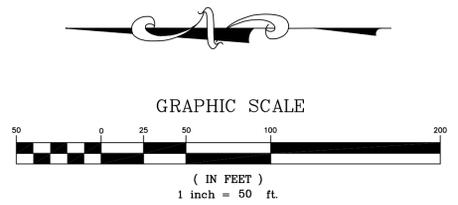
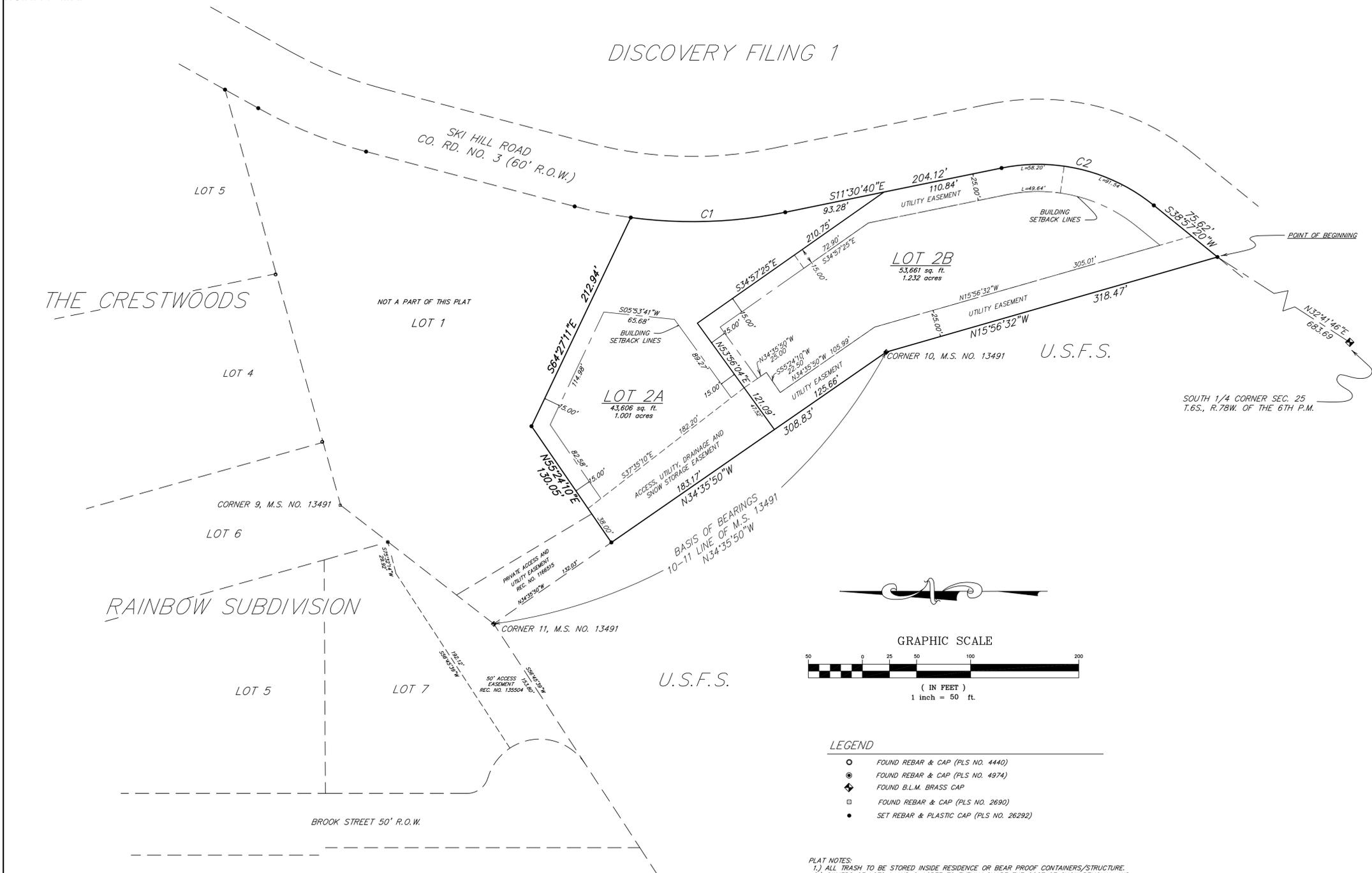


VICINITY MAP NO SCALE

A REPLAT OF  
**LOT 2, BLUE SKY ESTATES**  
 LOCATED IN SECTION 25, T.6S., R.78W. OF THE 6TH P.M.  
 SUMMIT COUNTY, COLORADO

DISCOVERY FILING 1



- LEGEND**
- FOUND REBAR & CAP (PLS NO. 4440)
  - FOUND REBAR & CAP (PLS NO. 4974)
  - ◆ FOUND B.L.M. BRASS CAP
  - FOUND REBAR & CAP (PLS NO. 2690)
  - SET REBAR & PLASTIC CAP (PLS NO. 26292)

**PLAT NOTES:**  
 1.) ALL TRASH TO BE STORED INSIDE RESIDENCE OR BEAR PROOF CONTAINERS/STRUCTURE.  
 2.) OWNERS OF LOTS 1 AND 2 AGREE TO EVENLY SHARE THE COST OF SNOW REMOVAL AND MAINTENANCE OF COMMON DRIVEWAY.  
 3.) ORIGINAL PLAT OF BLUE SKY ESTATES RECORDED UNDER RECEPTION NO. 584631 ON 12/24/1998.  
 3.) A REPLAT OF BLUE SKY ESTATES RECORDED UNDER RECEPTION NO. 1179899 ON 09/14/2018.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	143.58'	430.00'	19°07'51"	S01°56'44"E	142.91'
C2	149.74'	170.00'	50°28'00"	S13°43'20"W	144.94'

