



February 9th, 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**

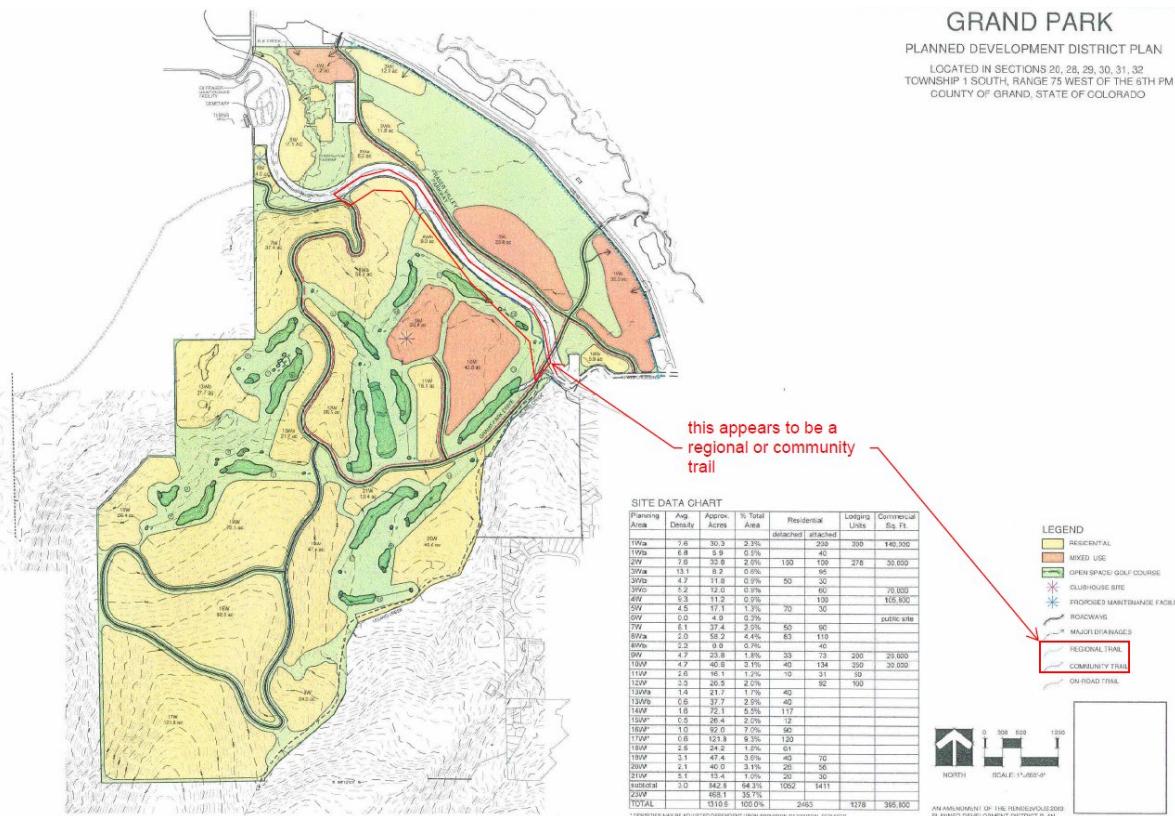
18. Update the year to 2026 in the Owner Certificate signature block **RESPONSE: Revised**

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 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. 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.**

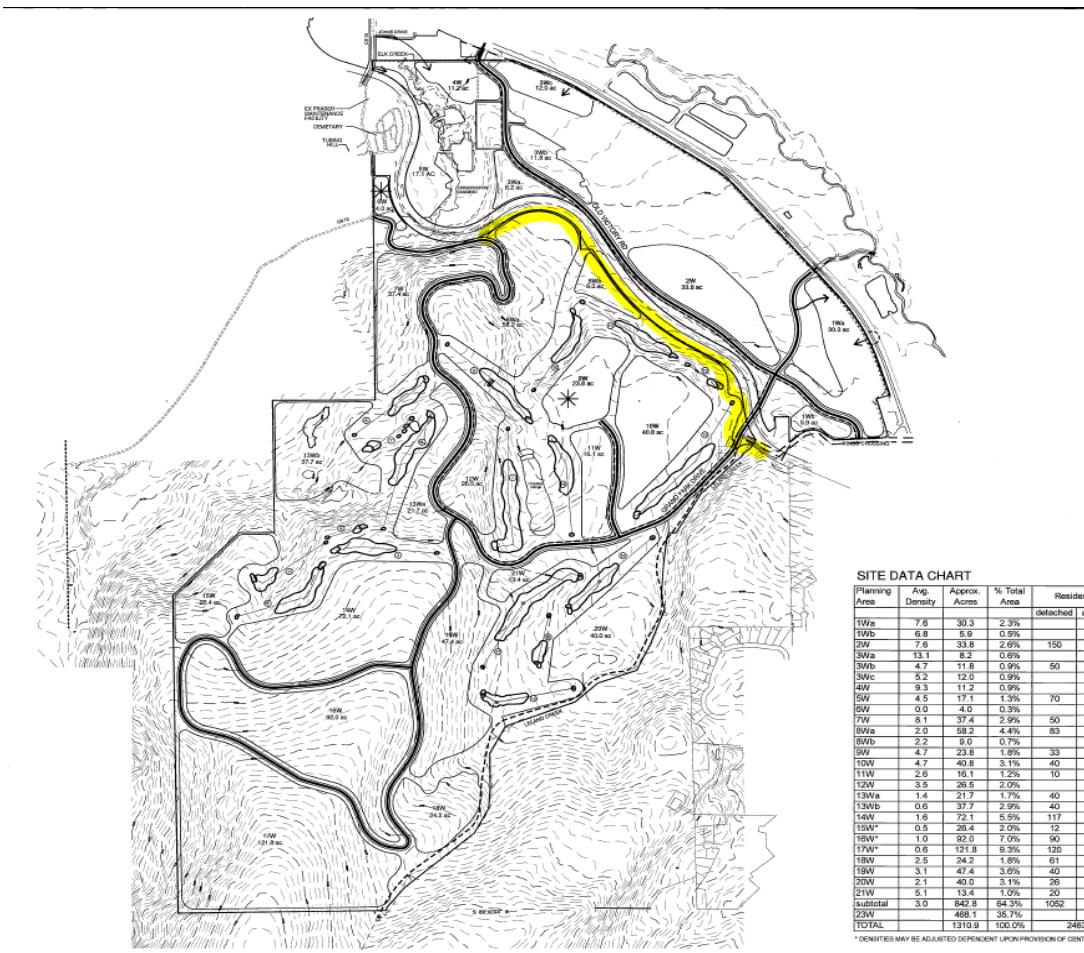
GRAND PARK

PLANNED DEVELOPMENT DISTRICT PLAN
LOCATED IN SECTIONS 26, 28, 29, 30, 31, 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



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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: FPDps don't have this level of detail, it is in the construction plans.**

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.**

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-detrains 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:**

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.**

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:

- Revise the scale to a maximum of 1" = 200' per SDDTCM Section 2.3.1. Note that this may require two sheets. **RESPONSE: Updated.**
- 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.**

- 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.**

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 of 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

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

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**

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.**

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, FPD 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.**

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 to 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.**

- 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 to 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.**

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

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.**

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,**

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. MPEI 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 Gittins

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. NOT WITHSTANDING 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

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**

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. T1 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 RECEIPT 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 83.6 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 SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 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 12°22'02", 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 32.00 FEET;

THENCE SOUTHWESTERLY 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 38.00 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 33.00 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 SOUTHERLY 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;

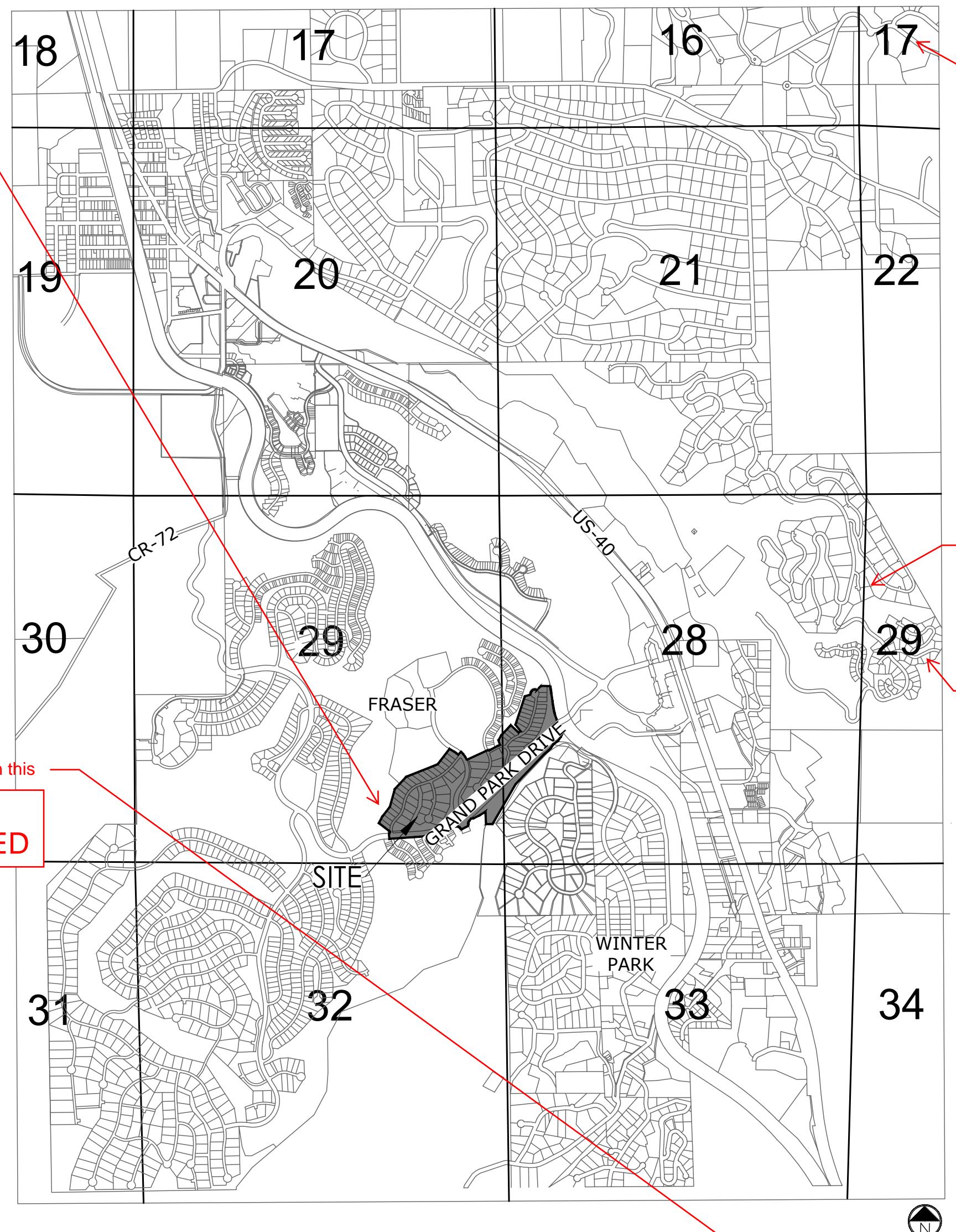
THENCE SOUTH 89°02'49" EAST, A DISTANCE OF 86.97 FEET;

