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# BRECKENRIDGE

PATTERN BOOK • VERSION 1 • 12/01/17



# BRECKENRIDGE SITE PLAN



This site plan is an artist's rendering and is for illustrative purposes only.  
All landscaping will be in accordance with the civil/landscaping drawings.



SITE PLAN OVERVIEW



# BRECKENRIDGE Pedestrian Plan

## Legend

- 6" Wide Bituminous Walking Trail
- 5" Wide Concrete Sidewalk
- 17" Wide Alley per RD-24  
\*22" Residential Road with On-Street Parking per RD-23
- On-Street Parking  
55 parking Spaces
- Amenity Location
- Pedestrian Access Point
- Walking Trail Access Point
- Fence and Pier Street Wall per Exhibit 'B'  
General Manual of Written and Graphic Design Guidelines
- \*Waiver Requested






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SITE PLAN OVERVIEW

# BRECKENRIDGE SITE PLAN

## Open Space Legend

-  \*Greens, Plazas and Squares  
22,008 S.F = 0.505 Acre
-  Passive Open Space  
258,035 S.F = 5.924 Acres
-  Active Open Space  
34,724 S.F = 0.797 Acre

\*Waiver Requested

## Open Space Plan



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SITE PLAN OVERVIEW





# MOZART ATTIC

4 UNIT GRAND TOWNHOME

The convenience of townhome living meets the amenities of a single family home in Heartland's new Mozart. The sculptural staircase sets the tone of elegant simplicity and functionality that continues through the rest of the home. On the main living level, an enormous Country Kitchen with optional island opens onto a bright and airy Living Room, perfect for entertaining and featuring either a handy coat closet or a conveniently placed powder room. Upstairs are two spacious bedrooms with ample closet space, a hall bath, and a generous Owner's Bedroom that features an optional tray ceiling and a huge walk-in closet. A separate Owner's Bath features an optional dual vanity and optional oversized tub; or choose the 5' shower with dual showerheads. For a truly spa-like experience, select the Luxury Owner's Bath with separate soaking tub and shower. Choose between one or two extra bedrooms – either way, you'll still have the attic, which can be finished with an extra bath, living area, and roof deck, or even another bedroom! Several lower level floor plans are available depending on community – all feature options for a finished Recreation Room, Study, and Powder Room or Bath.



NEIGHBORHOOD ARCHITECTURE





# MOZART ATTIC

5 UNIT GRAND TOWNHOME

The convenience of townhome living meets the amenities of a single family home in Heartland's new Mozart. The sculptural staircase sets the tone of elegant simplicity and functionality that continues through the rest of the home. On the main living level, an enormous Country Kitchen with optional island opens onto a bright and airy Living Room, perfect for entertaining and featuring either a handy coat closet or a conveniently placed powder room. Upstairs are two spacious bedrooms with ample closet space, a hall bath, and a generous Owner's Bedroom that features an optional tray ceiling and a huge walk-in closet. A separate Owner's Bath features an optional dual vanity and optional oversized tub; or choose the 5' shower with dual showerheads. For a truly spa-like experience, select the Luxury Owner's Bath with separate soaking tub and shower. Choose between one or two extra bedrooms – either way, you'll still have the attic, which can be finished with an extra bath, living area, and roof deck, or even another bedroom! Several lower level floor plans are available depending on community – all feature options for a finished Recreation Room, Study, and Powder Room or Bath.



NEIGHBORHOOD ARCHITECTURE





# MOZART ATTIC

6 UNIT GRAND TOWNHOME

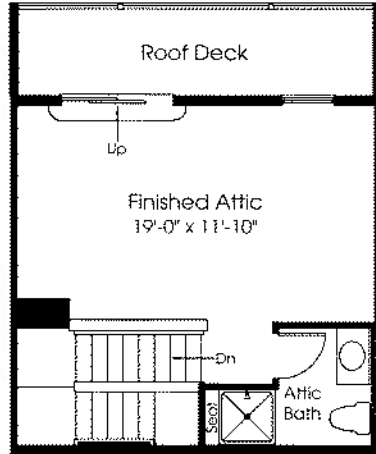
The convenience of townhome living meets the amenities of a single family home in Heartland's new Mozart. The sculptural staircase sets the tone of elegant simplicity and functionality that continues through the rest of the home. On the main living level, an enormous Country Kitchen with optional island opens onto a bright and airy Living Room, perfect for entertaining and featuring either a handy coat closet or a conveniently placed powder room. Upstairs are two spacious bedrooms with ample closet space, a hall bath, and a generous Owner's Bedroom that features an optional tray ceiling and a huge walk-in closet. A separate Owner's Bath features an optional dual vanity and optional oversized tub; or choose the 5' shower with dual showerheads. For a truly spa-like experience, select the Luxury Owner's Bath with separate soaking tub and shower. Choose between one or two extra bedrooms – either way, you'll still have the attic, which can be finished with an extra bath, living area, and roof deck, or even another bedroom! Several lower level floor plans are available depending on community – all feature options for a finished Recreation Room, Study, and Powder Room or Bath.



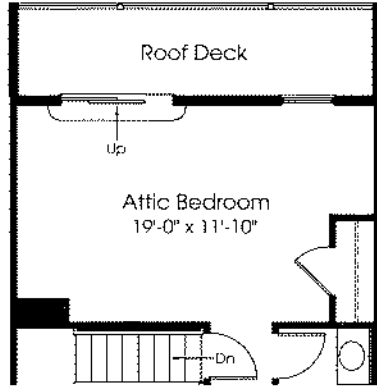
NEIGHBORHOOD ARCHITECTURE

# MOZART ATTIC FLOORPLAN

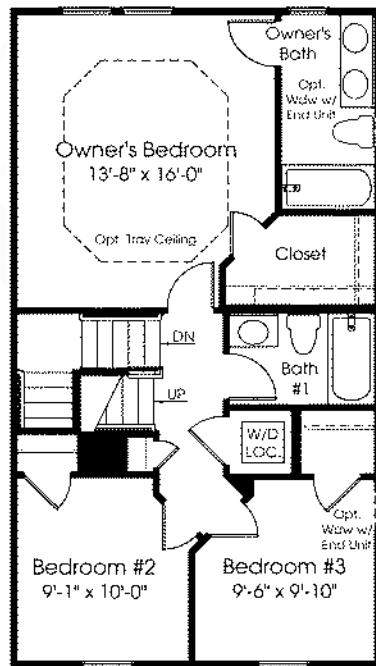
Main Level



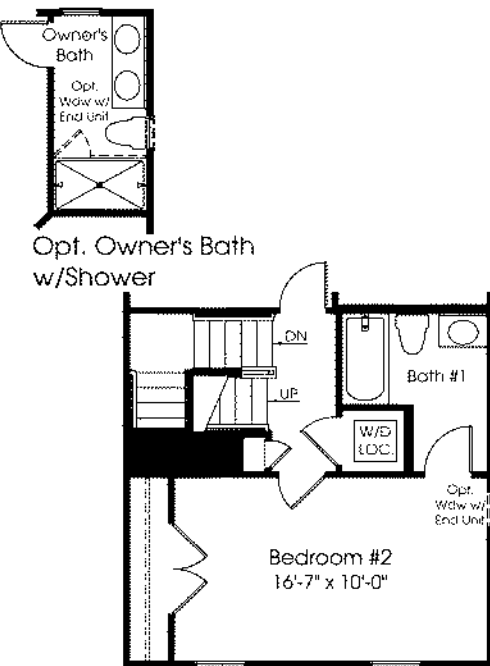
Opt. Finished Attic



Opt. Attic Bedroom

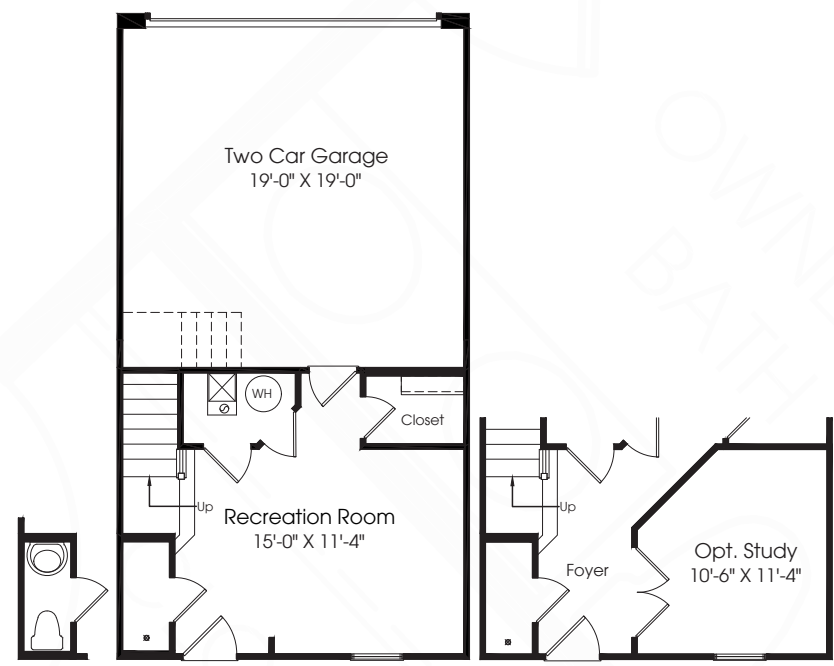


Three Bedroom



Opt. Two Bedroom

Upper Level



Lower Level



NEIGHBORHOOD ARCHITECTURE





# MENDELSSOHN

2 UNIT GRAND TOWNHOME

Welcome to the Mendelssohn, where the convenience of townhome living meets the amenities of a single family home. On the main living level, an enormous Country Kitchen with optional island opens onto a bright and airy Living Room, perfect for entertaining and featuring either a handy coat closet or a conveniently placed powder room. Upstairs are two spacious extra bedrooms with ample closet space and a hall bath, and a generous Owner's Bedroom that features an optional tray ceiling and a huge walk-in closet. A separate Owner's Bath features an optional dual vanity and optional oversized tub; or choose the opt. oversized shower. For a truly spa-like experience, select the Luxury Owner's Bath with separate soaking tub and shower. No matter what you choose, you'll still have a convenient 2nd floor laundry with room for side-by-side washer and dryer. Several lower level floor plans are available depending on community – all feature options for a finished Recreation Room, Study, and Powder Room or Bath.



