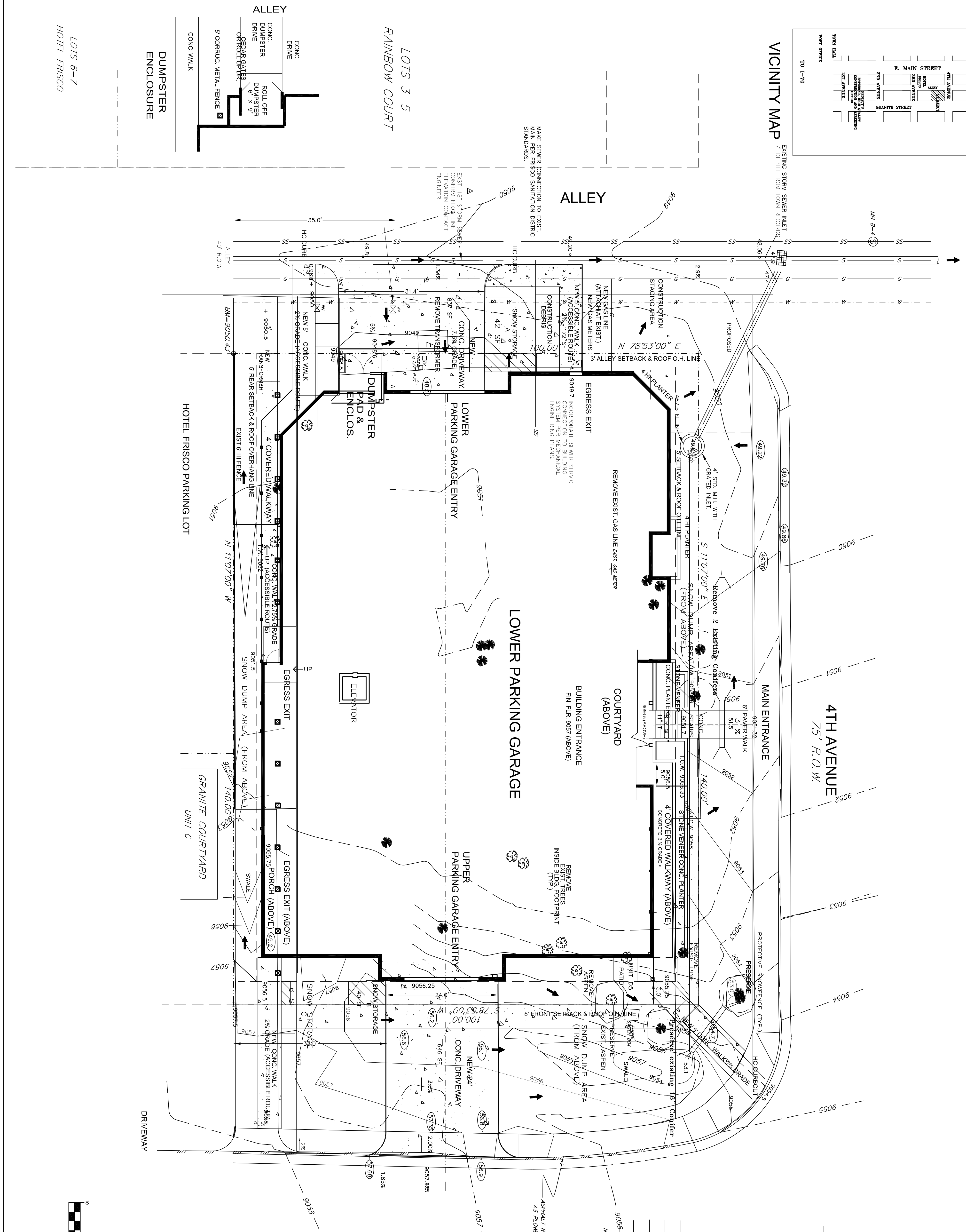


VICINITY MAP



DATE OF FIELD SURVEY: 11/30/06
 CONTOUR INTERVAL = 2 FEET

SURVEYOR'S LEGEND

- FOUND REBAR & RED PLASTIC CAP (PLUS 15242)
- FOUND #4 REBAR
- explode
- UTILITY PEDESTAL
- △ RANDOM SURVEY CONTROL POINT
- TRANSFORMER
- PINE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- WATER MAIN
- GAS MAIN
- STORM SEWER MAIN
- SANITARY SEWER MAIN
- EXISTING CONTOURS
- NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS

SNOW STORAGE

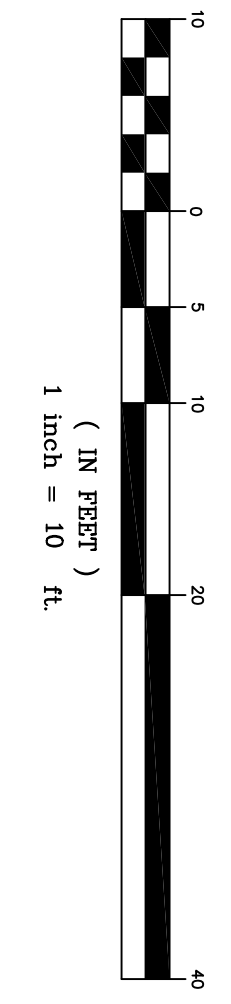
- A LOWER PARKING 180 SF
- B UPPER PARKING 120 SF
- C GRANITE ST. 28 SF
- SIDEWALK (100 SF PER 390 SF)

NOTES

1. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RE-VEGETATED
 2. STORMWALKS AND CURB REPLACED OR INSTALLED SHALL BE PER FRISCO STANDARDS
 3. CHANGE IN THE GRANITE STREET ROW FROM WEST SHALL BE ALLOWED TO ENTER SITE AND NOT BE BLOCKED

GRANITE STREET
 80' R.O.W.

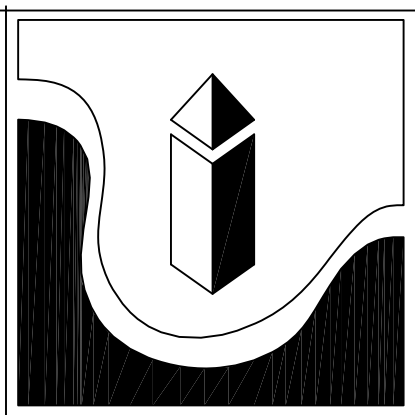
GRAPHIC SCALE



OWNER:	COLL.
DRAWING TITLE: SITE PLAN	

JOB NO.	DESIGNED BY	MC
	DRAWN BY	
	CHECKED BY	
	APPROVED BY	
	SCALE:	1" = 10'

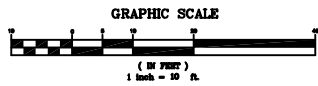
VISTAS ON GRANITE STREET
FRISCO, COLORADO



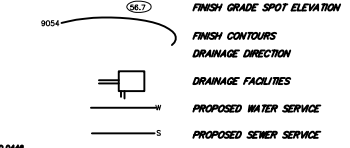
ARCHITECTURAL INNOVATORS INC.
 Box 30 Idaho Springs, Co 80452
 303-567-0100
 COPYRIGHT 2018 M. CAISTOR
 ARCHITECT CO. 400735

5/3/18	Engineering Comments			
4/24/18	Lower Parking Garage Alley Entrance			
3/7/18	Revisions per Xcel			
2/12/18	Revisions per Town			
1/31/18				
2/21/17				
A 10/16/17	First Draft		MC	
REV	DATE	DESCRIPTION	PWG	CHK

SHEET NO. **A-0** REV.

