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July 7, 2021

Russell Pennington, P.E., Public Works Director
Town of Fraser
P.O. Box 370
153 Fraser Avenue
Fraser, Colorado 80442

RE: GRAND PARK, THE WILLOWS APARTMENTS 90% CONSTRUCTION DOCUMENTS

Dear Mr. Pennington:

We have reviewed The Willows Apartments submittal, including the 90% Construction Plans, dated June 11, 2021 by TKE Civil & Structural Engineering. We have the following comments related to the proposed water and sewer systems:

Offsite Utilities

With this development, the Town's downstream collection system capacity will exceed the Town's design criteria. Recent analysis, per our email of June 1st, showed that 3 downstream reaches currently exceed 50 percent capacity. The addition of the Willows Apartments will overload an additional 5 reaches of the FM sewer shed and 2 reaches of the CM sewer shed. Prior to adding this project, the new sewer crossing of US 40 should be designed and constructed. Once constructed, the CM sewers would be disconnected from the Forest Meadows sewer system and diverted to this new US 40 crossing. It is noted that the Willows Apartments as proposed plans for 258 EQR, approximately twice the original master plan for this area.

American Willow Drive

As required for a collector roadway, the ROW for American Willow Drive has been increased from 36 feet to 60 feet. It is noted that this has significantly decreased setbacks to the proposed buildings; for example, the Ski Storage building has a setback of less than 5 feet. See the enclosed excerpt from Sheet 13, Site Plan-Phase 1.

Old Victory Road

While it is not clear due to the shading/hatch patterns used not being consistent, the paving (and right of way if not already dedicated) for Old Victory Road should be completed to the southeast limits of the property.

Construction Plans

While most of the review comments for the 80 percent submittal have been addressed, the following issues remain (see enclosed Sheets 39 and 40 from previous review):

1. Sheet 39

- i. Straighten pipe runs to minimize deflections in fittings. Good design and construction practice should minimize the number of bends required, typically resulting in less future maintenance.
- ii. Show all pipe/utility crossings.
- iii. Overlapping text – difficult to read.

2. Sheet 40

- i. As for Sheet 39, iii above, straighten pipe runs to minimize deflections in fittings.

Please advise if you have any questions.

Sincerely,

MERRICK & COMPANY



Jody Allen



Terrence P. Kenyon, P.E.

cc: Adam Cwiklin, CWP, Town of Fraser Water and Wastewater Superintendent