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**MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
NOVEMBER 6, 2025
5:00 PM**

Roll Call:

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

Minutes:

Approval of the October 16, 2025, 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-25-0005 and CU-25-0002:** A final site plan review of the Major Site Plan Application and a Conditional Use Permit for a proposed new building for Well 7 PFAS Mitigation Improvements, located near 612 Recreation Way / TR 5-78 Sec 36 Qtr 2 Acres 209.1800. Applicant: Ryan Thompson, Water Superintendent, Frisco Public Works, Town of Frisco

Agenda Item #2: **Planning File No. MODSP-25-0003:** A modification to MAJ-23-0011 to make modifications to the proposed roof design, along with other minor modifications described in the applicant's narrative. No other property details will be discussed in relation to the previously approved application, located at 101 W Main ST / Lot B-1 West Frisco 70 SUB # 2 Applicant: Andrew Stabile, Architect, Allen-Guerra Architecture. **Agenda Item CANCELED, Rescheduled for Thursday, November 20, 2025**

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, October 16, 2025, at 5:00 P.M.

Call to Order: Lina Lesmes, Chair, opened the meeting at 5:10 p.m.

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

Minutes: Approval of the September 4, 2025, Planning Commission meeting minutes.
The minutes were approved unanimously.

Public Comment (non-agenda items):

- Craig Kinney, 112 Beaver Lodge Road, Unit 208, expressed concerns regarding connectivity at north end of town for public right-of-way off Beaver Lodge Road and referenced letter presented to Town Council requesting the Town require new connectivity access for future development in the area

Agenda Items:

1. **Planning File No. MAJ-25-0003:** A final site plan review of the Major Site Plan application for a proposed remodel of a commercial property consisting of one fast food restaurant, located at 960 N. Ten Mile Drive / Lot R1 Block 1 Lakepoint at Frisco Sub Resub L2 Blk1 Amended. Applicant: Robert Palmer, representing McDonald's Real Estate Company

Emma Heth, Planner II presented the staff report dated October 16, 2025, describing the project, Lakepoint PUD analysis and development standards. Heth reviewed the traffic circulation and traffic study noting that no mitigation is required. However, the intersection will be upgraded to a four way stop in response to public comments received at a prior meeting. Heth reviewed landscaping and requested the Commission provide feedback if they find the additional landscaping provided is sufficient. Heth referenced three public comments in the packet that were submitted prior to final submittal plans and that three additional comments from Ryan Dulaney, Kathy Schwitzer and David Raphael were submitted today and provided in paper and email form to the Planning Commission.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioners asked if the updated traffic study took into account the I-70 Exit 203 and Lake Hill projects. Contracted Town Engineer Chris McGinnis replied it does factor in the Exit 203 modifications but not Lake Hill
- Commissioners asked for clarifications that the use is not up for discussion, just the development standards. Staff confirmed that the use is allowed by right and not up for discussion
- Commissioners asked for verification that all code standards are being met. Heth replied yes
- Commissioners requested further information on maintenance of landscaping. Heth replied yes, the code requires it

- Commissioners asked why the traffic study doesn't look at the busiest month. McGinnis replied that the both a peak time and non-peak time are analyzed because the town code requires mitigation based on if a development causes the level of service to go down. It is beneficial for the Town to use both busy and non-busy times because if an intersection is already failing at peak times, a traffic study would not show a decrease in service, but it may show a decrease at non-peak times that would require mitigation.
- Commissioners asked what happens if the CDOT access permit is not granted. McGinnis replied that CDOT would review and they may require mitigation improvements. If CDOT for some reason denied the permit, the building permit would not be issued due to the special condition

Applicant, Abby Kirkbride, Land Use counsel for the applicant presented a review the project noting the application is not requesting any variances, the use is allowed by right and the application meets all the Major Site Plan requirements. Kirkbride introduced Robert Palmer the owner's representative, Alex Larson the traffic engineer, Corey Stinar the project's architect, Robert Yagusesky a representative from McDonald's corporate, and Klaus Minter the future operator of the restaurant.

Robert Palmer, Strategic Land Solutions noted the proposed site features, landscaping, vehicle circulation and trash enclosure. Palmer noted that the waste haulers stated they would not idle their vehicle during collection, and they are required to remain within the town noise ordinance. Palmer stated that in response to public comments, the applicant will make modifications to the intersection to become a four-way stop.

Alex Larson, Platinum Traffic Engineering presented an overview of the traffic impact study noting it was revised in September 2025, describing the scope of the study and additional traffic volumes collected.

Kirkbride reviewed the Town's process and criteria for Major Site Plan approval stating how their application is in compliance with each of the criteria referencing the Town's Community Plan, Town Code, Lakepoint PUD, and summarizing that the applicant complies with all requirements and respectfully requests the Commission approves the application.

Palmer reviewed sustainability concepts of the business being a world-wide business who has joined the UN Race to Zero Campaign and have implemented strategies across their footprint to reduce greenhouse gases. Palmer noted there will no natural gas and sustainable/recyclable materials are utilized.

COMMISSIONER QUESTIONS FOR THE APPLICANT:

- Commissioners asked if the business still plans on being open 24 hours. Robert Yagusesky, construction manager for McDonalds, stated that the operator can determine their hours to best serve their community. Klaus Minter replied that they anticipate exploring that but noted that in Steamboat, Vail and Silverthorne they do not do that due to limited public transportation, and it is generally found it didn't make sense with the average wage being so high and not a lot of business
- Commissioners asked how long it took to decide not to operate 24 hours. Minter replied that after one year they showed corporate that it does not make sense but reinforced he would prefer not to be open 24 hours at all. Minter noted that when they are open from midnight to 5 a.m. there is minimal traffic or noise
- Commissioners asked the applicant to address how increased crime rates impact their locations. Palmer replied that they do not see an increased community crime rate or increased trash and noted that they have cameras all around their building
- Commissioners asked how the level of service is better in 2046 than now. Larson replied due to the CDOT modifications that will increase the traffic circulation and therefore reduce traffic delays at intersections. A Commissioner noted that they do not agree but understand the response
- Commissioners asked if there were two menu boards proposed. Staff replied yes
- Commissioners asked if the lights will be reduced when the business is not operating. Palmer replied yes
- Commissioners asked there was demand for another McDonalds in Summit County. Palmer replied yes, being ¼ mile from an interstate highway and resorts nearby they do see a need to be filled

- Commissioners asked if there would be solar panels. Palmer replied no, they are concentrating more on efficiency of equipment inside
- Commissioners requested how they deal with additional drive-through having orders not being ready when get to pick-up window. Palmer replied there are certain standards that cannot be changed and they cannot change the interior layout and this is how they move people through instead of having them off the property
- Commissioners asked for confirmation that the landscaping is above the town code. Heth replied with the quantities proposed, noting they are proposing more than required

Public Comment opened at 6:14 p.m.

In-Person Public Comments

- Harry Canales, Drake Landing, 801 Lakepoint Drive, B15, stated that he is disappointed the Town would support an approval when there is opposition from the neighbors, appreciates the four way intersection, and noted his biggest concern is that there are options in the community already for this and that the business contributes to obesity in the country, especially in kids
- Colette Berge, Drake Landing, 801 Lakepoint Drive B3, noted the large number of residents within Drake Landing and expressed concern with current traffic conditions and that vehicles would be backed up on Highway 9. Requested Commissioners explore neighborhood to see what feels like and how this will affect it
- Diane De Silva, 604A Frisco Street, expressed concern with drive-through and more emissions. Noted how community events have been restricted due to emergency access difficulties when there is traffic backup and this could cause problems

Virtual Comments

- Eric Walker, Tarn Landing, 700 Lakepoint Drive, A9. Stated that he opposes the application and noted his residence is immediately adjacent to the property and stated concerns with health, safety, and quality of life noting the oversaturation of food in area and Frisco does not need another unhealthy option. Concerned with headlights across Ten Mile Drive, traffic concerns and lack of dedicated left turn on Summit Blvd
- Mike Bernstein, 965 N. Ten Mile Drive, A4, noted his unit is directly behind property and expressed concerns about 24-hour operation and headlamps directly into windows of Drake Landing, concern that two menu boards is not allowed and that the Town can address permitted use and did a few years ago regarding short-term rentals

Public comment closed at 6:26 p.m.

COMMISSIONERS DISCUSSION:

- Commissioners expressed that they hope the business is not open 24 hours a day
- Commissioners recognized concern with the headlamps, noting that headlamps today are aimed down more and they shouldn't shine directly in the windows
- Commissioners recognized that they are obligated to ensure the applicant is meeting the code and they are doing that
- Commissioners appreciated the additional landscaping proposed
- Commissioners informed the public that they need to continue to speak their concerns on applications so future code amendments can occur when warranted

MOTION:

With respect to File No. MAJ-25-0003, I Commissioner Stabile move that the recommended findings set forth in the October 16, 2025, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for the Major Site Plan application for the proposed remodel to an existing commercial property located at 960 N. Ten Mile Drive / Lot R1 Block 1 Lakepoint at Frisco Sub Resub L2 Blk1 Amended.

MOTION SECONDED BY PLANNING COMMISSIONER FORSYTH

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

NOES: NONE

MOTION: PASSED

Commissioners took a five minute break

- 2. Planning File No. VAC-25-0001:** A request for the vacation of a portion of a public right-of-way consisting of a 10,500 sq. ft. tract of the South 6th Avenue right-of-way between Blocks 33 and 34, Frisco Town Sub; generally located adjacent to and east of 521 Pitkin Street / Lot 24, Block 34 Frisco Town Sub and adjacent to and west of 601 Pitkin Street / Lot 13, Block 33 Frisco Town Sub. Applicants: Andy Richmond and Lauren Echevarria

Emma Heth, Planner II presented the staff report dated October 16, 2025. Heth reviewed the history of the application and explained that staff is seeking a new recommendation from the Planning Commission due to the elapsed time and the fact that there is an updated Comprehensive Plan and Strategic Housing Plan to review it with. Heth noted a preliminary site plan and PUD were submitted to outline the proposed public benefit and to show the plan is feasible but the Planning Commission should only comment on the right-of-way vacation and the proposed public benefit portion of the application, not on the details of the site plan. Heth noted that one public comment was received in packet and that seven additional were received this week and provided in email and hard copy to the Commission. Heth noted primary concerns brought up in public comments included affordability, no AMI cap, undervaluing the land, disproportionate private benefit to the proposed owners, uncertain time frame about when the units will be provided, the size of the homes not truly being small cabins, building density, setting a precedent, building height and loss of open space. Staff recommended the Planning Commission discuss if they find that an overriding public interest favors the vacation of the tract of right-of-way and if the proposed live-work housing units with no AMI cap would meet the current goals of the Comprehensive Plan and Strategic Housing Plan. Staff also suggested that the Planning Commission consider whether to recommend other reasonable conditions on the vacation to Town Council.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioners requested information regarding the steep slopes. Heth reviewed the disturbance limits to steep slopes in Town Code and the draft PUD
- Commissioners asked when the Town live/work covenant is used for the Housing Helps program. Heth explained that it is used when the Town purchases a market-rate unit, then the Town sells it for a slightly lower resale rate to someone who works in the county. Kent added one disclaimer that to meet the Proposition 123 requirements the Town has not used Housing Helps covenant as much because of the requirement to get a certain amount of income-capped units. So, the Town has been using the standard income-capped covenant for Housing Helps more frequently to meet that requirement rather than the live/work covenant. The Housing Helps covenant is not used for bonus density or affordable housing programs allowed in Town Code.
- Commissioners asked for an explanation of bonus density. Heth explained if you want more units than what's allowed by right you can have one unit deed-restricted and income-capped and one market rate unit, and the income capped units have to average to 100% AMI but can go up to 140% AMI
- Commissioners asked about the retirement provisions proposed by the applicant vs. in the Town's covenant. Heth explained for the Town's standard live/work covenant they have to have been working in Summit County but also had to live in deed-restricted property in Summit County for at least seven years. The applicant's proposed covenant only has a work requirement of working in the county for five consecutive years
- Commissioners asked if a lottery is being proposed in the applicants covenant. Kent explained a lottery is not being proposed

- Commissioner asked if money was being proposed for the purchase of the land. Heth said no money was being offered
- Commissioners asked if the applicant has a timeline of when this would be provided. Heth explained that in the application materials the only timeline was that they would immediately put the live/work covenant on their house but they don't outline a timeline for construction of the new units
- Commissioners asked for clarification that the applicant is not proposing the standard Town live/work covenant. Heth replied that is correct that the applicant is not proposing the Town live/work covenant
- Commissioners asked how staff justified recommending approval. Staff referenced the Housing Strategic Plan, saying that there is a need for all types of housing. It does focus on lower income but also says the Town has a need for all income types of units. Staff also took into consideration the conversations they have been hearing from the public at Town Council, saying they need more upward mobility to move out of deed-restricted housing and open it up for new buyers. So, it would potentially provide the opportunity for someone to move from income capped to live/work
- Commissioners asked does the PUD control setback requirements. Heth said yes
- Commissioners asked what the Town discussed during the last work session. Heth explained that the Town Council wanted an additional AMI-restricted unit
- Commissioner asked when the last vacation was and does the town have a lot of them. Kent said the most recent vacation of Town property was approximately 2016, of a small triangle of property, by Juniper Ave. The Town did vacate the property in exchange for one 2-bedroom deed-restricted unit at 160% AMI. Staff added there are several vacant right-of-way properties within the Town
- Commissioners asked if the strategic plan is for "locals" housing as the applicant is proposing or is it for workforce housing. Heth explained that the Town uses the term workforce housing and does not use the term locals housing

Andy Richmond introduced his wife Lauren Echevarria and provided a history of the application. He explained the reasons he feels this is important, including that they find the AMI resale cap difficult to qualify for and that growing up here he knows Frisco is trying to get to 50% locally owned housing and has seen the housing problem grow. Richmond noted that what he can do is propose a solution. Richmond stated that when there is a street right-of-way and the Town cannot build a street, then you have to first offer it as an option to the landowners. Therefore, this right-of-way can be a street or local housing as the adjacent owners want to develop it. Richmond noted that this provides a middle ground for those who over-qualify for an income-capped unit but cannot afford market rate. Richmond noted that the Town does not get to treat this as private land with regard to the appraisal. Richmond noted that they would rather provide more local units than rebuild a large house on their property.

COMMISSIONERS QUESTIONS FOR THE APPLICANT:

- Commissioners asked if the applicant has considered AMI restrictions. Richmond replied that with his experience as an attorney who assists with income-capped deed restrictions, he feels they excluded a certain level of person we should want in this community. Richmond added he feels with everything else the Town is doing we have enough income-capped housing
- Commissioners asked if the applicant has considered smaller units to provide more. Richmond replied that four is going to be dense, any more will lose the character of neighborhood
- Commissioners asked if they were going to keep or sell the units. Richmond noted they would keep the one unit built on the middle part of the right-of-way for themselves and sell their current house and the unit that is proposed behind their current home. The other unit would be his neighbor's decision
- Commissioners questioned the Lindrose perspective. Richmond replied that they have lived here a long time. Their first home is in Boulder County but they have been nice neighbors and they would like to assist the community. Richmond noted that the timeline for the Lindrose property is three years to develop their local's unit from the time of sale or from the time of an addition or remodel of the Lindrose home
- Commissioners asked if the applicant has been a developer. Richmond replied no, he will build his house and whoever buys the other lots would be responsible for building their house

- Commissioners asked the applicant what concerns they have with the Town's standard covenant that they cannot live with. Richmond replied that it started six years ago when there was no live/work covenant so he started writing his own. Richmond noted that he thinks the Town's standard covenant is over drafted and parts of his are more restricted in some areas, such as the requirement to be a registered voter and defining principal place of residence
- Commissioners requested more information on allowing retired residents. Richmond stated that the development should serve a person who has been part of our community, and he didn't want to restrict elderly locals from living here. Additionally, he added he does not look at this as "workforce" housing but rather "locals" housing
- Commissioners asked if the applicant would agree to a lottery. Richmond replied he would not, and explained that he wants to pick a neighbor if he can
- Commissioners asked how the price of these could be limited if not income capped. Richmond replied that it is entirely possible for there to be a bidding war for these units but feels like because a buyer would be getting their income from Summit County that will more than likely depress the field of people they can sell to
- Commissioners asked if there is another method that could assist in capping the cost of the unit to prohibit it from becoming a market rate unit. Richmond replied no, he has not identified another model that would restrict the price of the homes but felt the smaller size of the homes will limit the value.
- Commissioners asked for clarification that the applicant is not building a unit. Richmond replied that is incorrect, they will build a new house and restrict their current house
- Commissioners asked for confirmation that the applicant approached the Town and is asking for free land and is not building anything except for their new home. Their current home would go into the bucket immediately with the restrictive covenant. They would sell a lot and that person within code could build whatever size home they want and maybe at some point in the future an ADU would be added to the neighbor's property. Richmond responded, that is correct
- Commissioners asked if the land was not free would we be having this meeting. Richmond replied no, he is willing to put a restriction on his property but not go into the hole to prove his point

Public Comment opened at 7:35 p.m.

In person public comment

- Shana Solomon, 604 Frisco Street, stated she opposes this application since the applicant is asking for free land and then is able to build and then sell other lots, which is not the right solution. Noted that if the vacation is allowed without payment to the Town for fair market value, combined with a lack of affordability on the sale, that sets a terrible precedent and is not serving an overriding interest. There is minimal public benefit when the covenant is not the Town's standard covenant and AMI restricted. The proposal doesn't advance town's workforce housing. Requested clarification on what adjacent landowners mean – could other neighbors in the area apply. Requested another appraisal is done.
- Derrick Packer, Pitkin Townhomes, disagreed with applicant and referenced case study distributed to Planning Commission in earlier email. Referenced that units will sell near market rate costs. Questioned precedence this could set and pointed out that the applicant started looking into this when he purchased the property and asked the Commissioner to consider that other developers may see the opportunity to replicate this proposal. He thinks it's a for profit real estate development
- Syanna Swyers, 517 Pitkin Street, raised problems with proposals that it is not in best public interest of Frisco. Stated that the restriction will still significantly benefit the applicant financially and noted values of land does not provide affordable housing. Raised concern with lack of solid timelines, town needs to investigate fair market value, raised concern with violations that were not met and taxpayer expense to enforce. Reinforced affordable housing need.
- Mark Richmond, 400 Pitkin Street, noted south side of Frisco is being gentrified and if we do not allow local housing in ways other than Housing Helps deed restrictions, we will see further luxury townhomes and loss of locals. Noted some public comment coming from people who own short-term rentals who aren't local. Stated what is fair about workforce housing is that you are a community member and willing to live in a small home. Stated that this is designed to be similar to cabin zoning which is not successful

and so a PUD is successful. Encouraged the town to look at cabin zoning work better. Noted that the steep slopes is mainly debris from when alley was constructed.

- Jill Windrum, 600B Frisco Street, recognized written comment and wanted to highlight that the cabins could be larger due to size underground and three stories high, the size of house will not restrict the price, there is a private windfall here. Noted that precedent was mentioned in staff report and needs to be corrected.
- Diane DeSilva, 604A Frisco Street, stated that four single family units crammed into that small lot is not compatible with the neighborhood. Concerned that a buyer could briefly work for 30 hours per week then could sell immediately.
- Megan McQueen, 306 S 5th Street, stated that she appreciates what is being proposed and hopes that the town will take some of these ideas into consideration. Noted that there are unknowns in the plan which jeopardizes the town more than them. Noted the appraisal should be redone. Stated the town owns this land and the town shouldn't be doing deals on it.
- Jenise Pencek, 500 Pitkin Street, A3. Stated she would like to see the Housing Helps program used more and the ROW should be kept. Noted that Pitkin Townhomes has 18 units and 24 parking spaces so adding another four units seems like a lot of people in one particular area.

Online Comments

- Joe Maglicic, 503A S 6th Avenue, stated you cannot find better people than the applicants to live in Frisco and be neighbors. Raised concerns with parking in this area and wants to ensure that if this moves forward, parking be handled on site to town codes. Raised concern with four units being too high of density and three units would fit the property and neighborhood better. Noted that you cannot sell the land to a developer; you have to sell to Andy or Marta.

Public comment closed at 8:03 p.m.

COMMISSIONERS DISCUSSION:

- Commissioners asked if the Town could sell to someone after the neighbors. Staff replied they did not know and would need to ask the attorney
- Commissioners noted that the applicant mentioned not wanting to go into the hole to make this happen but pointed out that the applicant would automatically have a lot in the back of their property to sell and that property has value immediately without them putting any money into it. Right away the applicant has a windfall the day this happens and therefore should make payment to the town for land. Commissioners felt the cost of the right-of-way would be offset by the property value of the back lot
- Commissioners agreed that with market-rate units there is not an overriding public interest
- Commissioners encouraged the applicant to think of creative ways to limit the resale value. Even if they do not like income-capped restrictive covenants, the Planning Commission would be open to other proposals of how to keep the resale value more affordable
- Commissioners stated if there was a limited maximum resale value then they would consider an overriding public interest
- Commissioners noted that with regards to retirees, the applicant's covenant is missing an essential component of moving retirees from a deed restricted unit into a live/work unit and opening up the deed restricted unit
- Commissioners emphasized that they have a workforce housing strategic plan not a locals strategic plan and Frisco has a workforce issue not an issue with people that want to live here
- Commissioners reiterated that if there were AMIs, appreciation caps, and/or payment of money to the Town they could be behind it. The applicant would need to be willing to negotiate conditions with the Town
- Commissioners referenced that in Chapter 142, the Planning Commission may recommend reasonable conditions on the vacation, to preserve and promote the public health, safety and welfare of the inhabitants of the town and the public generally. The conditions may include the payment of money to the town as consideration for a vacation, when the vesting of title upon vacation may confer a benefit upon the new owner of the vacated roadway or easement, where the town has purchased or may

purchase a roadway or easement to replace that being vacated, to avoid a windfall to the new owner, or for any other reason deemed by the Town Council to be in the public interest.

Commissioners asked the applicant if he would be willing to negotiate any elements of his proposal to make a deal that the Town could stand behind. Richmond replied no. Commissioners chose that they would not work on recommending conditions for approval if the applicant was not open to them.

MOTION:

With respect to File No. VAC-25-0001, I Commissioner Forsyth move that the recommended findings set forth at the October 16, 2025 Planning Commission meeting be made and that the Planning Commission hereby forwards a RECOMMENDATION OF DENIAL to the Town Council for the vacation of a 10,500 sq.ft. (0.24 acres) tract of the South 6th Avenue Right-of-Way between Blocks 33 & 34, Frisco Townsite; generally located north of Pitkin Street, south of Pitkin Street Alley, adjacent to and east of 521 Pitkin Street / Lots 23-24, Block 34, Frisco Townsite and adjacent to and west of 601 Pitkin Street / Lots 13-14, Pt 15, Block 33, Frisco Townsite.

MOTION SECONDED BY PLANNING COMMISSIONER STABILE

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

NOES: NONE

MOTION: PASSED

Staff and Commissioner Updates:

- The next Planning Commission meeting will be held Thursday, November 6, 2025, A final site plan review of the Major Site Plan Application and a Conditional Use Permit for a proposed new building for Well 7 PFAS Mitigation Improvements
- The Town is working with a consultant team on designing updates to Pioneer Park. A community event will be held on Monday, October 20, and the community survey will be open until November 16.

Adjournment:

There being no further business, Commissioner Withrow made a motion to adjourn, seconded by Commissioner Forsyth and was unanimous. The meeting adjourned at 8:17 P.M.

Respectfully submitted,

Kimberly Jackson

Community Development Department



**PLANNING COMMISSION
MEMORANDUM**

November 6, 2025

AGENDA ITEM: Planning File No. MAJ-25-0005 and CU-25-0002: A final site plan review of the Major Site Plan Application and a Conditional Use Permit for the Well 7 PFAS Mitigation Improvements building.

LOCATION: 612 Recreation Way / TR 5-78 Sec 36 Qtr 2 Acres 209.1800

ZONING: Parks and Recreation District (PR)

APPLICANT: Ryan Thompson, Water Superintendent, Frisco Public Works

OWNER: Town of Frisco

TOWN STAFF: Kris Valdez, AICP, Principal Planner

PROJECT UPDATE AND DESCRIPTION

The applicant, Ryan Thompson, Water Superintendent with Frisco Public Works, hereinafter referred to as the “Applicant,” has submitted a final site plan review for a proposed new building for Well 7 PFAS mitigation improvements. The use is listed as a Conditional Use in the Unified Development Code, herein referred to as “Code,” and the Applicant has submitted the necessary materials for a Conditional Use Permit. All the application materials are included as Attachment A and are herein referred to as the “Application.”

BACKGROUND

The subject property, hereinafter referred to as the “Property,” is a 209.18-acre lot developed for recreation and is located near 612 Recreation Way. The Town of Frisco owns and maintains the existing “Well 7” located at 614 Recreation Way at the Peninsula Recreation Area. While Well 7 was drilled and constructed in 2005, the existing pump house structure was not built until 2018. The existing structure is approximately 17 feet in height and 375 square feet. In 2022, the Town of Frisco detected polyfluoroalkyl substances (PFAS) at Well 7 and subsequently turned off the operation of Well 7. Since the detection of PFAS, the Town has been designing a mitigation system to remove PFAS from the water source.

The proposed design utilizes Granular Activated Carbon (GAC) vessels to remove PFAS from the water. The treatment vessels are approximately 13 feet tall and 12 feet in diameter, necessitating a substantial building to house them. The project will consist of a 1,458 square foot building, which extends 17 feet above finished grade (18 feet above existing grade) and 7 feet below grade. It will contain treatment vessels, pumps, chemical storage, piping, and other utility equipment. The design matches the finishes and height of the existing Well 7 pump house. The new building will be located south of the existing building and will utilize the existing driveway to the pump house. Most of the site disturbance will occur within a previously disturbed area. While tree removals will be required for the project, tree replacement is planned to preserve vegetation and screening.



The new building would be located within the Peninsula Recreation Area (PRA). The uses to the north of the building site are trails and open space, to the east is the recreation field and further out the ball fields, to the south is the Nordic Center and wax shed, to the south is the parking for the Nordic Center and further south, across Recreation Way is Slopeside Hall and the Day Lodge, and to the west are trails and open space.

The sketch plan was reviewed at the June 5, 2025, meeting of the Planning Commission. The Planning Commission had the following comments:

- Commissioners agreed the building looks great and appreciated the town cleaning up the water
- Commissioners agreed the parking is sufficient
- Commissioners requested staff consider a code amendment to streamline similar applications to be an administrative review

MAJOR SITE PLAN AND CONDITIONAL USE PERMIT REVIEW

A Major Site Plan application requires review and discussion by the Planning Commission. The proposal is reviewed in detail for conformance with the Frisco Comprehensive Plan and compliance with the Code. The Planning Commission shall review the Major Site Plan in accordance with Section 180 2.3.7 and the approval criteria in Subsection 180-2.5.2.E.

The Planning Commission shall review the Conditional Use application and approve, approve with conditions, or deny the Conditional Use in accordance with Section 2.5.1 and the approval criteria in Subsection 2.5.1.D.

Per Section 180-2.3.7.A.3, the Planning Commission shall approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures, or may continue the public hearing to another meeting for both the Major Site Plan and the Conditional Use Permit.

ANALYSIS – 2025 Comprehensive Plan

The following elements of the 2025 Comprehensive Plan apply to the review of the Application:

Goal R.1: *Conserve and manage freshwater resources efficiently to ensure sustainable water availability and meet the community's long-term needs.*

Goal R.1.3: 3. Continuously evaluate ground and surface water inventory / adequacy / quality and use that data to inform future development.

Goal R.3: *Manage development in relationship to water and sewer capacity.*

The PFAS treatment project at Well 7 helps the Town of Frisco achieve its goals of conserving freshwater, improving infrastructure, and managing water usage. By installing a Granular Activated Carbon (GAC) system to clean a previously contaminated water source, the Town is taking important steps to ensure a sustainable water supply and protect public health. The new treatment facility is designed to strengthen infrastructure by addressing environmental issues like PFAS, while also using existing structures and minimizing new impacts. Additionally, the Application is utilizing a disturbed area, replacing trees to maintain natural screening, and maintaining access through the current infrastructure, all supporting balanced growth with the Town's water capacity.

ANALYSIS – PARKS AND RECREATION (PR) ZONE DISTRICT [§180-18]

The requirements of the Parks and Recreation District (PR District) apply to the review of the Application as follows:

Purpose: The purpose of the PR district is as follows:

“To allow for land uses that offer a variety of active and passive recreational pursuits.”

Permitted and Conditional Uses: “Public utility facility,” such as the proposed Application, is a Conditional Use in the PR District. The Applicant has applied for a Conditional Use Permit, which is discussed later in the staff report.

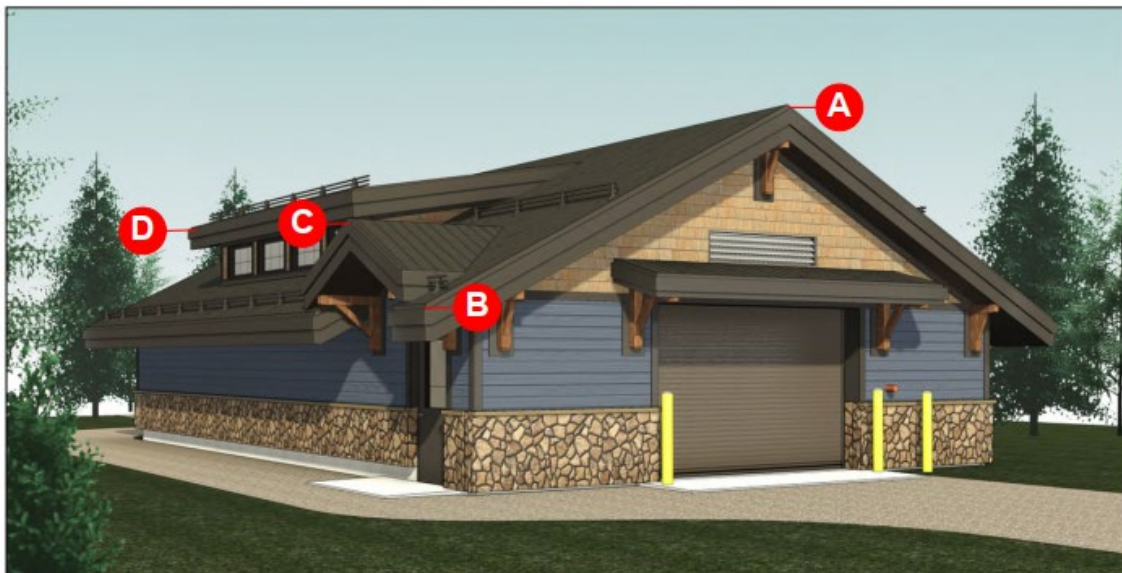
Minimum Lot Area: N/A

Minimum Lot Frontage: N/A

Dimensional requirements: In the PR District, all buildings shall be at least thirty (30) feet from any property line. The Application meets this standard.

Maximum Building Height: In the PR District, the maximum building height is twenty-five (25) feet. The building elevations and the height table shown in the Application demonstrate that the building at its highest point is just under 18 feet, at 17.3 feet, well below the 25-foot standard. The Application meets this standard.

Town of Frisco, CO						
Well 7 Treatment Building Height						
Point	Natural Grade	Finished Grade	Measured From	Roof Elevation	Calculation	Height (ft)
A	9075.0 +/-	9075.0	Finished Grade	9092.3	= 9092.3 - 9075	17.3
B	9075.0 +/-	9075.0	Finished Grade	9083.0	= 9083.0 - 9075	8.0
C	9075.0 +/-	9075.0	Finished Grade	9086.6	= 9086.6 - 9075	11.6
D	9075.0 +/-	9075.0	Finished Grade	9088.9	= 9088.9 - 9075	13.9



Perspective - Southwest Corner

Density: N/A

Lot Coverage: N/A

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Parks and Recreation District (PR), a variety of recreational and institutional uses are permitted, including activities for conservation of natural resources and the environment, active recreation, marina, open space, parks, and passive recreation. There are two use categories that the proposed structure could fall under:

Public Improvement. Any improvement, facility, or service, together with its associated site and any right-of-way necessary to provide transportation, drainage, utilities, or similar essential services and facilities, that is usually owned and operated by a government entity or agency.

Public Utility Facilities. Major buildings, structures, and facilities including, but not limited to, generating and switching stations, electrical substations, water or sewer pumping stations, and telephone exchanges, related to the furnishing (storage and transportation) of utility services, including, but not limited to, electric, gas, telephone, cable, water, sewer, and public transit, to the public. Major public utility facilities located in rights-of-way or easements are not uses required to be zoned.

Staff has made a determination that the proposed use should be classified as a “public utility facility”. In the PR District, “public utility facility” is a conditional use. The Applicant has submitted a Conditional Use Permit application that will be discussed later in the staff report.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Drainage Plan (§180-6.6): The contracted Town Engineer has reviewed the drainage plan submittal and signed off on the Application in Community Core without additional comments.

Access (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the location and design of access points to the road must be approved by the Frisco Public Works Director. The existing parking area and access road will be used for the facility.

Non-vehicular Access Requirements (§180-6.11.2): The non-vehicular access requirements promote the use of non-vehicular modes of transportation by connecting non-vehicular pathways throughout the Town. The perimeter trail will cross the access drive, which will also serve as construction access. A temporary detour will be in place for the perimeter trail during construction.

Traffic Study (§180-6.12): Frisco Town Code requires a traffic study due to the Conditional Use Permit requirement. Town Code, 180-6.12.2 states that Town Staff are to determine the extent of a traffic study based upon the type, scale, and location of the development proposed. Due to the fact that the structure will only be utilized by Town employees employed through Public Works and the Water Division, staff has determined that a traffic study is not necessary for this structure.

On-Premise Parking Requirements (§180-6.13.3.D.): The following is the parking analysis based on the updated submittal and the input from the Planning Commission at the June 5, 2025 meeting:

The proposed public utility facility to be utilized for water treatment is not a listed use category in *Table 6-1, Required Number of Parking Spaces by Land Use* of the Unified Development Code. Pursuant to §180-6.13.3.B, Other Unlisted Parking Requirements:

As determined by the Director or Planning Commission, as applicable to the application decision maker. The Director and Planning Commission shall be guided by the comparison with the parking requirements for similar uses which are listed.

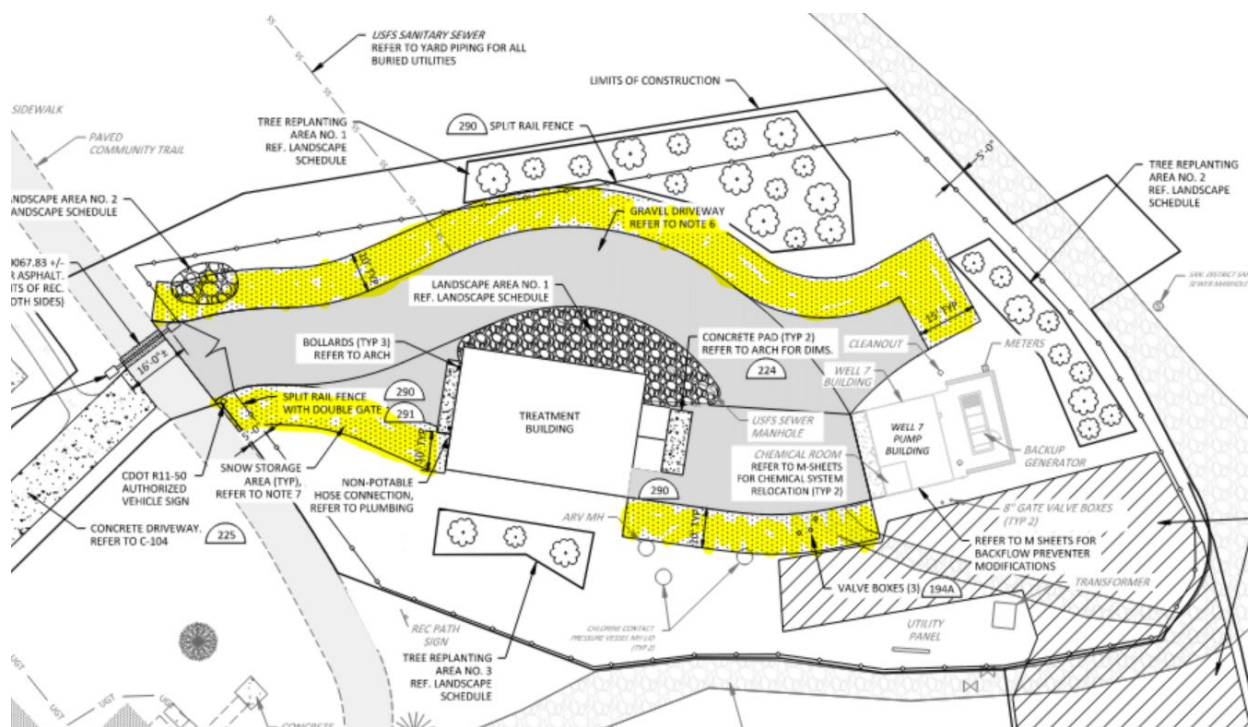
The Application shows one (1) existing surface parking space provided. Staff find that the one proposed space is sufficient due to the unique use of the structure. If additional employees are needed for maintenance within the facility, they would utilize the existing parking lots in the area.

The Planning Commission provided feedback at sketch plan review, in agreement with staff, that the existing parking on the Property is sufficient for this use.

Accessible Parking (§180-6.13.H): Accessible parking spaces are provided in the existing paved lot most frequently utilized by users of the Nordic Center building. The proposed structure will not require new accessible parking spaces.

