



**Copper Creek West**  
954 19 Road Fruita, CO  
February 1, 2023  
Project Narrative for Final Plan

## **General Description**

*The property, currently zoned Community Residential (CR), is located at 954 19 Road in Fruita, Colorado. The parcel dimensions are approximately 660 feet wide by 1,710 feet long (25.95 acres). Copper Creek West is proposing a mix of single family - detached and multi-family attached residential community lots. There will be 90 single-family detached lots and 49 multi-family detached lots for a total of 139 lots. The density equals 5.3 units/acre. This development will be asking for density bonuses for added density (explained below under Density Bonus).*

*A Pre-Application was held on 11-3-2022.*

## **Explain how all issues identified with the review of the Preliminary Plan/Plat have been resolved with the Final Plat application**

*Below are the issues from Planning and Development and an explanation how they have been resolved.*

### **City Planner:**

- The project narrative indicates 138 dwelling units at complete build out, however, the statement of 8 dwelling units per acre would equal 207 dwelling units through density bonus. Please confirm that 138 units is the plan. **This has been resolved. There was a miscalculation. This project now has a total of 139 units. 139 units/25.95 acres = 5.3 units/acre. The additional (3) density bonuses increase the density to 8.3 (5.3+3) which allows us to drop the minimum lot side to 3,500 SF. The density bonus was approved by City Council.**
- Most of the lots in Filing 4 don't look like they meet the minimum lot size requirements at 3,500 square feet. It appears that the intention may be to follow the definitions below to accomplish the unit sizes for the lots on the most easter portion. **This has been resolved. The lots in Filing 4 will be condominium units.**
- The Land Use Code requires that a conservation easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filing of the subdivision to ensure the open space is permanently designated as an open space area. **This has been resolved. The open space areas are in tracts and designated as open space on the final plat.**

- The Open Space calculation appears to include the stormwater detention areas, please indicate that the grades of these areas do not exceed 15%. **This has been resolved. Some sides of the detention areas exceed 15%, but all detention areas provide at least one side if not more of grades that are less than 15% for access.**
- Please show the intent of the mix of housing types on the overall site plan. **This has been resolved. Will show on site plan. Lots 1-90 are single family and Lots 91-139 are multi-family (everything east of 19 1/4 Road).**
- The Adobe Creek Trail is proposed to be constructed in Phase 3 and 4 of the subdivision. Typically impact fee credits are provided once the construction of said improvements are completed. The trail may be constructed in Phase 1 or impact fee credits can be applied once the trail is constructed in Phases 3 and 4. **This has been resolved. The developer would rather the credits be applied once the trail is constructed in Phase 3 and Phase 4.**
- In order to determine the amount to credit this impact fee, please provide a cost estimate of the landscaping improvements for this area along 19 Road. **This has been resolved. A cost estimate was provided in our response to comments. The cost estimate will also be provided for the Final Plan application.**
- Section 17.43.030 (D) states that there shall be a 100-foot buffer on both sides of the wash, or creek, as measured from the centerline of the wash or 100 feet from the edge of the wetland area. Please confirm this has been met. **This has been resolved. A label has now been added to the landscape plan confirming the 100 foot buffer.**
- Please verify that the internal trails within the development are at least 8 feet paved with 3-foot clearance on each side. See Section 14.43.030 (B)(8). **This has been resolved. The internal sidewalks are not public trails therefore, will remain at 5'. Adobe Creek Trail is going to be public and will be 10'.**
- A future trail connection should be provided somewhere on between lots 21 and 32 on the north side to allow for future out-of-direction pedestrian travel in this area when the property to the north develops. **This has been resolved. A trail connection has been added between lots 25 and 26.**
- Although Section 17.13.070 (A)(4) doesn't necessarily call out the Adobe Creek Wash, it should be observed as a unique natural feature. **This has been resolved. The following comment was included in the Preliminary Plan narrative and sent back with response to comments: "A portion of Adobe Creek runs along the east side of this property. A 100' buffer from the centerline of the wash to the edge of this development is required and provided."**
- The subdivision does not appear to have been designed to respond to topographic and natural resource values. The application should justify the buffering criteria in Section 17.43.030 (D). **This has been resolved. The following comment was included in the Preliminary Plan narrative and sent back with response to comments: "A 100' buffer from the centerline of the wash to the edge of this development is required and provided."**
- The street sections proposed internal to the subdivision are 31.5' ROW, 22' asphalt, 6.5' curb gutter and sidewalk on one side. The minimum lane width for

this street section is 28' asphalt. **This has been resolved. This alternate street section was approved by the Planning Commission and City Council.**

