



July 22, 2018

Catherine E. Trotter, AICP, Town Planner
Town of Fraser
PO Box 370
Fraser, CO 80442

RE: Planner Briefing on Elk Creek Condominiums at Grand Park

Dear Ms. Trotter,

On behalf of Cornerstone Winter Park Holdings, Terracina Design, David Evans and Associates, and Topknot Civil & Structural Engineering have reviewed the comments dated May 4, 2018 for the Elk Creek Condos-Preliminary Plat Submittal. The Final Planned Development Plan and Final Plat application resubmittal package attached is for your review. The following is a response to comments.

Staff received the following comments from Rod McGowan, Town Attorney:

1. The proposed condo project includes parcels previously subdivided on the Elk Creek Filing 1 plat. Specifically, the median area of Elk Ranch Road was identified as Tract G on the Filing 1 plat and is shown as Tract A on the new Final Planned Development Plan (FPDP). Tract J shown on the Filing 1 plat is not shown on the new FPDP but would be part of Lot 3. The FPDP recorded with Filing 1 showed this as a site for a detention pond. **RESPONSE: The median is now labeled correctly as Tract G of Elk Creek Filing No.1. Tract J of Elk Creek Filing No.1 will be replatted as a part of this submittal. The proposed detention ponds for this site accommodate the proposed development as well as the offsite runoff anticipated for the old detention pond which was shown as a part of Filing No.1.**
2. Note 13 on the FPDP should be deleted. This is not a development permit. The condominium final plat is what allows development to proceed.
RESPONSE: Note removed.

3. There could be an overlap with the area included in the "North Retail" development permit application. **RESPONSE: The area in the North Retail will be redesigned to accommodate proposals in this submittal.**
4. It has been called to our attention that the draft preliminary plat and FPDP do not appropriately reflect an existing 35-foot access and utility easement to the Sumrall property. That easement is referred to in the Title Insurance Commitment under Exception #15, with reference to the instrument recorded at Reception # 94007475 (copy attached to briefing). All subdivision plats must include the location, dimensions and recording information for existing easements. Please have your surveyor revise the preliminary plat and FPDP to incorporate the existing access and utility easement. **RESPONSE: Final Plat and FPDP have been revised to incorporate existing access and utility easement.**

Staff offers the following comments:

1. As referenced above, this is not a development permit so general notes 11-13 on the Final Plan sheet 1 of 8 need to be deleted. **RESPONSE: Notes removed.**
2. The site plan chart on the Final Plan sheet 3 of 8 parking calculations appear to meet Town Code. Label/number garage and parking spaces to ensure required parking is indicated on site plan. **RESPONSE: Parking now numbered on site plan. See sheet 3 of the FPDP.**
3. CDOT is requiring a traffic study. See email correspondence from Dan Roussin, CDOT Permit Unit Manager for Traffic and Safety. **RESPONSE: Updated traffic study is provided with this submittal.**
4. Section 17-5-40 lists additional Preliminary Plat requirements for condominiums, townhomes and apartments. Revise plat and plat notes (10-12) accordingly. **RESPONSE: Plat has been revised to incorporate any additional requirements.**

General

1. A geotechnical investigation specific to this property needs to be completed, as required in Section 14-2-20 of the Town Design Standards. **RESPONSE: Geotech is in progress and will be provided when complete.**
2. An Engineer's Opinion of Probable Cost needs to be completed. **RESPONSE: (TKE)**
3. A Signage & Striping Plan needs to be submitted. **RESPONSE: (TKE)**

4. A Lighting Plan needs to be submitted. **RESPONSE: Lighting plan is now a part of the FPDP drawing set.**
5. An updated Traffic Study needs to be completed, the Traffic Impact Analysis dated January 2013 is not relevant to this project site. **RESPONSE: Updated traffic study is provided with this submittal.**
6. The traffic generated from this project site will likely use the Old Victory Road intersection with US40. Prior to recording of the final plat the Applicant must provide the Town with an updated CDOT Access Permit, or confirmation from CDOT that a Permit is not required. **RESPONSE: Noted.**
7. Indicate ADA routes within the site, and add sufficient detailed spot elevations and grades at ramps, walks, parking areas to show that ADA access requirements are met (including access from ADA parking spot in garage to Bldgs A/B). **RESPONSE: ADA routes are now indicated.**
8. Sewer and water services design needs to be finalized including: size, material, grades, cover, and profiles (where necessary to indicate critical elevations at road, utility and pond crossings). **RESPONSE: (TKE)**
9. The plans should be signed/stamped by a Colorado Licensed Engineer. **RESPONSE: Plans have been stamped and signed.**
10. It appears the proposed detention pond for Elk Creek Filing No. 1 (in Elk Creek Condos, north side of Elk Creek Drive) is no longer indicated in its designed location. Please clarify. **RESPONSE: Proposed detention ponds included in the 4W proposal are designed to accommodate stormwater volumes accounted for with the previous basin as well as the proposed development. See the drainage report on sheet 5 of the construction drawings.**
11. The Town water model will be updated to incorporate this new development and determine if any deficiencies are identified in the existing and proposed system. This analysis will be completed by the Town Engineer with fees passed onto Applicant. **RESPONSE: Noted.**
12. Additional investigation into the impacts this development will have on the Town's existing sanitary system will need to be explored prior to final plat approval. **RESPONSE: Noted**

