

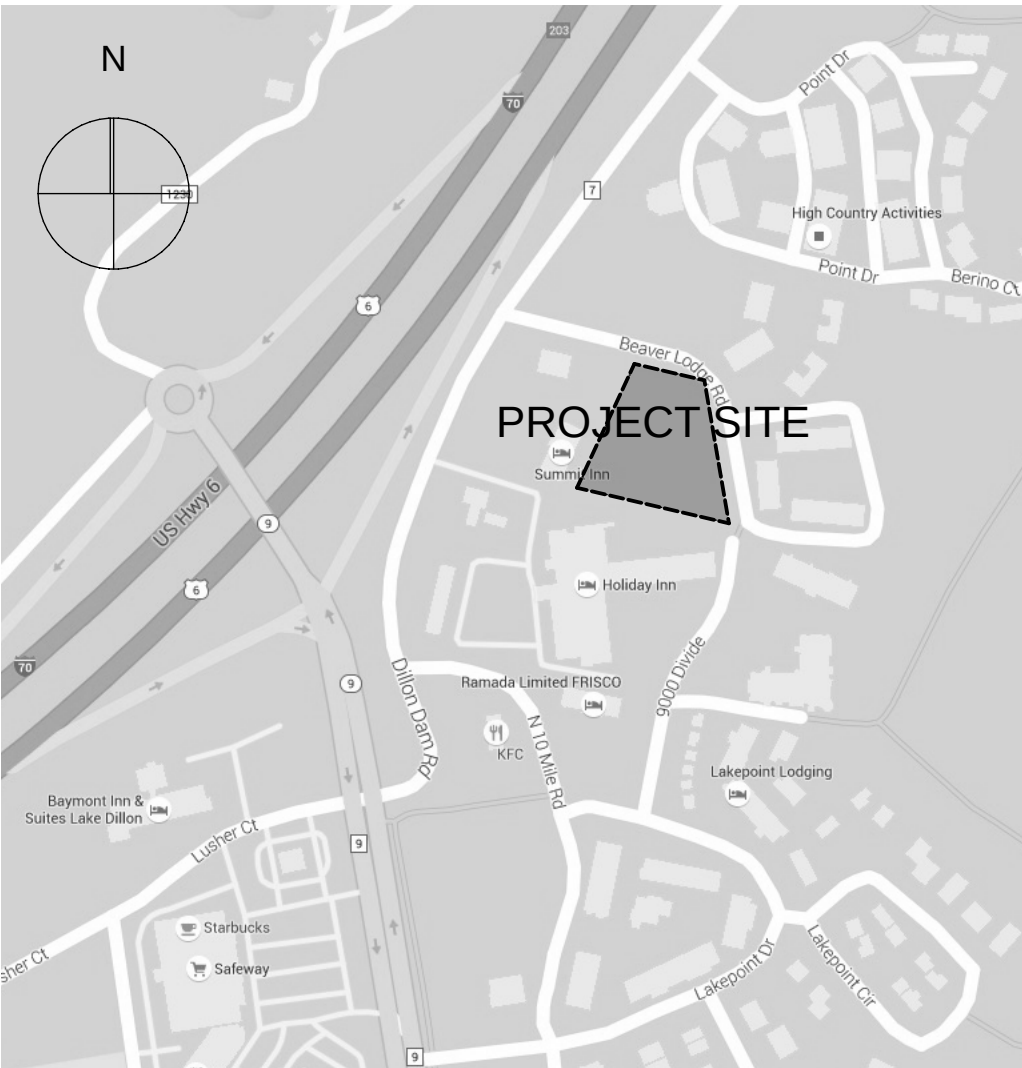


PROJECT DATA

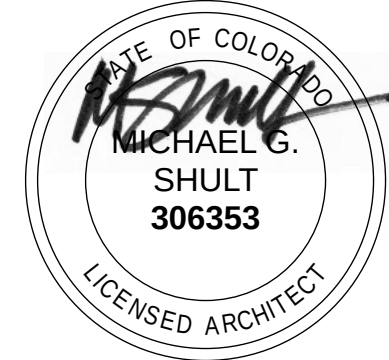
BUILDING	
Occupancy	R-2
Construction Type	Type V Sprinklered
Zoning	Gateway
Total Buildings	6
Total Units	20
Total Bedrooms	60
Total Area	60998 (residential)
SITE	
Total Site Area	95614 sf
Landscaping	48734 sf
Paving	20041 sf
Terrace / Patios	1970 sf
Building Coverage	24869 sf
Lot Coverage	46880 sf 48.8% (60% max allow)
Snow Storage	5801 sf 28.9% (28.6% req)
Steep Slope Area	20084 sf
Steep Slope Bldg Cover	7195 sf
PARKING	
Private Garage	60
Guest	4
Accessible Van	3
Total Parking	67

BUILDING AREA

Bldg A, B, C	
Condo Plan 1	
3 Bedroom 4 1/2 Bath	
Living Area (single unit)	
Floor 1	298 sf
Floor 2	1063 sf
Floor 3	950 sf
Roof	168 sf
Total Living	2479 sf
Garage	781 sf
Total Unit	3260 sf
Total Bldg	9780 sf
Bldg D, E	
Condo Plan 2	
3 Bedroom 3 1/2 Bath	
Living Area (single unit)	
Floor 1	490 sf
Floor 2	874 sf
Floor 3	727 sf
Roof	70 sf
Total Living	2161 sf
Garage	717 sf
Total Unit	2878 sf
Total Bldg	11512 sf
Bldg F	
Condo Plan 2	
3 Bedroom 3 1/2 Bath	
Living Area (single unit)	
Floor 1	490 sf
Floor 2	874 sf
Floor 3	727 sf
Roof	70 sf
Total Living	2161 sf
Garage	717 sf
Total Unit	2878 sf
Total Bldg	8634 sf
Total Residential (6 Bldgs)	60998 sf
Refuse Enclosure	264 sf



VICINITY MAP
NO SCALE



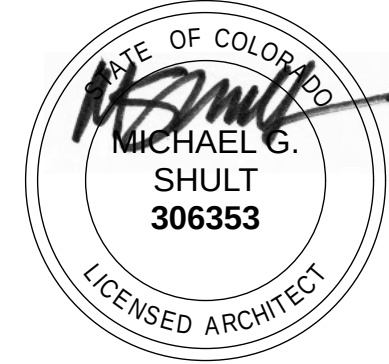


BUILDING HEIGHT TABLE

Point	Natural Grade	Finished Grade	Measured from	Roof Elevation	Calculation	Height	Notes
A.1	9056.80	NA	Natural Grade	9091.47	9091.47	34.67	Sloped
A.2	9059.50	9060.75	Natural Grade	9094.21	9094.21	34.71	Sloped
A.3	9055.20	9050.00	Finished Grade	9085.00	9085.00	35.00	Flat
A.4	9058.00	9059.00	Natural Grade	9086.00	9086.00	28.00	Flat
B.1	9057.00	NA	Natural Grade	9089.88	9089.88	32.88	Sloped
B.2	9061.70	9059.00	Finished Grade	9092.71	9092.71	33.71	Sloped
B.3	9054.30	9048.50	Finished Grade	9083.50	9083.50	35.00	Flat
B.4	9060.20	9058.70	Finished Grade	9084.50	9084.50	25.80	Flat
C.1	9050.00	NA	Natural Grade	9089.38	9089.38	39.38	Sloped
C.2	9053.90	9053.70	Natural Grade	9092.21	9092.21	38.31	Sloped
C.3	9049.00	9048.00	Finished Grade	9083.00	9083.00	35.00	Flat
C.4	9053.00	9054.00	Natural Grade	9084.00	9084.00	31.00	Flat
D.1	9044.50	NA	Natural Grade	9088.88	9088.88	44.38	Sloped
D.2	9045.00	NA	Natural Grade	9091.21	9091.21	46.21	Sloped
D.3	9043.80	9047.50	Natural Grade	9083.50	9083.50	39.70	Flat
D.4	9044.30	9047.50	Natural Grade	9082.50	9082.50	38.20	Flat
E.1	9044.50	NA	Natural Grade	9088.88	9088.88	44.38	Sloped
E.2	9044.80	NA	Natural Grade	9091.21	9091.21	46.41	Sloped
E.3	9044.20	9047.50	Natural Grade	9083.50	9083.50	39.30	Flat
E.4	9044.30	9047.50	Natural Grade	9082.50	9082.50	38.20	Flat
F.1	9043.00	NA	Natural Grade	9087.88	9087.88	44.88	Sloped
F.2	9042.50	NA	Natural Grade	9090.21	9090.21	47.71	Sloped
F.3	9043.10	9046.50	Natural Grade	9082.50	9082.50	39.40	Flat
F.4	9042.30	9045.00	Natural Grade	9081.50	9081.50	39.20	Flat

