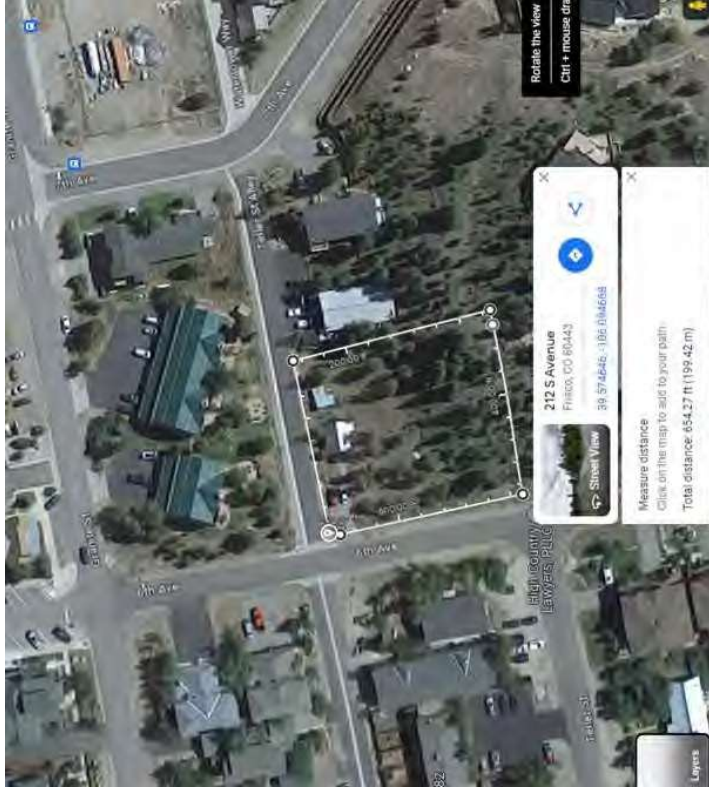


CROW'S NEST SKETCH PLAN AND MAJOR DEVELOPMENT APPLICATION

MARCH ___ 2024





CROW'S NEST

March , 2024

The Feldman Group, Ltd. (Kyle and Lawrence Feldman) is hereby applying for a Sketch Plan and Major Site Plan Development Plan for 212 S. 6th Avenue to combine Lots 1 and Lots 13-18 Block 17 Amended Frisco Town Site (21,000 square feet) and build 5 town home residences in 2 duplex buildings and 1 single family detached building. The 1935 log cabin will be moved or demolished. The project will be a blend of old and new with matching buildings that blend into the neighborhood by using stone reminiscent of historic Frisco and a recycled wood siding from the site.

UDC Compliance

- RH density allows 16 units to acre with 8 allowed on 0.48 acres. Applicant is proposing 5 density units.
 - Maximum height with varying roof lines and no higher point than UDC allowed 35-feet
 - 20-foot setback on Teller Street Alley and 10/10/10 or more at side and rear yards
 - 40.6% lot coverage with private yards where UDC would allow 55%.
 - 1098 square feet of snow storage to meet 570 square feet required.
 - Many saved existing mature pine and aspen trees and new plantings in limited and common areas.
- No slope disturbance from new landscape .
- 3 car garages with 1 space per bedroom and UDC compliant driveway separations.
 - Bulk Plane met except for less than 350 foot deviation allowed by UDC for architectural relief.

Attached are proposed site plan, grading plan, drainage plan, utility plan, snow storage plan, landscape plan, 3D architectural renderings, elevations, floor plans, bulk plane illustrations, and materials plans.

Applicant: The Feldman Group, Ltd. (Kyle and Lawrence Feldman)-2971 Fall River Road, Idaho Springs, Colorado 80452, 303-906-5353, larryf7@comcast.net.

Project Facilitator and consulting Architect: James Junge, 970-409-9032

Construction Manager: Concept 30, Inc., Bernard Weber, 970-390-6902, bweber@concept30.com

Structural Engineer: CTL Thompson

Civil Engineer: Rob Goss, Marcin Engineering, Box 1062 Avon, Colorado, 970-748-0274, rob@marcinengineering.com

180-3.7 Residential High Density (RH) District

180-3.7.1. PURPOSE

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

180-3.7.2. DISTRICT STANDARDS

A. Dimensions

See Figure 3-E and Sections 180-3.16 and 180-3.17.

B. Development Standards

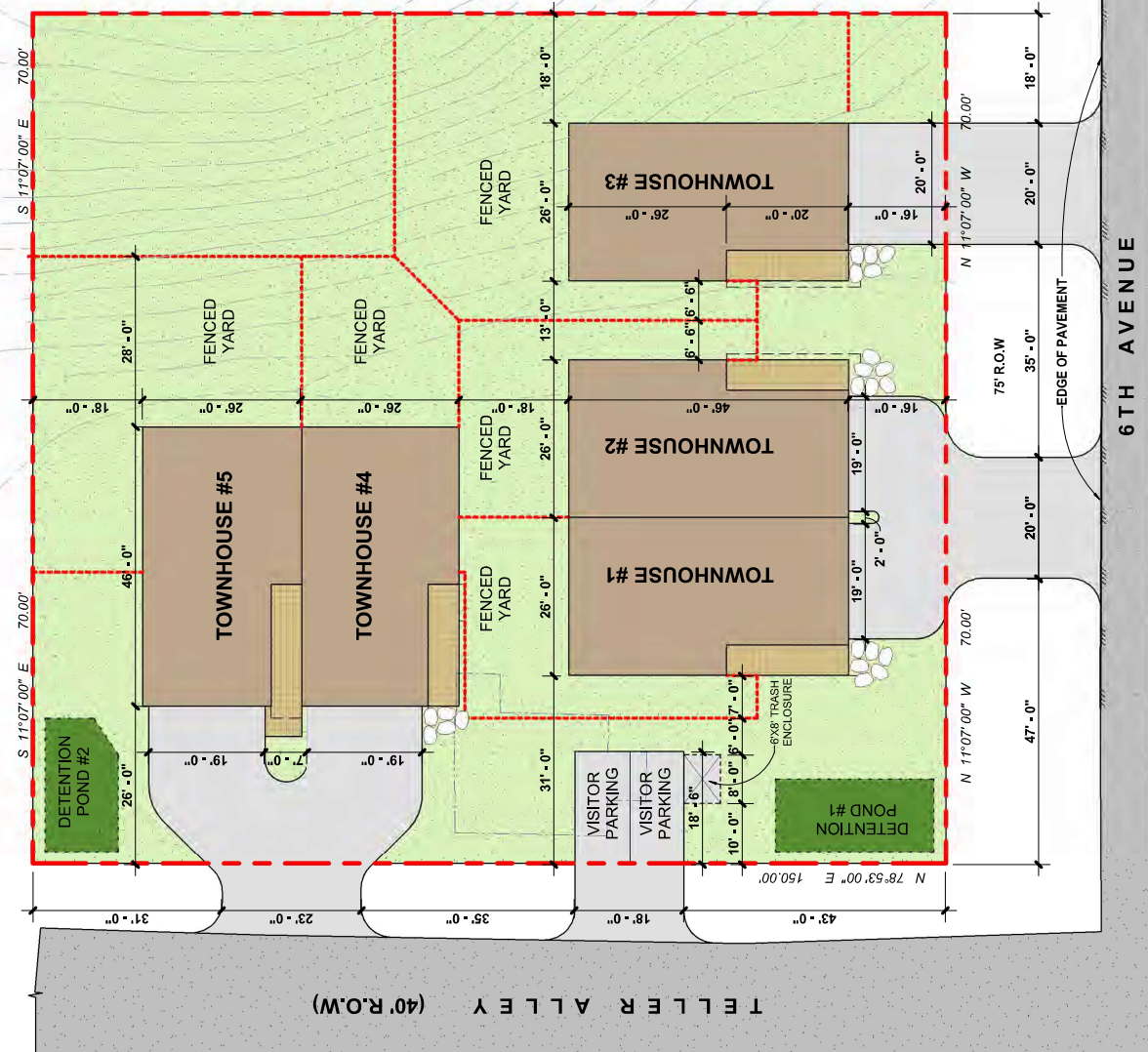
1. All residential development is subject to the Residential Development Standards in Section 180-6.22.
2. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-5: RH DISTRICT
DIMENSIONAL STANDARDS

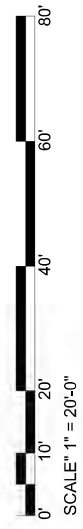
PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	35 ft.



CROW'S NEST
FRISCO,
COLORADO
80443
FELDMAN
DEVELOPMENTS



JOB NUMBER: 19025.00
DATE: 02/27/2024
SITE PLAN
A01



5 TOWNHOUSE - SITE PLAN
1" = 20'-0"



ENGINEERING ASSOCIATES, P.C.
 1000 W. 10TH AVENUE, SUITE 200
 BOULDER, COLORADO, 80502
 (303) 442-5468, (303) 442-4762 FAX

CROW'S NEST

FRISCO,
 COLORADO
 80443

FELDMAN
 DEVELOPMENTS

Building
 DRIVE
 DRIVE & PARKING
 PARKING
 TRASH
 OPENSAPCE



Area Schedule 3 (Lot Coverage)		
Name	Area	%
OPENSAPCE	12,599 ft ²	60.0%
OPENSAPCE	52 ft ²	0.2%
OPENSAPCE	10 ft ²	0.0%
Building	12,661 ft ²	60.3%
Building	2,422 ft ²	11.5%
Building	1,196 ft ²	5.7%
Building	2,392 ft ²	11.4%
DRIVE	320 ft ²	1.5%
DRIVE	620 ft ²	3.0%
DRIVE & PARKING	1,009 ft ²	4.8%
PARKING	333 ft ²	1.6%
TRASH	48 ft ²	0.2%
Grand total	8,339 ft ²	39.7%
MAXIMUM LOT COVERAGE:	21,000 ft ²	100.0%

PROPOSED LOT COVERAGE: 40.6%
 (MEET THE TOWN CODE REQUIREMENT)

JOB NUMBER: 19025.00
 DATE: 02/27/2024
 LOT COVERAGE



LOT COVERAGE
 1" = 20'-0"

A02



CROW'S NEST

FRISCO,
COLORADO
80443

FELDMAN
DEVELOPMENTS

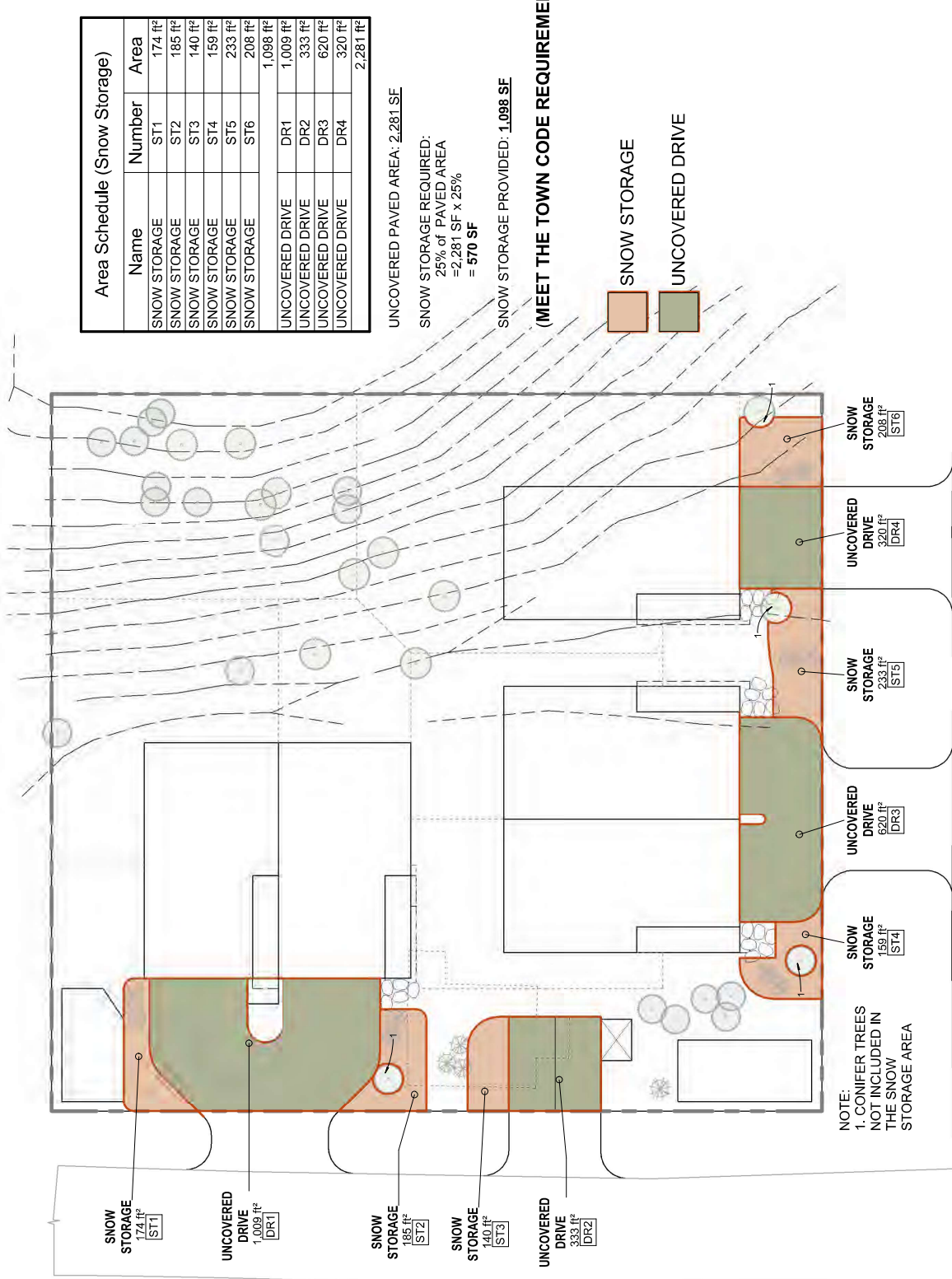
Area Schedule (Snow Storage)		
Name	Number	Area
SNOW STORAGE	ST1	174 ft ²
SNOW STORAGE	ST2	185 ft ²
SNOW STORAGE	ST3	140 ft ²
SNOW STORAGE	ST4	159 ft ²
SNOW STORAGE	ST5	233 ft ²
SNOW STORAGE	ST6	208 ft ²
UNCOVERED DRIVE	DR1	1,009 ft ²
UNCOVERED DRIVE	DR2	333 ft ²
UNCOVERED DRIVE	DR3	620 ft ²
UNCOVERED DRIVE	DR4	320 ft ²
		2,281 ft ²

