

Attachment B: Referral Comments



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: EMMA HETH, PLANNER II
FROM: CHRISTOPHER MCGINNIS, PUBLIC WORKS DIRECTOR/TOWN ENGINEER
RE: MAJ-24-004 (20 E MAIN STREET) ENGINEERING/PUBLIC WORKS REVIEW
DATE: MAY 23, 2025

The MAJ-24-004 submittals dated 05/15/2025 (civil plans) were reviewed for general conformance with Town Code, standards, and general engineering principles. Submittals reviewed include the civil plans and traffic study. Comments were added to the plans and are attached below; these comments shall be addressed by the applicant prior to issuance of building permit.

The submittals were found to be in general conformance with Town standards. Below is a summary of the review and major comments included in the documents below.

Traffic Impact Study

The traffic impact study, dated 1/22/2025, was reviewed for the project. The adjacent intersections are expected to operate at a LOS of "C" or better and therefore, traffic improvements or mitigation are not required per Town Code.

Complete Streets Plan

The project was reviewed to ensure improvements would not conflict with the proposed Complete Streets plan on Madison Ave. The driveway was modified to eliminate conflicts. Additional review and modifications to the elevations may be required prior to building permit issuance to coordinate with the Complete Streets Plan.

Initially, Complete Streets improvements were included in the project plans, but were later removed. However, a cost-sharing opportunity during the Primesauce project could benefit both projects. Further discussions between the Town and Applicant should occur between Planning approval and building permit issuance.

Revocable License Agreement

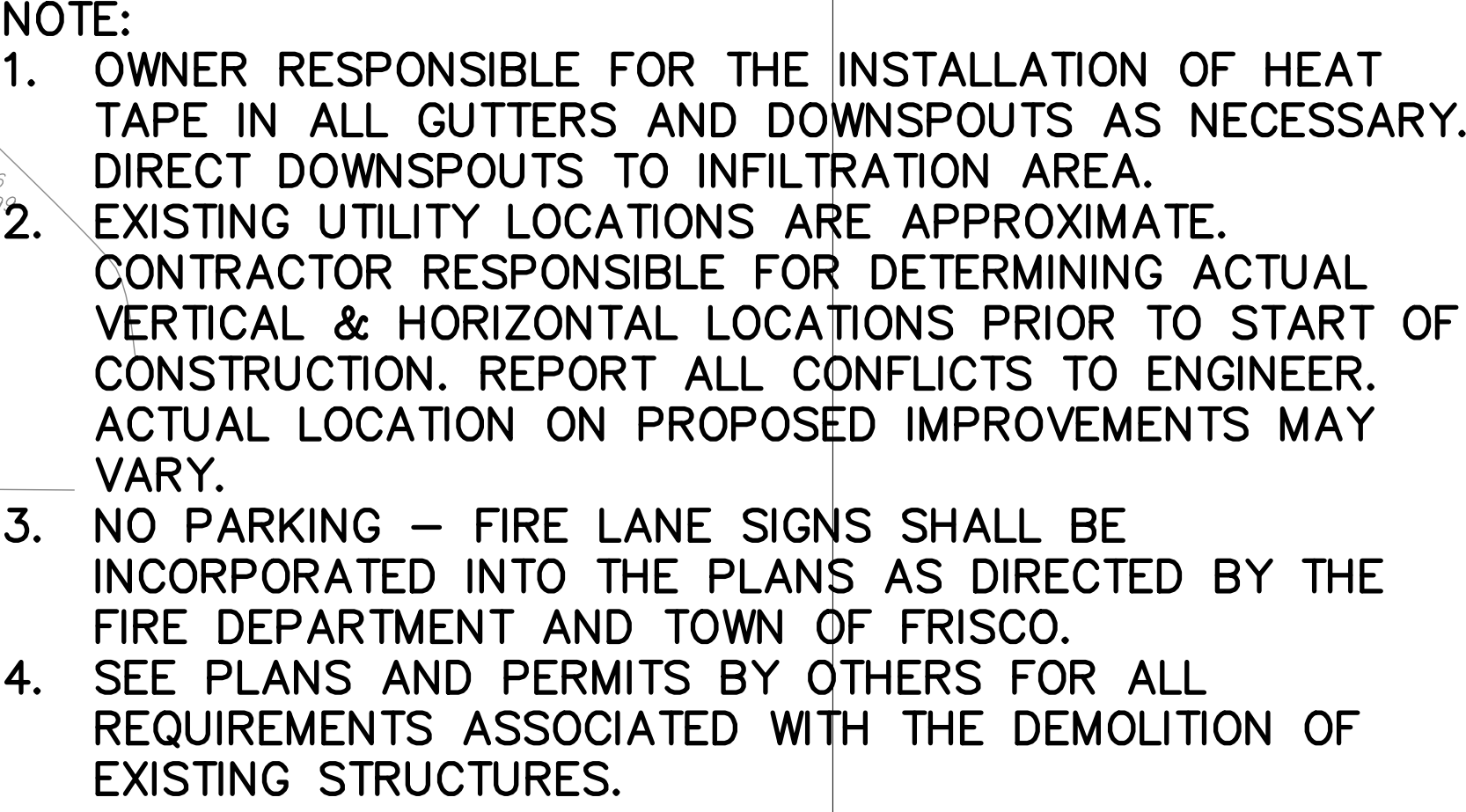
Landscaping, benches, and bike racks are being proposed in the ROW. These improvements would provide public benefit and be allowed in the ROW with the approval of a revocable license agreement. The civil plans show a wall within the ROW – this will need to be removed or approved through an RLA.

