# PRELIMINARY CONSTRUCTION PLANS FOR

# GRAND PARK - 8WB, 9W.1, 9W.2, 10W 10W.2, 10W.3 11W & PORTIONS OF 23W

## TOWN OF FRASER, COLORADO




VICINITY MAP

0 1000' 2000'

1 inch = 1000'

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## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS ASSUMED TO BEAR S00°14'02"E.

## BENCHMARK STATEMENT

N.G.S. CONTROL POINT "N139" PID KK08971. THE STATION IS LOCATED 2.4 MILES BY ROAD, NORTH OF FRASER, BETWEEN THE RAILROAD AND U.S. HIGHWAY 40. NGVD 29 DATUM
ELEVATION = 8433.78

## ENGINEERS STATEMENT

THESE CONSTRUCTION PLANS FOR GRAND PARK - 8WB, 9W, 10W.3, & 11W.2 WERE PREPARED BY ME UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THESE STANDARDS.

BY: _____ _____
MARTIN METSKER DATE

## TOWN OF FRASER APPROVAL BLOCK

THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE TOWN'S MINIMUM STANDARDS ONLY, AND THE RESPONSIBILITY FOR DESIGN ADEQUACY SHALL REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE TOWN OF FRASER OR THE TOWN'S ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN OF FRASER OR ANY OF THE REVIEWING PARTIES FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE

BY: _____ _____
TOWN OF FRASER DATE

BY: _____ _____
TOWN OF FRASER DATE

BY: _____ _____
EAST GRAND F.P.D #4 DATE


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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

**NOT FOR CONSTRUCTION**

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
COVER

Know what's below. Call before you dig. 811

SHEET 1 OF 44

12/18/2025 8:25 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY COVER - VM1 - F1.DWG 1

## GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.
2. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LATEST MUNICIPAL CODE, APPLICABLE TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CONSTRUCTION INSPECTOR.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
6. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE CONSTRUCTION INSPECTOR PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING WATER CUSTOMERS. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY THE WATER PROVIDER PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
9. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION INSPECTOR IMMEDIATELY.
10. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE CONSTRUCTION INSPECTOR AT ALL TIMES.
14. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
15. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
16. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE PER FEMA FIRM PANEL NO. 08049C0991C DATED MARCH 16, 2016.
17. BENCHMARK NOTE: CONTROL POINT "N139" PID KK08971. THE STATION IS LOCATED 2.4 MILES BY ROAD, NORTH OF FRASER, BETWEEN THE RAILROAD AND U.S. HIGHWAY 40. NGVD 29 DATUM ELEVATION = 8433.78
18. ALL UTILITIES ARE REVIEWED FOR AREA OF PLACEMENT (LOCATION) INCLUDING, IN EASEMENT/ROW, HORIZONTAL AND VERTICAL CLEARANCES, AND CONFLICTS WITH OTHER UTILITIES PER THE TRANSPORTATION DESIGN CRITERIA MANUAL, WATER SYSTEM DESIGN CRITERIA MANUAL, WASTEWATER DESIGN CRITERIA MANUAL, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, AND ALL OTHER UTILITY OWNER AND OPERATOR CRITERIA.
19. FOR ALL UTILITY CUTS WITHIN RIGHT-OF-WAY, SEE FRASER MUNICIPAL CODE SECTION 14-5-210(C).
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE, PASSABLE ACCESS TO PRIVATE PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY THE APPLICANT.

## STORM SEWER NOTES:

1. LOCATION OF EXISTING STORM SEWER (INCLUDING CULVERTS) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. STORM SEWER SHALL BE RCP IN ACCORDANCE WITH CDOT STANDARD M-603-2.
3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
4. STORM SEWER RCP SHALL HAVE BEDDING AND BACKFILL IN ACCORDANCE WITH CDOT STANDARD M-603-2 AND TOWN OF FRASER ROAD STANDARDS.
5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END SECTION TO END SECTION. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND COULD VARY. END SECTIONS ARE INCLUDED IN THE PIPE LENGTH SHOWN ON THE PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD SECTION.
6. DRIVEWAYS FOR ADJACENT PARCELS AND CULVERTS UNDER THE DRIVEWAYS SHALL BE DESIGNED IN THE FUTURE IN CONJUNCTION WITH DESIGNS FOR THE ADJACENT PARCELS.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
8. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.

## STREET CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRASER STREET AND ROADWAY MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS DATED JANUARY 2015.
3. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
4. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
5. STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE CONSTRUCTION INSPECTOR.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. ALL STREET CUTS FOR UTILITY CONNECTIONS SHALL BE BACKFILLED WITH FLOWABLE FILL, PERIMETER SHALL BE SAW CUT AND EDGE MILLED PER CDOT REQUIREMENTS.
8. LIFTS IN FILL AREAS SHALL NOT EXCEED 8 INCHES IN COMPACTED DEPTH. MAXIMUM SLOPES OF ALL CUTS & FILLS SHALL BE 3:1 UNLESS OTHERWISE NOTED. FILL SHALL NOT BE PLACED ON EXISTING TOPSOIL OR ORGANIC MATERIAL. TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM THE FILL AREA AND NOT USED IN THE FILL. FILL SHALL ONLY BE PLACED ON SUITABLE EXISTING SUBGRADE FREE OF ANY TOPSOIL AND/OR ORGANIC MATERIAL.
9. PAVING SHALL NOT START UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN MEETING THE REQUIREMENTS OF THE PLANS AND SPECS AND FINAL PAVEMENT DESIGN.THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THS PROJECT. THE MINIMUM DEPTH OF ASPHALT SHALL BE 5-INCHES.
10. ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRASER ROAD STANDARDS FINAL ASPHALT THICKNESS AND BASE COURSE THICKNESS SHALL BE IN ACCORDANCE WITH THE SOIL'S ENGINEER'S REPORT.
11. ROADWAY BASE COURSE AND FILL AREA COMPACTION SHALL CONFORM TO THE TOWN OF FRASER ROAD STANDARDS. THE BASE COURSE AND COMPACTION SHALL ALSO CONFORM TO THE GENERAL NOTES.
12. AT COMPLETION OF CONSTRUCTION, AS PART OF THE PRELIMINARY ACCEPTANCE, THE TOWN WILL SELECT REPRESENTATIVE LOCATIONS TO TAKE ASPHALT CORINGS AS CONFIRMATION OF ASPHALT DEPTH AND CONSISTENCY OF THE ASPHALT SECTION. THE TOWN WILL CONTRACT DIRECTLY WITH A COMPANY TO PERFORM THIS WORK AND WILL BACK CHARGE THE DEVELOPER FOR THE COST.

## SIGNAGE AND STRIPING NOTES:

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8MIL THICK WHEN DRY.
3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAK AWAY ASSEMBLIES AND FASTENERS.

## FIRE NOTES:

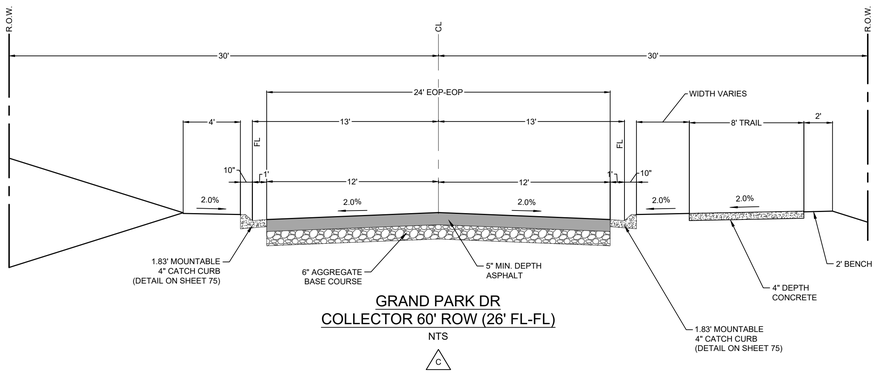
1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.

## SANITARY CONSTRUCTION NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE FRASER CONSTRUCTION STANDARDS AND MINIMUM DESIGN CRITERIA.
2. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE.
3. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 7 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
5. ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE.
6. SIZING/CAPACITY. THE SIZE AND SLOPE OF THE BUILDING SERVICE SEWER SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN, BUT IN NO EVENT SHALL THE DIAMETER BE LESS THAN FOUR (4) INCHES. MINIMUM GRADE AND SLOPES SHALL BE AS FOLLOWS: , 4" 2.0% NORMAL; 1.0% MINIMUM, 6" 1.00%, 8" 0.60%.
7. WHERE PARALLEL OR APPROXIMATELY PARALLEL TO A STRUCTURAL WALL, THE SERVICE LINE SHALL BE AT LEAST FIVE (5) FEET FROM THE WALL. PENETRATIONS THROUGH STRUCTURES SHALL BE AT RIGHT ANGLES, OR CLOSE THERETO, THROUGH PVC SLEEVES AND SHALL PROVIDE FLEXIBILITY SUCH THAT THE SERVICE LINE WILL NOT BE DAMAGED BY SETTLMENT OF THE STRUCTURES.
8. SEWER AND WATER SERVICE LINES SHALL HAVE TEN (10) FEET MINIMUM HORIZONTAL SEPARATION MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. WHERE THIS SEPARATION IS IMPRACTICAL, THE TOWN MAY PERMIT OTHER SEPARATION REQUIREMENTS IN ACCORDANCE WITH APPLICABLE STANDARDS. IF A WATER LINE PASSES WITHIN EIGHTEEN (18) INCHES VERTICAL DISTANCE ABOVE A SEWER MAIN OR SERVICE OR IF IT LIES WITHIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF THE SEWER MAIN OR SERVICE, THE SEWER SERVICE IS TO BE MODIFIED TO HAVE "NO BELL" CONSTRUCTION PER ATTACHMENT A-23 – PIPE CROSSING DETAIL. IF A WATER LINE CROSSES UNDER A SEWER SERVICE, A TWENTY-FOOT LENGTH OF C900 PVC SHALL BE USED FOR THE GRAVITY SEWER LINE. SMITH-BLAIR 229, FULL CIRCLE COLLAR LEAK REPAIR CLAMPS, SHALL BE INSTALLED ON ALL SANITARY SEWER JOINTS WITHIN THE MINIMUM HORIZONTAL CLEARANCE REQUIREMENTS, AND NO WATER LINE PIPE JOINTS SHALL BE LOCATED WITHIN THE MINIMUM HORIZONTAL CLEARANCE REQUIREMENT.
9. THE MINIMUM COVER SHALL BE SEVEN (7) FEET FROM TOP OF SEWER SERVICE LINE TO FINISHED GRADE. SERVICE LINES WITH LESS THAN SEVEN (7) FEET OF COVER WILL BE CONSIDERED BY THE TOWN WITH INSTALLATION OF TWO (2) INCHES OF PIPELINE INSULATION INSTALLED FOR EVERY ONE (1) FOOT OF COVER LESS THAN SEVEN (7) FEET. THE TOWN SHALL REVIEW AND APPROVE ALL LOCATIONS WHERE PIPE DEPTHS ARE LESS THAN SEVEN (7) FEET. IN NO CASE SHALL A SANITARY SEWER SERVICE LINE HAVE A DEPTH LESS THAN FIVE (5) FEET. SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PER ATTACHMENT A-38 – SEWER MAIN AND SERVICE LINE BEDDING & BACKFILL DETAIL.
10. WYE TAP SADDLES SHALL BE INSTALLED FOR CONNECTION OF EACH SANITARY SEWER SERVICE LINE TO THE SANITARY SEWER MAIN LINE. PRE-INSTALLED WYE FITTINGS MAY BE ALLOWED ON NEW SANITARY SEWER MAIN LINE CONSTRUCTION, AS AN ALTERNATIVE TO SADDLES, FOR CONNECTION OF THE SANITARY SEWER SERVICE LINES TO THE SANITARY SEWER MAIN LINE WITH PRIOR WRITTEN APPROVAL BY THE TOWN.
11. WARNING TAPE SHALL BE INSTALLED IN THE TRENCH ABOVE THE SEWER LINE. THE WARNING TAPE SHALL BE INSTALLED CONTINUOUSLY ABOVE THE SEWER LINE, A DISTANCE OF THIRTY (30) INCHES ABOVE THE PIPE. THE WARNING TAPE SHALL BE THREE (3) INCHES WIDE, GREEN IN COLOR WITH THE LEGEND "CAUTION BURIED SEWER LINE BELOW" IN BLACK AND EXTEND CONTINUOUSLY IN THE TRENCH. IF ANY EXISTING WARNING TAPE IS DAMAGED IN CONSTRUCTION ACTIVITIES, A SPLICE SHALL BE MADE USING ADDITIONAL WARNING TAPE TIED TO EACH END TO PROVIDE A CONTINUOUS WARNING TAPE ALONG THE SEWER LINE. WARNING TAPE SHALL BE INSTALLED ON SEWER SERVICE LINES FROM THE TAP AT THE MAIN TO THE EDGE OF THE RIGHT-OF-WAY, EASEMENT AND/OR CLEANOUTS.
12. EACH SERVICE LINE IS TO HAVE A FOUR-INCH CLEANOUT INSTALLED WITHIN TWENTY (20) FEET OF THE BUILDING SERVED, PER ATTACHMENT A-42 – SEWER SERVICE LINE CONNECTION DETAIL, ATTACHMENT A-43 SEWER SERVICE LINE CLEANOUT DETAIL – UNPAVED LOCATION AND ATTACHMENT A-44 – SEWER CLEANOUT COLLAR DETAIL – PAVED LOCATION. CLEANOUTS ARE REQUIRED FOR ANY FORTY-FIVE-DEGREE BEND IN SERVICE LINE DIRECTION AND AT INTERVALS OF NO GREATER THAN NINETY (90) FEET.
13. CLEANOUTS LOCATED WITHIN PAVED AREAS SHALL BE RAISED TO FINAL GRADE WITH EITHER ASPHALT SURFACING INSTALLED ADJACENT TO THE CLEANOUT OR WITH A CONCRETE COLLAR. IF THE CLEANOUT IS SET AT FINAL GRADE DURING THE ASPHALT PAVING PROCESS, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
    - 13.1. INSTALLATION OF THE BOTTOM LIFT OF ASPHALT SHALL BE PLACED OVER THE TOP OF THE CLEANOUT.
    - 13.2. THE CLEANOUT SHALL BE EXPOSED AND SET TO ITS FINAL GRADE AT ONE-HALF (½) INCH LOWER THAN THE GRADE OF THE FINAL ASPHALT SURFACE. ANY VOID CREATED IN THE BOTTOM LIFT OF ASPHALT BY EXPOSING AND RAISING THE CLEANOUT SHALL BE FILLED WITH COMPACTED HOT MIX ASPHALT PRIOR TO PLACEMENT OF THE OF THE TOP LIFT OF ASPHALT.
    - 13.3. INSTALLATION OF THE TOP LIFT OF ASPHALT SHALL BE PLACED AND COMPACTED, MAINTAINING THE REQUIRED VERTICAL DISTANCE FROM THE PAVEMENT SURFACE TO THE TOP OF THE CLEANOUT. THE CLEANOUT SHALL REMAIN VERTICAL AND PLUMB.
    - 13.4. IF A CONCRETE COLLAR IS THE SELECTED METHOD USED TO RAISE THE CLEANOUT TO FINAL GRADE, IT SHALL BE INSTALLED AFTER THE TOP LIFT OF ASPHALT IS PLACED AND IN ACCORDANCE WITH ATTACHMENT A-43 – SEWER SERVICE LINE CLEANOUT COLLAR DETAIL – UNPAVED LOCATION AND ATTACHMENT A-44 – SEWER CLEANOUT COLLAR DETAIL - PAVED LOCATION.
14. SEWER SERVICE PIPE SHALL BE PVC AND SHALL EITHER BE SDR 26 OR C900 PIPE. WHERE A DIFFERENT PIPE MATERIAL IS ENCOUNTERED AT THE CONNECTION POINT TO THE SANITARY SEWER MAIN, A FLEXIBLE COUPLER SHALL BE USED. THE FLEXIBLE COUPLER SHALL BE MADE OF AN ELASTOMERIC COMPOUND AND SHALL BE CONNECTED AT EACH END WITH A STAINLESS STEEL CLAMP. THE COUPLER SHALL BE LEAK-PROOF, ROOT-PROOF AND RESISTANT TO CHEMICALS, UV RAYS AND NORMAL SEWER GASSES.
15. THE COUPLER SHALL BE:
    - 15.1. FERNCO, PART NO. 1051-44
    - 15.2. US PIPE CORP., PART NO. 30552
    - 15.3. AN APPROVED EQUAL
16. WHEN PRE-APPROVED BY THE TOWN, WHERE SEWER SERVICE LINES OF TWO (2) DIFFERENT PIPE TYPES ARE BEING CONNECTED TOGETHER, THE WATERTIGHT CONNECTOR FITTING SHALL BE A MANUFACTURED FITTING SPECIFICALLY FOR CONNECTION OF THAT SIZE AND TYPE OF PIPE.
17. INTERCEPTORS. GREASE INTERCEPTORS SHALL CONFORM TO THE SPECIFICATIONS IN THE INTERNATIONAL PLUMBING CODE AS ADOPTED BY THE TOWN AND THIS CODE. GREASE INTERCEPTOR LAYOUT AND DETAIL SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.
18. SEPARATORS. OIL AND SAND SEPARATORS SHALL CONFORM TO THE SPECIFICATIONS IN THE INTERNATIONAL PLUMBING CODE AS ADOPTED BY THE TOWN AND THIS CODE. OIL AND SAND SEPARATOR LAYOUT AND DETAIL SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION. (ORD.389 PART 1.1, 2012)

## WATER CONSTRUCTION NOTES:

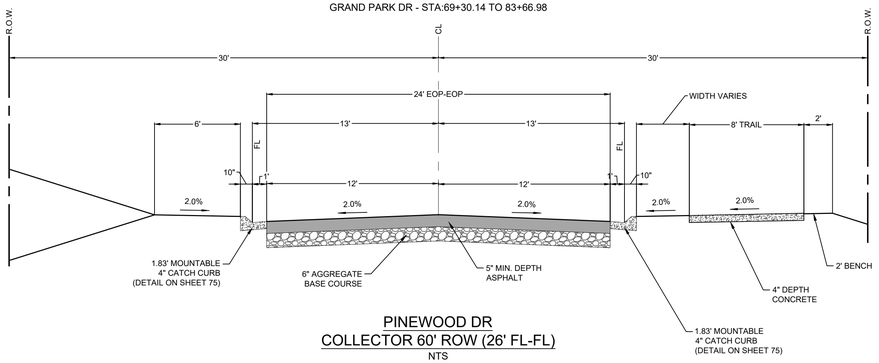
1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TOWN STANDARDS.
3. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
4. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
6. SERVICE CONNECTIONS SHALL BE INSTALLED PER ATTACHMENT A-34 – WATER SERVICE LINE AND CURB STOP AND ATTACHMENT A-35 – WATER METER ASSEMBLY INSTALLATION. NO CONNECTION BETWEEN THE WATER SYSTEM OF THE TOWN AND THE WATER FACILITIES OF THE OWNER MAY BE MADE EXCEPT IN A PUBLIC STREET ADEQUATE TO ACCOMMODATE THIS CONNECTION OR IN A LOCATION WHICH PROVIDES ADEQUATE ACCESS FOR TOWN PERSONNEL AND WHICH IS SUITABLE FOR BURIED PIPES.
7. WHERE PARALLEL OR APPROXIMATELY PARALLEL TO A STRUCTURAL WALL, THE SERVICE LINE SHALL BE AT LEAST FIVE (5) FEET FROM THE WALL. PENETRATIONS THROUGH STRUCTURES SHALL BE AT RIGHT ANGLES, OR CLOSE THERETO, THROUGH PVC SLEEVES, AND SHALL PROVIDE FLEXIBILITY SUCH THAT THE SERVICE LINE WILL NOT BE DAMAGED BY SETTLEMENT OF THE STRUCTURES.
8. THE WATER SERVICE SHALL BE LAID AT UNIFORM GRADE AND IN STRAIGHT ALIGNMENT. A REFERENCE MARK SHALL BE PLACED ON THE CURB ABOVE THE SERVICE LINE.
9. WATER AND SEWER SERVICE LINES SHALL HAVE TEN (10) FEET MINIMUM HORIZONTAL SEPARATION MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. WHERE THIS SEPARATION IS IMPRACTICAL, THE TOWN MAY PERMIT OTHER SEPARATION REQUIREMENTS IN ACCORDANCE WITH APPLICABLE STANDARDS. IF A WATER SERVICE LINE CROSSES A SEWER MAIN OR SEWER SERVICE, THE WATER LINE SHALL BE PROTECTED PER ATTACHMENT A-23 – PIPE CROSSING DETAIL.
10. THE MINIMUM COVER SHALL BE NINE (9) FEET FROM THE TOP OF THE WATER SERVICE LINE TO THE FINISHED GRADE. A MINIMUM OF S




GRAND PARK DR
COLLECTOR 60' ROW (26' FL-FL)
NTS

C

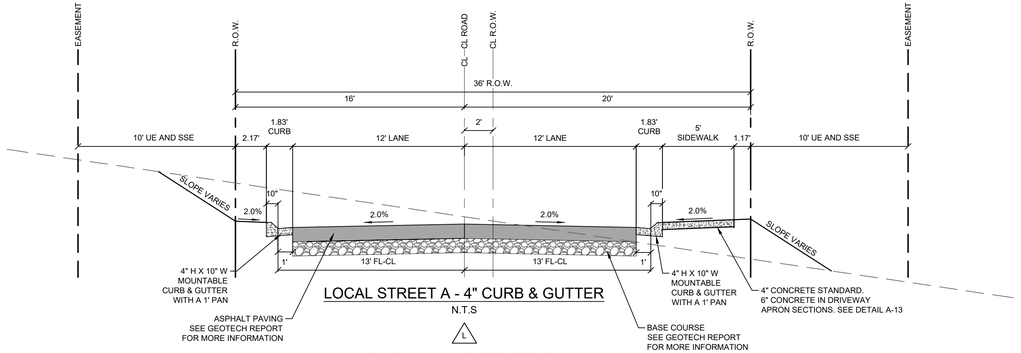
GRAND PARK DR - STA:50+07.80 TO 64+77.13
GRAND PARK DR - STA:69+30.14 TO 83+66.98




