



APPLICATION: MAJOR SITE PLAN REVIEW

For Office Use Only:	File Number:	Application Fee Paid:
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied Date:

PROJECT LOCATION	
Project Street Address:	317 Granite Street, Frisco
Legal Description:	LOT 21, 22, 23, 24 Block 9 Frisco Town Sub

PROJECT DESCRIPTION						
Lot Size Information:	Acres:	Sq. Feet:	Zoning:			
	0.321	14,000	Central Core			
Parking Spaces:	Existing:	Proposed:	Lot Coverage:	Existing (Sq. ft. and %):	Proposed (Sq. ft. and %):	
	-	29		-	-	
Residential Units:	# of Units Existing:	# of Units Proposed:	# of Deed Restricted Units Proposed:	Non-Residential Uses:	Type of Use(s):	Gross Floor Area (Sq. Feet):
	-	9	2			

Description of Work:
(9) Townhome Units

PROJECT TYPE		Check all that Apply
Multi-Family	Including additions/accessory buildings that do not qualify as minor site plans	X
Mixed-Use	Including additions/accessory buildings that do not qualify as minor site plans	
Non-Residential	Including additions/accessory buildings that do not qualify as minor site plans	

APPLICANT	
Name: Abby Ploen	Phone #: 3.495.8124
Mailing Address: 6590 E. lake Pl.	City, State: Centennial, CO
E-Mail: Abby @ ploenhaus.com	Zip Code: 80111

OWNER (if not the applicant)	
Name: Robb Bryan (KOC Investors)	Phone #: 678.592.5088
Mailing Address: 165 W. Wieuca Rd. Suite 208	City, State: Atlanta, GA
E-Mail: robbbryan@gmail.com	Zip Code: 30342

CERTIFICATION

I, the undersigned, authorize the Town of Frisco Community Development Department to proceed with this Major Site Plan Review Application under the requirements set forth by the applicable Town of Frisco Code(s), as they may be amended. I, the undersigned, understand and accept that the accuracy of the information contained within this application is the responsibility of me, the undersigned, and any information found to be incorrect or inaccurate by the Town of Frisco Community Development Department during the processing of this application, will cause this application to be delayed. I, the undersigned, also, understand and accept that only complete applications will be processed. Incomplete applications will be returned to me to fulfill the requirements for my respective application. If the applicant is not the owner of the Property, a statement by the owner consenting to this application shall be submitted with this application.

A statement by the owner(s) consenting to this application is included (required if the applicant is different from the owner).

APPLICANT Architect 1.29.2020
Signature Title Date



Abby Ploen
<abby@ploenhaus.com>

Statement from Owner

Robb Bryan

Wed, Jan 29, 2020 at 9:33

<robbbryan@gmail.com>

AM

To: Abby Ploen <abby@ploenhaus.com>

To whom it may concern, Ploenhaus has the property owner's consent to represent the owner.

Thank you,
Robb Bryan

[Quoted text hidden]

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Robb Bryan
678-592-5088

May 25, 2020

Pete Campbell
Campbell Construction LLC
PO 4272
Frisco, CO 80443

RE: Traffic Analysis – 4TH and Granite

Dear Pete,

The following memo addresses the Traffic Impact Analysis associated with the proposed development of nine units at 4th and Granite. 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 currently had parking for approximately 6 parking spaces. The existing lot is accessed by 4th Ave and Granite St. Main Street is located one and half blocks to the north.

Proposed Conditions: The site is proposed to be redeveloped into 9 condominium units within three structures. The parking for the units will be in garages below the units. Each unit will have two parking spaces. The garages will exit directly onto a paved driveway that connects to a paved 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 30 trips for the nine units per day.

Conclusions: Based upon the analysis the following are TME's conclusions with respect to the Traffic Impact related to the development of 4th and granite Street.

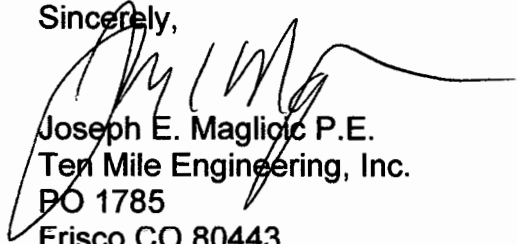
- 1) Because of the central location in the core of Frisco it is anticipated that the traffic generated will be distributed equally to the east and west onto the paved alley for incoming and outgoing trips generated.
- 2) The increase in traffic due the redevelopment will be minimal.