MICHAEL SHULT
ARCHITECT

PO Box 2745
Frisco, CO 80443
970.390.4298
michael@shultarchitect.com



MAY 12, 2025

PROPOSED MULTI-FAMILY PROJECT FOR:

THE LANDING

LOT 5-7 RAINTREE TWO
FRISCO, COLORADO

A1.1



PLANT LIST

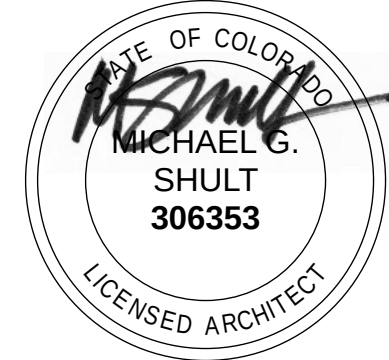
Trees		
Common Name		Botanical name
Aspen		Populus Tremuloides
14	2" Caliper	
14	3" Caliper	
28	Total	
Narrowleaf Cottonwood		Populus Angustifolia
13	2" Caliper	
14	3" Caliper	
27	Total	
Blue Spruce		Picea Pungens
14	6"	
07	8"	
07	10"	
28	Total	
Schubert Chokecherry		Prunus Virginiana
13	2" Caliper	
14	3" Caliper	
27	Total	
Shrubs (5 Gallon)		
MS	21	Mountain Snowberry
WR	22	Woods Rose
HS	21	Honeysuckle
		Symphoricarpos oreophilus
		Rosa Woodsii
		Lonicera Involucrate

LANDSCAPE NOTES

- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
- General contractor shall remove all debris, stumps, slash, concrete asphalt, etc, form site prior to landscape work.
- Disturbed areas on site shall receive a minimum of 3" – 4" of topsoil in preparation for landscape treatment.
- Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf sow grass mix @ 2 lbs/1000 sf. Rake materials into soil.
- Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3"-6" diameter
- Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines. Utility lines, and easements.
- All new plants shall be placed under an automatic drip irrigation system.
- All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
- All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
- All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 tbs per 1 gallon of water.
- All existing trees to remain shall be protected by construction fencing

REVEGETATION

Revegetate all disturbed areas on site.
Sow short dry grass mix @ 2 lbs/1000 sf
Short dry mix
05% Canby Bluegrass
10% Canada Bluegrass
25% Sheep Fescue
30% Creeping Red Fescue
30% Hard Fescue
Slopes over 3:1 shall be hayed tackified or netted.



MAY 12, 2025

PROPOSED MULTI-FAMILY PROJECT FOR:

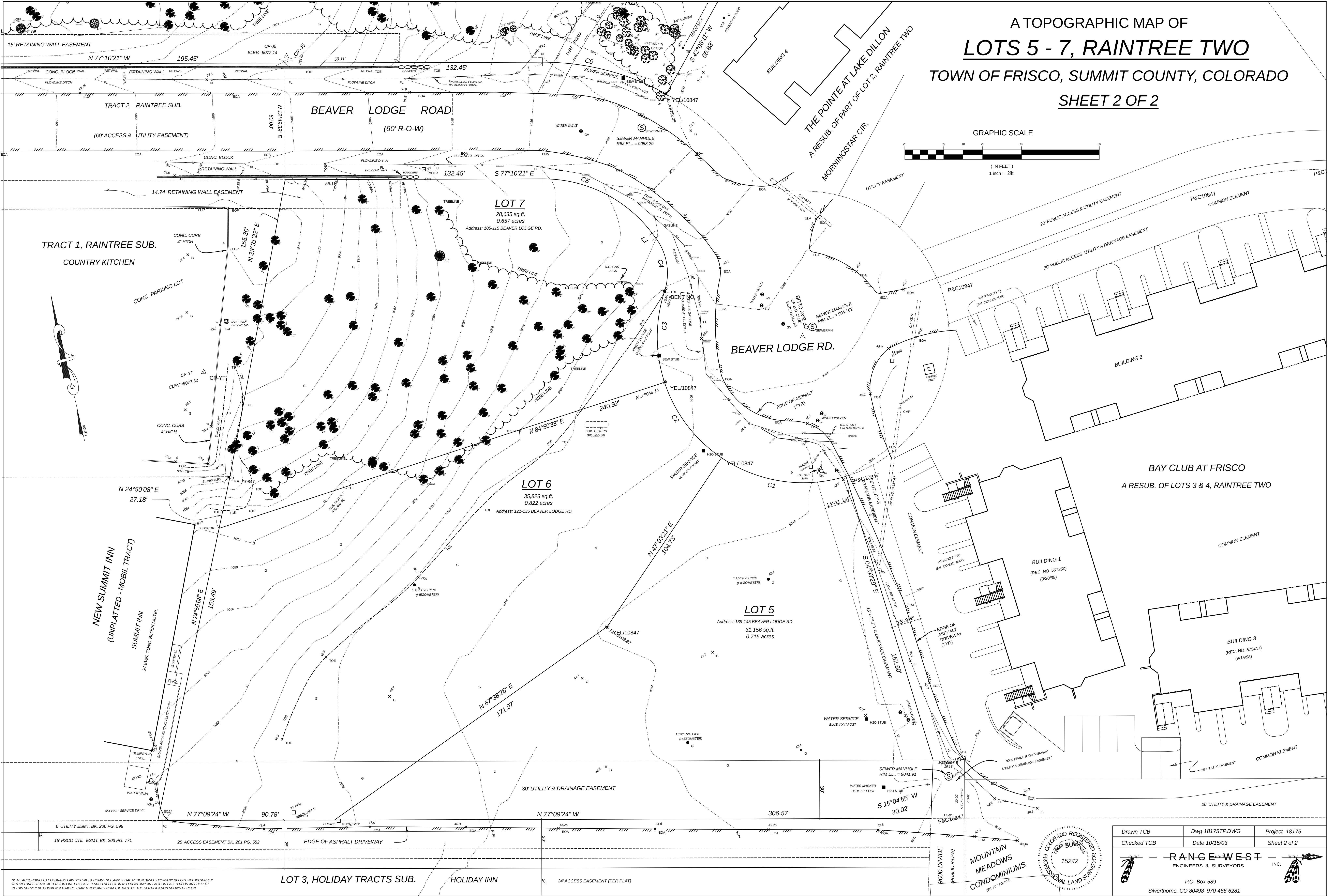
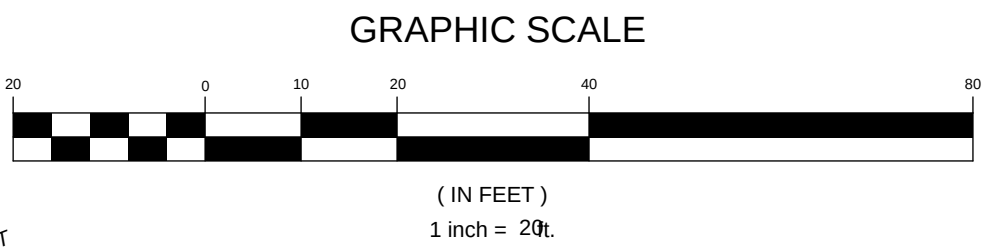
THE LANDING

LOT 5,7 RAINTREE TWO
FRISCO, COLORADO

A TOPOGRAPHIC MAP OF
LOTS 5 - 7, RAINTREE TWO

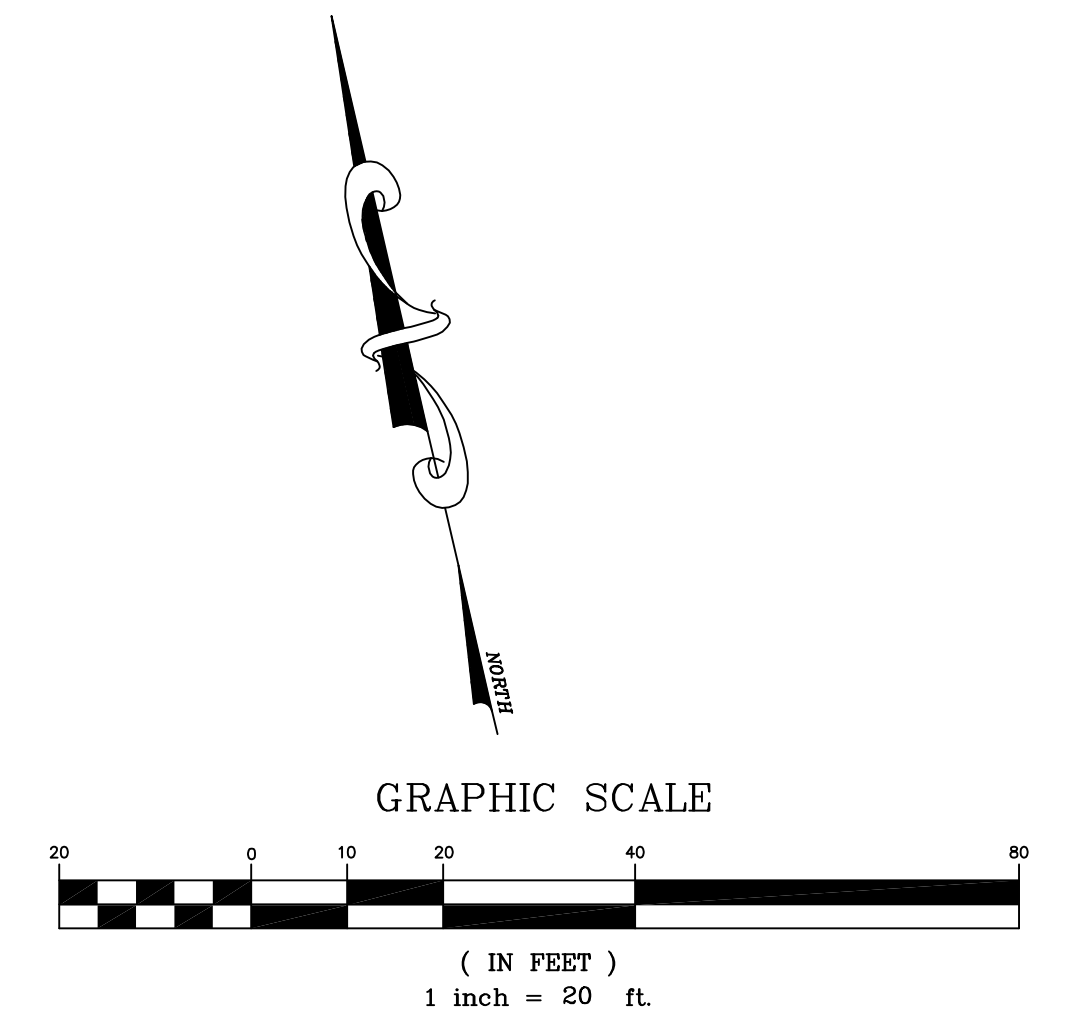
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SHEET 2 OF 2



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.

A SLOPE ANALYSIS OF
LOTS 5 – 7, RAINTREE TWO
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 1 OF 1



ELEVATIONS BASED ON U.S.G.S. MEAN SEA LEVEL DATUM
DATE OF FIELD SURVEY: SEPT./OCT. 2003
CONTOUR INTERVAL = 2 FEET

- LEGEND**
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 10847)
 - FOUND No. 4 REBAR
 - ⊙ SEWER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - UTILITY PEDESTAL
 - ⊙ UTILITY POLE
 - CP-△ RANDOM SURVEY CONTROL POINT
 - ⊙ TRANSFORMER
 - 69.2 x SPOT ELEVATION
 - 8" PINE TREE WITH TRUNK DIAMETER
 - 3" ASPEN TREE WITH TRUNK DIAMETER
 - LOCATED ALL 6" & LARGER PINES
 - LOCATED ALL 3" & LARGER ASPENS

- Slope Legend**
- 15% TO 30% SLOPE
 - 30% OR GREATER SLOPE

LOT 5 SLOPE TABLE
TOTAL LOT AREA OF LOT 5 31,156 sq. ft. (100%)
NO SLOPES OVER 15%

LOT 6 SLOPE TABLE
TOTAL LOT AREA OF LOT 6 35,823 sq. ft. (100%)
15% TO 30% SLOPE 8,045 sq. ft. (22%)
NO SLOPES OVER 30%

LOT 7 SLOPE TABLE
TOTAL LOT AREA OF LOT 7 28,635 sq. ft. (100%)
15% TO 30% SLOPE 16,175 sq. ft. (57%)
30% OR OVER SLOPE 264 sq. ft. (1%)

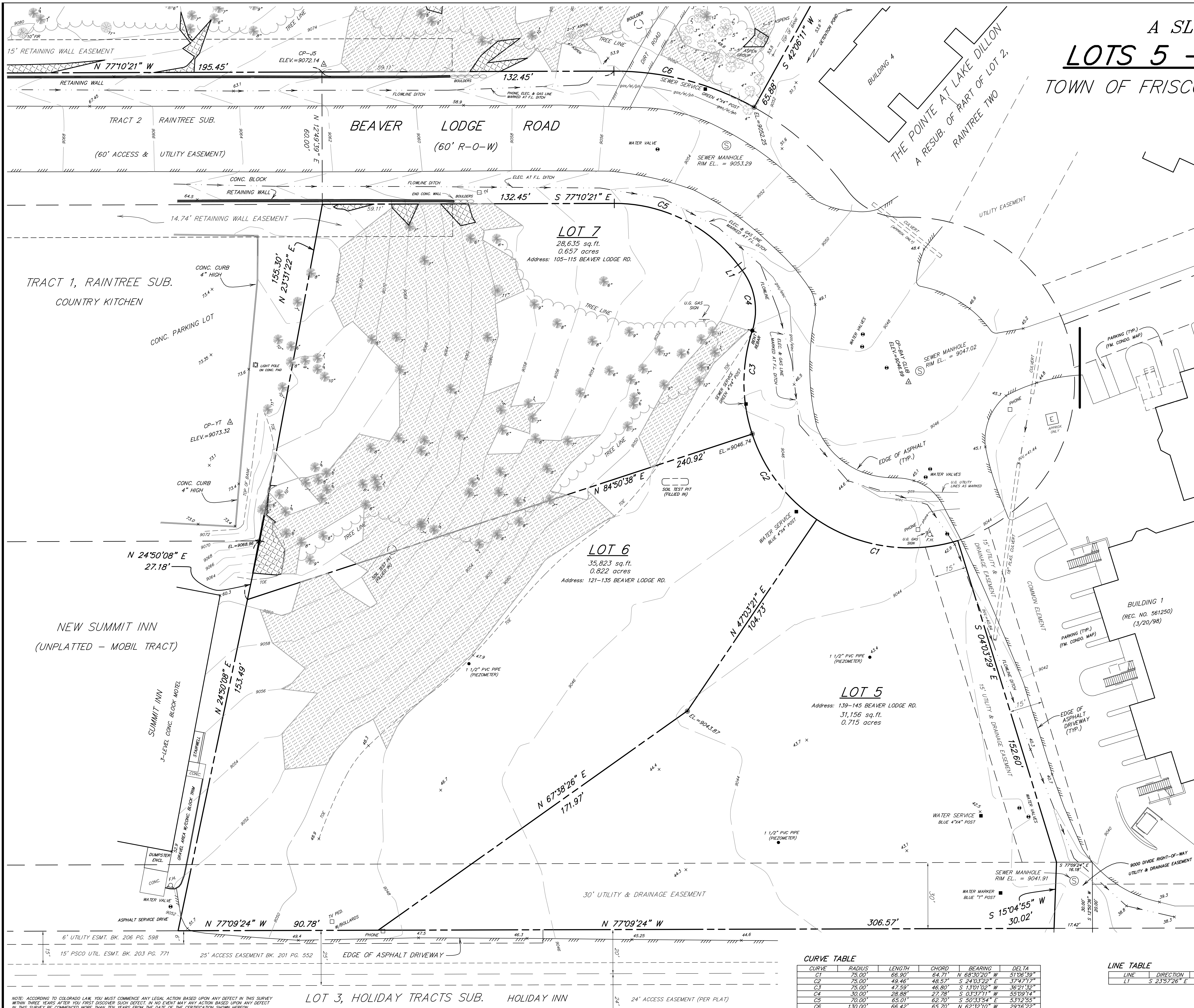
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	75.00'	66.90'	64.71'	N 68°30'20" W	51°06'39"
C2	75.00'	49.40'	48.57'	S 24°03'22" E	374°21'32"
C3	75.00'	47.59'	46.80'	S 13°01'02" W	36°21'32"
C4	30.00'	28.88'	27.78'	S 03°37'11" W	55°09'14"
C5	70.00'	65.01'	62.70'	S 50°33'54" E	53°12'55"
C6	130.00'	68.42'	65.70'	N 62°32'10" W	29°16'22"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 23°57'26" E	3.13'

Drawn TCB/RLB	Dwg 18175-S2	Project 18175
Checked TCB	Date 09/15/05	Sheet 1 of 1

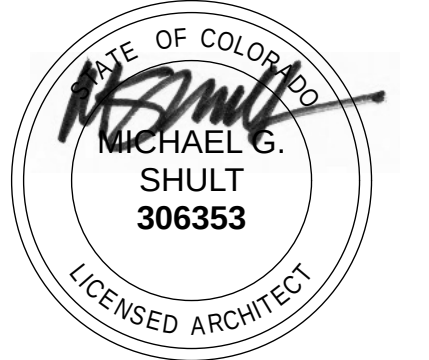
R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281