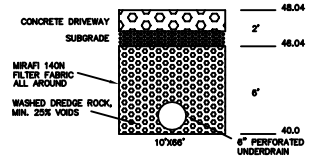
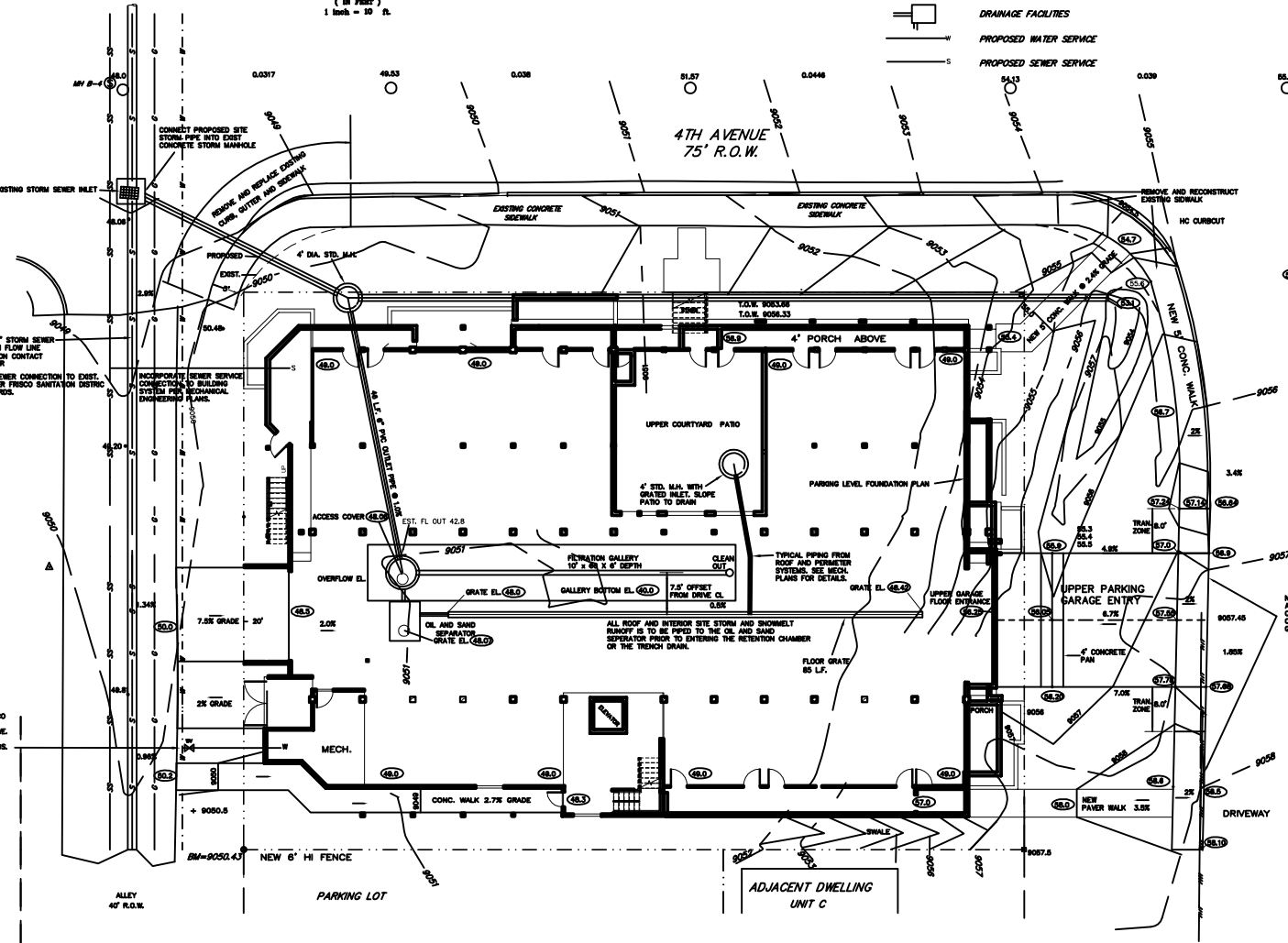


