



August 6, 2018

Ms. Catherine Trotter, AICP  
Town Planner  
Town of Fraser  
153 Fraser Avenue, P.O. Box 370  
Fraser, CO 80442

**Re: East Mountain Filing 11 (Planning Area 9E)  
Final Planned Development Plan and Final Plat Application**

Dear Catherine,

Please find enclosed East Mountain updated Filing 11 Final Planned Development Plan (FPDP) and Final Plat Application. The FPDP and Preliminary Plat approved by the Planning Commission served as a basis for preparing the enclosed Final Plat. Conditions of approval and staff comments have been incorporated into the respective documents. Response letters regarding how specific comments have been addressed is also included.

The FPDP and Final Plat consists of 22 single family attached and 11 single family detached home sites that are configured around a central trail and open space system. The home sites have been strategically configured and oriented to maximize views and access to open space. This enclave will provide an additional housing alternative within the Rendezvous community. The homes and open space amenities have been strategically configured to accommodate a multi-generational population.

As illustrated on the FPDP, the intent is to establish an open space system that will be utilized to accommodate community gathering areas and trails. The community soft surface trail will serve as a connection to the Rendezvous trail system and the Linear Park via the Fraser River bridges that are located adjacent to the Mountain Man Park and west of the Filing 9 neighborhood. Trail connections are also provided to connect with the Rendezvous trail system. As illustrated on the attached, trails will also connect with the transit stop that is located on the west side of Rendezvous Road.

The FPDP is consistent with the provisions outlined in the East Mountain PDDP and Comprehensive with regards to land use, open space and density. Development standards outlined in the East Mountain PDDP have also been incorporated and maintained in the Filing 11 FPDP. Covenants, Controls and Restrictions (CC&Rs) will also be utilized to control the design within the community. A DRAFT of the CC&Rs has been submitted to the Town.

This plan has been configured to incorporate the infrastructure improvements into the plan. As discussed in our meeting, there are existing utilities that will be utilized to provide the required services. Please see the enclosed utility plans. Enclosed with this updated FPDP and Final Plat is a grading and utility plan that further illustrates the proposed services.

As illustrated on the attached, primary access is to be provided via Rendezvous Road and Pioneer Trail. The streets shall be private and maintained by the community. Streets have been horizontally and vertically aligned to integrate with the existing topography and constraints. Traffic generated by this enclave will be less than what is contemplated by Rendezvous Traffic Impact Report.

With regards to potential impacts, this Planning Area has been incorporated within the original approved PDD. Project infrastructure, drainage and transportation design improvements have been completed with the understanding that this planning area will be developed. As outlined above, this site plan will also provide several trail connections within the community.

The intent is to plat Filing 11 as one single phase. Construction is estimated to start in September 2018.

Please review the enclosed FPDP and Final Plat application. We appreciate the opportunity to submit this application for consideration and review. I am available to discuss further should you have any additional comments.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal