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MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
MAY 21, 2026
5:00 PM

Roll Call:

April Connolly, Candice De, Lina Lesmes, Jessica Forsyth, Andy Stabile, Ira Tane, Kelsey Withrow

Minutes:

Approval of the April 16, 2026, Planning Commission meeting minutes

Public Comments:

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topicspecific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

Agenda Item #1: **Planning Commission to Elect Officers**

Agenda Item #2: **Planning File No. MAJ-26-0002:** A sketch plan review of the Major Site Plan application for a proposed residential development consisting of eight (8) new townhomes and one existing home to remain. Location: 40 and 42 Granite Street / Lots 6-12, Block 3, King Solomon Sub #2 Applicant: Ed Enck representing MACATR LLC, Shawna R Brooks, Angela D Burger, PRO PROPERTIES LLC (owners)

Agenda Item #3: **Planning File No. TELEC-25-0002**: A Telecommunication Special Use Permit Application for the installation of a new telecommunication facility to be in place for up to two years. Location: 103 W Main Street / Public Right-of-Way Applicant: Ben Feldman, BMF Development LLC, representing AT&T and NHPF West Main LLC

Agenda Item #4: **Planning File No. UDC-26-0003:** A public hearing to consider amending

Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code, by amending Table 5-1 and Amending Section 180-5.2.8, to permit residential uses in the Light Industrial District.

Staff and Commissioner Updates:

Adjourn:

RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, April 16, 2026, at 5:00 P.M.

Call to Order: Lina Lesmes, Chair, opened the meeting at 5:01 p.m.

Roll Call: Present: April Connolly, Lina Lesmes, Kelsey Withrow, Jessica Forsyth & Candice De
Absent: Ira Tane & Andy Stabile

Minutes: Approval of the February 19, 2026, Planning Commission meeting minutes
The minutes were approved unanimously.

Public Comment (non-agenda items): There were no public comments.

Agenda Items:

1. **Planning File No. MODSP-26-0001**: A modification to MAJ-24-0005 and CU-24-0001 to make modifications to the proposed building materials, number of decks, number of windows, along with other minor modifications described in the applicant's narrative. No other property details will be discussed in relation to the previously approved application. **Location**: 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines **Applicant**: Seth Francis, representing Blue River Real Estate Fund IV

Kris Valdez, Principle Planner, presented the staff report reviewing the proposed modifications and noting that the project is still in full compliance with Town Code and the Planned Unit Development (PUD) applicable to the property. Valdez recommended that the Planning Commission approve the modifications based on the conditions outlined in the staff report.

COMMISSION QUESTIONS FOR STAFF:

- Commissioners asked what staff's reasoning was to bring the modifications back to the Planning Commission. Valdez responded that it was brought forth to the Planning Commission due to the large amount of public comment received at the original approval, the changes in decks, architectural elements, and roof pitches.
- Commissioners asked if there are requirements for the number of windows and decks. Valdez explained that there are no requirements regarding the number of windows or decks, as long as the removal does not result in duplicative units.
- Commissioners asked if staff considered the project to be more duplicative after the removal of the windows and decks. Valdez responded that it does not.
- Commissioners asked about the rusting metal. Valdez referred to the applicant for an explanation.

The applicant, Seth Francis, of Blue River Builders, introduced Kate Hamlin, representing Palisade Partners, who presented and explained that the changes were made primarily for budget and material procurement reasons while maintaining the project's quality and aesthetics. Francis mentioned that the corrugated metal has been treated and has a rust-like imprint, but it will not actually rust.

COMMISSION QUESTIONS FOR APPLICANT:

- Commissioners asked the applicant if the changes were made because of the project budget or the material budget. Hamlin replied that both were factors
- Commissioners asked about the thought behind changing the roof. Hamlin said it was primarily a budget decision.
- Commissioners asked if they thought the removal of windows and decks would affect the livability of the units. Hamlin responded that key modifications included replacing some windows and removing small, unusable decks, which the applicant stated would not affect the project's price point or livability.

Public Comment opened at 5:18 p.m.

PUBLIC COMMENTS: None

Public Comment opened at 5:18 p.m.

COMMISSIONER DISCUSSION:

- Commissioners expressed no major concerns about the proposed changes.
- Commissioners agreed that none of the roof or material changes were substantial and that the removal of some windows and decks simplified the project.

MOTION:

With respect to File No. MODSP-26-0001, I Commissioner Withrow move that the recommended findings set forth in the April 16, 2026, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request to amend the materials, colors, and architecture of the building for the development located at 200 N 7th Ave / Lot E-2 River Pines Sub Resub Outlot E Replat A River Pines.

MOTION SECONDED BY PLANNING COMMISSIONER CONNELLY

VOTE: CONNOLLY – YEA, LESMES – YEA, FORSYTH - YEA, DE – YEA, WITHROW – YEA

NOES: NONE

MOTION: PASSED

<u>Staff and Commissioner Updates:</u>

1. On May 12, 2026, there will be a joint work session with the Town Council, which will focus on Accessory Dwelling Unit policy questions and also a review of the state’s required expedited permitting processing regarding affordable housing projects. James will be leading this work session.

2. We had followed up with the Council on your concerns raised regarding Foote’s Rest at the last meeting, including idling trucks. The Town Council is continuing to hear concerns about the idling

trucks and other construction concerns. These are being handled by our Public Works division, Community Development Specialist (Kyle), and Town Council.

3. If anyone has questions on Exit 203, Josh, Public Works Director, is the go-to for the town, knowing the construction process the best right now so I can connect you with him if you have questions.

Adjournment:

There being no further business, Commissioner Withrow made a motion to adjourn, seconded by Commissioner De, and it was unanimous. The meeting adjourned at 5:37 P.M.

Respectfully submitted,
Kimberly Jackson
Community Development Department

PLANNING COMMISSION
STAFF REPORT

May 21, 2026

AGENDA ITEM:	**Planning File No. MAJ-26-0002:** A sketch plan review of the Major Site Plan application for a proposed residential development consisting of eight (8) new townhomes and one existing home to remain.
LOCATION:	40 and 42 Granite Street / Lots 6-12, Block 3, King Solomon Sub #2
ZONING:	Residential High Density (RH) Zoning District
APPLICANT:	Ed Enck
OWNERS:	*40 Granite Street:* Primary: MACATR LLC Secondary: Shawna R Brooks, Angela D Burger *42 Granite Street:* PRO PROPERTIES LLC
TOWN STAFF:	Emma Heth, Planner II

PROJECT DESCRIPTION

The applicant, Ed Enck, representing the property owners, proposes a new residential development at 40 and 42 Granite Street.

The application proposes a multi-unit residential development project consisting of nine (9) townhome units spread across four (4) separate buildings. An existing single-family house has already been relocated on the site to prepare for the development and will remain. Eight (8) additional townhome units are proposed. The new townhouse buildings are all three-story buildings. Buildings A and B also have rooftop decks. Each new unit will include an attached private garage. The buildings include the following units:

- Building A (Units 1, 2, and 3): Three 4-bedroom units

- Building B (Units 6, 7, and 8): Three 4-bedroom units
- Building C (Units 4 and 5): One 2-bedroom and one 3-bedroom unit
- Existing house: 3 bedrooms. This house is on record as a 2-bedroom, but the interior layout identifies an "office" that meets the definition of a bedroom and therefore, Staff is identifying it as a 3-bedroom for parking purposes.

For a more complete project description, please refer to the attached application materials.

BACKGROUND

The subject properties are located in King Solomon Sub #2, which was established in 1908 as an addition to the Frisco Townsite. The properties are zoned Residential High Density (RH) Zoning District.

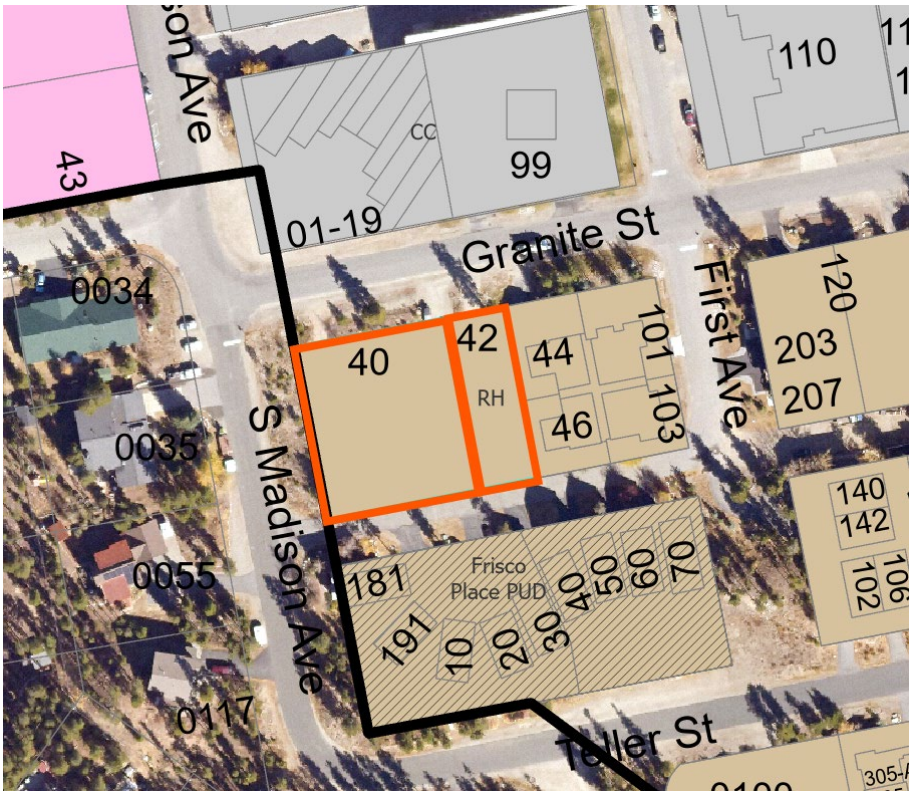
An existing home at 40 Granite St. (Lots 8-12) was built in 1970. In 2024, a development application (MIN-24-0002) was approved to relocate the house to the northwest corner of the property as a first step to prepare the site for further development. An existing garage on the site was demolished. The building permit for this project is still active.

An existing home at 42 Granite St. (Lots 6-7) was built in 1972 and is still in its original location. This house and a retaining wall would be demolished as part of this application.

The surrounding properties are zoned Central Core (CC) to the north, RH to the east, Frisco Place PUD and RH to the south, and R-2 zoning in unincorporated Summit County to the west. The surrounding properties within the Town all contain attached or detached townhomes (Spruce Point Townhomes, Granite One Sub, and Frisco Place). Single family homes are located in unincorporated Summit County on the west side across Madison Ave.

Below is a vicinity map of the subject property with an aerial photography base layer and zoning layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes.

Vicinity Map



Zoning Vicinity Map

SKETCH PLAN REVIEW

A sketch plan review is the first step in the Major Site Plan review process and is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to the Commissioners' comments and make changes to the proposal prior to the final stage of the major site plan application review. Section 180-2.5.D.3 of Frisco Town Code states:

a. All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission.

b. The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.

c. The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 180 days after the date of the Planning Commission's review of the sketch plan, which is Tuesday, November 17, 2026

The Planning Commission will have the opportunity to review the project again at the final review step in the Major Site Plan review process. The proposal will be reviewed in detail for conformance with the Frisco Comprehensive Plan and compliance with the Frisco Unified Development Code (UDC) at that time.

ANALYSIS - FRISCO COMPREHENSIVE PLAN

<u>Comprehensive Plan Goals and Strategies:</u> The goals and strategies are the strategic framework to connect community priorities to the Comprehensive Plan recommendations and provide direction for the future. The following goals and strategies from the Frisco Comprehensive Plan are some of the plan elements that are applicable to the review of the proposed development:

Goal B.1: Continue creating safe, attractive, and sustainable neighborhoods where residents can thrive.

6. Promote walkability and bikeability in neighborhoods. Review complete connections for greenways and trail connections by requiring front yard pedestrian easements for every new development.

Goal C.5: Build and improve connections between facilities, focusing on increasing safety for people of all ages and abilities, and improving access to key destinations and the regional trail network.

1. Review and revise UDC to ensure sidewalks and trails are aligned with the Future Land Use Map and Future Land Use Classifications. Require a sidewalk easement along all street frontages on properties applying for development or redevelopment.
2. Promote Complete Streets. Complete Streets work will begin on Granite Street in 2026. Address complete streets improvements to Galena Street when funding becomes available.

Goal H.4: Preserve existing housing stock and promote its efficient and effective utilization through adaptive reuse and rehabilitation.

1. Preserve existing housing. Support the preservation, maintenance, rehabilitation, and improvement of existing housing, including by promoting increased efficiency, water conservation, and other improvements that reduce operating and maintenance costs.

Goal R.4: Promote climate action through new and existing development.

4. Support comprehensive sustainable design standards including solar orientation, landscaping guidelines, and water conservation and consider updating the UDC while considering affordability implications.

The Town is recommending but not requiring that the applicant review the Granite Street Complete Streets Plan and install detached sidewalks along Granite Street that connect the non-vehicular pathways within the development to the existing Madison Avenue pedestrian path. While the Comprehensive Plan guides the Town to require front yard pedestrian easements, it has not been incorporated as a UDC requirement at this time. Therefore, until a UDC change is made, the Town cannot require a pedestrian easement for new development.

The project proposes to preserve an existing house, relocating and upgrading it with new siding. The house's relocation allows for infill development on the site while keeping an older home.

The proposed development incorporates native and drought-tolerant landscaping, which conserves water and minimizes the need for irrigation. The new buildings will be required to meet the Town's adopted codes and associated amendments including but not limited to the International Energy Conservation Code as outlined in Town Ordinance 26-09. The application materials show gas in the structures, not fully electrified buildings.

The site plan includes a dedicated refuse and recycling enclosure, which facilitates proper waste management and recycling for residents. The design promotes shared waste services, aligning with the Town's broader waste reduction objectives.

ANALYSIS – RESIDENTIAL HIGH DENSITY (RH) DISTRICT [§180-3.7]

These parcels shall be developed in accordance with the requirements of the Residential High Density (RH) District as follows:

Purpose: The purpose of the RH District is to allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.

Maximum Density: The maximum density in the RH District is 16 dwelling units per acre. The lot size is 0.561 acres; therefore, the allowable density is nine (**9**) units. The application proposes nine (**9**) residential units on this lot.

Minimum Lot Area: The minimum lot area in the RH District is 10,500 sq. ft. The proposed lot size by combining Lots 6-12 is 24,500 sq. ft.

Minimum Lot Frontage: The minimum lot frontage in the RH District is 60 ft. The proposed lot frontage along the front property line (along Madison Ave.) is 140 ft.

Maximum Lot Coverage: Maximum lot coverage in the RH District is 55%. The lot size is 24,500 sq. ft.; therefore, the allowable lot coverage is 13,475 sq. ft. Two feet of roof eaves, three feet of the width of private non-vehicular pathways, and dumpster enclosures with space for recycling are exempt from lot coverage. The total lot coverage of the proposed development is 13,452 square feet or 54.9% of the site. The application meets this requirement. Lot coverage will be verified again at the final site plan review process.

Setbacks: The following setbacks are required in the RH District:

	Minimum Setback	**Proposed Setback**
Front Yard	20 feet	20 feet
Side Yard	10 feet	10 feet
Rear Yard	10 feet	10 feet

The application appears to meet the setback standards.. At time of full site plan review, the application materials will need to show additional information for staff to verify setbacks including showing the setback line on each floor and roof plan along with ensuring all door overhangs and decks are clearly shown to verify no portion of any structure encroaches over the setbacks. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, does not encroach into the setback.

Maximum Building Height: The maximum building height is 35 feet in the RH District. The application proposes a flat roof with parapets, pitched roof elements, and rooftop decks. The maximum height of any of the roof elements is 35 feet. The application includes building height tables for each building, with maximum heights of 35’ for each; staff notes that the numbers and calculations on the submitted height table need to be verified at time of full site plan submittal. Roof heights will be verified again at the final site plan review and during construction through a roof height ILC.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the RH District, a variety of residential uses are permitted, including multi-unit dwellings, townhomes (attached or standalone), and single-household detached dwellings.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

This project will be reviewed for compliance with all development standards of the Unified Development Code (UDC) at the time of the final review of the major site plan. Standards that are included in the discussion of this section have been analyzed to determine whether they are applicable and are not included in the staff report if not applicable.

Buildings Occupying More Than One Lot (§180-6.3.2.) Where a residential or non-residential project has been resubdivided into more than one lot, it shall be considered to be occupying one lot for purposes of complying with district regulations such as density, floor area ratio (FAR) lot coverage, open space, lot size, lot frontage, and setbacks. For purposes of this section, the boundaries of the one lot shall be the outermost lot lines of all lots occupied by the project. Except in the case of a condominium building or a property line between duplex or townhouse units, for any proposed development, no building shall be constructed over a property line and any proposal to construct a building over an existing property line shall be accompanied by a plat application to cause the property line to be vacated.

Per the requirements of this section, the applicable development regulations are applied to 40 and 42 Granite Street as a whole, including density, lot coverage, parking, drainage, and other requirements. If the application is approved at the final site plan, the applicant will need to replat the property to vacate the existing property lines. This will be a condition of approval for the final site plan and will be required prior to issuance of a building permit.

Site Grading and Development (§180-6.5) and **Drainage Plan** (§180-6.6): The contracted Town Engineer provided preliminary comments on the grading and drainage plans. The submittal requirements, design standards, and erosion and sediment control will be approved by the contracted Town Engineer at the time of the final site plan review.

Development on Steep Slopes (§180-6.5.1): All development in areas with steep slopes greater than 15% shall comply with the following standards:

- On slopes from 15% to less than 30%, net site disturbance shall not exceed 50% of the total area within this range of slopes.
- On slopes greater than 30%, net site disturbance shall not exceed 15% of the total area over this range of slope.

There are no steep slopes on site except for an existing retaining wall in the northeast corner that is approximately 2 feet high. This retaining wall will be demolished and a new 3' boulder retaining wall built in this area. §180-6.5.1.F. states: "*Exceptions for Minor Changes in Slopes.* Development

may disturb steep sloped area on lands which have a slope in excess of 15 percent when the slope is due to a minor natural or manmade change in the gradient of a slope and is an irregular or isolated terrain feature which is not continuous with or integral to any other slope or other features."

Staff considers the retaining wall to be exempt from the steep slope disturbance standards given that the existing retaining wall is a minor manmade change in the gradient that will be maintained with a similar retaining wall in the proposed development.

Access (§180-6.11)**:** All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the location and design of access points to the road must be approved by the Frisco Public Works Director. Per the Street Design Criteria, "*Driveway Spacing – No two driveways connecting to a public or private street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the Town ROW or private street ROW. When this spacing cannot be achieved (for example, due to topography or lot size) effort shall be made to place the driveways as far apart as possible and must be approved by the Public Works Director in accordance with Section VI, Waivers to These Criteria.*

When a new driveway is requested adjacent to a vacant lot, fifteen (15) foot spacing from that property line may be required. The intent is not to restrict the adjacent property owner on the location of their driveway due to the thirty (30) foot separation required."

A driveway waiver was approved by Public Works in 2023 for an earlier site plan. However, the site plan has changed since this waiver was granted, so Public Works will need to review and approve an updated waiver for the driveway spacing, specifically on the Teller St Alley side where 4 driveways are shown, three of which with <30' of spacing. Preliminary comments from Engineering indicate that a waiver would be supported given that the driveways are on a low-volume alley and the number of driveways on Granite Street has been reduced to only one. The access will be further reviewed by the Frisco Public Works Director and contracted Town Engineer at the final site plan review.

The driveway access on the west side, along Madison Ave, was referred to the Summit County Road & Bridge Department and Summit County Engineering. An Access Permit will be needed from Summit County. Their final approval will be needed at the final site plan review.

Non-vehicular Access Requirements (§180-6.11.2): It is the purpose of this section to promote the use of non-vehicular modes of transportation through a Town-wide network of connecting non-vehicular pathways and provide safe access year-round. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in the Frisco Trails Master Plan and Chapter 155, Minimum Street Design and Access Criteria. In addition, all non-vehicular access shall meet the following standards:

A. All multi-unit residential, mixed-use, non-residential developments, and residential subdivisions shall provide safe and convenient non-vehicular access to a public street

or road year-round. Developments shall install paved, year-round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right of way both existing and proposed pursuant to the Frisco Trails Master Plan and in accordance with the Standards of Chapter 155, Minimum Street Design and Access Criteria.

B. Every principal structure shall provide access to adjacent trail systems or public open space usable for recreation activities.

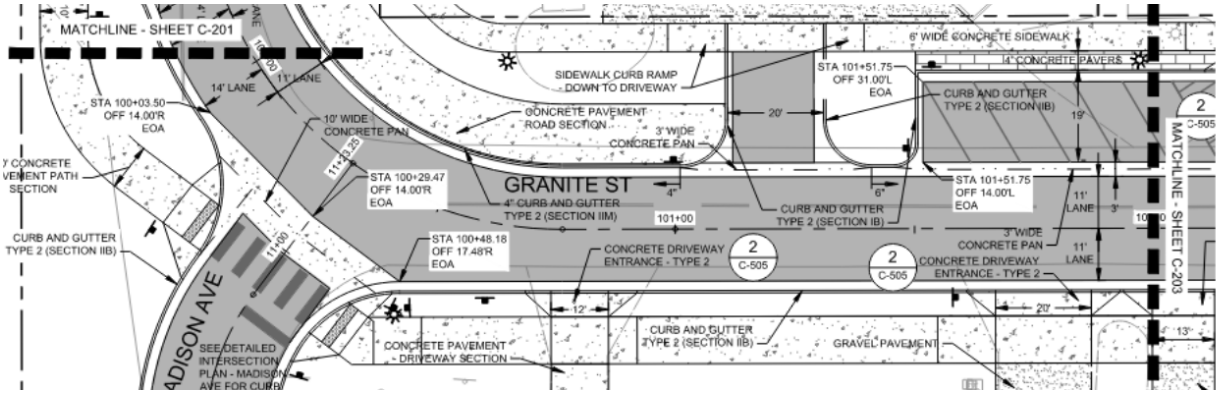
C. Developments shall integrate pedestrian ways, trails, and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Frisco Trails Master Plan should be used as a reference when planning for the integration of these facilities.

The application materials show internal sidewalks connecting each unit to an internal courtyard and walkways connecting each unit to the nearest public street. These walkways must be paved.

In comments from Summit County Engineering, they noted that pedestrian connections to County roads are not historically allowed without existing pedestrian accommodations in the right-of-way, such as the walkway coming from Unit 4. They recommend the walkway from Unit 4 connecting to the alley or another location outside the County right-of-way.

The 2023 Frisco Trails and Pathways Master Plan shows a separated multi-use path along Granite Street adjacent to the proposed development as part of the Downtown Complete Streets Plan. The latest plans for Complete Streets provided by the contracted Town Engineer show a 10-foot sidewalk, separated from Granite Street and connecting to an existing pedestrian crossing at Madison Ave. Public Works and Engineering recommend that the applicant review the planned design for Granite Street and add sidewalk connections, but the Town cannot require the applicant to build the sidewalk.

Recommendations from the 2023 Frisco Trails and Pathways Master Plan



Plan for Granite Street construction along the subject property

Traffic Study (§180-6.12)**:** Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for any large project that:

A. Requires a conditional use or rezoning approval;

B. Is located adjacent to either Main Street or Summit Boulevard;

C. Contains only one point of access;

D. Contains an access point off an unimproved roadway or unincorporated area;

E. Contains an access point off a road with a service level of D or F; or

F. Is expected to generate 400 or more daily trips per day.

A large project is defined in Frisco Town Code, 180-9.3 includes any residential development occurring on a lot of 21,000 square feet or greater or any development of 5 or more dwelling units.

This project meets the definition of a large project, but the only other criterion it meets is that it contains an access point off an unincorporated area. Summit County Engineering stated that they will not require a traffic study for this project, so the Town will not require a traffic study based on that criterion either.

On-Premise Parking Requirements (§180-6.13.3.D)**:** One (1) parking space is required per bedroom, with a maximum of four (4) parking spaces per unit. One visitor parking space is required for every five units. See a parking analysis below:

Unit number	**Bedroom count**	**Parking spaces required**	**Parking spaces provided**
1	4	4	4
2	4	4	4
3	4	4	4
4	2	2	2
5	3	3	3
6	4	4	4
7	4	4	4
8	4	4	4
Existing house	3	3	2
Visitor parking	9 units	1	2
Accessible parking		0	0
TOTAL		**33**	**33**

The application materials show compliance with the minimum parking spaces required for the development; however, at full site plan submittal, the extra visitor space shall be identified for the existing house.

Parking Standards and Criteria (§180-6.13.6): Parking spaces must measure 9 by 18.5 feet (including stacked spaces) with the exception of parallel parking spaces which shall be eight by 25 feet. Covered parking spaces and parking structures shall have a minimum vertical clearance of at least 8 feet in height. All required parking spaces shall have adequate access to a street or alley, and residential driveways must be a minimum of nine feet wide by 18.5 feet long. All parking areas and driveways for multifamily projects with three or more residential units shall be surfaced with concrete or asphalt material.

The application materials show parking spaces measuring 9x18.5 feet, with the parallel space for the existing house measuring 8x25 feet. Vertical clearances on the garage spaces will need to be verified at final site plan review. Preliminary comments from Engineering indicate that the outdoor parking spaces for Units 7 and 8 will need to be analyzed and redesigned to ensure that a vehicle can access them. At time of final site plan submittal, turning radiuses shall be submitted to demonstrate adequate access to all parking spaces.

Tandem Parking (§180-6.13.6): For multifamily residential projects, two (2) stacked (tandem) spaces may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

i. That some of the spaces could be used as potential visitor parking space; and/or,
ii. That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,
iii. That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,
iv. That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.

The proposed parking plan features two stacked tandem spaces for Units 1-3 and 6-8. The Planning Commission must determine if the tandem spaces in each of the garages meet the intent of the parking regulations.

Bicycle Parking (§180-6.13.4): All multifamily residential developments must provide both enclosed, secure bicycle parking and outdoor bicycle parking facilities. One bicycle parking space is required for every bedroom; **32** bike parking spaces are required for this development. 50% of the total spaces must be enclosed, secure bike parking. Dwelling units with a private garage are not required to provide enclosed, secure bicycle parking.

The application materials show two 7-bike racks on the northwest corner of the site, near Unit 6. Two additional outdoor bike parking spaces will need to be provided. Enclosed bike parking is satisfied by the private garages for all new dwelling units. Bicycle parking for the existing house that will remain with no garage will be satisfied through the outdoor bicycle parking spaces.

Snow Storage Areas (§180-6.13.7): Snow storage shall be provided on premises in the amount of twenty-five percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. The applicant must demonstrate that snow removal operations for upper floor decks will not impact adjacent property.

The application materials show a small discrepancy between the submitted site plan and landscape/snow storage plan. The landscape/snow storage plan documents 3,284 square feet of

uncovered driveway and parking area, and 864 square feet of uncovered rooftop decks. Each of these areas has an appropriate quantity of snow storage provided adjacent to the area. The Planning Commission should comment on the feasibility of the snow storage layout if they have concerns. Snow storage areas and calculations need to be shown for the walkways. Snow storage will be verified again at full site plan review and shall be consistently shown on each submittal page.

Landscaping and Revegetation (§180-6.14)**:** This proposal is subject to the landscaping requirements for Residential Development.

1. For every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet.
2. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.

For a project lot area of 24,500 sq. ft., 28 trees and 16 shrubs are required. The landscape plan submitted shows 37 trees and 94 shrubs to be planted. The requirement for street trees is met. Most requirements for plant species and sizes are met, except:

- The Colorado blue spruce tree sizes must be measured in height rather than trunk diameter (with at least 25% 10-foot height, 25% 8-foot height, and 50% 6-foot height).
- For 28 required trees, no more than 33% may be any one species. If the Shubert chokecherry sizes are changed to meet the requirements for deciduous trees rather than shrubs, this requirement will be met.

The application materials identify some trees to be preserved. Five of these trees are within the property lines. Fencing protecting existing trees to be preserved must be shown on the construction management plan, defined by a minimum of a four-foot-high visibility fence, which is to be located no closer than the drip line of the vegetation to be preserved. If trees in the right-of-way are to be removed, these must be approved by Public Works. A note shall be added to the plans noting compliance with the Town's revegetation requirements.

The application will be reviewed again for compliance with these standards at the time of final site plan. The application materials will be required to comply with the Firewise program, including defensible space zones, as regulated by Summit Fire & EMS at the time of building permit review.

Outdoor Lighting (§180-6.16): Outdoor lighting fixtures for this development are required to meet the design and light output requirements outlined in Town Code. Lighting information was not submitted with the application materials at this time. Outdoor lighting will be reviewed for full compliance at the final site plan review.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-unit residential development projects containing five or more units shall utilize dumpster enclosures for the storage of all refuse, recycling, grease traps, and compost collection. The proposed refuse and recycling facilities must be located within an enclosure with walls and a roof and provide equal space for refuse, recycling, and compost collection.

The application materials show a proposed location for a dumpster enclosure and details on the design. The materials do not show proposed spaces for recycling and compost, only for refuse. The enclosure meets the rest of the design and location requirements. At time of full site plan application, the submitted materials shall show full compliance with waste, recycling, and compost requirements.

While not required at this review stage, the applicant submitted a letter from a waste disposal company showing that proposed facilities are located and sized appropriately for the proposed project. The dumpster enclosure design will be reviewed for full compliance at the final site plan review.

ANALYSIS – RESIDENTIAL DEVELOPMENT STANDARDS [§180-6.22]

Residential Development Standards (§180-6.22)**:** The purpose of the residential development standards is to promote high quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

Façade Standards (§180-6.22.3.A): To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.

- ***Building Elements****. All building elevations shall employ varied articulation of wall surfaces. Each façade shall be articulated through the use of at least four of the following techniques:*
    a. *Deep eaves or overhangs, at least 24 inches in depth;*
    b. *Balconies, porches, or patios;*
    c. *Building elements that provide shelter from natural elements;*
    d. *Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
    e. *A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
    f. *Variation in roof planes or roof forms, including dormers or gables; or*
    g. *Variation in window sizes and shapes.*

Each façade of each new building utilizes at least four of the techniques above with the entire development using all seven techniques in various locations. The existing house will come closer into conformance by varying the materials used for siding. The application meets this requirement.

- ***Duplicate Building Design Prohibited.***
  a. *Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300-foot radius of the property shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure.*

  The proposed structures are distinct from all other structures within 300 feet of the subject property.

  b. *Where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.*

  The application materials show three new buildings that are distinct from one another and not duplicative. Within each building, some units are similar but none are exact duplicates. Variation is provided with siding materials, balcony locations, rooftop deck location, roof planes, and more. Examples of differences between two similar units are circled below:

Bldg A – South Elevation

Bldg A – North Elevation

Staff requests that the Planning Commission provide feedback to the applicant on the building design variety.

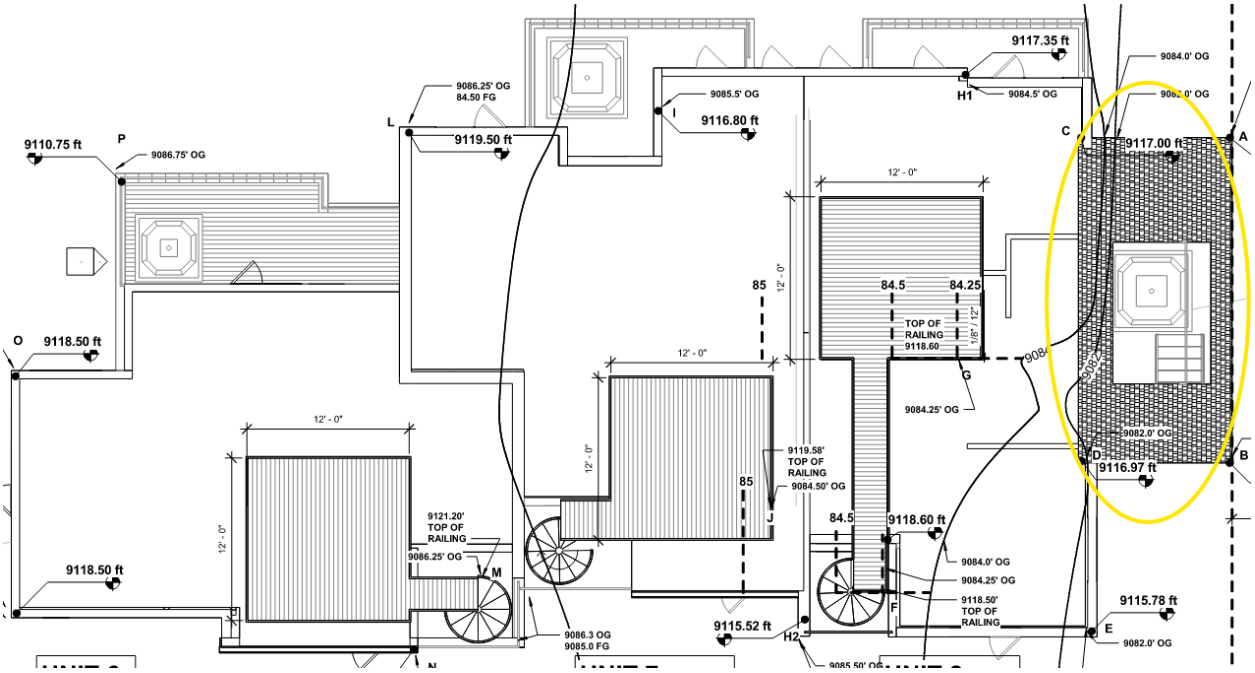
Roof Standards (§180-6.22.C): The intent of the Roof Standards is to ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.

- ***Roof Pitch.*** *Pitched roofs, or flat roofs with pitched elements, are required. Mansard roofs are prohibited.*
- ***Roof Design.*** *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies, or entryways.*
- ***Roof Materials.*** *Metal roofs shall be surfaced with a low-gloss finish, matte finish, or other finish proven to fade and not be reflective.*

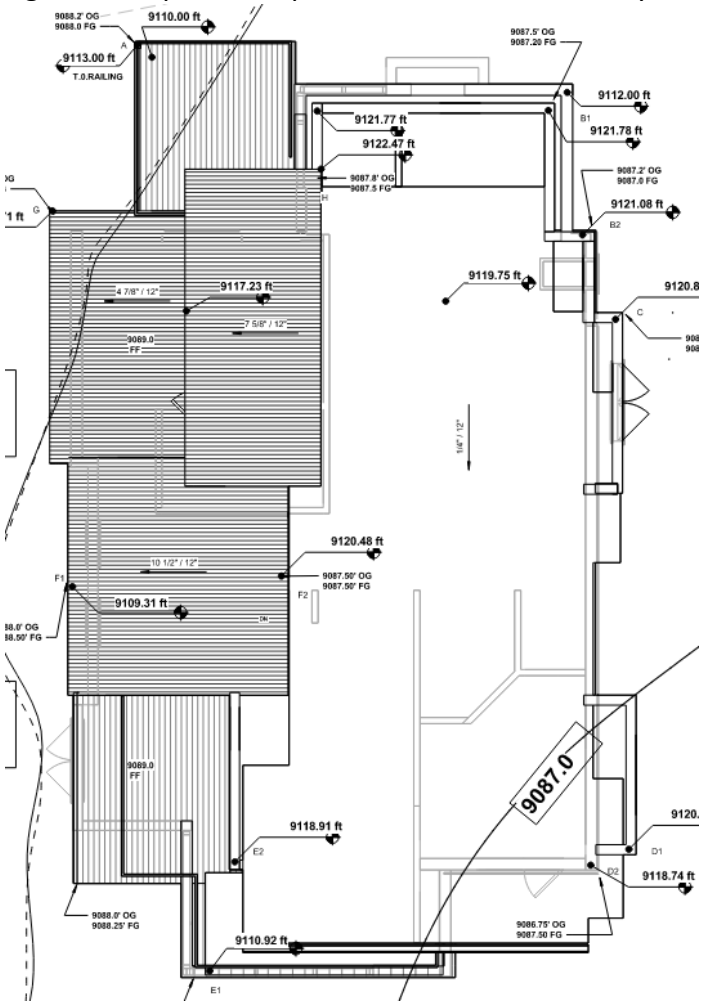
  All buildings appear to have flat roofs with pitched elements. Building A has many pitched elements on the second floor-level of the building. Building B appears to only have one pitched roof element, on the east side of the building. Building C has multiple pitched roof elements. Planning Commission should provide comments on whether all buildings are providing sufficient pitched elements to meet the "Roof Pitch" requirement. Proposed roof materials for all buildings include corrugated metal panels pre-finished with "western rust" and asphalt shingles, color "weathered wood." The materials appear to meet the requirements.

Bldg A – Building rendering showing roof

Bldg B – Building rendering



Bldg B – Roof plan with pitched element circled in yellow



Bldg C – Roof plan

The application will be further reviewed for compliance with the Roof Standards at the time of final site plan.

Building Material Standards (§180-6.22.D): To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.

- ***Primary Materials:***
  a. *Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.*
  b. *Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.*
  c. *Stucco or steel are acceptable materials when used in combination with other acceptable materials.*

  All three new buildings utilize a combination of the following primary materials:
  - Horizontal wood siding (spruce-pine-fir boards)
  - Horizontal wood lap siding (cedar)
  - Vertical standing seam metal siding (matte black)
  - Vertical wood siding (cedar)
  - Stone veneer with gray mortar (Telluride stone, 60% brown and 40% gray)

  The existing house is to be re-sided primarily with the spruce-pine-fir boards and corrugated metal along the bottom, finished with "western rust."

- ***Specific Material Standards:*** *Metal shall have a matte finish or a finish proven to fade and not be reflective.*

  The application materials show that all metal elements are proposed to have either a matte black finish or a western rust finish.

- ***Variety of Materials on All Building Elevations:***
  a. *There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.*
  b. *Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.*

  The application appears to meet this standard, but the final determination will be made at the review of the final site plan application.

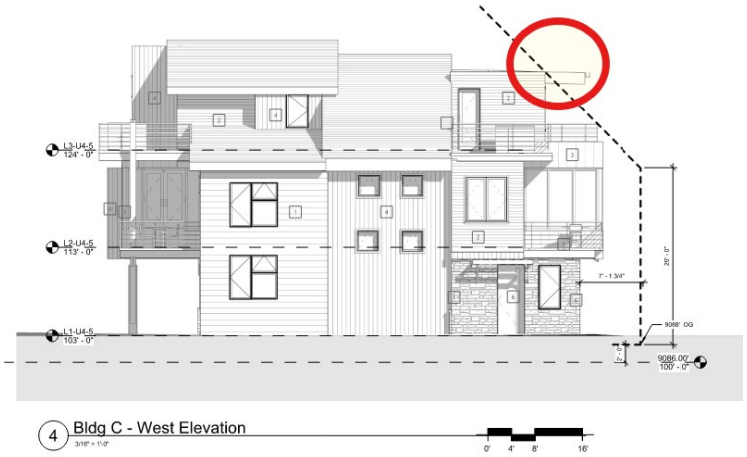
- ***Garage Standards:*** *Garages are encouraged to be located and oriented away from the street where they will not act as the primary design element of the building. Street-facing garage doors shall be recessed behind the front façade of the dwelling and shall not*

comprise the majority of the street-facing building frontage, unless of a custom style broken up with windows or other features.

All garages on the three new structures are both recessed behind the front façade of the building and are of a custom style broken up with windows. The existing house does not have a garage.

Bulk Standards (§180-6.23): Table 6-K of Town Code outlines bulk plane requirements. Building forms may deviate from bulk plane standards if they do not exceed the maximum building height and provide substantial architectural relief with the approval of the Planning Commission.

The application materials show the bulk plane envelope on the elevation drawings but bulk plane calculations are not provided. While some bulk plane encroachments are shown, they appear to be minimal and to provide architectural relief. Full compliance with the bulk plane standards will be reviewed at final site plan.



PUBLIC COMMENT

The Community Development Department received no public comments as of May 14, 2026.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the project and associated improvements in the context of the recommendations and requirements of the Frisco Comprehensive Plan, the Residential High Density Zone District, and the Frisco Town Code. Specifically, staff requests that the Planning Commission provide feedback to the applicant on the proposed building design, design variety, roof pitches, tandem parking, snow storage, and vehicular and non-vehicular access.

ATTACHMENTS

Attachments:

Attachment A – Sketch Plan Application – MAJ-26-0002

Attachment B – Preliminary Referral Comments

cc: Ed Enck

Attachment A:

Sketch Plan Application Materials

Ed Enck, P.E. 8733 Garrison Ct. Arvada, CO 80005

PROJECT/DEVELOPMENT DESCRIPTION AND PLANNING/ZONING CODE COMPLIANCE NARRATIVE 4/8/26

Madison 9

ADDRESSES: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

2/23/2026

To whom it may concern:

This letter is a description of the above project as well as a review of how it meets the principles of the 2025 Comprehensive Plan and Zoning Code Standards.

Madison 9 is comprised of 2 Townhome Triplexes, 1 Townhome Duplex and a relocated Single-family Residence. The average size of the Triplexes is 2,275 SF and each is 4 bedroom/4 ½ baths. The duplex units are at 1,387 SF and 1,780 SF. One duplex has 3 bedrooms and the other has 2 bedrooms.

The project style, cohesive across the project, including the remodeled exterior of the single family residence, will be contemporary but reminiscent of old west storefront style.

The project meets 2025 Comprehensive Plan requirements by including the following:

- Driveways locations and style that have been approved by Public Works.
- Adequate snow storage
- PV and EV charger rough-ins
- Multiple roof lines with ridge lines meeting maximum length requirements with thought being given to snow shedding locations.
- Multiple wall variations in materials, profiles and setbacks.
- Project is split into four buildings in order to reduce the overall bulk of the project.
- Exterior finish materials compatible with and in a similar style to the newer projects in the neighborhood, community and natural surroundings. Avoiding

high gloss finishes (and white) and providing a more natural steel and wood palette.

- Scale and massing that is appropriate for, near downtown in the Residential High Density Zoning, using a variety of window styles, wall finishes, decks and balconies.
- Multiple massing elements are used to avoid a blocky and blank multi-story building forms devoid of articulation, avoiding mirrored street facades.
- The center of the site provides a community gathering area with seating.
- By including fully irrigated landscaped open space, new utility taps and hook-ups and a complete runoff drainage system.

The project is designed to meet typical real estate buyer demands with regard to size, style and level of finishes.

Finally, the project will also provide increased dwelling density, close to the town center, over the existing aging 2 units on the property with a lower price point than a couple mega single-family homes could provide. It is specifically designed to conform to the Frisco Community Plan as well as applicable sections of the Frisco Unified Development Code.

Respectfully submitted,

Edwin D. Enck, P.E.

ABBREVIATIONS

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

GRAPHIC STANDARDS

STRUCTURAL GRID
1 — COLUMN NUMBER
A — COLUMN LETTER

DOOR IDENTIFICATION
1 — DOOR NUMBER

WINDOW IDENTIFICATION
A — WINDOW TYPE

GLAZING IDENTIFICATION
G1 — GLAZING TYPE

FLAGNOTE IDENTIFICATION
100 — NOTE NUMBER

PARTITION TYPE IDENTIFICATION
23A — PARTITION TYPE RE: PARTITION SHEET
HEAD OF WALL TYPE RE: PARTITION SHEET

ACOUSTIC PARTITION TYPE ID
23A — PARTITION TYPE RE: PARTITION SHEET
HEAD OF WALL TYPE RE: PARTITION SHEET

ASSEMBELY IDENTIFICATION
F1 — FLOOR ASSEMBELY TYPE
R1 — ROOF ASSEMBELY TYPE
C1 — CEILING ASSEMBELY TYPE
8' - 0" — CEILING ELEVATION

ROOM/SPACE IDENTIFICATION
ROOM — ROOM NAME
100 — ROOM NUMBER
1000 SF — ROOM AREA

CODE ROOM/SPACE IDENTIFICATION
ROOM AREA: ROOM; 100 — ROOM NAME, ROOM NUMBER; 1000 SF — OCCUPANTS: 4; 200 — OLF: 1; R-2 — OCCUPANCY TYPE, REQ'D EXITS

ROOM/FINISH IDENTIFICATION
ROOM — ROOM NAME
100 — ROOM NUMBER
P-1 — WALL FINISH
RB-1 — BASE TYPE
CPT-1 — FLOOR FINISH

SPOT ELEVATION IDENTIFICATION
10' - 0" — DATUM POINT LOCATION; ELEVATION

BUILDING SECTION IDENTIFICATION
1 / A-300 — DRAWING NUMBER; SHEET NUMBER

CODE SECTION IDENTIFICATION
1 / G-300 — DRAWING NUMBER; SHEET NUMBER

WALL/VERT-CIRC SECTION ID
1 / A-400 — DRAWING NUMBER; SHEET NUMBER

DETAIL SECTION IDENTIFICATION
1 / A-500 — DRAWING NUMBER; SHEET NUMBER

ENLARGED DETAIL/FLOOR PLAN ID
1 / A-410 — DRAWING NUMBER; SHEET NUMBER

BUILDING ELEVATION IDENTIFICATION
A-200 — SHEET NUMBER
1 — DRAWING NUMBER

INTERIOR ELEVATION IDENTIFICATION
A-700 — SHEET NUMBER
1 — DRAWING NUMBER

CURTAIN WALL ELEVATION ID
1 — DRAWING NUMBER (ON CURTAIN WALL ELEVATION SHEET)

PROJECT TEAM

OWNERS

MACATR, LLC
8360 w. 48TH aVE.
WHEAT RIDGE, CO 80033
Ron Mattox, Manager
303-698-1704 Ext 213
mattox@diversifiedbldrs.com

Pro Properties, LLC
Ronda Campbell, Manager
(970) 389-3437
rondacampbell11@gmail.com

Design Professional of Record

Ed Enck, P.E.
8733 Garrison Ct.
Arvada, CO 80005
303.910.6778
edenckpe@gmail.com

STRUCTURAL

Rocky's Engineering, LLC
Frisco, CO 80443
Michael Campbell, P.E.
970-389-4895
rockysengineering1@gmail.com

CONTRACTOR

Campbell Construction
110 S. 1st Ave,
Frisco, CO 80443
Scott Campbell
970.389.7247
SCampbell@co-cce.com

ZONING: RH
CONSTRUCTION TYPE: IRC
OCCUPANCY: R3
REFERENCE CODE: IRC 2018, 2018 IECC AS AMENDED BY THE TOWN OF FRISCO

SNOW LOAD: 80psf
LOT SIZE (SUBDIVISION SIZE) 24,500 SF = 0.562 ACRES
0.562 Acres X 16 DPA
= 8.99 = 9 UNITS

UNHEATED UNCOVERED DRIVEWAY AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SNOW STORAGE AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

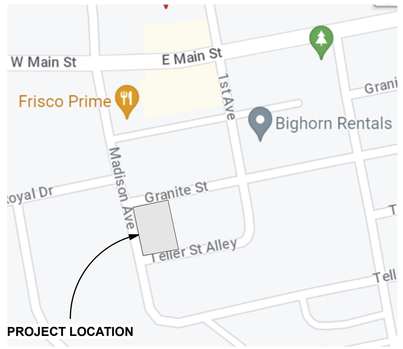
2025/101

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443
PROJECT STATUS: SKETCH PLAN

3/16/2026

VICINITY MAP



TRUE NORTH

PROJECT AND LOT DATA

LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12, BLOCK 3 AMENDED MAP OF FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION

BUILDING USE: RESIDENTIAL
NO. OF RESIDENTIAL UNITS = 9 UNITS (w/ RELOCATION OF 1 EXISTING HOUSE)
NUMBER OF WOOD BURNING FIREPLACES = 0

BUILDING, CODE AND LOT DATA

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

CONSTRUCTION TYPE: IRC - TOWNHOMES SEPARATED BY 2 HR FIRE WALLS

REFERENCE CODE: IRC 2024, 2024 IECC AS AMENDED BY THE TOWN OF FRISCO

ZONING CODE: RH

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

TABLE N102.1.3 (R 402.1.3) INSULATION MINIMYM R-VALUES AND FENESTRATON REQUIREMENTS BY COMPONET

IMATE ONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5B	0.27	0.55	0.4	60	30 or 20+5ci or 13+10ci or 0+20ci	13/17	30	15ci or19 or13+5ci	10ci, 4 FT	15ci or 19 or 13+5ci

ALLOWABLE LOT COVERAGE = 55% = 13,475 SF 11,025 OPEN REQUIRED

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

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

EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 1 PER BRM, MAX PER UNIT:1/BRM + 1 VISTOR = 32

NUMBER OF UNITS/BEDROOMS: 9 UNITS/31 BRM's
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES + 2 VISTOR SPACES TOTAL = 33

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Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan
ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
COVER

DRAWING NO:
G-000

SCALE: As indicated
DATE: 3/16/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

SHEET INDEX - GENERAL - SITE		
Sheet Number	Sheet Name	Sheet Issue Date
00 - PROJECT INFO		
G-000	COVER	3/26/26
G-100	SHEET INDEX	3/26/26
01 - CONSTRUCTION SET		
SITE-150	SITE PLAN	3/26/26

SHEET INDEX - CIVIL		
Sheet Number	Sheet Name	Sheet Issue Date
C-100	SURVEY	3/26/26
C-200	TOPO SURVEY	3/26/26
C-400	UTILITY PLAN	3/26/26
C-500	DRAINAGE PLAN	03/27/26
C-600	CIVIL DETAILS	03/27/26
CD-100	DEMO SITE PLAN	3/26/26

SHEET INDEX - GENERAL - SITE		
Sheet Number	Sheet Name	Sheet Issue Date
SITE-151	SITE AREA PLAN & SITE DATA	3/26/26
SITE-152	OPEN SPACE / LOT COVERAGE PLAN	3/26/26
SITE-153	UNIT SIZE - AREA PLANS	3/26/26
SITE-154	LANDSCAPE & SNOW STORAGE PLAN	3/26/26
SITE-155	DUMPSTER ENCLOSURE PLAN AND ELEVATIONS	3/26/26

SHEET INDEX - BLDG A		
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ARCHITECTURE		
A-100A	BLDG A COVER	3/26/26
A-101A	LEVEL 1 PLAN - BLDG A	3/26/26
A-102A	LEVEL 2 PLAN - BLDG A	3/26/26
A-103A	LEVEL 3 PLAN - BLDG A	3/26/26
A-104A	ROOF PLAN - BLDG A	3/26/26
A-201A	BUILDING ELEVATIONS - BLDG A	3/26/26
A-202A	BLDG A FINISHES	3/26/26
A-210A	PERSPECTIVE - BLDG A	3/26/26

SHEET INDEX - BLDG B		
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A-100B	BLDG B COVER	3/2626
A-101B	LEVEL 1 PLAN - BLDG B	3/2626
A-102B	LEVEL 2 PLAN - BLDG B	3/2626
A-103B	LEVEL 3 PLAN - BLDG B	3/2626
A-104B	ROOF PLAN - BLDG B	3/2626
A-201B	BUILDING ELEVATIONS - BLDG B	3/2626
A-210B	PERSPECTIVE - BLDG B	3/2626

SHEET INDEX - BLDG C		
Sheet Number	Sheet Name	DATE ISSUED PERMIT SET
A-100C	BLDG C COVER	3/2626
A-101C	LEVEL 1 PLAN - BLDG. C	3/2626
A-102C	LEVEL 2 PLAN - BLDG C	3/2626
A-103C	LEVEL 3 PLAN - BLDG C	3/2626
A-104C	ROOF PLAN - BLDG C	3/2626
A-201C	BUILDING ELEVATIONS - BLDG C	3/26/26
A-202B	Building C Finishes	3/2626
A-210C	PERSPECTIVE - BLDG C	3/26/26

A-100H	HOUSE FLOOR PLAN AND ELEVATIONS	3/26/26

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MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
SHEET INDEX

DRAWING NO:
G-100

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

AN IMPROVEMENT LOCATION CERTIFICATE OF

LOTS 6 & 7, BLOCK 3

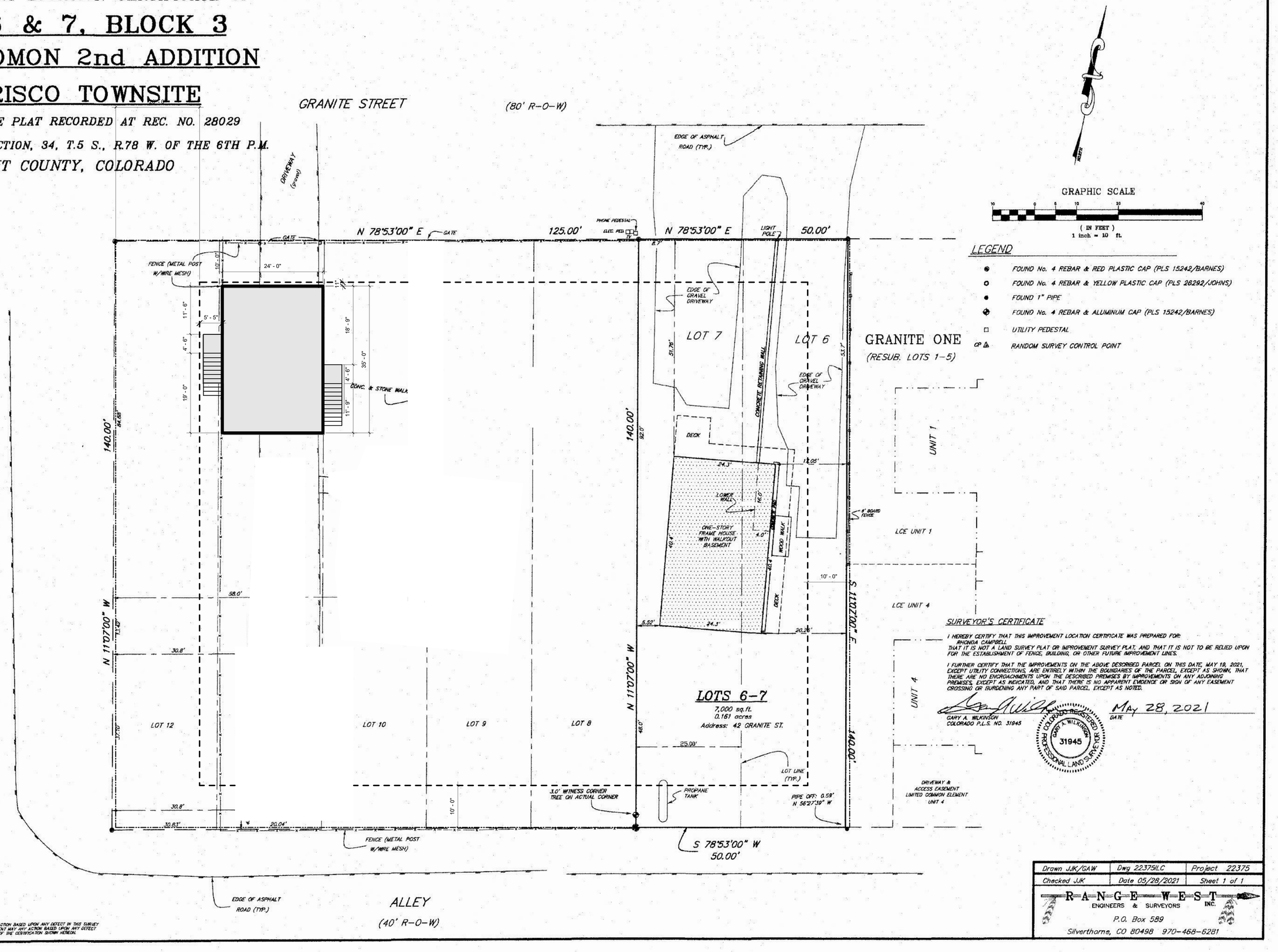
KING SOLOMON 2nd ADDITION

TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- CP RANDOM SURVEY CONTROL POINT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR: RHONDA CAMPBELL
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 19, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

GARY A. WILKINSON
COLORADO P.L.S. NO. 31945

MAY 28, 2021
DATE

COLORADO REGISTERED GARY A. WILKINSON 31945 PROFESSIONAL LAND SURVEYOR

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.

Drawn JJK/GAW	Dwg 22375ILC	Project 22375
Checked JJK	Date 05/28/2021	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

1 SURVEY

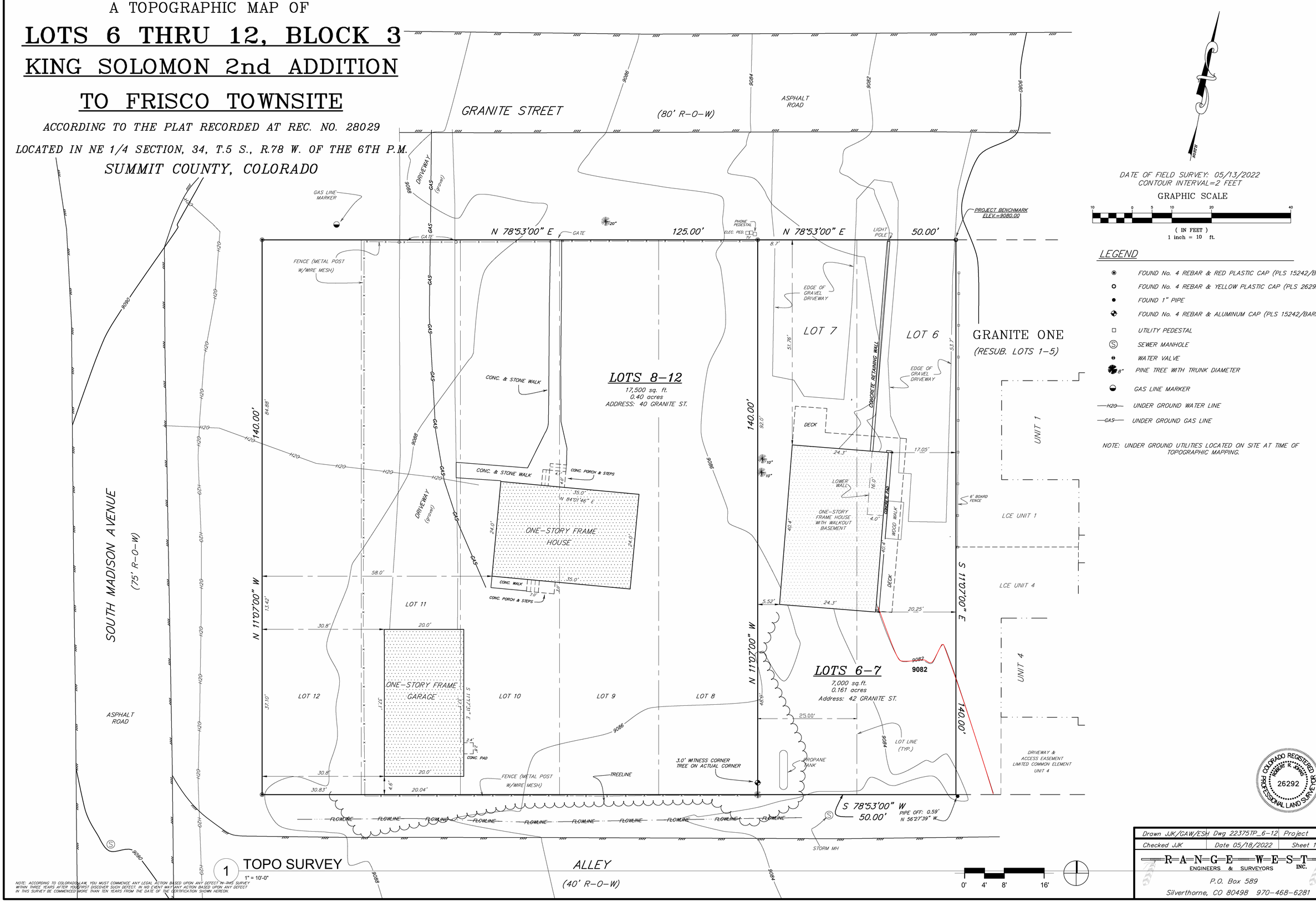
A TOPOGRAPHIC MAP OF

LOTS 6 THRU 12, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 05/13/2022
CONTOUR INTERVAL=2 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- 8" PINE TREE WITH TRUNK DIAMETER
- GAS LINE MARKER
- H2O UNDER GROUND WATER LINE
- GAS UNDER GROUND GAS LINE

NOTE: UNDER GROUND UTILITIES LOCATED ON SITE AT TIME OF TOPOGRAPHIC MAPPING.

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

1 TOPO SURVEY
1" = 10'-0"

0' 4' 8' 16'

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.

Drawn JJK/GAW/ESH Dwg 22375TP_6-12	Project 22375	
Checked JJK	Date 05/18/2022	Sheet 1 of 1

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

OVERALL GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED.
3. ALL STREET STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. FOR SEPARATE WATER & SANITARY SEWER PLANS THE STATIONING IS ALONG THE CENTERLINE OF THE PIPE.
4. THE PROFILE GRADE ON THE PLANS IS ALONG THE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS.
6. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRISCO STANDARDS AND SPECIFICATIONS AS APPLICABLE. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, SUMMIT COUNTY, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRISCO AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
9. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO TOWN OF FRISCO PERSONNEL TO PERFORM REQUIRED 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.
13. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WA

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 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
   A. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS OF CURE TIME;
   B. AIR CONTENT OF 6.5% ± 1.5%;
   C. MAXIMUM SLUMP OF 3".
   D. "FIBER MESH" FIBERS SHALL BE ADDED TO CONCRETE FOR STRENGTH, AT A RATE OF 1.5 POUNDS OF FIBER PER CUBIC YARD OF CONCRETE.
5. ROADWAY RETAINING WALL VERTICAL AND HORIZONTAL INFORMATION HAVE BEEN ESTABLISHED AS PART OF THESE ROADWAY PLANS. STRUCTURAL, GEOTECHNICAL, AND DRAINAGE ENGINEERING FOR THE WALLS IS BY OTHERS (SEE SEPARATE DESIGN DOCUMENTS).
6. COMPACTION TESTING FOR THE BASE COURSE IN THE ROADWAY SHALL MEET 95% OF MODIFIED PROCTOR (ASTM D-1557) THE MATERIAL BEING WITHIN 2.0 PERCENT OF OPTIMUM MOISTURE. EACH LIFT OF ASPHALT SHALL MEET THE MINIMUM DENSITY OF 92-96 PERCENT MAXIMUM THEORETICAL DENSITY AS DETERMINED BY THE RICE DENSITY METHOD (ASTM D-2041). TESTS SHALL BE MADE AT A FREQUENCY OF EVERY 200 LINEAR FEET AND AT EVERY 12" COMPACTED LIFT OF FILL PLACED, AND FOR EVERY LIFT OF ASPHALT PLACED OR ROLLED. ASPHALT DENSITY TESTING SHALL BE PERFORMED ON EACH LIFT AT INTERVALS OF ONE TEST PER EVERY 250 LINEAR FEET PER LANE. TEST LOCATIONS ON EACH LIFT AND EACH LANE SHALL BE STAGGERED.
7. DURING EARTHWORK OPERATION GEOTECHNICAL ENGINEER SHALL ASSESS ACTUAL SUB-SURFACE CONDITIONS AND REQUEST ADDITIONAL REQUIREMENTS IF NECESSARY.

STORM SEWER GENERAL NOTES

1. LOCATION AND ELEVATION OF EXISTING STORM SEWER AND CULVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DIFFERENCES FROM DESIGN PLAN SHALL BE REPORTED TO DESIGN ENGINEER.
2. STORM SEWER SHALL BE HDPE (HIGH DENSITY POLYETHYLENE).
3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL EXTEND 1 TO 3 FEET BEYOND EACH EDGE OF SHOULDERED PAVED DRIVE.
4. STORM SEWER BEDDING AND PIPE ZONE BACKFILL SHALL BE 3/4" TO 1" ROAD BASE OR APPROVED ALTERNATE.
5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD SECTION.

SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2. ALL SEWER MAINS AND SERVICES SHALL BE SDR 35 (UNLESS OTHERWISE NOTED).
3. ALL MANHOLE RIMS WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE SET AT THE 100-YEAR FLOOD PLAIN ELEVATION AND SHALL HAVE GASKETTED BOLT DOWN LIDS.
4. MANHOLES SHALL BE WRAPPED WITH BITUTHENE.
5. SANITARY SEWER BEDDING AND PIPE ZONE BACKFILL GRADATION SHALL BE 1/4" TO 3/4" OR APPROVED ALTERNATE.
6. PIPELINE FLUSHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CLEANING COMPANY THAT WILL HIGH-PRESSURE JET CLEAN THE LINES TO INSURE THAT SAND, ROCKS, OR OTHER FOREIGN MATERIAL ARE NOT LEFT IN ANY OF THE PIPELINES. WHEN FLUSHING, CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO PROPERTY OR ROADWAYS OR EROSION OF SURROUNDING SOILS. FLUSHING WATER AND FLUSHED DEBRIS SHALL NOT BE ALLOWED TO ENTER THE EXISTING SEWER SYSTEM.
7. SEWER LINE ALIGNMENT, AND GRADE VERIFICATION. ONCE THE SEWER PIPELINES HAVE BEEN FLUSHED, THE SEWER PIPELINES SHALL BE INSPECTED BY MEANS OF CLOSED CIRCUIT TELEVISION (CCTV). DOCUMENTATION SHALL CONSIST OF A COLOR, VHS-FORMAT VIDEOTAPE, LOG SHEETS, AND A WRITTEN REPORT DETAILING THE CONDITION OF THE PIPELINE AND LATERAL CONNECTIONS/OPENINGS. THE REPORT SHALL NOTE THE TIME AND DATE OF VIDEO INSPECTION, STREET NAME, UPSTREAM AND DOWNSTREAM MANHOLE, DIRECTION OF VIEW, DIRECTION OF FLOW, SURFACE MATERIAL, PIPELINE LENGTH, PIPE SECTION LENGTH, PIPE SIZE, PIPE MATERIAL, LATERAL CONNECTIONS, VIDEO TAPE NUMBER, COUNTER NUMBER, AND A DETAILED LOGGING OF DEFECTS ENCOUNTERED. ANY REJECTED WORK SHALL BE REPAIRED, THEN RE-TELEVISED.
8. LEAKAGE. ALL PIPELINES SHALL BE TESTED FOR LEAKAGE BY MEANS OF AN AIR PRESSURE TEST. THE TEST SHALL BE PERFORMED AS FOLLOWS:

A. PREPARATION FOR TESTS: FLUSH AND CLEAN THE PIPELINE PRIOR TO TESTING IN ORDER TO WET THE PIPE SURFACES AND PRODUCE MORE CONSISTENT RESULTS. PLUG AND BRACE ALL OPENINGS IN THE PIPELINE AND THE UPPER CONNECTIONS. CHECK ALL PIPE PLUGS WITH A SOAP SOLUTION TO DETECT ANY AIR LEAKAGE. IF LEAKS ARE FOUND, RELEASE THE AIR PRESSURE, ELIMINATE THE LEAKS, AND START THE TEST PROCEDURE OVER AGAIN.

B. PROCEDURE OF TEST: ADD AIR UNTIL THE INTERNAL PRESSURE OF THE PIPELINE IS RAISED TO APPROXIMATELY 4.0 PSI, AT WHICH TIME THE FLOW OF AIR SHALL BE REDUCED AND THE PRESSURE MAINTAINED BETWEEN 3.5 AND 4.5 PSI FOR A SUFFICIENT TIME TO ALLOW THE AIR TEMPERATURE TO COME TO EQUILIBRIUM WITH THE TEMPERATURE OF THE PIPE.

C. AFTER THE TEMPERATURE HAS STABILIZED, PERMIT THE PRESSURE TO DROP TO 3.5 PSIG IN EXCESS OF THE GROUND WATER PRESSURE ABOVE THE TOP OF THE SEWER, AT WHICH TIME A STOP WATCH OR SWEEP SECOND HAND WATCH SHALL BE USED TO DETERMINE THE TIME LAPSE REQUIRED FOR THE AIR PRESSURE TO DROP TO 3.0 PSIG.

D. THE TIME ELAPSED SHALL NOT BE LESS THAN THE FOLLOWING:

PIPE SIZE (INCHES)	TIME (MINUTES)
6	5
8	5
10	6.5
12	7.5

E. BRACE ALL PLUGS SUFFICIENTLY TO PREVENT BLOWOUTS AND VENT THE PIPELINE COMPLETELY BEFORE ATTEMPTING TO REMOVE PLUGS.

F. PROVIDE PRESSURIZING EQUIPMENT WITH A RELIEF VALVE SET AT 5 PSI TO AVOID OVER-PRESSURIZING AND DAMAGING AN OTHERWISE ACCEPTABLE LINE.

9. MANHOLE VISUAL EXAMINATION. THE ENGINEER SHALL VISUALLY CHECK EACH MANHOLE, BOTH EXTERIOR AND INTERIOR, FOR FLAWS, CRACKS, HOLES, OR OTHER INADEQUACIES, WHICH MIGHT AFFECT THE OPERATION OR WATERTIGHT INTEGRITY OF THE MANHOLE. SHOULD ANY INADEQUACIES BE FOUND, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL MAKE ANY REPAIRS DEEMED NECESSARY BY THE ENGINEER. CONTRACTOR TO NOTIFY ENGINEER 48 HOURS PRIOR TO INSTALLATION OF MAN HOLES.
10. MANHOLE LEAKAGE TEST (VACUUM). ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE ENGINEER. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACK-FILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN THE FOLLOWING MANNER:

A. MANHOLES SHALL BE VACUUM TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING.

B. CARE SHALL BE TAKEN LO EFFECT A SEAL BETWEEN THE VACUUM BASE AND THE MANHOLE RIM. PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN.

C. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED.

D. ACCEPTANCE SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES MEETS OR EXCEEDS THE FOLLOWING:

DIA	TIME TO DROP 1" HG
4 FT.	120 SECONDS
5 FT.	120 SECONDS
6 FT.	120 SECONDS

E. IF THE MANHOLE FAILS THE TEST, MAKE NECESSARY REPAIRS. REPAIRS AND REPAIR PROCEDURES MUST BE ACCEPTABLE TO TOWN.

F. IF PREFORMED PLASTIC GASKETS ARE PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE GASKETS SHALL BE REPLACED.

11. ALL SEWER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
12. AS BUILT DRAWINGS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER.
13. EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED.

WATER GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRISCO WATER DISTRICT CURRENT RULES AND REGULATIONS. WATER SYSTEM SPECIFICATIONS AND TESTING PROCEDURES SHALL BE IN CONFORMANCE WITH TOWN OF FRISCO WATER DISTRICT STANDARDS.
2. ALL WATER MAINS SHALL BE AWWA, CLASS 52, PUSH ON JOINT, DUCTILE IRON PIPE (DIP) WITH RUBBER GASKET..
3. SERVICE LINES SHALL BE 1" K COPPER.
   ALL SERVICE LINES SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED UPSTREAM OF THE WATER METER CONSISTING OF A DOUBLE CHECK VALVE ASSEMBLY SIMILAR OR EQUAL TO A WATTS REGULATOR NO. 7.
4. MINIMUM COVER WITHIN STREETS IS 9.5 FEET AND 8.5 FEET IN UNPAVED LOCATIONS. INSULATION REQUIRED AT DEPTHS BELOW 8.5'.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER DURING CONSTRUCTION.
   B. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
   C. CONTACTING TOWN OF FRISCO WATER DISTRICT FOR PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

   NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED, A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
6. ALL WATER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION
7. AS BUILT DRAWINGS SHALL BE PREPARED BY A COLORADO PROFESSIONAL ENGINEER PER THE TOWN OF FRISCO WATER DISTRICT REQUIREMENTS.
8. FOR DETAILS OF IRRIGATION REQUIREMENTS AND METER REQUIREMENTS SEE LANDSCAPE PLANS..
9. CONTRACTOR IS RESPONSIBLE FOR VERIFING THE MECHINICAL DESIGN ACCOUNTS FOR FIRE PROTECTION AND CONFIRMING THE 4" WATER SERVICE SPECIFIED IS SIZE APPROPRIATELY.

WATER GENERAL NOTES (CONTINUED):

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

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

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

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

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

ALL MAIN EXTENSIONS AND PRIVATE PIPE EXTENSIONS SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C651. THE CHLORINATING AGENT AND METHOD OF APPLICATION, SHALL BE APPROVED BY THE TOF.
THE CHLORINATION OF THE FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING. BEFORE FILLING THE PIPE WITH WATER, THE PIPE SHALL BE CLEAN AND FREE OF DEBRIS TO THE SATISFACTION OF THE TOWN. TOS WILL NOT PROVIDE LABOR OR MATERIAL FOR DISINFECTION TO APPLICANT'S INSTALLING MAINS UNDER PRIVATE CONTRACT.
CHLORINE TABLETS MAY BE USED FOR DISINFECTION IN 12-INCH AND SMALLER PIPE. SIXTEEN INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY FED INTO THE WATER USED IN FILLING THE PIPE. CHLORINE TABLETS SHALL BE ATTACHED TO THE INSIDE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61 PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. AN APPROVED ADHESIVE IS DOW CORNING 732 MULTI-PURPOSE SEALANT.
NUMBER OF HYPOCHLORITE TABLETS OF 5 GRAM STRENGTH
REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER*

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

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

AFTER THE PIPE IS FILLED WITH WATER AND CHLORINE, THE CHLORINATED WATER SHALL BE HELD IN CONTACT WITH THE PIPE FOR 24 HOURS. AT THE END OF THE 24 HOUR PERIOD, THE WATER IN THE PIPELINE SHALL BE TESTED BY THE TOWN OF FRISCO TO INSURE A RESIDUAL CHLORINE CONTENT OF NOT LESS THAN 25 MILLIGRAMS PER LITTER. THE PIPE LINE THEN SHALL BE THOROUGHLY FLUSHED TO REMOVE THE HEAVILY CHLORINATED WATER. THE CONTRACTOR SHALL TAKE CARE IN FLUSHING THE PIPELINE TO PREVENT PROPERTY, ENVIRONMENTAL OR DANGER TO THE PUBLIC.
SAMPLES OF WATER WILL BE COLLECTED FOR BACTERIOLOGICAL EXAMINATION AND RESIDUAL CHLORINE CONTENT TESTING BEFORE THE PIPE IS PUT INTO SERVICE. TESTING OF RESIDUAL CHLORINE AND SAMPLING WILL BE DONE BY THE LOCAL HEALTH AUTHORITY OR THEIR DESIGNATED REPRESENTATIVE.

18. HYDROSTATIC TESTING

NO HYDROSTATIC TESTS SHALL BE MADE ON ANY PORTION OF THE PIPELINE UNTIL FIELD PLACED CONCRETE HAS HAD ADEQUATE CURING TIME, DEFINED AS FOLLOWS:
CONCRETE SHALL BE CURED BY A METHOD RECOMMENDED BY ACI 308. WHEN THE DAILY MEAN AMBIENT TEMPERATURE IS ABOVE 40°F, THE FINISHED CONCRETE SHALL BE CURED CONTINUOUSLY FOR A MINIMUM OF 7 DAYS OR FOR THE TIME NECESSARY TO ATTAIN 70% OF THE SPECIFIED COMPRESSIVE STRENGTH, WHICHEVER PERIOD IS LESS. WHEN THE MEAN DAILY AMBIENT TEMPERATURE IS 40°F OR LOWER, THE FINISHED CONCRETE SHALL BE CONTINUALLY CURED AT A MINIMUM TEMPERATURE OF 55° F FOR THE PERIOD RECOMMENDED BY ACI 306 TO PREVENT DAMAGE FROM EARLY-AGE FREEZING AND PROVIDE THE SERVICE CATEGORY STRENGTHS REQUIRED FOR EACH PLACEMENT.
TOF SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF TESTING. ALL TESTING SHALL BE MADE IN THE PRESENCE OF TOF 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 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)

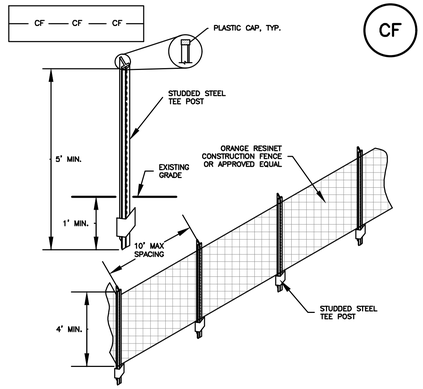
   NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO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

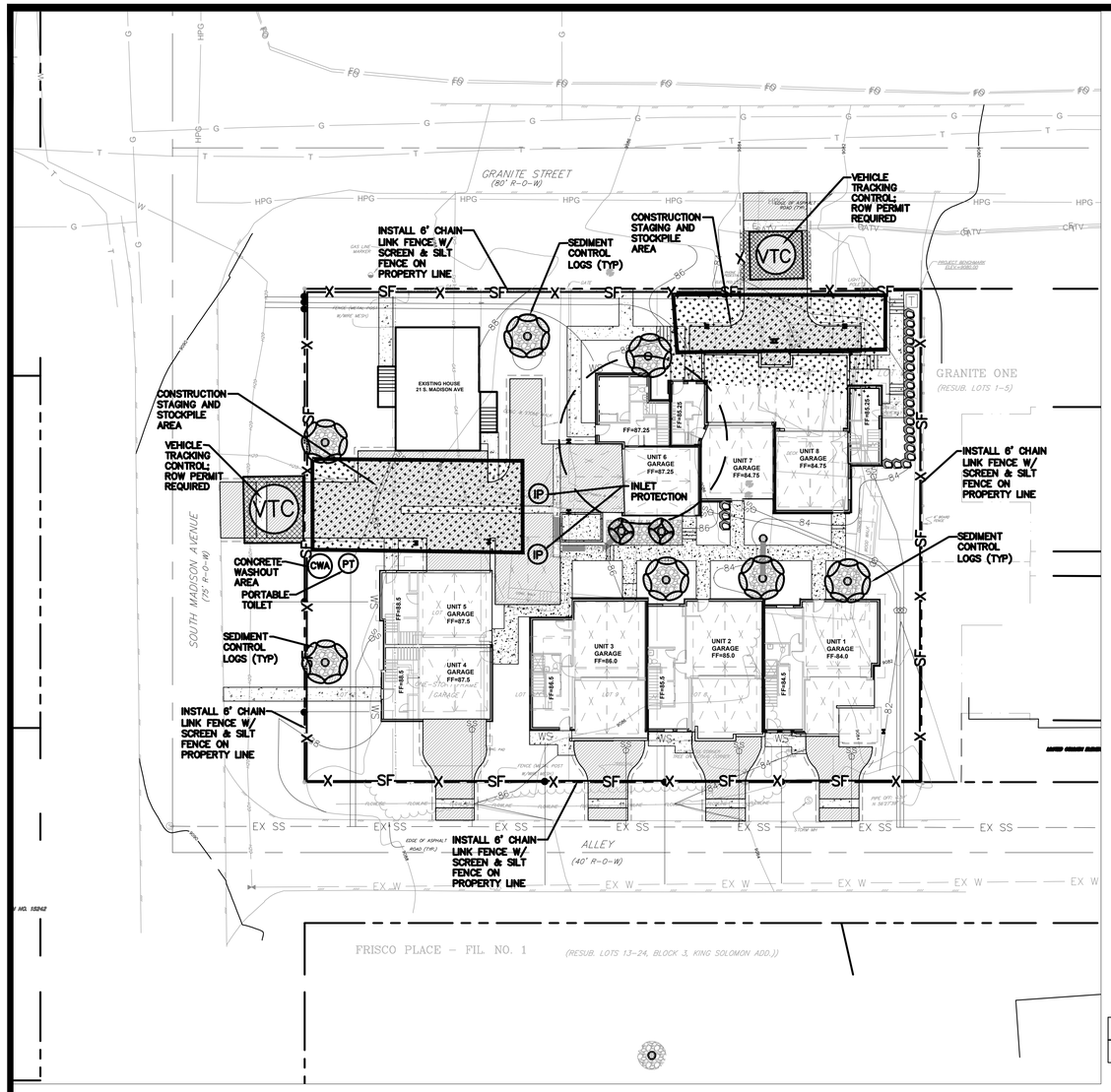
WATER GENERAL NOTES (CONTINUED):

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

SIEVE SIZE	TOTAL PASSING BY SIZE (% BY WEIGHT)
¾" 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.


CF — CF — CF
PLASTIC CAP, TYP.
STUDDED STEEL TEE POST
5' MIN.
EXISTING GRADE
ORANGE RESINET CONSTRUCTION FENCE OR APPROVED EQUAL
1' MIN.
10' MAX SPACING
4' MIN.
STUDDED STEEL TEE POST



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

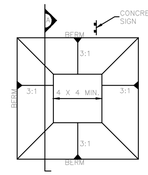
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

0 10 20 40

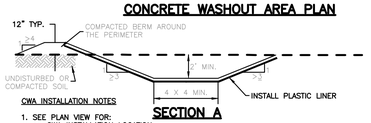
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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



SECTION A

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'.

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.

CWA–1. CONCRETE WASHOUT AREA

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

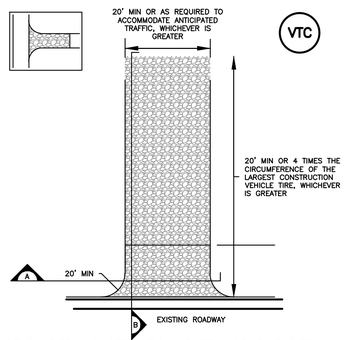
1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM 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

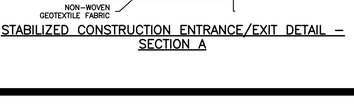
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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

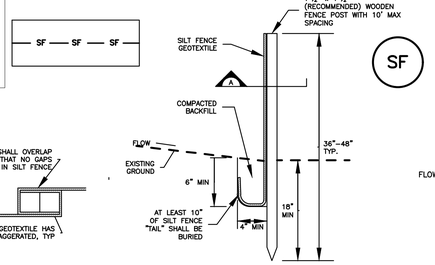
VTC AGGREGATE VEHICLE TRACKING CONTROL



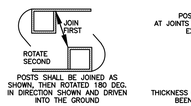
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL – SECTION A



SILT FENCE



SECTION A

SF SILT FENCE

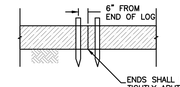
SILT FENCE INSTALLATION NOTES

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

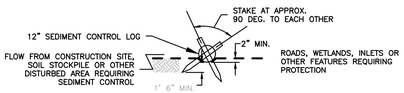
SILT FENCE MAINTENANCE NOTES

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

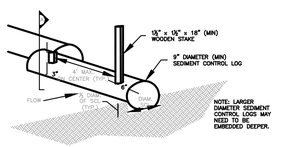
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



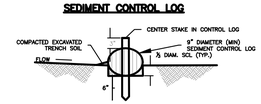
SEDIMENT CONTROL LOG DETAIL – SECTION A



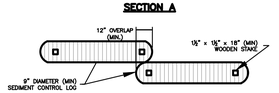
SEDIMENT CONTROL LOG – SECTION B



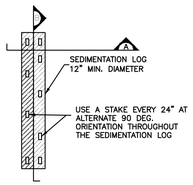
SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS



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.
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SCL–1. SEDIMENT CONTROL LOG

COLORADO REGISTERED JOSEPH E. MAGLIOCCO 33789 PROFESSIONAL ENGINEER

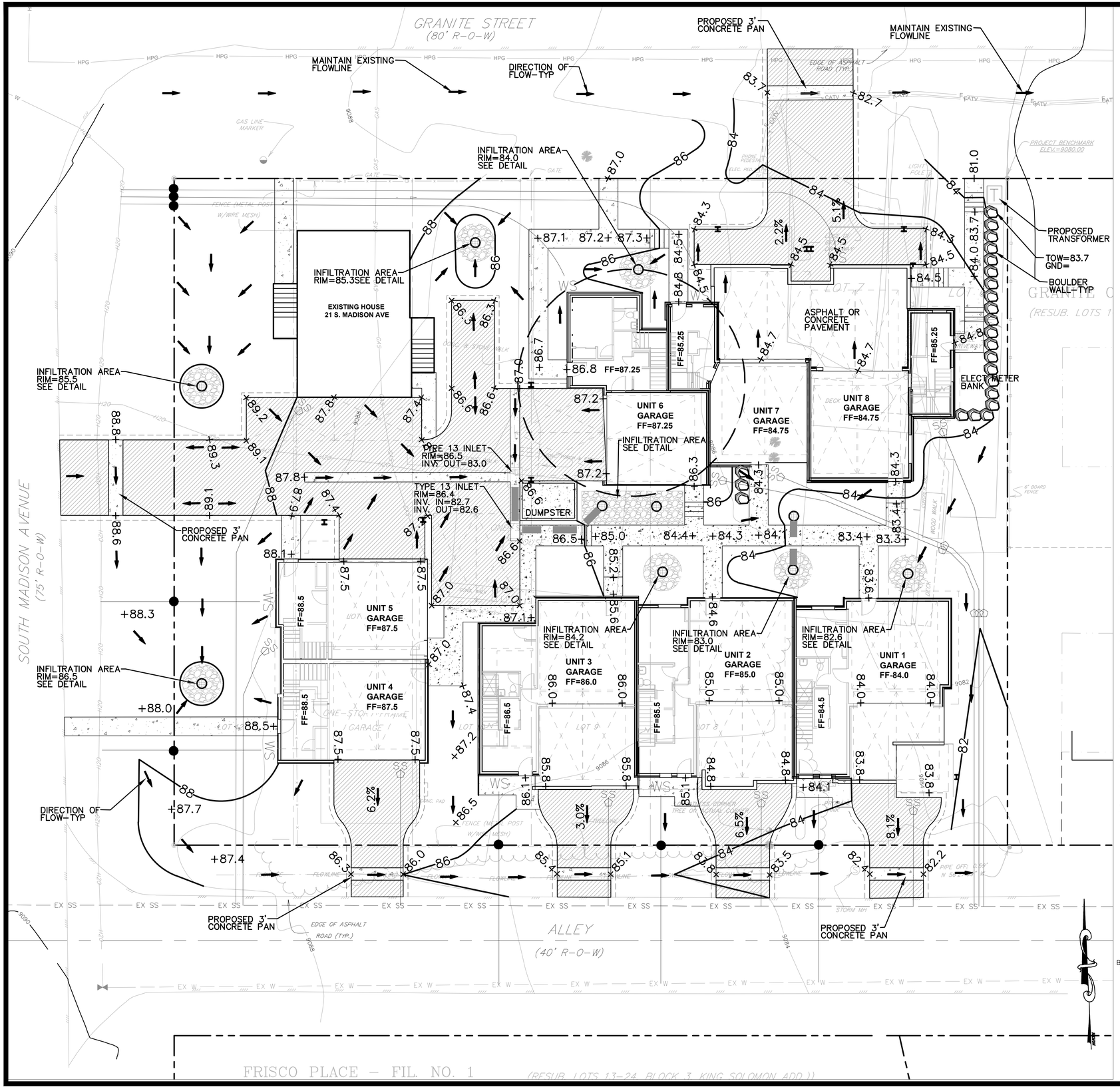
No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/24	TOF SKETCH PLAN SUBMITTAL

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

MADISON 9
LOTS 9–12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN
EROSION CONTROL AND CONSTRUCTION MANAGEMENT PLAN

Project: MADISON 9
Date: 4/3/26
Scale: 1"=20'
Sheet: 2



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.

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.
5. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY.

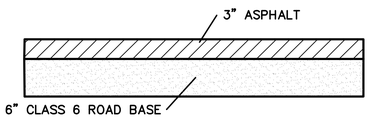
CALL UTILITY NOTIFICATION CENTER OF COLORADO

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



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

COLORADO REGISTERED JOSEPH E. MILLER 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBMITTAL

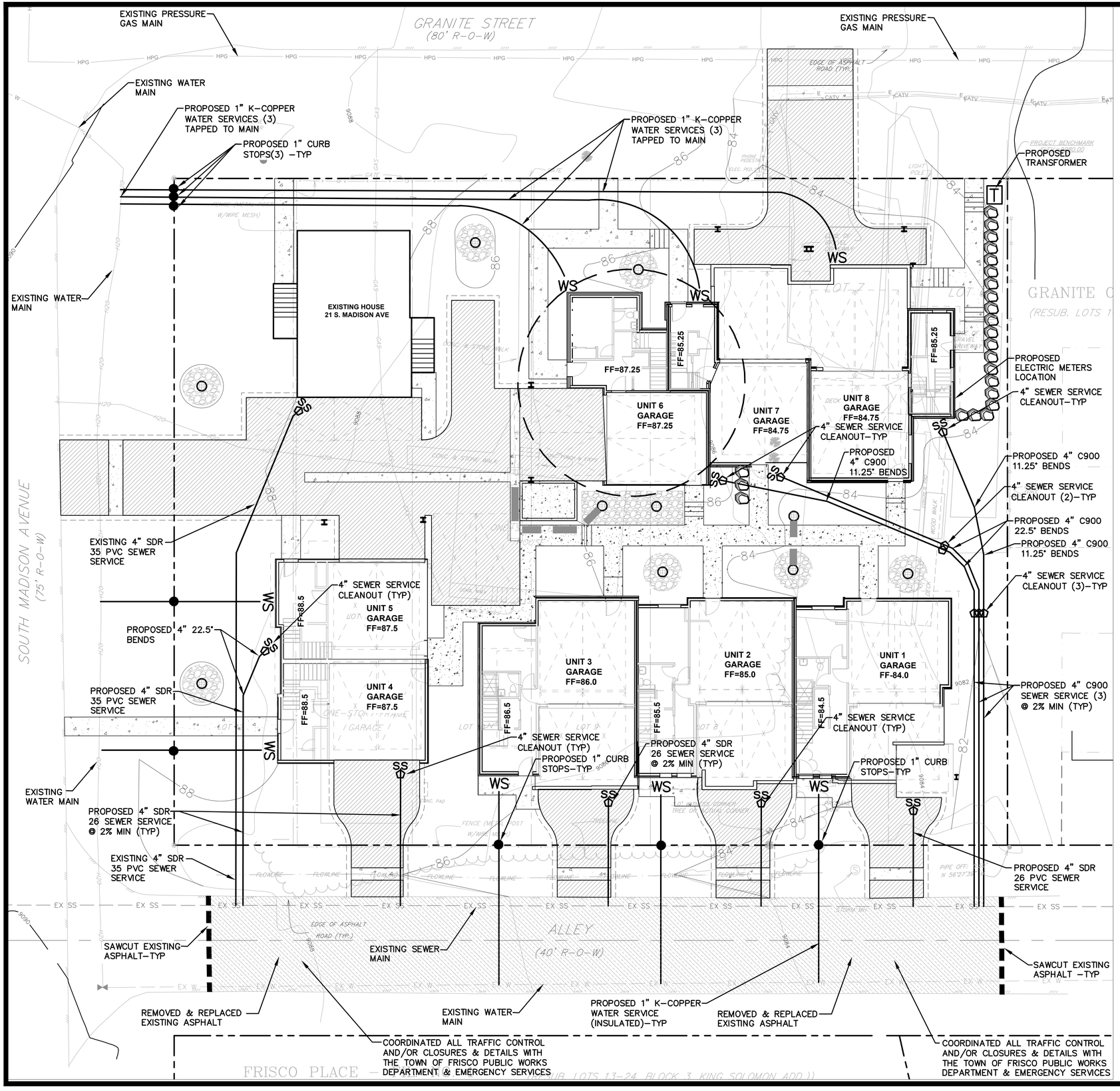
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

MADISON 9

LOTS 9-12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN GRADING PLAN

Project	MADISON 9
Date	4/3/26
Scale	1"=10'
Sheet	3



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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

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

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBMITTAL

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

MADISON 9

LOTS 9-12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN
GRADING, DRAINAGE & UTILITY PLAN

Project: MADISON 9
Date: 4/3/26
Sheet: 4
Scale: 1"=10'

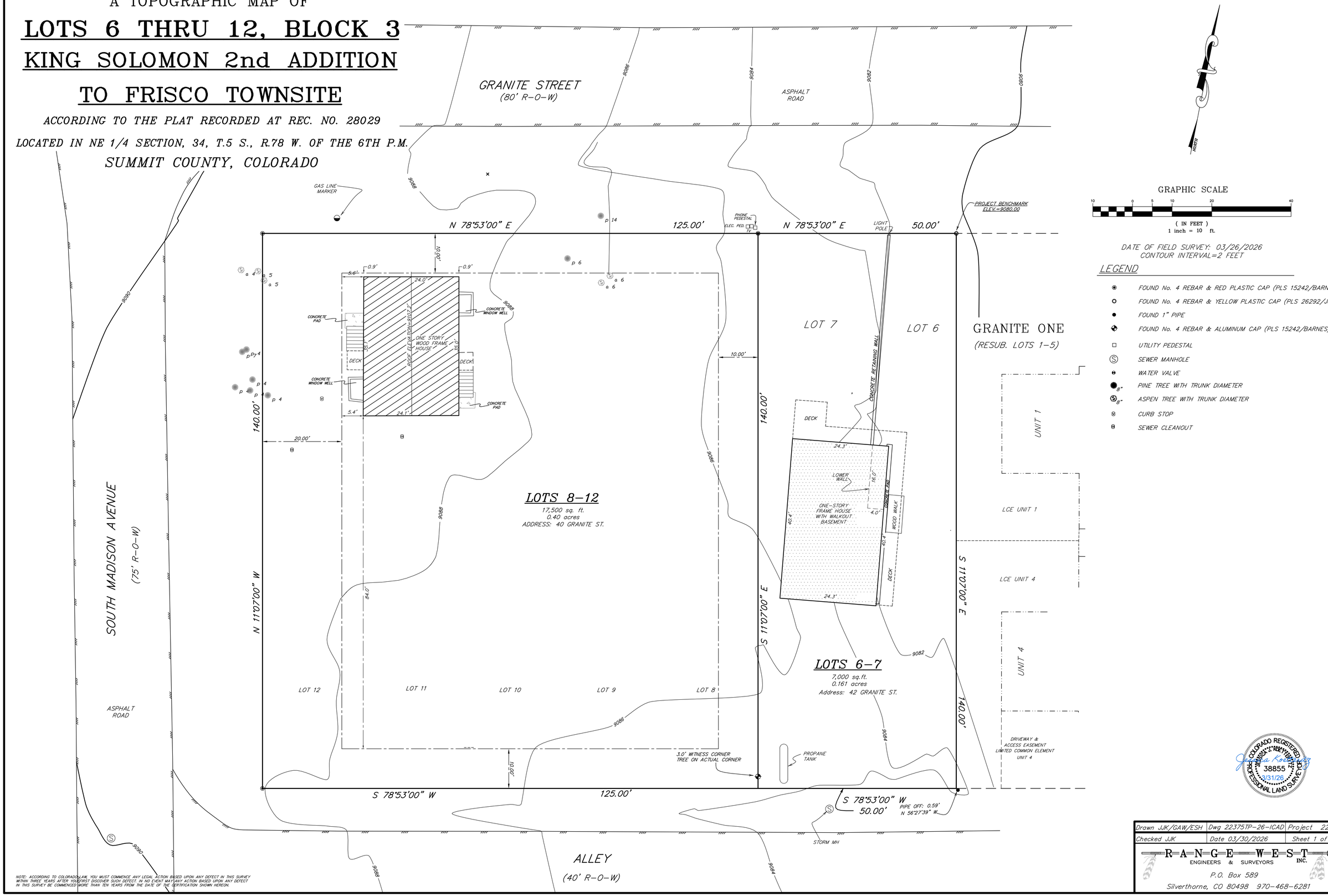
A TOPOGRAPHIC MAP OF

LOTS 6 THRU 12, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE OF FIELD SURVEY: 03/26/2026
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- PINE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- CURB STOP
- SEWER CLEANOUT

COLORADO REGISTERED JOSHUA T. ROBERTSON PROFESSIONAL LAND SURVEYOR 38855 3/31/26

Drawn JJK/GAW/ESH	Dwg 22375TP-26-ICAD	Project 22375
Checked JJK	Date 03/30/2026	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.

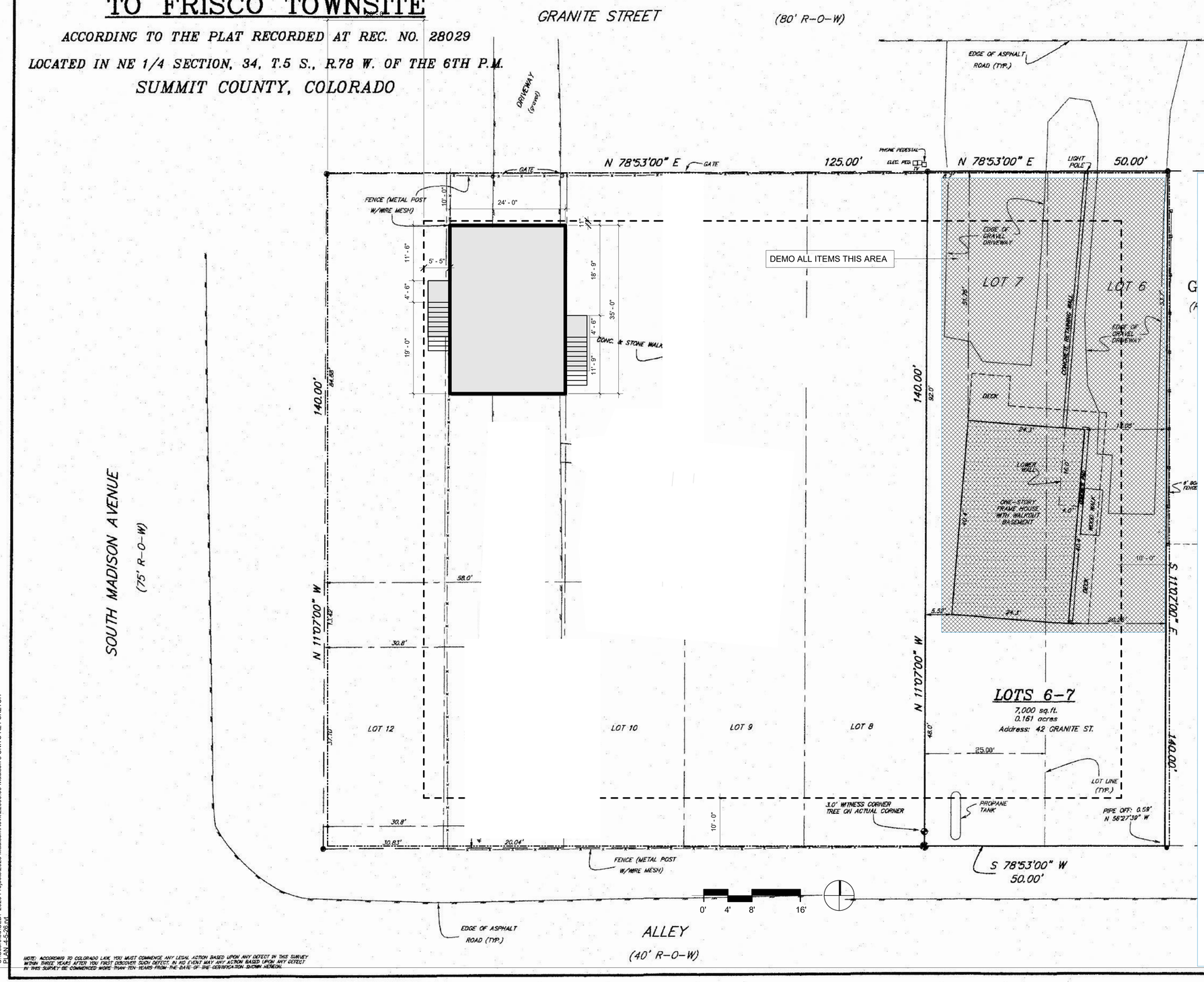
AN IMPROVEMENT LOCATION CERTIFICATE OF

LOTS 6 & 7, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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

SITE SPECIFIC DEMO NOTES

1. ABANDON AND REMOVE EXISTING SEPTIC SYSTEM PER ENVIRONMENTL HEALTH'S REQUIUREMENTS.
2. REMOVE EXISITNG PROPANE TANK AND SUPPLY LINES
3. CAP AND ABANDON EXISITNG WELL
4. RECLOATE EXISTING RESIDEINCE A PER PLANS
5. DEMO EXISTING RESIDENCE B
6. DEMO EXISTING GARAGE
7. REMOVE EXISITING GRAVEL DRIVEWAYS EXCEPT AS NOTED ON CONSTRUCTION STAGING PLAN
8. REMOVE DECK UNLESS THEY ARE REUSABLE
9. REMOVE TREES AS REQUIRED BY SITE PLAN
10 REMOVE AND RECYCLE EXISTING SIDEWALKS
11 REMOVE EXISTING FENCES
12. ABANDON AND CAP EXISTING GAS AND ELECTRIC LINES TO EXISTING HOUSE.
13. REMOVE AND CAP ALL EXISTING UTILITY SEVERICES PER CITY REQUIREMENTS
14. DEMO AND REMOVE EXISITNG RETAINING WALLS

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
DEMO SITE PLAN

DRAWING NO:
CD-100

SCALE: 1" = 10'-0"

DATE: 4/5/2026 11:40:02 AM

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D
Designer	Author	Checker

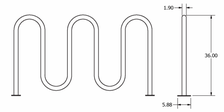
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

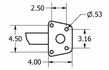
C:\Users\ed\OLD\- 2020 Projects\2025 Madison\Revit\22090.00-Madison 8 UNITS-R24.SKETCH PLAN -4-5-26.rvt

SITE PLAN NOTES

1. ABANDON AND REMOVE EXISTING SEPTIC SYSTEM PER ENVIRONMENTL HEALTH'S REQUIUREMENTS.
2. REMOVE EXISITNG PROPANE TANK AND SUPPLY LINES
3. CAP AND ABANDON EXISITNG WELL
4. EXISTING ALLEY IS JUST OVER 20' WIDE
5. PRIVATE SEWER MAIN TO BE SIZED BY CIVIL
6. ABANDON AND CAP EXISTING GAS AND ELECTRIC LINES TO EXISTING HOUSE.
7. PROVIDE NEW TRANSFORMERS
8. PROVIDE ELECTRIC AND GAS METER AT PROPOSED REMOTE METER STAND
9. PROVIDE CULVERT OR CROSS PAN AT ALL DRIVEWAYS THAT CROSS AN EXISITNG ROW SWALE.

GROUND CONTROL SYSTEMS® Micromobility Parking Solutions





DETAIL A

Wave Runner Bike Rack

Cut Sheet & Quick Specifications

MATERIALS & FEATURES

- 1.9" O.D. ASTM A53 steel tubing
- 6" radius bends (center to center)

FINISH

- Galvanized
  Galvanized to ASTM A123/A123M-12

MOUNTING OPTIONS

- ☐ Surface mount - Concrete **(Anchors Sold Separately)**

SPACE USE RECOMMENDATIONS

- Wall Setbacks:
  For racks parallel to a wall
  Suggested minimum clearance: 24"
- For racks perpendicular to a wall
  Suggested minimum clearance: 36"
- Distance between racks
  Suggested minimum clearance: 24"

*These are our suggested minimal clearances.
** Please check local ordinances for minimum clearance

708 Alhambra Blvd., Sacramento, CA 95816
For layout, ordinance or planning assistance, please contact our planning team at 800-430-7225
www.groundcontrolsystems.com | 800-430-7225
Visit GoConfigure! app.groundcontrolsystems.com to build parking layouts and downloadable PDFs

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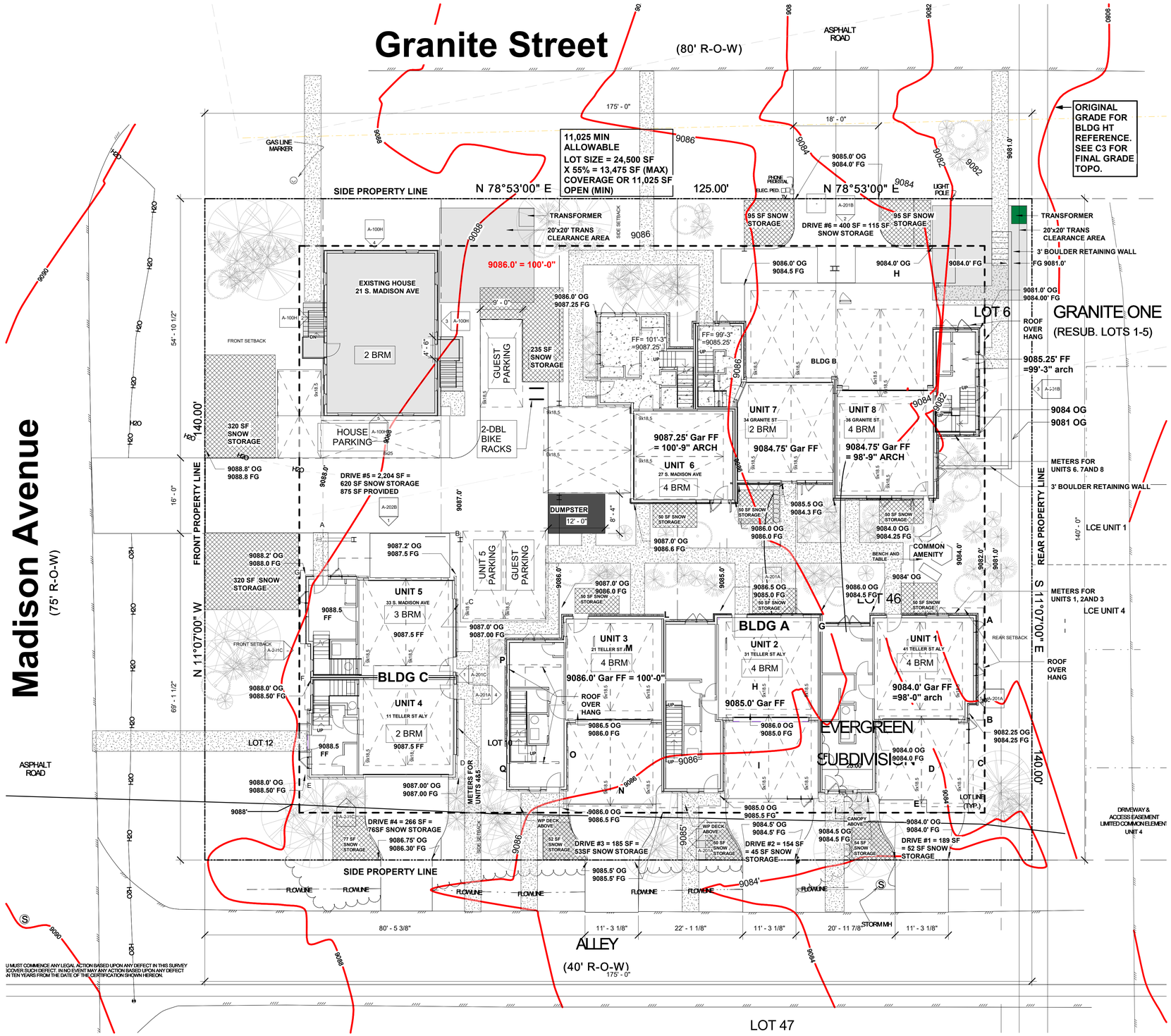

1 SITE PLAN
3/32" = 1'-0"

0' 5' 10' 20'

Ed Enck, P.E.

8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #1), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #3)
Frisco, CO 80443

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ISSUE

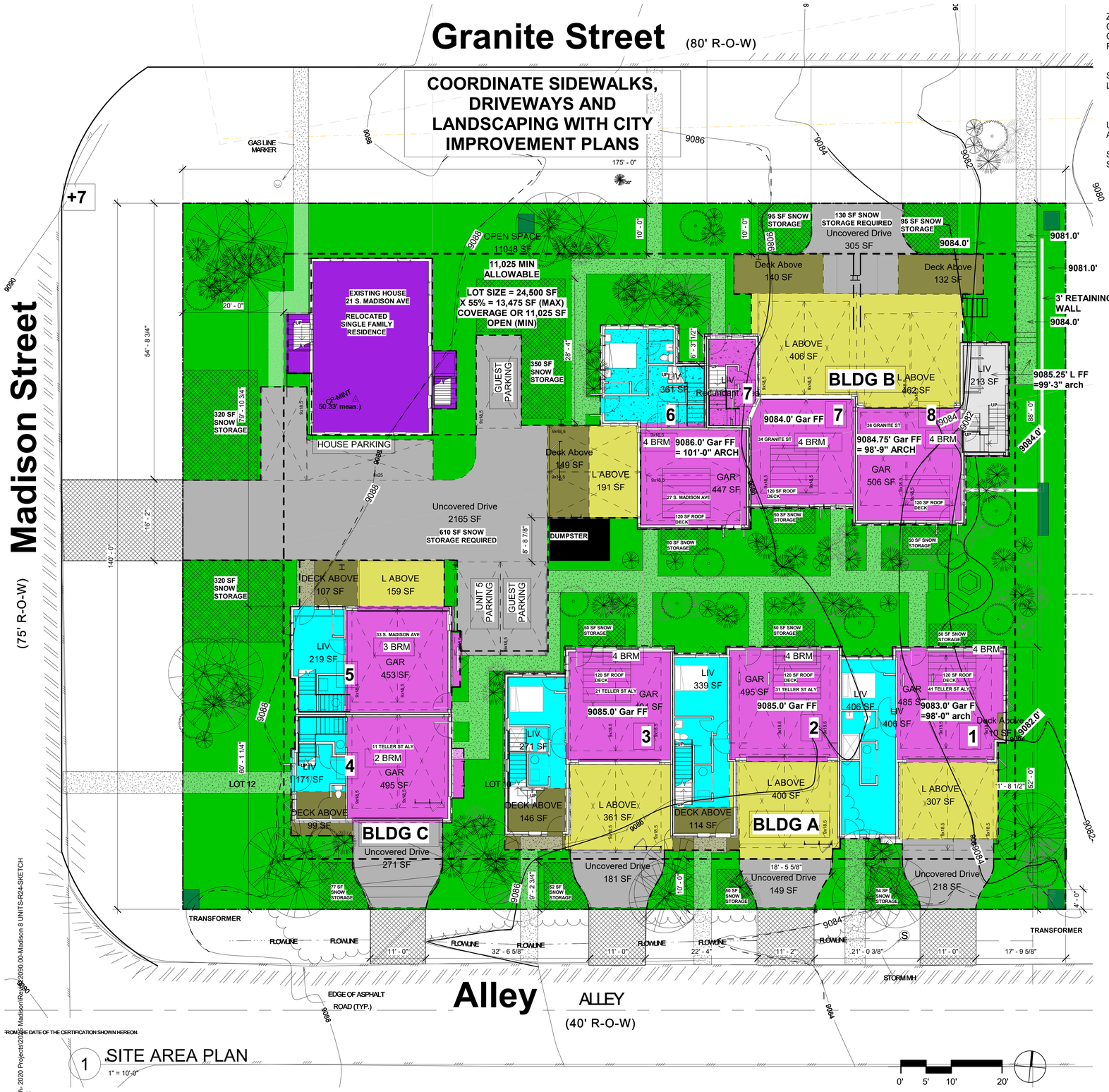
NO.	DESCRIPTION	DATE

DRAWING TITLE:
SITE PLAN

DRAWING NO:
SITE-150

SCALE: 3/32" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 SITE AREA PLAN
1" = 10'-0"

FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

C:\Users\ed\OLD\- 2020 Projects\2090 Madison 8 UNITS\2090.00-Madison 8 UNITS-R24-SKETCH PLAN -4-5-26.rvt

ZONING: RH
CONSTRUCTION TYPE: IRC
OCCUPANCY: R3
REFERENCE CODE: IRC 2018, 2018 IECC AS AMENDED BY THE TOWN OF FRISCO
SNOW LOAD: 80psf
LOT SIZE (SUBDIVISION SIZE) 24,500 SF = 0.562 ACRES
0.562 Acres X 16 DPA
= 8.99 = 9 UNITS

UNHEATED UNCOVERED DRIVEWAY AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SNOW STORAGE AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

180-3.7 Residential High Density (RH) District

180-3.7.1. PURPOSE

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

180-3.7.2. DISTRICT STANDARDS

A. Dimensions

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

B. Development Standards

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

TABLE 3-5: RH DISTRICT DIMENSIONAL STANDARDS

	Project Standards
Maximum density	16 du/acre
	Lot Standards
Minimum lot area	10,500 SF
Minimum lot frontage	60 ft.
Maximum lot coverage	55%
	Setbacks
Minimum front yard setback	20 ft.
Minimum side yard setback	10 ft.
Minimum rear yard setback	10 ft.
	Building Standards
Maximum building height	35 ft.

Figure 3-E: Illustration of RH District Dimensional Standards

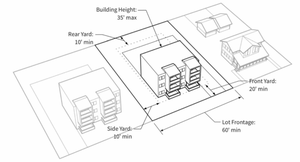


TABLE 6-K BULK PLANE STANDARDS

Dimension on Figure 6-L	Applicability (District or Development Type)	Central Core District: Height ≤ 28' [1]	Central Core District: Height > 28' [1]	Residential Districts: RS/RL	Residential Districts: RM/RH, Height ≤ 28'	Residential Districts: RM/RH, Height > 28'
	Street / Front Property Line					
A	Feet inside property line	0 ft.				20 ft.
B	Starting height above grade	24 ft.				20 ft.
C	Extend at angle				45°	
	Side Property Line					
A	Feet inside property line	0 ft.		15 ft.		10 ft.
B	Starting height above grade	24 ft.	20 ft.	25 ft.		20 ft.
C	Extend at angle				45°	
	Rear Property Line					
A	Feet inside property line	--				10 ft.
B	Starting height above grade	--				25 ft.
C	Extend at angle	--				45°
	Maximum Height					
D	Maximum height	28 ft.	35 ft. flat 40 ft. pitched	30 ft.	28 ft.	35 ft.

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

LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12, BLOCK 3 AMENDED MAP OF FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION

BUILDING USE: RESIDENTIAL
NO. OF RESIDENTIAL UNITS = 9 UNITS (w/ RELOCATION OF 1 EXISTING HOUSE)
NUMBER OF WOOD BURNING FIREPLACES = 0

BUILDING, CODE AND LOT DATA

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

CONSTRUCTION TYPE: IRC - TOWNHOMES SEPARATED BY 2 HR FIRE WALLS

REFERENCE CODE: IRC 2024, 2024 IECC AS AMENDED BY THE TOWN OF FRISCO

ZONING CODE: RH

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

TABLE N102.1.3 (R 402.1.3) INSULATION MINIMYM R-VALUES AND FENESTRATON REQUIREMENTS BY COMPONET

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5B	0.27	0.55	0.4	60	30 or 20+5ci or 13+10ci or 0+20ci	13/17	30	15ci or19 or13+5ci	10ci, 4 FT	15ci or 19 or 13+5ci

ALLOWABLE LOT COVERAGE = 55% = 13,475 SF 11,025 OPEN REQUIRED

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

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

EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 1 PER BRM, MAX PER UNIT:1/BRM + 1 VISTOR = 32

NUMBER OF UNITS/BEDROOMS: 9 UNITS/31 BRM's
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES + 2 VISTOR SPACES TOTAL = 33

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
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303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
SITE AREA PLAN & SITE DATA

DRAWING NO:
SITE-151

SCALE: As indicated
DATE: 4/5/2026 11:40:07 AM
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

Granite Street

175' - 0"

140' - 0"

LOT SIZE = 24,500 SF
X 55% = 13,475 SF (MAX) COVERAGE OR 11,025 SF OPEN (MIN)

Open Space
11048 SF

EXISTING RESIDENCE
Residence Lot Coverage
951 SF

4' - 6"

7' - 10"

GUEST PARKING

HOUSE PARKING
8x25

Lot Coverage 2
8090 SF

DUMPSTER

UNIT 5 PARKING

GUEST PARKING

BLDG B
UNIT 7
UNIT 8
UNIT 6

BLDG C
UNIT 5
UNIT 4

BLDG A
UNIT 3
UNIT 2
UNIT 1

ROOF OVER HANG

UP

9x18.5

Lot Coverage 3
4410 SF

Madison Street

Alley

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80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
OPEN SPACE / LOT COVERAGE PLAN

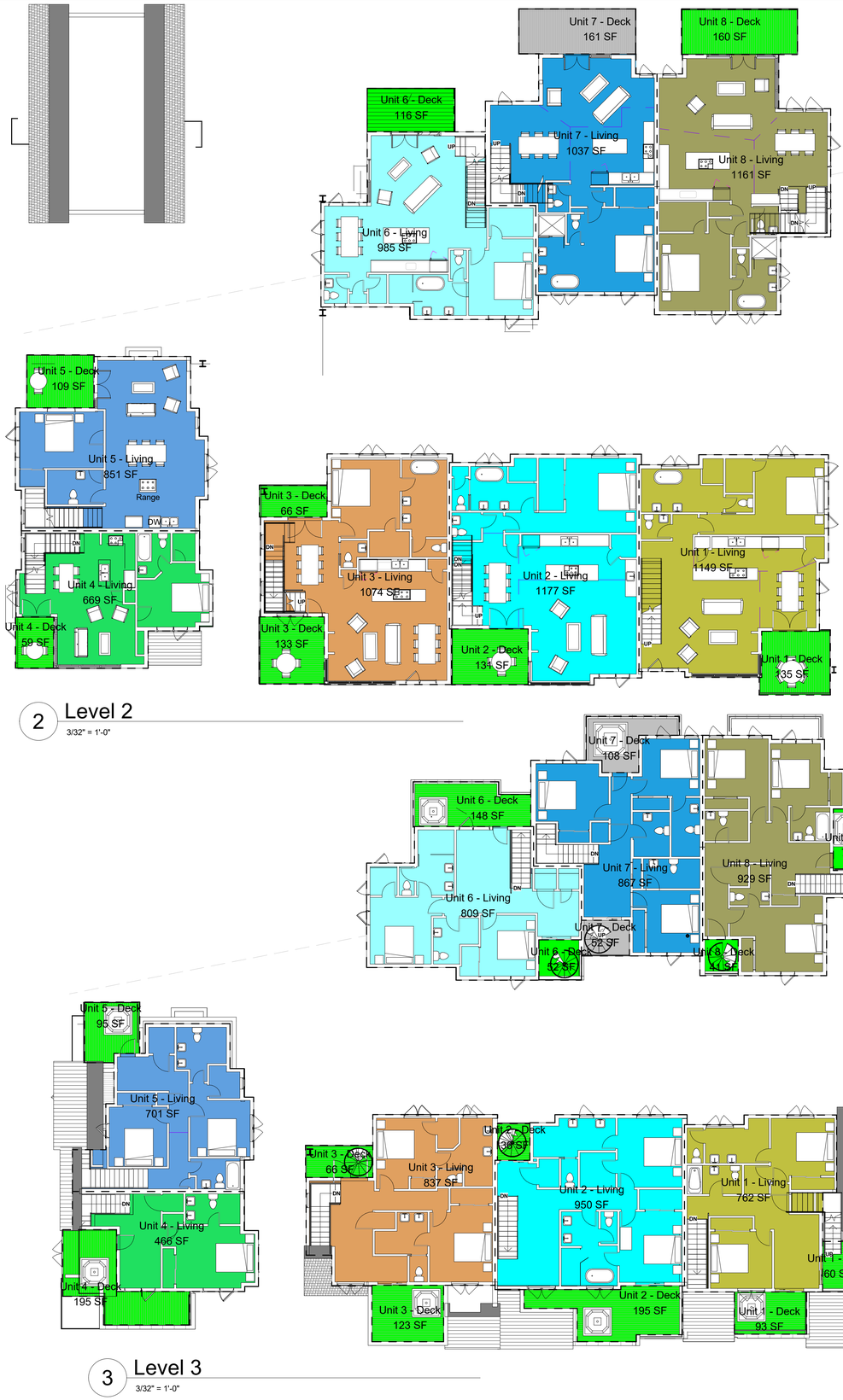
DRAWING NO:
SITE-152

SCALE: 1" = 10'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

1 LEVEL 1.(1)

3/32" = 1'-0"



2 Level 2

3/32" = 1'-0"

3 Level 3

3/32" = 1'-0"

Open Space and Lot Coverage

Item	Level	Area	Comments
Residence Lot Coverage	MAX HT BLDG B	951.21 SF	
		951.21 SF	
Open Space	MAX HT BLDG B	11048.22 SF	00
		11048.22 SF	
Lot Coverage 2	MAX HT BLDG B	8090.05 SF	0LC
Lot Coverage 3	MAX HT BLDG B	4410.24 SF	0LC
		12500.29 SF	

---- Unit 1 -----

Item	Level	Area	Comments
Unit 1 - Deck	L2-U2	135.13 SF	1D
Unit 1 - Deck	L3-U2	59.90 SF	1D
Unit 1 - Deck	L3-U2	93.16 SF	1D
		288.19 SF	
Unit 1 - Garage	LEVEL 1.	500.06 SF	1G
		500.06 SF	
Unit 1 - Living	LEVEL 1.	423.29 SF	1L
Unit 1 - Living	L2-U2	1148.90 SF	1L
Unit 1 - Living	L3-U2	761.74 SF	1L
		2333.94 SF	

---- Unit 2 -----

Item	Level	Area	Comments
Unit 2 - Deck	L2-U2	130.63 SF	2D
Unit 2 - Deck	L3-U2	36.34 SF	2D
Unit 2 - Deck	L3-U2	194.97 SF	2D
		361.95 SF	
Unit 2 - Garage	LEVEL 1.	500.66 SF	2G
		500.66 SF	
Unit 2 - Living	LEVEL 1.	440.67 SF	2L
Unit 2 - Living	L2-U2	1177.05 SF	2L
Unit 2 - Living	L3-U2	950.37 SF	2L
		2568.09 SF	

---- Unit 3 -----

Item	Level	Area	Comments
Unit 3 - Deck	L2-U2	65.52 SF	3D
Unit 3 - Deck	L3-U2	132.90 SF	3D
Unit 3 - Deck	L3-U2	66.17 SF	3D
Unit 3 - Deck	L3-U2	123.42 SF	3D
		388.00 SF	
Unit 3 - Garage	LEVEL 1.	487.39 SF	3G
		487.39 SF	
Unit 3 - Living	LEVEL 1.	409.86 SF	3L
Unit 3 - Living	L2-U2	1074.48 SF	3L
Unit 3 - Living	L3-U2	836.81 SF	3L
		2321.15 SF	

---- Unit 4 -----

Item	Level	Area	Comments
Unit 4 - Deck	L2-U2	59.49 SF	4D
Unit 4 - Deck	L3-U2	195.19 SF	4D
		254.68 SF	
Unit 4 - Garage	LEVEL 1.	443.13 SF	4G
		443.13 SF	
Unit 4 - Living	LEVEL 1.	229.20 SF	4L
Unit 4 - Living	L2-U2	669.33 SF	4L
Unit 4 - Living	L3-U2	465.79 SF	4L
		1364.32 SF	

---- Unit 5 -----

Item	Level	Area	Comments
Unit 5 - Deck	L2-U2	108.79 SF	5D
Unit 5 - Deck	L3-U2	94.81 SF	5D
		203.40 SF	
Unit 5 - Garage	LEVEL 1.	449.22 SF	5G
		449.22 SF	
Unit 5 - Living	LEVEL 1.	230.03 SF	5L
Unit 5 - Living	L2-U2	851.36 SF	5L
Unit 5 - Living	L3-U2	701.35 SF	5L
		1782.73 SF	

---- Single Family Residence -----

Item	Level	Area	Comments
House	LEVEL 1.	796.42 SF	H
		796.42 SF	
TOTAL BUILT SF =		48444.98 SF	

---- Unit 6 -----

Item	Level	Area	Comments
Unit 6 - Deck	L2-U2	115.65 SF	6D
Unit 6 - Deck	L3-U2	148.10 SF	6D
Unit 6 - Deck	L3-U2	52.47 SF	6D
Unit 7 - Deck	L3-U2	52.22 SF	6D
		368.44 SF	
Unit 6- Garage	LEVEL 1.	434.22 SF	6G
		434.22 SF	
Unit 6 - Living	LEVEL 1.	388.21 SF	6L
Unit 6 - Living	L2-U2	984.95 SF	6L
Unit 6 - Living	L3-U2	809.19 SF	6L
		2182.36 SF	

---- Unit 7 -----

Item	Level	Area	Comments
Unit 7 - Deck	L2-U2	160.86 SF	7D
Unit 7 - Deck	L3-U2	108.46 SF	7D
		269.33 SF	
Unit 7 - Garage	LEVEL 1.	464.15 SF	7G
		464.15 SF	
Unit 7 - Living	LEVEL 1.	189.94 SF	7L
Unit 7 - Living	L2-U2	1036.67 SF	7L
Unit 7 - Living	L3-U2	866.67 SF	7L
		2093.19 SF	

---- Unit 8 -----

Item	Level	Area	Comments
Unit 8 - Deck	L2-U2	160.31 SF	8D
Unit 8 - Deck	L3-U2	76.14 SF	8D
Unit 8 - Deck	L3-U2	40.85 SF	8D
		277.30 SF	
Unit 8 - Garage	LEVEL 1.	508.34 SF	8G
		508.34 SF	
Unit 8 - Living	LEVEL 1.	214.46 SF	8L
Unit 8 - Living	L2-U2	1161.44 SF	8L
Unit 8 - Living	L3-U2	928.73 SF	8L
		2304.63 SF	

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80005
303-910-6778

MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:

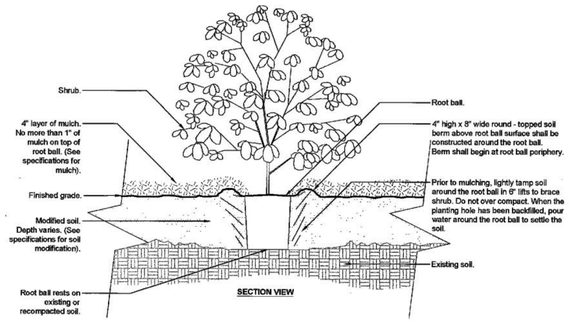
UNIT SIZE - AREA PLANS

DRAWING NO:

SITE-153

SCALE:	3/32" = 1'-0"
DATE:	3/16/2026
PROJECT NO:	2025/101

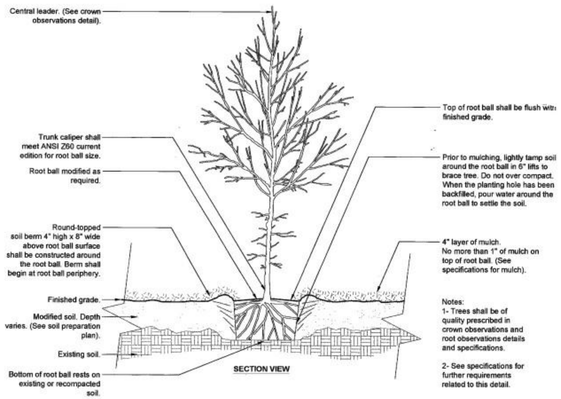
DES.	DRWN.	CHK'D.
Designer	Author	Checker



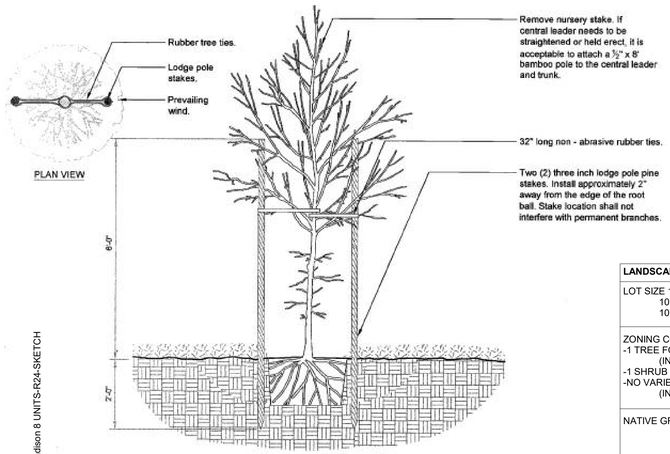
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

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

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



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



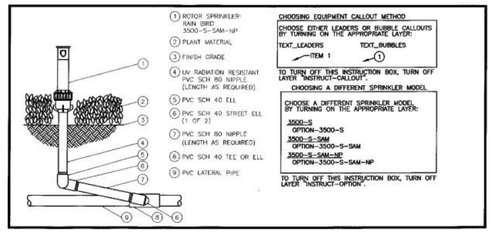
1 TREE STACKING DET.
SCALE: 1/2" = 1'-0"

LANDSCAPE PLAN NOTES

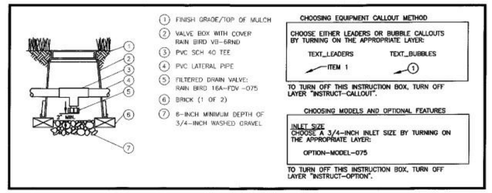
LOT SIZE 10,501 S.F.
10,500 / 875 = 12 REQUIRED TREES
10,500 / 1,500 = 7 REQUIRED SHRUBS

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

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



1 ROTOR POP-UP SPRINKLER
3500 SERIES



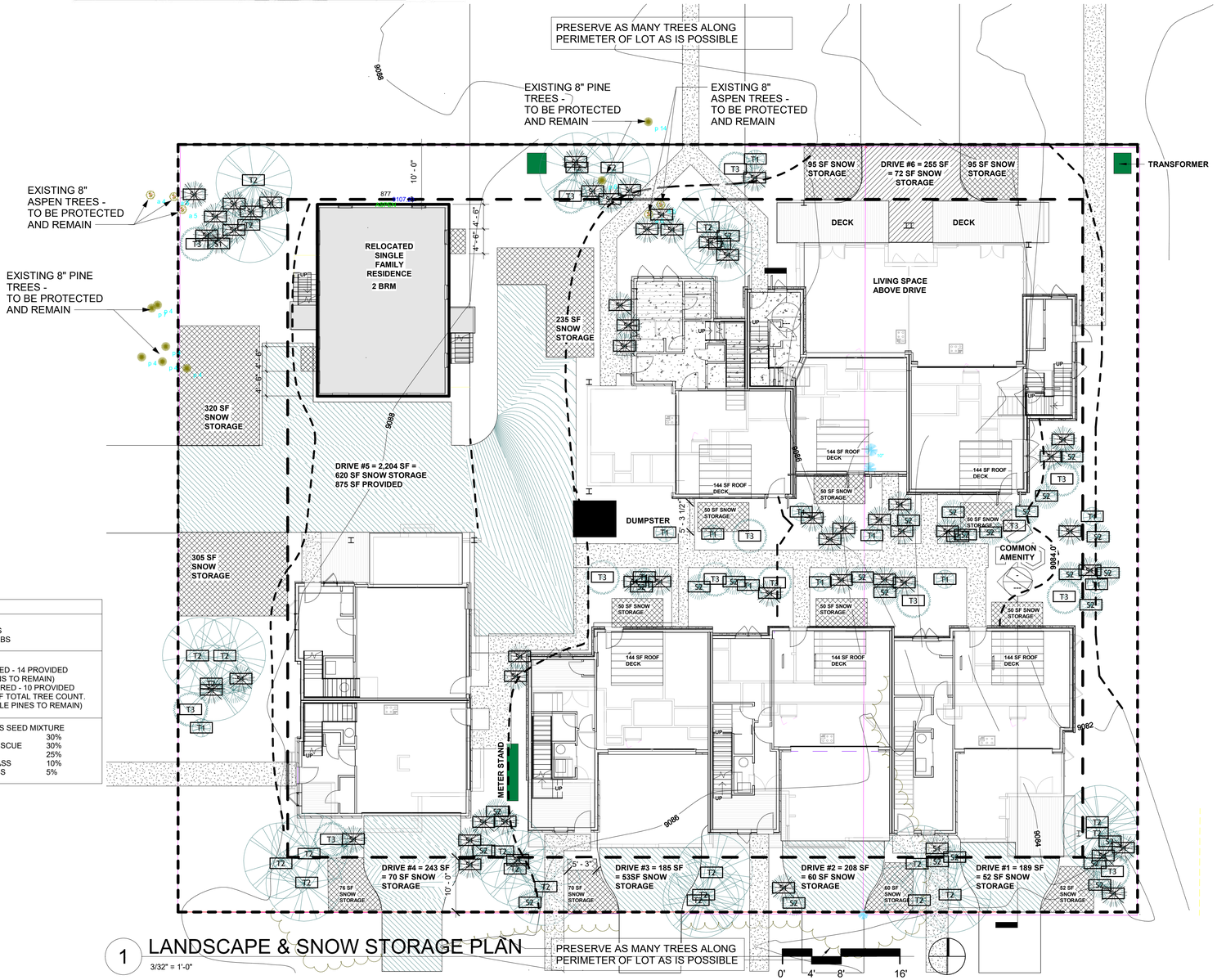
2 DRAIN VALVE
16A-FDV OR 16A-FDV-075

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

GENERAL NOTES:
-Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
-Location of all trees shall be staked by Contractor and approved by the Designer prior to installation.
-Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
-Exact placement and shape of planting beds shall be reviewed by Designer prior to installation of irrigation drip tubing.
-Shrubs, in their pots, shall be placed for review by Designer.
-Edging to be 4" Bend-a-Board edging. Edging shall be tacked in place with 1 foot edging straps at each 10' section and once in the middle.
-Distance between straps shall not exceed 5'.
-It is the contractor's responsibility to furnish plant material free of pests or disease.
-Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation.
-The Contractor must certify that all plant material is free of pests and disease.
-The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
-All new trees and shrubs shall be drip irrigated upon installation.
-All perennial areas shall be spray irrigated. A permanent irrigation system is required.
-Provide 3" minimum topsoil and seed with short dry grass mix at areas of disturbance.

PLANTING SCHEDULE

Type Mark	Phase Created	Botanical Name	Common Name	Comments	Count
S1	New Construction	POTENTILLA FRUTICOSA	PONTENTILLA	5 GAL	53
S2	New Construction	COMUS SERICCA	RED TWIG DOGWOOD	5 GAL	28
81					
T1	New Construction	PRUNUS VIRGINANNA	CHOKECHERRY SHUBERT	5 GAL	13
T2	New Construction	POPULUS TREMULOIDES	ASPEN TREE	50% 2" DIA MIN & 50% 3" DIA MIN	23
T3	New Construction	PICEA PUNGENS	COLORADO BLUE SPRUCE	3" DIA	14
50					



1 LANDSCAPE & SNOW STORAGE PLAN
3/32" = 1'-0"

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LANDSCAPE & SNOW STORAGE PLAN

DRAWING NO:
SITE-154

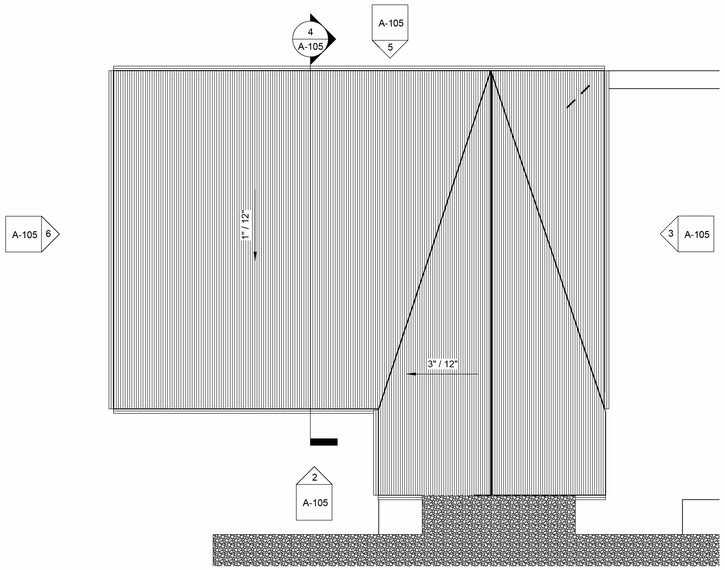
SCALE: As indicated
DATE: 4/5/2026 5:03:31 PM
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

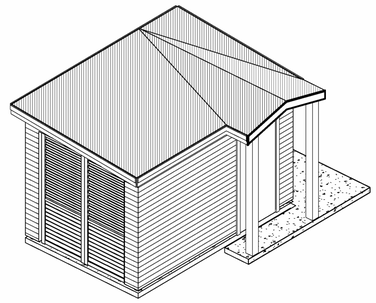
C:\Users\ed\OLD\- 2020 Projects\2025 Madison\Revit\22090.00-Madison 8 UNITS-R24-SKETCH PLAN -4-5-26.rvt

Reference: **Madison Townhome – Ext Material Finish Selections**

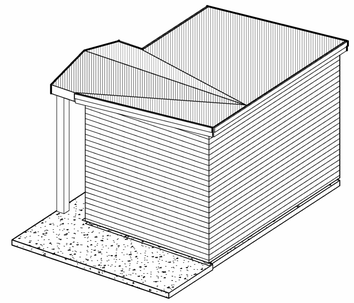
- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats



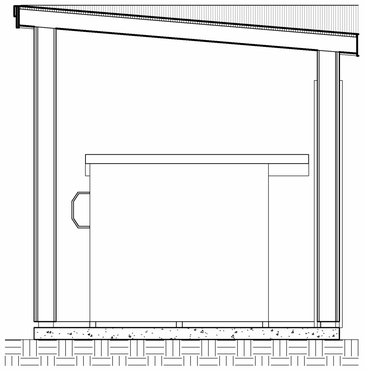
9 DUMPSTER ENCLOSURE ROOF PLAN
1/2" = 1'-0"



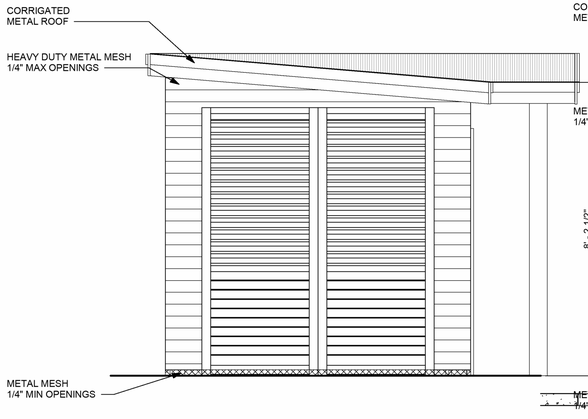
8 TE - AXON SW



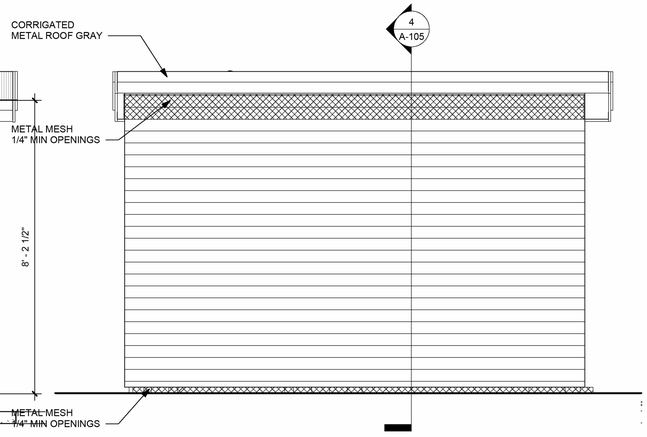
7 TE - AXON NE



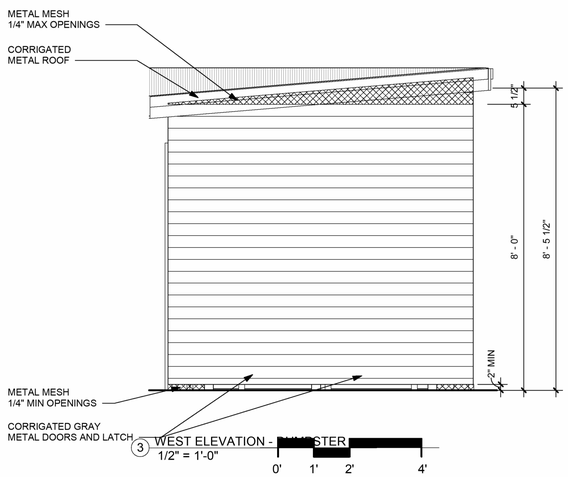
4 TE SECTION
1/2" = 1'-0"



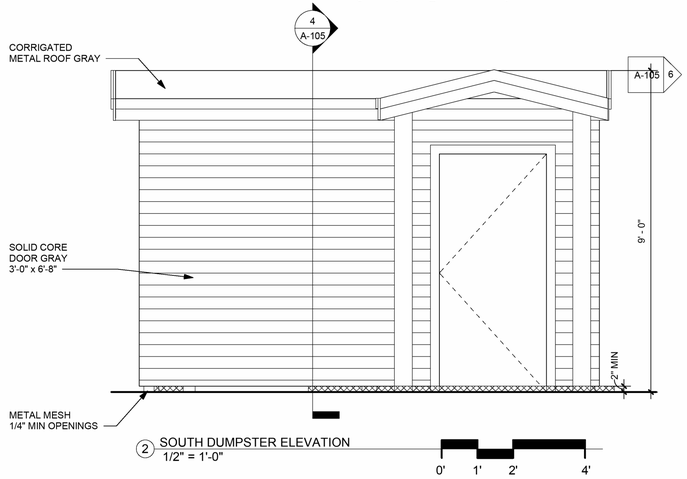
6 EAST DUMPSTER ELEVATIONS
1/2" = 1'-0"
0' 1' 2' 4'



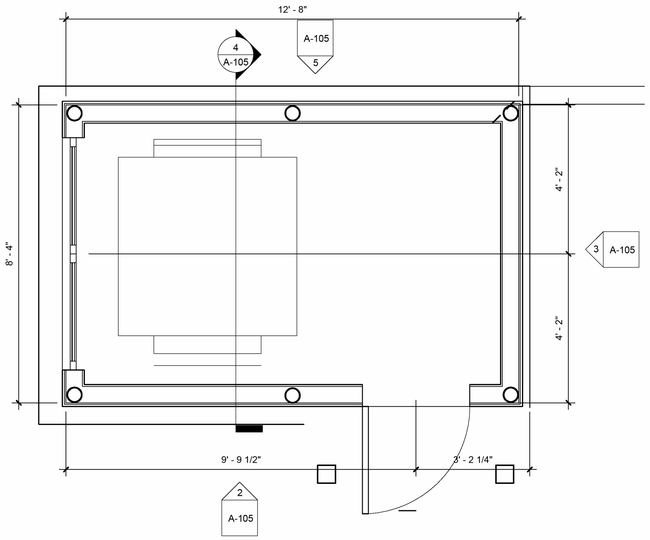
5 NORTH DUMPSTER ELEVATION
1/2" = 1'-0"
0' 1' 2' 4'



3 WEST ELEVATION - DUMPSTER
1/2" = 1'-0"
0' 1' 2' 4'



2 SOUTH DUMPSTER ELEVATION
1/2" = 1'-0"
0' 1' 2' 4'



1 DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"
0' 1' 2' 4'

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Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
DUMPSTER ENCLOSURE PLAN AND ELEVATIONS

DRAWING NO:
SITE-155

SCALE:		
DATE: 3/16/2026		
PROJECT NO: 2025/101		
DES. Designer	DRWN. ede	CHK'D. Checker

MADISON 9-UNITS

BLDG A
UNITS 1,2&3

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. Madison (Single Family Residence) 27 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1) Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG A COVER

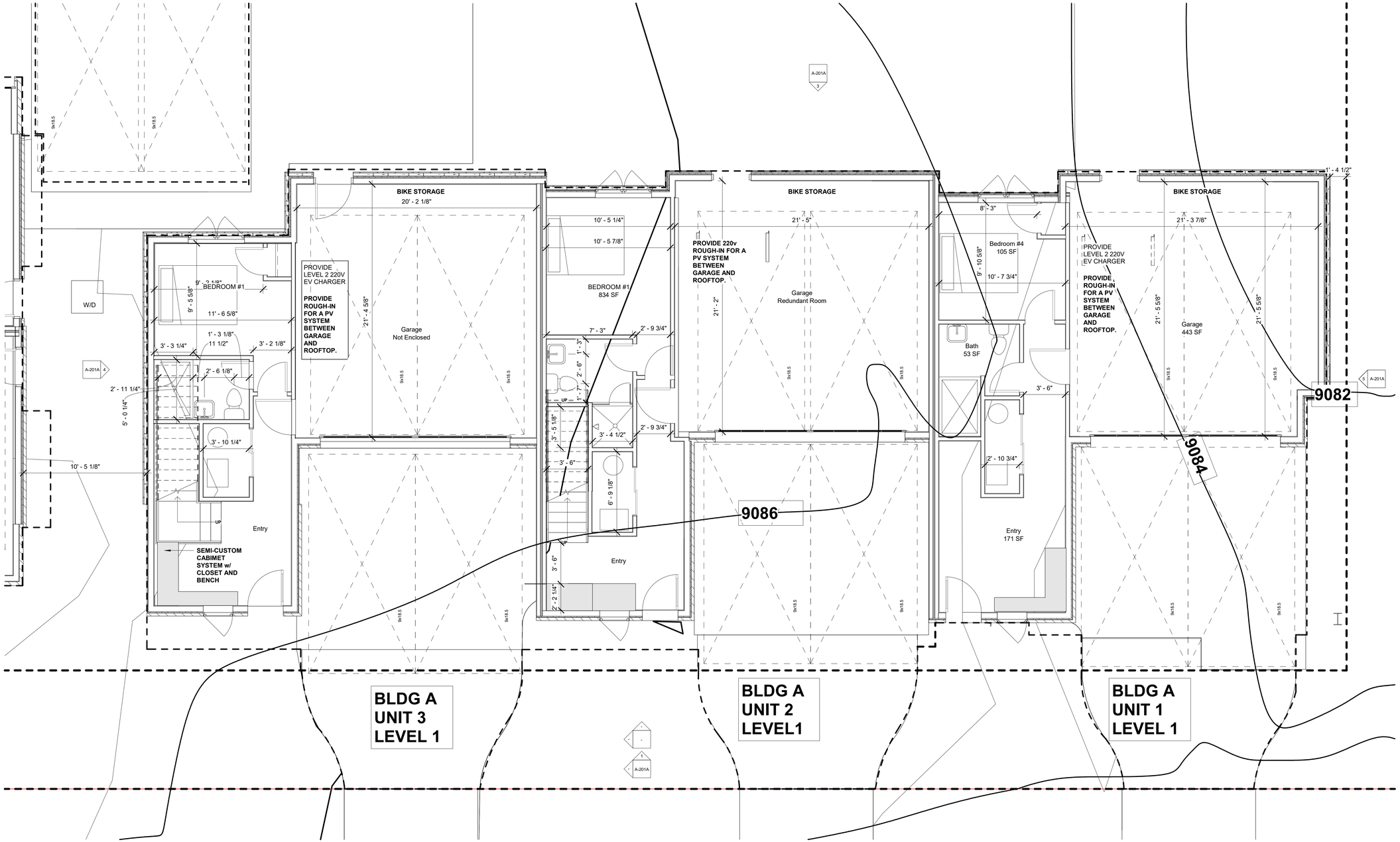
DRAWING NO:
A-100A

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 1 FLOOR PLAN - BLDG A

1/4" = 1'-0"

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303-910-6778

MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 1 PLAN - BLDG A

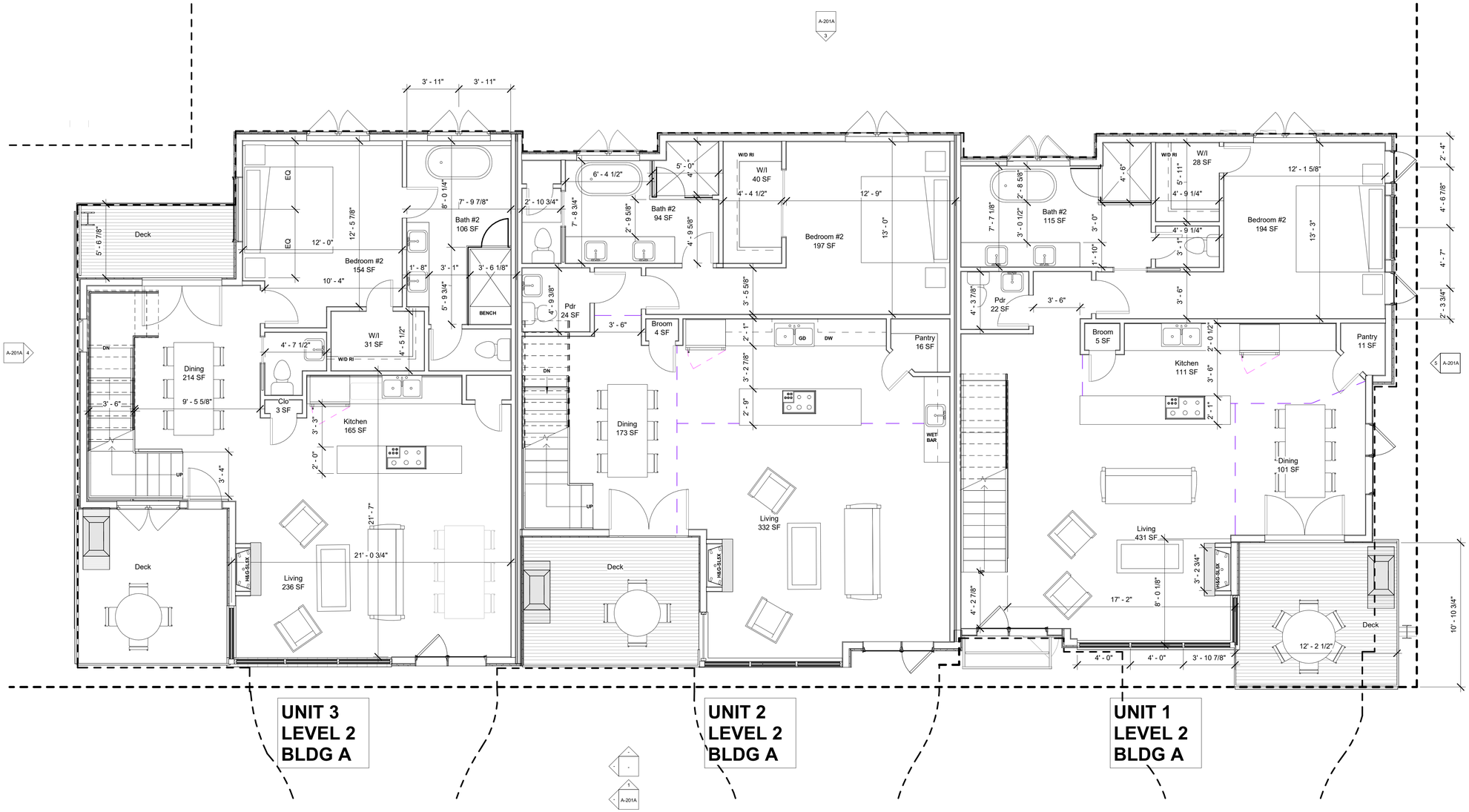
DRAWING NO:
A-101A

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 2 FLOOR PLAN - BLDG A

1/4" = 1'-0"

0' 4' 8' 16'

