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Revisions Provided for 3rd Planning Commission Hearing

212 Galena Street Fourplex
Frisco, Colorado

7 /22/2022

Revisions include:

1. Stair towers set in from property line
2. Stair tower on Kreamelmeyer's side reduced in depth
3. Office (and tower enclosure) removed entirely from the Kreamelmeyer's side.
4. North and South elevations stepped relief increased – especially on the Kreamelmeyer side.
5. Gable roof added to north and south elevations.

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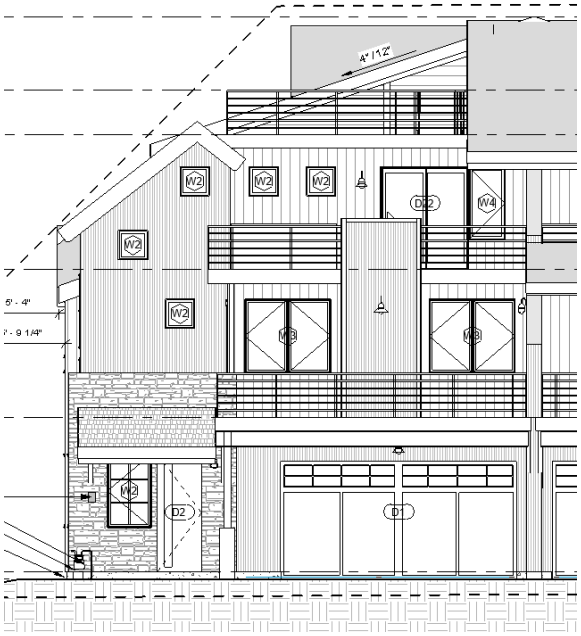
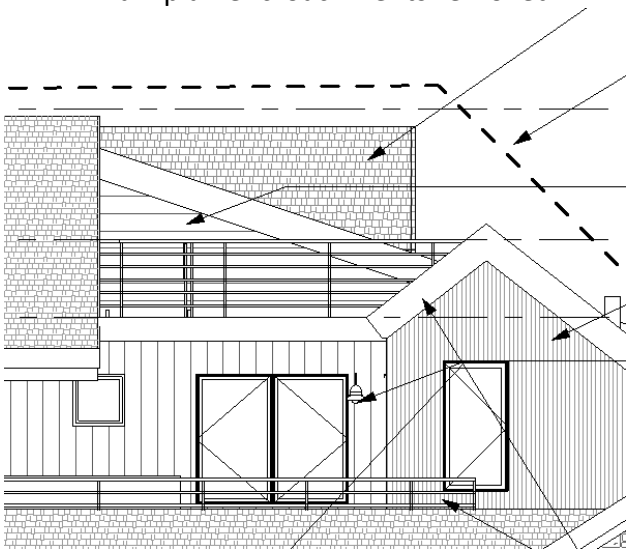
6. Galena Ally elevation revised significantly to not match Galena Street.
   Per below building Standard:



7. Bulk plan encroachments removed.



8. Trees moved away from building

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9. Color pallet revised

10. Streetscape Provided

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11. Transformer relocated per civil

Respectfully submitted,

Edwin D. Enck, P.E.

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LEGAL DESCRIPTION:

LOTS 17, 18 and 19, Block 7 Amended Map of
FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION:

BUILDING USE: 4 PLEX - RESIDENTIAL

NO. OF RESIDENTIAL UNITS = 4

NUMBER OF WOOD BURNING FIREPLACES = 0

UNIT AREAS - COVER

UNIT 1		510 SF
LEVEL 1 - 1	LEVEL 1	880 SF
LEVEL 2 - 1	LEVEL 2	1519 SF
LEVEL 3 - 1	LEVEL 3	846 SF
		3244 SF
UNIT 1G		
GARAGE 1	LEVEL 1	504 SF
		504 SF
UNIT 2		
LEVEL 1 - 2	LEVEL 1	862 SF
LEVEL 2 - 2	LEVEL 2	1576 SF
LEVEL 3 - 2	LEVEL 3	859 SF
		3298 SF
UNIT 2G		
GARAGE 2	LEVEL 1	510 SF

UNIT AREAS - COVER

UNIT 3		
LEVEL 1 - 3	LEVEL 1	861 SF
LEVEL 2 - 3	LEVEL 2	1515 SF
LEVEL 3 - 3	LEVEL 3	843 SF
		3219 SF
UNIT 3G		
GARAGE 3	LEVEL 1	516 SF
		516 SF
UNIT 4		
LEVEL 1 - 4	LEVEL 1	885 SF
LEVEL 2 - 4	LEVEL 2	1599 SF
LEVEL 3 - 4	LEVEL 3	842 SF
		3326 SF
UNIT 4G		
GARAGE 4	LEVEL 1	512 SF
		512 SF
PROJECT TOTAL =		15130 SF

BUILDING, CODE AND LOT DATA:

ADDRESS:	212 GALENA STREET, FRISCO, COLORADO
CONSTRUCTION TYPE:	V-NR
REFERENCE CODE:	2018 IRC , 2018 IECC
ZONING CODE:	CC

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

FRAMED WALLS	R23
CEILINGS	R49
OVERHANGS	R23
FOUNDATIONS	R10 UNDER SLAB R10 (R20 TOTAL)
FRAMED WALLS BELOW GRADE	R15

ALLOWABLE LOT COVERAGE = 100%

BALANCE OF LOT TO BE, RESEEDED WITH INDIGENOUS GROUND COVER, LANDSCAPING, STRUCTURE, DRIVEWAYS, WALKS.

BUILDING TO BE A MAXIMUM HEIGHT OF 40' FOR ROOF OVER 4/12 SLOPE AND 35' FOR FLAT ROOFS - BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

BUILDING MAX. HT. USGS ELEV. 9102.2'

(8) GAS BURNING FIREPLACES TWO PER UNIT
EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED:	4 per unit - Based on 1 per Brm with all units having 3 Brms and an office with a door.
NUMBER OF PARKING SPACES PROVIDED:	16 SPACES

PROJECT TEAM:

DRUMBEAT
DESIGN POFESSIONAL OF RECORD
APPLICANT/DESIGNER
Ed Enck, P.E.
3001 Brighton Blvd, Ste 652
DENVER, COLORADO 80216
PH. 303-910-6778

CONTRACTOR:
CAMPBELL CONSTRUCTION & ENGINEERING
P.O. BOX 4272
FRISCO, COLORADO 80443
PH. 970-389-7246

STRUCTURAL ENGINEER:
Drumbeat
Ed Enck, P.E.
3001 Brighton Blvd, Ste 652
DENVER, COLORADO 80216
PH. 303-910-6778

OWNER:
Mr. Ron Mattox
Macatr llc.
8360 W. 48th Avenue
Wheat Ridge, CO 80033

21300

Sawyer's Settlement (4 Plex) 212 Planning Set 3

212 Galena Street
FRISCO, CO 80443

FINAL MAJOR SITE PLAN APPROVAL

7.22.2022

PROJECT AND LOT DATA

ADDRESS:	212 Galena Street Frisco, Co.
OWNER:	Macatr, llc. Mr. Ron Mattox
ZONING:	CC
CONSTRUCTION TYPE:	IRC
OCCUPANCY:	R3
REFERENCE CODE:	IRC 2018, 2018 IECC as amended by the Town of Frisco
SNOW LOAD:	80psf
LOT SIZE (SUBDIVISION SIZE) 10,500 SF = 0.2468 ACRES 0.2468 Acres X 16 DPA = 3.856 = 4 UNITS	
BUILDING AREA FOOTPRINT:	5,568 SF (AT FIRST LEVEL)

1. A Construction permit through Summit Fire & EMS is required for this this project. Please advise the developer/contractor to contact the fire department for details.
2. Based on the size, type of occupancy and highest floor level, this project shall require the following fire protection system for the building: an approved manual dry fire standpipe system.
3. If a HOA plan is filed, it shall be noted that the fire standpipe connections shall not be blocked at any time and that the fire standpipe system shall be tested as per the minimum requirements of the current edition of NFPA 14 and 25.

Properties located between Granite Street and Granite Street Alley, and Galena Street and Galena Street Alley	
Minimum front yard setback	5 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
Minimum setback for alley facing yard	3 ft.
Minimum stepback for the third and above floors of street-facing wall facades (as taken from the floor below, see Figure 3-L.)	10 ft.
BUILDING STANDARDS	
Maximum building height	40 ft. (pitched); 35 ft. (flat)
Maximum building height, first 20 feet in from property line on Galena Street	25 ft. (pitched roof required)

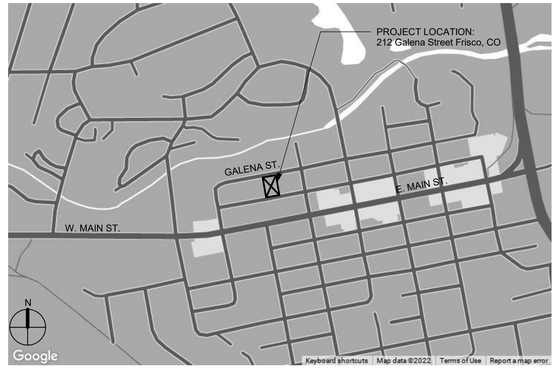
SHEET INDEX

Sheet Number	Sheet Name	Date
G-0	COVER SHEET	07/22/22
G-1	CODE ANALYSIS & WALL TYPES	6/20/22
G-3	ENERGY COMPLIANCE DETAILS	6/20/22
G-2	ENERGY COMPLIANCE SECTIONS & NOTES	6/20/22
C-0	SURVEY	6/20/22
C-1	CIVIL GENERAL NOTES AND DETAILS	6/20/22
C-2	EROSION CONTROL AND WATER QUALITY PLAN	6/20/22
C-3	GRADING AND DRAINAGE PLAN	6/20/22
C-4	OVERALL UTILITY PLAN	6/20/22
L-1	LANDSCAPE & SNOW STORAGE PLAN	07/22/22
AD-1	DEMO PLAN	6/20/22
A-100	SITE PLAN	6/20/22
A-101	1ST LEVEL PLAN	6/20/22
A-102	2ND LEVEL PLAN	07/22/22
A-103	3RD LEVEL PLAN	6/20/22
A-104	ROOF PLAN	6/20/22
A-201	EXTERIOR ELEVATIONS	07/22/22
A-200	EXTERIOR ELEVATIONS	07/22/22

SHEET INDEX

Sheet Number	Sheet Name	Date
A-210	3D VIEWS	07/22/22
A-211	STREETSCAPE VIEWS	07/22/22
A-301	BUILDING SECTIONS	6/20/22
A-801	EXTERIOR FINISH MATERIAL BOARD	07/22/22
E-1	ELECTRICAL SERVICE	6/20/22
E-2	ELECTRICAL SERVICE	6/20/22
E-3	ELECTRICAL PLANS	6/20/22
E-4	ELECTRICAL PLANS	6/20/22

VICINITY PLAN



Drumbeat
650 South 500 West
Salt Lake City, UT 84101
www.drumbeat.us

Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
COVER SHEET

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

G-0

7/24/2022 5:15:19 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

BUILDING, CODE AND LOT DATA

ADDRESS:	212 GALENA STREET
CONSTRUCTION TYPE:	IRC TYPE V NON RATED
OCCUPANCY:	R-2 TOWNHOMES
ZONING:	CC
REFERENCE CODE:	2018 IRC, 2018 IECC (PRESCRIPTIVE METHOD)

ALL EXTERIOR WALLS ARE GREATER THAN 3' FROM FACE OF WALL TO FIRE SEPARATION LINE.

A PARAPET IS NOT REQUIRED IF THE ROOF COVERING COMPILES WITH A MINIMUM CLASS C RATING FOR A DISTANCE 4'-0" ON EACH SIDE OF PARTY WALL

HANDRAILS PER SEC. R311.7.8

SMOKE ALARMS PER ELECT. PLAN AND SECT. R314
CARBON MONOXIDE MUST COMPLY WITH DBCA SECTION R-315

REFERENCE CODE:	2018 IRC, 2018 IECC
CLIMATE ZONE:	7 (per table 301.1)
ENERGY SYSTEMS:	per chapter 4, 2018 IECC, TABLE 402.1.1
WIND LOADS:	90 MPH
SNOW LOAD:	80 PSF
LIVE FLOOR:	40 PSF
PARTITION:	10 PSF
SEISMIC:	B
EXTERIOR BALCONIES:	60 PSF
HANDRAILS:	200 PSF LATERAL

R302.2.2 Parapets for townhouses.

Parapets constructed in accordance with Section R302.2.3 shall be constructed for *townhouses* as an extension of exterior walls or common walls in accordance with the following:

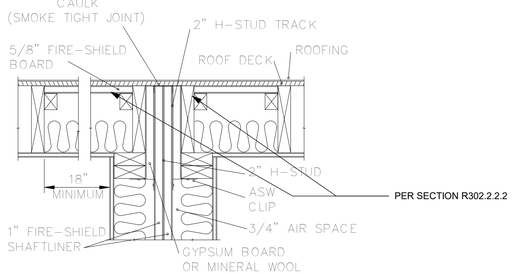
1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or *approved* fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls.

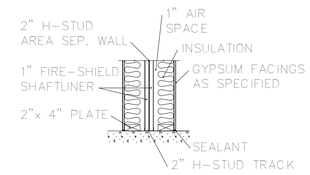
UNIT SEPARATION WALLS TO BE 2 HR MIN (2HR PROVIDED) AND EXTEND FROM TOP OF FND. TO UNDERSIDE OF ROOF SHEATHING AND FROM INSIDE OF EXTERIOR WALL SHEATHING TO INSIDE OF EXTERIOR WALL SHEATHING.

PARAPETS NOT REQUIRED BETWEEN UNITS PROVIDED ROOF IS COVERED WITH A MIN. OF CLASS C AND APPROVED FIRE-RETARDANT-TREATED PLYWOOD SHEATHING IS USED FOR 4' ON EITHER SIDE OF PARTY WALL.

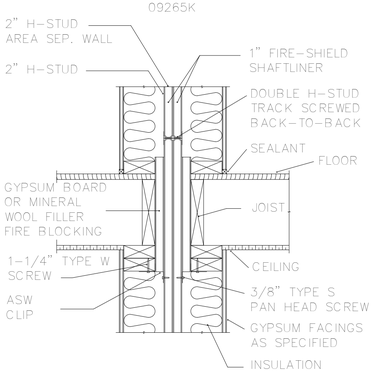
ALL UNITS SHALL BE PROVIDED WITH INDIVIDUAL UTILITIES SERVING EACH
UNIT FROM THE EXTERIOR OF THE BUILDING. NO UTILITY (WATER, GAS, ELECTRIC, ETC.) SHALL PASS THROUGH THE COMMON 2-HR FIRE RESISTIVE RATED WALLS NOR THE COMMON FOUNDATION STEM WALLS OR CRIPPLE WALLS. (IRC SECTION R302.2) THE GAS LINES SHALL NOT RUN BELOW THE BUILDING AND SHALL SERVE EACH UNIT FROM A SEALED PENETRATION ABOVE GARDE. (IFGC SECTION 404.)



