



February 9<sup>th</sup>, 2026

Mr. Alan Sielaff  
Assistant Town Planner  
Town of Fraser  
PO Box 370  
Fraser, CO 80442

Dear Mr. Sielaff,

On behalf of Grand Park Development, Terracina Design is submitting a revised Final Plat & FPDP for Grand Park West Mountain Filing No. 1 Planning area 10W.1 & 11W to address the comments dated January 26, 2026. See responses below.

### **General Comments**

1. Please provide written responses to the following Planning review comments as well as referral agencies with outstanding comments provided as an attachment to this letter. **RESPONSE: See below**
2. As a reminder, a Development Improvements Agreement (DIA) and surety is required prior to infrastructure installation and plat recordation. The previous engineer's cost estimate that was provided dated April 2, 2025 will need to be updated to reflect the quantities per the revised civil plans as well as current unit prices. **RESPONSE: To be provided with off-site easements**
3. In the previous approval for West Mountain Filing 1, Board of Trustees approval Resolution 2025-01-09 included condition of approval #2 stating "Prior to recordation of the FPDP and the Final Plat, the Applicant shall receive approval from the Town of Fraser of the West Mountain Water Master Plan and associated design drawings and reports, as stipulated in Articles 5.3, 5.5, and 5.6 of the 2003 Annexation Agreement." An 8th submittal of the construction drawings for the West Mountain Water system were received on January 9, 2026 and are currently under review. Since the water system is not yet fully approved, the previous condition of approval #2 will be recommended to be carried forward with this major amendment request. **RESPONSE: The Annexation Agreement explicitly requires a submittal, NOT an approval. Refer to the sections referenced above. Additionally, the plan was approved by email. Asking for two typos to be corrected. The latest 1/9/26 submittal is adjusted to incorporate revisions that we are here tonight to discuss.**

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4. An updated address map will be needed prior to plat approval. Please provide a blank map to staff and we will provide updated street numbers. **RESPONSE: Awaiting addresses from the town. Blank address exhibit submitted.**

#### **Final Plat**

5. Note 3 includes blank references to the title commitment for the property. Please fill in and provide said title commitment with the next submittal. **RESPONSE: It is standard for us to leave these off until its approved as it is required to be within 30 days of the final plat recording. Will include with the final documents to record.**
6. MPEI and Xcel have indicated that adequate easements and/or plat notes meeting their requirements are still not being provided. Per Sec. 19-4-120, easements are to be provided in accordance with the requirements of the utility provider. The plat will not be approved and recorded until they confirm their requirements are met. **RESPONSE: MPEI and Xcel Energy are not governing bodies that have any authority under the Fraser town Code, nor should the Town of Fraser let these for profit monopolies governed by the PUC of Colorado dictate how and what is platted in the Town of Fraser.**
7. Depict all required drainage and utility easements on the final plat with blanks for reception numbers to be filled in once recorded. Updated easements deeds and exhibits for each easement will need to be provided with the next submittal as was done with the previous April 2025 submittal. The terms and/or exhibits for these previously provided easements will need to be updated to reflect the updated plat. **RESPONSE: If easements are on the final plat they are addressed by the Final Plat. If you are referencing Offsite Easements those are separately recorded. and they are not on the Final Plat as they don't fit in the area being platted and if it were included the legal description of the entire plat would need to be revised and the necessity for an Off Site Easement would thus be removed. See the Meadows Filing 1 Final Plat as an example**
8. Depict all sight distance easements on the final plat that are included in the Civils CDs. **RESPONSE: There are no site distance easements and the Town Code does not require Site Distance Easements. Site distances are typically shown on traffic plans and civil construction plans for intersection design. Show me anywhere in Fraser where a site distance easement has been recorded. The intersection in the town right of way to interfere with the intersection would require approval of the Town of Fraser or could be done by the Town of Fraser since it will own the right of way.**
9. Provide separate plats for the individual phasing areas as depicted on sheet 8 of the FPDP if the intention is to plat in phases rather than all at once. **RESPONSE: Separate Plats will be provided after approval.**
10. Label all streets and tracts on each sheet. **RESPONSE: Revised**

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11. Sheet 2 - Labels for Lots 62, 68, and 69 are missing. **RESPONSE: Revised**
12. Sheet 3 – Remove the “unplatted” label from area within Tract A. **RESPONSE: Revised**

### **Final Planned Development Plan (FPDP)**

#### **General**

13. Previous versions of the West Mountain Filing 1 FPDP included a lighting plan. This is required per the FPDP application checklist. Please add back in with next submittal. **RESPONSE: There are no intentions to light the subdivision at this time. If lighting is planned to be installed a note has been added to the cover to follow Town Code.**
14. Previous versions of the West Mountain FPDP did not include “preliminary” with the grading and utility plans. Final plans are required per the FPDP application checklist. Please update and confirm final civil plans with the next submittal. **RESPONSE: Final Civil Plans were submitted and the “preliminary” will be removed.**

### **Cover Sheet (Sheet 1)**

15. Setback notes need to be updated to conform to the new planning area designations. The note lists Lots 1-52 as 11W, but only Lots 1-41 are proposed in 11W. We suggest updating the note as follows for clarity:
2. Setbacks:
- 2.1. Lots 1-41 (Single Family Detached in 11W): 10' Front, 6' Side, 10' Rear  
**RESPONSE: The note is wrong and will be corrected to lot 1-41**
- 2.2. Lots 42-52 (Single Family Detached in 10W): 10' Front, 6' Side, 10' Rear  
**RESPONSE: Revised**
- 2.3. Lots 53-79 (Single Family Detached and Attached Eligible in 10W): 10' Front, 20' Front to Garage, 0' Attached Side, Detached Side Must Meet Building and Fire Codes, 10' Rear **RESPONSE: Revised**
16. Previous notes 12 and 13 have been removed. Please add back in as they were included in the previous approvals for this FPDP. **RESPONSE: Added back in**
17. The vicinity map and legal descriptions conflict in regards to the location of section lines and section numbers, as well as the legal description at the top left of the cover page and the legal description below the owners certificate. Correct the vicinity map, and only one legal description is necessary. The one below the owners block was not included in the previous submittal and appears to be the incorrect one. **RESPONSE: Revised**

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18. Update the year to 2026 in the Owner Certificate signature block **RESPONSE:**  
**Revised**

**Site Plans (Sheets 4 & 5)**

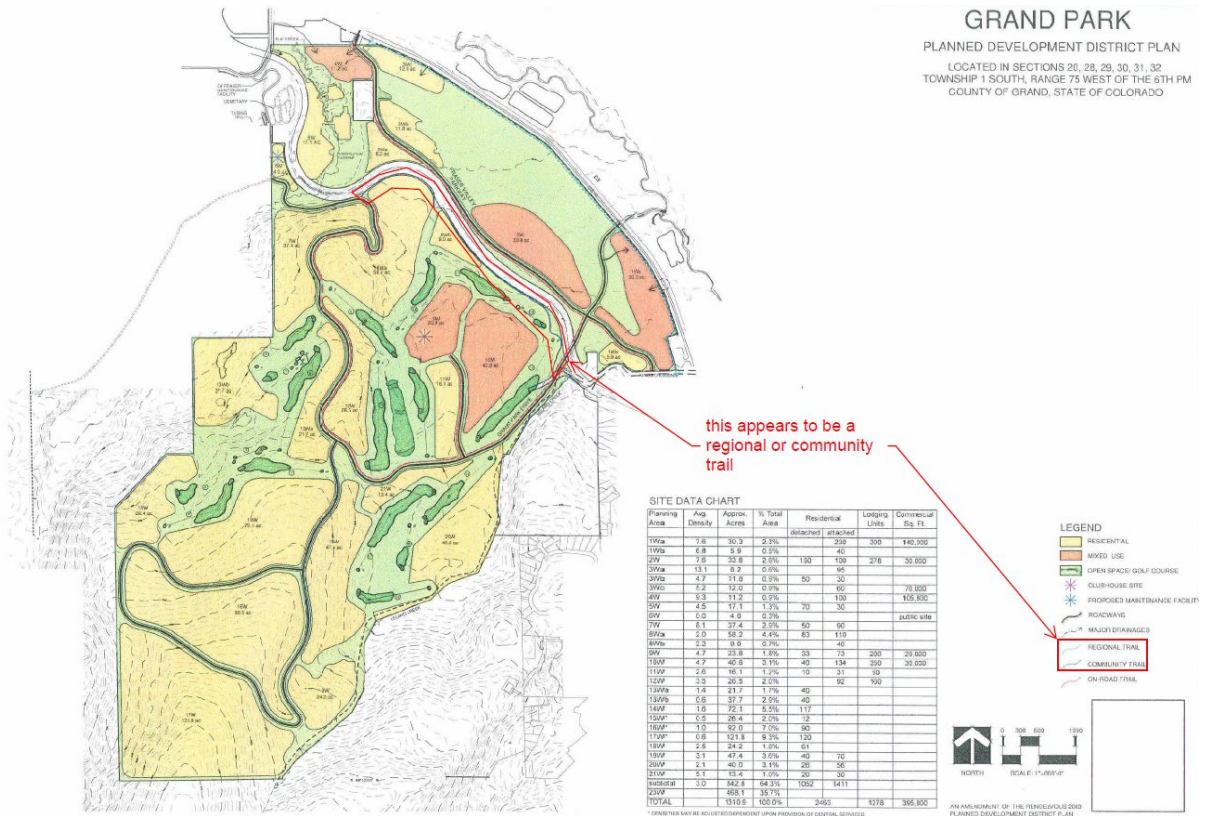
19. Staff believes Tract D should include a trail connection along the railroad to the Filing 2 area. While this is a new comment for Filing 1, this area of 23W was not previously included in the FPDP boundaries. We can further discuss the topic as part of the Filing 2 submittal and will flag it for the Planning Commission and the Board as part of the Filing 2 review for their consideration. We acknowledge the PDD is difficult and potentially unclear to read, but there appears to be a hashed line to the left of the railroad. We have also come across a colorized version of the PDD from 2005, see attached. While this is not the recorded PDD and is a slightly earlier version, the trail marking appears to have been carried forward and included on Sheet 6 of the recorded PDD. Included is a highlighted version for reference. Based on the comment response with Filing 2, if topography in this location is challenging, perhaps the trail can be routed along Overlook Drive into Filing 2 and then branch off towards the railroad in order to provide a looped route back to Grand Park Drive on the west side of West Mountain. **RESPONSE1. There is no depiction of a trail in this location. this location is not suitable for a trail as it is adjacent to the railroad with very steep terrain. additionally, required trails are identified in section 10.5 of the annexation agreement. the only public regional or community trails included are Ieland creek trail (completed), us40 trail (completed), grand park drive trail (partially completed), and old victory road trail (partially completed) Moreover, parts of this area have a golf driving range playing to it as well as golf holes adjacent to the railroad in spots. Golf and trails are not a good mix. Is staff proposing this be a Fraser owned, maintained, and liability protected trail? There is also a parallel trail immediately on the other side of the railroad.**

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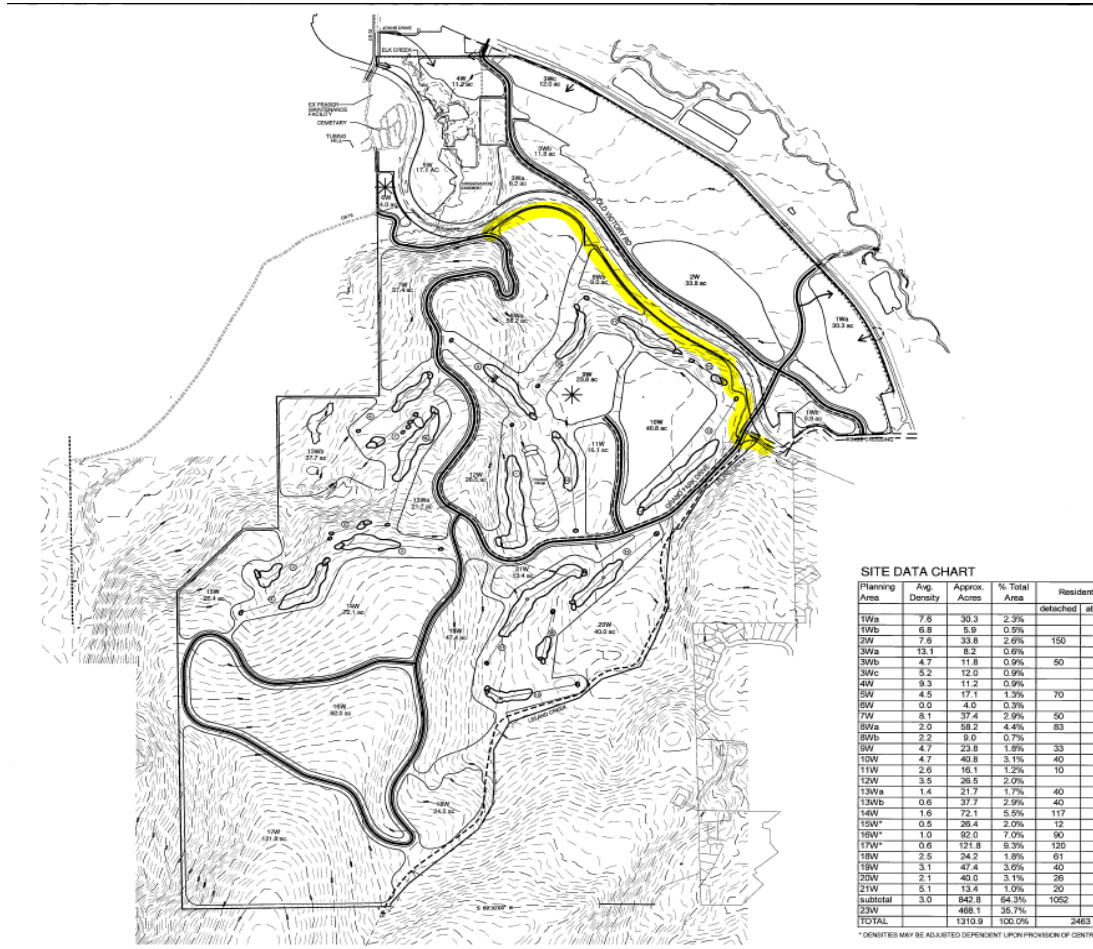




**terraccina design**

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20. Ensure labeling for Planning Areas does not interfere with Lot numbers. **RESPONSE: Revised**

21. Snow storage location needs to be coordinated with utility agencies to ensure no conflicts with their easement requirements. **RESPONSE: Snow storage is designed the same as it is in all Grand Park projects and will remain the same and coordination for design and construction of utilities with the Town and other utility providers is anticipated to be the same as it always has been.**

### Open Space (Sheet 6)

Please confirm the measurement for the open space within 10W.1. Staff's measurement of the open space area is showing only 2.28 acres of open space, roughly 14,000 square feet less than the 2.6 acres listed in the table and is less than the 15% required. **RESPONSE: There is now 2.626 acres between Tract B, C, and G.**

### Landscape Plan (Sheet 7)

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22. A tree and shrub planting list is provided, but no plantings are depicted. This list may be removed unless a specific approved planting list is proposed. Grading and Drainage Plans (Sheets 9-10) **RESPONSE: Removed**
23. Sheets 9 and 10 are missing titles. Please label as final grading plan and final utility plan. **RESPONSE: Revised**
24. Lots 27-52 are mislabeled and need to be renumbered, shifting each lot by one (Lot 26 appears to have been labeled twice). **RESPONSE: Revised**
25. Poplar Ct. is labeled as Hunters Ct. on the plat. Please ensure all street names and consistent across all documents. **RESPONSE: Revised**

**Jeanne M. Boyle, Katherine E Knight and Theresa M. Ring PE, CFM Merrick & Company**

## **SECTION 1 - DRAINAGE REVIEW**

We have the following comments to offer related to the proposed drainage improvements:

### **Final Plat:**

1. Drainage and Utility easements by separate document were previously provided for this filing. If previously recorded, show and abandon as necessary. **RESPONSE: No offsite easements were recorded and new final offsite easements that match this plan will be recorded as required.**
2. Provide updated drainage easements for the revised layout, including for Ponds B and C and for drainage easements needed outside of the rights-of-way. **RESPONSE: Off-Site easement to be provided**

### **Final Planned Development Plan**

3. The FPDP Boundary shown on Sheet 2 is different from the boundary shown on Sheets 3 and 4 and yet another different boundary is shown on Sheets 9 and 10. Define and show one consistent FPDP boundary. Also confirm that it matches the FPDP boundary for Filing 2. **RESPONSE: Revised**
4. On Sheet 7: Landscape Plan shows lots 68-79 as landscape area but provides no further direction to planting plans. Instead, it appears that this hatched area should be a seeded area. If so, revise the hatch label and provide the type of seed mix. **RESPONSE: Revised**
5. On Sheet 8: Phasing Plan, with each phase include the detention ponds to which each phase drains to since detention will be required to be constructed along with each phase. **RESPONSE: FPDs don't have this level of detail, it is in the construction plans.**

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6. On Sheet 9: Label sheet (appears to be grading plan). **RESPONSE: Revised**

**Drainage Report:**

7. Instead of HEC-HMS, provide hydrologic calculations using the rational method or CUHP. Per section 3.4.3 of the Grand County Storm Drainage Design and Technical Criteria Manual (SDDTCM), runoff shall be determined using the rational method or CUHP. These methods are also preferred since the report states that the HEC-HMS model's accuracy decreases when applied to steep slopes, forested regions, or mountainous areas. **RESPONSE: The previous drainage reports for the West Mountain and most recently the Union Pacific Railroad Underpass constructed by Grand Park used the HEC HMS Model produced by Tony Krempin which was approved and accepted by Fraser. We are continuing to use this method for the rest of West Mountain for consistency.**
8. It is stated that Pond A is intended to be used as a permanent pool as well as an extended detention basin (EDB). Provide documentation of approval from the State Engineer's Office that allows Pond A to retain and/or detain stormwater for more than the State allowable time period (CRS 37-92-602(8)). The comment response letter indicates that this has been provided. However, we are unable to find it in the Drainage Report. **RESPONSE: Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
9. The comment response letter states that the "capacity of the existing 48" culvert will be addressed in the subsequent reports with the final design of Pond A." This analysis is required for approval of the FPDP to show that downstream infrastructure will not be negatively impacted. Confirm that the capacity of the existing 48" culvert is greater than the design discharge for Pond A (stated as 90% or less of the predeveloped peak flow). **RESPONSE: Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
10. Provide inlet calculations for all proposed inlets and show the location and number of inlets required to meet street capacity requirements as required in Section 2.3 of the SDDTCM and Section 14-2-20 (Preliminary construction plan submittal) of the Fraser Municipal Code which states that "Construction plans...must contain sufficient information and detail to determine that all Town standards can be satisfied." **RESPONSE: Included with updated submittal.**

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11. Provide storm pipe and culvert sizing calculations for all proposed storm sewer systems and show the location and label to match the analysis. **RESPONSE: Included with updated submittal.**
12. Provide swale capacity calculations for all proposed swales. **RESPONSE: Included with updated submittal.**
13. Discuss details for each detention facility, Ponds A, B and C, as required by Section 2.3 of the SDDTCM. **RESPONSE: Text concerning Pond B has been updated as required per Section 2.3 of the SDDTCM. The required detention volume, designed volume, and water surface elevations have been included in the drainage map as well. Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2. A detention basin will be installed in place of temporary sediment basin C when additional filings enter the next phase of construction and there are 15 acres or more draining to this location.**
14. Pond B and Basin OS3 are routed to Design Point OS3 which is an existing 24" RCP culvert across the UPRR that routes flow to the Aspenglo development. Stormwater detention is not provided for Basin OS3. To maintain existing condition peak flows at Design Point OS3, reduce the release rates from Pond B to compensate for the increased runoff from Basin OS3. **RESPONSE: Pond B's outlet structure has been designed to release flows at approximately 70% of the predeveloped peak flow rate. This release rate is low enough that the pond over-detains the flow to account for Basin OS3 being released undetained. In the 100-year storm event, the culvert at design point OS3 went from having 40.8 cfs in the existing condition to 28.8 cfs in the proposed condition (see runoff summary tables in the HEC-HMS map within Appendix F), so drainage infrastructure downstream of Pond B will not be adversely affected by the proposed development.**
15. We have the following comments on Appendix A:
- a. The Vicinity Map and Preliminary CD do not match the Filing 1 and 2 FPDP's. Revise documents to match. **RESPONSE: Updated**
  - b. The comment response letter indicates that a "rough project location has been provided on the FEMA FIRM map." However, the project site is not shown. Provide the boundary of the proposed site on the FEMA FIRM. **RESPONSE: Updated**
16. We have the following comments on Appendix B.
- a. On page 37 for Pond A, the top of embankment elevation should be 8701, not 8702, as shown on Sheet 21 in the construction plans. **RESPONSE:**

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**Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**

- b. On pages 37 and 38, provide the calculations used to determine the pond discharges and corresponding outlet structure dimensions.