PINEWOOD DR
COLLECTOR 60' ROW (26' FL-FL)
NTS

C

PINEWOOD DR - STA:12+00.00 TO 31+70.85




LOCAL STREET A - 4" CURB & GUTTER
N.T.S

L

COMPASS DR - STA:10+40.00 TO 26+82.41
POPLAR CT - STA:10+88.51 TO 15+85.97
ROAD B - STA:12+93.54 TO 39+52.31
ROAD C - STA:10+50.00 TO 22+53.15
WANDER RD - STA:10+25.00 TO 16+94.43
BUGLE CT - STA:10+50.00 TO 19+28.29

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| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
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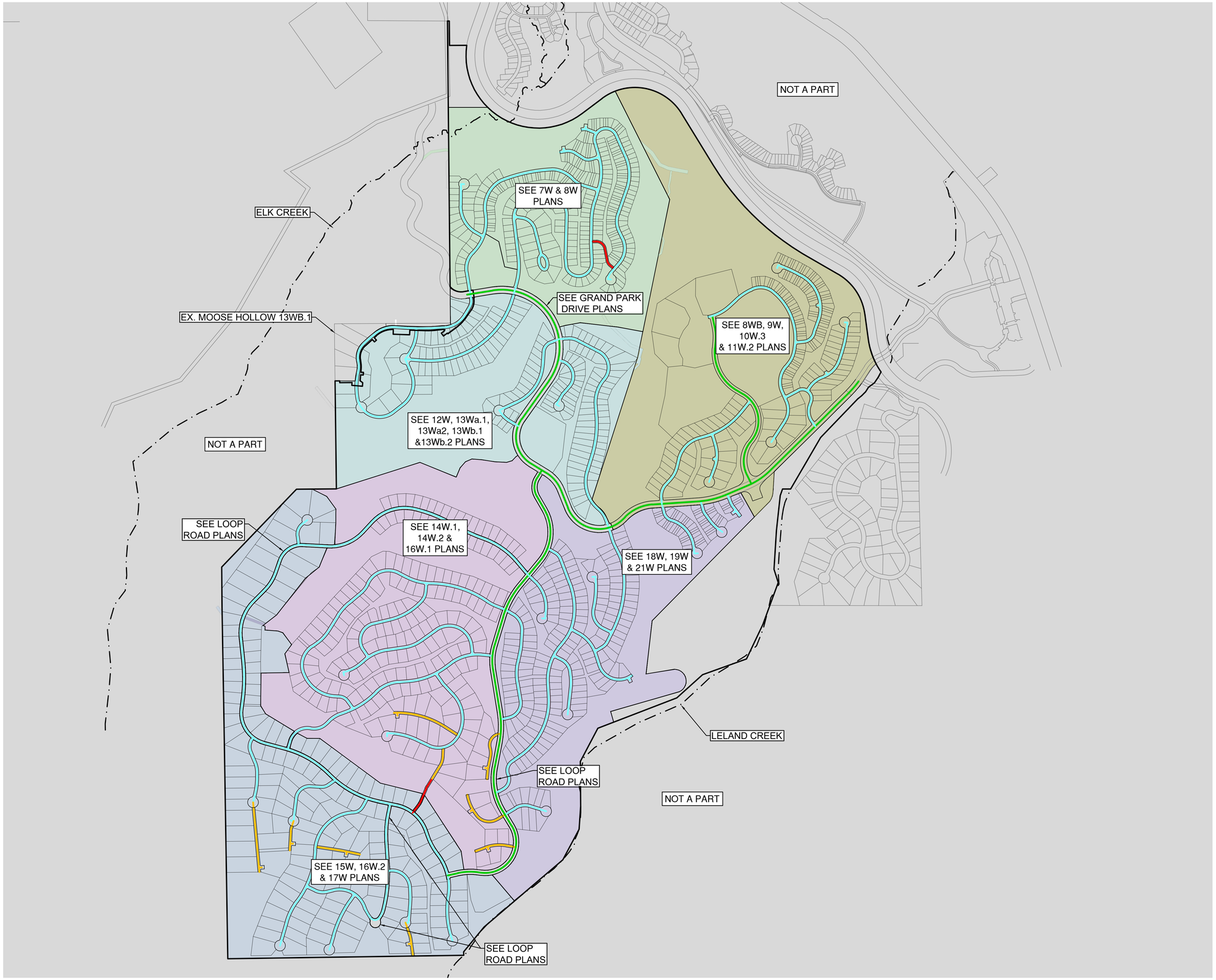
NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
TYPICAL SECTIONS

Know what's **below.**
**Call** before you dig.
811

SHEET
3 OF 44

12/18/2025 8:17 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY TYPICAL SECTION - WM - F1.DWG 1




N

0 500' 1000'

1 inch = 500'

## LEGEND

- LOCAL STREET A - CURB & GUTTER
- COLLECTOR
- SHARED DRIVE
- EMERGENCY ACCESS

## NOTES:

1. SEE SHEET 3 FOR TYPICAL SECTIONS.

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**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

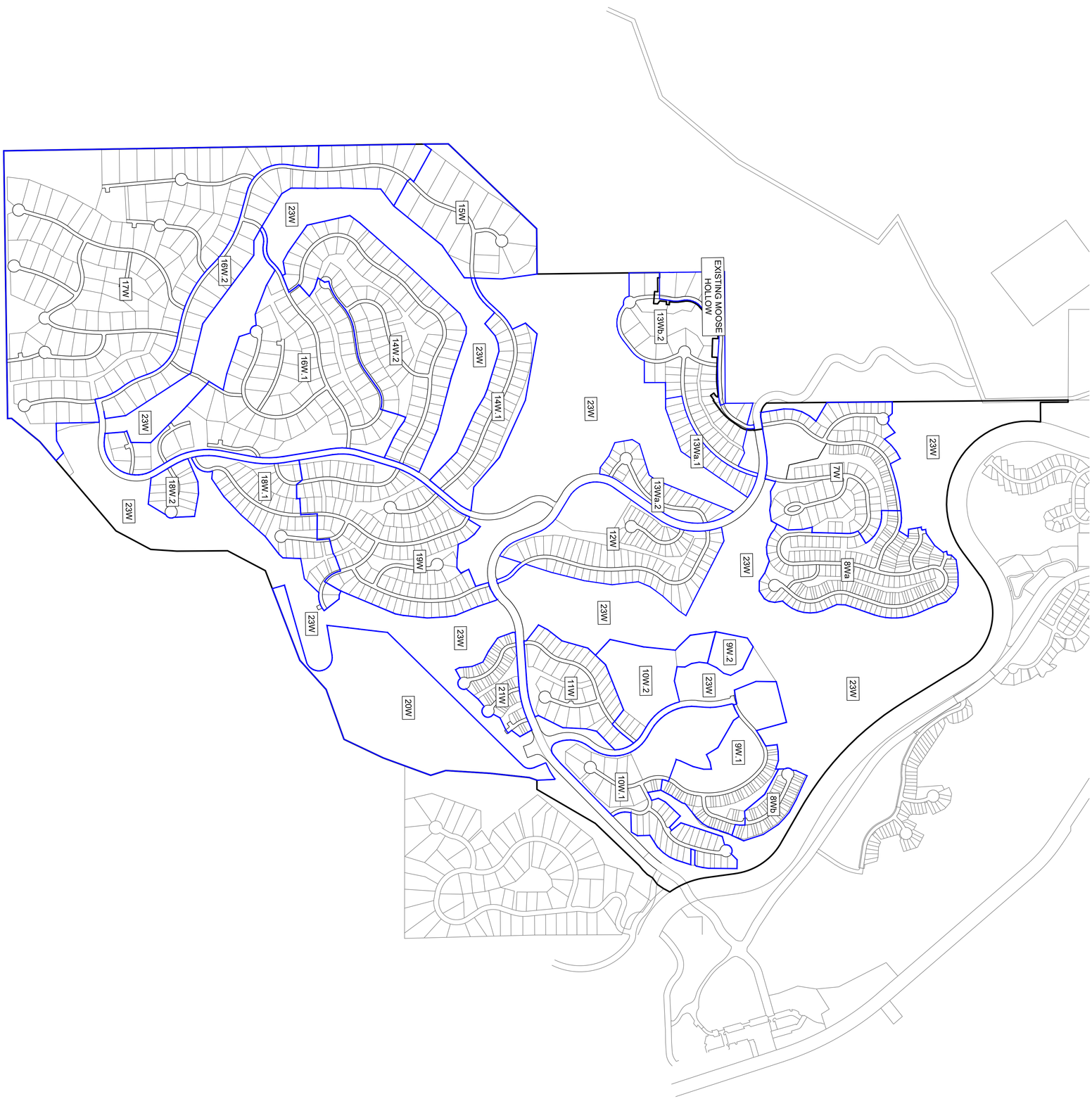
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SUBMITTAL AREA & ROAD TYPE PLAN

Know what's **below.** **Call** before you dig. 811

SHEET 4 OF 44

12/18/2025 8:18 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 2 - 23W\PRELIMINARY CDS FILING MAP.DWG 01




1 inch = 500'

0 500' 1000'

N

| SHEET 5 OF 44 | Know what's below. Call before you dig. 811 | GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W<br>TOWN OF FRASER, COLORADO<br>PRELIMINARY CONSTRUCTION PLANS<br>PLANNING AREA MAP | NOT FOR CONSTRUCTION |
|---|---|---|---|

| # | REVISION DESCRIPTION | DATE | BY |
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NOT A PART

DRAINAGE EASEMENT (WIDTH VARIES)

POND A1

40' WATER & SANITARY EASEMENT

EX 42' WATER & SANITARY EASEMENT

20' DRAINAGE EASEMENT

EX 42' WATER & SANITARY EASEMENT

LOCAL ROAD - A43

7W & 8W
NOT A PART

50' UTILITY & DRAINAGE EASEMENT

30' WATER EASEMENT

40' WATER & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

30' SANITARY EASEMENT

40' WATER & SANITARY EASEMENT

40' WATER & DRAINAGE EASEMENT

50' WATER & SANITARY EASEMENT

30' SANITARY EASEMENT

40' WATER & SANITARY EASEMENT

ROAD A

TERRAIN WAY

LOT 184
50 LODGING UNITS
3,000 SF COMM.

16' DRAINAGE EASEMENT

OLD VICTORY RD

NOT A PART

DRAINAGE EASEMENT

POND B

14' MAINTENANCE ACCESS

EX 200' UNION PACIFIC RAILROAD R.O.W.

SEE SHEET 7



KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'

1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- X EXISTING FENCE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
2. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS.
3. DESIGN SPEED FOR LOCAL ROADS IS 20 MPH.
4. DESIGN SPEED FOR COLLECTOR ROADS IS 30 MPH.

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**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL SITE PLAN (1 OF 2)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:18 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W - 10W - 11W - 23W\PRELIMINARY PLANS PRELIMINARY SITE PLAN - VM4 - F1.DWG 1

SEE SHEET 6

7W & 8W
NOT A PART

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2
NOT A PART

18W, 19W & 21W
NOT A PART

NOT A PART

LOT 185
CLUBHOUSE
20,000 SF COMM.

LOT 186
12 LODGING UNITS

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LOT 187

OUTPOST CLUB DR

ROAD A

TERRAIN WAY

BUGLE CT

OVERLOOK DR

TERRAIN CT

COMPASS DR

GRAND PARK DR

POPLAR CT

LOCAL ROAD - A50

LOCAL ROAD - A59

LOCAL ROAD - A58

LELAND CREEK CT

POND B

16' DRAINAGE EASEMENT

30' SANITARY EASEMENT

30' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

DRAINAGE EASEMENT

SIGHT EASEMENT

14' MAINTENANCE ACCESS

40' WATER & SANITARY EASEMENT

EX 30' SANITARY EASEMENT

BEGINNING OF GRAND PARK DR EXTENSION

20' DRAINAGE EASEMENT

30' WATER EASEMENT

ROUNDABOUT DESIGNED BY OTHERS

TEMPORARY SEDIMENT POND C

END OF GRAND PARK DRIVE EXTENSION

KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'
1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- X EXISTING FENCE
- < DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
2. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS.
3. DESIGN SPEED FOR LOCAL ROADS IS 20 MPH.
4. DESIGN SPEED FOR COLLECTOR ROADS IS 30 MPH.

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**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL SITE PLAN (2 OF 2)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:18 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY SITE PLAN - WM - F1.DWG 2

NOT A PART

DRAINAGE EASEMENT (WIDTH VARIES)

POND A1

EX 48" RCP

NO NAME DRAINAGEWAY

EX 42' WATER & SANITARY EASEMENT

WATER & SANITARY EASEMENT

20' DRAINAGE EASEMENT

EX 42' WATER & SANITARY EASEMENT

LOCAL ROAD - A43

7W & 8W
NOT A PART

OLD VICTORY ROAD

NOT A PART

UTILITY & DRAINAGE EASEMENT

30' WATER EASEMENT

WATER & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

EX 24" RCP

SANITARY EASEMENT

WATER & SANITARY EASEMENT

40' WATER & SANITARY EASEMENT

WATER & DRAINAGE EASEMENT

WATER & SANITARY EASEMENT

30' SANITARY EASEMENT

ROAD A

LOT 184
50 LODGING UNITS
3,000 SF COMM.

TERRAIN WAY

16' DRAINAGE EASEMENT

DRAINAGE EASEMENT

POND B

MAINTENANCE ACCESS

EX 200' UNION PACIFIC RAILROAD R.O.W.

SEE SHEET 9



KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'

1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 28' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 2' & 10' .

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NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL GRADING PLAN (1 OF 2)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:18 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W - 11W, 23W\PRELIMINARY PLANS PRELIMINARY GRADING PLAN - WM - F1.DWG 1

SEE SHEET 8

7W & 8W
NOT A PART

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2
NOT A PART

18W, 19W & 21W
NOT A PART

NOT A PART

LOT 185
CLUBHOUSE
20,000 SF COMM.

LOT 186
12 LODGING UNITS

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LOT 187

LOCAL ROAD - A50

TERRAIN WAY

OUTPOST CLUB DR

ROAD A

POND B

MAINTENANCE ACCESS

16' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

EX 30' SANITARY EASEMENT

DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

BUGLE CT

OVERLOOK DR

SIGHT EASEMENT

COMPASS DR

TERRAIN CT

EX 30" RCP TO BE REPLACED

30' WATER EASEMENT

GRAND PARK DR

ROUNDABOUT DESIGNED BY OTHERS

POPLAR CT

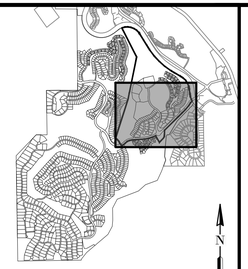
TEMPORARY SEDIMENT POND C

LELAND CREEK CT

30' SANITARY EASEMENT

LOCAL ROAD - A68

LOCAL ROAD - A69



KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'
1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 2' & 10'.

terracina design
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Denver, CO 80231
ph. 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL GRADING PLAN (2 OF 2)

Know what's below. Call before you dig. 811

SHEET 9 OF 44

12/18/2025 8:18 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY GRADING PLAN - VIM - F1.DWG 2

NOT A PART

DRAINAGE EASEMENT (WIDTH VARIES)

POND A1

EX 48" RCP

40' WATER & SANITARY EASEMENT

TIE TO 8" SANITARY FROM GRAND PARK DR PLANS

TIE TO 12" WATER FROM GRAND PARK DR PLANS

20' DRAINAGE EASEMENT

LOCAL ROAD - A43

7W & 8W
NOT A PART

TIE TO 12" WATER FROM GRAND PARK WEST MOUNTAIN DISTRIBUTION WATER SYSTEM PLANS

30' WATER EASEMENT

50' UTILITY & DRAINAGE EASEMENT

40' WATER & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

HYDRANT

30' SANITARY EASEMENT

40' WATER & SANITARY EASEMENT

50' WATER & SANITARY EASEMENT

ROAD A

OLD VICTORY ROAD

NOT A PART

EX 24" RCP

LOT 184
50 LODGING UNITS
3,000 SF COMM.

PRV

TERRAIN WAY

16' DRAINAGE EASEMENT

DRAINAGE EASEMENT

POND B

14' MAINTENANCE ACCESS

EX 200' UNION PACIFIC RAILROAD R.O.W.

SEE SHEET 11

KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'
1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING WATER
- EXISTING SWALE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

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| # | REVISION DESCRIPTION | DATE | BY |
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**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL UTILITY PLAN (1 OF 2)

Know what's below. Call before you dig. 811



12/18/2025 8:19 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 8W, 10W - 11W, 23W\PRELIMINARY PLANS PRELIMINARY UTILITY PLAN - VIM - F1.DWG 1

SEE SHEET 10

7W & 8W
NOT A PART

12W, 13Wa.1,
13Wa.2, 13Wb.1,
& 13Wb.2
NOT A PART

18W, 19W
& 21W
NOT A PART

NOT A PART

LOT 185
CLUBHOUSE
20,000 SF COMM.

LOT 186
12 LODGING
UNITS

LOT 187

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LOCAL ROAD - A50

TERRAIN WAY

OUTPOST CLUB DR

ROAD A

POND B

TERRAIN WAY

BUGLE CT

OVERLOOK DR

COMPASS DR

TERRAIN CT

OUTPOST CLUB DR

POPLAR CT

GRAND PARK DR

LELAND CREEK CT

LOCAL ROAD - A50

LOCAL ROAD - A68

LOCAL ROAD - A69

14' MAINTENANCE ACCESS

40' WATER & SANITARY EASEMENT

TIE TO 12" SANITARY FROM GRAND PARK DR PLANS

EX 30' SANITARY EASEMENT

40' WATER & SANITARY EASEMENT

TIE TO 12" WATER FROM GRAND PARK DR PLANS

30' DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

SIGHT EASEMENT

EX 30" RCP TO BE REPLACED

20' DRAINAGE EASEMENT

TIE TO 12" SANITARY FROM GRAND PARK DR PLANS

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' WATER EASEMENT

ROUNDABOUT DESIGNED BY OTHERS

TEMPORARY SEDIMENT POND C

DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

30' WATER EASEMENT

30' SANITARY EASEMENT

16' DRAINAGE EASEMENT

SWALE

DRAINAGE EASEMENT

PRV

HYDRANT

KEY MAP
SCALE: 1" = 3000'

N

0 120' 240'
1 inch = 120'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- X — EXISTING FENCE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- W — EXISTING WATER
- EXISTING SWALE
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- FP — FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
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- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

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**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
OVERALL UTILITY PLAN (2 OF 2)

Know what's **below.**
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811

SHEET
11 OF 44

12/18/2025 8:19 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY UTILITY PLAN - WM - F1.DWG 2

NOT A PART

SITE PLAN: 13
GRADING PLAN: 21
UTILITY PLAN: 29

SITE PLAN: 14
GRADING PLAN: 22
UTILITY PLAN: 30

SITE PLAN: 15
GRADING PLAN: 23
UTILITY PLAN: 31

SITE PLAN: 16
GRADING PLAN: 24
UTILITY PLAN: 32

SITE PLAN: 17
GRADING PLAN: 25
UTILITY PLAN: 33

SITE PLAN: 18
GRADING PLAN: 26
UTILITY PLAN: 34

SITE PLAN: 19
GRADING PLAN: 27
UTILITY PLAN: 35

SITE PLAN: 19
GRADING PLAN: 27
UTILITY PLAN: 35

SITE PLAN: 20
GRADING PLAN: 28
UTILITY PLAN: 36

7W & 8W
NOT A PART

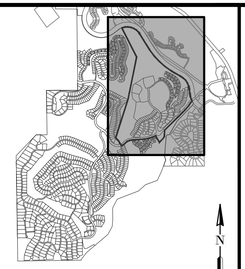
23W

12W, 13Wa.1,
13Wa2, 13Wb.1
&13Wb.2

18W, 19W & 21W
NOT A PART

NOT A PART

LOCAL ROAD - A46
LOCAL ROAD - A45
LOCAL ROAD - A40
LOCAL ROAD - A42
LOCAL ROAD - A44
LOCAL ROAD - A43
GRAND PARK DR
LOCAL ROAD - B55
LOCAL ROAD - B56
LOCAL ROAD - B57
LOCAL ROAD - A50
LOCAL ROAD - A51
LOCAL ROAD - A52
GRAND PARK DR
COLLECTOR 01
GRAND PARK DR
LOCAL ROAD - A57
LOCAL ROAD - A58
LOCAL ROAD - A59
LOCAL ROAD - B70
LOCAL ROAD - B69
LOCAL ROAD - B68
OLD VICTORY ROAD
ROAD B
ROAD C
PINEWOOD DR
COMPASS DR
BUGLE CT
VERDAIN CT
POPLAR CT
PINEWOOD DR
GRAND PARK DR
LELAND CREEK CT



KEY MAP
SCALE: 1" = 3000'

N

0 250' 500'
1 inch = 250'