DRAINAGE LEGEND



SURVEYOR'S LEGEND

- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
 - FOUND #4 REBAR
 - ⊕ explode
 - UTILITY PEDESTAL
 - △ RANDOM SURVEY CONTROL POINT
 - ⊞ TRANSFORMER
 - ⊙ 6" PINE TREE WITH TRUNK DIAMETER
 - ⊙ 8" ASPEN TREE WITH TRUNK DIAMETER
 - W — WATER MAIN
 - G — GAS MAIN
 - S — STORM SEWER MAIN
 - SS — SANITARY SEWER MAIN
 - — EXISTING CONTOURS
 - SPOT ELEVATIONS
- NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.

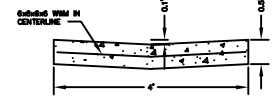


FILTRATION GALLERY

NOTE: ALL STREET GRADINGS IS TO BE CARRIED IN CURB AND GUTTER AS SURFACE RUNOFF EXTENDING CONTINUOUSLY TO THE 4TH AVENUE CURB AND GUTTER SYSTEM.

ALL SIDEWALK, CURB AND GUTTER AND WORK IN TOWN RIGHT-OF-WAY SHALL BE PER TOWN OF FRISCO PUBLIC WORKS DEPARTMENT STANDARDS AND CRITERIA AND SPECIFICATIONS.

CONCRETE TO BE MIN. 3,500 PSI, SIX SACK, AIR-ENTRAINED. INSTALL SEALED CONTROL JOINTS AT 10' SPACING.



4"x6" PAN DETAIL

DATE OF FIELD SURVEY: 11/30/06 LASTED NUMBER: 05-03-18

GRADING & DRAINAGE PLAN

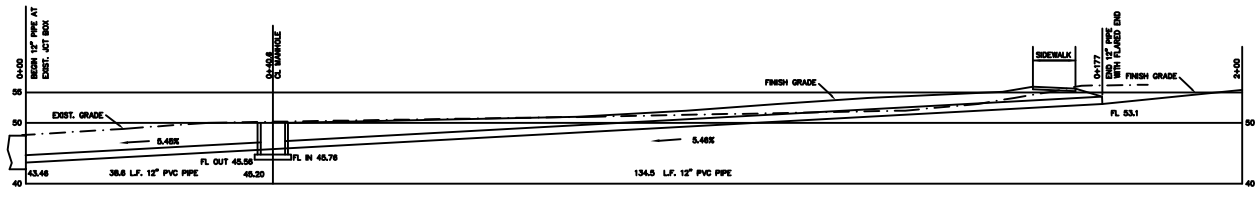
GRANITE STREET STATION

DRIVEN BY GAP	DATE 11/30/06	PROJECT LOTS 21-24, BLOCK 9, FRISCO TOWN SITE AMENDED SUMMIT COUNTY, COLORADO	SCALE 1" = 10'
FIELD DRAWN MA			SHEET C-1