NEIGHBORHOOD ARCHITECTURE





# MENDELSSOHN

5 UNIT GRAND TOWNHOME

Welcome to the Mendelssohn, where the convenience of townhome living meets the amenities of a single family home. On the main living level, an enormous Country Kitchen with optional island opens onto a bright and airy Living Room, perfect for entertaining and featuring either a handy coat closet or a conveniently placed powder room. Upstairs are two spacious extra bedrooms with ample closet space and a hall bath, and a generous Owner's Bedroom that features an optional tray ceiling and a huge walk-in closet. A separate Owner's Bath features an optional dual vanity and optional oversized tub; or choose the opt. oversized shower. For a truly spa-like experience, select the Luxury Owner's Bath with separate soaking tub and shower. No matter what you choose, you'll still have a convenient 2nd floor laundry with room for side-by-side washer and dryer. Several lower level floor plans are available depending on community – all feature options for a finished Recreation Room, Study, and Powder Room or Bath.

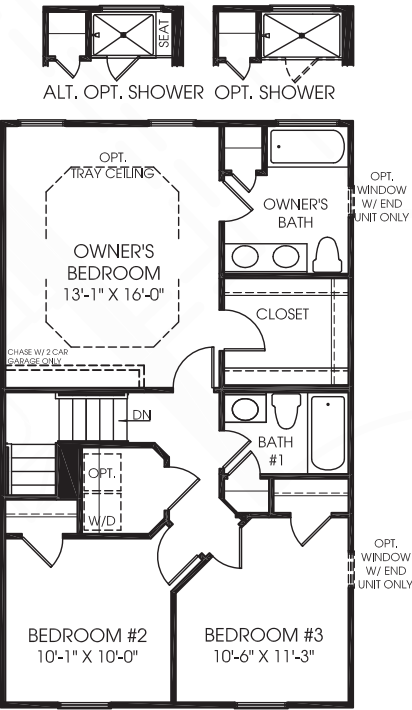
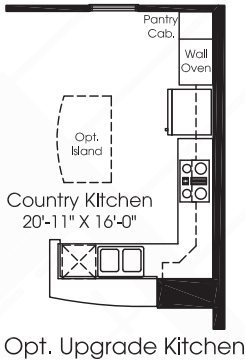
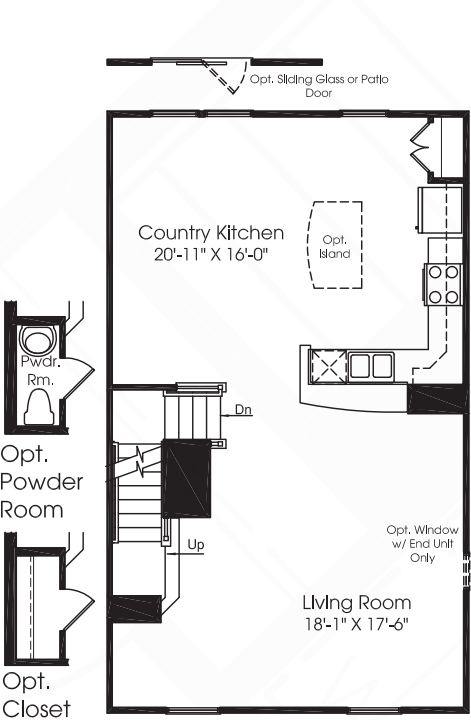


NEIGHBORHOOD ARCHITECTURE

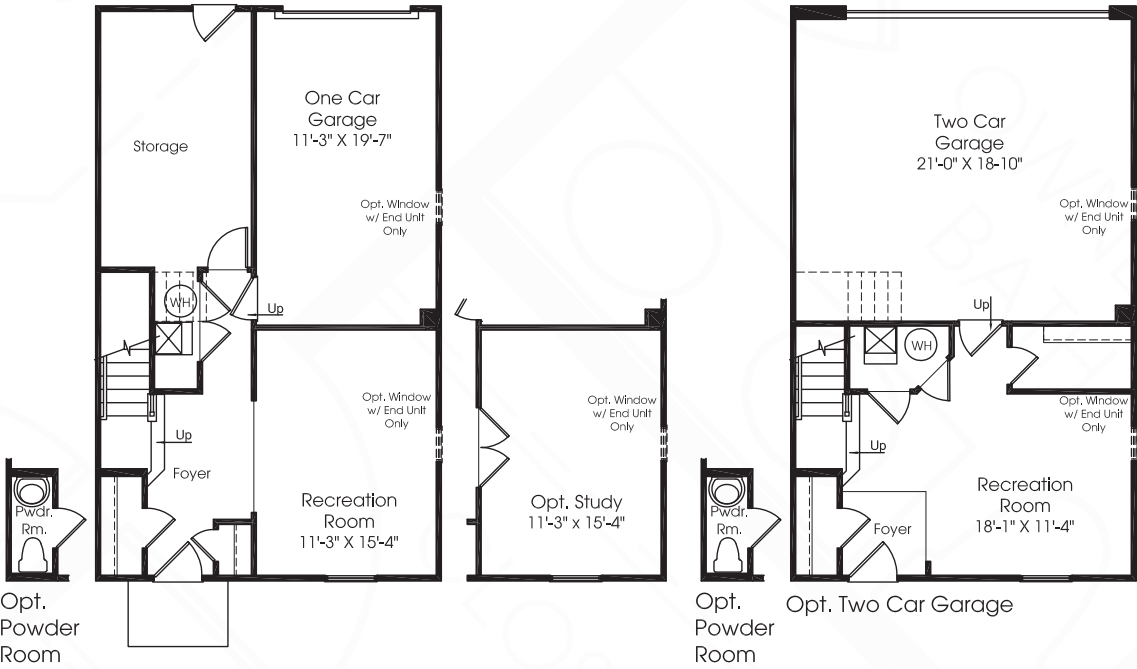


# MENDELSSOHN FLOORPLAN

Main Level



Upper Level



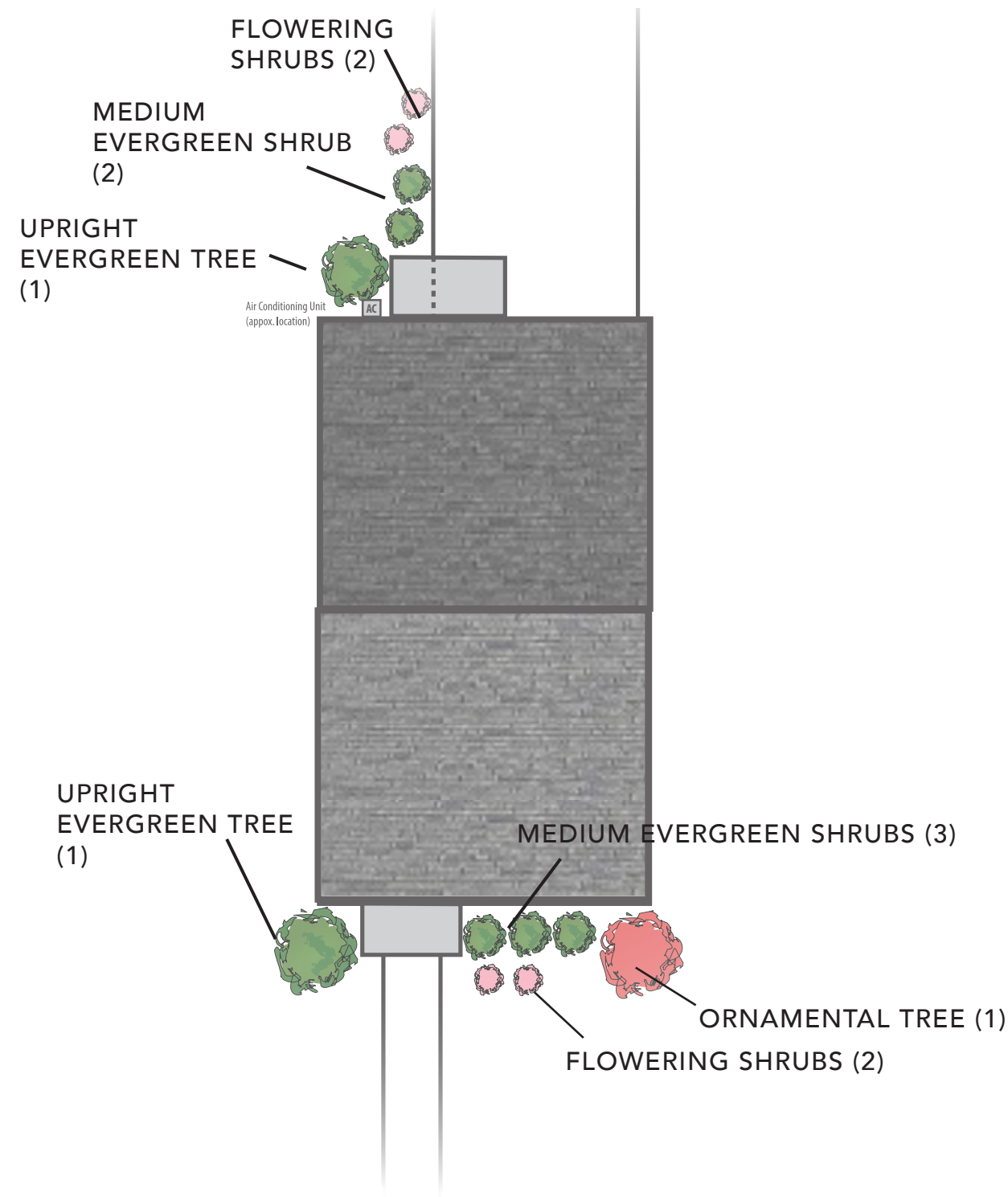
Lower Level



NEIGHBORHOOD ARCHITECTURE



# LANDSCAPING PLAN - REAR ENTRY/ALLEY CENTER UNIT



**EVERGREEN SHRUBS (MEDIUM/SMALL) - 24"**

- Boxwood var.
- Japanese Euonymus
- Manhattan Euonymus
- Japanese Holly var.
- Chinese Holly
- Compact Inkberry
- China Girl Holly
- Blue Holly
- Juniper var.
- Otto Luyken Laurel
- Skip Laurel
- Dense Yew
- Hicks Yew

**FLowering SHRUBS - 24"**

- Viburnum var.
- Azaleas var.
- Hydrangea var.
- Rose var.
- Spirea var.