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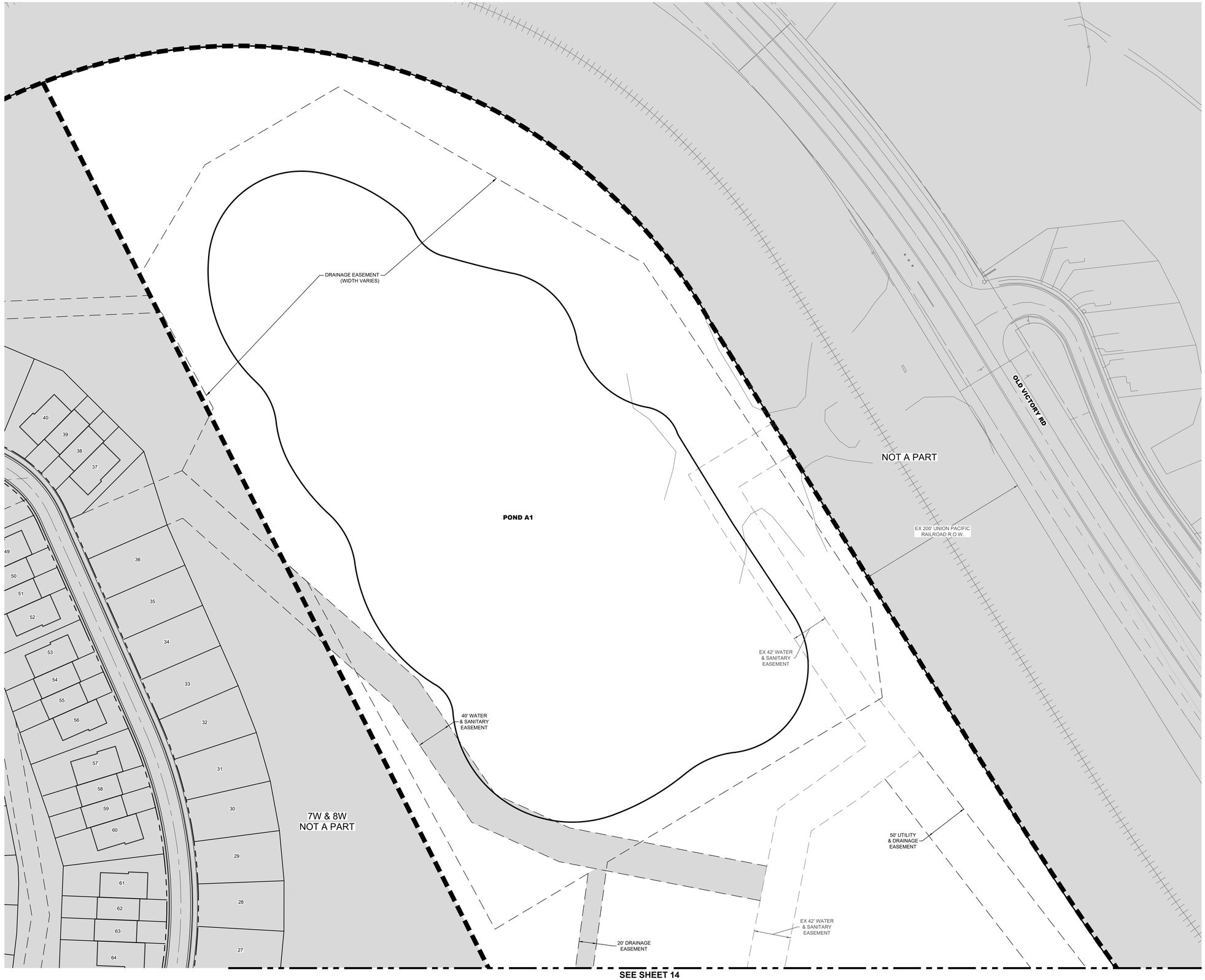
NOT FOR CONSTRUCTION

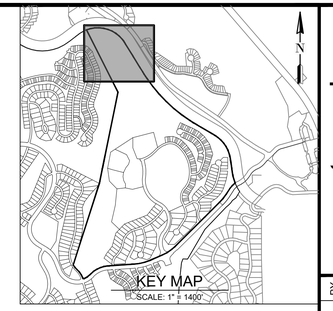
**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
INDEX SHEET

Know what's **below.**
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811

SHEET
12 OF 44

12/18/2025, 8:19 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY INDEX SHEET - VIM - F1.DWG 1




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 — LOT NUMBER
- X — EXISTING FENCE
- < — DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP — FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C — COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- L — LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 26' FL-FL) SEE SHEET 3
- SD — SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3
- EA — EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
2. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS.
3. DESIGN SPEED FOR LOCAL ROADS IS 20 MPH.
4. DESIGN SPEED FOR COLLECTOR ROADS IS 30 MPH.

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TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (1 OF 8)

Know what's **below.**
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SHEET
13 OF 44

12/18/2025 8:19 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - WM - F1.DWG 1

SEE SHEET 13

7W & 8W
NOT A PART

20' DRAINAGE EASEMENT

EX 42' WATER & SANITARY EASEMENT

30' WATER EASEMENT

OLD VICTORY RD

EX 200' UNION PACIFIC RAILROAD R.O.W.

NOT A PART

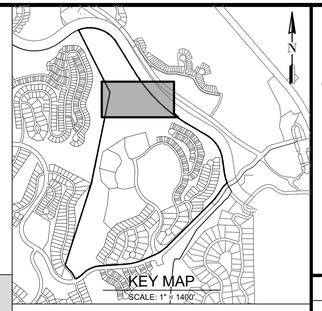
50' UTILITY & DRAINAGE EASEMENT

40' WATER & DRAINAGE EASEMENT

30' SANITARY EASEMENT

SEE SHEET 15

SEE SHEET 16




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- EXISTING FENCE
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- EAST OF SITE - LELAND CREEK
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- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
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TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (2 OF 8)

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SHEET
14 OF 44

12/18/2025 8:19 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - WM - F1.DWG 2

SEE SHEET 14

20' DRAINAGE EASEMENT

EX 42' WATER & SANITARY EASEMENT

7W & 8W
NOT A PART

30' WATER EASEMENT

30' SANITARY EASEMENT

40' WATER & DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

50' UTILITY & DRAINAGE EASEMENT

30' SANITARY EASEMENT

183

40' WATER EASEMENT

N63° 47' 40"E
23.38'

SEE SHEET 16

19+00

18+00

17+00

36' ROW

5' WALK

L=187.27' R=640.00'
D=16.7656

N47° 01' 44"E
106.35'

TERRAIN WAY

26' FL-FL

16' DRAINAGE EASEMENT

LOT 184
50 LODGING UNITS
3,000 SF COMM.

LINE OF SIGHT BASED UPON 230' TRAVEL PATH

15+00

L

14+00

END CONSTRUCTION
STA:12+93.54

13+00

8' CROSSPAN

LOT 185
CLUBHOUSE
20,000 SF COMM.

10+00

S74° 03' 31"E
47.45'

11+00

12+00

L=509.45' R=495.47'
D=58.9126

LINE OF SIGHT BASED UPON 230' TRAVEL PATH

N12° 10' 19"W
132.16'

09+15

26' FL-FL

8' WALK

60' ROW

C

09+00

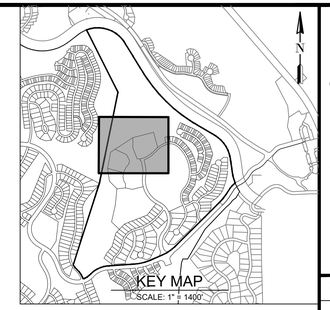
L=149.64' R=500.00'
D=17.1473

OUTPOST CLUB DR

08+00

12W, 13Wa.1,
13Wa2, 13Wb.1
& 13Wb.2
NOT A PART

SEE SHEET 17




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 — LOT NUMBER
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- TOWNHOMES
- CONDOS
- C — COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L — LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
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## NOTES:

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TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (3 OF 8)

Know what's **below.**
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12/18/2025 8:20 AM X:\GRAND PARK\CADD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - VM1, F1.DWG 3

SEE SHEET 14

SEE SHEET 15

SEE SHEET 18

30' SANITARY EASEMENT

40' WATER & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

SEE TOWN OF FRASER STANDARD DETAIL A-12

R60' ROW

R46' EOP

R47' FL

R25' ROW

R25' FL

23+27

23+00

22+00

21+00

20+00

19+00

L=240.18' R=1750.00'
D=8.1684

N61° 42' 20"W
33.87'

ROAD A

26' FL-FL

5' WALK

L=255.24' R=225.00'
D=64.9954

36' ROW

TERRAIN WAY

L=409.99' R=475.00'
D=55.1731

16' DRAINAGE EASEMENT

LOT 188
438 LODGING UNITS
42,000 SF COMM.

LINE OF SIGHT BASED UPON 230' TRAVEL PATH

L=159.51' R=125.00'
D=73.1149

L=33.21' R=200.00'
D=9.5151

L=584.43' R=415.00'
D=80.6987

N20° 21' 48"E
106.32'

30' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

EX 200' UNION PACIFIC RAILROAD R.O.W.

OLD VICTORY RD

NOT A PART

DRAINAGE EASEMENT

POND B

14' MAINTENANCE ACCESS

SEE TOWN OF FRASER STANDARD DETAIL A-12

R60' ROW

R47' EOP

R48' FL

R25' FL

R25' ROW

N5° 49' 49"E
104.89'

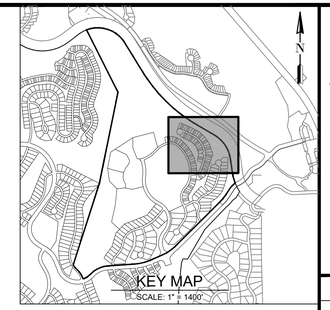
5' WALK

26' FL-FL

40' WATER & SANITARY EASEMENT

BUGLE CT

135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 101 100 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 70 69 68 67 66 65 64




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
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- CENTERLINE
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- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
2. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS.
3. DESIGN SPEED FOR LOCAL ROADS IS 20 MPH.
4. DESIGN SPEED FOR COLLECTOR ROADS IS 30 MPH.

terracina design
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Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

# GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (4 OF 8)

Know what's below. Call before you dig. 811

SHEET 16 OF 44

12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - VIM - F1.DWG 4

SEE SHEET 15

12W, 13Wa.1, 13Wa2, 13Wb.1 & 13Wb.2 NOT A PART

30' SANITARY EASEMENT

20' DRAINAGE EASEMENT

LOT 186
12 LODGING UNITS

LOT 187

LOT 188
438 LODGING UNITS
42,000 SF COMM.

OUTPOST CLUB DR

N4° 58' 32"E
86.36'

L=558.09' R=500.00'
D=63.9523

N58° 58' 37"W
93.63'

LINE OF SIGHT BASED UPON 340' TRAVEL PATH

8' WALK

60' ROW

26' FL-FL

SIGHT EASEMENT

N38° 59' 20"E
180.58'

COMPASS DR

36' ROW

5' WALK

SIGHT EASEMENT

L=585.79' R=350.00'
D=95.8954

LINE OF SIGHT BASED UPON 340' TRAVEL PATH

L=482.20' R=800.00'
D=34.5351

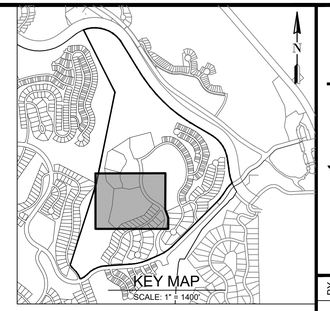
LINE OF SIGHT BASED UPON 230' TRAVEL PATH

SEE SHEET 18

SEE SHEET 19

SEE SHEET 19

SEE SHEET 20




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- X EXISTING FENCE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
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## NOTES:

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| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

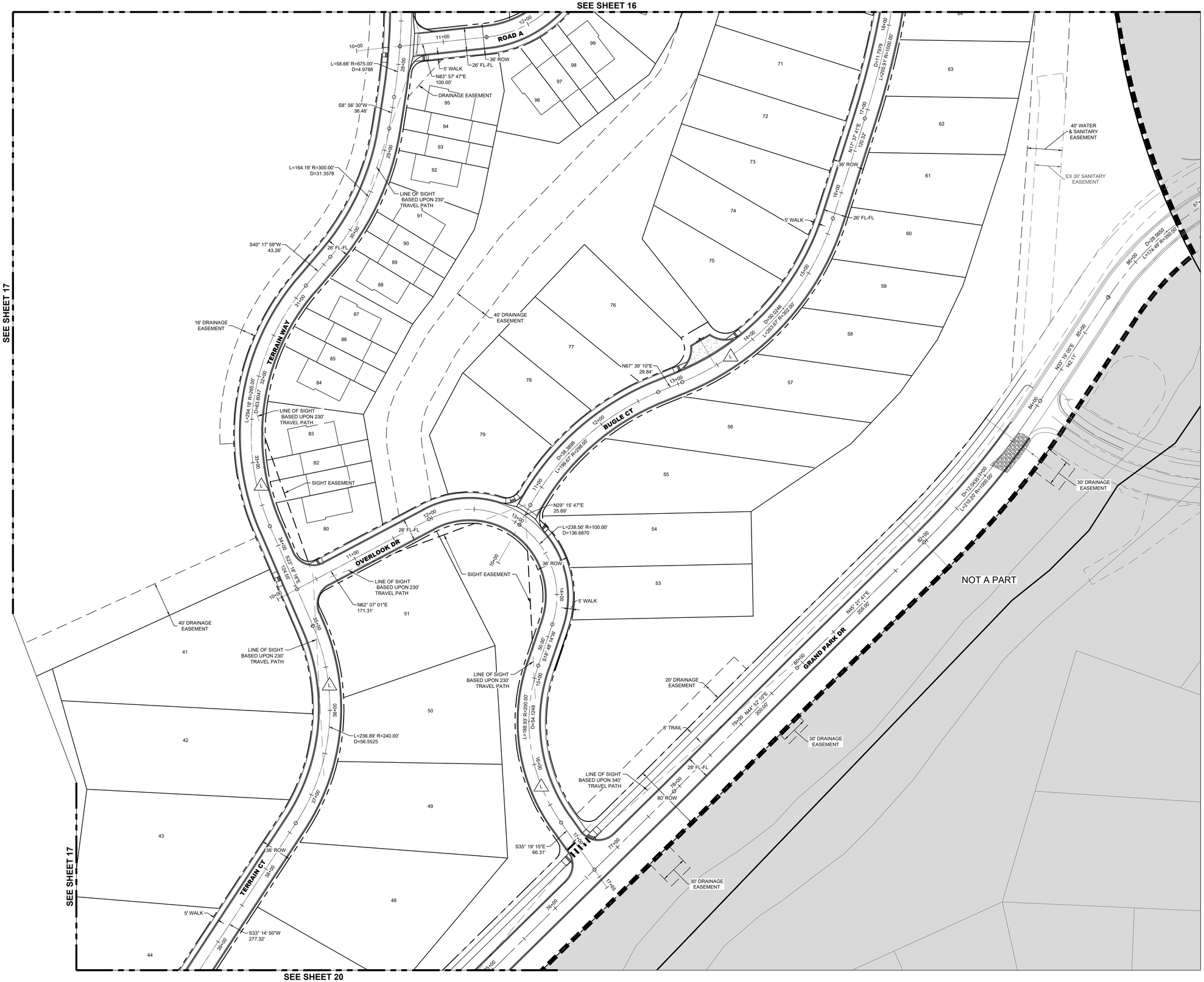
TOWN OF FRASER, COLORADO

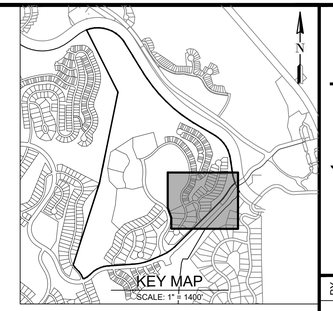
PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (5 OF 8)

Know what's below. Call before you dig. 811

SHEET 17 OF 44

12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - WM - F1.DWG 5




0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 — LOT NUMBER
- X — EXISTING FENCE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP — FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK / WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C — COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L — LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD — SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3
- EA — EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3

## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
2. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS.
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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

**NOT FOR CONSTRUCTION**

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (6 OF 8)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - W4 - F1.DWG 6

SEE LEFT VIEW

SEE SHEET 17

92

30' SANITARY EASEMENT

20' DRAINAGE EASEMENT

93

94

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

SEE SHEET 17

104

105

106

107

108

109

110

111

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

SEE RIGHT VIEW

10

9

8

7

6

5

4

3

2

1

24

25

26

L=340.03' R=323.00' D=60.3158

18+00

17+00

16+00

15+00

14+00

5' WALK

N13° 12' 29"E 92.61'

26' FL-FL

COMPASS DR

D=29.3002

L=164.44 R=302.00'

13+00

N42° 30' 30"E 79.16'

36' ROW

12+00

L=160.47' R=198.00' D=46.4351

11+00

8' TRAIL

N3° 55' 37"W 72.14'

LINE OF SIGHT BASED UPON 340' TRAVEL PATH

GRAND PARK DR

57+00

58+00

80' ROW

59+00

56+00

55+00

54+00

28' FL-FL

L=344.04' R=475.00' D=41.4988

N86° 04' 23"E 514.76'

50+00

LINE OF SIGHT BASED UPON 340' TRAVEL PATH

53+00

52+00

51+00

LINE OF SIGHT BASED UPON 340' TRAVEL PATH

SIGHT EASEMENT

N44° 34' 28"E 30.98'

L=751.60' R=380.01' D=113.3219

50+00

49+00

48+00

LOCAL ROAD - A67

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

18W, 19W & 21W NOT A PART

64

63

62

61

60

59

58

57

56

55

54

53

29

30

31

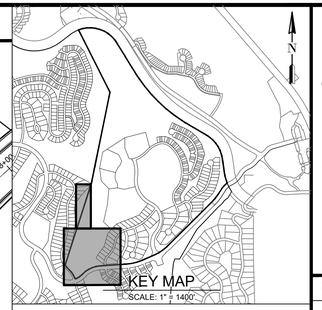
32

33

34

35

LOCAL ROAD - A68




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- EXISTING FENCE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK; WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
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## NOTES:

1. SEE SHEET 3 FOR TYP. SECTION & 4 FOR ROAD CLASSIFICATION.
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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS

SITE PLAN (7 OF 8)

Know what's below. Call before you dig. 811

SHEET 19 OF 44

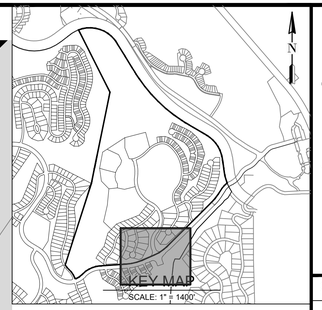
12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - WM - F1.DWG 7

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

5' WALK
COMPASS DR
36' ROW
N73° 31' 26"E
80.79'
SIGHT EASEMENT
LINE OF SIGHT BASED UPON 230' TRAVEL PATH
26' FL-FL
N16° 28' 34"W
129.25'
POPLAR CT
36' ROW
26' FL-FL
L=256.99' R=398.00'
D=36.9963
R25' ROW
R25' FL
N20° 31' 13"E
189.73'
R47' EOP
R48' FL
R60' ROW
5' WALK
SEE TOWN OF FRASER STANDARD DETAIL A-12
8' TRAIL
16' DRAINAGE EASEMENT
30' SANITARY EASEMENT
N36° 55' 07"E
41.76'
60' ROW
26' FL-FL
OUTPOST CLUB DR
L=384.45' R=350.00'
D=62.9356
8' WALK
ROUNDABOUT DESIGNED BY OTHERS
30' WATER EASEMENT
D=21.5331
L=300.56' R=800.00'
N68° 01' 01"W
114.46'
TEMPORARY SEDIMENT POND C
N66° 59' 19"E
261.41'
DRAINAGE EASEMENT
LINE OF SIGHT BASED UPON 340' TRAVEL PATH
D=19.0846
L=333.09' R=1000.00'
80' ROW
LOCAL ROAD - A70
LOCAL ROAD - A69
18W, 19W & 21W NOT A PART
R60' ROW
R48' FL
R47' EOP
SEE TOWN OF FRASER STANDARD DETAIL A-12
5' WALK
R15' ROW
R25' FL
TERRAIN CT
30' WATER EASEMENT
LINE OF SIGHT BASED UPON 340' TRAVEL PATH
N45° 27' 20"E
642.90'
GRAND PARK DR
28' FL-FL
NOT A PART
30' DRAINAGE EASEMENT




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 1 LOT NUMBER
- EXISTING FENCE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- WETLAND
- NOT A PART
- TOWNHOMES
- CONDOS
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- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3
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## NOTES:

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| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

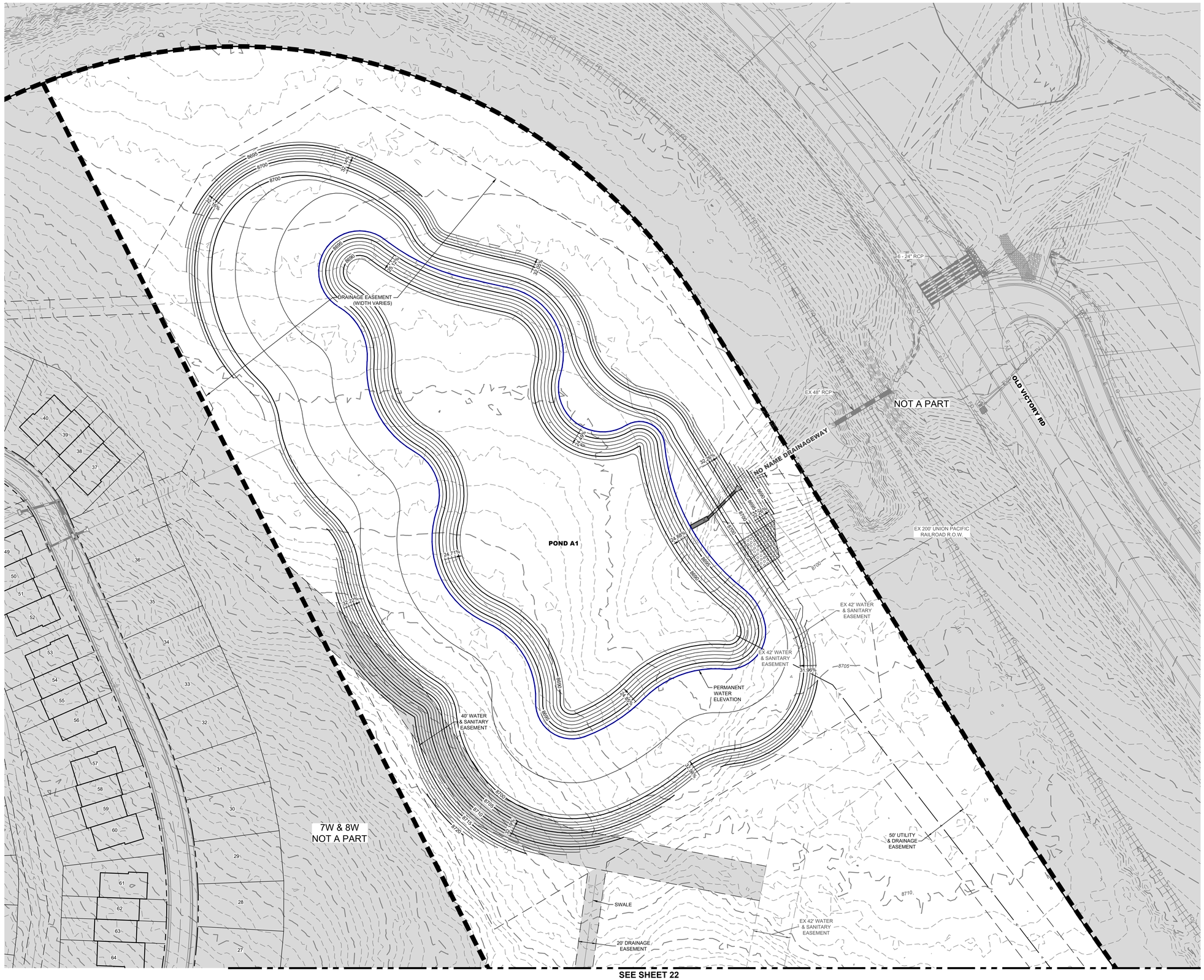
NOT FOR CONSTRUCTION

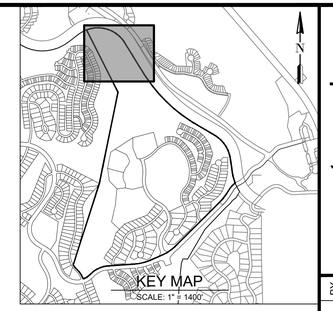
GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
SITE PLAN (8 OF 8)

Know what's below. Call before you dig. 811

SHEET 20 OF 44

12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED SITE PLAN - WM - F1.DWG 8




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 28' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (1 OF 8)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 1

SEE SHEET 21

20' DRAINAGE EASEMENT

SWALE

7W & 8W NOT A PART

EX 42' WATER & SANITARY EASEMENT

30' WATER EASEMENT

NOT A PART

OLD VICTORY RD

EX 200' UNION PACIFIC RAILROAD R.O.W.

