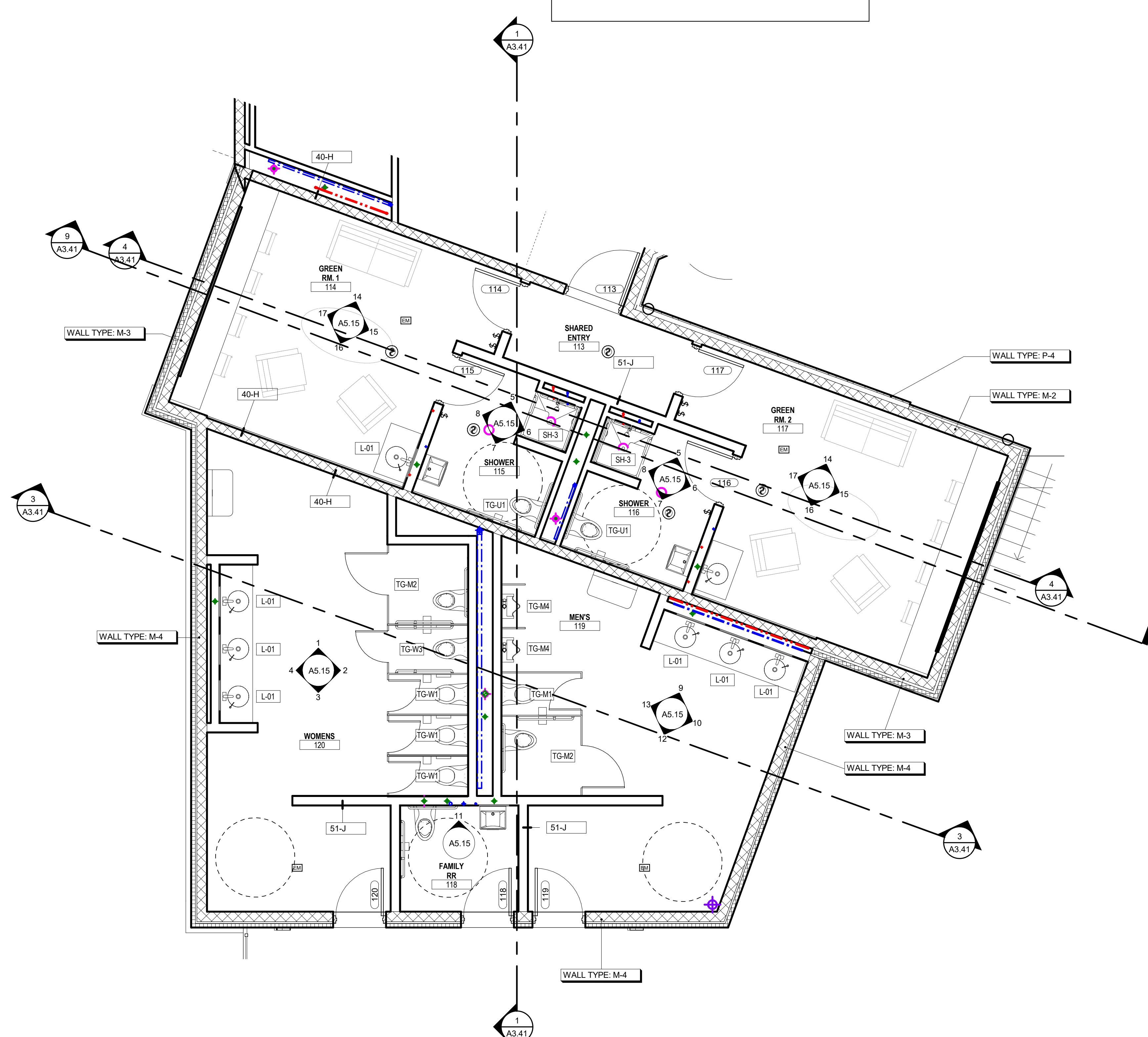
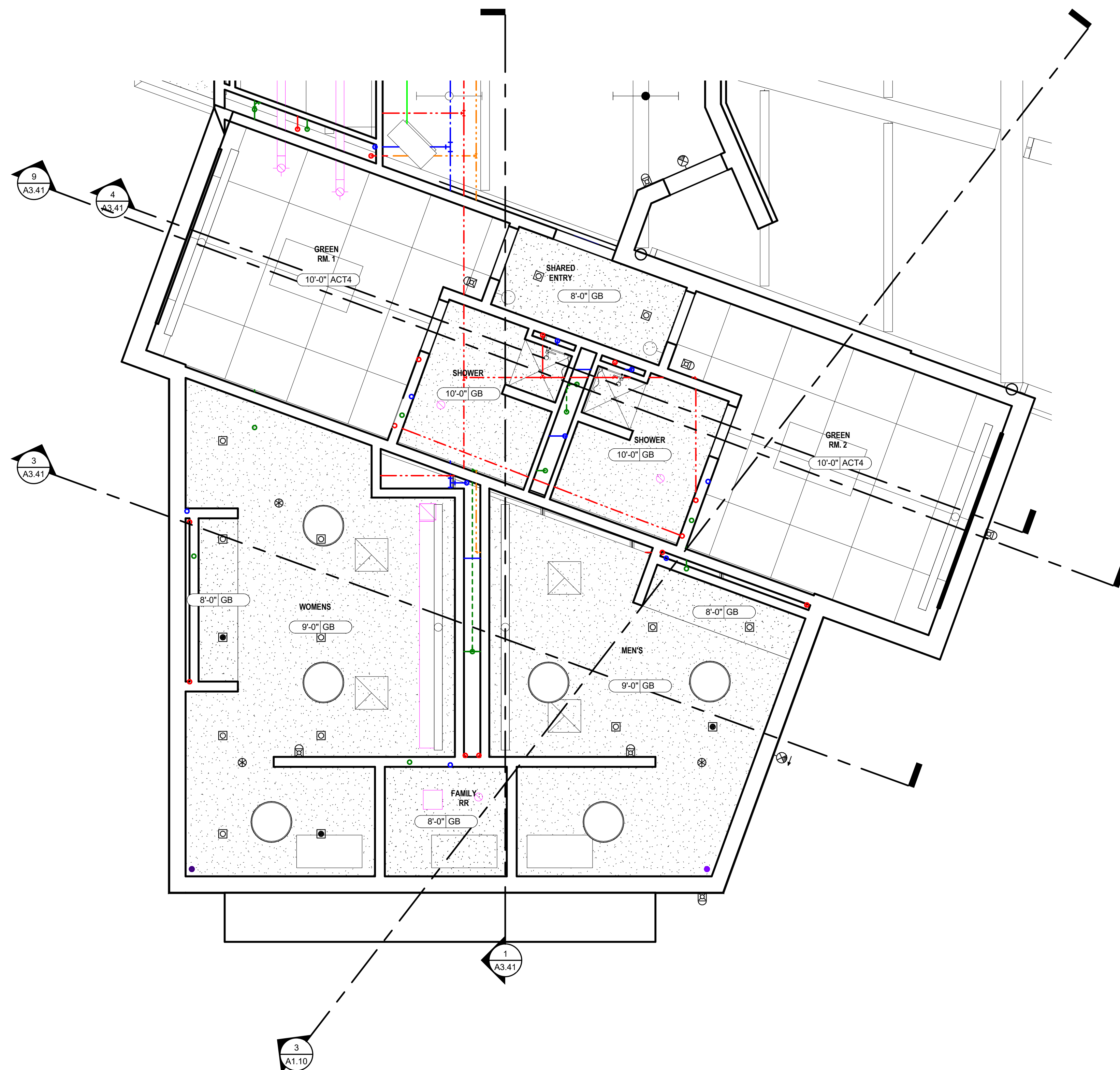
**RCP GENERAL NOTES**

1. REFER TO SHEET A9.04b FOR TYPICAL CEILING DETAILS.
2. REFER TO FLOOR PLANS FOR TV LOCATIONS.
3. SEE ELECTRICAL AND MECHANICAL PLANS FOR FIXTURE AND EQUIPMENT TYPES AND QUANTITIES.
- (8'-0" | ACT) INDICATES CEILING HEIGHT ABOVE FINISH FLOOR
- 100'-0" INDICATES CEILING HEIGHT RELATIVE TO OVERALL BUILDING DIMENSIONS
4. PROVIDE ARCHITECT WITH CEILING COORDINATION DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION OF CEILINGS
5. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED U.N.O.
6. ALL EXPOSED CEILINGS OR EXPOSED STRUCTURAL SYSTEM ABOVE TO BE PAINTED U.N.O.



4 20 - PLAZA LEVEL PLAN - Callout 2  
1/4" = 1'-0"

3 ENLARGED PLAN - MID BOWL LEVEL SOUND BOOTH  
1/4" = 1'-0"



2 RCP - STAGE BUILDING - Callout 1  
1/4" = 1'-0"

1 ENLARGED PLAN - STAGE LEVEL SOUTH BUILDING  
1/4" = 1'-0"

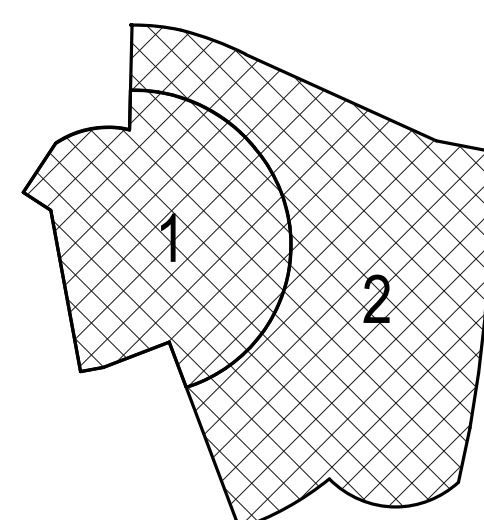
Dillon Amphitheater Improvements

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Dillon, CO

SCD Project No.: 1514

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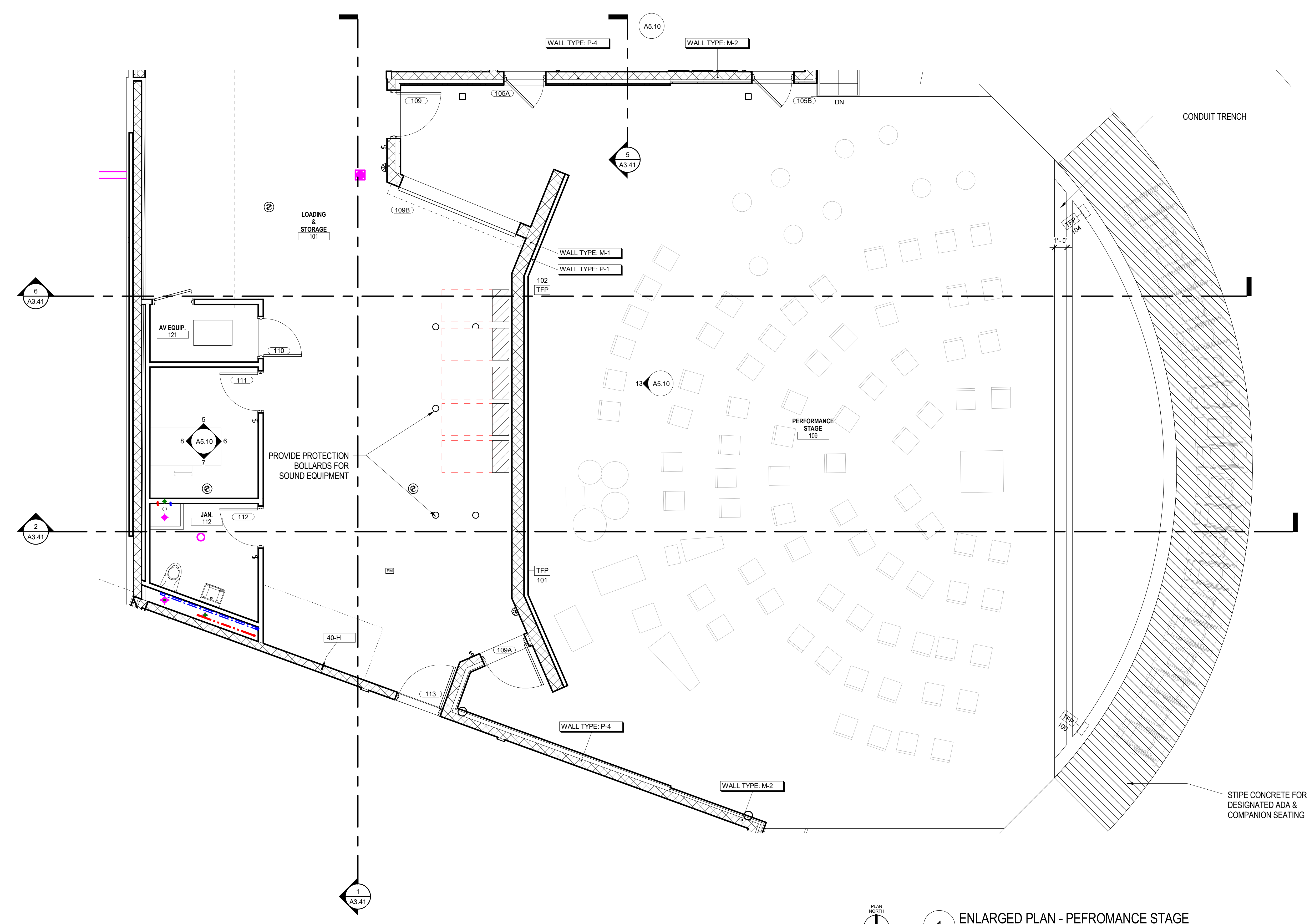
ENLARGED PLANS  
STAGE LEVEL

DESIGN: SINK COMBS DETHLEFS  
 1010 COOPER STREET, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: (303) 533-3333  
 WWW.SINKCOMBSDETHLEFS.COM



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Tel: 505-508-0200

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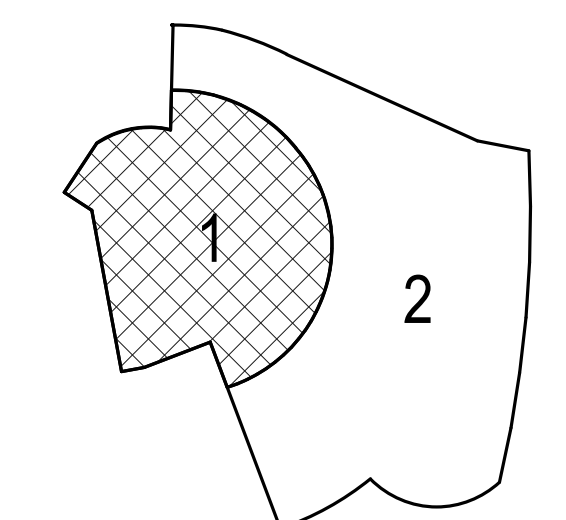
**Dillon Amphitheater Improvements**

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**ENLARGED PLANS  
STAGE LEVEL**

1 ENLARGED PLAN - PERFORMANCE STAGE  
1/4" = 1'-0"

**A4.12**

PERSON: USER: A3.41 NT  
 DATE: 2016.10.15 4:52:29 PM  
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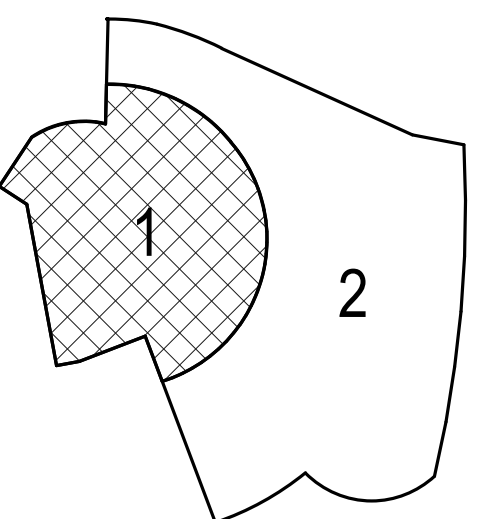
Dillon Amphitheater  
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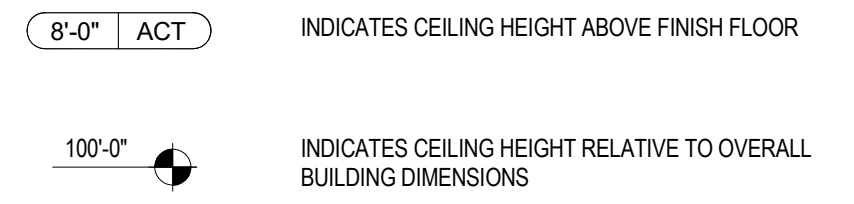


ENLARGED PLANS  
STAGE LEVEL

A4.13

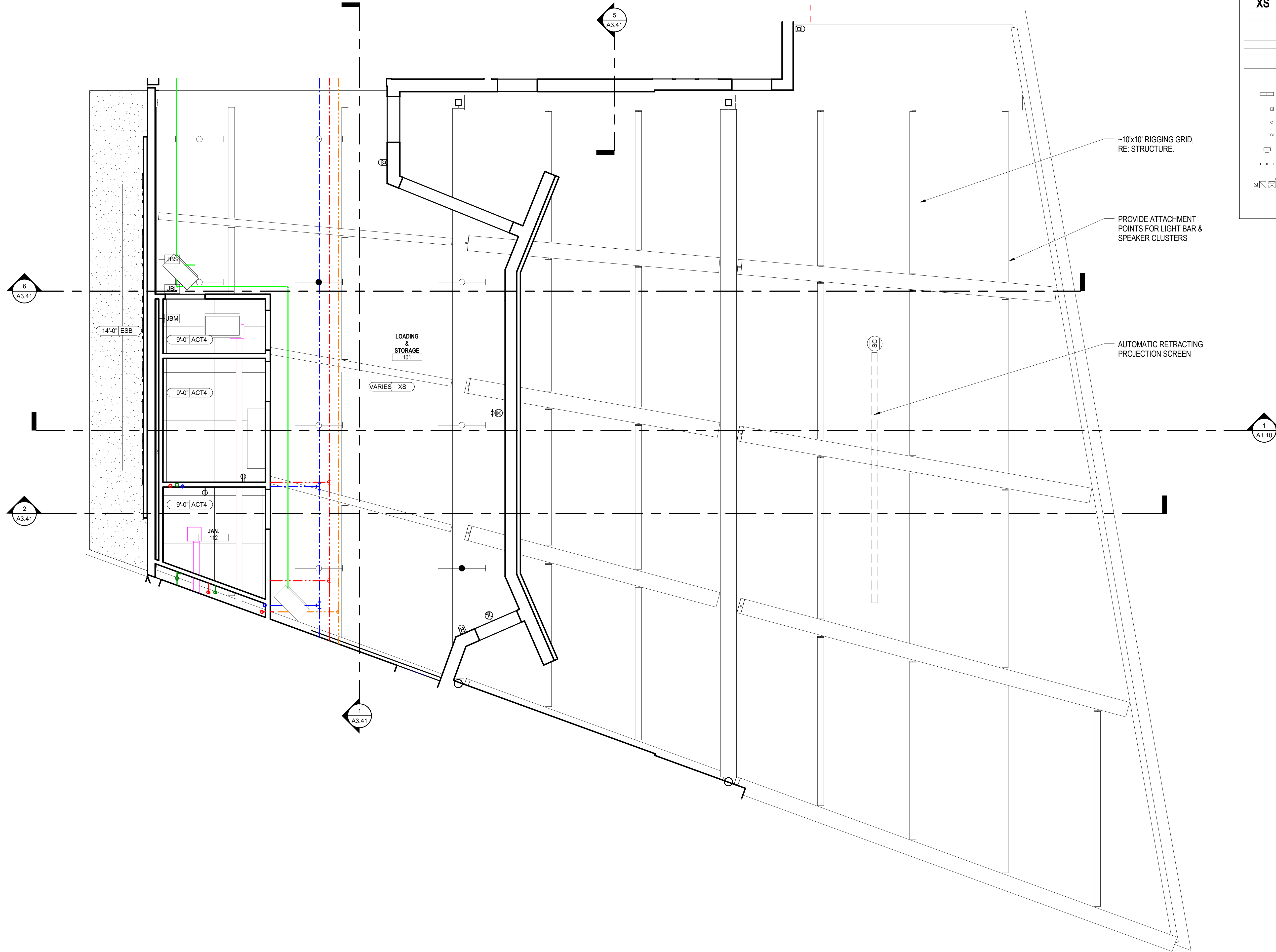
### RCP GENERAL NOTES

- REFER TO SHEET A9.04a FOR TYPICAL CEILING DETAILS.
- REFER TO FLOOR PLANS FOR TV LOCATIONS.
- SEE ELECTRICAL AND MECHANICAL PLANS FOR FIXTURE AND EQUIPMENT TYPES AND QUANTITIES.
- PROVIDE ARCHITECT WITH CEILING COORDINATION DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION OF CEILINGS
- ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED U.N.O.
- ALL EXPOSED CEILINGS OR EXPOSED STRUCTURAL SYSTEM ABOVE TO BE PAINTED U.N.O.



### RCP LEGEND

- 2' X 2' UNPERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT1)
- 2' X 2' PERFORATED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
EX: (8'-0" | ACT2)
- 2' X 2' VINYL FACED ACOUSTIC TILE IN SUSPENDED GRID SYSTEM.  
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- 2' X 4' SCORED ACOUSTIC CEILING TILE, IN SUSPENDED GRID  
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EX: (8'-0" | ACT5)
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EX: (8'-0" | GB)
- MOISTURE RESISTANT GYP-BOARD CEILING ON SUSPENDED MTL. FRAMING SYSTEM TO BE PAINTED U.N.O.  
EX: (8'-0" | MRGB)
- ACRYLIC POLYMER COATING ON EXTERIOR GYPSUM SOFFIT BOARD. COLOR TBD  
EX: (8'-0" | APC1)
- EXPOSED STRUCTURAL SYSTEM ABOVE TO BE PAINTED U.N.O.  
EX: (8'-0" | XS)
- NOT USED  
EX: (8'-0" | -)
- NOT USED  
EX: (8'-0" | -)
- 2' X 4' RECESSED FLOOR LIGHT FIXTURE. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- 1' X 4' LINEAR FLOOR LIGHT FIXTURE. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- RECESSED CAN DOWN LIGHT. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- CAN DOWNLIGHT. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- WALL MOUNTED LIGHT. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- WALL MOUNTED LIGHT. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- INDUSTRIAL STRIP FLOOR FIXTURE. SEE ELECTRICAL DWGS FOR FIXTURE TYPE
- MECHANICAL DIFFUSERS



1 ENLARGED RCP- STAGE & STAGING  
1/4" = 1'-0"

PERSON: RCP-ENLARGED STAGE  
DATE: 10/14/2016 10:53:33 AM  
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ARCHITECTURE DESIGN  
475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 303-508-0200

**NOT FOR  
CONSTRUCTION**

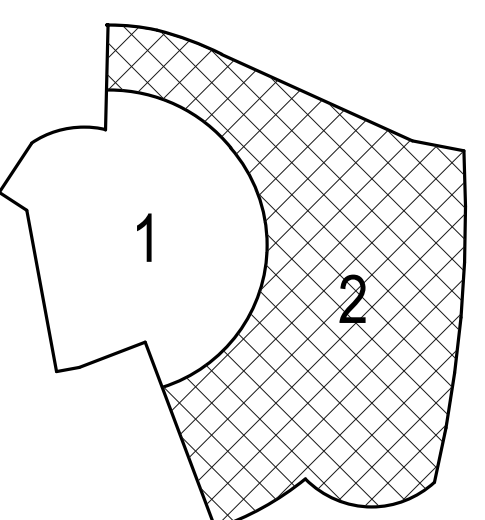
Dillon Amphitheater  
Improvements

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

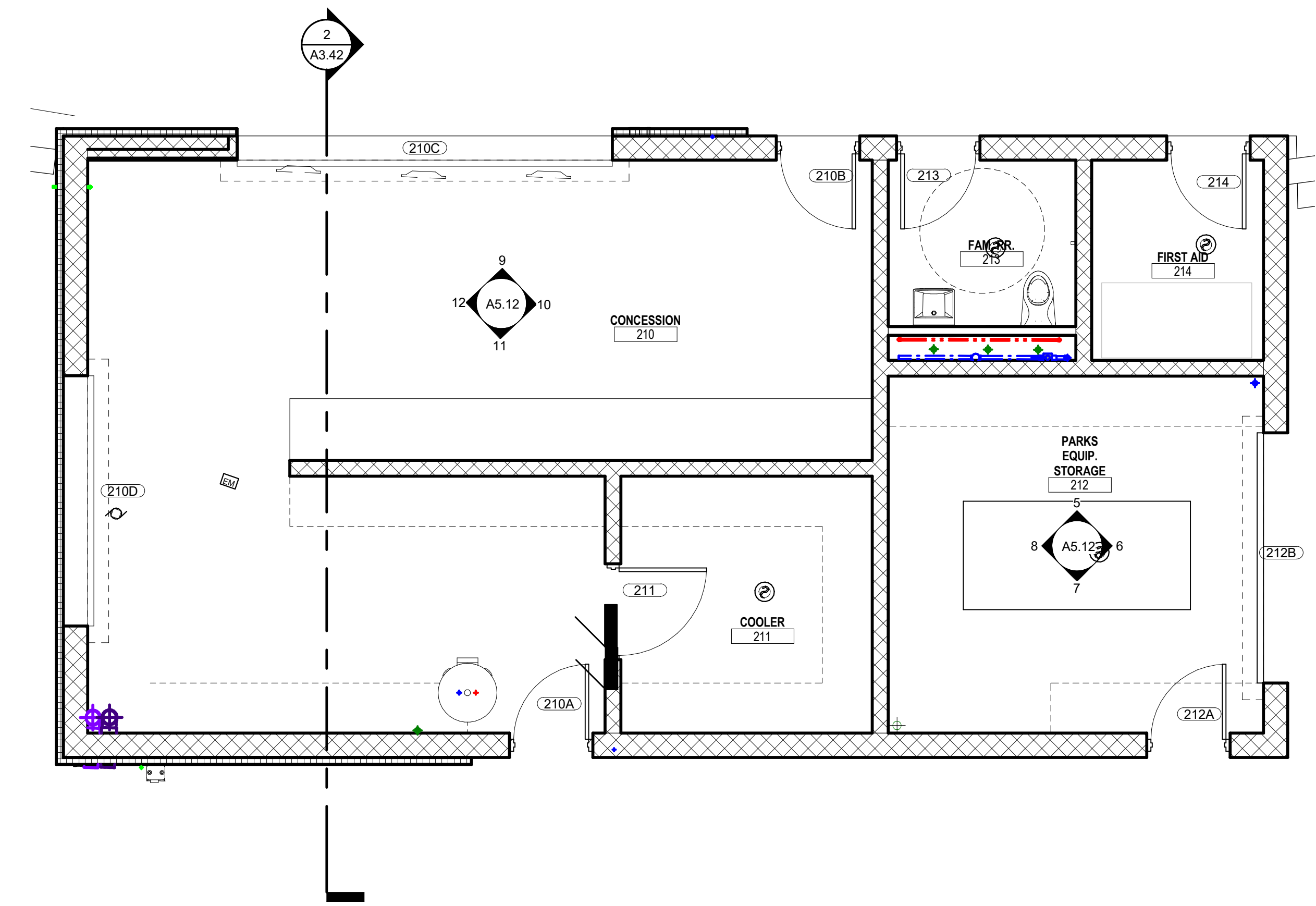
All information appearing herein and not to be duplicated, disclosed or otherwise used  
without the written consent of Sink Combs Dethlefs.

| No. | Issues/Revisions:  | Date     |
|-----|--------------------|----------|
| 01  | Schematic Design   | 07/22/16 |
| 02  | Design Development | 10/14/16 |