**RESPONSE: Temporary Sediment Basin Stage-Storage Discharge tables have been provided in Appendix D for temporary sediment basin A4 and C. Pond B discharge calculations have been provided in the "Summary Stage-Area-Discharge Relationships" Table in the Outlet Structure Design spreadsheet found in Appendix D.**

- c. On page 39, include the calculated percent imperviousness in the tables for each basin. **RESPONSE: We have added a column for percent imperviousness to this table. To see the calculations used to determine these percent imperviousness values, please see the pond imperviousness calculations in Appendix D.**

- d. HEC-HMS Flow Results for Ponds A and B are provided on pages 40 and 41 that indicate the Proposed flows are higher than the Existing flows. Clarify if these flows show the inflows to these ponds or the release rates. If they are the release rates, the ponds will need to be resized to reduce the proposed peak flows to the existing peak flows. Also provide this analysis for Pond C. **RESPONSE: This table depicts the inflows into the pond. These tables were utilized by inputting the proposed inflow rates into the "Inflow Hydrographs" table of the MHFD Outlet Structure Design spreadsheet. For clarity, this table has been moved to Appendix D with the rest of the Pond B calculations. We will not create inflow hydrograph tables for temporary sediment basins because their outlet structures are designed according to a standard detail, and the inflow hydrographs are therefore irrelevant to the design of these facilities.**

17. We have the following comments on Appendix C:

- a. On page 43, the proposed land use percent imperviousness values for each basin do not match the values used on page 32 to determine the Curve Number Calculations. For example, for Basin A, Historic = 64.3% and Paved = 4.8% on page 32 but are 55.2% and 8% on page 43. Revise to match and reflect the proposed improvements. **RESPONSE: The values shown on page 32 are the percent of that basin that falls within a certain land use. The values shown on page 43 are the acreage of that basin that falls within a certain land use. A column showing each basins percent imperviousness has been added to the CN calculator spreadsheet.**

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- b. The modified FAA method is not intended for watersheds larger than 160 acres. The total watershed that drains to Pond A is 209 acres. Use only MHFD-Detention to size the ponds which also includes the water quality control volume sizing and follows the recommendation of the SDDTCM per Section 11.2 to use extended detention basins. In addition, analysis methods cannot be mixed so the storage volume results from the FAA method cannot be entered as a User Defined volume in the MHFD-Detention spreadsheet. Revise the MHFD-Detention analyses without this override. **RESPONSE: The modified FAA method will continue to be used for Pond B since that watershed is less than 160 acres. The modified FAA method is used to determine the required detention volume. The MHFD-Detention spreadsheet will solely be used to design the outlet structure for this pond to ensure its release rate is less than the ponds predeveloped peak flow rate. Pond A will not be constructed with this submittal. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
  - c. On page 46, the highest stage is shown to be 8702 for Pond A, but the grading shown on Sheet 21 in the construction plans shows an embankment height of only 8701. Revise to match. **RESPONSE: Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
  - d. For the MHFD-Detention calculations, the Detention Basin Outlet Structure Design analyses were not reviewed. These will be reviewed when details are provided. **RESPONSE: Noted**
18. Provide an extended detention basin (EDB) in place of the Sediment Pond C. A water quality/detention pond is required to treat and detain the runoff from proposed improvements per SDDTCM Sections 3.3.6 and 3.3.7. **RESPONSE: A detention basin will be installed in place of temporary sediment basin C when additional filings enter the next phase of construction and there are 15 acres or more draining to this location.**
19. We have the following comments on the Proposed Drainage Map in Appendix E:
- a. Revise the scale to a maximum of 1" = 200' per SDDTCM Section 2.3.1. Note that this may require two sheets. **RESPONSE: Updated.**
  - b. The comment response letter stated that "labels [for all proposed stormwater infrastructure] will be included in subsequent reports once hydraulic calculations have been performed to size infrastructure." All infrastructure must be sized and labeled prior to approval of this report. **RESPONSE: Included with updated submittal.**

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- c. Show proposed grading for Pond A. **RESPONSE: Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
- d. Label required detention volumes, provided volumes, and water surface elevations for all ponds per Section 2.3.1 of the SDDTCM. **RESPONSE: Included with updated submittal for Pond B and temporary sediment basins.**
- e. Significant amounts of water are anticipated to enter Pond A via surface runoff. Provide erosion protection on the side slopes of the pond where surface runoff is expected. We recommend providing a drop structure along No Name Drainageway into Pond A. **RESPONSE: Pond A will not be constructed with this submittal. All basins that will drain to Pond A will utilize a temporary sediment basin in the interim condition. Pond A will be designed in subsequent plans concerning the development of planning areas 8Wb, 9W, 10W.3, and 11W.2.**
- f. Label No Name Drainageway. It is part of Basin A. **RESPONSE: This will be called Spring Meadow Basin. This should not be treated as an official drainageway because it is not recognized by FEMA.**
- g. At Design Point E1, extend the storm sewer across the proposed trail to capture runoff from Basin E1 since the trail is shown raised on Sheet 26 in the construction plans and forms a swale on the uphill side. **RESPONSE: The swale that is formed for the grading tie backs will disappear approximately 20' upstream of the inlet, so all flows within this swale will sheet flow across the trail and into the road where the runoff can be captured by the proposed Type R Inlet.**

**Preliminary Construction Plans:**

- 20. Provide stabilization improvements along No Name Drainageway. It is understood that the Drainageway is not located within the Filing 2 Planning Areas. However, it will be impacted by increased and more frequent runoff from Filing 2. **RESPONSE: Erosion control design will be provided in the Final CDs.**
- 21. On Sheets 21, 22, 24, 25, and 27, a 20' drainage easement for a swale is shown along No Name Drainageway. A 20' wide easement may not be sufficient to contain 100-year flows along this drainageway and provide stabilization improvements. Provide a conceptual design and analysis for the drainageway to show the intended concept. **RESPONSE: A 20' wide easement will be sufficient to contain 100-year flows within the future swale.**

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22. All drainageway side slopes steeper than 4:1 (H:V) will require erosion protection, such as approved rolled erosion control product and/or slope protection. All other slopes steeper than 3:1 (H:V) will require erosion protection. **RESPONSE: Erosion control will be provided in the Final CDs.**
23. On Sheet 24, the slope on the south side of the Road A cul-de-sac is shown as 39.05%. The maximum slope allowed is 3:1 (H:V) or approximately 33.3%. Modify the design to meet allowable slopes. **RESPONSE: Grading has been modified to meet slope requirements.**
24. Provide storm line plans and profiles. **RESPONSE: Storm plan and profiles will be provided in the Final CDs.**
25. Provide erosion protection at all storm sewer and culvert outfalls. **RESPONSE: Erosion control will be provided in the Final CDs.**
26. On Sheet 23 at the low point in Terrain Way, extend the outfall pipe to daylight near the toe of slope. **RESPONSE: For the FES to discharge at the toe of the slope, we would need to increase the depth of the storm significantly. Erosion control measures will be provided during Final CDs to protect the slope.**
27. On Sheet 23, downstream of the Terrain Way outfall pipe a swale is proposed within a water/utility & drainage easement. Creating a swale above a water line or other utility is not recommended due to the potential for erosion. **RESPONSE: Swale is adjacent to the underground utilities with sufficient horizontal and vertical separation. Furthermore, rip rap will be provided at the discharge location to reduce velocities and erosion.**
28. On Sheet 24 on the north side of Road A east of Terrain Way, it appears there is a proposed sump. Regrade this area or provide a storm pipe to drain this sump. **RESPONSE: Proposed Type R Inlet has been provided to drain the sump at the end of Road A's cul-de-sac.**
29. We have the following comments related to detention ponds:
- Provide typical details for pond infrastructure, such as forebays, trickle channels, outlet structures, and emergency spillways. It is understood that this is not the final design of the pond or outlet. Typical details that show the concept are acceptable. **RESPONSE: Detailed design will be provided in the Final CDs.**
  - A 12' wide maintenance access trail at a maximum 10% slope must be provided to the bottom/outlet structure of all detention ponds in the final design. For this submittal, show the approximate route for maintenance

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vehicles to access the pond. **RESPONSE: Detailed design will be provided in the Final CDs.**

- c. On Sheet 24, the maintenance access shown for Pond B must be modified to have a maximum 10% slope. **RESPONSE: Detailed design will be provided in the Final CDs.**
- d. Provide trickle channel(s) with minimum 0.5% slope and slope the pond bottom at 2% minimum to the trickle channel(s). During preliminary design, the pond bottoms must be graded to meet this criteria to ensure the required volumes are available, per Section 14-2-20 (Preliminary construction plan submittal) of the Fraser Municipal Code. **RESPONSE: Detailed design will be provided in the Final CDs.**
- e. On Sheet 21, the Pond A1 embankment appears to be more than 11 feet high, including the permanent pool. Note that coordination with the State Engineer's Office will be required if since the embankment height appears to exceeds 10 feet and could potentially be classified as a jurisdictional dam. **RESPONSE: The vertical dimension measured from the lowest point of the natural surface of the ground, where the low point occurs along the longitudinal centerline of the dam crest, to the emergency spillway crest does not exceed 10 feet.**
- f. On Sheet 21, extend the outlet pipe for Pond A1 to daylight near the toe of slope and provide erosion protection at the outfall. **RESPONSE: For the FES to discharge at the toe of the slope, we would need to increase the depth of the storm significantly. Erosion control measures will be provided during Final CDs to protect the slope.**
- g. On Sheet 28, extend the outlet pipe for Pond C to daylight near the toe of slope and provide erosion protection at the outfall. **RESPONSE: Outfall pipe has been redesigned to daylight near the toe of the slope.**

**Wetland Exhibit:**

- 30. The comment response letter for Filing 2 states that a jurisdictional determination for all wetlands and pond areas from the U.S. Army Corps of Engineers has been provided to the Town. Include a copy of this determination with this development referral for reference. **RESPONSE: To be provided**
- 31. A USACE 404 Permit(s) or CDPHE Dredge and Fill Temporary Authorization(s) will be required for disturbances to jurisdictional wetlands and waters of the U.S. The Filing 2 comment response letter states that "all impacts were previously made and mitigated by the developer." Wetland impacts appear to be planned along Overlook Drive, Grand Park Drive, Outpost Club Drive (adjacent to Leland Creek), Pond F1 (Pond C in drainage report), and potentially near Lot 60 for

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installation of water and sanitary sewer improvements. Note that temporary impacts during construction also require permitting and/or authorization. Provide documentation that these impacts have been approved by the USACE.

**RESPONSE: To be provided**

32. Show and label proposed Pond B. Revise the label for Pond F1 to match the drainage report and construction plans to be Pond C. **RESPONSE: Revised**

33. Include the wetland mapping source and date of survey on the Wetland Exhibit.  
**RESPONSE: To be provided**

## **SECTION 2 – GENERAL CIVIL AND UTILITY REVIEW**

### **Previous Comments (Not addressed)**

1. Previous analysis of sewer loading at ultimate build out including loading from this development area indicate that piping capacity in Old Victory Road will exceed criteria (over 50% full). Any applications for building approvals shall include or be preceded by utility reports with calculated sewer loading of Average Daily Wastewater Flows and Peak Design Flows based on annexation agreement flow rates of gpd per household/unit/SFE. **RESPONSE: Sewer report not required per criteria, sewer has been evaluated for capacity. Results were conveyed and discussed with staff in August to show surveyed as-builts and pipe sizes and capacity.**
2. Current water supply facilities are under capacity for existing Grand Park development demands. The Annexation Agreement requires the developer to design, construct, and convey to the Town all "Water Source Facilities" needed to serve the development. Provide a timeline or plan for infrastructure development in the wellfield capacity and augmentation storage. **RESPONSE: Water report and supply document are being prepared and have been discussed with staff during preparation of documents. Documents will be provided when completed.**
3. Any applications for building approvals shall include or be preceded by utility reports with calculated Average Day Demands, Maximum Day Demands, Peak Hour Demands, and Irrigation Demands based on the annexation agreement gpd per household/unit/SFE. **RESPONSE: Water report and supply document are being prepared and have been discussed with staff during preparation of documents. Documents will be provided when completed.**
  - a. In addition, applicant shall provide water model data verifying the proposed water distribution system meets the Town of Fraser pressure requirements per Town Code 14-3-260(a.1 (a&b)). **RESPONSE: Water report and supply document are being prepared and have been discussed with staff during preparation of documents. Documents will be provided when**

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**completed. The water report includes water model and scenarios with results showing model function.**

4. Sheet 2, CDs, General Notes: Update sanitary sewer note 8 to current Town Code description. Smith-Blair 229 collar is no longer applicable. (14-3-340 (a)(4)).

**RESPONSE: Note has been updated to align with Fraser Municipal Code.**

5. Sheet 2, CDs: Note 15.2, this part is no longer manufactured. See Town Code 14-4-320(c)(2). **RESPONSE: Note has been updated to align with Fraser Municipal Code.**

**Final Plat:**

6. Cover Sheet: a. Provide contact names and phone numbers for owner/developer, surveyor and planner listed. **RESPONSE: Provided**

7. Sheet 2:

- a. Will the 20' utility easement rec. number 2022000996 be vacated by separate document or by this final plat now that there is a proposed 40' water and sanitary easement overlapping this location? **RESPONSE: Vacated by this plat, added note so stating.**

- b. Please clarify why the proposed 40' water and sanitary easement not shown on this final plat. Will it be recorded by separate document? If not, include in the final plat. **RESPONSE: Added to final plat**

- c. The construction plans are showing the 20' utility easement to be a 30' sanitary easement. Please verify which is correct and revise to be consistent. **RESPONSE: Plat revised**

- d. Several water and drainage easements that are shown in the construction plans are not shown on the final plat. Please clarify if those will be by separate document. If not, include in this final plat. **RESPONSE: Added to final plat**

8. Sheet 3: Several water and drainage easements that are shown in the construction plans are not shown in the final plat. Please clarify if those will be by separate document. If not, include in this final plat. **RESPONSE: Added to final plat.**

9. Sheet 4: Correct road names where noted. **RESPONSE: Revised**

10. Sheet 5:

- a. Will the 20' utility easement rec. number 2022000996 be vacated by separate document or by this final plat, now that there is a proposed 40'

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water and sanitary easement overlapping this location? **RESPONSE:**  
**Vacated with this plat and is so noted.**

- b. Why is the proposed 40' water and sanitary easement not shown on this final plat? Will it be recorded by separate document? If not, include in this final plat. **RESPONSE: Added to plat.**
- c. The construction plans are showing the 20' utility easement to be a 30' sanitary easement. Please verify which is correct and revise to be consistent. **RESPONSE: Revised**

11. Sheet 6: See Comment 10 above. **RESPONSE: Revised**

12. Sheet 7:

- a. Fix the street name that is cut off. **RESPONSE: Revised**
- b. Add missing street name where noted. **RESPONSE: Revised**
- c. Add missing water utility easement where noted. **RESPONSE: Added**

**FPDP:**

13. Sheet 2: The 30' sanitation easement is shown as a 20' utility easement rec. number 2022000996 on the final plat. Verify which is correct and update all plans to be consistent. **RESPONSE: Easement revised**

14. Sheet 4:

- a. Please correct the 36' Right-of-Way (ROW) Road Sections (With and Without Storm Sewer) to eliminate duplicate text and dimensions. **RESPONSE: Revised**
- b. Add a label showing the 10' minimum clearance dimension between outside edge of water to outside edge of sanitary sewer. **RESPONSE: Added**

**Preliminary Construction Plans:**

15. On Cover Sheet: Provide an equation for the conversion of NGVD 29 to NAVD 88 vertical datum for the Town's reference and future use as needed for vertical control comparisons. NAVD 88 is required per the Town standards, Section 14-2-110(c), however, due to the status of these construction plans, the conversion equation on the cover sheet is acceptable. **RESPONSE: Conversion from NGVD 29 to NAVD 88 is being developed and will be provided in a later submittal.**

16. Sheet 2: Add Collector and Arterial Road symbols along with their respective ROW and FL-FL data. **RESPONSE: Symbols have been added to typical sections where applicable.**

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17. Sheet 3:

- a. Change Grand Park Drive roadway section from 60' ROW to 80' ROW as it is classified as an Arterial Road. Fix dimensions per standard arterial road detail. **RESPONSE: Grand Park Drive ROW has been updated to an 80' ROW.**
- b. Add a roadway section for the emergency access easement/roadway. **RESPONSE: No emergency access is present on the updated site.**
- c. The 4" mountable curb detail is shown on sheet 44 rather than sheet 75. Please correct sheet number. **RESPONSE: Callout has been updated to show the correct sheet.**
- d. Update the applicable street names listed under in the Local Street A detail. Also remove "A" since this detail applies to all local roads and all streets have updated names per the Final Plat. **RESPONSE: Applicable street names have been updated to match the final plat.**
- e. Ensure consistency in all street names shown in the Final Plat, FPDP and CDs. **RESPONSE: Street names have been updated to match the final plat.**

18. Sheet 5: Label 10W.2 and correct label for 10W.3 as indicated. **RESPONSE: 10W.2 label has been added and 10W.3 label has been corrected.**

19. Sheet 6: Update street name where noted. **RESPONSE: Street names have been updated to match the final plat.**

20. Sheet 7: Label Lot 187 for its intended use. **RESPONSE: Lot label has been updated to include intended use.**

21. Sheet 8: Several water, sanitary and drainage easements are missing dimension labels. **RESPONSE: All easements have been labeled.**

22. Sheet 9:

- a. Update Street names where applicable. **RESPONSE: Street names have been updated to match the final plat.**
- b. Label lot 187 for its intended use. **RESPONSE: Lot label has been updated to include intended use.**
- c. A floating slope label appears to be in the wrong location. Please correct. **RESPONSE: Floating slope label has been corrected.**

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23. Sheet 11:

Since the two 12-inch water lines along Grand Park Drive (to the yellow zone pump station site) will need to be constructed per these construction plans, please remove shading in the area of these pipelines. The piping as shown is incorrect. The north side 12" water main should extend to the storage tank site, which should also be shown on this sheet. The piping from the storage tank site to the pump station site needs be shown as these are necessary infrastructure to serve filings 1 and 2. Please correct the piping configuration. **RESPONSE: The 12" water lines within Grand Park Drive will be constructed with the Grand Park West Mountain Distribution Water System CDs.**

24. Sheet 29: The existing sanitary sewer under No Name Creek is shown as a 16" sanitary sewer. Please verify and correct to match installed size. **RESPONSE: Existing sewer connection sizing is in accordance with the Spring Meadow Railroad Utility Crossing Construction Documents.**

25. Sheet 31:

- a. a. Label future utility connection points in Terrain Way that will serve the commercial lots. A utility easement will be required for mains outside of the right-of-way. **RESPONSE: Utility stubs have been labeled, and utility easements have been added where necessary.**
- b. Show dimension between outside of water mains to sanitary sewers at least once per street on all utility plan sheets. **RESPONSE: Dimensions between proposed utilities have been added to all utility plan sheets.**

26. Sheet 34:

- a. Verify that a proposed 8" sanitary sewer will connect to an existing 12" sanitary sewer where shown. **RESPONSE: Yes, the proposed 8" Sanitary will connect to the existing 12" Sanitary.**
- b. Per previous comment, the existing 30' sanitary easement is shown as a 20' utility easement per recordation no. 202200996 on the Final Plat. Please correct inconsistency. **RESPONSE: Existing easement has been revised to match the Final Plat.**
- c. Label adjacent stormwater pond. **RESPONSE: Adjacent stormwater pond has been labeled accordingly.**

27. Sheet 35:

- a. Label plug and blowoff at terminal end of water main Crossing Grand Park Drive at Road A68. **RESPONSE: Plug and Blowoff will be constructed as part of the Master Water System CDs and not Filing 1 CDs.**

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- b. Per comment 11 above, since the two 12-inch water lines along Grand Park Drive (to the yellow zone pump station site) will need to be constructed per these construction plans, please remove shading in the area of these pipelines. The piping as shown is incorrect. The north side 12" water main should extend to the storage tank site, which should also be shown on this sheet. The piping from the storage tank site to the pump station site needs be shown as these are necessary infrastructure to serve filings 1 and 2. Please correct the piping configuration. **RESPONSE: The 12" water lines within Grand Park Drive will be constructed with the Grand Park West Mountain Distribution Water System CDs.**

28. Sheet 36: The water main at the end of Terrain Ct is shown as a 12" water line. Please verify size and correct if needed. This is likely an 8" water main. **RESPONSE: The proposed waterline has been redesigned as an 8" waterline.**

29. Sheet 44: Please add a detail for the 5' curb cut. **RESPONSE: Revised**

### **SECTION 3 – TRANSPORTATION AND ROADWAY REVIEW**

#### **Preliminary Plat:**

1. General. Lot numbers different from the CDs. Please coordinate between the plat and the CDs. **RESPONSE: Revised**
2. General. Multiple road names different from the CDs. Please coordinate between the plat and the CDs. **RESPONSE: Revised**
3. Page 2. How do Lots 106 and 107 access the public ROW? Is an access easement needed across Tract C? **RESPONSE: Revised**
4. Page 3. Sight distance easement needed on Filing 1 Lot 21 per Preliminary CDs **RESPONSE: Sight distance easements are not required per Town Code**
5. Page 3. Sight distance easement needed on Filing 1 Lot 41 per Preliminary CDs **RESPONSE: Sight distance easements are not required per Town Code**
6. Page 10. Sight distance easement needed on Lots 1-4 per Preliminary CDs **RESPONSE: Sight distance easements are not required per Town Code**
7. Page 10. Sight distance easement needed on the Filing 1 Plat per Preliminary CDs **RESPONSE: Sight distance easements are not required per Town Code**

#### **Roadway Exhibit:**

8. General comment: Street names do not match the plat. Please coordinate and update accordingly. **RESPONSE: Street names have been updated to match the Plat.**

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9. Should there be a "Shared Drive" to provide legal access for the Clubhouse and the Lodging Units to access the public ROW? **RESPONSE: A shared drive/access easement is not necessary at this time. Access to the public ROW from lots 185 and 186 will be included in the development of lots 185 and 186. The client owns and has access to all surrounding property, so an access easement/shared drive would just impede future development.**

### Geotech Report

10. Page 16. Report states that recommendations should be reevaluated once traffic volume studies are available. The TIS traffic volumes are now available. Please update Geotech report and recommended pavement sections. **RESPONSE: Noted**
11. Missing pavement recommendation for collector roadway. **RESPONSE: Noted.**

### Preliminary CDs

12. General Comment. Lot numbers and street names do not match the plat. Please coordinate and update accordingly. **RESPONSE: Lot numbers and street names have been updated.**
13. Page 1. Preliminary Plat checklist requires an Erosion and Sediment Control and Revegetation Plan. **RESPONSE: Erosion and Sediment Control and Revegetation Plan will be provided with Final CDs.**
14. Page 3 repeat comment. Label max and min catch slopes. **RESPONSE: Curb and gutter detail has been provided.**
15. Page 3 repeat comment. Label max on the sidewalk cross slope. **RESPONSE: Labels have been updated.**
16. Page 3 repeat comment. Fraser Design Standard Detail A-11 Mountable Curb Detail calls for 6" height (Typ all curbs). **RESPONSE: A 4" height was used to improve vehicle accessibility around the site. A 4" height was also used in all of the drainage analysis done for this site.**
17. Page 3 collector typical sections. Geotech report missing pavement recommendation for collectors. Work with geotech to include this analysis and update the typical section accordingly. **RESPONSE: Pavement specification will be provided when the updated Geotech report is available.**
18. Page 3 local typical section. Label the 5" asphalt paving and 5" base course per the Geotech report. Geotech report notes the pavement recommendations should be reevaluated after traffic volumes are available. Please confirm these

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thicknesses with the geotech after the report is updated with the TIS traffic volumes. **RESPONSE: Pavement and subgrade specification will be provided when the updated Geotech report is available.**

19. General Comment. Lot numbers and street names do not match the plat. Please coordinate and update accordingly. **RESPONSE: Lot numbers and street names have been updated to match the plat.**
20. Page 7. How do Lots 185 & 186 access the public ROW? Is an access easement needed across Tact C? **RESPONSE: A shared drive/access easement is not necessary at this time. Access to the public ROW from lots 185 and 186 will be included in the development of lots 185 and 186. The client owns and has access to all surrounding property, so an access easement/shared drive would just impede future development.**
21. Page 15. Provide curb ramps to connect the pedestrian network to the club house and open space at the intersection of Outpost Club Dr and Terrain Way. **RESPONSE: Curb ramp has been provided.**
22. Page 15. Confirm anticipated road slope west of the Outpost Club Dr and Terrain Way intersection. If greater than 5%, this sight distance needs to increase to 258.5' (10% increase per table footnote in 14-3-70(5) and AASHTO Table 9-5). **RESPONSE: Sight triangle has been updated per table footnote in 14-3-70(5) and AASHTO Table 9-5 of Fraser Municipal Code.**
23. Page 16. Terrain Way road slope is 7%. Increase sight distance to 258.5' (10% increase per table footnote in Section 14-3-70(5) and AASHTO Table 9-5). Add sight easement on Lot 156 if needed after sight distance is updated. **RESPONSE: Sight triangle has been updated per table footnote in 14-3-70(5) and AASHTO Table 9-5 of Fraser Municipal Code.**
24. Page 17. Outpost Club Dr slope is 4.6%. Increase sight distance at Compass Dr to 368.5' (10% increase per table footnote in Section 14-3-70(5) and AASHTO Table 9-5). Update sight easement on Lot 21. **RESPONSE: Sight triangle has been updated per table footnote in 14-3-70(5) and AASHTO Table 9-5 of Fraser Municipal Code.**
25. Page 18. Might need a sight easement on the lot just north of Road A. **RESPONSE: Sight triangle does not intersect ROW, no easement is needed.**
26. Page 18. Grand Park Dr slope is 6.3%. Increase sight distance at Overlook Dr to 368.5' (10% increase per table footnote in Section 14-3-70(5) and AASHTO Table 9-5). **RESPONSE: Sight triangle has been updated per table footnote in 14-3-70(5) and AASHTO Table 9-5 of Fraser Municipal Code.**