Final Plat

1. The plat is missing from the electronic files. **RESPONSE: A dwg. format of the plat is now provided with this submittal.**

Final Planned Development Plan

1. Sheet 1 of 8: The cover states all roads are to be made public, but there are streets labeled as private within the plans. Please clarify. **RESPONSE: This note has been revised. All proposed roads within this development boundary will be private.**

Preliminary Construction Plans (SEE ATTACHED RESPONSES FROM TKE)

1. Sheet 3 of 13: Include proposed contours and existing infrastructure as basins cannot be reviewed. **RESPONSE: (TKE)**
2. Sheet 6 of 13: Indicate how are flows conveyed with a swale wrapping around Bldg G and confirm how these flows get to pond #4. **RESPONSE: (TKE)**
3. Sheet 7 of 13: Add a typical road section showing widths and depths of proposed asphalt, curb, gutter and sidewalk. **RESPONSE: (TKE)**
4. Sheet 7 of 13: Indicate final surfacing (and typical section if necessary) of proposed paths between streets and buildings. **RESPONSE: (TKE)** Sheet 8 of 13: Street cross slopes vary significantly as an example, near the trash enclosure in the northwest corner of the site the cross slopes go from 4.1% to 1.3% back to 4.3% in a short distance, and due to construction constraints will actually not be built like this. Suggest revising to a constant street cross slope through the project. **RESPONSE: (TKE)**
5. Sheet 8 of 13: Confirm sanitary service for Bldg B has sufficient cover under pond. **RESPONSE: (TKE)**
6. Sheet 8 of 13: Add concrete pan at swale in south asphalt parking lot. **RESPONSE: (TKE)**
7. Sheet 8 of 13: Update note and hatched area for "10' x 10' Sand Filters." **RESPONSE: (TKE)**
8. Sheet 8 of 13: Add open curb cut for access to existing gravel driveway, south of Bldg B parking. **RESPONSE: (TKE)**
9. Sheet 10 of 13: Include profiles for all sanitary and water main lines. **RESPONSE: (TKE)**
10. Sheet 10 of 13: Need to create a loop of the water main extension near Building G or consider connecting building water services to looped water main and eliminating proposed dead-end main. **RESPONSE: (TKE)**

Drainage

1. The culvert designs need to be finalized including: hydraulic calculations (where necessary), size, material (RCP is required in roads), grades, cover, inverts, etc. **RESPONSE: (TKE)**
2. More detailed information is needed for the ponds including: cross-section and proposed material layers, outlet structure design, berm and overflow weir cross-sections, dimensions and/or horizontal control, etc. **RESPONSE: (TKE)**

3. Address potential issues with groundwater elevations and performance of sand filter basins. **RESPONSE: (TKE)**
4. Percolation tests will be required for the design engineer to confirm that sand filter basins are a viable water quality treatment option for this site. **RESPONSE: (TKE)**
5. The design engineer shall recommend inspection, maintenance and filter replacement schedule to ensure that the proposed sand filter basins continue to perform as designed. **RESPONSE: (TKE)**
6. The proposed Sand Filter Basin north of Building B cannot be located in the 10' utility and snow storage easement adjacent to Elk Creek Road.
There is a 10ds increase between historic and developed stormwater runoff during a 100-year storm event from this site without detention proposed, which does not meet Town Standards. A formal variance request shall be submitted, per Town Code Section 14-6-20. **RESPONSE: (TKE)**

Comments from CDOT, Daniel Roussin

7. Both projects have access off Old Victory Road. Please provide a traffic study to show if there is a 20% change in traffic volume on Old Victory Road/US 40. There is a 20% change in traffic volume on Old Victory Road, then an access permit would be required . **RESPONSE: Updated traffic study provided.**

END OF RESPONSES

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,



Layla Rosales
Principal