Shoring Plan

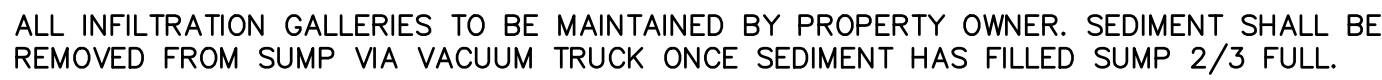
The adjacent property has concrete and pillars located up to the property line. This project proposes improvements located up to the edge of this property line. To prevent damage and undermining to the adjacent property, a shoring plan will need to be developed and submitted with the building permit.

General Notes

- The sidewalk connection to Main Street needs to be reduced to 5% for ADA conformance.
- Expansion joint needs to be specified at the sidewalk intersections.
- The patio on the northwest side of the site shows no slope. It is recommended to add slope within ADA limits to assist with drainage.
- Utility locates need to be shown on the final building permit submittals. In particular, a high pressure gas line is located near the property.
- Driveway connection should connect to the existing road. Temporary pavement may be allowed until the Complete Streets plan is constructed.



- 1) THE FOLLOWING SHALL BE THE MINIMUM 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 MECHANICAL 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.



From: [Dan Hendershott](#)
To: [Heth, Emma](#)
Subject: RE: FOR REVIEW: Frisco Planning Applications
Date: Tuesday, April 29, 2025 3:37:01 PM
Attachments: [image001.png](#)

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Hi Emma

I am sorry. I don't know how I could have missed these? Last week I was on vacation but that doesn't explain any of it.

I have no concerns with this site plan proposal. I have not done a review of the restaurant and will need to do so prior to a building permit if possible but I am ok with a site plan level approval. Thanks for the referral.

Oh, and I didn't see anything in Comm Core assigned to me for planning projects. Are those supposed to show up there, or just building permits?

Thanks

Dan Hendershott, REHS
Environmental Health Manager
Public Health Department
Summit County, CO
970 668-4073

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Tuesday, April 29, 2025 2:15 PM
To: Dan Hendershott <Dan.Hendershott@summitcountyco.gov>
Subject: RE: FOR REVIEW: Frisco Planning Applications

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Dan,

Did you have a chance to review the final site plan for 20 E. Main St., "Prime Sauce"? They have a

From: [Chandler Morehardt](#)
To: [Heth, Emma](#)
Subject: RE: FOR REVIEW: Frisco Planning Applications
Date: Monday, March 17, 2025 9:08:03 AM
Attachments: [image002.png](#)
[image003.png](#)

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Thanks Emma,

Comments from GIS as follows:

20 E Main (Prime Sauce) – happy to see updated Unit numbering for residential units as we recommended. Still not seeing a Unit identifier for the restaurant. Does Unit A work? We just need to call it something since the entire building will be 20 E Main St and then each part of the building needs a unique unit identifier.

~~960 N. Ten Mile Dr – No comments. Building can continue to use the same address.~~

~~317 Streamside Ln – No comments~~

~~706 Frisco St / 749 Pitkin Aly – No comments~~

Chandler Morehardt

Information Systems Dept.

Summit County Government

GIS Analyst

chandler.morehardt@summitcountyco.gov

970.668.4219

0037 Peak One Drive

PO Box 5660

Frisco, CO 80443



From: Heth, Emma <emmah@townoffrisco.com>

Sent: Friday, March 14, 2025 1:59 PM

To: Amy Lagace <amy.lagace@xcelenergy.com>; Suzanne Kenney



SUMMIT FIRE & EMS

PO Box 4910
Frisco, CO 80443
(970) 262-5100
www.summitfire.org

Wednesday, March 19, 2025

Planning Case No.: MAJ-24-0004

Project Name: Lot 9, 10, 11, 12, 20 East Main Street Frisco, Frisco Prime

Comments:

1. An additional fire hydrant will be required at the corner of the alley and Madison to provide the required fire flow.
2. A new construction permit will be required.
3. Sprinkler Permit will be required.
4. An Alarm Permit will be required.
5. A kitchen hood Permit will be required.
6. A BDA permit will be required.
7. If electrical vehicle charging is to be installed, it will require a permit.

Please contact me with any questions you may have.

Regards,

Scott Benson
Deputy Fire Marshal
Summit Fire and EMS
sbenson@summitfire.org
970-445-8748 Ext523



From: [Thompson, Ryan](#)
To: [Heth, Emma](#)
Subject: RE: FOR REVIEW: Frisco Planning Applications
Date: Thursday, March 27, 2025 6:00:46 PM
Attachments: [image001.png](#)

Emma,

Proposed mixed-use development at 20 E. Main St.

