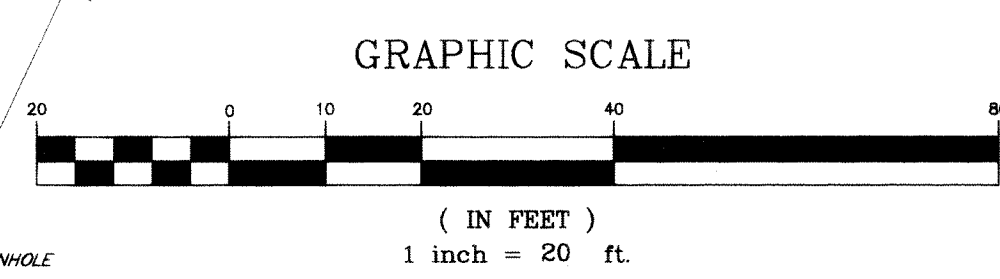


LEGEND

- = FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (L.S. 10847)
- = SET NO. 4 REBAR W/RED PLASTIC CAP PLS NO. 15242
- = SET P.K. NAIL IN ASPHALT
- SS = SANITARY SEWER LINE
- W = WATER LINE

NOTE: REFER TO THE PROTECTIVE COVENANTS FOR THE CROSSROADS FOR DESCRIPTION OF ACCESS AND PARKING CROSS EASEMENTS.



OWNER'S CERTIFICATE:
 KNOW ALL PERSONS BY THESE PRESENTS: THAT ZEPHYR FRISCO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 3, THE CROSSROADS, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 523173, TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO CONTAINING 3.598 ACRES OR 156,718 Sq. Ft., MORE OR LESS

UNDER THE NAME AND STYLE OF "THE CROSSROADS CONDOMINIUMS" HAS LAID OUT, PLATTED AND RESUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER, ZEPHYR FRISCO, LLC, HAS CAUSED ITS NAME TO HERETOBE BE SUBSCRIBED THIS 7 DAY OF MAY A.D. 1997
 ZEPHYR FRISCO, LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY: Steve Parry
 STEVE PARRY, AS MANAGER

ACKNOWLEDGEMENT:
 STATE OF COLORADO SS
 COUNTY OF SUMMIT
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1m DAY OF May 1997, BY STEVE PARRY AS MANAGER OF ZEPHYR FRISCO, LLC, A COLORADO LIMITED LIABILITY COMPANY
 WITNES: MY HAND AND OFFICIAL SEAL:
Ma F. Bid
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 5, 1998

TITLE COMPANY'S CERTIFICATE:
 Land Title Guaranty 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:
525649

DATED THIS 1st DAY OF May 1997
Maury J. Barnes
 AGENT

SURVEYOR'S CERTIFICATE:
 I, TERRY C. BARNES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE CROSSROADS CONDOMINIUMS WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ABOUNDING TO THE BEST OF MY KNOWLEDGE.
 STEEL REBAR MONUMENTS WERE SET AT ALL BOUNDARY CORNERS.
 DATED THIS 6th DAY OF May 1997
 SIGNATURE: Terry C. Barnes
 TERRY C. BARNES
 COLORADO REGISTRATION NO. 15242

Drawn LLB/TCB	Dwg 14288CD1	Project 14288CD1
Checked TCB	Date 04/25/97	Sheet 1 of 8
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

A CONDOMINIUM MAP OF
THE CROSSROADS CONDOMINIUMS
 LOCATED ON LOT 3, THE CROSSROADS
 SW 1/4 OF SEC. 26, T.5 S., R.78 W. OF THE 6th P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 SHEET 1 OF 8

APPROVAL BY THE TOWN COUNCIL:
 THE WITHIN CONDOMINIUM MAP OF "THE CROSSROADS CONDOMINIUMS" IS APPROVED FOR FILING THIS 6 DAY OF May 1997. THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

TOWN COUNCIL, FRISCO, COLORADO
 BY: Maury J. Barnes
 ATTEST: Maury J. Barnes
 TOWN CLERK

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:
 THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 14th DAY OF April 1997
Maury J. Barnes
 CHAIRMAN

MORTGAGE HOLDER CERTIFICATE:
Mountain North Bank DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.
 BY: Maury J. Barnes
 NAME: Maury J. Barnes
 TITLE: President

CLERK & RECORDER'S ACCEPTANCE:
 THIS PLAT WAS RECEIVED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 13 DAY OF May 1997 AND FILED FOR RECORD AT 11:11 P.M. UNDER RECEPTION NUMBER 538763
 SIGNATURE: Donna M. Reed BY: Donna M. Reed
 SUMMIT COUNTY CLERK AND RECORDER

THE CONDOMINIUM DECLARATION IS RECORDED AT RECEPTION NUMBER 538762
 THE PLAT FOR THE CROSSROADS IS RECORDED AT RECEPTION NUMBER 523173.
 THE PROTECTIVE COVENANTS FOR THE CROSSROADS ARE RECORDED AT RECEPTION NO. 523175.

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.

