

Town of Fraser Land Use Application Referral Summary

Date: January 23, 2026

Project Name: Grand Park West Mountain Filing 1 (Planning Area 10W & 11W) – Final Plat & FPDP

Project Number: TF22-10

Referral Begin Date: December 30, 2025

Referral End Date: January 16, 2026

Applicant: West Mountain Development, LLC

From: Alan Sielaff, Assistant Town Planner

CC: Garrett Scott, Town Planner

Michael Brack, Town Manager

Paul Johnson, Public Works Director

Documents sent on referral:

All documents from the 7th Final Plat & FPDP submittal received December 19, 2025, which includes:

Preliminary Civil Construction Documents, dated as 2nd submittal 12/18/2025

Final Planned Development Plan (FPDP), dated 12/18/2025

Final Plat, dated 12/17/2025

Scale Variance letter, dated 12/17/2025

Responding referral agencies:

Merrick & Company (Jeanne Boyle, Katherine Knight, Greg Steed, and Donna Barrentine as Town Engineer) – received January 23, 2026

JVAM (Cooper Gehle as Town Attorney) – received January 15, 2026

East Grand Fire Protection District (Ryan Mowrey) – received January 14, 2026

Mountain Parks Electric, Inc. (Jessica Tain) – received January 14, 2026

Xcel Energy (Julie Gittins) – received January 16, 2026



Planning Department
Town of Fraser
153 Fraser Avenue, P.O. Box 370
Fraser, CO 80442
970-726-5491 x219
asielaff@town.fraser.co.us

January 23, 2026

Layla Rosales, Principal
Terracina Design
10200 E Girard Ave, Ste A-314
Denver, CO 80231

RE: Grand Park West Mountain Filing 1 (Planning Area 10W & 11W) – Final Plat & FPDP (TF22-10)
7th Submittal Referral Summary and Planning Review

Dear Ms. Rosales,

The Town of Fraser Planning Department has reviewed the documents provided in the 7th submittal of the Grand Park West Mountain Filing 1 (Planning Area 10W & 11W) Final Plat and FPDP application and hereby provides the following review comments to be addressed in a resubmittal:

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.
- 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.
- 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.



- 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.

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.
- 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.
- 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.
- 8) Depict all sight distance easements on the final plat that are included in the Civils CDs.
- 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.
- 10) Label all streets and tracts on each sheet.
- 11) Sheet 2 - Labels for Lots 62, 68, and 69 are missing.
- 12) Sheet 3 – Remove the “unplatted” label from area within Tract A.

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.
- 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.



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
 - 2.2. Lots 42-52 (Single Family Detached in 10W): 10' Front, 6' Side, 10' Rear
 - 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
- 16) Previous notes 12 and 13 have been removed. Please add back in as they were included in the previous approvals for this FPDP.
- 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.
- 18) Update the year to 2026 in the Owner Certificate signature block

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.
- 20) Ensure labeling for Planning Areas does not interfere with Lot numbers.
- 21) Snow storage location needs to be coordinated with utility agencies to ensure no conflicts with their easement requirements.



Open Space (Sheet 6)

22) 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.

Landscape Plan (Sheet 7)

23) 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)

24) Sheets 9 and 10 are missing titles. Please label as final grading plan and final utility plan.

25) Lots 27-52 are mislabeled and need to be renumbered, shifting each lot by one (Lot 26 appears to have been labeled twice).

26) Poplar Ct. is labeled as Hunters Ct. on the plat. Please ensure all street names are consistent across all documents.

Referral comments from all responding agencies/entities are provided as an attachment to this letter. It is recognized that some comments provided herein may be duplicative or even contradictory. In the case of contradictions or conflicts in referral comments, the comment from the most applicable agency/entity shall take priority.

Also provided with this letter are PDF copies of the plan set and other submittal or reference documents that contain markups and comments from the planning review (in red) and engineering review (all other colors) that serve to augment and clarify the comments provided in this letter.

Please contact me or Town Planner Garrett Scott (970-505-0467, gscott@town.fraser.co.us) if there are any questions or to discuss any of the referral comments in more detail.

