

**OWNER'S CERTIFICATE:**  
KNOW ALL PERSONS BY THESE PRESENTS: THAT KANE ENTERPRISES, AN OKLAHOMA PARTNERSHIP, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:  
LOT A-1, A RESUBDIVISION OF LOTS A-1 AND A-2 (RECORDED AT RECEPTION NO. 238484) AND LOT A-3, (RECORDED AT RECEPTION NO. 140796) AMENDED WEST FRISCO 70, PLUNG NO. 2 TOWN OF FRISCO SUMMIT COUNTY, COLORADO CONTAINING 7.122 ACRES, MORE OR LESS

**ACKNOWLEDGEMENT:**  
STATE OF Colorado  
COUNTY OF Summit  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August 1997, BY ROBERT F. KANE AS POWER OF ATTORNEY OF KANE ENTERPRISES.  
WITNESS MY HAND AND OFFICIAL SEAL:  
Warren Sanderson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/20/97

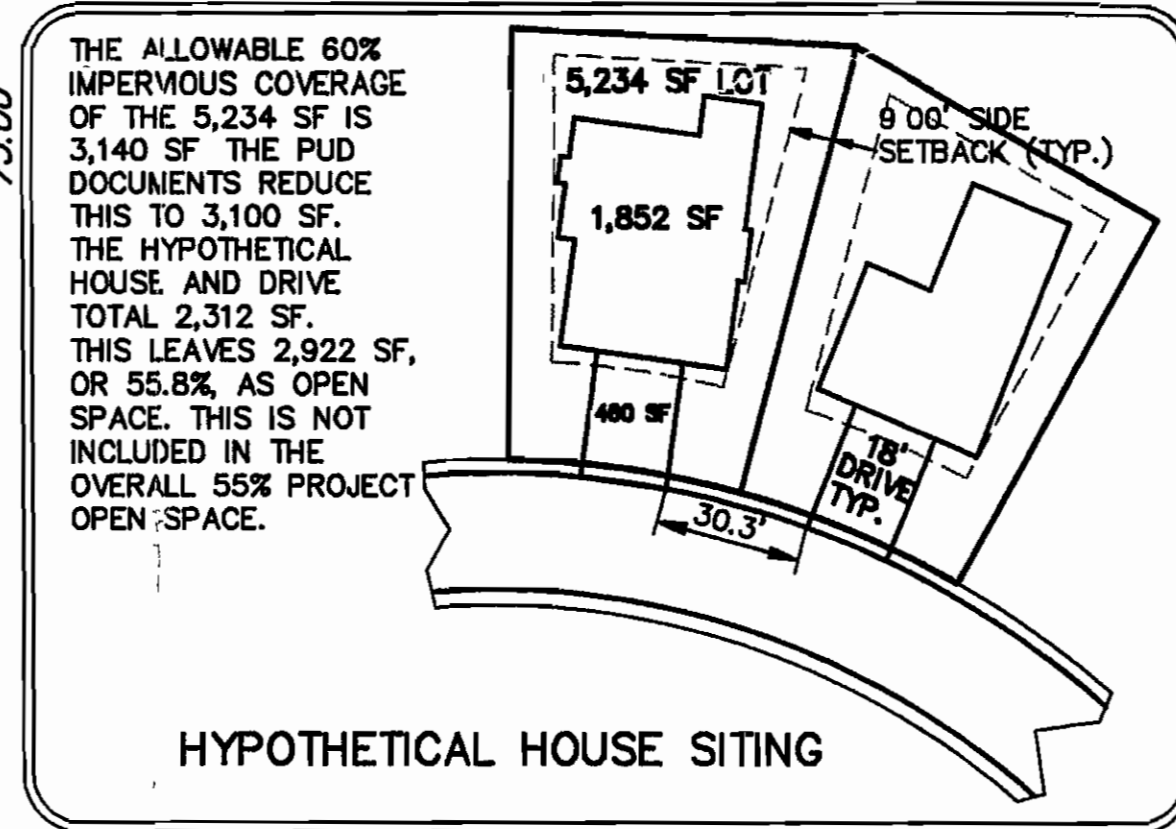
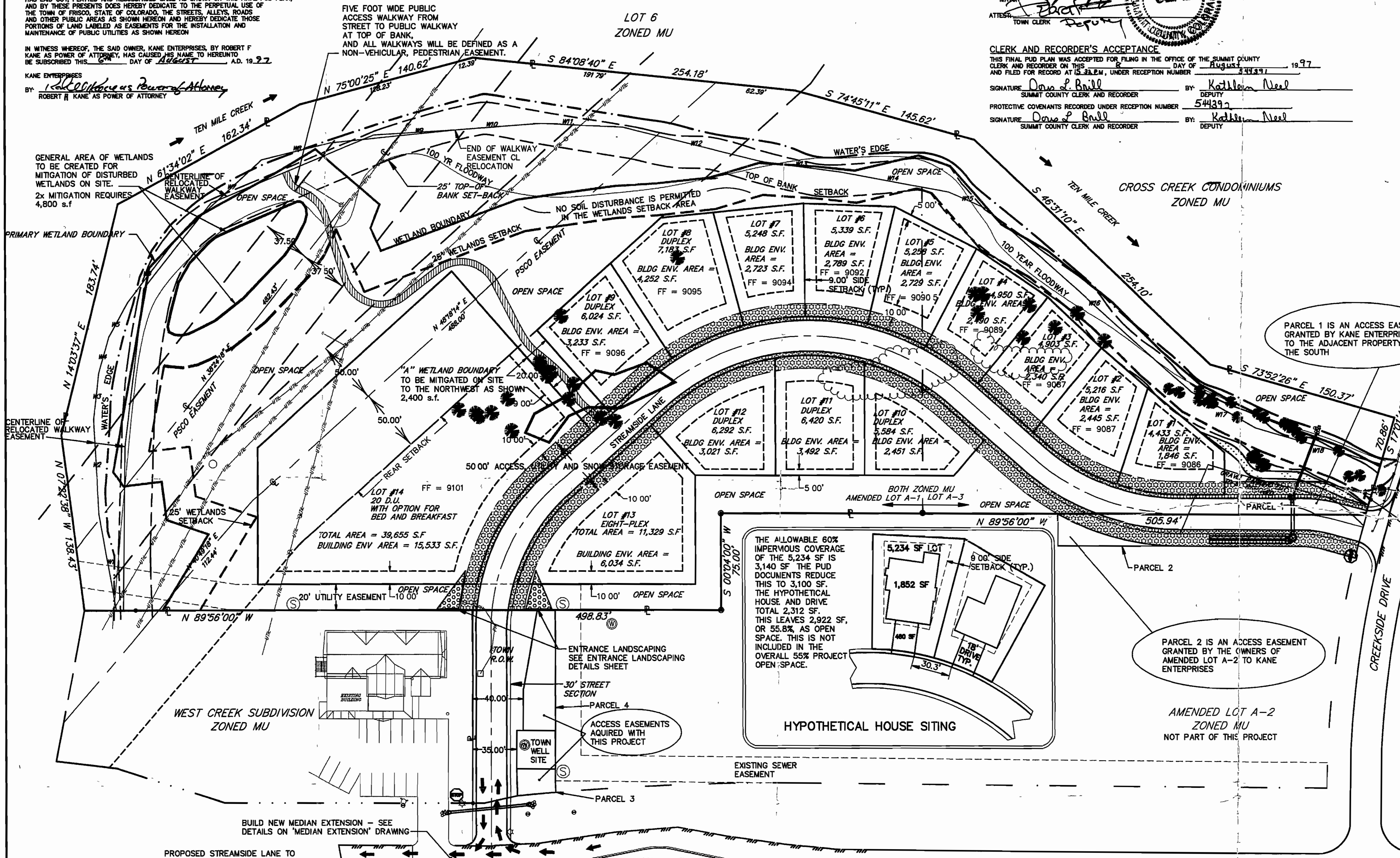
**TOWN OF FRISCO PLANNING COMMISSION APPROVAL:**  
THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS FINAL PUD PLAN OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 24th DAY OF July 1997.  
CHAIRMAN [Signature]

