PLOENHAUS
noun | plain·house | \'plānhaús\
Abby@PloenHaus.com | 303.277.9390 | PloenHaus.com
6590 East Lake Place, Centennial CO 80111

July 18th, 2023

Planning Commission
Town of Frisco
P.O. Box 4100
Frisco, CO 80443

Re: Project Narrative for Tango Townhomes located at:

400 Granite St.
Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Sketch Plan approval. In our submittal package you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outline below. Thank you very much for your time.

Sincerely,
Abby Ploen
Architect

Tango Townhomes Narrative

The proposed Townhome development, located at 400 Granite St., is shown with (3) total units. The unit breakdown is as follows:

(3) 3 bedroom Units

The project is being developed under the standards of the Town of Frisco's Unified Development Code. Within this code the project is following the below standards:

RESIDENTIAL HIGH DENSITY *(UDC 180-3.7)*

The proposed project will help further develop the commercial district by adding reasonable density and full market units to help drive business. The proposed elevations are well suited to add to the already beautifully designed Town of Frisco by having extensive plane changes in the roofs and walls, a cohesive building look that is not a "duplicate" layout, varied finish materials and a relatively small scale to stay away from the "big box" look. The façade of the proposed development has been broken

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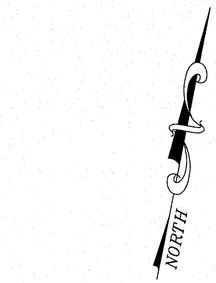
down extensively to reduce the scale and to allow the smaller massing to fit into the existing mountain character of the neighborhood.

We are proposing (6) small 45-degree bulk plane encroachments for Architectural relief for a total of 350 csf of total.

The elevations have employed all of the techniques laid out in the UDC to articulate the different wall surface. The techniques used are, balconies/decks/patios, Building elements that provide shelter from natural elements, offsets/insets/bays, a change in texture or materials that are consistent with the overall architectural style of the building plane, variation in roof planes or roof forms, and variation in window sizes and shapes. Deeper eves are being used where the bulk plane is non-restricting.

Since the project contains two or more units, great care has been taken in the design to provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition, as it states in the code. The buildings are designed to look "whole" and not one unit standing out in repeat. The roof elements have been broken up as to be complementary to the existing architecture of the area. Min. 4:12 pitched roofs, flat roofs and roof decks together allow the overall project to be dynamic, gives more character to the buildings and utilizes the great views. They are also designed to try and minimize snow sheading on living, utilities and circulation areas, when possible. The project color palette is natural light brown tones with natural steel accents and all other materials are of low-gloss finish. The building materials and colors are keeping with the surrounding buildings and are of natural materials, non-shinny finishes and varied extensively at every wall plane deviation. Overall, this project has been designed to conform to all the applicable standards of the UDC and contribute to the beautiful Town of Frisco.

AN IMPROVEMENT SURVEY PLAT & TOPOGRAPHIC MAP OF
LOTS 11 & 12, BLOCK 19, FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

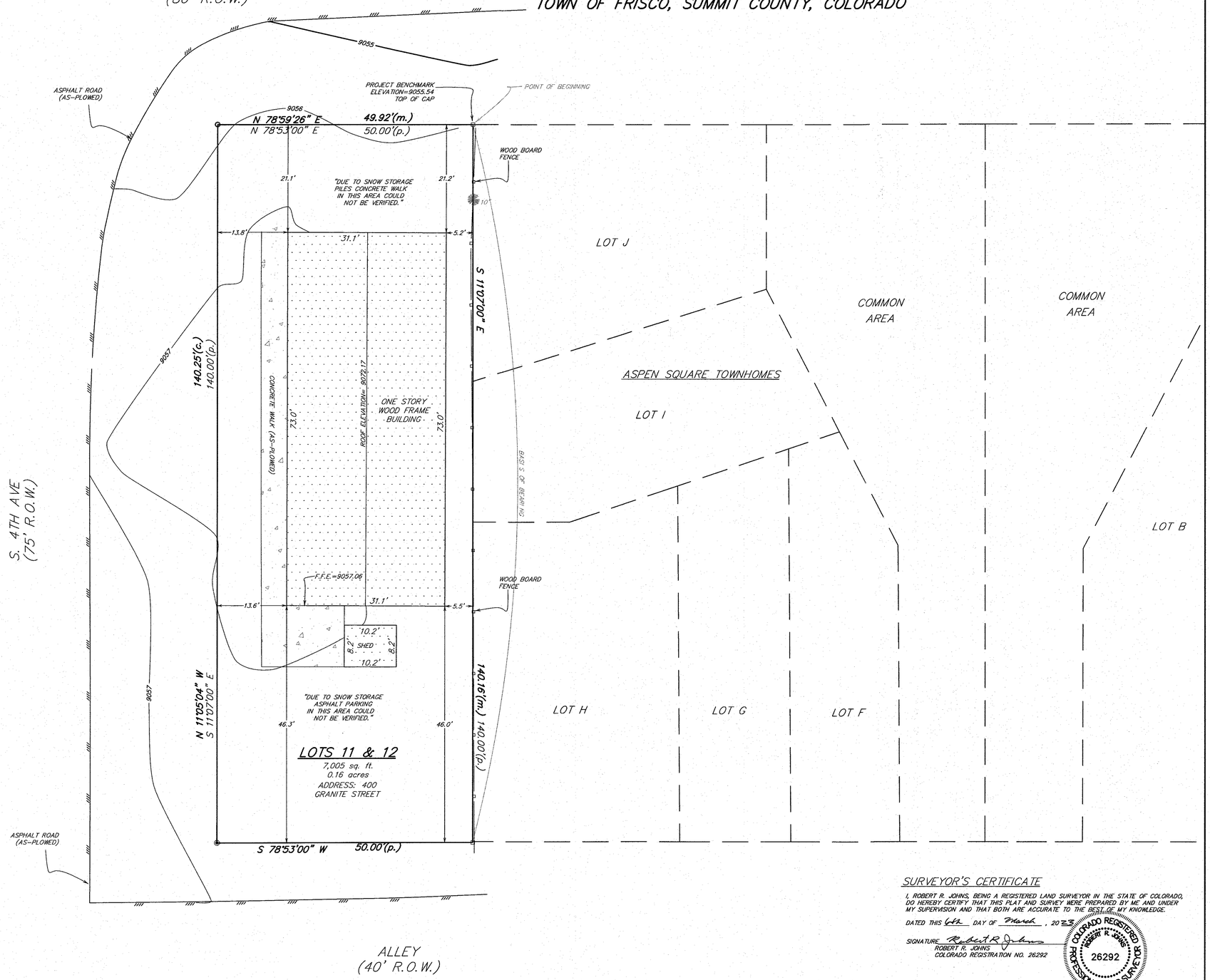
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE OF FIELD SURVEY: 02/20/2023
CONTOUR INTERVAL=1 FOOT

LEGEND

- SET REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & YELLOW PLASTIC CAP (PLS ILLEGIBLE)
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- 8" TREE WITH TRUNK DIAMETER
- (m.) MEASURED COURSE
- (p.) PLATTED COURSE
- (c.) CALCULATED COURSE



SURVEYOR'S CERTIFICATE

I, ROBERT R. JOHNS, 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 6th DAY OF March, 2023

SIGNATURE Robert R Johns

ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

Drawn GAW/ESH	Dwg 22666ISP	Project 22666
Checked RRJ	Date 2/16/2023	Sheet 1 of 1

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

NOTE: 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 THE CERTIFICATION SHOWN HEREON.

SITE PLAN DATA

TOTAL AREA OF PROPERTY	0.16 ACRES / 7,005 SQ. FT.
MAX BUILDING HEIGHT	35' FLAT & PITCHED
LOT COVERAGE (BUILDING, DRIVEWAYS, DECKS & PATIO/SIDEWALKS OVER 3' WIDE)	MAX: 7,005 SQ. FT. X 55% = 3,853 SQ.FT ACTUAL = 3,637 SQ.FT
LAWN AREA	7,005 SQ. FT. X 10% = 700.5 SQ. FT. MAX ACTUAL: 0 SQ. FT.

BUILDING DATA

JURISDICTION	TOWN OF FRISCO
ZONING	RESIDENTIAL HIGH DENSITY
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE
ACCESSIBLE UNITS REQ.	NONE

HEIGHT TABLE

POINT	N. GRADE	F. GRADE	LOWEST	RIDGELINE	HEIGHT	W/ RAILING	MAX HEIGHT
A	9057	9057.4	9057	9081	24'	YES	35'
B	9057	9057	9057	9091.34	34.34'	N/A	35'
C	9057	9057	9057	9091.34	34.34'	N/A	35'
D	9057	9057	9057	9091	34'	N/A	35'
E	9057	9057	9057	9091	34'	N/A	35'
F	9057	9058.4	9057	9081	24'	YES	35'
G	9057	9057	9057	9083.3	26.3'	N/A	35'
H	9057	9057	9057	9090.7	33.7'	YES	35'

OFF-STREET PARKING DATA

OCCUPANCY	GROSS AREA	PARKING STALL RATIO	# OF STALLS REQUIRED	# OF STALLS (ACTUAL)
RESIDENTIAL	(3) 3 BEDROOM UNITS	1 PER BDRM./ 4 MAX	9	9
	ADA VAN		0	0
	VISITOR	1 PER 5 UNITS	0	0
TOTAL			9	9

1. MIN. PARKING DIMENSIONS 9' X 18.5' PER TOWN OF FRISCO

DRIVEWAY DIMENSIONS

LOCATION	TOWN REQUIRED WIDTH	FIRE REQUIRED WIDTH	ACTUAL WIDTH
UNIT 1	20' MAX	-	9'
UNIT 2	20' MAX	-	9'
UNIT 3	20' MAX	-	9'

TRASH ENCLOSURE

SIZE	# OF ENCLOSURES REQUIRED	# OF ENCLOSURES PROVIDED
-	0	0

1. ALL DUMPSTER ENCLOSURES SHALL BE IN ACCORDANCE TO THE TOWN OF FRISCO DEVELOPMENT STANDARDS, SECTIONS 180-6.17 & SECTION 180-5.2.3.