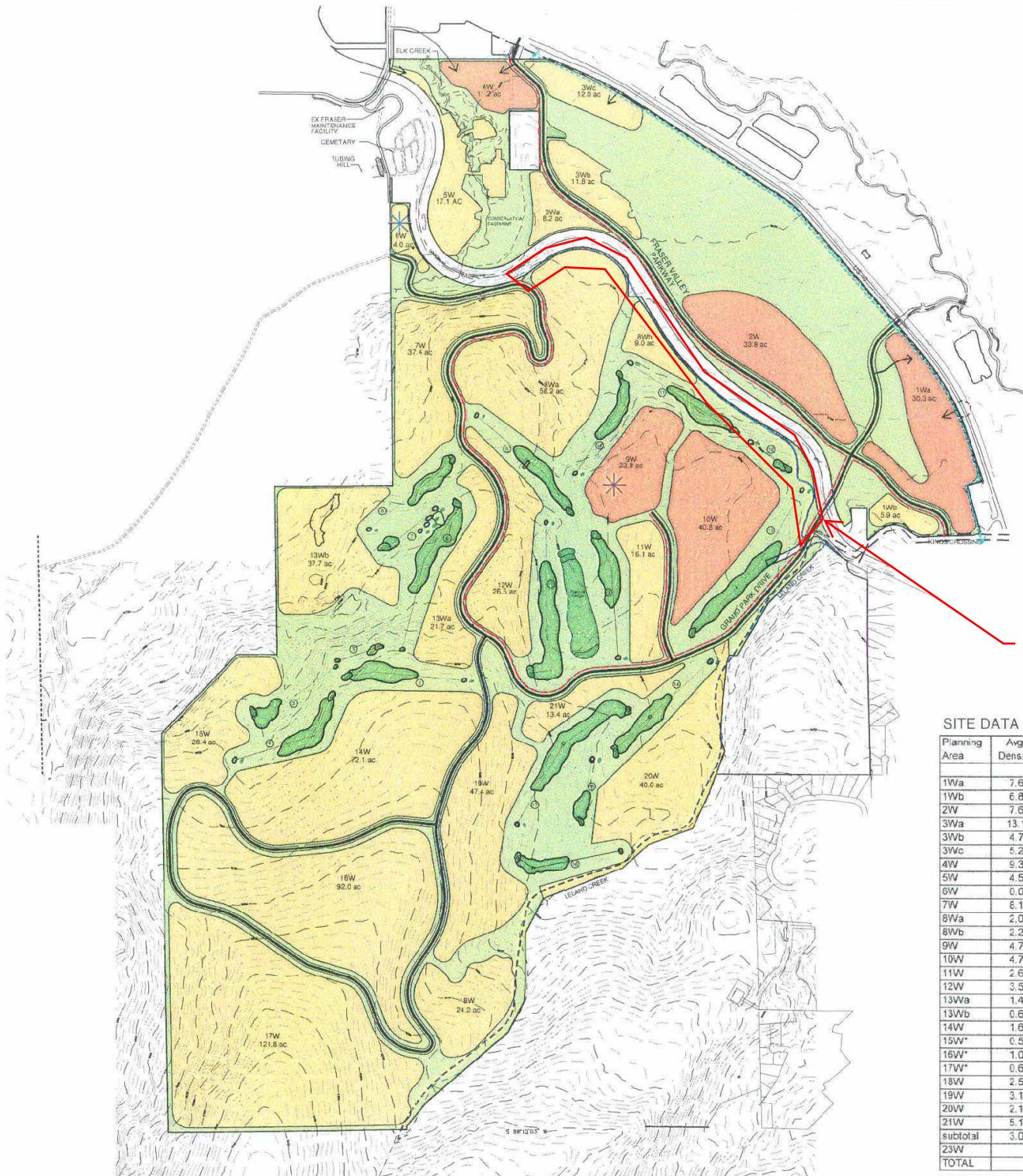
Sincerely,

Alan Sielaff
Assistant Town Planner
970-726-5491 x219
asielaff@town.fraser.co.us

GRAND PARK

PLANNED DEVELOPMENT DISTRICT PLAN

LOCATED IN SECTIONS 20, 28, 29, 30, 31, 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



this appears to be a
regional or community
trail

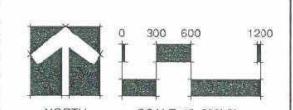
SITE DATA CHART

Planning Area	Avg. Density	Approx. Acres	% Total Area	Residential		Commercial Sq. Ft.
				detached	attached	
1Wa	7.6	30.3	2.3%	230	300	140,000
1Vb	6.8	5.9	0.5%	40		
2W	7.6	33.8	2.6%	150	100	278,30,000
3Va	13.1	8.2	0.6%	95		
3Vb	4.7	11.8	0.9%	50	30	
3Vc	5.2	12.0	0.9%	60		70,000
4W	9.3	11.2	0.9%	100		105,800
5W	4.5	17.1	1.3%	70	30	
6W	0.0	4.0	0.3%			public site
7W	8.1	37.4	2.9%	50	90	
8Va	2.0	58.2	4.4%	83	110	
8Vb	2.2	9.0	0.7%	40		
9W	4.7	23.8	1.8%	33	73	20,000
10W	4.7	40.8	3.1%	40	134	350,30,000
11W	2.6	16.1	1.2%	10	31	50
12W	3.5	26.5	2.0%	92		100
13Wa	1.4	21.7	1.7%	40		
13Vb	0.6	37.7	2.9%	40		
14W	1.6	72.1	5.5%	117		
15W*	0.5	26.4	2.0%	12		
16W*	1.0	92.0	7.0%	90		
17W*	0.6	121.8	9.3%	120		
18W	2.5	24.2	1.8%	61		
19W	3.1	47.4	3.6%	40	70	
20W	2.1	40.0	3.1%	26	56	
21W	5.1	13.4	1.0%	20	30	
subtotal	3.0	842.8	64.3%	1052	1411	
23W		468.1	35.7%			
TOTAL		1310.9	100.0%	2463	1278	395,800

