

Project Narrative
Name: Aspen Village Subdivision
Application: Final Plat
August 26, 2016

Project Information

Applicant:	McCurter Land Company, LLC - Owner
Representative:	Tracy States – River City Consultants, Inc.
Location:	1062 18 Road, Fruita, Colorado
Parcel No:	2697-162-00-020
Zoning:	Approved - Community Residential (CR) within the City of Fruita

Project Description:

The project is located at the northeast corner of the intersection of Pine St. and Aspen Ave. The project will be annexed and zoned to CR within the City of Fruita limits. It is proposed to create a 22 lot single family detached residential subdivision. The total acreage of the project is 6.73 acres. The lot sizes conform to the CR zone district standards. The lots range in size from 7,226 square feet to 13,224 square feet which is similar to densities in the immediate area the subject property. All of the setback requirements for the CR zone district can easily be met with lots of this size. The existing structures formerly on the property have been removed.

Two trail connections totaling 0.33 acres are proposed. No other open space/trails are proposed with this subdivision. There is a small detention pond located at the northeast corner of the project which will be landscaped, providing a pleasing aesthetic for this intersection corner. An area at the northwest corner of the project will house the irrigation vault and pump and will also be landscaped.

Annexation/Zoning/Preliminary Plan Approval

The Annexation, Zoning to CR, and the Preliminary Plan were unanimously approved at the August 2, 2016 City Council meeting.

On the following pages the resolution of review comments and conditions of approval are addressed. Responses are made in red.

Preliminary Plan Review Comments and Conditions

Lower Valley Fire Department – June 15, 2016:

All cul-de-sacs must meet the 96 foot diameter required by Appendix “D” of the IFC.

Two of the cul-de-sacs have been removed and replaced with a loop lane. The remaining cul-de-sac meets the 96 foot diameter required by Appendix D of the IFC.

Fire Hydrants must be located just prior to entering a cul-de-sac. A hydrant must be installed at the intersection of Laura Court and Aspen Village Court.

A fire hydrant has been added at the intersection of Laura Avenue and Aspen Village Court.

Laura Court should be renamed as Laura Avenue and continue as a through street and connect with the existing Laura Avenue to the East. If this is not possible the street should be stubbed out for future connection to Laura Avenue. Note if Laura Avenue cannot be connected as a through street an emergency access must be provided at an acceptable location near lots 11, 12, or 13.

Laura Court has been renamed Laura Avenue and has been stubbed to the eastern property line. Two of the cul-de-sacs have been removed and replaced with a loop lane, improving site circulation and minimizing congestion within the subdivision. The applicant feels with these improvements and the future connection of Laura Avenue provided for, that the requirement for an emergency access should no longer be required. There are less than 30 lots as required by the IFC and less than 25 lots as required by the City of Fruita.

The second access road shall comply with the requirements of Section 503.2 of the 2012 IFC.

Please see above comments.

In lieu of the second access road all residences in the subdivision could be protected by residential sprinkler systems.

Please see above comments.

GVP Comments for 2016-15 Aspen Village Preliminary Plan – June 1, 2016

1. The project is in the Grand Valley Power (GVP) service area.
Comment acknowledged.
2. Single-phase underground power is available for this project, along East Aspen Avenue.
Comment acknowledged.

3. There may be space issues with the irrigation system in the 14' MPE. A possible conflict with gas line and transformer locations. A detail of the cross section of the MPE would be useful.
The irrigation system has been moved to the rear of the lots.
4. Is the space in Tract B for a power line trench and 3- 3" ducts?
Yes, there is space available for a powerline trench and 3-3" ducts.
5. Need GVP electric layout on FINAL Utility Composite Plan. Showing the locations of streetlights, transformers, junction boxes, road crossings (number of conduits, type, size, depth & length) and any other needed equipment.
GVP is in the process of providing design for these services.
6. Please make application for service by calling 242-0040, to start the design process. A cost estimate will also be prepared.
Comments acknowledged.
7. Need Final Plat with addresses before going to Contract for Construction with Grand Valley Power.
Understood.
8. No trees to be planted over utility portion of Multi-Purpose Easement.
Understood.
9. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines built in duct system.
Comment acknowledged.
10. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement.
Comment acknowledged. Irrigation has been moved to the rear of the lots.
11. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.
Understood.

Ute Water Conservancy District

Date: 17 June 2016

Review Number	2016-15
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- Water mains shall be C900, minimum DR18 PVC. Installation of all pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
Comments acknowledged.
- Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water)
Comment acknowledged.
- Construction plans required 48 hours before construction begins. If plans change the developer must submit a new set of plans.
Comment acknowledged.
- Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of the water infrastructure.
Comment acknowledged.

