

PRA Well #7
March 2, 2017
Packet



**PLANNING COMMISSION
STAFF REPORT**

March 2, 2017

AGENDA ITEM: Planning File No: 004-17-DA/CU: A development application and conditional use request for a proposed new public building (a well pump house) associated with Well #7PRA.

LOCATION: Frisco Peninsula Recreation Area, 616 Recreation Way / TR 5-78, Sec 36, Qtr 2

ZONING: Parks & Recreation (PR) District

OWNER: Town of Frisco
PO Box 4100
Frisco, CO 80443

APPLICANT: Jeff Goble, Interim Public Works Director
PO Box 4100
Frisco, CO 80443
(970) 668-0836
jeffg@townoffrisco.com

NOTICING: Published in the Summit County Journal – 2/24/17
Mailed to adjacent property owners – 2/16/17
Posted at the Post Office – 2/16/17
Posted at the Site – 2/16/17

TOWN STAFF: Katie Kent, Planner (970) 668-9131
katiek@townoffrisco.com

PROJECT DESCRIPTION

The applicant, Frisco Public Works, is proposing to construct a 394.6 square foot (17'-8" x 22'-4") detached building with a three-sided, 280 square foot (12'-0" x 23'-4") adjacent enclosure area for an emergency generator in relation to Well #7PRA. The proposed pump house building is to be used in conjunction with existing Well #7PRA located at the Frisco Peninsula Recreation Area. Well #7PRA was drilled and completed in 2006. The new well pump house serves a public purpose for Frisco's residents, businesses, and visitors by enhancing the municipal water supply system.

The proposed structure will be constructed of masonry block walls and engineered wood roof trusses with a standing seam metal roof covering. The emergency generator enclosure will be constructed of the same materials. Architectural elements of adjacent buildings have been incorporated into the design of the proposed building with roof lines similar to the Nordic Center building, gable end siding similar to the snow-making pump house and stone façade similar to the Day Lodge.

As stated in the applicant's submittal material, the applicant is proposing downcast exterior lighting. Parking spaces for two (2) service vehicles will be provided in front of the structure.

Public buildings are a conditional use in the Parks & Recreation zoning district. A conditional use will be reviewed by Town Council with a recommendation provided by the Planning Commission.

For a more complete description of this project, please refer to the attached application materials.

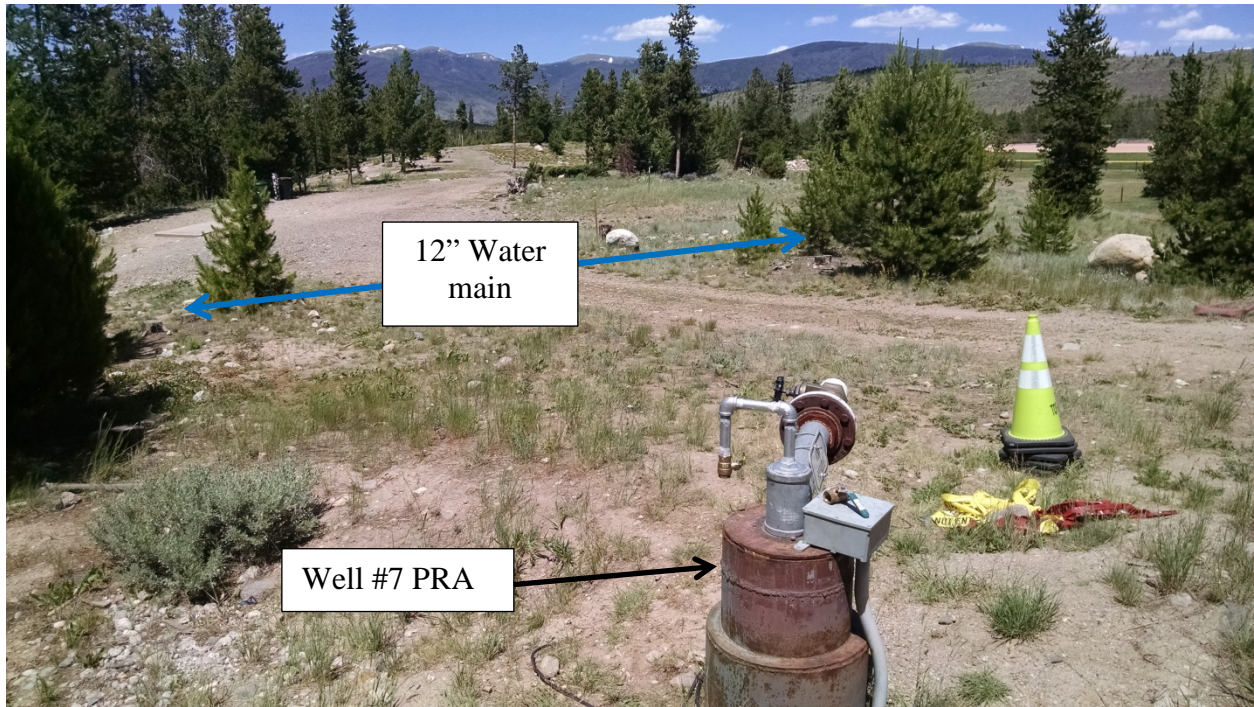
BACKGROUND

Frisco Well #7PRA was drilled and completed in 2006. Since that time, the well has been continuously pumped in summer months to improve water quality. The water now meets all standards by the Colorado Department of Health & Environment and Well #7PRA is ready to be utilized. With the growth occurring in the Town of Frisco, an additional water source is necessary.

For reference, a vicinity map and photographs of the site are included below:



Vicinity Map



Existing Conditions



Existing Electrical Service

REQUIRED ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed development application.

Planning Commission: A recommendation of approval, approval with conditions, or denial to Town Council for a conditional use request of a proposed new

public building (a well pump house) associated with Well #7PRA in the Parks & Recreation Zone District.

Town Council: Approval, approval with conditions, or denial for the proposed conditional use request to allow a proposed new public building (a well pump house) associated with Well #7PRA in the Parks & Recreation district.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpt)

"The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- *BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.*
- **BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.**
- *BE 3. Preserve and enhance the Main Street area as the heart of the community.*
- *BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.*
- *BE 5. Promote attractive and safe connections between all areas and sections of the town.*

Community Services

Frisco is a community that expects quality community services, and seeks to ensure adequate resources are available over the long-term.

- **CS 1. Ensure Town government efficiencies and cost effectiveness**
- **CS 2. Provide a sufficient level of quality Town services, maintain existing Town infrastructure and lead by example to promote cost-effective sustainable practices.**
- **CS 3. Improve communication between Town officials and the community.**
- *CS 4. Encourage community involvement for the establishment of Town government programs, services and policies.*
- *CS 5. Support efforts of non-profit organizations that enhance the lives of Frisco's residents and businesses.*

Energy

Frisco is a community that supports zero waste principles, encourages use of clean energy opportunities and promotes resource conservation.

- **EN 1. Explore and implement cost effective options for utilizing alternative energy sources for Town government infrastructure, buildings and vehicles.**
- *EN 2. Continue to promote zero-waste community events.*
- *EN 3. Promote zero-waste opportunities for residents and businesses.*
- *EN 4. Encourage the use of recycled materials, renewable energy sources and the use of green and energy efficient building practices.*
- **EN 5. Promote conservation and use of resources to maintain a sustainable community for generations to come.**

Natural Resources

Frisco is a community that protects its natural resources and promotes sustainable practices and policies.

- *NR 1. Protect and preserve surrounding natural areas that contribute to and enhance the community's mountain character.*
- *NR 2. Ensure scenic viewsheds of locally identified points of interest, including Mt Royal, Wichita, Chief, Buffalo, and Dillon Reservoir/ Continental Divide, are maintained as practical as possible.*
- **NR 3. Cooperatively work with Denver Water, the US Forest Service, Summit County government, and other municipal and county agencies to preserve, enhance and manage natural areas.**

- **NR 4. Manage noxious weeds, protect water quality and water quantity, promote reforestation and reduce light pollution throughout the community.**
- *NR 5. Educate residents, businesses and visitors on sustainable practices to maintain Frisco's natural resources.*

The proposed pump house at Well #7PRA appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – PARKS AND RECREATION (PR) ZONE DISTRICT [§180-18]

The requirements of the Parks and Recreation District are applicable to the review of the proposed Well #7PRA pump house project as follows:

Purpose: The purpose of the PR district is as follows:

“To allow for land uses that offer a variety of active and passive recreational pursuits.”

Permitted and Conditional Uses: “Public buildings and uses”, such as the Frisco Public Works pump house for Well #7PRA, is a conditional use in this zone district. The applicant is applying for conditional use approval by the Town Council with a recommendation by the Planning Commission.

Minimum Lot Area: N/A

Minimum Lot Frontage: N/A

Dimensional requirements: In the PR District, all buildings shall be at least thirty (30) feet from any property line. The application meets this standard.

Maximum Building Height: In the PR District, the “Maximum building height: twenty-five (25) feet. Upon Planning Commission approval, the maximum height of up to thirty-five (35) feet may be permitted when necessary to accommodate special recreation specific needs...”

The proposed building addition is approximately eighteen (18) feet in height. The application meets this standard.

Density: N/A

Lot Coverage: N/A

ANALYSIS – CONDITIONAL USES [§180-30]

The property is zoned Parks & Recreation District. The Frisco Town Code (Code) states that public buildings are a conditional use in the Parks & Recreation zoning district.

It shall be the duty of the applicant to establish that each of the conditional use criteria has been met. See attached document for the applicant’s complete written response to each of the criteria.

a. That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community.

Applicant's Response: *"Well #7PRA was drilled and completed in 2006 and while the well produced a more than sufficient quantity of water, the quality was not up to standards required by the Colorado Department of Health & Environment (CDPH&E) at the time. Over the past ten years the well has been continuously pumped during the summer months with the hope that the water quality would improve over time. Tests conducted over this past summer indicate that this pumping process has been successful and the quality of the water now meets or exceeds all parameters set forth by the USEPA and CDPH&E. With the past and future growth of Frisco and in the need of additional water system redundancy it has been determined that an additional water source is necessary."*

Staff's Analysis: This project provides a desirable service and facility to the community. The proposed use will contribute to the general welfare of the community by increasing water supply. This criterion is met.

b. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community.

Applicant's Response: *"Frisco Public Works is focused on creating a quality water source for the community. Public water supply requires executing a very tightly administered premise control plan that safeguards against the risk to the community. Frisco Public Works has trained its employees to ensure all public uses and structures are utilized keeping the health, safety and general welfare of the community first in mind."*

Staff's Analysis: The proposed use of Well #7PRA is required to comply with all applicable Town, State and Federal Codes, and the conditions set forth at the end of this staff memo are intended to address health, safety, and welfare. It is not anticipated that the use will create any negative noise, odors, or visual impacts. The project will not be detrimental to the health, safety and welfare to the community if the project is approved pursuant to the proposed conditions referenced below. This criterion is met.

c. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use.

Applicant's Response: *"Frisco Public Works will ensure that it meets all Town Codes by continuing to stay in communication with the local building, planning, and fire districts"*

Staff's Analysis: If all the conditions of this staff report are met, this criterion will be met.

d. That the proposed use conforms to the goals and objectives of the Master Plan for the Town of Frisco.

Applicant's Response: *"Frisco Public Works understands Frisco's need to maintain its identity as a vibrant mountain town while preserving the proper balance of reputation, economic development, and quality of life. In order to support this, and the goals and objectives of Frisco's updated 2011 Master Plan, Frisco Public Works will adhere to Frisco's currently executed community values and directions, and continue to operate under and within the same values as its fellow public service operators, whom continue to support Frisco's Master Plan. Frisco Public*

Works will strive to continue to provide a high level of quality, and quantity of water to the Town water supply”.

Staff’s Analysis: Staff has evaluated the current proposal for consistency with the Master Plan and Staff does not feel that the proposal conflicts with any of the policies outlined in the Plan. This conditional use request appears to be supported by the direction in the Frisco Community Plan, specifically,

- *BE 2. Ensure the design of Frisco’s public spaces, streets and pathways reflect Frisco’s mountain town character.*
- *CS 1. Ensure Town government efficiencies and cost effectiveness*
- *CS 2. Provide a sufficient level of quality Town services, maintain existing Town infrastructure and lead by example to promote cost-effective sustainable practices.*
- *CS 3. Improve communication between Town officials and the community.*
- *EN 1. Explore and implement cost effective options for utilizing alternative energy sources for Town government infrastructure, buildings and vehicles.*
- *EN 5. Promote conservation and use of resources to maintain a sustainable community for generations to come.*
- *NR 3. Cooperatively work with Denver Water, the US Forest Service, Summit County government, and other municipal and county agencies to preserve, enhance and manage natural areas.*
- *NR 4. Manage noxious weeds, protect water quality and water quantity, promote reforestation and reduce light pollution throughout the community.*

This criterion is met.

e. That the proposed use furthers the architectural qualities and character of the community.

Applicant’s Response: *“The building will be constructed of masonry block walls and engineered wood roof trusses with a standing seam metal roof covering. The emergency generator enclosure will be constructed of the same materials. We have incorporated architectural elements of each of the surrounding buildings into the design of this structure. The roof lines are similar to the Nordic Center building, the gable end siding is similar to the siding on the snow-making pumphouse and the stone façade is similar to that of the Day Lodge. Material colors will be similar to the color of those elements on the existing structures. The storage tank shown on the plans will not be visible as it will be buried.”*

Staff’s Analysis: The architectural qualities of the proposed building are compatible with the small mountain town character of Frisco. The applicant is proposing a design similar to other structures located within the Frisco Peninsula Recreation Area. This criterion is met.

f. That the proposed use is compatible in function and design with surrounding land uses.

Applicant’s Response: *“There will be an emergency generator installed that will be screened with a structure built of the same materials as the Well House. This structure will significantly reduce any noise created by the generator when it is running, which will only be during power failures and once per week for 30 minutes for exercising purposes. The generator will be fueled by natural gas and it will have a residential area rated muffler to further reduce noise.*

Exterior lighting will be of the subdued downward light type and will match the “color” and brightness of existing building exterior lighting in the area. Exterior lighting will be installed by the two exterior doors and will be motion activated so as to not be illuminated unless needed. We have already coordinated the location, access and design of the structure with the Recreation Department to ensure that we do not have a negative effect on the Nordic Center operations or the operation of the Two Below Zero sleighs.

Existing trees and vegetation block the view of the structure from the west and south. This existing vegetation will not be disturbed. Additional shrubs or trees of a type that will not interfere with future maintenance operations will be planted on the east side of the structure.”

Staff’s Analysis: The applicant is ensuring that the proposed use is compatible to the surrounding land uses through restricting noise and exterior lighting while providing vegetation to screen the proposed structure. The use is compatible with surrounding land uses and in keeping with the overall intent of the land use designation of the area. This criterion is met.

ANALYSIS - DEVELOPMENT STANDARDS [180-20]

Drainage Plan: A drainage plan is not required with this application.

Water Quality Protection: These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town’s waterways, lakeshores, and wetlands. The proposed building addition is located further than 25 feet from any waterways, lakeshores, and wetlands. The application meets this standard.

Snow Storage and Snow Shedding: There are adequate snow storage areas for the parking lots. The application meets this standard.

Road Construction and Maintenance Standards: No new public or private roads are proposed in association with the project. Access to the proposed pump house site already exists.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Only official service vehicles will be allowed vehicular access to Well#7PRA. The application meets this standard.

Non-vehicular Access: It is the purpose of this section to promote the use of non-vehicular modes of transportation through a town-wide network of connecting non-vehicular pathways and provide safe access year-round. The applicant has stated that the access to the well house will be plowed but not at the point where vehicle access crosses the recreational trail. The applicant has stated they have already coordinated the location, access and design of the structure with the Recreation Department to ensure that they do not have a negative effect on the Nordic Center operations or the operation of the Two Below Zero sleighs. The application meets this standard.

Traffic Studies: A traffic study is not required with this application.

Bicycle Racks: The pump house proposed for Well #7PRA is a public building use, and is not a commercial or mixed use development. This standard does not apply to this application.

Stream Crossings by Roads and Utilities: The proposed addition does not involve any stream crossing. This standard does not apply to this application.

Joint Use Restrictions: The proposed pumphouse for Well #7PRA is located on the Frisco Peninsula Recreation Area. Frisco Public Works has coordinated the location, access and design of the structure with the Recreation Department to ensure they do not have a negative effect on the Nordic Center operations or the operation of the Two Below Zero sleighs. The application meets this standard.

Buildings Occupying More Than One Lot: In accordance with this section, the entirety of the Frisco Peninsula Area's facilities are considered one lot for the purposes of complying with district regulations such as lot coverage, minimum lot size, lot frontage, and setbacks. The application meets this standard.

Development on Steep Slopes: The proposed addition does not impact any steep slopes. This standard does not apply to this application.

Grading Permit: The developer will be subject to the standards regulating grading permits.

Construction Trailers: The developer will be subject to the standards regulating the use and placement of construction trailers.

Nuisances (performance standards): The developer will be subject to the nuisance standards prescribed by this section.

Air Quality Protection: There are no fireplaces proposed with the project. This standard does not apply to this application.

Refuse Management: The proposed addition does not affect the existing trash and recycle management for the Peninsula Recreation Area. This standard does not apply to this application.

Use of Town Right of Way: There is no proposed use of the Town right-of-way. This standard does not apply to this application.

ANALYSIS – LANDSCAPING AND REVEGETATION [180-20.1]

The proposed pumphouse is defined by the Town Code as a public building use. These types of uses are not defined as a commercial, residential, or mixed use development for purposes of determining landscaping requirements.

Pursuant to §180-20.1-C-5, of the Landscaping and Revegetation Requirements:

Public Projects. For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements.

The proposed upgrades to the Frisco Public Works Well #7PRA serve a public purpose for Frisco's residents, businesses, and visitors. The pump house is part of the community infrastructure similar to parks, recreation areas, right-of-ways, etc. The landscaping requirements for the proposed building are therefore determined by the Town.

The applicant has stated that the existing vegetation will not be disturbed. Existing trees and vegetation will block the view of the structure from the west and south. Additional shrubs or trees of a type that will not interfere with future maintenance operations will be planted on the east side of the structure. The applicant has not provided number and types of trees proposed. Community Development is satisfied that with the existing vegetation and uses on the property, additional vegetation should not be required.

The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING [180-20.2]

The applicant has stated that exterior lighting will be downcast lights in compliance with the Town Code. Exterior light fixtures will be reviewed for compliance at the time of the Building Permit review. Staff recommends a special condition of approval stating:

Prior to the issuance of a building permit, the applicant must obtain Community Development Department approval of the final lighting plan in accordance with §180-20.2, Frisco Town Code.

ANALYSIS – PARKING AND LOADING [180-23]

Purpose: The intent of the parking and loading regulations is to require parking be provided relative to the impacts created and proposed by new development, while promoting a pedestrian oriented commercial area.

On-Premise Parking Requirements: Section 180-23 C. of the Frisco Town Code references parking requirements. The Frisco Zoning Ordinance does not prescribe a parking requirement for public facilities and there are no other similar uses listed in the parking regulations tables. This project is best defined as an “other” use for purposes of calculating parking requirements. The parking requirements for “other” uses are:

As determined by the Planning Commission. The Planning Commission shall be guided by the comparison with the parking requirements for similar uses which are listed.

The applicant has stated that parking for up to two (2) vehicles will be provided in the front of the structure. The structure will be visited each day for up to ½ hour or as needed for maintenance or repair thus keeping any vehicle traffic to a bare minimum. No overnight parking will be needed for the spaces.

Staff recommends that the Planning Commission determines the two (2) proposed parking spaces are sufficient for the proposed pump house.

Snow Storage Areas: The applicant has stated snow storage will be located on the east and south sides of the parking area. The application meets this standard.

ANALYSIS – AGENCY REVIEWS

LAKE DILLON FIRE RESCUE

1. *A construction permit through the fire department is required for this project. Please advise the developer/contractor to contact the fire department for details.*

2. Owner shall provide the fire department with a list of all chemicals to be stored at the site. The list shall include the quantities of all chemicals
3. Hazardous material signs will be required for the site.
4. What is the proposed addressing scheme for this building?

Steve Skulski, Assistant Chief/Fire Marshal

GIS

The County GIS Department has no concerns with this project. The County Recommends that the Well #7 Pump House receive its own address. The County has assigned an address of:

624 Peninsula Way

Suzanne Kenney, GIS Analyst II

XCEL ENERGY

No review comments provided to date.

PUBLIC COMMENT

The Community Development Department has received no inquiries or public comments concerning this proposal as of February 23, 2017.

STAFF RECOMMENDATIONS

The Community Development Department recommends the following findings pertaining to the development application and conditional use request of a proposed new public building (a well pump house) associated with Well #7PRA at Frisco Peninsula Recreation Area, 616 Recreation Way / TR 5-78, Sec 36, Qtr 2.

Based upon the review of the Staff Report dated March 2, 2017, and the evidence and testimony presented, the Planning Commission finds:

1. *The proposed development application and conditional use are in general conformance with the principals and policies of the Frisco Community Plan since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including providing a land use and architectural style that fits Frisco's small mountain town identity.*
2. *The proposed development application and conditional use is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18, Parks and Recreation District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: use, setbacks, and building height.*
3. *The proposed development application and conditional use is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including the drainage plan, snow storage and*

snow shedding, vehicular access, non-vehicular access, traffic studies, development on steep slopes, and refuse management standards.

4. *The proposed development application and conditional use is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1 Landscaping since all of the applicable requirements have been met.*
5. *The proposed development application and conditional use is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations. Public buildings are categorized as “Other” uses pursuant to the table in Section 180-23-C-1 of the Frisco Zoning Code, and the parking requirement for other uses is “as determined by the Planning Commission”. The Planning Commission finds that the two (2) proposed parking spaces will be sufficient for the proposed Well #7PRA. The Planning Commission hereby determines that no additional parking is required for this application.*
6. *The proposed development application and conditional use for the proposed Well #7PRA pump house is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-30, Conditional Uses, because the following criteria established for allowing a conditional use have been met:*
 - a. *Because the Community Plan encourages providing a desirable service and facility to the community and the proposed Well #7PRA is necessary and desirable to provide a service that will contribute to the general welfare of the community.*
 - b. *Because the proposed Well#7 PRA is required to comply with all applicable Town codes, and the conditions set forth at the end of this staff memo are intended to address health, safety, and welfare, the use will not, under the circumstances of the particular case and conditions imposes, be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements in the community.*
 - c. *Because all the conditions of the staff report must be met, the proposed use will comply with the regulations and conditions in the Town Code for such use.*
 - d. *Because the proposed use provides a quality Town service maintaining Town infrastructure, the proposed use conforms to the goals and objectives of the Frisco Community Plan.*
 - e. *Because the proposed structure will be compatible with the other structures located on the Frisco Peninsula Recreation Area and appear to meet the small mountain town character of Frisco, the proposed use furthers the architectural qualities and character of the community.*
 - f. *Because the use provides Frisco with another water source while allowing existing trees and vegetation to block the view of the structure from the west and south, the proposed use is compatible in function and design with surrounding land uses.*

Recommended Action

Based upon the findings above, the Community Development Department recommends **APPROVAL** of the proposed development application and recommendation of approval of the conditional use request for a proposed new public building (a well pump house) associated with Well #7PRA at Frisco Peninsula Recreation Area, 616 Recreation Way / TR 5-78, Sec 36, Qtr 2, subject to the following conditions:

Special Conditions:

1. *Prior to the issuance of a building permit, the applicant must obtain Community Development Department approval of the final lighting plan in accordance with §180-20.2, Frisco Town Code.*
2. *Development Application approval is contingent upon Town Council approval of the associated Conditional Use application.*

Standard Conditions:

1. *Development Application Appeals: Planning Commission decisions may be appealed to the Planning Commission by filing the appropriate form with the Community Development Department within ten (10) calendar days from the date of the decision. An appeal stays all proceedings and authorizations, including building permits, issued in conjunction with the decision being appealed. Planning Commission decisions may also be called-up before an appeal hearing before Town Council with the concurrence of any two Council members. [§180-46-C, Appeals, Town of Frisco Zoning Ordinance]*
2. *Development Application Modifications: Once a development plan has been approved, no substantial variation of the plan shall be permitted, including changes to the building design or exterior materials and colors, without the approval of the Community Development Department or the Planning Commission. [§180-19-I, Modifications to Approved Plans, Town of Frisco Zoning Ordinance]*
3. *Development Application Expiration: If construction of this project has not begun within three (3) years or been completed within four (4) years from the date of this Notice of Decision or if the owner has failed otherwise to comply with the approved development plan, the development plan approval shall be revoked. Notwithstanding the above, the Planning Commission may reconfirm and extend the time period for compliance or approve modification to such development plan, upon good cause shown by the owner. Such reconfirmation, extension or modification shall be at the discretion of the Planning Commission. [§180-19-J, Expiration of Development Application Approval, Town of Frisco Zoning Ordinance]*
4. *Conditional Use Expiration: Unless a business license has been issued for the use or a building permit issued for the project within a period of one (1) year from the date of conditional use approval, the conditional use approval shall expire. [§180-30-D-3, Final Approval, Town of Frisco Zoning Ordinance]*
5. *Zoning Violations: It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provisions of the Town of Frisco Zoning Ordinance. The Town may impose any and all penalties and*

actions prescribed by the Code of the Town of Frisco against any person, firm, corporation, either as owner, lessee, occupant or otherwise, who violates any provisions of the Zoning Ordinance. [§180-47, Violations & Penalties, Town of Frisco Zoning Ordinance]

6. *Excavation Permits: This Notice of Decision does not constitute the issuance of a utility excavation permit. A utility excavation permit may be required for this project. For additional information, please contact the Town of Frisco Public Works Department. [Chapter 87, Excavations, Code of the Town of Frisco]*
7. *Building Permits: This Notice of Decision does not constitute the issuance of a building permit. A building permit may be required for this project. For additional information, please contact the Town of Frisco Building Division. [Chapter 65, Building and Construction and Housing Standards, Code of the Town of Frisco]*
8. *Business Licenses: A business license is required for all construction contractors operating within the Town of Frisco. For additional information, please contact the Town of Frisco Town Clerk's Office. [Chapter 110, Licensing of Businesses, Code of the Town of Frisco]*
9. *Compliance with the Town Code: Should the Planning Commission grant approval of the preliminary plat request, the applicant is hereby on notice that compliance with all other provisions of the Frisco Town Code, which are applicable to this project, is mandatory. The applicant is advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, does not, in any way, create a waiver or other relaxation of the lawful requirements of the Frisco Town Code or state law.*

Recommended Motion

Should the Planning Commission choose to approve this development application, and recommend approval of the proposed conditional use, the Community Development Department recommends the following motion:

With respect to File No. 004.17.DA/CU, I move that the recommended findings set forth in the March 2, 2017 staff report be made and that the recommended action set forth therein be taken and that the Planning Commission APPROVES the request for a proposed development application request of a proposed new public building (a well pump house) associated with Well #7PRA at Frisco Peninsula Recreation Area, 616 Recreation Way / TR 5-78, Sec 36, Qtr 2. I also move that the Planning Commission RECOMMEND APPROVAL to Town Council for the request of a conditional use for the Well #7PRA at Frisco Peninsula Recreation Area, 616 Recreation Way / TR 5-78, Sec 36, Qtr 2.

ATTACHMENTS

Attachments:

- Town of Frisco Zoning Ordinance:
 - §180-18. Parks & Recreation District
 - §180-20. Development Standards
 - §180-30. Conditional Uses
- Application Materials

cc: Jeff Goble, Interim Public Works Director

ZONING

§ 180-18. Parks and Recreation District. [Amended 2-3-87, Ord. 87-01; 1-24-06, Ord. 06-04]

In the PR Parks and Recreation District, the following regulations apply:

- A. Purpose: To allow for land uses that offer a variety of active and passive recreational pursuits.
- B. Permitted uses.
 - 1. Public or private active and/or passive recreational areas.
 - 2. Public or private parks.
 - 3. Activities for conservation of natural resources and the environment, such as for soil, water, vegetation and wildlife.
 - 4. Health, recreation and exercise facilities
- C. Conditional uses.
 - 1. Public buildings and uses
- D. Dimensional requirements.
 - 1. All buildings and structures shall be at least thirty (30) feet from any property line.
 - 2. Maximum building height: twenty-five (25) feet. Upon Planning Commission approval, the maximum height of up to thirty-five (35) feet may be permitted when necessary to accommodate for special recreation specific needs and when the following criteria are met:
 - a. That substantial architectural relief is provided to alleviate the feeling of mass.
 - b. That the additional height allowance provides a recreational amenity that is unique and desired in Frisco, and is supported in the Master Plan.

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§ 180-20. Development Standards. [Added 04-07-92, Ord. 92-07; Amended 03-16-93, Ord. 93-04; 09-05-95, Ord. 95-09; 03-19-96, Ord. 96-06; 07-02-96, Ord. 96-13; 08-06-96, Ord. 96-14; 08-06-96, Ord. 96-16; 03-04-97, Ord. 97-06; 04-01-97, Ord. 97-07; 06-03-97, Ord. 97-10; 12-16-97, Ord. 97-19; 12-16-97, Ord. 97-22; 03-17-98, Ord. 98-04; 04-14-98, Ord. 98-09; 05-18-99, Ord. 99-09; 03-06-02, Ord. 02-06; 05-06-03, Ord. 03-11; 1-11-05, Ord. 04-25; 06-28-05, Ord. 05-17; 01-27-09, Ord. 09-01].

- A. Title. The provisions of this section shall be known and may be cited as the "Frisco Development Standards."
- B. Applicability. The development standards established in this section are applicable to all development within the Town of Frisco. The development standards established in this section also shall be applied such that any change, extension, or alteration to an existing structure or developed property will require the property to come substantially more into compliance with said standards. This section is intended to complement Section 180-19, Development Application Review Procedures, by detailing standards required for development.
- C. Purpose. The purposes of this section are to:
1. Guide future growth and development in accordance with the Frisco Master Plan and related municipal ordinances.
 2. Provide for an efficient process to review development proposals.
 3. Provide a framework by which development proposals are reviewed to ensure safe and functional development, which are compatible with the natural and man-made environment.
 4. Assist orderly, efficient and integrated development.
 5. Promote the health, safety and general welfare of the present and future residents and guests of the town.
 6. Ensure conformance of development applications with the public improvements plans of the town, Summit County and the State of Colorado and other public agencies.
 7. Protect natural flora and fauna, wetlands and scenic areas.
 8. Prevent and control erosion, sedimentation and other pollution of surface and subsurface water.
 9. Prevent flood damage to persons and properties and minimize expenditures for flood control.
 10. Restrict building on flood lands, steep slopes, areas covered by poor soils or in areas otherwise poorly suited for construction.
 11. Prevent loss or injury from landslides, expansive soils and other geological hazards.

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12. Provide for adequate access, circulation and other functional considerations of site design.

- D. Improvements Agreement. The purpose of an improvements agreement is to provide a mechanism where an applicant may obtain a certificate of occupancy for a building prior to completing all of the required public and private improvements, including but not limited to landscaping and revegetation, final grading, drainage, driveways, parking lot paving and striping, sidewalks, dumpster enclosure, and lighting. No certificate of occupancy or final plat, whichever occurs first, shall be issued for any development within the Town until all required improvements are determined by the Town to be completed or until an improvements agreement, including provisions for financial security to ensure the completion of all required improvements, between the Town and the applicant is fully executed.

All required improvements shall be completed prior to the issuance of a certificate of occupancy unless an improvements agreement and financial security guaranteeing performance have been approved by the Community Development Department. The financial security to be provided shall be in the amount of one hundred fifty percent (150%) of the estimated cost of the required improvements. The applicant is responsible for obtaining bids to determine costs of said improvements. All improvements are to be completed within one year, with the possibility of one, nine month extension. The financial security shall be released upon certification by the Community Development Department Director or her designee that all requirements have been met.

- E. Drainage plans. A drainage plan must be submitted prior to the approval of a proposed subdivision or development. Said plan shall be prepared by a licensed engineer registered in the State of Colorado. An application that meets the following requirements shall be submitted to and approved by the Town Engineer.

1. Submittal requirements:

- a. An engineer's report describing and providing evidence of the following:
 - i. Show the type, size and location of existing and proposed drainage structures such as infiltration galleries, dry wells, retention ponds and grassed channels.
- b. Show the manner in which drainage and runoff will be controlled and confined on-site, including all calculations.
- c. Contours must be shown at two (2) foot intervals on the drainage plan. If the slope across the site is four (4%) percent or less, the contour interval shall be shown at one (1) foot.
- d. Show cross sections of specific structures and drainage ways to be constructed.
- e. Provide for the diversion of runoff from snow storage areas, dumpsters and other trash storage areas into detention facilities.
- f. Provide adequately sized detention facilities where dewatering of excavations may be needed (such facilities may be temporary in nature).

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g. Alternate methods shall be accepted only with prior approval by the Town Engineer.

2. Design standards.

- a. All development shall limit the rate of off-site surface water discharge to the rate that existed on the site in its predevelopment condition.
- b. No direct discharge of stormwater to a lake, stream or intermittent stream shall be allowed.
- c. All development shall prevent soil loss from the construction site as a result of erosion produced by the twenty-five-year, twenty-four-hour design storm [two and two-tenths (2.2) inches]. This standard shall be met both during and after construction.
- d. All development shall prevent any increase in the historic rate of runoff from the development site produced by the twenty-five-year, twenty-four-hour design storm [two and two-tenths (2.2) inches]. This standard shall be used before, during, and after construction.
- e. All development applications shall minimize the volume of cut or fill and minimize the erosion of topsoil on the lot.

3. Municipal stormwater drainage plan. Upon the adoption of a stormwater drainage plan by the town, all lot owners within the affected area shall be subject to the requirements and specifications of such plan at the time of development.

4. Erosion and sediment control.

- a. Appropriate sediment control measures shall be taken to ensure that no soil shall be allowed to leave the construction site through surface erosion and dewatering operations.
- b. All sediment control measures to be taken must be installed prior to any earth disturbing activity. The Erosion and Sediment Control During Construction manual published by the Summit Water Quality Committee shall be used as a guideline for all temporary and permanent erosion and sediment control best management practices installed during construction.
- c. Topsoil removed from the proposed disturbed area shall, in all practicable instances, be stockpiled for on-site reuse or revegetation.

F. Water Quality Protection.

Objective: to protect water quality by maintaining a natural buffer through which pollutants pass and to protect the riparian habitat and the visual appearance of the Town's waterways, lakeshores, and wetlands by prohibiting soil disturbance within 25 feet of a body of water or wetland.

1. Waterside setback. The following criteria must be met by all development.

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- a. Soil disturbance is prohibited within twenty-five (25) feet of all lakes, perennial streams, intermittent streams, wetlands, and from all swales draining twenty (20) acres or more measured horizontally from the high water line as determined by Community Development Department staff. Soil disturbance includes, but is not limited to, building construction, and the construction of decks, hot tubs, paving, pathways, landscaping and fences, and is further defined in Section 180-5, Definitions, of this Zoning Code.
- b. No snow storage is permitted within the 25 foot waterside setback.
- c. No development within the waterside setback shall be allowed without approval of a variance by the Town.
- d. For wetlands, evidence of compliance with Section 404 of the Federal Clean Water Act or evidence that the wetland area is not subject to the jurisdiction of the United States Army Corps of Engineers under Section 404, shall be presented.

2. Waterway Degradation

Prior to plan approval, the applicant shall submit a plan to the Community Development Department to ensure that the proposed development does not result in reasonably avoidable degradation of any stream, lake or wetland system. This condition shall apply to both the development activity and the ultimate use of the land. Items such as use restrictions, settling basins, filtration galleries, silt fences, sandtraps, as well as the ultimate maintenance of these items shall be addressed in the plan and resolved prior to approval.

3. Exemptions.

- a. The placement of permanent landscaping, erosion control devices, and permeable surface cover which disturb 350 square feet or less of lot area, may be approved by Town staff only upon a favorable recommendation by the Town Engineer and/or other applicable review agencies. Any such placement may be taken to the Planning Commission at the discretion of Town staff.
- b. With the approval of the Town Engineer and presentation to the Planning Commission, projects which are intended for the benefit of the community and installed by or under supervision of the Town are exempt. These projects may include but are not limited to, stream bank stabilization and erosion control activities; road and utility crossing; bike and pedestrian paths; flood control and other safety related projects; public recreational improvements including whitewater boating and marina facilities such as docks, piers and launch sites, and dredging operations; and aquatic and terrestrial wildlife habitat improvements. The water body, intermittent stream, or wetland must be hydrologically isolated from all soil disturbances according to one or more of the following procedures.
 - i. A cast concrete, metal coffer dam, or other technique is installed to isolate the water body from construction activity prior to any construction and maintained in place until revegetation and bank stabilization has been completed and approved by the Town Engineer and Community Development Department.

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- ii. The stream is completely contained in a culvert during construction from fifty (50) feet upstream of any soil disturbance to fifty (50) feet downstream of any soil disturbance. For streams and intermittent streams, the culvert shall be designed to convey, at a minimum, a flow with a ten percent (10%) chance of occurrence. The culvert shall be removed after revegetation is approved by the Town Engineer and Community Development Department.
 - iii. Another technique approved by the Town Engineer.
- c. Closed-loop stream or pond systems shall be exempt from the requirements of this Section F., Water Quality Protection, if approved by the Town Engineer. A closed-looped system shall be defined as any man-made stream, pond, or other body of water that operates by recirculating its water supply with no discharge into any defined natural body of water (including but not limited to any lake, stream, intermittent stream, or wetland). Although a closed-loop system does not require waterside setbacks, the closed-loop system itself may not be constructed within 25 feet of any lake, stream, intermittent stream, or wetland.
- G. Snow storage and snow shedding. **[Subsection G formerly “Landscaping and Revegetation Requirements was deleted and replaced by Section 180-20.1 on 3-19-96, Ord. 96-6]**
1. Provide for the adequate location and drainage of snow storage areas on the lot as specified in § 180-23, (Parking and loading regulations) and § 180-20E (Drainage plans).
 2. Eliminate the danger of snow shedding onto windows or doors that swing out on public or private ways.
- H. Road construction and maintenance standards. Any private or public road design, construction or maintenance (other than routine maintenance) in the town shall meet the standards set forth in §180-20E (Drainage plans), § 120-20F (Water quality protection), § 180-20K (Stream crossings by roads and utilities), § 180-20L (Construction in wetland areas) and Chapter 155 (Street design criteria).
- I. Access.
1. Vehicular access requirements. All vehicular access must comply with the standards set forth in Chapter 155, “Street Design Criteria.”
 - a. In addition, all vehicular access shall meet the following standards:
 - i. Applicant shall provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.
 - ii. Applicant’s project shall not impose excessive vehicular traffic thereby creating an unacceptable level of service (roadway levels of service D-F) on any of the surrounding roadways.
 - iii. Access in and out of a project shall be designed so as to create a safe condition and reduce potentially hazardous or inadequate situations, including but not limited to inadequate access, parking or loading of the

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project site, for residents or employees of the project as well as the general public.

- b. Where development abuts a state highway, location of access points to the highway must be approved by the Colorado Department of Transportation.
 - c. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director.
2. Non-vehicular access requirements. It is the purpose of this section to promote the use of non-vehicular modes of transportation through a town-wide network of connecting non-vehicular pathways and provide safe access year-around. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in Chapter 155, "Street Design Criteria". In addition, all non-vehicular access shall meet the following standards:
- a. Every principal structure shall have safe and convenient non-vehicular access to a public street or road year-around.
 - b. Every principal structure shall be provided with access to adjacent trail systems or public open space useable for recreation activities.
 - c. New development shall integrate pedestrian ways, trails and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Town's Paved Pathway Plan should be used as a reference when planning for the integration of these facilities.

J. Traffic Studies

1. Traffic studies, prepared by a professional engineer licensed in the State of Colorado, shall be provided for any large project that:
 - a. Requires a conditional use or rezoning approval;
 - b. Is located adjacent to either Main Street or Summit Boulevard;
 - c. Contains only one point of access;
 - d. Contains an access point off an unimproved roadway or unincorporated area;
 - e. Contains an access point off a road with a service level of D or F;
 - f. Or is expected to generate 400 or more daily trips per day.
2. The extent of the area to be included in a traffic study shall be determined by Town staff based on the type, scale and location of the development proposed. Elements of a traffic study shall include, but not be limited to, the following:
 - a. Existing traffic flow conditions within the defined study area, considering the peak hours and average daily traffic.

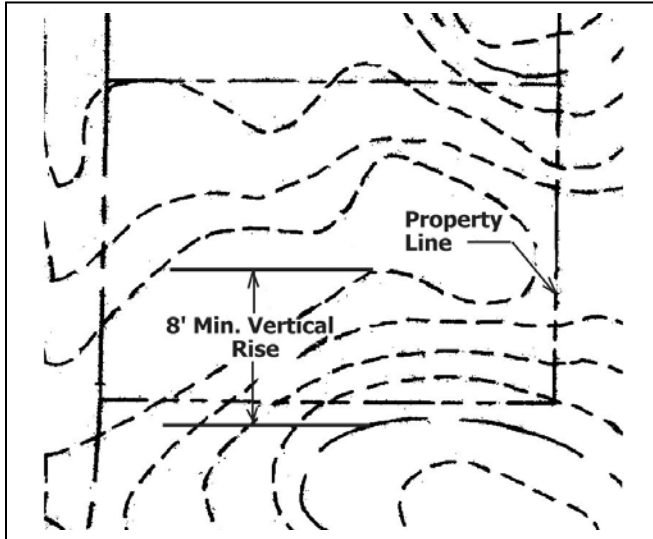
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- b. Future conditions due to the traffic impact from the proposed development within the defined study area.
 - c. Pedestrian circulation within the study area accessing the proposed development.
 - d. Recommendations to relieve impacts to traffic due to the proposed development, including but not limited to, pedestrian access, intersections, current roadway sections, noise, signage and safety.
- K. Bicycle Racks. All commercial development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of not less than twenty percent (20%) of the total number of parking spaces required for the project, with a minimum of five (5) bicycle stalls. A lesser number may be proposed if reasonably justified by the applicant and approved by the town.
- L. Stream crossings by roads and utilities.
- 1. The number of stream crossings by roads and utilities shall be minimized.
 - 2. The standards set forth in § 180-20E (Drainage plans) and §180-20F (Water quality protection) shall be met for each stream crossing by a road or utility.
- M. **[Subsection L formerly “Illumination” was deleted and replaced by Section 180-20.2 on 12-16-97, Ord. 97-19.]**
- N. Joint use restriction.
- 1. No part of a yard or other open space required about or in connection with any building for the purpose of complying with this chapter shall be included as part of a yard or other open space similarly required for any other building, except as approved by the town under the planned unit development regulations.
 - 2. No part of a lot designated for any use(s) or structure(s) for the purpose of complying with the provisions of this chapter shall be designated as a part of a lot similarly required for another use(s) or structure(s), except as approved by the town under the planned unit development regulations.
- O. Buildings occupying more than one (1) lot. Where a duplex or multifamily residential project has been resubdivided into more than one (1) lot, it shall be considered to be occupying one (1) lot for purposes of complying with district regulations such as lot coverage, minimum lot size, lot frontage, and setbacks. For purposes of this section, the boundaries of the one (1) lot shall be the outermost lot lines of all lots occupied by the duplex or multifamily residential project.
- P. Development on Steep Slopes.
- 1. Purpose. Certain areas in Frisco are characterized by slope and other topographical factors and geologic conditions which, if disturbed for purposes of development, can cause physical damage to public or private property and decrease the aesthetics of Frisco’s topography. The purpose of this section is to specify conditions for any type of development where, due to the topography, disturbance of the natural environment may

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create situations which are detrimental to the public health, safety, and welfare. It is the intent of this regulation to prevent physical damage to public and private property and to retain the natural terrain features and aesthetic quality of Frisco. It is also the intent of this regulation to permit a certain degree of development flexibility to protect the environment of these areas as well as encourage innovative design solutions.

2. Applicability. These standards apply to all development, as defined in Section 180-5, which may occur on any land within the Town of Frisco.



3. Site Disturbance Standards. All development in areas with steep slopes greater than fifteen percent (15%) shall comply with the following standards. To qualify as a steep slope, the subject area must have at least an eight (8) foot vertical rise from any one contour line on a topographic map at any point along the continuous sloped area. For purposes of calculating the vertical rise of a continuous slope when determining whether this criterion is met, it is assumed that the slope may cross property

lines.

Development may occur on lands that contain only limited areas of steep slopes in excess of fifteen percent (15%). For a development to be considered to be occurring on lands that contain limited areas in excess of fifteen percent (15%) slope, it shall comply with the following:

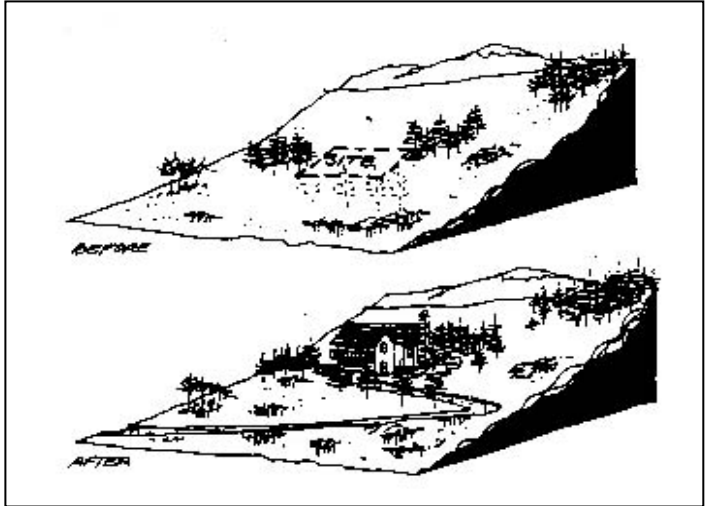
- a. On slopes from fifteen percent (15%) to less than thirty percent (30%), net site disturbance shall not exceed fifty percent (50%) of the total area within this range of slopes.
- b. On slopes greater than thirty percent (30%), net site disturbance shall not exceed fifteen percent (15%) of the total area over this range of slope.
- c. Any development application which proposes to disturb any slope greater than thirty percent (30%) shall be based on a detailed site survey including a geologic and engineering analysis prepared by an appropriately licensed professional and must demonstrate that:
 - i. The slope area's ground surface and subsurface are not prone to instability and failure;
 - ii. The proposed development will not cause greater instability or increase the potential for slope failure;

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- iii. The proposed development will not increase erosion that removes underlying support or surface material;
 - iv. The proposed development will not increase the hazard to adjoining property or structures.
4. Development Standards. When, pursuant to Section 180-20.P.3.a., development is permitted on lands having steep slopes in excess of fifteen percent (15%), the development shall comply with the following standards:
- a. Limitations on Site Disturbance. Mass grading of a property which removes or disturbs existing vegetation and leaves large areas of soil exposed for periods in excess of 6 months shall not be permitted. Site disturbance must be kept to a minimum and must comply with the following limitations:
 - i. Cuts, fills, grading, excavation, vegetation disturbance, utility installation and building construction shall be substantially confined to the designated building envelope, utility easements and road and driveway footprint.
 - ii. Disturbed areas shall be restored as undulating, natural appearing landforms, with curves that blend in with the adjacent undisturbed slopes. Abrupt, angular transitions and linear slopes shall be avoided. As necessary, cuts and fills shall be supported by retaining walls, made of stone, wood, or other materials that blend with the natural landscape. All retaining walls over four (4) feet in height must be certified by an engineer licensed in the State of Colorado.
 - iii. Disturbed areas shall be contoured so that they can be re-vegetated using native species. No exposed area shall be left open or unstabilized.
 - iv. Development shall preserve existing vegetation that aids the screening of the development, softens its appearance or reduces the potential for erosion and sedimentation from the development.
 - v. Grading shall not significantly alter natural drainage patterns.
 - vi. All roads and driveways shall comply with the Town of Frisco Minimum Street Design Criteria, as referenced in Chapter 155.
 - b. Raising or lowering of natural grade by more than ten (10) feet to create a bench or terrace to accommodate a flat building platform is prohibited. A preferred design technique is to follow the natural grade by stepping the structure up or down the hillside.
 - c. Development activities which decrease the stability of any slope in excess of thirty percent (30%) are prohibited. These activities include, but are not limited to, activities that add water to a slope such as drainage or landscape irrigation, activities that add weight to the top of a slope, activities which steepen the existing grade of a slope and activities which remove the supporting base of an existing slope.

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- d. Visual Impacts to Off-site Areas. The development application must demonstrate that appropriate measures have been taken to mitigate off-site visual impacts. The measures may include, but are not limited to, the following:



- i. Alternative siting of structures so that there is a mountain or hillside backdrop to the structure from areas where the structure is visible.
 - ii. Use of existing vegetation to soften structural mass when building sites are located in highly visible areas.
 - iii. Use of supplementary native landscaping to soften structural mass when building sites are located in highly visible areas.
 - iv. Use of visually compatible stabilization measures for cuts and fills.
5. Areas of Avoidance. Development shall be prohibited in avalanche, rockfall, debris flow, or landslide areas. Development should avoid debris fans, talus slopes, areas containing expansive soils, and areas susceptible to ground subsidence.
6. Exceptions to Minor Changes in Slopes. Upon Town approval, development may disturb steep sloped area on lands which have a slope in excess of 15% when the slope is due to a minor natural or man-made change in the gradient of a slope and is an irregular or isolated terrain feature which is not continuous with or integral to any other slope or other features.
- Q. Grading permit. A grading permit or a foundation only permit must be obtained from the town prior to conducting any earth-disturbing activity. A grading permit will be issued only after satisfactory demonstration that the performance standards set forth in § 180-20E (Drainage plans) and § 180-20F (Water quality protection) are met and final approval for a pending project has been given by Community Development Department staff, Planning Commission and/or Town Council, whichever is applicable. Plans must include water quality setbacks, the location of all coniferous trees of six (6) inches in diameter or more and all deciduous trees of three (3) inches in diameter or more, and the location of the top of bank of any water bodies or wetlands. Prior to the issuance of a grading permit, the Limit-of-Work area as described in § 180-20.1.3 must be defined on the site and inspected by the Community Development Department staff. Landscaping of single-family dwellings and duplexes, profile holes or soil tests disturbing less than five hundred (500) square feet, and normal agricultural operations are exempt from the requirement of a grading permit.
- R. Construction trailers. The use and the placement of construction trailers are subject to the following requirements:

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1. Not residential. Construction trailers cannot be used for living quarters.
 2. Period Permitted. All trailers shall be removed after twelve (12) months from the date the Foundation Only Permit is issued, or when all Certificates of Occupancy have been issued, whichever occurs first. One extension of a maximum for 120 days may be granted at the discretion of the Community Development Department.
 3. Location. No construction trailer shall be located in the town's right-of-way, or at any location where it will be detrimental to the overall health, safety, and welfare of the surrounding environment, businesses, and neighborhoods. Construction trailers shall be placed in the least visible locations and shall be shielded whenever possible. No pre-existing required parking spaces shall be occupied by construction trailers, unless otherwise approved by the Planning Commission. Construction trailers shall not be used for signage purposes (refer to Zoning Chapter 180-22(E) (2) (g), Signs, Prohibited Signs). Construction trailers shall not be stacked on top of one another.
 4. Amendments. Any changes to the approved number, use or placement of construction trailers on-site may be approved by the Community Development Department staff.
- S. Standards for small lots platted prior to June 1, 1985. These regulations are not intended to prohibit the use of previously platted lots which, because of their small size, cannot be built upon in full compliance with these regulations. In such situations, the following standards may be applied at the discretion of the Planning Commission:
1. Steep slopes. On lots where compliance with the development prohibition on slopes that exceed thirty percent (30%) slope would prevent reasonable use of the lot for construction, disturbance may be allowed on steeper slopes if the standards of § 180-20P (Slope limitations) are met.
 2. Maximum area of disturbance. On lots where compliance with the disturbance limitation of fifty percent (50%) in §180-20P (Slope limitations) or fifteen percent (15%) in §180-20P (slope limitations) would prevent reasonable use of the lot for construction, a larger area of disturbance may be allowed if the remaining standards in §180-20P (Slope limitations) are met.
- T. Small projects. All commercial and residential small projects which disturb 350 square feet or less of buildable area or land area shall be reviewed by the Community Development Department, unless, at its discretion, the Community Development Department refers the small project to the Planning Commission for review and approval, subject to the noticing procedures outlined in Section 180-46.E., Small project applications received by the Community Development Department shall be noticed in accordance with 180-46.F. Staff shall wait 10 calendar days for the return of comments on the application, and may take final action on the application if no objections to the application are received. If public objections are received, the objection application will be scheduled for the next available Planning Commission meeting. A one-time administrative fee and a one-time noticing fee, the costs of which are referenced in the Fee Schedule established by the Community Development Director, shall be charged to the applicant making the objection at the time the objection application is filed. A Development Review Account (DRA) (as described in Section 180.46 D (4)) will be required to be established by both the objector and the project proponent if the Planning Commission finds that legal, engineering, or other similar technical review or consultation is necessary or desirable to resolve any outstanding issues. After a final

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determination by the Planning Commission concerning the objection application, the fees associated with legal, engineering, or other similar technical review or consultation will be deducted from the DRA established by the party that does not prevail with respect to the objection application. The DRA established by the party that prevails with respect to the objection application shall not be charged for items related to the objection application.

Landscaping and/or recreational trails which do not involve or are not associated with other development activity may be similarly exempted if the Community Development Department Director determines that no water quality impacts will occur.

U. Nuisances (performance standards).

1. No building or premises shall be erected, altered or used in any district for any purpose injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause.
2. Evidence shall be provided that any use of flammable or explosive materials will be in conformance with standards set by the Frisco Fire Protection District and Chapter 94 of the Town of Frisco Code; discharges into the air will be in conformance with applicable regulations of the State Air Pollution Control Act; any electromagnetic radiation will be in conformance with the regulations of the Federal Communications Commission. Discharges into the water will not violate standards or regulations established under the State Water Quality Control Act, Article 8, Title 25, of the Colorado Revised Statutes.
3. No person shall cause construction activity-related noise outside of an enclosed structure other than between the hours of 6:00 a.m. and 6:00 p.m. or one-half hour after sunset, whichever is later, except when construction work is required to make emergency repairs or as provided in subsection (c) of this section.
 - a. Construction activity shall include, but not be limited to, any activity requiring a building permit, an excavation permit, a grading permit or other outdoor activity which requires the operation of hand or power tools or other machinery used for building.
 - b. Any violation of the construction activity time limitation shall be subject to stop orders and other remedies provided in the Town Code in effect at the time.
 - c. Exception: The Community Development Director may, upon written application, alter the hours of construction activity described in Subsection 3 of this section by the issuance of a "Special Construction Activity Permit" for good cause shown which may include but not be limited to:
 - i. Timing considerations based on the nature of the work being performed; or
 - ii. Health or safety considerations.

Special Construction Activity Permits will be issued on a case by case basis and only when appropriate alternatives do not exist. The Community Development Director shall have at least 48 hours to approve or deny such a permit. Such a permit shall not be granted for a period which exceeds five (5) days. If the circumstances warranting the Special Construction Activity Permit continue, the permit may be renewed by application to the Community Development Department.

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V. Air quality protection.

1. Allowance of non-solid-fuel-burning devices. Nothing in the regulation shall be construed to limit the number of non-solid-fuel-burning devices (gas, liquid, electricity) which may be installed in new construction, provided that all such installations are in compliance with the Frisco Building Code.

A non-solid-fuel-burning device may be installed only if the applicant(s) can demonstrate that such a device is actually being installed and will be used for burning non-solid-fuel and only if the applicant states, within his application, that said device will not be used for burning solid-fuel. The burden is upon the applicant(s) to present evidence to the Community Development Department for review. An example of evidence includes, but is not limited to, a site plan that depicts the location and installation of the non-solid-fuel-burning device, and the gas, liquid, or electricity lines and venting system which are necessary for proper functioning of this device only.

2. Solid-fuel-burning devices. No uncertified solid-fuel-burning device(s) shall be installed in any new construction. In addition, no uncertified solid-fuel-burning device(s) shall be installed in the process of modifying, replacing or relocating any existing solid-fuel-burning device. Modifications to solid-fuel-burning devices shall not include repair, replacement or relocation of flue pipe.
3. Limitations on certified solid-fuel-burning devices. The number of certified solid fuel burning devices that may be installed in any structure within the Town of Frisco is hereby limited to the following:
 - a. The maximum allowable number of certified solid-fuel-burning devices shall not exceed eight (8) certified devices per acre within the proposed project area.
 - b. Additional certified solid-fuel-burning devices shall be permitted in businesses that deal exclusively in the sale of certified solid-fuel-burning devices. However, limitations within this section shall not apply to the replacement of a noncertified solid-fuel-burning device with a certified solid-fuel-burning device.

W. Refuse Management. All commercial, mixed-use, and multifamily residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials, and shall meet the following standards:

1. Dumpsters located within approved Dumpster Enclosures are required for all commercial and mixed-use projects, and are suggested for all multi-family residential projects.
2. Refuse and recycling containers and facilities must be provided in an amount determined to be acceptable by the waste collection provider, based upon the size and use of the development.
3. The amount of space provided for the collection and storage of recyclable materials must be designed to accommodate containers for the collection of co-mingled containers, and newspaper and paper products. Commercial projects must also accommodate containers for the collection of cardboard.

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4. Storage and collection containers shall be clearly labeled or identified to indicate the type of materials accepted.
5. All refuse and recycling dumpsters and facilities shall be screened on four (4) sides to a height of six (6) feet. The screening shall mitigate the negative visual impacts of the refuse and recycling dumpster and facility. The screening shall be constructed of materials similar to those materials used on the principal building(s) within the development, unless more specific standards apply. The use of chain link fence as a screening material is prohibited.
6. Location.
 - a. Dumpster locations shall not impair vehicular access or snow removal operations.
 - b. Dumpster locations shall have adequate space in front to facilitate access for collection equipment.
 - c. Dumpster locations shall not be located within any utility easement or front yard setback. Dumpster Enclosures are exempt from the setback requirement for "structures" (as defined in Section 180-5) in that they may be located within a side and rear yard setback.
 - d. Dumpsters shall be located in such a way that encourages the sharing of such facilities by multiple uses.
 - e. Recyclable materials storage areas shall be located so that they are as convenient to use as the refuse collection and storage areas.
7. Exception #1 for development projects within the Central Core District. Commercial and mixed-use development projects within the Central Core are encouraged but not required to size the Dumpster Enclosures to accommodate for the collection and storage of cardboard.
8. Exception #2 for development projects within the Central Core District. An applicant may propose recycling facilities in a separate location within the project site, not adjacent to refuse collection, with approval of the Planning Commission, if the following criteria are met:
 - a. Adequate space is provided on site for the collection and storage of recyclables and clearly shown on the plans.
 - b. A dumpster enclosure sized for refuse and recycling materials would create an undue hardship for the property owner, and not allow the desired use of the property.
9. All screening for dumpster enclosures and facilities must comply with Section 180-25, Outdoor Storage, of this Zoning Code.

ZONING

X. Carriage House Requirements.

1. A “carriage house” is a separate detached dwelling unit that is incidental and subordinate in size and character to the primary residence and that is located on the same parcel or on a contiguous lot that is under the same ownership as that on which the primary residence is located. A primary residence may have no more than one carriage house. A carriage house may not be accessory to another accessory housing unit or carriage house. A carriage house shall be developed in accordance with all applicable requirements of this Chapter.
2. A carriage house shall not be considered a unit of density with regard to zoning requirements provided that it is permanently deed-restricted for rent to persons earning a maximum of eighty percent (80%) of the area median income, at a rate established by the Summit Combined Housing Authority. For purposes of this section, the terms of the deed restriction or covenant governing the unit must be acceptable to the Town in its sole discretion.
3. A carriage house shall conform to the following design standards:
 - a. A carriage house may be no larger than fifty percent (50%) of the floor area of the principal dwelling unit, up to a maximum of one thousand (1,000) square feet. A minimum of ten percent (10%) of the floor area of the carriage house must be closet or storage area.
 - b. A carriage house must function as a separate dwelling unit. This includes the following:
 - i. a carriage house must be separately accessible from the exterior of the unit.
 - c. One (1) parking space for the carriage house shall be provided on-site for the benefit of the carriage house resident. The parking space shall not be stacked with any space for the primary residence.
 - d. The maximum height of a carriage house is twenty-five (25) feet.
 - e. The finished floor heights of the carriage house shall be entirely above the natural or finished grade, whichever is higher, on all sides of the structure.
 - f. The carriage house shall be detached from the primary residence. A carriage house located above a detached garage or storage area shall qualify as a detached carriage house.
 - g. The roof design shall prevent snow and ice from shedding upon an entrance area to a carriage house. If the entrance area is accessed via stairs, sufficient means of preventing snow and ice from accumulating on the stairs shall be provided.

ZONING

§180-30. Conditional Uses. [Amended 9-5-95, Ord. 95-09; 12-17-96, Ord. 96-28, 6-24-03, Ord. 03-14; 10-12-04, Ord. 04-16]

- A. Purpose. Conditional uses are uses which, because of their character, size and potential impacts, may or may not be appropriate in particular zoning districts. The conditional use requirement is intended to allow for the integration of certain land uses and structures within the Town of Frisco, based on conditions imposed by the Town Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety or welfare of the community or a violation of any provision of the Town Code, state law, rule or regulation promulgated pursuant thereto. Uses not specifically described as permitted or conditional uses in a particular zone district may be considered a conditional use in that zone district if the Director of the Community Development Department determines, in writing, that the proposed use is substantially similar to a use specifically described as a permitted use or conditional use in that particular zone district.
- B. Approval required. Conditional use approval shall be required for those uses listed as conditional uses in the district regulations, and for uses determined, pursuant to Paragraph A above, to be substantially similar to a use specifically described as a permitted use or conditional use in that particular zone district. Conditional use approval may be revoked upon failure to comply with conditions precedent to the original approval of the conditional use.
- C. Processing of conditional uses.
1. Application. An application for approval of a conditional use shall be filed by a person having an interest in the property to be developed. The application shall be made on a form provided by the Town of Frisco. A complete application, including fees, and containing all of the applicable information required in Subsection (3) below, shall be presented to the Community Development Department not less than fifty-two (52) days prior to the regular Planning Commission meeting at which it will be heard if the application is submitted concurrently with a development application requiring Planning Commission review. If Planning Commission review is not required for a related development application, then the complete conditional use application shall be presented to the Community Development Department not less than thirty-seven (37) days prior to the regular Planning Commission meeting at which it will be heard. The Community Development Department may, at its discretion and for good cause, require a longer submittal period. The applicant must contact the Community Development Department for further information on the application submittal process. **[Amended 10-12-04, Ord. 04-16]**
 2. Preapplication conference. A preapplication conference shall be held with the Community Development Department in order for the applicant to:

ZONING

- a. Become acquainted with the conditional use requirements and other related town requirements.
 - b. Obtain a checklist of what the application shall include plus additional documentation that may be required as set forth in § 180-19 and 180-20.
 3. Documentation required. The application for a conditional use shall include all documentation specified in §180-19 plus the following:
 - a. Fifteen (15) copies of a site map indicating existing structures and their current uses.
 - b. A written statement of intent explaining the objectives to be achieved by the use and a description of the possible impacts, both positive and negative, of the proposal.
 - c. Traffic analysis indicating anticipated average daily traffic volumes if determined necessary by the town.
 - d. Any other information that may be required in order for the Planning Commission and Town Council to make an informed decision, as determined by the Community Development Department.
- D. Review procedure and approval.
 1. Public hearing. The Planning Commission and Town Council shall hold public hearings for which public notice is given to hear testimony and evidence pertinent to the proposed conditional use. Planning Commission will make a recommendation to Town Council for approval, approval with conditions or denial on every conditional use application. In authorizing any conditional use, the Planning Commission and Town Council shall consider all public comments, testimony and evidence pertinent to the proposed use, and shall impose such requirements and conditions as may be necessary or desirable for the public welfare and achievement of the Frisco Master Plan and community goals and objectives.

If a development application is a component of the proposed Conditional Use, a development application must be submitted concurrently for the Town to adequately review the full proposal.
 2. Basis for issuance of a conditional use. The Planning Commission and Town Council shall evaluate the conditional use application pursuant to the following criteria; it shall be the duty of the applicant to establish that each of the following criteria are met:
 - a. That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community.

ZONING

- b. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community.
 - c. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use.
 - d. That the proposed use conforms to the goals and objectives of the Master Plan for the Town of Frisco.
 - e. That the proposed use furthers the architectural qualities and character of the community.
 - f. That the proposed use is compatible in function and design with surrounding land uses.
3. Final approval. Final approval or disapproval of a conditional use rests with the Town Council. The Town Council shall make its decision after considering the recommendation of the Planning Commission. Unless a business license has been issued for the use, or a building permit issued for the project within a period of one (1) year from the date of conditional use approval, the conditional use approval shall expire.



