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**MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
SEPTEMBER 17, 2026
5:00 PM**

Roll Call:

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

Minutes:

Approval of August 20, 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 File No. MAJ-26-0003**: A sketch plan review of the Major Site Plan application for a proposed residential development consisting of eight (8) new townhomes. Location: 207 Granite Street / Lots 13-18 Block 8 Frisco Town Sub. Applicant: Robert Craig representing 207 Granite St LLC, owner.

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, August 20, 2026, at 5:00 P.M.**

Call to Order: Andy Stabile, Chair, opened the meeting at 5:00 p.m.

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

Minutes: Approval of the July 16, 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. UDC-26-0002:** A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Section 180-5.1. Table of allowed uses, Section 180-5.3. Accessory uses and structures, Section 180-6.13. Parking and loading regulations, Section 180-9.2. Definitions of general use categories, and Section 180-9.3. General definitions, concerning drive-through facilities and tavern terminology.

Emma Heth, Planner II, reviewed the staff memo provided in the Commissioner's packet. Heth reviewed the background of the item along with proposed code changes noting modifications made since the last Commission discussion on this topic.

COMMISSIONER QUESTIONS:

- Commissioners asked what businesses other than restaurants and banks have drive-throughs. It was noted various establishments such as pharmacies, banks, and liquor stores could have drive-throughs.
- Commissioners asked for verification that currently someone could have a drive-through on Main Street. Heth confirmed that is correct.
- Commissioners requested clarification that as the language is drafted, there is no conditional use option in town for drive-throughs. Heth replied that is accurate and noted some PUDs regulate drive-throughs.
- Commissioners wanted to ensure quasi drive-throughs were taken into account. Heth replied that is in code language referencing it excludes parking lot pickup of retail items, etc.

Public Comment opened at 5:14 p.m.

PUBLIC COMMENTS: None

Public Comment closed at 5:14 p.m.

COMMISSIONER DISCUSSION

Commissioners discussed the topic and provided the following overall feedback:

- Commissioners agreed that this language looks good and they support drive-throughs are only permitted in the CO District.

Motion:

With respect to Planning File No. UDC-26-0002, LESMES move that the recommended findings set forth in the August 20, 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 Section 180-5.1. Table of allowed uses, Section 180-5.3. Accessory uses and structures, Section 180-6.13. Parking and loading regulations, Section 180-9.2. Definitions of general use categories, and Section 180-9.3. General definitions, concerning drive-through facilities and tavern terminology.

MOTION SECONDED BY PLANNING COMMISSIONER TANE

VOTE: CONNOLLY – YEA, LESMES – YEA, DE – YEA, WITHROW – YEA, STABILE – YEA, TANE - YEA

NOES: NONE

MOTION: PASSED

2. **Planning File No. UDC-26-0004:** A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by adding Section 180-2.8. Fast Track for Affordable Housing Developments, concerning a fast-tracked review process for affordable housing to meet Proposition 123 state requirements.

James Gorham, Economic Development Manager, reviewed the proposed Fast Track Affordable Housing Code Amendment establishing a formal expedited review process for qualifying affordable housing developments. The proposed amendment creates a new Section 180-2.8 of the Frisco Town Code that implements a 90-day development review process for eligible affordable housing projects, consistent with Colorado Proposition 123 requirements and the Town's adopted Strategic Housing Plan. Gorham reviewed minor modifications that were made since the writing of the staff memo which are in response to Attorney comments and that Colorado Department of Local Affairs (DOLA) made changes since July 1st that allows a covenant to be recorded.

COMMISSIONER QUESTIONS:

- Commissioners asked for verification that the covenant cannot be a workforce covenant. Gorham replied that is correct; only AMI restrictions.
- Commissioners asked for clarification of how AMI calculated for second homeowners. Gorham replied and explained how AMI numbers are set by Housing and Urban Development (HUD) and is based on your primary residence location. Discussion regarding AMI ensued amongst Commissioners.
- Commissioners asked for verification that DOLA is supportive of proposed language. Gorham replied yes with the exception that they have not seen the Attorney edits yet.
- Commissioners asked why Silverthorne is not committing to Proposition 123. Gorham explained the various factors that may have led to their decision including new residential unit counts.

Public comment opened at 5:52 p.m.

PUBLIC COMMENTS: None

Public comment closed at 5:52 p.m.

COMMISSIONER DISCUSSION:

Commissioners discussed the topics and provided the following overall feedback:

- Commissioners and Gorham discussed various aspects of Proposition 123 affordable housing requirements.
- Commissioners supported proposed language and affordable housing.

Motion:

With respect to Planning File No. UDC-26-0004, Withrow moved that the recommended findings set forth in the August 20, 2026 Staff Report be made and that the Planning Commission RECOMMENDS APPROVAL with Town Attorney comments 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, with the addition of Section 180-2.8. Fast Track for Affordable Housing Developments.

MOTION SECONDED BY PLANNING COMMISSIONER LESMES

VOTE: CONNOLLY – YEA, LESMES – YEA, DE – YEA, WITHROW – YEA, STABILE – YEA, TANE - YEA

NOES: NONE

MOTION: PASSED

Staff and Commissioner Updates:

1. Commissioners acknowledged and commended Emma Heth for the Town becoming DarkSky Certified.
2. Kent stated that there will be no meeting on September 3, 2026, and noted that the lot next to the Sabatini lot will be coming forward at a future meeting along with the permanent cell tower at 101 W. Main Street.
3. Kent let the Commissioners know that the test hole for the geothermal project will be drilled next to Town Hall soon.
4. Gorham stated that demolition for 101 West Main Street is anticipated for August 31, 2026, and there will be a groundbreaking ceremony on September 22, 2026.
5. Gorham announced September 25th will be the groundbreaking ceremony for 602 Galena Street.

Adjournment:

There being no further business, Commissioner Withrow made a motion to adjourn, seconded by Commissioner Connolly, and it was unanimous. The meeting adjourned at 6:01 P.M.

Respectfully submitted,

Kimberly Jackson

Community Development Department



PLANNING COMMISSION STAFF REPORT

September 17, 2026

AGENDA ITEM: **Planning File No. MAJ-26-0003:** A sketch plan review of the Major Site Plan application for a proposed residential development consisting of eight (8) new townhomes.

LOCATION: 207 Granite Street / Lots 13-18, Block 8, Frisco Town Sub

ZONING: Central Core (CC) Zoning District

APPLICANT: Robert Craig

OWNER: 207 Granite St LLC

TOWN STAFF: Emma Heth, Planner II

PROJECT DESCRIPTION

The applicant, Robert Craig, representing the property owner, proposes a new residential development at 207 Granite Street consisting of eight (8) new townhomes.

The application proposes a multi-unit residential development project consisting of two (2) buildings, with four (4) units in each. Each building contains one 5-bedroom unit and three 4-bedroom units. The new buildings are both three levels. No rooftop decks are proposed. Each unit includes an attached 4-car private garage.

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

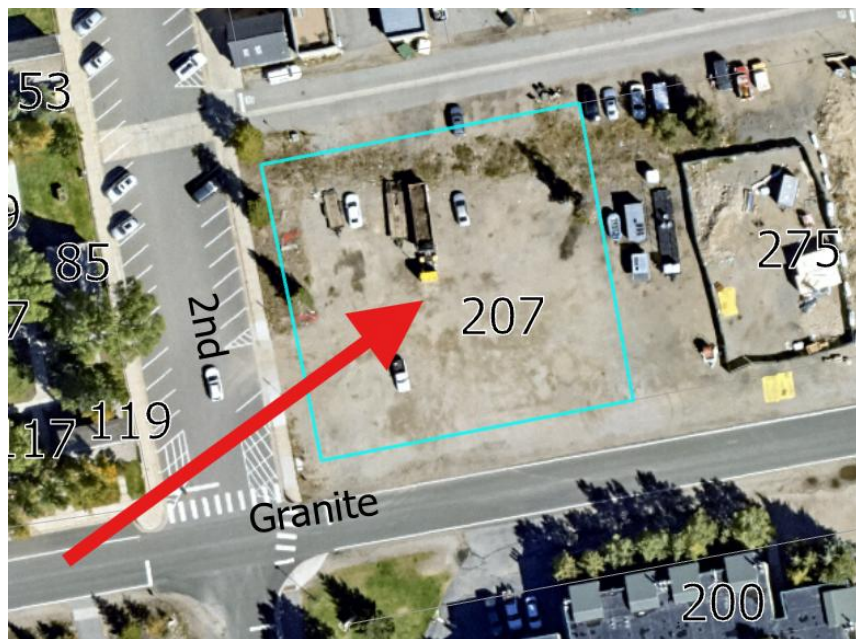
BACKGROUND

The subject property is located in the Frisco Townsite, as platted in the Amended Frisco Townsite in 1966. The property is zoned Central Core (CC) Zoning District.

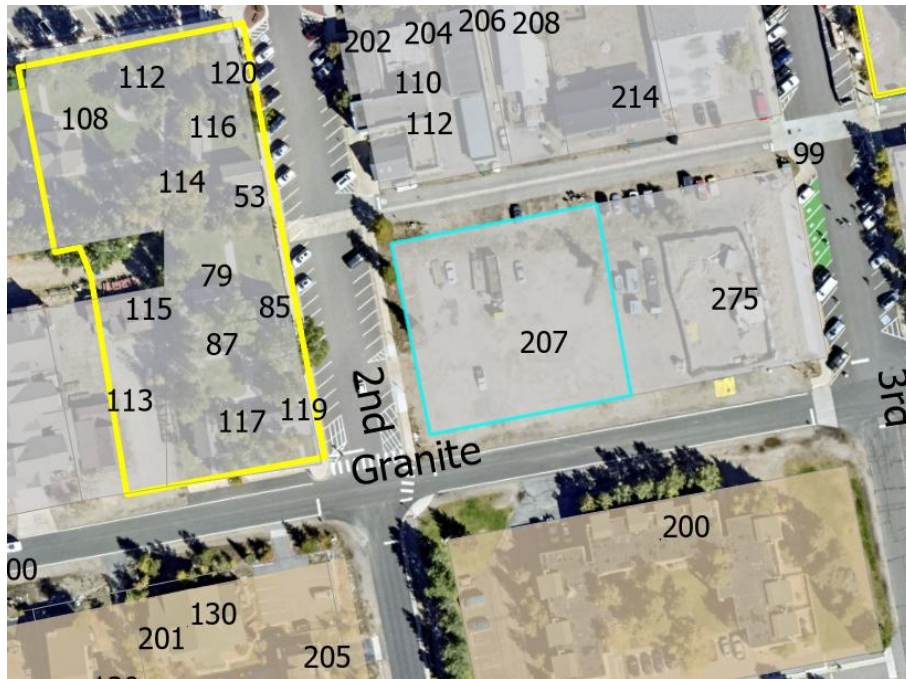
The subject property is currently vacant. Eight long-term rental units were previously located on the property, constructed in the 1950s. The units were demolished in 2005. A development application was approved in 2000, with amendments in 2001 and 2006, for a mixed-use building proposed on the site, but the project was not built.

The surrounding properties are zoned Central Core (CC) to the north, east and west, and Residential High Density (RH) to the south. The property to the west is the Frisco Historic Park and Museum, which is zoned CC and Historic Overlay (HO), and includes many historic structures. The properties to the north (along Main Street) include commercial uses, including restaurants, retail, and office space. The property to the east (275 Granite St.) is vacant and owned by the Town. The property to the south is Tenmile Creek Condos which contains 60 units across two buildings.

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
Gray = Central Core (CC)
Brown = Residential High Density (RH)
Yellow outline = Historic Overlay (HO)

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.

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

Comprehensive Plan Goals and Strategies: 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.5: Collaborate with partner agencies to maintain Frisco as a welcoming Summit County “neighborhood” while 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.

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 layout of the development as proposed only includes one driveway accessed from 2nd Avenue, which creates a preferred layout along Granite Street for future Complete Streets improvements. The Town is recommending, but not requiring, that the applicant review the

Granite Street Complete Streets Plan and install a sidewalk along Granite Street that connects the non-vehicular pathways on that side of the development to the existing 2nd Avenue sidewalk. 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 proposed development facilitates infill development on a lot that has been vacant for 20 years near Main Street. Development on this lot will help revitalize this block.

The proposed development pays close attention to drought-tolerant and wildfire-resistant landscaping, which conserves water and minimizes the need for irrigation. While changes will be required to the landscaping plan, staff notes the applicant's careful consideration for these environmental aspects of the development. 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 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.

The application, as proposed, generally complies with the principles, goals, and policies of the Frisco Comprehensive Plan.

ANALYSIS – CENTRAL CORE (CC) DISTRICT [§180-3.11]

These parcels shall be developed in accordance with the requirements of the Central Core (CC) District as follows:

Purpose: The purpose of the CC District is to promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.

Maximum Density: The maximum density in the CC District is 16 dwelling units per acre. The lot size is 0.48 acres; therefore, the allowable density is eight (8) units. The application proposes eight (8) residential units on this lot.

Minimum Lot Area: The minimum lot area in the CC District is 3,500 sq. ft. The proposed lot size by combining Lots 13-18 is 21,000 sq. ft.

Minimum Lot Frontage: There is no minimum lot frontage in the CC District.

Maximum Lot Coverage: There is no maximum lot coverage for more than two residential units in the CC District.

Setbacks: The following setbacks are required in the CC District, for properties located between Granite Street and Granite Street Alley:

	Minimum Setback	Proposed Setback
Front Yard	5 feet	5 feet
Side Yard	5 feet	5 feet
Rear Yard	5 feet	5 feet
Alley-Facing Yard	3 feet	3 feet

Staff is interpreting Granite Street as the front yard and the alley as the rear yard; the applicant should clarify in the application materials. 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. Refuse enclosures are exempt from side and rear yard setback requirements; the enclosure is proposed in the side setback on this project. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, does not encroach into the setback.

Stepbacks: The minimum stepback for the third and above floors of street-facing wall facades is 10 feet, as taken from the floor below. Two feet of roof overhangs and railings are permitted to encroach into the stepback. Based on the Town Code definition of street, a stepback is required along the north, south, and west property lines which are adjacent to a street, avenue, and alley.

Most wall facades appear to meet the stepback standard. Application materials show a portion of each building that contains staircases facing 2nd Avenue which are between the 2nd and 3rd level. Staff requests the Commission provide feedback at sketch plan review on whether this portion of the building is a “third floor” and needs to be stepped back. Staff finds ambiguity in the code interpretation as these are not necessarily a 3rd and above floor but would appreciate confirmation from the Planning Commission. Another portion of the building on this façade is stepped back on the 3rd floor from the staircase adjacent to it, but not from the façade directly below; Staff requests the Commission provide feedback at sketch plan review on whether this meets the stepback requirements.



Portions of building for Planning Commission to analyze stepbacks

At time of full site plan review, the application materials will need to show additional information for staff to verify stepbacks, including showing the stepback line on the floor plans for the third and above floors.

Maximum Building Height: The maximum building height is 40 feet for pitched roofs and 35 feet for flat roofs in the CC District. All roof slopes on the upper roof are pitched, with two flat 2:12 shed roofs on lower levels.

The application includes building height calculations, with maximum height of 39.9'. 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 CC District, a variety of residential uses are permitted, including multi-unit dwellings and townhomes (attached or standalone). There is no requirement in the Central Core to have a portion of the development for commercial use and so 100% residential use is permitted by right.

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 Lots 13-18 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 consolidate Lots 13-18 either by vacating the lot lines or through a townhome plat. This will be a condition of approval for the final site plan and will be required prior to issuance of a CO.

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.

Preliminary comments from Engineering indicate that additional detention or a drainage memo will be required at final site plan review to ensure that drainage on the north side of the site does not flow above historic levels. Grading and drainage near the dumpster enclosure will also need revisions as outlined in the Engineering memo to meet code. At full site plan review, this additional information will be required to be submitted and signed off on by the Town Engineer prior to the application moving forward to the Planning Commission.

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 appear to be steep slopes on the north side of the site, and it appears that the entire area is proposed to be disturbed and graded. However, staff finds that this area meets the Exception for Minor Changes in Slopes as outlined in Section 180-6.5.1.F. as it is an isolated feature that is likely manmade. Additionally, the area has little vegetation currently and is prone to erosion – development on the site would not negatively impact this slope.

Vehicular Access (§180-6.11.1): 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.

Preliminary comments from the contracted Town Engineer indicate that the driveway design as proposed does not comply with several provisions of Chapter 155, despite being an

improvement over earlier plans that showed multiple driveway access points. If the applicant intends to move forward with the proposed site plan, waiver requests for the following items need to be submitted and analyzed by Public Works and Engineering (see Engineering review memo in Attachment 2 for more detail):

- Access from 2nd Avenue – driveway connection onto a collector or major arterial street
- Separate dumpster access – dumpster enclosures shall be accessed through the same driveway allowed for access to the property
- Dumpster driveway alignment – All driveways shall intersect the access street at ninety (90) degrees
- Internal driveway classification – If an access way serves more than four residences, it shall be classified as a roadway rather than a driveway and must meet the Town's requirements for road construction

Each waiver request must include a justification for why compliance with the applicable code provision cannot be achieved on the site. The applicant is strongly encouraged to evaluate modifications to the site plan that utilize the alley for accessing the dwelling units and refuse enclosure.

The access will be further reviewed by the Frisco Public Works Director and contracted Town Engineer at the final site plan review. Staff notes that no waivers have been secured at this time and there is no guarantee that they will be granted.

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:

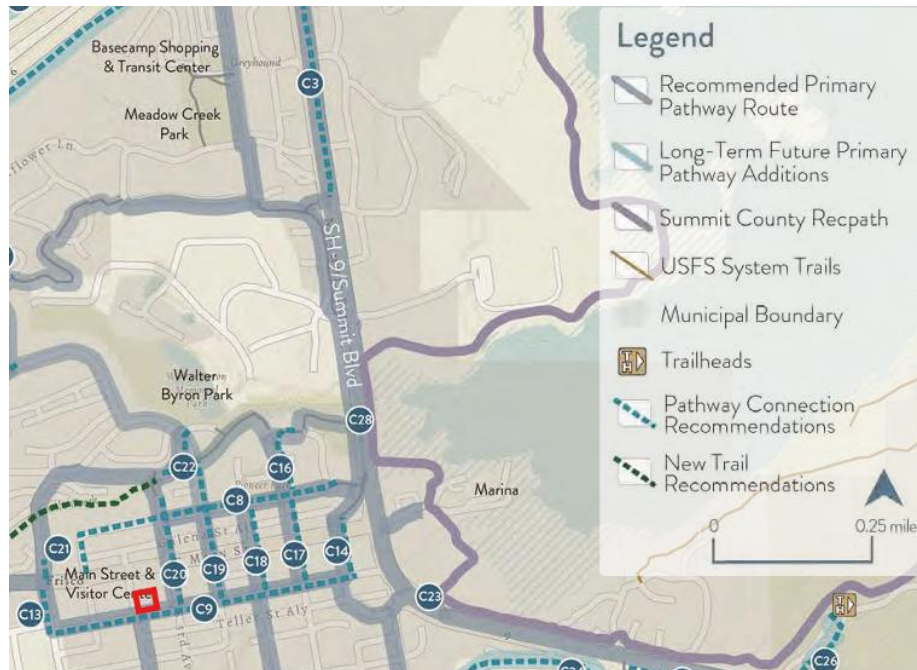
- A. All multi-unit residential, mixed-use, non-residential developments, and residential subdivisions shall provide safe and convenient non-vehicular access to a public street or road year-round. Developments shall install paved, year-round access from and through the development to adjacent public 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.

For units along Granite Street and S. 2nd Avenue, the application materials show walkways connecting each unit to the nearest public street. The units along the alley side show a sidewalk connecting to the dumpster enclosure and out to the sidewalk along S. 2nd Ave. An additional walkway connects the internal garage areas to the dumpster enclosure. These walkways must be paved.

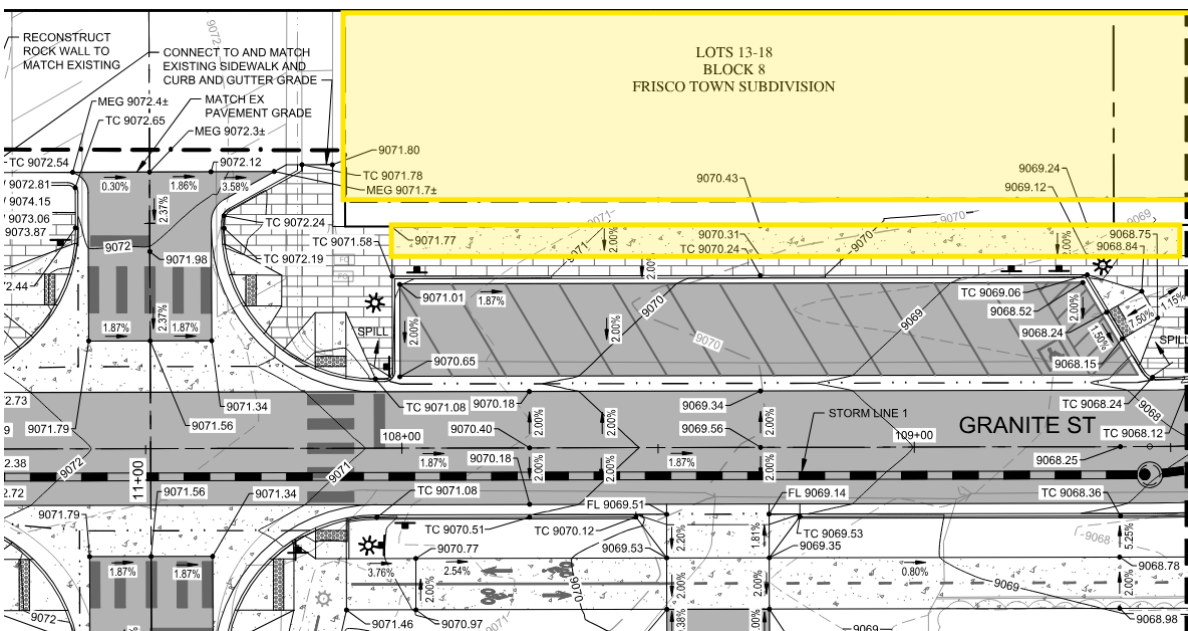


Proposed and existing non-vehicular pathways

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 6-foot sidewalk with diagonal parking adjacent to the subject property. Staff strongly recommend that the applicant review the planned design for Granite Street and add the proposed sidewalk connection at a minimum for improved pedestrian safety for the development rather than connecting the walkways for each unit on this side to the roadway on Granite Street. The Town cannot require the applicant to build the sidewalk at this time.



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 as 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 and contains only one point of access, so a traffic study will be required at final site plan submittal.

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	5	4	4
2	4	4	4
3	4	4	4
4	4	4	4
5	5	4	4
6	4	4	4
7	4	4	4
8	4	4	4
Visitor parking	8 units	1	2
TOTAL	34 bedrooms	33	34

The application materials show compliance with the minimum parking spaces required for the development. Accessible parking spaces are not required because the project does not have seven attached units or more.

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. A backup space shall be provided for the end space in dead end lots, with a minimum five-foot depth for the width of the aisle. 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. Vertical clearances on the garage spaces appear to measure 8 feet, and the backup space at the end of the parking area appears to measure 5' deep. Preliminary comments from Engineering indicate that the east guest parking space will need to be analyzed to ensure that a vehicle can access it. 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 stacked tandem spaces inside garages for all units. The Planning Commission must determine if the tandem spaces in each of the garages meet the intent of the parking regulations. Staff suggests that the design meets criteria (ii) and (iv).

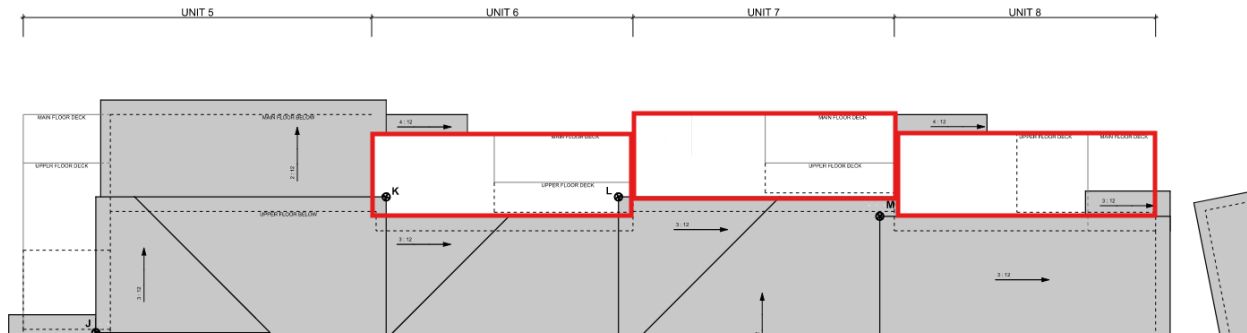
Bicycle Parking (§180-6.13.4): All multifamily residential developments must provide both enclosed, secure bicycle parking and outdoor bicycle parking facilities. One bicycle parking space is required for every bedroom; **34** bike parking spaces are required for this development. 50% of the total spaces must be enclosed, secure bike parking. Dwelling units with a private garage are not required to provide enclosed, secure bicycle parking.

All proposed units have private garages, meeting the requirement for enclosed, secure bike parking. The landscaping plan shows 3 hoop bike racks along S. 2nd Avenue and one 5-bike wall-mounted bike rack on the dumpster enclosure. These provide a total of 11 outdoor bike parking spaces; six additional outdoor bike parking spaces will need to be provided and shown at time of full site plan application submittal.

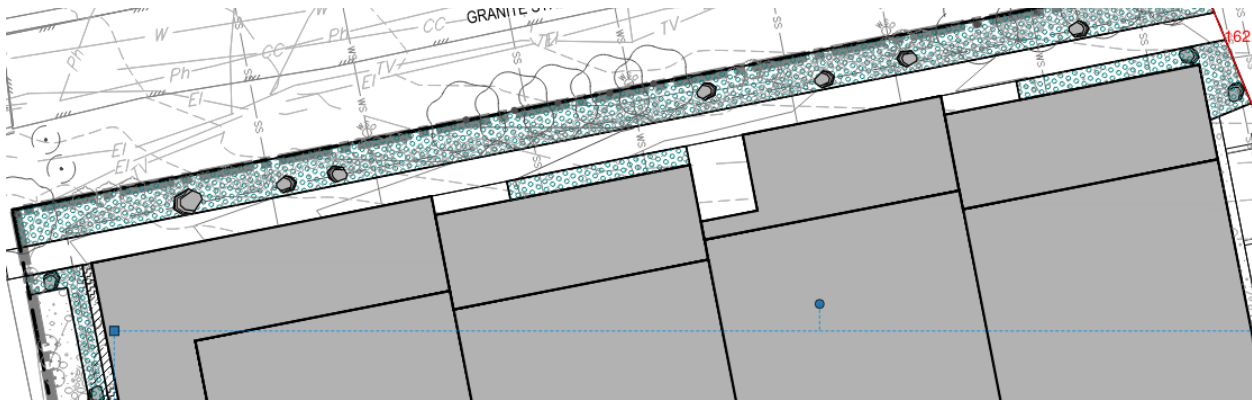
Snow Storage Areas (§180-6.13.7): Snow storage shall be provided on premises in the amount of twenty-five percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. All snow storage areas shall be located lengthwise adjacent to the applicable area. Any snow storage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

The application materials show that the total snow storage meets the 25% quantity requirement, but additional information will need to be provided at final site plan submittal measuring each applicable surface area individually and the snow storage quantity adjacent to each area. Staff does not have concerns about the 8-foot width requirement. Snow storage also

must be provided for the uncovered portions of upper level decks. The applicant will need to clarify how the snow from uncovered decks on the alley side will not be deposited on the pedestrian walkway on that side:



Alley-facing uncovered decks



Snow storage plan for alley-facing units

Also, staff has concerns that the majority of the snow storage available for the driveway and outdoor parking spaces are located behind 3 proposed trees:



Snow storage plan with driveway snow storage and landscaping plan

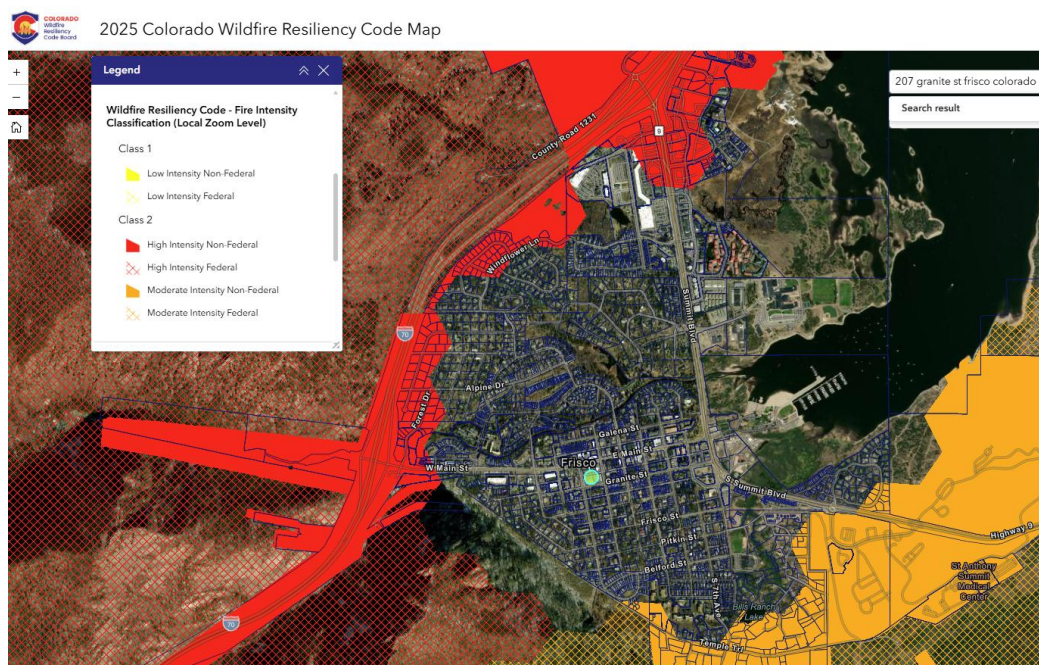
The Planning Commission should comment on the feasibility of the snow storage layout if they have concerns. Snow storage will be verified again at full site plan review and shall be consistently shown on each submittal page.

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 21,000 sq. ft., 24 trees and 14 shrubs are required.

The submitted landscaping narrative analyzes the proposed landscaping as it relates to the Colorado Wildfire Resiliency Code (CWRC). The Town of Frisco has not adopted its own local Wildland-Urban Interface (WUI) map, and therefore utilizes the [official state-provided map](#). Per the state map, 207 Granite St. is not in either the Class 1 or Class 2 fire intensity zones that have special requirements for wildfire ignition zones adjacent to the building. Planning Commission does not need to consider these requirements in their decision as they do not apply to this property. More information is available at [CWRC What and Why | Fire Prevention and Control](#).



Official state-provided Colorado Wildfire Resiliency Code Map

The landscape plan submitted shows 27 trees and 47 shrubs to be planted, meeting the species diversity and street tree requirements.

The revegetation requirements (Section 180-6.14.5.E.) state that all areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. The application materials show rock mulch and cobble used for the majority of ground cover around the site. While boulders and cobble may be appropriate or needed in some areas for formal landscaping, drip lines, or drainage, areas not formally landscaped with trees, shrubs, or perennials will need to be mulched and revegetated with seeding or other plant materials. At time of full site plan submittal, the application materials will be required to show more revegetation with seeding or other plant materials instead of the large amount of rock mulch and cobble currently shown.

The Plant Materials List (Section 180-6.14.8.) states that required landscaping materials shall be chosen from the provided list that are determined to be suitable to Frisco's arid alpine environment. However, alternative materials may be considered if it is determined by the Planning Commission on competent evidence that the proposed plant is suitable to the climate and placement on site. The application materials show Swedish aspen, bush cinquefoil, western smooth sumac, and carpet bugle, which are not listed in the Plant Materials List. The applicant did not provide evidence of why these species would be suitable to the climate and site; this will be required at final site plan submittal.

At final submittal, the application materials will need to show:

- Compliance with Section 180-6.14.4.A. Plant Sizes, specifically the caliper requirement for deciduous trees.
- A construction management plan will need to be submitted, showing protection of the aspen trees at the northwest corner in the right-of-way as indicated in the landscaping plan, using a minimum of a four-foot high-visibility fence.
- Serviceberry listed as a shrub per Frisco's Plant Materials List.
- Compliance with Section 180-6.14.5.E. Revegetation of Disturbed Land.
- Evidence of why any proposed alternative species are suitable to Frisco's climate and placement on the site.
- All required tree trunk plantings entirely on the subject property (not encroaching on the right-of-way). Staff recommends the trees are not planted in as close proximity to the property line as they are proposed to avoid future problems with the adjacent neighbors and Granite Street improvements.

The application will be reviewed again for compliance with these standards at the time of final site plan.

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. A total of 9,600 lumens

will be allowed for this development, not including fixtures on motion sensors. 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 and rendering for a dumpster enclosure. Details on the design were not provided at this time. The rendering appears to meet the requirements for the enclosure's design standards:



PERSPECTIVE FROM GRANITE ALLEY

Rendering of proposed refuse enclosure

At final site plan submittal, the application materials will need to show:

- A floor plan showing appropriate space for refuse, recycling, and compost
- Elevations showing the proposed exterior materials and access points
- A letter from a waste hauler indicating that the location and layout are appropriate for the proposed development

- Dumpster enclosure shall be accessed through the same driveway allowed for access to the property, or a waiver received and approved by Public Works for a separate access

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.

1. ***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.*

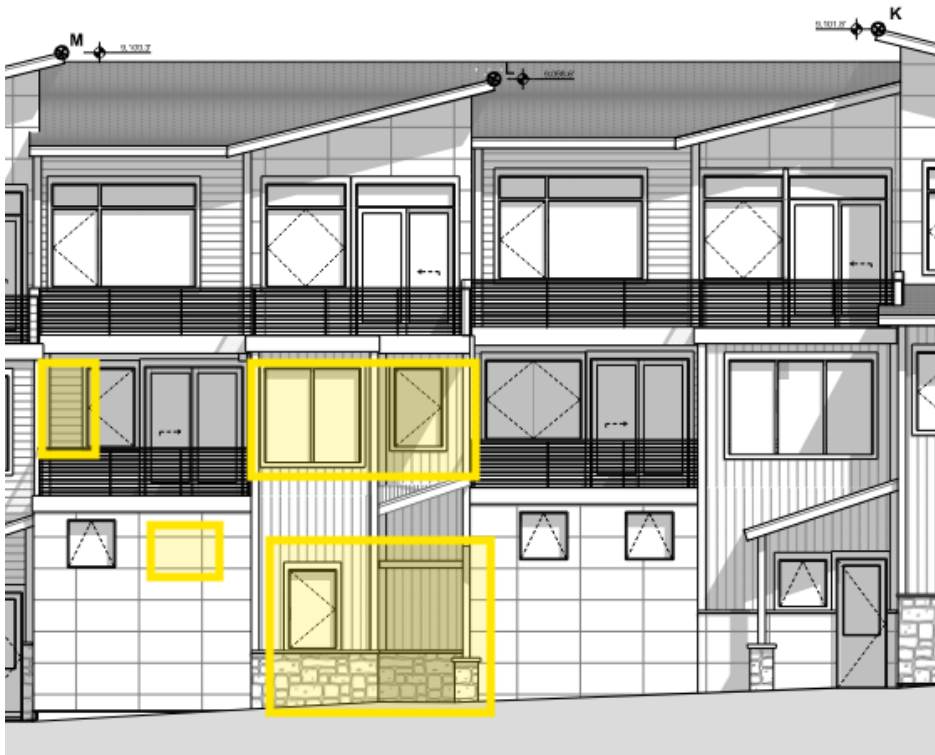
Each façade of each building utilizes at least four of the techniques above with the entire development using all seven techniques in various locations. The application meets this requirement.

2. ***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.*

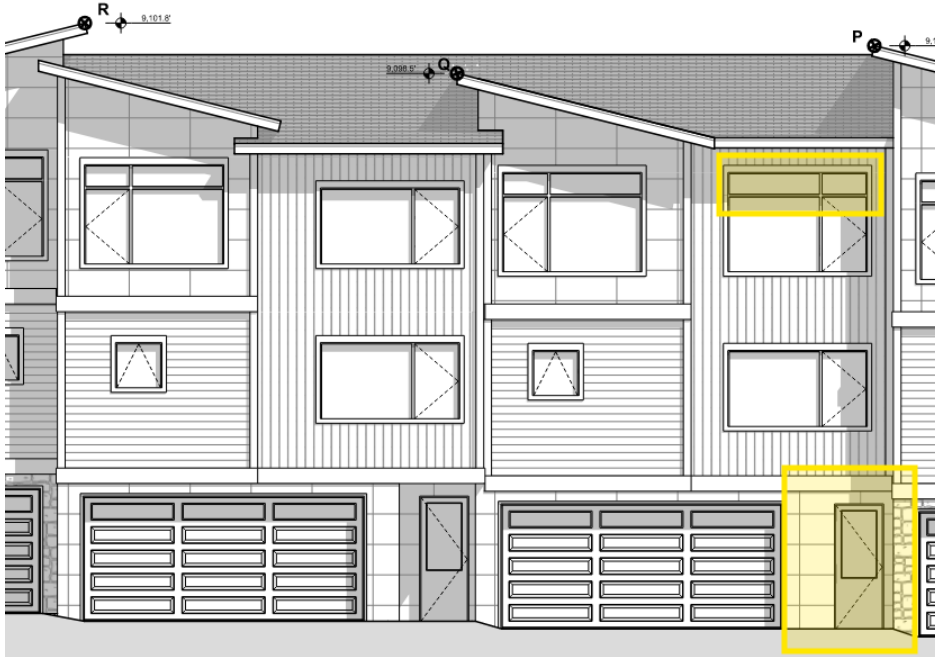
The proposed structures are distinct from all other structures within 300 feet of the subject property.

- 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 two new buildings that are similar to one another but not duplicative. Within each building, some units are similar but none are exact duplicates. The most similar unit facades are facing the internal driveway, not facing streets. Variation is provided with siding materials, windows, entrance locations, roof planes, and more. Examples of differences between two similar units on the north building are shown below. The south building has similar duplication on the middle two units.



North Building, North Elevation – facing alley. Yellow outlines show areas providing relief from duplication of units.



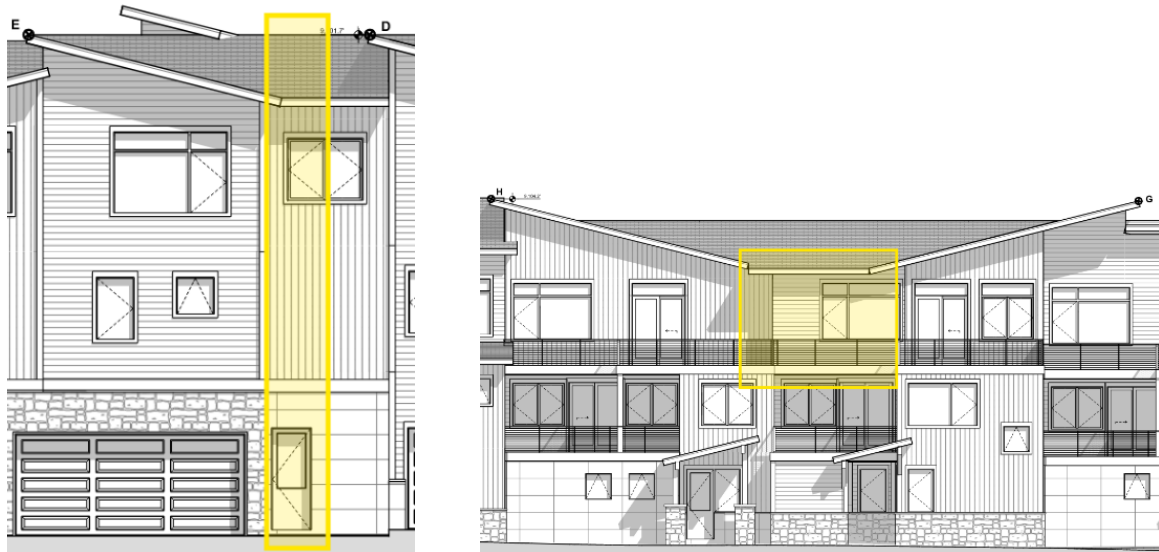
North Building, North Elevation – facing internal driveway. Yellow outlines show areas providing relief from duplication of units.

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.

2. **Roof Pitch.** *Pitched roofs, or flat roofs with pitched elements, are required. Mansard roofs are prohibited.*
3. **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.*
4. **Roof Materials.** *Metal roofs, asphalt and fiberglass shingles are permitted provided that they heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.*

All roof pitches are proposed to be pitched at 3:12, except for some lower-level roof elements that are 2:12 or 4:12. All roof elements are proposed to have shingles, color “Weathered Wood,” meeting the requirements. There appears to be potential snow shedding issues as identified in images pasted below which should be addressed at time of full site plan application submittal.



Building areas with potential snow shedding concerns

The application will be reviewed again 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.

2. 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.*

Both buildings utilize a combination of the following primary materials:

- Horizontal fiber cement lap siding with woodgrain pattern, color “Roasted Walnut”
- Vertical wood siding, color “Bellevue”
- Stone veneer accent base, “IBEX Brown”
- Corrugated metal accent base, color “Lead-Cote”

These materials are predominantly natural or imitate natural materials, meeting the requirements.

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

The application materials show a corrugated metal accent base from Berridge Manufacturing Company with a “Lead-Cote” color. At final site plan review, the application materials will need to confirm that this metal element will have a matte finish or a finish proven to fade and not be reflective.

4. *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.

5. *Accessory Structures:* *The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative material can be provided that will complement the project and which meets the other standards of this section.*

The refuse enclosure will be reviewed for conformance with this section at final site plan review.

Building Colors (§180-6.22.E.): No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart. Pure white or black may not be utilized as the primary building color. Colors that exceed a chroma of four, but do not exceed a chroma of eight, may be used sparingly as accents.

The application materials meet this requirement.

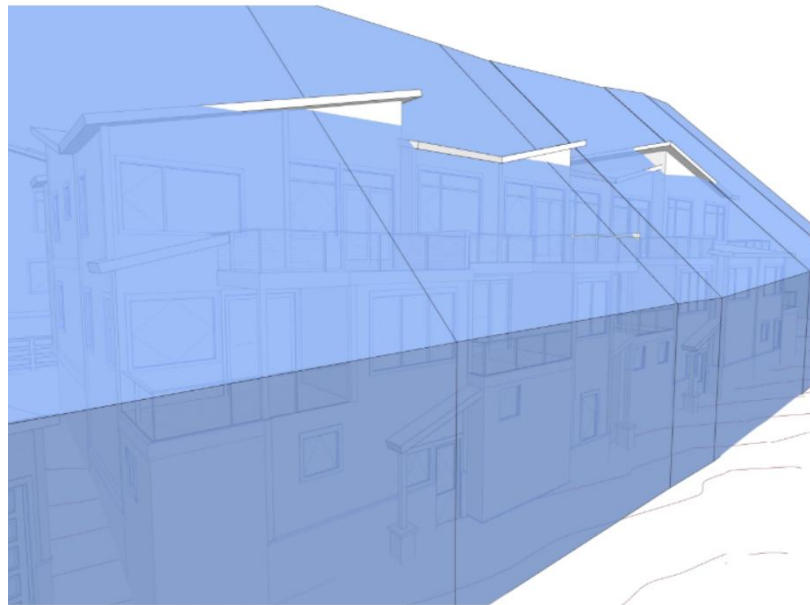
Garage Standards (§180-6.22.F.): Garages are encouraged to be located and oriented away from the street where they will not act as the primary design element of the building. Street-facing garage doors shall be recessed behind the front façade of the dwelling and shall not comprise the majority of the street-facing building frontage, unless of a custom style broken up with windows or other features.

All garages on the two buildings are located and oriented away from the street, oriented toward an internal driveway. The street-facing building frontages do not have any garage doors. The application meets this requirement.

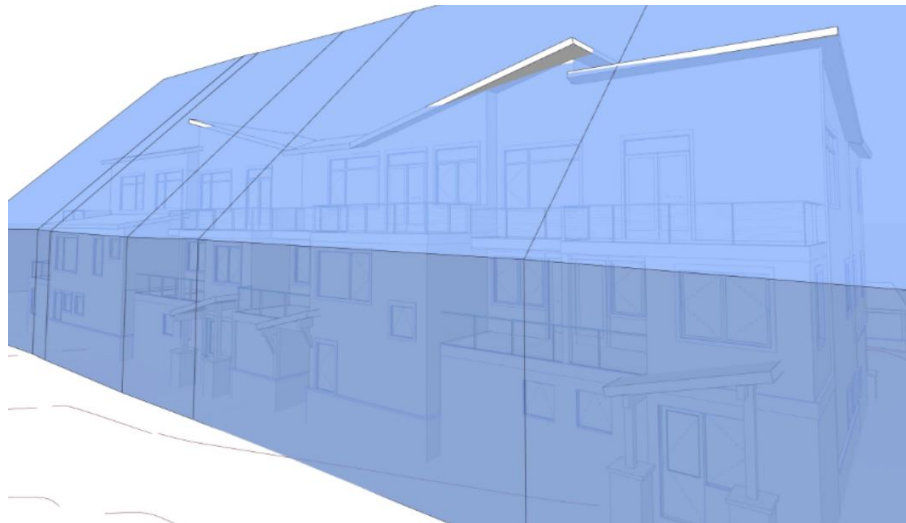
Bulk Standards (§180-6.23): Table 6-K of Town Code outlines bulk plane requirements. Building forms may deviate from bulk plane standards if they do not exceed the maximum building

height and provide substantial architectural relief with the approval of the Planning Commission.

The application materials show bulk plane renderings and calculate 200 cubic feet of total bulk plane encroachments. The bulk plane encroachments appear to be just for roof eaves. Planning Commission should comment on whether the proposed bulk plane encroachments provide substantial architectural relief.



1 NORTH BLDG BULK PLANE ENCROACHMENTS
(A-11)



2 SOUTH BLDG BULK PLANE ENCROACHMENTS
(A-12)

PUBLIC COMMENT

The Community Development Department received no public comments as of September 10, 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 Central Core Zone District, and the Frisco Town Code. Specifically, staff requests that the Planning Commission provide feedback to the applicant on the proposed landscaping, snow storage, access, tandem parking, building design, stepback along 2nd Avenue, and bulk plane encroachments.

ATTACHMENTS

Attachments:

Attachment 1 – Sketch Plan Application – MAJ-26-0003

Attachment 2 – Preliminary Referral Comments

cc: Robert Craig



ARAPAHOE
ARCHITECTS

Granite Street Homes

207 Granite Street
Frisco, CO

July 30, 2026

Sketch Plan

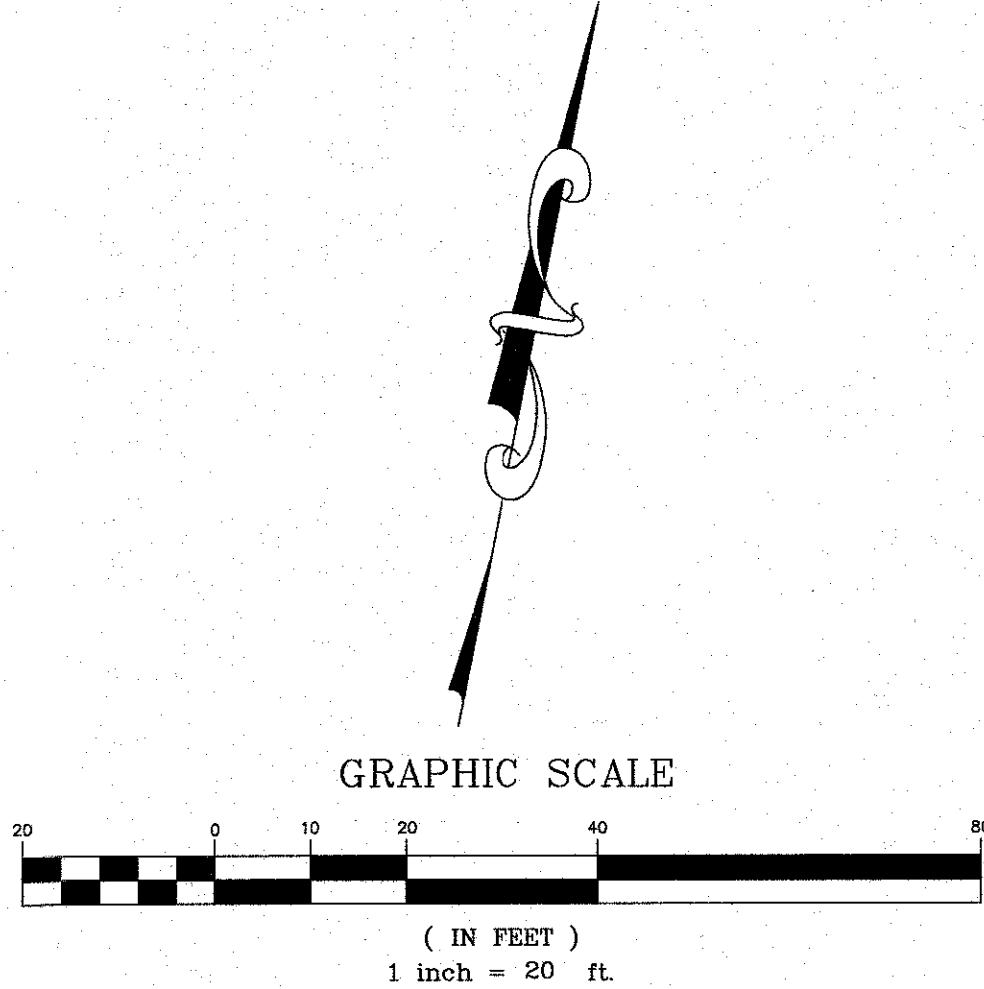
Project Narrative

Granite Street Homes is a proposed residential development of 8 townhome units in 2 buildings on a 0.48-acre vacant parcel at the corner of Granite Street and 2nd Avenue in Frisco. A single common driveway off 2nd Avenue provides access to each unit's 4-car garage. The garage doors all face in, allowing covered entry porches, decks, windows and 2-story elements to face Granite Street, 2nd Avenue and the alley. This also avoids disruptions to pedestrian and bike circulation along Granite Street and the alley, in line with the Frisco Comprehensive Plan goal of promoting walkability and bikeability. The building massing presents one and two-story facades on the streets, and the third floor stepped back and centered on the site.

The zoning district is Central Core and allows all residential projects with a maximum density of 16 du/acre. We comply with 8 units on 0.48 acres. All lot standards, setbacks, step backs and building standards have been met. We are requesting approval for an encroachment of 200 cubic feet into the bulk plane for architectural relief. These minor encroachments protect exterior doors and decks from snow dump, minimizing the need for heat tape and gutters.

Each unit is offset two feet from the adjacent unit. A variety of roof forms, exterior materials and window shapes and sizes create a visually interesting design compatible with the mountain town character and human scale of Frisco. The neighboring Historic Park inspired the rustic material pallet that respects and preserves Frisco's architectural heritage by bridging the old and new aesthetics that make Frisco so unique.

A LAND SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOTS 13-18 & 19-24 BLOCK 8, AMENDED FRISCO TOWNSITE
ACCORDING TO THE PLAT RECORDED 11/19/1966 AT REC. NO. 104210
SEC. 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: JUNE 18-20, 2024
CONTOUR INTERVAL=1 FOOT

LEGEND

- SET REBAR AND PURPLE PLASTIC CAP (PLS 38855)
- SET 1" BRASS CAP IN CONCRETE (PLS 38855)
- FOUND REBAR & PLASTIC CAP (PLS 28270)
- FOUND #4 REBAR
- ⊙ SEWER MANHOLE
- WATER VALVE
- ⊕ FIRE HYDRANT
- UTILITY PEDESTAL
- △ RANDOM SURVEY CONTROL POINT
- ⊞ TRANSFORMER
- 9" PINE TREE WITH TRUNK DIAMETER
- 10" SPRUCE TREE WITH TRUNK DIAMETER
- 12" ASPEN TREE WITH TRUNK DIAMETER
- TV— UNDERGROUND CABLE UTILITY
- Ph— UNDERGROUND PHONE LINE
- FO— UNDERGROUND FIBER OPTIC
- G— UNDERGROUND GAS UTILITY
- E— UNDERGROUND ELECTRIC UTILITY
- W— WATER LINE
- SS— SEWER LINE
- CC— CENTURY LINK CENTERLINE

UNDERGROUND UTILITIES MARKED BY OTHERS

COUNTY SURVEYOR'S CERTIFICATE

THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT ON THIS _____ DAY
OF _____ 20____ AND IS FILED UNDER LAND SURVEY
PLAT RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY
CLERK AND RECORDER.

SUMMIT COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JESSICA J. KOETTERITZ, 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 25th DAY OF June, 2024

SIGNATURE: *Jessica J. Koetteritz*
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 38855



SURVEY NOTES

- A TITLE COMMITMENT WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. MRG20214025-2 DATED 04/09/2024 FOR LOTS 13-18.
- BOUNDARY SHOWN IS BASED ON MONUMENTS FOUND AND ACCEPTED AS CORNERS. CORNERS SET BASED ON FOUND MONUMENTS AND PLATTED BEARING.

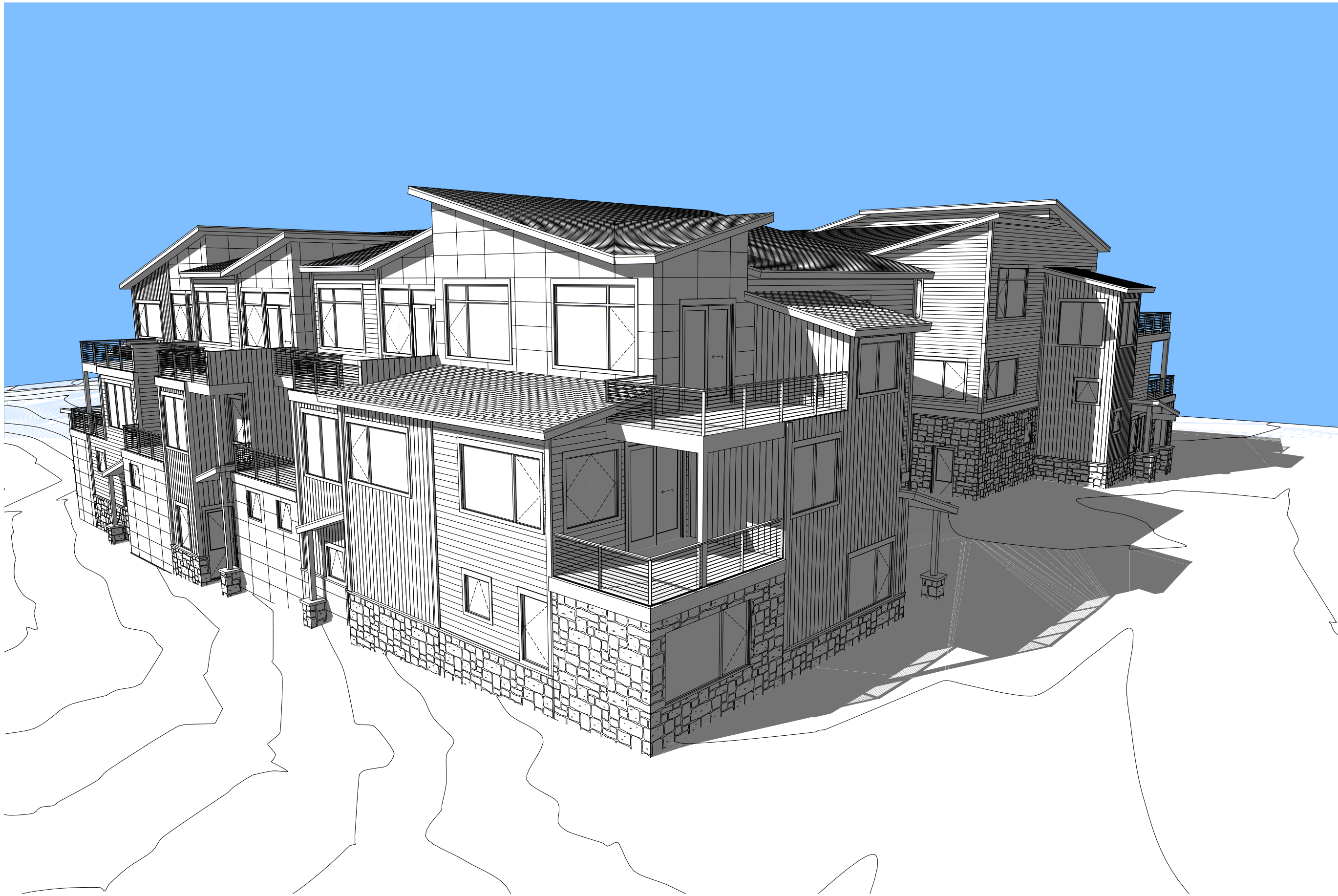
Drawn JJK/GAW	Dwg 21779TP-2024	Project 21779
Checked JJK	Date 06/25/2024	Sheet 1 of 1

R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281

TEN MILE CREEK CONDO
SCH. NO. 6513897

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.



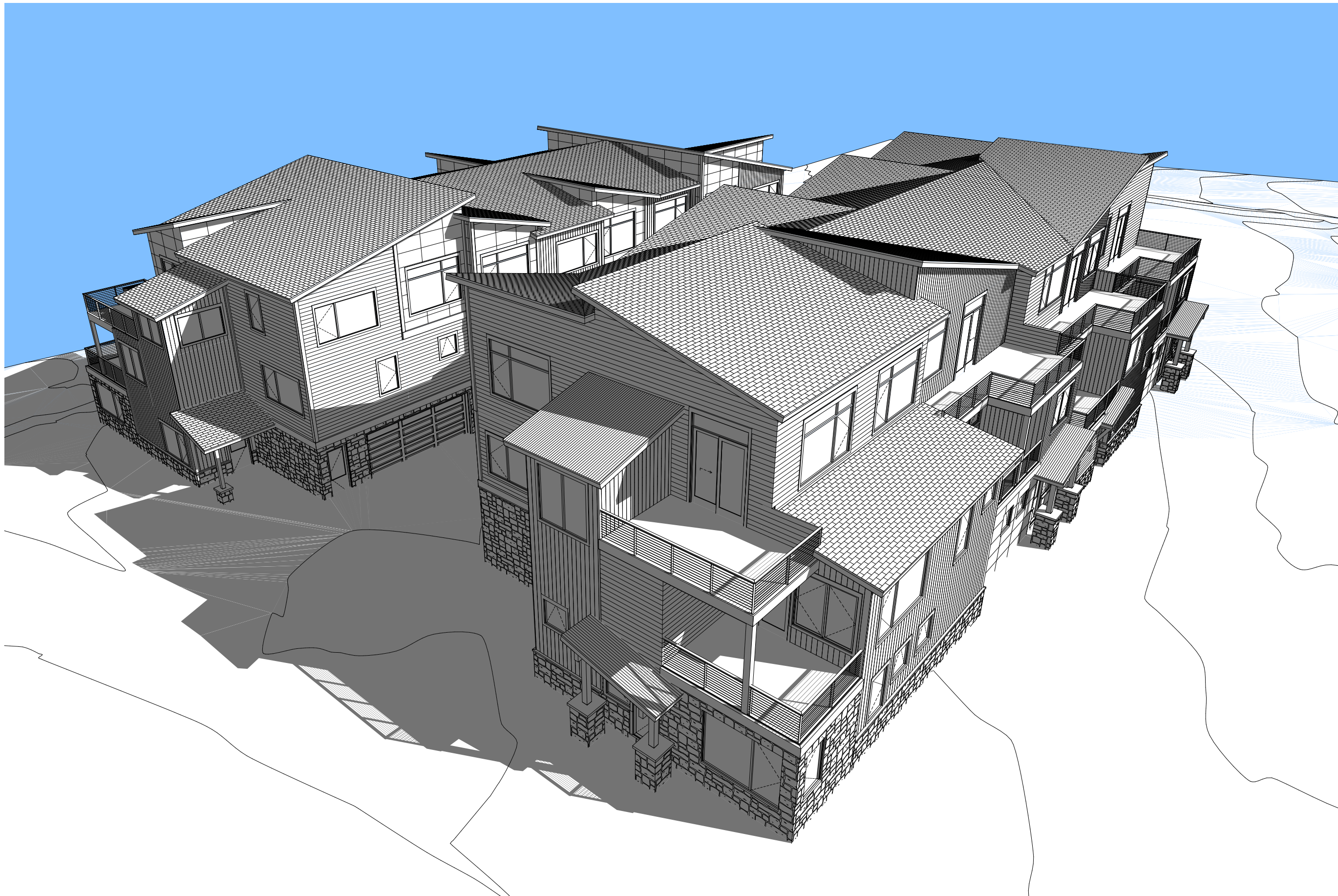
2
A-1

PERSPECTIVE FROM GRANITE ALLEY AND 2ND AVE



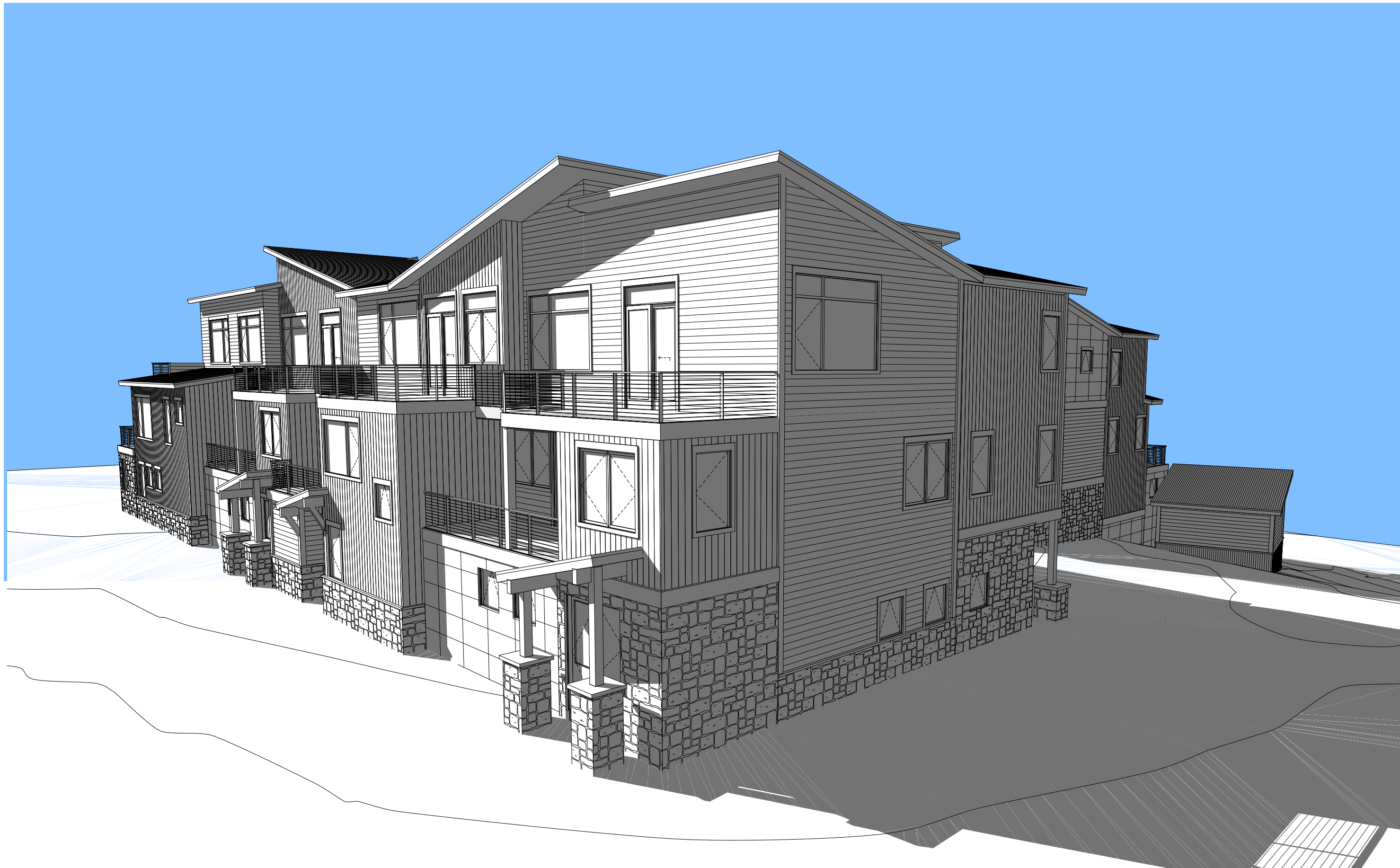
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A-1

PERSPECTIVE FROM GRANITE ALLEY



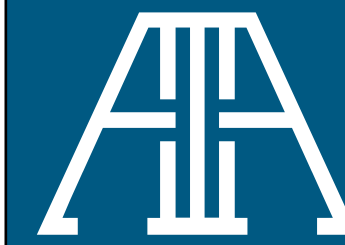
4
A-1

AERIAL PERSPECTIVE FROM GRANITE STREET AND 2ND AVE



3
A-1

PERSPECTIVE FROM GRANITE STREET



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

PERSPECTIVES

JOB 2619
DWN BY NJ/GP
ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-1



HEIGHT CALCS						
POINT	NATURAL GRADE	FINISHED GRADE	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A	9,065.0'	9,064.5'	FINISHED GRADE	9,104.3'	9,104.3'-9,064.5'	39.8'
B	9,065.0'	9,064.0'	FINISHED GRADE	9,101.7'	9,101.7'-9,064.0'	37.7'
C	9,065.0'	9,062.5'	FINISHED GRADE	9,101.7'	9,101.7'-9,062.5'	39.2'
D	9,065.0'	9,062.0'	FINISHED GRADE	9,101.7'	9,101.7'-9,062.0'	39.7'
E	9,064.0'	9,062.0'	FINISHED GRADE	9,101.7'	9,101.7'-9,062.0'	39.7'
F	9,063.5'	9,063.5'	FINISHED GRADE	9,101.2'	9,101.2'-9,063.5'	37.7'
G	9,064.0'	9,064.5'	NATURAL GRADE	9,103.9'	9,103.9'-9,064.0'	39.9'
H	9,065.0'	9,065.0'	FINISHED GRADE	9,104.2'	9,104.2'-9,065.0'	39.2'
J	9,065.0'	9,064.1'	FINISHED GRADE	9,098.8'	9,098.8'-9,064.1'	34.7'
K	9,064.0'	9,063.6'	FINISHED GRADE	9,101.8'	9,101.8'-9,063.6'	38.2'
L	9,062.0'	9,063.6'	NATURAL GRADE	9,098.6'	9,098.6'-9,062.0'	36.6'
M	9,061.0'	9,063.1'	NATURAL GRADE	9,100.3'	9,100.3'-9,061.0'	39.3'
N	9,064.0'	9,062.0'	FINISHED GRADE	9,098.8'	9,098.8'-9,062.0'	36.8'
P	9,064.5'	9,062.5'	FINISHED GRADE	9,100.3'	9,100.3'-9,062.5'	37.8'
Q	9,064.5'	9,063.0'	FINISHED GRADE	9,098.5'	9,098.5'-9,063.0'	35.5'
R	9,064.5'	9,063.1'	FINISHED GRADE	9,101.8'	9,101.8'-9,063.1'	38.7'

LOT COVERAGE CALCS			
	ACRES	SQ. FT.	%
TOTAL LOT AREA	0.482	21,000	100.0
OPEN SPACE (INCLUDING DUMPSTER AND 3' SIDEWALKS)	4,958		23.6
LOT COVERAGE		16,042	76.4
BUILDING (FOOTPRINT & OVERHANGS OVER 2')		11,858	
ASPHALT DRIVE & GUEST PARKING		3,706	17.6
PATIOS & SIDEWALKS (OVER 3')		478	2.3

PARKING	REQUIRED	PROVIDED
UNIT PARKING	4 PER UNIT	4 X 8 = 32
GUEST PARKING	1 PER 5 UNITS	2
TOTAL		34

1
A-2

SITE PLAN

SCALE: 1" = 10'

0

5'

10'

20'

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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

SITE PLAN

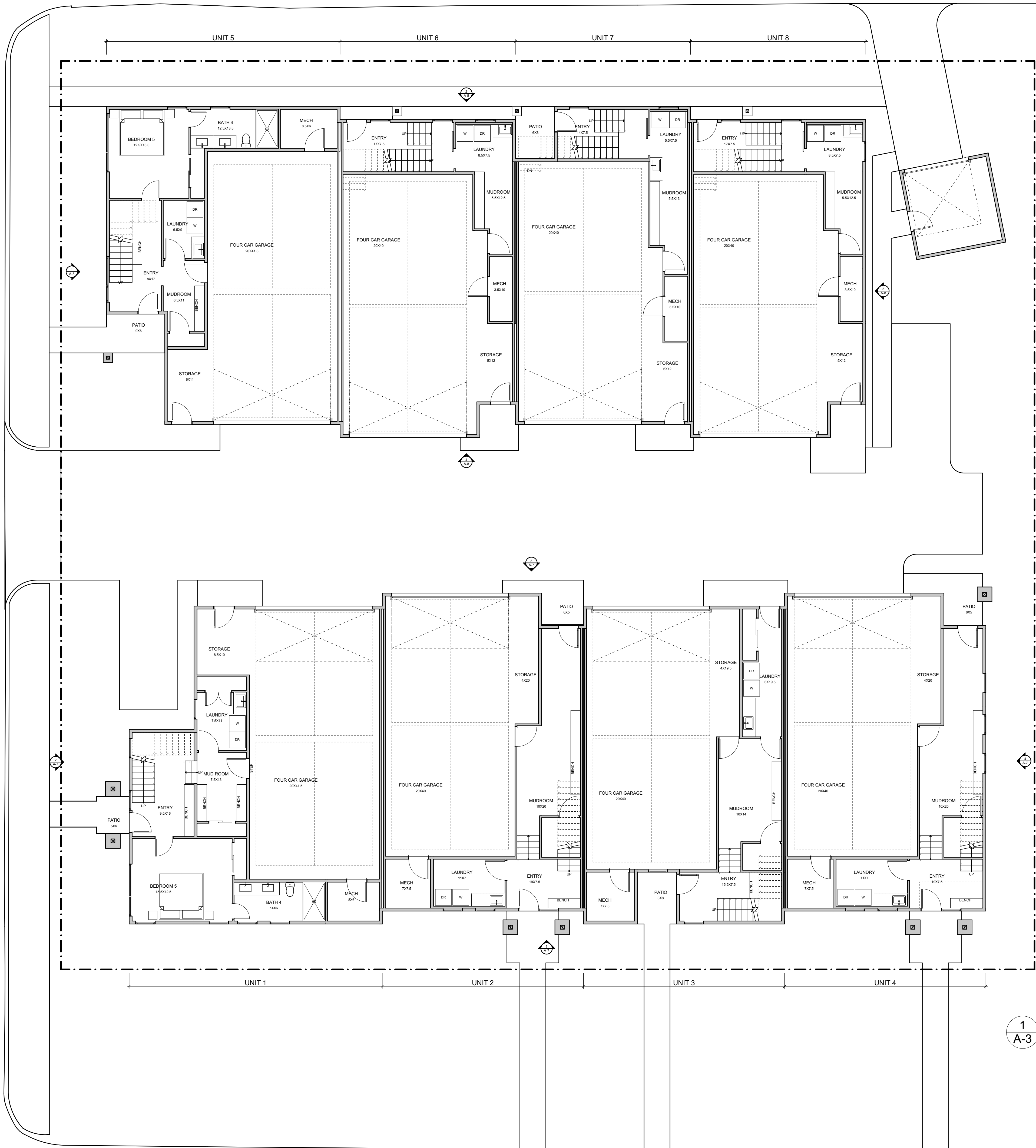
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Page 32 of 84

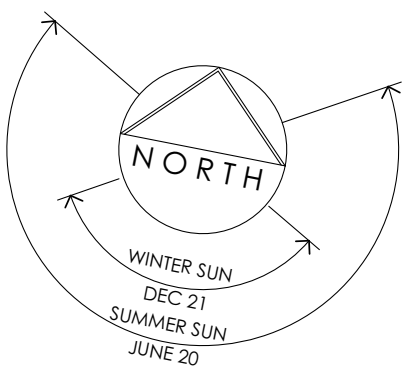
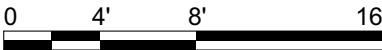
FILE: C:\Users\laminator\Desktop\working_files\2619 - Granite Street Homes 22 (SKETCH PLAN UPDATES)\A-3.PLOT DATE: 8/12/2026



1
A-3

LOWER FLOORPLAN

SCALE: 1/8" = 1'-0"



BUILDING AREA CALCS.

	COUNT	SF FINISHED	SF UNFINISHED	UNIT TOTAL SF	TOTAL SF
TYPE A	1	3,263	1,020	4,283	4,283
TYPE B1	2	2,915	990	3,905	7,810
TYPE B2	1	2,901	996	3,897	3,897
TYPE C	1	2,998	1,000	3,998	3,998
TYPE D1	2	2,389	1,008	3,397	6,794
TYPE D2	1	2,372	1,004	3,376	3,376

TOTAL 8 UNITS 30,158 SF

NOTES: UNFINISHED INCLUDES GARAGE & MECH



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
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FRISCO, COLORADO

FLOOR PLANS

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ISSUE 08/14/26 - SKETCH PLAN

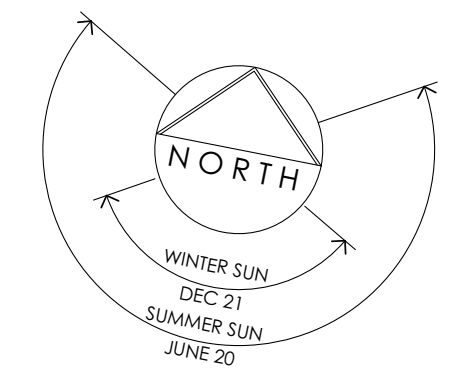
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A-3

FILE: C:\Users\laminator\Desktop\working_files\2019 - Granite Street Homes 22 (SKETCH PLAN, UPDATES)\LOT DATE: 8/12/2018



1
A-4
MAIN FLOORPLAN
SCALE: 1/8" = 1'-0"



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

FLOOR PLANS

JOB	2619
DWN BY	NJ/GP
ISSUE	08/14/26 - SKETCH PLAN
SHEET	

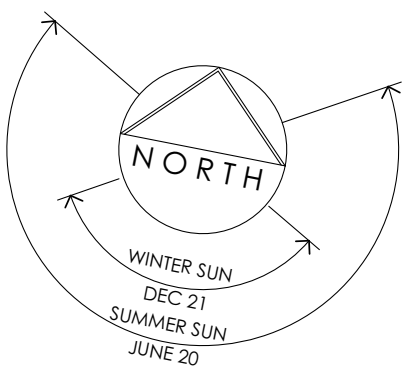
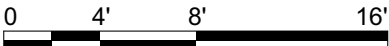
FILE: C:\Users\laminator\Desktop\working_files\2019 - Granite Street Homes 22 (SKETCH PLAN, UPDATES)\LOT DATE: 8/12/2018



1
A-5

UPPER FLOORPLAN

SCALE: 1/8" = 1'-0"



GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

FLOOR PLANS

JOB	2619
DWN BY	NJ/GP
ISSUE	08/14/26 - SKETCH PLAN
SHEET	

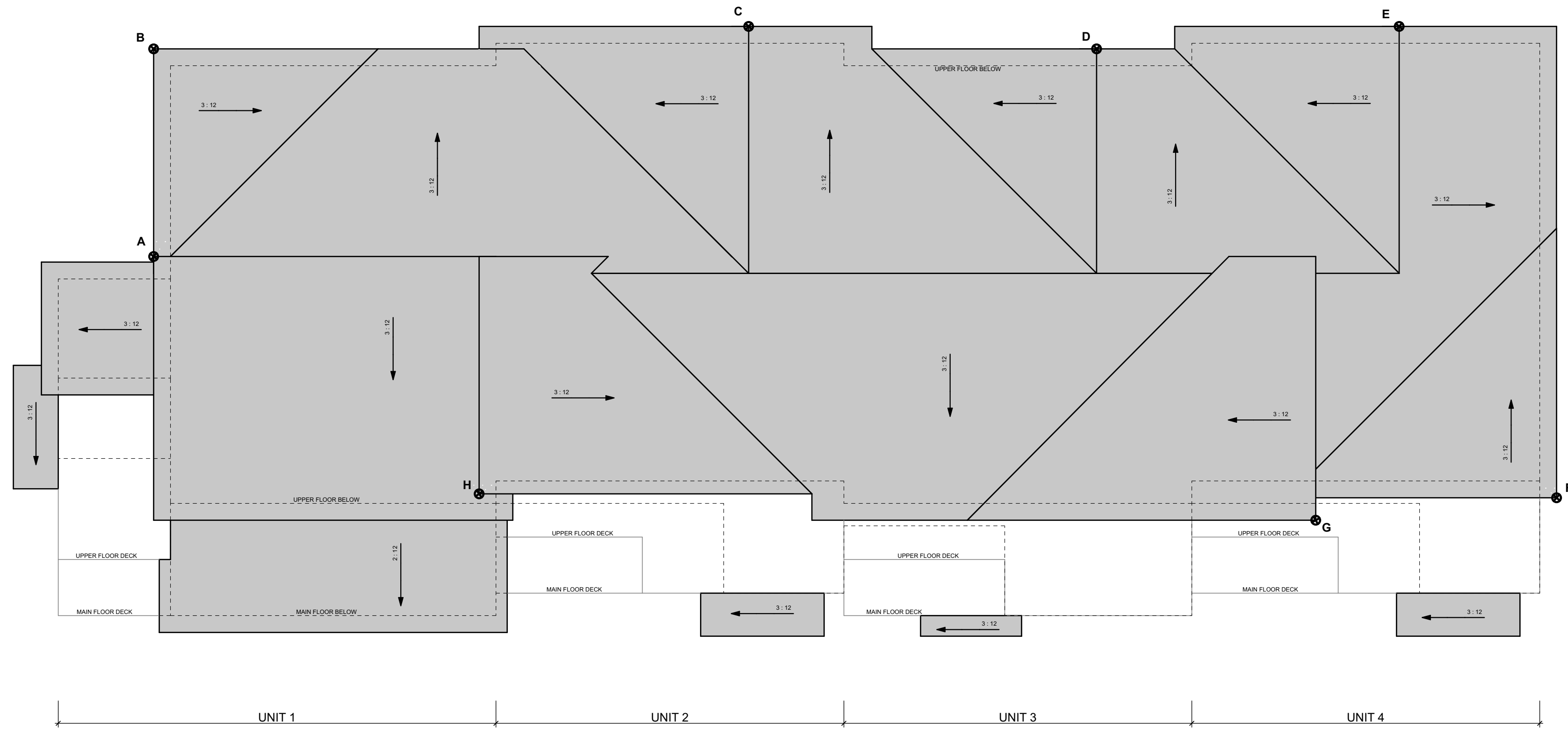
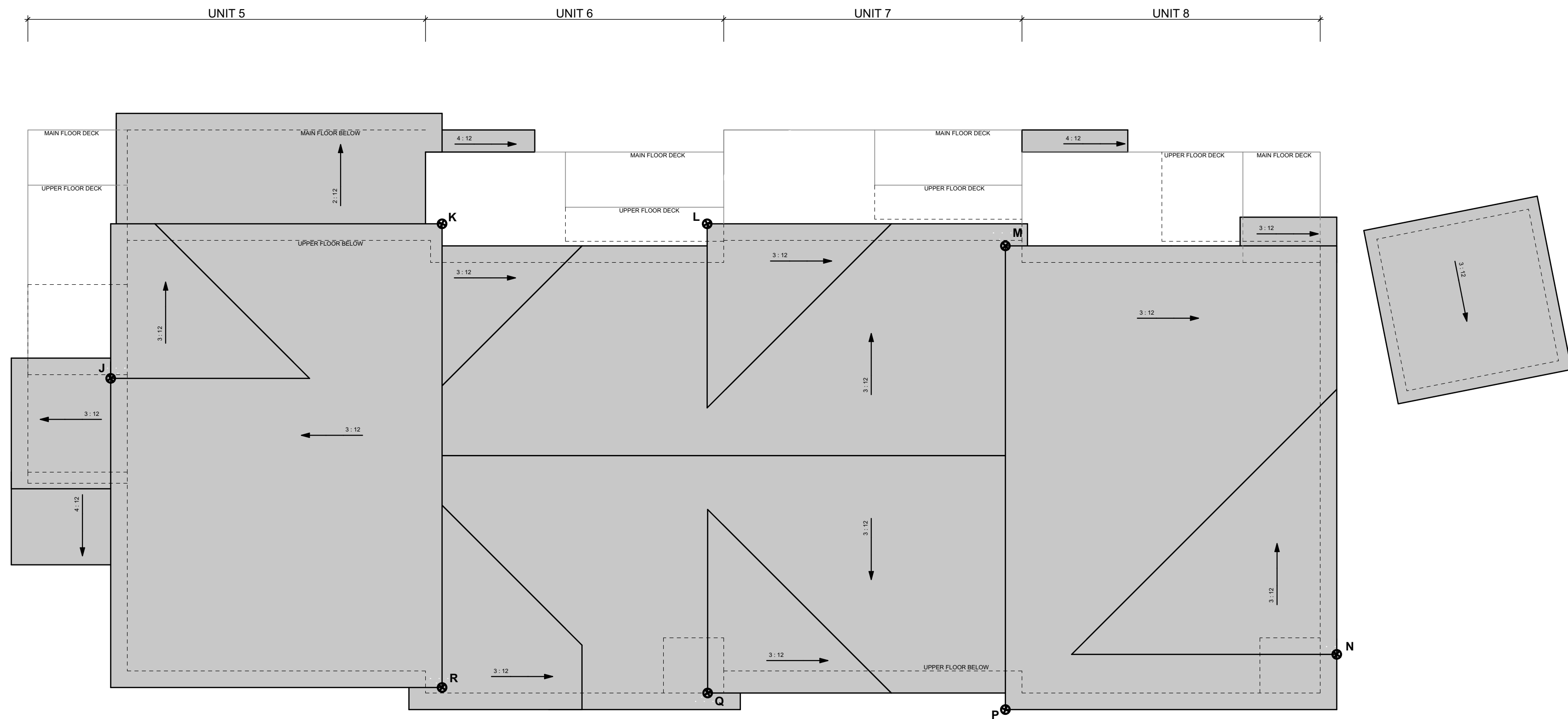
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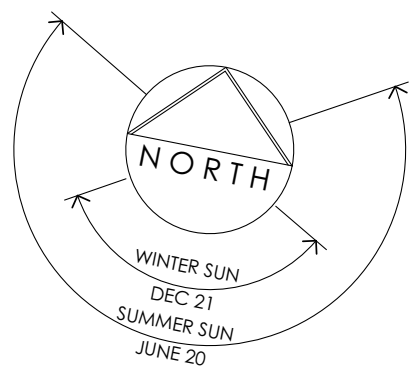
FILE: C:\Users\madminister\OneDrive\working\Blueprints - Granite Street Homes 22 (SKETCH PLAN, UPDATES)\A6.PLOT DATE: 8/12/2026



1
A-6

UPPER FLOORPLAN

SCALE: 1/8" = 1'-0"



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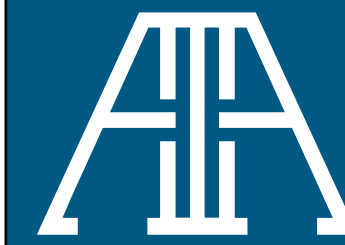
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
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ROOF PLAN

JOB 2619
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ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-6



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
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FRISCO, COLORADO

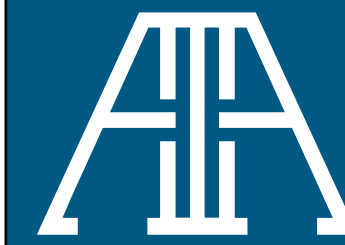
SOUTH BUILDING ELEVATIONS

JOB 2619
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ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-7





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GRANITE STREET HOMES

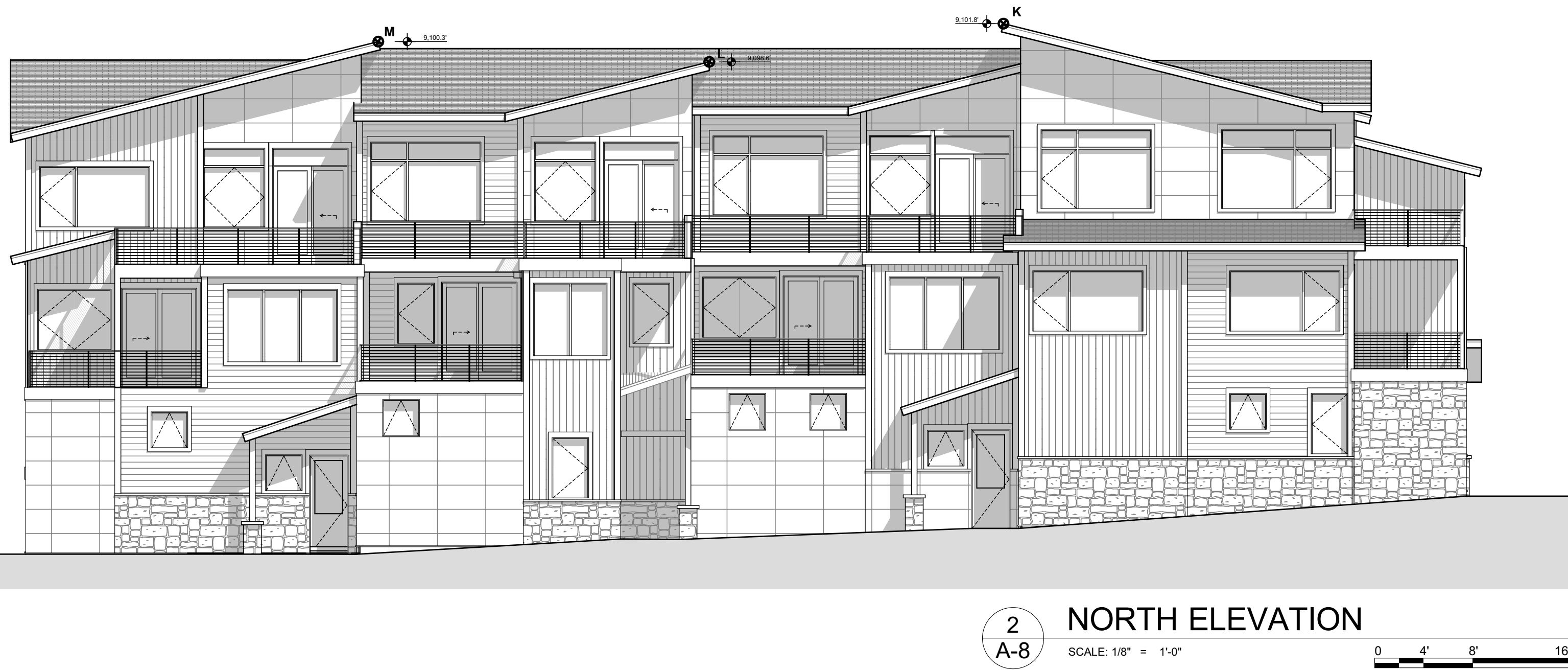
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

NORTH BUILDING ELEVATIONS

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A-8





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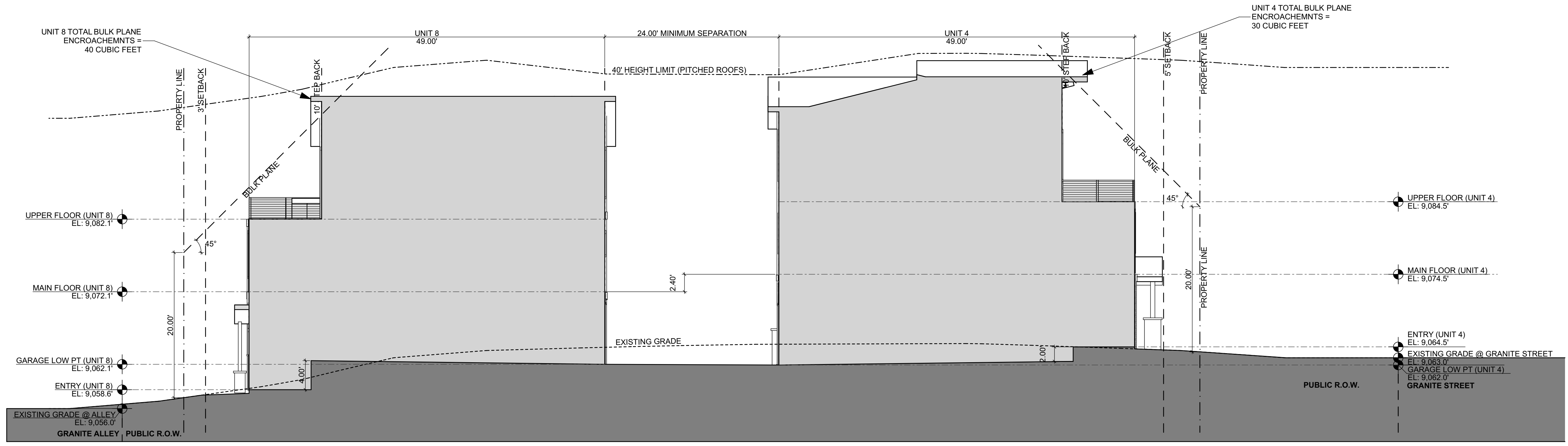
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

SITE SECTION

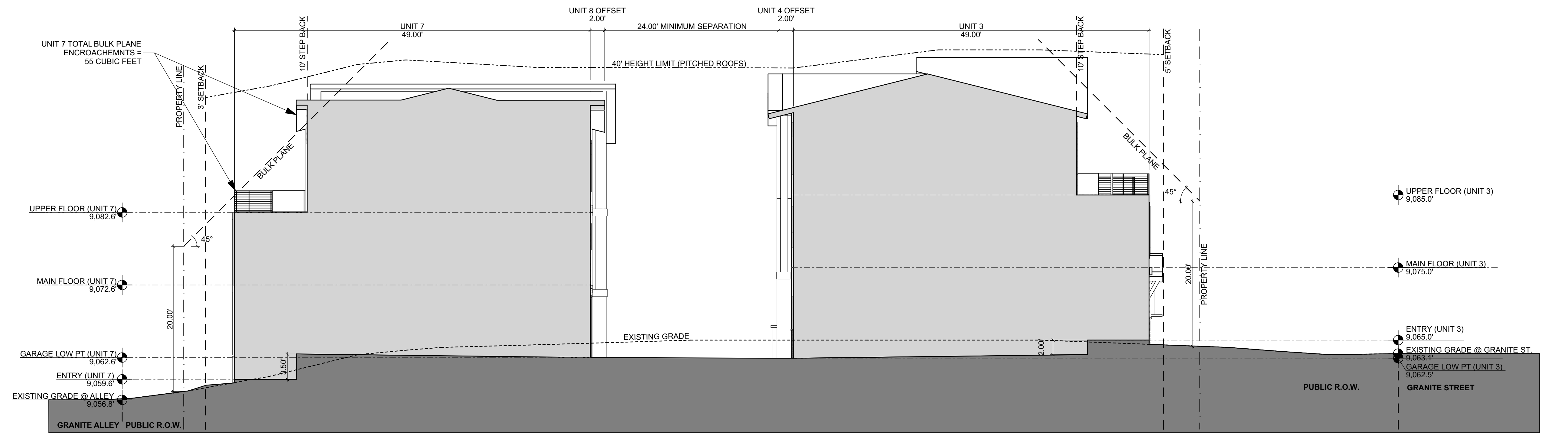
JOB 2619
DWN BY NJ/GP
ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-9



1 UNIT 4 & 8 SITE SECTION
A-9 SCALE: 1/8" = 1'-0" 0 4' 8' 16'



2 UNIT 3 & 7 SITE SECTION
A-9 SCALE: 1/8" = 1'-0" 0 4' 8' 16'

FILE: C:\Users\jadminister\OneDrive\Working\Bldg2619 - Granite Street Homes 22 (SKETCH PLAN).DWG; LAST DATE: 8/12/2026



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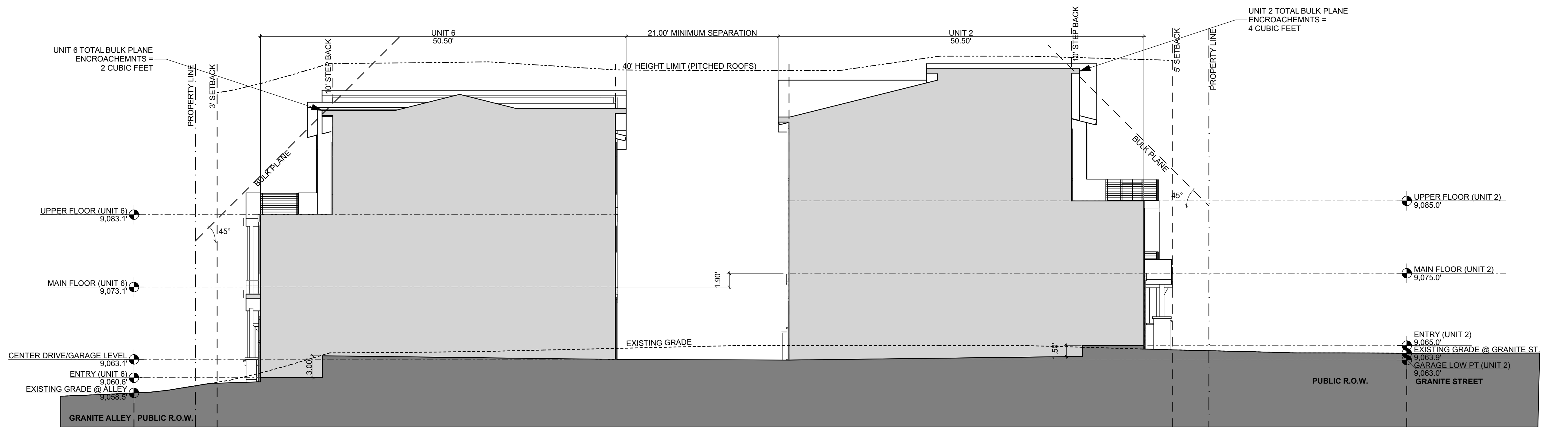
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
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SITE SECTION

JOB 2619
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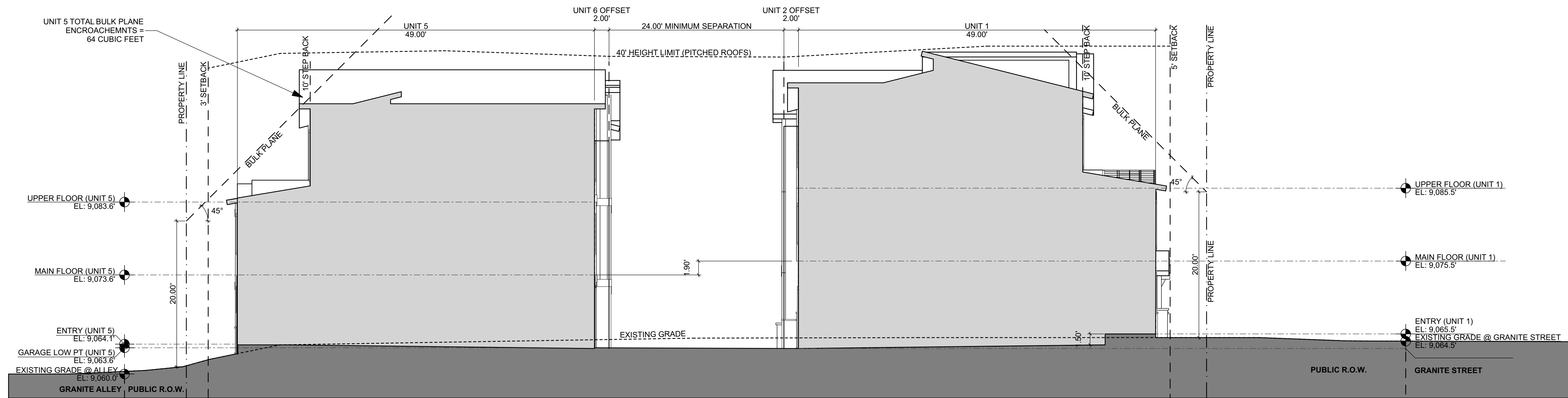
A-10



1 UNIT 2 & 6 SITE SECTION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

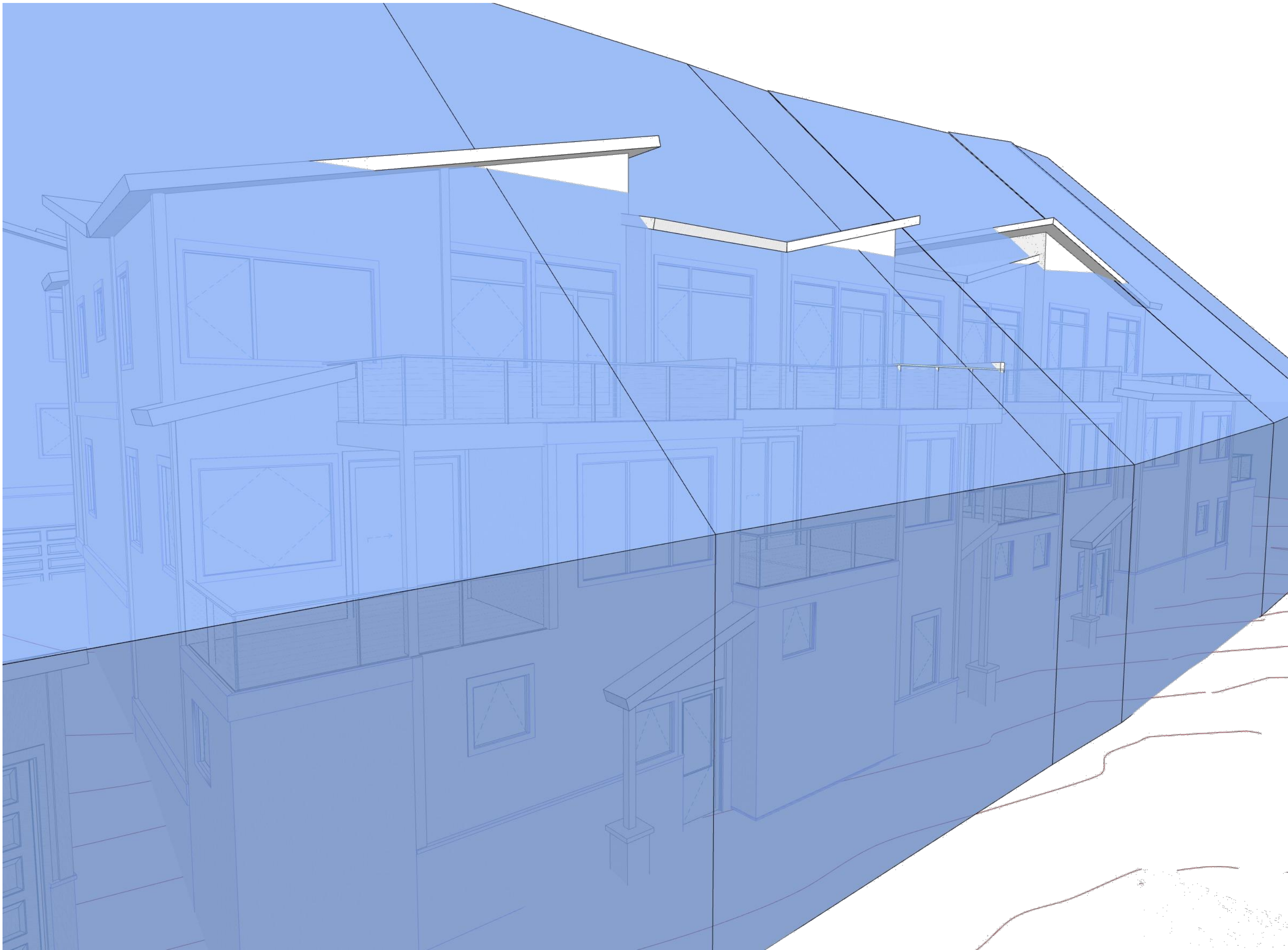


2 UNIT 1 & 5 SITE SECTION

SCALE: 1/8" = 1'-0"

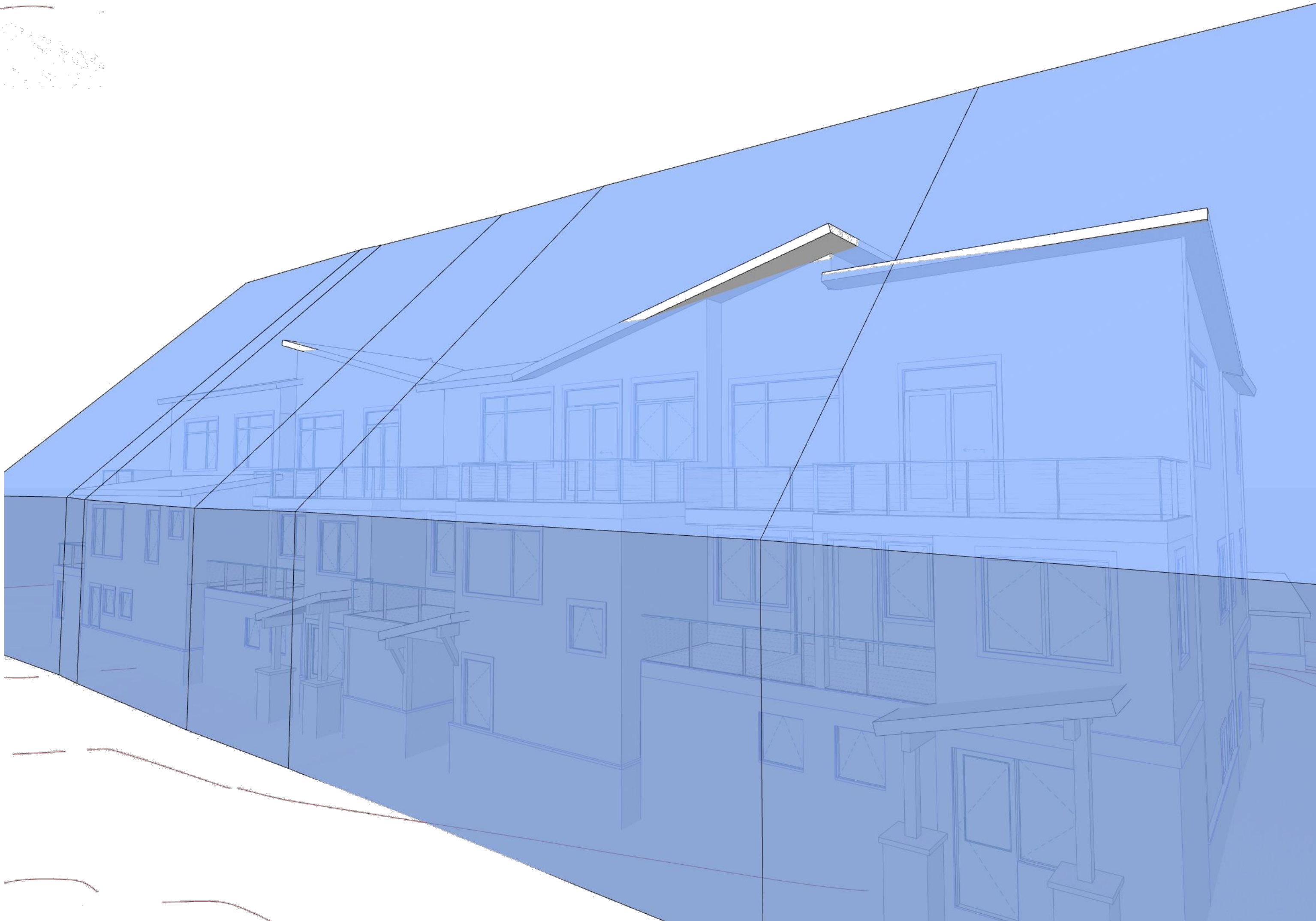
0 4' 8' 16'

FILE: C:\Users\james\OneDrive\Documents\Bldg219 - Granite Street Homes 22 (SKETCH PLAN, UPDATES)\A-11.PLOT DATE: 8/12/2026



1 NORTH BLDG BULK PLANE ENCROACHMENTS
A-11

BULK PLANE ENCROACHMENTS (IN CUBIC FEET)				
UNIT	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	WEST PROPERTY LINE	
UNIT 1	-	-	1	
UNIT 2	4	-	-	
UNIT 3	-	-	-	
UNIT 4	30	-	-	
UNIT 5	-	64	4	
UNIT 6	-	2	-	
UNIT 7	-	55	-	
UNIT 8	-	40	-	GRAND TOTAL
SUBTOTAL	34	161	5	200



2 SOUTH BLDG BULK PLANE ENCROACHMENTS
A-11



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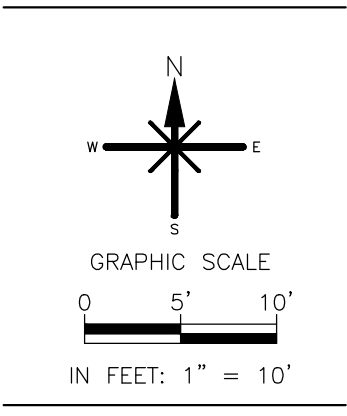
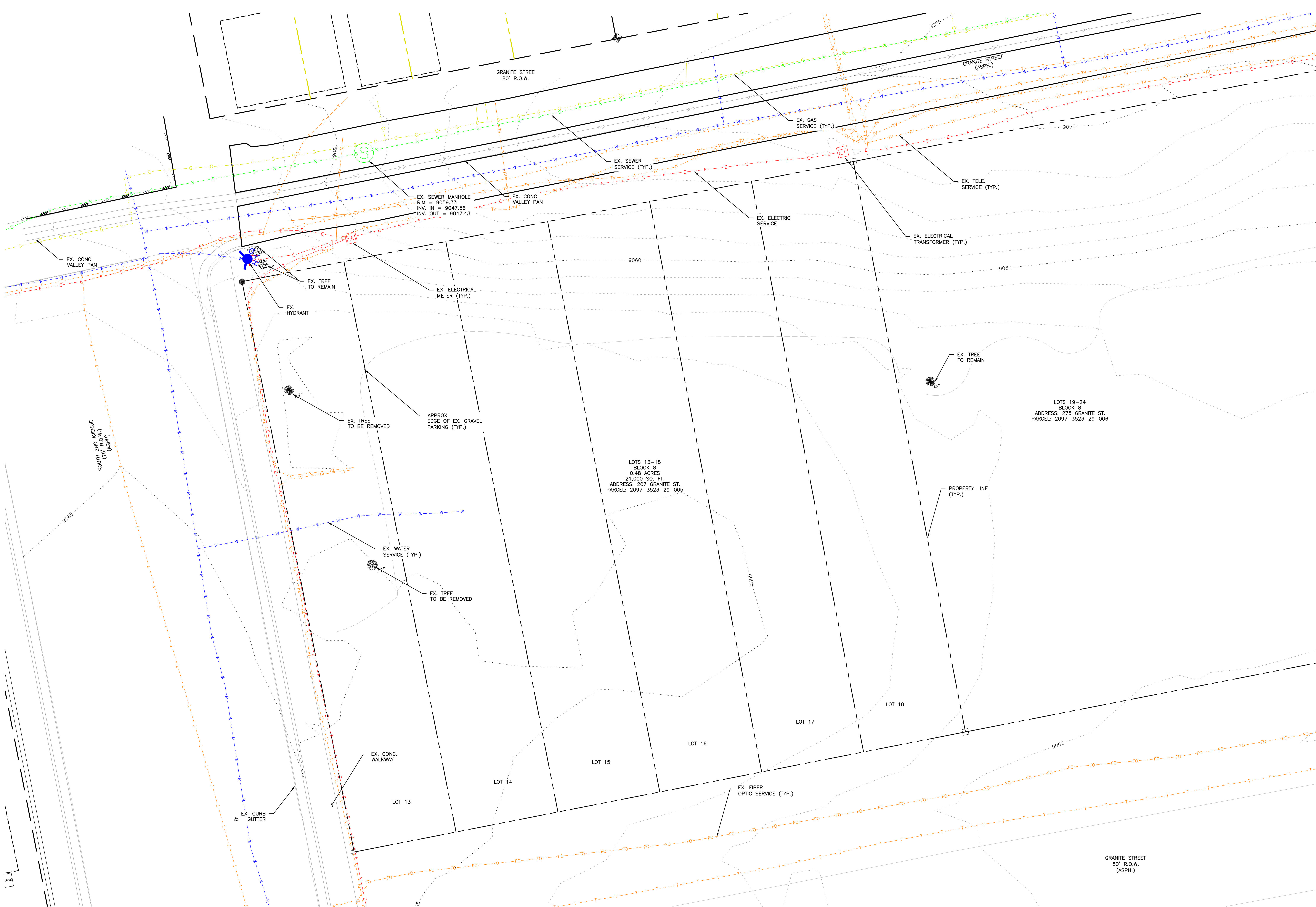
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GRANITE STREET HOMES
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

BULK PLANE
ANALYSIS

JOB	2619
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A-11



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CARBONDALE, CO 81623
RFEENG.BIZ | (970) 340-4130

DRAFT

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DRAWN BY: MAC

DRAWN BY:
MAC

DATE:
07.29.26

DESCRIPTION:
SKETCH PLAN
1

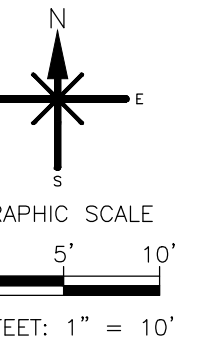
JOB #: 2026-51
NOT FOR CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

EXISTING CONDITIONS

C1
OF 4

- KEY
- PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - SNOWMELT STORAGE



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07.29.26

DESCRIPTION
SKETCH PLAN

1

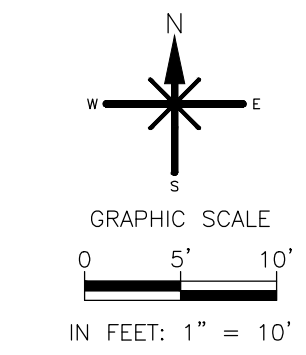
JOB #: 2026-51
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CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

SITE PLAN

OF 4

KEY
= PROPOSED ASPHALT
= PROPOSED CONCRETE



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DESCRIPTION:
SKETCH PLAN

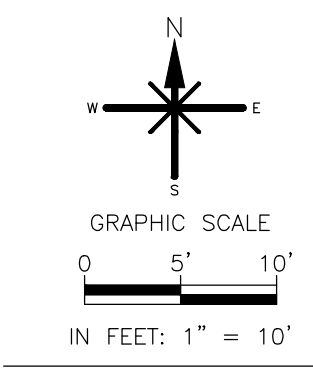
1

JOB #: 2026-51
NOT FOR CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

PRELIMINARY UTILITIES

C3
OF 4



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MAC

DATE
07.29.26

DESCRIPTION
SKETCH PLAN
1

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NOT FOR
CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

GRADING & DRAINAGE

C4
OF 4



MEMORANDUM

Date: July 30, 2026
To: Town of Frisco
From: Norris Design

Re: Granite Street Housing Sketch Plan Submittal: Landscape Requirements Using Colorado Wildfire Resiliency Code Requirements and Town of Frisco Landscape Requirements

The landscape plan for Granite Street Housing has been designed to comply with the landscaping regulations set forth in Section 180-6.14 Landscaping and revegetation requirements of the Town of Frisco Development Standards to the greatest extent possible, with some deviations needed to ensure compliance with the newly adopted Colorado Wildfire Resiliency Code (CWRC). This memo outlines the relevant landscaping regulations and describes how the landscape plan has been designed to meet these requirements to the best of our ability, while also adhering to the CWRC.

Summit Fire has developed specific standards for Summit County, included in the 'Fire-Resistant Landscaping Approved Low-Flammability Plant Options' PDF. This document has stated they will allow planting of any non-coniferous trees from their "approved Low-Flammability Plant Options" in the 5'-10' range. This means that no tree crown is permitted to extend into the 5' zone from the building. Additionally, this material is required to be non-combustible, however, less than 20% of this area may include low-flammability groundcover or shrubs from the approved plant list provided in the PDF referenced above.

Site Plan:

Town of Frisco Development Standards: 24 Trees and 14 shrubs

Proposal: We are able to meet these requirements and we are exceeding the requirement for the shrubs.

Street Frontage:

Town of Frisco Development Standards: 10 Trees

Proposal: Evergreen trees and shrubs cannot be planted in this area because it is within ignition zone two, and the CWRC prohibits planting evergreen trees and understory shrubs within ignition zone two. Therefore, to comply with the CWRC, we are proposing deciduous trees and a detailed decorative rock mulch landscape area in the frontage (ignition zone two) area. This area is to include additional shrubs and perennials that are considered low ignition rated. We will be including additional shrubs to balance the design.

CWRC Class 2 Requirements:

In addition to the CWRC Code Requirements described above, Section 503.2.4 of the CWRC prohibits tree crowns from extending to within 10' feet of any structure.

Proposal: As shown on the proposed landscape plan, we are proposing to plant aspen trees in locations where the tree crowns will extend into this 10-foot buffer but will still maintain a minimum 5 feet of separation from the structures. Aspens are an ignition resistant species, and as such, are typically allowed as an exception to defensible space requirements. As discussed with Aaron Myers at Summit Fire & EMS, this is an acceptable approach and therefore allowed within the site.



In the case of the Granite Street development, we are working to balance the Town of Frisco's landscape requirements and the requirements of the newly adopted CWRC, and we are also working to design the Granite Street Housing as an aesthetically pleasing development within the Town of Frisco's Central Core District. With the CWRC going into effect on July 1, 2026, the townhomes are being designed and built to comply with both the Town's landscape requirements and the newly adopted CWRC.

CHECKED BY: MT_LN
DRAWN BY: NP_CH

GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
33. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING WHO WILL PROVIDE SURVEY SERVICES FOR LAYOUT OF THE WORK.
6. THE CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ALL STAKING PRIOR TO SETTING FORMS OR COMPLETING FLATWORK AND PERFORM MINOR MODIFICATIONS AS REQUIRED TO ACHIEVE PROPER DRAINAGE OR ACCESSIBILITY AS REQUIRED FOR THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
8. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
10. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

SHEET INDEX

LANDSCAPE SITE NOTES	LS-001
LANDSCAPE SITE SCHEDULES	LS-002
SNOW STORAGE PLAN	LS-003
WILDFIRE IGNITION ZONE PLAN	LS-004
LANDSCAPE SITE PLAN	LS-101
LANDSCAPE PLAN	LP-101
LANDSCAPE DETAILS	LP-501

REFERENCES

X-XX

CALLOUTS

X-XX

INDICATES NUMBER

X-XX

INDICATES NOTES

X-XX

LEGEND

X-XX

INDICATES NUMBER

X-XX

DETAIL

X-XX

DETAIL IDENTIFICATION

X-XX

SHEET WHERE SHOWN

X-XX

SCHEDULE

X-XX

INDICATES SCHEDULE

X-XX

M - MATERIAL

X-XX

F - FENCE

X-XX

P - PAVEMENT

X-XX

MS - SPECIALTY MATERIALS

X-XX

S - AMENITY

X-XX

PD - POOL DECK

X-XX

INDICATES NUMBER

X-XX

INDICATES NOTES

X-XX

LEGEND

X-XX

D - DEMOLITION

X-XX

N - KEYNOTE

X-XX

DETAIL

X-XX

DETAIL IDENTIFICATION

X-XX

SHEET WHERE SHOWN

X-XX

SECTION/ELEVATION

X-XX

SECTION IDENTIFICATION

X-XX

SHEET WHERE SHOWN

X-XX

REVISION SYMBOL

X-XX

AREA OF REVISION

X-XX

REVISION NUMBER

ABBREVIATIONS

&	AND	INSUL	INSULATION
@	AT	INCH	INCH
CL	CENTERLINE	INT	INTEGRAL
Ø	DIAMETER OR ROUND	INV	INVERT
#	POUND OR NUMBER	JST	JOIST
		JNT	JOINT
AB	ANCHOR BOLT		
AD	AREA DRAIN		
ADDM	ADDENDUM	KJ	KEYED JOINT
ADJ	ADJUSTABLE		
AGG	AGGREGATE	LP	LOW POINT
ALUM	ALUMINUM	LF	LINEAL FEET
ALT	ALTERNATE	LBS	POUNDS
APPROX	APPROXIMATE		
ASPH	ASPHALT	MAX	MAXIMUM
ARCH	ARCHITECT(URAL)	ME	MATCH EXISTING
		MECH	MECHANICAL
		MEMB	MEMBRANE
		MED	MEDIUM
		MET	METAL
		MFG	MANUFACTURER
		MH	MANHOLE
		MID	MIDDLE
		MIN	MINIMUM
		MIR	MIRROR
		MISC	MISCELLANEOUS
		MTD	MOUNTED
		MTG	MOUNTING
		N	NORTH
		NIC	NOT IN CONTRACT
		NO, #	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
		OA	OVERALL
		OC	ON CENTER
		OPP	OPPOSITE
		OH	OVERHEAD
		PA	PLANTING AREA
		PC	POINT OF CURVATURE
		PL	PROPERTY LINE
		PLBG	PLUMBING
		PLNTG	PLANTING
		PNL	PANEL
		POL	POLISHED
		PR	PAIR
		PRCST	PRECAST
		PSI	POUNDS PER SQUARE INCH
		PT	POINT OF TANGENCY
		PTD	PAINTED
		PVC	POLYVINYL CHLORIDE
		PVMT	PAVEMENT
		RAD	RADIUS
		REF	REFERENCE
		REINF	REINFORCING
		REQ	REQUIRED
		RESIL	RESILIENT
		ROW	RIGHT OF WAY
		S	SOUTH
		SC	SCALE
		SCHD	SCHEDULE
		SCRN	SCREEN
		SECT	SECTION
		SF	SQUARE FOOT (FEET)
		SHT	SHEET
		SG	SUBGRADE
		SQ	SQUARE
		SST	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STL	STEEL
		STRC	STRUCTURAL
		SY	SQUARE YARD
		SYM	SYMMETRICAL
		TC	TOP OF CURB
		TS	TOP OF STEP/SEAT
		TW	TOP OF WALL
		TYP	TYPICAL
		VAR	VARIES
		VERT	VERTICAL
		W	WEST
		W/	WITH
		WID	WIDTH
		WL	WATER LEVEL
		W/O	WITHOUT
		WT	WEIGHT
		WWM	WELDED WIRE MESH

NORRIS
DESIGN

PEOPLE + PLACEMAKING

409 MAIN STREET
SUITE 207
P.O. BOX 2320
FRISCO, CO 80443
P 970.368.7068

NORRIS-DESIGN.COM

GRANITE STREET HOUSING

LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS

2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

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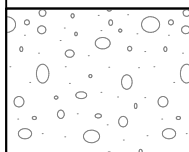
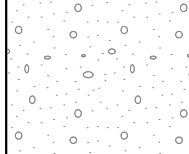
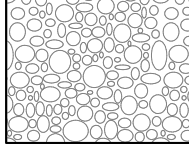
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07/30/26 SKETCH PLAN

SHEET TITLE:
LANDSCAPE SITE
NOTES

LS-001

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LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
	M-01	LANDSCAPE BOULDERS	SILOAM STONE BOULDERS	SILOAM STONE INC.	SILOAMSTONE.COM	NATURAL	SIZES TO VARY , 50% 2' SIZE , 40% 3' SIZE , 10% 4' SIZE	4 / LP-501	REFER TO PLANS FOR LOCATIONS , SEE DETAIL FOR INSTALL
	M-02	1 1/2" ROCK MULCH	1 1/2" DECORATIVE ROCK	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	CLEAR CREEK GRANITE	1 1/2"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.
	M-03	3/4" ROCK MULCH	3/4" DECORATIVE ROCK	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	CLEAR CREEK GRANITE	3/4"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.
	M-04	COBBLE	DECORATIVE COBBLE	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	SMOOTH / EARTH TONES	2" TO 4" , 5" TO 12"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.

AMENITY SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
	S-01	BIKE RACK	HOOP RACK	DERO , OR APPROVED EQUAL	DERO.COM	POWDER COAT FINISH: HUNTER GREEN	34"HIT. X 25" DEPTH X 1.9"	INSTALL PER DETAIL AND SPECIFICATIONS WITH MANUFACTURER PROVIDED HARDWARE. IN-GROUND MOUNT
	S-02	WALL MOUNTED BIKE RACK	ULTRA SPACE SAVER SQUARED	DERO , OR APPROVED EQUAL	DERO.COM	POWDER COAT FINISH: HUNTER GREEN	5-BIKE SYSTEM (78"LENGTH)	INSTALL PER DETAIL AND SPECIFICATIONS WITH MANUFACTURER PROVIDED HARDWARE. WALL MOUNTED

KEY NOTES

CODE	DESCRIPTION	DETAIL
(N-01)	LIMIT OF WORK	
(N-02)	5' BUILDING SETBACK	
(N-03)	PROPERTY LINE	
(N-04)	EXISTING UTILITIES , REF CIVIL	
(N-05)	PROPOSED UTILITIES , REF CIVIL	
(N-06)	DUMPSTER ENCLOSURE , REF ARCH	
(N-07)	TREE PLANTING	1 / LP-501
(N-08)	SHRUB PLANTING	2 / LP-501
(N-09)	LANDSCAPE BOULDER	4 / LP-501
(N-10)	COBBLE SWALE	8 / LP-501
(N-11)	SPADE CUT EDGE	5 / LP-501
(N-12)	TREE PROTECTION	3 / LP-501
(N-13)	PERENNIAL PLANT LAYOUT	7 / LP-501
(N-14)	CONCRETE FLATWORK , REF CIVIL	

Snow Storage Calculations

	Amount	Unit
Total Paved Surface	6,905	SF
Snow Storage Required	1,975	SF
Snow Storage Provided	2,200	SF

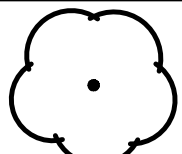
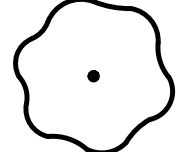
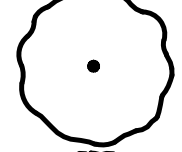
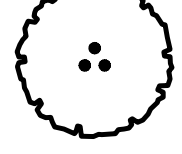
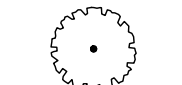
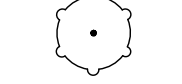
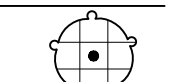
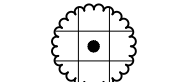
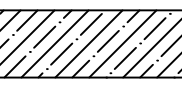
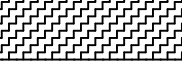
Site Plan Landscape Calculations

	Amount	Unit
Project Lot Area	21,000	SF
Tree Requirement	24	Trees
Shrub Requirement	14	Shrubs
Total Street Frontage - Granite Street	150	SF
Tree Requirement	5	Trees
Total Street Frontage - South 2nd Ave.	140	SF
Tree Requirement	5	Trees
Total Trees Required	34	Trees
Total Trees Provided	34	Trees
Total Shrubs Required	14	Shrubs
Total Shrubs Provided	40	Shrubs

Required Bicycle Parking

Project Site		34
Provided (Indoor)		17
Provided (Outdoor)		
	Surface Mount	12
	Exterior Wall Mount	5
		17

PLANT SCHEDULE

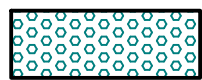
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
ORNAMENTAL TREES									
	AM AL	7	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	B & B	6' CLUMP	LOW	15'-20'	8'-10'
	PO ER	10	POPULUS TREMULA 'ERECTA'	SWEDISH ASPEN	B & B	6' HEIGHT	MOD	30'-40'	10'-15'
	PO TR	9	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	MOD	40'-50'	25'-30'
	PR VI	8	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	B & B	6' CLUMP	LOW	15'-20'	10'-15'
DECIDUOUS SHRUBS									
	PO FR	15	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'	2'-3'
	RH CI	15	RHUS GLABRA 'CISMONTANA'	WESTERN SMOOTH SUMAC	CONT.	#5	LOW	2'-3'	2'-3'
	RO WO	4	ROSA WOODSII	WOODS ROSE	CONT.	#5	LOW	5'-6'	5'-6'
	SY OR	6	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3'-4'	3'-4'
PERENNIALS									
	AC NA	6	ACONITUM NAPELLUS	MONKSHOOD	CONT.	#1	HIGH	2'-3'	1'-2'
	AU GO	8	AURINIA SAXATILIS 'GOLD BALL'	GOLD BALL BASKET OF GOLD	CONT.	#1	LOW	<1'	1'-2'
	CA OL	21	CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	OLYMPICA HAREBELL	CONT.	#1	LOW	1'-2'	1'-2'
GROUND COVERS									
	AJ RE	34	AJUGA REPTANS	CARPET BUGLE	SEED	MOD			
	CE TO	87	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	SEED	LOW			



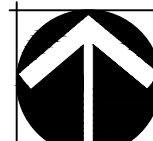


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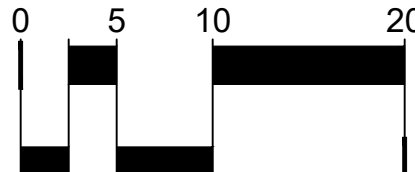
LEGEND

 SNOW STORAGE

SITE SF: 6,905 SF
REQUIRED: 1,975 SF
PROVIDED: 2,200 SF



NORTH



SCALE 1" = 10'



GRANITE STREET HOUSING
LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS

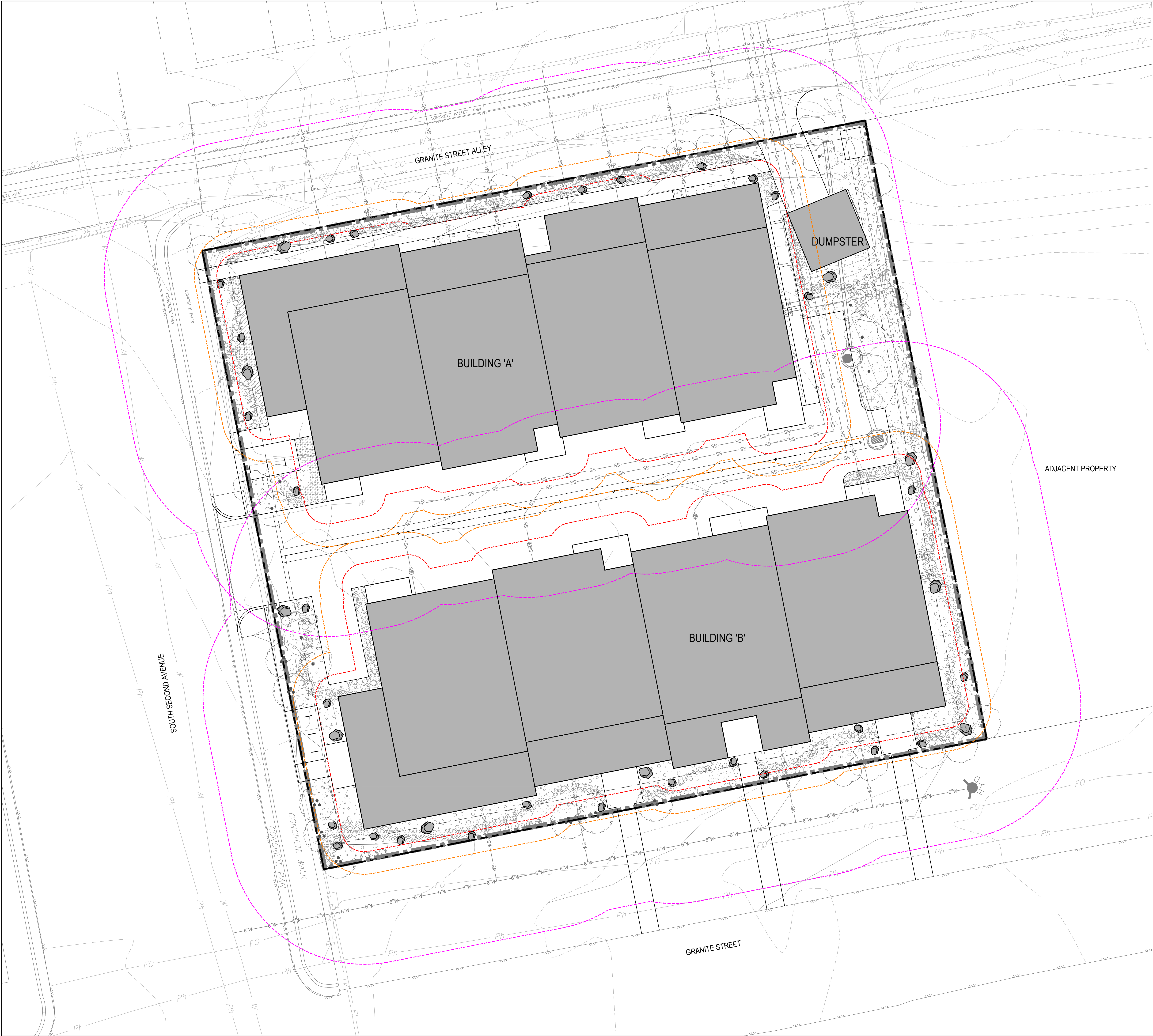
2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
SNOW STORAGE
PLAN

LS-003



GRANITE STREET HOUSING
LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS
2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

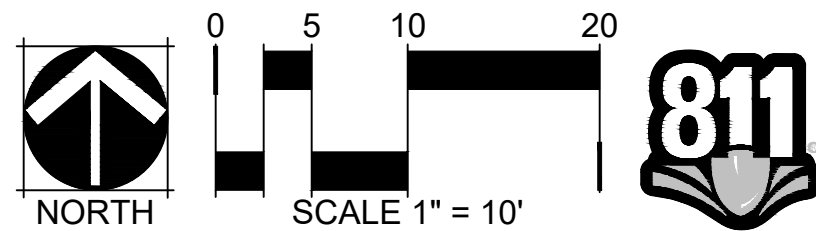
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DATE:
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SHEET TITLE:
WILDFIRE IGNITION
ZONE PLAN

LS-004

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DRAWN BY: NP_CH





LEGEND		
		LIMIT OF WORK
		PROPERTY LINE
		0-5' IGNITION ZONE OFFSET

SYMBOL	CODE	DESCRIPTION
	M-01	LANDSCAPE BOULDERS
	M-02	1 1/2" ROCK MULCH
	M-03	3/4" ROCK MULCH
	M-04	COBBLE
SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	WALL MOUNTED BIKE RACK

CODE	DESCRIPTION	DETAIL
N-01	LIMIT OF WORK	
N-02	5' BUILDING SETBACK	
N-03	PROPERTY LINE	
N-04	EXISTING UTILITIES , REF CIVIL	
N-05	PROPOSED UTILITIES , REF CIVIL	
N-06	DUMPSTER ENCLOSURE , REF ARCH	
N-07	TREE PLANTING	1 / LP-501
N-08	SHRUB PLANTING	2 / LP-501
N-09	LANDSCAPE BOULDER	4 / LP-501
N-10	COBBLE SWALE	8 / LP-501
N-11	SPADE CUT EDGE	5 / LP-501
N-12	TREE PROTECTION	3 / LP-501
N-13	PERENNIAL PLANT LAYOUT	7 / LP-501
N-14	CONCRETE FLATWORK , REF CIVIL	

GRANITE STREET HOUSING

LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS

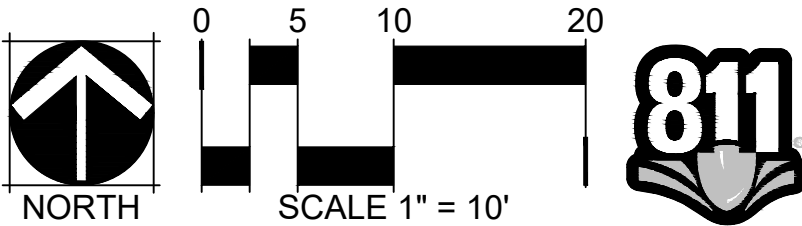
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ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

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CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
LANDSCAPE
SITE PLAN

LS-101

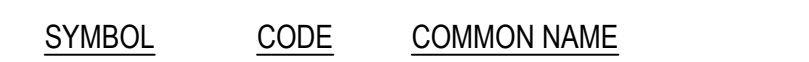


NOT FOR
CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
LANDSCAPE
PLAN

LP-101



	AM AL	SASKATOON SERVICEBERRY
	PO ER	SWEDISH ASPEN
	PO TR	QUAKING ASPEN
	PR VI	NATIVE CHOKECHERRY

	PO FR	BUSH CINQUEFOIL
	RH CI	WESTERN SMOOTH SUMAC
	RO WO	WOODS ROSE
	SY OR	MOUNTAIN SNOWBERRY

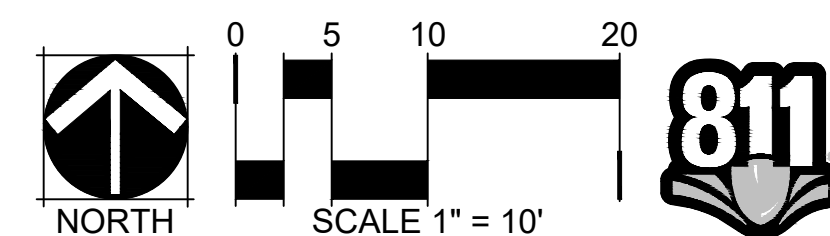
	AC NA	MONKSHOOD
	AU GO	GOLD BALL BASKET OF GOLD
	CA OL	OLYMPICA HAREBELL

<u>SYMBOL</u>	<u>CODE</u>	<u>COMMON NAME</u>
---------------	-------------	--------------------

	AJ RE	CARPET BUGLE
	CE TO	SNOW IN SUMMER

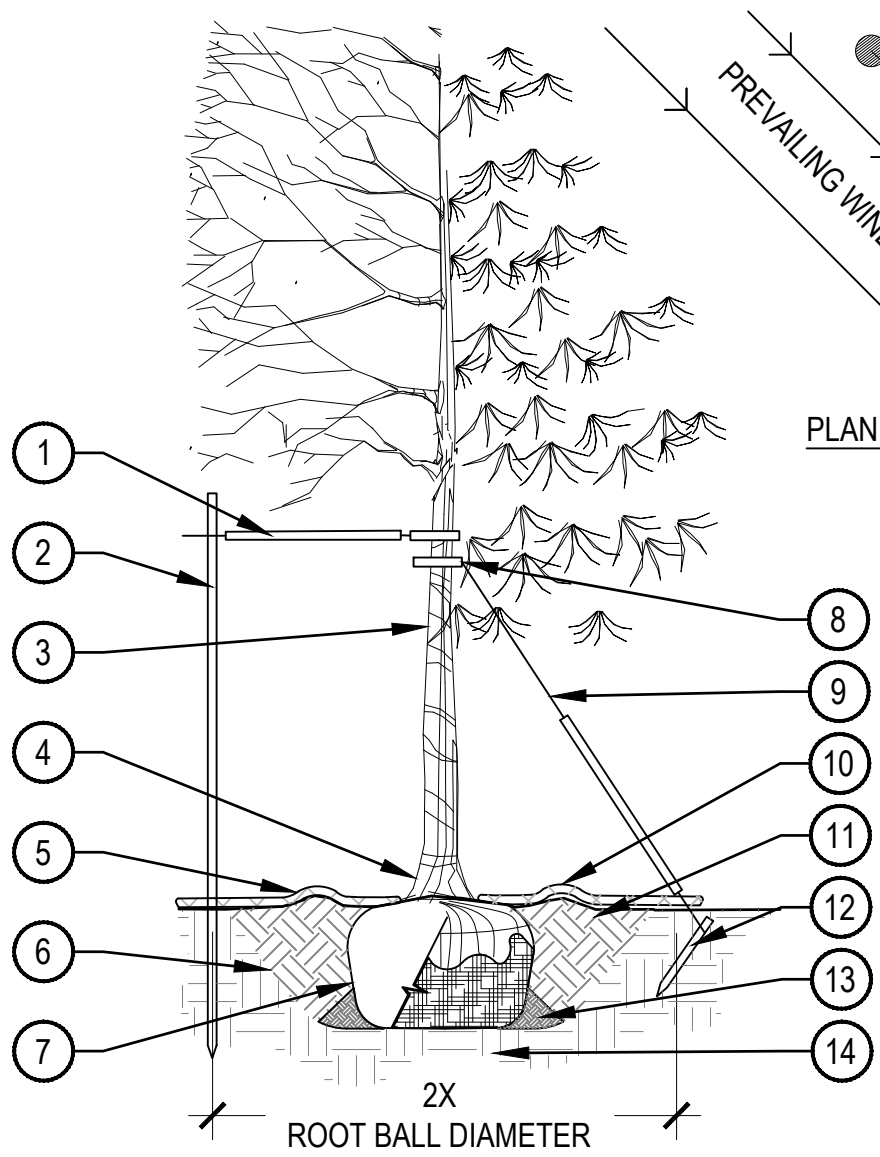


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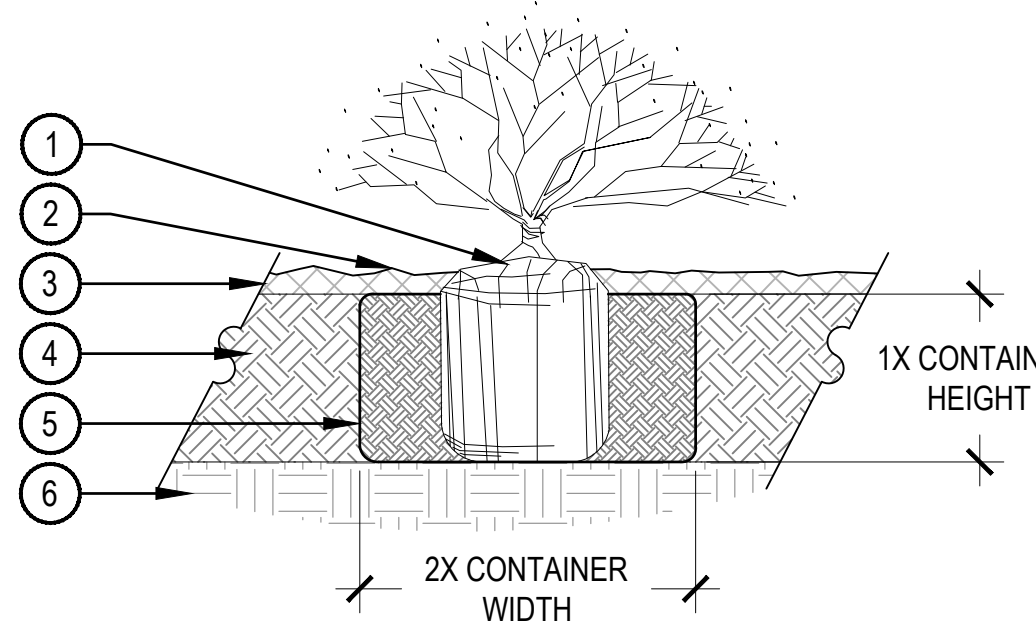


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DRAWN BY: NP_CH

- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



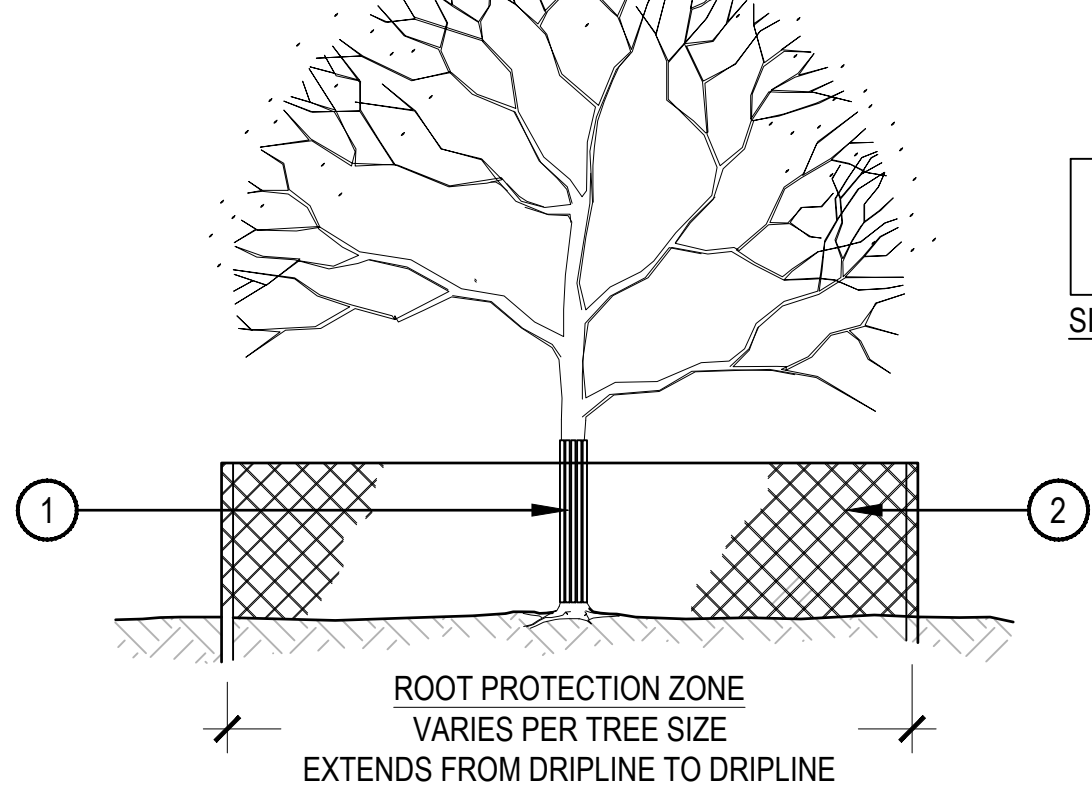
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 01
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

TREE PLANTING DETAIL

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

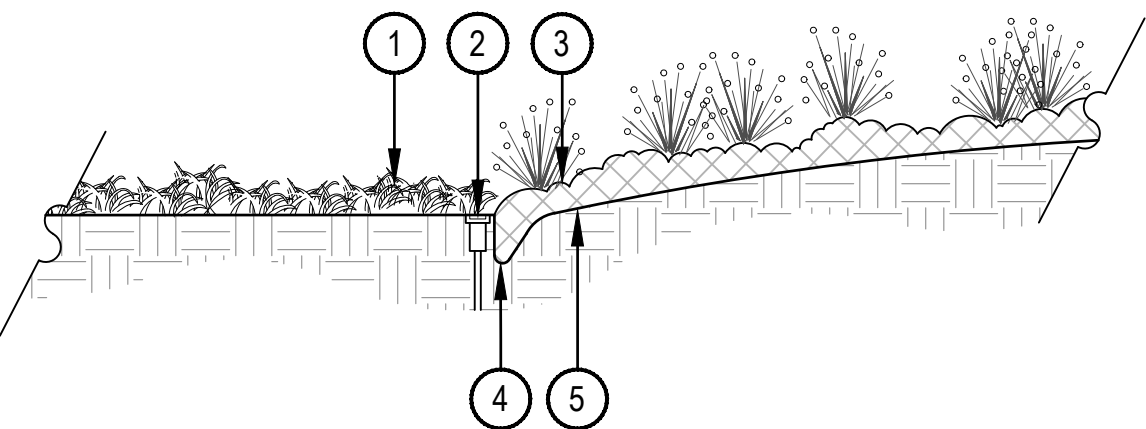
- NOTES:
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 - TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 - FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 - FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 - TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK, WHENEVER POSSIBLE. ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



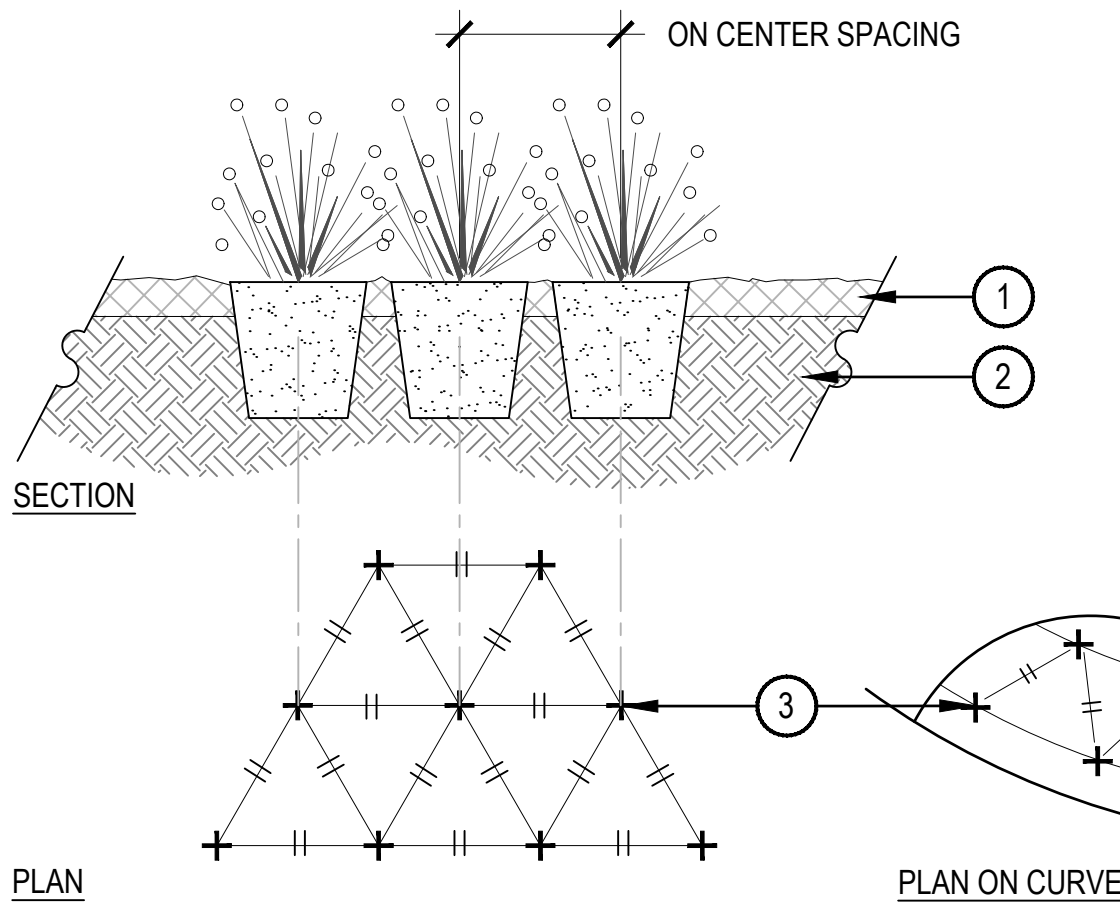
- TRUNK PROTECTION** - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION** - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

TREE PROTECTION

SCALE: 1/8" = 1'-0"



- TURFGRASS OR DRYLAND SEED
- IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- PLANTING BED
- VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
- SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP



- NOTES:
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL PLANT LAYOUT

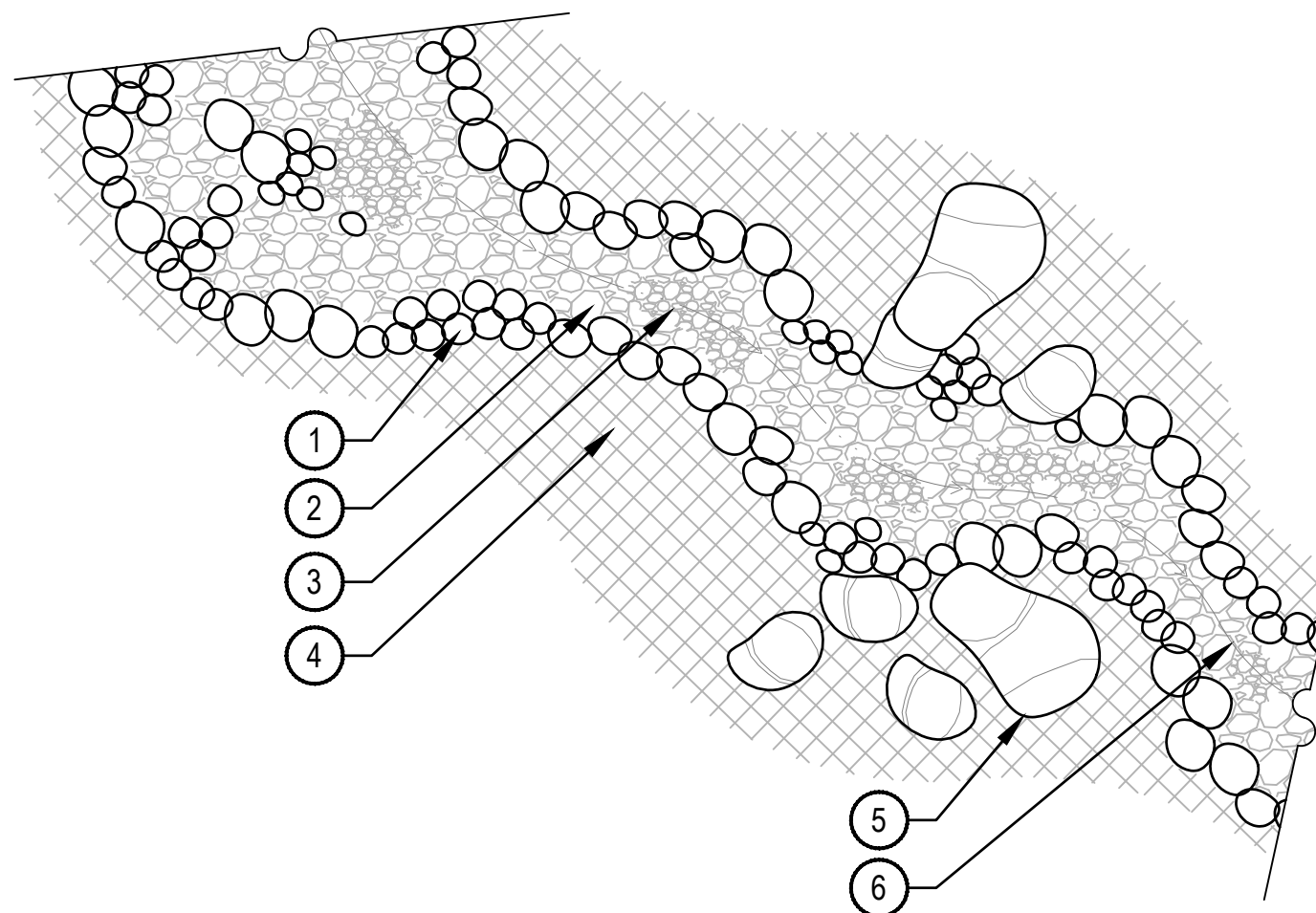
SCALE: 1" = 1'-0"

SPADE CUT EDGE

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

LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



- NOTES:
- THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.
 - SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

- 5'-12" COBBLE, SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 2'-4" COBBLE, SET IN INTERIOR AREAS OF SWALE, 4'-5" DEPTH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 1'-1/2" COBBLE, SET IN INTERIOR AREAS OF SWALE, 4'-5" DEPTH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- BOULDERS SET IN AND AROUND SWALE, REFER TO DETAIL 6, SHEET LP-501
- DO NOT IMPEDE FLOW AT BOTTOM OF SWALE

COBBLE SWALE

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

Arapahoe Architects
322 C North Main St.
Breckenridge, CO 80424
Job: 2619
Date: 07/29/2026

GRANITE ST. HOMES

207 GRANITE STREET,
FRISCO, COLORADO

Sheet:

CB-1

LOCATION/MATERIAL

COLOR

SAMPLE

PRIMARY ROOF

Comp. Shingles

Timberline HD
"Weathered Wood"



FASCIA AND TRIM

2x wood

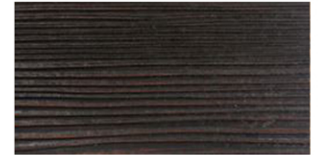
Weather Wood Stains
"Pining"



PRIMARY SIDING

1x6 Cementitious
Horizontal Lap Siding

Woodtone Rustic Series
"Roasted Walnut"



ACCENT SIDING 1

1x6 Fire-Retardant Treated
Wood Vertical Siding

New Age Siding
"Bellevue"



DOORS & WINDOWS

Composite Fiberglass

Dark Bronze



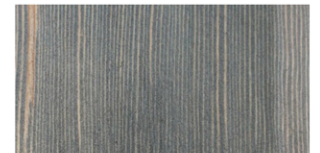
COLUMNS & BEAMS

Rough Sawn Timber

Weather Wood Stains
"Pining"

SOFFIT

2X T&G



PIER BASE &

ACCENT BASE 1

Thin Veneer Stone

Gallegos Stone:
341 "IBEX Brown"



ACCENT BASE 2

Corten Corrugated
Metal

Berridge
"Lead-Cote"





Building a Better World
for All of Us®

MEMORANDUM

TO: Emma Heth, Planner II

FROM: Chris McGinnis, PE

DATE: September 4, 2026 (Revised September 10, 2026)

RE: 207 Granite Street (MAJ-26-0003) Engineering 3rd Review

The revised MAJ-26-0003 Major Site Plan submittals, dated 08.14.26, were reviewed for general conformance with Town Code, standards, and general engineering principles. Comments have been added to the attached plans and also summarized below. Comments shall be addressed by Applicant prior to engineering approval.

Driveway Access

The current submittal represents an improvement over previous submittals, as it significantly reduces the number of driveway connections to Town streets and number of waivers that would be needed. However, the proposed access configuration still does not comply with several provisions of the Town Code and Frisco Street Design Standards:

- **Access from 2nd Avenue.** A driveway connection is proposed to 2nd Avenue. Section IV-D-j of the Frisco Street Design Standards states, *"No driveways will be allowed onto collector or major arterial streets unless no other access to the lot exists"*. Because an alley is located adjacent to the site and provides an alternative means of access, the proposed driveway does not comply with this requirement.
- **Separate Dumpster Access:** A second driveway is proposed to serve the trash dumpster enclosure. Section IV-D-m of the Frisco Street Design Standards states, *"Dumpster enclosures shall be accessed through the same driveway allowed for access to the property."* The proposed separate access does not meet this standard.
- **Dumpster Driveway Alignment:** The proposed dumpster access does not intersect the alley at a ninety-degree angle. Section IV-D-g of the Frisco Street Design Standards states, *"All driveways shall intersect the access street at ninety (90) degrees."* As proposed, this requirement is not satisfied.
- **Internal Driveway Classification:** The internal access drive does not meet the Town's roadway standards. Pursuant to Section 180-9.3 of the Town Code, *"If an access way serves more than four residences, it shall be classified as a roadway rather than a driveway and must meet the Town's standards and requirements for road construction."* Based on the proposed development, the access appears to meet the definition of a roadway and would therefore be required to comply with applicable Town roadway standards.

If the applicant intends to move forward with the proposed site plan, waiver requests for the items identified above should be submitted as soon as possible to allow for review. Each waiver request must include a justification explaining why compliance with the applicable code provision cannot be achieved on the site.

Submission of a waiver request does not imply staff support or Town approval. As shown in the redlines below, staff has identified a potential alternative access configuration from the alley that appears to be feasible. Because alley access is generally preferred as a means of preserving on-street parking capacity along public streets and improving pedestrian and vehicular safety by reducing driveway conflicts, the Town may not support or approve waiver requests associated with the proposed access from 2nd Avenue, the separate dumpster access, or the noncompliant dumpster driveway alignment when a feasible alley-access alternative exists. The applicant is strongly encouraged to evaluate modifications to the site plan that utilize the alley and otherwise achieve compliance with these standards prior to pursuing waiver requests.

Complete Streets – Granite Street

The Town has designed and planned construction of future roadway improvements, including a new sidewalk in Granite Street near the proposed development.

- The site plan proposes sidewalk connections to Granite Street. These connections will lead pedestrians to the roadway (safety concerns), reduce snow storage, and require demolition of the concrete during the future project. Instead, a parallel sidewalk leading to 2nd Avenue should be added close to the property line, within the Granite Street right-of-way to address the concerns above (see redlines).
- The proposed fire hydrant in Granite Street will need to be reviewed for conflicts with proposed Granite Street changes and the location may need to be modified after further review.

Landscaping

- Trees are proposed in many of the snow storage areas. Per Section 180-9.3, “snow storage areas may be combined with required landscaping if the landscaping is designed to be compatible with large amounts of snow”. Many of the trees shown do not appear compatible with large amounts of snow.
- Many of the proposed tree trunks are located in the right-of-way and need to move outside the right-of-way

Grading, Drainage, and Other

The following items are noted on the plans:

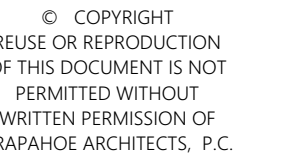
- The architectural site plan is not consistent with the civil site plan and needs to be updated to match.
- Water standards require 10' of separation between water and sewer. An existing water stub is within 10' of a proposed sewer line and a water and sewer service in the alley are within 10'.
- Section 180-6.17 of Town code states that “dumpster locations shall not be located within any utility easement”. The proposed dumpster location is located above several sewer lines and appears to not meet this code section.
- Four parallel sewer services are proposed into the Town alley. It is preferred to combine into a single main to minimize impacts and encroachment in the Town ROW.
- Town code requires detention of the 25-year storm to historic flows. Two drywells are proposed, but the north portion of the site flows undetained. A drainage report or memo will be required to confirm that offsite flows are not increasing above historic and the concentrated outflow near the alley will need to be analyzed.
- The contours on the north sidewalk exceed ADA standards.

- The proposed contours near the dumpster enclosure exceed IRC standards of 2:1 max slope. Grades shall be revised below 2:1, and it is recommended to grade below 3:1. Grades exceeding 3:1 require erosion blankets.
- Positive drainage required away from dumpster enclosure.
- The east guest parking space might not meet a turning movement for an AASHTO passenger vehicle. Turning movement to be analyzed and confirmed.
- Previous discussions included option of stubbing utilities at end of internal drive for future development of lot to the east. While not required by code, a reciprocal access and utility easement on the internal driveway may be beneficial to this and the future development by providing improved vehicle access and utility access to both developments, and should be considered by applicant.
- Three series of steps are shown on the east sidewalk. While not required by code, applicant should consider consolidating stairs together.

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).

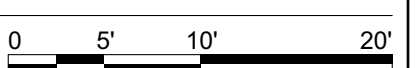
Chris McGinnis, PE
SEH, Inc.

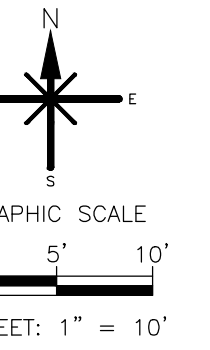


**LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO**

JOB	2619
DRAWN BY	NJ/GP
ISSUE	
08/14/26 - SKETCH PLAN	

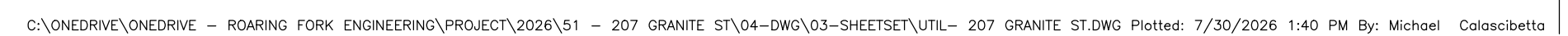
A-2

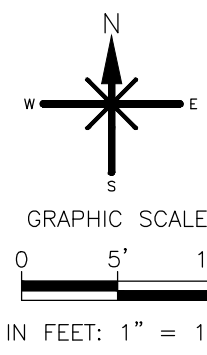
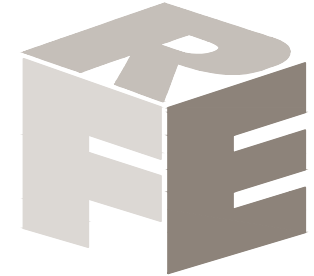




CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

c3
f 4





ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFEENG.BIZ | (970) 340-4130

DRAFT

CHECKED BY: AWA
DRAWN BY: MAC

DRAWN BY:
MAC

DATE
07.29.26

DESCRIPTION
SKETCH PLAN
1

JOB #: 2026-51
NOT FOR
CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

GRADING & DRAINAGE

C4
OF 4

0 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963

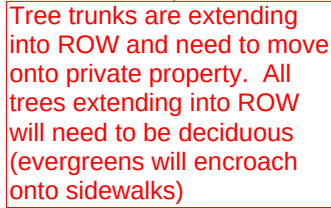
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

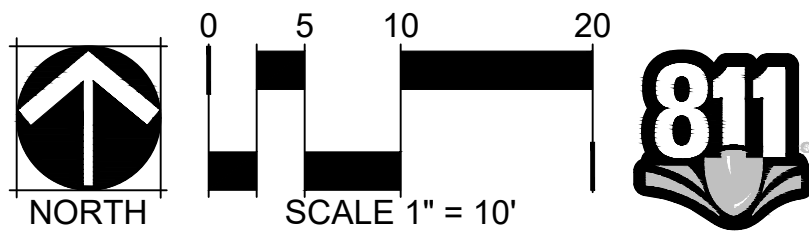
DATE: 07/30/26 SKETCH PLAN

SHEET TITLE:
NOW STORAGE
PLAN

LS-003



CHECKED BY: MT, LN
DRAWN BY: NP, CH



Heth, Emma

From: Christopher McGinnis <cmcginnis@sehinc.com>
Sent: Tuesday, September 8, 2026 4:14 PM
To: Heth, Emma; Southworth, Josh
Cc: Kent, Katie
Subject: Re: 207 Granite St Sketch Plan Comments
Attachments: Granite Street Plan.pdf; 207 Granite Street_Steep Slope Analysis.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Emma,

I attached a site plan showing the Granite Street plan in this area (detached sidewalk and head-in parking). I have recommended they modify the sidewalk connections to connect into 2nd Ave and to be in accordance with the Granite plan - sidewalks leading into Granite, as currently proposed, is not great for pedestrians.

I also included a steep slope analysis. It appears they are proposing disturbance of approx 3,340 SF of steep slopes (15-30%). They're not meeting code currently as they are proposing 100% of the steep slope disturbance. However, I think they may qualify for the exception below as this grade is likely manmade and isolated. Additionally, the area has little vegetation currently and prone to erosion - so the development may not be negatively impacting this slope.

F. Exceptions for Minor Changes in Slopes. Development may disturb steep sloped area the slope is due to a minor natural or manmade change in the gradient of a slope and continuous with or integral to any other slope or other features.

Thanks,

Chris McGinnis, PE (CO, AZ)
Sr. Engineer & Client Manager
Short Elliott Hendrickson Inc. (SEH®)
970.216.9659 mobile | 720.540.6800 main

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Tuesday, September 8, 2026 10:02 AM
To: Christopher McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <joshs@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: RE: 207 Granite St Sketch Plan Comments

Thanks Chris! I just have two clarifying questions:

- Could you share a screenshot of what the Granite St improvements are supposed to look like in this area? Planning Commission usually asks.
- Does the proposed grading on the north side of the site meet the steep slopes standards? I didn't measure much but wanted to double check whether we need more analysis from them about that.

Thanks,
Emma

Emma Heth ([she/her](#)) | **Planner II | Community Development**



Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: Christopher McGinnis <cmcginnis@sehinc.com>
Sent: Friday, September 4, 2026 4:47 PM
To: Southworth, Josh <joshs@townoffrisco.com>; Heth, Emma <emmah@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: Re: 207 Granite St Sketch Plan Comments

Hi Emma,

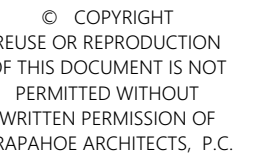
Attached is a memo and redlines for 207 Granite Street. The main issues are several driveway code items not being met - I tried to document this well in the redlines and memo. Reach out if you have any questions. Have a great weekend.

Thanks,

Chris McGinnis, PE (CO, AZ)
Sr. Engineer & Client Manager
Short Elliott Hendrickson Inc. (SEH®)
970.216.9659 mobile | 720.540.6800 main

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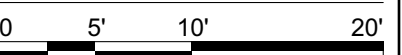
From: Southworth, Josh <joshs@townoffrisco.com>
Sent: Thursday, September 3, 2026 11:26 AM



**LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO**

JOB	2619
OWN BY	NJ/GP
ISSUE	
08/14/26 - SKETCH PLAN	

A-2





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: August 18, 2026

Property Location: 207 Granite St, Frisco Colorado 80443

Property Description: LOT 13,14,15,16,17,18 BLOCK 8 FRISCO TOWN SUB

Project Description: Major Site Plan Application for 8 new townhomes

Comments: Please assign a project name for review that doesn't include a physical address.

With shared access being off S 2nd Ave, proposed addresses for these units shall be:

160 S 2nd Ave Unit 1

160 S 2nd Ave Unit 2

160 S 2nd Ave Unit 3

160 S 2nd Ave Unit 4

160 S 2nd Ave Unit 5

160 S 2nd Ave Unit 6

160 S 2nd Ave Unit 7

160 S 2nd Ave Unit 8

Sincerely,

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

Heth, Emma

From: msmith.fsd@gmail.com
Sent: Wednesday, September 2, 2026 9:47 AM
To: Heth, Emma
Subject: RE: 207 Granite St Sketch Plan Comments

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Emma,

I met separately with the applicant so I have no further comments.

~matt

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Wednesday, September 2, 2026 9:45 AM
To: Amy Lagace <amy.lagace@xcelenergy.com>; Suzanne Kenney <suzanne.kenney@summitcountyco.gov>; Sally Bickel <sally.bickel@summitcountyco.gov>; Chandler Morehardt <chandler.morehardt@summitcountyco.gov>; Aaron Myers <amyers@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; Chris McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <joshs@townoffrisco.com>; Thompson, Ryan <RyanT@townoffrisco.com>; John Schumacher <john@cbcscod.com>
Subject: RE: 207 Granite St Sketch Plan Comments

Hello all,

Friendly reminder to please review the informal plans for 8 new townhomes at 207 Granite St. this week if you want to provide comments (given that Monday 9/7 is a holiday, please review **by Friday 9/4**). Plans are available online at [Planning Projects Under Review - Frisco Town Government \(friscogov.com\)](https://www.frisco.gov/planning-projects-under-review).

You can send any comments or concerns my way.

Thanks!

From: Thompson, Ryan
Sent: Thursday, September 3, 2026 2:06 PM
To: Heth, Emma
Subject: Re: 207 Granite St Sketch Plan Comments
Attachments: [171 - Water Construction Standards 2024.pdf](#)

Emma,

Water utility comments are as follows;

- Review TOF Water Construction Standards (attached) to see expectations regarding approved materials and methods
<https://www.frisco.gov/departments/water/#docaccess-38b035d2323372aa3284bc5bc82876fef73dd7782805e5a21e4ecbd487a493eb>
- K copper water service lines look good, and curb stop valves need to be located inside property line
- HOA covenant should identify all common buried utilities
- Water service lines shall be buried at a minimum depth of 8.5'
- Existing water service line needs to be abandoned at water main connection
- Refer to TOF Water Construction Standards, section 3, for expectations and approved materials and methods regarding water main & hydrant installation
- Potentially move the 6" water main on 2nd Ave further north closer to the property line so ROW is less obstructed
- 207 Granite St currently has 8 water taps with the property, no more are required

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

Sent: Wednesday, September 2, 2026 9:45 AM

To: Amy Lagace <amy.lagace@xcelenergy.com>; Suzanne Kenney <suzanne.kenney@summitcountyco.gov>; Sally Bickel <sally.bickel@summitcountyco.gov>; Chandler Morehardt <chandler.morehardt@summitcountyco.gov>; Aaron Myers <amyers@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; Chris McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <josh@townoffrisco.com>; Thompson, Ryan <RyanT@townoffrisco.com>; John Schumacher

TOWN OF FRISCO WATER CONSTRUCTION STANDARDS

[Added 04-16-96. Amended 04-14-09, Res. 98-18; 04-02-02, Res. 02-10; 02-19-03,
Res. 03-14; 04-26-11, Res. 11-06; 02-26-19, Res. 19-10;
2-13-2024, Res. 24-12]

The Frisco Water is a Division of the Frisco Public Works Department, located at
0102 School Road, Frisco, Colorado.

Mailings are accepted at P.O.B. 4100, Frisco, Colorado, 80443.

Local (970) 668-0836

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1. General Statement:

This regulation is adopted pursuant to Article IV of the Water Ordinance for the Town of Frisco, Colorado (Chapter 171 of the Town Code of Ordinances).

Additions to the Town of Frisco water distribution system may only be installed between April 15th and October 31. No exceptions.

No excavation for any water system work shall begin after 9:00am Monday - Thursday. No new excavations for water system work will be allowed on Fridays unless the work is determined to be an emergency by the Water Superintendent or their designee.

This document is not intended to be a complete list of every requirement for construction in the Town of Frisco, Colorado, but is designed as a guide to the requirements for materials to be used, and for the installation of water lines (main and service), water meter assemblies, and backflow prevention devices.

This document in no way releases the owner, builder, contractor, or their agents from the responsibility to be familiar with the provisions of the water ordinance or other referenced documents and/or to meet the requirements of those documents.

It is hereby declared that the rules and regulations contained here are necessary to insure and protect the health, safety, prosperity, security, and general welfare of the residents of the Town of Frisco, Colorado.

Any area not specifically addressed will be determined by the Water Superintendent or the authorized agent inspecting the project identified.

At the time of application for any class of project, the owner or developer will be required to submit the following to the Water Department for approval:

- 1) Copy of a site plan showing proposed route of water service and sewer service.
- 2) Copy of mechanical drawings showing building service connection(s).
- 3) Copy of a floor plan showing proposed location of water meter assembly and proposed location of remote read-out (MXU) on building exterior.

Any addition to the distribution system, mechanical change to the water supply of any existing structure, or modification of site use shall be inspected by the Water Department to ensure compliance with the following standards.

Inspections will require any water installation to meet the highest standard applicable to preserve the integrity of Frisco's water supply.

Inspections require a 24-hour notice to the Frisco Public Works Office Manager for proper scheduling. 970-668-0836

Follow-up inspections also require 24-hour notice.

Initial inspection – no additional charge; second inspection fee - \$25.00; additional inspection fees - \$35.00/inspection Fees for re-inspections shall be paid in full prior to issuance of a Certificate of Occupancy.

INSPECTIONS ARE MADE BETWEEN THE HOURS OF 9:00 AM TO 4:00 PM M-F, HOLIDAYS EXCEPTED

2. WATER MAIN EXTENSIONS:

All installations must be approved by the Town of Frisco Water Department and constructed as shown on the approved plan.

All water main extensions must be designed and stamped by a Professional Engineer licensed in the State of Colorado.

Additions to the Town of Frisco Water Department distribution system shall typically follow standards set forth by the American Water Works Association, except when more stringent requirements are set forth in these standards. Updates and revisions to the American Water Works Association standards may not necessarily be shown in this document, but will apply as such updates and revisions are adopted by such Association.

AWWA C500 series, C600 series, and C111 are the compliance standard adopted by the Town of Frisco for the installation of water mains.

3. WATER MAIN INSTALLATION:

No excavation for any water system work shall begin after 9:00am Monday - Thursday. No new excavations for water system work will be allowed on Fridays unless the work is determined to be an emergency by the Water Superintendent or their designee.

- Ductile Iron Pipe (DIP) class CL-52, push on joint, cement lined is the accepted material for water mains and large (2" and greater) service lines. DIP service lines shall conform to service line standards. All pipe joints must be copper strapped or cad-welded to maintain conductivity. Where cad- welding is the method chosen, heavy gauge single strand wire (minimum 6 gauge) shall be used. A continuous 10 AWG stranded locating wire shall be installed between the shading material and insulation board.
- AWWA C-900 Pipe (PVC), push on joint, with continuous 10 AWG stranded locating wire may be approved by the Water Superintendent on a case by case basis in areas where continuous high ground water conditions are known to exist.
- Minimum depth of bury shall be 8 ½' to the top of the pipe from finished grade. Minimum depth of bury shall be met notwithstanding the depth of existing mains.
- Water mains shall be located a minimum of 10' horizontally from existing or proposed sewer mains. Whenever a sewer main or sewer service line crosses above or crosses within 18" below the water main, the sewer line shall be made impervious to a minimum distance of 10' to both sides of the water main either through utilization of SDR26 or AWWA C-900 spec pipe. The Frisco Sanitation District shall be notified and shall approve any methods pertaining to the installation of sewer pipes prior to backfill of the pipe.

- All trenches shall conform to and be consistent with OSHA regulations. Any Town of Frisco inspector observing unsafe conditions will not enter the trench for inspection.
- Water mains and their appurtenances must be properly bedded. Bedding material requirements call for $\frac{3}{4}$ " clean gravel as the maximum size material accepted, $\frac{3}{8}$ " clean gravel or similar is preferred. Bedding material must be crushed and cleaned stone to be accepted. There shall be a minimum 6" layer of bedding below the pipe and a minimum 12" layer of bedding above the pipe.
- Wet taps shall be performed in locations where new mains are connected to the Town's water distribution system. All wet taps are the responsibility of the Developer/Contractor.
- Service taps shall be separated by at least 18" and be placed no closer than 24" to the end of a pipe section. Tapping saddles are required for all service line taps. An abandoned service line must be terminated at the corporation stop. When abandoning a service tap the excavator must expose the tap and section of main line for safe inspection. It is the responsibility of the property owner to properly abandon all unused service taps.
- Valves shall be resilient seat NRS gate valves and shall open left. (Mueller resilient wedge and Waterous F-2500 valves only.) Isolation valves shall be located at all tees and spaced no more than 800' apart on a straight run.
- Valve boxes shall be set plumb and true and centered over the valve operating nut. Valve box installations shall be supported to prevent settling. Valve stem extensions are required on all valve installations. The required valve stem extensions will be sized so that the top of the valve stem extension is within 12" of the valve box lid. Valve boxes located in asphalt or concrete will have an additional 2 $\frac{1}{2}$ " paving grade ring installed to allow for future grade adjustments. Valve boxes located in asphalt or concrete will be installed so that the top of the valve box lid is $\frac{1}{2}$ " – $\frac{3}{4}$ " below grade. Valve boxes located in a non-paved right of way will be installed so that the top of the valve box lid is 6" below finish grade.
- Hydrants shall be a dry barrel, Waterous Pacer model or Mueller Centurian model. Hydrants shall be painted red. A "mountain spec" hydrant is the only type of hydrant accepted in the Town of Frisco. (Mountain spec = 42" from finish grade to center of streamer connection.) Mountain spec hydrants shall not be fabricated on site with additional barrel and stem extension kits. Hydrants shall have only one breakaway traffic flange set 3" above grade. Hydrants shall be set over a minimum of $\frac{1}{3}$ cubic yard of crushed stone to allow for barrel drainage through the weep holes. Hydrant installations shall conform to AWWA standard C502 and have as a minimum a 6" hydrant lateral line. All hydrants within 30 feet of a paved, concrete, pedestrian, or vehicular surface shall have 2 bollards facing said surface. If said surface is within 30 feet on multiple sides of hydrant, 4 bollards must be installed on each corner.
- Joint Restraint. Joint restraint shall be provided with mega-lug assemblies only. Concrete thrust blocks are not permitted unless approved in writing by the Water Superintendent.

- Disinfection. Tabular calcium hypochlorite, conforming to ANSI/AWWA B300, attached to the inside of the pipe with food grade adhesive is the required method of disinfection for new water mains.
- Inspection. Water mains, water service lines and water service appurtenances tied into and served by the Frisco Water Department must be inspected during installation. Any ductile iron pipe entering a building to be utilized as a service line shall also adhere to subsequent service line installation requirements as well as any other plumbing codes in effect at the time of installation.

4. WATER MAIN TESTING:

All procedures shall be carried out with a representative of the Frisco Water Department present.

- All new water main installations shall provide a $\frac{3}{4}$ inch testing tap and line, where possible. Pressure testing, chlorine testing and bacteriological testing can be performed through a fire hydrant with written permission from the Water Superintendent. .
- Main will be filled slowly with water to dissolve tabular-calcium hypochlorite.
- Main will then remain static for 48 hours.
- Representative sampling for chlorine residual will then be drawn. (a minimum chlorine concentration of 25 mg/L is required, 50 mg/L is the desired chlorine concentration per AWWA C651).
- Main must be thoroughly flushed at maximum velocity from a fire hydrant to remove any and all potential debris left from the installation process.
- A minimum 2-hour hydrostatic pressure test in accordance with American Water Works Standards SEC. 4 of C600. Hydrostatic pressure in the line shall not be less than 150 PSI for the test. The Contractor will supply a metered pump with lock-off mechanism and a working pressure gauge (min. 250 psi).
- After the final line flush and the chlorine concentration has dropped to background levels (< 2.0 mg/L), the line must remain static for a minimum of 24 hours prior to a sample being drawn to check for bacteria. This will be collected by the contractor in the presence of a Water Department representative. The results will be communicated to the contractor ASAP, after the initial 24-hour test is complete.
- The main will be inspected to determine electrical conductivity.

When the approved plans have been completed:

- An engineer licensed by the State of Colorado must stamp and validate the as-built drawings before consideration for final acceptance by the Town of Frisco.
- From the date of formal acceptance, all work shall be warranted completely for a minimum of two years per Ordinance 171-5C(3).

5. WATER SERVICE LINE MATERIAL REQUIREMENTS:

All residential water service lines installed in the Town of Frisco, Colorado shall meet as minimum standard the following requirements:

- **Water service materials** shall be new, undamaged material of the highest quality meeting standards approved by the American Water Works Association (ref. C-800).
- All property owners / contractors are required to furnish all taps and service line material and labor.
- **Water service lines** shall be appropriately sized Type K copper, meeting AWWA 75-CR, or CL 52 DIP, or NSF/AWWA approved high-density polyethylene (HDPE), with a continuous 10AWG stranded locating wire and with written permission from the Water Superintendent will be allowed only in areas with known continuous high ground water levels. Only one service line and one curb stop and valve box shall service each unit of a multi-family dwelling. The exception being a multi-family unit where, after written approval, a single line of appropriate size may be installed. (Frisco Town Code 171-7 B)
- **Direct water taps** for service lines are not allowed. Direct water taps may not be re-used for water service. Direct taps must be properly abandoned. Tapping saddles are required for all water service taps. Tapping saddles may be ductile iron or bronze, must be double strap, CC thread, and have an O-ring gasket seal.
- **Corporation stops** - shall be ball corps (no inverted key) of brass or bronze in the same size as the copper service line. They shall be AWWA standard inlet thread, compression type outlet (Ford Quick-Joint or Mueller C-110 only). No flared fittings are allowed.
- **Curb stop** - shall be a cast bronze body ball valve design with resilient seals, standard T-head operator and 90-degree rotation, with compression type outlets (Ford Quick-Joint or Mueller C-110 only). No stop and waste valves are allowed. No flared fittings are allowed. All curb stops will be treated as system valves and accessed through a curb box. Where possible, curb stops are to be located 5' inside property line. It is the property owner's responsibility to ensure the curb stop is operable at all times.
- **Curb box** - shall be an arch pattern box with 1 inch diameter upper section and 2- hole Erie pattern lid, or equivalent for up to 1 inch size service line, 1 1/2" service lines require an enlarged base. All boxes require an 80" extension with an extended shut off rod and must be properly supported to prevent settling on the valve. Curb boxes must be set at final grade. In the event a curb box is located in a driveway, a "monument box" shall be permanently installed to protect the box lid from damage. The top of the valve box ring must be 1/2" – 3/4" below finish grade. It is the property owners responsibility to ensure the curb box is accessible.
- **Coupling** - No buried couplings are permitted. When a service line exceeds the length of rolled K-copper, underground grade HDPE poly pipe may be used. The service line must be pressurized, and all fittings must be inspected prior to any backfill.
- **Size reductions** shall be made with a compression piggyback or by using compression by I.P.T. adapter on the inlet and outlet and a brass or bronze bell reducer to change size.

Multiple branch connections to a single service line will only be allowed in a previously accepted stub-out and shall be made with a connector such as a Mueller 110 compression style, MacDonald 3700 series branch connector or equivalent.

6. WATER SERVICE LINE INSTALLATION REQUIREMENTS:

Prior to acceptance by the Town:

Inspection of a service line by Water Department personnel is MANDATORY.

No excavation for any water system work shall begin after 9:00am Monday -Thursday. No new excavations for water system work will be allowed on Fridays unless the work is determined to be an emergency by the Water Superintendent or their designee. Inspections are made between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, holidays excepted. Inspections must be scheduled in advance, with a minimum 24-hour notice, through the Public Works Department Office Manager. Follow-up inspections shall also require 24-hour notice. 970-668-0836

Initial inspection – no additional charge; 2nd re-inspection - \$25.00; thereafter - \$35.00/re-inspection. Fees for re-inspections shall be paid in full prior to the issuance of a Certificate of Occupancy.

No inspections will be performed on any excavation that the inspector feels are unsafe to enter.

In any situation where there is disagreement concerning the safety of an excavation, an OSHA Representative will be summoned to make a determination on the existing conditions.

All connections, bedding, insulation, and backfill lifts must be approved before a service line is accepted.

- **The water service line shall be buried to a minimum depth of 8.5’.** This measurement is from the top of pipe, notwithstanding depth of the main or service line connection. No service line will be accepted without meeting this condition. Water service lines shall not encroach within 15 ‘of a property line without a dedicated easement agreement involving the associated property owners, unless absolutely necessary as determined by the Water Superintendent. It is the owner’s responsibility to identify property lines. The Water Department recommends avoiding water lines installed under or across driveways. Water lines shall not be laid over consolidated rock outcroppings unless over-excavated a minimum of 12 inches (to 9.5’), and properly bedded. In areas where blasting is required, over- excavation to a minimum of 12” greater than the final grade is required with removal of the blasted material and replacement with granular bedding material.
- **The water service line shall be protected** from ground water contamination while being installed and shall be flushed full discharge upon completed installation to ensure that any obstructions in the pipe are removed before approval will be issued.
- **Service lines** exceeding 1 1/2” in diameter are considered to be mains for testing purposes and must be disinfected in accordance with AWWA C-600 prior to acceptance by the Water Department. See Line Testing section.

- **Corporation stops** shall be located in the top 1/3 of the main and the service line connection made thereto shall be installed in such a manner so that an expansion loop (goose neck) is established to prevent damage to the main.
- **Service lines** shall be inspected to ensure that there are no leaks at all connections this will be a visual inspection at static pressure . Connections to previously approved stub-outs will be pressure tested back to the approved valve.
- **Frost protection** is required. Frost protection material shall be as a minimum, 2" Dow Board insulation or its equivalent. Sections shall be a minimum, 24" wide, centered over the pipe, with a 6" overlap between sections. The frost protection material shall be installed 6" above top of pipe on level bedding material, with an additional 6" of bedding material on top of the frost protection material.
- **All water service lines** installed in the Town of Frisco shall be bedded with clean granular bedding material to a minimum 6" above the top of the freeze protection board, 6" between the bottom of the freeze protection board and the top of the pipe, 6" below the bottom of the pipe and 24" inside the building foundation wall. Any rock greater than 6" in diameter that is imbedded in the trench bottom shall be removed and the resulting void filled with the specified bedding material.
- **Granular bedding material** shall be ¾" minus cleaned rock, 3/8" minus cleaned rock, or other material previously agreed to and authorized in writing by the Water Superintendent or his authorized representative. Except that any area showing signs of ground water infiltration shall have ¾" washed rock or a fill as specified by a licensed soils geologist or professional engineer of the State of Colorado.
- **Trenches** constructed in the Town of Frisco shall conform to Occupational Safety and Health Standards in the protection of workers and the public. There shall be a designated competent person on site at the time that any water installation is to be inspected. If necessary, the excavation work shall be protected with an OSHA approved trench box or other shoring system. Trenches shall be dug so that the pipe and appurtenances can be laid to the alignment and depth required and have continuous support when placed. The trench shall be dewatered prior to and at all times that work is being done in the trench.
- **Spoil material** unsuitable for backfill shall be disposed of offsite.
- **Backfill**, including pipe bedding, shall be installed properly and hand tamped under the haunches of the pipe, followed by suitable native material or other materials as specified, installed in maximum 12 inch lifts and mechanically tamped. Native backfill material shall not be placed by dozing or dumping over the sides of the trench but shall be installed by forming a gentle slope proceeding upgrade in the trench. Frozen backfill material is not acceptable. Backfill lifts not exceeding 12 inches, and compacted to 95% standard proctor density, are required in any proposed or existing road right-of-way, or driveway.
- **Sewer line crossings** – Water service lines shall be located a minimum of 10' horizontally from existing or proposed sewer lines. In the event that a sewer main or sewer service line crosses above or crosses within 18" below the water service line, the sewer line shall be made impervious to a minimum distance of 10' to both sides of the water service line either through AWWA C-900 spec pipe or flow fill encasement.

The Frisco Sanitation District shall be notified and approve prior to backfill any methods pertaining to the installation of sewer pipes.

- **Water service lines shall not be installed** in the same trench with gas pipes, electrical conduits, sewer pipes or other utilities except with written approval of the Town of Frisco Water Department. In instances where sewer pipes in a joint trench are approved, the sewer pipe shall be SDR26 or C900 pipe.
- **No soldered connections** shall be allowed underground or before the meter assembly.
- **It is the responsibility of the owner/developer**, or their designated representative, to have all valves accessible and operable prior to inspection by the Water Department.

7. WATER METERS:

Any person who desires to build in the Town of Frisco, Colorado or who does any work which requires a building permit, shall, if they have not previously done so, install a water meter and associated equipment before a Certificate of Occupancy will be issued.

Connections, (tees, wyes, bleeders, spigots), are not allowed prior to the water meter.

The associated equipment required is a meter yoke, backflow prevention device, and service valves on each end of the equipment run. Since this equipment must be ordered in advance, anyone desiring to build in Frisco should contact the Water Department so that a determination can be made as to the type and quantity of equipment necessary. It is the intention of the Water Department to have material in stock so projects are not held up waiting on equipment. The entire meter assembly will be purchased from the Public Works Office Manager (970-668-0836) prior to pick-up/delivery.

- The Water Superintendent or his authorized representative will approve the meter assembly location prior to installation and will have access for inspecting, servicing, and reading the meter.
- All meter installations shall be inspected by Water Department personnel prior to acceptance. The building owner will provide an accessible, lighted and heated location for the meter assembly ahead of any water usage. Meter assemblies must be installed in a location that protects the device from freezing. Repairs to a water meter assembly necessitated by damage due to freezing or abuse will be charged to the building owner.
- Meters – shall be Sensus, model SR/ECR with remote read out. The water meter assembly shall be the same size as the service line that enters the building except where the service line also provides fire service. The meter transceiver unit (MXU) shall be installed on the exterior of the building in a location protected from ice and snow, at a height of 4' -5' above the final grade. This location shall be approved during the water plan review process.
- Meter Installation - There shall be a compression valve as the first fitting on the service line immediately upstream of the meter installation. These valves shall be ball valves meeting A.S.T.M. B62-76 standards. The meter shall be installed with a yoke in such a manner that there is no mechanical strain on the meter and the piping will not restrict

meter removal. The meter will only be installed in the horizontal position. Electrical continuity will be maintained across the entire water meter assembly with a minimum 6-gauge bonding wire secured at each end of the water meter assembly with water pipe grounding clamps.

- Bypass Piping - Bypass piping around a water meter will be allowed only on approval of the Water Superintendent. Service lines 1 ½" and larger will have an emergency bypass installed. Bypasses will have a shut off valve and this valve will be closed and sealed during normal operation.
- For all new construction, curb stops must be operable and accessible prior to the arrival of the inspector.
- The Water Superintendent shall have the right to periodically inspect and/or test each water meter assembly.
- Violations and penalties. Any person, firm or corporation violating this Article shall, upon conviction, be punishable as provided in Chapter 1, General Provisions, Article 1. A separate offense shall be deemed committed, on each day during or on which a violation occurs or continues. [Amended 4-16-96, Ord. 96-8]

Inspections and follow-up inspections are scheduled through the Frisco Public Works Office Manager. 24-hour notice is required; inspections are performed M-F, 9:00 a.m. - 4:00 p.m. holidays excepted. 970-668-0836

8. Cross Connection Control:

The degree of hazard for backflow prevention will be determined by the Town of Frisco Water Department as part of the Town's Cross Connection Control Program. The authority to implement and maintain this program on cross connection control is contained in the following legislative actions:

- Colorado Revised Statutes (CRS) 1973, as amended, Sections 25-2-207, 25-1-108 and Section 251-114
- Colorado Primary Drinking Water Regulations (CPDWR) Article 12
- Cross-Connection Control Manual 5th edition, Colorado Department of Public Health and Environment

Reference manuals adopted for guidelines on cross connection control:

- Cross-Connection Control Manual, Colorado Department of Public Health and Environment, latest edition
- Definitions of terms used in this regulation are those contained in Cross-Connection Control Manual, Colorado Department of Public Health and Environment, latest edition.

GENERAL REQUIREMENTS

- 1) A Guideline for backflow prevention assemblies:
 - a) Single family residences shall have at a minimum, an approved dual check valve.
 - b) Commercial and multi-family residential buildings having a single water service line shall have an approved reduced pressure zone assembly.
 - c) Fire lines shall have an approved reduced pressure zone assembly.
- 2) Backflow prevention assemblies are to be installed in an accessible location to facilitate maintenance, testing and repair. Drawings must show various installations.
- 3) All backflow prevention assemblies shall be installed immediately downstream of the water meter.
- 4) Before installing a backflow prevention assembly, pipelines shall be thoroughly flushed to remove foreign material.
- 5) In no case will it be permissible to have connections or tees between the meter and service line backflow prevention assembly.
- 6) Backflow prevention valves shall not be used as the inlet or outlet valve of the water meter. Test cocks shall not be used as supply connections. (Not applied to residential dual check installations.)
- 7) In order to ensure that backflow prevention assembly continues to operate satisfactorily; they shall be tested at the time of installation and on an annual schedule thereafter. Such a test shall be conducted in accordance with A.S.S.E. and/or U.S.C.-C.C.C. and H.R. performance standards and field test procedures as directed by the Colorado Department of Public Health and Environment. (Not applied to residential dual check installations. Dual checks shall be tested at intervals set by the Colorado Department of Public Health and Environment.)
- 8) The Town of Frisco Water Department will require inspection of all containment installations at the time of the meter inspection.
- 9) All costs for design, installation, maintenance, repair, and testing shall be borne by the customer.
- 10) No grandfather clause exists. All laws and regulations apply regardless of the age of the facility.
- 11) All fire sprinkler systems shall conform to the applicable Sections in the current edition of pamphlets Thirteen, Twenty Four and Twenty-five of the National Fire Protection Association and local fire district policy.

STANDARDS FOR BACKFLOW PREVENTION ASSEMBLYS

Any backflow prevention assembly required herein shall be a model and size approved by the Town of Frisco Water Department. The term "approved backflow prevention assembly" shall mean an assembly that has been manufactured in full conformance with the standards established by the latest version of the Colorado Department of Public Health and Environment Cross Connection Control Manual and by the Town of Frisco Water Department. Final approval shall be evidenced by a "Certificate of Approval" issued by an

2/13/2024

approved testing laboratory certifying full compliance with Colorado Department of Public Health and Environment standards and A.S.S.E. and/or U.S.C. F.C.C.C. & H.R. specifications. The following testing laboratory is qualified to test and certify backflow prevention assemblies and being listed on their periodic approved list shall meet all of above requirements:

A.S.S.E. American Society of Sanitary Engineering, 28901 Clemens Road Suite 100, Westlake, Ohio 44145
 U.S.C. Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California, OHE 430-D University Park-MC, 1453 Los Angeles, California 90089-14534.2

Only approved backflow prevention assemblies shall be used.

INSTALLATIONS

- 1) Backflow prevention assemblies shall be installed in accordance with the Town of Frisco Water Department requirements. Backflow prevention assemblies and meters shall not be installed in confined spaces.
- 2) Backflow prevention assembly installations shall be inspected and approved for use by the Town of Frisco Water Department.
- 3) All backflow assemblies shall be installed in the horizontal position. Vertical installation shall be acceptable when approved by A.S.S.E. and/or U.S.C. F.C.C.C. & H.R. specifications. Variance may be granted by review.
- 4) The single check valve is not considered to be a backflow prevention assembly.
- 5) Reduced pressure backflow prevention devices shall be installed above ground. The unit shall be placed at least twelve inches (12") above the finish grade to allow clearance for the repair work. A concrete slab at finish grade is recommended. Proper drainage shall be provided for the relief valve and may be piped away from the location provided it is readily visible from above grade and provided the relief valve is separated from the drain line by a minimum dimension of double the diameter of the supply line. A modified vault installation may be used if constructed with ample side clearances. Freezing is a major concern in this area. Precautions shall be taken to protect above ground installations.

TESTING AND MAINTENANCE

- 1) At least once per year, it is the duty of the customer/user at any premise(s) where any testable backflow prevention assembly(s) are installed to have a certified test made of those assemblies. In those specific instances where the Town of Frisco Water Department deems the hazard to be great enough, certified inspections and tests at more frequent intervals may be required. These tests shall be at the expense of the water user and shall be performed by a certified technician approved by the Colorado Department of Public Health and Environment and the Town of Frisco Water Department. An inspection of the assembly may be performed at any time complying with the Right of Entry portion of this document. (Not applicable to dual check installations.)

- 2) As necessary, the assembly shall be repaired or replaced at the expense of the customer/user whenever the assembly(s) is found to be defective. Records of all such tests, repairs or replacement shall be kept by the customer/user and Town of Frisco Water Department.
- 3) Existing assemblies shall be sealed by the technician performing the test at the completion of the test.
- 4) All testing equipment used in testing of backflow prevention assemblies shall be checked for accuracy yearly, or more often, and the proof of compliance shall be submitted to the Town of Frisco Water Department upon request.
- 5) The Town of Frisco Water Department retains the right to test or otherwise check the installation and operation of any containment assembly at anytime to assure proper operation.

RIGHT OF ENTRY

A representative of the Town of Frisco Water Department will carry proper credentials of his/her office. By previously arranged appointment and upon presentation of proper credentials, the Town of Frisco Water Department representative shall have the right of entry to inspect any and all buildings and premises for cross-connections relative to possible hazards. This right of entry shall be a condition of water service in order to protect the health, safety and welfare of the people throughout the Town of Frisco Water Department's distribution system. Where building security is required, the backflow assembly(s) should be located in an area not subject to security. Questions regarding proper credentials should be directed to the Town of Frisco Water Department. (per Frisco Town Code 171-H)

VIOLATIONS

- 1) Failure of the customer to cooperate in the installation, maintenance, testing or inspection of backflow prevention assemblies required by these standards shall be grounds for the discontinuance of water service to the premises or the requirement of installation of an air-gap separation from the public potable water system.
- 2) Service of water to any premises may be discontinued by the Town of Frisco Water Department if unprotected cross-connections exist on the premises. When any defect is found in an installed backflow prevention assembly, or if backflow prevention assembly has been removed or bypassed, the service may be discontinued. Service shall not be restored until such conditions or defects are corrected.
- 3) Discontinuance of service may be summary, immediate, and without written notice whenever, in the judgment of the Town of Frisco Water Department, such action is necessary to protect the purity of the public potable water supply or the safety of the water system.

9. Repairs:

Water Department personnel will inspect all repairs prior to backfill.

Repairs to the Town of Frisco water distribution system must comply with all existing new construction standards.

No excavation for any water system work shall begin after 9:00am Monday - Thursday. No new excavations for water system work will be allowed on Fridays unless the work is determined to be an emergency by the Water Superintendent or their designee.

Details of any proposed system repair must be approved by the Water Department.

It shall be the intent of the Water Department to preserve the integrity of all existing pipe and appurtenances when repairs are necessary.

Isolation of pressurized services and mains within the distribution system shall be the sole responsibility of Water Department personnel.

Repairs must, as a minimum, uphold the highest standards applicable to materials and installation procedures to ensure a quality finished product.

This document specifies many procedures and materials to be used for construction of water lines, valves, valve boxes, meters, backflow preventers, and other associated procedures allowed in the Town of Frisco, Colorado, per the Federal Safe Drinking Water Act, AWWA Standards, ANSI, ASTM, the Colorado Department of Health, The Colorado Department of Health Cross Connection Control Manual and Federal Register 29 CFR part 1926

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