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



VICINITY MAP

GENERAL NOTES

- LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE ONLY.
- SETBACKS:
 - Lots 1-41 are 11W
 - Lots 42-52 are 10W
 - 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 are 10W
- LOTS 53-79 MAY BE DETACHED OR
- BUILDING HEIGHT SHALL NOT EXCEED 33'-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

NOTES ADDED BACK IN

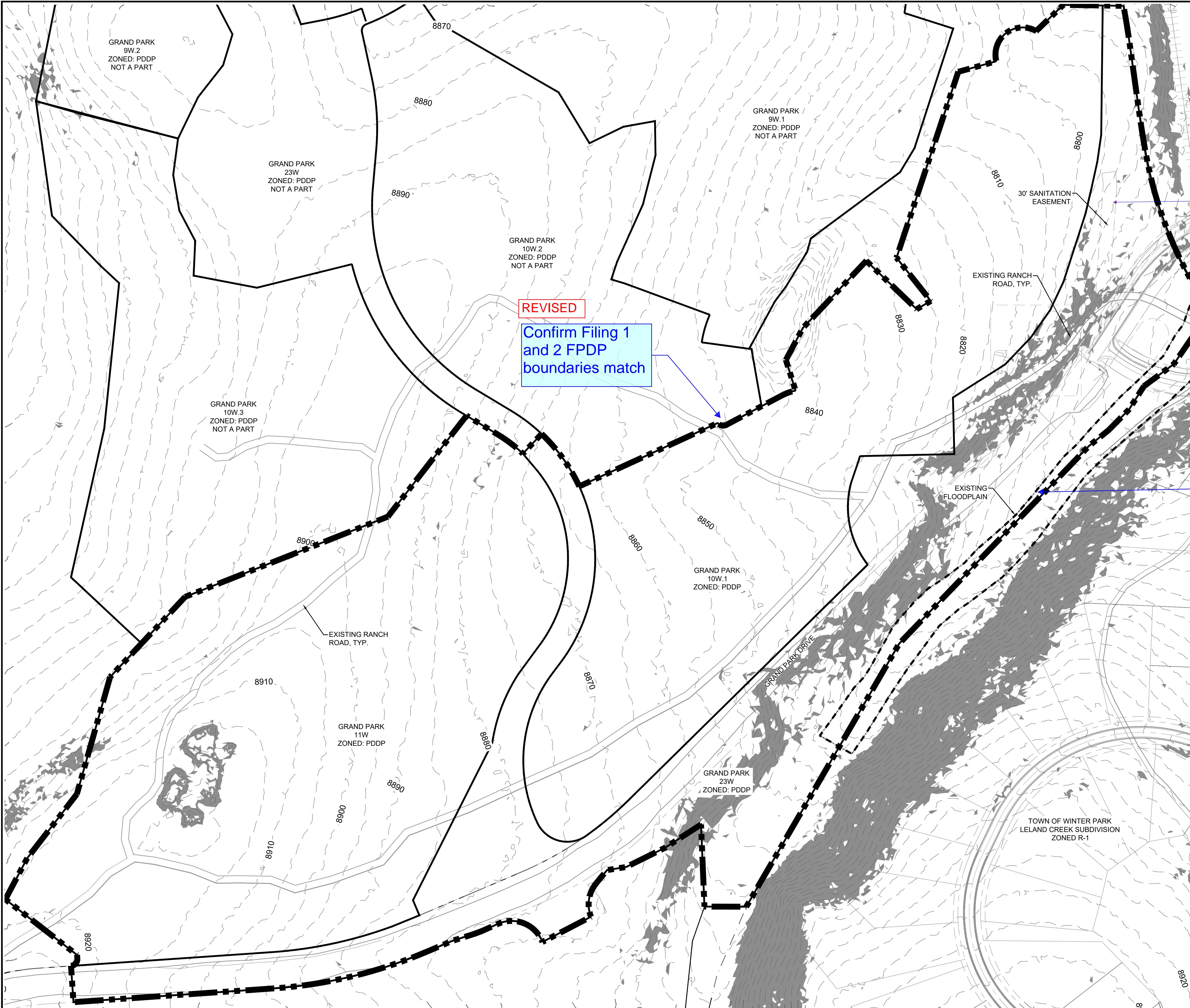
Notes 12 and 13 from previous submittal have been removed:
12. Final engineering documents, construction drawings and site specific geotechnical report shall be submitted and approved prior to building permit issuance
13. All light fixtures shall be in compliance with the Town of Fraser Municipal Code 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

YOR

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



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
Residential		
10W.1	38	
10W.2		38
NOT A PART	174	(4)
10W.3		(70)
Subtotal	174	112
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)
Subtotal	40.8	42.7
11W	16.1	19.3
Subtotal	56.9	62.0
23W		16.7
*Total	53.5	

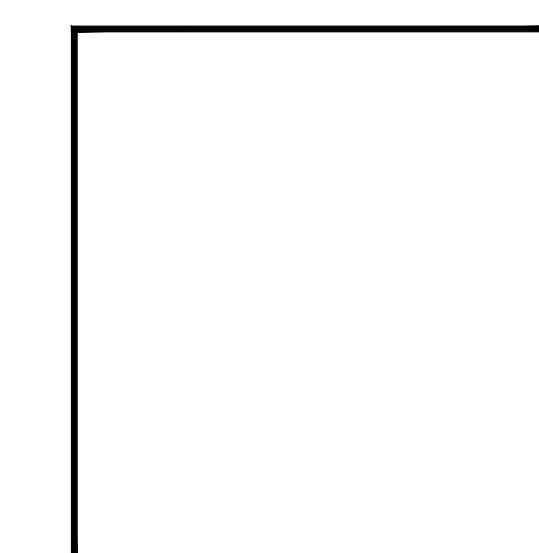
* EXCLUDES 10W.2 & 10W.3

REVISED

Confirm Filing 1
and 2 FPDP
boundaries match

REVISED

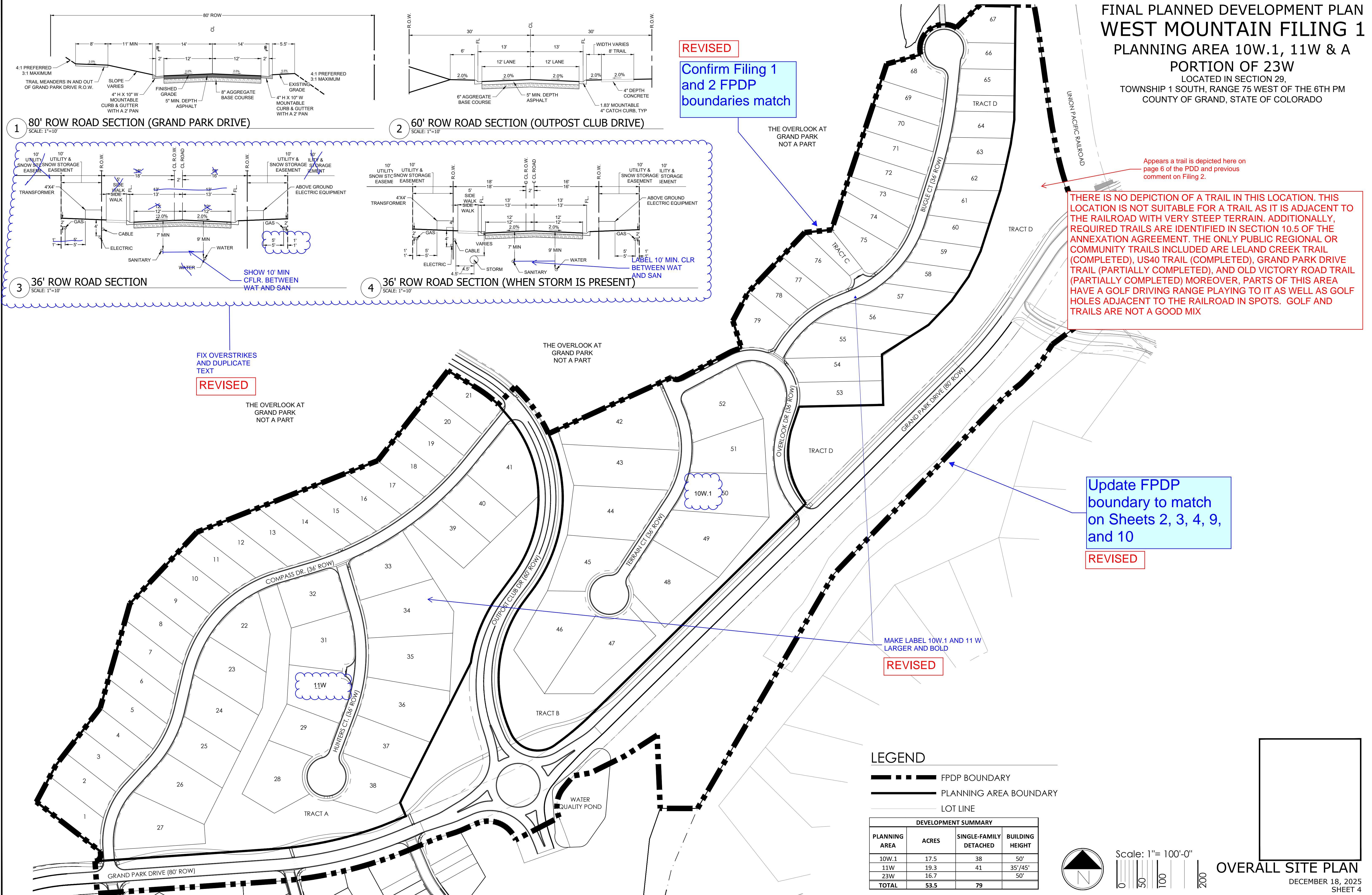
Update FPDP
boundary to match
on Sheets 2, 3, 4, 9,
and 10