UNCOVERED PAVED AREA: 2,281 SF

SNOW STORAGE REQUIRED:
25% of PAVED AREA
= 2,281 SF x 25%
= 570 SF

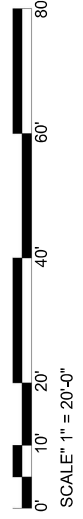
SNOW STORAGE PROVIDED: 1,098 SF

(MEET THE TOWN CODE REQUIREMENT)



JOB NUMBER: 19025.00
DATE: 02/27/2024
SNOW STORAGE

A03



SNOW STORAGE

1" = 20'-0"



EST ASSOCIATES, P.C.
 1000 W. 14TH AVENUE, SUITE 100
 BOULDER, COLORADO, 80502
 (303) 442-5468, (303) 442-7161 FAX

CROWS' NEST

FRISCO,
 COLORADO
 80443

FELDMAN
 DEVELOPMENTS

LOT AREA: 21,000 SF
 ONE TREE PER 875 SF
 ONE SHRUB PER 1,500 SF
 21,000 SF / 875 SF = 24 TREES REQUIRED
 21,000 SF / 1,500 SF = 14 SHRUBS REQUIRED

TREES PROVIDED:

CONIFERS TREES:
 REMAIN EXISTING PINE TREES, SPROUS TREES
 AND FIR TREES: MORE THAN 30 TREES

SHRUBS PROVIDED: 14
 FIVE GALLON:

EXISTING MORE THAN 30 TREES TO REMAIN. SITE
 VERIFY CONDITION AND SIZE. SPECIES INCLUDE
 BUT NOT LIMITED

- SPRUCE TREE
- FIR TREE
- PINE TREE
- TREE DIAMETER
PER 2019 RANGE WEST SURVEY

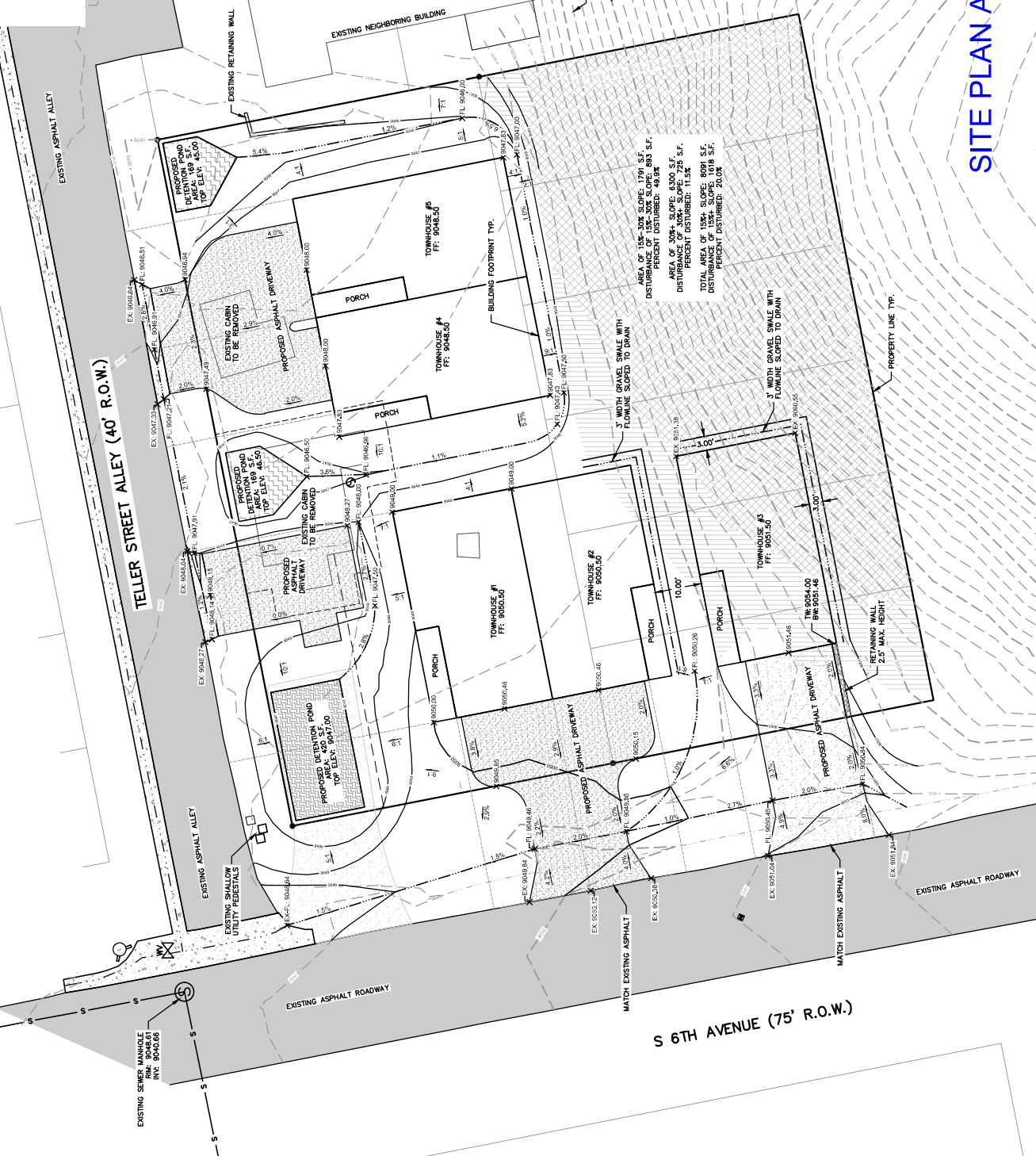
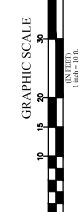
SHRUB 5-GALLON 14 PROVIDED

JOB NUMBER: 19025.00
 DATE: 02/27/2024
 LANDSCAPE PLAN

A04



LANDSCAPE PLAN
 1" = 20'-0"



AREA OF 15% - 30% SLOPE: 1791 S.F.
 DISTURBANCE OF 15% - 30% SLOPE: 863 S.F.
 AREA OF 10% - 15% SLOPE: 1326 S.F.
 DISTURBANCE OF 10% - 15% SLOPE: 729 S.F.
 TOTAL AREA OF 15%+ SLOPE: 3117 S.F.
 DISTURBANCE OF 15%+ SLOPE: 1592 S.F.

EXISTING 15% - 30% SLOPE
 EXISTING 10% - 15% SLOPE
 EXISTING 30%+ SLOPE

EXISTING MINOR CONTOUR TYP.
 EXISTING MAJOR CONTOUR TYP.

SITE PLAN AND TOPO

NOT FOR CONSTRUCTION

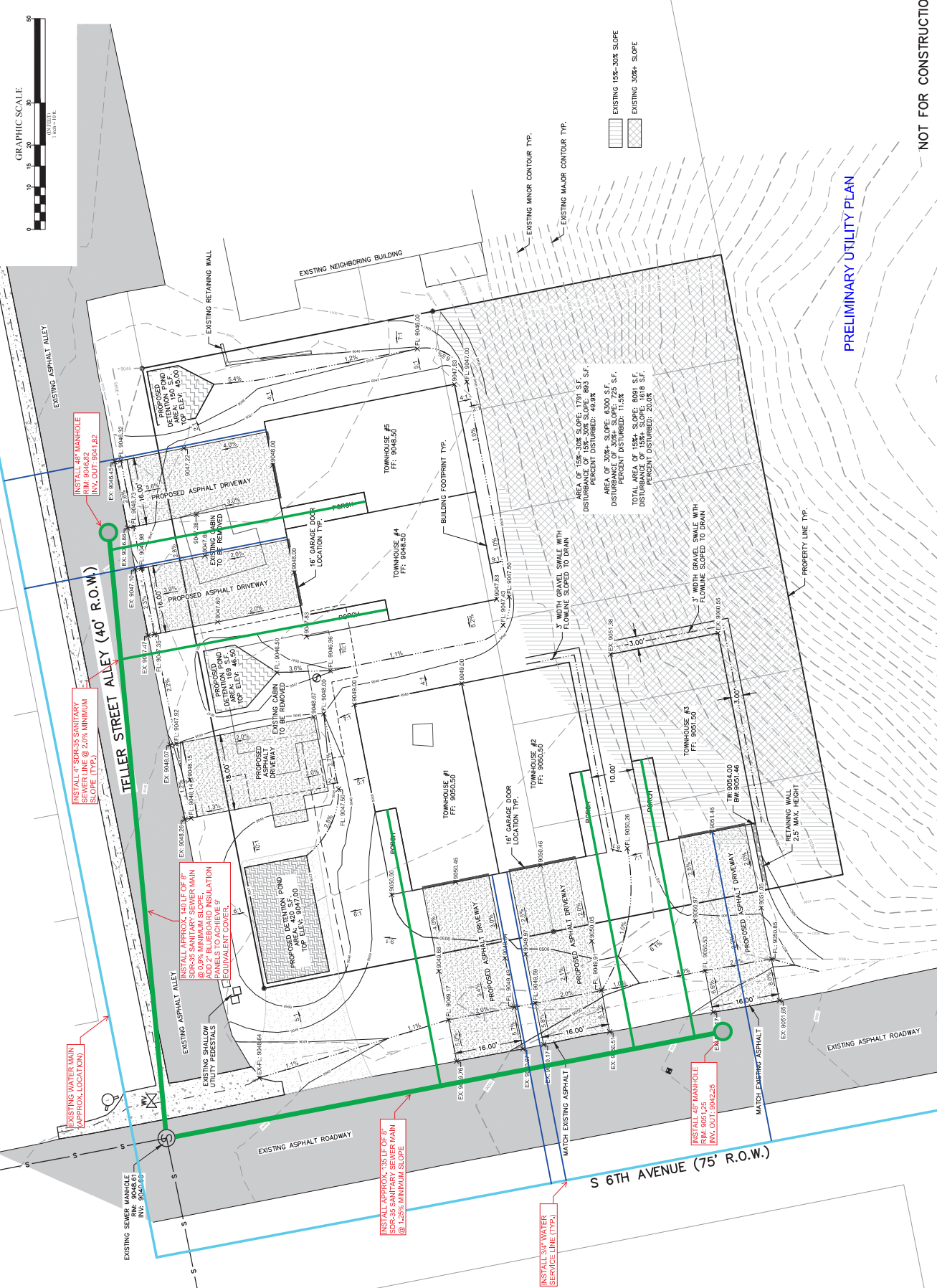
MARGIN ENGINEERING LLC
 130 SKI HILL ROAD, #235
 BRECKENRIDGE, COLORADO
 970-771-3459

PRELIMINARY SITE & GRADING PLAN
 CROW'S NEST
 LOTS 13-18, BLOCK 17, FRISCO TOWN SUBDIVISION
 S 6TH AVENUE & TELLER STREET ALLEY
 TOWN OF FRISCO, COLORADO

JOB: 18098
 DATE: 07/26/2024
 SCALE: 1"=20'

SHEET
 C-1

NO. DATE REVISIONS BY



GRAPHIC SCALE
 0 5 10 15 20 25 30
 IN FEET

EXISTING ASPHALT ALLEY
 TELLER STREET ALLEY (40' R.O.W.)
 S 6TH AVENUE (75' R.O.W.)

EXISTING NEIGHBORING BUILDING
 EXISTING RETAINING WALL
 EXISTING ASPHALT DRIVEWAY
 PROPOSED ASPHALT DRIVEWAY
 18' GARAGE DOOR LOCATION TYP.
 BUILDING FOOTPRINT TYP.
 TOWNHOUSE #6 FF: 9048.50
 TOWNHOUSE #4 FF: 9048.50
 TOWNHOUSE #1 FF: 9050.50
 TOWNHOUSE #2 FF: 9050.50
 TOWNHOUSE #3 FF: 9051.50

DETAILED NOTES:
 - INSTALL 48" MANHOLE RIM 9048.82 INV. OUT: 9041.82
 - INSTALL 4" SPR-35 SANITARY SEWER LINE @ 2.0% MINIMUM SLOPE (TYP.)
 - INSTALL APPROX. 135 LF OF 8" SPR-35 SANITARY SEWER MAIN @ 0.5% MINIMUM SLOPE, ADD 2' BLUEBOARD INSULATION AND 2" EQUIVALENT COVER.
 - INSTALL APPROX. 135 LF OF 8" SPR-35 SANITARY SEWER MAIN @ 1.25% MINIMUM SLOPE
 - EXISTING WATER MAIN APPROX. LOCATION
 - INSTALL 36" WATER SERVICE LINE (TYP.)