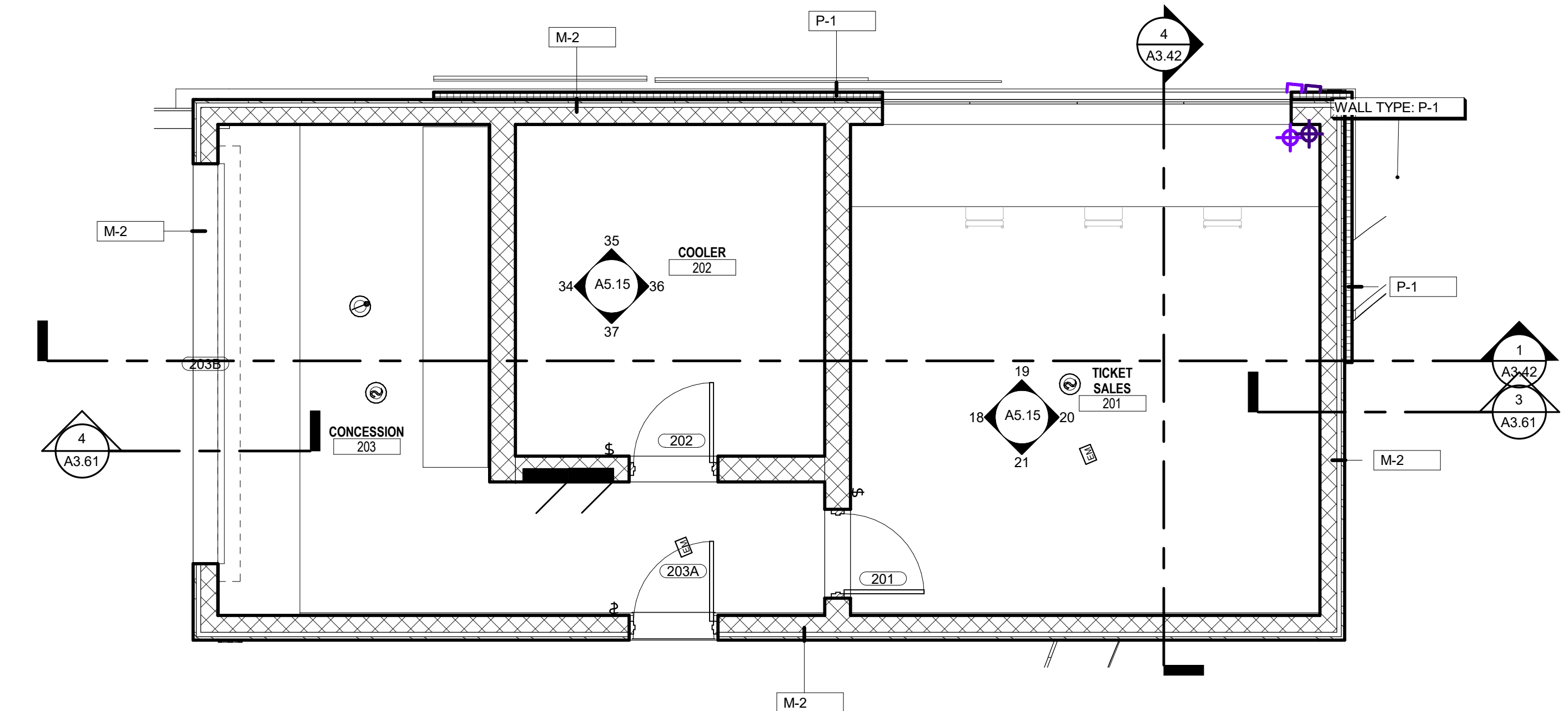


**ENLARGED PLANS  
PLAZA LEVEL**

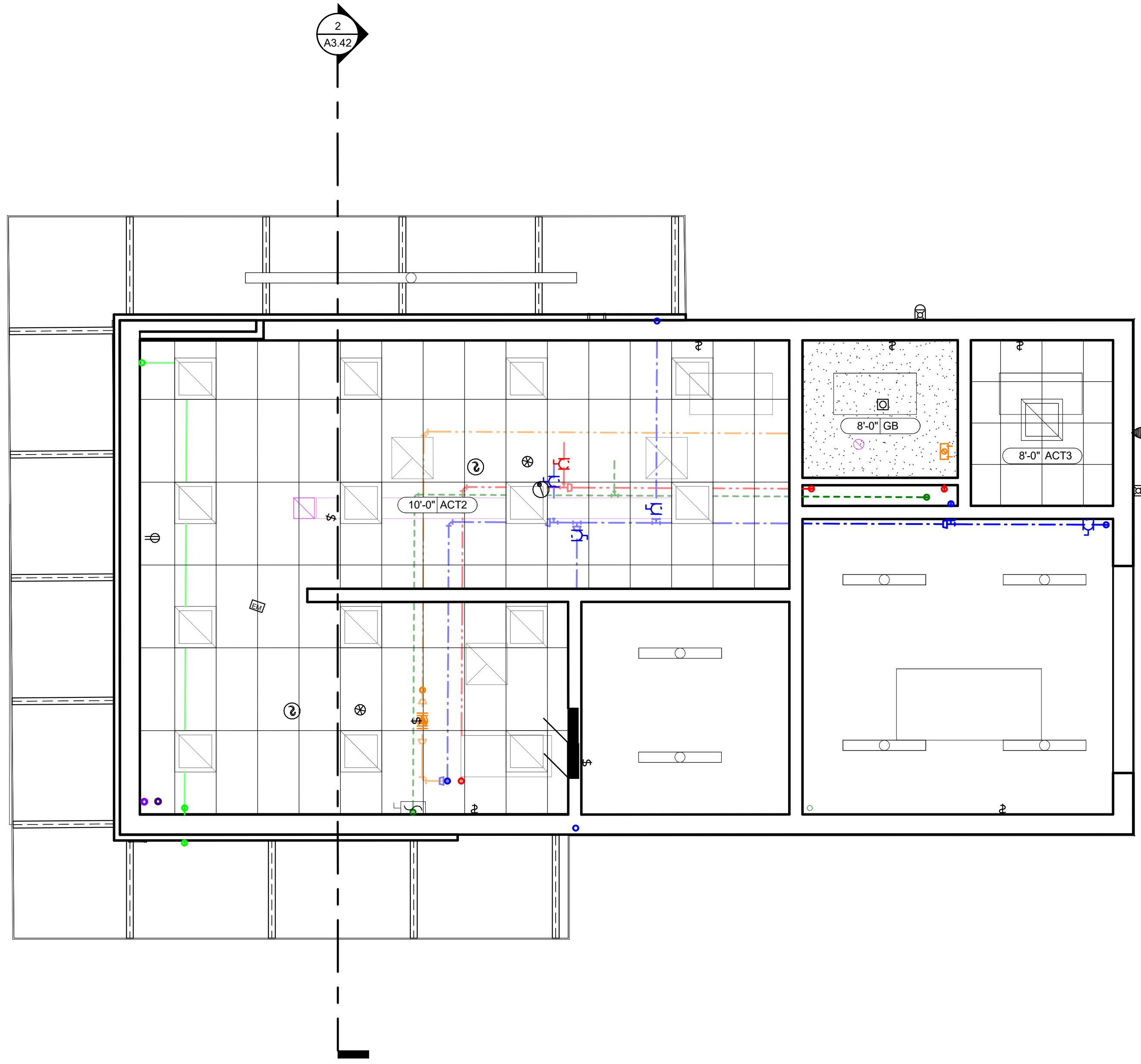
**A4.14**



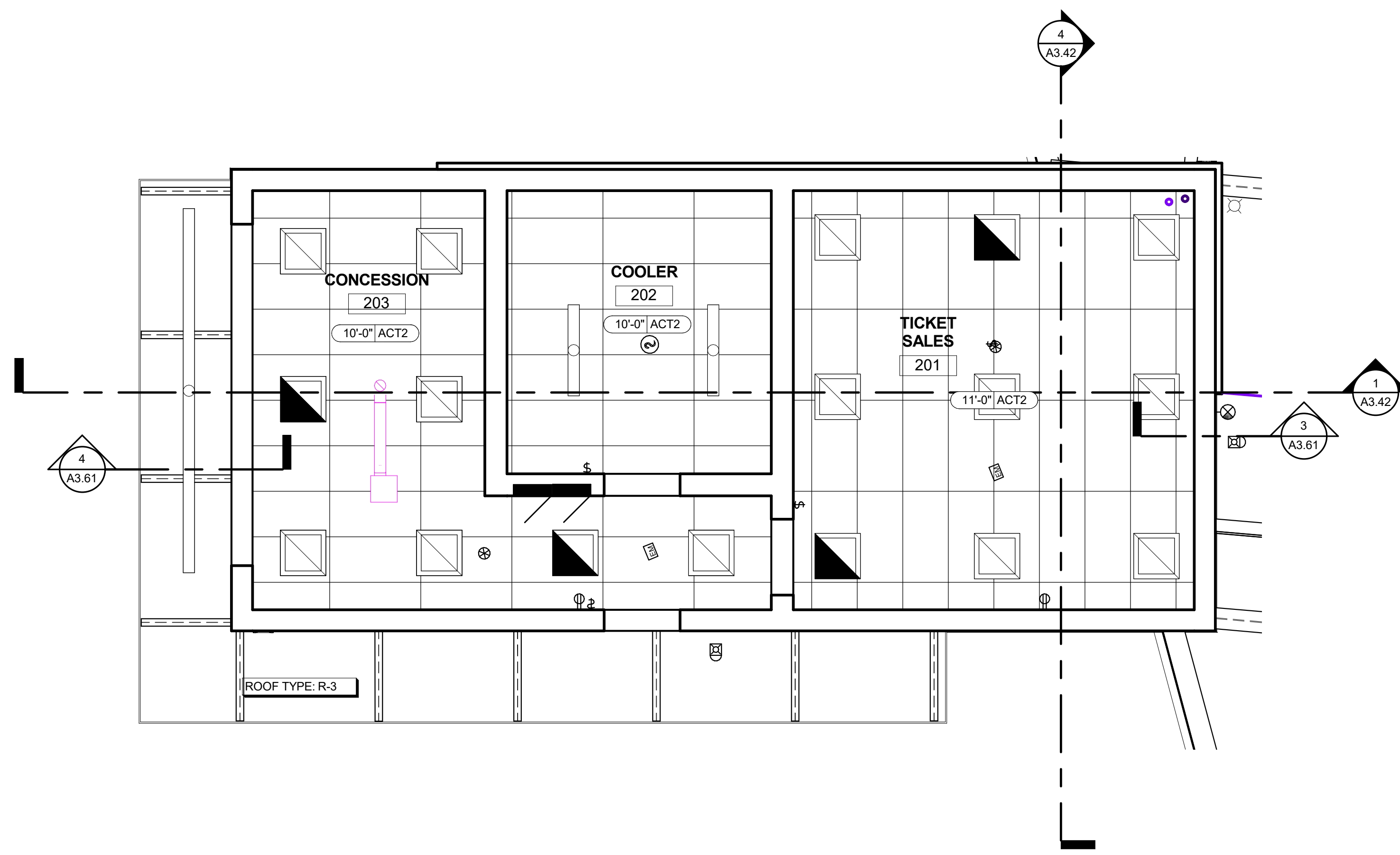
**3 ENLARGED PLAZA LEVEL- SOUTH CONCESSIONS**  
1/4" = 1'-0"



**1 ENLARGED PLAN- CONCESSION & TICKET OFFICE**  
1/4" = 1'-0"



**4 ENLARGED RCP- PLAZA LEVEL SOUTH CONCESSIONS**  
1/4" = 1'-0"



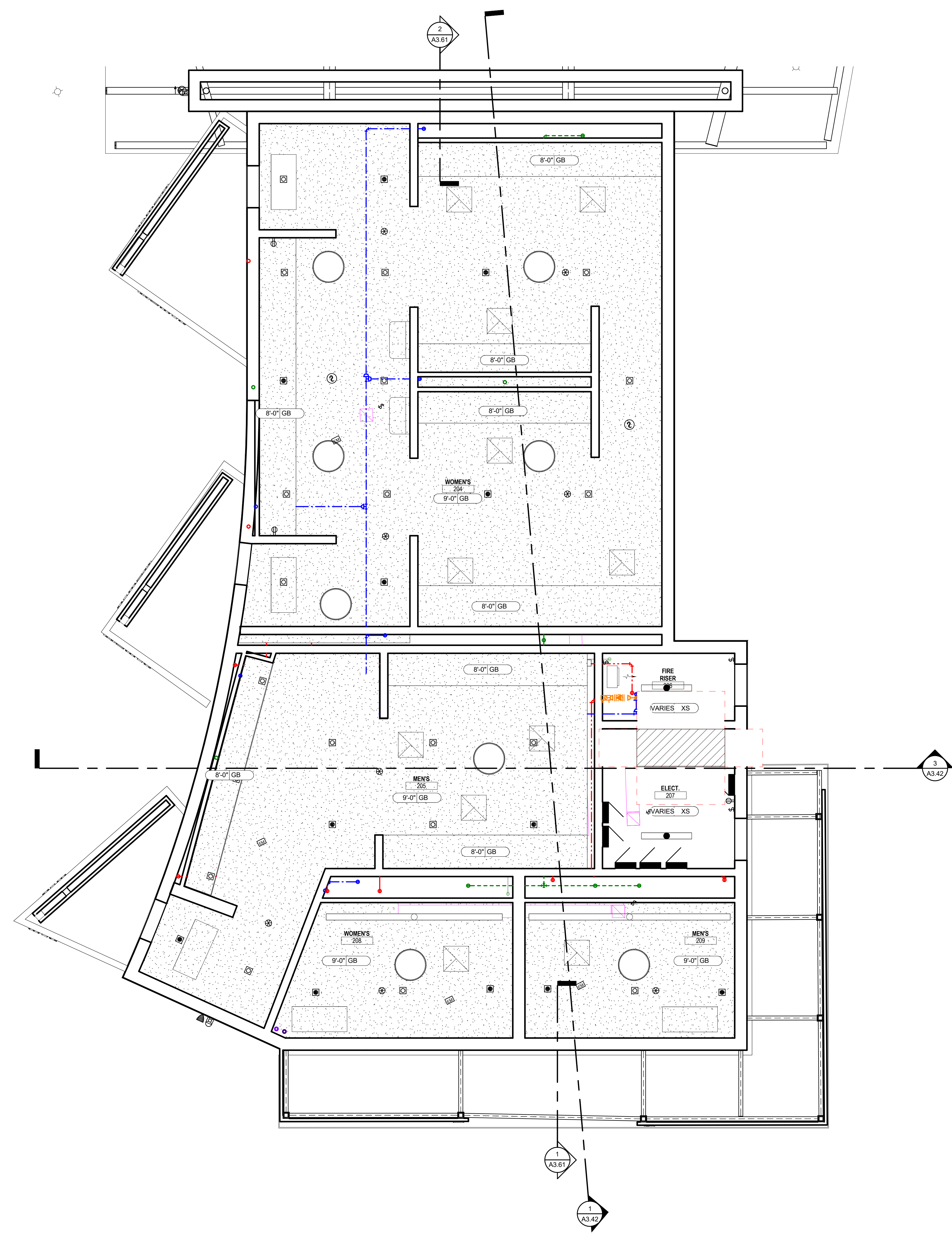
**2 ENLARGED RCP- CONCESSION & TICKET OFFICE**  
1/4" = 1'-0"



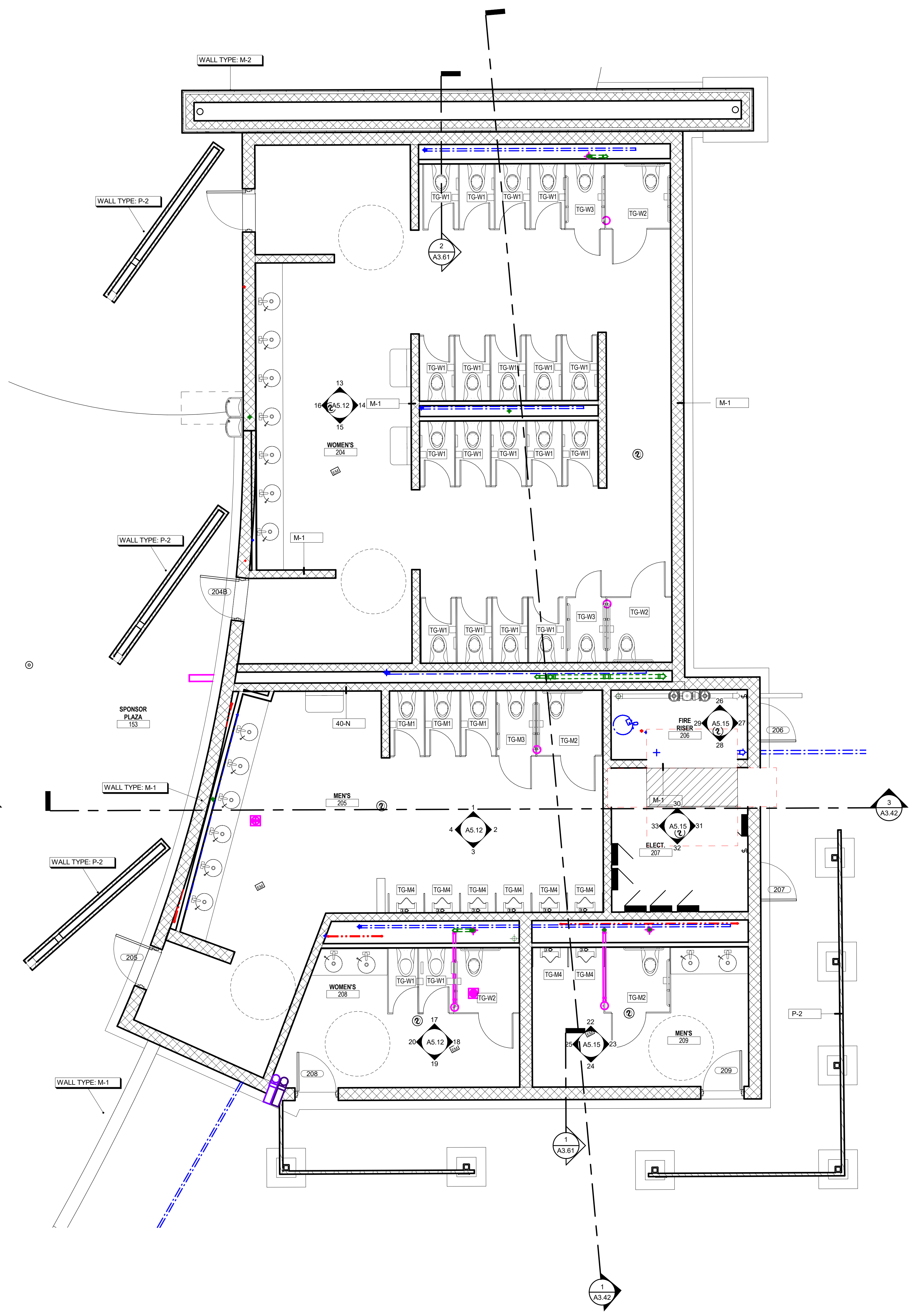
**SINK  
COMBS  
DETHLEFS**

ARCHITECTURE DESIGN  
475 LINCOLN STREET  
SUITE 100  
DENVER, CO 80203  
Tel: 303-508-0200

NOT FOR  
CONSTRUCTION



2 RCP - PLAZA LEVEL - Callout 1  
1/4" = 1'-0"



1 ENLARGED PLAZA LEVEL RESTROOMS  
1/4" = 1'-0"

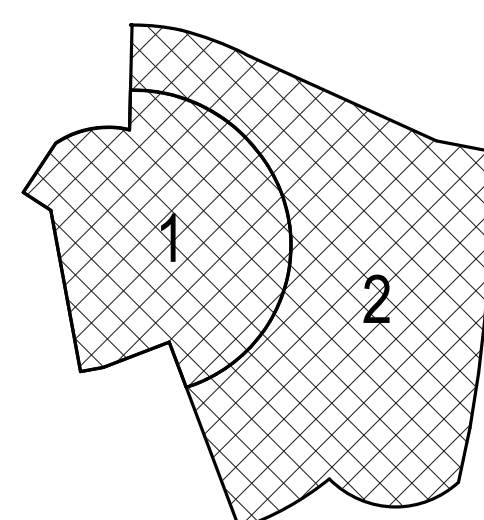
**Dillon Amphitheater  
Improvements**

W. Lodgepole Street  
Dillon, CO

SCD Project No.: 1514

All information appearing herein and not so indicated, disclosed or otherwise used without the written consent of Sink Combs Dethlefs.

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| 01  | Schematic Design   | 07/22/16 |
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|     |                    |          |
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**ENLARGED PLANS  
PLAZA LEVEL**

**A4.15**



**RESOLUTION NO. PZ 07-16**  
**Series of 2016**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL A CLASS S-1 RESUBDIVISION OF LOT C AND PORTIONS OF THE PUBLIC AREA, PARKING AREA AND OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING NEW PARCELS, TO BE CALLED LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 AND NW-3, BLOCK A AND DEDICATING STREET RIGHT OF WAY AND PUBLIC AREAS ADJACENT TO THESE PARCELS IN DILLON, COLORADO.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon has received a Class S-1 application for the resubdivision of Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and

**WHEREAS**, following the required notice, a public hearing was held on November 2<sup>nd</sup>, 2016, before the Planning and Zoning Commission of the Town of Dillon on the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and,

**WHEREAS**, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on November 2<sup>nd</sup>, 2016, on the application to resubdivide Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new

parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels and following said public hearing makes the following findings of fact:

- A. That the application for the proposed Class S-1 subdivision is complete.
- B. That the application for the proposed resubdivision complies with the specific requirements of Chapter 16, "Zoning," of the Town of Dillon Municipal Code.
- C. That the application for the proposed resubdivision is in substantial conformance with the Comprehensive Plan.
- D. That the resubdivision plat creates Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3 and SE-4 and dedicates Town Right of Way as shown on the plat titled "*DILLON EAST LABONTE LOTS, A RESUBDIVISION OF A PORTION OF THE OPEN AREA AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK 'A', TOWN OF DILLON, SUMMIT COUNTY, COLORADO,*" dated 07/28/2015 and prepared by Range West, Inc.
- E. That the resubdivision plat creates Lots NE-1, NW-1, NW-2 and NW-3 and dedicates Town Right of Way and public areas adjacent to these parcels as shown on the plat titled "*DILLON MAIN STREET LOTS, A RESUBDIVISION OF A PORTION OF THE OPEN AREA, A PORTION OF PUBLIC AREA AND A PORTION OF THE PARKING AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK 'A', TOWN OF DILLON, SUMMIT COUNTY, COLORADO,*" dated 07/28/2015 and prepared by Range West, Inc.

Section 2. That the Planning and Zoning Commission of the Town of Dillon hereby recommends to the Town Council of the Town of Dillon the approval of the resubdivision of Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels.

**APPROVED AND ADOPTED THIS 2<sup>ND</sup> DAY OF NOVEMBER, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

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

By: \_\_\_\_\_  
Nathan Nosari, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM  
STAFF SUMMARY  
NOVEMBER 2<sup>ND</sup>, 2016 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** October 21, 2016

**AGENDA ITEM NUMBER:** 5

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 07-16, Series of 2016;

*A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A CLASS S-1 RE-SUBDIVISION OF LOT C AND PORTIONS OF THE PUBLIC AREA, PARKING AREA AND OPEN AREA IN BLOCK A, NEW TOWN OF DILLON SUBDIVISION, FOR THE PURPOSE OF CREATING NEW PARCELS, TO BE CALLED LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 AND NW-3, BLOCK A AND DEDICATING STREET RIGHT OF WAY AND PUBLIC AREAS ADJACENT TO THESE PARCELS.*

**SUMMARY:**

The Town has received a Class S-1 application for the resubdivision of Lot C and portions of the Public Area, Parking Area and Open Area in Block A, New Town of Dillon subdivision, for the purpose of creating new parcels, to be called Lots SW-SWS-2, SW-3, SE-1, SE-2, SE-3, SE-4, NE-1, NW-1, NW-2 and NW-3, Block A and dedicating street Right of Way and public areas adjacent to these parcels. The Town of Dillon is the applicant.

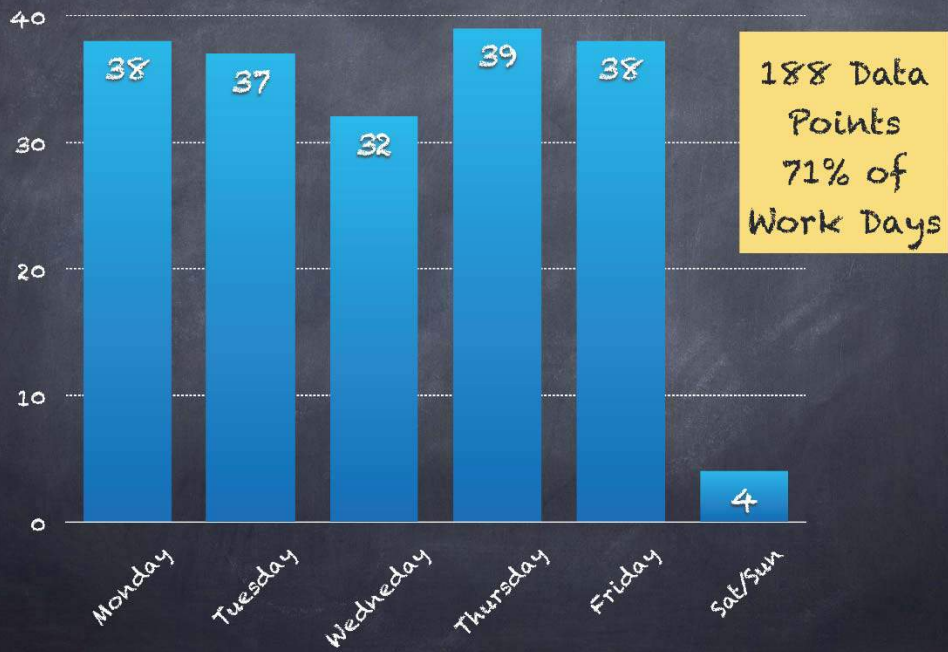
**DISCUSSION:**

The Dillon Town Council has directed staff to create development opportunities within the Town Center (Block A) in an effort to promote the revitalization of this important part of the Town. The Town Core area has a very unique parking situation, in that the Town owns most of the parking in the Town Center. The Town therefore provides the parking and accessible parking for most of the businesses in the Town Core.

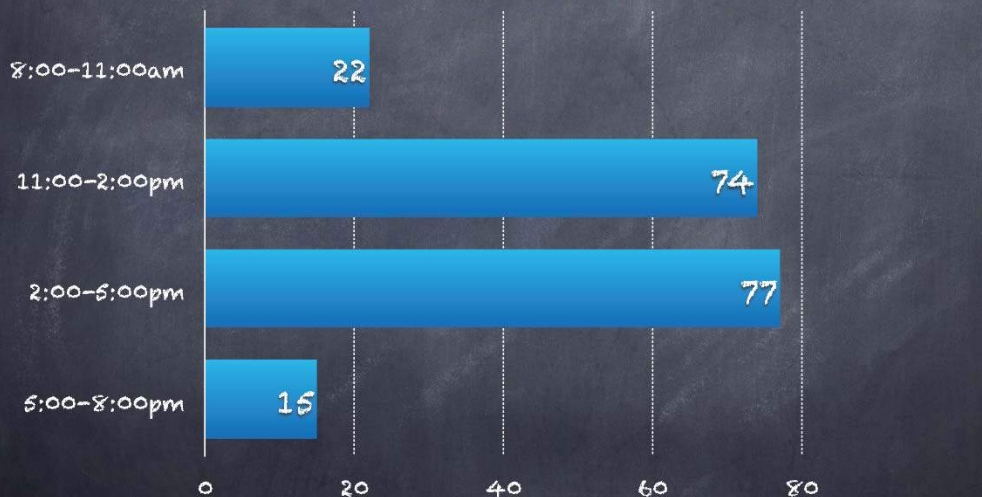
When the concept of creating new lots in the Town Center was first contemplated, it became important to study the actual parking usage in the Town center in order to determine (1) how much parking is being used by the existing businesses, (2) how much parking could be available for new businesses, and (3) determine where lots could be created while maintaining parking to existing businesses. To that end, the Town decided to conduct a parking study and count parking usage for each of the public lots in the Town Center.

