

11 pages

**RIVERPARK
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation, to be known as Riverpark PUD, is approved this 8th day of January by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Riverpark Estates L.L.C. hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer.

DOUGLAS GRILL

512876

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the specific requirements of this PUD designation and in substantial compliance with the Development Plan attached hereto as Exhibit B;

1. Permitted Uses

Lots 1-4:	4 single family units (One unit per lot)
Lot 5:	7 multi-family units
Lot 6:	9 multi-family units
Lot 7:	20 multi-family units
Lot 8:	8 multi-family units
Total	48 dwelling units

SUMMIT COUNTY RECORDER

1998 APR 10 P 3:14

B. DEVELOPMENT STANDARDS

The following building height and setback standards shall apply to all development within the Riverpark PUD:

1. Building Height

Building heights shall not exceed 35 feet, with "height" as defined by the Summit County Land Use and Development Code

2. Setbacks

The following setbacks apply to all structures in the Riverpark PUD:

- 50 feet from the Highway 9 right-of-way
- 15 feet from the Riverpark Drive right-of-way for Lots 5, 6, 7 and 8
- 10 feet from the Riverpark Drive right-of-way for Lots 1-4
- 10 feet from all other side and rear property lines
- 15 feet from the southern property line with the Rivers Edge PUD
- 25 feet the edge of the Blue River (top of bank)
- Building-to-building setbacks shall be established by the Building Code

River Park PUD
January 8, 1996

3. Site Coverage

Each site/lot shall have a maximum site coverage of 65% impervious area, with 55% maximum coverage by buildings.

4. Parking

The PUD requirements for parking shall be in accordance with the Summit County Land Use and Development Code in effect at the time of site plan review.

5. Public Use Areas

Pursuant to Section 8601 of the Summit County Land Use and Development Code, the Owner/Developer is required to provide lands or pay certain fees for public use. Land shall be dedicated or improvements constructed concurrent with final plats for development. The Owner/Developer shall be given appropriate credit toward Public Use Area Fees for all dedication of public lands/easements and the construction of trails/trailheads.

The Old Wagon Road, constructed around 1900, shall be preserved to the maximum extent practical. The Owner/Developer shall be required to dedicate a 10 foot wide easement for this trail in lieu of the project's public use fee. Where the Wagon Road intersects Riverpark Drive and where it cuts through potential development, the Owner/Developer shall closely work with the County Recreation Planner in retaining as much of the original road as possible. The trail shall generally follow the route illustrated in Exhibit B.

In addition, the Owner/Developer agrees to dedicate a 15 foot wide easement for the Blue River Recreational Path along the northern property line and along the Highway 9 right-of-way.

6. Air Quality

All wood-burning devices shall meet or exceed Summit County requirements.

7. Water Quality

For all development approved by this designation, mitigation is required for total phosphorus loads on a pound-for-pound basis provided Summit County adopts regulations by December 31, 1996 requiring all other parties to mitigate in a similar manner.

Because there are some steep slopes found on this site adjacent to waterways, development on slopes over 30% shall meet the requirements outlined in the Water Quality Regulations, Grading and Excavation Regulations and Section 8102, et. seq., the Summit County Land Use and Development Code. Prior to final plat approval, the Owner/Developer shall be required to comply with Sections 8102 and 7161 of the Code, taking into account an overall erosion control and stormwater management plan.

8. Cultural Resources

In addition to preserving the Old Wagon Road, the Owner/Developer shall cooperate with the Summit County Historical Society to study the old cabin site, which possibly has a grave in it, evidenced by a pile of stones in an elongated shape. Prior to excavating the site, the Historical Society shall have this site examined for any archeological or human remains. If human remains are found, they shall be exhumed and reburied in an existing cemetery per the requirements of State law.