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## terraccina design

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27. See and address the additional redline comments within the submitted documents for further comments. **RESPONSE: Noted**

Cooper Gehle

JVAM

1. Final indications of the detached or attached nature in this application are unclear. Site Plan (sheet 5 of the FPDP) notes there are 38 single family detached units in 10W.1 and 41 single family detached units in 11W. However, General Note 2 indicates that Lots 1-52 are single family detached in 11W and Lots 53-79 are single family attached eligible in 10W. 11W only encompasses Lots 1-41, so the application of Note 2.2 to Lots 42-52 is unclear. Further, the "single family attached eligible" language for 10W is unclear as well. It is recommended that Developer clarify the planned units in these planning areas so that accurate counts can be made for the total detached and attached units proposed through West Mountain in accordance to the terms of the PDD. **RESPONSE: Notes revised**
2. The orientation and cardinal direction present in the FPDP Sheet 3 – Land Use Plan appears incorrect. The North indicator depicts the direction for West. **RESPONSE: Revised**
3. Developer has removed General Notes 12 and 13 from the FPDP. Despite this removal, all light fixtures shall still be in compliance with the Town of Fraser Municipal Code Sections 14-5-30 and 19-4-195. Further, final engineering documents, construction drawings, and site specific geotechnical reports shall be submitted and approved prior to issuance of any building permit unless otherwise determined by Town Staff. **RESPONSE: Notes added back in**
4. Modifications to the acreage of the planning areas are present from the levels approved in the PDD and the previous submission.
  - a. 1W previously encompassed 16.1 acres and now covers 19.3 acres. This is an acreage increase of 3.2. **RESPONSE: See response below**
  - b. 10W has a total of 40.8 acres on the PDD and is proposed in the FPDP to total 42.7. The previous application for this area had 10W.1 and 10W.2, but the current iteration of 10W.1 encompasses the area that was split between 10W.1 and 10W.2. The area of the current 10W.1 is 17.5 acres, whereas the previous consisted of 19.2 acres between 10W.1 and 10W.2. The application appears to indicate that some of 11W's growth accounts for the loss in acreage to 10W.1, but there is still an unexplained 1.5 acres added to 11W. **RESPONSE: See section 4.3 of the Annexation Agreement. Moreover, Kent Whitmer has acknowledged this in prior public hearings as our right to adjust planning area acreages. In comments on the Village he said we can't do it when we transfer density in. That is incorrect as well,**

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**but in this case we are not transferring any density in. See section 4.2 of the Annexation Agreement regarding density transfers.**

- c. Furthermore, this application increases the overall acreage for 11W and 10W by 5.1 acres greater than approved by the PDD. **RESPONSE: Noted**
5. These notes are highlighted to address the question from where the excess acreage is transferred. The acreage for 23W in this area was not included in the previous application, so it is unclear if that area has been used to supply the increased acreage. Thus, it is recommended that for future applications which include portions of 23W, that the 23W acreage is included, as it has been here. **RESPONSE: Noted**

Ryan A Mowrey Fire Marshal

East Grand Fire Protection District

1. Access into Grand Park West Mountain Filing 1 (10W.1, 11W & A Portion of 23W) via Grand Park Dr to have access points open, maintained, and unobstructed during all phases of construction. Emergency access roads will be required to be maintained and accessible year-round and be capable of supporting 84,000lbs. **RESPONSE: Noted**
2. Item of note if Grand Park West Mountain Filing 2 (Overlook at Grand Park) is not constructed during the same time period the only access to 10W.1 including Terrain Court and Bulge Court will be from Overlook Dr. This will need to be evaluated to ensure access in accordance with 2021 IFC D107.1 One- or Two-Family Residential Developments. If Filing 2 is not to be constructed with secondary access, residential homes will be required to install fire sprinkler systems. **RESPONSE: Noted**
3. Currently Grand Park Drive is the only access in/out of the area where the local roads and collector roads provide multiple paths of travel, as such Grand Park Drive will be required to be completed, maintained, and accessible to County Rd 72 to provide additional access/egress points prior to the delivery of any combustible material. **RESPONSE: Noted**
4. The width of the roads in Grand Park West Mountain Filing 2 appear to not be less than 26ft wide (excluding emergency access roads) and are acceptable as drawn. Road slopes do not exceed 7% in Filing 2 and are acceptable as drawn. **RESPONSE: Noted**
5. Parking lot drive isles were not depicted in this submittal but in earlier submittals they were shown at 26ft wide which is acceptable for Aerial Apparatus Access Roads. **RESPONSE: To be 26ft wide**

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6. **"No Street Parking"** signage will be required throughout, placed, and maintained on both sides of all roads. As well in all Cul-de-sacs. Cul-de-sac design appear on plans in one design and differently on the Town of Fraser Design in Attachment A-12. Both designs differ from the 2021 IFC Appendix D figure D103.1 for Dead-End Fire Apparatus Access Road Turnaround. For consistency, please make all cul-de-sacs to the largest design which is described in the 2021 IFC Appendix D.

**RESPONSE: Noted**

7. Fire hydrant spacing along all roads appears adequate and meet requirements in IFC Appendix C. Additionally, we would request a hydrant be added to Overlook Dr between Bulge Ct and Terrain Ct as there is a long distance between hydrants in this area. All temporary roadways will be required to be completed at finish grade and accessible by East Grand Fire apparatus as well as fire suppression water supply for Filing 1 will be required to be in place prior to the delivery of combustible building materials. Flows and pressures will need to be verified once that zone is installed to confirm it is functioning as designed.

**RESPONSE: Added**

8. Consideration for Grand Park West Mountain Filing 1 be given to exterior building materials, landscaping, and defensible space to provide for a more wildfire adapted community and the required adoption of the Colorado Wildfire Resiliency Code in 2026. **RESPONSE: Noted**

**Jessica Tain**

**Mountain Parks Electric**

MPEI has a remaining issue that must be addressed on the plat.

1. MPE requires the language "Snow storage is not permitted within 5 feet of above ground electrical equipment" added to plat note 9 since the U.E. is dedicated as utility easement and snow storage in the plat legend. **RESPONSE: Added**

The item below would not prevent MPEI from approving the filing 1 plat, but is important to document at this time:

2. MPEI must loop primary from Bugle Court to filing 2's Road C as the number of lots on Bugle Court, and Road C, exceeds MPEI's limit for radial (non-looped) primary lines. MPEI would prefer for the primary route and easement to be documented on the Overlook at Grand Park (Grand Park West Mountain Filing 2) plat. MPEI will not install facilities along Bugle Court (filing 1) or Road C (filing 2) until a loop route is provided and easement is secured. **RESPONSE: Noted**

**Julie Giffins**

**Xcel Energy**

1. Xcel stands by their comments provided 4/29/25. We request that the dedicated utility easement language that has been provided in past reviews be added to

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the notes on the final plat along with the non-exclusive utility easement language for meter banks (see below for your convenience).

2. Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to the front and side lot lines of each lot in the subdivision or platted area identified as single-family lots, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. Fifteen-foot (15') wide dry utility easements are hereby dedicated on private property adjacent to all public streets and side lot lines abutting exterior plat boundary lines. These easements are dedicated to the City/County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOTWITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN-EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM PSCo. NO TREES OR BOULDERS MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY. SNOW STORAGE AND DRAINAGE CANNOT BE COMBINED WITH THE UTILITY EASEMENT.

EACH TOWNHOME, DUPLEX, MULTI-FAMILY OR MULTI-USE BUILDING ON THE PROPERTY SHALL HAVE GAS METERS ON THE GABLE END OF ONE (1) END UNIT ("GAS METER BANK"). DEVELOPER, FUTURE HOMEOWNER, OR METRO DISTRICT HEREBY GRANTS TO XCEL (PSCO) A NON-EXCLUSIVE UTILITY EASEMENT FOR (I) ONE GAS METER BANK ON THE END OF ONE (1) END UNIT PER BUILDING AND (II) ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK ON EACH OF THE BUILDINGS (THE "GAS METERING EASEMENT"). ALL LINES AND OTHER FACILITIES RELATED TO SUCH GAS METER BANK, SUCH AS METER RISERS (BUT NOT INDIVIDUAL GAS METERS), SHALL BE

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THE PROPERTY OF THE DEVELOPER. ALL GAS METERS USED FOR SUCH GAS METER BANKS SHALL BE THE PROPERTY OF XCEL (PSCO). ALL OF THE FOREGOING RIGHTS AND BENEFITS OF XCEL (PSCO) WITH RESPECT TO THE GAS METERING EASEMENT SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF SUCCESSORS AND ASSIGNS. **RESPONSE: WE ARE WORKING WITH XCEL TO COME UP WITH MUTUALLY AGREEABLE NOTES. ONCE DETERMINED., IT WILL BE ADDED TO THE FINAL PLAT.**

3. It is Xcel's desire to provide the developer as much information and help ahead of time to address any issues that may arise, but ultimately the proof of burden is on the developer to show that all current required clearances can be met and that there is room to install our distribution in a utility easement outside of ROW. If that can't be done, we may not be able to provide service. Our standards and requirements are based on "Safety First". Please note – this is not a final assessment of what the new service request will entail. There may be additional things in the field I cannot see. Once an application has been submitted to XCEL, upon final recording of the plat, we can start the full design process and identify the scope of work that will need to be done for this request. **RESPONSE: NOTED**

---

**t e r r a c i n a   d e s i g n**

Landscape Architecture • Planning • Civil Engineering  
10200 E. Girard Avenue, A-314. Denver, CO 80231 ph: 303.632.8867



FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR SOUTH 89°49'44" WEST, A DISTANCE OF 1,321.23 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION 29 BY A 1-1/2" STEEL POST WITH 2-1/2" GLO BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY 1/4 S29 S28 1933" AND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 29 BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "DEA INC. T1S R75W E 1/16 C-C S29 2014 PLS 34592".

**COMMENCING** AT SAID EAST QUARTER CORNER;

THENCE SOUTH 41°09'00" WEST, A DISTANCE OF 910.38 FEET TO THE SOUTHERLY BOUNDARY OF THE 200-FOOT-WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- SOUTH 07°48'24" EAST, A DISTANCE OF 294.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 816.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°07'05" EAST;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'27", AN ARC LENGTH OF 184.24 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2, GRAND PARK DRIVE EXEMPTION PLAT RECORDED AT RECEPTION NO. 2016002214 IN THE OFFICIAL RECORDS OF THE GRAND COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°09'07" EAST;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2 THE FOLLOWING FOUR (4) COURSES:

- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'42", AN ARC LENGTH OF 192.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°48'01", AN ARC LENGTH OF 88.49 FEET;
- SOUTH 45°27'20" WEST, A DISTANCE OF 135.92 FEET;
- SOUTH 44°31'03" EAST, A DISTANCE OF 84.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°03'10" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'52", AN ARC LENGTH OF 80.13 FEET;  
THENCE SOUTH 45°21'41" WEST, A DISTANCE OF 204.83 FEET;  
THENCE SOUTH 44°52'10" WEST, A DISTANCE OF 200.03 FEET;  
THENCE SOUTH 45°27'20" WEST, A DISTANCE OF 843.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 840.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'24", AN ARC LENGTH OF 87.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'58", AN ARC LENGTH OF 8.44 FEET;  
THENCE SOUTH 41°43'46" WEST, A DISTANCE OF 83.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°02'34" EAST;  
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'55", AN ARC LENGTH OF 77.46 FEET;  
THENCE SOUTH 62°31'49" WEST, A DISTANCE OF 120.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°37'00" WEST;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°24'02", AN ARC LENGTH OF 117.73 FEET;  
THENCE SOUTH 68°38'59" WEST, A DISTANCE OF 170.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°00'41" WEST;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'05", AN ARC LENGTH OF 346.41 FEET;  
THENCE SOUTH 86°04'23" WEST, A DISTANCE OF 445.44 FEET;  
THENCE NORTH 03°55'37" WEST, A DISTANCE OF 80.00 FEET;  
THENCE NORTH 86°04'23" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;  
THENCE NORTH 03°55'37" WEST, A DISTANCE OF 8.26 FEET;  
THENCE NORTH 52°12'55" WEST, A DISTANCE OF 200.13 FEET;  
THENCE NORTH 27°58'25" EAST, A DISTANCE OF 102.73 FEET;  
THENCE NORTH 37°47'05" EAST, A DISTANCE OF 178.77 FEET;  
THENCE NORTH 15°51'37" EAST, A DISTANCE OF 268.33 FEET;  
THENCE NORTH 43°06'31" EAST, A DISTANCE OF 242.12 FEET;  
THENCE NORTH 68°25'25" EAST, A DISTANCE OF 480.75 FEET;  
THENCE NORTH 37°55'55" EAST, A DISTANCE OF 282.21 FEET;  
THENCE SOUTH 58°58'37" EAST, A DISTANCE OF 80.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'12", AN ARC LENGTH OF 69.92 FEET;  
THENCE NORTH 43°32'35" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°32'35" WEST;  
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°35'44", AN ARC LENGTH OF 143.23 FEET;  
THENCE NORTH 65°25'10" EAST, A DISTANCE OF 299.51 FEET;  
THENCE NORTH 23°18'18" WEST, A DISTANCE OF 4.49 FEET;  
THENCE NORTH 66°41'42" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°41'42" EAST;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°34'40", AN ARC LENGTH OF 24.76 FEET;  
THENCE NORTH 62°07'01" EAST, A DISTANCE OF 137.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 120.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'46", AN ARC LENGTH OF 33.33 FEET;  
THENCE NORTH 17°29'08" WEST, A DISTANCE OF 70.91 FEET;  
THENCE NORTH 28°01'24" EAST, A DISTANCE OF 79.96 FEET;  
THENCE NORTH 43°23'08" EAST, A DISTANCE OF 204.05 FEET;  
THENCE NORTH 84°30'09" EAST, A DISTANCE OF 66.55 FEET;  
THENCE NORTH 18°22'32" EAST, A DISTANCE OF 431.96 FEET;  
THENCE NORTH 74°33'59" EAST, A DISTANCE OF 87.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°54'23" EAST;  
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°54'35", AN ARC LENGTH OF 140.23 FEET;  
THENCE NORTH 46°00'10" EAST, A DISTANCE OF 83.14 FEET;  
THENCE SOUTH 89°02'49" EAST, A DISTANCE OF 86.97 FEET;  
THENCE SOUTH 72°11'31" EAST, A DISTANCE OF 52.67 FEET TO THE **POINT OF BEGINNING**.

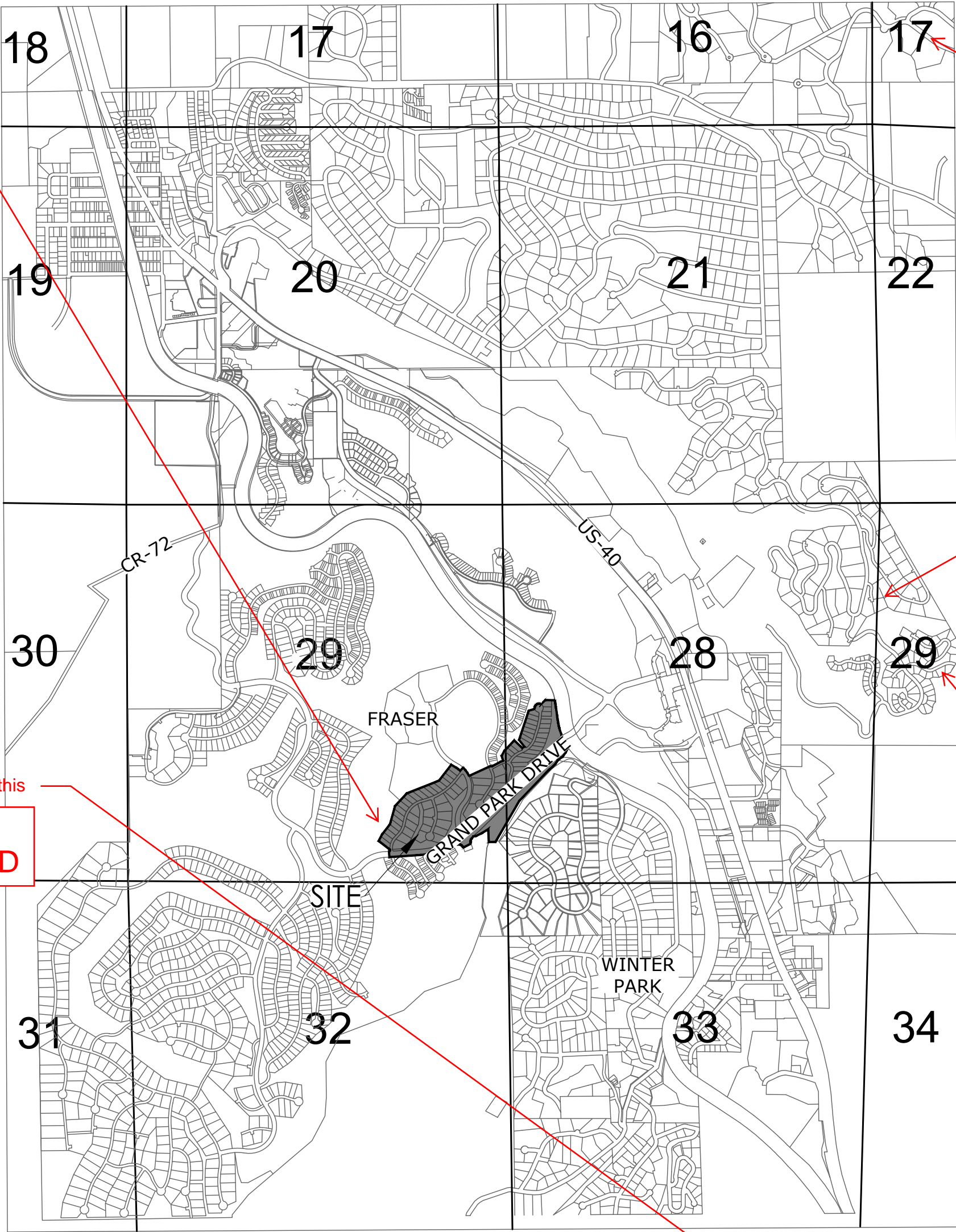
CONTAINING AN AREA OF 47.838 ACRES, (2,083,844 SQUARE FEET), MORE OR LESS.

SECTION LINES REMOVED  
BECAUSE NOT REQUIRED

This doesn't appear  
to match this,  
please verify

LOWER RIGHT  
LEGAL REMOVED

this conflicts with this



VICINITY MAP

GENERAL NOTES

- LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE ONLY.
- SETBACKS:
  - LOTS 1-52 (SINGLE-FAMILY DETACHED IN 11W): 10' FRONT, 6' SIDE, 10' REAR.
  - LOTS 53-79 (SINGLE-FAMILY ATTACHED ELIGIBLE IN 10W): 10' FRONT, 20' FRONT TO GARAGE, 0' ATTACHED SIDE, DETACHED SIDE MUST MEET BUILDING AND FIRE CODES, 10' REAR.
- LOTS 53-79 MAY BE DETACHED OR ATTACHED.
- BUILDING HEIGHT SHALL NOT EXCEED 35'-0" IN 11W AND 50'-0" IN 10W, EXCLUDING CHIMNEYS, VENTILATORS, AND PIPES. BUILDING HEIGHTS SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE OF THE PRIMARY FOUR CORNERS OF THE STRUCTURE.
- LANDSCAPING SHALL BE REQUIRED AND INSTALLED PER THE TOWN OF FRASER MUNICIPAL CODE AND THE GRAND PARK CC&R'S.
- TO PROTECT AGAINST WILDFIRES AND ENHANCE FOREST HEALTH THE FOLLOWING WILDFIRE MITIGATION MEASURES ARE REQUIRED:
  - A.) WATER HYDRANTS WILL BE SITED AT APPROPRIATE DISTANCES; AND
  - B.) UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- NO ROADS SHALL BE GATED.
- ALL ROADS SHALL BE PUBLIC.
- SIGNAGE DETAILS, INCLUDING MATERIALS, DIMENSIONS AND SIGN AREA WILL BE PROVIDED WITH BUILDING PERMIT. SIGNAGE SHALL COMPLY WITH GRAND PARK SIGNAGE PLAN.
- IF THERE IS ANY CONFLICTING INFORMATION BETWEEN THIS FINAL PLAN AND THE FINAL PLAT, THE FINAL PLAT SHALL CONTROL.

NOTES ADDED BACK IN

Notes 12 and 13 from previous submittal have been removed:  
12. Final engineering documents, construction drawings and site specific geotechnical report shall be submitted and approved prior to building permit issuance  
13. All light fixtures shall be in compliance with the Town of Fraser Municipal Code Section 14-5-30 and 19-4-195 which regulate exterior lighting and require dark sky compliance

SECTION LINES REMOVED  
BECAUSE NOT REQUIRED

section lines don't  
match the previous  
vicinity map and don't  
match Grand County  
parcel viewer  
webmap

CERTIFICATE FOR APPROVAL BY THE TOWN BOARD:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_, BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAN NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

MORTGAGEE'S CONSENT

THE UNDERSIGNED, BEING AN AUTHORIZED REPRESENTATIVE OF THE U.S. BANK, N.A., THE HOLDER OF A BENEFICIAL INTEREST AND TO THE PROPERTY DESCRIBED ON THIS PLAN, UNDER DEED OF TRUST RECORDED AT RECEPTION NO. \_\_\_\_ OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS, HEREBY CONSENTS TO THIS PLAN AND AGREES THAT THE LIEN OF THE DEED OF TRUST IS HEREBY SUBORDINATED TO THIS PLAN.

U.S. BANK, N.A.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NOTARY:

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS

\_\_\_\_ OF U.S. BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER CERTIFICATE

IN WITNESS WHEREOF, WEST MOUNTAIN DEVELOPMENT, LLC HAS CAUSED HIS/HER NAME TO BE HERE UNDER SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_.

WEST MOUNTAIN DEVELOPMENT, LLC.  
A COLORADO LIMITED LIABILITY COMPANY.

PRESIDENT, CLARK LIPSCOMB

REVISED

OF COLORADO ))

JSS.

2026

COUNTY OF \_\_\_\_\_)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, BY \_\_\_\_\_ AS PRESIDENT ON BEHALF OF WEST MOUNTAIN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 28 & 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

SHEET INDEX

COVER SHEET	1
SITE ANALYSIS	2
LAND USE PLAN	3
OVERALL SITE PLAN	4
SITE PLANS	5
OPEN SPACE PLAN	6
LANDSCAPE/REVEGETATION PLANS	7
PHASING PLAN	8
PRELIMINARY GRADING PLAN	9
PRELIMINARY UTILITY PLAN	10

PRELIMINARY  
REMOVED. LIGHTING  
NOTE ADDED

lighting plan removed, required per checklist

Previous submittal didn't label as preliminary. Should be Final as a Final Planned Development Plan

OWNER

CLARK LIPSCOMB  
WEST MOUNTAIN DEVELOPMENT, LLC.  
PO BOX 30  
WINTER PARK, CO 80482  
(970) 726-8600

ENGINEER

MARTIN METSKER  
TERRACINA DESIGN  
10200 EAST GIRARD AVENUE  
SUITE A-314  
DENVER, CO 80231  
(303) 632-8867

PLANNER

LAYLA ROSALES  
TERRACINA DESIGN  
10200 EAST GIRARD AVENUE  
SUITE A-314  
DENVER, CO 80231  
(303) 632-8867

COVER SHEET

DECEMBER 18, 2025  
SHEET 1



FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

This shown as a 20' utility easement rec. number 2022000996 on the final plat. Verify and correct as needed for consistency.