Between February of 2014 and February of 2015 Town Staff conducted parking counts in the Town Center. The number of vehicles parked in each lot was counted at different times of the day and on different days of the week. The Town gathered 188 data points (days of data) and observed that not more than 280 of the parking spaces are typically used at the same time. The figures on the next page show when the parking counts were collected by Day of Week and Time of Day.

# Day of the Week Statistics



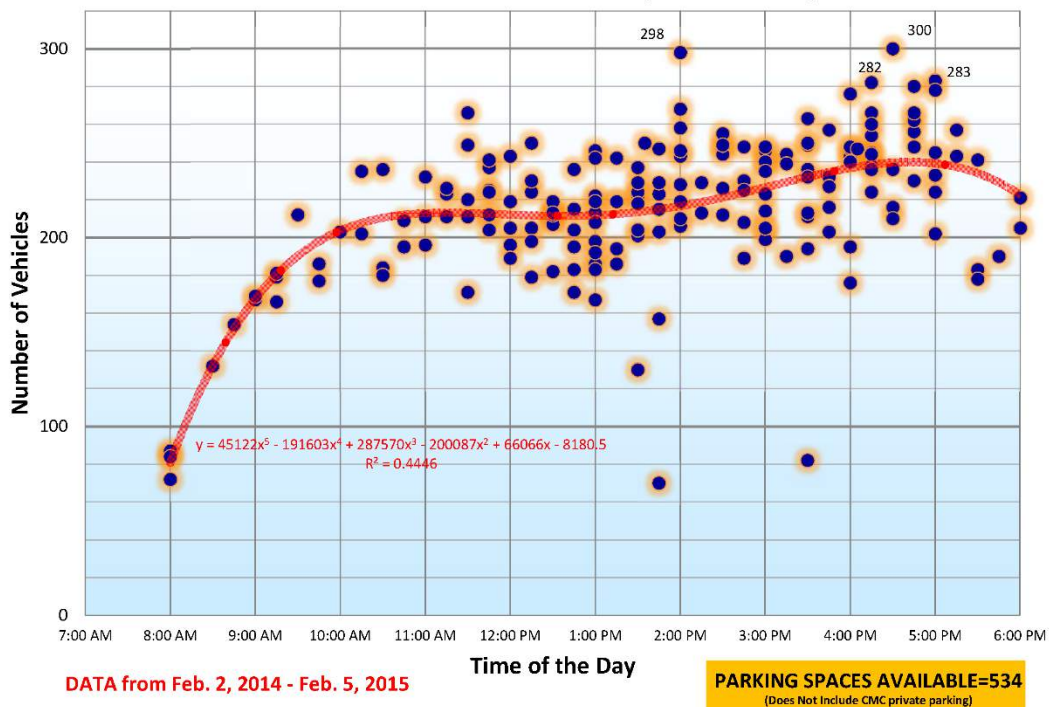
# Time of Day Statistics



There are 534 parking spaces in the study area. These figures demonstrate how the parking is used.

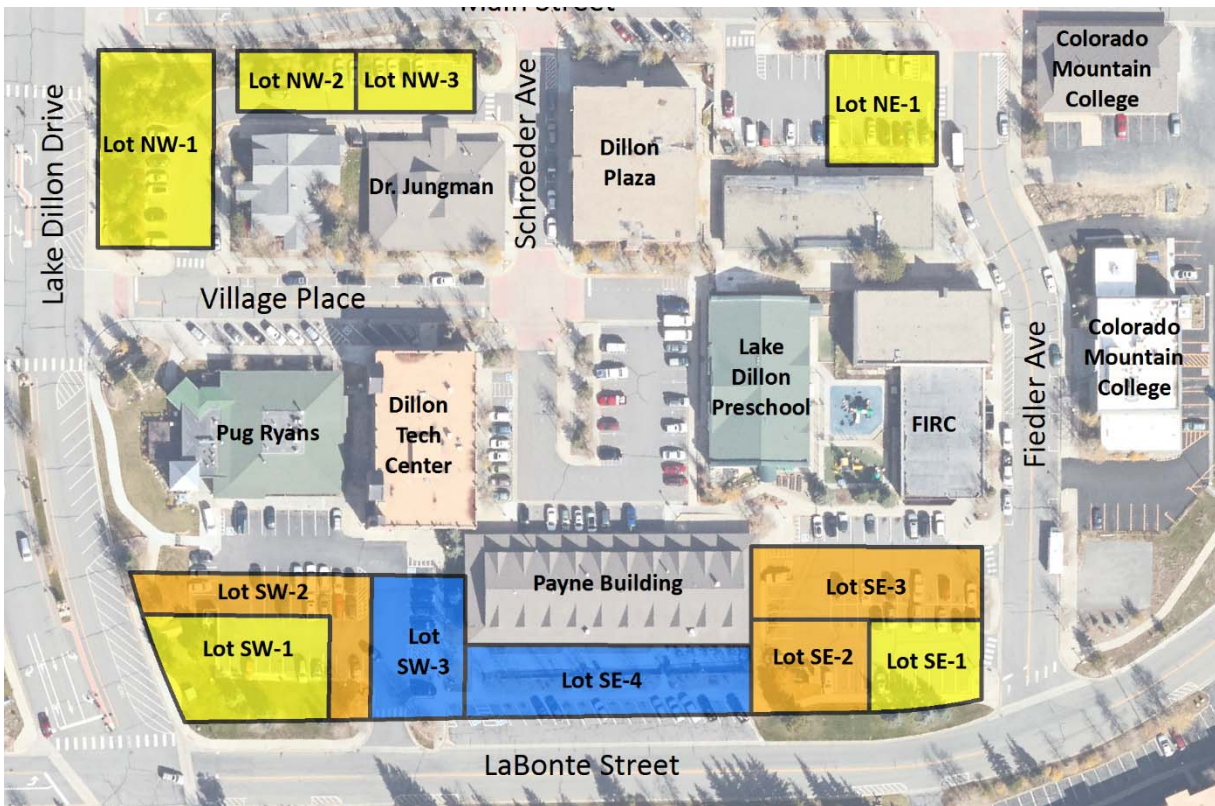


### Overall Town Center Parking Lot Usage



Of the 534 Existing parking spaces the peak usage is around 280 spaces, which leaves about 250 spaces available to support redevelopment and growth in the Town Center. At the time of the parking study, the vacancy rate in the Town Center was less than 12%. So part of the 250 spaces need to be preserved for the vacant commercial office space.

Once the parking counting was done and the data analyzed, Town Staff then took this data and developed a program to maintain and provide 500 parking spaces in the Town Center by reconfiguring some of the parking lots and at the same time creating some new lots that future buildings could be built on. Since Block A already has parcels labeled in a series of numbers and a series of letters, the new lots were named with the compass ordinal directions. See the figure below for an overview of the proposed Town Center Lots.



In the figure above, the primary lots are shown in Yellow. It is anticipated that these **Yellow** lots NW-1, NW-2, NW-3, NE-1, SW-1 and SE-1 could be developed as standalone lots.

The **Orange** lots are proposed with the intent of being package with an adjacent Yellow Lot to create a larger development opportunity. These lots may include some parking underneath under the buildings to protect the parking pool.

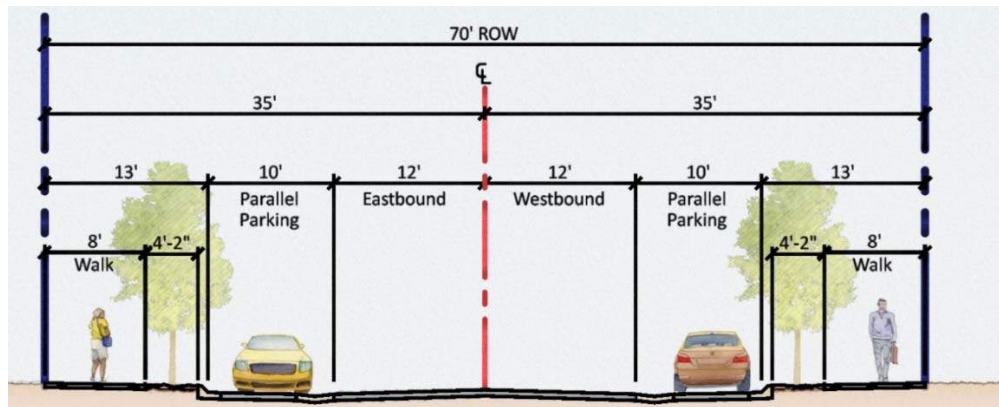
The **Blue** Lots, Lots SW-3 and SE-4, could be packaged with the Payne building and the other southwest and southeast lots to create a single large development than spans between Lake Dillon Drive and Fiedler Avenue. Using the Orange and Blue lots would require some sort of parking structure within the building footprint to provide enough parking.

The Town also already owns a small parcel at the southwest corner of the Main Street and Schroeder Avenue intersection called Lot C. The proposed plat would abandon this lot and reconfigure it into Lots NW-2 and NW-3. See the figure below.



The new parking and lot layout also took into account needs for trash service and accessible parking for each building. See the attachments for a detailed proposed layout for each parking lot around each of the new buildings. It is anticipated that the parking lots would be configured in conjunction with the development of the surrounding lots as needed. A lot of the parking has been shifted to on street parallel parking in order to create a walkable downtown area with 12' sidewalks along the proposed buildable lots. The 12' sidewalk can also host street trees and street lights along the parking and maintain an 8' wide walking area next to proposed buildings.

An actual Right-of-Way for Main Street would be dedicated as part of this replatting process for the first time. In order to provide walkable sidewalks on each side of the road, as well as parallel parking, the proposed Right-of-Way width for Main Street is 70'.



*Proposed Main Street 70' R.O.W. Cross-Section*



See the attachments for a detailed proposed layout for each parking lot around each of the new buildings. It is anticipated that the parking lots would be rebuilt and reconfigured in conjunction with the development of the surrounding lots as needed. A lot of the parking has been shifted to on street parallel parking in order to create a walkable downtown area with 12' minimum width sidewalks along the proposed buildable lots. The following table demonstrates that the new lots can be created while maintain over 500 parking spaces in the Town Center area.

| Parking Lots                  | PROPOSED PARKING PLAN |            |            | EXISTING PARKING LAYOUT |            |            |
|-------------------------------|-----------------------|------------|------------|-------------------------|------------|------------|
|                               | Total                 | Regular    | Accessible | Total                   | Regular    | Accessible |
| A                             | 46                    | 41         | 5          | 48                      | 44         | 4          |
| B                             | 19                    | 17         | 2          | 50                      | 48         | 2          |
| C                             | 0                     |            |            | 12                      | 12         |            |
| D                             | 0                     |            |            | 10                      | 8          | 2          |
| E                             | 44                    | 40         | 4          | 27                      | 26         | 1          |
| F                             | 53                    | 49         | 4          | 46                      | 43         | 3          |
| G                             | 45                    | 42         | 3          | 50                      | 48         | 2          |
| H                             | 0                     |            |            | 19                      | 17         | 2          |
| I                             | 39                    | 36         | 3          | 52                      | 50         | 2          |
|                               | 246                   | 225        | 21         | 314                     | 296        | 18         |
|                               | 51.8%                 | 50.9%      | 63.6%      | 61.4%                   | 60.7%      | 78.3%      |
| Streets                       | Total                 | Regular    | Accessible | Total                   | Regular    | Accessible |
| Main Street                   | 39                    | 37         | 2          | 19                      | 17         | 2          |
| Village Street                | 38                    | 34         | 4          | 20                      | 18         | 2          |
| Schroeder Ave                 | 6                     | 4          | 2          | 5                       | 5          |            |
| Fielder Ave                   | 8                     | 8          |            | 16                      | 16         |            |
| Buffalo Street (North-Park)   | 22                    | 22         |            | 57                      | 56         | 1          |
| Buffalo Street (South-Core)   | 11                    | 11         |            | 12                      | 12         |            |
| Town Park Parking Off-Street  | 39                    | 35         | 4          |                         |            |            |
| LaBonte (LDD-Fiedler)         | 30                    | 30         |            | 19                      | 19         |            |
| LaBonte (Lots 16R,17A,17B)    | 9                     | 9          |            | 1                       | 1          |            |
| Lake Dillon Drive (West Side) | 8                     | 8          |            | 25                      | 25         |            |
| Lake Dillon Drive (East Side) | 19                    | 19         |            | 23                      | 23         |            |
|                               | 229                   | 217        | 12         | 197                     | 192        | 5          |
|                               | 48.2%                 | 49.1%      | 36.4%      | 38.6%                   | 39.3%      | 21.7%      |
| <b>TOTALS-PUBLIC</b>          | <b>475</b>            | <b>442</b> | <b>33</b>  | <b>511</b>              | <b>488</b> | <b>23</b>  |
| Novak & Nelson                | 7                     | 7          |            | 7                       | 7          |            |
| Dillon Commons                | 7                     | 5          | 2          | 11                      | 9          | 2          |
| Dillon Commons Expansion      | 11                    | 9          | 2          |                         |            |            |
| La Riva Del Lago (Buffalo)    | 5                     | 5          |            | 5                       | 5          |            |
| <b>GRAND TOTAL</b>            | <b>505</b>            | <b>468</b> | <b>37</b>  | <b>534</b>              | <b>509</b> | <b>25</b>  |

The table also shows that of the proposed reconfigured parking spaces 50% of the parking will be on streets and 50% will be in parking lots.

In summary, the Town of Dillon is interested in reconfiguring portions of the Town Owned parking areas and undeveloped land in the Town Center into 11 new parcels. Once the lots are created, the Town intends to transfer the properties to the Dillon Urban Renewal Authority (DURA) as needed. The DURA would put out a request for proposal for each of the lots and see if there is any interest in the development community. The new lots are shown on two separate plats as follows:

**DILLON MAIN STREET LOTS:**

This plat creates four lots along the south side of Main Street and the Main Street Right of Way between Lake Dillon Drive and Fielder Avenue. Up to this point, Main Street has never been a platted right of way. The proposal would straighten out Main Street between Fiedler Avenue and Lake Dillon Drive and install parallel parking on both sides of the street in order to replace some of the parking lost by the proposed developable lots. See the attached drawings.

**Lot NE-1** sits at the southwest corner of the Main Street and Fiedler Avenue intersection. This 5,624 square foot (76' x 74') lot is proposed to occupy a portion of Parking Lot E. As shown on the attached **Parking Lot 'E'** plan, the parking lot can be reconfigured into an "L" shape and the parking can be increased from 19 spaces to 44 spaces. ***This development of course assumes that the existing building on Lots L, M and N would be demolished prior to development of Lot NE-1.*** Additional parallel on street parking would be constructed next to Lot NE-1 on Main Street and Fiedler Avenue.

**Lot NW-1** sits along Lake Dillon Drive between Main Street and Village Place. This lot will occupy the present location of parking lot 'D'. See the attached **MAIN STREET** plan. The 12 spaces from parking lot 'D' will be moved to Village place which would be reconfigured as a one-way street with diagonal parking on both sides increasing the Village Place parking count from 20 spaces to 38 spaces as shown on the **VILLAGE PLACE PARKING** plan. Lot NW-1 would be 10,374 square feet and would create a prime retail opportunity on Lake Dillon Drive.

**Lots NW-2 and NW-3** sit along the south side of Main Street between Lake Dillon Drive and Schroeder Avenue as shown on the attached **MAIN STREET** plan. Each lot is 80' x 41' and contains 3,283 square feet. Nine parallel parking spaces are proposed on the south side of Main Street in front of these buildings, and an additional 2 accessible spaces would be built off Schroeder Avenue next to Lot NW-3. These 11 spaces would replace the 10 parking spaces in Parking Lot C that the new buildings will sit on.

**DILLON EAST LABONTE LOTS:**

This plat creates seven lots along the north side of East LaBonte Street between Lake Dillon Drive and Fielder Avenue. The proposal widens the LaBonte Street right-of-way from 60' to 69' in order to allow for parallel parking on both sides of the street and a new 12' wide sidewalk between the new lots and the parallel parking on the north side of the street.

**Lot SE-1** sits at the northwest corner of the LaBonte Street and Fiedler Avenue intersection. This 4,508 square foot lot is proposed to occupy a portion of Parking Lot I. As shown on the attached **Parking Lot 'I'** plan, the parking lot can be reconfigured into an "L" shape and the parking would

be decreased from 52 spaces to 39 spaces. An additional 5 parallel parking space would be constructed on Fielder Avenue and LaBonte Street adjacent to the lot so the net loss would only be 8 parking spaces. Historically this parking lot typically only needed between 20-30 spaces most of the day and at peak times needed upwards of 40 spaces. It should be noted that the parallel parking on the south side of LaBonte Street never gets used at the moment.

**Lots SE-2 and SE-3** are created in case a developer wants to use more of the parking lot for a proposed development and provide public underground parking in exchange for the land as an option.

**Lot SW-1** sits at the northeast corner of the Lake Dillon Drive and LaBonte Street intersection. This 8,046 square foot lot is proposed to occupy a portion of Parking Lot G. As shown on the attached **Parking Lot 'G'** plan, the parking lot can be reconfigured into an "L" shape and the parking would be decreased from 50 spaces to 45 spaces. An additional 8 parallel spaces would be built along the adjacent streets for a total of 52 spaces or a net gain of 2 spaces. Historically this parking lot sees about 20-40 cars a day. This premium corner lot will hopefully develop as a prime commercial, retail and restaurant complex.

**Lots SW-2 and SW-3** are created in case a developer wants to use more of the parking lot for a proposed development and provide public under structure parking in exchange for the land as an option.

**Lot SE-4** is created so a master developer could perhaps utilize all the SE and SW lots and combine them with Parcel D (the Payne Building) to create a new master development from Lake Dillon Drive all the way to Fiedler Avenue.

#### ZONING:

The existing properties are all currently zoned CA – Core Area.

The proposed properties will also remain zoned as CA – Core Area.

The purpose of the Core Area Retail Zone is restated below from Town Code Section 16-3-150(1):

*Purpose. The purpose of this zone is to preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper. This district is the retail, commercial and entertainment core of the community for both visitors and residents. The intent is for this area to be a dominant retail and entertainment center, and thus more intensive development of the area is encouraged than elsewhere in the community. Core Area uses should be buffered from surrounding areas to minimize adverse impacts. The intent is to create a pedestrian environment with automobile access encouraged in the peripheral areas through parking lots or structures. Wholesale trade class 1 uses may be allowed as a conditional use upon a finding that the aesthetic, environmental and noise impacts to adjacent uses are minimal. Multi-family residential dwelling unit uses are allowed in this district as a permitted use if located above the ground floor level, or as a conditional use on the ground floor level if such conditional use is approved as part of a separate PUD application and approved PUD plan. Design, landscaping and signage should complement the intimate character of this area as a retail and entertainment center.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The proposed subdivision is in conformance with the adopted comprehensive plan and encourages the redevelopment of underutilized parcels within the Town Center/Core Area. That vision from page 6-4 of the Comprehensive Plan is restated below:

*Town Center. The Dillon Town Center was improved by the community in the early to mid-1990 through extensive streetscape and street improvements. The Town needs to continue to build on these improvements and encourage private investment in the Town Center that will strengthen the economic climate in downtown Dillon. The Leland Study and the Dillon Town Center Vision and Direction report both recommended the formation of an Urban Renewal Authority. The formation of an Urban Renewal Area encompassing the Town Center areas will provide funding mechanisms for incentives to promote redevelopment of outdated and underused commercial spaces, as well as provide an opportunity to develop housing for year round residents. The key to revitalization will be to bring more people for longer periods of time to the Town Center to dine, shop, and enjoy public spaces and spectacular views.*

ADDITIONAL INFORMATION

Once the lots are created, they would be available for acquisition through the Dillon Urban Renewal Authority as mentioned above. Once a proposal is submitted and accepted by the DURA, each individual proposal would have to come to the planning and zoning commission for project specific approval in a public hearing context. So the community will be able to judge each project proposal on its own merits at some point in the future.

**STAFF RECOMMENDATION:**

In the interest of creating potential development opportunities in the Town Core, Town Staff recommends approval of the application.

**PLANNING AND ZONING COMMISSION ACTION:**

The Planning and Zoning Commissions may approve the application, choose to deny the application, or may table the application to a future meeting and request additional information.

Town staff recommends approval of Resolution PZ 07-16 to create new development opportunities with the Town Center.

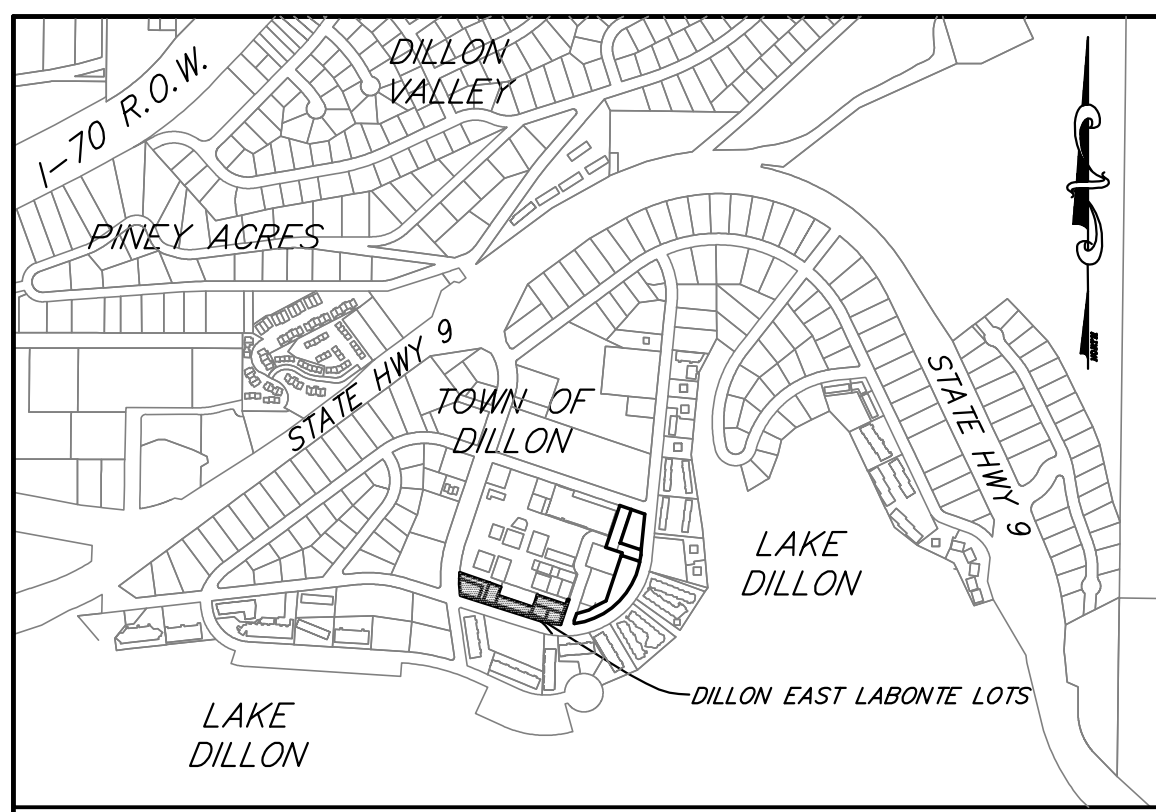
**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

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

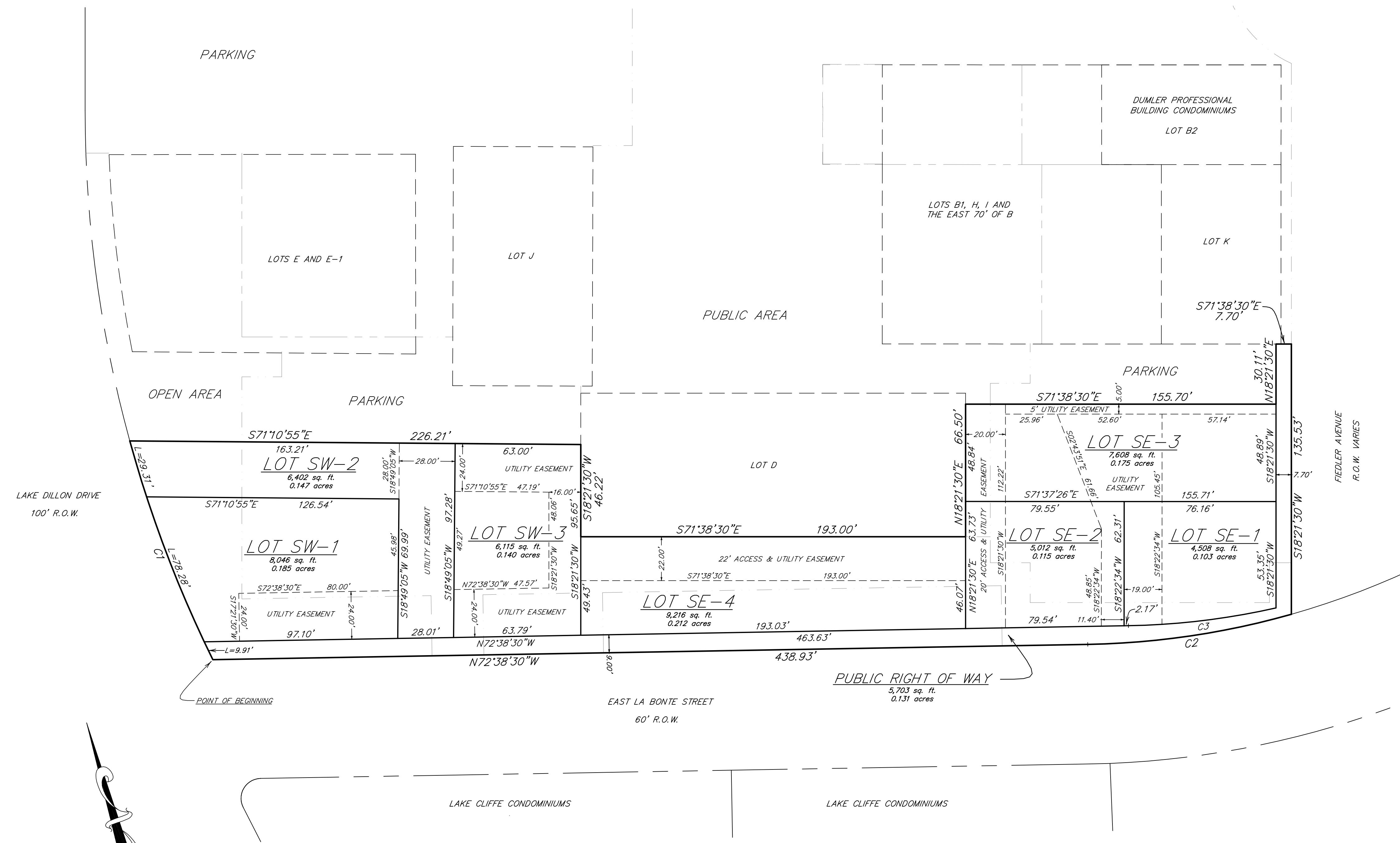
**STAFF MEMBER RESPONSIBLE:**

Dan Burroughs, Town Engineer – Community Development Coordinator.

