



## MEMORANDUM

**TO:** Town of Granby  
**FROM:** David M. Kotz, P.E.  
**DATE:** January 23, 2024  
**RE:** Hwy 40 Housing  
Preliminary Plat Review

**SGM Summary:** Planning submittal and review required for Granby Municipal Code and Granby Ranch PDOD compliance. Project appears to work engineering-wise but reports are required for verification of some items. Plan and plat changes or variances are required for PDOD compliance. SGM does believe that all issues can be satisfactorily addressed with discussion and subsequent plan and report revisions as directed by Town.

The following documents from the updated January 2, 2024 submittal were reviewed:

Name	Date modified	Type	Size
Will Serve Letter_Xcel Energy 12-22-2023	1/4/2024 5:19 PM	PDF Docu...	179 KB
Will Serve Letter_Town Water 12-22-2023	1/4/2024 5:19 PM	PDF Docu...	923 KB
Water Rights Overview 12-20-2023	1/4/2024 5:19 PM	PDF Docu...	140 KB
Water Rights 12-22-2023	1/4/2024 5:19 PM	PDF Docu...	2,503 KB
Vinity Map 12-22-2023	1/4/2024 5:19 PM	PDF Docu...	292 KB
UPDATED_Sanitation-District-Will-Serve-Letter	1/4/2024 5:19 PM	PDF Docu...	8,522 KB
UPDATED_Preliminary Site Plan 1-2-2024	1/22/2024 5:08 PM	PDF Docu...	38,600 KB
UPDATED_Preliminary Plat 1-2-2024	1/4/2024 5:19 PM	PDF Docu...	2,078 KB
UPDATED_Prelim Subdivision Narrative	1/4/2024 5:19 PM	PDF Docu...	204 KB
UPDATED_Prelim Subdivision Comment Responses	1/4/2024 5:19 PM	PDF Docu...	156 KB
UPDATED_Existing Title Commitment	1/4/2024 5:19 PM	PDF Docu...	148 KB
UPDATED_Electric_Will Serve letter	1/4/2024 5:19 PM	PDF Docu...	90 KB
Survey 2-2-2022	1/4/2024 5:19 PM	PDF Docu...	4,411 KB
Preliminary Plat 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	2,082 KB
Preliminary Landscape Plan 12-22-2023	1/4/2024 5:19 PM	PDF Docu...	36,908 KB
Letter of Compliance_Engineering 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	117 KB
Letter of Compliance_Applicant Attorney 12-27-2023	1/4/2024 5:19 PM	PDF Docu...	582 KB
Letter of Compliance_Applicant 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	82 KB
GeoTech Report 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	959 KB
Environmental Report 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	4,725 KB
Drainage Report 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	17,767 KB
Deed_Restriction and Covenants 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	419 KB
Deed_Master Covenants 12-21-2023	1/4/2024 5:19 PM	PDF Docu...	404 KB

These review comments should be considered in conjunction with legal, planning and public works/utilities staff comments as well as comments from review agencies. SGM's review concentrates on survey and engineering aspects and compliance with applicable Design Standards of the Town Code and those Granby Ranch standards as approved in the PDOD and amendments. Known Town Public Works and Water Staff comments are incorporated here. Detailed construction level review will occur at Final Plat.

**Preliminary Plat Comments:**

1. The Plat document was reviewed by SGM's Tim Barnett, PLS for compliance with State statutes. Refer to attached PDF. Decisions on variances below may affect Plat. **RESPONSE: Agreed, plat will be revised if necessary.**
2. The engineering plan set is sufficiently detailed for a Preliminary Plat submittal. Comprehensive engineering comments were added using Bluebeam Revu 20 to the 39MB Preliminary Site Plan set than can be accessed via this link:

[UPDATED Preliminary Site Plan 1-2-2024.pdf](#)

**RESPONSE: Comments received, and applicant believes they can work through specific engineering detail comments with SGM prior to final submittal.**

3. Need Planning and Engineering submittal that fully addresses applicable Town Code, Public Work Manual and Granby Ranch PDOD requirements.  
**RESPONSE: Agreed, with exception of specific items agreed to or variance granted.**
4. Need Summary Planning Report/ submittal defining uses on each tract, addressing compliance w/ Zone District req'ts, etc. More in depth than 1/2/24 narrative. **RESPONSE: All residential land uses are allowed under the current PDOD with the exception of the 0.56 acres set aside for development of a future day care. The Town is advancing an amendment to the PDOD to allow for this non-residential land use, which will be submitted prior to final subdivision application.**
5. Refer to Granby Ranch attorney David Richardson 1/19/24 email and respond accordingly. **RESPONSE: A meeting was held with Granby Ranch and town to discuss items identified in email. Granby Ranch was supportive of the proposed project and we are working with them and Town to fully address the comments prior to final submittal.**
6. A Phasing Plan is required and the engineering needs to work by phase (e.g. water system loops). **RESPONSE: The project will be phased. Phasing will be determined by available funding and sales. It is understood that individual phases will need to stand alone and meet the necessary emergency services requirements such as fire flows at hydrants, access and turnarounds. As the actual limits of phasing are understood additional meetings and review by Town Staff and SGM will be required to assure compliance.**

