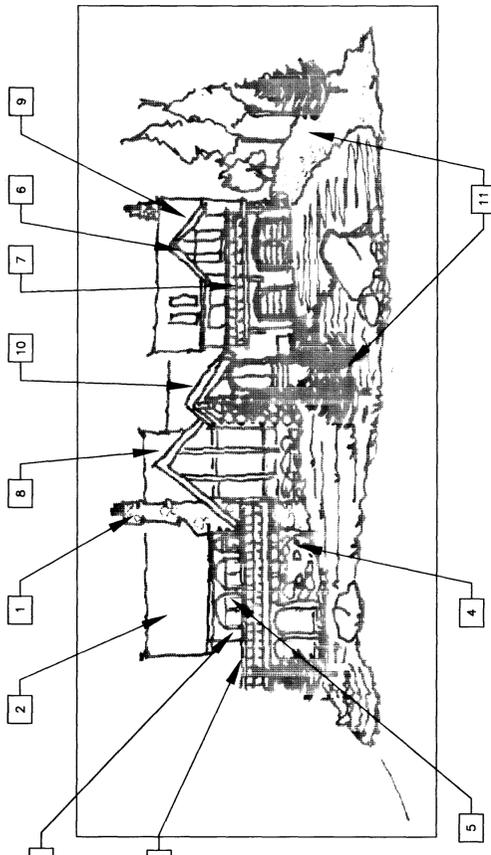


# 2001 P.U.D. PROPOSAL 2001 BEAVER CREEK POINT

A RESUBDIVISION OF LOT 111, BLOCK 1, WILDRIDGE  
TOWN OF AVON, COUNTY OF EAGLE, STATE OF COLORADO

- ### MATERIALS AND COLORS
- STONE CHIMNEY
  - ASPHALT ROOFING MATERIAL COLOR TO BE: EARTH TONE  
ALL BUILDINGS TO USE COMPLEMENTARY COLORS.
  - STUCCO FINISH / EARTH TONE
  - STONE
  - LARGE ALUMINUM CLAD WINDOWS: ACCENT COLORS MAY BE USED. NO ALUMINUM COLOR
  - LARGE CEDAR FASCIA WITH SEMI TRANSPARENT STAINS
  - CEDAR GUARDRAILS / ALONG BALCONIES
  - CABLED ROOFS W / GLASS. EXPANSIVE USE OF GLASS.
  - GABLED ROOF WITH DORMERS.
  - INTERMEDIARY ENTRY LEVEL. ENTRY TYPICALLY RECESSED.
  - NATURAL LANDSCAPING.



THE DESIGN TEAM SHOWN ABOVE IS TO INDICATE GENERAL GUIDELINES FOR RESIDENTIAL DESIGNS WITHIN THIS PROJECT, AND SHALL BE GENERALLY FOLLOWED BY THE ARCHITECT(S) FOR RESIDENCES TO BE BUILT.

