180-3.7 Residential High Density (RH) District

180-3.7.1. PURPOSE

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

180-3.7.2. DISTRICT STANDARDS

A. Dimensions

See Figure 3-E and Sections 180-3.16 and 180-3.17.

B. Development Standards

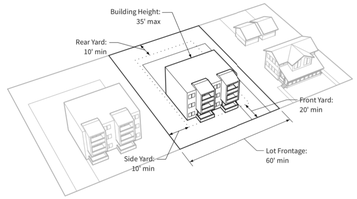
1. All residential development is subject to the Residential Development Standards in Section 180-6.22.

2. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-5: RH DISTRICT DIMENSIONAL STANDARDS

PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	35 ft.

Figure 3-E: Illustration of RH District Dimensional Standards



180-3.16 Summary Tables of Dimensional Standards

180-3.16.1. DIMENSIONAL TABLE: RESIDENTIAL

TABLE 3-5
SUMMARY OF RESIDENTIAL DIMENSIONAL STANDARDS

	RS	RN	RL	RM	RH
PROJECT STANDARDS					
Maximum density	4 du/ac		8 du/ac	12 du/ac	16 du/ac
Maximum Floor Area Ratio (FAR)		0.6			
LOT STANDARDS					
Minimum lot area	10,500 sf		10,500 sf	10,500 sf	10,500 sf
Minimum lot area single-household		3,000 sf			
Maximum lot area single-household		7,000 sf			
Minimum lot area per duplex		4,000 sf			
Maximum lot area per duplex		6,000 sf			
Cabin housing minimum lot area		8,000 sf			
Minimum lot frontage	60 ft.	40 ft.	50 ft.	60 ft.	60 ft.
Maximum lot coverage		70%	50%	50%	55%
Minimum open space		30%			
SETBACKS					
Front yard setback (minimum)	20 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Side yard setback (minimum)	15 ft.		15 ft.	10 ft.	10 ft.
Side yard setback lot size 2,000-4,000 SF		5 ft.			
Side yard setback lot size 4,001-7,000 SF		5 ft.			
Total of both side yards, lot size 2,000-4,000 SF		10 ft.			
Total of both side yards, lot size 4,001-7,000 SF		10 ft. [1]			
Rear yard setback (minimum)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear yard setback for accessory building, detached garages and/or carriage house (minimum)		5 ft.			
BUILDING STANDARDS					
Maximum building height	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.

See Section 180-3.17 for additional standards and exceptions.
Notes:
[1] The minimum total of both side yards for lot sizes 4,001-7,000 sf is ten feet plus one foot for each additional 300 feet of lot area over 4,000 sf to a maximum of 20 feet of total side yard.

SHEET NUMBER	SHEET NAME	PLANNING SUBMITTAL #2 ISSUE DATE
A-102.5	LOT COVERAGE/ PARKING/ SNOW STO/ FOOTPRINT PLAN	02/27/23
G-001	COVER SHEET	12/28/22
G-002	UNIT AREA ANALYSIS	12/28/22
G-003	SURVEY	12/28/22
G-100	CODE ANALYSIS & WALL TYPES	12/28/22
C-1	GENERAL NOTES AND DETAILS	12/28/22
C-2	EROSION CONTROL AND WATER QUALITY PLAN	12/28/22
C-3	GRADING AND DRAINAGE PLAN	12/28/22
C-4	OVERALL UTILITY PLAN	12/28/22
L-100	LANDSCAPE & SNOW STORAGE PLAN	12/28/22
L-200	DEMO PLAN	12/28/22
A-100	SITE PLAN	12/28/22
A-101	SITE PLAN - AREAS	12/28/22
A-102	AREA PLANS	12/28/22
A-110	1ST LEVEL PLAN	03/25/21
A-110A	1ST LEVEL PLAN - BUILDING A	12/28/22
A-110B	1ST LEVEL PLAN - BUILDING B	12/28/22
A-111	2ND LEVEL PLAN	04/23/18
A-111A	2ND LEVEL PLAN - BUILDING A	12/28/22
A-111B	2ND LEVEL PLAN - BUILDING B	12/28/22
A-112A	3RD LEVEL PLAN - BUILDING A	12/28/22
A-112B	3RD LEVEL PLAN - BUILDING B	12/28/22
A-113A	ROOF PLAN - BUILDING A	12/28/22
A-113B	ROOF PLAN - BUILDING B	12/28/22
A-140	PERSPECTIVES	12/28/22
A-150	EXTERIOR FINISH MATERIAL BOARD	12/28/22
A-200	EXTERIOR ELEVATIONS - BUILDING A	12/28/22
A-201	EXTERIOR ELEVATIONS - BUILDING A	12/28/22
A-202	EXTERIOR ELEVATIONS - BUILDING B	12/28/22
A-203	EXTERIOR ELEVATIONS - BUILDING B	12/28/22
A-301	BUILDING A SECTIONS	12/28/22
A-302	BUILDING A SECTIONS	12/28/22
A-303	BUILDING B SECTIONS	12/28/22
A-304	BUILDING B SECTIONS	12/28/22
A-350	TRASH ENCLOSURE DETAILS	12/28/22

TABLE 6-K
BULK PLANE STANDARDS

DIMENSION ON FIGURE 1-1	*Applicability (District or Development Type)*	Central Core District		Residential Districts			Re Develo
		Height ≤ 28' [1]	Height > 28' [1]	RS/RL	RM/RH, Height ≤ 28'	RM/RH, Height > 28'	Heigh 38'
	STREET / FRONT PROPERTY LINE						
A	Feet inside property line	0 ft.				20 ft.	
B	Starting height above grade	24 ft.				20 ft.	
C	Extend at angle				45°		
	SIDE PROPERTY LINE						
A	Feet inside property line	0 ft.		15 ft.		10 ft.	
B	Starting height above grade	24 ft.	20 ft.	25 ft.		20 ft.	25 ft
C	Extend at angle				45°		
	REAR PROPERTY LINE						
A	Feet inside property line	--				10 ft.	
B	Starting height above grade	--				25 ft.	
C	Extend at angle	--				45°	
	MAXIMUM HEIGHT						
D	Maximum height	28 ft.	35 ft. flat 40 ft. pitched	30 ft.	28 ft.	35 ft.	38 ft

[1] Side Property Line Bulk Plane does not apply to properties located between Main Street and between Main Street and the Galena Street Alley.
[2] Applies to Mixed Use District properties fronting on Summit Boulevard.
[3] Applies to properties within 100 feet of Main Street right-of-way, east of Summit Boulevard.
[4] Applies to properties fronting on Main Street, west of Madison Avenue.

ALLOWABLE LOT COVERAGE = 55% = 7,697 SF 6300 OPEN

BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER ANS PLANTINGS PER LANDSCAPE PLAN.

BUILDING TO BE A MAXIMUM HEIGHT OF 35' - BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

BUILDING MAX. HT. USGS ELEV. 4075.5"

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

21350

313 Galena Street
Peak One River Retreat

313 GALENA STREET
FRISCO, COLORADO

Full Major Site Plan Application

12/28/2022

PROJECT TEAM	
OWNER	**STRUCTURAL**
HARRIS PROPERTIES, LLC ROBB BRYAN 678-592-5088	ED ENCK, P.E. 3001 BRIGHTON BLVD, STE 652 DENVER, COLORADO, 80216 303-910-6778
ARCHITECT	**GENERAL CONTRACTOR**
DAN RICHARDS 3001 BRIGHTON BLVD, STE 652 DENVER, COLORADO, 80216 303-910-6778	CAMPBELL CONSTRUCTION & ENGINEERING CONTACT: SCOTT CAMPLBELL P.O. BOX 4272 FRISCO, COLORADO 80443 PH. 970-389-7246

PROJECT SUMMARY:

ADDRESS:	313 GALENA STREET FRISCO, CO.
OWNER:	Harris Properties, LLC PO Box 609 Lewisville, NC 27023
CONTACT:	ROBB BRYAN 678-592-5088
ZONING:	RH
CONSTRUCTION TYPE:	IRC
OCCUPANCY:	R3
REFERENCE CODE:	IRC 2018, 2018 IECC AS AMENDED BY THE TOWN OF FRISCO
LOT SIZE (SUBDIVISION SIZE)	14,000 SF = 0.32 ACRES
ALLOWABLE DENSITY	0.32 ACRES X 16 DPA = 5.12 = 5 UNITS

VICINITY PLAN:

FRISCO COMMUNITY PLAN CONFORMANCE

The project meets Frisco Community Plan requirements by including the following:
- Driveways that meet Public Works requirements for location and size.
- Adequate snow storage
- Adequate toy storage space
- PV and EV charger rough-ins
- Multiple roof lines with ridge lines meeting maximum length requirements with thought being given to snow shedding locations.
- Multiple wall variations in materials, profiles and setbacks.
- Exterior finish materials compatible with and in a similar style to the neighborhood, community and natural surroundings. Avoiding high gloss finishes and providing a more natural steel and wood palette.
- Scale and massing that is appropriate for Central Core Zoning standards, using a variety of window styles, wall finishes, decks and balconies.
- Multiple massing elements are used to avoid a "blocky and blank multi-story building forms devoid of articulation". Letting the building appear to be an "additive" structure that was build of an extended period of time, as is the entire town of Frisco, avoiding a mirrored street facades.

The project will also provide an increased dwelling density, close to the town center, over the existing construction with a lower price point than a larger single-family home could provide. It is specifically designed to conform to the Frisco Community Plan as well as applicable sections of the Frisco Unified Development Code.

SNOW STORAGE CALCS
UNCOVERED DRIVEWAY
767 SF (NORTH DRIVE)
1,262 SF (SOUTH DRIVE)

SNOW STORAGE REQUIRED
767/350 X 100= 219 SF (NORTH DRIVE)
1,262 /350 X 100 = 360 SF (SOUTH DRIVE

SNOW STORAGE PROVIDED
221 SF (NORTH DRIVE)
364 SF (SOUTH DRIVE)

LEGAL DESCRIPTION

LOTS 6-9 (.32 ACRES) AMENDED MAP OF
FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION:
DEMOLITION OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW RESIDENTIAL DUPLEX AND A 3-PLEX. ALL NEW UTILITIES/TAPS/TRANSFORMER TO BE INSTALLED AND EXISTING ONE CAPPED AT MAINS. ROUGH-IF's FOR BOTH ROOF TOP SOLAR PANELS AND LEVEL 2 EV CHARGING STATIONS WILL BE INCLUDED IN THE PROJECT. AVERAGE UNIT SIZE = 2,150 SF
NO. OF BUILDING = 2
NO. OF RESIDENTIAL UNITS = 5
NO. OF WOOD BURNING FIREPLACES = 0
NO. OF BEDROOMS = 3 w/ 4 BEROOMS, 1 W/ 3 BRMS AND 1 w/ 2 BEDROOM
NO. OF PARKING SPACES = 3-4 PER 3 BRM UNITS, 1-3 PER 3 BRM UNIT. 1-2 PER 2 BRM UNIT AND 1 VISITOR = 18 SPACES

BUILDING, CODE DATA

ADDRESS:	313 GALENA STREET, FRISCO, CO.
CONSTRUCTION TYPE:	IRC
REFERENCE CODE:	IRC 2018, 2018 IECC AS AMENDED BY FRISCO
OCCUPANCE:	R3 *(IRC)*
SNOW LOAD:	80 PSF GROUND
INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)	
FRAMED WALLS	R23
CEILINGS	R49
OVERHANGS	R23
FOUNDATIONS	R10 UNDER SLAB R10 (R20 TOTAL)
FRAMED WALLS BELOW GRADE	R15
TOTAL BUILDING FOOTPRINT:	4,358 SF

EACH UNIT TO HAVE A STAND PIPE AND FDC

ZONING AND LOT DATA

ZONING CODE: RH
LOT SIZE: 14,000 SDF (0.32 ACRES)
ALLOWED DENSITY: 16 DPA
UNIT PERMITTED: 5 UNITS
ALLOWABLE LOT COVERAGE = 55% = 7,700 SF 6,300 SF OPEN

BUILDING AREA FOOTPRINT = BLDG A = 2,606 SF + BLDG B = 1,744 SF (AT FIRST LEVEL)
BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER, STRUCTURE, DRIVEWAYS, WALKS.

BUILDING TO BE A MAXIMUM HEIGHT OF 35' BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

BUILDING MAX. HT. USGS ELEV. = 9076.50'

UP TO 3 GAS BURNING FIREPLACES # PER UNIT

NUMBER OF PARKING SPACES REQUIRED: 4 SPACE w/ 4 BRM PLUS 3 SPACES w/ 3 BRM PLUS 2 SPACES w/2 BRM PLUS 1 VISITOR

NO. OF BEDROOMS PROVIDED = 3-4 PER 3 BRM UNITS, 1-3 PER 3 BRM UNIT. 1-2 PER 2 BRM UNIT AND 1 VISITOR = 18 SPACES

TOTAL NO. OF PARKING SPACES PROVIDED = 18 PARKING SPACES. 6 OF WHICH ARE TANDEM AND MEET THE CITY CODE BY PROVIDING: 1.) ABILITY TO GUEST PARK AND 2.) THE DESIGN OF THE BUILDING FASCADE AVOIDS THE CANYON EFFECT.

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

1 3-1-2023 Planning Revisions

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
COVER SHEET

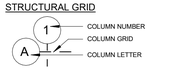
SCALE: As indicated
SHEET NUMBER
G-001

ABBREVIATIONS

#	POUND(S) or NUMBER
&	AND
(E)	EXISTING
(N)	NEW
(R)	REMOVE
@	AT
A/V	AUDIO/VISUAL
ABV	ABOVE
ACOUS	ACCOUSTICAL
ACT	ACCOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
AWB	AIR WEATHER BARRIER
B.O.	BY OWNER
B.O.F.	BY OWNER, FUTURE
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BSMT	BASEMENT
BYND	BEYOND
CAB	CABINET
CCD	CONSTRUCTION CHANGE DIRECTIVE
CEM	CEMENTITIOUS
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFL	COUNTERFLASHING
CHNL	CHANNEL
CI	CONTINUOUS INSULATION
CIP	CAST IN PLACE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CU	CUBIC
CY	CUBIC YARD
DAMP	DAMPROOFING
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH or DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
ED	EXHAUST DUCT
EF	EXHAUST FAN or EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQPT	EQUIPMENT
EST	ESTIMATE
EWH	ELECTRIC WATER HEATER
EXT	EXTERIOR
FA	FIRE ALARM
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RESISTIVE or FIRE RATED
FRP	FIBERGLASS REINFORCED PANEL(ING)
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISH(ED)
FURR	FURRED or FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS or GLAZING
GRT	GROUT
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE or HANDICAPPED
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HWY	HIGHWAY
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
ILO	IN LIEU OF
IN	INCH(ES)
INCL	INCLUD(ED)
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INTMED	INTERMEDIATE
INV	INVERT
JAN	JANITOR CLOSET
JST	JOIST
JT	JOINT
KD	KNOCKDOWN
KP	KICK PLATE
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
MAG	MAGNETIC
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MOISTURE BARRIER
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BD.
MTD	MOUNT(ED)
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OH	OPPOSITE HAND OR OVERHANG
OPNG	OPENING
OPP	OPPOSITE
OTO	OUTSIDE-TO-OUTSIDE
P/L	PROPERTY LINE
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRESTR	PRESTRESSED
PRIM	PRIMARY
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED or PORCELAIN TILE
PTD	PAINT(ED)
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RBC	RUBBER BASE COVE
RBS	RUBBER BASE STRAIGHT
RBT	RUBBER TILE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RF	RESILIENT FLOORING
RFG	ROOFING
RFL	REFLECTED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SNC	SANITARY NAPKIN CABINET
SOFF	SOFFIT
SPECS	SPECIFICATION(S)
SPKL	SPRINKLER
SPKR	SPEAKER
SPRT	SUPPORT
SQ	SQUARE
SS	SOLID SURFACE
SSK	SERVICE SINK
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBC	TOP OF BACK OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TG	TEMPERED GLASS
THERM	THERMOSTAT
THK	THICK or THICKNESS
THLD	THRESHOLD
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UOS	UNLESS OTHERWISE SPECIFIED
USGS	U.S. GEOLOGICAL SURVEY
V	VOLT
VAR	VARY or VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST or WIDE
W.O.	WHERE OCCURS
W/	WITH
W/C	WATER CLOSET
W/O	WITHOUT
W/R	WATER RESISTANT
WC	WALL COVERING
WD	WOOD
WP	WATERPROOF(ING)
WPT	WORKING POINT
WSCT	WAINSCOT
WT	WEIGHT
YD	YARD

GRAPHIC STANDARDS

STRUCTURAL GRID



DOOR IDENTIFICATION

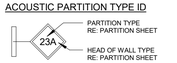
WINDOW IDENTIFICATION

GLAZING IDENTIFICATION

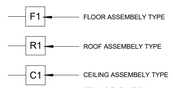
FLAGNOTE IDENTIFICATION

PARTITION TYPE IDENTIFICATION

ACOUSTIC PARTITION TYPE ID

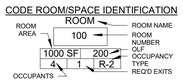


ASSEMBLEY IDENTIFICATION

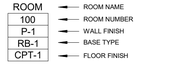


ROOM/SPACE IDENTIFICATION

CODE ROOM/SPACE IDENTIFICATION

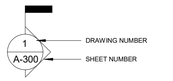


ROOM/FINISH IDENTIFICATION

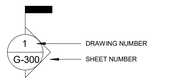


SPOT ELEVATION IDENTIFICATION

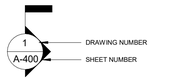
BUILDING SECTION IDENTIFICATION



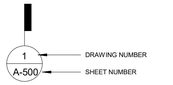
CODE SECTION IDENTIFICATION



WALL/VERT-CIRC SECTION ID



DETAIL SECTION IDENTIFICATION

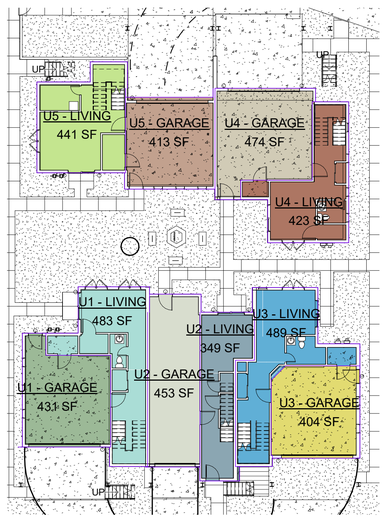


ENLARGED DETAIL/FLOOR PLAN ID

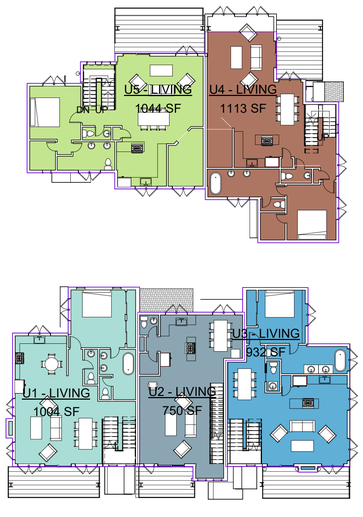
BUILDING ELEVATION IDENTIFICATION

INTERIOR ELEVATION IDENTIFICATION

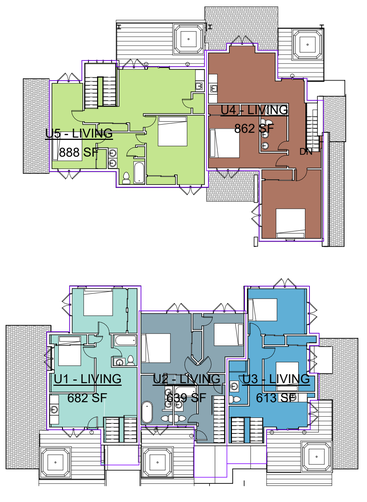
CURTAIN WALL ELEVATION ID



1 RB Garage Level
1/16" = 1'-0"



2 RB Level 2
1/16" = 1'-0"



3 RB Level 3
1/16" = 1'-0"

UNIT SIZES - by Level

Name	Unit #	Area
U1 - LIVING	SURVEY PLAN	483 SF
U1 - LIVING	Level 2	1004 SF
U1 - LIVING	Level 3	682 SF
Unit 1		2168 SF
U1 - GARAGE	SURVEY PLAN	431 SF
Unit 1 Garage		431 SF
1		2599 SF

UNIT SIZES - by Level

Name	Unit #	Area
U2 - LIVING	SURVEY PLAN	349 SF
U2 - LIVING	Level 2	750 SF
U2 - LIVING	Level 3	639 SF
Unit 2		1738 SF
U2 - GARAGE	SURVEY PLAN	453 SF
Unit 2 Garage		453 SF
2		2191 SF

UNIT SIZES - by Level

Name	Unit #	Area
		12888 SF
U3 - LIVING	SURVEY PLAN	489 SF
U3 - LIVING	Level 2	932 SF
U3 - LIVING	Level 3	613 SF
Unit 3		2035 SF
U3 - GARAGE	SURVEY PLAN	404 SF
Unit 3 Garage		404 SF
3		2439 SF

UNIT SIZES - by Level

Name	Unit #	Area
U4 - LIVING	SURVEY PLAN	423 SF
U4 - LIVING	Level 2	1113 SF
U4 - LIVING	Level 3	862 SF
Unit 4		2398 SF
U4 - GARAGE	SURVEY PLAN	474 SF
Unit 4 Garage		474 SF
4		2872 SF