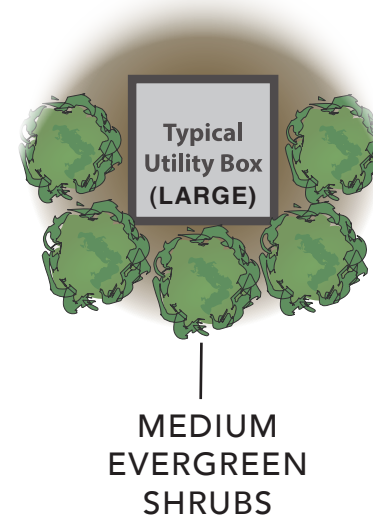
**UPRIGHT EVERGREEN 4' - 5'**

- Juniper var.
- Hicks Yew
- Capitata Yew
- Arborvitae var.

**ORNAMENTAL TREES 1.5 - 2" CAL**

- Serviceberry
- Riverbirch (bark interest)
- Eastern Redbud
- Flowering Dogwood
- Kousa Dogwood
- Crapemyrtle
- Star Magnolia
- Saucer Magnolia
- Sweetbay Magnolia
- Flowering Plum
- Flowering Cherry var.
- Flowering Pear var.

*Weather, sun exposure & seasonal availability will dictate selections of landscaping materials.*

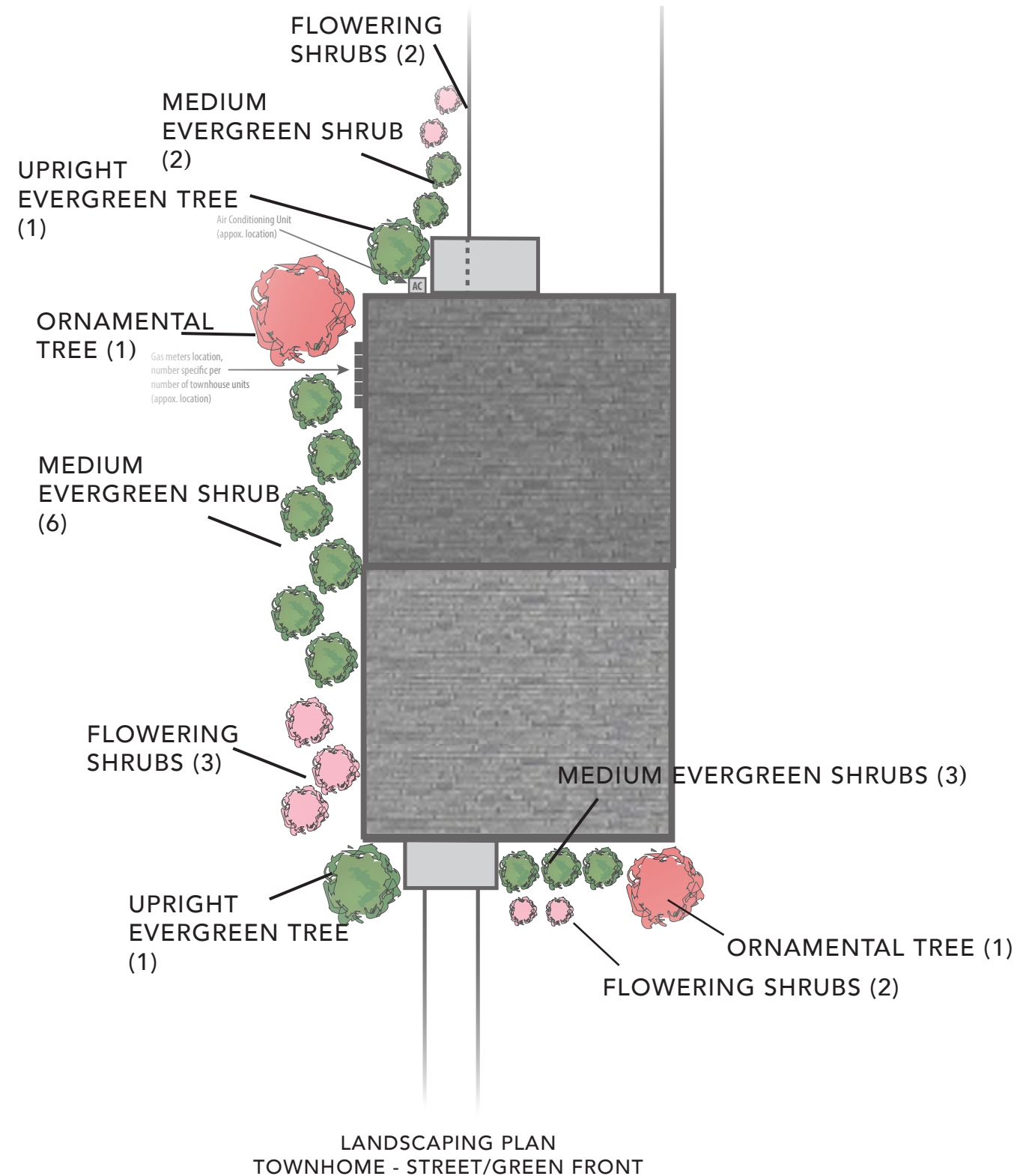


LANDSCAPING PLAN  
TOWNHOME - STREET/GREEN FRONT





# LANDSCAPING PLAN - END UNIT REAR ENTRY



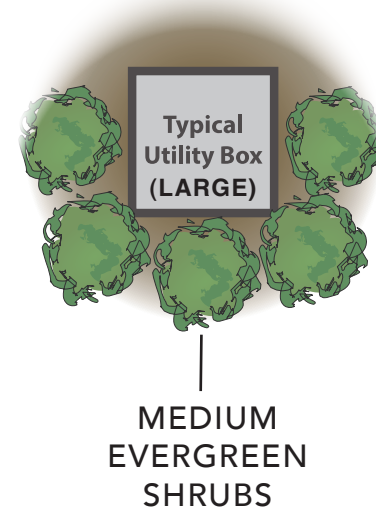
**EVERGREEN SHRUBS (MEDIUM/SMALL) - 24"**  
 Boxwood var.  
 Japanese Euonymus  
 Manhattan Euonymus  
 Japanese Holly var.  
 Chinese Holly  
 Compact Inkberry  
 China Girl Holly  
 Blue Holly  
 Juniper var.  
 Otto Luyken Laurel  
 Skip Laurel  
 Dense Yew  
 Hicks Yew

**FLOWERING SHRUBS - 24"**  
 Viburnum var.  
 Azaleas var.  
 Hydrangea var.  
 Rose var.  
 Spirea var.

**UPRIGHT EVERGREEN 4' - 5'**  
 Juniper var.  
 Hicks Yew  
 Capitata Yew  
 Arborvitae var.

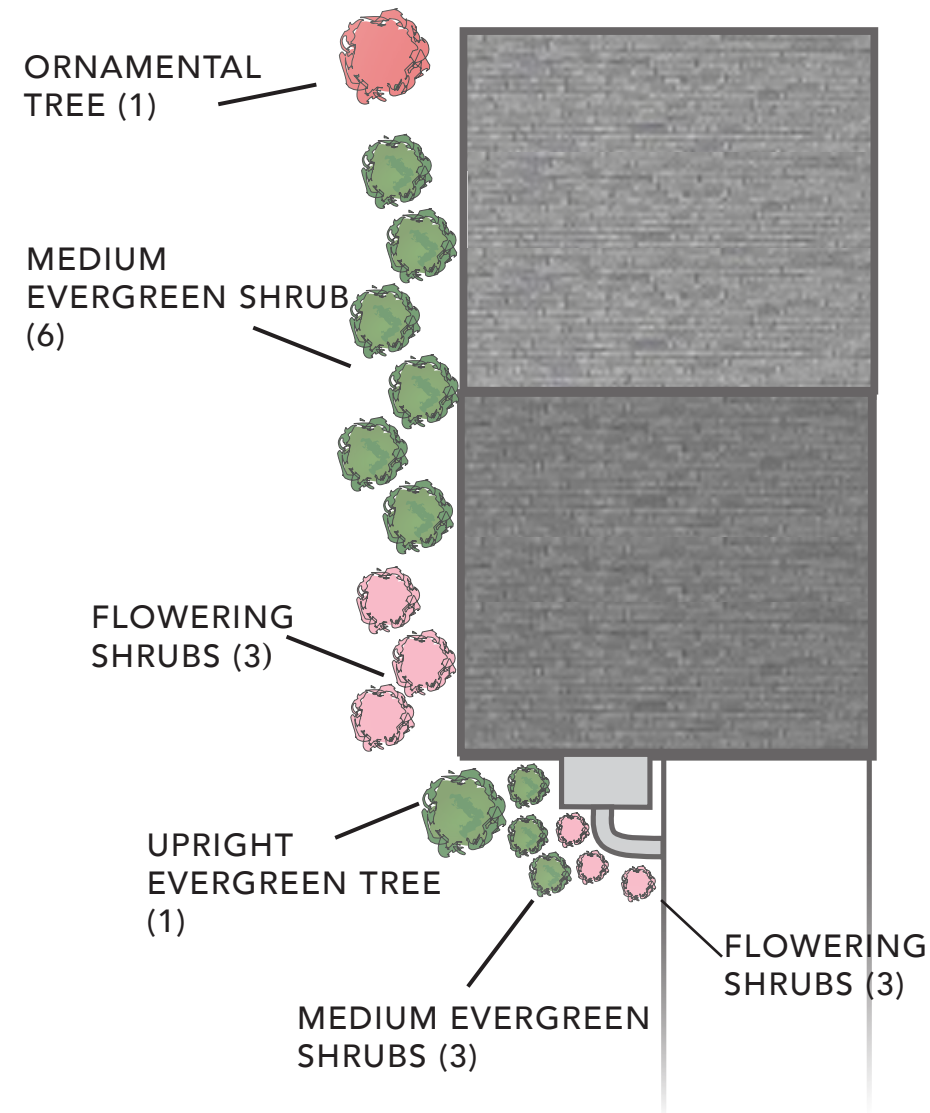
**ORNAMENTAL TREES 1.5 - 2" CAL**  
 Serviceberry  
 Riverbirch (bark interest)  
 Eastern Redbud  
 Flowering Dogwood  
 Kousa Dogwood  
 Crapemyrtle  
 Star Magnolia  
 Saucer Magnolia  
 Sweetbay Magnolia  
 Flowering Plum  
 Flowering Cherry var.  
 Flowering Pear var.