### P.U.D. DEVELOPMENT GUIDE

- OBJECTIVE: TO PROVIDE 5 SINGLE FAMILY PROPERTIES EACH WITH 3,000 SQUARE FEET. RESIDENCES SHALL BE LIMITED TO A MAXIMUM OF 4,500 SQUARE FEET "GROSS RESIDENTIAL FLOOR AREA" AS DEFINED IN SECTION 110.0 OF WILDRIDGE PROTECTIVE COVENANTS AND THIRD AMENDMENT TO PROTECTIVE COVENANTS OF WILDRIDGE SUBDIVISION IN THE TOWN OF AVON, EAGLE COUNTY, COLORADO.
- POINT VIEW AT BEAVER CREEK POINT IS LOCATED WHOLLY WITHIN WILDRIDGE PUD SUBDIVISION AND SHALL BE SUBJECT TO ALL OF THE COVENANTS EXCEPT AS MAY BE SPECIFICALLY SHOWN ON THIS PLAN. THE PRIVATE DRIVEWAY, DRAINAGE, UTILITY LINES AND LANDSCAPE MAINTENANCE OF THESE ELEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS AS SPELLED OUT IN AN AGREEMENT TO BE RECORDED WITH THE PROPERTY DEEDS FOR EACH LOT.
- BUILDING DEVELOPMENT STANDARDS:
  - FRONT SETBACKS: 30'-0"
  - MAXIMUM BUILDING HEIGHTS: 30'-0"
  - MAXIMUM BUILDING SETBACKS: FRONT 25' ALONG BEAVER CREEK POINT SIDE: 10' ALONG NATIONAL FOREST BOUNDARY INTERIOR: AS SHOWN AT PRIVATE DRIVEWAY
  - MAXIMUM SITE COVERAGE: 50%
  - MAXIMUM DENSITY: 5 HOMES / 25
  - SNOW STORAGE AREA: 20% OF IMPERVIOUS AREA
- PARKING REQUIRED: 3 SPACES PER HOME = 15 (TO BE DESIGNATED UPON PUD AND APPROVAL OF PUD)
- PARKING PROPOSED: 3 OUTSIDE SPACES EA. = 15 3 GARAGED SPACES EA. = 30 SPACES
- PROPOSED SITE CRITERIA:
  - TOTAL SITE: 6,222.8 SF
  - 1.13 ACRES
  - MAXIMUM IMPERMEABLE FOOTPRINT PER UNIT = 3,000 S.F.
  - MAXIMUM BUILDINGS = 5
  - IMPERMEABLE AREA = ASPHALT DRIVE/PARKING = 15,000 S.F.
  - LANDSCAPE AREA = 25,598 S.F.
  - SNOW STORAGE: 11,321 S.F.
- SITE ANALYSIS:
  - REQUIRED: PROPOSED
  - SITE COVERAGE: 50% MAX. 48%
  - MAXIMUM DENSITY: 5 HOMES / 25
  - SNOW STORAGE: 20% MIN. 23%

### DEVELOPMENT NOTES

- DEVELOPMENT STANDARDS FOR THE POINT VIEW PUD SHALL BE AS OUTLINED.
- COMMON LANDSCAPE AREA: TO BE OWNED BY THE LOTS WITHIN THE DEVELOPMENT.
- RUBBISH CONTAINERS SHALL BE STORED IN GARAGES UNTIL COLLECTED, AT INDIVIDUAL HOUSES.
- COMMON LANDSCAPE AREA: SHALL BE PLANTED WITH A MIX OF EVERGREEN AND ASPEN TREES SPREAD OVER THE LENGTH OF THE COMMON AREA. SHRUBS SHALL BE SODDED GRASS SHALL BE A MAXIMUM OF 20% OF THE ZONE.
- ALL LOTS: SHALL BE BUFFERED FROM OUTSIDE THE PROPERTY WITH THE SAME SHRUB MIX AS THE COMMON ADJACENT TO THE ZONE SHALL INCLUDE THE CONTINUANCE OF THIS SCHEME FOR UP TO 10% OF THE ADJACENT SITE. THE BUFFER SHALL BE DIMENSIONED IN EACH LOT DEVELOPMENT PROPOSAL.
- LOT LANDSCAPE DESIGNS SHALL BE INSPIRED BY LANDSCAPE PLAN ATTACHED AS EXHIBIT D1.
- WHERE POSSIBLE LANDSCAPING SHALL BE INTEGRATED WITH EXISTING GRASSES, SHRUBS AND SAGES.
- ANY ISSUE NOT ADDRESSED BY THE PUD APPROVAL GRANTED HEREBY SHALL BE COVERED BY THE TOWN OF AVON ZONING CODE.
- THE MAXIMUM IMPERVIOUS SURFACE OF EACH LOT SHALL NOT EXCEED FIFTY PERCENT (50%)