**DEDICATION:**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT: 112 SKI HILL LLC BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:  
 LOT 2, BLUE SKY ESTATES  
 CONTAINING 2.23 ACRES  
 IN SUMMIT COUNTY, COLORADO  
 UNDER THE NAME AND STYLE OF "A REPLAT OF LOT 2, BLUE SKY ESTATES" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO TRAILS AND OPEN SPACE, FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.  
 IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THEIR NAME TO HEREUNTO BE SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

112 SKI HILL LLC, A COLORADO LIMITED LIABILITY COMPANY  
 BY: BENJAMIN T RHOADES AS MANAGER  
**NOTARIAL CERTIFICATE:**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY BENJAMIN T RHOADES AS MANAGER OF 112 SKI HILL LLC, A COLORADO LIMITED LIABILITY COMPANY.  
 WITNESS MY HAND AND OFFICIAL SEAL:  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**  
 TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.  
 AGENT \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
 SIGNATURE \_\_\_\_\_  
 ROBERT R. JOHNS, P.L.S.  
 COLORADO REGISTRATION NO. 26292  


**BOARD OF COUNTY COMMISSIONERS' APPROVAL:**  
 THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS SUBDIVISION EXEMPTION PLAT AT A MEETING HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD & BRIDGE DESIGN AND CONSTRUCTION STANDARDS.  
 CHAIR OF THE BOCC \_\_\_\_\_

**MORTGAGE HOLDER CERTIFICATE:**  
 \_\_\_\_\_ DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.  
 BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**TREASURER'S CERTIFICATE:**  
 I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_\_\_ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_  
 SIGNATURE \_\_\_\_\_  
 SUMMIT COUNTY TREASURER

**RECORDER'S ACCEPTANCE:**  
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, AND FILED FOR RECORD AT \_\_\_\_ M., UNDER RECEPTION NUMBER \_\_\_\_.  
 SIGNATURE \_\_\_\_\_ BY: \_\_\_\_\_

Drawn RRU	Dwg LOT2-REPLAT	Project 19306
Checked RRU	Date 03/18/2020	Sheet 1 of 1

**RANGE WEST INC.**  
 ENGINEERS & SURVEYORS

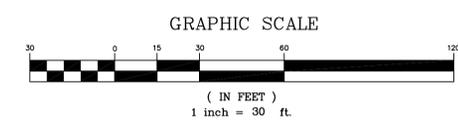
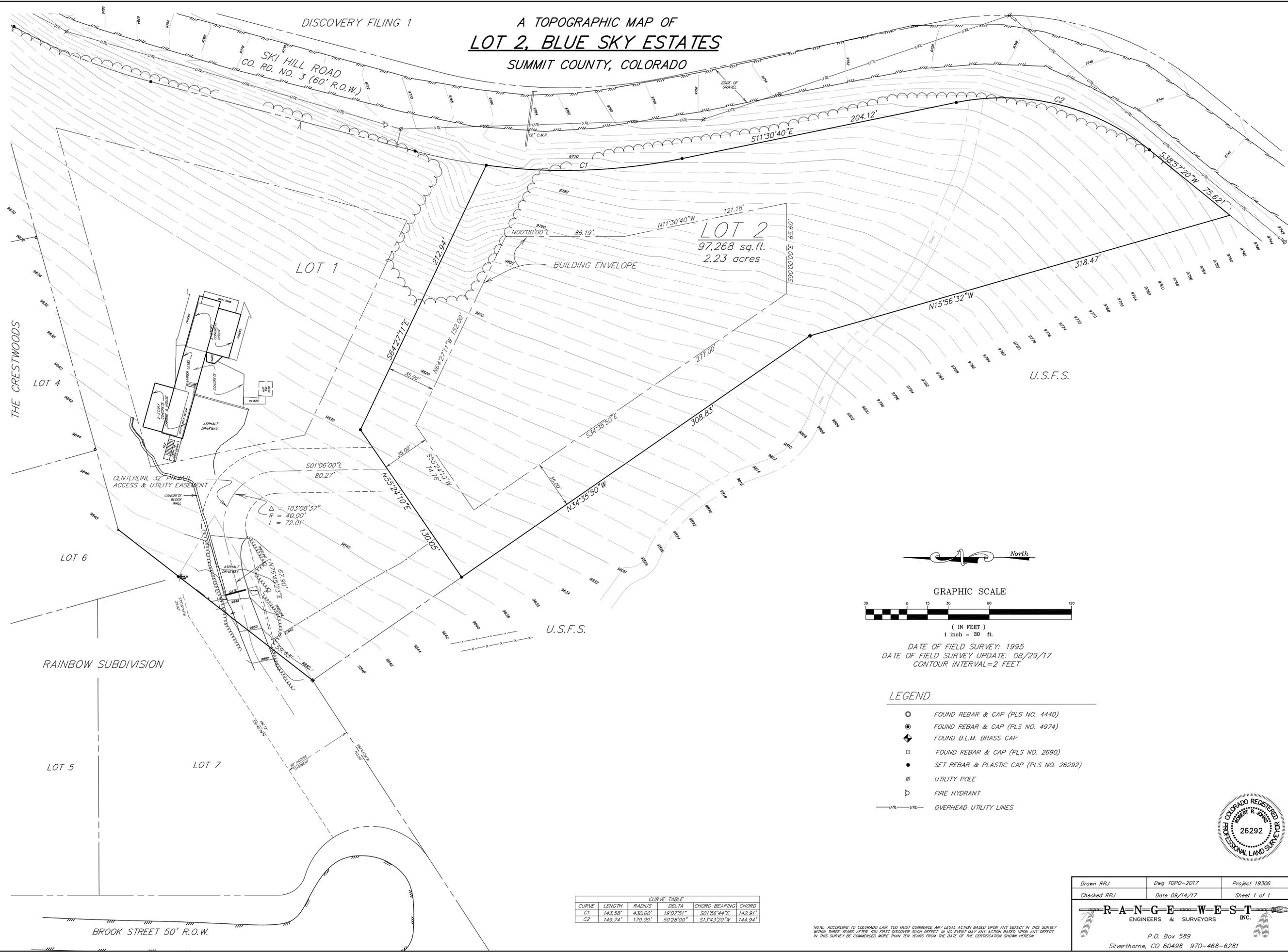
P.O. Box 589  
 Silverthorne, CO 80498 303-468-6281

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.