SNOW STORAGE

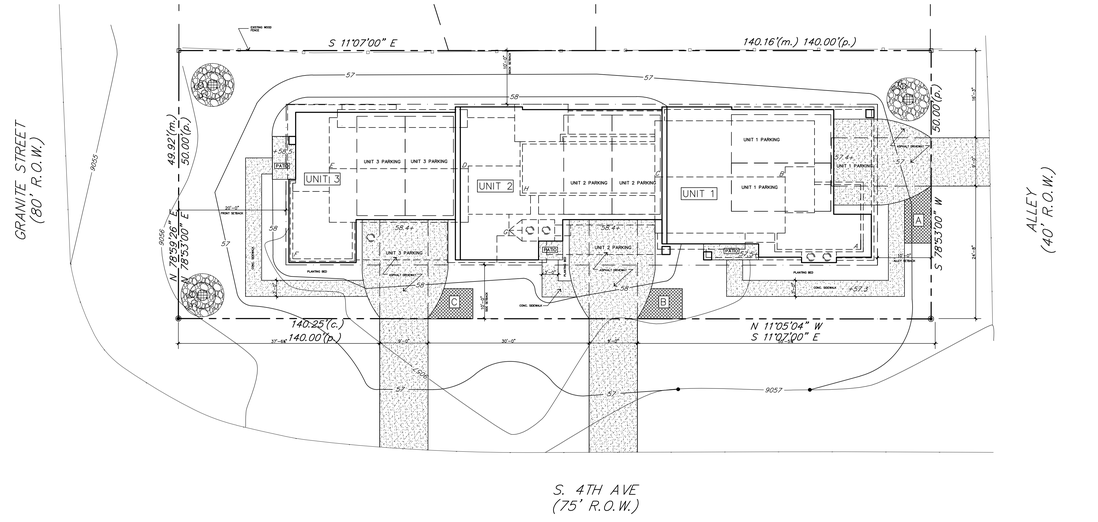
	TOTAL UNCOVERED PAVED AREA	25% OF UNCOVERED PAVED
A	145 SF	37 SF
B	166 SF	42 SF
C	151 SF	38 SF
TOTAL	462 SF	117 SF

BULK PLANE ENCROACHMENTS

A	100 CSF
B	30 CSF
C	16 CSF
D	96 CSF
E	84 CSF
F	24 CSF
TOTAL	350 SF

SITE PLAN NOTES

1. EXISTING SITE INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY RANGE WEST PHONE: 970.468.6281 JOB #22666
2. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVEMENTS SHOWN ON THE SITE PLAN.
3. SEE CIVIL DRAWINGS FOR DETAILS ON GRADING, EROSION CONTROL, AND STORM WATER RUNOFFF.
4. G.C. IS TO NOTIFY UTILITY COMPANIES AND COORDINATE THE INSTALLATION OF ELECTRICAL, GAS, WATER, SEWER, CABLE T.V. AND TELEPHONE SERVICES. G.C. IS TO PAY FOR ANY ADDITIONAL COSTS.
5. REMOVE ALL TOP SOIL OVER THE BUILDING AREA FOR A DISTANCE OF TEN FEET BEYOND THE OUTSIDE WALLS. PLACE SOIL IN A NEAT PILE ON THE LOT WHERE DIRECTED BY OWNER.
6. EXCAVATION AT WALLS IS TO BE MADE 18 INCHES LARGER THAN OUTSIDE FOUNDATION WALL DIMENSIONS IN EVERY DIRECTION TO ALLOW FOR INSPECTION, WATERPROOFING, DRAIN PIPE, ETC.
7. MATERIAL USED FOR FILL SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN 6 INCHES, OR BRUSH OR SOD.
8. COMPACT EACH FILL MATERIAL LAYER USING SUITABLE EQUIPMENT. MOISTEN OR AERATE LAYERS TO ATTAIN STANDARD PROCTOR DENSITIES AS FOLLOWS:
   1. EXTERIOR SIDE OF FOUNDATION WALLS: 90%
   2. FLOOR AND GARAGE SLAB FILL: 100%
   3. FOOTINGS: 100%
9. G.C. SHALL BRING FINISHED GRADES TO THE ELEVATIONS AND CONTOURS SHOWN ON THE DRAWINGS. SLOPE FINISHED GRADE AWAY FROM BUILDING A MINIMUM OF 1 FOOT IN 10 FEET UNLESS SHOWN OTHERWISE.
10. TANDEM PARKING SPACES TO COMPLY COMPLETELY WITH ALL CRITERIA LAID OUT IN THE TOWN OF FRISCO'S UDC, TANDEM PARKING SECTION (180-6.13.4)
11. BOLLARDS ON THE ALLEY SIDE OF THE TRANSFORMER ARE TO BE INSTALLED FOR PLOWING PURPOSES.
12. HOA WILL BE RESPONSIBLE FOR ANY AND ALL FIXES THAT MAY OCCUR WITH WATER ISSUES BETWEEN UNITS A & B DUE TO TIGHT QUARTERS.
13. BMPS MUST BE DOUBLED UP ALONG MATERIAL STORAGE AREAS AND CONCRETE WASHOUTS.

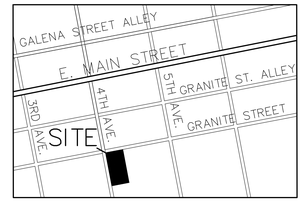


NORTH

SITE PLAN

0 10 20 30

SCALE 1" = 10'



NORTH NOT TO SCALE

VICINITY MAP

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- DRIVEWAY
- CONSTRUCTION LIMITS FENCE
- SNOW STORAGE
- DRAINAGE SWALE
- MAIN LEVEL 5810 — BUILDING ELEVATION
- 5808.75 — SPOT ELEVATION
- 1/A7 — WALL OR DETAIL SECTION MARK
- 1/A7 — INTERIOR ELEVATION
- A/A6 — CROSS SECTION MARK
- 20 — DOOR NUMBER (RE: DOOR SCHEDULE)
- F.D. — FLOOR DRAIN
- 1/A7 — ENLARGED DETAIL LOCATOR
- CPT / TILE — FLOOR MATERIAL DELINEATION
- 13 — SHEET NOTE
- FA.6 — MATERIAL TAG

PLOENHAUS

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e: Abby@PloenHa
6590 East Lake Pla
Centennial, CO 80

TANGO TOWNHOMES
400 GRANITE ST.
FRISCO, COLORADO

SITE PLAN

JULY 17, 202

A1

PROJECT OWNER
MACATR LLC
8360 W 48TH AVE
WHEAT RIDGE CO 800330000

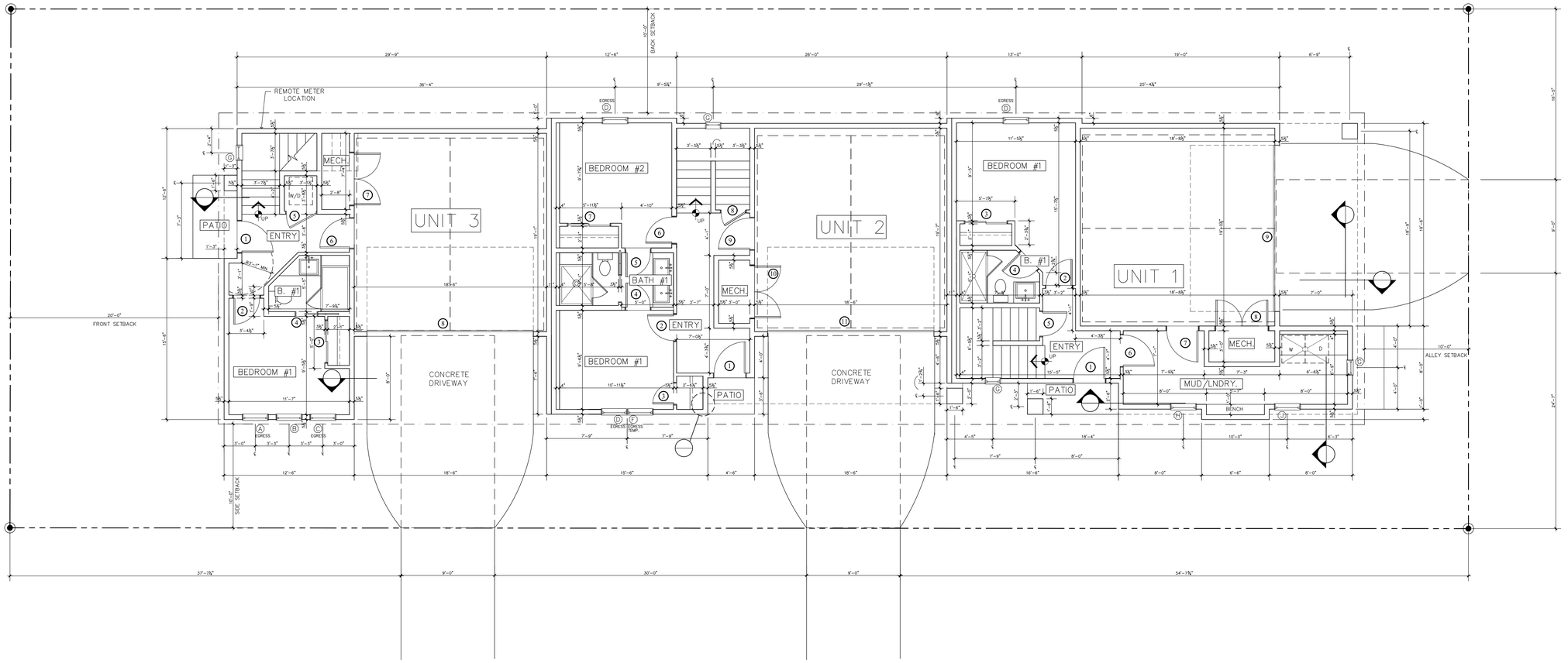
ARCHITECT
PLOENHAUS, LLC
6590 EAST LAKE PLACE
CENTENNIAL, COLORADO 80111
303.495.8124
ABBY@PLOENHAUS.COM
CONTACT: ABBY PLOEN

BUILDER
CAMPBELL CONSTRUCTION, LLC
110 S. 1ST AVE., UNIT #1
FRISCO, CO 80443
970.389.7246
PETECAMPBELLCONSTRUCTION@COMCAST.NET
CONTACT: PETE CAMPBELL

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
P.O. BOX 676
CONIFER, CO 80433
303-838-2222
JOE@SUNDQUISTDESIGN.COM
CONTACT: JOE SUNDQUIST

CIVIL ENGINEER
TEN MILE ENGINEERING, INC.
P.O. BOX 1785
FRISCO, CO 80443
303.485.5773
TENMILEENGINEER@AOL.COM
CONTACT: JOE MAGLICIC

ELECTRICAL ENGINEER
KAZIN & ASSOCIATES, INC.
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
720-489-1609
DKAZIN@DMKA.COM
CONTACT: DAVID M. KAZIN, P.E.