### PUD SIGNATURE BLOCKS

OWNERS' CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS THAT BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:  
LOT 111, BLOCK 1, WILDRIDGE SUBDIVISION, TOWN OF AVON, EAGLE COUNTY,  
WE AGREE TO DEVELOP THE PLAN AS DEPICTED ON THIS SITE PLAN.  
BY: MICHAEL BARRY C/O ANDREW HADLEY P.O. BOX 18468, AVON, COLORADO, 81620  
THE FOREGOING SIGNATURE IS ACKNOWLEDGED BEFORE ME BY MICHAEL V. BARRY  
DATE: 11/25/2000  
MY COMMISSION EXPIRES: 11/25/2000  
WITNESS MY HAND AND SEAL  
NOTARY PUBLIC



### TOWN CERTIFICATE

THIS PLANNED UNIT DEVELOPMENT AND THE USES, ZONING STANDARDS AND DENSITIES ARE APPROVED FOR THE POINT VIEW PUD, (ORDINANCE 99-8) BY THE TOWN COUNCIL OF THE TOWN OF AVON, COUNTY OF EAGLE, STATE OF COLORADO, AND THE TOWN CLERK AND PUBLIC WORKS DEPARTMENT, AND PLANS WITH THE CLERK AND RECORDER OF THE COUNTY OF EAGLE, STATE OF COLORADO. THIS PLAN SHALL IN NO WAY OBLIGATE THE TOWN OF AVON FOR ANY APPROVEMENTS AND APPROVAL OF THIS SITE PLAN BY THE TOWN IS A TECHNICAL CORRECTNESS OF THIS PLAN OR ANY DOCUMENTATION RELATING THERE TO.



WITNESS MY HAND AND SEAL OF THE TOWN OF AVON  
TOWN COUNCIL OF THE TOWN OF AVON  
BY: *[Signature]*  
TOWN CLERK  
ATTEST: *[Signature]*  
TOWN CLERK

### CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED UNIT DEVELOPMENT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:30 O'CLOCK P.M. 11/25/2000, AND IS DULY RECORDED IN BOOK PAGE NO. 115570



CLERK AND RECORDER  
BY: *[Signature]*  
DEPUTY

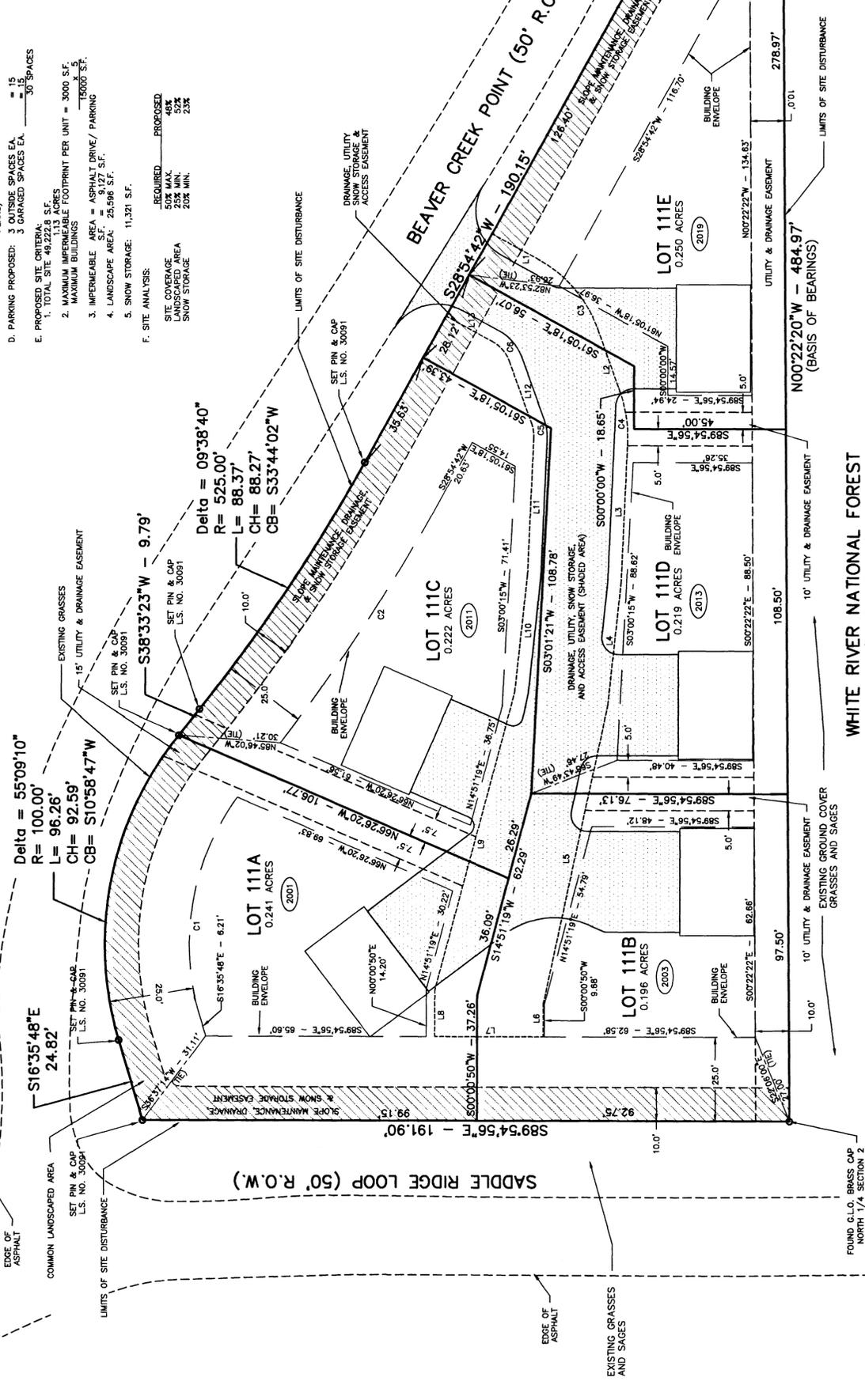
### SITE DEVELOPMENT STANDARDS:

- RESIDENTIAL SINGLE FAMILY ALLOWED USES.
- HOME OCCUPATIONS.
- INSTALLATIONS AND PUBLIC OR PRIVATE UTILITY.
- CHURCHES HAVE NOT BEEN INCLUDED AS AN ALLOWABLE PROPOSED USE.
- MINIMUM LOT SIZE: SEVEN THOUSAND FIVE HUNDRED SQUARE FEET.
- MINIMUM BUILDING HEIGHT: THIRTY FEET.
- MINIMUM BUILDING SETBACKS: (AS SHOWN ON PUD PLAN)
- MAXIMUM SITE COVERAGE: FIFTY PERCENT
- MAXIMUM DENSITY: FIVE RESIDENCES PER ACRE
- MAXIMUM ALLOWABLE FINISHED GRADE ON ANY SITE SHALL BE 2:1 SLOPE OR SHALL BE RETAINED BY AN APPROVED METHOD.

LINE	LENGTH	BEARING
L1	19.88'	S18°38'45"E
L2	41.70'	S02°31'55"W
L3	36.73'	S06°05'05"W
L4	91.09'	S12°08'27"W
L5	9.76'	S07°00'06"W
L6	32.14'	S89°54'56"E
L7	91.80'	N14°51'19"E
L8	34.88'	S06°05'05"W
L9	40.83'	S02°31'55"W
L10	19.88'	S18°38'45"E
L11	15.69'	S81°05'18"E

CURVE	RADIUS	LENGTH	AREA	CHORD	DELTA
C1	75.00'	85.54'	38.98'	64.20'	N02°35'30"E
C2	50.00'	85.33'	42.25'	85.25'	S33°21'23"W
C3	39.00'	28.21'	14.75'	27.60'	S40°22'02"E
C4	39.00'	15.10'	7.64'	15.00'	S08°33'25"E
C5	11.00'	4.26'	2.16'	4.23'	S08°33'25"E
C6	11.00'	7.96'	4.16'	7.78'	S40°22'02"E

Delta = 2917°04'  
R = 250.00'  
L = 127.78'  
CH = 126.39'  
CB = S14°16'10"W



WHITE RIVER NATIONAL FOREST (UNPLATTED)

FOUND G.L.O. BRASS CAP NORTH 1/4 SECTION 2