**DILLON EAST LABONTE LOTS**  
**A RESUBDIVISION OF A PORTION OF THE OPEN AREA**  
**AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA**  
**CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON**  
**THE THIRD RESUBDIVISION OF BLOCK "A"**  
**TOWN OF DILLON, SUMMIT COUNTY, COLORADO**



VICINITY MAP



**OWNER'S CERTIFICATE:**  
 KNOW ALL MEN BY THESE PRESENTS: THAT THE TOWN OF DILLON, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF A PORTION OF THE OPEN AREA AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" LOCATED IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK "A"; THENCE 117.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 624.28 FEET, A CENTRAL ANGLE OF 10°47'03" AND A CHORD WHICH BEARS N02°25'38"W 117.33 FEET DISTANT; THENCE ALONG THE FOLLOWING 7 COURSES:  
 1) S71°10'55"E A DISTANCE OF 226.21 FEET;  
 2) S18°21'30"W A DISTANCE OF 46.22 FEET;  
 3) S71°38'30"E A DISTANCE OF 193.00 FEET;  
 4) N18°21'30"E A DISTANCE OF 66.50 FEET;  
 5) S71°38'30"E A DISTANCE OF 155.70 FEET;  
 6) N18°21'30"E A DISTANCE OF 30.11 FEET;  
 7) S71°38'30"E A DISTANCE OF 7.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIEDLER AVENUE;  
 THENCE S18°21'30"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST LA BONTE STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 2 COURSES:  
 1) 103.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.69 FEET, A CENTRAL ANGLE OF 14°47'58" AND A CHORD WHICH BEARS N80°02'29"W 103.21 FEET DISTANT;  
 2) N72°38'30"W A DISTANCE OF 438.93 FEET TO THE POINT OF BEGINNING, CONTAINING 52,609 SQUARE FEET, OR 1.208 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON EAST LABONTE LOTS"; AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE TOWN STREET RIGHTS-OF-WAY, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, RON HOLLAND, MAYOR, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

KEVIN BURNS, MAYOR  
 ATTEST:  
 JAN THOMAS, TOWN CLERK  
 (CORPORATE SEAL)

REC. NO. 177452

**DILLON TOWN COUNCIL CERTIFICATE:**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

KEVIN BURNS, MAYOR  
 ATTEST:  
 JAN THOMAS, TOWN CLERK  
 (CORPORATE SEAL)

**DILLON PLANNING & ZONING COMMISSION CERTIFICATE:**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CHAIRMAN

**TOWN CLERK'S CERTIFICATE:**  
 STATE OF COLORADO )  
 ) SS.  
 TOWN OF DILLON )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_ O'CLOCK, \_\_\_\_ A.D., \_\_\_\_ AND IS DULY RECORDED.  
 JAN THOMAS, TOWN CLERK

**TITLE COMPANY'S CERTIFICATE:**  
 \_\_\_\_\_ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_  
 AGENT

**CLERK & RECORDER'S CERTIFICATE:**  
 STATE OF COLORADO )  
 ) SS.  
 COUNTY OF SUMMIT )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_ DAY OF \_\_\_\_\_ THIS \_\_\_\_ A.D., \_\_\_\_ AND FILED UNDER RECEPTION NO. \_\_\_\_\_

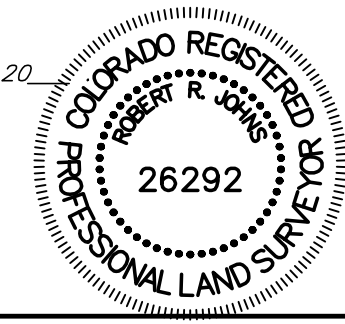
SUMMIT COUNTY CLERK AND RECORDER

|   |                |               |
|---|----------------|---------------|
| Drawn RRJ   | Dwg PLAT-SOUTH | Project 21444 |
| Checked RRJ   | Date 07/28/15  | Sheet 1 of 1  |
|   |                |               |
| P.O. Box 589<br>Silverthorne, CO 80498 970-468-6281 |                |               |

**NOTICE:**  
 PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

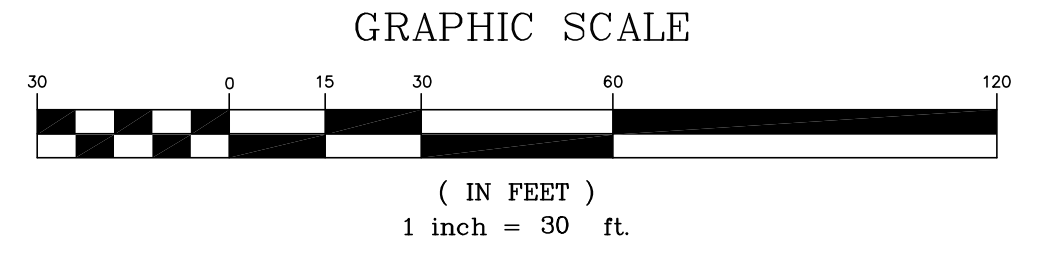
**PLAT NOTES:**  
 THE PLAT OF "CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" IS RECORDED UNDER REC. NO. 163118  
 THIS PLAT CREATES LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, AND SE-4.

**SURVEYOR'S CERTIFICATE:**  
 I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 ROBERT R. JOHNS  
 COLORADO REGISTRATION NO. 26292



**LEGEND**  
 ● SET REBAR & YELLOW PLASTIC CAP (PLS 26292) AT ALL SUBDIVISION BOUNDARY CORNERS

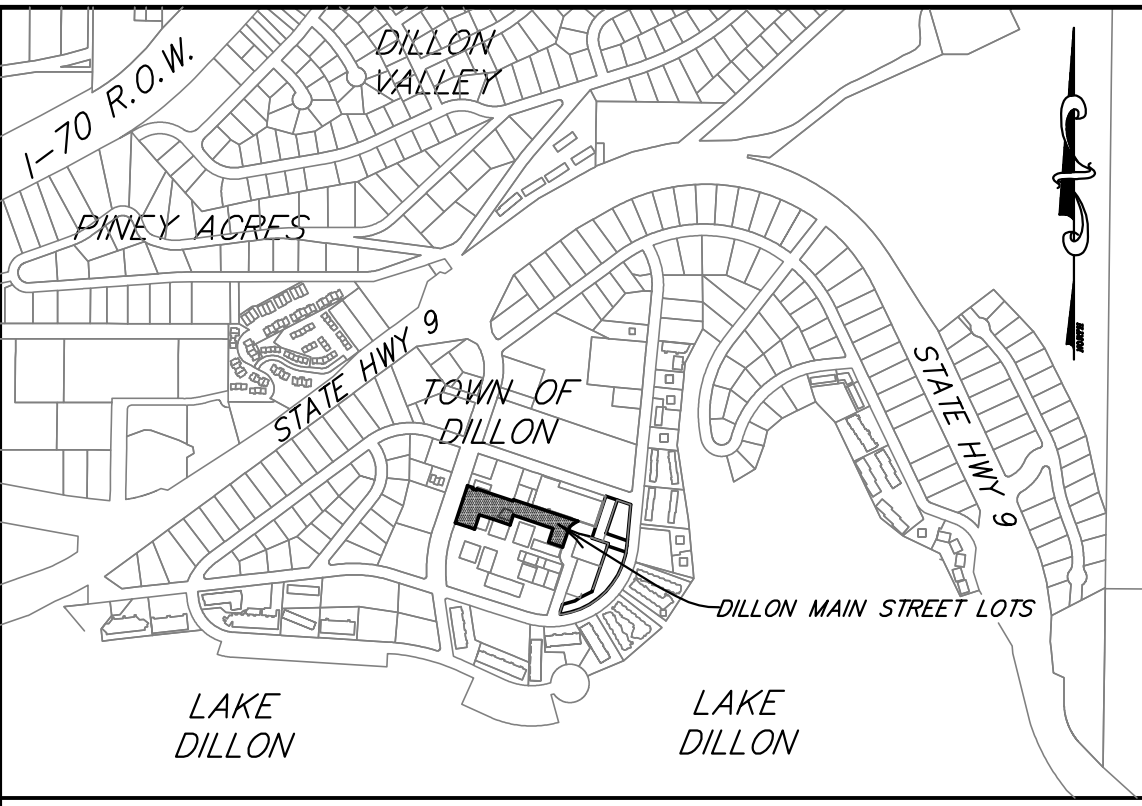
| CURVE TABLE |         |         |           |                     |
|-------------|---------|---------|-----------|---------------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD               |
| C1          | 117.50' | 624.28' | 10°47'03" | N02°25'38"W 117.33' |
| C2          | 103.50' | 400.69' | 14°47'58" | N80°02'29"W 103.21' |
| C3          | 74.62'  | 365.00' | 11°43'19" | N78°30'09"W 74.54'  |



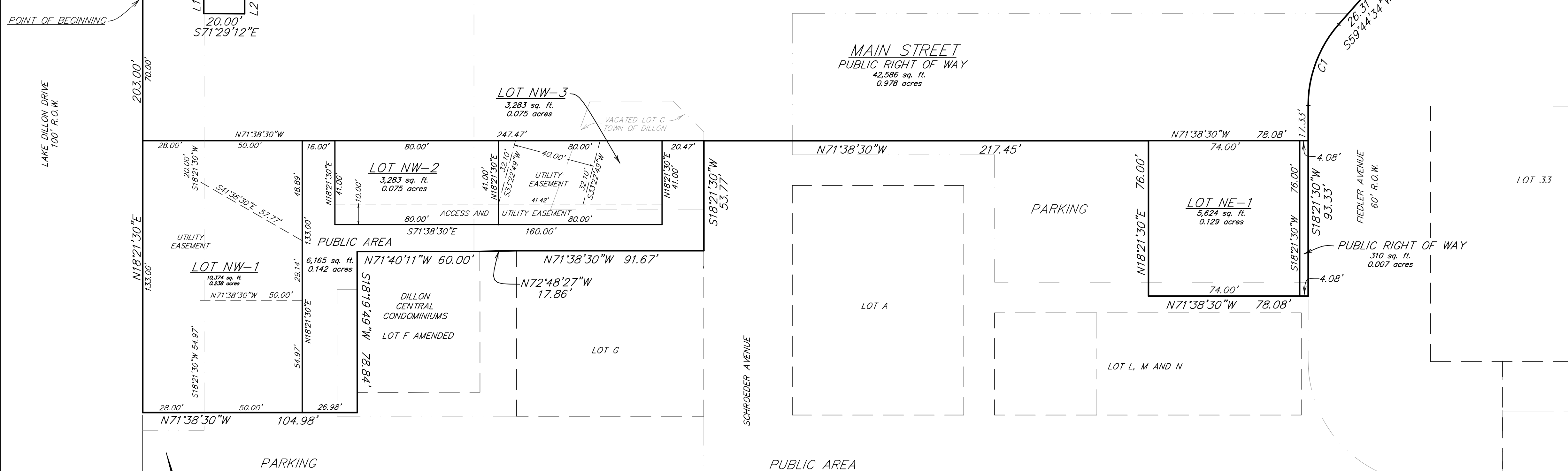
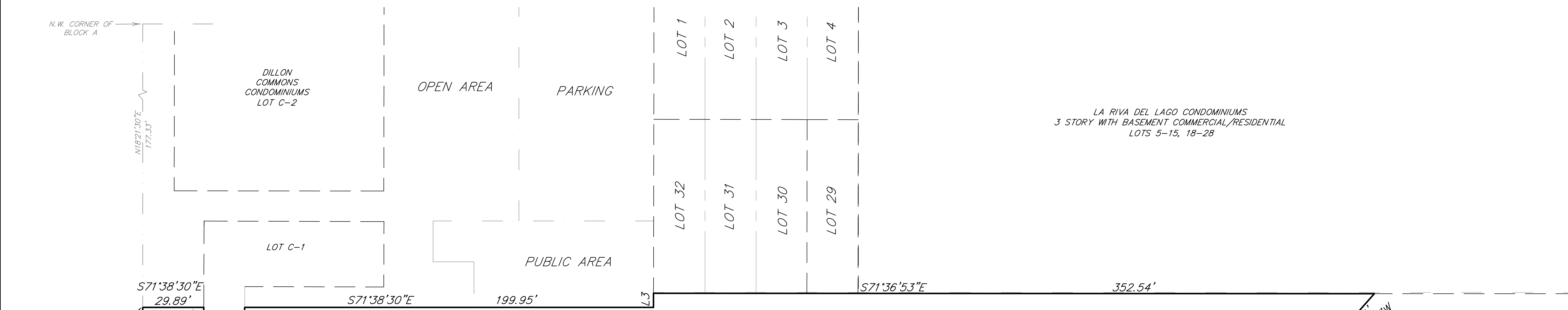
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

E:\RRJ\21444\21444.dwg, PLAT-SOUTH, 7/28/2015 1:07:14 PM, RRJ

**DILLON MAIN STREET LOTS**  
**A RESUBDIVISION OF A PORTION OF THE OPEN AREA, A PORTION OF PUBLIC AREA**  
**AND A PORTION OF THE PARKING AREA**  
**CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON**  
**THE THIRD RESUBDIVISION OF BLOCK "A"**  
**TOWN OF DILLON, SUMMIT COUNTY, COLORADO**



VICINITY MAP



| CURVE TABLE |        |        |           |               |
|-------------|--------|--------|-----------|---------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD BEARING |
| G1          | 43.34' | 60.00' | 41°23'04" | S39°03'02"W   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S18°30'48"W | 7.75'    |
| L2         | N18°30'48"E | 7.81'    |
| L3         | N18°21'30"E | 6.90'    |

**LEGEND**

● SET REBAR & YELLOW PLASTIC CAP (PLS 26292) AT ALL SUBDIVISION BOUNDARY CORNERS

**NOTICE:**

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

**PLAT NOTES:**

THE PLAT OF "CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" IS RECORDED UNDER REC. NO. 163118

THIS PLAT CREATES LOTS NW-2, NW-3, NW-4, NE-1, PUBLIC AREA AND THE MAIN STREET RIGHT OF WAY.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SIGNATURE \_\_\_\_\_  
 ROBERT R. JOHNS  
 COLORADO REGISTRATION NO. 26292



**OWNER'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: THAT THE TOWN OF DILLON, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF A PORTION OF THE OPEN AREA AND A PORTION OF THE PUBLIC AREA AND A PORTION OF THE PARKING AREA CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" LOCATED IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK "A", THENCE S18°21'30"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DILLON DRIVE A DISTANCE OF 177.33 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING 6 COURSES:

- 1) S17°38'30"E A DISTANCE OF 29.89 FEET;
- 2) S18°30'48"W A DISTANCE OF 7.75 FEET;
- 3) S71°29'12"E A DISTANCE OF 20.00 FEET;
- 4) N18°30'48"E A DISTANCE OF 7.81 FEET;
- 5) S71°38'30"E A DISTANCE OF 199.95 FEET;
- 6) N18°21'30"E A DISTANCE OF 6.90 FEET TO THE SOUTHWEST CORNER OF LOT 32; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 29-32 AND LA RIVA DEL LAGO CONDOMINIUMS S71°36'53"E A DISTANCE OF 352.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIEDLER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES:

- 1) S59°44'34"W A DISTANCE OF 26.31 FEET;
- 2) 43.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41°23'04" AND A CHORD WHICH BEARS S39°03'02"W 42.40 FEET DISTANT;
- 3) S18°21'30"W A DISTANCE OF 93.33 FEET;

THENCE N71°38'30"W A DISTANCE OF 78.08 FEET; THENCE N18°21'30"E A DISTANCE OF 76.00 FEET; THENCE N71°38'30"W A DISTANCE OF 217.45 FEET; THENCE S18°21'30"W A DISTANCE OF 53.77 FEET TO THE NE CORNER OF LOT G; THENCE N71°38'30"W A DISTANCE OF 91.67 FEET TO THE NW CORNER OF SAID LOT G; THENCE N72°48'27"W A DISTANCE OF 17.86 FEET TO THE NE CORNER OF LOT F (DILLON CENTRAL CONDOMINIUMS); THENCE S18°19'49"W A DISTANCE OF 78.84 FEET; THENCE N71°38'30"W A DISTANCE OF 104.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE DILLON DRIVE; THENCE N18°21'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING, CONTAINING 71,619 SQUARE FEET OR 1.644 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON MAIN STREET LOTS";

AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE TOWN STREET RIGHTS-OF-WAY, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, RON HOLLAND, MAYOR, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

\_\_\_\_\_  
 KEVIN BURNS, MAYOR

ATTEST:  
 JAN THOMAS, TOWN CLERK  
 (CORPORATE SEAL)

**DILLON TOWN COUNCIL CERTIFICATE:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

\_\_\_\_\_  
 KEVIN BURNS, MAYOR

ATTEST:  
 JAN THOMAS, TOWN CLERK  
 (CORPORATE SEAL)

**DILLON PLANNING & ZONING COMMISSION CERTIFICATE:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

\_\_\_\_\_  
 CHAIRMAN

**TOWN CLERK'S CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 TOWN OF DILLON )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, A.D., \_\_\_\_\_ AND IS DULY RECORDED.

\_\_\_\_\_  
 JAN THOMAS, TOWN CLERK

**TITLE COMPANY'S CERTIFICATE:**

\_\_\_\_\_ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

\_\_\_\_\_  
 AGENT

**CLERK & RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 COUNTY OF SUMMIT )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ DAY OF \_\_\_\_\_, THIS \_\_\_\_\_, A.D., \_\_\_\_\_ AND FILED UNDER RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
 SUMMIT COUNTY CLERK AND RECORDER

|             |               |               |
|-------------|---------------|---------------|
| Drawn RRJ   | Dwg 21442PLT  | Project 21442 |
| Checked RRJ | Date 07/28/15 | Sheet 1 of 1  |

**RANGE WEST**  
 ENGINEERS & SURVEYORS INC.

P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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# Dillon Town Center Revitalization

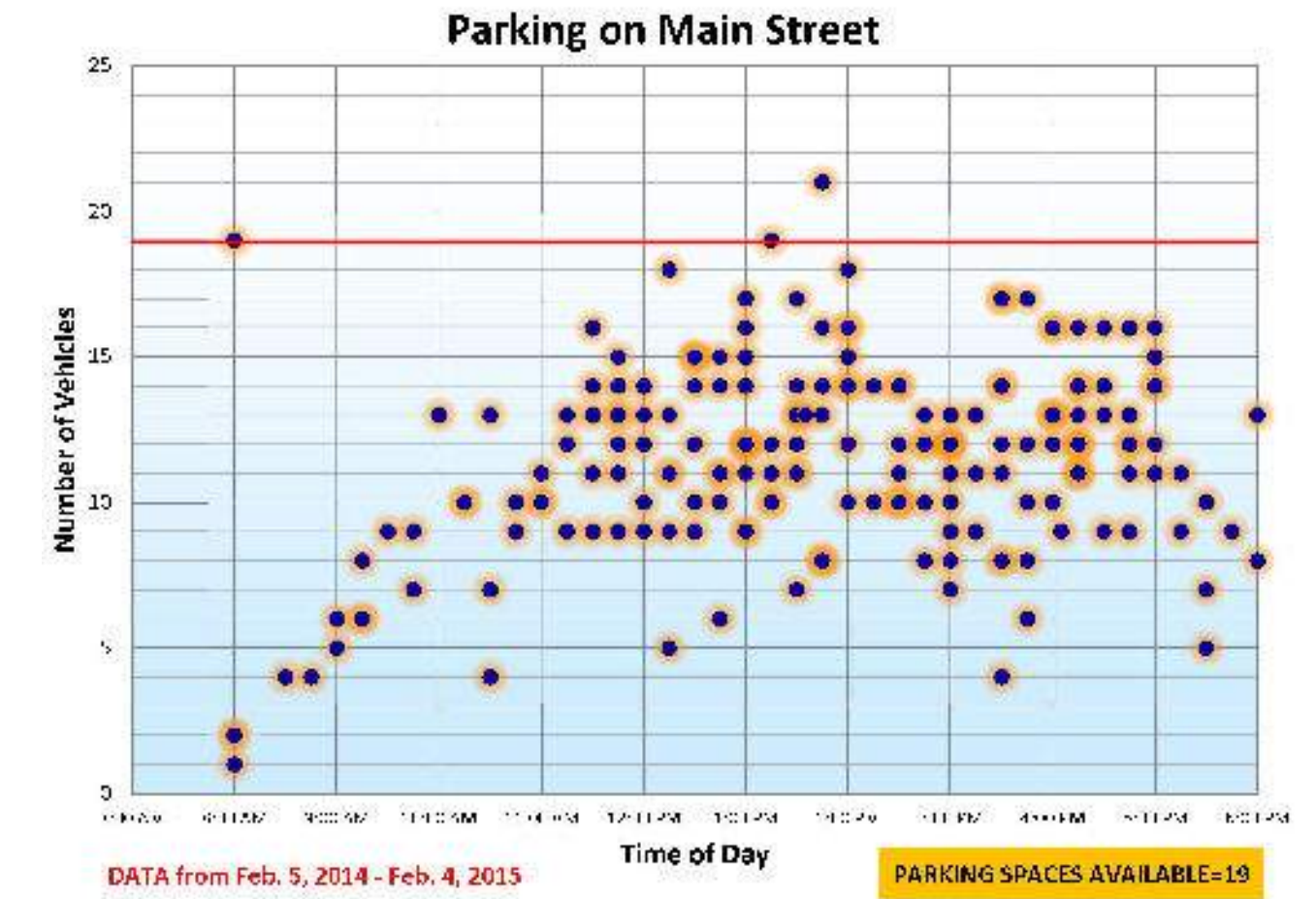
## Main Street



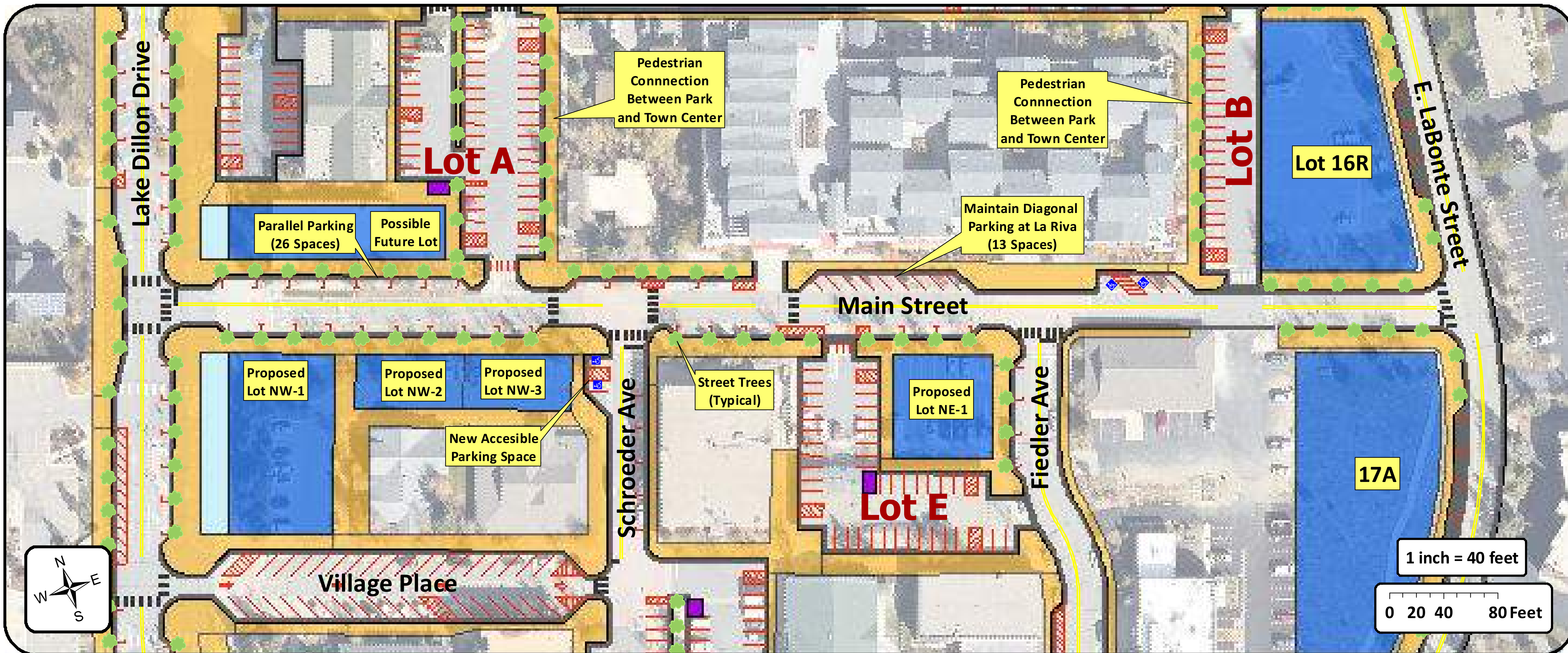
 **Dillon Town Center Location Map**

### Key Design Concepts

|   |   |
|---|---|
| <b>STRAIGHTEN OUT ROAD</b>                        | Main Street is realigned to create a strong and straight site line from Lake Dillon Drive.  |
| <b>REMOVE LEFT TURN LANE AT LAKE DILLON DRIVE</b> | The left turn lane at Lake Dillon Drive will be eliminated. There is not enough traffic to justify it. This space is better utilized as on street parking.              |
| <b>ADD PARALLEL PARKING</b>                       | This design ADDS parallel parking spaces to Main Street. 4 Existing spaces were converted to parallel spaces. 39 SPACES TOTAL   |
| <b>NEW 12' SIDEWALK PEDESTRIAN PLAZA</b>          | This design adds wider continuous sidewalks that are 12' wide along both sides of Main Street.  |
| <b>NEW STREETSCAPING</b>                          | The new design allows for the placement of street trees, bicycle parking, park benches, lighting and other street furnishings while maintain a minimum 8' walking path. |



**Parking Study Notes:**  
Main Street was shown to be heavily used throughout the day. Parking will be increased from 19 spaces to 39 spaces. (+20 SPACES)