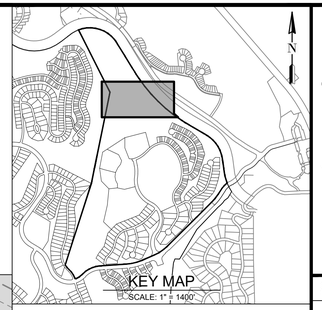
50' UTILITY & DRAINAGE EASEMENT

NOT A PART

40' WATER & DRAINAGE EASEMENT

SEE SHEET 23

SEE SHEET 24




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
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- MAINTENANCE ACCESS
- NOT A PART
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- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 28' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

## NOTES:

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2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

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| # | REVISION DESCRIPTION | DATE | BY |
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| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
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NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

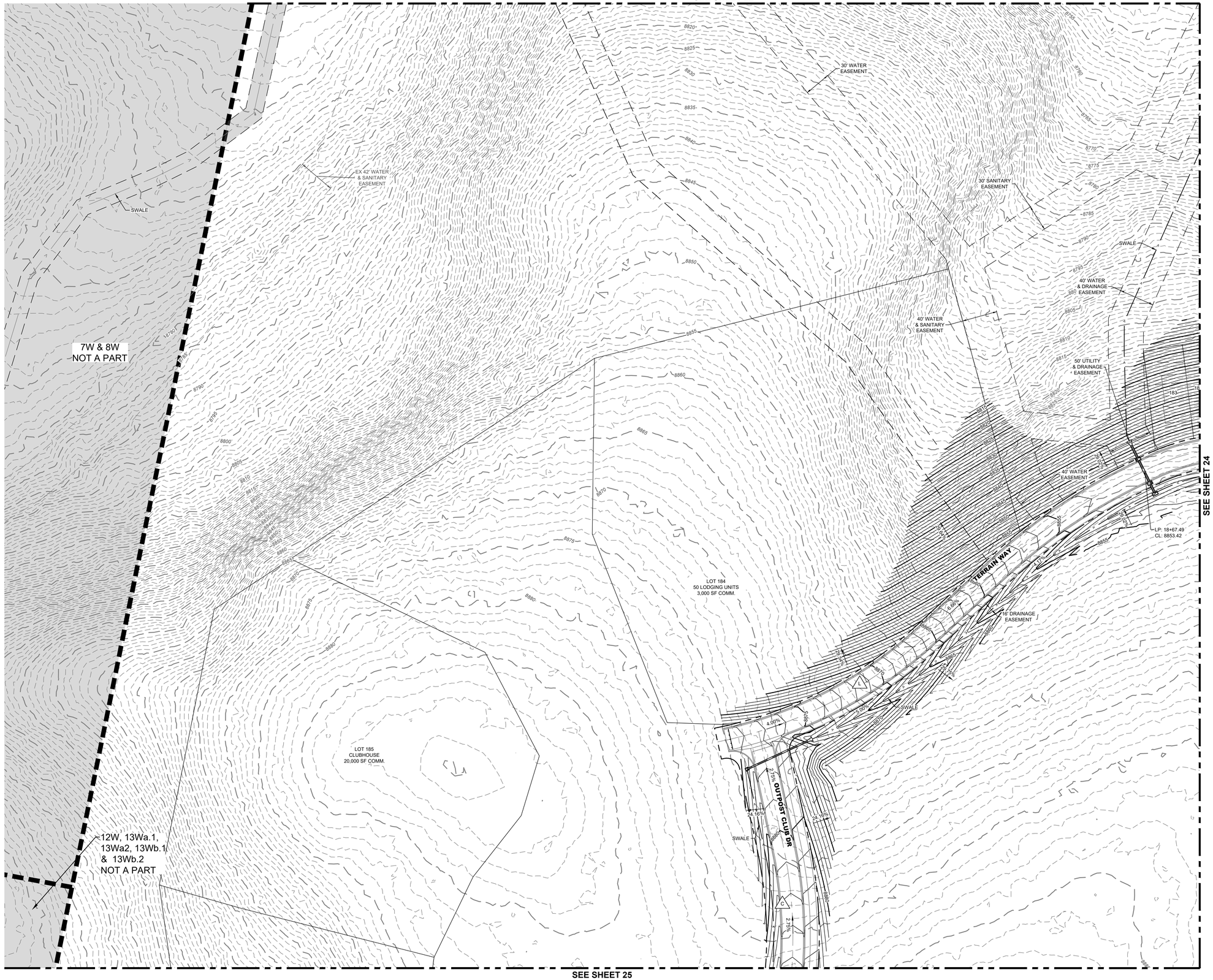
PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (2 OF 8)

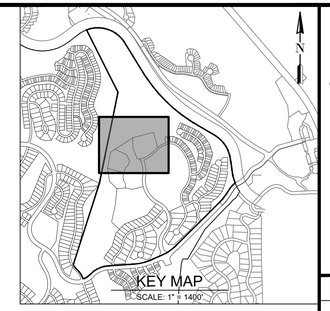
Know what's below. Call before you dig. 811

SHEET 22 OF 44

12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 8W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 2

SEE SHEET 22




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (3 OF 8)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:20 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 3

SEE SHEET 22

SEE SHEET 23

SEE SHEET 26

40' WATER & DRAINAGE EASEMENT

SWALE

20' DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

EX 200' UNION PACIFIC RAILROAD R.O.W.

NOT A PART

OLD VICTORY RD

ROAD A

TERRAIN WAY

BUGLE CT

POND B

DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

14' MAINTENANCE ACCESS

5' WIDE CURB CUT

HP: 23+55.34
CL: 8868.41

LOT 188
438 LODGING UNITS
42,000 SF COMM.

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (4 OF 8)

Know what's below. Call before you dig. 811

SHEET 24 OF 44

12/18/2025 8:21 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 4

SEE SHEET 23

SEE SHEET 26

SEE SHEET 27

SEE SHEET 28

12W, 13Wa.1, 13Wa2, 13Wb.1 & 13Wb.2 NOT A PART

LOT 186
12 LODGING UNITS

30' SANITARY EASEMENT

SWALE

20' DRAINAGE EASEMENT

LOT 188
438 LODGING UNITS
42,000 SF COMM.

HP: 26+20.42
CL: 8891.20

OUTPOST CLUB DR

LOT 187

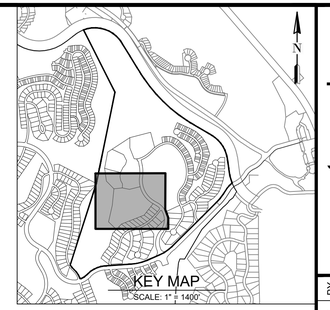
SIGHT EASEMENT

COMPASS DR

LP: 19+71.06
CL: 8867.71

SIGHT EASEMENT

OUTPOST CLUB DR




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 28' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

terracina design
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Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (5 OF 8)

Know what's **below.** **Call** before you dig. 811

SHEET 25 OF 44

12/18/2025 8:21 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W - 11W\ 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 5

SEE SHEET 24

SEE SHEET 25

SEE SHEET 28

ROAD A

TERRAIN WAY

BUGLE CT

OVERLOOK DR

TERRAIN CT

GRAND PARK DR

NOT A PART

LP: 27+79.13
CL: 8847.32

HP: 31+00.00
CL: 8850.20

LP: 34+62.04
CL: 8847.00

DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

SIGHT EASEMENT

SWALE

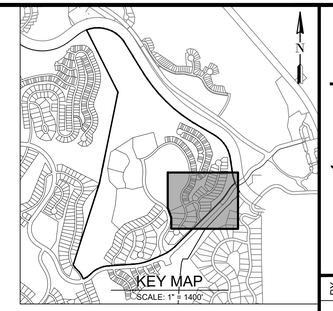
20' DRAINAGE EASEMENT

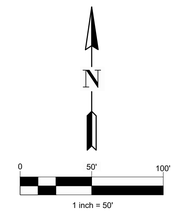
30' DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

EX 30' SANITARY EASEMENT

EX 30" RCP TO BE REPLACED




## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 28' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
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3. CONTOUR INTERVALS ARE 1' & 5'.


terracina design
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Denver, CO 80231
ph: 303.632.8867


| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (6 OF 8)

Know what's below. Call before you dig. 811

SHEET 26 OF 44

12/18/2025 8:21 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 8W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 6

SEE LEFT VIEW

SEE SHEET 25

SEE SHEET 25

SEE RIGHT VIEW

SEE SHEET 28

30' SANITARY EASEMENT

20' DRAINAGE EASEMENT

SWALE

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

18W, 19W & 21W NOT A PART

COMPASS DR

GRAND PARK DR

LOCAL ROAD - A50

LOCAL ROAD - A68

HP: 11+71.47
CL: 8921.83

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR CURB & GUTTER (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS (30' EASEMENT, 24' EOP-EOP) SEE SHEET 3
- L LOCAL STREET TYPE "A" CURB & GUTTER (36' ROW, 28' FL-FL) SEE SHEET 3
- SD SHARED DRIVE (30' EASEMENT, 20' FL-FL) SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

terracina design
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Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (7 OF 8)

Know what's below. Call before you dig. 811

SHEET 27 OF 44

12/18/2025 8:21 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 7

SEE SHEET 25

SEE SHEET 26

SEE SHEET 27

COMPASS DR

SIGHT EASEMENT

POPLAR CT

HP: 14+28.37
CL: 8899.94

OUTPOST CLUB DR

HP: 13+27.60
CL: 8878.60

TERRAIN CT

30' WATER EASEMENT

ROUNDABOUT DESIGNED BY OTHERS

30' WATER EASEMENT

5' WIDE CURB CUT

16' DRAINAGE EASEMENT

30' SANITARY EASEMENT

SWALE

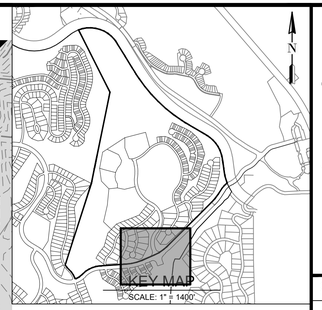
TEMPORARY SEDIMENT POND C

30' DRAINAGE EASEMENT

DRAINAGE EASEMENT

NOT A PART

18W, 19W
& 21W
NOT A PART




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- CENTERLINE
- LOT / TRACT / PARCEL BOUNDARY
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- 4880 PROPOSED MAJOR CONTOUR
- 4879 PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FP FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- NOT A PART
- C COLLECTOR
  CURB & GUTTER
  (60' ROW, 26' FL-FL) SEE SHEET 3
- EA EMERGENCY ACCESS
  (30' EASEMENT, 24' EOP-EOP)
  SEE SHEET 3
- L LOCAL STREET TYPE "A"
  CURB & GUTTER
  (36' ROW, 26' FL-FL) SEE SHEET 3
- SD SHARED DRIVE
  (30' EASEMENT, 20' FL-FL)
  SEE SHEET 3

## NOTES:

1. BUILDING / LODGING LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED WITH FINAL CDS
2. SEE SHEET 4 FOR CREEK LOCATIONS & NAMES. PONDS DRAINING WEST OF PROPERTY DRAIN TO ELK CREEK & EAST OF PROPERTY TO LELAND CREEK.
3. CONTOUR INTERVALS ARE 1' & 5'.

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

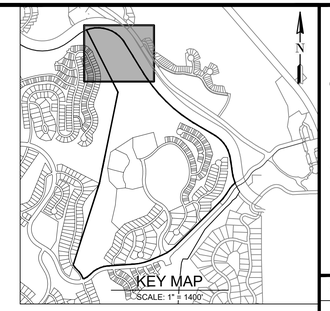
PRELIMINARY CONSTRUCTION PLANS
GRADING PLAN (8 OF 8)

Know what's **below.**
**Call** before you dig.
811

SHEET
28 OF 44

12/18/2025 8:21 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED GRADING PLAN - WM - F1.DWG 8




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING WATER
- EXISTING SWALE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (1 OF 8)

Know what's **below.** **Call** before you dig. 811

SHEET
29 OF 44

12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - VM - F1.DWG 1

SEE SHEET 29

7W & 8W
NOT A PART

20' DRAINAGE EASEMENT

SWALE

EX 4' DIA MH

EX 6" SS

EX 4' DIA MH

EX 42' WATER & SANITARY EASEMENT

EX 12" W

TIE TO 12" WATER FROM GRAND PARK DR PLANS

12" W

EX 4' DIA MH

EX 6" SS

30' WATER EASEMENT

NOT A PART

8" SS

11' CL-CL

12" W

4' DIA MH

OLD VICTORY RD

EX 200' UNION PACIFIC RAILROAD R.O.W.

FP

8" SS

50' UTILITY & DRAINAGE EASEMENT

4' DIA MH

8" SS

4' DIA MH

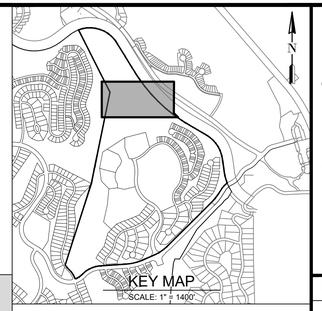
12" W

40' WATER & DRAINAGE EASEMENT

NOT A PART

SEE SHEET 31

SEE SHEET 32




N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING WATER
- EXISTING SWALE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

terracina design
10200 E. Girard Ave, A-314
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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (2 OF 8)

Know what's **below.**
**Call** before you dig.
811

SHEET
30 OF 44

12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - WM - F1.DWG 2

SEE SHEET 30

SEE SHEET 32

SEE SHEET 33

7W & 8W
NOT A PART

12W, 13Wa.1,
13Wa2, 13Wb.1
& 13Wb.2
NOT A PART

SWALE

EX 4' DIA MH

EX 42' WATER
& SANITARY
EASEMENT

EX 12" W

EX 8" SS

30' WATER
EASEMENT

HYDRANT

30' SANITARY
EASEMENT

4' DIA MH

8" SS

12" W

SWALE

40' WATER
& DRAINAGE
EASEMENT

40' WATER
& SANITARY
EASEMENT

24" FES

50' UTILITY
& DRAINAGE
EASEMENT

5' TYPE R INLET

24" SD

TYPE D INLET

40' WATER
EASEMENT

LOT 184
50 LODGING UNITS
3,000 SF COMM.

LOT 185
CLUBHOUSE
20,000 SF COMM.

TERRAIN WAY

16' DRAINAGE
EASEMENT

11' CL-CL

PRV

18" FES

8" W

TYPE C INLET

18" SD

12" W

183

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'

1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- EXISTING FENCE
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- EXISTING WATER
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- EAST OF SITE - LELAND CREEK
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- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (3 OF 8)

Know what's below. Call before you dig. 811

SHEET
31 OF 44

12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - WM - F1.DWG 3

SEE SHEET 30

SEE SHEET 31

SEE SHEET 34

NOT A PART

EX 24" RCP

EX 200' UNION PACIFIC RAILROAD R.O.W.

OLD VICTORY RD

ROAD A

TERRAIN WAY

BUGLE CT

POND B

40' WATER & DRAINAGE EASEMENT

40' WATER & SANITARY EASEMENT

20' DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

DRAINAGE EASEMENT

SWALE

24" FES

24" SD

15' TYPE R INLET

5' TYPE R INLET

4' DIA MH

HYDRANT

8" W

8" SS

12" W

18" SD

11' CL-CL

24" FES WITH LOW TAILWATER BASIN

OUTLET STRUCTURE

5' WIDE CURB CUT

14' MAINTENANCE ACCESS

LOT 188
438 LODGING UNITS
42,000 SF COMM.

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING WATER
- EXISTING SWALE
- DRAINAGE SWALE
- SUBMITTAL AREA BOUNDARY
- FLOODPLAIN BOUNDARY
- EAST OF SITE - LELAND CREEK
  WEST OF SITE - ELK CREEK
- CONCRETE
- MAINTENANCE ACCESS
- RIPRAP
- NOT A PART

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (4 OF 8)

Know what's below. Call before you dig. 811



12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - VMI - F1.DWG 4

SEE SHEET 31

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

12W, 13Wa.1, 13Wa2, 13Wb.1 & 13Wb.2 NOT A PART

30' SANITARY EASEMENT

SWALE

20' DRAINAGE EASEMENT

LOT 186
12 LODGING UNITS

LOT 187

LOT 188
438 LODGING UNITS
42,000 SF COMM.

HYDRANT

HYDRANT

HYDRANT

HYDRANT

HYDRANT

HYDRANT

HYDRANT

12" W

12" W

OUTPOST CLUB DR

OVERLOOK DR

COMPASS DR

OUTPOST CLUB DR

SIGHT EASEMENT

SIGHT EASEMENT

4' DIA MH

8" SS

24" SD

24" FES

10' TYPE R INLET

11' CL-CL

21

20

19

18

17

16

15

14

13

12

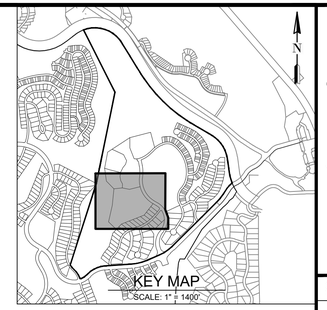
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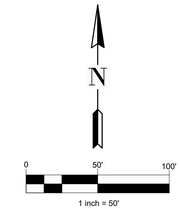
40

39

38

32




## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- STORM (FES, MH, & INLET)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- PRESSURE REDUCING VALVE (PRV)
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NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (5 OF 8)

Know what's **below.** **Call** before you dig. 811



12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - VM1, F1.DWG 5

SEE SHEET 32

SEE SHEET 33

SEE SHEET 36

NOT A PART

NOT A PART

ROAD A

TERRAIN WAY

BUGLE CT

OVERLOOK DR

GRAND PARK DR

TERRAIN CT

4' DIA MH

8" SS

8" W

24" SD

18" SD

HYDRANT

TYPE D INLET

5' TYPE R INLET

10' TYPE R INLET

15' TYPE R INLET

30" SD

DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

16' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

SIGHT EASEMENT

SWALE

11.86' CL-CL

13.76' CL-CL

11.35' CL-CL

11' CL-CL

30" FES

24" FES

18" FES

TIE INTO EX 12" SANITARY FROM GRAND PARK DR PLANS

40' WATER & SANITARY EASEMENT

EX 40' WATER & SANITARY EASEMENT

EX 30' SANITARY EASEMENT

TIE INTO EX 12" WATER LINE

EX HYDRANT

TIE INTO EX 4' DIA MH

10" SS

5' DIA MH

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
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Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
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| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

**GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W**

TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (6 OF 8)

Know what's **below.** **Call** before you dig. 811

SHEET
34 OF 44

12/18/2025 12:42 PM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNT\INFILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - VM - F1.DWG 6

SEE LEFT VIEW

SEE SHEET 33

SEE SHEET 33

SEE RIGHT VIEW

12W, 13Wa.1, 13Wa2, 13Wb.1, & 13Wb.2 NOT A PART

12W, 13Wa.1, 13Wa2, 13Wb.1 &13Wb.2 NOT A PART

18W, 19W & 21W NOT A PART

SWALE

4' DIA MH

8" SS

8" W

12" CL-CL

COMPASS DR

HYDRANT

18" FES

18" SD

10' TYPE R INLET

GRAND PARK DR

12" W

UTILITIES TO BE CONSTRUCTED WITH 12W, 13Wa.1, 13Wa.2, 13Wb.1, & 13Wb.2 PLAN SET

UTILITIES TO BE CONSTRUCTED WITH 18W, 19W & 21W PLAN SET

LOCAL ROAD - A67

LOCAL ROAD - A68

YELLOW TANK PUMP HOUSE

KEY MAP
SCALE: 1" = 1400'

N

0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
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NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (7 OF 8)

Know what's below. Call before you dig. 811



12/18/2025 8:22 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB (9W, 10W, 11W, 23W)\PRELIMINARY PLANS DETAILED UTILITY PLAN - WM - F1.DWG 7

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

4' DIA MH
8" SS
8" W
COMPASS DR
SIGHT EASEMENT
HYDRANT
POPLAR CT
11' CL-CL
OUTPOST CLUB DR
TERRAIN CT
30' WATER EASEMENT
GRAND PARK DR
10" SS
12" W
NOT A PART
10' TYPE R INLET
24" SD
ROUNDABOUT DESIGNED BY OTHERS
30' WATER EASEMENT
6" RISER PIPE
6" SD
6" FES
24" FES
TEMPORARY SEDIMENT POND C
30' DRAINAGE EASEMENT
4' DIA MH FLAT TOP
DRAINAGE EASEMENT
5' WIDE CURB CUT
16' DRAINAGE EASEMENT
TYPE D INLET
18" FES
18" SD
30' SANITARY EASEMENT
SWALE
10' TYPE R INLET
18W, 19W & 21W NOT A PART
LOCAL ROAD - A70
LOCAL ROAD - A69

KEY MAP
SCALE: 1" = 1400'

N
0 50' 100'
1 inch = 50'

## LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
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TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
UTILITY PLAN (8 OF 8)

Know what's below. Call before you dig. 811

SHEET 36 OF 44

12/18/2025 8:22 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS DETAILED UTILITY PLAN - WM - F1.DWG 8

## Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, or other appropriate measures.