- The current 20 E. Main St. development has a 4" water service line coming into the "new" portion of the building (from Granite Alley), if this water line is being abandoned for the new project it will need to be disconnected at the main and the gate valve requires a blind flange will need to be installed.
- There is also a separate 1' water service line the provides domestic water to the kitchen of the "old" building towards the west. This also originates in Granite Alley and will require termination at the water main.
- Current EQR count 5.6 if the description as follows is still correct from the project narrative submitted Jan 27, 2025: The project will consist of nine units, ranging from 785 sf to 2,156 sf of living space on the upper two levels. Five units are permitted by the base zoning with 4 bonus units, 2 of which will be deed restricted per the Town's standard restriction. The ground floor proposes a 3,324 sf restaurant & bar space, capable of seating 140 customers inside, and another 36 on the covered outdoor patio. 9 residential unit= 9 EQR /176 seating restaurant= 5.65 EQR. Total EQR required after 5.6 EQR (current)=9.05 EQR

~~**Proposed McDonald's at 960 N. Ten Mile Dr.**~~

- ~~• Current EQR count is 3.81~~
 - ~~• Restaurant tap fee schedule: Restaurants, bars and lounges:
 - a) Business with a seating capacity of fewer than twenty-five (25): one and twenty-five hundredths (1.25).~~
 - ~~b) Second twenty-five (25) seating capacity, or part thereof: eight tenths (0.8).~~
 - ~~c) Each additional twenty-five (25) seating capacity, or part thereof: six tenths (0.6).~~
- ~~• Abandoning 1" water service line needs to happen at water main.~~

~~**Proposed addition to a single-family residence at 317 Streamside Ln.**~~

- ~~• Water utility has no issue with renovation~~

~~**Proposed final plat for two townhomes at 706 Frisco St. / 749 Pitkin Aly**~~

- ~~• Water tap fees have been paid~~
- ~~• Water service lines have been installed~~

Ryan Thompson | Water Superintendent | Frisco Public Works



Mailing: PO Box 4100 Frisco, CO 80443

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Office: 970-668-9156

Mobile: 970-418-5544

RyanT@TownofFrisco.com

FriscoWater.com

TownofFrisco.com

Hello all,

Frisco Planning received the four applications below for your review. Not all may be relevant to you, so please only review the ones that you may have comments about. Assigned CommunityCore reviews are noted below for those who sign off in CommunityCore.

The plans for all of these projects are available here: [Planning Projects Under Review - Frisco Town Government](#). Please send me any comments you have on these projects by **Friday, March 28**.

Proposed mixed-use development at 20 E. Main St. – Final review of a Major Site Plan application. 9 residential units and 1 restaurant.

- Permit File No.: MAJ-24-0004
- CommunityCore sign-offs for: Summit Fire, Public Works, Water Division, Frisco Sanitation, Building
- Traffic study included in materials.

Proposed McDonald's at 960 N. Ten Mile Dr. – Informal sketch plan review, no CommunityCore sign-offs. Remodeling the existing building.

- Permit File No.: MAJ-25-0003
- Traffic study included in materials.

Proposed addition to a single-family residence at 317 Streamside Ln. – Administrative review of a Minor Site Plan application.

- Permit File No.: MIN-25-0001
- CommunityCore sign-offs for: Summit Fire, Frisco Sanitation, Public Works

Proposed final plat for two townhomes at 706 Frisco St. / 749 Pitkin Aly – Administrative review of a final plat application.

From: [Kunz, Peter H](#)
To: [Heth, Emma](#)
Subject: RE: FOR REVIEW: Frisco Planning Applications
Date: Thursday, April 3, 2025 1:14:18 PM
Attachments: [image001.png](#)

You don't often get email from peter.h.kunz@xcelenergy.com. [Learn why this is important](#)

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Hey Emma, see comments for both MAJ-25-0003 as well as MAJ-24-0004

~~MAJ-24-0003 – 960 N Ten Mile Dr – Renovated 1st Bank building for new McDonalds~~

- ~~● Proposed electric meter location not up to standard, please reference our Standards manual for clearances from drip edges. A link to the manual can be found below my signature.~~
- ~~● Existing gas meter location is directly under drip edge as well as next to a door. This will need to be relocated to meet our clearances from drip edges as well as opening doors/windows.~~
- ~~● Maintain 20' clearance from opening doors/windows from the proposed replacement transformer.~~

MAJ-24-0004 – 20 E Main St - PrimeSauce

- Foundation for proposed structure must maintain 5' clearance from our existing primary wire. Existing primary wire not shown on site plan in alley or Madison Ave, but it looks like we do have 3-phase primary wire in both ROWs – please be sure to maintain this clearance for both gas and electric distribution lines to foundation structures.
- Electric meter covering to slope inwards and drain as shown in plan – this must not slope towards transformer as that will make the electric meter location no longer up to standard.
- Gas meter/service pipe not shown on plan, is this structure to be all electric?

Let me know if you have any questions on the above comments, thanks!

Peter Kunz
Xcel Energy | Responsible By Nature
Planner, Mountain Division
200 West 6th St. PO Box 1819
Silverthorne, CO 80498
P: 970-409-9123