R:\RRU\19306\dwg\LOT2-REPLAT.DWG, 3/18/2020 1:04:00 PM, RRU

DISCOVERY FILING 1

A TOPOGRAPHIC MAP OF  
**LOT 2, BLUE SKY ESTATES**  
SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 1995  
DATE OF FIELD SURVEY UPDATE: 08/29/17  
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & CAP (PLS NO. 4440)
- FOUND REBAR & CAP (PLS NO. 4974)
- ◆ FOUND B.L.M. BRASS CAP
- FOUND REBAR & CAP (PLS NO. 2690)
- SET REBAR & PLASTIC CAP (PLS NO. 26292)
- ∅ UTILITY POLE
- ⊔ FIRE HYDRANT
- UTL — OVERHEAD UTILITY LINES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	143.58'	430.00'	19°02'51"	S01°56'44"E	142.91'
C2	149.74'	170.00'	50°28'00"	S1°34'20"W	144.94'

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.



Drawn RRJ	Dwg TOPO-2017	Project 19306
Checked RRJ	Date 09/14/17	Sheet 1 of 1

**R-A-N-G-E-W-E-S-T**  
ENGINEERS & SURVEYORS INC.

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

R:\RRJ\19306.dwg\TOPO-2017.dwg, 9/14/2017 1:19:05 PM, RRJ



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

SUBMITTAL	2019-03-03
Revised Lot Line	2019-03-28
Revised Bldg Envelopes	2019-07-09
Final	2019-08-12
County Comments	2020-01-08
Show Private Drives	2020-01-17
Gas and Power	2020-02-12
Final Easement Lines	2020-03-19

Blue Sky Estates II  
Subdivision  
Summit County  
Breckenridge, CO



CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utility  
Plan

C3

WETLANDS NOTE:  
NO WETLANDS DELINEATION HAS BEEN PROVIDED TO THE  
ENGINEER AT THE TIME OF THIS DRAWING, BUT WILL BE REQUIRED  
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. IF THE UTILITIES  
GO THROUGH A WETLANDS, A PERMIT WILL BE REQUIRED FROM  
THE THE ARMY CORPS OF ENGINEERS OR THE UTILITY ALIGNMENTS  
WILL BE RE-LOCATED.

INSTALL 2 ADJACENT 1-1/2" WATER  
TAPS AND EXTEND SERVICES TO  
EACH LOT AS SHOWN. CAP ENDS.

APPROX. MANHOLE LOCATION.  
END OF LINE (UPPERMOST  
MANHOLE)

TIE IN TWO SEPARATE 4" SDR 35 SERVICE LINES  
DIRECTLY TO THE MAIN AND JUST BELOW MANHOLE.  
COORDINATE TIE-IN WITH UTILITY PROVIDER.

LOCATE CURB STOPS OUTSIDE OF  
DITCH. COORDINATE WITH WATER  
COMPANY FOR FINAL LOCATION.

INSTALL WATER SERVICE LINES IN  
THE SAME TRENCH TO EDGE OF  
EASEMENT AS SHOWN

INSTALL SEWER SERVICE LINES IN  
THE SAME TRENCH AS SHOWN

END 4" SDR-35 SERVICE LINE. INSTALL  
90 DEG. SWEEP TO SURFACE AND CAP.