**Photograph TS/PS -1.** Equipment used to drill seed. Photo courtesy of Douglas County.

## Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), proactive stabilization measures, including planting a temporary seed mix, should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity of up to one year, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The USDCM Volume 2 *Revegetation* Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

## Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

| Temporary and Permanent Seeding | |
|---|---|
| **Functions** | |
| Erosion Control | Yes |
| Sediment Control | No |
| Site/Material Management | No |

### Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil and compaction, resulting in poor quality subsoils at the ground surface that





have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHFD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

### Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

### Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 *Revegetation* Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general





recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Salix spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-2 for appropriate seeding dates.





**Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses**

| Species[a] (Common name) | Growth Season[b] | Pounds of Pure Live Seed (PLS)/acre[c] | Planting Depth (inches) |
|---|---|---|---|
| 1. Oats | Cool | 35 - 50 | 1 - 2 |
| 2. Spring wheat | Cool | 25 - 35 | 1 - 2 |
| 3. Spring barley | Cool | 25 - 35 | 1 - 2 |
| 4. Annual ryegrass | Cool | 10 - 15 | ½ |
| 5. Millet | Warm | 3 - 15 | ½ - ¾ |
| 6. Winter wheat | Cool | 20–35 | 1 - 2 |
| 7. Winter barley | Cool | 20–35 | 1 - 2 |
| 8. Winter rye | Cool | 20–35 | 1 - 2 |
| 9. Triticale | Cool | 25–40 | 1 - 2 |

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.





**Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses**

| | Annual Grasses (Numbers in table reference species in Table TS/PS-1) | | Perennial Grasses | |
|---|---|---|---|---|
| **Seeding Dates** | **Warm** | **Cool** | **Warm** | **Cool** |
| January 1–March 15 | | | ✓ | ✓ |
| March 16–April 30 | | 1,2,3 | ✓ | ✓ |
| May 1–May 15 | | | ✓ | |
| May 16–June 30 | 5 | | | |
| July 1–July 15 | 5 | | | |
| July 16–August 31 | | | | |
| September 1–September 30 | | 6, 7, 8, 9 | | |
| October 1–December 31 | | | ✓ | ✓ |

### Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) for additional guidance.

## Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.



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| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W

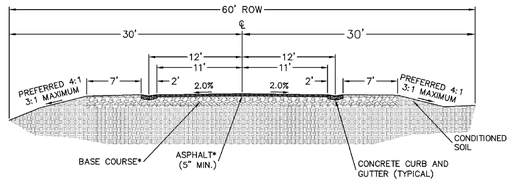
TOWN OF FRASER, COLORADO

PRELIMINARY CONSTRUCTION PLANS
EROSION CONTROL DETAIL

Know what's **below.** **Call** before you dig. 811

SHEET 37 OF 44

12/18/2025 8:22 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 2 - 23W\PRELIMINARY CDS DETAILS - F2.DWG F1




COLLECTOR STREET CROSS SECTION

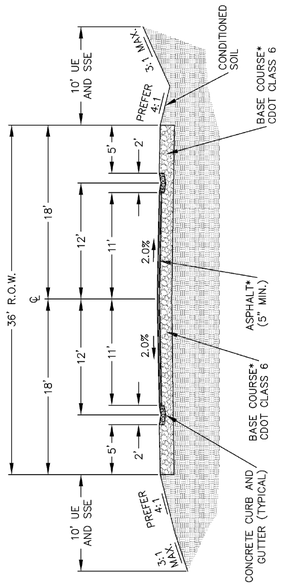
*FINAL PAVEMENT DESIGN & BASE COURSE THICKNESS SHALL BE DETERMINED BY A LICENSED PROFESSIONAL ENGINEER

NOTE: THE PAVEMENT WIDTH FROM TABLE 3.3 IS MEASURED FROM FLOWLINE TO FLOWLINE OF THE CURB AND GUTTER AS SHOWN ON ATTACHMENT A–11 – CURB AND GUTTER.

## Cross-Section for Collector Street

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-7** **Revised January 2015**




LOCAL STREET CROSS SECTION

*FINAL PAVEMENT DESIGN SHALL BE DETERMINED BY A LICENSED PROFESSIONAL ENGINEER

NOTE: THE PAVEMENT WIDTH FROM TABLE 4.3 IS MEASURED FROM FLOWLINE TO FLOWLINE OF THE CURB AND GUTTER AS SHOWN ON ATTACHMENT A–11 – CURB AND GUTTER.

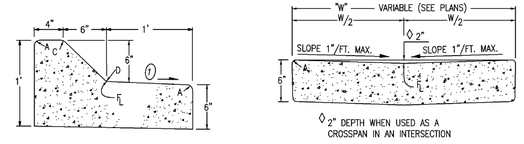
ABBREVIATION LEGEND:
ASE – ASPHALT SURFACE COURSE
SSE – SNOW STORAGE EASEMENT

## Cross-Section for Local Street

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-8** **Revised January 2015**




LEGEND FOR RADII
A = 1/4" TO 1/4"
B = 1"
C = 1½"
D = 1½" TO 2"

**GENERAL NOTES**

1. ON CURVES 3 DEGREES OR SHARPER, CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FEET MAY BE USED WHEN THE DEGREE OF CURVE IS LESS THEN 3 DEGREES.
2. CONCRETE SHALL BE 4000 PSI FIBERMESH.
3. PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.

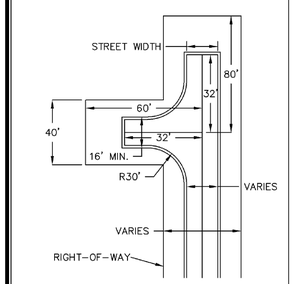
▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE ½ IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE. EXPANDING JOINT SHALL BE PLACED EVERY ONE HUNDRED (100) FEET MEASURED ALONG THE SIDEWALK AND AT ALL CHANGES IN DIRECTION.

① GUTTER CROSS SLOPES SHALL BE ½ IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.

## Curb and Gutter

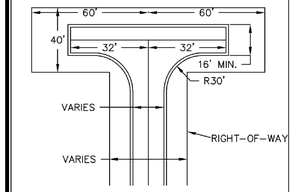
**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

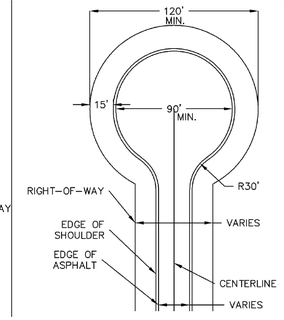
**Town of Fraser**
**Attachment A-11** **Revised January 2015**




NOTE:

WHERE DRIVEWAYS ARE PROPOSED FROM CUL–DE–SACS AND TURN AROUNDS, ADDITIONAL SNOW STORAGE EASEMENTS SHALL BE REQUIRED AS DETERMINED BY THE TOWN.

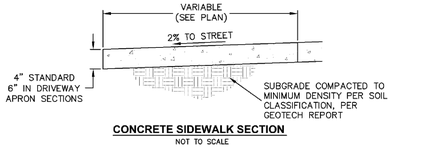


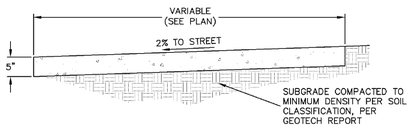

## Cul-De-Sac and Turnarounds for Streets

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**Town of Fraser**
**Attachment A-12** **Revised January 2015**




CONCRETE SIDEWALK SECTION
NOT TO SCALE




DETACHED TRAIL SECTION
NOT TO SCALE

TRAIL SURFACING SHALL BE CONSTRUCTED OF EITHER CONCRETE OR ASPHALT. ALTERNATE SURFACE MATERIAL MAY BE CONSIDERED BY THE TOWN.

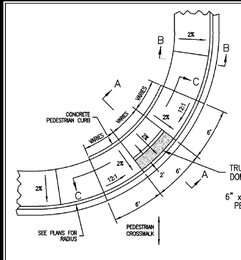
**GENERAL NOTES**

EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE. EXPANSION JOINT SHALL BE PLACED EVERY ONE HUNDRED (100) FEET MEASURED ALONG THE SIDEWALK (OR CONCRETE TRAIL) AND AT ALL CHANGES IN DIRECTION.

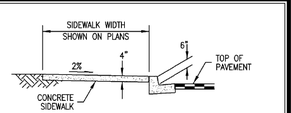
## Sidewalks and Trails

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

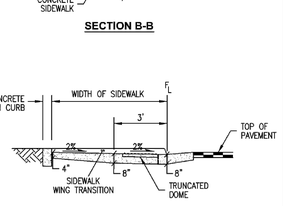
**Town of Fraser**
**Attachment A-13** **Revised January 2015**



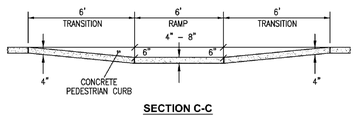

SIDEWALK RAMP
PLAN




SECTION B-B




SECTION A-A




SECTION C-C

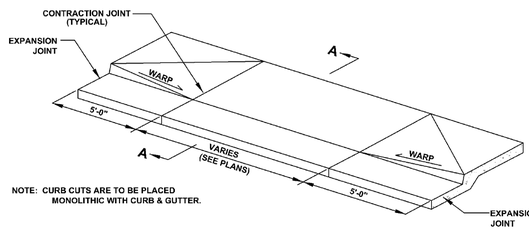
**GENERAL NOTES**

1. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, FIRE HYDRANTS, OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
2. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB TO BE INCLUDED IN THE COST OF THE CURB RAMP.
3. TRUNCATED DOME SECTION SHALL BE CAST–IN–PLACE COLORED CONCRETE, CORE 10 STEEL, OR VITRIFIED POLYMER MEETING THE REQUIREMENTS AND DETAIL OF THE ADA REGULATIONS.

## Handicap Ramps

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

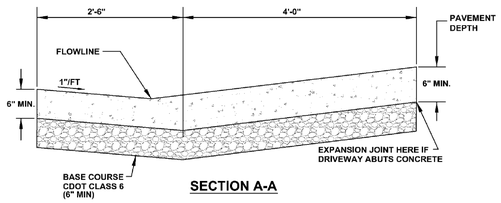
**Town of Fraser**
**Attachment A-14** **Revised January 2015**




NOTE: CURB CUTS ARE TO BE PLACED MONOLITHIC WITH CURB & GUTTER.

NOTES:

1. CONCRETE DEPTH SHALL BE SIX (6) INCH MINIMUM DEPTH.
2. FIELD MODIFY THE APRON SECTION IF VERTICAL CURB IS NOT LOCATED ADJACENT TO THE DRIVE ENTRANCE.



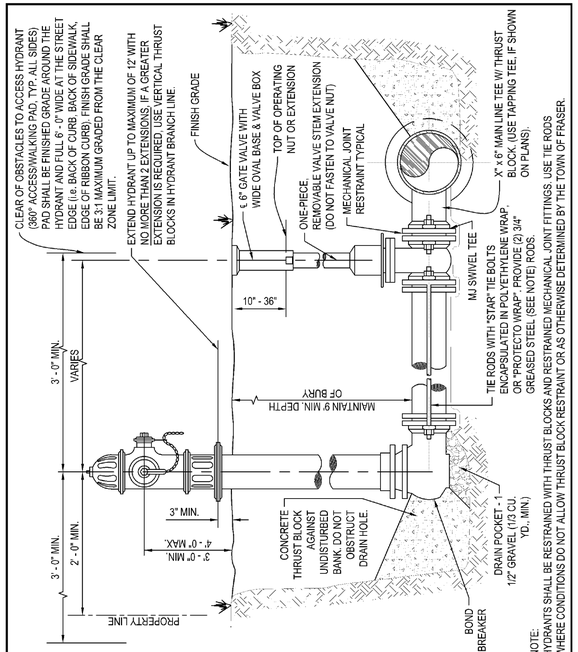

SECTION A-A

VERTICAL CURB DRIVE CUT
NOT TO SCALE

## Drive Cuts

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-15** **Revised January 2015**




NOTE:
HYDRANTS SHALL BE RESTRAINED WITH THRUST BLOCKS AND RESTRAINED MECHANICAL JOINT FITTINGS. USE TIE RODS WHERE CONDITIONS DO NOT ALLOW THRUST BLOCK RESTRAINT OR AS OTHERWISE DETERMINED BY THE TOWN OF FRASER.

## Fire Hydrant Detail

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-16** **Revised October 2024**

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph. 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

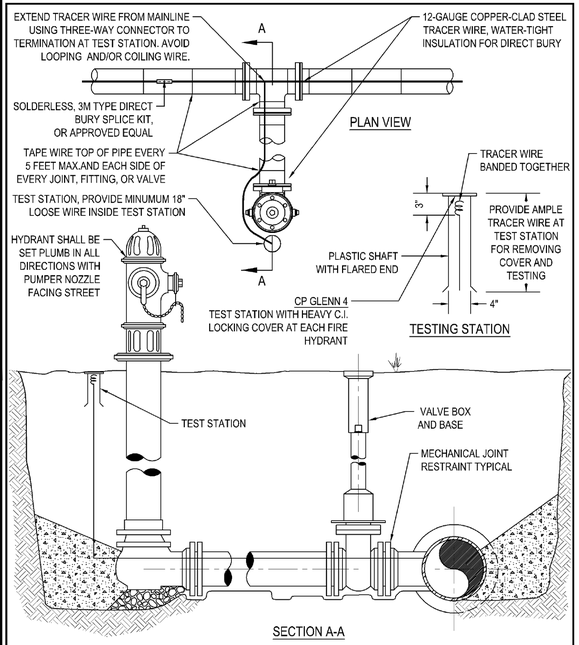
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (1 OF 7)

Know what's below. Call before you dig. 811

SHEET
38 OF 44

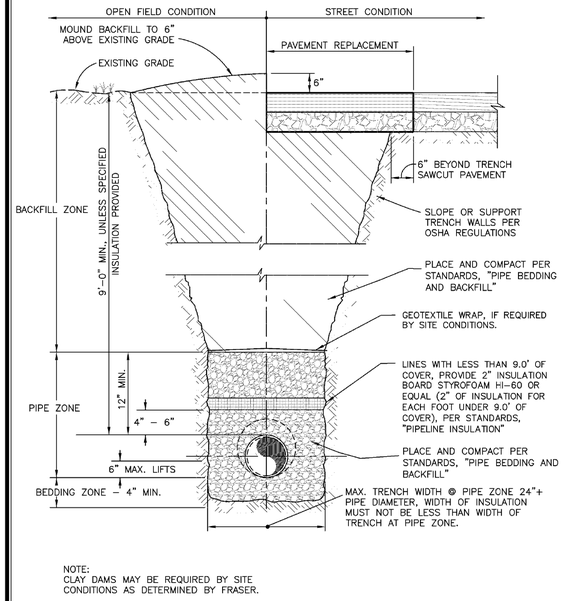
12/18/2025 8:23 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 1




## Tracer Wire Detail

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.

**Town of Fraser**
**Attachment A-17** Revised October 2024

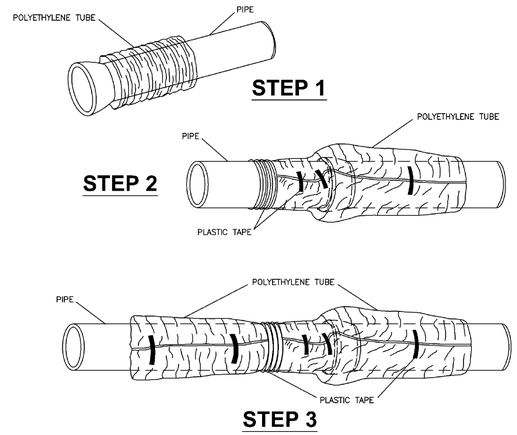



NOTE:
CLAY DAMS MAY BE REQUIRED BY SITE CONDITIONS AS DETERMINED BY FRASER.

## Water Main and Service Line Bedding and Backfill Detail

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.

**Town of Fraser**
**Attachment A-18** Revised January 2015




**FIELD INSTALLATION-POLYETHYLENE WRAP**

STEP–1 PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.

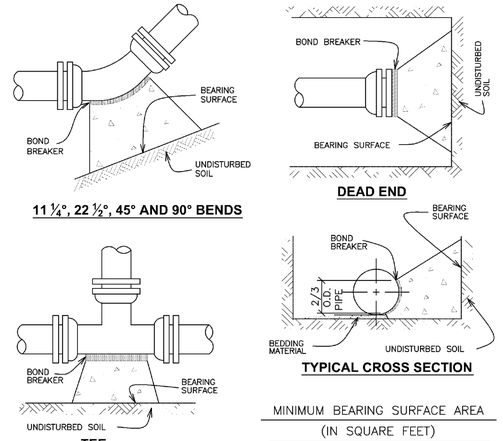
STEP–2 PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH THREE CIRCUMFERENTIAL TURNS OF TWO–INCH WIDE PLASTIC TAPE TO HOLD PLASTIC TUBE AROUND SPIGOT END.

STEP–3 ADJACENT TUBE OVERLAPS FIRST TUBE AND IS SECURED WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE WILL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED INTO AN OVERLAP ON TOP OF THE PIPE AND HELD IN PLACE BY MEANS OF PIECES OF THE PLASTIC TAPE AT APPROXIMATELY THREE TO FIVE FOOT INTERVALS.

## Polyethylene Wrap Detail

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**Town of Fraser**
**Attachment A-19** Revised January 2015




MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

| SIZE OF PIPE | BENDS | | | | TEE OR DEAD END |
|---|---|---|---|---|---|
| | 11 ¼° | 22 ½° | 45° | 90° | |
| 6" | 1.00 | 1.25 | 2.25 | 5.70 | 3.00 |
| 8" | 1.00 | 2.00 | 4.00 | 10.20 | 5.25 |
| 10" | 1.75 | 3.25 | 6.50 | 15.60 | 8.25 |
| 12" | 2.25 | 4.50 | 8.75 | 22.40 | 11.25 |
| 14" | 3.00 | 6.00 | 11.75 | 30.50 | 15.25 |
| 16" | 3.75 | 7.50 | 14.50 | 33.70 | 19.00 |
| 18" | 4.50 | 8.75 | 17.00 | 42.70 | 22.00 |
| 20" | 5.00 | 10.00 | 19.50 | 52.70 | 25.00 |

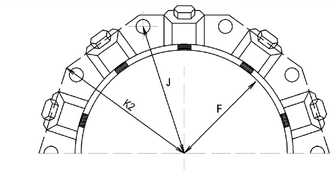
NOTES:

1. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
2. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER. 4",6",8" AND 12" WATER HAMMER = 110 P.S.I. 16",20" AND 24" WATER HAMMER = 70 P.S.I.
3. BASED ON UNDISTURBED SOIL 3,000 PSF BEARING CAPACITY AND VERTICAL BEARING SURFACES.
4. FOR HORIZONTAL PIPE FORCES.

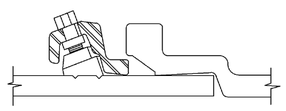
## Concrete Thrustblocks

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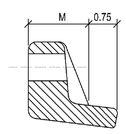
**Town of Fraser**
**Attachment A-20** Revised January 2015




**DIP MECHANICAL JOINT RESTRAINT**



**WEDGE DETAIL**




**BOLT HOLE DETAIL**

**DIMENSIONS**

| | NOMINAL PIPE SIZE | NO. OF BOLTS | NO. OF WEDGES | K2 INCHES | J INCHES | F INCHES | M INCHES |
|---|---|---|---|---|---|---|---|
| D I P | 6" | 6 | 3 | 11.12 | 9.50 | 7.00 | 0.88 |
| | 8" | 6 | 4 | 13.37 | 11.75 | 9.15 | 1.00 |
| | 10" | 8 | 6 | 15.62 | 14.00 | 11.20 | 1.00 |
| | 12" | 8 | 8 | 17.88 | 16.25 | 13.30 | 1.25 |

**DIP NOTES:**

1. AS MANUFACTURED BY EBBA IRON INC. (SERIES 1100 AND BELL JOINT SERIES 1700)
2. DIMENSIONS FOR 16" AND 20" D.I. PIPE NOT SHOWN.
3. OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BEFORE INSTALLATION.