UNIT SIZES - by Level

Name	Unit #	Area
U5 - LIVING	SURVEY PLAN	441 SF
U5 - LIVING	Level 2	1044 SF
U5 - LIVING	Level 3	888 SF
Unit 5		2374 SF
U5 - GARAGE	SURVEY PLAN	413 SF
Unit 5 Garage		413 SF
5		2787 SF

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
UNIT AREA ANALYSIS

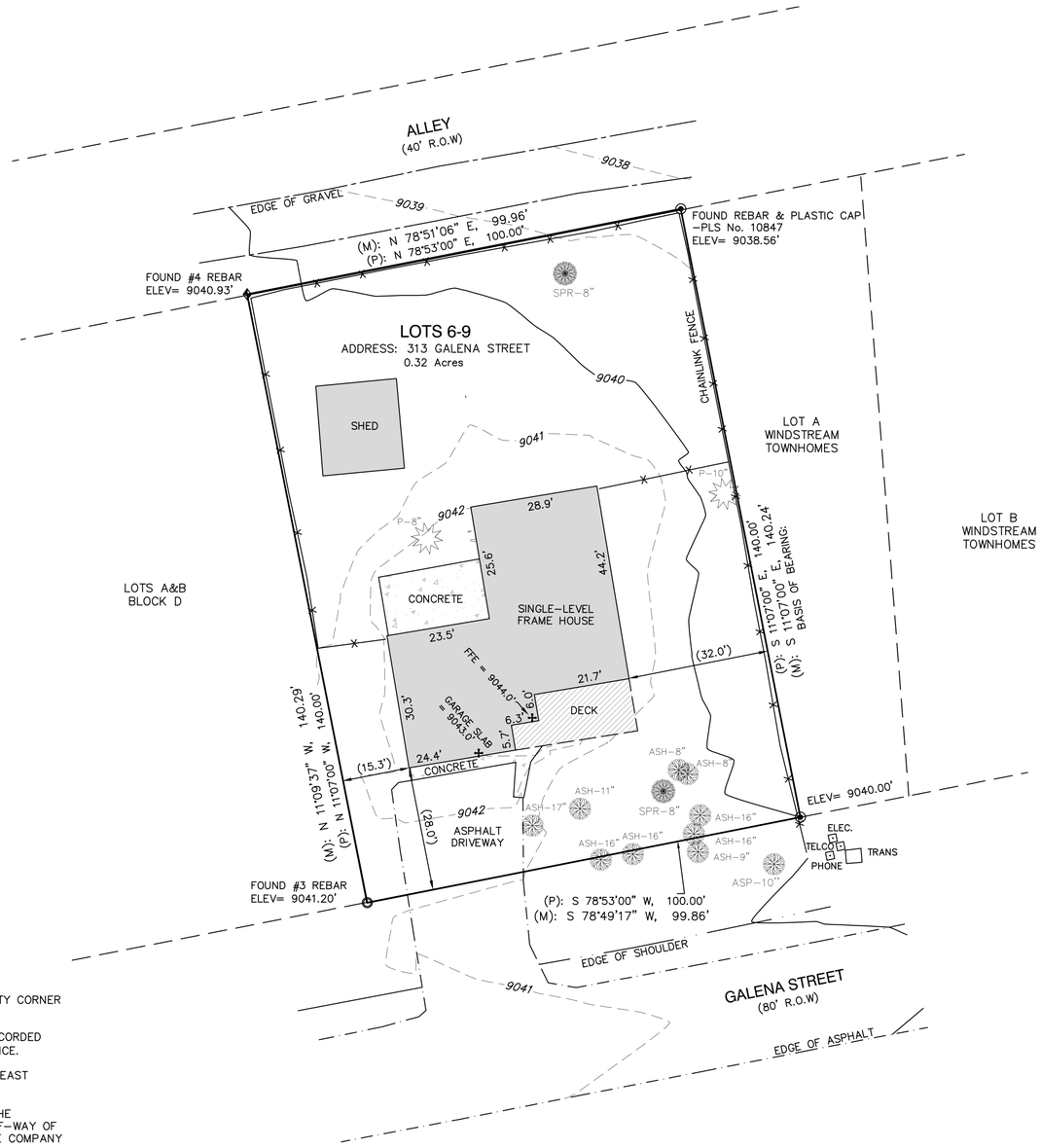
SCALE: As indicated
SHEET NUMBER
G-002

AN IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY OF

LOTS 6-9, BLOCK D, FRISCO TOWNSITE AMENDED

SEC.35, T.5S., R.78W. OF THE 6TH P.M.

FRISCO, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

◉	FOUND REBAR & PLASTIC CAP –PLS No. 10847
◆	FOUND #4 REBAR
○	FOUND #3 REBAR
(P):	PLATTED BEARING AND DISTANCE
(M):	MEASURED BEARING AND DISTANCE
⊡	UTILITY PEDESTAL
3"	ASPEN OR ASH TREE WITH TRUNK DIAMETER
3"	PINE TREE WITH TRUNK DIAMETER
3"	SPRUCE TREE WITH TRUNK DIAMETER

GENERAL NOTES

1. DATE OF SURVEY: AUGUST 11, 2020.
2. CONTOUR INTERVAL = TWO FEET.
3. PROJECT BENCHMARK: HELD ELEVATION 9040.00' AT SOUTHEAST PROPERTY CORNER OF LOT 6, INTERPOLATED FROM SUMMIT COUNTY GIS WEBSITE.
4. THE AMENDED PLAT OF FRISCO TOWNSITE, RECEPTION No. 77585 WAS RECORDED FEBRUARY 11, 1966 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
5. BASIS OF BEARINGS: FOUND MONUMENTS AT THE NORTHEAST AND SOUTHEAST PROPERTY CORNER OF LOT 6, BEING S 11°07'00" E.
6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS–OF–WAY OF RECORD. RECORD DOCUMENTS WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER No. MRG20206668–2 DATED JULY 23, 2021.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 2021.

SIGNATURE _____

ELIZABETH K. SCHMIDT
COLORADO REGISTRATION NUMBER 37047

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Drawn TMB	Dwg 2629 ISP.dwg	Project 2629
Date 8/10/21	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970–409–9963

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
SURVEY

SCALE:
SHEET NUMBER
G-003

BUILDING CODE INFORMATION

ADDRESS:	313 GALENA STREET
CONSTRUCTION TYPE:	IRC TYPE V NON RATED
OCCUPANCY:	R-2 TOWNHOMES
ZONING:	HD
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:	110 MPH
SNOW LOAD:	100 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:

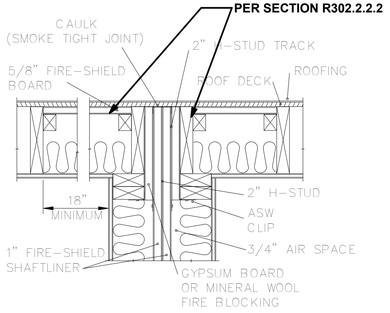
1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above 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 $\frac{5}{8}$-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.

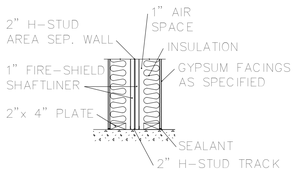
UNIT SEPARATION WALLS TO BE 2 HR MIN (2HR PROVIDED) AND EXTEND FROM TOP OF FND. TO UNDERSIDE OF ROOF SHEATHING AND FROM INSIDE OF EXTERIOR WALL SHEATHING TO INSIDE OF EXTERIOR WALL SHEATHING.

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.

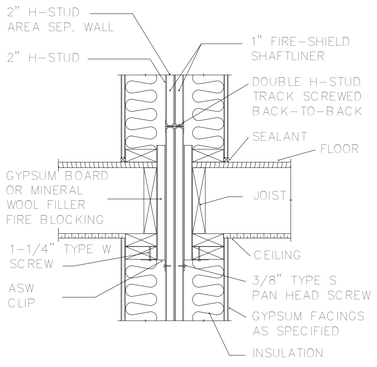
ALL UNITS SHALL BE PROVIDED WITH INDIVIDUAL UTILITIES SERVING EACH UNIT FROM THE EXTERIOR OF THE BUILDING. NO UTILITY (WATER, GAS, ELECTRIC, ETC.) SHALL PASS THROUGH THE COMMON 2-HR FIRE RESISTIVE RATED WALLS NOR THE COMMON FOUNDATION STEM WALLS OR CRIPPLE WALLS. (IRC SECTION R302.2) THE GAS LINES SHALL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



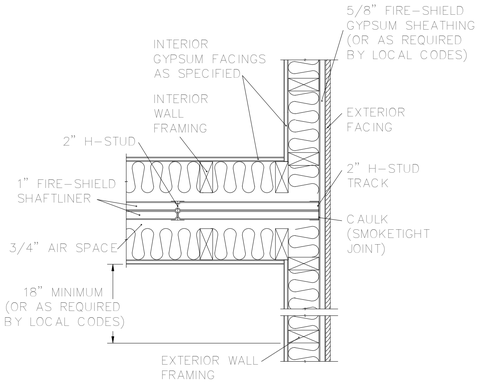
TYPICAL ROOF JUNCTION DETAIL
09265K



TYPICAL FOUNDATION DETAIL
09265H

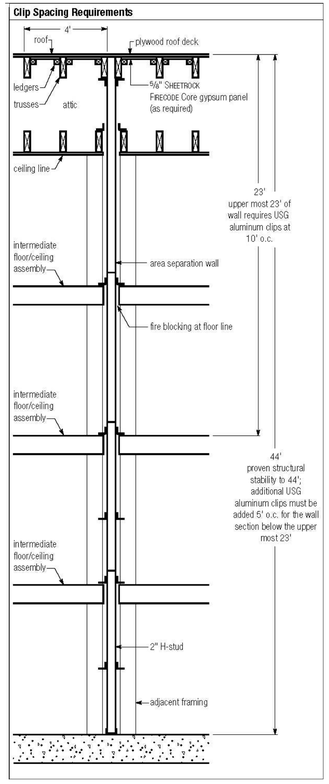


INTERMEDIATE FLOOR INTERSECTION
LOCATION OF ASW CLIPS
09265I

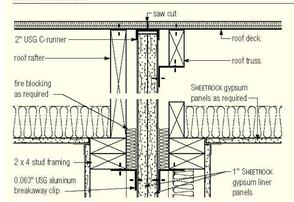


EXTERIOR WALL INTERSECTION
09265M

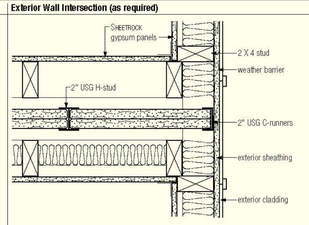
Clip Spacing Requirements



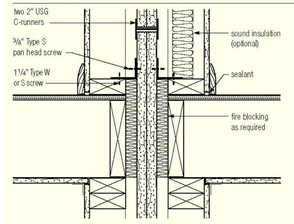
Intersection at Roof



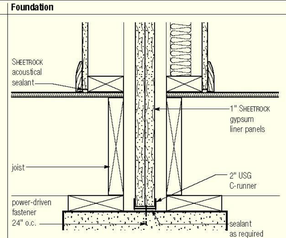
Exterior Wall Intersection (as required)



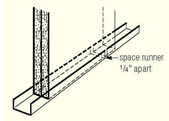
Intermediate Floor



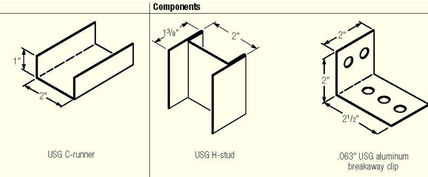
Foundation



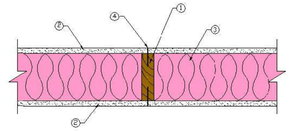
Runner Installation

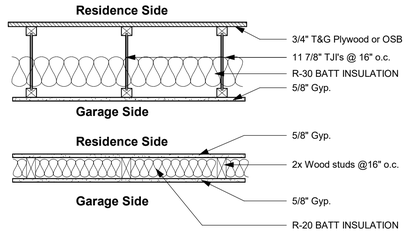


Components



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





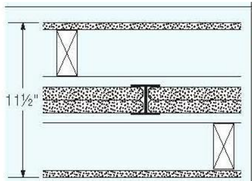
R-20

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.



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	46	**RAL-TL-88-353**	**A-80**
	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	

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

NOT FOR CONSTRUCTION

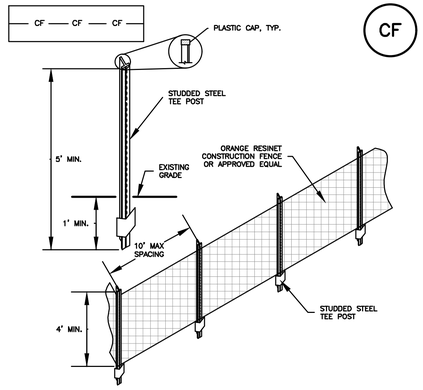
313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
CODE ANALYSIS & WALL TYPES

SCALE: As indicated
SHEET NUMBER
G-100



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)
$\frac{3}{8}$" to $1\frac{1}{2}$"	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.

JOSEPH E. MAGLICIC
33789

No.	Revision/Issue	Date	Description
4	REVISED PER COMMENTS	3/3/23	REVISED PER ARCH COMMENTS-PARKING
3	REVISED PER COMMENTS	2/20/23	REVISED PER TOF AND ARCH COMMENTS/CHANGES
2	PRELIMINARY SUBMITTAL	12/30/22	TOF PRELIMINARY SUBMITTAL
1	SKETCH PLAN SUBMITTAL	5/23/22	TOF SKETCH PLAN SUBMITTAL

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

313 GALENA STREET
LOTS 6-9, BLOCK 11
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

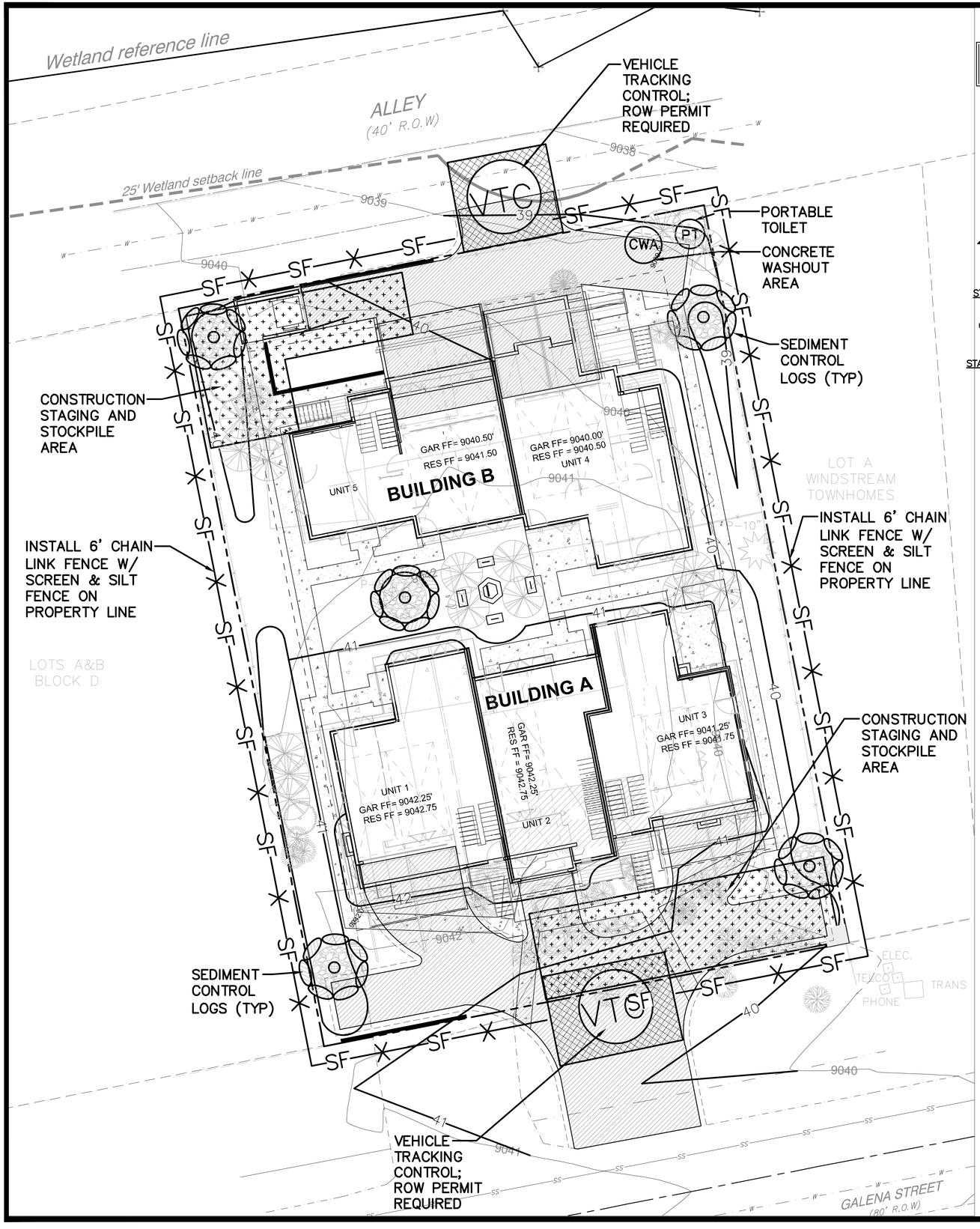
GENERAL NOTES AND DETAILS

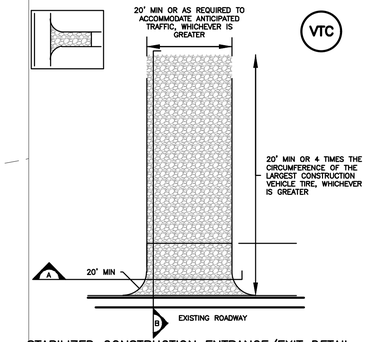
Project
313 GALENA ST

Date
5/23/22

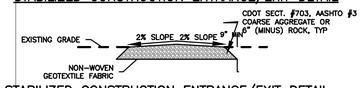
Scale
NTS

Sheet
1





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 REWASHED 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.

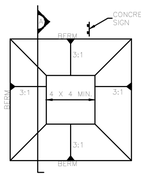
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

VTC AGGREGATE

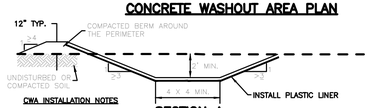
VEHICLE TRACKING CONTROL

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

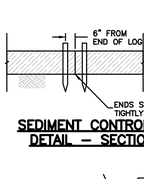
CWA–1. CONCRETE WASHOUT AREA

CWA

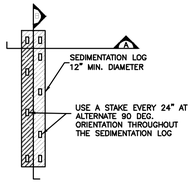
CWA MAINTENANCE NOTES

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.