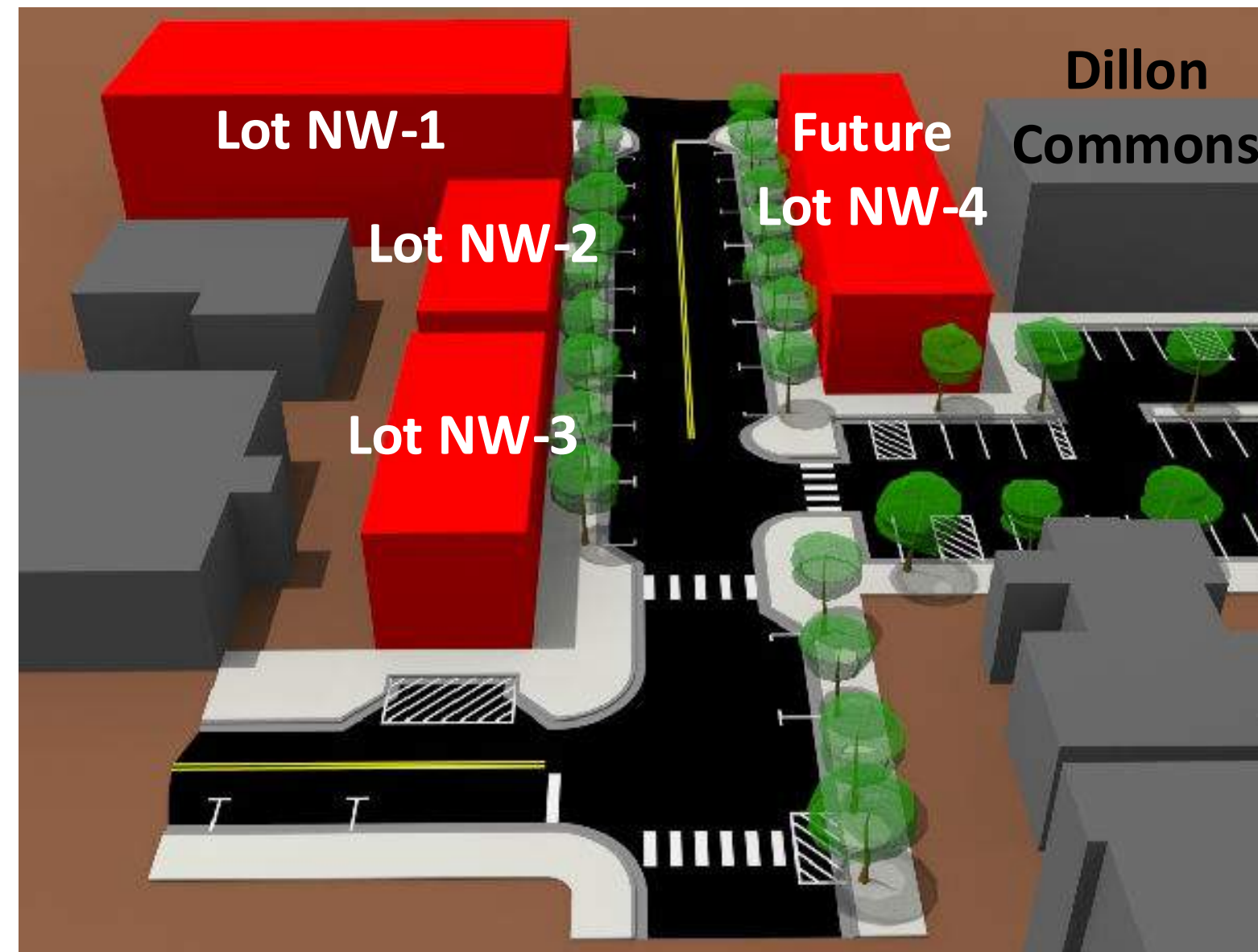


# Dillon Town Center Revitalization

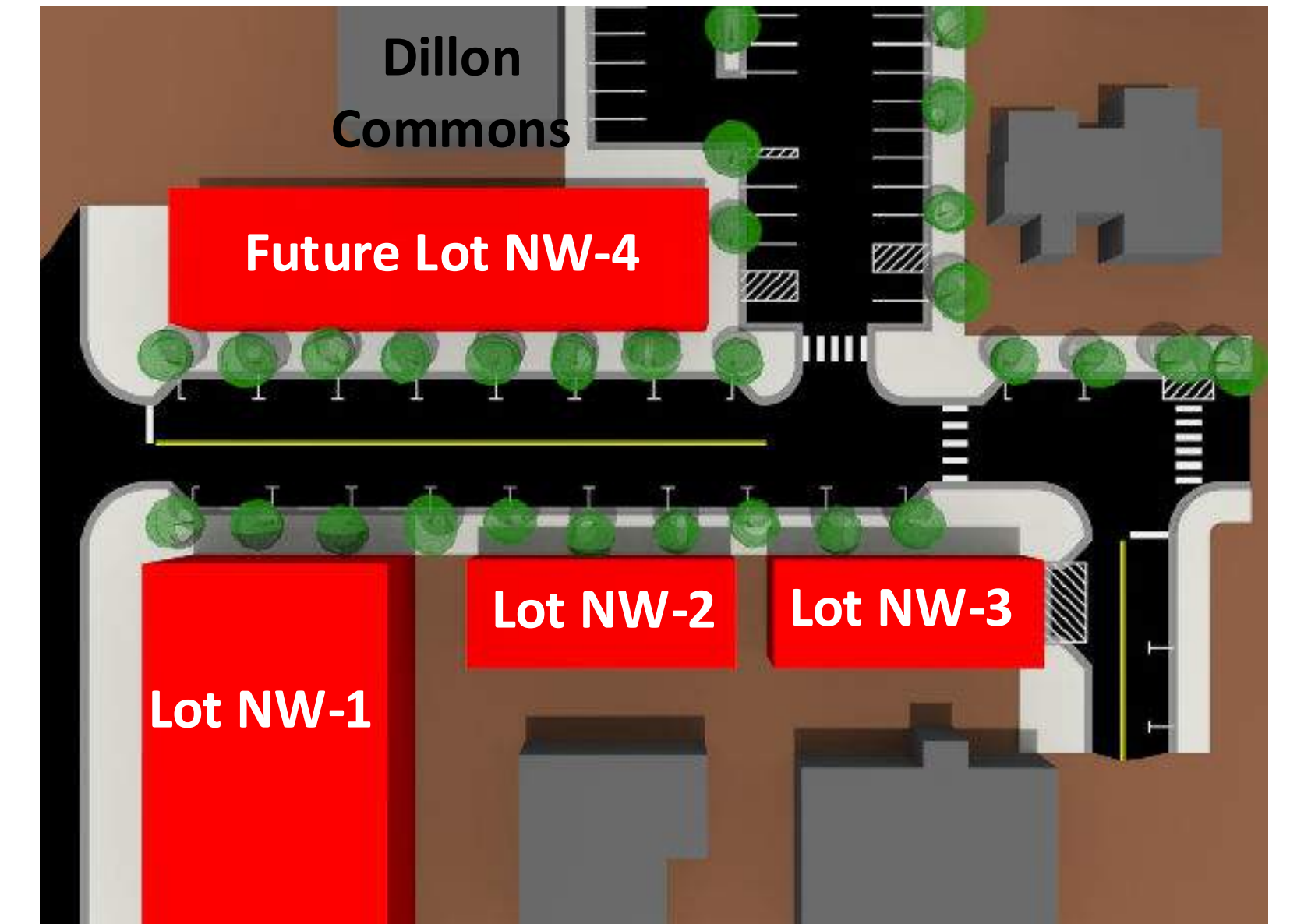
## Main Street Details



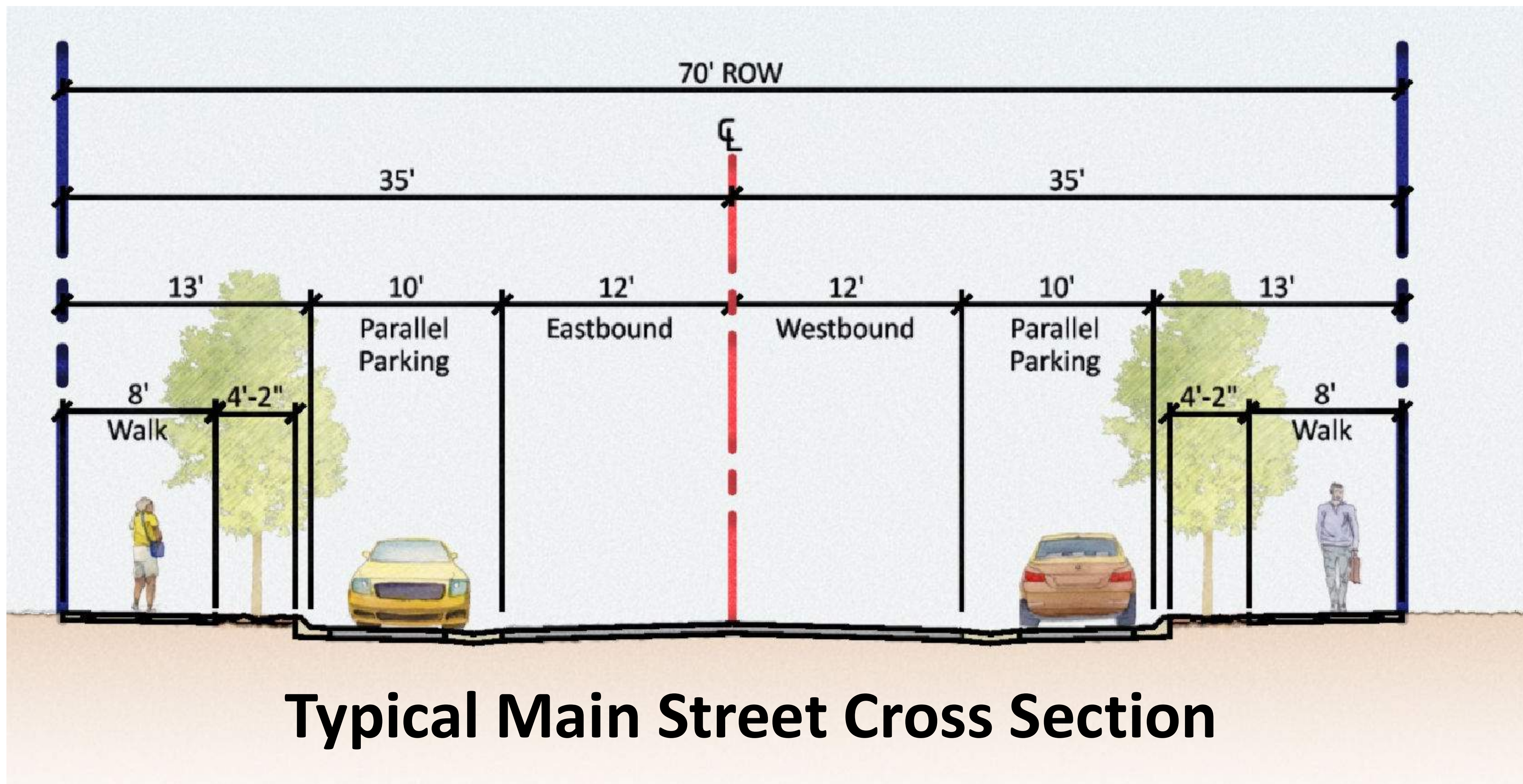
 Dillon Town Center Location Map



Proposed Main Street Looking Towards Lake Dillon Drive



Main Street Lake Dillon Drive to Schroeder



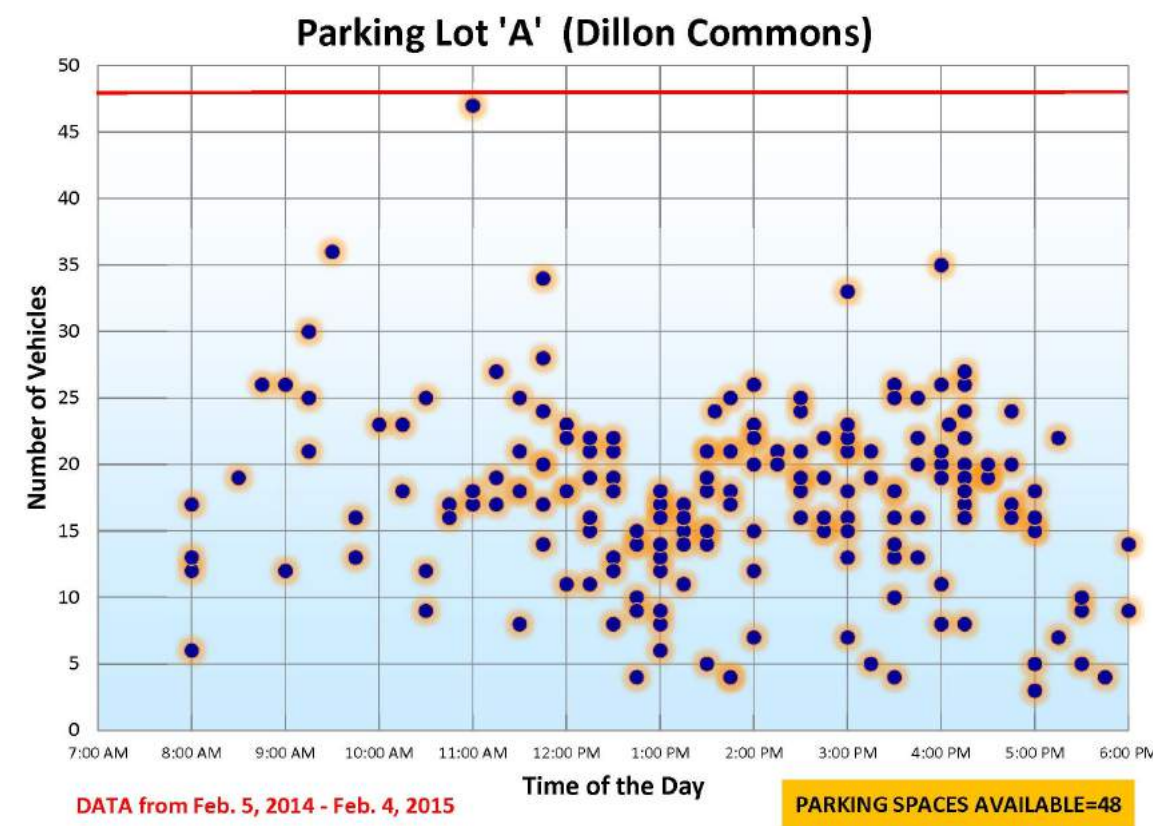
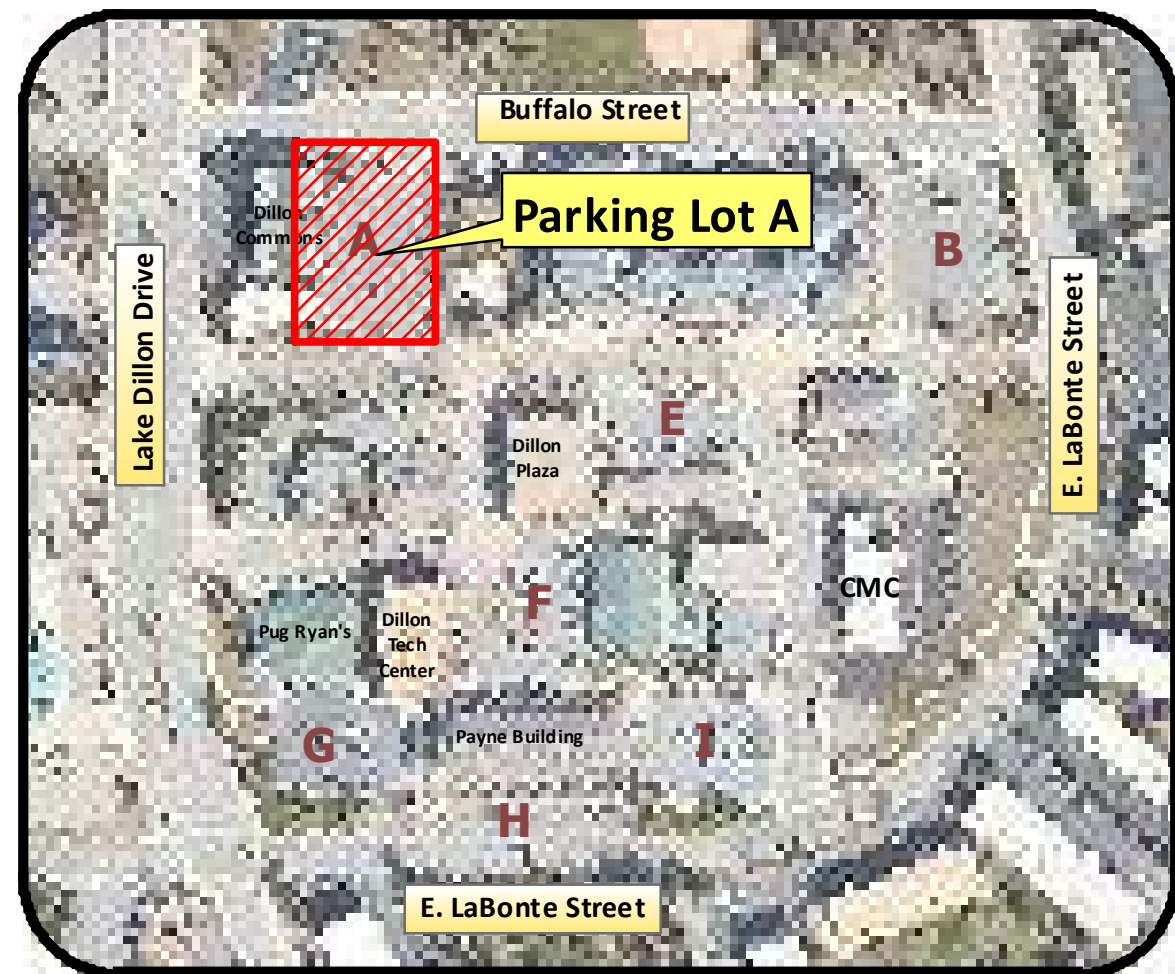
Typical Main Street Cross Section





# Dillon Town Center Revitalization

## Parking Lot 'A'



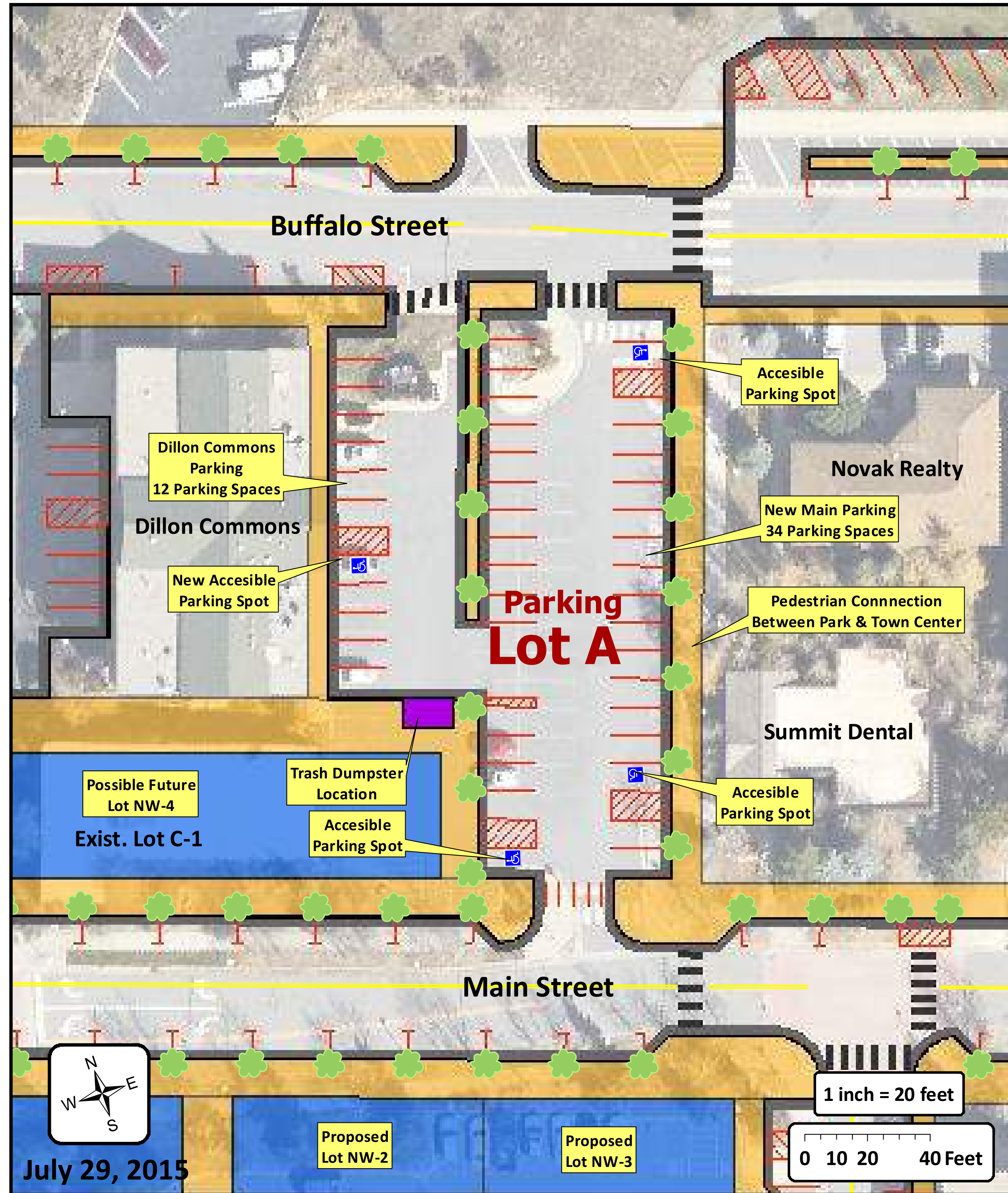
**Parking Study Notes:**  
 Parking Lot 'A' was shown to be moderately used. It typically only needs about 25-30 spaces. The New Parking Lot will provide 46 SPACES.



**Dillon Town Center Location Map**

### Key Design Concepts

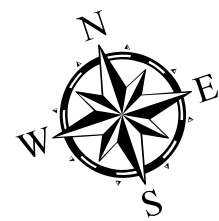
|   |  |
|---|--|
| <b>MAINTAIN SIMILAR SIZE</b>              | Parking Lot 'A' is reconfigured to provide a main parking area with direct access between Main street & Buffalo. The Parking lot is slightly reduced from 48 spaces to 46 spaces.              |
| <b>IMPROVED TRASH ACCESS</b>              | The trash enclosure is relocated to the southwest corner of the parking lot. It is easily accessible to trash trucks coming down the end of the drive.   |
| <b>ADEQUATE ACCESSIBLE PARKING</b>        | The proposed design provides accessible parking spaces at each of the existing buildings and future buildings.   |
| <b>PEDESTRIAN CONNECTION TO TOWN PARK</b> | A new strong pedestrian connection is constructed along the east side of the parking lot between Main Street and Buffalo Street.   |
| <b>CREATION OF A FUTURE LOT NW-1</b>      | The proposed parking lot layout allows for an additional Lot NW-1 to be constructed between Main Street and the Dillon Commons Building, which would replace the existing building on Lot C-2. |



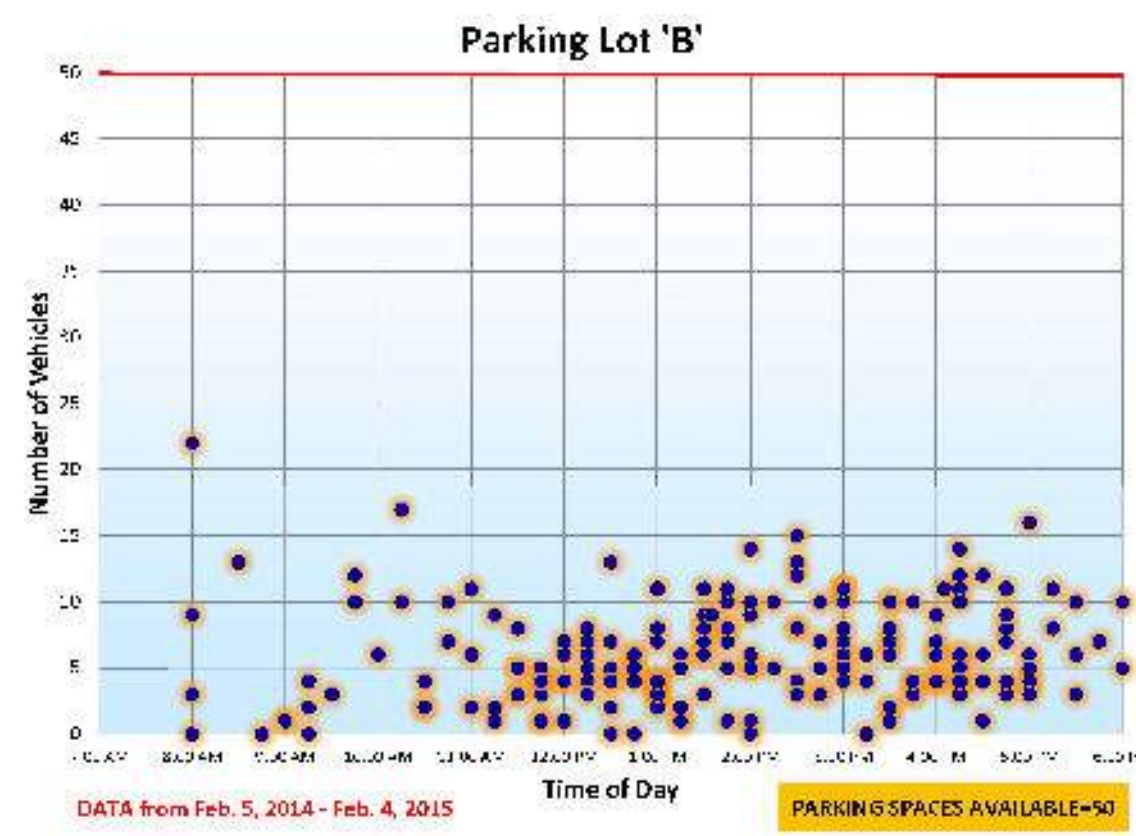


# Dillon Town Center Revitalization

## Parking Lot 'B'



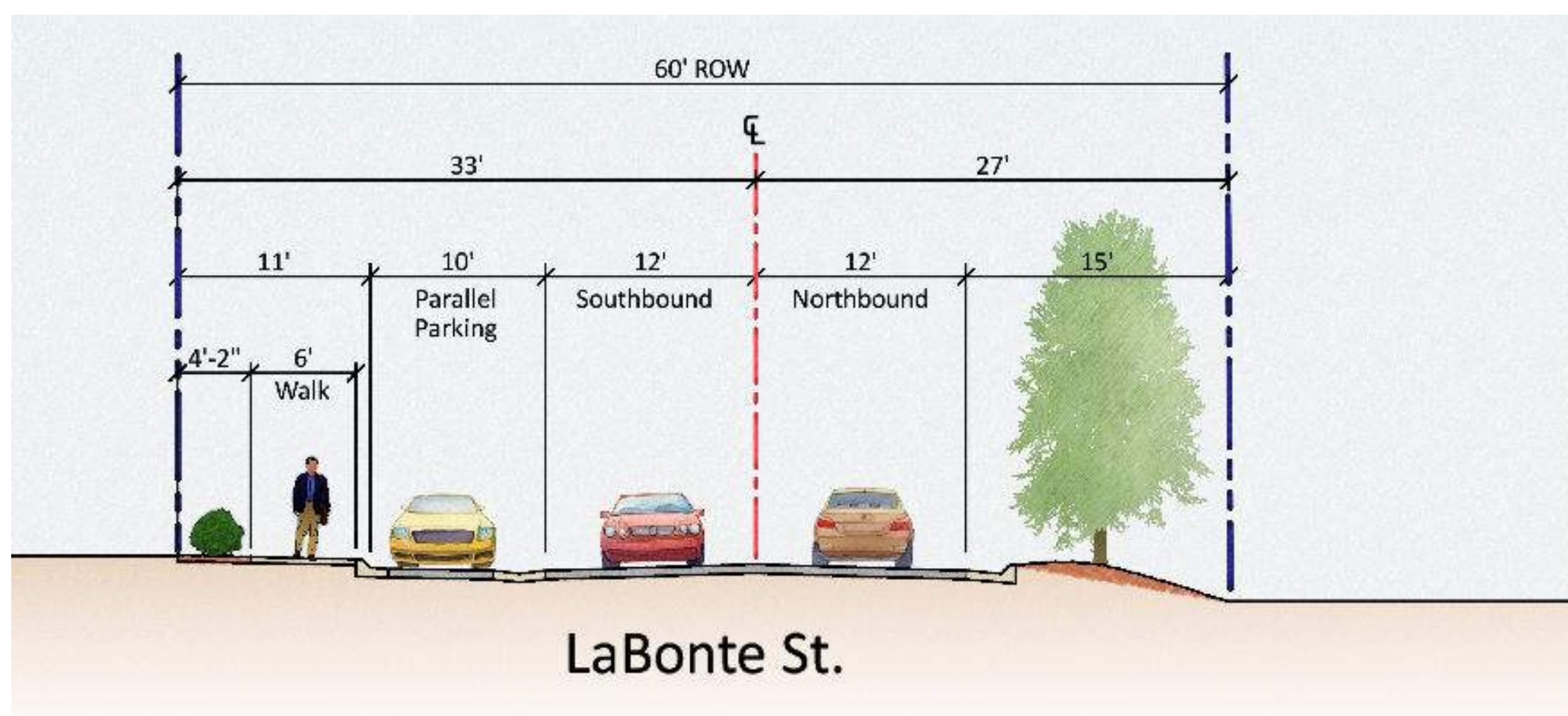
Dillon Town Center Location Map



**Parking Study Notes:**  
 Parking Lot 'B' was shown to be very lightly used. It typically only needs about 10-12 spaces.