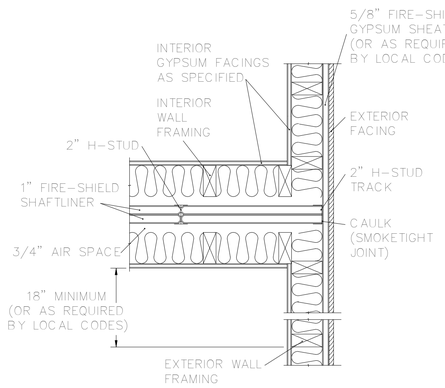
TYPICAL ROOF JUNCTION DETAIL
09265K



TYPICAL FOUNDATION DETAIL
09265H

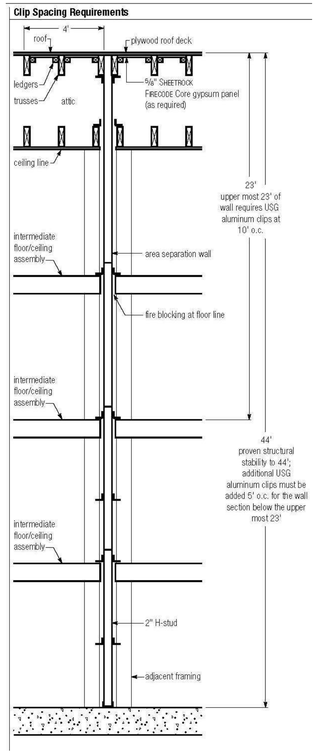


INTERMEDIATE FLOOR INTERSECTION
LOCATION OF ASW CLIPS
09265I

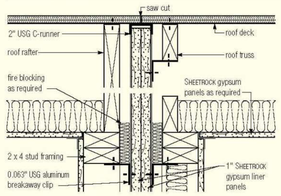


EXTERIOR WALL INTERSECTION
09265M

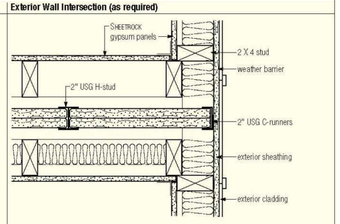
Clip Spacing Requirements



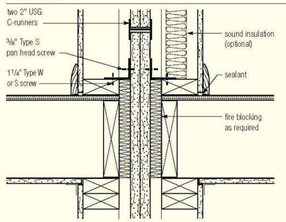
Intersection at Roof



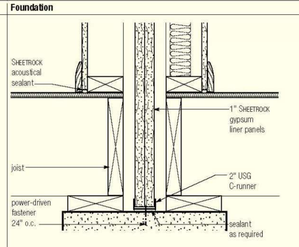
Exterior Wall Intersection (as required)



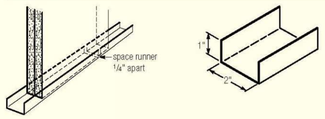
Intermediate Floor



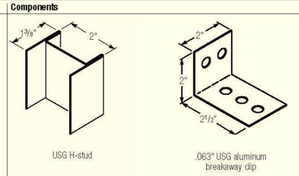
Foundation



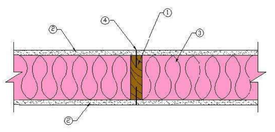
Runner Installation



Components



WS6-1.4 One-Hour Fire-Resistive Wood Wall Assembly
2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251



R-20

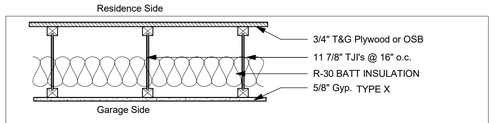
1. Framing - Nominal 2x6 wood studs, spaced 16 in. o.c., double top plates, single bottom plate
2. Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied vertically. All panel edges backed by framing or blocking.
3. Insulation - R-19 fiberglass insulation
4. Fasteners - 2-1/4 in. Type S drywall screws, spaced 12 in. o.c.
5. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound

Tests conducted at NGC Testing Services
Test No.WP-1346 (Fire Endurance) August 22, 2003
WP-1351 (Hose Stream) September 17, 2003

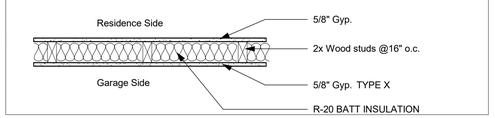
Third Party Witness: NGC Testing Services

This assembly was tested at 100% design load, calculated in accordance with the 1997 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

C1

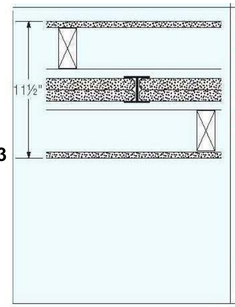


W1



2HR. RATED WALL ASSEMBLY UL 336

W3



Separation wall (non-loadbearing)
- 1" SHEETROCK gypsum liner panels
- 2" USG H-Studs 24" o.c.
- – Protected wall (bearing or non-loadbearing) of wood or steel studs each side min 3/4" from liner panels
- 1/2" SHEETROCK gypsum panels

Note
These systems do not provide a fire rating for adjacent wood- or steel-framed walls.

UL Des U336			A-80
	46	**RAL-TL-88-353**	
	54	**RAL-TL-88-348** Based on 2" mineral wool batt on one side	
	57	**RAL-TL-88-351** Based on 2 x 4s and 3" mineral wool batt on one side	
	58	**RAL-TL-88-347** Based on 2 x 4s and 2" mineral wool batt on both sides	
	60	**RAL-TL-88-350** Based on 2 x 4s and 3" mineral wool batt on both sides	

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650 South 500 West
Salt Lake City, UT 84101
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Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

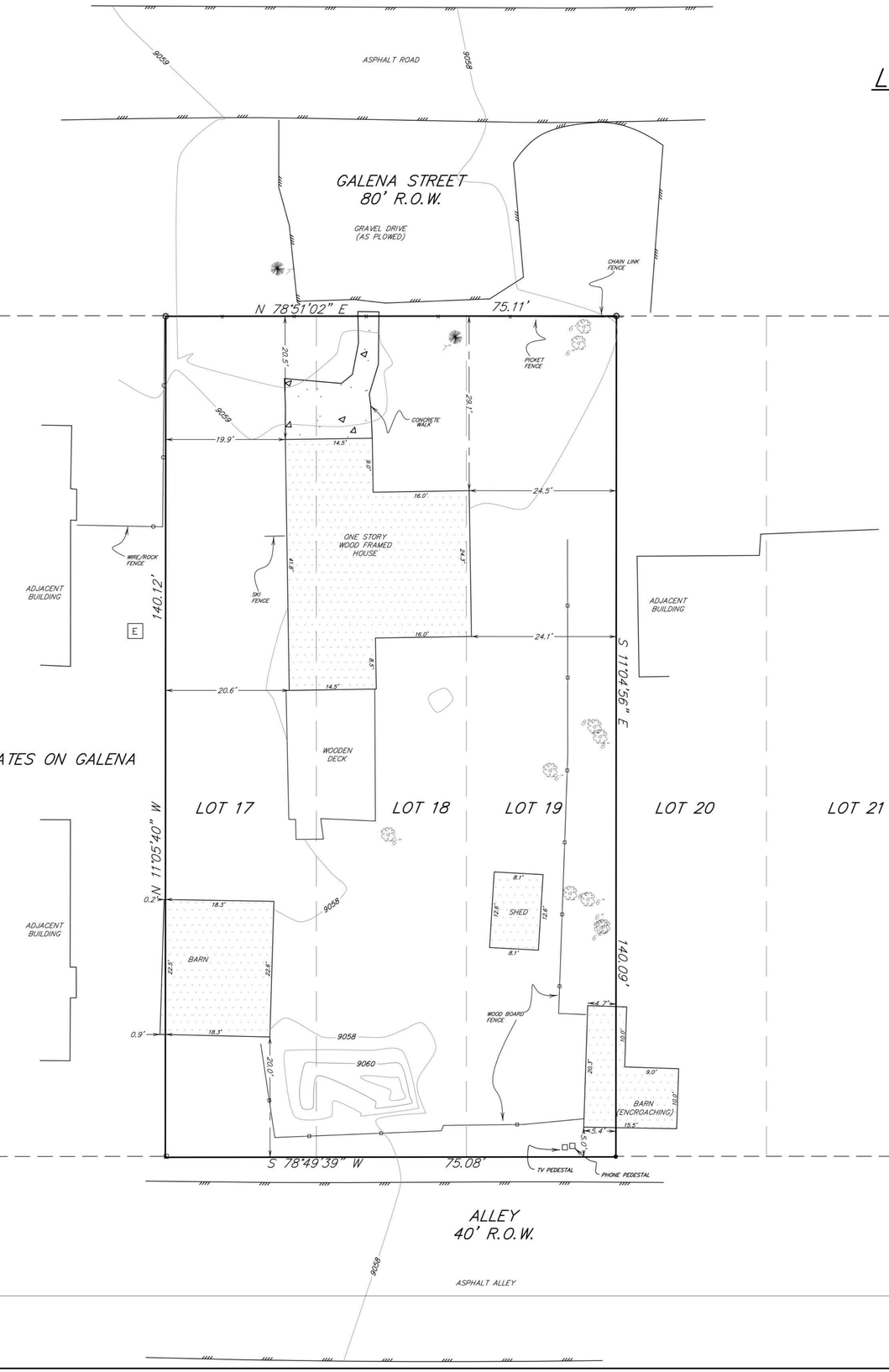
Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
CODE ANALYSIS & WALL TYPES

SCALE: 1" = 1'-0"
SHEET NUMBER
G-1

A TOPOGRAPHIC MAP OF
LOTS 17–19, BLOCK 7, FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



1 SURVEY - 212 GALENA STREET
1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE OF FIELD SURVEY: 01/26/2022
CONTOUR INTERVAL=1 FOOT

LEGEND

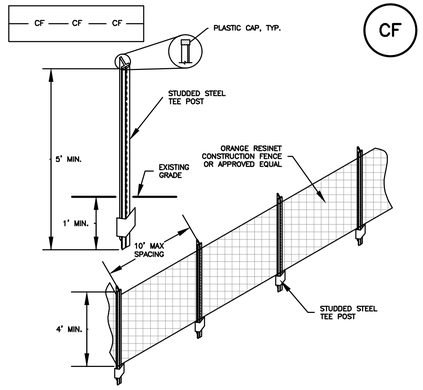
- FOUND REBAR & PLASTIC CAP (PLS 38266)
- FOUND REBAR & PLASTIC CAP (PLS ILLEGIBLE)
- FOUND #5 REBAR
- SEWER MANHOLE
- SEWER SERVICE STUB
- UTILITY PEDESTAL
- UTILITY POLE
- 8" PINE TREE WITH TRUNK DIAMETER
- 8" ASPEN TREE WITH TRUNK DIAMETER
- E TRANSFORMER

NOTE: BOUNDARY SHOWN PER ISP BY BLUE RIVER LAND SURVEYING. BASIS OF BEARING: EAST PROPERTY LINE OF LOT 24 (GALENA PLACE CONDOS)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED
26292

Drawn JJK/ESH	Dwg 22504TP	Project 22504
Checked RRJ	Date 1/31/2022	Sheet 1 of 1

R-A-N-G-E-W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281



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 UTILITY (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 TOWN OF FRISCO PERSONNEL TO PERFORM REQUIRED NSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE.
10. ALL EXCAVATION SHALL COMPLY WITH OSHA SAFETY REGULATIONS.
11. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL TRAFFIC CONTROL AND ROAD/ALLEY REQUIREMENTS NECESSARY FROM THE TOWN OF FRISCO. NO ROAD/ALLEY CLOSURES MAY OCCUR WITHOUT APPROVAL AND NOTIFICATION OF TOWN OF FRISCO AND THE FIRE DEPARTMENT.
12. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL CONSTRUCTION STAGING REQUIREMENTS OFF THE PROPERTY NECESSARY FROM THE TOWN OF FRISCO.

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 GEOTECHINCAL ENGINEER AND/OR TOWN OF FRISCO STANDARDS, WHICHEVER ARE MORE STRINGENT. THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THS 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
   - 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.
7. 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 GASKETTED BOLT DOWN LIDS.
4. MANHOLES SHALL BE WRAPPED WITH BITUTHENE.
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 PIPELINES. 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-TELEVISED.
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 PLUGS 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, FOR FLAWS, CRACKS, HOLES, 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 LO 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. 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 AWWA, CLASS 52, PUSH ON JOINT, DUCTILE IRON PIPE (DIP) WITH RUBBER GASKET..
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 VERIFING THE MECHINICAL DESIGN ACCOUNTS FOR FIRE PROTECTION AND CONFIRMING THE 4" WATER SERVICE SPECIFIED IS SIZE APPROPRIATELY.

WATER GENERAL NOTES (CONTINUED):

10. VALVES SHALL BE RESILIENT SEAT NRS GATE VALVES AND SHALL OPEN-LEFT (MUELLER, US, WATEROUS OR CLOW BRAND RESILIENT WEDGE VALVES ONLY). CHECK WITH WATER SUPT. FOR VERIFICATION OF SPECIFIC MODEL NUMBERS.
11. VALVE BOXES SHALL BE OVAL BASE BOTTOM TYPE. CHECK WITH WATER SUPT. FOR VERIFICATION OF SPECIFIC MODEL NUMBERS.
12. ALL FIRE HYDRANTS SHALL BE WATEROUS "PACER" WITH 34-INCH MOUNTAIN STANDARD FLANGE MEETING THE FOLLOWING REQUIREMENTS:

NOZZLE	5-1/4 INCH
INLET	6 INCH FOR MECHANICAL JOINT
DEPTH OF BURY	9'-6" OR 8'-6" (AS REQUIRED TO MEET THE WATERLINE COVER)
OPERATING NUT1	1 INCH PENTAGON
OPEN	LEFT(CCW)
OUTLETS	TWO 2-1/2 INCH, ONE 5-1/4 INCH PUMPER NOZZLE (THREADS TO MATCH EXISTING)
THREADS	NATIONAL STANDARD
CAPS	CAP WITH PENTAGON NUT
COLOR	RED (ALL ABOVE GROUND PARTS)
THRUST RESTRAINT	BOTTOM THRUST BLOCK AND 2-3/4" TIE RODS FROM MAIN TEE TO HYDRANT BOTTOM.
ELEVATION OF NOZZLE	42" ± 3" OPERATING NUT ABOVE FINISHED GROUND SURFACE AT TRAFFIC FLANGE

ALL HYDRANTS TO BE SHOP PRIMED AND PAINTED RED. BOLLARDS AS SPECIFIED BY TOWN.

13. WATER METER KIT WILL BE PROVIDED BY TOWN. THE CHARGE FOR THE WATER METER KIT WILL BE PAID BY THE DEVELOPER AT THE TIME OF THE BUILDING PERMIT ISSUANCE. THE METER KIT WILL HAVE REMOTE READOUT.
14. AIR RELEASE VALVES (ARV'S) SHALL BE APCO MODEL NO. 143 C COMBINATION AIR/VACUUM VALVE OR APPROVED EQUAL.
15. MECHANICAL JOINT RESTRAINT DEVICES SHALL BE:

FOR DUCTILE IRON PIPE:	FOR C900 PVC PIPE:
MEGALUG 1700 SERIES	IBEE IRON INC. SERIES 1500
ROMAL ROM GRIP	
UNI-FLANGE 1400 SERIES	
STAR GRIP 3000 SERIES	
SIGMA-LOCK	

16. PIPE JOINT RESTRAINT DEVICES, TIE RODS AND THRUST BLOCKS SHALL BE INSTALLED PER DETAILS. ALL RESTRAINT RODS AND HARDWARE ARE TO BE STAINLESS STEEL OR CORTEN.
17. CHLORINATION

ALL MAIN EXTENSIONS AND PRIVATE PIPE EXTENSIONS SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C651. THE CHLORINATING AGENT AND METHOD OF APPLICATION, SHALL BE APPROVED BY THE TOF.

THE CHLORINATION OF THE FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING. BEFORE FILLING THE PIPE WITH WATER, THE PIPE SHALL BE CLEAN AND FREE OF DEBRIS TO THE SATISFACTION OF THE TOWN. TOS WILL NOT PROVIDE LABOR OR MATERIAL FOR DISINFECTION TO APPLICANT'S INSTALLING MAINS UNDER PRIVATE CONTRACT.

CHLORINE TABLETS MAY BE USED FOR DISINFECTION IN 12-INCH AND SMALLER PIPE. SIXTEEN INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY FED INTO THE WATER USED IN FILLING THE PIPE. CHLORINE TABLETS SHALL BE ATTACHED TO THE INSIDE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61 PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. AN APPROVED ADHESIVE IS DOW CORNING 732 MULTI-PURPOSE SEALANT.

NUMBER OF HYPOCHLORITE TABLETS OF 5 GRAM STRENGTH
REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER*

PIPE LENGTH (FEET)	PIPE DIAMETER (INCHES) 6	8	12
13 OR LESS	2	2	5
18	2	3	6
20	2	3	7

*BASED ON 3 3/4" GRAM AVAILABLE CHLORINE PER TABLET

AFTER THE PIPE IS FILLED WITH WATER AND CHLORINE, THE CHLORINATED WATER SHALL BE HELD IN CONTACT WITH THE PIPE FOR 24 HOURS. AT THE END OF THE 24 HOUR PERIOD, THE WATER IN THE PIPELINE SHALL BE TESTED BY THE TOWN OF FRISCO TO INSURE A RESIDUAL CHLORINE CONTENT OF NOT LESS THAN 25 MILLIGRAMS PER LITTER. THE PIPE LINE THEN SHALL BE THOROUGHLY FLUSHED TO REMOVE THE HEAVILY CHLORINATED WATER. THE CONTRACTOR SHALL TAKE CARE IN FLUSHING THE PIPELINE TO PREVENT PROPERTY, ENVIRONMENTAL OR DANGER TO THE PUBLIC.

SAMPLES OF WATER WILL BE COLLECTED FOR BACTERIOLOGICAL EXAMINATION AND RESIDUAL CHLORINE CONTENT TESTING BEFORE THE PIPE IS PUT INTO SERVICE. TESTING OF RESIDUAL CHLORINE AND SAMPLING WILL BE DONE BY THE LOCAL HEALTH AUTHORITY OR THEIR DESIGNATED REPRESENTATIVE.

18. HYDROSTATIC TESTING

NO HYDROSTATIC TESTS SHALL BE MADE ON ANY PORTION OF THE PIPELINE UNTIL FIELD PLACED CONCRETE HAS HAD ADEQUATE CURING TIME, DEFINED AS FOLLOWS:

CONCRETE SHALL BE CURED BY A METHOD RECOMMENDED BY ACI 308. WHEN THE DAILY MEAN AMBIENT TEMPERATURE IS ABOVE 40°F, THE FINISHED CONCRETE SHALL BE CURED CONTINUOUSLY FOR A MINIMUM OF 7 DAYS OR FOR THE TIME NECESSARY TO ATTAIN 70% OF THE SPECIFIED COMPRESSIVE STRENGTH, WHICHEVER PERIOD IS LESS. WHEN THE MEAN DAILY AMBIENT TEMPERATURE IS 40°F OR LOWER, THE FINISHED CONCRETE SHALL BE CONTINUALLY CURED AT A MINIMUM TEMPERATURE OF 55° F FOR THE PERIOD RECOMMENDED BY ACI 306 TO PREVENT DAMAGE FROM EARLY-AGE FREEZING AND PROVIDE THE SERVICE CATEGORY STRENGTHS REQUIRED FOR EACH PLACEMENT.