SEDIMENT CONTROL LOG DETAIL – SECTION A



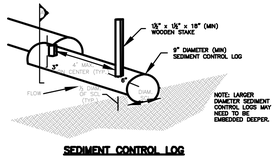
SEDIMENT CONTROL LOG DETAIL

CALL UTILITY NOTIFICATION CENTER OF COLORADO

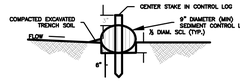
811

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

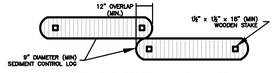
SEDIMENT CONTROL LOG – SECTION B



SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS

SCL

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–1. SEDIMENT CONTROL LOG

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

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

No.	Revision/Issue	Date
4	REVISED PER COMMENTS	3/3/23
3	REVISED PER COMMENTS	2/20/23
2	PRELIMINARY SUBMITTAL	12/30/22
1	SKETCH PLAN SUBMITTAL	5/23/22
	REVISED PER ARCH COMMENTS–PARKING	
	REVISED PER TOF AND ARCH COMMENTS/CHANGES	
	TOF PRELIMINARY SUBMITTAL	
	TOF SKETCH PLAN SUBMITTAL	

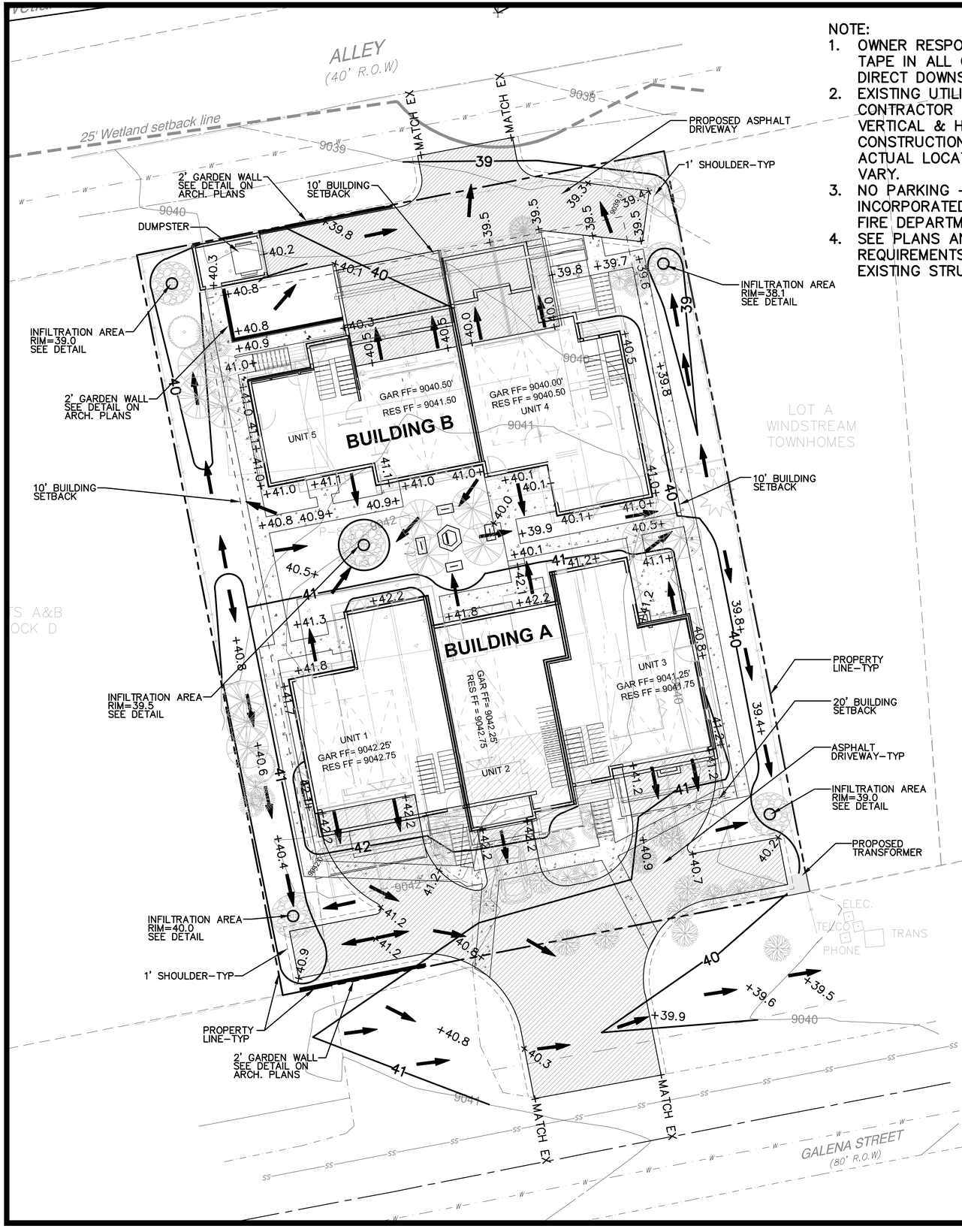
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

313 GALENA STREET

LOTS 6–9, BLOCK 11
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

EROSION CONTROL AND WATER QUALITY PLAN

Project: 313 GALENA ST
Date: 5/23/22
Scale: 1"=10'
Sheet: 2

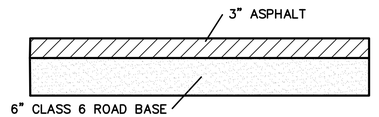


NOTE:

1. OWNER RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL GUTTERS AND DOWNSPOUTS AS NECESSARY. DIRECT DOWNSPOUTS TO INFILTRATION AREA.
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:

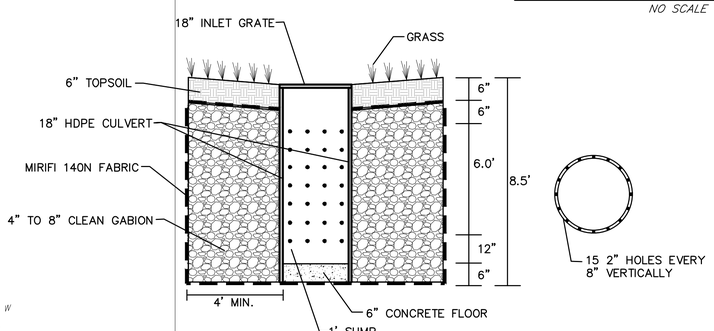
1) ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2) EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER 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

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. MACKOS 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
5	REVISED PER COMMENTS	3/3/23	REVISED PER ARCH COMMENTS-PARKING
4	REVISED PER COMMENTS	2/20/23	REVISED PER TOF AND ARCH COMMENTS/CHANGES
3	PRELIMINARY SUBMITTAL	12/30/22	TOF PRELIMINARY SUBMITTAL
2	REVISED	10/26/22	REVISED FF UNITS 3 AND 4
1	SKETCH PLAN SUBMITTAL	5/23/22	TOF SKETCH PLAN SUBMITTAL

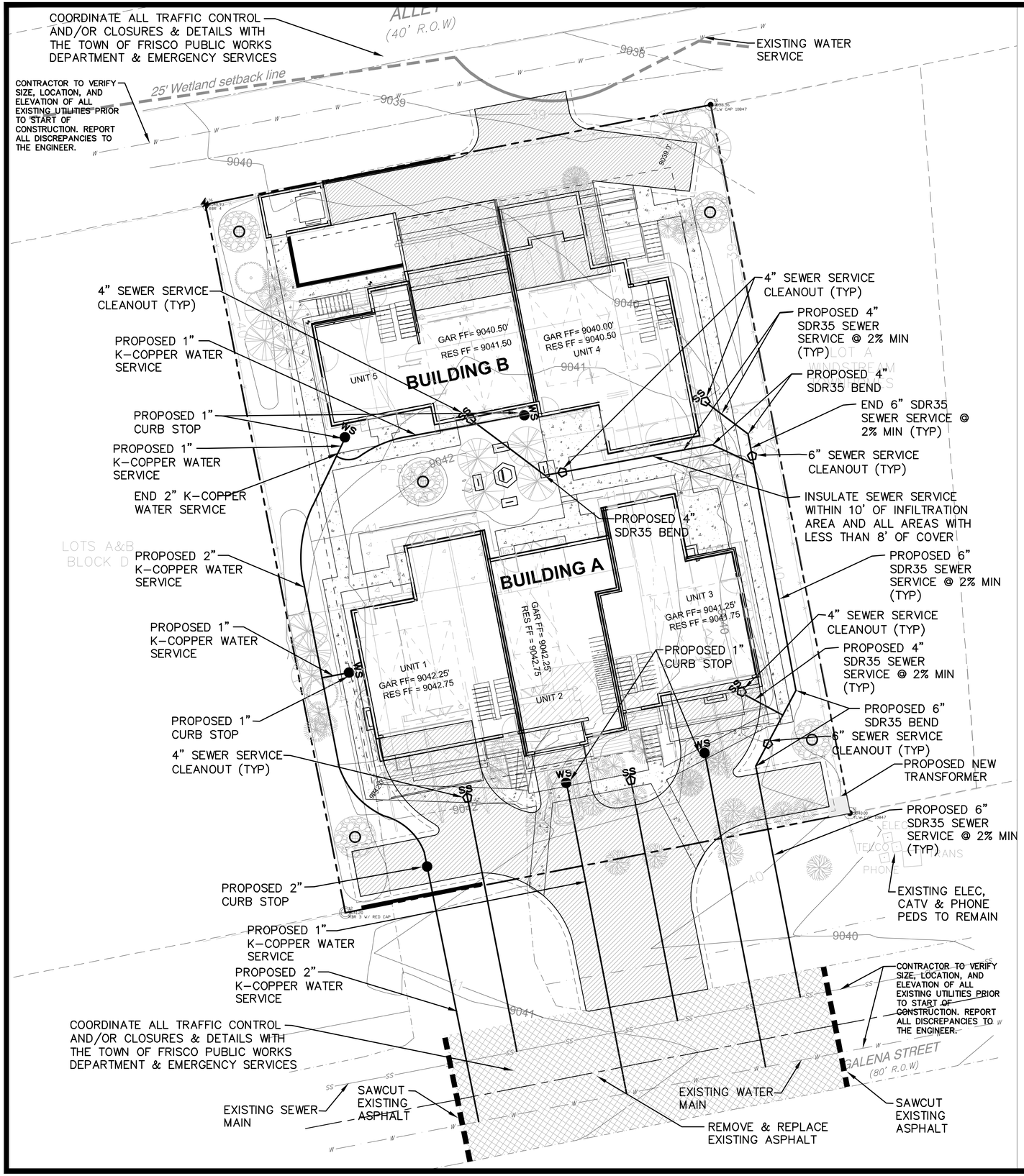
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

313 GALENA STREET

LOTS 6-9, BLOCK 11
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GRADING AND DRAINAGE PLAN

Project: 313 GALENA ST
Date: 5/23/22
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.

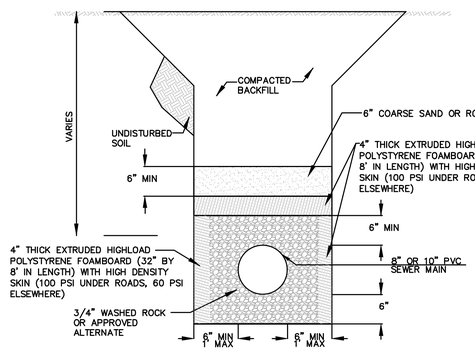
15) SEE MECHANICAL PLANS FOR DETAILS OF SUMP PUMP AND ASSOCIATED PIPING. ALL SUMP PUMP CONNECTIONS TO STORM DRAINAGE SYSTEM MUST BE DOWN STREAM OF PERFORATED MANHOLE AND INFILTRATION AREA.

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.

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED JOSEPH E. MAGLOCCI 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	5/23/22	TOF SKETCH PLAN SUBMITTAL
2	PRELIMINARY SUBMITTAL	12/30/22	TOF PRELIMINARY SUBMITTAL
3	REVISED PER COMMENTS	2/20/23	REVISED PER TOF AND ARCH COMMENTS/CHANGES
4	REVISED PER COMMENTS	3/3/23	REVISED PER ARCH COMMENTS–PARKING

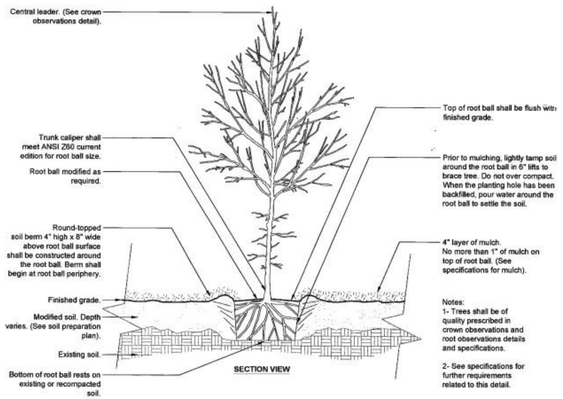
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

313 GALENA STREET

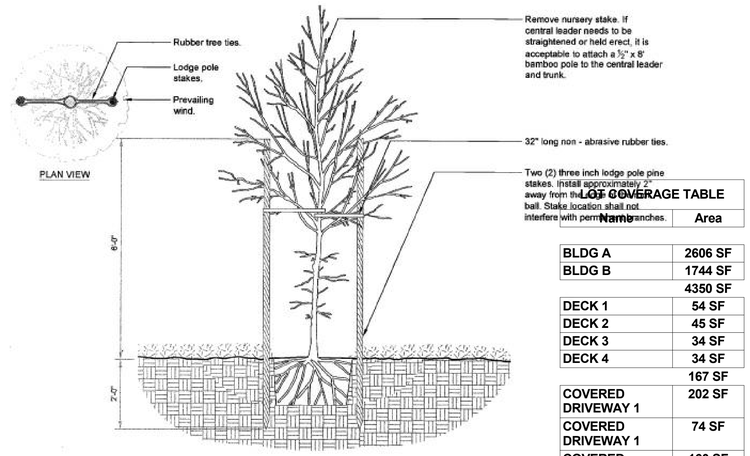
LOTS 6-9, BLOCK 11
FRISCO TOWNSITE
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

OVERALL UTILITY PLAN

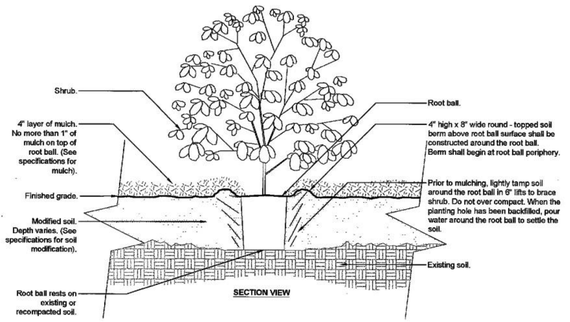
Project: 313 GALENA ST
Date: 5/23/22
Sheet: 4
Scale: 1"=10'



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

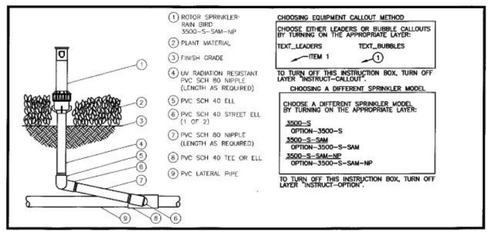


1 TREE STACKING DET.
SCALE: 1/2" = 1'-0"



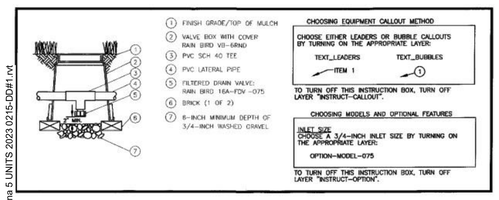
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

1 SHRUB PLANTING DET.
SCALE: 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

LOT COVERAGE TABLE	
Name	Area
BLDG A	2606 SF
BLDG B	1744 SF
	4350 SF
DECK 1	54 SF
DECK 2	45 SF
DECK 3	34 SF
DECK 4	34 SF
	167 SF
COVERED DRIVEWAY 1	202 SF
COVERED DRIVEWAY 1	74 SF
COVERED DRIVEWAY 1	160 SF
COVERED DRIVEWAY 2	718 SF
	1154 SF
UNCOVERED DRIVEWAY 1	1262 SF
UNCOVERED DRIVEWAY 2	767 SF
	2029 SF
TOTAL LOT COVERAGE	7699 SF

PLANTING CALCULATIONS

LOT SIZE 14,014.23 S.F.
13,994 / 875 = 16 REQUIRED SHRUBS
13,994 / 1,500 = 10 REQUIRED TREES

ZONING CODE:

-1 TREE FOR EVERY 875 S.F. - 12 REQUIRED - 14 PROVIDED
-1 SHRUB FOR EVERY 1,500 S.F. - 7 REQUIRED - 10 PROVIDED
-NO VARIETIES OF TREE EXCEEDS 45% OF TOTAL TREE COUNT.

SNOW STORAGE CALCS
UNCOVERED DRIVEWAY
767 SF (NORTH DRIVE)
1,262 SF (SOUTH DRIVE)

SNOW STORAGE REQUIRED
767/350 X 100= 219 SF (NORTH DRIVE)
1,262 /350 X 100 = 360 SF (SOUTH DRIVE

SNOW STORAGE PROVIDED
221 SF (NORTH DRIVE)
364 SF (SOUTH DRIVE)

Planting Schedule				
Type Mark	Botanical Name	Common Name	Comments	Count
S1	PRUNUS VIRGINANNA	CHOKECHERRY SHUBERT	5 GAL	18
S2	COMUS SERICCA	RED TWIG DOGWOOD	5 GAL	6
T1	POPULUS TREMULOIDES	ASPEN TREE	50% 2" DIA MIN & 50% 3" DIA MIN	13
T2	POPULUS ANGUSTIFOLA	NARROWLEAF COTTONWOOD	3" DIA	6
T3	PICEA PUNGENS	COLORADO BLUE SPRUCE	3" DIA	3

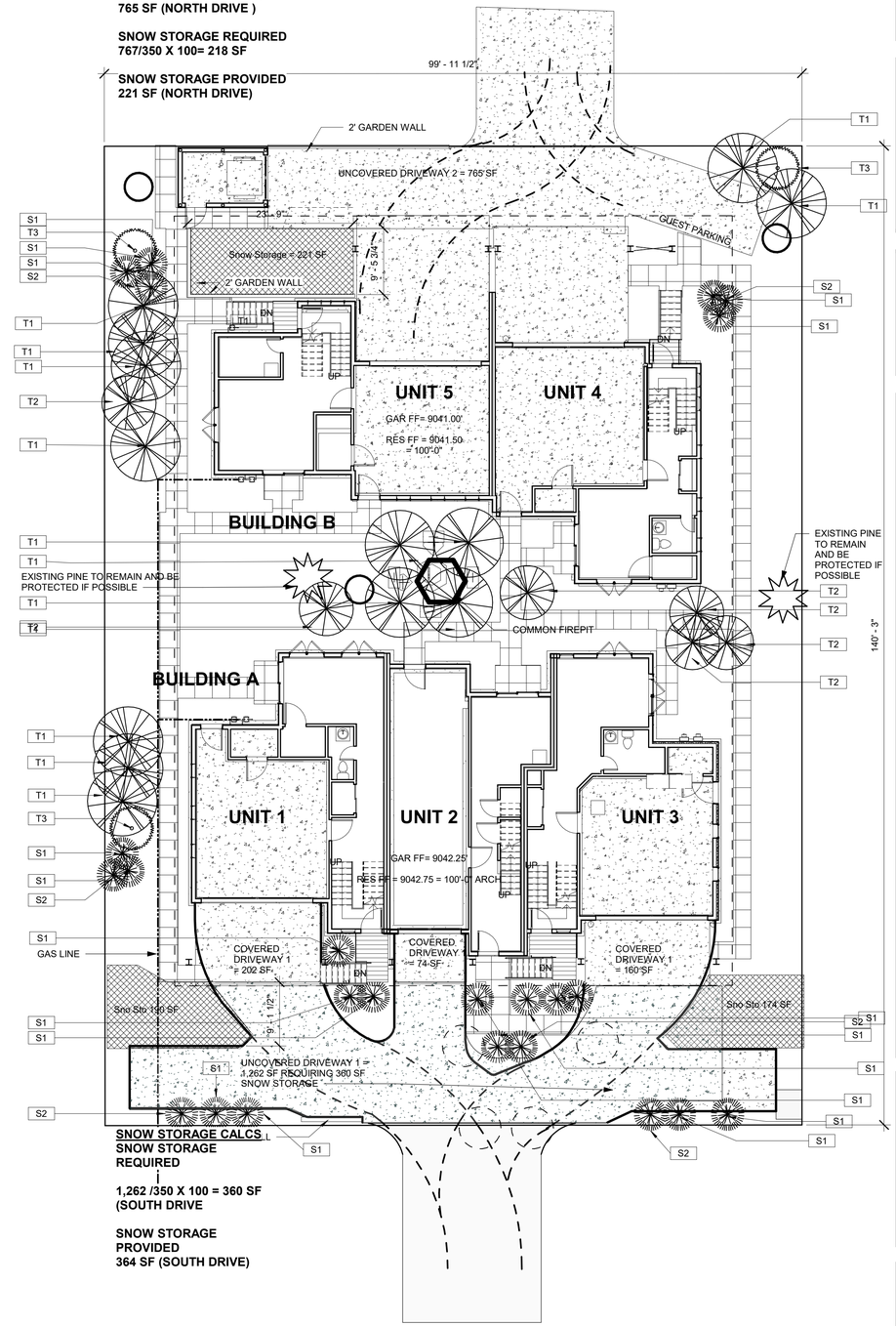
NATIVE GRASS-SHORT DRY GRASS SEED MIXTURE
HARD FESCUE 30%
CREEPING RED FESCUE 30%
SHEEP FESCUE 25%
CANADA BLUEGRASS 10%
CANBY BLUEGRASS 5%

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.