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 2 PLAN - BLDG A

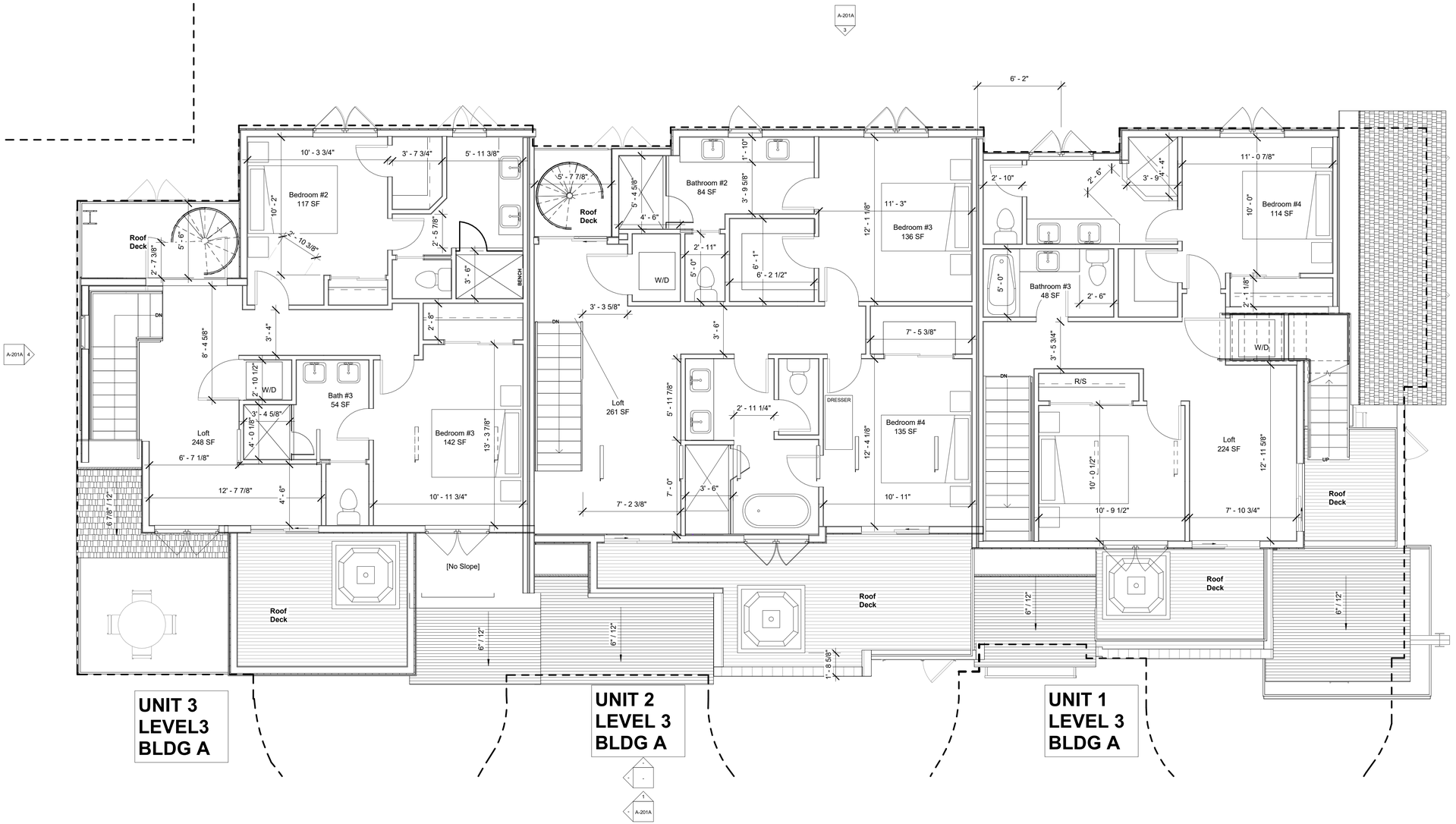
DRAWING NO:
A-102A

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 3 FLOOR PLAN - BLDG A

1/4" = 1'-0"

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MADISON 9-UNITS Sketch Plan

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NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 3 PLAN - BLDG A

DRAWING NO:
A-103A

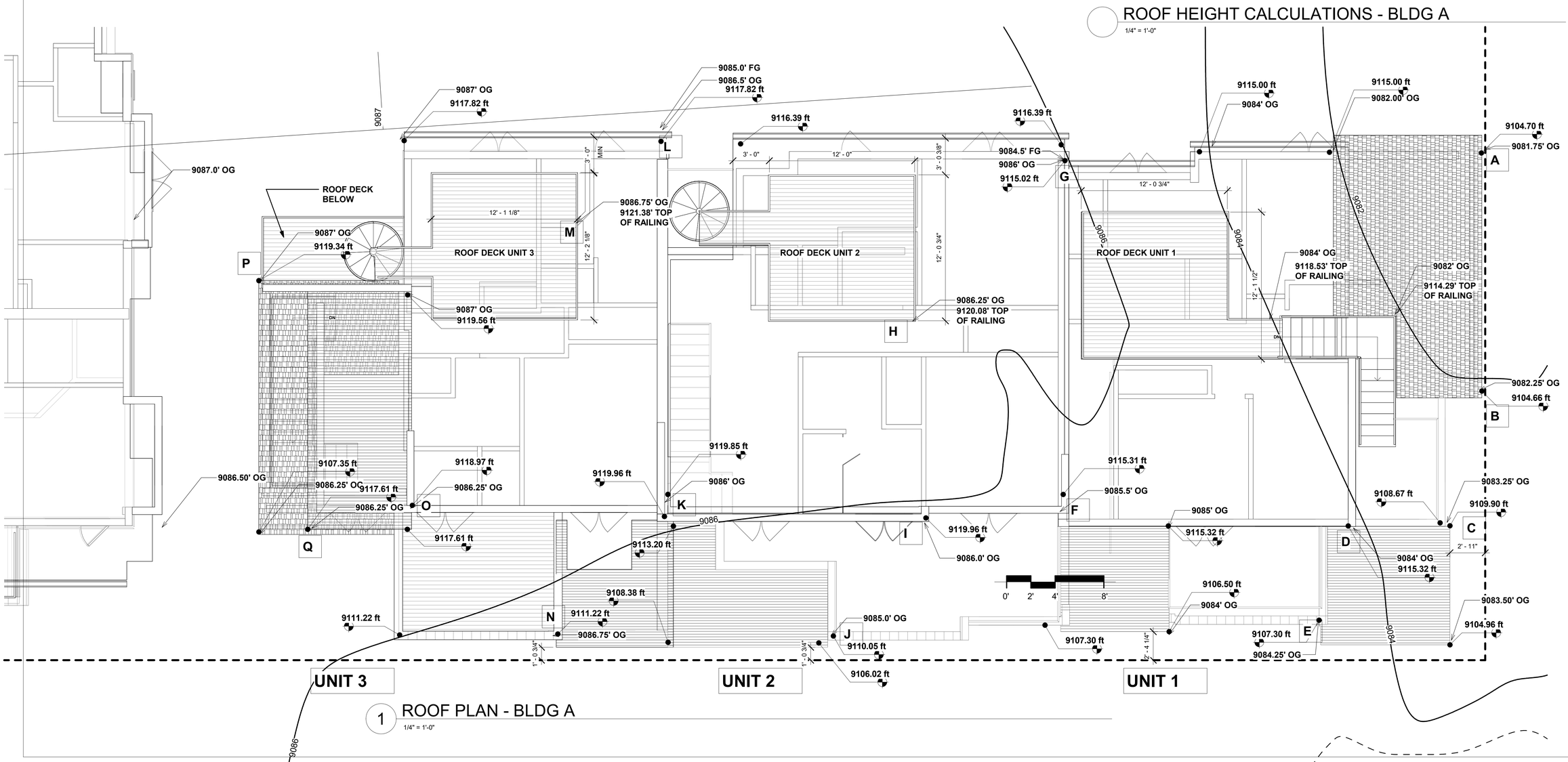
SCALE: 1/4" = 1'-0"

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

HEIGHT CALCULATIONS - BLDG A						
POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9081.75	9083.50	ORIGINAL GRADE	9104.70	9104.70 - 9081.75	22.95'
B	9082.25	9083.90	ORIGINAL GRADE	9104.70	9104.70 - 9082.25	22.45'
C	9083.25	9083.80	ORIGINAL GRADE	9109.65	9109.65 - 9083.25	26.40'
D	9084.0	9083.8	FINISHED GRADE	9115.82	9115.82 - 9083.8	32.02'
E	9084.25	9083.0	ORIGINAL GRADE	9107.30	9107.30 - 9083.00	24.30'
F	9085.50	9084.10	FINISHED GRADE	9118.97	9118.97 - 9084.10	34.87'
G	9086.00	9084.50	FINISHED GRADE	9116.42	9116.42 - 9084.50	32.00'
H	9086.25	INTERIOR	ORIGINAL GRADE	9120.09	9120.09 - 9086.25	33.84'
I	9086.00	9085.0	FINISHED GRADE	9120.00	9120.00 - 9085.00	35.00'
J	9085.00	9084.00	FINISHED GRADE	9110.05	9110.05 - 9084.00	26.05'
K	9086.00	9085.0	FINISHED GRADE	9120.00	9120.25 - 9085.00	35.00'
L	9086.50	9085.00	FINISHED GRADE	9117.82	9117.82 - 9085.00	32.82'
M	9086.75	INTERIOR	ORIGINAL GRADE	9121.38	9121.38 - 9086.75	34.68'
N	9086.75	9085.3	FINISHED GRADE	9111.22	9111.22 - 9085.3	25.92'
O	9087.00	9085.8	FINISHED GRADE	9118.97	9118.97 - 9085.8	33.17'
P	9087.00	9087.1	ORIGINAL GRADE	9119.34	9119.85 - 9087.00	32.85'
Q	9086.50	9086.75	ORIGINAL GRADE	9117.61	9117.61 - 9086.50	31.11'



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

ROOF HEIGHT CALCULATIONS - BLDG A
1/4" = 1'-0"

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303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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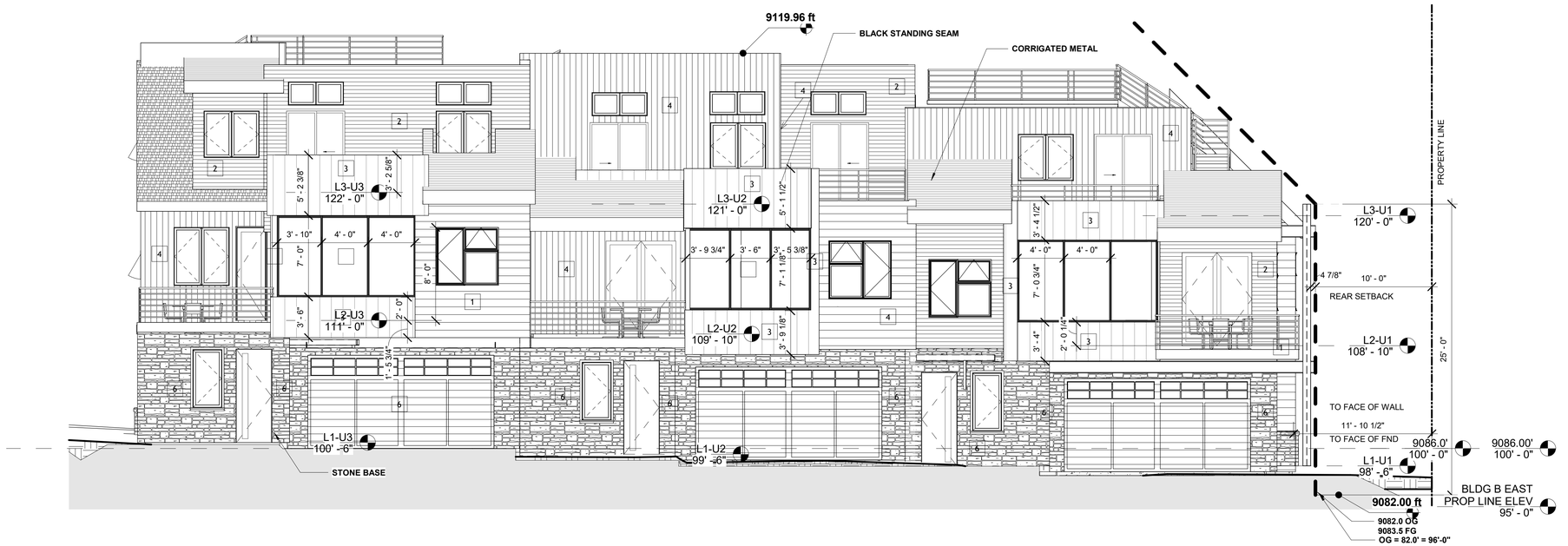
NO.	DESCRIPTION	DATE

DRAWING TITLE:
ROOF PLAN - BLDG A

DRAWING NO:
A-104A

SCALE: 1/4" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
EDE	EDE	EDE

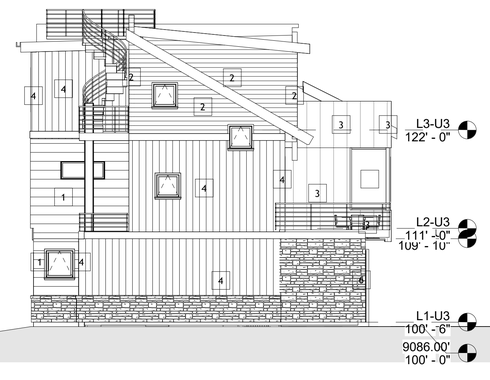


1 Bldg A - South Elevation1

3/16" = 1'-0"

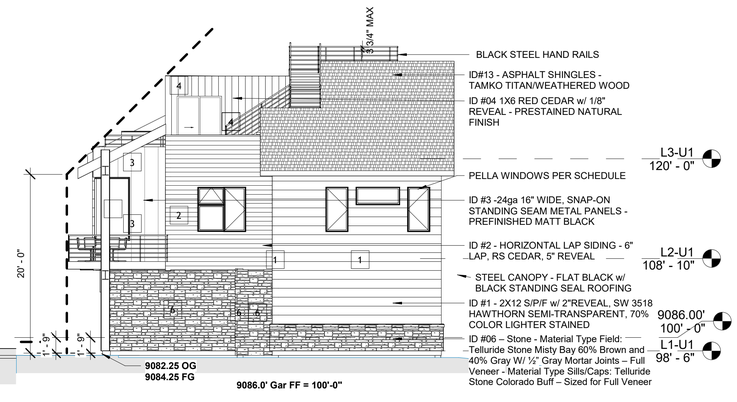
3 Bldg A - North Elevation

1/8" = 1'-0"



4 Bldg A - West Elevtion

1/8" = 1'-0"



5 Bldg A - East Elevation Copy 1

1/8" = 1'-0"

0' 4' 8' 16'

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

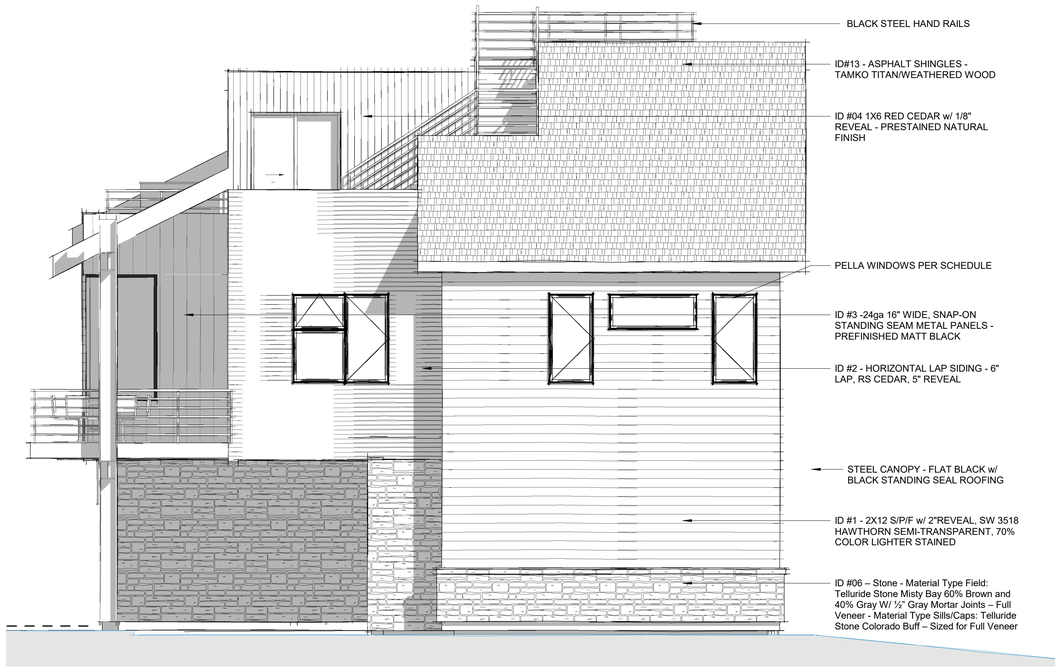
NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG A

DRAWING NO:
A-201A

SCALE:	As indicated
DATE:	3/16/2026
PROJECT NO:	2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 Bldg A - East Elevation - Dependent 1

1/4" = 1'-0"

CAMPBELL
CONSTRUCTION & ENGINEERING

February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats
    -
- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown
  - Material Finish:
    -

    Bldg A - Cityscape SW 7067
    Bldg B - Mountain Road SW 7743
    Bldg C - River Birch 25% more gray (one coat)
    (Same as Tango but with 25% more gray)
- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black
      -

Campbell Construction & Engineering, LLC.
110 First Ave. – P.O. Box 4272, Frisco, CO 80443
Pete Campbell: (970) 389-7246 – Pcampbell@CO-CCE.com
Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

CAMPBELL
CONSTRUCTION & ENGINEERING

- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP
    -
- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust
    -
- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer
    -

Campbell Construction & Engineering, LLC.
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Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

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- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats
    -
- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats
    -
- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04
    -
- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05
    -
    -

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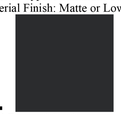
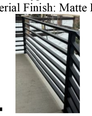
- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black
    - 
- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black
    -
- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood
    -
- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black
    - 

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Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

Ed Enck, P.E.
8733 Garrison Ct.
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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG A FINISHES

DRAWING NO:
A-202A

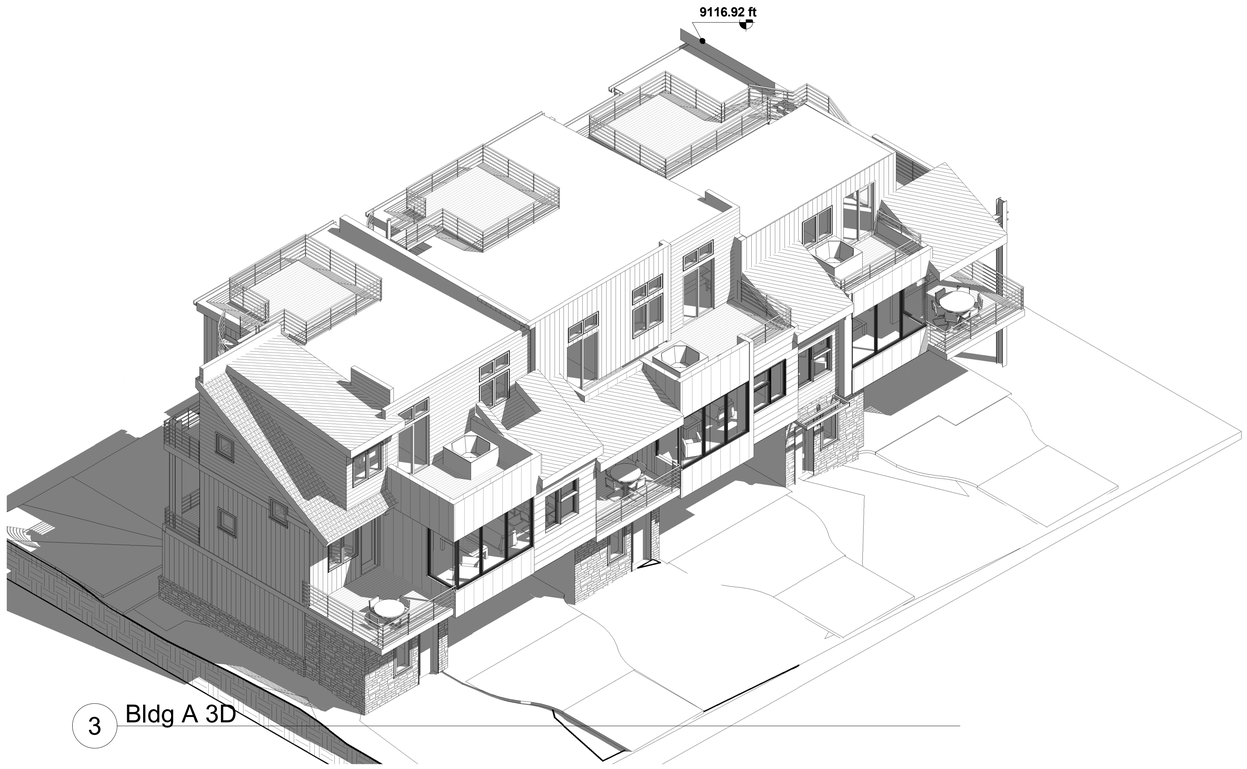
SCALE: 1/4" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

4 3D View -Bldg A

5 Bldg A Alley Side

1 Bldg A - South



3 Bldg A 3D

2 Bldg A SE Corner

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Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG A

DRAWING NO:
A-210A

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

MADISON 9-UNITS

BLDG B
Units 6,7&8

Ed Enck, P.E.

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Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG B COVER

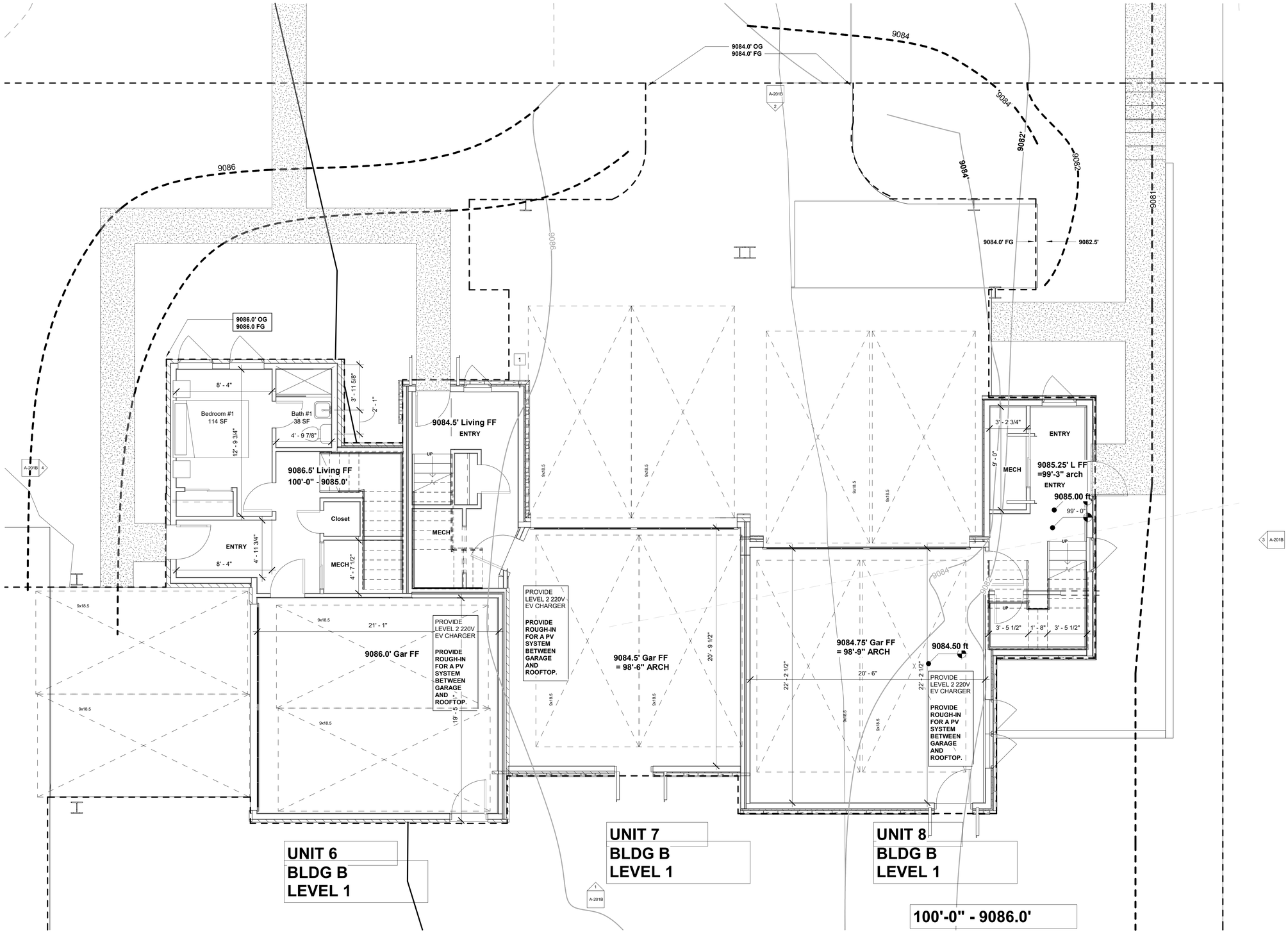
DRAWING NO:
A-100B

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 1 FLOOR PLAN - BLDG B

1/4" = 1'-0"

0' 2' 4' 8'

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 1 PLAN - BLDG B

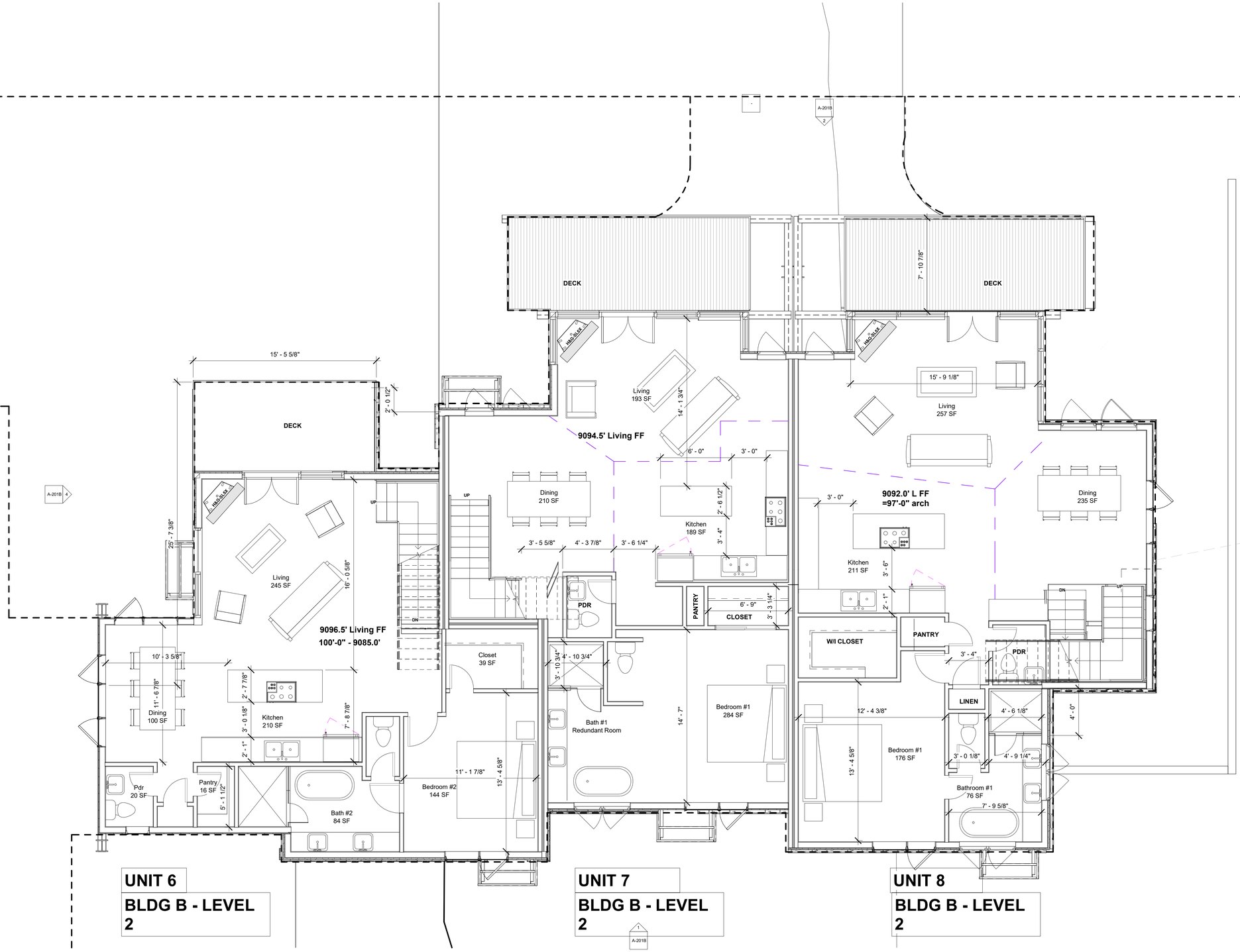
DRAWING NO:
A-101B

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 2 FLOOR PLAN - BLDG B

1/4" = 1'-0"

0' 2' 4' 8'

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 2 PLAN - BLDG B

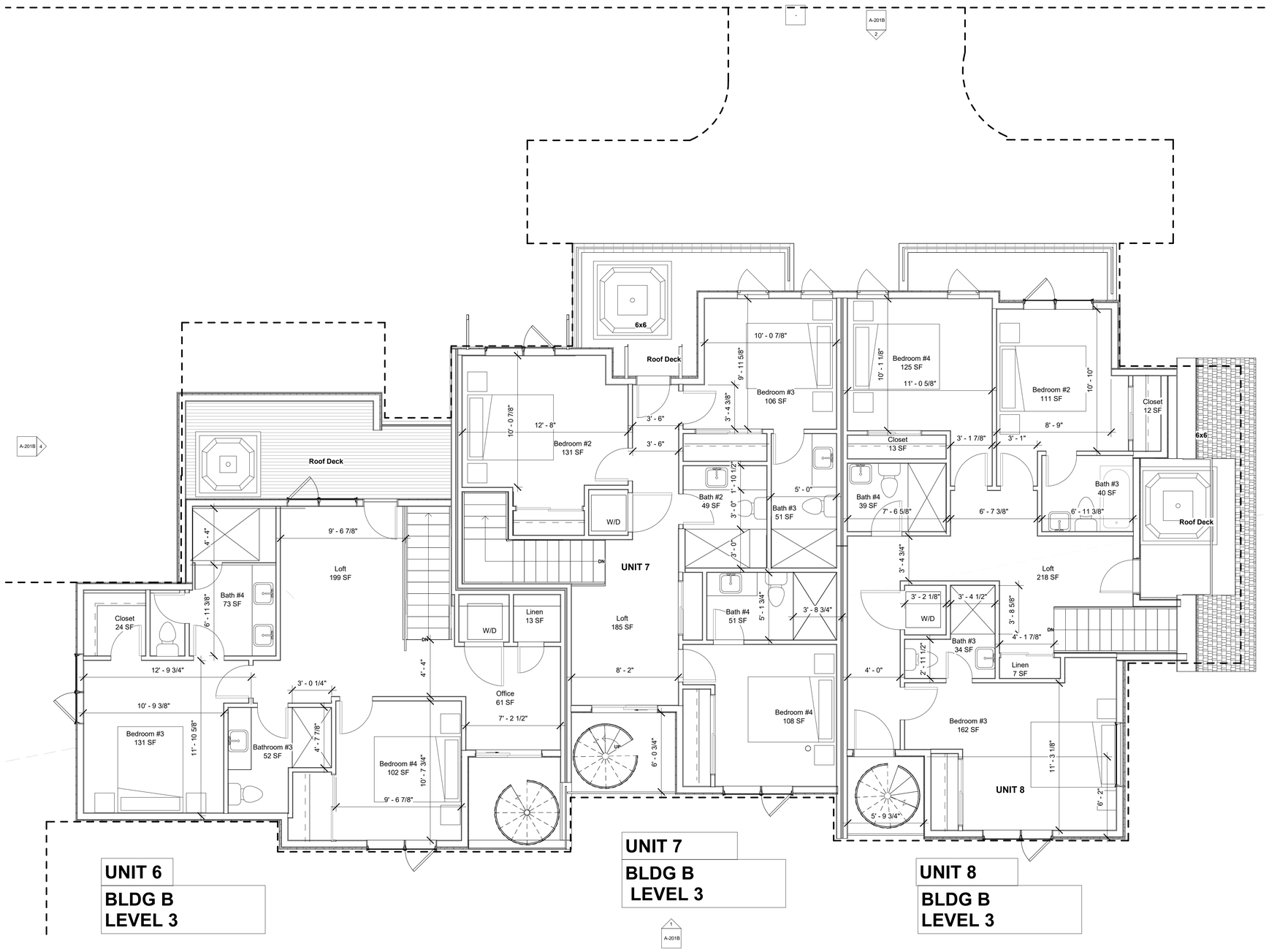
DRAWING NO:
A-102B

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 3 FLOOR PLAN - BLDG B

1/4" = 1'-0"

0' 2' 4' 8'

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 3 PLAN - BLDG B

DRAWING NO:
A-103B

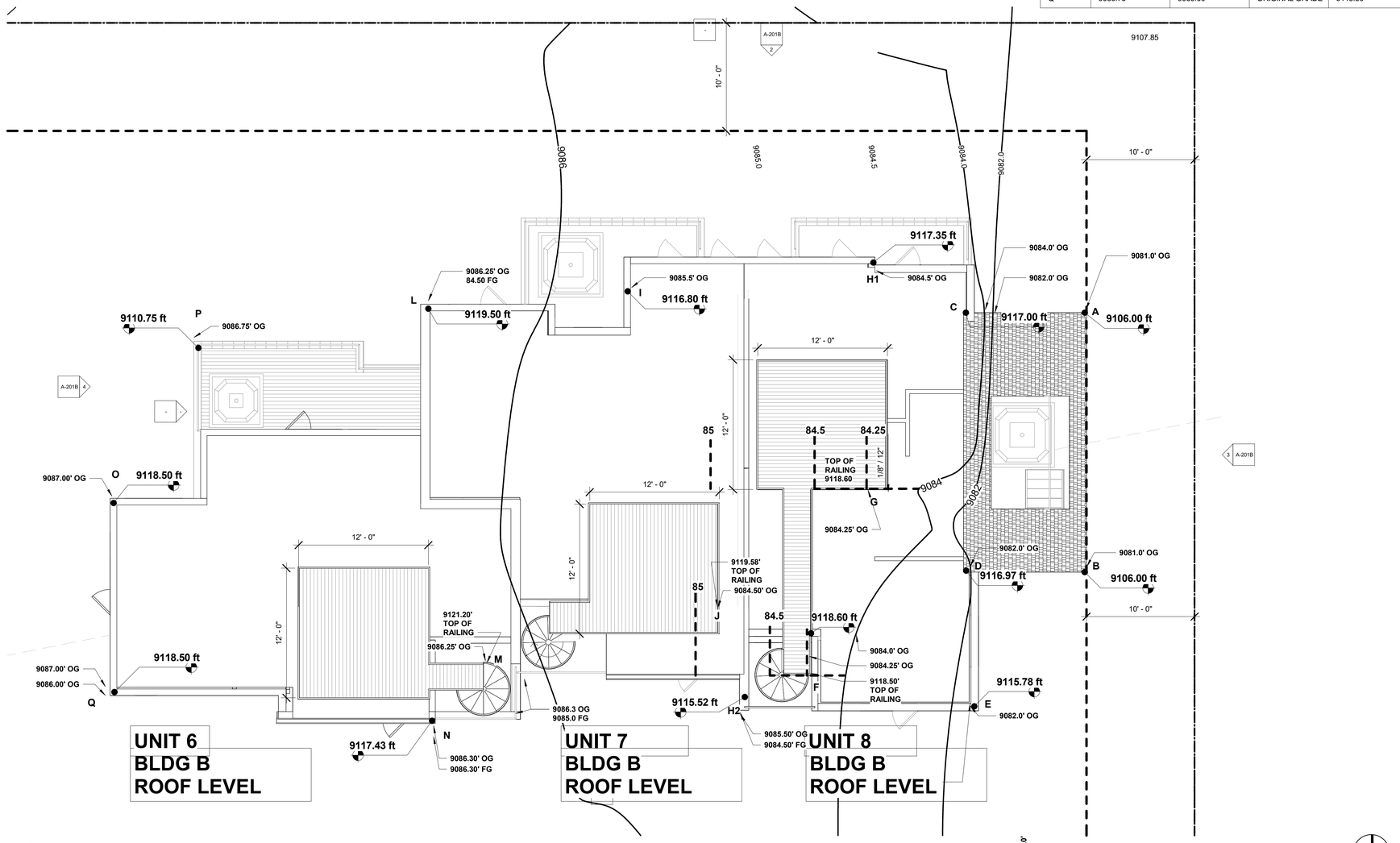
SCALE: 1/4" = 1'-0"

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

HEIGHT CALCULATIONS - BLDG B						
POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9081.0	9084.8'	ORIGINAL GRADE	9106.00	9106.00 - 9081.0	25.00'
B	9081.0	9084.25'	ORIGINAL GRADE	9106.17	9106.00 - 9081.0	25.00'
C	9084.0	9084.80'	ORIGINAL GRADE	9117.09	9117.00 - 9084.00	33.07'
D	9082.0	9084.25'	ORIGINAL GRADE	9116.99	9117.00 - 9082.0	35.00'
E	9081.75	9084.25'	ORIGINAL GRADE	9115.78	9115.78 - 9081.75	34.03'
F	9084.25	9084.70	ORIGINAL GRADE	9118.50 T.O.RAILING	9118.50 - 9084.25	34.25'
G	9084.25	9084.70	ORIGINAL GRADE	9118.50 T.O.RAILING	9118.50 - 9084.25	34.25'
H1	9084.5	9084.5	ORIGINAL GRADE	9117.35	9117.35 - 9084.5	32.85'
H2	9085.5	9084.5	FINISHED GRADE	9115.52	9115.52 - 9084.5	31.02'
I	9085.5	9084.75	FINISHED GRADE	9116.80	9116.80 - 9084.75	32.05'
J	9084.50	9084.75	ORIGINAL GRADE	9119.50	9119.50 - 9085.5	34.08'
L	9086.25	9084.50	ORIGINAL GRADE	9119.50	9119.50 - 9084.5	35.00'
M	9086.2	9086.30	ORIGINAL GRADE	9121.20	9121.20 - 9086.20	35.00'
N	9086.25	9085.00	FINISHED GRADE	9117.43	9117.43 - 9085.00	32.43'
O	9087.00	9087.00	ORIGINAL GRADE	9118.50	9118.50 - 9087.00	31.5'
P	9086.75	9087.5	ORIGINAL GRADE	9110.75	9110.75 - 9086.75	24.0'
Q	9086.75	9086.60	ORIGINAL GRADE	9118.50	9118.50 - 9086.60	32.5'



1 ROOF PLAN - BLDG B

3/16" = 1'-0"

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MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
ROOF PLAN - BLDG B

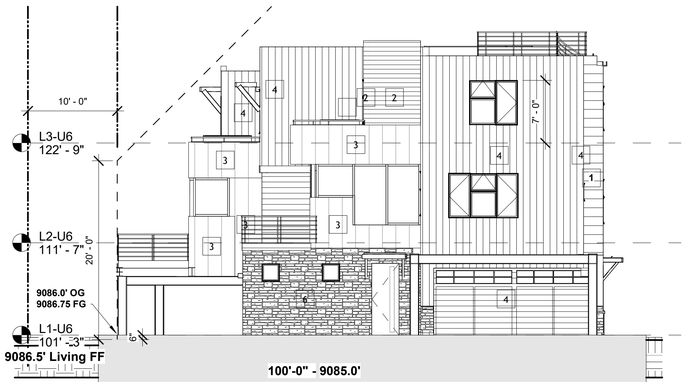
DRAWING NO:
A-104B

SCALE: As indicated

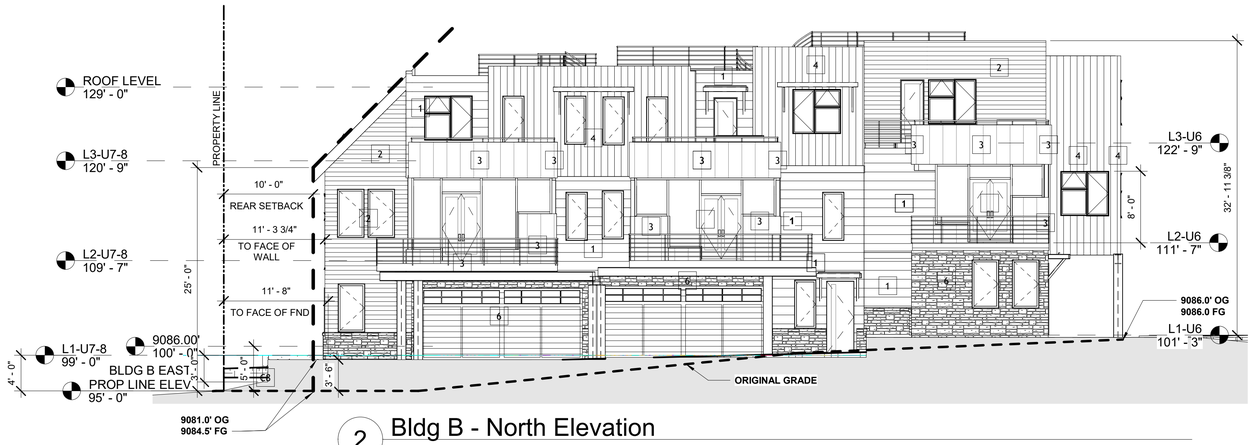
DATE: 3/16/2026

PROJECT NO: 2025/101

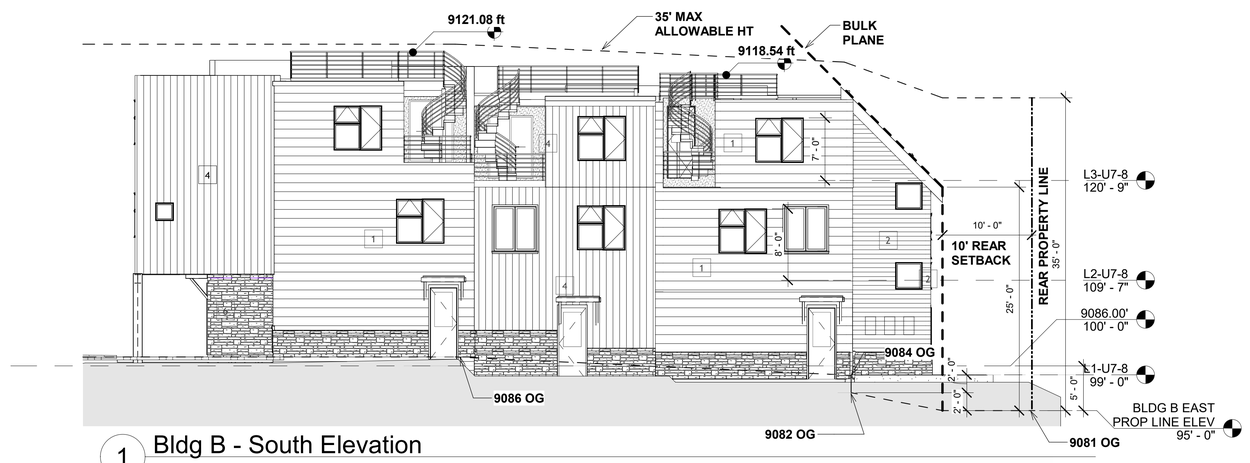
DES.	DRWN.	CHK'D.
Designer	Author	Checker



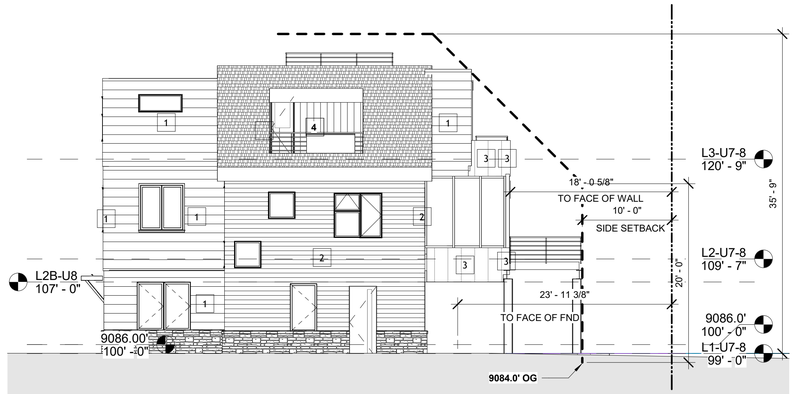
4 Bldg B - West Elevation
1/8" = 1'-0"



2 Bldg B - North Elevation
1/8" = 1'-0"



1 Bldg B - South Elevation
1/8" = 1'-0"



3 Bldg B - East Elevation
1/8" = 1'-0"

0' 4' 8' 16'

CAMPBELL
CONSTRUCTION & ENGINEERING

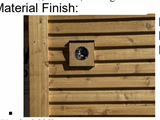
February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats

- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown

Material Finish:



Bldg A - Cityscape SW 7067
Bldg B - Mountain Road SW 7743
Bldg C - River Birch 25% more gray (one coat)
(Same as Tango but with 25% more gray)

- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black

Campbell Construction & Engineering, LLC.
110 First Ave. – P.O. Box 4272, Frisco, CO 80443
Pete Campbell: (970) 389-7246 – Pcampbell@CO-CCE.com
Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

CAMPBELL
CONSTRUCTION & ENGINEERING

- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP

- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust

- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer

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Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

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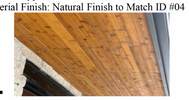
- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats

- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats

- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04



- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05

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Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

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- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black

- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black

- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood

- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black

Campbell Construction & Engineering, LLC.
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Pete Campbell: (970) 389-7246 – Pcampbell@CO-CCE.com
Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

Ed Enck, P.E.

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Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

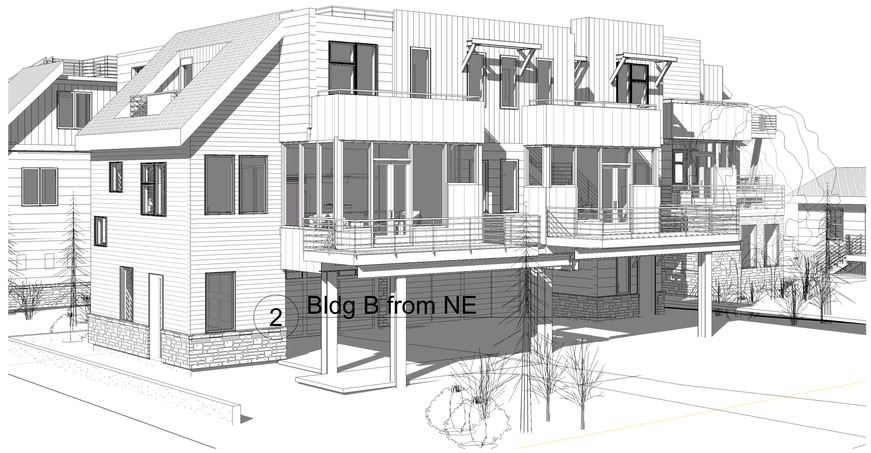
NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG B

DRAWING NO:
A-201B

SCALE: 1/8" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



2 Bldg B from NE

1 Bldg B - North Elevation - Perspective

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG B

DRAWING NO:
A-210B

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

MADISON 9-UNITS

BLDG C
UNITS 7&8

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY (Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BLDG C COVER

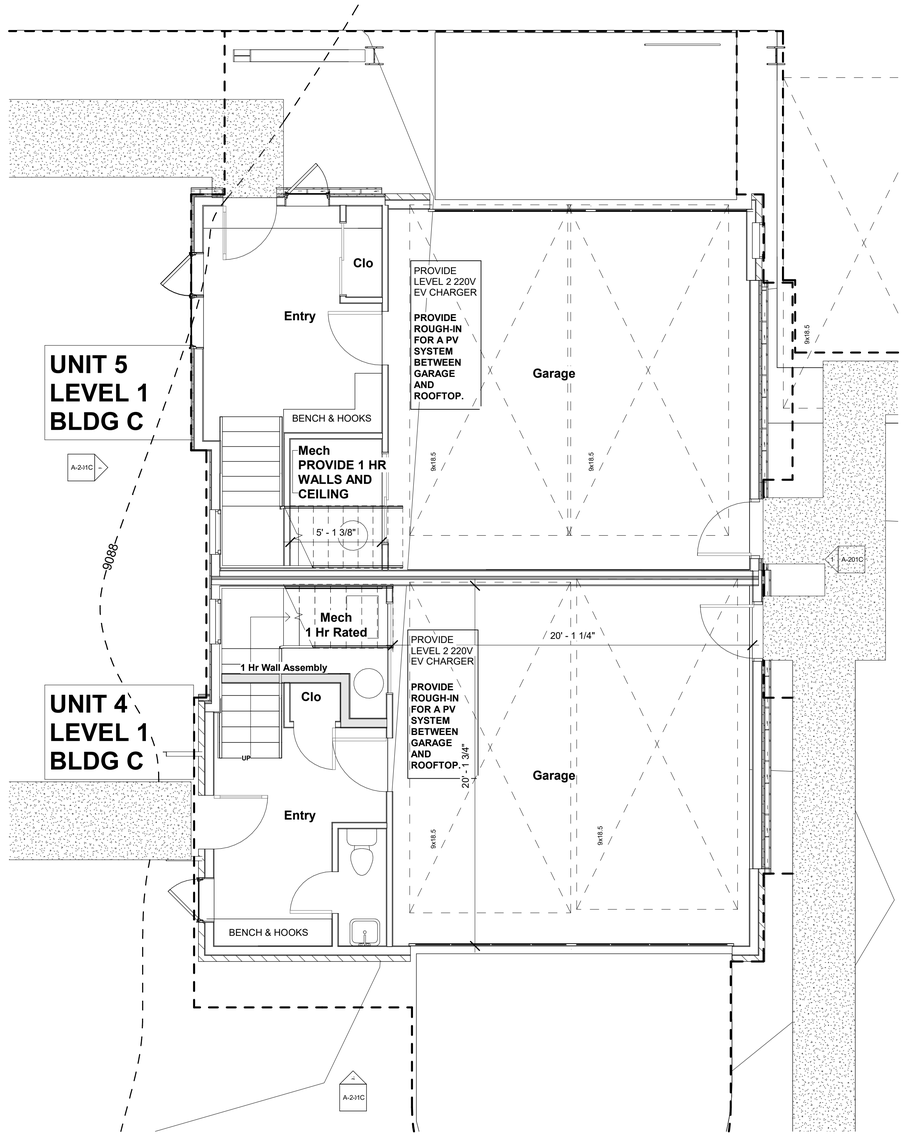
DRAWING NO:
A-100C

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 LEVEL 1 FLOOR PLAN - BLDG C

1/4" = 1'-0"

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MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 1 PLAN - BLDG. C

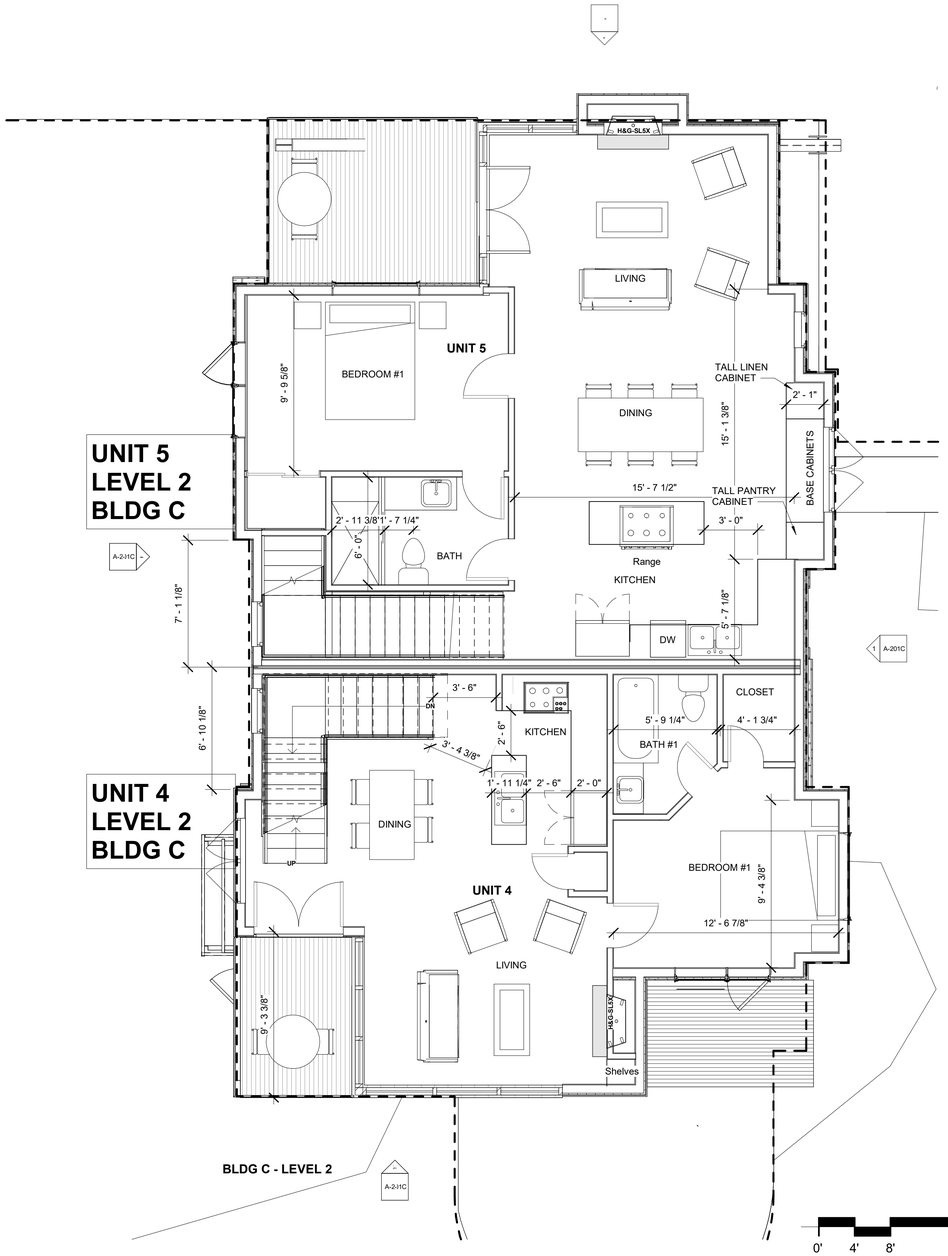
DRAWING NO:
A-101C

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker



1 LEVEL 2 FLOOR PLAN - BLDG C

1/4" = 1'-0"

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MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 2 PLAN - BLDG C

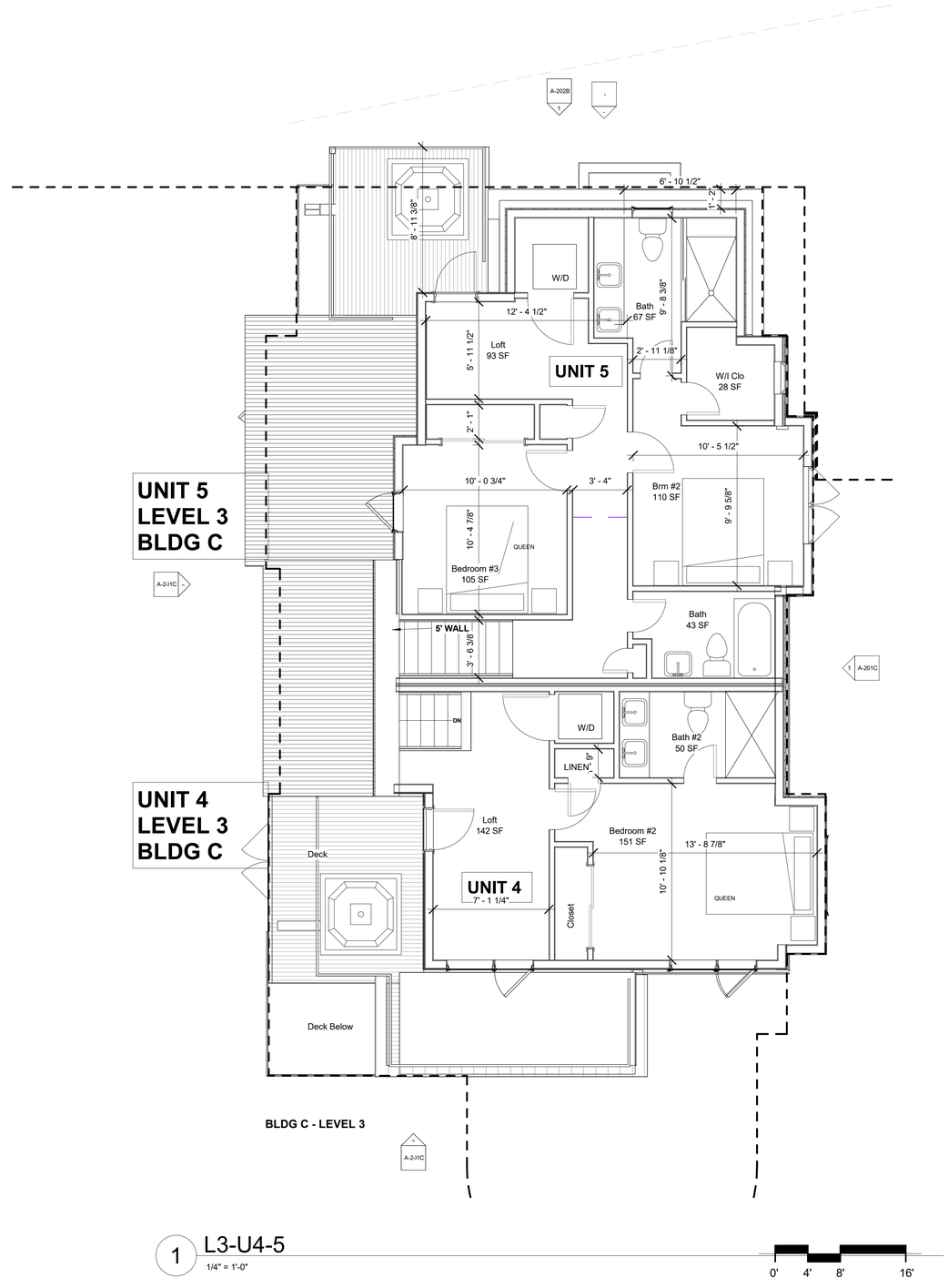
DRAWING NO:
A-102C

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 L3-U4-5

1/4" = 1'-0"

0' 4' 8' 16'

Ed Enck, P.E.

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Arvada, Colorado
80005
303-910-6778

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NO.	DESCRIPTION	DATE

DRAWING TITLE:
LEVEL 3 PLAN - BLDG C

DRAWING NO:
A-103C

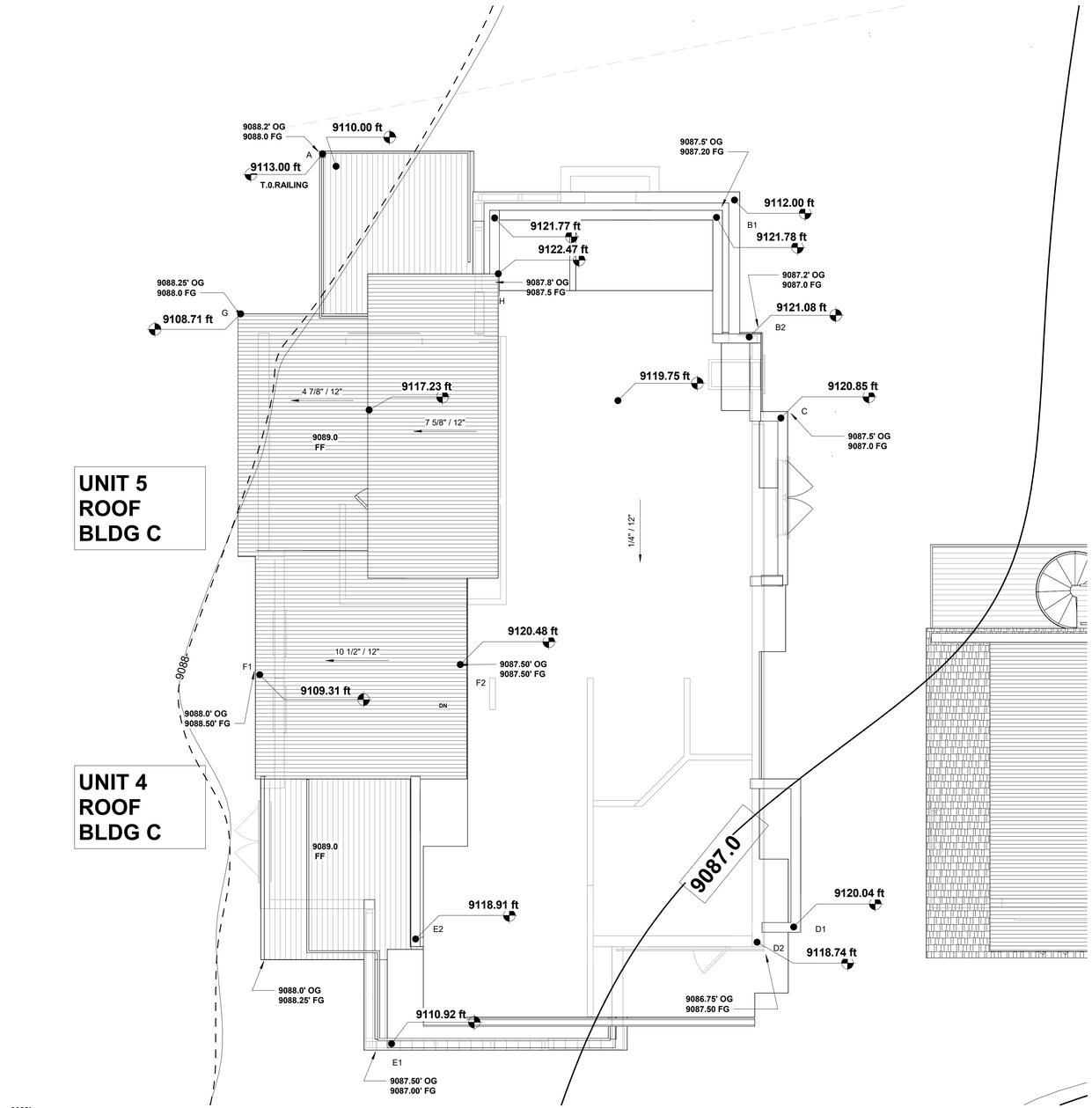
SCALE: 1/4" = 1'-0"

DATE: 3/16/2026

PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

HEIGHT CALCULATIONS - BLDG C						
POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9088.20	9088.00	FINISHED GRADE	9110.00	9110.0 - 9088.0	21.60'
B1	9087.5	9087.20	FINISHED GRADE	9121.78	9121.78 - 9087.2	34.58'
B2	9087.20	9087.00	FINISHED GRADE	9121.08	9121.08 - 9087.0	34.08'
C	9087.5	9087.00	FINISHED GRADE	9120.85	9120.85 - 9087.00	33.85'
D1	9086.75	9087.5	ORIGINAL GRADE	9120.04	9120.04 - 9086.75	33.29'
D2	9086.75	9087.5	ORIGINAL GRADE	9120.04	9118.74 - 9086.75	31.99'
E1	9087.50	9087.00	FINISHED GRADE	9110.92	9110.92 - 9087.0	23.92'
E2	9087.50	9087.00	FINISHED GRADE	9118.91	9118.91 - 9087.0	31.91'
F1	9088.0	9088.50	ORIGINAL GRADE	9109.31	9109.31 - 9088.0	21.31'
F2	9087.5	9087.50	ORIGINAL GRADE	9120.48	9120.48 - 9087.5	32.98'
G	9088.25	9088.00	FINISHED GRADE	9108.71	9108.71 - 9088.0	20.71'
H	9087.80	9087.5	FINISHED GRADE	9122.47	9122.47 - 9087.5	34.97'



1 ROOF PLAN - BLDG C
1/4" = 1'-0"

ROOF HEIGHT CALCULATIONS - BLDG C
1/4" = 1'-0"

Ed Enck, P.E.

8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
ROOF PLAN - BLDG C

DRAWING NO:
A-104C

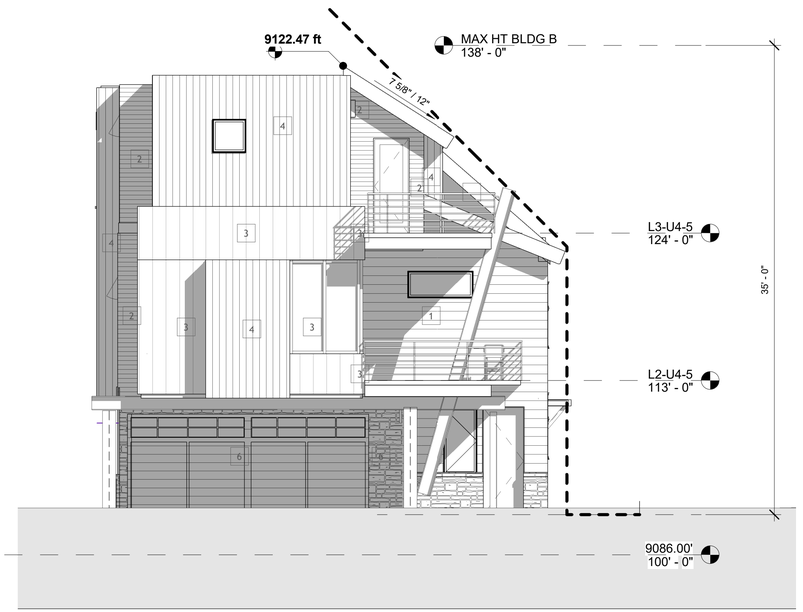
SCALE: 1/4" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

1 Bldg C - East Elevation

3/16" = 1'-0"

0' 4' 8' 16'



2 Bldg C - North Elevation

3/16" = 1'-0"

0' 4' 8' 16'

3 Bldg C - South Elevation

3/16" = 1'-0"

0' 4' 8' 16'

4 Bldg C - West Elevation

3/16" = 1'-0"

0' 4' 8' 16'

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MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG C

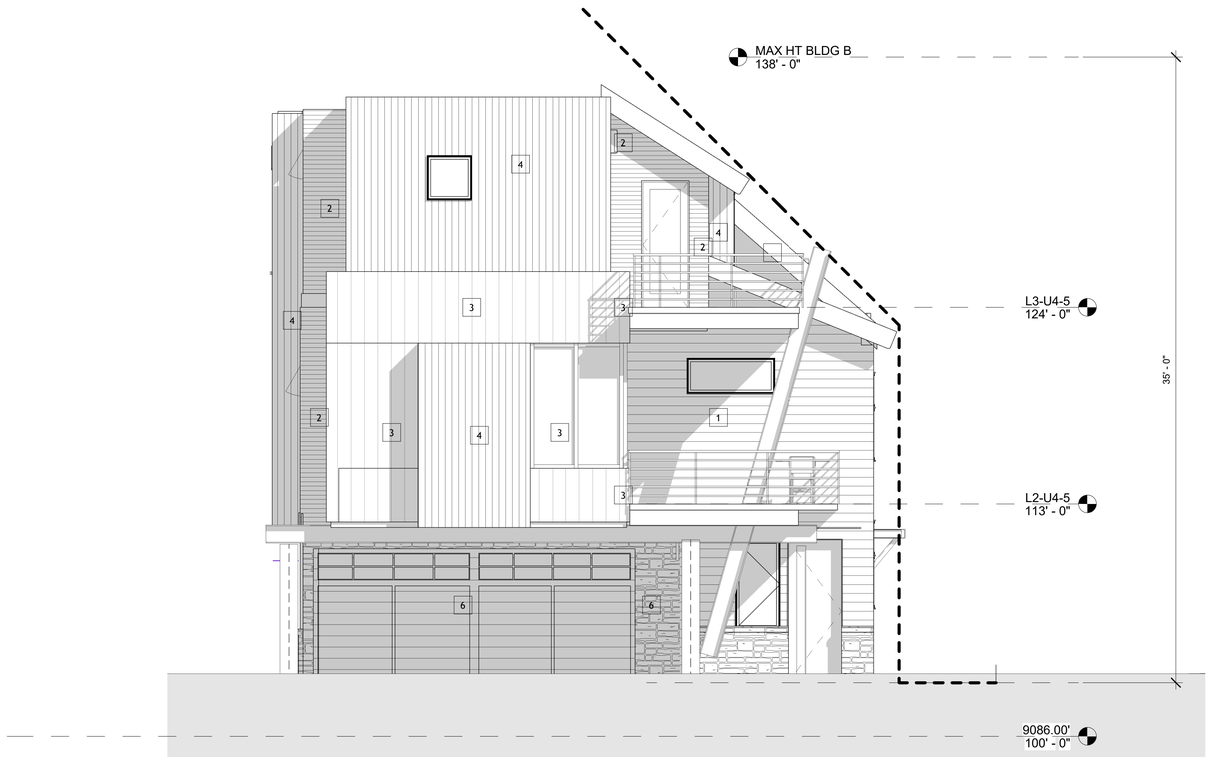
DRAWING NO:
A-201C

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

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker



1 Bldg C - North Elevation - Finishes
1/4" = 1'-0"

CAMPBELL
CONSTRUCTION & ENGINEERING

February 3rd, 2026

Reference: Madison Townhome – Ext Material Finish Selections

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2" Reveal
  - Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2-Coats

- ID #02 – Horizontal Siding
  - Material Type: 6" Lap Siding RS Cedar When Installed a 5" Reveal is Shown
  - Material Finish: .

Bldg A - Cityscape SW 7067
Bldg B - Mountain Road SW 7743
Bldg C - River Birch 25% more gray (one coat)
(Same as Tango but with 25% more gray)

- ID #03 – Vertical Siding
  - Material Type: 24GA 16" Wide Snap-On Standing Seam Metal Panels
    - Material Finish: Pre-Finished Matte Black

Campbell Construction & Engineering, LLC.
110 First Ave. – P.O. Box 4272, Frisco, CO 80443
Pete Campbell: (970) 389-7246 – Pcampbell@CO-CCE.com
Scott Campbell: (970) 389-7247 – Scampbell@CO-CCE.com

CAMPBELL
CONSTRUCTION & ENGINEERING

- ID #04 – Vertical Siding
  - Material Type: 1x6 Red Cedar W/ 1/8" Reveal (SWP Provided)
  - Material Finish: Natural Finish Pre-Stained by SWP

- ID #05 – Vertical Siding & Shed Roofs
  - Material Type: 7/8" Corrugated Metal Panels
  - Material Finish: Pre-Finished Western Rust

- ID #06 – Stone
  - Material Type Field: Telluride Stone Misty Bay 60% Brown and 40% Gray W/ ½" Gray Mortar Joints – Full Veneer
  - Material Type Sills/Caps: Telluride Stone Colorado Buff – Sized for Full Veneer

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- ID #07 – Fascia
  - Material Type: RS Cedar 2x6 over 2x10
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats

- ID #08 – Exterior Trim (Windows, Outside Corners, Deck Bands, Belly Bands, Doors, ETC.)
  - Material Type: 2x4, 2x6, 2x8, 2x10, 2x12 RS Cedar; Varies Depending on Condition
  - Material Finish: Cabot Cordovan Brown; Semi-Solid; 2-Coats

- ID #09 – Soffits
  - Material Type: 1x6 V-Groove T&G; RS Cedar
  - Material Finish: Natural Finish to Match ID #04

- ID #10 – All Metal Flashings for Roof & Siding
  - Material Type: 24 GA Metal Bent Per Profile Needed
  - Material Finish: Matte Black Unless it is next to ID #05 and then it will match ID #05

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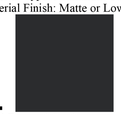
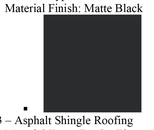
CAMPBELL
CONSTRUCTION & ENGINEERING

- ID #11 – All Windows
  - Material Type: Aluminum Clad Wood Window; Pella Lifestyle Signature Series
  - Material Finish: Matte or Low-Gloss Black

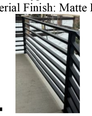


- ID #12 – All Exposed Steel
  - Material Type: Structural & architectural steel exposed at exteriors
  - Material Finish: Matte Black



- ID #13 – Asphalt Shingle Roofing
  - Material Type: Tamko Titan Asphalt Shingles
  - Material Finish: Weathered Wood

- ID #14 – Exterior Metal Railings
  - Material Type: Steel
  - Material Finish: Matte Black



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MADISON 9-UNITS Sketch Plan

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
Building C Finishes

DRAWING NO:
A-202B

SCALE: 1/4" = 1'-0"
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

3 Bldg C

1 BLDG C

2 Bldg C - Northwest

4 Bldg C-2

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80005
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MADISON 9-UNITS Sketch Plan

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
PERSPECTIVE - BLDG C

DRAWING NO:
A-210C

SCALE:

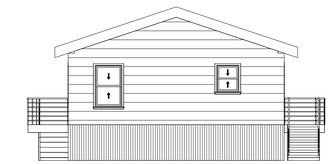
DATE: 3/16/2026

PROJECT NO: 2025/101

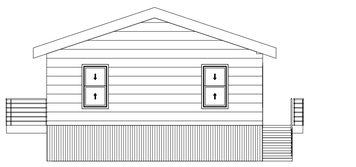
DES. Designer	DRWN. Author	CHK'D. Checker

West Elevation

East Elevation



South Elevation



North Elevation

- ID #01 – Horizontal Siding
  - Material Type: 2x12 S/P/F With 2
  - Material Finish: SW 3518 Hawth Coats

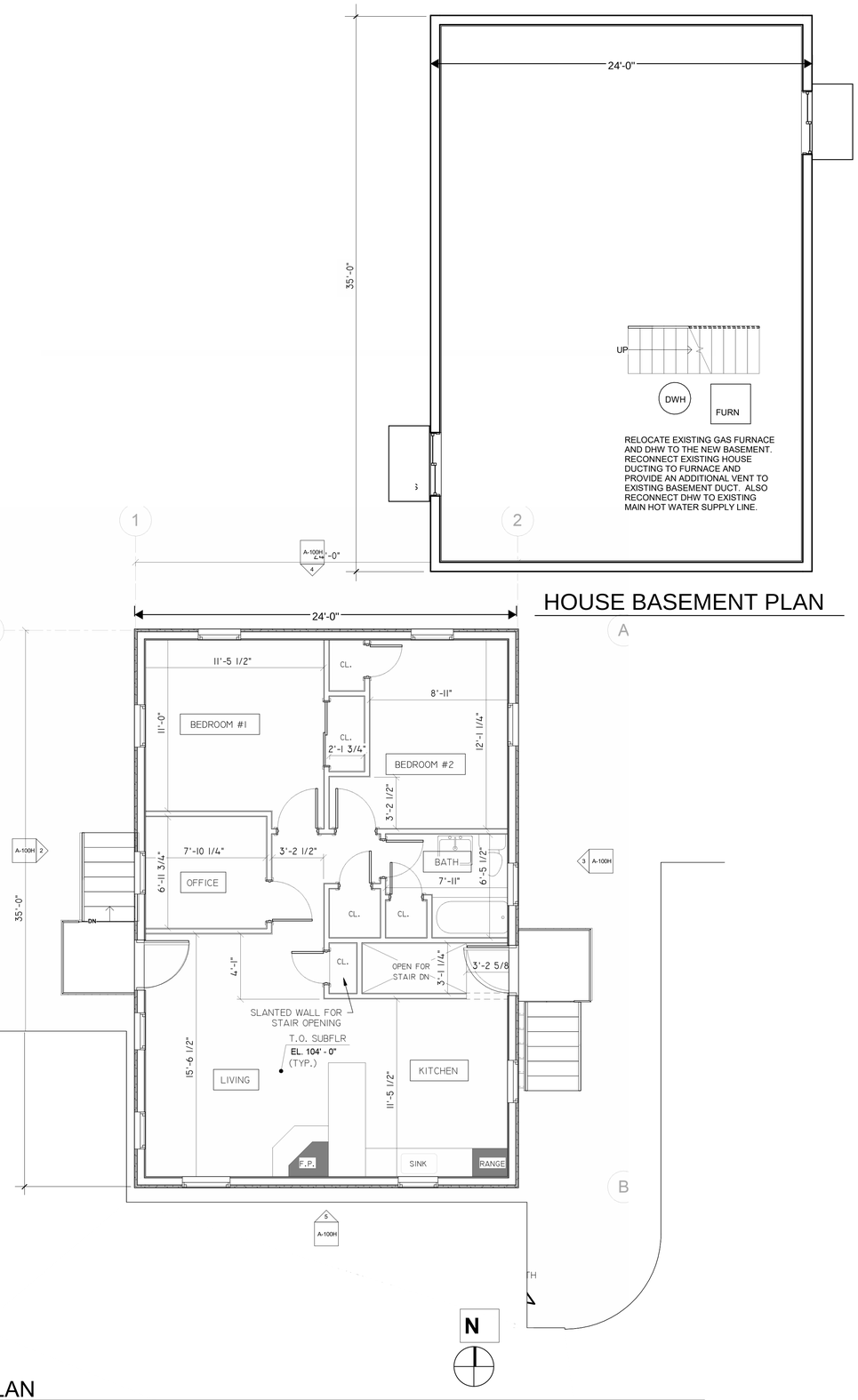
FINISHES

Siding:
Material Type 2x12 S/P/F with 2" Reveal
Material Finish: SW 3518 Hawthorne Semi-Transparent 70% Color Lighter Stained 2 Coats

Waistcoat: Vertical Siding
Material Type: 7/8" Corrugated Metal Panels
Material Finish: Pre-Finished Western Rust

Exterior Trim:
Material Type Cedar; 2x... Varies Depending on Condition
Material Finish: Cabot Cordovan Brown; Semi-Solid; 2 Coats

Soffits:
Material Type 1x6 V-Groove T&G; RS Cedar
Material Finish: Natural Finish to Match ID #04



1 HOUSE FLOOR PLAN
1/4" = 1'-0"

HOUSE BASEMENT PLAN

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303-910-6778

MADISON 9-UNITS Sketch Plan

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
HOUSE FLOOR PLAN AND ELEVATIONS

DRAWING NO:
A-100H

SCALE: As indicated
DATE: 3/16/2026
PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

WM
Four Corners - Commercial
2550 W. Union Hills Dr. Suite #100
Phoenix, AZ 85027

March 23, 2026

Dear Madison Project Team,

WM has the ability and is looking forward to providing the requested trash and recycling service for the Madison Project located at 40/42 Granite St. in Frisco, CO 80443. We are **committed to providing the best** service possible. Please let us know when we would like to move forward with these services.

Sincerely,

Joshua Parker
Account Manager
WM – Four Corners

Attachment B:

Preliminary Referral Comments

Building a Better World for All of Us®

MEMORANDUM

TO: Emma Heth, Planner II;

FROM: Chris McGinnis, PE

DATE: April 30, 2026

RE: 40 Granite Street (MAJ-26-0002) Engineering Review

The MAJ-26-0002 submittals were reviewed for general conformance with Town Code, standards, and general engineering principles. Comments were added to the plans and summarized below. Comments need to be addressed by the applicant prior to approval for Engineering.

Please see attached documents for full comments. Below is a summary of comments:

- Section 180-6.11.12 states that "Developments shall install paved, year-round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right-of-way both existing and proposed pursuant to the Frisco Trails Master Plan". Additionally, a design has been completed for Granite Street which adds detached sidewalks in this area. We recommend that the applicant review the Granite Street plan and add sidewalk connections to the existing Madison Ave pedestrian path.
- The Town's water construction standards require all water services to be installed at least 15' from adjacent property lines. Service lines are shown within 6' of the existing house at 21 Madison and would require a waiver. The preferred alternative would be installation of a new main and hydrant along Granite Street with perpendicular services.
- The north driveway conflicts with existing utility pedestals.
- The outside parking spaces for Unit 7 and 8 garages appear inaccessible for a vehicle. The vehicle tracking should be analyzed and driveways adjusted accordingly.
- Railings required at step locations with four or more risers and above retaining wall along sidewalk.
- Retaining walls appears to be close to 4'. If wall exceeds 4', an engineered detail is required.
- Sewer services are within 5' of property line. Excavation will require shoring/trench boxes or a construction easement.
- Minor grading adjustments noted on plans.
- Add note that site shall be revegetated to edge of roads/alleys.

Review and approval of these plans does not imply responsibility of the reviewing entity for the accuracy, completeness, or correctness of the design, nor does it relieve the design professional of responsibility of the plans.

The Town and SEH reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

ABBREVIATIONS

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

GRAPHIC STANDARDS

STRUCTURAL GRID
1 — COLUMN NUMBER
A — COLUMN LETTER

DOOR IDENTIFICATION
1 — DOOR NUMBER

WINDOW IDENTIFICATION
A — WINDOW TYPE

GLAZING IDENTIFICATION
G1 — GLAZING TYPE

FLAGNOTE IDENTIFICATION
100 — NOTE NUMBER

PARTITION TYPE IDENTIFICATION
23A — PARTITION TYPE RE: PARTITION SHEET
HEAD OF WALL TYPE RE: PARTITION SHEET

ACOUSTIC PARTITION TYPE ID
23A — PARTITION TYPE RE: PARTITION SHEET
HEAD OF WALL TYPE RE: PARTITION SHEET

ASSEMBELY IDENTIFICATION
F1 — FLOOR ASSEMBELY TYPE
R1 — ROOF ASSEMBELY TYPE
C1 — CEILING ASSEMBELY TYPE
8' - 0" — CEILING ELEVATION

ROOM/SPACE IDENTIFICATION
ROOM — ROOM NAME
100 — ROOM NUMBER
1000 SF — ROOM AREA

CODE ROOM/SPACE IDENTIFICATION
ROOM AREA: ROOM; 100 — ROOM NUMBER; ROOM NAME; 1000 SF — ROOM AREA; 200 — OCCUPANCY; 4 — OCCUPANTS; 1 — OLF; R-2 — TYPE; REQ'D EXITS

ROOM/FINISH IDENTIFICATION
ROOM — ROOM NAME
100 — ROOM NUMBER
P-1 — WALL FINISH
RB-1 — BASE TYPE
CPT-1 — FLOOR FINISH

SPOT ELEVATION IDENTIFICATION
10' - 0" — DATUM POINT LOCATION; ELEVATION

BUILDING SECTION IDENTIFICATION
1 — DRAWING NUMBER
A-300 — SHEET NUMBER

CODE SECTION IDENTIFICATION
1 — DRAWING NUMBER
G-300 — SHEET NUMBER

WALL/VERT-CIRC SECTION ID
1 — DRAWING NUMBER
A-400 — SHEET NUMBER

DETAIL SECTION IDENTIFICATION
1 — DRAWING NUMBER
A-500 — SHEET NUMBER

ENLARGED DETAIL/FLOOR PLAN ID
1 — DRAWING NUMBER
A-410 — SHEET NUMBER

BUILDING ELEVATION IDENTIFICATION
A-200 — SHEET NUMBER
1 — DRAWING NUMBER

INTERIOR ELEVATION IDENTIFICATION
A-700 — SHEET NUMBER
1 — DRAWING NUMBER

CURTAIN WALL ELEVATION ID
1 — DRAWING NUMBER (ON CURTAIN WALL ELEVATION SHEET)

PROJECT TEAM

OWNERS

MACATR, LLC
8360 w. 48TH aVE.
WHEAT RIDGE, CO 80033
Ron Mattox, Manager
303-698-1704 Ext 213
mattox@diversifiedbldrs.com

Pro Properties, LLC
Ronda Campbell, Manager
(970) 389-3437
rondacampbell11@gmail.com

Design Professional of Record

Ed Enck, P.E.
8733 Garrison Ct.
Arvada, CO 80005
303.910.6778
edenckpe@gmail.com

STRUCTURAL

Rocky's Engineering, LLC
Frisco, CO 80443
Michael Campbell, P.E.
970-389-4895
rockysengineering1@gmail.com

CONTRACTOR

Campbell Construction
110 S. 1st Ave,
Frisco, CO 80443
Scott Campbell
970.389.7247
SCampbell@co-cce.com

ZONING: RH
CONSTRUCTION TYPE: IRC
OCCUPANCY: R3
REFERENCE CODE: IRC 2018, 2018 IECC AS AMENDED BY THE TOWN OF FRISCO

SNOW LOAD: 80psf
LOT SIZE (SUBDIVISION SIZE) 24,500 SF = 0.562 ACRES
0.562 Acres X 16 DPA
= 8.99 = 9 UNITS

UNHEATED UNCOVERED DRIVEWAY AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SNOW STORAGE AREA: SEE LANDSCAPE AND SNOW STORAGE PLAN

SEH Engineering Review Comments
04-30-26

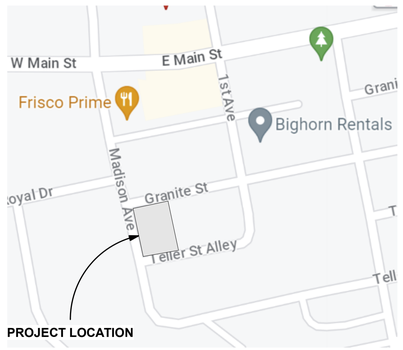
2025/101

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443
PROJECT STATUS: SKETCH PLAN

3/16/2026

VICINITY MAP



TRUE NORTH

PROJECT AND LOT DATA

LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12, BLOCK 3 AMENDED MAP OF FRISCO TOWNSITE SUMMIT COUNTY, COLORADO

PROJECT DESCRIPTION

BUILDING USE: RESIDENTIAL
NO. OF RESIDENTIAL UNITS = 9 UNITS (w/ RELOCATION OF 1 EXISTING HOUSE)
NUMBER OF WOOD BURNING FIREPLACES = 0

BUILDING, CODE AND LOT DATA

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)

CONSTRUCTION TYPE: IRC - TOWNHOMES SEPARATED BY 2 HR FIRE WALLS

REFERENCE CODE: IRC 2024, 2024 IECC AS AMENDED BY THE TOWN OF FRISCO

ZONING CODE: RH

PROJECT AND LOT DATA

INSULATION IECC REQUIREMENTS: (PRESCRIPTIVE)

TABLE N102.1.3 (R 402.1.3) INSULATION MINIMYM R-VALUES AND FENESTRATON REQUIREMENTS BY COMPONET

IMATE ONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
58	0.27	0.55	0.4	60	30 or 20+5ci or 13+10ci or 0+20ci	13/17	30	15ci or19 or13+5ci	10ci, 4 FT	15ci or 19 or 13+5ci

ALLOWABLE LOT COVERAGE = 55% = 13,475 SF 11,025 OPEN REQUIRED

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

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

EACH UNIT TO HAVE A STAND PIPE AND FDC

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES REQUIRED: 1 PER BRM, MAX PER UNIT:1/BRM + 1 VISTOR = 32

NUMBER OF UNITS/BEDROOMS: 9 UNITS/31 BRM's
NUMBER OF PARKING SPACES PROVIDED: 31 SPACES + 2 VISTOR SPACES TOTAL = 33

Ed Enck, P.E.
8733 Garrison Ct.
Arvada, Colorado
80005
303-910-6778

MADISON 9-UNITS Sketch Plan
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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
COVER

DRAWING NO:
G-000

SCALE: As indicated
DATE: 3/16/2026
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

SHEET INDEX - GENERAL - SITE		
Sheet Number	Sheet Name	Sheet Issue Date
00 - PROJECT INFO		
G-000	COVER	3/26/26
G-100	SHEET INDEX	3/26/26
01 - CONSTRUCTION SET		
SITE-150	SITE PLAN	3/26/26

SHEET INDEX - CIVIL		
Sheet Number	Sheet Name	Sheet Issue Date
C-100	SURVEY	3/26/26
C-200	TOPO SURVEY	3/26/26
C-400	UTILITY PLAN	3/26/26
C-500	DRAINAGE PLAN	03/27/26
C-600	CIVIL DETAILS	03/27/26
CD-100	DEMO SITE PLAN	3/26/26

SHEET INDEX - GENERAL - SITE		
Sheet Number	Sheet Name	Sheet Issue Date
SITE-151	SITE AREA PLAN & SITE DATA	3/26/26
SITE-152	OPEN SPACE / LOT COVERAGE PLAN	3/26/26
SITE-153	UNIT SIZE - AREA PLANS	3/26/26
SITE-154	LANDSCAPE & SNOW STORAGE PLAN	3/26/26
SITE-155	DUMPSTER ENCLOSURE PLAN AND ELEVATIONS	3/26/26

SHEET INDEX - BLDG A		
Sheet Number	Sheet Name	DATE ISSUED PERMIT SET
ARCHITECTURE		
A-100A	BLDG A COVER	3/26/26
A-101A	LEVEL 1 PLAN - BLDG A	3/26/26
A-102A	LEVEL 2 PLAN - BLDG A	3/26/26
A-103A	LEVEL 3 PLAN - BLDG A	3/26/26
A-104A	ROOF PLAN - BLDG A	3/26/26
A-201A	BUILDING ELEVATIONS - BLDG A	3/26/26
A-202A	BLDG A FINISHES	3/26/26
A-210A	PERSPECTIVE - BLDG A	3/26/26

SHEET INDEX - BLDG B		
Sheet Number	Sheet Name	DATE ISSUED PERMIT SET
A-100B	BLDG B COVER	3/2626
A-101B	LEVEL 1 PLAN - BLDG B	3/2626
A-102B	LEVEL 2 PLAN - BLDG B	3/2626
A-103B	LEVEL 3 PLAN - BLDG B	3/2626
A-104B	ROOF PLAN - BLDG B	3/2626
A-201B	BUILDING ELEVATIONS - BLDG B	3/2626
A-210B	PERSPECTIVE - BLDG B	3/2626

SHEET INDEX - BLDG C		
Sheet Number	Sheet Name	DATE ISSUED PERMIT SET
A-100C	BLDG C COVER	3/2626
A-101C	LEVEL 1 PLAN - BLDG. C	3/2626
A-102C	LEVEL 2 PLAN - BLDG C	3/2626
A-103C	LEVEL 3 PLAN - BLDG C	3/2626
A-104C	ROOF PLAN - BLDG C	3/2626
A-201C	BUILDING ELEVATIONS - BLDG C	3/26/26
A-202B	Building C Finishes	3/2626
A-210C	PERSPECTIVE - BLDG C	3/26/26

A-100H	HOUSE FLOOR PLAN AND ELEVATIONS	3/26/26

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303-910-6778

MADISON 9-UNITS Sketch Plan

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Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
SHEET INDEX

DRAWING NO:
G-100

SCALE:

DATE: 3/16/2026

PROJECT NO: 2025/101

DES.	DRWN.	CHK'D.
Designer	Author	Checker

AN IMPROVEMENT LOCATION CERTIFICATE OF

LOTS 6 & 7, BLOCK 3

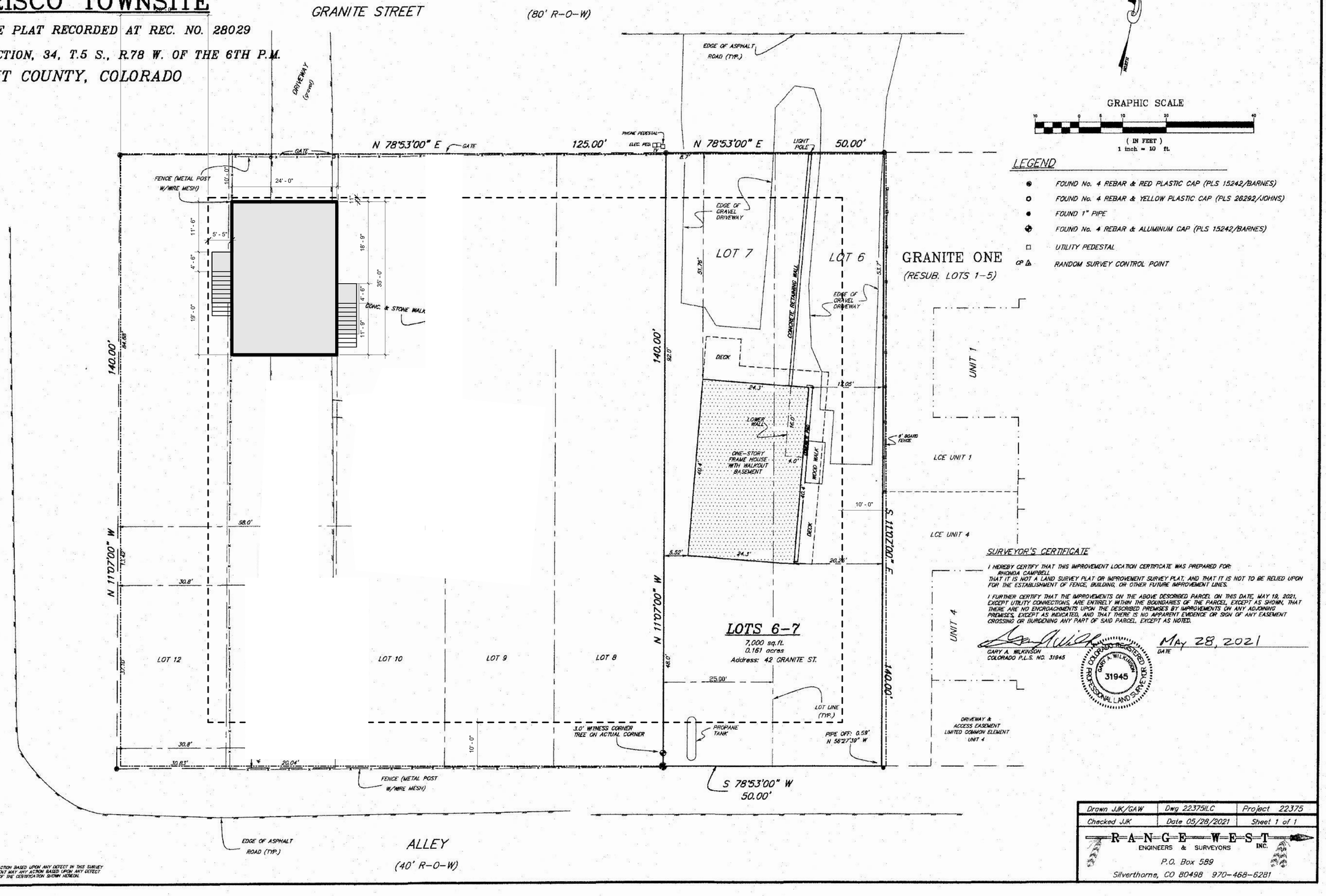
KING SOLOMON 2nd ADDITION

TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- CP RANDOM SURVEY CONTROL POINT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR:
RHONDA CAMPBELL
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 18, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

GARY A. WILKINSON
COLORADO P.L.S. NO. 31945

MAY 28, 2021
DATE

COLORADO REGISTERED GARY A. WILKINSON 31945 PROFESSIONAL LAND SURVEYOR

Drawn JJK/GAW	Dwg 22375ILC	Project 22375
Checked JJK	Date 05/28/2021	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.

1 SURVEY

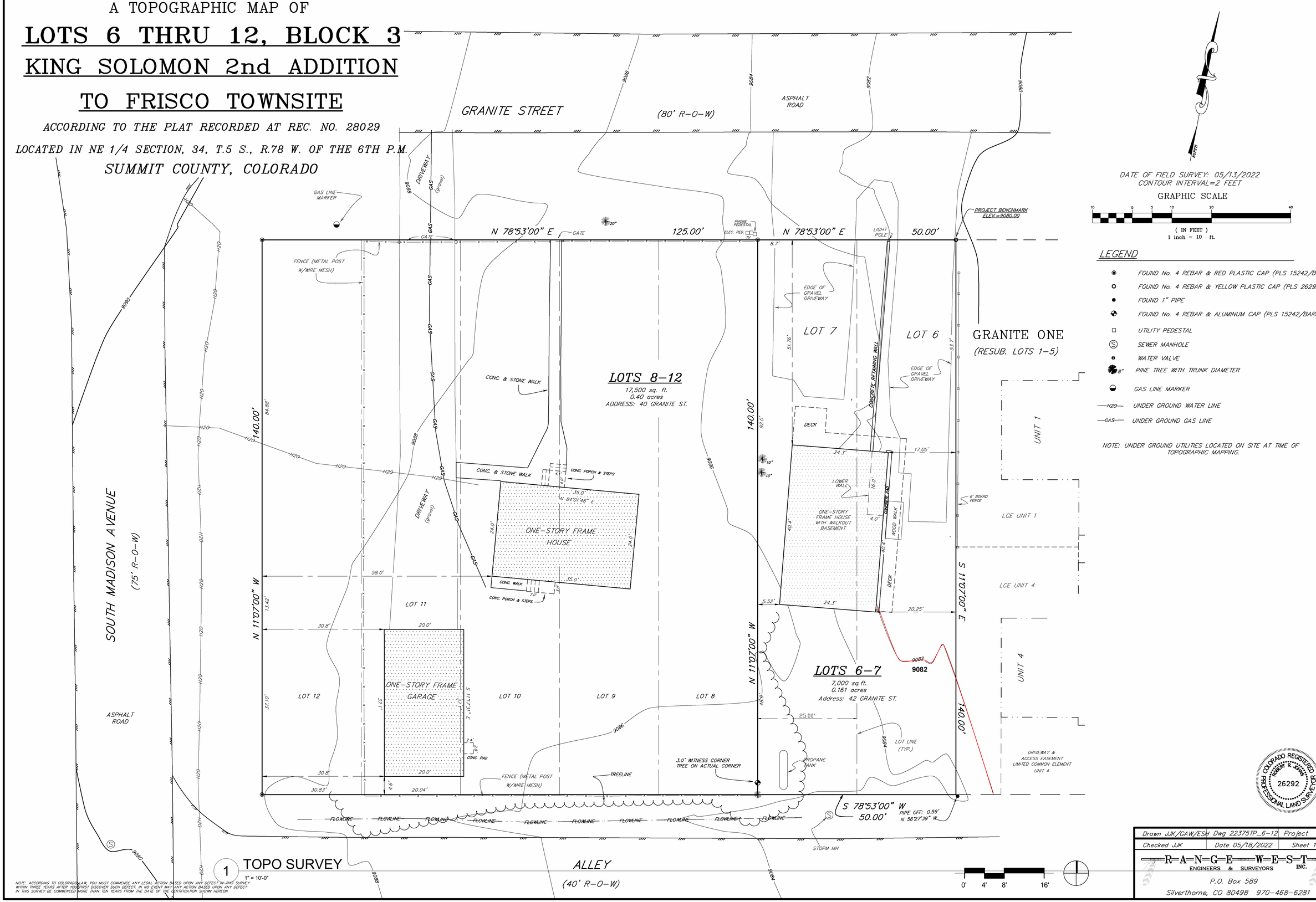
A TOPOGRAPHIC MAP OF

LOTS 6 THRU 12, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



NORTH

DATE OF FIELD SURVEY: 05/13/2022
CONTOUR INTERVAL=2 FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- 8" PINE TREE WITH TRUNK DIAMETER
- GAS LINE MARKER
- H2O UNDER GROUND WATER LINE
- GAS UNDER GROUND GAS LINE

NOTE: UNDER GROUND UTILITIES LOCATED ON SITE AT TIME OF TOPOGRAPHIC MAPPING.

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

1 TOPO SURVEY
1" = 10'-0"

0' 4' 8' 16'

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.

Drawn JJK/GAW/ESH Dwg 22375TP_6-12	Project 22375
Checked JJK	Date 05/18/2022 — Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

OVERALL GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED.
3. ALL STREET STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED. FOR SEPARATE WATER & SANITARY SEWER PLANS THE STATIONING IS ALONG THE CENTERLINE OF THE PIPE.
4. THE PROFILE GRADE ON THE PLANS IS ALONG THE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS.
6. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF FRISCO STANDARDS AND SPECIFICATIONS AS APPLICABLE. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, SUMMIT COUNTY, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FRISCO AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
9. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO TOWN OF FRISCO PERSONNEL TO PERFORM REQUIRED 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.
13. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WA

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 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
   A. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS OF CURE TIME;
   B. AIR CONTENT OF 6.5% ± 1.5%;
   C. MAXIMUM SLUMP OF 3".
   D. "FIBER MESH" FIBERS SHALL BE ADDED TO CONCRETE FOR STRENGTH, AT A RATE OF 1.5 POUNDS OF FIBER PER CUBIC YARD OF CONCRETE.
5. ROADWAY RETAINING WALL VERTICAL AND HORIZONTAL INFORMATION HAVE BEEN ESTABLISHED AS PART OF THESE ROADWAY PLANS. STRUCTURAL, GEOTECHNICAL, AND DRAINAGE ENGINEERING FOR THE WALLS IS BY OTHERS (SEE SEPARATE DESIGN DOCUMENTS).
6. COMPACTION TESTING FOR THE BASE COURSE IN THE ROADWAY SHALL MEET 95% OF MODIFIED PROCTOR (ASTM D-1557) THE MATERIAL BEING WITHIN 2.0 PERCENT OF OPTIMUM MOISTURE. EACH LIFT OF ASPHALT SHALL MEET THE MINIMUM DENSITY OF 92-96 PERCENT MAXIMUM THEORETICAL DENSITY AS DETERMINED BY THE RICE DENSITY METHOD (ASTM D-2041). TESTS SHALL BE MADE AT A FREQUENCY OF EVERY 200 LINEAR FEET AND AT EVERY 12" COMPACTED LIFT OF FILL PLACED, AND FOR EVERY LIFT OF ASPHALT PLACED OR ROLLED. ASPHALT DENSITY TESTING SHALL BE PERFORMED ON EACH LIFT AT INTERVALS OF ONE TEST PER EVERY 250 LINEAR FEET PER LANE. TEST LOCATIONS ON EACH LIFT AND EACH LANE SHALL BE STAGGERED.
7. DURING EARTHWORK OPERATION GEOTECHNICAL ENGINEER SHALL ASSESS ACTUAL SUB-SURFACE CONDITIONS AND REQUEST ADDITIONAL REQUIREMENTS IF NECESSARY.

STORM SEWER GENERAL NOTES

1. LOCATION AND ELEVATION OF EXISTING STORM SEWER AND CULVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DIFFERENCES FROM DESIGN PLAN SHALL BE REPORTED TO DESIGN ENGINEER.
2. STORM SEWER SHALL BE HDPE (HIGH DENSITY POLYETHYLENE).
3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL EXTEND 1 TO 3 FEET BEYOND EACH EDGE OF SHOULDERED PAVED DRIVE.
4. STORM SEWER BEDDING AND PIPE ZONE BACKFILL SHALL BE 3/4" TO 1" ROAD BASE OR APPROVED ALTERNATE.
5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD SECTION.

SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO FRISCO SANITATION DISTRICT "DESIGN STANDARDS AND SPECIFICATIONS FOR SEWER CONSTRUCTION".
2. ALL SEWER MAINS AND SERVICES SHALL BE SDR 35 (UNLESS OTHERWISE NOTED).
3. ALL MANHOLE RIMS WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE SET AT THE 100-YEAR FLOOD PLAIN ELEVATION AND SHALL HAVE GASKETTED BOLT DOWN LIDS.
4. MANHOLES SHALL BE WRAPPED WITH BITUTHENE.
5. SANITARY SEWER BEDDING AND PIPE ZONE BACKFILL GRADATION SHALL BE 1/4" TO 3/4" OR APPROVED ALTERNATE.
6. PIPELINE FLUSHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A CLEANING COMPANY THAT WILL HIGH-PRESSURE JET CLEAN THE LINES TO INSURE THAT SAND, ROCKS, OR OTHER FOREIGN MATERIAL ARE NOT LEFT IN ANY OF THE PIPELINES. WHEN FLUSHING, CARE SHOULD BE TAKEN TO PREVENT DAMAGE TO PROPERTY OR ROADWAYS OR EROSION OF SURROUNDING SOILS. FLUSHING WATER AND FLUSHED DEBRIS SHALL NOT BE ALLOWED TO ENTER THE EXISTING SEWER SYSTEM.
7. SEWER LINE ALIGNMENT, AND GRADE VERIFICATION. ONCE THE SEWER PIPELINES HAVE BEEN FLUSHED, THE SEWER PIPELINES SHALL BE INSPECTED BY MEANS OF CLOSED CIRCUIT TELEVISION (CCTV). DOCUMENTATION SHALL CONSIST OF A COLOR, VHS-FORMAT VIDEOTAPE, LOG SHEETS, AND A WRITTEN REPORT DETAILING THE CONDITION OF THE PIPELINE AND LATERAL CONNECTIONS/OPENINGS. THE REPORT SHALL NOTE THE TIME AND DATE OF VIDEO INSPECTION, STREET NAME, UPSTREAM AND DOWNSTREAM MANHOLE, DIRECTION OF VIEW, DIRECTION OF FLOW, SURFACE MATERIAL, PIPELINE LENGTH, PIPE SECTION LENGTH, PIPE SIZE, PIPE MATERIAL, LATERAL CONNECTIONS, VIDEO TAPE NUMBER, COUNTER NUMBER, AND A DETAILED LOGGING OF DEFECTS ENCOUNTERED. ANY REJECTED WORK SHALL BE REPAIRED, THEN RE-TELEVISED.
8. LEAKAGE. ALL PIPELINES SHALL BE TESTED FOR LEAKAGE BY MEANS OF AN AIR PRESSURE TEST. THE TEST SHALL BE PERFORMED AS FOLLOWS:

A. PREPARATION FOR TESTS: FLUSH AND CLEAN THE PIPELINE PRIOR TO TESTING IN ORDER TO WET THE PIPE SURFACES AND PRODUCE MORE CONSISTENT RESULTS. PLUG AND BRACE ALL OPENINGS IN THE PIPELINE AND THE UPPER CONNECTIONS. CHECK ALL PIPE PLUGS WITH A SOAP SOLUTION TO DETECT ANY AIR LEAKAGE. IF LEAKS ARE FOUND, RELEASE THE AIR PRESSURE, ELIMINATE THE LEAKS, AND START THE TEST PROCEDURE OVER AGAIN.

B. PROCEDURE OF TEST: ADD AIR UNTIL THE INTERNAL PRESSURE OF THE PIPELINE IS RAISED TO APPROXIMATELY 4.0 PSI, AT WHICH TIME THE FLOW OF AIR SHALL BE REDUCED AND THE PRESSURE MAINTAINED BETWEEN 3.5 AND 4.5 PSI FOR A SUFFICIENT TIME TO ALLOW THE AIR TEMPERATURE TO COME TO EQUILIBRIUM WITH THE TEMPERATURE OF THE PIPE.

C. AFTER THE TEMPERATURE HAS STABILIZED, PERMIT THE PRESSURE TO DROP TO 3.5 PSIG IN EXCESS OF THE GROUND WATER PRESSURE ABOVE THE TOP OF THE SEWER, AT WHICH TIME A STOP WATCH OR SWEEP SECOND HAND WATCH SHALL BE USED TO DETERMINE THE TIME LAPSE REQUIRED FOR THE AIR PRESSURE TO DROP TO 3.0 PSIG.

D. THE TIME ELAPSED SHALL NOT BE LESS THAN THE FOLLOWING:

PIPE SIZE (INCHES)	TIME (MINUTES)
6	5
8	5
10	6.5
12	7.5

E. BRACE ALL PLUGS SUFFICIENTLY TO PREVENT BLOWOUTS AND VENT THE PIPELINE COMPLETELY BEFORE ATTEMPTING TO REMOVE PLUGS.

F. PROVIDE PRESSURIZING EQUIPMENT WITH A RELIEF VALVE SET AT 5 PSI TO AVOID OVER-PRESSURIZING AND DAMAGING AN OTHERWISE ACCEPTABLE LINE.

9. MANHOLE VISUAL EXAMINATION. THE ENGINEER SHALL VISUALLY CHECK EACH MANHOLE, BOTH EXTERIOR AND INTERIOR, FOR FLAWS, CRACKS, HOLES, OR OTHER INADEQUACIES, WHICH MIGHT AFFECT THE OPERATION OR WATERTIGHT INTEGRITY OF THE MANHOLE. SHOULD ANY INADEQUACIES BE FOUND, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL MAKE ANY REPAIRS DEEMED NECESSARY BY THE ENGINEER. CONTRACTOR TO NOTIFY ENGINEER 48 HOURS PRIOR TO INSTALLATION OF MAN HOLES.
10. MANHOLE LEAKAGE TEST (VACUUM). ALL MANHOLES SHALL BE TESTED FOR LEAKAGE AND ALL TESTS SHALL BE WITNESSED BY THE ENGINEER. THE LEAKAGE TEST SHALL BE CONDUCTED PRIOR TO BACK-FILLING AROUND THE MANHOLE AND SHALL BE CARRIED OUT IN THE FOLLOWING MANNER:

A. MANHOLES SHALL BE VACUUM TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING.

B. CARE SHALL BE TAKEN LO EFFECT A SEAL BETWEEN THE VACUUM BASE AND THE MANHOLE RIM. PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN.

C. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED.

D. ACCEPTANCE SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES MEETS OR EXCEEDS THE FOLLOWING:

DIA	TIME TO DROP 1" HG
4 FT.	120 SECONDS
5 FT.	120 SECONDS
6 FT.	120 SECONDS

E. IF THE MANHOLE FAILS THE TEST, MAKE NECESSARY REPAIRS. REPAIRS AND REPAIR PROCEDURES MUST BE ACCEPTABLE TO TOWN.

F. IF PREFORMED PLASTIC GASKETS ARE PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE GASKETS SHALL BE REPLACED.

11. ALL SEWER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION.
12. AS BUILT DRAWINGS SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER.
13. EXISTING SEWER MAIN ELEVATIONS MUST BE FIELD VERIFIED.

WATER GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRISCO WATER DISTRICT CURRENT RULES AND REGULATIONS. WATER SYSTEM SPECIFICATIONS AND TESTING PROCEDURES SHALL BE IN CONFORMANCE WITH TOWN OF FRISCO WATER DISTRICT STANDARDS.
2. ALL WATER MAINS SHALL BE AWWA, CLASS 52, PUSH ON JOINT, DUCTILE IRON PIPE (DIP) WITH RUBBER GASKET..
3. SERVICE LINES SHALL BE 1" K COPPER.
   ALL SERVICE LINES SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED UPSTREAM OF THE WATER METER CONSISTING OF A DOUBLE CHECK VALVE ASSEMBLY SIMILAR OR EQUAL TO A WATTS REGULATOR NO. 7.
4. MINIMUM COVER WITHIN STREETS IS 9.5 FEET AND 8.5 FEET IN UNPAVED LOCATIONS. INSULATION REQUIRED AT DEPTHS BELOW 8.5'.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. NOTIFYING ALL CUSTOMERS POSSIBLY AFFECTED BY OUTAGE OF WATER DURING CONSTRUCTION.
   B. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. REQUIRED FOR THE MAIN INSTALLATION/SYSTEM MODIFICATION.
   C. CONTACTING TOWN OF FRISCO WATER DISTRICT FOR PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
   NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO BE ADVISED THAT WHEN VALVE MAINTENANCE IS REQUIRED, A DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
6. ALL WATER LINE WORK SHALL BE INSPECTED BY THE DESIGN ENGINEER DURING CONSTRUCTION
7. AS BUILT DRAWINGS SHALL BE PREPARED BY A COLORADO PROFESSIONAL ENGINEER PER THE TOWN OF FRISCO WATER DISTRICT REQUIREMENTS.
8. FOR DETAILS OF IRRIGATION REQUIREMENTS AND METER REQUIREMENTS SEE LANDSCAPE PLANS..
9. CONTRACTOR IS RESPONSIBLE FOR VERIFING THE MECHINICAL DESIGN ACCOUNTS FOR FIRE PROTECTION AND CONFIRMING THE 4" WATER SERVICE SPECIFIED IS SIZE APPROPRIATELY.

WATER GENERAL NOTES (CONTINUED):

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

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

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

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

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

ALL MAIN EXTENSIONS AND PRIVATE PIPE EXTENSIONS SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C651. THE CHLORINATING AGENT AND METHOD OF APPLICATION, SHALL BE APPROVED BY THE TOF.
THE CHLORINATION OF THE FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING. BEFORE FILLING THE PIPE WITH WATER, THE PIPE SHALL BE CLEAN AND FREE OF DEBRIS TO THE SATISFACTION OF THE TOWN. TOS WILL NOT PROVIDE LABOR OR MATERIAL FOR DISINFECTION TO APPLICANT'S INSTALLING MAINS UNDER PRIVATE CONTRACT.
CHLORINE TABLETS MAY BE USED FOR DISINFECTION IN 12-INCH AND SMALLER PIPE. SIXTEEN INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY FED INTO THE WATER USED IN FILLING THE PIPE. CHLORINE TABLETS SHALL BE ATTACHED TO THE INSIDE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61 PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. AN APPROVED ADHESIVE IS DOW CORNING 732 MULTI-PURPOSE SEALANT.
NUMBER OF HYPOCHLORITE TABLETS OF 5 GRAM STRENGTH
REQUIRED FOR A DOSE OF 50 MILLIGRAMS/LITER*

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

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

AFTER THE PIPE IS FILLED WITH WATER AND CHLORINE, THE CHLORINATED WATER SHALL BE HELD IN CONTACT WITH THE PIPE FOR 24 HOURS. AT THE END OF THE 24 HOUR PERIOD, THE WATER IN THE PIPELINE SHALL BE TESTED BY THE TOWN OF FRISCO TO INSURE A RESIDUAL CHLORINE CONTENT OF NOT LESS THAN 25 MILLIGRAMS PER LITTER. THE PIPE LINE THEN SHALL BE THOROUGHLY FLUSHED TO REMOVE THE HEAVILY CHLORINATED WATER. THE CONTRACTOR SHALL TAKE CARE IN FLUSHING THE PIPELINE TO PREVENT PROPERTY, ENVIRONMENTAL OR DANGER TO THE PUBLIC.
SAMPLES OF WATER WILL BE COLLECTED FOR BACTERIOLOGICAL EXAMINATION AND RESIDUAL CHLORINE CONTENT TESTING BEFORE THE PIPE IS PUT INTO SERVICE. TESTING OF RESIDUAL CHLORINE AND SAMPLING WILL BE DONE BY THE LOCAL HEALTH AUTHORITY OR THEIR DESIGNATED REPRESENTATIVE.

18. HYDROSTATIC TESTING

NO HYDROSTATIC TESTS SHALL BE MADE ON ANY PORTION OF THE PIPELINE UNTIL FIELD PLACED CONCRETE HAS HAD ADEQUATE CURING TIME, DEFINED AS FOLLOWS:
CONCRETE SHALL BE CURED BY A METHOD RECOMMENDED BY ACI 308. WHEN THE DAILY MEAN AMBIENT TEMPERATURE IS ABOVE 40°F, THE FINISHED CONCRETE SHALL BE CURED CONTINUOUSLY FOR A MINIMUM OF 7 DAYS OR FOR THE TIME NECESSARY TO ATTAIN 70% OF THE SPECIFIED COMPRESSIVE STRENGTH, WHICHEVER PERIOD IS LESS. WHEN THE MEAN DAILY AMBIENT TEMPERATURE IS 40°F OR LOWER, THE FINISHED CONCRETE SHALL BE CONTINUALLY CURED AT A MINIMUM TEMPERATURE OF 55° F FOR THE PERIOD RECOMMENDED BY ACI 306 TO PREVENT DAMAGE FROM EARLY-AGE FREEZING AND PROVIDE THE SERVICE CATEGORY STRENGTHS REQUIRED FOR EACH PLACEMENT.
TOF SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF TESTING. ALL TESTING SHALL BE MADE IN THE PRESENCE OF TOF 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 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)

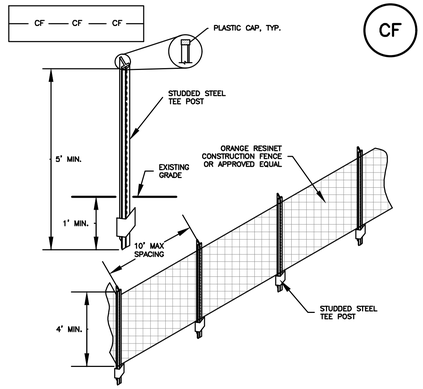
   NOTE: BE ADVISED THAT OCCASIONALLY VALVES IN OUR SYSTEM MAY BE INOPERABLE. ON SUCH OCCASIONS IT MAY BECOME NECESSARY TO BACK UP AN ADDITIONAL BLOCK FOR THE SHUT OUT. IT WILL THEN BE NECESSARY TO MAKE THE ADDITIONAL NOTIFICATIONS TO GIVE THE AFFECTED CUSTOMERS THE MANDATORY 24 HOURS ADVANCE NOTICE. ALSO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

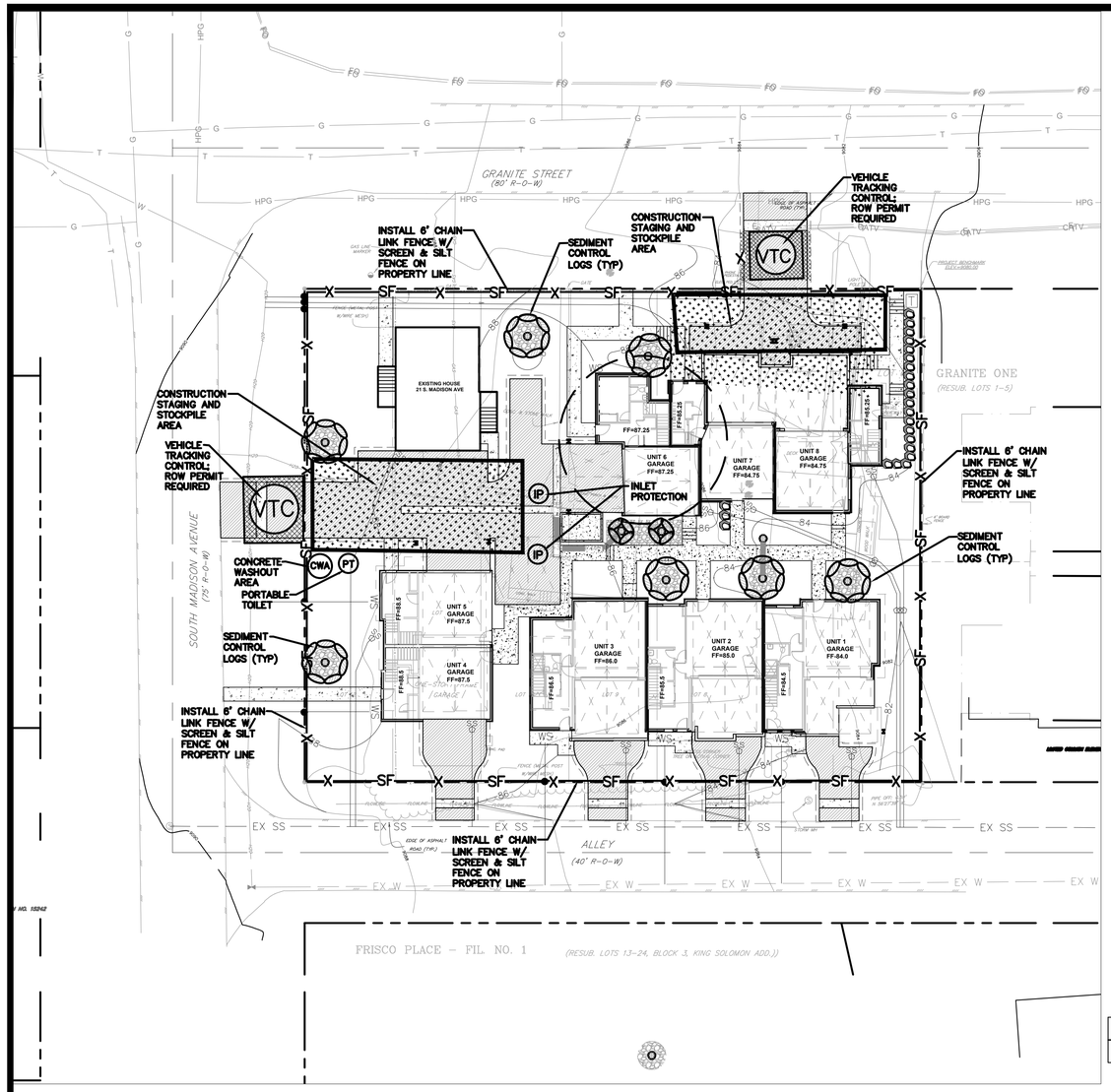
WATER GENERAL NOTES (CONTINUED):

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

SIEVE SIZE	TOTAL PASSING BY SIZE (% BY WEIGHT)
¾" 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.


CF — CF — CF
PLASTIC CAP, TYP.
STUDDED STEEL TEE POST
5' MIN.
EXISTING GRADE
ORANGE RESINET CONSTRUCTION FENCE OR APPROVED EQUAL
1' MIN.
10' MAX SPACING
4' MIN.
STUDDED STEEL TEE POST



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

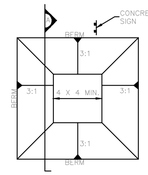
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

0 10 20 40

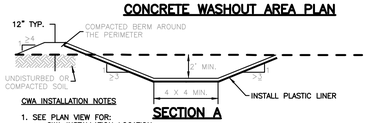
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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



SECTION A

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'.

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.

CWA–1. CONCRETE WASHOUT AREA

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

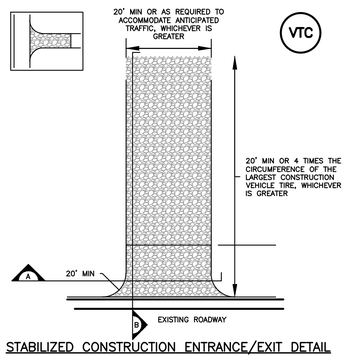
1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM 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

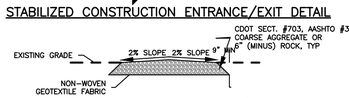
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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

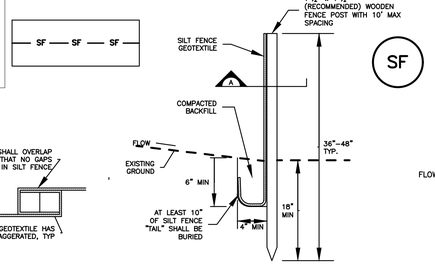
VTC AGGREGATE
VEHICLE TRACKING CONTROL



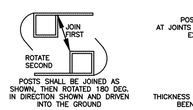
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL



STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL – SECTION A



SILT FENCE



SECTION A

SF SILT FENCE

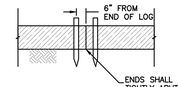
SILT FENCE INSTALLATION NOTES

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

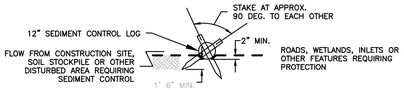
SILT FENCE MAINTENANCE NOTES

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

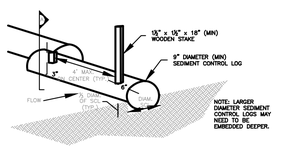
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



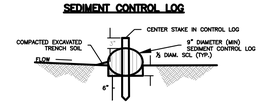
SEDIMENT CONTROL LOG DETAIL – SECTION A



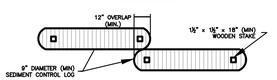
SEDIMENT CONTROL LOG – SECTION B



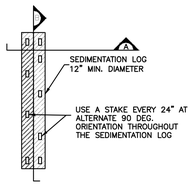
SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS



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.
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SCL–1. SEDIMENT CONTROL LOG

COLORADO REGISTERED JOSEPH E. MAGLIOCCO 33789 PROFESSIONAL ENGINEER

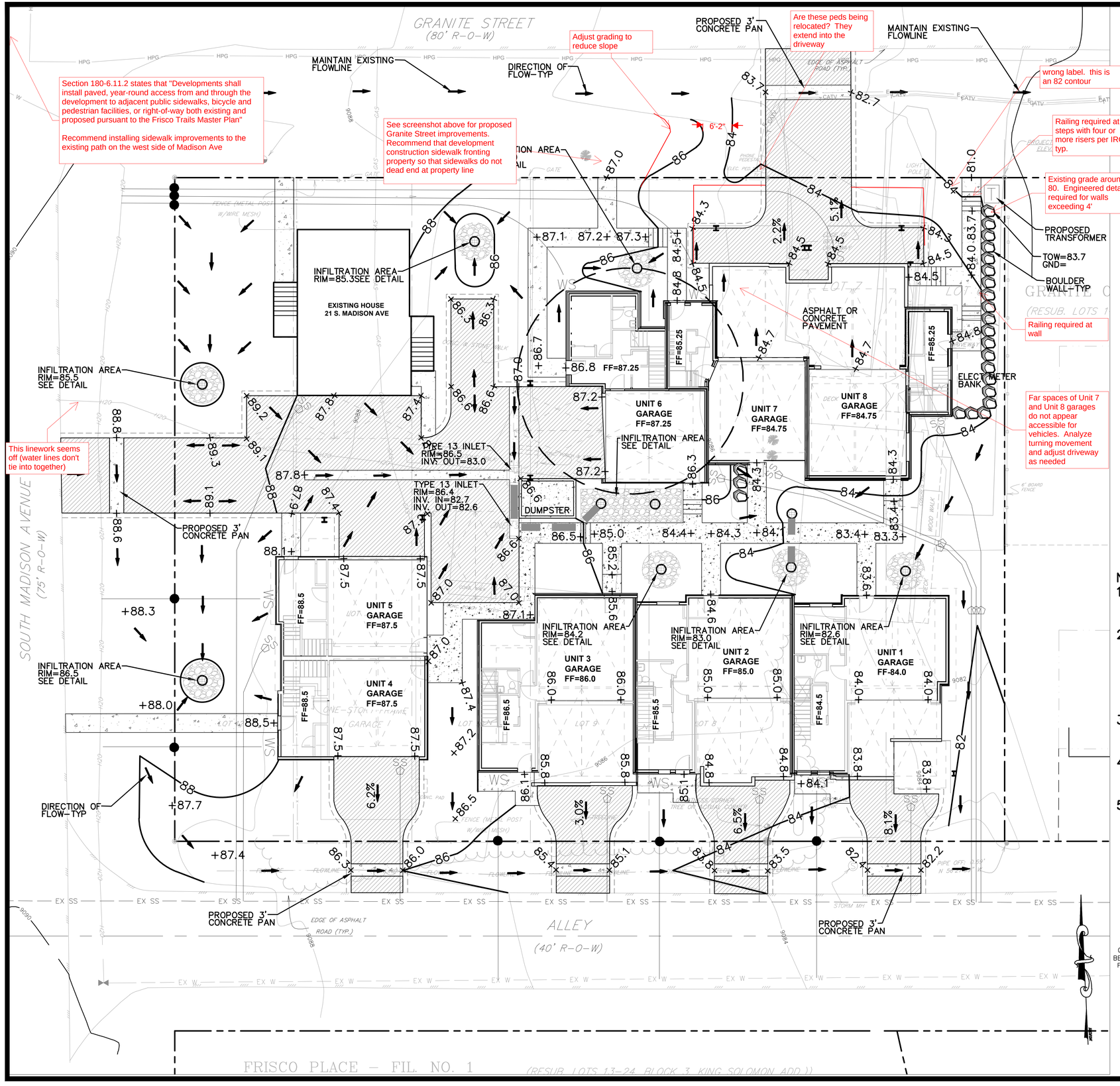
No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/24	TOF SKETCH PLAN SUBMITTAL

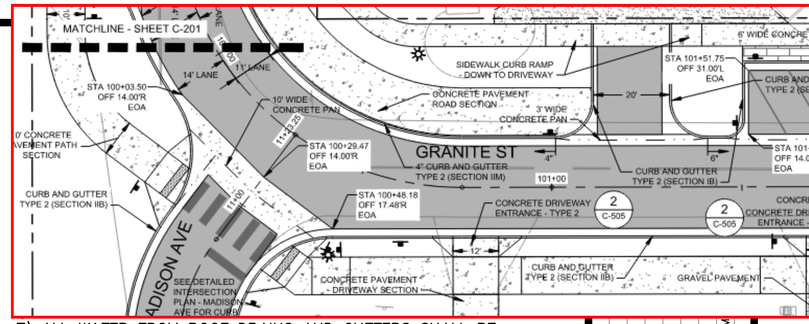
TEN MILE ENGINEERING, INC.
Professional Civil Engineers
Po Box 1785
Frisco, CO 80443
970.485.5773
Joe@tenmileengineering.com

MADISON 9
LOTS 9–12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN
EROSION CONTROL AND CONSTRUCTION MANAGEMENT PLAN

Project: MADISON 9
Date: 4/3/26
Scale: 1"=20'
Sheet: 2





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.

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.
5. PRIOR TO CO THE OWNER SHALL ENTER INTO A RLA AGREEMENT WITH THE TOWN DEFINING THE OWNERSHIP AND MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE RIGHTS OF WAY.

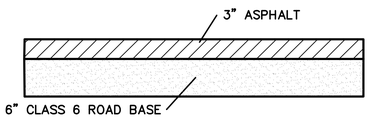
CALL UTILITY NOTIFICATION CENTER OF COLORADO

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



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

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBM

TEN MILE ENGINEERING, INC.
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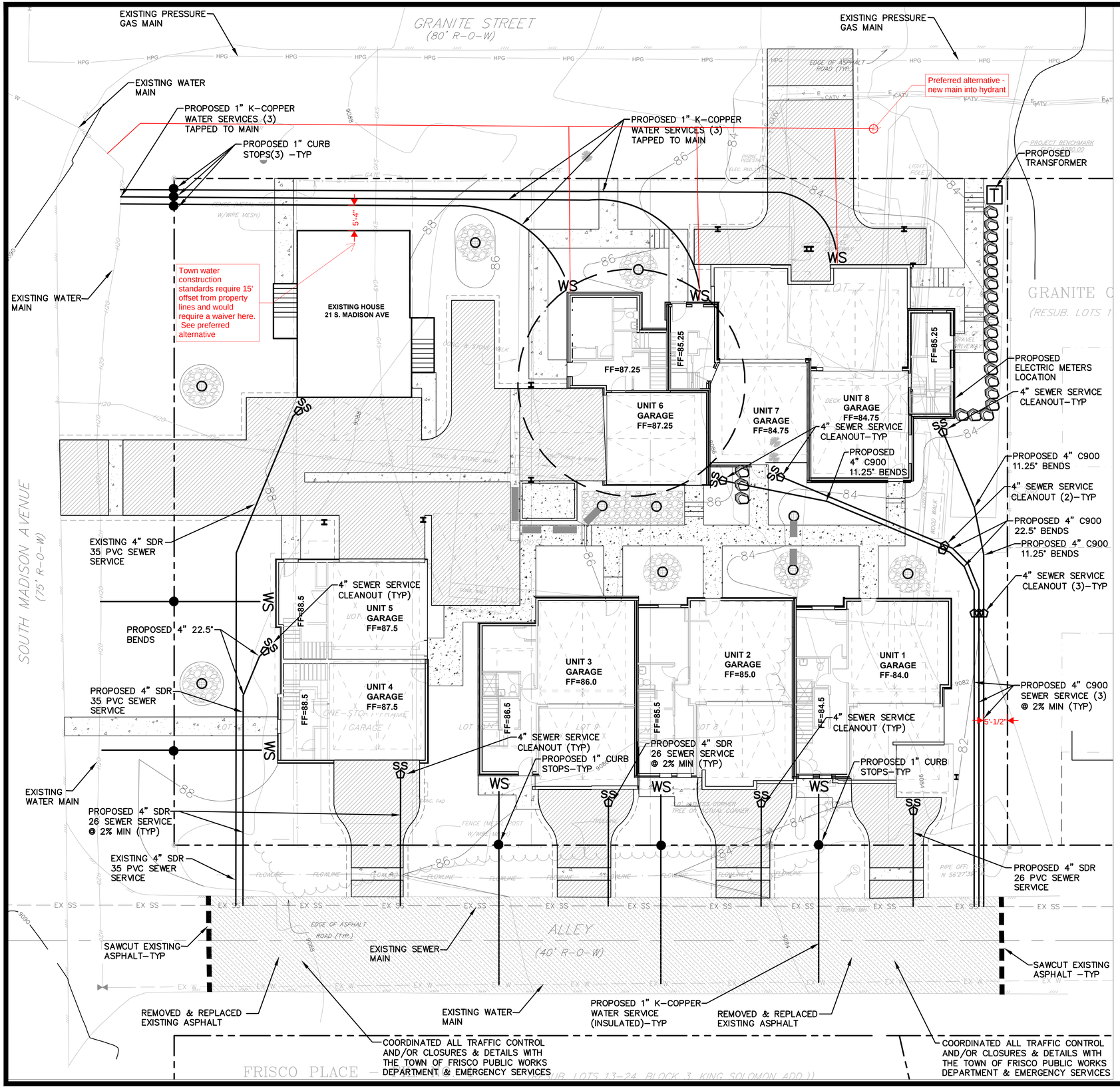
970.485.5773
Joe@tenmileengineering.com

MADISON 9
LOTS 9-12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN
GRADING PLAN

Project	MADISON 9	
Date	4/3/26	Sheet 3
Scale	1"=10'	



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
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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.
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NOTE:

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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.
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

COLORADO REGISTERED JOSEPH E. MILOSCIA 33789 PROFESSIONAL ENGINEER

No.	Revision/Issue	Date	Description
1	SKETCH PLAN SUBMITTAL	4/3/26	TOF SKETCH PLAN SUBMITTAL

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

MADISON 9

LOTS 9-12, BLOCK 19
KING SOLOMON 2ND ADDITION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SKETCH PLAN
GRADING, DRAINAGE & UTILITY PLAN

Project: MADISON 9
Date: 4/3/26
Sheet: 4
Scale: 1"=10'

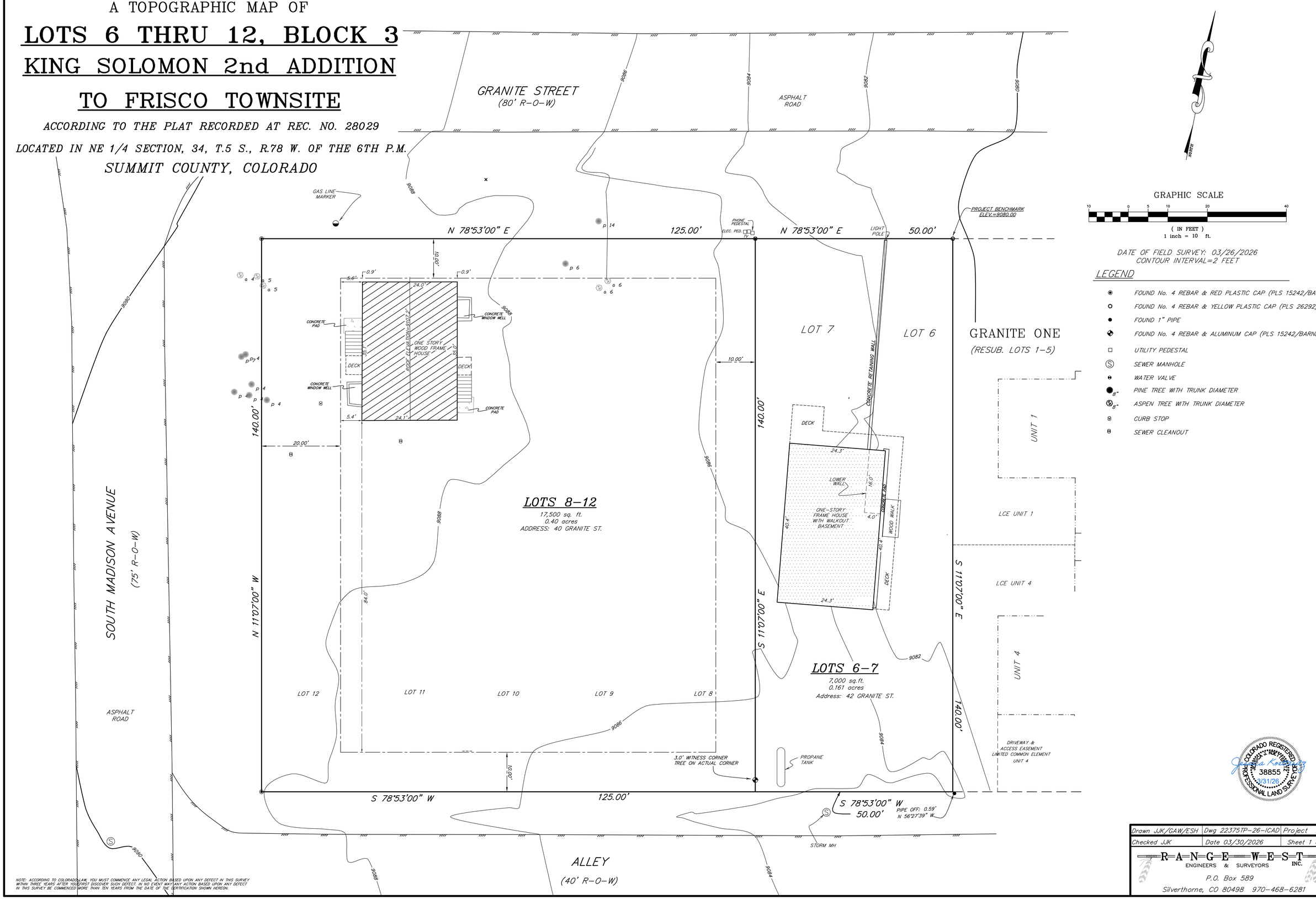
A TOPOGRAPHIC MAP OF

LOTS 6 THRU 12, BLOCK 3
KING SOLOMON 2nd ADDITION
TO FRISCO TOWNSITE

ACCORDING TO THE PLAT RECORDED AT REC. NO. 28029

LOCATED IN NE 1/4 SECTION, 34, T.5 S., R.78 W. OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE OF FIELD SURVEY: 03/26/2026
CONTOUR INTERVAL=2 FEET

LEGEND

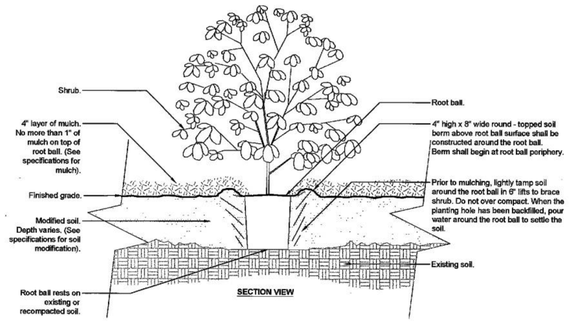
- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 26292/JOHNS)
- FOUND 1" PIPE
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- UTILITY PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- PINE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- CURB STOP
- SEWER CLEANOUT

COLORADO REGISTERED JOSHUA T. ROBERTSON PROFESSIONAL LAND SURVEYOR 38855 3/31/26

Drawn JJK/GAW/ESH	Dwg 22375TP-26-ICAD	Project 22375
Checked JJK	Date 03/30/2026	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.

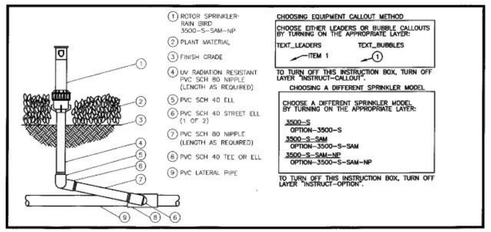


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

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

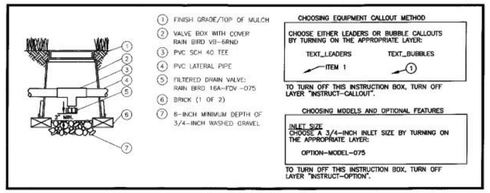
1 SHRUB PLANTING DET.

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



1 ROTOR POP-UP SPRINKLER

3500 SERIES



2 DRAIN VALVE

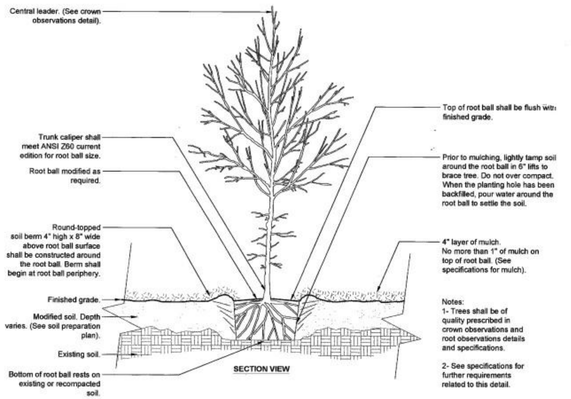
16A-FDV OR 16A-FDV-075

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

GENERAL NOTES:
-Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
-Location of all trees shall be staked by Contractor and approved by the Designer prior to installation.
-Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
-Exact placement and shape of planting beds shall be reviewed by Designer prior to installation of irrigation drip tubing.
-Shrubs, in their pots, shall be placed for review by Designer.
-Edging to be 4" Bend-a-Board edging. Edging shall be tacked in place with 1 foot edging straps at each 10' section and once in the middle.
-Distance between straps shall not exceed 5'.
-It is the contractor's responsibility to furnish plant material free of pests or disease.
-Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation.
-The Contractor must certify that all plant material is free of pests and disease.
-The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
-All new trees and shrubs shall be drip irrigated upon installation.
-All perennial areas shall be spray irrigated. A permanent irrigation system is required.
-Provide 3" minimum topsoil and seed with short dry grass mix at areas of disturbance.

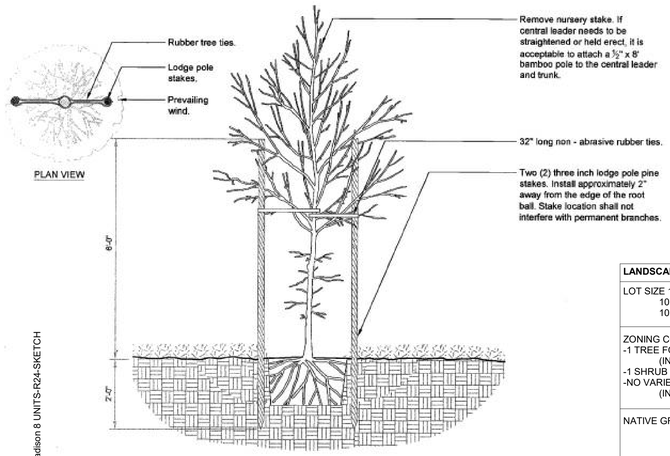
PLANTING SCHEDULE

Type Mark	Phase Created	Botanical Name	Common Name	Comments	Count
S1	New Construction	POTENTILLA FRUTICOSA	PONTENTILLA	5 GAL	53
S2	New Construction	COMUS SERICCA	RED TWIG DOGWOOD	5 GAL	28
81					
T1	New Construction	PRUNUS VIRGINANNA	CHOKECHERRY SHUBERT	5 GAL	13
T2	New Construction	POPULUS TREMULOIDES	ASPEN TREE	50% 2" DIA MIN & 50% 3" DIA MIN	23
T3	New Construction	PICEA PUNGENS	COLORADO BLUE SPRUCE	3" DIA	14
50					



1 TREE PLANTING DET.

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



1 TREE STACKING DET.

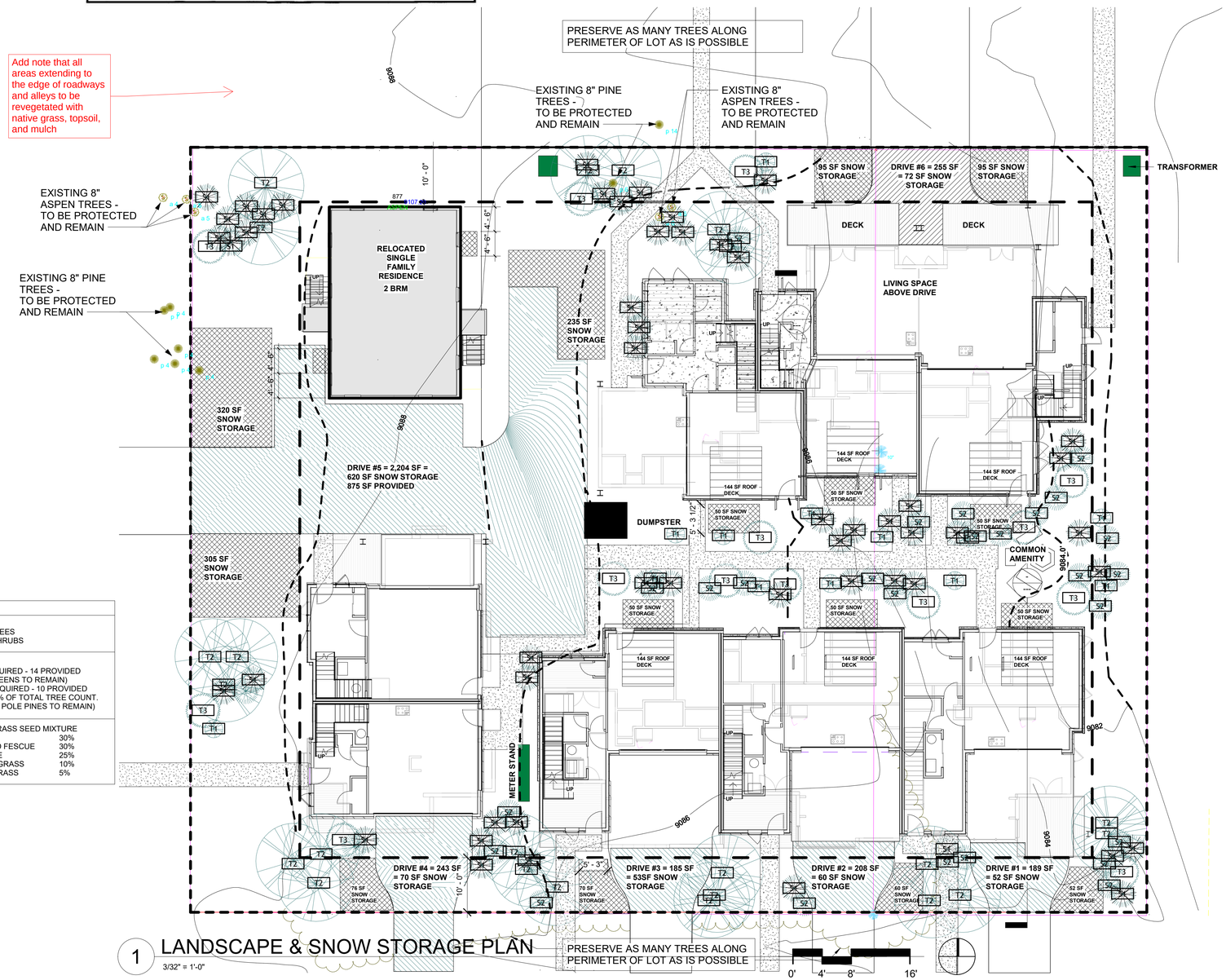
SCALE: 1/2" = 1'-0"

LANDSCAPE PLAN NOTES

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

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

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



1 LANDSCAPE & SNOW STORAGE PLAN

3/32" = 1'-0"

PRESERVE AS MANY TREES ALONG PERIMETER OF LOT AS IS POSSIBLE

Ed Enck, P.E.
dba SDC

8733 Garrison Ct.
Arvada, CO 80005
303-910-6778

MADISON 9-UNITS Sketch Plan

ADDRESS: 21 S. MADISON AVE., 21 S. Madison (Single Family Residence) 27 S. MADISON AVE. (Unit #6), 33 S. MADISON AVE. (Unit #5), 34 GRANITE ST. (Unit #7), 36 GRANITE ST. (Unit #8), 11 TELLER ST. ALY (Unit #4), 21 TELLER ST. ALY Unit #3), 31 TELLER ST. ALY (Unit #2), 41 TELLER ST. ALY (Unit #1)
Frisco, CO 80443

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ISSUE

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LANDSCAPE & SNOW STORAGE PLAN

DRAWING NO:
SITE-154

SCALE: As indicated
DATE: 4/5/2026 5:03:31 PM
PROJECT NO: 2025/101

DES. Designer	DRWN. Author	CHK'D. Checker

C:\Users\ed\OLD\- 2020 Projects\2025 Madison\Revit\22090.00-Madison 8 UNITS-R24-SKETCH PLAN -4-5-26.rvt

Follow-up comments on 5/13/26 via email from contracted Town Engineer

Blue font is from Engineer

- Grading - Since there is an existing retaining wall in the NE corner of the property and they are just relocating it further east, I'm guessing this would fall under the "Exceptions for Minor Changes in Slopes" section of the steep slopes standards and we don't need to analyze anything related to it?
    - "*Exceptions for Minor Changes in Slopes.* Development may disturb steep sloped area on lands which have a slope in excess of 15 percent when the slope is due to a minor natural or manmade change in the gradient of a slope and is an irregular or isolated terrain feature which is not continuous with or integral to any other slope or other features."
    - I agree that this meets the exception. I consider walls to be separate from steep slopes and generally exempt from the steep slope conditions.
- Driveways - Will the driveways on the alley side need an updated driveway waiver from PW for the spacing?
- Good catch - I had scaled these but most have used the incorrect scale - I just measured again and the three east driveways on the alley do not meet 30', so they will require a waiver. However, I would support a waiver to this. The reasoning is that the driveways are on a low volume alley, and the benefit of the Granite driveway changes (reducing from two driveways to one - this was a problem area for grades on the Granite Street project) would still result in a net benefit I believe. It could also provide leverage on the sidewalk addition request - the waiver could partially in exchange for the sidewalk.

SUMMIT COUNTY
COLORADO

INFORMATION SYSTEMS DEPARTMENT

970-668-4200
Post Office Box 5660
County Commons
0037 County Road 1005
Frisco, Colorado, 80443

TO: Town of Frisco Planning Department
FROM: Chandler Morehardt, GIS Analyst
SUBJECT: Project Review
DATE: February 27, 2025

Property Location: 40-42 Granite St, Frisco Colorado 80443
Property Description: LOT 8,9,10,11,12 BLOCK 3 KING SOLOMON SUB # 2 & LOT 6,7 BLOCK 3 KING SOLOMON SUB # 2
Project Description: 8 Townhome Development

Comments: "Madison Townhome Complex" is an acceptable project name.

Existing single family home (currently using 40 Granite St) will be relocated with new access off S Madison AVE). Existing home using 42 Granite St will be demolished. The addresses for the proposed townhomes shall be as follows:

Relocated Single Family Home	**21 S Madison AVE (CR 1032)**
Unit 1	**41 Teller Street ALY**
Unit 2	**31 Teller Street ALY**
Unit 3	**21 Teller Street ALY**
Unit 4	**11 Teller Street ALY**
Unit 5	**33 S Madison AVE (CR 1032)**
Unit 6	**27 S Madison AVE (CR 1032)**
Unit 7	**34 Granite ST**
Unit 8	**36 Granite ST**

Sincerely,

Chandler Morehardt
Information Systems
Summit County Government
GIS Analyst
Chandler.Morehardt@summitcountyco.gov
970-668-4219
PO Box 5660
Frisco, CO 80443

From: Dalton Mundhenk
To: Heth, Emma
Cc: Daniel Manguso; Saul Saenz; Tibor Horvath; Jim Benkelman
Subject: Re: For Review: 40 Granite St Major Site Plan Application
Date: Tuesday, May 12, 2026 11:24:14 AM
Attachments: Outlook-Logo Desc.png

Town of Frisco External Email Warning

This message originated from **outside of your organization**. Please use caution when opening attachments, clicking links, or responding with sensitive information.

For your security and to protect financial, employee, and organizational information, do not provide usernames, passwords, financial, or other confidential data unless you have verified the sender.

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This message came from outside your organization.
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Report Suspicious

Hey Emma, I apologize for not getting this to you sooner. Given the number of units accessing from S Madison, and the classification of the road we would not require a traffic study for this. I do have some other comments below regarding some other items.

- This access would require an Access Permit from Summit County. Generally this is included in our Grading and Excavation Permit, but
- The proposed 3' concrete pan needs to be lower than the edge of existing asphalt on S Madison. If it sticks up higher than the existing asphalt it poses a danger to snowplow operations.
- We historically haven't allowed sidewalk connections to roads without any existing pedestrian accommodations, such as the walkway coming from Unit 4. Can this be moved to the alley, or another location outside of the County ROW?

Dalton Mundhenk
Engineering Technician I
Summit County Engineering Department
(970) 668-4240
dalton.mundhenk@summitcountyco.gov
www.summitcountyco.gov

SUMMIT FIRE & EMS

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

Date: May 1, 2026

RE: 40 and 42 Granite St – Fire Department Review Comments

Project Address: 40 and 42 Granite St. Frisco, CO 80443

Submittal Date: February 23, 2026

Response Deadline: May 7, 2026

Reviewed By: Fire Inspector A. Myers, Summit Fire & EMS Fire Protection District

Authority Having Jurisdiction (AHJ): Summit Fire & EMS Fire Protection District

Project Summary

The proposed development consists of Madison 9 is comprised of 2 Townhome Triplexes, 1 Townhome Duplex and a relocated Single-family Residence. The average size of the Triplexes is 2,275 SF and each is 4 bedroom/4 ½ baths. The duplex units are at 1,387 SF and 1,780 SF. One duplex has 3 bedrooms and the other has 2 bedrooms. The project style, cohesive across the project, including the remodeled exterior of the single family residence, will be contemporary but reminiscent of old west storefront style. For fire code purposes, primary occupancy is **R-3 (Residential –one and two family)** per 2024 IFC Section 202 and IBC Chapter 3.

To whom it may concern,

Summit Fire & EMS has reviewed the above-referenced development application in accordance with the **2018 International Fire Code (IFC)** and locally adopted amendments and offers the following comments.

Fire & Life Safety Comments

1. **Fire Apparatus Access Road(s):** Fire apparatus access roads serving the development shall be provided in accordance with 2018 IFC Section 503. Access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches. Turning radius shall accommodate standard fire apparatus per Summit Fire & EMS specifications. Construction documents clearly delineate all proposed fire apparatus access routes.

2. **Site Access During Construction:** Adequate fire apparatus access shall be always maintained during construction in accordance with 2018 IFC Section 503 and Chapter 33. A construction access and staging plan

shall be submitted with building permit documents.

a. Temporary addressing for construction site shall be placed in a approved location and plainly legible and visible from the street.

3. Fire Hydrant Placement: Fire hydrants shall be provided and located in accordance with 2018 IFC Section 507 and Appendix C. Hydrants shall be located within 400 feet of all portions of the building as measured along an approved fire apparatus access road. Bollards shall be provided and located not less than 3 feet from the outlet of the hydrants. Final hydrant placement is subject to AHJ approval.

4. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system shall be designed and installed throughout the entire building, including all dwelling units, common areas, underground parking, and all accessory spaces, in accordance with 2018 IFC Section 903 (R-3 occupancy) and NFPA 13 or NFPA 13D as applicable based on building height and construction type, to be determined in coordination with the AHJ at time of building permit submittal. No area of the building is exempt from this requirement.

5. Monitored Fire Alarm System: A fire alarm system shall be provided throughout the building in accordance with 2024 IFC Section 907 (R-2 occupancy) and NFPA 72 (current adopted edition). The system shall be monitored by a UL-listed central station and shall include audible and visible notification appliances.

6. Fire & Life Safety Riser Room: A room shall be designated for fire and life safety equipment. Each system shall have a clearance of 3 feet around. If the fire alarm panel goes into the water entry room, the fire alarm panel shall be placed in a water-resistant cabinet or the panel shall be water resistant. The drain in the water entry room shall be designed to handle the full flow of the system.

a. Signage shall be required on a contrasting background.

7. Knox Box Required: A Knox Box 3200 Series shall be installed at a location approved by the AHJ in accordance with 2018 IFC Section 506.1. The Knox Box shall contain a minimum of four (4) complete sets of keys providing access to all common areas, utility rooms, mechanical spaces, the elevator, underground parking, and any other areas accessible to fire department personnel. Knox Box installation location shall be shown on construction documents.

8. Electric Vehicle (EV) Charging Considerations: If EV charging equipment is proposed within the underground parking structure, the applicant shall address fire protection requirements consistent with 2018 IFC and NFPA 13. EV infrastructure plans shall be submitted for AHJ review at time of building permit. A rapid shut down Knox Box will be required.

9. Aerial Apparatus Access: Buildings with a floor level higher than 30 feet above the lowest level of fire department vehicle access shall have not less than 26-foot-wide unobstructed aerial apparatus access lanes in accordance with 2018 IFC Section 503. The site plan shall demonstrate compliance or identify proposed alternatives for AHJ review.

10. Fire lane signage: Fire Lane signage be required. Please see AHJ for more details.

11. Temporary Heating Equipment: Shall be UL listed and labeled. It will be in accordance with listing and manufacturers' instructions. Oil fired heaters must comply with **IFC Section 605. LP gas** heaters must comply with **IFC chapter 61** and the International Fuel Gas Code. All compressed gas cylinders must be nested and secured and comply with **NFPA 58.** Distancing between heater output and storage products shall adhere to a minimum distance of 5 feet. Power supply to temporary heating equipment shall be integrally intact or replaced.

12. Elevator Requirements: Elevator contractors are required to provide keys to Summit Fire & EMS for elevator car door operation (1 set) and fire-fighter service keys (4 sets) by final inspection. Failure to do so will result in code enforcement.

13. Colorado Wildfire Resiliency Code 2025: This project landscaping and materials shall be designed to meet the minimum requirements.

14. Impact Fees: This project will be subjected to impact fees per resolution 2025-07. Fees will be assessed when the new construction permit is applied. The permit will not be released until all invoices are paid in full.

General Conditions and Next Steps

- All fire protection and life safety systems shall be installed by licensed contractors and shall require separate fire protection permits from Summit Fire & EMS prior to installation.
- Final fire inspections of all fire protection and life safety systems shall be completed by Summit Fire & EMS prior to issuance of a Certificate of Occupancy.
- The applicant and/or contractor shall contact Summit Fire & EMS Community Risk Division to schedule inspections a minimum of 48 hours in advance.
- Summit Fire & EMS reserves the right to impose additional conditions based on subsequent submittals, construction documents, or field conditions not apparent at the time of this review.

15. Colorado Wildfire Resiliency Code 2025: This project landscaping and materials shall be designed to meet the minimum requirements.

Please do not hesitate to contact our office with any questions regarding these comments. We appreciate the applicant's continued engagement and look forward to working collaboratively toward a project that meets all applicable fire and life safety requirements.

Respectfully,

Aaron M. Myers

Fire Inspector

Community Risk Division

Summit Fire & EMS

970-262-5100

PLANNING COMMISSION
STAFF REPORT

May 21, 2026

AGENDA ITEM:	Planning File No. **TELEC-25-0002**: A Telecommunication Special Use Permit Application for the installation of a new telecommunication facility to be in place for up to two years.
LOCATION:	103 West Main Street / Public Right-of-Way
APPLICANT	Ben Feldman, BMF Development LLC
OWNER:	Town of Frisco PO Box 4100 Frisco, CO 80443
TOWN STAFF:	Kris Valdez, AICP, Principal Planner

PROJECT DESCRIPTION

The applicant, BMF Development LLC, on behalf of AT&T and NHPF West Main LLC, herein referred to as "Applicant," is proposing a temporary ballast-mounted telecommunications facility required to maintain continuity of wireless service during the redevelopment of the building at 101 W Main Street, which currently hosts an existing permanent rooftop AT&T wireless facility.

The rooftop installation must be removed to accommodate approved redevelopment of the structure to an affordable housing development. The temporary facility is intended to serve as an interim solution for approximately 12 to 24 months, after which it will be fully removed and the site restored.

The proposed temporary tower will be approximately 60 feet tall, with an additional 5 feet for a lightning rod and antenna mounting. The facility includes three (3) sectors, each with two (2) antennas, for a total of six (6) antennas. All equipment is proposed solely to support interim service needs and does not represent a permanent telecommunications

installation, herein referred to as “Application” at 103 W Main Street, herein referred to as “Property”. Final utility routing is to be determined in coordination with Xcel if the Application is approved by the Planning Commission.

BACKGROUND

On February 27, 2024, the Town Council approved 101 W. Main Housing Planned Unit Development (PUD) through Ordinance 24-01. The underlying zoning is Mixed-Use District.

On June 20, 2024, the Planning Commission approved MAJ-23-0011, a final review of a Major Site Plan application for a new mixed-use/affordable housing development consisting of 52 deed-restricted residential dwelling units and 1,546 sq. ft. of leasable nonresidential space.

On November 20, 2025, the Planning Commission approved a modification, MODSP-25-0003, to MAJ-23-0011 to revise the proposed roof design and make other minor design changes to the building and site.

The previously approved application at 101 W Main Street involves the demolition and reconstruction of an existing building. In coordination with the Town through a revocable license agreement, NHP has proposed temporary utility infrastructure to maintain cellular service within the community during construction. A temporary trailer will be installed in the public right-of-way within the parking spaces on the north side of Main Street, and will be supported by a temporary electrical meter and a temporary fiber handhole (HH) to provide necessary power and communications. The approximate location of the temporary trailer/tower and the fiber routing have already been identified in the Application packet (Attachment A). Without the proposed improvements, AT&T customers would not receive service in and around the Town, including along I-70. For a more complete description of this project, please refer to the attached application materials.

The Property is located within the public right-of-way for W Main Street, as shown on the left in the vicinity map with an aerial photography base layer. The Application's location is outlined by the red box.

REQUIRED ACTION

Planning Commission: Approval, approval with conditions, or denial of the Special Use Application.

ANALYSIS – 2025 FRISCO COMPREHENSIVE PLAN

The following goals and strategies of the 2025 Frisco Comprehensive Plan, herein referred to as "Plan," are applicable to the review of the proposed development:

Goal D.5*: Continue to develop strategies for sustainable tourism that acknowledge and work towards creating greater harmony between resident quality of life, community character, visitor experience, and supporting the local economy*.

The Application is consistent with Goal D.5, as it supports a balanced approach to sustainable tourism by maintaining reliable wireless service for both residents and visitors during the construction of the permanent telecommunications infrastructure. Continuous connectivity enhances the visitor experience by providing access to navigation, reservations, and emergency services, while also supporting local businesses that rely on reliable communications.

Goal H.3.2.
Prioritize infrastructure and services. Prioritize improvements to public infrastructure and facilities that support local housing needs, and prioritize improvements to community services that support the needs of local, year-round residents, and workers, including new permanent residents.

The Application supports the goal of prioritizing infrastructure and services by ensuring the continuity of wireless communication services during the redevelopment of the existing building and the permanent rooftop facility. Maintaining reliable wireless service supports the needs of local residents, workers, businesses, and emergency communications while redevelopment activities are in process.

Goal R.2*: Strengthen wildfire and hazard mitigation efforts and improve infrastructure resiliency to protect the community.*

The Application is consistent with Goal R.2, as it supports wildfire and hazard mitigation efforts by maintaining uninterrupted wireless service during the construction of the permanent telecommunications infrastructure. Reliable communication infrastructure is critical for emergency response, evacuation coordination, and public safety during hazard events, and any lapse in service would create unnecessary risk. The temporary, ballast-mounted design minimizes ground disturbance and avoids introducing additional wildfire hazards while ensuring continuity of coverage during periods when the existing service is offline. The Application strengthens overall infrastructure resiliency in alignment with the Town's goals.

The Application will improve service and network reliability for the community while also providing a public service benefit for the community. The Application appears to be in conformance with the purpose and recommendations of the Frisco Comprehensive Plan.

ANALYSIS – TELECOMMUNICATION FACILITIES [§180-5.2.11]

The purpose and intent of Frisco Town Code, herein referred to as "Code" 180-5.2.11 Telecommunication Facilities, is to accommodate the telecommunication needs of residents and businesses while protecting the public health, safety, and general welfare of the community. The Applicant shall demonstrate that its proposed telecommunication facility meets all standards and provisions of Section 5.2.11.

All telecommunication facilities not treated as permitted uses pursuant to Section 180-5.2.11.F. are deemed to be special uses and require a special use permit. An Applicant proposing a telecommunication facility that exceeds the height limitations set by the zoning district in which such facility is proposed shall obtain a special use permit, in lieu of a variance. The Property does not have a specific zone district for the W Main Street public right-of-way. Therefore, the Application is reviewed under Code Section 180-5.2.11.H, *Public Property*, which states,

Public Property.
1. A telecommunication facility applicant proposing to locate a telecommunication facility on any public property or public right-of-way shall contact the Public Works Department and the Community Development Department prior to submitting an application.

2. Any telecommunications facility proposed to be located in a public right-of-way is additionally subject to the following requirements:

a. The facility must meet all setback and other requirements of the zoning district in which it is located, unless located in a public right-of-way.
b. The facility must not create any threat or impairment to public health and safety, including, but not necessarily limited to, blocking vehicular and pedestrian sightlines.
c. The height of the facility shall not exceed the maximum permitted height of public utility poles located in the same zoning district.

The Application has been coordinated with the Public Works Department and the Community Development Department, consistent with requirements for use of public property. The revocable license agreement was approved by the Town Council on May 12, 2026, to place the telecommunications equipment in the Town-owned right-of-way. The Application has been reviewed to ensure it does not pose a threat to public health and safety, including by maintaining clear vehicular and pedestrian sightlines, with the proposed conditions, and the proposed height, is approximately 60 feet with a five (5) foot lightning rod. The Town Code does not state a maximum height for a public utility. The current utility poles in the area are lower than sixty feet, which is why this Applicant is before the Commission for a special use permit.

Applications to construct telecommunication facilities that require a special use permit shall have a public hearing before the Planning Commission, which may impose any reasonable conditions to ensure that the proposal satisfies the criteria set forth in this Chapter.

The requirements of the Telecommunications Facilities use-specific standards are applicable to the review of the proposed project as follows:

180-5.2.11.C. General Requirements. Unless otherwise provided by this Chapter or other applicable law, the following general requirements shall apply to all telecommunications facilities located within the Town of Frisco.

1. Federal Requirements. *All towers and antennas must meet or exceed the current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.*

As stated in the Applicant's submitted materials, the design, siting, and operation of the Application will be in accordance with FAA and FCC regulations. The Applicant will work with all applicable agencies on their respective reviews.

2. Radio Frequency Standards

a. *All owners of telecommunication facilities shall comply with federal standards for radio frequency emissions.*

As stated in the Applicant's submitted materials, the construction and operation of the Application is subject to FCC oversight, review, and approval. The Application states that it does comply with federal standards for radio frequency emissions. The Application includes a radio emissions report that meets the FCC standards. The Application meets this requirement.

b. *With the exception of any low power telecommunications facility, at the time of application for a tower, antenna or related telecommunication facilities, and thereafter at the request of the Town upon complaint (but not more than annually), the owner shall submit a project implementation report that provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site, and that compares the results with established federal standards.*

The Application states that the proposed facility will comply with all FCC radio frequency emission and exposure rules. As stated above, the Application materials include a report detailing the cumulative field measurements of radio frequency emissions from all antennas installed at the Property and comparing the results with established federal standards. The Predicted RF Emission Diagram shown below demonstrates the effects of the tower's frequency.

The Application was reviewed by the Town engineering consultant SEH for general conformance with applicable Town standards and engineering principles. SEH noted that, although they do not provide specialized review of cellular, telecommunications, or radio-frequency systems, they evaluated the proposed facility for potential right-of-way and public-safety impacts. Initial review of the RF study identified a portion of the adjacent roof area exceeding FCC general public exposure thresholds; however, the Applicant subsequently revised the antenna configuration by increasing antenna mounting heights to reduce the affected exposure area. The revised RF report indicates that RF levels remain generally above the roofline, with only a limited sloped roof area marginally exceeding the FCC General Public Maximum Permissible Exposure threshold.

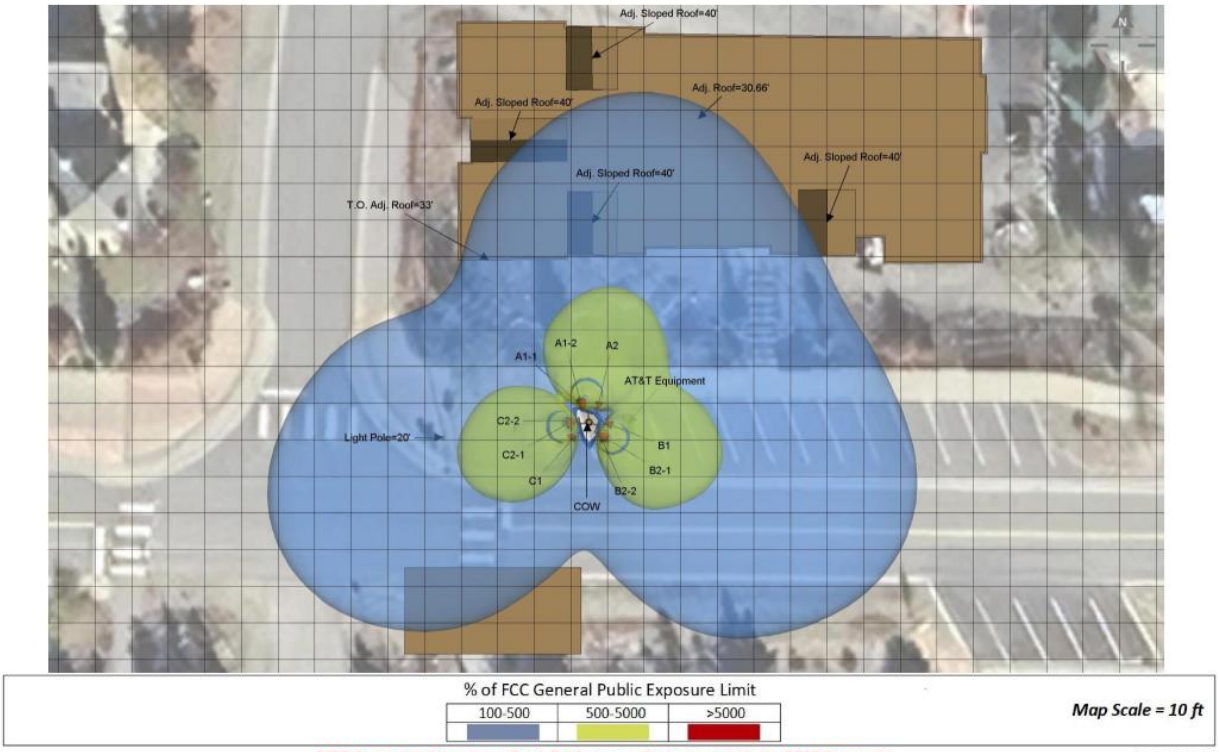
The Applicant has stated that antenna height adjustments and, if necessary, power reductions will be implemented during construction to ensure compliance with FCC standards for both construction workers and future building occupants.

SEH also identified that the temporary facility is located within the Main Street clear zone and recommended additional traffic safety and visibility measures, including reflective devices and barrier modifications.

Conditions of approval have been provided to address the Town's engineering consultant's concerns.

4. Predicted RF Emission Diagram(s)

4.1 Predictive Cumulative MPE Contribution from All Sources: 3D Top View



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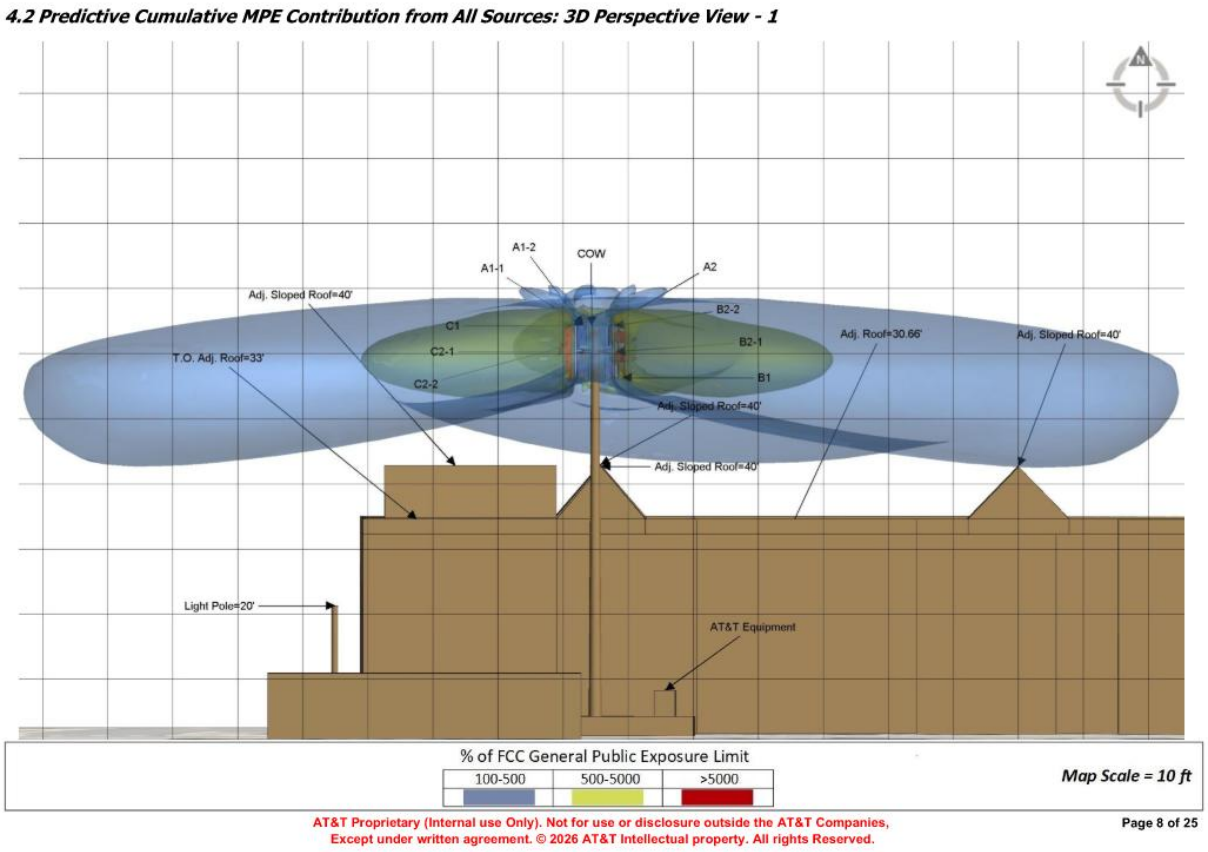


c. *If, upon review, or at any time any telecommunications facility within the Town is operational, the Town finds that the facility does not meet federal standards, the Town may require corrective action within a reasonable period of time, and if not corrected, may require removal of the telecommunication facilities at the owner's expense. Any reasonable costs incurred by the Town, including reasonable consulting costs to verify compliance with these requirements, shall be paid by the owner.*

As stated in the Application, the Applicant acknowledges this requirement and agrees to comply with corrective actions if the Town finds that the facility does not meet federal standards. The Application meets this requirement.

3. Building Codes; Safety Standards

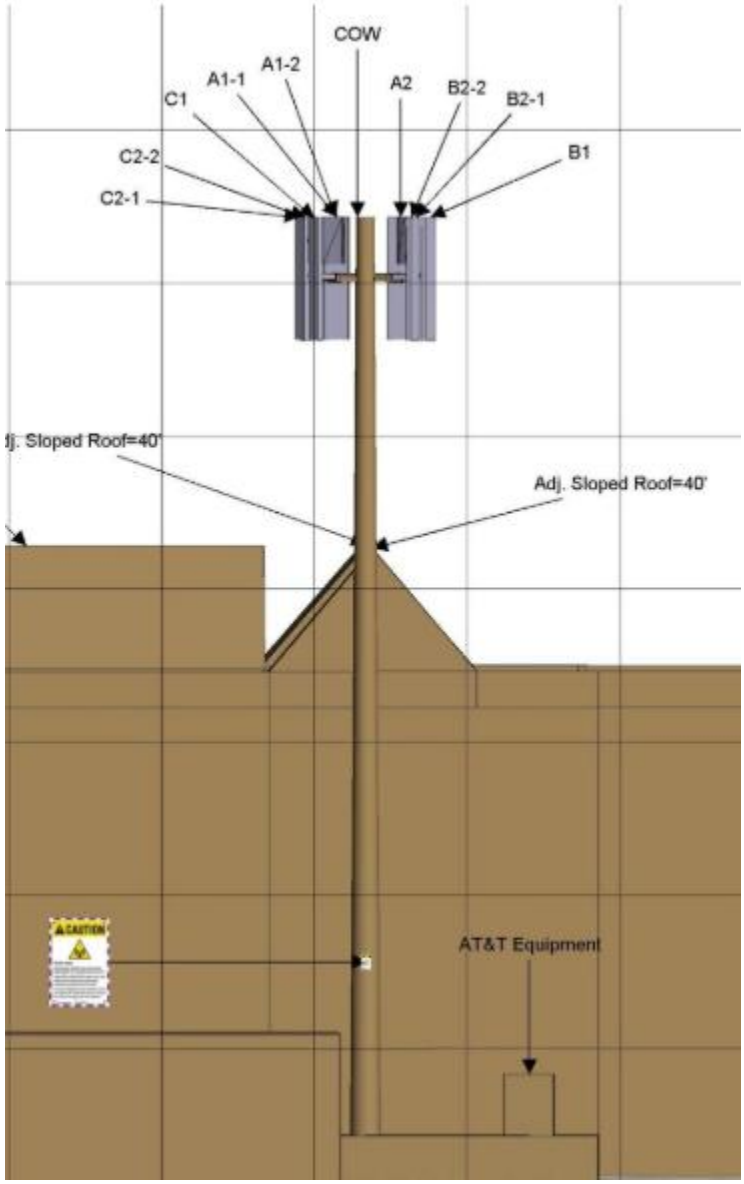
a. *To ensure the structural integrity of towers, the owner of a tower shall ensure that the tower is of sufficient structural strength to accommodate reasonable co-location, if required, and is maintained in compliance with standards for towers that are published by the Electronic Industries Association, as amended from time to time, and all other applicable codes of the Town.*

The Applicant will ensure the structural integrity of the tower and has already submitted a building permit for the Property. The Applicant is also working closely with Xcel Energy on the installation of utilities for the Application. The Application meets this standard.

b. *In addition to any other applicable standards and requirements, the following shall apply to all towers and telecommunication facilities:*

I. *Sufficient anti-climbing measures must be incorporated into each facility to reduce potential for trespass and injury.*

The Application demonstrates that sufficient anti-climbing measures are in place. The chain-link fence will require a wind screen per Section 180-6.18.7. The Application meets this standard.



II. *No guy wires employed may be anchored within the area in front of any principal building or structure on a parcel*.

As shown in the elevation above, the Application does not include any guy wires. The Application meets this standard.

III. *All telecommunication facilities shall comply with the power line clearance standards set forth by Colorado Public Utilities Commission*.

The Application complies with the power line clearance standards set forth by the Colorado Public Utilities Commission. There are no overhead powerlines in the vicinity of the Property. The Application meets this standard.

IV. *All telecommunication facilities must be structurally designed and physically sited so that they do not pose a potential hazard to nearby residences or surrounding properties or improvements. Any tower shall be designed and maintained to withstand without failure maximum forces expected from wind, snow, ice, tornadoes, and other natural occurrences, when the tower is fully loaded with antennas, transmitters, and other telecommunication facilities and camouflaging. Initial demonstration of compliance with this requirement shall be provided via submission of a report to the Town's Building Official prepared and stamped by a structural engineer licensed in the State of Colorado describing the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed. Proof of ongoing compliance shall be provided upon request*.

The Application demonstrates that the tower is designed to withstand the forces from wind, snow, ice, tornadoes, and other natural occurrences. In addition, during the building permit review, the tower structure will be further evaluated to ensure it maintains structural integrity throughout the installation period. The Application meets this standard.

c. *If, upon inspection, the Town concludes that a telecommunication facility fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of a telecommunication facility, the owner shall have 30 days to bring such telecommunication facility into compliance with such standards. Upon good cause shown by the owner, the Town's Building Official may extend such compliance period not to exceed 90 days from the date of said notice. If the owner fails to bring such telecommunication facility into compliance within said time limit, the Town may remove such telecommunication facility at the owner's expense*.

The Applicant acknowledges this requirement in the Application narrative. The Application and the Applicant or their assigns will be required to comply with this standard as necessary.

4. Order of Preference

a. *Zoning District*

Applicants are encouraged to construct alternative telecommunication facilities in commercial districts. An Applicant requesting approval to construct a telecommunication facility in a residential district must first demonstrate to the reasonable satisfaction of the Town that a location in a commercial district would not meet the Applicant's service needs. Small cell facilities, however, shall be permitted as uses by right in all zone districts, subject to the process and standards described in Section 5.2.11.J.

The Application is proposed within the public right-of-way along W Main Street. As stated in the Application narrative, other sites were researched for the tower installation; however, the coverage maps did not show service along the I-70 corridor. The only viable location for the tower was on or near the property at 101 W Main Street. It was not possible to install the tower directly on the 101 W Main Street property during construction due to staging constraints and the construction process itself. The Application meets this standard.

b. *Facility Type*

Wall- or roof-mounted telecommunication facilities and low power telecommunications facilities are preferred over freestanding telecommunication facilities. An Applicant requesting approval to construct a freestanding telecommunication facility, which is not a low power facility must first demonstrate to the reasonable satisfaction of the Town that a wall- or roof-mounted facility is not feasible or is inadequate to provide service. When appropriate, the Town may require that an alternative telecommunication facility that reflects the character of the surrounding property (developed or undeveloped) be employed.

The Application narrative demonstrates that this temporary tower is needed for the next 12 to 24 months to provide an effective signal over the existing natural and built environment. The Application meets this standard.

5. Design Standards

a. *The location and design of a telecommunication facility and any accessory equipment shall use materials, colors, textures, screening, and landscaping that will blend the telecommunication facility to the surrounding natural setting and built environment. Accessory equipment in areas of high visibility shall, where possible, be sited below the ridgeline or designed (e.g., placed underground, depressed, or located behind earth berms) to minimize its profile.*

The Applicant is proposing a temporary cell tower on wheels. Since the Code does not provide a process for temporary cell towers, this installation is subject to the same standards as a permanent telecommunications facility. The Application includes photorealistic simulations of the temporary telecommunication facility. Staff has

determined that the Applicant has made efforts to ensure the temporary facility blends in with both the natural landscape and the built environment. The materials, colors, and finishes used in the Application are designed to blend in with the surrounding area. These finishes feature neutral, non-reflective colors. Additionally, the accessory equipment, as depicted in the Application, is positioned at ground level to minimize visibility in the view corridors. The Application meets this standard.

b. *Any accessory equipment located within an overlay district adopted by the Town must generally conform with the intent of the specific district standards*.

The Application is not located in an overlay district. This standard is not applicable.

c. *Roof- and wall-mounted facilities shall be architecturally compatible with and colored to match the building or structure to which they are attached. Wall-mounted facilities shall be mounted as flush to the building wall as possible. A wall-mounted facility shall not encroach into the required setback for the building to which it is attached, and shall not extend across any required utility, pedestrian or sidewalk easement or extend across the property line*.

The Application is not being mounted on any structure. This standard is not applicable.

d. *Freestanding telecommunication facilities shall not be artificially lighted, unless required by the FAA or other applicable governmental authority. If lighting is required, the Town may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting must be shielded or directed to the greatest extent possible so as to minimize the amount of light falling onto nearby properties, particularly residences*.

The Application does not propose any lighting on the ballast. This standard is not applicable.

e. *No portion of any antenna array may extend across a required property setback or beyond the property line*.

As shown in the Application, the proposed equipment is located within the public right-of-way along W Main Street. The Town executes revocable license agreements to allow private use of Town rights-of-way, while also protecting the Town's rights and ability to remove encroachments and to utilize rights-of-way in the future. The Town Council approved a revocable license agreement for the right-of-way at their May 12, 2026, meeting

f. *All Applicants under this Article VII shall comply with the landscaping requirements and guidelines found in Section 180-6.14 of this Chapter*.

The Application meets the definition of a "Public Utility Facility," for which the amount of landscaping required shall be determined by the Town. Staff does not recommend requiring

any new landscaping for the Application due to the temporary nature of the installation; no new landscaping is proposed. The Application meets this standard.

> *g. The height, bulk, and setback requirements for the telecommunication facility shall be controlled by the district regulations of the zoning district in which the facility is located. Accessory equipment shall be compatible with the surrounding area and must conform with all zoning requirements.*

The Application is located in the public right-of-way. Per section 180-5.2.11.H.2.a. "*The facility must meet all setback and other requirements of the zoning district in which it is located, unless located in a public right-of-way.*" Since this Application is located in the public right-of-way, no setback is required.

6. Co-Location

a. No building permit shall be granted to construct a new freestanding telecommunication facility unless the Applicant first demonstrates to the reasonable satisfaction of the Town that no existing tower or structure can accommodate the Applicant's needs. Evidence submitted to demonstrate that no existing tower or structure can accommodate the Applicant's proposed telecommunication facility shall consist of one or more of the following:

I. No existing towers or structures are located within the geographic area required to meet the Applicant's coverage requirements.
II. Existing towers or structures are not of sufficient height to meet the Applicant's engineering requirements.
III. Existing towers or structures do not have sufficient structural strength to support the Applicant's proposed antenna and related equipment.
IV. The Applicant's proposed antenna would cause electromagnetic interference with the antennas on the existing towers or structures, or the antennas on the existing towers or structures would cause interference with the Applicant's proposed antenna.
V. The Applicant demonstrates that there are other limiting factors, including but not limited to engineering factors, that render existing towers and structures unsuitable for co-location.
VI. There is insufficient land area to accommodate the placement of additional accessory equipment on the property.

As shown in the Application, no existing tower or structure can accommodate the Applicant's proposed telecommunication facility due to reasons I, II, and V as bolded above. The Applicant stated that there are no existing towers in the geographic area capable of providing the necessary coverage for AT&T, and that any existing structures are not high enough to meet AT&T's engineering requirements. There are no nearby towers that can accommodate AT&T and that meet AT&T's engineering and cellular coverage objectives. The Application meets this standard.

b. *No telecommunication facility owner or operator shall unreasonably exclude a telecommunication competitor from using the same facility or location. Upon request by the Town, the owner or operator shall provide evidence and a written statement to explain why co-location is not possible at a particular facility or site.*

The Application is temporary in nature for up to two years. Co-location is not possible due to the Application's temporary nature.

c. *If a telecommunication competitor attempts to co-locate a telecommunication facility on an existing or approved telecommunication facility or location, and the parties cannot reach an agreement, the Town may require a third-party technical study to be completed at the expense of both parties to determine the feasibility of co-location.*

As stated above, the Application is time-limited for up to two years. Therefore, co-location is not feasible.

7. Prohibited Use. *Advertising or communication of any visual messages from a tower or antenna is prohibited.*

The Application materials acknowledge this requirement and state that no advertising will be placed on the tower. The Application meets this standard.

180-5.2.11.D. Permit and Application Requirements

1. Building Permit. *It shall be unlawful for any person, firm, or corporation to construct or erect a telecommunication facility without first obtaining a building permit.*

The 2018 IBC, Section 3103.1.1 Conformance, states that "*temporary structures and uses shall conform to the structural strength, ... to ensure public health, safety, and general welfare.*" Section 3103.1.2, Permit Required, states that " *Temporary structures that cover an area greater than 120 square feet...shall not be erected, operated, or maintained for any purpose without obtaining a permit from the building official.*"

A building permit is required and has already been submitted to the Town.

180-5.2.11.G. Special Uses

1. Generally. *All telecommunication facilities not treated as permitted uses pursuant to Section 180-5.2.11.F are deemed to be special uses and shall require a special use permit. An Applicant proposing a telecommunication facility that exceeds the height limitations set by the zoning district in which such facility is proposed shall obtain a special use permit, in lieu of a variance.*

The Applicant proposes a 65-foot temporary telecommunications tower. The Application is located in the public right-of-way. Per section 180-5.2.11.H.2.c. "*The height of the facility shall not exceed the maximum permitted height of public utility poles located in the same zoning district."* The public rights-of-way in the Town do not have an underlying zone district. Since this Application is located in the public right-of-way, the height is determined by the need to provide service as outlined in the Application. Therefore, the Application meets this standard.

3. Height. *An Applicant proposing to construct a telecommunication facility that exceeds the height limitations set by the zoning district in which such facility is proposed shall provide a statement that justifies the need for the proposed facility and height requested. Such a statement shall include evidence that:*

a. The facility is designed to be the minimum height necessary to provide service;

As stated above, the Applicant proposes a 65-foot temporary telecommunications tower. The Application is located in the public right-of-way. Per section 180-5.2.11.H.2.c. "*The height of the facility shall not exceed the maximum permitted height of public utility poles located in the same zoning district."* The public rights-of-way in the Town do not have an underlying zone district. Since this Application is located in the public right-of-way, the height is determined by the need to provide service as outlined in the Application. Therefore, the Application meets this standard.

b. A greater number of towers built at a lesser height would be inadequate to meet the Applicant's service demands

As noted in the Application narrative, the temporary site within the public right-of-way will maintain service for AT&T customers while the affordable housing project at 101 W Main Street is under construction. The location and height of the proposed facility are the minimum necessary to maintain the coverage for the area. At a future date, the Applicant will submit an application for a permanent telecommunications facility to maintain or expand the coverage area at the 101 W Main Street property. The Application meets this standard.

4. Factors Considered in Granting Special Use Permits for Telecommunication Facilities. *In addition to the applicable requirements of this Chapter, the Town shall consider the following factors in determining whether to issue a special use permit:*

a. Demonstrated need for a facility that exceeds the height limitation for the zoning district; and

As stated above, the temporary site within the public right-of-way will maintain service for AT&T customers while the affordable housing project at 101 W Main Street is under construction. The exact location and height of the proposed facility are the minimum necessary to maintain the coverage for the area. At a future date, the Applicant will submit

an application for a permanent telecommunications facility on the 101 W Main Street property to maintain or expand the coverage area. The Application meets this standard.

b. Proximity of the tower to residential structures and residential district boundaries; and

While the Property is located adjacent to mixed-use and residential uses, the radio frequency safety analysis recommends standard mitigation measures, including installing warning signage and implementing access restrictions, to ensure compliance with FCC regulations. With these measures in place, the Application is not expected to pose a risk to occupants of nearby residential structures, and therefore, proximity to residential uses does not present a significant health or safety risk.

The Application was reviewed by the Town engineering consultant SEH for general conformance with applicable Town standards and engineering principles. SEH noted that, although they do not provide specialized review of cellular, telecommunications, or radio-frequency systems, they evaluated the proposed facility for potential right-of-way and public-safety impacts. Initial review of the RF study identified a portion of the adjacent roof area exceeding FCC general public exposure thresholds; however, the Applicant subsequently revised the antenna configuration by increasing antenna mounting heights to reduce the affected exposure area. The revised RF report indicates that RF levels remain generally above the roofline, with only a limited sloped roof area marginally exceeding the FCC General Public Maximum Permissible Exposure threshold.

The Applicant has stated that antenna height adjustments and, if necessary, power reductions will be implemented during construction to ensure compliance with FCC standards for both construction workers and future building occupants.

c. Nature of uses on adjacent and nearby properties; and

The adjacent property uses are described below.

Location	Land Use	Zoning
North	Future affordable residential	PUD and Mixed Use
East	Residential	Mixed Use
West	Commercial and Residential	Mixed-Use
South	Residential	Royal Mountain PUD and Mixed Use

d. Surrounding topography; and

The surrounding topography is flat. The Property is surrounded by developed properties that are also graded and flat.

e. *Surrounding coverage and tree foliage; and*

Existing vegetation surrounds the Property, including pine and aspen trees, as well as low-lying vegetation on adjacent properties. There is no existing vegetation immediately adjacent in the public right-of-way. The surrounding coverage and foliage are typical of this elevation.

f. *Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and*

In accordance with 180-5.2.11.C.5 of the Code, the Town may waive specific design guideline requirements where strict application would not further the overall intent of 180-5.2.11.C, as outlined in 180-5.2.11.A. In this case, staff finds that the visual impacts associated with the proposed temporary ballast-mounted telecommunications tower are largely unavoidable due to the engineering, safety, and structural requirements necessary to support an interim, non-guyed facility within the public right-of-way.

Temporary ballast-mounted towers are not conducive to stealth design techniques, architectural screening, or integrated structural treatments. The need for ballast weights, non-penetrating foundations, required separation distances, and structural stability significantly limits the ability to reduce visual impacts. These constraints are further influenced by the site's location within the W Main Street right-of-way, where space limitations and required setbacks restrict alternative placement options. Accordingly, staff finds that a waiver of certain design standards is reasonable for this Application.

g. *Proposed ingress and egress to the property; and*

The Application is located in the public right-of-way along W Main Street, which provides ingress and egress to the tower location.

h. *An evaluation of the Applicant's plans for development of its telecommunication facilities within the Town, as well as those plans on file from other telecommunication providers; and*

As stated in the Application, the Applicant plans to build a telecommunications facility on the property at 101 W Main Street in the future. While the building is under construction, the Applicant will use the temporary telecommunications facility.

i. *An evaluation of the criteria set forth in Sections 180-5.2.11.C and 180-5.2.11.D above; and*

An evaluation of each of the criteria set forth in Sections 180-5.2.11.C and 180-5.2.11.D. is described in the submittal materials and outlined above in this staff report.

j. *Availability of suitable existing towers and other structures as discussed in Subsection 180-5.2.11.C.6; and*

As stated above and in the Application, there is no existing tower or structure capable of accommodating the Applicant's proposed telecommunications facility. The Applicant stated that there are no existing towers in the geographic area capable of providing the necessary coverage for AT&T. There are no nearby towers that can accommodate AT&T and that meet AT&T's engineering objectives. Additional analysis of Subsection 180-5.2.11.C.6 is provided above in this staff report.

k. Any other information that the Town deems reasonably necessary in connection with the review of the application

The Town of Frisco did not request any additional information.

5. The Following Additional Provisions Shall Govern the Issuance of Special Use Permits for Telecommunication Facilities.

a. *In granting a special use permit, the Town may impose conditions to the extent it concludes such conditions are necessary to minimize any adverse effect of the proposed telecommunication facility on adjoining properties*.

As stated above, the Application was reviewed by the Town engineering consultant, SEH, for general conformance with applicable Town standards and engineering principles. SEH noted that, although they do not provide specialized review of cellular, telecommunications, or radio-frequency systems, they evaluated the proposed facility for potential right-of-way and public-safety impacts. Initial review of the RF study identified a portion of the adjacent roof area exceeding FCC general public exposure thresholds; however, the Applicant subsequently revised the antenna configuration by increasing antenna mounting heights to reduce the affected exposure area. The revised RF report indicates that RF levels remain generally above the roofline, with only a limited sloped roof area marginally exceeding the FCC General Public Maximum Permissible Exposure threshold.

The Applicant has stated that antenna height adjustments and, if necessary, power reductions will be implemented during construction to ensure compliance with FCC standards for both construction workers and future building occupants.

SEH also identified that the temporary facility is located within the Main Street clear zone and recommended additional traffic safety and visibility measures, including reflective devices and barrier modifications.

Conditions of approval have been provided to address the Town's engineering consultant's concerns.

b. *Telecommunication facilities approved as a special use shall not require a variance for any specific conditions approved as part of the special use process.*

As stated above, the Revocable License Agreement for use of the public right-of-way was approved by the Town Council on May 12, 2026.

c. *Any information of an engineering nature that the Applicant submits, whether civil, mechanical, structural, or electrical, shall be certified by a licensed professional engineer, or a qualified radio frequency engineer.*

All engineering information was developed by a licensed professional engineer and a qualified radio-frequency engineer.

ANALYSIS – AGENCY REVIEWS

Referral Agencies, including the Town of Frisco Public Works Department, SEH (Town Engineering consultant), the Town of Frisco Building Division, Frisco Sanitation, and Summit Fire & EMS, were sent information on this project. SEH noted that the proposed temporary telecommunications facility is located within the Main Street clear zone and recommended additional safety measures, including reflective delineators, barrier modifications, and coordination through the required Right-of-Way Permit process. SEH also reviewed the submitted RF exposure analysis and identified a limited portion of the adjacent roof area that slightly exceeds FCC General Public exposure thresholds. The Applicant subsequently revised the antenna configuration to increase antenna mounting heights and indicated that additional adjustments or power reductions will be implemented as necessary to maintain FCC compliance during construction and occupancy of the adjacent building.

PUBLIC COMMENT

As of May 14, 2026, the Community Development Department has received no public comments on the project.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Telecommunication Special Use Permit Application for the installation of a new telecommunication facility, located at 103 W Main Street in the Public Right-of-Way.

Based upon the review of the Staff Report dated May 21, 2026, and the evidence and testimony presented, the Planning Commission finds:

a. *The Applicant has demonstrated a need for a facility that exceeds the height limitation for the zoning district due to the exact location and height being strategic to the overall service coverage for AT&T on a temporary basis during the construction of the project at 101 W Main Street.*

b. *The location has been determined to be conducive to the special permit request. Specifically, the proposed location is surrounded by Mixed Use Zone Districts and Planned Unit Development Overlay District. The surrounding topography is relatively flat.*

c. *The Applicant has not demonstrated that the design of the tower will reduce visual obtrusiveness.*

d. *There will be no new access created; the existing access from W Main Street will be utilized.*

e. *The Applicant has demonstrated compliance with criteria set forth in Frisco Town Code, Sections 180-5.2.11.C. and 180-5.2.11.D. with the granting of the waiver request, as stated within the Staff Report.*

f. *The Applicant has demonstrated that the use of existing transmission or distribution structures is not feasible due to coverage requirements. The temporary telecommunications tower will provide critical cellular coverage within the Town and along the I-70 corridor.*

Recommended Action

Based on the findings above, the Community Development Department recommends APPROVAL of a Telecommunication Special Use Permit Application for the installation of a new telecommunication facility, located at 103 W Main Street, in the Public Right-of-Way.

Recommended Conditions

1. Prior to issuance of the building permit, the Applicant shall submit an updated plan set addressing the engineering comments provided by SEH, including but not limited to reflective panels or delineators on barriers, barrier modifications to minimize blunt ends, and any additional traffic safety devices deemed necessary by the Town. The revised plan set shall be approved by the Public Works Division prior to any installation of equipment within the Town right-of-way.

2. The Applicant shall coordinate all right-of-way work and traffic control measures with the Town and the adjacent construction contractor to minimize conflicts with ongoing sidewalk, roadway, parking, utility, and streetscape improvements.

3. Prior to operation of the telecommunications facility, the Applicant shall provide final confirmation from a qualified RF engineer demonstrating compliance with FCC Maximum Permissible Exposure standards for workers and the general public.

4. If construction of the adjacent building reaches elevations where RF exposure levels exceed FCC General Public exposure limits, the Applicant shall adjust antenna heights, reduce power levels, or implement other mitigation measures necessary to maintain FCC compliance throughout the duration of the temporary installation. Modifications to the height and/or design of the tower shall be submitted to and approved by the Town.

5. Prior to installation, the applicant shall provide the Town with a financial guarantee or bond sufficient at 150% the value of the cost for restoration of disturbed pavement and removal of the temporary telecommunications facility.

Recommended Motion

Should the Planning Commission choose to approve this special use permit application, the Community Development Department recommends the following motion:

> ***With respect to File No. TELEC-25-0002, I move that the recommended findings set forth in the May 21, 2026, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for a Telecommunication Special Use Permit Application for the installation of a new telecommunication facility to be in place for up to two years, located at 103 W Main Street / Public Right-of-Way.***

ATTACHMENTS

Attachments:

- Attachment A: Application
- Attachment B: Referral Comments from SEH

cc: Ben Feldman, BMF Development LLC

Attachment A: Application

Date: April 20, 2026

Town of Frisco
Attn: Kris Valdez
Community Development Department
1 Main Street
Frisco, CO 80443

Re:
Special Use Permit Narrative and Applicable Plans and Documents
AT&T Temporary Telecommunications Facility
103 West Main Street, Frisco, Colorado
AT&T Project: AT&T Frisco / FA-10093711
APN: No APN location within ROW
Zoning District: ROW

Dear Ms. Valdez,

On behalf of AT&T, please accept this submittal of the Special Use Permit (SUP) narrative and associated plans and technical documentation for the proposed AT&T Frisco Temporary Telecommunications Site, located within the public right-of-way at 103 West Main Street, Frisco, Colorado.

This application proposes a temporary ballast-mounted telecommunications facility required to maintain continuity of wireless service during the redevelopment of the building at 101 West Main Street, which currently hosts an existing permanent rooftop AT&T wireless facility. The rooftop installation must be removed to accommodate approved redevelopment of the structure. The temporary facility is intended to serve as an interim solution for approximately 12 to 24 months, after which it will be fully removed and the site restored.

The proposed temporary tower will have an approximate height of 60 feet, with an additional approximately 5 feet for a lightning rod, and antennas mounting at an approximate 47-foot centerline. The facility includes three (3) sectors with two (2) antennas per sector, for a total of six (6) antennas. All equipment is proposed solely to support

interim service needs and does not represent a permanent telecommunications installation.

The enclosed application materials include:

- A detailed SUP narrative responding to applicable provisions of Section 180-5.2.11 of the Frisco Unified Development Code.
- Site plans, elevations, and photo simulations illustrating the temporary facility and its visual context along West Main Street.
- Structural, mount, and RF/EME documentation supporting the proposed interim installation; and
- Supporting statements addressing ROW placement, co-location, abandonment and removal, and other applicable requirements.

AT&T recognizes the importance of community character along the Main Street corridor and has designed the proposed temporary installation to minimize physical and visual impacts to the greatest extent practicable, while acknowledging that the nature of a ballast-mounted interim facility limits opportunities for stealth or architectural concealment. The proposal avoids permanent foundations, limits duration, and ensures complete removal upon completion of redevelopment.

At all times during installation, operation, and removal of the temporary telecommunications facility, pedestrian access along the existing sidewalk on West Main Street will be maintained. The proposed facility and associated equipment are sited outside of the clear pedestrian travel zone and will not require closure of the sidewalk.

In the event that short-duration, temporary obstructions are required during construction activities (such as equipment staging or lifting operations), AT&T will coordinate with the Town to implement approved pedestrian safety measures, including temporary rerouting, physical barriers, and signage, to ensure safe and continuous pedestrian passage around the work area. Sidewalk closures, if any, will be limited in duration and consistent with Town right-of-way and pedestrian safety standards.

We respectfully request the Town's review of this application and appreciate your consideration of this necessary interim facility. Please feel free to contact us if additional information or clarification is required during the review process.

Sincerely,

Ben Feldman

Ben Feldman
BMF Development, LLC on behalf of AT&T
1345 East Chandler Blvd #203
Phoenix, AZ 85048
602-819-4663

Project Introduction and Site Narrative

AT&T Frisco Temporary Site – Project 10093711

Project Location and Facility Description

AT&T proposes the installation of a temporary telecommunications facility, identified as the AT&T Frisco Temp Site (Project No. 10093711), to be located within the public right-of-way (ROW) at an assigned address of 103 West Main Street, Frisco, Colorado.

The proposed facility consists of a temporary ballast-mounted monopole tower with an overall height of approximately 65 feet, comprised of:

- Approximately 60 feet of monopole height, and
- An additional approximately 5 feet for a lightning rod.

Antennas will be mounted at an antenna centerline of approximately 47 feet above ground level. The facility will include:

- Three (3) sectors, with
- Two (2) panel antennas per sector, for a total of six (6) antennas mounted on the tower.

All associated equipment will be limited to that required to support interim service and will be installed in a compact configuration consistent with the temporary nature of the proposal.

Purpose and Need for Temporary Facility

This temporary facility is required due to the mandatory removal of an existing permanent AT&T wireless facility currently located on the rooftop of 101 West Main Street. The rooftop facility must be decommissioned as a direct result of the approved redevelopment of the host building. Redevelopment activities are anticipated to occur over the next 12 to 24 months, during which time the building will be unavailable to support telecommunications equipment.

Without an interim replacement facility, a significant wireless coverage gap would occur within the Main Street corridor, directly impacting residents, businesses, visitors, and public safety communications in the Town’s core commercial and pedestrian area.

The proposed temporary ballast-mounted tower is intended solely as an interim solution to preserve existing service levels during redevelopment. It does not represent a permanent telecommunications installation, does not involve permanent foundations, and will be fully removed once redevelopment is complete and permanent service facilities can be restored or replaced.

Site Selection and ROW Location

Placement of the temporary facility within the ROW at 103 West Main Street allows the interim installation to most closely replicate the coverage footprint of the removed rooftop facility. Locating the tower along Main Street minimizes changes to signal propagation and avoids the need to establish a new permanent telecommunications site elsewhere in the community.

The ROW location has been reviewed by the Town for purposes of this application and reflects the limited sitting options available to maintain service continuity in a dense, developed downtown environment.

Community Compatibility and Visual Impact Considerations

AT&T recognizes the importance of community character and visual quality, particularly along the Main Street corridor. The applicant also acknowledges that the proposed temporary ballast-mounted tower is not a stealth facility and will be visible along Main Street.

Due to structural, engineering, and safety requirements inherent to ballast-mounted temporary towers, the proposed design cannot realistically incorporate stealth techniques or architectural concealment comparable to permanent rooftop or integrated installations. The need for a non-guyed structure, ballast weights, and interim engineering constraints substantially limit opportunities to reduce or eliminate visual obtrusiveness.

Despite these limitations, the proposal has been designed to minimize visual and physical impacts to the greatest extent practicable, with emphasis on the following:

- **Strictly Temporary Duration**
  The tower will remain in place only for the duration required to support service during redevelopment (approximately 12–24 months), significantly limiting long-term visual impacts within the Main Street streetscape.

- **Minimal Permanence**
  The ballast-mounted tower design itself avoids excavation, permanent foundations, or permanent site modification and allows full removal and restoration of the ROW once the interim period concludes.

- **Utility Connections and Ground Disturbance**
  Utility connections for the temporary facility, including electrical and fiber service, will be installed using underground temporary routes as shown on the site plan exhibits. Limited excavation may be required to connect to existing utility infrastructure; however, any ground disturbance will be confined to the smallest area necessary and coordinated with the Town and applicable utility providers. Power will be supplied via a temporary electrical service connection coordinated with Xcel Energy. The temporary transformer and underground power routing will be installed in compliance with Xcel Energy standards and Town right-of-way requirements. Where utility routes cross beneath sidewalks, trenching and restoration will be conducted to Town standards, ensuring sidewalks are restored to equal or better condition upon completion. No permanent utility infrastructure is proposed, and all temporary utility installations will be removed and the right-of-way fully restored at project completion.

- **Compact and Functional Design**
  The facility uses the minimum height, antenna count, and equipment necessary to maintain coverage, with no excess features or future expansion implied.

- **Neutral Finishes and No Visual Messaging**
  The monopole and equipment will utilize neutral, non-reflective finishes. No lighting, signage, advertising, or visual messaging is proposed.

- **Lighting and Lightning Protection**
  The proposed facility will not include any artificial lighting. The tower does not require FAA obstruction lighting due to its height, and no security, architectural, or accent lighting is proposed. The reference to a lightning rod refers solely to a passive lightning protection device. The lightning rod is not illuminated and does not emit light of any kind. Its sole function is to provide grounding and protection from lightning strikes in accordance with applicable electrical and safety codes.

- **ROW Safety and Functionality Maintained**
  The facility is sited to avoid interference with pedestrian circulation, utilities, access, and emergency operations within the ROW.

While some visual presence is unavoidable, the proposed facility represents the least intrusive temporary solution available under the circumstances and avoids the establishment of a new permanent tower or long-term visual element along Main Street.

Consistency With Town Objectives

Although not stealth in appearance, the proposed temporary facility is consistent with the broader intent of the Town's telecommunications regulations by:

- Preventing degradation of wireless service in the Town's commercial core
- Avoiding construction of a new permanent telecommunications facility
- Limiting impacts to a defined and finite timeframe
- Ensuring full removal and restoration of the ROW

The proposal reflects a measured, necessary, and temporary response to an unavoidable service disruption caused by redevelopment, balancing infrastructure needs with sensitivity to Frisco's community character and public realm.

Visual Impact Unavoidable – Waiver Justification

Pursuant to §180-5.2.11.C.5 of the Town of Frisco Unified Development Code, the Town may waive specific design guidelines where strict application would not serve the overall intent of §180-5.2.11.C, as defined in §180-5.2.11.A. The applicant respectfully submits that the visual impact of the proposed temporary ballast-mounted tower is unavoidable given the engineering, safety, and structural requirements associated with an interim, non-guyed telecommunications facility located within the public right-of-way.

Unlike permanent facilities, temporary ballast-mounted towers cannot reasonably incorporate stealth design elements, architectural concealment, or integrated structural treatments. The need for ballast weights, non-penetrating foundations, minimum separation distances, and structural tolerances significantly limit opportunities to reduce or eliminate visual obtrusiveness. These constraints are compounded by the ROW location along West Main Street, where available placement options and setbacks are inherently limited.

Strict application of design guidelines intended for permanent or architecturally integrated facilities would negate the feasibility of an interim solution and would result in a complete loss of wireless service in the Main Street corridor for the duration of redevelopment.

Accordingly, the applicant requests appropriate relief from strict visual design expectations where warranted, in recognition of the following:

- The facility is strictly temporary (approximately 12–24 months);
- No permanent foundations or site alterations are proposed.
- The tower height and equipment configuration represent the minimum required to replace the removed rooftop facility.
- The installation will be fully removed, and the ROW restored upon completion of redevelopment.

In this context, the proposed temporary tower achieves the underlying intent of the Code by accommodating necessary telecommunications infrastructure while avoiding permanent visual or land use impacts.

Exhibit Cross-Reference and Facility Details

To facilitate review, the key components of the proposed temporary facility are illustrated in the submitted exhibits and are summarized below:

- **Overall Height:**
  Approximately 60 feet monopole height, with an additional approximately 5 feet for a lightning rod (total approximate height 65 feet).
  Refer to: Exhibit C – Tower Elevations
- **Antenna Configuration:**
  Antennas mounted at an approximate 47-foot centerline above ground level, consisting of:
  - Three (3) sectors, with
  - Two (2) antennas per sector, for a total of six (6) antennas.
    Refer to: Exhibit C – Tower Elevations and Exhibit D – Antenna Mounting Details
- **Site Location and ROW Placement:**
  Temporary ballast-mounted tower located within the public ROW at 103 West Main Street, sited to maintain pedestrian access, utility clearances, and ROW functionality.
  Refer to: Exhibit B – Site Plan and ROW Layout

- **Visual Context and Streetscape Impacts:**
  Photo simulations depict the temporary facility from key viewpoints along West Main Street, illustrating visibility relative to surrounding buildings and streetscape elements.
  Refer to: Exhibit A – Photo Simulations

These exhibits are intended to demonstrate that the proposed design reflects the minimum height, bulk, and equipment necessary to maintain service continuity during redevelopment, consistent with the temporary nature of the facility.

§180-5.2.11.C — General Requirements

Applicant Responses

C (1) Federal Requirements (FAA / FCC Compliance)

Response:
The proposed temporary 65-foot ballast-mounted telecommunications tower will comply with all applicable federal regulations, including those of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA), as required by §180-5.2.11.C.1. The proposed height does not require FAA lighting or marking. The facility will meet all current and future federal standards, and the applicant acknowledges responsibility to bring the facility into compliance should governing standards change during the temporary operational period.

C (2) Radio Frequency (RF) Emissions Standards

Response:
The proposed temporary telecommunications facility will comply with all applicable Federal Communications Commission (FCC) radio frequency (RF) emission standards. An Environmental Monitoring Exposure (EME) / RF compliance study evaluating the cumulative emissions from all proposed antennas at the site is being submitted concurrently with the Special Use Permit (SUP) application. The study demonstrates compliance with the FCC's maximum permissible exposure (MPE) limits for both controlled and uncontrolled environments.

Consistent with §180-5.2.11.C.2, the applicant will provide updated RF or EME compliance documentation upon request by the Town in response to any substantiated public concern or complaint, but not more frequently than annually. Should the Town incur reasonable

costs, including consulting costs, to verify compliance, such costs will be borne by the facility owner as required by the Code

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C (3) Building Codes and Structural Safety Standards

Response:
The temporary ballast-mounted telecommunications tower will be structurally designed to meet all applicable Town of Frisco building codes and safety standards, including wind, snow, and ice load requirements typical for Summit County conditions. Structural documentation demonstrating compliance with §180-5.2.11.C.3 will be submitted to the Town as part of the required building permit application and reviewed by the Town's Building Department prior to construction.

In addition, a mount analysis has been completed for the proposed ballast tower configuration, verifying that the tower, mounting system, and associated equipment loads are within the manufacturers and engineering design limits. The analyses confirm that the proposed installation is capable of safely supporting the anticipated temporary equipment without the use of guy wires and while maintaining adequate factors of safety.

The tower incorporates anti-climbing measures and is designed to accommodate only the proposed temporary equipment for the duration of the installation. All structural documentation demonstrates compliance with §180-5.2.11.C.3 and will be provided to the Town's Building Department for review.

C (4) Order of Preference

Response:
C (4)(a) Zoning District

The Town's preference for locating telecommunication facilities within commercial zoning districts is acknowledged. The proposed temporary ballast-mounted tower is located to maintain continuity of service following the required removal of an existing rooftop telecommunications facility due to redevelopment of the host building. The proposed location allows the replacement facility to serve the same coverage area as the removed rooftop installation and avoids service gaps affecting residents, businesses, and public safety communications.

Alternative locations within commercial zoning districts were evaluated and determined to be infeasible due to lack of equivalent coverage, limited site availability, and timing

constraints associated with the redevelopment schedule. The selected site represents the most effective temporary location to preserve existing service levels while avoiding the establishment of a new permanent telecommunications site.

C (4)(b) Facility Type

The Town's preference for wall- or roof-mounted telecommunications facilities over freestanding towers is acknowledged. Wall- or roof-mounted facilities are not feasible during the redevelopment period, as the existing host structure cannot support telecommunications equipment and will be unavailable for the duration of construction.

The proposed 65-foot ballast-mounted tower is a temporary, non-guyed facility that avoids permanent foundations, minimizes ground disturbance, and can be fully removed upon completion of redevelopment and reinstatement of permanent service facilities. The temporary tower is limited in height, footprint, and duration (approximately 12–24 months) and is not intended to function as a permanent freestanding telecommunications facility.

As proposed, the ballast-mounted tower represents the least intrusive and least permanent facility type available to maintain service continuity and is consistent with the overall intent of §180-5.2.11 to minimize permanent freestanding towers while accommodating necessary telecommunications infrastructure on a temporary basis.

C (5) Design Standards

Responses:

The proposed temporary telecommunications facility complies with the design standards set forth in §180-5.2.11.C.5. Where applicable, the guidelines below have been incorporated into the design and sitting of the facility. The Town retains discretion to waive specific guidelines if strict application does not further the overall intent of §180-5.2.11.C, as defined in §180-5.2.11.A.

C (5)(a) Materials, Colors, Screening, and Visual Integration

The location and design of the temporary ballast-mounted telecommunications facility and all accessory equipment utilize materials, colors, and finishes intended to blend with the surrounding natural setting and built environment. The tower will be finished in a neutral, non-reflective color to minimize visual contrast. Accessory equipment is consolidated and located at ground level to reduce visibility, consistent with the temporary nature of the

installation. No equipment is proposed above ridgelines, and no permanent grading or earth disturbance is required.

C (5)(b) Overlay District Compatibility

This subsection is not applicable. The proposed temporary telecommunications facility and associated accessory equipment are not located within an overlay district adopted by the Town. Therefore, no overlay district standards apply to the project.

C (5)(c) Roof- and Wall-Mounted Facility Standards

This subsection is not applicable. The proposed telecommunications facility is a stand-alone temporary installation and is not roof- or wall-mounted. The facility is required due to the removal of an existing rooftop installation associated with redevelopment of the host building, and the building will be unavailable to support telecommunications equipment for the duration of construction. As a result, roof- or wall-mounted facilities are not feasible during the interim period.

C (5)(d) Lighting

The proposed freestanding temporary telecommunications facility will not be artificially lit, as FAA lighting is not required for the proposed 65-foor height. No security of accent lighting is proposed. The height of the proposed facility includes an approximately 5-foot passive lightning rod. The lightning rod does not increase visual bulk beyond the minimum required for safety and does not introduce lighting or illuminated features. Its inclusion is standard for telecommunications facilities and necessary to meet electrical and safety requirements.

C (5)(e) Setbacks and Property Lines

No portion of the proposed antenna array, tower structure, or accessory equipment will extend across a required property setback or beyond the property line. The proposed temporary ballast-mounted telecommunications facility is located within the public right-of-way (ROW). Placement within the Town ROW has been reviewed and approved by the Town for purposes of Special Use Permit submittal, and the facility is sited to comply with all applicable spatial, safety, and clearance requirements.

C (5)(f) Landscaping Requirements

All landscaping associated with the project, if required, will comply with the landscaping requirements and guidelines of §180-6.14 of the Town of Frisco Unified Development Code. Due to the temporary nature of the installation and the lack of permanent site disturbance, landscaping impacts are minimal.

C (5)(g) Height, Bulk, and Zoning District Regulations

The proposed temporary ballast-mounted telecommunications facility does not fully conform to all height, bulk, and setback requirements of the underlying zoning district due to the temporary nature of the installation and its location within the public right-of-way (ROW). Placement within the ROW presents inherent constraints that make strict compliance with all zoning district dimensional standards impracticable.

The facility is proposed as an interim solution to maintain continuity of wireless service following the removal of an existing rooftop installation necessitated by redevelopment of the host building. The tower is limited in height, footprint, and duration (approximately 12–24 months), does not involve permanent foundations, and will be fully removed upon completion of redevelopment and reinstatement of permanent service facilities.

Given these constraints and the temporary purpose of the installation, strict application of zoning district requirements is not feasible and would undermine the intent of §180-5.2.11 to accommodate necessary telecommunications facilities while minimizing permanent visual and physical impacts. The proposed facility represents the least intrusive alternative available under the circumstances and is consistent with the overall purpose and intent of the Code.

C (6) Co-Location

C (6)(a) Demonstration That Co-Location Is Not Feasible

While the proposed facility is temporary in nature, a building permit is required and will be obtained prior to construction. This application does not propose a new permanent freestanding telecommunications facility; rather, it requests approval for a temporary ballast-mounted facility intended solely to maintain service continuity during redevelopment.

The proposed facility is a temporary, stand-alone ballast-mounted tower intended solely to maintain continuity of service during the redevelopment of a building that currently hosts an existing rooftop telecommunications facility.

The applicant has evaluated opportunities for co-location on existing towers and structures within the geographic area required to meet coverage objectives. No existing towers or structures are suitable to accommodate the applicant's needs for the following reasons:

i. **Geographic Coverage Limitations:**
There are no existing towers or structures within the immediate coverage area that can replicate the service footprint provided by the removed rooftop facility. Co-location at other locations would result in coverage gaps and diminished service levels.

ii. **Height Limitations:**
Existing structures in the vicinity do not provide sufficient height to meet engineering and coverage requirements necessary to replace the lost rooftop installation.

iii. **Structural Limitations:**
Available structures were evaluated and determined to lack sufficient structural capacity to support the proposed antennas and related equipment without substantial modification, which is not feasible or appropriate for a temporary deployment.

iv. **Interference Considerations:**
The proposed facility will be used only for wireless telecommunications purposes. No advertising, signage, branding, or non-telecommunications uses are proposed. The tower and all associated equipment will operate in compliance with Town regulations and will not support any prohibited uses.

v. **Engineering and Physical Constraints:**
Other limiting factors, including antenna orientation, spacing requirements, and equipment layout constraints, render existing facilities unsuitable for co-location.

vi. **Accessory Equipment Constraints:**
There is insufficient land area at potential co-location sites to safely and reasonably accommodate the necessary accessory equipment associated with the proposed temporary deployment.

Based on these factors, no existing tower or structure can reasonably accommodate the applicant's temporary service needs during the redevelopment period.

C (6)(b) Non-Exclusion of Competitors

The applicant will not unreasonably exclude any telecommunications competitor from using the proposed facility, provided such co-location is technically feasible and does not compromise the temporary nature, structural capacity, or operational integrity of the installation. Upon request by the Town, the applicant will provide written documentation explaining any technical, structural, or engineering limitations that would prevent co-location.

C (6)(c) Third-Party Technical Review

The applicant acknowledges that if a telecommunications competitor requests co-location at the proposed temporary facility and the parties are unable to reach agreement, the Town may require a third-party technical study to evaluate the feasibility of co-location. The applicant agrees to participate in such a study in accordance with §180-5.2.11.C.6(c), recognizing that any such analysis must account for the temporary and interim nature of the facility.

C (7) Prohibited Use

The proposed telecommunications facility will not contain advertising, signage, or any visual messaging of any kind. The tower and associated equipment will be used exclusively for the transmission and reception of telecommunications signals, in full compliance with §180-5.2.11.C.7.

C (8) Abandonment; Removal

The applicant acknowledges and agrees to comply with the abandonment and removal provisions of §180-5.2.11.C.8. The proposed facility is expressly temporary and will be removed upon completion of redevelopment of the host building and restoration of permanent telecommunications facilities, or within approximately 12–24 months of installation, whichever occurs first.

Should the facility cease operation for a continuous period of six months, it should be deemed abandoned. Upon abandonment or notification by the Town, the applicant will remove the tower and all associated accessory equipment within the required timeframe. All removal activities will be performed at the applicant’s expense, and the site will be restored to a condition satisfactory to the Town.

The applicant acknowledges that a performance bond may be required pursuant to §180-5.2.11.D.2.d, and that such bond shall be released only after the facility has been fully removed and the site restored to the Town's satisfaction.

D. Permit and Application Requirements — Applicant Response

D (1) Building Permit

The applicant acknowledges that it is unlawful to construct or erect a telecommunications facility without first obtaining a building permit. A building permit application will be submitted and obtained prior to installation of the proposed temporary ballast-mounted telecommunications facility. All construction will comply with approved plans, applicable building codes, and conditions of approval associated with the Special Use Permit.

D (2) Information Required

The applicant has provided or will provide the following information as part of the Special Use Permit and building permit submittals:

D (2)(a) Applicant Identity and Legal Status

The identity and legal status of the applicant, including applicable affiliates, are provided within the Special Use Permit application materials.

D (2)(b) Responsible Party Contact Information

The name, address, and telephone number of the officer, agent, or employee responsible for the accuracy of the application are provided in the application materials and will be kept current.

D (2)(c) FCC Authorizations

Information sufficient to demonstrate that the applicant has applied for and received all required FCC construction permits, operating licenses, or other approvals necessary to provide telecommunications services within the Town is included with the application or will be provided prior to building permit issuance, as applicable.

D (2)(d) Removal Deposit / Performance Security

The applicant agrees to post a deposit or performance bond at the time a permit is issued, in an amount set by the Town and reasonably related to the cost of removing the temporary telecommunications facility, associated accessory equipment, and restoring the site should the applicant fail to comply with removal obligations.

D (2)(e) Co-Location Agreement

The applicant agrees to:
i. Consider co-location proposals from other commercial radio providers expressing interest in the facility; and
ii. Not unreasonably exclude such providers, subject to technical, structural, engineering, and safety limitations associated with the temporary nature and capacity of the facility.

A statement describing the general feasibility and limitations of co-location at the temporary facility is included with the application.

D (2)(f) Service Changes and Interference Monitoring

The applicant agrees to notify the Town at least ten (10) days prior to the introduction of new telecommunications services or changes to existing services at the facility. The applicant further agrees to allow the Town to monitor potential interference with public safety communications during testing and activation periods.

D (2)(g) RF Interference Certification

Except as applicable to low-power facilities, the applicant has provided a verified statement prepared by a qualified radio frequency engineer certifying that a technical evaluation of existing and proposed facilities indicates no potential RF interference issues. If any potential interference is identified, the application includes a description of the issue and a plan to mitigate and eliminate such interference. An EME/RF study is submitted with the SUP application.

D (2)(h) Existing and Planned Facilities Narrative and Map

This provision is not applicable to the proposed facility. The telecommunications installation proposed under this application is a temporary interim facility intended solely to maintain continuity of service during the redevelopment of an existing rooftop telecommunications site. The facility will be removed upon completion of redevelopment or within approximately 12–24 months of installation and is not intended to function as a permanent or long-term site.

Because the proposed installation is temporary and not part of the applicant's permanent wireless network build-out, a narrative and map of existing or planned telecommunications facilities within the Town or within three (3) miles of the Town boundaries is not being provided. The facility does not represent a future siting commitment, long-term coverage plan, or master planning element, and inclusion of such information would not meaningfully contribute to the Town's long-range telecommunications planning or co-location objectives.

The applicant understands that this provision is intended to support master planning and long-term coordination of facilities and acknowledges that such information would be appropriate in connection with a permanent telecommunications facility proposal.

D (3) Supplemental Information

The applicant agrees that, following issuance of any permit, it will inform the Town in writing within sixty (60) days of any change to the information provided pursuant to §180-5.2.11.D, including changes related to ownership, contact information, service characteristics, or facility operation.

Temporary Nature and Removal Commitment (Supporting Statement)

Response:
The applicant commits to removal of the temporary ballast-mounted telecommunications tower within 24 months of installation, or sooner if permanent replacement facilities become operational. This commitment ensures that the installation remains consistent with the Town of Frisco's long-term land use goals and avoids the proliferation of permanent freestanding towers.

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

SMARTLINK/AT&T
CO.FRISO - TEMP SITE
10093711

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

EXHIBIT A

EXISTING VIEW 1 - FROM NORTH

PROPOSED VIEW 1 - FROM NORTH

161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

SMARTLINK/AT&T
CO.FRISO - TEMP SITE
10093711

1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

EXISTING VIEW 2 - FROM EAST

PROPOSED VIEW 2 - FROM EAST

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

SMARTLINK/AT&T
CO.FRISO - TEMP SITE
10093711

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

EXISTING VIEW 3 - FROM SOUTH

PROPOSED VIEW 3- FROM SOUTH

161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

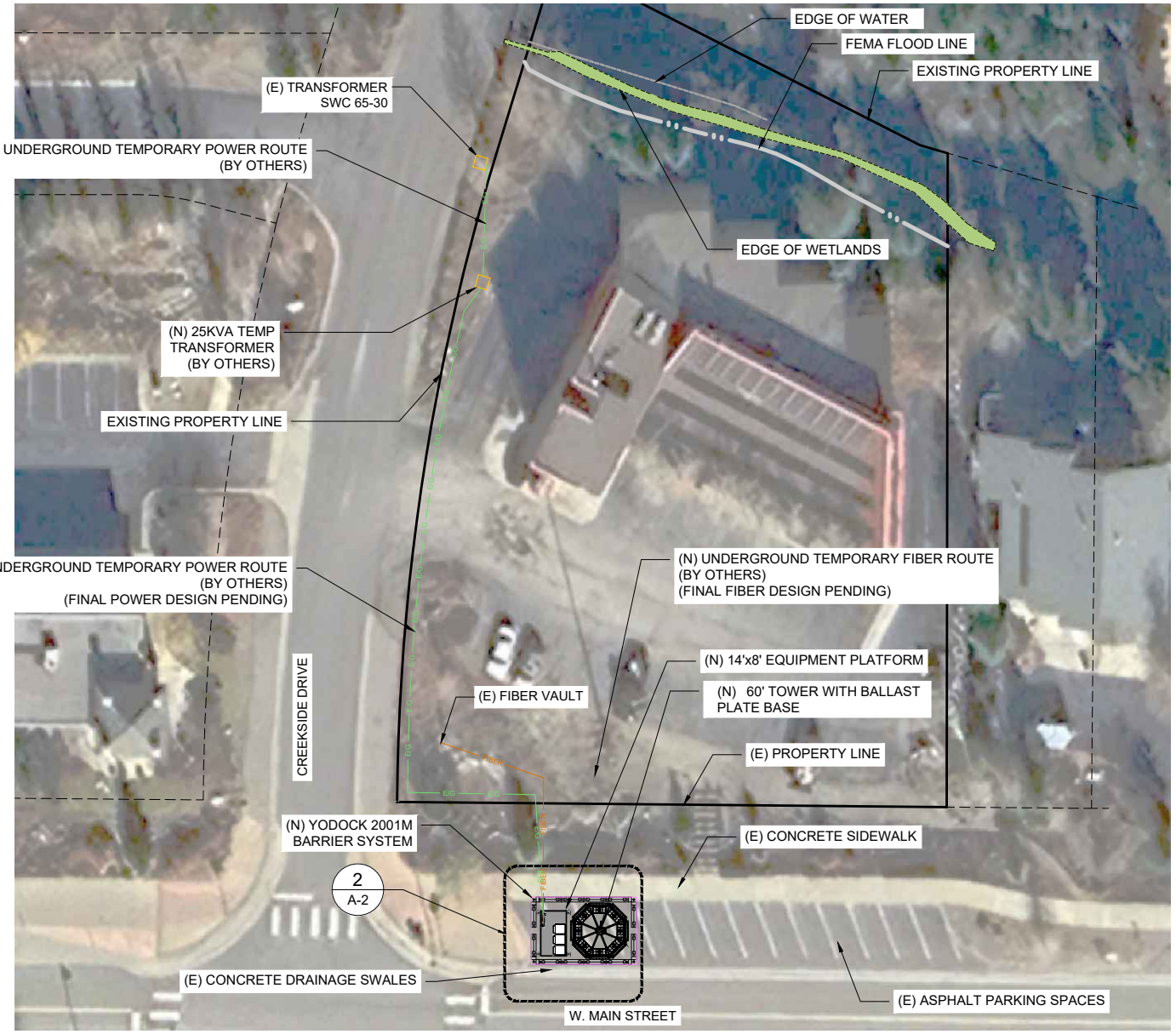
SMARTLINK/AT&T
CO.FRISO - TEMP SITE
10093711

1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

EXISTING VIEW 4 - FROM WEST

PROPOSED VIEW 4 - FROM WEST

EXHIBIT B



1 PLAN: OVERALL SITE
PAGE A-1 SCALE: 1/32" = 1'-0"

NOTE:
- THE AREA UNDER THE TOWER IS TO BE BROUGHT TO LEVEL GRADE.