*Weather, sun exposure & seasonal availability will dictate selections of landscaping materials.*





# LANDSCAPING PLAN - END UNIT FRONT ENTRY



LANDSCAPING PLAN  
TOWNHOME - STREET/GREEN FRONT

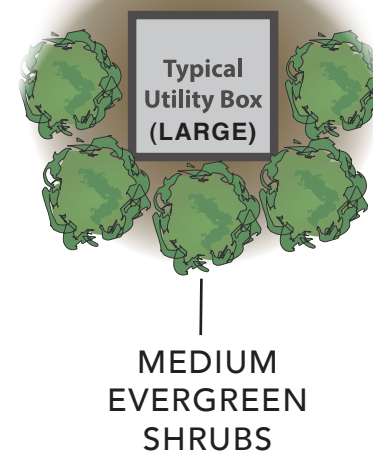
**EVERGREEN SHRUBS  
(MEDIUM/SMALL) - 24"**  
 Boxwood var.  
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 Manhattan Euonymus  
 Japanese Holly var.  
 Chinese Holly  
 Compact Inkberry  
 China Girl Holly  
 Blue Holly  
 Juniper var.  
 Otto Luyken Laurel  
 Skip Laurel  
 Dense Yew  
 Hicks Yew

**FLOWERING SHRUBS - 24"**  
 Viburnum var.  
 Azaleas var.  
 Hydrangea var.  
 Rose var.  
 Spirea var.

**UPRIGHT EVERGREEN  
4' - 5'**  
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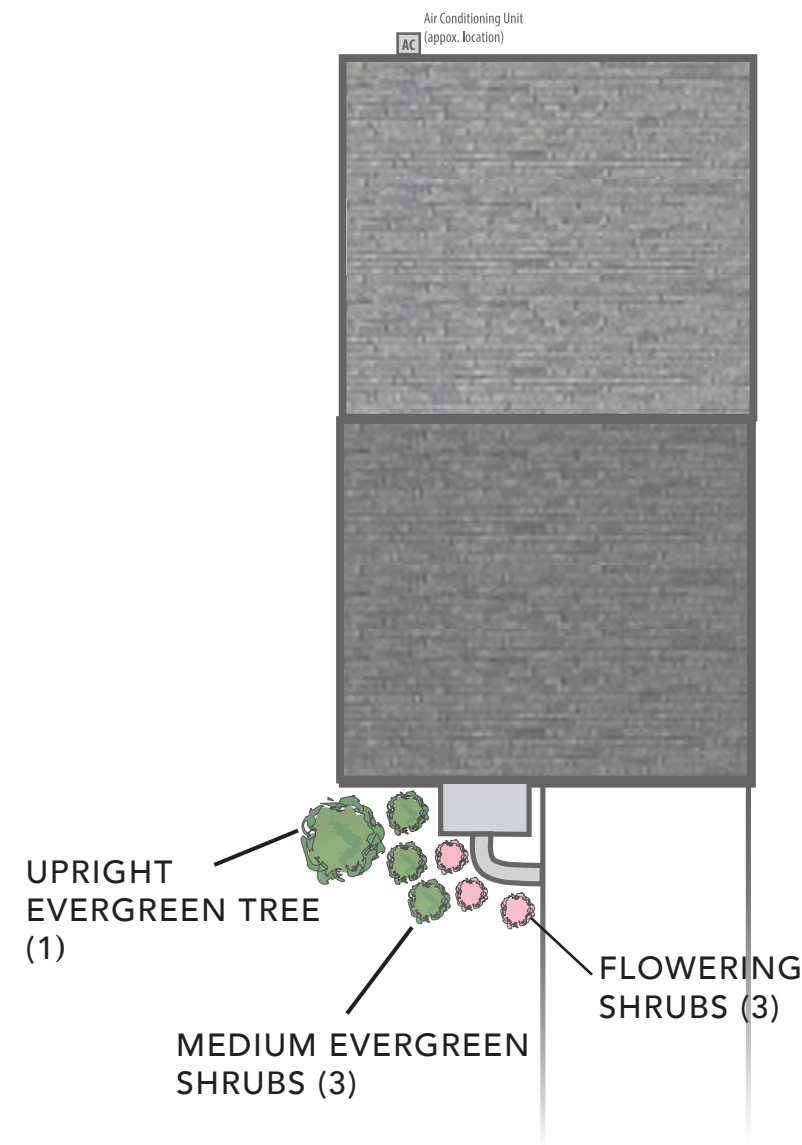
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 Kousa Dogwood  
 Crapemyrtle  
 Star Magnolia  
 Saucer Magnolia  
 Sweetbay Magnolia  
 Flowering Plum  
 Flowering Cherry var.  
 Flowering Pear var.

*Weather, sun exposure & seasonal availability will dictate selections of landscaping materials.*





# LANDSCAPING PLAN - FRONT ENTRY CENTER UNIT



LANDSCAPING PLAN  
TOWNHOME - STREET/GREEN FRONT

## EVERGREEN SHRUBS (MEDIUM/SMALL) - 24"

Boxwood var.  
Japanese Euonymus  
Manhattan Euonymus  
Japanese Holly var.  
Chinese Holly  
Compact Inkberry  
China Girl Holly  
Blue Holly  
Juniper var.  
Otto Luyken Laurel  
Skip Laurel  
Dense Yew  
Hicks Yew

## FLOWERING SHRUBS - 24"

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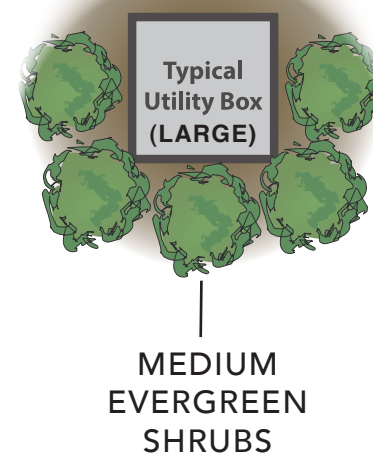
## UPRIGHT EVERGREEN 4' - 5'

Juniper var.  
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Arborvitae var.

## ORNAMENTAL TREES 1.5 - 2" CAL

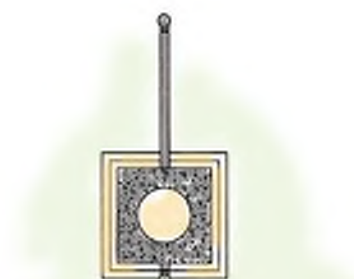
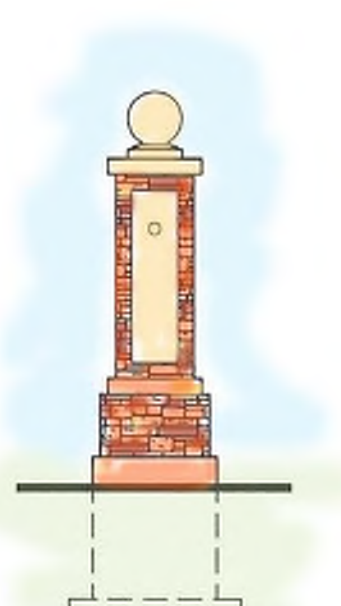
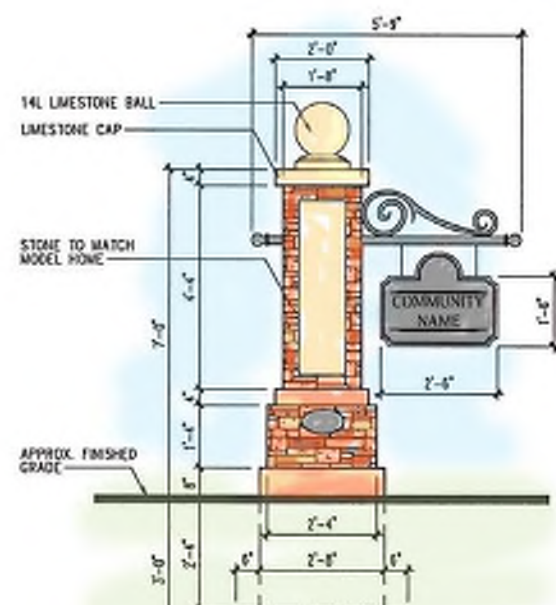
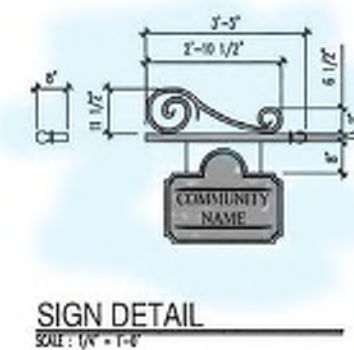
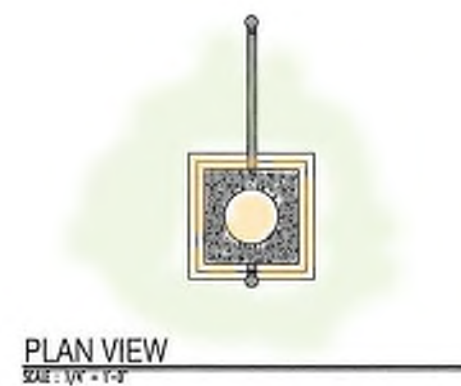
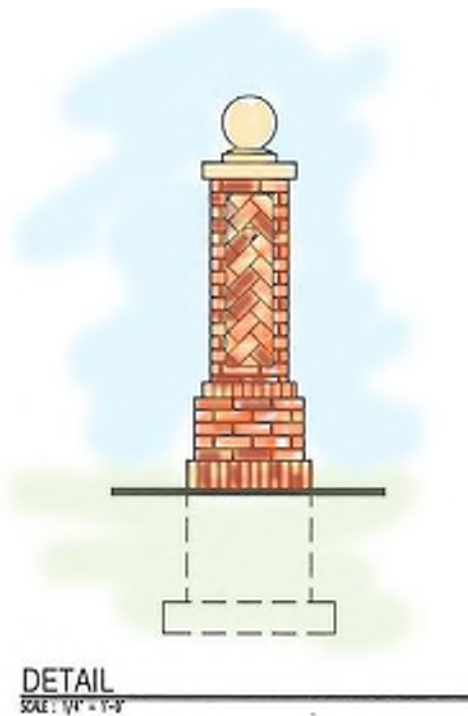
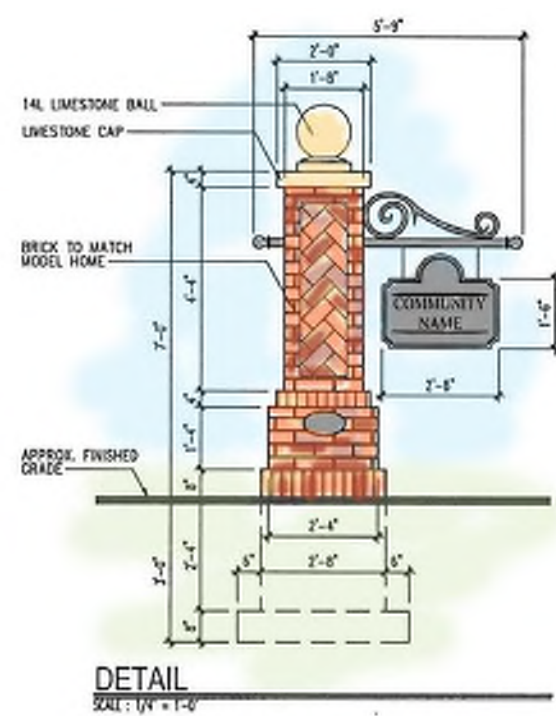
Serviceberry  
Riverbirch (bark interest)  
Eastern Redbud  
Flowering Dogwood  
Kousa Dogwood  
Crapemyrtle  
Star Magnolia  
Saucer Magnolia  
Sweetbay Magnolia  
Flowering Plum  
Flowering Cherry var.  
Flowering Pear var.