DETAILED NOTES (continued):
 - AREA OF 15% - 30% SLOPE: 1791 S.F. DISTURBED: 100% DISTURBED: 163.5%
 - AREA OF 30%+ SLOPE: 6309 S.F. DISTURBED: 100% DISTURBED: 193.5%
 - TOTAL AREA OF 15%+ SLOPE: 8094 S.F. DISTURBED: 100% DISTURBED: 257%
 - TOTAL AREA OF 30%+ SLOPE: 6918 S.F. DISTURBED: 100% DISTURBED: 133.5%

EXISTING MINOR CONTOUR TYP.
 EXISTING MAJOR CONTOUR TYP.
 3' WITH GRAVEL SWALE WITH FLOWLINE SLOPED TO DRAIN
 3' WITH GRAVEL SWALE WITH FLOWLINE SLOPED TO DRAIN
 PROPERTY LINE TYP.

EXISTING ASPHALT ROADWAY
 MATCH EXISTING ASPHALT
 MATCH EXISTING ASPHALT

EXISTING ASPHALT ALLEY
 EXISTING SHALLOW UTILITY PERESTALS
 EXISTING SEWER MANHOLE RIM: 9048.85 INV.: 9040.82
 EXISTING SEWER MANHOLE RIM: 9051.25 INV. OUT: 9042.25

PRELIMINARY UTILITY PLAN
 NOT FOR CONSTRUCTION







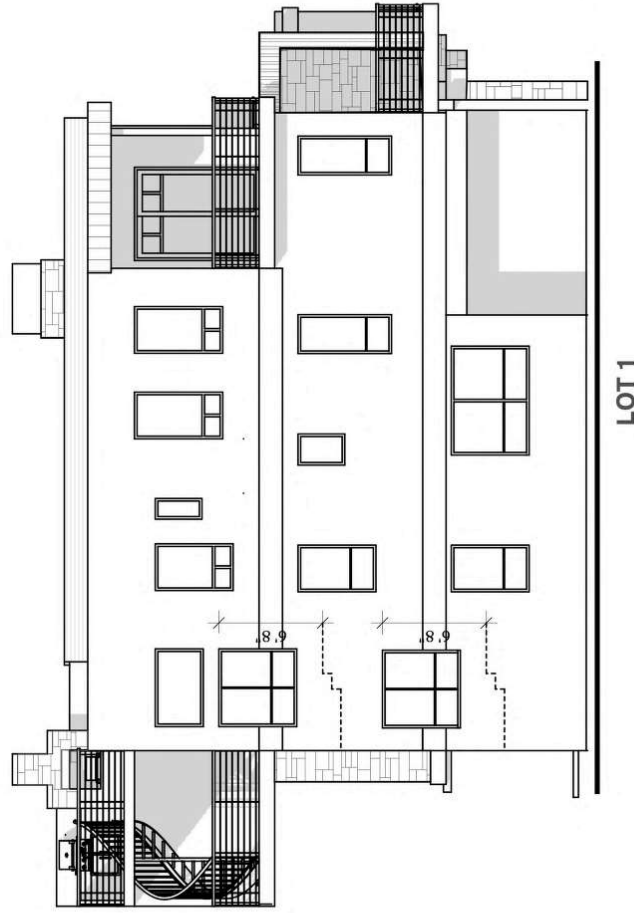












NORTH (LEFT)



EAST (FRONT / 6th Ave)

CROW'S NEST RESIDENCES

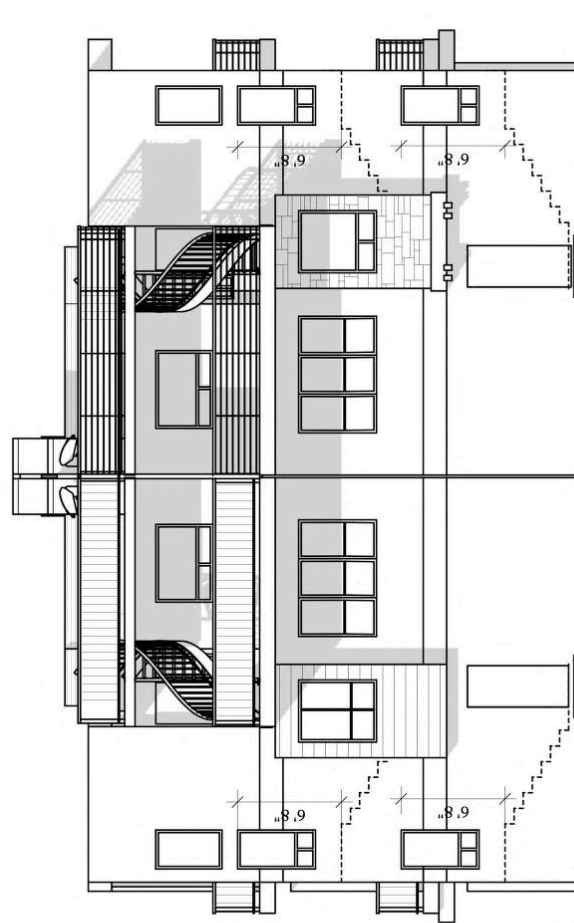
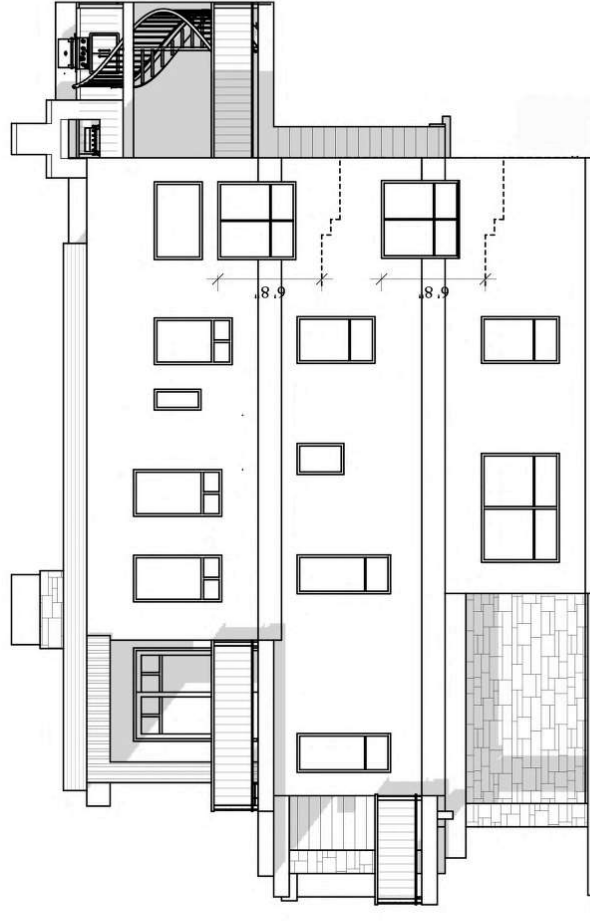
FRISCO, COLORADO
6TH AVENUE & TELLER ALLEY

PAIRED TOWNHOME/ RESIDENCES LOTS #1 and #2

SCALE: 1/8" = 1'-0"



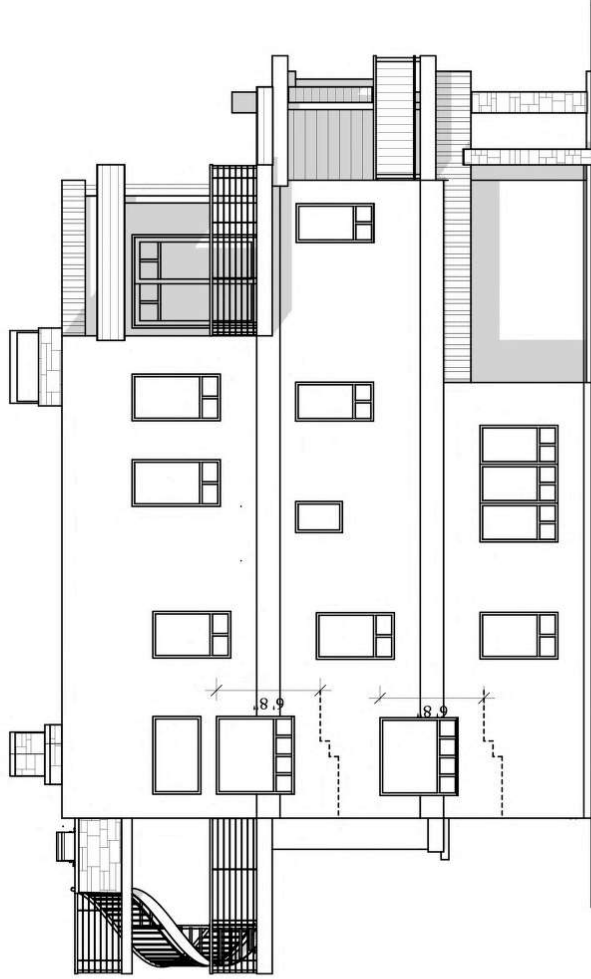
FELDMAN DEVELOPMENTS



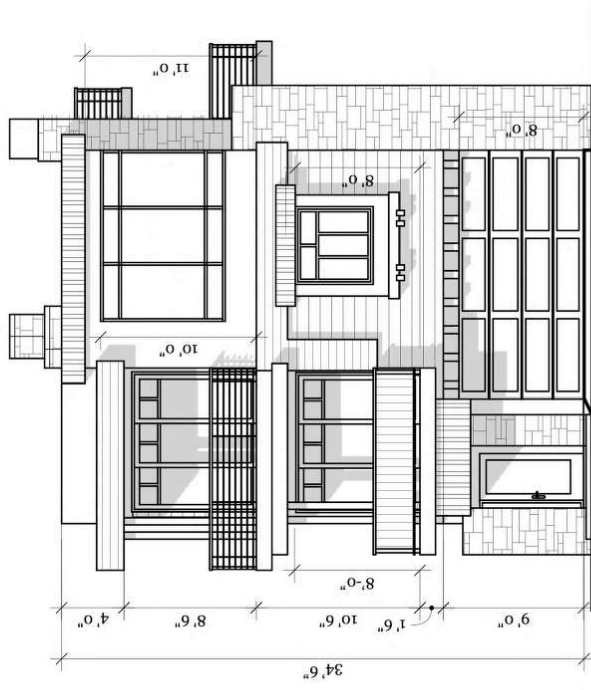
CROW'S NEST RESIDENCES
FRISCO, COLORADO
6TH AVENUE ELEVATION
PAIRED TOWNHOME/ RESIDENCES LOTS #1 and #2

SCALE: 1/8" = 1'-0"
0 10 20

FELDMAN DEVELOPMENTS



NORTH (LEFT)



WEST (FRONT)

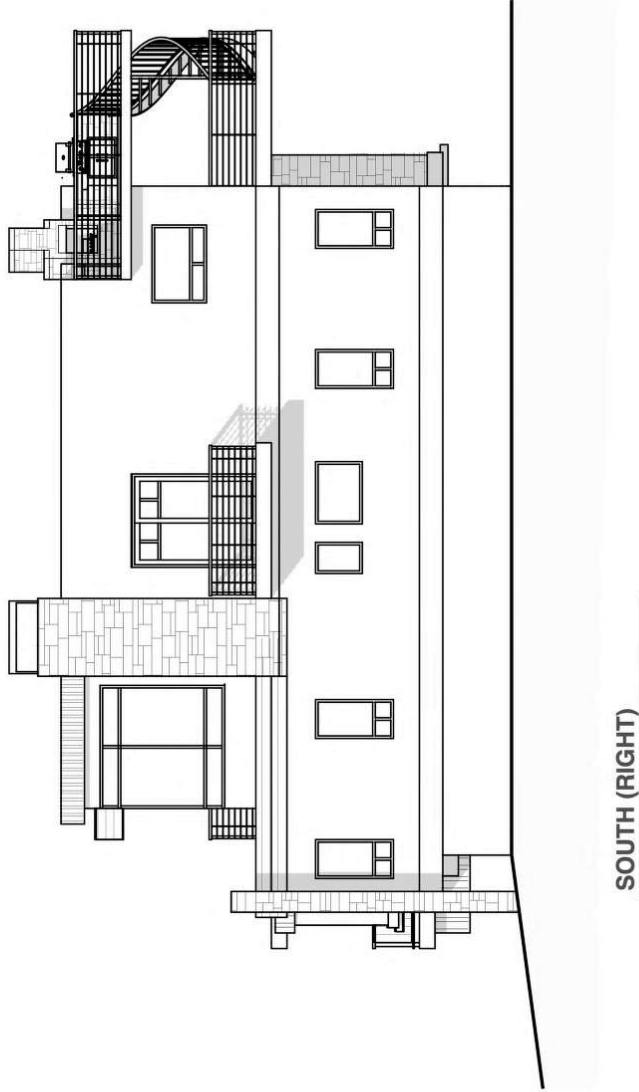
CROW'S NEST RESIDENCES

FRISCO, COLORADO
6TH AVENUE ELEVATION

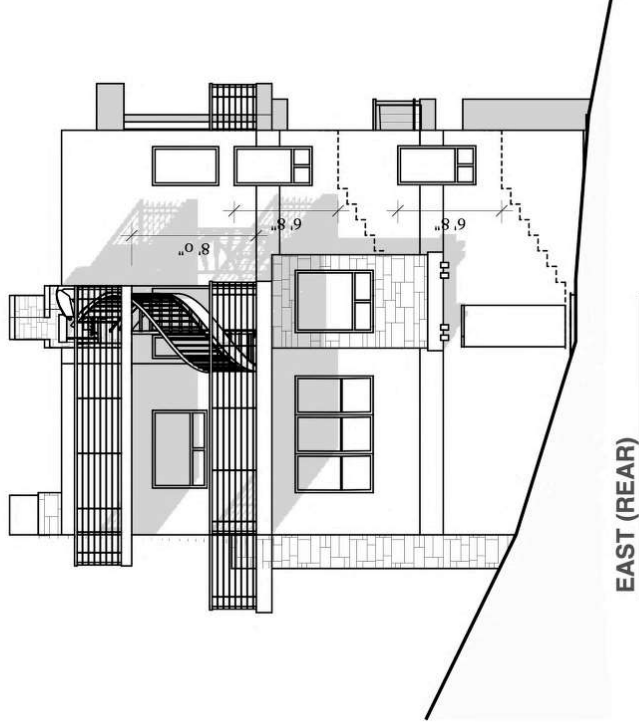
TOWNHOME/RESIDENCE LOT #3

SCALE: 1/8" = 1'-0"