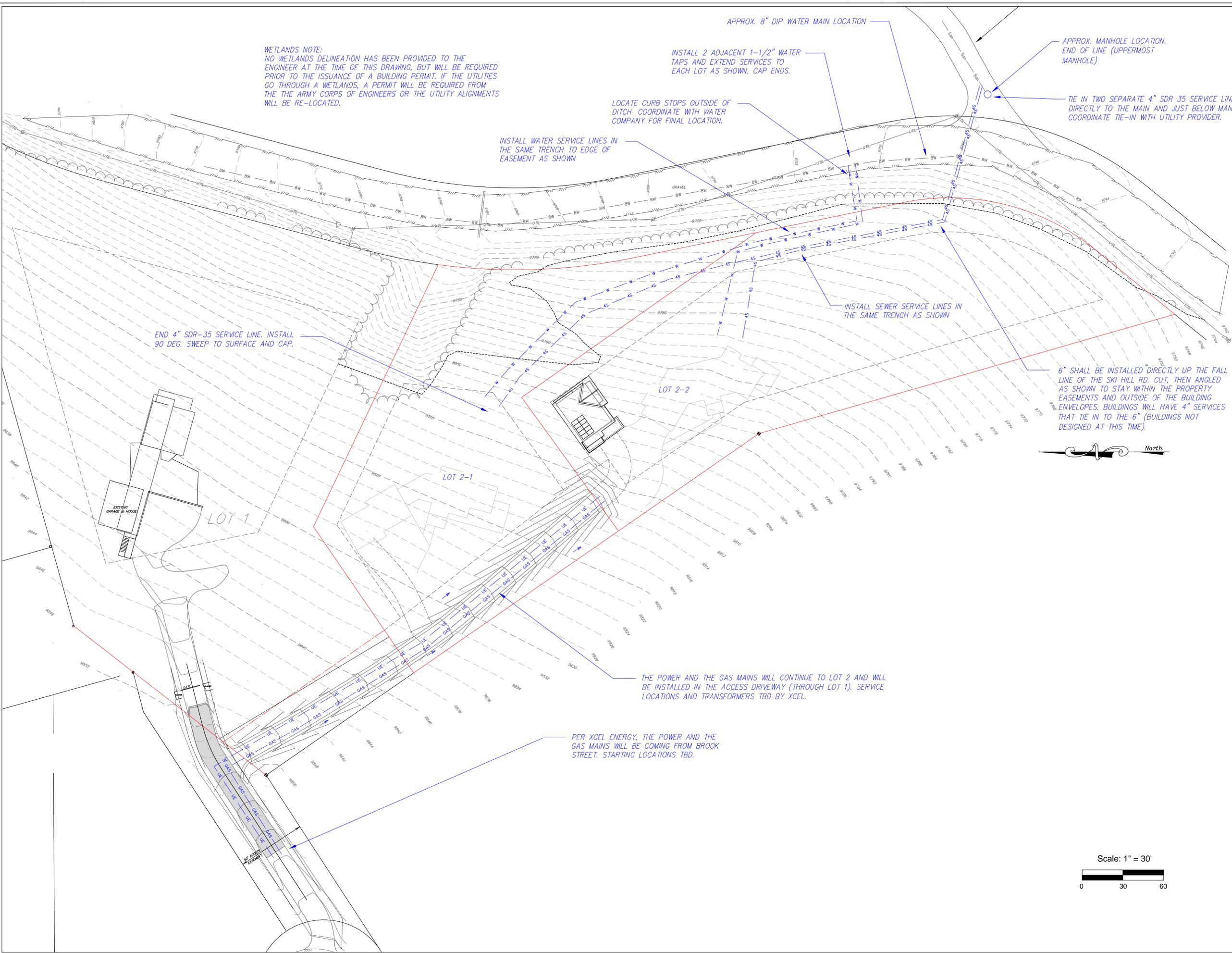
6" SHALL BE INSTALLED DIRECTLY UP THE  
FALL LINE OF THE SKI HILL RD. CUT, THEN ANGLED  
AS SHOWN TO STAY WITHIN THE PROPERTY  
EASEMENTS AND OUTSIDE OF THE BUILDING  
ENVELOPES. BUILDINGS WILL HAVE 4" SERVICES  
THAT TIE IN TO THE 6" (BUILDINGS NOT  
DESIGNED AT THIS TIME).



THE POWER AND THE GAS MAINS WILL CONTINUE TO LOT 2 AND WILL  
BE INSTALLED IN THE ACCESS DRIVEWAY (THROUGH LOT 1). SERVICE  
LOCATIONS AND TRANSFORMERS TBD BY XCEL.

PER XCEL ENERGY, THE POWER AND THE  
GAS MAINS WILL BE COMING FROM BROOK  
STREET. STARTING LOCATIONS TBD.

Scale: 1" = 30'



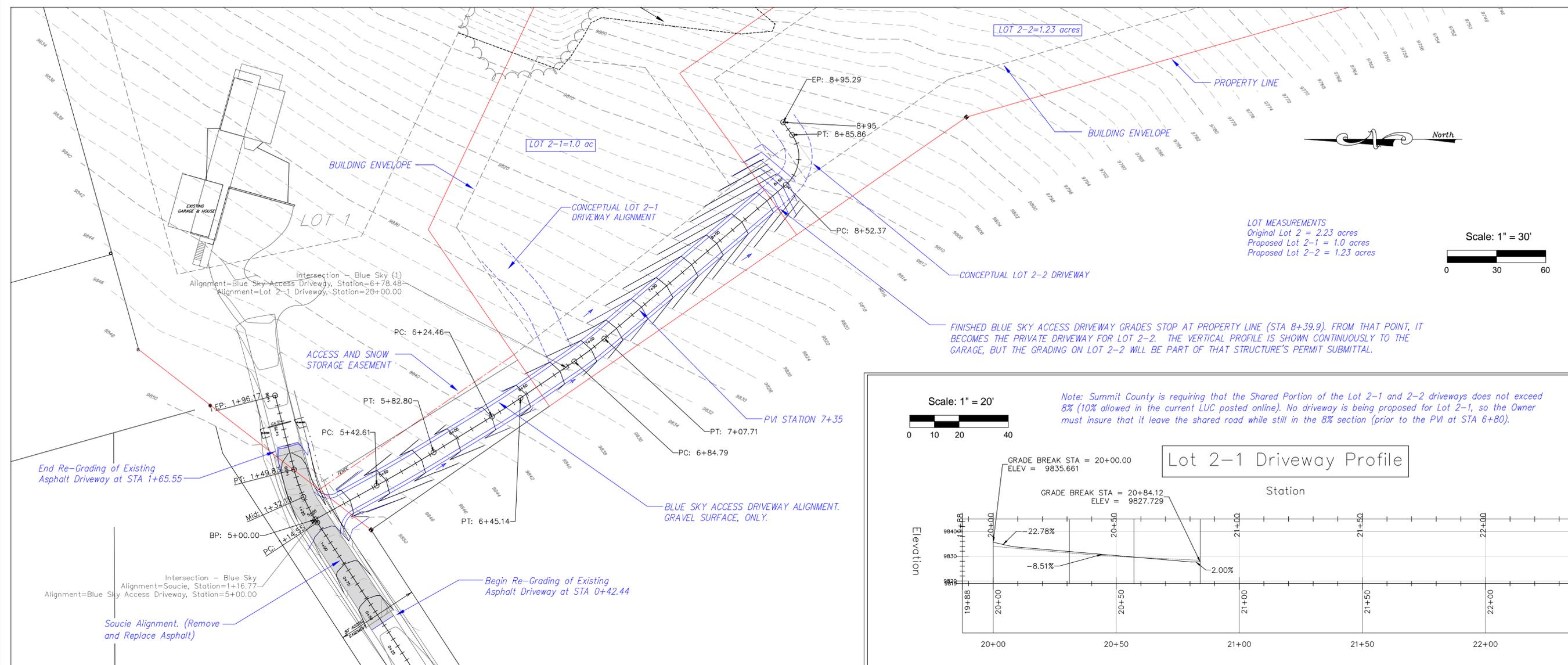


Uncompahgre  
Engineering, LLC

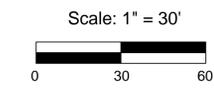
P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