REVISED

REVISED

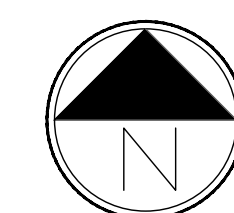
Update FPDP boundary to match on Sheets 2, 3, 4, 9, and 10

REVISED

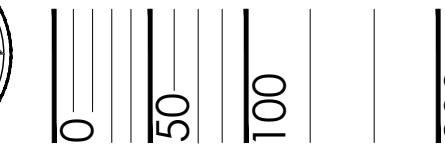
Confirm Filing 1 and 2 FPDP boundaries match

LEGEND

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- 10' CONTOURS
- 30% OR GREATER SLOPES

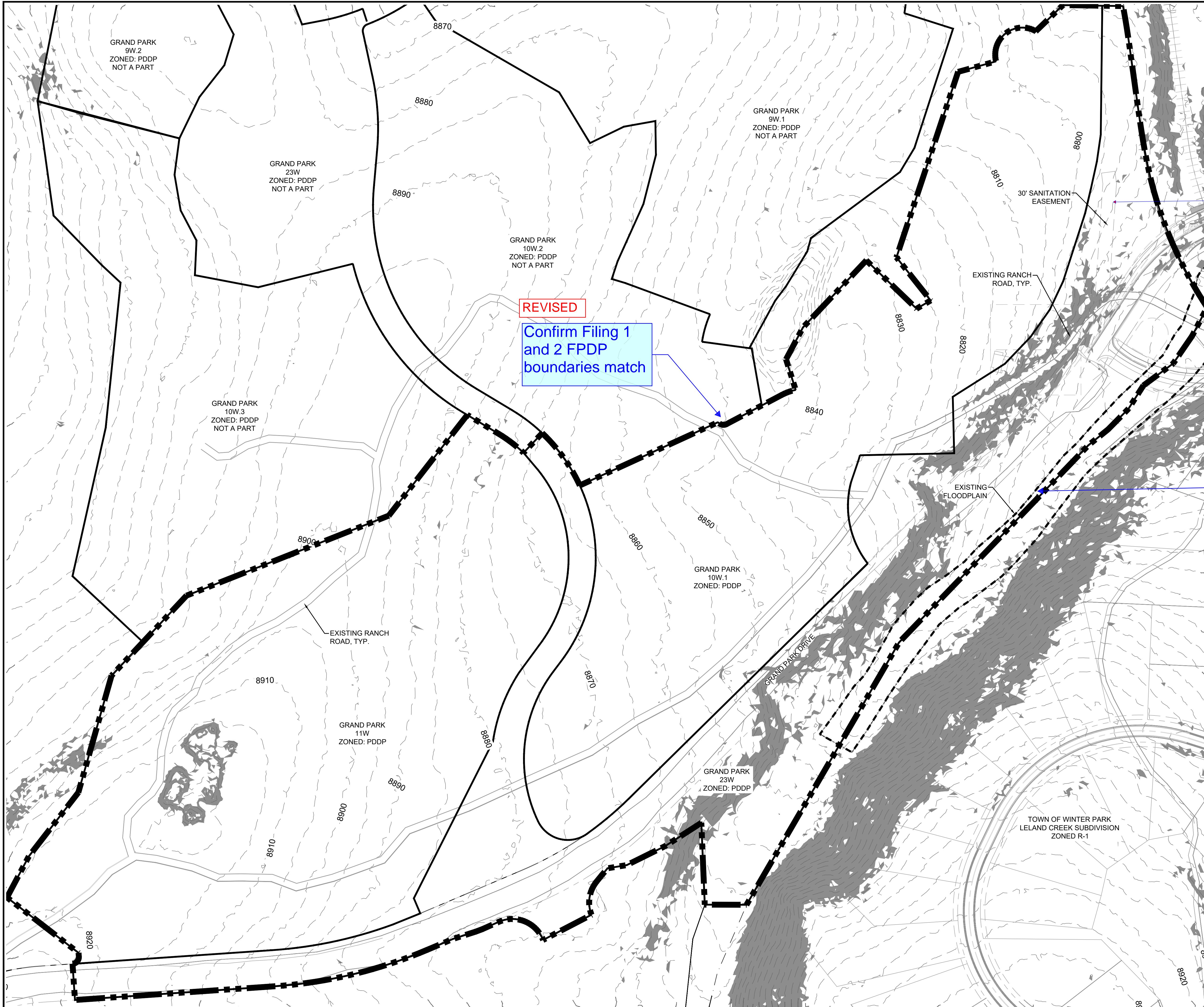


Scale: 1"= 100'-0"



SITE ANALYSIS

DECEMBER 18, 2025  
SHEET 2





FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

LEGEND

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- ROADWAY
- 10W.1
- 11W
- 23W

Land Use		PDDP Units	FPDP Units
10W	Residential		
	10W.1		38
	10W.2		(4)
	NOT A PART	174	
	10W.3		(70)
Subtotal		174	112
11W	11W	41	41
*Total		389	265

Planning Area		PDDP Acres	FPDP Acres
10W	10W.1		17.5
	10W.2		(11.5)
	NOT A PART	40.8	
	10W.3		(13.7)
	NOT A PART		
Subtotal		40.8	42.7
11W		16.1	19.3
Subtotal		56.9	62.0
23W			16.7
*Total			53.5

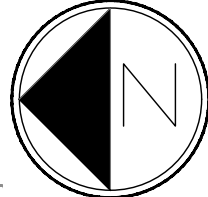
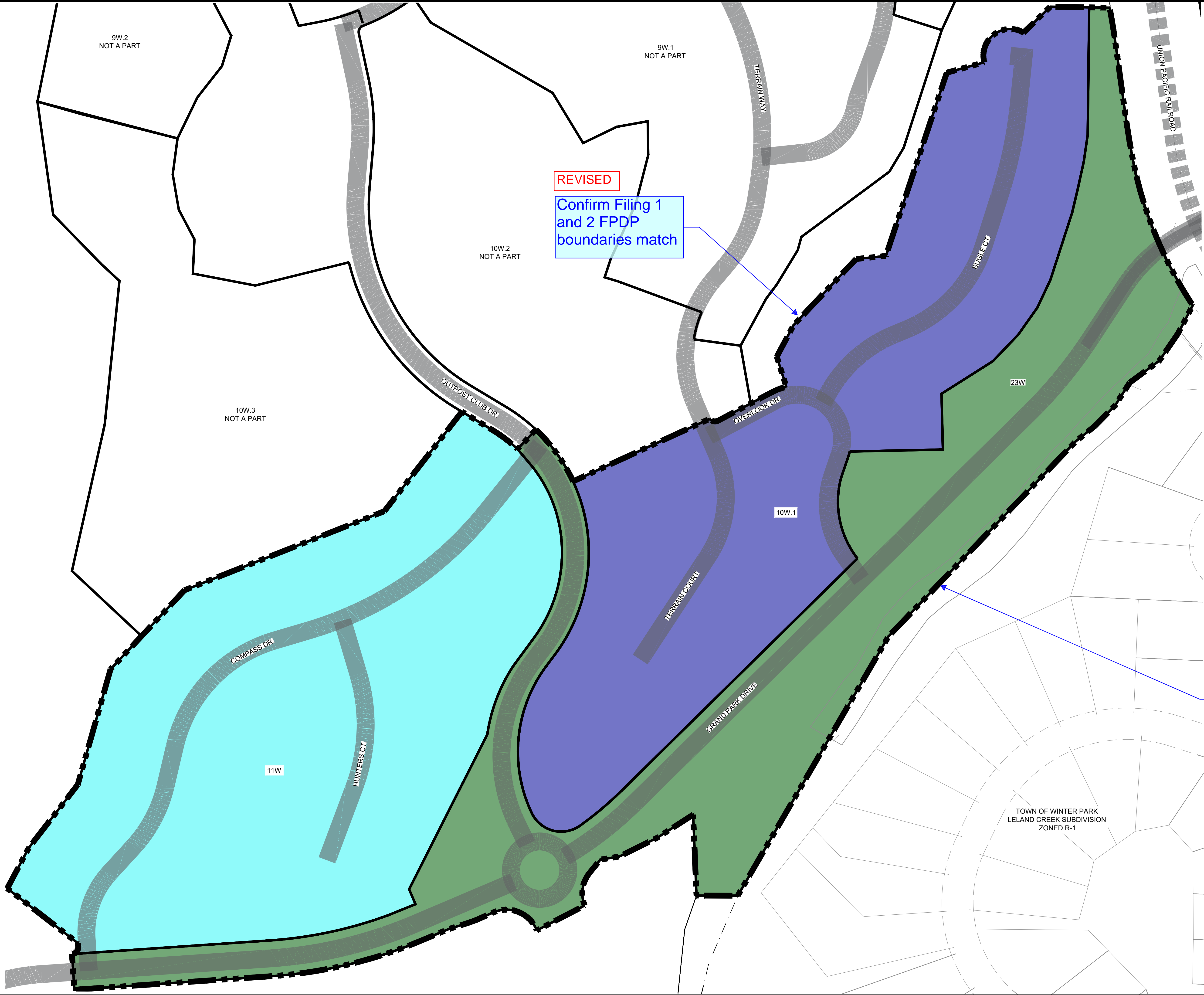
\* EXCLUDES 10W.2 & 10W.3

REVISED

Confirm Filing 1  
and 2 FPDP  
boundaries match

REVISED

Update FPDP  
boundary to match  
on Sheets 2, 3, 4, 9,  
and 10

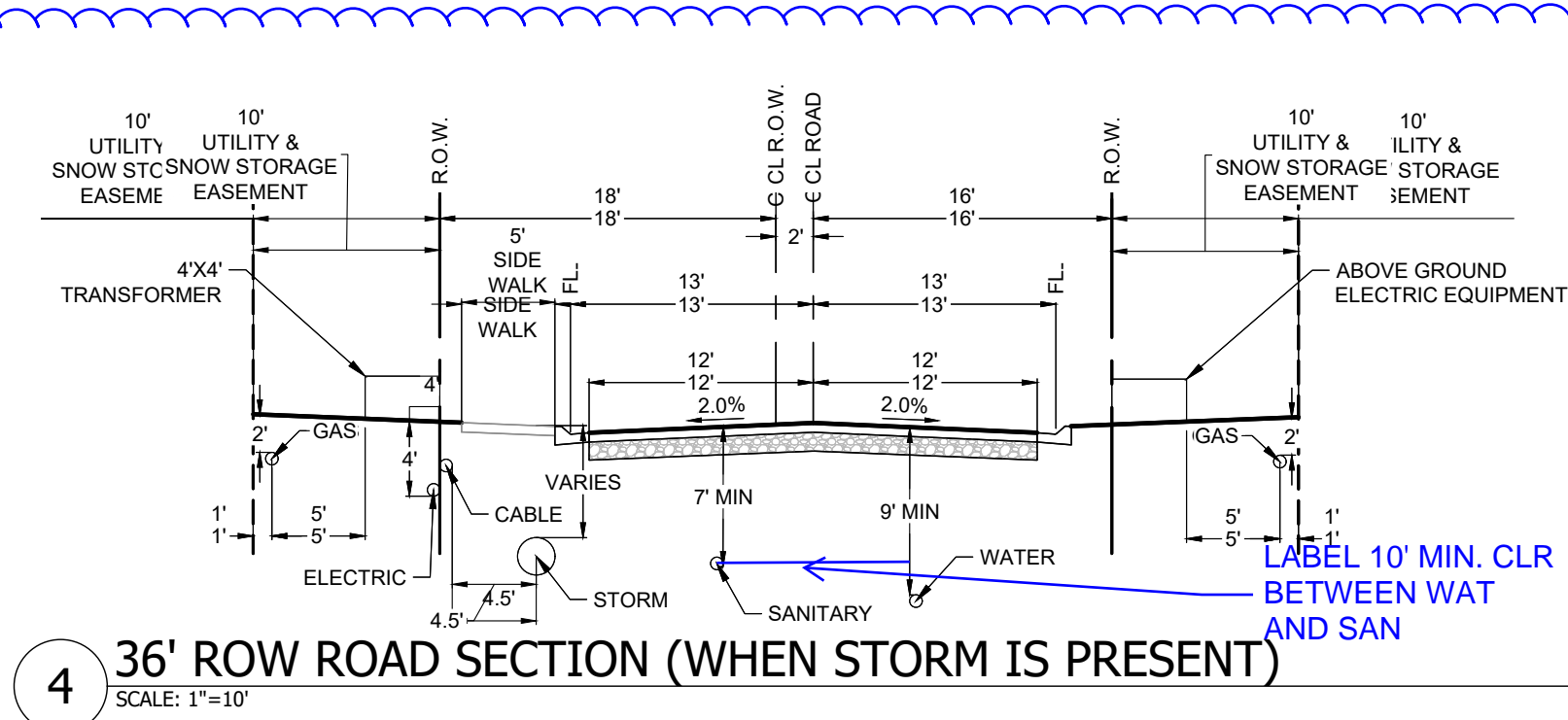
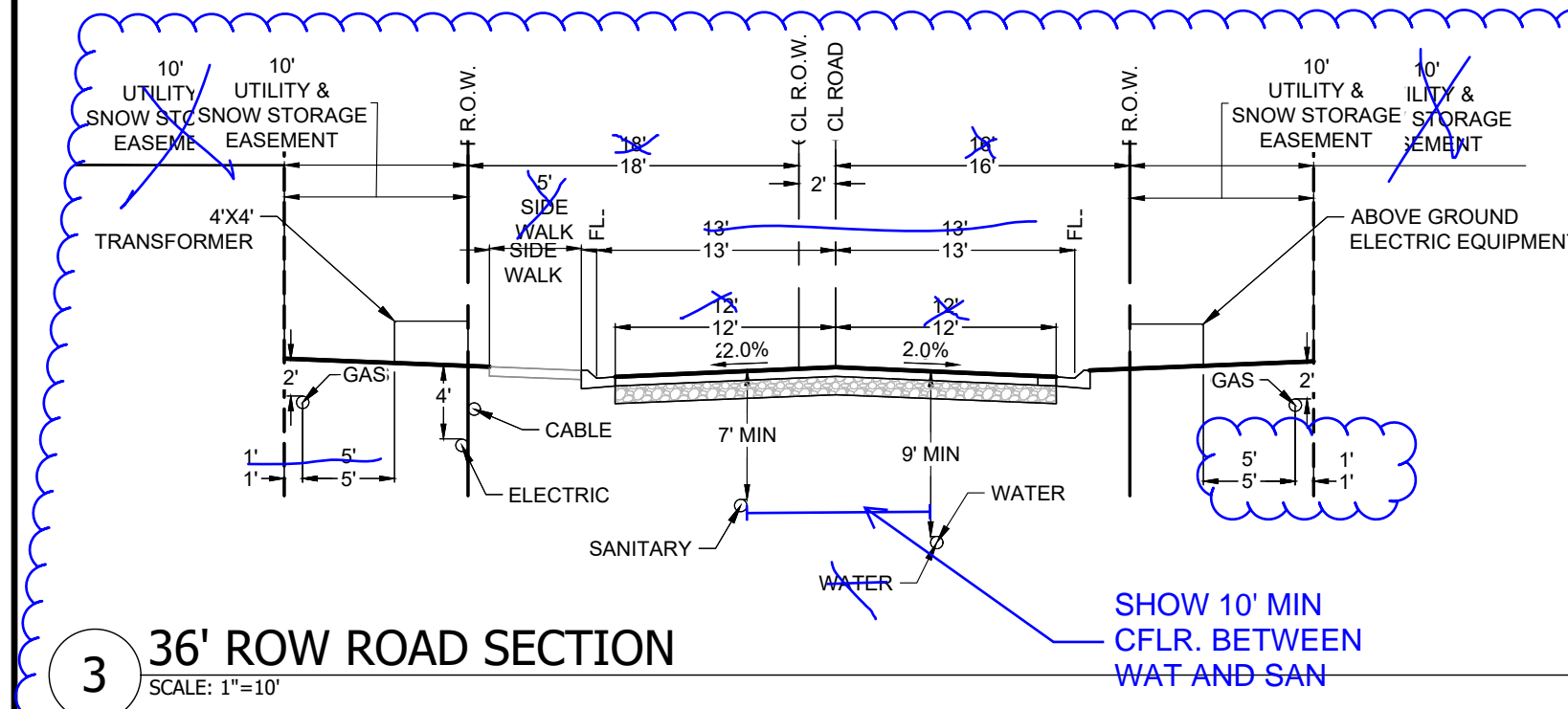
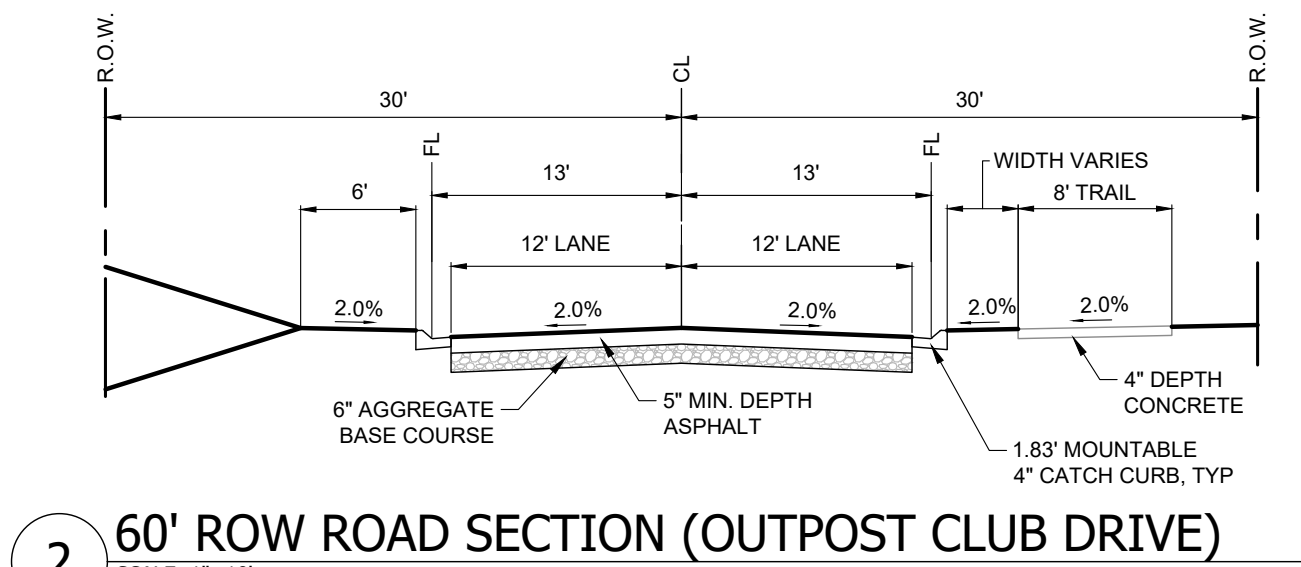
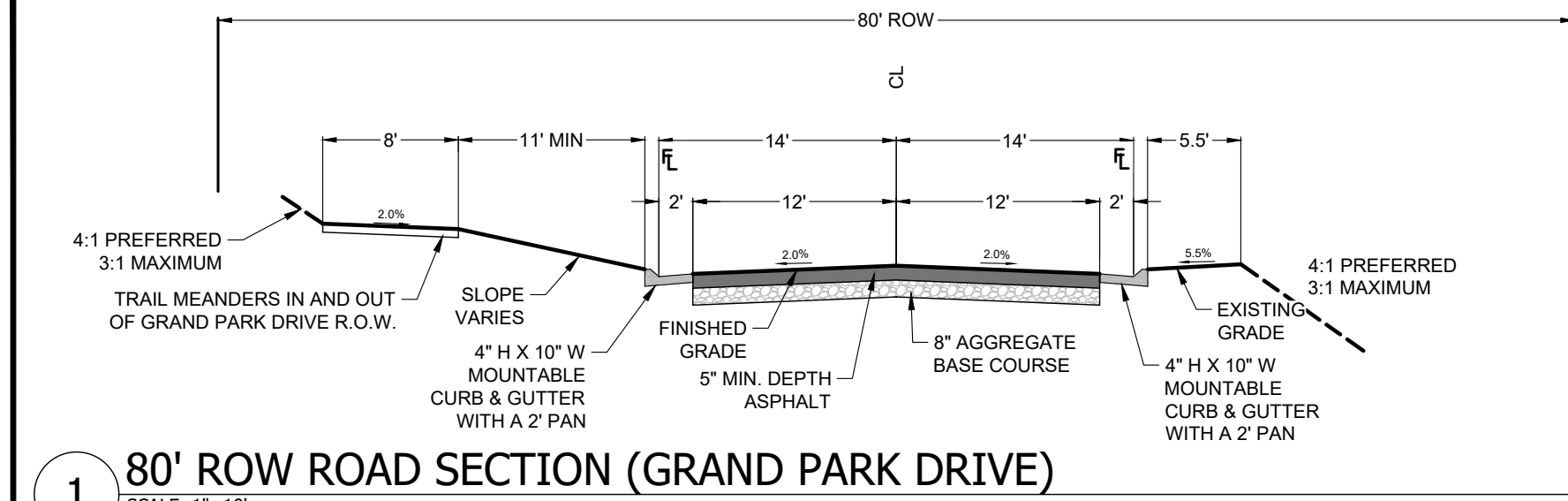
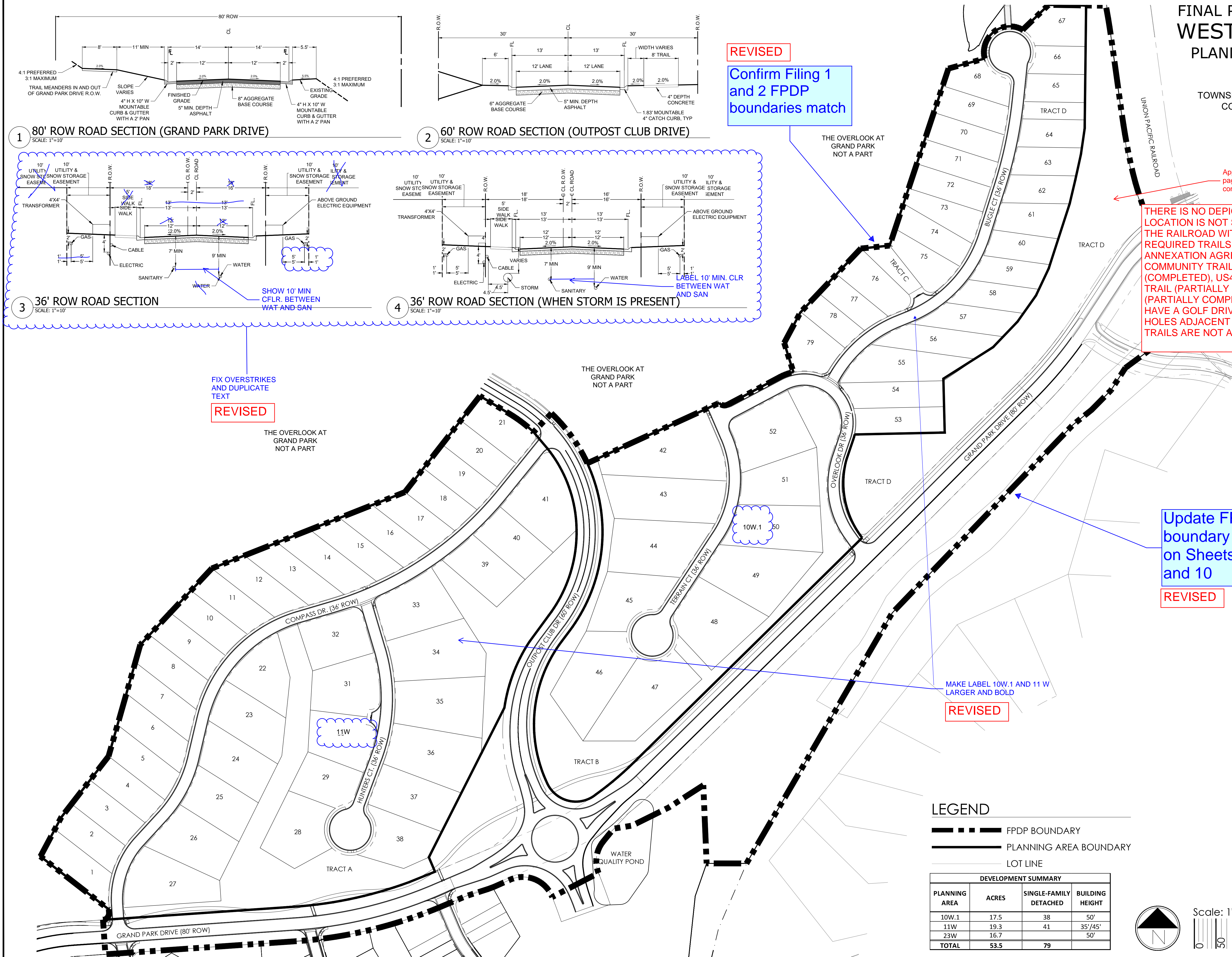


Scale: 1"= 200'-0"

LAND USE PLAN  
DECEMBER 18, 2025  
SHEET 3



FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO



REVISED

Confirm Filing 1 and 2 FPDP boundaries match

Appears a trail is depicted here on page 6 of the PDD and previous comment on Filing 2.