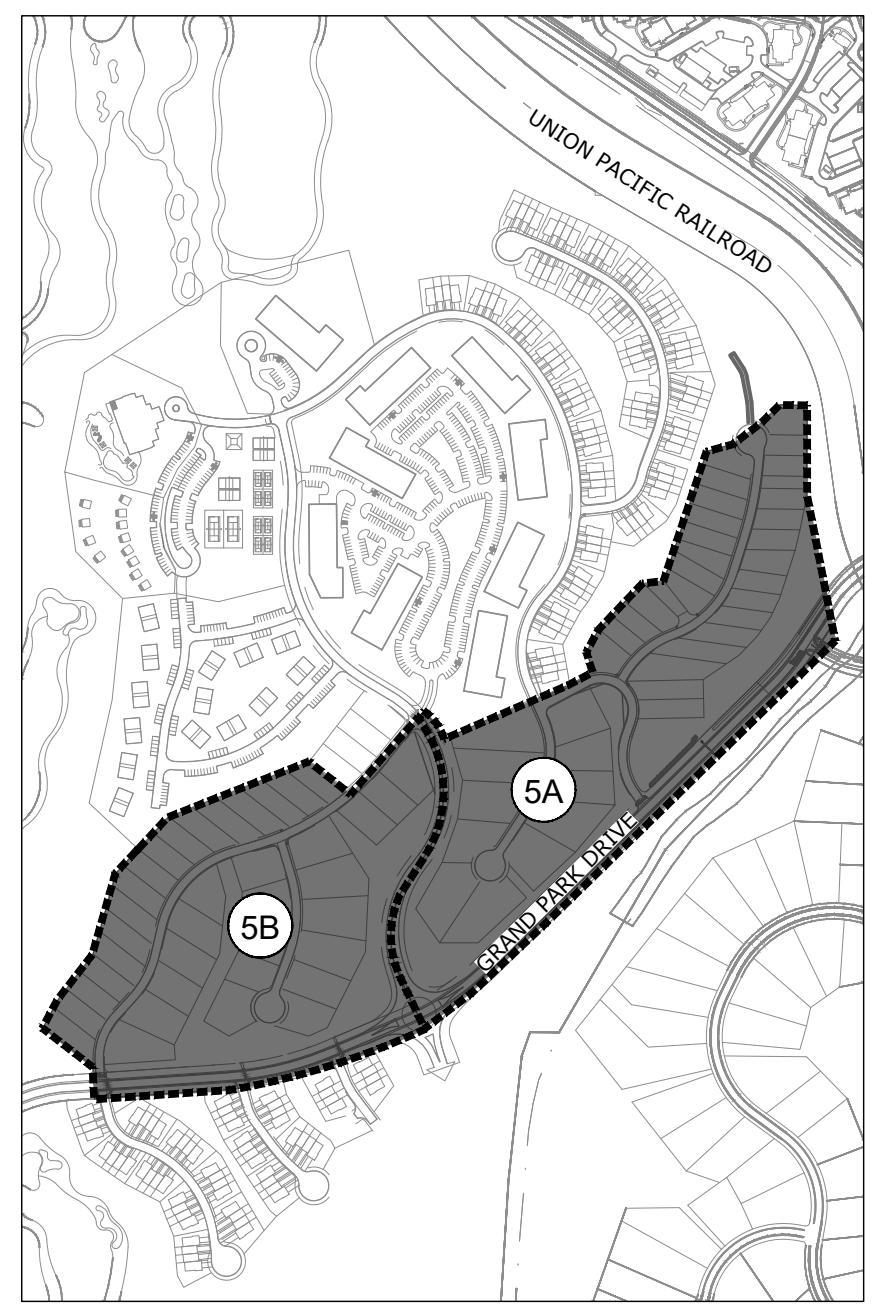
Scale: 1" = 200'-0"
0 100 200 400

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



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



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
11W	41	82
TOTAL	79	158

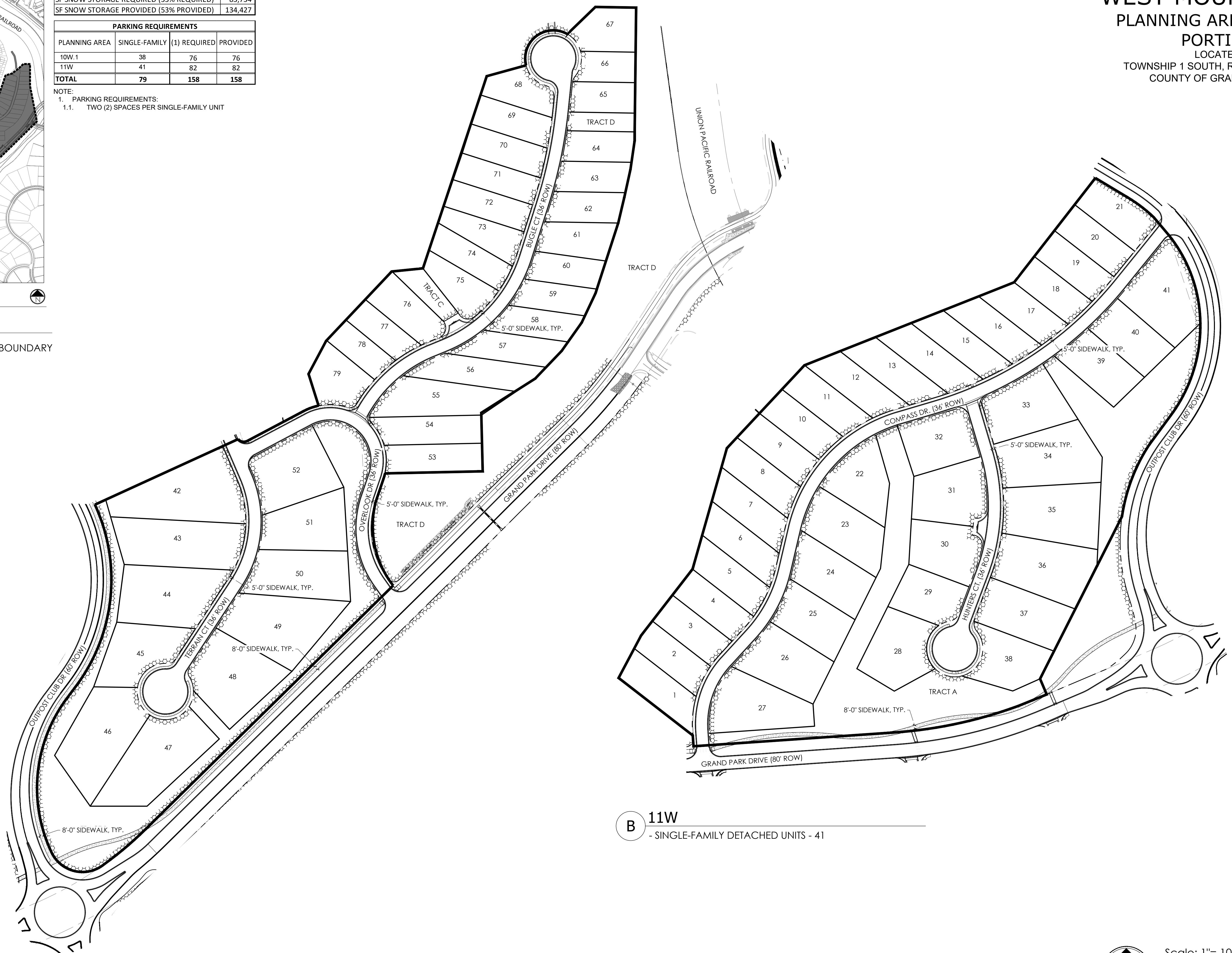
NOTE:
 1. PARKING REQUIREMENTS:
 1.1. TWO (2) SPACES PER SINGLE-FAMILY UNIT

KEY MAP



LEGEND

—	PLANNING AREA BOUNDARY
—	LOT LINE
■	SNOW STORAGE

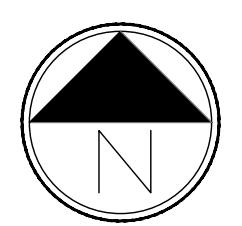


B 11W

- SINGLE-FAMILY DETACHED UNITS - 41

A 10W.1

- SINGLE FAMILY DETACHED UNITS - 38

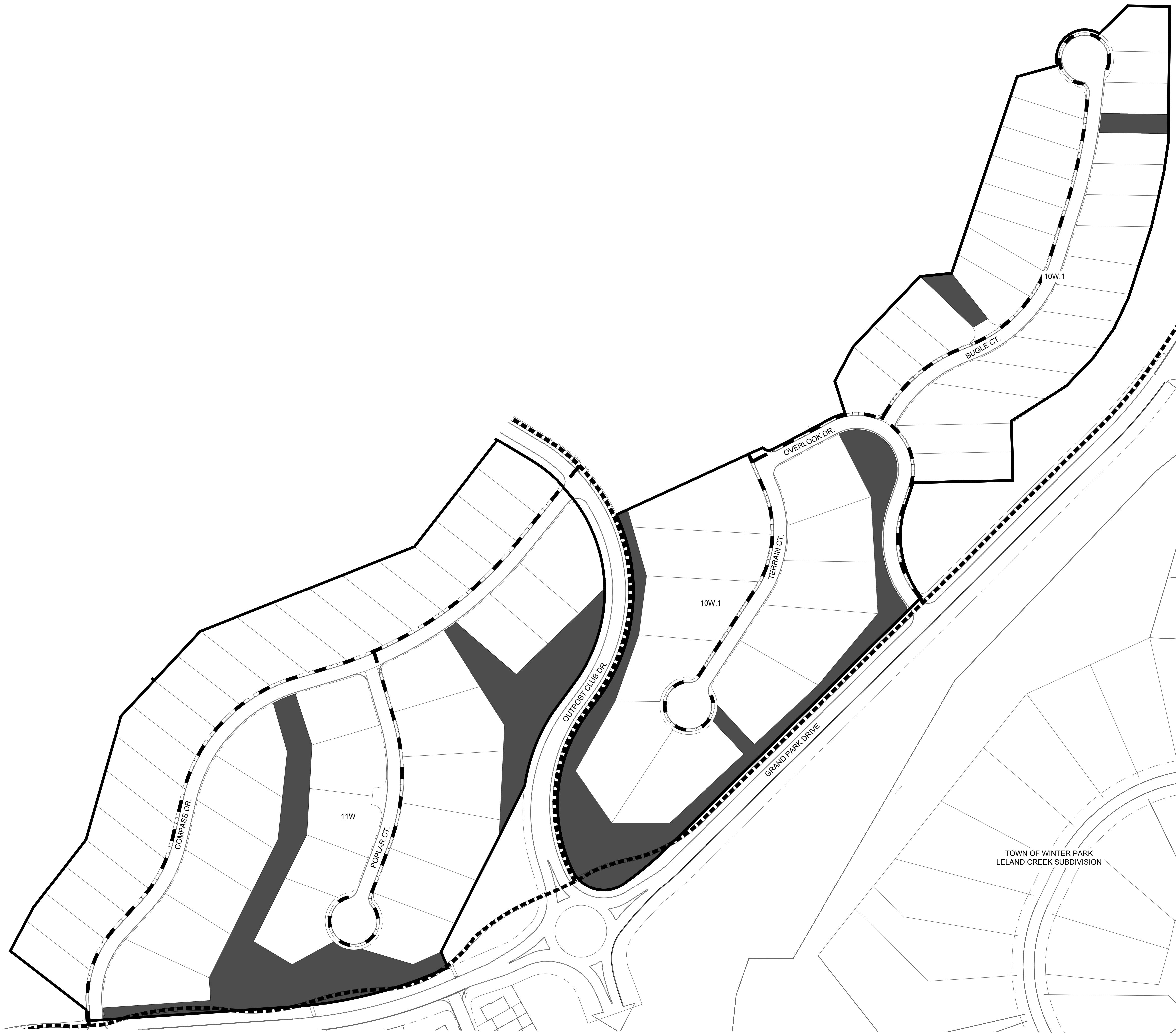


Scale: 1" = 100'-0"
 0 50 100 200



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

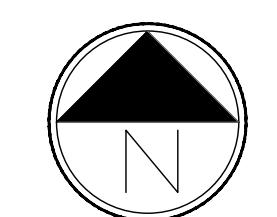
- PLANNING AREA BOUNDARY
- - - 8' SIDEWALK
- · - 5' SIDEWALK
- OPEN SPACE

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

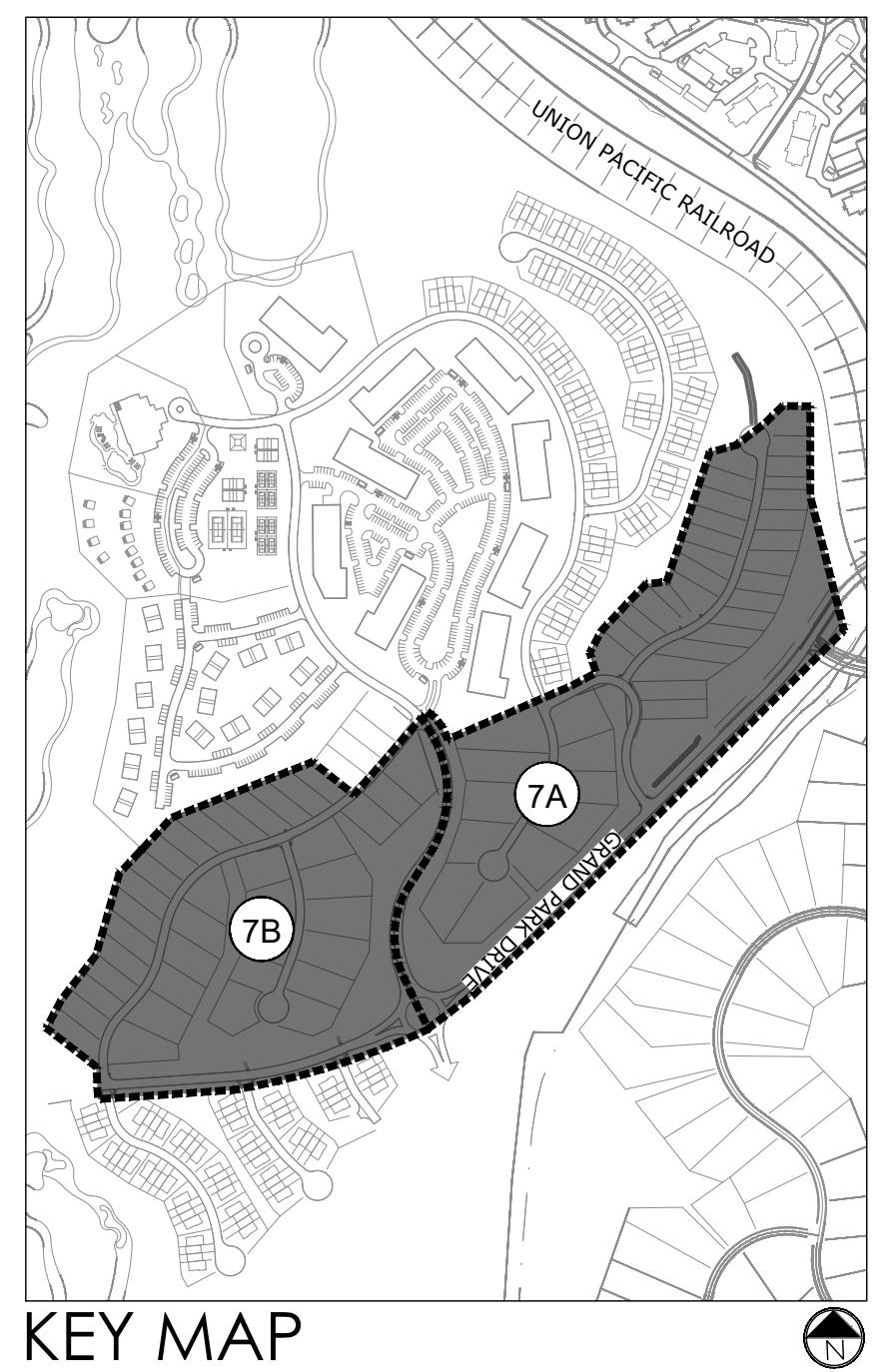
REVISED
 2.28 measured, a difference of approximately 14,000 SF
 5.2
 5.5 acres listed

OPEN SPACE
 DECEMBER 18, 2025
 SHEET 6



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

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



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 MILKVEITCH	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.

1. 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 THAN 2:1 HYDROSEED AT DOUBLE THE RATE.
2. SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.
3. FERTILIZATION APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.
4. 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.

KEY MAP

SYM	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS ORNAMENTAL TREES				