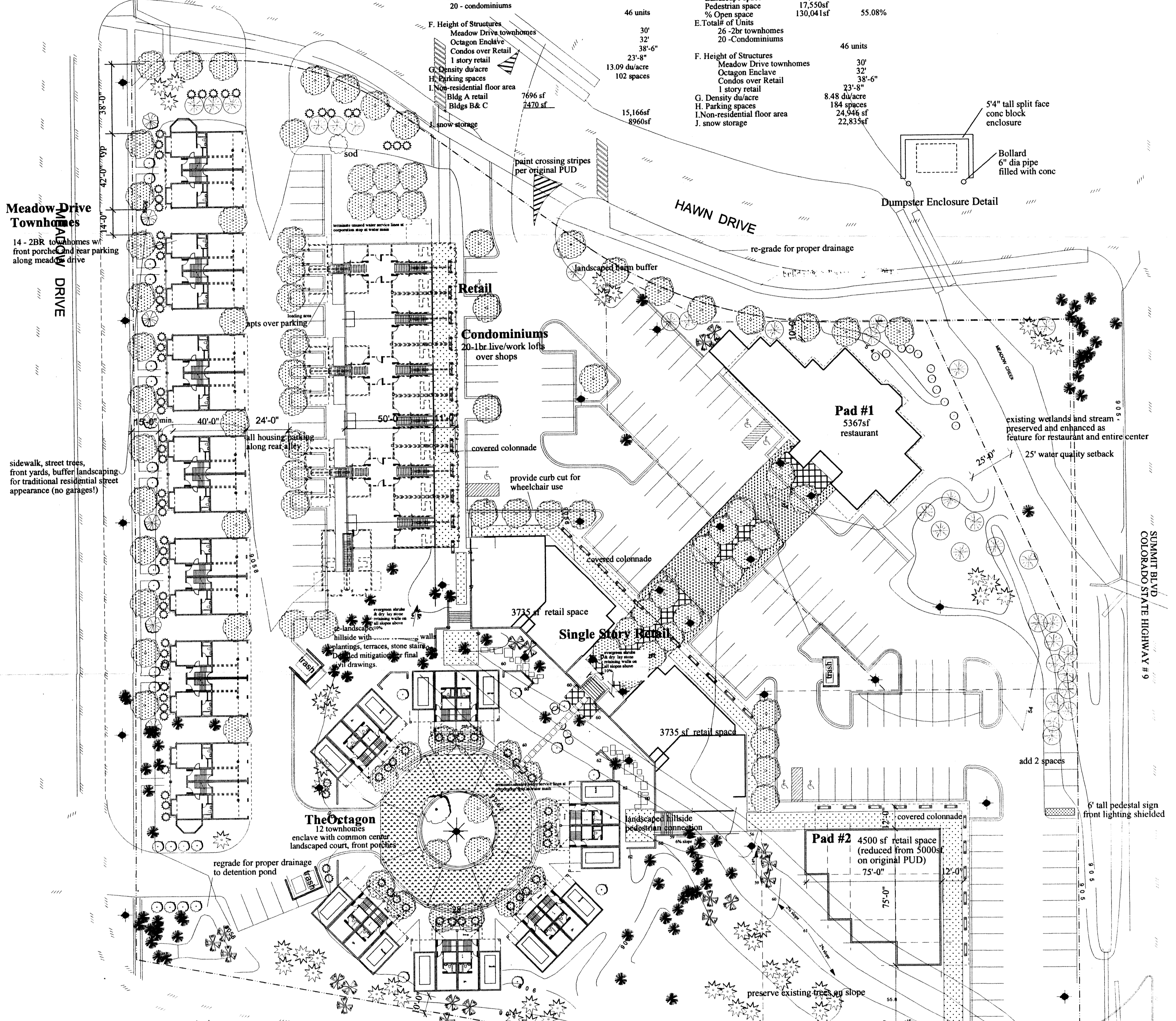
PAD #1	
A. Parcel size	44,000sf
B. Building Coverage	5,367sf
C.% Paved Area	13,317sf
D.	
Landscape space	23,916sf
Pedestrian space	1400sf
% Open space	25,316sf
E.Total# of Units	n/a
F. Height of Structures	23'-8"
G. Density du/acre	n/a
H. Parking spaces	38
I.Non-residential floor area	5055 sf
J. snow storage	11,775 sf

PAD#2	
A. Parcel size	39,000sf
B. Building Coverage	4500sf
C.% Paved Area	15,407 sf
D.	
Landscape space	16,693sf
Pedestrian space	2400sf
% Open space	19,093sf
E.Total# of Units	n/a
F. Height of Structures	23'-8"
G. Density du/acre	n/a
H. Parking spaces	44
I.Non-residential floor area	4500sf
J. snow storage	2,100sf

REMAINDER OF SITE (less pads #1)	
A. Parcel size	153,093 sf
B. Building Coverage	
Building A footprint	10,626 sf
Buildings B&C footprint	7,470 sf
Meadow Drive TH footprint	11,830sf
Octagon TH footprint	6,624 sf.
Total building coverage	36,550 sf
C.% Paved Area	20.2%
D.	
Landscape space	71,882sf
Pedestrian space	13,750sf
% Open space	85,632sf
E.Total# of Units	
26 -2br townhomes	46 units
20 -condominiums	
F. Height of Structures	30'
Meadow Drive townhomes	32'
Octagon Enclave	38'-6"
Condos over Retail	
1 story retail	23'-8"
G. Density du/acre	13.09 du/acre
H. Parking spaces	102 spaces
I.Non-residential floor area	7696 sf
Bldg A retail	2470 sf
Bldgs B& C	15,166sf
J. snow storage	8960sf

TOTAL SITE	
A. Parcel size	236,093 sf
B. Building areas (all floors)	
retail	15,166 sf
pads	9555 sf
Meadow townhomes	27,916 sf
14 x 1994 sf ea.	
Octagon townhomes	21,432 sf
12x 1786 sf ea.	
C. Condominiums	
Total floor area	18,709sf
Total building coverage	92,778 sf
C.% Paved Area	25.2%
D.	
Landscape space	112,491sf
Pedestrian space	17,550sf
% Open space	130,041sf
E.Total# of Units	
26 -2br townhomes	46 units
20 -Condominiums	
F. Height of Structures	30'
Meadow Drive townhomes	32'
Octagon Enclave	38'-6"
Condos over Retail	
1 story retail	23'-8"
G. Density du/acre	8.48 du/acre
H. Parking spaces	184 spaces
I.Non-residential floor area	24,946 sf
J. snow storage	22,835sf

PARKING CALCULATIONS	
26-2BR townhomes x 2cars / unit =	52 spaces
20- 1BR condos 2.0 cars/unit=	40 spaces
visitors 1:5 units	9.2 spaces
1 restaurants @ 4830 gross sf x 4/1000	19.32 spaces
retail Pad #2 @ 4500 sf x 1/350sf	12.85 spaces
15,166 sf retail x 1/350 sf =	43.33 spaces
7 Medical Exam rooms @ 1/room	7 spaces
	183.7 spaces required
	184 spaces provided



- LEGEND Quantities per plan**
- 4' or larger conifer to be removed
 - 4' or larger lodgepole pine existing to remain [88 count] (Pinus contorta "latifolia")
 - 4'-5' Lodgepole Pine (Pinus contorta "latifolia") new [45 count]
 - 4'-5' Colorado Spruce (Picea pungens) new [38 count]
 - 2'-3" dia. Narrowleaf Cottonwood (Populus angustifolia) [97 count]
 - 2'-3" dia. Thinleaf Alder (Alnus tenuifolia) [7 count]
 - 2'-3" dia. Chokecherry (Prunus virginiana) [26 count]
 - 2" dia. Quaking Aspen (Populus tremuloides) [27 count]
 - 5 Gal. Common Juniper (Juniperus communis) shrubs [130 -140 count]
 - feature plaza paving (other than concrete walks and stairs)
 - Groundcover & perennials to be variety of Xeric species including: Native white Yarrow, Fireweed, Fernleaf Fleabane, Pentstemon, Thyme, Kinnikinnick, Buffalo grass.
 - No irrigation is contemplated at this time
 - No trees shall be removed from site except within a 5' perimeter around all buildings, drives, and parking areas.

OWNERS CERTIFICATE:
 Know all persons by these presents, that Zephyr Frisco LLC a Colorado limited liability Company, being the owner of the land described as follows:
 These parcels of land located at the southeast corner of the Meadow Creek Subdivision according to the plat recorded at reception no. 17850, Town of Frisco, State of Colorado, and shown on said plat as "commercial area", Fire Sta. site 0.184 acres" and "dedicated land 0.167 acres" and together, containing 5.4199 acres more or less.
 Under the name and style of "The Crossroads Condominiums" has laid out, platted and resubdivided same as shown on this P.U.D. and by these presents does hereby dedicate to the perpetual use of the Town of Frisco, State of Colorado, the streets, alleys, roads, and other public areas as shown hereon and on the above-referenced recorded plat, and hereby dedicates those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon and on the plat. In witness whereof, the said Owner, Zephyr Frisco LLC has caused its name hereunto to be subscribed this _____ day of _____, A.D. 1997.
 Zephyr Frisco, LLC, a Colorado limited liability company.

by: _____
 Steve Parry, Manager
ACKNOWLEDGEMENT:
 State of Colorado
 County of Summit
 The foregoing instrument was acknowledged before me this _____ day of _____, 1997 by Steve Parry as Manager of Zephyr Frisco LLC, a Colorado limited liability company.
 Witness my hand and official seal:
 Notary Public
 my commission expires _____

TITLE COMPANY'S CERTIFICATE:
 _____ title company does hereby certify that it has examined the title of 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 _____, 1997

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:
 The planning Commission of the Town of Frisco, Colorado does hereby authorize and approve this P.U.D. of the Crossroads Condominiums at a meeting of said Commission held _____ day of _____, 19____.

Chairman _____
 _____ does hereby certify that they have examined this P.U.D. as lender for this project and does hereby approve this P.U.D.
 Name _____ Title _____

APPROVAL BY THE TOWN COUNCIL:
 The within P.U.D. plan of the "Crossroads Condominiums" is approved for filing this _____ day of _____, 19____, the dedication of public ways shown hereon and in the above-referenced plat will not be accepted until said public ways have been satisfactorily completed to the Town's specifications by the subdivider. Upon such satisfactory compliance, the Town Council shall adopt a resolution accepting said dedication of public ways and duly record such acceptance.
 Town Council, Frisco, Colorado,
 by: _____ attest: _____
 Mayor _____ Town Clerk _____

CLERK & RECORDER'S ACCEPTANCE:
 This P.U.D. was accepted for filing in the office of the Summit County Clerk and Recorder on this _____ day of _____, 19____, and filed for record at _____ M., _____ under reception number _____
 signature _____ by _____
 Summit County Clerk & Recorder Deputy

The Condominium Declaration is recorded at reception number _____
 The plat for the Crossroads is recorded at reception number 523173.
 The Protective Covenants for the Crossroads are recorded at reception number 523175.