River Park PUD
January 8, 1996

9. Wetlands and Floodplains

Wetlands and the floodplain have been delineated for this site. Prior to site plan approval, the Owner/Developer of Lots 1-4 shall submit a survey per the requirements of the County's Grading and Excavation Permit, including the location of the Blue River in relation to platted lot lines. Such a survey shall be stamped by a Colorado Registered Surveyor.

If Riverpark Drive will fill any wetland area, then the Owner/Developer shall submit proof of a 404 permit per the requirements of the United States Corps of Engineers.

The floodplains have been delineated for the site, indicating the approximate boundary of the 100 year floodplain. No development shall be allowed within the floodplain per the requirements of Section 4100 of the Development Code.

10. Wildlife

Mandatory bear-proof trash containers shall be used in all developments on the site.

11. Lighting

All external lighting shall be low level and shielded to confine all of the glare on-site.

12. Sign Control

Sign control within the PUD shall be regulated by the Owner/Developer and the Summit County Sign Review Commission. All signs must be approved by the Commission prior to construction.

13. Platting

A preliminary/final plat shall be submitted and approved prior to development. Any subdivisions within the PUD shall be in conformance with the County's Subdivision Regulations.

14. Site Plans

All development shall be subject to the requirements of the Summit County Land Use and Development Code regarding site plan review and approval prior to the issuance of building permits.

15. Development Phasing and PUD Review

Planned Unit Developments are flexible and changing zoning districts that allow creative and dynamic planning, both by the developers and the County. Unless otherwise waived by the Director of Planning, this PUD shall be reviewed every three years until build-out. The Owner/Developer shall be required to submit a detailed phasing plan prior to the issuance of any grading or excavation permits.

16. Landscaping/Buffering

The Riverpark PUD lies in a visually important gateway to the Town of Breckenridge and the Upper Blue basin as a whole. Therefore, the Owner/Developer agrees to submit a detailed landscaping plan, developed by a qualified landscape architect per the requirements of Section 3600 of the Summit County Land Use and Development Code, that substantially screens the development on Lot 7 from the Highway 9 corridor. Such landscaping may include a slight berm to County Grading and Excavation standards,

River Park PUD
January 8, 1996

and all landscaping shall be irrigated by a drip irrigation system. All landscaping materials shall be native to the region and of such bulk and mass to form a substantial screen between the highway and the roofs of the units. Landscaping within all developments shall be installed in accordance with a detailed landscaping plan approved by the County with each site plan review. Landscaping plans shall identify significant existing stands of trees and seek to protect existing trees where possible. The landscaping plan for Lot 7 shall be approved by Planning Department staff and the Upper Blue Planning Commission during site plan review.

17. Architectural Guidelines

The Owner/Developer shall submit architectural guidelines per the requirements of Section 3505.05 of the Summit County Land Use and Development Code. Such guidelines shall be submitted as a part of the first site plan review as required by this PUD and the Summit County Land Use and Development Code.

18. Housing Component

Units constructed on Lot 7 of the Riverpark PUD will be developed by Riverpark Estates LLC as 20 affordable units in accordance with the provisions of this section. No short-term rentals of less than six months will be allowed. This restriction will be a covenant running with the land and will be reflected in the deeds pertaining to these lots/units. The price per two and three bedroom units shall not exceed \$160,000 and \$180,000, respectively, subject to increases in the Cost of Construction Index of the Colorado Division of the Homebuilders Association. Prior to the issuance of the first Certificate of Occupancy (CO) on Lot 7, the Owner Developer shall develop a locals marketing program in consultation with the Summit County Housing Authority. Such a program shall require that the units be marketed exclusively to local residents for a minimum six month period from the issuance of the first CO. Any marketing which occurs prior to the first CO will be to locals as well.

19. Development on Steep Slopes

The Owner/Developer shall step the residences on Lot 6 down the hillside to avoid excessive cut and fill slopes that are foreign to the natural landform.

C. UTILITIES AND IMPROVEMENTS

1. Water System

Water will be provided by the Breckenridge Water District, or any subsequent successor to this district. Construction of all water lines and other improvements shall be in conformance with the rules and regulations of the District and the County.