**C-900/905 NOTES:**

1. AS MANUFACTURED BY SMITH BLAIR (BELL JOINT LEAK CLAMP 274), OR EBBA IRON INC. (SERIES 2000 AND BELL JOINT SERIES 1500)
2. DIMENSIONS FOR 16" AND 20" D.I. PIPE NOT SHOWN
3. OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BEFORE INSTALLATION.

## Mechanical Joint Restraint Details

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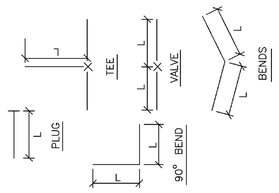
**Town of Fraser**
**Attachment A-21** Revised October 2024

**LENGTH OF RESTRAINED PIPE**

| PIPE SIZE | FITTING | 6" | 8" | 10" | 12" | 14" | 16" | 18" | 20" |
|---|---|---|---|---|---|---|---|---|---|
| | L | L | L | L | L | L | L | L | L |
| 90° BEND TEE, PLUG | 45° | 13' | 18' | 22' | 25' | 29' | 32' | 36' | 39' |
| | | 4' | 5' | 6' | 7' | 8' | 8' | 9' | 10' |
| VALVE | — | — | — | 2' | 2' | 2' | 2' | 3' | 3' |
| 45° BEND | | 1' | 1' | 2' | 2' | 2' | 2' | 3' | 3' |
| 22½° BEND | | — | — | — | — | — | — | — | — |
| 11¼° BEND | | — | — | — | — | — | — | — | — |

NOTES:

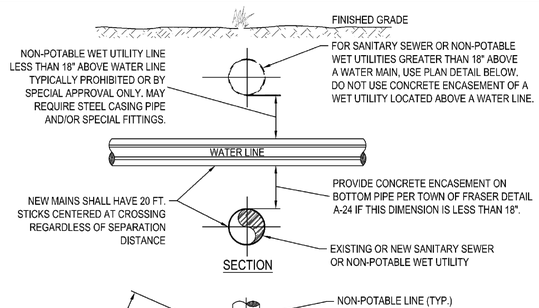
1.) LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
2.) CLAMPS, RODS & MEGALUGS NOT ALLOWED FOR 24" & LARGER PIPES.
3.) D=DIAMETER, L=LENGTH, G=GRADE, M.S.=MILD STEEL, H.S.=HIGH STRENGTH.
4.) BASED ON 150 PSI INTERNAL PRESSURE.
5.) LENGTH REFERS TO THE AMOUNT OF PIPE WHICH MUST BE RESTRAINED (TOGETHER AND IS NOT NECESSARILY THE LENGTH OF THE RODS.
6.) LENGTHS PROVIDED SHALL BE ADJUSTED FOR THE LENGTH OF JOINT RESTRAINT FOR MEGALUGS, OR OTHER RESTRAINT SYSTEMS.
7.) CROSSES MUST BE RESTRAINED IN ALL APPLICABLE DIRECTIONS.
8.) 12" AND SMALLER IN-LINE VALVES AND TEES SHALL HAVE A MECHANICAL JOINT RESTRAINT DEVICE ON EACH SIDE OF THE FITTING OR VALVE.
9.) ANY VALVES WITHIN DISTANCE "L" OF A FITTING, THE VALVE MUST BE TIED TO THAT FITTING.
10.) A SECOND VALVE WILL BE REQUIRED TO BE CLOSED WHEN EXCAVATING AT D.I.P. IS POLYETHYLENE WRAPPED, TIE RODS ARE TO BE ENCLOSED INSIDE THE WRAP.




## Length of Restrained Pipe

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**Town of Fraser**
**Attachment A-22** Revised January 2015

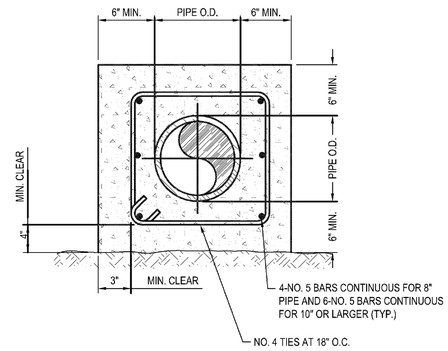



UTILITY ENCROACHMENT AND CROSSING PROTECTION METHODS VARY WIDELY DEPENDING ON NEW WATER VS. NEW SEWER INSTALLATION AND CROSSINGS VS PARALLEL ENCROACHMENTS. ALL WET UTILITY ENCROACHMENTS WITH POTABLE WATER MAINS SHOULD BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO IMPLEMENTATION AND INSPECTED UPON COMPLETION.

## Sewer Service Line Connection Detail

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**Town of Fraser**
**Attachment A-23** Revised October 2024




PIPE ENCASEMENT DETAIL

NOTE:

1. CONCRETE SHALL NOT BE LEANER THAN 1 CEMENT; 2-1/2 SAND; 5 STONE AND SHALL NOT HAVE LESS THAN 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. PLACE CONCRETE AGAINST EITHER SOLID FORMWORK OR UNDISTURBED SOIL.
3. USE ONLY IF SANITARY SEWER IS BELOW THE WATER LINE.
4. REINFORCEMENT REQUIRED ONLY WHERE ENCASEMENT PIPE REQUIRES BRIDGING CAPACITY OR IS UNDER A WATERWAY CROSSING. USE GR. 40 REINFORCING BARS.

## Pipe Encasement Detail

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**Town of Fraser**
**Attachment A-24** Revised October 2024

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

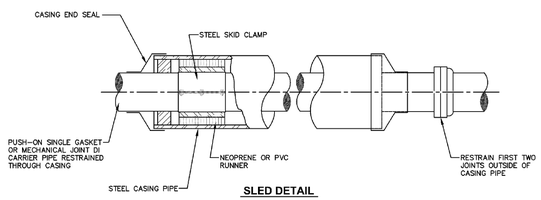
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (2 OF 7)

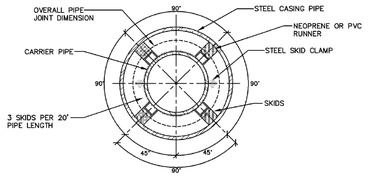
Know what's below. Call before you dig. 811

SHEET 39 OF 44

12/18/2025 8:23 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W - 11W, 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 2




SLED DETAIL



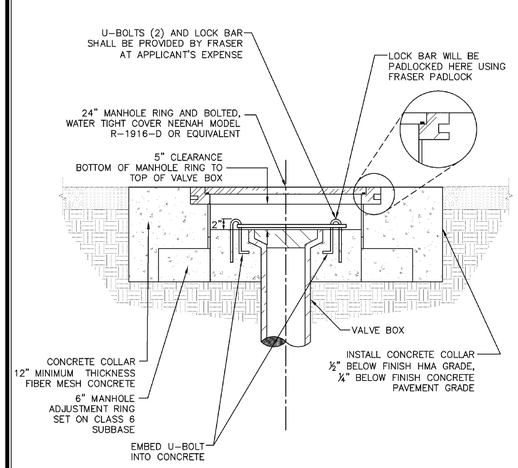

PIPE CASING DETAIL

NOTE:
TRENCH LAID CASINGS SHALL BE DESIGNED AND INSTALLED TO CONDUIT STANDARDS.

## Bore Casing Detail

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

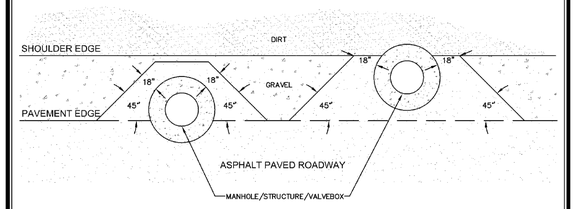
**Town of Fraser**
**Attachment A-25** **Revised January 2015**



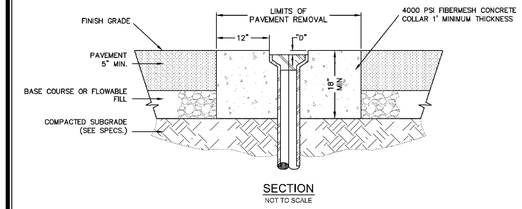

## Locking Valve Box Detail

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-26** **Revised January 2015**




PLAN
NOT TO SCALE



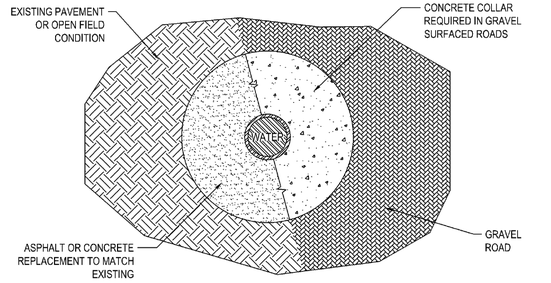

SECTION
NOT TO SCALE

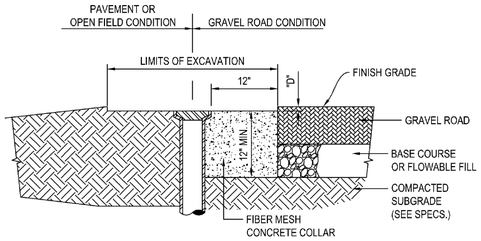
NOTES:
1. "D" = 1" FOR H.M.A. PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1" FOR H.M.A. PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1" FOR CONCRETE STREETS
4. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS
5. RING AND COVER TO MATCH SLOPE OF FINISHED STREET

## Manhole/Structure/Valve Box Placement -Shoulder Area

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**Town of Fraser**
**Attachment A-27** **Revised January 2015**



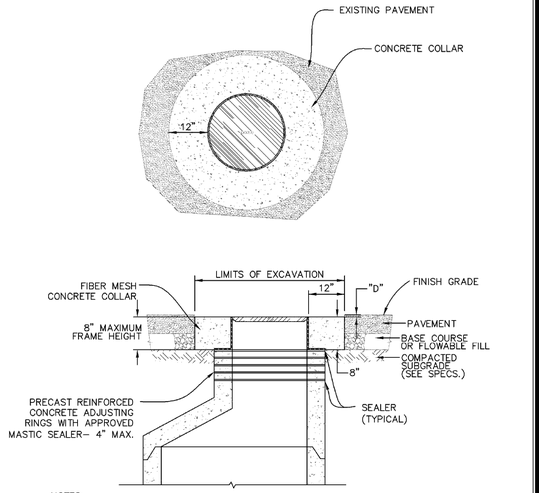




NOTES:
1. "D" = 1/2" FOR H.M.A. PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1/2" FOR H.M.A. PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1/4" FOR CONCRETE STREETS
4. VALVE BOX MUST BE PLUMB AND CENTERED OVER THE VALVE NUT
5. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS
6. USE FIBER MESH CONCRETE. NO REINFORCEMENT REBAR.

## Valve Box Concrete Collar Detail

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**Town of Fraser**
**Attachment A-28** **Revised October 2024**

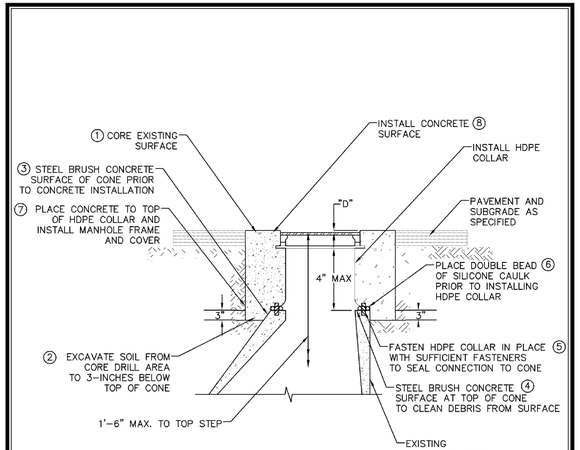



NOTES:
1. A SEALER SHALL BE USED BETWEEN ALL ADJUSTING RINGS AS REQUIRED
2. DROP–IN RISER RINGS NOT ALLOWED
3. SET AND TILT RING AND COVER TO MATCH SLOPE OF FINISHED STREET
4. "D" = 1/2" FOR H.M.A. PAVEMENT OVERLAYS OR SURFACE TREATMENTS
5. "D" = 1/2" FOR H.M.A. PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
6. "D" = 1/4" FOR CONCRETE STREETS
7. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS

## Structure/Manhole Concrete Collar Detail

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**Town of Fraser**
**Attachment A-29** **Revised January 2015**



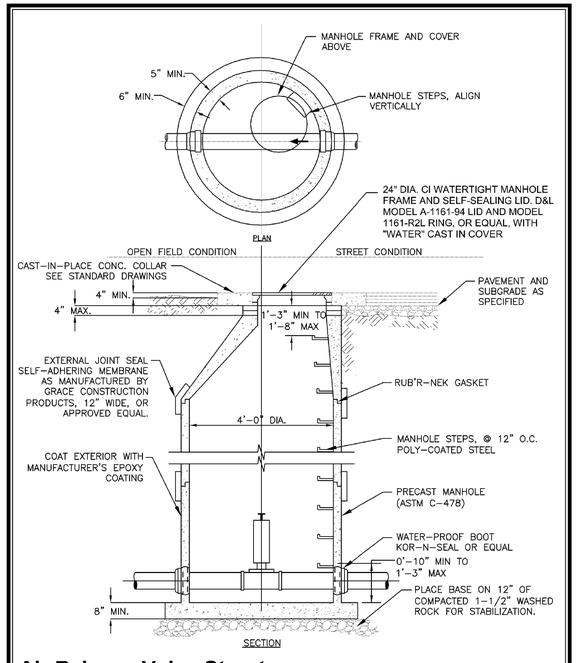

LEGEND
(#) STEPS TO COMPLETE ADJUSTMENT

NOTES:
1. "D" = 1/2" FOR H.M.A. PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1/2" FOR H.M.A. PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1/4" FOR CONCRETE STREETS
4. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS
5. RING AND COVER TO MATCH SLOPE OF FINISHED STREET

## Optional Manhole / Structure Adjustment Detail

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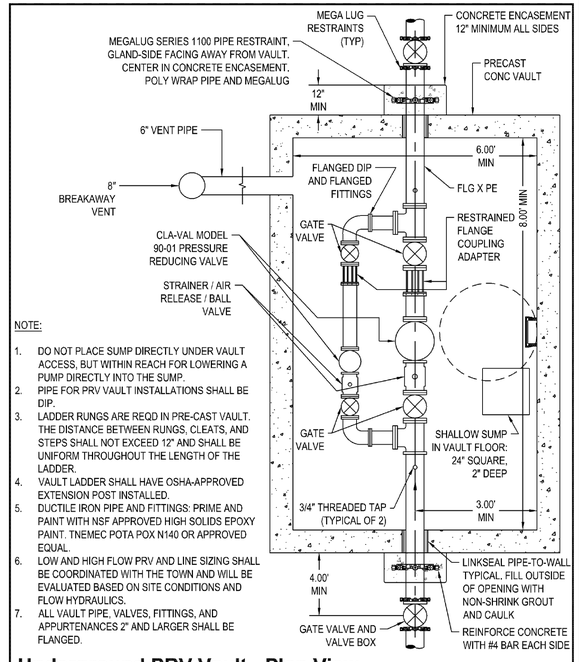
**Town of Fraser**
**Attachment A-30** **Revised January 2015**




## Air Release Valve Structure

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-31** **Revised October 2024**




NOTE:
1. DO NOT PLACE SUMP DIRECTLY UNDER VAULT ACCESS, BUT WITHIN REACH FOR LOWERING A PUMP DIRECTLY INTO THE SUMP.
2. PIPE FOR PRV VAULT INSTALLATIONS SHALL BE DIP.
3. LADDER RUNGS ARE REQD IN PRE-CAST VAULT. THE DISTANCE BETWEEN RUNGS, CLEATS, AND STEPS SHALL NOT EXCEED 12" AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE LADDER.
4. VAULT LADDER SHALL HAVE OSHA-APPROVED EXTENSION POST INSTALLED.
5. DUCTILE IRON PIPE AND FITTINGS: PRIME AND PAINT WITH NSF APPROVED HIGH SOLIDS EPOXY PAINT. TNEMEC POTA POX N140 OR APPROVED EQUAL.
6. LOW AND HIGH FLOW PRV AND LINE SIZING SHALL BE COORDINATED WITH THE TOWN AND WILL BE EVALUATED BASED ON SITE CONDITIONS AND FLOW HYDRAULICS.
7. ALL VAULT PIPE, VALVES, FITTINGS, AND APPURTENANCES 2" AND LARGER SHALL BE FLANGED.

## Underground PRV Vault - Plan View

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**Town of Fraser**
**Attachment A-32** **Revised October 2024**

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
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| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

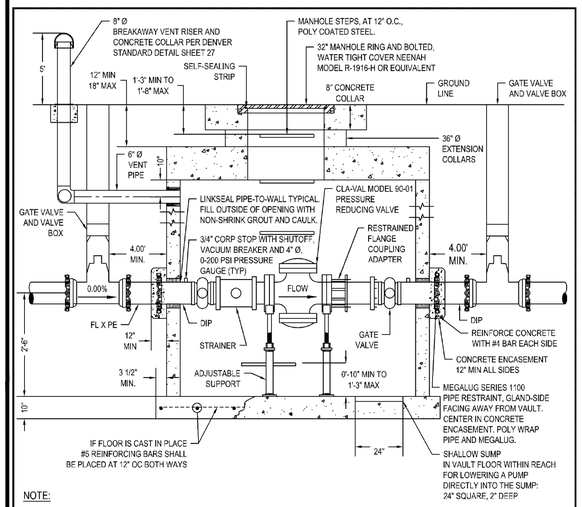
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (3 OF 7)

Know what's below. Call before you dig. 811

SHEET 40 OF 44

12/18/2025 8:23 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 3




NOTE:

1. SEE PLAN VIEW AND ADDITIONAL NOTES.
2. ALL PIPES WITHIN THE VAULT SHALL BE LEVEL.
3. VAULT STRUCTURE THICKNESS DIMENSIONS MAY VARY WITH SITE CONDITIONS. VAULT TO BE BUILT TO WITHSTAND A MINIMUM OF H20 TRAFFIC LOADING.
4. STRUCTURE TO BE WATER TIGHT.
5. APPLY EXTERNAL JOINT SEAL SELF ADHERING MEMBRANE AS MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS 12" WIDE OR APPROVED EQUAL, TO ALL EXTERIOR JOINTS.
6. MANHOLE SHALL BE 32" MINIMUM AND SIZED TO ACCOMMODATE EQUIPMENT REMOVAL OR ALTERNATIVELY PROVIDE PROPERLY SIZED EQUIPMENT HATCH. 10" AND LARGER PIPE / VALVE SIZE REQUIRES VAULT ACCESS HATCH.

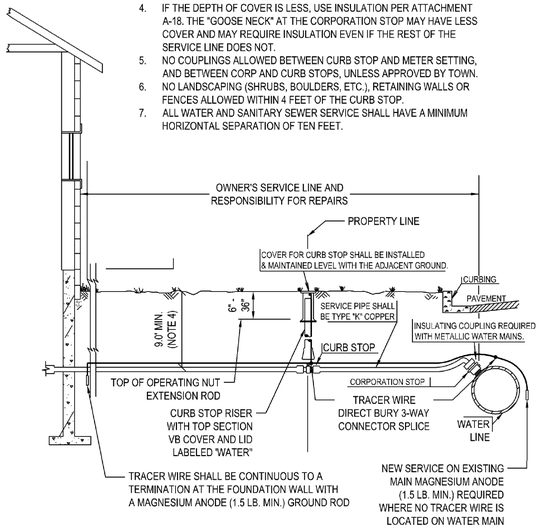
## Underground PRV Vault - Section View

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**Town of Fraser**
**Attachment A-33** **Revised October 2024**

NOTES:

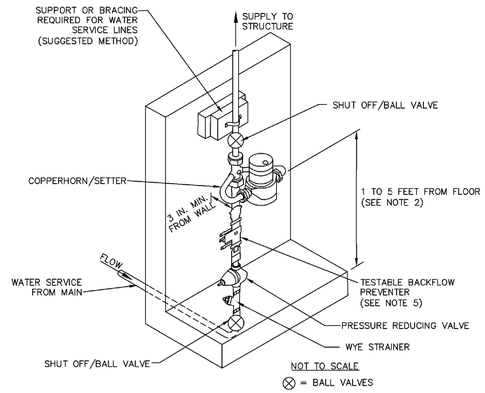
1. PLACEMENT OF CURB STOP IS TO BE ON THE PROPERTY/RIGHT-OF-WAY LINE (UNLESS OTHERWISE APPROVED).
2. OWNER'S RESPONSIBILITY FOR REPAIRS EXTENDS TO THE CORPORATION STOP AT THE WATER MAIN
3. TOWN OF FRASER IS NOT RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR DUE TO A LEAK ON A SERVICE LINE. THIS IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO WHICH THE SERVICE LINE IS CONNECTED
4. IF THE DEPTH OF COVER IS LESS, USE INSULATION PER ATTACHMENT A-18. THE "GOOSE NECK" AT THE CORPORATION STOP MAY HAVE LESS COVER AND MAY REQUIRE INSULATION EVEN IF THE REST OF THE SERVICE LINE DOES NOT.
5. NO COUPLINGS ALLOWED BETWEEN CURB STOP AND METER SETTING, AND BETWEEN CORP AND CURB STOPS, UNLESS APPROVED BY TOWN.
6. NO LANDSCAPING (SHRUBS, BOULDERS, ETC.), RETAINING WALLS OR FENCES ALLOWED WITHIN 4 FEET OF THE CURB STOP.
7. ALL WATER AND SANITARY SEWER SERVICE SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN FEET.




