

August 3, 2018

JN: 14013

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

RE: This letter is in response to comments by: Bowman Consulting, Tim Gagnon, P.E. Dated June 15, 2018,
RE: East Mountain Filing 11 – Preliminary Plat and Final Planned Development Submittal, and East Grand
Fire Protection District No. 4, Dated June 14, 2018

1. The proposed watermain appears to be too close to the proposed dumpster at the east entrance to the Duplex Road.
TKE: The watermain has been adjusted to provide additional clearance from the dumpster location.
2. Sewer cleanout locations should be shown on the plans.
TKE: Sewer cleanout locations have been shown on the plans at bends and longer runs of sewer services.
3. It appears that a sewer service is missing to Lot 29.
TKE: A sewer service has been shown for Lot 29 on Sheet UT01.
4. Portions of the road centerline curvature in the proposed Duplex Road do not meet the minimum centerline radius requirements of the Town Code or the Fire District.
TKE: The centerline radii have been revised to a minimum of 50'.
5. Add finished grade contours.
TKE: Finished grade contours have been added to the plans. An Overlot Grading Plan was also added to clarify the extents of roadway construction.
6. Label water line bends.
TKE: Water line bends and lengths have been added to the plan set.
7. Culvert(s) appear to be needed at the dead end road/hammerhead turnaround and at the uphill side of the Duplex Road.
TKE: The street cross section for Road A and Road B have been revised to be crowned providing a 2' concrete pan on the uphill side of the road, that eliminates the need for culverts crossing the hammerhead. Temporary drainage swales have been shown on the Overlot grading plans to provide drainage around the hammerhead until units can be constructed. The Duplex road is designed with a concrete pan on the downhill side where parking is located and at full build out will have drainage swales that will direct drain either to the pans or to adjacent drainage swales and off site.
8. Add a Signage & Striping Plan and a Landscape Plan.
TKE: Signage and Striping has been added to the Site Plan Sheets SP01 and SP02. A Landscape plan will be submitted separately.
9. One of the variances in the variance request letter requested an 8% road centerline grade, but all the centerline grades on the plans appear to be less than 7%.
TKE: Noted.

Comments from East Grand Fire Protection District No. 4

Thank you for the opportunity to comment on East Mountain Filing1 | Planning Area 9E.2 preliminary plat. I have included (attached) a copy of East Grand Fire Districts 2018 Development Review Criteria for Fraser Planning Department and the Developer to reference. Special attention to utility locations, wildfire hazard mitigation, access, and municipal water supply is necessary for the protection of both lives and property. Existing and newly planned access and water supply, with fire hydrants located approximately at each end of Road A on the East side of Rendezvous Road, and at the entry to both Roads B and C, off of Pioneer Trail would meet the intent of East Grand Fire District' s requirements. This enables EGFPD to fight a fire along Road A, B, and C without closing Rendezvous Road or Pioneer Trail.

TKE: The location of utilities, wildfire hazard mitigation, access, and municipal water supply has been carefully considered during the design of this project. The minimum driving surface of 24' with a minim centerline radius of 50' has been shown on the plans. Roads A and B have hammerhead turnarounds meeting the Town standards at each end. The Duplex Road is looped to Rendezvous road to provide a through access.

Sincerely,
TKE Engineering, LLC



Anthony DePlata
Project Manager