TOF SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF TESTING. ALL TESTING SHALL BE MADE IN THE PRESENCE .OF TOF

ONLY THE FOLLOWING METHODS ARE ACCEPTABLE FOR SUPPLYING POTABLE WATER FOR HYDROSTATIC TESTING:

1. WATER MAY BE TAKEN FROM A NEARBY PRESSURIZED WATER SOURCE WHICH HAS BEEN PREVIOUSLY CHLORINATED, TESTED AND ACCEPTED, SUCH AS A FIRE HYDRANT.
2. WATER MAY BE DELIVERED TO THE SITE IN A CHLORINATED WATER TRUCK HAVING A MINIMUM CAPACITY OF 300 GALLONS. THE WATER TRUCK SHALL BE USED EXCLUSIVELY FOR THE TRANSPORTATION OF POTABLE WATER.
3. ANY PREVIOUSLY TESTED, CHLORINATED AND ACCEPTED WATER MAIN, WHICH IS PRESSURIZED AND IS TO SERVE THE NEW MAIN EXTENSION, MAY BE TAPPED ON THE PRESSURIZED SIDE OF THE CLOSED VALVE.

IN ANY EVENT, THE METHOD OF SUPPLYING WATER AS WELL AS THE SOURCE OF WATER FOR HYDROSTATIC TESTING MUST BE CERTIFIED AND APPROVED BY TOB. USE OF BARRELS, SANITARY OR OTHERWISE, TO SUPPLY WATER FOR HYDROSTATIC TESTING IS STRICTLY PROHIBITED.

TOF WILL FURNISH ONLY THE CALIBRATED METER BUT NOT THE PUMP FOR TESTING. THE PIPELINE SHALL BE PROPERLY BACKFILLED AND SHALL BE IN A STATE OF READINESS FOR TESTING. ALL BULKHEADS, PUMPS, TAPS, AND APPURTENANCES NECESSARY TO FILL THE PIPELINE AND MAINTAIN THE REQUIRED PRESSURE SHALL BE IN PLACE. THE PIPELINE SHALL BE FILLED WITH WATER AND THE TEST PRESSURE OF 150 POUNDS PER SQUARE INCH SHALL BE APPLIED TO THE PIPELINE BY MEANS OF A CONTINUOUSLY OPERATING PUMP, EQUIPPED WITH A BYPASS VALVE FOR REGULATING PRESSURE. WHEN FILLING THE PIPELINE, IT SHALL BE FILLED AT A RATE, WHICH WILL NOT CAUSE ANY SURGES, NOR WILL IT EXCEED THE RATE AT WHICH THE AIR CAN BE RELEASED.

ALL AIR IN THE LINE SHALL BE PROPERLY PURGED. WHERE BLOWOFFS OR HYDRANTS ARE NOT AVAILABLE OR ARE NOT EFFECTIVE IN PURGING AIR FROM THE LINE, TOF SHALL REQUIRE A TAP TO PURGE THE LINE. THE LOCATION AND SIZE OF TAP SHALL BE AT TOF'S DISCRETION.

WHILE THE TEST PRESSURE IS MAINTAINED, AN EXAMINATION SHALL BE MADE OF THE PIPELINE IN GENERAL, AND ANY LEAKS SHALL BE REPAIRED. ANY PIPE OR FITTING FOUND TO BE FAULTY SHALL BE REMOVED AND REPLACED. NO LEAKAGE IS ALLOWED THROUGH THE BONNET OF THE LINE VALVE. ANY VALVE LEAKING THROUGH THE BONNET SHALL BE REPAIRED IN PLACE OR REMOVED AND REPLACED. CUTTING AND REPLACING PAVEMENT, EXCAVATING, AND BACKFILLING MAY ALL BE NECESSARY PARTS OF LOCATING AND REPAIRING LEAKS DISCOVERED BY PRESSURE TESTING OF PIPE.

AFTER ALL VISIBLE LEAKS HAVE BEEN STOPPED, THE FULL TEST-PRESSURE SHALL BE MAINTAINED FOR 2 CONTINUOUS HOURS. ALLOWABLE LEAKAGE FOR EACH SECTION BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING LEAKAGE RATES FOR 4-INCH THROUGH 20-INCH DISTRIBUTION AND TRANSMISSION MAINS:

PIPE SIZE (INCHES)	ALLOWABLE LEAKAGE PER 1,000 FEET OF PIPE (GALLONS PER HOUR) DIP
6	.55
8	.74
12	1.10

SHOULD TESTING SHOW A LEAKAGE RATE IN EXCESS OF THE RATES SHOWN, THE PIPELINE SHALL NOT BE ACCEPTED. THE PIPELINE SHALL BE REPAIRED, RECHLORINATED AS DESCRIBED IN NOTE 12, AND RETESTED UNTIL IT MEETS THE TEST REQUIREMENTS.

19. 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 FOR PRE-CONSTRUCTION MEETING AND INSPECTION, 970-XXX-XXXX, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
   - D. IN CASE OF AN EMERGENCY AFTER WORKING HOURS, CALL TOWN OF FRISCO AT 970-668-0836 (JEFF GOBLE)

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.

WATER GENERAL NOTES (CONTINUED):

20. WATER TRENCH BEDDING AND PIPE ZONE BACKFILL SHALL BE GRADED AS FOLLOWS:

SIEVE SIZE	TOTAL PASSING BY SIZE (% BY WEIGHT)
3/8" to 1 1/2"	100
NO. 200	0-3

OR TOWN OF FRISCO APPROVED CONTRACTOR ALTERNATE.

21. IRRIGATION VAULT TO BE CONSTRUCTED PER TOWN OF FRISCO DETAILS.
22. CLAY CHECK DAMS MAY BE REQUIRED IF GROUNDWATER IS ENCOUNTERED.

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.

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CF PLASTIC MESH CONSTRUCTION FENCE

SF SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCEINSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. MAGLICIC
33789

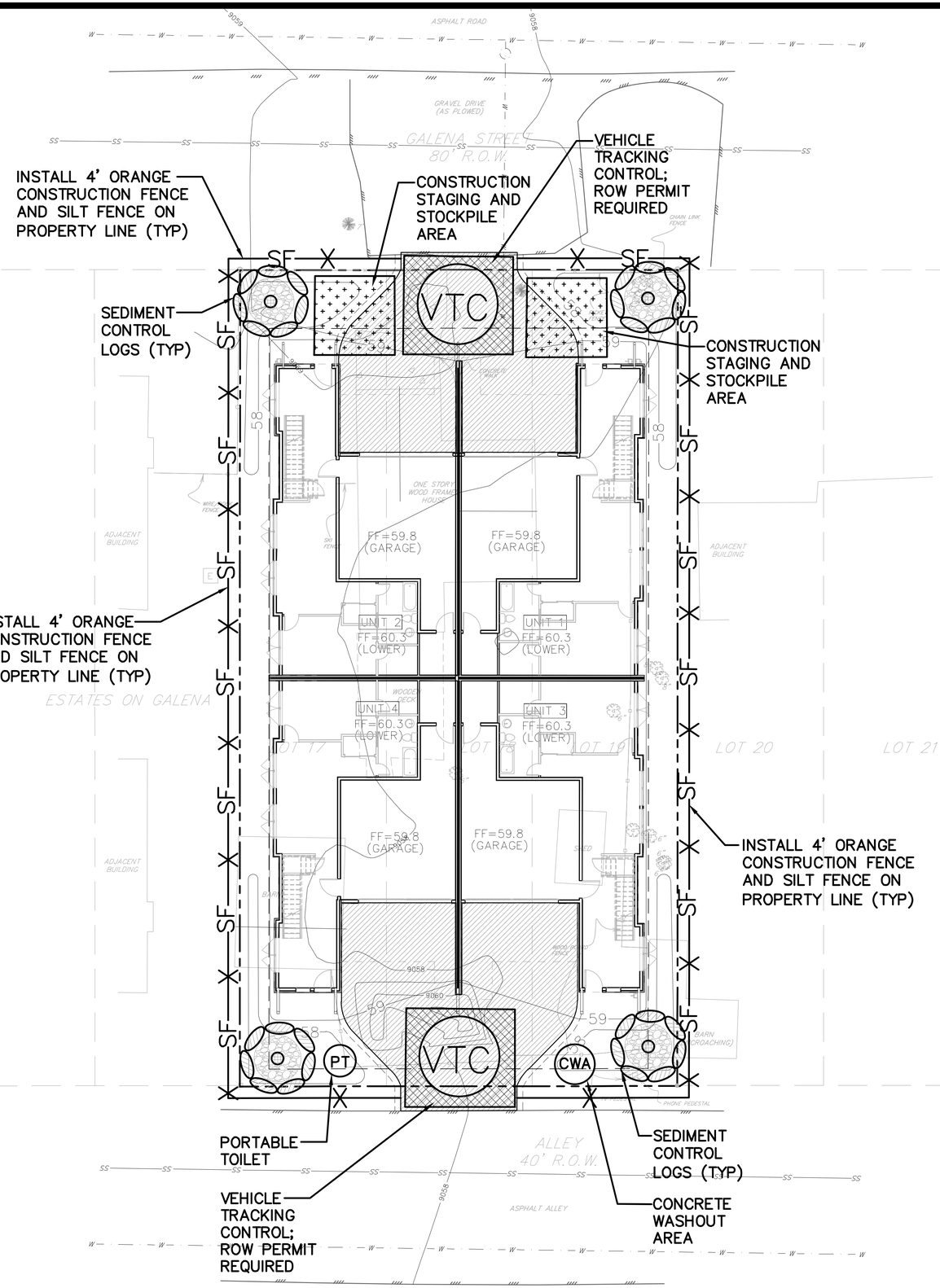
No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	2/25/22	TOF SKETCH PLAN SUBMITTAL

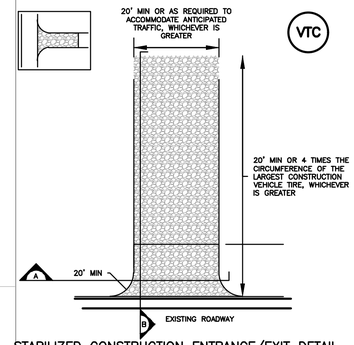
TEN MILE
ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

212 GALENA STREET
LOTS 17-19, BLOCK 7
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

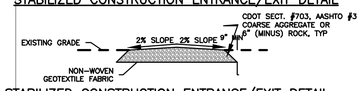
GENERAL NOTES AND DETAILS

Project
212 GALENA ST
Date
2/25/22
Sheet
1
Scale
NTS





STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL – SECTION A

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. §703, AASHTO §3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REMOVED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

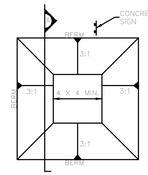
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

VTC AGGREGATE

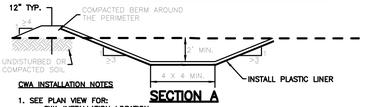
VEHICLE TRACKING CONTROL

STANDARD EROSION & 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. Erosion control measures must be installed prior to grading activities.
4. 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.
5. 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.
6. The landowner and/or contractor must immediately take all necessary steps to control increased sediment discharge.
7. 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.
8. The landowner and/or contractor must take reasonable precautions to ensure that vehicles don not track or spill earth materials on to streets/roads and must immediately remove such material if this occurs.
9. 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.
10. 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 Town of Frisco site, an approved grading and erosion control plan and 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.
11. The storm water volume capacity of detention ponds must be restored and storm sewer lines will be cleaned upon completion of the project.
12. 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.
13. 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.
14. The erosion and sediment control plan may be modified by the Town of Frisco, or its authorized representative, as field conditions warrant.



CONCRETE WASHOUT AREA PLAN



CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

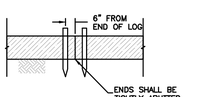
SECTION A

CWA MAINTENANCE NOTES

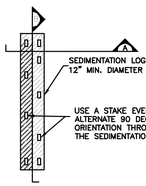
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA–1. CONCRETE WASHOUT AREA



SEDIMENT CONTROL LOG DETAIL – SECTION A

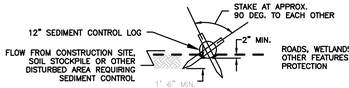


SEDIMENT CONTROL LOG DETAIL

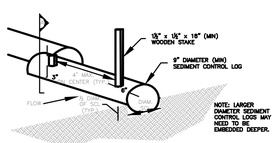
CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

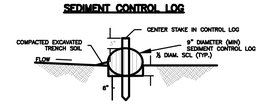
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



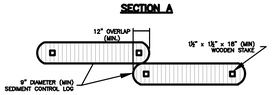
SEDIMENT CONTROL LOG – SECTION B



SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SCL

SCL–1. SEDIMENT CONTROL LOG

0 5 10 20

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED JOSEPH E. MILLER, JR. 33789 PROFESSIONAL ENGINEER

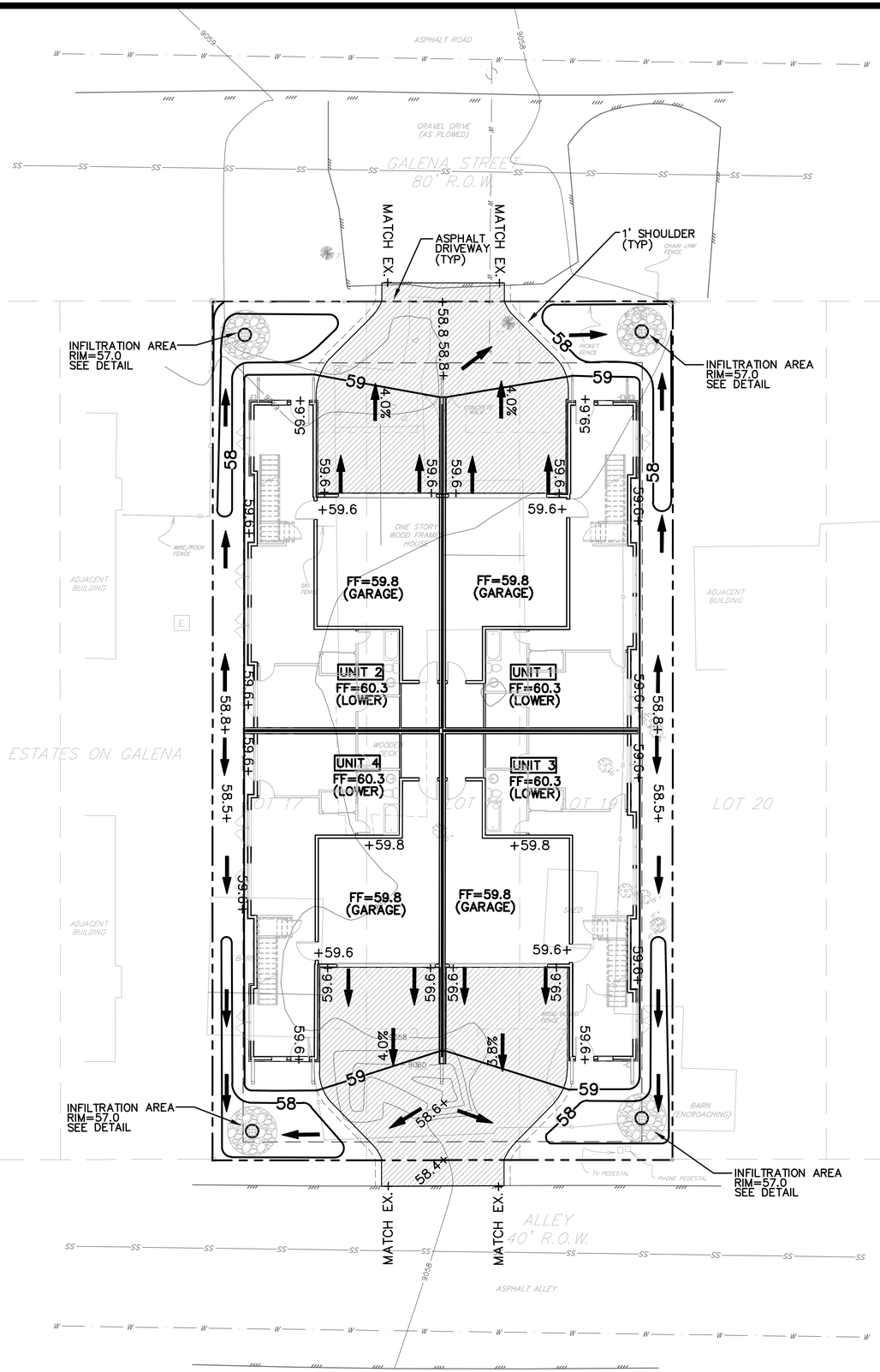
No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	2/25/22	TOF SKETCH PLAN SUBMITTAL

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

212 GALENA STREET
LOTS 17–19, BLOCK 7
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

EROSION CONTROL AND WATER QUALITY PLAN

Project: 212 GALENA ST
Date: 2/25/22
Scale: 1"=10'
Sheet: 2

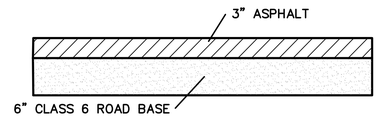


NOTE:

1. OWNER RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL NEW 6" AND 12" DRAINAGE CULVERTS. CONTRACTOR TO INSTALL PULL STRINGS.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR DETERMINING ACTUAL VERTICAL & HORIZONTAL LOCATIONS PRIOR TO START OF CONSTRUCTION. REPORT ALL CONFLICTS TO ENGINEER. ACTUAL LOCATION ON PROPOSED IMPROVEMENTS MAY VARY.
3. NO PARKING – FIRE LANE SIGNS SHALL BE INCORPORATED INTO THE PLANS AS DIRECTED BY THE FIRE DEPARTMENT AND TOWN OF FRISCO.
4. SEE PLANS AND PERMITS BY OTHERS FOR ALL REQUIREMENTS ASSOCIATED WITH THE DEMOLITION OF EXISTING STRUCTURES.