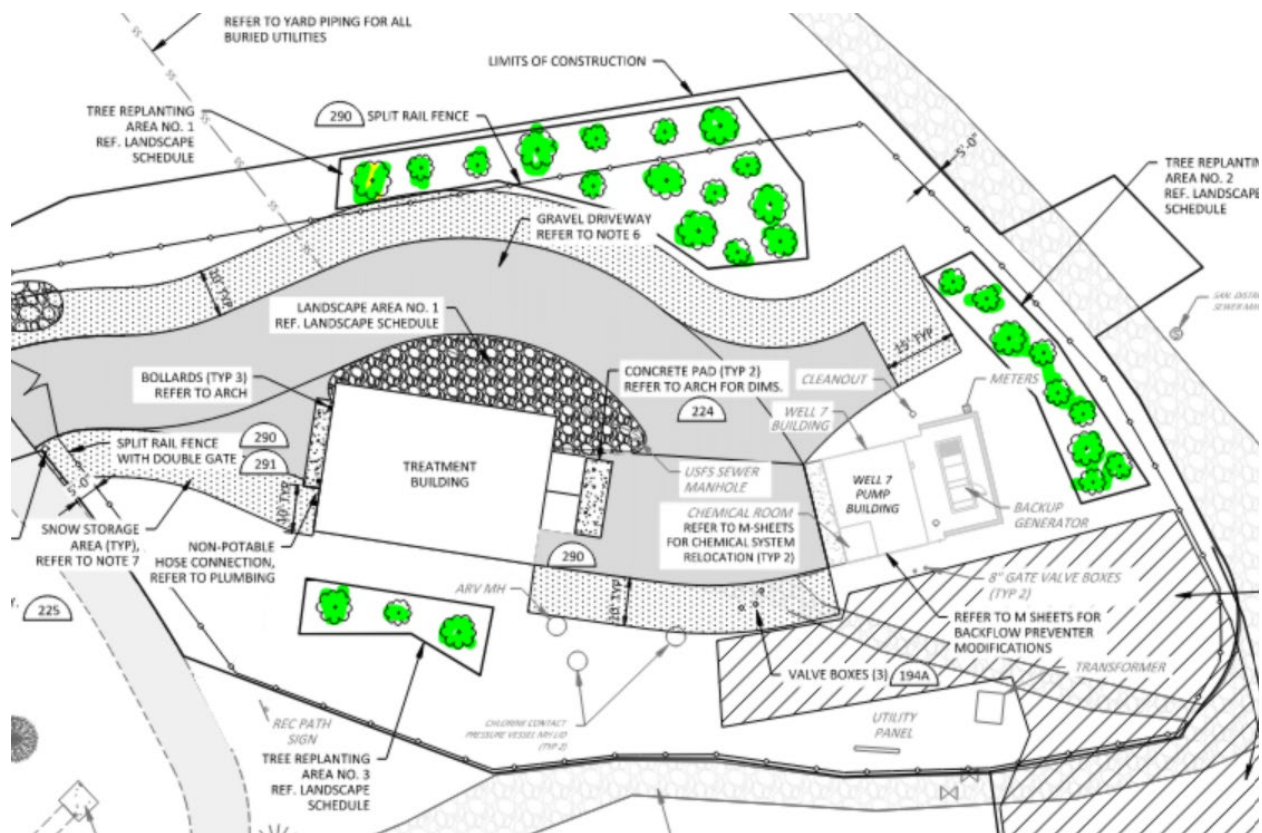
Bicycle Parking (§180-6.13.4): All mixed-use and non-residential development must provide at least 20% of the amount of required parking in bicycle spaces, with a minimum of five bicycle parking spaces, in an appropriate location. Bicycle parking is already provided in proximity to this facility in connection with the other uses on the PRA. No additional bicycle parking is required for this facility.

Snow Storage Areas (§180-6.13.7): Snow storage must 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. Snow storage areas must be located lengthwise adjacent to the applicable area, with a minimum width of 8 feet. There is sufficient area for snow removal for the proposed access and parking space. The snow storage is shown on C-102 of the Application adjacent to the paved surfaces with a minimum width of 10 feet. The picture below shows the snow storage areas in yellow.



Landscaping and Revegetation (§180-6.14): *Public Projects.* For projects undertaken by the Town or projects which will serve a public purpose and benefit such as, but not limited to: public parks, recreation areas and rights-of-way, the amount of trees and shrubs required shall be determined by the Town. The Town shall be guided by the comparison with similar uses within Town or within the region to determine appropriate landscaping requirements.

Per the Application, tree removals will be required for the project, but tree replacement is planned to preserve vegetation and screening. The picture below shows the location of the proposed landscaping.



The Application materials must comply with the Firewise program, including defensible space zones, as regulated by Summit Fire & EMS at the time of building permit review. Summit County Fire & EMS has signed off on the Application as presented. Further review will take place at the time of the building permit. The Application meets this standard.

Outdoor Lighting (§180-6.16): Outdoor lighting installed for new structures shall be full cut-off fixtures and be positioned so that there is no direct light emission onto adjacent properties.

The outdoor lighting meets Code requirements, and a specification of the type of lighting fixture is included in the Application.

Refuse Management (§180-6.17): All commercial, mixed-use, and multi-family residential development projects containing five or more units shall utilize dumpster enclosures to store all refuse, recycling, grease traps, and compost collection. Dumpster enclosures shall provide space for the collection and storage of recyclable materials, including compost, in an amount equal to the space provided for the collection and storage of trash materials.

The Property currently has existing dumpsters and recycling, which are integrated with other structures. As part of the Application, no new trash or recycling facilities are required. Both the staff

and the Planning Commission at the Sketch Plan meeting have concluded that the existing refuse and recycling facilities on the Property are sufficient as they are.

Non-Residential Development Standards (§180-6.21): The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character. Mixed-use development must comply with the non-residential development standards.

A. Compatibility with Neighborhood Character (§180-6.21.3.A): Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials, and colors, and compliance with the standards in this section.

The Application is designed to match the existing Well 7 pump house in height (~17 feet), materials, and overall appearance. The structure is proposed to be lower in height than the existing buildings in the vicinity, including the Day Lodge and Slopeside Hall. Materials and finishes (stone wainscot, fiber-cement siding, and standing-seam metal roof) are consistent with the style and character of the existing site. The Application maintains the current access and uses the previously disturbed area, minimizing visual and environmental disruption.

B. Façade Standards (§180-6.21.3. B): All building elevations must employ varied articulation of wall surfaces. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth. Each street-facing façade or 75-foot portion of a street-facing façade must use at least 4 of the following:

- Balconies, porches, or patios;
- Building elements that provide shelter from natural elements;
- Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
- A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
- Variation in roof planes or roof forms, including dormers or gables;
- Variation in window sizes and shapes; or
- Prominent building entrance features.

The building elevations in the Application demonstrate several required features that enhance their architectural appeal. These include deep roof overhangs of at least 24 inches, which provide shelter and visual interest, as well as a combination of stone wainscot and lap siding that adds texture and material variation. Offsets and brackets are incorporated to articulate the wall surface and create depth, while standing seam metal roofing introduces variation in the roof form. Additionally, translucent insulated fiberglass windows and prominent entries further contribute to meeting the façade standards.

Below are the four perspectives of the proposed building in the Application.



Perspective - Southeast Corner



Perspective - Southwest Corner



Perspective - Northwest Corner



Perspective - Northeast Corner

The Application meets this standard.

D. Roof Standards (§180-6.21.3.D): 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.

Flat roofs must be augmented with pitched roof elements. Pitched roof elements must vary by a minimum of two feet in elevation and have a minimum pitch of 4/12. Ridgelines must change elevation by at least two feet for each 27 feet of building length. Roof lines must be designed so as not to deposit snow onto required parking, sidewalks, stairways, decks, balconies, or entryways. Metal roofs must be standing seam, low-gloss finish, or capable of weathering to a dull finish. Rooftop mechanical equipment must be screened in a manner that is compatible with and similar to the colors and materials of the building or roof.

The roof features a pitched standing seam metal design, characterized by varied elevations and architectural compatibility. Its pitch and form adhere to the minimum requirement of a 4/12 pitch, incorporating elements such as dormers and elevation changes. Snow guards are implemented to reduce snow shedding over crucial access points. The material used is standing seam, pre-finished metal with a low-gloss finish. The Application meets this standard.

E. Building Material Standards (§180-6.21.3.E): Building materials must be predominantly natural. Steel is allowed as an accent material, with a matte finish or a finish proven to fade and not be reflective. Tinted, colored, or opaque glass may be approved when demonstrated to be compatible with the purpose of this section.

Materials consist of natural stone, cementitious fiberboard, and standing seam metal roofing. The metal components feature matte finishes to comply with UDC requirements. These materials align with the existing Well 7 building, enhancing visual consistency and quality in the PRA. The Application meets this standard.

G. Design Variety (§180-6.21.3.G): Building designs that duplicate, or are substantially similar to existing or proposed structures within a 300 foot radius of the property are not allowed. Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units.

While the new building is visually consistent with the existing Well 7 facility, it is not part of a repeated pattern of multiple units or duplicative façades. Given the limited nearby structures, the design maintains appropriate variety and contextual relevance. The Application meets this standard.

I. Parking and Loading (§180-6.21.3.I): Since only one dirt parking space is proposed with this project, staff finds that the nonresidential development standards for parking and loading are not applicable to this project. Also, as stated earlier in the staff report, both the staff and the Planning Commission, during the Sketch Plan meeting, determined that the existing parking in the PRA is adequate for the Application. The Application meets this standard.

J. Amenities (§180-6.21.3.J): The purpose of this section is to enhance development with the amenities that promote alternative modes of transportation and provide community gathering spaces.

The Application isn't a typical commercial building, but it includes nearby trails (both paved and dirt), a disc golf course, baseball fields, and green spaces with tree planting to keep the area natural and accessible. The PRA includes the Day Lodge and Slopeside Hall for community gathering spaces. The Application meets this standard.

Bulk Standards (§180-6.23 and §180-6.21.C): Table 6-K of the UDC outlines bulk plane requirements. No bulk plane designs are required within the Parks & Recreation District, except for the Marina. This standard is not applicable.

CONDITIONAL USE PERMIT Section [§180-5.2.13.]

Conditional uses are land uses that, because of their unique character, size, operating characteristics, and potential impacts, must undergo special review with the potential for conditional approval in order to be undertaken in a particular zoning district. The conditional use process allows for the integration of certain land uses within the Town based on appropriate conditions imposed by the Planning Commission. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and by reviewing the impacts a conditional use may have. Conditions are intended to minimize or ameliorate any negative circumstances that might arise by the use. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety, or welfare of the community or a violation of any provision of the Town Code, state law, rule, or regulation promulgated pursuant thereto.

The Application requires a Conditional Use Permit for the public utility facility. The Conditional Use application addresses the following criteria:

1. *The conditional use is consistent with the purpose and intent of the zone district in which it is proposed to be located, furthers the applicable goals of the Frisco Community Plan, and is a desirable use that will contribute to the general welfare of the community; and*
 - a. **Applicant response:** *The proposed PFAS Removal Facility is consistent with the purpose and intent of the Parks and Recreation District, as reclaiming this water source will allow for additional water production capacity to bolster the Town's core services and enhance the recreational offerings that Frisco has prioritized. The project directly supports the goals of the Frisco Community Plan by protecting public health, ensuring clean and safe drinking water, and enhancing the Town's water system reliability. As a critical utility service, this project contributes significantly to the general welfare of the community.*
 - b. **Staff Response:** *The Application meets the goals of the 2025 Frisco Comprehensive Plan; specifically goals R.1 and R.3 as referenced earlier in this memorandum, and is a desirable use that will contribute to the general welfare of the community while providing a critical utility service for safe drinking water and to mitigate the impacts of Well #7.*

2. *The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan or PUD; and*
 - a. **Applicant Response:** *The proposed building has been designed to harmonize with the adjacent Well #7 pumping facility. At 17 feet in height, the structure matches the height of the existing building and remains well below the district's maximum allowance of 25 feet. The facility's floor elevation will be set 7 feet below grade to ensure scale and visual consistency. The project site is located on Town-owned property 990 feet from the closest property line, thereby exceeding setback requirements. Architectural design, exterior materials, and finishes will mirror the existing water infrastructure to maintain compatibility with the immediate area.*
 - b. **Staff Response:** *Staff finds the proposed conditional use to be compatible with the surrounding development. The building's height, scale, and materials are consistent with the adjacent Well #7 facility and remain well below the district's height limit. Its recessed design and significant distance from property boundaries further minimize visual impacts and maintain compatibility with the site's existing character.*
3. *The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complementary uses and activities in the immediate vicinity of the parcel proposed for development; and*
 - a. **Applicant Response:** *While located in the Peninsula Recreation Area, the project's function and design are consistent with existing utility uses in the vicinity. The new facility complements the existing Well #7 building and is carefully sited to minimize its visual impact on recreational uses of the area. Dark-sky compliant exterior lighting, careful material selection, and consideration of the surrounding forest character will ensure the facility blends with its natural setting and does not detract from the area's recreational value.*
 - b. **Staff Response:** *Staff finds the proposed conditional use to be consistent with the character of the surrounding Peninsula Recreation Area and existing utility uses. The project's design, materials, and lighting are compatible with the adjacent Well #7 facility and surrounding natural environment, minimizing visual impacts. The facility's subdued appearance and siting ensure it complements nearby recreational uses without detracting from the area's overall character.*
4. *The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, refuse and recycling services/area, service delivery, noise, vibrations and odor on surrounding properties; and*
 - a. **Applicant Response:** *The facility has been designed and planned to minimize all potential impacts. The project will not generate traffic beyond one daily operational pickup truck visit and a filter media replacement approximately once every 18*

months. Noise, vibration, and odor impacts are negligible due to the enclosed treatment process. Parking, refuse, and recycling needs are minimal and consistent with existing utility operations. Upon construction completion, the site will be returned to a natural state where it is possible to soften visual impacts. Overall, the project is expected to operate seamlessly without disrupting recreational activities in the area.

- b. **Staff Response:** Staff finds that the proposed conditional use has been designed to minimize potential adverse impacts on surrounding properties and recreational uses. The facility's limited operational activity, enclosed treatment process, and minimal traffic generation ensure negligible noise, odor, and circulation impacts. Site restoration and screening will further reduce visual impacts, allowing the project to blend with its natural surroundings.
5. *There are adequate public facilities and services to serve the conditional use including but not limited to roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and*
- a. **Applicant Response:** *Existing public facilities and services fully support the project, and the Town has made additional efforts to coordinate with the Frisco Sanitation District. We understand that there may be unintended results to wastewater chemistry with this new treatment process, and we are committed to ensuring a partnership operation. The currently developed Well #7 site is directly served by existing road access, potable water, sewer, drainage, and solid waste services, and we expect the new facility operations to increase only slightly to the existing demand. Emergency services, including police, fire, and EMS, are readily available, and no undue burden on public facilities is anticipated. As essential infrastructure, the project strengthens the Town's ability to provide clean water and supports long-term public health and resiliency.*
 - b. **Staff Response:** Staff finds that adequate public facilities and services exist to support the proposed conditional use. The site is already served by necessary infrastructure, including road access, water, sewer, and drainage systems, with no anticipated strain on existing capacity. Coordination with the Frisco Sanitation District and local emergency services ensures that the project will operate safely and efficiently while enhancing the Town's overall water service reliability.
6. *The Community Development Director may recommend and the Planning Commission may impose such conditions on a conditional use that are necessary to maintain the integrity of the Town's Zone Districts and to ensure the conditional use complies this Chapter; is compatible with surrounding land uses; and is served by adequate public facilities. This includes, but is not limited to, imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features,*

the construction of public facilities to serve the conditional use and limitations on the operating characteristics and hours of operation.

- a. **Staff Response:** Staff is proposing two special Conditions of Approval to ensure the Application fully meets the requirements of the Code.

REFERRAL COMMENTS

Frisco Sanitation District: The referral agency provided preliminary approval for discharging filter backwash water from your granulated carbon treatment system into the sanitary sewer, subject to compliance with Frisco Sanitation District discharge standards. Final approval requires a plan for proper monitoring, reporting, and pretreatment as needed, as well as careful operational practices to avoid sewer impacts, and immediate notification of any system failures or non-compliance. Failure to comply with these conditions may result in the suspension or revocation of the preliminary approval. A condition of approval has been added that this be met prior to building permit issuance.

Summit County GIS: The new treatment building will require a new physical address. The physical address for this treatment building shall be: 620 Recreation Way.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan and Conditional Use application for the Well 7 PFAS Mitigation Improvements building located at 612 Recreation Way, also known as TR 5-78 Sec 36 Qtr 2 Acres 209.1800.

Based upon the review of the Staff Report dated November 6, 2025, and the evidence and testimony presented, the Planning Commission finds:

1. *The proposed development Application is in general conformance with the principles and policies of the 2025 Frisco Comprehensive Plan. Non-residential development of this lot is supported by Goal R.1: Conserve and manage freshwater resources efficiently to ensure sustainable water availability and meet the community's long-term needs, Goal R.1.3: 3., Continuously evaluate ground and surface water inventory/adequacy/quality and use that data to inform future development and Goal R.3: Manage development in relationship to water and sewer capacity. The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. This Application facilitates the construction of the Well 7 PFAS Mitigation Improvements building and complements the uses and design of the PRA. All the applicable requirements have been met by the submittal and the recommended conditions of approval.*

2. *The proposed development Application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-3.14, the Parks and Recreation District (PR), including: lot area, lot frontage, lot coverage, setbacks, building height, and density. All the applicable requirements have been met by the submittal and the recommended conditions of approval.*
3. *The proposed development Application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6, Development Standards since all the applicable requirements have been met by the submittal and the recommended conditions of approval; including: grading plan, drainage plan, snow storage and snow shedding, vehicular access, non-vehicular access, and refuse management.*
4. *The proposed development Application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.14 Landscaping, since all the applicable requirements have been met by the submittal and the recommended conditions of approval, including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
5. *The proposed development Application is in general conformance with the Town of Frisco Zoning Regulations, specifically 180-6.16 Outdoor Lighting, since all the applicable requirements have been met by the submittal and the recommended conditions of approval, including: exterior light fixtures, light emissions, design, and energy savings.*
6. *The proposed development Application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.21, Nonresidential Development Standards, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: that the development is designed in a manner compatible with the neighborhood; the development includes required building elements and the other recommendations and standards of the Nonresidential Design Standards. All the applicable requirements have been met by the submittal and the recommended conditions of approval.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the Major Site Plan and Conditional Use application for the Well 7 PFAS Mitigation Improvements building located at 612 Recreation Way, also known as TR 5-78 Sec 36 Qtr 2 Acres 209.1800, subject to the following conditions:

1. Prior to issuance of a building permit, the Applicant shall obtain final approval from the Frisco Sanitation District and meet the conditions in the letter dated January 13, 2025.

2. Prior to applying for a building permit, the Applicant shall change the physical address to 620 Recreation Way in the Application materials per the September 30, 2025, letter from the Summit County GIS department.

Recommended Motion

Should the Planning Commission choose to approve the Major Site Plan and Conditional Use Permit applications, the Community Development Department recommends the following motion:

With respect to File No. MAJ-25-0005 and CU-25-0002, I move that the recommended findings set forth in the November 6, 2025, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for Major Site Plan and Conditional Use Permit application for the Well 7 PFAS Mitigation Improvements building located at 612 Recreation Way also known as TR 5-78 Sec 36 Qtr 2 Acres 209.1800

ATTACHMENTS

Attachments:

Attachment A – Application Materials

Attachment B – Referral Comments

cc: Ryan Thompson



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 – MAJ-25-005
DATE: Sep 30, 2025

Property Location: Recreation Way, Frisco Colorado 80443

Property Description: TR 5-78 Sec 36 Qtr 2 Acres 209.1800

Project Description: Proposed new building for Well 7 PFAS mitigation improvements

Comments:

New Treatment Building will require a new physical address. The physical address for this treatment building shall be:

620 Recreation WAY

Sincerely,

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

RE: Referral for 612 Recreation Way, MAJ-25-005 and CU-25-0002

From msmith.fsd@gmail.com <msmith.fsd@gmail.com>

Date Tue 9/30/2025 1:45 PM

To Kris Valdez <krisv@townoffrisco.com>

 1 attachment (37 KB)

DOC_250113.pdf;

This Message Is From an External Sender

This message came from outside your organization.

Please review the email and report as suspicious if you have any doubts of the integrity of the message.

Report Suspicious

Kris,

Please add this preliminary approval letter to the planning commission packet. I may add that no further discussion regarding the treatment system has taken place since this letter was issued, therefore I cannot guarantee service from Frisco Sanitation until the conditions set forth in the letter have been ensured and demonstrated.

Thanks, Matt

From: Kris Valdez <krisv@townoffrisco.com>

Sent: Tuesday, September 30, 2025 11:49 AM

To: Amy Lagace <amy.lagace@xcelenergy.com>; Peter Kunz-DRC <Peter.H.Kunz@xcelenergy.com>; Suzanne Kenney <suzanne.kenney@summitcountyco.gov>; Sally Bickel <sally.bickel@summitcountyco.gov>; Chandler Morehardt <chandler.morehardt@summitcountyco.gov>; Scott Benson <sbenson@summitfire.org>; Layfield, Meghan <mlayfield@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; Thompson, Ryan <RyanT@townoffrisco.com>; John Schumacher <john@cbcscode.com>; Chris McGinnis <cmcginnis@sehinc.com>

Subject: Referral for 612 Recreation Way, MAJ-25-005 and CU-25-0002

Hello,

Frisco Planning has received a Final Site Plan and Conditional Use for a proposed new building for Well 7 PFAS mitigation improvements in the parks and recreation zone district located at 612 Recreation Way. The application materials are large, so they are loaded on the [Town's website](#). If your agency is part of Community Core, you should also have received a message from that system.

Please provide comments no later than **October 7, 2025**.

Please feel free to ask any questions; I'll be happy to help.

Sincerely,

Kris Valdez

Kris Valdez, AICP, MURP | Principal Planner | Community Development



Mailing PO Box 4100, Frisco, CO 80443

Physical 1 Main Street, Frisco, CO 80443

Email KrisV@TownofFrisco.com

Office 970-668-9121

FriscoGov.com

TownofFrisco.com

Hours of Operation:

- Monday – Thursday, 8 AM – 5 PM
- Friday, 8 AM – 12 PM



[Book time to meet with me](#)



P.O. Box 601 • Frisco, Colorado 80443

January 13, 2025

To Whom It May Concern:

Subject: Approval to Discharge Filter Backwash Water from a Granulated Carbon Treatment System into the Sanitary Sewer

Dear Ryan,

This letter grants preliminary approval for the discharge of filter backwash water generated from the operation of your granulated carbon treatment system into the sanitary sewer system. This approval is issued in accordance with applicable local, state, or federal regulations and is subject to the following conditions:

1. Compliance with Discharge Standards:

The filter backwash water must meet all established effluent limits, as set forth by the Frisco Sanitation District. Backwash water shall not have any negative impacts that would be realized in the treatment process and must conform to the parameters of our current discharge permit and would not trigger future discharge limits or additional testing

2. Monitoring and Reporting Requirements:

Regular sampling and analysis must be conducted to verify compliance with discharge standards. Reports of monitoring results must be submitted to the Frisco Sanitation District at following the initial discharge.

3. Pretreatment Requirements:

Any necessary pretreatment of the backwash water to remove contaminants, solids, or excessive turbidity must be effectively implemented and maintained.

4. Operational Practices:

Backwash activities must be scheduled to avoid peak flow periods in the sanitary sewer system and minimize any potential impact on sewer capacity or treatment processes.

5. Emergency Notification and Response:

In the event of a system failure, upset condition, or non-compliance, immediate notification must be provided to the Frisco Sanitation District at 970-668-3723. Prompt corrective actions are required to address such incidents.

This approval is contingent upon compliance with the conditions outlined above. Failure to adhere to these requirements may result in the suspension or revocation of this preliminary approval.

If you have any questions or need further assistance, please do not hesitate to contact Matt Smith at 970-668-3723 or msmith.fsd@gmail.com.

Thank you for your cooperation in maintaining compliance and ensuring the continued protection of the sanitary sewer system.

Sincerely,

A handwritten signature in black ink, appearing to read 'matt smith', followed by a long horizontal line extending to the right.

Matthew Smith
District Manager, Frisco Sanitation District



TOWN of FRISCO

PUBLIC WORKS DEPARTMENT

P.O. BOX 4100
FRISCO COLORADO 80443

January 11, 2017

Town of Frisco Community Development Department
Town of Frisco Planning Commission
Town of Frisco Mayor & Town Council
PO Box 4100
Frisco, Colorado 80443

Re: Conditional Use Application for Well #7PRA Improvements Project

Greetings,

The purpose of this letter is to present information regarding the Well #7PRA Improvement Project that is proposed for the existing drinking water well located just north of the Frisco Nordic Center on the Town's Peninsula Recreation Area property. It is our intent to finish the project that was started back in 2006 and to get this well producing water for the Town.

Historical Background and Need:

Well #7PRA was drilled and completed in 2006 and while the well produced a more than sufficient quantity of water, the quality was not up to standards required by the Colorado Department of Health & Environment (CDPH&E) at the time. Over the past ten years the well has been continuously pumped during the summer months with the hope that the water quality would improve over time. Tests conducted over this past summer indicate that this pumping process has been successful and the quality of the water now meets or exceeds all parameters set forth by the USEPA and CDPH&E. With the past and future growth of Frisco and in the need of additional water system redundancy it has been determined that an additional water source is necessary.

Structure Information:

The building will be constructed of masonry block walls and engineered wood roof trusses with a standing seam metal roof covering. The emergency generator enclosure will be constructed of the same materials. We have incorporated architectural elements of each of the surrounding buildings into the design of this structure. The roof lines are similar to the Nordic Center building, the gable end siding is similar to the siding on the snow-making pumphouse and the stone façade is similar to that of the Day Lodge. Material colors will be similar to the color of those elements on the existing structures. The storage tank shown on the plans will not be visible as it will be buried.

(970) 668-0836 ♦ Fax: (970) 668-1327 ♦ Denver Direct: (303) 670-1316 ♦
email: publicworks@townoffrisco.com

Other Considerations:

There will be an emergency generator installed that will be screened with a structure built of the same materials as the Well House. This structure will significantly reduce any noise created by the generator when it is running, which will only be during power failures and once per week for 30 minutes for exercising purposes. The generator will be fueled by natural gas and it will have a residential area rated muffler to further reduce noise.

Exterior lighting will be of the subdued downward light type and will match the “color” and brightness of existing building exterior lighting in the area. Exterior lighting will be installed by the two exterior doors and will be motion activated so as to not be illuminated unless needed.

Parking for up to two vehicles will be provided in the front of the structure. The structure will be visited each day for up to ½ hour or as needed for maintenance or repair thus keeping any vehicle traffic to a bare minimum. Snow storage will be located on the east and south sides of the parking area.

Existing trees and vegetation block the view of the structure from the west and south. This existing vegetation will not be disturbed. Additional shrubs or trees of a type that will not interfere with future maintenance operations will be planted on the east side of the structure.

We have already coordinated the location, access and design of the structure with the Recreation Department to ensure that we do not have a negative effect on the Nordic Center operations or the operation of the Two Below Zero sleighs.

Funding for this project has been approved by the Town Council and those funds have been placed in the Water Enterprise capital projects line item.

We are planning to begin construction in May of 2017, with a completion and startup date of late October to early November of 2017.

If you have any questions or comments, please do not hesitate to contact me. We thank you for your time and consideration in this matter.

Regards,

Jeff Goble
Interim Public Works Director / Water Superintendent
Town of Frisco

Town of Frisco
Planning Division
1 Main Street
Frisco, CO 80443

9/15/2025

Re: Conditional Use Application – Well #7 PFAS Removal Facility

Dear Planning Commission Members,

On behalf of the Town of Frisco Water Division, I respectfully submit this Conditional Use Application for the proposed **Well #7 PFAS Removal Facility**, located adjacent to **612 Recreation Way** within the Parks and Recreation District of the Frisco Peninsula Recreation Area. This facility is designed to protect human health, strengthen the community's water supply, and eliminate persistent chemical pollution by removing per- and polyfluoroalkyl substances (PFAS) through Granular Activated Carbon (GAC) filtration. The new treatment system is expected to provide 18 months of effective filtration under typical operating conditions and represents a critical investment in safe, reliable drinking water for Frisco residents and visitors.

In accordance with the review criteria, the following demonstrates how this project satisfies the Town's standards for conditional use:

1. Consistency with Zone District and Community Goals

The proposed PFAS Removal Facility is consistent with the purpose and intent of the Parks and Recreation District, as reclaiming this water source will allow for additional water production capacity to bolster the Town's core services and enhance the recreational offerings that Frisco has prioritized. The project directly supports the goals of the Frisco Community Plan by protecting public health, ensuring clean and safe drinking water, and enhancing the Town's water system reliability. As a critical utility service, this project contributes significantly to the general welfare of the community.

2. Compatibility with Surrounding Development

The proposed building has been designed to harmonize with the adjacent Well #7 pumping facility. At 17 feet in height, the structure matches the height of the existing building and remains well below the district's maximum allowance of 25 feet. The facility's floor elevation will be set 7 feet below grade to ensure scale and visual consistency. The project site is located on Town-owned property 990 feet from the closest property line, thereby exceeding setback requirements. Architectural design, exterior materials, and finishes will mirror the existing water infrastructure to maintain compatibility with the immediate area.

3. Consistency with Character and Land Uses

While located in the Peninsula Recreation Area, the project's function and design are consistent with existing utility uses in the vicinity. The new facility complements the existing Well #7 building and is carefully sited to minimize its visual impact on recreational uses of the area. Dark-sky compliant exterior lighting, careful material

selection, and consideration of the surrounding forest character will ensure the facility blends with its natural setting and does not detract from the area's recreational value.

4. **Minimization of Adverse Impacts**

The facility has been designed and planned to minimize all potential impacts. The project will not generate traffic beyond one daily operational pickup truck visit and a filter media replacement approximately once every 18 months. Noise, vibration, and odor impacts are negligible due to the enclosed treatment process. Parking, refuse, and recycling needs are minimal and consistent with existing utility operations. Upon construction completion, the site will be returned to a natural state where it is possible to soften visual impacts. Overall, the project is expected to operate seamlessly without disrupting recreational activities in the area.

5. **Availability of Public Facilities and Services**

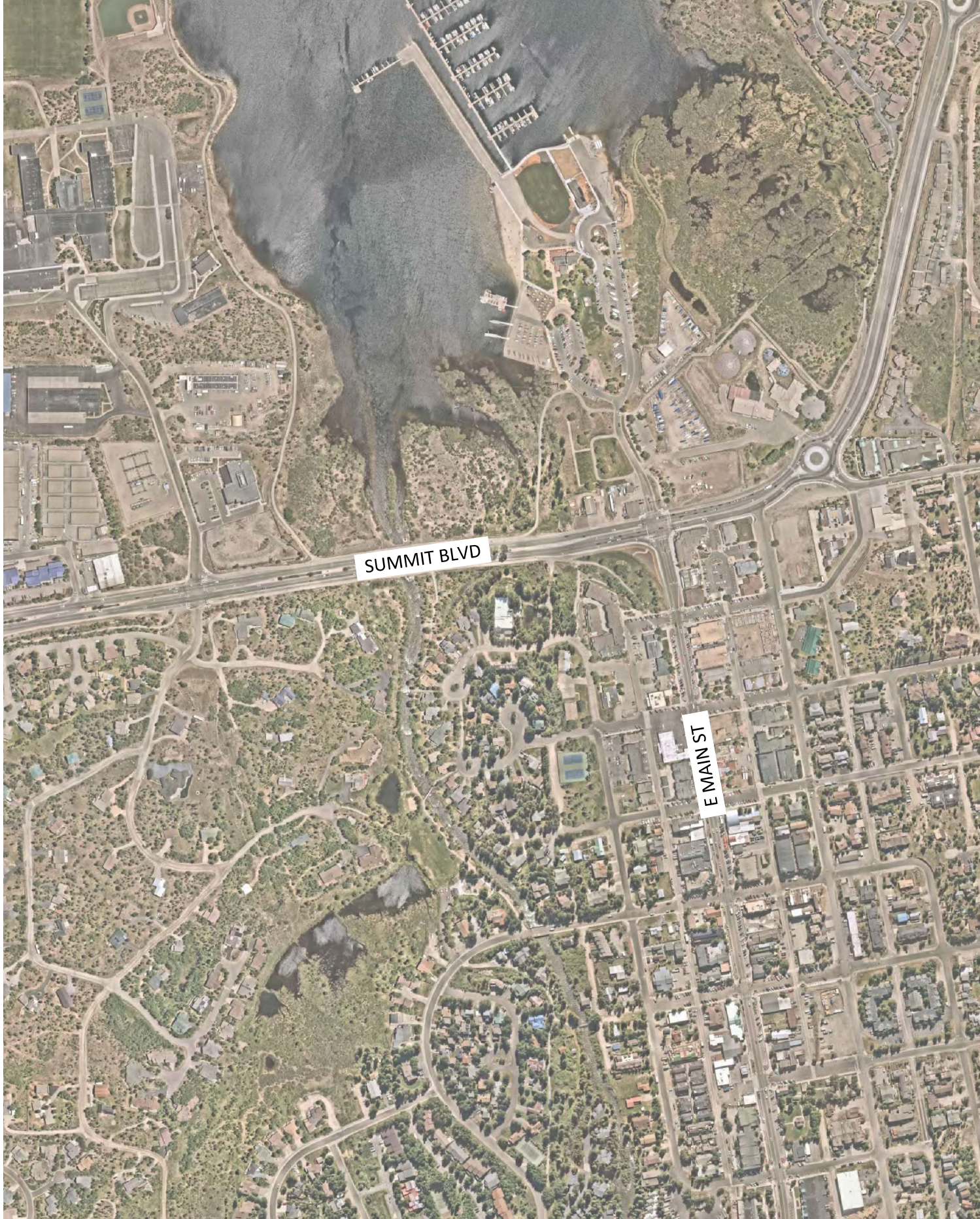
Existing public facilities and services fully support the project, and the Town has made additional efforts to coordinate with the Frisco Sanitation District. We understand that there may be unintended results to wastewater chemistry with this new treatment process, and we are committed to ensuring a partnership operation. The currently developed Well #7 site is directly served by existing road access, potable water, sewer, drainage, and solid waste services, and we expect the new facility operations to increase only slightly to the existing demand. Emergency services, including police, fire, and EMS, are readily available, and no undue burden on public facilities is anticipated. As essential infrastructure, the project strengthens the Town's ability to provide clean water and supports long-term public health and resiliency.

In summary, the **Well #7 PFAS Removal Facility** meets all five criteria for conditional use approval. This project is a necessary, well-designed investment in the Town's water system that will ensure safe drinking water for the Frisco community while respecting the recreational, environmental, and visual character of the Peninsula Recreation Area.

Thank you for your time and thoughtful consideration of this application. Please let us know if additional information or clarification would be helpful as you review the proposal.

Sincerely,
Ryan Thompson
Water Superintendent
Town of Frisco Water Division

WELL 7 F

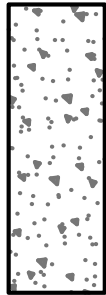


GENERAL NOTES

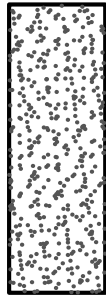
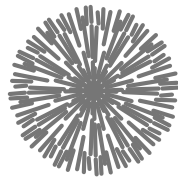
1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS WITHIN THE OWNER'S EXISTING EASEMENTS AND RIGHTS-OF-WAY AND THE CONSTRUCTION LIMITS INDICATED ON THE DRAWINGS, AND SHALL USE DUE CARE IN PLACING CONSTRUCTION TOOLS, EQUIPMENT, EXCAVATED MATERIALS, MATERIALS AND SUPPLIES, SO AS TO CAUSE NO DAMAGE TO PROPERTY OR INTERFERENCE WITH OTHER CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ASPHALT AND CONCRETE FROM CONSTRUCTION EQUIPMENT. DAMAGED ASPHALT AND CONCRETE SHALL BE REPLACED IN KIND BY THE CONTRACTOR, AT HIS OR HER EXPENSE.
2. CONTRACTOR SHALL LOCATE, POTHOLE AND VERIFY THE LOCATIONS OF ALL EXISTING PIPING PRIOR TO START OF CONSTRUCTION. WHERE CONNECTIONS ARE TO BE MADE, CONTRACTOR SHALL VERIFY THE EXISTING MATERIAL TYPE PRIOR TO ORDERING ANY CONNECTION FITTINGS OR APPURTENANCES REQUIRED FOR THE CONNECTIONS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - (A) ALL LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION.
 - (B) THE NOTIFICATION OF THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION AND A PRECONSTRUCTION MEETING WITH THE OWNER, AND ENGINEER OF RECORD.
5. ALL PAVEMENT SAW CUTS SHALL BE 90° TO ONE ANOTHER.
6. THE CONTRACTOR SHALL PROTECT, REPAIR OR REPLACE ANY UTILITY IN KIND INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, WATER LINES, SEWER LINES, STORM DRAINS, ETC., THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION.
7. ALL MANHOLES/VALVE RINGS AND COVERS SHALL BE INSTALLED WITH CONCRETE COLLARS UNLESS OTHERWISE NOTED.
8. ALL KNOWN SEWERS, WATER MAINS, GAS MAINS, TELEPHONE CONDUITS, ELECTRIC

GENERAL NOTE

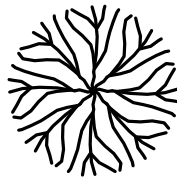
19. CONTRACTOR SHALL COMPLY WITH ALL CITY ORDINANCES AND SPECIFICATIONS.
20. EXISTING VALVES, PIPELINES, AND STRUCTURES SHALL BE PROTECTED. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND CONTROL WATER DURING CONSTRUCTION.
21. ALL ANCHOR BOLTS, EXPOSED WELDS, AND 316 STAINLESS STEEL UNITS SHALL BE PROTECTED.
22. ALL SURFACES AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS. PRODUCT SHALL BEAR THE MANUFACTURER'S MARK.
23. FURNISH AND INSTALL IN ACCORDANCE WITH DISSIMILAR METALS.
24. PIPE SUPPORTS SHOWN ON DRAWINGS SHALL NOT SHOW ALL SUPPORTS. CONTRACTOR SHALL "HANGERS AND SUPPORTS SHALL MEET REQUIREMENT.
25. ALL EQUIPMENT, VALVES, AND STRUCTURES WITH THE CONTRACTOR SHALL BE PROTECTED BY OWNER AND SHALL BE COMPLETED BY CONTRACTOR.
26. CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING DEMOLISHED STRUCTURES, DEBRIS RESULTING FROM CONSTRUCTION, AND LOCATION.
27. CONTRACTOR SHALL PROVIDE REFERENCE ELECTRICAL LIGHT POLES, AND MANHOLES.
28. PIPING MAY BE FIELD ADDED TO EXISTING JOINTS. THE ANGLE OF DISCONTINUITY SHALL BE MANUFACTURER'S MAXIMUM.