The Crossroads
 Frisco, Colorado
 Revised PUD Plan

Zephyr Frisco
 POBox 5255, Frisco, CO. 80443-5255
 970-468-5708
 Paul Anthony Saporito, Architect
 Architecture - Urban Design
 303-443-8605

3 May 1996

revised November 20, 1998, eliminate 2 units north of Bldg. "A" and 2 units behind bldgs "B" & "C", recalculate stats reflecting roof overhang at pad #1

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
	14	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	5 GAL.	YES
	15	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	5 GAL.	YES

GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADS, AND CURBS AND GUTTERS THAT MAY AFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
- EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ADJUSTMENTS OF PROPOSED WORK SHALL BE APPROVED BY LANDSCAPE ARCHITECT. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. CALL UNDERGROUND LOCATES 1 WEEK PRIOR TO PLANTING.
- PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE INFORMATION.
- LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THE CONTRACT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN CRITERIA AS NOTED BY THE DRAWING OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, DELETIONS, ADDITIONS, OR ALTERATIONS TO THE DRAWINGS OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK AND PARTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
- A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE ARCHITECT.
- GRUB OUT SOIL AND DEBRIS TO A MINIMUM DEPTH OF 4" BELOW PARKING SURFACE OR EXISTING CURB AT ALL PROPOSED WORK AREAS.
- AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
- OWNER OR AUTHORIZED REPRESENTATIVE MAY COMPLETE PORTIONS OR ALL OF APPROVALS AND WORK OUTLINED IN NOTES IN LIEU OF LANDSCAPE ARCHITECT.

PLANTING NOTES & SPECIFICATIONS:

- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. QUANTITIES SHOWN ON THE PLANTING LEGEND ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED WITHIN THE LEGEND(S).
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE NEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. NEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS, BEFORE BEGINNING WORK.
- PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES & PESTS.
- ALL CONTAINERIZED PLANTS NEED TO BE TO EDGE OF CONTAINER & HOLD ROOT BALL TOGETHER.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE MOISTENED.
- ALL PLANT MATERIAL SHALL BE PLACED IN PITS HAVING A MINIMUM DIAMETER OF 150 PERCENT OF THE PLANTS TOTAL ROOT BALL OR CONTAINER VOLUME.
- ALL SHRUB BEDS SHALL BE MULCHED WITH TWO (2) INCHES SHREDDED BARK MULCH THROUGHOUT ENTIRE BED. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEWLY PLANTED SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH BIOSOL MIX ALL-PURPOSE FERTILIZER PER MANUFACTURER'S SPECIFICATIONS. FERTILIZER TO BE MIXED IN WITH BACKFILL.
- ALL COBBLE AREAS IN PARKING ISLANDS SHALL BE SEPARATED FROM ADJACENT PLANTING BEDS WITH EDGING. EDGING SHALL BE 1/2" X 4" BLACK STEEL ROLL TOP, TACKED IN PLACE WITH THREE (3) INCH EDGING PINS SPACED EVENLY PER 10' SECTION OF EDGING. OVERLAY EDGING BY 1/4" & SECURE OVERLAPPING SECTIONS WITH 2 PINS. EDGING SHALL NOT PROTRUDE ABOVE SURROUNDING FINISHED GRADE BY MORE THAN 1/8".
- ALL PLANTING SHALL BE COMPLETED DURING THE NORMAL GROWING SEASON. NO PLANTING SHOULD OCCUR DURING INCIDENT OR FREEZING WEATHER.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL, NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. IF TOPSOIL IS NEEDED FROM OFFSITE, THE TOPSOIL AND COMPOST ARE TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE PRIOR TO DELIVERY. SPREAD TOPSOIL TO A DEPTH OF 3" TO ESTABLISH ALL SHRUB BEDS. A DEPTH OF 1" FOR THE AVOIDED BACKFILL OF ALL NEW SHRUBS.
- DISTURBED AREAS AND BARE SPOTS AT DETENTION POND SHALL BE OVER-SEED WITH NATIVE GRASS SEED MIX WITH THE FOLLOWING MIX AT A RATE OF LBS. PER 1000 S.F.:
20% SLENDER WHEATGRASS
20% MOUNTAIN ERGHE
15% GREEN NEEDLEGRASS
15% THICKSPIKE WHEATGRASS
10% ROCKY MOUNTAIN FESCUE
5% BLUE GRAMA
5% INDIAN RICE GRASS
5% SANDBERG BLUEGRASS
5% BOTTLEBRUSH SOURRELTAIL
- LANDSCAPE CONTRACTOR SHALL SUBMIT THE COMPANY'S WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL, INCLUDING LABOR, DUE TO THE SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE-YEAR FOLLOWING THE PLANT'S INSTALLATION. NURSERY STOCK IS NOT GUARANTEED AGAINST FLOOD, OWNER NEGLIGENCE, VEHICULAR OR LAWN MOWER DAMAGE, STORM DAMAGE, THEFT OR ANIMAL DAMAGE (DOMESTIC OR WILDLIFE).
- CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF EXISTING LANDSCAPED AREA, DAMAGE INCURRED IS TO BE REPAIRED AT THE CONTRACTOR'S COST.