LOWER LEVEL PLAN

NORTH

UNIT 1 MARKET UNIT
FIRST LEVEL: 518 SF FINISHED AREA
SECOND LEVEL: 886 SF FINISHED AREA
THIRD LEVEL: 516 SF FINISHED AREA
TOTAL: 1,920 SF FINISHED AREA

UNIT 2 MARKET UNIT
FIRST LEVEL: 537 SF FINISHED AREA
SECOND LEVEL: 888 SF FINISHED AREA
THIRD LEVEL: 532 SF FINISHED AREA
TOTAL: 1,957 SF FINISHED AREA

UNIT 3 MARKET UNIT
FIRST LEVEL: 338 SF FINISHED AREA
SECOND LEVEL: 738 SF FINISHED AREA
THIRD LEVEL: 453 SF FINISHED AREA
TOTAL: 1,529 SF FINISHED AREA

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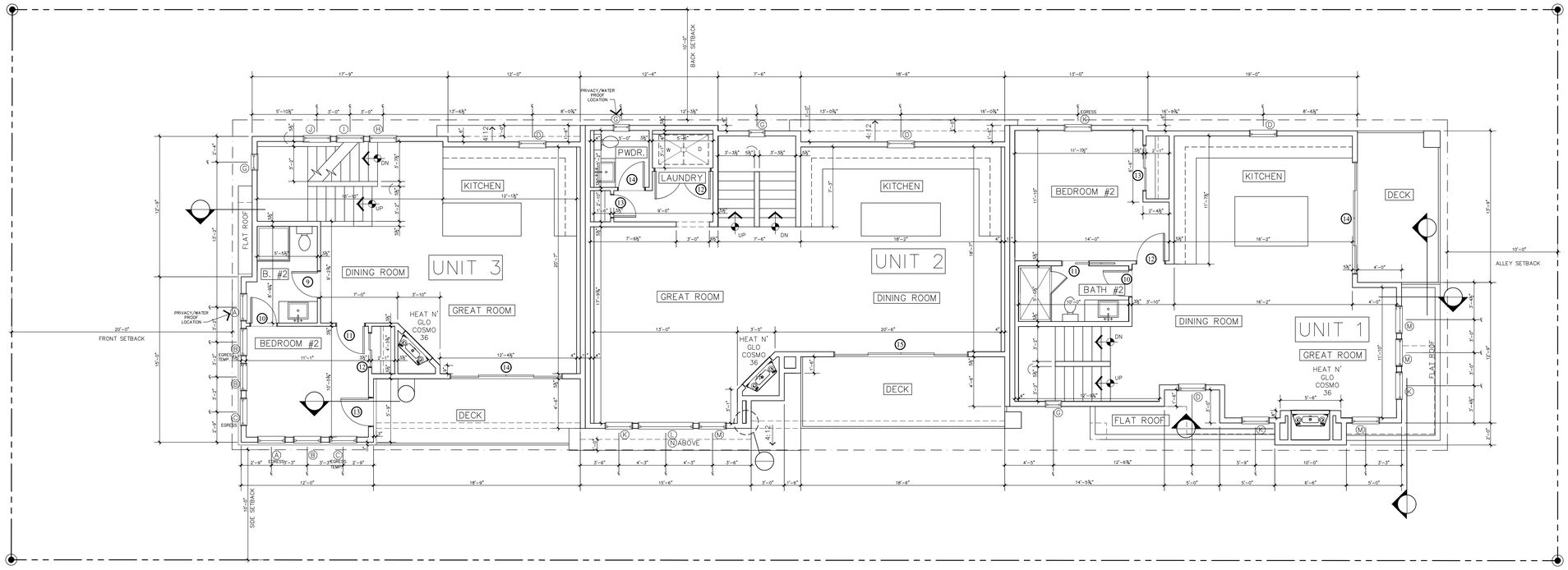
TANGO TOWNHOMES
400 GRANITE ST.
FRISCO, COLORADO

PLANS

JULY 17, 2023
1/4" = 1'-0"

A2



MAIN LEVEL PLAN NORTH

UNIT 1 MARKET UNIT
FIRST LEVEL: 518 SF FINISHED AREA
SECOND LEVEL: 886 SF FINISHED AREA
THIRD LEVEL: 516 SF FINISHED AREA
TOTAL: 1,920 SF FINISHED AREA

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FIRST LEVEL: 537 SF FINISHED AREA
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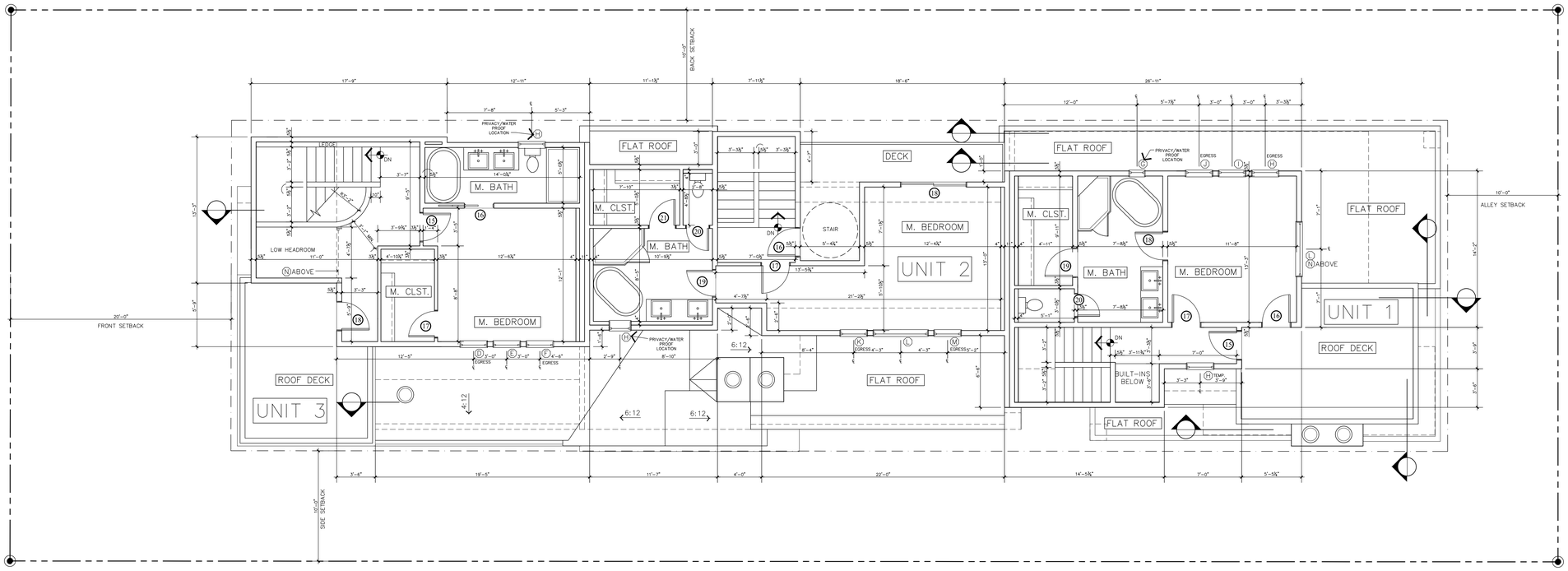
PLANS

JULY 17, 2023
1/4" = 1'-0"

A3



UNIT 1 MARKET UNIT

FIRST LEVEL: 518 SF FINISHED AREA
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UNIT 2 MARKET UNIT

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THIRD LEVEL: 532 SF FINISHED AREA
TOTAL: 1,957 SF FINISHED AREA

UNIT 3 MARKET UNIT

FIRST LEVEL: 338 SF FINISHED AREA
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THIRD LEVEL: 453 SF FINISHED AREA
TOTAL: 1,529 SF FINISHED AREA

UPPER LEVEL PLAN

NORTH

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TANGO TOWNHOMES
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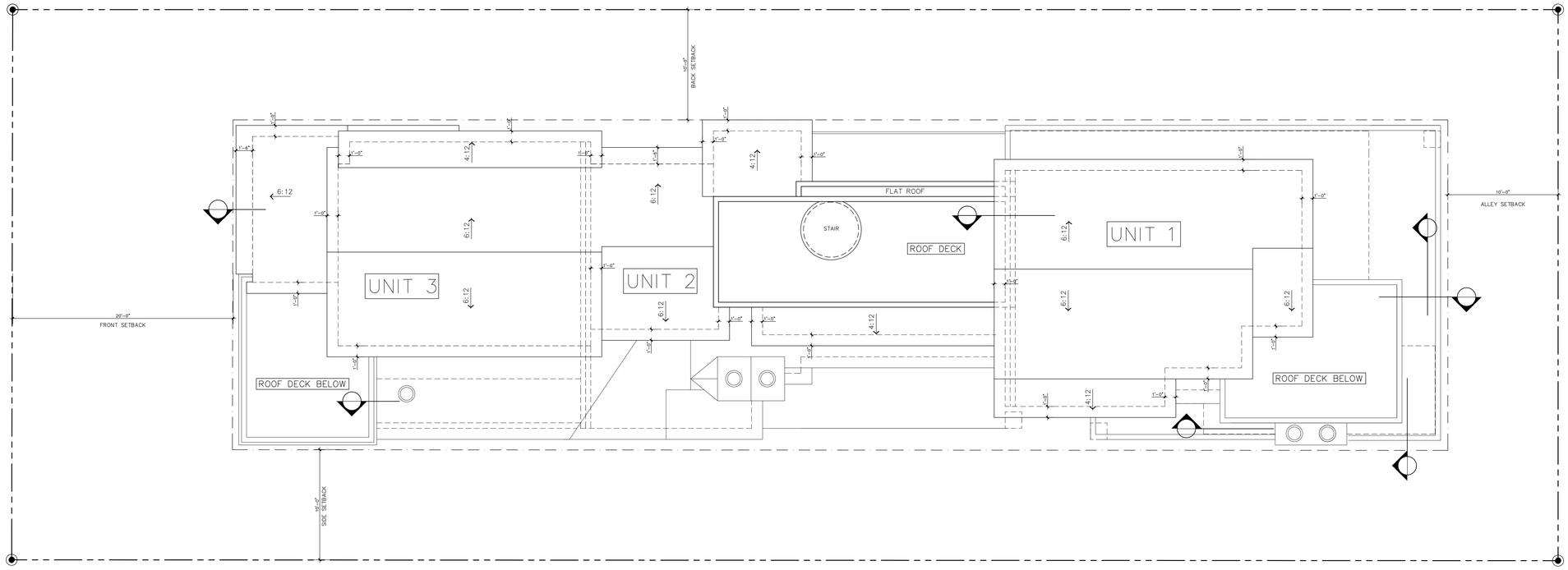
FRISCO, COLORADO

PLANS

JULY 17, 2023
1/4" = 1'-0"

A4



ROOF PLAN NORTH

UNIT 1 MARKET UNIT
FIRST LEVEL: 518 SF FINISHED AREA
SECOND LEVEL: 886 SF FINISHED AREA
THIRD LEVEL: 516 SF FINISHED AREA
TOTAL: 1,920 SF FINISHED AREA

UNIT 2 MARKET UNIT
FIRST LEVEL: 537 SF FINISHED AREA
SECOND LEVEL: 888 SF FINISHED AREA
THIRD LEVEL: 532 SF FINISHED AREA
TOTAL: 1,957 SF FINISHED AREA