TOWN of FRISCO

PUBLIC WORKS DEPARTMENT

P. O. BOX 4100
FRISCO, COLORADO 80443

January 11, 2017

Town of Frisco Community Development Department
Town of Frisco Planning Commission
Town of Frisco Mayor & Town Council
PO Box 4100
Frisco, Colorado 80443

Re: Conditional Use Application for Well #7PRA Improvements Project

Greetings,

The purpose of this letter is to present information regarding the Well #7PRA Improvement Project that is proposed for the existing drinking water well located just north of the Frisco Nordic Center on the Town's Peninsula Recreation Area property. It is our intent to finish the project that was started back in 2006 and to get this well producing water for the Town.

Historical Background and Need:

Well #7PRA was drilled and completed in 2006 and while the well produced a more than sufficient quantity of water, the quality was not up to standards required by the Colorado Department of Health & Environment (CDPH&E) at the time. Over the past ten years the well has been continuously pumped during the summer months with the hope that the water quality would improve over time. Tests conducted over this past summer indicate that this pumping process has been successful and the quality of the water now meets or exceeds all parameters set forth by the USEPA and CDPH&E. With the past and future growth of Frisco and in the need of additional water system redundancy it has been determined that an additional water source is necessary.

Structure Information:

The building will be constructed of masonry block walls and engineered wood roof trusses with a standing seam metal roof covering. The emergency generator enclosure will be constructed of the same materials. We have incorporated architectural elements of each of the surrounding buildings into the design of this structure. The roof lines are similar to the Nordic Center building, the gable end siding is similar to the siding on the snow-making pumphouse and the stone façade is similar to that of the Day Lodge. Material colors will be similar to the color of those elements on the existing structures. The storage tank shown on the plans will not be visible as it will be buried.

(970) 668-0836 ♦ Fax: (970) 668-1327 ♦ Denver Direct: (303) 670-1316 ♦
email: publicworks@townoffrisco.com

Other Considerations:

There will be an emergency generator installed that will be screened with a structure built of the same materials as the Well House. This structure will significantly reduce any noise created by the generator when it is running, which will only be during power failures and once per week for 30 minutes for exercising purposes. The generator will be fueled by natural gas and it will have a residential area rated muffler to further reduce noise.

Exterior lighting will be of the subdued downward light type and will match the "color" and brightness of existing building exterior lighting in the area. Exterior lighting will be installed by the two exterior doors and will be motion activated so as to not be illuminated unless needed.

Parking for up to two vehicles will be provided in the front of the structure. The structure will be visited each day for up to ½ hour or as needed for maintenance or repair thus keeping any vehicle traffic to a bare minimum. Snow storage will be located on the east and south sides of the parking area.

Existing trees and vegetation block the view of the structure from the west and south. This existing vegetation will not be disturbed. Additional shrubs or trees of a type that will not interfere with future maintenance operations will be planted on the east side of the structure.

We have already coordinated the location, access and design of the structure with the Recreation Department to ensure that we do not have a negative effect on the Nordic Center operations or the operation of the Two Below Zero sleighs.

Funding for this project has been approved by the Town Council and those funds have been placed in the Water Enterprise capital projects line item.

We are planning to begin construction in May of 2017, with a completion and startup date of late October to early November of 2017.

If you have any questions or comments, please do not hesitate to contact me. We thank you for your time and consideration in this matter.

Regards,

Jeff Goble
Interim Public Works Director / Water Superintendent
Town of Frisco

a. That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community.

Applicant's Response: *"Well #7PRA was drilled and completed in 2006 and while the well produced a more than sufficient quantity of water, the quality was not up to standards required by the Colorado Department of Health & Environment (CDPH&E) at the time. Over the past ten years the well has been continuously pumped during the summer months with the hope that the water quality would improve over time. Tests conducted over this past summer indicate that this pumping process has been successful and the quality of the water now meets or exceeds all parameters set forth by the USEPA and CDPH&E. With the past and future growth of Frisco and in the need of additional water system redundancy it has been determined that an additional water source is necessary."*

b. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community.

Applicant's Response: *"Frisco Public Works is focused on creating a quality water source for the community. Public water supply requires executing a very tightly administered premise control plan that safeguards against the risk to the community. Frisco Public Works has trained its employees to ensure all public uses and structures are utilized keeping the health, safety and general welfare of the community first in mind."*

c. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use.

Applicant's Response: *"Frisco Public Works will ensure that it meets all Town Codes by continuing to stay in communication with the local building, planning, and fire districts"*

d. That the proposed use conforms to the goals and objectives of the Master Plan for the Town of Frisco.

Applicant's Response: *"Frisco Public Works understands Frisco's need to maintain its identity as a vibrant mountain town while preserving the proper balance of reputation, economic development, and quality of life. In order to support this, and the goals and objectives of Frisco's updated 2011 Master Plan, Frisco Public Works will adhere to Frisco's currently executed community values and directions, and continue to operate under and within the same values as its fellow public service operators, whom continue to support Frisco's Master Plan. Frisco Public Works will strive to continue to provide a high level of quality, and quantity of water to the Town water supply."*

e. That the proposed use furthers the architectural qualities and character of the community.

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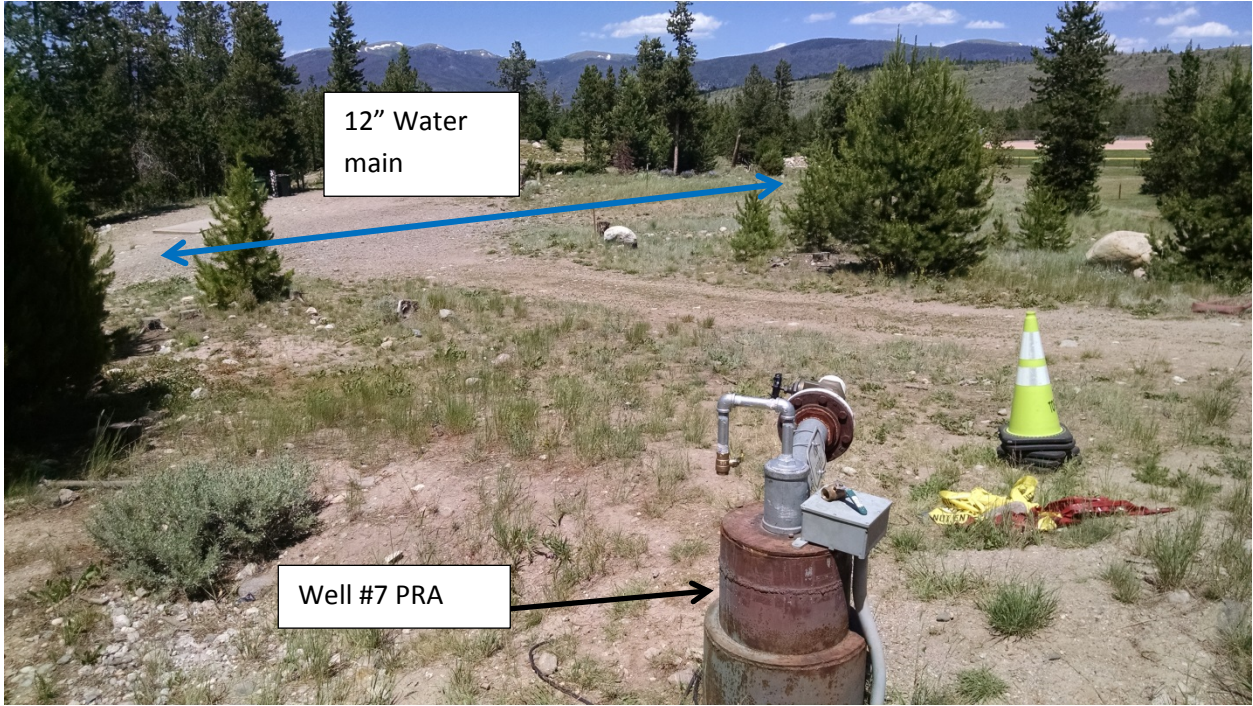
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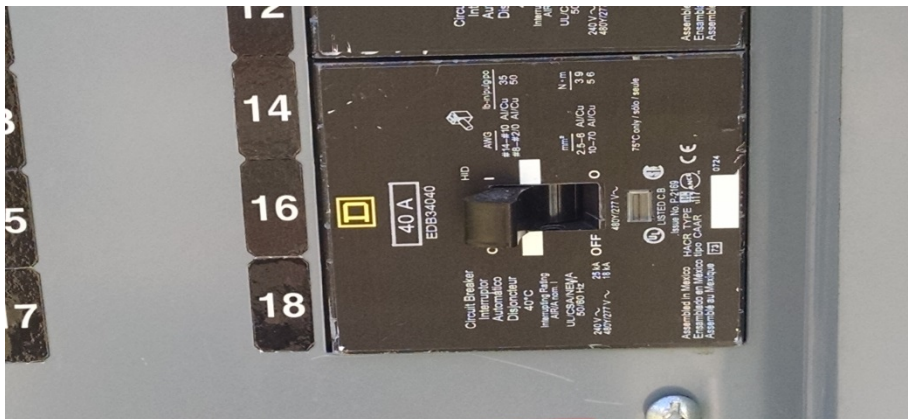
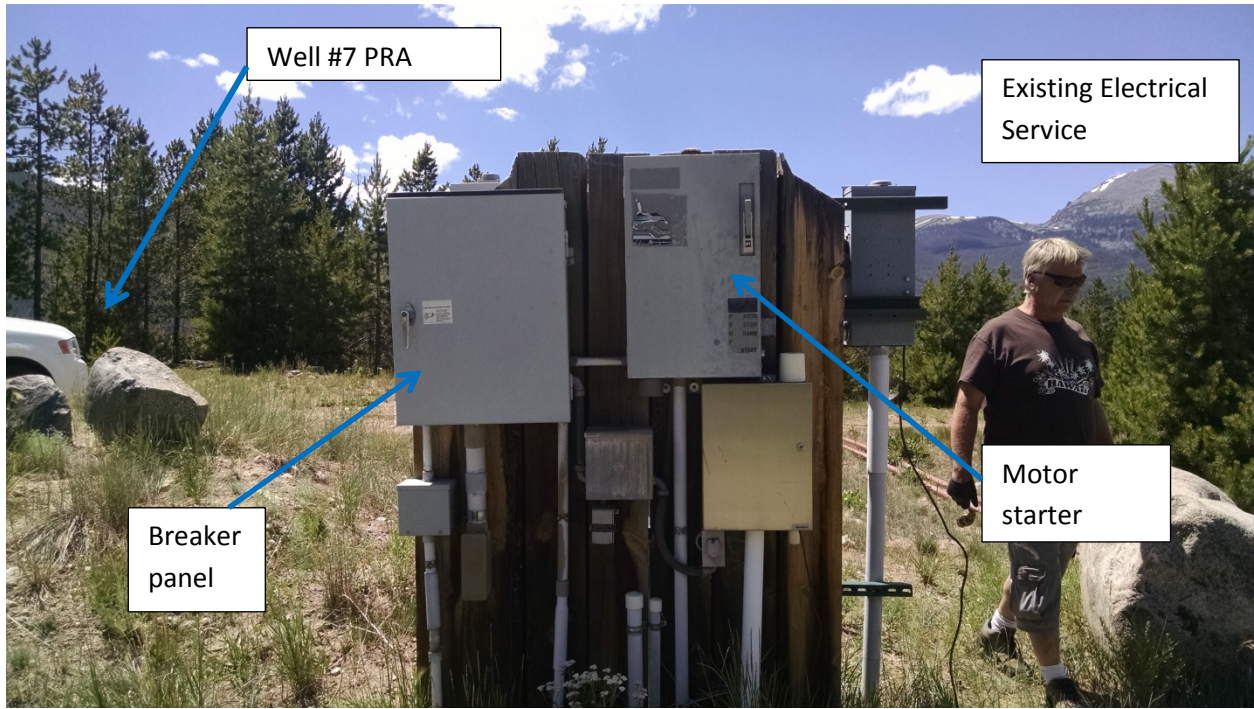
f. That the proposed use is compatible in function and design with surrounding land uses.

Applicant’s Response: *There will be an emergency generator installed that will be screened with a structure built of the same materials as the Well House. This structure will significantly reduce any noise created by the generator when it is running, which will only be during power failures and once per week for 30 minutes for exercising purposes. The generator will be fueled by natural gas and it will have a residential area rated muffler to further reduce noise.*

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Existing trees and vegetation block the view of the structure from the west and south. This existing vegetation will not be disturbed. Additional shrubs or trees of a type that will not interfere with future maintenance operations will be planted on the east side of the structure.





Pump circuit breaker





Nordic Lodge just downhill from well.



Snow making pumphouse





TOWN OF FRISCO WELL No. 7 PRA IMPROVEMENTS 60% Development Review Set January 2017

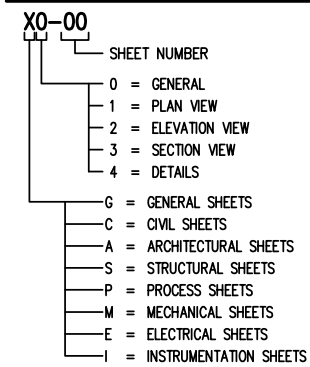
Sheet List Table

Sheet Number	Sheet Title
General Sheets	
G0-01	COVER SHEET AND SHEET INDEX
G0-02	GENERAL ABBREVIATIONS, LEGENDS & SYMBOLS
G0-03	PROCESS FLOW DIAGRAM AND HYDRAULIC PROFILE
Instrumentation Sheets	
I0-01	P&ID SYMBOLS, LEGEND & ABBREVIATIONS
I0-02	WELL PUMP P&ID
Civil Sheets	
C1-01	OVERALL SITE, CONTROL, & DEMOLITION PLAN
C1-02	SITE GRADING PLAN
C1-03	HORIZONTAL CONTROL PLAN
C1-04	SITE PIPING PLAN
C2-01	DRAIN PLAN AND PROFILE
C4-01	CIVIL DETAILS
C4-02	CIVIL DETAILS
C4-03	EROSION CONTROL NOTES & DETAILS
C4-04	STORMWATER MANAGEMENT NOTES & DETAILS
Structural Sheets	
S0-01	STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS
S1-01	STRUCTURAL FOUNDATION PLANS
S1-02	STRUCTURAL ROOF FRAMING PLAN
Architectural Sheets	
A1-01	BUILDING CODE PLAN
A1-02	MAIN LEVEL FLOOR PLAN
A2-01	EXTERIOR ELEVATIONS

Sheet List Table

Sheet Number	Sheet Title
Process Sheets	
P1-01	BUILDING PLAN
P1-02	CHLORINE CONTACT PRESSURE VESSEL PLAN
P3-01	PROCESS SECTIONS
P3-02	PROCESS SECTIONS
P4-01	CHEMICAL SYSTEM SCHEMATICS
P4-02	PROCESS DETAILS
P4-03	PROCESS DETAILS
Electrical Sheets	
E0-01	ELECTRICAL ABBREVIATIONS, LEGENDS & SYMBOLS
E1-01	ELECTRICAL SITE PLAN
E1-02	BUILDING ELECTRICAL PLAN
E4-01	ELECTRICAL SERVICE DEMOLITION & ONE-LINE DIAGRAM
E4-02	PANEL SCHEDULES & CONDUIT CABLE SCHEDULE
E4-03	ELECTRICAL SCHEMATIC
E4-04	CONTROL PANEL ONE-LINE DIAGRAM
E4-05	CONTROL SYSTEM BLOCK DIAGRAM
E4-06	COMMUNICATIONS DIAGRAM
E4-07	CONTROL PANEL LAYOUT
E4-08	PANEL DETAIL
E4-09	MASTER COMMUNICATIONS PANEL CONTROL POWER
E4-10	LCP-1000 DISCRETE INPUTS - BASE & SLOT 1
E4-11	LCP-1000 ANALOG INPUTS - SLOT 2 & 3

SHEET NUMBERING SYSTEM:



PRELIMINARY
Not for Construction



LOCATION MAP



VICINITY MAP

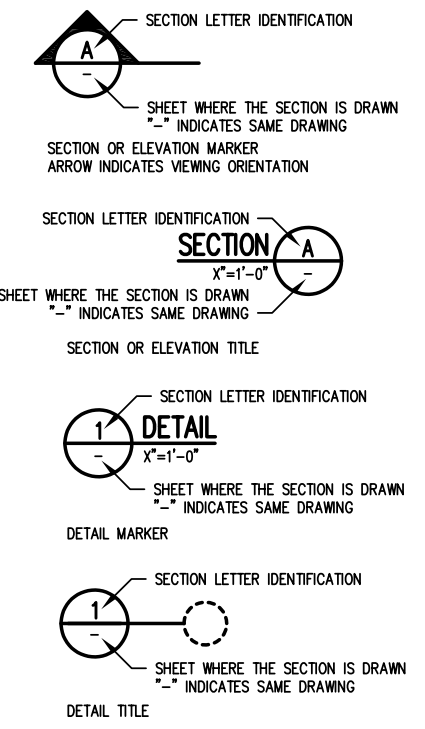
ABBREVIATIONS

AA	ANNUAL AVERAGE	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	SP	SPACING
AB	ANCHOR BOLT	FPM	FEET PER MINUTE	NP	NO PAINT	SPEC	SPECIFICATION
ABAN	ABANDON	FPS	FEET PER SECOND	NPL	NAME PLATE	SQ	SQUARE
ABC	AGGREGATE BASE COURSE	FPW	FIRE PROTECTION WATER SUPPLY	NPT	NATIONAL PIPE THREAD	SQ FT	SQUARE FEET
AC	AIR CONDITIONING	FR	FRAME	NPW	NON-POTABLE WATER	SQ IN	SQUARE INCH
ACOUS	ACOUSTICAL	FRP	FIBERGLASS REINFORCED PLASTIC	NRS	NON-RISING STEAM	SQ YD	SQUARE YARD
ACP	ASPHALTIC CONCRETE	FSTNR	FASTENER	NS	NEAR SIDE	SRT	SOLIDS RETENTION TIME
AD	AREA DRAIN OR ACCESS DOOR	FT	FEET	NTS	NOT TO SCALE	SS	SANITARY SEWER
ADD	ADDENDUM	FTG	FOOTING OR FITTING	OC	ON CENTER	SST	STAINLESS STEEL
ADJ	ADJUSTABLE	FUR	FURNACE	OD	OVERHEAD ELECTRIC	SST BT	STAINLESS STEEL BOLT
AFF	ABOVE FINISHED FLOOR	G	GAS	OE	OVER FLOW	ST	STATION
AFG	ABOVE FINISHED GRADE	GA	GAUGE	OF	OPENING	STD	STANDARD
AHU	AIR HANDLING UNIT	GAL	GALLON	OPNG	OPPOSITE	STL	STEEL
AL	ALUMINUM	GALV	GALVANIZED	OPP	OPTIONAL	STL JST	STEEL JOIST
ALT	ALTERNATE	GB	GRADE BREAK	OPT	OPTIONAL	STL PL	STEEL PLATE
AMT	AMOUNT	GIP	GALVANIZED IRON PIPE	P	PUMP	SUPP	SUPPLY
AOR	ACTUAL OXYGEN REQUIRED/ UPTAKE RATE	GRND	GROUND	PA	PIPE ANCHOR	SUSP CLG	SUSPENDED CEILING
APPROX	APPROXIMATE	GRPD	GALLONS PER DAY	PAR	PARALLEL	SV	SOLENOID VALVE
ARV	AIR RELIEF VALVE	GPM	GALLONS PER MINUTE	PCO	PRESSURE CLEAN OUT	SVC	SERVICE
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	GRT	GRIT SLURRY	PCP	PROGRESSING CAVITY PUMP	SW	SIDEWALK
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	GR	GRADE BEAM	PE	PLAIN END	SWMP	STORM WATER MANAGEMENT PLAN
ASPH	ASPHALT	GR BM	GALVANIZED RIGID CONDUIT	PEFF	PRIMARY EFFLUENT	SYMM	SYMMETRICAL
ASSY	ASSEMBLY	GRC	GRATING	PERM	PERMANENT	SYS	SYSTEM
ATS	AUTOMATIC TRANSFER SWITCH	GRTG	GALVANIZED STEEL PIPE	PERP	PERPENDICULAR	T&B	TOP AND BOTTOM
AVG	AVERAGE	GSP	GATE VALVE	PG	PEAK HOUR	T&G	TONGUE AND GROOVE
AVS	AUTOMATIC VALVE STATION	GV	GYPSTUM WALL BOARD	PH	PLATE OR PROPERTY LINE	T&P	TEMPERATURE AND PRESSURE
AWWA	AMERICAN WATER WORKS ASSOCIATION	GWB		PL	PLUMBING	TB	TOP OF BEAM
B	BLOWER	H	HIGH	PLBG	PLYWOOD	TBK	THRUST BLOCK
BB	BOND BEAM	HB	HOSE BIB	PLYWD	PLYWOOD	TBM	TEMPORARY BENCH MARK
BAF	BAFFLE	HBP	HOT BITUMINOUS PAVEMENT	PNT	PAINT	TD	TRENCH DRAIN
BC	BACK OF CURB	HDWL	HAND RAIL	POLY	POLYETHYLENE	TE	TOP ELEVATION
BF	BOTTOM FACE	HNDRL	HANDWHEEL	PORT	PORTABLE	TEMP	TEMPORARY
BFV	BUTTERFLY VALVE	HORIZ	HORIZONTAL	POS	POSITIVE	TF	TOP OF FOOTING
BIO	DIGESTED SLUDGE	HP	HORSEPOWER	PPM	PARTS PER MILLION	TFA	TO FLOOR ABOVE
BLDG	BUILDING	HR	HOUR	PREFAB	PREFABRICATED	TFB	TO FLOOR BELOW
BLK	BLOCK	HRT	HYDRAULIC RESIDENCE TIME	PREFIN	PREFINISHED	TFF	TOP OF FINISH FLOOR
BM	BENCHMARK	HS	HIGH STRENGTH	PRELIM	PRELIMINARY	THD	THREAD(ED)
BMPS	BEST MANAGEMENT PRACTICES	HT	HEATING, VENTILATION, AIR CONDITIONING	PREP	PREPARATION	THK	THICK
BOD	BIOCHEMICAL OXYGEN DEMAND	HVAC	HOT WATER	PROJ	PROJECT	TJ	TOP OF JOIST
BOT	BOTTOM	HW	HIGH WATER LINE	PROP	PROPERTY	TOB	TOP OF BANK
BSMT	BASEMENT	HWL	HIGHWAY	PRS	PRESSURE REDUCING STATION	TOC	TOP OF CONCRETE
BV	BALL VALVE	HYD	HYDRANT	PRV	PRESSURE REDUCING VALVE	TOE	THREADED ONE END
CA	COMPRESSED AIR	INCL	INCLUDED	PRTV	PRESSURE TEMPERATURE RELIEF VALVE	TOF	TOP OF FOOTING
C/C	CENTER TO CENTER	INCR	INCREASER	PSF	POUNDS PER SQUARE FOOT	TOT	TOTAL
CB	CATCH BASIN	ID	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	TOW	TOP OF WALL
CCW	COUNTER CLOCKWISE	IF	INSIDE FACE	PSIA	POUNDS PER SQUARE INCH ABSOLUTE	TP	TOP OF PAVEMENT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	INF	INFLUENT	PSIG	POUNDS PER SQUARE INCH GAGE	TR	TOP OF RIM
CEN	CENTRATE	INL	INLET	PT	POINT OF TANGENCY	TSL	TOP OF SLAB
CIP	CAST IRON PIPE	INSTL	INSTALLATION	PV	PLUG VALVE	TWL	TOP WATER LEVEL
CJ	CONSTRUCTION JOINT	INSTR	INSTRUMENT	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL
CL	CHAIN LINK OR CENTER LINE	INSUL	INSULATION	PVMT	PAVEMENT	UBC	UNIFORM BUILDING CODE
CLG	CENTER LINE	INTR	INTERIOR	PW	POTABLE WATER	UNGD	UNDERGROUND
CLR	CLEAR	INV	INVERT	QAVG	AVERAGE DAILY FLOW	UGE	UNDERGROUND ELECTRIC
CMP	CORRUGATED METAL PIPE	INV EL	INVERT ELEVATION	QMAX	MAXIMUM DAILY FLOW	UGT	UNDERGROUND TELEPHONE
CMU	CONCRETE MASONRY UNIT	ISA	INSTRUMENT SOCIETY OF AMERICA	QPEAK	PEAK HOUR FLOW	ULT	ULTIMATE
CO	CLEAN OUT	ISO	ISOMETRIC	QCV	QUICK COUPLER VALVE	UN	UNION
CONSTR	CONSTRUCTION	JST	JOIST	QTR	QUARTER	UNFIN	UNFINISHED
CONT	CONTINUOUS	JTS	JOINTS	QTY	QUANTITY	UNIF	UNIFORM
COR	CORNER	KO	KNOCKOUT	R	RISER	UV	ULTRAVIOLET
CP	CENTRIFUGAL PUMP	KPL	KICK PLATE	RAD	RADIUS	VAC	VACUUM
CPLG	COUPLING	KWY	KEYWAY	RAS	RETURN ACTIVATED SLUDGE	VB	VALVE BOX
CTR	CENTER	L	LEFT OR LITER	RC	REINFORCED CONCRETE	VCP	VITRIFIED CLAY PIPE
CU FT	CUBIC FEET	LAB	LABORATORY	RCP	REINFORCED CONCRETE PIPE	VERT	VERTICAL
CW	COLD WATER	LATL	LATERAL	RD	ROOF DRAIN	VIF	VERIFY IN FIELD
CWL	CONTROL WATER LEVEL	LB(S)	POUND(S)	RED	REDUCER	VTR	VENT THROUGH ROOF
CY	CUBIC YARDS	LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT	REC	RECESSED	W	WIDE, WIDTH, WATER OR WEST
DEFL	DEFLECTION	LG	LENGTH	RECT	RECTANGULAR	W/	WITH
DEMO	DEMOLITION	LH	LATENT HEAT	REF	REFERENCE	W/O	WITHOUT
DI	DIAMETER	LL	LIVE LOAD	REHAB	REHABILITATION	W/W	WALL TO WALL
DIA	DIAGONAL	LOC	LOCATION	REINF	REINFORCE	WAS	WASTE ACTIVATE SLUDGE
DIAG	DIMENSION	LP	LOW PRESSURE OR LIGHT POLE	REQD	REQUIRED	WC	WATER CLOSET
DIM	DUCTILE IRON PIPE	LRG	LARGE	RESIL	RESILIENT	WCO	WALL CLEANOUT
DIP	DEAD LOAD	LT	LIGHT	RFC	RESTRAINED FLANGED COUPLING ADAPTER	WD	WOOD
DL	DOWN	LT WT	LIGHT WEIGHT	RFG	ROOFING	WDW	WINDOW
DN	DRAIN	LWC	LIGHT WEIGHT CONCRETE	RM	ROOM	WH	WALL HYDRANT
DR	DRAWING	LWL	LOW WATER LEVEL	RND	ROUNDS	WHSE	WAREHOUSE
DWG	DOWEL	MAINT	MAINTENANCE	RO	ROUGH OPENING	WI	WROUGHT IRON
DWL	DRAIN WASTE AND VENT	MAN	MANUAL	ROW	RIGHT OF WAY	WL	WATER LINE OR WIND LOAD
DWV		MATL	MATERIAL	RPPB	REDUCED PRESSURE BACKFLOW PREVENTER	WP	WASTE PIPE
EA	EACH	MAX	MAXIMUM	RMP	REVOLUTIONS PER MINUTE	WPR	WORKING PRESSURE
ECC	ECCENTRIC	MCC	MOTOR CONTROL CENTER	RPS	REVOLUTIONS PER SECOND	WSE	WATER SURFACE ELEVATION
EFF	EACH FACE OR ELECTRICAL FAN	MECH	MECHANICAL	RTN	RETURN	WSR	WASTE SLUDGE RECYCLE
EF	EFFLUENT	MED	MEDIUM	S	SOUTH	WT	WEIGHT
EJ	EXPANSION JOINT	MFM	MAGNETIC FLOW METER	SA	SUPPLY AIR	WTR	WATER
EL	ELEVATION	MFR	MANUFACTURER	SALV	SALVAGE	WTRPRF	WATERPROOFING
EXST	EXISTING	MG	MILLION GALLONS OR MILLIGRAMS	SAN	SANITARY	WW	WASTEWATER
EXST GR	EXISTING GRADE	MCD	MILLION GALLONS PER DAY	SB	SPLASH BLOCK	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	MGMT	MANAGEMENT	SBNR	SINGLE BASIN NUTRIENT REMOVAL	X-SECT	CROSS SECTION
EXTN	EXTENSION	MH	MANHOLE	SCFM	STANDARD CUBIC FEET PER MINUTE	YCO	YARD CLEANOUT
FF	FINISHED FLOOR	MIN	MINIMUM	SCH	SCHEDULE	YD	YARD DRAIN
F/F	FACE TO FACE	MISC	MISCELLANEOUS	SCRN	SCREEN	YH	YARD HYDRANT
FCA	FLANGE COUPLING ADAPTER	MJ	MECHANICAL JOINT	SD	STORM DRAIN		
FD	FLOOR DRAIN	MLSS	MIXED LIQUID SUSPENDED SOLIDS	SDR	STANDARD DIMENSION RATIO		
FDN	FOUNDATION	MM	MAX MOUTH	SECT	SECTION		
FED	FEDERAL	MO	MASONRY OPENING	SEFF	SECONDARY EFFLUENT		
FES	FLARED END SECTION	MRYGB	MOISTURE RESISTANT GYPSUM WALL BOARD	SHT	SHEETING OR SHEET		
FF	FINISH FLOOR	MTG	MOUNTING	SHTHG	SHEATHING		
FIN	FINISH	N	NITROGEN OR NORTH	SIM	SIMILAR		
FLG	FLANGE	NA	NOT APPLICABLE	SLR	SLUDGE LOADING RATE		
FL OR E	FLOW LINE	NF	NEAR FACE	SLV	SLEEVE		
FN	FENCE			SM	SMOOTH		
FM	FLOW METER OR FORCE MAIN			SOR	STANDARD OXYGEN REQUIRED/ UPTAKE RATE		
				SOTE	STANDARD OXYGEN TRANSFER EFFICIENCY		

LEGEND

	EARTH		THRUST BLOCK		GAS LINE
	ROCK		PIPE 4" Ø OR GREATER		WATER LINE
	GROUT		HARNESSED MECHANICAL COUPLING		TELEPHONE LINE
	GRAVEL		NEW VALVE W/ TIE RODS		PROPOSED STORM DRAIN/CULVERT
	STEEL		EXISTING VALVE		UNDERGROUND ELECTRIC
	CONCRETE		BUTTERFLY VALVE		OVERHEAD ELECTRIC W/ POWER POLE
	SAND		CHECK VALVE		ELECTRICAL LIGHT POLE
	CONCRETE MASONRY UNIT		MECHANICAL JOINT		EXISTING SANITARY SEWER
	RIGID INSULATION		FLANGED JOINT		PROPOSED SANITARY SEWER
	BATT INSULATION		NEW PIPE IN SECTION		PROPERTY LINE
	GLASS		EXISTING PIPE IN SECTION		SURVEY CONTROL POINT
	STEEL PLATE		WALL SLEEVE		LIMITS OF PROPOSED ACCESS ROAD
	SCREEN		PROPOSED CONTOUR		EXISTING CONTOUR
	GRATING IN PLAN		PIPE LESS THAN 4"Ø		LINE TURNING UP
	GRATING IN SECTION		LINE TURNING DOWN		STOP & WASTE VALVE
	WOOD IN SECTION		BALL VALVE		PLUG VALVE
	EXISTING STRUCTURE		GATE VALVE		PRESSURE RELIEF VALVE
	NEW STRUCTURE		FENCE		
	DRAINAGE FLOW LINE		BUSHES, TREES		
	BID ALTERNATE				

SYMBOLS



PRELIMINARY
Not for Construction

LOCATION: W:\FRSCO-16-0225 - WELL No. 7\GO-02.dwg PLOTTED: 12/28/2016 4:52 PM BY: Nathan W. Martinson

REV. No.	DATE	DESCRIPTION	
1	01/2017	BID SET	PRELIMINARY NOT FOR CONSTRUCTION

**TOWN OF FRISCO
WELL No. 7 PRA IMPROVEMENTS**

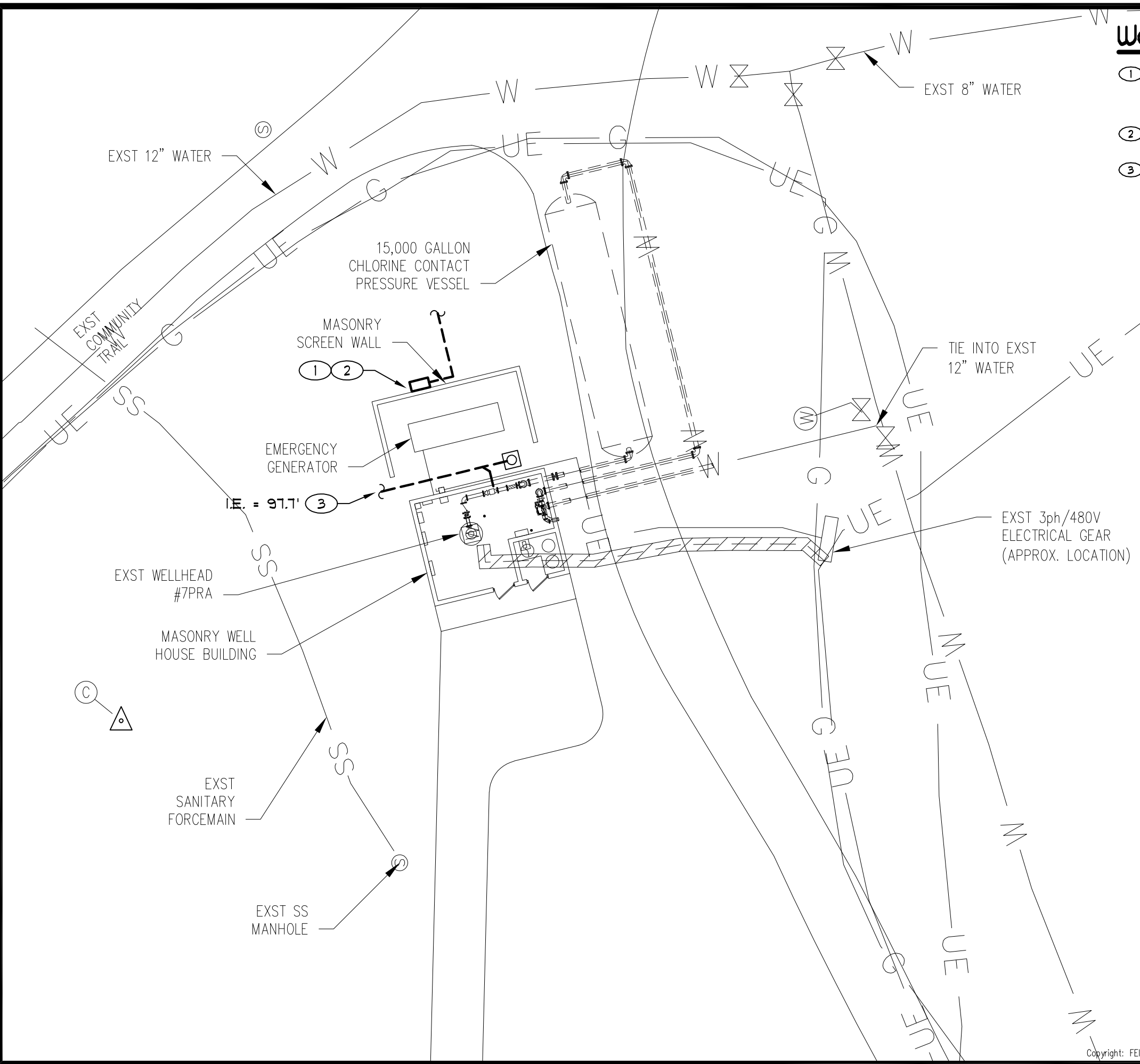
**GENERAL ABBREVIATIONS, LEGENDS &
SYMBOLS**

PROJECT No.: FRSCO-16-0225	DATE: 12/14/2016
DESIGNED BY: NWM	DRAWN BY: KPR
CHECKED BY: PJO	

IF THIS BAR DOES NOT MEASURE 1"
DRAWING IS NOT TO LABELED SCALE

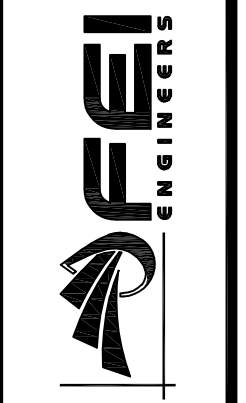
GO-02

LOCATION: G:\2016\20161240.00\20161240.00 MO-03.dwg PLOTTED: 12/21/2016 2:36 PM BY: Alan Zimmerman



WORK NOTES (THIS SHEET ONLY)

- ① NEW GAS METER LOCATION. COORDINATE WITH LOCAL UTILITIES FOR METER SERVICE FOR 90 MBH (APPROXIMATELY 90 CFH). STANDARD 1/2 PSI DELIVERY PRESSURE IS REQUESTED.
- ② REFER TO CIVIL FOR GAS SERVICE TO METER. TO BE INCLUDED IN SITE UTILITY WORK.
- ③ 4" SANITARY. REFER TO CIVIL FOR CONTINUATION. INVERT IS BASED ON BUILDING ARCHITECTURAL FF. = 100.00'.



REV. No.	DATE	DESCRIPTION
1	11/2016	30% REVIEW SET

TOWN OF FRISCO
WELL No. 7 PRA IMPROVEMENTS

SITE PLAN

PROJECT No.:	FRSCO-16-0225
DATE:	12/1/2016
DESIGNED BY:	RLM
DRAWN BY:	GAZ
CHECKED BY:	RLM

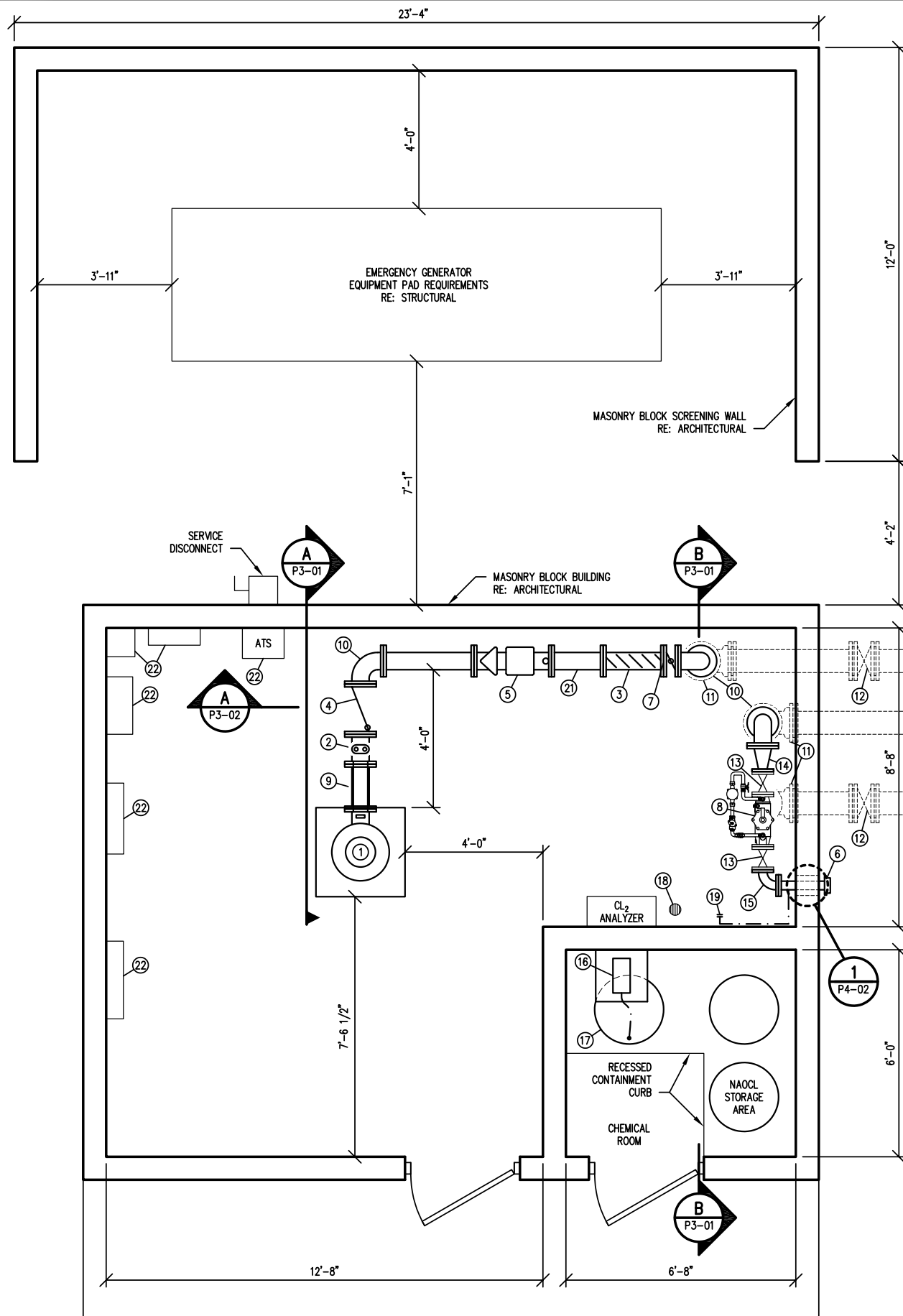
M0-03

PRELIMINARY
Not for Construction

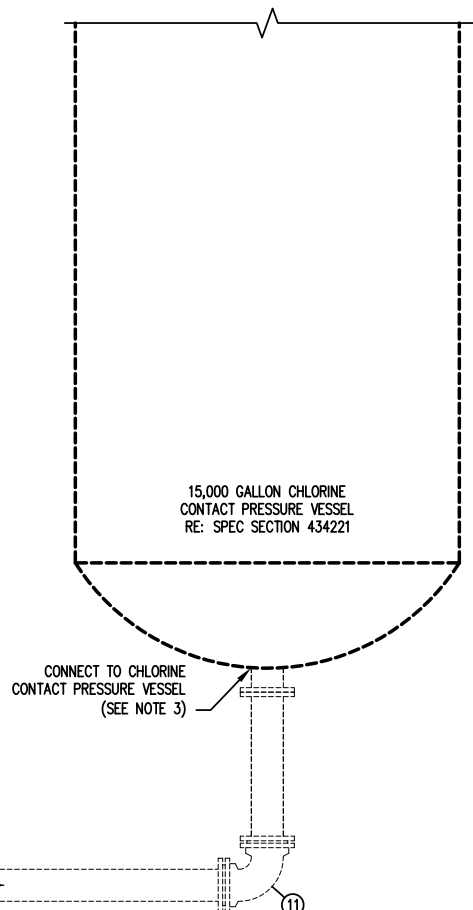


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LOCATION: W:\FRSCO-16-0225 - WELL No. 7\PI-01.dwg PLOTTED: 12/28/2016 4:53 PM BY: Nathan W. Martinson



BUILDING PLAN
1/4"=1'-0"



GENERAL NOTES:

1. LOCATION OF EXISTING WELL HEAD 7 PRA. REFERENCE "TOWN OF FRISCO, WELL 7R COMPLETION REPORT, NOVEMBER 2006, PROJECT NUMBER 7431R109" PREPARED BY LEANARD RICE ENGINEERS. CONTRACTOR TO OBTAIN REPORT FROM OWNER TO UNDERSTAND EXISTING WELL CONDITIONS PRIOR TO SUBMISSION OF BID AND COMMENCEMENT OF CONSTRUCTION.
2. ALL BURIED VALVES AND FITTINGS MUST BE BOTH MECHANICALLY RESTRAINED AND RESTRAINED BY USE OF CONCRETE THRUST BLOCKS. REFER TO CIVIL DRAWINGS AND SPEC SECTION 330505.

EQUIPMENT NOTES:

- ① VERTICAL TURBINE PUMP / EXISTING WELL HEAD (SEE NOTE 1)
- ② AIR / VAC VALVE
- ③ 6" STATIC MIXER W/ INJECTION QUILL
- ④ 6" CHECK VALVE
- ⑤ 6" FLOW METER
- ⑥ 3" CAMLOCK (LOCKABLE)
- ⑦ 6" BUTTERFLY VALVE
- ⑧ 3" BACKFLOW PREVENTER
- ⑨ EQUIPMENT CONNECTION FITTING
- ⑩ 6" DIP 90° BEND
- ⑪ 8" MJ 90° BEND; RE: CIVIL (SEE NOTE 2)
- ⑫ 8" MJ GATE VALVE; RE: CIVIL (SEE NOTE 2)
- ⑬ 3" DIP GATE VALVE (BFP VENDOR SUPPLIED)
- ⑭ 6"x3" DIP REDUCER
- ⑮ 3" DIP 90° BEND
- ⑯ CHEMICAL METERING PUMP & CHEMICAL FEED PANEL
- ⑰ 55 GALLON NAOCL DRUM (OWNER SUPPLIED EQUIPMENT)
- ⑱ FLOOR DRAIN; RE: MECHANICAL
- ⑲ HOSE BIB; RE: MECHANICAL
- ⑳ 8" DUCTILE IRON PIPE; MJ RE: CIVIL (TYP)
- ㉑ 6" DUCTILE IRON PIPE; FLG (TYP)
- ㉒ ELECTRICAL GEAR; RE: ELECTRICAL

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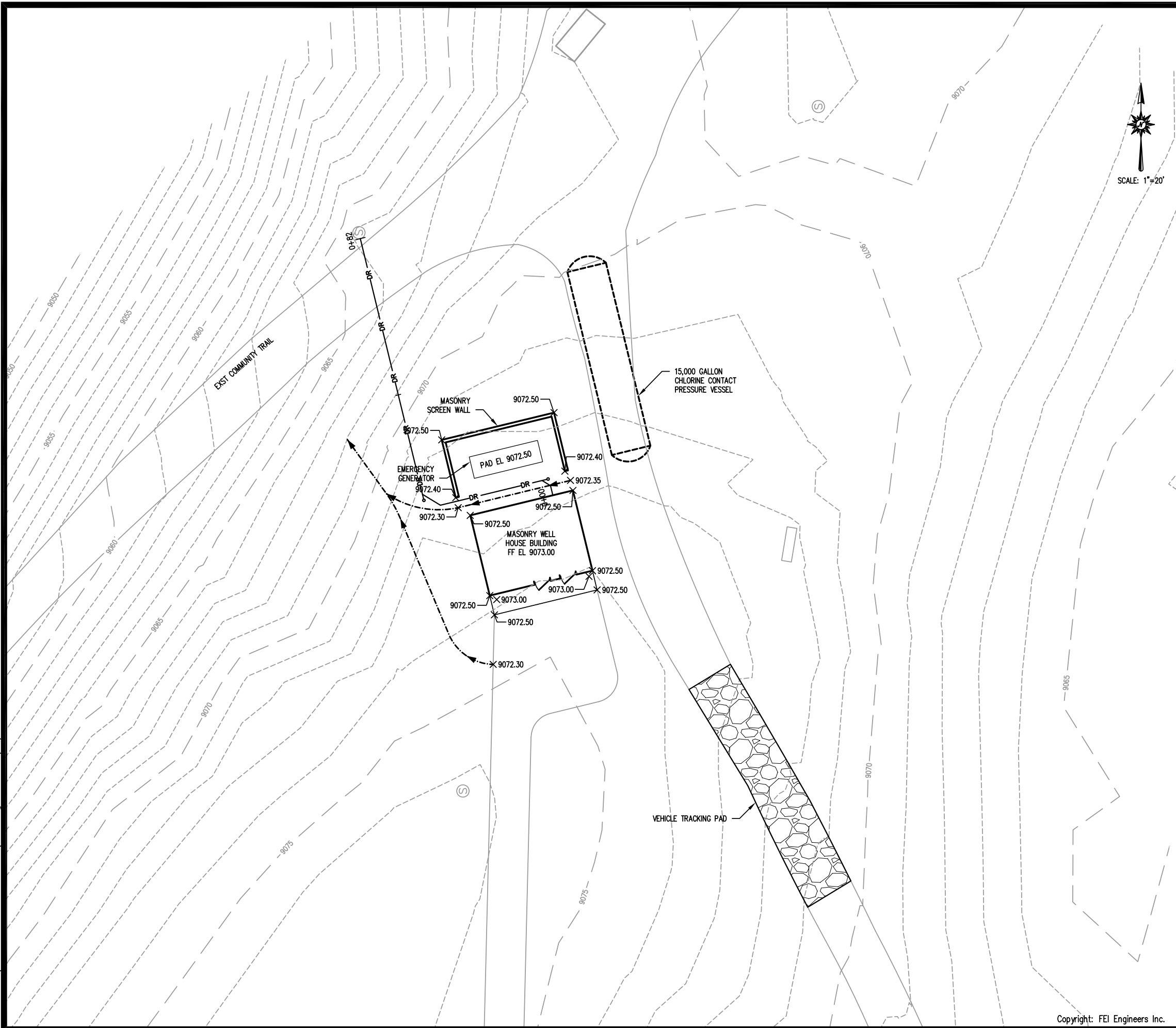
REV. No.	DATE	DESCRIPTION	
-	01/2017	BID SET	PRELIMINARY NOT FOR CONSTRUCTION

TOWN OF FRISCO WELL No. 7 PRA IMPROVEMENTS	BUILDING PLAN
---	---------------

PROJECT No.: FRSCO-16-0225	DATE: 12/20/2016
DESIGNED BY: NWM	DRAWN BY: KPR
CHECKED BY: PJO	

P1-01

LOCATION: W:\FRSCO-16-0225 - WELL No. 7\C1-02.dwg PLOTTED: 12/28/2016 4:52 PM BY: Nathan W. Martinson



GENERAL NOTES:

1. DO NOT EXCEED 4:1 SLOPES.
2. INSPECT AND MAINTAIN VEHICLE TRACKING CONTROL AND TEMPORARY FENCE DAILY.
3. THE CUT / FILL QUANTITIES FOR EXCAVATION AND BACKFILL ARE INTENDED TO BALANCE ON SITE WITHOUT THE REQUIREMENT FOR IMPORT OF ADDITIONAL BACKFILL.
4. REFER SHEET C1-03 FOR LIMITS OF CONSTRUCTION, TEMPORARY FENCING, AND STAGING AREA.
5. REFERENCE SECTION 312300 FOR BACKFILL AND COMPACTION REQUIREMENTS.



SCALE: 1"=20'



REV. No.	DATE	DESCRIPTION
-	01/2017	BID SET

**PRELIMINARY
NOT FOR CONSTRUCTION**

TOWN OF FRISCO
WELL No. 7 PRA IMPROVEMENTS

SITE GRADING PLAN

PROJECT No.: FRSCO-16-0225
 DATE: 12/15/2016
 DESIGNED BY: NWM
 DRAWN BY: KPR
 CHECKED BY: PJO

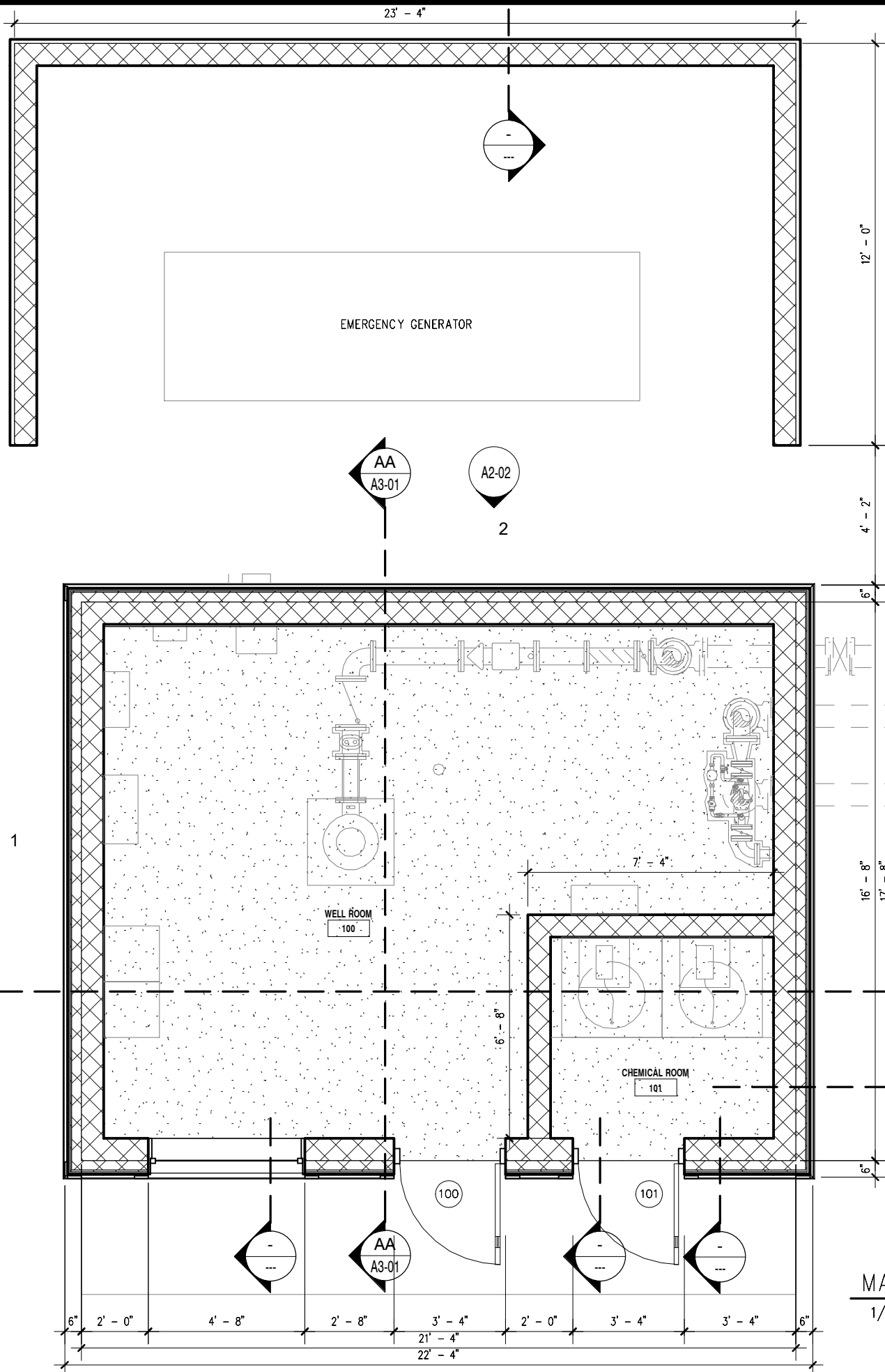
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C1-02

12/28/2016 3:52:39 PM C:\Users\lhanson\Desktop\Revit Local\16037_Frisco Well House_A15_Central_LHanson.rvt

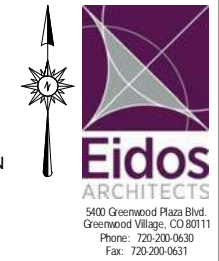


MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL MASONRY DIMENSIONS ARE SHOWN NOMINAL, U.N.O.



ROOM FINISH SCHEDULE										
ROOM NO.	ROOM NAME	FLOOR MAT'L	BASE MAT'L	WALL FINISH				CEILING MAT'L / FINISH	CEILING HEIGHT	REMARKS
				NORTH	EAST	SOUTH	WEST			
100	WELL ROOM	SEALED CONC.	-	CMU-PT.	CMU-PT.	CMU-PT.	CMU-PT.			
101	CHEMICAL ROOM	SEALED CONC.	-	CMU-PT.	CMU-PT.	CMU-PT.	CMU-PT.			