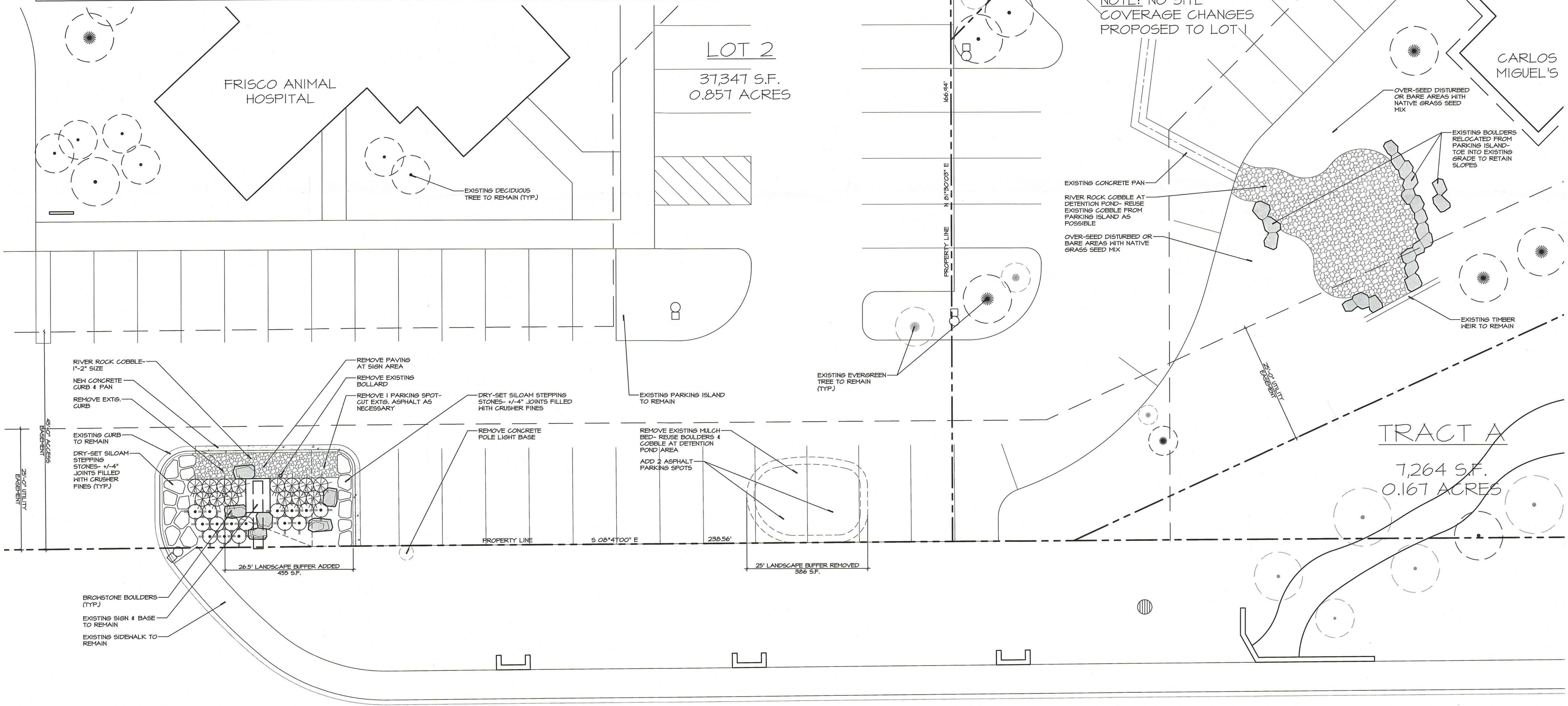
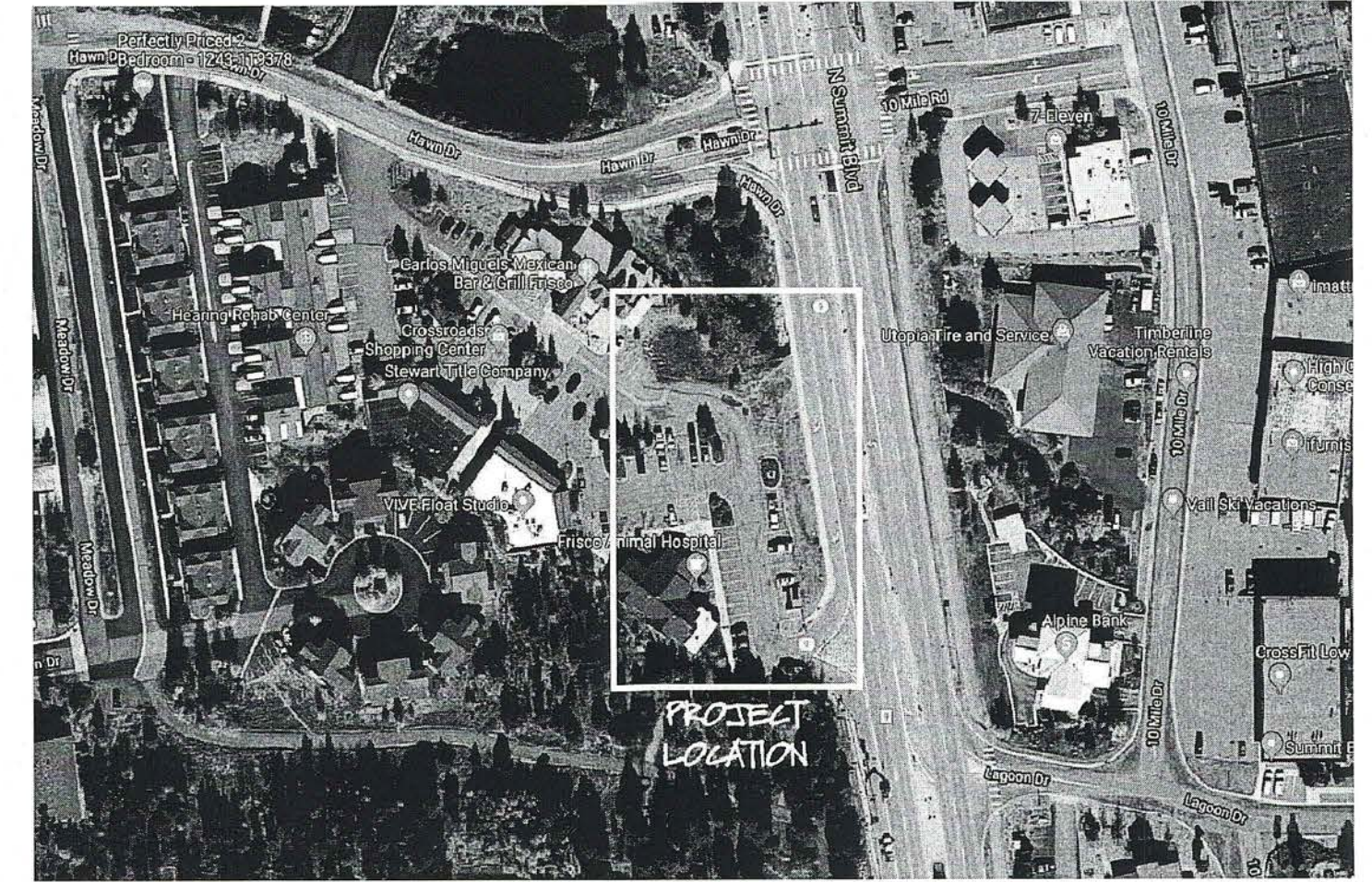
IRRIGATION NOTES & SPECIFICATIONS:

- AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW SHRUBS.
- FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
- LAYOUT OF IRRIGATION SHALL BE FIELD ADJUSTED TO AVOID INTERFERENCE W/ ROAD & FLOWING.
- LATERAL PIPES SHALL BE BURIED 6"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVE/DISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
- INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
- VALVE BOX LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
11. LEAK TEST, AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
12. OPERATIONAL TEST, AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
13. TEST AND ADJUST CONTROLS AND SAFETIES, REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.

LOT COVERAGE CALCULATIONS

LOT 2	37,347 s.f. (0.8570 acres)
ZONING: MIXED-USE	(60% LOT COVERAGE)
EXISTING LOT COVERAGE	22,140 s.f. (54.98%)
PROPOSED LOT COVERAGE	22,263 s.f. (54.98%)
EXISTING PARKING SPACES	44
PROPOSED PARKING SPACES	45

NOTE: NO CHANGES TO LOT 1 COVERAGE PROPOSED.

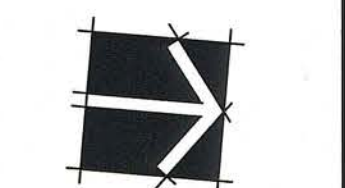


Post Office Box 2134
Engle, Colorado 81631
P: 970.946.3286
F: 970.328.6084

Crossroads
Lots 1 & 2, Crossroads Subdivision
Frisco, Colorado

13 September 2018
16 May 2019
1 July 2019

Title: PHASE 1: SITE & LANDSCAPE PLAN



Scale: 1" = 10'