UNIT 3 MARKET UNIT
FIRST LEVEL: 338 SF FINISHED AREA
SECOND LEVEL: 738 SF FINISHED AREA
THIRD LEVEL: 453 SF FINISHED AREA
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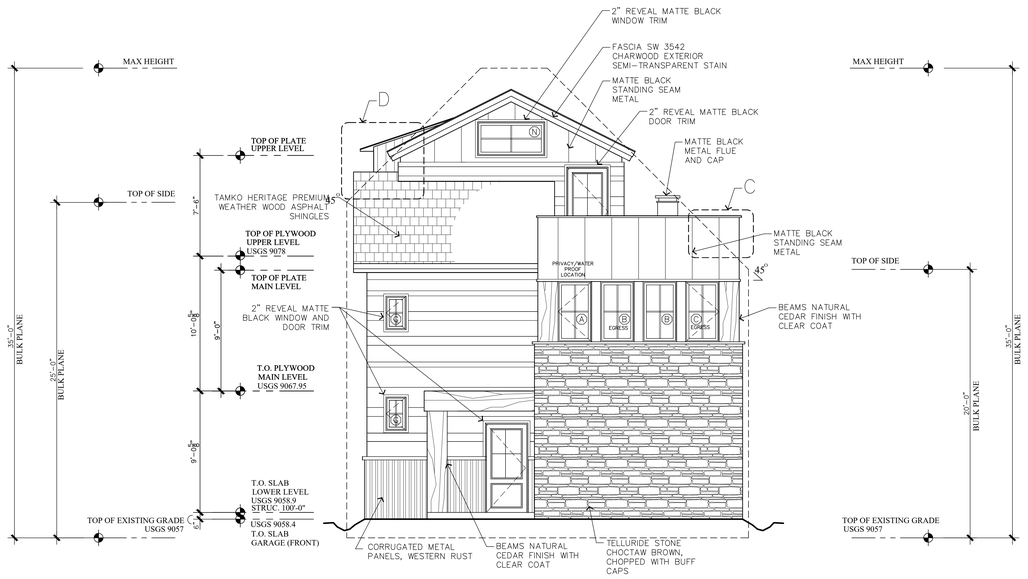
TANGO TOWNHOMES
400 GRANITE ST.
FRISCO, COLORADO

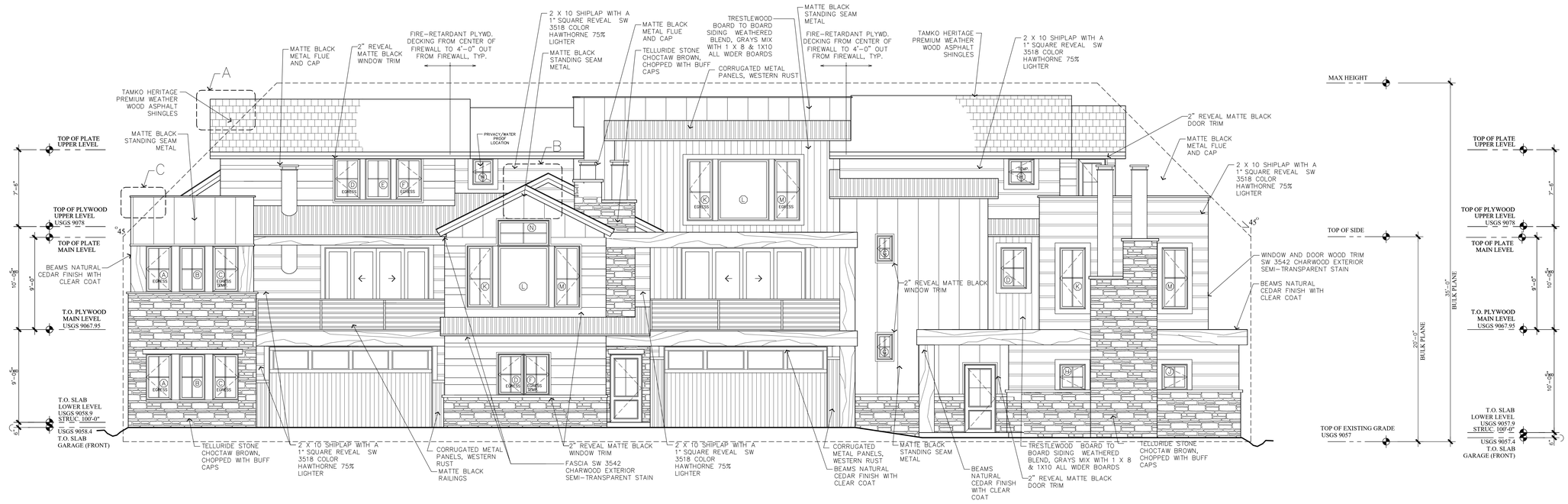
PLANS

JULY 17, 2023
1/4" = 1'-0"

A5



NORTH ELEVATION



WEST ELEVATION

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TANGO TOWNHOMES
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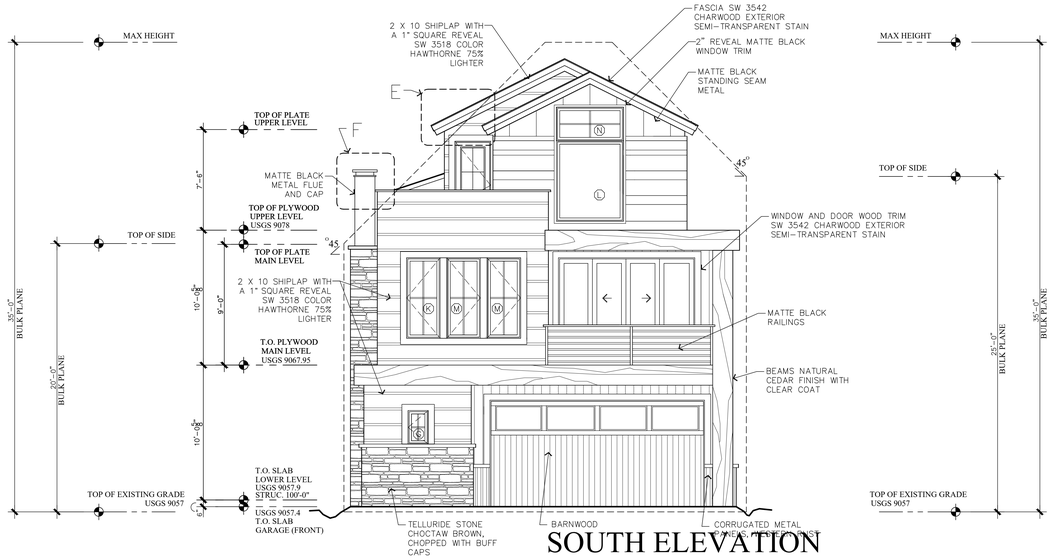
FRISCO, COLORADO

ELEVATIONS

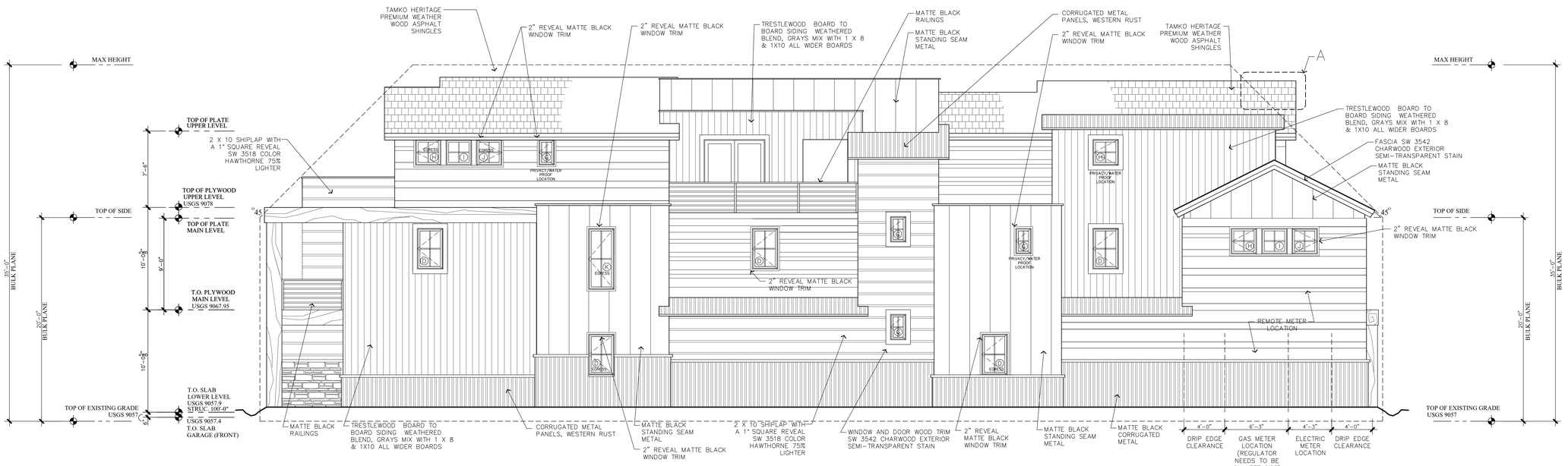
JULY 17, 2023

1/4" =1'-0"

A6



SOUTH ELEVATION



EAST ELEVATION

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FRISCO, COLORADO

ELEVATIONS

JULY 17, 2023
1/4" =1'-0"

A7

SNOW STORAGE

TOTAL UNCOVERED PAVED AREA		25% OF UNCOVERED PAVED	
A	145 SF	37 SF	
B	166 SF	42 SF	
C	151 SF	38 SF	
TOTAL	462 SF	117 SF	

PLANT SCHEDULE

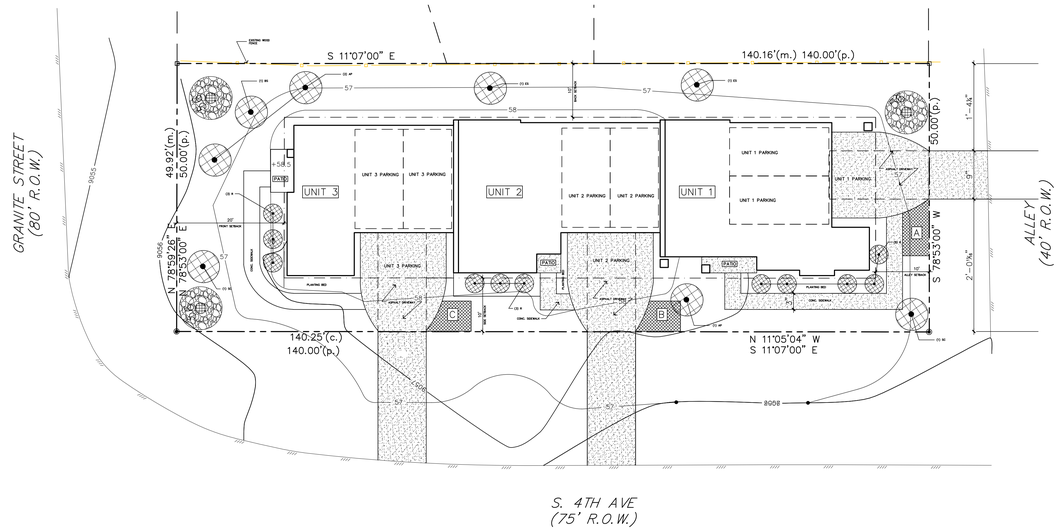
# TREES REQUIRED	1 TREE PER 875SF= 7,005 SF LOT / 875 = 8 TREES REQUIRED
# SHRUBS REQUIRED	1 SHRUB PER 1,500SF= 7,005 SF LOT / 1500 = 5 SHRUBS REQUIRED
MAXIMUM PERCENTAGE OF ANY ONE SPECIES = 45%	