SOUTH (RIGHT)



EAST (REAR)

CROW'S NEST RESIDENCES

FRISCO, COLORADO
6TH AVENUE ELEVATION

TOWNHOME/ RESIDENCE LOT #3

SCALE: 1/8" = 1'-0"

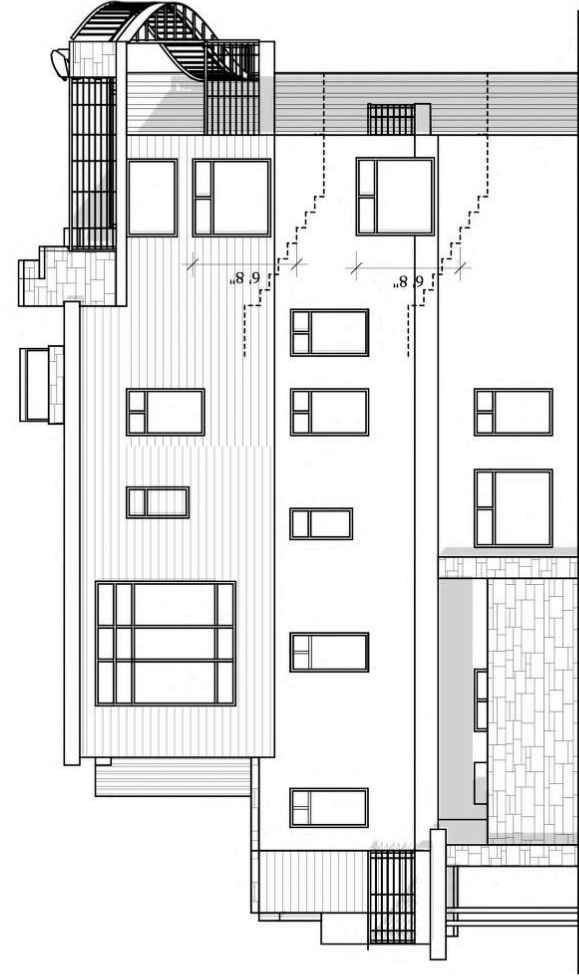


FELDMAN DEVELOPMENTS



LOT 4

WEST (RIGHT)



LOT 5

LOT 4

NORTH (FRONT / TELLER ALLEY)

CROW'S NEST RESIDENCES

FRISCO, COLORADO
6TH AVENUE ELEVATION

CROW'S NEST PAIRED TOWNHOME/RESIDENCES
LOTS #4 and #5 (TELLER ALLEY)

FELDMAN DEVELOPMENTS

SCALE: 1/8" = 1'-0"
0 10 20

MARCH 8, 2024

FELDMAN DEVELOPMENTS



LOT 5

LOT 4

LOT 5

LEFT (EAST)

SOUTH (REAR)

CROW'S NEST RESIDENCES

FRISCO, COLORADO
6TH AVENUE ELEVATION

CROW'S NEST PAIRED TOWNHOME / RESIDENCES
LOTS #4 and #5 (TELLER ALLEY)

FELDMAN DEVELOPMENTS

SCALE: 1/8" = 1'-0"



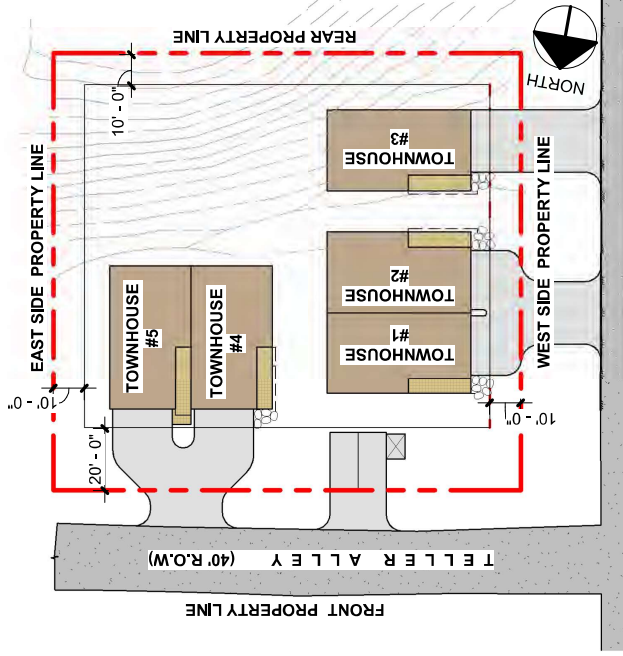
MARCH 8, 2024



CROWS' NEST

FRISCO,
COLORADO
80443

FELDMAN
DEVELOPMENTS



BULK PLANE STUDY KEY PLAN

PER FRISCO UNIFIED
DEVELOPMENT CODE
TABLE 6-K 'BULK PLANE
STANDARDS

- A FEET INSIDE
PROPERTY LINE
- B STARTING HEIGHT
ABOVE GRADE
- C EXTEND AT ANGLE
- D MAXIMUM HEIGHT
(SHOW MEASURED
FROM EXISTING
GRADE)



BULK PLANE STUDY @ FRONT PROPERTY LINE

JOB NUMBER: 19025.00
DATE: 02/28/2024
BULK PLANE STUDY FRONT

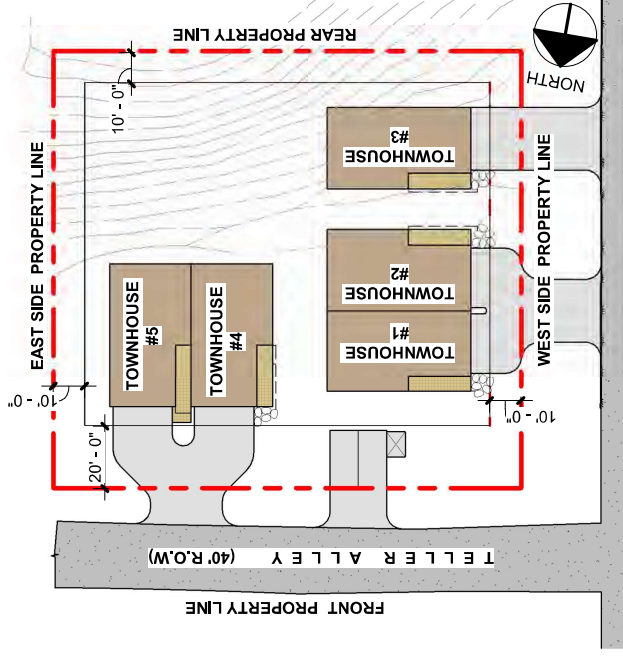
A05



CROWS' NEST

FRISCO,
COLORADO
80443

FELDMAN
DEVELOPMENTS



- PER FRISCO UNIFIED DEVELOPMENT CODE TABLE 6-K 'BULK PLANE STANDARDS'
- A FEET INSIDE PROPERTY LINE
 - B STARTING HEIGHT ABOVE GRADE
 - C EXTEND AT ANGLE
 - D MAXIMUM HEIGHT (SHOW MEASURED FROM EXISTING GRADE)

BULK PLANE STUDY KEY PLAN



BULK PLANE STUDY @ WEST SIDE PROPERTY LINE

JOB NUMBER: 19025.00
DATE: 02/28/2024
BULK PLANE STUDY

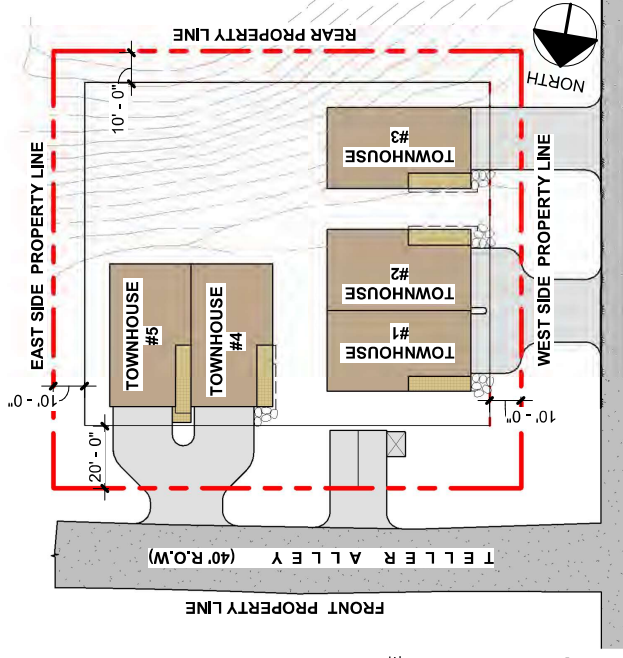
A06



CROWS' NEST

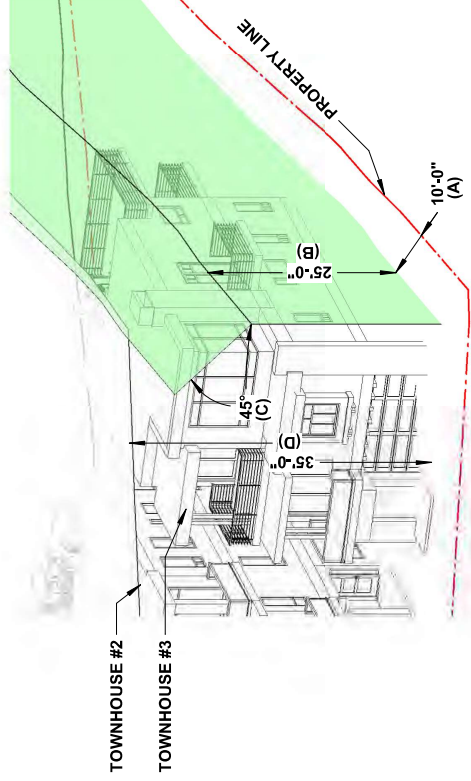
FRISCO,
COLORADO
80443

FELDMAN
DEVELOPMENTS



- PER FRISCO UNIFIED DEVELOPMENT CODE TABLE 6-K 'BULK PLANE STANDARDS
- A FEET INSIDE PROPERTY LINE
 - B STARTING HEIGHT ABOVE GRADE
 - C EXTEND AT ANGLE
 - D MAXIMUM HEIGHT (SHOW MEASURED FROM EXISTING GRADE)

BULK PLANE STUDY KEY PLAN



BULK PLANE STUDY @ REAR SIDE PROPERTY LINE

JOB NUMBER: 19025.00
DATE: 02/28/2024
BULK PLANE STUDY

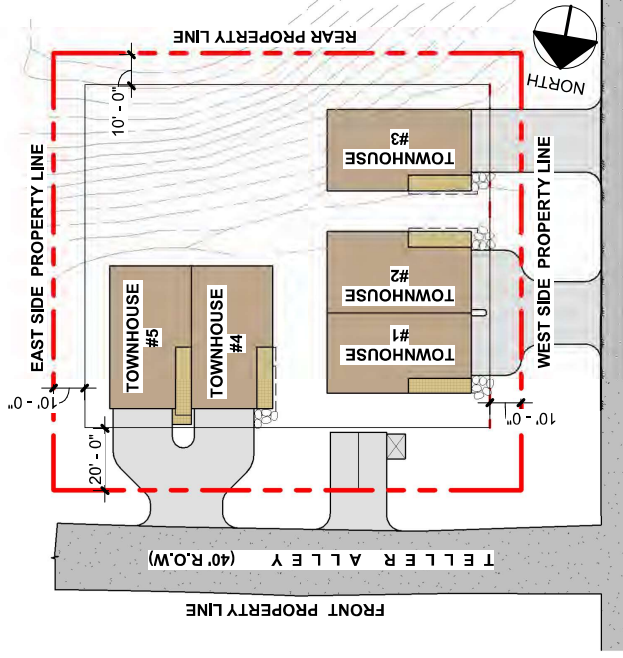
A07



CROWS' NEST

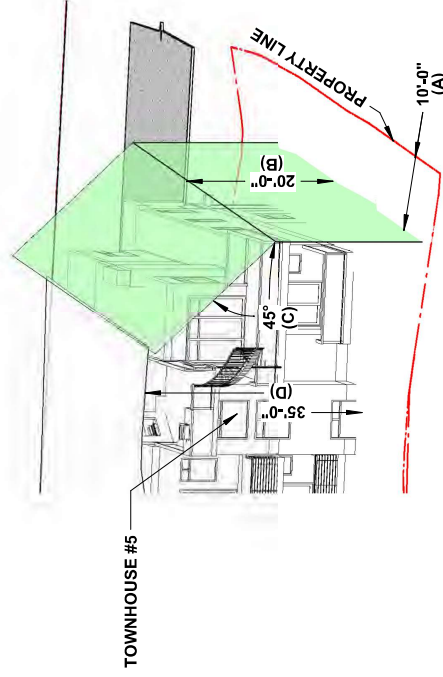
FRISCO,
COLORADO
80443

FELDMAN
DEVELOPMENTS



- PER FRISCO UNIFIED DEVELOPMENT CODE TABLE 6-K 'BULK PLANE STANDARDS
- A FEET INSIDE PROPERTY LINE
 - B STARTING HEIGHT ABOVE GRADE
 - C EXTEND AT ANGLE
 - D MAXIMUM HEIGHT (SHOW MEASURED FROM EXISTING GRADE)

BULK PLANE STUDY KEY PLAN



BULK PLANE STUDY @ EAST SIDE PROPERTY LINE

JOB NUMBER: 19025.00
DATE: 02/28/2024
BULK PLANE STUDY

A08

DECLARATIONS, COVENANTS AND RESTRICTIONS FOR

CROW'S NEST HOA, INC.

A MULTI FAMILY DETACHED UNIT COMMUNITY

_____, 2024

DECLARATIONS, COVENANTS AND RESTRICTIONS FOR

CROW'S NEST HOA, INC.

A MULTI FAMILY DETACHED UNIT COMMUNITY

THIS DECLARATION, is made by Feldman Developments, LTD. a Colorado limited liability company with offices at 2971 Fall River Road, Idaho Springs, Colorado 80452 ("Declarant")

RECITALS

A. Declarant is the owner of real property located in the Town of Frisco, Summit County, Colorado, which property is more particularly described below:

Cabin Preserve Subdivision Future Expansion and S 1/2 Lots 13-18, Block 17, Frisco Town Subdivisions Lot 1 Cabin Preserve Subdivision County of Summit, State of Colorado, 80443 as more fully depicted in the Plat attached hereto as Exhibit A, (hereinafter, The Property).

B. In August 2023 Declarant applied for a multi-family residential project containing 5-dwelling units. The project contains 1 multi-family detached single family building and 2 multi-family detached 2-unit buildings.

C. Declarant desires to create a planned Community consisting of five (5) Multi-Family Attached and Detached Units (hereinafter "Units") as that term is defined by Section 180-9.3 General Definitions of the Frisco Unified Development Code, in which the Units are designated for separate ownership. The remainder of the Property designated as Common Elements or Limited Common Elements will be owned by the Crow's Nest HOA, Inc. Unit 3 is a detached single-family structure with no party walls that will be held under separate fee simple ownership. The structure and the land on which it is built is a Unit. Units 1 & 2 and 4 & 5 are Multi Family 2 Unit structures with separate foundations and no party walls. Each of the 5 structures is a separate Unit that will be held under separate fee simple ownership. All 5 Units have undivided beneficial rights in common walkways and common elements. There are also assigned limited common elements appurtenant to certain Units.

D. Declarant desires to protect and maintain the project as a prime mountain residential community of the highest quality and value to enhance and protect its desirability and attractiveness.

EXHIBIT A
Final Plat – Page 1

Schedule # 6515874

Property Desc: In CABIN PRESERVE SUB
FUTURE EXPANSION &
S1/2 LOTS 13-18 BLOCK 17
FRISCO TOWN SUB

Phys. Address:

Subdiv	Filing	Phase	Block	Lot
SubCode: 2078	0	0	0	0

PPI: 2097-3524-28-001

Econ: 2 Frisco

Nhood: 23100 Old Frisco

Ownership
Primary: FELDMAN, KYLE ROBIN

TaxArea: 11 2020 Tship: 5

Secondary: FELDMAN, LAWRENCE

AssdVal: 507065 Est. Tax/Tax Rate: 53.241 Range: 78

Mailing Address

C/O

Addr: PO BOX 766

CSZ: FRISCO CO 804430766

Reception	Sale Date	Document Type	Sale Price
1219304	1/21/2020	WD	\$1,650,000
1216954	12/4/2019	LSE	0
1123253	9/19/2016	QCD	0
1041476	11/7/2013	CWD	0

2021 Actual Value

2020 Actual Value

100	RESIDENTIAL VACANT LAND	\$1,748,500
Total Value:		\$1,748,500

100	RESIDENTIAL VACANT LAND	\$1,098,453
Total Value:		\$1,098,453

Acres: 0.4646	Access: Pub Paved	Topography: Steep	View: Typical	Tree Cover: Typical
Hydrology: None	Sewer: Public Swr	Water: Public Wtr	Utilites: Elec & Gas	Misc: NONE

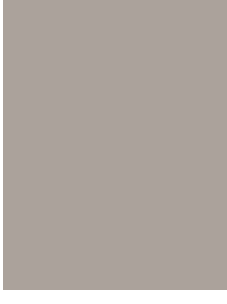
WIN-1
CLAD/WOOD
WINDOW
BLACK



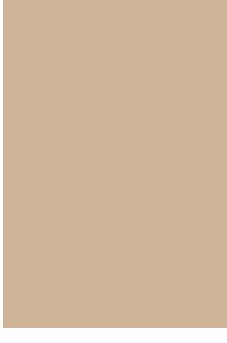
MWP-1
METAL WALL PANEL FASCIA
BERRIDGE HR-16
COPPER BROWN



S-1
3-COAT STUCCO
SHERWIN WILLIAMS #7024
FUNCTIONAL GRAY



S-2
3-COAT STUCCO
SHERWIN WILLIAMS #9102
QUINOA



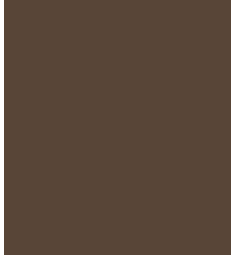
FC-1
BOARD & BATTEN SIDING
LP SMARTSIDE
TUNDRA GRAY



FC-2
LAP SIDING
LP SMARTSIDE
QUARRY GRAY



P-1
ACCENT PAINT
SHERWIN WILLIAMS #7027
HICKORY SMOKE



STONE VENEER
SUNSET STONE
SIENNA LEDGE MOSS





April 27, 2023

Larry Feldman
PO Box 766
Frisco, CO 80443

**RE: Proposed Site Fill
Cabin Preserve (Lots 13-18, Block 17, Amended Frisco Townsite)**

Dear Larry:

As we have discussed, the combination of the existing grades on the subject site, along with the previous construction of 6th Avenue and Teller Street Alley has resulted in a large, localized depression on the site which does not freely drain. Per Section 180-9.3 “Building Height” of the Unified Development Code, we are proposing to fill the depressed area to improve the drainage conditions on site while keeping offsite drainage within the rights-of-way. The Building Height “Exception” described on page 294 of the Town UDC is intended to support development of sites experiencing these conditions, as does our subject site.

The attached conceptual plan shows the general pattern of proposed fill grading. Please note this is only conceptual in nature and the final plan will be more contoured, as to tie in with existing grades in a more natural, undulating manner.

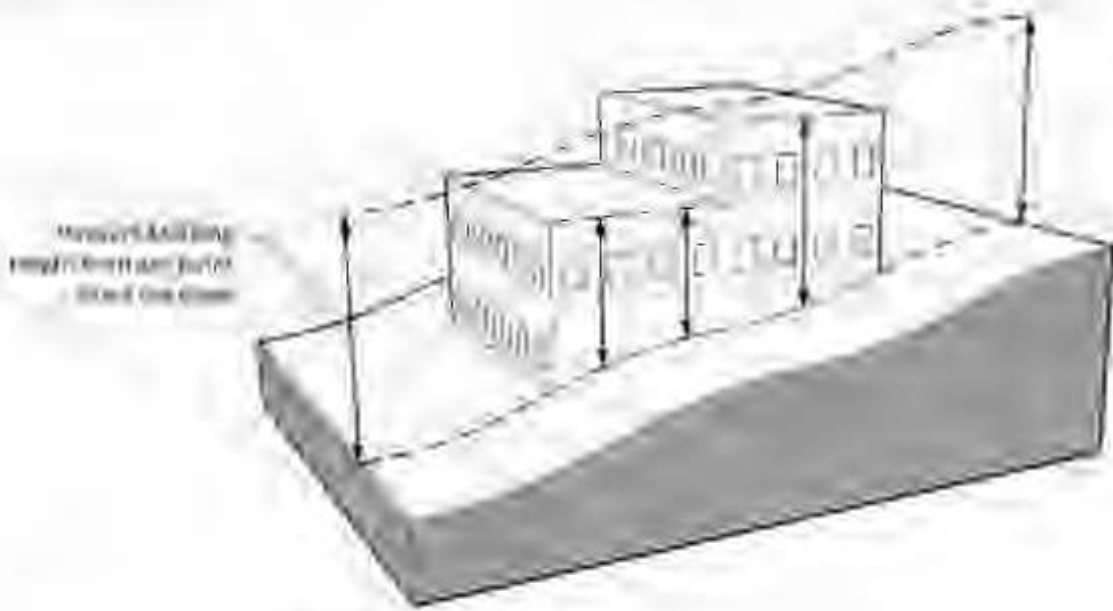
We are requesting a review and any further conditions for approval of this fill grading plan from the Town of Frisco.

Sincerely,

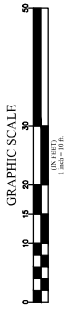
Rob Goss, PE

Per discussions with the Town Engineer we are proposing to add fill as allowed by the UDC to improve lot drainage.

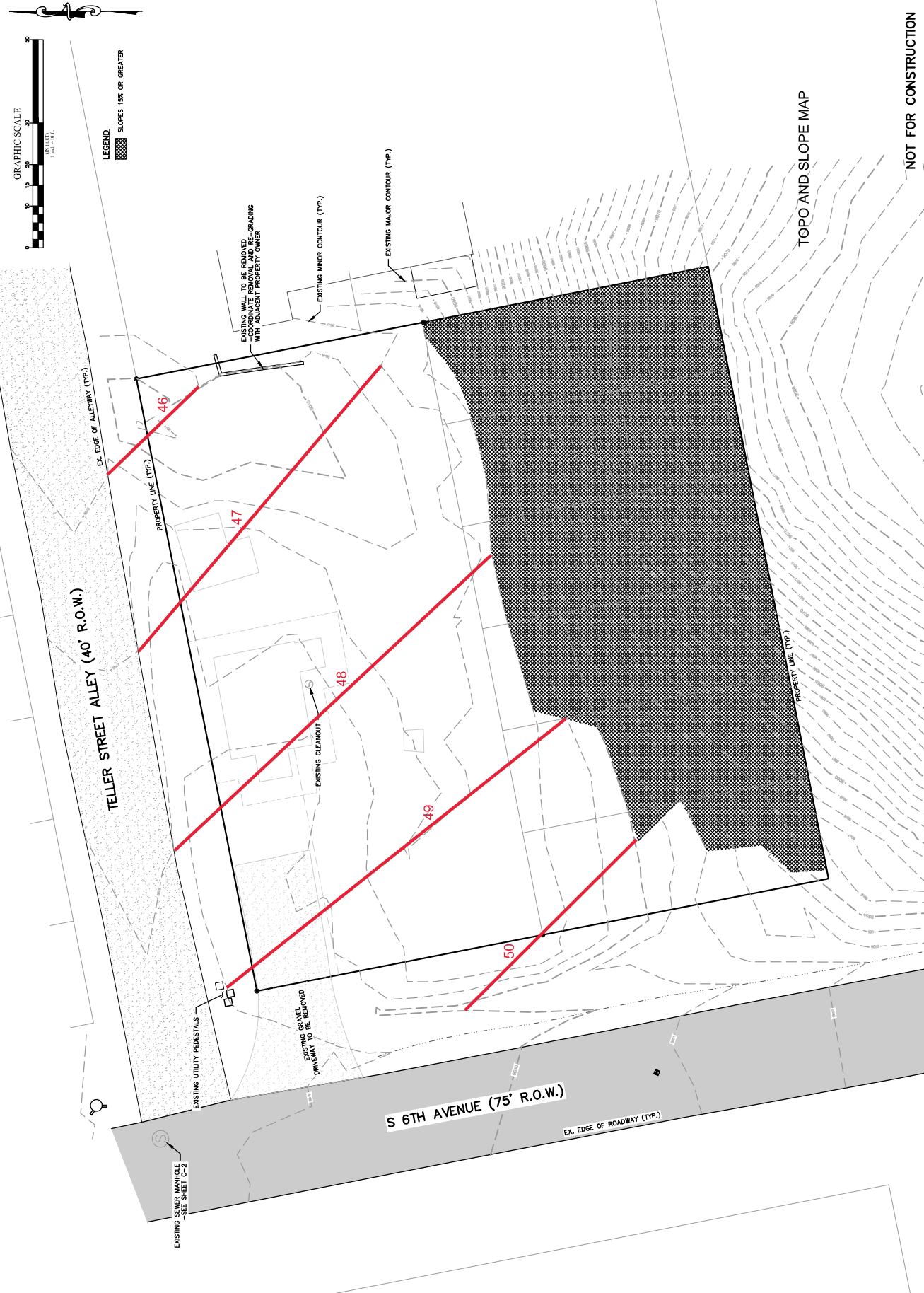
FIGURE 9-A: Building Height



Exception: If fill must be placed on the lot for drainage purposes or to meet other site-specific requirements such as the placement of utility services, building height may be measured from the finished grade within 10 feet of the location of the foundation. However, for the purposes of calculating the building height, the finished grade elevation cannot exceed any adjacent, paved street or alley elevation. If additional fill is needed above any adjacent right-of-way elevation, then the average right-of-way elevation is measured at the edge of the adjacent adjacent street located at the 100-foot grade to describe building height. In those cases where a building is placed adjacent to two corners right-of-way, then the building height will be calculated using the average grade of such right-of-way as measured at the edge of adjacent asphalt. For the purposes of calculating building height, any placement of fill on a lot must be determined as necessary, showing that it is as the viable alternative, such information and drawing must be verified by a professional engineer licensed in the State of Colorado and approved by the Tri-Valley Town Engineer.