SUBMITTAL	2019-03-03
Revised Lot Line	2019-03-28
Revised Bldg Envelope	2019-07-09
Final	2019-08-12
County Comments	2020-01-08
Show Private Drives	2020-01-17
Final Easement Lines	2020-03-19



LOT MEASUREMENTS  
Original Lot 2 = 2.23 acres  
Proposed Lot 2-1 = 1.0 acres  
Proposed Lot 2-2 = 1.23 acres

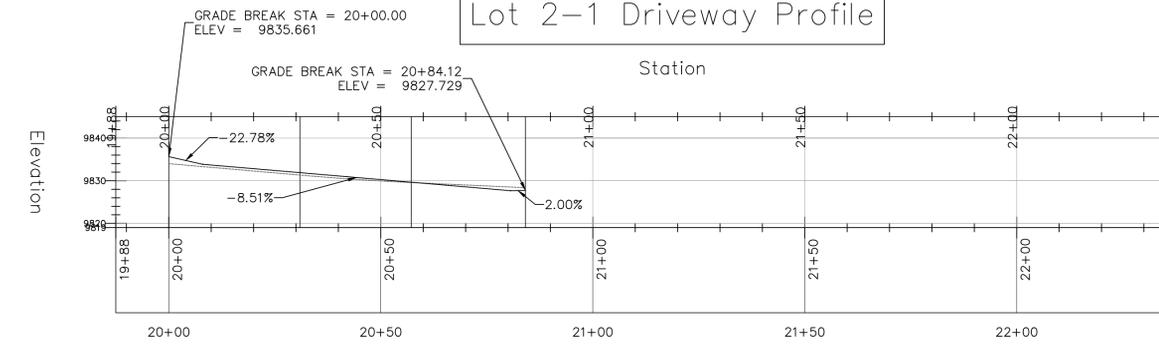


Scale: 1" = 20'

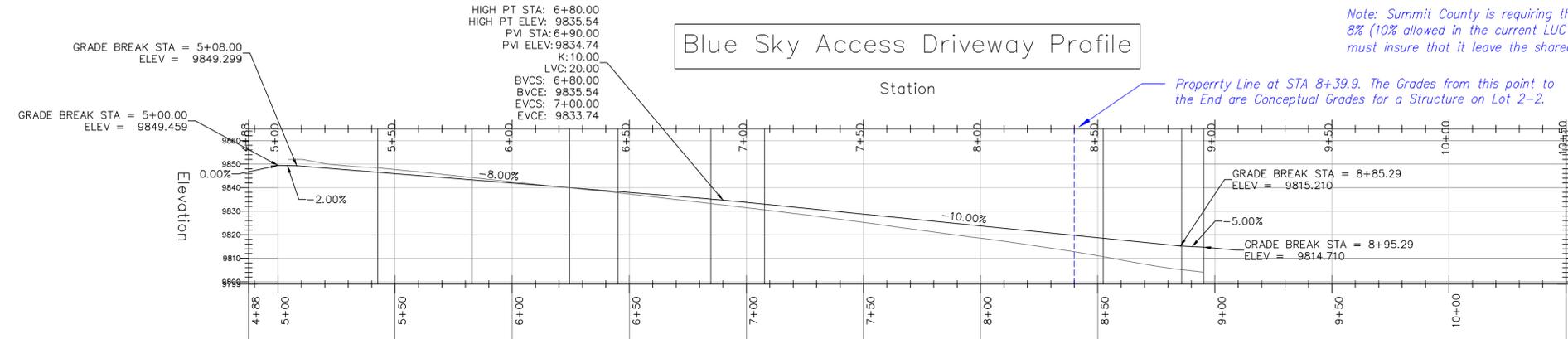


Note: Summit County is requiring that the Shared Portion of the Lot 2-1 and 2-2 driveways does not exceed 8% (10% allowed in the current LUC posted online). No driveway is being proposed for Lot 2-1, so the Owner must insure that it leave the shared road while still in the 8% section (prior to the PVI at STA 6+80).

Lot 2-1 Driveway Profile



Blue Sky Access Driveway Profile

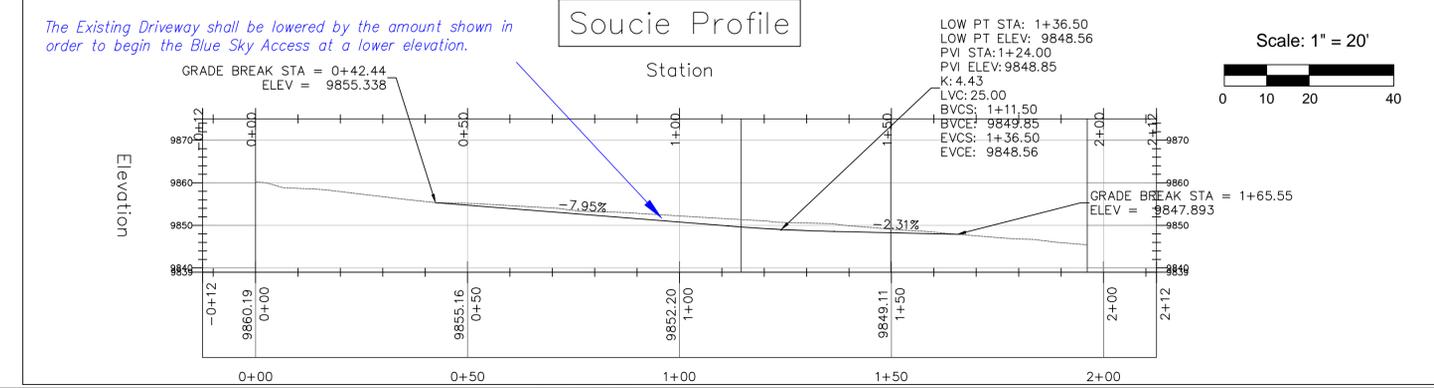


Note: Summit County is requiring that the Shared Portion of the Lot 2-1 and 2-2 driveways does not exceed 8% (10% allowed in the current LUC posted online). No driveway is being proposed for Lot 2-1, so the Owner must insure that it leave the shared road while still in the 8% section (prior to the PVI at STA 6+80).