SNOW STORAGE CALCS
UNCOVERED DRIVEWAY
765 SF (NORTH DRIVE)

SNOW STORAGE REQUIRED
767/350 X 100= 218 SF

SNOW STORAGE PROVIDED
221 SF (NORTH DRIVE)



1 LANDSCAPING PLAN
1" = 10'-0"

0' 5' 10' 20'

PROJECT NORTH

TRUE NORTH

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
LANDSCAPE & SNOW STORAGE PLAN

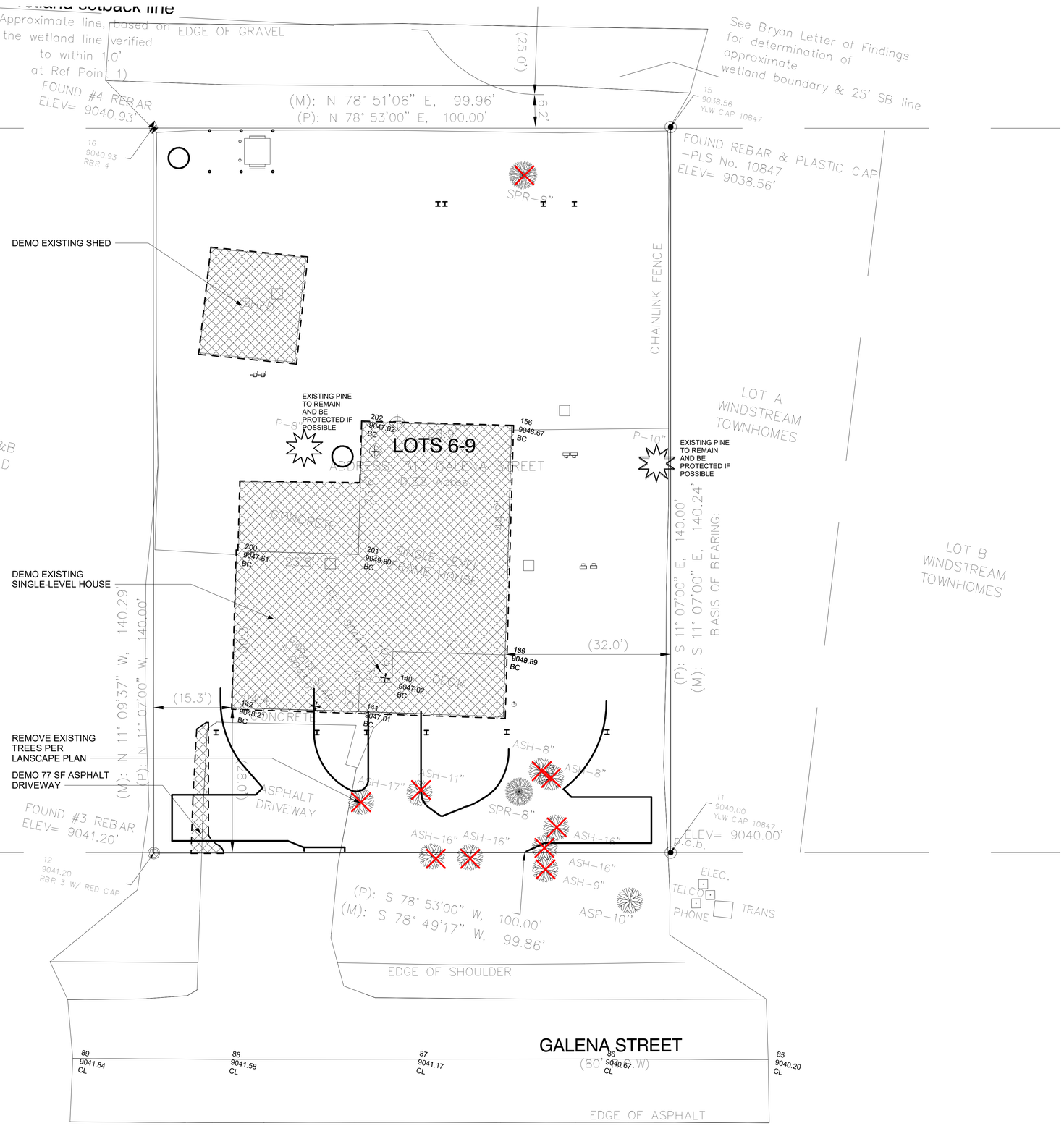
SCALE: 1" = 10'-0"
SHEET NUMBER
L-100

	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



2 SURVEY PLAN
1" = 10'-0"

0' 5' 10' 20'

PROJECT NORTH

TRUE NORTH

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
DEMO PLAN

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

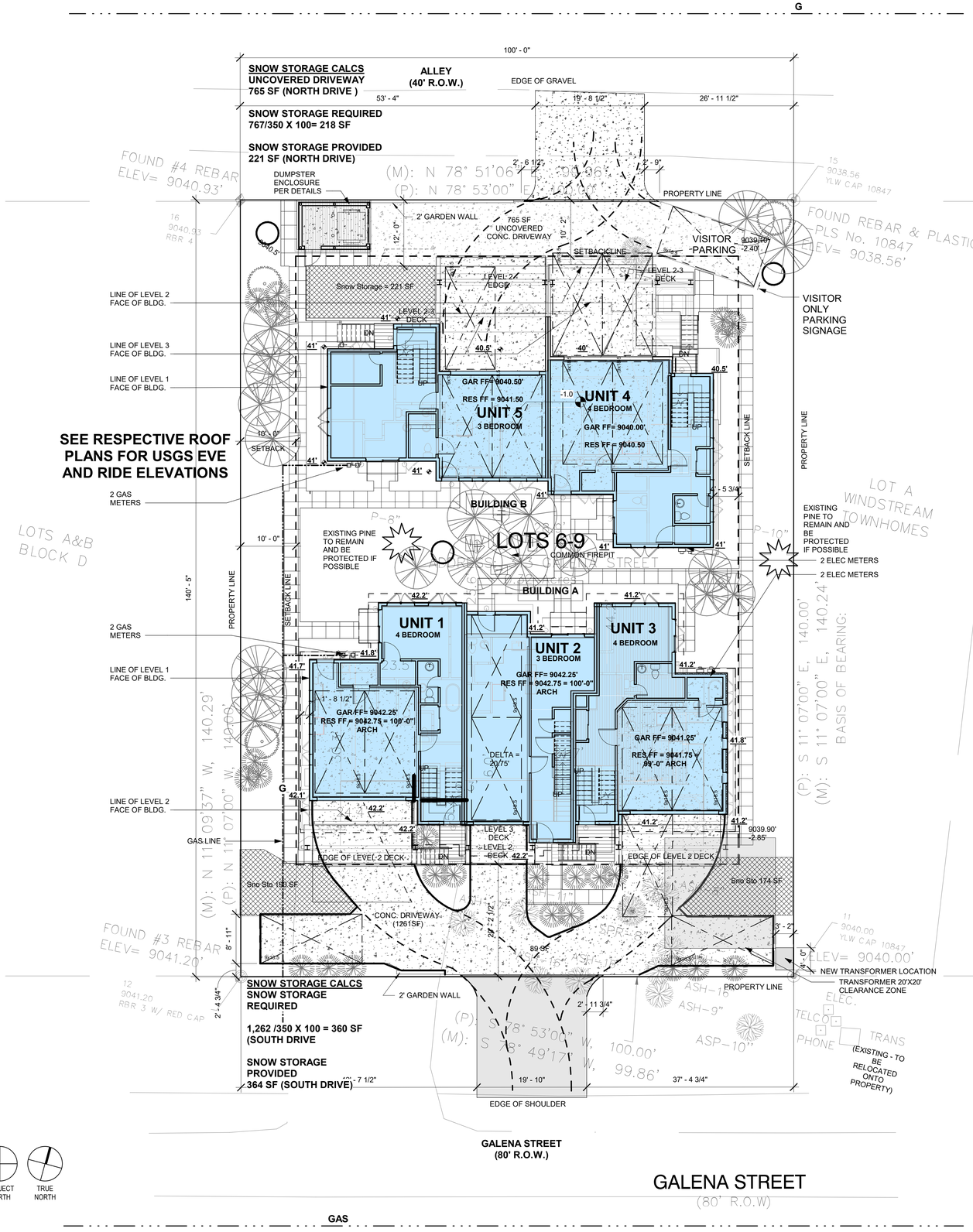
L-200

3/2/2023 10:41:35 AM BIM 360:/313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

Area Schedule (Unit Size)			
Name	**Level**	**Area**	**Comments**
U1 - LIVING	SURVEY PLAN	483 SF	Unit 1
U1 - LIVING	Level 2	1004 SF	Unit 1
U1 - LIVING	Level 3	682 SF	Unit 1
		2168 SF	
U1 - GARAGE	SURVEY PLAN	431 SF	Unit 1 Garage
		431 SF	
U2 - LIVING	SURVEY PLAN	349 SF	Unit 2
U2 - LIVING	Level 2	750 SF	Unit 2
U2 - LIVING	Level 3	639 SF	Unit 2
		1738 SF	
U2 - GARAGE	SURVEY PLAN	453 SF	Unit 2 Garage
		453 SF	
U3 - LIVING	SURVEY PLAN	489 SF	Unit 3
U3 - LIVING	Level 2	932 SF	Unit 3
U3 - LIVING	Level 3	613 SF	Unit 3
		2035 SF	
U3 - GARAGE	SURVEY PLAN	404 SF	Unit 3 Garage
		404 SF	
U4 - LIVING	SURVEY PLAN	423 SF	Unit 4
U4 - LIVING	Level 2	1113 SF	Unit 4
U4 - LIVING	Level 3	862 SF	Unit 4
		2398 SF	
U4 - GARAGE	SURVEY PLAN	474 SF	Unit 4 Garage
		474 SF	
U5 - LIVING	SURVEY PLAN	441 SF	Unit 5
U5 - LIVING	Level 2	1044 SF	Unit 5
U5 - LIVING	Level 3	888 SF	Unit 5
		2374 SF	
U5 - GARAGE	SURVEY PLAN	413 SF	Unit 5 Garage
		413 SF	
Grand total: 20		12888 SF	

BUILDING COVERAGE...	
Name	**Area**
BLDG A	2606 SF
BLDG B	1744 SF
Grand total: 2	4350 SF

LOT COVERAGE TABLE	
Name	**Area**
BLDG A	2606 SF
BLDG B	1744 SF
	4350 SF
DECK 1	54 SF
DECK 2	45 SF
DECK 3	34 SF
DECK 4	34 SF
	167 SF
COVERED DRIVEWAY 1	202 SF
COVERED DRIVEWAY 1	74 SF
COVERED DRIVEWAY 1	160 SF
COVERED DRIVEWAY 2	718 SF
	1154 SF
UNCOVERED DRIVEWAY 1	1262 SF
UNCOVERED DRIVEWAY 2	767 SF
	2029 SF
TOTAL LOT COVERAGE	7699 SF



1 SITE PLAN
1" = 10'-0"

0' 4' 8' 12'

PROJECT NORTH

TRUE NORTH

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat

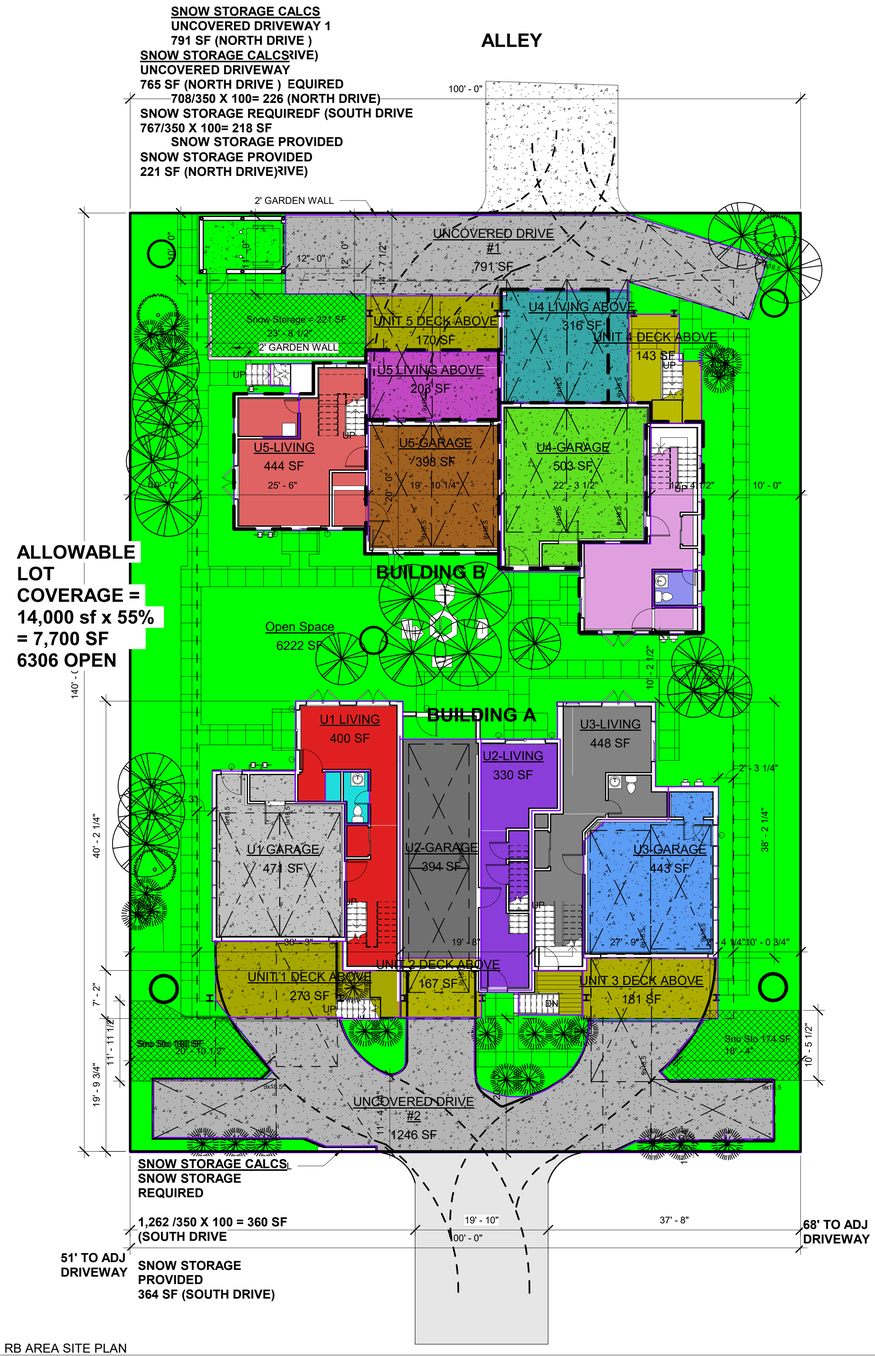
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
SITE PLAN

SCALE: 1" = 10'-0"
SHEET NUMBER
A-100

BIM 360://313 GALENA\313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:40:37 AM



1 RB AREA SITE PLAN
3/32" = 1'-0"

ADDRESS: 313 Galena Sttreet Frisco, Co.
OWNER:
ZONING: RH
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) 14,052 SF = 0.32 ACRES
0.32 Acres X 16 DPA = 5.12 = 5 UNITS

BUILDING AREA
FOOTPRINT= xxxx SF (AT FIRST LEVEL)
UNHEATED UNCOVERED DRIVEWAY AREA = 1831 SF
SNOW STORAGE AREA= Driveway 1: 769/3.5 = 220 SF
Driveway 2: 1062/3.5 = 304 SF

SNOW STORAGE PROVIDED = 538 SF

ALLOWABLE LOT COVERAGE =14,000 SF LOT SIZE X 55% = 7,700 SF

BALANCE OF LOT TO BE RESEEDED WITH INDIGENOUS GROUND COVER AND PLANTINGS PER LANDSCAPE PLAN

BUILDING TO BE A MAXIMUM HEIGHT OF 35' - BASED ON EXISTING USGS GRADE ELEVATIONS AND FRISCO TOWN ZONING CODE.

BUILDING MAX. HT. USGS ELEV. xxxx'

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

PARKING REQUIREMENTS

Number of parking spaces required: 3-4 Brm = 12 Spaces
1-2 Brm = 2 Spaces
1-3 Brm = 3 Spaces
5 Units Requires 1 Vistor Space = 1 Space
TOTAL REQUIRED = 18 Spaces
Number of parking space provided = 18 Spaces

Area Schedule LEVEL 1

Name	Area	Level	Comments
U1 LIVING	400 SF	Level 1	Unit 1
U1-PDR	42 SF	Level 1	Unit 1
Unit 1	442 SF		
U1 GARAGE	471 SF	Level 1	Unit 1G
Unit 1G	471 SF		
U2-LIVING	330 SF	Level 1	Unit 2
Unit 2	330 SF		
U2-GARAGE	394 SF	Level 1	Unit 2G
Unit 2G	394 SF		
U3-LIVING	448 SF	Level 1	Unit 3
Unit 3	448 SF		
U3-GARAGE	443 SF	Level 1	Unit 3G
Unit 3G	443 SF		
U4-LIVING	341 SF	Level 1	Unit 4
U4-PDR	39 SF	Level 1	Unit 4
Unit 4	380 SF		
U4-GARAGE	503 SF	Level 1	Unit 4G
Unit 4G	503 SF		
U5-LIVING	444 SF	Level 1	Unit 5
Unit 5	444 SF		
U5-GARAGE	398 SF	Level 1	Unit 5G
Unit 5G	398 SF		
Open Space	6222 SF	Level 1	X
U4 LIVING ABOVE	316 SF	Level 1	X
U5 LIVING ABOVE	203 SF	Level 1	X
UNCOVERED DRIVE #1	791 SF	Level 1	X
UNCOVERED DRIVE #2	1246 SF	Level 1	X

Area Schedule LEVEL 1

Name	Area	Level	Comments
UNIT 1 DECK ABOVE	273 SF	Level 1	X
UNIT 2 DECK ABOVE	167 SF	Level 1	X
UNIT 3 DECK ABOVE	181 SF	Level 1	X
UNIT 4 DECK ABOVE	143 SF	Level 1	X
UNIT 5 DECK ABOVE	170 SF	Level 1	X
X	9712 SF		
Grand total	13965 SF		

180-3.7 Residential High Density (RH) District

180-3.7.1. PURPOSE

To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

180-3.7.2. DISTRICT STANDARDS

A. Dimensions

See Figure 3-E and Sections 180-3.16 and 180-3.17.

B. Development Standards

1. All residential development is subject to the Residential Development Standards in Section 180-6.22.
2. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-5: RH DISTRICT DIMENSIONAL STANDARDS

PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	35 ft.

Figure 3-E: Illustration of RH District Dimensional Standards

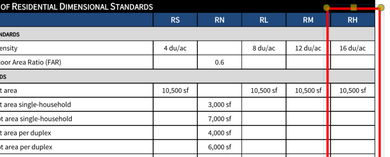


TABLE 6-K
BULK PLANE STANDARDS

DIMENSION ON FIGURE 1-1	Applicability (District or Development Type)	Central Core District		Residential Districts			Re Develo
		Height ≤ 28' [1]	Height > 28' [1]	RS/RL	RM/RH Height ≤ 28'	RM/RH, Height > 28'	Heigh 38'
	STREET / FRONT PROPERTY LINE						
A	Feet inside property line	0 ft.				20 ft.	
B	Starting height above grade	24 ft.			20 ft.		
C	Extend at angle				45°		
	SIDE PROPERTY LINE						
A	Feet inside property line	0 ft.		15 ft.	10 ft.		
B	Starting height above grade	24 ft.	20 ft.	25 ft.		20 ft.	25 ft
C	Extend at angle			45°			
	REAR PROPERTY LINE						
A	Feet inside property line	--				10 ft.	
B	Starting height above grade	--				25 ft.	
C	Extend at angle	--				45°	
	MAXIMUM HEIGHT						
D	Maximum height	28 ft.	35 ft. flat 40 ft. pitched	30 ft.	28 ft.	35 ft.	38 ft

[1] Side Property Line Bulk Plane does not apply to properties located between Main Street and between Main Street and the Galena Street Alley.
[2] Applies to Mixed Use District properties fronting on Summit Boulevard.
[3] Applies to properties within 100 feet of Main Street right-of-way, east of Summit Boulevard.
[4] Applies to properties fronting on Main Street, west of Madison Avenue.

180-3.16 Summary Tables of Dimensional Standards

180-3.16.1. DIMENSIONAL TABLE: RESIDENTIAL

TABLE 3-5
SUMMARY OF RESIDENTIAL DIMENSIONAL STANDARDS

	RS	RN	RL	RM	RH
PROJECT STANDARDS					
Maximum density	4 du/ac		8 du/ac	12 du/ac	16 du/ac
Maximum Floor Area Ratio (FAR)		0.6			
LOT STANDARDS					
Minimum lot area	10,500 sf		10,500 sf	10,500 sf	10,500 sf
Minimum lot area single-household		3,000 sf			
Minimum lot area single-household		7,000 sf			
Minimum lot area per duplex		4,000 sf			
Maximum lot area per duplex		6,000 sf			
Cabin housing minimum lot area		8,000 sf			
Minimum lot frontage	60 ft.	40 ft.	50 ft.	60 ft.	60 ft.
Maximum lot coverage		70%	50%	50%	55%
Minimum open space		30%			
SETBACKS					
Front yard setback (minimum)	20 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Side yard setback (minimum)	15 ft.		15 ft.	10 ft.	10 ft.
Side yard setback lot size 2,000-4,000 SF		5 ft.			
Side yard setback lot size 4,001-7,000 SF		5 ft.			
Total of both side yards, lot size 2,000-4,000 SF		10 ft.			
Total of both side yards, lot size 4,001-7,000 SF		10 ft. [1]			
Rear yard setback (minimum)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear yard setback for accessory building, detached garages and/or carriage house (minimum)		5 ft.			
BUILDING STANDARDS					
Maximum building height	30 ft.	30 ft.	30 ft.	35 ft.	35 ft.

See Section 180-3.17 for additional standards and exceptions.
Notes:
[1] The minimum total of both side yards for lot sizes 4,001-7,000 sf is ten feet plus one foot for each additional 300 feet of lot area over 4,000 sf to a maximum of 20 feet of total side yard.