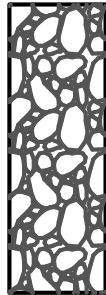
CONCRETE



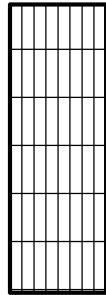
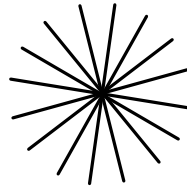
GRAVEL



EARTH



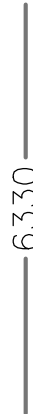
ROCK/ RIPRAP



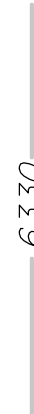
SAFETY GRATING



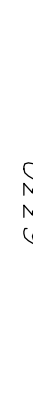
FINISHED MAJOR CONTOUR



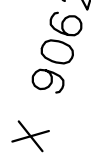
FINISHED MINOR CONTOUR



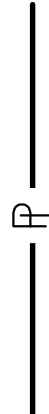
EXISTING MAJOR CONTOUR



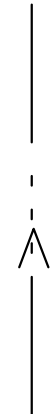
EXISTING MINOR CONTOUR



ROW LINE



PROPERTY LINE

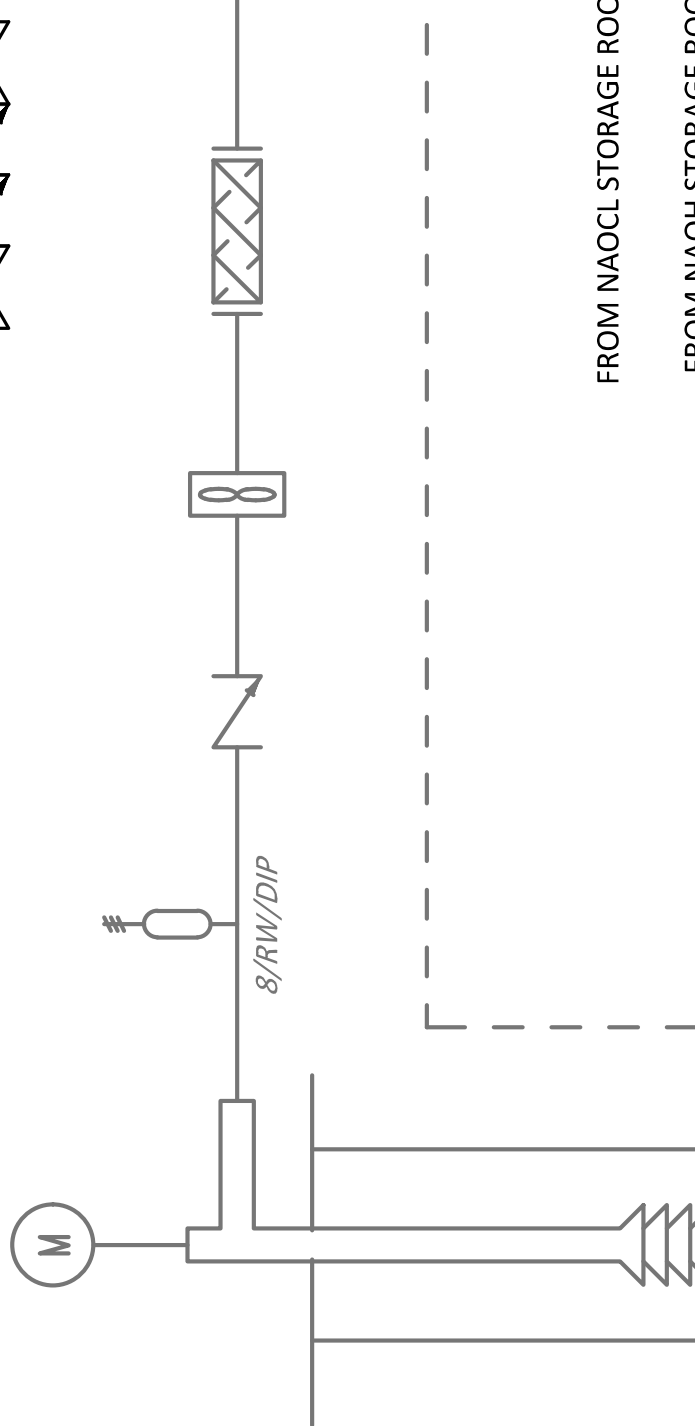
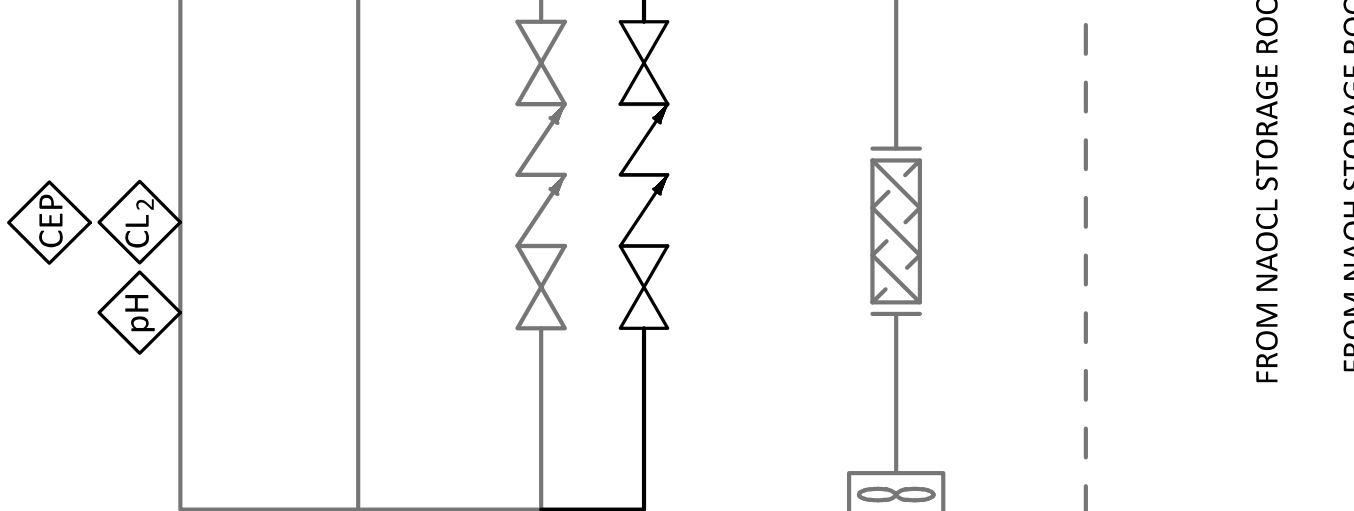


DRAINAGE FLOWLINE



NOTES:

1. REFER TO G-002 FOR ADDITIONAL NOTES.
2. REFER TO PIDS AND SPECIFICATIONS FOR TREATMENT VESSEL MANUFACTURER SCOPE OF SUPPLY.
3. PROCESS FLOW DIAGRAM IS FOR REPRESENTATION ONLY. NOT ALL VALVES, EQUIPMENT, OR PIPING ARE SHOWN FOR CLARITY.



FROM NAOCL STORAGE ROOM

FROM NAOCL STORAGE ROOM

NOTES:

- 1. WELL NO. 7 IS PERMITTED FOR AN INSTANTANEOUS PUMPING RATE UP TO 650 GPM. THE ANNUAL AMOUNT OF GROUNDWATER TO BE APPROPRIATED UNDER THE WELL PERMIT IS UP TO 887 ACRE-FEET (EQUIVALENT TO 550 GPM AVERAGE DAILY FLOW). DRAWDOWN LEVEL ASSUMES AN AVERAGE OF THE TWO MAXIMUM PUMPING RATES.

9300	WEL
9250	
9200	
	HGL EL 9249.06
	HGL EL 9229.77

NOTES:

1. ADA PARKING SHALL REMAIN CLEAR AT ALL TIMES. DO NOT BLOCK ADA PARKING WITH CONSTRUCTION VEHICLES, EQUIPMENT, MATERIALS, ETC.
2. USE CAUTION ON SITE, RECREATION PATH TO REMAIN IN USE DURING CONSTRUCTION. CONTRACTOR TO FURNISH AND INSTALL A MINIMUM OF TWO SIGNS NOTIFYING USERS OF ACTIVE CONSTRUCTION SITE. SHUTDOWN OF THE RECREATION PATH IS ONLY PERMITTED WITH PRIOR WRITTEN AUTHORIZATION FROM OWNER. IN THE EVENT OF A RECREATION PATH SHUTDOWN, CONTRACTOR SHALL PROVIDE A DETOUR THROUGH THE PARKING LOT AS SHOWN. CONTRACTOR TO COORDINATE WITH OWNER AT LEAST 7 DAYS PRIOR TO SHUTDOWN TO OBTAIN DETOUR SIGNS, NO PARKING SIGNS, AND CONES TO CLEARLY MARK THE DETOUR PATH. DETOUR PATH TO BE APPROVED BY OWNER IN WRITING PRIOR TO RECREATION PATH SHUTDOWN. PATH SHUTDOWN SHALL NOT EXCEED 7 DAYS.
3. THE CONTRACTOR STAGING AND STORAGE SHALL ONLY BE ACCESSED FROM THE SOUTH SIDE OF THE PROJECT SITE. CONTRACTOR TO CONFIRM LIMITS OF CONSTRUCTION STORAGE AND STAGING AREA WITH OWNER PRIOR TO BEGINNING WORK.
4. CONTRACTOR PARKING IS AVAILABLE IN THE PARKING LOT. COORDINATE WITH OWNER FOR AVAILABILITY, WHICH MAY BE SUBJECT TO CHANGE THROUGHOUT THE PROJECT DURATION.
5. THE LIMITS OF THE PROJECTS ARE WITHIN LAND OWNED BY THE TOWN OF FRISCO. PARCEL DRAWINGS ARE AVAILABLE FROM

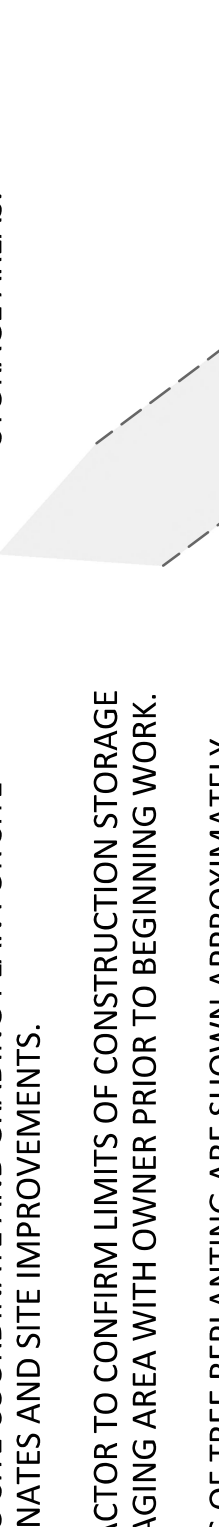


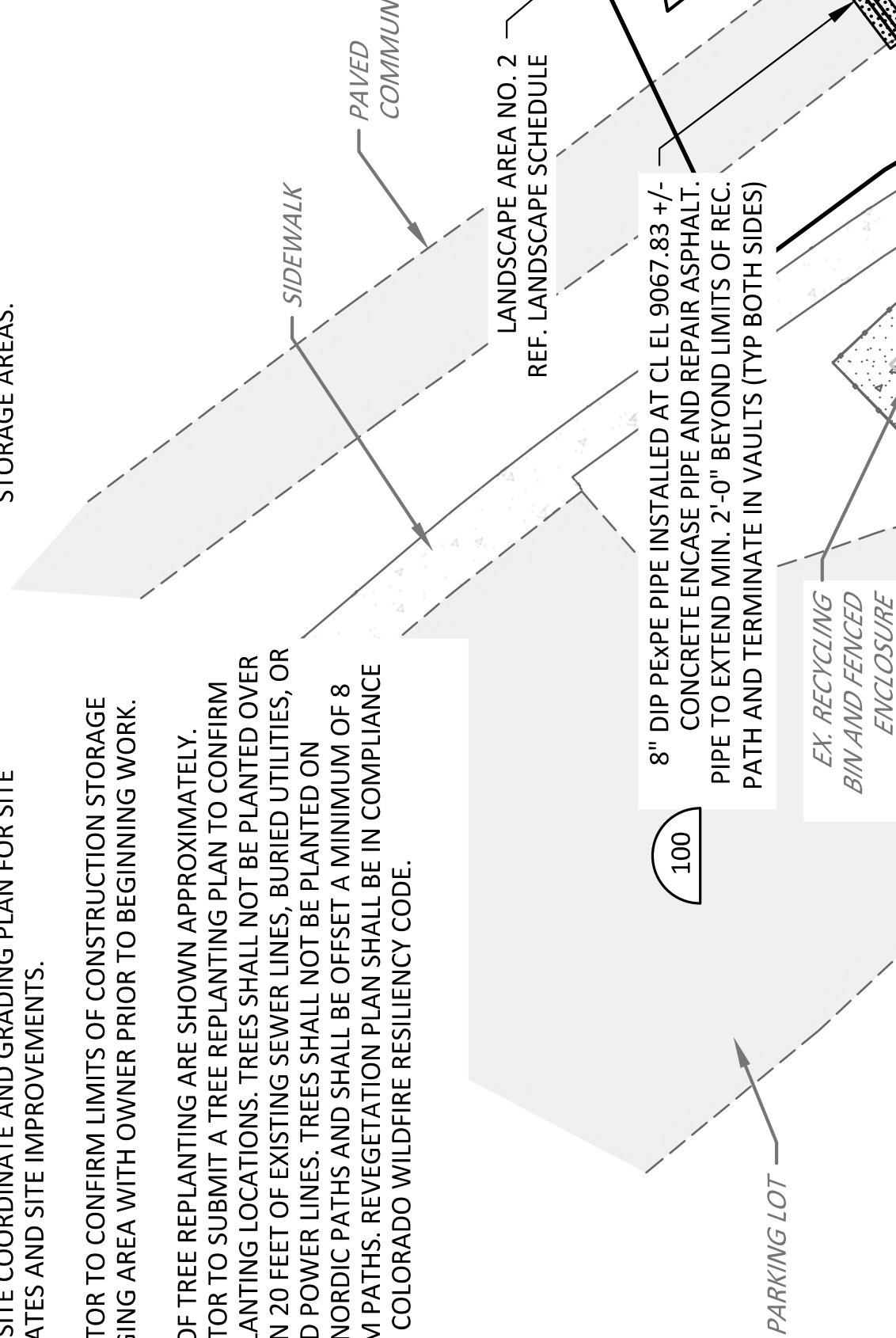
NOTES

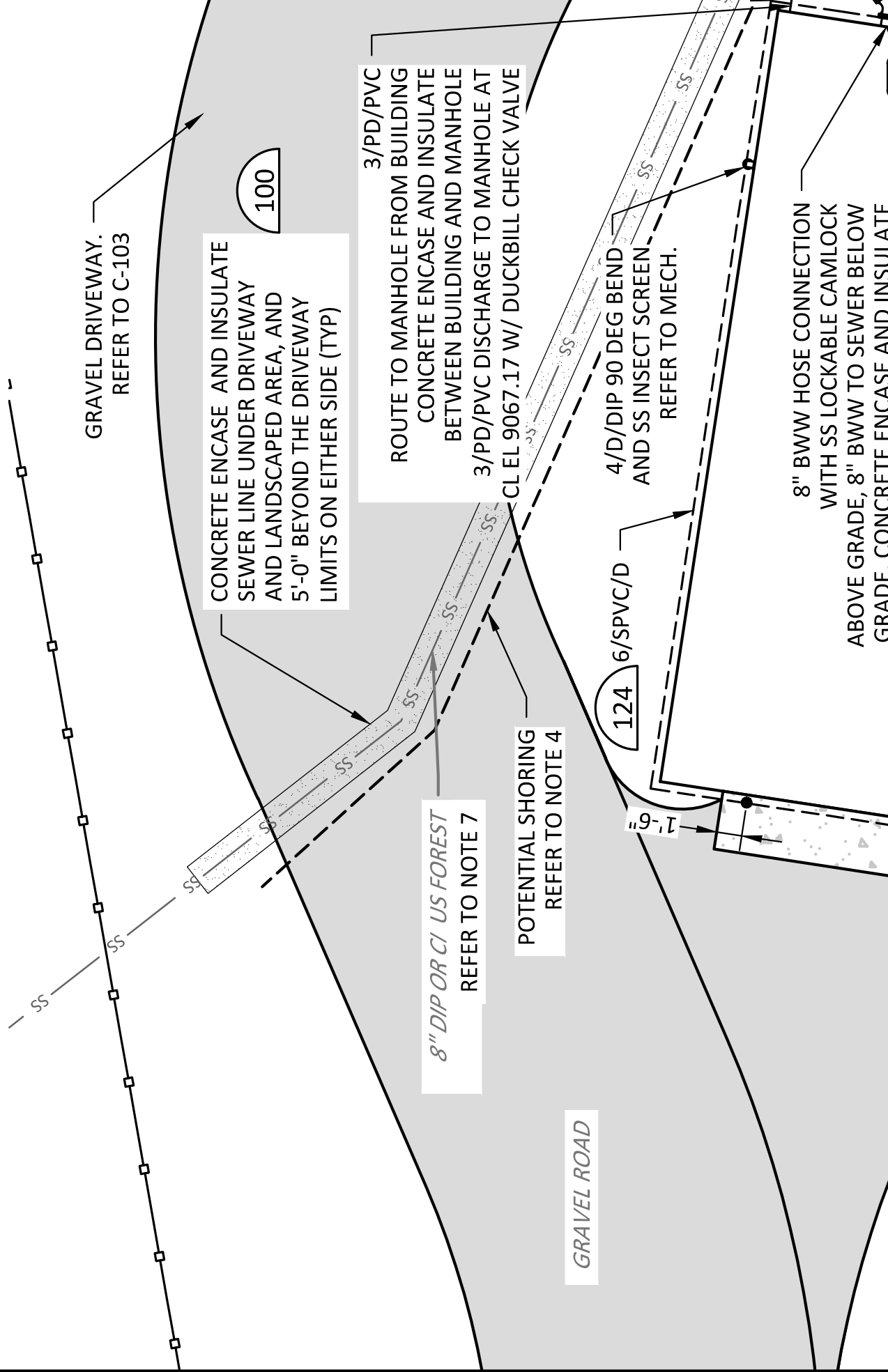
1. REFER TO G-002 AND C-100 FOR ADDITIONAL CONSTRUCTION NOTES, EROSION CONTROL REQUIREMENTS, AND STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.
2. PROJECT BENCHMARK HELD ELEVATION 9127.79 FT NGS SURVEY CONTROL MONUMENT "B449" NAVD 88. BASIS OF BEARINGS: THE FOUND MONUMENTS ALONG THE EAST BOUNDARY LINE OF WOODEN CANOE AT WATER DANCE ON LAKE DILLON, BEING N 00°08'04"W. RECEPTION NUMBER 517527.
3. SITE CONDITIONS AND VEGETATION MAY VARY FROM WHAT IS SHOWN. THE EXTENT OF TREE REMOVAL IS APPROXIMATELY SHOWN. TREE REMOVAL IS AS REQUIRED FOR CONSTRUCTION BUT SHALL BE KEPT TO A MINIMUM. TREES ARE GENERALLY CONIFEROUS AND 8" OR SMALLER DIAMETER. A TREE SURVEY WAS NOT PERFORMED. TREES OUTSIDE OF THE LIMITS OF CONSTRUCTION SHALL REMAIN. CONTRACTOR SHALL SUBMIT A TREE REMOVAL PLAN TO THE OWNER AND ENGINEER PRIOR TO BEGINNING WORK IN THIS AREA. TREE REMOVAL PLAN SHALL DOCUMENT QUANTITY, TYPE, AND CALIPER OF EACH TREE AND SHRUB PROPOSED FOR REMOVAL. TREE REMOVAL SHALL NOT COMMENCE UNTIL WRITTEN AUTHORIZATION IS PROVIDED BY OWNER AND ENGINEER. FOR TREES NOT BEING REMOVED, REFER TO STANDARD DETAIL 262 FOR TREE PROTECTION.
4. NOT ALL DEMOLITION IS SHOWN. REFER TO C-102 FOR NEW CONSTRUCTION WHICH DICTATES EXTENT OF EXCAVATION, BACKFILL, DRIVEWAY DEMOLITION, DRIVEWAY REPAIR, AND FINAL LANDSCAPING.
5. REFER TO SECTION 01 50 00 FOR FENCE REQUIREMENTS. DO NOT PLACE CONSTRUCTION FENCING ON PAVED



NOTES

1. REFER TO G-002 FOR ADDITIONAL CONSTRUCTION NOTES, EROSION CONTROL REQUIREMENTS, AND STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 2. REFER TO YARD PIPING PLAN FOR PROPOSED UNDERGROUND PIPING.
 3. REFER TO SITE COORDINATE AND GRADING PLAN FOR SITE COORDINATES AND SITE IMPROVEMENTS.
 4. CONTRACTOR TO CONFIRM LIMITS OF CONSTRUCTION STORAGE AND STAGING AREA WITH OWNER PRIOR TO BEGINNING WORK.
 5. EXTENTS OF TREE REPLANTING ARE SHOWN APPROXIMATELY. CONTRACTOR TO SUBMIT A TREE REPLANTING PLAN TO CONFIRM TREE REPLANTING LOCATIONS. TREES SHALL NOT BE PLANTED OVER OR WITHIN 20 FEET OF EXISTING SEWER LINES, BURIED UTILITIES, OR OVERHEAD POWER LINES. TREES SHALL NOT BE PLANTED ON EXISTING NORDIC PATHS AND SHALL BE OFFSET A MINIMUM OF 8 FEET FROM PATHS. REVEGETATION PLAN SHALL BE IN COMPLIANCE WITH THE COLORADO WILDFIRE RESILIENCY CODE.
 6. NEW GRAVEL DRIVEWAY EXTENTS ARE SHOWN. CONTRACTOR TO COORDINATE DRIVEWAY CONSTRUCTION AND WITH EXISTING GRAVEL DRIVEWAY.
 7. SNOW STORAGE AREAS TO BE MINIMUM 10 FEET WIDE. OTHERWISE NOTED. SNOW STORAGE AREAS SHALL NOT BE PLANTED AND GRUBBED OF TREES; DO NOT PLANT TREES IN SNOW STORAGE AREAS.
- 
- The diagram is a site plan showing a construction storage area, a sidewalk, and a paved community area. The storage area is a large, irregularly shaped area outlined with a dashed line. The sidewalk is a narrow strip of land adjacent to the storage area, outlined with a solid line. The paved community area is a large, irregularly shaped area outlined with a solid line. The storage area is located to the left of the sidewalk, and the paved community area is to the right of the sidewalk. The storage area is shaded in light gray, and the paved community area is also shaded in light gray. The sidewalk is unshaded. The diagram is oriented with the storage area on the left and the paved community area on the right.





GRAVEL DRIVEWAY.
REFER TO C-103

CONCRETE ENCASE AND INSULATE
SEWER LINE UNDER DRIVEWAY
AND LANDSCAPED AREA, AND
5'-0" BEYOND THE DRIVEWAY
LIMITS ON EITHER SIDE (TYP)

100

3/PD/PVC
ROUTE TO MANHOLE FROM BUILDING
CONCRETE ENCASE AND INSULATE
BETWEEN BUILDING AND MANHOLE
3/PD/PVC DISCHARGE TO MANHOLE AT
CL EL 9067.17 W/ DUCKBILL CHECK VALVE

4/D/DIP 90 DEG BEND
AND SS INSECT SCREEN
REFER TO MECH.

8" BWV HOSE CONNECTION
WITH SS LOCKABLE CAMLOCK
ABOVE GRADE, 8" BWV TO SEWER BELOW
GRADE. CONCRETE ENCASE AND INSULATE

POTENTIAL SHORING
REFER TO NOTE 4

8" DIP OR CI US FOREST
REFER TO NOTE 7

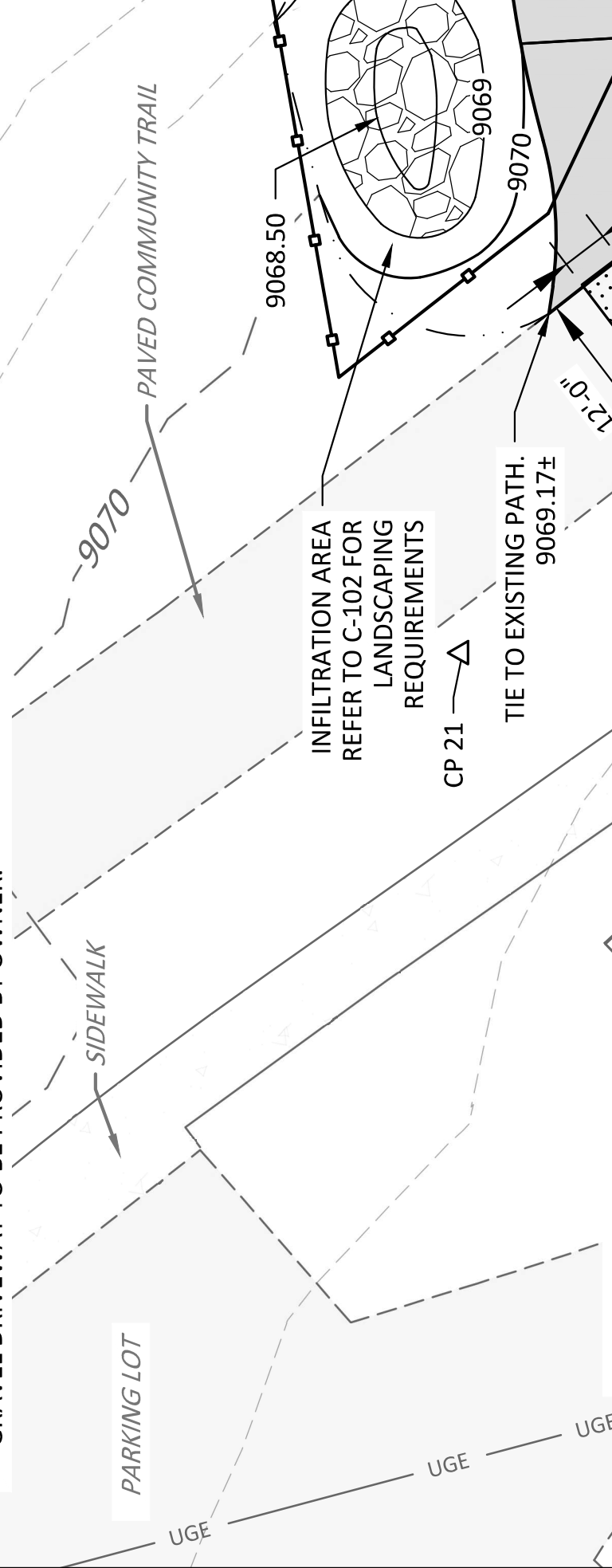
GRAVEL ROAD

124

1'-6"

NOTES

1. REFER TO G-002 FOR ADDITIONAL CONSTRUCTION NOTES, EROSION CONTROL REQUIREMENTS, AND STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.
2. CONTRACTOR TO RESTORE SITE GRADING TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
3. PROJECT BENCHMARK HELD ELEVATION 9127.79 FT NGS SURVEY CONTROL MONUMENT "B449". NAVD 88. BASIS OF BEARINGS: THE FOUND MONUMENTS ALONG THE EAST BOUNDARY LINE OF WOODEN CANOE AT WATER DANCE ON LAKE DILLON, BEING N 00°08'04"W. RECEPTION NUMBER 517527.
4. REFER TO DIVISION 32 AND 33 FOR GRAVEL DRIVEWAY AND HOT ROLLED ASPHALT REQUIREMENTS. ASPHALT MILLINGS FOR GRAVEL DRIVEWAY TO BE PROVIDED BY OWNER.



STA 0+00.43
EL 9069.16

9085

9080

9075

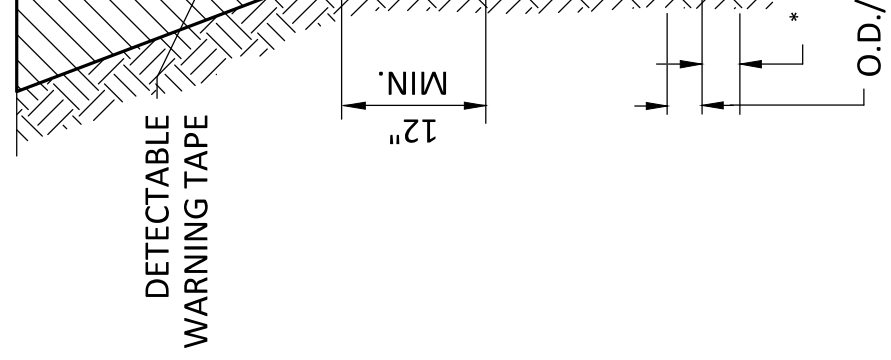
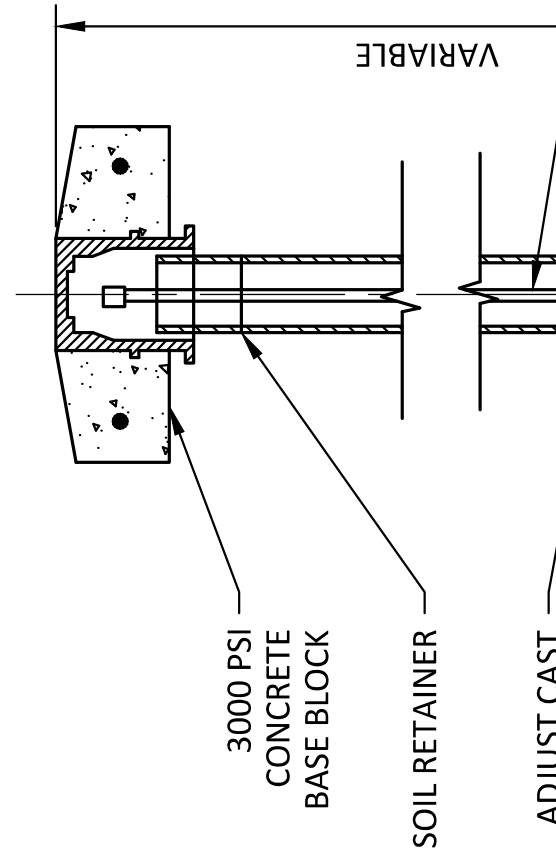
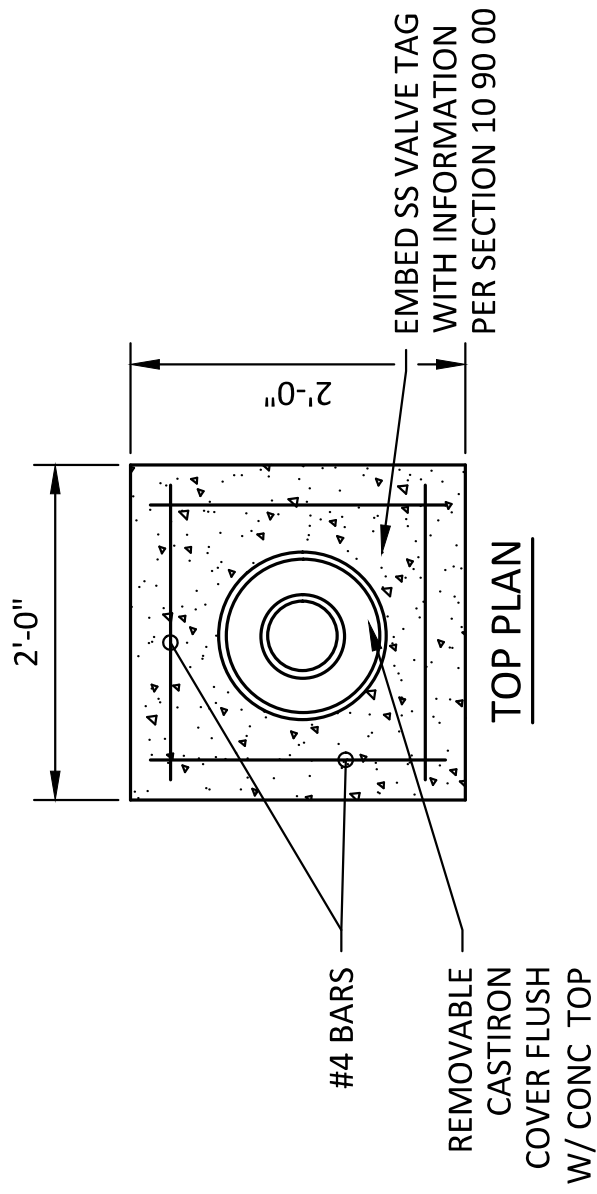
9070

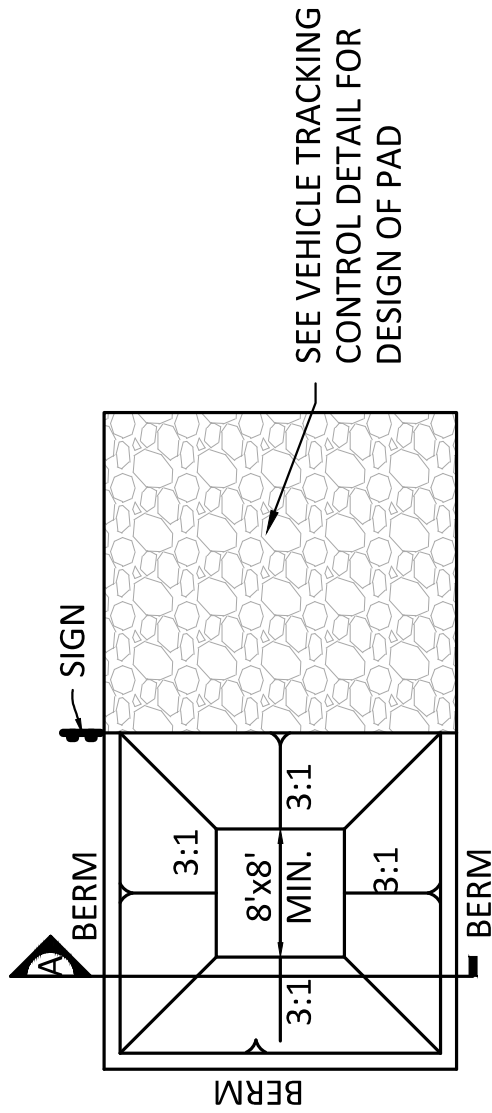
9065

8.59%

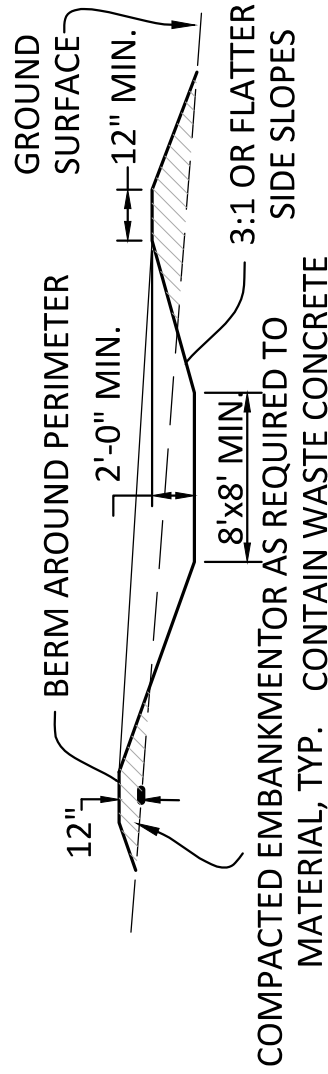
POIN

POINT No.	NORTHING	EASTING
10	2837028.60	1634763.67
11	2836898.59	1634848.61
13	2836014.62	1634832.67
14	2836013.17	1634499.03
15	2836012.85	1634438.33
16	2836012.15	1634267.28
17	2836119.63	1634176.05
18	2828149.70	1637749.57
19	2836192.56	1633315.66
21	2836995.03	1634848.89
22	2837053.79	1635043.82





PLAN VIEW



SECTION A

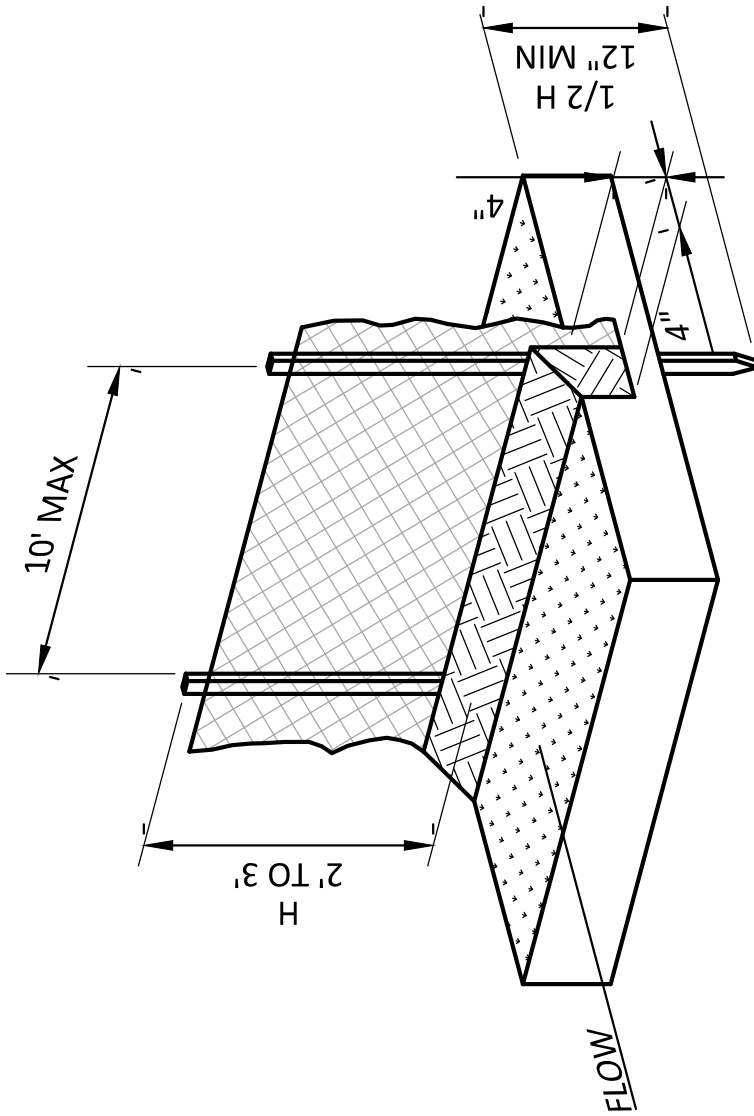
CONCRETE WASHOUT AREA DETAIL

284

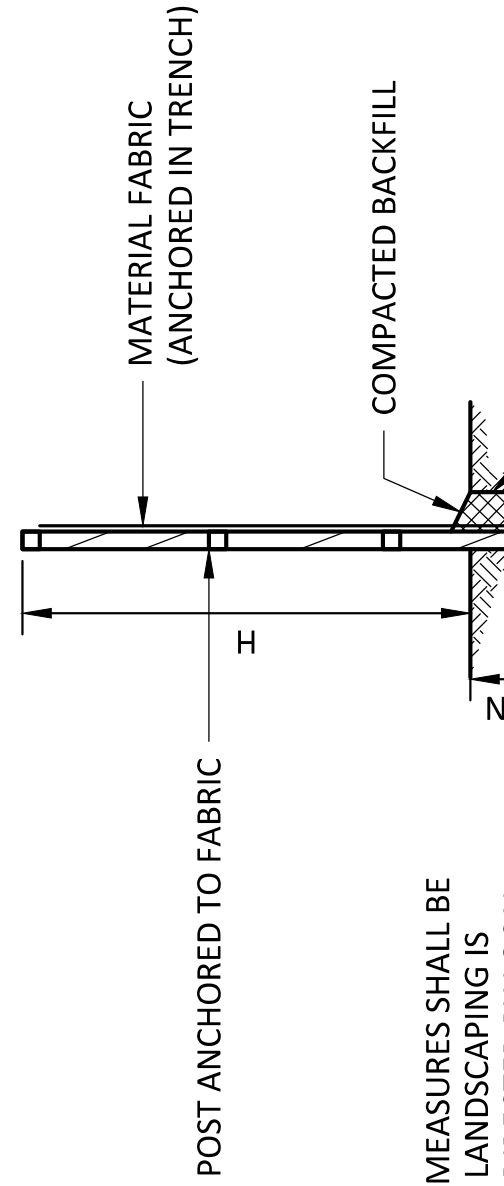
SCALE: N.T.S

CONCRETE WASHOUT AREA INSTALLATION NOTES

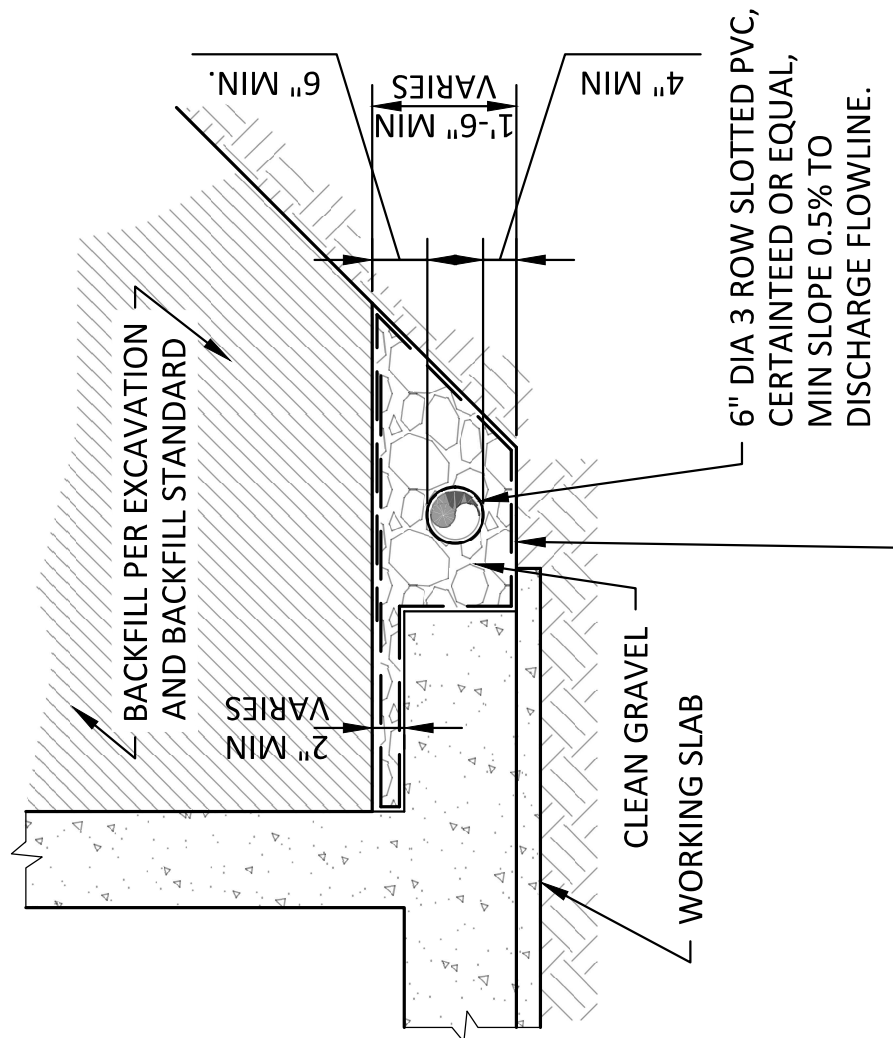
1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AT THE WASHOUT AREA AND



SILT FENCE INSTALLATION



NOTE:
EROSION CONTROL MEASURES SHALL BE
MAINTAINED UNTIL LANDSCAPING IS

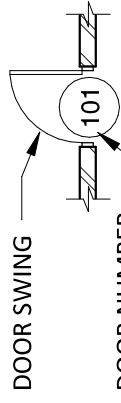


GEOTEXTILE FABRIC - WRAP DRAIN PIPE AND

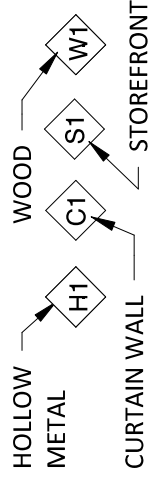
ABBREVIATIONS LIST

ATC	ACOUSTICAL TILE CEILING	L.	LENGTH
ADJ.	ADJUST(ABLE), ADJACENT	LAB.	LABORATORY
A.F.F.	ABOVE FINISHED FLOOR	LAM.	LAMINATE
ALUM.	ALUMINIUM	LAV.	LAVATORY
ALT.	ALTERNATE	L.F.	LINEAL FEET
APPROX.	APPROXIMATE	LB., #	POUND
ARCH.	ARCHITECT / ARCHITECTURAL	LVR.	LOUVER
ANOD.	ANODIZED		
APPROV.	APPROVED	MAS.	MASONRY
		M.O.	MASONRY OPENING
BD.	BOARD	MAT'L.	MATERIAL
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BLKG.	BLOCKING	MED.	MEDIUM
B.M.	BENCH MARK	MFR.	MANUFACTURER
BOT.	BOTTOM	MH.	MANHOLE
B.O.	BOTTOM OF	MIN.	MINIMUM
BRG.	BEARING	MISC.	MISCELLANEOUS
BSMT.	BASEMENT	MM.	MILLIMETER(S)
B.U.R.	BUILT UP ROOF	MTL.	METAL
CTR.	CENTER, CENTERED	(N)	NEW
CIR.	CIRCLE	N.	NORTH
CIRC.	CIRCUMFERENCE	NEC.	NECESSARY
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO., #	NUMBER
CLR.	CLEAR	NOM.	NOMINAL
CMU	CONCRETE MASONRY UNITS	N.T.S.	NOT TO SCALE
COL.	COLUMN		
COMB.	COMBINATION	O.D.	OUTSIDE DIAMETER
COMP.	COMPACT(ED), COMPOSITION	O.C.	ON CENTER
CONC.	CONCRETE	OH.	OVERHEAD
CONT.	CONTINUOUS	O.H.	OPPOSITE HAND
CONST.	CONSTRUCTION	OPN'G.	OPENING
COORD. COORDINATE		OPP.	OPPOSITE
CORR.	CORRIDOR	O.S.B.	ORIENTED STRAND BOARD
CPT	CARPET		
C. TILE	CERAMIC TILE	PART.	PARTITION, PARTICLE
		PER.	PERIMETER
D.	DEEP, DRYER	P-LAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PLBG.	PLUMBING

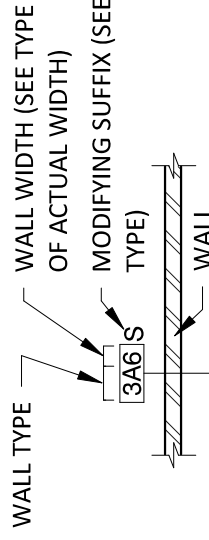
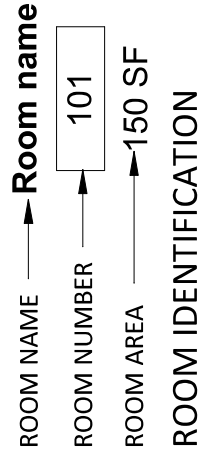
SYMBOLS LEGEND



DOOR IDENTIFICATION



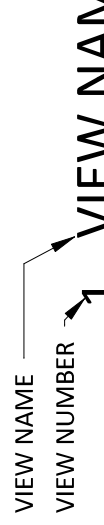
WINDOW IDENTIFICATION



WALL TYPE IDENTIFICATION



PLAN IDENTIFICATION



CODE ANALYSIS

CODES USED:

IECC 2018 - CLIMATE ZONE 3
WALLS:

ROOF: R-35 C.I.

OCCUPANCY CLASSIFICATION:

CONSTRUCTION TYPE:

BUILDING HEIGHT:

BUILDING STORIES:

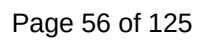
BUILDING AREA:

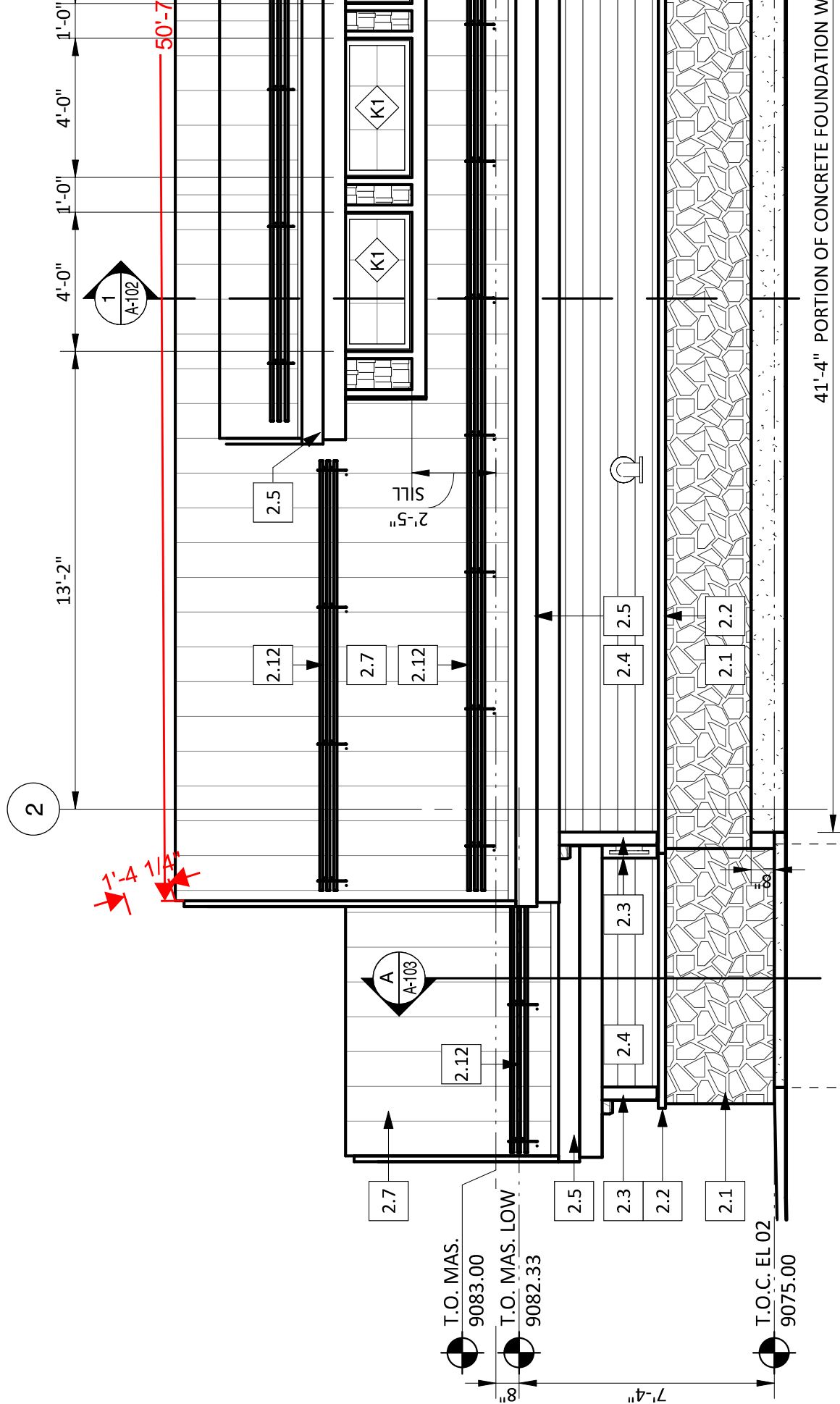
FIRE PROTECTION:

OCCUPANT LOAD:

EXITS:

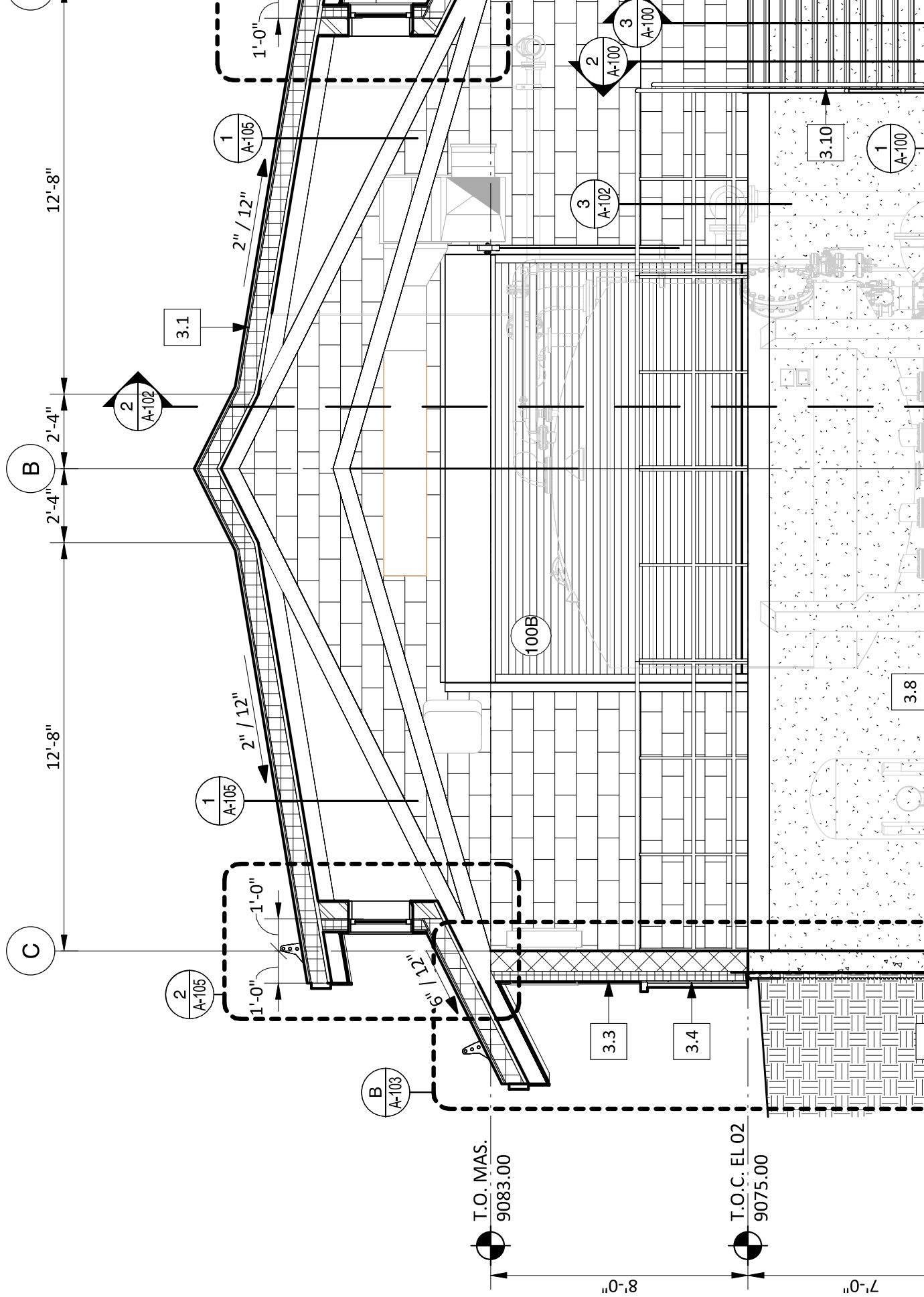
ADA ACCESSIBILITY: THE BUILDING IS ACCESSIBLE TO ALL OCCUPANTS OF THIS BUILDING, INCLUDING THOSE WITH DISABILITIES. PER THE 2010 ADA STANDARDS, PERSONNEL FOR MAINTENANCE ARE NOT REQUIRED TO BE ACCESSIBLE.





1. NORTH ELEVATION

1/4" = 1'-0"



PRE-FIN. STANDING SEAM
MTL. ROOF ON HIGH TEMP
ICE & WATER SHIELD ON 1/2"
COVER BD. ON 6" POLYISO.
INSUL. (R-36 MIN.) ON 1-1/2"
MTL. DECK ON STL. SCISSOR
TRUSS - RE: STRUCT.

T.O. MAS. LOW
9082.33

PRE-FIN. CEMENTITIOUS
FIBER BD. LAP SIDING ON
3-1/2" GALV. Z-FURRING @
24" O.C. W/ 3-1/2" XPS INSUL.
(R-15.2 MIN.) ON LIQUID
APPLIED AIR BARRIER ON 8"
CMU - RE: STRUCT.

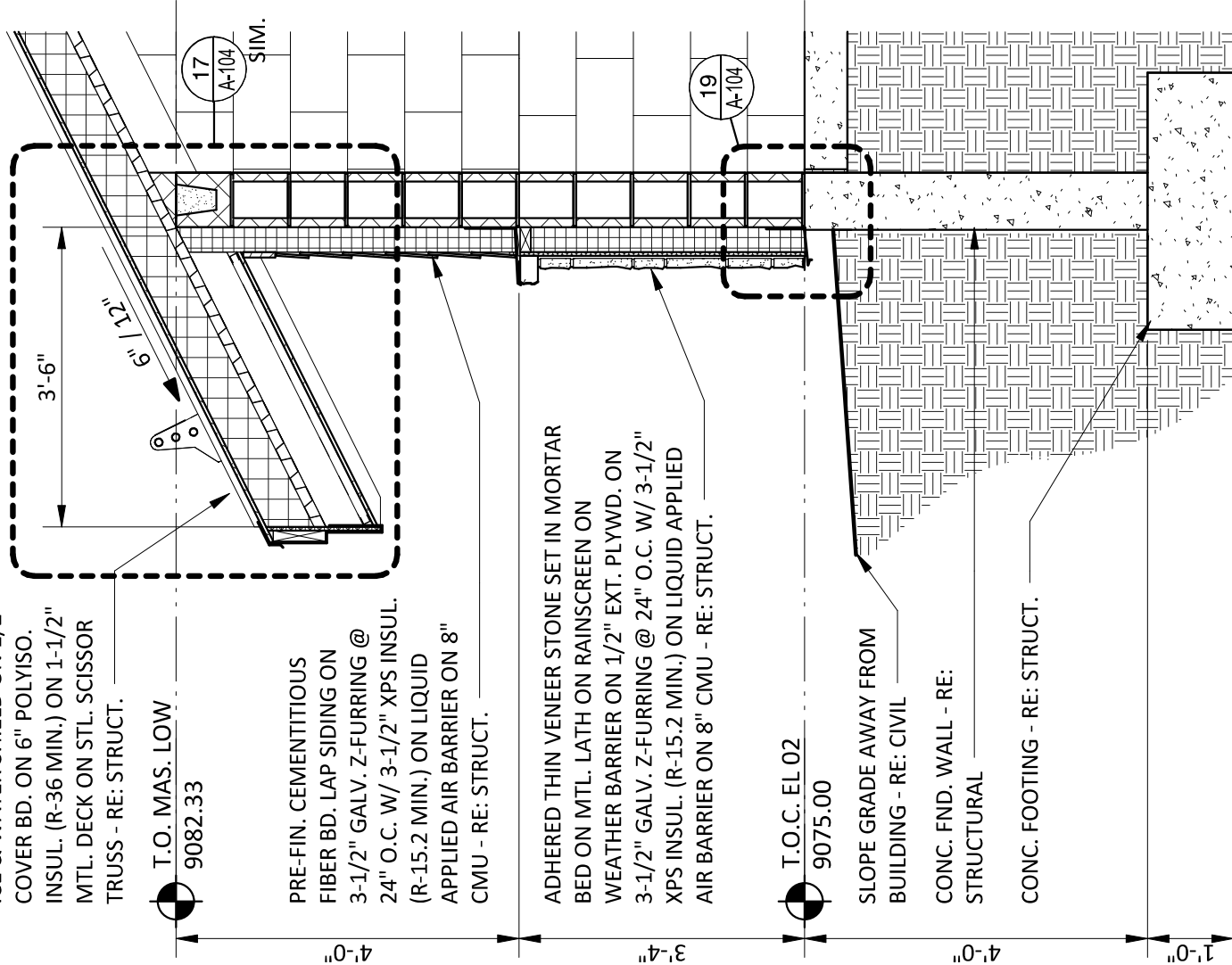
ADHERED THIN VENEER SET IN MORTAR
BED ON MTL. LATH ON RAINSCREEN ON
WEATHER BARRIER ON 1/2" EXT. PLYWD. ON
3-1/2" GALV. Z-FURRING @ 24" O.C. W/ 3-1/2"
XPS INSUL. (R-15.2 MIN.) ON LIQUID APPLIED
AIR BARRIER ON 8" CMU - RE: STRUCT.

T.O.C. EL 02
9075.00

SLOPE GRADE AWAY FROM
BUILDING - RE: CIVIL

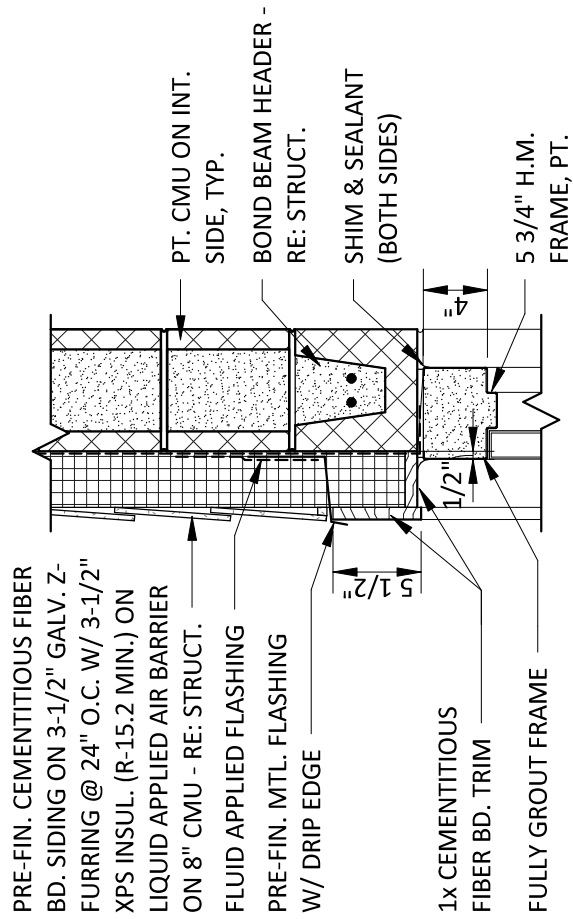
CONC. FND. WALL - RE:
STRUCTURAL

CONC. FOOTING - RE: STRUCT.



PRE-FIN. STANDING SEAM MTL. ROOF
ON HIGH TEMP ICE & WATER SHIELD ON
1/2" COVER BD. ON 6" POLYISO. INSUL.
(R-36 MIN.) ON 1-1/2" MTL. DECK ON
STL. SCISSOR TRUSS - RE: STRUCT.

PRE-FIN. CEMENTITIOUS FIBER BD.
LAP SIDING ON 3-1/2" GALV. Z-
FURRING @ 24" O.C. W/ 3-1/2" XPS
INSUL. (R-15.2 MIN.) ON LIQUID

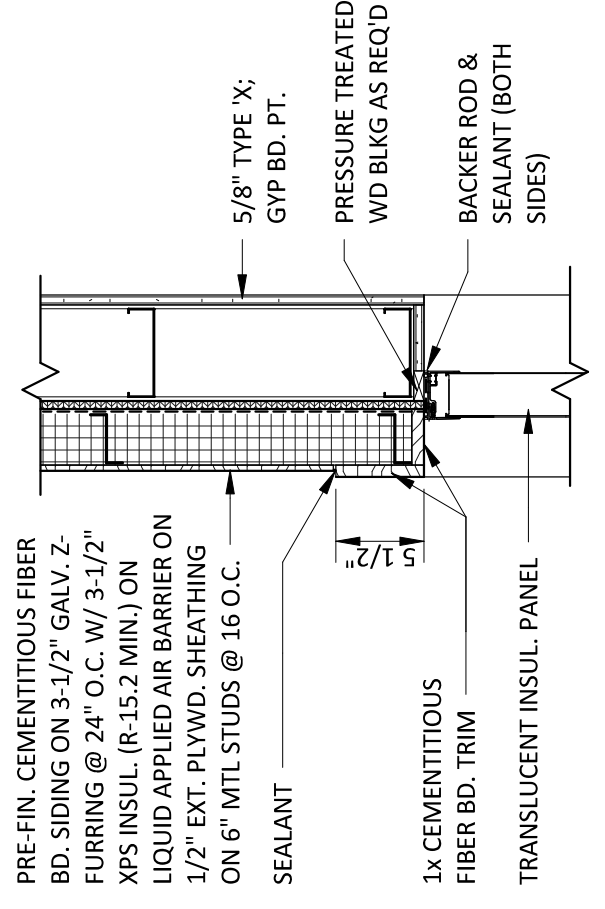
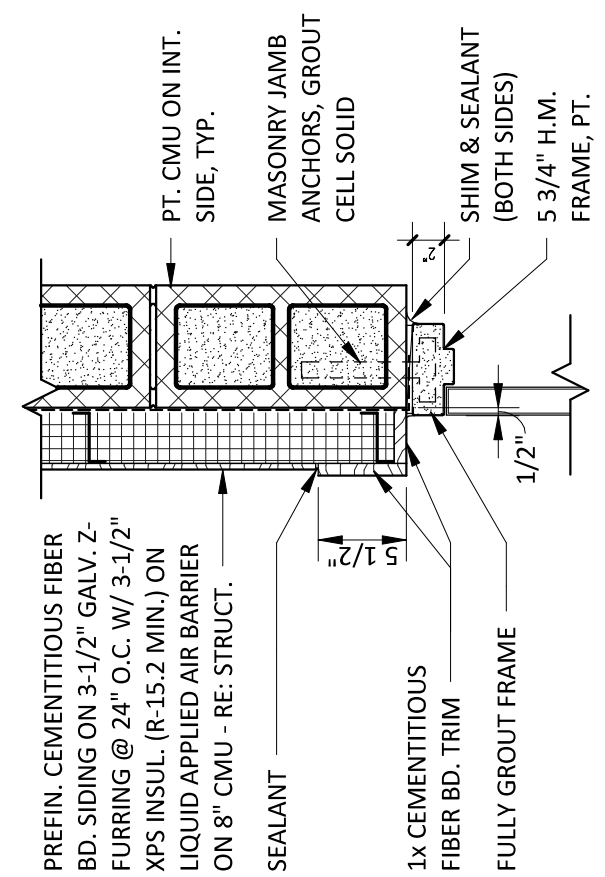
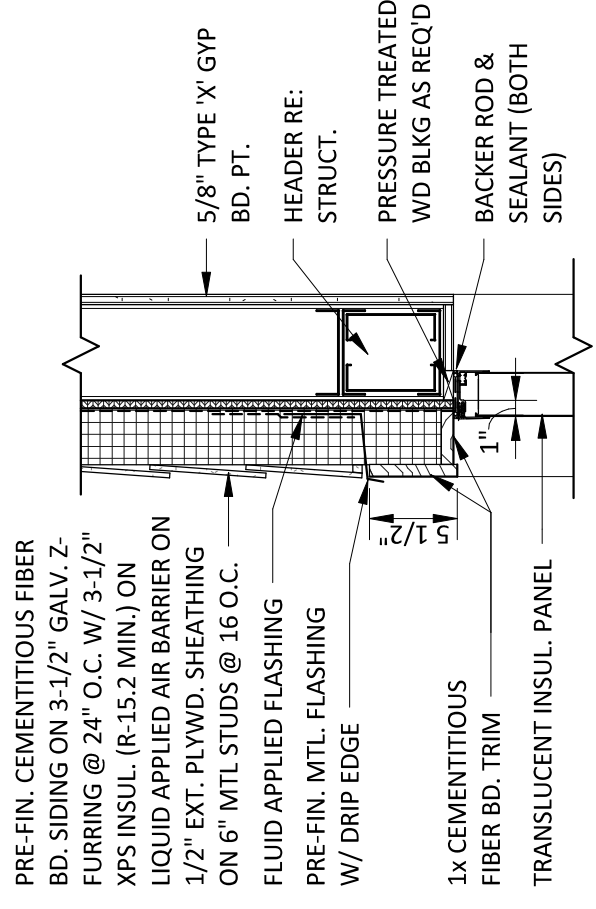


1. DOOR HEAD DETAIL

1" = 1'-0"

6. HEAD DETAIL @ K1

1" = 1'-0"



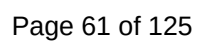
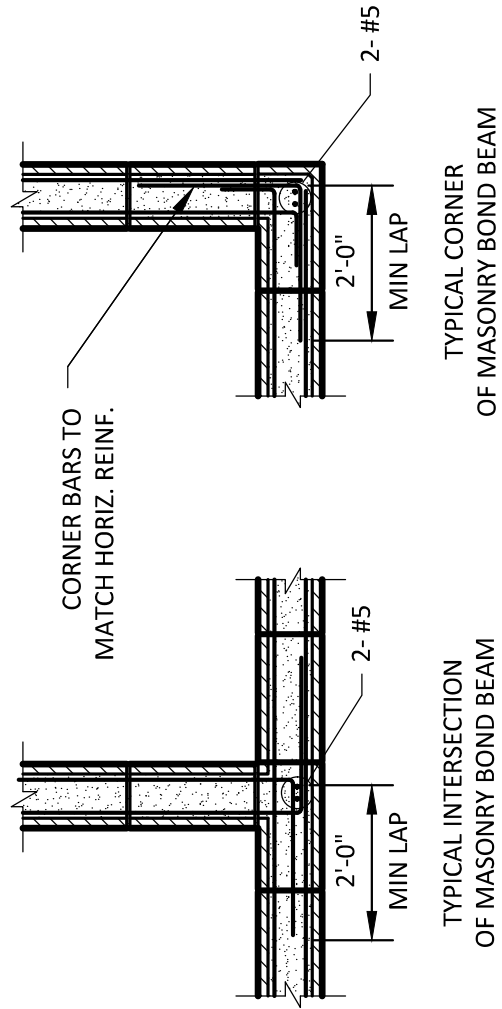


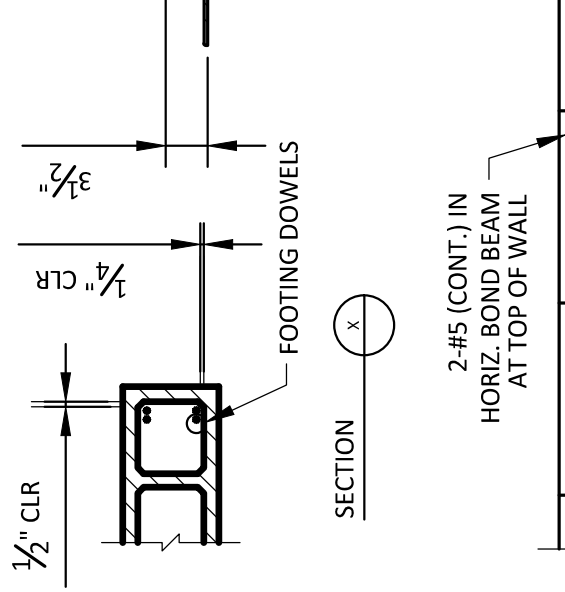
TABLE: MIN. LAP, DOWEL LENGTH & STD. HOOK FOR VERT. AND HORIZ. BARS		
BARS	MIN. LAP AND DOWEL LENGTH	STD. HOOK
#5	2'-6"	10"
#6	3'-0"	11"
#7	4'-3"	1'-0"
#8	5'-0"	1'-2"
#9	5'-8"	1'-4"
#10	6'-4"	1'-6"

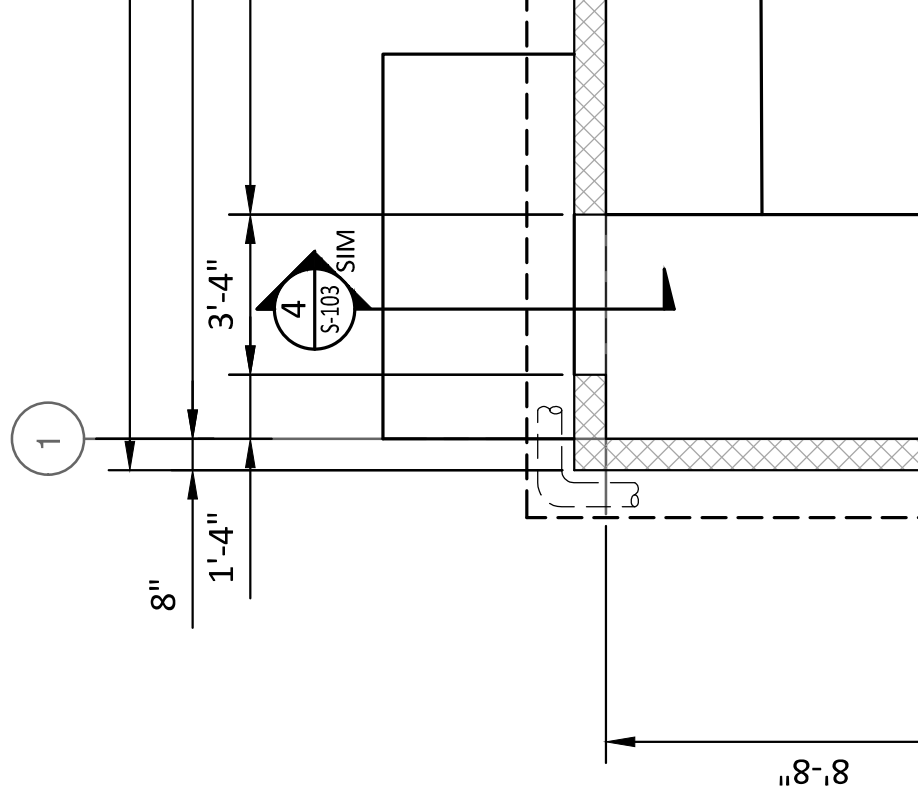


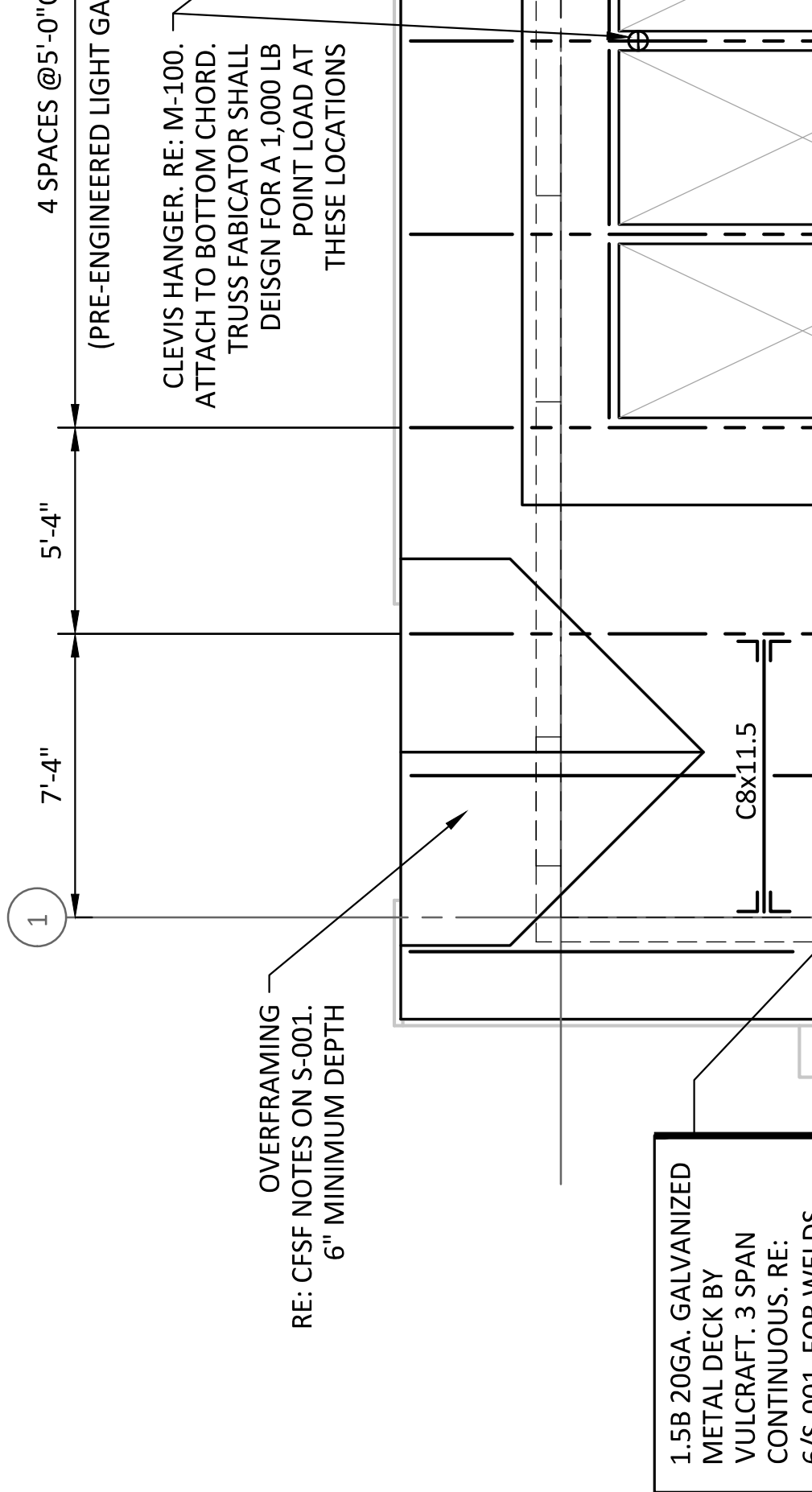
MASONRY BLOCK TERMINOLOGY

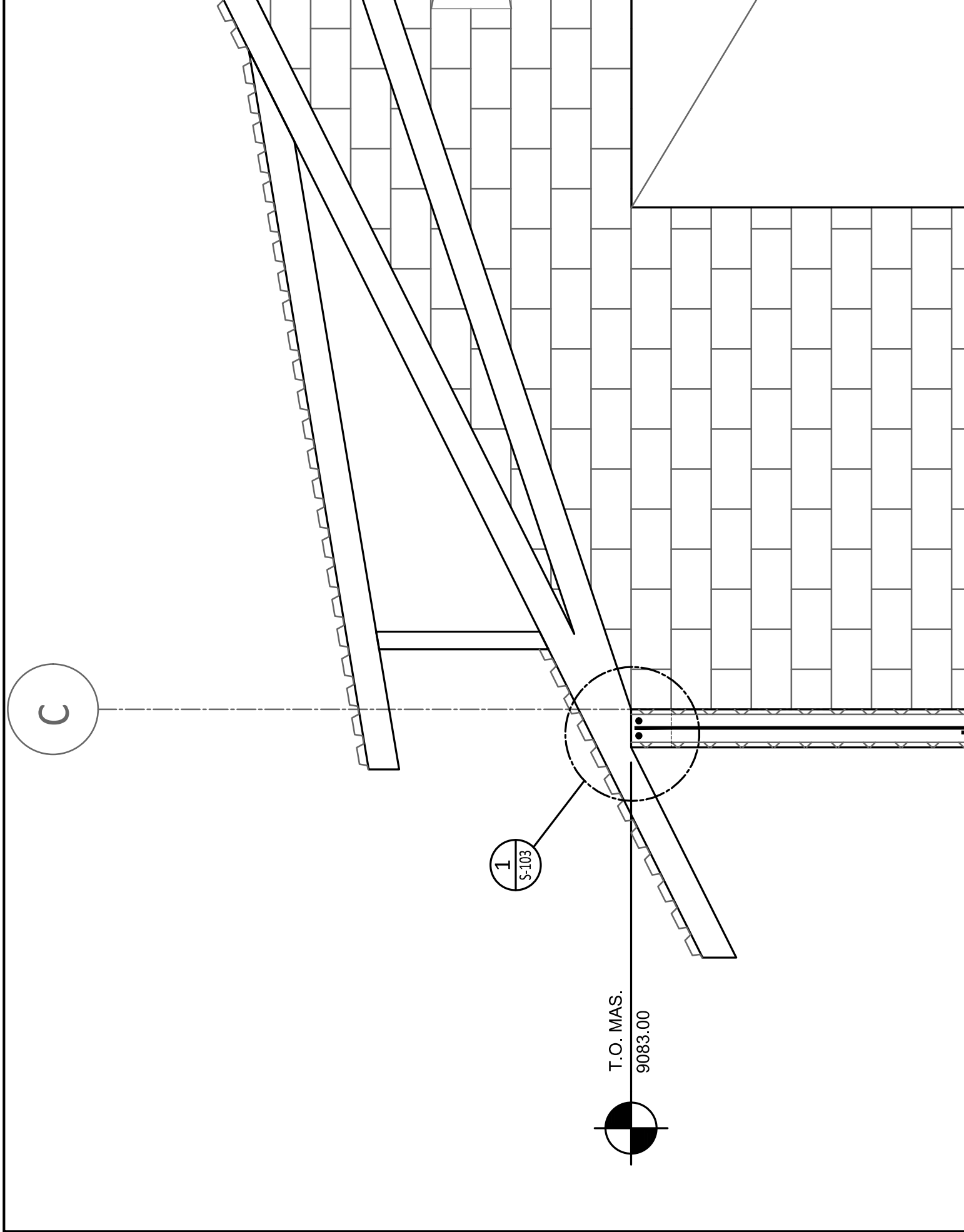
- LINTEL BLOCK USED FOR HORIZONTAL BOND BEAMS AND HAS SOLID BOND BEAM USED FOR HORIZONTAL BOND BEAMS (AND LINTELS) AND HAS OPENINGS FOR VERTICAL REINFORCEMENT IN WALLS AND BOND BEAMS AS SHOWN IN SECTIONS.
- CELLS TO ALLOW FOR CONTINUOUS GROUTING

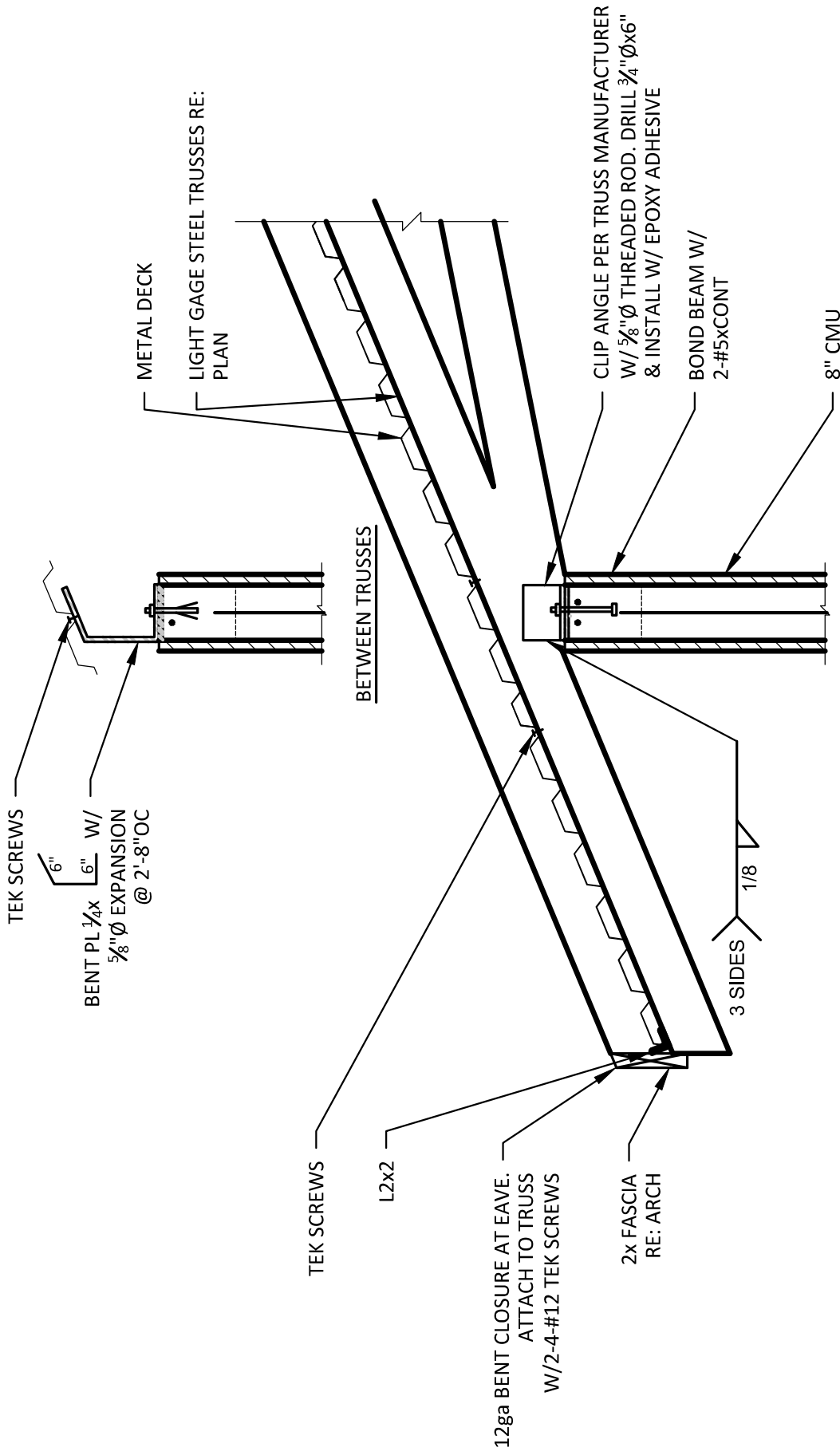
L8x6x1/2 (LLH) W/ 5/8"Ø -
EXPANSION ANCHORS @ 24" O.C.
EMBED 4" MIN. (AT BRICK VENEER)











SECTION

1
S-103

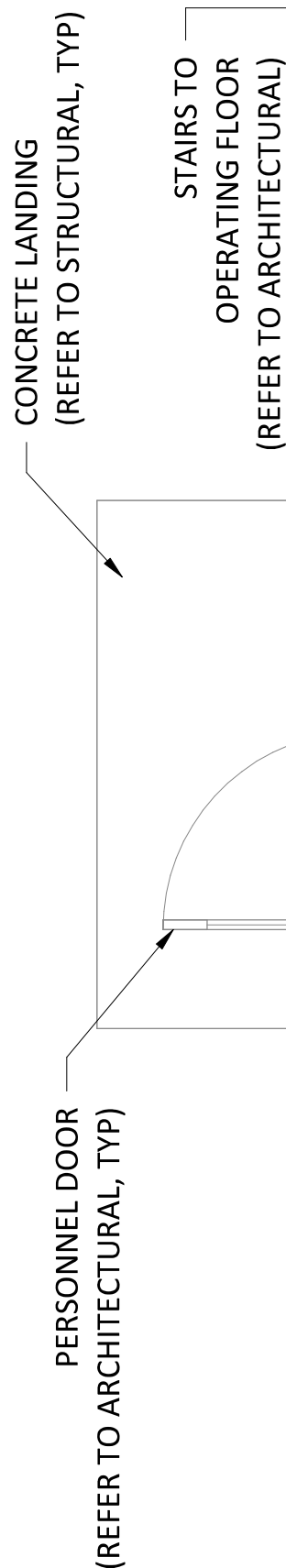
3/4"=1'-0"

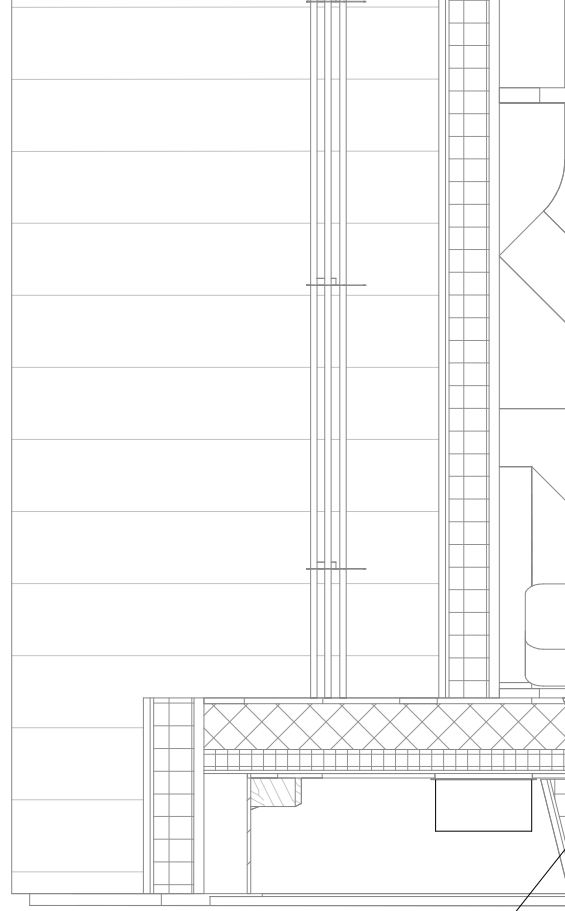
CMU WALL BEYOND RE: PLAN

1/2" ϕ x 1'-6" SMOOTH

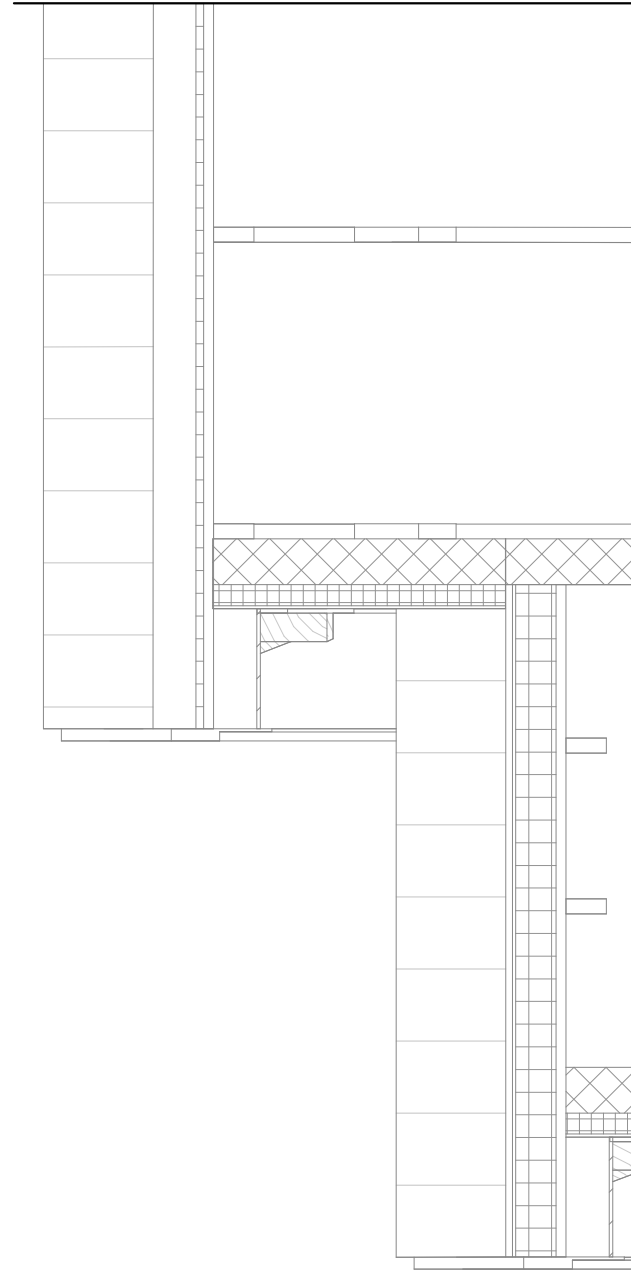
Vessel Appurtenance Schedule

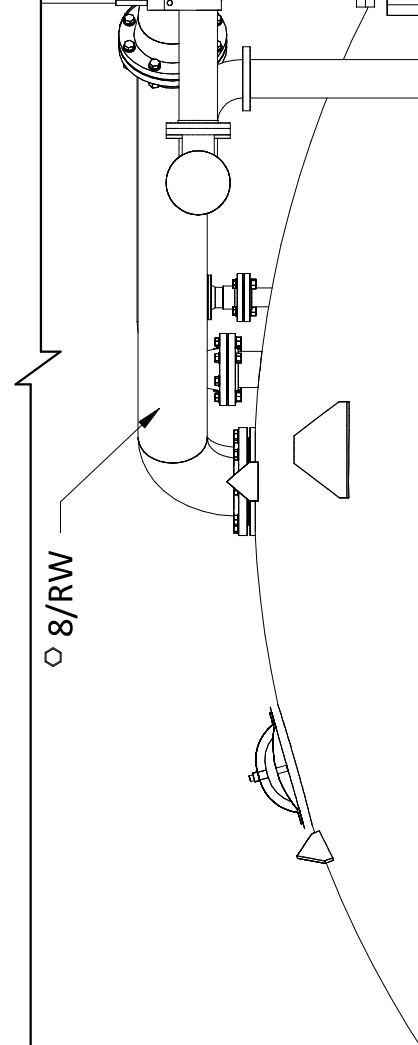
	Quantity	Size	Elevation	Orientation A
Treatment Vessel 1 (TNK-601)				
Manway	1	Refer to spec section 43.31.13	1073	
ARV	1	Refer to spec section 43.31.14	Top of vessel	
Effluent Piping Connection (TVE)	1	8 inches	Bottom of Vessel	
Raw Water Piping Connection (RW)	1	8 inches	Top of vessel	
Media Fill Connection (FILL)	1	4 inches	Top of vessel	
Washdown (WASH)	1	2 inches	Top of vessel	
Treatment Vessel 2 (TNK-602)				
Manway	1	Refer to spec section 43.31.13	9073	
ARV	1	Refer to spec section 43.31.14	Top of vessel	
Effluent Piping Connection (TVE)	1	8 inches	Bottom of Vessel	
Raw Water Piping Connection (RW)	1	8 inches	Top of vessel	
Media Fill Connection (FILL)	1	4 inches	Top of vessel	
Washdown (WASH)	1	2 inches	Top of Vessel	
1. Locations are approximate and provided for reference				

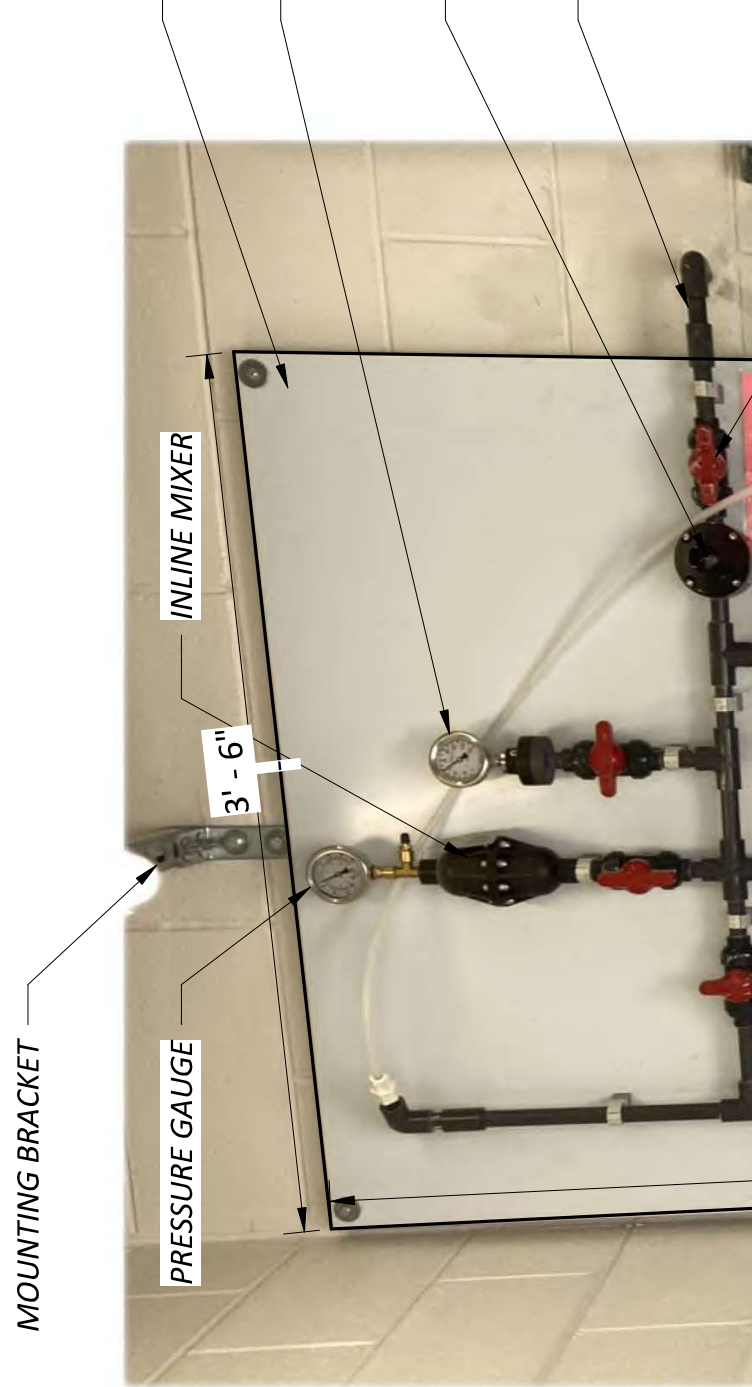




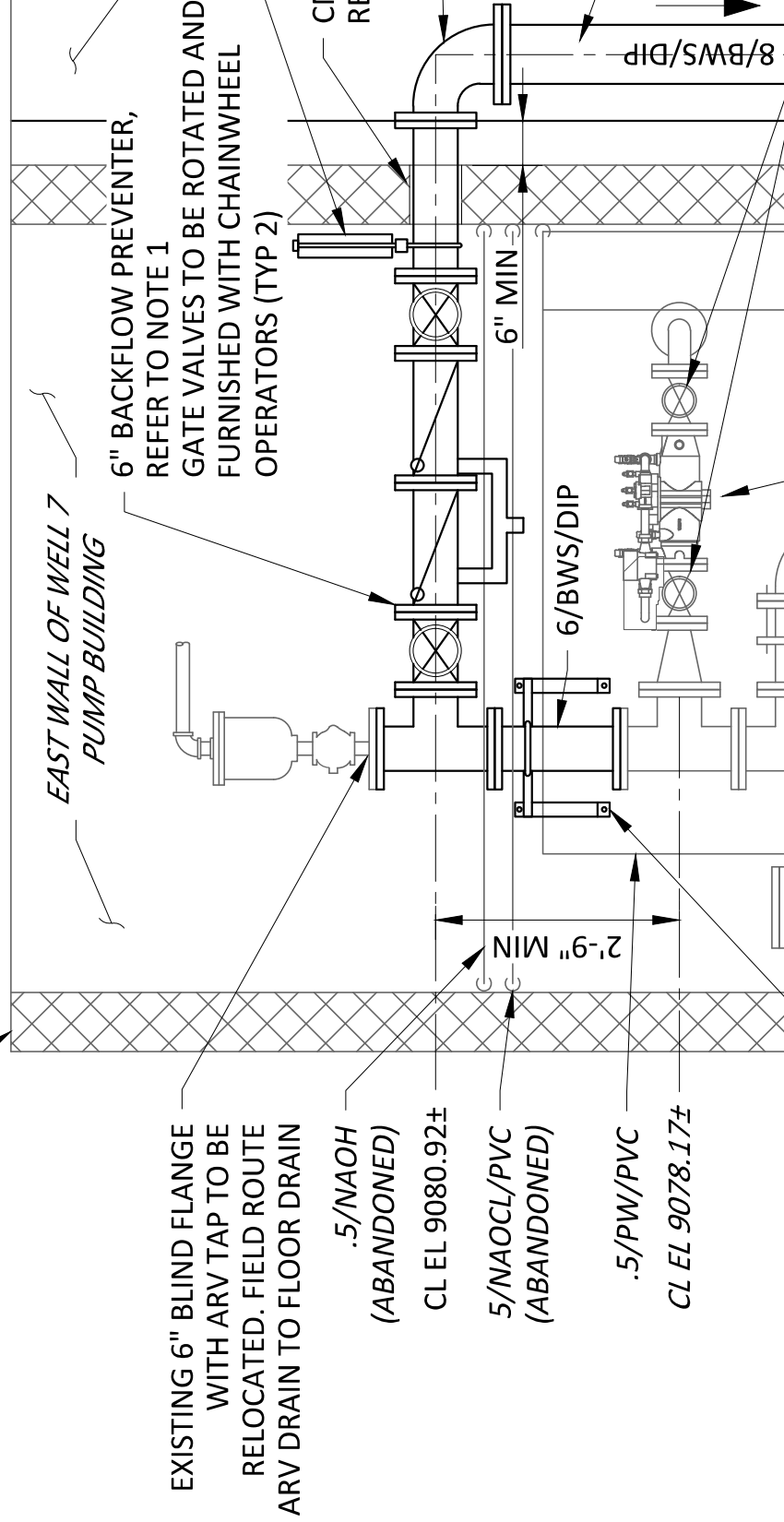
OVERHEAD DOOR
REF. TO ARCHITECTURAL

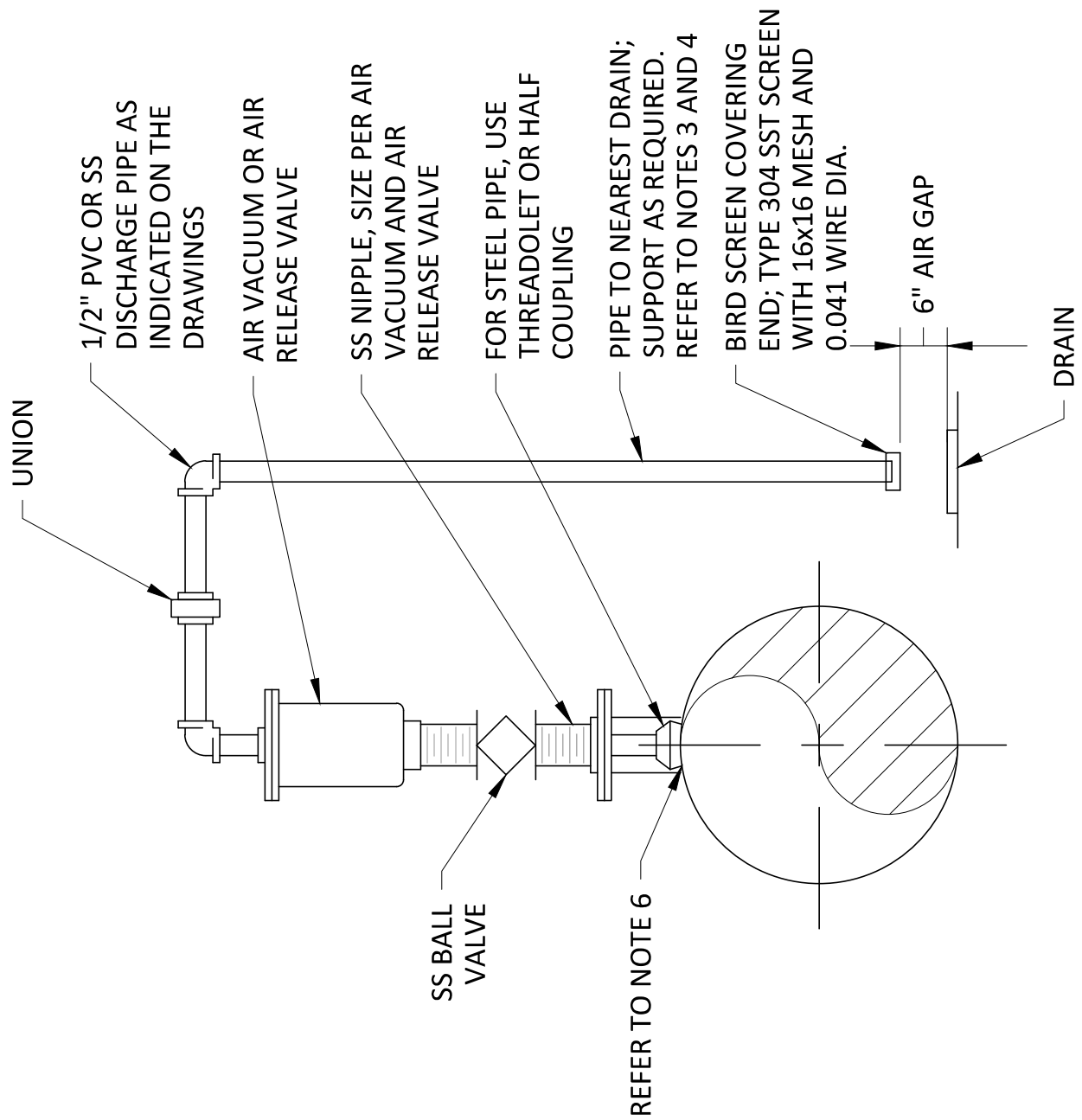






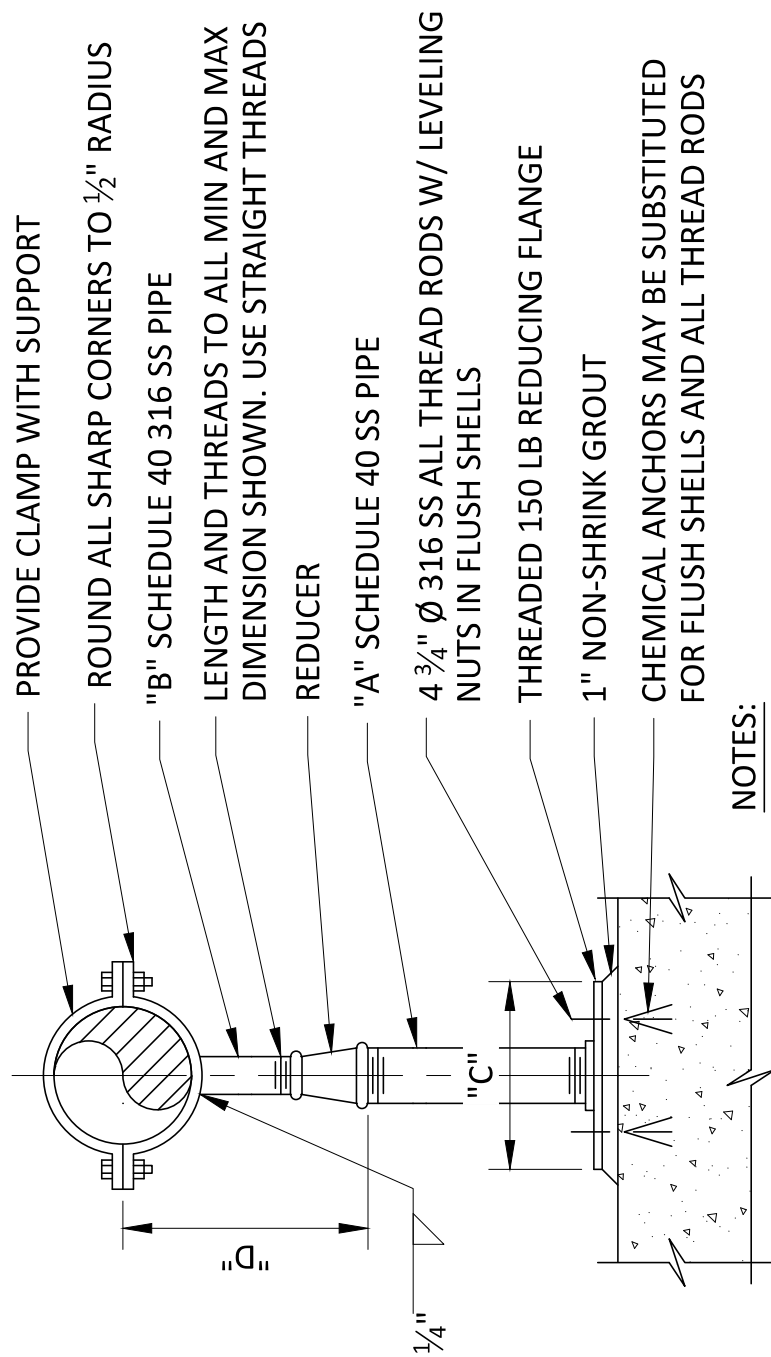
TOP OF CIMU - 9085.0 +/-





NOTES:

1. VALVE SIZE SHALL BE AS INDICATED ON THE DRAWINGS.
2. SERVICE TAP AND PLUG VALVE SHALL MATCH VALVE INLET SIZE.



ADJUSTABLE PIPE SADDLE SUPPORT SCHEDULE DIMENSIONS IN INCHES					
SIZE OF SUPPORTED PIPE	PIPE SIZE "A"	PIPE SIZE "B"	"C"	"D"	
				MINIMUM	MAXIMUM
2 1/2	2 1/2	1 1/2	9	8	13
3	2 1/2	1 1/2	9	8 1/2	13 1/2
3 1/2	2 1/2	1 1/2	9	8 1/2	13 1/2
4	3	2 1/2	9	9 1/2	14
6	3	2 1/2	9	10 1/2	15 1/2
8	3	2 1/2	9	11 1/2	16 1/2
10	3	2 1/2	9	13 1/2	18 1/2
12	3	2 1/2	9	15	19 1/2
14	4	3	11	16 1/2	20 1/2
16	4	3	11	17 1/2	22 1/2

*

MECHANICAL

ALL SYMBOLS IN LEGEND MAY NOT BE USED

ABBREVIATIONS

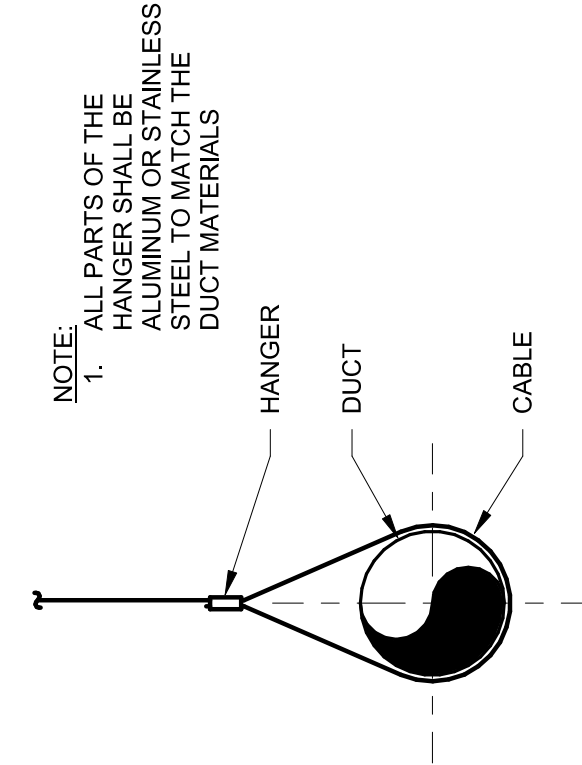
AFF	ABOVE FINISHED FLOOR	TCEAD	TEMPERATURE CONTROL EXHAUST AIR DAMPER
AP	ACCESS PANEL	TCOAD	TEMPERATURE CONTROL OUTSIDE AIR DAMPER
BBD	BAROMETRIC BACKDRAFT DAMPER	TCRAD	TEMPERATURE CONTROL RETURN AIR DAMPER
BOD	BOTTOM OF DUCT	TCP	TEMPERATURE CONTROL PANEL
BOP	BOTTOM OF PIPE	TYP	TYPICAL
CL EL.	CENTER LINE ELEVATION	UNO	UNLESS NOTED OTHERWISE
DIA, D, Ø	DIAMETER	VTR	VENT THROUGH ROOF
EA	EXHAUST AIR	(N)	NEW
I.E.	INVERT ELEVATION	(E)	EXISTING
MA	MIXED AIR	(R)	RELOCATED
MD	MOTORIZED DAMPER	(F)	FUTURE
MVD	MANUAL VOLUME DAMPER		EXISTING WORK IS SHOWN AS LIGHT LINE
NC	NORMALLY CLOSED		TO BE DEMOLISHED WORK IS SHOWN WITH BOLD DASHED LINES
NIC	NOT IN CONTRACT		NEW WORK IS SHOWN WITH BOLD SOLID LINES
NO	NORMALLY OPEN		
OA	OUTSIDE AIR		
RA	RETURN AIR		
REL	RELIEF AIR		
SA	SUPPLY AIR		

SHEET METAL

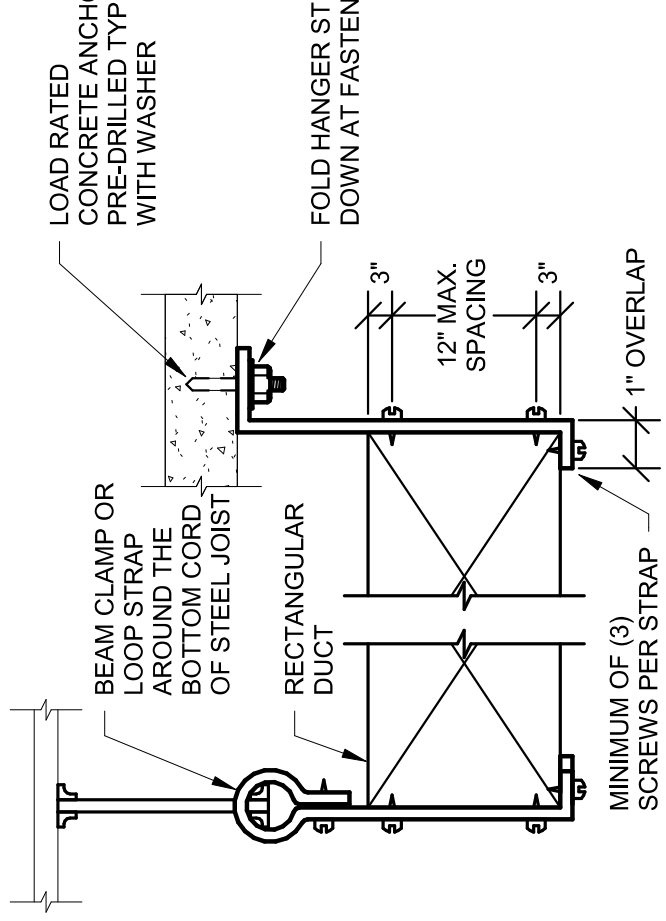
	SUPPLY ROUND DUCT DOWN		DUCT END CAP
	SUPPLY ROUND DUCT UP		RECTANGULAR 90° TAKEOFF WITH BEVELED TAP
	RETURN ROUND DUCT DOWN		ROUND 90° CONICAL TAKEOFF FROM RECTANGLE TRUNK
	RETURN ROUND DUCT UP		ROUND 90° CONICAL TAKEOFF W/ MANUAL VOLUME DAMPER
	EXHAUST ROUND DUCT DOWN		ROUND DUCT TAP OFF TOP OF DUCT
	EXHAUST ROUND DUCT UP		BEVELED TAP OFF TOP OF DUCT
	SUPPLY DUCT DOWN		RECTANGLE DUCT DISCHARGE/BOTTOM IN PLAN
	SUPPLY DUCT UP		
	RETURN DUCT DOWN		

DUCT HANGERS AND SUPPORTS

	CONDITION	WIDTH (IN.)	MINIMUM WIDTH (IN)	MINIMUM GAUGE	MAXIMUM SPACING (FT.)	ANGLE (IN.)	THICKNESS (IN.)	MAXIMUM SPACING (FT.)
RECTANGULAR	HORIZONTAL	UP TO 30	1	16	8	-	-	-
	HORIZONTAL	31 TO 48	1 1/2	16	8	-	-	-
	HORIZONTAL ON WALL	UP TO 18	1 1/2	16	8	1 x 1	1/8	8
	HORIZONTAL ON WALL	19 TO 40	-	-	-	1-1/2 x 1-1/2	1/8	4
	VERTICAL ON WALL	UP TO 24	1 1/2	16	10			
	VERTICAL ON WALL	25 TO 36	-	-	-	1 x 1	1/8	10
ROUND	HORIZONTAL	UP TO 18	1	16	10			
	HORIZONTAL	19 TO 36	1	12	10			



NOTE:
1. ALL PARTS OF THE HANGER SHALL BE ALUMINUM OR STAINLESS STEEL TO MATCH THE DUCT MATERIALS



**SECTION A-A
ROUND DUCT SUPPORT**

**SECTION B-B
HANGER STRAP SUPPORT**



Project Information

Energy Code: 2018 IECC
Project Title: Town of Frisco, Wel
Location: Frisco, Colorado
Climate Zone: 7
Project Type: New Construction

Construction Site:
612 Recreation Way
Frisco, Colorado 80443
Owner/Agent:
Town of Frisco
102 School Road
Frisco, Colorado

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Mechanical Systems List

QuantitySystem Type & Description

- | | |
|---|---|
| 1 | EUH-1 (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Electric, Capacity = 3
No minimum efficiency requirement applies |
| 1 | EUH-2 (Unknown w/ PerimeterSystem):
Heating: 1 each - Unit Heater, Electric, Capacity = 2
No minimum efficiency requirement applies |
| 2 | EUH-3 AND EUH-4 (Unknown w/ PerimeterSystem):
Heating: 2 each - Unit Heater, Electric, Capacity = 1
No minimum efficiency requirement applies |

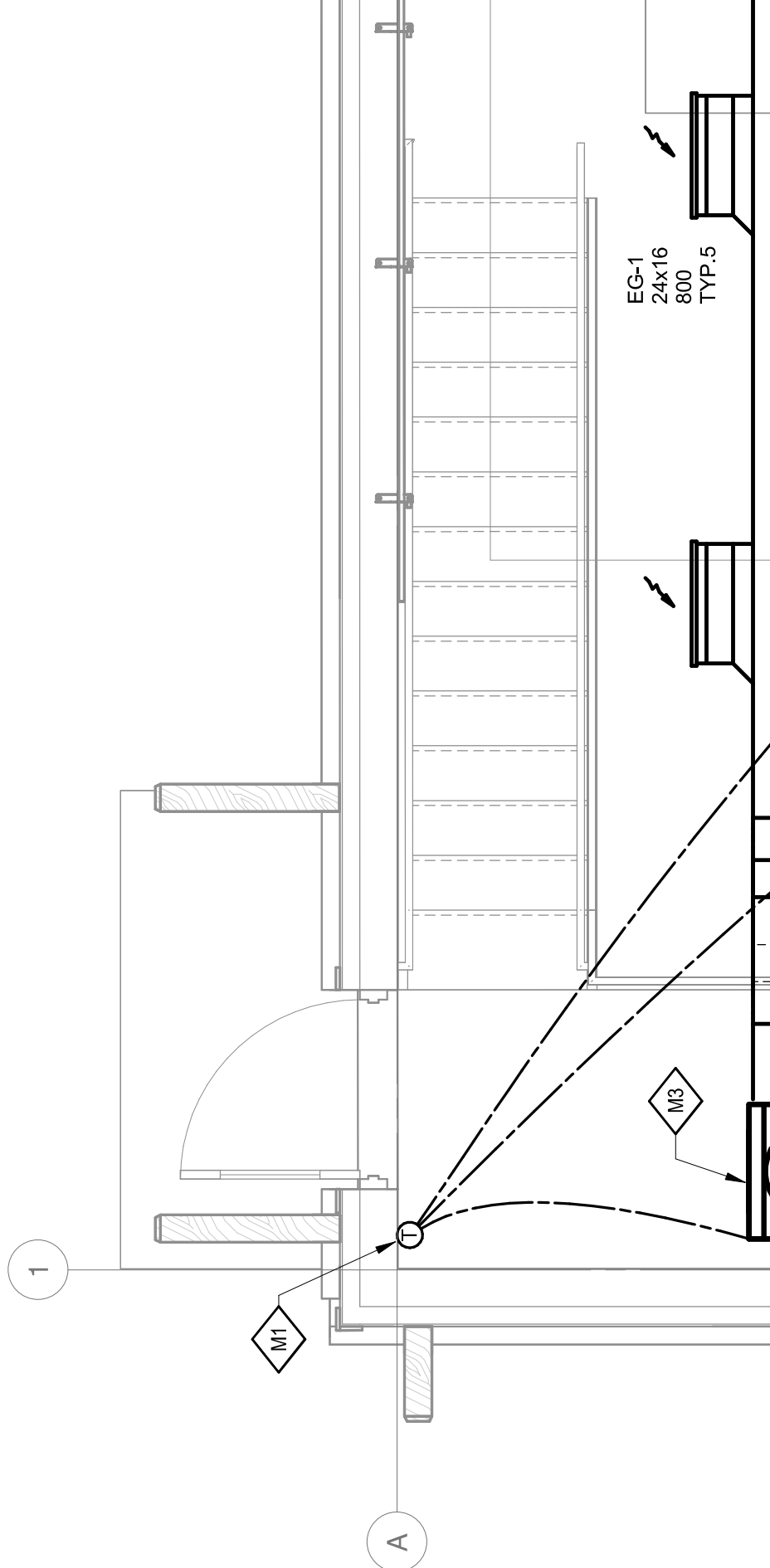
Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design reprints specifications, and other calculations submitted with this permit designed to meet the 2018 IECC requirements in COMcheck Version 7.0 mandatory requirements listed in the Inspection Checklist.

KARI NELSON, PE - SENIOR MECHANICAL 
Name - Title Signature

Section # & Req.ID	Rough-In Electrical Inspection	Compli
C405.6 [EL26] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐ Complies ☐ Does Not ☐ Not Obse ☐ Not Appli
C405.7 [EL27] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not ☐ Not Obse ☐ Not Appli
C405.8.2, C405.8.2.1 [EL28] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not ☐ Not Obse ☐ Not Appli
C405.9 [EL29] ²	Total voltage drop across the combination of feeders and branch circuits $\leq 5\%$.	☐ Complies ☐ Does Not ☐ Not Obse ☐ Not Appli

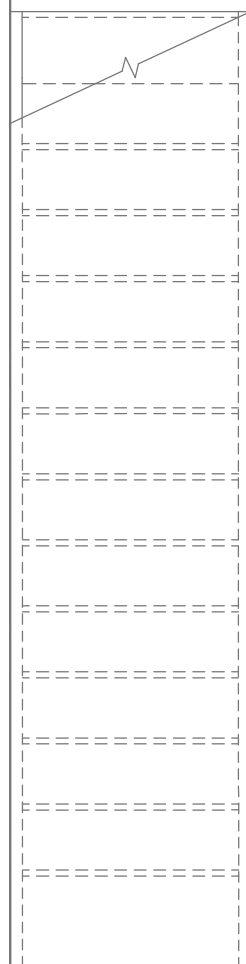
Additional Comments/Assumptions:



PLAN CODE	DESCRIPTION	LOCATION
HB-1	HOSE BIBB	TREATMENT ROOM
FD-1	FLOOR DRAIN	TREATMENT ROOM
FS-1	FLOOR SINK	TREATMENT ROOM
NOTES		
1. PROVIDE WITH 314 STAINLESS STEEL 1/2 GRATE, 304 STAINLESS STEEL INTERIOR. 2. ROUND STAINLESS STEEL STRAINER. 3. PROVIDE WITH BOTTOM DOME STRAINER.		

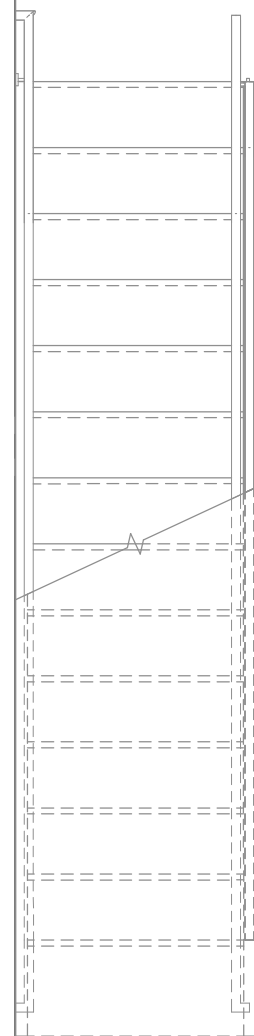
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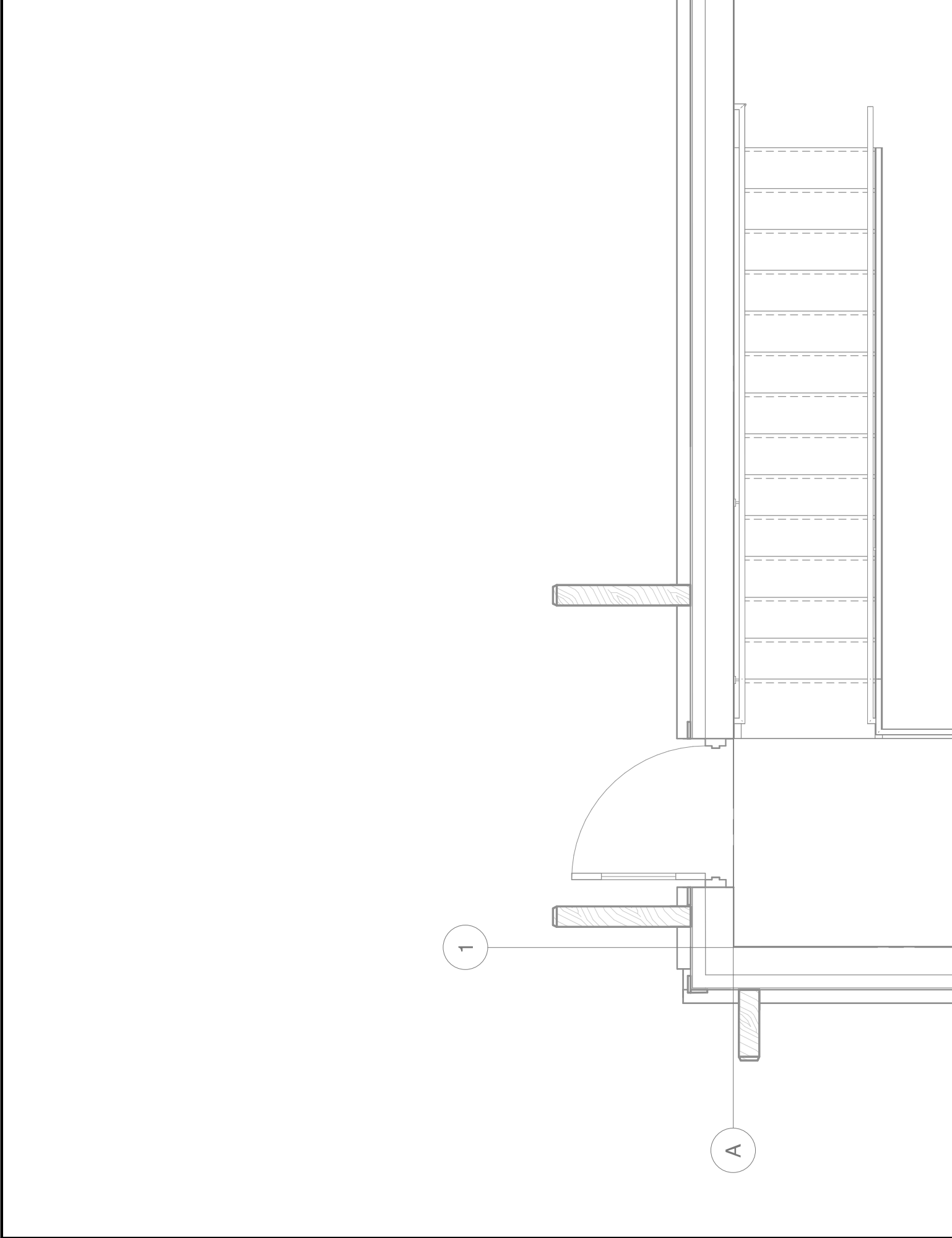
A



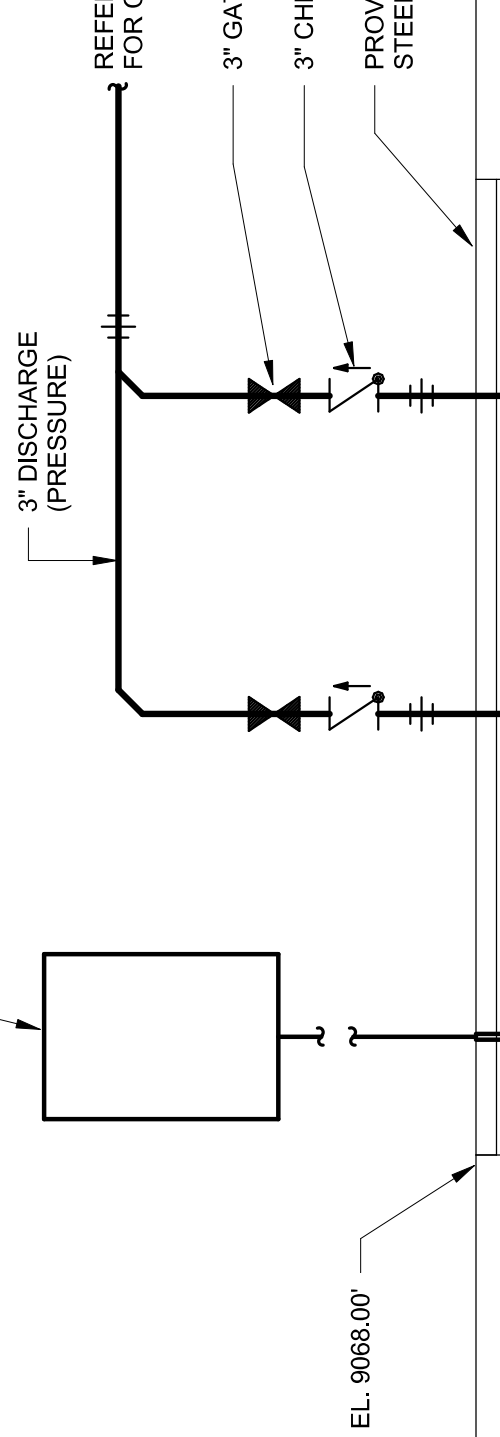
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A





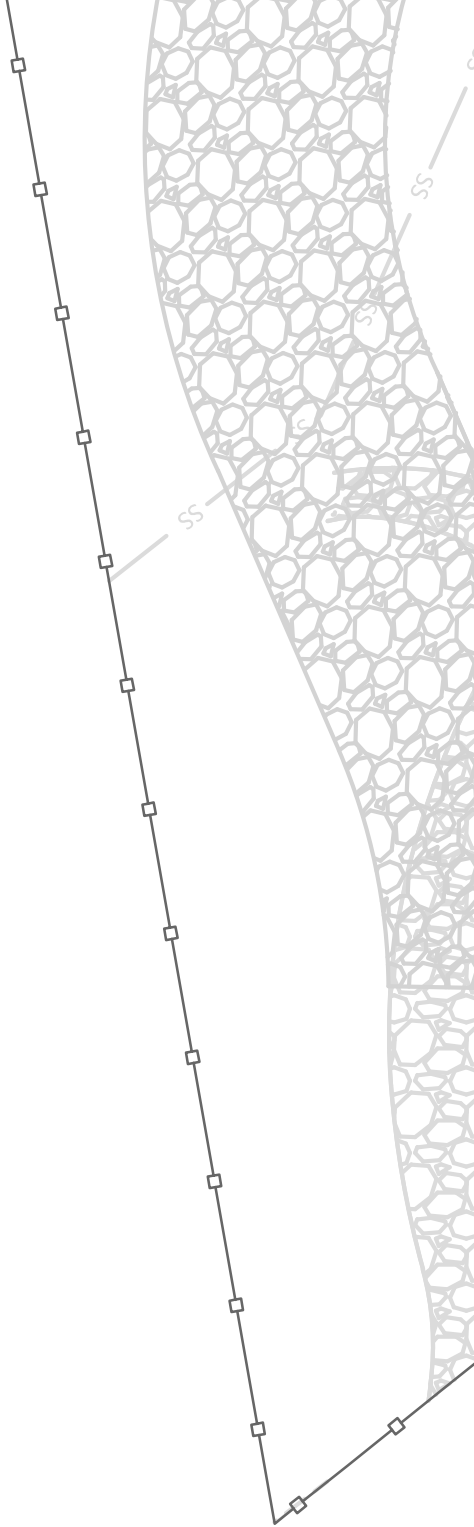
PUMP CONTROL PANEL, LOCATE ON WALL NEAR SUMP. PANEL SHALL BE NEMA 4 RATED, HAVE START/STOP SWITCH, RUN PILOT LIGHT, TEST/TOGGLE PILOT, HIGH WATER PILOT LIGHT, AUDIBLE ALARM, AND DRY CONTACTS FOR REMOTE ALARM, 4 FLOAT OPERATION, ITT CENTRIPRO CONTROL PANEL OR EQUIVALENT.

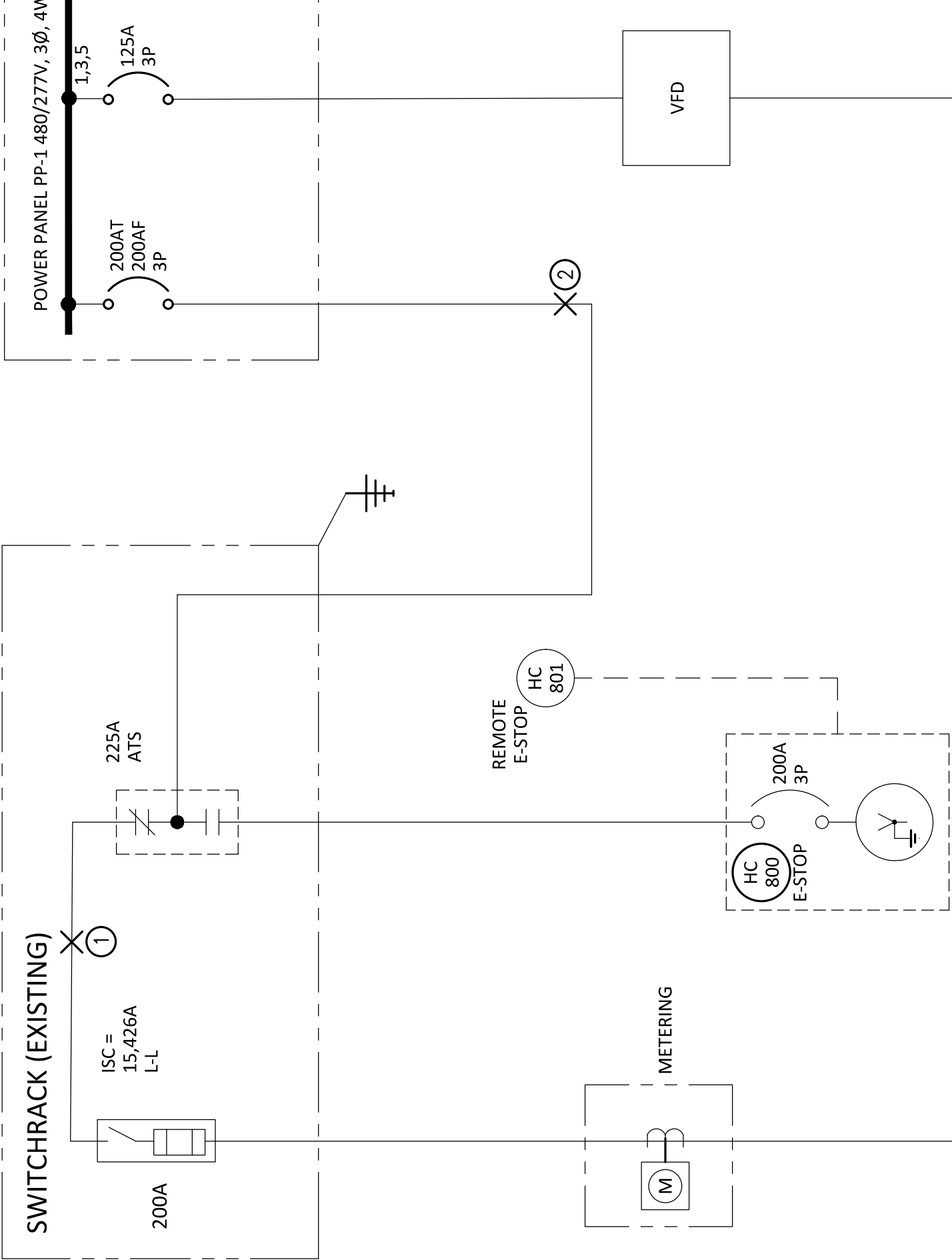


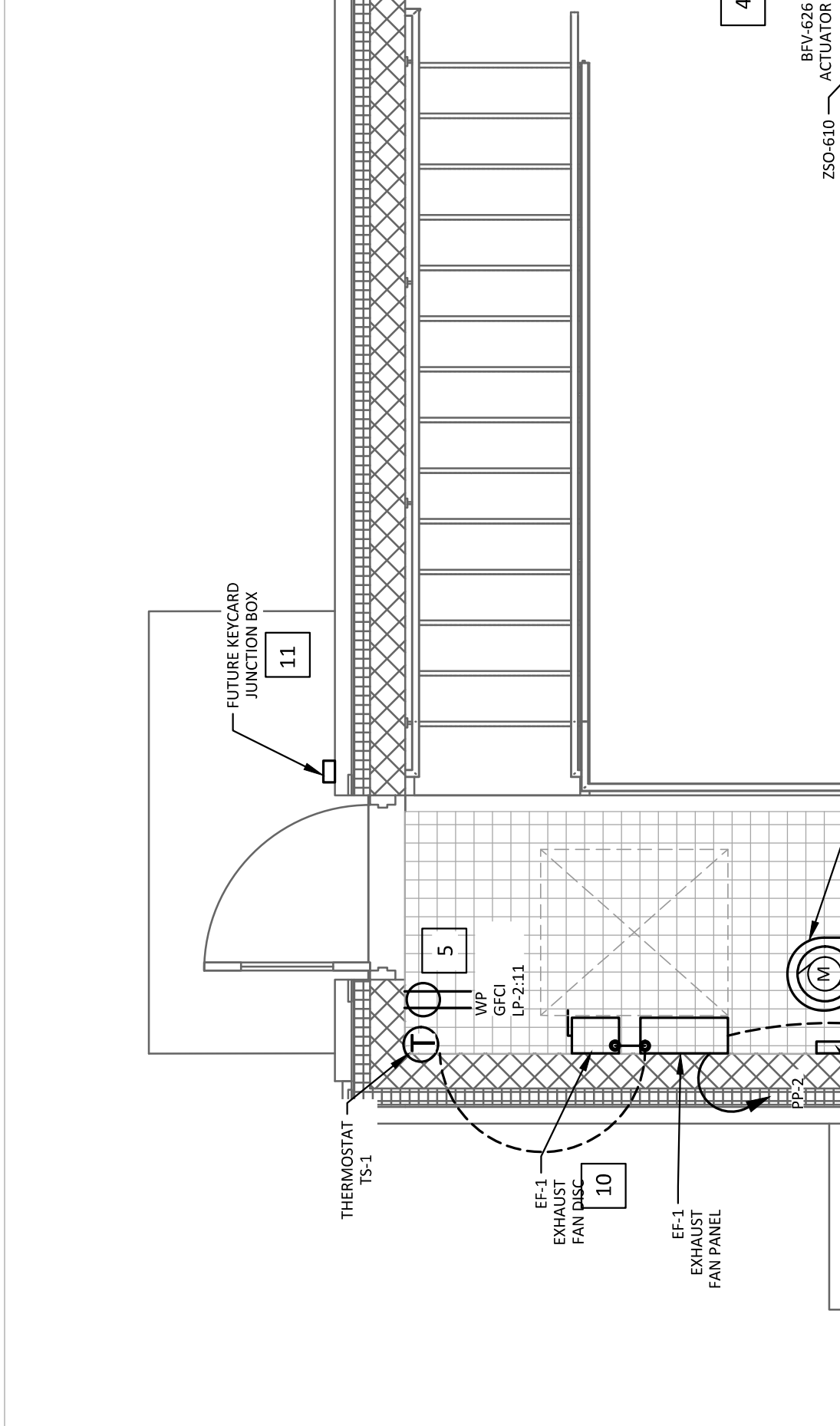
ELECTRICAL GENERAL PROVISIONS

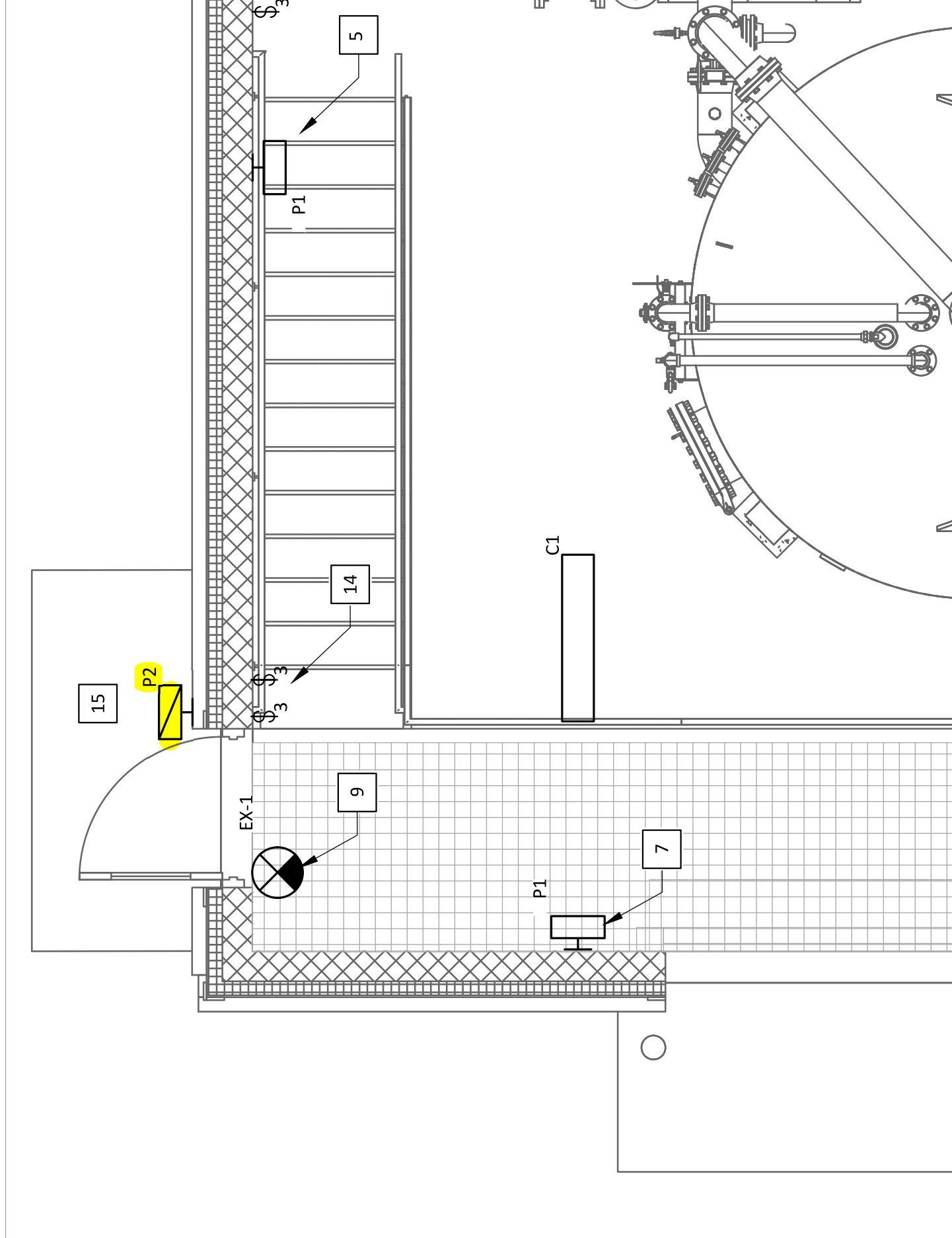
1. THE NOTES CONTAINED ON THIS SHEET ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR WHEN WORKING IN THE FIELD AND CONTAIN EXCERPTS FROM THE SPECIFICATION SECTIONS. HOWEVER, THE CONTRACTOR IS HEREBY ADVISED THAT THE CONTRACT DOCUMENTS CONSIST OF BOTH THE DRAWINGS AND THE SPECIFICATIONS, AND THAT THE CONTRACTOR MUST COMPLY FULLY WITH BOTH THE BOUND DRAWINGS AND THE BOUND SPECIFICATIONS.
2. THE TERM "PROVIDE" USED IN THE DRAWINGS AND SPECIFICATIONS IMPLIES THE CONTRACTOR IS TO FURNISH, TRANSPORT, INSTALL, CONNECT, WARRANT AND START-UP, INCLUSIVELY.
3. WHERE NOTES ON THE DRAWING INDICATE THAT THE CONTRACTOR SHALL FIELD-VERIFY, THE INTENT IS FOR THE CONTRACTOR TO INVESTIGATE TO THE EXTENT NECESSARY TO PROVIDE THE WORK AND MATERIALS PRIOR TO BIDDING AND INCLUDE ALL COSTS IN THE BID PRICE. THE CONTRACT PRICE SHALL NOT BE INCREASED WHEN THE CONTRACTOR HAS NOT INVESTIGATED PER THE NOTES DIRECTING THAT BE DONE.
4. CODES
 - 4.1. ENTIRE INSTALLATION SHALL BE ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS
 - 4.1.1. NFPA 70, NATIONAL ELECTRICAL CODE, 2020 EDITION.
 - 4.1.2. NFPA 101, LIFE SAFETY CODE, 2021 EDITION.
 - 4.1.3. NFPA 820, STANDARD FOR FIRE PROTECTION IN WASTEWATER TREATMENT AND COLLECTION FACILITIES, 2020 EDITION.
 - 4.1.4. NFPA 780, LIGHTNING PROTECTION, 2020 EDITION.
 - 4.1.5. NESC/IEEE C2: NATIONAL ELECTRIC SAFETY CODE, 2017 EDITION.
5. AREA CLASSIFICATION
 - 5.1. THE FOLLOWING AREAS ARE RATED FOR THE STATED HAZARD CLASSIFICATION PER NFPA 820 AND TABLE 4.2.2;
 - 5.1.1. NOT APPLICABLE.
6. ENVIRONMENTAL RATINGS
 - 6.1. THE FOLLOWING AREAS SHALL HAVE THE FOLLOWING ENVIRONMENTAL RATINGS;
 - 6.1.1. ELECTRICAL ROOM - AIR-CONDITIONED
 - 6.1.2. LIFT STATION AREAS - DAMP, VENTILATED, AND HEATED
7. ENCLOSURE RATINGS

ELECTRIC SERVICE METER WEATHERHEAD FUSE, RATING AS SHOWN TRANSFER SWITCH, SIZE AND NUMBER OF POLES AS SHOWN, ATS-AUTOMATIC, MTS-MANUAL, SATS-SERVICE ENTRANCE AUTO INSTRUMENT CLASS CURRENT TRANSFORMER, NUMBER AS SHOWN VOLTAGE TRANSFORMER, INSTRUMENT CLASS, FUSED PRIMARY AND SECONDARY, NUMBER AS INDICATED ZERO SEQUENCE INSTRUMENT CLASS CURRENT TRANSFORMER, NUMBER AS SHOWN LOW VOLTAGE THERMAL MAGNETIC CIRCUIT BREAKER, SIZE AND NUMBER OF POLES AS INDICATED FULL VOLTAGE, NON-REVERSING MOTOR STARTER, SIZE AS INDICATED FULL VOLTAGE, NON-REVERSING COMBINATION MOTOR STARTER, SIZE AS INDICATED	MOTOR, HORSEPOWER AS INDICATED MOTOR WINDING HEATER MOTOR OR STARTER ENCLOSURE SPACE HEATER MOISTURE/LEAKAGE SENSOR THERMISTORS RESISTANCE TEMPERATURE DETECTORS (RTD'S) AND THERMISTORS RESISTANCE TEMPERATURE DETECTORS (RTD'S) FUSED DISCONNECT SWITCH, SIZE AS INDICATED, SWITCH/FUSE NONFUSED DISCONNECT SWITCH, SIZE AS INDICATED VIBRATION SWITCH LEVEL SWITCH
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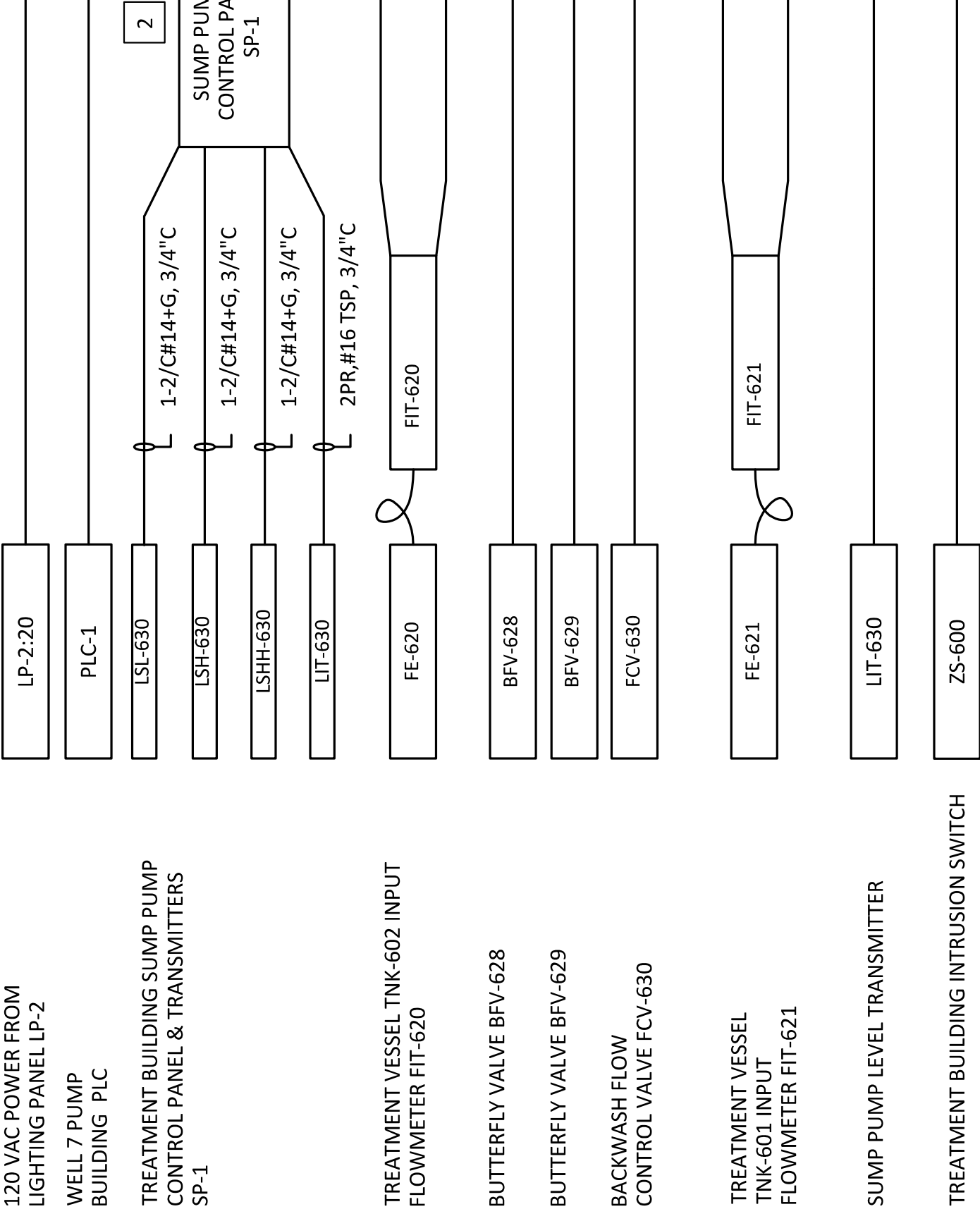




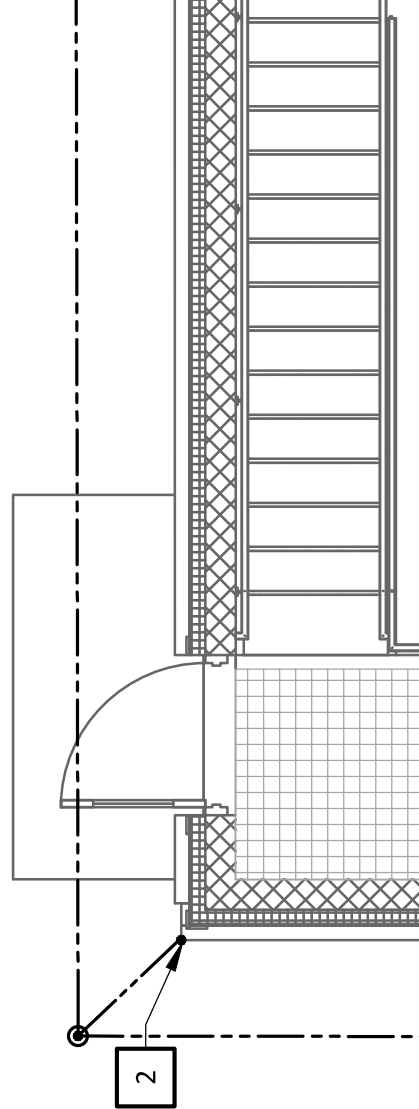


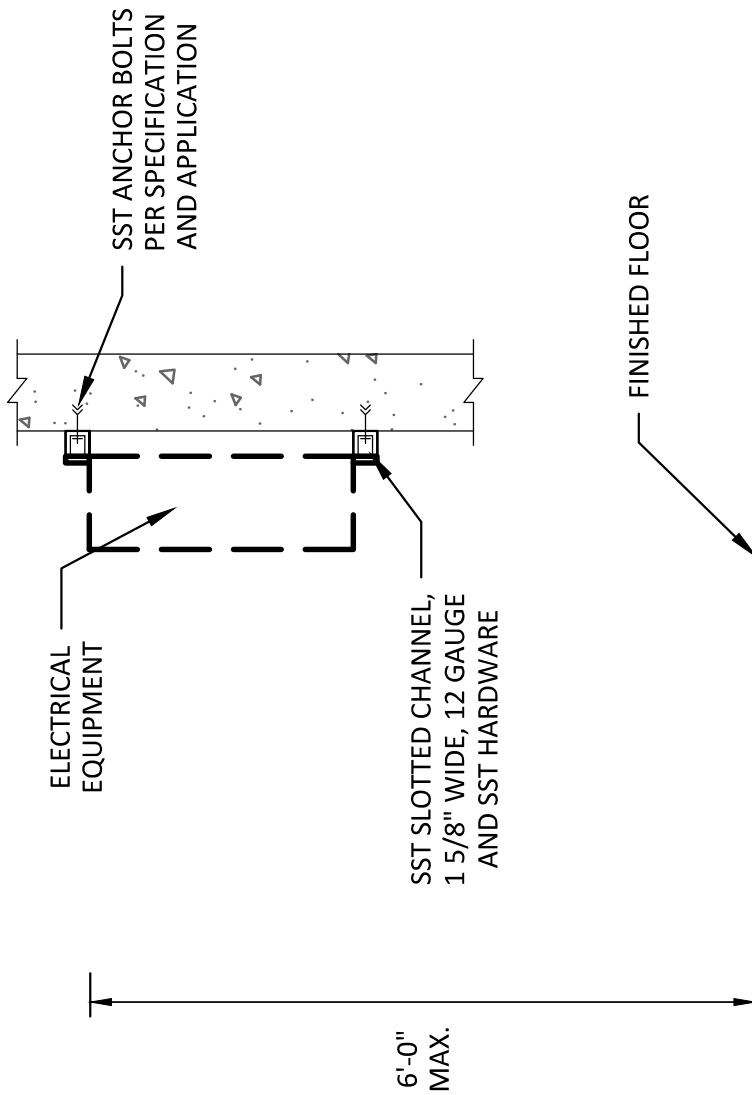


ELECTRICAL PANELBOARD SCHEDULE									
PANEL:	LP-2	LOCATION: Treatment Building							
VOLTAGE:	208Y/120 VAC, 3 PHASE, 4 WIRE	MOUNTING: SURFACE, N							
BUS SIZE:	150A	FED FROM: XFRM T-2							
MAIN SIZE:	100A	MAIN TYPE: CIRCUIT BREAKER							
SCCR:	10 KAIC	NOTES: 24 CIRCUITS							
CIRCUIT TITLE	BREAKER			LOAD VA			LOAD VA		
	CKT NO.	AMP	POLE	PHASE			PHASE		
				A	B	C	A	B	C
NAOH- CHEMICAL METERING PANEL	1	20	1	360			180		
RECEPTACLES - NAOCl STORAGE	3	20	1		720			180	
EMERGENCY LIGHTING	5	20	1			50			180
NAOCl- CHEMICAL METERING PANEL	7	20	1	360			180		
RECEPTACLES - NaOH STORAGE	9	20	1		720			180	
RECEPTACLES - TREATMENT	11	20	1			1200			720
FCV-630 ACTUATOR	13	20	1	180			1800		
SPARE	15	20	1					50	
SPARE	17	20	1						
TOTAL LOAD				900	1440	1250	2160	410	900
PHASE A LOAD (VA) = 3060 PHASE B LOAD (VA) = 1850 PHASE C LOAD (VA) = 2150 TOTAL LOAD (VA) = 7060									





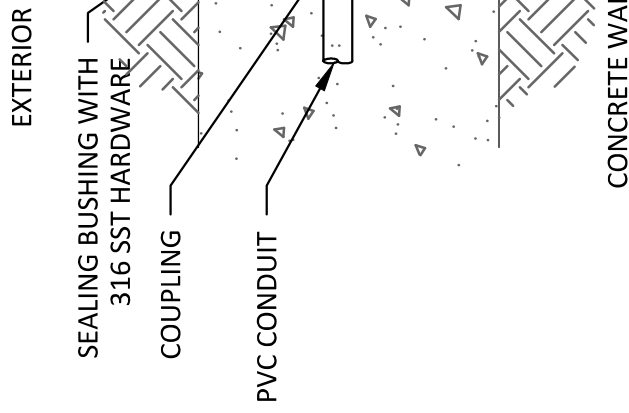




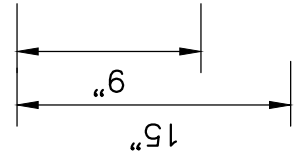
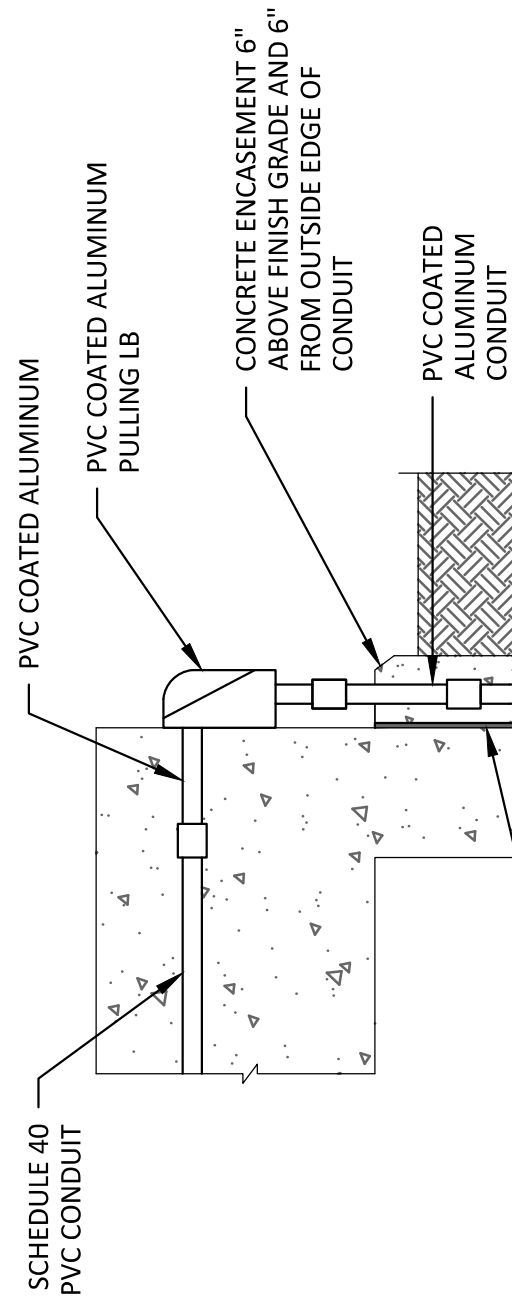
EQUIPMENT WALL MOUNT

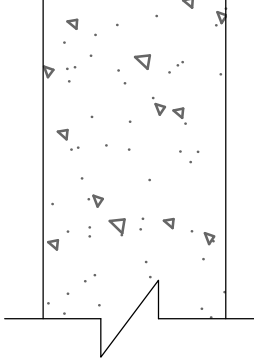
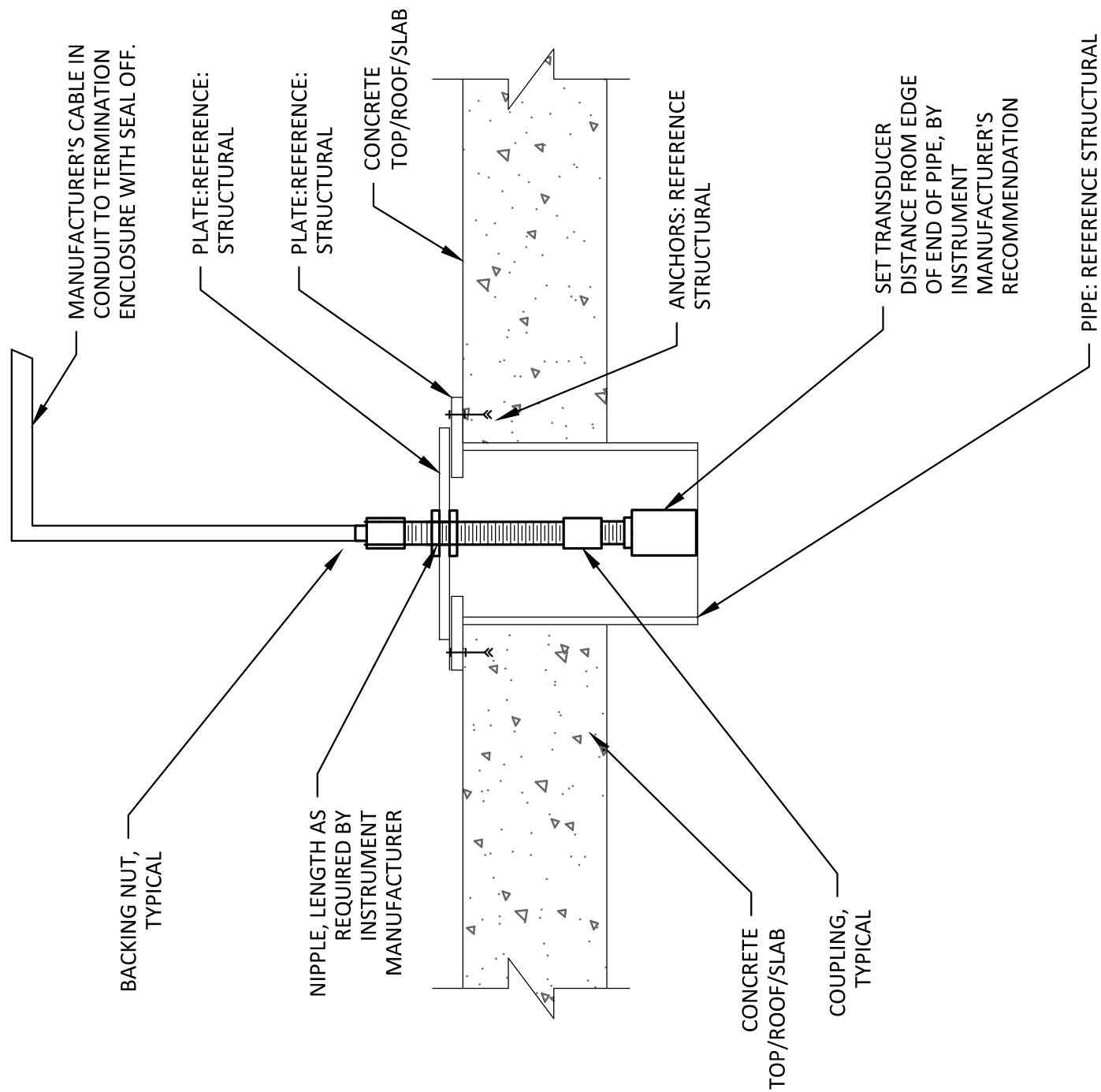
E4

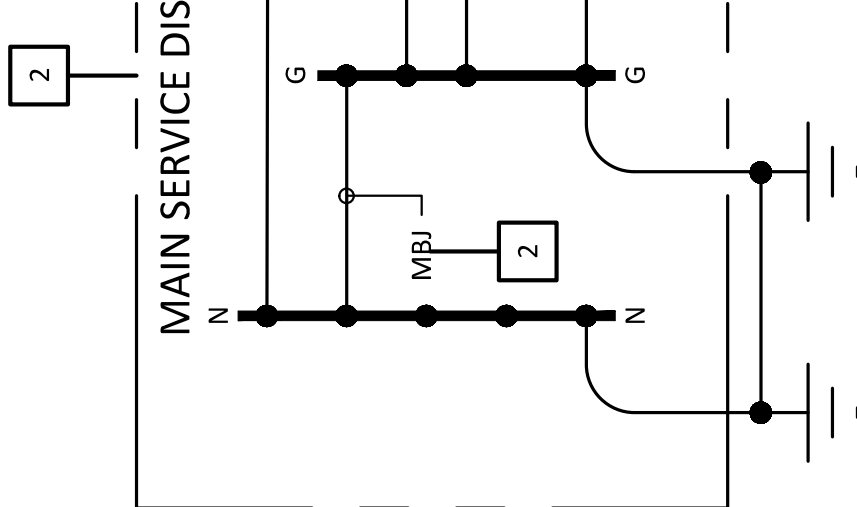
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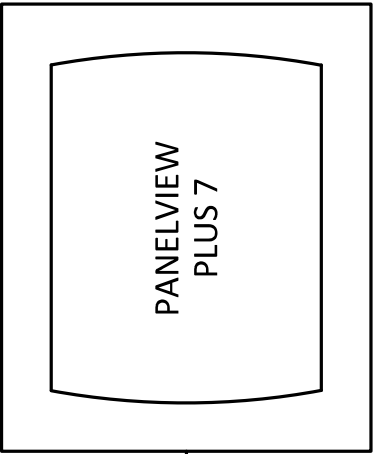
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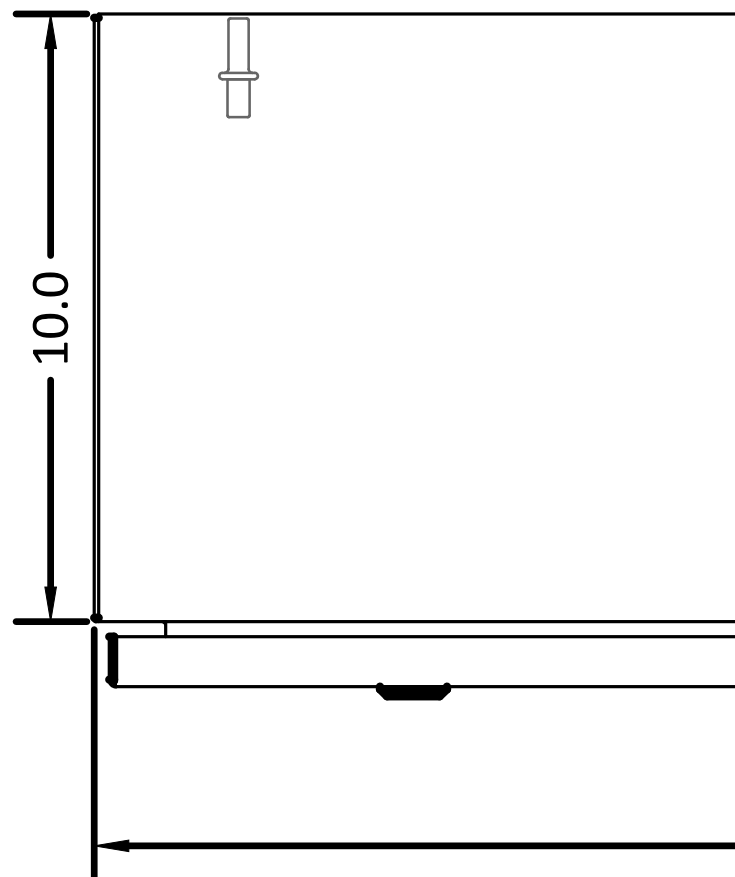
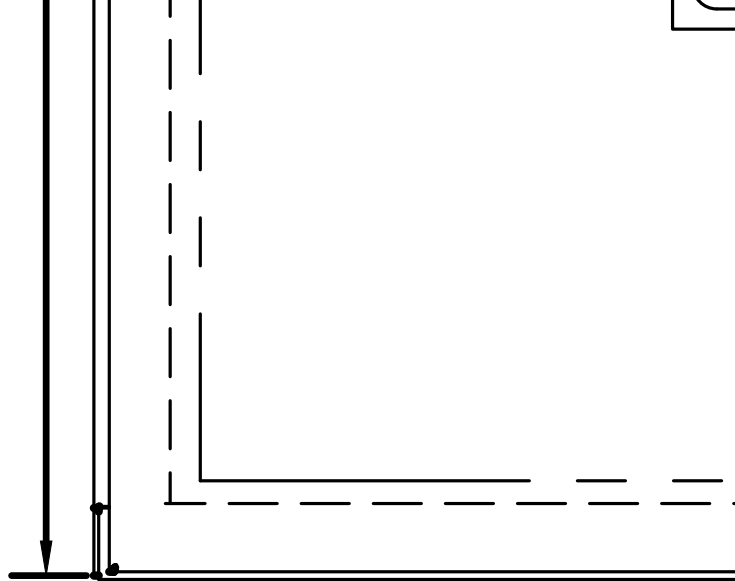




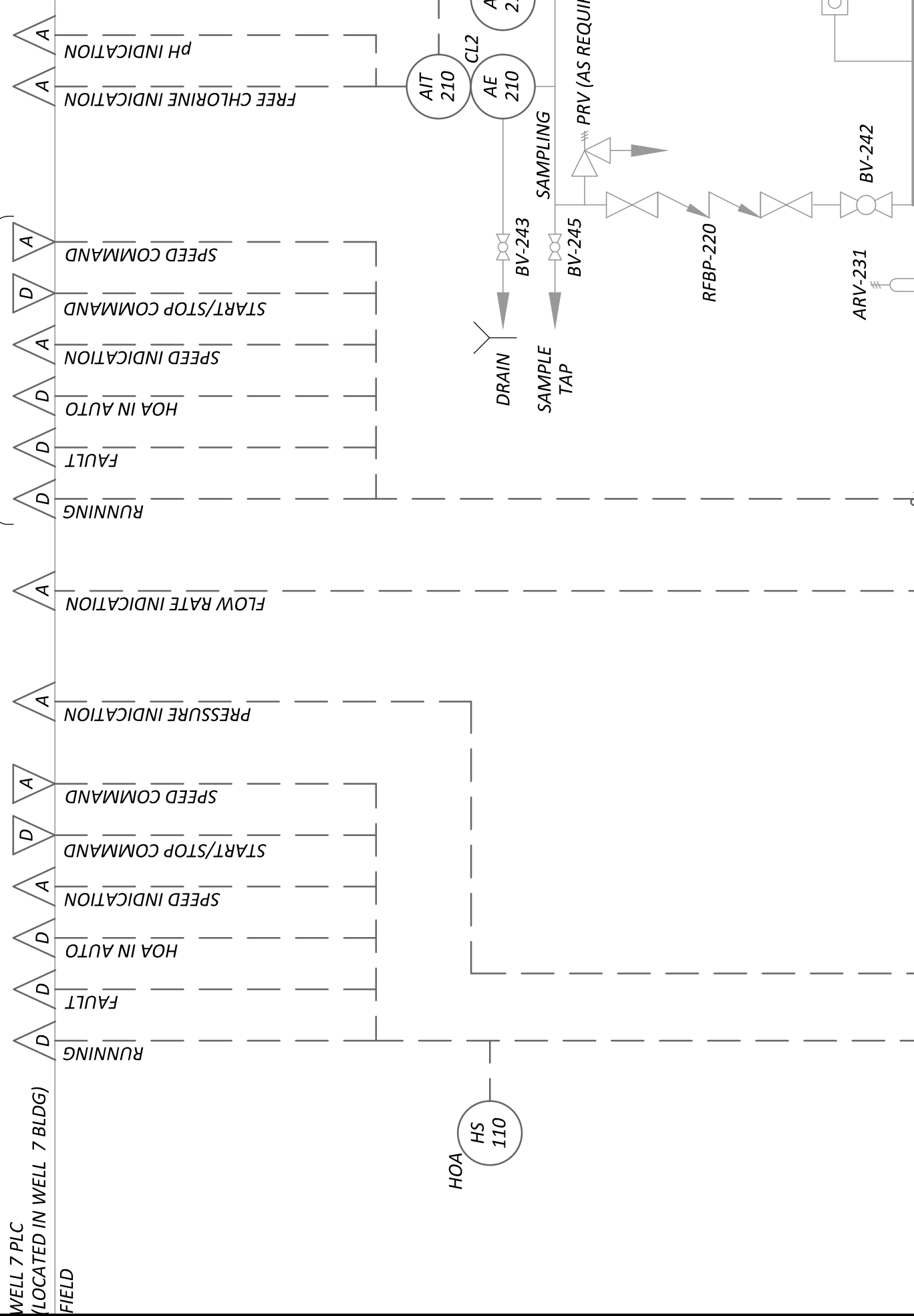


FITTING SYMBOLS	VALVE SYMBOLS
 UNION	 BALL CHECK VALVE
 BLIND FLANGE	 SWING CHECK VALVE
 CLEANOUT	 SILENT CHECK VALVE
 PLUG	 DOUBLE DOOR CHECK VALVE
 QUICK COUPLING	 DUCKBILL CHECK VALVE
 REDUCER	 BALL VALVE
 SPRAY NOZZLE	 VENTED BALL VALVE
 HOSE STATION	 V-PORT BALL VALVE
 YARD HYDRANT	 GATE VALVE
 EYE WASH STATION	 KNIFE GATE VALVE
 FLEXIBLE HOSE	 BUTTERFLY VALVE
 FLEXIBLE COUPLING	 PLUG VALVE
 SIGHT GLASS	 PINCH VALVE
 DRAIN	 GLOBE VALVE
 OFF GAS DEMISTER	 CONE VALVE
 Y STRAINER	 DIAPHRAGM VALVE
 SILENCER	 ELLIPTICAL/DIAPHRAGM CONTROL VALVE
 SLEEVE OR PLUNGER VALVE	 SLEEVE OR PLUNGER VALVE





FITTING SYMBOLS	VALVE SYMBOLS
 UNION	 BALL CHECK VALVE
 BLIND FLANGE	 SWING CHECK VALVE
 CLEANOUT	 SILENT CHECK VALVE
 PLUG	 DOUBLE DOOR CHECK VALVE
 QUICK COUPLING	 DUCKBILL CHECK VALVE
 REDUCER	 BALL VALVE
 SPRAY NOZZLE	 VENTED BALL VALVE
 HOSE STATION	 V-PORT BALL VALVE
 YARD HYDRANT	 GATE VALVE
 EYE WASH STATION	 KNIFE GATE VALVE
 FLEXIBLE HOSE	 BUTTERFLY VALVE
 FLEXIBLE COUPLING	 PLUG VALVE
 SIGHT GLASS	 PINCH VALVE
 DRAIN	 GLOBE VALVE
 OFF GAS DEMISTER	 CONE VALVE
 Y STRAINER	 DIAPHRAGM VALVE
 SILENCER	 ELLIPTICAL/DIAPHRAGM CONTROL VALVE
 AIR FILTER	 SLEEVE OR PLUNGER VALVE
	 NEEDLE VALVE



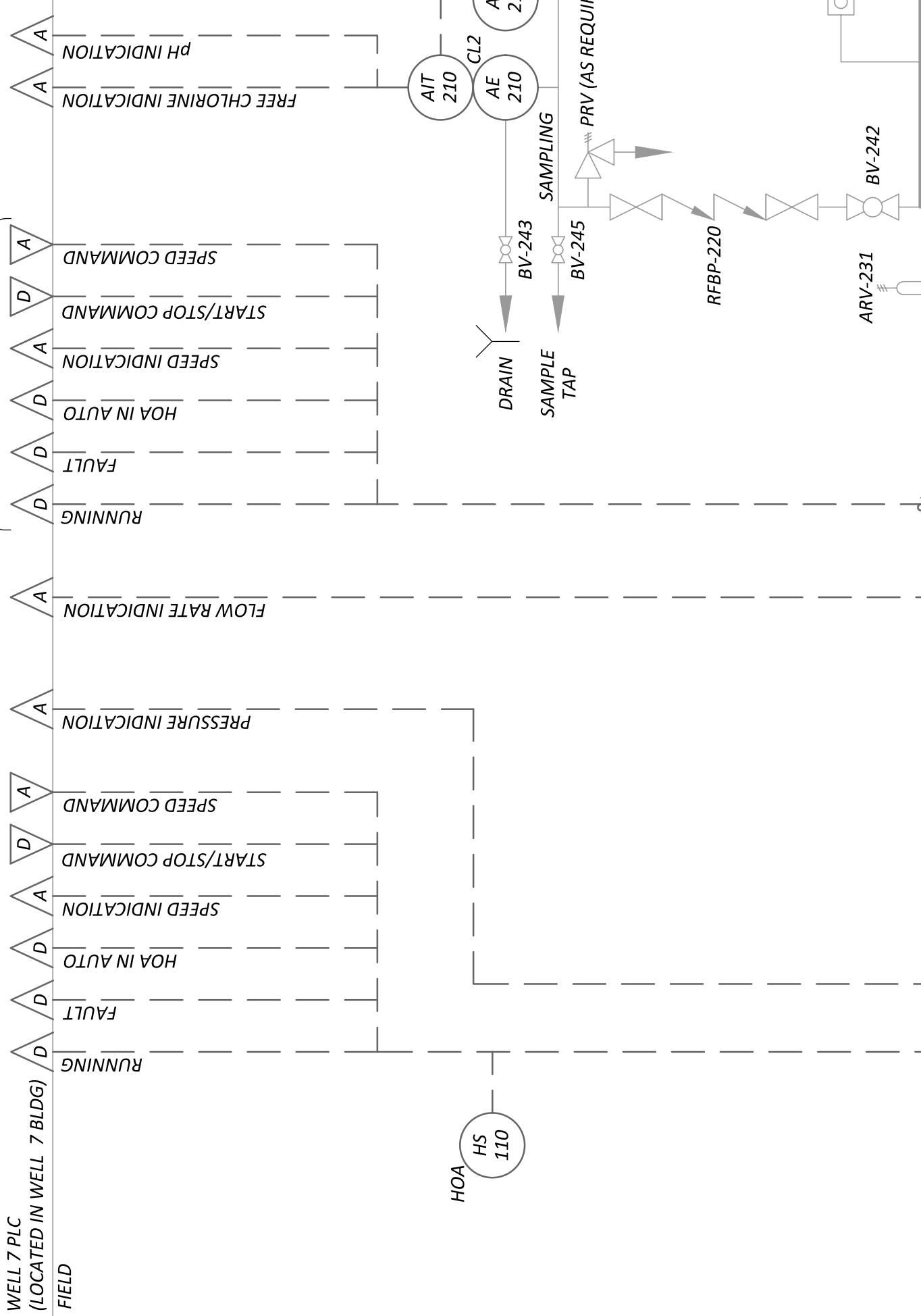
* INDICATES EQUIPMENT BY SUPPLIER UNDER

SPECIFICATION SECTION 43 31 13.13 ACTIVATED CARBON LIQUID
PURIFICATION FILTERS. ALL ITEMS WITH AN ASTERISK * ON THE P&IDs AND
LISTED IN SECTION 43 31 13.13 SHALL BE FURNISHED BY A SINGLE SUPPLIER.

CHEMICAL METERING PANEL
(TYP. 2)

WELL 7 PLC
(LOCATED IN WELL 7 BLDG)

FIELD

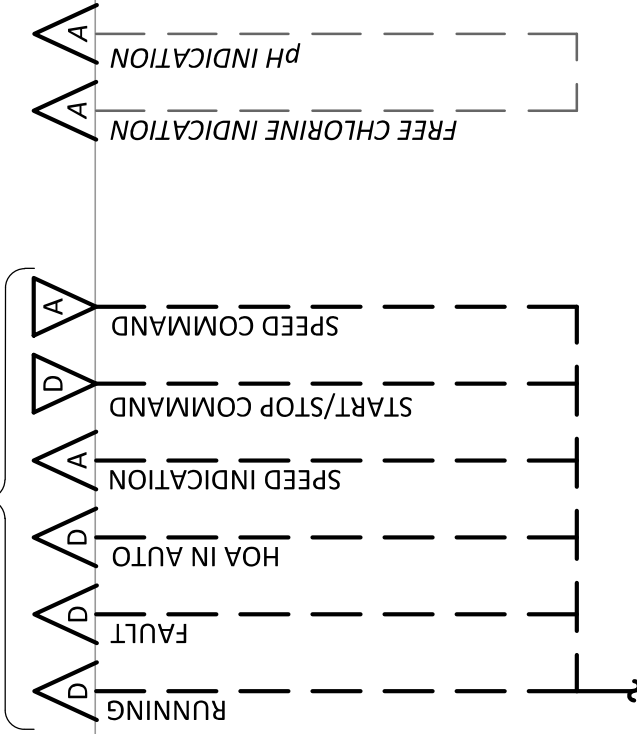


* INDICATES EQUIPMENT BY SUPPLIER UNDER SPECIFICATION SECTION 43 31 13.13 ACTIVATED CARBON LIQUID PURIFICATION FILTERS. ALL ITEMS WITH AN ASTERISKS * ON THE PI&Ds AND LISTED IN SECTION 43 31 13.13 SHALL BE FURNISHED BY A SINGLE SUPPLIER.

TREATMENT PLC
(LOCATED IN TREATMENT BLDG)

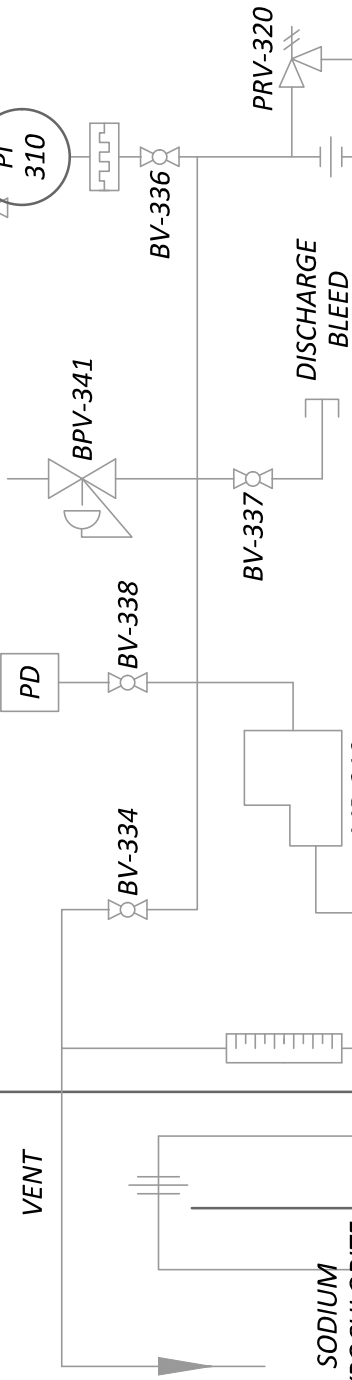
FIELD

CHEMICAL METERING PANEL
(TYP. 2)



EXISTING WELL 7 CHEMICAL FEED
I/O MOVED TO NEW PLC IN PFAS
BLDG

RELOCATED CHEMICAL PANEL
SODIUM HYPOCHLORITE



Town of Frisco, Colorado

WELL 7 PFAS MITIGATION IMPROVE



Engineer's Compliance Letter – IES Cutoff / Dark Sky

This letter documents that the specified luminaire listed below complies with the Illuminating Engineering Society (IES) cutoff performance criteria commonly referenced for dark-sky compliance. The criteria cited by the Town require: at least 90% of lumens below 80°, no more than 10% of lumens between 80°–90°, and no more than 2.5% of lumens at or above 90°.

Specified Luminaire:

- Manufacturer: Holophane (Acuity Brands)
- Model: HLWPC2 – Wallpack® Full Cutoff LED
- Configuration: P30 performance package, T4M (Type IV Medium) distribution, 80 CRI, 120 V, 5000 K

Basis of Compliance:

1. Per IES cutoff definitions, a ****Cutoff**** luminaire must limit luminous intensity such that no more than 10% of lumens are within 80–90° and no more than 2.5% at or above 90°. A ****Full Cutoff**** luminaire further requires 0% at or above 90° and ≤10% between 80–90°.
2. The product outdoor photometric report under BUG (backlight, uplight, glare) rating show at 80-90° 2.4% lumens forwards and 0.9% lumens backlight. This sums 3.3% at the 80-90° lighting angle. BUG rating also shows 0% lighting above 90°, zero uplight.
3. Manufacturer photometry for HLWPC2 P30 T4M shows 0.0% lumens above 90° and 3.3% lumens between 80–90°, i.e., ≥96.7% of lumens are below 80°. This satisfies both the stated project criteria and the IES 'Full Cutoff' condition (0% ≥90°; ≤10% 80–90°).
4. Town of Frisco code requires exterior fixtures to conform to IESNA ****full cutoff**** (fully shielded) and minimize upward light; the HLWPC2 'Full Cutoff LED' meets this requirement.

Photometric Data (HLWPC2 P30 50K T4M, EM absolute photometry):

- Total luminaire lumens (test condition): 1,299.1 lm
- Zonal lumens 80–90°: 43.4 lm (3.3%)
- Zonal lumens ≥90°: 0.0 lm (0.0%)
- BUG (from spec sheet for P30/T4M 50K 70 CRI): B2 U0 G2 (uplight = U0)

Note: The EM (emergency) photometry operates at reduced wattage but uses the same optical system; therefore, the distribution percentages by angle are representative of the standard

operating mode. Manufacturer data indicate CRI/CCT options change lumen output via multipliers but do not alter the distribution pattern.

Conclusion: The Holophane HLWPC2 P30 T4M (80 CRI, 120 V, 5000 K) qualifies as a full-cutoff, zero-uplight wallpack. It meets or exceeds the project's dark-sky criteria of $\geq 90\%$ of lumens below 80° , $\leq 10\%$ between $80\text{--}90^\circ$, and $\leq 2.5\%$ at or above 90° .

References:

- Frisco Town Code general requirements § 180-6.16.3.A Outdoor Lighting
- Holophane HLWPC2 P30 50K T4M Outdoor Photometric report (Attached)
- HWPC2 Wallpack Full Cutoff LED Datasheet (Attached)

Reviewer: Ahmad AlRamadan

Date: 9/10/2025

Catalog Number	
Notes	Type

HLWPC2

Wallpack® Full Cutoff LED



Mechanical

- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- 3/4" painted threaded entry (3/4" - 14 NPT) on each side and on top, accepts 3/4" and 1/2" conduit
- 3/4" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical

- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz,
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical

- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls

- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards

- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

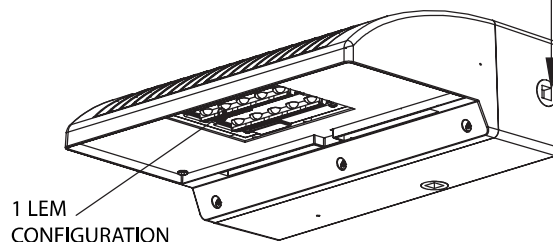
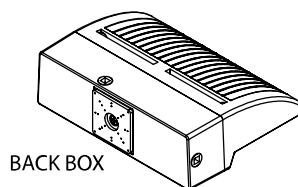
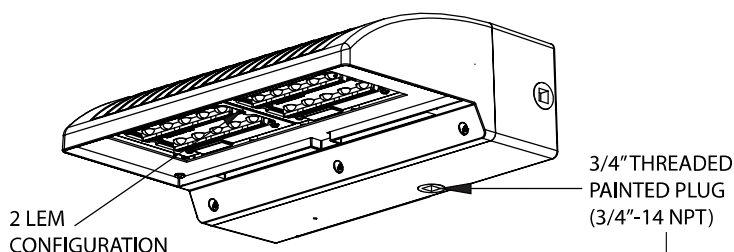
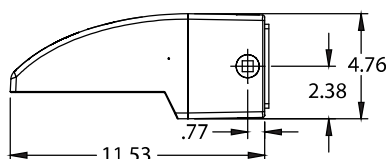
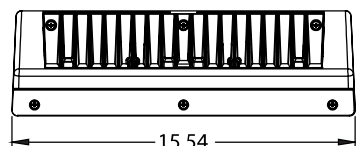
Government Procurement

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

ORDERING INFORMATION

Example: HLWPC2 P20 40K MVOLT T3M BZSDP

Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CRI
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package	AMB True Amber	120 120 volts	T2S Type 2 Short	BKSDP Black	Blank 70 CRI (STD)
	P10 3,100 lm	30K 3,000 K CCT	208 208 volts	T2M Type 2 Medium	BZSDP Bronze	80CRI 80 CRI
	P20 5,600 lm	40K 4,000 K CCT	240 240 volts	T3S Type 3 Short	GYSDP Grey	
		50K 5,000 K CCT	277 277 volts	T3M Type 3 Medium	WHS DP White	
	2 LEM Package		347 347 volts	T4M Type 4 Medium		
	P30 7,800 lm		480 480 volts	TFTM Forward Throw Medium		
	P40 9,900 lm		HVOLT 347/480 volts	ASYDF Asymmetric Diffuse		
	P50 11,700 lm		MVOLT 120-277 volts	SYMDF Symmetric Diffuse		
	(Nominal Lumens, 4000K)					

Options:

Adjustable/Programmable Options

A0 Field Adjustable Output

Circuit Options

2CI 2 Independent Circuits

Control - Motion Sensor Options

MASL^{1,2} Motion / Ambient Sensor, 8-15' Mounting Height Ambient Sensor Enabled at 5 FC

MASH^{1,2} Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 5 FC

Control - Photocontrol Options

PE Button Style Photocontrol

P3 N.E.M.A. Twistlock Receptacle Mount -3 PIN

P7 N.E.M.A. Twistlock Receptacle Mount -7 PIN

PCLL DTL Long Life Twistlock Photocontrol for Solid State

PSC Shorting Cap

Fuse Option

SF Single Fuse

DF Double Fuse

Safety Option

EM Integral Emergency Battery

TP Tamper Resistant Hardware

Surge Protection Option - 20kV/10kA is Standard

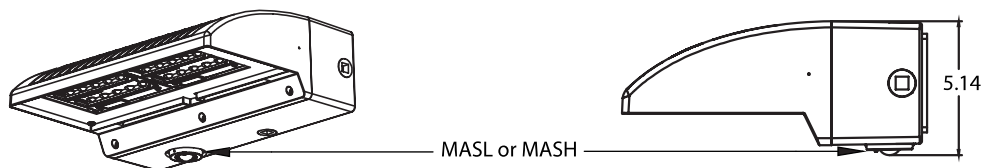
10KV 10kV/5kA Surge Protection, in place of 20kV/10kA

Notes

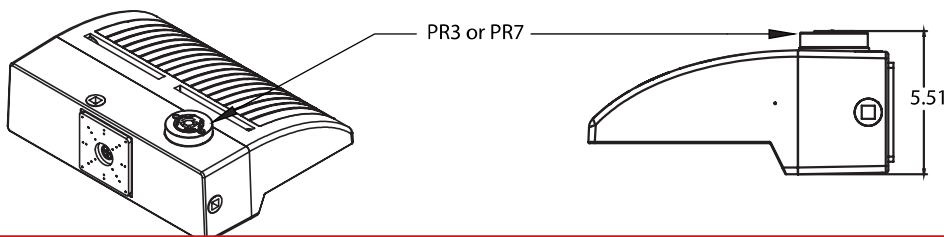
- MASL and MASH sensors are not allowed with P10 lumen package option selected.
- MASL and MASH options reduce luminaire light output to roughly 30% (not full OFF) when no motion is detected. When motion is detected, light output temporarily increases to 100%.

Options Location

Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications

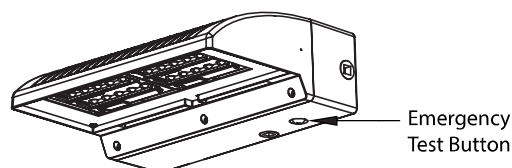


N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown

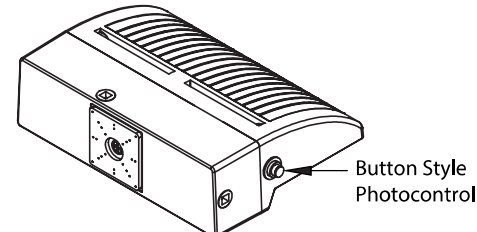


Internal Emergency Battery Test Button - EM Option

Test Button - EM Option



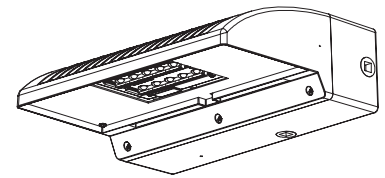
Button Style Photocontrol - PE Option



Driver & LEM Configuration Based on Circuit Options

Number of LEMs & Drivers / Circuit		Single Circuit (std.)		Two Circuit (2CI option)	
		LEMs	Drivers	LEMs	Drivers
Lumen Maintenance Factor	P10	1	1	-	-
	P20	1	1	2	2
	P30	2	1	2	2
	P40	2	1	2	2
	P50	2	1	-	-

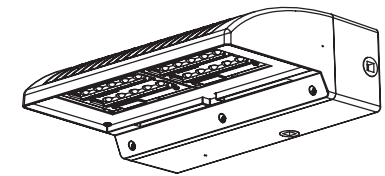
1 LEM Luminaire



SPD Based on Circuit Options

Number of LEMs & Drivers / Circuit		Single Circuit (std.)				Two Circuit (2CI option)			
		LEMs	Drivers	No. of SPDs	SPD	LEMs	Drivers	No. of SPDs	SPD
Lumen Maintenance Factor	P10	1	1	1	20kV/10kA	-	-	-	-
	P20	1	1	1	20kV/10kA	2	2	2	10kV/5kA
	P30	2	1	1	20kV/10kA	2	2	2	10kV/5kA
	P40	2	1	1	20kV/10kA	2	2	2	10kV/5kA
	P50	2	1	1	20kV/10kA	-	-	-	-

2 LEM Luminaire



Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platform noted in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

The italicized data is extrapolated beyond the TM-21 standard.

$$E = (LM) \times (CU) \times (LAT) \times (LLD)$$

LM and CU are obtained from published photometry.

Operating Hours (Standard)		0	25,000	30,000	36,000	45,000	50,000	60,000	75,000	100,000
Lumen Maintenance Factor	P10	1	0.98	0.97	0.96	0.96	0.95	0.95	0.94	0.92
	P20	1	0.97	0.95	0.94	0.93	0.92	0.90	0.88	0.85
	P30	1	0.98	0.97	0.96	0.96	0.95	0.95	0.94	0.92
	P40	1	0.97	0.95	0.94	0.93	0.92	0.90	0.88	0.85

Operating Hours (2CI Option)		0	25,000	30,000	36,000	45,000	50,000	60,000	75,000	100,000
Lumen Maintenance Factor	P10	1	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
	P20	1	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
	P30	1	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
	P40	1	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Single Circuit Application

Ambient	P10	P20	P30	P40	P50
0°C 32°F	1.02	1.03	1.03	1.04	1.05
10°C 50°F	1.01	1.02	1.02	1.03	1.03
20°C 68°F	1.01	1.01	1.01	1.01	1.01
25°C 77°F	1.00	1.00	1.00	1.00	1.00
30°C 86°F	0.99	0.99	0.99	0.99	0.99
40°C 104°F	0.98	0.97	0.98	0.97	0.97

Optional Two Independent Circuit (2CI) Application

Ambient	P20	P30	P40
0°C 32°F	1.02	1.02	1.02
10°C 50°F	1.01	1.01	1.02
20°C 68°F	1.00	1.01	1.01
25°C 77°F	1.00	1.00	1.00
30°C 86°F	0.99	0.99	0.99
40°C 104°F	0.98	0.98	0.98

Electrical Load

Single Circuit Application

LEDs	Drive Current (mA)	System Watts/Circuit	Current (A)					
			120	208	240	277	247	480
P10	700	28	0.23	0.13	0.12	0.10	0.08	0.06
P20	1400	47	0.41	0.24	0.20	0.18	0.14	0.10
P30	1050	71	0.63	0.37	0.32	0.29	0.22	0.18
P40	1420	95	0.78	0.45	0.40	0.35	0.27	0.20
P50	1720	115	0.95	0.55	0.48	0.42	0.33	0.24

Optional Two Independent Circuit (2CI) Application

LEDs	Drive Current (mA)	System Watts/Circuit	Current (A)					
			120	208	240	277	247	480
P10	-	-	-	-	-	-	-	-
P20	700	22	0.10	0.06	0.05	0.04	-	-
P30	1000	32	0.14	0.08	0.07	0.06	-	-
P40	1250	47	0.18	0.10	0.09	0.08	-	-
P50	-	-	-	-	-	-	-	-

Operating Characteristics

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P10	T2S	28	2,904	104	1	0	1	3,128	112	1	0	1	3,168	113	1	0	1
	T2M	28	2,887	103	1	0	1	3,110	111	1	0	1	3,149	112	1	0	1
	T3S	28	2,964	106	1	0	1	3,194	114	1	0	1	3,234	116	1	0	1
	T3M	28	2,801	100	1	0	1	3,017	108	1	0	1	3,055	109	1	0	1
	T4M	28	2,858	102	1	0	1	3,079	110	1	0	1	3,118	111	1	0	1
	TFTM	28	2,979	106	1	0	1	3,209	115	1	0	1	3,250	116	1	0	1
	SYMDF	28	2,771	99	1	0	1	2,986	107	1	0	1	3,023	108	1	0	1
	ASYDF	28	2,756	98	1	0	1	2,969	106	1	0	1	3,007	107	1	0	1
P20	T2S	47	5,303	113	1	0	1	5,713	122	1	0	1	5,785	123	1	0	1
	T2M	47	5,272	112	1	0	2	5,680	121	1	0	2	5,751	122	1	0	2
	T3S	47	5,414	115	1	0	2	5,832	124	1	0	2	5,906	126	1	0	2
	T3M	47	5,115	109	1	0	2	5,510	117	1	0	2	5,580	119	1	0	2
	T4M	47	5,220	111	1	0	2	5,623	120	1	0	2	5,694	121	1	0	2
	TFTM	47	5,440	116	1	0	2	5,861	125	1	0	2	5,935	126	1	0	2
	SYMDF	47	5,062	108	2	0	2	5,453	116	2	0	2	5,522	117	2	0	2
	ASYDF	47	5,033	107	1	0	1	5,422	115	2	0	1	5,491	117	2	0	1
P30	T2S	71	7,319	103	2	0	2	7,884	111	2	0	2	7,984	112	2	0	2
	T2M	71	7,276	102	2	0	2	7,838	110	2	0	2	7,937	112	2	0	2
	T3S	71	7,472	105	1	0	2	8,049	113	2	0	2	8,151	115	2	0	2
	T3M	71	7,059	99	2	0	2	7,604	107	2	0	2	7,700	108	2	0	2
	T4M	71	7,203	101	2	0	2	7,760	109	2	0	2	7,858	111	2	0	2
	TFTM	71	7,508	106	1	0	2	8,088	114	2	0	2	8,190	115	2	0	2
	SYMDF	71	6,985	98	2	0	2	7,525	106	3	0	3	7,620	107	3	0	3
	ASYDF	71	6,946	98	2	0	2	7,483	105	2	0	2	7,578	107	2	0	2
P40	T2S	95	9,320	98	2	0	2	10,041	106	2	0	2	10,168	107	2	0	2
	T2M	95	9,266	98	2	0	2	9,982	105	2	0	3	10,108	106	2	0	3
	T3S	95	9,515	100	2	0	2	10,251	108	2	0	2	10,381	109	2	0	2
	T3M	95	8,989	95	2	0	2	9,684	102	2	0	2	9,807	103	2	0	2
	T4M	95	9,174	97	2	0	2	9,883	104	2	0	3	10,008	105	2	0	3
	TFTM	95	9,561	101	2	0	2	10,300	108	2	0	2	10,431	110	2	0	2
	SYMDF	95	8,896	94	3	0	3	9,583	101	3	0	3	9,705	102	3	0	3
	ASYDF	95	8,846	93	2	0	2	9,530	100	2	0	2	9,650	102	2	0	2
P50	T2S	115	10,972	95	2	0	2	11,820	103	2	0	2	11,969	104	2	0	2
	T2M	115	10,908	95	2	0	3	11,751	102	2	0	3	11,900	103	2	0	3
	T3S	115	11,202	97	2	0	2	12,067	105	2	0	2	12,220	106	2	0	2
	T3M	115	10,582	92	2	0	2	11,400	99	2	0	3	11,544	100	2	0	3
	T4M	115	10,799	94	2	0	3	11,634	101	2	0	3	11,781	102	2	0	3
	TFTM	115	11,256	98	2	0	2	12,126	105	2	0	2	12,279	107	2	0	2
	SYMDF	115	10,472	91	3	0	3	11,282	98	3	0	3	11,424	99	3	0	3
	ASYDF	115	10,414	91	2	0	2	11,219	98	3	0	2	11,361	99	3	0	2

Use the following to
scale 70CRI to 80CRI.

CCT	Multiplier
3000K	0.909
4000K	0.886
5000K	0.865

All IES files available on
product web page

Operating Characteristics (continued)

LED Package	Distribution	System Watts	30K + 2CI Option (3000K, 70 CRI)					40K + 2CI Option (4000K, 70 CRI)					50K + 2CI Option (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P20	T2S	49	5,015	102	1	0	1	5,402	110	1	0	1	5,471	112	1	0	1
	T2M	49	4,985	102	1	0	2	5,371	110	1	0	2	5,439	111	1	0	2
	T3S	49	5,120	104	1	0	1	5,515	113	1	0	2	5,585	114	1	0	2
	T3M	49	4,837	99	1	0	2	5,210	106	1	0	2	5,276	108	1	0	2
	T4M	49	4,936	101	1	0	2	5,317	109	1	0	2	5,385	110	1	0	2
	TFTM	49	5,144	105	1	0	2	5,542	113	1	0	2	5,612	115	1	0	2
	SYMDF	49	4,786	98	2	0	2	5,156	105	2	0	2	5,222	107	2	0	2
	ASYDF	49	4,760	97	1	0	1	5,127	105	1	0	1	5,192	106	1	0	1
P30	T2S	70	6,769	97	1	0	1	7,293	104	2	0	2	7,385	106	2	0	2
	T2M	70	6,730	96	2	0	2	7,250	104	2	0	2	7,342	105	2	0	2
	T3S	70	6,911	99	1	0	2	7,445	106	1	0	2	7,539	108	1	0	2
	T3M	70	6,529	93	2	0	2	7,033	100	2	0	2	7,123	102	2	0	2
	T4M	70	6,663	95	2	0	2	7,178	103	2	0	2	7,269	104	2	0	2
	TFTM	70	6,945	99	1	0	2	7,481	107	1	0	2	7,576	108	2	0	2
	SYMDF	70	6,461	92	2	0	2	6,960	99	2	0	2	7,049	101	2	0	2
	ASYDF	70	6,425	92	2	0	2	6,922	99	2	0	2	7,009	100	2	0	2
P40	T2S	89	8,370	94	2	0	2	9,017	101	2	0	2	9,131	103	2	0	2
	T2M	89	8,321	93	2	0	2	8,964	101	2	0	2	9,078	102	2	0	2
	T3S	89	8,545	96	2	0	2	9,205	103	2	0	2	9,322	105	2	0	2
	T3M	89	8,073	91	2	0	2	8,696	98	2	0	2	8,807	99	2	0	2
	T4M	89	8,238	93	2	0	2	8,875	100	2	0	2	8,987	101	2	0	2
	TFTM	89	8,586	96	2	0	2	9,250	104	2	0	2	9,367	105	2	0	2
	SYMDF	89	7,989	90	3	0	3	8,606	97	3	0	3	8,715	98	3	0	3
	ASYDF	89	7,944	89	2	0	2	8,558	96	2	0	2	8,666	97	2	0	2

Use the following to scale 70CRI to 80CRI.

CCT	Multiplier
3000K	0.909
4000K	0.886
5000K	0.865

All IES files available on product web page

LED Package	Distribution	System Watts	AMB (Wavelength)					LED Package	Distribution	System Watts	AMB (Wavelength)				
			Lumens	LPW	B	U	G				Lumens	LPW	B	U	G
P10	T2S	28	1,061	38	0	0	1	P30	T2S	28	1,975	71	0	0	1
	T2M	28	1,054	38	0	0	1		T2M	28	1,964	70	0	0	1
	T3S	28	1,083	39	0	0	1		T3S	28	2,016	72	0	0	1
	T3M	28	1,023	37	0	0	1		T3M	28	1,905	68	0	0	1
	T4M	28	1,044	37	0	0	1		T4M	28	1,944	69	0	0	1
	TFTM	28	1,088	39	0	0	1		TFTM	28	2,026	72	0	0	1
	SYMDF	28	1,012	36	1	0	1		SYMDF	28	1,885	67	1	0	1
	ASYDF	28	1,007	36	0	0	1		ASYDF	28	1,875	67	0	0	1

HLWPC2

Wallpack® Full Cutoff LED



Options Matrix

Parameters		LED AMB	Options (Start with SF, DF, 2CI or EM if being used)													
			PE	P3	P7	PSC	PCLL	MASH	MASL	SF	DF	TP	10kV	AO	2CI	EM
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y
	P20	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Voltage	A5	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y
	AH	Y	N	Y	Y	Y	N	N	N	N	N	Y	Y	Y	N	N
	12	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
	20	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
	24	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
	27	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
	34	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	N	N
	48	Y	N	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	N	N
Options	PE	Y		N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y
	P3	Y	N		N	M	Y	N	N	Y	Y	Y	Y	N	N	N
	P7	Y	N	N		M	Y	N	N	Y	Y	Y	Y	N	N	N
	PSC	Y	N	M	M		N	N	N	Y	Y	Y	Y	N	N	N
	PCLL	Y	N	Y	Y	N		N	N	Y	Y	Y	Y	N	N	N
	MASH	Y	N	N	N	N	N		N	Y	Y	Y	Y	N	N	N
	MASL	Y	N	N	N	N	N	N		Y	Y	Y	Y	N	N	N
	SF	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y
	DF	Y	Y	Y	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	Y
	TP	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y
	10kV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	M	M
	AO	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y		N	N
	2CI	Y	Y	N	N	N	N	N	N	Y	Y	Y	M	N		N
	EM	Y	Y	N	N	N	N	N	N	Y	Y	Y	M	N	N	

Notes

I = Included with option

M = Must have: one of these must be installed for the luminaire to operate

N = Combination Not available

P30 = Valid Option Combination, not available with P10 Performance Packabe

Y = Valid Option Combination

HLWPC2

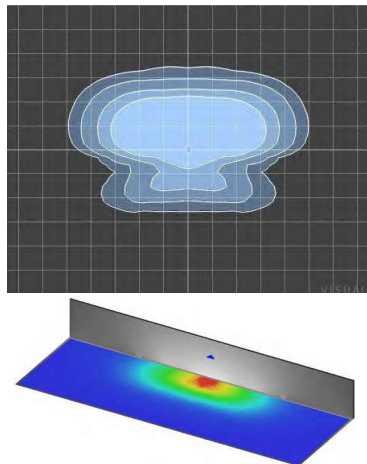
Wallpack® Full Cutoff LED

Photometric Diagrams

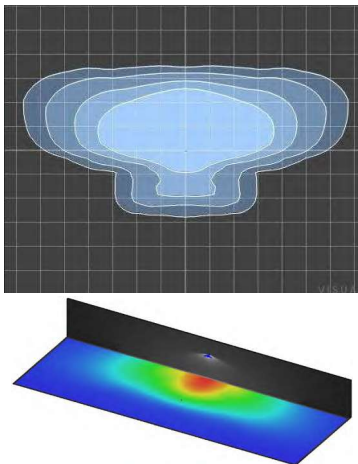
To see complete photometric reports or download .ies files for this product, visit the [Holophane's Wallpack FCO LED homepage](#). Isofootcandle plots for the HLWPC2 P30 40K. Distance are in units of mounting height (12"). Grid is 10'x10'.

0.1 fc 1 fc 0.2 fc 0.5 fc

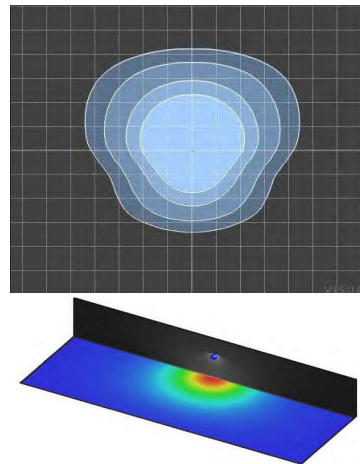
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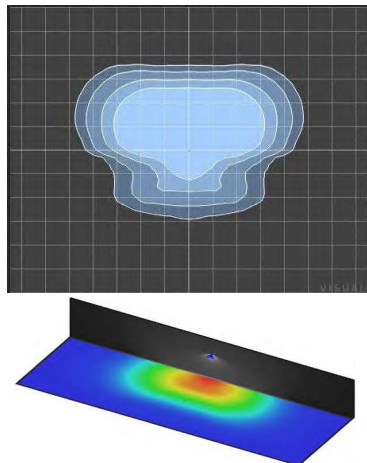
HLWPC2 P30 40K XX T2M



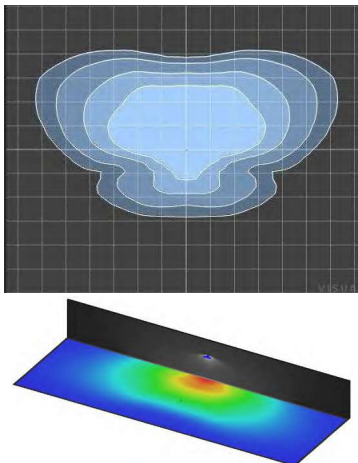
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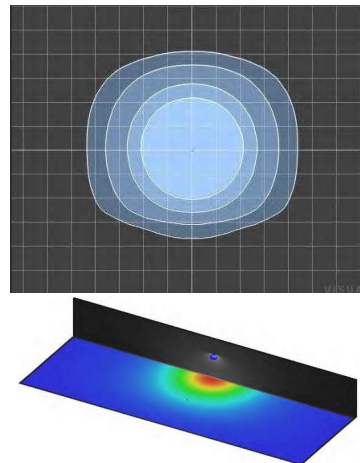
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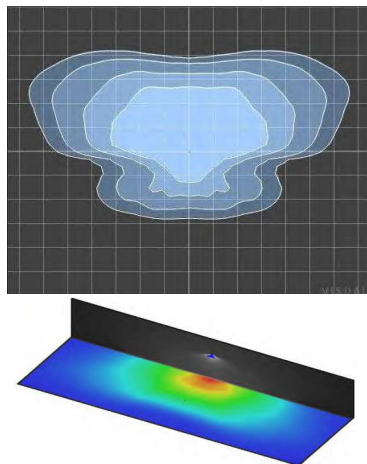
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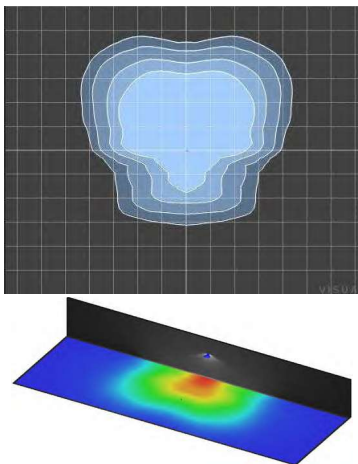
HLWPC2 P30 40K XX SYMDF



HLWPC2 P30 40K XX T4M



HLWPC2 P30 40K XX TFTM

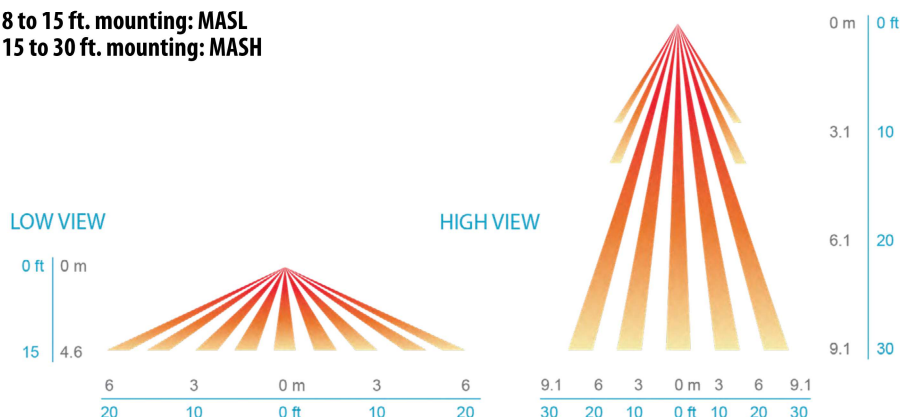


HLWPC2

Wallpack® Full Cutoff LED

Coverage Pattern

8 to 15 ft. mounting: MASL
15 to 30 ft. mounting: MASH



Control Options

Button Style Photocontrol

PE



N.E.M.A. Receptacle

P3

P7



Motion & Ambient Combined Sensor

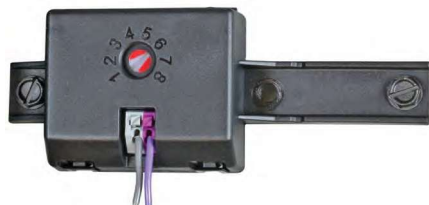
MASL/MASH



MASL and MASH options reduce luminaire light output to roughly 30% (not full OFF) when no motion is detected. When motion is detected, light output increases to 100%.

Field Adjustable Output Module

The Field Adjustable Output (AO) module is an onboard device that adjusts the light output and input voltage to meet specific requirements, allowing a single fixture configuration to be flexibly applied in many different applications. The AO option is available on the HLWPC2 series.



P10 - AS and AH		
AO Position	% Lumens	% Wattage
8	100%	100%
7	94%	95%
6	83%	82%
5	71%	69%
4	59%	57%
3	46%	45%
2	34%	33%
1	21%	21%

P20 - AS and AH		
AO Position	% Lumens	% Wattage
8	100%	100%
7	95%	94%
6	84%	80%
5	73%	67%
4	61%	54%
3	48%	42%
2	35%	30%
1	21%	18%

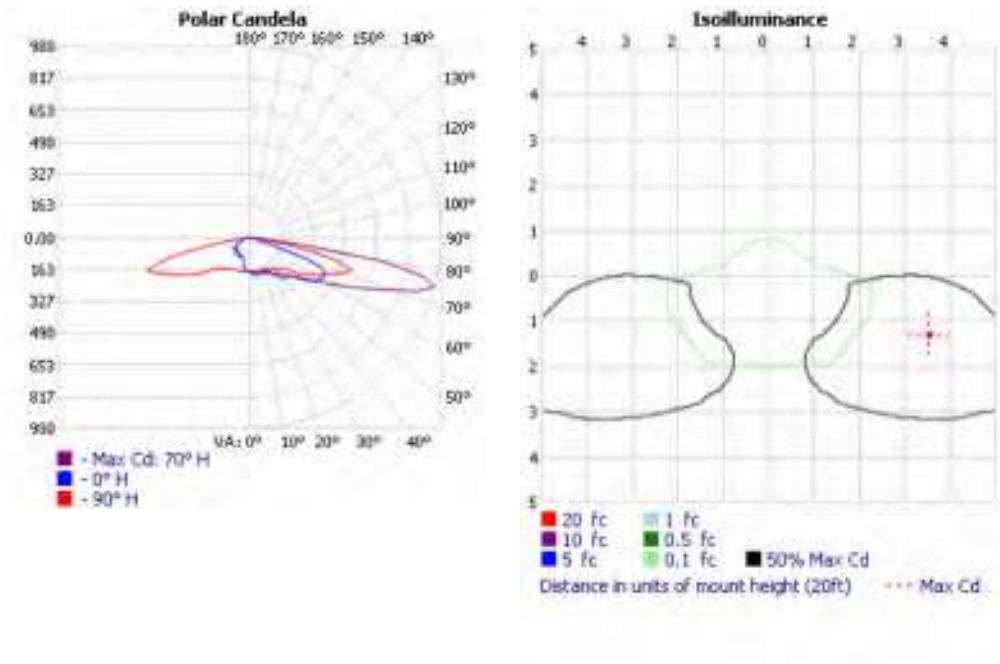
P30 - AS and AH		
AO Position	% Lumens	% Wattage
8	100%	100%
7	95%	94%
6	84%	80%
5	73%	67%
4	61%	54%
3	48%	42%
2	35%	30%
1	21%	18%

P40 - AS and AH		
AO Position	% Lumens	% Wattage
8	100%	100%
7	95%	95%
6	85%	82%
5	74%	68%
4	62%	55%
3	49%	43%
2	36%	30%
1	21%	17%

P50 - AS and AH		
AO Position	% Lumens	% Wattage
8	100%	100%
7	96%	95%
6	86%	81%
5	75%	68%
4	64%	55%
3	51%	42%
2	37%	29%
1	22%	17%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: HLWPC2 P30 50K XX T4M XXXX EM

Test #: ISF 35531HP44
Test Lab: SCALED PHOTOMETRY
Catalog: HLWPC2 P30 50K XX T4M XXXX EM
Description: Wallpack Full Cutoff LED, LED Performance Package P30, 5000 series CCT, 70CRI, Voltage, Type IV Medium, Paint finish, with Integral Emergency Battery
Series: HLWPC2 Wallpack
Lamp Output: Total luminaire Lumens: 1299.2, absolute photometry *
Input Wattage: 6
Luminous Opening: Rectangle (L: 6.48", W: 15.48")
Max Cd: 975.5 at Horizontal: 70°, Vertical: 75°
Roadway Class: MEDIUM, TYPE IV



*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2025, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

ISF 35531HP44
VISUAL PHOTOMETRIC TOOL

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	134.5	10.4%
0-40	239.4	18.4%
0-60	622.9	47.9%
60-90	676.3	52.1%
70-100	346.1	26.6%
90-120	0.000	0%
0-90	1,299.2	100%
90-180	0.000	0%
0-180	1,299.2	100%

Lumens Per Zone

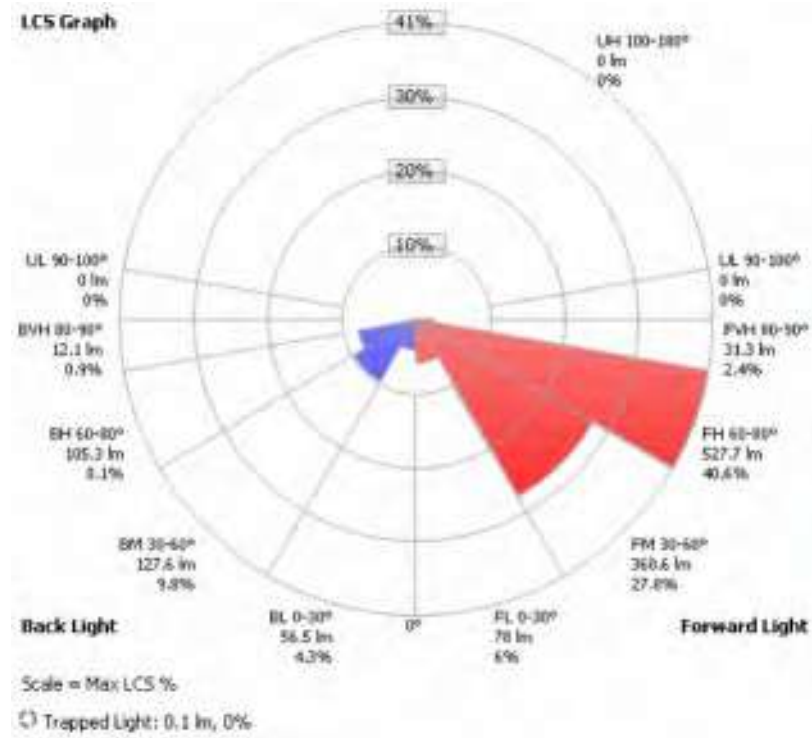
Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	16.8	1.3%	90-100	0.000	0%
10-20	46.8	3.6%	100-110	0.000	0%
20-30	71.0	5.5%	110-120	0.000	0%
30-40	104.9	8.1%	120-130	0.000	0%
40-50	154.7	11.9%	130-140	0.000	0%
50-60	228.8	17.6%	140-150	0.000	0%
60-70	330.2	25.4%	150-160	0.000	0%
70-80	302.5	23.3%	160-170	0.000	0%
80-90	43.6	3.4%	170-180	0.000	0%

Roadway Summary

Distribution:	TYPE IV, MEDIUM	
Max Cd, 90 Deg Vert:	0.000	
Max Cd, 80 to <90 Deg:	694.9	
	Lumens	% Lamp
Downward Street Side:	997.6	76.8%
Downward House Side:	301.5	23.2%
Downward Total:	1,299.1	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
Total Lumens:	1,299.1	100%

LCS Table

BUG Rating	B0 - U0 - G1	
Forward Light	Lumens	Lumens %
Low(0-30):	78.0	6%
Medium(30-60):	360.6	27.8%
High(60-80):	527.7	40.6%
Very High(80-90):	31.3	2.4%
Back Light		
Low(0-30):	56.5	4.3%
Medium(30-60):	127.6	9.8%
High(60-80):	105.3	8.1%
Very High(80-90):	12.1	0.9%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.1	0%

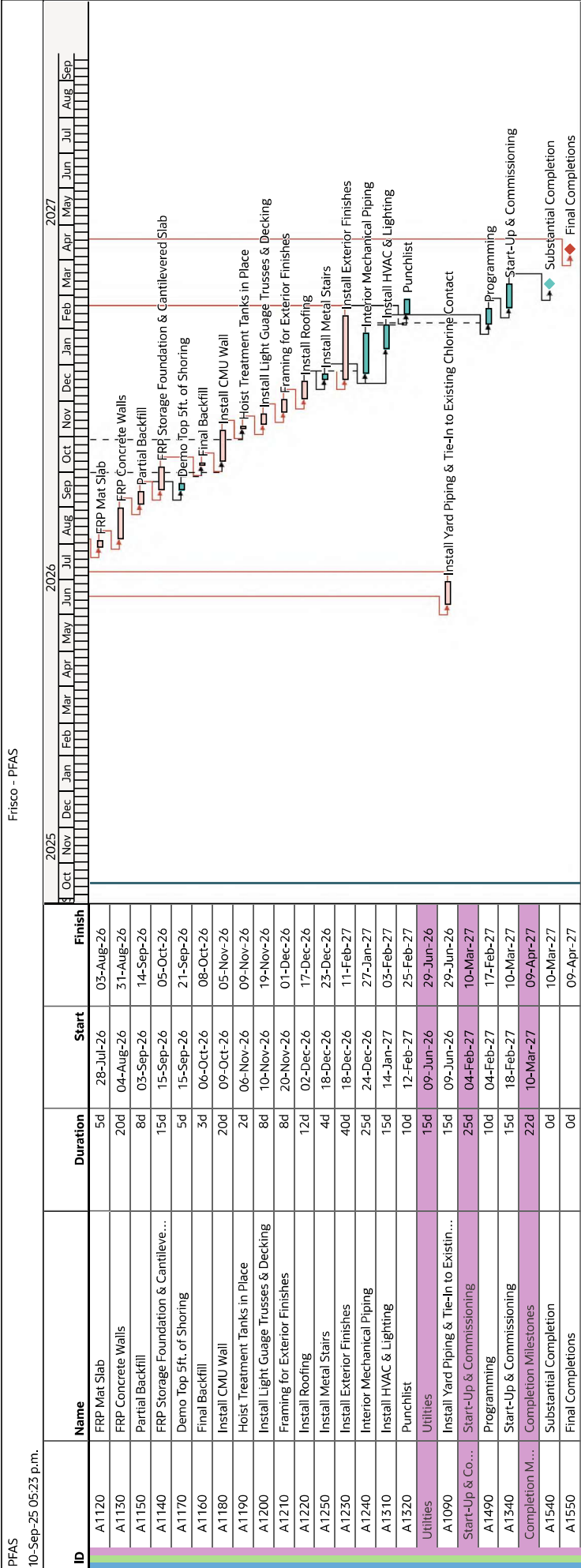


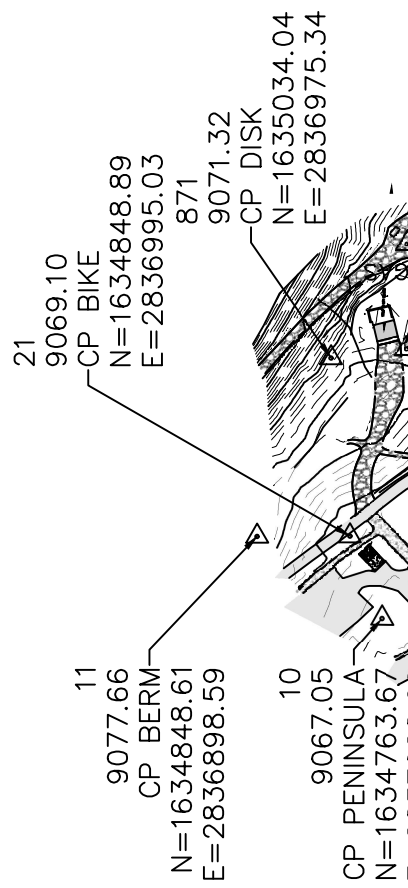
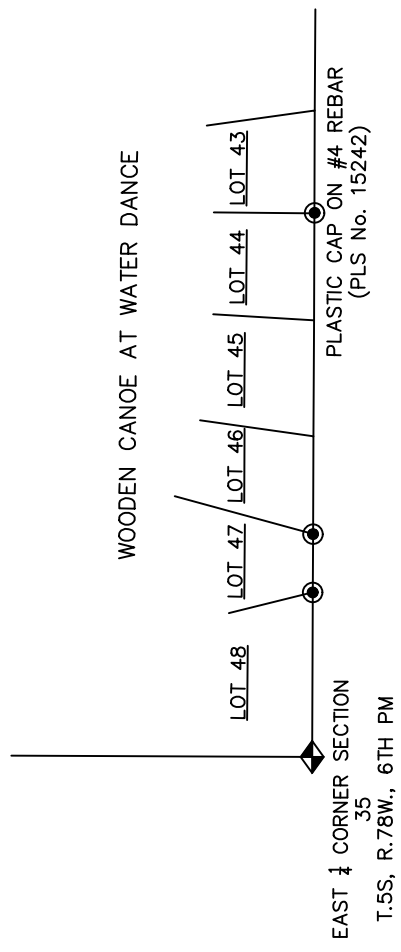
Candela Table - Type C

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180
0	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172
5	185	185	184	182	180	178	176	173	172	172	172	172	173	173	173	172	172	172	172
10	190	190	189	187	187	186	184	179	176	175	174	173	171	167	164	162	161	161	160
15	179	179	179	181	185	189	190	187	179	178	174	169	160	149	137	129	127	126	124
20	178	175	174	176	179	187	193	193	183	179	172	158	133	116	105	100	99	99	99
25	185	183	181	179	180	184	195	199	187	180	167	134	105	92	90	93	98	101	101
30	199	198	195	192	189	189	199	208	195	185	160	110	88	87	93	100	106	111	111
35	235	230	227	221	212	206	213	225	209	192	149	98	87	90	93	94	97	100	100
40	273	272	268	263	255	259	249	239	224	205	130	100	91	89	90	92	90	91	92
45	276	282	301	312	300	328	298	265	251	223	119	109	85	87	86	83	93	107	109
50	313	310	326	349	356	387	394	294	287	255	113	99	82	80	84	112	90	85	84
55	378	367	385	406	416	433	436	376	378	325	110	92	79	89	124	91	85	81	80
60	421	417	458	499	485	484	477	471	474	379	104	87	97	139	106	127	114	80	78
65	426	433	515	616	597	572	589	594	583	443	99	110	151	146	129	96	72	60	57
70	300	376	501	687	702	693	754	755	731	521	95	155	173	108	78	55	46	40	39
75	42	57	138	414	770	852	924	870	696	467	117	140	115	62	42	26	24	22	22
80	23	27	35	61	126	387	693	517	266	195	114	135	48	22	10	7	6	6	6
85	6	6	10	12	15	23	39	61	35	27	75	54	15	7	3	1	0	0	0
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PFAS		Frisco - PFAS											
10-Sep-25 05:23 p.m.		202520262027											
ID	Name	Duration	Start	Finish									
	Frisco - PFAS Preconstruction	388d	15-Oct-25	09-Apr-27									
A1350	Advertisement For Bid	243d	15-Oct-25	18-Sep-26									
A1360	RFP Development	20d	16-Oct-25	12-Nov-25									
A1590	RFPs Due	0d	13-Nov-25										
A1600	Council Preparation	18d	13-Nov-25	08-Dec-25									
A1570	Frisco Council Meeting	0d	09-Dec-25										
A1370	CMAR Contract Award	0d	11-Dec-25										
A1610	NTP	0d	12-Dec-25										
A1380	Develop/ Review Early Procurement ...	20d	15-Dec-25	09-Jan-26									
A1390	Early Procurement Contract Execution	0d	12-Jan-26										
A1400	90% to IFC Design Collaboration	30d	12-Jan-26	20-Feb-26									
A1510	IFC Pricing	20d	23-Feb-26	20-Mar-26									
A1500	IFC Set Delivery	0d	23-Feb-26										
A1520	IFC Pricing Delivery	1d	23-Mar-26	23-Mar-26									
A1530	GMP Review & Execution	20d	24-Mar-26	20-Apr-26									
Submittals & ...	Submittals & Procurement	180d	12-Jan-26	18-Sep-26									
A1430	Submit & Approve Treatment Vessel ...	40d	12-Jan-26	06-Mar-26									
A1450	Submit & Approve Mechanical & Un...	40d	12-Jan-26	06-Mar-26									
A1410	Develop & Execute Early Procureme...	40d	23-Feb-26	17-Apr-26									
A1460	Procure Mechanical & Underground ...	55d	07-Mar-26	30-Apr-26									
A1440	Procure Vessel Tanks	190d	07-Mar-26	12-Sep-26									
A1420	Develop, Submit, Approve Shoring Pl...	46d	09-Mar-26	11-May-26									
A1470	Submit & Approve Interior & Exterior ...	65d	21-Apr-26	20-Jul-26									
A1480	Procure Exterior Finishes	60d	21-Jul-26	18-Sep-26									
Construction	Construction	254d	21-Apr-26	09-Apr-27									
General	General	10d	21-Apr-26	04-May-26									
A1020	Construction Office & Temporary Uti...	5d	21-Apr-26	27-Apr-26									
A1000	Mobilize to Site	5d	21-Apr-26	27-Apr-26									
A1080	Initial Survey & Locates	5d	28-Apr-26	04-May-26									
A1010	Install Temporary Const. Fencing	3d	28-Apr-26	30-Apr-26									
Sitework	Sitework	244d	05-May-26	09-Apr-27									
A1050	Install SWMPs & Tracking Pad	2d	05-May-26	06-May-26									
A1040	Pothole & Asbuilt Existing Utilities	5d	07-May-26	13-May-26									
A1060	Clear & Grub & Selective Tree Removal	3d	14-May-26	18-May-26									
A1260	Site Grading	8d	12-Feb-27	23-Feb-27									
A1270	Install Gravel Driveways	8d	24-Feb-27	05-Mar-27									
A1280	Install Split Rail Fence & Site Finishes	10d	08-Mar-27	19-Mar-27									
A1290	Dumpster Relocation	5d	08-Mar-27	12-Mar-27									
A1300	FRP Driveway Concrete	10d	22-Mar-27	02-Apr-27									
A1350	Sitework Punchlist	5d	05-Apr-27	09-Apr-27									
Treatment Bui...	Treatment Building	203d	19-May-26	25-Feb-27									
A1070	Building Excavation and Shoring	15d	19-May-26	08-Jun-26									
A1560	Existing Sewer Line Pipe Encasement	30d	19-May-26	29-Jun-26									
A1100	Building Foundation Subgrade Prep	5d	30-Jun-26	06-Jul-26									
A1110	Install Underslab Utilities & Concrete...	15d	07-Jul-26	27-Jul-26									
Adam's View					1/2								
No Filter					Adam Rice								

THIS IS A DRAFT SCHEDULE FOR REFERENCE ONLY. SCHEDULE SUBJECT TO CHANGE.







April 10, 2025

Chris McGinnis
Public Works Director
Town of Frisco
PO Box 4100
Frisco, CO 80443

Re: Town of Frisco Drinking Water Revolving Fund (DWRF)
Publication of Categorical Exclusion
DWRF Project No. 240051D-A, Summit County

Dear Chris McGinnis:

In conformance with the requirements of the National Environmental Policy Act and the Colorado State Environmental Review Process, the Water Quality Control Division has determined that the Town of Frisco's drinking water project qualifies for a Categorical Exclusion. The Categorical Exclusion is available to the public at the following web address:

<https://cdphe.colorado.gov/water-quality/funding-grants-and-loans/low-interest-loans/water-quality-categorical-exclusions>

Should you have any questions, please contact me at 303-692-6273, or by email at ana.ruiz@state.co.us. We look forward to working with you on completing this important project.

Sincerely,

Ana Ruiz
Project Manager
Infrastructure Unit - SRF Program
Water Quality Control Division

cc: Ryan Thompson, Water System Supervisor, Town of Frisco
Taylor Gertig, Plummer Associates
Erin Reiley, Project Manager, WQCD SRF Team
Aly Ulibarri, Work Group Lead, WQCD SRF Team
Margaret Talbott, Unit Manager, WQCD Infrastructure Unit