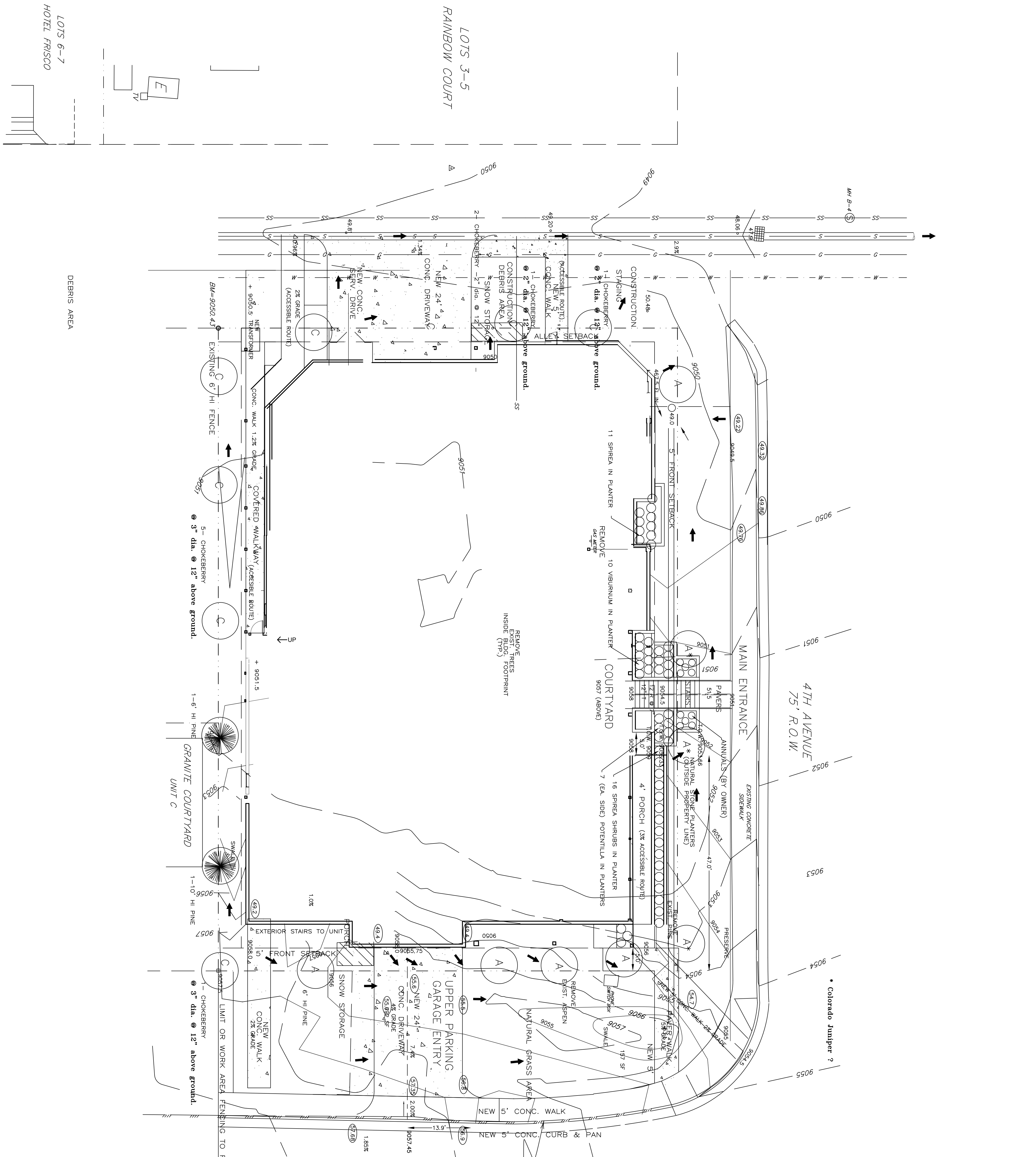
P PEARSON ENGINEERING, INC.
1000 East Main Street
P.O. BOX 19208, DENVER, CO 80219
770.660.9071 www.pearsoneng.com

MAKE WATER SERVICE CONNECTION TO EXISTING MAIN PER TOWN OF FRISCO PUBLIC WORKS DEPT. STANDARDS. INSTALL 4" TAPPING SLIEVE AND VALVE. EXPOSE, DISCONNECT AND CAP OFF ALL EXISTING SERVICES PER STANDARDS. INCORPORATE WATER SERVICE CONNECTION TO BUILDING SYSTEM PER MECHANICAL ENGINEERING PLANS.