DOOR SCHEDULE													
DOOR NO.	SINGLE /PAIR	DOOR				FRAME		DETAILS			HDWR GROUP	REMARKS	
		WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MAT'L	HEAD	JAMB			SILL
100	S	3' - 0"	7' - 0"	0' - 1 3/4"	N	HM		HM					
101	S	3' - 0"	7' - 0"	0' - 1 3/4"	N	HM		HM					

PRELIMINARY
 Not for Construction

Preliminary
 12/28/2016 3:56:53 PM



REV. No.	DATE	DESCRIPTION
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	12/28/2016	60% REVIEW SET

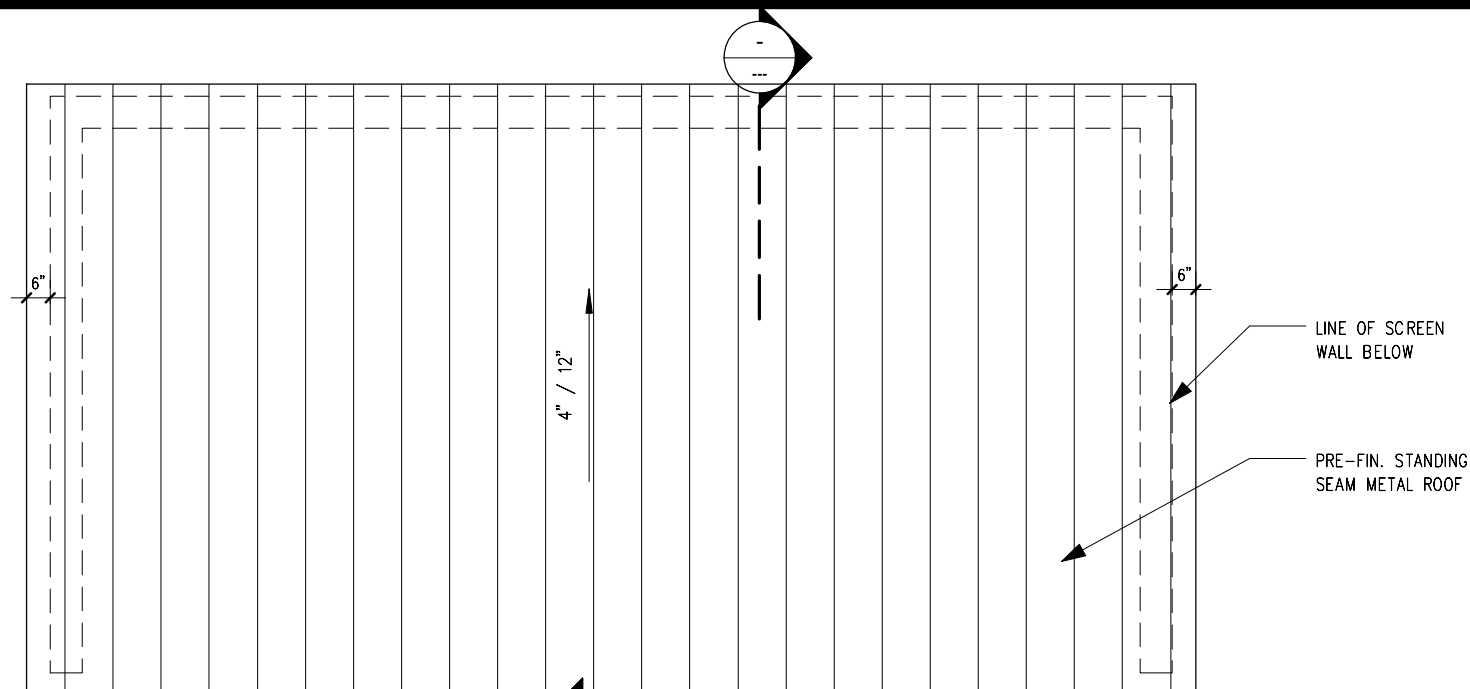
TOWN OF FRISCO
 WELL NO. 7 PRA IMPROVEMENTS
 MAIN LEVEL FLOOR PLAN & SCHEDULES

PROJECT No.: FRSCO-16-0225
 DATE: 11/4/2016
 DESIGNED BY: LMH
 DRAWN BY: EB
 CHECKED BY: LMH

A1-02

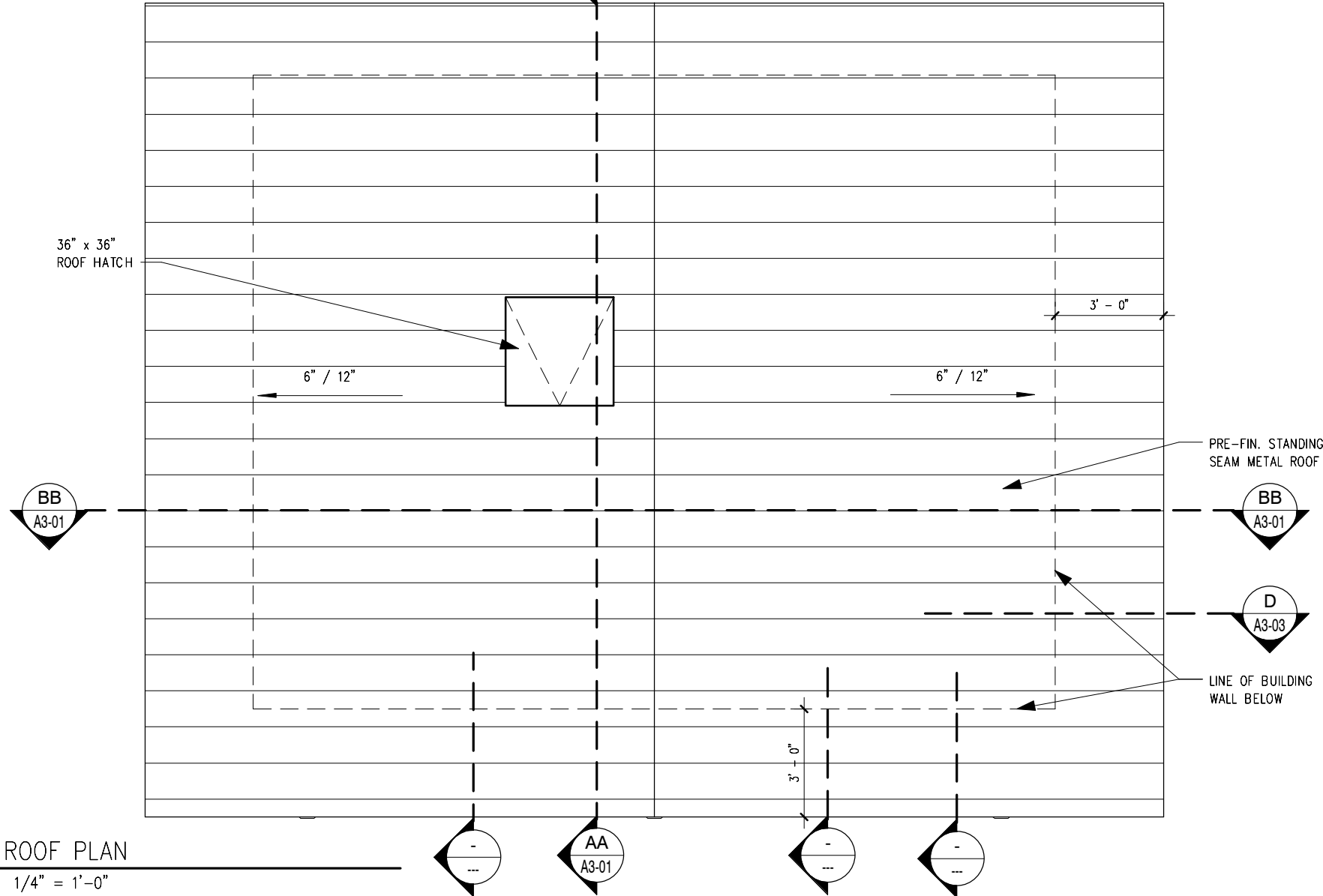
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LINE OF SCREEN WALL BELOW
PRE-FIN. STANDING SEAM METAL ROOF

AA
A3-01



36" x 36"
ROOF HATCH

BB
A3-01

PRE-FIN. STANDING SEAM METAL ROOF

BB
A3-01

D
A3-03

LINE OF BUILDING WALL BELOW

ROOF PLAN
1/4" = 1'-0"

AA
A3-01

PRELIMINARY
Not for Construction

Preliminary
12/28/2016 3:56:58 PM



REV. No.	DATE	DESCRIPTION
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	12/28/2016	60% REVIEW SET

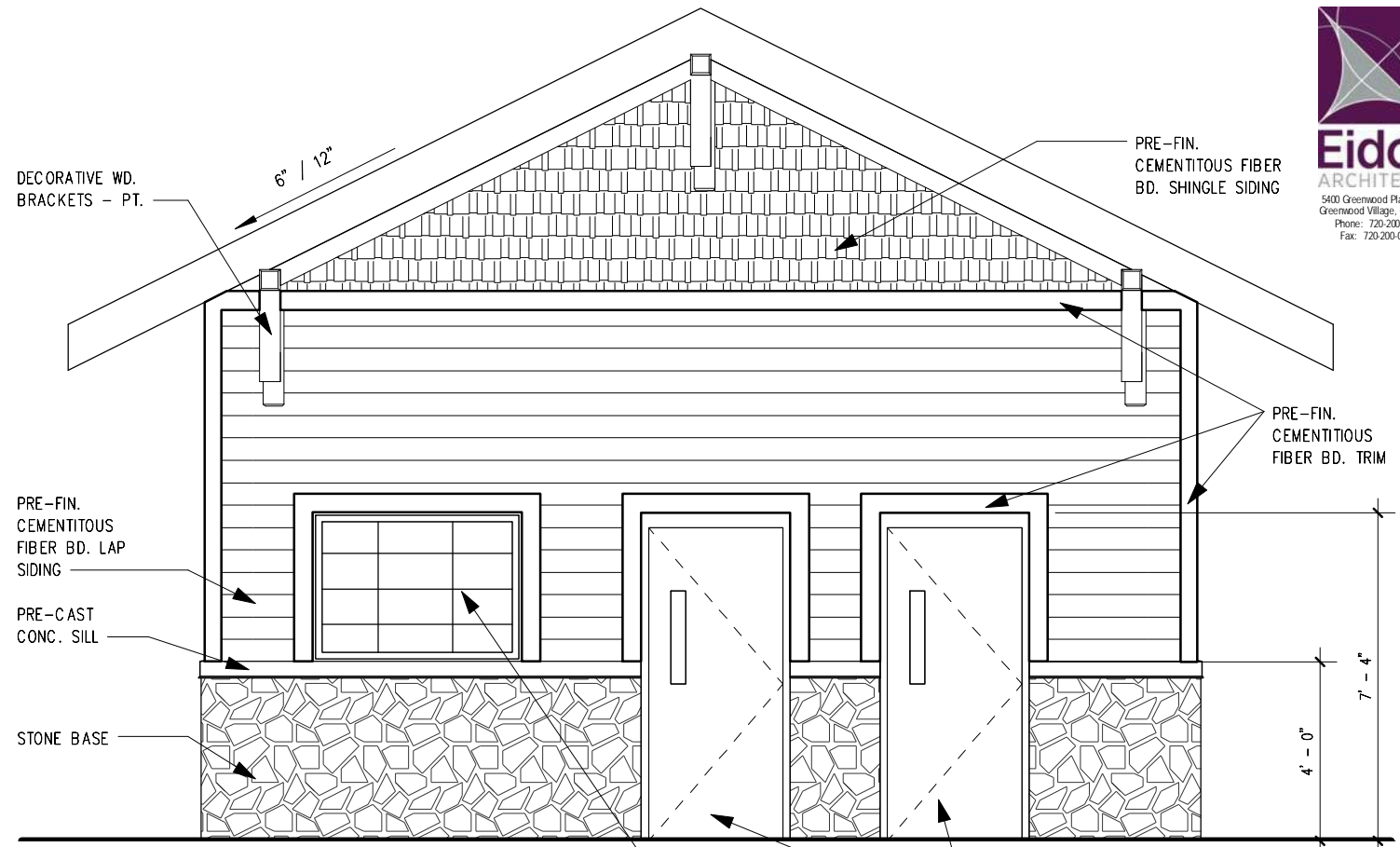
TOWN OF FRISCO
WELL NO. 7 PRA IMPROVEMENTS
ROOF PLAN

PROJECT No.: FRSCO-16-0225
DATE: 11/4/2016
DESIGNED BY: LMH
DRAWN BY: LMH/ET
CHECKED BY: RGN

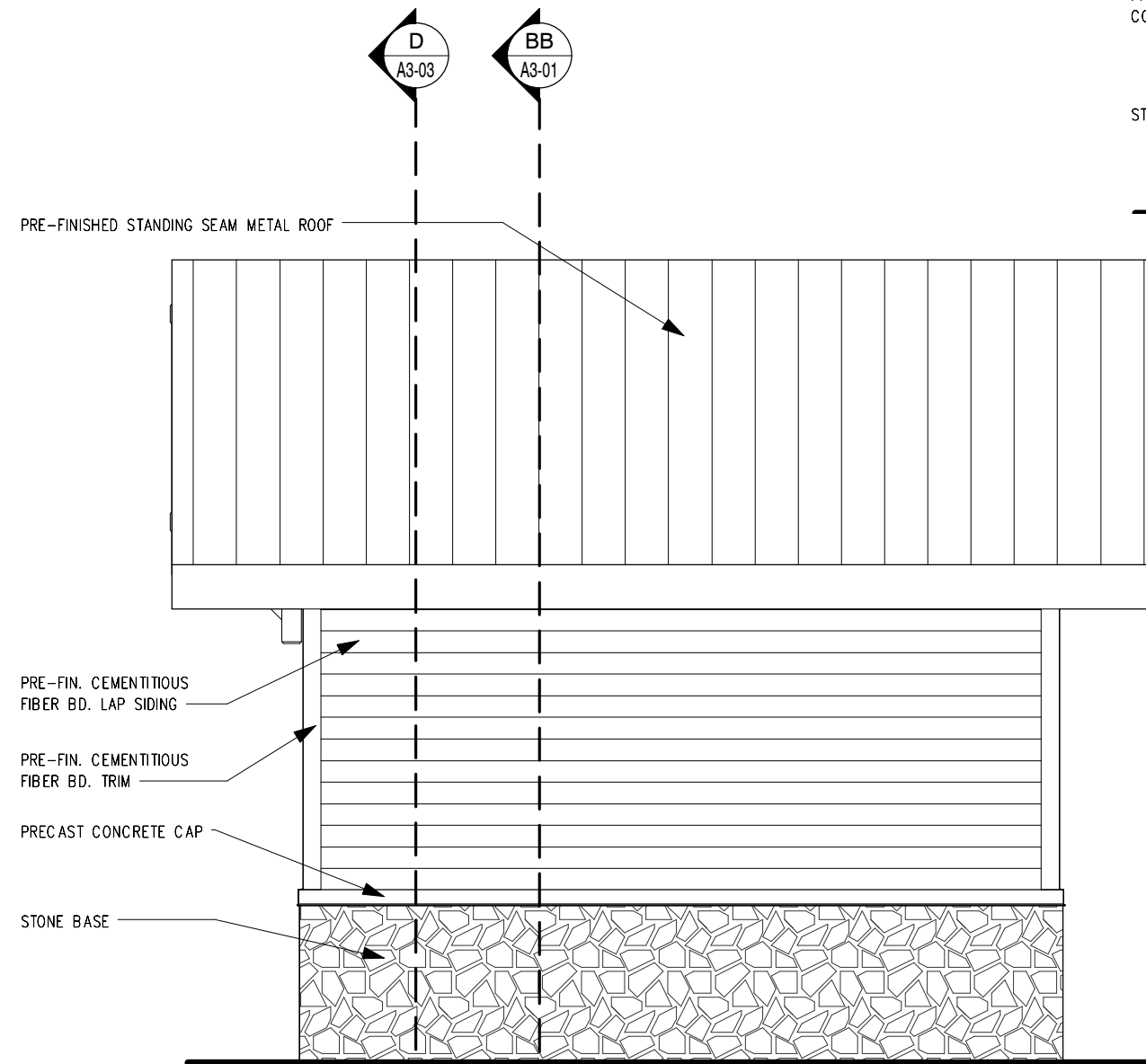
A1-03

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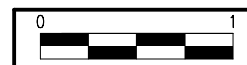
1 South Elevation
A2-01
1/4" = 1'-0"



2 East Elevation
A2-01
1/4" = 1'-0"

PRELIMINARY
Not for Construction

Preliminary
12/28/2016 3:57:02 PM



IF THIS BAR DOES NOT MEASURE 1"
DRAWING IS NOT TO LABELED SCALE

REV. No.	DATE	DESCRIPTION
-	11/4/2016	30% REVIEW SET
-	12/28/2016	60% REVIEW SET

TOWN OF FRISCO
WELL NO. 7 PRA IMPROVEMENTS
EXTERIOR ELEVATIONS

PROJECT No.:	FRSCO-16-0225
DATE:	11/4/2016
DESIGNED BY:	LMH
DRAWN BY:	EB
CHECKED BY:	RGN

A2-01

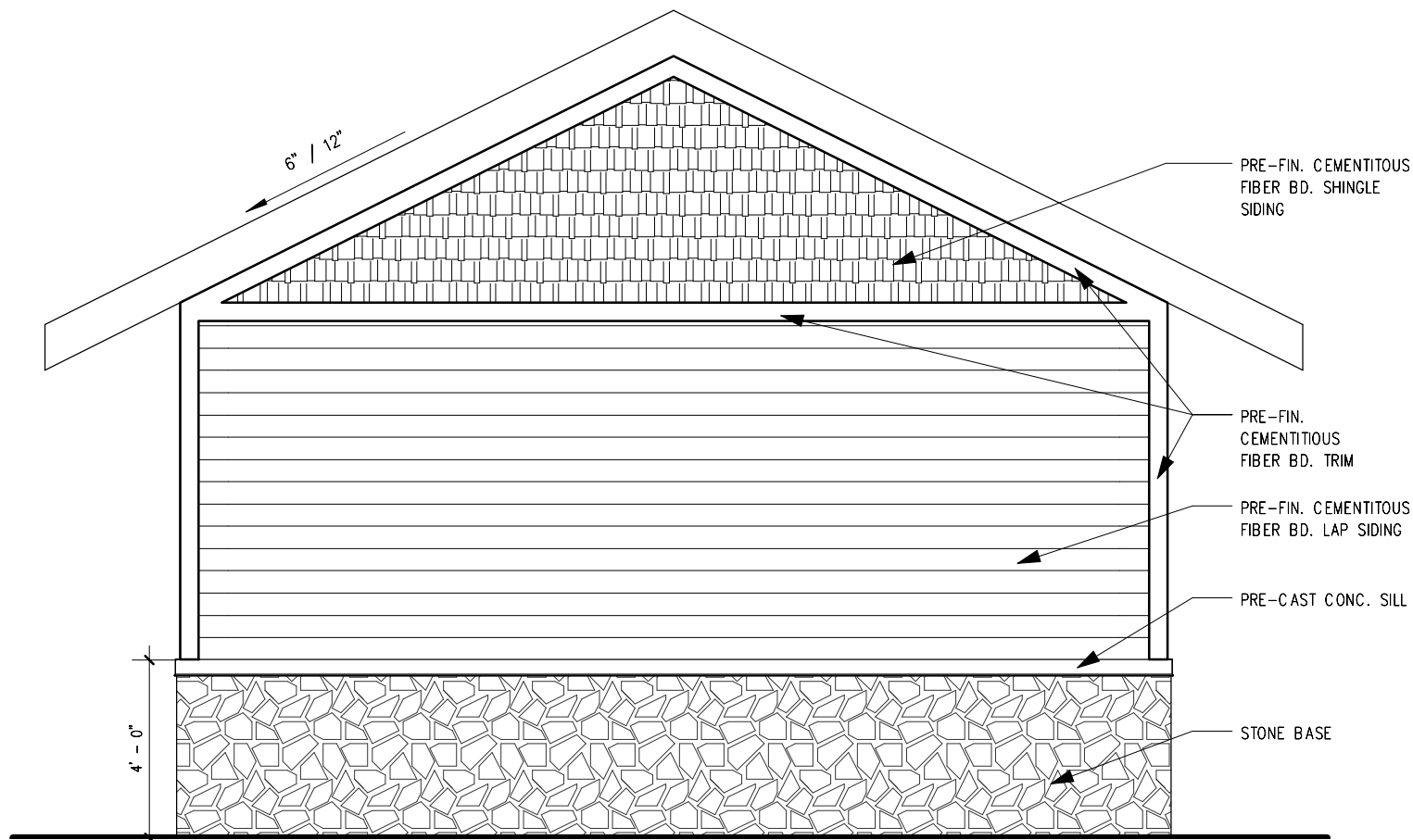
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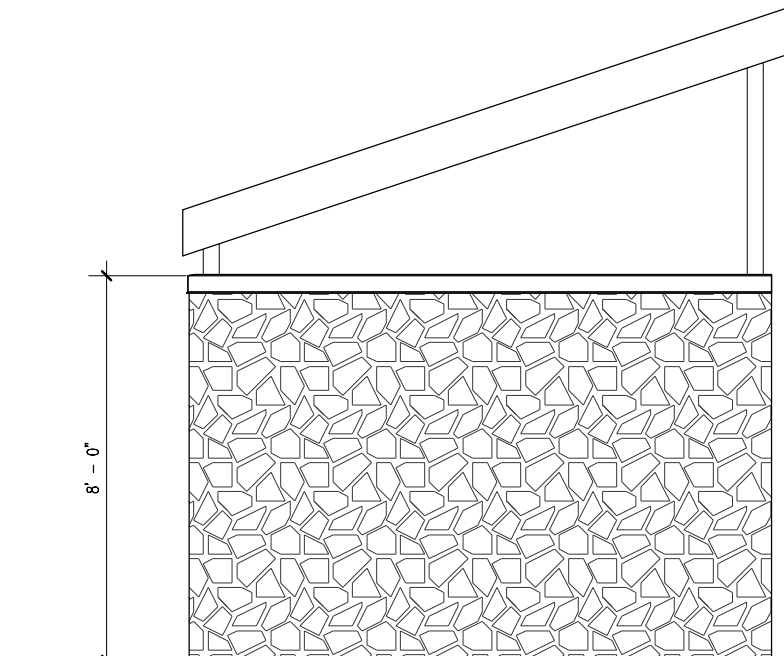


Preliminary
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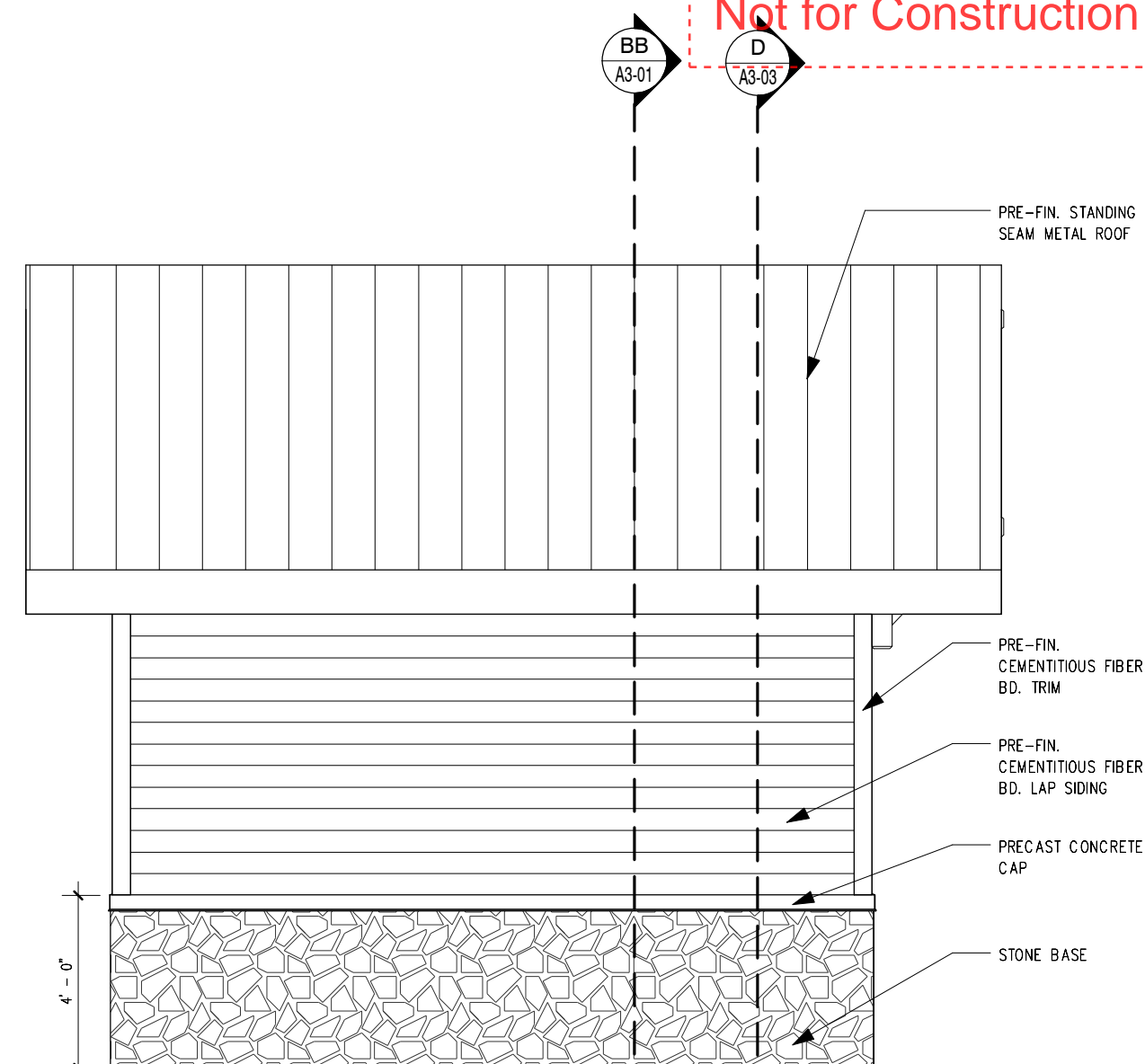
PRELIMINARY
Not for Construction



2 North Elevation
A2-02 1/4" = 1'-0"



1 West Elevation
A2-02 1/4" = 1'-0"



BB A3-01



IF THIS BAR DOES NOT MEASURE 1"
DRAWING IS NOT TO LABELED SCALE

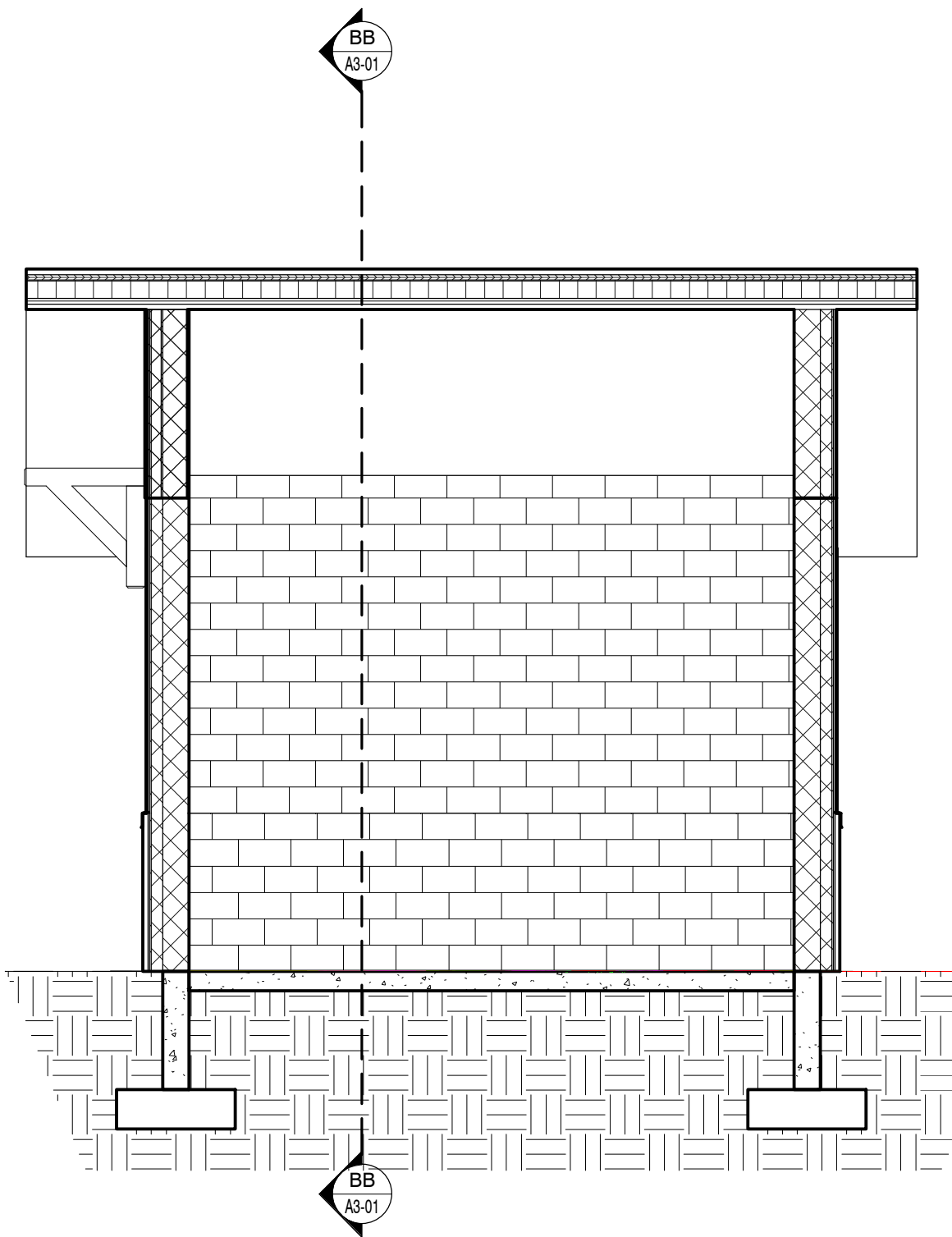
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-	12/28/2016	60% REVIEW SET

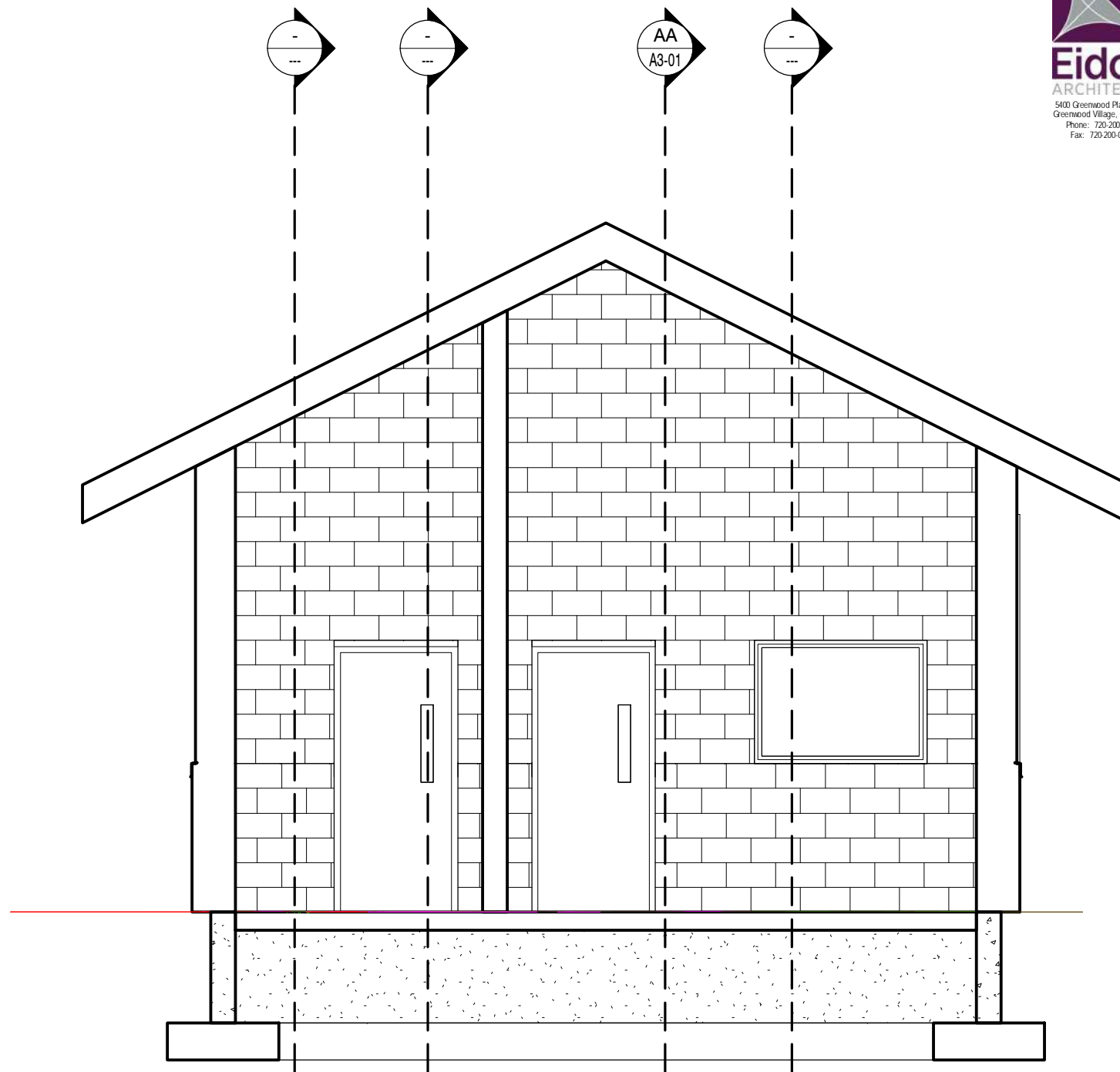
TOWN OF FRISCO	PROJECT No.:FRSCO-16-0225
WELL NO. 7 PRA IMPROVEMENTS	DATE: 11/4/2016
EXTERIOR ELEVATIONS	DESIGNED BY: Designer
	DRAWN BY: Author
	CHECKED BY: Checker

A2-02

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AA BUILDING SECTION
A3-01 1/4" = 1'-0"



BB BUILDING SECTION
A3-01 1/4" = 1'-0"

PRELIMINARY
Not for Construction

Preliminary
12/28/2016 3:57:15 PM

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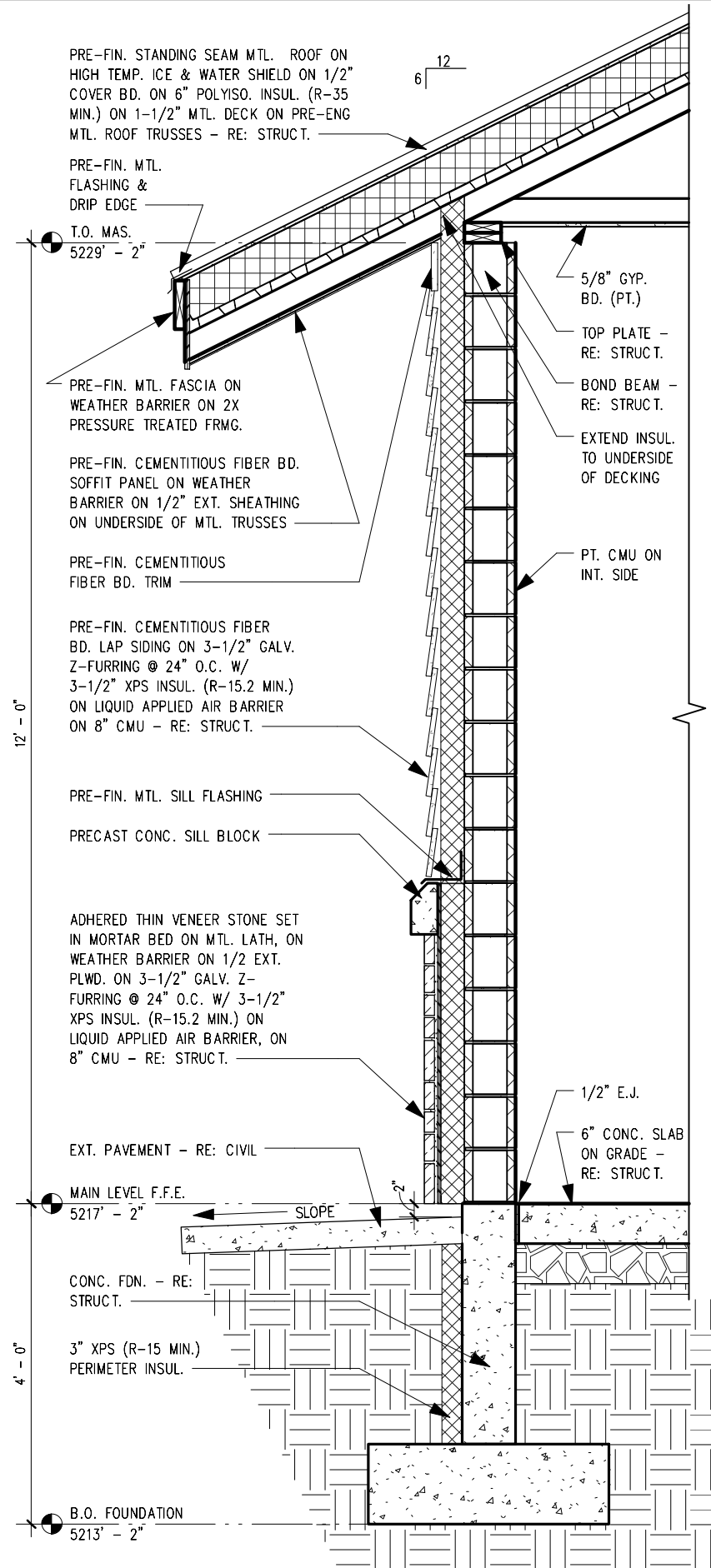
REV. No.	DATE	DESCRIPTION
-	11/4/2016	30% REVIEW SET
	12/28/2016	60% REVIEW SET

TOWN OF FRISCO
WELL NO. 7 PRA IMPROVEMENTS
BUILDING SECTIONS

PROJECT No.:	FRSCO-16-0225
DATE:	11/4/2016
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A3-01

12/28/2016 3:52:41 PM C:\Users\lhanson\Desktop\Revit Local\16037_Frisco Well House_A15_Central_LHanson.rvt



D WALL SECTION
1/2" = 1'-0"

REV. No.	DATE	DESCRIPTION
-	11/4/2016	30% REVIEW SET
-	12/28/2016	60% REVIEW SET

TOWN OF FRISCO
WELL NO. 7 PRA IMPROVEMENTS
WALL SECTIONS

PRELIMINARY
Not for Construction

Preliminary
12/28/2016 3:57:20 PM



PROJECT No.: FRSC0-16-0225
DATE: 11/4/2016
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

A3-03

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Lakepoint at Frisco
Stage 9 Amendment
March 2, 2017
Packet



PLANNING COMMISSION
STAFF REPORT

March 2, 2017

AGENDA ITEM: Planning File No. 266-16-PUD: A request to amend the Lakepoint at Frisco PUD to permit residential uses in Stage 9 to allow for the conversion of existing office space into dwelling units above the Wendy's Restaurant and Exxon (formerly Conoco) gas station.

LOCATION: 940 North Ten Mile Drive / Lot 1A, Block 4, Lakepoint at Frisco Subdivision

ZONING: Lakepoint at Frisco PUD / Summit Boulevard Corridor Overlay District

APPLICANT & OWNER: Danny Eilts and Kevin Faulkner, DTTR Enterprises Inc.
PO Box 685
Frisco, CO 80435
goldminepropertyservices@gmail.com (970) 470-3811

NOTICING: Published in the Summit Journal: 02/24/2017
Mailed to adjacent property owners: 02/16/2017
Posted at the Post Office: 02/16/2017
Posted at the Site: 02/16/2017

TOWN STAFF: Bill Gibson, Community Development Department Assistant Director
billg@townoffrisco.com (970) 668-9121

PROJECT DESCRIPTION

This is a request to amend the Lakepoint at Frisco PUD. The Lakepoint at Frisco PUD encompasses a large geographic area located between North Summit Boulevard/Highway 9 and the Lake Dillon Reservoir. This PUD includes multiple commercial projects adjacent to the highway, a mixed use project (Drake Landing), and a variety of multi-family residential projects located closer to the lake. This PUD is divided into "stages". The permitted uses and development standards for each stage are regulated by the Lakepoint at Frisco PUD Preliminary Development Plan.

The Applicant, DTTR Enterprises, is proposing to amend the Lakepoint at Frisco PUD to permit residential uses in Stage 9 which is the site of the existing Wendy's Restaurant/Exxon gas station at 940 North Ten Mile Drive. Only commercial uses are currently permitted in this stage of the PUD.

Based upon input from Town Staff, the applicant is proposing to limit the scope of the permitted residential uses in Stage 9 to not exceed four (4) dwelling units when located on the second story or above in a mixed use project. This site is an important commercial property along the Summit Boulevard/Highway 9 corridor and the proposed limitations on future residential uses are intended to allow new residential dwelling units and redevelopment flexibility while also protecting the commercial character of this site and neighborhood.

This application proposes to amend Section 9.01-i of the Lakepoint at Frisco PUD Preliminary Development Plan to read as follows (deletions are in ~~strikeout~~, additions are in underline):

(i) Stage 9 (Lot 1, Block 4). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Restaurants and/or lounges, convenience food outlets, barber shops, beauty shops, banks, savings and loan associations, insurance offices, real estate offices, investment offices, lodges, motels, hotels, stores for retail trade, automobile accessory parts sales, liquor stores, general offices, professional offices, ~~and appliance stores.~~ and residential uses to not exceed four (4) dwelling units when located on the second story or above in a mixed use project.

The Planning Commission is responsible for reviewing this PUD Amendment Application and then forwarding a recommendation of approval, approval with conditions, or denial to the Town Council.

The Applicant is requesting this PUD amendment to facilitate the conversion of approximately 2,500 square feet of existing second story office space located above the Wendy's Restaurant/Exxon gas station into three (3) residential dwelling units (two 1-bedroom units and one 2-bedroom unit). The existing office space is currently unoccupied and according to the Applicant this space has been underutilized ever since the original construction of the building. The Applicant intends to use these new dwelling units as rental apartments for the employees of their various Summit County businesses. The applicant is not proposing to deed restrict these dwelling units as affordable housing or workforce housing. This proposed conversion does not involve any exterior changes to the existing building and adequate parking is already provided on site.

Although the Applicant only anticipates creating three (3) dwelling units above the Wendy's Restaurant/Exxon gas station, the proposed PUD amendment would allow for four (4) units. This will allow the Applicant the flexibility to reconfigure the converted office space into four (4) units rather than three (3) or to add an additional dwelling unit to the property sometime in the future without the need for another amendment to the PUD. Any such reconfiguration or addition would still require Town of Frisco review and approval of a Tenant Finish Application or Development Application.

Since the construction of this proposed conversion does not involve any additions or exterior changes to the existing building, this conversion does not require Planning Commission approval of a Development Application. Instead, a Tenant Finish Application is next required for the construction of the proposed conversion. Tenant Finish Applications are reviewed administratively by the Community Development Department for compliance with the Frisco Zoning Ordinance. Future redevelopment of this property, including substantial residential or commercial additions, are subject to the typical Development Application review procedures outlined by the Frisco Zoning Ordinance that may involve review by the Planning Commission.

BACKGROUND

On August 28, 1972, the Summit County Board of County Commissioners approved the final plat for the Discovery 9000 Subdivision, and on May 14, 1973, the Board approved the final plat for the Discovery 9000 Filing 2 Subdivision. These two subdivisions encompassed what is today known as the Lakepoint at Frisco PUD.

On May 10, 1973, the Town of Frisco Board of Trustees (today known as the Town Council) adopted a new zoning ordinance through Ordinance 73-5. In part, this ordinance created new zone districts including a PUD zone district.

On March 19, 1974, the Board of Trustees adopted Ordinance 74-2 which annexed the “North Frisco” territory into the Town of Frisco. This territory consisted of numerous properties located along what are today known as North Summit Boulevard and the Dillon Dam Road. This annexation included both the Discovery 9000 Subdivision and Discovery 9000 Filing 2 Subdivision.

On June 21, 1974, the Board of Trustees adopted Ordinance 74-5 which applied zoning to the recently annexed North Frisco territory. The Discovery 9000 Subdivision was zoned R-P Residential Planned District and the Discovery 9000 Filing 2 Subdivision was zoned B-1 Highway Business District.

On July 21, 1981, the Board of Trustees adopted Ordinance 81-11 amending the Town of Frisco Comprehensive Plan and Zoning Map by rezoning the Discovery 9000 and Discovery 9000 Filing 2 subdivisions to PUD Planned Unit Development District. The Board of Trustees also approved a Preliminary Development Plan for the Lakepoint at Frisco PUD and approved the final plat for the Lakepoint at Frisco Subdivision (a resubdivision of Discovery 9000 and Discovery 9000 Filing 2). The Preliminary Development Plan for the Lakepoint at Frisco PUD established “stages” for this new PUD and defined the allowed uses and development standards for each stage.

On November 3, 1982, the Board of Trustees adopted Ordinance 82-19 which repealed and replaced the Town of Frisco Zoning Ordinance and in part again created new zone districts. The former R-P, B-1, PUD, etc. zone districts were eliminated. Under Ordinance 82-19, Planned Unit Developments were allowed as “overlay zoning districts”.

The Lakepoint at Frisco PUD has been amended from time to time. In 1984 and 1985, the Planning Commission and the Board of Trustees reviewed multiple amendments to the Lakepoint at Frisco PUD. Some amendments included allowing for mixed use development above the allowed commercial buildings in Stage 3, eliminating the requirement that a transportation center be constructed in this PUD, and changes to the development standards for Stage 6.

On March 11, 1997, the Frisco Town Council approved amendments to the Lakepoint at Frisco PUD to change the permitted uses in Stage 4 from residential to commercial and to modify the development standards of that stage to facilitate the construction of a Microtel Inn. Today this hotel is now known as Ramada Frisco.

On July 11, 2000, the Town Council amended the Lakepoint at Frisco PUD to permit residential uses in Stage 3. This PUD amendment facilitated the construction of the Drake Landing mixed use project. The amendment permitted “...residential use, not to exceed 46 dwelling units when constructed in a mixed use project that contains not less than 15,000 square feet of commercial

space”. As part of the associated Development Application for Drake Landing, the applicant voluntarily proposed to deed restrict 9 of the 46 new dwelling units as affordable housing. Neither the original PUD nor the PUD amendment required affordable housing.

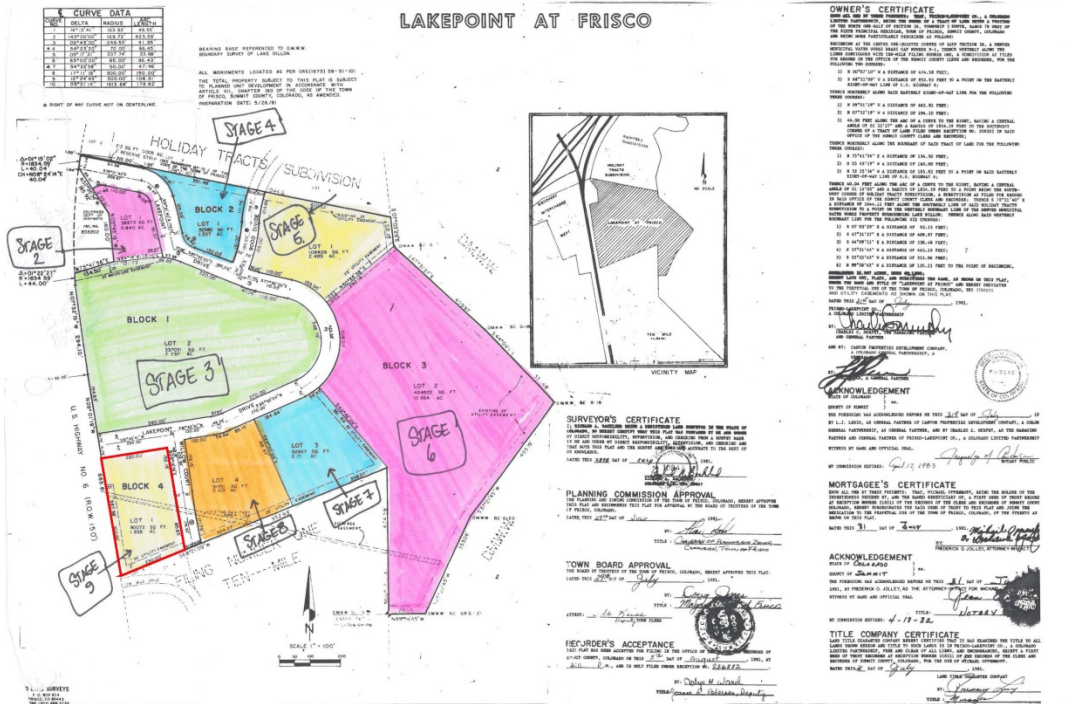
On February 24, 2004, the Town Council approved a Development Application and Final Development Plan for the subject Stage 9, Lakepoint at Frisco PUD for the construction of the existing Wendy’s Restaurant/Exxon gas station.

On August 14, 2012, the Town Council again amended Stage 3, Lakepoint at Frisco PUD to permit three (3) additional residential dwelling units and to reduce the minimum commercial floor area requirements for Drake Landing from 15,000 square feet to 12,900 square feet.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Also included for reference is the Lakepoint at Frisco PUD Stage Map and photographs of the subject property.



Vicinity Map



Lakepoint at Frisco PUD Stage Map



Southwest Elevation



Southeast Elevation



North Elevation

REQUIRED ACTION

Planning Commission:	A recommendation to the Town Council for approval, approval with conditions, or denial of the proposed PUD amendment.
Town Council:	Approval, approval with conditions, or denial of the proposed PUD amendment.

ANALYSIS – FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed PUD amendment:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town’s master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the ‘Frisco Community Plan.’ Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town’s reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan’s purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community’s direction for a preferred future of Frisco.”

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- **BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.**
- *BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.*
- *BE 3. Preserve and enhance the Main Street area as the heart of the community.*
- **BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.**
- *BE 5. Promote attractive and safe connections between all areas and sections of the town.*

The proposed amendment to Stage 9 of the Lakepoint at Frisco PUD will facilitate the conversion of underutilized office space above the existing Wendy's Restaurant/Exxon gas station into residential dwelling units. The repurposing of existing buildings to higher demand uses is a sustainable method of creating new residential dwellings in the community.

The proposed PUD amendment will permit residential uses in Stage 9 only when such dwelling units are located on the second story and above in a mixed use project. This proposed amendment will not allow for the redevelopment of the subject property as an entirely residential project and will necessitate first floor commercial uses in a mixed use redevelopment scenario. The proposed PUD amendment therefore preserves the important commercial character of this lot and the Summit Boulevard/Highway 9 corridor.

The proposed amendment to Stage 9 of the Lakepoint at Frisco PUD will allow the subject property to be redeveloped in part or in whole as a mixed use project. A mixed use project often seem as generally more desirable than a wholly commercial development since it provides the benefits of reduced distances between homes and businesses, a more viable business environment, a wider variety of housing opportunities, stronger neighborhood character, etc.

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- **HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.**
- **HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.**
- *HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.*
- *HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*
- *HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.*

The proposed amendment to Stage 9 of the Lakepoint at Frisco PUD will facilitate the conversion of underutilized commercial office spaces above the existing Wendy's Restaurant/Exxon gas station into residential dwelling units. This proposed conversion will allow for the creation of new housing unit sizes and types in the community. Since there are no proposed exterior changes to the existing building and adequate parking is already provided on-site, this proposed conversion will be compatible and complimentary to the adjacent properties

and the neighborhood. Although not deed restricted, the Applicant has communicated that these new dwelling units are intended to provide housing opportunities for local employees.

As noted above, the proposed amendment to Stage 9 of the Lakepoint at Frisco PUD will allow the subject property to be redeveloped in part or in whole as a mixed use project. A mixed use project is often seen as generally more desirable than a wholly commercial development since it provides the benefits of reduced distances between homes and businesses, a more viable business environment, a wider variety of housing opportunities, stronger neighborhood character, etc.

The proposed PUD amendment is in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – LAKEPOINT AT FRISCO PUD

Section 4 of the Lakepoint at Frisco PUD Preliminary Development Plan states:

4. Objectives and Stated Intentions:

4.01 It is the intent of the Town to cause the development of the lane included in the Planned Unit in the manner set forth in the Preliminary Plan.

4.02 With the unique location of the Planned Unit and the view corridors that exist thereon in mind, the Town, in conjunction with the Owner, has developed the Preliminary Plan to achieve the objectives hereinafter set forth. Such objectives are intended as guidelines for the future development of the Planned Unit and are intended to provide that such development is in harmony overall with the concepts in the Preliminary Plan and is in harmony with each portion constituting a part thereof. Such objectives are as follows:

(a) Throughout the Planned Unit, reasonable consideration shall be given to the placement and design of buildings to ensure that view corridors of the Continental Divide are maintained throughout the Planned Unit. To this end, special consideration has been given to the limitation and allocation of structure heights and densities throughout the Planned Unit.

(b) Stages 4, 5, 6, 7, and 8 (hereinafter defined) of the Planned Unit have minimum open space requirements which must be met as a prerequisite for site plan approval. These open space areas shall be designed to enhance the overall development of the Stage (hereinafter defined) as well as the Planned Unit. In no instance shall such minimum open space areas be used for parking or lie within a building's footprint, including that created by any kind of an overhang. Additionally, such minimum open space cannot utilize areas which are designated as wetlands or waterways and shall not contain active recreational facilities.

(c) Due to the location of the Planned Unit adjacent to the Dillon Reservoir and in close proximity to major retail areas in the Town, the provision for bike paths and pedestrian easements throughout the Planned Unit is important. Therefore, the Town, through the site plan review process, may require the owner of any, other than Stage 1 hereinafter defined), to provide bike paths and pedestrian access easements in reasonable

quantities and locations to achieve this objective and integrate with the overall master plan for bike paths and pedestrian easements as set forth in the "Parks and Recreation Plan for the Town of Frisco". Such bike paths shall be in conformance with the standards for bike paths adopted by the Town.

(d) The owner of each Stage (hereinafter defined), other than Stage 1 (hereinafter defined), shall submit a landscape plan before final site plan approval is given by the Town. Landscaping should blend in with the architecture of the improvements to minimize visual impact. Landscaping to minimize the view of autos and pavement from surrounding properties will be reasonably required. All such landscaping plans shall reflect landscaping which will be reasonably substantial enough to achieve these objectives.

(e) Architectural products in the Planned Unit will be designed so as to blend with the existing environs and the surrounding land uses and to reflect the character of the mountain environment. The materials, textures, and colors of such products shall reflect earthen tones or blends thereof.

4.03 It is the intent, but not the obligation, of the Town to allow the Owner the maximum utilization of each Stage (hereinafter defined) for the construction of buildings thereon within the parameters set forth in paragraphs nine herein, provided that such buildings and the balance of the development of the Stage (hereinafter defined) are of a sufficiently high quality of design and construction to compensate for such utilization.

There are no proposed changes to the physical characteristics of the existing site or the exterior design of the existing building. Allowing limited residential use of the subject property will enhance the utilization of the site while maintaining harmony with the overall concepts for the Lakepoint at Frisco PUD. The proposed PUD amendment is in conformance with the objectives and stated intentions of the Lakepoint at Frisco PUD.

Section 9 of the Lakepoint at Frisco PUD Preliminary Development Plan states in part:

9. Uses and Development Criteria:

9.01 Without further approval of the Commission or the Board, the following described uses shall be permitted on the Stage indicated, viz:

... (i) Stage 9 (Lot 1, Block 4). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Restaurants and/or lounges, convenience food outlets, barber shops, beauty shops, banks, savings and loan associations, insurance offices, real estate offices, investment offices, lodges, motels, hotels, stores for retail trade, automobile accessory parts sales, liquor stores, general offices, professional offices, and appliance stores.

9.02 Notwithstanding anything to the contrary herein, the following uses shall not be permitted uses on Stage 2, Stage 3, and Stage 9: Outside storage and automobile repairs.

The PUD amendment application proposes to amend Section 9.01-i of the Lakepoint at Frisco PUD Preliminary Development Plan to read as follows (deletions are in ~~strikeout~~, additions are in underline):

(i) Stage 9 (Lot 1, Block 4). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Restaurants and/or lounges, convenience food outlets, barber shops, beauty shops, banks, savings and loan associations, insurance offices, real estate offices, investment offices, lodges, motels, hotels, stores for retail trade, automobile accessory parts sales, liquor stores, general offices, professional offices, ~~and appliance stores,~~ and residential uses to not exceed four (4) dwelling units when located on the second story or above in a mixed use project.

ANALYSIS – CHAPTER 180-28, PLANNED UNIT DEVELOPMENT

Purpose: Pursuant to 180-28-A: *The purpose of Planned Unit Development designation is to encourage flexibility and innovation in the development of land, provide the community with usable open spaces, and to promote a greater variety in design and layout of buildings, more efficient use of land, a balance of housing mix and other public amenities, and to preserve natural and scenic features.*

The proposed PUD amendment allows for greater flexibility in the development and redevelopment of the subject property, allows for a more efficient use of land, and provides opportunities for new housing. The application is in keeping with the purpose of the Planned Unit Development regulations.

PUD Amendments: Pursuant to 180-28-G: *No modification, removal or release of the provisions of the plan by the Town of Frisco shall be permitted except upon a finding by the town, following a public hearing called and held in accordance with the provisions of this chapter, that the modification, removal or release is consistent with the efficient development and preservation of the entire planned unit development, does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, is not granted solely to confer a special benefit upon any person, and meets the criteria for PUD approval specified in Section 180-28.F.*

This amendment is consistent with the efficient development and preservation of the entire planned unit development since the amendment allows for the construction of a mixed use project that provides additional housing opportunities in the community while preserving the important commercial character of this site and the Summit Boulevard/Highway 9 corridor. The proposed PUD amendment is intended to facilitate the conversion of existing underutilized office space above the existing Wendy's Restaurant/Exxon gas station into a higher demand residential use.

The proposed PUD amendment does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the PUD or the public interest. The proposed PUD amendment allows for a mixed use project in Stage 9 which helps transition the neighborhood character from commercial along Summit Boulevard/Highway 9 to residential closer to the Lake Dillon Reservoir. The proposed conversion of existing office space above Wendy's Restaurant/Exxon gas station to residential dwelling units does not involve any exterior changes to the existing building or site and will not alter the existing character of the neighborhood.

The proposed PUD amendment does not confer special benefit upon any person.

The application meets this criterion.

Pursuant to 180-28-F: *In order for Planning Commission to recommend approval and for Town Council to approve any amendment to a planned unit development, the applicant must also establish that the following criteria are met:*

1. That the project is beneficial or necessary for the economic development of Frisco.

The proposed amendment to Stage 9 of the Lakepoint at Frisco PUD will allow the subject property to be redeveloped in part or in whole as a mixed use project. A mixed use project is often seen as generally more desirable than a wholly commercial development since it provides the benefits of reduced distances between homes and businesses, a more viable business environment, a wider variety of housing opportunities, stronger neighborhood character, etc. This proposed PUD amendment will permit residential uses in Stage 9 only when such dwelling units are located on the second story and above in a mixed use project. This proposed amendment will not allow for the redevelopment of the subject property as an entirely residential project and will necessitate first floor commercial uses in a mixed use redevelopment scenario. The proposed PUD amendment therefore preserves the important commercial character of this lot and the Summit Boulevard/Highway 9 corridor. The application meets this criterion.

2. That the application preserves or contributes to usable open space, and natural and scenic features.

The proposed PUD amendment does not alter the usable open space, natural and scenic features of the Lakepoint at Frisco PUD. The application meets this criterion.

3. That the application achieves a compatibility of land uses with neighboring land uses.

The proposed PUD amendment allows for a mixed use project in Stage 9 which helps transition the neighborhood character from commercial along Summit Boulevard/Highway 9 to residential closer to the Lake Dillon Reservoir. The proposed conversion of existing office space above Wendy's Restaurant/Exxon gas station to residential dwelling units does not involve any exterior changes to the existing building or site. The application meets this criterion.

4. That the modifications to the underlying zoning district by the project are in the best interests of the town, and neighborhood in which the development is planned.

The subject property was zoned PUD Zone District and the Lakepoint at Frisco PUD Preliminary Development Plan was adopted in 1981, which was prior to the Town of Frisco adopting a new zoning ordinance in 1982 that allowed PUDs as overlay districts rather than as zone districts. Lakepoint at Frisco PUD does not modify any underlying zoning. The proposed PUD amendment allows Stage 9 to be developed as a mixed use rather than solely commercial project which allows for the construction of new housing which is in the best interest of the community and the neighborhood. The application meets this criterion.

5. That the projected capacity to fully serve the project site(s) with water and sewer is available.

The Frisco Water Department and the Frisco Sanitation District have the capacity to serve the project. The application meets this criterion.

6. That Town services shall be provided in the most efficient manner practicable.

Existing Town services such as water supply, police protection, street maintenance, etc. will not be significantly affected by this proposed PUD amendment. The application meets this criterion.

7. That more than one housing type, or housing price, or housing forms of ownership (i.e. for sale and rental) to satisfy the needs of more than one segment of the community be provided (when residential uses are proposed).

The proposed PUD amendment will permit the construction of residential dwelling units in Stage 9 of the Lakepoint at Frisco PUD. This amendment will allow future redevelopment in part or in whole of the subject property into a mixed use development. The Applicant is proposing this amendment to facilitate a conversion of existing underutilized office space into three (3) residential dwelling units. The Applicant has stated that these new units are intended to provide housing opportunities for the employees of their Summit County businesses. The application meets this criterion.

8. That the project contributes amenities to the development itself, and to the community at large.

The proposed PUD amendment does not alter the existing amenities provide in Stage 9 or other stages of the Lakepoint at Frisco PUD. The proposed PUD amendment allows for the construction of new residential dwelling units in the community. The application meets this criterion.

9. That an owners association is established to promote a sense of community and to ensure the continued existence of a viable entity responsible for maintenance of private open space and other similar duties.

The subject Stage 9 with the existing Wendy's Restaurant/Exxon gas station does not have an owners association. The proposed PUD amendment does not impact other owner associations or the maintenance of private open spaces or other similar duties in other stages of the Lakepoint at Frisco PUD. The application meets this criterion.

10. That the project meets all of the applicable requirements of this zoning chapter that are not expressly varied in the final PUD plan, contributes to design aesthetics and layout, and promotes efficient use of land.

The proposed PUD amendment conforms with the requirements of the Zoning Ordinance. The Applicant is requesting this PUD amendment to facilitate the conversion of existing second story office space into residential dwelling units that do not include any exterior changes to the existing Wendy's Restaurant/Exxon gas station building or site. The conversion of underutilized commercial space into high demand residential use is an efficient use of land. The application meets this criterion.

ANALYSIS – AGENCY REVIEWS

Town Engineer

The number of vehicle trips generated by the three proposed dwelling units is very similar to the number of trips generated by use of the existing space as offices, so a traffic study is not required at this time.

L. Mark Luna, P.E., Associate, Martin/Martin, Inc.

Town Attorney

The Town Attorney will prepare an amended PUD Agreement outlining the applicant's request for the Town Council's review and consideration.

PUBLIC COMMENT

The Community Development Department has received no inquiries or public comments concerning this proposal as of February 23, 2017.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the proposed amendment to the Lakepoint at Frisco PUD to permit residential uses in Stage 9, located at 940 North Ten Mile Drive / Lot 1A, Block 4, Lakepoint at Frisco Subdivision:

Based upon the review of the Staff Report dated March 2, 2017, and the evidence and testimony presented, the Planning Commission finds:

1. *The proposed PUD amendment is in general conformance with the principals and policies of the Frisco Community Plan since all of the applicable requirements have been met by the submittal and the recommended conditions of approval, including that the amendment provides eclectic and sustainable designs for new construction and redevelopment that enhance the community's character, enhances the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of town, provides a mixture of housing unit sizes within new residential developments, and ensures new housing is compatible with adjacent properties and compliments existing neighborhoods.*
2. *The proposed PUD amendment is in general conformance with the Town of Frisco Zoning Regulations since the proposed amendment meets the criteria specified in Section 180-28-F, including:*
 1. *That the project is beneficial or necessary for the economic development of Frisco; and*
 2. *That the application preserves or contributes to usable open space, and natural and scenic features; and*

3. *That the application achieves a compatibility of land uses with neighboring land uses; and*
 4. *That the modifications to the underlying zoning district by the project are in the best interests of the town, and neighborhood in which the development is planned; and*
 5. *That the projected capacity to fully serve the project site(s) with water and sewer is available; and*
 6. *That Town services shall be provided in the most efficient manner practicable; and*
 7. *That more than one housing type, or housing price, or housing forms of ownership (i.e. for sale and rental) to satisfy the needs of more than one segment of the community be provided (when residential uses are proposed); and*
 8. *That the project contributes amenities to the development itself, and to the community at large; and*
 9. *That an owners association is established to promote a sense of community and to ensure the continued existence of a viable entity responsible for maintenance of private open space and other similar duties; and*
 10. *That the project meets all of the applicable requirements of this zoning chapter that are not expressly varied in the final PUD plan, contributes to design aesthetics and layout, and promotes efficient use of land.*
3. *The proposed PUD amendment is in general conformance with the Town of Frisco Zoning Regulations, specifically 180-28-G, since the proposed amendment is consistent with the efficient development and preservation of the entire planned unit development, does not affect in an substantially adverse manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest and the modification is not granted solely to confer a special benefit upon any person.*

Recommended Action

*Based upon the findings above, the Community Development Department recommends the Planning Commission forwards a **RECOMMENDATION OF APPROVAL** to the Town Council for the proposed amendment to the Lakepoint at Frisco PUD to permit residential uses in Stage 9, located at 940 North Ten Mile Drive / Lot 1A, Block 4, Lakepoint at Frisco Subdivision, subject to the following conditions:*

Standard Condition(s):

1. *All other terms, conditions and agreements contained within the PUD Agreement shall remain in full force and effect.*
2. *In case of any conflict between the terms of this amendment, previous amendments and the PUD agreement, the provisions hereof shall prevail.*

3. *This amendment to the PUD shall be recorded with the Summit County Clerk and Recorder.*
4. *This amendment to the PUD, when executed and when effective, shall inure to the benefit of and be binding upon the successors in interest and/or the legal representatives of the respective parties hereto, including all purchasers, lessors, assigns and subsequent owners of the subject property.*
5. *To further the mutual interest of the residents, occupants and owners of a planned unit development and of the public in preservation of the integrity of the plan, the provisions of the plan shall run in favor of the Town of Frisco and shall be enforceable in law or in equity by the Town of Frisco without limitation on any powers or regulation otherwise granted by law.(§180-28.G, Town of Frisco Zoning Ordinance)*
6. *All those provisions of the PUD plan authorized to be enforced by the Town of Frisco may be modified, removed or released by the town, in accordance with the standards and procedures prescribed in §180-28.G, Town of Frisco Zoning Ordinance.*

Recommended Motion

Should the Planning Commission choose to forward a recommendation of approval to the Town Council for this proposed PUD amendment, the Community Development Department recommends the following motion:

With respect to File No. 266-16-PUD, I move that the recommended findings set forth in the March 2, 2017, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission forwards a RECOMMENDATION OF APPROVAL to the Town Council for the proposed amendment to the Lakepoint at Frisco PUD to permit residential uses in Stage 9, located at 940 North Ten Mile Drive / Lot 1A, Block 4, Lakepoint at Frisco Subdivision.

ATTACHMENTS

Attachments:

- Applicant's written narrative
- Original 1981 Lakepoint at Frisco PUD Preliminary Development Plan

cc: Danny Eilts and Kevin Faulkner

From: [Danny Eilts](#)
To: [Gibson, William](#); [Kevin Faulkner](#)
Subject: Frisco PUD
Date: Wednesday, February 15, 2017 8:53:32 AM

- A written statement of intent addressing the items listed on the application form. This statement should further clarify the objectives of the proposed PUD amendment and further describe the scope of the work associated with the conversion of the existing commercial space to a residential use (proposed floor plan changes, exterior building façade changes, exterior site plan/landscape plan changes, parking space designation changes, resubdivision or condominiumization of the property, etc.)

The reason for our request to rezone to residential use is to convert our existing commercial office space to 2 one bedroom and 1 two bedroom apartments this will provide housing for team members who work at 940 North Ten Mile Drive. There will not be any exterior or landscape changes to the site. Current parking approval for the commercial use is 7 parking spots and with the change to residential we would only need five spaces.

- A zoning analysis demonstrating that the proposed PUD Amendment complies with the regulations of the Frisco Zoning Ordinance (parking, refuse management, access, traffic studies, etc.): <http://www.frisco.gov/government/town-code>

In our original PUD we had traffic studies done for the use of the commercial space, this space has never been utilized. We already have in place parking, refuse management and access for the apartments.

- A written statement describing how the proposed PUD Amendment conforms with the policy statements of the Frisco Community Plan: <http://www.frisco.gov/government/2011-frisco-community-plan>

In conjunction with the Frisco Community Plan to provide long term housing to employees in this area, we would like to change out existing commercial space to apartments. This change will allow for more long term employees to be able to stay and work in Frisco.

- A written statement describing how the proposed PUD Amendment complies with the PUD amendment review criteria prescribed in §180-28-F, Frisco Town Code: <http://www.frisco.gov/government/town-code>

The PUD was initially only for commercial use, there is an abundance of commercial office space in Frisco that is underutilized. Residential zoning on this property would be a welcome asset to our community.

Bill,

I hope this will answer all the questions for our PUD amendment application. Please let me know if you need me address any further concerns.

Danny Eilts

PRELIMINARY DEVELOPMENT PLAN

FOR

LAKEPOINT AT FRISCO

This written statement (this "Statement") together with the site plan (the "Site Plan"), which is dated February 26, 1981, revised March 31, 1981, and April 21, 1981, prepared by THK Associates, Inc., and hereby incorporated herein by reference, constitute the preliminary development plan (the "Preliminary Plan") for the planned unit development of a subdivision to be platted under the name of Lakepoint At Frisco (the "Planned Unit"), pursuant to the Code of the Town of Frisco (the "Code"), as adopted August 5, 1980, by Ordinance No. 80-20 and as subsequently amended.

1. OWNERSHIP AND LEGAL DESCRIPTION:

L01 All of the land included in the Planned Unit is owned by Frisco-Lakepoint Co. (the "Owner"), a Colorado limited partnership.

L02 The land included in the Planned Unit is legally described as is set forth in attached Exhibit A, which is hereby incorporated herein by reference.

2. REZONING AND SUBDIVISION PROCEEDINGS:

2.01 Pursuant to the Code, the Owner has commenced proceedings to change the current zone district boundaries of the Planned Unit so that the Planned Unit is rezoned to a Planned Unit Development District ("P.U.D.") as is defined in Article XII, Chapter 180, of the Code.

2.02 In conjunction with the proceedings referred to in paragraph 2.01 herein, the Owner has submitted the Site Plan as a sketch plan and other information, in accordance with Chapter 157 of the Code, which details a proposed resubdivision of the Planned Unit, including the vacation of existing, and the dedication of new, rights of way and easements for streets, drainage, and utilities.

3. FINAL PLAT:

3.01 The plat (the "Final Plat") of the Planned Unit which subdivides the Planned Unit in conformance with the Site Plan and which is dated _____, 1981, prepared by Backlund Land Surveys, and hereby incorporated herein by reference shall be the final plat of the Planned Unit, as described in Chapter 157 of the Code.

3.02 Previously, the Town of Frisco (the "Town"), the County of Summit, Colorado, and other governmental authorities have received benefits from the previous owners of the Planned Unit at the time of subdivision and annexation proceedings affecting land owned by such owners.

3.03 By the Planning and Zoning Commission of the Town of Frisco (the "Commission") and the Board of Trustees of the Town of Frisco (the "Board") approving this Statement, they acknowledge that reservations of sites for schools or other public uses are not required within the Planned Unit or by the Owner, that ten percent (10%) of the Planned Unit or other area is not required to be dedicated for public purposes by the Owner, and that a contribution, payment, or other remuneration is not required to be made by the Owner in lieu of such reservations and dedications. Provided, however, if such reservations and dedications or similar reservations and dedications are required by law or the Code, by the Commission and the Board approving this Statement and pursuant to Section 157-19 of the Code, the Commission and the Board authorize a variance from the provisions of Chapter 157 of the Code and such law insofar as any such reservation or dedication are required.

4. OBJECTIVE AND STATED INTENTIONS:

4.01 It is the intent of the Town to cause the development of the land included in the Planned Unit in the manner set forth in the Preliminary Plan.

4.02 With the unique location of the Planned Unit and the view corridors that exist thereon in mind, the Town, in conjunction with the Owner, has developed the Preliminary Plan to achieve the objectives hereinafter set forth. Such objectives are intended as guidelines for the future development of the Planned Unit and are intended to provide that such development is in harmony overall with the concepts in the Preliminary Plan and is in harmony with each portion constituting a part thereof. Such objectives are as follows:

(a) Throughout the Planned Unit, reasonable consideration shall be given to the placement and design of buildings to ensure that view corridors of the Continental Divide are maintained throughout the Planned Unit. To this end, special consideration has been given to the limitation and allocation of structure heights and densities throughout the Planned Unit.