GENERAL AND UTILITY NOTES:

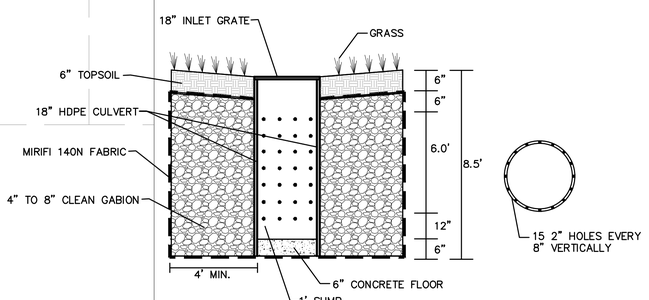
1) ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2) EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS. CONTACT JEFF GOBLE 970 668 0836 WITH QUESTIONS.
4) SEE LANDSCAPE PLAN FOR INFORMATION ON IRRIGATION SYSTEM DESIGN.
5) SEE MECHINICAL AND FIRE PROTECTION PLANS FOR INFORMATION ON WATER METER, BACKFLOW ASSEMBLY LOCATION AND SIZE REQUIREMENTS.
6) SEE SITE PLAN FOR INFORMATION ON SNOW STORAGE.
7) ALL WATER FROM ROOF DRAINS AND GUTTERS SHALL BE PIPED TO THE INFILTRATION GALLERY. SEE ARCHITECTURAL PLANS FOR DETAILS AND PIPE LOCATIONS.
8) LANDOWNER/CONTRACTOR TO COORDINATE THE RELOCATION OF EXISTING ELECTRIC, GAS, CATV AND PHONE LINES WITH UTILITY COMPANIES.
9) ALL ROAD AND CONCRETE CUTS SHALL BE BROUGHT BACK TO CURRENT TOWN STANDARDS.
10) ALL ROOF DRAINAGE SHALL BE CAPTURED IN ROOF DRAIN AND/OR GUTTERS. NO DIRECT DISCHARGE ALLOWED ON TO TOWN ROW. SEE ARCHITECTURAL PLANS FOR DETAILS
11) ALL WATER INSPECTIONS REQUIRE 24 HOUR NOTICE.
12) CONTACT TOWN OF FRISCO PUBLIC WORKS TO DETERMINE IF ADDITIONAL TAP FEES ARE REQUIRED.
13) ALL WATER LINE INSTALLATION AND CONNECTIONS MUST COMPLY WITH TOWN OF FRISCO CONSTRUCTION STANDARDS IN EFFECT AT TIME OF BUILDING PERMIT ISSUANCE.
14) SEE MECHANICAL PLANS FOR DETAILS OF WATERLINE CONNECTION INTO BUILDING, METER AND BACKFLOW PREVENTION PIPING AND REMOTE METER READOUT LOCATION. REQUIRED BEFORE BUILDING PERMIT IS ISSUED.
15) SEE MECHANICAL PLANS FOR DETAILS OF SUMP PUMP AND ASSOCIATED PIPING. ALL SUMP PUMP CONNECTIONS TO STORM DRAINAGE SYSTEM MUST BE DOWN STREAM OF PERFORATED MANHOLE AND INFILTRATION AREA.
16) ALL CONSTRUCTION STAGING AND MANAGEMENT MUST COMPLY WITH IBC CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION
17) ALL WATER SERVICE MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE HOA/HOMEOWNERS.



PAVEMENT SECTION SHALL BE
3" ASPHALT ON 6" OF ROAD BASE
SEE GEOTECHNICAL RECOMMENDATIONS
FOR COMPACTION REQUIREMENTS
SECTION TO BE FIELD VERIFIED BY
GEOTECHINICAL ENGINEER

TYPICAL PAVEMENT SECTION

NO SCALE



ALL INFILTRATION GALLERIES TO BE MAINTAINED BY PROPERTY OWNER. SEDIMENT SHALL BE REMOVED FROM SUMP VIA VACUUM TRUCK ONCE SEDIMENT HAS FILLED SUMP 2/3 FULL.

TYPICAL INFILTRATION AREA DETAIL

NTS

NORTH

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.

0 5 10 20

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED JOSEPH E. MILOSCH 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
3			
2	SKETCH PLAN SUBMITTAL	2/25/22	TOF SKETCH PLAN SUBMITTAL
1			

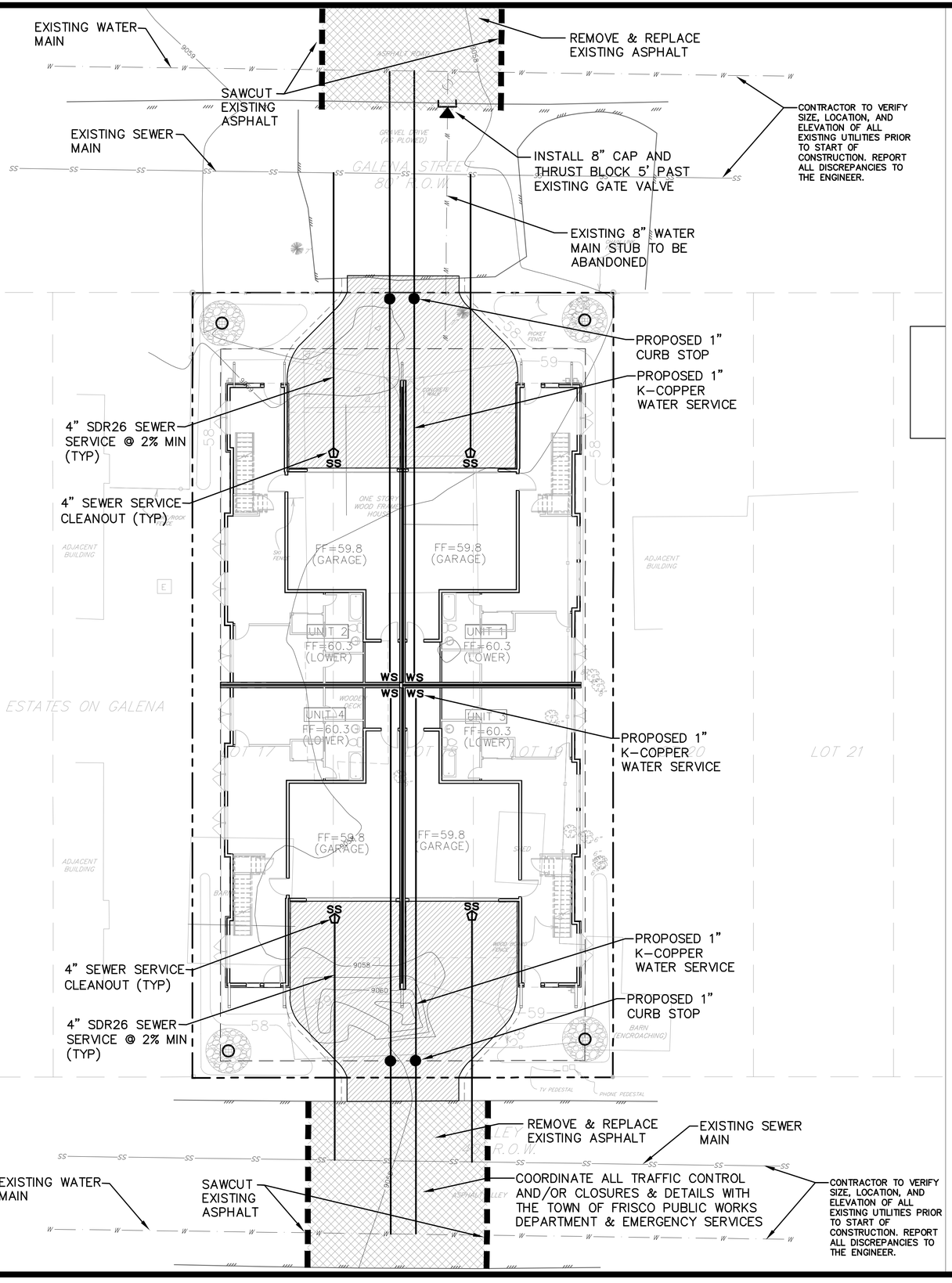
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

212 GALENA STREET

LOTS 17-19, BLOCK 7
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GRADING AND DRAINAGE PLAN

Project: 212 GALENA ST
Date: 2/25/22
Scale: 1"=10'
Sheet: 3



GENERAL AND UTILITY NOTES:

1) ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".

2) EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND ORDERING MANHOLES..

3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS. CONTACT JEFF GOBLE 970 668 0836 WITH QUESTIONS.

4) SEE LANDSCAPE PLAN FOR INFORMATION ON IRRIGATION SYSTEM DESIGN.

5) SEE MECHINICAL AND FIRE PROTECTION PLANS FOR INFORMATION ON WATER METER, BACKFLOW ASSEMBLY LOCATION AND SIZE REQUIREMENTS.

6) SEE SITE PLAN FOR INFORMATION ON SNOW STORAGE.

7) ALL WATER FROM ROOF DRAINS AND GUTTERS SHALL BE PIPED TO THE INFILTRATION GALLERY. SEE ARCHITECTURAL PLANS FOR DETAILS AND PIPE LOCATIONS.

8) LANDOWNER/CONTRACTOR TO COORDINATE THE RELOCATION OF EXISTING ELECTRIC, GAS, CATV AND PHONE LINES WITH UTILITY COMPANIES.

9) ALL ROAD AND CONCRETE CUTS SHALL BE BROUGHT BACK TO CURRENT TOWN STANDARDS.

10) ALL ROOF DRAINAGE SHALL BE CAPTURED IN ROOF DRAIN AND/OR GUTTERS. NO DIRECT DISCHARGE ALLOWED ON TO TOWN ROW. SEE ARCHITECTURAL PLANS FOR DETAILS

11) ALL WATER INSPECTIONS REQUIRE 24 HOUR NOTICE.

12) CONTACT TOWN OF FRISCO PUBLIC WORKS TO DETERMINE IF ADDITIONAL TAP FEES ARE REQUIRED.

13) ALL WATER LINE INSTALLATION AND CONNECTIONS MUST COMPLY WITH TOWN OF FRISCO CONSTRUCTION STANDARDS IN EFFECT AT TIME OF BUILDING PERMIT ISSUANCE.

14) SEE MECHANICAL PLANS FOR DETAILS OF WATERLINE CONNECTION INTO BUILDING, METER AND BACKFLOW PREVENTION PIPING AND REMOTE METER READOUT LOCATION. REQUIRED BEFORE BUILDING PERMIT IS ISSUED.

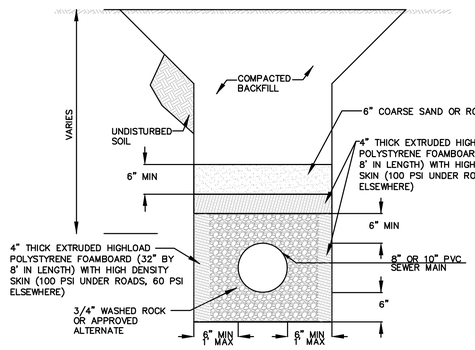
15) SEE MECHANICAL PLANS FOR DETAILS OF SUMP PUMP AND ASSOCIATED PIPING. ALL SUMP PUMP CONNECTIONS TO STORM DRAINAGE SYSTEM MUST BE DOWN STREAM OF PERFORATED MANHOLE AND INFILTRATION AREA.

16) SEE MECHANICAL PLANS FOR DETAILS OF GREASE TRAP AND ASSOCIATED PIPING WITHIN AND OUTSIDE OF BUILDING.

17) ALL CONSTRUCTION STAGING AND MANAGEMENT MUST COMPLY WITH IBC CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION

NOTE:

1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL NEW 6" AND 12" DRAINAGE CULVERT AND HEAT TAPE STUBS. CONTRACTOR TO INSTALL PULL STRINGS.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR DETERMINING ACTUAL VERTICAL & HORIZONTAL LOCATIONS PRIOR TO START OF CONSTRUCTION. REPORT ALL CONFLICTS TO ENGINEER. ACTUAL LOCATION OF PROPOSED UTILITIES VERTICALLY MAY VARY.
3. INSTALL INSULATION OVER SEWER MAINLINE AND SERVICES WHERE DEPTH IS LESS THAN 8'.
4. CONTRACTOR TO OBTAIN A ROW PERMIT FROM TOWN OF FRISCO PRIOR TO INSTALLATION OF UTILITIES.



TYPICAL INSULATION DETAIL

NO SCALE

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.

0 5 10 20

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED
JOSEPH E. MAGLOCCI
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	2/25/22	TOF SKETCH PLAN SUBMITTAL

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

212 GALENA STREET

LOTS 17-19, BLOCK 7
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

OVERALL UTILITY PLAN

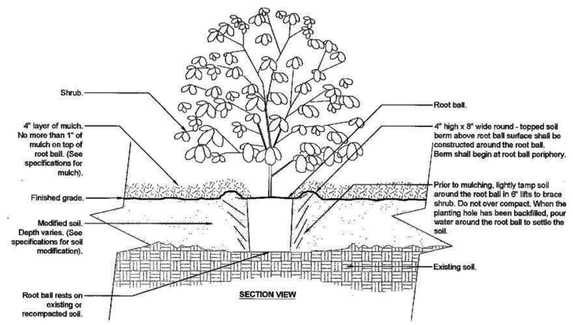
Project: 212 GALENA ST
Date: 2/25/22
Scale: 1"=10'
Sheet: 4

Planting Schedule				
Type Mark	Botanical Name	Common Name	Comments	Count
S1	PRUNUS VIRGINANNA	CHOKECHERRY SHUBERT	5 GAL	9
S2	COMUS SERICCA	RED TWIG DOGWOOD	5 GAL	8
T1	POPULUS TREMULOIDES	ASPEN TREE	50% 2" DIA MIN & 50% 3" DIA MIN	5
T2	PICEA PUNGENS	COLORADO BLUE PRUCE	(2) 6' TALL, (1) 8' TALL & (1) 10' TALL	4
T3	POPULUS ANGUSTIFOLA	NARROWLEAF COTTONWOOD	3" DIA.	4

LOT SIZE 10,501 S.F.
10,500 / 875 = 12 REQUIRED TREES
10,500 / 1,500 = 7 REQUIRED SHRUBS

NATIVE GRASS-

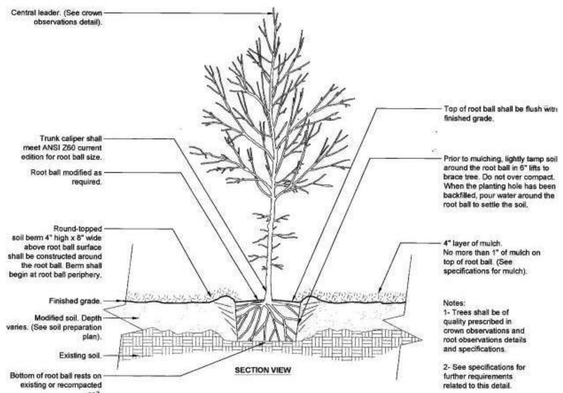
SHORT DRY GRASS SEED MIXTURE	
HARD FESCUE	30%
CREEPING RED FESCUE	30%
SHEEP FESCUE	25%
CANADA BLUEGRASS	10%
CANBY BLUEGRASS	5%



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

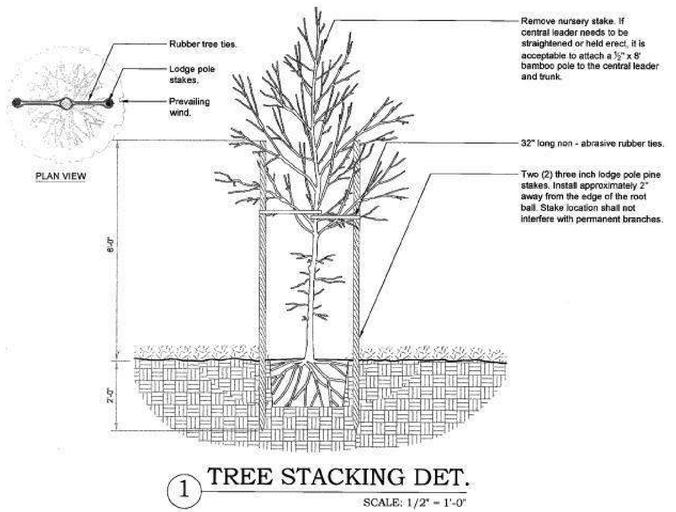
1 SHRUB PLANTING DET.
SCALE: 2



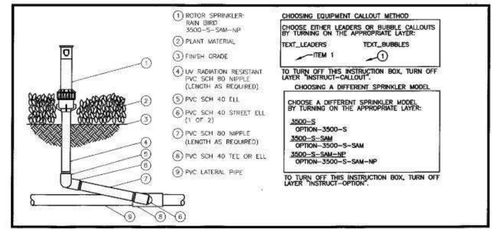
Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