2. Sewer System

Sanitary sewer service will be provided by the Breckenridge Sanitation District. Construction of all sewer mains and other improvements shall be in conformance with the rules and regulations of the District and the County.

River Park PUD
January 8, 1996

3. Access

Access within the development shall be provided by paved, private drives as shown in Exhibit B. BOCC Resolution Number 1984-43 mandates that access within the development shall be dedicated as a public road constructed to County Road and Bridge Standards. The applicant shall dedicate on the plat: (a) a 60 foot wide public right-of-way extending from the Riverpark Drive cul-de-sac to the east line of the Property, and; (b) a public right-of-way for any future road extension for accessing the property to the south. Moreover, all the roads and driveways shall meet the requirements of the Road and Bridge Standards to the satisfaction of the County Engineer. More importantly, the Owner/Developer shall apply successfully obtain a variance to the County's Road and Bridge Standards prior to preliminary plat approval.

Access shall be coordinated with the adjacent Ski and Racquet Club and the Colorado Department of Transportation. The applicant shall submit an access permit for Highway 9 from the CDOT prior to final plat approval. The Owner/Developer shall work with CDOT, Ski and Racquet Club and Summit Stage to determine the feasibility of developing a bus pullout off of the northbound lane of Highway 9 as a part of Lot 7's site plan review.

The Owner/Developer shall realign Riverpark Drive between Lots 6 and 8 to avoid excessive cut and fill slopes on Lot 6. The County shall consider decreasing the setback on Lot 8 if necessary to avoid excessive cut and fill slopes on Lot 6.

4. Fire Protection

Fire protection will be provided by the Red, White and Blue Fire Protection District. All construction within the PUD shall conform to the Uniform Fire Code currently adopted at the time building permits are requested.

The Colorado State Forest Service finds that there is dense lodgepole pine on most of the site. The County's Fire Mitigation Coordinator notes that this site probably has a high wildfire hazard rating. This rating could be lowered from high to moderate if trees are thinned to a spacing of about 12 feet (thin lodgepole pine stand to fuel type B). Given the high wildfire hazard rating, a vegetation management program shall be approved by the State Forest Service prior to approval of the final plat. Such a plan shall be implemented prior to the issuance of any certificates of occupancy.

D. GENERAL PROVISIONS

1. Enforcement

The provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

2. Breach of Provisions of PUD Designation

River Park PUD
January 8, 1996

If any time any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS 24-67-106(3)(b), unless such amendment is determined to be minor in nature.

5. Notices

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:

Board of County Commissioners
P.O. Box 68
Breckenridge, CO 80424

Notice to Owner/Developer:

Riverpark Estates, LLC
P O. Box 4030
Breckenridge, Colorado

All notices so given shall be considered delivered three days after the mailing thereof, excluding weekends or official holidays. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Riverpark Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for zoning planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Effective Date

River Park PUD
January 8, 1996

This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

8. PUD Review Requirements

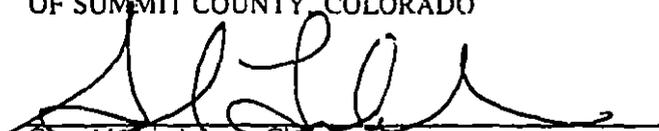
The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

9. Relationship to Original PUD Designation and Previous Amendments

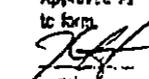
This PUD designation supersedes all previous PUD designations covering the real property included within this PUD. To the extent the provisions of this revised PUD designation are the same in substance to the provisions of earlier approved versions of this PUD designation, they shall be considered as continuations thereof and not new enactments.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

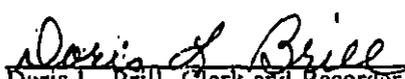
BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO



Gary M. Lindstrom, Chairman

Approved as
to form

LEGAL

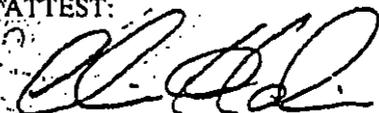
ATTEST:



Doris L. Brill, Clerk and Recorder



ATTEST:





Riverpark Estates, LLC

River Park PUD
January 8, 1996

APPROVAL OF AMENDMENTS

The foregoing document is the Riverpark Planned Unit Development Designation as approved and signed by the Summit County Board of County Commissioners on the 8th day of January 1996 and recorded at Reception No. _____ and as amended by the Summit County Board of County Commissioners as follows:

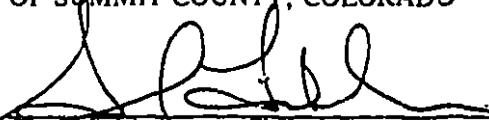
Resolution No.

Reception No.

The planned unit development document dated the 8th day of January, 1996, and recorded at Reception No. _____ and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Riverpark Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

Adopted this 8 day of January

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO



Gary M. Lindstrom, Chairman

ATTEST:



Doris S. Brill, Clerk and Recorder

EXHIBIT A

A TRACT OF LAND IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST, THE 10TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, AND BEING THAT TRACT OF LAND AS PREVIOUSLY DESCRIBED UNDER RECEPTION NUMBER 229259 OF THE SUMMIT COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF EAGLE RIDGE TOWNHOMES, A LEGAL SUBDIVISION FILED UNDER RECEPTION NUMBER 229894 IN THE SUMMIT COUNTY RECORDS BEING A POINT ON THE EAST RIGHT OF WAY OF BROKEN LANCE DRIVE, WHENCE A BRASS CAP BEING A TEN FOOT WITNESS CORNER OF OF THE WEST 1/4 CORNER OF SAID SECTION 6 BEARS N 73° 48' 56" E 1447.16 FEET; THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE TOWNHOMES FOR THE FOLLOWING TWO (2) COURSES:

- 1.) N 69° 39' 45" E 107.36 FEET;
- 2.) 50.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 19° 58' 03", A RADIUS OF 146.00 FEET, AND A CHORD BEARING N 41° 10' 13" W, 50.62 FEET TO THE SOUTHWEST CORNER OF SKI AND RACQUET CONDOMINIUMS, A LEGAL SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 167988 IN THE SUMMIT COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SKI AND RACQUET CONDOMINIUMS FOR THE FOLLOWING FIVE (5) COURSES;

- 1.) N 79° 27' 29" E, 700.54 FEET;
- 2.) S 10° 32' 31" E, 69.49 FEET;
- 3.) N 37° 12' 43" E 143.31 FEET;
- 4.) 190.73 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 34° 44' 40", A RADIUS OF 314.53 FEET, AND A CHORD BEARING N 19° 50' 25" E, 107.82 FEET;
- 5.) N 66° 17' 03" E, 38.92 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9;

THENCE ALONG SAID WESTERLY RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES:

- 1.) 767.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 42° 42' 47", A RADIUS OF 1030.00 FEET, AND A CHORD BEARING S 38° 09' 34" E 750.19 FEET TO A PIN AND CAP STAMPED L.S. 2816;
- 2.) S 50° 09' 32" E, 86.57 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6, AND ALSO BEING THE NORTHEAST CORNER OF PARCEL E, RECEPTION NUMBER 168707;

THENCE S 01° 17' 32" E ALONG SAID CENTERLINE A 330.00 FEET TO THE CENTERLINE OF THE BLUE RIVER, IDENTICAL TO THE NORTHEAST CORNER OF THAT TRACT OF LAND PREVIOUSLY DESCRIBED UNDER RECEPTION NUMBER 214764 IN THE SUMMIT COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF THE BLUE RIVER, IDENTICAL TO THE NORTHERLY BOUNDARY OF SAID TRACY RECORDED UNDER RECEPTION NUMBER 214764 FOR THE FOLLOWING SEVEN (7) COURSES:

- 1.) N 63° 44' 00" W, 209.60 FEET;
- 2.) N 74° 14' 00" W, 205.00 FEET;
- 3.) N 14° 16' 00" E, 62.00 FEET;
- 4.) N 18° 14' 00" W, 59.00 FEET;
- 5.) N 87° 44' 00" W, 98.00 FEET;
- 6.) S 69° 46' 00" W, 46.00 FEET;
- 7.) N 70° 14' 00" W, 77.87 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND PREVIOUSLY DESCRIBED IN BOOK 215 AT PAGES 159-163 OF THE SUMMIT COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 215 AT PAGES 159-163 FOR THE FOLLOWING TEN (10) COURSES:

- 1.) N 25° 42' 00" E, 96.12 FEET;
- 2.) N 56° 27' 51" W, 92.59 FEET;
- 3.) N 86° 07' 59" W, 28.92 FEET;
- 4.) N 65° 51' 36" W, 243.83 FEET;
- 5.) S 89° 38' 54" W, 56.74 FEET;
- 6.) N 60° 00' 46" W, 61.14 FEET;
- 7.) N 85° 46' 26" W, 97.10 FEET;
- 8.) S 71° 47' 29" W, 266.20 FEET;
- 9.) N 48° 35' 51" W, 57.01 FEET;
- 10.) S 62° 12' 19" W TO A POINT ON THE EAST RIGHT OF WAY OF SAID BROKEN LANCE DRIVE;

THENCE N 20° 20' 15" W ALONG SAID EAST RIGHT OF WAY OF SAID BROKEN LANCE DRIVE A DISTANCE OF 72.43 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - SURVEYOR'S CERT.

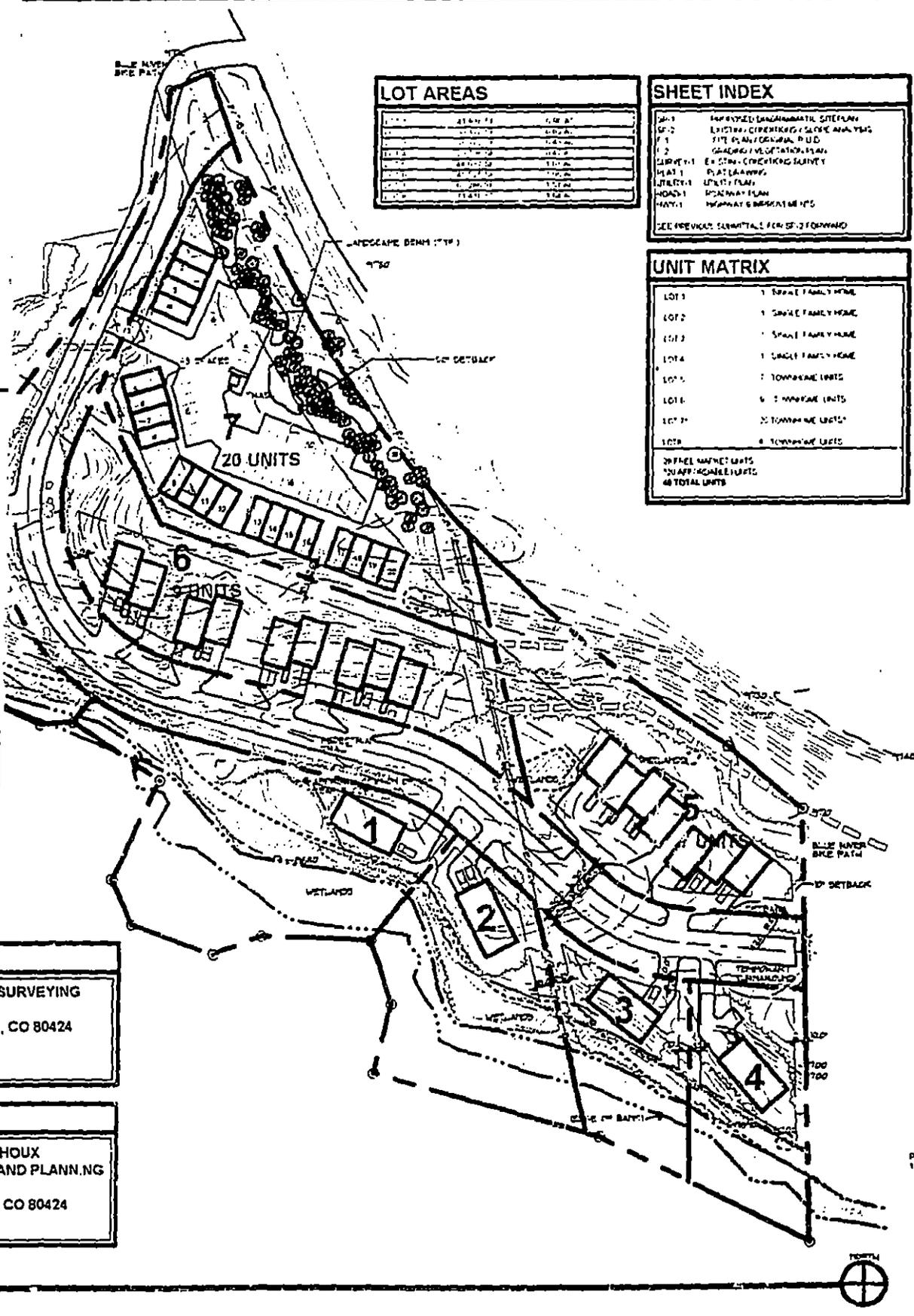
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ARCHITECTURE & PLANNING /A.I.A./P.C.

