



September 23, 2021

Catherine E. Trotter, AICP
Fraser Town Planner
Town of Fraser
153 Fraser Avenue
Fraser, Colorado 80442

RE: Willows Apartments – Public Works 2nd Review Comments

Dear Ms. Trotter:

Public Works along with their engineering consultants have reviewed the second engineering submittal for the Willows Apartments. Below is a summary of the comments and additional comments. The consultant's comment letters are attached.

American Willow Drive

The proposed extension of American Willow Drive will not be allowed to connect to the intersection of US 40 and Rendezvous Road at this time. This potentially will bisect the Town of Fraser's Conservation Easement that is required by the Annexation Agreement. This connection will have to be reevaluated at a later date and what requirements will be required.

Old Victory Road

As stated in the first review comments, the right of way for all of Old Victory Road between Mountain Willow Drive and the intersection at Kings Crossing Road is required to be dedicated to the Town of Fraser as part of this project. It shall also be constructed and paved with Filing 1. A proposed phasing plan can be presented but a gap in the roadway shall not be left unpaved after Filing 1 is constructed. The right of way dedication shall be included as part of this project and the roadway construction plans shall be included within the construction plans for this project.

Offsite Utilities

As stated in the first review comments, with this development or any other new development within Grand Park that drains to the Forest Meadows sewer basin, the Town's downstream collection system capacity will exceed the Town's design criteria. As part of this project, a new sewer crossing of US 40 shall be designed and constructed with Filing 1. The construction plans for the sewer line shall be included in the construction plans for this project. Once

constructed, the Grand Park subdivision shall be disconnected from the Forest Meadows sewer system and will connect onto this new US 40 crossing.

Stormwater

There are still comments and questions from the town's engineering consultant regarding stormwater.

Utilities

There are still comments from the town's engineering consultant regarding the utilities.

Sincerely,

Russell W. Pennington, P.E.
Public Works Director