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

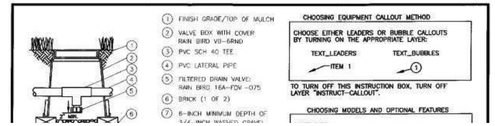


1 TREE STACKING DET.
SCALE: 1/2" = 1'-0"



1 ROTOR POP-UP SPRINKLER
3500 SERIES

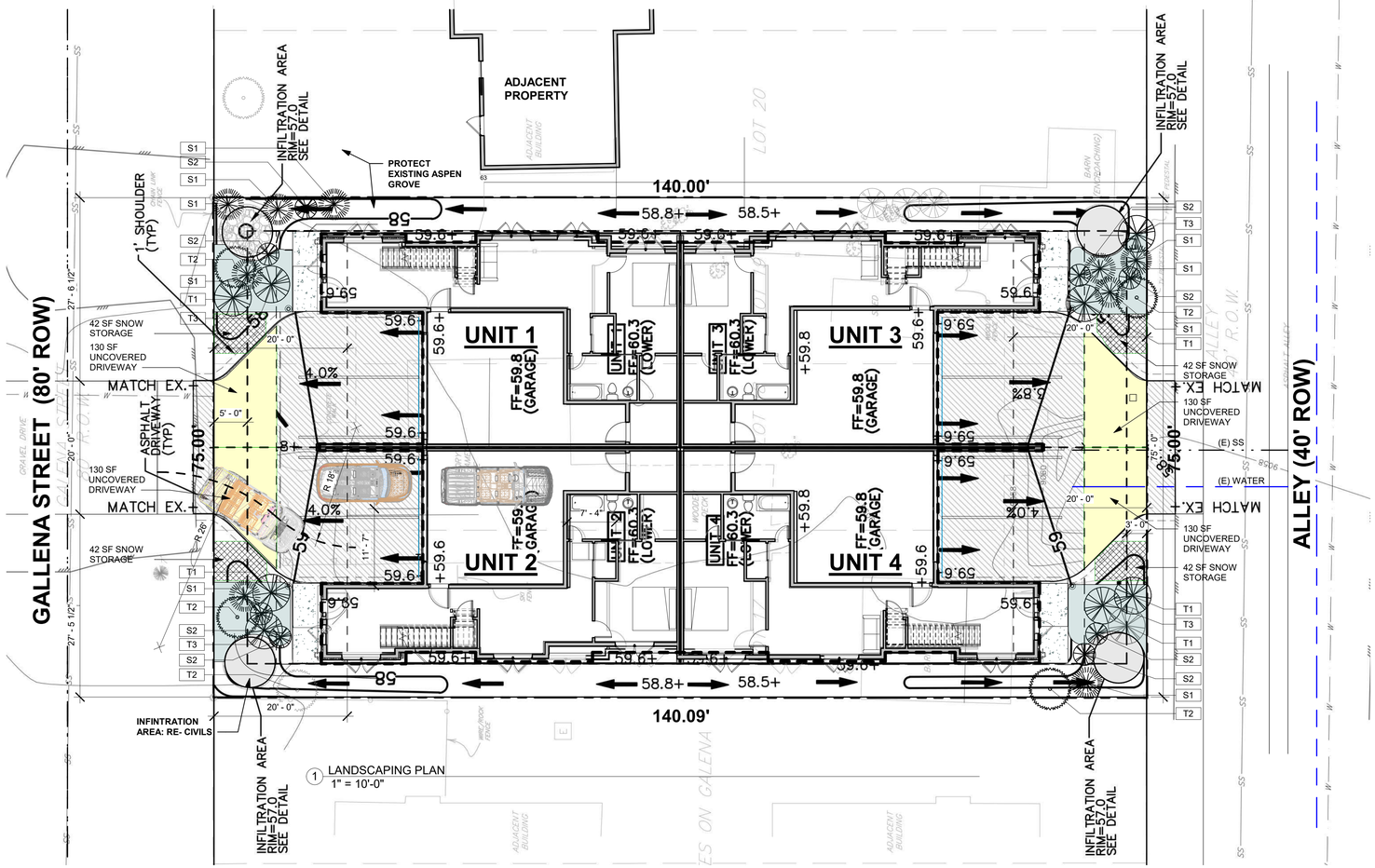
ALL SOIL IS TO BE AMENDED WITH 6" COUNTY APPROVED TOP SOIL. ROTO-TIL SOIL TO MIX NEW SOIL WITH EXISTING SITE SOIL.



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

ZONING CODE:
-1 TREE FOR EVERY 875 S.F. - 12 REQUIRED - 14 PROVIDED
(INCLUDES EXISTING EVERGREENS TO REMAIN)
-1 SHRUB FOR EVERY 1,500 S.F. - 7 REQUIRED - 10 PROVIDED
-NO VARIETIES OF TREE EXCEEDS 45% OF TOTAL TREE COUNT.
(INCLUDES 2 EXISTING LODGE POLE PINES TO REMAIN)

MULCHED AREA



1 LANDSCAPING PLAN
1" = 10'-0"

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.
-All landscaping shall be installed in such a manner that will not interfere with the grading and drainage design.

PROJECT NORTH
TRUE NORTH
0' 5' 10' 20'

Drumbeat
650 South 500 West
Salt Lake City, UT 84101
www.drumbeat.us

Sawyer's Settlement (4 Plex) 212
Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
LANDSCAPE & SNOW STORAGE PLAN

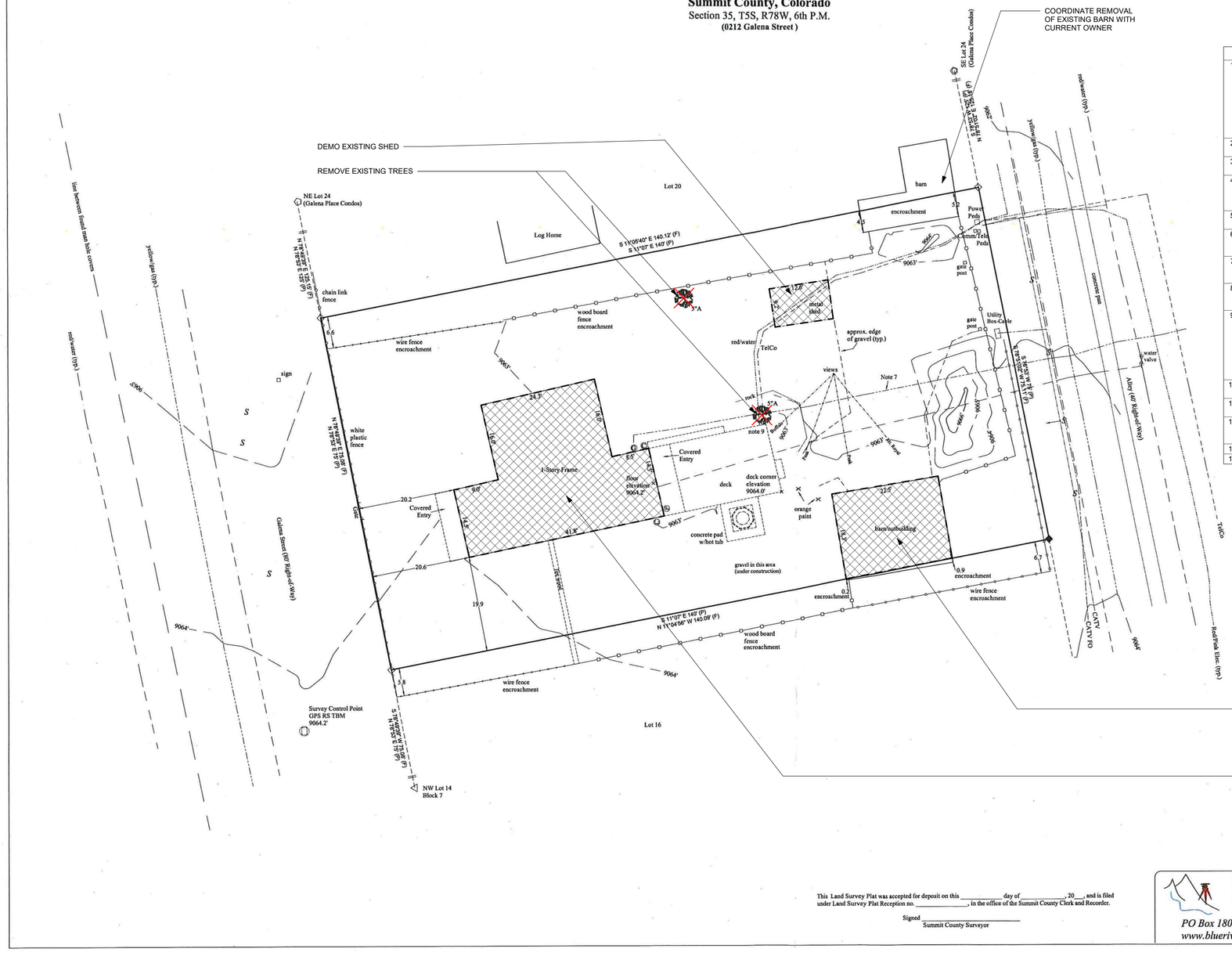
SCALE: 1" = 10'-0"

SHEET NUMBER
L-1

7/24/2022 5:15:24 PM
BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

Improvement Survey Plat and Topographic Survey

Lots 17, 18 and 19, Block 7
Amended Map of Frisco Townsite
Summit County, Colorado
Section 35, T5S, R78W, 6th P.M.
(0212 Galena Street)



	DEMOLITION PLAN NOTES
1	EXISTING INFORMATION SHOWN ON THE DRAWINGS IS BASED ON LIMITED FIELD OBSERVATIONS AND/OR INFORMATION PROVIDED BY THE OWNER. DRUMBEAT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION OR THE ADEQUACY, SAFETY, AND CONFORMANCE TO CURRENT PREVAILING CODES OF ANY WORK SHOWN AS EXISTING ON THESE DRAWINGS. THE GC SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS NOT WITHSTANDING ANY INFORMATION SHOWN, OR NOT SHOWN, ON THE CONTRACT DOCUMENTS. SHOULD ANY DISCREPANCIES BE FOUND, THE GC SHALL SEEK CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2	THE GC SHALL MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND FIREPROOFING U.N.O.
3	IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY AND AWAIT FURTHER INSTRUCTIONS.
4	WORK TO BE REMOVED IS ILLUSTRATED IN DASHED LINE-WORK. EXISTING CONSTRUCTION TO REMAIN IS ILLUSTRATED IN LIGHT LINE-WORK. ALL ITEMS FOR REMOVAL MAY NOT BE SPECIFICALLY NOTED. REMOVE ITEMS AS NECESSARY FOR THE COMPLETION OF THE WORK.
5	WHERE THE TERM "REMOVE" OR "DEMOLISH" IS USED, THE GC SHALL REMOVE ITEM FROM THE SITE AND LEGALLY DISPOSE OF.
6	WHERE THE TERM "SALVAGE" IS USED, THE GC SHALL REUSE THE ITEM ON THIS PROJECT OR RETURN TO THE OWNER. OWNER TO SPECIFY ITEMS TO BE SALVAGED AND RETURNED TO OWNER.
7	WHERE THE TERM "REMOVE AND REINSTALL" IS USED, THE GC IS TO DETACH ITEM FROM EXISTING CONSTRUCTION, PREPARE AND CLEAN ITEM FOR REUSE, AND REINSTALL WHERE INDICATED.
8	WHERE THE TERM "EXISTING TO REMAIN" IS USED, THE EXISTING ITEMS ARE NOT TO BE REMOVED. PROTECT FROM DAMAGE AS REQUIRED. THE GC IS TO REPLACE OR REPAIR ITEMS DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
9	WHERE MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES ARE REMOVED, ABANDONED PIPING AND/OR CONDUITS SHALL BE CAPPED BELOW THE FLOOR, INSIDE THE PARTITION, OR ABOVE THE CEILING AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. UNUSED WIRING IS TO BE REMOVED BACK TO PANEL BOXES. PATCH AND REPAIR FINISHES AS REQUIRED TO MATCH SURROUNDING FINISHES. BLANK COVER PLATES OVER EXISTING BOXES ARE NOT ACCEPTABLE U.N.O. IN AREAS EXPOSED TO B.O. STRUCTURE. ALL ABANDONED COMPONENTS TO BE REMOVED IN ENTIRETY.
10	EXISTING CONCRETE SLAB DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO A CONDITION SUITABLE FOR NEW FINISHES.
11	PREPARE EXISTING CONCRETE SLAB TO A LEVEL SUITABLE FOR NEW FINISHES, INCLUDING GRINDING.
12	PREPARE EXISTING WALLS FOR NEW FINISHES. REMOVE NAILS, PINS, TAPE, POSTERS, ETC.; FILL ALL HOLES; AND PREPARE SURFACES FOR PAINT OR WALLCOVERING.
13	COORDINATE UTILITY SHUT-DOWNS WITH BUILDING OWNER.
14	REMOVE EXISTING FIRE SUPPRESSION SYSTEM AS REQUIRED FOR REPLACEMENT.

ALL UTILITIES TO BE REMOVED AND CAPPED PER CITY REQUIREMENTS.

SEE CIVILS AND ARCH SITE PLAN FOR ADDITIONAL UTILITY NOTES

PROTECT EXISTING TREES TO REMAIN PER PLANS AND CITY

This Land Survey Plat was accepted for deposit on this _____ day of _____, 20___, and is filed under Land Survey Plat Reception no. _____, in the office of the Summit County Clerk and Recorder.

Signed _____
Summit County Surveyor

Blue River Land Surveying
(970) 668-3730
PO Box 1800 Frisco, CO 80443
www.blueriverlandsurveying.com

Improvement Survey Plat
and Topographic Survey
Lots 17, 18 and 19, Block 7
Amended Map of Frisco Townsite
Summit County, Colorado
(465 N. Fuller Placer, SCR 560)

Date: 07-24-2015 | 13376am
Date: 07-21-2015 | 13376

(2) Demo Plan.
1" = 10'-0"

0' 5' 10' 20'

Drumbeat
650 South 500 West
Salt Lake City, UT 84101
www.drumbeat.us

Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
DEMO PLAN

SCALE: 1" = 10'-0"
SHEET NUMBER
AD-1

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt
7/24/2022 5:15:06 PM

PROJECT AND LOT DATA:

ADDRESS:	212 Galena Street Frisco, Co.
OWNER:	Macatr, llc. Mr. Ron Mattox
ZONING:	CC
CONSTRUCTION TYPE:	IRC
OCCUPANCY:	R3
REFERENCE CODE:	IRC 2018, 2018 IECC as amended by the Town of Frisco
SNOW LOAD:	80psf

LOT SIZE (SUBDIVISION SIZE) 10,500 SF = 0.2468 ACRES 0.2468 Acres X 16 DPA = 3.856 = 4 UNITS

BUILDING AREA FOOTPRINT: 5,568 SF (AT FIRST LEVEL)

ALLOWABLE LOT COVERAGE = NONE

BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER, STRUCTURE, DRIVEWAYS, WALKS.

