

## Attachment B: Referral Comments



**MEMORANDUM**

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**P.O. Box 4100 ♦ FRISCO, COLORADO 80443**

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**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

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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.

## 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 INSPECTIONS 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    | 17.7            |
| 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    | 17.7            |
| 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 SPEC AND FINAL PAVEMENT DESIGN BY GEOTECHNICAL ENGINEER AND/OR TOWN OF FRISCO STANDARDS, WHICHEVER ARE MORE STRINGENT. THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS 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 PLAN.  
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. COMPACTATION 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. CURVE 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 MARKED.
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 GASKETED BOLT DOWN LIDS.
4. MANHOLES SHALL BE WRAPPED WITH BUTHTHENE.
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 PROTECT ANY 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 VIDEO TAPE, 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-TELEVIEWED.
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 INSURE ANY AIR 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 EQUILIBRATE 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 TIME (INCHES) (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 PLANS, 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 TO 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 WILL 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 AWMA, 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 OUTFAGE 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. DETAILS OF IRRIGATION REQUIREMENTS AND METER REQUIREMENTS SEE LANDSCAPE PLANS.  
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE MECHANICAL 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, WATERLOO OR CLOBRAND 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. AIR RELEASE HYDRANTS SHALL BE WATERLOO "PACER" WITH 3/4-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 NUT 1 INCH PENTAGON  
LEFT(CO)  
OUTLETS TWO 2-1/2 INCH, ONE 5-1/4 INCH PUMPER NOZZLE (THREADS TO MATCH EXISTING)  
THREADS NATIONAL STANDARD  
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.

13. ALL HYDRANTS TO BE SHOP PRIMED AND PAINTED RED. BOLLARDS AS SPECIFIED BY TOWN.
14. 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.
15. AIR RELEASE VALVES (ARV'S) SHALL BE APCO MODEL NO. 143 C COMBINATION AIR/VACUUM VALVE OR APPROVED EQUAL.
16. MECHANICAL JOINT RESTRAINT DEVICES SHALL BE:  
FOR DUCTILE IRON PIPE: MEGALUG 1700 SERIES ROMAL ROM GRIP UNI-FLANGE 1400 SERIES STAR GRIP 3000 SERIES SIGMA-LOCK  
FOR CS900 PVC PIPE: IBBE IRON INC. SERIES 1500

17. CHLORINATION: ALL MAIN EXTENSIONS AND PRIVATE PIPE EXTENSIONS SHALL BE CHLORINATED IN ACCORDANCE WITH AWMA 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 CHLORINATION TO APPLICANT'S INSTALLING MAINS UNDER PRIVATE CONTRACT.  
CHLORINATION TABLETS MAY BE USED FOR DISINFECTION OF 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 PIPE DIAMETER (INCHES) (FEET)  
6 8 12  
13 OR LESS 2 2 5  
18 2 3 7  
20 2 3 7

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 308 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 WATER DEPARTMENT STAFF.  
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 SACKFILLED 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, BULKHEAD 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:

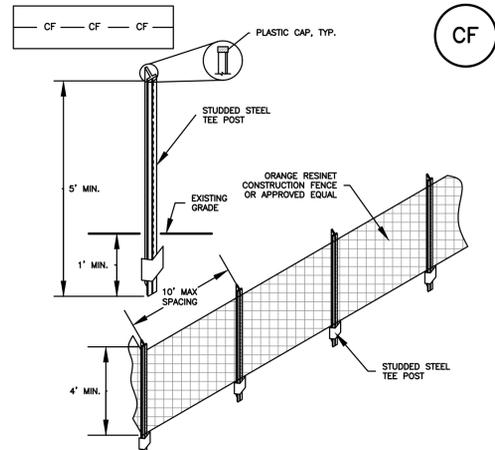
| PIPE SIZE (INCHES) | ALLOWABLE LEAKAGE PER 1,000 FEET OF PIPE (GALLONS PER HOUR) |
|--------------------|---|
| 6                  | .55   |
| 8                  | .74   |
| 12                 | 1.10  |

19. THE CONTRACTOR IS RESPONSIBLE FOR:  
A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTFAGE 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 970-666-0836 (JEFF GOBLE).

- NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BE NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED, A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.

## WATER GENERAL NOTES (CONTINUED):

20. WATER TRENCH BEDDING AND PIPE ZONE BACKFILL SHALL BE GRADED AS FOLLOWS:  
SIEVE SIZE TOTAL PASSING BY SIZE (% BY WEIGHT)  
3/8" to 1 1/2" 100  
NO. 200 0-3  
OR TOWN OF FRISCO APPROVED CONTRACTOR ALTERNATE.
21. IRRIGATION VAULT TO BE CONSTRUCTED PER TOWN OF FRISCO DETAILS.
22. CLAY CHECK DAMS MAY BE REQUIRED IF GROUNDWATER IS ENCOUNTERED.

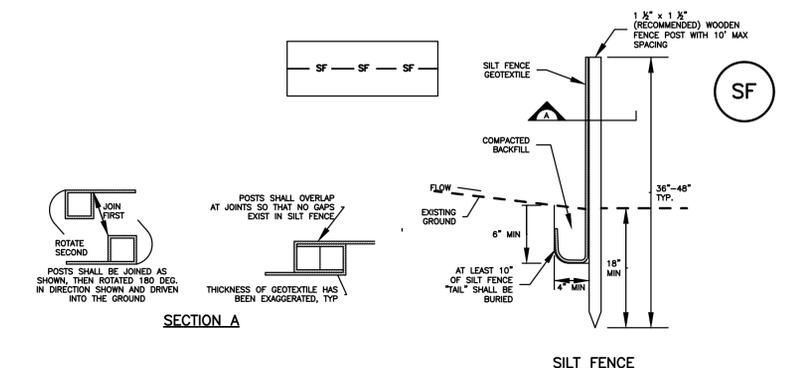


- ### CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
  2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS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



- ### 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 OUT ALONG THE TRENCH BY HAND 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.

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.