	POPULUS TREMULOIDES	ASPEN, QUAKING	6' HT	B&B
	MALUS SP.	CRAB APPLE	6' HT	B&B
	POPULUS ANGUSTIFOLIA	COTTONWOOD, NARROWLEAF	6' HT	B&B
	PRUNUS VIRGINIANA 'CANADARE'	CHOKEBERRY, CANADA RED	6' HT	B&B
BOTANICAL NAME	COMMON NAME	SIZE	TYPE	
EVERGREEN TREES				
	PICEA PUNGENS	SPRUCE, BLUE	6'-8' HT	B&B
	PICEA ENGELMANNII	SPRUCE, ENGELMANN	6'-8' HT	B&B
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#5 CONT.	
	PICEA ENGELMANNII	ENGELEMAN SPRUCE	6' HT	B&B
	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT	B&B
	PICEA PUNGENS 'BABY BLUE'	BABY BLUE SPRUCE	6' HT	B&B
	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HT	B&B
	PICEA PUNGENS 'TAT ALBERT'	FAT ALBERT SPRUCE	6' HT	B&B
	PICEA PUNGENS 'HOOPSII'	HOOPSII SPRUCE	6' HT	B&B
	PICEA PUNGENS 'PENDULA'	WEEPING BLUE SPRUCE	6' HT	B&B
	PINUS ARISTATA	BRISTLECONE PINE	6' HT	B&B
	PINUS CONCOLOR LATIFOLIA	LODGEPOLE PINE	6' HT	B&B
	PINUS FLEXILIS	LIMBER PINE	6' HT	B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT	B&B
BOTANICAL NAME	COMMON NAME	SPREAD	SPREAD	
EVERGREEN SHRUBS				
	PICEA PUNGENS 'GLAUCA GLOBOSA'	SPRUCE, DWARF GLOBE GREEN	#5 CONT.	
	PICEA PUNGENS '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.	
	POTENTILLA FRUTICOSA 'JACKMAN'S VARIETY'	POTENTILLA, JACKMAN	#5 CONT.	
	SYMPHORICARPOS OREOPHILUS	SNOWBERRY, MOUNTAIN	#5 CONT.	
	SPIRAEA SPLENDENS	SPIREA, MOUNTAIN	#5 CONT.	
	SAMMUCUS RACEMOSA	ELDER, NATIVE RED-BERRIED	#5 CONT.	
	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	#5 CONT.	

LEGEND

— PLANNING AREA BOUNDARY

— LOT LINE

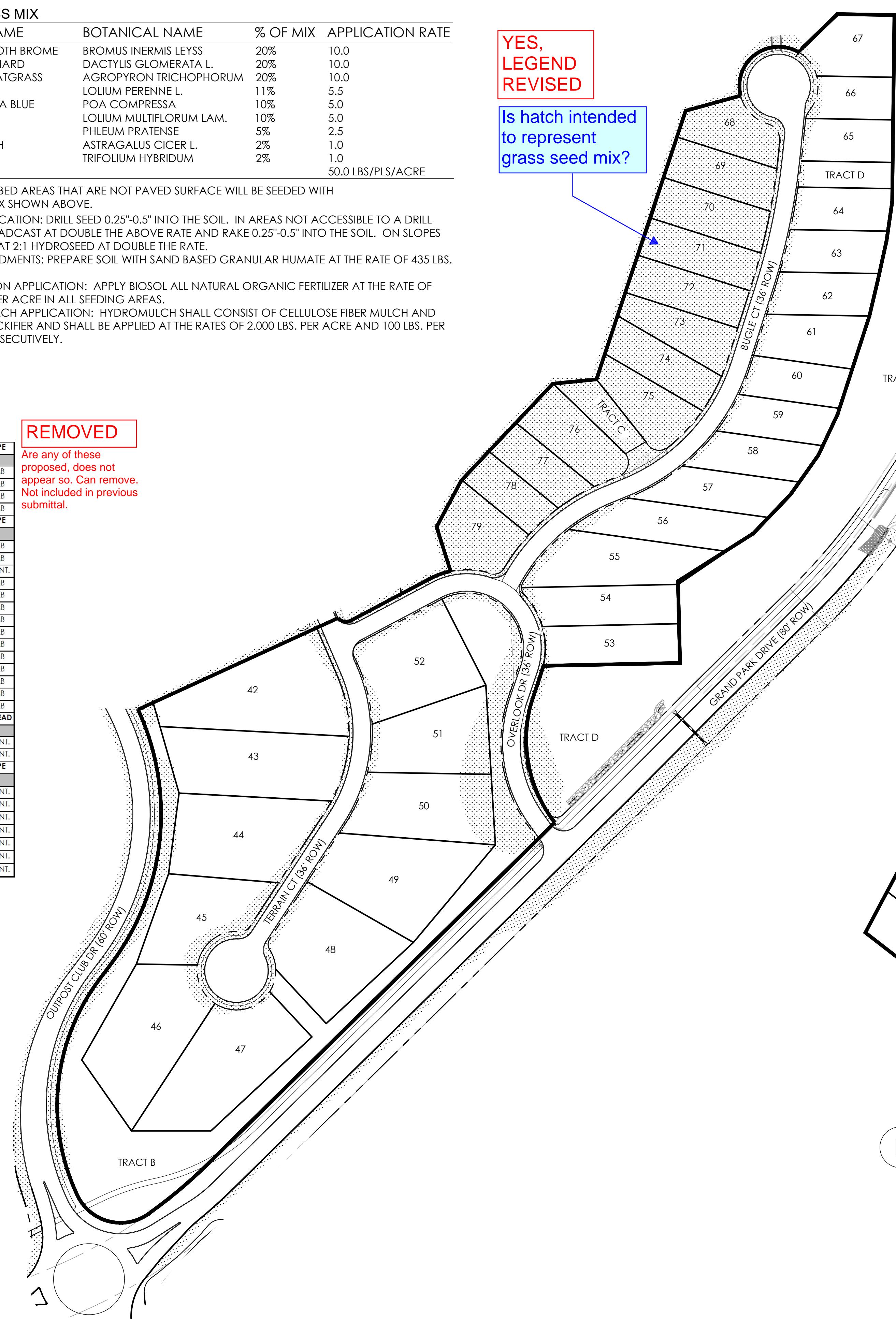
LANDSCAPE AREA

Change to seed mix?

REVISED

YES,
LEGEND
REVISED

Is hatch intended
to represent
grass seed mix?