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

NOT FOR CONSTRUCTION

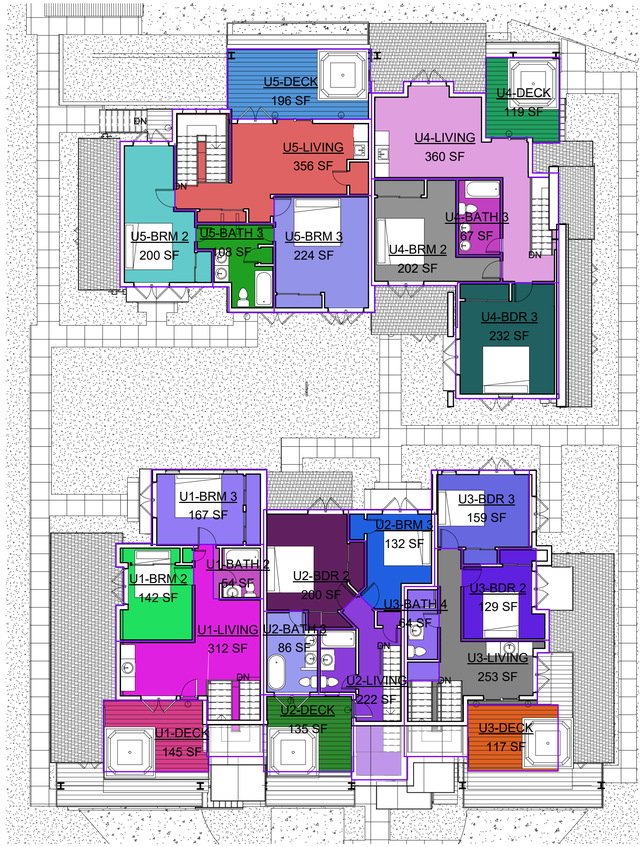
313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

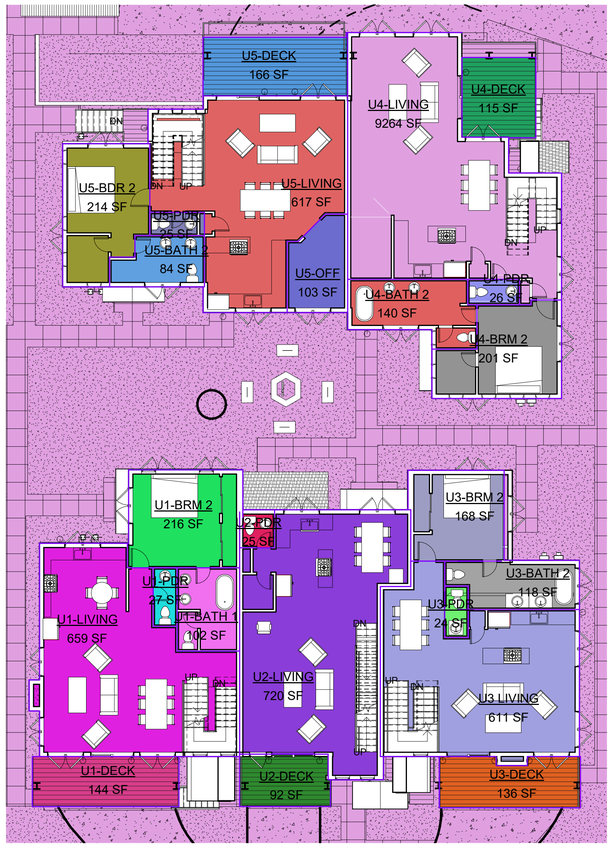
313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
SITE PLAN - AREAS

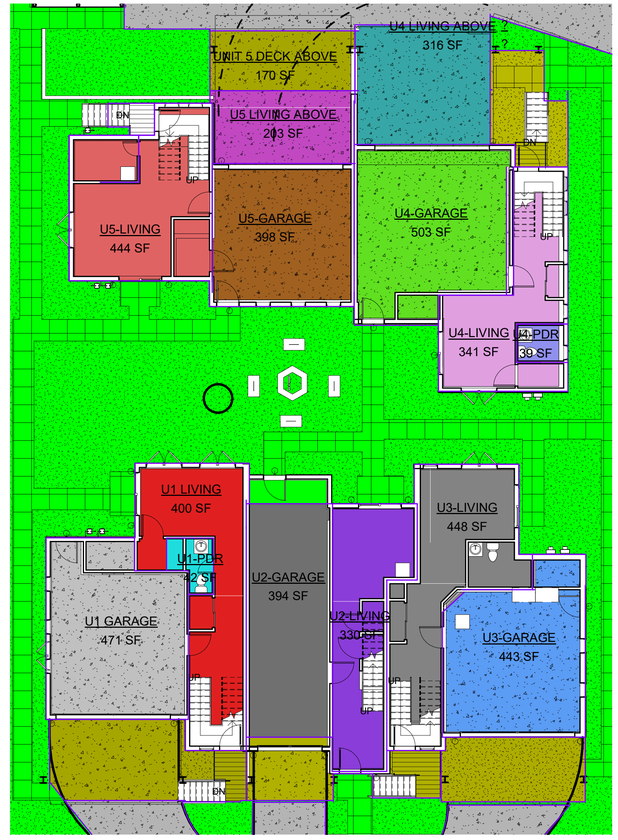
SCALE: 3/32" = 1'-0"
SHEET NUMBER
A-101



3 Level 3 - FP
1" = 10'-0"



2 Level 2 - FP
1" = 10'-0"



1 Level 1 - FP
1" = 10'-0"

Area Schedule Y-By Unit		
Name	Area	Level
U1 LIVING	400 SF	Level 1
U1-PDR	42 SF	Level 1
U1-BATH 1	102 SF	Level 2
U1-BRM 2	216 SF	Level 2
U1-LIVING	659 SF	Level 2
U1-PDR	27 SF	Level 2
U1-BATH 2	54 SF	Level 3
U1-BRM 2	142 SF	Level 3
U1-BRM 3	167 SF	Level 3
U1-LIVING	312 SF	Level 3
	2121 SF	
U1-DECK	144 SF	Level 2
U1-DECK	145 SF	Level 3
	289 SF	
U1 GARAGE	471 SF	Level 1
	471 SF	
U2-LIVING	330 SF	Level 1
U2-LIVING	720 SF	Level 2
U2-PDR	25 SF	Level 2
U2-BATH 3	86 SF	Level 3
U2-BDR 2	200 SF	Level 3
U2-BRM 3	132 SF	Level 3
U2-LIVING	222 SF	Level 3
	1716 SF	
U2-DECK	92 SF	Level 2
U2-DECK	135 SF	Level 3
	227 SF	
U2-GARAGE	394 SF	Level 1
	394 SF	

Area Schedule Y-By Unit		
Name	Area	Level
U3-PDR	Not Placed	Not Placed
U3-LIVING	448 SF	Level 1
U3 LIVING	611 SF	Level 2
U3-BATH 2	118 SF	Level 2
U3-BRM 2	168 SF	Level 2
U3-PDR	24 SF	Level 2
U3-BATH 4	64 SF	Level 3
U3-BDR 2	129 SF	Level 3
U3-BDR 3	159 SF	Level 3
U3-LIVING	253 SF	Level 3
	1973 SF	
U3-DECK	136 SF	Level 2
U3-DECK	117 SF	Level 3
	253 SF	
U3-GARAGE	443 SF	Level 1
	443 SF	
U4-LIVING	341 SF	Level 1
U4-PDR	39 SF	Level 1
U4-BATH 2	140 SF	Level 2
U4-BRM 2	201 SF	Level 2
U4-LIVING	9264 SF	Level 2
U4-PDR	26 SF	Level 2
U4-BATH 3	67 SF	Level 3
U4-BDR 3	232 SF	Level 3
U4-BRM 2	202 SF	Level 3
U4-LIVING	360 SF	Level 3
	10871 SF	
U4-DECK	115 SF	Level 2
U4-DECK	119 SF	Level 3
	235 SF	
U4-GARAGE	503 SF	Level 1
	503 SF	

Area Schedule Y-By Unit		
Name	Area	Level
U5-PDR	Not Placed	Not Placed
U5-LIVING	444 SF	Level 1
U5-BATH 2	84 SF	Level 2
U5-BDR 2	214 SF	Level 2
U5-LIVING	617 SF	Level 2
U5-OFF	103 SF	Level 2
U5-PDR	25 SF	Level 2
U5-BATH 3	108 SF	Level 3
U5-BRM 2	200 SF	Level 3
U5-BRM 3	224 SF	Level 3
U5-LIVING	356 SF	Level 3
	2375 SF	
U5-DECK	166 SF	Level 2
U5-DECK	196 SF	Level 3
	362 SF	
U5-GARAGE	398 SF	Level 1
	398 SF	
Grand total	22631 SF	

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

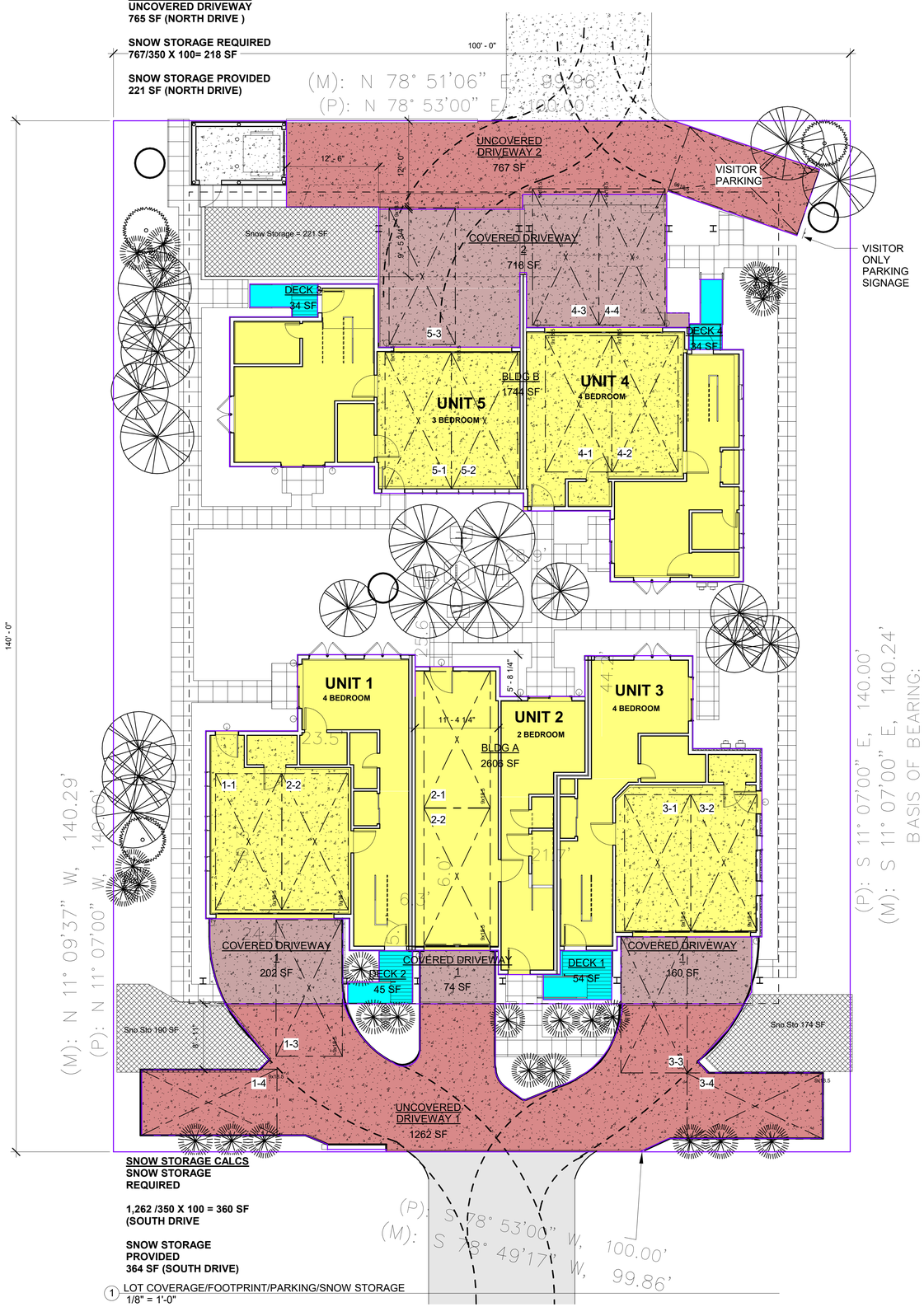
SHEET TITLE:
AREA PLANS

SCALE: 1" = 10'-0"
SHEET NUMBER
A-102

SNOW STORAGE CALCS
UNCOVERED DRIVEWAY
765 SF (NORTH DRIVE)

SNOW STORAGE REQUIRED
767/350 X 100= 218 SF

SNOW STORAGE PROVIDED
221 SF (NORTH DRIVE)



SNOW STORAGE CALCS
SNOW STORAGE REQUIRED

1,262 /350 X 100 = 360 SF (SOUTH DRIVE

SNOW STORAGE PROVIDED
364 SF (SOUTH DRIVE)

1 LOT COVERAGE/FOOTPRINT/PARKING/SNOW STORAGE
1/8" = 1'-0"

LOT COVERAGE TABLE	
Name	**Area**
BLDG A	2606 SF
BLDG B	1744 SF
	4350 SF
DECK 1	54 SF
DECK 2	45 SF
DECK 3	34 SF
DECK 4	34 SF
	167 SF
COVERED DRIVEWAY 1	202 SF
COVERED DRIVEWAY 1	74 SF
COVERED DRIVEWAY 1	160 SF
COVERED DRIVEWAY 2	718 SF
	1154 SF
UNCOVERED DRIVEWAY 1	1262 SF
UNCOVERED DRIVEWAY 2	767 SF
	2029 SF
TOTAL LOT COVERAGE	7699 SF

ALLOWABLE LOT COVERAGE = 14,000 SF x 55% = 7,700 SF

BUILDING COVERAGE...	
Name	**Area**
BLDG A	2606 SF
BLDG B	1744 SF
Grand total: 2	4350 SF

Drumbeat
650 S 500 W, SUITE 123
Salt Lake City, UT 84101
www.drumbeat.us

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

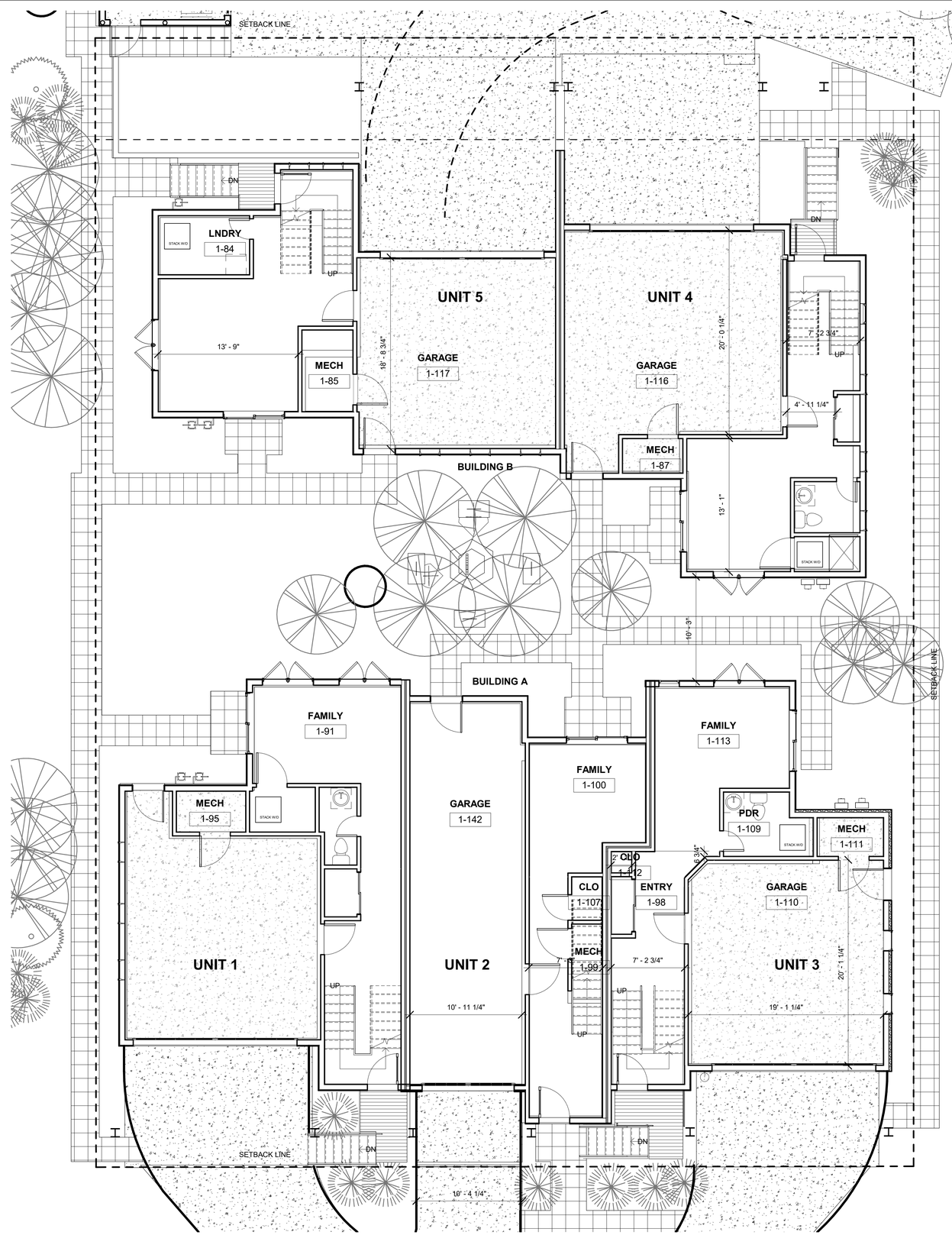
PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
LOT COVERAGE/ PARKING/ SNOW STO/ FOOTPRINT PLAN

SCALE: 1/8" = 1'-0"
SHEET NUMBER
A-102.5

3/2/2023 11:32:09 AM
BIM 360://313 GALENA/313 Galena S UNITS 2023 0215-DD#1.rvt



1 1RB-1st 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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

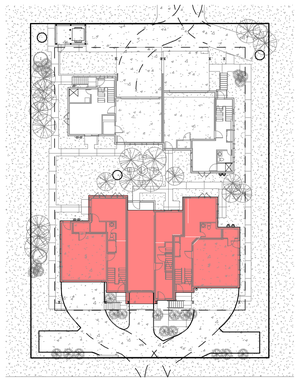
313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

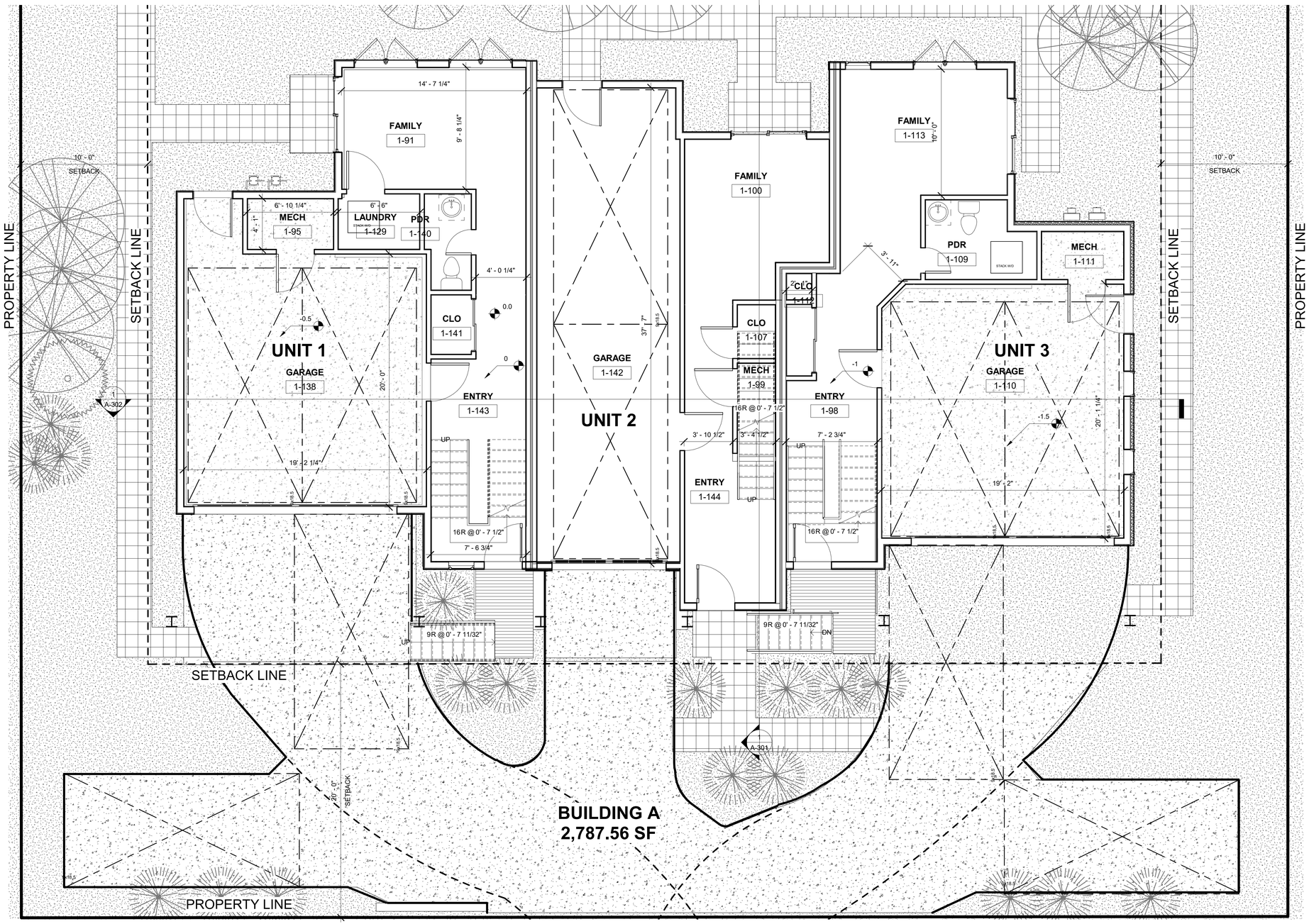
SHEET TITLE:
1ST LEVEL PLAN

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

A-110

3/2/2023 10:40:47 AM BIM 360://313 GALENA/313 Galena 5 UNITS 2023.0215-DD#1.rvt





1 1RB-1st LEVEL PLAN - BUILDING A
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:40:49 AM