THERE IS NO DEPICTION OF A TRAIL IN THIS LOCATION. THIS LOCATION IS NOT SUITABLE FOR A TRAIL AS IT IS ADJACENT TO THE RAILROAD WITH VERY STEEP TERRAIN. ADDITIONALLY, REQUIRED TRAILS ARE IDENTIFIED IN SECTION 10.5 OF THE ANNEXATION AGREEMENT. THE ONLY PUBLIC REGIONAL OR COMMUNITY TRAILS INCLUDED ARE LELAND CREEK TRAIL (COMPLETED), US40 TRAIL (COMPLETED), GRAND PARK DRIVE TRAIL (PARTIALLY COMPLETED), AND OLD VICTORY ROAD TRAIL (PARTIALLY COMPLETED) MOREOVER, PARTS OF THIS AREA HAVE A GOLF DRIVING RANGE PLAYING TO IT AS WELL AS GOLF HOLES ADJACENT TO THE RAILROAD IN SPOTS. GOLF AND TRAILS ARE NOT A GOOD MIX

FIX OVERSTRIKES AND DUPLICATE TEXT

REVISED

Update FPDP boundary to match on Sheets 2, 3, 4, 9, and 10

REVISED

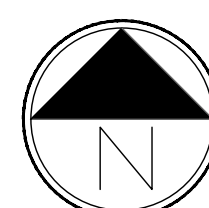
MAKE LABEL 10W.1 AND 11 W LARGER AND BOLD

REVISED

LEGEND

- FPDP BOUNDARY
- PLANNING AREA BOUNDARY
- LOT LINE

DEVELOPMENT SUMMARY			
PLANNING AREA	ACRES	SINGLE-FAMILY DETACHED	BUILDING HEIGHT
10W.1	17.5	38	50'
11W	19.3	41	35'/45'
23W	16.7		50'
TOTAL	53.5	79	



Scale: 1"= 100'-0"

0 50 100 200

OVERALL SITE PLAN  
DECEMBER 18, 2025  
SHEET 4





KEY MAP

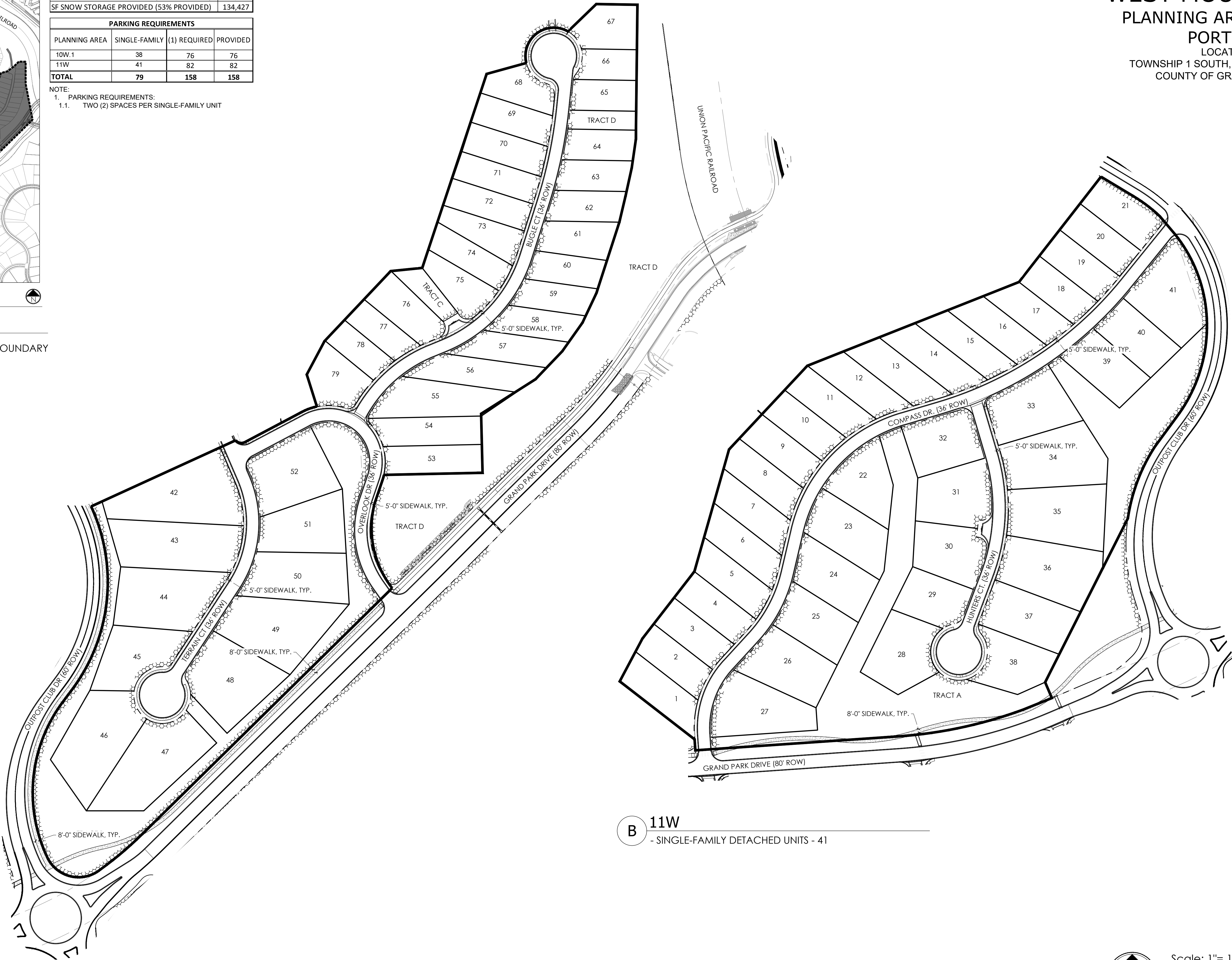
LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- SNOW STORAGE

SNOW STORAGE REQUIREMENTS	
SF PAVED SURFACE	253,739
SF SNOW STORAGE REQUIRED (33% REQUIRED)	83,734
SF SNOW STORAGE PROVIDED (53% PROVIDED)	134,427

PARKING REQUIREMENTS			
PLANNING AREA	SINGLE-FAMILY	(1) REQUIRED	PROVIDED
10W.1	38	76	76
11W	41	82	82
TOTAL	79	158	158

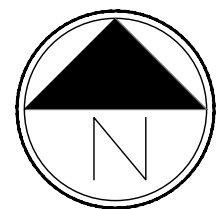
NOTE:  
1. PARKING REQUIREMENTS:  
1.1. TWO (2) SPACES PER SINGLE-FAMILY UNIT



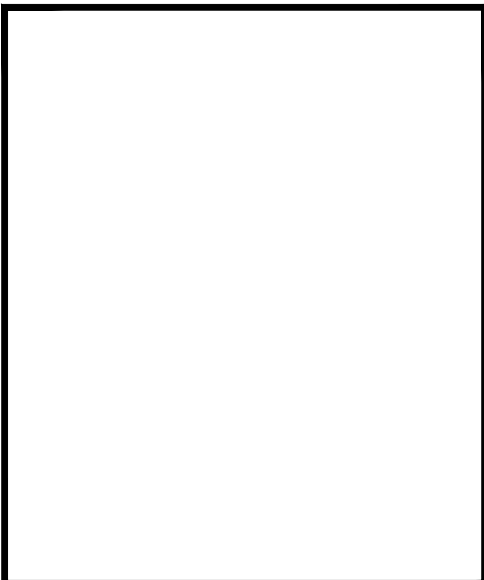
**A** 10W.1  
- SINGLE FAMILY DETACHED UNITS - 38

**B** 11W  
- SINGLE-FAMILY DETACHED UNITS - 41

FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO



Scale: 1"= 100'-0"



**SITE PLAN**  
DECEMBER 18, 2025  
SHEET 5



FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

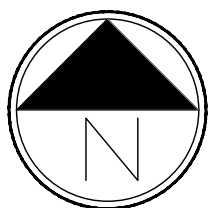


LEGEND

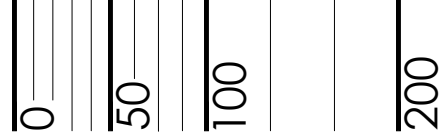
- PLANNING AREA BOUNDARY
- 8' SIDEWALK
- 5' SIDEWALK
- OPEN SPACE

OPEN SPACE REQUIREMENTS			
PLANNING AREA	ACRES	*OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
10W.1	17.5	2.6	2.6
11W	19.3	2.9	2.9

\* OPEN SPACE REQUIREMENTS ARE 15% OF PLANNING AREA



Scale: 1"= 100'-0"



REVISED

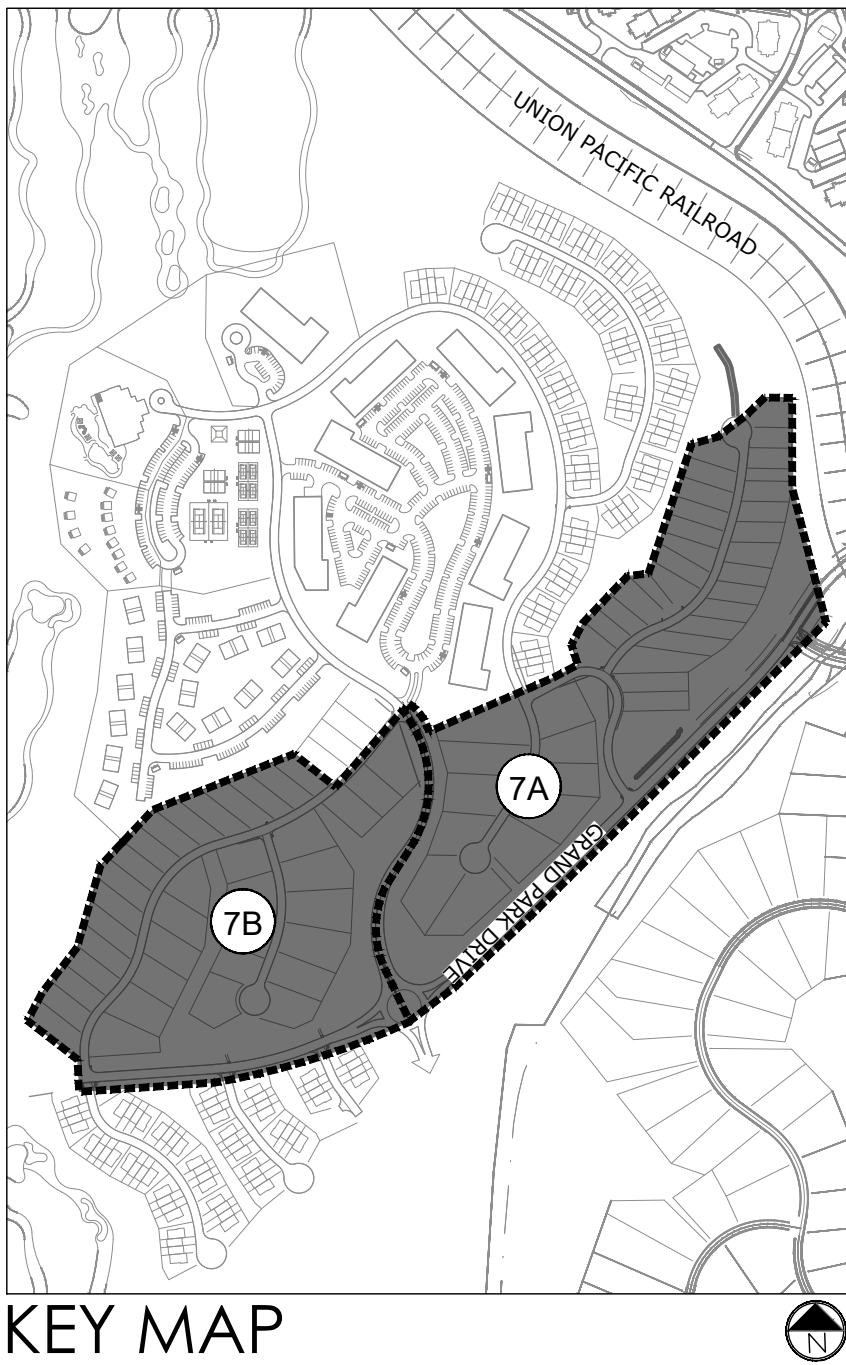
2.28 measured, a difference of approximately 14,000 SF

5.2  
5.5 acres listed



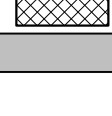

OPEN SPACE  
DECEMBER 18, 2025  
SHEET 6



FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO



KEY MAP

SYM	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS ORNAMENTAL TREES				
	POPULUS TREMULOIDES	ASPEN, QUAKING	6' HT	B&B
	MAIUS SP.	CRA6 APPLE	6' HT	B&B
	POPULUS ANGUSTIFOLIA	COTTONWOOD, NARROWLEAD	6' HT	B&B
	PRUNUS VIRINIANA "CANADARED"	CHOKEBERRY, CANADARED	6' HT	B&B
	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
EVERGREEN TREES				
	PICEAPUNGENS	SPRUCE, BLUE	6-8' HT	B&B
	PICEAENGELMANNII	SPRUCE, ENGELMAN	6-8' HT	B&B
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#5	CONT.
	PICEAENGELMANNII	ENGLEMAN SPRUCE	6' HT.	B&B
	PICEAPUNGENS	COLORADO BLUE SPRUCE	6' HT.	B&B
	PICEAPUNGENS "BABY BLUE"	BABY BLUE SPRUCE	6' HT.	B&B
	PICEAPUNGENS "BABY BLUE EYES"	BABY BLUE EYES SPRUCE	6' HT.	B&B
	PICEAPUNGENS "FAI ALBERT"	FAT ALBER SPRUCE	6' HT.	B&B
	PICEAPUNGENS "HOOPSII"	HOOPSII SPRUCE	6' HT.	B&B
	PICEAPUNGENS "PENDULA"	WEEPIING BLUE SPRUCE	6' HT.	B&B
	PINUS ARISTATA	BRISTLE CONE PINE	6' HT.	B&B
	PINUS CONTORTALATIFOLIA	LODGEPOLE PINE	6' HT.	B&B
	PINUS FLEXILIS	LIMBER PINE	6' HT.	B&B
	PSEUDOTSUGAMENZIESII	DOUGLAS FIR	6' HT.	B&B
		BOTANICAL NAME	COMMON NAME	SPREAD
EVERGREEN SHRUBS				
	PICEAPUNGENS "GLAUCAGLOBOSA"	SPRUCE, DWARF GLOBE GREEN	#5	CONT.
	PICEAPUNGENS "SESTER DWARF"	SPRUCE, DWARF BLUE	#5	CONT.
	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHRUBS				
	RIBES ALPINUM	CURRANT, ALPINE	#5	CONT.
	RIBES AUREUM	CURRANT, YELLOW FLOWERING	#5	CONT.
	POTENTILLAFRUTICOSA "JACKMAN'S VARIETY"	POTENTILLA, JACKMAN	#5	CONT.
	SYMPHORICARPOS OREOPHILLUS	SNOWBERRY, MOUNTAIN	#5	CONT.
	SPIRAEASPLENDENS	SPIREA, MOUNTAIN	#5	CONT.
	SAMNIVUS RACEMOSA	ELDER, NATIVE RED-BERRIED	#5	CONT.
	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	#5	CONT.

LEGEND

- PLANNING AREA BOUNDARY
- LOT LINE
- LANDSCAPE AREA

Change to seed mix?

REVISED

EROSION CONTROL

BEST MANAGEMENT PRACTICES WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION

NATIVE GRASS MIX

COMMON NAME	BOTANICAL NAME	% OF MIX	APPLICATION RATE
MANCHAR SMOOTH BROME	BROMUS INERMIS LEYSS	20%	10.0
POTOMAC ORCHARD	DACTYLIS GLOMERATA L.	20%	10.0
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	20%	10.0
PERENNIAL RYE	LOLIUM PERENNE L.	11%	5.5
REUBENS CANADA BLUE	POA COMPRESSA	10%	5.0
ANNUAL RYE	LOLIUM MULTIFLORUM LAM.	10%	5.0
TIMOTHY	PHLEUM PRATENSE	5%	2.5
CICER MILKVETCH	ASTRAGALUS CICER L.	2%	1.0
ALSIKE CLOVER	TRIFOLIUM HYBRIDUM	2%	1.0
TOTAL			50.0 LBS/PLS/ACRE

NOTE: ALL DISTURBED AREAS THAT ARE NOT PAVED SURFACE WILL BE SEEDED WITH NATIVE GRASS MIX SHOWN ABOVE.

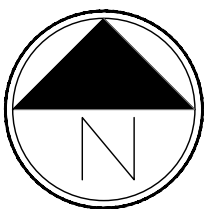
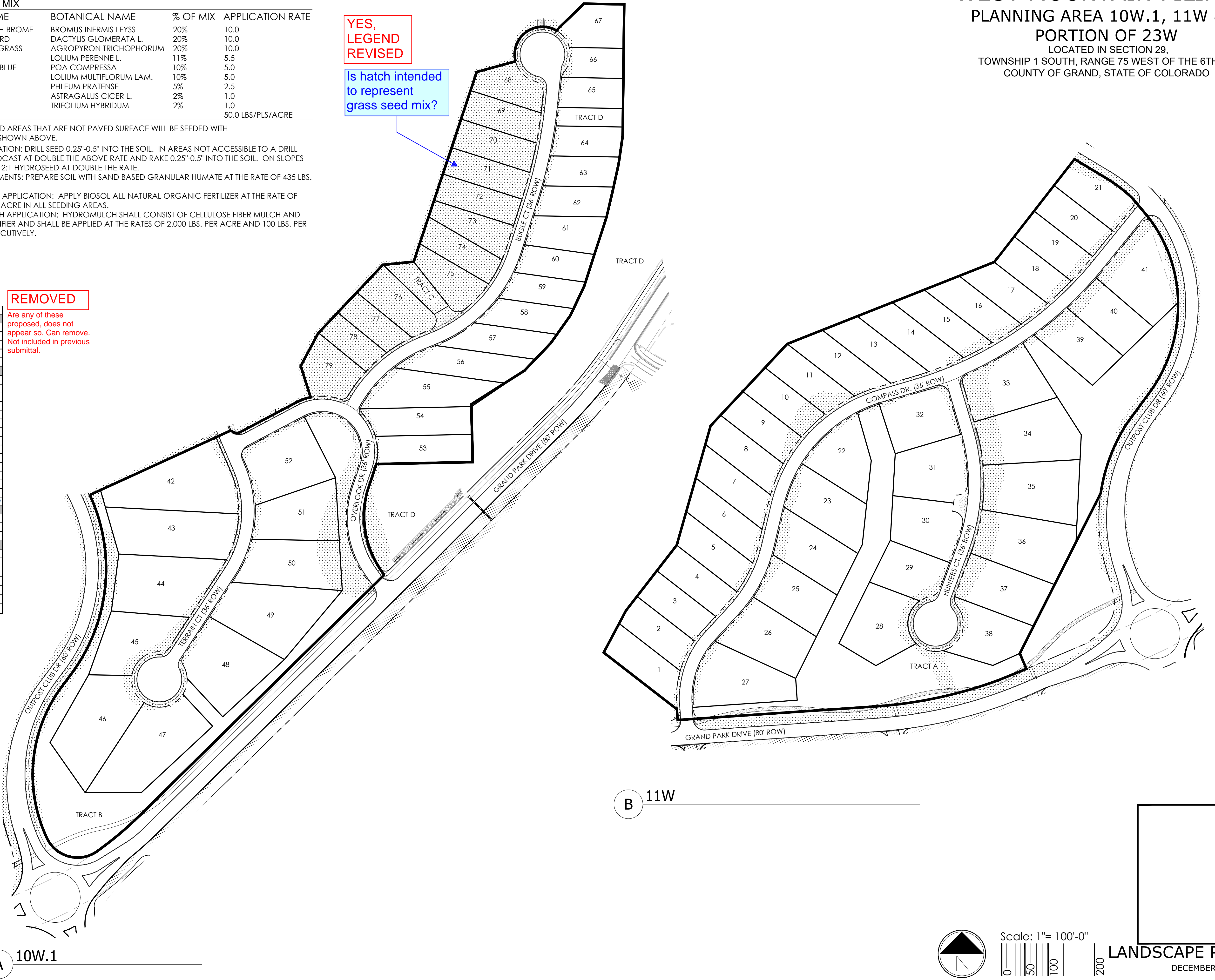
- SEED APPLICATION: DRILL SEED 0.25"-0.5" INTO THE SOIL. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT DOUBLE THE ABOVE RATE AND RAKE 0.25"-0.5" INTO THE SOIL. ON SLOPES STEEPER THAT 2:1 HYDROSEED AT DOUBLE THE RATE.
- SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.
- FERTILIZATION APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.
- HYDROMULCH APPLICATION: HYDROMULCH SHALL CONSIST OF CELLULOSE FIBER MULCH AND MULCH TACKIFIER AND SHALL BE APPLIED AT THE RATES OF 2,000 LBS. PER ACRE AND 100 LBS. PER ACRE CONSECUTIVELY.