B 11W

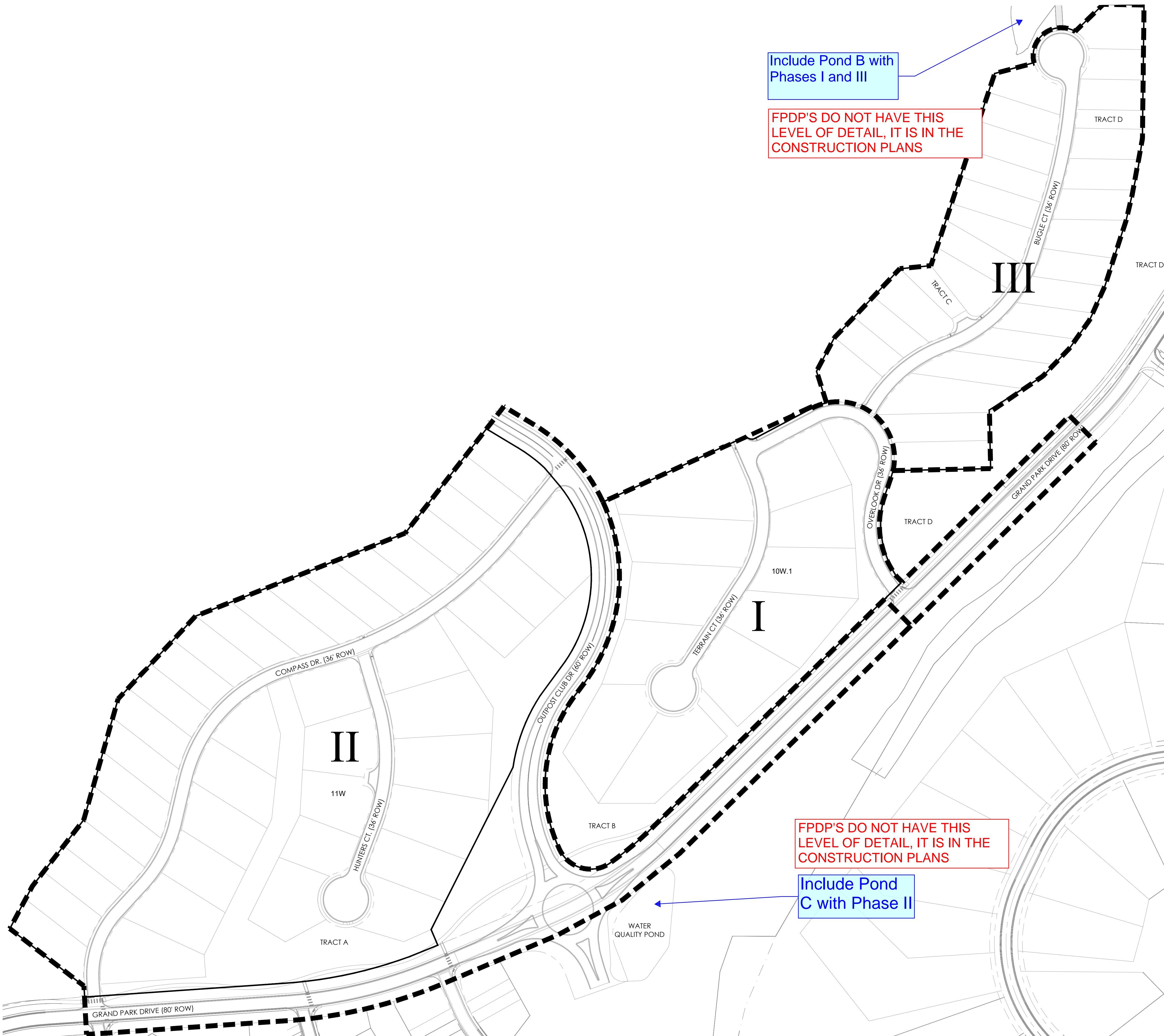
A 10W.1

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

LANDSCAPE PLAN
DECEMBER 18, 2025
SHEET 7

FINAL PLAN DEVELOPMENT PLAN
THE OVERLOOK AT
GRAND PARK

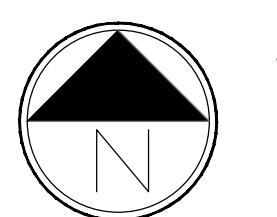
PLANNING AREAS 8WB, 9W.1, 9W.2 10W.2,
10W.3 AND A PORTION OF 23W
LOCATED IN SECTION 28 & 29,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



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

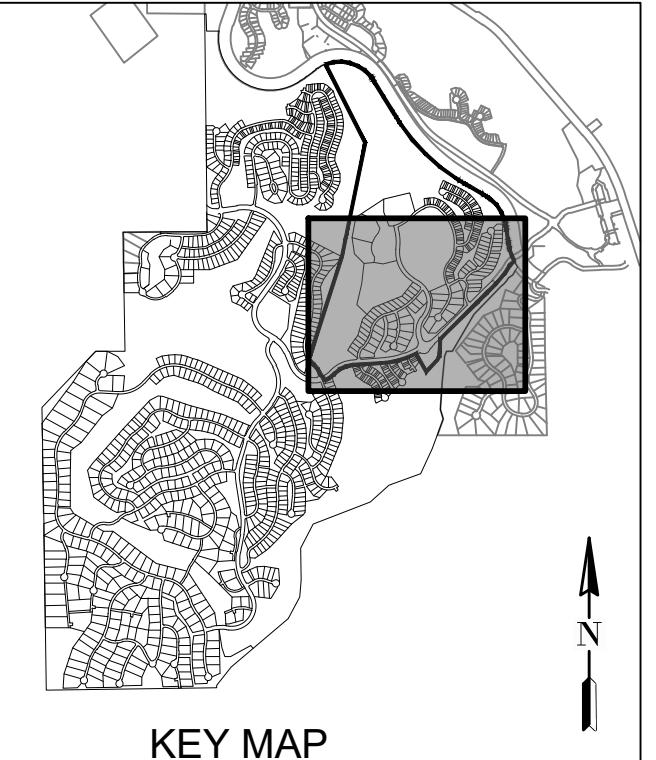


Scale: 1" = 100'-0"
0 50 100 200

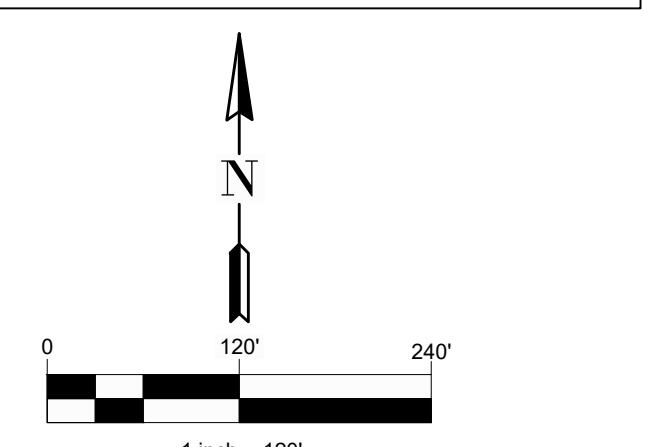
PHASING PLAN
DECEMBER 18, 2025
SHEET 8

FINAL PLANNED DEVELOPMENT PLAN WEST MOUNTAIN FILING 1 PLANNING AREA 10W.1, 11W & A

LOCATED IN SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



KEY MAP



LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
4880	PROPOSED MAJOR CONTOUR
4879	PROPOSED MINOR CONTOUR
4880	PROPOSED MAJOR CONTOUR
4879	PROPOSED MINOR CONTOUR
<	DRAINAGE SWALE
	SUBMITTAL AREA BOUNDARY
FP	FLOODPLAIN BOUNDARY
	EAST OF SITE - LELAND CREEK
	WEST OF SITE - ELK CREEK
	CONCRETE
	MAINTENANCE ACCESS
	NOT A PART
	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

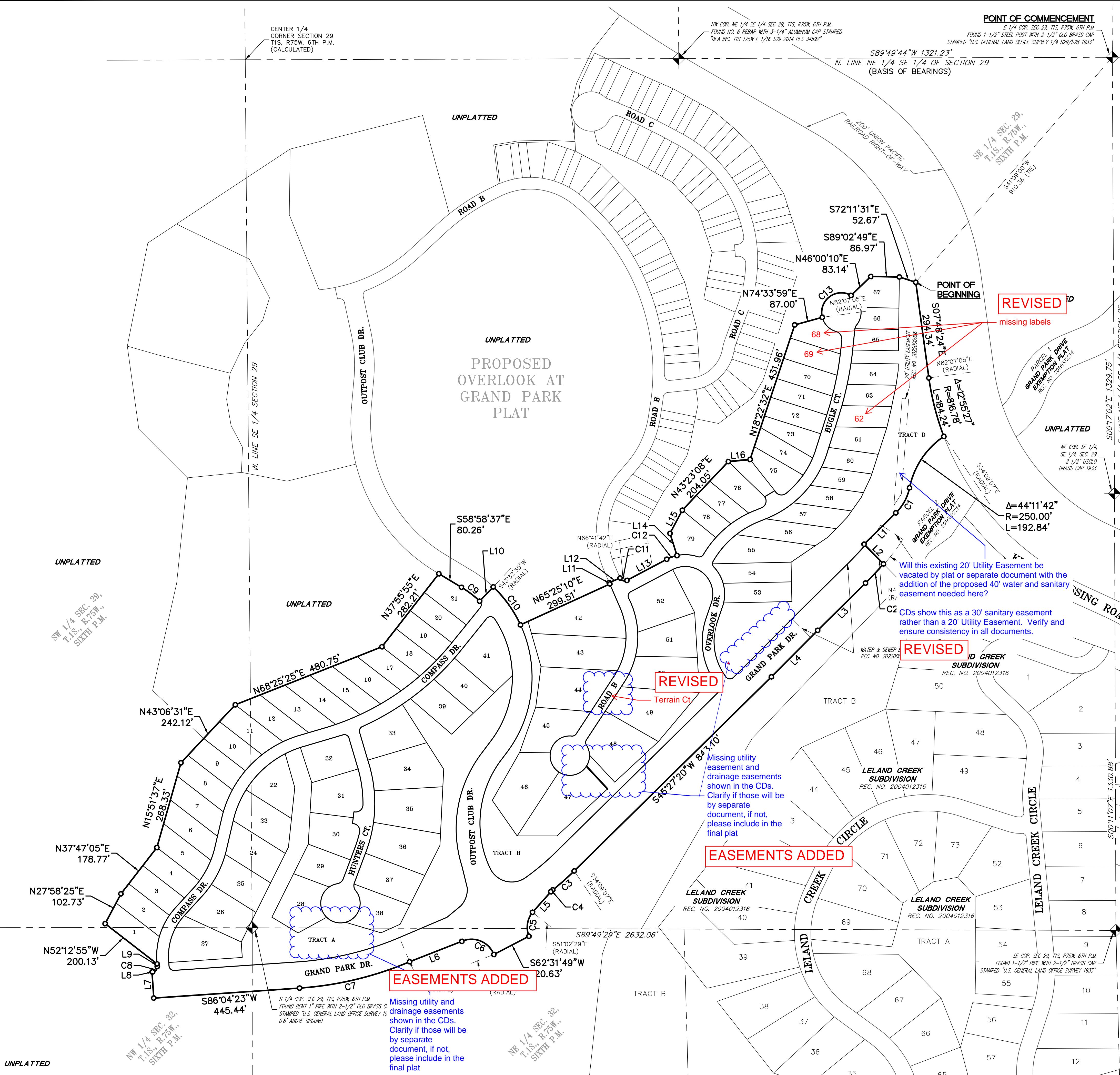
NOTES:

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

Title? Final Grading Plan

FINAL PLAT WEST MOUNTAIN FILING NO. 1

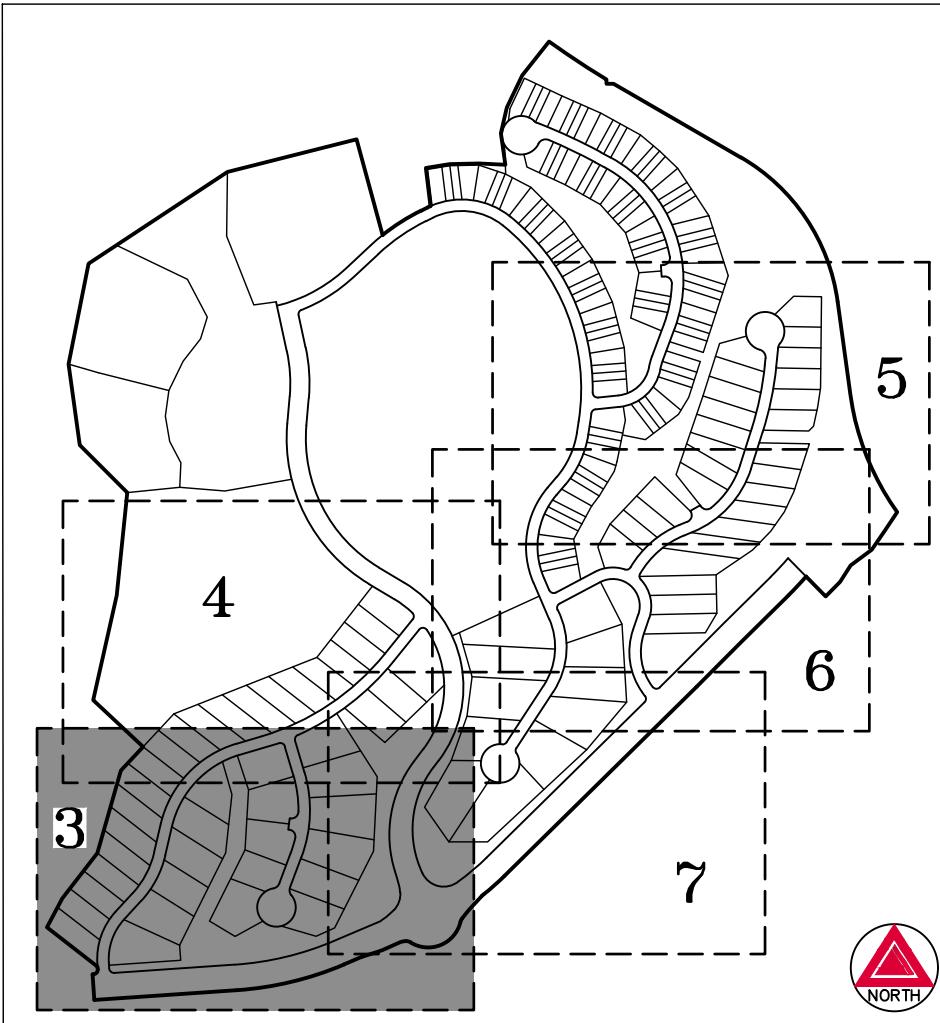
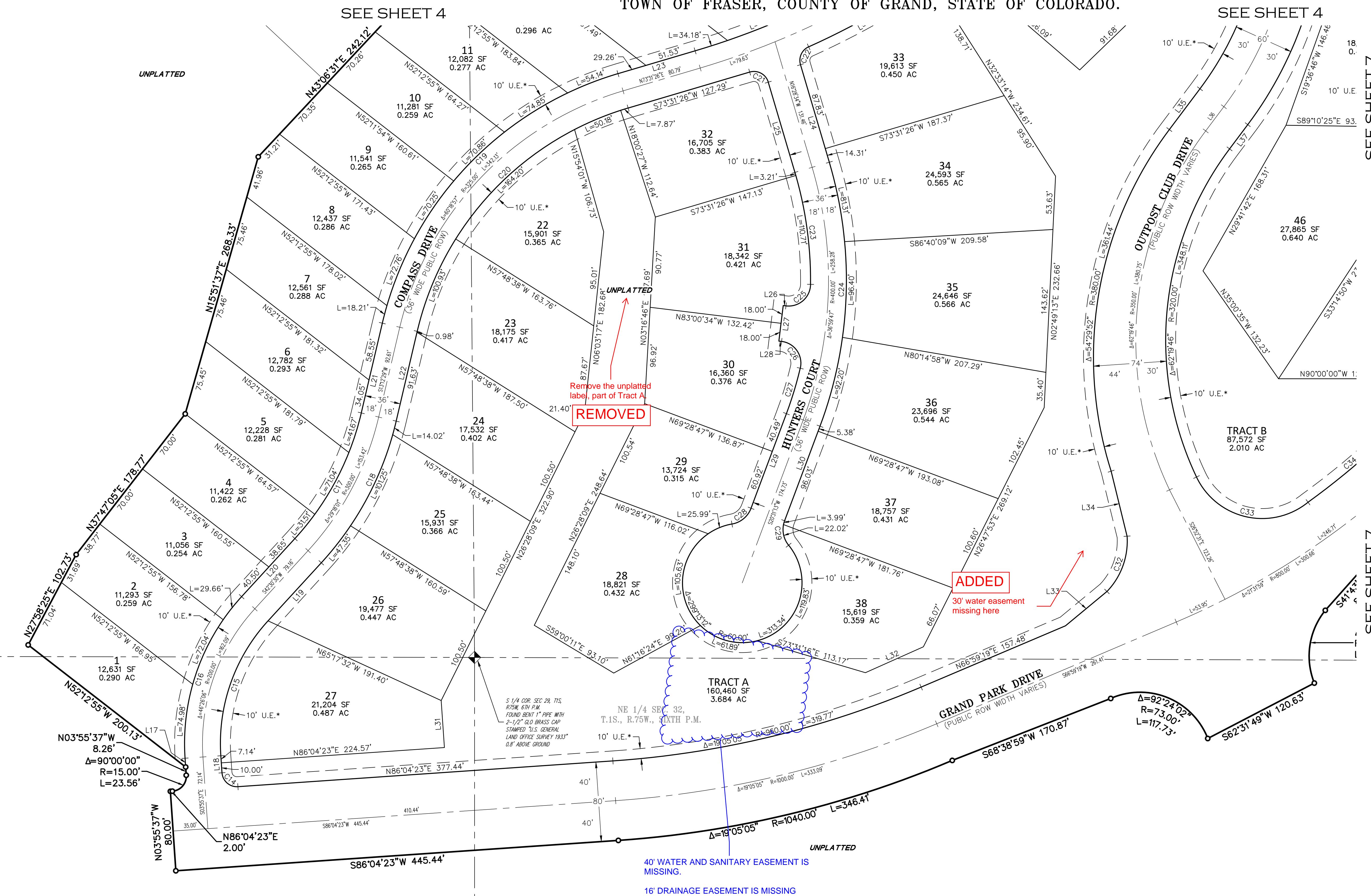
A PARCEL OF LAND LOCATED IN SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF
THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



FOR REVIEW
DO NOT RECORD

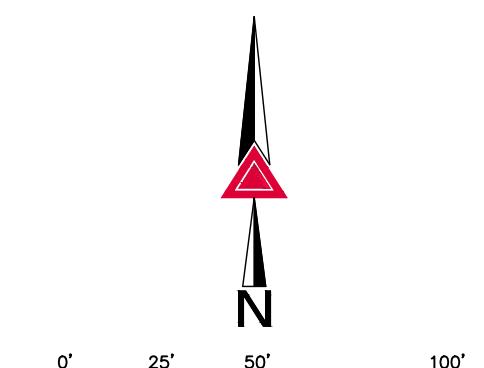
FINAL PLAT WEST MOUNTAIN FILING NO. 1

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.



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

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 3 OF 7

FINAL PLAT WEST MOUNTAIN FILING NO. 1

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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.

SE 1/4 SEC. 29,
T.1S., R.75W., SIXTH P.M.

SW 1/4 SEC. 29,
T.1S., R.75W., SIXTH P.M.

UNPLATTED

OUTPOST CLUB DRIVE
(PUBLIC ROW WIDTH VARIES)

N58°58'37"W
80.26'

12,927 SF
0.297 AC

10' U.E.*

N52°12'55"W 161.76'

11,312 SF
0.260 AC

2.61'

N52°12'55"W 160.46'

11,121 SF
0.255 AC

2.61'

N52°12'55"W 158.25'

10,604 SF
0.243 AC

2.61'

N52°12'55"W 145.63'

11,073 SF
0.254 AC

2.61'

N52°12'55"W 139.61'

12,505 SF
0.287 AC

2.61'

N52°12'55"W 136.42'

12,169 SF
0.279 AC

2.61'

N52°12'55"W 134.84'

13,718 SF
0.315 AC

2.61'

N52°12'55"W 132.48'

13,428 SF
0.308 AC

2.61'

N52°12'55"W 129.49'

12,896 SF
0.296 AC

2.61'

N52°12'55"W 127.84'

11,082 SF
0.277 AC

2.61'

N52°12'55"W 124.27'

10,281 SF
0.259 AC

2.61'

N52°11'54"W 160.61'

9,154 SF
0.265 AC

2.61'

N52°12'55"W 171.43'

8,243 SF
0.286 AC

2.61'

N52°12'55"W 171.43'

7,025 SF
0.286 AC

2.61'

N52°11'54"W 164.20'

6,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

5,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

4,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

3,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

2,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

1,082 SF
0.259 AC

2.61'

N52°12'55"W 164.20'

0,082 SF
0.259 AC

2.61'