## Water Service Line and Curb Stop

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**Town of Fraser**
**Attachment A-34** **Revised October 2024**



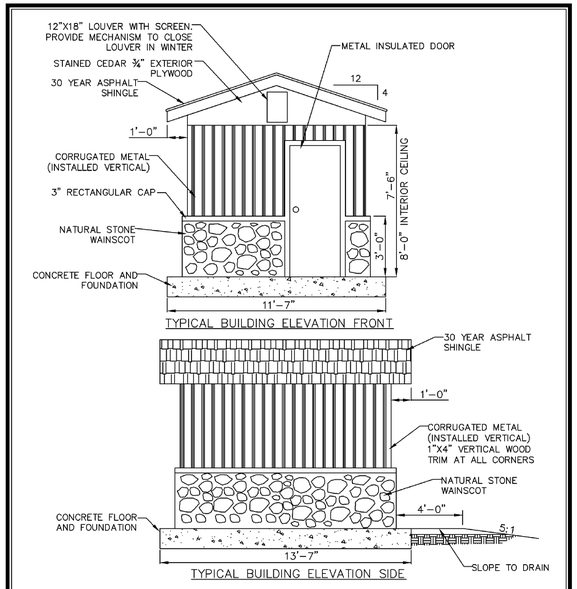

NOTES:

1. PROVIDE CLEAR AND UNOBSTRUCTED 4 FT. BY 4 FT. MINIMUM ACCESS TO THE METER ASSEMBLY.
2. ENTIRE METER ASSEMBLY SHALL NOT BE INSTALLED BELOW GRADE OR WHERE THE POTENTIAL FOR SUBMERSION EXISTS.
3. METER SHALL BE INSTALLED IN A HORIZONTAL POSITION WITH DISPLAY FACING UP.
4. WYE–STRAINER MUST BE INSTALLED IMMEDIATELY AFTER FIRST SHUT OFF VALVE.
5. BACKFLOW DEVICE TYPE SHALL BE DETERMINED BY HAZARD LEVEL AND CONFORM TO THE STANDARDS REFERENCED IN THE 2021 INTERNATIONAL PLUMBING CODE. ALL COMMERCIAL, INDUSTRIAL AND MIXED USE PROPERTIES SHALL HAVE A REDUCED PRESSURE ZONE BACKFLOW UNIT.
6. WATER METER SHALL BE OF A METRON–FARNIER DESIGN READABLE BY THE WATERSCOPE SYSTEM AND OF THE APPROPRIATE SIZE FOR ACCURATE MEASUREMENT OF FLOW.

## Water Meter Assembly Installation

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**Town of Fraser**
Attachment A-35 **Revised October 2024**



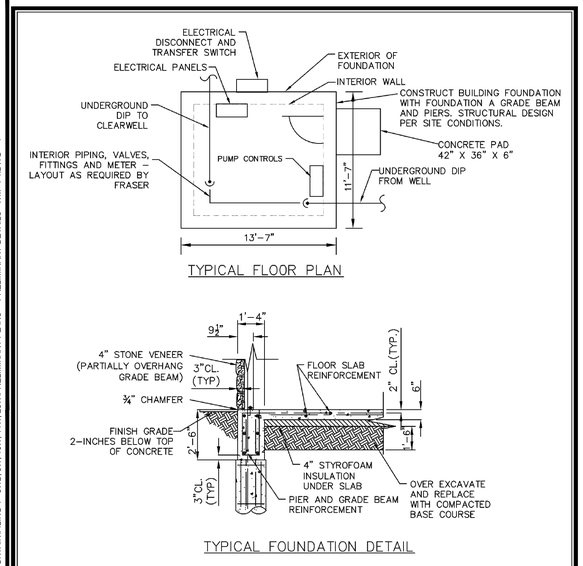

NOTES:

1. INTERIOR WALLS AND CEILING SHALL BE 3/4" EXTERIOR PLYWOOD PAINTED WHITE.
2. ALL WALLS AND CEILING SHALL BE INSULATED WITH R–19 FIBERGLASS, 23".
3. FRAMING SHALL BE 2" X 6" – 24" O.C. WOOD FRAMING.

## Water Well Meter House Elevations

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**Town of Fraser**
**Attachment A-36** **Revised January 2015**



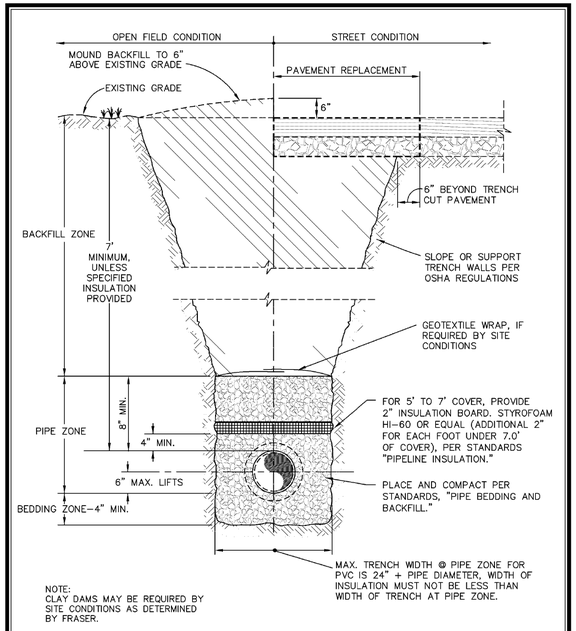

NOTES:

1. INTERIOR SHALL INCLUDE ONE FOUR BULB FLOURESCENT WITH LIGHT SWITCH, TWO SINGLE GANG OUTLETS, AND ONE 60" BASEBOARD HEATER WITH T–STAT; 120V.
2. INTERIOR COMPONENTS MAY BE REORIENTED TO FIT SITE, BUT SHALL BE ACCESSIBLE FROM ENTRY DOOR.

## Water Well Meter House Floor Plan and Foundation

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**Town of Fraser**
**Attachment A-37** **Revised January 2015**

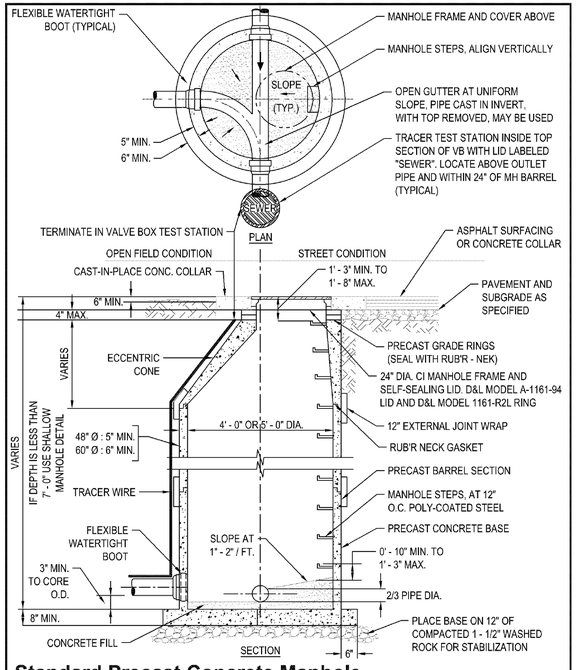



NOTE:
CLAY DAMS MAY BE REQUIRED BY SITE CONDITIONS AS DETERMINED BY FRASER.

## Sewer Main and Service Line Bedding & Backfill Detail

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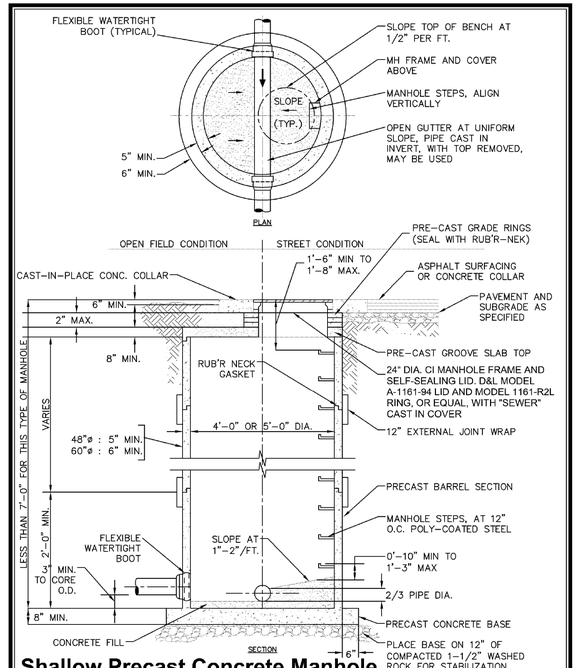
**Town of Fraser**
**Attachment A-38** **Revised January 2015**




## Standard Precast Concrete Manhole

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**Town of Fraser**
**Attachment A-39** **Revised October 2024**




## Shallow Precast Concrete Manhole

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**Town of Fraser**
**Attachment A-40** **Revised October 2024**

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
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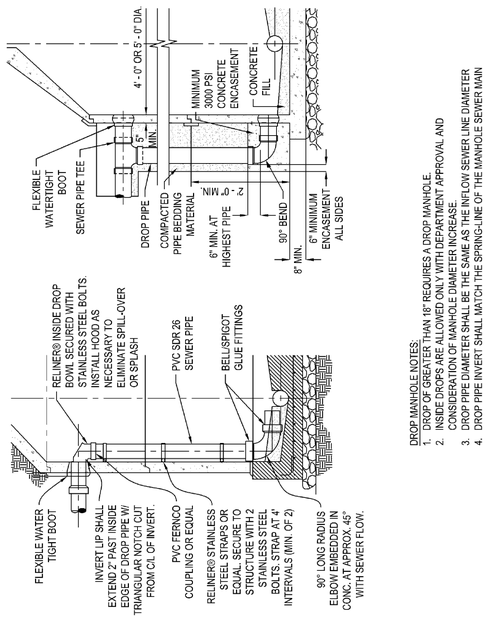
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (4 OF 7)

Know what's below. Call before you dig. 811

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12/18/2025 8:23 AM, X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 4

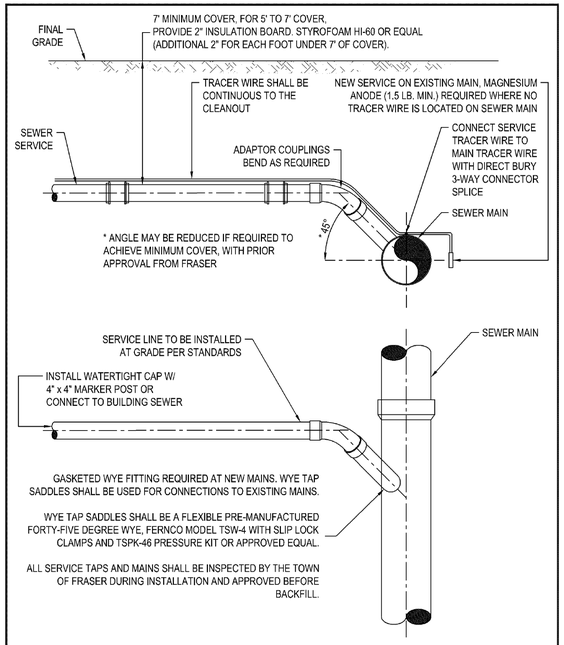



DROP MANHOLE NOTES:
1. DROP OF GREATER THAN 18" REQUIRES A DROP MANHOLE.
2. INSIDE DROPS ARE ALLOWED ONLY WITH DEPARTMENT APPROVAL AND CONSIDERATION OF MANHOLE DIAMETER INCREASE.
3. DROP PIPE DIAMETER SHALL BE THE SAME AS THE INFLOW SEWER LINE DIAMETER
4. DROP PIPE INVERT SHALL MATCH THE SPRING-LINE OF THE MANHOLE SEWER MAIN

## Inside / Outside Drop Manhole

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

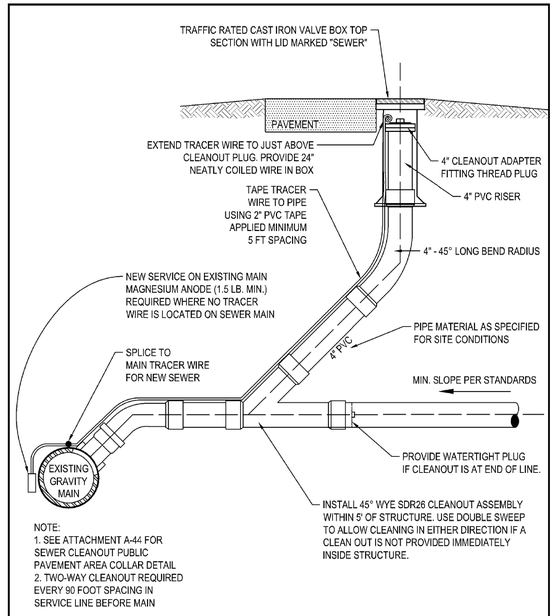
**Town of Fraser**
**Attachment A-41** **Revised October 2024**




## Sewer Service Line Connection Detail

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-42** **Revised October 2024**

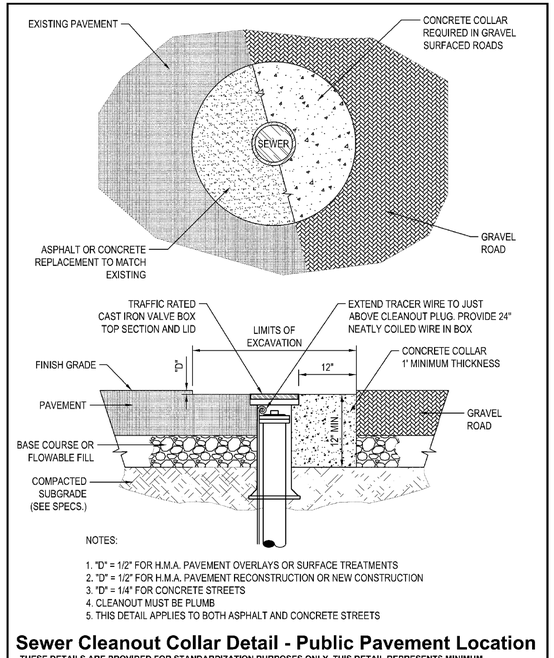



NOTE:
1. SEE ATTACHMENT A-44 FOR SEWER CLEANOUT PUBLIC PAVEMENT AREA COLLAR DETAIL
2. TWO-WAY CLEANOUT REQUIRED EVERY 90 FOOT SPACING IN SERVICE LINE BEFORE MAIN

## Sewer Service Line Cleanout Detail

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-43** **Revised October 2024**

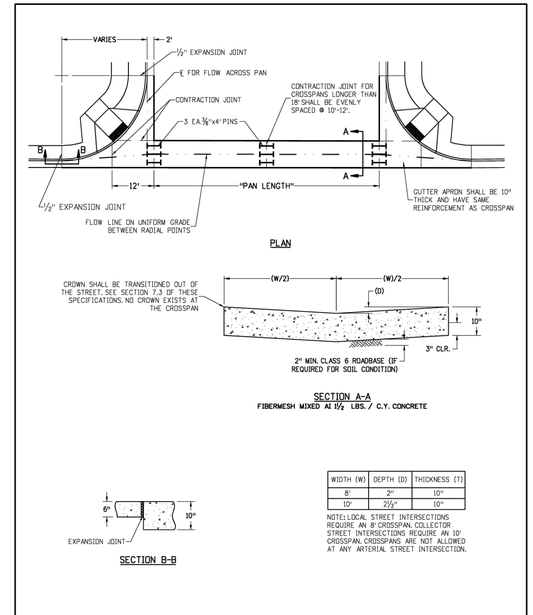



NOTES:
1. "D" = 1/2" FOR H.M.A. PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1/2" FOR H.M.A. PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1/4" FOR CONCRETE STREETS
4. CLEANOUT MUST BE PLUMB
5. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS

## Sewer Cleanout Collar Detail - Public Pavement Location

**THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.**

**Town of Fraser**
**Attachment A-44** **Revised October 2024**



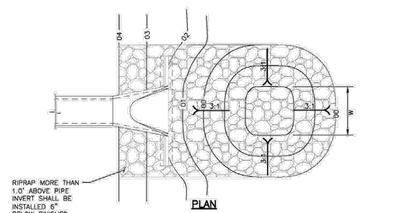

| WIDTH (W) | DEPTH (D) | THICKNESS (T) |
|---|---|---|
| 8' | 2" | 10" |
| 10' | 2½" | 10" |

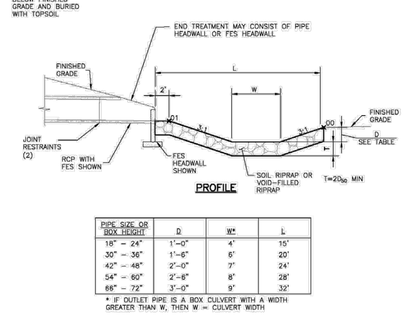
NOTE: LOCAL STREET INTERSECTIONS REQUIRE AN 8' CROSSPAN. COLLECTOR STREET INTERSECTIONS REQUIRE AN 10' CROSSPAN. CROSSPANS ARE NOT ALLOWED AT ANY ARTERIAL STREET INTERSECTION.

CROSSPAN

Issued: 6/15/2022
Revised:
Standard Drawing No. SD.6





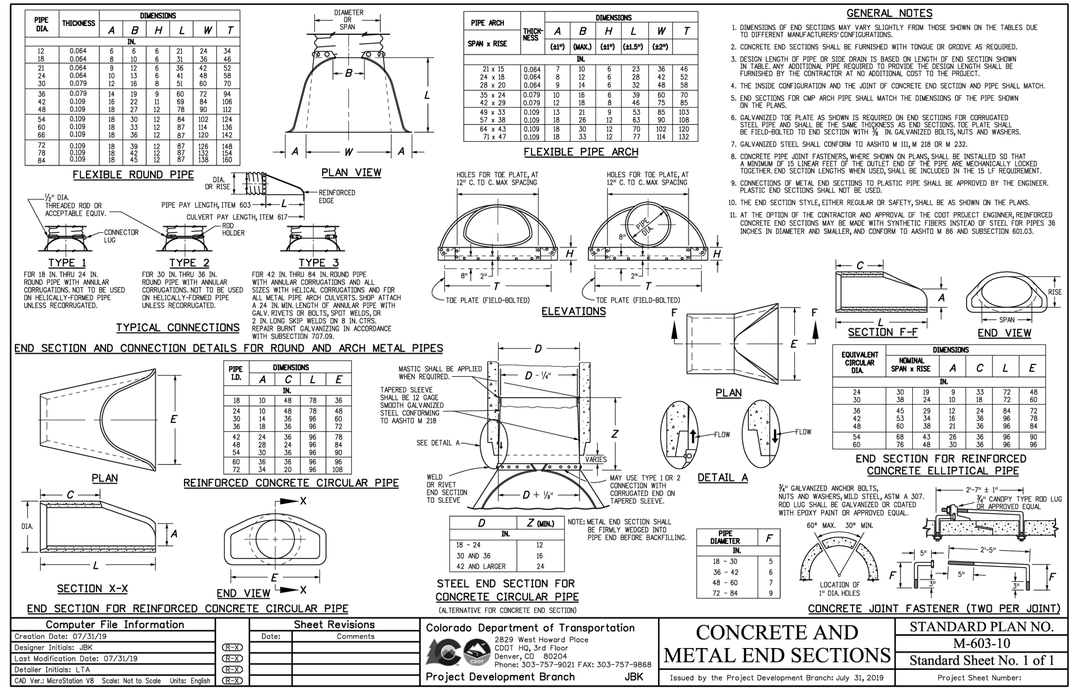




| PIPE SIZE OR BOX HEIGHT | D | W* | L |
|---|---|---|---|
| 18" – 24" | 1'-0" | 4' | 15' |
| 30" – 36" | 1'-6" | 6' | 20' |
| 42" – 48" | 2'-0" | 7' | 24' |
| 54" – 60" | 2'-6" | 8' | 28' |
| 66" – 72" | 3'-0" | 9' | 32' |

* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

**Figure 9-37. Low tailwater riprap basin**






| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (BOX) | | |
| Last Modification Date: 07/31/19 | (BOX) | | |
| Detailer Initials: LTA | (BOX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (BOX) | | |

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CONCRETE AND METAL END SECTIONS
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

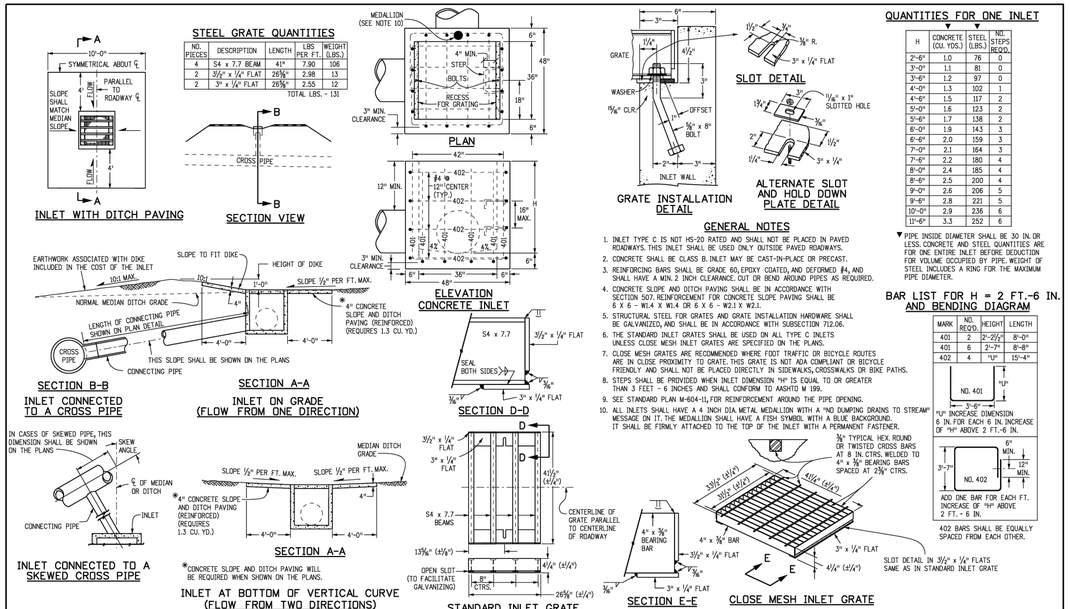
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (5 OF 7)