(b) Stages 4, 5, 6, 7, and 8 (hereinafter defined) of the Planned Unit have minimum open space requirements which must be met as a prerequisite for site plan approval. These open space areas shall be designed to enhance the overall development of the Stage (hereinafter defined) as well as the Planned Unit. In no instance, shall such minimum open space areas be used for parking or lie within a building's footprint, including that created by any kind of an overhang. Additionally, such minimum open space cannot utilize areas which are designated as wetlands or waterways and shall not contain active recreational facilities.

(c) Due to the location of the Planned Unit adjacent to the Dillon Reservoir and in close proximity to major retail areas in the Town, the provision for bike paths and pedestrian easements throughout the Planned Unit is important. Therefore, the Town, through the site plan review process, may require the owner of any, other than Stage 1 (hereinafter defined), to provide bike paths and pedestrian access easements in reasonable quantities and locations to achieve this objective and integrate with the overall master plan for bike paths and pedestrian easements as set forth in the "Parks and Recreation Plan for the Town of Frisco". Such bike paths shall be in conformance with the standards for bike paths adopted by the Town.

(d) The owner of each Stage (hereinafter defined), other than Stage 1 (hereinafter defined), shall submit a landscape plan before final site plan approval is given by the Town. Landscaping should blend in with the architecture of the improvements to minimize visual impact. Landscaping to minimize the view of autos and pavement from surrounding properties will be reasonably required. All such landscaping plans shall reflect landscaping which will be reasonably substantial enough to achieve these objectives.

(e) Architectural products in the Planned Unit will be designed so as to blend with the existing environs and the surrounding land uses and to reflect the character of the mountain environment. The materials, textures, and colors of such products shall reflect earthen tones or blends thereof.

4.03 It is the intent, but not the obligation, of the Town to allow the Owner the maximum utilization of each Stage (hereinafter defined) for the construction of buildings thereon within the parameters set forth in paragraphs nine herein, provided that such buildings and the balance of the development of the Stage (hereinafter defined) are of a sufficiently high quality of design and construction to compensate for such utilization.

5. DEVELOPMENT SCHEDULE:

5.01 The Planned Unit is comprised of nine (9) different stages (singularly, a "Stage" and in combinations of two or more, the "Stages"). Each Stage is a separate geographic area on the Site Plan and can be described as follows:

<u>Stage Number</u>	<u>Geographic Area Description</u>
Stage 1	All streets shown on the Site Plan
Stage 2	Lot 1, Block 1
Stage 3	Lot 2, Block 1
Stage 4	Lot 1, Block 2
Stage 5	Lot 1, Block 3
Stage 6	Lot 2, Block 3 →
Stage 7	Lot 3, Block 3
Stage 8	Lot 4, Block 3

5.02 Subject to paragraph 5.03 herein, as is determined by the Owner, each Stage may be developed alone or in combination with one or more other Stages and each Stage may be developed in any order without the commencement, completion, or occupancy of the development of one or more of the Stages being a prerequisite for the commencement, completion, or occupancy of the development of one or more of the other Stages.

5.03 Within eighteen (18) months following the recording of the Final Plat in the office of the Clerk and Recorder of Summit County, Colorado, or sooner at the discretion of the Owner, the Owner shall commence the construction of Stage 1, in accordance with the written agreement (the "Infrastructure Agreement") dated July 21, 1981, between the Town and the Owner pertaining to the proposed infrastructure for the Planned Unit. Prior to such commence of the construction of Stage 1, the Owner shall not commence the construction of any Stage other than Stage 1. The Infrastructure Agreement is hereby incorporated herein by reference.

5.04 Completion of the construction of the last Stage to be completed can be expected to be on June 1, 1991, approximately.

5.05 Except with respect to Stage 1, the final development plans for the Stage may be submitted to the Commission by the Owner in any sequence determined by the Owner and at regular or irregular intervals determined by the Owner.

6. STAGE 1 FINAL PLAN: This Statement together with the Site Plan shall constitute the final development plan with respect to Stage 1 (the "Stage 1 Final Plan").

7. STAGES 2-9 FINAL PLANS:

7.01 Prior to commencing any construction on any Stage, other than Stage 1, the Owner shall have (a) submitted to the Commission a final development plan for such Stage, (b) received the approval of such final development plan by the Commission, and (c) received the approval of such final development plan by the Board, all in accordance with the Code. Along with, or as part of, such a final development plan, the Owner shall submit to the Commission a site plan, a landscape plan, a utility plan, floor plans, architectural elevations, and such other materials as may reasonably be requested by the Commission.

7.02 There are no time constraints within which a final development plan must be filed with the Commission for any of the Stages 2 through 9. The final development plans for Stages 2 through 9 may be filed at any time and in any sequence without the filing of any such final development plan being a condition of, or prerequisite for, the filing of other such final development plan.

7.03 Unless the Owner requests that the final development plan for any Stage deviate from any provision of the Preliminary Plan and unless the Commission approves such deviation, the provisions of the Preliminary Plan shall be followed in the final development plan for each Stage.

7.04 The subdivision of a lot depicted on the Final Plat shall not create any additional Stages and all of the limitations and allowances provided for in the Preliminary Plan shall be applicable to such lot when taken as a whole without change as a result of such subdivision. Provided, however, at the request of the Owner and upon the approval of the Commission and the Board, a lot depicted on the Final Plat which is subdivided into two or more lots may be deemed to have created additional Stages under the Preliminary Plan, as and to the extent and subject to the limitations and allowances as are then approved by the Commission and the Board.

7.05 Neither this Statement nor any of the documents heretofore filed with the Commission when taken separately or together in any combination shall constitute the final development plan for any of the Stages 2 through 9.

8. EASEMENTS, DEDICATIONS, RESTRICTIVE COVENANTS, AND PROPERTY OWNER AGREEMENTS:

8.01 The Planned Unit may be presently subject to various building setbacks and easements for the installation and maintenance of public utilities dedicated on the plat of Discovery 9000, as recorded in the office of the Clerk and Recorder of Summit County, Colorado. Except with respect to that portion of such easements presently occupied by operating utility lines, the said easements and building setbacks are not required by the current use of the Planned Unit or any adjacent real property and may be inappropriate and detrimental to the development of the Planned Unit in accordance with the Preliminary Plan.

8.02 The Planned Unit may be subject to various streets, alleys, and roads and other public areas dedicated on the said plat of Discovery 9000. All such streets, alleys, and roads and other public areas are not required by the current Planned Unit, are adequately replaced by the streets to be dedicated by the Final Plat as described therein and shown on the Sketch Plan, and may be inappropriate and detrimental to the development of the Planned Unit in accordance with the Preliminary Plan.

8.03 The Owner may obtain the abolition of said setbacks, easements (except with respect to the portions thereof presently occupied by operating utility lines), and dedicated streets, alleys, and roads and other public areas referred to in paragraphs 7.01 and 7.02 herein and any other easements affecting the Planned Unit which are not occupied by operating utility lines; and, the Town shall aid the Owner in doing so in any reasonable manner requested by the Owner, including, but not by way of limitation, conveying to the Owner any right, title, and interest which the Town may have therein.

8.04 The approval of this Statement by the Commission and the Board, shall constitute the approval by the Commission and the Board of the dedication of the streets made by the Owner on the Final Plat and the Town shall accept the same in accordance with the Infrastructure Agreement.

8.05 Except for the dedication of the streets made by the Owner on the Final Plat, the Owner is not required to dedicate any streets or other areas for public use, to grant any easements, or to burden all or any part of the Planned Unit with restrictive covenants, property owner agreements, or other matters. All such dedications, grants, and burdenings shall be at the discretion of the Owner, except that the dedication of additional streets and the granting of utility easements shall be incorporated into the site plan review process of the Town.

8.06 Notwithstanding paragraph 7.05 herein, (a) as part of the final development plan for Stage 6, the Owner shall provide at least two open space corridors and accesses to Lake Dillon from the streets depicted on the Final Plat; provided, the Owner may limit the use thereof to pedestrians and (b) as part of the final development plans for Stages 2 through 9, the Owner shall provide for the preservation of open space corridors, pedestrian easements, and bike paths in accordance with the objectives of the Planned Unit and by means which are reasonably satisfactory to the Commission.

9. USES AND DEVELOPMENT CRITERIA:

9.01 Without further approval of the Commission or the Board, the following described uses shall be permitted on the Stage indicated, viz:

(a) Stage 1, Streets, sidewalks, and utilities.

(b) Stage 2 (Lot 1, Block 1). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Stations dispensing petroleum products, automobile wash and polishing services (provided that the work area therefor is architecturally enclosed), convenience food outlets, barber shops, beauty shops, banks, savings and loan associations, real estate offices, investment offices, restaurants and/or lounges, general offices, professional offices, and stores for retail trade (provided that the gross floor area per establishment does not exceed 2,000 square feet).

(c) Stage 3 (Lot 2, Block 1). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Automobile accessory parts sales, child day-care center, laundromat, transportation centers and terminals for commercial cars and buses and sales of tickets and other associated items, liquor stores, drug stores, department stores, antique clothing stores, hardware stores, sporting goods stores, camera stores, general offices, professional offices, banks, savings and loan associations, indoor entertainment facilities, recreation centers, commercial recreation centers, apparel shops, shoe stores, stores for retail trade, restaurants, bars, lounges, drive-in restaurants,

civic organizations, youth organizations, social organizations, and fraternal organizations.

(d) Stage 4 (Lot 1, Block 2). Residential

(e) Stage 5 (Lot 1, Block 3). Residential.

(f) Stage 6 (Lot 2, Block 3). Residential

(g) Stage 7 (Lot 3, Block 3). Residential.

(h) Stage 8 (Lot 4, Block 3). Residential

(i) Stage 9 (Lot 1, Block 4). All retail, commercial, business, and accommodation (ie. hotel, motel, and boarding and rooming house) uses including, but not by way of limitation, the following: Restaurants and/or lounges, convenience food outlets, barber shops, beauty shops, banks, savings and loan associations, insurance offices, real estate offices, investment offices, lodges, motels, hotels, stores for retail trade, automobile accessory parts sales, liquor stores, general offices, professional offices, and appliance stores.

9.02 Notwithstanding anything to the contrary herein, the following uses shall not be permitted uses on Stage 2, Stage 3, and Stage 9: Outside storage and automobile repairs.

9.03 With respect to Stage 2, Stage 3, and Stage 9 the following development criteria shall apply, viz:

(a) The maximum building coverage of each Stage is forty percent (40%).

(b) The maximum gross floor area of any building in Stage 2 is eight thousand (8,000) square feet, in Stage 3 is one hundred twenty-five thousand (125,000) square feet, and in Stage 9 is twenty thousand (20,000) square feet.

(c) There are no setback requirements for the Stages.

(d) The minimum open space for each Stage is twenty percent (20%).

(e) The maximum number of stories of any structure in the Stages is two (2).

(f) The maximum height of any structure in the Stages is thirty-five (35) feet.

(g) Upon the application of the Owner, the Commission and the Board shall consider, but shall be under no obligation to approve, an increase in the height of any structure above thirty-five (35) feet and an

increase in the number of stories of any structure above two (2) based upon the merits of the uses, site plan, and architectural compatibility of the specific proposal.

9.04 With respect to Stage 4 and Stage 5, the following development criteria shall apply, viz:

(a) The maximum number of dwelling units that can be constructed on Stage 4 is thirty-six (36) and on Stage 5 is sixty-six (66).

(b) The maximum building coverage of each Stage is twenty-three percent (23%).

(c) The maximum height of any structure in the Stages is eighty (80) feet.

(d) The minimum number of parking spaces required for each dwelling unit on the Stages is two (2).

(e) The minimum open space of each Stage is twenty-six percent (26%).

9.05 With respect to Stage 7 and Stage 8, the following development criteria shall apply, viz:

(a) The maximum number of dwelling units that can be constructed on Stage 7 is forty-eight (48) and on Stage 8 is forty-eight (48).

(b) The maximum building coverage of each Stage is twenty-seven percent (27%).

(c) The maximum height of any structure in the Stages is forty (40) feet.

(d) The maximum number of parking spaces required for each dwelling unit on each Stage is two (2).

(e) The minimum open space of each Stage is twenty-two percent (22%).

9.06 With respect to Stage 6, the following development criteria shall apply, viz:

(a) The maximum number of dwelling units that can be constructed on Stage 6 is one hundred ten (110).

(b) The maximum building coverage of Stage 6 is twenty-five percent (25%).

(c) The maximum number of stories of any structure in Stage 6 is two (2).

(d) The maximum height of any structure in Stage 6 is thirty-five (35) feet.

(e) The minimum number of parking spaces required for each dwelling unit on Stage 6 is two (2).

(f) The minimum open space of Stage 6 is thirty percent (30%), provided that any portion of Stage 6 which remains designated as "wetlands" after the Owner's full prosecution of its application for a "404 permit" shall be excluded from the area of Stage 6 before computing the said minimum open space.

9.07 With respect to Stage 4, Stage 5, Stage 6, Stage 7, and Stage 8, the following additional development criteria shall apply:

(a) There shall be a twenty-five (25) foot setback from the front lot line and a fifteen (15) foot setback from the rear lot line and each side lot line of each Stage, within which no buildings shall be constructed.

(b) There shall be a minimum separation between each building within a Stage of fifteen feet (15).

9.08 The snow removal methods and techniques for Stage 1 shall be as determined by the Town and for the other Stages shall be as is determined during the site plan review progress of the Town with respect to each such Stage.

10. GENERAL:

10.01 This Statement supersedes the verbage on the Site Plan to its exclusion and shall be controlling under all circumstances.

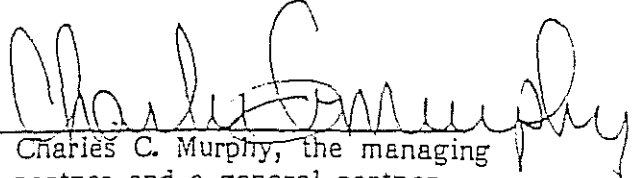
10.02 This Statement hereby incorporates herein by reference all information and documents previously supplied the Commission by the Owner to the extent that the same are necessary to supplement this Statement and make it, together with the Site Plan, a preliminary development plan within the meaning of Chapter 180 of the Code. To the extent that such information and documents are insufficient for such purpose, by the Commission and the Board approving this Statement, the Commission and the Board waive, and grant a variance with respect to, the providing of such information and documents.

10.03 Unless specifically reserved or restricted in the instrument of conveyance, the conveyance of all, or any part of the Planned Unit, or any interest therein, by the Owner, or its successors or assigns, shall confer upon the grantee of such conveyance, to the exclusion of the Owner, the rights of the Owner and the duties of the Owner under the Preliminary Plan with respect to that being so conveyed. Provided, in no event shall any reservation

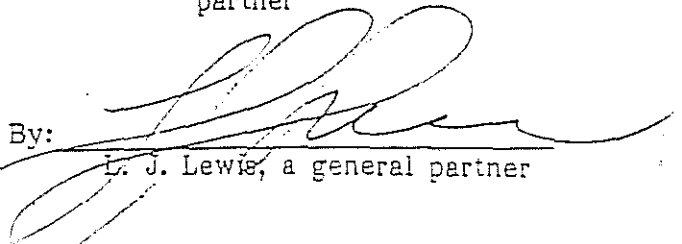
or restriction contained in any such instrument in any way alter the provisions of the Preliminary Plan.

This Statement is hereby approved and agreed to on July 21, 1981

FRISCO-LAKEPOINT CO.,
a Colorado limited partnership


By: 
Charles C. Murphy, the managing partner and a general partner

And, By: CANYON PROPERTIES
DEVELOPMENT COMPANY,
a Colorado general partnership, a general partner

By: 
L. J. Lewis, a general partner


RECOMMENDED FOR
APPROVAL July 21, 1981

PLANNING AND ZONING COMMISSION,
TOWN OF FRISCO, COLORADO

By: 
Title: CHAIRMAN

APPROVED July 21, 1981

BOARD OF TRUSTEES,
TOWN OF FRISCO, COLORADO

By: 
Title: Mayor, Town of Frisco

Attest: 
Deputy Town Clerk

AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN FOR LAKEPOINT
AT FRISCO

This Amendment to the Preliminary Development Plan is dated 4/17/97, and entered into by Frisco-Lakepoint Co., as Colorado limited partnership ("Owner") and the Town of Frisco ("Frisco"), a Colorado home rule municipality.

WHEREAS, the Preliminary Plan for Lakepoint at Frisco was entered into on July 21, 1981 (the "Agreement"); and

WHEREAS, the Agreement recognized 9 separate "stages" all within the Lakepoint Planned Unit Development; and

WHEREAS, Owner is the owner of land described in the Agreement as Lot 1, Block 2, also referred to therein and herein as Stage 4; and

WHEREAS, Owner and Frisco desire to amend the Agreement with respect to the Stage 4 provisions only by changing the permitted uses, maximum number of units, maximum height, minimum required parking spaces and minimum open space area, all amendments conditioned upon commencement of construction of a motel on Stage 4 within 3 years and completion of said motel within 4 years from the Notice of Decision dated March 4, 1997; and provided that said motel is constructed in accordance with the Frisco Town Council's approved final development plan for a 51 room motel, which approval was noticed in the Notice of Decision dated March 4, 1997 (the "Notice of Decision"); and

NOW THEREFORE, for good and valuable consideration the receipt of which is hereby acknowledged the parties agree as follows:

1. LEGAL AND OWNERSHIP DESCRIPTION:

1.01 This amendment pertains only to and is legally described as Lot 1, Block 2, Lakepoint at Frisco, Town of Frisco, Colorado, and is also referred to as "Stage 4" in the "Preliminary Development Plan for Lakepoint at Frisco".

1.02 Lot 1, Block 2, Lakepoint at Frisco, is owned by Frisco-Lakepoint Co., a Colorado Limited Partnership.

2. USE AND DEVELOPMENT CRITERIA:

2.01 Paragraph 9.01(d) of the Agreement is hereby amended to eliminate residential uses and replace the same with commercial uses and shall read as follows:

(d) Stage 4 (Lot 1, Block 2). Commercial, specifically all commercial uses permitted in Stage 2 except that stations dispensing petroleum products, convenience food outlets and automobile wash and polishing services shall not be permitted.

2.02 Paragraph 9.04(a) of the Agreement is hereby amended to read as follows:

(a) The maximum number of motel units that can be constructed on Stage 4 is fifty-one (51) and the maximum number of dwelling units that can be constructed on Stage 5 is sixty-six (66).

2.03 Paragraph 9.04(c) of the Agreement is hereby amended to read as follows:

(c) The maximum height of any structure constructed on Stage 4 is forty-five (45) feet and the maximum height of any structure on Stage 5 is eighty (80) feet.

2.04 Paragraph 9.04(d) of the Agreement is hereby amended to read as follows:

(d) The minimum number of parking spaces for a motel on Stage 4 shall be one (1) for each bedroom, one (1) per every 2,500 square feet of GFA to provide for non-resident employees and two (2) per each owner/employee resident units; the minimum number of parking spaces required for each dwelling unit constructed on Stage 5 is two (2).

2.05 Paragraph 9.04(e) of the Agreement is hereby amended to read as follows:

(e) The minimum open space for Stage 4 is thirty-three percent (33%), which excludes and must be provided in addition to the bike path; the minimum open space for Stage 5 is twenty-six percent (26%).

3. EFFECTIVE PERIOD

This Amendment shall be void and without effect if the approved motel as contemplated by the Notice of Decision is not completed by March 4, 2001.

4. MISCELLANEOUS

4.1 This Amendment shall enure to the benefit of and be binding upon the successors and assigns of the parties.

4.2 This Amendment, along with the Preliminary Development Plan for Lakepoint at Frisco shall be recorded with the County Clerk and Recorder for the County of Summit.

IN WITNESS WHEREOF, the undersigned have executed this Amendment and approve and accept the terms and conditions hereof.

Town of Frisco

Frisco-Lakepoint Co., a Colorado limited partnership

[Handwritten signature of Tex Etie]

Tex Etie, Mayor

Date

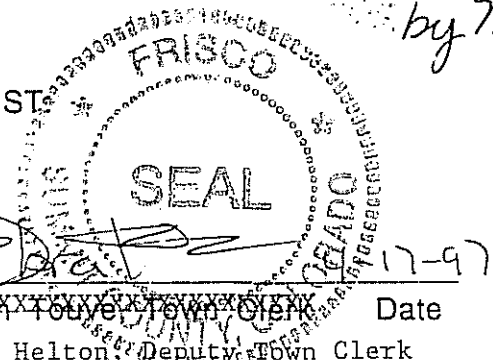
Armin Heinrichs, Managing Partner 4.18.97

Armin Heinrichs, Managing Partner

Date

by Mark Richmond attorney-in-fact

ATTEST



[Handwritten signature of Debra Helton]
Debra Helton, Deputy Town Clerk

Date

Debra Helton, Deputy Town Clerk

STATE OF COLORADO

_____ COUNTY OF Summit)
)SS.

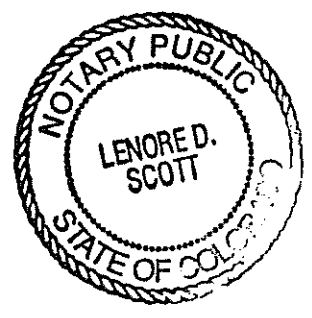
The foregoing instrument was acknowledged before me this 17th day of April 1997, by Tex Etie as Mayor of the Town of Frisco, Colorado.

Witness my hand and official seal.

My commission expires: 1/17/2000.

Lenore D. Scott
Notary Public

Box 130 Dillon, CO
Address



STATE OF COLORADO

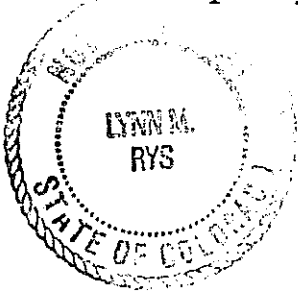
COUNTY OF Summit

)
)SS.
)

The foregoing instrument was acknowledged before me this 13th day of April, 1997, by Mark Richmond as attorney-in-fact for Armin Heinrichs as Managing Partner of Frisco-Lakepoint Co., a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: 2-13-98



Lynn M. Rys

Notary Public

620 Main St. Frisco
Address

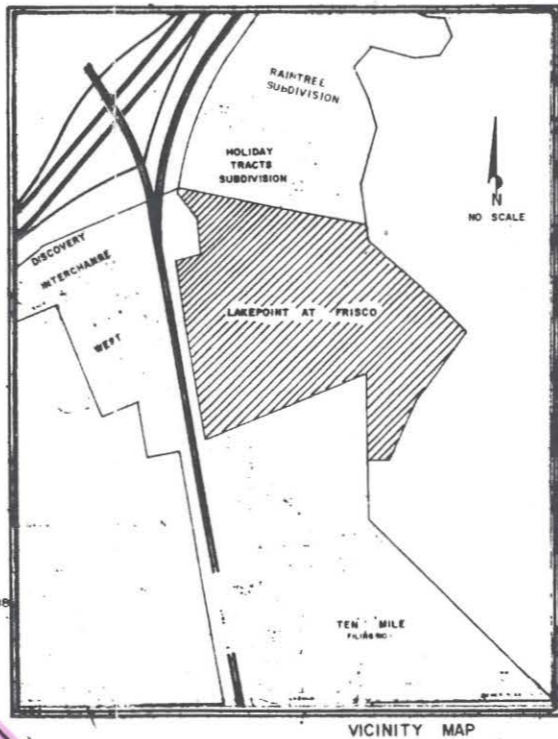
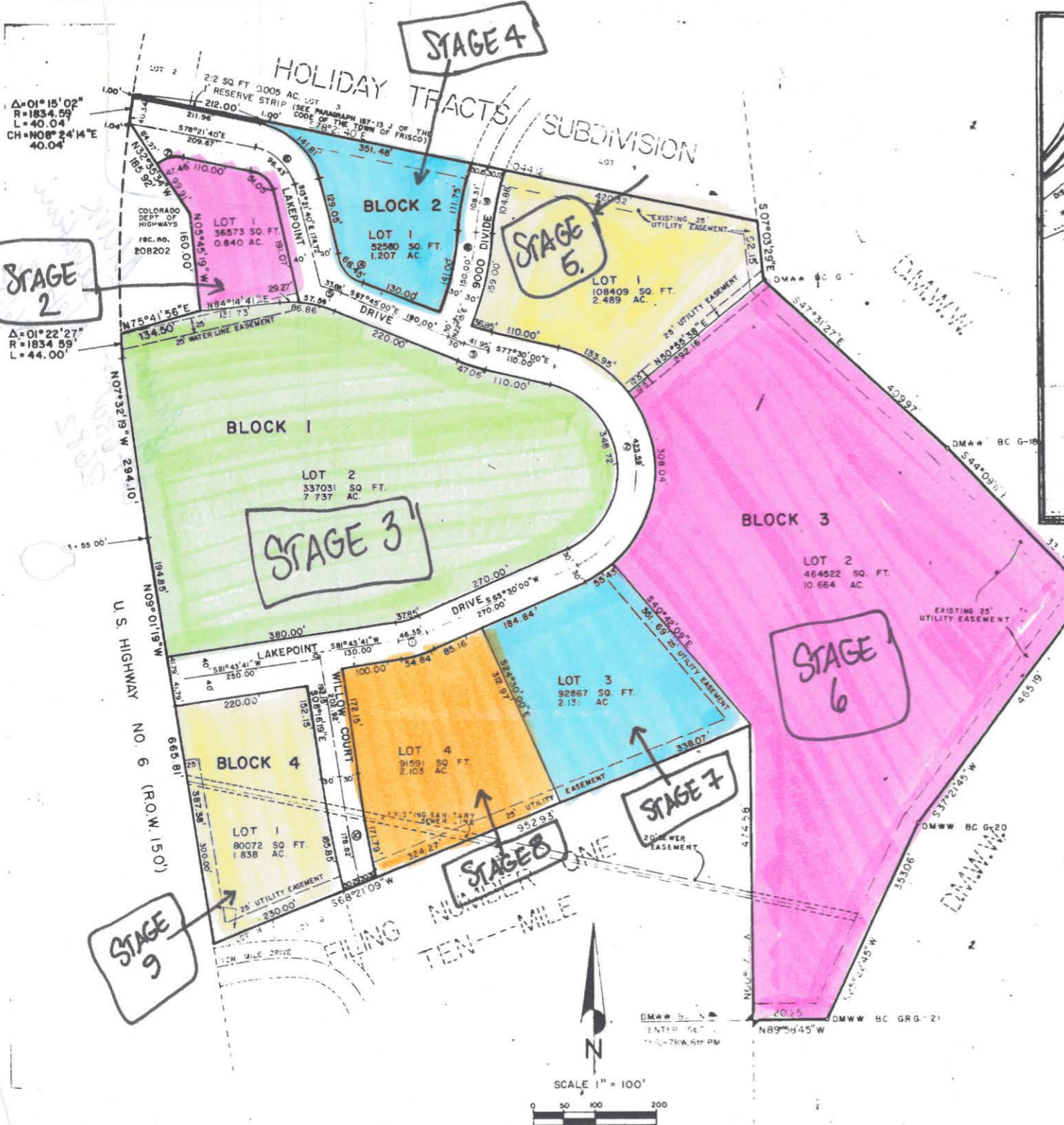
CURVE NO.	DELTA	RADIUS	ARC LENGTH
1	16°13'41"	163.63	46.35
2	143°00'00"	169.72	423.59
3	09°45'00"	246.53	41.95
4	54°23'20"	70.00	66.45
5	09°17'21"	207.74	33.68
6	65°00'00"	85.00	96.43
7	54°22'58"	50.00	47.46
8	17°11'19"	500.00	150.00
9	12°24'43"	500.00	108.31
10	05°21'14"	1913.68	178.82

BEARING BASE REFERENCED TO D.M.W.W. BOUNDARY SURVEY OF LAKE DILLON.

ALL MONUMENTS LOCATED AS PER CRS(1973) 38-51-101 THE TOTAL PROPERTY SUBJECT TO THIS PLAT IS SUBJECT TO PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH ARTICLE XII, CHAPTER 180 OF THE CODE OF THE TOWN OF FRISCO, SUMMIT COUNTY, COLORADO, AS AMENDED. PREPARATION DATE: 5/26/81

LAKEPOINT AT FRISCO

* RIGHT OF WAY CURVE NOT ON CENTERLINE.



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, FRISCO-LAKEPOINT CO., A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF A TRACT OF LAND BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26, A DENVER MUNICIPAL WATER WORKS BRASS CAP NUMBER N-1, THENCE WESTERLY ALONG THE LINE CONTIGUOUS WITH TEN-MILE FILING NUMBER ONE, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, FOR THE FOLLOWING TWO COURSES:

- 1) N 00°07'10" W A DISTANCE OF 474.58 FEET;
- 2) S 68°21'09" W A DISTANCE OF 952.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES:

- 1) N 09°01'19" W A DISTANCE OF 665.81 FEET;
- 2) N 07°32'19" W A DISTANCE OF 294.10 FEET;
- 3) 44.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°22'27" AND A RADIUS OF 1834.59 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND FILED UNDER RECEPTION NO. 208202 IN SAID OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER;

THENCE NORTHERLY ALONG THE BOUNDARY OF SAID TRACT OF LAND FOR THE FOLLOWING THREE COURSES:

- 1) N 75°41'56" E A DISTANCE OF 134.50 FEET;
- 2) N 05°45'19" W A DISTANCE OF 160.00 FEET;
- 3) N 32°35'34" W A DISTANCE OF 185.92 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6;

THENCE 40.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°15'02" AND A RADIUS OF 1834.59 FEET TO A POINT BEING THE SOUTHWEST CORNER OF HOLIDAY TRACTS SUBDIVISION, A SUBDIVISION AS FILED FOR RECORD IN SAID OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE S 78°21'40" E A DISTANCE OF 1044.12 FEET ALONG THE SOUTHERLY LINE OF SAID HOLIDAY TRACTS SUBDIVISION TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE DENVER MUNICIPAL WATER WORKS PROPERTY SURROUNDING LAKE DILLON; THENCE ALONG SAID WESTERLY BOUNDARY LINE FOR THE FOLLOWING SIX COURSES:

- 1) S 07°03'29" E A DISTANCE OF 92.15 FEET;
- 2) S 47°31'27" E A DISTANCE OF 409.97 FEET;
- 3) S 44°09'11" E A DISTANCE OF 330.48 FEET;
- 4) S 37°21'45" W A DISTANCE OF 465.19 FEET;
- 5) S 25°22'45" W A DISTANCE OF 353.06 FEET;
- 6) N 89°58'45" W A DISTANCE OF 120.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.907 ACRES, MORE OR LESS; HEREBY LAYS OUT, PLATS, AND SUBDIVIDES THE SAME, AS SHOWN ON THIS PLAT. UNDER THE NAME AND STYLE OF "LAKEPOINT AT FRISCO" AND HEREBY DEDICATES TO THE PERPETUAL USE OF THE TOWN OF FRISCO, COLORADO, THE STREETS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS 31st DAY OF July, 1981.

FRISCO-LAKEPOINT CO., A COLORADO LIMITED PARTNERSHIP
 BY: *Charles C. Murphy*
 CHARLES C. MURPHY, THE MANAGING PARTNER AND GENERAL PARTNER

AND BY: CANYON PROPERTIES DEVELOPMENT COMPANY, A COLORADO GENERAL PARTNERSHIP, A GENERAL PARTNER

BY: *[Signature]*
 [Signature], A GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF COLORADO)
 COUNTY OF SUMMIT) ss.
 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 1981, BY L.J. LEVINS, AS GENERAL PARTNER OF CANYON PROPERTIES DEVELOPMENT COMPANY, A COLORADO GENERAL PARTNERSHIP, AS GENERAL PARTNER, AND BY CHARLES C. MURPHY, AS THE MANAGING PARTNER AND GENERAL PARTNER OF FRISCO-LAKEPOINT CO., A COLORADO LIMITED PARTNERSHIP WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: April 17, 1983
[Signature]
 NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, MICHAEL OPPENHOFF, BEING THE HOLDER OF THE INTEREST SECURED BY, AND THE NAMED BENEFICIARY OF, A FIRST DEED OF TRUST RECORDED IN THE RECORDS AND ZONING COMMISSION OF THE TOWN OF FRISCO, COLORADO, HEREBY APPROVES THIS PLAT FOR APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO.

DATED THIS 31st DAY OF July, 1981.

BY: *[Signature]*
 MICHAEL OPPENHOFF, ATTORNEY-IN-FACT

ACKNOWLEDGEMENT

STATE OF COLORADO)
 COUNTY OF SUMMIT) ss.
 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 1981, BY FREDERICK Q. JOLLEY, AS THE ATTORNEY-IN-FACT FOR MICHAEL OPPENHOFF, WITNESS MY HAND AND OFFICIAL SEAL.
 TITLE: *[Signature]*
 NOTARY
 MY COMMISSION EXPIRES: 4-18-82

TITLE COMPANY CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT, I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN FRISCO-LAKEPOINT CO., A COLORADO LIMITED PARTNERSHIP, FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES, EXCEPT A FIRST DEED OF TRUST RECORDED AT RECEPTION NUMBER 218211 OF THE RECORDS OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, FOR THE USE OF MICHAEL OPPENHOFF.

DATED THIS 31st DAY OF July, 1981.

LAND TITLE GUARANTEE COMPANY
 BY: *[Signature]*
 TITLE: *[Signature]*

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACHLUND BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING FROM A SURVEY MADE BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT BOTH THIS PLAT AND THE SURVEY ANNEXED HERETO ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 27th DAY OF July, 1981.

BY: *[Signature]*
 RICHARD A. BACHLUND
 COLORADO LICENSE NO. 20847

PLANNING COMMISSION APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FRISCO, COLORADO, HEREBY APPROVES THIS PLAT AND RECOMMENDS THIS PLAT FOR APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO.

DATED THIS 29th DAY OF July, 1981.

BY: *[Signature]*
 TITLE: CHAIRMAN OF PLANNING AND ZONING COMMISSION, TOWN OF FRISCO

TOWN BOARD APPROVAL

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, HEREBY APPROVES THIS PLAT.

DATED THIS 29th DAY OF July, 1981.

BY: *[Signature]*
 TITLE: Mayor, Town of Frisco

ATTEST: *[Signature]*
 Deputy Town Clerk

RECORDER'S ACCEPTANCE

THIS PLAT HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO ON THIS 5th DAY OF August, 1981, AT 2:11 P.M., AND IS DULY FILED UNDER RECEPTION NO. 226882.

BY: *[Signature]*
 TITLE: James R. Anderson, Deputy



For Office Use Only	
File Number:	Receipt #:
Application Fee \$:	DRA Fee \$:

MULTI-FAMILY RESIDENTIAL / COMMERCIAL APPLICATION FORM

Applicant Information:

Owner Name BERGMAN REVOCABLE TRUST DTD	Phone Number 303-229-7999
Mailing Address P.O. BOX 610, FRISCO, CO 80443	Email JEFF@CLINEDESIGNGROUP.COM
Applicant Name (if different than owner) CLINE DESIGN GROUP, INC	Phone Number 303-229-7999
Mailing Address 11757 WEST KEN CARYL AVE F-195	Email JEFF@CLINEDESIGNGROUP.COM
Name of Engineer/Surveyor LITTLETON, CO 80127	Phone Number
Mailing Address	Email

Type:

Multifamily
 Commercial
 Mixed Use
 Other: _____

Project Information:

Name of Development MAE BELLE TOWNHOMES		Total Site Area (sq. ft.) 14,000 S.F.
Property Physical Address 215 S. 2nd AVE,	Lot 21, 22, 23, 24	Block 22
Subdivision Name AMENDED FRISCO TOWNSITE		Number of Lots or Units Proposed 5 UNITS
Density Bonus Proposed (Mixed Use or Central Core Zone District Only) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Existing Use of the Property AUTO REPAIR	Proposed Use of the property 5 TOWNHOMES -

Review Agencies:

The Town may solicit comments from the following review agencies or others as determined appropriate by the Community Development Department:

- Town of Frisco
 - Building Division
 - Frisco Town Attorney
 - Consulting Engineer
 - Frisco Water and Public Works Department


**Additions to the Town of Frisco water distribution system may only be installed between April 15th and October 31. No exceptions.

- Frisco Sanitation District
- Lake Dillon Fire Protection Authority
- Xcel Energy

CERTIFICATION

I, the undersigned, authorize the Community Development Department to proceed with processing this application under the requirements set by the Town of Frisco Zoning Ordinance and other pertaining Town codes. The accuracy of this information is the responsibility of the applicant and any improper notification caused by incorrect information can result in delayed processing of this application. Only complete applications will receive consideration for approval.

- A statement by the owner(s) with the owner's signature consenting to this application must be submitted with the application if applicant is different than the owner.

Applicant Name (Please Print)	Title
JEFFREY ALLEN CLINE	OWNER, CLINE DESIGN GROUP.
Applicant Signature	Date
	12-28-16



Neils Lunceford

Landscape Design - Build - Maintain - Garden Centers

Neils Lunceford, Inc.
P.O. Box 2130
740 Blue River Parkway
Silverthorne, Colorado 80498
Phone: 970-468-0340
Fax: 970-468-6865
www.neilslunceford.com

Re: Mae Belle Creek Townhomes Landscape Design Review

Neils Lunceford Inc. has reviewed the landscape design for the proposed Mae Belle Townhomes Development at the current address of 215 South 2nd Avenue, Frisco Colorado. The goal of the review was to ensure that the proposed landscape design is compliant with the Frisco Town Code sections 180-20.1 and 180-23.

We believe the design dated February 22, 2017 meets the intention of the Frisco Town Code zoning ordinances with respect to the proposed landscaping. During the development application review process, several items of the landscape design were asked to be clarified by the Town of Frisco. Below is our response based on review of the proposed landscape plan and conversations with the Architect Jeff Cline at Cline Design group and the Town of Frisco planning Department.

Snow Storage Area Material: The locations of the snow storage areas are all on permeable grass areas which will be planted with the short dry grass seed mixture as recommended in the Frisco zoning ordinance 180-20.1(H). This permeable surface will be sufficient to drain the snow storage areas during times of snow melt.

Required Vegetation: Section 180-20.1(D) encourages street planting along the front and side yards with one tree planted in the yard setback for every thirty feet of street frontage. This requirement is met along South 2nd Street (five req., eight provided). On Teller Street four trees are required and three are provided, this is because of the other site design constraints and the proposed development design. For example trees are required to be at least eight feet from driveways which reduces the space we have to plant trees and met this requirement. We believe the landscape plan is designed and complies with the intent of the Town code.

Additional Screening: There are rock garden areas proposed as screening between the units as allowed per 180-20.1(E.2.c.). The proposed screening vegetation complies with the Town of Frisco Code plant recommendations (180-20.1(H)). We feel the cobble planting areas along with the selected appropriate vegetation will provide separation, screen and enhance the appearance of the development while complying with the intent of the Town Code.

Plant materials: Tree and shrub varieties were selected from the Frisco Town Code zoning ordinance 180-20.1(H) and appear appropriate for this site. Blue Oat Grass is not included on in the Frisco Town Code, however based on our experience, it has proven suitable for the Frisco climate with full sun and irrigation.

Existing Vegetation: The existing property has approximately four existing mature evergreen trees. Two of these will remain; two will be removed in order to allow for the development.

Tree removal and replacement:

4 existing evergreen trees

2 proposed to be removed

2 evergreen trees are required to be replaced at a ratio of 1:1.5.

3 replacement evergreen trees are required

6 new evergreen trees are proposed, plus 2 existing to remain.

Respectfully submitted,

Neils Lunceford, Inc.

A handwritten signature in black ink, appearing to read 'Geoffrey Lee', written in a cursive style.

Geoffrey Lee, LEEP AP
Design Director

February 2, 2017

Jeff Cline
Cline Design Group, Inc.
11757 West Ken Caryl Ave., Suite F-195
Littleton, CO 80127

RE: Traffic Analysis – Mae Belle Creek Townhomes (Bergman Townhomes)

Dear Jeff,

The following memo addresses the Traffic Impact Analysis associated with the proposed development of 5 condominium units at the corner of Teller Street and 2nd Avenue in Frisco, CO. Ten Mile Engineering, Inc. (TME) has based the analysis on the Institute of Transportation Engineers (ITE) Trip Generation Rates – 9th Addition for residential condominiums and townhomes.

Existing Conditions: The existing site was utilized for a commercial building and had approximately 10 parking spaces. The existing building and associated parking was accessed from the Teller Street.

Proposed Conditions: The site is proposed to be developed into 5 condominiums units within one structure. The parking for the units will be on the ground level. Each unit will have two parking space within the garage and two exterior surface parking spaces. One visitor space is also included in the design. Two of the units along with the one guest spot will be accessed from Teller Street, one unit will be accessed off of 2nd Avenue and the remaining two units will be accessed from the proposed improved Teller Alley.

Estimated Traffic Generation: Based upon the ITE Trip Generation Rates – 9th Addition for residential condominium and townhome each unit is projected to generate approximately 3.34 trips per day or a total of approximately 20 trips for the five units per day. Because the project is proposed to be accessed from 3 different roads/alleys it is anticipated that Teller Street and Teller Alley each will have 8 trips per day generated from the project and 2nd Avenue will generate 4 trips per day.

TEN MILE ENGINEERING, INC.

Conclusions: Based upon the analysis the following are TME's conclusions with respect to the Traffic Impact related to the development of subject property.

- 1) Because of the central location in the core of Frisco it is anticipated that the traffic generated will be distributed equally to the east and west for the incoming and outgoing trips generated.
- 2) The increase in traffic due the change in use of the property from commercial to residential development will be minimal.
- 3) The traffic impacts of the proposed development are very minor and can be accommodated by the Teller Street, 2nd Avenue and the proposed improvements to the Teller Alley.

Please feel free to contact me with questions or comments.

Sincerely,


Joseph E. Maglicic P.E.
Ten Mile Engineering, Inc.
PO 1785
Frisco CO 80443
970.485.5773
tenmileengineer@aol.com





PO Box 1627
Dillon, Co. 80435

RE; TRASH AND RECYCLING SERVICES
215 S. 2ND AVE
FRISCO, CO. 80443

To Katie Kent
Town of Frisco
1 Main Street
Frisco, Colo 80443

Timberline Disposal can provide weekly or biweekly service for the trash and recycling totes. Totes can be provided in 2 different sizes (96 gallon or 64 gallon) to accommodate different areas of storage. We can also provide Bear totes if needed. The totes are on wheels with attached lids. This should be sufficient service for each of the Town-homes

Thank you,

Larry Romine, coo
970-418-0110

MAE BELLE CREEK TOWNHOMES, LLC.

215 SOUTH 2ND. AVE.
FRISCO, COLORADO

ZONING ANALYSIS:

TOWN OF FRISCO, COLORADO
180-18.3 GRANITE STREET &
GALENA STREET OVERLAY DISTRICT
LOT COVERAGE MAX: 55%
HEIGHT LIMIT: 35'
SETBACKS: FRONT-20, REAR-10,
SIDES-10.

DESIGNER:

CLINE DESIGN GROUP, LLC.
CONTACT: JEFF CLINE
11757 WEST KEN CARYL AVE. F-195
LITTLETON, CO 80127
PHONE:(720) 922-1801
JEFF@CLINEDESIGNGROUP.COM
CONTRACTORS LICENSE: #12971

LOCAL MUNICIPALITY:

CITY OF FRISCO, COLORADO
2015 INT. RESIDENTIAL CODE
2015 INT. MECHANICAL CODE
2015 INT. PLUMBING CODE
2015 INT. FUEL GAS CODE
2015 INT. ENERGY CONSERV. CODE
2014 NATIONAL ELECTRIC CODE

STRUCTURAL ENGINEER:

STONE CREEK ENGINEERING
CONTACT: DANIEL SPIESMAN
7424 EASTER LANE,
CENTENNIAL, CO 80112
PHONE:(719)839-0842
DANIEL@STONECREEKENGINEERING.COM

GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND TO CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL DRAWINGS AND NOTIFY THE DESIGNER ON ANY DISCREPANCIES PRIOR TO STARTING WORK.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR BETWEEN SUCH ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE DESIGNER SHALL BE NOTIFIED AND THEY WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
- IN NO CASES SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS. DIMENSIONS SHOWN ON THE DRAWINGS ARE TO FACE OF STUD.
- THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL, AND ROOF OPENINGS AS REQUIRED BY MECHANICAL, ELECTRICAL, OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS EQUIPMENT DATA, ETC., AS REQUIRED.
- WHERE AN ITEM IS IDENTIFIED BY TRADE NAME, THE SUFFIX "OR APPROVED EQUAL" SHALL BE IMPLIED.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION TO INCLUDE CONDITIONS AND REQUIREMENTS ARISING FROM ALL OPTIONS, ALTERNATIVE AND/OR DEDUCTIVE ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORK.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING EXCAVATION.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR / FINISHES FOR DESIGNER APPROVAL.
- CONTRACTOR TO PROVIDE THREE COPIES OF AS-BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT GUARANTEES AND WARRANTIES.
- CONTRACTOR IS RESPONSIBLE FOR A CERTIFICATE OF OCCUPANCY PRIOR TO FINAL INSPECTION AND PAYMENT.

TELLER STREET
80' R.O.W.

BUILDING STATISTICS

TOTAL BUILDING FOOTPRINT = 5,179 S.F.
DRIVEWAYS/ DECKS/ PARKING/ PORCHES = 2,617 S.F.
OVERALL LOT COVERAGE = 7,796 S.F.
TOTAL LOT AREA = 14,000 S.F.
LOT COVERAGE = 7,796 / 14,000 = 55 % (55% MAX.)
SNOW REMOVAL STORAGE = 1982/3.5 = 566 S.F.
SNOW REMOVAL PROVIDED = 816 S.F.

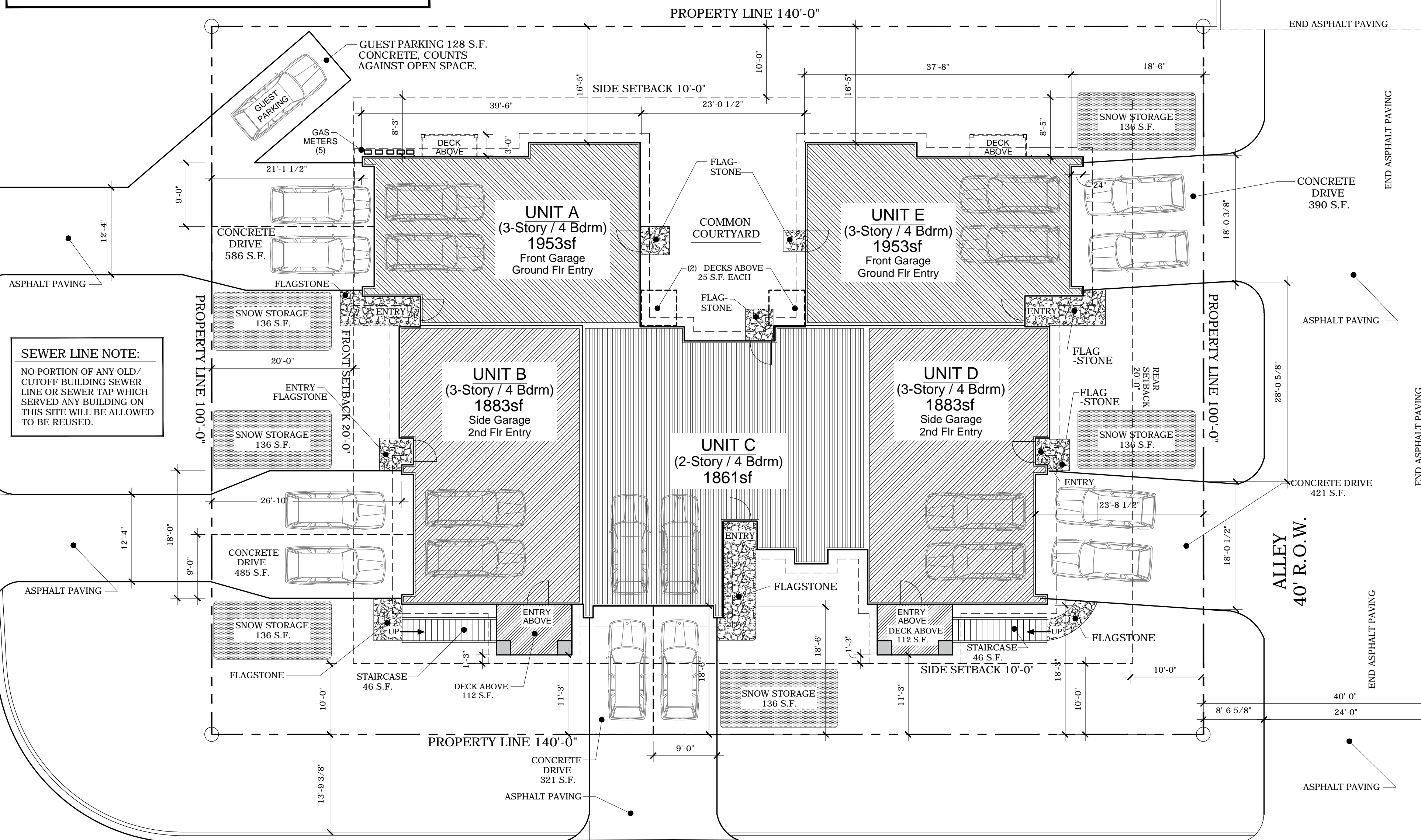
LOTS 21, 22, 23, & 24, BLOCK 22
AMENDED FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

ADDRESSING:

ALL UNITS SHARE 215 South 2nd. Ave.
Units are designated with an Alphabetic Letter.
SOUTHWEST UNIT: A
SOUTHEAST UNIT: B
MIDDLE UNIT: C
NORTHEAST UNIT: D
NORTHWEST UNIT: E



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO



SEWER LINE NOTE:
NO PORTION OF ANY OLD/ CUTOFF BUILDING SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.

COVERAGE DETAIL:

586 DRIVEWAY
485 DRIVEWAY
46 STAIRCASE
112 DECK
321 DRIVEWAY
112 DECK
46 STAIRCASE
421 DRIVEWAY
390 DRIVEWAY
48 REAR DECKS (2)
50 ROOF TOP DECK
TOTAL:
2617 S.F.

SOUTH 2ND. AVE. 75' R.O.W.

1 SITE PLAN
SCALE: 1" = 10'-0"

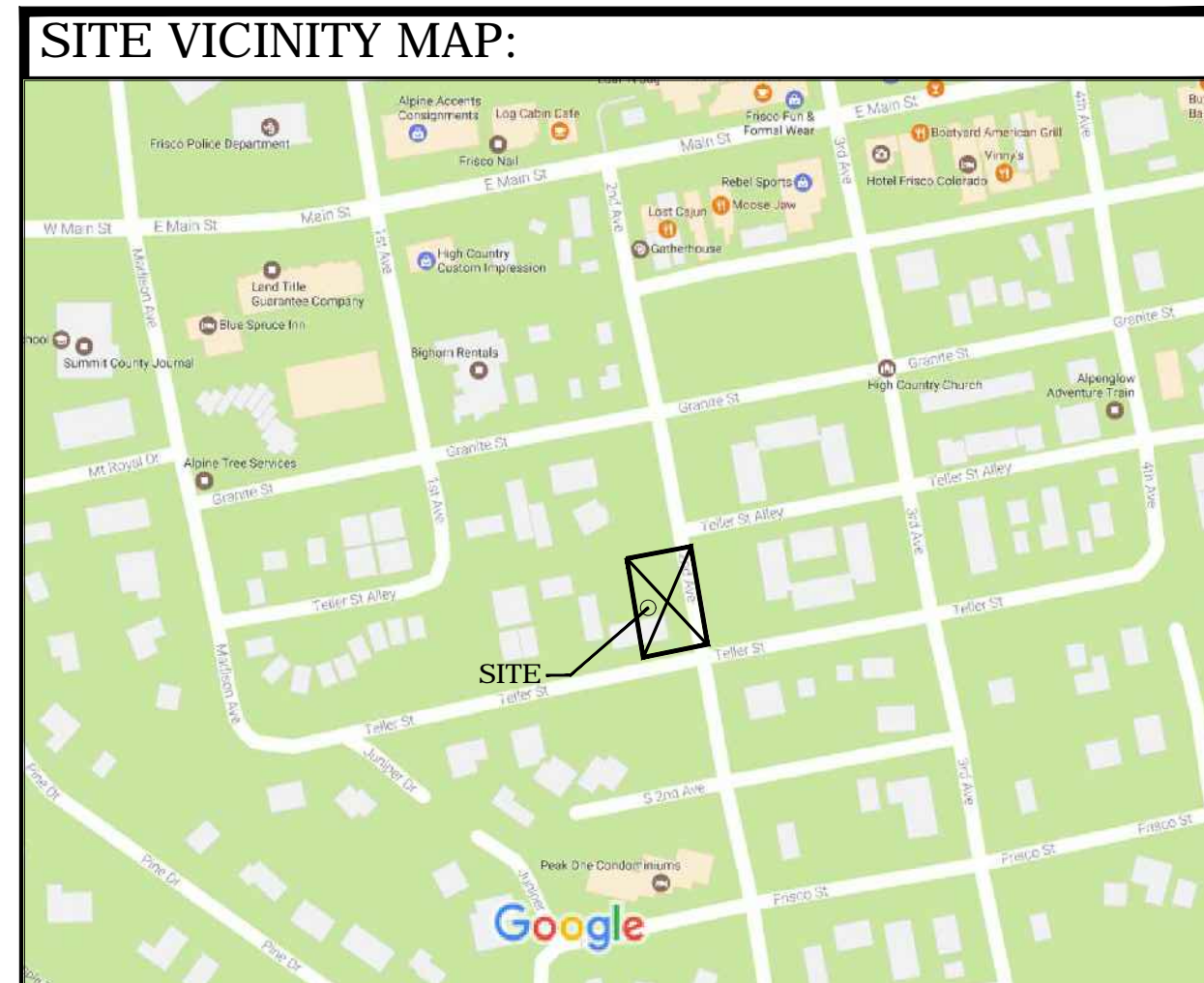
IECC RESIDENTIAL PROVISIONS
METHOD OF COMPLIANCE: METHOD 1 PRESCRIPTIVE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	WALL FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	CONC. SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5	.27 (.32 MIN)	N/A (.55 MIN)	49 BATT. 49 CONTINUOUS	R-20 CELLULOSE (R-20 MIN.)	(R-17 MIN.)	R-30 MIN.	MIN. R-19	R-10, 4 FEET	MIN. R-19

- AIR BARRIER: TYVEK HOUSE WRAP TO BE USED ON EXTERIOR OF ALL WALL SHEATHING ADJACENT TO CONDITIONED SPACE.
- WALL INSULATION: BLOWN CELLULOSE INSULATION R-20.
- ROOF INSULATION: R-38 CONTINUOUS BLOWN FIBERGLASS INSULATION.
- INSIDE VAPOR BARRIER: 20 MIL. PLASTIC VAPOR BARRIER ON ALL STUD WALLS OVER INSULATION.
- FURNACE: BASEMENT AND MAIN LEVEL: 95% EFFICIENT 2 STAGE/VARIABLE SPEED GAS FORCED AIR. UPSTAIRS: 80% EFFICIENT 2 STAGE/VARIABLE SPEED GAS FORCED AIR.
- AIR DUCTING IN UN-CONDITIONED ATTIC SPACE: R-11 INSULATED FLEX DUCTING.
- AT ATTIC FURNACE PROVIDE SPRAY FOAM INSULATION UNDER FURNACE DECK MIN. 8" THICK. R-49

Index of Drawings:

- CS-1 COVER PAGE, SITE PLAN
- LS-1 LANDSCAPE PLAN
- LP-1 EXTERIOR LIGHTING PLAN
- A1-0 MAIN LEVEL OVERALL PLAN
- A1-1 SECOND LEVEL OVERALL PLAN
- A1-2 THIRD LEVEL OVERALL PLAN
- A1-3 ROOF OVERALL PLAN
- A1-4 PLAN DETAIL PAGE
- A1-5 PLAN DETAIL PAGE
- E1-6 PLAN DETAIL PAGE
- A2-0 ELEVATIONS
- A2-1 ELEVATIONS
- A3-0 SECTIONS
- A3-1 SECTIONS



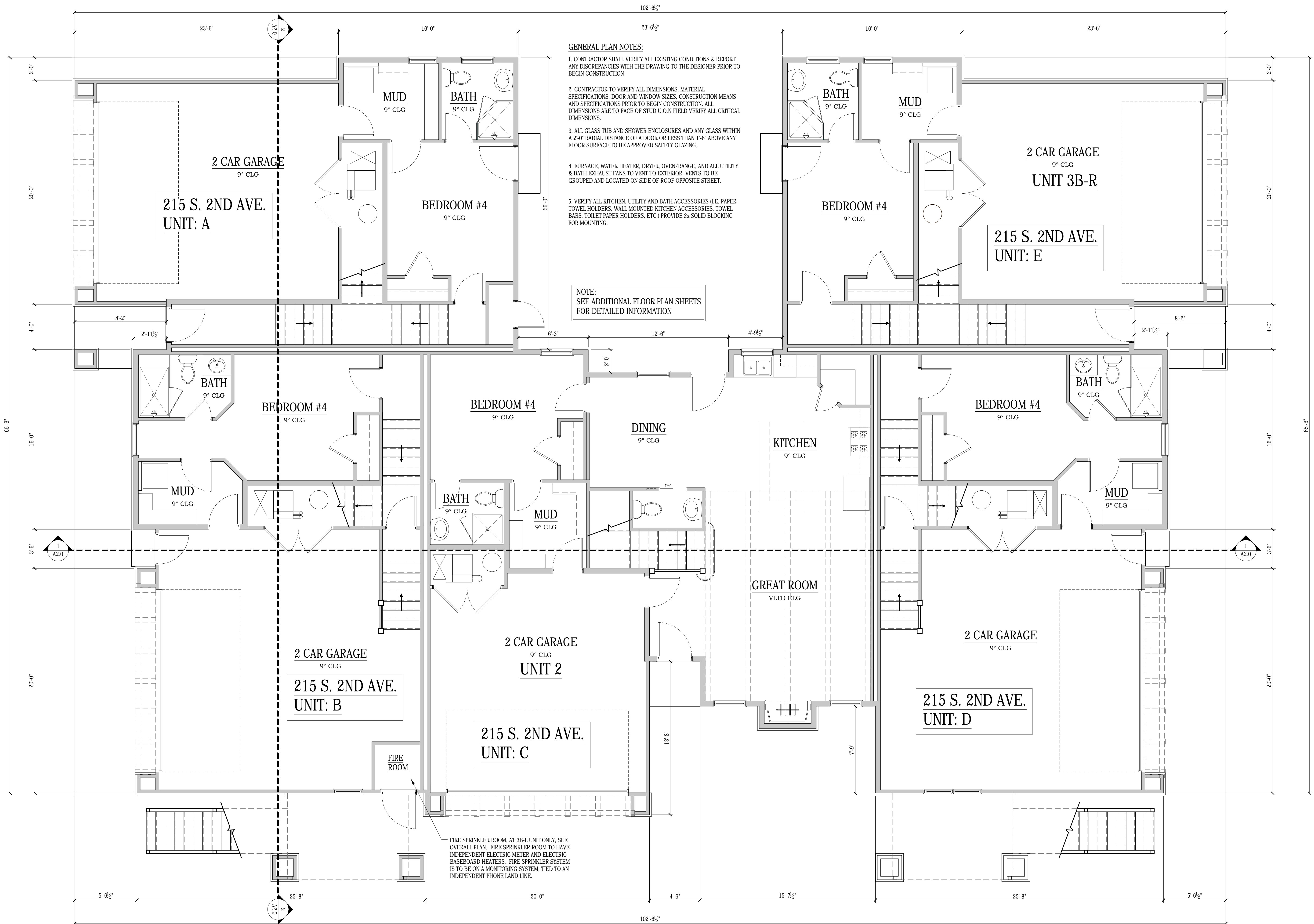
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ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17
SITE DEVELOPMENT - RESUBMITTAL	02-24-17

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- GENERAL PLAN NOTES:**
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES WITH THE DRAWING TO THE DESIGNER PRIOR TO BEGIN CONSTRUCTION
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 3. ALL GLASS TUB AND SHOWER ENCLOSURES AND ANY GLASS WITHIN A 2'-0" RADIAL DISTANCE OF A DOOR OR LESS THAN 1'-6" ABOVE ANY FLOOR SURFACE TO BE APPROVED SAFETY GLAZING.
 4. FURNACE, WATER HEATER, DRYER, OVEN/RANGE, AND ALL UTILITY & BATH EXHAUST FANS TO VENT TO EXTERIOR. VENTS TO BE GROUPED AND LOCATED ON SIDE OF ROOF OPPOSITE STREET.
 5. VERIFY ALL KITCHEN, UTILITY AND BATH ACCESSORIES (I.E. PAPER TOWEL HOLDERS, WALL MOUNTED KITCHEN ACCESSORIES, TOWEL BARS, TOILET PAPER HOLDERS, ETC.) PROVIDE 2x SOLID BLOCKING FOR MOUNTING.

NOTE:
SEE ADDITIONAL FLOOR PLAN SHEETS
FOR DETAILED INFORMATION

FIRE SPRINKLER ROOM, AT 3B-L UNIT ONLY. SEE OVERALL PLAN. FIRE SPRINKLER ROOM TO HAVE INDEPENDENT ELECTRIC METER AND ELECTRIC BASEBOARD HEATERS. FIRE SPRINKLER SYSTEM IS TO BE ON A MONITORING SYSTEM, TIED TO AN INDEPENDENT PHONE LAND LINE.