BUILDING TO BE A MAXIMUM HEIGHT OF 40' FOR ROOF OVER 4/12 SLOPE AND 35' FOR FLAT ROOFS - BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

BUILDING MAX. HT. USGS ELEV. 9098.0' (SEE SHEET A0-104 FOR ROOF HEIGHT CALCULATIONS)

FIREPLACES

(0) WOOD BURNING FIREPLACES

(8) GAS BURNING FIREPLACES TWO PER UNIT
EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 4-4 Brm

UNITS (16 SPACES)
NUMBER OF PARKING SPACE PROVIDED: 16 Spaces

SNOW STORAGE CALCS

UNHEATED UNCOVERED DRIVEWAY AREA: 130 SF PER UNIT
SNOW STORAGE AREA: 130/3.5 = 38 SF PER UNIT
SNOW STORAGE PROVIDED: 47 SF PER UNIT

Properties located between Granite Street and Granite Street Alley, and Galena Street and Galena Street Alley	
Minimum front yard setback	5 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
Minimum setback for alley facing yard	3 ft.
Minimum stepback for the third and above floors of street-facing wall facades (as taken from the floor below, see Figure 3-L.)	10 ft.
BUILDING STANDARDS	
Maximum building height	40 ft. (pitched); 35 ft. (flat)
Maximum building height, first 20 feet in from property line on Galena Street	25 ft. (pitched roof required)

UNIT AREAS

UNIT 1

LEVEL 1 - 1	LEVEL 1	880 SF
LEVEL 2 - 1	LEVEL 2	1519 SF
LEVEL 3 - 1	LEVEL 3	846 SF
		3244 SF

UNIT 1G

GARAGE 1	LEVEL 1	504 SF
		504 SF

UNIT AREAS

UNIT 2

LEVEL 1 - 2	LEVEL 1	862 SF
LEVEL 2 - 2	LEVEL 2	1576 SF
LEVEL 3 - 2	LEVEL 3	859 SF
		3298 SF

UNIT 2G

GARAGE 2	LEVEL 1	510 SF
		510 SF

UNIT AREAS

UNIT 3

LEVEL 1 - 3	LEVEL 1	861 SF
LEVEL 2 - 3	LEVEL 2	1515 SF
LEVEL 3 - 3	LEVEL 3	843 SF
		3219 SF

UNIT 3G

GARAGE 3	LEVEL 1	516 SF
		516 SF

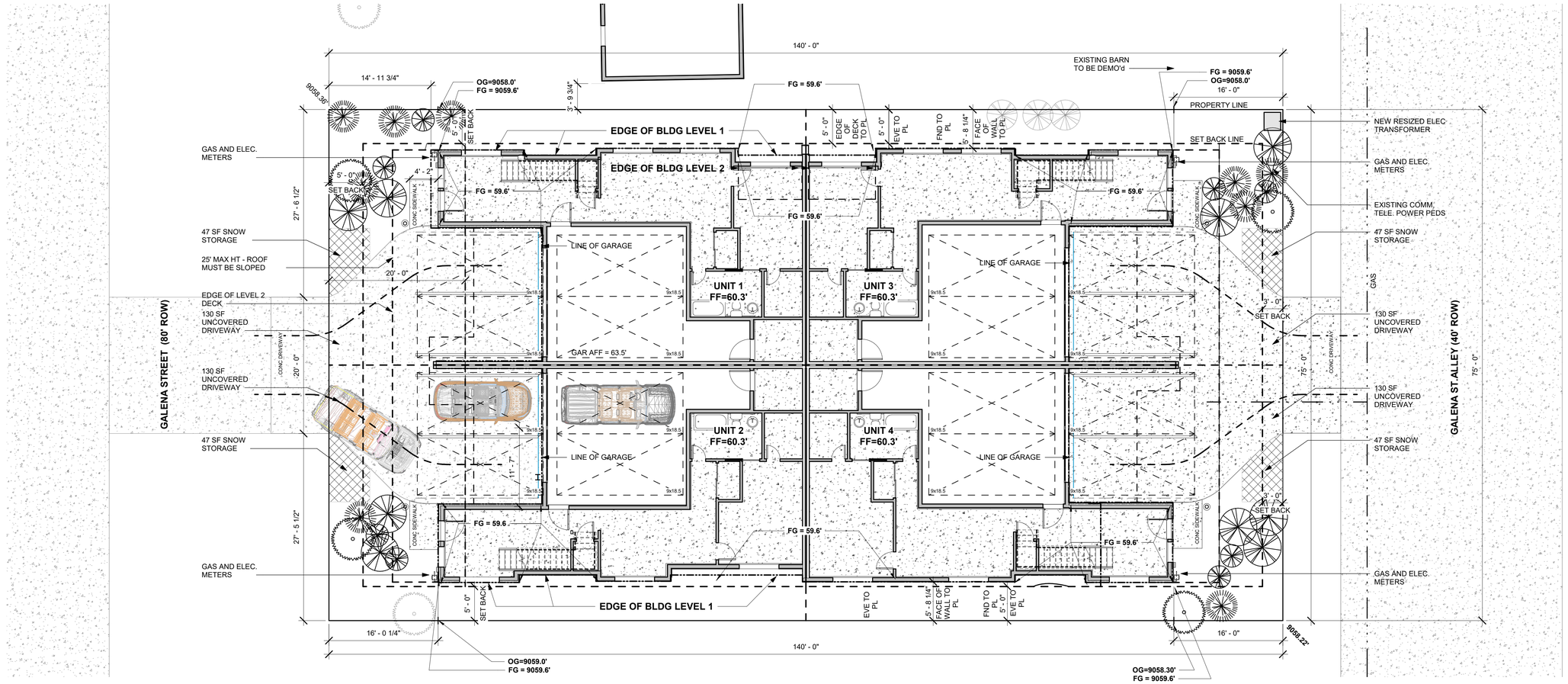
UNIT AREAS

UNIT 4

LEVEL 1 - 4	LEVEL 1	885 SF
LEVEL 2 - 4	LEVEL 2	1599 SF
LEVEL 3 - 4	LEVEL 3	842 SF
		3326 SF

UNIT 4G

GARAGE 4	LEVEL 1	512 SF
		512 SF
		15130 SF



1 SITE PLAN
1/8" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH TRUE NORTH

Drumbeat
650 South 500 West
Salt Lake City, UT 84101
www.drumbeat.us

Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

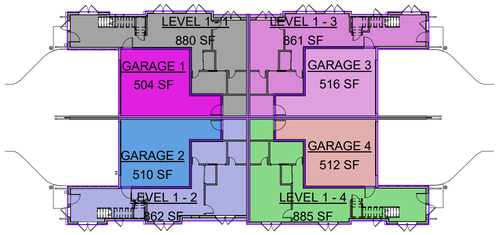
Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

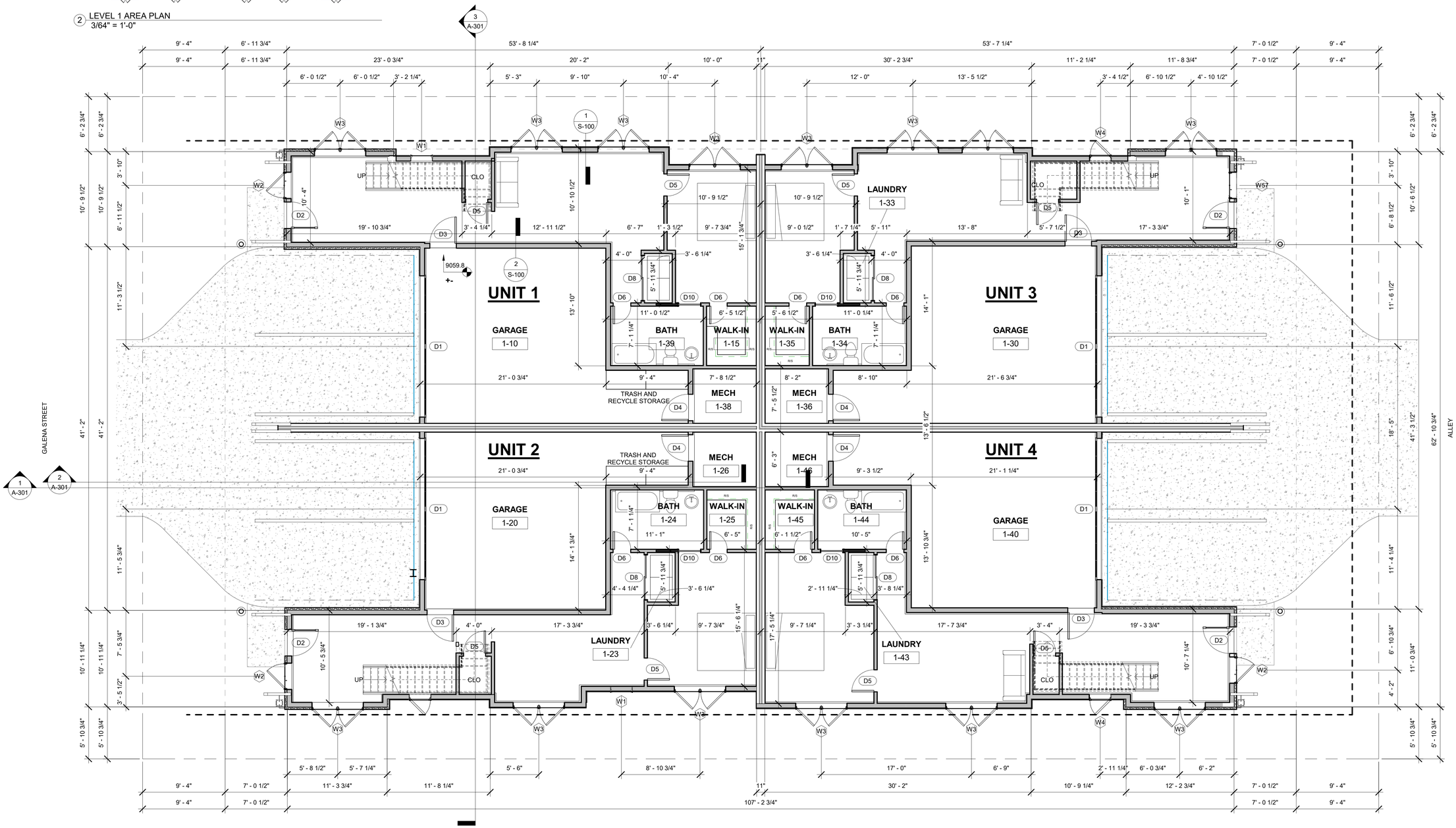
SHEET TITLE:
SITE PLAN

SCALE: As indicated
SHEET NUMBER
A-100

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt
7/24/2022 5:14:17 PM



2 LEVEL 1 AREA PLAN
3/64" = 1'-0"



1 1st LEVEL PLAN
3/16" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH

TRUE NORTH

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

7/24/2022 5:14:21 PM

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Salt Lake City, UT 84101
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Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

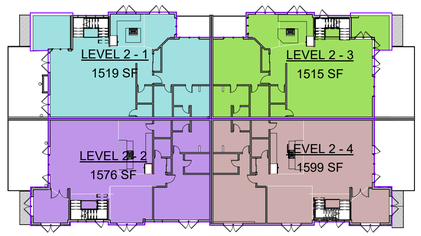
Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

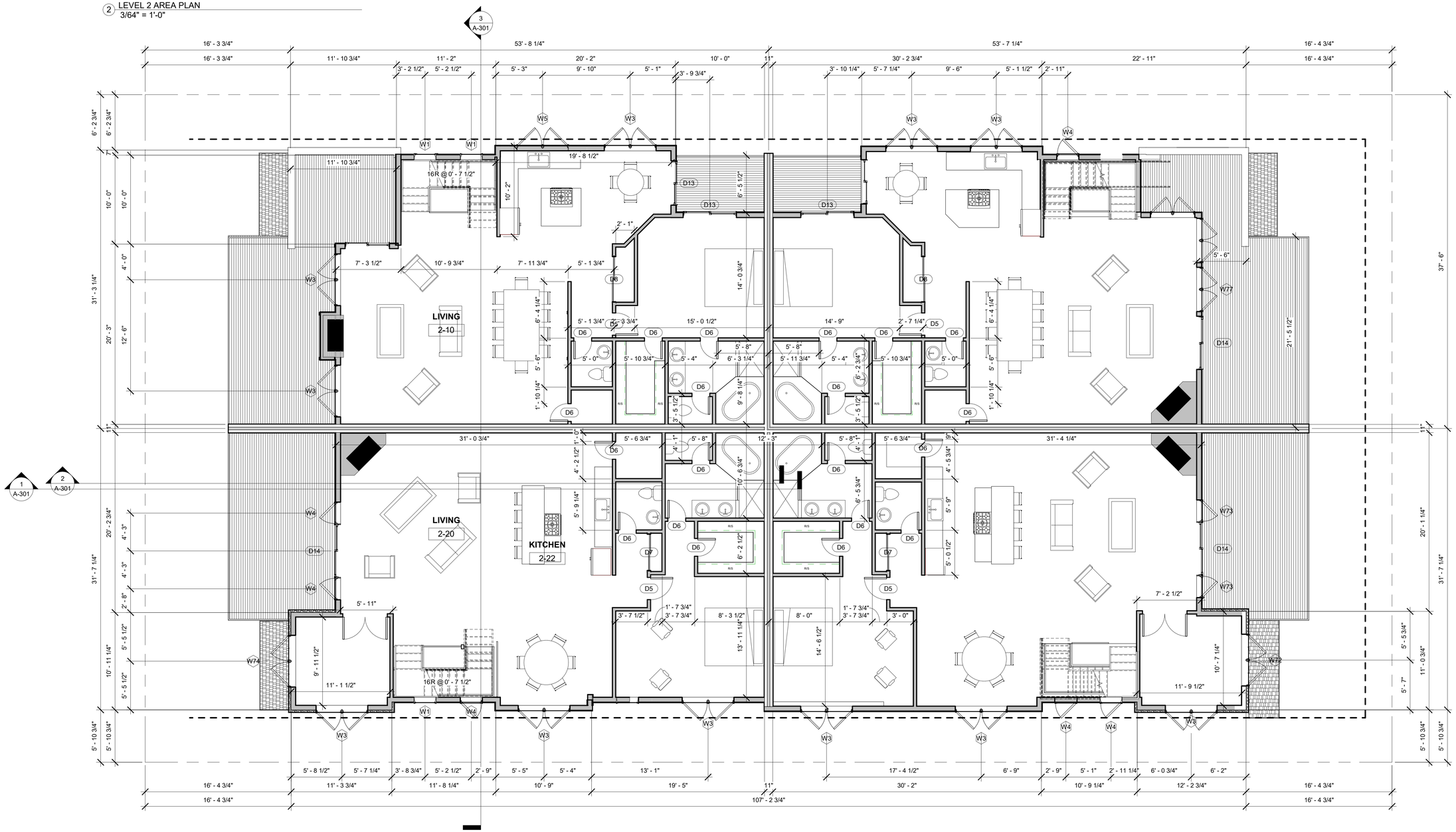
SHEET TITLE:
1ST LEVEL PLAN

SCALE: As indicated
SHEET NUMBER

A-101



2 LEVEL 2 AREA PLAN
3/64" = 1'-0"



1 2nd LEVEL PLAN
3/16" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH

TRUE NORTH

Drumbeat

650 South 500 West
Salt Lake City, UT 84101
www.drumbeat.us

Sawyer's Settlement (4 Plex) 212 Planning Set 3

212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
2ND LEVEL PLAN

SCALE: As indicated
SHEET NUMBER

A-102

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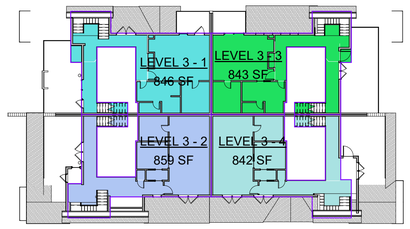
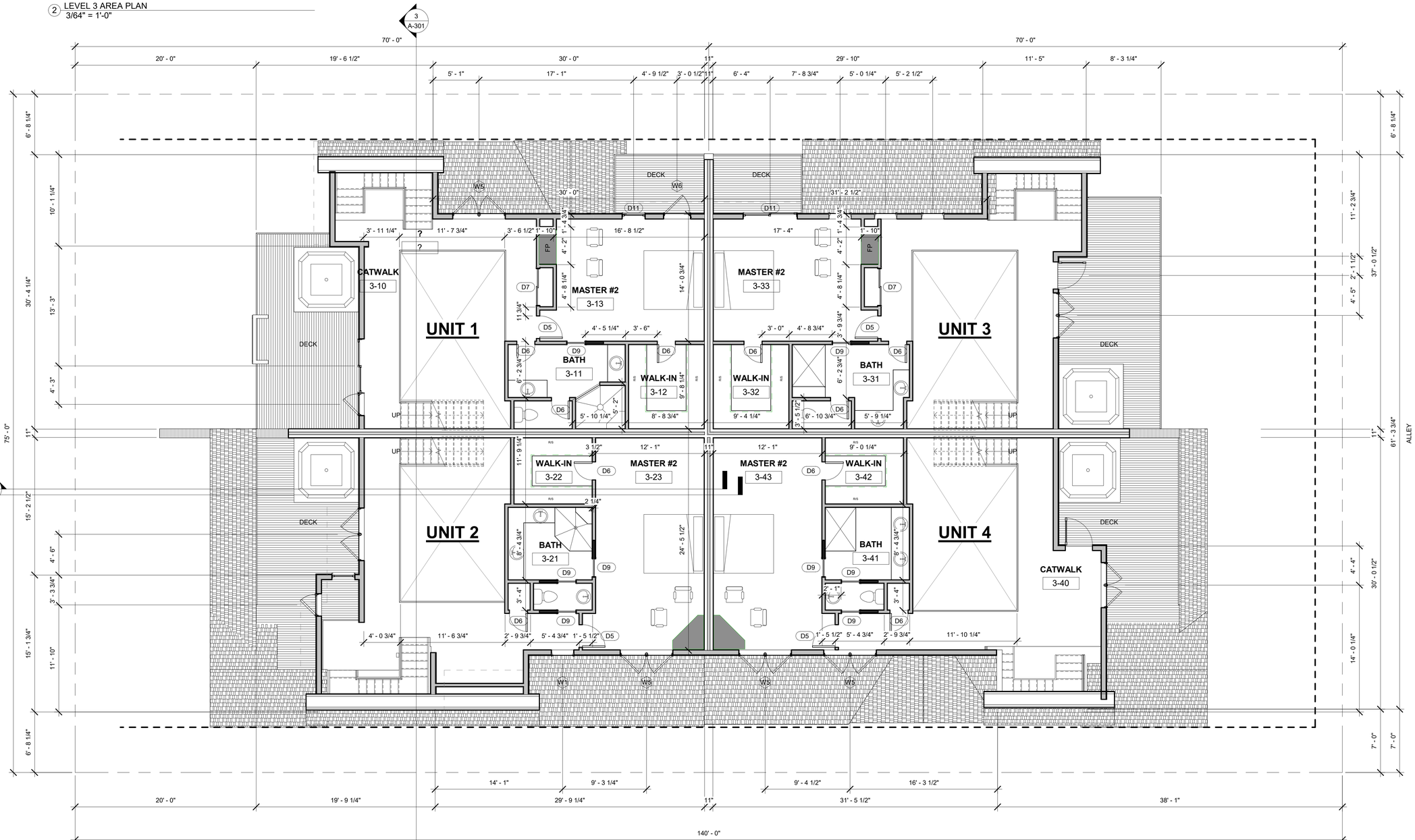
7/24/2022 5:14:28 PM