* DENSITIES MAY BE ADJUSTED DEPENDENT UPON PROVISION OF CENTRAL SERVICES

AN AMENDMENT OF THE RENDEZVOUS 2003
PLANNED DEVELOPMENT DISTRICT PLAN
DATE: MARCH 18, 2005
REVISED: MAY 12, 2005

LAND USE PLAN
SHEET 6 OF 11

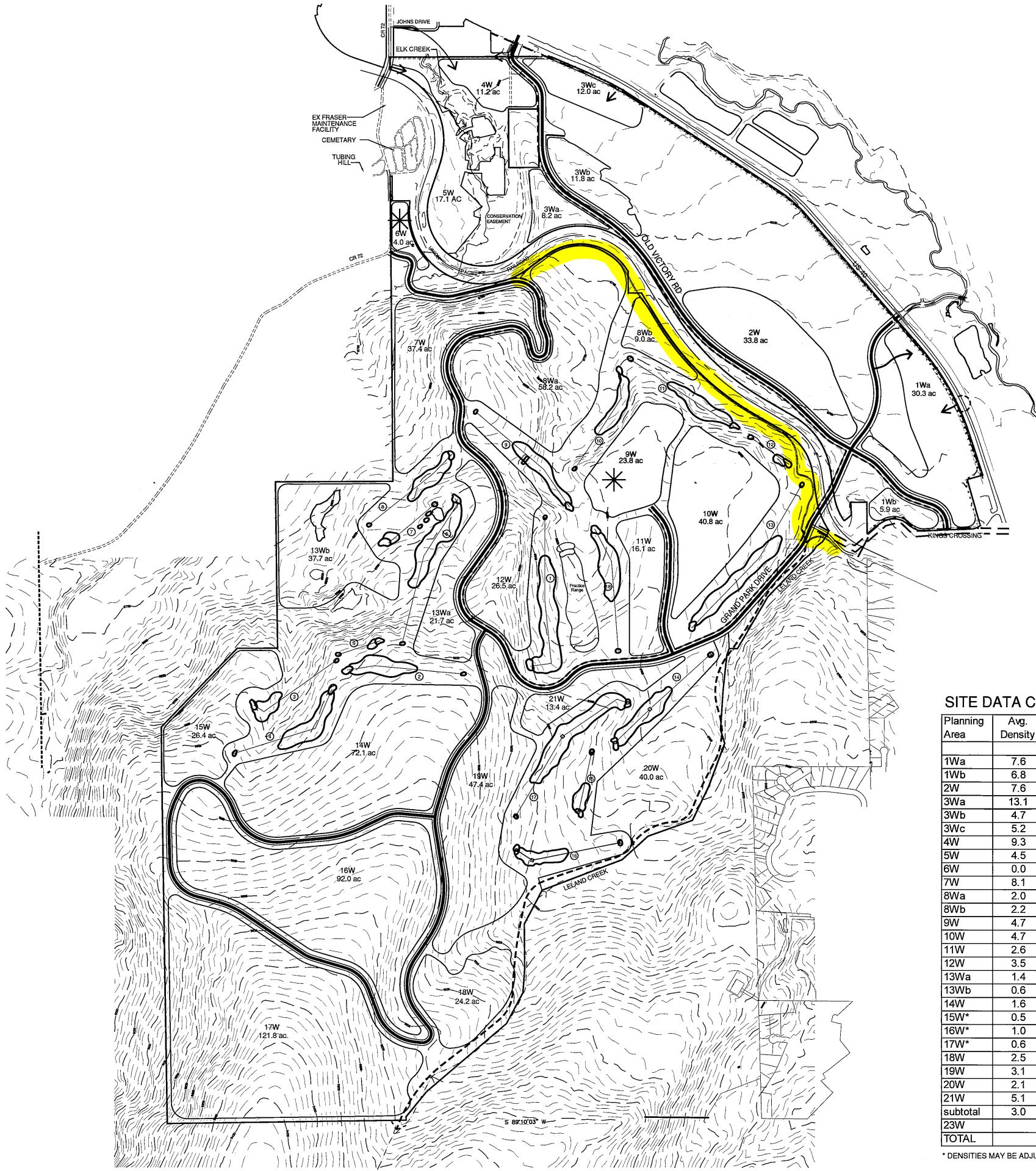


GRAND PARK

PLANNED DEVELOPMENT DISTRICT PLAN

A PART OF SECTIONS 20, 28, 29, 30, 31, 32

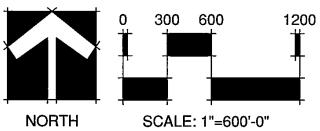
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



SITE DATA CHART

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				detached	attached		
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1Wb	6.8	5.9	0.5%		40		
2W	7.6	33.8	2.6%	150	100	278	30,000
3Wa	13.1	8.2	0.6%		95		
3Wb	4.7	11.8	0.9%	50	30		
3Wc	5.2	12.0	0.9%		60		70,000
4W	9.3	11.2	0.9%		100		105,800
5W	4.5	17.1	1.3%	70	30		
6W	0.0	4.0	0.3%				public site
7W	8.1	37.4	2.9%	50	90		
8Wa	2.0	58.2	4.4%	83	110		
8Wb	2.2	9.0	0.7%		40		
9W	4.7	23.8	1.8%	33	73	200	20,000
10W	4.7	40.8	3.1%	40	134	350	30,000
11W	2.6	16.1	1.2%	10	31	50	
12W	3.5	26.5	2.0%		92	100	
13Wa	1.4	21.7	1.7%	40			
13Wb	0.6	37.7	2.9%	40			
14W	1.6	72.1	5.5%	117			
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TOTAL		1310.9	100.0%	2463	1278	395,800	

* DENSITIES MAY BE ADJUSTED DEPENDENT UPON PROVISION OF CENTRAL SERVICES



AN AMENDMENT OF THE RENDEZVOUS 2003
PLANNED DEVELOPMENT DISTRICT PLAN

2005-012709
DATE: JUNE 16, 2005

STATE OF COLORADO }ss
County of GRAND }
Filed for record this 8
day of November 2005
at 4:00 o'clock P.M.
Recorded in Book _____, Page _____
SARAL ROSENE
Alice M. _____
Deputy
Fees \$111
Deputy

LAND USE PLAN

SHEET 6 OF 11

January 23, 2026

Garrett Scott, Town Planner
Town of Fraser
153 Fraser Avenue, P.O. Box 370
Fraser, Colorado 80442

RE: Grand Park West Mountain Filing 1 - 10W & 11W – Final Plat and FPDP Submittal 7 (Major Amendment) –Drainage, General Civil and Utility Review

Dear Mr. Scott:

Merrick has reviewed the Grand Park West Mountain Filing 1 Major Amendment submittal received December 30, 2025. The submittal included the following:

- Final Plat dated December 17, 2025
- Final Planned Development Plan dated December 18, 2025
- Preliminary Construction Plans dated December 18, 2025
- Plan Scale Variance Request Letter dated December 17, 2025

The Preliminary Construction Plans were determined to cover both the Filing 1 and Filing 2 areas and are the same plan set for both submittals, so the comments are the same for both filings. Similarly, no drainage report was submitted with Filing 1, but it was determined that the Filing 2 drainage report dated December 2025 also covers the Filing 1 area, so the Filing 2 drainage report comments are the same for both filings. Additionally, no wetland exhibit was submitted with Filing 1, but it was determined that the Filing 2 wetland exhibit dated December 18, 20205 covers the Filing 1 area, so it was included with our review for Filing 1.

This letter provides Merrick's review comments on the submitted items. The letter is organized in two sections as follows:

Section 1 – Drainage Review

Section 2 – General Civil and Utility Review

Section 3 – Transportation and Roadway Review

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.



2480 W. 26th Street, Unit B225
Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com
www.merrick.com

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.

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

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.
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.
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).
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."
11. Provide storm pipe and culvert sizing calculations for all proposed storm sewer systems and show the location and label to match the analysis.
12. Provide swale capacity calculations for all proposed swales.
13. Discuss details for each detention facility, Ponds A, B and C, as required by Section 2.3 of the SDDTCM.
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.
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.
- 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.

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.
- b. On pages 37 and 38, provide the calculations used to determine the pond discharges and corresponding outlet structure dimensions.
- c. On page 39, include the calculated percent imperviousness in the tables for each basin.
- 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.

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.
- 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.
- 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.
- d. For the MHFD-Detention calculations, the Detention Basin Outlet Structure Design analyses were not reviewed. These will be reviewed when details are provided.

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.

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.
- 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.



- c. Show proposed grading for Pond A.
- d. Label required detention volumes, provided volumes, and water surface elevations for all ponds per Section 2.3.1 of the SDDTCM.
- 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.
- f. Label No Name Drainageway. It is part of Basin A.
- 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.

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.
- 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.
- 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.
- 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.
- 24. Provide storm line plans and profiles.
- 25. Provide erosion protection at all storm sewer and culvert outfalls.
- 26. On Sheet 23 at the low point in Terrain Way, extend the outfall pipe to daylight near the toe of 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.
- 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.
- 29. We have the following comments related to detention ponds:
 - a. 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.
 - b. 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.



- c. On Sheet 24, the maintenance access shown for Pond B must be modified to have a maximum 10% slope.
- 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.
- 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.
- 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.
- 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.

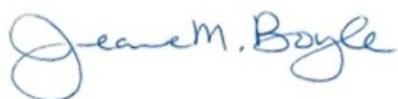
Wetland Exhibit:

- 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.
- 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.
- 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.
- 33. Include the wetland mapping source and date of survey on the Wetland Exhibit.

Please let us know if you have any questions.

Sincerely,

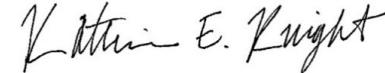
Merrick & Company



Jeanne M. Boyle, PE, CFM



Theresa M. Ring, PE, CFM



Katherine E. Knight, CFM



SECTION 2 – GENERAL CIVIL AND UTILITY REVIEW

We have the following comments to offer related to the 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.
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.

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.

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)).

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)).
5. Sheet 2, CDs: Note 15.2, this part is no longer manufactured. See Town Code 14-4-320(c)(2).

Final Plat:

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



- 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.
- 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.
- 9. Sheet 4: Correct road names where noted.
- 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' water and sanitary easement overlapping this location?
 - 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.
 - 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.
- 11. Sheet 6: See Comment 10 above.
- 12. Sheet 7:
 - a. Fix the street name that is cut off.
 - b. Add missing street name where noted.
 - c. Add missing water utility easement where noted.

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.
- 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.
 - b. Add a label showing the 10' minimum clearance dimension between outside edge of water to outside edge of sanitary sewer.

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.
- 16. Sheet 2: Add Collector and Arterial Road symbols along with their respective ROW and FL-FL data.