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

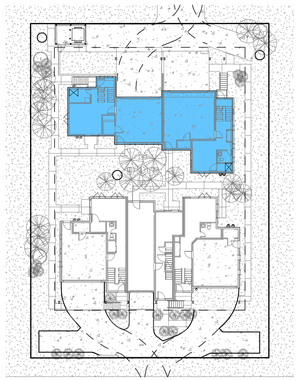
313 Galena Street
Peak One River Retreat

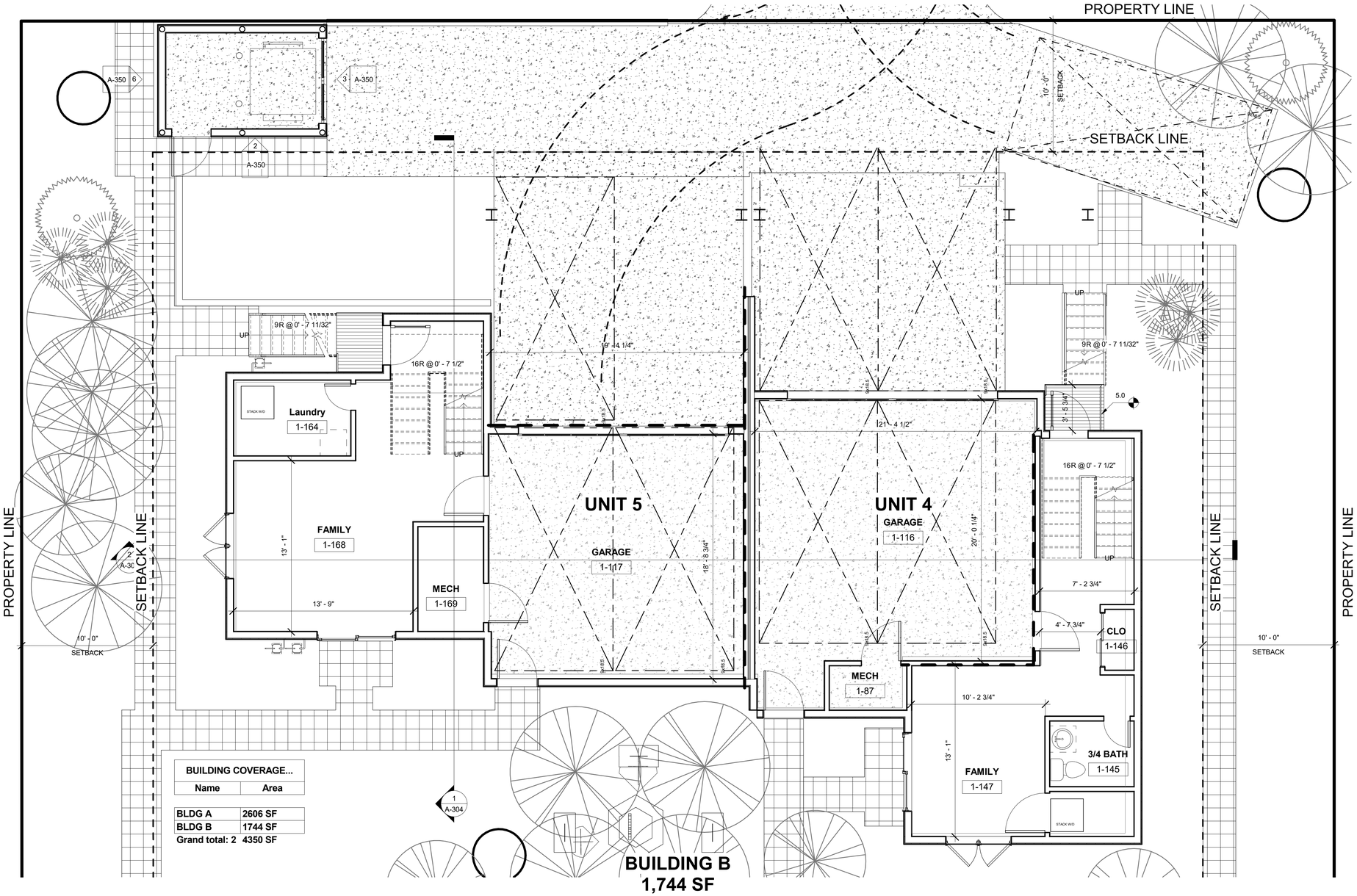
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
1ST LEVEL PLAN - BUILDING A

SCALE: As indicated
SHEET NUMBER

A-110A





1 1RB-1st LEVEL PLAN - BUILDING B
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

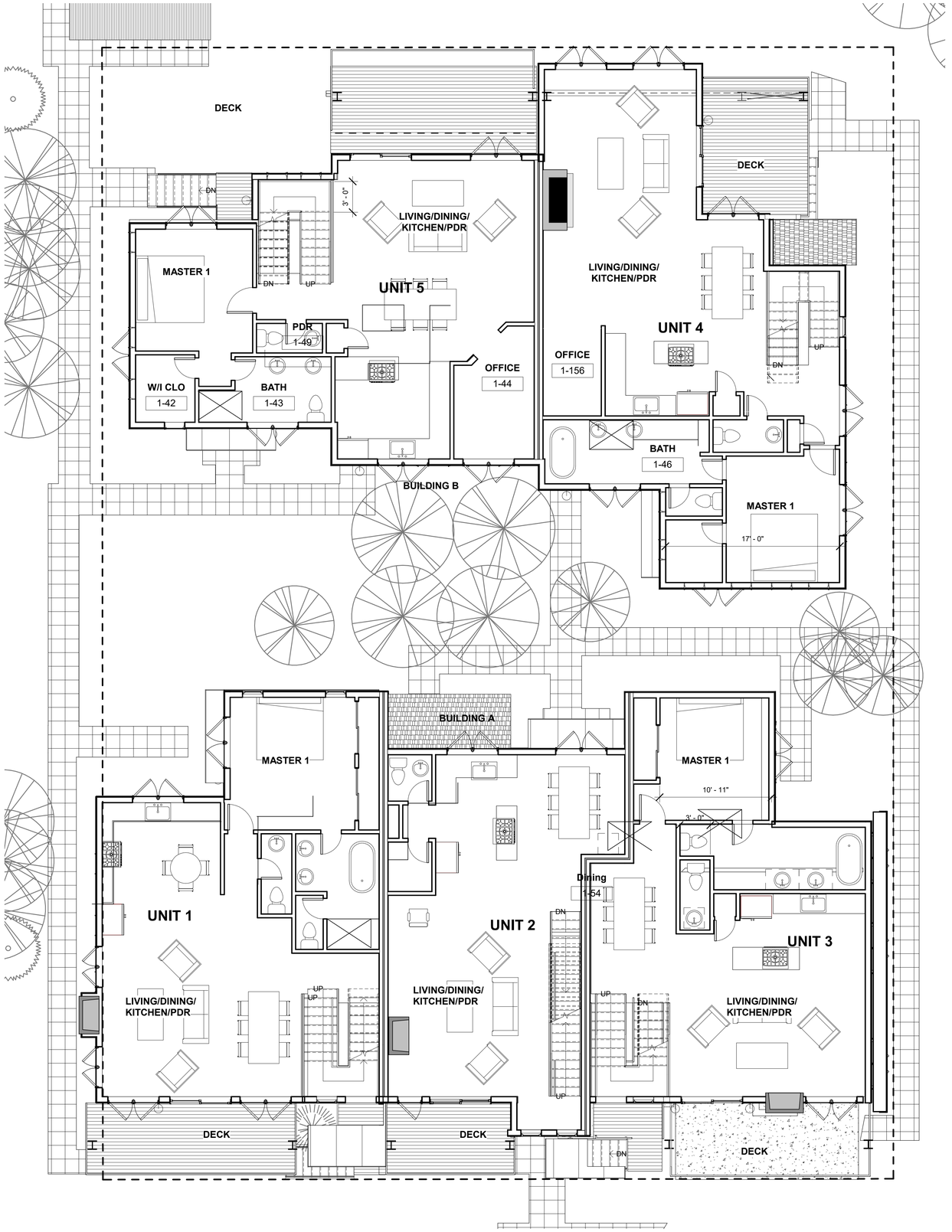
PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
1ST LEVEL PLAN - BUILDING B

SCALE: As indicated
SHEET NUMBER
A-110B

3/2/2023 10:40:50 AM BIM 360:/313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt



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

0' 4' 8' 12'

PROJECT NORTH

TRUE NORTH

3/2/2023 10:40:52 AM

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

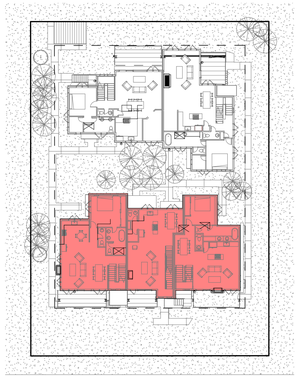
313 Galena Street
Peak One River Retreat

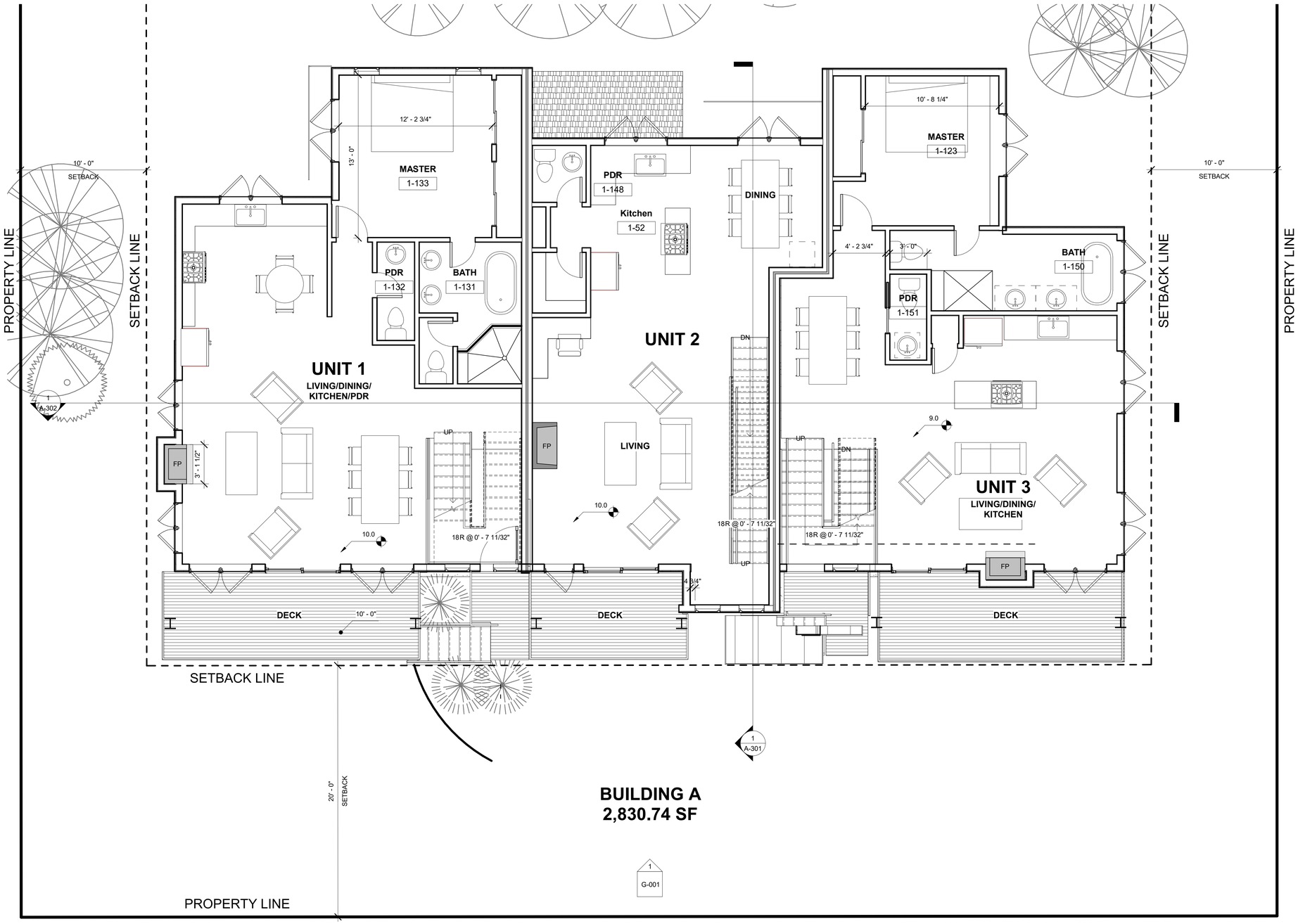
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
2ND LEVEL PLAN

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

A-111





1 1RB-2nd LEVEL PLAN - BUILDING A
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:40:54 AM

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

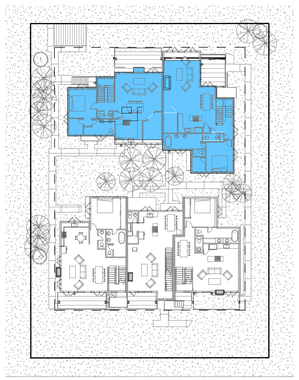
313 Galena Street
Peak One River Retreat

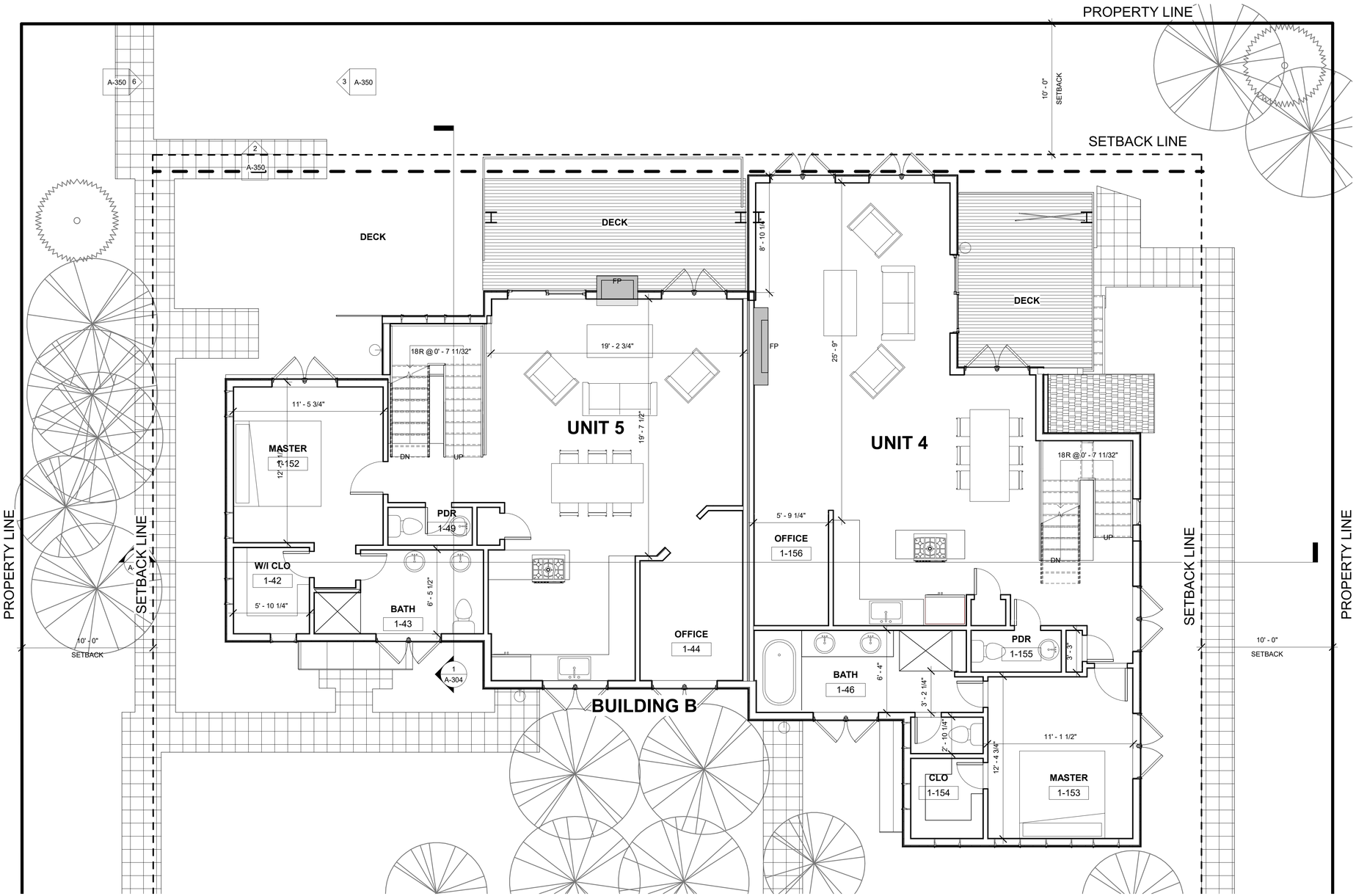
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
2ND LEVEL PLAN - BUILDING A

SCALE: As indicated
SHEET NUMBER

A-111A





1 1RB-2nd LEVEL PLAN - BUILDING B
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

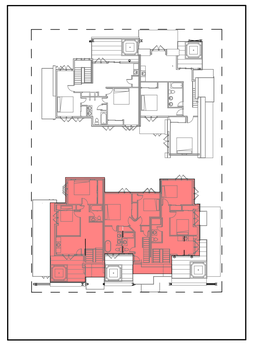
PROJ. NO. 21350
DATE: 12/28/2022

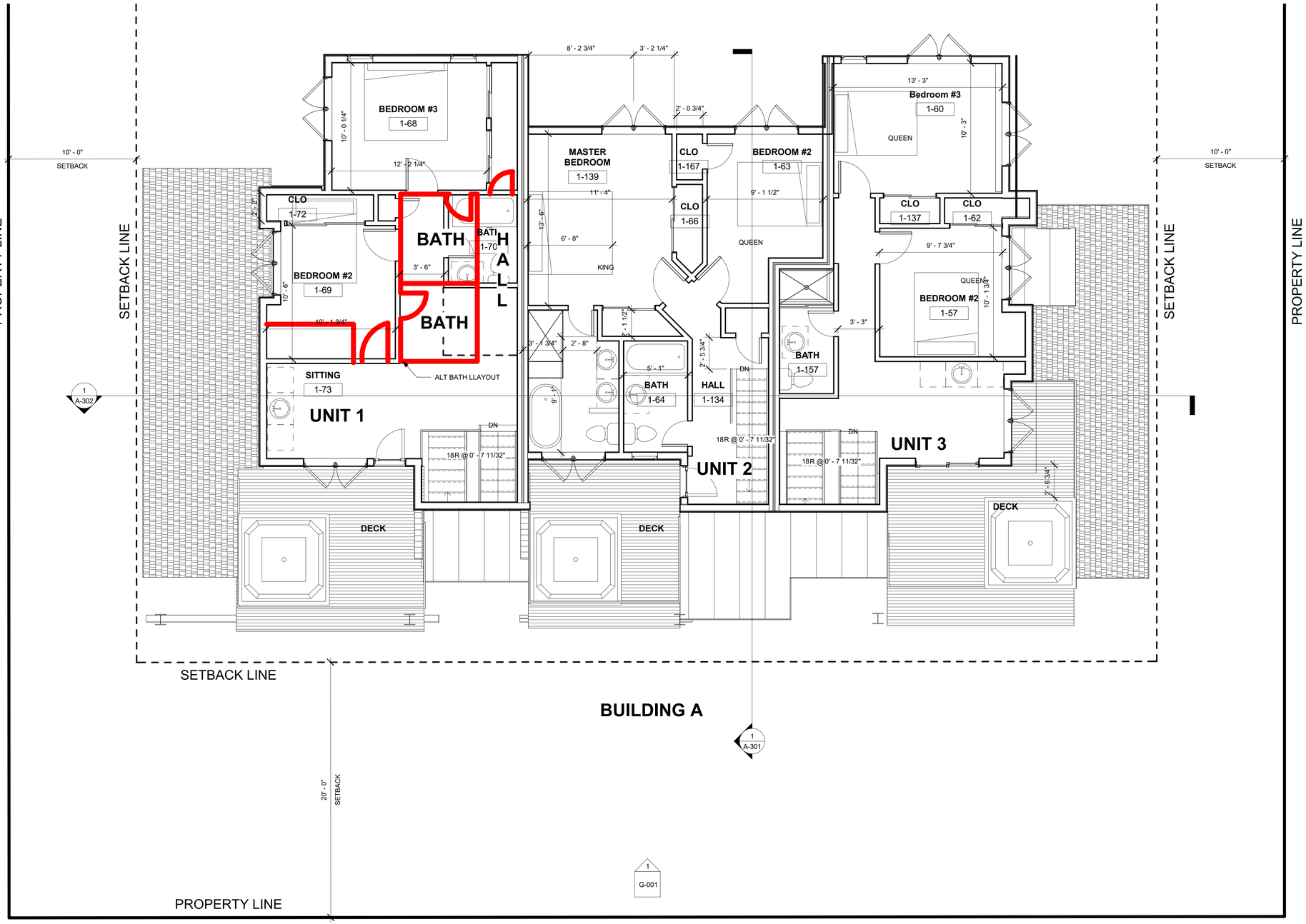
313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
2ND LEVEL PLAN - BUILDING B