2 LEVEL 3 AREA PLAN
3/64" = 1'-0"



1 3rd LEVEL PLAN
3/16" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH

TRUE NORTH

7/24/2022 5:14:32 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

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Salt Lake City, UT 84101
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Sawyer's Settlement (4 Plex) 212
Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

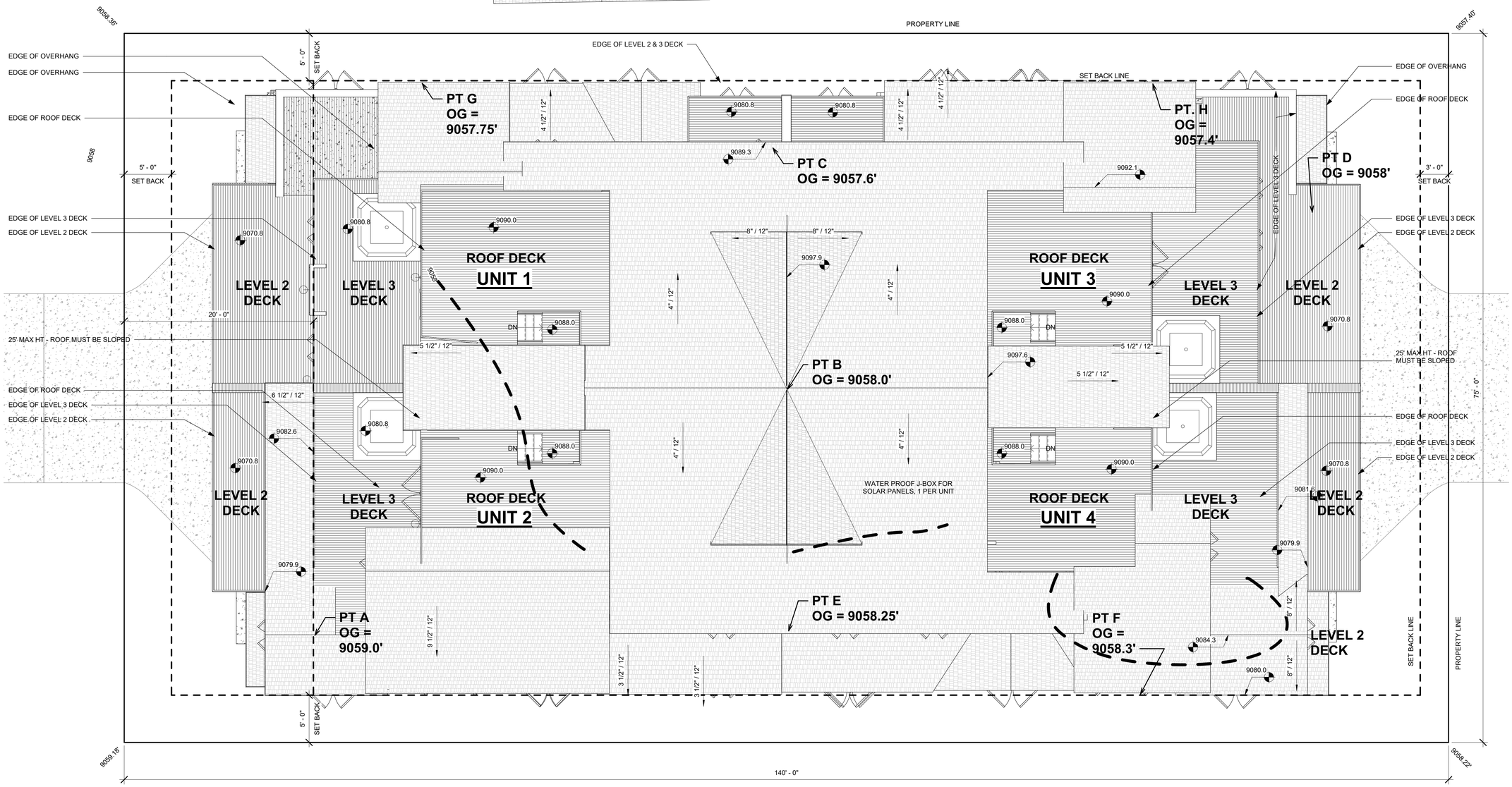
ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
3RD LEVEL PLAN

SCALE: As indicated
SHEET NUMBER

A-103

HEIGHT CALCULATIONS							
POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT	ALLOWABLE HT
A	9059	9059.6	NATURAL GRADE	9083.8	9083.8 - 9059 =	24.8'	25' IN FIRST 20' FROM GALENA
B	9058	9059.6	NATURAL GRADE	9098.0	9098.0 - 9058 =	40.0'	40.0' MAX SLOPED ROOF HT.
C	9057.6	9059.6	NATURAL GRADE	9089.6	9089.6 - 9057.6 =	32.0'	32.0' = 20+12 SETBACK
D	9058	9059.6	NATURAL GRADE	9078.6	9078.6 - 9058 =	20.6'	34.0' = 20' + 14' SETBACK
E	9058.3	9059.6	NATURAL GRADE	9089.3	9089.3 - 9058.3 =	31.0'	31'-3" = 20' + 11'-3" SETBACK
F	9058.3	9059.6	NATURAL GRADE	9083.3	9083.3 - 9058.3 =	25.0'	25'-2 1/2" = 20' + 5'-2 1/2" SETBACK
G	9057.75	9059.6	NATURAL GRADE	9082.7	9082.7 - 9057.75 =	25.0'	25'-2 1/2" = 20' + 5'-2 1/2" SETBACK
H	9057.40	9059.6	NATURAL GRADE	9082.6	9082.6 - 9057.60 =	25.0'	25'-2" = 20' + 5'-2" SETBACK



2 ROOF PLAN w/ HEIGHT CALCULATIONS
3/16" = 1'-0"

0' 4' 8' 12'

PROJECT NORTH TRUE NORTH

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Sawyer's Settlement (4 Plex) 212 Planning Set 3
212 Galena Street
FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
ROOF PLAN

SCALE: As indicated
SHEET NUMBER
A-104

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt
7/24/2022 5:14:34 PM

1 NORTH (GALENA ST) ELEVATION
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 4' 8' 12'

2 SOUTH (ALLEY) ELEVATION
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 4' 8' 12'

7/24/2022 5:14:37 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

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PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"
SHEET NUMBER

A-200

1 WEST ELEVATION
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 4' 8' 12'

2 EAST ELEVATION
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 4' 8' 12'

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Planning Set 3
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FRISCO, CO 80443

PROJ. NO. 21300
DATE: 7.22.2022

Sawyer's Settlement (4 Plex)
212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

SHEET NUMBER
A-201

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt
7/24/2022 5:14:40 PM

1 GALENA ST. VIEW

2 ALLEY ST. VIEW

5 3D View 9

4 VIEW FROM SE

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ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
3D VIEWS

SCALE:
SHEET NUMBER

A-210

BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt
7/24/2022 5:14:52 PM

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DATE: 7.22.2022

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ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

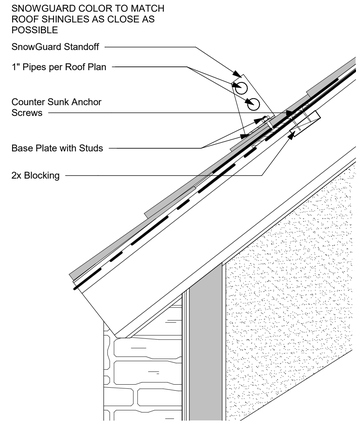
SHEET TITLE:
STREETSCAPE VIEWS

SCALE:

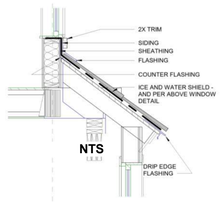
SHEET NUMBER

A-211

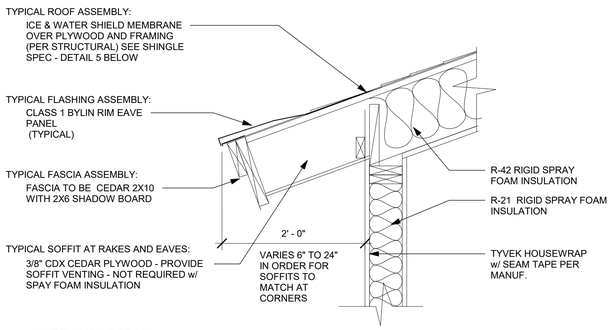
7/24/2022 5:14:52 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt



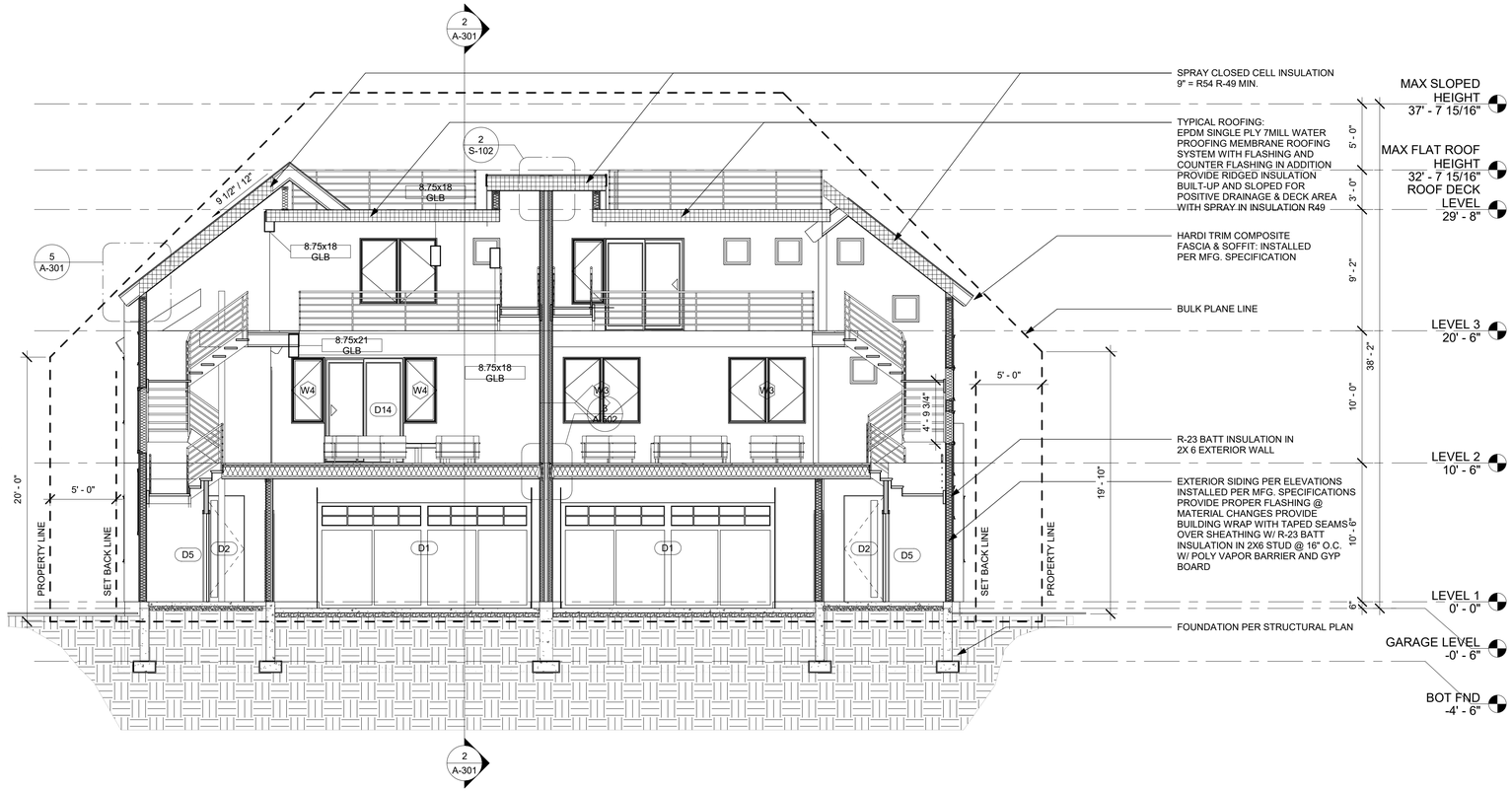
5 SNOWGUARD DETAIL
1" = 1'-0"



6 SHORT OVERHANG FLASHING DETAIL
1/2" = 1'-0"

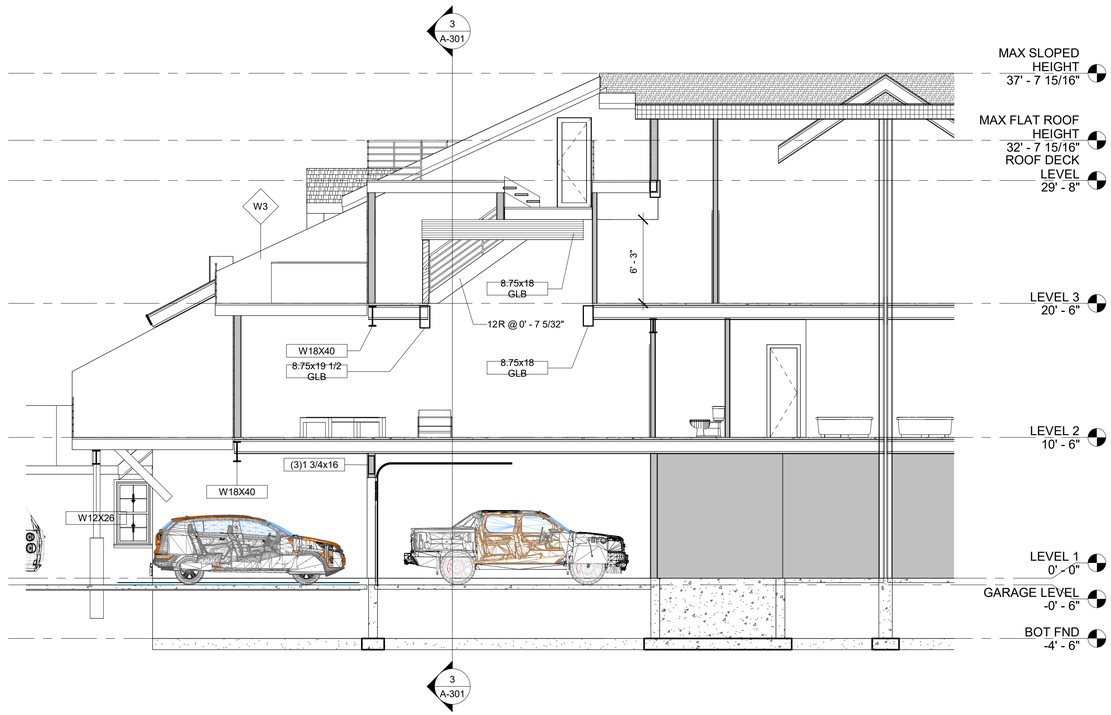


4 OVERHANG DETAIL
1" = 1'-0"

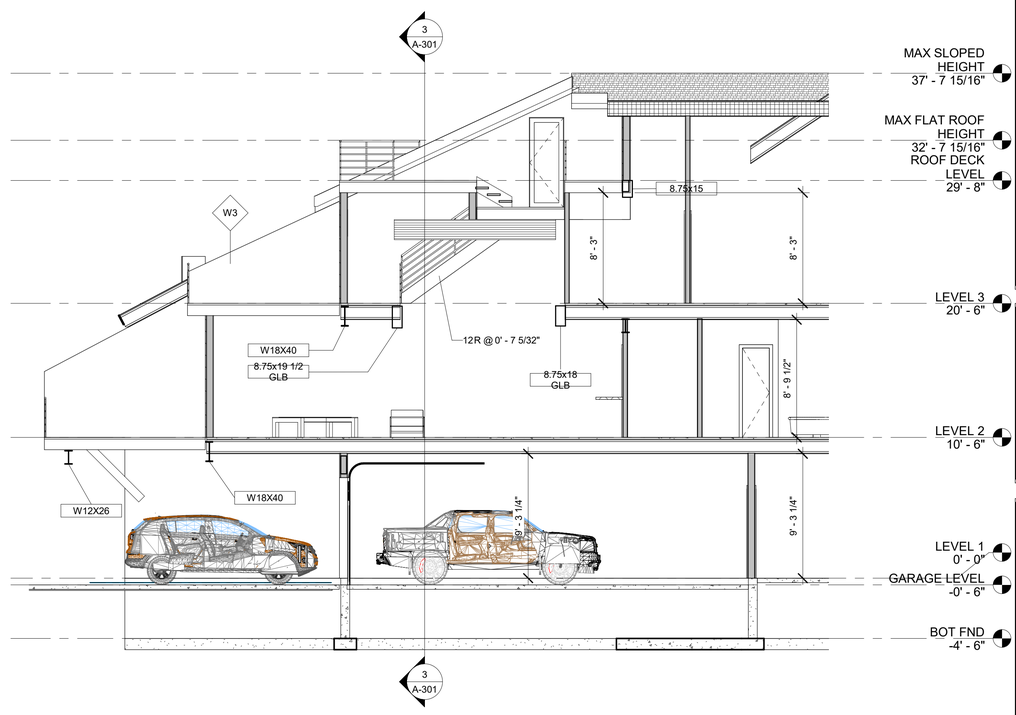


3 CROSS SECTION 1
3/16" = 1'-0"

0' 4' 8' 12'