TEN MILE ENGINEERING, INC.

- 3) The traffic impacts of the proposed development can be accommodated by the existing adjacent road and alley network within the Town of Frisco core.

Please feel free to contact me with questions or comments.

Sincerely,



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



Timberline Disposal

371 Brian Avenue

Silverthorne Colorado

80498

06/17/2020

To Whom It May Concern:

After reviewing the trash dumpster enclosure plans and placement for 317 Granite Street in Frisco Colorado, we have approved the 19' X 8'4" design. The size and placement is acceptable for up to two 4-yard trash dumpsters. Please direct any questions to myself at 720.708.8522.

Sincerely,

David Sapp

Operations Manager

Timberline Disposal

Pete Campbell
Campbell Construction LLC
PO 4272
Frisco, CO 80443

July 06, 2020

RE: Drainage Analysis – 317 Granite Street

Dear Pete,

The following memo addresses the Drainage Analysis and Improvements associated with the redevelopment of 317 Granite Street in Frisco, CO. Ten Mile Engineering, Inc. (TME) analyzed the Historic and Proposed drainage conditions for the redevelopment. Please see attached for calculations and assumptions the drainage improvements recommendations are based upon.

Existing Conditions: 317 Granite Street had three existing structures totaling 4947 sf, which have been removed. A total of 1941 sf of gravel parking area also existed throughout the site. Approximately 7112 sf of the total 14000 sf of the site is lightly vegetated. The site slopes gently from the northwest corner to the southeast where it sheet flows into the alley. Once the water reaches the alley it flows east via the existing alley drainage improvements. TME calculated the historic allowable 25 year event release rate at 0.433. cfs and the historic runoff coefficient at 0.63. See calculations attached.\

Developed Conditions: The development site is a total of 14000 sf (0.32 acres). The proposed development consists of 6763 sf of new building structures and 4744 sf of concrete walkways, asphalt driveways and parking areas and 2493 sf of open space. TME calculated the proposed runoff coefficient at 0.784 and the proposed developed 25 year event release rate to be 0.555 cfs, approximately 1.2 cfs more than the historic condition. As a result an infiltration gallery was designed into the site.

TME calculated the volume of the water that needs to be detained or put into the infiltration gallery on site to be 366.65 cubic feet. Typically we design the infiltration gallery to hold 125% of the required storage volume or 458.3 cubic feet. The actual design of the infiltration area is 488 3 cubic feet. (See detail on attached drainage plan).

The design of the drainage for the driveway and parking areas includes two drainage inlets connected via culvert that then flow into the infiltration area. Roof water will be collected in gutters and the downspouts will be connected to the

TEN MILE ENGINEERING, INC.

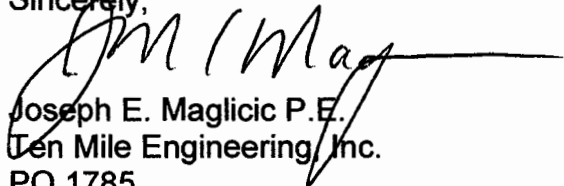
culvert and then directed to the infiltration bed. See Architectural plans for details and sizing of pipes and locations from roof to the drainage culvert.

In the event of a rain events over the 25 year design an overflow pipe was included that daylight into the Town of Frisco alley drainage culverts. This overflow will only function if the infiltration gallery is full.

The design also includes a dry well/infiltration area that collects water from an isolated small drainage area. (See details on attached drainage plan)

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

317 Granite Street

By: Ten Mile Engineering, Inc.

Date: 7/6/20

Existing Site Data

	SF	Acres	
Total Site Drainage Area	14000	0.321	
Existing Structures Area	4947	0.114	4848.06
Existing Gravel Parking Area	1941	0.045	1843.95
Vegetated Area	7112	0.163	2133.6
			8825.61
			0.630400714

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	0.95	2.2	0.114	0.2374
Existing Gravel Parking Area	0.9	2.2	0.045	0.0882
Open Space Area	0.3	2.2	0.163	0.1078
				0.433

Historic allowable 25 year event release rate = 0.433 CFS

Historic Condition Runoff Coefficient = 0.63

DEVELOPED DRAINAGE CALCULATIONS

317 Granite Street

By: Ten Mile Engineering, Inc.

