

February 16, 2022



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

**RE: PRELIMINARY CONSTRUCTION PLANS FOR CONDOS AT ELK CREEK – PA 4W.1
REVIEW**

Dear Mr. Pennington:

We have reviewed Condos at Elk Creek – PA 4W.1 submittal received January 28, 2022. The submittal included the Preliminary Construction Plans for Condos at Elk Creek – PA 4W.1 and accompanying documents/reports by Terracina Design. We have the following comments to offer related to the proposed sanitary sewer system, proposed water system and erosion control plans.

General

1. Minimal information was provided for John’s Road, South Loop Drive and the parking areas. Final construction documents shall include detailed design in conformance with the Town’s standards and design criteria.
2. Final construction documents shall include detailed design, including profiles for the sewers, in conformance with the Town’s standards and design criteria.


Construction Plans

1. Sheet 7:
 - a. Provide the Masterplan design or intent for parcels northeast and southwest of John’s Road. It appears these parcels’ utility services can be provided by perimeter utility mains without creating a parallel utility main in the new John’s Drive right-of-way? The Town of Fraser prefers not to have parallel utilities.
 - b. Improve the waterline alignment in John’s Road by routing as illustrated on the red lined drawings, enclosed. This will require dedicating an easement to the Town.
 - c. Verify that the easterly waterline connection is an 8” at the hydrant, a reducer and section of 6” DIP may need to be removed also. Minimize length of pipe in the snow storage area, move gate valve out of snow storage area and into the paved South Loop Rd.
 - d. Town of Fraser Sanitary Sewer Masterplan shows the flows from this project continuing north to manhole STRC-18 and ultimately across Highway 40 into the 21” trunk sewer main per plans reviewed in January. This route would greatly reduce the amount of pipe in South Loop Rd. and John’s Rd.
2. Sheet 8:
 - a. The Town of Fraser prefers not to have parallel utilities as shown in John’s Road.
 - b. Improve the waterline alignment in John’s Road by routing as illustrated on the red lined drawings, enclosed. This will require dedicating an easement to the Town.


- c. Verify that the easterly waterline connection is an 8" at the hydrant, a reducer and section of 6" DIP may need to be removed also. Minimize length of pipe in the snow storage area, move gate valve out of snow storage area and into the paved South Loop Rd. Verify the waterline and electrical transformer/pedestal close proximity to garages east of property line.
 - d. Town of Fraser Sanitary Sewer Masterplan shows the flows from this project continuing north to manhole STRC-18 and ultimately across Highway 40 into the 21" trunk sewer main per plans reviewed in January. Reverse flow to the east and north, this route would greatly reduce the amount of pipe in South Loop Rd. and John's Rd.
 - e. Building A is missing the Double Cleanouts as shown on the other buildings.
 - f. A consistent water and sewer service connection location into the buildings would improve maintenance and accessibility in the future.
3. Sheet 12:
- a. Provide Inlet/Outlet Protection at the Temporary Sedimentation Pond north of Elk Creek Condos parcel.
 - b. The Diversion Ditch north of Elk Creek Condos needs to be realigned to flow into the Temporary Sedimentation Pond – not directly into Elk Creek. Bottom of diversion ditch should have check dams or sediment control logs to minimize erosion.
 - c. Provide emergency overflow protection for W.Q. Pond A and W.Q. Pond B.
 - d. Provide sediment control logs across site drainage swales and rock check dams where concrete pans spill into swales during interim grading phase.
4. Sheet 13:
- a. The Diversion Ditch north of Elk Creek Condos needs to be realigned to flow into the Temporary Sedimentation Pond – not directly into Elk Creek. Bottom of diversion ditch should have check dams or sediment control logs to minimize erosion.
 - b. Provide emergency overflow protection for W.Q. Pond A and W.Q. Pond B.
 - c. Provide sediment control logs across site drainage swales and rock check dams where concrete pans spill into swales during interim grading phase.

Please let us know if you have any questions.

Sincerely,
MERRICK & COMPANY



Terrence P. Kenyon, P.E.



Jody M. Allen

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