**APPROVAL BY THE TOWN COUNCIL:**  
THE WITHIN FINAL PUD PLAN OF "THE CREEK AT FRISCO" IS APPROVED FOR FILING THIS 24th DAY OF August 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 [Signature]  
MAYOR  
ATTORNEY [Signature]  
TOWN CLERK

**CLERK AND RECORDER'S ACCEPTANCE:**  
THIS FINAL PUD PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 6th DAY OF August 1997 AND FILED FOR RECORD AT 3:32 P.M., UNDER RECEPTION NUMBER 544397.  
SIGNATURE Dave L. Bull BY Kathleen Neel  
SUMMIT COUNTY CLERK AND RECORDER DEPUTY  
PROTECTIVE COVENANTS RECORDED UNDER RECEPTION NUMBER 544397  
SIGNATURE Dave L. Bull BY Kathleen Neel  
SUMMIT COUNTY CLERK AND RECORDER DEPUTY

**LEGEND**

- FOUND REBAR & CAP (PLS 10847) ☆ LIGHT POLE
- FOUND #4 REBAR ○ FIRE HYDRANT
- ⊙ SEWER MANHOLE ● GATE VALVE
- ⊙ WELL
- ⊙ UTILITY POLE
- OVERHEAD UTILITY LINES
- TREE LINE
- UNDERGROUND PHONE LINES
- FF = 9086 BUILDING ENVELOPE, LOT LINE AND MIN. HABITAT FLOOR ELEVATION
- ⊙ EXISTING 6" OR GREATER DIAMETER TREE AND TREELINE
- EASEMENT
- EXISTING PAVING EDGE
- PROPOSED PUBLIC PATH
- △ ENTRANCE LANDSCAPING
- EXISTING WETLANDS BOUNDARY
- ⊙ PROPOSED SNOW STORAGE
- PROPOSED UNDERGROUND FILTRATION GALLERY
- ⊙ PROPOSED INFORMATIONAL & STOP SIGN
- PROPOSED CULVERT WITH RIP-RAP



TOTAL PROJECT FLOODWAY		TOTAL = 82,182 S.F.*		SINGLE FAMILY PLUS ACCESS UNIT		TOTAL D.U.		D.U. PER ACRE	
WALKWAY EASEMENT OUTSIDE BOTH FLOODWAY & WETLANDS	1,658 S.F.								
WETLANDS OUTSIDE FLOODWAY	10,275 S.F.								
LAND USE MODEL		TOTAL = 54,956 S.F.		TOTAL D.U.		D.U. PER ACRE			
PARCELS	AREAS	BUILDING ENVELOPE AREA	% OF TOTAL ACCESS UNIT	DUPLEX	EIGHT-PLEX	MULTI	TOTAL D.U.	D.U. PER ACRE	
LOTS 1-7	35,346 S.F.	17,312 S.F.	31.31%				14	17.25	
LOTS 8-12	31,503 S.F.	16,449 S.F.	30.11%	5			10	13.83	
LOT 13	11,329 S.F.	6,034 S.F.	11.00%		1		8	30.76	
LOT 14	39,655 S.F.	15,533 S.F.	28.84%			20**	20	21.97	
OPEN SPACE	170,656 S.F.								
COMMON ELEMENT (ROADWAY)	21,720 S.F.								
<b>TOTALS</b>	<b>310,209 S.F.</b>	<b>54,956 S.F.</b>	<b>55.01%</b>				<b>52</b>	<b>7.30</b>	

- NOTES:**
- (A) THIRTY (30) FEET BETWEEN DRIVEWAYS IS REQUIRED
  - (B) A MAXIMUM OF SIXTY (60) PERCENT LOT COVERAGE IS ALLOWED ON EACH LOT
  - (C) THE MAXIMUM FLOOR AREA RATIO FOR A RESIDENTIAL BUILDING IS 1.5 OF THE LOT AREA, AND THE MAXIMUM FLOOR AREA RATIO FOR A COMMERCIAL BUILDING IS 8 OF THE LOT AREA.
  - (D) A MINIMUM OF TWENTY (20) PERCENT OF ANY RESIDENTIAL PROJECT AREA AND A MINIMUM OF FIFTEEN (15) PERCENT OF ANY COMMERCIAL PROJECT AREA MUST BE DEVOTED TO FORMAL LANDSCAPING.
  - (E) EACH LOT WILL BE EVALUATED WITH REGARD TO ALL APPLICABLE ZONING REQUIREMENTS SUCH AS PARKING REQUIREMENTS
- NO TREES 6" IN DIAMETER OR MORE MAY BE REMOVED OUTSIDE OF A 5' CLEARANCE STRIP ADJACENT TO ANY LAND OCCUPIED BY BUILDINGS, PARKING OR PAVING.

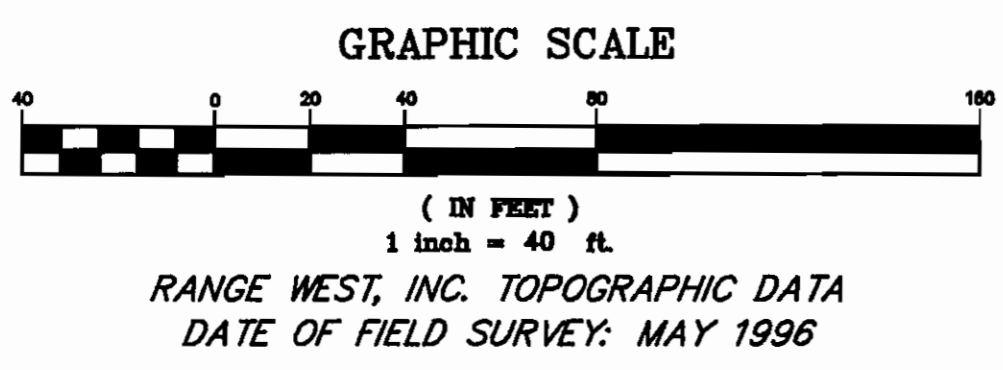
**FINAL PUD PLAN**

**'THE CREEK AT FRISCO' FOR KANE ENTERPRISES**

PROJECT 980402S	DATE 6-28-97
DRAWN BY GAP	SCALE 1" = 40'
FIELD BOOK NA	SHEET 3

LOTS A-1 & A-3, AMENDED WEST FRISCO 70  
FILING NO. 2 - TOWN OF FRISCO  
SUMMIT COUNTY, COLORADO

**PEARSON ENGINEERING INC.**  
P.O. BOX 1508, FRISCO, CO 80443  
303 668 5067



"NO LEFT TURN" SIGNAGE INTO AND OUT OF CREEKSIDE COURT LOCATIONS TO BE PER TOWN PUBLIC WORKS DEPT.

NOTE: IMPERVIOUS LOT COVERAGE IS LIMITED TO 60% OF THE PLATTED LOT AREA. THE IMPERVIOUS AREA IS TO INCLUDE THE DRIVEWAY. IT IS NOT POSSIBLE THEREFORE TO OCCUPY THE ENTIRE BUILDING ENVELOPE AREA.  
17,417 S.F. OF PAVING ON PROPERTY REQUIRES 4,976 S.F. OF SNOW STORAGE. 21,024 S.F. OF SNOW STORAGE IS SHOWN.  
NET DEVELOPABLE ACREAGE = (310,209 - 84,182) / 43,560 = 5.190  
\*\* OPTIONAL BED AND BREAKFAST