MAIN LEVEL OVERALL PLAN

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

MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

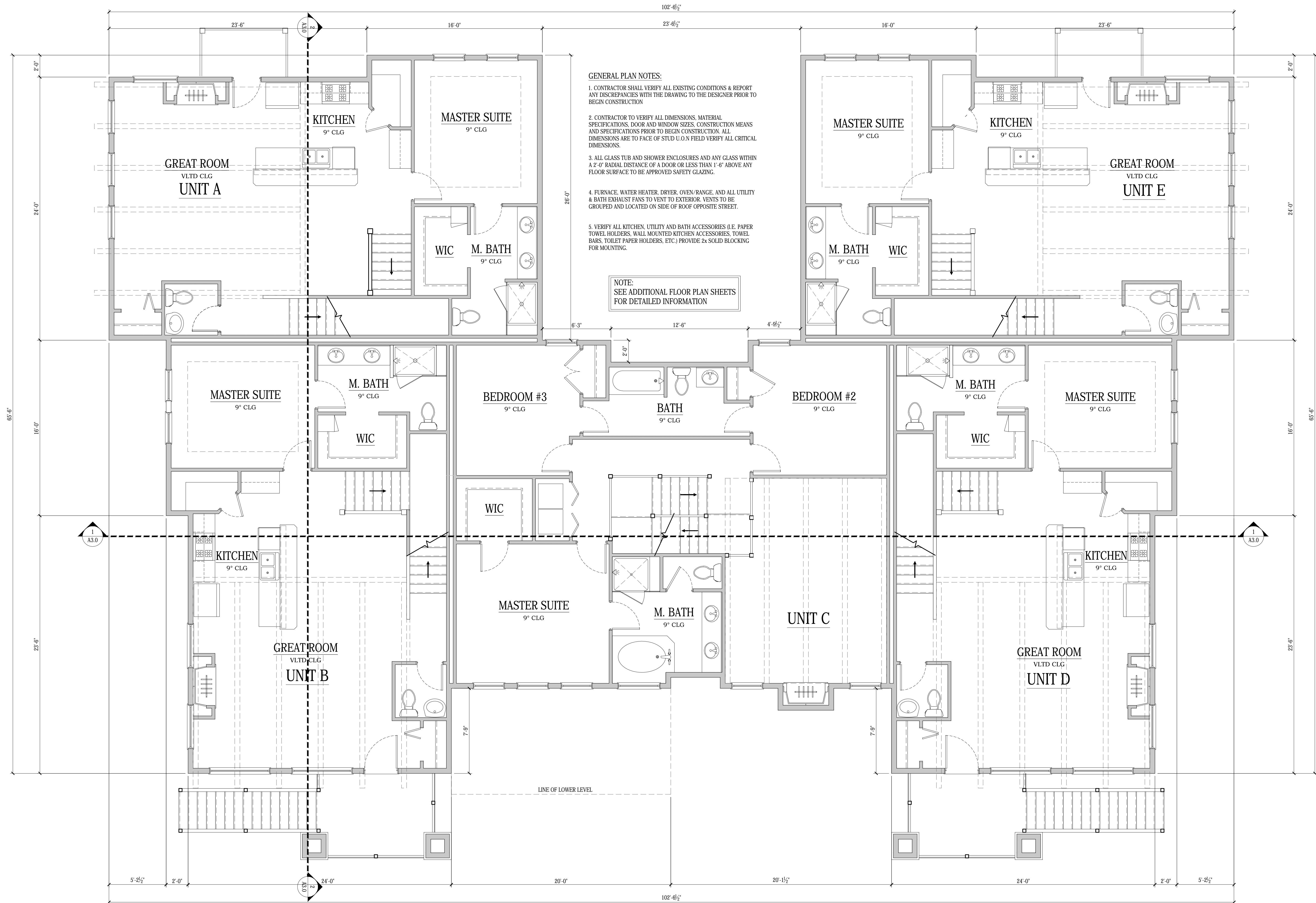
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A1.0

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MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

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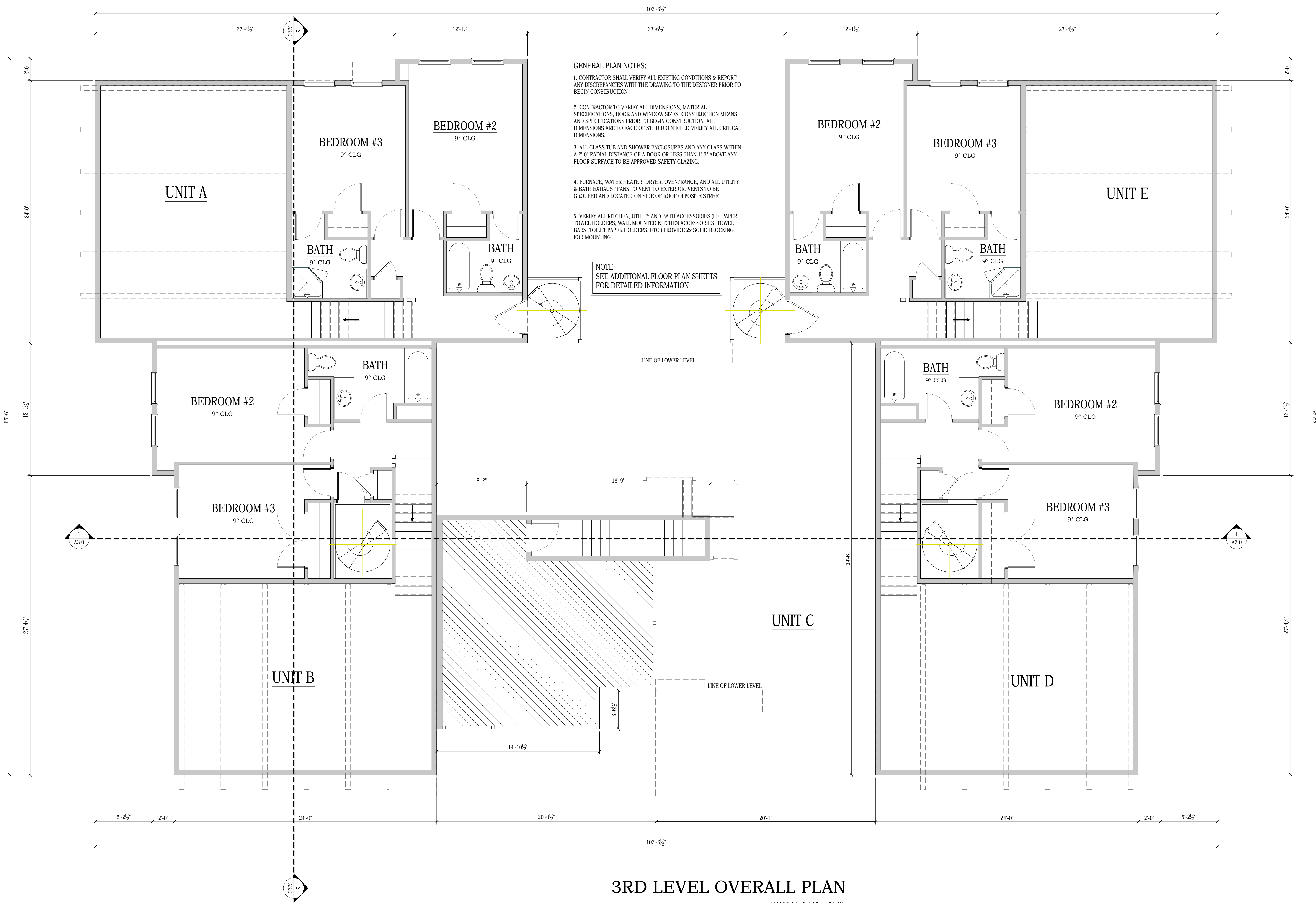
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2ND LEVEL OVERALL PLAN
 SCALE: 1/4" = 1'-0"

DRAWN BY: JAC

ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17

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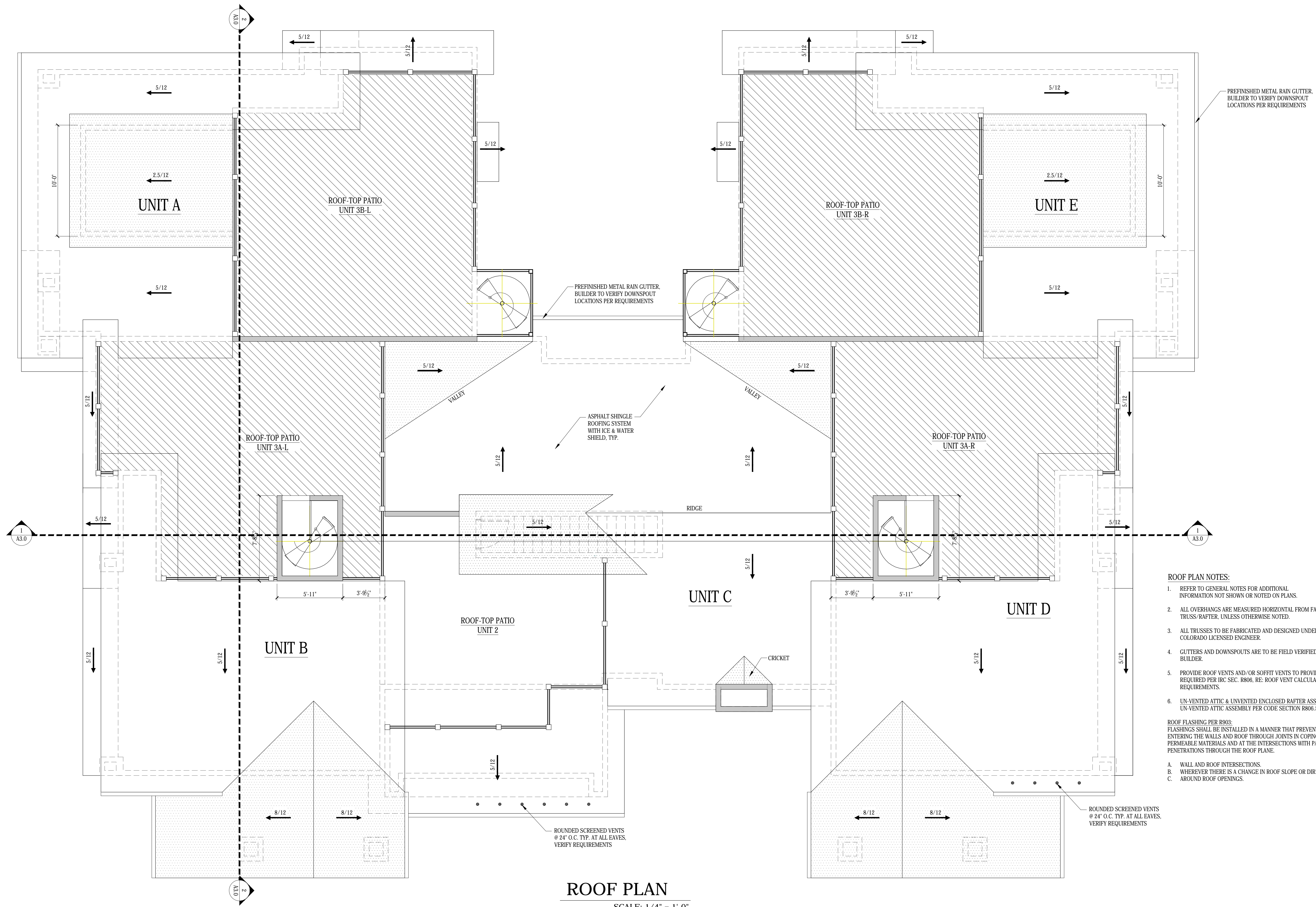
NOTE:
SEE ADDITIONAL FLOOR PLAN SHEETS FOR DETAILED INFORMATION

3RD LEVEL OVERALL PLAN
 SCALE: 1/4" = 1'-0"

DRAWN BY: JAC

ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17

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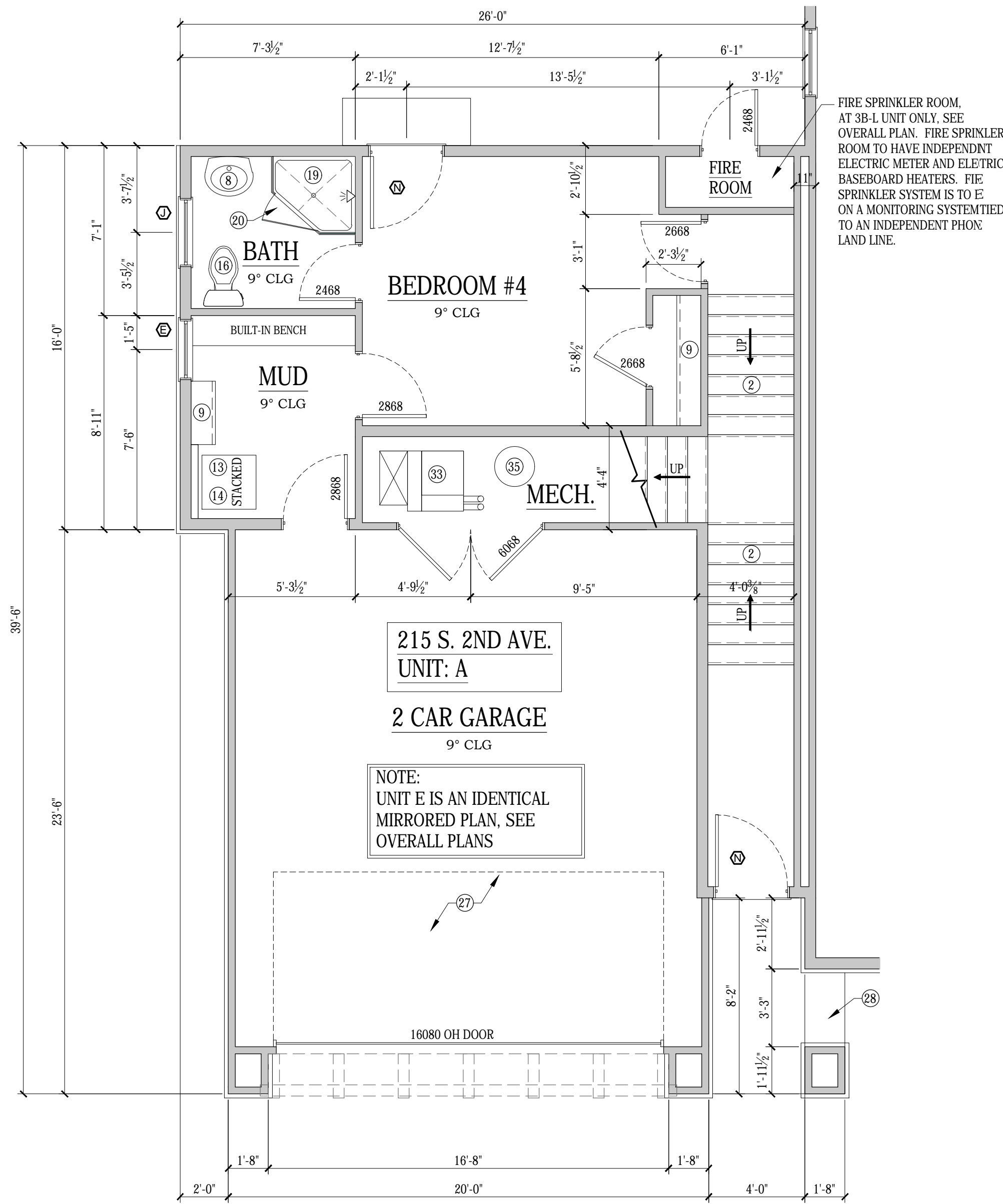
- ROOF PLAN NOTES:**
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS.
 - ALL OVERHANGS ARE MEASURED HORIZONTAL FROM FACE OF FRAME TO END OF TRUSS/RAFTER, UNLESS OTHERWISE NOTED.
 - ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED ENGINEER.
 - GUTTERS AND DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER.
 - PROVIDE ROOF VENTS AND/OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER IRC SEC. R806. RE: ROOF VENT CALCULATIONS AND CODE REQUIREMENTS.
 - UN-VENTED ATTIC & UNVENTED ENCLOSED RAFTER ASSEMBLIES: PROVIDE UN-VENTED ATTIC ASSEMBLY PER CODE SECTION R806.5, SUB-SECTION 5.3.
- ROOF FLASHING PER R903:**
FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALLS AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- WALL AND ROOF INTERSECTIONS.
 - WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION.
 - AROUND ROOF OPENINGS.

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

TAG	QTY.	SIZE	TYPE	GRIDS?	SWING	NOTES:
⊕ 10	10	2'-10" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	2'-10" x 4'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	5'-0" x 5'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
⊕ 9	9	3'-0" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	2'-6" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	2'-10" x 5'-10"	CASEMENT	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	2'-10" x 6'-10"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	5'-6" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
⊕ 2	2	3'-10" x 3'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
⊕ 1	1	2'-10" x 2'-10"	FIXED	YES		ALUM. CLAD WD WINDOW
⊕ 6	6	1'-6" x 1'-6"	FIXED	NO		ALUM. CLAD WD WINDOW
⊕ 1	1	4'-0" x 10'-0"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
⊕ 1	1	4'-0" x 7'-8"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
⊕ 4	4	3'-0" x 8'-0"	SINGLE DOOR	YES	RH/LH	ALUM. CLAD WD DOOR/FULL LT.

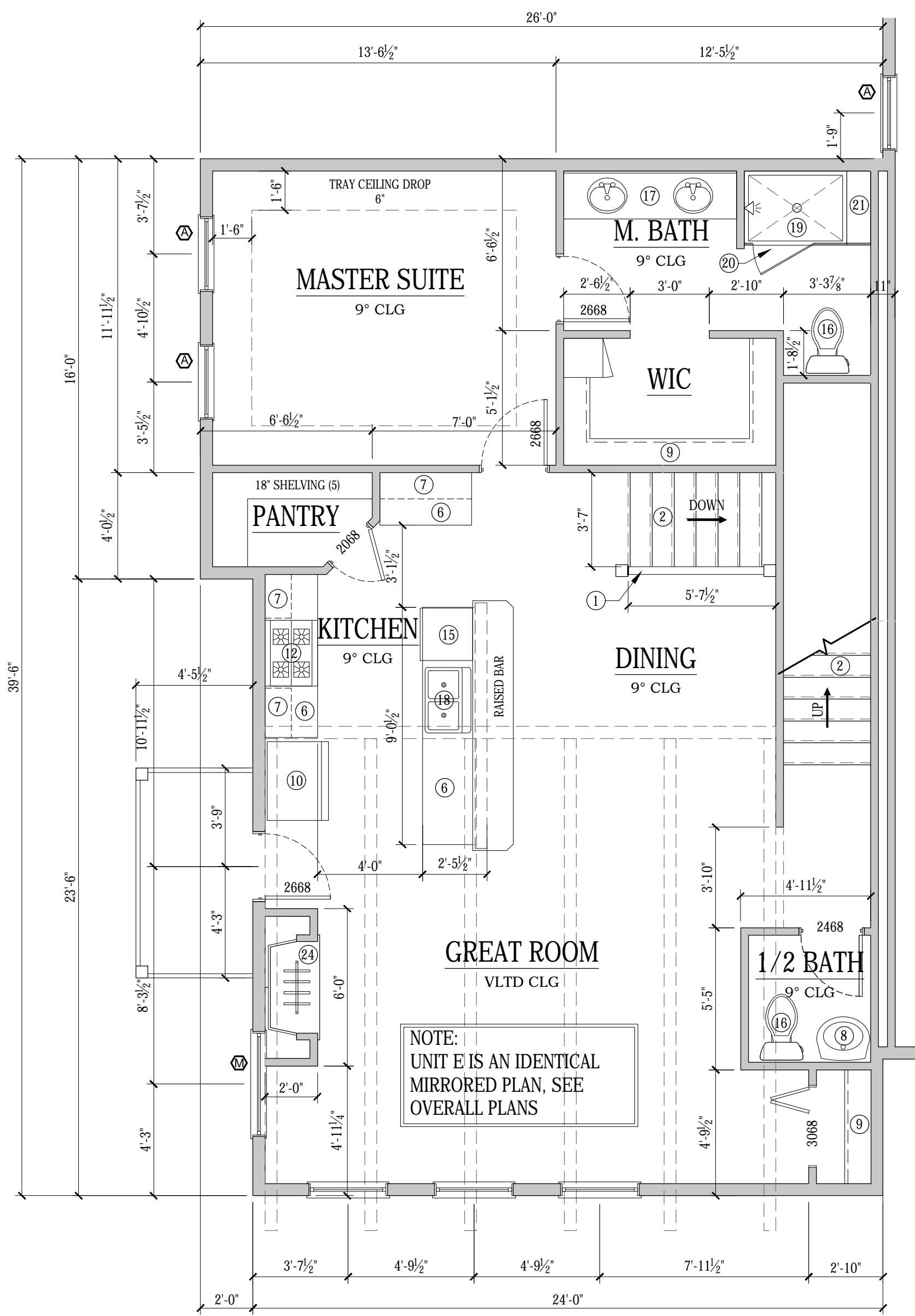
KEYNOTES:

- 1 36" TALL GUARD RAILING, MAX 4" SPACING BETWEEN ALL PENETRATIONS.
- 2 WOOD STAIRS PER IRC, R304, 1" SOLID OAK TREAD CAPS W/ BULLNOSE FRONT EDGE. KNEWL POSTS TO BE KNOTTY ALDER. BOXED KNEWLS TO BE SELECTED BY OWNER. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO FABRICATION.
- 3 WOOD STAIRS PER IRC, R304, FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO FABRICATION.
- 4 36" TALL GUARD RAILING, WOOD RAIL WITH IRON SPINDLES SPACED NO MORE THAN 4".
- 5 36" TALL POWDER COATED STEEL RAILING, MAX 4" SPACING BETWEEN ALL PENETRATIONS.
- 6 BASE CABINETS DESIGNED BY OTHERS AND SELECTED BY OWNERS.
- 7 WALL CABINETS DESIGNED BY OTHERS AND SELECTED BY OWNERS.
- 8 PEDESTAL SINK
- 9 ROD AND SHELF IN CLOSETS, SHELVES ARE TO BE 12" DEEP, U.N.O. SINGLE OR DOUBLE SHELVES TO BE DECIDED BY OWNER.
- 10 REFRIGERATOR W/ ICE MAKER, PROVIDE WATER LINE AND POWER PER SPEC.
- 11 BELOW COUNTER REFRIGERATOR PROVIDE WATER LINE AND POWER PER SPECIFICATIONS.
- 12 GAS RANGE, PROVIDE AIR EXHAUSTING SYSTEM ABOVE PER SPEC. INSTALL PER MANF. RECOMMENDATIONS.
- 13 WASHER
- 14 DRYER, PROVIDE 220v OUTLET
- 15 DISHWASHER
- 16 TOILET AS SELECTED BY OWNER. 15" MIN. CLEARANCE FROM CENTER BOTH SIDES.
- 17 VANITY & SINK SELECTED BY OWNER.
- 18 KITCHEN SINK, PROVIDE DISPOSAL, SWITCH POWER, SEE ELECTRICAL PLANS.
- 19 BUILT IN SHOWER- NO PLUMBING ON EXTERIOR WALLS.
- 20 TEMPERED GLASS SHOWER DOOR.
- 21 FRAMER TO CONSTRUCT 12" DEEP AND 16" TALL BENCH, TOP TO BE SLOPED TO DRAIN, COVER WOOD BENCH WITH CONTINUOUS RUBBER MEMBRANE.
- 22 FLOOR DRAIN
- 23 HOSE SPIGOT, FREEZE PROOF
- 24 DIRECT VENT GAS FIREPLACE, INSTALLED PER MANUF. RECOMMENDATIONS, TO BE INSPECTED BY THE CITY.
- 25 ATTIC ACCESS, THE ROUGHED-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER IRC.
- 26 WOOD OR COMPOSITE DECKING PER BUILDER.
- 27 4" REINFORCED CONC. SLAB W/ EXPANSION JOINTS AT PERIMETER AND CONTROL JOINTS (TYP) SLOPE AT 1/4" PER FOOT TO OH DOOR (RE: STRUCTURAL)
- 28 CONCRETE PORCH/PATIO SLAB, 4" THICK WITH TURNED DOWN EDGE (RE: STRUCT). PROVIDE CONCRETE STEPS TO GRADE (FIELD VERIFY), WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN 1/4" PER FT. AWAY FROM BUILDING.
- 29 DUCTWORK FOR HVAC SYSTEM ABOVE. FRAMER TO DROP WOOD FRAMING AROUND DUCTWORK AFTER ALL DUCTWORK AND PLUMBING ARE COMPLETED, BEFORE ELECTRICAL WORK BEGINS.
- 30 STEP DOWN FOUNDATION PER GRADING PLAN, BUILDER TO VERIFY ALL CONCRETE FOUNDATION WALL HEIGHTS TO CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY.
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- 32 SUMP PUMP WITH ALARM INSTALLED BY LICENSED PLUMBER. FOUNDATION PERIMETER DRAIN AND WINDOW WELL DRAINS ARE TO FEED INTO THIS SUMP PIT. PIPES AND PIT TO BE INSPECTED BY THE GEO-TECH ENGINEER PRIOR TO BACKFILL. CONTRACTOR TO CHECK PIT FOR MOISTURE EVERY WEEK DURING CONSTRUCTION.
- 33 HIGH EFFICIENCY FURNACE TO DIRECT VENT TO THE EXTERIOR THRU THE OUTSIDE WALL RIM JOIST. INSTALL PER MANF. RECOMMENDATIONS AND CITY CODE.
- 34 GAS GRILL BUILT INTO STEEL STUD FRAMING AND BRICK VENEER. OWNER TO PROVIDE SPECIFICATIONS FOR GRILL PRIOR TO CONSTRUCTION OF WALLS AND CAP.
- 35 WATER HEATER, INSTALL PER MANUF. RECOMMENDATIONS AND CITY CODE



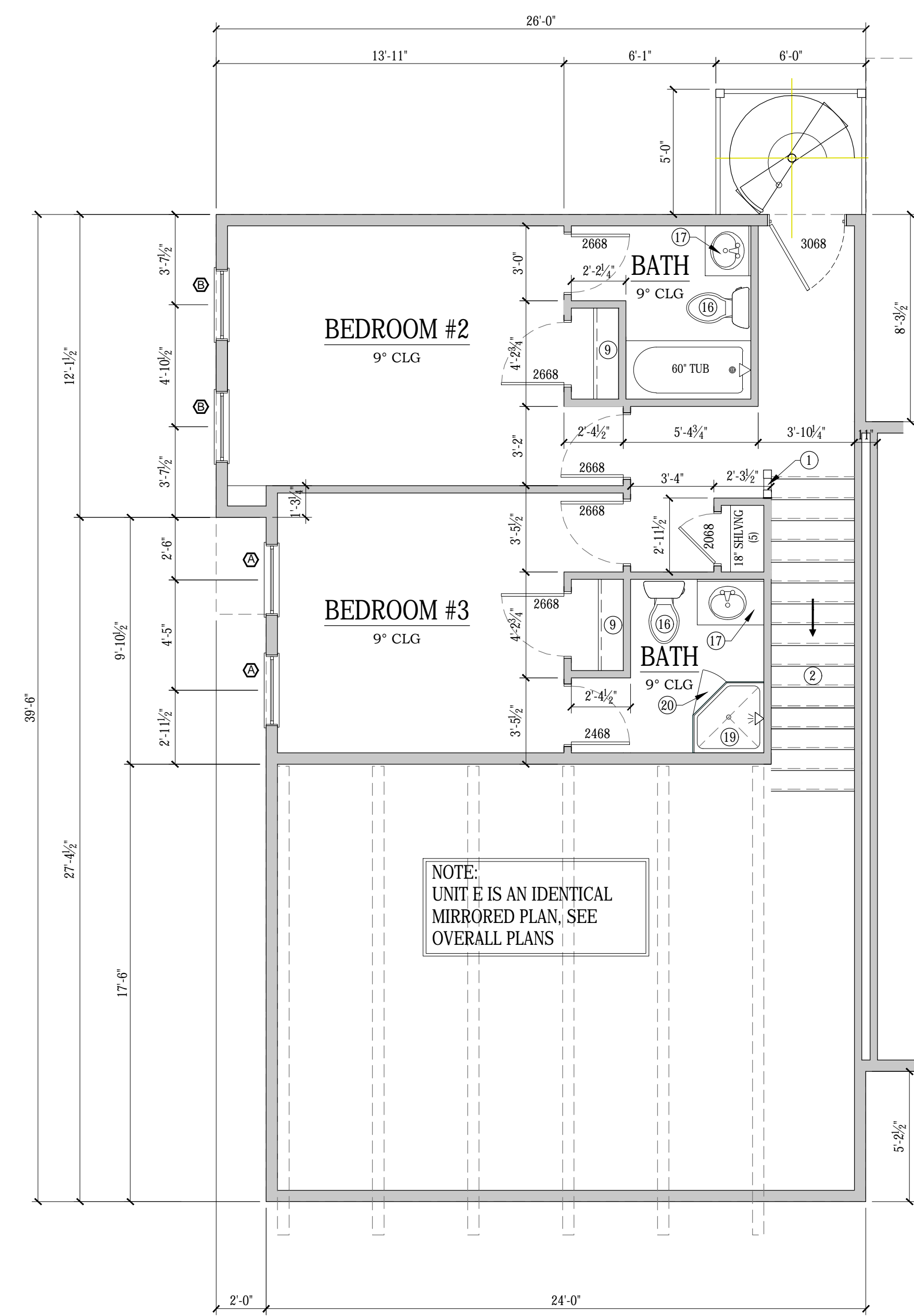
UNIT A&C MAIN FLOOR PLAN

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



UNIT A&C 2ND FLOOR PLAN

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



UNIT A&C 3RD FLOOR PLAN

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



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

DRAWN BY: JAC

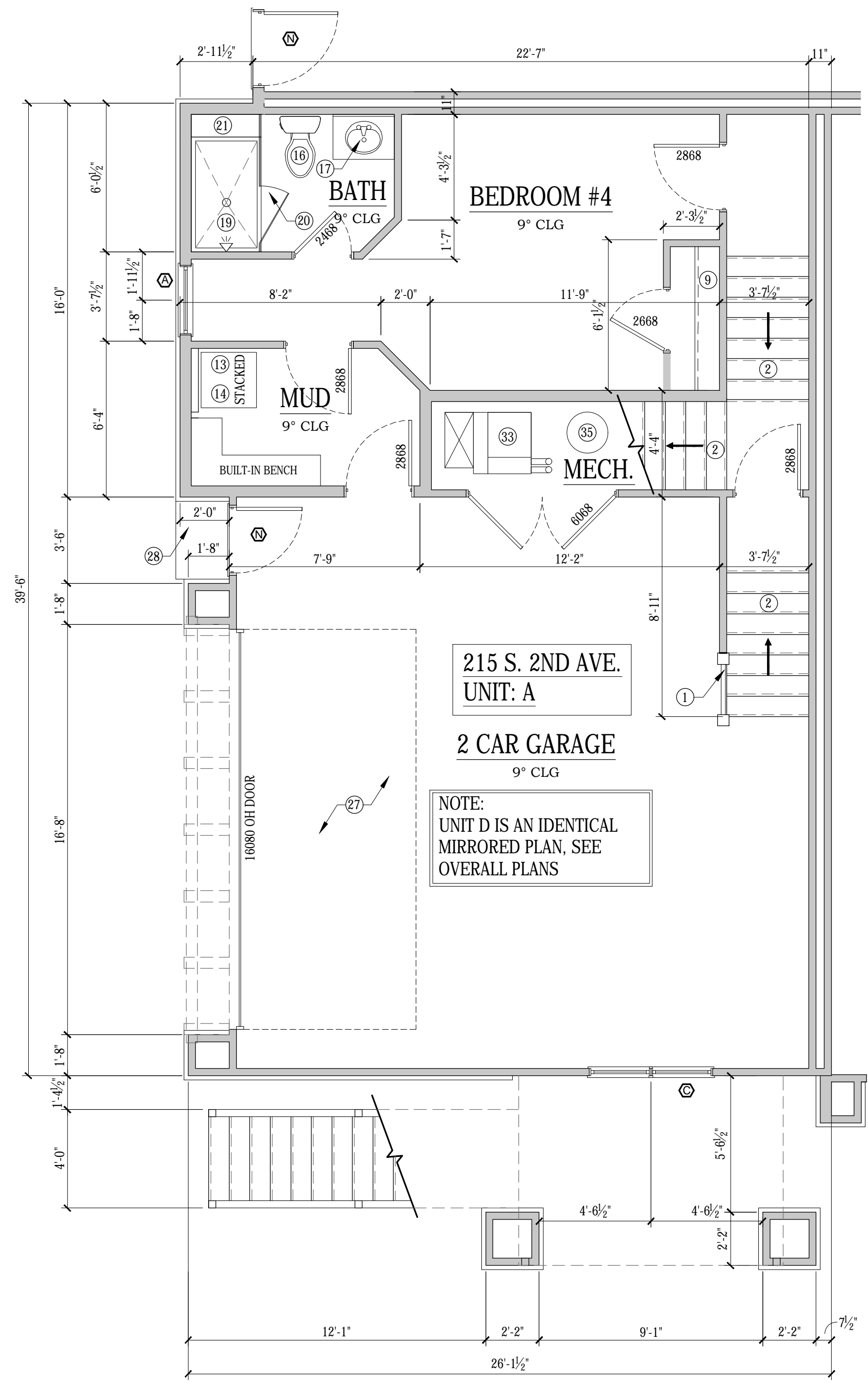
ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17

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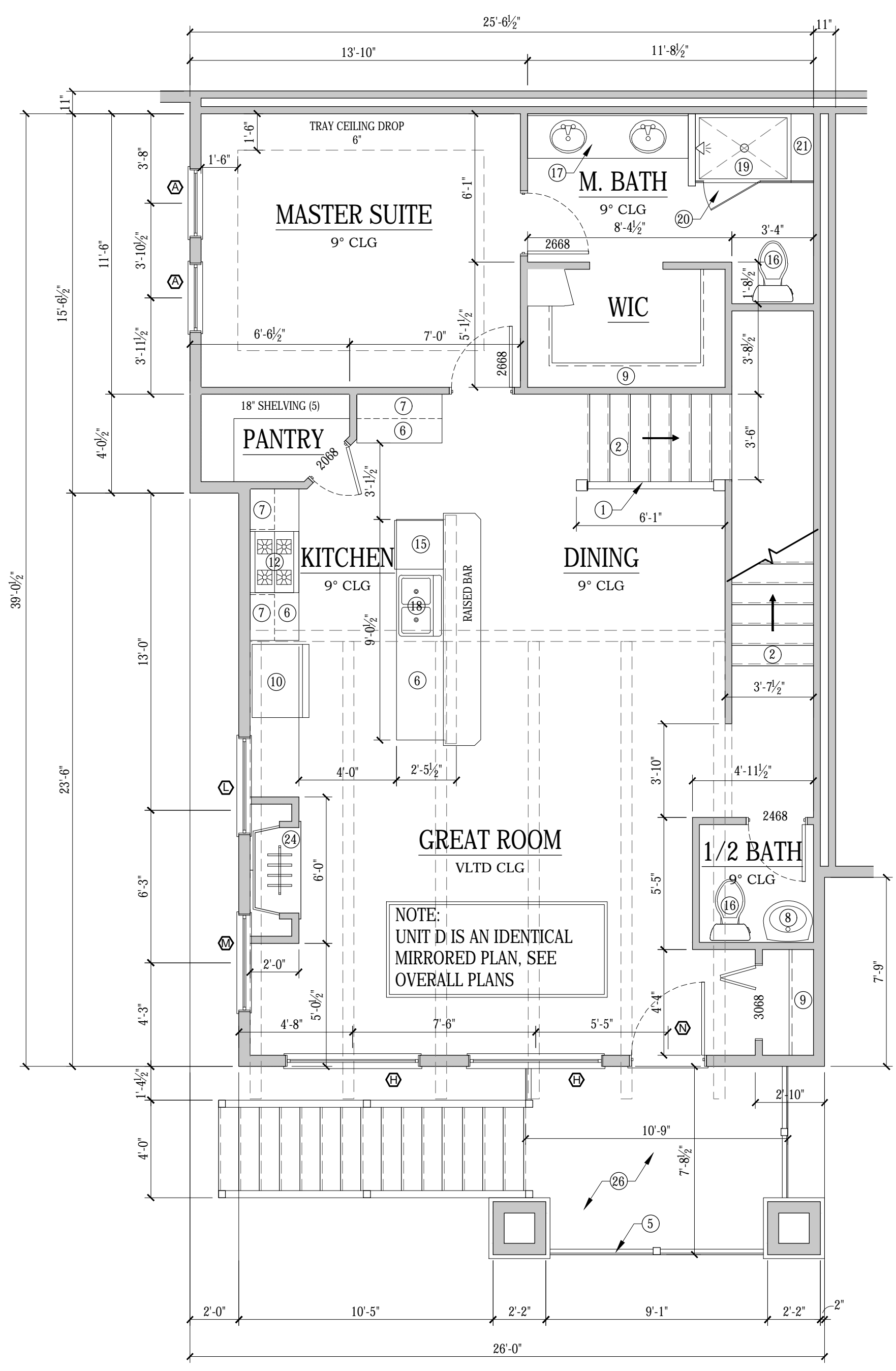
A1.4

TAG	QTY.	SIZE	TYPE	GRIDS?	SWING	NOTES:
10	2	2'-10" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
2	2	2'-10" x 4'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
9	2	5'-0" x 5'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
9	2	3'-0" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
2	2	2'-6" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
2	2	2'-10" x 5'-10"	CASEMENT	YES		ALUM. CLAD WD WINDOW
2	2	2'-10" x 6'-10"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
2	2	5'-6" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
2	2	3'-10" x 3'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
1	1	2'-10" x 2'-10"	FIXED	YES		ALUM. CLAD WD WINDOW
6	6	1'-6" x 1'-6"	FIXED	NO		ALUM. CLAD WD WINDOW
1	1	4'-0" x 10'-0"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
1	1	4'-0" x 7'-8"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
4	4	3'-0" x 8'-0"	SINGLE DOOR	YES	RH/LH	ALUM. CLAD WD DOOR/FULL LT.

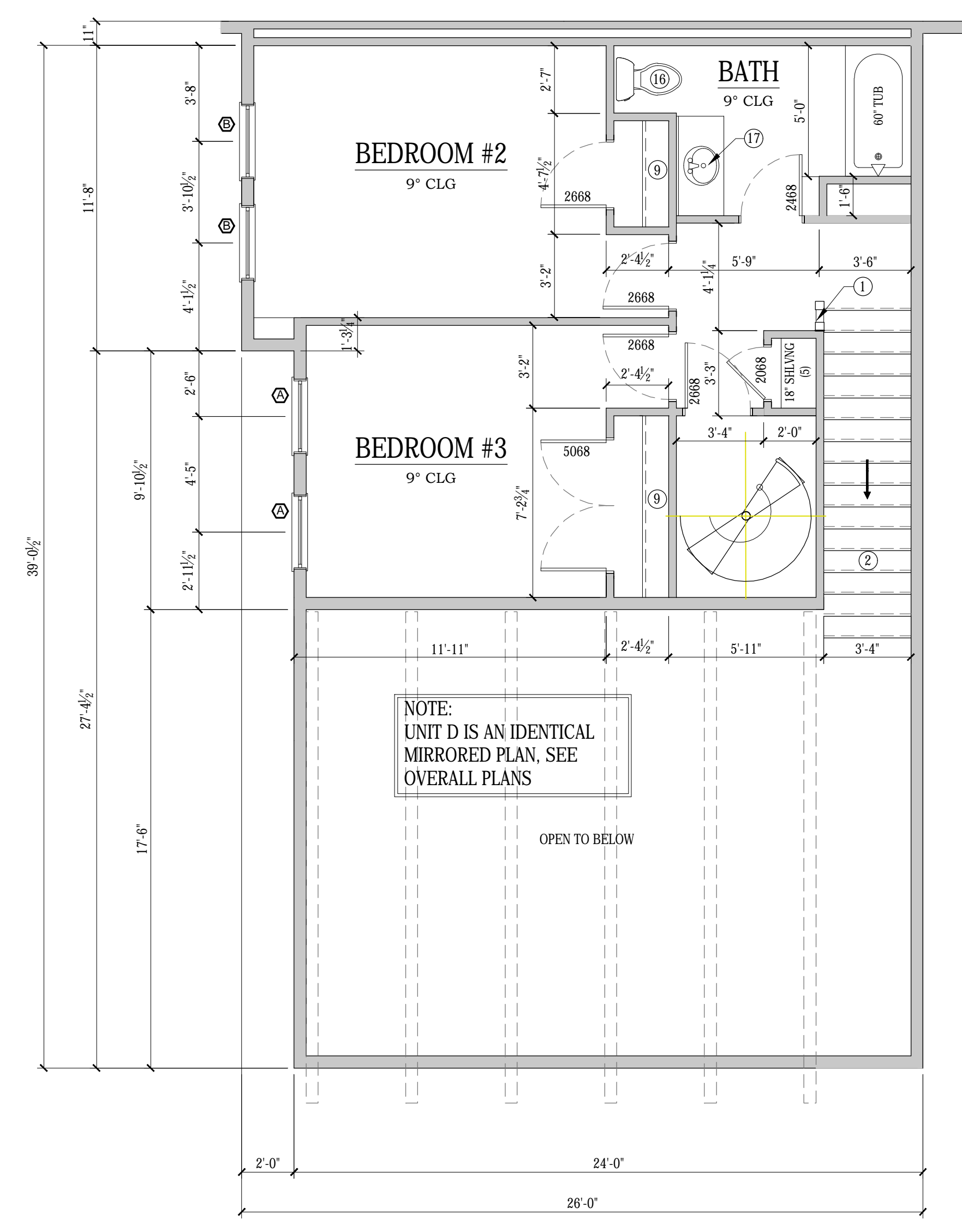
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UNIT B&D MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B&D 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B&D THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

DRAWN BY: JAC

ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17

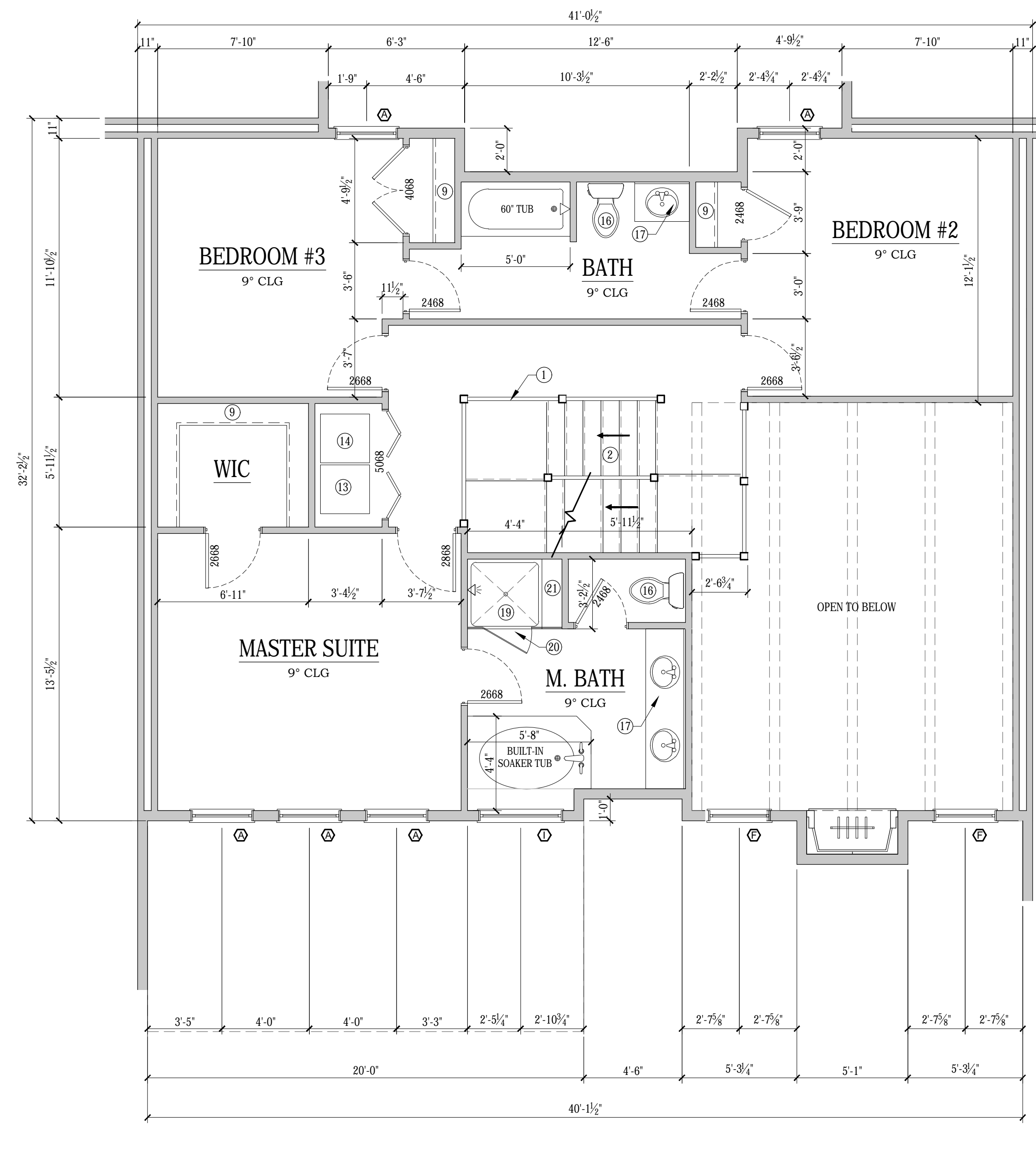
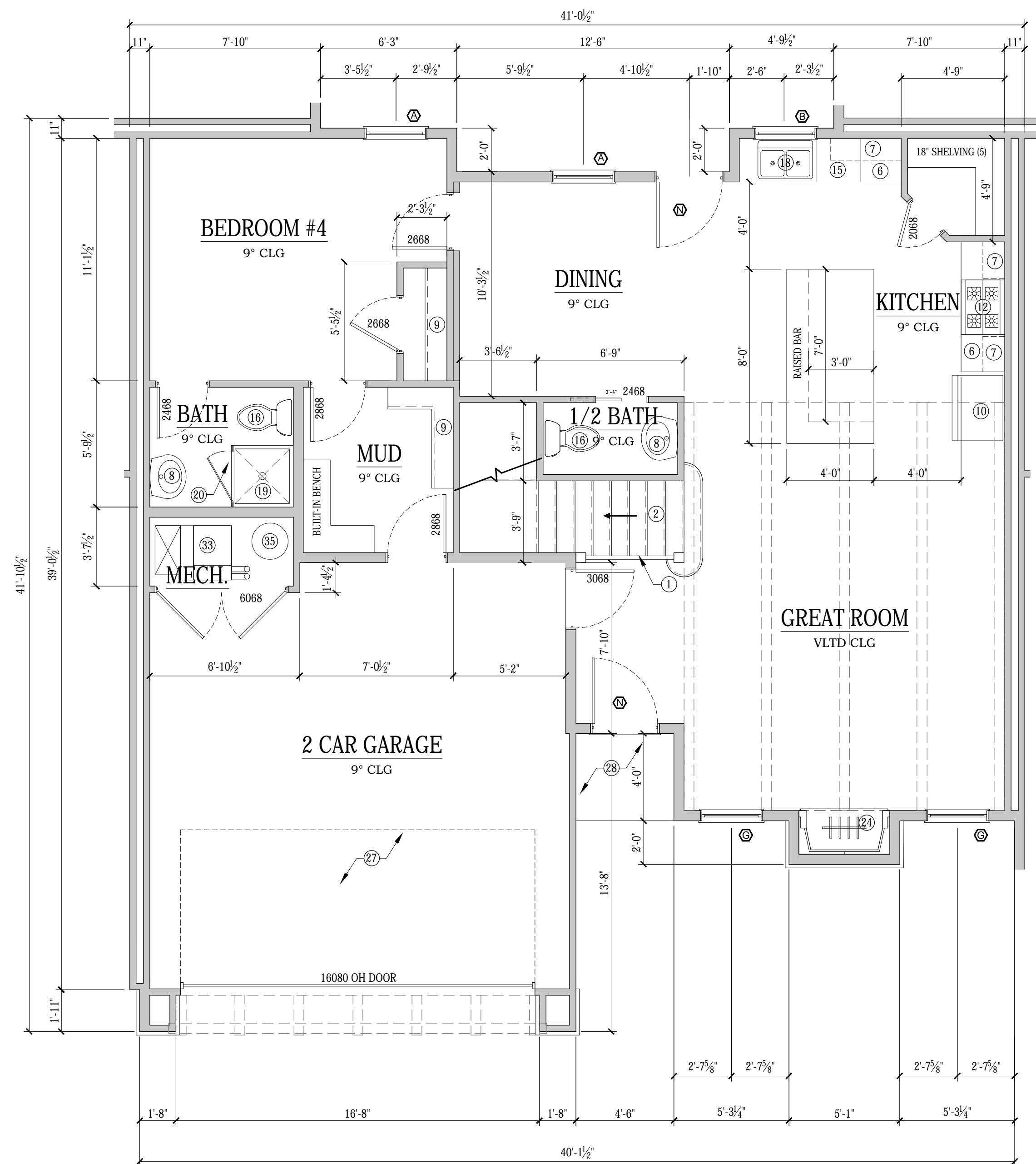
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A1.5
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TAG	QTY.	SIZE	TYPE	GRIDS?	SWING	NOTES:
Ⓜ	10	2'-10" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	2'-10" x 4'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	5'-0" x 5'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
Ⓜ	9	3'-0" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	2'-6" x 5'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	2'-10" x 5'-10"	CASEMENT	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	2'-10" x 6'-10"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	5'-6" x 7'-0"	CASEMENT-MULLED	YES		ALUM. CLAD WD WINDOW
Ⓜ	2	3'-10" x 3'-0"	CASEMENT	YES		ALUM. CLAD WD WINDOW
Ⓜ	1	2'-10" x 2'-10"	FIXED	YES		ALUM. CLAD WD WINDOW
Ⓜ	6	1'-6" x 1'-6"	FIXED	NO		ALUM. CLAD WD WINDOW
Ⓜ	1	4'-0" x 10'-0"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
Ⓜ	1	4'-0" x 7'-8"	FIXED-MULLED TRAP.	YES		ALUM. CLAD WD WINDOW
Ⓜ	4	3'-0" x 8'-0"	SINGLE DOOR	YES	RH/LH	ALUM. CLAD WD DOOR/FULL LT.

KEYNOTES:

- ① 36" TALL GUARD RAILING, MAX 4" SPACING BETWEEN ALL PENETRATIONS.
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- ㉟ WATER HEATER, INSTALL PER MANUF. RECOMMENDATIONS AND CITY CODE



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

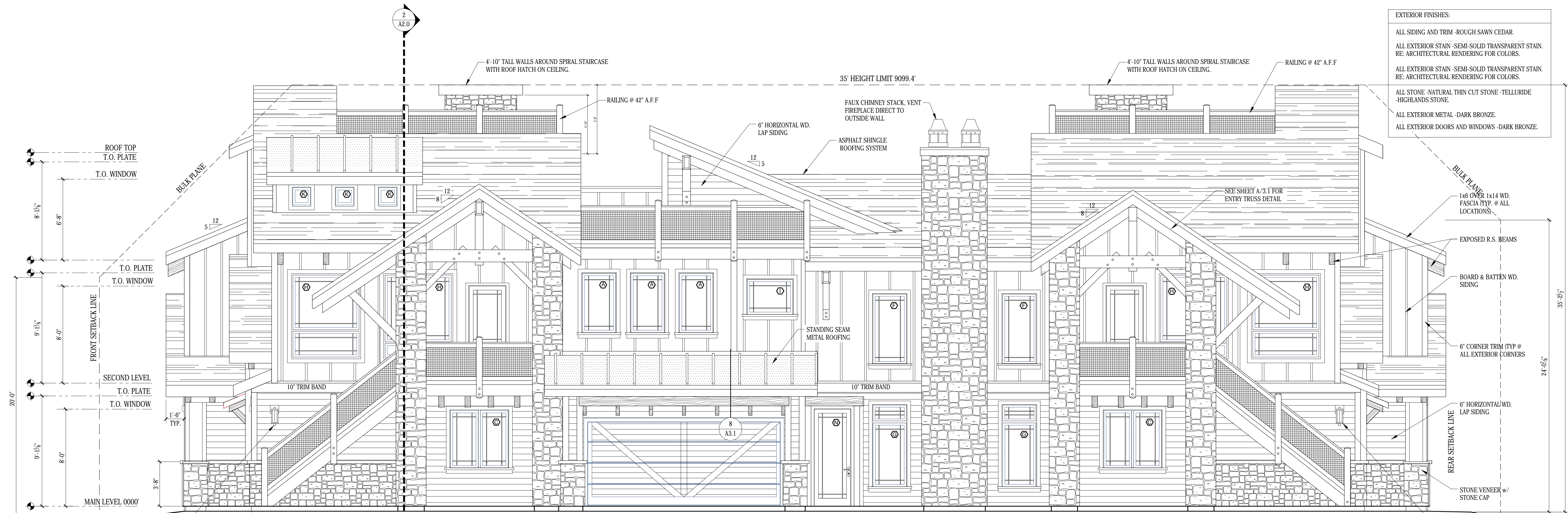
DRAWN BY: JAC	
ISSUE	DATE
SITE DEVELOPMENT PLAN	12-28-16
SITE DEVELOPMENT - RESUBMITTAL	01-02-17

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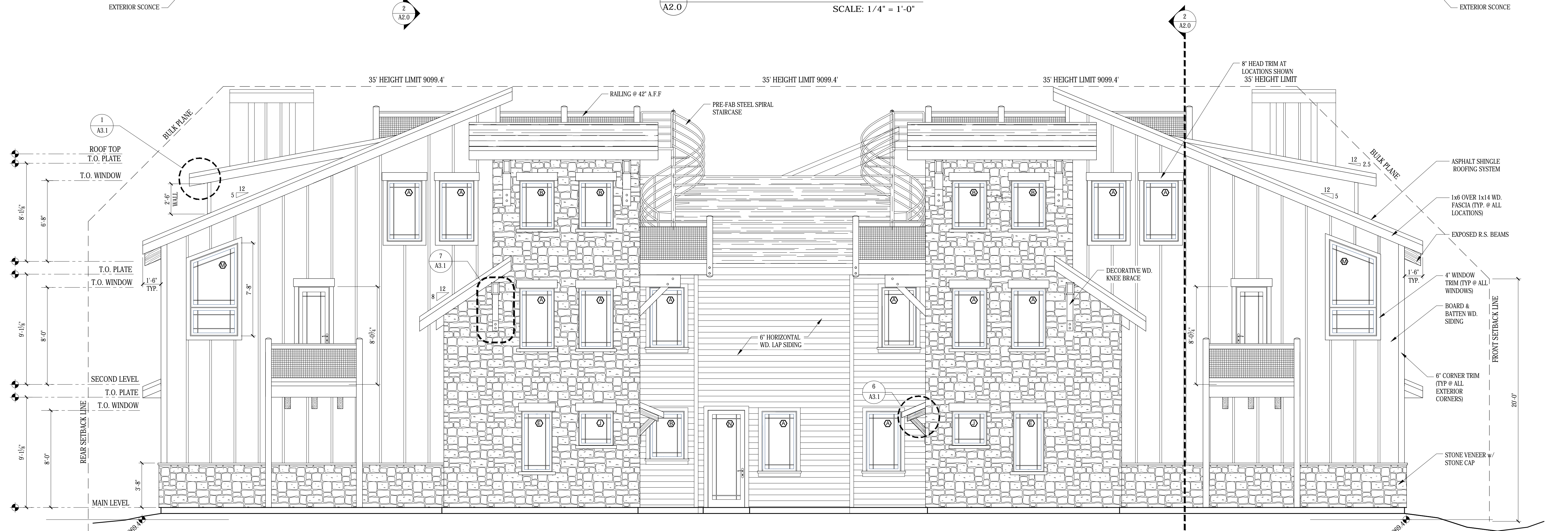
EXTERIOR FINISHES:
 ALL SIDING AND TRIM - ROUGH SAWN CEDAR.
 ALL EXTERIOR STAIN - SEMI-SOLID TRANSPARENT STAIN.
 RE: ARCHITECTURAL RENDERING FOR COLORS.
 ALL EXTERIOR STAIN - SEMI-SOLID TRANSPARENT STAIN.
 RE: ARCHITECTURAL RENDERING FOR COLORS.
 ALL STONE - NATURAL THIN CUT STONE - TELLURIDE
 - HIGHLANDS STONE.
 ALL EXTERIOR METAL - DARK BRONZE.
 ALL EXTERIOR DOORS AND WINDOWS - DARK BRONZE.



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO



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



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

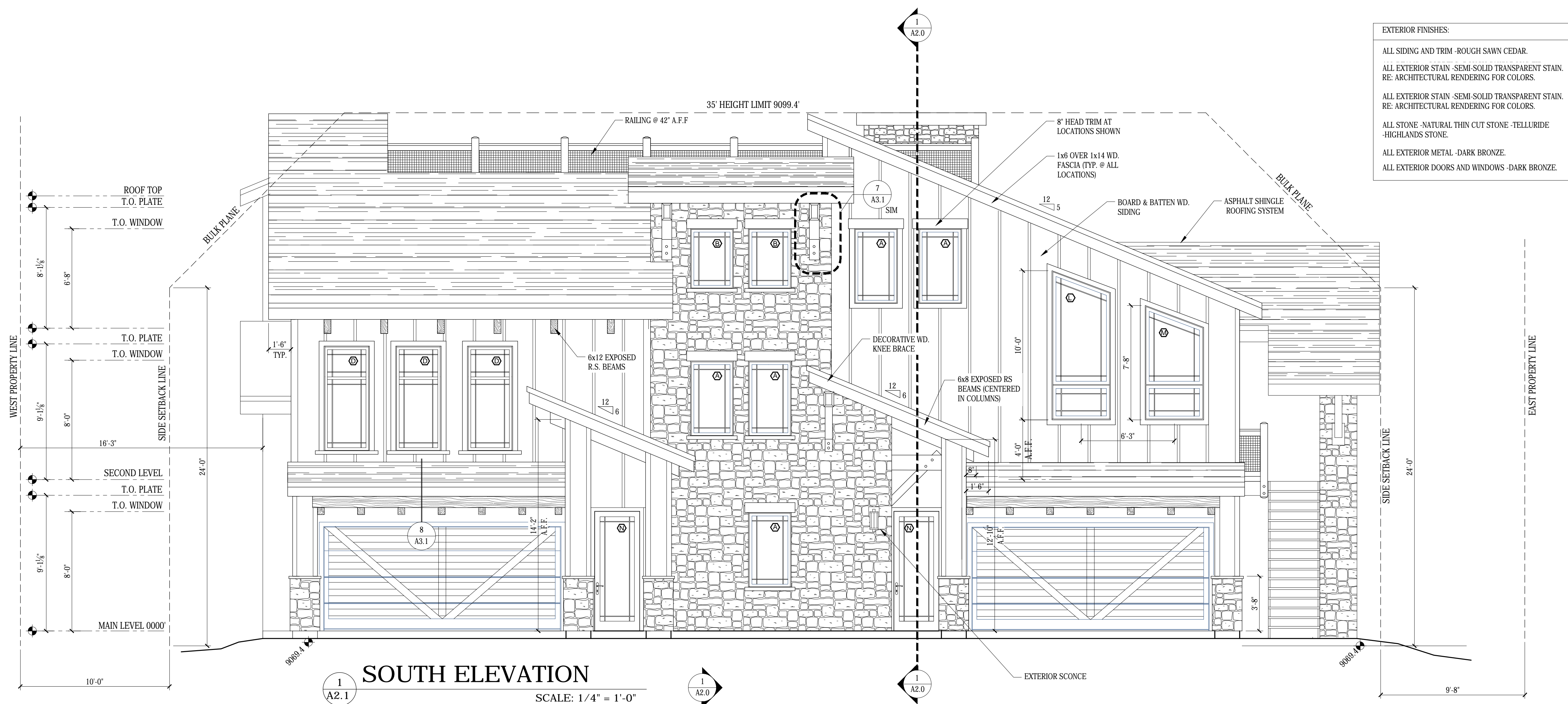
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12-28-16	SITE DEVELOPMENT PLAN
01-02-17	SITE DEVELOPMENT - RESUBMITTAL

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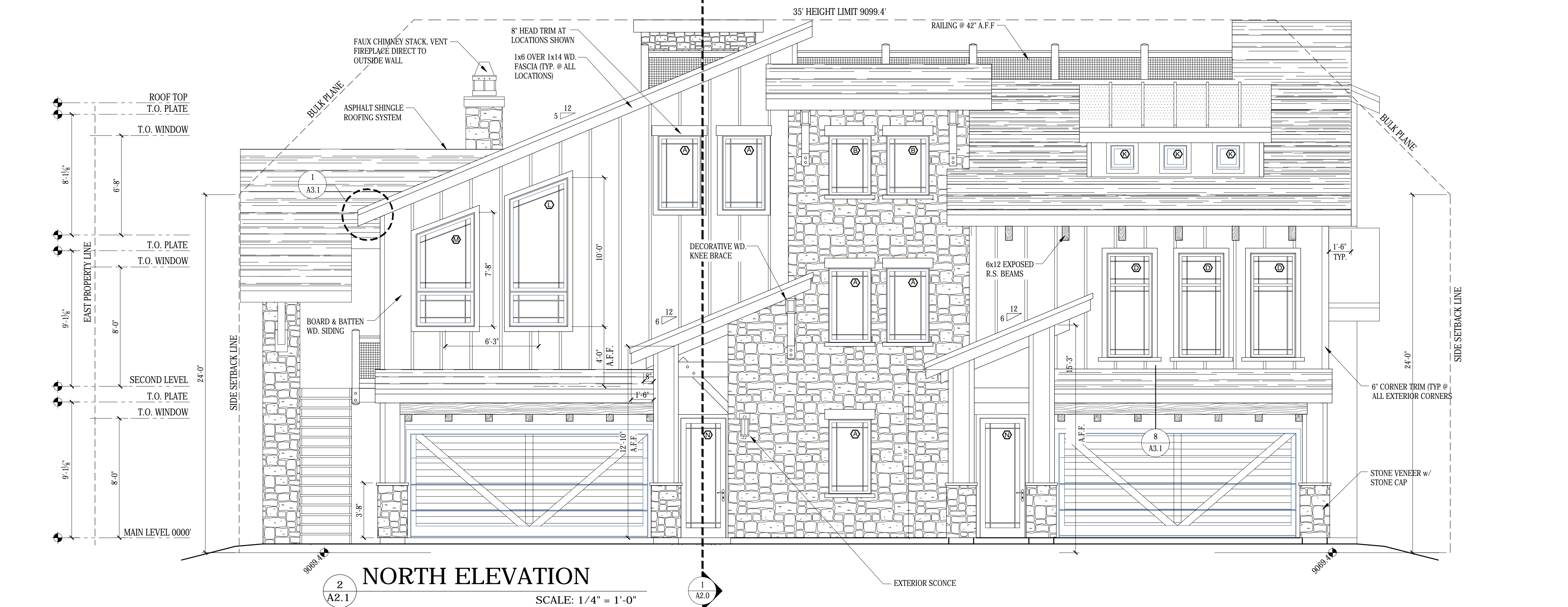
A2.0

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SOUTH ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISHES:

- ALL SIDING AND TRIM - ROUGH SAWN CEDAR.
- ALL EXTERIOR STAIN - SEMI-SOLID TRANSPARENT STAIN. RE: ARCHITECTURAL RENDERING FOR COLORS.
- ALL EXTERIOR STAIN - SEMI-SOLID TRANSPARENT STAIN. RE: ARCHITECTURAL RENDERING FOR COLORS.
- ALL STONE - NATURAL THIN CUT STONE - TELLURIDE - HIGHLANDS STONE.
- ALL EXTERIOR METAL - DARK BRONZE.
- ALL EXTERIOR DOORS AND WINDOWS - DARK BRONZE.



MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

DRAWN BY: JAC

ISSUE	DATE
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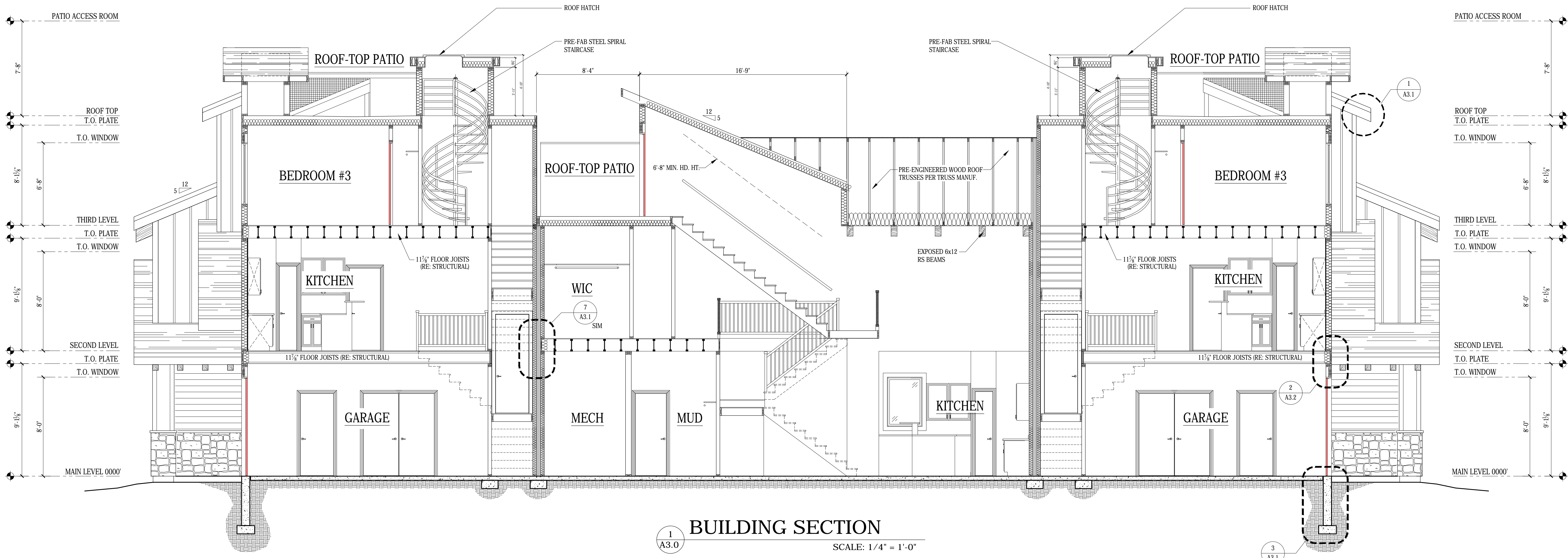
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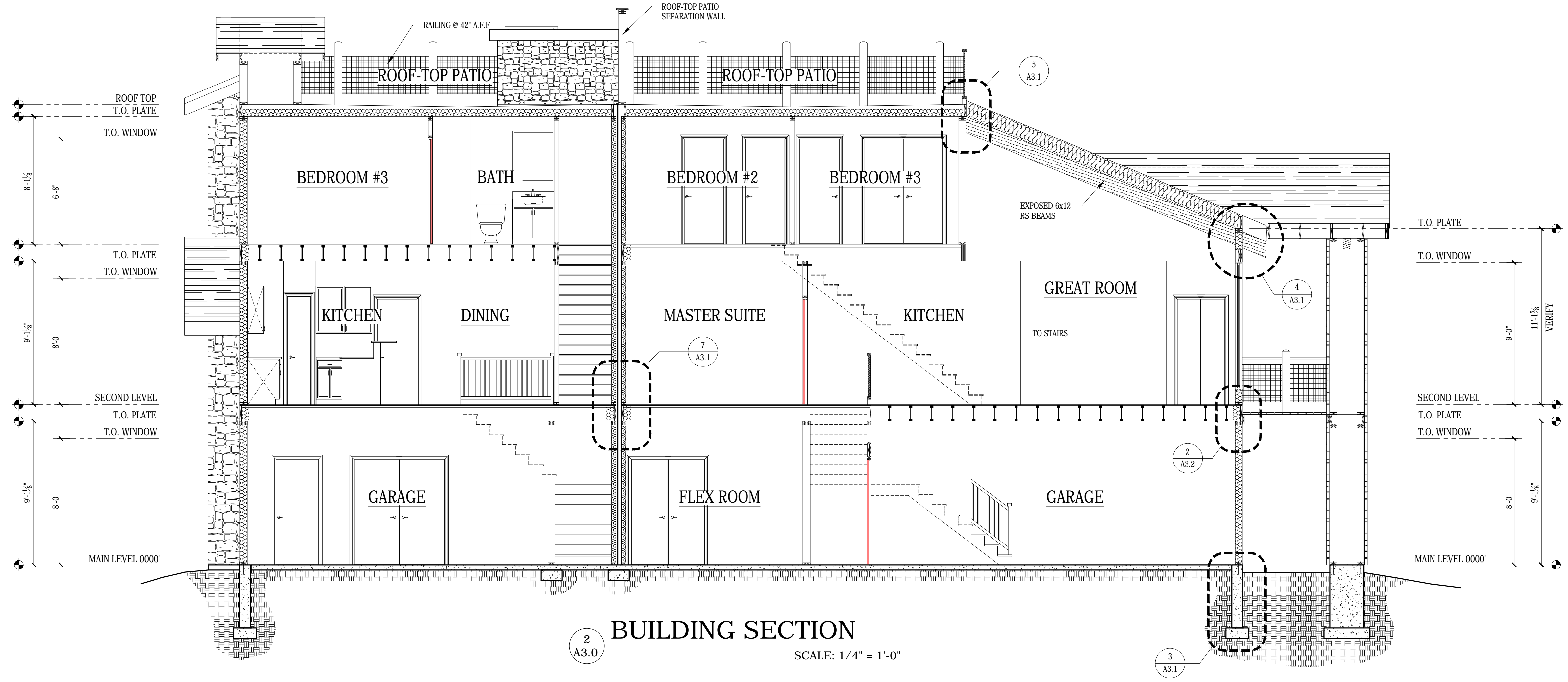
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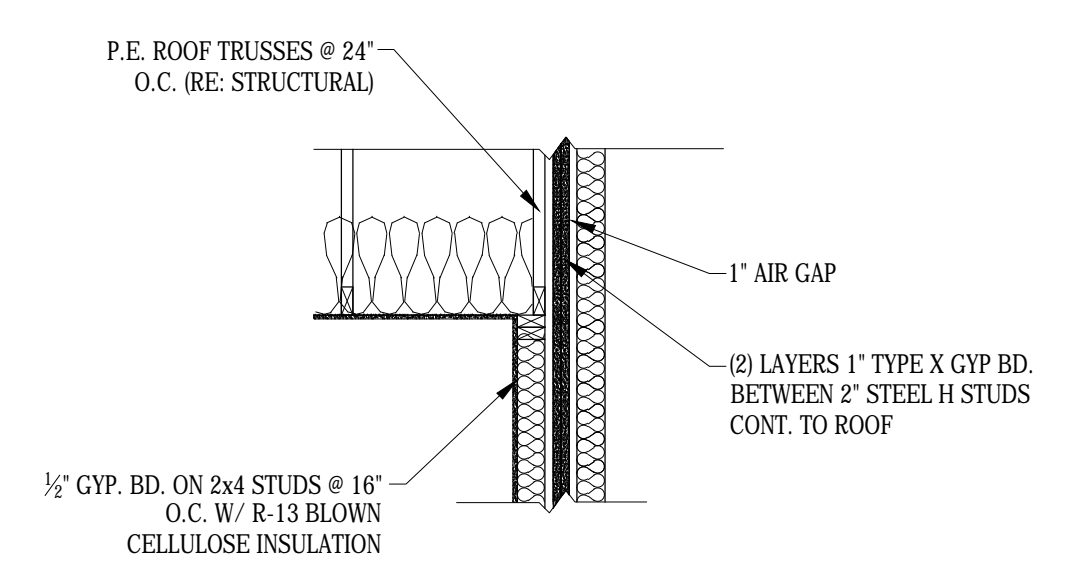
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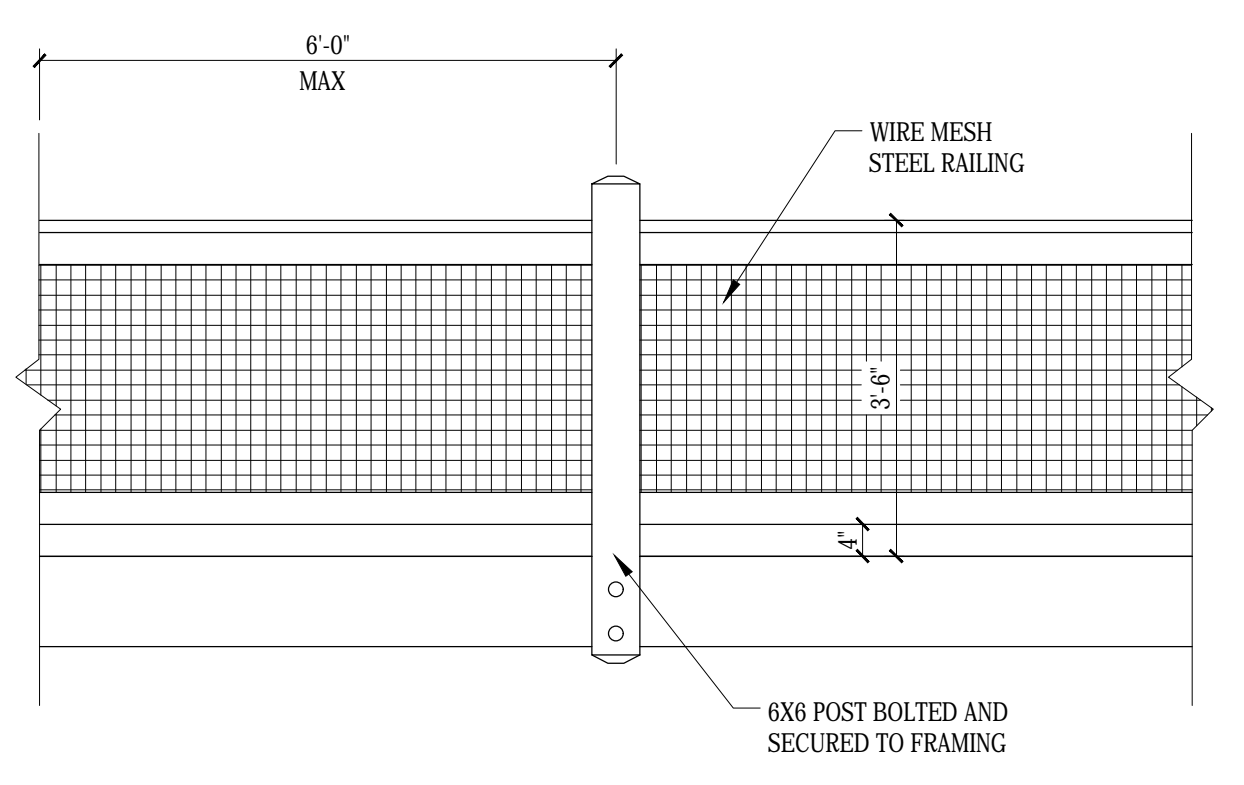
1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



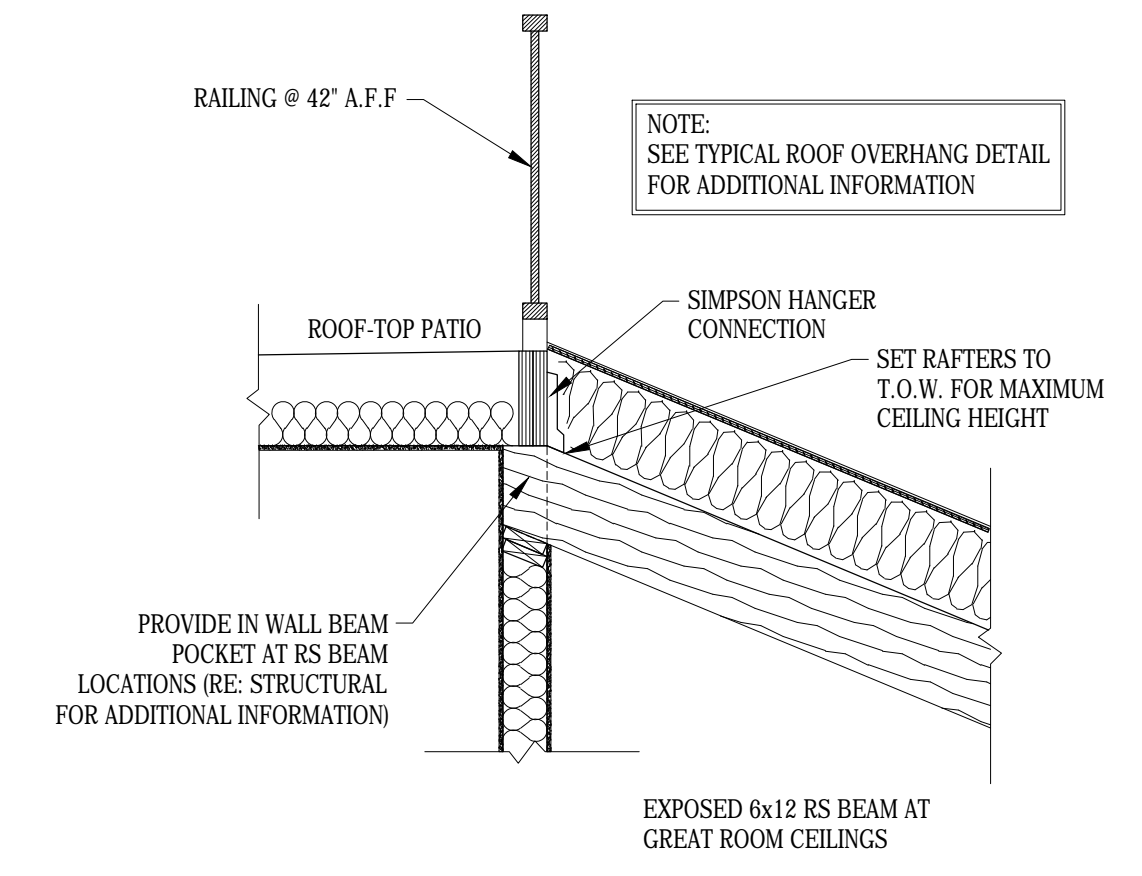
2 BUILDING SECTION
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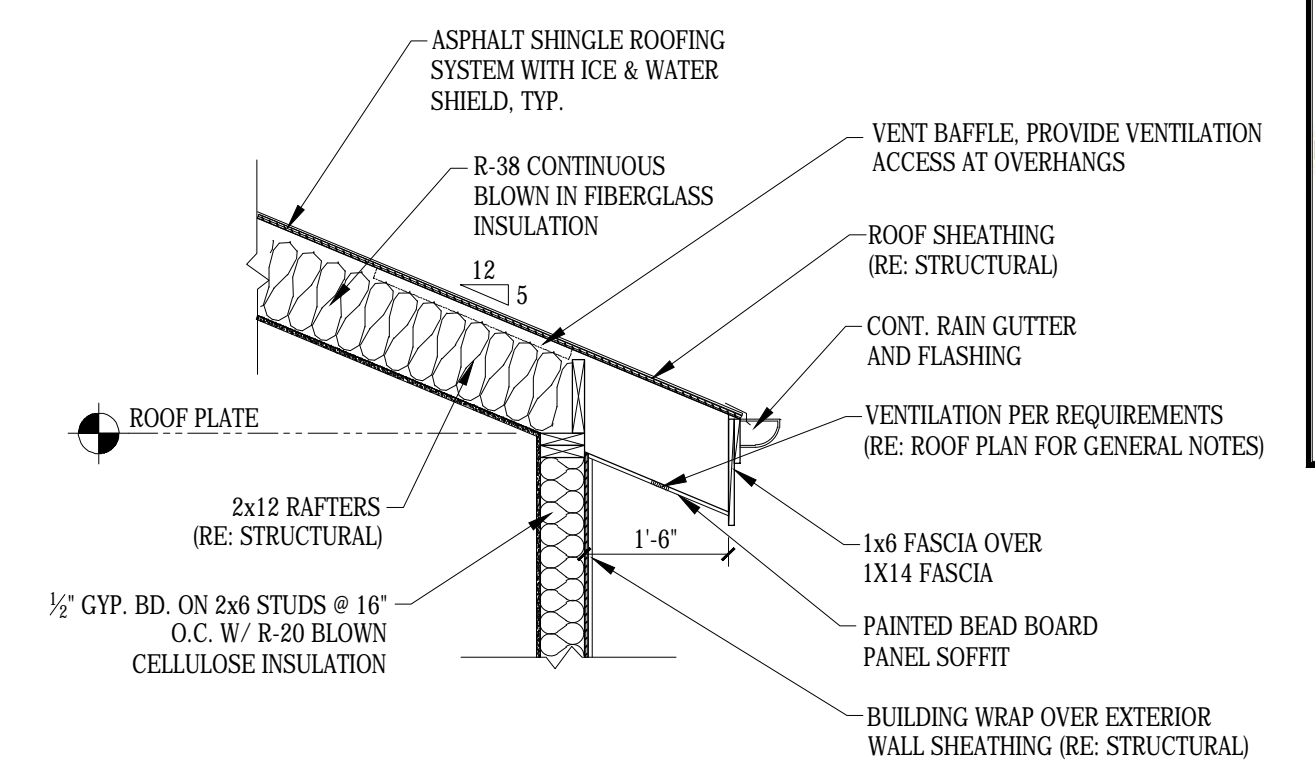
12 A3.1 **ROOF TO PARTY WALL**
SCALE: 1/2" = 1'-0"



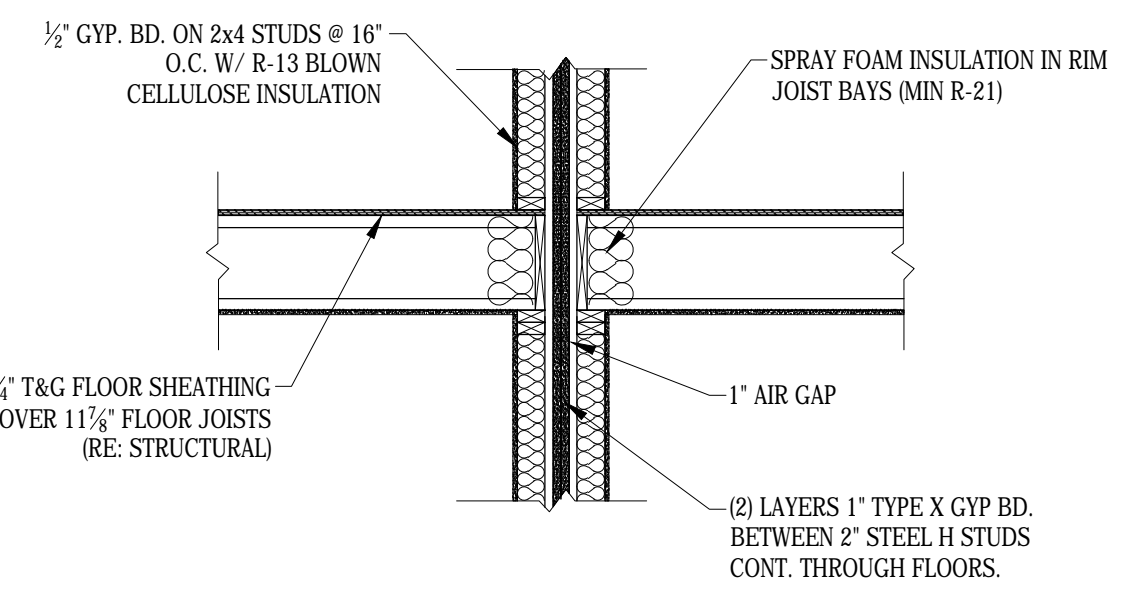
9 A3.1 **EXTERIOR RAILING**
SCALE: 1/2" = 1'-0"



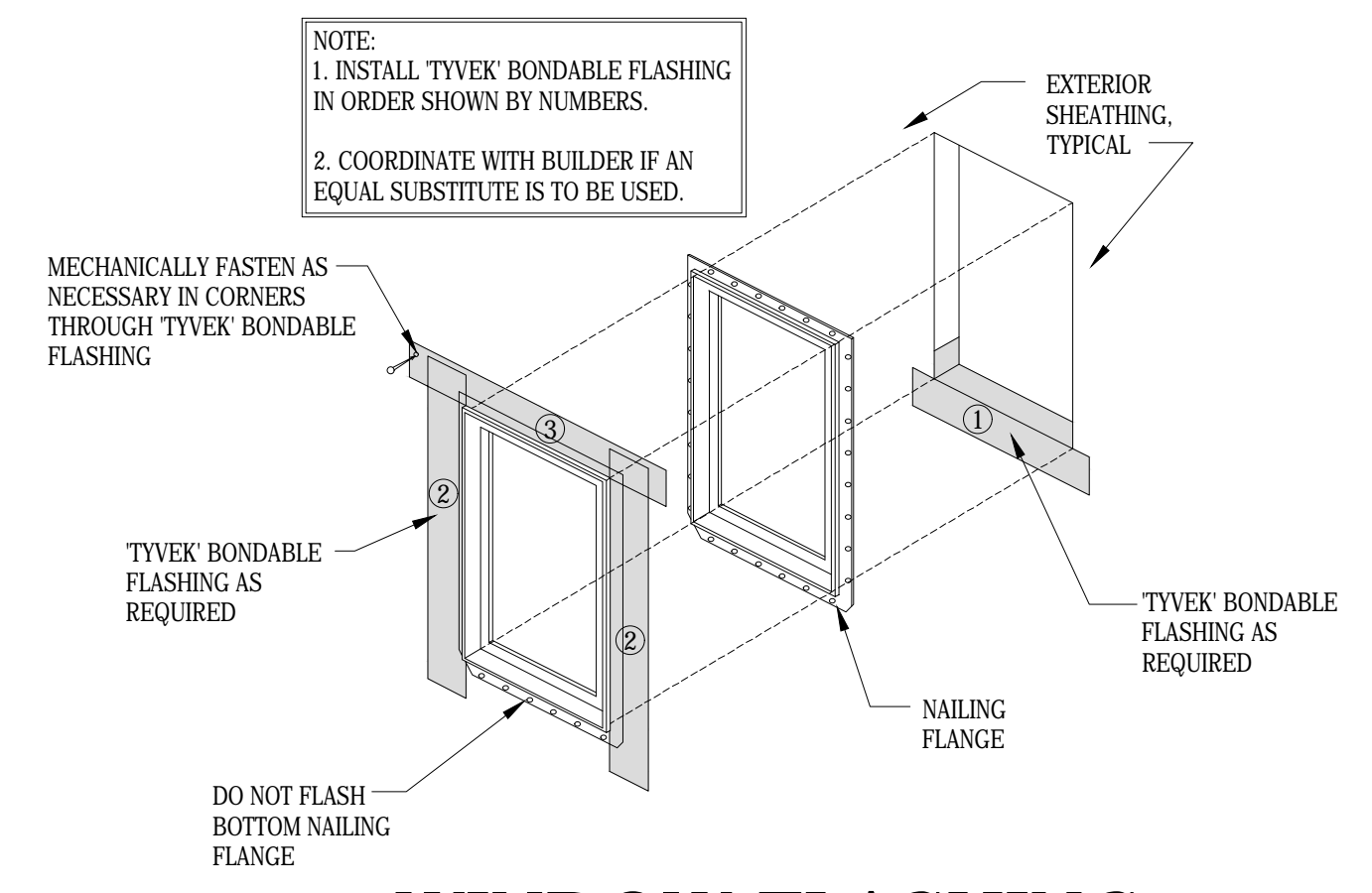
5 A3.1 **CEILING AT EXP. BEAMS**
SCALE: 1/2" = 1'-0"



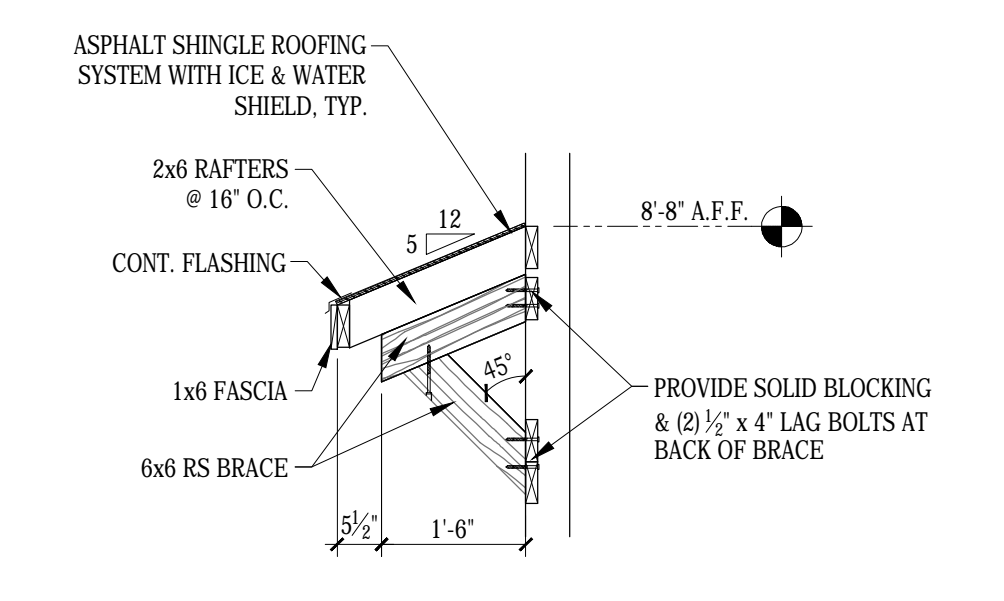
1 A3.1 **TYP. ROOF OVERHANG**
SCALE: 1/2" = 1'-0"



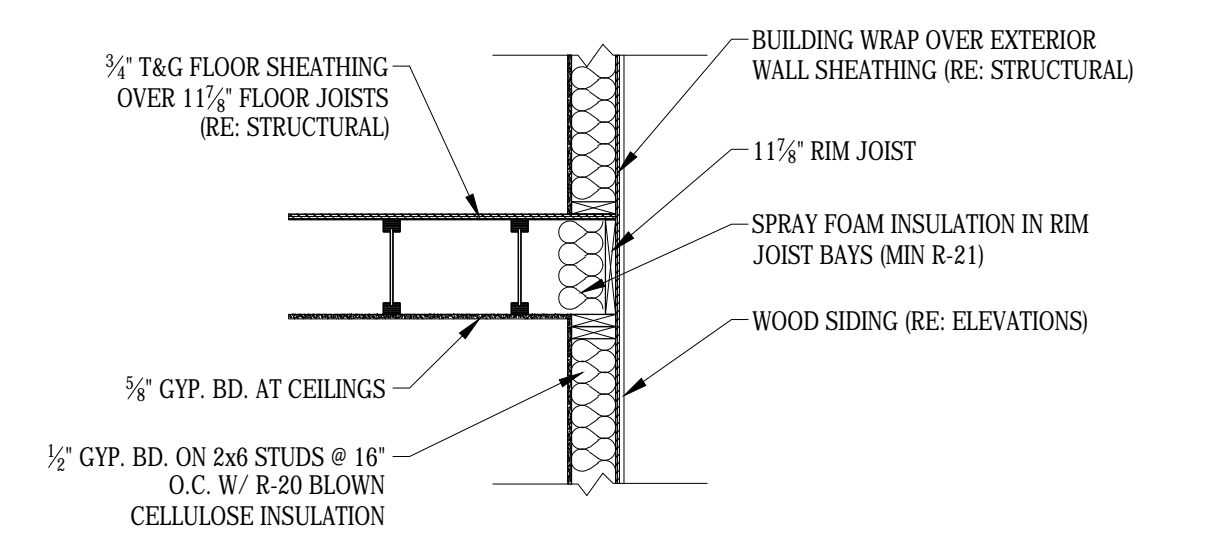
13 A3.1 **FLOOR TO PARTY WALL**
SCALE: 1/2" = 1'-0"



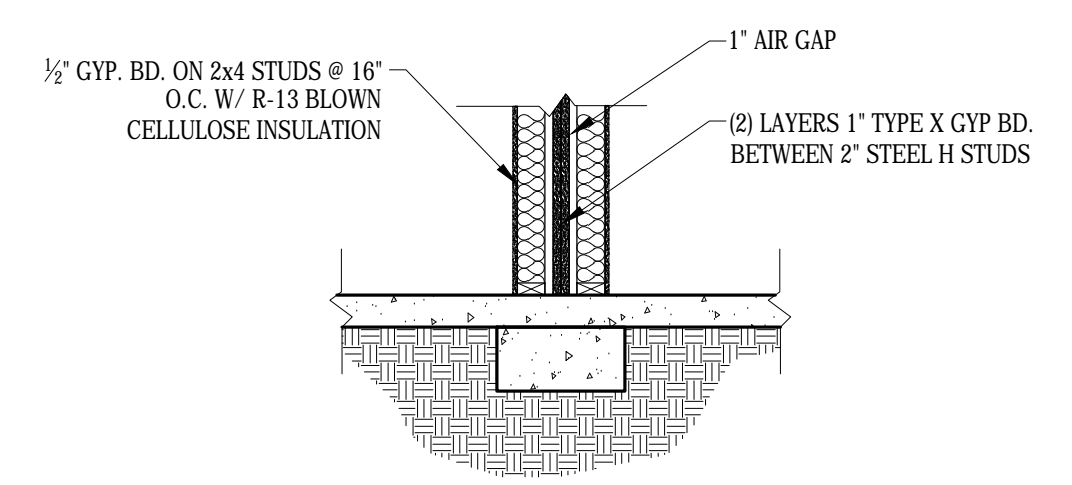
10 A3.1 **WINDOW FLASHING**
SCALE: NTS



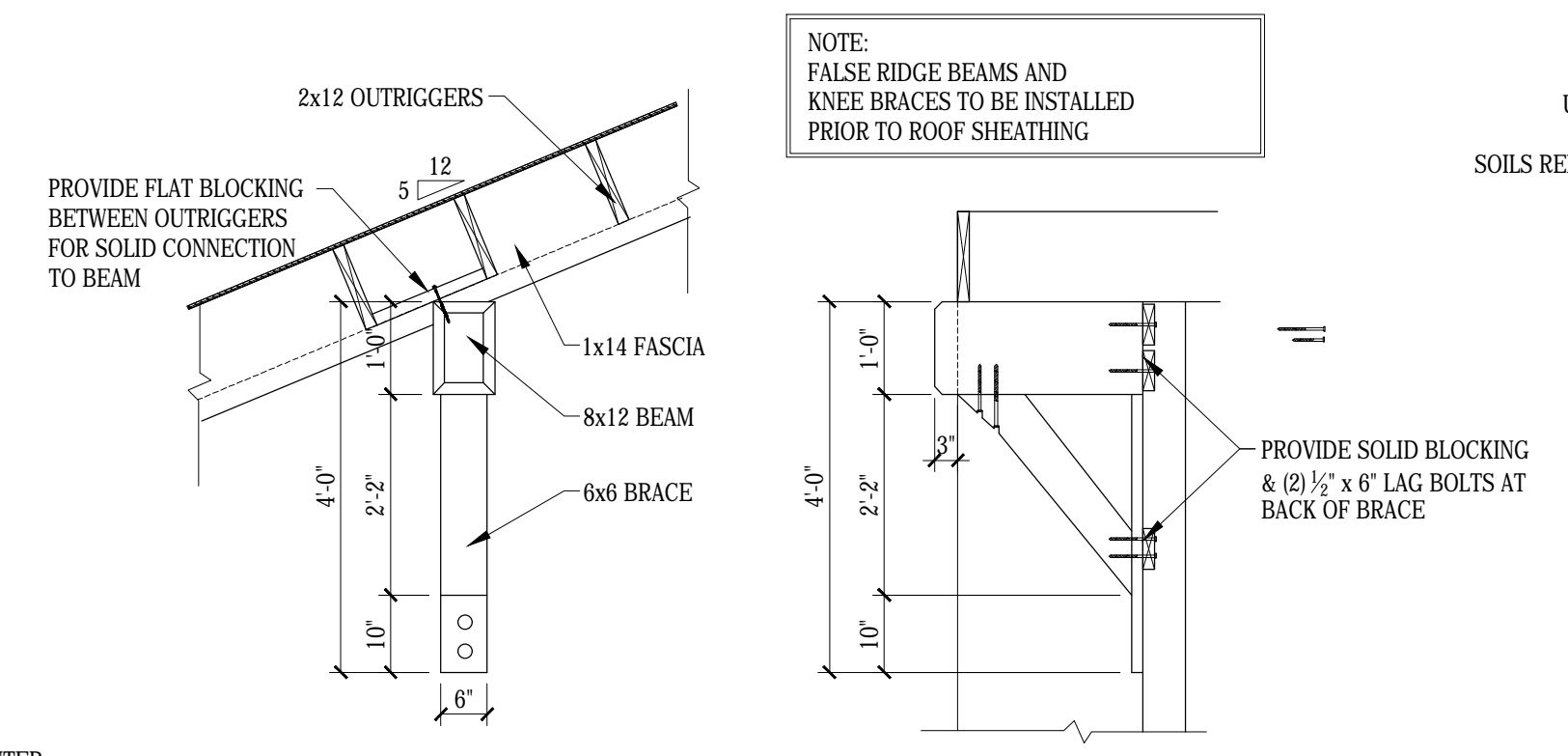
6 A3.1 **ENTRY SHED ROOF**
SCALE: 1/2" = 1'-0"



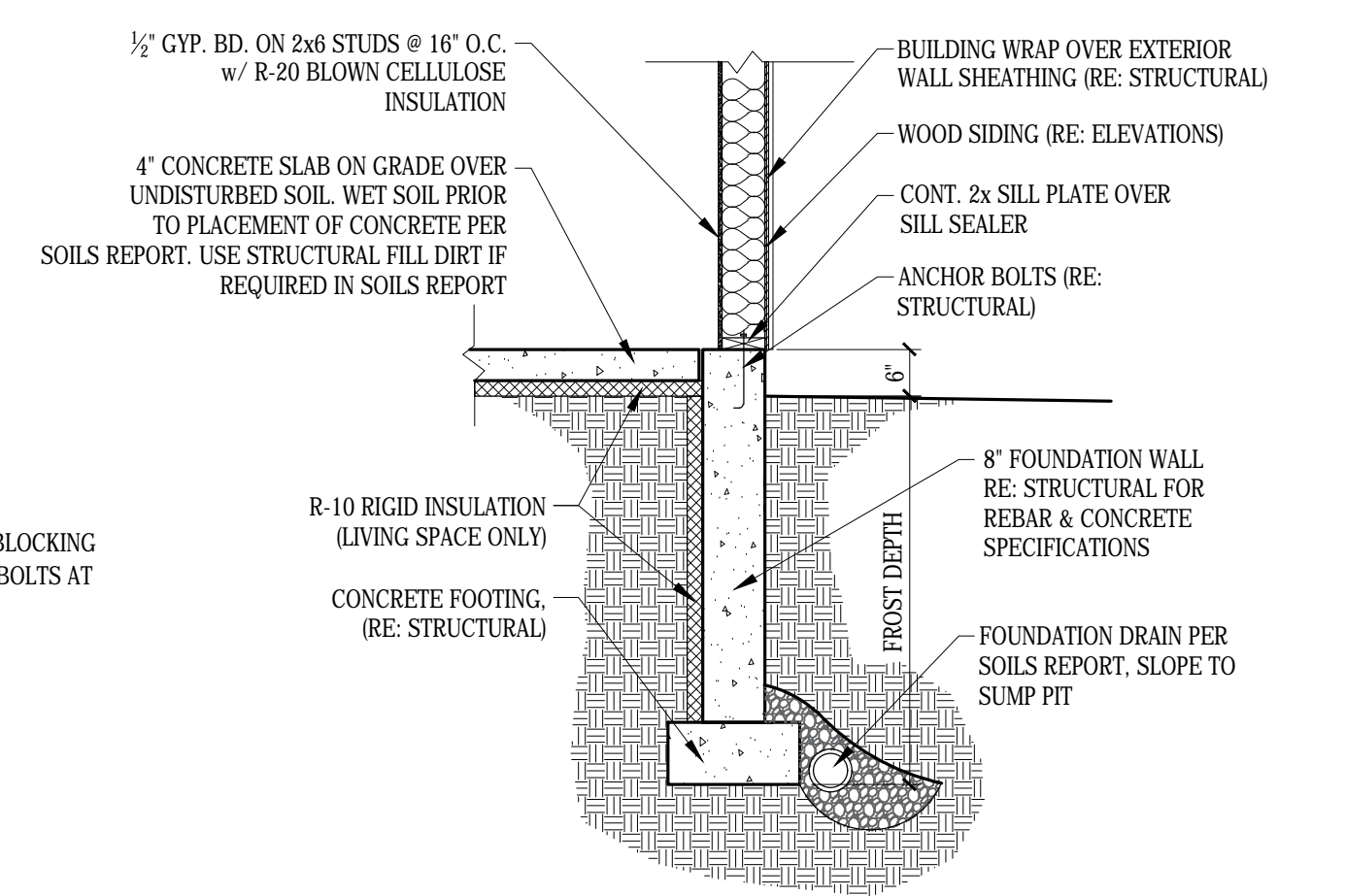
2 A3.1 **FLOOR TO WALL**
SCALE: 1/2" = 1'-0"



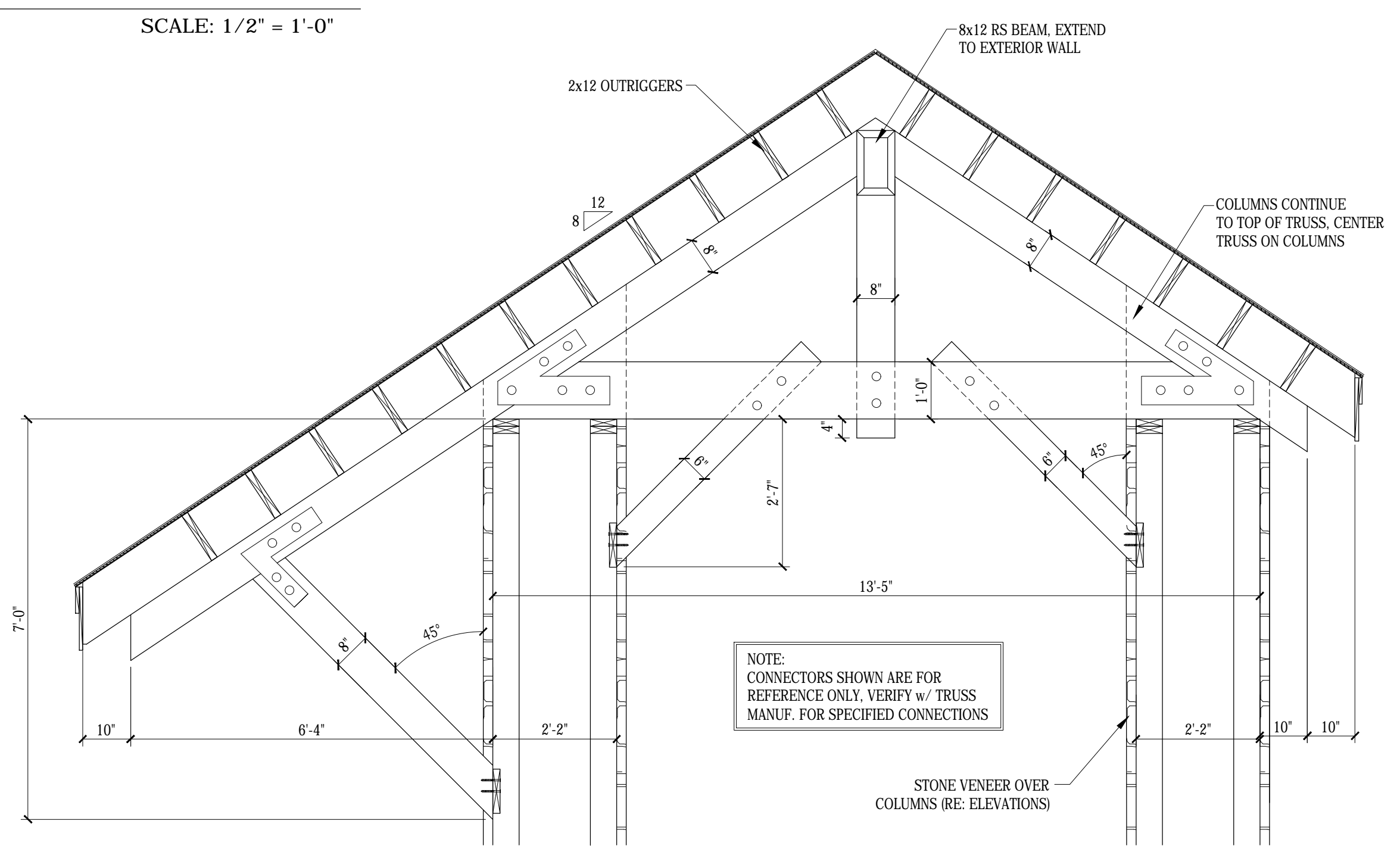
14 A3.1 **FOUNDATION TO PARTY WALL**
SCALE: 1/2" = 1'-0"



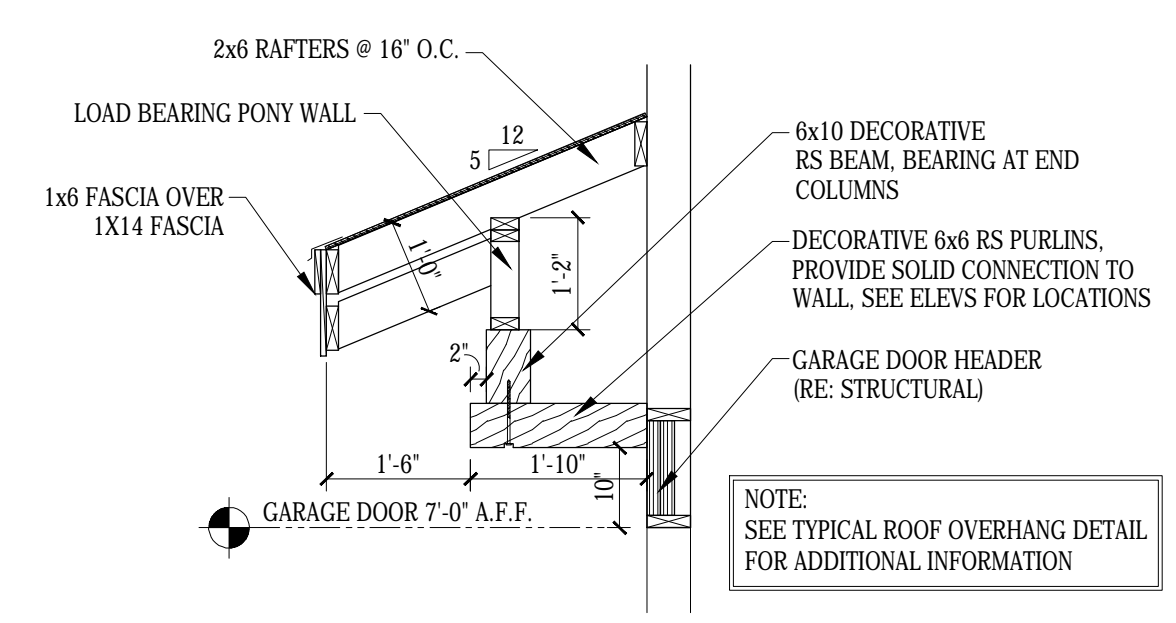
7 A3.1 **KNEE BRACE**
SCALE: 1/2" = 1'-0"



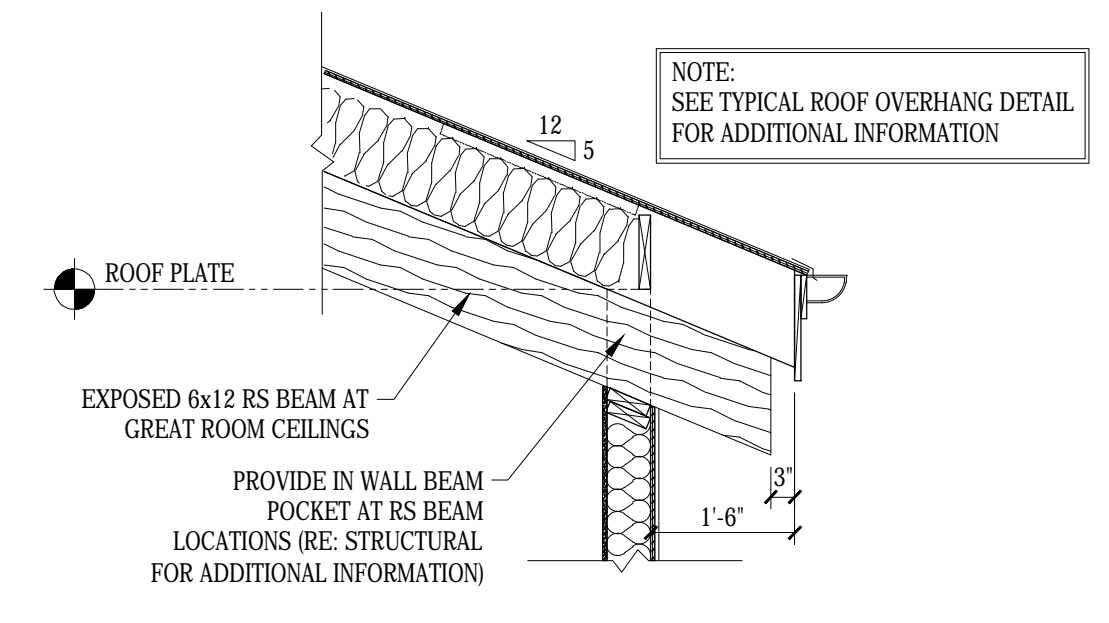
3 A3.1 **FOUNDATION TO WALL**
SCALE: 1/2" = 1'-0"



11 A3.1 **ENTRY TRUSS**
SCALE: 1/2" = 1'-0"



8 A3.1 **ROOF AT GARAGE**
SCALE: 1/2" = 1'-0"



4 A3.1 **ROOF OVERHANG AT EXP. BEAMS**
SCALE: 1/2" = 1'-0"

MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

DRAWN BY: JAC

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TOLEDO



B2772

EXTERIOR WALL SCONCE <L>

Wrought Iron and Aluminum
Old Silver Finish
14"W 17.25"H 16.75"P 3" TCD
Backplate: 6"W 1.25"D
1-100W Med Base

Shown with optional Early Electric Lamps
LB-60-6 (6-pack 60W Med Base Early Electric Lamps)
LB-9W-6 (6-pack 6W Med Base Early Electric LED Lamps)

T-24 Compliant
Dark Sky Qualified
P = Projection
TCD = Top to Center Dimension

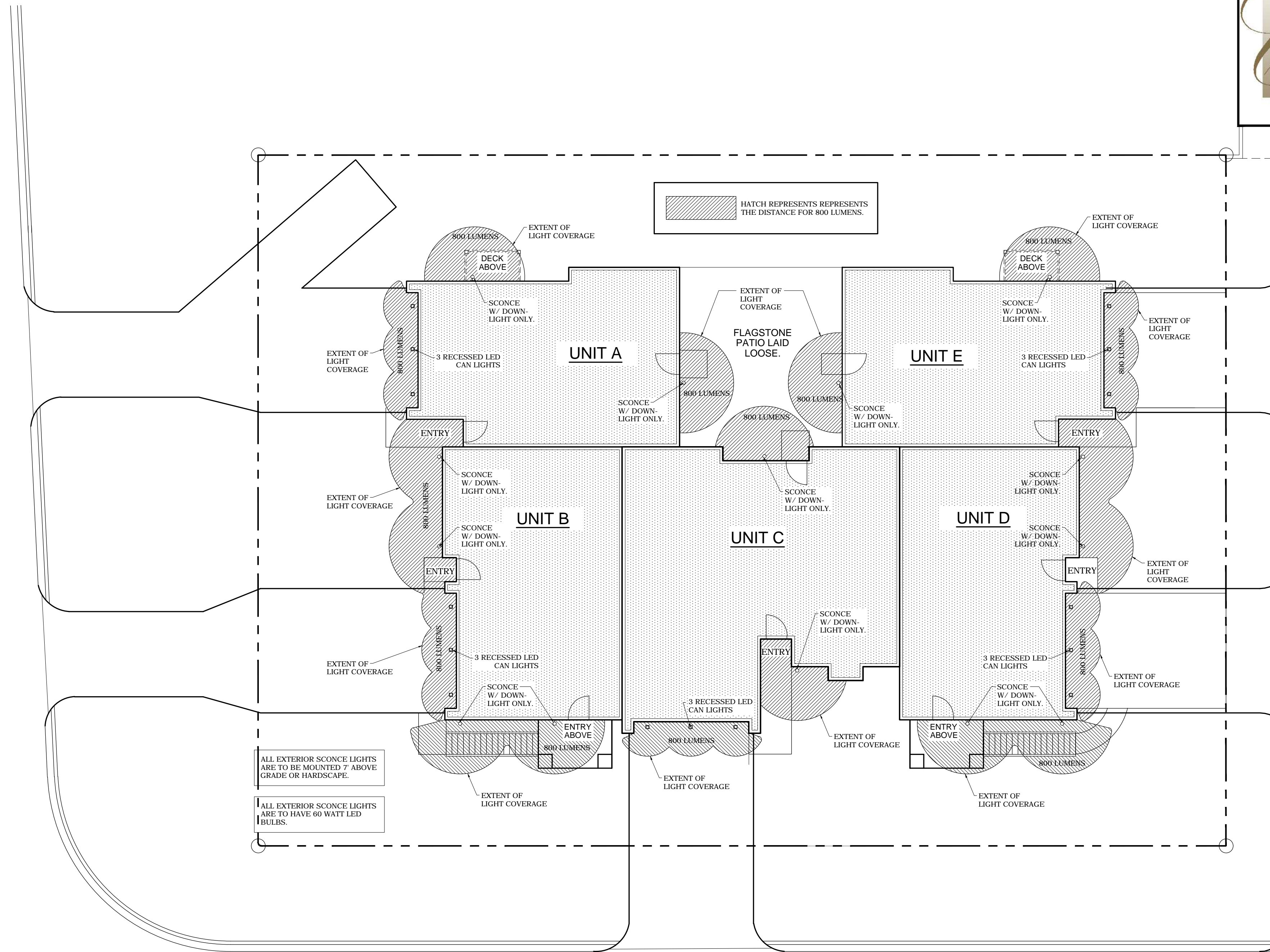


TROY LIGHTING

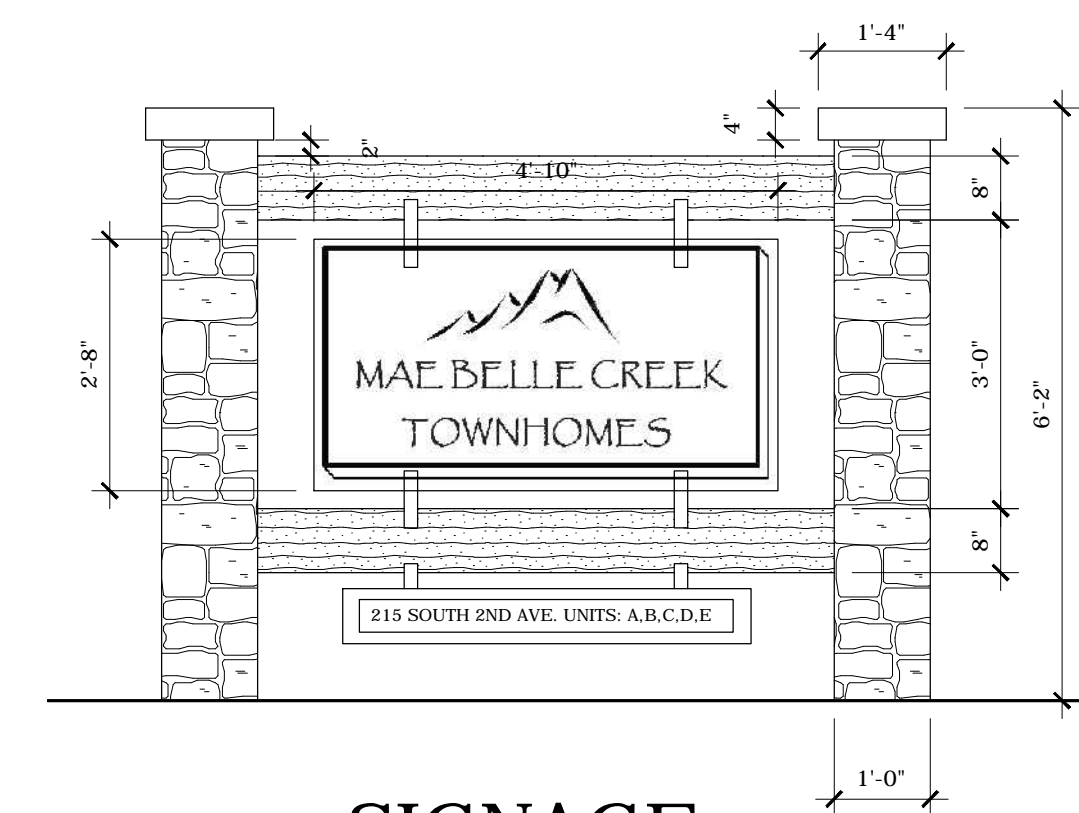
Est. 1963

14508 Nelson Avenue, City of Industry, CA, USA (91744) Phone: 626-336-4511 Fax: 626-330-4266 www.troy-lighting.com

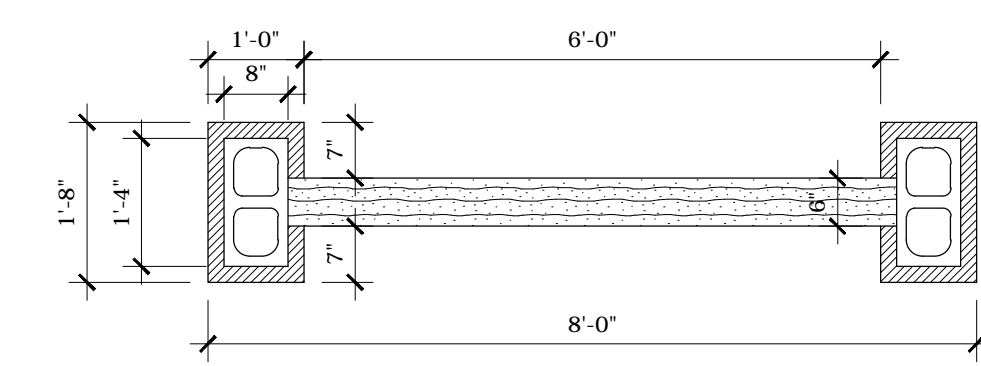
1 EXTERIOR SCONCE



1 EXTERIOR LIGHTING PLAN
SCALE: N.T.S.



1 SIGNAGE
SCALE: 1/2" = 1'-0"



2 SIGNAGE
SCALE: 1/2" = 1'-0"

MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

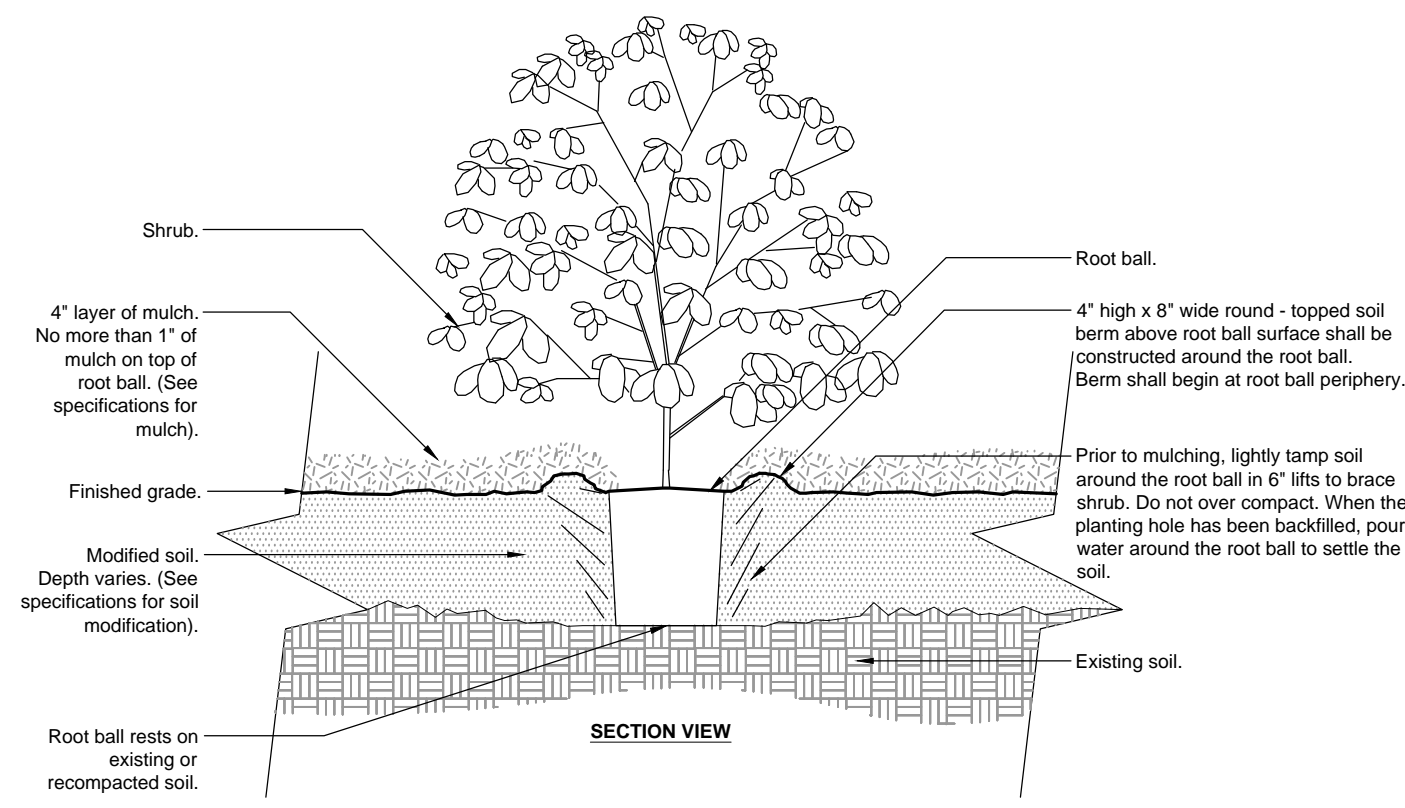
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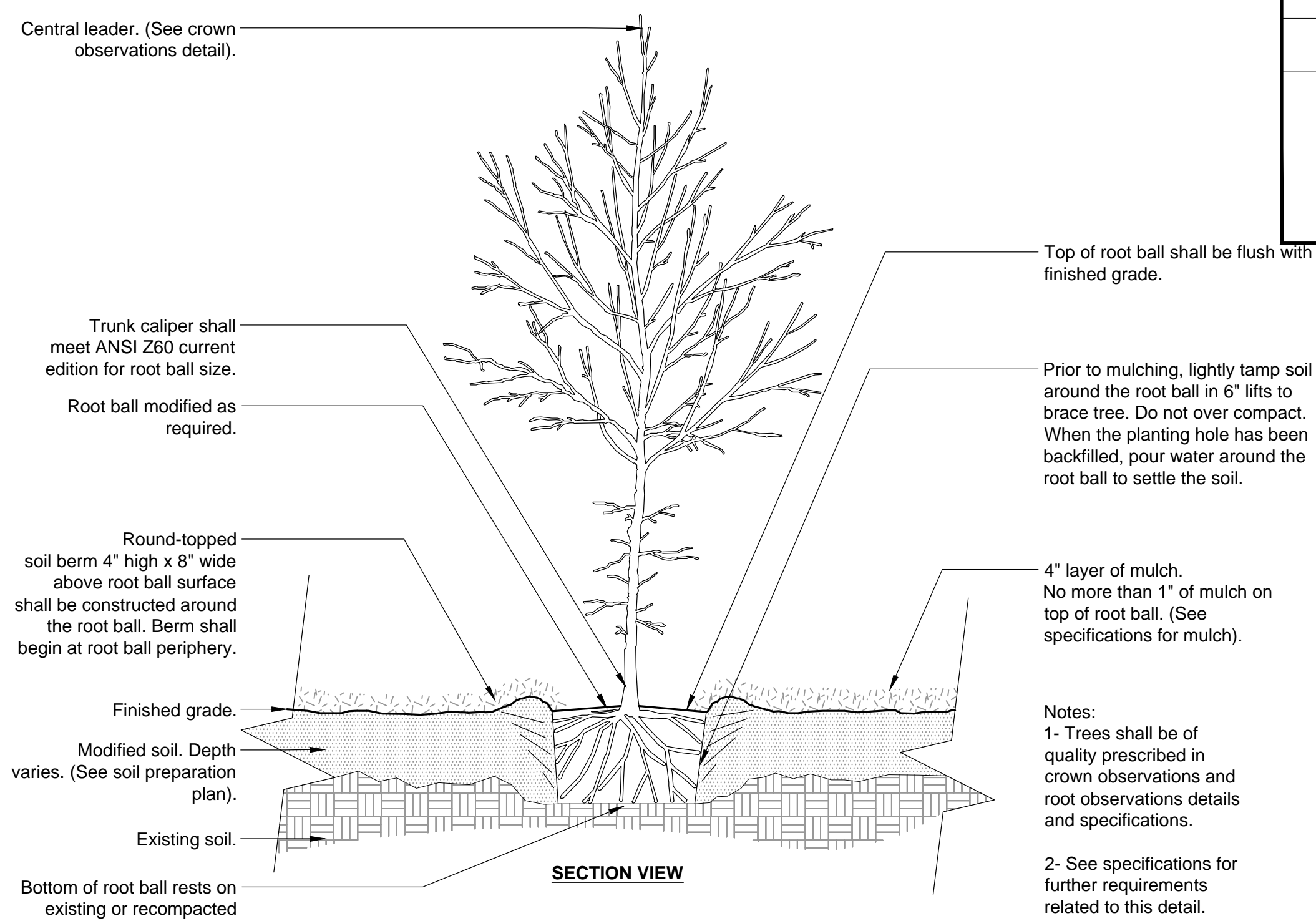
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LP-1

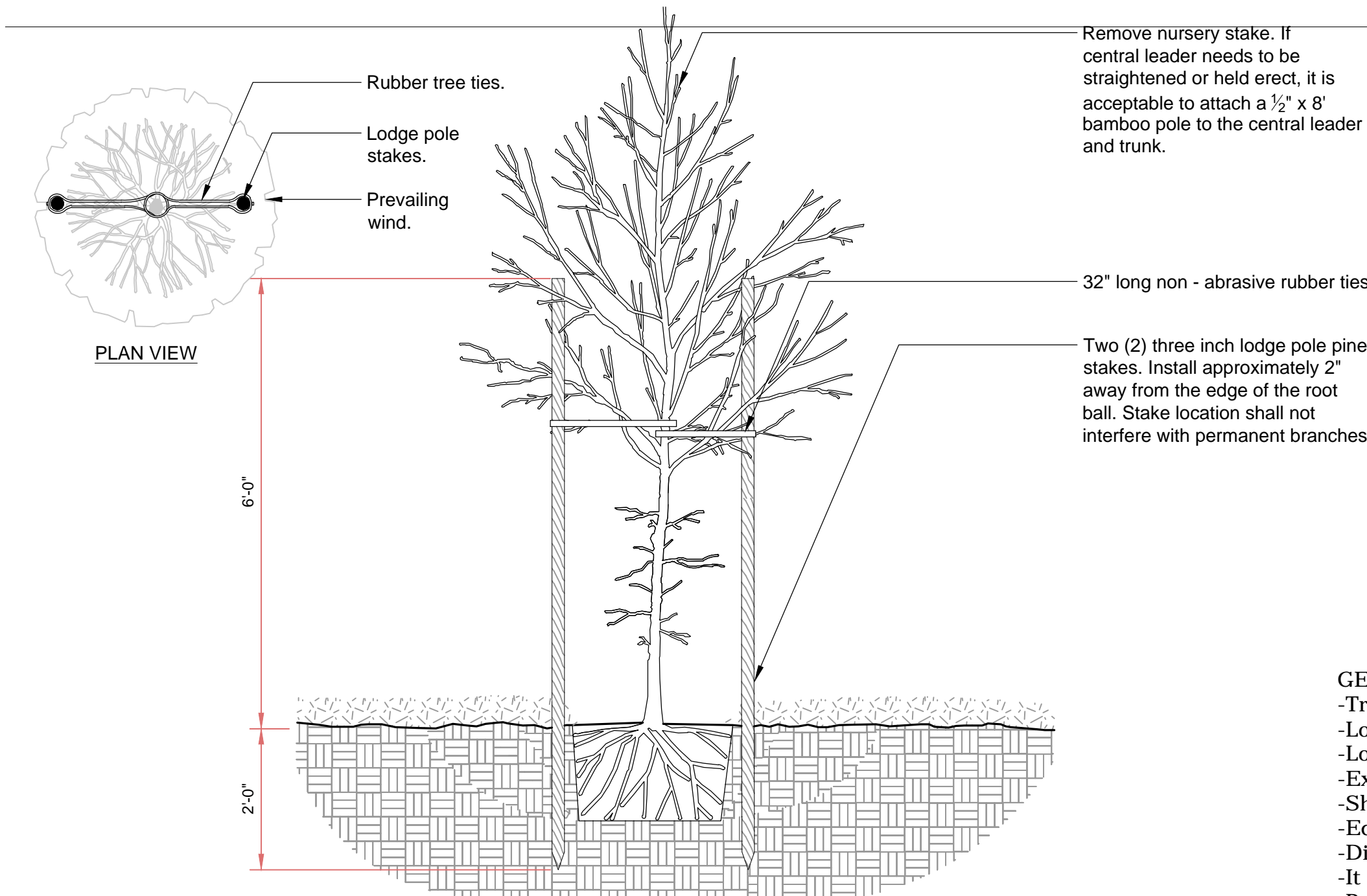
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1 SHRUB PLANTING DET.
SCALE: 1/2" = 1'-0"



1 TREE PLANTING DET.
SCALE: 1/2" = 1'-0"

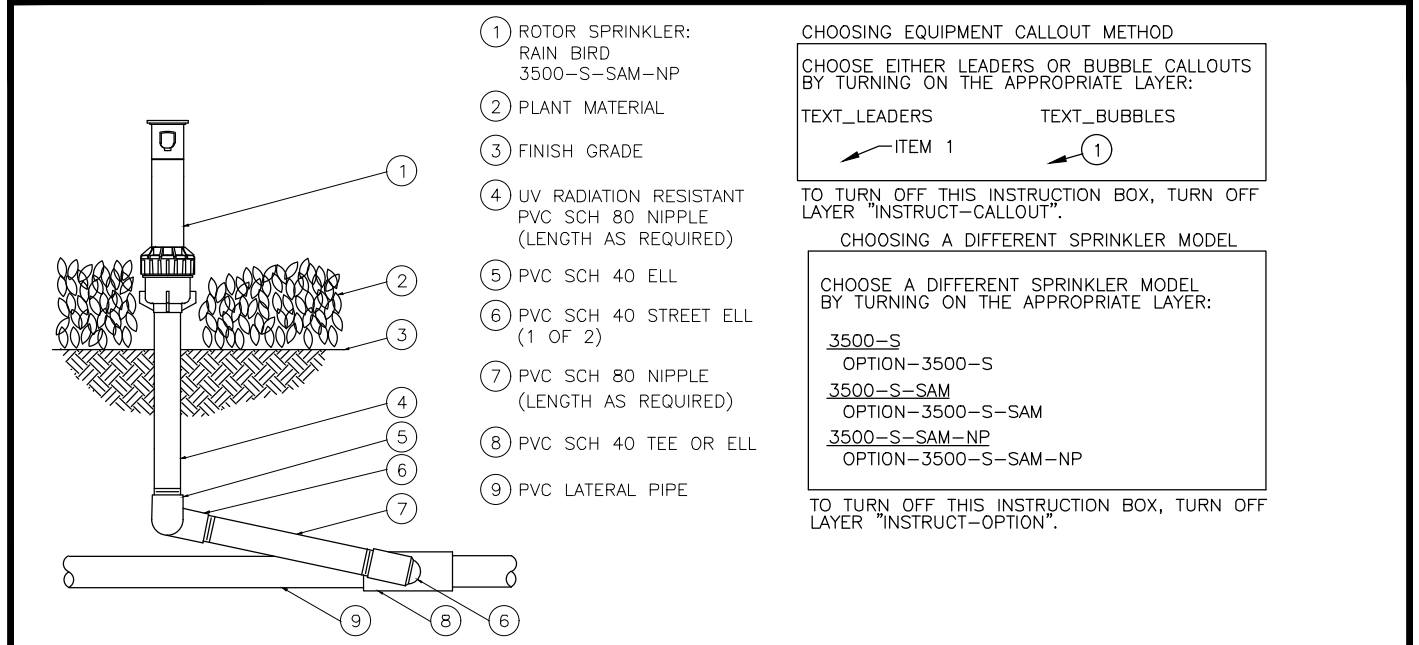


1 TREE STACKING DET.
SCALE: 1/2" = 1'-0"

ZONING CODE:
 - 1 TREE FOR EVERY 875 S.F. -REQUIRED 16 -19 PROVIDED. (INCLUDES EXISTING EVERGREEN TO REMAIN.
 - 1 SHRUB FOR EVERY 1,500 S.F. -REQUIRED 10. -33 PROVIDED.
 -NO VARIETIES OF TREE EXCEEDS 45% OF TOTAL TREE COUNT. (INCLUDES 2 EXISTING LODGE POLE PINES TO REMAIN)

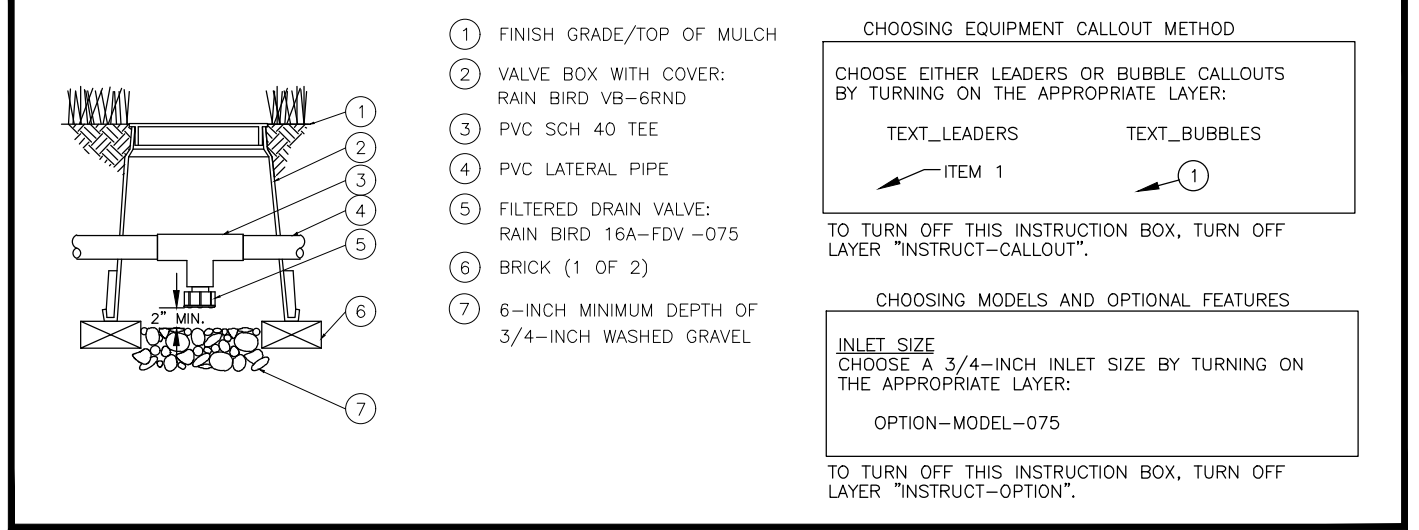
LANDSCAPE LEGEND		QTY.
	Picea Pungens -BLUE SPRUCE EVERGREEN 25% -10' TALL IN FRONT SETBACK 25% -8' TALL 50% -6' TALL NO DIVERSITY REQUIRED.	2 1 3
	Prunus Virginia 'Schubert' / Shubert Chokecherry	3
	Existing Trees to Remain	
	Comus Sericea / Red Twig Dogwood	20
	POPULUS TREMULOIDES / ASPEN TREE 50% -2" CALIPER 50% -3" CALIPER	8
	ROCK - 4"-6" DIA. RIVER ROCK.	
	NATIVE GRASS - SHORT DRY GRASS SEED MIXTURE Hard Fescue 30% Creeping Red Fescue 30% Sheep Fescue 25% Canada Bluegrass 10% Canby Bluegrass 5%	

NOTE: STREET TREES SHALL BE PLACED AT LEAST EIGHT FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS AND TO THE EXTENT REASONABLY FEASIBLE, BE POSITIONED AT EVENLY SPACED INTERVALS.