P.O. BOX 931, 168 EAST RIVERS, BRECKENRIDGE, COLORADO 80424 (303) 463-6888

#211
H/12/95
CYN. MPT

RIVER PARK - SUBDIVISION Exhibit A



LOT AREAS	
LOT 1	1.00 AC
LOT 2	1.00 AC
LOT 3	1.00 AC
LOT 4	1.00 AC
LOT 5	1.00 AC
LOT 6	1.00 AC
LOT 7	1.00 AC
LOT 8	1.00 AC
LOT 9	1.00 AC
LOT 10	1.00 AC
LOT 11	1.00 AC
LOT 12	1.00 AC
LOT 13	1.00 AC
LOT 14	1.00 AC
LOT 15	1.00 AC
LOT 16	1.00 AC
LOT 17	1.00 AC
LOT 18	1.00 AC
LOT 19	1.00 AC
LOT 20	1.00 AC

SHEET INDEX	
SP-1	PROPOSED ENGINEERING SITE PLAN
SP-2	EXISTING CIRCULAR & SLOPE ANALYSIS
F-1	SITE PLAN GENERAL P.U.D.
F-2	GRADING & VEGETATION PLAN
SRV-1	EXISTING CIRCULAR SURVEY
PLAT 1	PLAT 1/10/00
PLAT 2	PLAT 2/10/00
ROAD-1	ROADWAY PLAN
ROAD-2	ROADWAY & UTILITY PLAN
SEE PREVIOUS SUBMITTALS FOR SP-2 FORWARD	

UNIT MATRIX	
LOT 1	1 SINGLE FAMILY HOME
LOT 2	1 SINGLE FAMILY HOME
LOT 3	1 SINGLE FAMILY HOME
LOT 4	1 SINGLE FAMILY HOME
LOT 5	1 TOWNHOME UNITS
LOT 6	5 2 TOWNHOME UNITS
LOT 7	10 TOWNHOME UNITS
LOT 8	8 TOWNHOME UNITS
39 AFFORDABLE UNITS 20 AFFORDABLE UNITS 48 TOTAL UNITS	