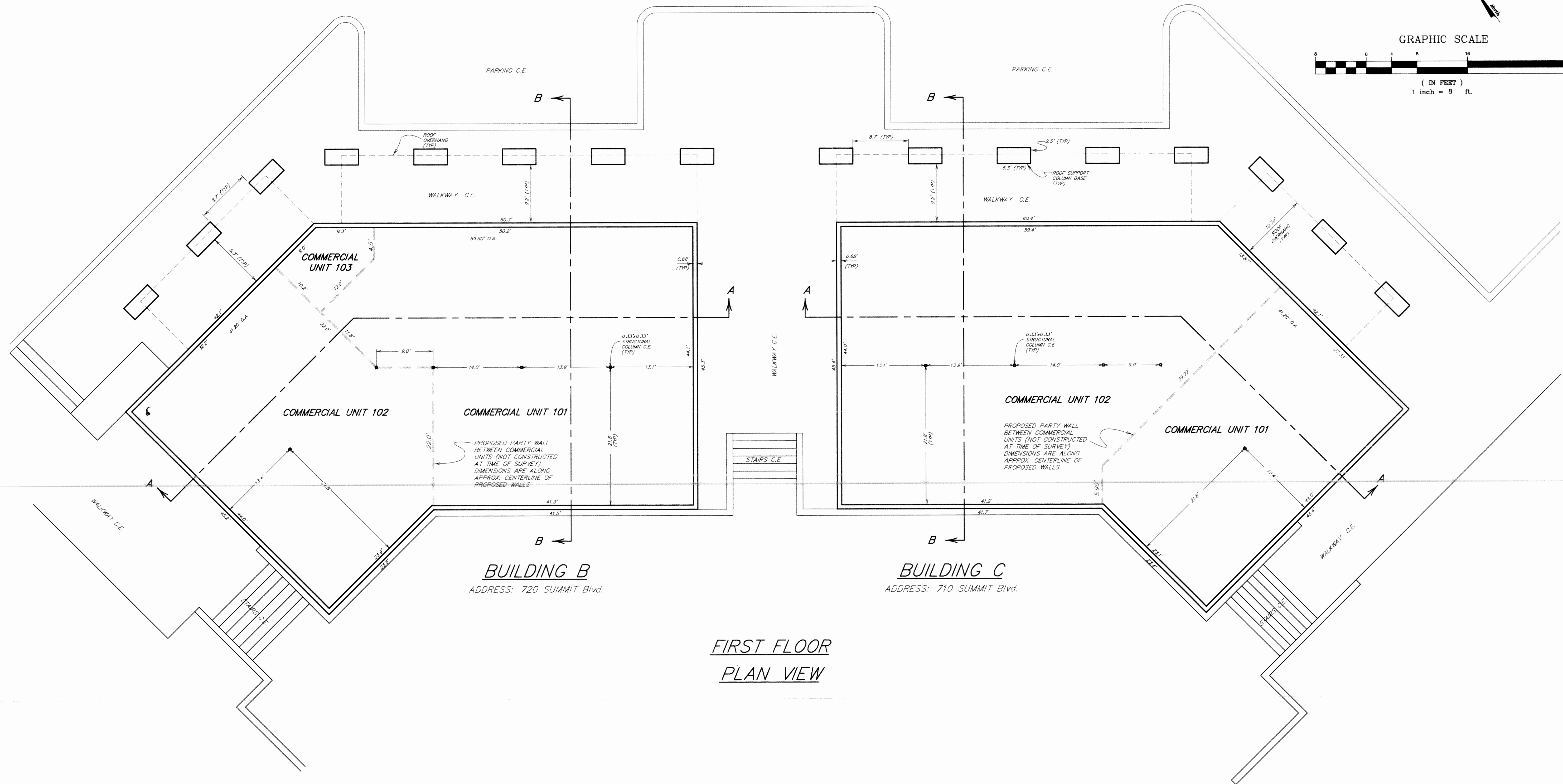
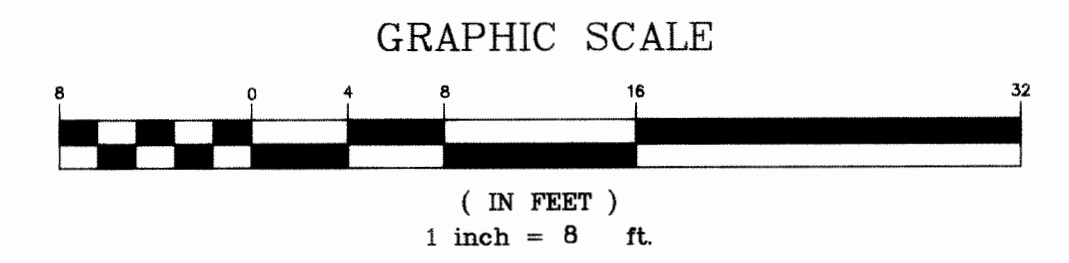
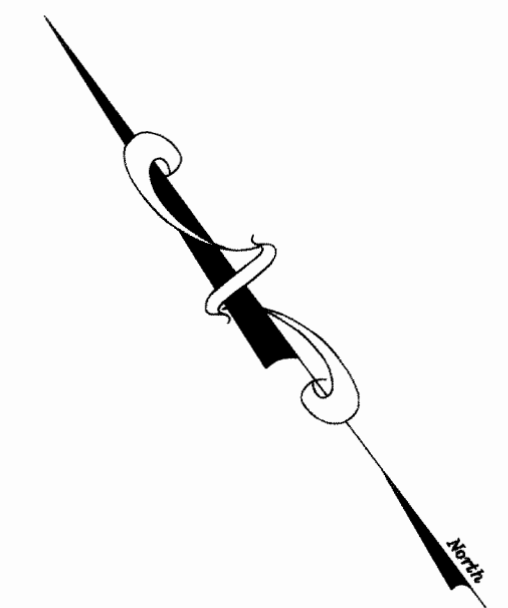
Sheet: L1

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SUMMIT BLVD



A CONDOMINIUM MAP OF
THE CROSSROADS CONDOMINIUMS
 LOCATED ON LOT 3, THE CROSSROADS
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 SHEET 7 OF 8
COMMERCIAL BUILDINGS B AND C



Drawn RLB	Dwg 14288CD7	Project 14288-405
Checked TCB	Date 02/27/97	Sheet 7 of 8
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