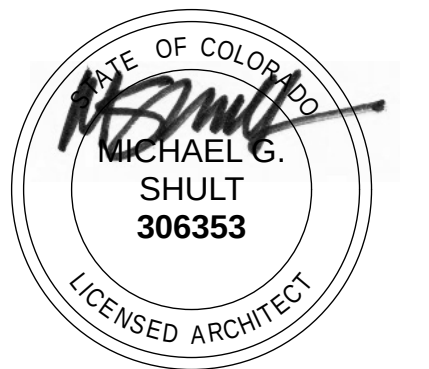
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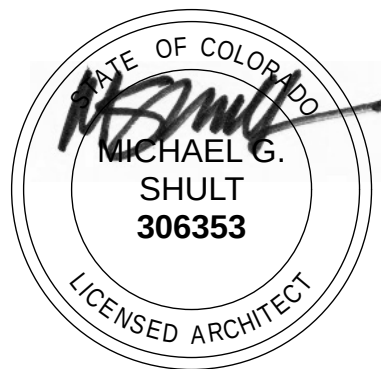
PLAN A
FLOOR TWO
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PAINTREE TWO
FRISCO, COLORADO

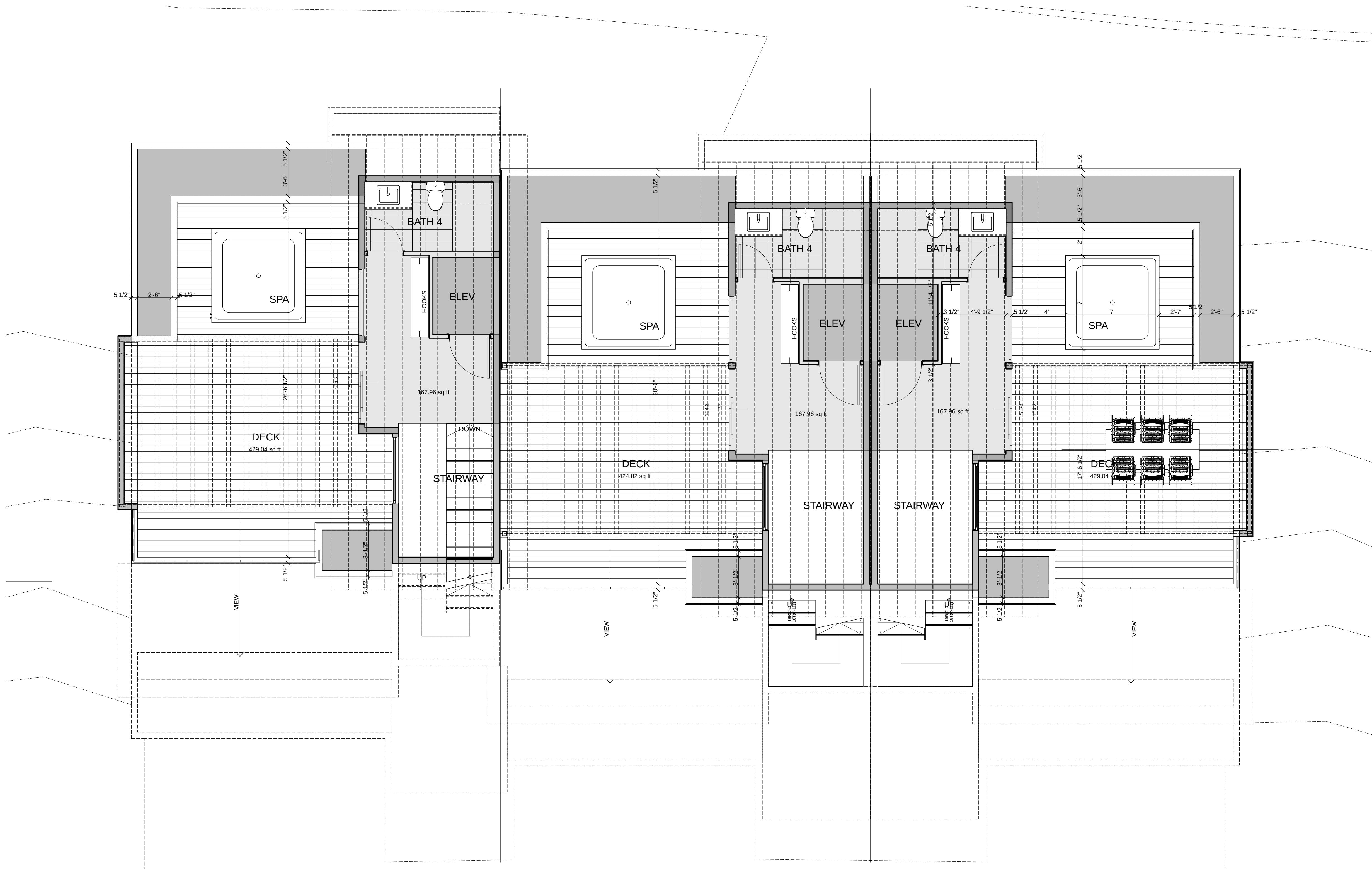


PLAN A
FLOOR THREE
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PANTREE TWO
FRISCO, COLORADO



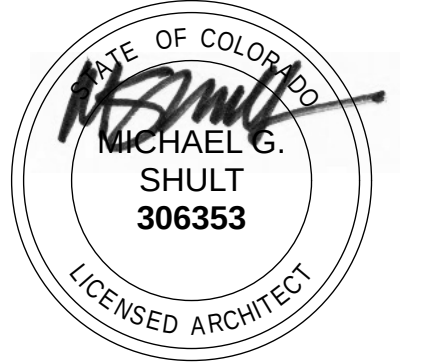
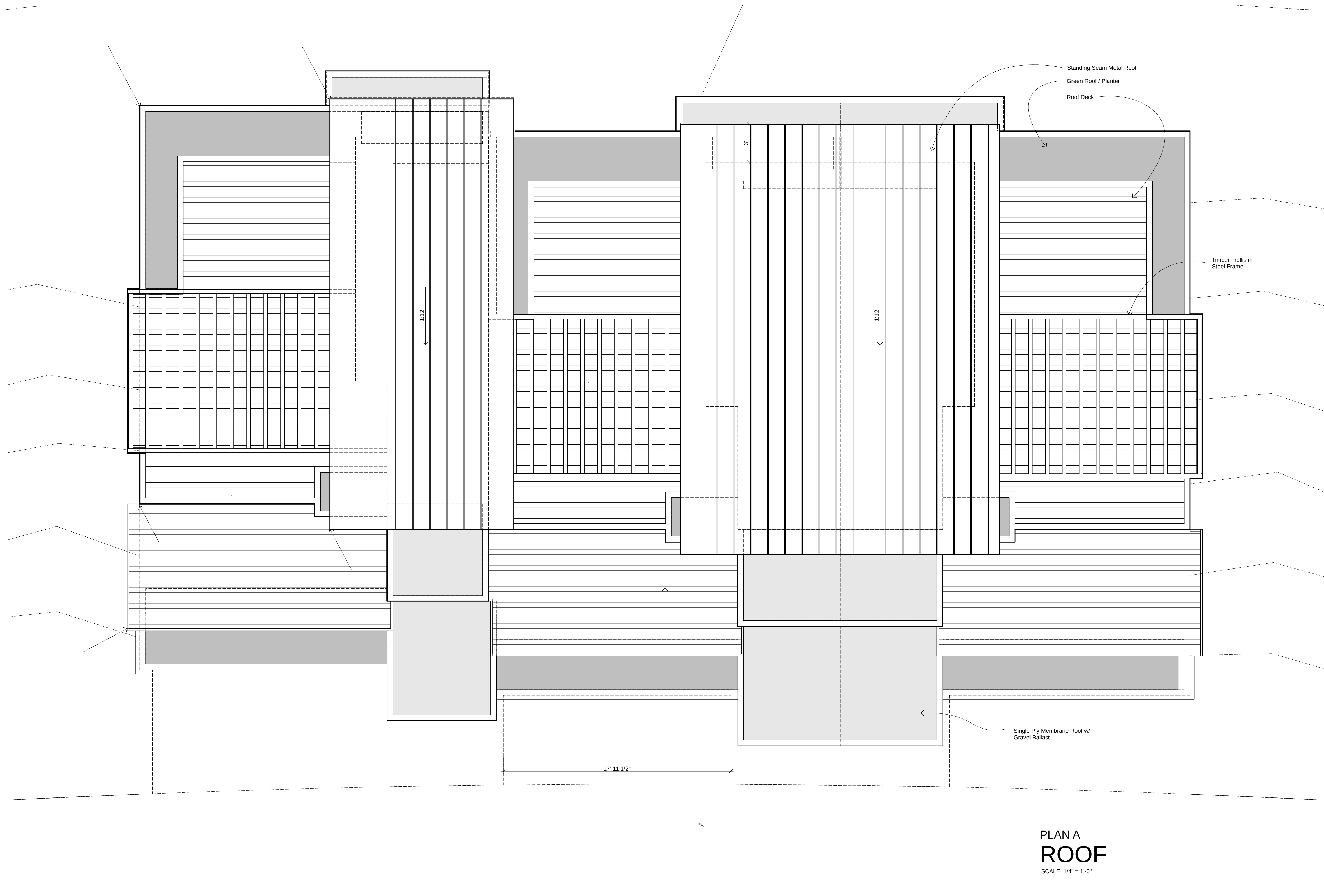
MAY 12, 2025



PLAN A
ROOF DECK
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PANTREE TWO
FRISCO, COLORADO

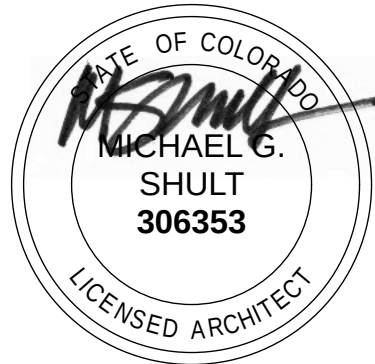
A2.4A



MAY 12, 2025

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7, PANTREE TWO
FRISCO, COLORADO

A2.5A

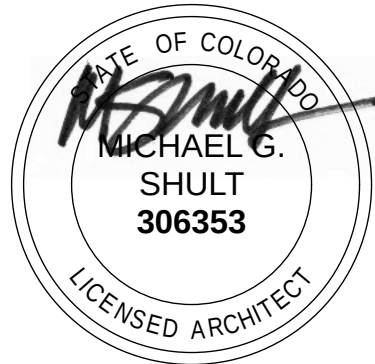


MAY 12, 2025

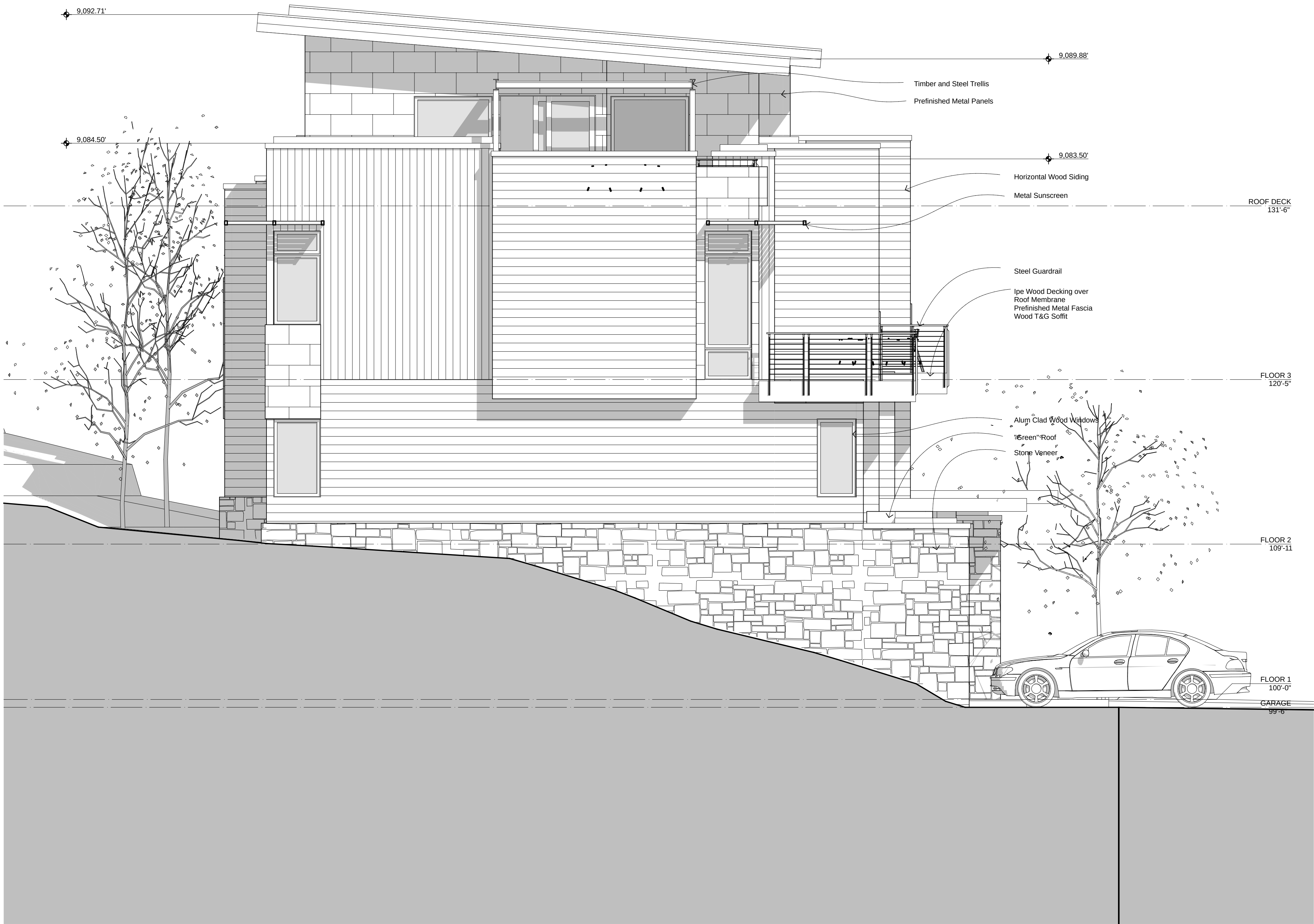


PLAN A
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PANTREE TWO
FRISCO, COLORADO

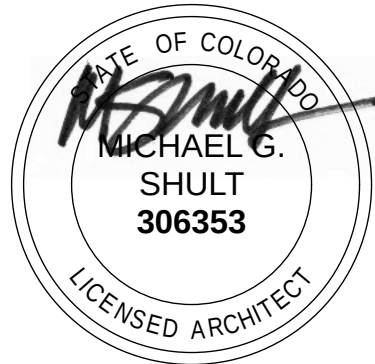


MAY 12, 2025



PLAN A
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7, PINE TREE TWO
FRISCO, COLORADO