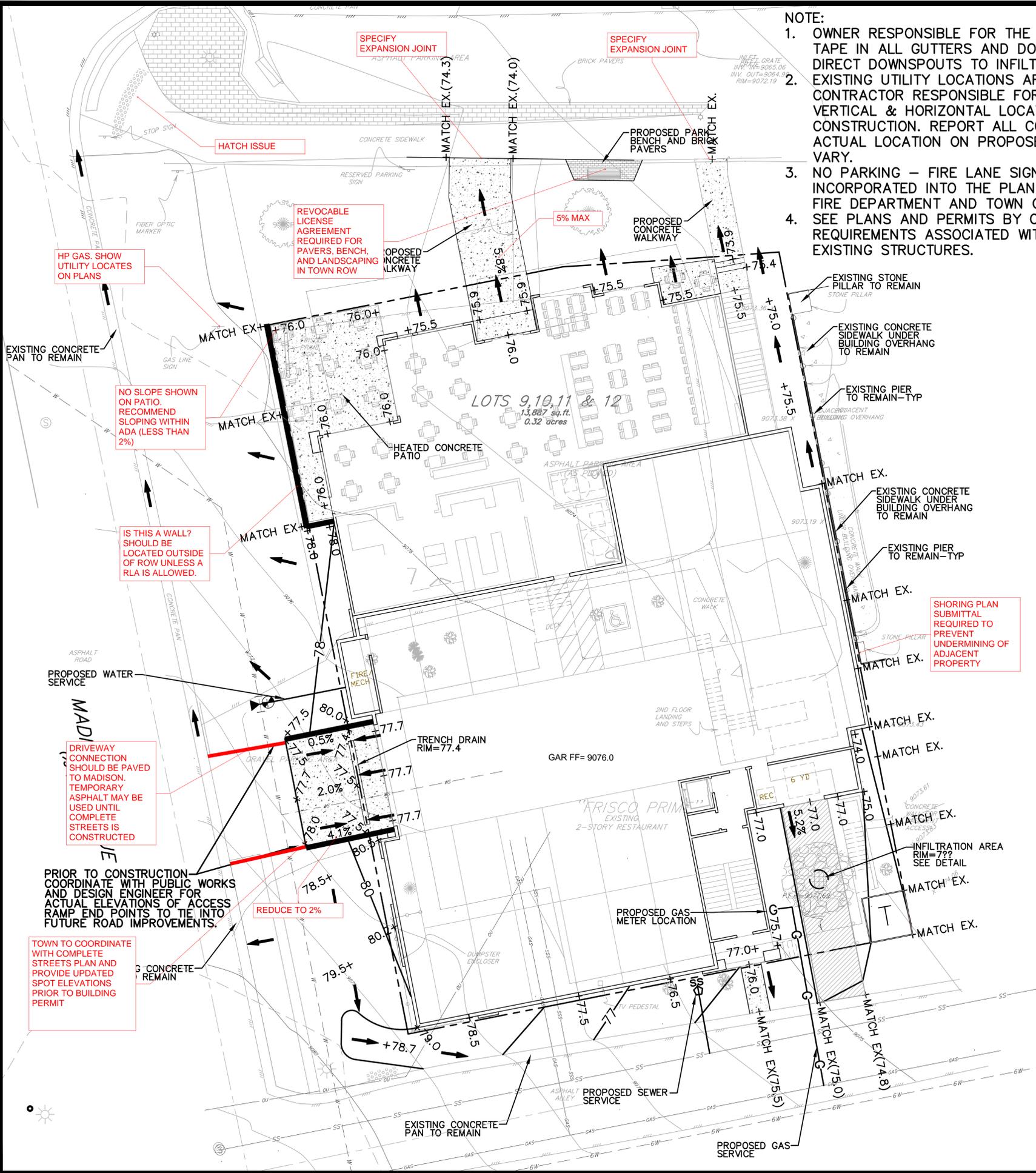


| No. | Revision/Issue        | Date    | Description                       |
|-----|-----------------------|---------|-----------------------------------|
| 3   | REVISED               | 5/15/25 | REVISED GARAGE RAMP PER TOF INPUT |
| 2   | FINAL PLAN SUBMITTAL  | 4/25/25 | TOF FINAL PLAN SUBMITTAL          |
| 1   | SKETCH PLAN SUBMITTAL | 9/7/24  | TOF SKETCH PLAN SUBMITTAL         |

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

20 EAST MAIN STREET  
LOTS 9-12, BLOCK 19  
KING SOLOMON 2ND ADDITION  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
FINAL PLAN  
GENERAL NOTES AND DETAILS

|         |                     |
|---------|---------------------|
| Project | 20 EAST MAIN(PRIME) |
| Date    | 9/7/24              |
| Scale   | NTS                 |
| Sheet   | 1                   |



- NOTE:**
- OWNER RESPONSIBLE FOR THE INSTALLATION OF HEAT TAPE IN ALL GUTTERS AND DOWNSPOUTS AS NECESSARY. DIRECT DOWNSPOUTS TO INFILTRATION AREA.
  - 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.
  - NO PARKING – FIRE LANE SIGNS SHALL BE INCORPORATED INTO THE PLANS AS DIRECTED BY THE FIRE DEPARTMENT AND TOWN OF FRISCO.
  - SEE PLANS AND PERMITS BY OTHERS FOR ALL REQUIREMENTS ASSOCIATED WITH THE DEMOLITION OF EXISTING STRUCTURES.

**GENERAL AND UTILITY NOTES:**

- ALL COLLECTION SYSTEM WORK SHALL CONFORM TO THE FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
- EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL DOMESTIC WATER SERVICE INSTALLATIONS SHALL CONFORM TO THE TOWN OF FRISCO WATER CONSTRUCTION STANDARDS. CONTACT JEFF GOBLE 970 668 0836 WITH QUESTIONS.
- SEE LANDSCAPE PLAN FOR INFORMATION ON IRRIGATION SYSTEM DESIGN.
- SEE MECHANICAL AND FIRE PROTECTION PLANS FOR INFORMATION ON WATER METER, BACKFLOW ASSEMBLY LOCATION AND SIZE REQUIREMENTS.
- SEE SITE PLAN FOR INFORMATION ON SNOW STORAGE.
- ALL WATER FROM ROOF DRAINS AND GUTTERS SHALL BE PIPED TO THE INFILTRATION GALLERY. SEE ARCHITECTURAL PLANS FOR DETAILS AND PIPE LOCATIONS.
- LANDOWNER/CONTRACTOR TO COORDINATE THE RELOCATION OF EXISTING ELECTRIC, GAS, CATV AND PHONE LINES WITH UTILITY COMPANIES.
- ALL ROAD AND CONCRETE CUTS SHALL BE BROUGHT BACK TO CURRENT TOWN STANDARDS.
- 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.
- ALL WATER INSPECTIONS REQUIRE 24 HOUR NOTICE.
- CONTACT TOWN OF FRISCO PUBLIC WORKS TO DETERMINE IF ADDITIONAL TAP FEES ARE REQUIRED.
- ALL WATER LINE INSTALLATION AND CONNECTIONS MUST COMPLY WITH TOWN OF FRISCO CONSTRUCTION STANDARDS IN EFFECT AT TIME OF BUILDING PERMIT ISSUANCE.
- 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.
- 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.
- ALL CONSTRUCTION STAGING AND MANAGEMENT MUST COMPLY WITH IBC CHAPTER 33 – SAFEGUARDS DURING CONSTRUCTION
- ALL WATER SERVICE MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE HOA/HOMEOWNERS.



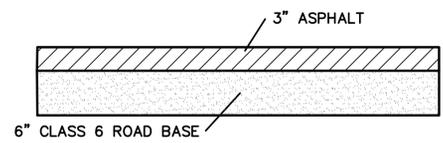
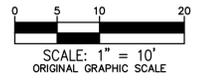
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| 3   | REVISED               | 5/15/25 | REVISED GARAGE RAMP PER TOF INPUT |
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**TEN MILE ENGINEERING, INC.**  
Professional Civil Engineers  
P.O. Box 1785  
Frisco, CO 80443  
970.485.5773  
Joe@tenmileengineering.com

**20 EAST MAIN STREET**  
LOTS 9-12, BLOCK 19  
KING SOLOMON 2ND ADDITION  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
**FINAL PLAN**  
**GRADING, DRAINAGE & UTILITY PLAN**

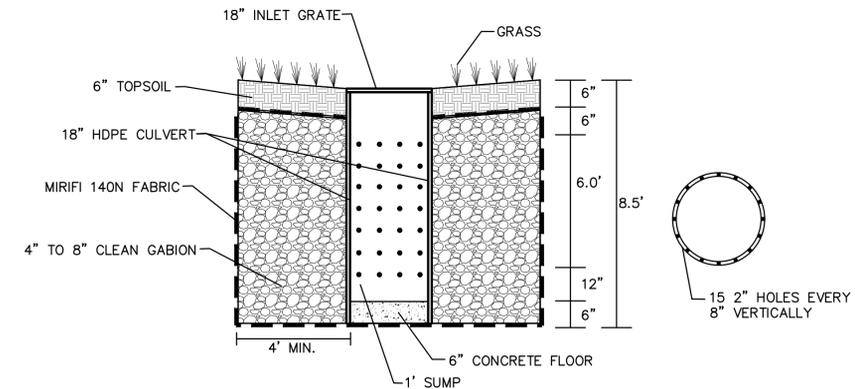
|         |                      |
|---------|----------------------|
| Project | 20 EAST MAIN (PRIME) |
| Date    | 9/7/24               |
| Scale   | 1"=10'               |
| Sheet   | 2                    |

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.



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

**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](mailto:chandler.morehardt@summitcountyco.gov)  
970.668.4219  
0037 Peak One Drive  
PO Box 5660  
Frisco, CO 80443



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**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](http://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](mailto: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](#)

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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**

**Physical: 0102 School Rd Frisco, CO 80443**

**Office: 970-668-9156**

**Mobile: 970-418-5544**

**[RyanT@TownofFrisco.com](mailto:RyanT@TownofFrisco.com)**

**[FriscoWater.com](http://FriscoWater.com)**

**[TownofFrisco.com](http://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 1<sup>st</sup> 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 6<sup>th</sup> St. PO Box 1819  
Silverthorne, CO 80498  
**P: 970-409-9123**