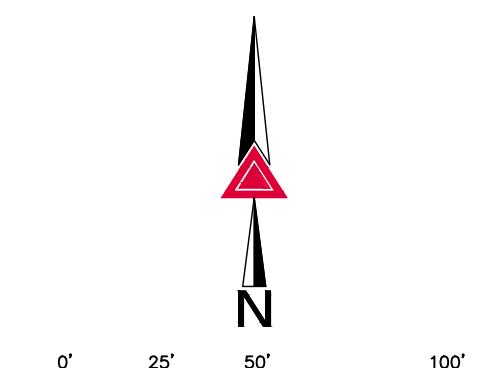
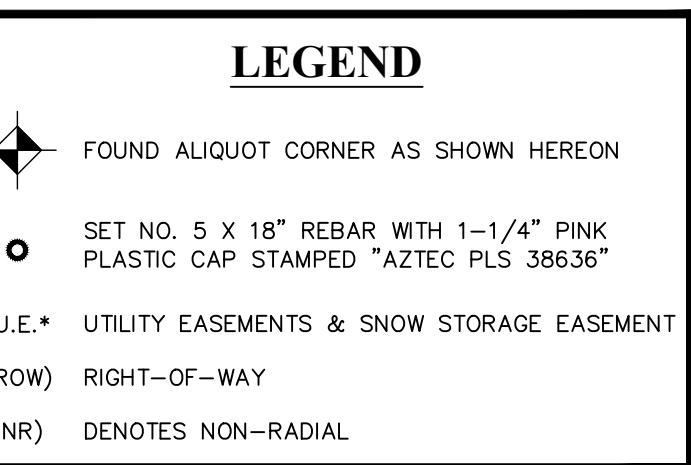
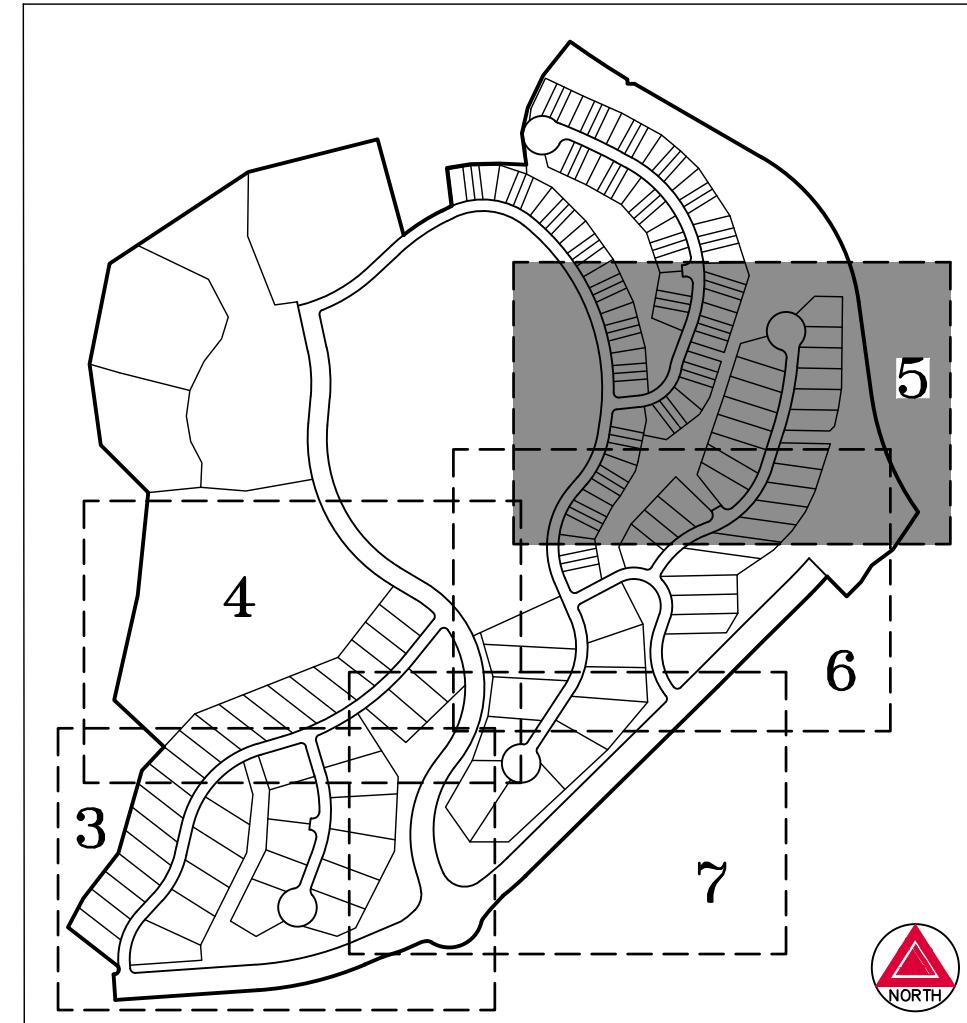
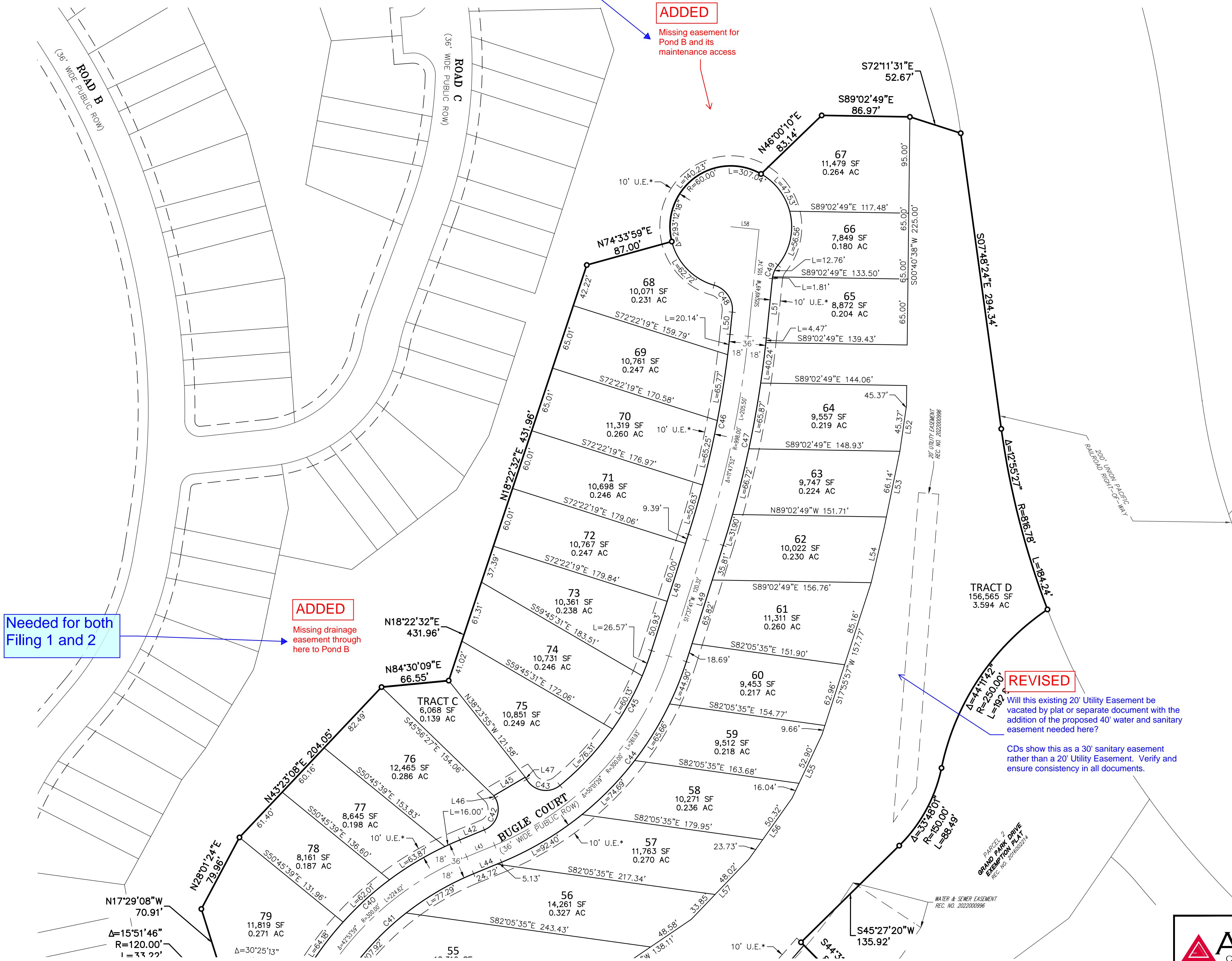
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Needed for both
Filing 1 and 2

ADDED

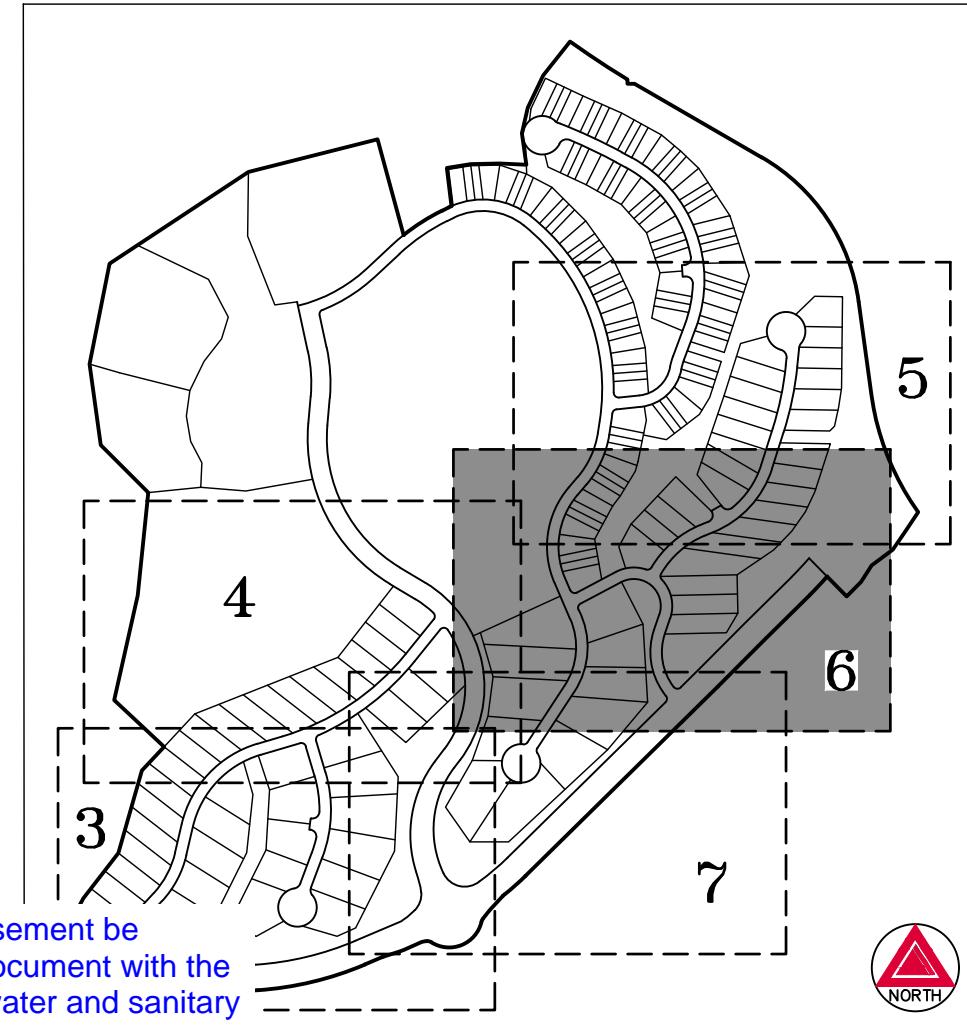
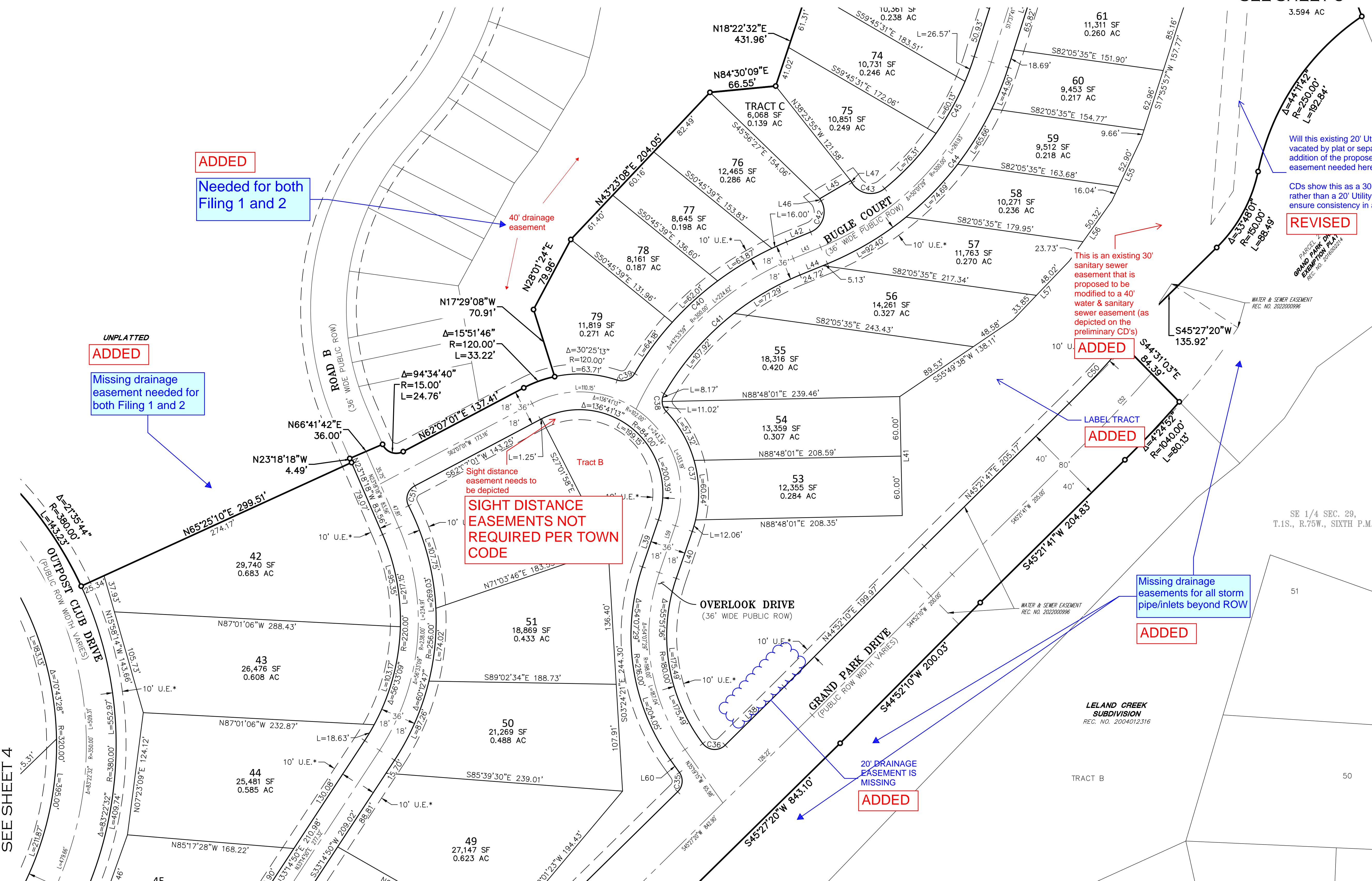
Missing easement for
Pond B and its
maintenance access