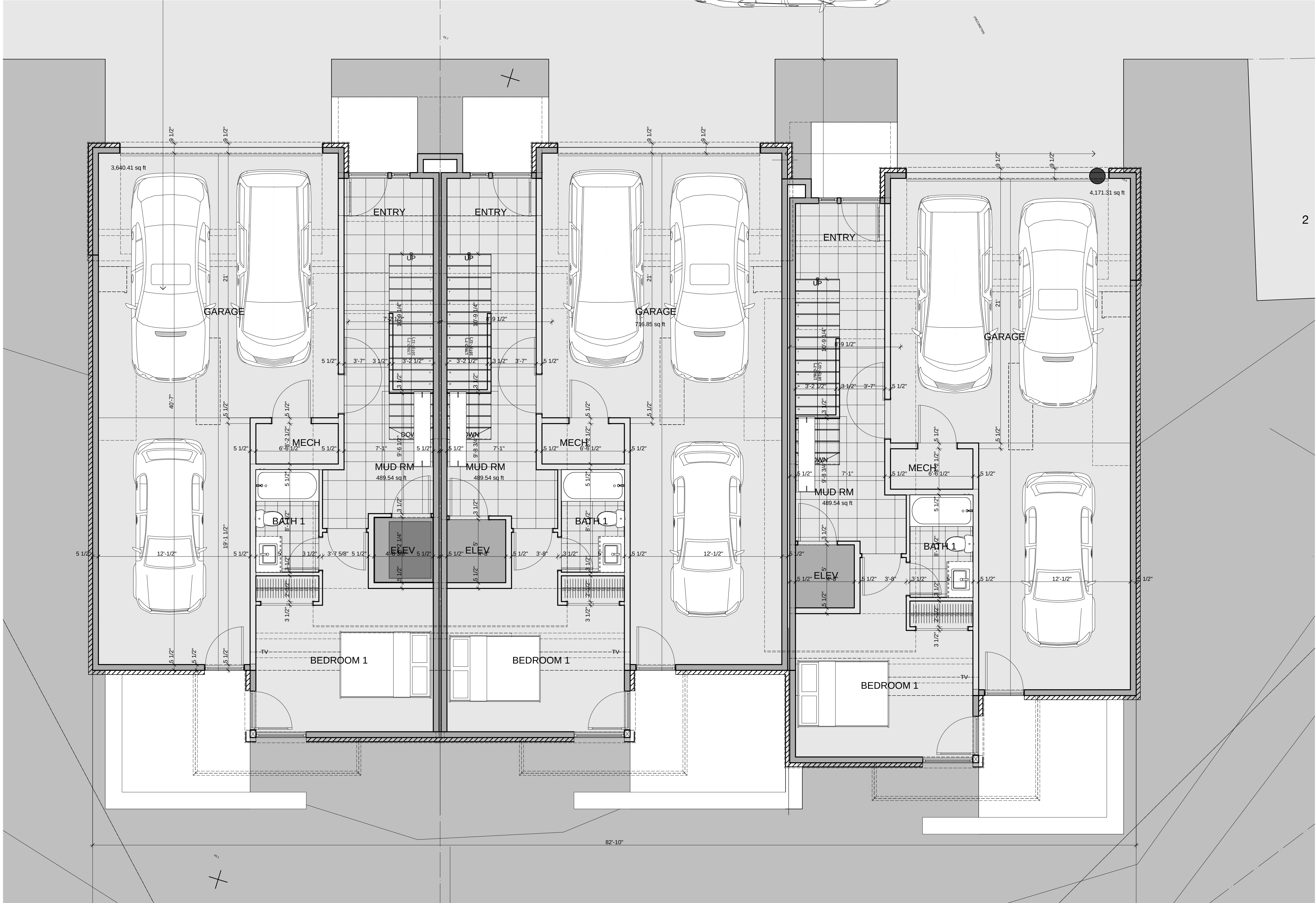


MAY 12, 2025

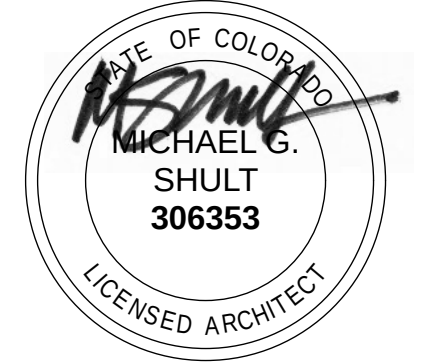


PLAN A
REAR ELEVATION
SCALE: 1/4" = 1'-0"

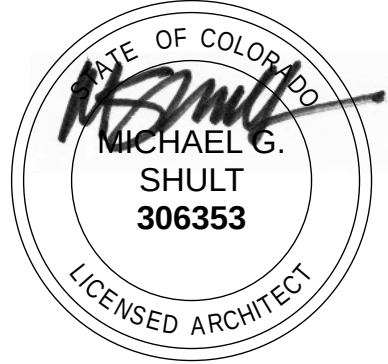
PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 RAIN TREE TWO
FRISCO, COLORADO



PLAN B
FLOOR ONE
SCALE: 1/4" = 1'-0"