1 Section 6
3/16" = 1'-0"



2 Section 23
3/16" = 1'-0"

0' 4' 8' 12'

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DATE: 7.22.2022

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212 Planning Set 3

ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
BUILDING SECTIONS

SCALE: As indicated
SHEET NUMBER
A-301

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7/24/2022 5:14:57 PM

1 NORTH (GALENA ST) MATERIALS ELEVATION
3/16" = 1'-0"

RE-CLAIMED BARN WOOD TRESTLEWOOD - NATURE AGED - GREYS VERTICAL SHIP LAP

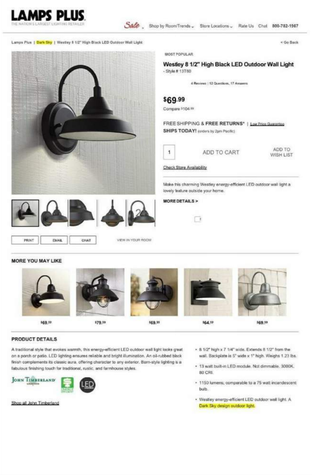
ASPHALT SHINGLE ROOFING GAF - TIMBERLINE WEATHERED WOOD

TELLURIDE STONE - HIGHLANDS

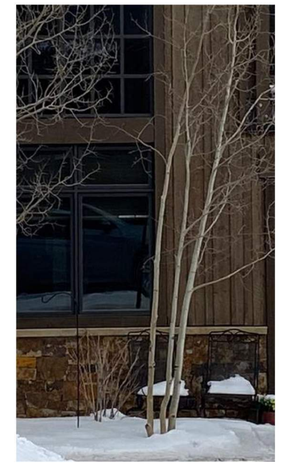
COLOR - SW 7674 PEPPERCORN

VERTICAL CORRUGATED METAL SIDING - CORTEN

EXTERIOR LIGHT FIXTURES (DARK SKY TYPE)



RE-CLAIMED BARN WOOD TRESTLEWOOD - NATURE AGED - GREYS VERTICAL SHIP LAP



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DATE: 7.22.2022

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ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
EXTERIOR FINISH MATERIAL BOARD

SCALE: 3/16" = 1'-0"

SHEET NUMBER
A-801

7/24/2022 5:15:02 PM
BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

ELECTRICAL GENERAL NOTES:

ALL ELECTRICAL TO BE INSTALLED PER CODE SET FORTH BY LOCAL AND STATE REQUIREMENTS

ACTUAL FIXTURES TO BE SPECIFIED BY CONTRACTOR
ALL LIGHT FIXTURES TO BE LED

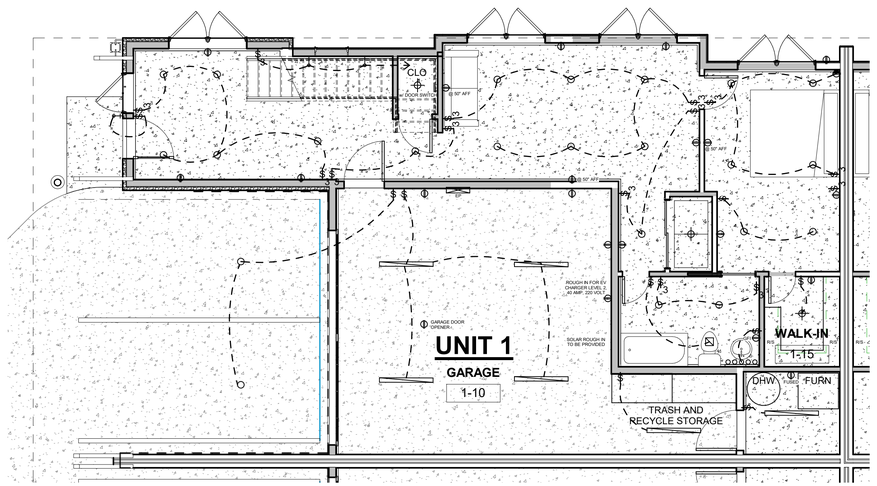
INSTALL ALL OUTLETS PER CODE AND ADD ADDITIONAL OUTLETS AS SHOWN ON PLAN

PRIOR TO INSTALLING ANY ELECTRICAL FIXTURES OR DEVICES CONTRACTOR TO COORDINATE A WALK THROUGH WITH HOME OWNER, ELECTRICIAN, AND CONTRACTOR TO MARK ACTUAL LOCATION OF ALL DEVICES AND FIXTURES IN THE FIELD DURING ROUGH FRAMING.

ELECTRICAL LEGEND

- LED LINEAR
- J BOX CEILING BOX
- RECESSED CAN WALL WASHER
- RECESSED CAN
- WALL SCONCE
- DECORATIVE PENDANT
- UTILITY BATH FAN
- VANITY BAR LIGHT
- WALL SWITCH
- OUTLET
- SWITCHED OUTLET
- SWITCHED GARBAGE DISPOSAL (GD)
- ELECTRICAL PANEL
- SMOKE DETECTOR & CO DETECTOR

4 ELECTRICAL LEGEND. Copy 1
1/4" = 1'-0"

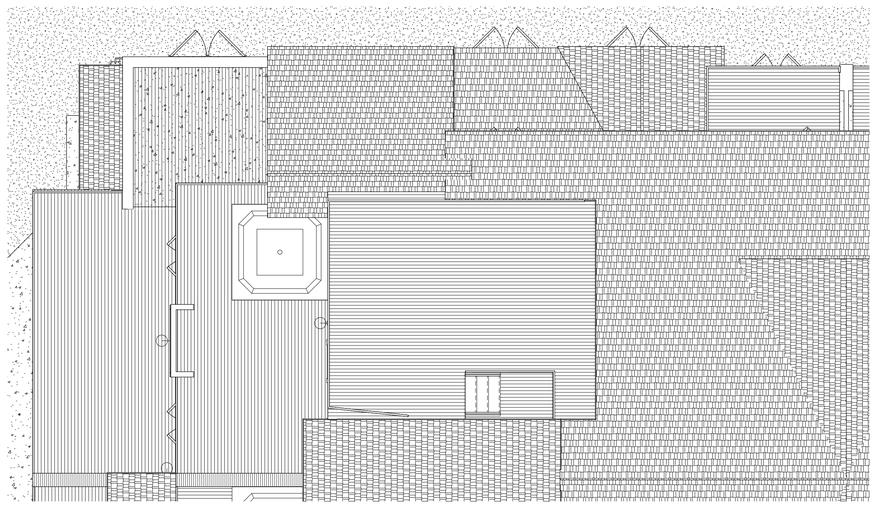


1 1st LEVEL PLAN - ELECTRICAL UNITS 1/3
3/16" = 1'-0"

0' 4' 8' 12'

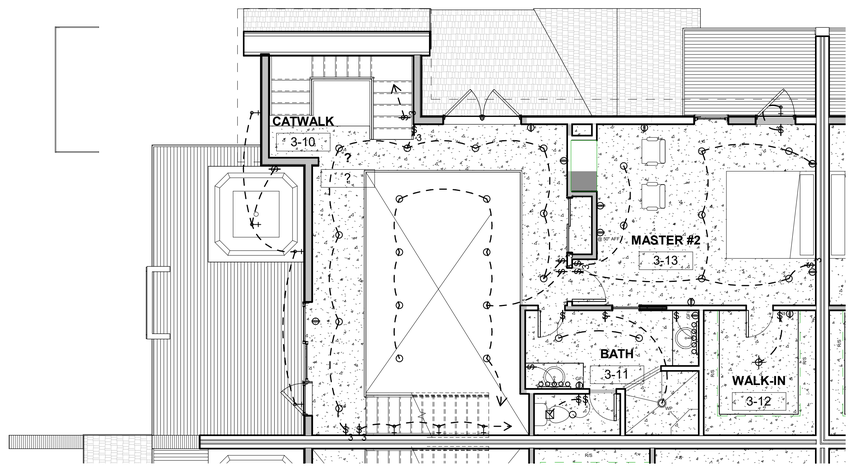
2 2nd LEVEL PLAN - ELECTRICAL UNITS 1/3
3/16" = 1'-0"

0' 4' 8' 12'



5 ROOF DECK LEVEL - ELECTRICAL UNITS 1/3
3/16" = 1'-0"

0' 4' 8' 12'



3 3rd LEVEL PLAN - ELECTRICAL UNITS 1/3
3/16" = 1'-0"

0' 4' 8' 12'

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DATE: 7.22.2022

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ISSUED FOR:
FINAL MAJOR SITE PLAN APPROVAL

SHEET TITLE:
ELECTRICAL PLANS

SCALE: As indicated
SHEET NUMBER

E-3

7/24/2022 5:15:14 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt

ELECTRICAL GENERAL NOTES:

ALL ELECTRICAL TO BE INSTALLED PER CODE SET FORTH BY LOCAL AND STATE REQUIREMENTS

ACTUAL FIXTURES TO BE SPECIFIED BY CONTRACTOR
ALL LIGHT FIXTURES TO BE LED

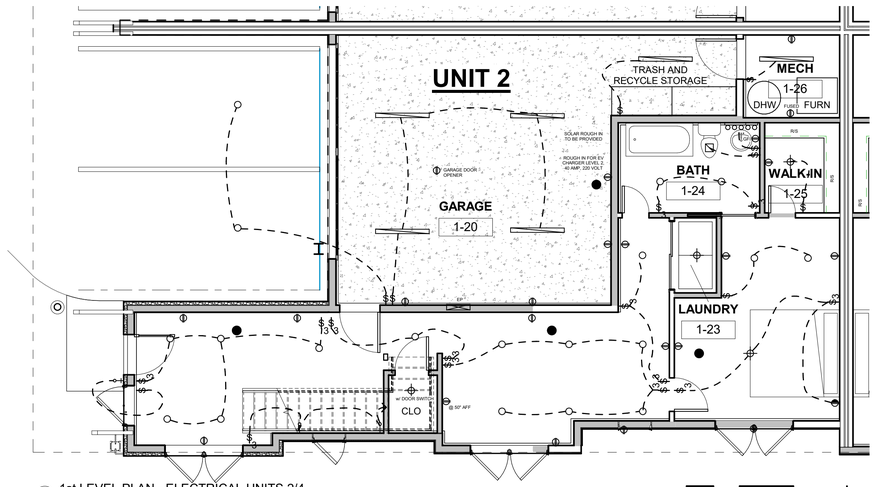
INSTALL ALL OUTLETS PER CODE AND ADD ADDITIONAL OUTLETS AS SHOWN ON PLAN

PRIOR TO INSTALLING ANY ELECTRICAL FIXTURES OR DEVICES CONTRACTOR TO COORDINATE A WALK THROUGH WITH HOME OWNER, ELECTRICIAN, AND CONTRACTOR TO MARK ACTUAL LOCATION OF ALL DEVICES AND FIXTURES IN THE FIELD DURING ROUGH FRAMING.

ELECTRICAL LEGEND

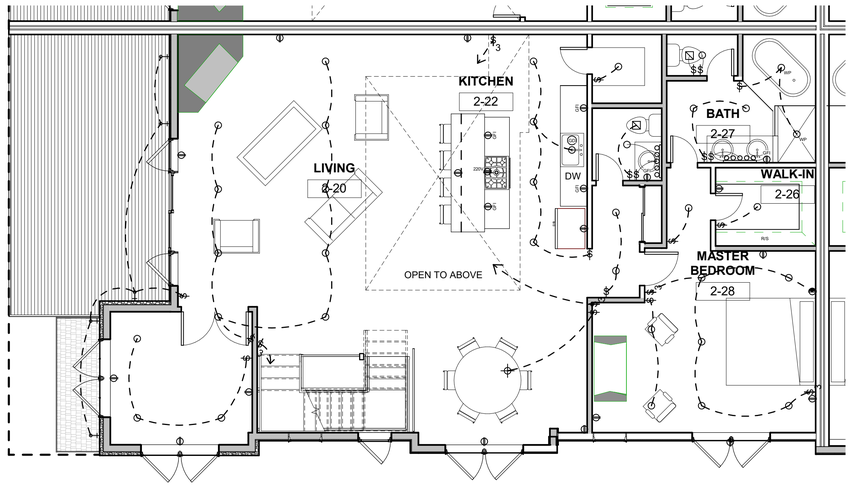
- LED LINEAR
- J BOX CEILING BOX
- RECESSED CAN WALL WASHER
- RECESSED CAN
- WALL SCONCE
- DECORATIVE PENDANT
- UTILITY BATH FAN
- VANITY BAR LIGHT
- WALL SWITCH
- OUTLET
- SWITCHED OUTLET
- SWITCHED GARBAGE DISPOSAL
- ELECTRICAL PANEL
- SMOKE DETECTOR & CO DETECTOR

4 ELECTRICAL LEGEND.
1/4" = 1'-0"



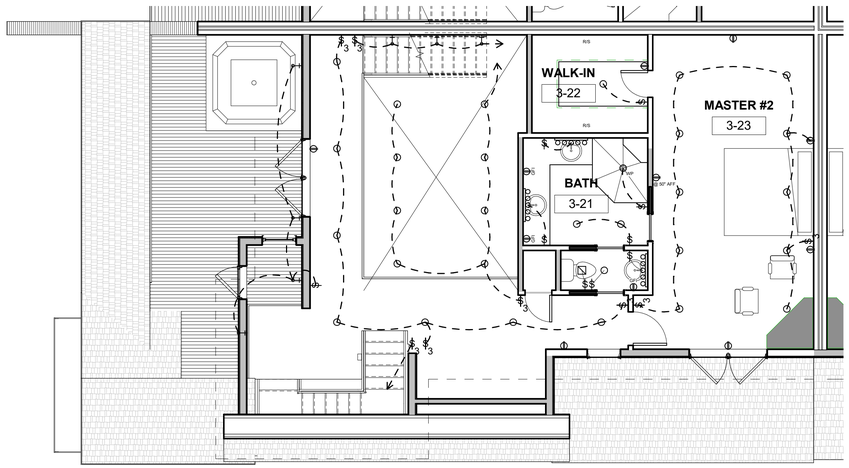
1 1st LEVEL PLAN - ELECTRICAL UNITS 2/4
3/16" = 1'-0"

0' 4' 8' 12'



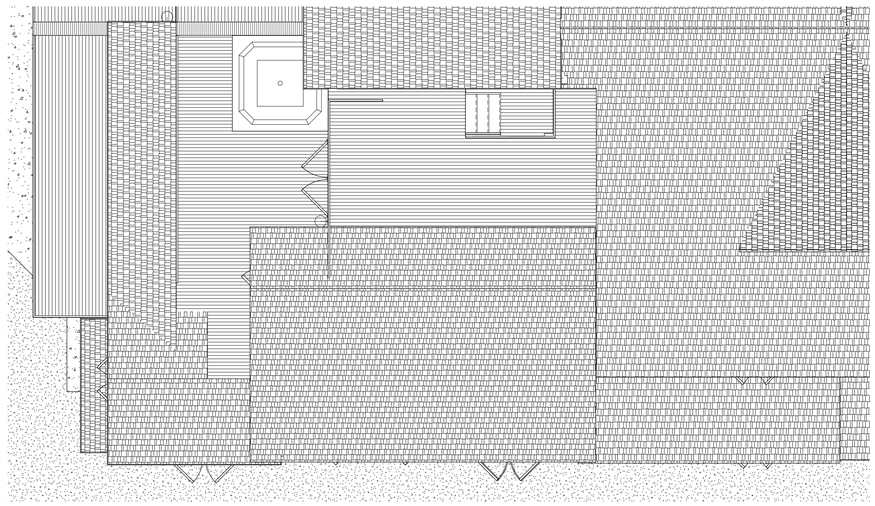
2 2nd LEVEL PLAN - ELECTRICAL UNITS 2/4
3/16" = 1'-0"

0' 4' 8' 12'



3 3rd LEVEL PLAN - ELECTRICAL UNITS 2/4
3/16" = 1'-0"

0' 4' 8' 12'



5 ROOF DECK LEVEL - ELECTRICAL UNITS 2/4
3/16" = 1'-0"

0' 4' 8' 12'

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ISSUED FOR:
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SHEET TITLE:
ELECTRICAL PLANS

SCALE: As indicated
SHEET NUMBER

E-4

7/24/2022 5:15:19 PM BIM 360://212 GALENA 4-PLEX/212 Planning 3.rvt