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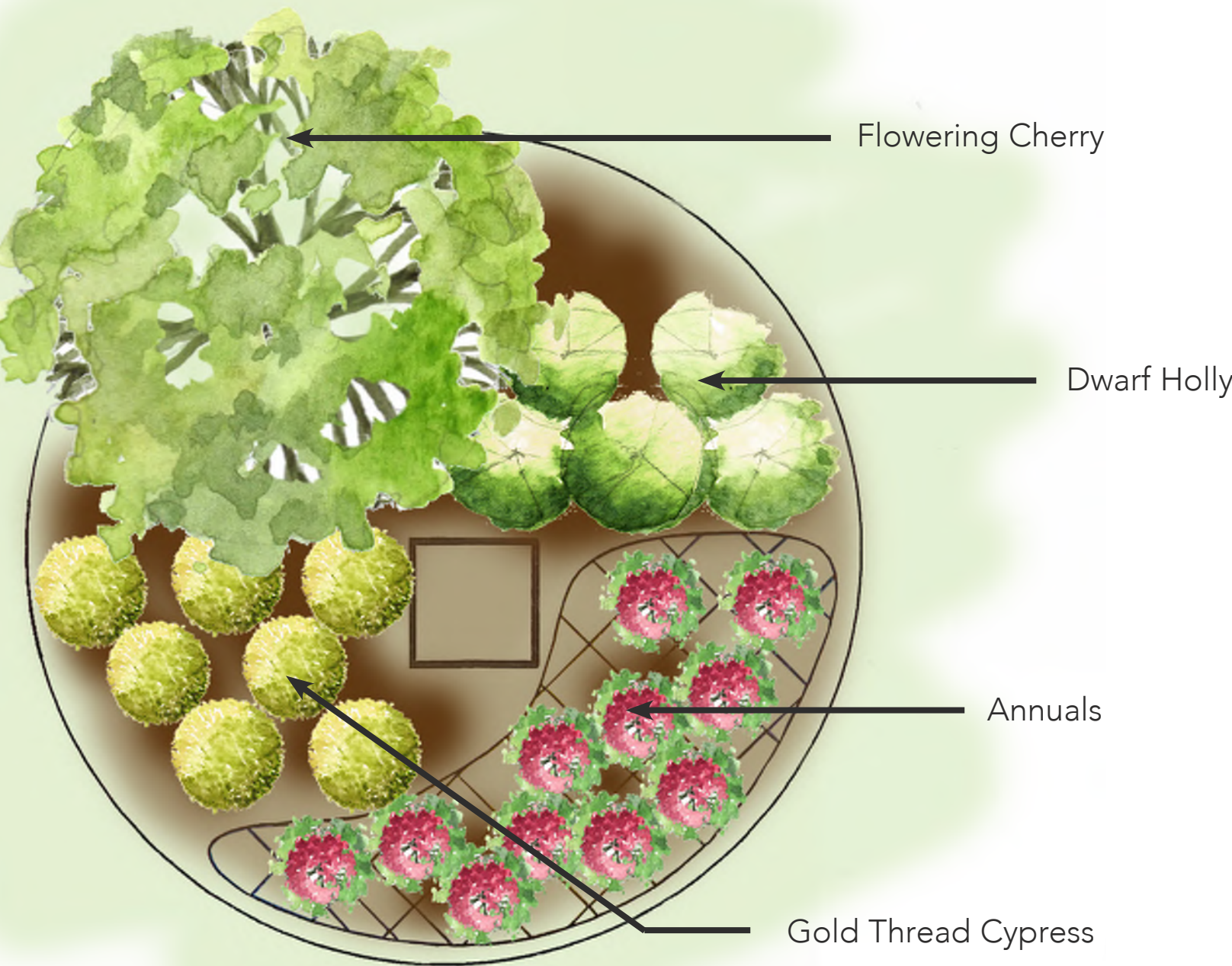