LEGEND
SLOPES 15% OR GREATER



NOT FOR CONSTRUCTION

EXISTING SEWER MANHOLE
-SEE SHEET C-2

EXISTING UTILITY PEDESTALS

EXISTING GRAVEL
DRIVEWAY TO BE REMOVED

EXISTING CLEANOUT

EXISTING WALL TO BE REMOVED
CONCRETE REMOVAL AND RE-GRADING
WITH ADJACENT PROPERTY OWNER

EXISTING MINOR CONTOUR (TYP.)

EXISTING MAJOR CONTOUR (TYP.)

TELLER STREET ALLEY (40' R.O.W.)

S 6TH AVENUE (75' R.O.W.)

TOPO AND SLOPE MAP

PROPERTY LINE (TYP.)

EX. EDGE OF ALLEYWAY (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

EX. EDGE OF ROADWAY (TYP.)

46

47

48

49

50



November 20, 2019

DRAFT

Mr. Lawrence Feldman
TCC Ltd.
PO Box 766
Frisco, CO 80443

Re: **The Cabin Preserve – Frisco, Colorado**
FHU Reference No. 119566-01

Dear Mr. Feldman:

Felsburg Holt & Ullevig has completed an analysis of vehicle trip generation related to the redevelopment of a parcel of land in the Town of Frisco, Colorado; said project being referred to as The Cabin Preserve. The subject parcel is bounded on the west by 6th Avenue and on the north by the unpaved Teller Street Alley. We understand that you propose to develop eight (8) new townhomes on this property and will also relocate the existing cabin. **ONLY 5 TOWN HOMES AND NO CABIN.**

The main purpose of this letter is to compare vehicle-trip generation between the existing land use and the proposed construction of the eight new townhomes. This letter includes information on:

1. A site plan representation of the proposed residential dwelling units,
2. The comparison of trip generation, and
3. A description of the access routes and circulation for the site.

Following is more information on each of these issues.

SITE PLAN & DEVELOPMENT INFORMATION

TCC Ltd. is planning to construct eight townhomes on property within the Town of Frisco that is currently occupied by a residential home. The property borders both 6th Avenue and the Teller Street Alley and the eight townhomes will be oriented in two rows. Four townhomes will be along the frontage of the Teller Street Alley with four townhomes behind them towards the south. A 26-foot wide drive aisle will provide access between the two rows of townhomes. The cabin that exists on the property will be relocated to the back of the property. Please see **Figure 1** for a representation of the arrangement of lots relative to the surrounding street network.

TRIP GENERATION

Estimates of the number of vehicle-trips that can be expected for the The Cabin Preserve townhomes can be evaluated based on information contained in the Institute of Transportation Engineers' publication *Trip Generation*, 10th Edition. This document includes data to predict vehicle-trips on a daily and peak hour basis for numerous land use types for which residential townhomes is one. Estimates of the projected vehicle-trips for the eight townhomes can be found in **Table 1**. Vehicle-trips for the existing single-family dwelling unit can also be estimated from data included in *Trip Generation*, and the comparison of these vehicle-trips are contained in **Table 1** as well.

Table I. Vehicle Trip Generation Comparison

Land Use	Unit	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Existing Land Use									
Residential Single-Family	DU	1	10	1	1	2	1	1	2
Proposed Land Use									
Residential Townhomes	DU	8	59	2	3	5	4	3	7
Change in Vehicle-Trips									
			+49	+1	+2	+3	+3	+2	+5

As you can see from this information, there is very little traffic projected during the peak hours of vehicle activity for the new townhomes. For example, seven vehicle-trips during the PM peak hour equates to only one trip about every nine minutes on average. And when compared to the estimates of vehicle-trips for the existing land uses, the increases are quite small.

ACCESS ROUTES & VEHICLE CIRCULATION

Access for The Cabin Preserve will be along 6th Street via a 26’ driveway. Residents can proceed from many streets within Frisco north or south along 6th Street to the site access point. The downtown grid network of streets in Frisco provides numerous routes for motorists to reach their destinations within the Town or to other communities in Summit County and beyond. Parking for townhome residents is provided on-site, but parking will also be available along the public street system.

SUMMARY

The evaluation of The Cabin Preserve in Frisco, Colorado finds that it can be an integral part of the overall residential housing product in the Town. Vehicle-trip generation is relatively small as can be expected for only eight townhomes and the number of vehicle-trips in excess of the existing land use is relatively small. Numerous access routes are available for The Cabin Preserve residents and, therefore, no one street or intersection will be overburdened.

We hope the information contained in this letter supports you during your approval process with the Town of Frisco. Please do not hesitate to call if you need further assistance.

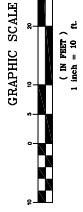
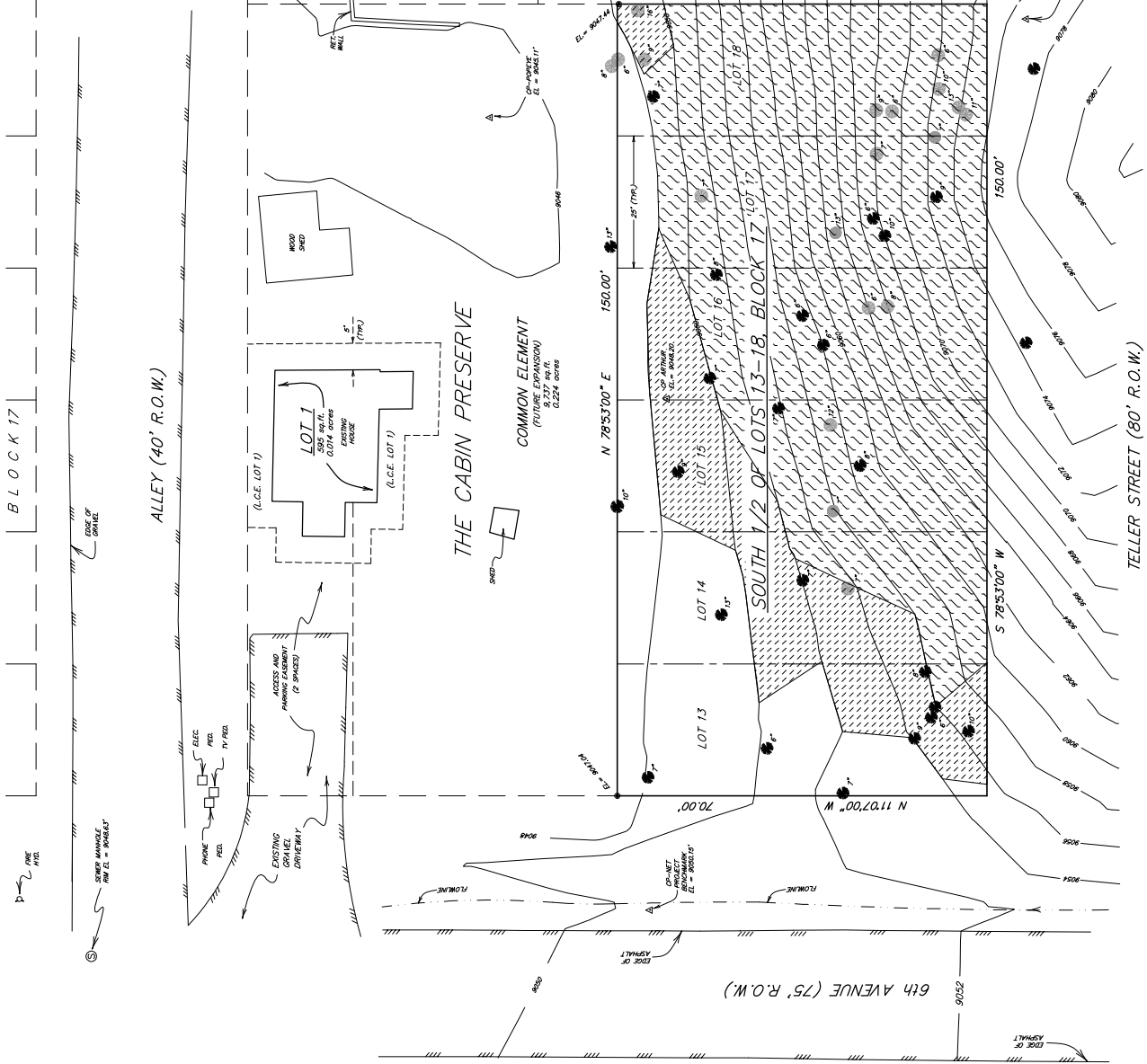
Respectfully,

FELSBURG HOLT & ULLEVIG

Richard R. Follmer, PE, PTOE
 Associate

TOPOGRAPHIC SURVEY WITH EXISTING CONDITIONS PREPARED BY RANGE WEST

A TOPOGRAPHIC MAP AND SLOPE ANALYSIS OF
SOUTH 1/2 OF LOTS 13-18, BLOCK 17
AMENDED MAP OF FRISCO TOWNSHIP
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



CONTOUR INTERVAL = 2'

DATE OF ORIGINAL FIELD SURVEY: SEPTEMBER, 1998
 DATE OF TREE LOCATION SURVEY: NOV. 1, 2005
 ELEVATIONS BASED ON U.S.G.S. NGVD 1929

LEGEND

- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (P.L.S. 26292)
- LIMITED COMMON ELEMENT
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (P.L.S. 26242)
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- FOR TREE W.P.D. TRUNK DIAMETER
- LEGEND TREE E.L. AND GROUND E.L.

CONTOUR FOR MAPPING IS BASED ON FINISHED MAIN STREET BENCHMARK

NOT TO SCALE
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN THOSE INTENDED BY THE SURVEYOR.

Drawn G.M.W.	Proj. 150217P	Project 15021
Checked T.S.B.	Date 11/04/05	Sheet 1 of 1
RANGE WEST		
CONSTRUCTORS & SURVEYORS		
P.O. Box 589 Silverthorne, CO 80488 970-468-0291		