YES, LEGEND REVISED

Is hatch intended to represent grass seed mix?

REMOVED

Are any of these proposed, does not appear so. Can remove. Not included in previous submittal.



Scale: 1"= 100'-0"

LANDSCAPE PLAN

DECEMBER 18, 2025  
SHEET 7



FINAL PLAN DEVELOPMENT PLAN  
THE OVERLOOK AT  
GRAND PARK  
PLANNING AREAS 8WB, 9W.1, 9W.2 10W.2,  
10W.3 AND A PORTION OF 23W  
LOCATED IN SECTION 28 & 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

Include Pond B with  
Phases I and III

FPDP'S DO NOT HAVE THIS  
LEVEL OF DETAIL, IT IS IN THE  
CONSTRUCTION PLANS

FPDP'S DO NOT HAVE THIS  
LEVEL OF DETAIL, IT IS IN THE  
CONSTRUCTION PLANS

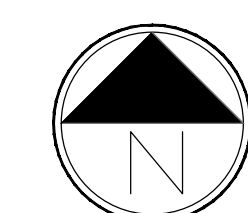
Include Pond  
C with Phase II

LEGEND

- I PHASE ONE  
II PHASE TWO  
III PHASE THREE

PHASE LINE  
PLANNING AREA

NOTE: PHASES DO NOT NEED TO BE  
DEVELOPED IN ANY SPECIFIC ORDER AND  
WILL BE DEVELOPED BASED ON  
INFRASTRUCTURE AND MARKET DEMAND



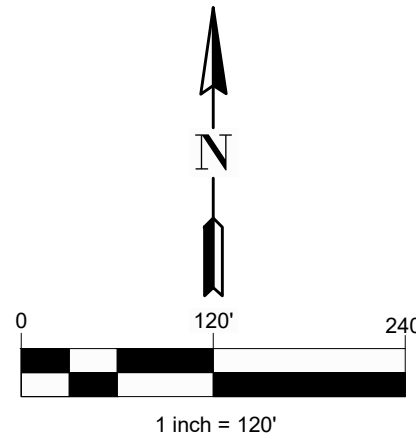
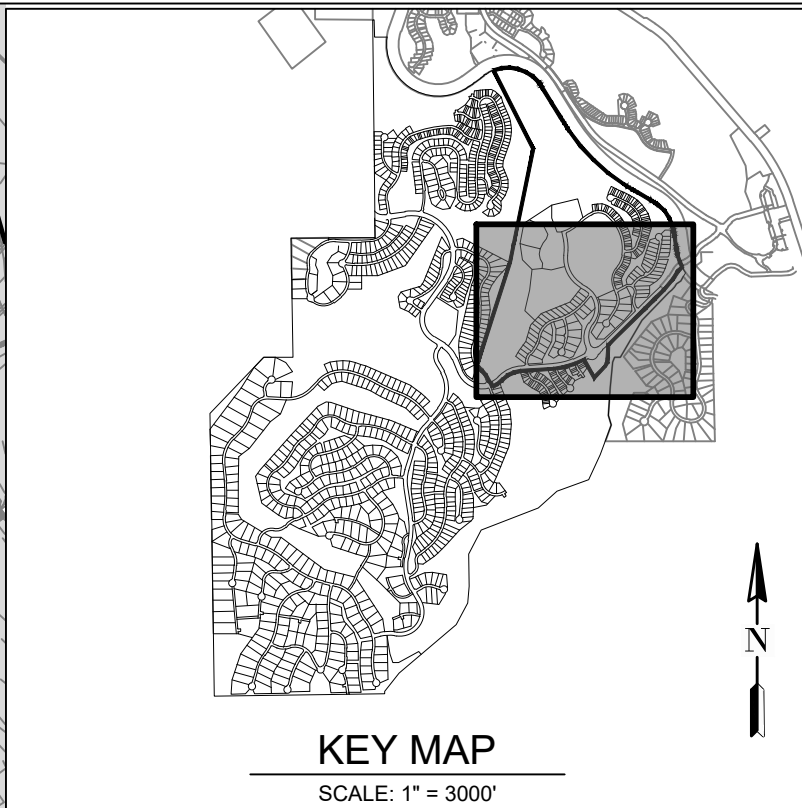
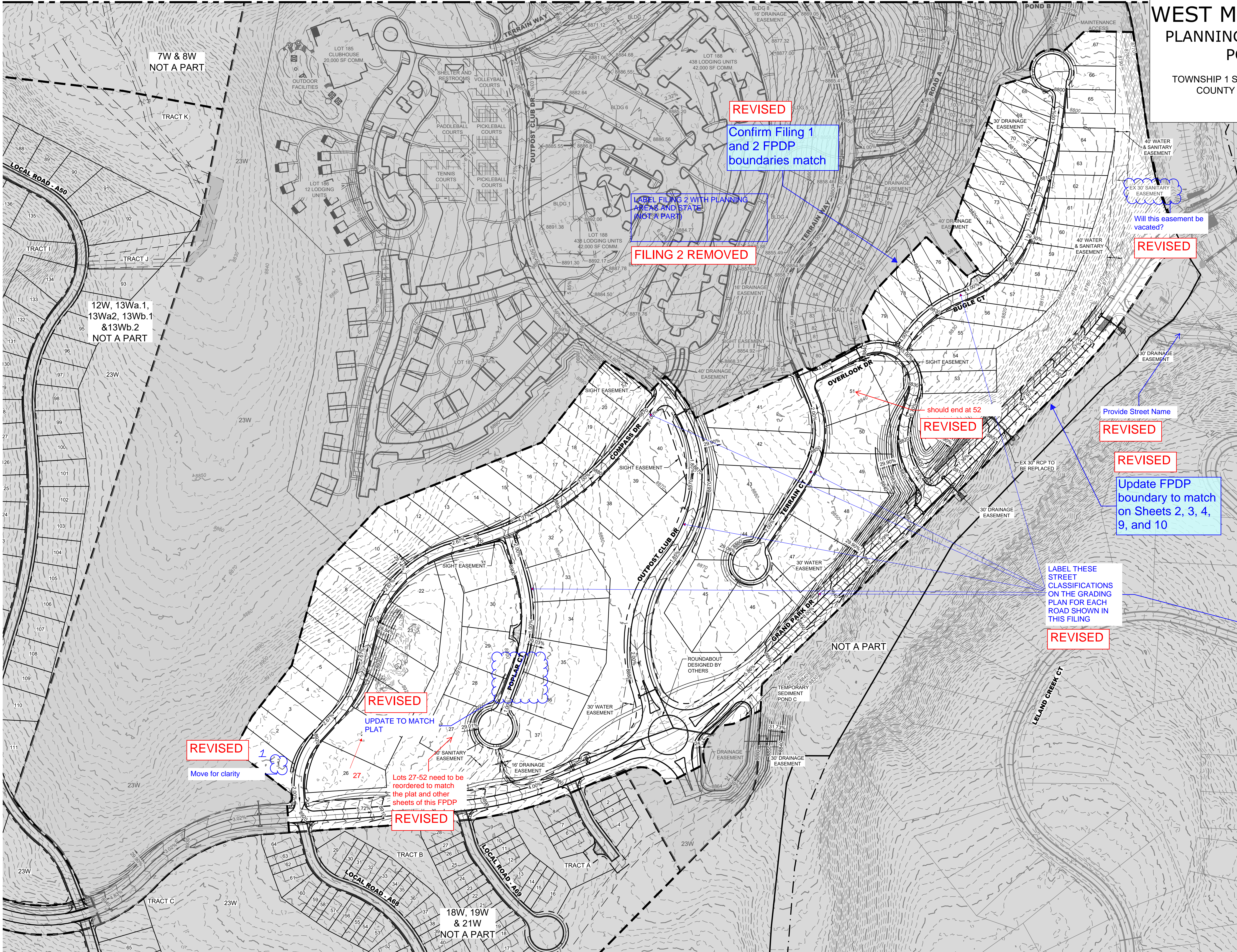
Scale: 1"= 100'-0"  
0 50 100 200

PHASING PLAN  
DECEMBER 18, 2025  
SHEET 8



SEE SHEET 8

FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO

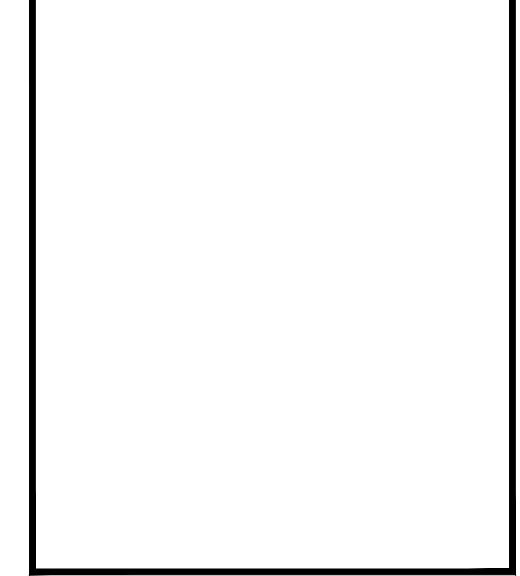


LEGEND

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

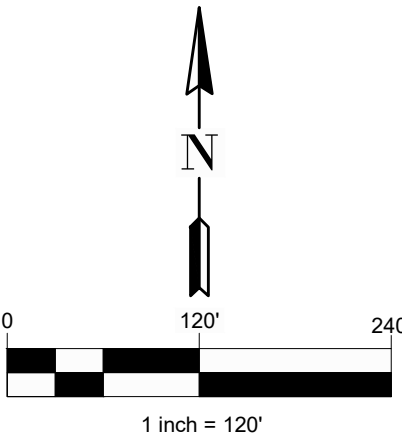
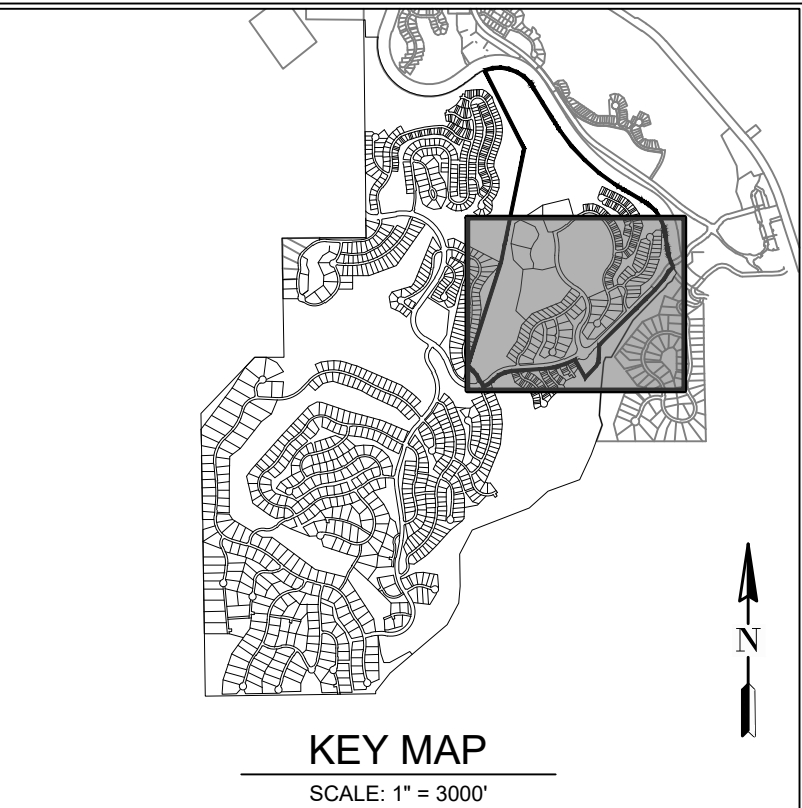
NOTES:

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





FINAL PLANNED DEVELOPMENT PLAN  
WEST MOUNTAIN FILING 1  
PLANNING AREA 10W.1, 11W & A  
PORTION OF 23W  
LOCATED IN SECTION 29,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO



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

REVISED  
Confirm Filing 1  
and 2 FPDP  
boundaries match

REVISED

REVISED

LABEL TO BE VACATED BY PLATOR  
SEPARATE DOCUMENT

Update FPDP  
boundary to match  
on Sheets 2, 3, 4,  
9, and 10

REVISED

EASEMENTS ADDED  
TO FINAL PLAT

REVISED

NOW HUNTERS  
COURT ON PLAT

THIS SHOULD NOW  
BE A 40' WATER  
AND SANITARY  
ESMT.  
THIS EASEMENT IS  
MISSING FROM THE  
FINAL PLAT

Lots 27-52 need to be  
reordered to match  
the plat and other  
sheets of this FPDP

REVISED

LABEL 8" PLUG AND  
BLOW OFF

18W, 19W  
& 21W  
NOT A PART

7W & 8W  
NOT A PART

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

Title? Final Utility Plan

DECEMBER 18, 2025  
SHEET 10



FINAL PLAT  
WEST MOUNTAIN FILING NO. 1  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

DEDICATION AND NOTARY CLAUSE:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT WEST MOUNTAIN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR SOUTH 89°49'44" WEST, A DISTANCE OF 1,321.23 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION 29 BY A 1-1/2" STEEL POST WITH 2-1/2" GLO BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY 1/4 S29 S28 1933" AND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 29 BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "IDEA INC. T15 R75W E 1/16 C-C S29 2014 PLS 34592".

COMMENCING AT SAID EAST QUARTER CORNER;

THENCE SOUTH 41°09'00" WEST, A DISTANCE OF 910.38 FEET TO THE SOUTHERLY BOUNDARY OF THE 200-FOOT-WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 07°48'24" EAST, A DISTANCE OF 294.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 816.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°07'05" EAST;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'27", AN ARC LENGTH OF 184.24 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2, GRAND PARK DRIVE EXEMPTION PLAT RECORDED AT RECEPTION NO. 2016002214 IN THE OFFICIAL RECORDS OF THE GRAND COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°09'07" EAST;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID PARCEL 2 THE FOLLOWING FOUR (4) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'42", AN ARC LENGTH OF 192.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°48'01", AN ARC LENGTH OF 88.49 FEET;
3. SOUTH 45°27'20" WEST, A DISTANCE OF 135.92 FEET;
4. SOUTH 44°31'03" EAST, A DISTANCE OF 84.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°03'10" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'52", AN ARC LENGTH OF 80.13 FEET;

THENCE SOUTH 45°21'41" WEST, A DISTANCE OF 204.83 FEET;

THENCE SOUTH 44°52'10" WEST, A DISTANCE OF 200.03 FEET;

THENCE SOUTH 45°27'20" WEST, A DISTANCE OF 843.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 840.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'24", AN ARC LENGTH OF 87.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'58", AN ARC LENGTH OF 8.44 FEET;

THENCE SOUTH 41°43'46" WEST, A DISTANCE OF 83.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°02'34" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'55", AN ARC LENGTH OF 77.46 FEET;

THENCE SOUTH 62°31'49" WEST, A DISTANCE OF 120.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°37'00" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°24'02", AN ARC LENGTH OF 117.73 FEET;

THENCE SOUTH 68°38'59" WEST, A DISTANCE OF 170.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°00'41" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'05", AN ARC LENGTH OF 346.41 FEET;

THENCE SOUTH 86°04'23" WEST, A DISTANCE OF 445.44 FEET;

THENCE NORTH 03°55'37" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 86°04'23" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 03°55'37" WEST, A DISTANCE OF 8.26 FEET;

THENCE NORTH 52°12'55" WEST, A DISTANCE OF 200.13 FEET;

THENCE NORTH 27°58'25" EAST, A DISTANCE OF 102.73 FEET;

THENCE NORTH 37°47'05" EAST, A DISTANCE OF 178.77 FEET;

THENCE NORTH 15°51'37" EAST, A DISTANCE OF 268.33 FEET;

THENCE NORTH 43°06'31" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 68°25'25" EAST, A DISTANCE OF 480.75 FEET;

THENCE NORTH 37°55'55" EAST, A DISTANCE OF 282.21 FEET;

THENCE SOUTH 58°58'37" EAST, A DISTANCE OF 80.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'12", AN ARC LENGTH OF 69.92 FEET;

THENCE NORTH 43°32'35" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°32'35" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°35'44", AN ARC LENGTH OF 143.23 FEET;

THENCE NORTH 65°25'10" EAST, A DISTANCE OF 299.51 FEET;

THENCE NORTH 23°18'18" WEST, A DISTANCE OF 4.49 FEET;

THENCE NORTH 66°41'42" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°41'42" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°34'40", AN ARC LENGTH OF 24.76 FEET;

THENCE NORTH 62°07'01" EAST, A DISTANCE OF 137.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 120.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'46", AN ARC LENGTH OF 33.22 FEET;

THENCE NORTH 17°29'08" WEST, A DISTANCE OF 70.91 FEET;

THENCE NORTH 28°01'24" EAST, A DISTANCE OF 79.96 FEET;

THENCE NORTH 43°23'08" EAST, A DISTANCE OF 204.05 FEET;

THENCE NORTH 84°30'09" EAST, A DISTANCE OF 66.55 FEET;

THENCE NORTH 18°22'32" EAST, A DISTANCE OF 431.96 FEET;

THENCE NORTH 74°33'59" EAST, A DISTANCE OF 87.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°54'23" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°54'35", AN ARC LENGTH OF 140.23 FEET;

THENCE NORTH 46°00'10" EAST, A DISTANCE OF 83.14 FEET;

THENCE SOUTH 89°02'49" EAST, A DISTANCE OF 86.97 FEET;

THENCE SOUTH 72°11'31" EAST, A DISTANCE OF 52.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 47,838 ACRES, (2,083,844 SQUARE FEET), MORE OR LESS.

DEDICATION AND NOTARY CLAUSE CONTINUED:

IN WITNESS WHEREOF, WEST MOUNTAIN DEVELOPMENT, LLC., A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
C. CLARK LIPSCOMB, PRESIDENT

STATE OF COLORADO }  
COUNTY OF GRAND }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: C. CLARK LIPSCOMB AS PRESIDENT OF WEST MOUNTAIN DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

THE UNDERSIGNED, BEING THE AUTHORIZED REPRESENTATIVE OF U.S. BANK, N.A., THE HOLDER OF A BENEFICIAL INTEREST IN AND TO THE PROPERTY DESCRIBED ON THIS PLAT, UNDER DEED OF TRUST RECORDED JUNE 28, 2012 AT RECEPTION NO. 2012-005143 AND RECEPTION NO. 2012-005144 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS, HEREBY CONSENTS TO THIS PLAT AND AGREES THAT THE LIEN OF THE DEED OF TRUST IS HEREBY SUBORDINATED TO THIS PLAT.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_  
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF U.S. BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL:

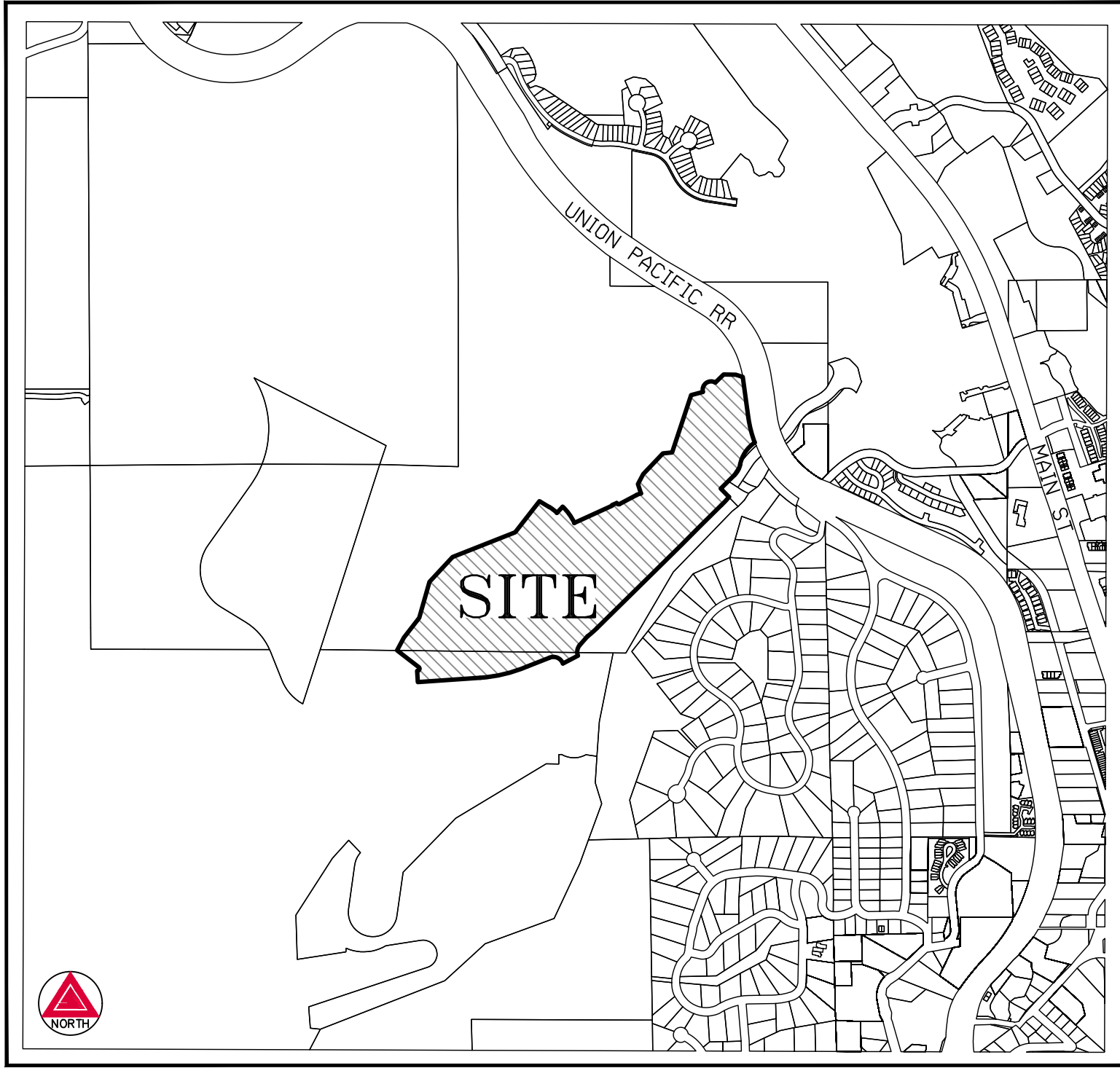
APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY: \_\_\_\_\_