7. Public Works Manual requires engineering reports at Preliminary Plat. This can be satisfied by one comprehensive engineering letter w/ paragraphs addressing Sewer, Water, Streets, etc. **RESPONSE: A letter will be provided as requested.**
8. Traffic Report and NTP plans done for CDOT access. Summarize status in Eng Letter. **RESPONSE: Agreed.**
9. Need Water Report the proves adequacy of proposed water system under normal and critical conditions. Understand a water model was discussed w/ Town Staff. Define max day demand and required fire flows as that analysis will govern. **RESPONSE: The full water model will be provided at final submittal and will address items identified above in addition to critical phasing requirements. Note specific review of apartment building water and fire flow requirements will be necessary once buildings are designed to confirm the assumptions in the water model are accurate and buildings meet all fire protection requirements.**
10. Grand Fire Protection District #1 needs to comment on required fire flows. Understand they are OK w hydrant locations. **RESPONSE: Agreed a meeting will be set up to review the results of the water model and GFPD #1 comments will be addressed as part of final submittal.**
11. GFPD #1 and SGM would like to see an Auto-turn analysis using design fire vehicles on the tighter turns on the entire project. See attached templates. **RESPONSE: Agreed, will provide at final submittal.**
12. Streets Report required that addresses compliance w/ Granby Ranch PDOD Amendment 4 Road Standards or requests variances. 50' curve on Rodeo Drive needs to be 150' or variance. Posted at 15 MPH if it stays. **RESPONSE: Radiuses were increased from 50' to 65'. Per the Fourth Amendment to the PDOD Preliminary Plan, if they are limited to 15 mph, the roadways as designed will perform as well as or better than roadways designed to the Road Standards. Signage plan will be updated to reflect the 15 mph speed limit signs.**
13. Curb returns to have 25'/30' radius per road standards. **RESPONSE: Applicant has updated the plans to reflect 25' radiuses per road standards.**
14. ROW is to be 50' or variance. Private 40' ROWs aren't contemplated by road standards. **RESPONSE: The ROW for Rodeo Drive is 50' and is the only ROW proposed. All other roads are proposed to be private with 40' access and utility easements. If a variance is still necessary for the private roads, we will request; however, we believe that with roads as designed and limited to 15 mph, they will meet or exceed performance standards of PDOD Road Standards**
15. High volumes of traffic thru parking lots are undesirable. Road standards don't address this issue. **RESPONSE: This design has been successful in other workforce housing developments in the region. Note the HOA will be responsible and Dec's, Covenants etc.. for Hoa will be written in such a**

manner that the Town or Emergency Services will be able to enforce requirements to keep access open at all times.

16. Kumar 2018 Geotechnical Report provided but numerous references made to upcoming CTL Thompson report. Clarify which applies. **RESPONSE: An update to the CTL Thompson geotechnical report was submitted on 1/26/24. Report was updated to include the additional information and recommendations from 20 +/- additional borings that were performed in November and December 2023.**
17. Narrative states 3:1 max slope but 2:1 is used for grading. Geotech to clarify. **RESPONSE: Agreed, Geotech will provide additional specific response or updated report to address prior to final submittal.**
18. Geotech to review potential impact from detention pond seepage on Silver Sage Lots 9 & 10 and on Rodeo Drive/parking lot. **RESPONSE: Agreed, Geotech will provide additional specific response or updated report to address prior to final submittal.**
19. Proposed offsite sewer parallels drainage outlet channel which will receive higher runoff volume. Geotech coord and AquaBlok barriers may be warranted. **RESPONSE: Agreed, Geotech will provide addition specific response or updated report to address prior to final submittal.**
20. Clarify stormwater quality treatment- ponds and Barracuda structure? **RESPONSE: The stormwater treatment ponds and outlets are analyzed in the preliminary drainage report by Wright Water Engineers. Additional details will be provided as part of the Final Drainage Report. The Barracuda structure is a self contained water quality manhole that is include to treat runoff in a small area that can not be directed through the water quality pond. Additional detail will be provided at final submittal. We would like to recommend that a meeting be held with SGM and WWE prior to final submittal.**
21. Plans don't utilize Kumar pavement sections:

Classification	Equivalent Daily Load Applications (EDLA)	Asphalt (AC) over Aggregate Base Course (ABC)
Parking Areas	5	4" AC over 7" ABC
Drive Lanes	10	5" AC over 8" ABC
Residential Roads	20	6" AC over 7" ABC

**RESPONSE: Agreed, Geotech will provide addition specific response or updated report to address prior to final submittal.**

22. Plans propose C-900 waterlines and C-901 HDPE water services. My understanding is that Town Staff approves these materials and future projects will be reviewed on case-by-case basis. **RESPONSE: The Town Staff has**

agreed that C900 will be acceptable. They requested that produce specification be submitted and reviewed prior to construction. It is our intent to provide during the Final Submittal process.

23. NTP Plan set for Highway 40 improvements is under review by CDOT. This work req'd prior to Phase 1. Refer to Dan Cokley 1/15/24 for plan coord items.

**RESPONSE: Improvements to Highway 40 are planned to start spring 2024. The Phase 1 infrastructure construction will occur at the same time. All construction traffic will be required to access site off of Highway 40 not through Silver Sage.**

24. Construction level review at Final Plat. **RESPONSE: Agreed.**