- Water meters will not be sold until final acceptance of the water infrastructure.
Comment acknowledged.
- Abandoned services shall be removed and capped at main.
Comment acknowledged.
- Change water line note six to read Fruita and/or Mesa County.
Revised as requested.
- Provide Plan & Profile for SS for review.
Plan and profiles for sanitary sewer, storm drain, and water are included in this submittal package.
- Move irrigation to the rear of lots.
Irrigation has been moved to the rear of the lots.
- Eliminate the valve to the west at the intersection of Laura and North South cul-de-sacs.
Revised as requested.
- All fire hydrants shall be moved to the beginning of the radius for the cul-de-sacs.
Revised as requested.
- Just past the fire hydrants show a reducer and water main as four-inch.
The layout has been revised. Cul-de-sac lines are 4-inch and other lines (loop and potential future tie-in locations) remained 8-inch.
- Wet tap for connection in Aspen shall be an eight on ten wet tap, not an eight by eight by eight tee and valves as indicated.
Revised as requested.

ENGINEERING REVIEW COMMENTS – May 16, 2016

1. **General:** This application is for a new single family residential subdivision of 22 lots on 6.846 acres location on North Pine Street.
2. **Preliminary Plan (Sheet C3):**
 - a. A provision to stub to the west to Laura Avenue should be provided.
Laura Avenue has been stubbed to the eastern property line.
 - b. With the location of the existing pedestrian trail in the east-west section of Tract C, it appears there will only be about a foot or two between what is the edge of path and the property line to the south. This will potentially place a fence too close to the trail. Chapter 17.29 of the Land Use Code states "The width of land required for local trails must be at least 16 feet for short connections (such as between cul-de-sacs) and wider for longer connections (such as a trail behind rear property lines along a block). Vertical clearance on all trails must be at least eight (8) feet. Horizontal clearance must be at least 3 feet on both sides. An additional strip of land will be required to be dedicated as part of Tract C to obtain the 3-ft clearance to the south edge of the trail.
Revised as requested.
 - c. Per the code reference in the above comment, the width of Tract C needs to be 16-ft in width instead of the 10-ft proposed between lots 10 and 11.
The width of Tract C has been widened to 16 feet as required at the new location between lots 6 and 7.

- d. Street light locations should be shown on the plan.
Preliminary street light locations have been shown on the plans. However, these locations are subject to approval by Grand Valley Power.
 - e. Show location of mail delivery cluster, or call it out. I think there is a pad shown on the plan for it.
Revised as requested.
 - f. Signage for Stop and street names not shown. End of Road markers shall be placed at Laura Avenue if just stubbed toward Laura Avenue to the east.
Revised as requested.
 - g. If Laura Avenue is not connected through, then "No Outlet" signage will be required at the entrance to the subdivision.
Revised as requested.
 - h. There are curb cuts on Aspen Ave. and on Pine St. that are leftover from the old existing house. Those curb cuts are to be removed and replaced with vertical curb, gutter and sidewalk. Additionally, there is a section of curb gutter and sidewalk missing on Pine St. just north of the curb return from the Aspen Ave./Pine St. intersection that needs to be replaced with new curb, gutter and sidewalk.
Revised as requested.
- 3. Drainage Report and Grading Plan (Sheet C-5):**
- a. The northernmost portion of the site appears to drain to the north to a location on the existing trail where there are manholes with grated lids. These grated lids are in the existing path which is not the most desirable, but given that they are already receive nuisance flow from the properties to the north, it does not make a lot of sense to try and do anything differently for this project. Can you call out on the plans the existing manholes so that it is clear on the plan that you have something to drain to? Additionally, the drainage report shows all of the north end of the project draining to the south instead of breaking off some of it to the north. Is this area considered in the detention release and/or total release rate?
The grading has been revised so a small portion of the back of the northern lots will continue to drain north to the existing inlets along the path. This catchment has been delineated in the model, and has been included in the overall peak discharge number.
 - b. The southeast legs of Lots 12-19 have a proposed swale running the entire length of that leg of the subdivision. An underground pipe with catch basins or other permanently defined feature (v-pan or curb and gutter) should run this length rather than an earth swale. The pipe and inlets should run to the downstream edge of the second to the last (upstream) lot and have catch basins every other lot line. The v-pan or curb and gutter would start at the downstream end of the second to the last (upstream) lot and continue to the point at which it would be picked up by a storm drain.
The plans have been revised as requested and as a result a storm drain with inlets has been added to the back of the lots to collect runoff.
 - c. Calculation for the drainage impact fee for over-detention is based on the recapture agreement between the City of Fruita and Constructors West, Inc. dated 1/21/2003 for the Cottonwoods Subdivision. That recapture has expired (10-year