\_\_\_\_\_  
MAYOR, TOWN OF FRASER

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS ASSUMED TO BEAR S89°49'44"W, AS MONUMENTED AS SHOWN HEREON.
2. SET 18" LONG #5 REBAR WITH 1-1/4" PINK PLASTIC CAP MARKED "PLS 38636" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, AZTEC CONSULTANTS INC., RELIED UPON \_\_\_\_\_ COMMITMENT NUMBER \_\_\_\_\_ WITH AN EFFECTIVE DATE OF \_\_\_\_\_ A.M./P.M.
4. LEGAL DESCRIPTION PREPARED BY ANTHONY K. PELL, AZTEC CONSULTANTS INC., 300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO, 80122
5. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 39.37/1200 FEET.
6. TRACT USE SPECIFIED BELOW SHALL BE:  
TRACT C IS FOR OPEN SPACE PURPOSES.  
TRACTS A, B AND D ARE FOR OPEN SPACE & UTILITY PURPOSES.  
TRACTS A-D SHALL BE OWNED AND MAINTAINED BY GRAND PARK HOMEOWNER'S ASSOCIATION INC.
7. ONSITE EASEMENTS ARE HEREBY DEDICATED BY THIS PLAT IN THE LOCATIONS SHOWN HEREON.
8. FIRE PROTECTION SERVICES FOR WEST MOUNTAIN FILING NO. 1 SHALL BE PROVIDED BY THE EAST GRAND FIRE PROTECTION DISTRICT NO. 4.
9. PERPETUAL NON-EXCLUSIVE 10-FOOT UTILITY EASEMENTS ARE HEREBY GRANTED AND SHALL APPLY UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF ALL UTILITY LINES AND EQUIPMENT. ANY CONSTRUCTION AND PLACEMENT OF LINES, EQUIPMENT, OR BUILDING STRUCTURES OR CHANGES IN GRADE SHALL COMPLY WITH THE STANDARDS OF ALL UTILITY PROVIDERS UTILIZING THE EASEMENT.
10. THE TOWN OF FRASER HEREBY AGREES ABOVE GROUND UTILITY EQUIPMENT SHALL BE ALLOWED IN THE FRASER TOWN RIGHT-OF-WAY AS DEPICTED HEREIN WHEN PLACED A MINIMUM OF 2' BEHIND THE SIDEWALK OR 3' BEHIND THE 6" CURB WHERE THERE ARE NO SIDEWALKS.
11. UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, AND IN ACCORDANCE WITH THE ACCEPTANCE PROCESS DETAILED IN THE SUBDIVISION REGULATIONS, ALL ROADS AND DRAINAGE IMPROVEMENTS SHALL BE PUBLIC AND MAINTAINED BY THE TOWN OF FRASER.
12. WHILE BUILDING PERMITS MAY BE ISSUED PRIOR TO FINAL COMPLETION OF SUBDIVISION IMPROVEMENTS, NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A STRUCTURE ON ANY LOT, PARCEL OR TRACT UNTIL ALL SUCH IMPROVEMENTS, AS REQUIRED BY THE DIA, HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED BY THE TOWN PURSUANT TO SECTION 19-3-445.
13. TRAIL/SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC ACROSS ANY TRACTS THAT CONTAINS TRAILS OR SIDEWALKS, SUCH TRAILS OR SIDEWALKS WILL BE CONSTRUCTED PER THE CONSTRUCTION PLANS FOR THE PURPOSE OF ACCESSING THE TRAIL SYSTEM. THE WIDTH AND LOCATION OF SAID EASEMENT WILL BE DEFINED BY THE WIDTH AND LOCATION OF SAID CONSTRUCTED TRAIL/SIDEWALK.
14. THE PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED ANNEXATION AGREEMENT RECORDED DECEMBER 30, 2003 AT RECEPTION NO. 2003-016733, AS AMENDED; GRAND PARK PLANNED DEVELOPMENT DISTRICT PLAN RECORDED NOVEMBER 8, 2005 AT RECEPTION NO. 2005-012709; THE FINAL PLANNED DEVELOPMENT PLAN FOR WEST MOUNTAIN FILING NO. 1 RECORDED \_\_\_\_\_ 2025 AT RECEPTION NO. \_\_\_\_\_, THE COMMUNITY CHARTER FOR GRAND PARK RESIDENTIAL PROPERTY RECORDED DECEMBER 7, 2005 AT RECEPTION NO. 2005-13834, AS AMENDED AND SUPPLEMENTED; AND THE COVENANT FOR COMMUNITY ENHANCEMENT FEE RECORDED DECEMBER 7, 2007 AT RECEPTION NO. 2005-013836, AS AMENDED AND SUPPLEMENTED.



VICINITY MAP  
SCALE 1" = 1000'

why is this information blank?

REVISED

Provide Contact Names and phone numbers

REVISED

OWNER/DEVELOPER:  
WEST MOUNTAIN DEVELOPMENT, LLC.  
P.O. BOX 30  
WINTER PARK, CO 80482

LAND PLANNER:  
TERRACINA DESIGN  
10200 E. GIRARD AVE. STE. A-314  
DENVER, CO 80231  
303-632-8867

SURVEYOR:  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO 80122

DATE PREPARED:  
DECEMBER 17, 2025

SURVEYOR'S CERTIFICATE:

I, ANTHONY K. PELL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WEST MOUNTAIN FILING NO. 2, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS HAVE BEEN PLACED IN THE GROUND.

ANTHONY K. PELL, CO PLS 38636  
AZTEC CONSULTANTS, INC.

FOR REVIEW  
DO NOT RECORD

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 16.03.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

 AzTec Proj. No.: 181122-01	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER GRAND PARK DEVELOPMENT, LLC		DATE OF PREPARATION:	12-17-2025
		P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600		SCALE:	N/A
		DRAWN BY: BAM		SHEET 1 OF 7	



FINAL PLAT  
WEST MOUNTAIN FILING NO. 1  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°27'20"W	135.92'
L2	S44°31'03"E	84.39'
L3	S45°21'41"W	204.83'
L4	S44°52'10"W	200.03'
L5	S41°43'46"W	83.60'
L6	S68°38'59"W	170.87'
L7	N03°55'37"W	80.00'
L8	N86°04'23"E	2.00'
L9	N03°55'37"W	8.26'
L10	N43°32'35"E	60.00'
L11	N23°18'18"W	4.49'
L12	N66°41'42"E	36.00'
L13	N62°07'01"E	137.41'
L14	N17°29'08"W	70.91'
L15	N28°01'24"E	79.96'
L16	N84°30'09"E	66.55'
L17	N03°55'37"W	8.88'
L18	S03°55'37"E	17.14'
L19	S42°30'30"W	79.16'
L20	N42°30'30"E	79.16'
L21	N13°12'29"E	92.61'
L22	S13°12'29"W	92.61'
L23	N73°31'26"E	80.79'
L24	S16°28'34"E	102.14'
L25	N16°28'34"W	94.49'
L26	S83°00'34"E	2.77'
L27	N06°59'26"E	36.00'
L28	N83°00'34"W	2.77'
L29	N20°31'13"E	101.41'
L30	S20°31'13"W	101.41'
L31	N03°55'37"W	47.29'
L32	N65°56'02"E	63.74'
L33	N50°23'41"E	54.06'
L34	N13°46'23"W	67.20'
L35	N36°55'07"E	51.25'
L36	N36°55'07"E	30.40'
L37	S36°55'07"W	30.40'
L38	N45°23'05"E	83.57'
L39	N18°48'14"E	50.00'
L40	S18°48'14"W	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S01°11'59"E	120.00'
L42	N67°39'10"E	26.25'
L43	S67°39'10"W	29.84'
L44	S67°39'10"W	29.84'
L45	N59°35'16"E	36.00'
L46	N30°24'13"W	2.56'
L47	S30°24'13"E	2.54'
L48	N17°37'41"E	120.32'
L49	S17°37'41"W	120.32'
L50	N05°49'49"E	22.08'
L51	S05°49'49"W	58.96'
L52	S08°15'55"W	45.37'
L53	S11°35'50"W	66.14'
L54	S13°17'01"W	56.30'
L55	S25°15'16"W	68.94'
L56	S35°16'34"W	74.05'
L57	S43°44'52"W	81.87'
L58	S84°10'11"E	27.97'
L59	N18°48'14"E	50.00'
L60	N35°19'15"W	15.62'
L61	N56°45'10"W	2.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°48'01"	150.00'	88.49'
C2	4°24'52"	1040.00'	80.13'
C3	5°56'24"	840.00'	87.09'
C4	9°39'58"	50.00'	8.44'
C5	60°47'55"	73.00'	77.46'
C6	92°24'02"	73.00'	117.73'
C7	19°05'05"	1040.00'	346.41'
C8	90°00'00"	15.00'	23.56'
C9	12°31'12"	320.00'	69.92'
C10	21°35'44"	380.00'	143.23'
C11	94°34'40"	15.00'	24.76'
C12	15°51'46"	120.00'	33.22'
C13	133°54'35"	60.00'	140.23'
C14	90°00'00"	15.00'	23.56'
C15	46°28'06"	182.00'	147.50'
C16	46°28'06"	218.00'	176.68'
C17	29°18'01"	282.00'	144.21'
C18	29°18'01"	318.00'	162.62'
C19	60°18'57"	343.00'	361.08'
C20	60°18'57"	307.00'	323.18'
C21	90°00'00"	15.00'	23.56'
C22	82°13'10"	15.00'	21.52'
C23	17°05'14"	382.00'	113.92'
C24	36°59'47"	418.00'	269.91'
C25	96°22'46"	22.00'	37.01'
C26	96°22'46"	22.00'	37.01'
C27	7°09'02"	382.00'	47.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	59°36'36"	25.00'	26.01'
C29	59°36'36"	25.00'	26.01'
C30	107°12'19"	15.00'	28.07'
C31	85°26'45"	15.00'	22.37'
C32	47°44'41"	73.00'	60.83'
C33	103°42'07"	73.00'	132.13'
C34	8°42'13"	760.00'	115.45'
C35	80°46'35"	15.00'	21.15'
C36	97°33'33"	15.00'	25.54'
C37	62°04'59"	120.00'	130.03'
C38	73°18'05"	15.00'	19.19'
C39	77°52'28"	15.00'	20.39'
C40	37°07'38"	318.00'	206.06'
C41	37°37'49"	282.00'	185.21'
C42	98°03'23"	22.00'	37.65'
C43	98°50'59"	22.00'	37.96'
C44	50°01'29"	318.00'	277.64'
C45	33°07'07"	282.00'	163.00'
C46	11°47'52"	980.00'	201.79'
C47	11°47'52"	1016.00'	209.21'
C48	79°48'57"	25.00'	34.83'
C49	33°23'21"	25.00'	14.57'
C50	4°47'36"	960.00'	80.31'
C51	89°04'58"	15.00'	23.32'
C52	4°35'46"	1000.00'	80.22'
C53	65°35'08"	15.00'	17.17'
C54	62°10'55"	15.00'	16.28'

**LEGEND**

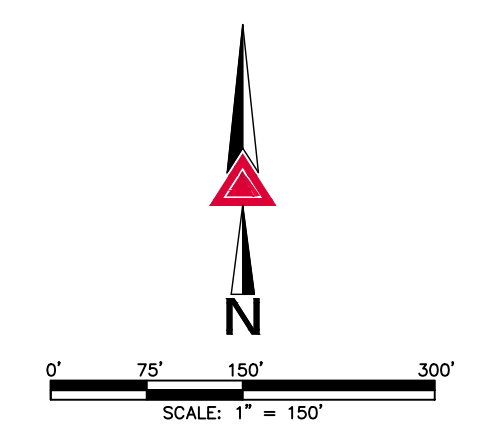
FOUND ALIQUOT CORNER AS SHOWN HEREON

SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"


U.E.\* UTILITY EASEMENTS & SNOW STORAGE EASEMENT

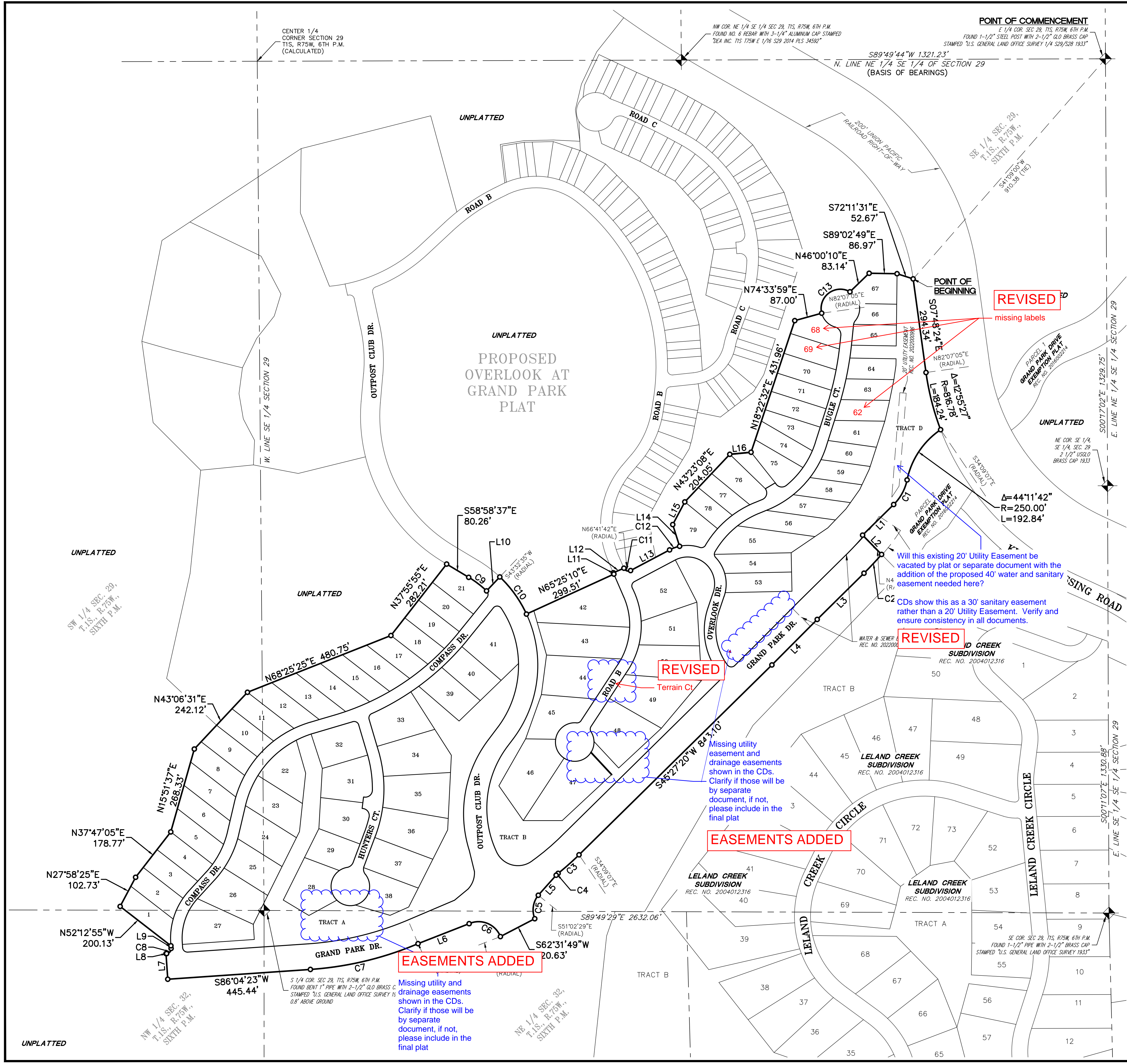
(ROW) RIGHT-OF-WAY

(NR) DENOTES NON-RADIAL



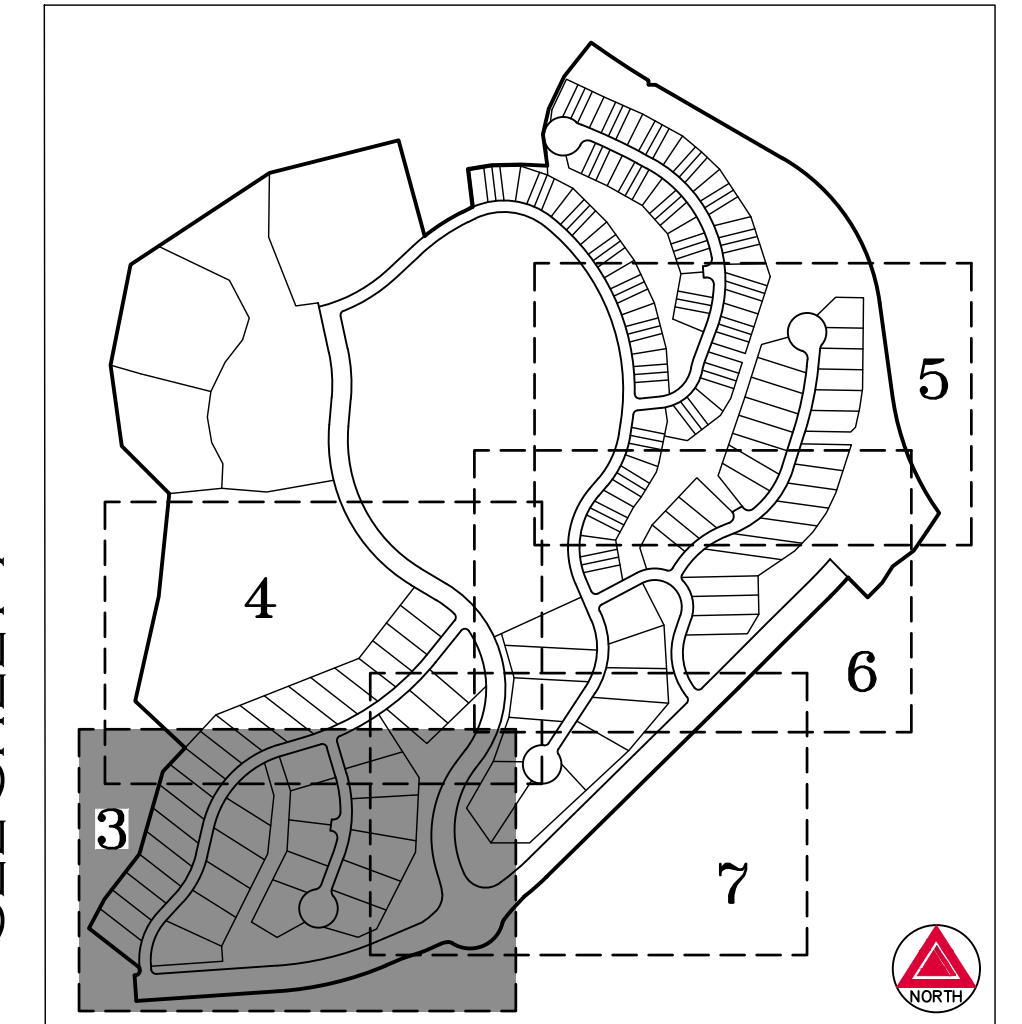
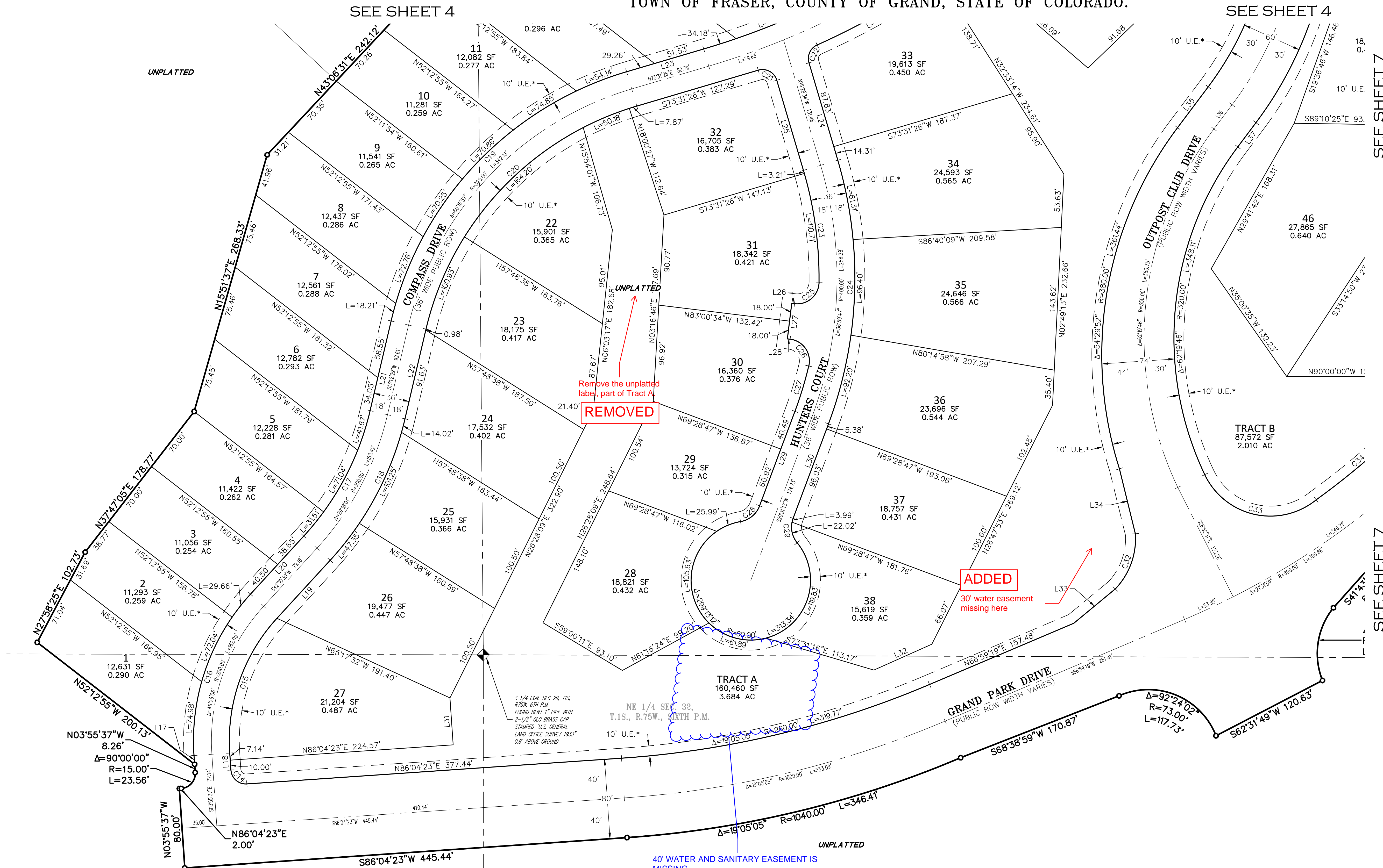
FOR REVIEW  
DO NOT RECORD

 Aztec Proj. No.: 181122-01 Drawn By: BAM	<b>DEVELOPER</b> GRAND PARK DEVELOPMENT, LLC  P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600	DATE OF PREPARATION:	12-17-2025
		SCALE:	1" = 150'
		SHEET 2 OF 7	





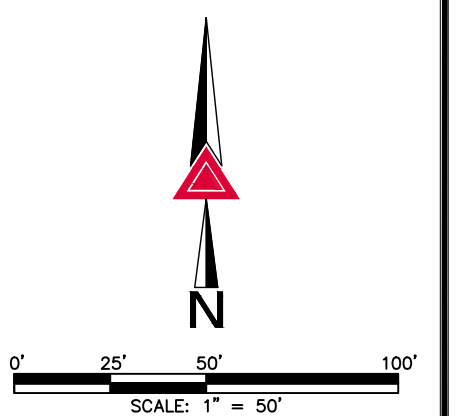
FINAL PLAT  
**WEST MOUNTAIN FILING NO. 1**  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 600'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
U.E.*	UTILITY EASEMENTS & SNOW STORAGE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