CODE	QTY.	COMMON NAME/BOTANICAL NAME	CONT.	CAL.	HGT.	SPACING	%
AP	3	ASPEN / POPLULUS TREMULOIDES	-	3"		6'	37%
BC	1	BRISTLECONE PINE / PINUS ARISTATA	-		10'	10'	13%
SC	2	SHUBERT CHOKECHERRY / PRUNUS VIRGINIANA	-	3"		6'	25%
ES	2	ENGELMANN SPRUCE / PICEA ENGELMANNII	-		10'	10'	25%
R	11	ALPINE CURRANT / RIBES ALPINUM	#5	-		5'	-

*ALL PLANTS ARE TO BE DROUGHT TOLERANT
*ONLY NATURAL GRASSES TO BE USED INSTEAD OF SOD
NOTE:
1. A MINIMUM OF TWO INCHES OF TOPSOIL SUFFICIENT FOR GROWTH AND RESEEDING WITH NATIVE SEED MIX AT 2LB./1000 SQUARE FEET FOR ALL DISTURBED AREAS IS REQUIRED

2. ALL NEW TREES AND SHRUBS ARE TO BE WATERED BY A DRIP IRRIGATION SYSTEM UNTIL ESTABLISHED.

3. A 2.5' DEEP AREA OF 4"-6" NATIVE COBBLE WILL BE PLACED AROUND THE HOUSE UNDER ALL DRIP EDGES.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- DRIVEWAY
- DRAINAGE SWALE
- MAIN LEVEL 5810 — BUILDING ELEVATION
- 5808.75 + — SPOT ELEVATION
- EXISTING PINE TREE TO REMAIN
- EXISTING PINE TREE TO BE REMOVED
- NEW TREE/SHRUB SEE PLANT SCHEDULE

NOTE:
ALL PINE BEETLE INFESTED TREES TO BE REMOVED

NORTH

LANDSCAPE PLAN

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TANGO TOWNHOMES
400 GRANITE ST.
FRISCO, COLORADO

LANDSCAPE PLAN

JULY 17, 2023
1" = 10'-0"

L1

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 <u>NOT</u> 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. <u>CHLORINATION</u>

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 <u>REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER*</u>

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. <u>HYDROSTATIC TESTING</u>

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 <u>IN THE PRESENCE .OF TOF WATER DEPARTMENT STAFF</u>

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)
⅜" to 1½"	100
NO. 200	0-3

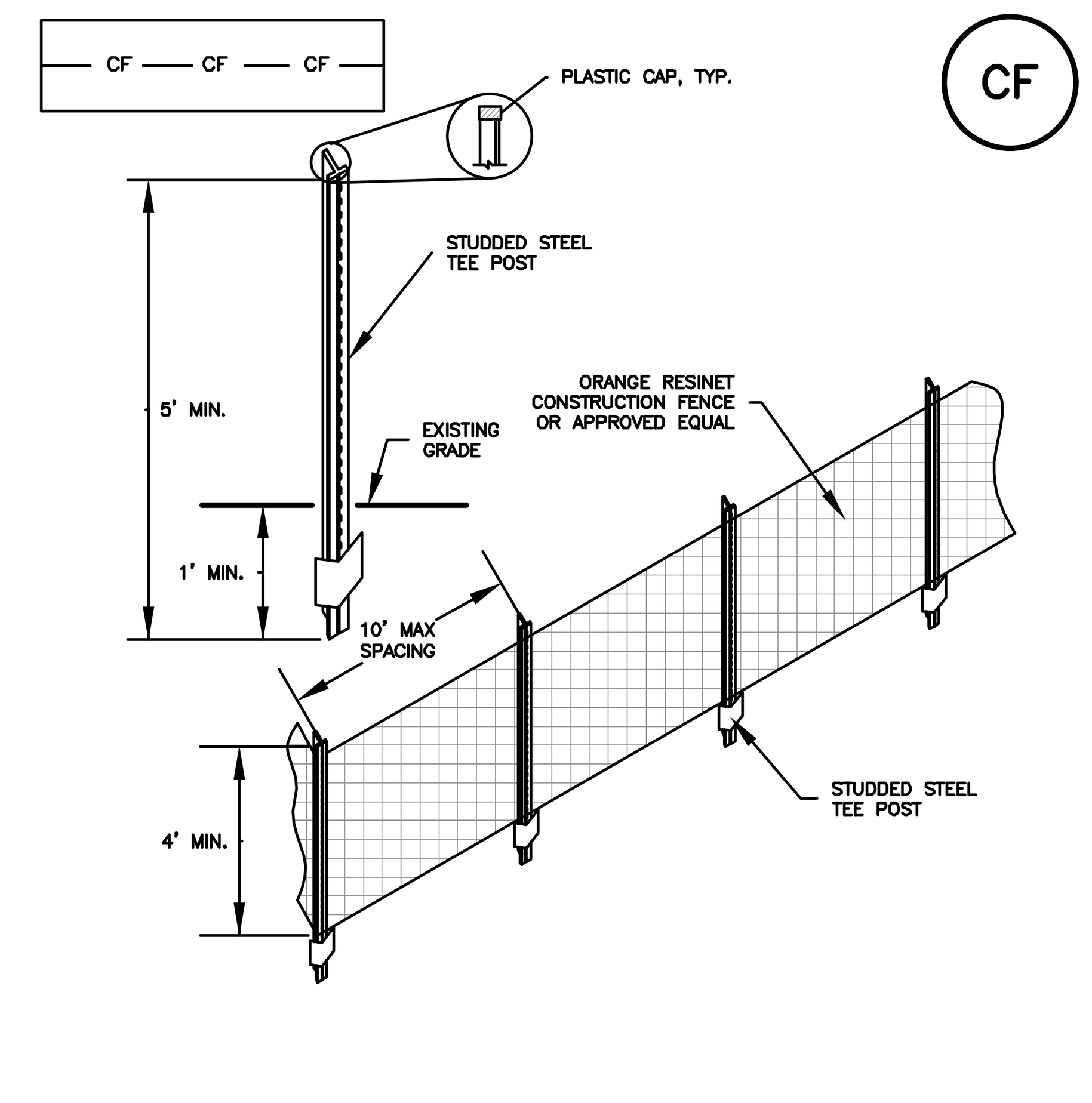
OR TOWN OF FRISCO APPROVED CONTRACTOR ALTERNATE.

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.



<u>CONSTRUCTION FENCE INSTALLATION NOTES</u>

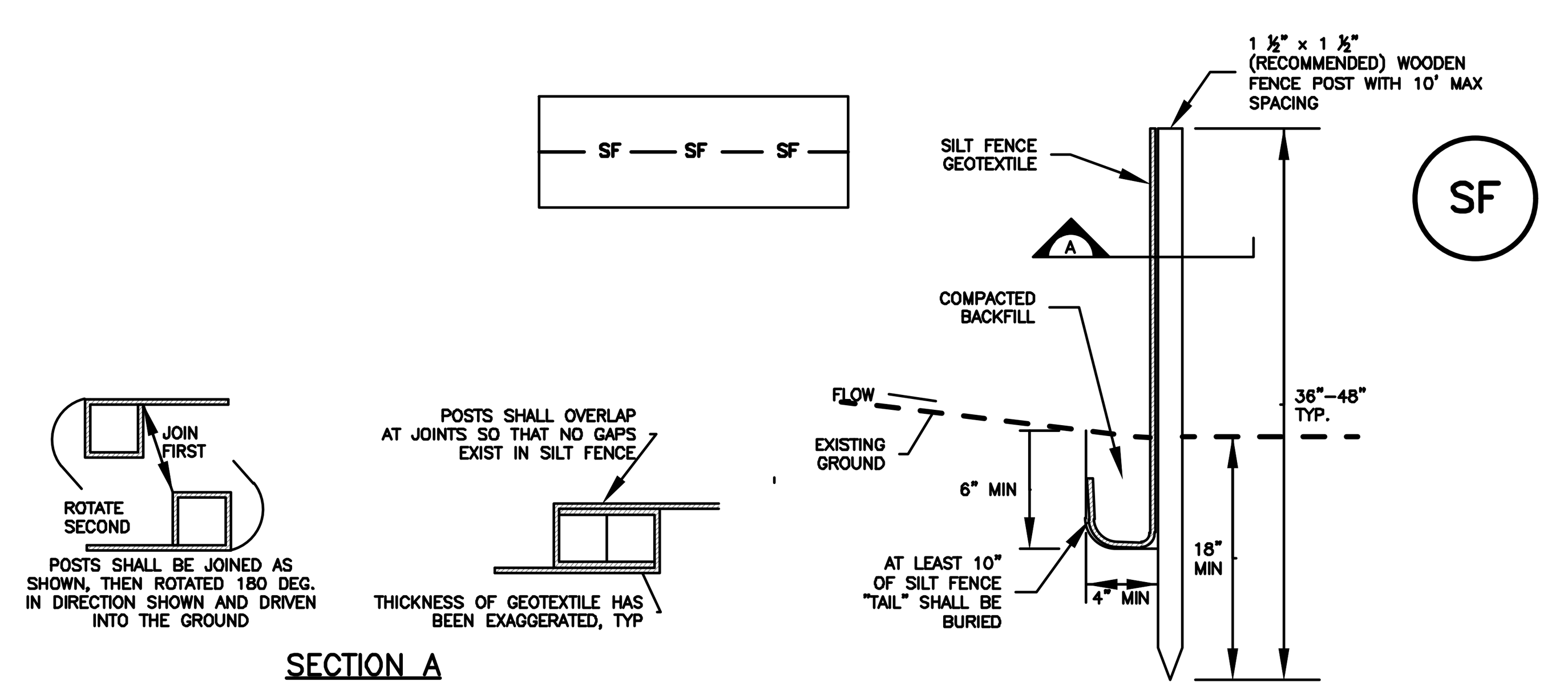
1. SEE PLAN VIEW FOR:
   -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. 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.

<u>CONSTRUCTION FENCE MAINTENANCE NOTES</u>

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.