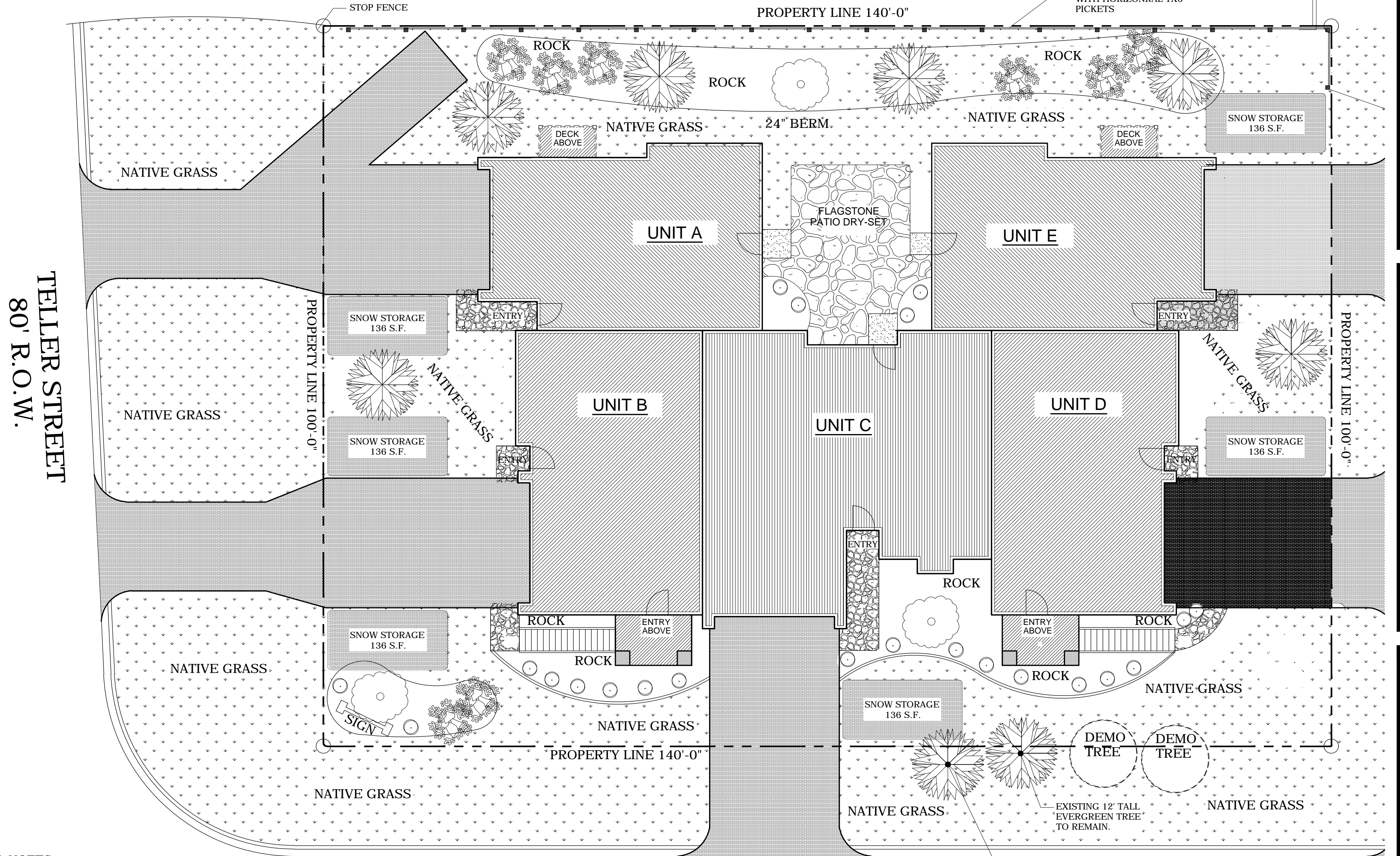


1 ROTOR POP-UP SPRINKLER
3500 SERIES

ALL SOIL IS TO BE AMENDED WITH 6" COUNTY APPROVED TOP SOIL. ROTO-TIL SOIL TO MIX NEW SOIL WITH EXISTING SITE SOIL.



2 DRAIN VALVE
16A-FDV OR 16A-FDV-075



GENERAL NOTES:
 -Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
 -Location of all trees shall be staked by Contractor and approved by the Designer prior to installation.
 -Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
 -Exact placement and shape of planting beds shall be reviewed by Designer prior to installation of irrigation drip tubing.
 -Shrubs, in their pots, shall be placed for review by Designer.
 -Edging to be 4" Bend-a-Board edging. Edging shall be tacked in place with 1 foot edging straps at each 10' section and once in the middle.
 -Distance between straps shall not exceed 5'.
 -It is the contractor's responsibility to furnish plant material free of pests or disease.
 -Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation.
 -The Contractor must certify that all plant material is free of pests and disease.
 -The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
 -All new trees and shrubs shall be drip irrigated upon installation.
 -All perennial areas shall be spray irrigated. A permanent irrigation system is required.
 -Provide 3" minimum topsoil and seed with short dry grass mix at areas of disturbance.

SOUTH 2ND. AVE. 75' R.O.W. NORTH

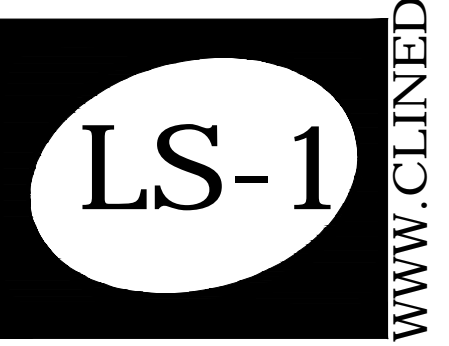
1 LANDSCAPE PLAN
SCALE: 1"=10'-0"

MAE BELLE CREEK TOWNHOMES
FRISCO, COLORADO

DRAWN BY: JAC

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OVERALL GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED.
3. ALL STREET STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. FOR SEPARATE WATER & SANITARY SEWER PLANS THE STATIONING IS ALONG THE CENTERLINE OF THE PIPE.
4. THE PROFILE GRADE ON THE PLANS IS ALONG THE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS.
6. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRISCO STANDARDS AND SPECIFICATIONS AS APPLICABLE. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, SUMMIT COUNTY, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRISCO AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITIES (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
9. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO COUNTY PERSONNEL TO PERFORM REQUIRED INSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE.
10. ALL EXCAVATION SHALL COMPLY WITH OSHA SAFETY REGULATIONS.

DISTURBED AREA SEEDING NOTES:

1. All areas to be seeded will be properly prepared to provide a friable soil surface in the upper 6 inches, minimum.
2. Areas to be seeded will be drill seeded with the appropriate mix (Table 2 or 3) at the rates specified. Seed may be broadcast or hydroseeded on steep slopes. The specified seeding rate will be doubled for broadcast seeding or increased by 50 percent for hydroseeding.
3. Seeded areas will be mulched at a rate of at least two tons per acre of certified, weed-free straw mulch, or one ton per acre of wood cellulose, if hydromulching is completed. Hydromulching will be completed as a separate step after seeding.
4. Straw mulch will be secured by use of m-binder tackifier at a rate of 3 pounds/1,000 square feet on slopes flatter than 2:1. Mulch will be secured with netting on slopes steeper than 3:1.

SEED MIX TYPE I			
COMMON NAME	SCIENTIFIC NAME	% MIX	POUNDS PLS/ACRE
IDAHO FESCUE	FESTUCA IDAHOENSIS	20	3.9
ALPINE BLUEGRASS	POA ALPINA	20	1.7
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20	15.8
JUNE GRASS	KOeleria CRISTATA	15	0.6
ARIZONA FESCUE	FESTUCA ARIZONICA	20	3.2
WHITE YARROW	ACHILLEA MILLEFOLIUM	5	0.2
TOTAL			25.4

1. Mix should be drill seeded, except on steep slopes where broadcast or hydroseeding are acceptable at 200 and 150 percent of rate shown, respectively.
2. The following wildflowers may also be seeded in certain areas.
 - Blanket Flower 0.8 Pounds PLS/Acre
 - Lupine 4.4 Pounds PLS/Acre
 - Firecracker Penstemon 0.2 Pounds PLS/Acre
 - California Poppy 0.4 Pounds PLS/Acre
3. Divide Pounds PLS/Acre by 43.5 to obtain Pounds PLS/1,000 SQ. Ft.

SEED MIX TYPE II			
COMMON NAME	SCIENTIFIC NAME	% MIX	POUNDS PLS/ACRE
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20	15.8
REDTOP	AGROSTIS ALBA	15	0.3
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	15	0.5
IDAHO FESCUE	FESTUCA IDAHOENSIS	30	5.8
ALPINE BLUEGRASS	POA ALPINA	20	1.7
TOTAL			24.1

1. Mix should be drill seeded, except on steep slopes where broadcast or hydroseeding are acceptable at 200 and 150 percent of rate shown, respectively.
2. Divide Pounds PLS/Acre by 43.5 to obtain Pounds PLS/1,000 SQ. Ft.

ROADWAY GENERAL NOTES:

1. EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT FOR THE PROJECT.
2. PAVING SHALL NOT START UNTIL SUBGRADE COMPACTING TESTS ARE TAKEN AND MEET THE REQUIREMENTS OF THE PLANS AND SPECS AND FINAL PAVEMENT DESIGN BY GEOTECHNICAL ENGINEER AND/OR TOWN OF FRISCO STANDARDS, WHICHEVER ARE MORE STRINGENT. THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE MINIMUM DEPTH OF ASPHALT SHALL BE 3 INCHES.
3. THE CONTRACTOR SHALL SAW-CUT ALL EXISTING PAVEMENT WHERE MATCH LINES WITH EXISTING EDGE OF PAVEMENT OCCUR.
4. PORTLAND CEMENT CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS: SECTION TO END SECTION. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND COULD VARY. END SECTIONS ARE INCLUDED IN THE PIPE LENGTH SHOWN ON THE PLAN.
 - A. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS OF CURE TIME;
 - B. AIR CONTENT OF 6.5% ± 1.5%;
 - C. MAXIMUM SLUMP OF 3";
 - D. "FIBER MESH" FIBERS SHALL BE ADDED TO CONCRETE FOR STRENGTH, AT A RATE OF 1.5 POUNDS OF FIBER PER CUBIC YARD OF CONCRETE.
5. ROADWAY RETAINING WALL VERTICAL AND HORIZONTAL INFORMATION HAVE BEEN ESTABLISHED AS PART OF THESE ROADWAY PLANS. STRUCTURAL, GEOTECHNICAL, AND DRAINAGE ENGINEERING FOR THE WALLS IS BY OTHERS (SEE SEPARATE DESIGN DOCUMENTS).
6. COMPACTION TESTING FOR THE BASE COURSE IN THE ROADWAY SHALL MEET 95% OF MODIFIED PROCTOR (ASTM D-1557) THE MATERIAL BEING WITHIN 2.0 PERCENT OF OPTIMUM MOISTURE. EACH LIFT OF ASPHALT SHALL MEET THE MINIMUM DENSITY OF 92-96 PERCENT MAXIMUM THEORETICAL DENSITY AS DETERMINED BY THE RICE DENSITY METHOD (ASTM D-2041). TESTS SHALL BE MADE AT A FREQUENCY OF EVERY 200 LINEAR FEET AND AT EVERY 12" COMPACTED LIFT OF FILL PLACED, AND FOR EVERY LIFT OF ASPHALT PLACED OR ROLLED. ASPHALT DENSITY TESTING SHALL BE PERFORMED ON EACH LIFT AT INTERVALS OF ONE TEST PER EVERY 250 LINEAR FEET PER LANE. TEST LOCATIONS ON EACH LIFT AND EACH LANE SHALL BE STAGGERED.
8. DURING EARTHWORK OPERATION GEOTECHNICAL ENGINEER SHALL ASSESS ACTUAL SUB-SURFACE CONDITIONS AND REQUEST ADDITIONAL REQUIREMENTS IF NECESSARY.

STORM SEWER GENERAL NOTES

1. LOCATION AND ELEVATION OF EXISTING STORM SEWER AND CULVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DIFFERENCES FROM DESIGN PLAN SHALL BE REPORTED TO DESIGN ENGINEER.
2. STORM SEWER SHALL BE HDPE (HIGH DENSITY POLYETHYLENE).
3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL EXTEND 1 TO 3 FEET BEYOND EACH EDGE OF SHOULDERED PAVED DRIVE.
4. STORM SEWER BEDDING AND PIPE ZONE BACKFILL SHALL BE 3/4" TO 1" ROAD BASE OR APPROVED ALTERNATE.
5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD SECTION.

SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2. ALL SEWER MAINS AND SERVICES SHALL BE SDR 35 (UNLESS OTHERWISE NOTED).
3. ALL MANHOLE RIMS WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE SET AT THE 100-YEAR FLOOD PLAIN ELEVATION AND SHALL HAVE GASKETED BOLT DOWN LIDS.
4. MANHOLES SHALL BE WRAPPED WITH BUTYLS.
5. SANITARY SEWER BEDDING AND PIPE ZONE BACKFILL GRADATION SHALL BE 1/4" TO 3/4" OR APPROVED ALTERNATE.
6. PIPELINE FLUSHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CLEANING COMPANY THAT WILL HIGH-PRESSURE JET CLEAN THE LINES TO INSURE THAT SAND, ROCKS, OR OTHER FOREIGN MATERIAL ARE NOT LEFT IN ANY OF THE PIPE LINES. WHEN FLUSHING, CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO PROPERTY OR ROADWAYS OR EROSION OF SURROUNDING SOILS. FLUSHING WATER AND FLUSHED DEBRIS SHALL NOT BE ALLOWED TO ENTER THE EXISTING SEWER SYSTEM.
7. SEWER LINE ALIGNMENT AND GRADE VERIFICATION. ONCE THE SEWER PIPELINES HAVE BEEN FLUSHED, THE SEWER PIPELINES SHALL BE INSPECTED BY MEANS OF CLOSED CIRCUIT TELEVISION (CCTV). DOCUMENTATION SHALL CONSIST OF A COLOR, VHS-FORMAT VIDEOTAPE, LOG SHEETS, AND A WRITTEN REPORT DETAILING THE CONDITION OF THE PIPELINE AND LATERAL CONNECTIONS/OPENINGS. THE REPORT SHALL NOTE THE TIME AND DATE OF VIDEO INSPECTION, STREET NAME, UPSTREAM AND DOWNSTREAM MANHOLE, DIRECTION OF VIEW, DIRECTION OF FLOW, SURFACE MATERIAL, PIPELINE LENGTH, PIPE SECTION LENGTH, PIPE SIZE, PIPE MATERIAL, LATERAL CONNECTIONS, VIDEO TAPE NUMBER, COUNTER NUMBER, AND A DETAILED LOGGING OF DEFECTS ENCOUNTERED. ANY REJECTED WORK SHALL BE REPAIRED, THEN RE-TESTED.
8. LEAKAGE. ALL PIPELINES SHALL BE TESTED FOR LEAKAGE BY MEANS OF AN AIR PRESSURE TEST. THE TEST SHALL BE PERFORMED AS FOLLOWS:
 - A. PREPARATION FOR TESTS: FLUSH AND CLEAN THE PIPELINE PRIOR TO TESTING IN ORDER TO WET THE PIPE SURFACES AND PRODUCE MORE CONSISTENT RESULTS. PLUG AND BRACE ALL OPENINGS IN THE PIPELINE AND THE UPPER CONNECTIONS. CHECK ALL PIPE JOINTS WITH A SOAP SOLUTION TO DETECT ANY AIR LEAKAGE. IF LEAKS ARE FOUND, RELEASE THE AIR PRESSURE, ELIMINATE THE LEAKS, AND START THE TEST PROCEDURE OVER AGAIN.
 - B. PROCEDURE OF TEST: ADD AIR UNTIL THE INTERNAL PRESSURE OF THE PIPELINE IS RAISED TO APPROXIMATELY 4.0 PSI, AT WHICH TIME THE FLOW OF AIR SHALL BE REDUCED AND THE PRESSURE MAINTAINED BETWEEN 3.5 AND 4.5 PSI FOR A SUFFICIENT TIME TO ALLOW THE AIR TEMPERATURE TO COME TO EQUILIBRIUM WITH THE TEMPERATURE OF THE PIPE.
 - C. AFTER THE TEMPERATURE HAS STABILIZED, PERMIT THE PRESSURE TO DROP TO 3.5 PSIG IN EXCESS OF THE GROUND WATER PRESSURE ABOVE THE TOP OF THE SEWER, AT WHICH TIME A STOP WATCH OR SWEEP SECOND HAND WATCH SHALL BE USED TO DETERMINE THE TIME LAPSE REQUIRED FOR THE AIR PRESSURE TO DROP TO 3.0 PSIG.
 - D. THE TIME ELAPSED SHALL NOT BE LESS THAN THE FOLLOWING:

PIPE SIZE (INCHES)	TIME (MINUTES)
6	5
8	5
10	6.5
12	7.5
 - E. BRACE ALL PLUGS SUFFICIENTLY TO PREVENT BLOWOUTS AND VENT THE PIPELINE COMPLETELY BEFORE ATTEMPTING TO REMOVE PLUGS.
 - F. PROVIDE PRESSURIZING EQUIPMENT WITH A RELIEF VALVE SET AT 5 PSI TO AVOID OVER-PRESSURIZING AND DAMAGING AN OTHERWISE ACCEPTABLE LINE.

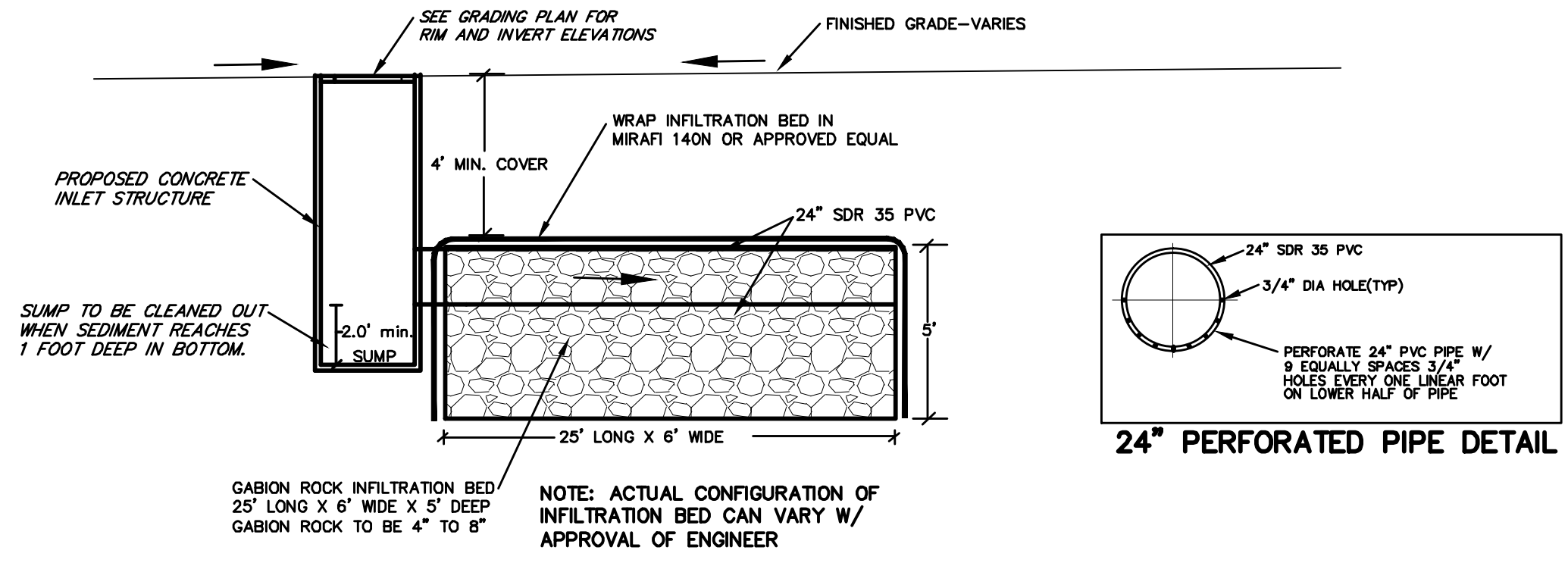
9. MANHOLE VISUAL EXAMINATION. THE ENGINEER SHALL VISUALLY CHECK EACH MANHOLE, BOTH EXTERIOR AND INTERIOR, CRACKS, OR OTHER INADEQUACIES WHICH MIGHT AFFECT THE OPERATION OR WATERTIGHT INTEGRITY OF THE MANHOLE. SHOULD ANY INADEQUACIES BE FOUND, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL MAKE ANY REPAIRS DEEMED NECESSARY BY THE ENGINEER. CONTRACTOR TO NOTIFY ENGINEER 48 HOURS PRIOR TO INSTALLATION OF MAN HOLES.
10. MANHOLE LEAKAGE TEST (VACUUM). ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE ENGINEER. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACK-FILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN THE FOLLOWING MANNER:
 - A. MANHOLES SHALL BE VACUUM TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING.
 - B. CARE SHALL BE TAKEN TO EFFECT A SEAL BETWEEN THE VACUUM BASE AND THE MANHOLE RIM. PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN.
 - C. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED.
 - D. ACCEPTANCE SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES MEETS OR EXCEEDS THE FOLLOWING:

DIA	TIME TO DROP 1" HG
4 FT.	120 SECONDS
5 FT.	120 SECONDS
6 FT.	120 SECONDS
 - E. IF THE MANHOLE FAILS THE TEST, MAKE NECESSARY REPAIRS. REPAIRS AND REPAIR PROCEDURES MUST BE ACCEPTABLE TO TOWN.
 - F. IF PREFORMED PLASTIC GASKETS ARE PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE GASKETS SHALL BE REPLACED.

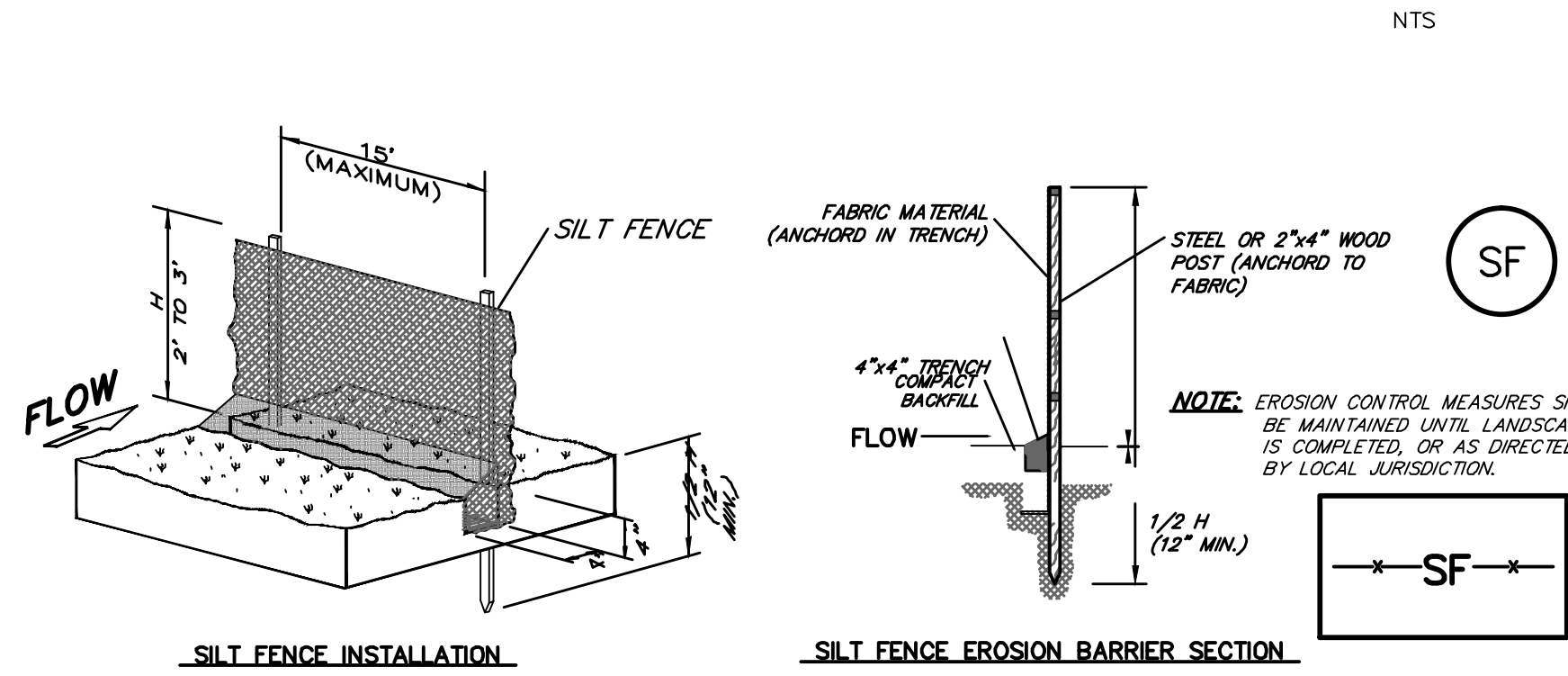
11. ALL SEWER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
12. AS BUILT DRAWINGS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER.
13. ALL UNITS WILL NEED AN SEPARATE SEWAGE LIFT STATION FOR THE BASEMENT LEVEL.
14. EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED.

WATER GENERAL NOTES:

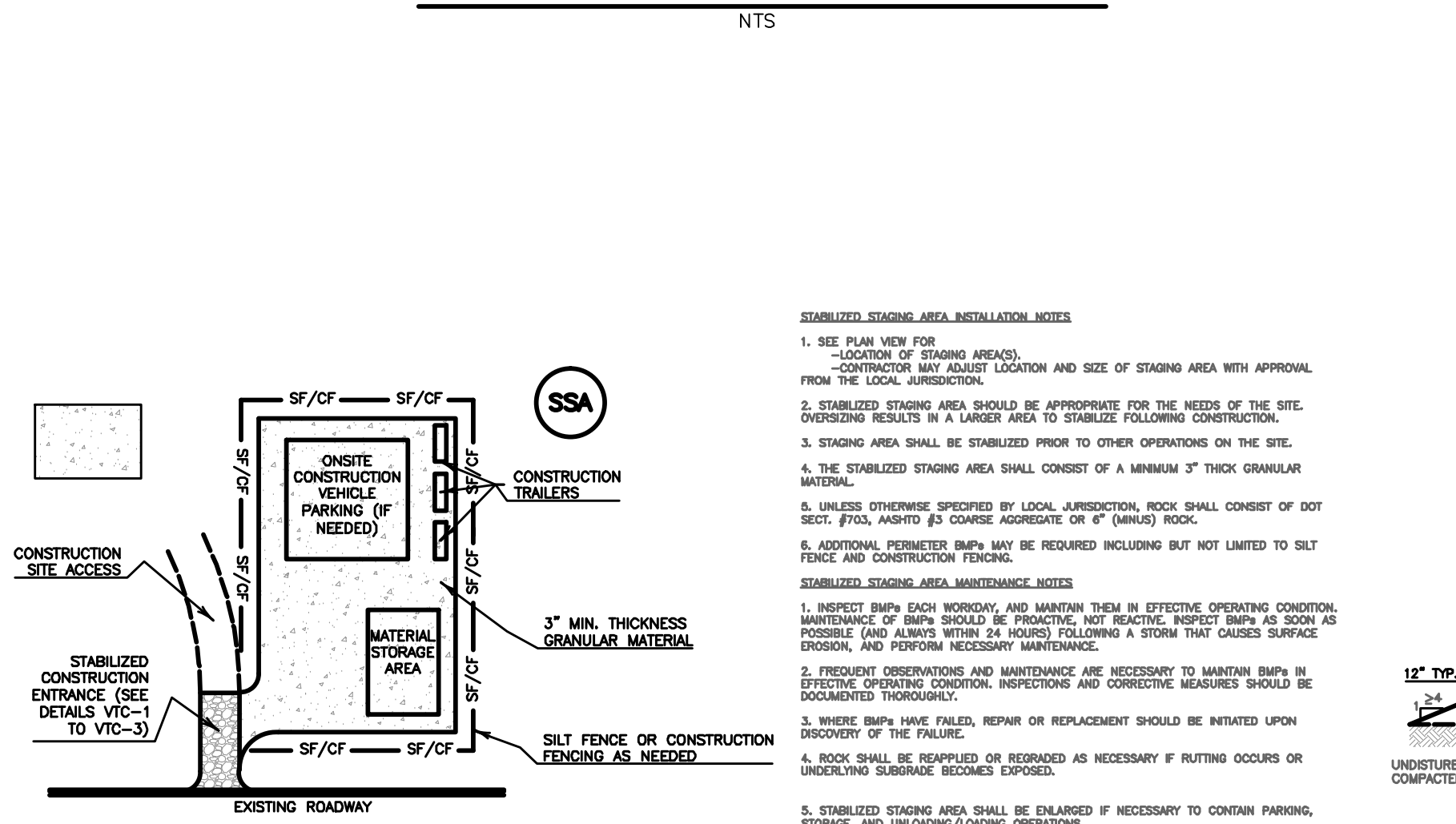
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRISCO WATER DISTRICT CURRENT RULES AND REGULATIONS. WATER SYSTEM SPECIFICATIONS AND TESTING PROCEDURES SHALL BE IN CONFORMANCE WITH TOWN OF FRISCO WATER DISTRICT STANDARDS.
 2. ALL WATER MAINS SHALL BE AWMA, CLASS 52, PUSH ON JOINT, DUCTILE IRON PIPE (DIP) WITH RUBBER GASKET OR C900 CL 305.
 3. SERVICE LINES SHALL BE 1" K COPPER. ALL SERVICE LINES SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED UPSTREAM OF THE WATER METER CONSISTING OF A DOUBLE CHECK VALVE ASSEMBLY SIMILAR OR EQUAL TO A WATTS REGULATOR NO.7.
 4. MINIMUM COVER WITHIN STREETS IS 9.5 FEET AND 8.5 FEET IN UNPAVED LOCATIONS. INSULATION REQUIRED AT DEPTHS BELOW 8.5'.
 5. THE CONTRACTOR IS RESPONSIBLE FOR:
 - A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER DURING CONSTRUCTION.
 - B. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
 - C. CONTACTING TOWN OF FRISCO WATER DISTRICT FOR PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED, A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
6. ALL WATER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
 7. AS BUILT DRAWINGS SHALL BE PREPARED BY A COLORADO PROFESSIONAL ENGINEER PER THE TOWN OF FRISCO WATER DISTRICT REQUIREMENTS.
 8. FOR DETAILS OF IRRIGATION REQUIREMENTS AND METER REQUIREMENTS SEE LANDSCAPE PLANS.
 9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE MECHANICAL DESIGN ACCOUNTS FOR FIRE PROTECTION AND CONFIRMING THE 1" WATER SERVICE SPECIFIED ARE SIZE APPROPRIATELY.



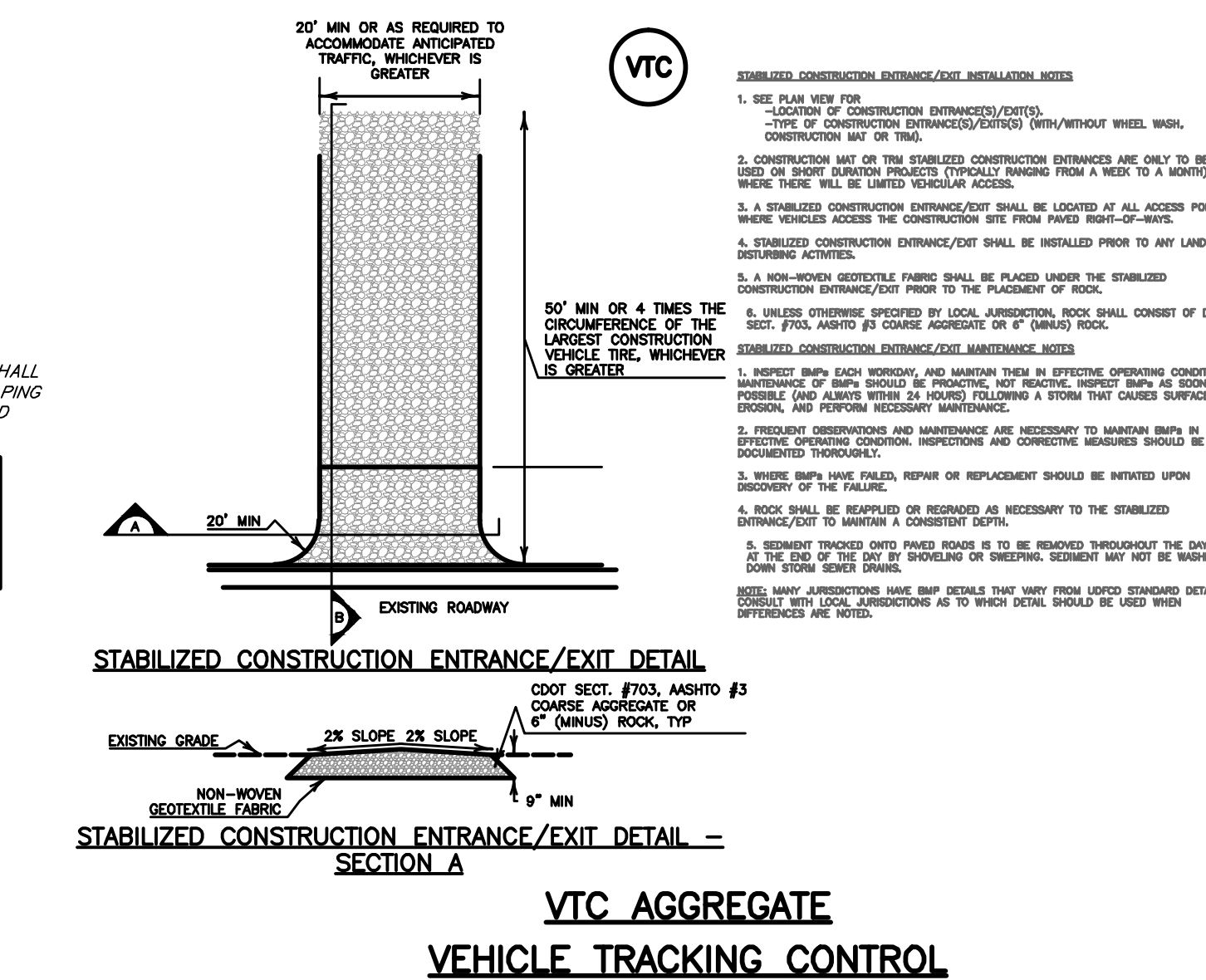
INFILTRATION BED AND INLET DETAIL



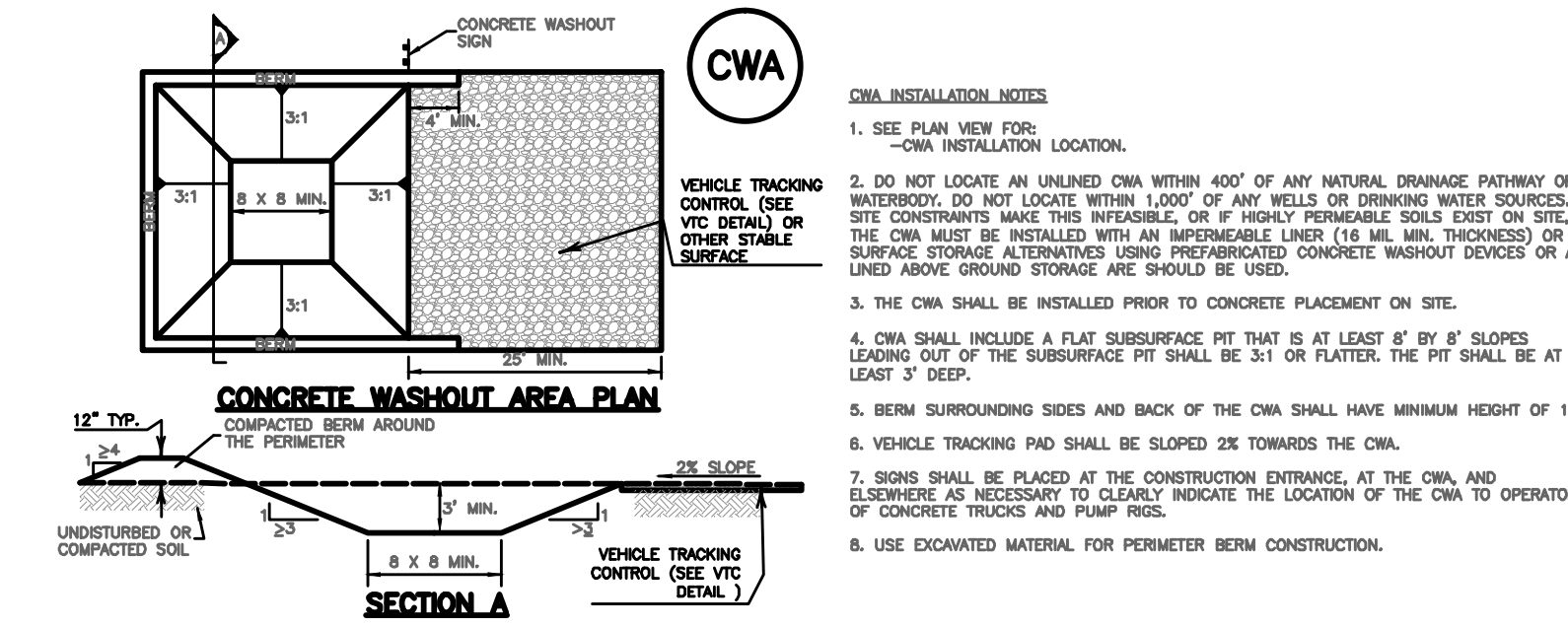
SILT FENCE DETAIL



SSA STABILIZED STAGING AREA



VTC AGGREGATE VEHICLE TRACKING CONTROL



CWA CONCRETE WASHOUT AREA

STANDARD EROSION AND SEDIMENT CONTROL NOTES:

1. The contractor must notify Town of Frisco at least 48 hours prior to starting construction.
2. All grading, erosion, and sediment control must conform with approved plans. Revisions to disturbance areas, slopes, and/or erosion and sediment control measures are not permitted without prior approval from the Town of Frisco.
3. The landowner is responsible for obtaining a permit for Storm Water Discharges Associated with Construction Activity from the Colorado Department of Public Health and Environment, at least 10 days prior to the start of construction activities for land disturbance areas of one half acre or greater. The permit must be kept current throughout the construction duration.
4. Erosion control measures must be installed prior to grading activities.
5. All temporary and permanent soil erosion and sediment control practices must be maintained and repaired as needed to assure continued performance of their intended function. For example, erosion control blankets, straw bale dikes or silt fences may require periodic replacement. Sediment traps and basins will require periodic sediment removal.
6. All topsoil, where physically practicable, must be salvaged and not topsoil shall be removed from the site except as set forth in the approved plans. Topsoil and overburden must be segregated and stockpiled separately. Topsoil and overburden must be redistributed within the graded area after rough grading to provide a suitable base for areas, which must be seeded and planted. Runoff from the stockpiled area must be controlled to prevent erosion and resultant sedimentation of receiving water.
7. The landowner and/or contractor must immediately take all necessary steps to control increased sediment discharge.
8. The landowner and/or contractor is responsible for clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The landowner and/or contractor must take reasonable precautions to ensure that vehicles do not track or spill earth materials on to streets/roads and must immediately remove such material if this occurs.
10. The landowner and/or contractor is responsible for controlling waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste, as applicable. In addition, spill prevention and containment BMP's for construction materials, waste and fuel must be provided, as applicable.
11. If it is necessary to move material in excess of 300 cubic yards and/or 10,000 square feet of land disturbance area to or from another unincorporated Town of Frisco site, a grading permit is necessary for the off-site property. If the material is moved to a property located within another jurisdiction, evidence is required that the local government has approved the grading operation.
12. The storm water volume capacity of detention ponds must be restored and storm sewer lines will be cleaned upon completion of the project.
13. Soil stabilization measures must be applied within 30 days to the disturbed areas that may not be at final grade, but will be left dormant for longer than 60 days.
14. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using the best available control technology, as defined by the Colorado Department of Public Health and Environment, at the time of grading.
15. The erosion and sediment control plan may be modified by the Town of Frisco, or its authorized representative, as field conditions warrant.



No.	Revision/Issue	Date	Description
1	TOF Submission	9/9/17	rev. per comments
2	TOF Submission	2/21/16	town submission

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970-485-5773
tenmileengineer@aol.com

BERGMAN TOWNHOMES
LOTS 21, 22, 23 & 24 BLOCK 22
AMENDED FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO

GENERAL NOTES AND DETAIL PLAN	
Project	BERGMAN TOWNHOMES
Date	12/21/16
Sheet	C1
SHEET 1 OF 3	



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
2. LOCATIONS OF EXISTING WATER AND SEWER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS OF MAINS AND/OR SERVICE STUBS.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF FRISCO AND THE FRISCO SANITATION DISTRICT.
4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST, INC. ELEVATIONS ARE BASED ON U.S.G.S MEAN SEA LEVEL DATUM.
5. SEE PLANS BY OTHERS FOR DEMOLITION LIMITS, RULES AND REGULATIONS.
6. NO GEOTECHNICAL REPORT OR RECOMMENDATIONS EXIST FOR THIS PROJECT AT THIS TIME.
7. CONTRACTOR TO COORDINATE GAS, ELECTRIC, PHONE AND CATV SERVICE IN A JOINT TRENCH. CONTRACTOR TO COORDINATE WITH OWNER FOR ACTUAL LOCATION OF UTILITIES AND METERS AND WITH ALL UTILITY COMPANIES NECESSARY FOR PERMITS AND INSTALLATION OF SERVICES.
8. CONTRACTOR TO COORDINATE ANY EXISTING GAS, ELECTRIC, PHONE AND CATV RELOCATION REQUIRED. CONTRACTOR TO COORDINATE WITH OWNER AND ALL NECESSARY UTILITY COMPANIES.
9. CONTRACTOR TO COORDINATE ALL TRAFFIC CONTROL AND ROAD CLOSURES WITH THE TOWN OF FRISCO.

ROAD CUT NOTES:

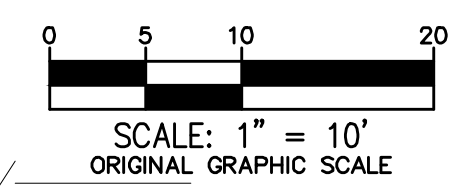
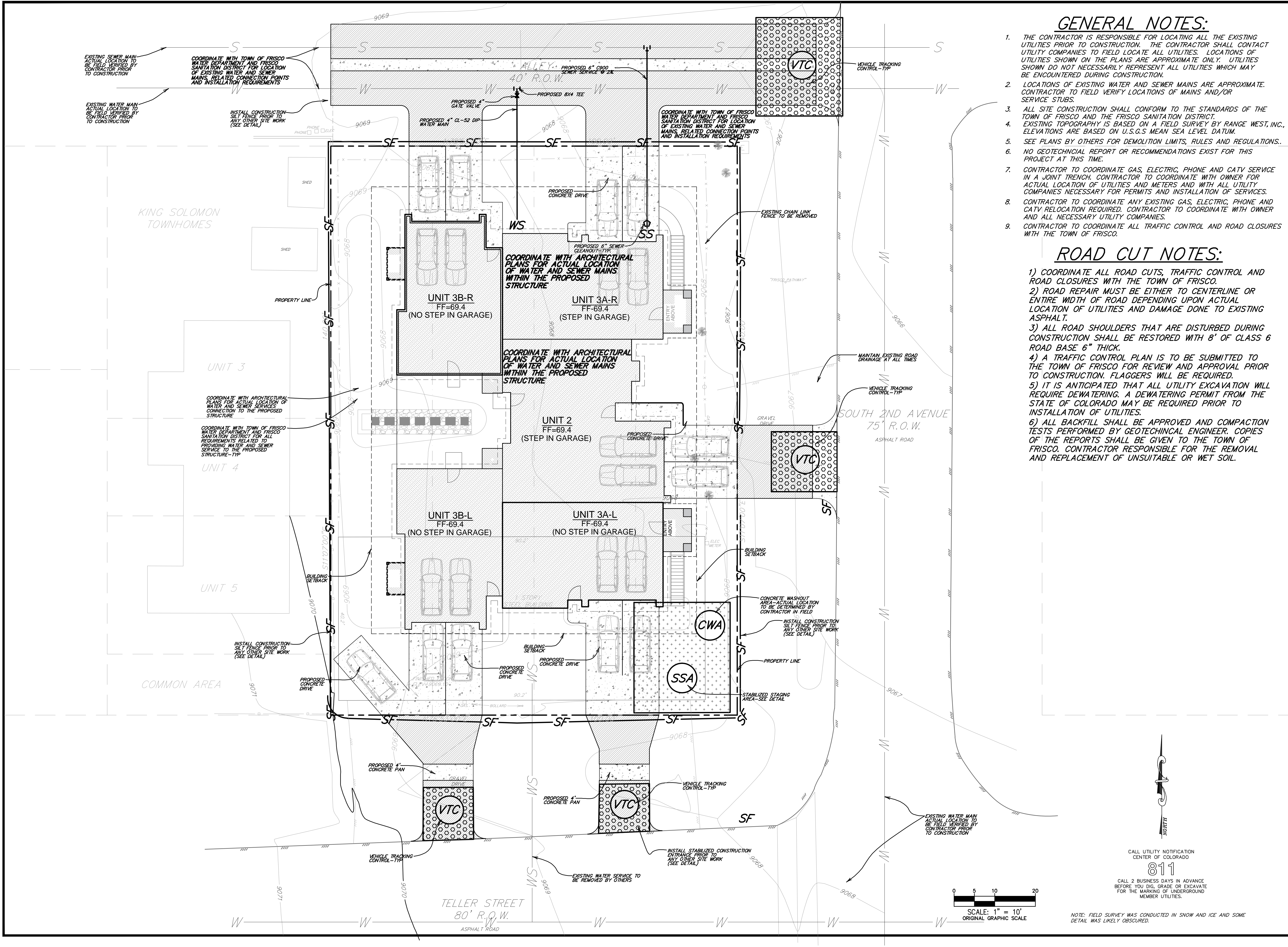
- 1) COORDINATE ALL ROAD CUTS, TRAFFIC CONTROL AND ROAD CLOSURES WITH THE TOWN OF FRISCO.
- 2) ROAD REPAIR MUST BE EITHER TO CENTERLINE OR ENTIRE WIDTH OF ROAD DEPENDING UPON ACTUAL LOCATION OF UTILITIES AND DAMAGE DONE TO EXISTING ASPHALT.
- 3) ALL ROAD SHOULDERS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 8' OF CLASS 6 ROAD BASE 6" THICK.
- 4) A TRAFFIC CONTROL PLAN IS TO BE SUBMITTED TO THE TOWN OF FRISCO FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. FLAGGERS WILL BE REQUIRED.
- 5) IT IS ANTICIPATED THAT ALL UTILITY EXCAVATION WILL REQUIRE DEWATERING. A DEWATERING PERMIT FROM THE STATE OF COLORADO MAY BE REQUIRED PRIOR TO INSTALLATION OF UTILITIES.
- 6) ALL BACKFILL SHALL BE APPROVED AND COMPACTION TESTS PERFORMED BY GEOTECHNICAL ENGINEER. COPIES OF THE REPORTS SHALL BE GIVEN TO THE TOWN OF FRISCO. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF UNSUITABLE OR WET SOIL.

TEN MILE ENGINEERING, INC.
 Professional Civil Engineers
 Po Box 1785
 Frisco, CO 80443
 970.485.5773
 tenmileengineer@aol.com

BERGMAN TOWNHOMES
 LOTS 21,22, 23 & 24 BLOCK 22
 AMENDED FRISCO TOWNSITE
 TOWN OF FRISCO, COLORADO

EROSION CONTROL AND UTILITY PLAN

Project: BERGMAN TOWNHOMES
 Date: 12/21/16
 Scale: 1"=10'
 Sheet: C2
 SHEET 2 OF 3



CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOTE: FIELD SURVEY WAS CONDUCTED IN SNOW AND ICE AND SOME DETAIL WAS LIKELY OBSCURED.



GENERAL NOTES:

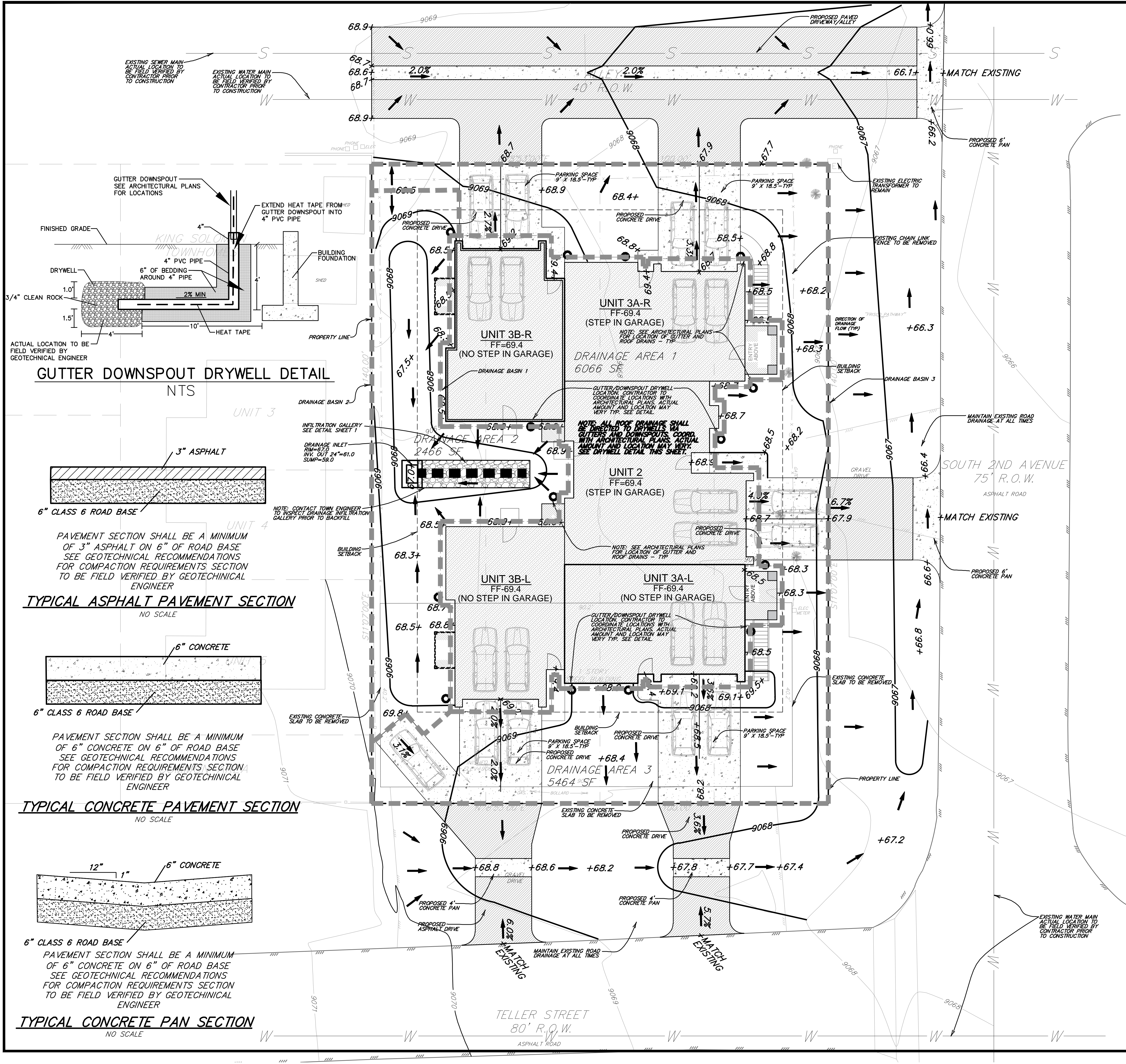
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No.	Revision/Issue	Date	Description
3	TOF Submittal	2/24/17	rev. per comments
2	TOF Submittal	1/16/17	rev. per comments
1	TOF Submittal	12/21/16	town submittal

TEN MILE ENGINEERING, INC.
Professional Civil Engineers
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Frisco, CO 80443
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BERGMAN TOWNHOMES
LOTS 21, 22, 23 & 24 BLOCK 22
AMENDED FRISCO TOWNSITE
TOWN OF FRISCO, COLORADO

GRADING AND DRAINAGE PLAN



GENERAL NOTES:

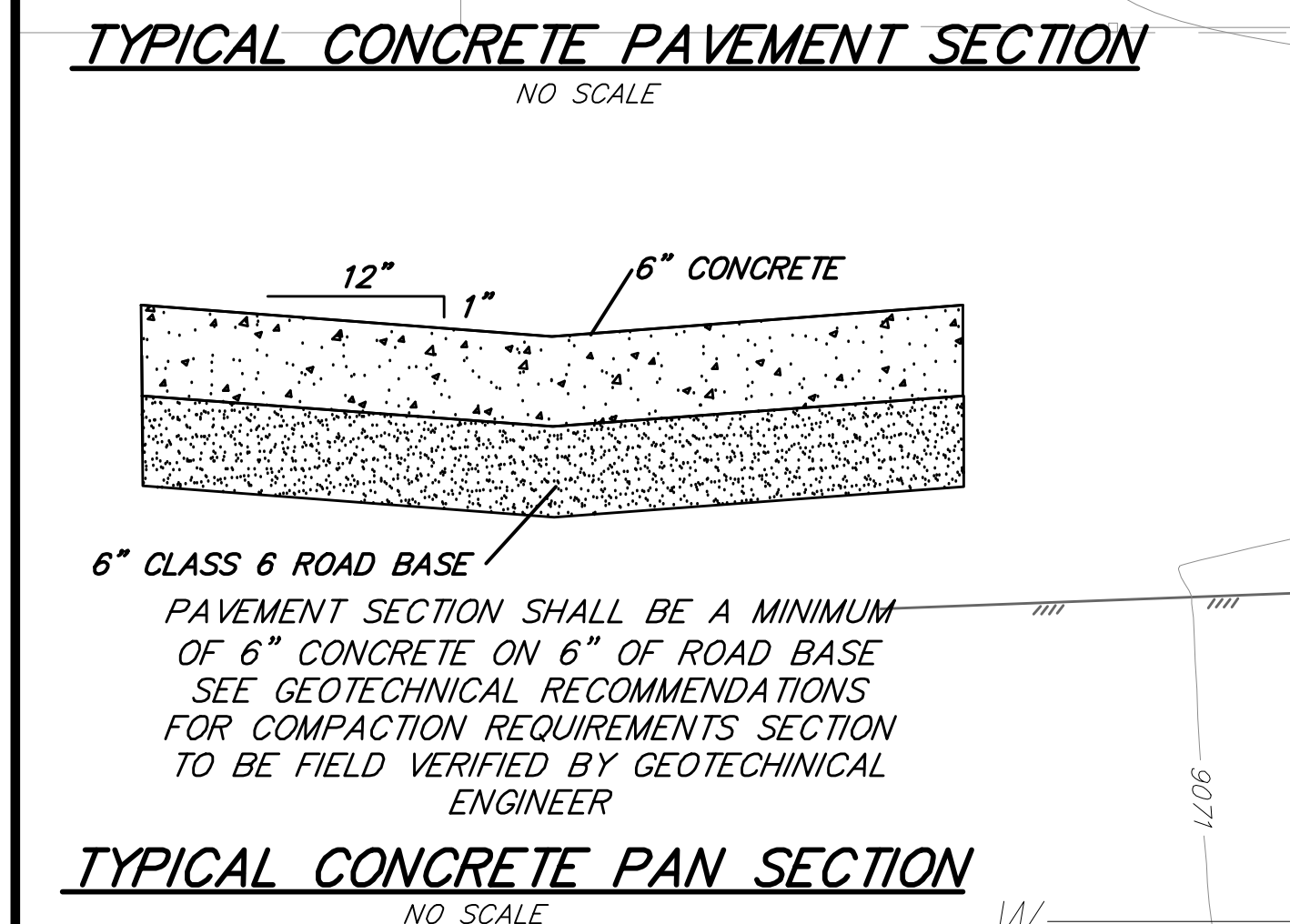
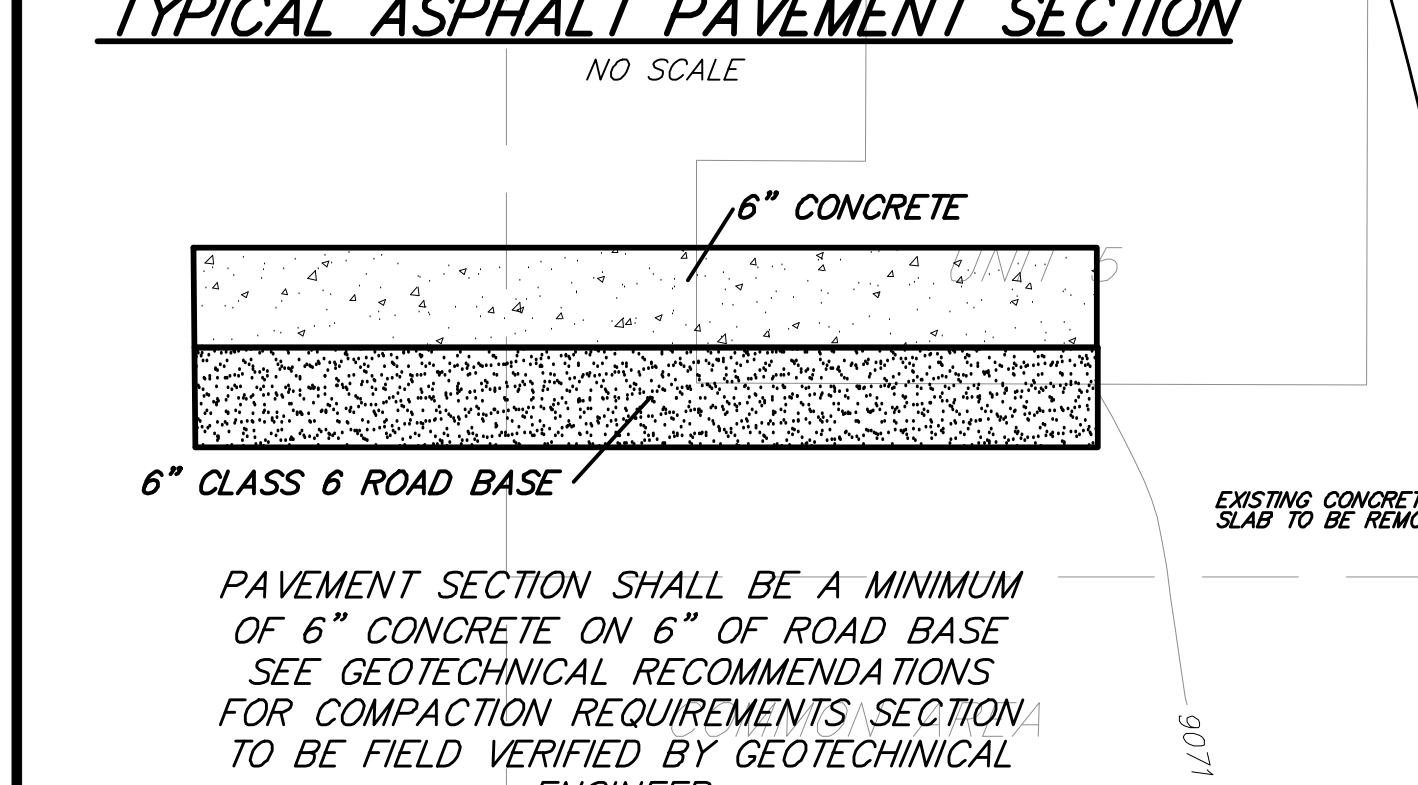
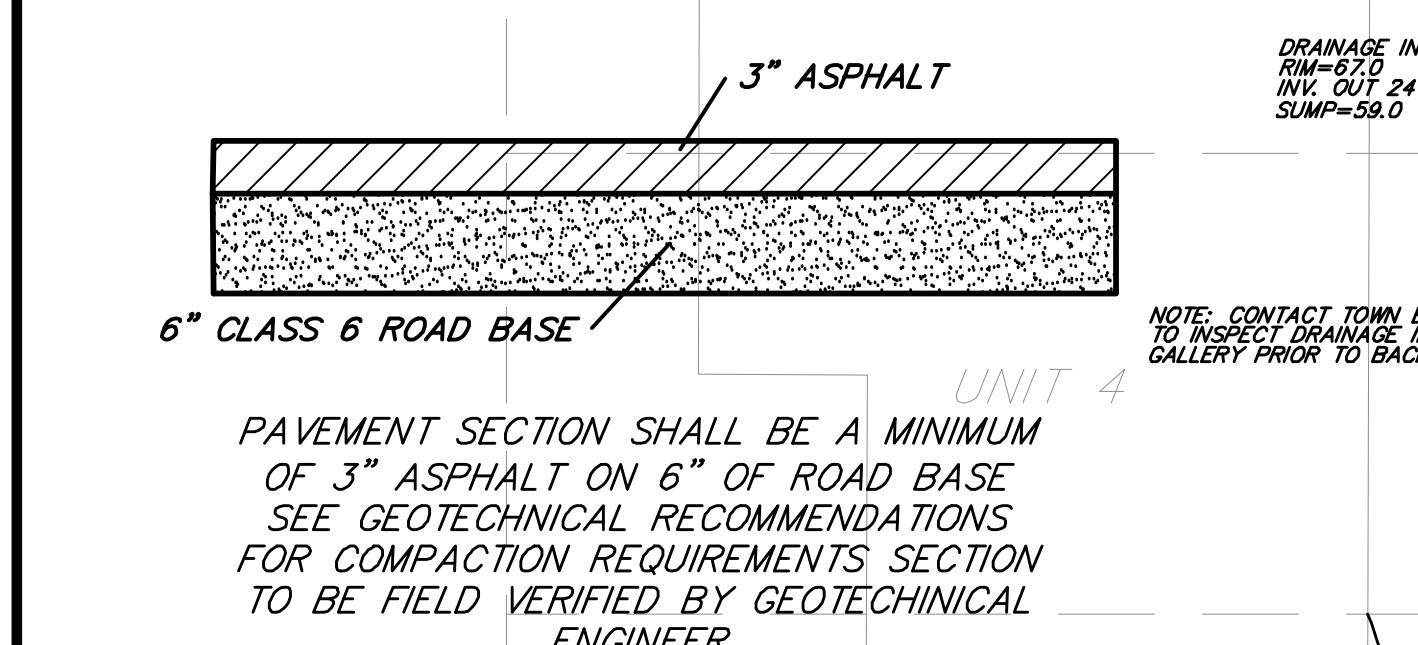
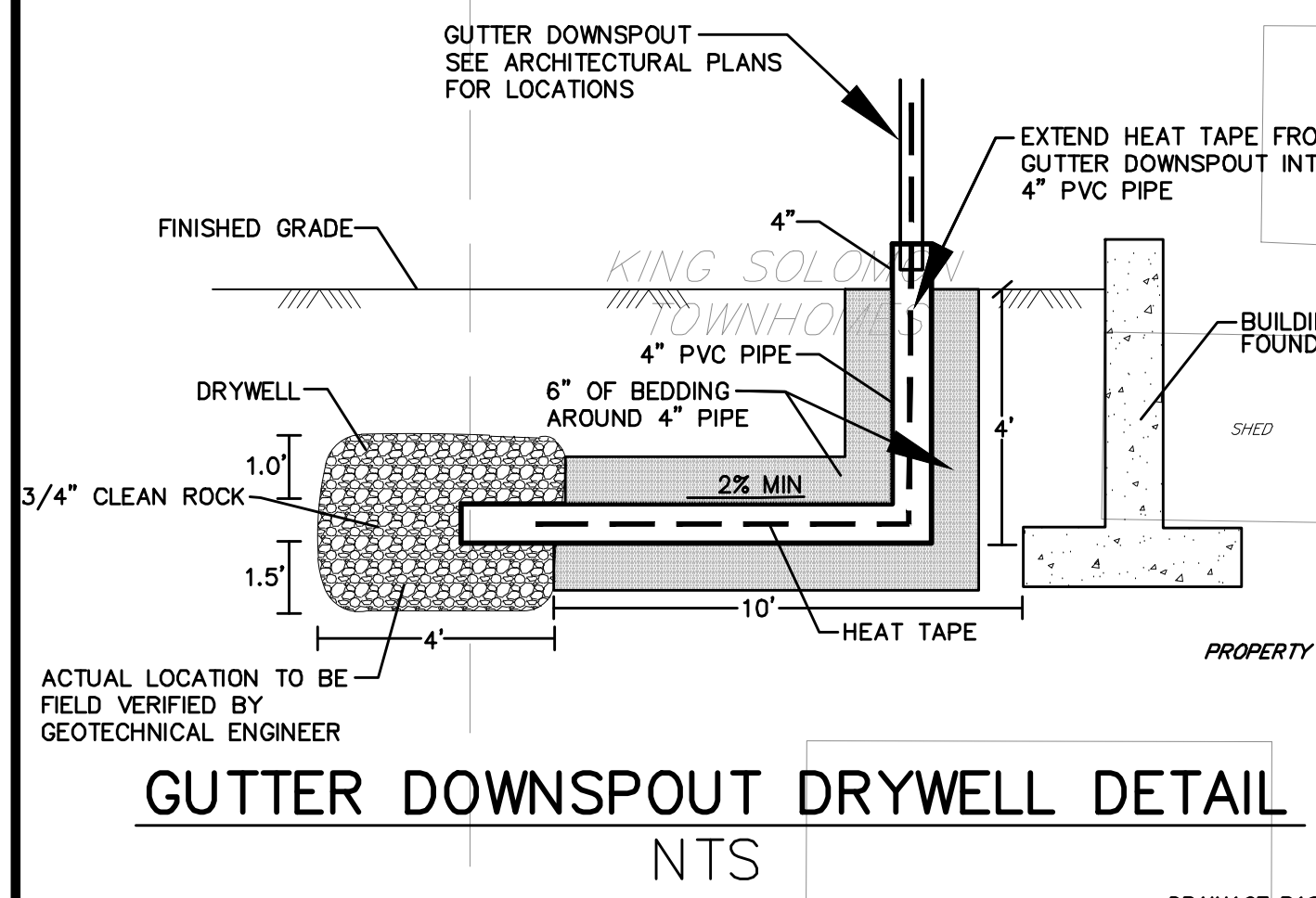
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SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

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MEMBER UTILITIES.