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.
- b. Add a roadway section for the emergency access easement/roadway.
- c. The 4" mountable curb detail is shown on sheet 44 rather than sheet 75. Please correct sheet number.
- 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.
- e. Ensure consistency in all street names shown in the Final Plat, FPDP and CDs.

18. Sheet 5: Label 10W.2 and correct label for 10W.3 as indicated.

19. Sheet 6: Update street name where noted.

20. Sheet 7: Label Lot 187 for its intended use.

21. Sheet 8: Several water, sanitary and drainage easements are missing dimension labels.

22. Sheet 9:

- a. Update Street names where applicable
- b. Label lot 187 for its intended use.
- c. A floating slope label appears to be in the wrong location. Please correct.

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.

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.

25. Sheet 31:

- 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.
- b. Show dimension between outside of water mains to sanitary sewers at least once per street on 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.



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.

c. Label adjacent stormwater pond.

27. Sheet 35:

a. Label plug and blowoff at terminal end of water main Crossing Grand Park Drive at Road A68.

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.

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.

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

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Greg Steed, P.E.
Project Manager



Donna Barrentine, P.E.
Civil & Utility Review



SECTION 3 – TRANSPORTATION AND ROADWAY REVIEW

We have the following comments to offer related to the proposed transportation and roadway improvements:

Preliminary Plat:

1. General. Lot numbers different from the CDs. Please coordinate between the plat and the CDs.
2. General. Multiple road names different from the CDs. Please coordinate between the plat and the CDs.
3. Page 2. How do Lots 106 and 107 access the public ROW? Is an access easement needed across Tract C?
4. Page 3. Sight distance easement needed on Filing 1 Lot 21 per Preliminary CDs
5. Page 3. Sight distance easement needed on Filing 1 Lot 41 per Preliminary CDs
6. Page 10. Sight distance easement needed on Lots 1-4 per Preliminary CDs
7. Page 10. Sight distance easement needed on the Filing 1 Plat per Preliminary CDs

Roadway Exhibit:

8. General comment: Street names do not match the plat. Please coordinate and update accordingly.
9. Should there be a "Shared Drive" to provide legal access for the Clubhouse and the Lodging Units to access the public ROW?

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.
11. Missing pavement recommendation for collector roadway.

Preliminary CDs

12. General Comment. Lot numbers and street names do not match the plat. Please coordinate and update accordingly.
13. Page 1. Preliminary Plat checklist requires an Erosion and Sediment Control and Revegetation Plan.
14. Page 3 repeat comment. Label max and min catch slopes.
15. Page 3 repeat comment. Label max on the sidewalk cross slope.
16. Page 3 repeat comment. Fraser Design Standard Detail A-11 Mountable Curb Detail calls for 6" height (Typ all curbs).



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.
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.
19. General Comment. Lot numbers and street names do not match the plat. Please coordinate and update accordingly.
20. Page 7. How do Lots 185 & 186 access the public ROW? Is an access easement needed across Tact C?
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.
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).
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.
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.
25. Page 18. Might need a sight easement on the lot just north of Road A.
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).
27. See and address the additional redline comments within the submitted documents for further comments.

Should you have any questions about the above comments, please contact me.

Sincerely,

Merrick & Company

Brian Bern, P.E.

Senior Project Engineer

Cc: Paul Johnson, Town of Fraser
Garrett Scott, Town of Fraser





A Mountain Law Firm

Cooper Gehle
(970) 922-2122
cooper@jvamlaw.com

January 15, 2026

Via Email

Town of Fraser

Alan Sielaff, Assistant Town Planner

Re: TF22-10: Grand Park West Mountain Filing 1 FPDP and Final Plat – 7th Submittal

Please review and address our comments below relating to the most recent submission. Some of the comments are made simply for clarity and tracking purposes, as previous conversations have occurred between the Developer and the Town regarding attached versus detached units and acreage flexibility.

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.
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.

Aspen	Basalt	Buena Vista	Fraser Winter Park	Glenwood Springs	Salida
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A Mountain Law Firm

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.
4. Modifications to the acreage of the planning areas are present from the levels approved in the PDD and the previous submission.
 - a. 11W previously encompassed 16.1 acres and now covers 19.3 acres. This is an acreage increase of 3.2.
 - 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.
 - c. Furthermore, this application increases the overall acreage for 11W and 10W by 5.1 acres greater than approved by the PDD.