MAY 12, 2025

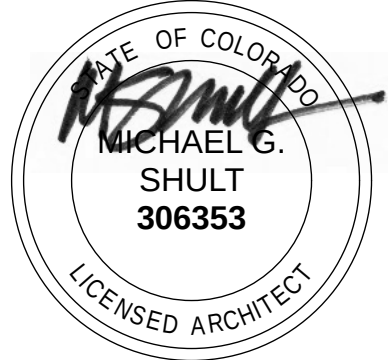


MAY 12, 2025

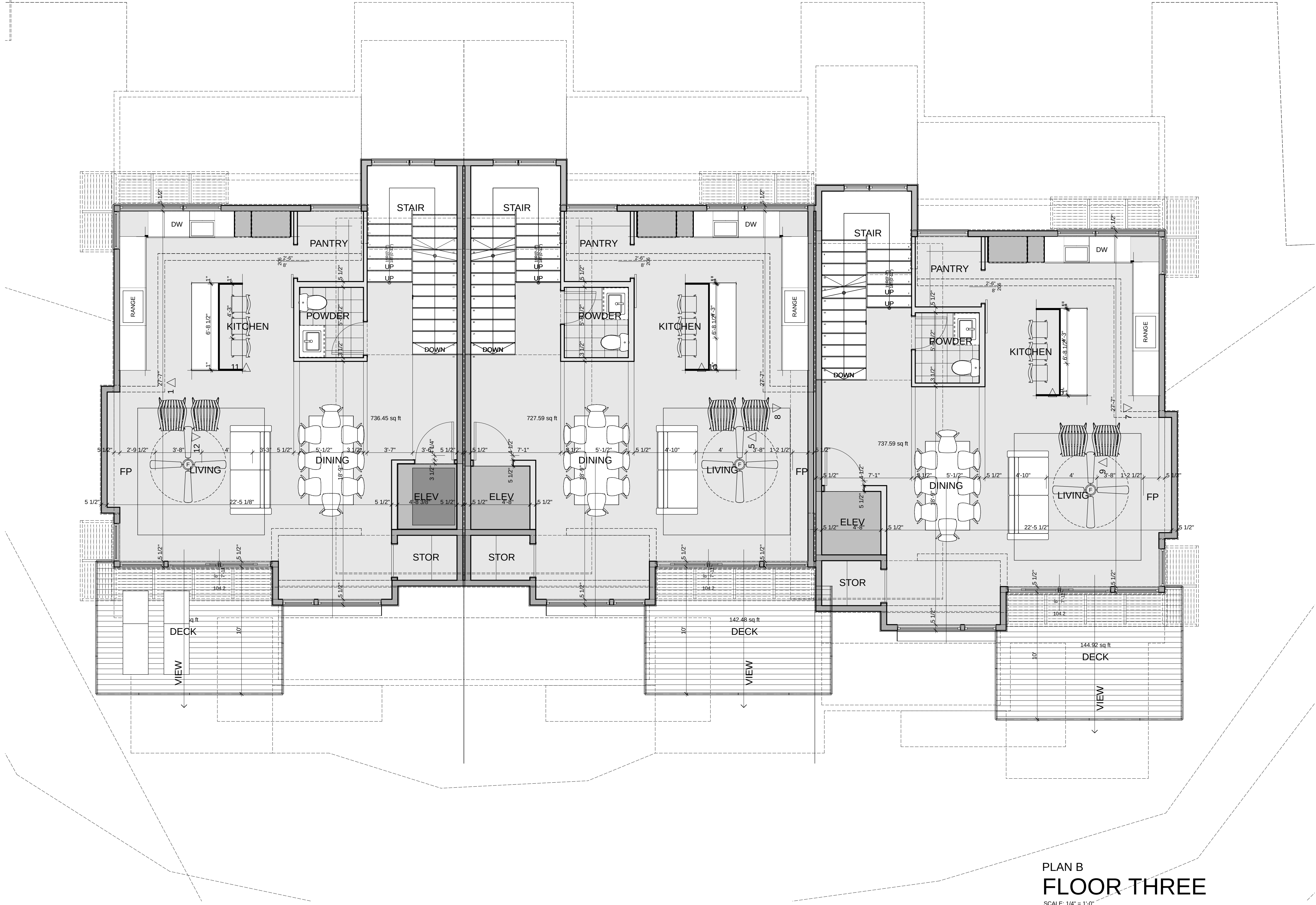


PLAN B
FLOOR TWO
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PAINTREE TWO
FRISCO, COLORADO

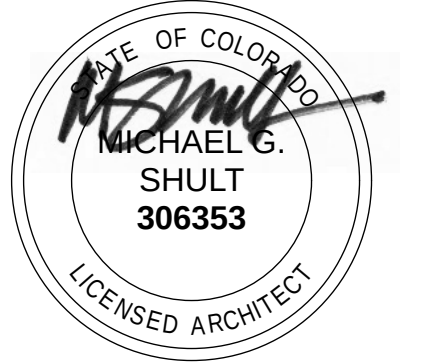


MAY 12, 2025

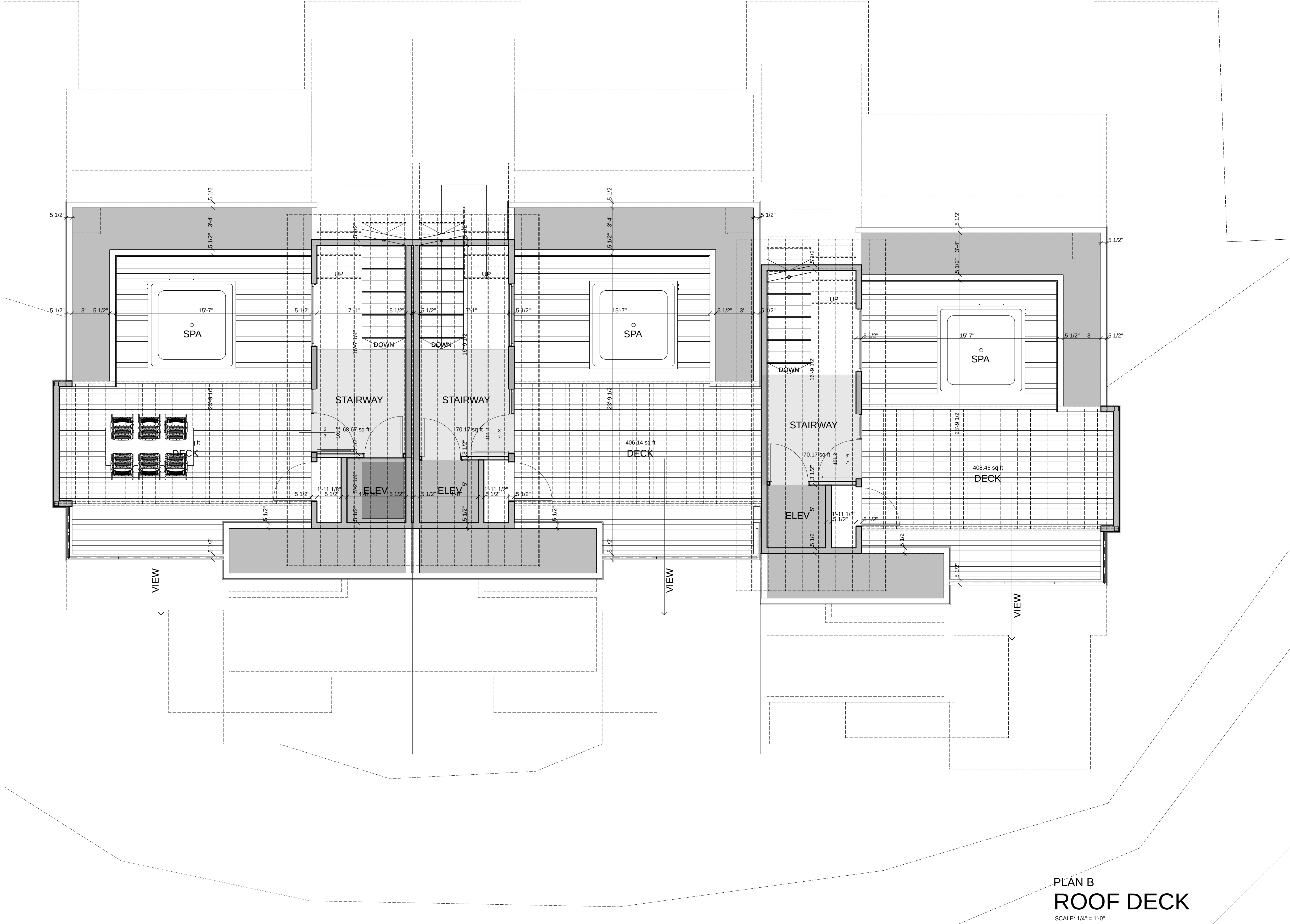


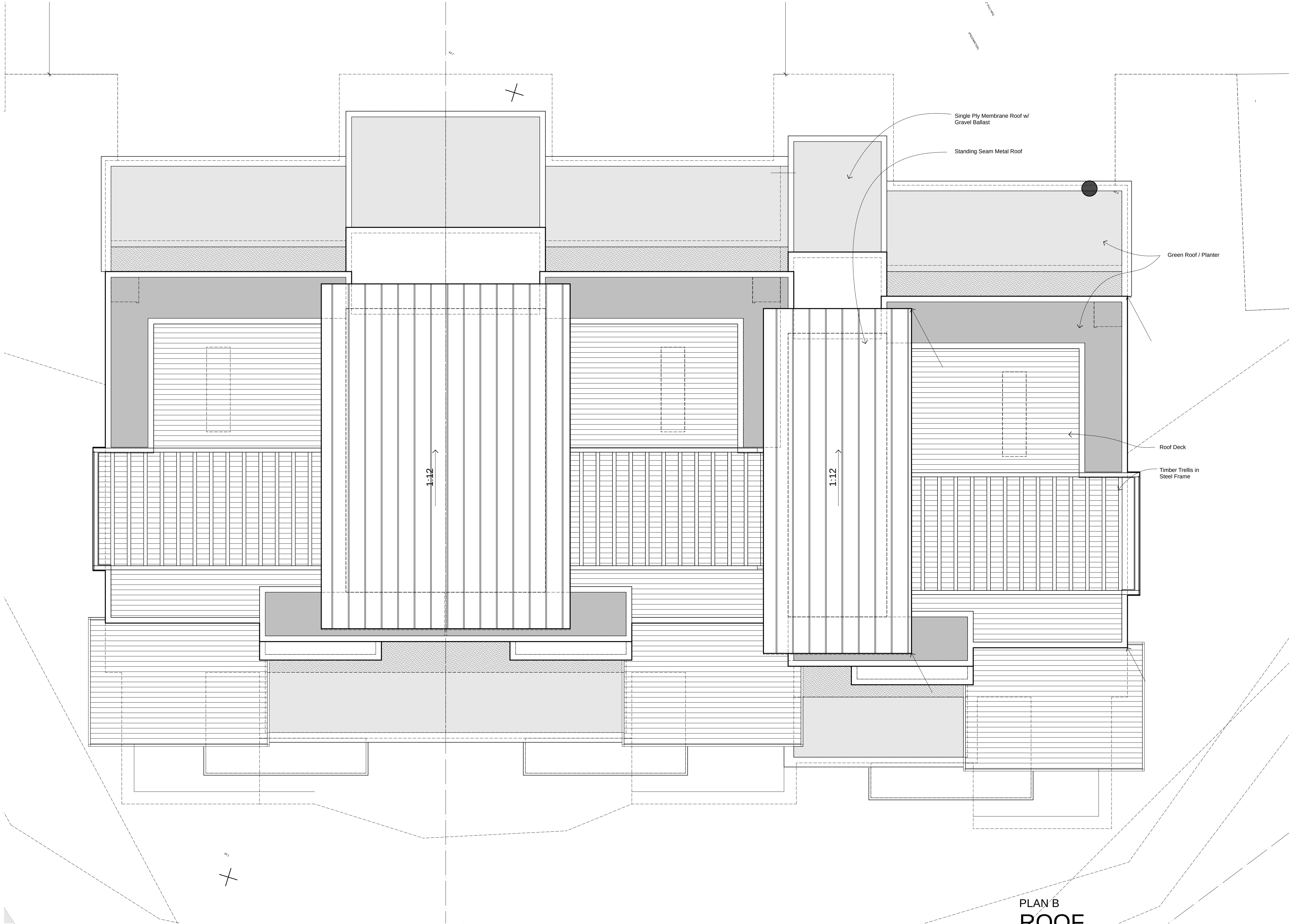
PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PRANTREE TWO
FRISCO, COLORADO

A2.3B

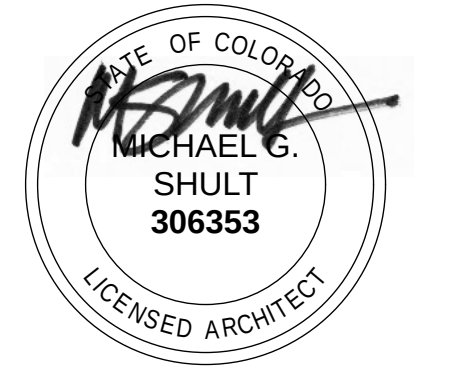


MAY 12, 2025



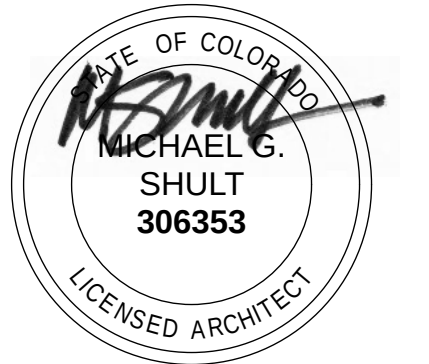


PLAN B
ROOF
SCALE: 1/4" = 1'-0"



MAY 12, 2025

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PANTREE TWO
FRISCO, COLORADO