<u>NOTE:</u> 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



SILT FENCE

SF SILT FENCE

<u>SILT FENCE INSTALLATION NOTES</u>

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.

<u>SILT FENCE MAINTENANCE NOTES</u>

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.

<u>NOTE:</u> 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.

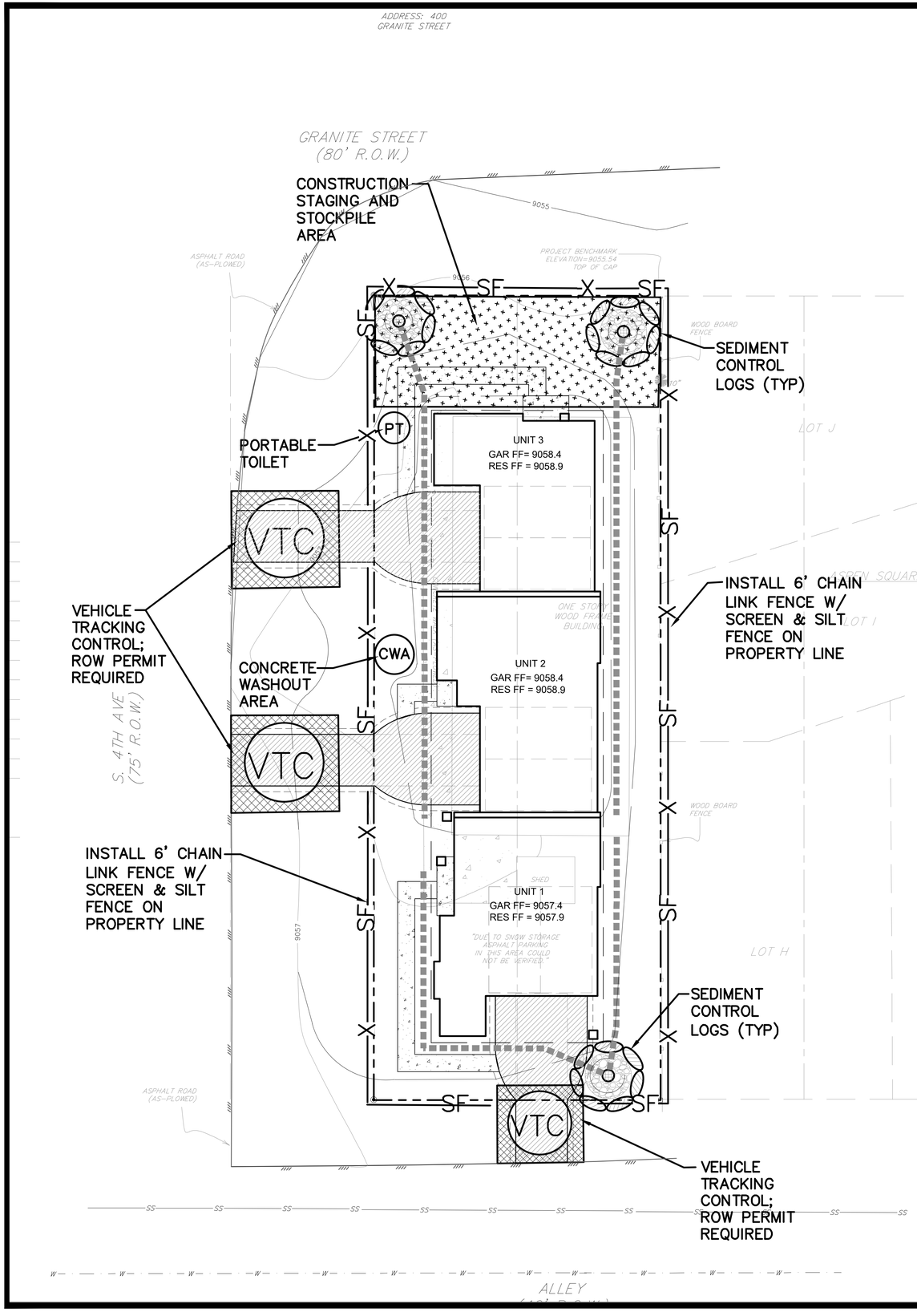
No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	7/14/23	TOF SKETCH PLAN SUBMITTAL

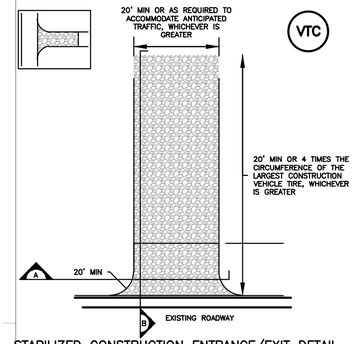
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

400 GRANITE STREET
LOTS 11-12, BLOCK 19
FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

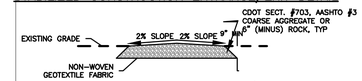
GENERAL NOTES AND DETAILS

Project: 400 GRANITE
Date: 7/14/23
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

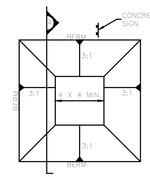
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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 SCARIFIED 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.

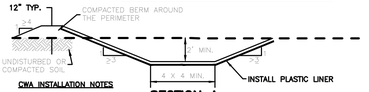
VTC AGGREGATE VEHICLE TRACKING CONTROL

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

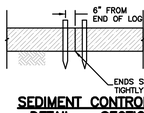
CWA–1. CONCRETE WASHOUT AREA

CWA

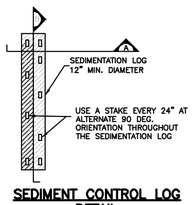
CWA MAINTENANCE NOTES

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

SCL

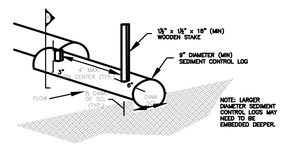
SEDIMENT CONTROL LOG INSTALLATION NOTES

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.

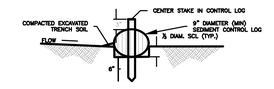
SEDIMENT CONTROL LOG MAINTENANCE NOTES

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.

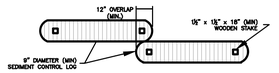
SEDIMENT CONTROL LOG – SECTION B



SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS

SCL–1. SEDIMENT CONTROL LOG

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. MILLER, JR. 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	7/14/23	TOF SKETCH PLAN SUBMITTAL

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

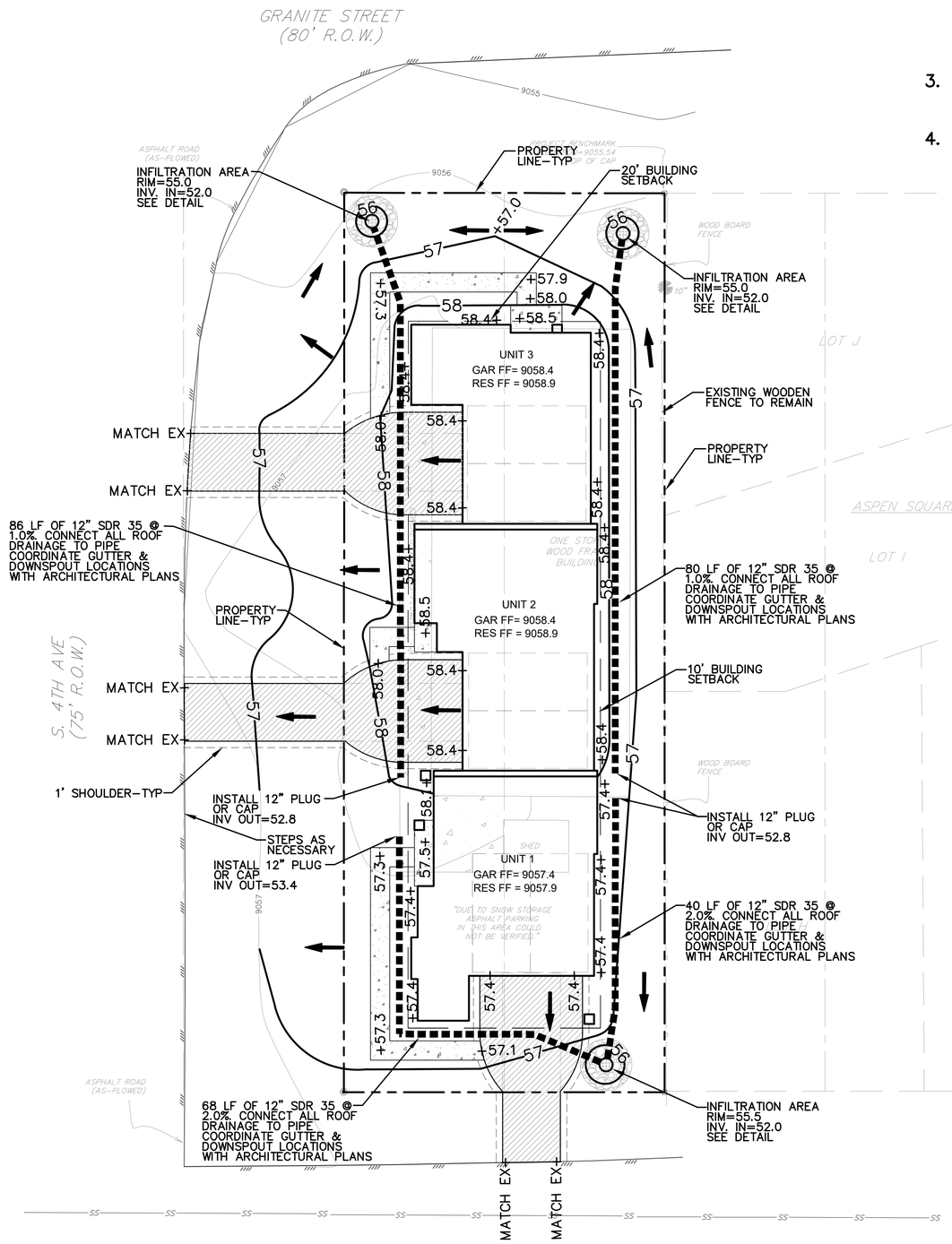
400 GRANITE STREET

LOTS 11-12 BLOCK 19
FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

EROSION CONTROL AND WATER QUALITY PLAN

Project: 400 GRANITE
Date: 7/14/23
Scale: 1"=10'
Sheet: 2

0.16 acres
ADDRESS: 400
GRANITE STREET

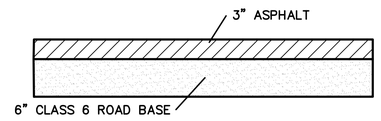


NOTE:

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:

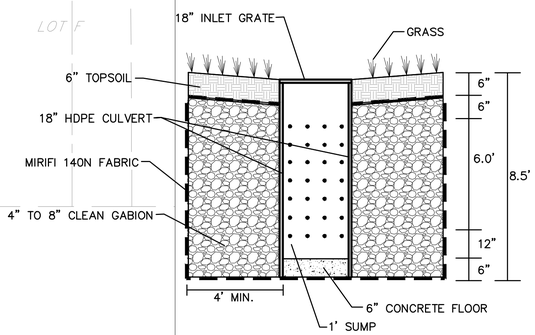
1) ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2) EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3) ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER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

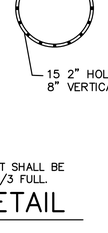
NO SCALE



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. MAGLOCCI
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	7/14/23	TOF SKETCH PLAN SUBMITTAL

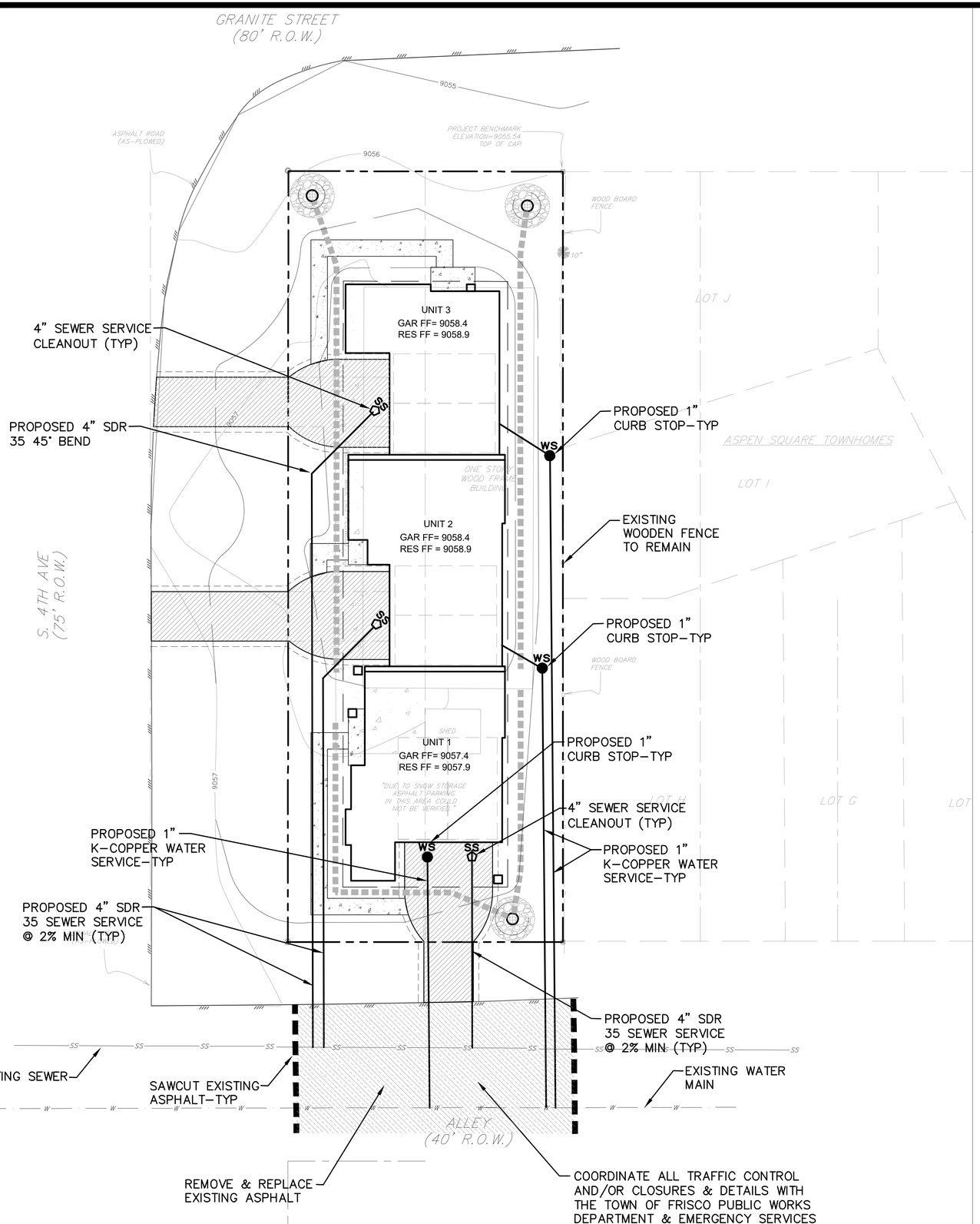
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

400 GRANITE STREET

LOTS 11-12, BLOCK 19
FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GRADING AND DRAINAGE PLAN

Project: 400 GRANITE
Date: 7/14/23
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.

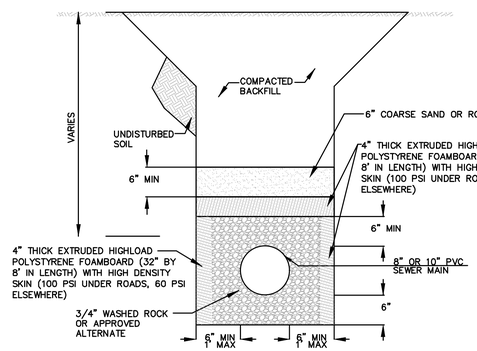
15) SEE MECHANICAL PLANS FOR DETAILS OF SUMP PUMP AND ASSOCIATED PIPING. ALL SUMP PUMP CONNECTIONS TO STORM DRAINAGE SYSTEM MUST BE DOWN STREAM OF PERFORATED MANHOLE AND INFILTRATION AREA.

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 AND WATER MAINLINE AND SERVICES WHERE DEPTH IS LESS THAN 8'.
4. CONTRACTOR TO OBTAIN A ROW PERMIT FROM TOWN OF FRISCO PRIOR TO INSTALLATION OF UTILITIES.



TYPICAL INSULATION DETAIL

NO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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

0 5 10 20

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED
JOSEPH E. MAGLOCCI
33789
PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	7/14/23	TOF SKETCH PLAN SUBMITTAL

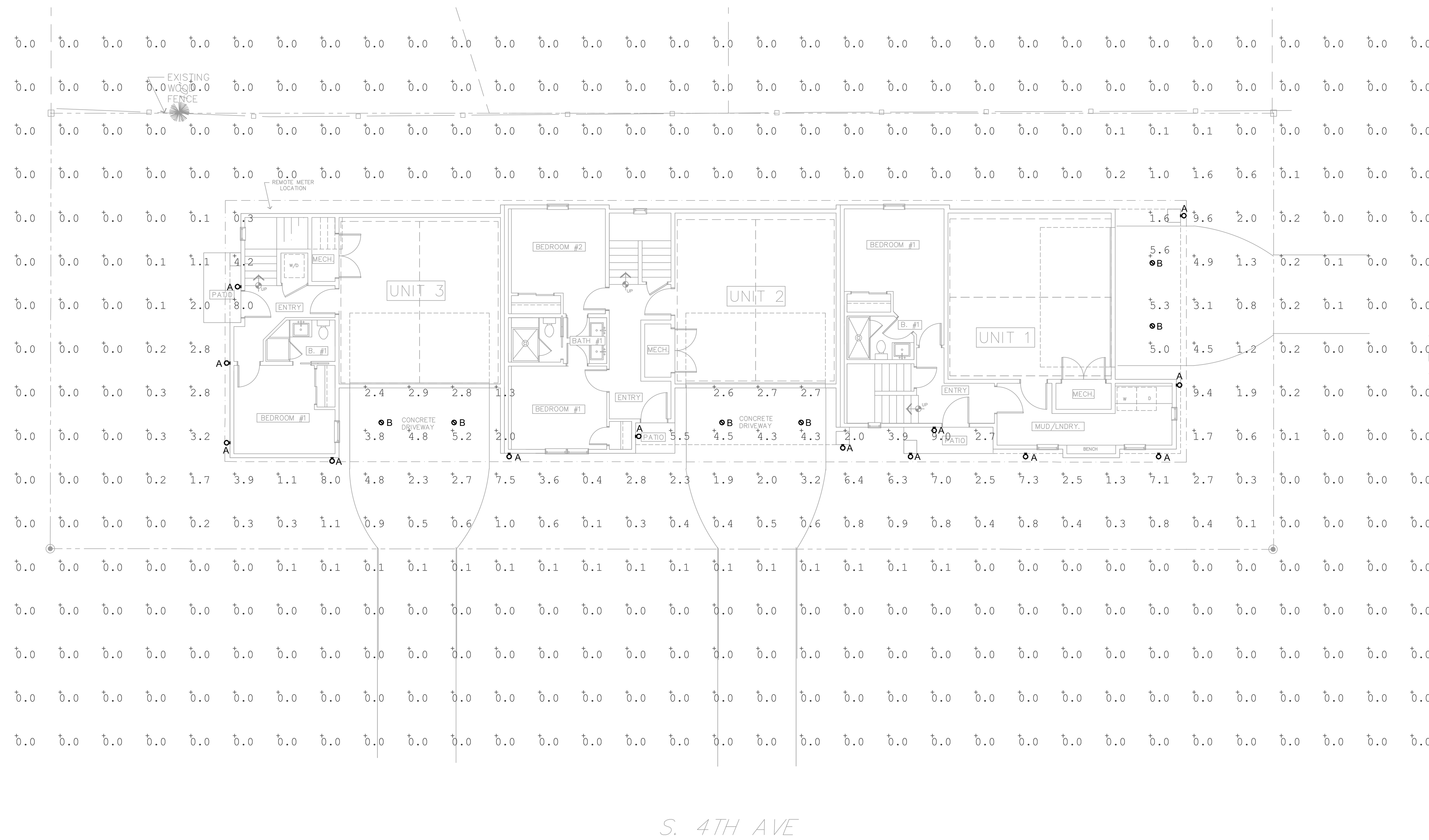
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