SCALE: As indicated
SHEET NUMBER
A-111B

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt
3/2/2023 10:40:56 AM





1 1RB-3rd LEVEL PLAN - BUILDING A
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:40:58 AM

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat

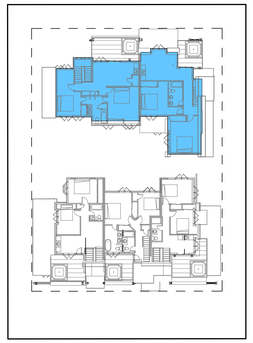
ISSUED FOR:
Full Major Site Plan Application

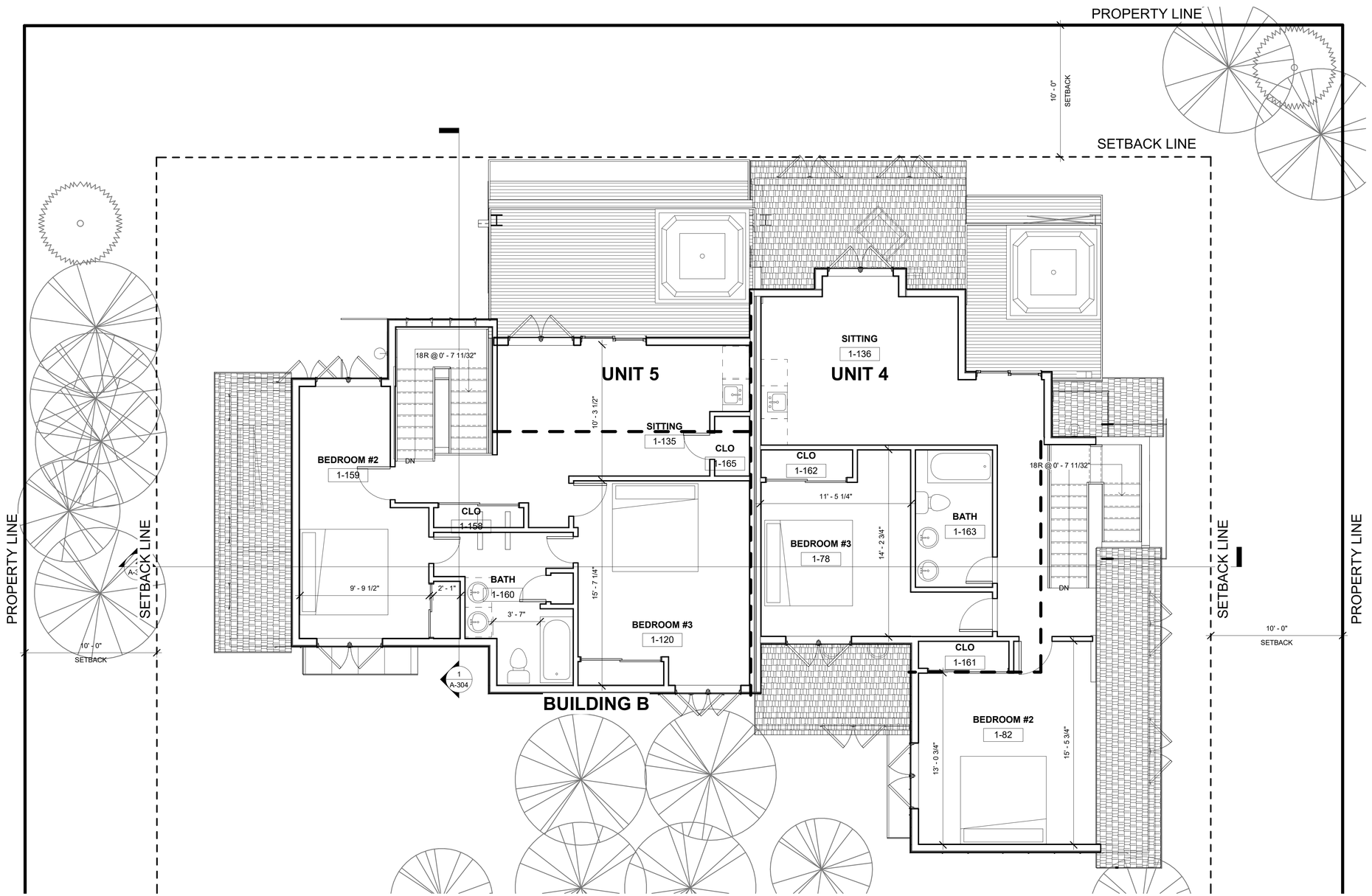
SHEET TITLE:
3RD LEVEL PLAN - BUILDING A

SCALE: As indicated

SHEET NUMBER

A-112A





1 1RB-3rd LEVEL PLAN - BUILDING B
1/4" = 1'-0"

0' 2' 4' 8'

PROJECT NORTH TRUE NORTH

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

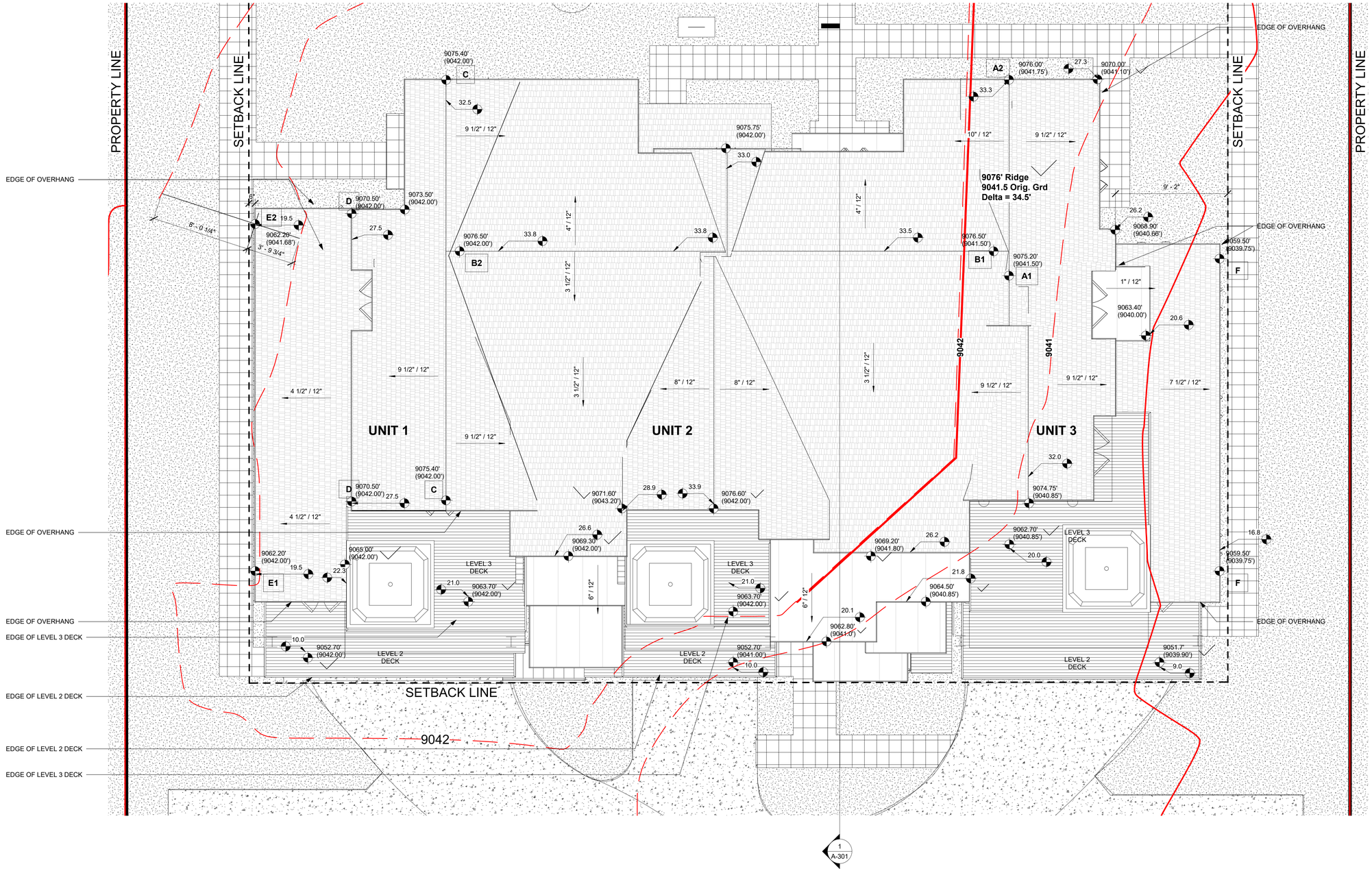
SHEET TITLE:
3RD LEVEL PLAN - BUILDING B

SCALE: As indicated
SHEET NUMBER

A-112B

HEIGHT CALCULATIONS BUILDING A

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A1	9041.50'	N/A	NATURAL GRADE	9075.20'	9075.20' - 9041.40' =	33.80'
A2	9041.75'	9041.2'	NATURAL GRADE	9076.00'	9076.00' - 9041.75' =	34.25'
B1	9041.50'	N/A	NATURAL GRADE	9076.50'	9076.5' - 9041.50' =	35.00'
B2	9042.00'	N/A	NATURAL GRADE	9076.50'	9076.50' - 9042.00' =	34.00'
C	9042.00'	9042.2'	NATURAL GRADE	9075.40'	9075.4' - 9042.00' =	33.40'
D	9042.00'	9042.0'	NATURAL GRADE	9070.50'	9070.50' - 9042.00' =	28.50'
E1	9042.00'	9042.0'	NATURAL GRADE	9062.20'	9062.20' - 9042.00' =	20.20'
E2	9041.68'	9041.7'	NATURAL GRADE	9062.20'	9062.20' - 9041.68' =	20.50'
F	9039.75'	9041.2'	NATURAL GRADE	9059.50'	9059.50' - 9039.75' =	19.75'



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

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat

ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
ROOF PLAN - BUILDING A

SCALE: As indicated
SHEET NUMBER

A-113A

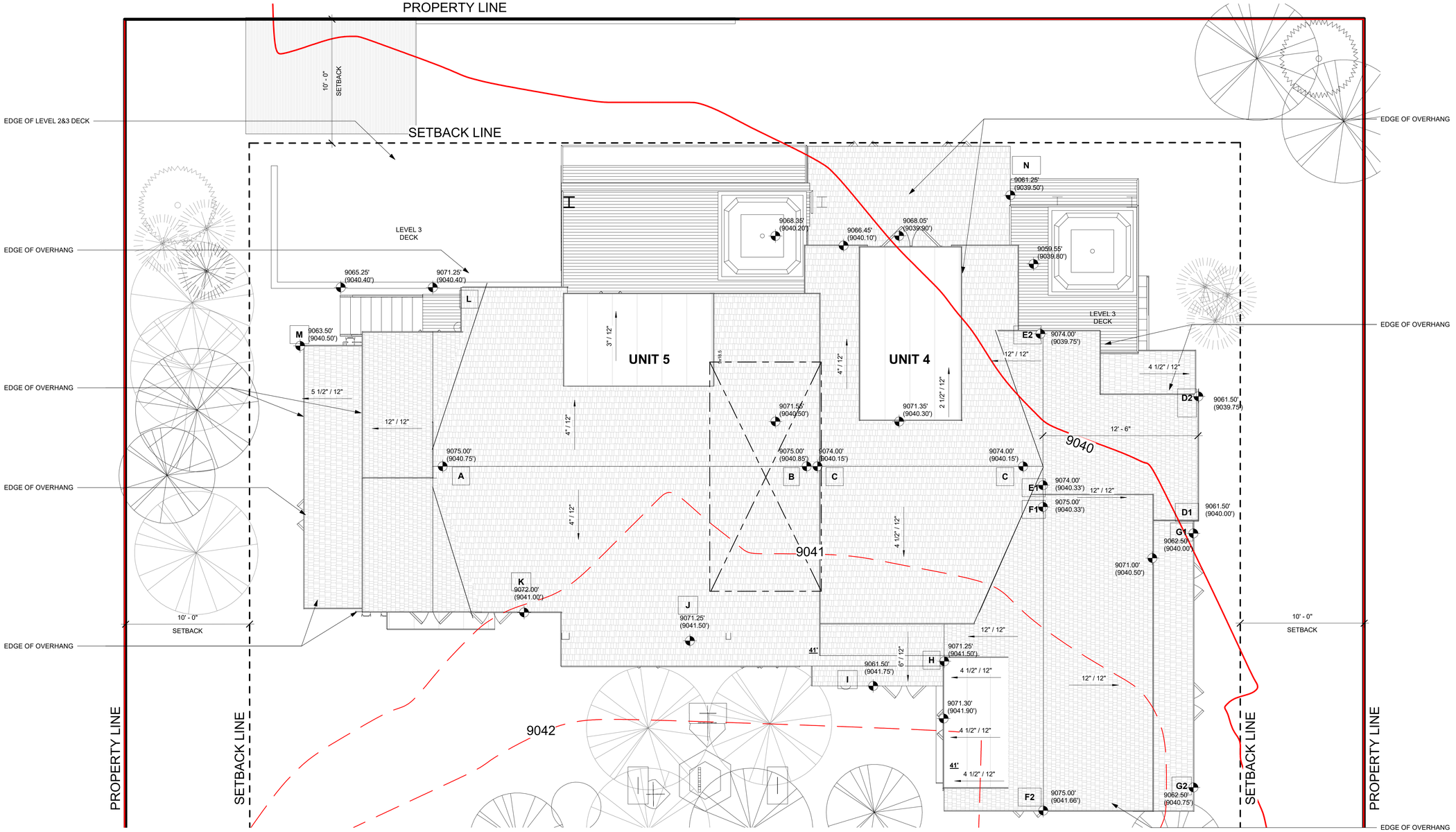
BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:41:02 AM

HEIGHT CALCULATIONS BLDG B

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9040.75'	N/A	NATURAL GRADE	9075.00'	9075.00' - 9040.75' =	34.25'
B	9040.85'	N/A	NATURAL GRADE	9075.00'	9075.00' - 9040.85' =	34.15'
C	9040.15'	N/A	NATURAL GRADE	9074.00'	9074.00' - 9040.15' =	33.85'
D1	9040.00'	9040.5	NATURAL GRADE	9061.50'	9061.50' - 9040.00' =	21.50'
D2	9039.75'	9041.0	NATURAL GRADE	9061.50'	9061.50' - 9039.75' =	21.75'
E1	9040.33'	N/A	NATURAL GRADE	9074.00'	9074.0' - 9040.33' =	33.67'
E2	9039.75'	N/A	NATURAL GRADE	9074.00'	9074.0' - 9039.75' =	34.25'
F1	9040.30'	N/A	NATURAL GRADE	9075.00'	9075.00' - 9040.30' =	34.70'
F2	9041.66'	90410,00'	NATURAL GRADE	9075.00'	9075.00' - 9041.66' =	33.34'

G1	9040.00'	9041.0'	NATURAL GRADE	9062.50'	9062.50' - 9040.00' =	22.00'
G2	9040.75'	9041.0'	NATURAL GRADE	9062.50'	9062.50' - 9040.50' =	21.75'
H	9041.5'	9041.0'	NATURAL GRADE	9071.25'	9071.25' - 9041.50' =	29.75'
I	9041.5'	9041.0'	NATURAL GRADE	9061.50'	9061.50' - 9041.75' =	19.75'
J	9041.5'	9041.0	NATURAL GRADE	9071.25'	9071.25' - 9041.5' =	29.75
K	9041.0'	9041.0'	NATURAL GRADE	9072.00'	9072.00' - 9041.00' =	31.00'
L	9040.40'	9041.0'	NATURAL GRADE	9071.25'	9071.25' - 9040.40' =	30.85'
M	9040.50'	9041.00'	NATURAL GRADE	9063.50	9063.50' - 9040.50' =	23.00
N	9039.50'	9040.0'	NATURAL GRADE	9061.25'	9061.25' - 9039.5' =	21.75'
L	9039.55'	9040.5'	NATURAL GRADE	9062.20'	9062.20' - 9039.55' =	22.65'



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

0' 2' 4' 8'

PROJECT NORTH

TRUE NORTH

BIM 360://313 GALENA/313 Galena 5 UNITS 20231215-DD#1.rvt

3/2/2023 10:41:03 AM

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
ROOF PLAN - BUILDING B

SCALE: As indicated
SHEET NUMBER

A-113B

3/8/2023 4:10:38 PM BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
PERSPECTIVES

SCALE:
SHEET NUMBER
A-140

EXTERIOR WINDOW
COLOR - BLACK
ANDERSON 100 SERIES WINDOWS
NOT MIRRORED OR REFLECTIVE

ASPHALT SHINGLE ROOFING
GAF - TIMBERLINE HDZ
CHARCOL

COMPOSITE TRIM, WOOD
FASCIA PAINTED

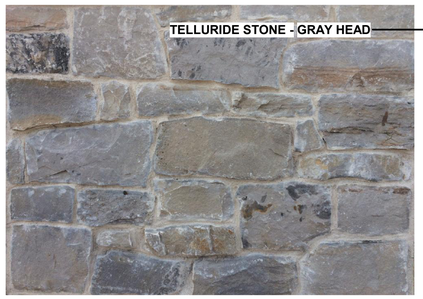
LAP SIDING

BLACK CORRUGATED METAL

METAL RAILING COLOR
MATTE BLACK

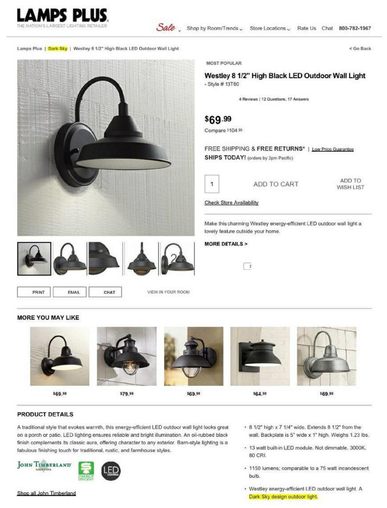
INSULATED METAL GARAGE DOOR
COLOR - CHARCOAL

1 1-BLDG B Copy 1



TELLURIDE STONE - GRAY HEAD

TRESTLEWOOD - THERMAL BROWN
LAP SIDING



EXTERIOR LIGHT FIXTURES (DARK SKY TYPE)

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat

ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
EXTERIOR FINISH MATERIAL BOARD

SCALE:

SHEET NUMBER
A-150

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt
2/17/2023 11:45:34 AM

1 RB SOUTH Elevation - BUILDING A
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

2 RB NORTH Elevation - BUILDING A
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

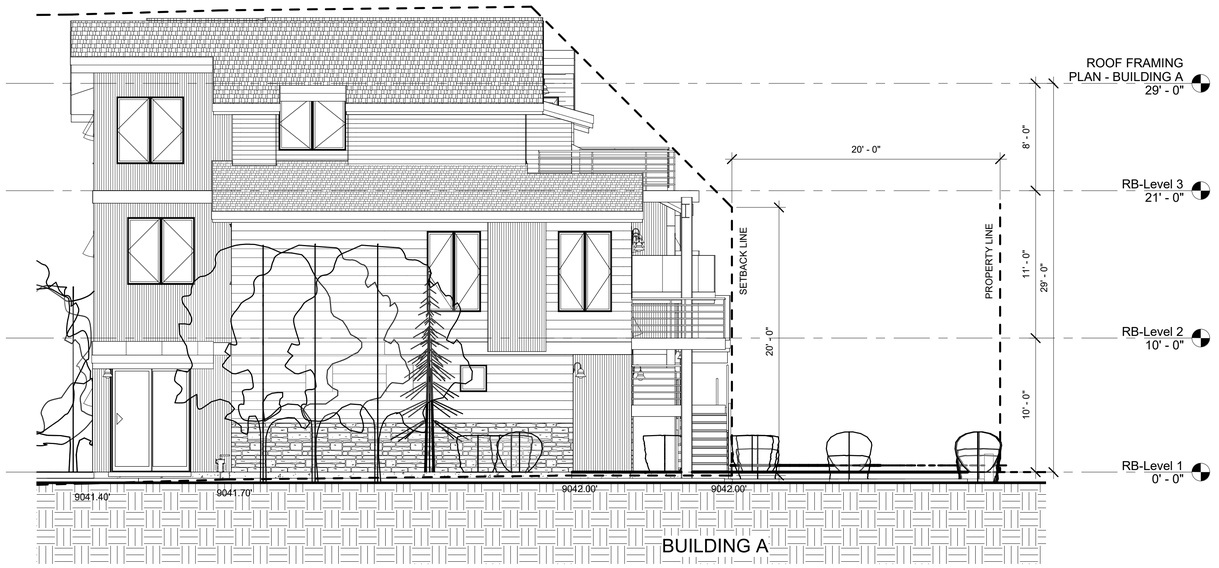
313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING A

