



Irrigation Design Report

My Storage Fruita – Site Design

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Prepared for:

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I. LOCATION AND WATER ALLOCATION TO THE PROPERTY

1.1 PROPERTY LOCATION

The project is located on the north side of Highway 6 & 50, west of 19 ½ Rd. The project is on lot 1 of the Kimston Minor Subdivision and proposes a site design plan for a storage facility within the City of Fruita limits. It is proposed to construct 647 mini-storage units and approximately 20,871 square feet of covered parking. The total acreage of the project is approximately 7.42 acres. The existing mobile home in the southeast corner of the parent parcel will be removed.

1.2 WATER SHARES AND IRRIGATED ACREAGE

Irrigation water to this site is provided by Grand Valley Irrigation District. The shares are located at headgate IR112. The supply valve for the subdivision was noted to exist outside the irrigation pump station for Woodland Park subdivision, just west of the proposed project on Pine Street. Presently, there are 10 shares of irrigation water belonging to the property that will be dedicated to the HOA, used to irrigate approximately 0.7 acres of landscape buffer/strip. An additional maximum equivalent 0.05 acres of detention area and open space will also be irrigated for common area landscaping. The total irrigated acreage will be approximately 0.75 acres. ***The existing water shares for this parcel meets the minimum of 8 shares required by the City of Fruita.*** This also translates into an available supply of 46.75 gallons per minute (gpm).

II. DESIGN CRITERIA

The irrigation system that will be serving Grand Valley Storage will consist of a distribution pipe with appurtenances for tap locations, venting air, flushing, cleaning and isolation. All materials will be installed in accordance with City of Fruita Irrigation System Standards, Chapter 7, latest revision.

Currently the only irrigation planned is for common area landscaping. The interior of the site will be impervious area. Typically, a 1.5 Hp irrigation pump is the maximum that would be needed for full buildout of common area landscaping.

III. SYSTEM DATA

The share requirement for development is based on commercial lots. The proposed commercial use will reduce water demand by at least an order of magnitude. Given these conditions, detailed calculations are not required.



IV. CONCLUSIONS

It is our opinion 10 shares will provide sufficient irrigation to meet the City of Fruita Standards. A landscape style irrigation pump and system will be provided.