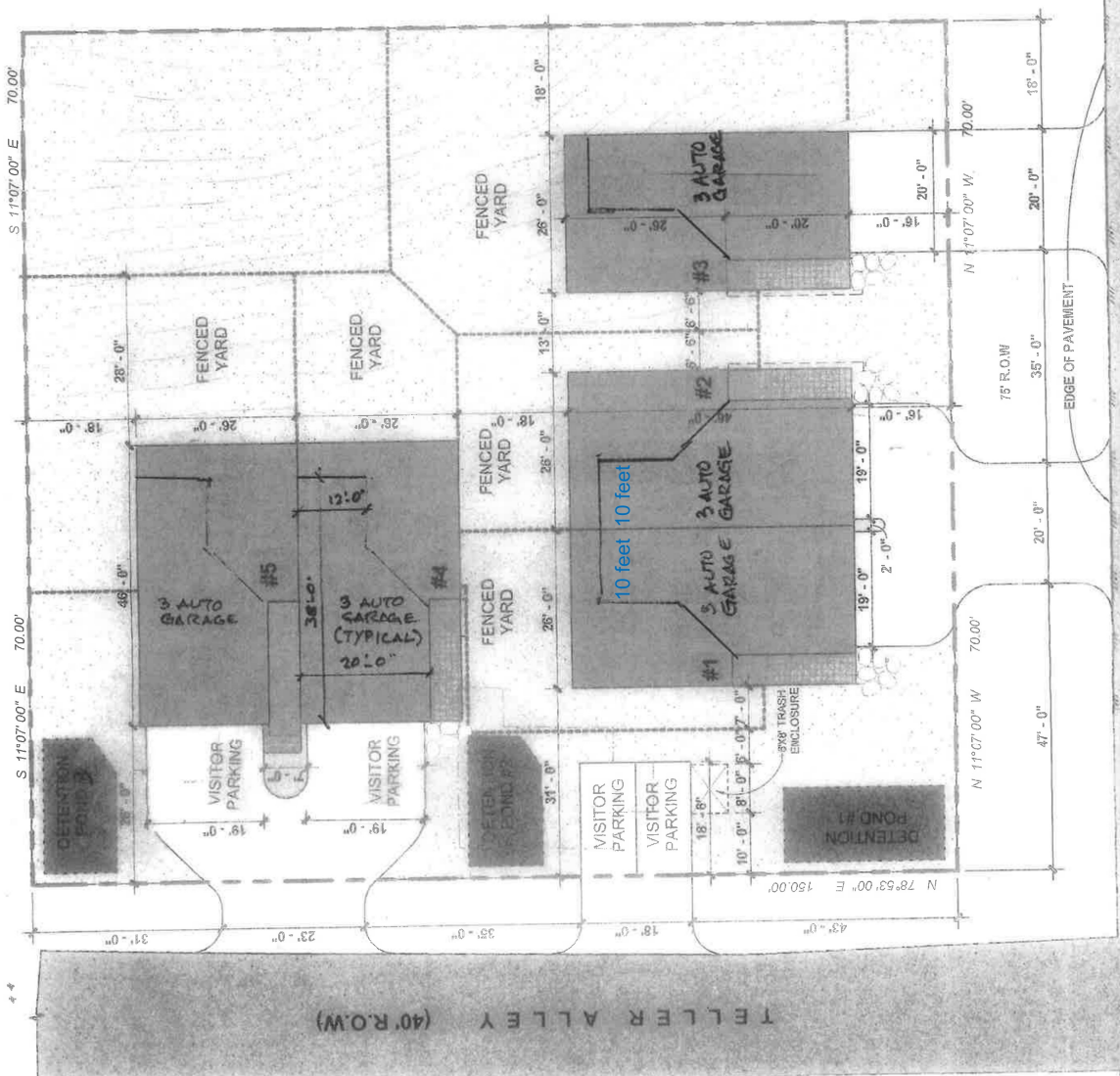


EST ASSOCIATES, P.C.
 1970 19TH STREET
 BOULDER, COLORADO, 80502
 (303) 440-8800, (970) 442-4747 FAX

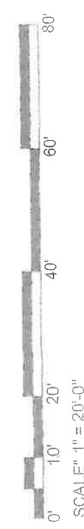
CROWS' NEST

FRISCO,
 COLORADO,
 80443

FELDMAN
 DEVELOPMENTS



TOTAL PARKING / 19 AUTOS
 . 5 GARAGES / 3 AUTOS EACH
 . 4 VISITOR SPACES



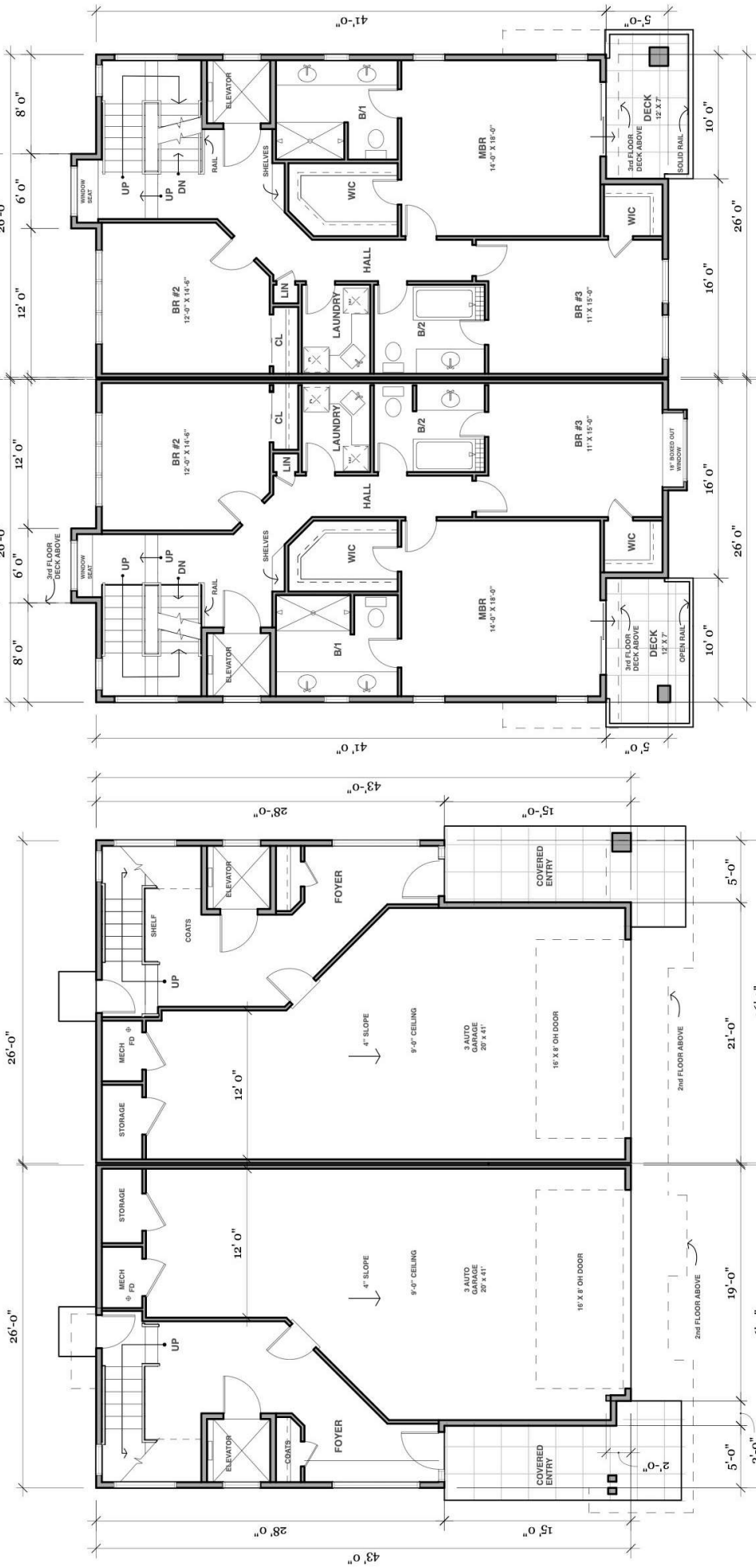
JOB NUMBER: 19025.00
 DATE: 02/27/2024

SITE PLAN
 A01

5 TOWNHOUSE - SITE PLAN / VISITOR PARKING
 4 SPACES / 3'x18'-6"

1" = 20'-0"

3 STORY PENTHOUSE TOWNHOMES / LOT 1- 2348 S.F. / LOT 2- 2348 S.F.



LOT #1 1146 S.F. LOT #2 1146 S.F.
200 LEVEL

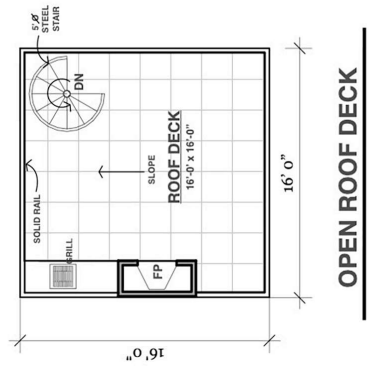
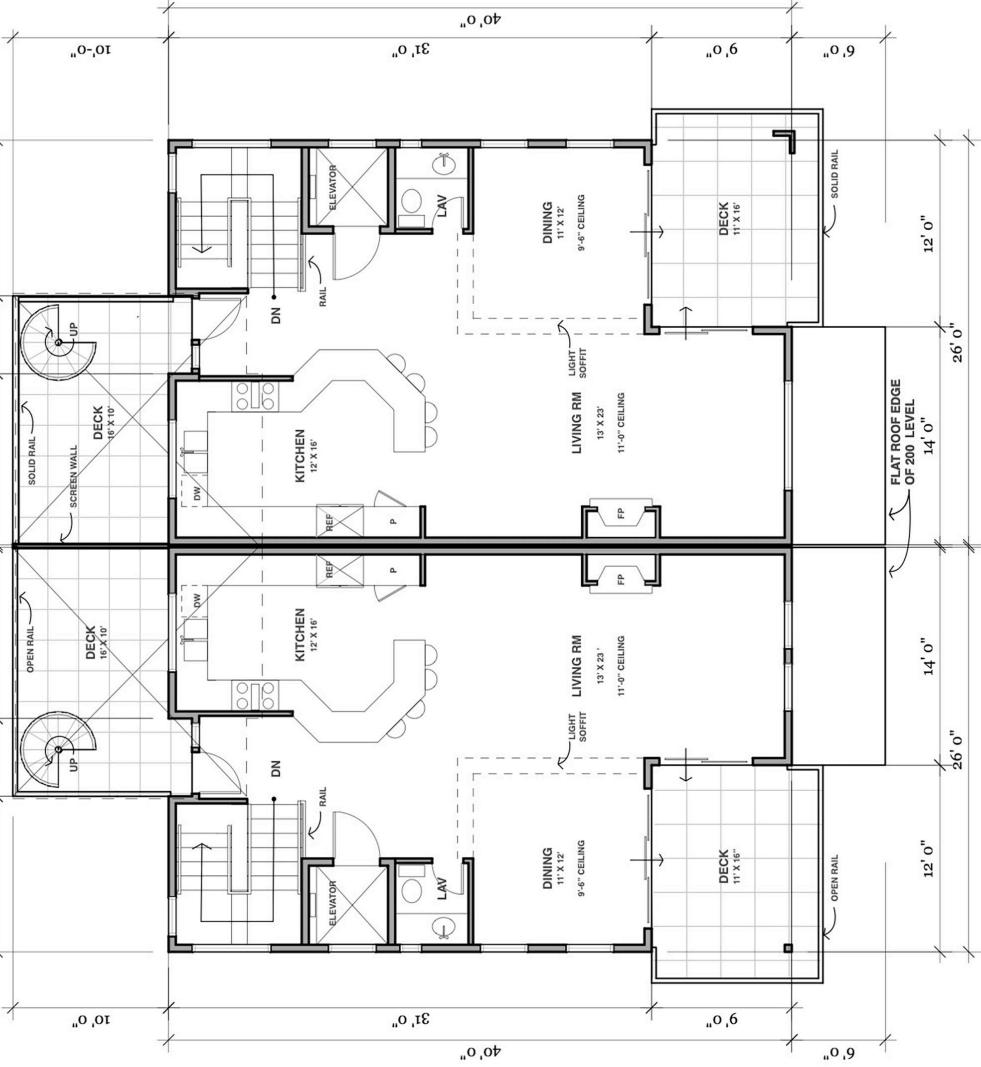
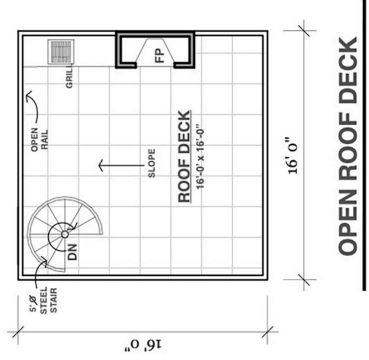
LOT #1 280 S.F. LOT #2 280 S.F.
GROUND FLOOR



CROW'S NEST RESIDENCES PAIRED TOWNHOME/RESIDENCE LOTS #1 and #2
FRISCO, COLORADO FELDMAN DEVELOPMENTS

APRIL 1, 2024

3 STORY PENTHOUSE TOWNHOMES / LOT 1- 2348 S.F. / LOT 2- 2348 S.F.

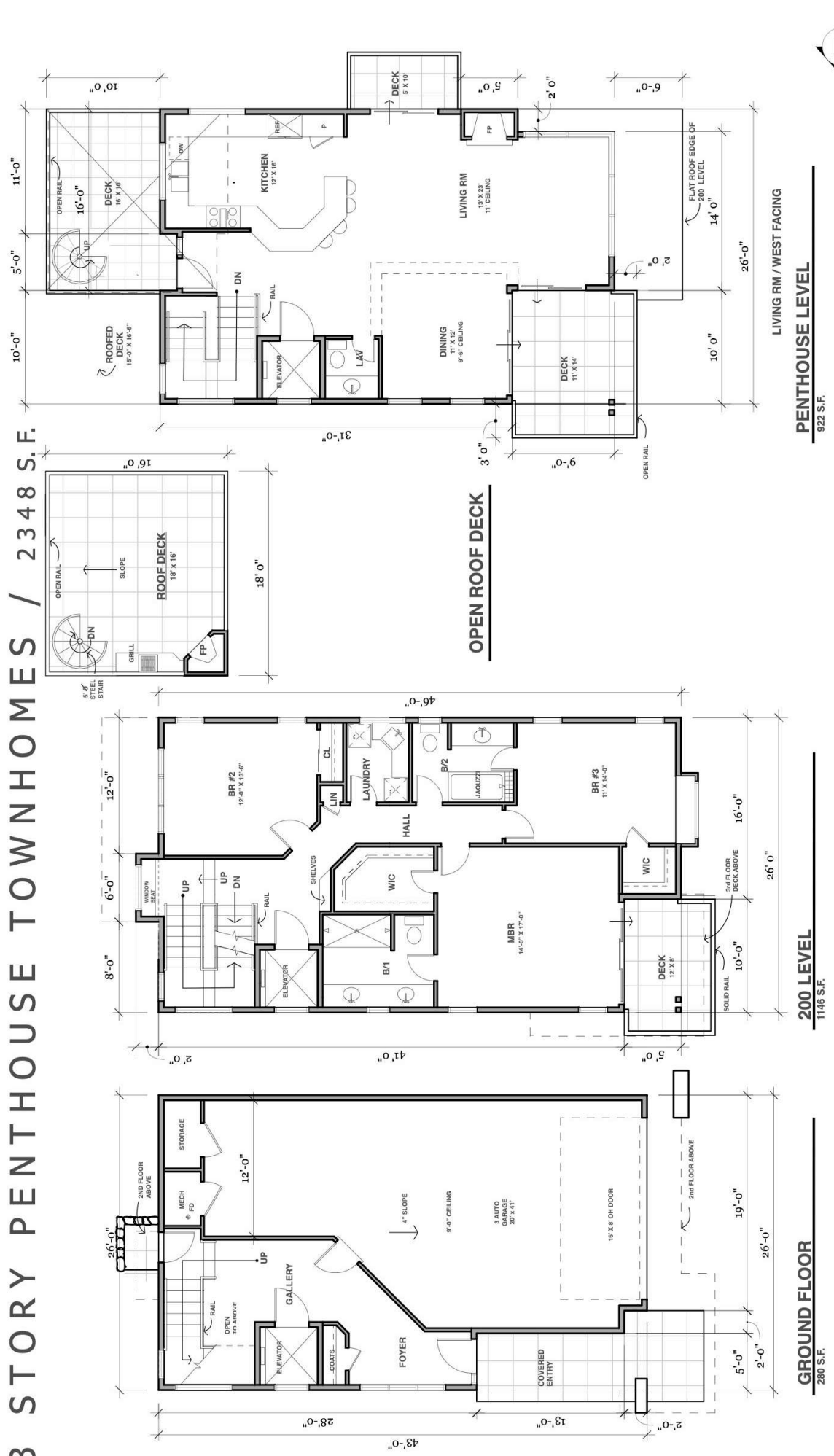


APRIL 1, 2024

CROW'S NEST RESIDENCES PAIRED TOWNHOME/RESIDENCE LOTS #1 and #2

FRISCO, COLORADO FELDMAN DEVELOPMENTS

3 STORY PENTHOUSE TOWNHOMES / 2348 S.F.



GROUND FLOOR
280 S.F.