FOR REVIEW
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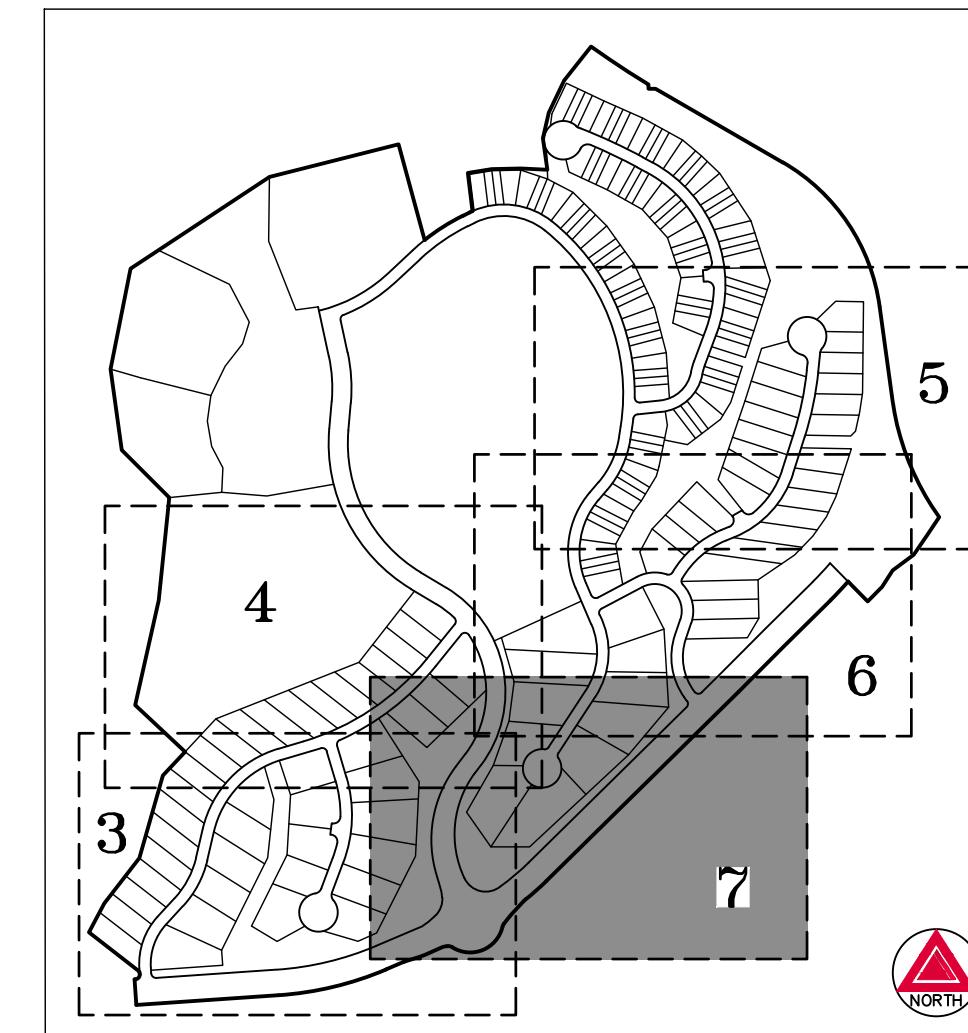
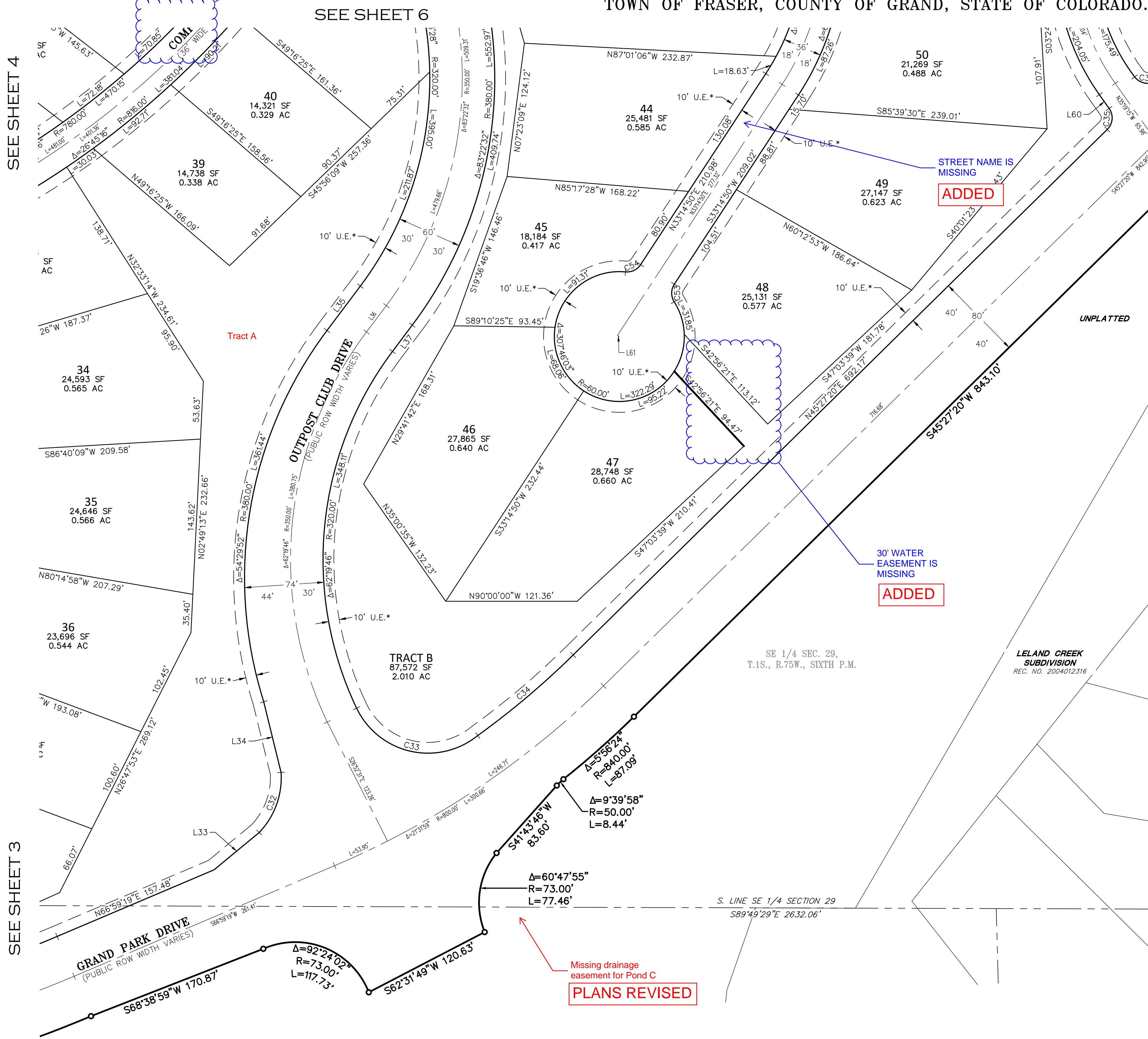
Drawn By: BAM

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

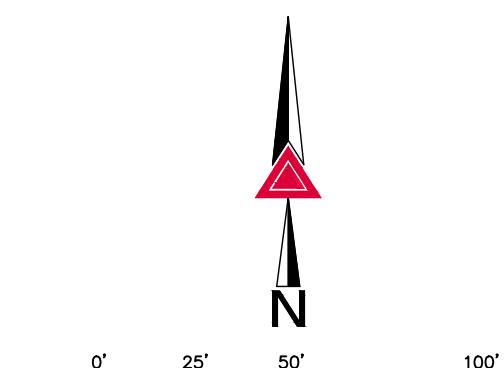
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DATE OF PREPARATION:	12-17-2025
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SHEET	7 OF 7