### Key Design Concepts

|   |  |
|---|--|
| <b>REDUCE SIZE</b>                        | Parking Lot 'B' is reduced to 19 spaces which will adequately handle observed demand   |
| <b>PEDESTRIAN CONNECTION TO TOWN PARK</b> | A new strong pedestrian connection is constructed along the west side of the parking lot between Main Street and Buffalo Street. |
| <b>CREATION OF LOT 16R</b>                | Lot 16R was created out of the unused portion of parking lot in order to create a development opportunity in the Town Center.    |

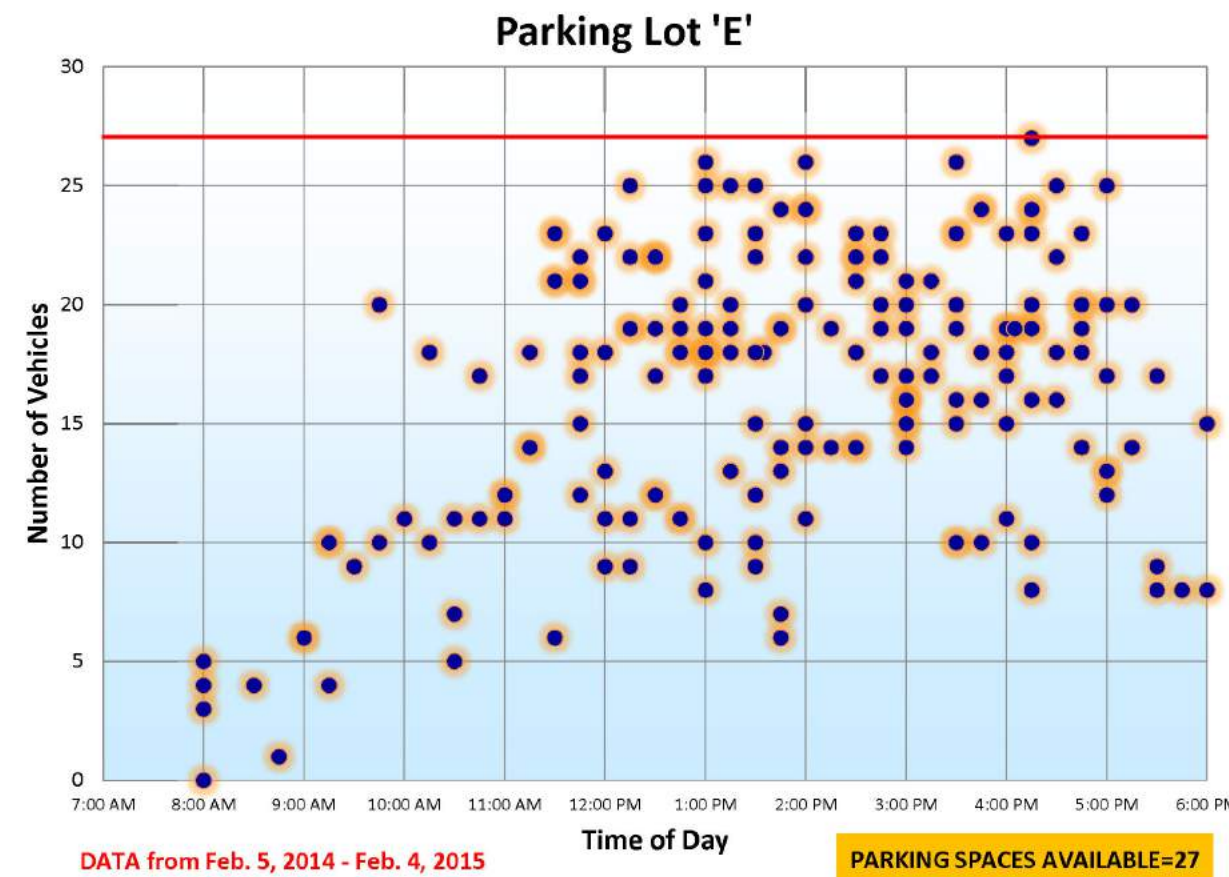


July 29, 2015



# Dillon Town Center Revitalization

## Parking Lot 'E' - Option 2



**Parking Study Notes:**  
 Parking Lot 'E' was shown to be Heavily used.

**Dillon Town Center Location Map**

### Key Design Concepts

|                              |  |
|------------------------------|--|
| <b>RESHAPE PARKING LOT E</b> | Parking Lot E is reshaped with a single access off of Main Street. Parking reduced to 13 parking spaces. 3 parallel parking spaces are added on Main Street. |
| <b>PEDESTRIAN PLAZA</b>      | The proposed design installs a new 14' wide pedestrian plaza between Fiedler Avenue and Parking Lot F. This removes the stairs in this location.             |

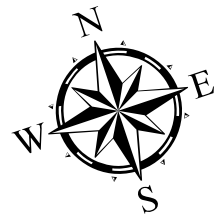


July 29, 2015



# Dillon Town Center Revitalization

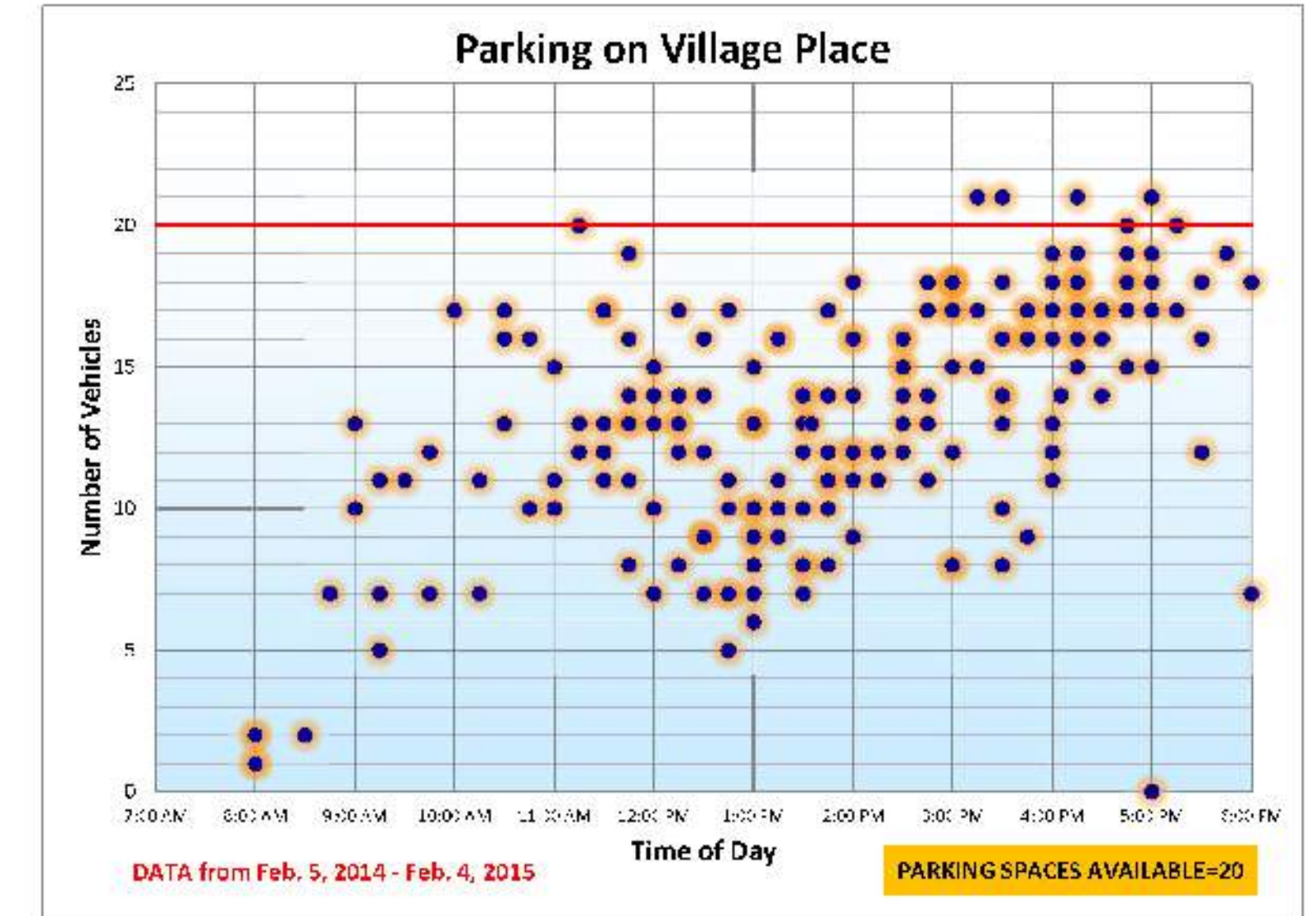
## Village Place Parking



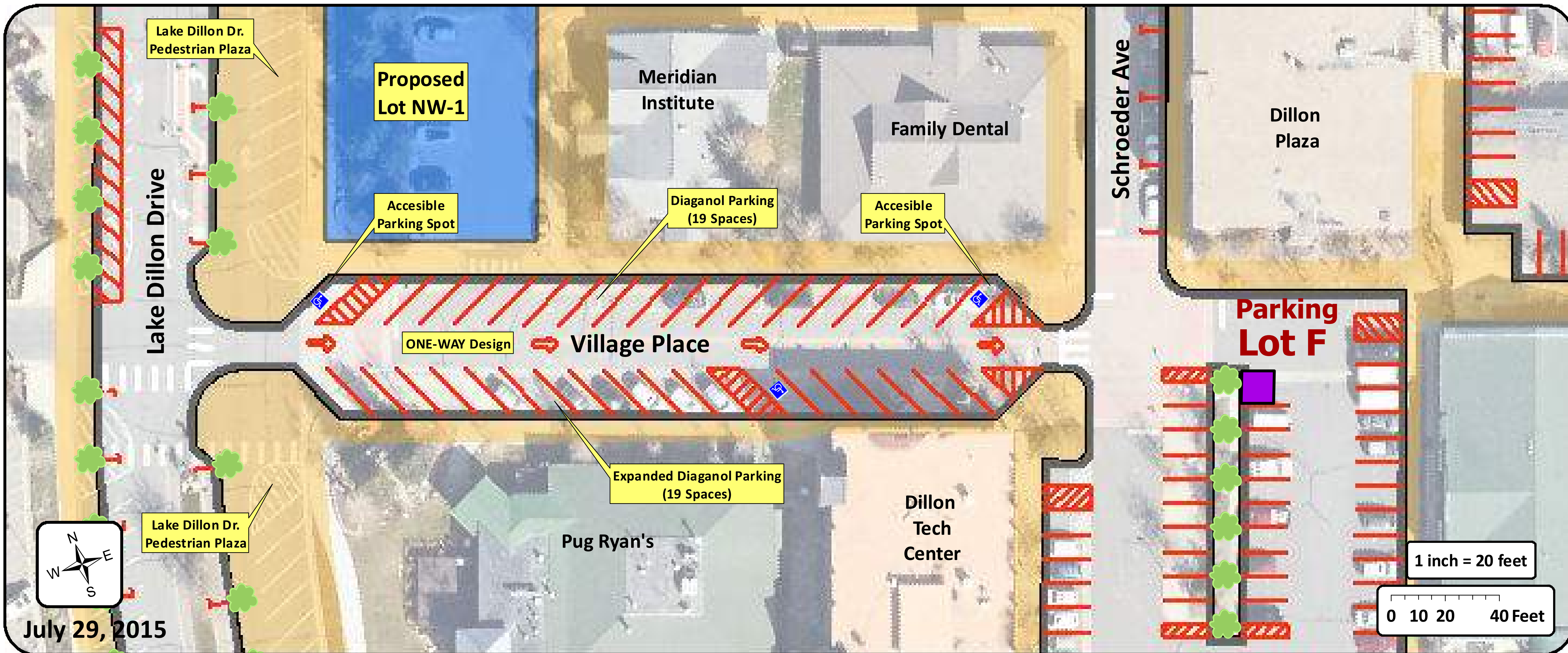
**Dillon Town Center Location Map**

### Key Design Concepts

|                                   |  |
|-----------------------------------|--|
| <b>ONE-WAY ROAD DESIGN</b>        | Village Place is converted into a 16' wide one-way road into the Town Center. All traffic exits Village Place and Parking Lot 'F' using Schroeder Avenue.                |
| <b>NEW DIAGONAL PARKING</b>       | The 9 Parallel Spaces along the north side of the road are replaced with 19 Diagonal Parking Spaces.   |
| <b>REPLACE PARKING LOT 'D'</b>    | The New Village Place has a total of 38 parking spaces. An increase of 18 spaces<br>These spaces replace the (12) spaces lost from putting a building on Parking Lot 'D' |
| <b>ADD ACESIBLE PARKING</b>       | This design adds (2) two accessible parking spaces to the north side of the street to serve these businesses.  |
| <b>SHORT PEDESTRIAN CROSSINGS</b> | The pedestrian crossings at Lake Dillon Drive and at Parking 'F' are reduced to only 16' long at each location.  |



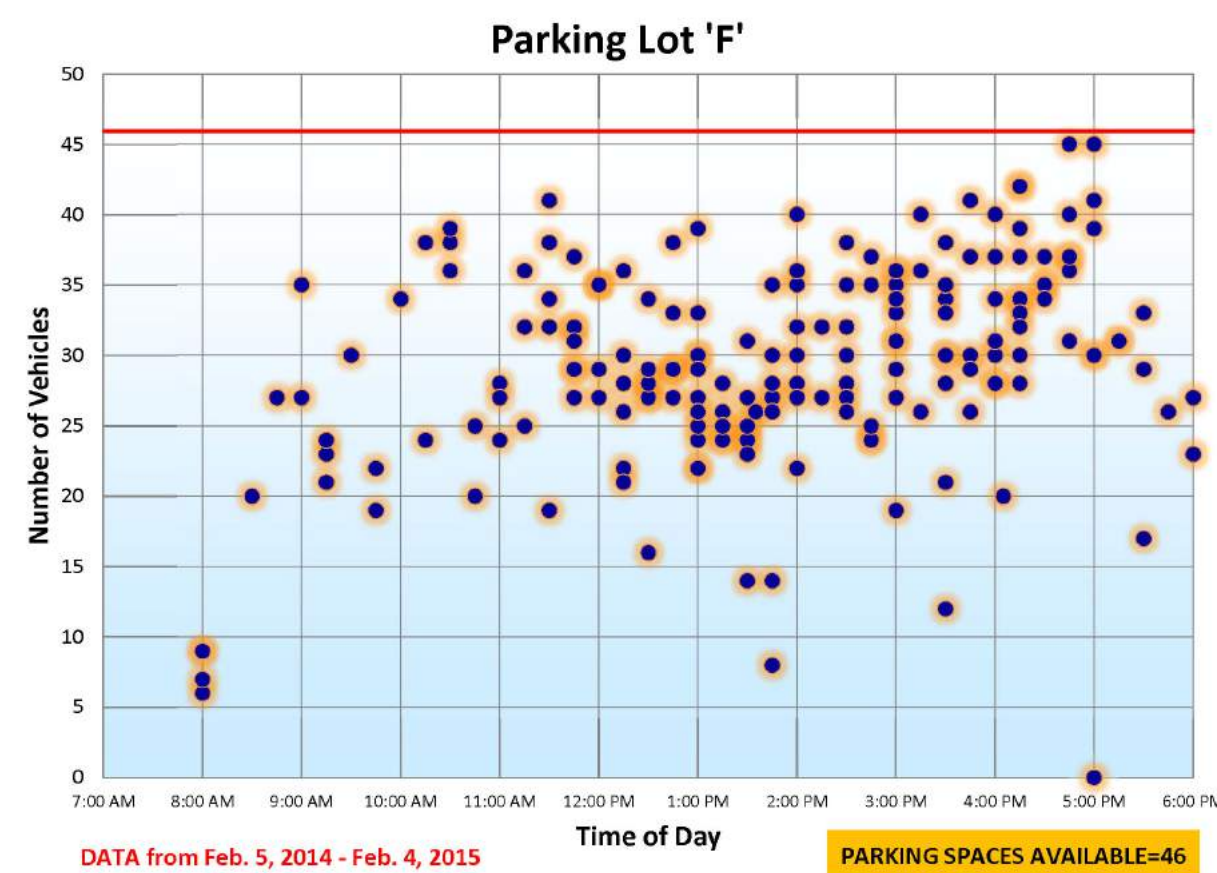
The parking study demonstrated that the parking along Village Place is heavily used. The parking will increase to 38 Spaces Total.





# Dillon Town Center Revitalization

## Parking Lot 'F'

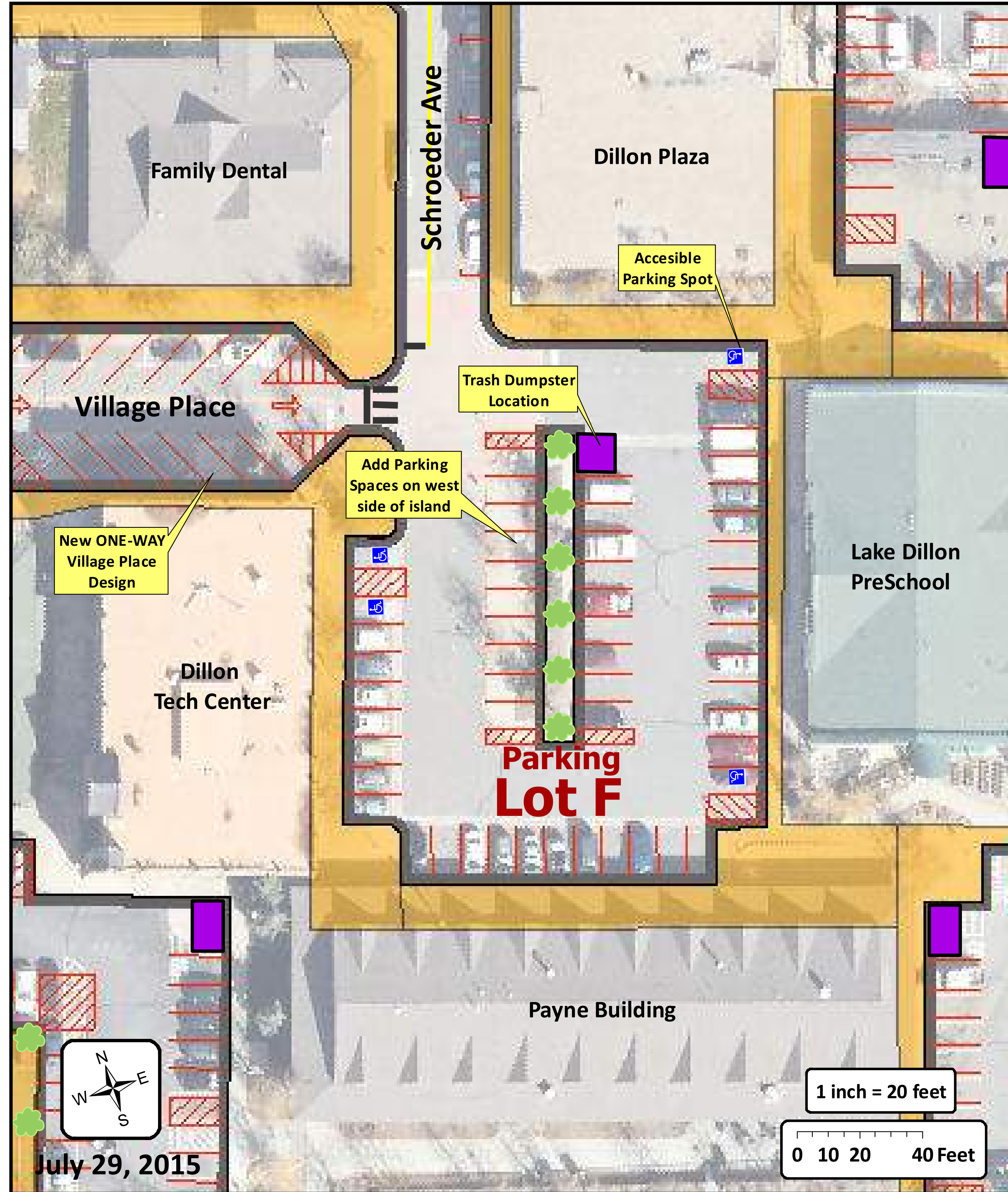


Parking Lot 'F' was shown to be Heavily used. The New Parking Lot will provide 54 SPACES. An increase of 8 Parking Spaces

Dillon Town Center Location Map

### Key Design Concepts

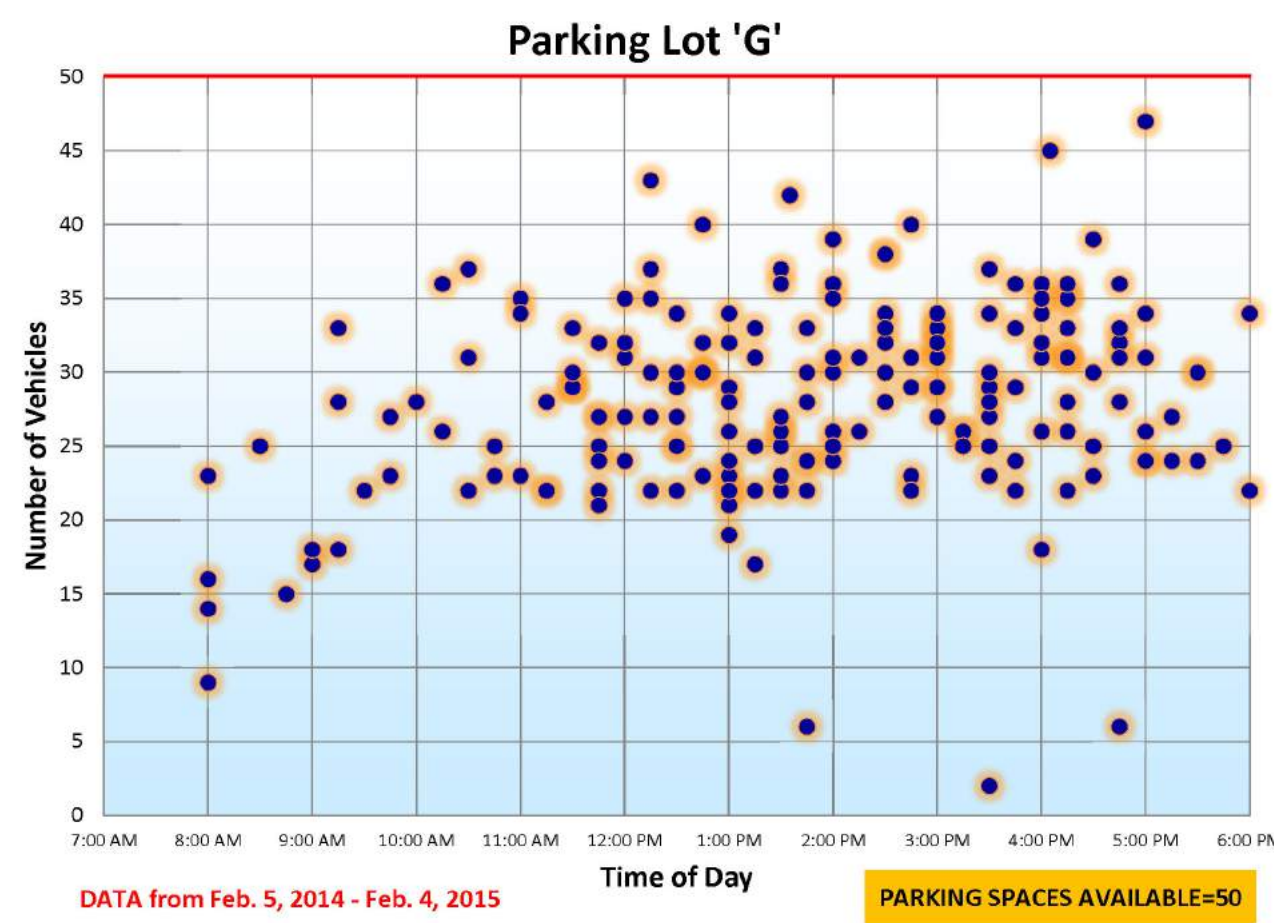
|                                    |   |
|------------------------------------|---|
| <b>INCREASE SIZE</b>               | Parking Lot 'F' can be enlarged by adding 10 parking spaces to the west side of the center island. The trash dumpster and additional accessible parking spot reduced the overall parking by 2 for a net gain of 8 spaces. 54 TOTAL SPACES |
| <b>ADD TRASH ACCESS</b>            | A new trash enclosure is located in the northern end of the parking lot. This will replace the trash enclosure from Parking Lots C & D.   |
| <b>ADEQUATE ACCESSIBLE PARKING</b> | The proposed design provides accessible parking spaces at each of the existing buildings and future buildings.  |





# Dillon Town Center Revitalization

## Parking Lot 'G'

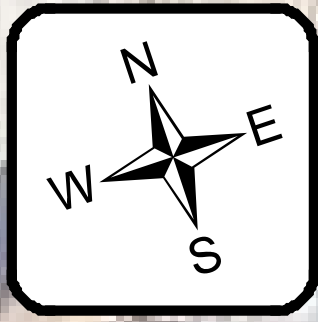
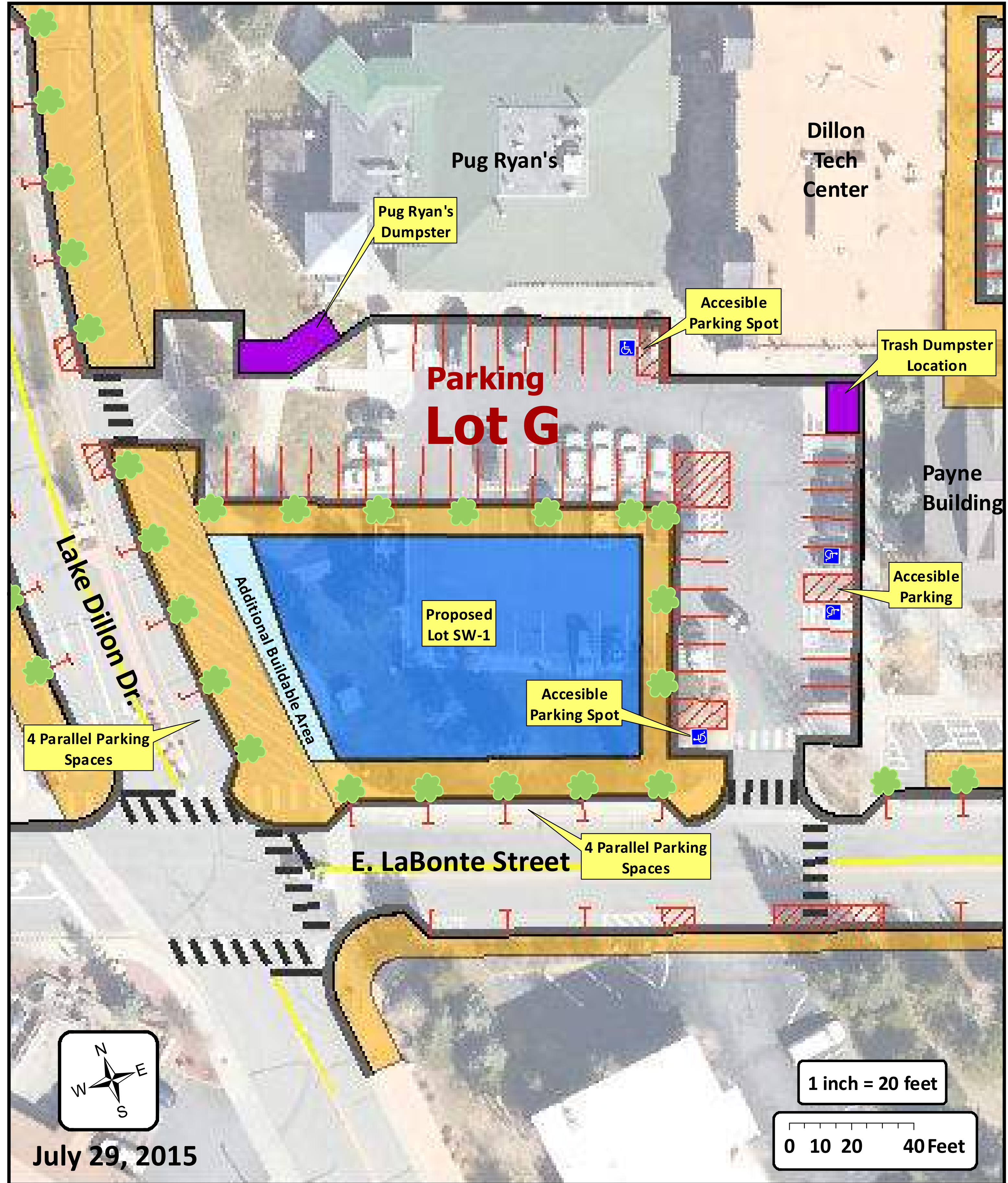


**Parking Study Notes:**  
 Parking Lot 'G' was shown to be Heavily used.  
 20-40 Spaces are required

Dillon Town Center Location Map

### Key Design Concepts

|                                   |   |
|-----------------------------------|---|
| <b>CREATE NEW DEVELOPABLE LOT</b> | This design creates a new lot, SW-1, at the southwest corner of Parking Lot G.  |
| <b>REVISED PARKING</b>            | The new 'L' shaped design allows for better through access and maintains an open feel between buildings. 45 Parking spaces will be in the lot. 4 parallel parking spaces will be installed along LaBonte Street, and 4 parallel parking spaces will be installed along Lake Dillon Drive. 52 spaces provided. Net Gain= +2 spaces |
| <b>IMPROVE ACCESSIBLE PARKING</b> | This proposed reconfigurations allows an accessible space to be built in front of each of the existing and the new buildings.   |
| <b>ADD TRASH ACCESS</b>           | The trash enclosure will be relocated in this parking lot to serve this part of the Town Center.  |



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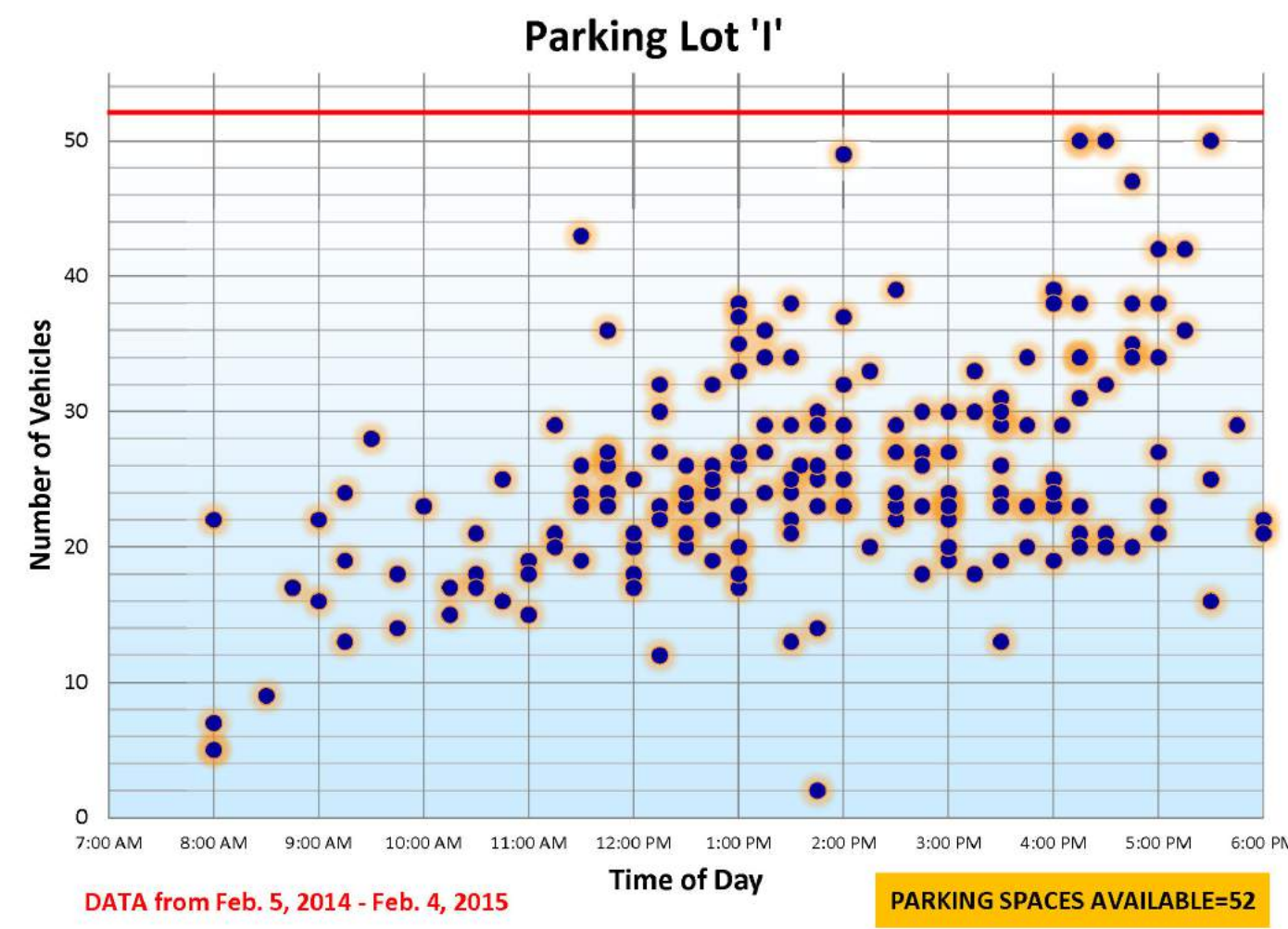
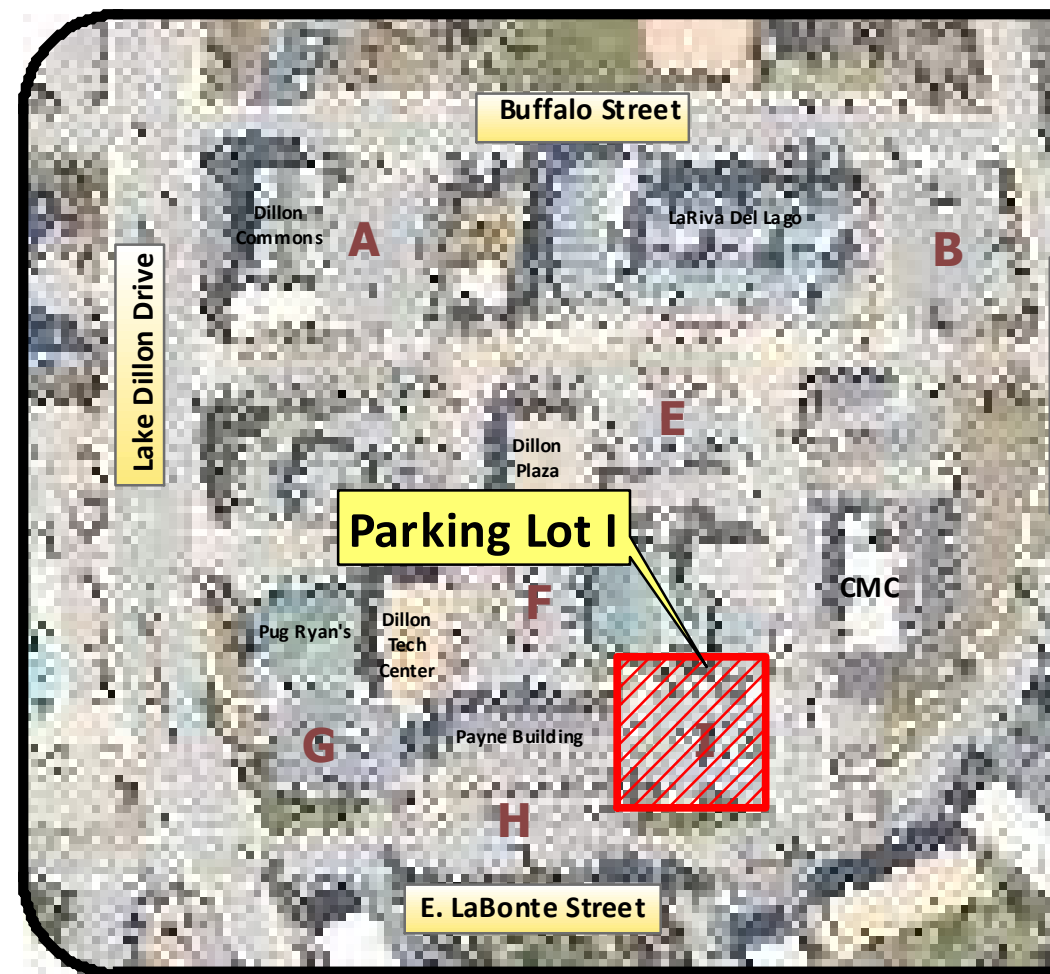
1 inch = 20 feet





# Dillon Town Center Revitalization

## Parking Lot 'I'

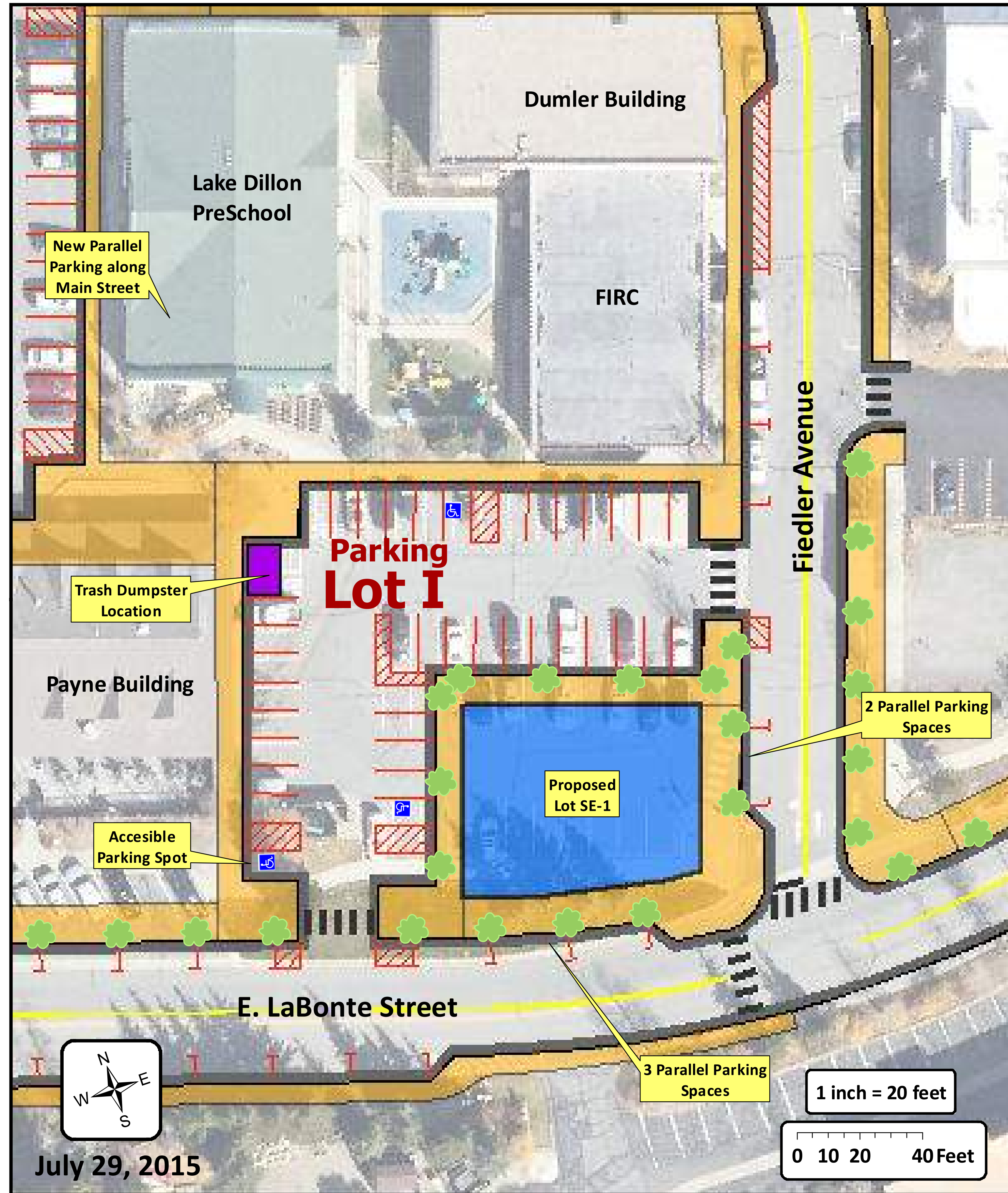


**Parking Study Notes:**  
 Parking Lot 'I' was shown to be Heavily used.  
 30-40 Spaces are required

Dillon Town Center  
 Location Map

### Key Design Concepts

|                                   |   |
|-----------------------------------|---|
| <b>CREATE NEW DEVELOPABLE LOT</b> | This design creates a new lot, SE-1, at the southeast corner of Parking Lot I.  |
| <b>REVISED PARKING</b>            | The new 'L' shaped design allows for better through access and maintains an open feel between buildings. 39 Parking spaces will be in the lot. 5 parallel parking spaces will be installed along Lot SE-1 on the streets. 44 spaces provided. Net Loss= -8 spaces |
| <b>IMPROVE ACCESSIBLE PARKING</b> | This proposed reconfigurations allows an accessible space to be built in front of each of the existing and the new buildings.   |
| <b>ADD TRASH ACCESS</b>           | The trash enclosure will be relocated in this parking lot to serve this part of the Town Center.  |





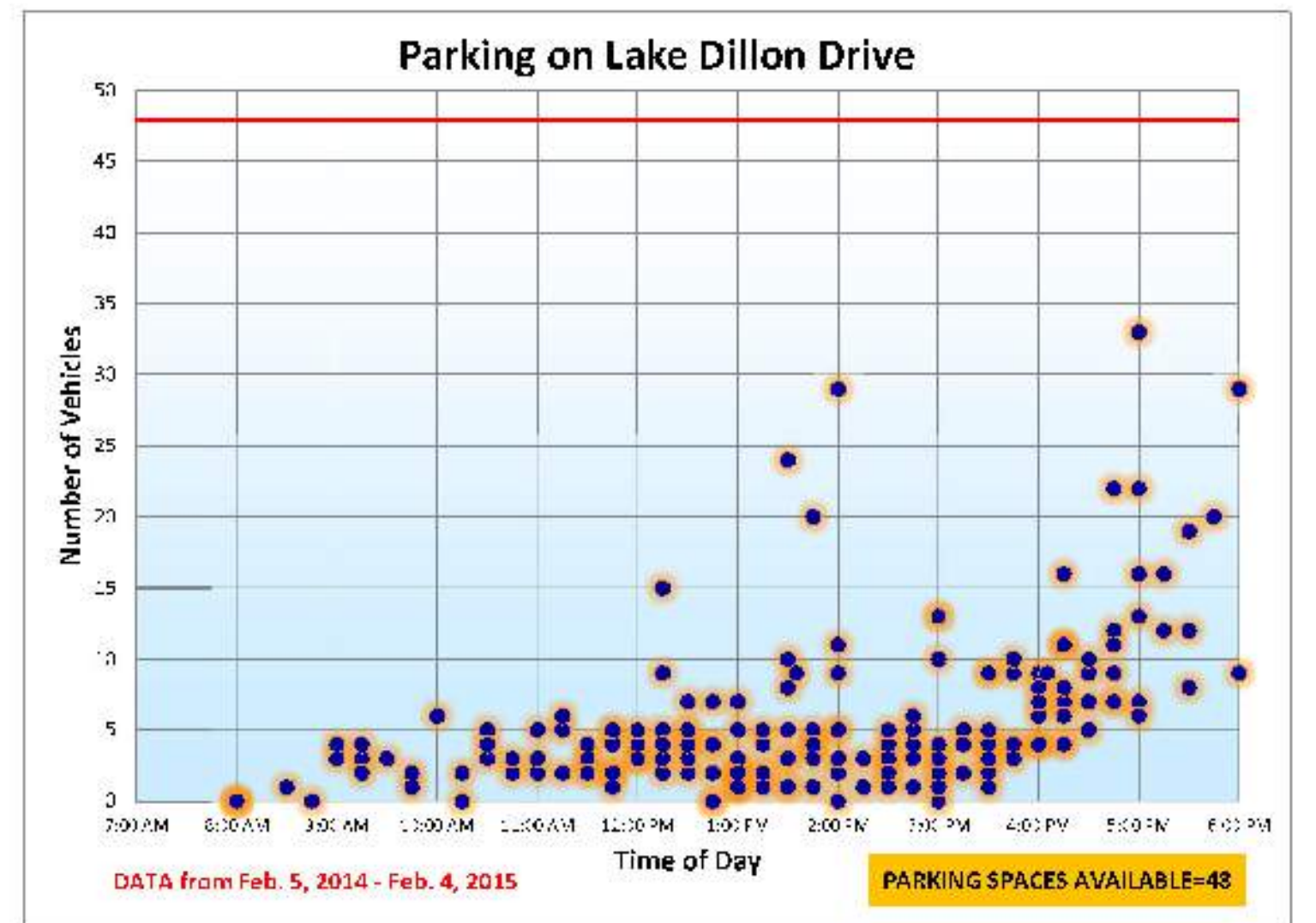
# Dillon Town Center Revitalization

## Lake Dillon Drive



### Key Design Concepts

|                                 |   |
|---------------------------------|---|
| <b>NARROW LAKE DILLON DRIVE</b> | This design narrows Lake Dillon Drive into a more traditional 2 lane road with parallel parking on both sides. This design eliminates the center island and the turn pockets.   |
| <b>NEW PEDESTRIAN PLAZA</b>     | A new 20'+ wide pedestrian plaza would be constructed along the east side of Lake Dillon Drive next to the Core Area. This area would have street furnishings, vegetation and could host smaller events like the Arts Festival. |
| <b>NEW BUS STOP</b>             | A new bus stop would be constructed in front of the Post Office   |

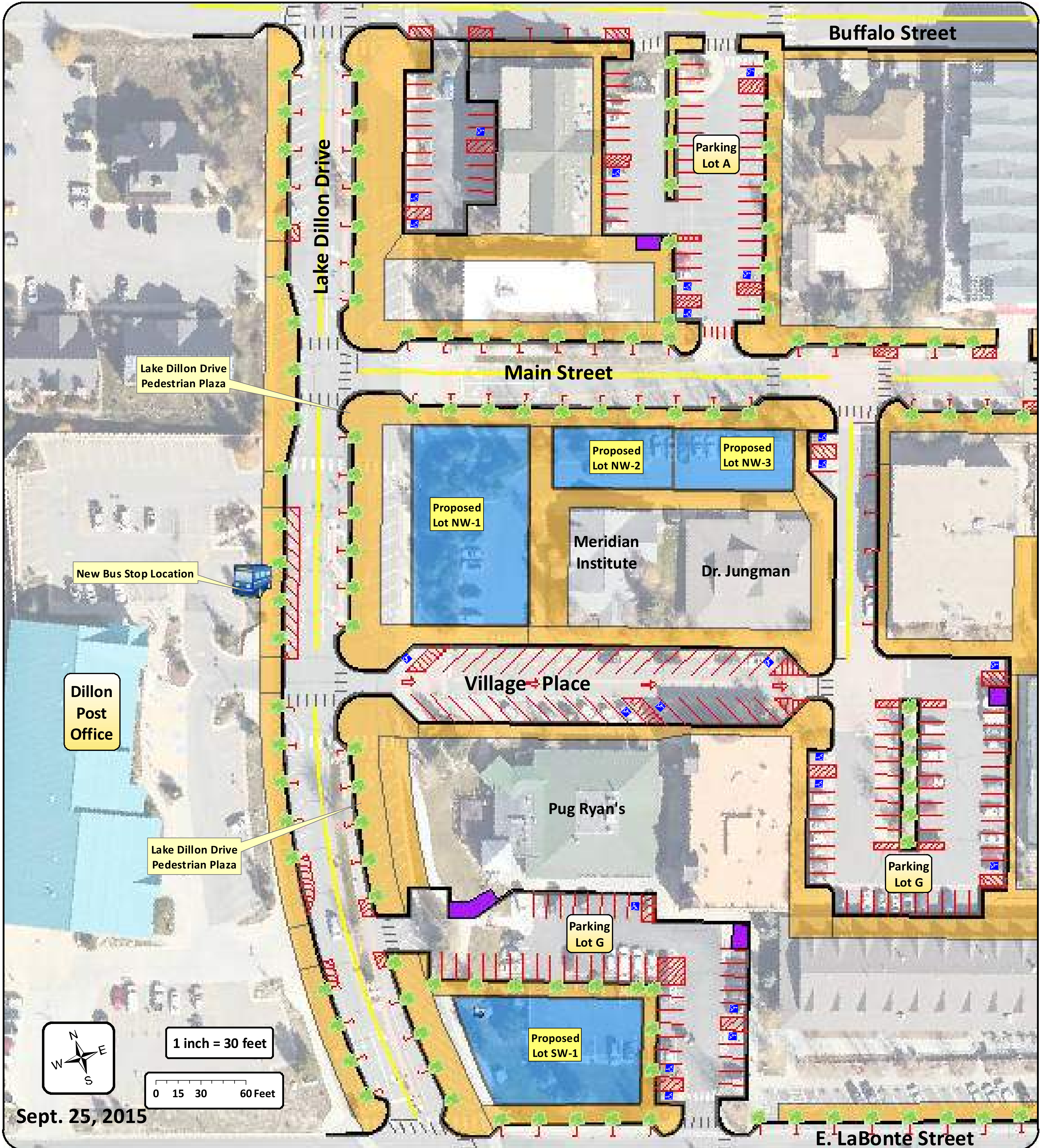






# Dillon Town Center Revitalization

## West End



Lake Dillon Drive Pedestrian Plaza

New Bus Stop Location

Dillon Post Office

Lake Dillon Drive Pedestrian Plaza



1 inch = 30 feet

0 15 30 60 Feet

Sept. 25, 2015

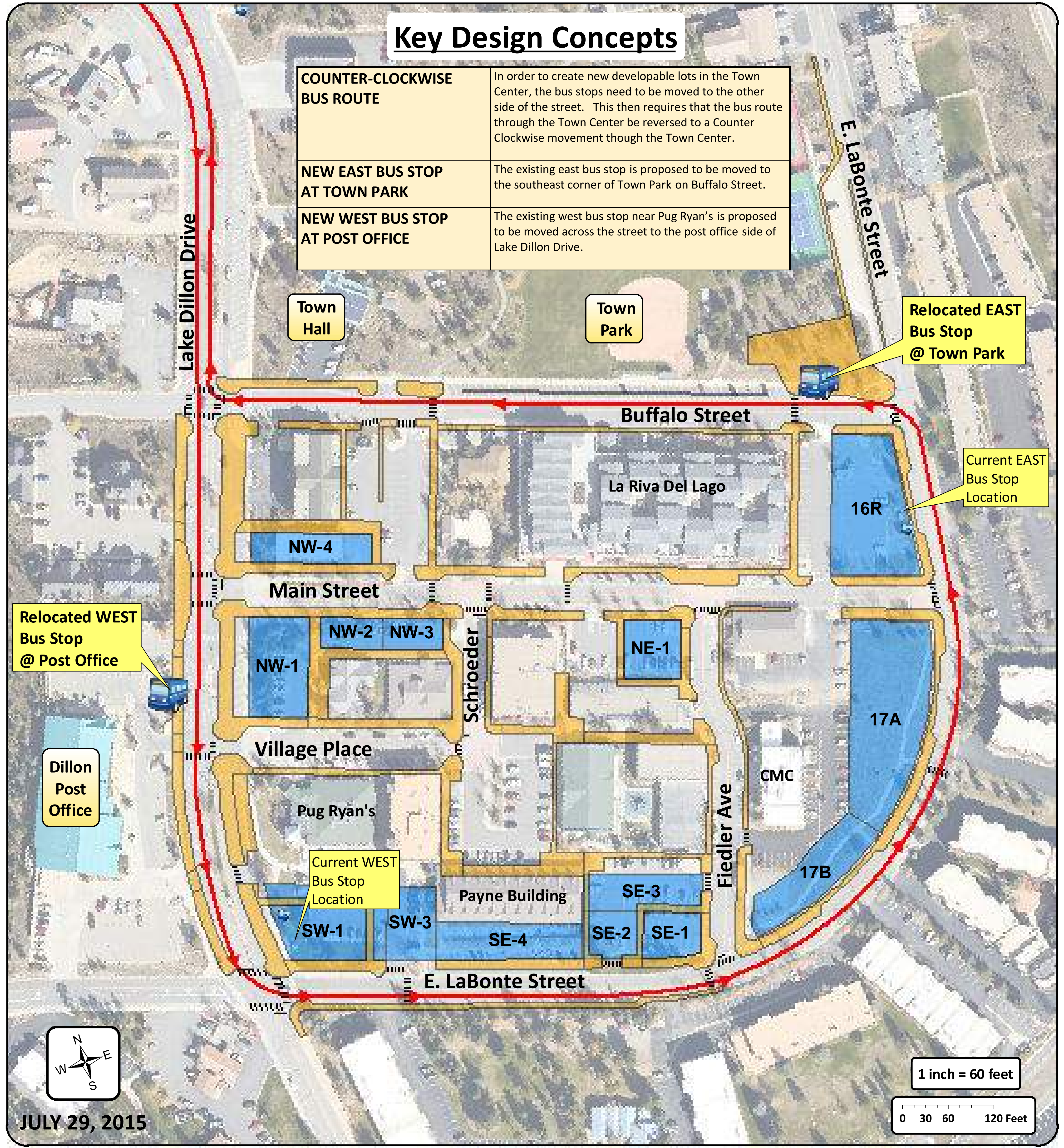


# Dillon Town Center Revitalization

## Proposed Bus Route

### Key Design Concepts

|   |  |
|---|--|
| <b>COUNTER-CLOCKWISE BUS ROUTE</b>      | In order to create new developable lots in the Town Center, the bus stops need to be moved to the other side of the street. This then requires that the bus route through the Town Center be reversed to a Counter Clockwise movement through the Town Center. |
| <b>NEW EAST BUS STOP AT TOWN PARK</b>   | The existing east bus stop is proposed to be moved to the southeast corner of Town Park on Buffalo Street.   |
| <b>NEW WEST BUS STOP AT POST OFFICE</b> | The existing west bus stop near Pug Ryan's is proposed to be moved across the street to the post office side of Lake Dillon Drive.   |