limit). The recapture was based on 53 cfs of over-detention by Cottonwoods Subdivision that could be purchased from other developments within the Murray Drain drainage basin which lies within the 117 Major Drainage Base (4.09 sq. mi. as defined by Mesa County). The calculations for recapture vary depending on where the property is located within the system, but the recapture for this parcel (which is in Area 3) is $-(\text{CDR}-0.173) \times \text{Developed Acres} \times \$14,591.98$. There was not a provision in the recapture agreement for inflation, but the Engineering Dept. is willing to accept the payment in lieu of providing the additional detention. The 100-year historic runoff for the project is 1.62 cfs. The required runoff reduction is 48% of historic which would be $0.48 \times 1.62 \text{ cfs} = 0.78 \text{ cfs}$. Therefore, the new available over-detention from Cottonwoods Sub. Detention facility is 52.22 cfs. **The above formula was used to calculate the drainage fee for the project. Please note that due to changes in the project layout less area is draining to the detention pond. This is resulting in higher developed peak flows. These values have been updated within the revised Final Drainage Report.**

4. **Landscape/Irrigation Plan:**

- a. Verify that the site triangle for the detention area meets the requirements of Sheet 4.71 of the City of Fruita Design Criteria and Construction Specifications Manual.

Updated the size/shape of the open site triangle.

- b. With lot sizes in the 10K to 12K range, the use of 9 gal/min per unit seems too low. Section 7.2 of the Manual specifies a minimum flow rate of 15 gpm is to be delivered to each lot.

Please refer to the revised Irrigation Design Report included with this submittal.

- c. Unless approved by all the dry utility providers for the current plan location for the irrigation main, I would prefer that the irrigation main either be placed in the rear of the lots or in a separate easement just outside of the 14'MPE. I would accept a 5' easement adjacent to the 14' MPE with the line being placed 1-foot off the MPE.

Irrigation has been moved to the rear of the lots.

- d. Is it implied that no lot can have a turf area larger than 1900 sf? I assume that with the lot sizes being in the 10,000 range, some owners are not going to want to be restricted that much. If this is the restriction, will it be recorded on the site plan or contained within the CCR's? I did not see anything in the CCR's that reference the amount of water available to each lot in gpm or the area restriction for turf.

Please refer to the revised Irrigation Design Report included with this submittal.

5. **Impact Fees:**

- a. **Transportation Impact Fee:** The fee required will be \$3,200 per residential unit. This amounts to $\$3,200/\text{residential unit} \times 22 \text{ units} =$

\$70,400. **Acknowledged.**

- b. **Chip and Seal Fee Calculation:** This is calculated using the surface area of the interior streets at a rate of \$3.85/square yard.
Acknowledged. The calculated fee is \$17,016.65.
- c. **Drainage Impact:** This fee was calculated by the applicant and resulted in a fee of \$16,913.56. If detention (100 year release of 52% of historic) is provided, there will not be a Drainage Impact Fee. The fee of \$16,913.56 is acceptable for the over-detention required for this basin.
Acknowledged.
- d. **Parks, Open Space, and Trails:** The fee required will be \$1,860 per residential unit. This amounts to \$1,860/residential unit x 22 units = \$40,920.
Acknowledged. The developer is still requesting that a credit toward the dedication of the proposed trail system be considered.
- e. **School Land Dedication Fee:** The fee required will be \$920 per residential unit.
Acknowledged. Equals \$20,240.

SIA: Engineering has reviewed the submitted draft Subdivision Improvement Agreement Exhibit B and has no issues. **Comment acknowledged.**

Additional Comments:

Tracts A, B and D will be conveyed to the Aspen Village HOA by separate instrument. Tract C is to be dedicated to the City of Fruita with the Final Plat.

Landscape costs have been included in the SIA.

The gang mailbox has been relocated further east on Laura Avenue to minimize traffic conflicts and the cost has been included in the SIA.

The landscape plan has been revised to adjust the plants at the NW corner of the site around the overhead utility pole and a note was added regarding field adjusting plants around above ground and underground utilities.

All of the City Attorney's comments have been addressed with regards to the Annexation Map. The revised map is included with this submittal.