# ENTRY MONUMENT





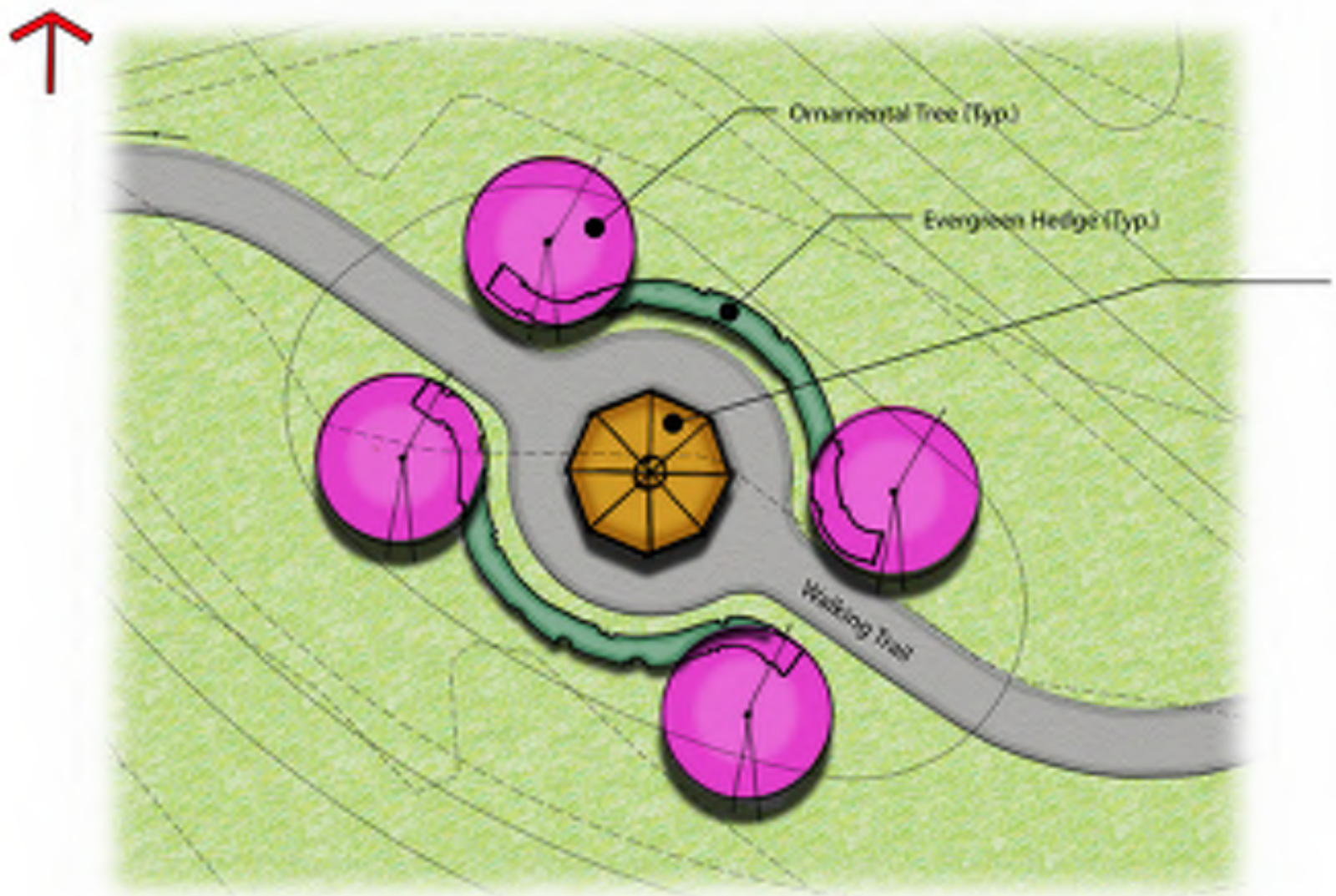
# ENTRY MONUMENT LANDSCAPING



NEIGHBORHOOD ENHANCEMENTS



# BRECKENRIDGE GAZEBO

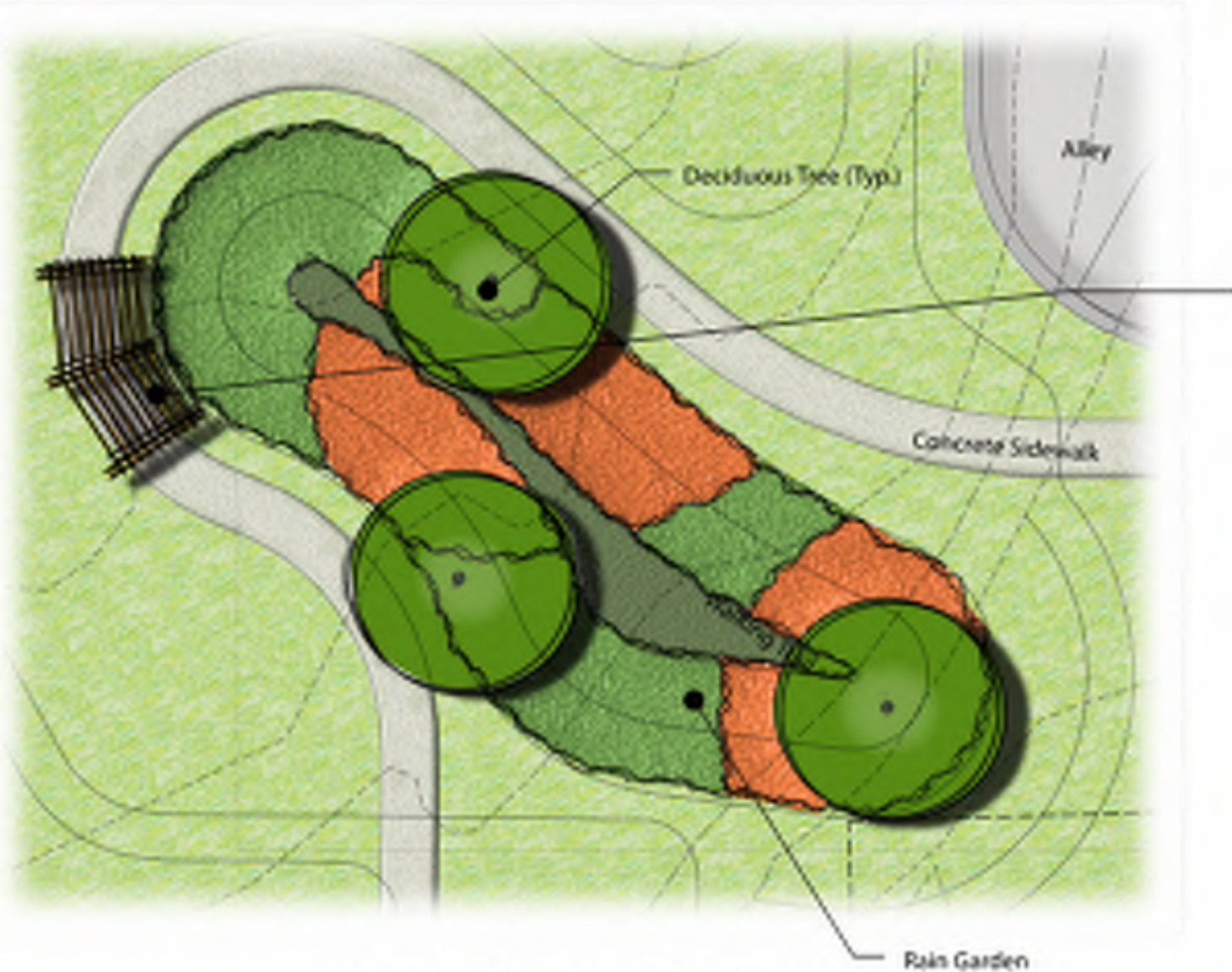


Gazebo at Wet Pond  
Scale: 1" = 12'





BRECKENRIDGE  
Trellis



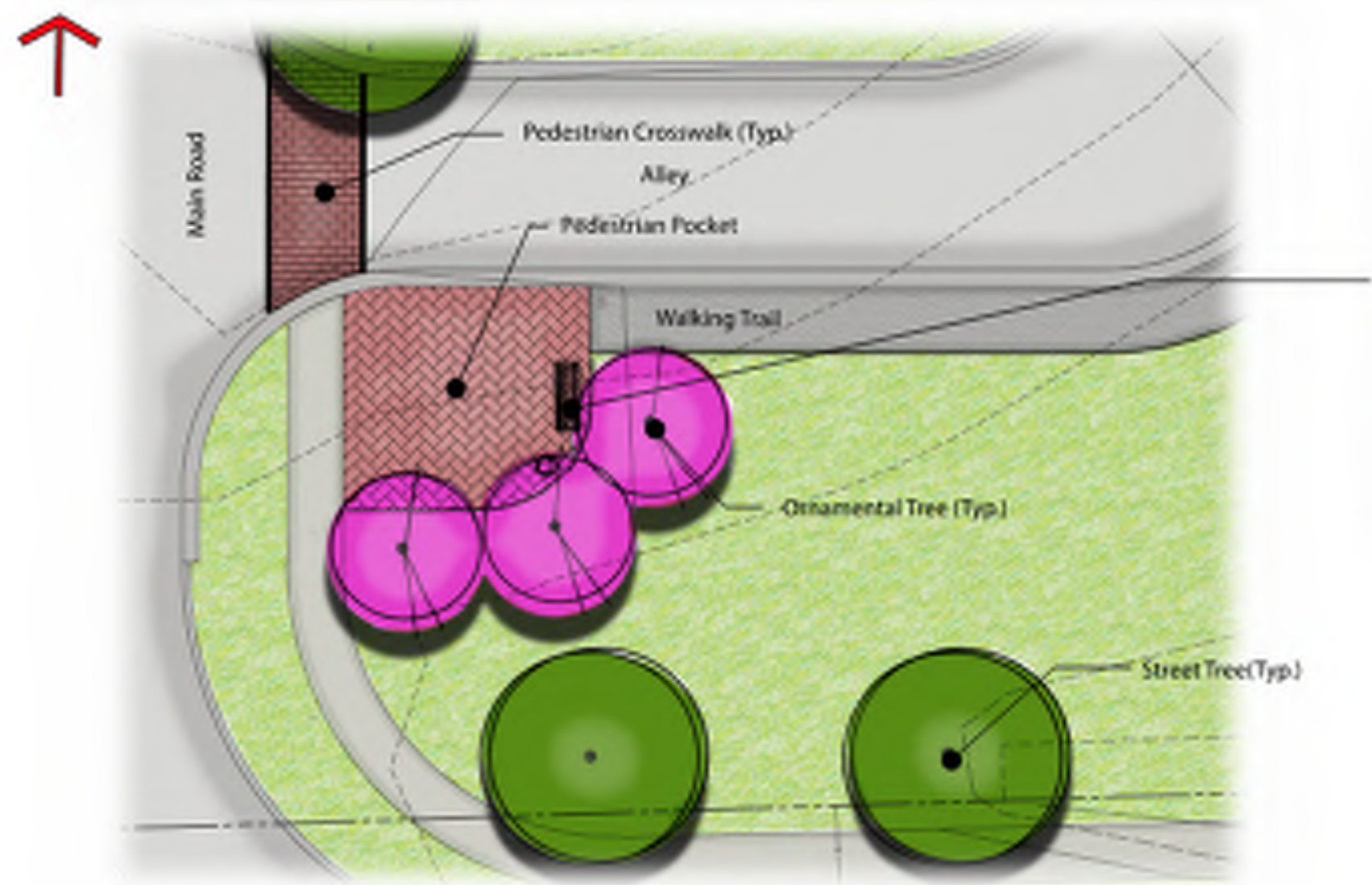
Trellis at Rain Garden  
Scale: 1" = 10'



NEIGHBORHOOD ENHANCEMENTS



# PEDESTRIAN POCKET

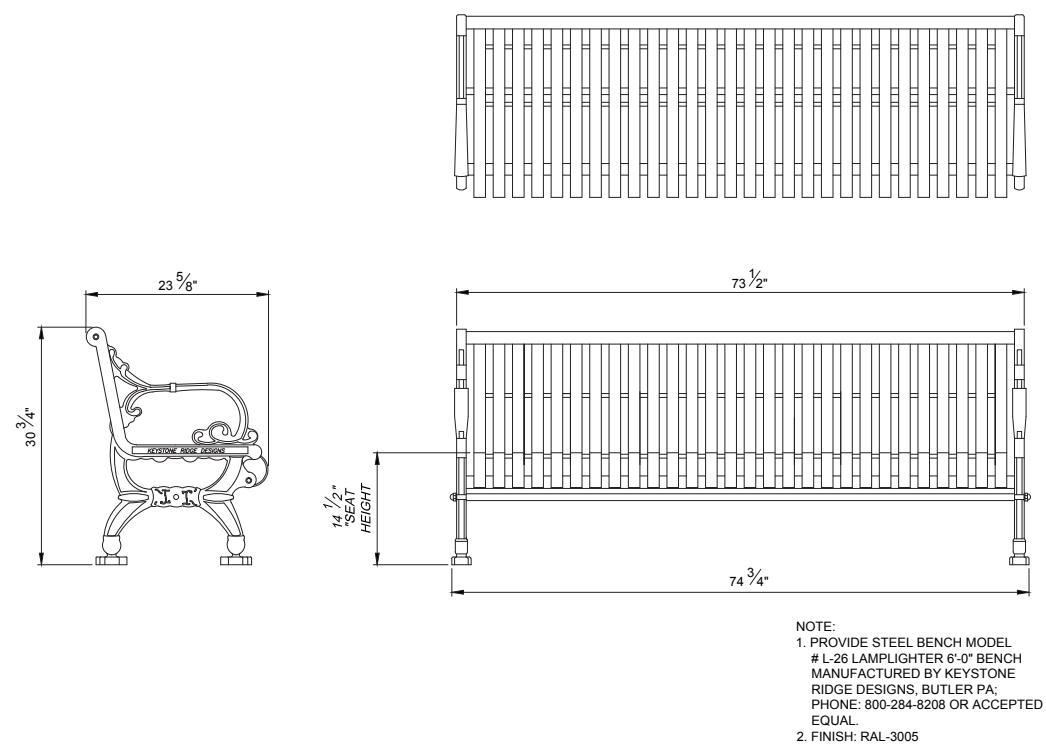


Pedestrian Pocket at Entrance  
Scale: 1" = 12'

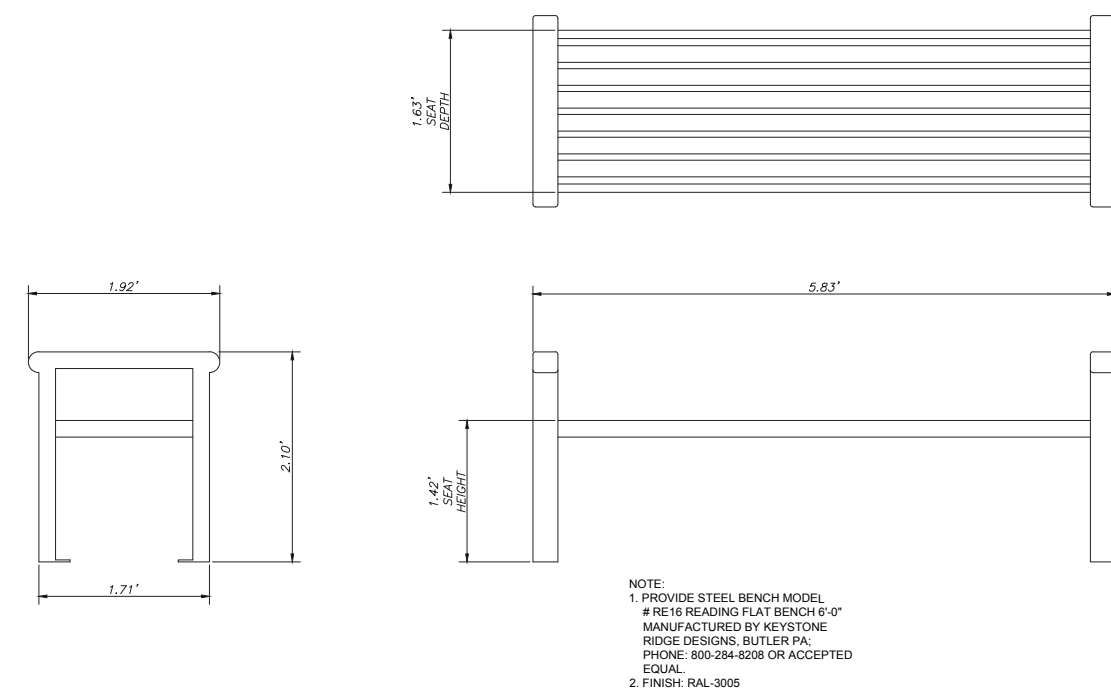




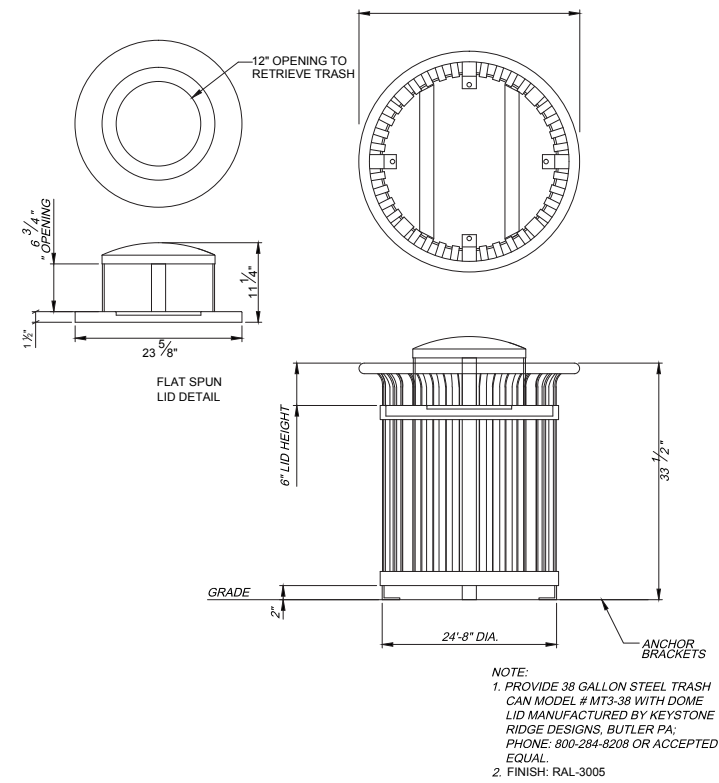
# BENCHES & WASTE RECEPTACLES



**STREET BENCH**



**PARK BENCH**



**TRASH RECEPTACLE**



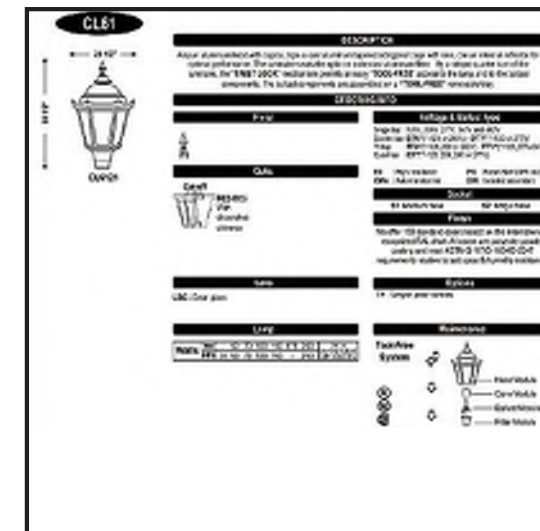
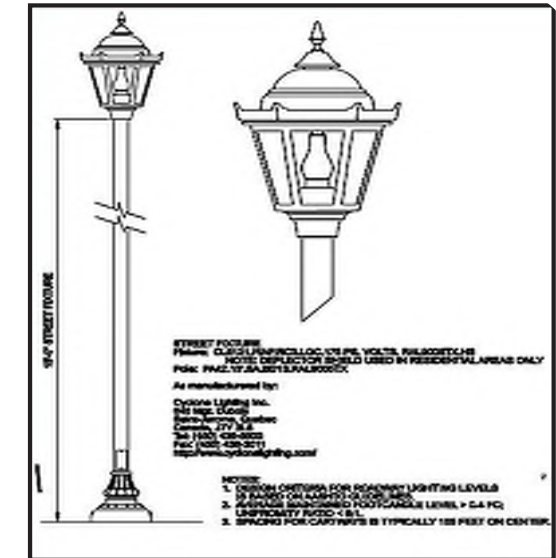
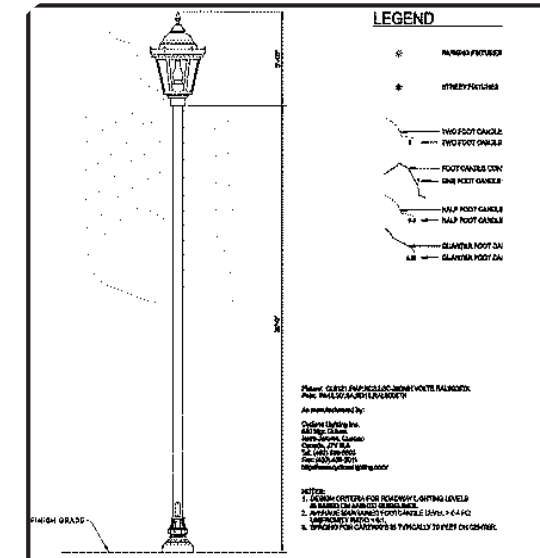
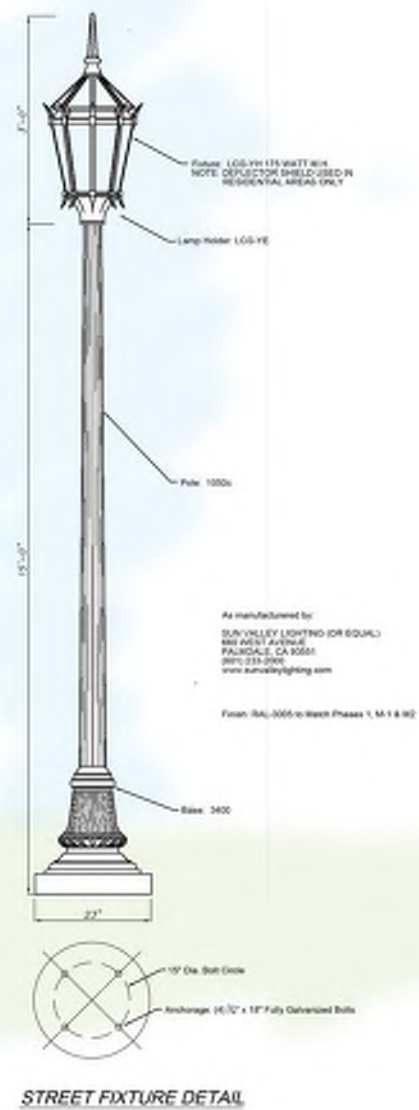
NEIGHBORHOOD ENHANCEMENTS

# BRECKENRIDGE SIDEWALKS





# BRECKENRIDGE LIGHTING





# BRECKENRIDGE SITE PLAN



## MAILBOX CLUSTER LOCATION

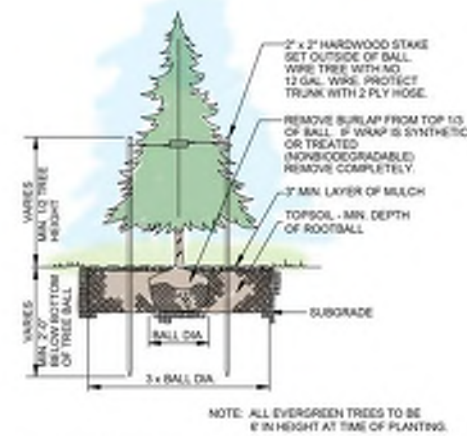


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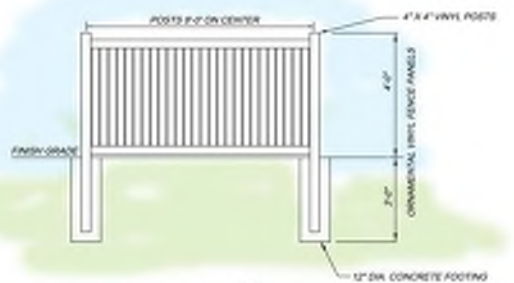