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

A-200

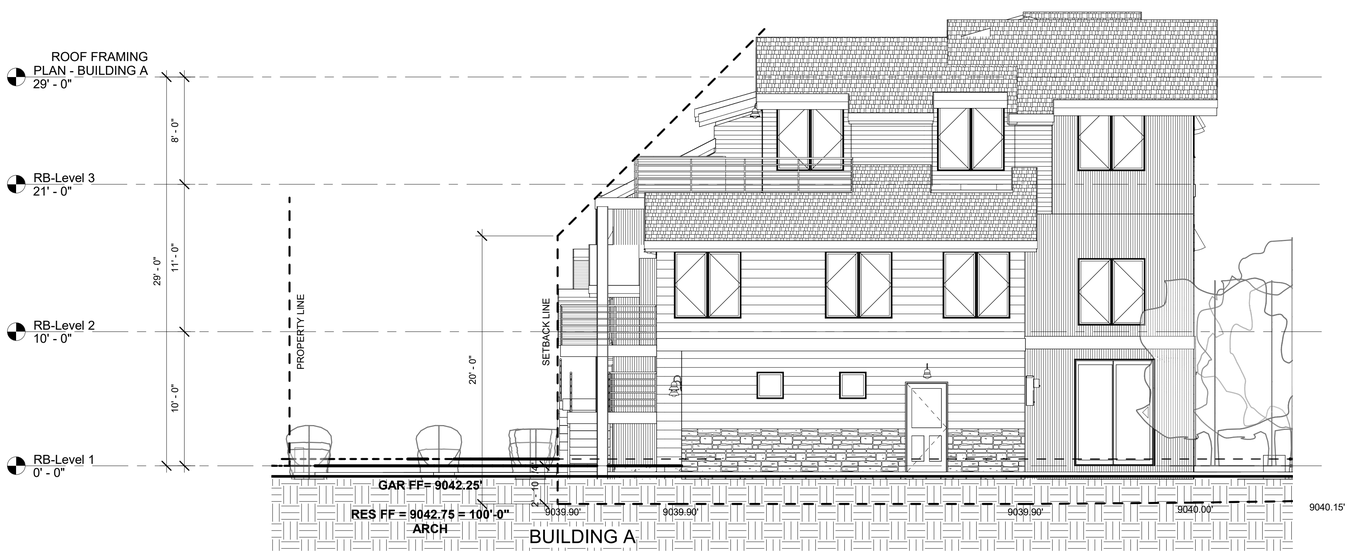
BIM 360://313 GALENA/313 Galena 5 UNITS 20231025-DD#1.rvt
3/2/2023 10:41:09 AM



1 RB WEST Elevation - BUILDING A
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'



2 RB EAST Elevation - BUILDING A
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

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

NOT FOR CONSTRUCTION

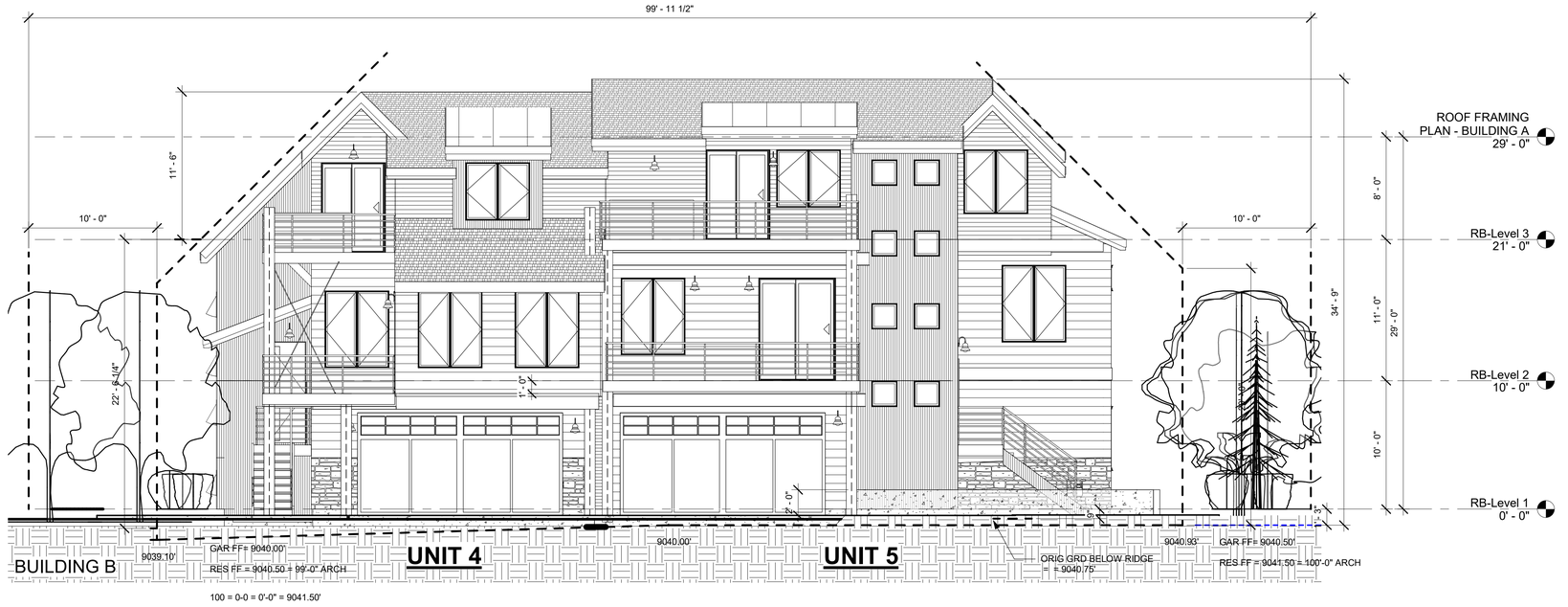
313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING A
SCALE: 3/16" = 1'-0"
SHEET NUMBER
A-201

3/2/2023 10:41:11 AM BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt



1 RB NORTH Elevation - BUILDING B
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

2 RB SOUTH Elevation - BUILDING B
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

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

NOT FOR CONSTRUCTION

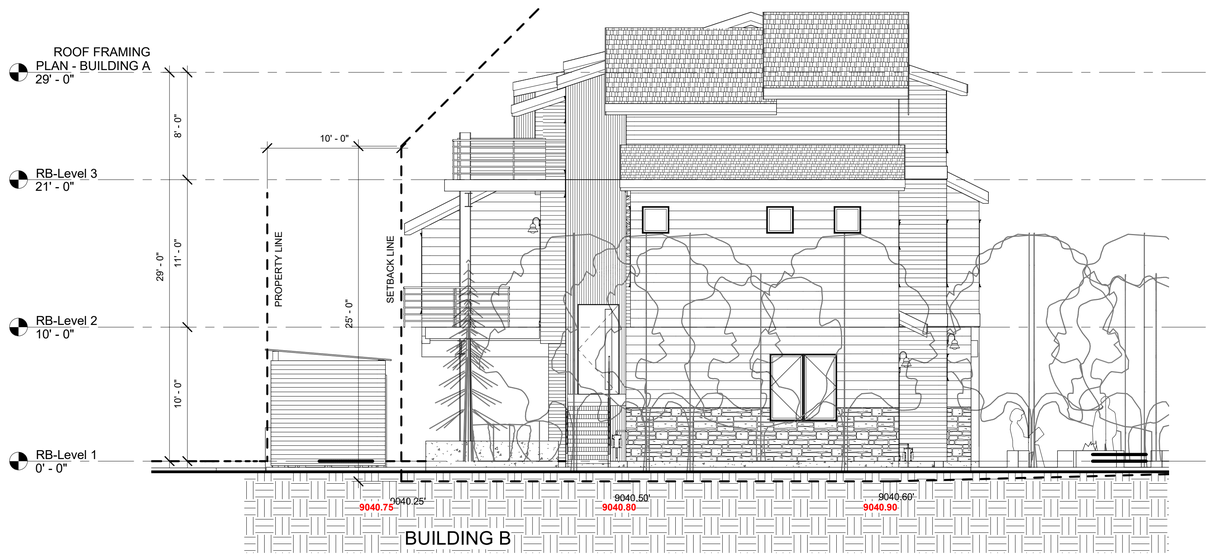
313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING B

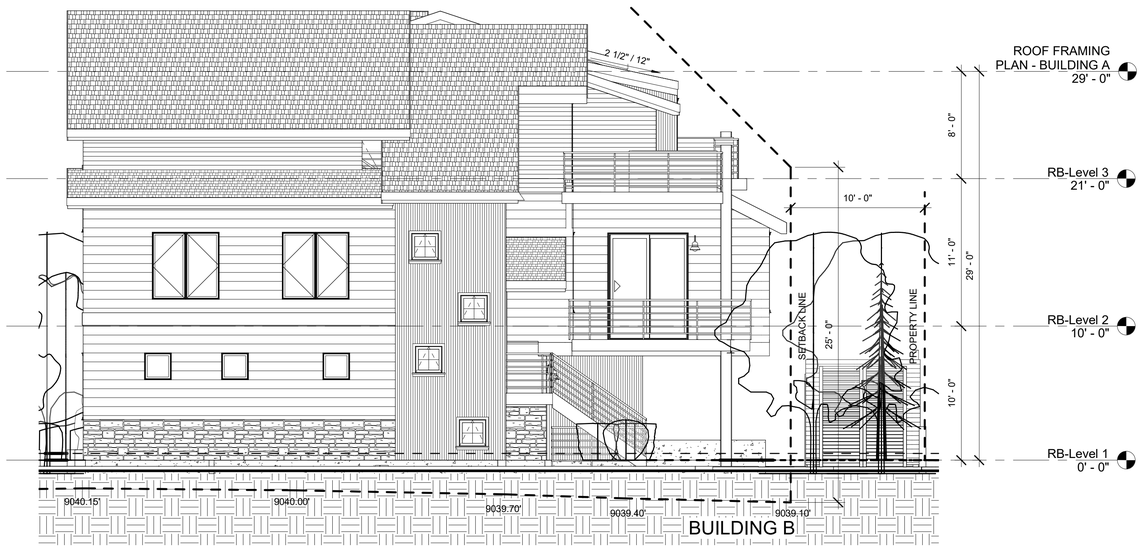
SCALE: 3/16" = 1'-0"
SHEET NUMBER
A-202



1 RB WEST Elevation - BUILDING B
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'



2 RB EAST Elevation - BUILDING B
3/16" = 1'-0"

ALL EXTERIOR MATERIALS CLADDING WILL WRAP TO INSIDE CORNER

0' 2' 4' 8'

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

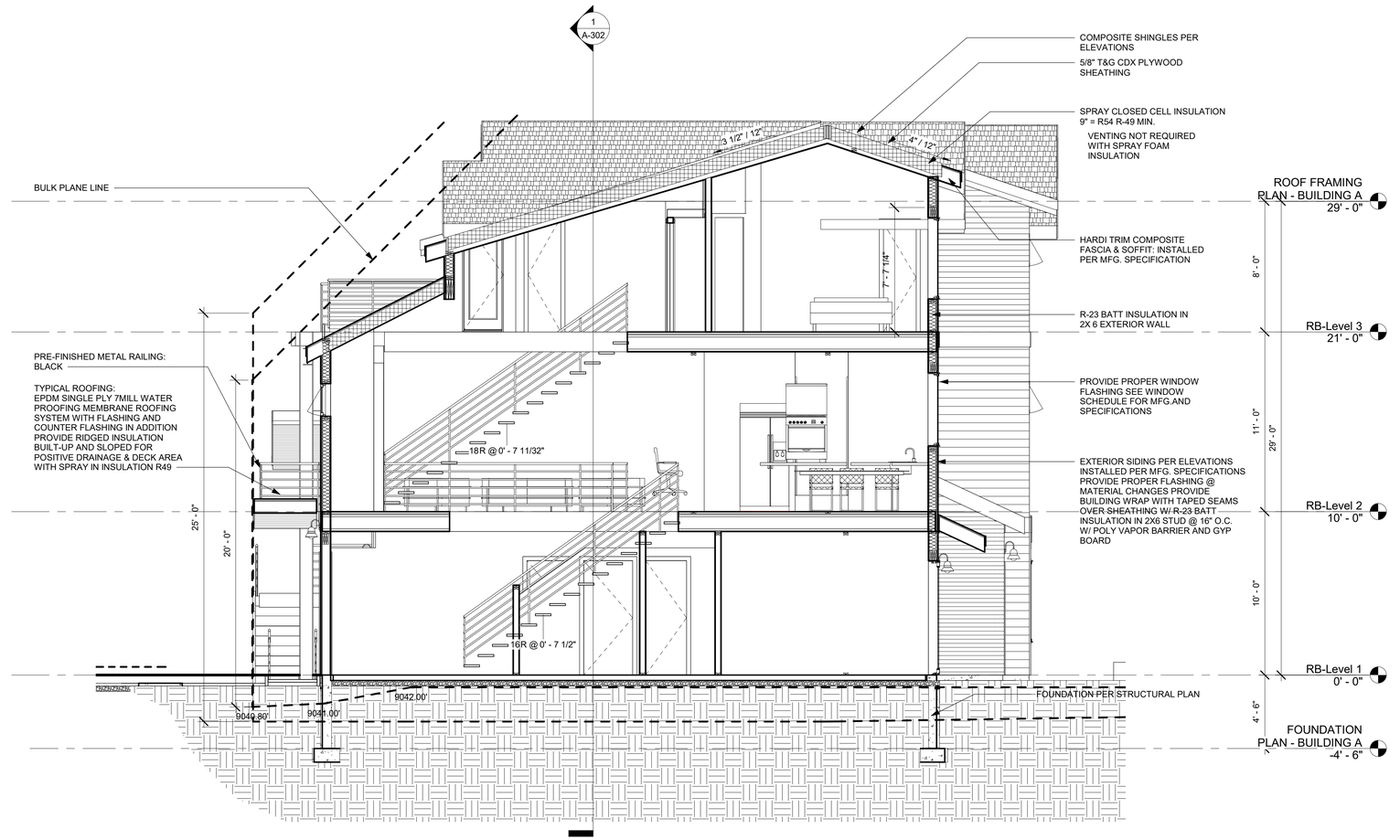
NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDING B
SCALE: 3/16" = 1'-0"
SHEET NUMBER
A-203



1 SECTION 1 - BUILDING A
1/4" = 1'-0"

0' 2' 4' 8'

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

3/2/2023 10:41:18 AM

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

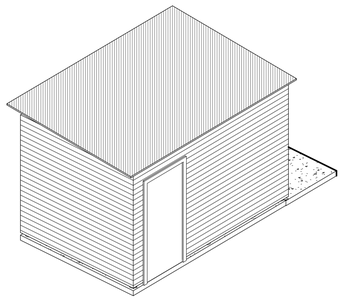
PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

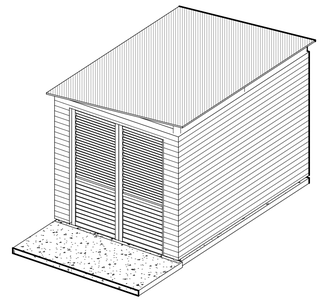
SHEET TITLE:
BUILDING A SECTIONS

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

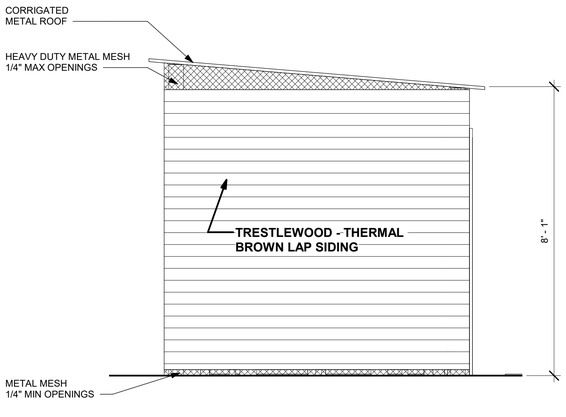
A-301



8 TE - AXON SW

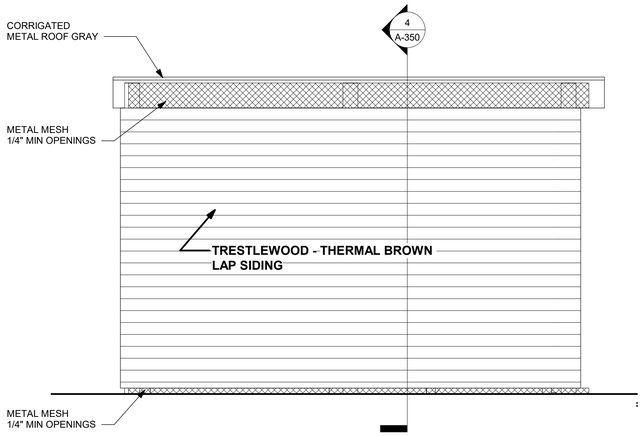


7 TE - AXON NE



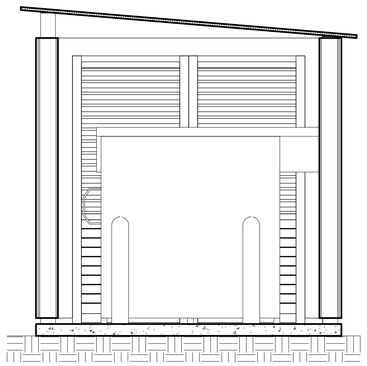
6 TE - WEST ELEVATION
1/2" = 1'-0"

0' 1' 2' 4'

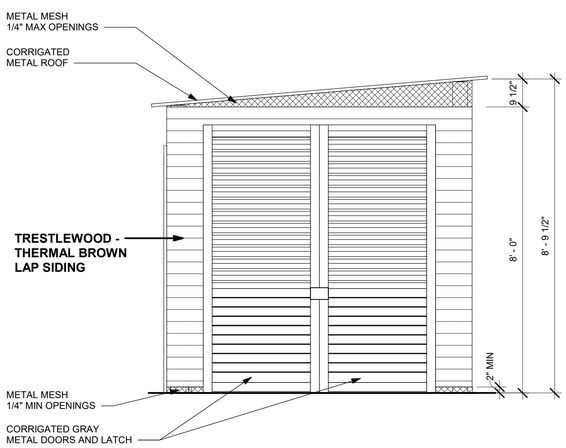


5 TE - NORTH ELEVATION
1/2" = 1'-0"

0' 1' 2' 4'

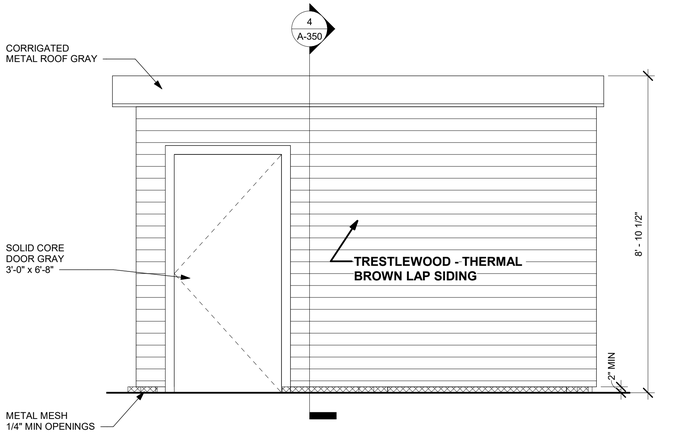


4 TE SECTION
1/2" = 1'-0"



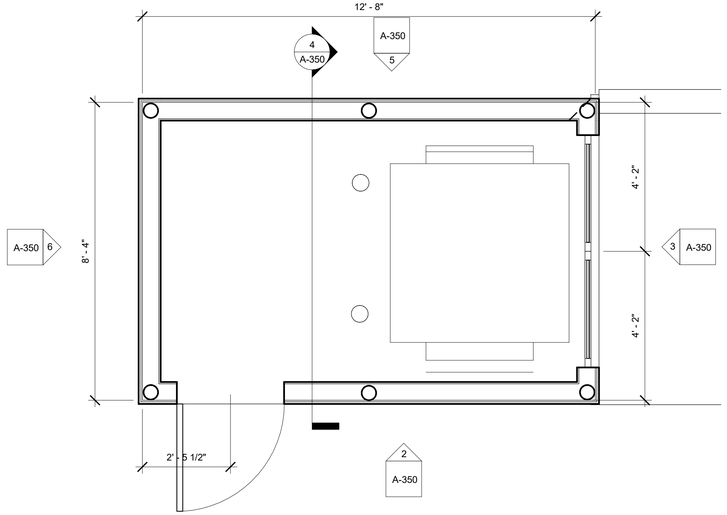
3 TE - EAST ELEVATION
1/2" = 1'-0"

0' 1' 2' 4'



2 TE - SOUTH ELEVATION
1/2" = 1'-0"

0' 1' 2' 4'



1 TE - ENLARGED PLAN
1/2" = 1'-0"

0' 1' 2' 4'

BIM 360://313 GALENA/313 Galena 5 UNITS 2023 0215-DD#1.rvt

2/17/2023 6:32:18 PM

Drumbeat

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

NOT FOR CONSTRUCTION

313 Galena Street
Peak One River Retreat
313 GALENA STREET
FRISCO, COLORADO

PROJ. NO. 21350
DATE: 12/28/2022

313 Galena Street
Peak One River Retreat
ISSUED FOR:
Full Major Site Plan Application

SHEET TITLE:
TRASH ENCLOSURE DETAILS

SCALE: 1/2" = 1'-0"
SHEET NUMBER

A-350