Scale: 1" = 30'

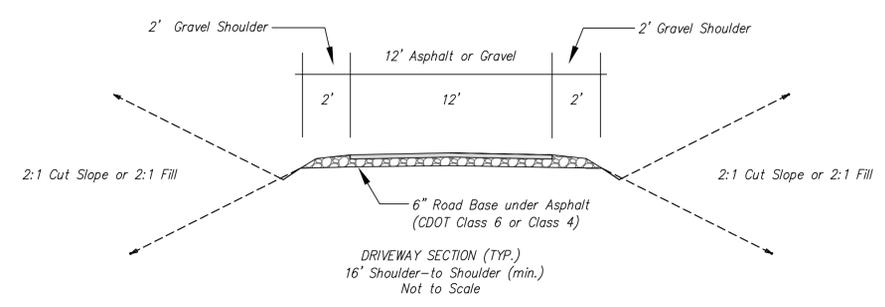


Soucie Profile



The Existing Driveway shall be lowered by the amount shown in order to begin the Blue Sky Access at a lower elevation.

Scale: 1" = 20'



Blue Sky Estates II  
Subdivision  
Summit County  
Breckenridge, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway

Plan  
and  
Profile

C2



Uncompahgre  
Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:

SUBMITTAL	2019-03-03
Revised Lot Line	2019-03-28
Revised Bldg Envelopes	2019-07-09
Final	2019-08-12
County Comments	2020-01-08
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Final Plotted Easement Lines	2020-03-19

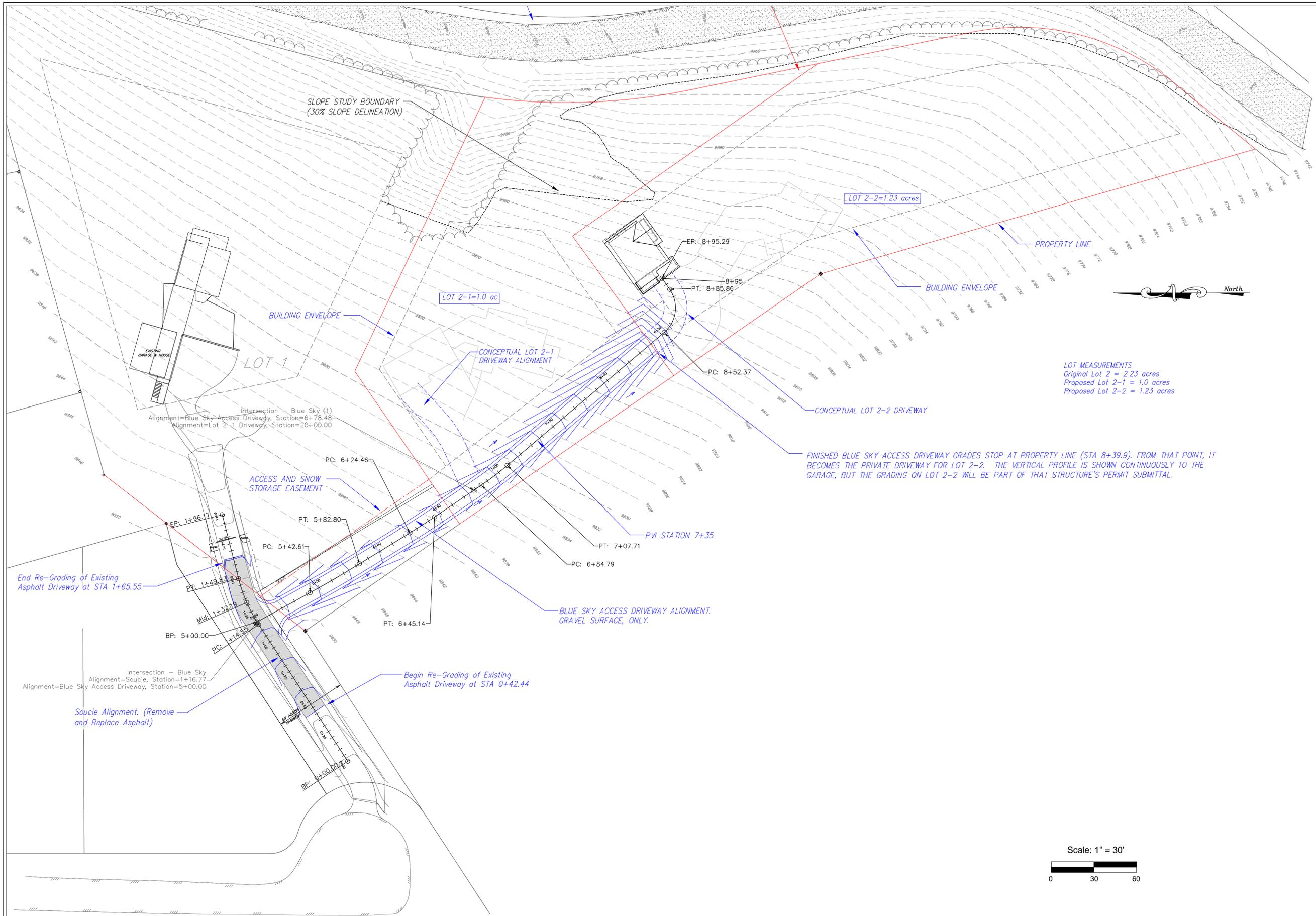
Blue Sky Estates II  
Subdivision  
Summit County  
Breckenridge, CO