A CONDOMINIUM MAP OF
THE CROSSROADS CONDOMINIUMS

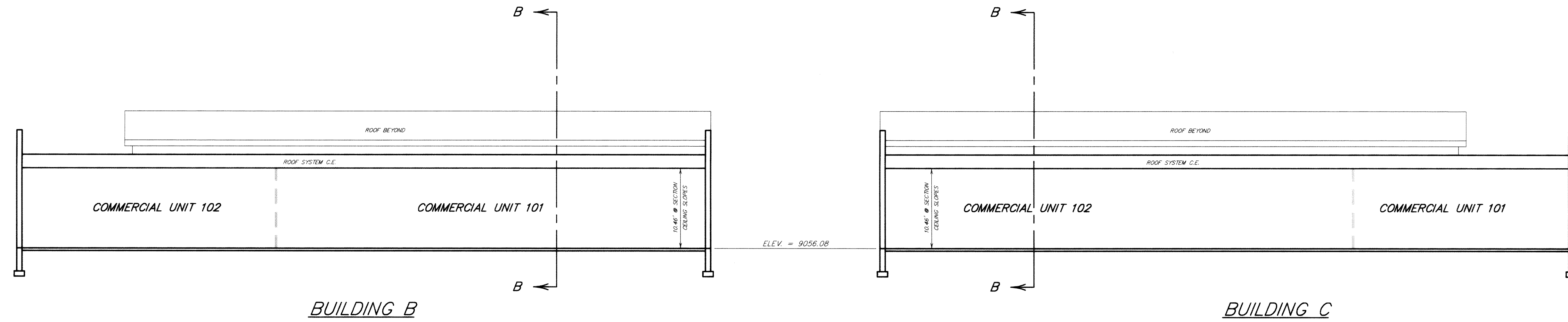
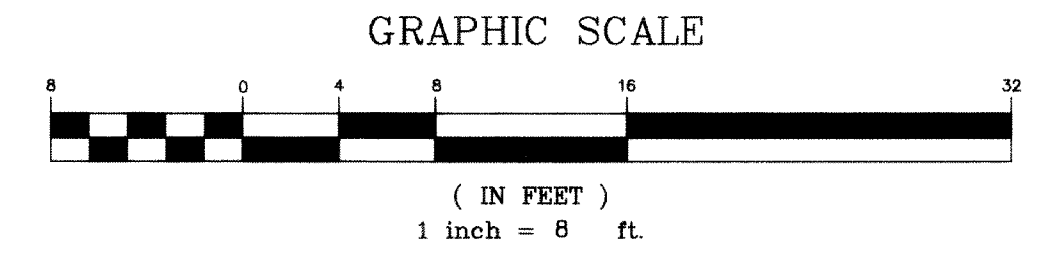
LOCATED ON LOT 3, THE CROSSROADS

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

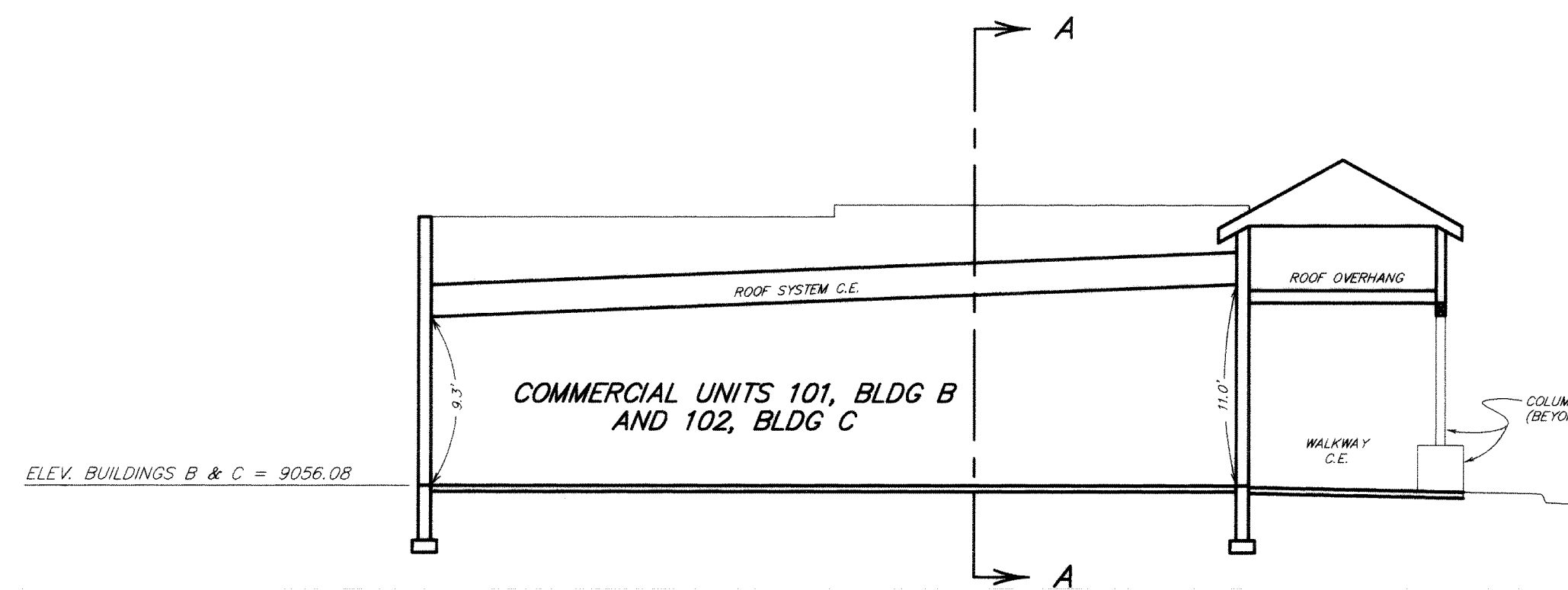
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COMMERCIAL BUILDINGS B AND C

VERTICAL SECTIONS



SECTION A-A



SECTION B-B

Drawn RLB	Dwg 1428BCD8	Project 1428B-405
Checked TCB	Date 02/27/97	Sheet 8 of 8
 RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		