NOTE: FIELD SURVEY WAS CONDUCTED IN SNOW AND ICE AND SOME
DETAIL WAS LIKELY OBSCURED.

VICINITY MAP
NO SCALE



December 26, 2016
Revised February 2, 2017

Jeff Cline
Cline Design Group, Inc.
11757 West Ken Caryl Ave., Suite F-195
Littleton, CO 80127

RE: Drainage Analysis – Mae Belle Creek Townhomes-(Bergman Townhomes)

Dear Jeff,

The following revised memo addresses the Drainage Analysis associated with the development of the proposed Bergman Townhomes in Frisco, CO. Ten Mile Engineering, Inc. (TME) analyzed the Historic and Proposed drainage conditions for the improvements. Attached please find the calculations and assumptions the drainage analysis recommendations are based upon.

Existing Conditions: The existing site is 14000 square feet or 0.321 acres and currently consists of: 1) approximately 325 sf of gravel parking area, 2) 10045 sf vegetated area and 3) 3630 sf of existing structures. The site slopes gently to the northeast where the historic runoff from the site sheet flows across until it reaches the existing road side drainage. TME calculated the historic allowable 25 year event release rate at 0.306 cfs and the historic runoff coefficient at 0.43. See calculations attached.

Developed Conditions: The development site is a total of 14000 sf (0.321 acres). The proposed is structure approximately 6066 sf and there is 2340 sf of concrete driveways and walkways and asphalt driveways. The remaining 5594 sf of the property will remain vegetated. The proposed development site is divided into three drainage basins.

Drainage Basin 1 is defined by the roof line of the proposed building and is 6066 sf. All runoff from the building will be collected in gutters and downspouts and directed to individual gutter/downspout infiltration drywells. All of the runoff generated by the building will be collected in these drywells and infiltrate into the ground thus not adding to the historical allowable runoff. See plans for detail of drywells. See Architectural plans for details on roof drain and gutter locations.

TEN MILE ENGINEERING, INC.

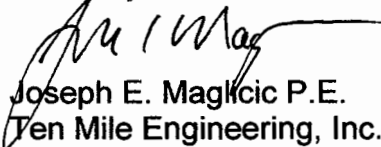
Drainage Basin 2 is located on the southside of the structure and is 2466 sf. TME designed an infiltration gallery that is 25' long, 6' wide and 5' deep that has a capacity of 246.8 cubic feet. An anticipated percolation rate of 20 minutes per inch for the clean gravel and sandy soil was assumed. (No geotechnical investigation has been performed onsite to date that TME is aware of) See Grading and Drainage Plan for details of the infiltration gallery.

Drainage Basin 3 is 5468 sf and surrounds the proposed structure on the east, west and north sides. TME calculated the proposed developed 25 year event rate from this basin at 0.146 cfs.

As a result of the installation of the gutter drywells that handle the runoff from Drainage Basin 1 and the infiltration gallery proposed for Drainage Basin 2 the proposed runoff anticipated from this site will be reduced by 0.160 cfs (0.306 cfs – 0.146cfs) from the allowable historic runoff rate.

Please feel free to contact me with questions or comments.

Sincerely,



Joseph E. Maglicic P.E.
Ten Mile Engineering, Inc.
PO 1785
Frisco CO 80443
970.485.577
tenmileengineer@aol.com



HISTORIC DRAINAGE CALCULATIONS

BERGMAN TOWNHOMES

By: Ten Mile Engineering, Inc.

Date: 12/26/16

Existing Site Data

	SF	Acres	
Total Site Drainage Area	14000	0.321	
Existing Structures Area	3630	0.083	3267
Existing Gravel Parking Area	325	0.007	292.5
Vegetated Area	10045	0.231	2511.25
			6070.75
			0.433625

Historic Drainage Conditions

Q=CIA

Q = Flow in CFS - (Based upon 25 year event)

C = Runoff Coefficient (0.2 based upon lightly forested existing conditions)

I = Rainfall Intensity = 2.2 in/hr (Time of Concentration = 20 min.)

A = Drainage Area (Acres)

	C	I	A	Q
Existing Structures Area	0.9	2.2	0.083	0.1650
Existing Gravel Parking Area	0.85	2.2	0.007	0.0140
Open Space Area	0.25	2.2	0.231	0.1268
				0.306

Historic allowable 25 year event release rate = 0.306 CFS

Historic Condition Runoff Coefficient = 0.43

DEVELOPED DRAINAGE CALCULATIONS

BERGMAN TOWNHOMES

By: Ten Mile Engineering, Inc.
Date: 12/26/16

<u>Developed Site Data</u>	SF	Acres	
Total Site Drainage Area	14000	0.321	
Existing Structures Area	0	0.000	0.000
New Structure Area	6100	0.140	5490.000
Paved Areas (Asphalt and Conc.)	1948	0.045	1753.200
Vegetated Area	5952	0.137	1488.000
			8731.200
			0.624

Q=CIA

Q = Flow in CFS - (Based upon 25 year event)

C = Runoff Coefficient

I = Rainfall Intensity = 2.20 in/hr (Time of Concentration = 20 min.)

A = Drainage Area (Acres)

	C	I	A	Q
Existing Structures Area	0.900	2.2	0.000	0.000
New Structure Area	0.900	2.2	0.140	0.277
Paved Areas (Asphalt and Conc.)	0.900	2.2	0.045	0.089
Vegetated Area	0.250	2.2	0.137	0.075
				0.441

Developed 25 year event release rate = 0.441 cfs
Historic allowable 25 year event release rate = 0.306 cfs

Developed Condition Runoff Coefficient = 0.624

DEVELOPED DRAINAGE CALCULATIONS

BERGMAN TOWNHOMES

By: Ten Mile Engineering, Inc.

Date: 2/2/17

Drainage Basin 3

<u>Developed Site Data</u>	SF	Acres	
Total Site Drainage Area	5468	0.126	
Existing Structures Area	0	0.000	0.000
New Structure Area	0	0.000	0.000
Paved Areas (Asphalt and Conc.)	2340	0.054	2106.000
Vegetated Area	3128	0.072	782.000
			2888.000
			0.528

Q=CIA

Q = Flow in CFS - (Based upon 25 year event)

C = Runoff Coefficient

I = Rainfall Intensity = 2.20 in/hr (Time of Concentration = 20 min.)

A = Drainage Area (Acres)

	C	I	A	Q
Existing Structures Area	0.900	2.2	0.000	0.000
New Structure Area	0.900	2.2	0.000	0.000
Paved Areas (Asphalt and Conc.)	0.900	2.2	0.054	0.106
Vegetated Area	0.250	2.2	0.072	0.039
				0.146

Developed 25 year event release rate = 0.146 cfs

Historic allowable 25 year event release rate = 0.306 cfs

Developed Condition Runoff Coefficient = 0.528

DEVELOPED DRAINAGE CALCULATIONS

BERGMAN TOWNHOMES

By: Ten Mile Engineering, Inc.

Date: 12/26/16

Developed Conditions Continued

Developed Condition Runoff Coefficient = 0.624

Duration (min)	Rainfall (in/hr)	Vol. In (Cubic Feet)	Vol. Out (Cubic Feet)	Vol. Storage Required (Cubic Feet)
5	4.68	281.23	91.80	189.43
10	3.45	414.63	183.60	231.03
15	2.78	501.16	275.40	225.76
20	2.43	584.09	367.20	216.89
25	2.14	642.98	459.00	183.98
30	1.93	695.86	550.80	145.06
35	1.72	723.50	642.60	80.90
40	1.56	749.94	734.40	15.54
45	1.43	773.37	826.20	-52.83
50	1.34	805.22	918.00	-112.78
55	1.27	839.47	1009.80	-170.33
60	1.22	879.74	1101.60	-221.86

Required Detention Storage Volume

Required Detention Storage Volume = **231.03 Cubic Feet**

Percolation Rate

No geotechnical report exists for the property.

The percolation rate anticipated in this area was conservatively assumed to be 20 minutes per inch.

DEVELOPED DRAINAGE CALCULATIONS

BERGMAN TOWNHOMES

By: Ten Mile Engineering, Inc.

Date: 12/26/16

Developed Conditions Continued

Detention Facility Design Recommendations

The proposed detention design facility is based upon the use of gabion rock infiltration bed. Gabion rock typically has a void ratio of 25%. The infiltration bed should be designed with a depth of 5' and be wrapped on all sides except the bottom with Mirifi 140n filter fabric or approved equal. See detail on Grading and Drainage Plan.

Infiltration Bed Sizing

5 feet deep
25 feet long
6 feet wide

750 Cubic Feet
25% Gabion (4" - 8") 25% Voids
187.5 Proposed Storage Cubic Feet in Gabion
168.3 Adjust Gabion Storage for Culvert Area
78.5 Proposed Storage Cubic Feet in 25 lf 24" PVC pipe
246.8 Total Cubic Feet Storage Provided
231.1 Required Cubic Feet



February 24, 2017

RE: VARIANCE REQUEST FOR DRIVEWAY SEPARATION. 215 SOUTH 2ND AVE.

Town of Frisco

1 Main Street

Frisco, CO 80443

To Whom it May Concern,

- 1) Buyers of 215 South 2nd Ave. are requesting a variance from the Town of Frisco's Minimum Street Design and Access Criteria Section IV. D. Driveways (Accesses) e. Driveway Spacing to allow the minimum driveway separation along Teller Alley to be twenty-eight (28) feet. As shown on our Site Plan sheet CS-1 dated 2-23-17. Code requires 30' separation between driveways. We have considered stretching Unit 3B to the West 5'. Based on comments from our Neighbor to the west we feel this stretch will obstruct views and natural light into her Backyard. To appease her we would like to propose keeping the current plan which pushes the structure to the East as far as possible. These driveways attach to a 40' Alley Right of Way. The City has told us they have no plans to open this alley up thru to 3rd Ave. There will be no traffic issues as a result of these driveways and their proximity.

Regards,

Jeffrey A. Cline, Assoc. AIA

Cline Design Group, Inc.

Mae Belle
March 2, 2017
Packet



**PLANNING COMMISSION
STAFF REPORT**

March 2, 2017

AGENDA ITEM: Planning File No. 302-16-DA: A public hearing for a Development Application for the Mae Belle Creek Townhomes multi-family residential project.

LOCATION: 215 South 2nd Avenue / Lots 21-24, Block 22 Frisco Townsite

ZONING: Residential Highest Allowable Density (RH) District / Granite and Galena Overlay District

OWNER Bergman Revocable Trust
PO Box 5112
Frisco, CO 80443

APPLICANT & ARCHITECT: Cline Design Group, Jeff Cline
11757 West Ken Caryl Ave. #F-195
Littleton, CO 80127
Jeff@clinedesigngroup.com (303) 229-7999

CIVIL ENGINEER: Ten Mile Engineering, Inc.
PO Box 1785
Frisco, CO 80443 (970) 485-5773
tenmileengineer@aol.com

NOTICING: Published in the Summit Journal: 02/24/2017
Mailed to adjacent property owners: 02/16/2017
Posted at the Post Office: 02/16/2017
Posted at the Site: 02/16/2017

TOWN STAFF: Katie Kent (970) 668-9131
Planner katiek@townoffrisco.com

PROJECT DESCRIPTION

The applicant, Cline Design Group, is proposing to construct a new multi-family residential project at 215 South 2nd Avenue. The proposed project entails:

- New three-story building approximately 35 feet in height
- Five (5) attached residential units, each with four (4) bedrooms

- Unit sizes range from 1,861 to 1,953 sq. ft. of floor area
- New driveway access from Teller Street, South 2nd Avenue, and Teller Alley
- Proposed exterior building materials include: board and batten siding; telluride-highlands stone; rough sawn cedar siding and trim, and asphalt roof shingles.

For a more complete project description, please refer to the attached application materials.

BACKGROUND

The subject property, 215 South 2nd Avenue, fronts along Teller Street, South 2nd Avenue, and Teller Alley. A former warehouse building had been occupied by a variety of commercial uses over the years and the rear (north) yard has been used for commercial storage in the past. The existing nonconforming one-story warehouse building on the property was demolished in 2016.

On January 3, 1966, the Town of Frisco adopted Ordinance No. 66-22, which in part, adopted new zoning districts for the town. The accompanying 1966 Zoning Map identified the subject property as being zoned “Business” District. This zone district allowed a variety of residential and commercial uses.

On May 10, 1973, the Town of Frisco adopted Ordinance No. 73-5 which in part established new zone districts including the “B-2, Business Center” District. Based upon annotations in the Town’s property files, this site was rezoned from Business District to B-2, Business Center District. This zoning again allowed a variety of residential and commercial uses.

On November 3, 1982, the Town of Frisco adopted Ordinance No. 82-19, which also established new zone districts. The subject property was rezoned from B-2 to the “Residential Highest Allowable Density” (RH) District. The RH district did not, and currently does not, allow commercial uses, so the commercial businesses occupying the former warehouse building became legally nonconforming uses (aka “grandfathered”).

On July 21, 2016, Landon Greve, representing Gary Bergman, appeared before the Planning Commission with a sketch plan review for the Bergman Townhomes multi-family residential project. Bergman Townhomes was proposed as five (5) attached residential townhome units, each with four (4) bedrooms. At that meeting, the Commissioners had questions regarding clarification on driveways and flex rooms, considerations for a common greenspace area, and if the units were intended to be market rate. Clarifications on snow removal requirements and storm water management were also asked about. Commission comments and discussion expressed concern with the density of the building and lack of greenspace, along with exploring possibilities for options to use the alleyway. Altering the roof line while maintaining compliance with the bulkplane and adjusting the number of units was also suggested, as was improving drainage and fleshing out a storm water and snow storage management plan, perhaps integrating with a landscape plan.

The current applicant, Cline Design Group, is proposing a similar project to the Bergman Townhomes consisting of the redevelopment of the site with a new five (5) unit multi-family residential building. This proposed project is a permitted use in the RH District.

On December 15, 2016, the applicant had a pre-application meeting with the Town of Frisco’s Community Development staff. At this meeting it was determined that due to the similarities between Bergman Townhomes and Mae Belle Creek Townhomes, a second Development Review Committee meeting with representatives from the other Town departments and the referral agencies would not be required.

On January 5, 2017, the Planning Commission held a Sketch Plan review of this proposal (Planning File 301-16-SK). The meeting summary minutes were as follows:

Planner Katie Kent presented the staff report, noting that a sketch plan for the Bergman Townhomes was proposed for this site in July 2016. Architectural changes have been made to further code compliance. The applicant is showing compliance with the RH district development standards including setbacks, lot coverage and height. These will continue to be verified further at Development Application review. The applicant is proposing six new driveway access points; two of which are within thirty feet of each other. In response to Staff's request to avoid vehicles from backing onto S. Second Ave due to heavy pedestrian and bike traffic, the applicant has provided a hammerhead. The applicant is requesting Planning Commission feedback on bulk plane encroachments. The development style does appear to be compatible with the 2nd Avenue corridor and Frisco's mountain character.

Questions for staff included if the proposed hammerhead would be affected by a new bike path along S. 2nd Avenue. Staff noted that a bike path has not been designed at this point in time.

The Applicant, Jeff Cline of Cline Design Group, presented the project noting the importance of the Colorado vernacular architecture to represent historic mining structures. Cline stated that due to the architectural design, there were minor bulk plane encroachments. Without these encroachments the structure would look awkward. Cline acknowledged that he would be working with Public Works on the driveway design.

Staff noted that street design criteria deviations can be granted by the Town Manger and Public Works through an administrative process.

Questions for applicant included alley improvements, courtyard access, type of stone material proposed, consideration of four units, snow shedding and explanation of roof pitch designs.

Public Comment: Diane Chado, 126 Teller Street raised concerns over drainage into 2nd Avenue, maintenance of alley, sufficient snow storage, backing out onto streets, landscaping in courtyard not receiving sun, and encroachment into their viewshed.

Commissioner discussion followed recognizing there may be drainage and parking issues to work out at Development Application stage. Commissioners agreed that project design is an improvement from application submitted in July; it appears to fit into the neighborhood and mountain community. Bulk plane encroachments are adding to the architectural design so no issues with them as they are proposed at this time. Commissioners would prefer to see four units but understand why proposing five units. Commissioners requested to see 3D plan and rooftop patio renderings at time of Development Application.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Also included for reference are photographs of the subject property.



Vicinity map with aerial photography base layer



Southwest side from Teller Street (Building has been removed since picture was taken)



Southeast side from Teller Street and South 2nd Avenue
(Building has been removed since picture was taken)



Northeast side from South 2nd Avenue

REQUIRED ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed development application.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- *A&C 1. Preserve and enhance the Town's historic resources.*
- ***A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.***

- A&C 3. Promote public art.
- A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.
- A&C 5. Celebrate and highlight Frisco's heritage.

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- **BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.**
- BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.
- BE 3. Preserve and enhance the Main Street area as the heart of the community.
- BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.
- BE 5. Promote attractive and safe connections between all areas and sections of the town.

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- **HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.**
- **HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.**
- HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.
- HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.
- HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location, orientation, and architectural styling of this building creates a design that enhances the overall character of the community while emphasizing a Colorado vernacular architectural design. This application also facilitates the construction of new, uniquely designed residential units that add variety to the sizes and types of homes in this residential neighborhood. This application complies with the goals and standards of the Frisco Zoning Ordinance and is consistent with other developments in this zone district.

The subject property is located at the intersection of South 2nd Avenue and Teller Street. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site is the Woods Inn. To the east of this site are Ten Mile Creek Condos. To the west of this site are King Solomon Townhomes. South of the site are Legends at Frisco Townhomes.

The proposed construction of five (5) attached residential units on the subject property is consistent with the allowed density of the RH District. The proposed five (5) attached units

create a building that is compatible with the character of this neighborhood. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL HIGH DENSITY (RH) DISTRICT [§180-12]

Purpose: The purpose for the section of the Zoning Ordinance is as follows:

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 consumers.

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

Permitted and Conditional Uses: The permitted uses in the RH District are as follows:

B. Permitted uses.

- 1. Single-household detached dwellings*
- 2. Duplexes*
- 3. Multi-Unit Dwellings**
- 4. One (1) Accessory housing unit per principal dwelling unit*
- 5. Accessory buildings and uses*
- 6. Attached or stand-alone Townhouses*
- 7. Boarding, Rooming, and Lodging Facilities*
- 8. Common Areas*
- 9. Family Day Care*
- 10. Home offices*
- 11. Open Space*
- 12. Parks*
- 13. Cabin Housing as set forth in Section 180-18.8*

This application proposes five (5) dwellings which are allowed as a permitted use in the RH District. The application meets this standard.

Minimum Lot Area: The minimum lot area in the RH District is 10,500 sq.ft. The subject lot is 14,000 square feet (0.321 acres) in area. There are no proposed changes to the existing lot area. The application meets this standard.

Minimum Lot Frontage: The minimum lot frontage in the RH District is sixty (60) feet. The existing lot has 140 feet of frontage along South 2nd Avenue and 100 feet of frontage along Teller Street. There are no proposed changes to the existing lot frontages. The application meets this standard.

Setbacks: In the RH District, a 20 foot front yard setback, 10 foot side yard, and 10 foot rear yard setback are required. Pursuant to §180-05, Frisco Town Code, for lots fronting on two (2) streets, the owner may select which property line shall be considered the “fronting line”. The applicant has designated the Teller Street frontage as the fronting line and front yard. The minimum 20 foot front setback has been applied to this frontage. The setbacks have been labeled on the site plan demonstrating that there are no proposed setback encroachments. The application meets this standard.

Maximum Building Height: The maximum building height is 35 feet in the RH District. The height of the proposed structure is thirty-five (35) feet as identified on the architectural plans. The application meets this standard.

Density: The maximum density allowed in the RH District is sixteen (16) units per developable acre. The subject property is 0.321 developable acres in size, so the maximum allowed density for this lot is five (5) units. A total of five (5) units are proposed. The application meets this standard.

Lot Coverage: Lot coverage shall not exceed 55% of total lot area in the RH District. The proposed lot coverage is 55% as identified on the submitted plans. The application meets this standard.

ANALYSIS – GRANITE STREET AND GALENA STREET OVERLAY DISTRICT [§180-18.3]

Purpose: The purpose for the section of the Zoning Ordinance is as follows:

The purpose of the Granite and Galena Street Overlay District is to promote and enhance important neighborhood qualities by requiring base standards and providing incentives to achieve desired attributes. The standards relate to the scale, mass, architecture and overall design character of development.

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

Applicability: The provisions of this overlay apply to the development of any property within the Overlay Zone as indicated on the Town of Frisco Zoning District Map. This property is within the Granite Street and Galena Street Overlay District as identified on the Town of Frisco Zoning District Map.

Primary Goals for The Overlay District: The goal of the overlay district is as follows:

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the neighborhoods. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhood. Sketches have been incorporated to better illustrate the standards.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The subject property has an allowed density of five (5) dwelling units. The application proposes five (5) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the RH District. The application is consistent with this goal.

Development Goals and Standards:

Pursuant to §180-49.1, Word Usage and Mathematical Calculations, Frisco Town Code (in part): *“When used in this chapter, certain words shall be interpreted as follows: ...the word ‘shall’ is mandatory, and the word ‘may’ is permissive.”*

GOAL #1: *Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing landforms and historic structures (As noted in the 1991 Historic Resource Inventory for the Town) on a site should be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it.*

It should not be inferred that buildings must look like the existing structures within the neighborhood to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

The proposed building appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. As noted above, the proposed development includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco. The proposed scale, design, proportions, site planning, landscaping, materials and colors are in compliance with the standards of this section. The subject property has an allowed density of five (5) dwelling units. The application proposes five (5) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the RH District. The application is consistent with this goal.

Standard #1.1: *Buildings shall be designed in a manner that is fitting with Frisco's small mountain town character and:*

- Provides significant variation in all the wall planes*
- Provides significant variation in all the roof lines and roof forms*
- Provides projecting elements (e.g. turrets, bay windows, decks, etc.)*

The proposed application incorporates variations in wall planes, roof lines, roof forms, and provides street-facing window elements and projecting elements including decks. The applicant has incorporated Colorado vernacular architecture to fit into Frisco's small mountain town character. The application meets this standard.

Standard #1.2: *Buildings shall be designed to provide deep (at least 24 inches) eaves and overhangs, and other building elements that provide shelter from natural elements and provide visual relief, including the use of porches and patios to add interest along street yards. When a substantial number and variety of building elements are utilized the eaves may be less than 24 inches deep in some locations.*

The proposed buildings have a variety of pitched roof forms and elements with roof eave depths between (1) and two (2) feet. Architectural drawings show a variety of building elements incorporating the eaves and overhangs to replicate Colorado vernacular architecture. The application meets this standard.

GOAL #2: *In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*

The proposed building incorporates a variety of architectural elements including decks, second story roof projections and other similar features along with doors, windows, exterior materials changes, and other detailing to relieve the feeling of mass from the street. The application is consistent with this goal.

Standard #2.1: *Building façades and roof fascia/eaves shall not exceed 27 feet in length along the same geometric plane, at which time the wall facade shall be broken up by a change in the plane by a minimum of 2 feet in depth for a distance of not less than 6 feet, and the corresponding roof fascia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. All building facades with a total length of 33 feet or less are exempt from this provision. For buildings that exceed 54 feet in length the change in wall relief shall be increased to a minimum of 4 feet in depth. Upon approval by the Planning Commission the dimension of 27 feet for the length of a building wall façade which necessitates a building façade break and roof fascia/eave change may be extended as much as five (5) feet for a total of not more than 32 feet along the same geometric plane, upon a finding that the design furthers the intent of this section.*

The facades of the proposed building have changes in wall relief ranging from two (2) feet to twenty-five (25) feet. A few of the building façade breaks appear to not comply with this standard requiring the minimum of four (4) feet in depth. As of February 24, 2017, the application is not in compliance with this standard.

Standard #2.2: *No building facade or roof fascia/eave shall have more than 66% of the length of the wall or roof line along the same geometric plane, with the exception that buildings of less than 33 feet in width or length may have that wall and roof fascia/eave located on one geometric plane.*

There are no large expanses of roof or ridge lines over 66% of the length of the wall and/or roof line. The application meets this standard.

Standard #2.3: *The bulk of the building shall be restricted on any site lying within the underlying RH zoning district through the use of a bulk plane envelope. The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and 10 feet from a side property line, and from a point 24 feet above the existing grade measured in 10 feet from the rear property line, and extends at a forty-five (45) degree angle upward, and directly away from the property lines to a point where the envelope intersects with the maximum allowed height for the property (35'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief. Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.*

The proposed building encroaches into the bulk plane as noted on the proposed elevation drawings. The applicant expressed at sketch plan review that these encroachments are to incorporate Colorado vernacular architecture and without the encroachments, the structure would look awkward. During the January 5, 2017 sketch plan work session, the Commission gave the applicant direction to proceed forward to the development application process with the minor bulk plane encroachments. Should the Planning Commission find that the encroachments provide substantial architectural relief and advance the intent of Goal #2, then the application meets this standard.

Standard #2.4: *The bulk of the building shall be restricted on all street and side yard facades, on any site located within the underlying CC zoning district through the use of a bulk plane envelope.*

The subject property is located in the RH District. This standard does not apply to this application.

GOAL #3: *Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area, and should contain a mixture or combination of natural materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base material.*

The proposed exterior materials include horizontal wooden lap siding, board & batten siding, telluride–highlands stone veneer and asphalt roof shingles. These materials are compatible and complementary to other structures in the neighborhood and throughout Frisco. The various exterior siding materials generally wrap around the proposed buildings. The application is consistent with this goal.

Standard #3.1: *Buildings materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that imitate natural materials such as Masonite or other materials are also acceptable only if their texture, shape, and size are similar to the natural materials they are simulating, and are not obviously artificial materials.*

The proposed board & batten siding, telluride–highlands stone veneer and asphalt roof shingles have proven durable and are not obviously artificial. The proposed materials have been approved for other residential projects in Frisco. The application meets this standard.

Standard #3.2: *While not acceptable as the primary exterior materials for the majority of the building, stucco or steel are acceptable materials when used as an accent, or when used in combination with other acceptable materials. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building, and the goals of this chapter.*

This application does not involve the use of stucco or concrete block. The proposed exterior steel used for the spiral staircases providing access to the roof-top patios is considered an accent material. The application meets this standard.

Standard #3.3: *Aluminum, steel, mirrored or reflective glass and plastic exterior sidings which do not simulate natural materials (as noted in 3.1) shall not be permitted.*

All proposed materials simulate natural materials. This standard does not apply to this application.

Standard #3.4: *The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and which meets the remaining standards.*

There are no accessory structures proposed with this application. This standard does not apply to this application.

Standard #3.5: *A material board, including samples of all proposed exterior building and roofing materials shall be submitted and reviewed as a component of all applications.*

A material and color board was submitted with the application. The color and material samples are the same as those reviewed with the sketch plan. The application meets this standard.

Standard #3.6: *Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.*

This standard does not apply to this application.

Standard #3.7: *The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.*

The application does not propose mirrored or reflective glass. The application meets this standard.

GOAL #4: *Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.*

The roof elements are of a Colorado vernacular architecture design which complement historic roofs in the area and the neighborhood. Sloped roof elements are provided and can be seen from the public rights of ways. The application is consistent with this goal.

Standard #4.1: *Steep pitched roofs are encouraged, but in those instances where flat roof construction is proposed it shall be augmented with pitched roof elements, including but not limited to: peaked or sloped facade elements or parapets facing all street sides. Pitched roof elements shall vary by a minimum of two (2) feet, up or down and are encouraged to change in relationship to changes that occur in the wall plane as required in Standard #2.1, #2.2 and elsewhere in the overlay district. Mansard roofs are not appropriate and shall not be allowed.*

There are no proposed mansard roofs. A variety of pitched roof forms with dormers, shed roofs, and upper and lower accent roofs are proposed. The application meets this standard.

Standard #4.2: *Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to help break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. Ridge lines shall change elevation by no less than two feet for every 27 feet of length, with the exception that buildings of 33 feet or less in length, as noted in section 2.1 are exempt from this provision (please reference sketches by Goal #2). Architectural elements which intersect with the ridge line may qualify as ridge line changes upon a finding that the design furthers the intent of this section.*

The roofs on the proposed building have 2.5:12, 5:12, 6:12, and 8:12 pitched roof elements, dormers, along with upper and lower roof elements. There are no large expanses of roof or

ridge lines over twenty-seven (27) feet in length without dormers and intersecting primary roof elements adding architectural interest to the roofscape. The application meets this standard.

Standard #4.3: *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas, sidewalks, trash storage areas, stairways, decks, balconies, and entryways. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process. The application meets this standard.

Standard #4.4: *If metal roofs are used they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish in order to not be reflective.*

Asphalt shingles are proposed. This standard is not applicable to this application.

Standard #4.5: *Metal roofs shall have a standing seam or be of a design that provides relief to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material to provide substantial relief and shadow, and are of a design and color to be compatible with the building. Spanish/Mission style roofs and other similar roof materials are prohibited. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.*

The proposed asphalt shingles appear to be compatible with the building. The application meets this standard.

Standard #4.6: *Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart shall not be allowed.*

The proposed asphalt shingles do not appear to exceed a Chroma of 4. The application meets this standard.

GOAL #5: *Development should create a variety of designs while still being compatible with the desired character of the neighborhood.*

The proposed exterior colors of the telluride-highlands stone and board & batten siding are earth tones that are compatible with the neighborhood and the “small mountain town” character of Frisco. The application is consistent with this goal.

Standard #5.1: *Duplex structures shall be designed to look like a single family structure to the extent architecturally feasible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design.*

A duplex structure is not proposed. This standard does not apply to this application.

Standard #5.2: *Building designs that duplicate, or are substantially similar in design to existing or proposed structures within the Overlay Zone shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a proposed building contains a multiple of identical units, the building design shall provide architectural relief from the duplication of units*

by providing a variety in windows, decks, balconies, or exterior facade composition (As noted in section 1.2).

The building design provides architectural relief from the duplication of units. The application meets this standard.

GOAL #6: *Building colors should be used that are compatible with the existing neighborhood characteristics, and that do not conflict with the goals of the community to provide a "small mountain town" feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.*

The proposed exterior colors of telluride-highlands stone, board and batten siding, and fascia and trim are earth tones that are compatible with the neighborhood and the "small mountain town" character of Frisco. The application is consistent with this goal.

Standard #6.1: *No color may be used as the primary color of the building that exceeds a chroma of 4 on the Munsell Color chart.*

The primary building colors associated with telluride-highlands stone, board & batten siding and proposed fascia and trim do not appear to exceed a Chroma of 4. The application meets this standard.

Standard #6.2: *Colors that exceed a chroma of 4, but that do not exceed a chroma of 8 on the Munsell Color chart may be used only as accents and then sparingly, such as upon trim or railing, and in no instance shall luminescent, fluorescent, or reflective colors be utilized on any exterior portion of the building.*

The accent colors proposed do not exceed a Chroma of 8 and are not luminescent, fluorescent or reflective colors. The application meets this standard.

Standard #6.3: *The same, or similar colors shall be used on the main structure and on any accessory structures upon the site, unless an alternative scheme can be provided that will complement the primary structure.*

There is no accessory structure proposed for this site. The standard does not apply to the application.

Standard #6.4: *A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities proposed for the building and how each will be utilized.*

A material and color board was submitted with the application. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-20]

Purpose: The purpose for the section of the Zoning Ordinance is as follows:

1. Guide future growth and development in accordance with the Frisco Master Plan and related municipal ordinances.
2. Provide for an efficient process to review development proposals.

3. *Provide a framework by which development proposals are reviewed to ensure safe and functional development, which are compatible with the natural and man-made environment.*
4. *Assist orderly, efficient and integrated development.*
5. *Promote the health, safety and general welfare of the present and future residents and guests of the town.*
6. *Ensure conformance of development applications with the public improvements plans of the town, Summit County and the State of Colorado and other public agencies.*
7. *Protect natural flora and fauna, wetlands and scenic areas.*
8. *Prevent and control erosion, sedimentation and other pollution of surface and subsurface water.*
9. *Prevent flood damage to persons and properties and minimize expenditures for flood control.*
10. *Restrict building on flood lands, steep slopes, areas covered by poor soils or in areas otherwise poorly suited for construction.*
11. *Prevent loss or injury from landslides, expansive soils and other geological hazards.*
12. *Provide for adequate access, circulation and other functional considerations of site design.*

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

Drainage Plan: A drainage plan for the site has been submitted by the applicant and was initially reviewed by the Town of Frisco Public Works Department and the Town Engineer. Due to last minute revisions submitted by the applicant, the Town Engineer has not submitted final comments on the drainage plan and civil engineering drawings as of February 24, 2017. These will be commented on by the Town Engineer prior to the meeting on March 2, 2017. Staff recommends the Planning Commission impose a special condition that the applicant shall satisfy the review comments of the Town Engineer.

Water Quality Protection: These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town's waterways, lakeshores, and wetlands. There are no waterways, lakeshores, or wetlands on or adjacent to this lot, so this standard does not apply to this application.

Snow Storage and Snow Shedding: Snow does not appear to shed onto outward swinging doors or windows and snow does not shed onto the public way. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process.

There are adequate locations and drainage of snow storage areas on the lots. One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. Each driveway has adjoining snow storage areas meeting these requirements. The application is in compliance with the minimum snow storage area requirement. If the Commission thinks snow storage for the guest parking space is a concern, Staff recommends the Planning Commission consider a special condition that the applicant shall delineate snow storage for the guest parking space on their property.

Road Construction and Maintenance Standards: No new public or private roads are proposed in association with the project. Improvements to Teller Alley will be required to be in

compliance with Chapter 155, Street Design Criteria, Frisco Town Code. The application complies with this standard.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Refer to any applicable comments of the Town Engineer.

South 2nd Avenue has become an important vehicular, bicycle, and pedestrian transportation corridor connecting Main Street to the residential neighborhoods, recreation paths, and hiking trails located to the south. Staff recommended this project be designed such that vehicles do not back out into South 2nd Avenue. Proposed Units 3A-L and 3B-L are accessed from Teller Street and Units 3A-R and 3B-R are accessed from the Teller Alley. Unit 2 is the only proposed residence accessing South 2nd Avenue. The proposed Unit 2 driveway had included a hammerhead turn-around area to address this concern at time of sketch plan review. The applicant has removed the proposed hammerhead on the submitted plans in order to comply with other design requirements including lot coverage.

The applicant is required to construct improvements to the Teller Alley adjacent to this property. Public Works and the Town Engineer have reviewed proposed improvements and stated that they are sufficient to meet the Town of Frisco Minimum Street Design and Access Criteria for alleys. The applicant's proposed alley improvements and construction of two driveways in the Town owned alley right-of-way will need to be coordinated with the Town of Frisco Public Works Department and the Town Engineer. The proposed driveways must be designed in such a manner as to not prevent neighboring property owners from also accessing the alley right-of-way.

Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. The Town of Frisco Minimum Street Design and Access Criteria states that no driveways shall be located a minimum of thirty (30) feet of one another. The applicant has requested a variance from the Town of Frisco Public Works Department to reduce the required thirty (30) foot driveway separation along Teller Alley. The Town of Frisco Public Works Department has stated their support to the proposed driveway separation reduction to twenty-eight (28) feet along Teller Alley as requested in the letter from Cline Design Group dated February 24, 2017.

Driveway grades shall not exceed 10%. The proposed driveway grades do not exceed 10%. The application meets this standard.

In addition, all vehicular access shall meet the following standards:

i. Applicant shall provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.

Each proposed residence has its own separate driveway to accommodate safe and adequate access to each structure. The proposed driveways have been reviewed by both the Town Engineer and the Lake Dillon Fire District. The application meets this standard.

ii. Applicant's project shall not impose excessive vehicular traffic thereby creating an unacceptable level of service (roadway levels of service D-F) on any of the surrounding roadways.

A traffic study prepared by Ten Mile Engineering, Inc. dated February 2, 2017, concluded that:

- 1) *Because of the central location in the core of Frisco it is anticipated that the traffic generated will be distributed equally to the east and west for the incoming and outgoing trips generate.*
- 2) *The increase in traffic due to the change in use of the property from commercial to residential development will be minimal.*
- 3) *The traffic impacts of the proposed development are very minor and can be accommodated by the Teller Street, 2nd Avenue and the proposed improvements to the Teller Alley.*

Joseph E. Maglicic P.E.

The application meets this standard.

iii. Access in and out of a project shall be designed so as to create a safe condition and reduce potentially hazardous or inadequate situations, including but not limited to inadequate access, parking or loading of the project site, for residents or employees of the project as well as the general public.

Each proposed residence has its own separate driveway to accommodate safe and adequate access and parking for each structure. The proposed driveways have been reviewed by both the Town Engineer and the Lake Dillon Fire District. The application meets this standard.

Non-vehicular Access: It is the purpose of this section to promote the use of non-vehicular modes of transportation through a town-wide network of connecting non-vehicular pathways and provide safe access year-around. All site plans must provide for and show non-vehicular access in accordance with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Every principal structure must provide safe and convenient non-vehicular access to a public street or road year-round. The proposed driveways provide access to the adjacent public roads. The application meets this standard.

Traffic Studies: Traffic studies, prepared by a professional engineer licensed in the State of Colorado, shall be provided for any large project that:

- a. Requires a conditional use or rezoning approval;*
- b. Is located adjacent to either Main Street or Summit Boulevard;*
- c. Contains only one point of access;*
- d. Contains an access point off an unimproved roadway or unincorporated area;*
- e. Contains an access point off a road with a service level of D or F;*
- f. Or is expected to generate 400 or more daily trips per day.*

A traffic study was required for this application as it contains an access point off an unimproved roadway. As stated above, the traffic analysis dated February 2, 2017 by Joseph E. Maglicic P.E. concluded that the traffic impacts of the proposed development are very minor and can be accommodated by the Teller Street, South 2nd Avenue and the proposed improvements to the Teller Alley. The application meets this standard.

Bicycle Racks: All commercial development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of no less than twenty percent of the total number of

parking spaces required for the project, with a minimum of five bicycle stalls. This is not a commercial development. This standard does not apply to this application.

Stream Crossings by Roads and Utilities: The application does not involve a stream crossing. This standard does not apply to this application.

Joint Use Restrictions: This application does not involve the joint use of any yard, open space, or portion of a lot associated with another use or structure. This standard does not apply to this application.

Buildings Occupying More Than One Lot: This application does not propose resubdividing this site into more than one lot at this time. This standard does not apply to this application.

Development on Steep Slopes: All development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. This lot does not have steep slopes, so this standard does not apply to this application.

Grading Permit: The developer will be subject to the standards regulating grading permits.

Construction Trailers: The developer will be subject to the standards regulating the use and placement of construction trailers.

Nuisances (performance standards): The developer will be subject to the nuisance standards prescribed by this section.

Air Quality Protection: All fireplaces are reviewed for compliance with the adopted air quality protection standards at the time of building permit and mechanical permit application. This project will be subject to these standards.

Refuse Management: All commercial, mixed-use, and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects, but only suggested for multi-family residential projects. This is a multi-family residential project, so dumpsters are not required as part of this application. The applicant has submitted a letter from Timberline Disposal LLC which states:

Timberline Disposal can provide weekly or biweekly service for the trash and recycling totes. Totes can be provided in 2 different sizes (96 gallon or 64 gallon) to accommodate different areas of storage. We can also provide Bear totes if needed. The totes are on heels with attached lids. This should be sufficient service for each of the Townhomes.

Larry Romine, COO

The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION [180-20.1]

Purpose: The purpose for this section of the Zoning Ordinance is as follows:

The purpose of this Section is to provide landscaping standards for sites undergoing development in the Town of Frisco. It is the Town's goal that landscape design protects

the area's unique natural beauty and environment and enhances its aesthetic appeal. Since mountain climactic conditions affect the probability of plant establishment, landscape improvements shall respect the unique mountain environment of Frisco. The applicant shall consider key elements of good landscape design practices and appropriate use of plant materials that consider Frisco's semi-arid climate during the design and construction process. Reduction of environmental and visual impacts within and between developments, consideration of on-site characteristics, encouragement of plantings that require less water and long-term maintenance, and control and reduction of noxious weeds, are all integral aspects of Town design objectives for landscaping.

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

Landscaping Requirements by Project Type: This proposal is subject to the landscaping requirements for a residential development.

Required Vegetation: In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site and one shrub shall be required for every 1,500 square feet of lot area. With a lot size of 14,000 square feet, this formula requires sixteen (16) trees and nine (9) shrubs. There are nine existing evergreen trees on this property; none of which will be preserved. This section of the Zoning Ordinance limits the credits for existing trees to no more than 50% of the tree requirement. The application includes the planting of six (6) Blue Spruce Evergreen trees, three (3) Shubert Chokecherry and eight (8) Aspen trees for a total of seventeen (17) trees. The applicant is proposing to plant thirty-three (33) 5-gallon containers of Blue Oat Grass for their shrubs. Neils Lunceford has stated on their letter dated February 22, 2016 that Blue Oat Grass has proven suitable for the Frisco climate with full sun and irrigation. The application meets this standard.

Plant Sizes: Plant materials used to satisfy the landscaping requirements of this chapter must meet minimum size requirements. Deciduous trees planted to meet these requirements must be a minimum of 50% three (3) inch minimum diameter and 50% two (2) inch minimum diameter. The application proposes four (4) aspen trees at three (3) inch diameter and four (4) aspen trees at two (2) inch diameter. The application meets this standard.

Species Diversity: To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. A total of 27 trees are required for this development site. When 20 to 39 trees are required, the maximum percentage of any one species shall not exceed 33% (33% of 27 equals a maximum of 9 trees of any one species). The application meets this standard.

Water Conservation: All landscaping plans should be designed to incorporate water conservation materials and techniques. Sod lawn areas shall not exceed 10% of the site. The application does not include any proposed sod lawn areas. Proposed landscaping plants must utilize plant materials found on the Town's approved plant material list. The application includes plant materials found on that list. The application meets this standard.

Revegetation of Disturbed Land: All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated.

Provide a 3" minimum topsoil and seed with short dry grass mix at areas of disturbance.

The application meets this standard.

Credit for Preservation of Existing Trees: The applicant has stated that they are preserving two existing evergreen trees. These two trees are not on the subject property. No existing trees on the property are being preserved.

Protection of Existing Vegetation: The landscape plan notes the placement of a limit of work fence around the property and the installation of existing vegetation protection fences. The application does not propose any required snow storage in the required landscape areas. The Zoning Ordinance allows existing trees to be removed from a site without replacement when those trees are located on land to be occupied by buildings, parking, and paving plus an adjacent clearance strip. The application meets this standard.

Irrigation System Requirements: Landscape plantings must be properly irrigated during periods of time necessary to establish and maintain the landscape in good health and condition. It is encouraged that temporary, above ground piping and heads or hand watering be used for plants during their establishment period to promote water conservation once the plant has been established. The proposed landscape plan notes:

- All new trees and shrubs shall be drip irrigated upon installation.
- All perennial areas shall be spray irrigated. A permanent irrigation system is required.

The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING [180-20.2]

Purpose: The purpose for the section of the Zoning Ordinance is as follows:

The purpose of this section is to establish regulations to allow for outdoor illumination levels which are appropriate for the visual task, safety and security while minimizing the undesirable side effects of excessive illumination such as glare, sky glow and light pollution.

Over time, it is the intent that this section will allow for reasonably uniform illumination levels in our community. It is also the purpose of this section to establish recommendations for the design of outdoor lighting fixtures that will enhance the small mountain town atmosphere of Frisco.

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

Exterior Fixtures: Exterior light fixtures on multi-family properties shall conform with the Illuminating Engineer Society of North America (IESNA) criteria for full cut-off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently affixed. The proposed exterior lights are full cut-off fixtures and recessed can lights. The application meets this standard.

Height: The building mounted exterior lights are recessed can lights and wall sconce fixtures. The proposed site lights are at heights in compliance with this section. The application meets this standard.

Light Emissions: Outdoor light fixtures must be placed so there are no direct light emissions onto adjacent properties. The proposed exterior lights are full cut-off and appear to not emit light past the property lines. The application meets this standard.

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes recessed can light fixtures and exterior wall sconce fixtures. As shown on the submitted Exterior Lighting Plan, these lights are in keeping with the small mountain town character of Frisco. The application meets this standard.

Energy Savings: Wherever practicable, it is encouraged (not required) that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. The application proposes the use of LED bulbs. The application meets this standard.

ANALYSIS – PARKING AND LOADING [180-23]

Purpose: The purpose for the section of the Zoning Ordinance is as follows:

The intent of these regulations is to require that parking and loading spaces be provided relative to the impacts created by proposed new developments, while promoting a pedestrian oriented commercial and downtown area.

A purpose statement describes why the standards within a section of the Zoning Ordinance were established. A purpose statement is not a standard in and of itself. The application meets the standards prescribed by this section of the Zoning Ordinance and is therefore in conformance with this purpose statement.

On-Premise Parking Requirements: The parking requirements for multi-family residential uses are one (1) parking space per bedroom with a maximum requirement of four (4) spaces for any single unit. Each proposed residential unit will contain four (4) bedrooms. Every unit has four (4) parking spaces which meets the parking space requirement. The application meets this standard.

Visitor Parking: Visitor parking is required for multi-family residential developments at a rate of one (1) parking space for every five (5) units. The applicant has provided one (1) guest parking space. The application meets this standard.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet by 18.5 feet in size. The application meets this standard.

Accessible Parking: All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. The application proposes five (5) attached dwelling units, so this standard does not apply to this application.

Snow Storage Areas: One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. As noted on the site plan, each driveway has adjoining snow storage areas meeting this requirement. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of 8 feet in depth. The application meets this standard.

ANALYSIS – AGENCY REVIEWS

TOWN OF FRISCO PUBLIC WORKS DEPARTMENT

I have reviewed the latest variance request and I approve of it.

Jeff Goble, Interim Public Works Director.

TOWN ENGINEER

1. Sheet C2
 - a. For asphalt repair/patching, add wording to replace road base shoulders. Typical 8' CL6 6" thick shoulders are required for restoration for the entire project.
 - b. Mislabeled note upper right stating water instead of sewer.
 - c. For sewer services running adjacent to property to the west, provide minimum separation from property line to avoid excavation into adjacent property.
 - d. Silt fence shall not be placed in Teller and 2nd Ave ROW, other erosion control measures shall be used to protect runoff, such as check dams, etc. (if necessary)
 - e. Teller and 2nd street ROW may not be used for staging, concrete wash, etc.. It is anticipated that the Teller Street Alley could be used for these activities IF approved through the TOF Public Works Department. Typically all these activities must take place on site. The vehicle tracking will be allowed.
2. Sheet C3
 - a. The single parking space drive must be placed 15' from adjacent property line. This also does not meet separation from the driveway to the west.
 - b. Separation between driveways is not met on Teller at the ROW line for the main drives. A variance may be requested.
 - c. Driveway separation at the Teller Street Alley is not met. A variance may be requested. Due to the proximity of the drives to the edge of road, a variance would not be supported by the Consulting Engineer.
 - d. The use of the Town ROW will not be permitted for the back out area on 2nd Avenue, it is also in violation of the driveway width within the ROW.
 - e. There is concern that the narrow driveways shown will in reality be used as wider drives within the ROW and affect the drainage with rutting. New driveway standards will allow for 20' wide driveways.
 - f. Provide min 4' pans for drainage in the Teller ROW.
 - g. Provide grades on driveways to show Town compliance.
 - h. Teller Alley
 - i. The Teller Alley configuration is not consistent with initial conversations with the Town.
 - ii. Drainage patterns are of concern as shown, width shall be 20' with a pan down the middle.
 - iii. Alley section shall be centered within the alley ROW.
 - iv. ROW line to the north shall be shown with grading tie ins.
 - v. Provide roadway plans including profiles, details, etc.
 - vi. Other alley plans can be requested that have been completed by the Town.
3. Drainage Report
 - a. It is stated in the report that all roof drains shall be directed to the drywells. Please show verification that all roof areas are captured.
 - b. There is not sufficient information in the report to show impervious areas (drives and sidewalks) and pervious areas not captured and directed to detention areas

meet the historic runoff calculation. Detention basins should be identified to better determine this.

L. Mark Luna, P.E., Associate, Martin/Martin, Inc.

Since submission of those written review comments, the Town Engineer has verbally communicated with the applicant and the applicant's civil engineer, Ten Mile Engineering. The applicant believes initial review comments have been resolved with the latest set of civil engineered drawings that have been attached to this staff report. Due to last minute revisions submitted by the applicant, the Town Engineer has not submitted final comments on the civil engineering drawings as of February 24, 2017. These will be commented on by the Town Engineer prior to the meeting on March 2, 2017. Any additional review comments from the Town Engineer must be addressed by the applicant's civil engineer prior to application for a building permit.

LAKE DILLON FIRE RESCUE

The most recent comments from Lake Dillon Fire District dated February 24, 2017 are as stated below:

1. *The developer has not contacted the fire department regarding the issue addressed in the plan review letter dated 2/7/2017. The fire sprinkler riser room issue remains unresolved. See items from review letter dated 2/7/2017 listed below.*
2. *A construction permit through the fire department is required for this project. Please advise the developer/contractor to contact the fire department for details.*
3. *Based on the evaluation by the building official, the building will require an approved fire sprinkler system. Please advise the developer to size the waterline into the building accordingly.*
4. *An approved fire alarm system is required to support the required fire sprinkler system.*
5. *Advise the developer to contact fire department for details on permits required for fire protection systems.*
6. *The location of the fire sprinkler room shown on Sheet A1.4, Unit A & C Main Floor Plan, is not conducive to affective and efficient fire ground operations. Request a meeting with developer and architect to discuss alternative designs.*
7. *The fire department supports the Summit County GIS Department's addressing scheme for the building units.*

Steve Skulski, Assistant Chief/Fire Marshal

After revisions were made to address the fire sprinkler riser room, Lake Dillon Fire District added four additional requirements for this location:

1. *The proposed door swing for the room shall be reversed.*
2. *There shall be a 3'x3' concrete pad/landing in-front of the door.*
3. *A 3' wide walkway shall extend from the door entrance over to Unit C driveway. The walkway can be constructed with gravel and/or road-base.*
4. *Field inspection required for approval.*

Steve Skulski, Assistant Chief/Fire Marshal

FRISCO SANITATION DISTRICT

- 1. *Applicable tap fees will be due prior to issuance of Building Permit*
- 2. *All service line construction must conform to the Frisco Sanitation Design Standards for Sewer Lines.*
- 3. *Insulation detail does not conform with Frisco Sanitation District specifications*
- 4. *Sewer line depths that would require insulation do not conform the FSD’s specifications*
- 5. *When a sewer service line crosses a potable water line, different pipe materials or concrete encasement is required. C900 type PVC pipe is common.*
- 6. *Existing service to the property will need to be properly abandoned.*
- 7. *The property currently has 1 EQR assigned that can be used toward total tap fees due.*

Matt Smith, Manager

SUMMIT COUNTY GIS

The new townhome complex can maintain the current address of 215 S 2nd AVE. with the addition of the Unit Number at the end. For Example:

215 S 2nd AVE UNIT “Unit Number or Letter”

If the address of 215 S 2nd AVE UNIT “ ” is to be used the County GIS Department does have some concerns with the current unit numbering of Unit 2, 3A-R, 3B-R, 3A-L, and 3B-L. This numbering is pretty confusing and also completely skips the use of Unit 1. It would be recommended that the Unit number or letter schema be simplified to something such as “Units 1-5” or Units A-E.

The alternative option would be to give each address its own unique number based on its access location. For Example:

<i>Unit 3B-R</i>	<i>215 S 2nd Ave</i>	<i>(Unit 3B-R & 3A-R access off of an unnamed</i>
<i>Unit 3A-R</i>	<i>217 S 2nd Ave</i>	<i>Alley, so it would be addressed off of S 2nd AVE)</i>
<i>Unit 2</i>	<i>219 S 2nd Ave</i>	
<i>Unit 3A-L</i>	<i>152 Teller ST</i>	
<i>Unit 3B-L</i>	<i>150 Teller ST</i>	

Suzanne Kenney, GIS Analyst II

Since submittal of the referral comments, the applicant has stated that they will use the addressing 215 S 2nd AVE UNIT “Unit Number or Letter”

XCEL ENERGY

No comments received.

PUBLIC COMMENT

The Community Development Department has received no inquiries or public comments concerning this proposal as of February 23, 2017.

STAFF RECOMMENDATIONS

The Community Development Department recommends the following findings pertaining to the development application for the Mae Belle Creek Townhomes multi-family residential project located at 215 South 2nd Avenue / Lots 21-24, Block 22 Frisco Townsite.

Based upon the review of the Staff Report dated March 2, 2017, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-12, Residential High Density (RH) District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: use, lot area, lot frontage, setbacks, building height, density, lot coverage, etc.*
- 2. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.3, Granite Street and Galena Street Overlay District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: building design, bulk planes, exterior building materials and colors, roof design, etc. The Planning Commission finds that the proposed encroachments into the bulk planes provide substantial architectural relief and advance the intent of the overlay district.*
- 3. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: drainage, snow storage and snow shedding, vehicular access, non-vehicular access, joint use restrictions, refuse management, etc.*
- 4. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1, Landscaping since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: required vegetation, plant sizes, species diversity, revegetation of disturbed areas, protection of existing vegetation, irrigation systems, etc.*
- 5. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.2, Outdoor Lighting, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: full cut-off fixtures, height, light emissions, design, energy savings, etc.*
- 6. The proposed development application is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: on-premise parking, parking dimensions, snow storage, etc.*

Recommended Action

Based upon the findings above, the Community Development Department recommends **APPROVAL** of the development application for the Mae Belle Creek Townhomes multi-family residential project located at 215 South 2nd Avenue / Lots 21-24, Block 22 Frisco Townsite, subject to the following conditions:

Special Conditions:

1. *The applicant shall satisfy the review comments of the Town Engineer.*
2. *The applicant shall satisfy the review comments of the Lake Dillon Fire District.*
3. *The applicant shall satisfy the review comments of the Frisco Sanitation District.*
4. *The applicant shall satisfy the following review comments of Summit County GIS.*

Standard Conditions:

1. *That a complete and revised planning application permit set be submitted to the Community Development Department and found complete and reflect the approval of the Planning Commission. Such plan set shall include all required amendments and development application submittal requirements.*
2. *Development Application Appeals: Planning Commission decisions may be appealed to the Planning Commission by filing the appropriate form with the Community Development Department within ten (10) calendar days from the date of the decision. An appeal stays all proceedings and authorizations, including building permits, issued in conjunction with the decision being appealed. Planning Commission decisions may also be called-up before an appeal hearing before Town Council with the concurrence of any two Council members. [§180-46-C, Appeals, Town of Frisco Zoning Ordinance]*
3. *Development Application Modifications: Once a development plan has been approved, no substantial variation of the plan shall be permitted, including changes to the building design or exterior materials and colors, without the approval of the Community Development Department or the Planning Commission. [§180-19-I, Modifications to Approved Plans, Town of Frisco Zoning Ordinance]*
4. *Development Application Expiration: If construction of this project has not begun within three (3) years or been completed within four (4) years from the date of this Notice of Decision or if the owner has failed otherwise to comply with the approved development plan, the development plan approval shall be revoked. Notwithstanding the above, the Planning Commission may reconfirm and extend the time period for compliance or approve modification to such development plan, upon good cause shown by the owner. Such reconfirmation, extension or modification shall be at the discretion of the Planning Commission. [§180-19-J, Expiration of Development Application Approval, Town of Frisco Zoning Ordinance]*
5. *Improvement Location Certificate Survey (ILC): An improvement location certificate survey showing the location of all foundations for structures approved on the site plan; the USGS elevation at the top of the foundation walls; the elevation of any adjacent paved street(s) as measured at the edge of adjacent asphalt or alley right-of-way; and*

the location of all sewer cleanouts and water curb stops, with a bearing and distance reference to two points on a foundation wall shall be submitted to the Community Development Department. Such survey may be performed after the foundation forms or the foundation itself is in place. The survey shall be certified by a land surveyor licensed in the State of Colorado. [§180-19-K, Town of Frisco Zoning Ordinance]

6. *Zoning Violations: It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provisions of the Town of Frisco Zoning Ordinance. The Town may impose any and all penalties and actions prescribed by the Code of the Town of Frisco against any person, firm, corporation, either as owner, lessee, occupant or otherwise, who violates any provisions of the Zoning Ordinance. [§180-47, Violations & Penalties, Town of Frisco Zoning Ordinance]*
7. *Excavation Permits: This Notice of Decision does not constitute the issuance of a utility excavation permit. A utility excavation permit may be required for this project. For additional information, please contact the Town of Frisco Public Works Department. [Chapter 87, Excavations, Code of the Town of Frisco]*
8. *Building Permits: This Notice of Decision does not constitute the issuance of a building permit. A building permit may be required for this project. For additional information, please contact the Town of Frisco Building Division. [Chapter 65, Building and Construction and Housing Standards, Code of the Town of Frisco]*
9. *Business Licenses: A business license is required for all construction contractors operating within the Town of Frisco. For additional information, please contact the Town of Frisco Town Clerk's Office. [Chapter 110, Licensing of Businesses, Code of the Town of Frisco]*
10. *Compliance with the Town Code: Should the Planning Commission grant approval of the preliminary plat request, the applicant is hereby on notice that compliance with all other provisions of the Frisco Town Code, which are applicable to this project, is mandatory. The applicant is advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, does not, in any way, create a waiver or other relaxation of the lawful requirements of the Frisco Town Code or state law.*

Recommended Motion

Should the Planning Commission choose to approve this development application, the Community Development Department recommends the following motion:

With respect to File No. 302-16-DA, I move that the recommended findings set forth in the March 2, 2017, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission APPROVES the development application for the Mae Belle Creek Townhomes multi-family residential project located at 215 South 2nd Avenue / Lots 21-24, Block 22 Frisco Townsite.

ATTACHMENTS

Attachments:

- Application Materials

cc: Jeff Cline, Cline Design Group