Date: 7/6/20

Developed Site Data

	SF	Acres	
Total Site Drainage Area	14000	0.321	
Existing Structures Area	0	0.000	0.000
New Structure Area	6763	0.155	6086.700
Paved Areas (Asphalt and Conc.)	4744	0.109	4269.600
Vegetated Area	2493	0.057	623.250
			10979.550
			0.784

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	0.155	0.307
Paved Areas (Asphalt and Conc.)	0.900	2.2	0.109	0.216
Vegetated Area	0.250	2.2	0.057	0.031
				0.555

Developed 25 year event release rate = 0.555 cfs

Historic allowable 25 year event release rate = 0.433 cfs

Developed Condition Runoff Coefficient = 0.784

DEVELOPED DRAINAGE CALCULATIONS

317 Granite Street

By: Ten Mile Engineering, Inc.

Date: 7/6/20

Developed Conditions Continued

Developed Condition Runoff Coefficient = 0.784

Duration (min)	Rainfall (in/hr)	Vol. In (Cubic Feet)	Vol. Out (Cubic Feet)	Vol. Storage Required (Cubic Feet)
5	4.68	353.34	91.80	261.54
10	3.45	520.94	183.60	337.34
15	2.78	629.66	275.40	354.26
20	2.43	733.85	367.20	366.65
25	2.14	807.84	459.00	348.84
30	1.93	874.28	550.80	323.48
35	1.72	909.01	642.60	266.41
40	1.56	942.23	734.40	207.83
45	1.43	971.67	826.20	145.47
50	1.34	1011.69	918.00	93.69
55	1.27	1054.72	1009.80	44.92
60	1.22	1105.31	1101.60	3.71

Required Detention Storage Volume

Required Detention Storage Volume = **366.65 Cubic Feet**

125% 458.3125 Cubic Feet

DEVELOPED DRAINAGE CALCULATIONS

317 Granite Street

By: Ten Mile Engineering, Inc.

Date: 7/6/20

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
23 feet long
17 feet wide

1955 Cubic Feet
25% Gabion (4" - 8") 25% Voids
488.8 Proposed Storage Cubic Feet in Gabion
458.3 Required Cubic Feet (125%)

Calvin Wall Quickship



TMS LIGHTING
ESTABLISHED 1923

Construction
High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp
Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only. LED modules do not require a socket, and are wired directly to the integral driver. Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

Diffuser
Globe: clear and prismatic, elongated, glass globes are available.
Note: G3 is used with 1000N, 32CF, and 15LED max. Only prismatic globes are compatible with LED systems. Globes are not available with the 17W LED PAR 38 lamps.

Option
Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, which also serves as a vandal deterrent.


Ballast / LED Driver
Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.
The LED source is controlled by an advanced electronic driver that delivers consistent power.
Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

Mounting
Mount to the wall, directly to the standard 4" electrical junction box.
Follow the installation instructions and adhere to the local electrical code.

Finish
Calvin is available in several TMS specialty, brushed, and powder-coated finishes; see the "Finishes and Diffusers" chart.

Compliance
QPS-CUS, or UL-CUS certified to UL1598 standards. Rated IP23 for use in dry to wet locations, indoor and outdoor. The Consultants Europe (CE) listing is available upon request.

Applications
The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.
Calvin is also available as a pendant-style model.



LIGHTING FIXTURE SCHEDULE							
KAZIN & ASSOCIATES, INC.				BASIS OF DESIGN			
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMBER OR SERIES	DESIGN LOAD (VA)	LUMENS
AA	WALL BRACKET LED DOME WITH 17W PAR 38 LAMP	BLACK	WALL	TMS LIGHTING	QS-21W O-17LED 40K-120	17.0	1,032
GENERAL LIGHTING NOTES							
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.						
2	PROVIDE HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.						
3	PROVIDE COMPLETE LUMINAIRES INCLUDING LAMPS AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.						
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.						