LOTS 6-7 HOTEL FRISCO



STORM SEWER PROFILE



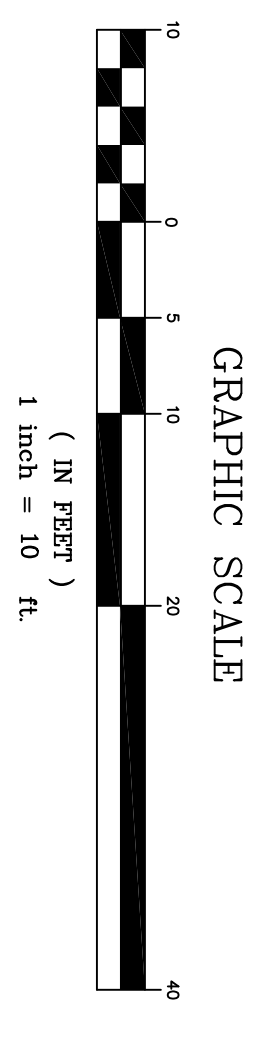
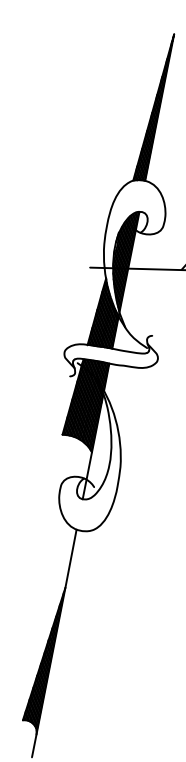
Landscape Requirements:
 Total site area= 14,000 sf / 850 sf / tree = 17 trees
 (43 % Diversity)
 Total site area= 14,000 sf / 1500 = 9.5 shrubs= 10 shrubs

Landscape Provided:

- 2- New Bristlecone Pine(Pinus aristata)
- 1- 6', 1-10" min. ht. (Native, Xeriscape rating: XX)
- 8- New Aspen Trees (Populus spp.)
- 3" dia. @ 12" above ground. (Native)
- 7- New Shubert Chokeberry Trees ()
- 4 @ 2" dia., 4 @ 3" dia. @ 12" above ground. (Native, Xeriscape rating: XX)
- Cotoneaster spp.
- 5 gal. min. 2' spread (Native)
- 14- Creeping Potentilla spp. groundcover (Additional)
- 3- New Blueberry (Native, Xeriscape rating: XX)
- 27- Rock Spirea Shrubs
- 5 gal. min. 2' spread (Native, Xeriscape rating: XX)
- 10- Viburnum (Required)
- 5 gal. min. 2' spread (Native, Xeriscape rating: XX)

- 3- Existing Pines to be preserved
- 1- Existing Decid. to be preserved
- All trees and shrubs to be 100% native, drought tolerant
- All open areas to be natural grass with Short Dry Grass Mixture:
 - Hard Fescue 30%
 - Creeping Red Fescue 30%
 - Sheep Fescue 25%
 - Canada Bluegrass 10%
 - Canby Bluegrass 5%
- All trees and shrubs to be automatically irrigated
- All existing trees to be preserved shall be protected with 4"-ht snow fences.
- All tree and shrub planting areas to be mulched.
- All areas disturbed by construction to be revegetated.
- *3 New Trees in 4th Avenue ROW at Main Entrance and SB bldg. corner shall require agreement with Public Works.

GRANITE STREET
 80' R.O.W.



OWNER: COLO. DRAWING TITLE: LANDSCAPE PLAN	JOB NO. DESIGNED BY: MC DRAWN BY: CHECKED BY: APPROVED BY: SCALE: 1" = 10'	GRANITE STREET STATION FRISCO, COLORADO		ARCHITECTURAL INNOVATORS INC. Box 30 Idaho Springs, Co 80452 303-567-0100 COPYRIGHT 2015 M. CAISTOR ARCHITECT CO. 400735	5/3/18 Relocate Trees on east pipe				
	DATE: 10/20/17 DESCRIPTION: First Draft DRAWN BY: MC CHECKED BY:				4/23/18 Revegetation Note	4/15/18 Lower Parking from Alley			