Know what's below. Call before you dig. 811

SHEET 42 OF 44

12/18/2025 8:23 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 5

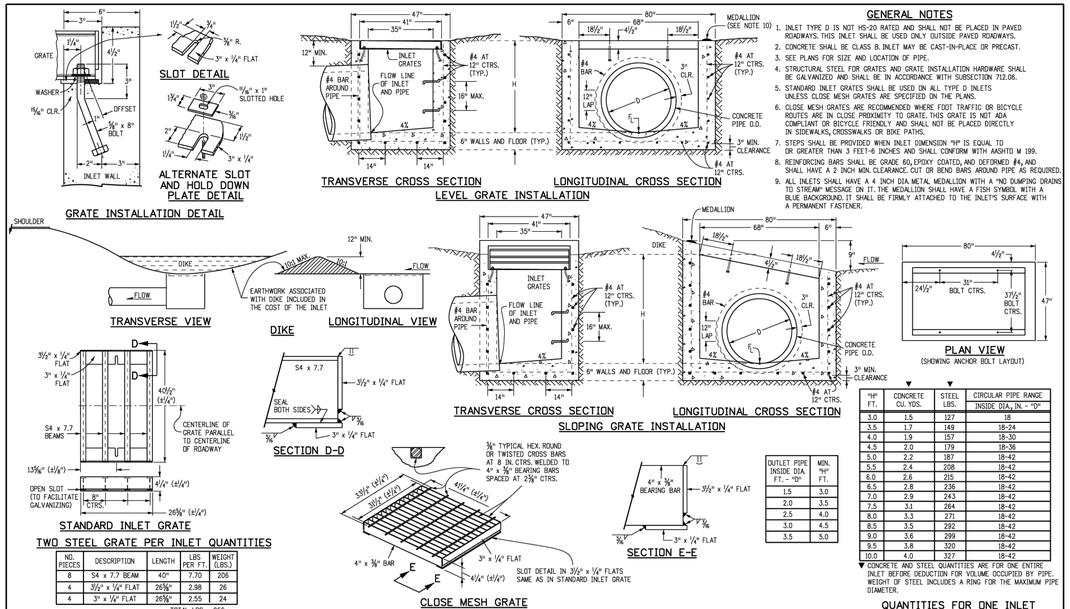



| Computer File Information | | Sheet Revisions | |
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| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (ECX) | | |
| Last Modification Date: 07/31/19 | (ECX) | | |
| Detailer Initials: LTA | (ECX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (ECX) | | |

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# INLET, TYPE C

STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

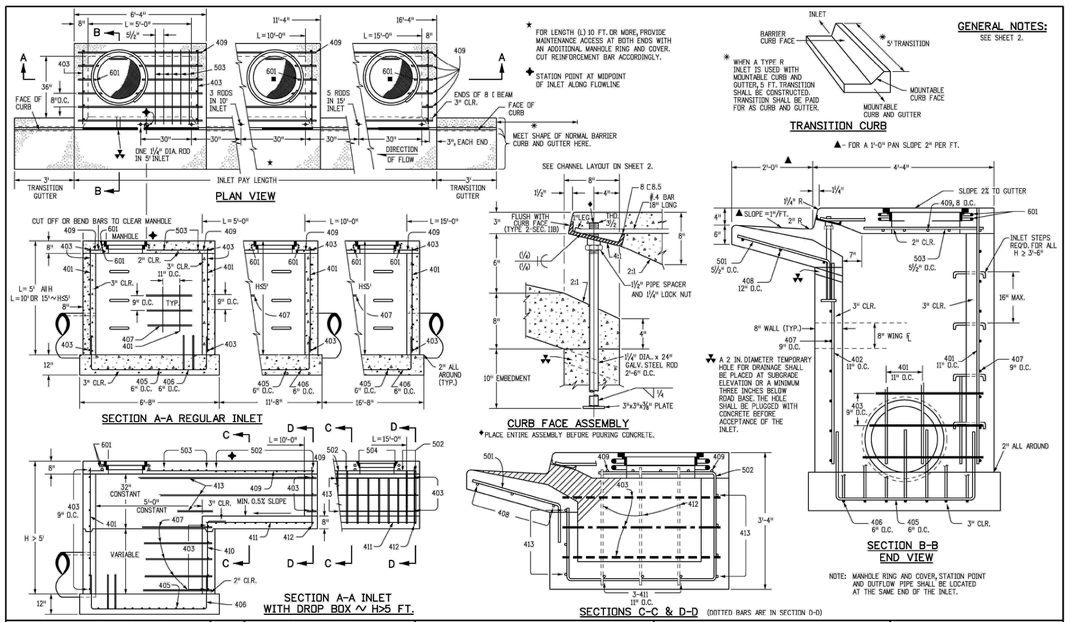



| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (ECX) | | |
| Last Modification Date: 07/31/19 | (ECX) | | |
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| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (ECX) | | |

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# INLET, TYPE D

STANDARD PLAN NO. M-604-11
Standard Sheet No. 1 of 1
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:




| MARK | BAR # OR SIZE | O.C. SPACING | TYPE | ALL INLETS L = 5 FT. NO. REQ'D. | ALL INLETS L = 5 FT. LENGTH | INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D. | INLETS: H ≤ 5 FT. L = 10 FT. LENGTH | INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D. | INLETS: H ≤ 5 FT. L = 15 FT. LENGTH | INLETS: H > 5 FT. L = 10 FT. NO. REQ'D. | INLETS: H > 5 FT. L = 10 FT. LENGTH | INLETS: H > 5 FT. L = 15 FT. NO. REQ'D. | INLETS: H > 5 FT. L = 15 FT. LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 401 | 4 | 11" | II | 15 | * | 21 | * | 26 | * | 11 | * | 11 | * |
| 402 | 4 | 11" | II | 7 | * | 13 | * | 18 | * | 7 | * | 7 | * |
| 403 | 4 | 9" | II | * | 4'-0" | * | 4'-0" | * | 4'-0" | * | 4'-0" | * | 4'-0" |
| 405 | 4 | 6" | VI | 11 | 6'-10" | 21 | 6'-10" | 31 | 6'-10" | 11 | 6'-10" | 11 | 6'-10" |
| 406 | 4 | 6" | VIII | 7 | 8'-10" | 7 | 13'-10" | 7 | 18'-10" | 7 | 8'-10" | 7 | 8'-10" |
| 407 | 4 | 9" | II | * | 5'-10" | * | 10'-10" | * | 15'-10" | * | 5'-10" | * | 5'-10" |
| 408 | 4 | 12" | II | 3 | 6'-10" | 3 | 11'-10" | 3 | 16'-0" | 3 | 11'-10" | 3 | 16'-0" |
| 409 | 4 | 8" | II | 6 | 5'-10" | 6 | 10'-10" | 6 | 15'-10" | 6 | 10'-10" | 6 | 15'-10" |
| 410 | 4 | 11" | VII | | | | | | | 3 | | 3 | * |
| 411 | 4 | 11" | II | | | | | | | 3 | 5'-2" | 3 | 10'-2" |
| 412 | 4 | 11" | II | | | | | | | 3 | 2'-9" | 3 | 2'-9" |
| 413 | 4 | 9" | II | | | | | | | 7 | 10'-10" | 7 | 15'-10" |
| 501 | 5 | 5⅛" | IV | 11 | 3'-4" | 22 | 3'-4" | 33 | 3'-4" | 22 | 3'-4" | 33 | 3'-4" |
| 502 | 5 | 5⅛" | III | | | | | | | 11 | 11'-5" | 17 | 11'-5" |
| 503 | 5 | 5⅛" | II | 5 | 3'-6" | 16 | 3'-6" | 27 | 3'-6" | 6 | 3'-6" | 6 | 3'-6" |
| 504 | 5 | 5⅛" | IX | | | | | | | | | 5 | 8'-4" |
| 601 | 6 | 2⅛" | V | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" | 2 | 8'-10" | 4 | 8'-10" |
| ■ #8 BARS | | | | 1 | 5'-10" | 1 | 10'-10" | 1 | 15'-10" | 1 | 10'-10" | 1 | 15'-10" |
| | | | | 2 BARS, 1 RODS | | 4 BARS, 3 RODS | | 8 BARS, 5 RODS | | 4 BARS, 3 RODS | | 8 BARS, 5 RODS | |

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ∼ BAR LIST FOR CURB INLETS, TYPE "R"

| "H" | LENGTH 401 | 402 | 410 | NO. REQ'D. REGULAR 403 | 407 | NO. REQ'D. DROP BOX 403 | 407 | L = 5 FT. CONC. CU. YDS. | STEEL LBS. | L = 10 FT. CONC. CU. YDS. | STEEL LBS. | L = 15 FT. CONC. CU. YDS. | STEEL LBS. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3'-0" | 2'-8" | 1'-8" | | 10 | 7 | | | 3.2 | 285 | 5.3 | 497 | 7.4 | 706 |
| 3'-6" | 3'-2" | 2'-2" | | 10 | 7 | | | 3.4 | 305 | 5.7 | 528 | 7.9 | 747 |
| 4'-0" | 3'-8" | 2'-8" | | 12 | 9 | | | 3.7 | 326 | 6.0 | 559 | 8.4 | 786 |
| 4'-6" | 4'-2" | 3'-2" | | 12 | 9 | | | 3.9 | 334 | 6.4 | 571 | 8.8 | 803 |
| 5'-0" | 4'-8" | 3'-8" | | 14 | 11 | | | 4.1 | 354 | 6.7 | 602 | 9.3 | 844 |
| 5'-6" | 5'-2" | 4'-2" | 3'-5" | 16 | 13 | 15 | 6 | 4.4 | 375 | 6.0 | 607 | 7.4 | 850 |
| 6'-0" | 5'-8" | 4'-8" | 3'-11" | 16 | 13 | 16 | 6 | 4.6 | 382 | 6.2 | 616 | 7.6 | 860 |
| 6'-6" | 6'-2" | 5'-2" | 4'-5" | 18 | 15 | 18 | 8 | 4.8 | 402 | 6.4 | 637 | 7.8 | 880 |
| 7'-0" | 6'-8" | 5'-8" | 4'-11" | 20 | 17 | 19 | 10 | 5.0 | 423 | 6.6 | 654 | 8.0 | 897 |
| 7'-6" | 7'-2" | 6'-2" | 5'-5" | 20 | 17 | 20 | 10 | 5.3 | 430 | 6.9 | 664 | 8.3 | 907 |
| 8'-0" | 7'-8" | 6'-8" | 5'-11" | 22 | 19 | 22 | 12 | 5.5 | 451 | 7.1 | 684 | 8.5 | 927 |
| 8'-6" | 8'-2" | 7'-2" | 6'-5" | 24 | 21 | 23 | 14 | 5.7 | 471 | 7.3 | 702 | 8.7 | 944 |
| 9'-0" | 8'-8" | 7'-8" | 6'-11" | 24 | 21 | 24 | 14 | 6.0 | 479 | 7.6 | 711 | 9.0 | 954 |
| 9'-6" | 9'-2" | 8'-2" | 7'-5" | 26 | 23 | 26 | 16 | 6.2 | 499 | 7.8 | 732 | 9.2 | 974 |
| 10'-0" | 9'-8" | 8'-8" | 7'-11" | 28 | 25 | 27 | 18 | 6.4 | 520 | 8.0 | 749 | 9.4 | 992 |
| 10'-6" | 10'-2" | 9'-2" | 8'-5" | 28 | 25 | 28 | 18 | 6.7 | 527 | 8.3 | 759 | 9.7 | 1001 |
| 11'-0" | 10'-8" | 9'-8" | 8'-11" | 30 | 27 | 30 | 20 | 6.9 | 547 | 8.5 | 779 | 9.9 | 1022 |

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ∼ BARS AND QUANTITIES VARIABLE WITH "H"

GENERAL NOTES
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

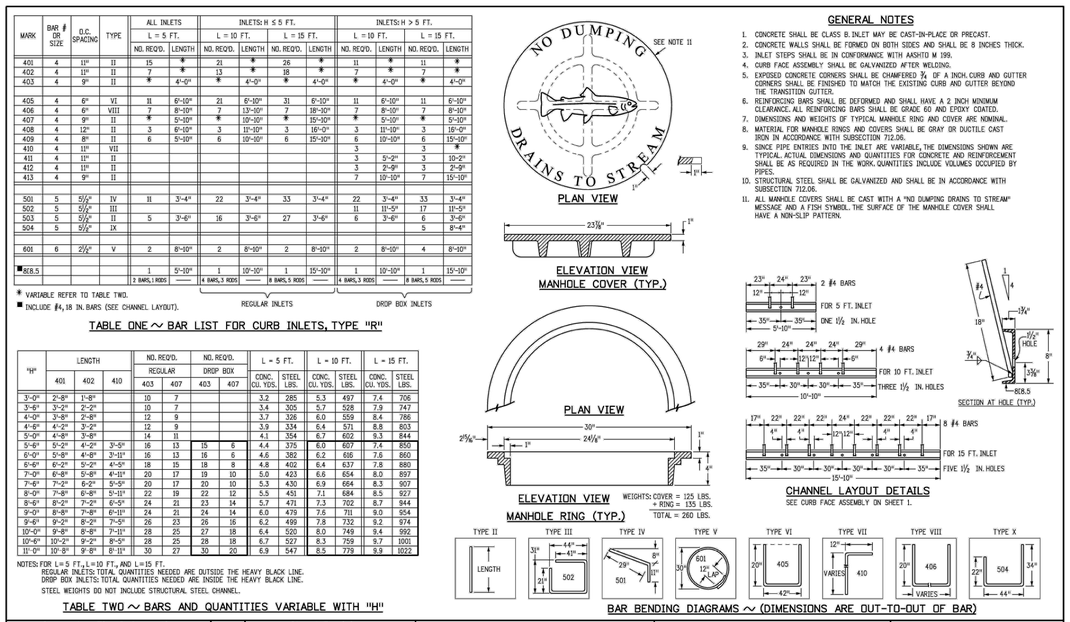
TABLE TWO ∼ BARS AND QUANTITIES VARIABLE WITH "H"

| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (ECX) | | |
| Last Modification Date: 07/31/19 | (ECX) | | |
| Detailer Initials: LTA | (ECX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (ECX) | | |

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# CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:




| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (ECX) | | |
| Last Modification Date: 07/31/19 | (ECX) | | |
| Detailer Initials: LTA | (ECX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (ECX) | | |

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# CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

terracina design
10200 E. Girard Ave. A-314
Denver, CO 80231
ph: 303.632.8867

| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

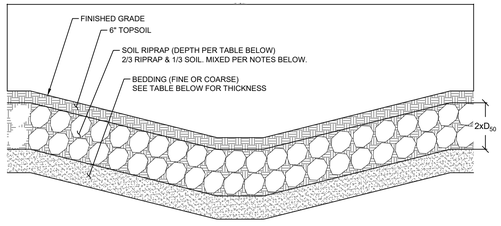
NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (6 OF 7)

Know what's below. Call before you dig. 811



12/18/2025 8:23 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 6




## SOIL RIPRAP

NTS

## NOTES:

1. WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLWING PROPORTIONS BY VOLUME: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITH WITHOUT SOIL.

2. WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.

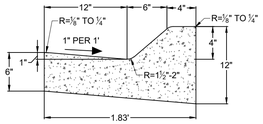
| THICKNESS REQUIREMENTS FOR GRANULAR BEDDING | | | |
|---|---|---|---|
| RIPRAP DESIGNATION | MINIMUM BEDDING THICKNESS (INCHES) | | |
| | FINE-GRAINED SOILS [1] | | COARSE-GRAINED SOILS [2] |
| | TYPE I (LOWER LAYER) | TYPE II (UPPER LAYER) | TYPE II |
| VL ($D_{50}$ = 6 IN) | 4 | 4 | 6 |
| L ($D_{50}$ = 9 IN) | 4 | 4 | 6 |
| M ($D_{50}$ = 12 IN) | 4 | 4 | 6 |
| H ($D_{50}$ = 18 IN) | 4 | 6 | 8 |
| VH ($D_{50}$ = 24 IN) | 4 | 6 | 8 |

NOTES:
1. MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.
2. FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

| RIPRAP | $D_{50}$* | DEPTH $D_{50}$x2 |
|---|---|---|
| TYPE VL | 6" | 12" |
| TYPE L | 9" | 18" |
| TYPE M | 12" | 24" |
| TYPE H | 18" | 36" |
| TYPE VH | 24" | 48" |

*$D_{50}$ = MEAN RIPRAP SIZE

* SUMMARY OF PAGES 8-76 THROUGH 8-78 OF MHFD CHAPTER 8 OPEN CHANNELS.

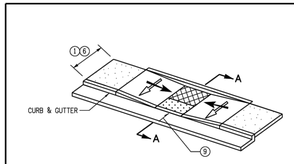



MODIFIED TOWN OF FRASER
MOUNTABLE CATCH CURB

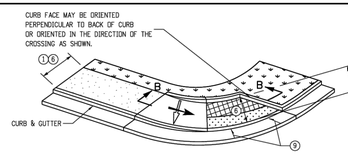
1. IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLOTHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.

2. GUTTER THICKNESS SHALL BE INCREASE TO MATCH CONCRETE PAVEMENT THICKENSSS.

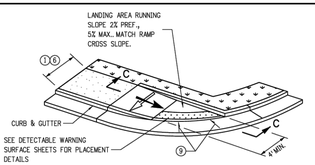
3. TOWN OF FRASER ATTACHMENT A-11 HAS BEEN MODIFIED TO A 4" CURB HEIGHT AND A 2' PAN.



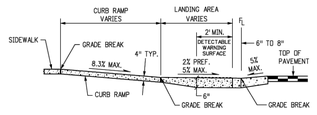

PARALLEL RAMP
(TYPICAL)



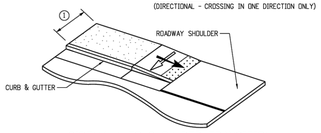

PARALLEL RAMP
(SIDEWALK ENDS)



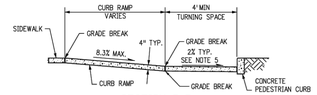

PARALLEL RAMP
(DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)



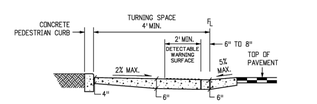

SECTION C-C




SIDEWALK TO SHOULDER TRANSITION




SECTION B-B




SECTION A-A

## PARALLEL RAMP NOTES

1. RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE - 8.3% MAX.
3. RAMP CROSS SLOPE - 2.0% MAX.
4. TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
5. TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
6. TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
7. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
8. RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
9. GUTTER COUNTER SLOPE - 5.0% MAX.

SIDEWALK

TURNING SPACE (4) (5) (6)

DETECTABLE WARNING SURFACE (DWS)

## TYPE 2 PARALLEL CURB RAMPS

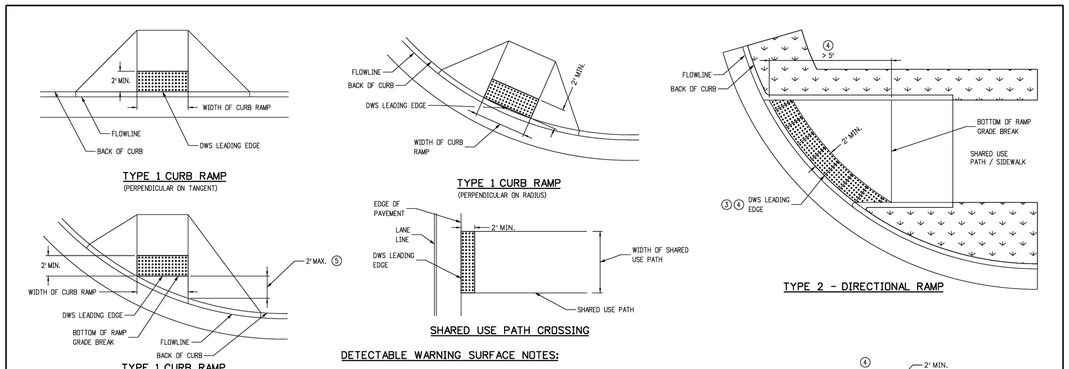
| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (RCX) | | |
| Last Modification Date: 07/31/19 | (RCX) | | |
| Detailer Initials: LTA | (RCX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (RCX) | | |

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Project Development Branch JBK

CURB RAMPS

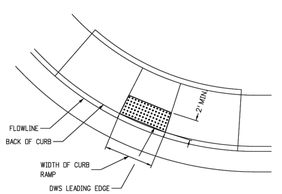
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 4 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019




## DETECTABLE WARNING SURFACE NOTES:

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.
4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB. WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
7. TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
8. DWS SHALL NOT BE PLACED OVER GRADE BREAKS.




DETECTABLE WARNING SURFACE (DWS)

## DETECTABLE WARNING SURFACE PLACEMENT

| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Date: | Comments |
| Designer Initials: JBK | (RCX) | | |
| Last Modification Date: 07/31/19 | (RCX) | | |
| Detailer Initials: LTA | (RCX) | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | (RCX) | | |

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CURB RAMPS

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 9 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

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| # | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | 1ST SUBMITTAL | 04/11/2025 | MJG |
| 2 | 2ND SUBMITTAL | 12/18/2025 | MJG |

NOT FOR CONSTRUCTION

GRAND PARK - 8WB, 9W.1, 9W.2, 10W.1, 10W.2, 11W & PORTIONS OF 23W
TOWN OF FRASER, COLORADO
PRELIMINARY CONSTRUCTION PLANS
DETAILS (7 OF 7)

Know what's below. Call before you dig. 811

SHEET 44 OF 44

12/18/2025 8:23 AM X:\GRAND PARK\CAD\PLANS\16 - WEST MOUNTAIN\FILING 1 - 8WB, 9W, 10W, 11W, 23W\PRELIMINARY PLANS PRELIMINARY DETAILS - WM - F1.DWG 7