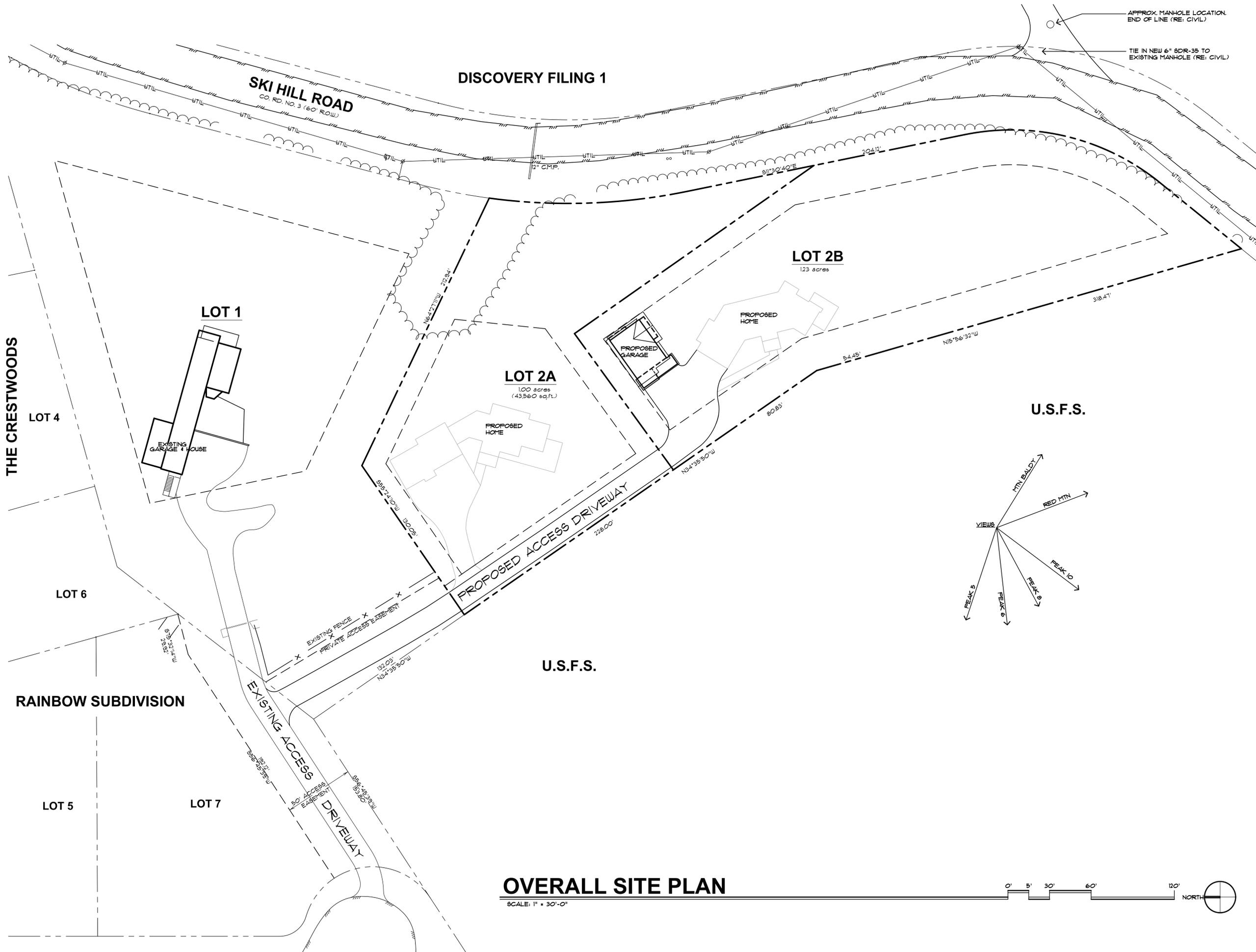


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ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Overall  
Site Plan

C1





REVISIONS: LOT LINE: 09/23/19

JOB NO: 11010.1

DATE: 08/19/19

DRAWN BY: TRG

CHECKED BY: MPH

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PERMIT:

**bhh Partners**  
P.O. BOX 9311 160 EAST ADAMS BRECKENRIDGE, CO 80424 (970) 453-6860

**BARBU GARAGE & APARTMENT**  
RESUBDIVISION OF LOT 2, BLUE SKY ESTATES, SUMMIT COUNTY, COLORADO

© 2019

SHEET NUMBER:

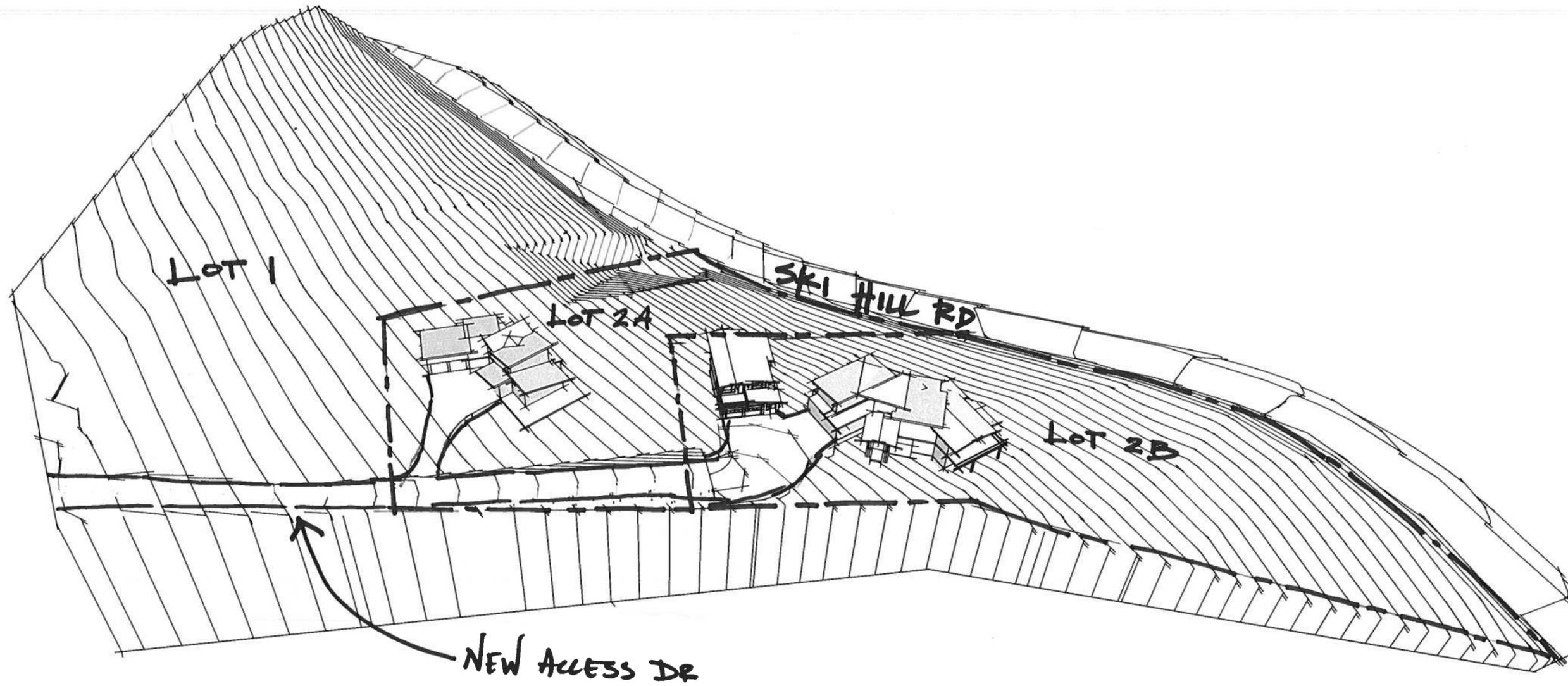
**SP-1.0**  
OVERALL SITE PLAN

OVERHEAD VIEW

SITE MASSING STUDY

7.20.20

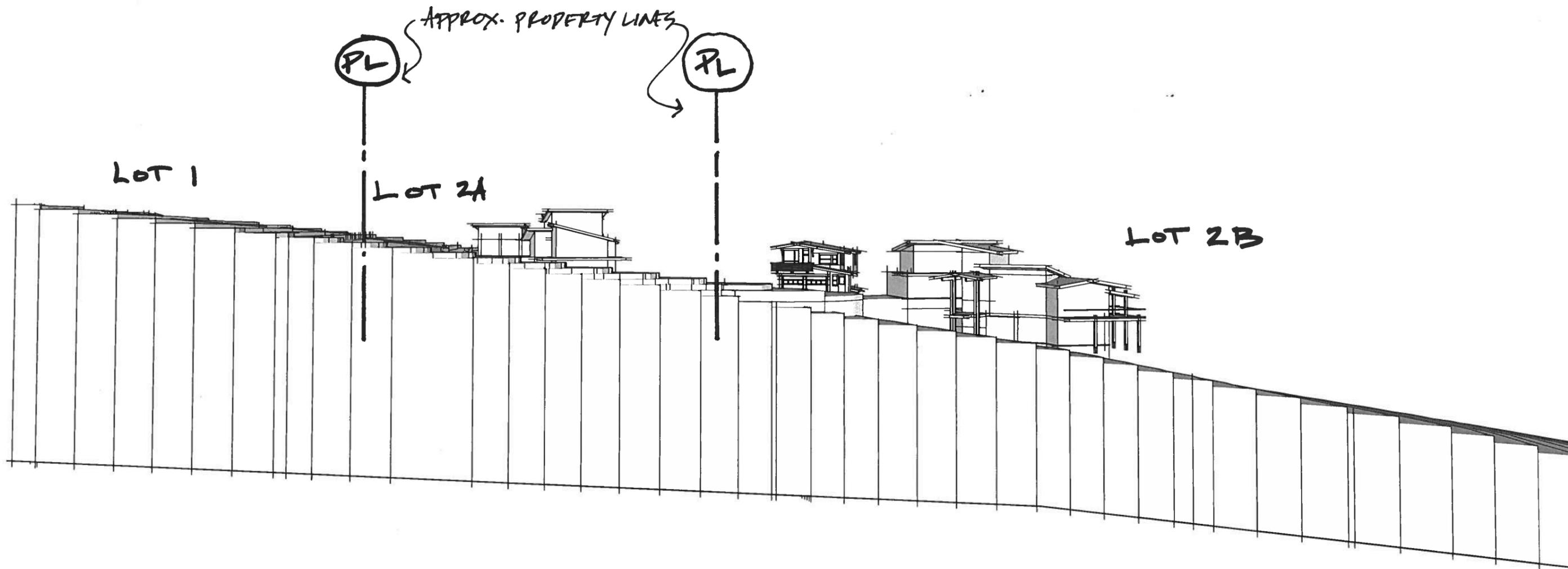
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NORTH ←

VIEW LOOKING EAST  
SITE MASSING STUDY

7-20-20  
#11010.D



# VIEW LOOKING WEST

SITE MASSING STUDY

3.20.20  
#11010.0