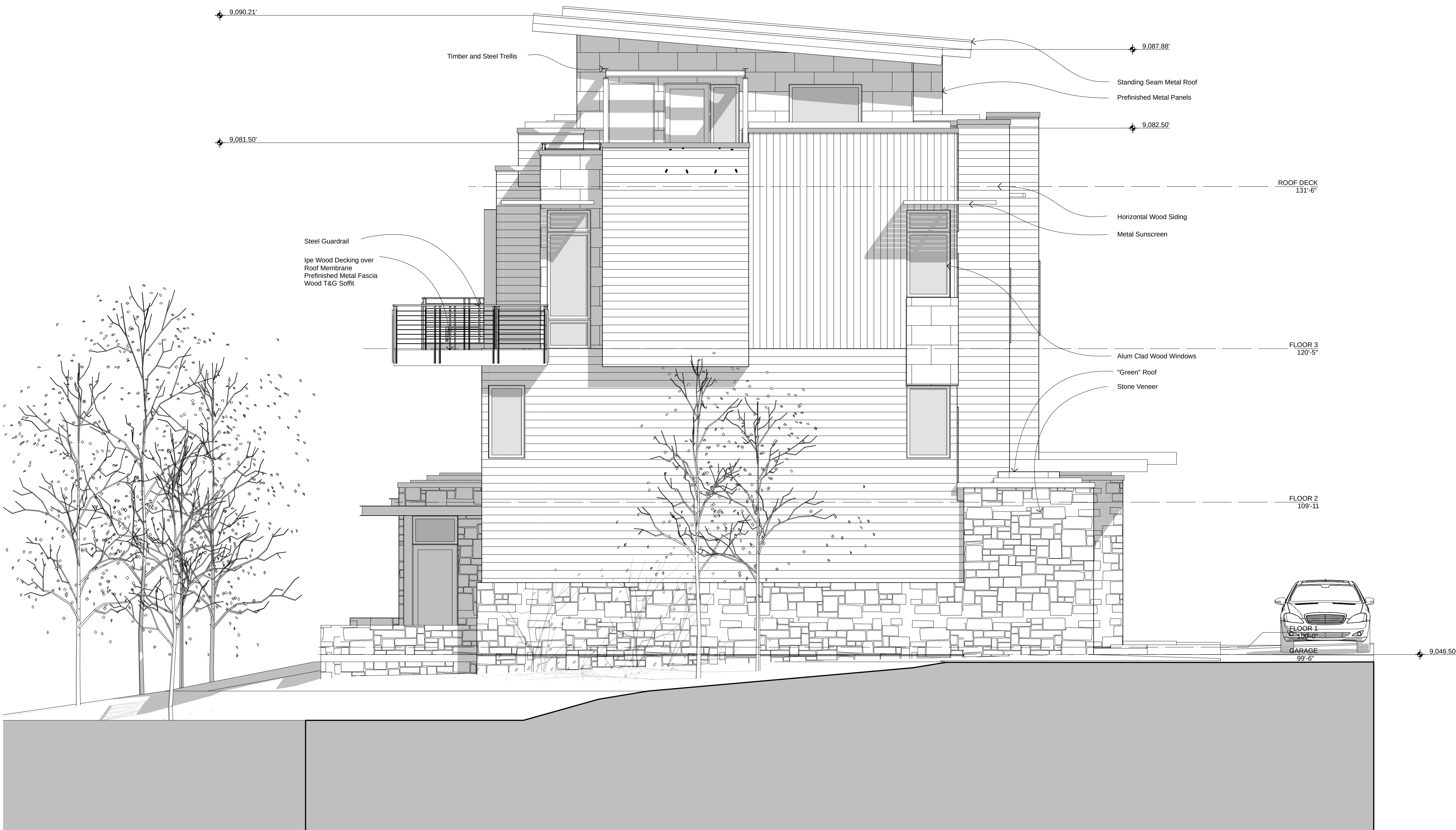
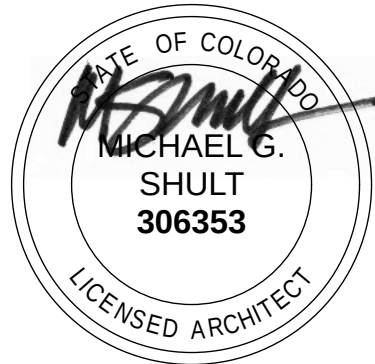
MAY 12, 2025



PLAN B
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

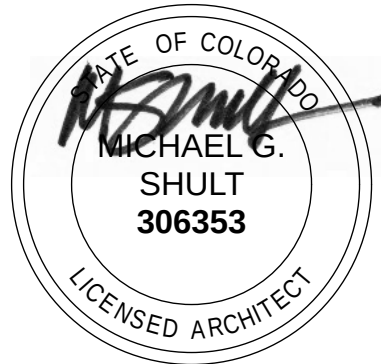
PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PAINTREE TWO
FRISCO, COLORADO

A3.1B



PLAN B
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 RAINTREE TWO
FRISCO, COLORADO



MAY 12, 2025



PLAN B
REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MULTI-FAMILY PROJECT FOR:
THE LANDING
LOT 6.7 PHANTREE TWO
FRISCO, COLORADO

Metal Roofing

Fascia

Metal Siding

Bridger Steel Vintage



Western



Wood Siding

Garage Doors

Montana Timber

Ranchwood

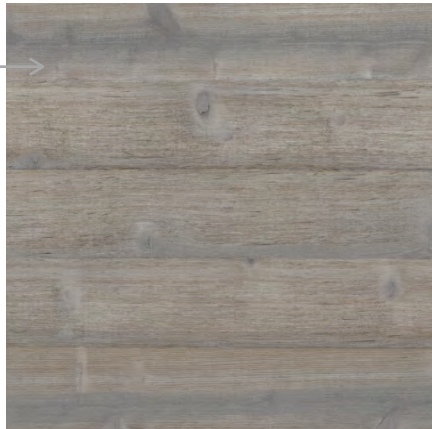
Wire Brushed Fir

Western

Yellowstone

Glacier Gray

Glacier Gray



Yellowstone



Soffit

Timbers

Montana Timber

Ranchwood Yellowstone



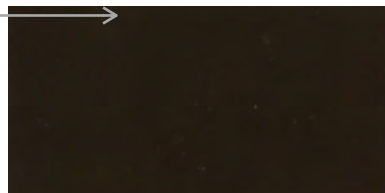
Windows

Guardrails

Structural Steel

Steel Railings

Black Painted/Powdercoat



Stone Veneer

Telluride Stoner

Highlands Blend



THE LANDING

Frisco Colorado

Exterior Color Schedule

Michael Shult Architect

MAY 10, 2025

Metal Roofing

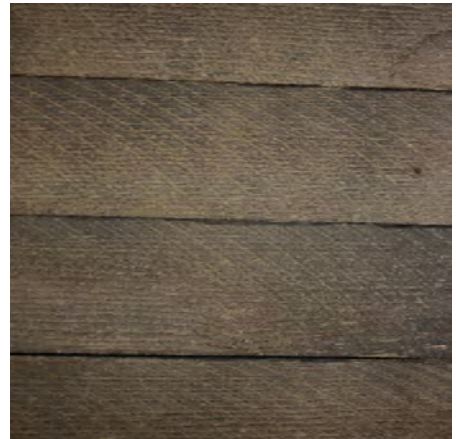
Fascia

Metal Siding

Bridger SteelVintage



Western



Wood Siding

Garage Doors

MontanaTimber

Ranchwood

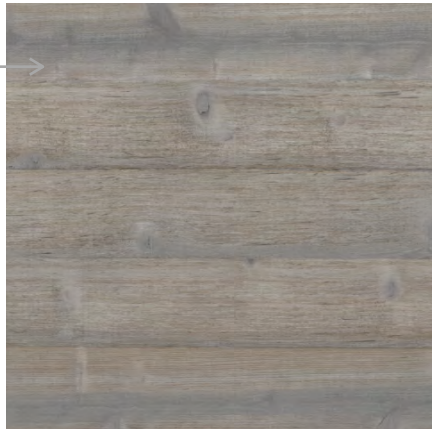
Wire Brushed Fir

Western

Yellowstone

Glacier Gray

Glacier Gray



Yellowstone



Soffit

Timbers

Montana Timber

Ranchwood Yellowstone



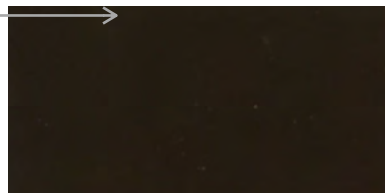
Windows

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Stone Veneer

Telluride Stoner

Highlands Blend



THE LANDING

Frisco Colorado

Exterior Color Schedule

Michael Shult Architect

MAY 10, 2025

May 21, 2025

Town of Frisco

Att: Kris Valdez

Re: The Landing at Frisco Condominiums

This letter confirms Michael Shult is authorized to represent Drake Landing, L. L. C. for the purpose of a major site plan approval.

A handwritten signature in blue ink, appearing to read "Thomas Silengo", with a long horizontal flourish extending to the right.

Thomas Silengo

Drake Landing, L. L. C.

Manager/Member

Re: Roof Height and Slope for The Landing

From Michael Shult <michael@shultarchitect.com>

Date Thu 7/10/2025 12:50 PM

To Kris Valdez <krisv@townoffrisco.com>

Cc silengo@comcast.net <silengo@comcast.net>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Please review the email and report as suspicious if you have any doubts of the integrity of the message.

[Report Suspicious](#)

Hi Chris

Thank you for your comments. Here is my response for your report:

All sloped roofs will be min 2:12 pitch. I will note accordingly on the roof plan.

All roof heights account for elevator clearance and no elevator shafts extend higher than the sloped roofs shown.

Thank you

Michael

Michael Shult Architect

On Jul 10, 2025, at 11:09 AM, Kris Valdez <krisv@townoffrisco.com> wrote:

Hi Tom and Mike,

As I was finishing up the staff report, I noticed a discrepancy in the roof pitch. The roof height table showed sloped roofs of 46 feet, and the elevations show sloped roofs, but the roof plan showed pitches of 1:12 (Sheet A2.5A), which doesn't meet the definition of a pitched roof. Is there another roof sheet that would show those sections over 40 feet as pitched?

Additionally, do the roof heights account for elevator clearance? Elevators are not considered exempt from roof height limits.

Thank you! I would need the answers/sheets by 3 pm MST today.

Take care,

Kris

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<Outlook-Logo Desc.png>

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Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM