

PROJECT NARRATIVE
FOR
ADOBE VIEW NORTH SUBDIVISION
Final Plat

Prepared for:

Adobe View Development Company LLC.
P.O. Box 903
Rangely, CO 81648

Prepared by:

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Project Description

The project site is located at 965 18 Road in Fruita, Colorado. The proposed project is a 34 lot, residential single family home subdivision on an approximate 8.03 acre parcel combined with an adjoining 4.02 acre tract from a previous subdivision. The allowable density for the 2 tracts (4.02 acres) zoned Large Lot Residential, 3 lots per acre, (LLR) is 10,000 sq. ft minimum, which equates to 12 lots. The northern portion of the site 8.03 acres is recommended for South Fruita Residential (SFR) zoning and equates to 8 acres x 2 lots = 16 lots, for a total of 28 lots.

The developer is proposing to add Transfer Development Rights (TDR) of 6 Lots to bring the total to 34 lots for a proposed overall gross density of 2.69 units per acre. The lots will be approximately 0.23 to 0.32 acre in size. The proposed project will be named Adobe View North Subdivision. The 8.03 acre parcel is presently zoned AFT in Mesa County. The Developer is requesting annexation into the City of Fruita with a proposed zoning of South Fruita Residential (SFR) and add a TDR.

The property just recently completed an annexation application into the City of Fruita. This project adjoins the existing Adobe View Subdivision along the south boundary creating a natural and logical extension of urban services and economic association with the City.

The developer proposes the use a Plat hold for SIA guarantee.

Owner Information

The owner of the 8.03 acre parcel and the 4.02 acre tract is:

Adobe View Development Company LLC.
P.O. Box 903
Rangely, CO 81648

Existing site data

The existing parcels are vacant of any structures and has historically been used for irrigated agricultural production.

Compatibility, and Impact

The Project complies with the future land use plans and policies for this area. The requested site zoning, after annexation will be South Fruita Residential (SFR). The current zoning of properties to the east are Planned Unit Development (PUD) and Community Residential in the City of Fruita. The zoning to the south is Large Lot Residential. The zoning to the west is Community Residential. The property to the North is zoned Mesa County AFT.

All public utility facilities are in close proximity. The extension of these utilities into the site will be done as a part of the subdivision development. The Developer is proposing to Plat and construct the entire subdivision in one filing.

The project is compatible and consistent with existing surrounding land use. It will be the same type and scale of development as the Adobe View Subdivision to the south. There is a proposed residential development to the east and Mesa County Valley School District recently acquired property adjacent to the west boundary for future school development.

Transportation and Traffic

Access to the subdivision will be from 18 Road (Pine Street) on the east and Kayenta way on the south. All internal roads will be the 44 foot wide right-of-way urban section per the City of Fruita Standards. This section has a 28 foot wide asphalt mat and 6-1/2 foot rollover curb, gutter, and sidewalk on both sides of the road. The new subdivision plat will create 14' wide multipurpose easements along all right-of-way frontages for utility locations.

Along 18 Road (Pine Street) frontage, the developer is proposing improvements of widening the asphalt approximately 15 feet, and 7 foot wide vertical curb gutter and sidewalk along the west side of the road, matching that which has been constructed with Adobe View Subdivision to the south.

In addition to pedestrian sidewalk on both sides of all proposed streets, there will be a land dedication along the western boundary of the project to the City of Fruita for the purposes of a bicycle and pedestrian trail. The future trail would connect on the south with existing Karp Ave. and extend north to northwest corner of the site (approximately 1,000 feet).

All utilities are available to the site. Utility providers are as follows:

Fire -	Lower Valley Fire Department
Water (Domestic) -	Ute Water Conservancy District
Sewer -	City of Fruita
Gas & Electric -	Xcel Energy
Phone -	Century Link
Cable -	Charter Communications
Irrigation -	Grand Valley Irrigation Company
Drainage-	Grand Valley Drainage District (GVDD)

Sanitary Sewer

A 8 inch Sanitary sewer will be extended from the current north end of Kayenta Way near the southwest corner of the site. The sanitary sewer will be part of the City of Fruita sanitary sewer system.

Domestic Water

Domestic water is provided by Ute Water. This project will connect to an existing 8" Ute Water line in Kayenta Way near the sanitary sewer connection and also to an existing 8" stub on the west side of Pine St.(18 Rd) to provide a looped system. The water lines internal to the subdivision will be 8 inch and 6 inch lines.

Drainage

Drainage from this site flows to the southwest corner of the site. All roads and drains will be graded so that the drainage continues to go to the southwest corner of the site. The drainage will then be routed to a detention pond sized to contain a 10-year recurrence storm event and water quality capture volume as required by the Grand Junction Drainage District. Discharge from the pond will enter the Murray Drain System that runs in a southwesterly direction toward the Colorado River.

FEMA Flood Hazard

The site elevation is above the 500-year FEMA flood hazard elevation. FIRM Map (08077C0438F), dated July 06, 2010 shows this area as outside the 500-year floodplain.

Irrigation Water

Landscape irrigation water will be from Headgate IR140 of the Grand Valley Irrigation Company. The project will utilize 20 shares of irrigation water. All lots will be serviced by an underground irrigation system. There will be a water storage facility constructed in a tract near the south east corner of the project.

Fire Protection

There is an existing 10" Ute Water line in Pine Street and a 8" line stub from Adobe View Subdivision (south) the project will connect to. The water line within Adobe View North Subdivision will be a combination of 6" and 8" Ute Water lines. Fire hydrants within Adobe View Subdivision will be installed in accordance with the requirements of the Lower Valley Fire Protection District.

Historic Preservation

None.

Noise, Dust and Odor

1. The project will comply with federal and state air emission standards.
2. The project will comply with state noise statutes.
3. The project will replace the existing ground with landscaped homes and City of Fruita Standard Residential Street Section.
4. A Storm Water Management Plan will be part of the construction plans. This plan will address the construction and post construction process.

Open Space

2 tracts to be created with the Adobe View North Subdivision plat totaling 0.50 acres will be dedicated to the City of Fruita for trail purposes. A third tract of 0.20 acres will be dedicated to the Home Owners Association for purposes of irrigation water facilities.

Natural Features and Environmental Protection

There are some large trees in the northwest corner of the property, which most likely will be preserved and would be between the rear of the west lots and the tract dedicated to the city for trail purposes.