SEE SHEET 2  
FOR LINE &  
CURVE TABLES



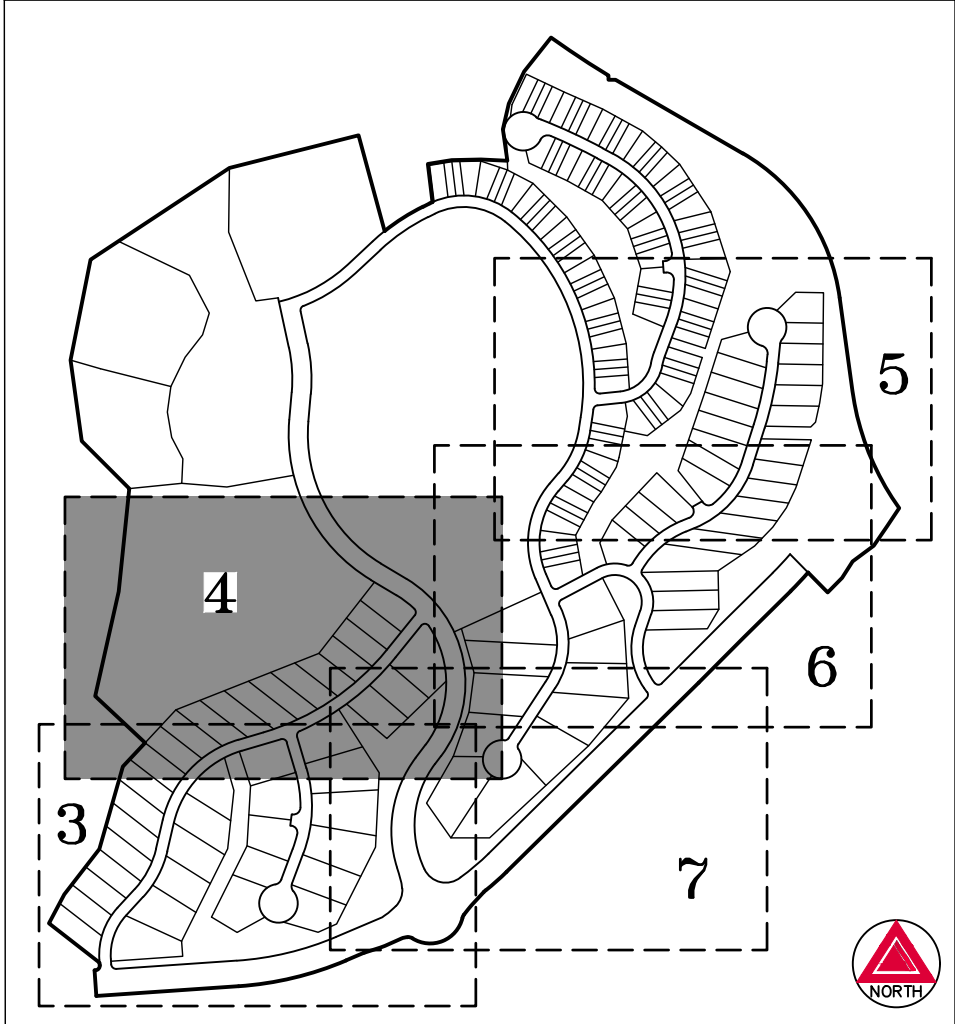
FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

 AzTec Proj. No.: 181122-01 Drawn By: BAM	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER GRAND PARK DEVELOPMENT, LLC		DATE OF PREPARATION:	12-17-2025
		P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600		SCALE:	1" = 50'
				SHEET 3 OF 7	



FINAL PLAT  
**WEST MOUNTAIN FILING NO. 1**  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

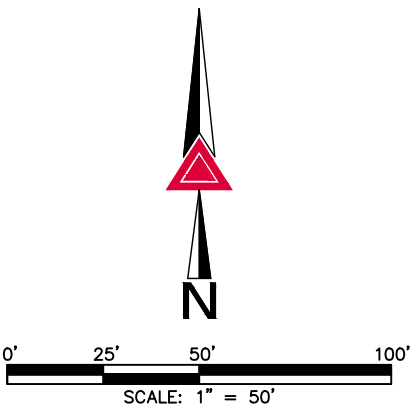


KEY MAP  
SCALE: 1" = 600'

**LEGEND**

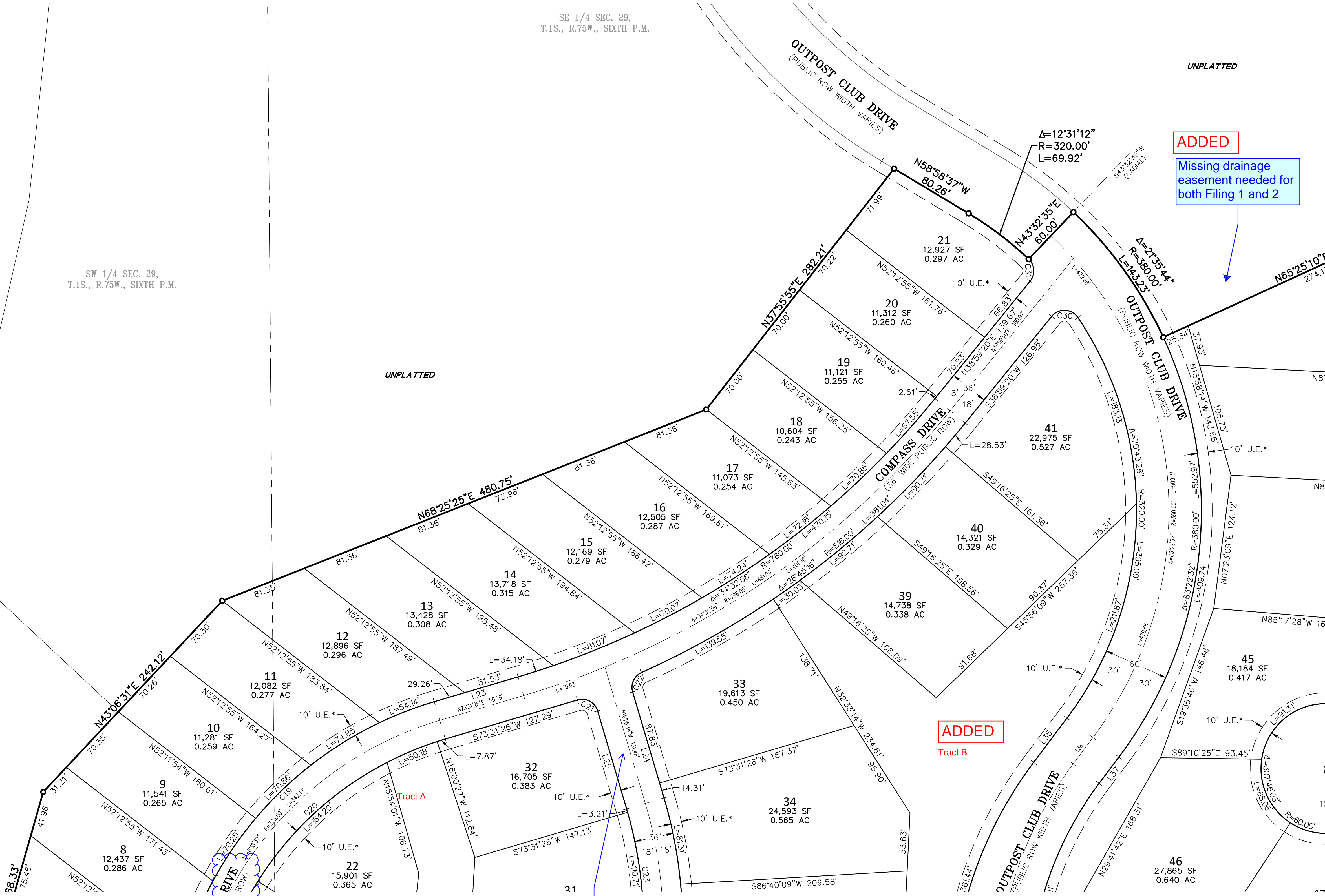
- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E.\* UTILITY EASEMENTS & SNOW STORAGE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

SEE SHEET 2  
FOR LINE &  
CURVE TABLES



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



SEE SHEET 3

SEE SHEET 3

Delete name here,  
not needed  
**REVISED**

Add road name  
**ADDED**

**ADDED**  
Tract B

**ADDED**  
Missing drainage  
easement needed for  
both Filing 1 and 2

**AzTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 181122-01

Drawn By: BAM

**DEVELOPER**  
GRAND PARK DEVELOPMENT, LLC

P.O. BOX 30  
WINTER PARK, COLORADO 80482  
(970) 726-8600

DATE OF PREPARATION: 12-17-2025

SCALE: 1" = 50'

SHEET 4 OF 7



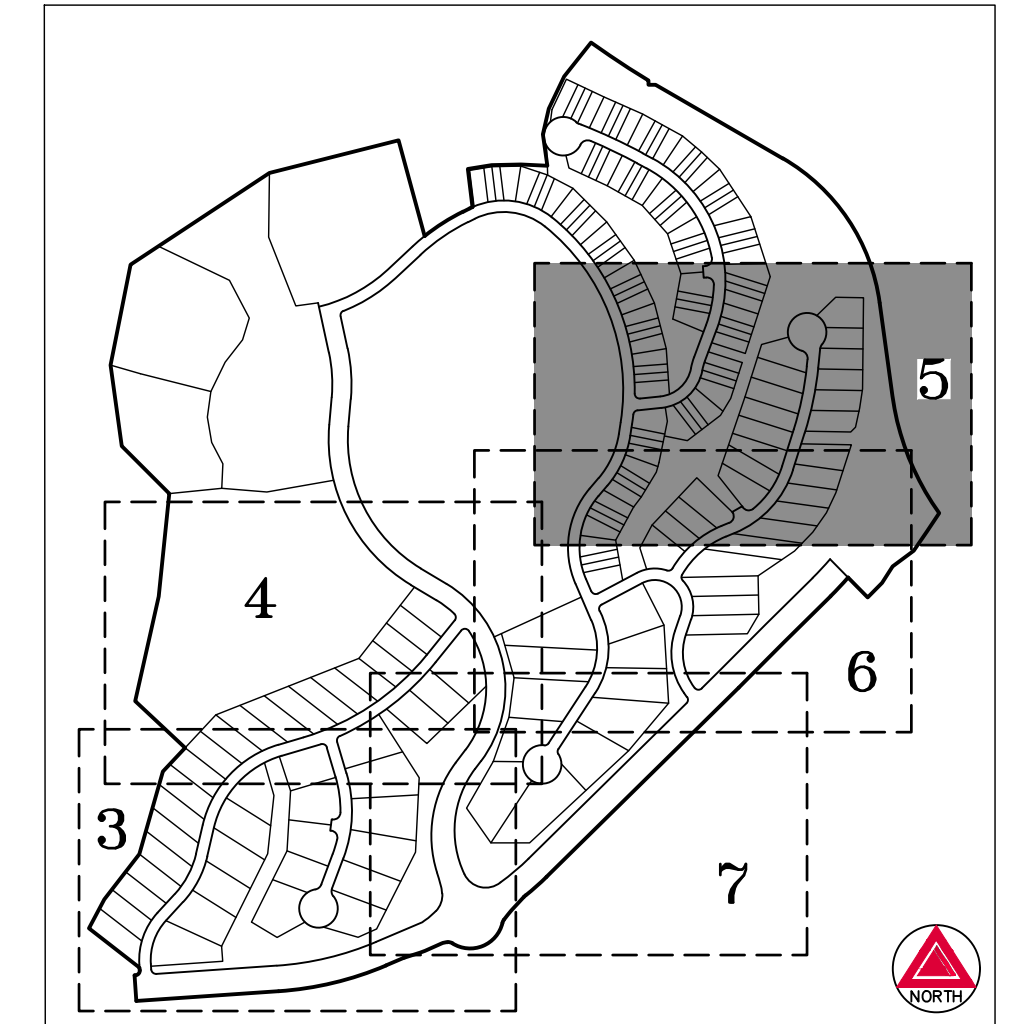
# FINAL PLAT WEST MOUNTAIN FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

Needed for both  
Filing 1 and 2

ADDED

Missing easement for  
Pond B and its  
maintenance access



KEY MAP  
SCALE: 1" = 600'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
U.E.*	UTILITY EASEMENTS & SNOW STORAGE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

SEE SHEET 2  
FOR LINE &  
CURVE TABLES

Needed for both  
Filing 1 and 2

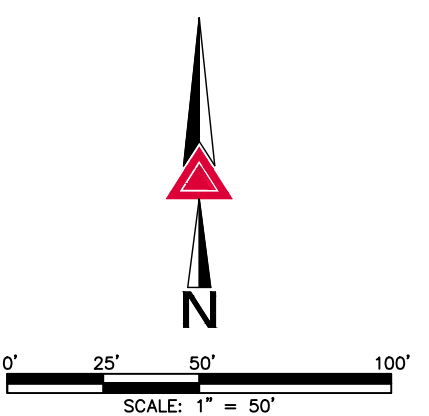
ADDED

Missing drainage  
easement through  
here to Pond B

REVISED

Will this existing 20' Utility Easement be  
vacated by plat or separate document with the  
addition of the proposed 40' water and sanitary  
easement needed here?

CDs show this as a 30' sanitary easement  
rather than a 20' Utility Easement. Verify and  
ensure consistency in all documents.



FOR REVIEW  
DO NOT RECORD

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DEVELOPER  
GRAND PARK DEVELOPMENT, LLC

P.O. BOX 30  
WINTER PARK, COLORADO 80482  
(970) 726-8600

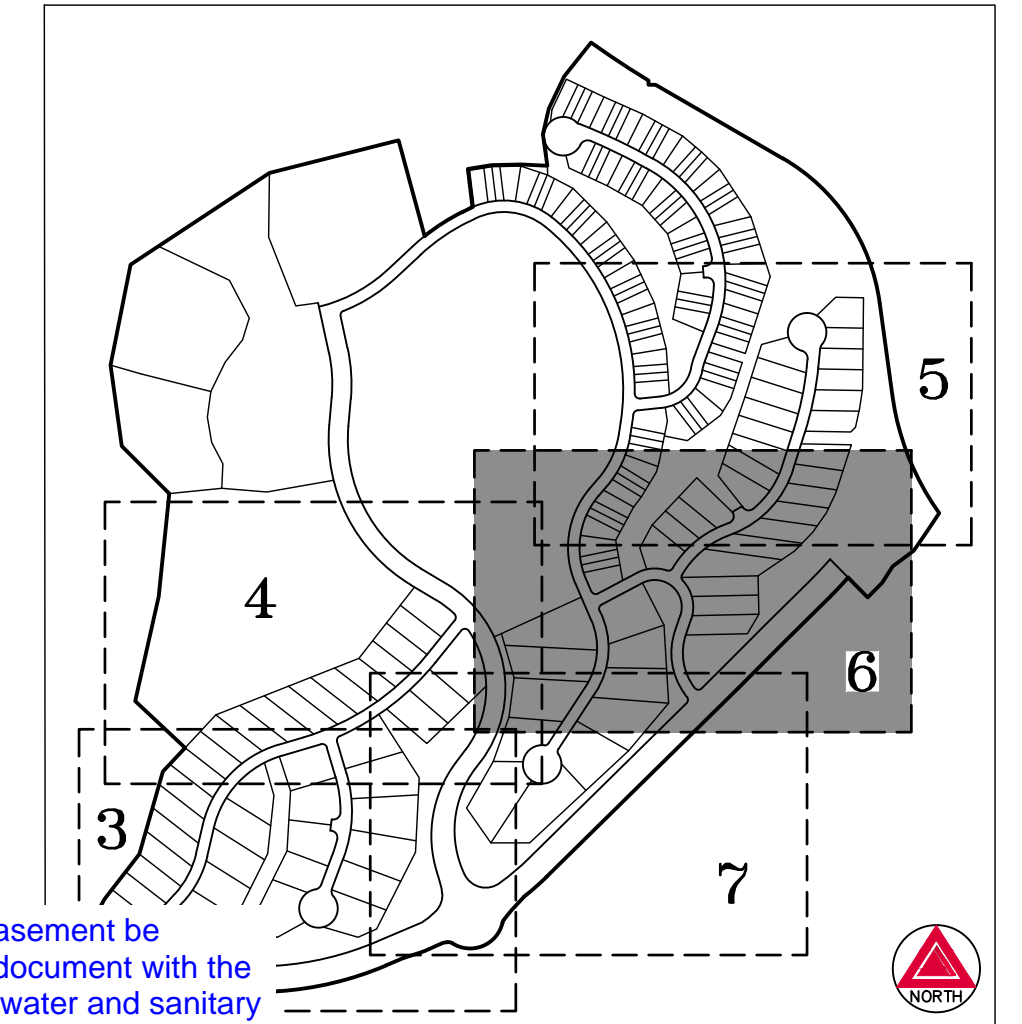
DATE OF PREPARATION:	12-17-2025
SCALE:	1" = 50'
SHEET 5 OF 7	

AzTec Proj. No.: 181122-01

Drawn By: BAM



FINAL PLAT  
**WEST MOUNTAIN FILING NO. 1**  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



**KEY MAP**  
CALE: 1" = 600'

Will this existing 20' Utility Easement be vacated by plat or separate document with the addition of the proposed 40' water and sanitary easement needed here?

CDs show this as a 30' sanitary easement rather than a 20' Utility Easement. Verify and ensure consistency in all documents.

**REVISED**

This is an existing 30' sanitary sewer easement that is proposed to be modified to a 40' water & sanitary sewer easement (as depicted on the preliminary CD's)

**ADDED**

**ADDED**

Missing drainage easements for all storm pipe/inlets beyond ROW

**ADDED**

20' DRAINAGE EASEMENT IS MISSING

**ADDED**

SIGHT DISTANCE EASEMENTS NOT REQUIRED PER TOWN CODE

Sight distance easement needs to be depicted

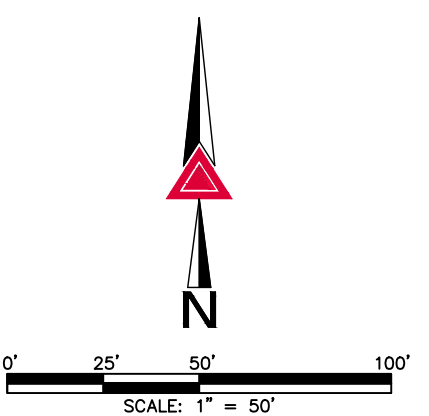
**ADDED**  
Needed for both Filing 1 and 2

**ADDED**  
Missing drainage easement needed for both Filing 1 and 2

**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E.\* UTILITY EASEMENTS & SNOW STORAGE EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

SEE SHEET 2  
FOR LINE &  
CURVE TABLES



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 181122-01      Drawn By: BAM

**DEVELOPER**  
GRAND PARK DEVELOPMENT, LLC

P.O. BOX 30  
WINTER PARK, COLORADO 80482  
(970) 726-8600

DATE OF PREPARATION:	12-17-2025
SCALE:	1" = 50'
SHEET 6 OF 7	



FINAL PLAT  
**WEST MOUNTAIN FILING NO. 1**  
A PARCEL OF LAND LOCATED IN SECTION 29 AND  
THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

SEE SHEET 4

SEE SHEET 3

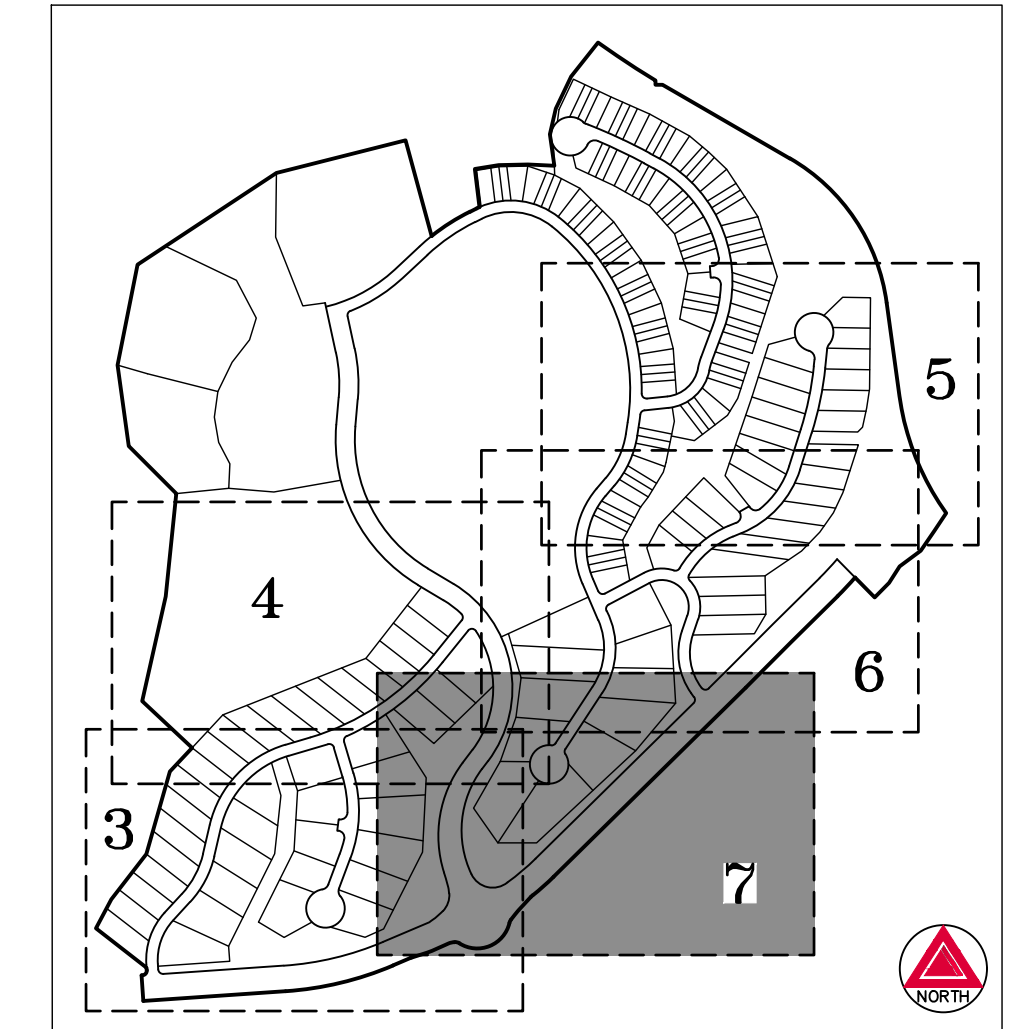
REVISED  
Fix street name to be legible here

SEE SHEET 6

STREET NAME IS MISSING  
ADDED

30' WATER EASEMENT IS MISSING  
ADDED

Missing drainage easement for Pond C  
PLANS REVISED

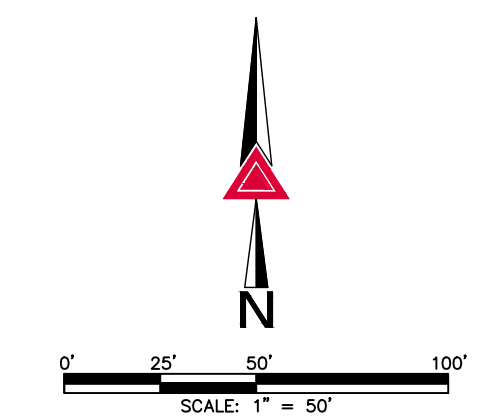


KEY MAP  
SCALE: 1" = 600'

**LEGEND**

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DATE OF PREPARATION:	12-17-2025
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SHEET 7 OF 7	