

March 10, 2021

JN: 19008

Town of Fraser
C/o Russell Pennington
Town of Fraser
P.O. Box 370
Fraser, CO 80447

Re: Sketch Plan - Engineering Response
GRAND PARK – THE WILLOWS APARTMENTS

Dear Russell:

This response letter accompanies our preliminary plat and 70% civil construction plan issue for Grand Park – The Willows Apartments (Issue #1, dated 3/8/21). Please see our response comments below.

COMMENTS

Fraser Recreation — Field House Expansion

A sketch was provided with the application. The schematic layout is outside of the subdivision boundary and was not included in the Public Works review.

GRAND PARK (3/10/21): The schematic layout was provided for overall coordination purposes and is NOT a part of this project.

Traffic/ Transportation System/ CDOT

Publics Works' Staff along with the Planning Staff contacted Brian Killian, the CDOT Region 3 Access Program Manager. Brian provided the following comments from CDOT:

1. CDOT will require an updated traffic study to evaluate the following intersections.
 1. Kings Crossing/ Hwy 40
 2. Second Street/ Hwy 40
 3. First Street/ Hwy 40
 4. Old Victory Way/ Hwy 40.
2. If any of those intersections increased traffic volumes by 20% or more, they will need to obtain a CDOT access permit.
3. If the traffic study identifies any safety or operational issues, they will need to mitigate those.
4. It' s recommended that the developers Traffic Engineer submit a traffic study methodology to CDOT prior to conducting the traffic study.

CDOT indicated that additional comments would be possible after a formal proposal is made to CDOT. Public Works will also review at that time and could have future comments.

TKE (3/10/21): Please refer to the attached FHU Trip Generation review letter that address the concerns presented.

The Town of Fraser will require the dedication and paving of Old Victory Road from Mountain Willow Drive to the intersection at Kings Crossing Road.

TKE (3/10/21): This is as proposed, with the exception to the portion between Mountain Willow Drive and the new internal subdivision entry off Old Victory Road, west of American Willow drive. Grand Park intends to use the unpaved section as the access and staging area for the future development area adjacent to it which will be completed later.

Utilities

All utility infrastructure must adhere to standards found in the Town of Fraser Municipal Code. Plans and specifications for the utilities must be submitted to the Town to be reviewed for adherence to the Articles in the Code, prior to construction.

TKE (3/10/21): The 70% plan issue is designed in accordance with the Fraser Standards.

Onsite water mains, providing looping within the property are required to provide adequate service and fire protection and should not include any dead- end lines. It is the Town's understanding that the internal, looped mains for the entire development will be completed during the Phase 1 construction.

TKE (3/10/21): Please refer to the attached utility plans for further detail. All water lines are looped as required.

Identify looped line connection points and other pipe attributes necessary to model. This model will be incorporated into the Town's water model.

TKE (3/10/21): Please refer to the attached utility plans for further detail.

Downstream collection system capacity is a concern. The development in question is located within the Cozens Meadows Sewer Shed. The Cozens Meadows Sewer Shed is currently tied into and borrowing capacity from the adjacent Forest Meadows Sewer Shed. Public Works staff, along with its engineering consultant, Merrick Engineering has investigated this potential capacity issue.

Currently, the existing sewer is generally not over capacity, the only exception being one flat reach of pipe from MH CM039 to MH CM038 (zero slope should be verified). However, when the Willows Apartments are constructed, the sewer is shown to be overloaded along much of the Forest Meadows sewer line. Because the development will cause multiple reaches to exceed 50% full, it will be required that sewer improvements be implemented prior to construction of the Willows Apartments, via a sewer crossing of Highway 40, just north of Old Victory Road or, alternatively, upsizing the Forest Meadows sewers.

GRAND PARK (3/10/21): Grand Park understands that stretch of sewer could be nearing the 50% full capacity trigger and will upgrade the line when actual observation confirms the pipe is 50% full, as is industry standard care of practice.

Stormwater

The existing Willows Subdivision stormwater detention system will need to be evaluated to ensure that the system has the capacity and will operate properly with this change in density. This assumes that the existing system will be utilized for the stormwater detention for this apartment project.

TKE (3/10/21): Please refer to the Phase 2 stormwater report for further detail, which is an addendum to the approved Phelps's 2016 report.

Cozens Ditch

A letter from USACE is required that approves the realignment of Cozens Ditch prior to construction plan approval.

GRAND PARK (3/10/21): Grand Park is currently working with the USACE to realign the ditch as proposed in this plan.

Grand Park Pond Operating Agreement

Cornerstone has requested that, going forward, the augmentation water supplies to meet water demands associated with development in Grand Park be separate from the augmentation supplies relied upon for development in Rendezvous. Cornerstone and the Town are currently working together on preparing the easement and operating agreement between them, that is necessary for the Town's operation of the Grand Park augmentation water supplies, including water storage rights previously dedicated to the Town.

GRAND PARK (3/10/21): Cornerstone provided the Westside Facilities Agreement to the Town on January 11, 2021 which is a follow-on document to the already existing Grant of Easement and Augmentation Pond Joint Operations Agreement entered into between the Town, Rendezvous and Cornerstone. In addition, Cornerstone has continued to assist Fraser with water augmentation releases out of its water supplies.

Please call with any questions or comments. Thank you.

Sincerely,
TKE Engineering, LLC


Anthony E. (Tony) Krempin, PE
Principal