Town Hall

Town Park

Relocated EAST Bus Stop @ Town Park

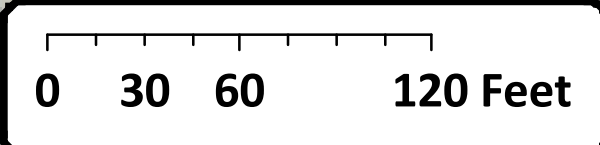
Current EAST Bus Stop Location

Relocated WEST Bus Stop @ Post Office

Dillon Post Office

Current WEST Bus Stop Location

1 inch = 60 feet

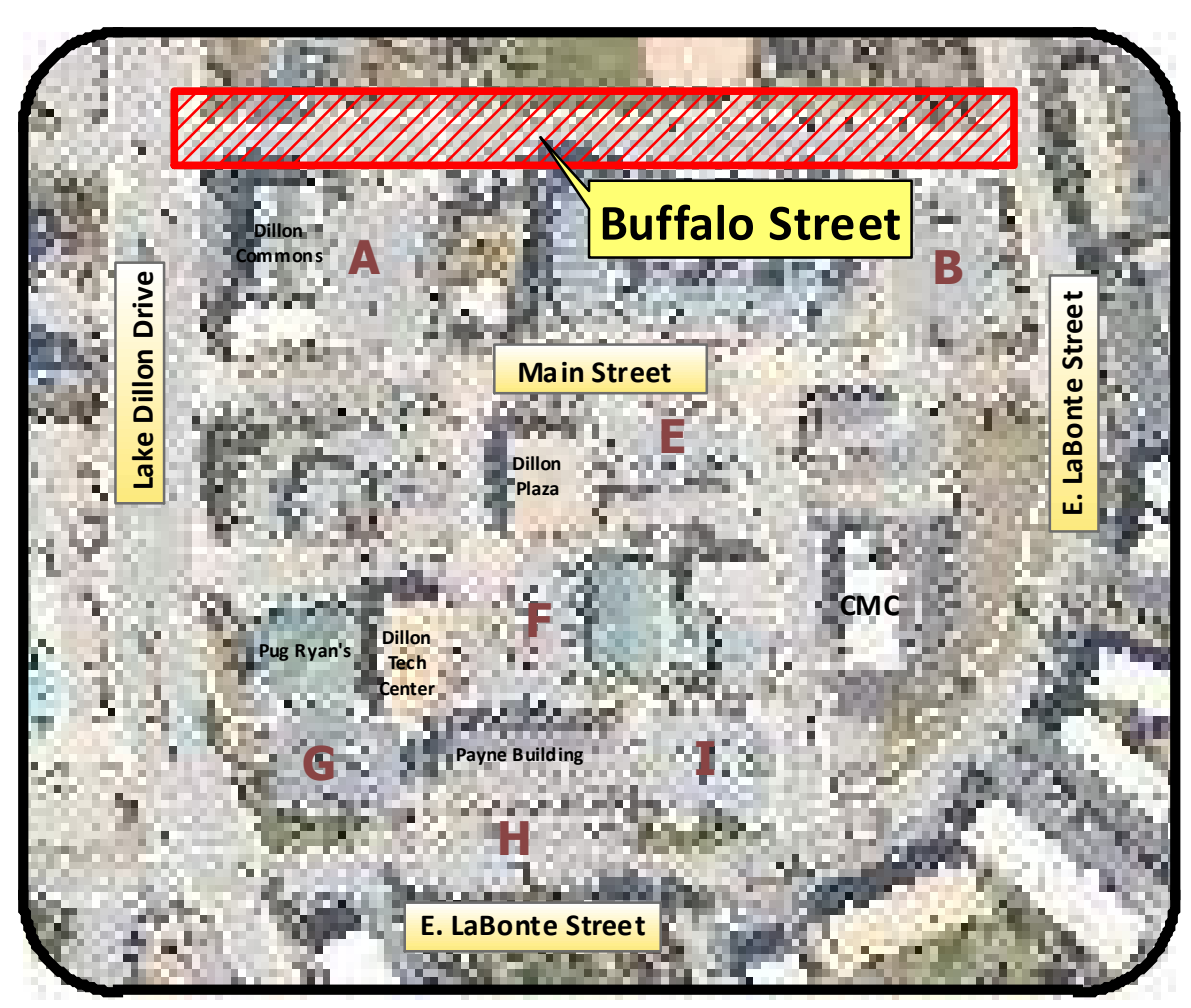


JULY 29, 2015

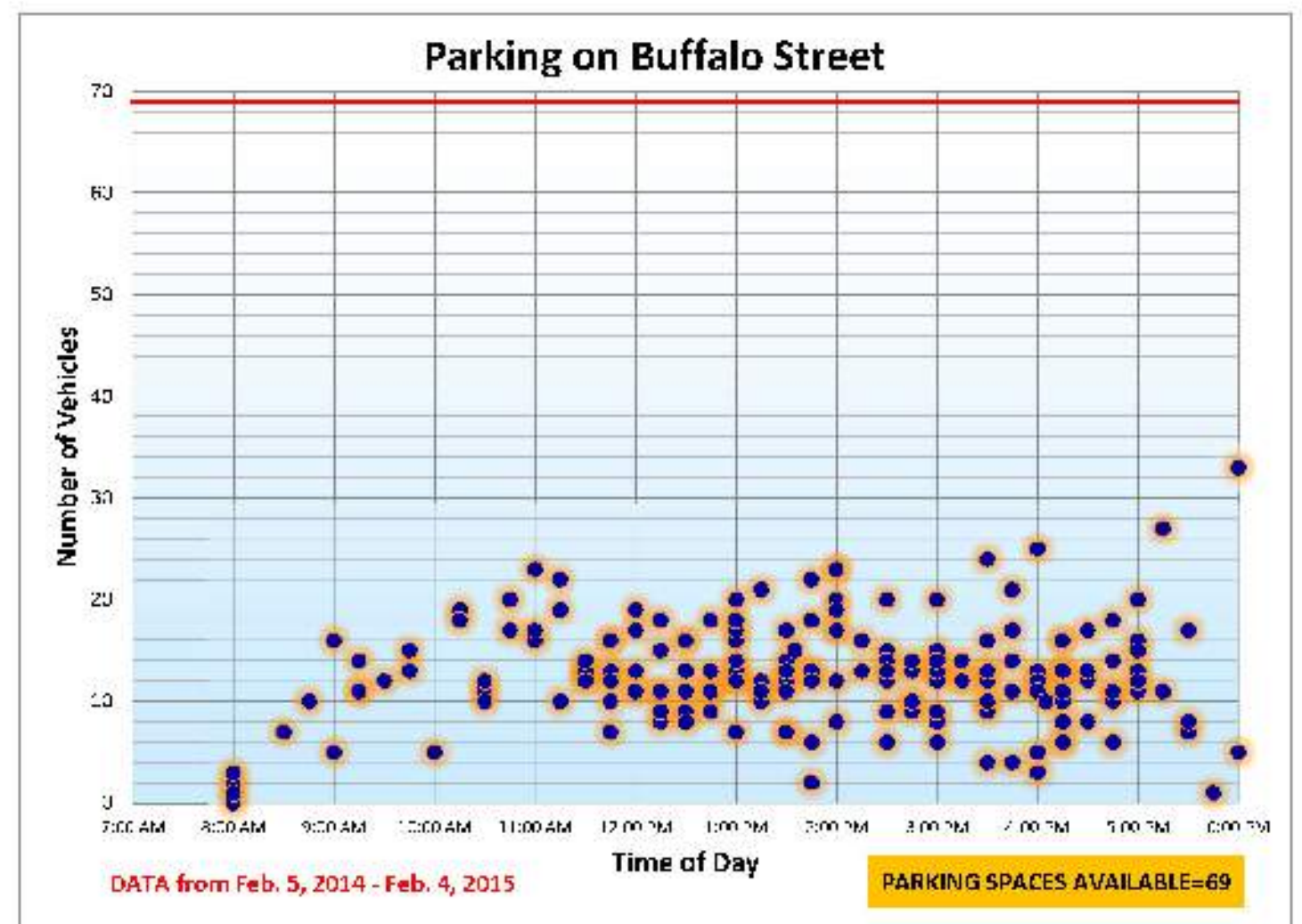


# Dillon Town Center Revitalization

## Buffalo Street & LaBonte Street at Town Park



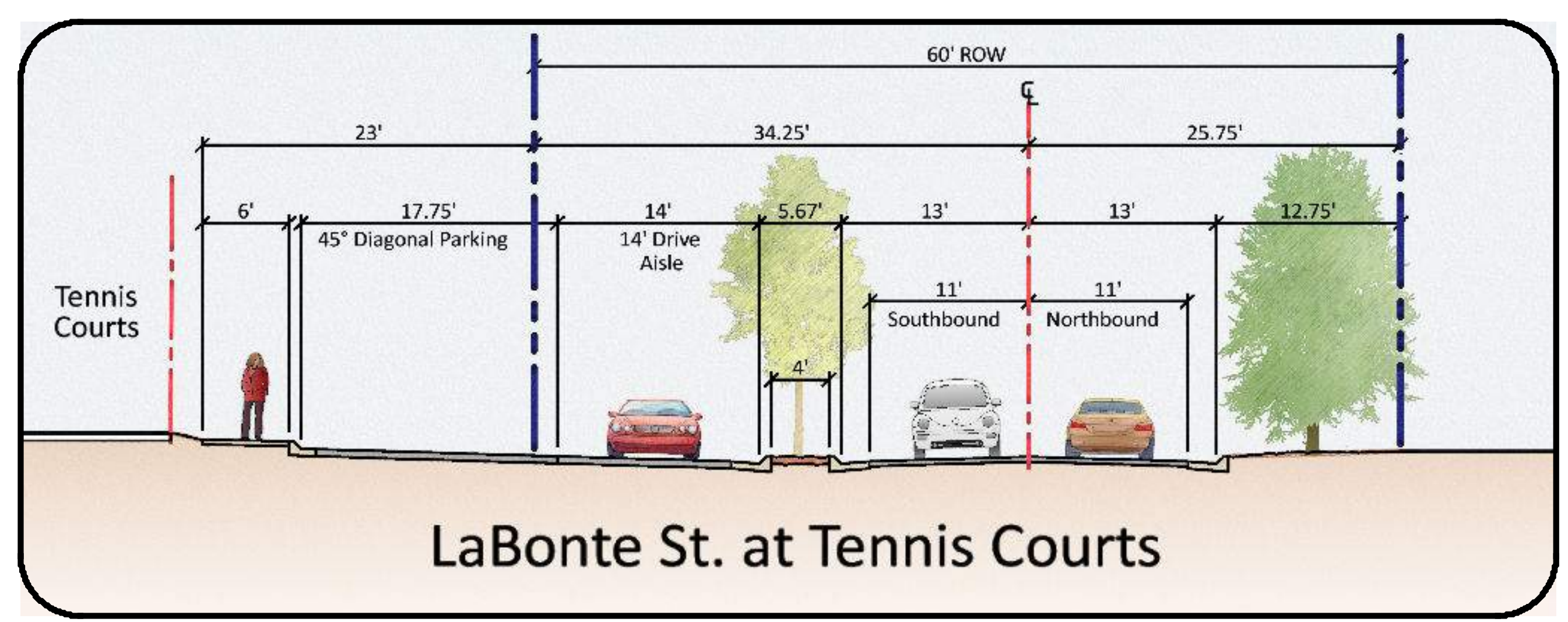
**Dillon Town Center Location Map**



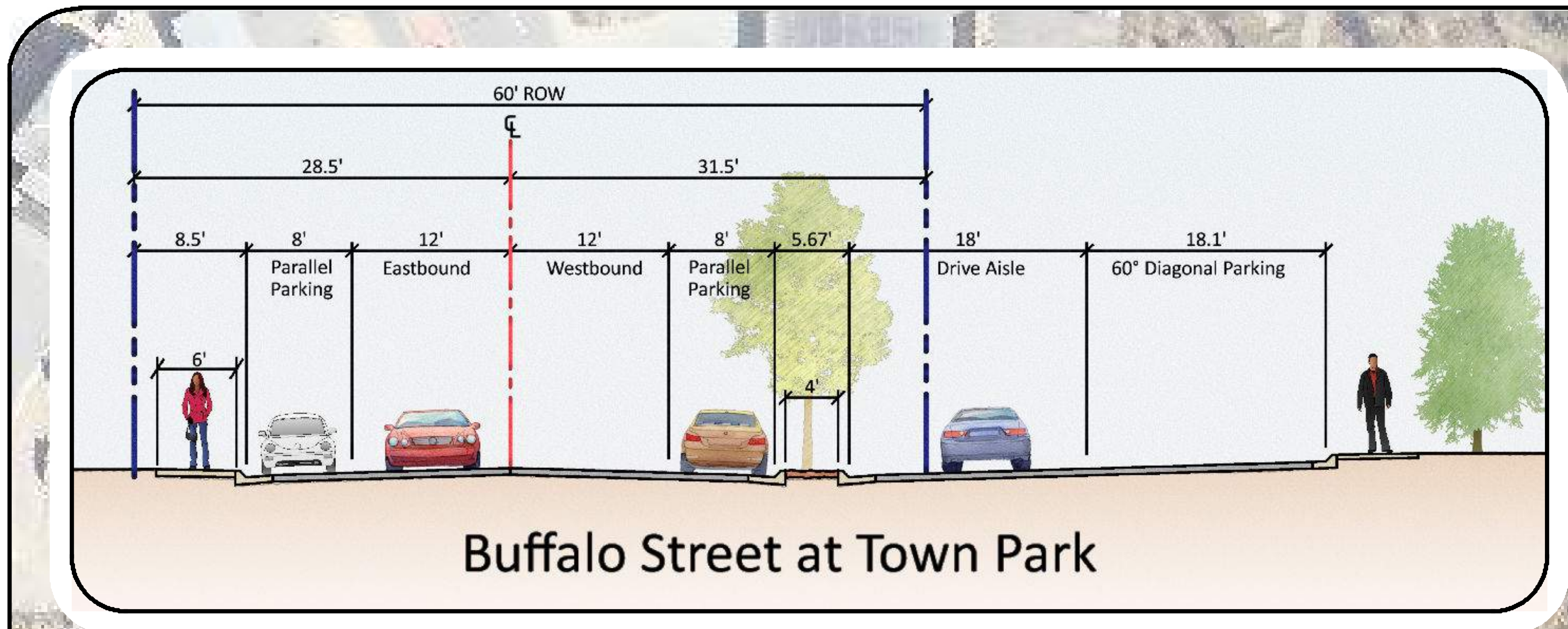
The parking study demonstrated that the existing parking along Buffalo Street was lightly used. 70 parking spaces will still be provided.

### Key Design Concepts

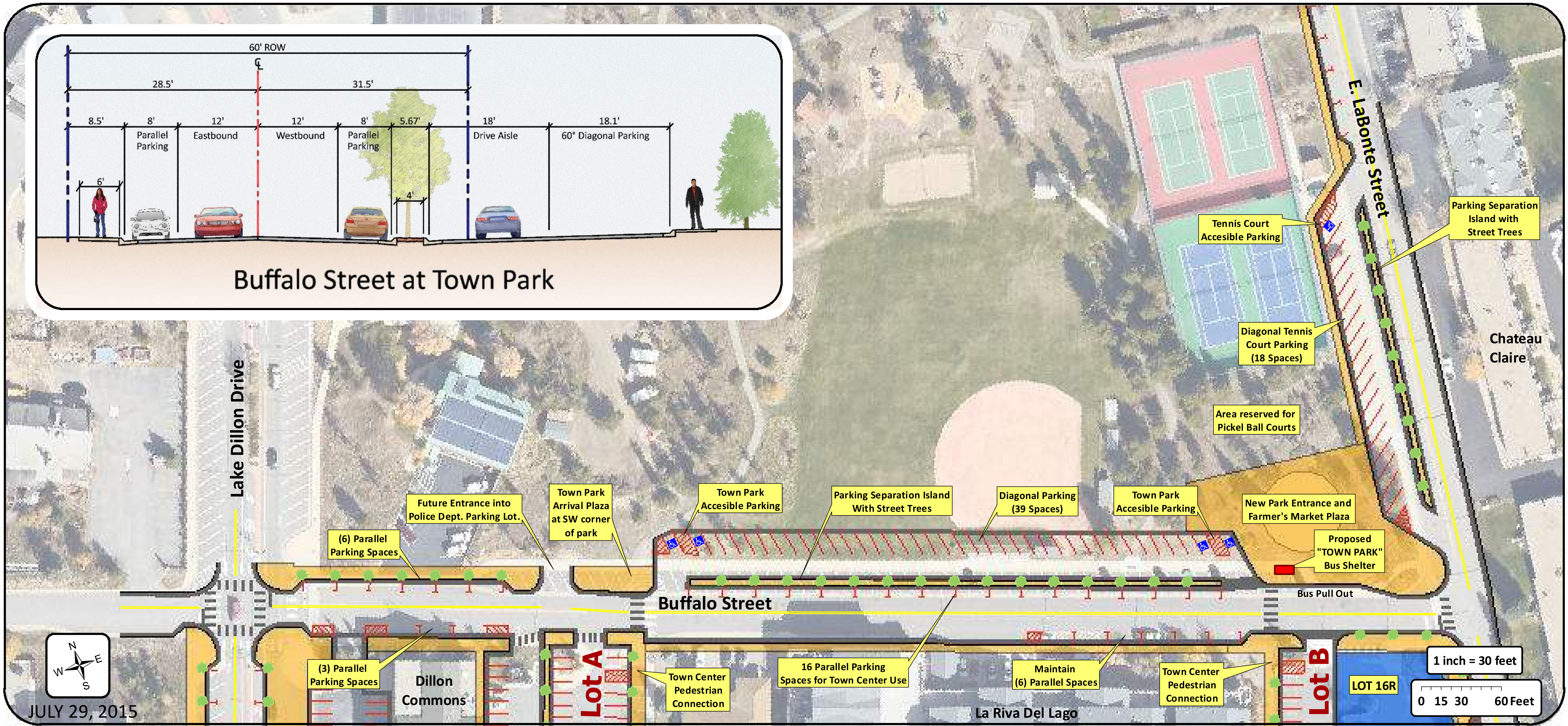
|   |  |
|---|--|
| <b>TOWN PARK MASTERPLAN INTEGRATION</b>     | Created a landscape separation island between Buffalo Street and the Town Park parking lot. This idea was also used along LaBonte Street.                        |
| <b>PEDESTRIAN CONNECTIONS</b>               | The Town Park Masterplan also encouraged strong connections to the Town Center. These are shown and crosswalks across Buffalo Street were added.                 |
| <b>ACCESSIBLE PARKING</b>                   | Provide accessible parking opportunities for Tennis Courts and Town Park along Buffalo Street  |
| <b>NEW BUS STOP AT TOWN PARK</b>            | The proposed EAST bus stop is planned to be located at the southeast corner of the park. "Town Park" will be the stop designation on future bus route maps.      |
| <b>MAINTAIN PARKING FOR TOWN CENTER USE</b> | This design adds 16 parallel parking spaces along the north side of Buffalo Street next to the landscape island, to preserve parking for Town Center businesses. |



LaBonte St. at Tennis Courts



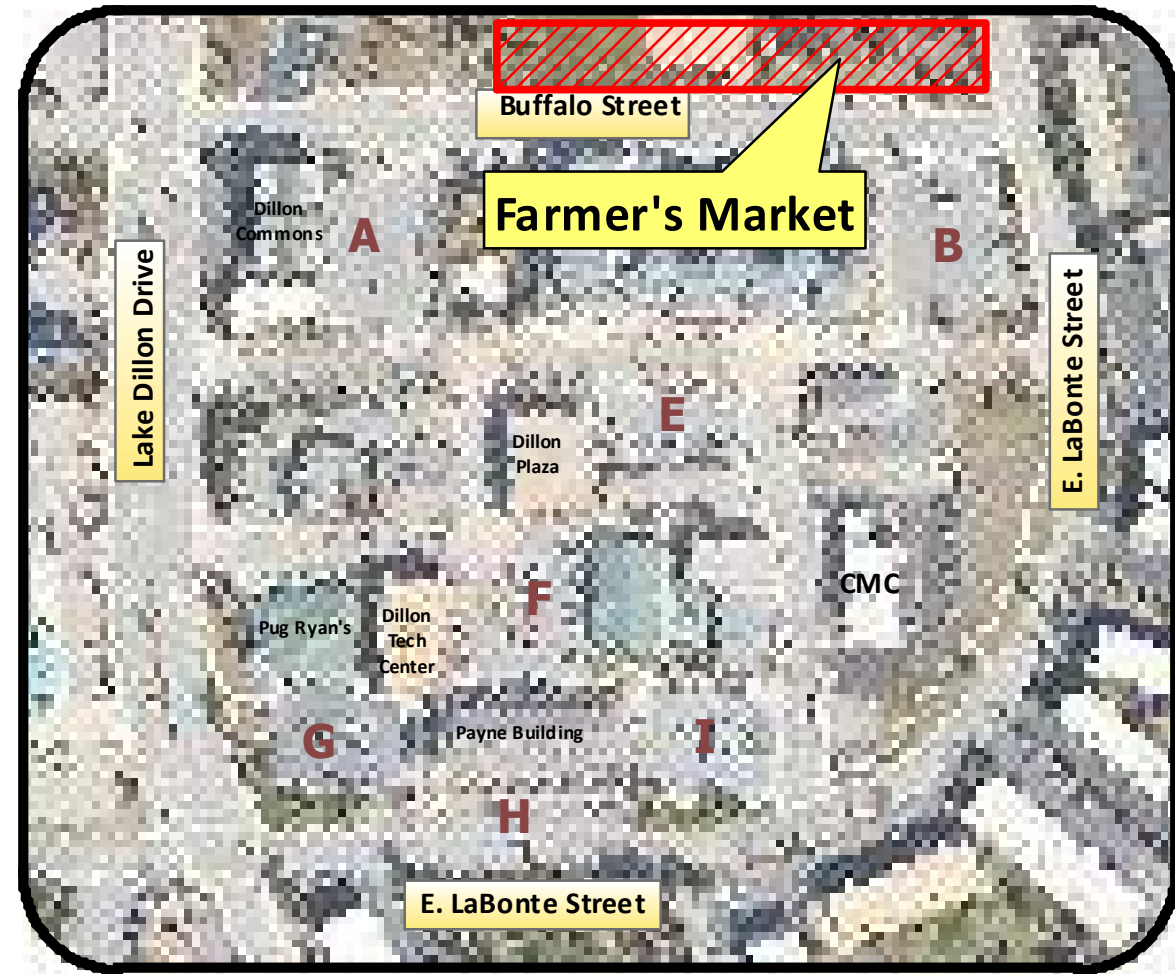
Buffalo Street at Town Park





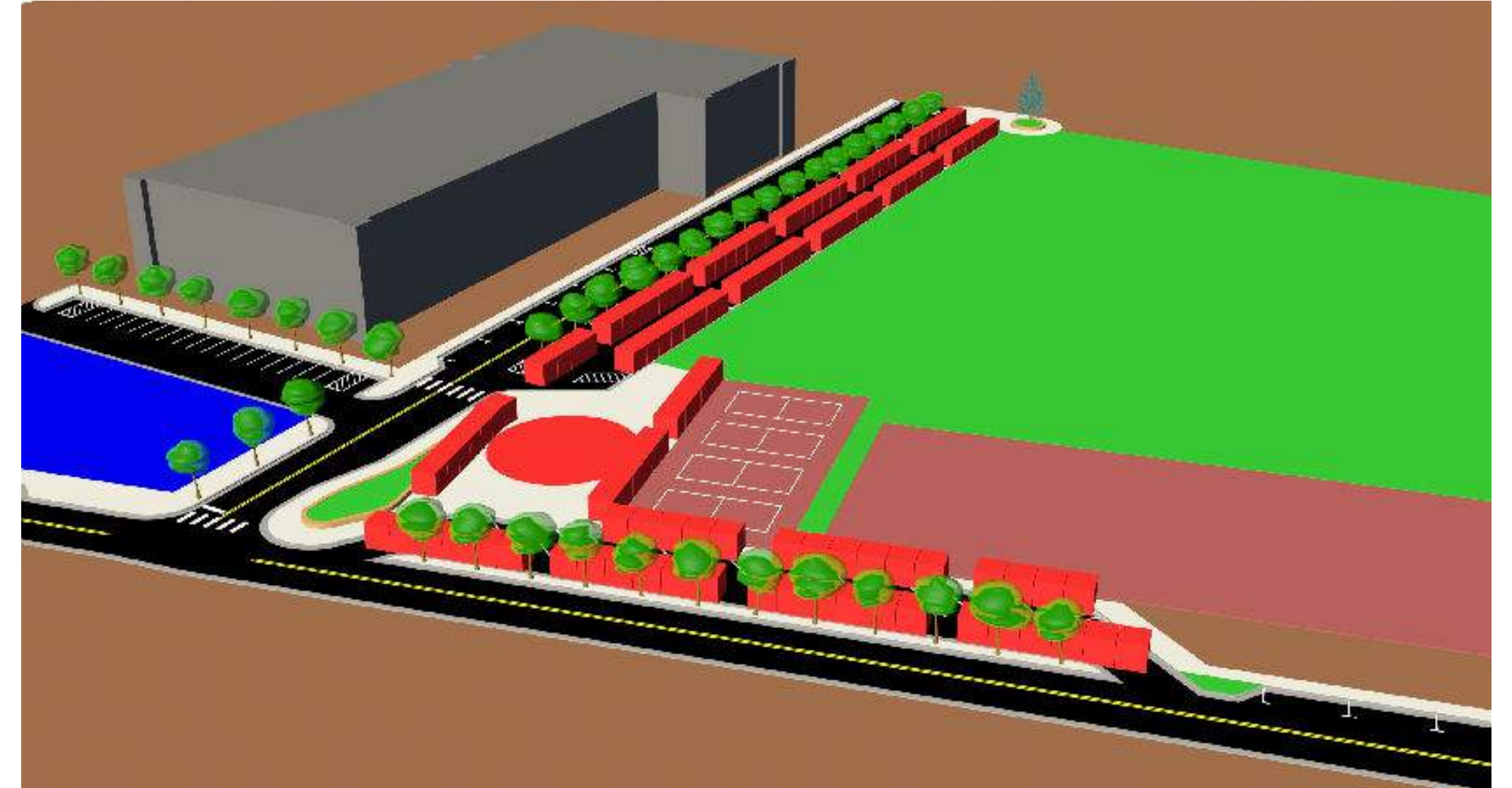
# Dillon Town Center Revitalization

## Future Farmer's Market Location



### Key Design Concepts

|  |   |
|--|---|
| <b>HOST MARKET IN TOWN PARK PARKING LOTS</b> | The (2) two Town Park parking lots along Buffalo and LaBonte Street can be easily closed to facilitate the Farmer's Market  |
| <b>KEEP BUFFALO STREET OPEN</b>              | This approach to the Farmer's Market allows the Town to maintain traffic on both Buffalo Street and LaBonte Streets during events like the Farmer's Market, and minimize disruptions to Town Center residents and businesses. |
| <b>CREATE MARKET PLAZA</b>                   | The southeast corner of Town Park can be designed as a Plaza to support the center of the Farmer's Market activity. This ties the two legs of the event together. This could eventually host a pavilion or other amenities.   |



Farmer's Market in Town Park Parking Lots

Dillon Town Center Location Map