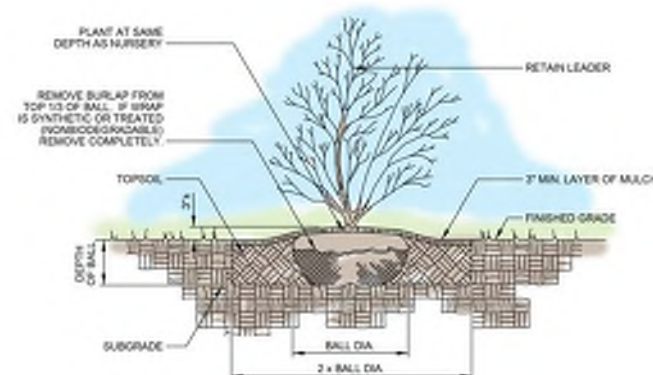
# FENCE & LANDSCAPING FEATURES



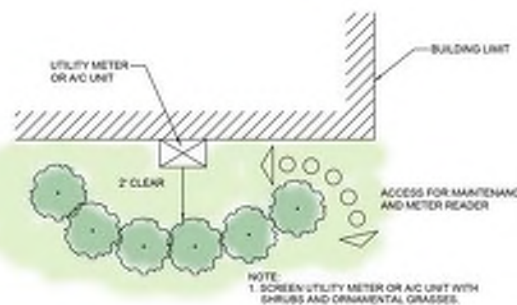
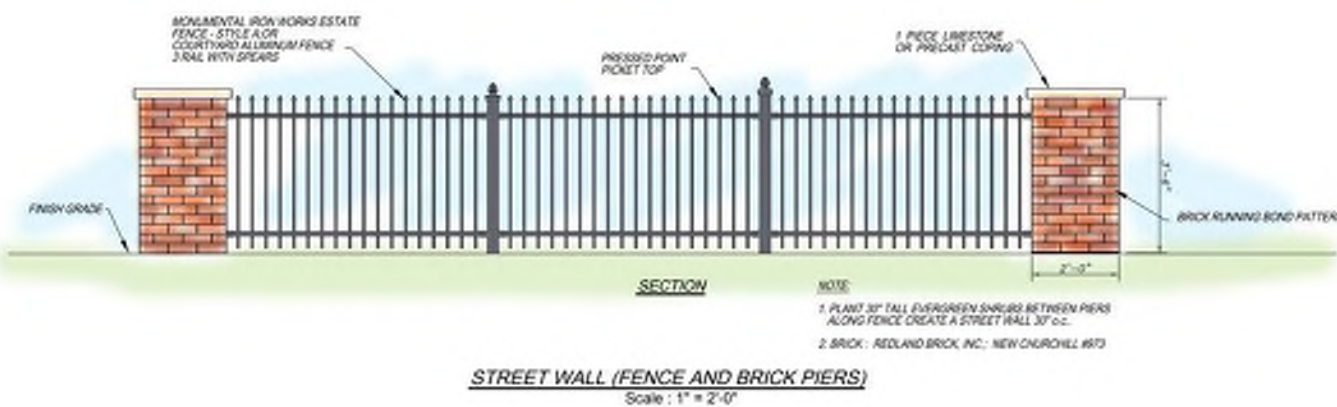
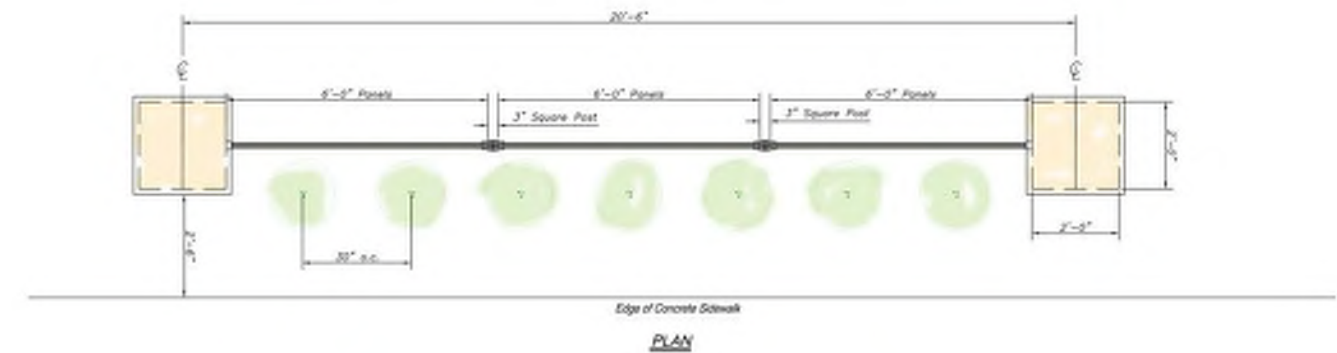
**EVERGREEN TREE PLANTING**



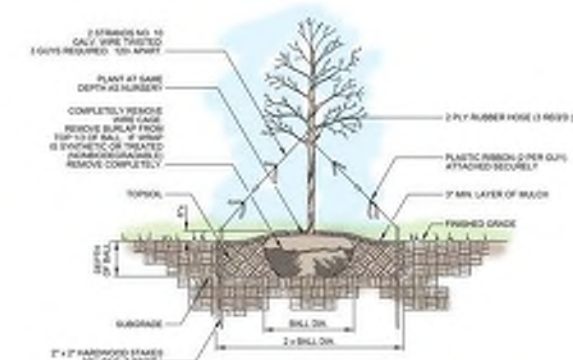
**4' TALL VINYL FENCE**



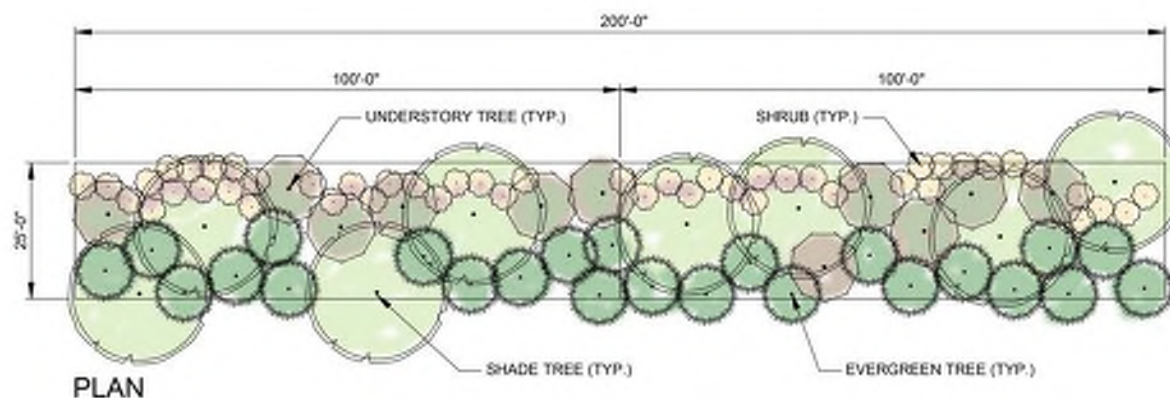
**SHRUB PLANTING**



**TYPICAL UTILITY SCREENING**



**DECIDUOUS TREE PLANTING**



# TOWNHOME COLOR SCHEMES

ROW LABELS	STONE PROFILE	HARDIE PRIMARY	HARDIE ACCENT	SHUTTERS	TRIM	COMPLEMENTARY DOOR	BRIGHT DOOR
Vibrant Brown TH-01	Ledgestone	Evening Blue	Evening Blue	Pebblestone Clay	Almond	Tavern Taupe - SW7508	Tavern Taupe - SW7508
Vibrant Brown TH-02	Ledgestone	Autumn Tan	Autumn Tan	Terra Brown	Almond	French Roast - SW6069	French Roast - SW6069
Vibrant Brown TH-03	Ledgestone	Mountain Sage	Mountain Sage	Pebblestone Clay	Almond	Tavern Taupe - SW7508	Tavern Taupe - SW7508
Vibrant Brown TH-04	Ledgestone	Monterey Taupe	Monterey Taupe	Blue	Almond	Outerspace - SW6251	Outerspace - SW6251
Vibrant Brown TH-05	Ledgestone	Countryslane Red	Countryslane Red	Brown	Almond	Black Fox - SW7020	Black Fox - SW7020
Vibrant Brown TH-06	Ledgestone	Sandstone Beige	Sandstone Beige	Blue	Almond	Outerspace - SW6251	Outerspace - SW6251
Vibrant Brown TH-07	Ledgestone	Heathered Moss	Heathered Moss	Terra Brown	Almond	French Roast - SW6069	French Roast - SW6069
Vibrant Brown TH-08	Ledgestone	Evening Blue	Evening Blue	Pebblestone Clay	Almond	Tavern Taupe - SW7508	Tavern Taupe - SW7508
Vibrant Brown TH-09	Ledgestone	Autumn Tan	Autumn Tan	Spanish Moss	Almond	Roycroft Bronze Green - SW2846	Roycroft Bronze Green - SW2846
Vibrant Brown TH-10	Ledgestone	Countryslane Red	Countryslane Red	Pebblestone Clay	Almond	Tavern Taupe - SW7508	Tavern Taupe - SW7508
Vibrant Brown TH-11	Ledgestone	Mountain Sage	Mountain Sage	Spanish Moss	Almond	Roycroft Bronze Green - SW2846	Roycroft Bronze Green - SW2846
Vibrant Brown TH-12	Ledgestone	Sandstone Beige	Sandstone Beige	Terra Brown	Almond	French Roast - SW6069	French Roast - SW6069
Vibrant Brown TH-13	Ledgestone	Evening Blue	Evening Blue	Blue	Almond	Outerspace - SW6251	Outerspace - SW6251
Vibrant Brown TH-14	Ledgestone	Monterey Taupe	Monterey Taupe	Terra Brown	Almond	French Roast - SW6069	French Roast - SW6069
Vibrant Brown TH-15	Ledgestone	Countryslane Red	Countryslane Red	Brown	Almond	Black Fox - SW7020	Black Fox - SW7020
Vibrant Brown TH-16	Ledgestone	Mountain Sage	Mountain Sage	Pebblestone Clay	Almond	Tavern Taupe - SW7508	Tavern Taupe - SW7508
Vibrant Brown TH-17	Ledgestone	Autumn Tan	Autumn Tan	Spanish Moss	Almond	Roycroft Bronze Green - SW2846	Roycroft Bronze Green - SW2846
Vibrant Brown TH-18	Ledgestone	Sandstone Beige	Sandstone Beige	Terra Brown	Almond	French Roast - SW6069	French Roast - SW6069
Vibrant Brown TH-19	Ledgestone	Heathered Moss	Mountain Sage	Spanish Moss	Almond	Roycroft Bronze Green - SW2846	Roycroft Bronze Green - SW2846
Vibrant Brown TH-20	Ledgestone	Monterey Taupe	Monterey Taupe	Blue	Almond	Outerspace - SW6251	Outerspace - SW6251
Vibrant Brown TH-21	Ledgestone	Countryslane Red	Countryslane Red	Brown	Almond	Black Fox - SW7020	Black Fox - SW7020
Vibrant Brown TH-22	Ledgestone	Autumn Tan	Autumn Tan	Blue	Almond	Outerspace - SW6251	Outerspace - SW6251
Vibrant Brown TH-23	Ledgestone	Monterey Taupe	Monterey Taupe	Spanish Moss	Almond	Roycroft Bronze Green - SW2846	Roycroft Bronze Green - SW2846