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.

EAST GRAND FIRE PROTECTION DISTRICT NO. 4

P.O. Box 2967 • Winter Park, Colorado 80482

(970) 726-5824 • www.eastgrandfire.com

Mr. Alan Sielaff,

January 14th, 2026

Thank you for the opportunity to comment on ***Grand Park West Mountain Filing 1 FPDP and Final Plat***. Special attention to utility locations, wildfire hazard mitigation, access, and municipal water supply is necessary for the protection of lives and property.

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.

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 Cout 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.

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.

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.

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.

“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.

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.

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**.

Thank You,

Ryan A Mowrey
Fire Marshal
East Grand Fire Protection District

Alan Sielaff

From: MPEI Plat Review <mpeiplatreview@mpei.com>
Sent: Wednesday, January 14, 2026 3:40 PM
To: Alan Sielaff
Cc: Gittins, Julie K
Subject: RE: TF22-10: Grand Park WMF1_FPD and Final Plat - 7th Submittal Referral

Caution! This message was sent from outside your organization.

Hello,

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.

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

- A) 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.

Regards,

Jessica Tain

Jessica Tain mpeiplatreview@mpei.com
970-281-0344



321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 •
970.887.3378

We are owned by those we serve.

From: Alan Sielaff <asielaff@town.fraser.co.us>
Sent: Tuesday, December 30, 2025 12:12 PM
To: Kent Whitmer <kent@jvamlaw.com>; Cooper Gehle <cooper@jvamlaw.com>; Greg Steed <greg.steed@merrick.com>; Jeanne Boyle <jeanne.boyle@merrick.com>; Donna Barrentine <donna.barrentine@merrick.com>; Katherine Knight <katherine.knight@merrick.com>; Theresa Ring <theresa.ring@merrick.com>; Ryan Mowrey - East Grand Fire Protection District #4 <rmowrey@eastgrandfire.com>; MPEI Plat Review <mpeiplatreview@mpei.com>; Gittins, Julie K <julie.k.gittins@xcelenergy.com>

Alan Sielaff

From: Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Sent: Friday, January 16, 2026 11:15 AM
To: Alan Sielaff
Cc: MPEI Plat Review
Subject: RE: TF22-10: Grand Park WMF1_FPD and Final Plat - 7th Submittal Referral

Caution! This message was sent from outside your organization.

Alan,

Good morning!

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

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.

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.

Have a great day!

Julie Gittins

Xcel Energy

Design Planner, Mountain Division
583 E. Jasper Ct., PO Box 528 Granby, CO 80446
C: 970-409-7613
E: Julie.K.Gittins@xcelenergy.com

Direct Supervisor: Kyle.C.Alsup@xcelenergy.com

My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm



From: Alan Sielaff <asielaff@town.fraser.co.us>
Sent: Tuesday, December 30, 2025 12:12 PM
To: Kent Whitmer <kent@jvamlaw.com>; Cooper Gehle <cooper@jvamlaw.com>; Greg Steed <greg.steed@merrick.com>; Jeanne Boyle <jeanne.boyle@merrick.com>; Donna Barrentine <donna.barrentine@merrick.com>; Katherine Knight <katherine.knight@merrick.com>; Theresa Ring <theresa.ring@merrick.com>; Ryan Mowrey - East Grand Fire Protection District #4 <rmowrey@eastgrandfire.com>; MPEI Plat Review <mpeiplatreview@mpei.com>; Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>
Cc: Garrett Scott <gscott@town.fraser.co.us>; Paul Johnson <pjohnson@town.fraser.co.us>; Michael Brack <brack@town.fraser.co.us>; Lucas Seffens <lseffens@town.fraser.co.us>; Jeff Lunde <jlunde@town.fraser.co.us>; Brad Rome <brome@town.fraser.co.us>; Cathleen Brown <cbrown@town.fraser.co.us>
Subject: TF22-10: Grand Park WMF1_FPD and Final Plat - 7th Submittal Referral

EXTERNAL - STOP & THINK before opening links and attachments.

Hello all,