REVISIONS	
JOB NO	27-0314
DATE	5/20/01
DRAWN BY	MLD
CHECKED BY	MLD

SURVEYING
E, CO 80424

HOUX
AND PLANNING
E, CO 80424

BAKER • HOGAN • HOUX
ARCHITECTURE & PLANNING / A.L.A./P.C.
P.O. BOX 911, 160 EAST ADAMS, BRECKENRIDGE, COLORADO 80424 (303) 451-6550

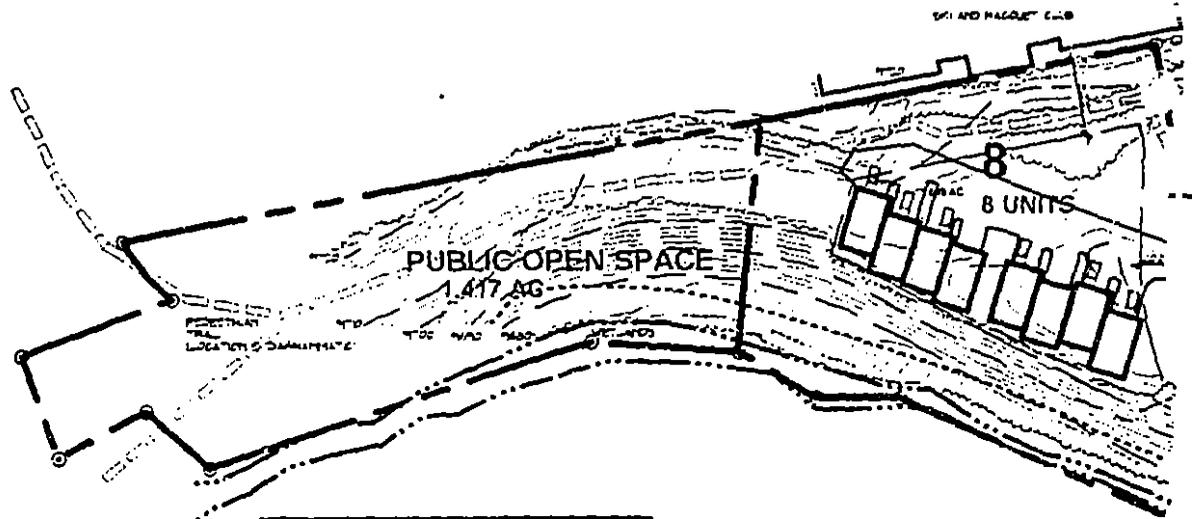
RIVERPARK SUBDIVISION

PUD MODIFICATION
10/1/00

SHEET NUMBER:
SP-1
OF

Exhibit B

LINE KEY	
	PROPERTY LINE
	EDGE OF IMPROVEMENT
	WETLANDS
	100 YEAR FLOOD PLAIN
	SETBACK
	FFO: PATH



- P.U.D. NOTES**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PLAN IS SUBJECT TO THE APPROVAL OF THE PLANNING AND ZONING COMMISSION.
 3. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
 4. THE PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
 5. THE PLAN IS SUBJECT TO THE APPROVAL OF THE DISTRICT ATTORNEY.
 6. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE ENGINEER.
 7. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE PLANNING COMMISSION.
 8. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE PLANNING BOARD.
 9. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE PLANNING BOARD.
 10. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE PLANNING BOARD.

CIVIL
F.L.O. ENGINEERING, INC.
 P.O. BOX 1659
 BRECKENRIDGE, CO 80424
 970-453-6394

SURVEYOR
ROB AN...
 P.O. BOX 13
 BRECK...
 970-453-63...
 FAX-453-1600

OWNER
RIVERPARK ESTATES, LLC
 P.O. BOX 4030
 BRECKENRIDGE, CO 80424
 970-453-2100

PLANNER
BAXER+H
ARCHITECTU
 P.O. BOX
 BRECK...
 970-453-6800

PROPOSED DIAGRAMMATIC SITE PLAN
 SCALE = 1"=50'