200 LEVEL
1146 S.F.

PENTHOUSE LEVEL
922 S.F.



CROW'S NEST RESIDENCES SINGLE FAMILY TOWNHOME/RESIDENCE LOT #3

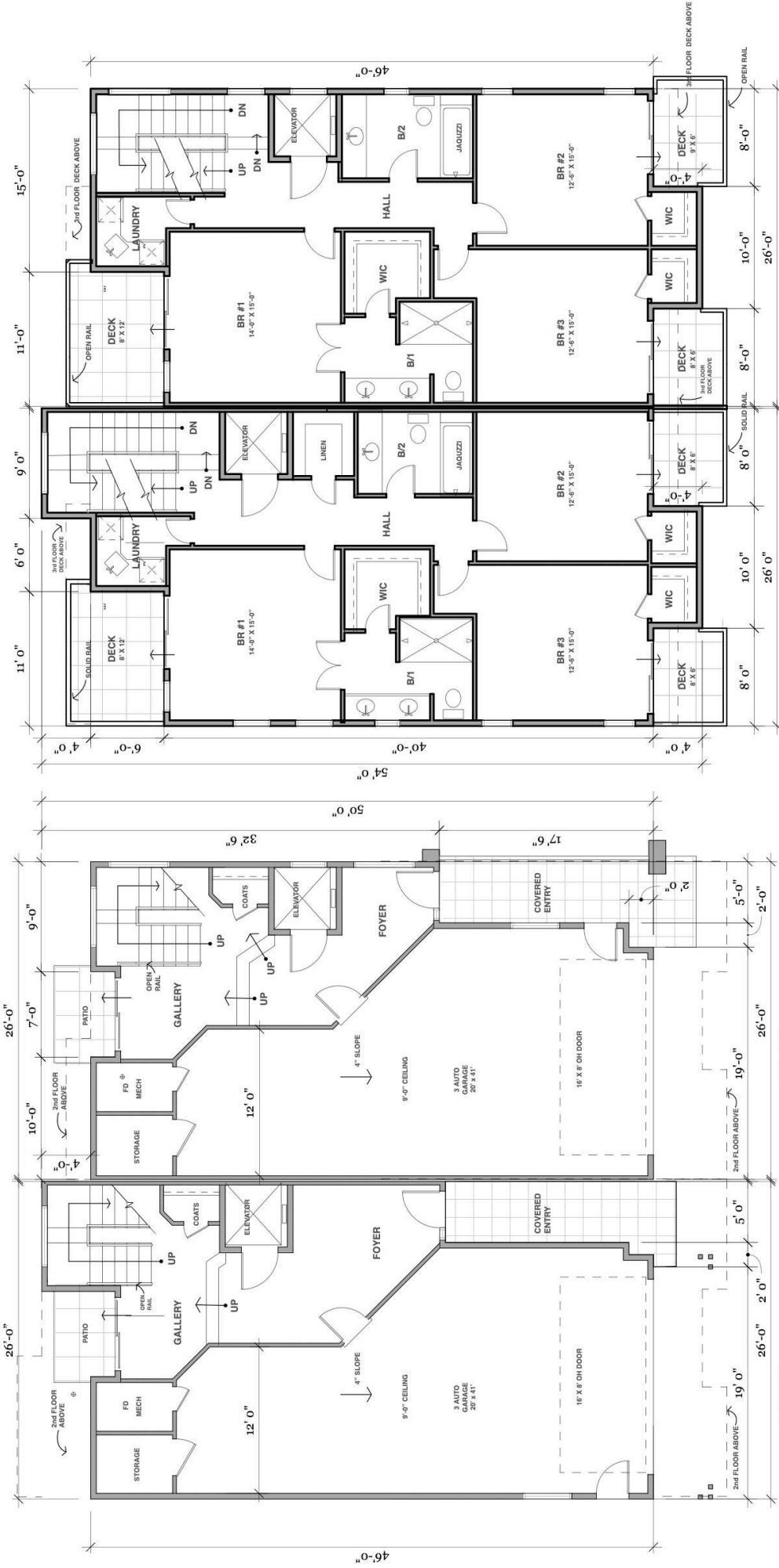
FRISCO, COLORADO FELDMAN DEVELOPMENTS

SCALE: 1/8" = 1'-0"



APRIL 1, 2024

3 STORY PENTHOUSE TOWNHOMES / LOT 5- 2316 S.F. / LOT 4- 2334 S.F.



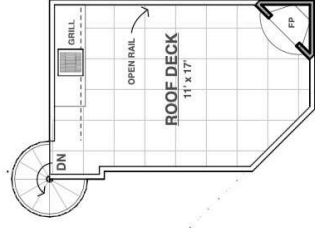
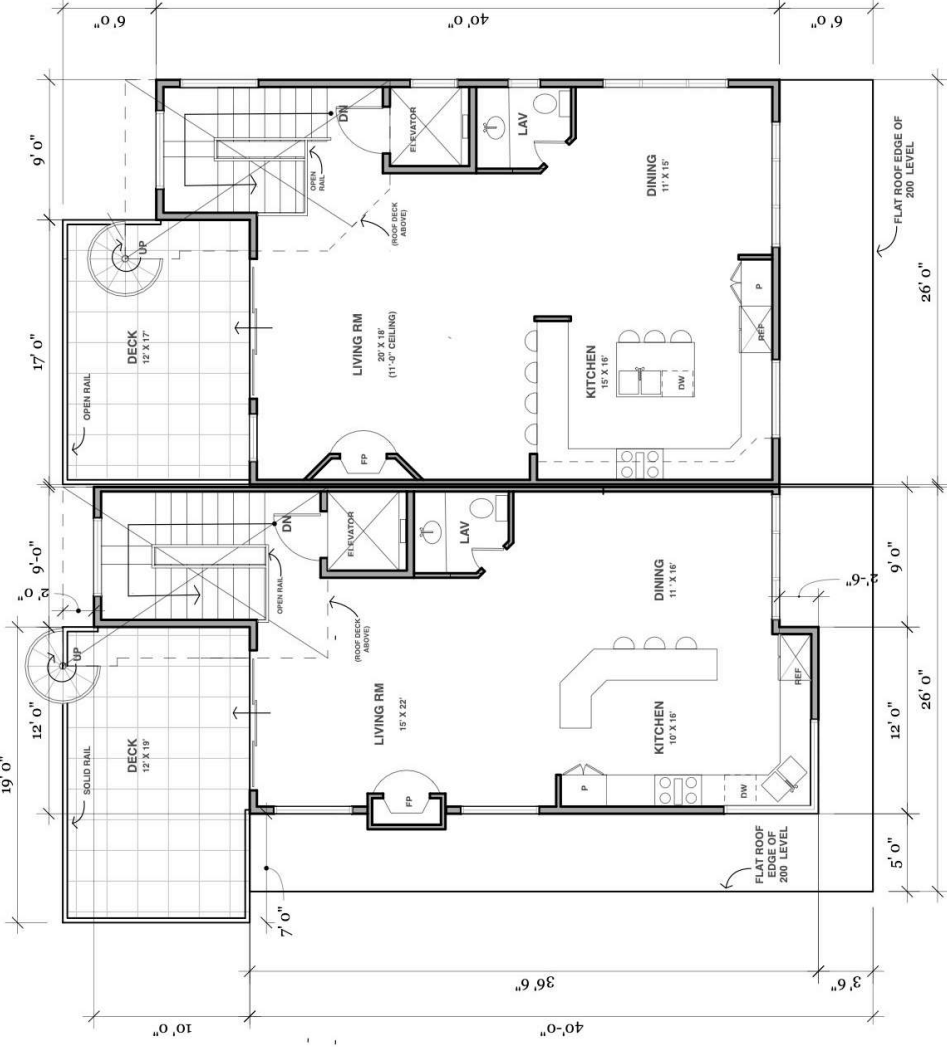
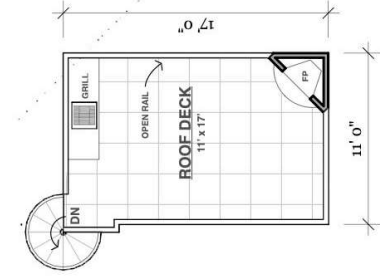
SCALE: 1/8" = 1'-0"

0 10 20

APRIL 1, 2024

CROW'S NEST RESIDENCES PAIRED TOWNHOME/RESIDENCE LOTS #4 and #5 FRISCO, COLORADO FELDMAN DEVELOPMENTS

3 STORY PENTHOUSE TOWNHOMES / LOT 5- 2316 S.F. / LOT 4- 2334 S.F.



OPEN ROOF DECK

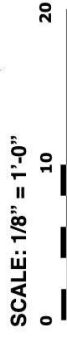
LOT #4 884 S.F.

LOT #5 830 S.F.

PENTHOUSE LEVEL

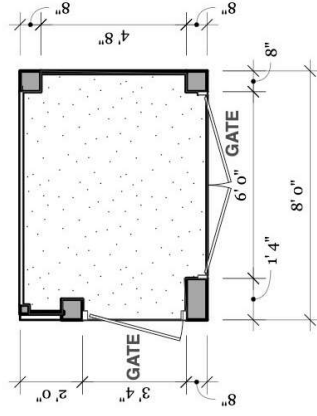
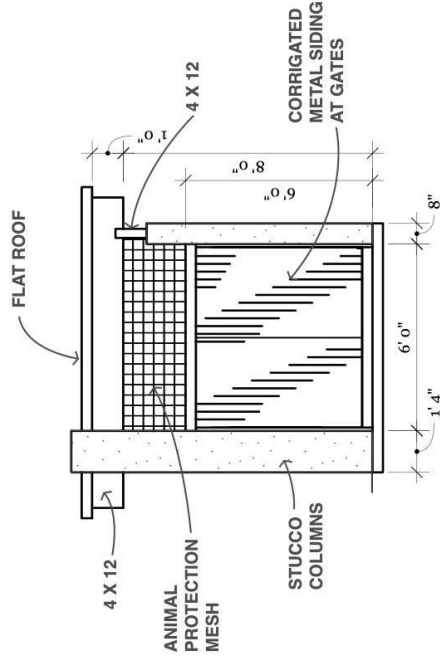
LIVING RM / NORTH FACING

CROW'S NEST RESIDENCES PAIRED TOWNHOME/RESIDENCE LOTS #4 and #5 FRISCO, COLORADO FELDMAN DEVELOPMENTS



APRIL 1, 2024

FELDMAN DEVELOPMENTS



TRASH ENCLOSURE

CROW'S NEST RESIDENCES

FRISCO, COLORADO
6TH AVENUE & TELLER ALLEY

SCALE: 1/4" = 1'-0"



Materials List -Crow's Nest

Type No. _____
 Catalog No. _____
 Job Name _____

Kaleidoshade Vaportite Decorative Series Deep Bowl Shade (Remote Ballast Only)

APPLICATIONS

- Restaurants, Taverns or Nightclubs, Field Courts, AirLiners or Pizzas, Malls, Retail Outlets, Diners, Adult's Clubs and Facilities, Theaters, Arenas, Stadiums, Amusement Parks.

CONSTRUCTION

- Sun resistant decorative shade.
- Heat and shock resistant, a lensless glass reflect chamber with recessed gasketing.
- Corrosion resistant (Dura-Gel 1) White polyurethane powder coated finish standard.
- Custom designed to fit into existing. (Consult factory).
- Shades painted with white enamel exterior elements.

OPTICS

- Low glare clear prismatic glass globe.

ELECTRICAL

- All ballasts are remote mounted. (Not for use provided with U.S. Listed enclosure).
- Maximum lamp wattage 400W. (Not for use provided with U.S. Listed enclosure).
- Compact fluorescent ballasts are electronic 90W, <10% THD.
- IFC floor pin bases (2) (240V/50/60Hz, 5000lm/60W).
- Starting temperature: L- (HP/LS/20) 20°F-80°C, HP/LS/20 20°F-80°C, HP/LS/10 20°F-80°C.
- Contact factory for lamp IC ballast details.
- All wiring hidden behind shade glass.

MOUNTING

- Requires 1/2" threaded conduit.
- Shade mounts on adaptor.
- Ductless aluminum gasket fits and locks into place.
- Lamp-end stainless steel screws for gasket to housing.

WARRANTY/LISTINGS

- U.S. 100W listed for wet locations.
- Published one year limited warranty.

Ordering Guide Example: NDBT0MALAG-5

Profile	Ballasts	Source	Lamp	Globe	Cape	Options	Voltage
838	78 (2/17) 100 (2/17)	MA	L	AG-30x3P AG-24xP CG-30W G-30W LS-30W LS-24W BS-30xP	C		1-25 1-27 1-22/27
	18 (2/17) 78 (2/17) 100 (2/17) 100 (2/17)	ALP ALP-1L1 ALP-1L1 L1P					
	26 (1/17) 22 (1/17) 42 (1/17)	MP					
	100 (1/17) 220 (1/17)	MP					



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 Specifications are subject to change without notice.
www.philips.com/home
 PHILIPS STONCO