400 GRANITE STREET

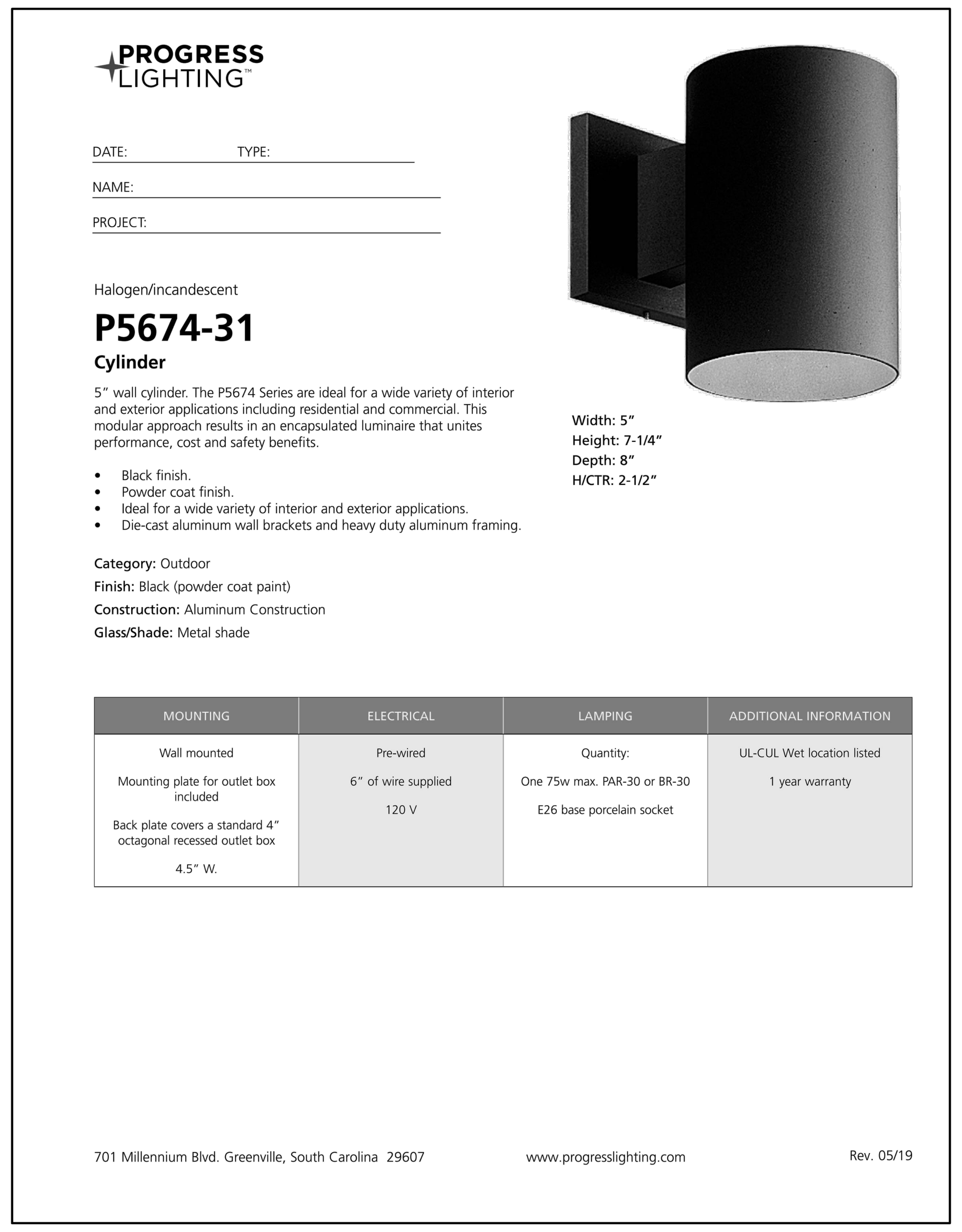
LOTS 11-12, BLOCK 19
FRISCO TOWNSITE AMENDED
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

OVERALL UTILITY PLAN

Project: 400 GRANITE
Date: 7/14/23
Scale: 1"=10'
Sheet: 4



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"
NORTH



PROGRESS LIGHTING™

DATE: TYPE:
NAME:
PROJECT:

Halogen/incandescent

P5674-31

Cylinder

5" wall cylinder. The P5674 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

- Black finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.

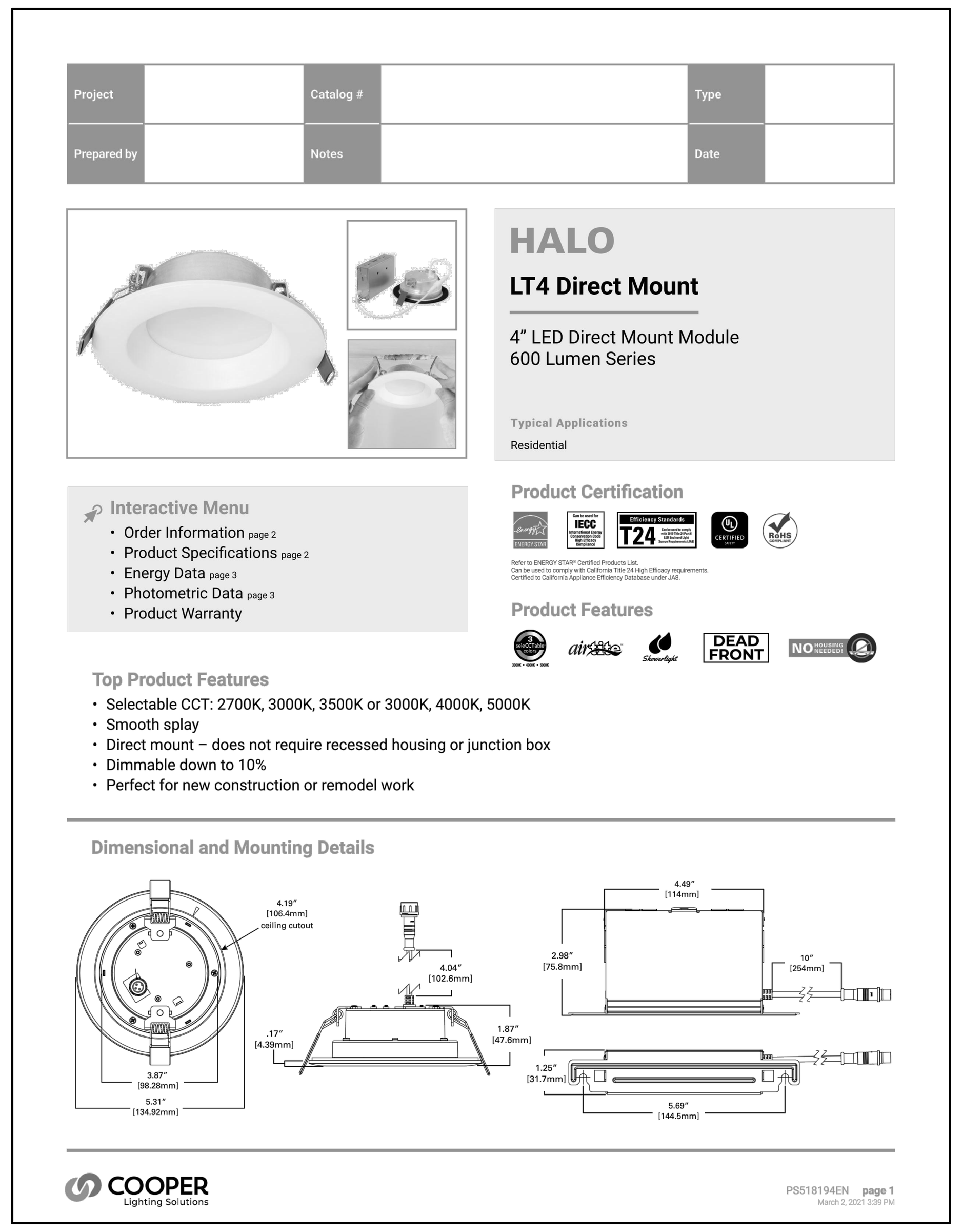
Width: 5"
Height: 7-1/4"
Depth: 8"
H/CTR: 2-1/2"

Category: Outdoor
Finish: Black (powder coat paint)
Construction: Aluminum Construction
Glass/Shade: Metal shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.5" W.	Pre-wired 6" of wire supplied 120 V	Quantity: One 75w max. PAR-30 or BR-30 E26 base porcelain socket	UL-CUL Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 05/19

2 FIXTURE TYPE "A"
NOT TO SCALE



Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO

LT4 Direct Mount

4" LED Direct Mount Module
600 Lumen Series

Typical Applications
Residential

Interactive Menu
- Order Information page 2
- Product Specifications page 2
- Energy Data page 3
- Photometric Data page 3
- Product Warranty

Product Certification

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

Product Features

Top Product Features
- Selectable CCT: 2700K, 3000K, 3500K or 3000K, 4000K, 5000K
- Smooth splay
- Direct mount – does not require recessed housing or junction box
- Dimmable down to 10%
- Perfect for new construction or remodel work

Dimensional and Mounting Details

COOPER Lighting Solutions

PS518194EN page 1
March 2, 2021 3:39 PM

3 FIXTURE TYPE "B"
NOT TO SCALE

PL·OE·N·HAUS
/pl'ai'n house/
p: 303.495.8124
e: Abby@PloenHaus.com
6590 East Lake Place
Centennial, CO 80111

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609
PROJECT #: 23133
© 2023

NEW TOWNHOMES
400 GRANITE ST.
FRISCO, COLORADO

MAY 26, 2023

E1

TANGO TOWNHOMES

400 Granite St.

Stone:

Telluride Stone, TN Choctaw Full Veneer Chopped, Colorado Buff Sills

Vertical Siding and Garage Doors:

1” x Random 8”-12” x Random 4’ – 14’ NatureAged Barnwood Board-to-Board Siding

Metal Vertical:

Siding: 24G 16" Snap-On Standing Seam Metal Siding Panels; Low-Gloss or Matte Black
Wainscot: HR-16 Metal Panels; Matte or Low-Gloss Black

Horizontal Siding:

2x12 SPF (Spruce/Pine/Fir) SM 2” Reveal; SW 3518 Hawthorne Semi-Transparent 70% Color Lighter

Facia, Trims and Belly Bands:
(Outside Corners / Inside Corners (If Needed) / Headers Between 2 Type of Siding / Door Trims)
RS Cedar 2x6 over 2x10; Cabot Cordovan Brown Semi-Solid

Soffits and Beams:

RS Cedar 1x6 T&G V-Groove, Natural cedar finish with clear coat

Exterior Metal Railings & Timber Connector Plates:

Matte Black

Metal Flashings, Caps and Flues:

Matte Black

Asphalt Shingle Roofing:

Tamko Heritage Weathered Wood

Metal Roofing:

7/8” 24 GA Corrugated Metal Panels, Western Rust

Windows:

Pella Lifestyle Signature Series Matte or Low-Gloss Black

Gmail

Abby Ploen <abby@ploenhaus.com>

Trash Letter and Contract for New Project

Abby Ploen <abby@ploenhaus.com> Fri, Jun 2, 2023 at 5:15 PM
To: Zach Ploen <zach@ploenhaus.com>, jennifer@vailhoneywagon.com

Good afternoon Jennifer,
We have two projects right now that need to be reviewed. I've attached them below. All of them will have individual toters, no dumpsters. Let me know if you have any questions.
Have a great day,
A

PLOENHAUS
noun | plain·house | \'plānhaús

Abigail Ploen
Architect + Owner
6590 East Lake Place, Centennial, CO 80111
Office: 303.277.9390
Email: Abby@PloenHaus.com
Book a Meeting Here: https://calendly.com/ploenhaus

[Quoted text hidden]

2 attachments

400 Granite Townhomes Site Plan-A1.pdf
622K

3rd Ave. Townhomes Site Plan-A1.pdf
306K