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W E
S

AT&T
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ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

CCI systems

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
1	90% COMPLETE CD	01/21/2026	JED	OAM	MJC
2	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
3	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
4	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/17/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

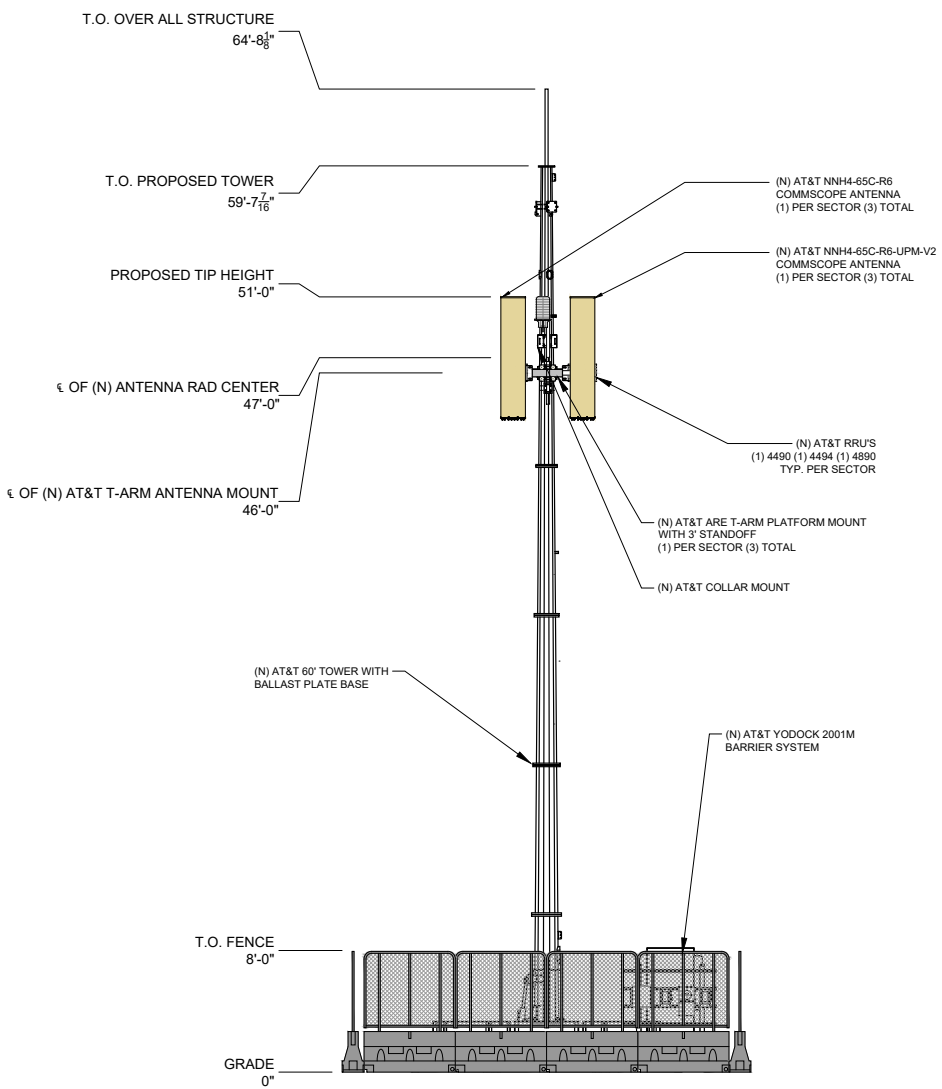
OVERALL SITE PLAN

SHEET NO.

A-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

EXHIBIT C



7 ELEVATION: LEASE AREA SITE, PROPOSED
PAGE A-4 SCALE: 1/8" = 1'-0"

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ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

CCI systems

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SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
1	90% COMPLETE CD	01/21/2026	JED	OAM	MJC
2	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
3	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
4	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/09/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

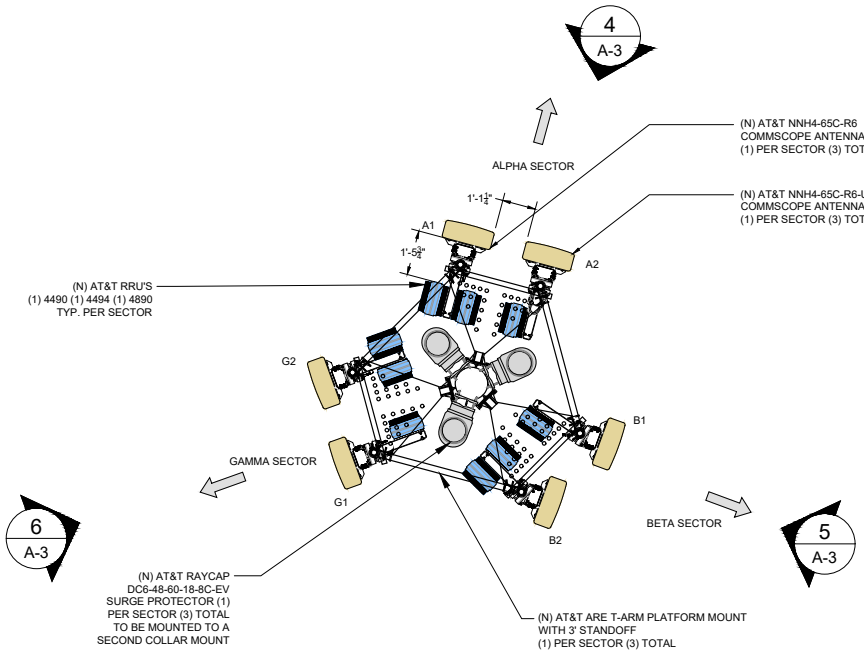
SITE ELEVATION

SHEET NO.

A-4

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

EXHIBIT D

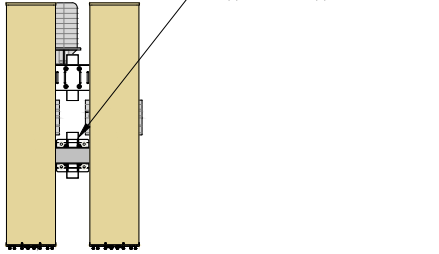


3 PLAN: SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"

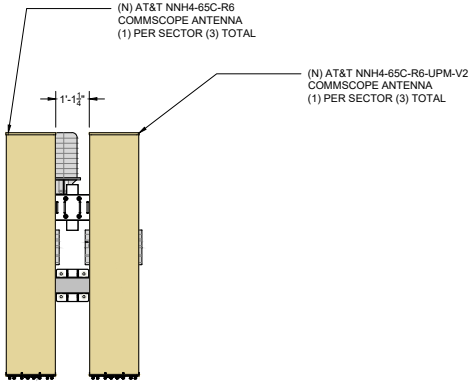
PROPOSED ANTENNA SCHEDULE

SECTOR		ANTENNA TECHNOLOGY	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA TIP HEIGHT	RRU	OVP	CABLING
ALPHA	A1	5G, LTE	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	A2	5G	COMMSCOPE	NNH4-65C-R6	51'-0"			
	A3							
	A4							
BETA	B1	5G, LTE	COMMSCOPE	NNH4-65C-R6	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	B2	5G	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"			
	B3							
	B4							
GAMMA	G1	5G, LTE	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	G2	5G	COMMSCOPE	NNH4-65C-R6	51'-0"			
	G3							
	G4							

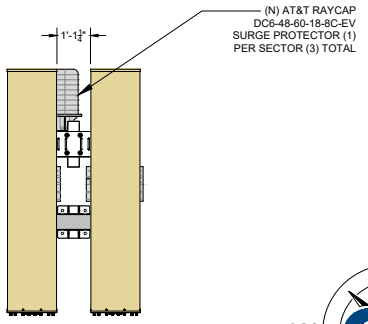
NOTE:
* CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS
** OR SIMILAR



4 ELEVATION: ALPHA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"



5 ELEVATION: BETA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"



6 ELEVATION: BETA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"

AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

CCI systems

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CD	01/21/2026	JED	OAM	MJC
B	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
C	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
D	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/09/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

ANTENNA SECTOR PLAN AND DETAILS

SHEET NO.

A-3

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

Subject:	Re: 101 West Main Street - Frisco - AT&T Temp Site Revision
Date:	Tuesday, April 14, 2026 at 14:25:59 Mountain Standard Time
From:	Fisher, Tom
To:	Ben Feldman
CC:	Valdez, Kris, Craig Coney, Brett Ruby, Southworth, Josh, Gorham, James
Attachments:	image001.png, image002.png, Outlook-wbfnzwxt.png, Outlook-p3qu3mzn, Outlook-vaypoqpx, Outlook-3lqewewt

Ben,

The Town supports the COW in the Town ROW location indicated on the graphic in your email under the following conditions:

- A safe pedestrian walkway is maintained in its current location through the duration of the project and the pedestrian walkway is only occasionally blocked for underground utility construction for as short a duration as possible, and
- Proper permits are applied for and approved for such activity.

Please let me know if you have any questions.

Sincerely,
Tom

Tom Fisher | Town Manager
(he/him/his) *What's This?*

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Office 970.668.9123
Cell 970.640.1757
Email TomF@TownofFrisco.com
FriscoGov.com
TownofFrisco.com

From: Ben Feldman <ben.feldman@bmfdevelopment.com>
Sent: Sunday, April 12, 2026 2:29 PM
To: Fisher, Tom <TomF@townoffrisco.com>

Cc: Valdez, Kris <krisv@townoffrisco.com>; Craig Coney <cc794p@att.com>; Brett Ruby <BRuby@nhpfoundation.org>
Subject: 101 West Main Street - Frisco - AT&T Temp Site Revision

You don't often get email from ben.feldman@bmfdevelopment.com. Learn why this is important

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This Message Is From an External Sender
This message came from outside your organization.
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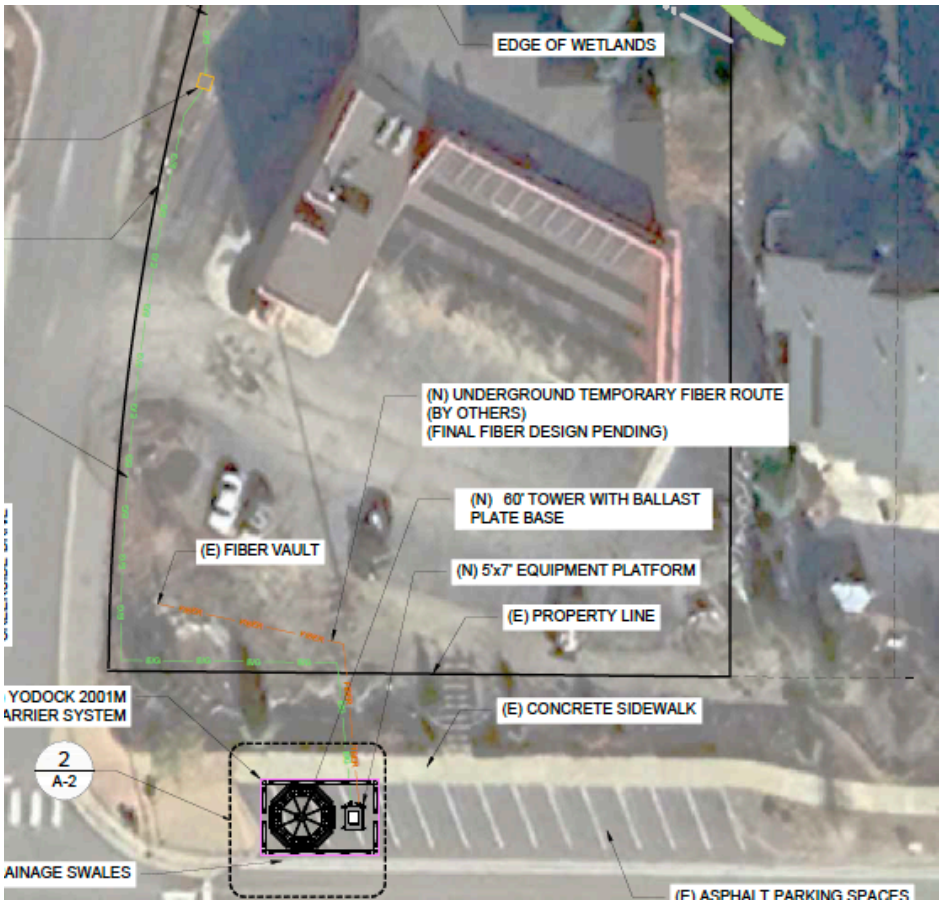
Report Suspicious

Tom,

I recently started working on this project for AT&T, specifically the temp tower we are proposing. The location you approved along the West side of the building on 3/20/2026 has changed, and I just wanted to get your approval to resubmit for my zoning application this week. We changed to some parking spaces along Main Street and have been assigned an address of 103 Main Street for the new application. Please see the screenshot of the new location for your approval, if acceptable please just respond to this email approving the new location.



Thank you,

Ben Feldman
BMF Development, LLC
1345 East Chandler Blvd #203
Phoenix, AZ 85048
P:602-819-4663
E:ben.feldman@bmfdevelopment.com

Radio Frequency Safety Survey Report Predictive (RFSSRP) Prepared For AT&T

Site Name:	FRISCO_TEMP_RELO_COW
FA#:	10093711
USID:	507641
Site ID:	NA
Address:	103 WEST MAIN STREET, FRISCO, CO 80443
County:	SUMMIT
Latitude:	39.57531
Longitude:	-106.10642
Structure Type:	COW
Property Owner:	NHP FOUNDATION
IWM Job#:	WSUTH0051653
RFDS ID:	TBD
Desktop Modeler:	IXUS VERSION 4.18(0)

Report Information

Report Writer: Deepak Jat **Report Generated Date:** 05-07-2026(v2)

Compliance Statement

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be compliant when the remediation recommended in section 5 or appropriate remediation determined by AT&T is implemented.

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1. Executive Summary

1.1 Site Summary

Max Predictive Spatial Average MPE% & Location on Site (General Public)	101.90% at Adj. Sloped Roof Level
Max Predictive Spatial Average MPE% on Ground (General Public)	11.14%
AT&T Mobility Site Compliance	AT&T Mobility will be compliant by implementing remediation recommended as per section 5 in this report.

TABLE 1: Site Summary

1.2 Signage Summary (Proposed)

AT&T Signage Locations	Sign Type									
	Safety Instructions	Notice 2D Adjacent	Caution Sign 2	Caution Sign 2B	Caution Sign 2C	Caution 7"x7"	Warning Sign 1B	RF Exposure Map	Lock	Barriers
Access Point(s)										
COW				1						
Alpha										
Beta										
Gamma										

TABLE 2: Signage Summary (Proposed)

1.3 List of Documents used to prepare this Report.

I. 10093711_AE201_100 FCD_REV_1_TEMP SITE_CO.FRISCO_COL04002_2026-04-09.pdf

II. *CO_Frisco_COL04502_Relo_RFDS_COW_USID_507641_20260506.xlsx*

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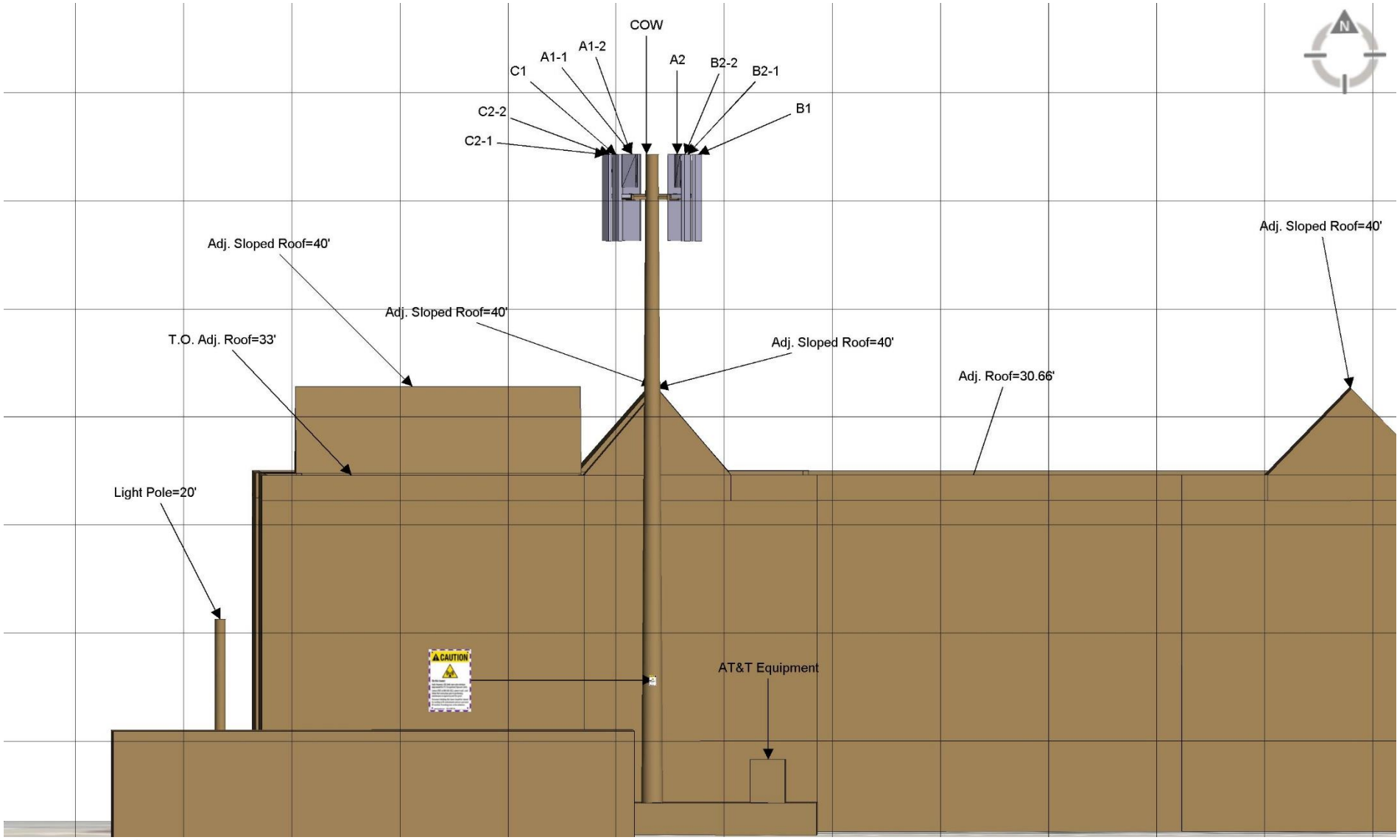
2. Site Scale Map



Proposed	Proposed Signage													Grid Scale = 10 ft
Barrier	Safety Instructions	Notice 2	Notice 2D Adjacent	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D Adjacent	Caution 7"x7"	Warning 1B	Warning 2A	RF Exposure Map	Lock	
Posts														

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3. Antenna Inventory

ANT ID	Operator	Antenna Mfg	Antenna Model	Antenna Type	Freq (MHz)	Tech	Az (°)	EDT (°)	EDT Range For Analysis (°)	MDT (°)	HBW (°)	Antenna Gain (dBd)	Antenna Aperture (ft)	Transmitter Power (Watts)	Total Loss (dB)	Total ERP (Watts)	Total EIRP (Watts)
A1-1	AT&T	CommScope	NNH4-65C-R6-UPM-V2	Panel	700(B14)	LTE	15	-	2 - 12	0	65	13.45	8	120	0.5	2366.91	3883.12
A1-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3450	5G	15	-	-	0	112	24.25	3.02	55*	0	14633.99*	24008.37*
A1-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3840	5G	15	-	-	0	96	25.15	3.02	45*	0	14730.33*	24166.43*
A2	AT&T	CommScope	NNH4-65C-R6	Panel	700(B12)	LTE	15	-	2 - 12	0	75	13.55	8	180	0.5	3633.06	5960.36
A2	AT&T	CommScope	NNH4-65C-R6	Panel	850	5G	15	-	2 - 12	0	73	13.95	8	180	0.5	3983.57	6535.40
A2	AT&T	CommScope	NNH4-65C-R6	Panel	1900	LTE	15	-	2 - 12	0	59	15.35	8	180	0.5	5498.86	9021.37
A2	AT&T	CommScope	NNH4-65C-R6	Panel	2100	LTE	15	-	2 - 12	0	61	15.55	8	180	0.5	5758.01	9446.53
B1	AT&T	CommScope	NNH4-65C-R6	Panel	700(B12)	LTE	110	-	2 - 12	0	75	13.55	8	180	0.5	3633.06	5960.36
B1	AT&T	CommScope	NNH4-65C-R6	Panel	850	5G	110	-	2 - 12	0	73	13.95	8	180	0.5	3983.57	6535.40
B1	AT&T	CommScope	NNH4-65C-R6	Panel	1900	LTE	110	-	2 - 12	0	59	15.35	8	180	0.5	5498.86	9021.37
B1	AT&T	CommScope	NNH4-65C-R6	Panel	2100	LTE	110	-	2 - 12	0	61	15.55	8	180	0.5	5758.01	9446.53
B2-1	AT&T	CommScope	NNH4-65C-R6-UPM-V2	Panel	700(B14)	LTE	110	-	2 - 12	0	65	13.45	8	120	0.5	2366.91	3883.12
B2-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3450	5G	110	-	-	0	112	24.25	3.02	55*	0	14633.99*	24008.37*
B2-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3840	5G	110	-	-	0	96	25.15	3.02	45*	0	14730.33*	24166.43*
C1	AT&T	CommScope	NNH4-65C-R6	Panel	700(B12)	LTE	250	-	2 - 12	0	75	13.55	8	180	0.5	3633.06	5960.36
C1	AT&T	CommScope	NNH4-65C-R6	Panel	850	5G	250	-	2 - 12	0	73	13.95	8	180	0.5	3983.57	6535.40
C1	AT&T	CommScope	NNH4-65C-R6	Panel	1900	LTE	250	-	2 - 12	0	59	15.35	8	180	0.5	5498.86	9021.37
C1	AT&T	CommScope	NNH4-65C-R6	Panel	2100	LTE	250	-	2 - 12	0	61	15.55	8	180	0.5	5758.01	9446.53
C2-1	AT&T	CommScope	NNH4-65C-R6-UPM-V2	Panel	700(B14)	LTE	250	-	2 - 12	0	65	13.45	8	120	0.5	2366.91	3883.12
C2-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3450	5G	250	-	-	0	112	24.25	3.02	55*	0	14633.99*	24008.37*
C2-2	AT&T	Ericsson	AIR 6472 B77G B77M	Integrated	3840	5G	250	-	-	0	96	25.15	3.02	45*	0	14730.33*	24166.43*

Table 3.1: Antenna Inventory Table

Note: Any change in EDT value beyond "EDT Range for Analysis (°)" as mentioned in the table above will require a new EME (Predictive) study.
* 75% TDD duty Cycle & 0.32 Power Reduction factor[1] are used to calculate Transmitter Power & ERP/EiRP

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Antenna Heights (Z)

Ant ID	Operator	Antenna Radiation Centerline (ft)	Z-Height from Adj. Sloped Roof (ft)	Z-Height from Adj. Roof (ft)	Z-Height from Light Pole (ft)	Z-Height from Ground (ft)
A1-1	AT&T	59.00	15.00	24.34	35.00	55.00
A1-2	AT&T	61.49	19.98	29.32	39.98	59.98
A2	AT&T	59.00	15.00	24.34	35.00	55.00
B1	AT&T	59.00	15.00	24.34	35.00	55.00
B2-1	AT&T	61.49	17.49	26.83	37.49	57.49
B2-2	AT&T	59.00	17.49	26.83	37.49	57.49
C1	AT&T	59.00	15.00	24.34	35.00	55.00
C2-1	AT&T	61.49	17.49	26.83	37.49	57.49
C2-2	AT&T	59.00	17.49	26.83	37.49	57.49

Table 3.2: Antenna Height(s) Summary Table

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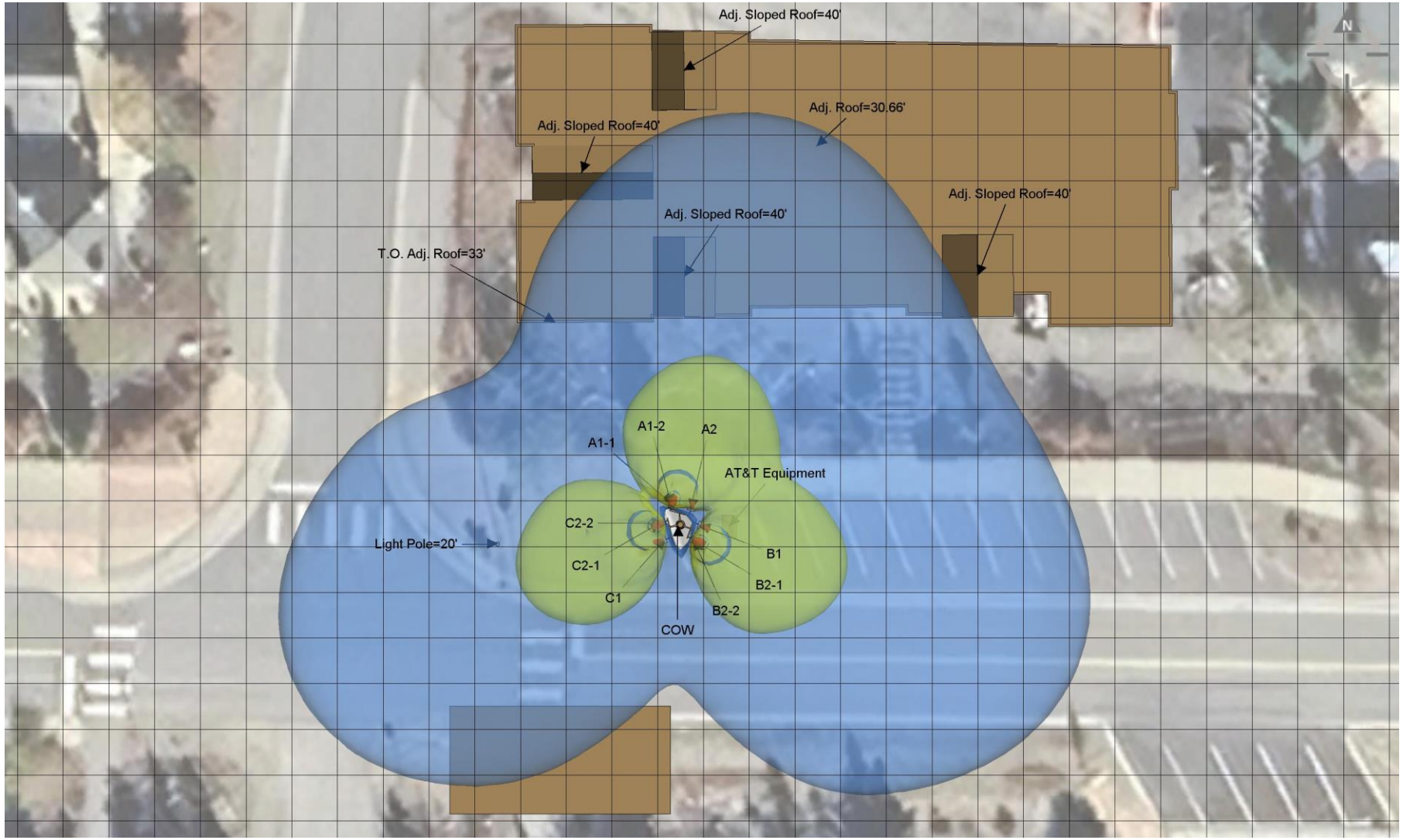
4. Predicted RF Emission Diagram(s)

4.1 Predictive Cumulative MPE Contribution from All Sources: 3D Top View



% of FCC General Public Exposure Limit

100-500	500-5000	>5000

Map Scale = 10 ft

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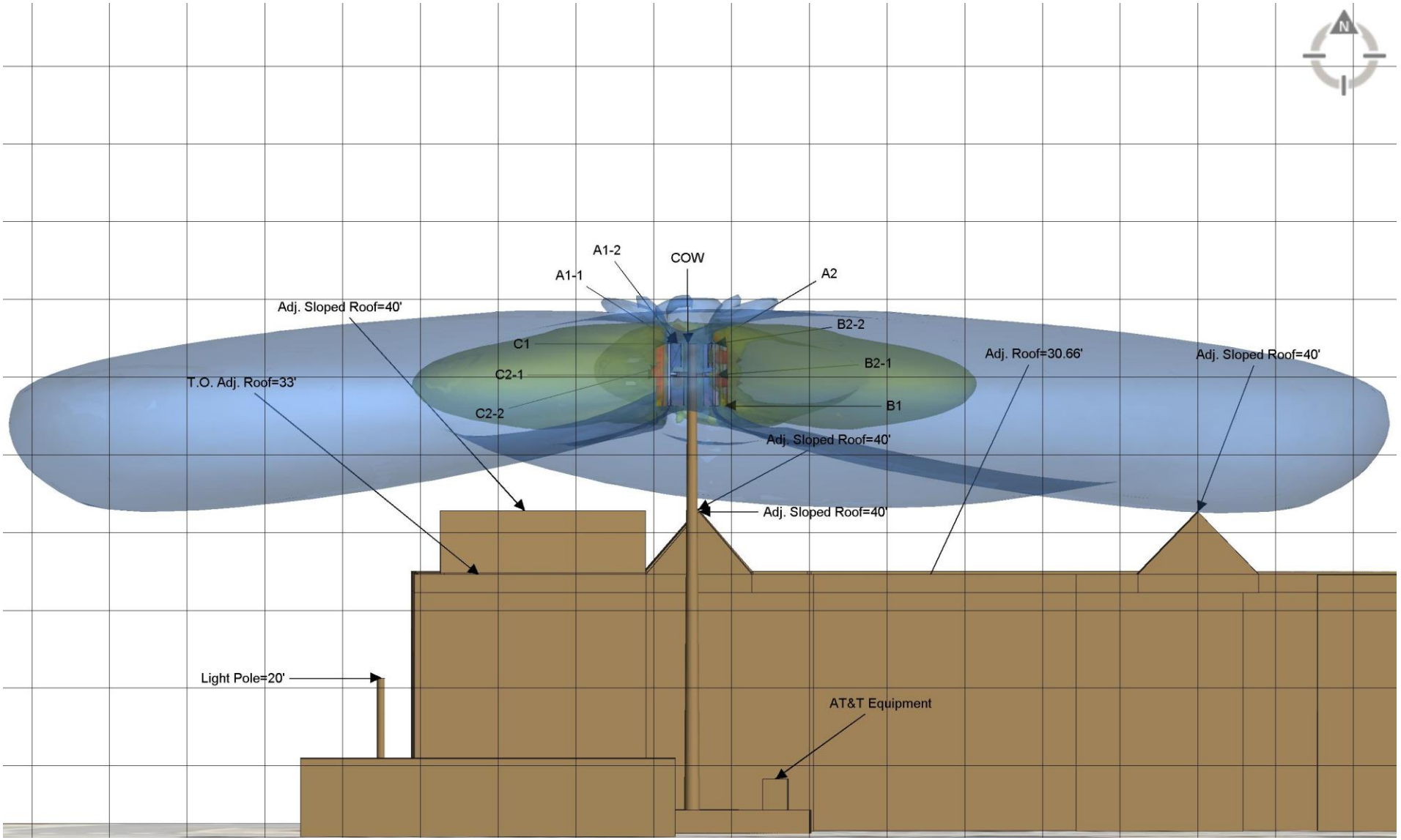
4.2 Predictive Cumulative MPE Contribution from All Sources: 3D Perspective View - 1



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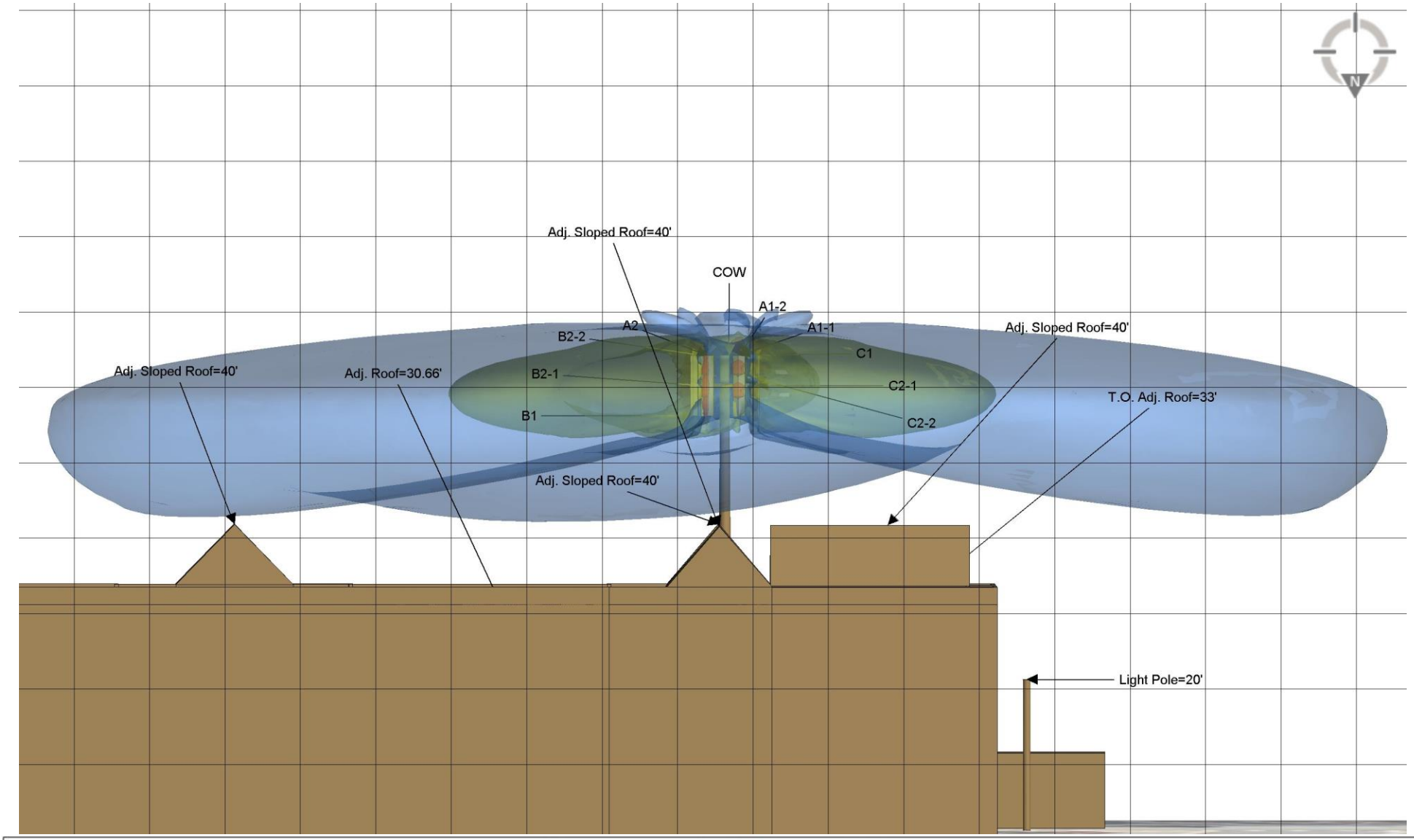
4.3 Predictive Cumulative MPE Contribution from All Sources: 3D Perspective View - 2



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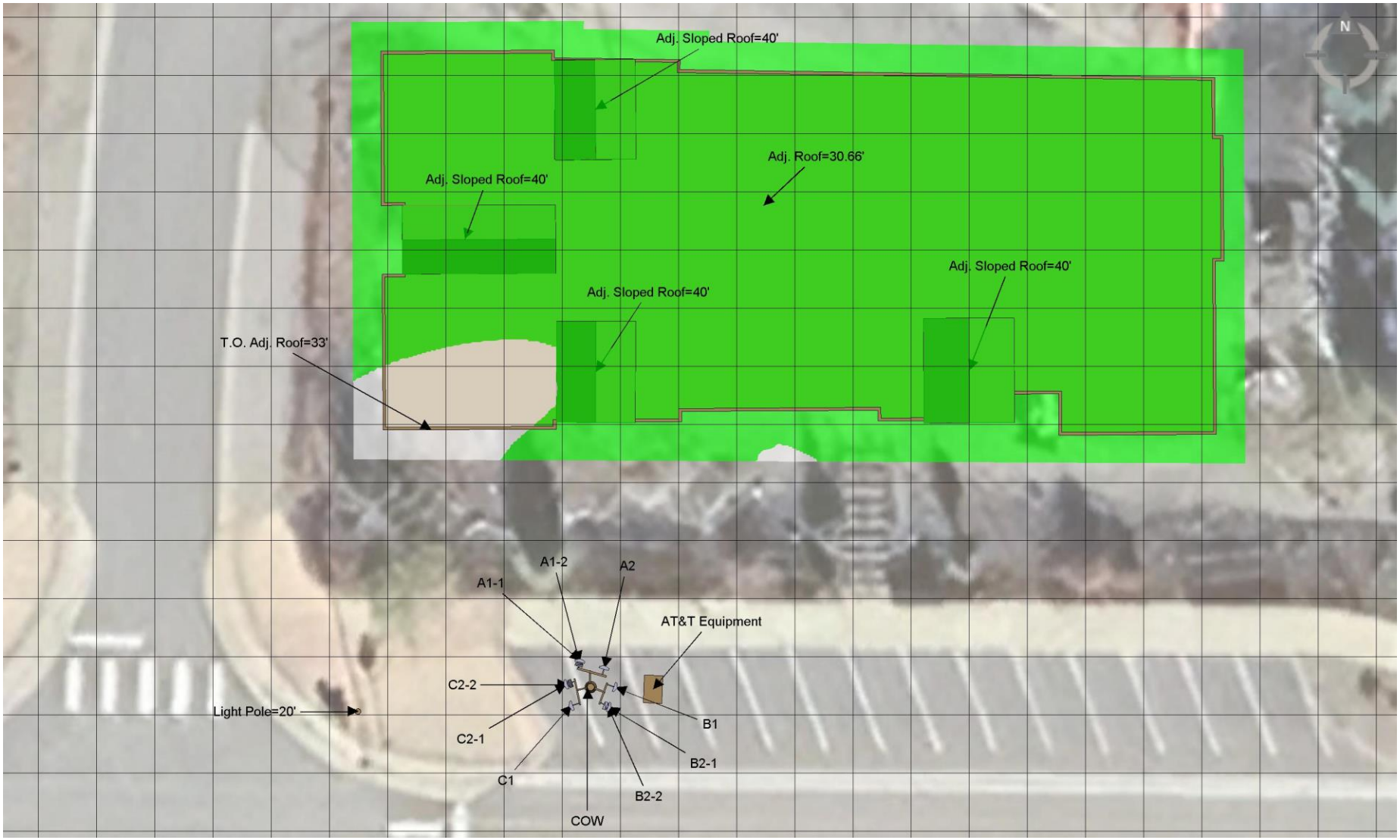
4.4 Predictive Cumulative MPE Contribution from All Sources at Adj. Sloped Roof & Adj. Roof Level (40ft. & 30.66 ft. AGL)



Max. Predictive Spatial Average MPE% = **101.90%**

Proposed Barrier
Proposed Posts

% of FCC General Public Exposure Limit (Predictive Spatial Average)

Non-Simulated	0-5	5-100	100-500	500-5000	>5000

Grid Scale = 10 ft

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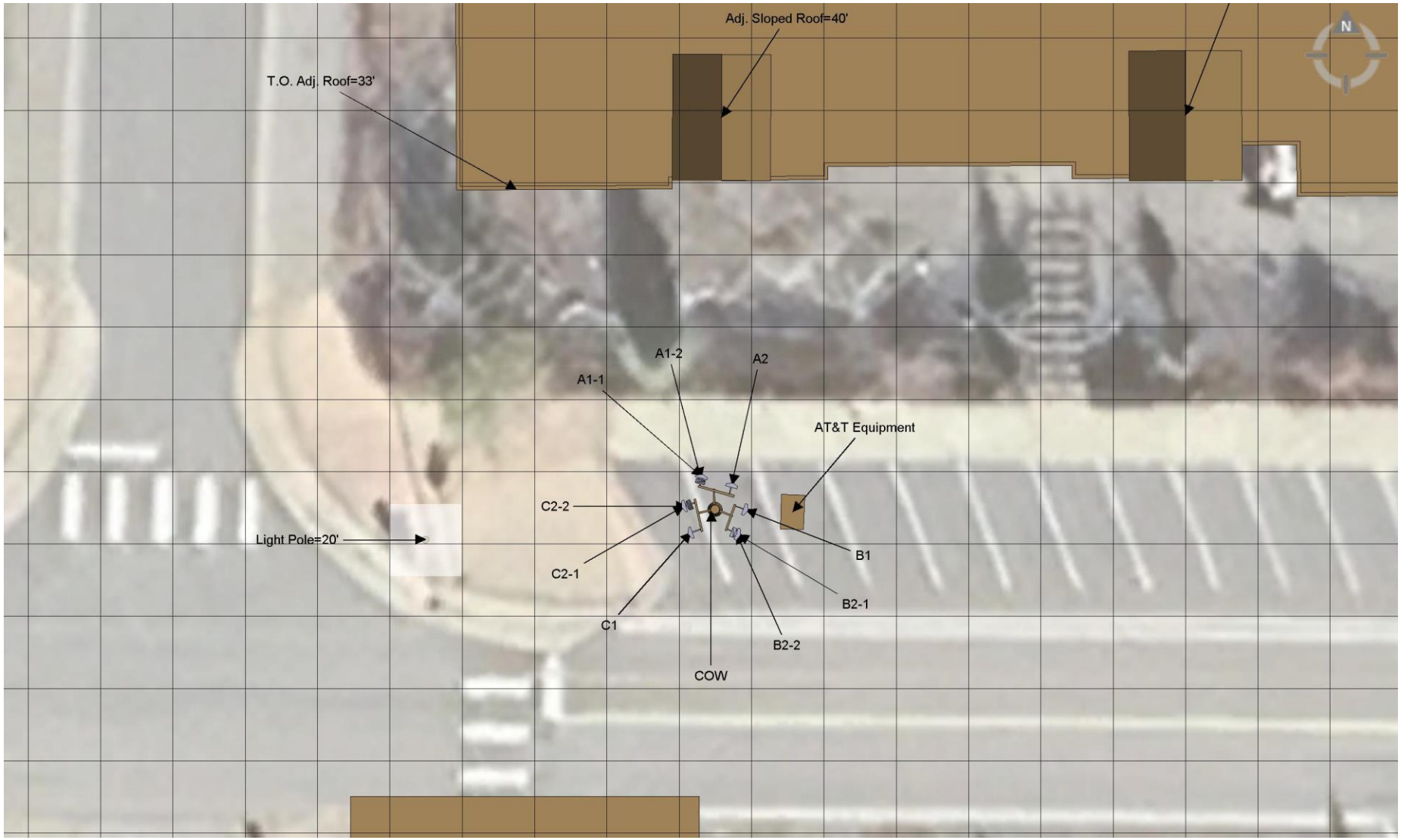
4.5 Predictive Cumulative MPE Contribution from All Sources at Light Pole Level (20 ft. AGL)



Max. Predictive Spatial Average MPE% = **18.65%**

Proposed Barrier
Proposed Posts

% of FCC General Public Exposure Limit (Predictive Spatial Average)

Non-Simulated	0-5	5-100	100-500	500-5000	>5000

Grid Scale = 10 ft

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4.6 Predictive Cumulative MPE Contribution from All Sources at Ground Level (0 ft. AGL)

Max. Predictive Spatial Average MPE% = **7.79%**

Proposed Barrier
Proposed Posts

% of FCC General Public Exposure Limit (Predictive Spatial Average)

Non-Simulated	0-5	5-100	100-500	500-5000	>5000

Grid Scale = 10 ft

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5. Statement of Compliance

5.1 Statement of AT&T Mobility Compliance

At the time of our Analysis, AT&T Mobility is required to take action to fulfill their Obligations to comply with the FCC's mandate as defined in OET-65.

Recommendations

Disclaimer:

Initial recommended power reduction values are for reference only and should not be implemented without ATT RF Design & Optimization team's approval to determine what technology(s)/spectrum(s) power reduction levels should be allowed to ensure RF Safety Compliance.

IF RF Design/Optimization teams do not approve the initial reference values recommended then they will need to provide power reduction range(s) or other RF design change(s) per sector/band to be incorporated into new MPE analysis.

AT&T Mobility Alpha Sector:

- **To mitigate Excess MPE on Adj. Roof & Adj. Sloped Roof**, follow below listed action(s):

Scenario	Site ID/Site Name	FA Code	USID	RFDS ID	Duty Cycle	Sector	Antenna ID	Freq Band (MHz)	Current Azimuth (Deg)	Proposed Azimuth (Deg)	EDT (Deg)	MDT (Deg)	Max Rated RRH Power (W)	Max Rated RRH Power (dBm)	Jumper Loss (dB)	SXM Loss (dB)	AFTRCC Loss (dB)	WCS RRH ATTEN	FRP Loss (dB)	Indoor Loss (dB)	Proposed Atten (dB)	Req'd PMAX (dBm)	Req'd PMAX (Watts)	Object MPE Exceeded	Current Pwr Config @ Object MPE%	Proposed Pwr Config @ Object MPE%	MIMO
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A1-1	700(B14)	15	15	2 - 10	0	160	52.04	0.5							52.04	160	Adj. Sloped Roof	101.90%	97.95%	4T4R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A1-2	3450	15	15	-	0	220	53.42	0							53.42	220	Adj. Sloped Roof	101.90%	97.95%	64T64R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A1-2	3840	15	15	-	0	180	52.55	0							52.55	180	Adj. Sloped Roof	101.90%	97.95%	64T64R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A2	700(B12)	15	15	2 - 10	0	240	53.80	0.5							53.80	240	Adj. Sloped Roof	101.90%	97.95%	4T4R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A2	850	15	15	2 - 10	0	240	53.80	0.5							53.80	240	Adj. Sloped Roof	101.90%	97.95%	4T4R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A2	1900	15	15	2 - 10	0	240	53.80	0.5							53.80	240	Adj. Sloped Roof	101.90%	97.95%	4T4R
1	COL04502/FRISCO_TEMP_RELO_COW	10093711	507641	NA	75%	A	A2	2100	15	15	2 - 10	0	240	53.80	0.5							53.80	240	Adj. Sloped Roof	101.90%	97.95%	4T4R

AT&T Mobility Beta Sector:

- No actions required.

AT&T Mobility Gamma Sector:

- No actions required.

COW:

- One Caution 2B Sign to be posted on the COW at the climbing access, facing outwards so approaching people can see as shown in "Recommendations Map – Detailed View" on page 14. (1 Total Sign)

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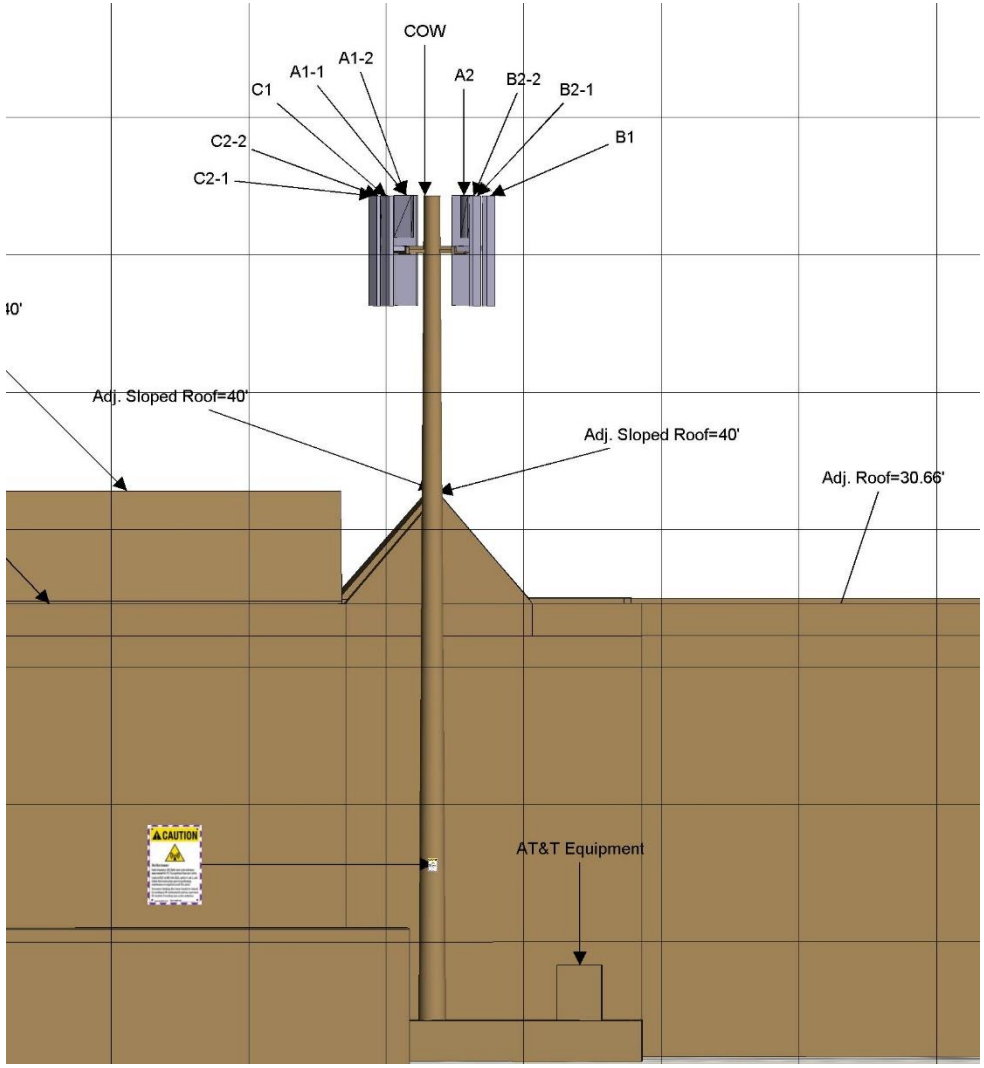
Recommendations Map - Detailed View

COW



Proposed	Proposed Signage												
Barrier ------	Safety Instructions	Notice 2	Notice 2D Adjacent	Caution 2	Caution 2A	Caution 2B	Caution 2C	Caution 2D Adjacent	Caution 7"x7"	Warning 1B	Warning 2A	RF Exposure Map	Lock
Posts ●													

Grid Scale = 10 ft

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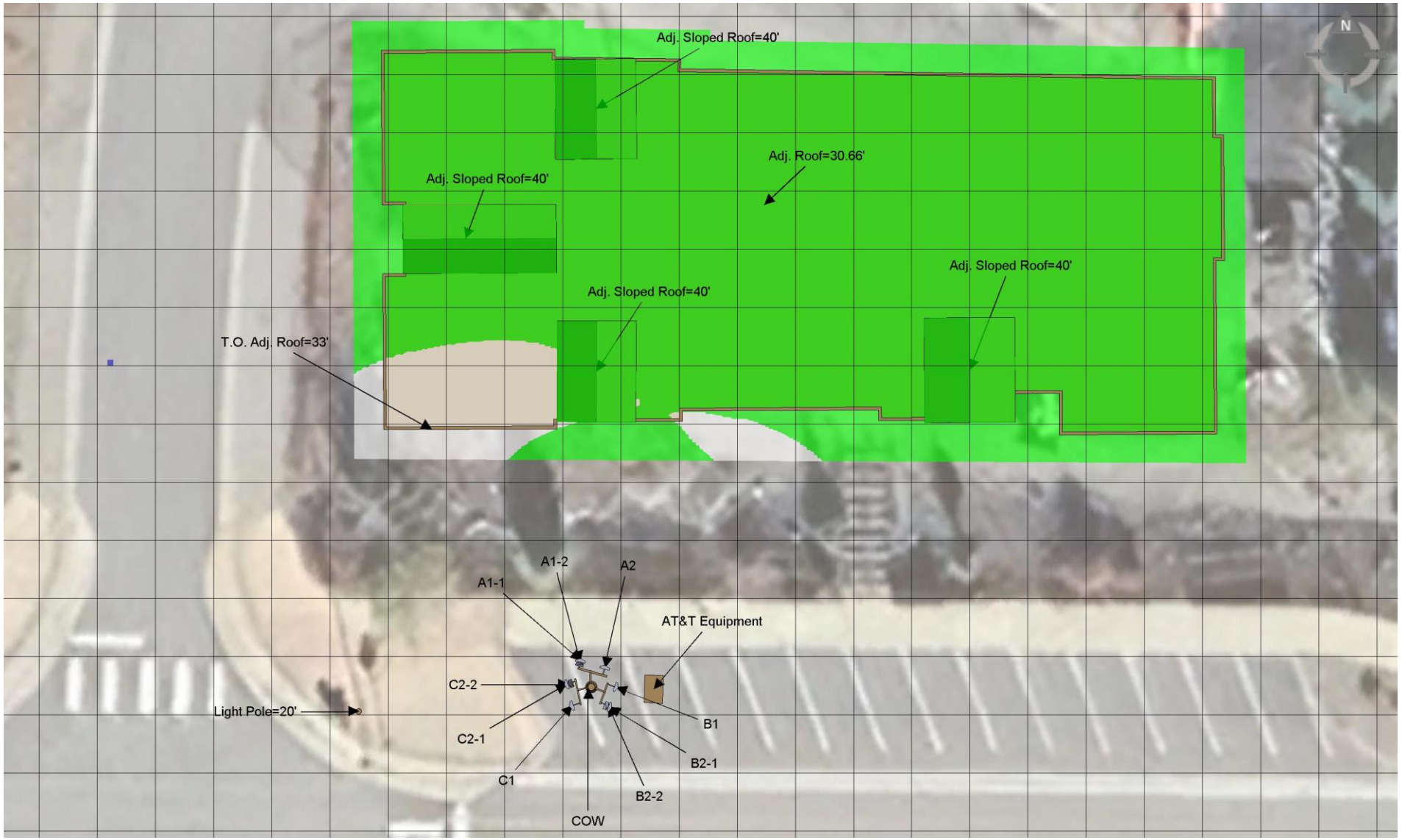
Predictive Cumulative RF Exposure from ALL Sources AFTER implementing recommended mitigation at Sector A:



Proposed Barrier
Proposed Posts

% of FCC General Public Exposure Limit (Predictive Spatial Average)

Non-Simulated	0-5	5-100	100-500	500-5000	>5000

Map Scale = 10 ft

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Appendix A – Statement of Limiting Conditions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at full power at all times. AT&T has further recommended to assume a 75% duty cycle of maximum radiated power for all LTE & 5G carriers.

AT&T recommended to consider - For C-BAND and/or DoD AAS antenna(s) 75% TDD duty Cycle & 0.32 Power Reduction factor are used to calculate Transmitter Power & ERP/EiRP.

AT&T recommended to use worst-case tilts for the simulations. A small EDT range (e.g. +/-1 or +/-2 of given EDT) is also considered at applicable sites as per market specific guidelines.

Power Reduction Factor: IEC Standard 62232: 2017 allows for a statistically conservative power density model to more realistically define the RF exposure area. AT&T recommends a "0.32" factor to calculate the "Actual Maximum" (time averaged) power value, which accounts for "Beam Scanning," "Scheduling," and "RBS Utilization" This recommended value is a conservative figure modelled and supported by other vendors and through measurements published in scientific articles and white papers by IEEE and others. Those publication are listed below:

1. IEEE Access, Time-Averaged Realistic Maximum Power Levels for the Assessment of RF Exposure for 5G Radio Base Stations Using Massive MIMO (Published Sept. 18, 2017 / BJÖRN THORS, ANDERS FURUSKÄR, DAVIDE COLOMBI, AND CHRISTER TÖRNEVIK)
2. IEEE Explore, A Statistical Approach for RF Exposure Compliance Boundary Assessment in Massive MIMO Systems (Published Jan. 25, 2018 / Paolo Baracca, Andreas Weber, Thorsten Wild, Christophe Grangeat)
3. IEEE Access, In-situ Measurement Methodology for the Assessment of 5G NR Massive MIMO Base Station Exposure at Sub-6 GHz Frequencies (Published Dec. 20, 2019 / SAM AERTS, LEEN VERLOOCK, MATTHIAS VAN DEN BOSSCHE, DAVIDE COLOMBI, LUC MARTENS, CHRISTER TÖRNEVIK AND WOUT JOSEPH)
4. Applied Sciences, Analysis of the Actual Power and EMF Exposure from Base Stations in a Commercial 5G Network (Published July 30, 2020 / Davide Colombi, Paramananda Joshi, Bo Xu, Fatemeh Ghasemifard, Vignesh Narasaraju and Christer Törnevik)
5. Ofcom Technical Report, Electromagnetic Field (EMF) measurements near 5G mobile phone base stations (Published Feb. 21, 2020 / Davide Colombi, Paramananda Joshi, Bo Xu, Fatemeh Ghasemifard, Vignesh Narasaraju and Christer Törnevik)

MobileComm believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor). Thus, at any time, if power density measurements were made, we believe the real time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modelling in this way, MobileComm has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Other Carrier" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, MobileComm will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

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Where the frequency is unknown, MobileComm uses the closest frequency in the antenna's range that corresponds to the highest Maximum Exposure Limit (MPE), resulting in a conservative analysis.

3D Modeling

The 3D models in this report are created on a best-effort basis using available data sources, including construction drawings and Google Earth 3D/2D. While MobileComm strives for accuracy, MobileComm makes no warranties regarding completeness or precision. MobileComm is not liable for errors arising from data source inaccuracies. This report is for RF exposure analysis and compliance assessment only.

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Appendix B – FCC Guidelines and Emissions Threshold Limits

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter (µW/cm2).The number of µW/cm2 calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General Population/Uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter (µW/cm2). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467 µW/cm2 and 567 µW/cm2 respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000 µW/cm2. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.

Additional details can be found in FCC OET 65.

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Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

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Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations.

A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

• are exposed to RF energy as a consequence of their employment;

• have been made aware of the possibility of exposure; and

• can exercise control over their exposure.

FCC guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

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Appendix D – General Safety Recommendations

The following are general recommendations appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.

2. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:

• adding new antennas that may have been located on the site

• removing of any existing antennas

• changes in the radiating power or number of RF emitters

3. Post the appropriate SAFETY INSTRUCTIONS, NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.

4. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

5. For a General Public environment the five color levels identified in predicted RF emission diagram can be interpreted in the following manner:

- *White represents areas predicted to be greater than or equal to 0% and less than 5% of the MPE general public limits*
- *Green represents areas predicted to be greater than or equal to 5% and less than 100% of the MPE general public limits*
- *Blue represents areas predicted to be greater than or equal to 100% and lesser than 500% of the MPE general public limits.*
- *Yellow represents areas predicted to be greater than or equal to 500% and lesser than 5000% of the MPE general public limits.*
- *Red areas indicates predicted levels greater than or equal to 5000% of the MPE general public limits.*

6. All persons (arborist, landscapers, construction/utility workers, etc.) that are accessing adjacent elevated surfaces that exceed the General Public (GP) limits MPE must be made aware of these potential exceedances and their fields, where applicable.

Appendix E – References

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1 - FCC Definition

FCC defines an Occupational or Controlled environment as one where persons are exposed to RF fields as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Typical criteria for an Occupational or Controlled environment is restricted access (i.e. locked doors, gates, etc.) to areas where antennas are located coupled with proper RF warning signage.

FCC defines a site as a General Public or Uncontrolled environment when human exposure to RF fields occurs to the general public or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over the exposure. Typical criteria for a General Public or Uncontrolled environment are unrestricted access (i.e. unlocked or no restrictions) to areas where antennas are located without proper RF warning signage being posted.

2 - Physical Testing measurement procedure and Tools

The Narda Broadband Field Meter NBM-550 can make rapid conformance measurements with evaluation in the time domain when used in conjunction EA5091 probe. This probe is a so-called Shaped Probe, i.e. it is frequency weighted so that it automatically takes account of the FCC Occupational limit values. To collect data, the probe is pointed towards the potential source(s) of EME radiation and moved slowly from ground level up to slightly above head height (approx. 6 ft).

Spatial Average Measurement A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

3 - Site Safety Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: *Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.*

Training and Qualification Verification: *All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).*

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna locations (e.g. Chain link with posted RF Sign)

RF Signage: *Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.*

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Assume all antennas are active: *Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.*

Maintain a 3 foot clearance from all antennas: *There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.*

Rooftop RF Emissions Diagram: *Section 4 of this report contains an RF Emissions Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas on the rooftop. This analysis is all theoretical and a worst case scenario. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.*

4 - Definitions

5% Rule - *The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licenses whose transmitters produce field strengths or power density levels at the area in the question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in the area corrective actions to bring the site into compliance.*

Compliance- *The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.*

Decibel (dB) – *A unit for measuring power or strength of a signal.*

Duty Cycle – *The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.*

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – *The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna, this product is divided by the cable losses*

Effective Radiated Power (ERP) – *In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.*

Gain (of an antenna in dbd) – *The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from a reference dipole. Gain is a measure of the relative efficiency of a directional antennas as compared to a reference dipole.*

General Population/Uncontrolled Environment – *Defined by the FCC, as an area where RFR exposure may occur to persons who are unaware of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.*

Generic Antenna – *For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, MobileComm will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.*

Isotropic Antenna – *An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.*

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Maximum Measurement – *This measurement represents the single largest measurement recorded when performing a spatial average measurement.*

Maximum Exposure Limit (MPE) – *The RMS and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.*

Occupational/Controlled Environment – *Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are aware of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.*

Radio Frequency Radiation – *Electromagnetic waves that are propagated from antennas through space.*

Spatial Average Measurement – *A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.*

Transmitter Power Output (TPO) – *The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.*

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Appendix F – Proprietary Statement

This report was prepared for the use of AT&T Mobility, LLC to meet requirements specified in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by MobileComm are based solely on the information provided by AT&T Mobility and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to MobileComm so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

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101 W MAIN ST (ATT Cell Site) - FRISCO
(Nearest intersection - Creekside Dr)

TRAFFIC CONTROL PLAN - Needed (Shoulder)

PERMIT - Needed

RESTO - Not Needed

EDU - TEMP TRANSFORMER: (200AMP - 120/240 - 1PH)
- Install 25 KVA (25B 227 056) staked by customer. Door facing East.
- Install 255'' of #1 SOL AL from open phase in SWC 65-30 to new transformer
- 230' of Marking tape and tracer wire, 95% mod compaction for trench
- (1) Fiberglass base
- (1) Padlock
- (1) Snow Marker

*** Removal of temp transformer accounted for in design and quote

- Xcel to use Backfill on site 36" min and fill with (Class 6) ¾ Select Fill

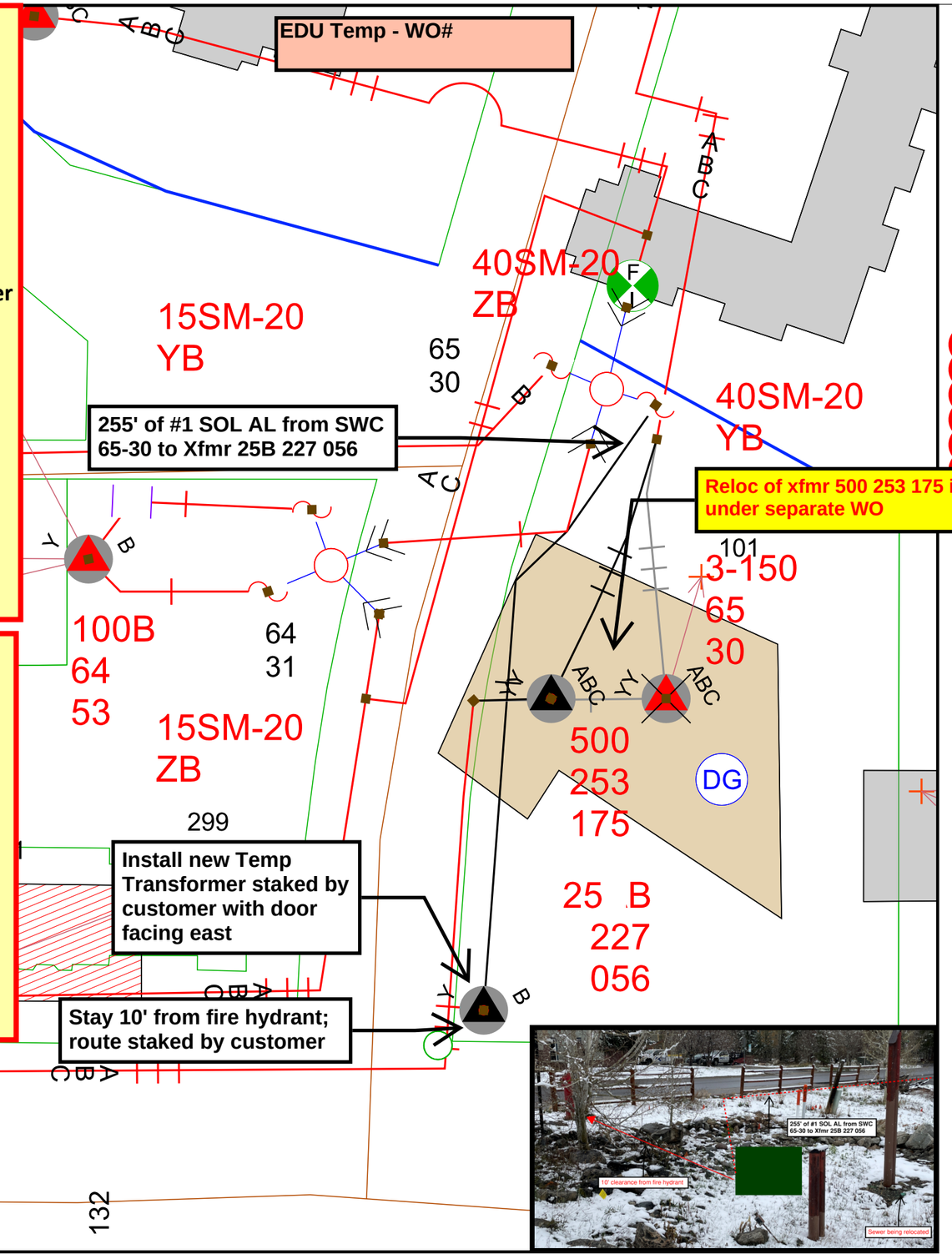
- Note: Any changes to design require prior approval from the design department

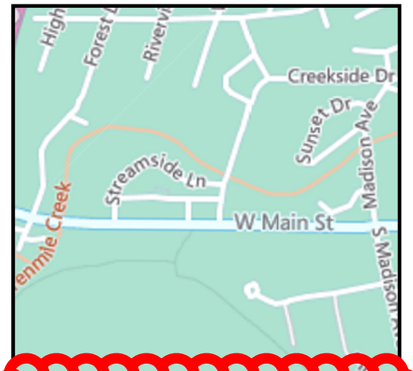
Customer Responsibility on Site:
- Site must be within +/-6" of final grade ; flat compact pad for transformer.
- Customer to stake Transformer site and primary route to ensure required clearances from other utilities and structures are met.
- Distribution route must be inside property line outside of ROW
- Refer to contingency for complete list of responsibilities

(Additional Requirements can be found in the Standard for Meter Installation Guide 17.1 on www.Xcelenergy.com)

CONTACT:TROY BOSWORTH 385-253-3112
tb1243@att.com

DESIGNER: Julie Gittins 970-409-7613
Julie.K.Gittins@xcelenergy.com





Customer Signature:

Date:

Work Order Information

Service Request #	:	0000160746222
Design Number	:	1259489
Designer/Planner ID	:	233959
Designer/Planner Name	:	Julie Gittins
Designer/Planner Ph #	:	970-409-7613
Manager Approval	:	

Joint Utility

E: XCEL G:

T: C:

Design Location

Division	:	MOUNTAIN REGION
County	:	SUMMIT
City	:	FRISCO
Address	:	101/103 W Main ST - ATT Temp xfmr

T: 5S R: 78W S: 34

Map # : 1827634 02 Permit : N/A

Electric

Feeder: SUMM2605M Voltage: 14.4/24.9

Phase: B Bkup Dev ID:

Gas

System : Pressure :

Size : Material :

Dead End :

Work Order # :

Date: 04/16/2026

Sketch: #1 Of #1 Sketch Data

Scale: 1" equals 48'

Xcel Energy®

CONSTRUCTION USE ONLY

☐ NO CHANGES (BUILT AS DESIGNED)

☐ CHANGES MADE AS INDICATED (ALL URD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

RFO_____

FOREMAN _____ DATE _____

TEAM LEADER _____

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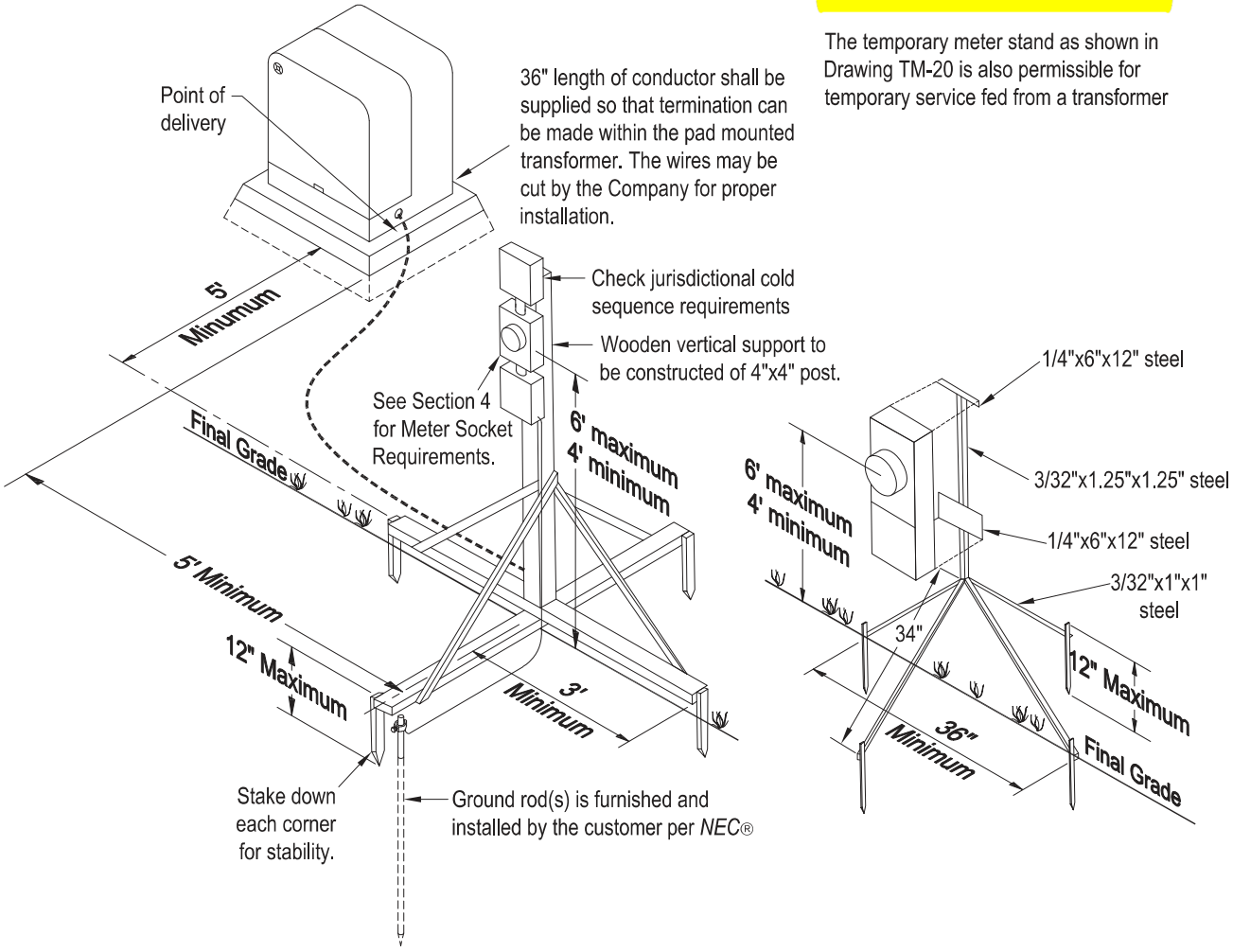
DRAWING TM-30

TEMPORARY SERVICE INSTALLATION FROM AN UNDERGROUND SECONDARY SUPPLY
Services up to 320 amp 1Ø-3Ø
Commercial Service

Temporary service Installations subject to cold sequence requirements

The installation shall be outside utility easement and shall be installed on the property that is under development

The temporary meter stand as shown in Drawing TM-20 is also permissible for temporary service fed from a transformer



Service address shall be prominently displayed on the temporary service installation.

Notes:

1. Entry into pad mounted transformer shall be made by Company.
2. Installation and burial depth of direct buried service conductors shall be per the NEC.
3. As an alternative between the utility equipment and the meter housing, 3 - #6 minimum insulated conductors can be run in a liquid tight flexible nonmetallic conduit with 1-1/2" liquid tight box connectors. The maximum length of the conduit run should be 12 ft. and placed in an area protected from vehicular traffic and mechanical damage.

PROJECT TEAM

APPLICANT:	
COMPANY:	AT&T
ADDRESS:	7670 S CHESTER STREET
CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	BECKY JOHN-HANEY
PHONE:	(720) 480-6429
EMAIL:	BJ739H@ATT.COM
PROJECT MANAGEMENT:	
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EMAIL:	FD1733@ATT.COM
SITE ACQUISITION:	
COMPANY:	SMARTLINK LLC
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CITY, STATE, ZIP:	ANNAPOLIS, MD 21401
CONTACT:	AUDRA KIRK
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RF ENGINEER:	
COMPANY:	AT&T MOBILITY SERVICES LLC
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CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	TROY JOHNSON
PHONE:	(720) 244-1913
EMAIL:	TJ184M@ATT.COM
CONSTRUCTION MANAGER:	
COMPANY:	AT&T
ADDRESS:	7670 S CHESTER STREET
CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	REID POST
PHONE:	(303) 547-5339
EMAIL:	RP836C@ATT.COM
A&E:	
COMPANY:	CCI SYSTEMS
ADDRESS:	105 KENT STREET
CITY, STATE, ZIP:	IRON MOUNTAIN, MI 49801
CONTACT:	BRIAN HORTON
PHONE:	(301) 842- 4263
EMAIL:	BRIAN.HORTON@CCISYSTEMS.COM

PROJECT INFORMATION

SITE ADDRESS:	103 WEST MAIN STREET FRISCO, CO 80443
STRUCTURE TYPE:	COW (TEMPORARY TOWER)
SITE TYPE:	AT&T TEMPORARY TOWER LOCATION
LATITUDE (NAD 83):	39° 34' 31.116" N | 39.57531°
LONGITUDE (NAD 83):	106° 06' 23.2194" W | -106.10645°
GROUND ELEVATION:	±9096'
TOWER OWNER:	AT&T
PROPERTY OWNER:	NHP FOUNDATION 122 EAST 42 STREET, SUITE 4900 NEW YORK, NEW YORK 10168
CONTACT:	KRIS VALDEZ KRISV@TOWNOFFRISCO.COM 970-668-9121
PARCEL NUMBER (APN):	LOT B-1
OCCUPANCY GROUP:	---
COUNTY:	SUMMIT COUNTY
ZONING/JURISDICTION:	TOWN OF FRISCO
CURRENT ZONING:	MU - PUD AREAS
ZONING DESIGNATION:	---
AT&T GROUND LEASE AREA:	676.5 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

811

Know what's **below.**
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811

TOLL FREE: 1-800-922-1987 OR www.co811.org

COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

AT&T

PROJECT: AT&T NEW BUILD
SITE #: COL04002
SITE NAME: FRISCO

FA#: 10093711
IWM JOB NAME: FAST TRACK L4L SWAP

PACE #: WSUTH0051653
USID #: 10290
ORACLE PTN #: 3755A1G4KT
SITE ADDRESS: 103 WEST MAIN STREET
FRISCO, CO 80443
IWM JOB #: WSUTH0051653
JURISDICTION: SUMMIT COUNTY

VICINITY MAP

DRIVING DIRECTIONS

FROM DENVER INTERNATIONAL AIRPORT 8500 PEÑA BLVD, DENVER, CO 80249, UNITED STATES

Take E 78th Ave Connector to Peña Blvd. Head east on Peña Blvd. Take the 75th Ave exit. Use the left lane to turn left onto N Gun Club Rd. Turn left onto E 77th Ave. Turn left onto E 78th Ave Connector. Follow I-70 W to I-70BL/W Main St in Summit County. Take exit 201 from I-70 W. Merge onto Peña Blvd. Use the left 2 lanes to merge onto I-70 W toward Denver. Continue straight to stay on I-70 W. Take exit 201 for Main St toward Frisco. Continue on I-70BL/W Main St to your destination in Frisco. Turn left onto I-70BL/W Main St. Turn left onto Creekside Dr. Turn right. Turn left, Frisco west professional Center 101 W Main St, Frisco, CO 80443

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

APPLICABLE CODE: INTERNATIONAL BUILDING CODE, 2021 EDITION (IBC)
INTERNATIONAL MECHANICAL CODE, 2021 EDITION (IMC)
NATIONAL ELECTRICAL CODE, 2020 EDITION (NEC)
LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T(CONST): _____ DATE: _____

AT&T(SAM): _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

PROJECT SCOPE

☐ 1C ☐ 2C ☐ 3C ☐ 4C ☐ 5C ☐ 6C

☐ 2ND RRU ADD ☒ RRU SWAP

RFDS ID: RFDS-3248

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

PROPOSED AT 60' MONOPOLE (COW):

- PROPOSED (3) ANTENNAS, COMMSCOPE NNH4-65C-R6 (1 PER SECTOR)
- PROPOSED (3) ANTENNAS, COMMSCOPE NNH4-65C-R6-UPM-V2 (1 PER SECTOR)
- PROPOSED (3) RRHs, ERICSSON 4490 B5/B12A (1 PER SECTOR)
- PROPOSED (3) RRHs, ERICSSON 4890 B25/B66 (1 PER SECTOR)
- PROPOSED (3) RRHs, ERICSSON 4494 B14/B29 (1 PER SECTOR)
- PROPOSED (3) RAYCAP DC6-48-60-18-8C-EV (1 PER SECTOR)
- PROPOSED (3) T-ARM PLATFORM 36" MOUNT

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED (1) AT&T 60' MONOPOLE (COW)
- PROPOSED (1) AT&T EQUIPMENT 5' X 7' PLATFORM, MTC4045
- PROPOSED (1) 3-BAY WUC CABINET
- PROPOSED (1) AT&T GPS ANTENNA
- PROPOSED FIBER SERVICE WITH PROPOSED TELCO BOX
- PROPOSED AT&T PLATFORM H-FRAME KIT, MTC4045HF
- PROPOSED AT&T JERSEY BARRIERS, 2001M, YODOCK

NOTE:

- THE AREA UNDER THE TOWER IS TO BE BROUGHT TO LEVEL GRADE.

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AT&T
161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401

CCI systems

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CD	01/21/2026	JED	OAM	MJC
B	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
0	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
1	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/17/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

TITLE

SHEET NO.

T-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

GENERAL NOTES

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.
7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AND ALL THE OTHER LATEST GOVERNING CODES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.
15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
17. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
26. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS/HER BID, THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
3. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
4. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
5. EACH END OF EVERY POWER, GROUNDING, CONTROL AND ALARM CONDUCTOR AND CABLE SHALL BE LABELED OR IDENTIFIED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS OTHERWISE NOTED AND COORDINATED WITH THE GENERAL CONTRACTOR.
8. POWER AND EQUIPMENT GROUND WIRING SHALL BE 12 AWG OR LARGER, 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
9. CONTROL AND ALARM WIRING SHALL BE COPPER, 300V OR 600V LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
11. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF THE JOB.
12. ALL POWER AND EQUIPMENT GROUND WIRE CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS OR WIRENUTS. LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
13. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. PENETRATIONS OF ALL WALLS OR CEILINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
18. SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
19. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
20. ALL DETAILS/SCHEMATICS SHOWN ARE IN GENERAL TERMS, AND INSTALLATION MAY VARY DUE TO SPECIFIC SITE CONDITIONS.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. METALLIC CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE, GALVANIZED AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. MYERS HUBS OR APPROVED LOCKNUTS SHALL BE FITTED AT ALL BOX CONNECTIONS TO MAINTAIN NEC.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE PVC OR GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
30. ALL ENTRIES TO EQUIPMENT ASSOCIATED WITH THIS PROJECT SHALL BE SEALED TO KEEP WATER OUT.

SITE PREPARATION NOTES

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
12. PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS

SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT/ENGINEER, SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT/ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

STRUCTURAL STEEL

1. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
2. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER C.B.C. SECTION 2203.
4. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.
5. GROUTING Of COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. All SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
6. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
7. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.
8. WELDING: CONFORM TO AWS D1 1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.
9. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC. SECTION RCSC B(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION B (D).
10. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
11. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A780/A-780M-20 STANDARDS.

MATERIALS: CONFORM TO

ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARS AND PLATES:	ASTM A36
BOLTS:	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY AND EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS:	ASTM A615. GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50

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COLORADO LICENSED
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47078
PROFESSIONAL ENGINEER
04/17/2026

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COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

GENERAL NOTES

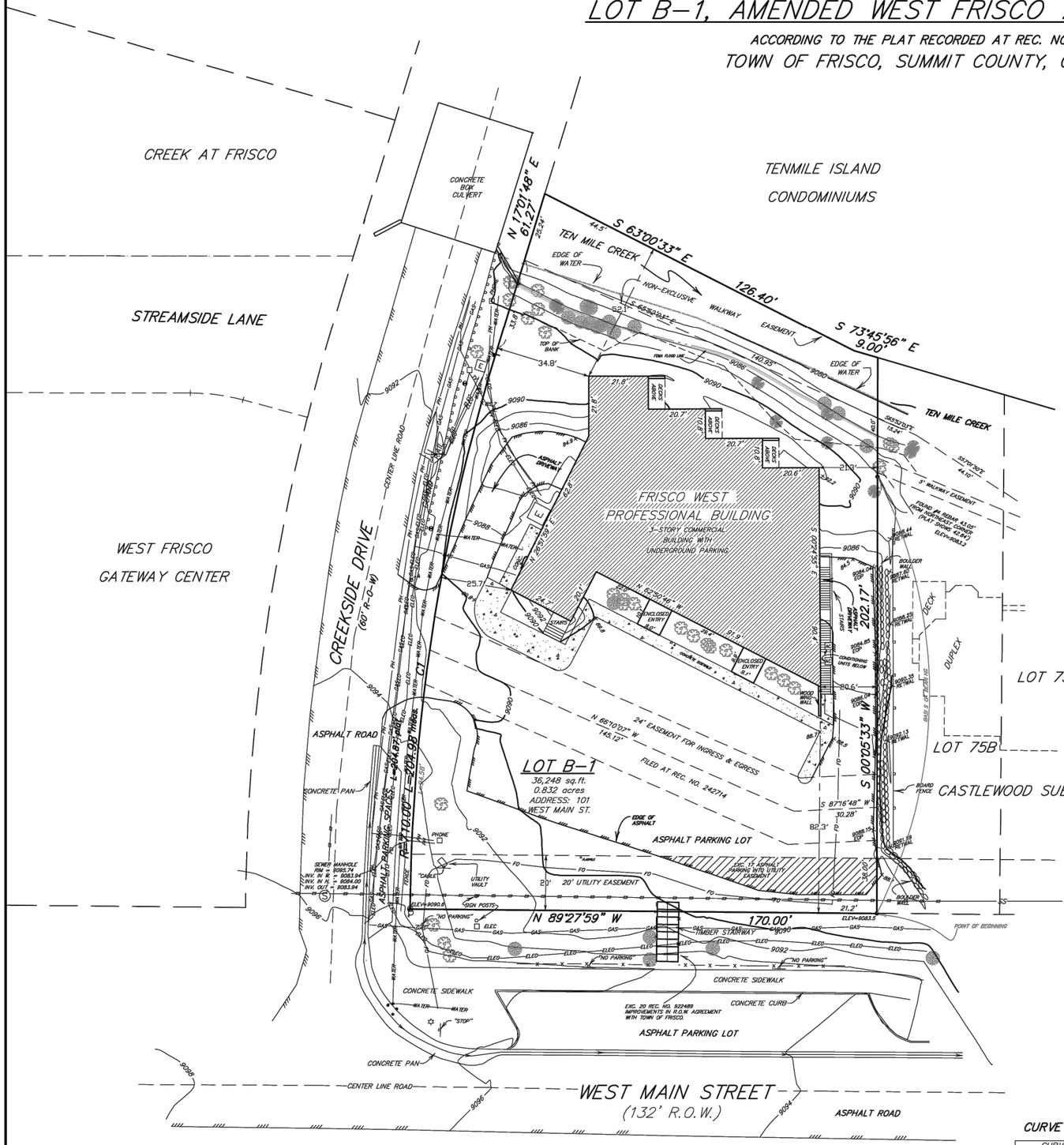
SHEET NO.

GN-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2

ACCORDING TO THE PLAT RECORDED AT REC. NO. 140796
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ELEVATIONS BASED ON U.S.G.S. DATUM (NAVD 88)
DATE OF FIELD SURVEY: 03/22/07
DATE OF FIELD SURVEY UPDATE: 04/25/13
DATE OF FIELD SURVEY UPDATE: 12/20/2022
CONTOUR INTERVAL=2 FEET

NOTES:

1) ELEVATIONS BASED ON USGS NAVD 88 DATUM OBTAINED BY STATIC GPS
2) BASIS OF BEARING IS THE EAST PROPERTY LINE OF LOT B-1. ALL MONUMENTS FOUND AS SHOWN.
3) UNDERGROUND UTILITIES ARE SHOWN PER LOCATES PERFORMED BY BASLINE LOCATING ON DECEMBER 14, 2022
4) FEMA FLOODLINE BASED ON FEMA FLOOD MAP 08117C0353F, EFFECTIVE 11/16/2018. THE SUBJECT PROPERTY LIES BETWEEN BASE FLOOD ELEVATIONS OF 9084.9' AND 9088.6'.
4) TITLE COMMITTMENT BY LAND TITLE GUARANTEE COMPANY ORDER NO. MRG20210291-3 DATED 10/31/2022 USED FOR THIS SURVEY.

TITLE EXCEPTIONS:

9. PUBLIC SERVICE R-O-W AS SHOWN PER RECORDED PLAT AT REC. NO. 133038. DOES NOT EFFECT LOT B-1
10. COVENANTS
11. NOTES, DEDICATIONS AND EASEMENT PER RECORDED PLAT AT REC. NO. 140796. THE PUBLIC WALKWAY EASEMENT ON THE NORTH AND UTILITY EASEMENT ON THE SOUTH ARE SHOWN PER THE PLAT.
12. 24 FOOT EASEMENT FOR INGRESS AND EGRESS BENEFITTING LOT B-2 (REPLATTED AS CASTLEWOOD SUBDIVISION), AS MAPPED
13. DELETED
14. LOSS OR GAIN OF LAND DUE TO CHANGE IN RIVER BED
15. FISHERY HABITAT EASEMENT FOR TOWN OF FRISCO (NOT MAPPABLE) AT REC. NO. 393380
16. ASSIGNMENT OF LEASE REC. NO. 416855
17. ENCROACHMENT OF ASPHALT PARKING INTO 20' UTILITY EASEMENT, AS MAPPED.
18. MEMO OF PURCHASE AND SALE OF LEASE, AP WIRELESS THROUGH 2/28/2033, REC. NO. 984744
19. ASSIGNMENT OF AGREEMENT AT REC. NO. 1038768
20. REVOCABLE LICENSE FOR USE OF PUBLIC R-O-W FROM TOWN OF FRISCO, IMPROVEMENTS IN R-O-W AS MAPPED.
21-23. CERTAIN DEEDS FROM AP WIRELESS INVESTMENTS AT REC. NO. 1038769, 1062569 & 1292553.

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND No. 4 REBAR
- WATER VALVE
- FIRE HYDRANT
- UTILITY PEDESTAL
- LIGHT POLE
- SEWER MANHOLE
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- TRANSFORMER
- RAIL FENCE
- SANITARY SEWER
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- PHONE LINE
- FIBER OPTIC LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	710.00'	204.98'	204.27'	N 08°45'33" E	16°32'29"

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 _____ DAY OF _____, 20__

SIGNATURE

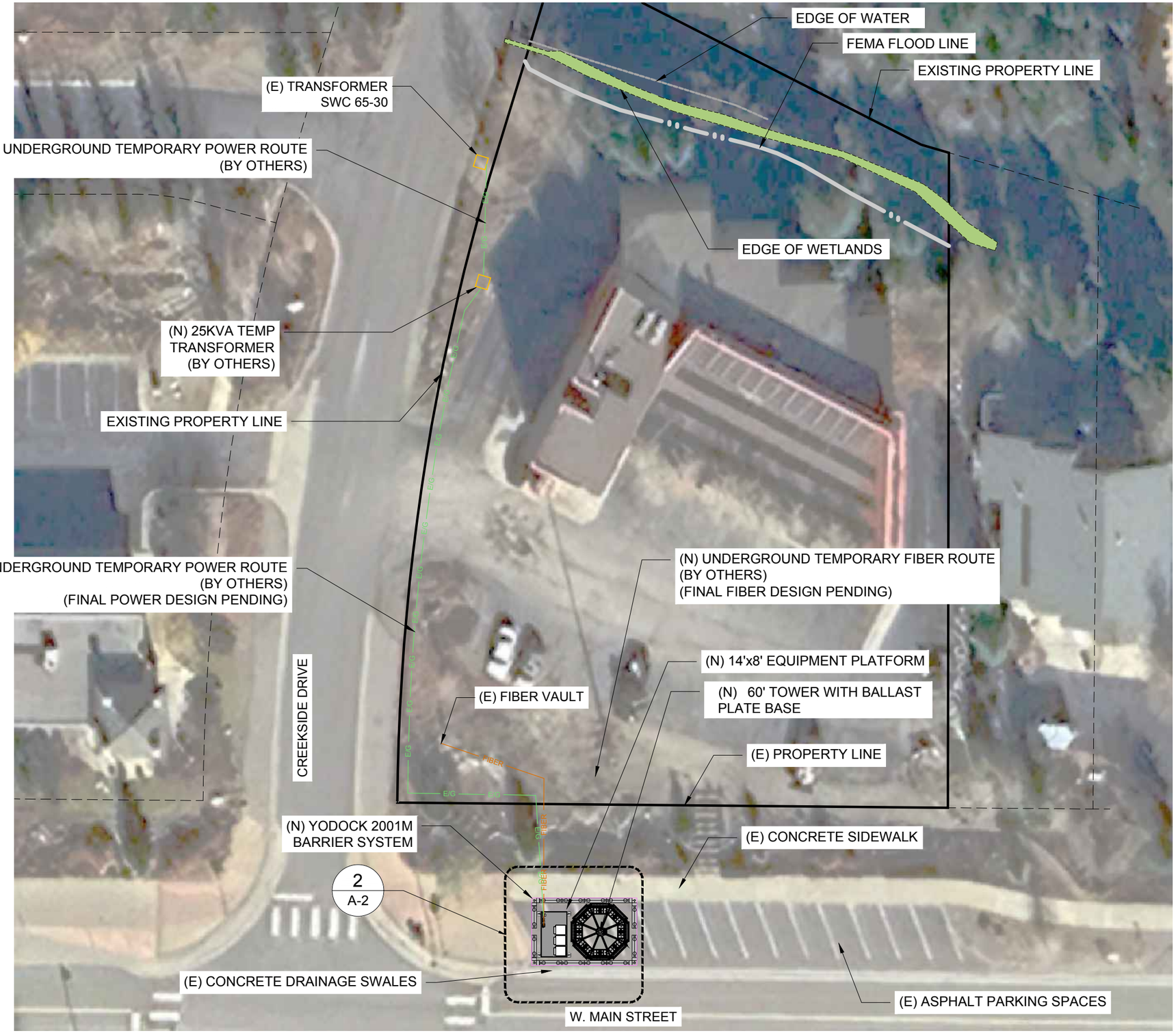
ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

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.

Drawn GAW/RRJ/DPB/ESH	Dwg 14089ISP2	Project 14089_22
Checked RRJ	Date 12/21/2022	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281



1 PLAN: OVERALL SITE
PAGE A-1 SCALE: 1/32" = 1'-0"

NOTE:

- THE AREA UNDER THE TOWER IS TO BE BROUGHT TO LEVEL GRADE.

N
W E
S

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SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
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FRISCO, CO 80443

SUMMIT COUNTY

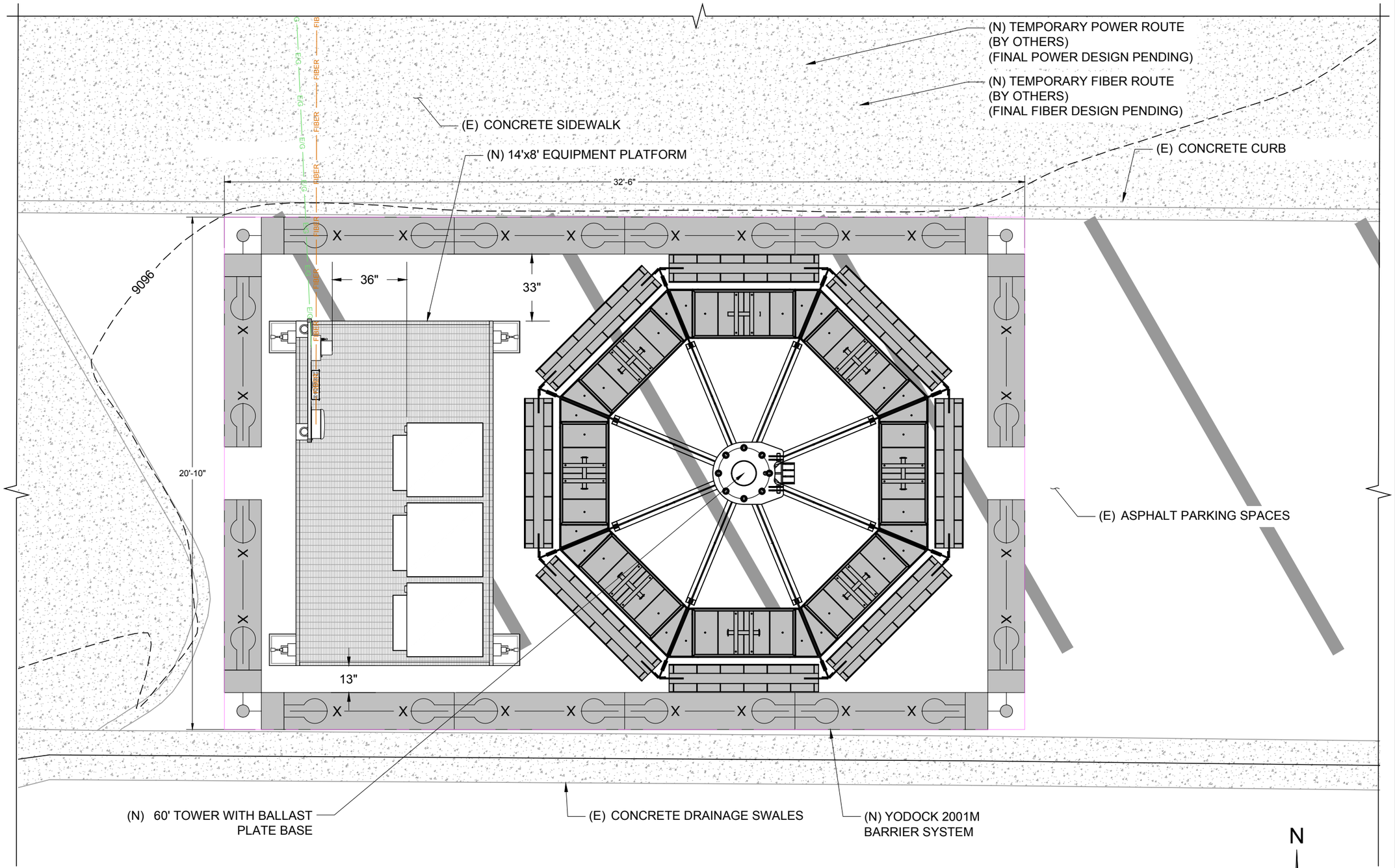
SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NO.

A-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



2 PLAN: SITE, ENLARGED
PAGE A-2 SCALE: 1/4" = 1'-0"

NOTE:
- THE AREA UNDER THE TOWER IS TO BE BROUGHT TO LEVEL GRADE.

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SUMMIT COUNTY

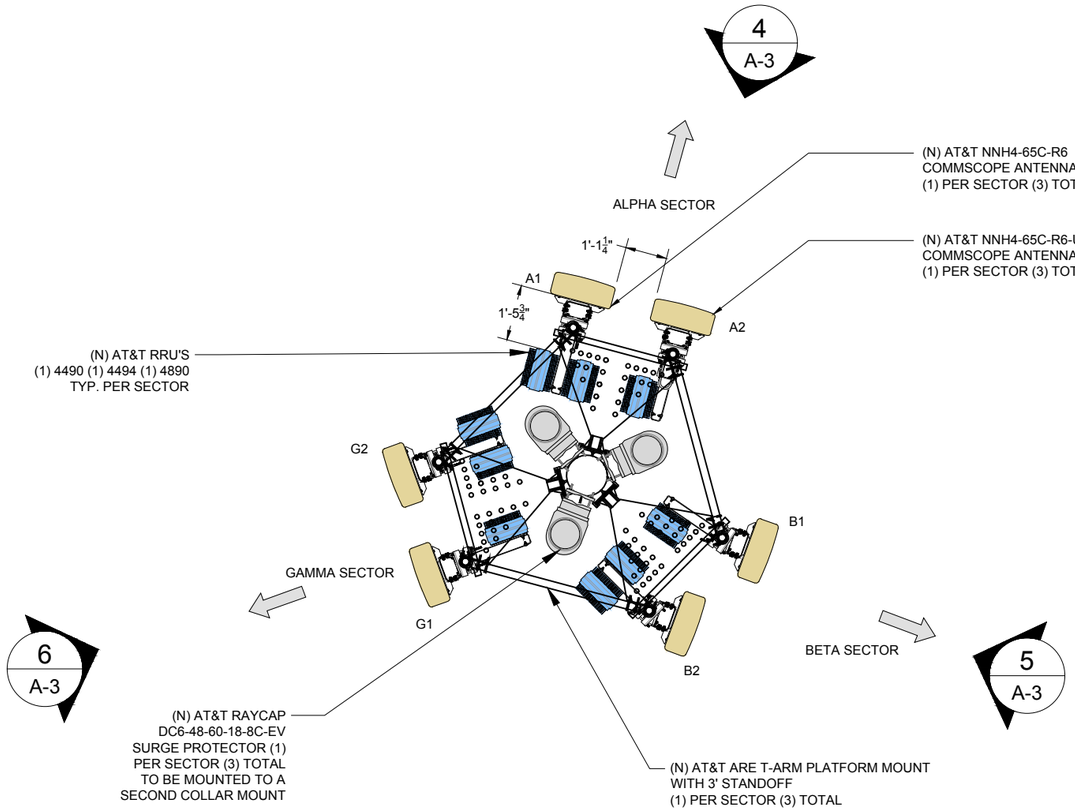
SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

A-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

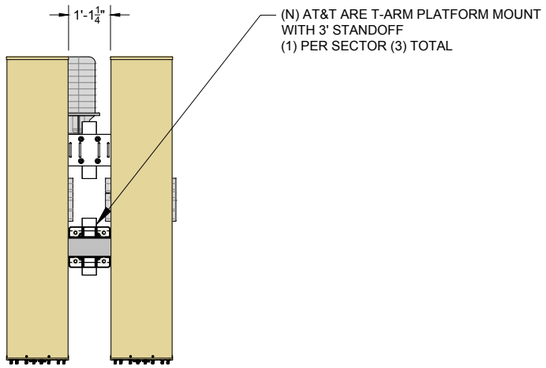


3 PLAN: SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"

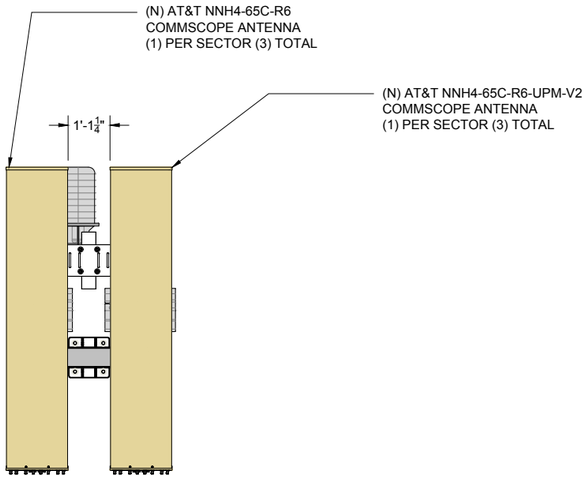
PROPOSED ANTENNA SCHEDULE

SECTOR		ANTENNA				RRU	OVP	CABLING
		TECHNOLOGY	MANUFACTURER	MODEL	TIP HEIGHT			
ALPHA	A1	5G, LTE	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	A2	5G	COMMSCOPE	NNH4-65C-R6	51'-0"			
	A3							
	A4							
BETA	B1	5G, LTE	COMMSCOPE	NNH4-65C-R6	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	B2	5G	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"			
	B3							
	B4							
GAMMA	G1	5G, LTE	COMMSCOPE	NNH4-65C-R6-UPM-V2	51'-0"	**ERICSSON 4490 B5/B12A **ERICSSON 4494 B14/B29 **ERICSSON 4890 B25/B66	(1) DC6-48-60-18-8C-EV	(1) FIBER TRUNK (2) DC TRUNK
	G2	5G	COMMSCOPE	NNH4-65C-R6	51'-0"			
	G3							
	G4							

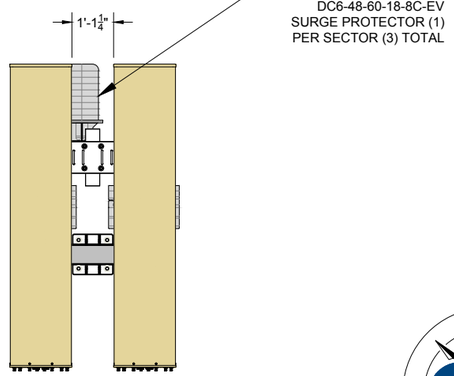
NOTE:
* CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS
** OR SIMILAR



4 ELEVATION: ALPHA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"



5 ELEVATION: BETA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"



6 ELEVATION: BETA SECTOR, ENLARGED
PAGE A-3 SCALE: 1/4" = 1'-0"

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SUMMIT COUNTY

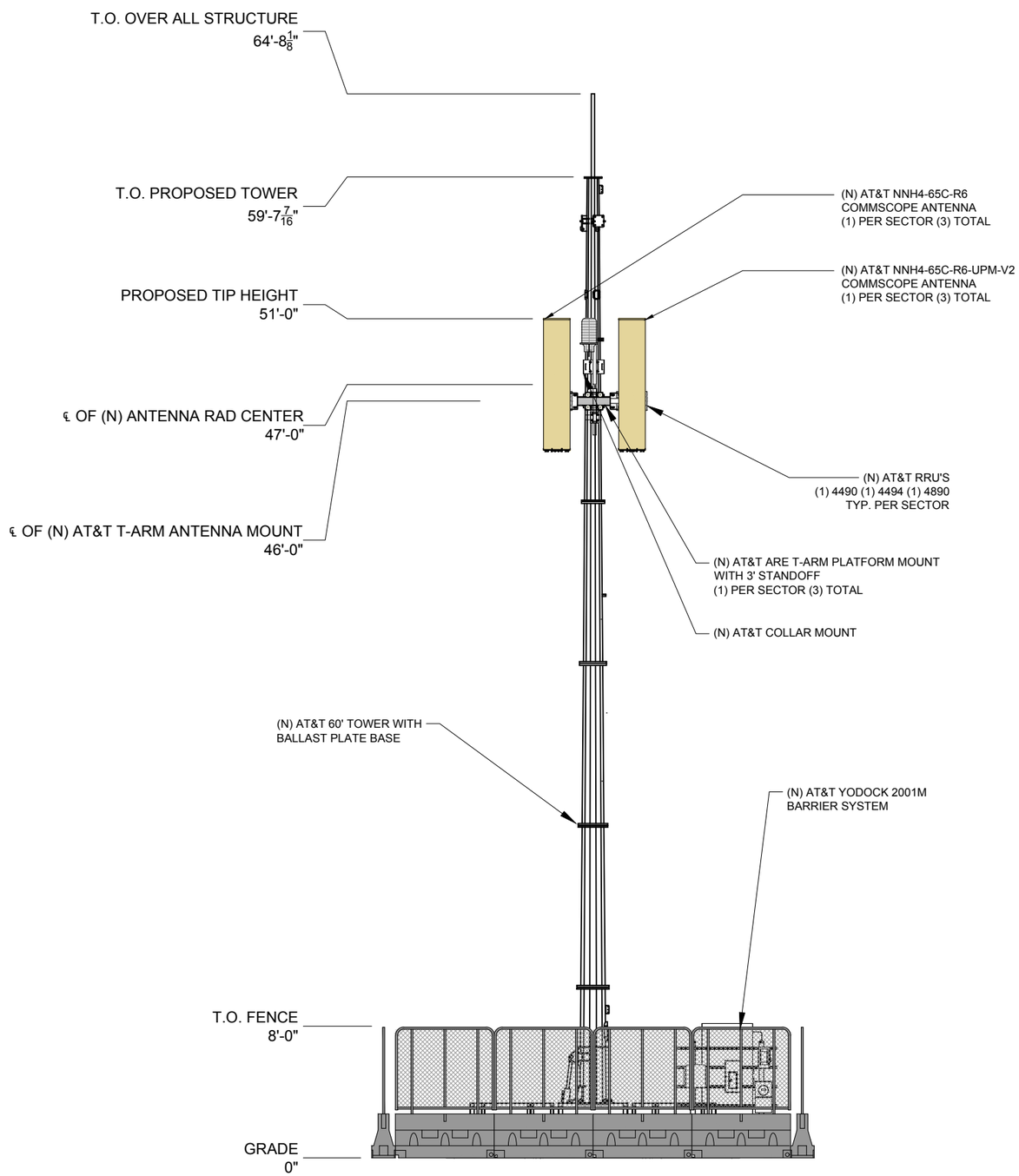
SHEET DESCRIPTION

ANTENNA SECTOR
PLAN AND DETAILS

SHEET NO.

A-3

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



7 ELEVATION: LEASE AREA SITE, PROPOSED
PAGE A-4 SCALE: 1/8" = 1'-0"

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SUMMIT COUNTY

SHEET DESCRIPTION

SITE ELEVATION

SHEET NO.

A-4

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

NNH4-65C-R6

12-port sector antenna, 4x 698–896 and 8x 1695–2360 MHz, 65° HPBW, 6x RET.

- Features broadband Low Band (698-896 MHz) and High Band (1695-2360 MHz) arrays for 4T4R (4X MIMO) capability for Band 14, AWS, PCS and WCS applications
- Independent tilt for all arrays
- Array configuration provides capability for 4T4R (4x MIMO) on Low band and Dual 4T4R (4x MIMO) on High band
- Optimized SPR performance across all operating bands
- Excellent wind loading characteristics
- The antenna is supplied with mounting kits that provide 0 degree of mechanical downtilt; optional downtilt mounting kits are available

General Specifications

Antenna Type	Sector
Band	Multiband
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	8
RF Connector Quantity, mid band	0
RF Connector Quantity, low band	4
RF Connector Quantity, total	12

Remote Electrical Tilt (RET) Information

RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male
Input Voltage	10–30 Vdc

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NNH4-65C-R6

Internal RET	High band (4) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)

Dimensions

Width	498 mm | 19.606 in
Depth	197 mm | 7.756 in
Length	2438 mm | 95.984 in
Net Weight, without mounting kit	39.9 kg | 87.964 lb

Page 2 of 5

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1 DETAIL: ANTENNA, COMMSCOPE NNH4-65C-R6
PAGE D-1 SCALE: NOT TO SCALE

Product Specifications

COMMSCOPE®

NNH4-65C-R6-V2
12-port sector antenna, 4x 703–894 and 8x 1695–2200 MHz, 65° HPBW, 6x RET.

Electrical Specifications

Frequency Band, MHz	703–803	824–894	1695–1880	1850–1990	1920–2200
Gain, dBi	15.0	16.0	17.0	17.5	17.8
Beamwidth, Horizontal, degrees	75	73	59	56	51
Beamwidth, Vertical, degrees	9.7	8.7	7.9	7.4	7.0
Beam Tilt, degrees	2–12	2–12	2–12	2–12	2–12
USLS (First Lobe), dB	19	19	17	18	19
Front-to-Back Ratio at 180°, dB	32	33	29	32	29
Isolation, dB	25	25	25	25	25
Isolation, Intersystem, dB	25	25	25	25	25
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250
Polarization	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	703–803	824–894	1695–1880	1850–1990	1920–2200
Gain by all Beam Tilts, average, dBi	15.3	15.8	16.5	17.1	17.3
Gain by all Beam Tilts Tolerance, dB	±0.7	±0.4	±0.8	±0.6	±0.6
Gain by Beam Tilt, average, dBi	2° | 15.2 7° | 15.4 12° | 15.4	2° | 15.8 7° | 15.9 12° | 15.7	2° | 16.6 7° | 16.6 12° | 16.2	2° | 17.1 7° | 17.1 12° | 16.7	2° | 17.1 7° | 17.1 12° | 16.9
Beamwidth, Horizontal Tolerance, degrees	±2.5	±2.1	±1.8	±2.4	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.8	±0.5	±0.4	±0.2	±0.6
USLS, Downtilts to 20° above Boresight, dB	16	16	14	15	16
Front-to-Back Total Power at 180° ± 30°, dB	23	22	34	33	29
CPR at Boresight, dB	22	24	20	23	21
CPR at Sector, dB	9	6	9	9	7

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper "How to Raise the Bar on BSAs."

Array Layout

General Specifications

Operating Frequency Band	1695 – 2200 MHz | 703 – 894 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	12
RF Connector Quantity, low band	4

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2 DETAIL: ANTENNA, COMMSCOPE NNH4-65C-R6-UPM-V2
PAGE D-1 SCALE: NOT TO SCALE

Radio 4490HP 44B5 44B12A C

AT&T Input
• Priority : Medium
• Volumes : Medium (>5k)

Confirmed Mar 2023

- 4 common RF ports
- B5: 4x60W
- B12A: 4x60W
- 480W total without fan (-40 to +55˚C)

- L (≥5MHz), NR, ESS, NB-IoT (IB and GB)
- 2x 2.5/4.9/9.8/10.1/24.3 Gbps CPRI
- eCPRI
- Front area: 384mm x 444mm (15.1x17.5 inches)
- Depth: 172mm (6.8 inches) -> 29.3liter
- 31kg (68 lbs)

- Internal PIMC*
- Improved energy efficiency
- AISG TMA & RET support via RS-485 or RF connectors
- 2 external alarm
- Convectional cooling
- Optional fan for increased site flexibility
- IP 65, -40 to +55˚C

3 DETAIL: RADIO, ERICCSON 4490
PAGE D-1 SCALE: NOT TO SCALE

Radio 4890HP 48B2/B25 48B66 M01

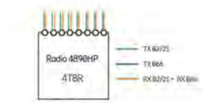
AT&T Input
• Priority : High
• Volumes : Large (>15k)

Confirmed July 2023

- 8 ports, 4T8R per band
- B2/B25: 4x60W
- B66: 4x60W
- Up to 480W in total without fan (-40 to +55˚C)

- L (≥5MHz), NR, ESS, NB-IoT (IB and GB)
- 2x 2.5/4.9/9.8/10.1/24.3 Gbps CPRI
- eCPRI
- Front area: 384mm x 444mm (15.1x17.5 inches)
- Depth: 176mm (6.9 inches) -> 30.0liter (estimate)
  - Dual layer filter, one layer RX-only
- 31kg (68 lbs)

- Internal PIMC*
- -48 VDC 3-wire or 2-wire (single DC-connector)
- Improved energy efficiency
- AISG TMA & RET support via RS-485 or RF connectors
- 2 external alarm
- Convectional cooling
- Optional fan for increased site flexibility
- IP 65, -40 to +55˚C



Radio 8843 RF-port definition

Radio 4890HP RF-port definition

4 DETAIL: RADIO, ERICSSON 4890
PAGE D-1 SCALE: NOT TO SCALE

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SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CD	01/21/2026	JED	OAM	MJC
B	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
0	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
1	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

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MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/17/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

EQUIPMENT DETAILS

SHEET NO.

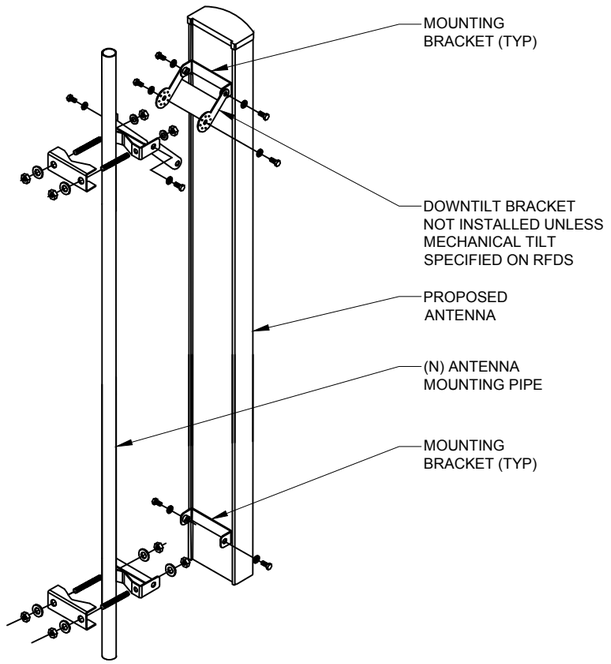
D-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

Until the product has reached Ready for Tendering (PRT), the content, cost, price, and time schedule must be regarded as preliminary.

Radio 4494 44B14 20B29 M01

5 DETAIL: RADIO, ERICSSON 4494
PAGE D-2 SCALE: NOT TO SCALE



7 DETAIL: TYPICAL ANTENNA MOUNTING
PAGE D-2 SCALE: NOT TO SCALE

DATA SHEET

DC Surge Protection Solutions

DC6-48-60-18-8C-EV

Overvoltage Protection and Fiber Distribution/Cable Management Solution

Rooftop / Towertop

powered by Strikesorb®

The DC6-48-60-18-8C-EV is designed to provide the ultimate coordination between the SPD and the RRH/RRU by offering industry-leading low-clamping voltage of 160V and extremely robust protection for use in a high DC voltage environment. Capable of providing 12.5kA (10/350 µs) max per circuit surge capacity for up to 6 -48V DC circuits.

6 DETAIL: SURGE SUPPRESSOR - DC6-48--60-18-8C
PAGE D-2 SCALE: NOT TO SCALE

MPH-001

Monopole Port Hole Grip Anchor - Fits hand holes 2.25" to 5.25" deep with thickness up to .5"

860669616-1035

Monopole Hoisting Grip Anchor, for Monopoles 10"-35" OD

HOISTING-GRIP-SERIES

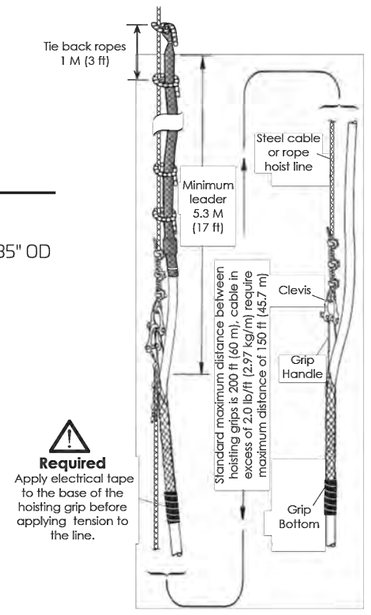
Base Product

Standard Hoisting Grips

Product Classification

Product Type	Hoisting grip
Product Brand	HELIAX®

Hoisting Considerations



8 DETAIL: COMMSCOPE HOIST GRIP
PAGE D-2 SCALE: NOT TO SCALE

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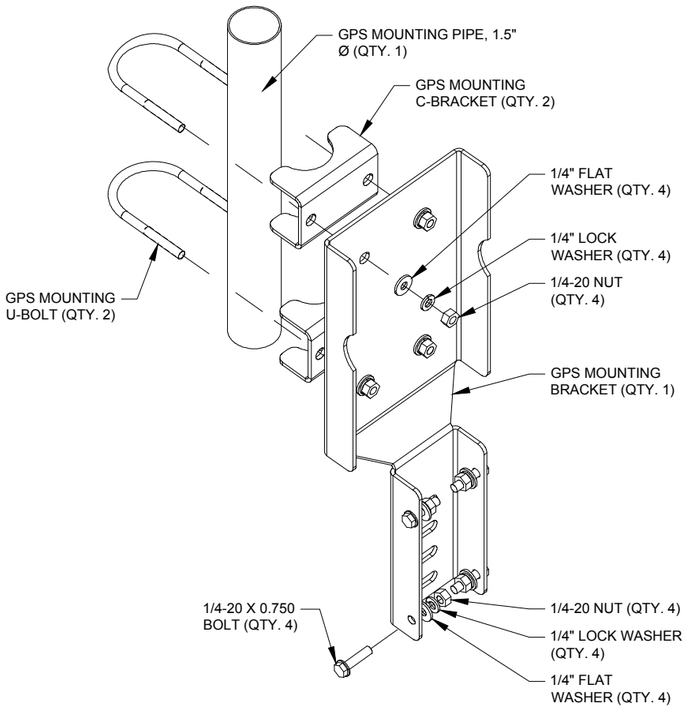
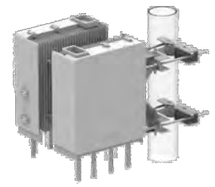
D-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



9 DETAIL: TYPICAL GPS MOUNTING
PAGE D-3 SCALE: NOT TO SCALE

RR-FA4



RRU Mount Kit for Back-to-Back Mounting of (2) RRUs on up to 5.6" Round, 6" 60 degree or 4.5" 90 Degree Angle

Accomodates a wide variety of radios.

Features integrated lifting points for safe and efficient hoisting of radios to the mounting location

Supports all typical RRH units from Ericsson, ERS and RRUS

10 DETAIL: TYPCAL RRH MOUNTING
PAGE D-3 SCALE: NOT TO SCALE

EQ-P-AL

Equipment Platform Adjustable Leg

Product Classification

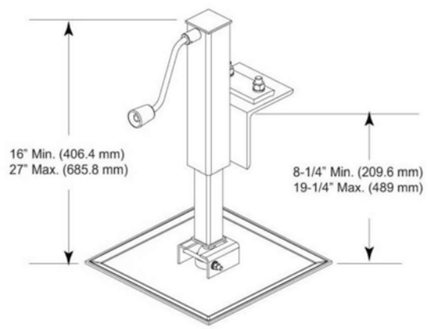
Product Type Equipment platform system

Dimensions

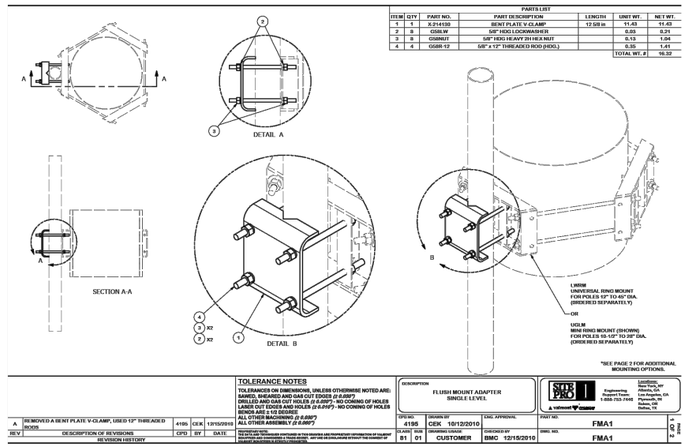
Height 805.18 mm | 31.7 in

Width 393.7 mm | 15.5 in

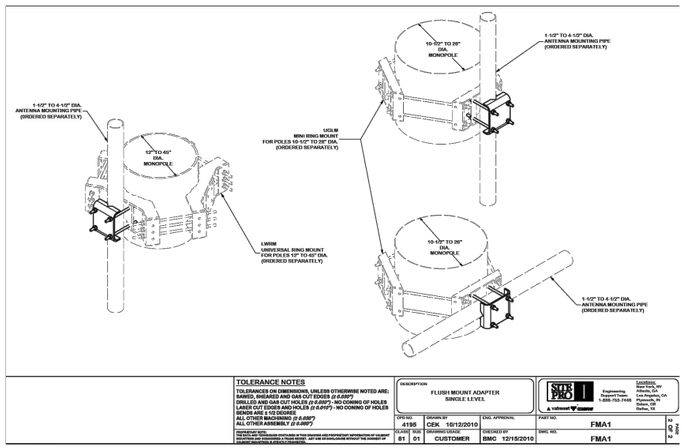
Length 393.7 mm | 15.5 in



11 DETAIL: ADJUSTABLE PLATFORM LEG - EQ-P-AL
PAGE D-3 SCALE: NOT TO SCALE



12 DETAIL: COLLAR MOUNT, SITE PRO1 FMA1
PAGE D-3 SCALE: NOT TO SCALE



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SUMMIT COUNTY

SHEET DESCRIPTION

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SHEET NO.

D-3

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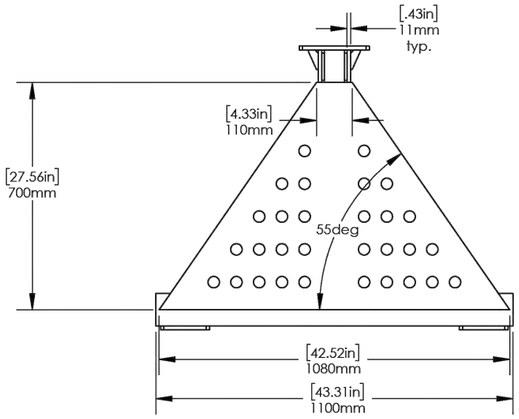
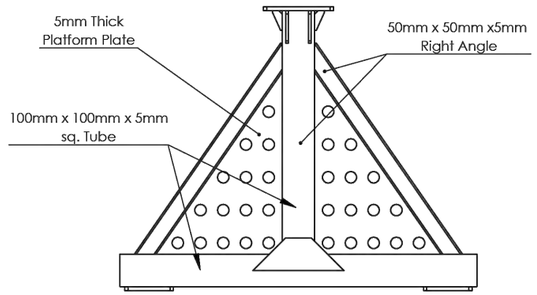
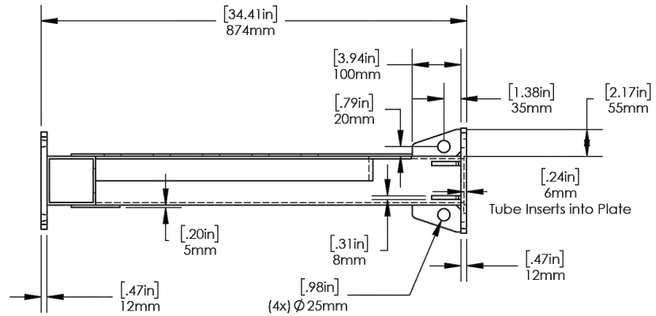
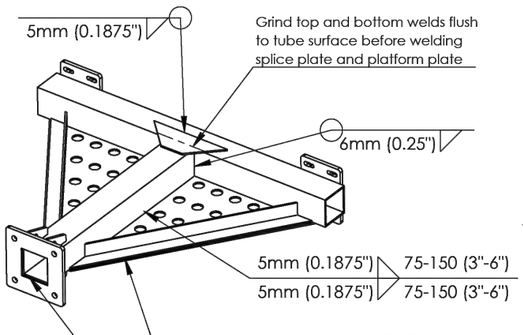
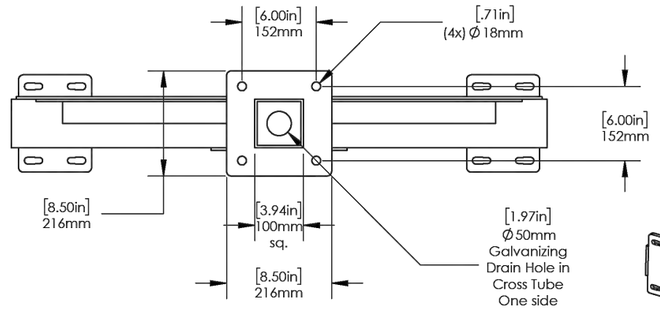
REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
A	initial release	4/30/21	MGC
B			
C			

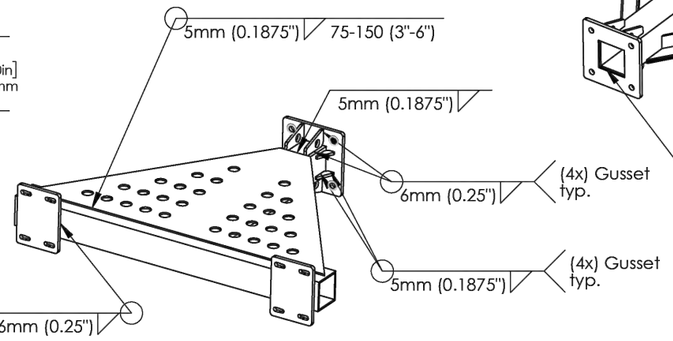


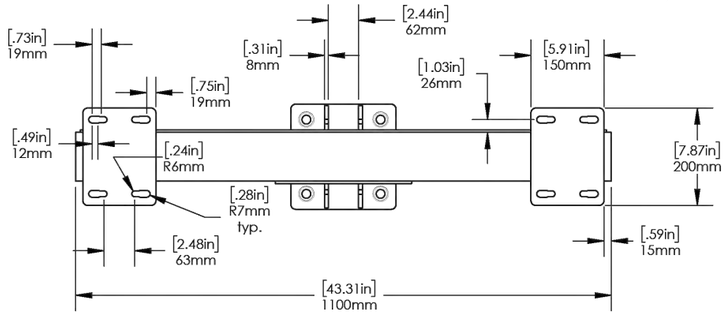












Notes:

1. All plate material shall shall have a minimum yield strength of 355 MPa (50 ksi)
2. Tube shall be Q355 (ASTM A500 Gr B) or equivalent
3. All welding shall conform to the minimum requirements of AWS D1.1
4. All welding shall be done by welders qualified under AWS specifications, using E70XX, low hydrogen electrodes
5. All components shall Hot Dip Galvanized in accordance with ASTM A123
6. Debur all sharp edges

Total Weight 60kg (132lb) Does not include fasteners		CAD-generated drawing do not manually update	
	APPROVALS	DATE	ARE 1041 Grand Ave., #213 St. Paul, MN 55105 (651) 330-1263 www.aretelecom.com
	DRAWN MGC	4/30/21	**T-Arm Platform 36" (915mm)**
	CHECKED		CAD file :
MATERIAL See Notes	RESP ENG		Details and dimensions not shown on this drawing can be found in CAD file.
FINISH See Notes	MFG ENG		scale NA rev. A size NA sheet 1 of 3
DO NOT SCALE DRAWING	QUAL ENG		

13 DETAIL: MOUNT, T-ARM PLATFORM 36" MOUNT
PAGE D-4 SCALE: NOT TO SCALE

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0	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
1	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/17/2026

MATTHEW JOHN CHASE, P.E.
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SUMMIT COUNTY

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SHEET NO.

D-4

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

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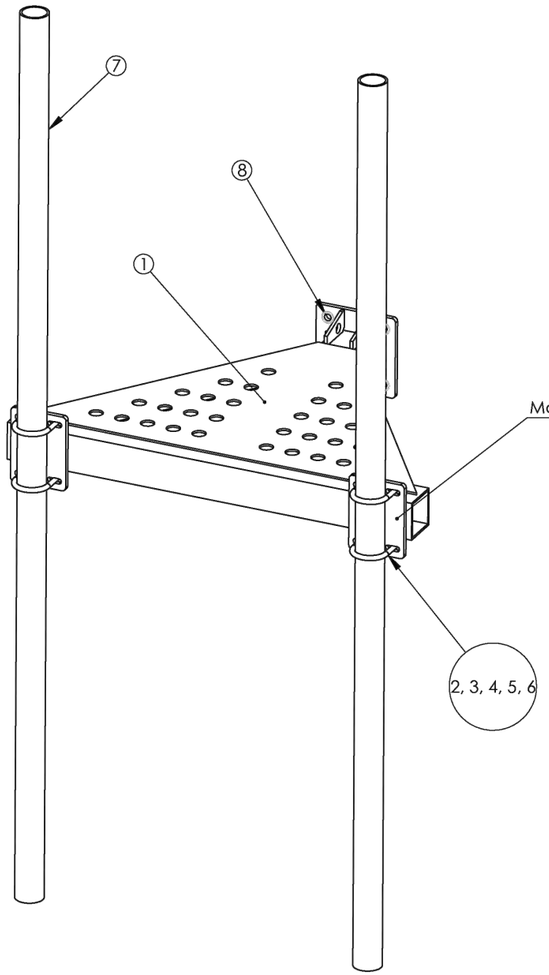

36" (915mm) T-Arm Platform Bill of Materials

#	Description	Qty	Weight ea. kg/ (lb)
1	T-Arm Platform 36in (915mm)	1	60/ 132
	Customer Must Specify U-Bolt (1.5" to 3.5" Schedule 40 Pipe)		
2	U-Bolt 3/8-16 w/ (2x) Washer, (4x) Nut - HDG (1.5" sch. 40 Pipe)	4	
3	U-Bolt 3/8-16 w/ (2x) Washer, (4x) Nut - HDG (2" sch. 40 Pipe)	4	
4	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (2.5" sch. 40 Pipe)	4	
5	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (3" sch. 40 Pipe)	4	
6	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (3.5" sch. 40 Pipe)	4	
7	Pipe (Sch 40) supplied by customer		

T-Arm Mounting Bolts, Nuts & Washers (other equivalent grades acceptable)

#	Unit	Bolt Size	Length	Width Across Flats	Thread Length	Grade	Coating	Nut Qty.	Washer Qty.	Bolt Qty.
8	Metric	M16x2	65mm	24mm	Full Thread	8.8	Hot Dip Galv.	8	8	4
8	Imperial	5/8-11	2-1/2"	15/16"	Full Thread	A325	Hot Dip Galv.	8	8	4

14 DETAIL: MOUNT, T-ARM PLATFORM 36" MOUNT
PAGE D-5 SCALE: NOT TO SCALE

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1041 Grand Ave., #213
St. Paul, MN 55105
(651) 330-1263
www.aretelecom.com

T-Arm Platform 36" (915mm) BOM

Part #

scale NA | rev. A | size NA | sheet 2 of 3

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1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
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SHEET DESCRIPTION

EQUIPMENT DETAILS

SHEET NO.

D-5

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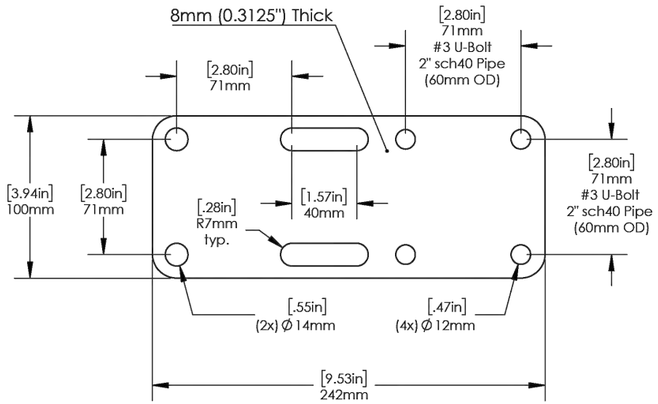
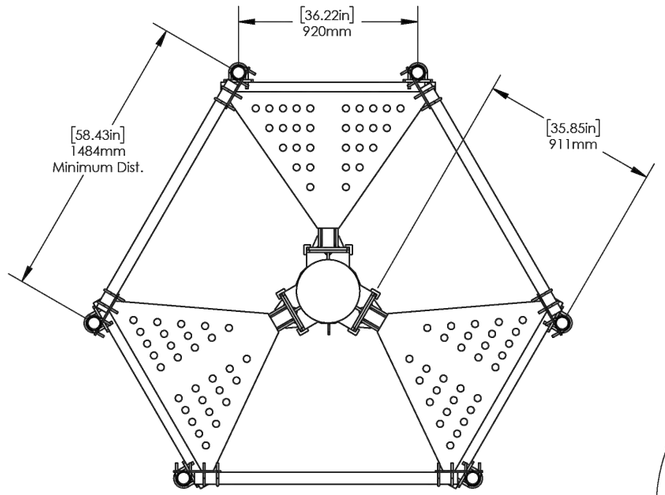
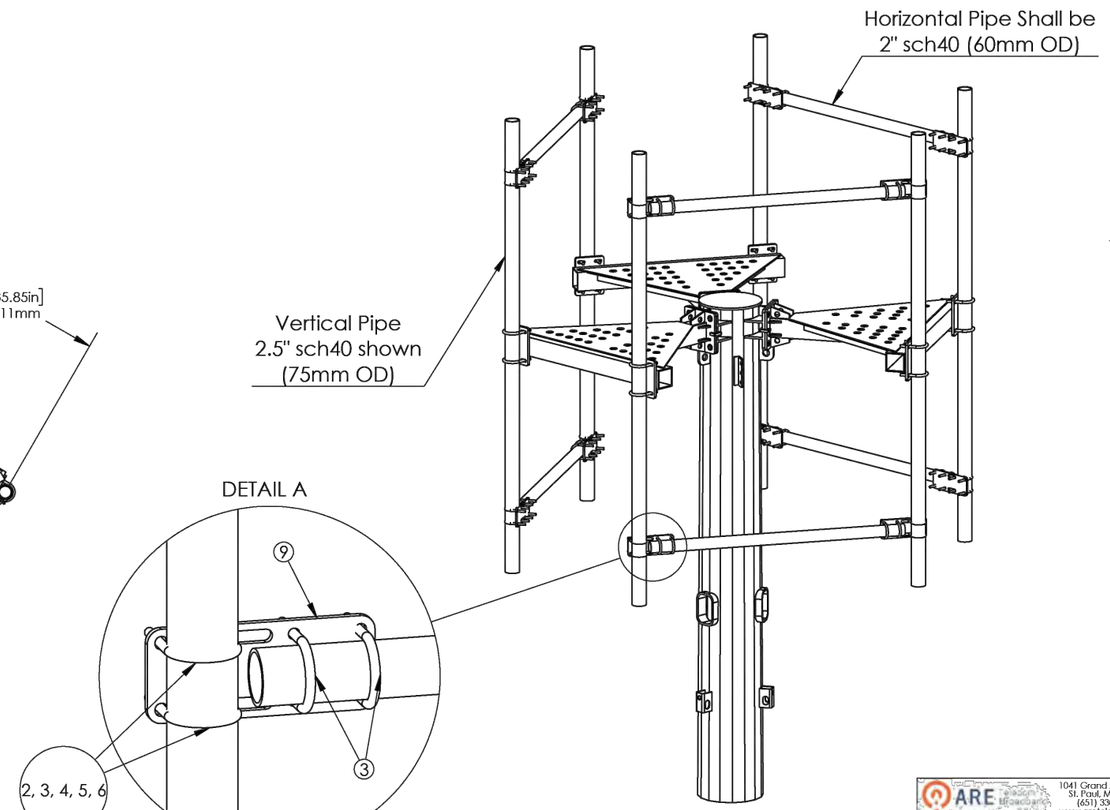
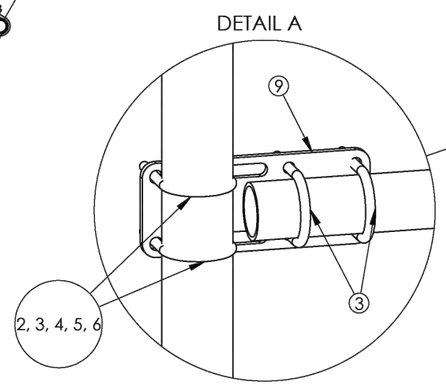




Horizontal Pipe Mounting Plate Bill of Materials

#	Description	Qty	Weight ea. kg/ (lb)
9	Horizontal Pipe Mounting Plate	1	1.4/ 3.1
	Customer Must Specify U-Bolt (1.5" to 3.5" Schedule 40 Pipe)		
2	U-Bolt 3/8-16 w/ (2x) Washer, (4x) Nut - HDG (1.5" sch. 40 Pipe)	4	
3	U-Bolt 3/8-16 w/ (2x) Washer, (4x) Nut - HDG (2" sch. 40 Pipe)	4	
4	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (2.5" sch. 40 Pipe)	4	
5	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (3" sch. 40 Pipe)	4	
6	U-Bolt 1/2-13 w/ (2x) Washer, (4x) Nut - HDG (3.5" sch. 40 Pipe)	4	
7	Pipe (Sch 40) supplied by customer		





Notes:

1. All plate material shall shall have a minimum yield strength of 355 MPa (50 ksi)
2. All components shall Hot Dip Galvanized in accordance with ASTM A123
3. Debur all sharp edges

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Horizontal Pipe Mounting Plate

Part #

scale NA | rev. A | size NA | sheet 3 of 3

15 DETAIL: MOUNT, T-ARM PLATFORM 36" MOUNT
PAGE D-6 SCALE: NOT TO SCALE

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1	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

COLORADO LICENSED
MATTHEW JOHN CHASE
47078
PROFESSIONAL ENGINEER
04/17/2026

MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2027)

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

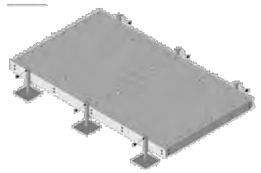
EQUIPMENT DETAILS

SHEET NO.

D-6

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

EQ-P0814-AL



Equipment Platform, 8 ft x 14 ft, base with six adjustable legs

Product Classification

Product Type Equipment platform system

General Specifications

Legs, quantity 6

Dimensions

Height 685.8 mm | 27 in

Width 4,267.2 mm | 168 in

Length 2,438.4 mm | 96 in

Material Specifications

Material Type Hot dip galvanized steel

Mechanical Specifications

Load Capacity Up to 10,000 lb (4536 kg) loading

Packaging and Weights

Included Frame | Grating | Hardware | Legs

Packaging quantity 1

Weight, net 929.9 kg | 2,050.076 lb

Regulatory Compliance/Certifications

Agency	Classification
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system

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Revised: March 12, 2025

16 DETAIL: AT&T EQUIPMENT PLATFORM
PAGE D-7 SCALE: NOT TO SCALE

AT&T
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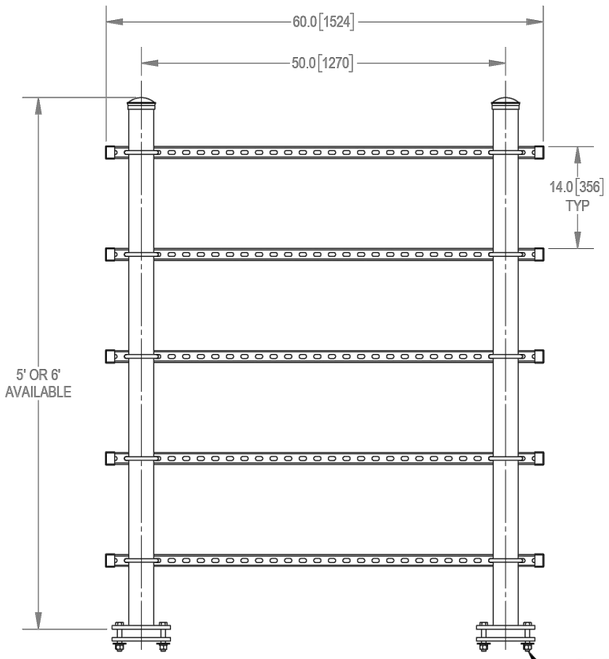
SHEET NO.

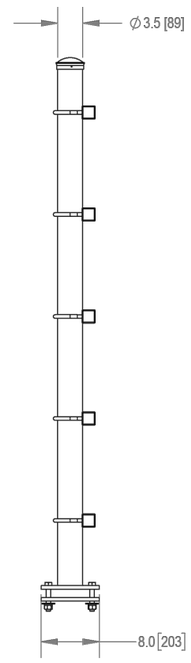
D-7

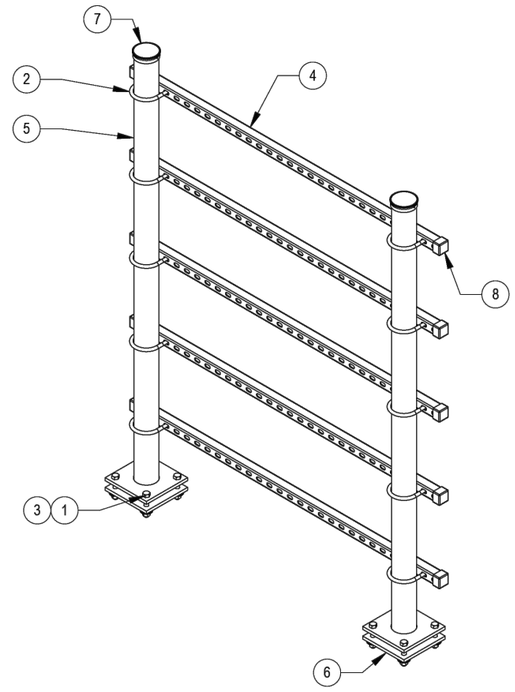
ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

NOTES:
1.0 GENERAL
1.1 ALL METRIC DIMENSIONS ARE IN BRACKETS
1.2 FOR PATENTS, SEE WWW.CS-PAT.COM
2.0 DESIGN NOTES
3.0 MANUFACTURING/SPECIAL REQUIREMENTS
4.0 TEST
5.0 PACKAGING

REVISIONS				
REV.	ECN	DESCRIPTION	BY	DATE
A	8000042057	INITIEAL RELEASE	MRC	09/22/20







PART NO.	DESCRIPTION	POST WELDMENT	UNISTRUT QTY
MTC4045HF65	H-FRAME, 6' POST HEIGHT, 5 UNI-STRUT	MTC4045-01	5 @ 60"
MTC4045HF55	H-FRAME, 5' POST HEIGHT, 5 UNI-STRUT	MTC4045-02	5 @ 60"

ITEM NO.	PART NUMBER	DESCRIPTION	QTY FOR MTC4045HF65	QTY FOR MTC4045HF55
1	GB-05345	5/8" X 3-1/2" GALV BOLT KIT	8	8
2	GUB-4355	1/2" X 3-5/8" X 5" GALV U-BOLT	10	10
3	GWF-05	5/8" GALV FLAT WASHER, 1.7OD	8	8
4	MT50460	SQ. SUPPORT RAIL, 1-5/8" X 60" LONG	5	5
5	MTC4045-01	WELDMENT, 6' PIPE	2	2 EA MTC4045-02
6	MTC4045-12	BASE PLATE, 3" PIPE	2	2
7	PC-034	PIPE CAP 3-1/2"	2	2
8	PTCR01	END CAP	10	10

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TOLERANCES
0 PLACE X ± .25 | 2 PLACE .XX ± 0.06
1 PLACE .X ± 0.12 | ANGLES ± 2°

SAP MATERIAL MASTER: MTC4045HF SERIES

FINISH: GALV A123

MATERIAL: A500, A1011/A1018

	NAME	DATE
CE	MRC	07/28/20
RW	MC1107	09/30/2020
RV		
AD	BCAMPBELLCON	10/01/2020
RE	BCROSS	10/01/2020

ECN 008000042057

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES INTERPRET PER ANSI Y 14.5M-1994

TITLE: H-FRAME, PLATFORM, MTC4045

SCALE: 1:12

DOCUMENT NO.: MTC4045HF SERIES

DENSITY		lbs/in³
MASS	59.74	lbs
VOLUME	662.07	in³
SURFACE AREA	7174.04	in²
HEIGHT		
LENGTH		
WIDTH		

SIZE: C | WORK AREA: 24

MODEL VERSION	MODEL STATUS	MODEL REVISION	DRAWING VERSION	DRAWING STATUS	DRAWING REVISION
01	RE		01	RE	A

SHEET: 1 OF 2

17 DETAIL: AT&T EQUIPMENT PLATFORM - H-FRAME
PAGE D-8 SCALE: NOT TO SCALE

AT&T
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D-8

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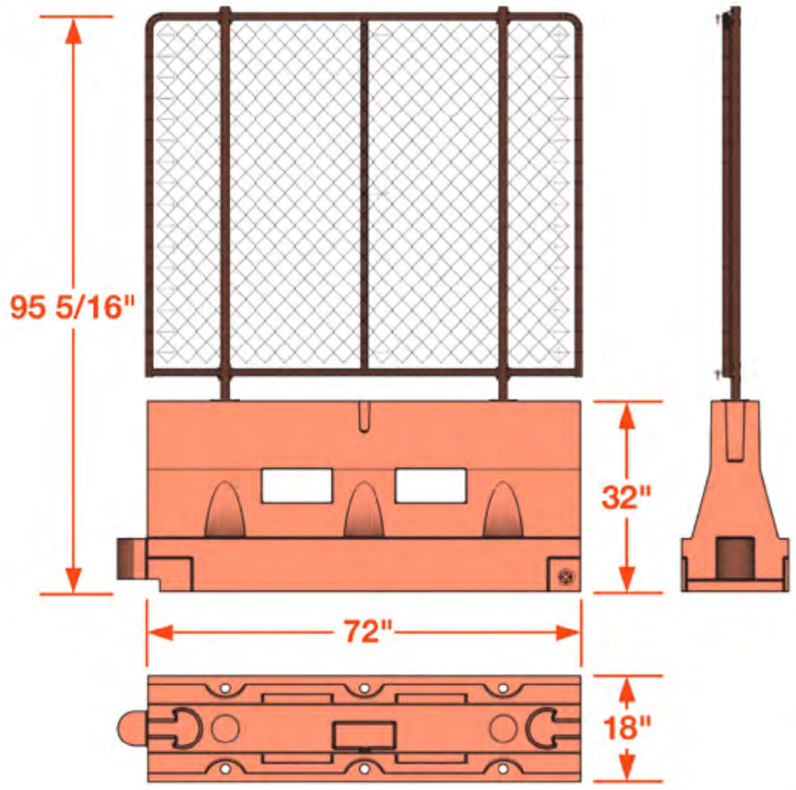
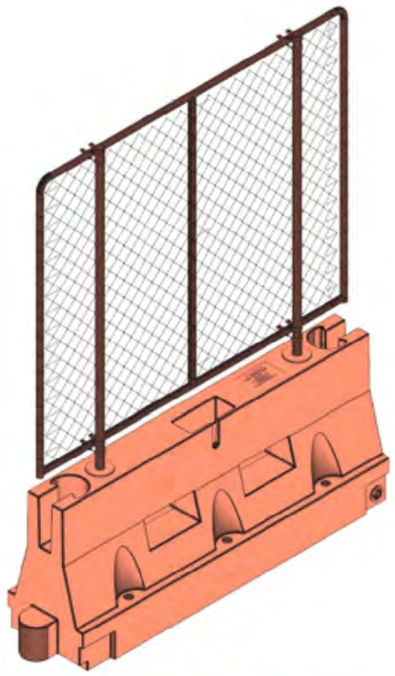
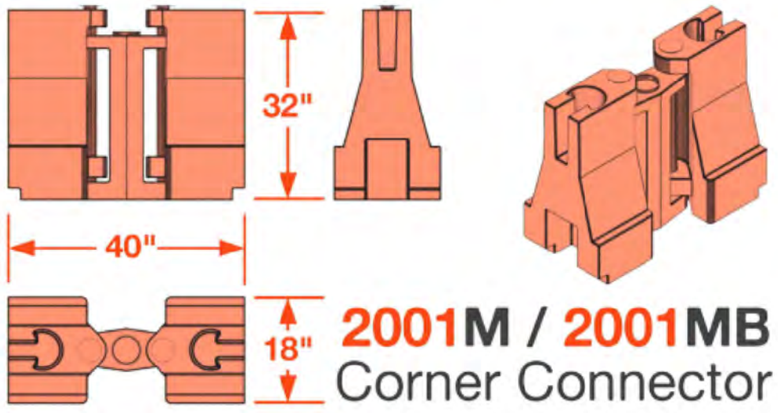




2001M

For More Information About YODOCK®

(800) 671-9662



2001M / 2001MB Corner Connector

	2001	2001M	2001MB
Length	6'	6'	6'
Height	46"	32"	32"
Width	24"	18"	18"
Empty Weight	130 lbs.	75 lbs.	85 lbs.
Full Weight	1,500 lbs.	750 lbs.	900 lbs.
Capacity	180 gallons	100 gallons	100 gallons
Material	LDPE	LDPE	HDPE

18 DETAIL: YODOCK 2001M BARRIER SYSTEM
PAGE D-9 SCALE: NOT TO SCALE

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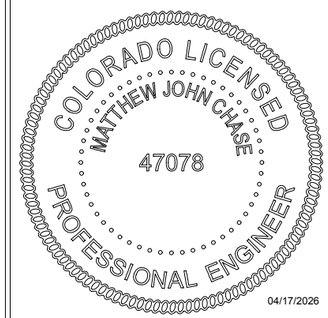

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D-9

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

1 PHOTOSIMULATION: EXISTING VIEW EAST
PAGE PS-1 SCALE: NOT TO SCALE

2 PHOTOSIMULATION: PROPOSED VIEW EAST
PAGE PS-1 SCALE: NOT TO SCALE

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FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

PHOTOSIMULATION

SHEET NO.

PS-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

3 PHOTOSIMULATION: EXISTING VIEW NORTH
PAGE PS-2 SCALE: NOT TO SCALE

4 PHOTOSIMULATION: PROPOSED VIEW NORTH
PAGE PS-2 SCALE: NOT TO SCALE

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SUMMIT COUNTY

SHEET DESCRIPTION

PHOTOSIMULATION

SHEET NO.

PS-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

5 PHOTOSIMULATION: EXISTING VIEW SOUTH
PAGE PS-3 SCALE: NOT TO SCALE

6 PHOTOSIMULATION: PROPOSED VIEW SOUTH
PAGE PS-3 SCALE: NOT TO SCALE

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SUMMIT COUNTY

SHEET DESCRIPTION

PHOTOSIMULATION

SHEET NO.

PS-3

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

7 PHOTOSIMULATION: EXISTING VIEW WEST
PAGE PS-4 SCALE: NOT TO SCALE

8 PHOTOSIMULATION: PROPOSED VIEW WEST
PAGE PS-4 SCALE: NOT TO SCALE

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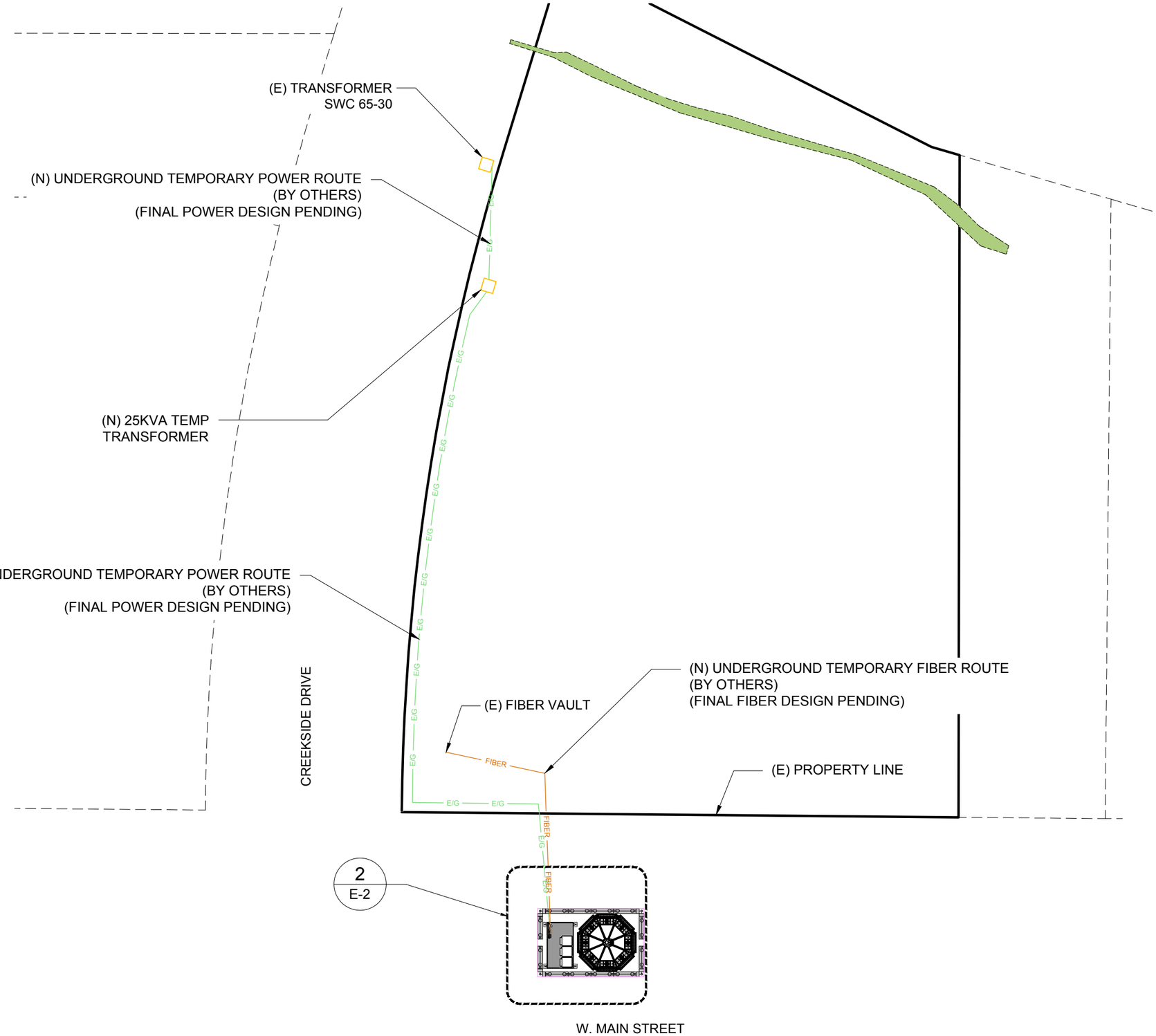
SHEET DESCRIPTION

PHOTOSIMULATION

SHEET NO.

PS-4

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



1 PLAN: UTILITY SITE
PAGE E-1 SCALE: 1/32" = 1'-0"

NOTE:
- THE AREA UNDER THE TOWER IS TO BE BROUGHT TO LEVEL GRADE.

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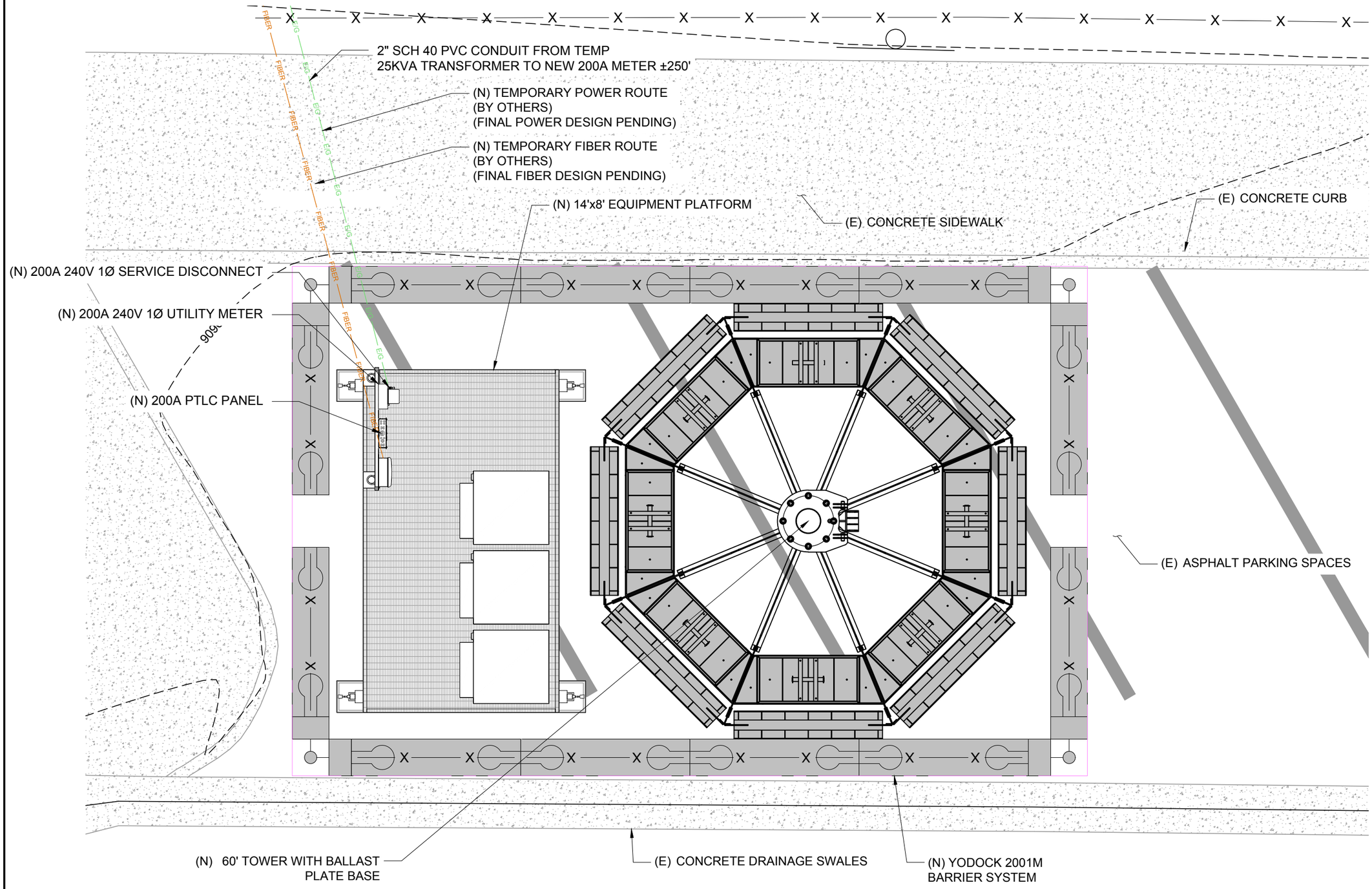
SHEET DESCRIPTION

UTILITY SITE PLAN

SHEET NO.

E-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



2 PLAN: ELECTRICAL SITE
PAGE E-2 SCALE: 1/4" = 1'-0"

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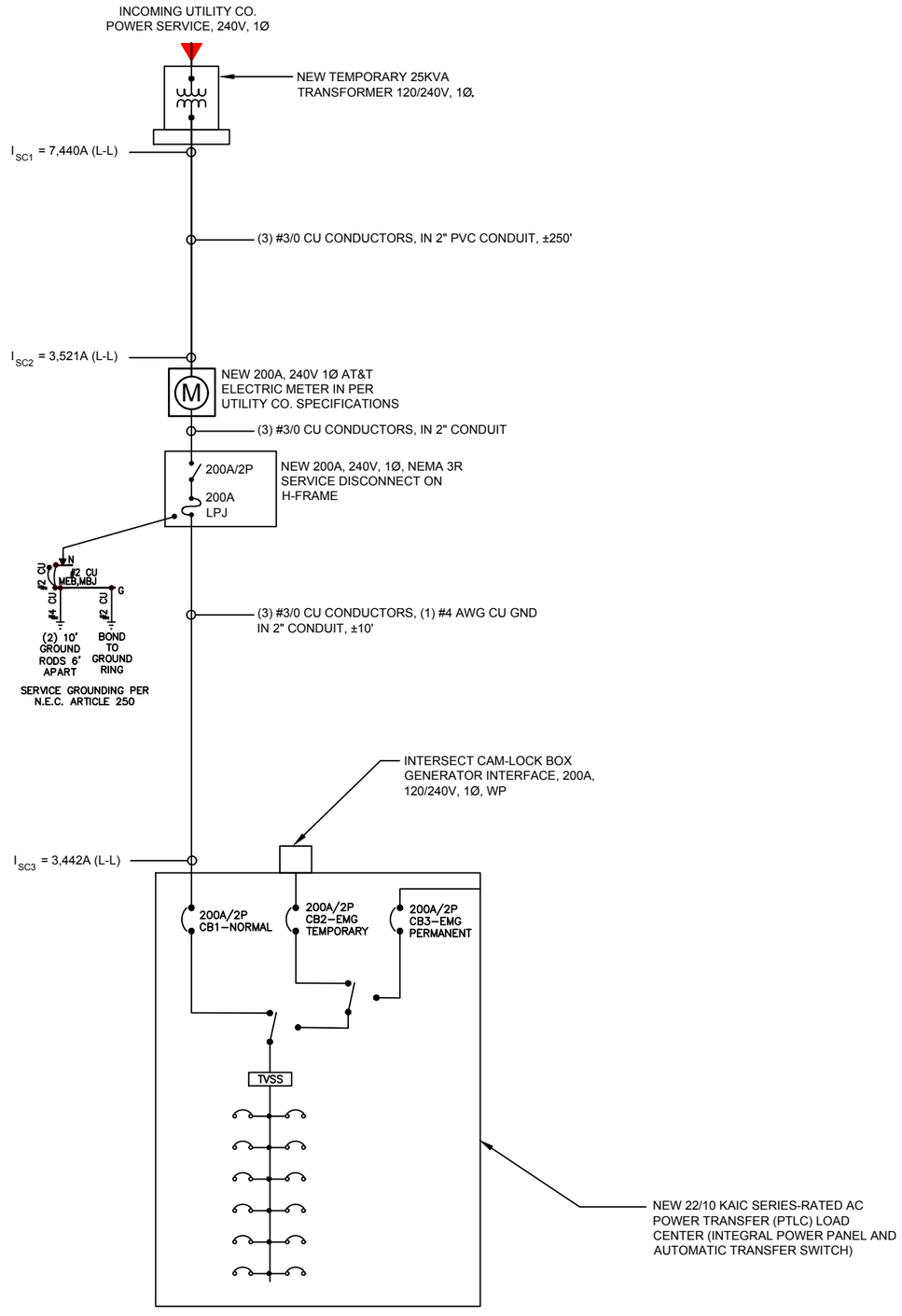
SHEET DESCRIPTION

ELECTRICAL
SITE PLAN

SHEET NO.

E-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



SINGLE LINE DIAGRAM | NOT TO SCALE | 1

NOTES:

1) ALL CIRCUIT BREAKERS AND/OR FUSES SHALL BE SERIES RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT INDICATED. THE SERIES COMBINATION RATINGS SHALL BE MARKED ON THE EQUIPMENT BY THE MANUFACTURER IN ACCORDANCE WITH NEC ARTICLE 110.22 & 240.86.

2) PROVIDE WARNING LABELS PER N.E.C. 110.22 FOR BOTH THE PANEL AND MAIN DISCONNECT. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING:
"CAUTION - SERIES COMBINATION SYSTEM RATED 22KAIC/10KAIC. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".

PANEL NAME	ATT		
VOLTAGE RATING	120/240	VAC	
CONN. LINE VOLTAGE	240	VAC	
PHASE	1	WIRE	3
BUS TYPE	MAIN BREAKER		
BUS RATING	200	AMPS	
DUAL MAIN BREAKERS	200/200/150	AMPS	

DESCRIPTION	POS	BKR	VA	L1	L2	VA	BKR	POS	DESCRIPTION
RECTIFIER #1 & #2	1	2P30	2000	3800	-	1800	2P25	2	HVAC UNIT #1
	3		2000	-	3800	1800		4	
RECTIFIER #3 & #4	5	2P30	2000	2240	-	240	1P15	6	EXTERIOR LIGHTS
	7		2000	-	2840	840	1P15	8	INTERIOR LIGHTS
RECTIFIER #5 & #6	9	2P30	2000	2180	-	180	1P20	10	EXTERIOR GFCI
	11		2000	-	2000			12	BLANK
RECTIFIER #7 & #8	13	2P30	2000	2000				14	BLANK
	15		2000	-	2000			16	BLANK
FUTURE RECTIFIER (OFF)	17	2P30			-			18	BLANK
	19			-				20	BLANK
FUTURE RECTIFIER (OFF)	21	2P30			-			22	BLANK
	23			-				24	BLANK
BLANK	25				-			26	BLANK
BLANK	27			-				28	BLANK
BLANK	29				-			30	BLANK
BLANK	31			-				32	BLANK
BLANK	33				-			34	BLANK
BLANK	35			-				36	BLANK
BLANK	37				-			38	BLANK
BLANK	39			-				40	BLANK
BLANK	41				-			42	BLANK

LINE 1 = 10,220 VA LINE 2 = 10,640 VA

LINE 1 = 85 AMPERES LINE 2 = 89 AMPERES

TOTAL = 20,860 VA

PANEL CAPACITY (KVA)	48
PANEL LOADING (100% NC LOAD) (KVA)	20.9
PANEL LOADING (125% C LOAD) (KVA)	0.0
PANEL LOADING (TOTAL) (KVA)	20.9
SPARE CAPACITY (KVA)	27.1

PROPOSED AC PANEL SCHEDULE

SHORT CIRCUIT CALCULATIONS BASED UPON POINT METHOD AS ILLUSTRATED IN BUSSMAN PUBLICATION SPD-90.
FAULT VALUES SHOWN ARE FOR LINE-TO-LINE FAULT @ 240 VAC

FAULT CURRENT AT EXISTING 50KVA PAD MOUNT TRANSFORMER SECONDARY:

I_{SC1} = 7,440A

$f_2 = \frac{2.0 \times L \times I_{SC1(L-L)}}{C_2 \times n \times V_{L-L}} = \frac{2.0 \times 250 \times 7,440}{13,923 \times 1 \times 240} = 1.1133$

$M_2 = \frac{1}{1 + f_2} = \frac{1}{1 + 1.1133} = 0.4732$

FAULT CURRENT AT NEW 200A UTILITY METER:

$I_{SC2} = M_2 \times I_{SC1} = 0.4732 \times 7,440 = 3,521A$

$f_2 = \frac{2.0 \times L \times I_{SC2(L-L)}}{C_3 \times n \times V_{L-L}} = \frac{2.0 \times 10 \times 3,521}{12,844 \times 1 \times 240} = 0.0228$

$M_2 = \frac{1}{1 + f_3} = \frac{1}{1 + 0.0228} = 0.9777$

FAULT CURRENT AT NEW 200A PTLC (LOAD CENTER):

$I_{SC2} = M_3 \times I_{SC2} = 0.9777 \times 3,521 = 3,442A$

PANEL SCHEDULE AND FAULT CALCULATIONS | NOT TO SCALE | 2

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SUBMITTALS

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
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B	90% COMPLETE CD	03/14/2026	JED	OAM	MJC
0	100% COMPLETE CD	03/20/2026	JED	OAM	MJC
1	100% COMPLETE CD	04/09/2026	JED	OAM	MJC

SITE INFORMATION

SITE NAME:
FRISCO

LTE 1C, 2C, 3C, 4C, 5C, 6C

SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

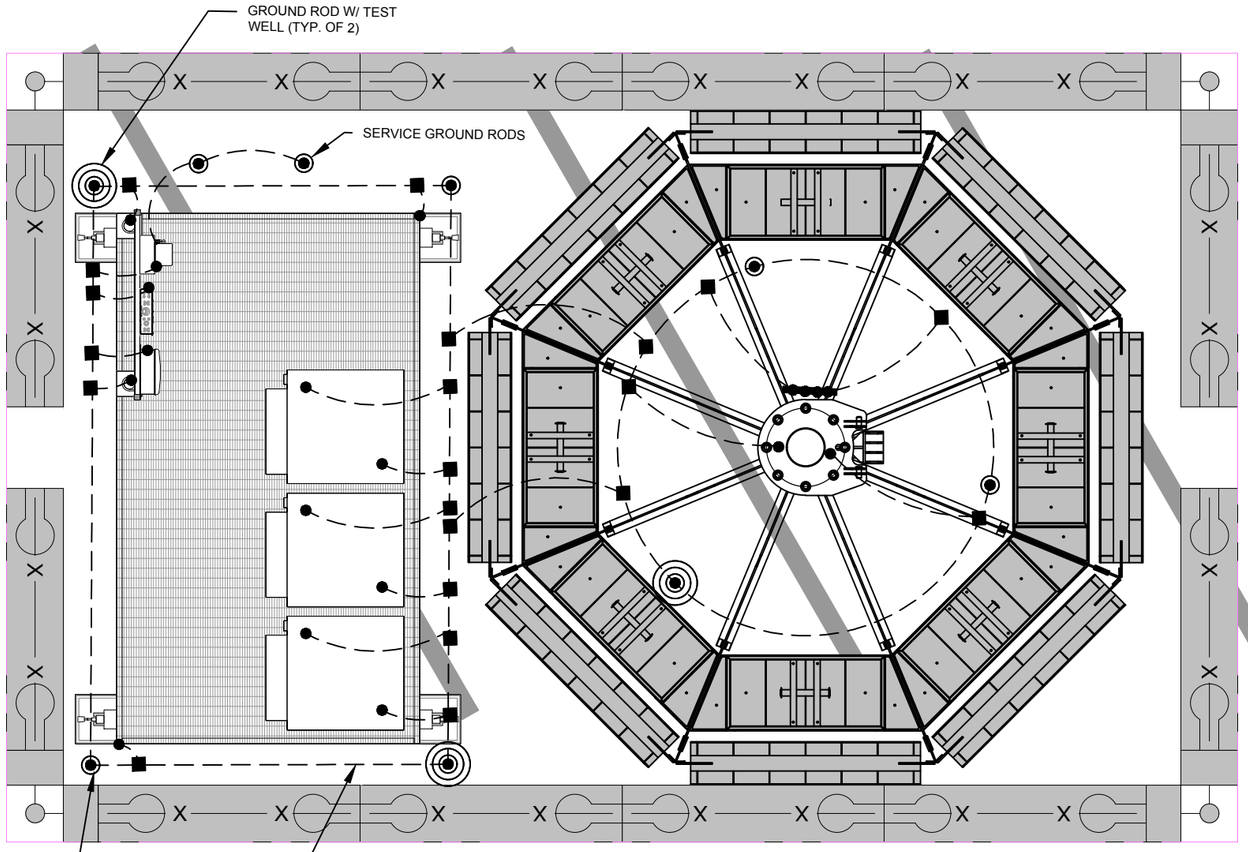
ONE-LINE DIAGRAM

SHEET NO.

E-3

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

GROUNDING LEGEND	
●	MECHANICAL CONNECTION
■	EXOTHERMIC CONNECTION
━━	GROUND BAR
- - - -	GROUND WIRE



1 PLAN: GROUNDING
PAGE G-1 SCALE: 1/4" = 1'-0"

NOTES:

1. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
2. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
3. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
6. ANY EQUIPMENT, BOX, SKID TO BE GROUNDED AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.
7. GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.
8. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH IEEE STD 81.
9. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO OR LESS THAN TWICE THE BURIED LENGTH OF THE RODS.
10. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
11. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
12. EACH INTERIOR COMMUNICATION CABINET FRAME/PLINTH SHALL BE ELECTRICALLY ISOLATED FROM GROUNDS AND SHALL BE DIRECTLY CONNECTED TO THE CELL REFERENCE GROUND BAR WITH 6 AWG OR LARGER STRANDED, GREEN INSULATED GROUND WIRES.
13. GROUND WIRING INSTALLED OUTDOOR EXPOSED SHALL BE 600V, GREEN SUNLIGHT RESISTANT UL LISTED TYPE THW OR THWN OR XHHW, ANNEALED, TINNED, OR UN-TUNNED CLASS B OR CLASS I STRANDED COPPER, SIZE 6 UNLESS OTHERWISE SPECIFIED.
14. GROUND RODS SHOULD BE SPACED AT APPROXIMATELY TWICE THEIR LENGTH AS PER ATT-TP-76416 SPECIFICATIONS.

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FA#: 10093711

SITE ADDRESS:
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FRISCO, CO 80443

SUMMIT COUNTY

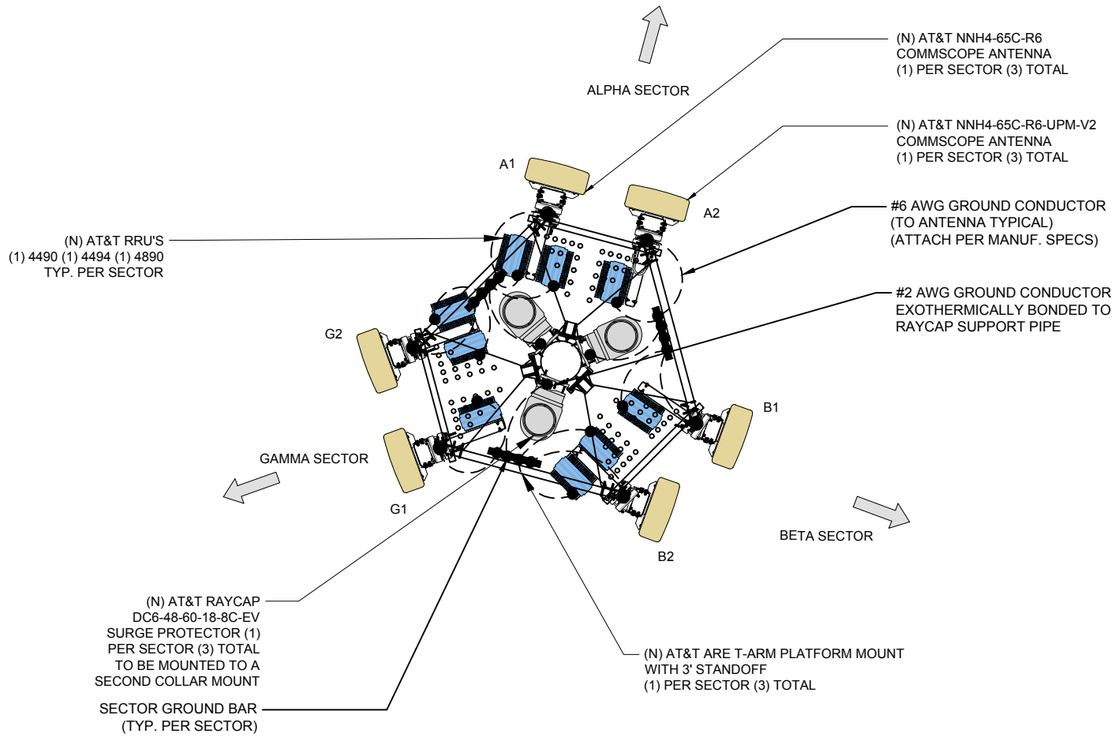
SHEET DESCRIPTION

GROUNDING PLAN

SHEET NO.

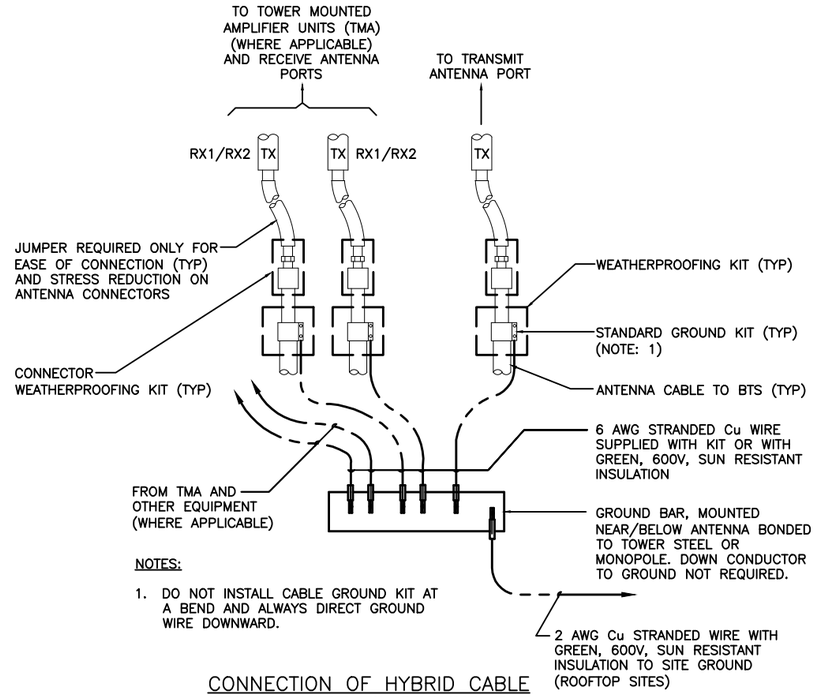
G-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



2 PLAN: ANTENNA GROUNDING
PAGE G-2 SCALE: 1/4" = 1'-0"

GROUNDING LEGEND	
●	MECHANICAL CONNECTION
■	EXOTHERMIC CONNECTION
▬	SECTOR GROUND BAR
- - - -	GROUND WIRE



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWNWARD.

CONNECTION OF HYBRID CABLE GROUND WIRE TO GROUND BAR (TOWER/MONOPOLE/ROOFTOP)

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SITE ADDRESS:
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FRISCO, CO 80443

SUMMIT COUNTY

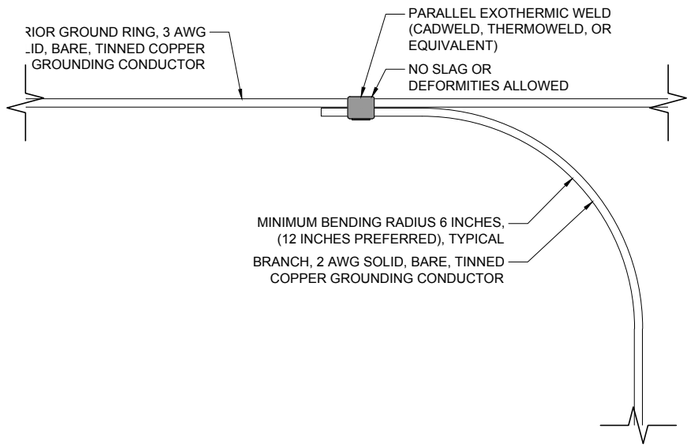
SHEET DESCRIPTION

ANTENNA GROUNDING PLAN

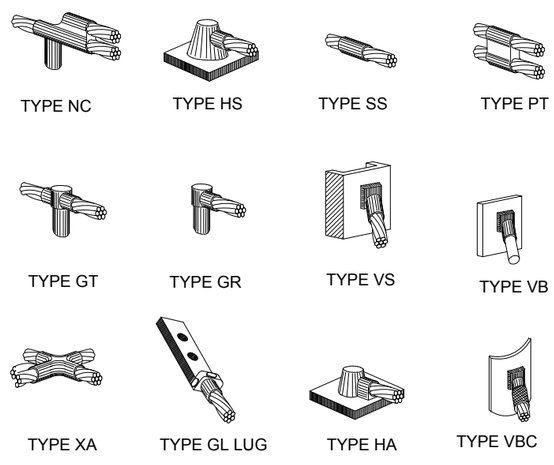
SHEET NO.

G-2

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



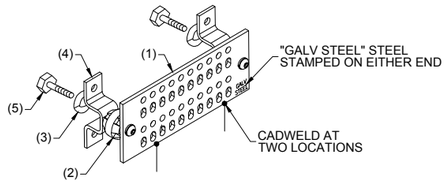
TYPICAL EXTERIOR GROUND RING CONNECTION | 1



NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN C0NNECTING GROUND RING TO GROUND ROD.

CADWELD GROUNDING CONNECTIONS | 4



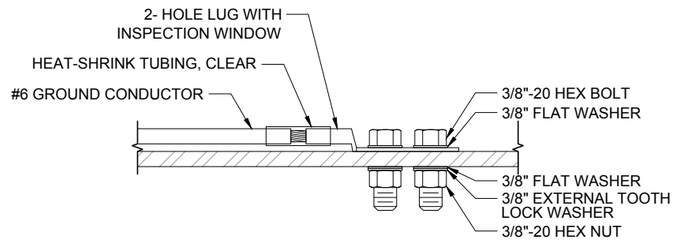
GROUND BAR | 2

LEGEND

(1) GALVANIZED STEEL GROUND BAR, BY ELECTRIC MOTION COMPANY (SEE SCHEDULE BELOW).
(2) INSULATORS, BY HARGER CAT. #5263-A5.
(3) 5/8 " LOCKWASHERS, STAINLESS STEEL.
(4) WALL MOUNTING BRACKET, HARGER CAT. #WBKT-2.
(5) 5/8-11x3" H.H.C.S. BOLTS, STAINLESS STEEL.

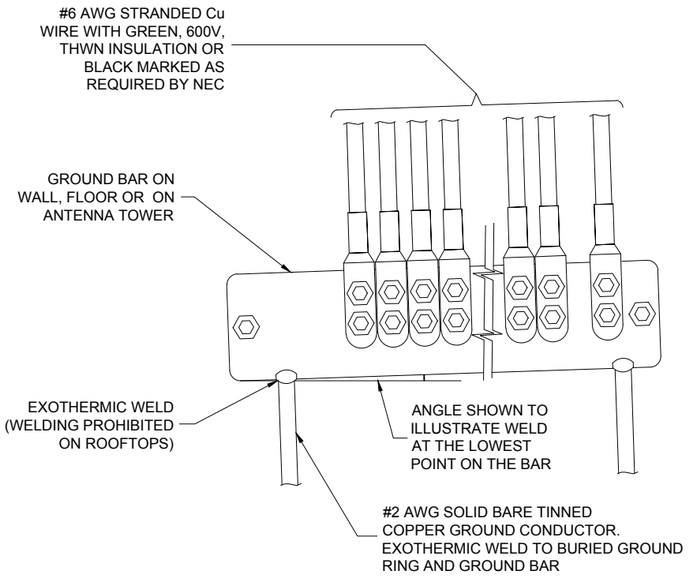
GROUND BAR SCHEDULE				
TYPE	QTY.	MANUFACTURER	CAT. NO.	REMARKS
CGB	3	ELECTRIC MOTION COMPANY	EM SGC412-VZW	OR EQUAL
MGB	2	ELECTRIC MOTION COMPANY	EM SGC424-VZW	OR EQUAL

HARDWARE SCHEDULE		
CONDUCTOR SIZE	BURNDY LUG	FASTENER SIZE
#6 AWG, GREEN INSULATED	YA6C-2TC38	3/8"-16 NC SS, 2 BOLT
#2 AWG, SOLD TINNED	YA3C-2TC38	3/8"-16 NC SS, 2 BOLT
#2 AWG, STRANDED	YA2C-2TC38	3/8"-16 NC SS, 2 BOLT
#2/0 AWG, STRANDED	YA26-2TC38	3/8"-16 NC SS, 2 BOLT
#4/0 AWG, STRANDED	TA28-2N	1/2"-16 NC SS, 2 BOLT



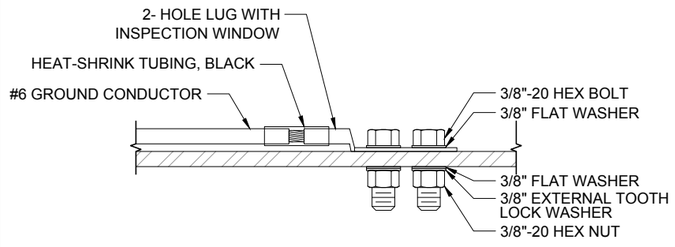
INSTALLATION NOTES:
1. SELECT BOLT LENGTHS TO PROVIDE MINIMUM OF 3 EXPOSED THREADS
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND
4. ALL BUSS BARS TO BE CADWELDED, MECHANICAL LUGS ARE PROHIBITED

INTERIOR GROUND BAR LUG | 5



SECTOR GROUND BAR | 3

HARDWARE SCHEDULE		
CONDUCTOR SIZE	BURNDY LUG	FASTENER SIZE
#6 AWG, GREEN INSULATED	YA6C-2TC38	3/8"-16 NC SS, 2 BOLT
#2 AWG, SOLD TINNED	YA3C-2TC38	3/8"-16 NC SS, 2 BOLT
#2 AWG, STRANDED	YA2C-2TC38	3/8"-16 NC SS, 2 BOLT
#2/0 AWG, STRANDED	YA26-2TC38	3/8"-16 NC SS, 2 BOLT
#4/0 AWG, STRANDED	TA28-2N	1/2"-16 NC SS, 2 BOLT



INSTALLATION NOTES:
1. SELECT BOLT LENGTHS TO PROVIDE MINIMUM OF 3 EXPOSED THREADS
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND
4. ALL BUSS BARS TO BE CADWELDED, MECHANICAL LUGS ARE PROHIBITED

EXTERIOR GROUND BAR LUG | 6

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SITE ID: COL04002

FA#: 10093711

SITE ADDRESS:
103 WEST MAIN STREET
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SUMMIT COUNTY

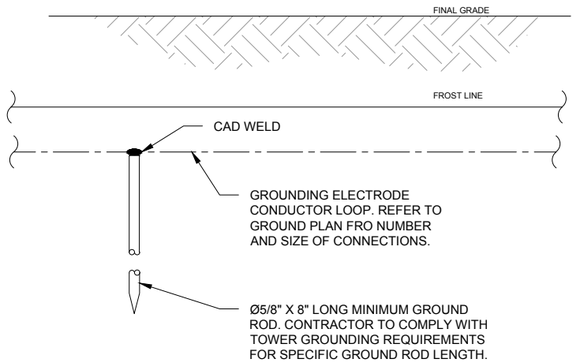
SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

G-3

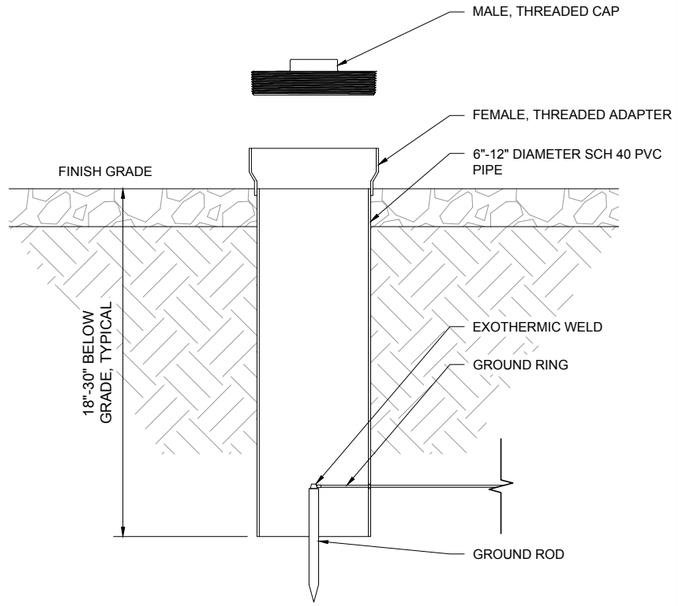
ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



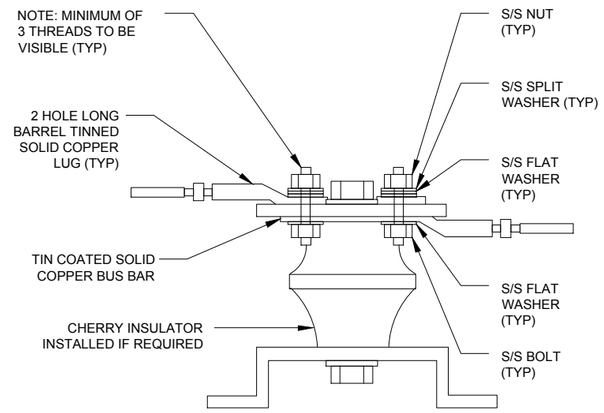
NOTE:

1. GROUND ROD TO BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM VERTICAL
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE, WHICH EVER IS GREATER, AS PER NEC ARTICLE 250-50(D)

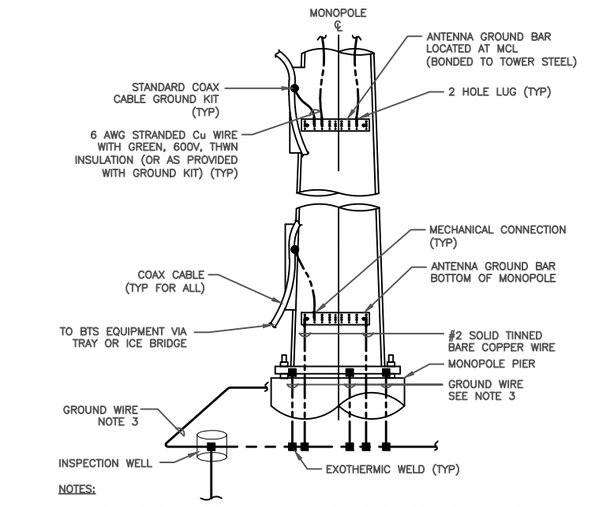
GROUND ROD | 1



GROUND ROD WITH TEST WELL | 2



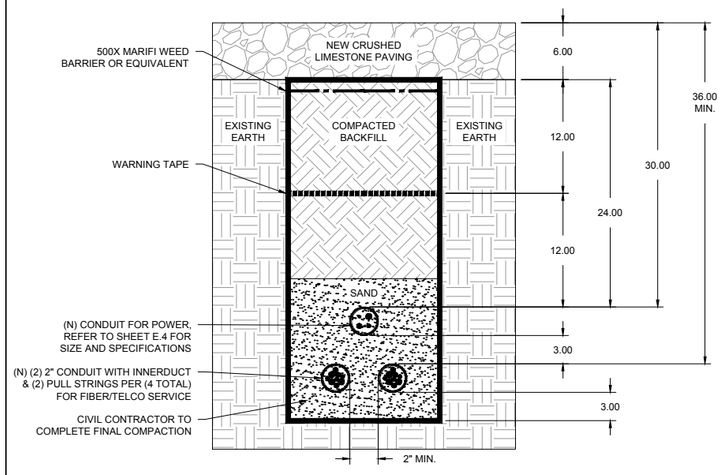
LUG DETAIL | 3



NOTES:

1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET IN/ON THE POLE SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
2. ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
3. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222 AND NFPA 780. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE 2/0 AWG. STRANDED IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

TYPICAL ANTENNA CABLE GROUNDING | 4



TRENCH DETAILS | 5

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SUMMIT COUNTY

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

G-4

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

Building a Better World for All of Us®

MEMORANDUM

TO: Kris Valdez, Principal Planner; Josh Southworth, PW Director

FROM: Chris McGinnis, PE

DATE: May 4, 2026

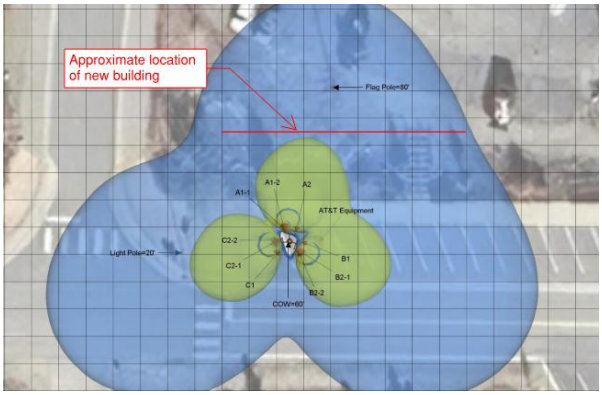
RE: TELE-25-0002 Application Review

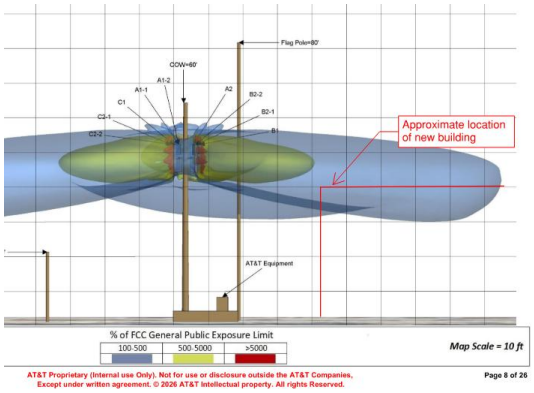
The TELE-25-0002 application submittals were reviewed for general conformance with Town Code, standards, and general engineering principles.

SEH conducted a general review of the application; however, SEH does not provide specialized expertise in cellular, telecommunications, or radio frequency systems. Review and verification by qualified professionals in those disciplines may be warranted.

Radio Frequency Safety Comments

SEH did not verify the accuracy of the radio frequency safety study. However, SEH did analyze the zones exceeding the FCC levels for conflicts areas. The proposed building was approximated in the images below and was found to extend into the zone exceeding the FCC general public exposure limits. We recommend that the applicant include the proposed building in the analysis and determine whether tower changes are required to meet the FCC guidelines for both workers during the construction of the building and tenants (in the event that tenants occupy the building prior to removal of temporary tower).



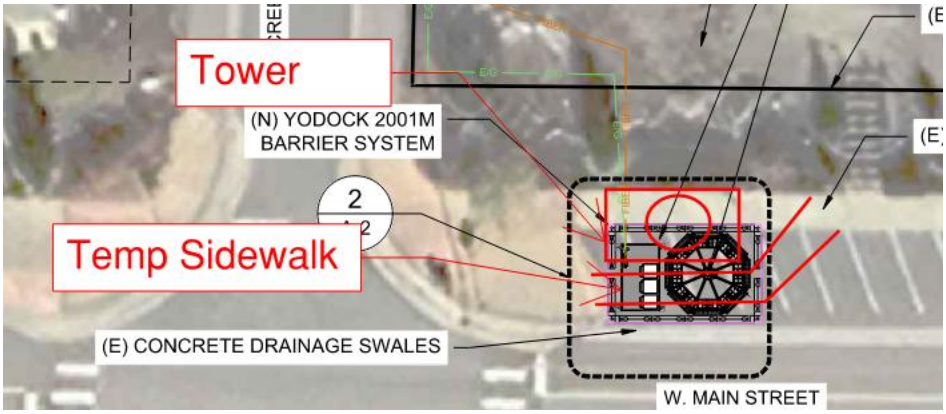


Right-of-Way (ROW) Comments

SEH completed a review for ROW impacts and comments. The proposed installation is located within the clear zone for Main Street, which could present a hazard for vehicles and Town equipment. We recommend that the plans be modified to specify reflective panels, reflective delineators mounted to the

top of the barriers (to assist with snow plowing), and that the corners of the barrier be modified to minimize blunt ends (angle barrier segments to create chamfers or add barrels in front of the barriers).

If the Town is concerned about location within the clear zone, plowing, and maintenance impacts, one alternative would be for the tower to be constructed near the back of the ROW and a temporary sidewalk added closer to the roadway (see below).



Prior to beginning work in the ROW, the applicant will need to obtain a ROW permit. Below are considerations for ROW permit conditions:

- Require sufficient permit bond to restore pavement and remove tower if required
- Provide an expiration date for when the tower must be removed from the ROW (application is vague with language stating approximately 12-24 months)
- Require reflective devices, delineators, and other devices that may be required for safety
- Determine if road/lane closures will be required for installation and traffic impacts
- Coordinate with Martin-Harris (building contractor) to determine coordination with their ROW work for modified sidewalk, street parking, lights, and other improvements in this area

Review and approval of these plans does not imply responsibility of the reviewing entity for the accuracy, completeness, or correctness of the design, nor does it relieve the design professional of responsibility of the plans.

The Town and SEH reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

Chris McGinnis, PE
SEH, Inc.

Outlook

Re: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

From Christopher McGinnis <cmcginnis@sehinc.com>
Date Wed 5/13/2026 9:55 AM
To Valdez, Kris <krisv@townoffrisco.com>; Southworth, Josh <joshs@townoffrisco.com>
Cc Kent, Katie <katiek@townoffrisco.com>

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Hi Kris,

I just reviewed the submittal and it appears they kept the overall pole height close to before but moved the antenna height up to remove the RF issue area (antennas moved from around 49' to 61'). You may want to ask for the new pole height, as the updated submittal does not list it but I think it has increased slightly.

A few items to consider as conditions for approval:

- One roof area will barely exceed the FCC limit, so it requires the antenna height or power levels are adjusted when construction reaches this level per the report. It might make sense to add this as a permit condition so it doesn't get forgotten.
- I sent some comments previously on revised barrier items, but there is not a new site plan submitted. I think this can be handled with the ROW permit, so maybe a condition stating that a ROW permit is required and that site plan is updated per the engineering comments for this submittal.

Otherwise, I don't see any issues. Let me know if you have any questions.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager

Short Elliott Hendrickson Inc. (SEH®)
970.216.9659 mobile | 720.540.6800 main

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From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Tuesday, May 12, 2026 4:29 PM
To: Christopher McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <joshs@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Re: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

Awesome! Thank you so much, Chris!

Kris Valdez, AICP, MURP | Principal Planner | Community Development

Mailing PO Box 4100, Frisco, CO 80443
Physical 1 Main Street, Frisco, CO 80443
Email KrisV@TownofFrisco.com
Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

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From: Christopher McGinnis <cmcginnis@sehinc.com>
Sent: Tuesday, May 12, 2026 4:26 PM
To: Valdez, Kris <krisv@townoffrisco.com>; Southworth, Josh <joshs@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Re: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

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Report Suspicious

Hi Kris,

I think their response is sufficient, but I will add a reminder to review this in more detail tomorrow and then follow up with you by the end of day.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
Short Elliott Hendrickson Inc. (SEH®)
970.216.9659 mobile | 720.540.6800 main

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From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Tuesday, May 12, 2026 3:09 PM
To: Christopher McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <joshs@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Fw: ‼️ Due May 5, 2026 - Referral for TELEC-25-0002

Hi Chris,

Please see the response below from Ben Feldman about the RF Report for 101 W Main Street. Does this address your concerns? Or is there something else that should be a condition in the staff report?

I know this is a big ask, but my staff report is due on Thursday. Could you take a look at this by Thursday? If not, I'll condition all previous comments in the staff report.

Thank you!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

TOWN OF FRISCO

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Office 970-668-9121
FriscoGov.com
TownofFrisco.com

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From: Ben Feldman <ben.feldman@bmfdevelopment.com>
Sent: Tuesday, May 12, 2026 2:03 PM
To: Valdez, Kris <krisv@townoffrisco.com>; Brett Ruby <bruby@nhpfoundation.org>
Cc: cc794p@att.com <cc794p@att.com>
Subject: RE: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

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Kris,

We've reviewed the revised EME report for the Frisco Temp Relo COW site (RFSSRP Revision C, dated 05/07/2026). The report shows that predicted RF levels are generally above the top of the roof; however, the adjacent sloped roof area is slightly above the General Public MPE threshold, with a maximum predicted value of 101.9%. All lower elevations (light pole and ground level) remain well below limits.

As the building height is increasing, we plan to adjust the height of the affected sector accordingly, which should resolve the exposure above the roofline. If EME levels are still a concern after the height adjustment, we will turn down power on that sector as an additional mitigation measure, consistent with the report's recommendations.

Please let me know if you have any questions or need further clarification.

Ben Feldman
BMF Development, LLC
1345 East Chandler Blvd #203
Phoenix, AZ 85048
P:480-681-7777
C:602-819-4663
E:ben.feldman@bmfdevelopment.com

From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Tuesday, May 5, 2026 7:50 AM
To: Ben Feldman <ben.feldman@bmfdevelopment.com>; Brett Ruby <bruby@nhpfoundation.org>
Subject: Fw: ‼ Due May 5, 2026 - Referral for TELEC-25-0002
Importance: High

Hi Ben and Brett,

Please see the referral comments below and the attached document, which must be addressed before approval. Let me know the timeline to get these addressed. The public notice must go out by Thursday morning at the absolute latest to meet the public notice requirements.

Please let me know if you have any questions.

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

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Office 970-668-9121
FriscoGov.com
TownofFrisco.com

Hours of Operation:

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From: Christopher McGinnis <cmcginnis@sehinc.com>
Sent: Monday, May 4, 2026 5:00 PM
To: Valdez, Kris <krisv@townoffrisco.com>
Subject: Re: ‼️ Due May 5, 2026 - Referral for TELEC-25-0002

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Report Suspicious

Hi Kris,

I reviewed and uploaded a memo for my review. The main concern I found was that the study did not account for the building construction which will be partially located within the high radio frequency exposure zone, so I think this will need to be addressed prior to approval.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
Short Elliott Hendrickson Inc. (SEH®)
970.216.9659 mobile | 720.540.6800 main

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From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Monday, April 27, 2026 11:33 AM
To: Amy Lagace <amy.lagace@xcelenergy.com>; Julie Gittings <julie.k.gittins@xcelenergy.com>; Chandler Morehardt <chandler.morehardt@summitcountyco.gov>; Jessica Sawyer <jsawyer@summitfire.org>; Christopher McGinnis <cmcginnis@sehinc.com>; John Schumacher <john@cbcscode.com>; Southworth, Josh

<joshs@townoffrisco.com>
Subject: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

Hello all,

Frisco Planning received the attached telecommunications application for a temporary cell tower, TELE-25-0002, located at 103 W Main Street, in the public right-of-way.

This application proposes a temporary ballast-mounted telecommunications facility required to maintain continuity of wireless service during the redevelopment of the building at 101 W Main Street, which currently hosts an existing permanent rooftop AT&T wireless facility. The rooftop installation must be removed to accommodate approved redevelopment of the structure. The temporary facility is intended to serve as an interim solution for approximately 12 to 24 months, after which it will be fully removed and the site restored.

The proposed temporary tower will have an approximate height of 60 feet, with an additional approximately 5 feet for a lightning rod, and antenna mounting at an approximate 47-foot centerline. The facility includes three (3) sectors with two (2) antennas per sector, for a total of six (6) antennas. All equipment is proposed solely to support interim service needs and does not represent a permanent telecommunications installation.

If you are assigned to review in Community Core, please complete your review by **May 5, 2026**. I understand this is a short turnaround time, but this project is important for the construction of the affordable housing project at 101 W Main Street.

Thank you!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

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- Monday – Thursday, 8 AM – 5 PM
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Outlook

RE: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

From Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Date Fri 5/1/2026 10:29 AM
To Valdez, Kris <krisv@townoffrisco.com>
Cc Amy Lagace <amy.lagace@xcelenergy.com>

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Kris,

Good morning!

Xcel has been working closely with AT&T and NHP regarding the temporary COW. We will be setting up an on-site meeting in a couple of weeks to finalize the plan and schedule for temporary power.

Please let me know if you need anything else from us.

Have a great day!

Julie Gittins
Xcel Energy
Design Planner, Mountain Division
583 E. Jasper Ct., PO Box 528 Granby, CO 80446
C: 970-409-7613
E: Julie.K.Gittins@xcelenergy.com
Direct Supervisor: Kyle.C.Alsup@xcelenergy.com
My ***Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm***

Outlook

RE: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

From Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>
Date Mon 4/27/2026 12:03 PM
To Valdez, Kris <krisv@townoffrisco.com>

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Report Suspicious

Thanks Kris, no further comments from me – already assigned the address and glad to see it's being used!

From: Valdez, Kris <krisv@townoffrisco.com>
Sent: Monday, April 27, 2026 11:33 AM
To: Amy Lagace <amy.lagace@xcelenergy.com>; Julie Gittings <julie.k.gittins@xcelenergy.com>; Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>; Jessica Sawyer <jsawyer@summitfire.org>; Chris Mcginnis <cmcginnis@sehinc.com>; John Schumacher <john@cbcscode.com>; Southworth, Josh <joshs@townoffrisco.com>
Subject: ‼ Due May 5, 2026 - Referral for TELEC-25-0002

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The proposed temporary tower will have an approximate height of 60 feet, with an additional approximately 5 feet for a lightning rod, and antenna mounting at an approximate 47-foot centerline. The facility includes three (3) sectors with two (2) antennas per sector, for a total of six (6) antennas. All equipment is proposed solely to support interim service needs and does not represent a permanent telecommunications installation.

If you are assigned to review in Community Core, please complete your review by **May 5, 2026**. I understand this is a short turnaround time, but this project is important for the construction of the affordable housing project at 101 W Main Street.

Thank you!

Take care,

Kris

Kris Valdez, AICP, MURP | Principal Planner | Community Development

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MEMORANDUM

P.O. BOX 4100 ◆ FRISCO, COLORADO 80443

TO: Planning Commission

FROM: Katie Kent, Community Development Director

RE: Planning File No. UDC-26-0003: A public hearing to consider proposed amendments, and make a recommendation, to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Table 5-1 and amending Section 180-5.2.8, to permit residential uses in the Light Industrial District

DATE: May 21, 2026

Summary & Background:

Before the Planning Commission on May 21st is a recommendation of Ordinance 26-13, proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Table 5-1 and amending Section 180-5.2.8, to permit residential uses in the Light Industrial District.

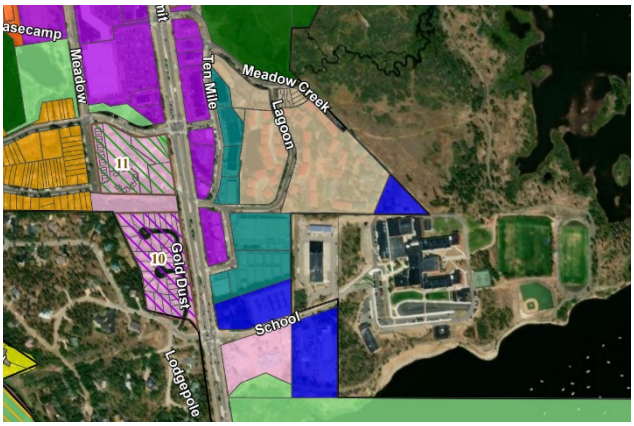
The drafted language is in response to direction provided by the Town Council at their February 24, 2026 meeting. Ordinance 26-13 as provided in Attachment 1 has been reviewed and supported by the Town Attorney.

If the Ordinance is adopted, there will be a new covenant that will be applicable to any housing unit constructed in the Light Industrial ("LI") District. This covenant will elaborate on the code language proposed including but not limited to:

- Defining a person employed for a business within Summit County
- Clarifying how a property owner shall document that occupancy of a vacant unit was given priority to persons employed for a business located on the premise prior to allowing rental applicants from persons employed for a business within Summit County.

Analysis:

The Light Industrial (LI) District is a small area within the Town located to the east of a portion of Ten Mile Drive. The district is represented on the Town's Zoning Map by the turquoise color:



The Town has had property owners within the LI District approach staff to ask if they could construct residential units above their existing businesses for their employees. Due to the Table of Uses not allowing residential units, other than ADUs, within the LI District, and the restrictions that exist for an ADU, business owners did not find it feasible to move forward.
For reference, residential units are permitted throughout Town as illustrated in the Town Code, Table 5-1:

TABLE 5-1 TABLE OF ALLOWED USES

• = Permitted ◑ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
Household Living	Cabin housing		•	•	•	•				◑	◑				180-5.2.1 *on Granite & Galena Streets only
	Duplex and two-unit townhomes		•	•	•	•				•	• ◑				180-5.2.8
	Fractional ownership unit					◑	•			◑	◑				
	Multi-unit dwellings				•	•	◑			•	• ◑				180-5.2.8
	Single-household detached dwelling	•	•	•	•	•				•	• ◑				180-5.2.8
	Townhomes, attached or standalone			•	•	•				•	• ◑				180-5.2.8

The area is comprised of one-level structures, although the LI District allows a maximum height of 45’ for pitched roofs and 35’ for flat roofs. Existing images of the district are pasted here for reference:

Image 1: View looking Northeast on Ten Mile Drive

Image 2: View looking Southeast on Ten Mile Drive

Through current code language, housing is prohibited in the Light Industrial District with the exception of an Accessory Dwelling Unit. The proposed modifications as written in Ordinance 26-13 would allow residential units in the LI District if they meet certain criteria including:

- Prohibited on the ground floor.
- Limited in size to not exceed the square footage of the ground floor.
- Occupancy limitations with priority to persons employed for a business employed on the premises. If there are no rental applicants for persons employed on the premise, then an applicant employed for a business within Summit County, and earning a maximum of 100% AMI would be permitted.
- A covenant would be required to be recorded on the property outlining all restrictions of the residential unit.
- Shall be rental units for perpetuity; prohibited from being sold as an individual unit.

At the Planning Commission meeting on February 19, 2026, the Commission discussed this topic and provided the following overall feedback:

- *Pros and cons of having residential units be limited to persons employed on the premise versus AMI capped units versus limited to a geographic area. Commissioners directed Staff to start with just persons employed on the premises, noting Town could always be less restrictive in the future.*
- *Design guidelines needed to be taken into consideration so the building didn't add one small unit on the second floor of a large building, leading to a design that may not be compatible with the area, or compatible with future units within the structure that would want an upper level employee unit.*
- *Commissioners noted the importance of having a covenant recorded on the unit.*
- *Commissioners discussed the desire to allow residential units in the Commercial Oriented District but agreed that further discussion needs to be held regarding design requirements along Summit Boulevard and if there should be a cap on density.*
- *Overall, Commissioners supported the initiative to add the option for employee residential units for employers within the Light Industrial District.*

At the Town Council meeting on February 24, 2026 Council supported the general concept of allowing employee-occupied residential units in the Light Industrial District stating that with regards to occupancy, on-premise employees have the first right of refusal and then any units would be available for area employees with a specific annual median income (AMI) cap.

If the Town moved forward with allowing employee-occupied residential units within the LI District:

- Light Industrial dimensional requirements would still be applicable

TABLE 3-8: LI DISTRICT DIMENSIONAL STANDARDS	
	LOT STANDARDS
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
	SETBACKS
Minimum front yard setback	15 ft.
Minimum side yard setback	None
Minimum rear yard setback	10 ft.
	BUILDING STANDARDS
Maximum building height	45 ft. (pitched); 35 ft. (flat)

- All other regulations/codes would be applicable (building, fire, etc.)
- HOA permission would be required if applicable

Proposed amendments are shown in Attachment 1, Ordinance 26-13, and include:

Section 1. Section 180-5.1, Table of Uses of the Frisco Town Code, would be amended and readopted to include the following insertion of language:

Within the row for Use Type “Multi-Unit dwellings”, they shall be permitted within the LI column

Section 2. Section 180-5.2.8 of the Frisco Town Code, would be amended and readopted to include the following insertion of language:

180-5.2.8. *Residential Uses in Central Core**, Light Industrial,** and Mixed-Use Districts.*

A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses **with the exception of parking**, are prohibited on the ground floor.

B. *Mixed Use District.* For properties fronting along Main Street, residential

uses on the ground floor are a conditional use.

C. ***Light Industrial District*. For properties located within the Light Industrial (LI) District, residential units shall be exempt from density requirements and are permitted if:**

1. **Residential uses, and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor; and**
2. **The combined size of the residential unit(s) shall be no greater than the square footage of the ground floor; and**
3. **Occupancy of residential unit(s) shall be given priority to persons employed for a business located on the premises prior to allowing occupancy from persons employed for a business within Summit County; and**
4. **Residential unit(s) rented to applicants who are not employed on the property, shall be deed-restricted for rent to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority; and**
5. **Residential unit(s) shall be prohibited from being sold as individual unit(s) for perpetuity; and**
6. **Prior to issuance of any building permit for a residential unit, a covenant restricting the unit to use as housing shall be submitted to the Town for review and recordation.**

2025 Comprehensive Plan

This suggested code amendment was discussed during the development of the 2025 Comprehensive Plan and is specifically addressed through:

AN INCLUSIVE AND ACCESSIBLE COMMUNITY (B)
Goal B.1*: Continue creating safe, attractive, and sustainable neighborhoods where residents can thrive.*

1. *Review zoning and design standards. Implement community character requirements that are in alignment with the Future Land Use Classifications. Potential amendments include implementing design guidelines in Section 180-6 .21 based on character areas to ensure specific standards are identified for each of the Town's different subareas, updating zone district uses and dimensions to integrate considerations for housing typologies that fit in the specific area, and updating parking and access standards to ensure a focus on pedestrian safety.*

3. *Review current standards for development review. Consider updates to remove barriers to development of affordable housing and affordable commercial. Allow for more administrative review in small development projects.*

A DIVERSE AND THRIVING ECONOMY (D)

***Goal D.1**: Support local businesses, expand local industries and services, and encourage long-term investment to strengthen and diversify the local economy.*

3. *Develop the business environment. Focus on retaining existing businesses while attracting new ones that diversify current offerings that align with the distinct character and community needs within the Town of Frisco.*

***Goal D.4**: Support existing light industrial and synergistic uses, and incorporate makerspaces.*

2. *Consider a "Frisco Works" campaign. Support and attract employment opportunities and new investment in industries with identified potential for growth. This initiative would aim to promote Frisco as a hub for innovative businesses, enhance job creation, and foster economic diversification by focusing on sectors with strong growth potential and alignment with the Town's workforce capabilities.*

3. *Incentivize reinvestment in light industrial zones. Encourage existing light industrial businesses to upgrade facilities and continue operating in the Town of Frisco. Consider offering tax breaks or grants.*

HOUSING AFFORDABILITY (H)

***Goal H.1**: Provide diverse and equitable housing through a full spectrum of housing that is abundant, adaptable, and equitably distributed.*

***Goal H.3**: Prioritize Improvements for Housing Infrastructure: Recognizing housing as critical infrastructure, locate housing near existing community services, facilities, and amenities, and prioritize improvements that support local housing needs.*

2. *Promote transit-oriented development. Facilitate affordable housing development and preservation in areas with existing transit services and/or high multi-modal connectivity, and support transportation improvements near affordable housing and special needs housing.*

***Goal H.4**: Preserve and Utilize Existing Housing: Preserve existing housing stock and promote its efficient and effective utilization through adaptive reuse and rehabilitation.*

2. *Increase utilization of existing development. Promote the utilization of existing development, including residential and non-residential structures, for affordable housing to reduce construction costs and preserve land.*

***Goal H.5**: Maintain Community while Supporting Regional Needs: Collaborate with partner agencies to maintain the Town of Frisco as a welcoming Summit County "neighborhood" while embracing its role in addressing regional housing needs.*

1. *Facilitate infill housing. Facilitate infill housing development in older neighborhoods, along commercial corridors, and near employment centers that helps revitalize these areas and increases housing availability and variety.*

Additionally, the Future Land Use Map references this area as "Office and Industrial Innovation District" (Attachment 2). Within this district, it is noted that residential units could be permitted:

> *Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.*

Required Action

Planning Commission: A recommendation to the Town Council of approval or disapproval, either in whole or in part.

Town Council: Approval or disapproval, either in whole or in part.

Code Text Amendments, Town Code 180-2.4.3

Pursuant to sub-section §180-2.4.3.D, an amendment to the text of the Unified Development Code is a legislative decision by the Town Council. Prior to the Town Council's consideration of an Ordinance to amend the text of the UDC, the Planning Commission must first review the proposed amendment and forward a recommendation to the Town Council. Prior to recommending approval or disapproval, either in whole or in part, of a proposed code text amendment, the Planning Commission must consider whether and to what extent a proposed amendment:

1. *Is consistent with the Master Plan and other Town policies;*
2. *Conflicts with other provisions of this Chapter or other provisions in the Frisco Town Code;*
3. *Is necessary to address a demonstrated community need;*
4. *Is necessary to respond to substantial changes in conditions and/or policy; and*
5. *Is consistent with the general purpose and intent of this Chapter.*

The proposed modifications to Frisco Town Code, Chapter 180, are in alignment with the 2025 Comprehensive Plan through the guiding principles, goals, policies, and actions, including B.1.1, B.1.3, D.1.3, D.4.2, D.4.3, H.1, H.3.2, H.4.2, H.5.1 and the Future Land Use Map references this area as "Office and Industrial Innovation District".

The proposed modifications do not conflict with any provisions of this Chapter or other provisions in the Frisco Town Code, have undergone a Town Attorney review, are

necessary to respond to a community need for workforce housing as recognized in the 2025 Comprehensive Plan which is reflective of continuous increases in housing costs, and are consistent with the general purpose and intent of this Chapter.

Staff anticipates receiving a Planning Commission recommendation on May 21, 2026, and then bringing a first reading to the Town Council at the June 9, 2026 meeting at which time the Council will review the proposed modifications to the UDC. Discussion from the Planning Commissioners, along with their motion and vote, will be distributed to Council for their discussion and consideration.

Staff Recommendation:

Recommended Findings

The Community Development Department recommends the following findings pertaining to the proposed code text amendments:

Based upon the review of the Staff Report dated May 21, 2026, and the evidence and testimony presented, the Planning Commission finds:

1. The proposed code text amendments are consistent with the Comprehensive Plan and other Town policies, because the proposed amendments clarify the standards of the code that are used to implement the guiding principles, goals, policies, and actions of the Frisco Comprehensive Plan, including B.1.1, B.1.3, D.1.3, D.4.2, D.4.3, H.1, H.3.2, H.4.2, H.5.1 and also as recommended within the Future Land Use Map.

2. The proposed code text amendments do not conflict with other provisions of the Unified Development Code or other provisions in the Frisco Town Code and have been reviewed and supported by the Town Attorney.

3. The proposed code text amendments are necessary to address an ongoing community need of workforce housing units.

4. The proposed code text amendments are necessary to respond to substantial changes in conditions and/or policy, due to the continuous increase in housing costs within the community as outlined in the Town's Strategic Housing Plan and Comprehensive Plan.

5. The proposed code text amendments are consistent with the general purpose and intent of this Chapter, because the proposed text amendments protect the public health, safety, and general welfare and implement the policies of the Comprehensive Plan including B.1.1, B.1.3, D.1.3, D.4.2, D.4.3, H.1, H.3.2, H.4.2, H.5.1 and also as recommended within the Future Land Use Map.

Recommended Motion

Should the Planning Commission choose to RECOMMEND APPROVAL of the proposed text amendments, the Community Development Department recommends the following motion:

> ***With respect to Planning File No. UDC-26-0003, I move that the recommended findings set forth in the May 21, 2026 Staff Report be made and that the Planning Commission RECOMMENDS APPROVAL to Town Council of code text amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, concerning the Unified Development Code, by amending Table 5-1 and amending Section 180-5.2.8. to permit residential units above the ground floor in the Light Industrial ("LI") District.***

Attachments:
Attachment 1: Ordinance 26-13
Attachment 2: Future Land Uses Map

TOWN OF FRISCO
COUNTY OF SUMMIT
STATE OF COLORADO
ORDINANCE 26-13

AN ORDINANCE AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING TABLE 5-1 AND AMENDING SECTION 180-5.2.8, TO PERMIT RESIDENTIAL USES IN THE LIGHT INDUSTRIAL DISTRICT.

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, the zoning and land use powers conferred upon the Town by the State of Colorado as a Home Rule Municipality empower the Town to manage land use to ensure the public health, safety, and welfare; and

WHEREAS, the Town of Frisco currently regulates land uses within the Town limits in accordance with Chapter 180 "Unified Development Code" of the Frisco Town Code, adopted pursuant to its Home Rule Constitutional authority and the Local Government Land Use Control Enabling Act of 1974, as amended, §29-20-101, et seq. C.R.S; and

WHEREAS, the Town Council desires to amend the Unified Development Code in order to allow and regulate workforce housing units above the ground floor within the Light Industrial ("LI") District; and

WHEREAS, the Town of Frisco Planning Commission has reviewed the proposed amendments on May 21, 2026, and has made a recommendation to approve the amendments with modifications to the Town Council; and

WHEREAS, the Town Council held Public Hearings on June 9, 2026, and July 14, 2026, to receive public comment, evidence and testimony relative to the proposed amendments to the Frisco Town Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Section 180-5.1, Table of Uses of the Frisco Town Code, is amended and readopted to include the following insertion of language:

Within the row for Use Type "Multi-Unit dwellings", they shall be permitted within the LI column

Section 2. Section 180-5.2.8 of the Frisco Town Code, is hereby amended and readopted to include the following insertion of language:

180-5.2.8. *Residential Uses in Central Core**, Light Industrial,** and Mixed-Use Districts.*

A. *Central Core District.* For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses **with the exception of parking**, are prohibited on the ground floor.

B. *Mixed Use District.* For properties fronting along Main Street, residential uses on the ground floor are a conditional use.

C. *Light Industrial District*. For properties located within the Light Industrial (LI) District, residential units shall be exempt from density requirements and are permitted if:

1. **Residential uses, and uses accessory to residential uses with the exception of parking, are prohibited on the ground floor; and**
2. **The combined size of the residential unit(s) shall be no greater than the square footage of the ground floor; and**
3. **Occupancy of residential unit(s) shall be given priority to persons employed for a business located on the premises prior to allowing occupancy from persons employed for a business within Summit County; and**
4. **Residential unit(s) rented to applicants who are not employed on the property, shall be deed-restricted for rent to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority; and**
5. **Residential unit(s) shall be prohibited from being sold as individual unit(s) for perpetuity; and**
6. **Prior to issuance of any building permit for a residential unit, a covenant restricting the unit to use as housing shall be submitted to the Town for review and recordation.**

Section 3. Savings Clause. If any part, section, subsection, sentence, clause or phrase of this Ordinance or is for any reason held to be unconstitutional or invalid, the remainder of this Ordinance shall continue in full force and effect, it being the legislative intent that this Ordinance even if such unconstitutional or invalid matter had not been included herein.

Section 4. Effective Date. This ordinance shall take effect pursuant to the Home Rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS ___TH/RD/ST DAY OF MONTH, 2026.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS _____DAY OF _____, 2026.

TOWN OF FRISCO, COLORADO:

_____
Frederick J. Ihnken, Mayor

ATTEST:

_____
Stacey Campbell, Town Clerk

FRISCO SEAL SUMMIT COUNTY COLORADO

DRAFT

OFFICE AND INDUSTRIAL INNOVATION DISTRICT

DESIGN CRITERIA

Supported Uses: Light manufacturing and industrial uses such as warehousing, storage, assembly, and auto-related services. Maker spaces such as research, fabrication, artisan workshops for small businesses, artists, and entrepreneurs. Supportive retail such as cafes, co-working spaces for collaboration, supply stores and other supportive industries. As appropriate, community spaces can be synergistic to support education, community workshops, training, and skills development. Residential units such as apartments, condominiums and live/work units ranging from 12-30 DU/acre. Buildings should not exceed 4 stories.

Connectivity: The district should be well connected to Hwy. 9 to support the movements of deliveries and trucking as well as multi-modal including access to public transit and include infrastructure for bikes and pedestrians.

Parks, Open Space and Civic Space: Commercial, retail and office spaces should consider small plazas and greens spaces for dining or respite and promote social interaction. Green buffers, street trees and native landscape should support human-comfort and streetscape aesthetics.

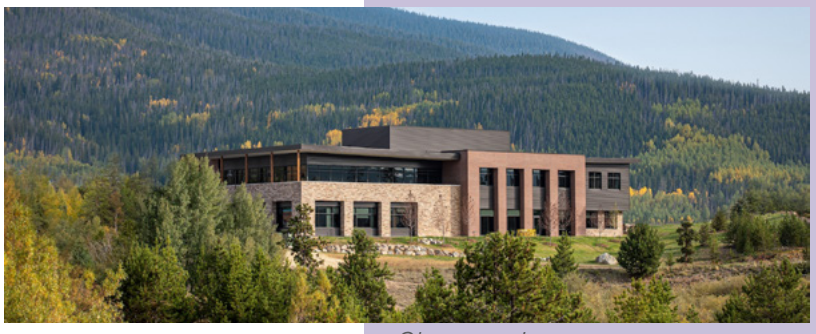
Economy: Workforce development opportunities are essential to a vibrant and innovative economy. This district directly benefits the economy by encouraging entrepreneurship, business growth, retention and investment, and increasing jobs and skills development.

Sustainability: New buildings should adhere to green building standards to reduce environmental footprints and lower energy costs through solar and energy-efficient mechanical systems, and green building materials. Car-sharing programs and electric vehicle (EV) charging stations can also be incorporated.

Equity: Consider the impacts of new businesses to existing development and ensure displacement is considered. Coordinate training programs and education to support underserved or lower-income residents.

CHARACTER

The Innovation District is an opportunity to foster industrial, creative, and entrepreneurial activities, to drive economic growth and innovation. This includes creative design centers, adaptive reuse, and a mixed-use character to provide a range of complimentary uses and collaborative workspaces, professional trades, and contractors to generate revenue for the Town and offer a place for artists, technology, and trades to flourish.



Character Imagery

FUTURE LAND USE MAP

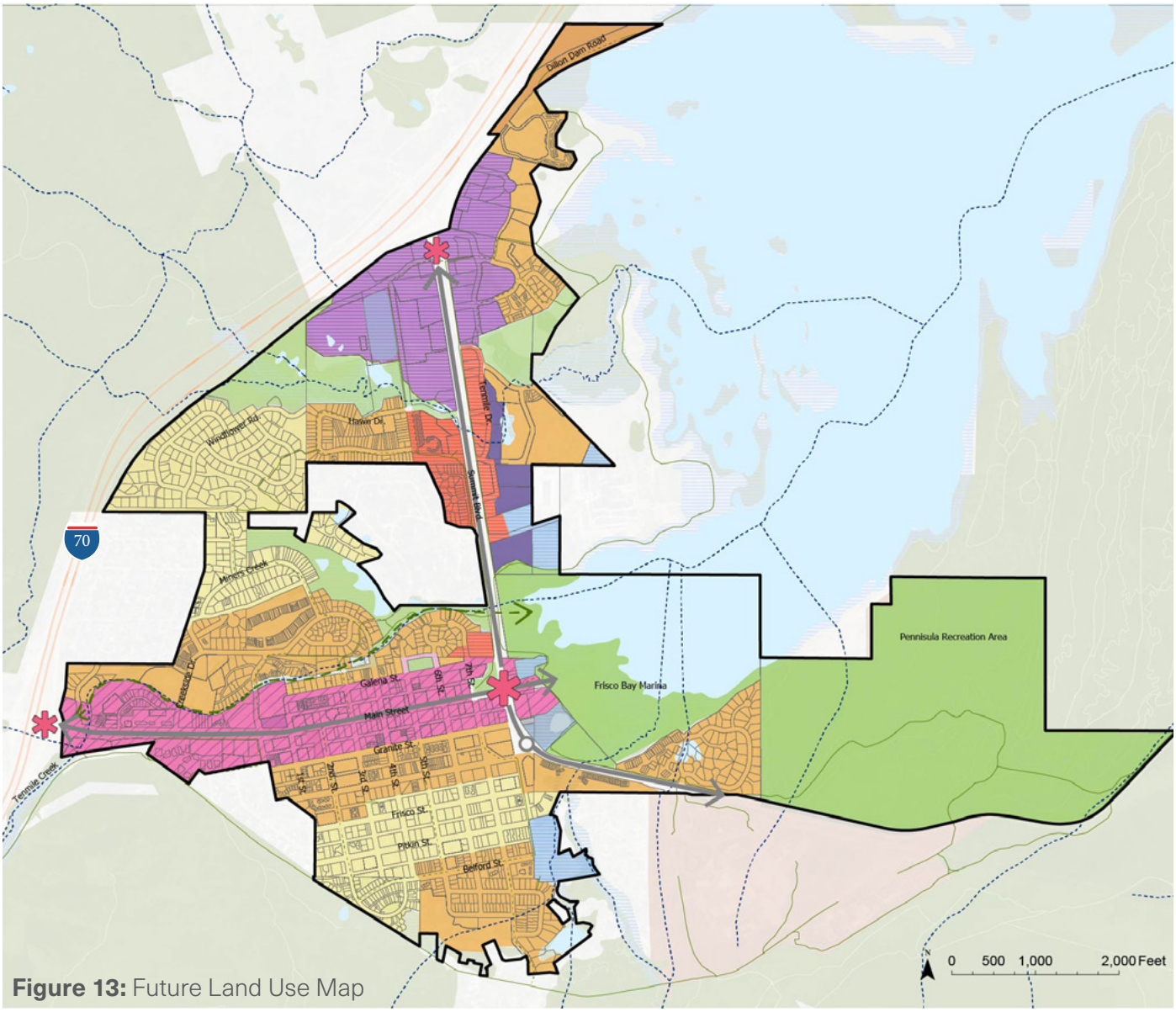


Figure 13: Future Land Use Map

MAP LEGEND

- Gateway
- Town of Frisco Boundary
- Interstate Highway
- State Highway
- Pathways and Trails
- Greenway

LAND USE CATEGORY

- Residential Neighborhood (Low to Mid Density)
- Residential Neighborhood (Mid-to-High Density)
- Summit Boulevard District
- Main Street District
- Gateway District
- Office and Industrial Innovation District
- Parks and Open Space/ Civic Space
- Public Facilities

ENVIRONMENTAL FEATURES

- Water Bodies
- 100-year Floodplain
- Wetlands
- Creeks and Streams