- Page 6 Section 3.5 Height Restrictions. The maximum height restriction is 35' and is measured from finished grade. **This has been resolved.**
- Page 12 Section 4.25 (a-d) is confusing and I'm not sure it applies to this subdivision. **This has been resolved. A new copy of CC&Rs have been provided with this application.**
- For clarity, please change reference of Fruita's Development Code, or the like, to Fruita Land use Code. **This has been resolved. A new copy of CC&Rs have been provided with this application.**
- What is the plan for the HOA's maintenance of Irrigation Water and delivery system? **This has been resolved. HOA will maintain the irrigation water and delivery system. A new copy of CC&Rs have been provided with this application.**
- The HOA will be required to own and maintain the open space areas and these need to be dedicated to the HOA by a separate instrument and documented and referenced on the Plat at the applicable Phases. **This has been resolved. A new copy of CC&Rs have been provided with this application.**
- Who is going to maintain the off-street parking spaces? **This has been resolved. HOA will maintain.**
- Please provide a water shares document and a headgate report. The headgate report must identify the appropriate shares allocated to the subject property. This will ensure that the shares are deliverable to the property. **This has been resolved. A water share invoice was provided and will be again with this application.**

*Below are the issues from the City Engineer and Public Works and an explanation how they have been resolved.*

**City Engineer:**

- There will need to be additional access. I would think an emergency access to 19 Road would work. **This has been resolved. A Temporary Emergency Access Easement to 19 Road has been added to the Lot on the north side of the detention basin (Tract B). The concrete sidewalk across the north side of the detention basin has been increased to 8' wide + 12' of gravel drive**
- The street sections proposed do not meet the city standards. The minimum standard is 28-ft wide asphalt section with mountable curb gutter and sidewalk. **This has been resolved. This alternate street section was approved by the Planning Commission and City Council.**
- The 1/4 mile spacing road network is proposed for either major or minor collectors. The 19 1/4 Road section should be a minor collector, which has a pavement section of 44-ft of asphalt and 7-ft curb gutter and sidewalk on each side with 60-ft of right of way. **This has been resolved. The street width and ROW width have been increased as requested.**

- Pavement sections do not match the section as proposed by the Geotech report. **This has been resolved. We received a new report from Huddleston-Berry. We are using a pavement section with 3” of asphalt and 15” of aggregate road base.**
- There is no section for the collector roads. The section proposed is just for local streets. **This has been resolved. There is now a section for I ½ Road as a collector road. We also provided a Supplemental Pavement Recommendations Letter from Huddleston Berry.**
- If there are any open ditches for irrigation, they will be required to be piped. **This has been resolved. The tailwater/stormwater ditch along 19 Road will be piped. The location will be 34’ from the section line or in the middle of the future landscape street between the curb and gutter and the detached walk of the future section. The plans show a manhole at the north end, north of 952 19 Road and in I ½ Road. The portion across 952 19 Road will have to be piped with future road improvement and ROW acquisition.**
- Drainage from east half of 19 Road will need to be accommodated and not just passed through a culvert to a downstream condition. **This has been resolved. Drainage will be directed to the new 18” pipe. The subdivision detention basin is very shallow and has no additional capacity to detail off-site flows.**
- Minimum pipe size in SWMM is 18-inch. **This has been resolved. All pipes in ROW will be 18” minimum. Some private back yard drains may still be smaller.**
- Provide 10 ft of additional asphalt on the East side of 19 Road. **We request that the widening happen with the future 19 Road improvement project and not with this project.**
- Is there a reason why you are not matching crowns with the connections to the sewer line in 19 Road? **This has been resolved. Sewer grades have been raised to match crowns.**
- Iron Wheel Filing 1 was required to provide 25 ft of asphalt width knowing it would be the entrance to the subdivision. This project should do the same. **This has been resolved. Plans now show 25’ asphalt.**
- I ½ Road gutter slope does not meet minimum grade per city standards. **This has been resolved. Grades changed to provide minimum of 0.5%**

*Below are the issues from Outside Review Agencies and an explanation how they have been resolved.*

**Grand Valley Power:**

- Please make an application for service by calling 242-0040 to start the design process, a cost estimate will be prepared. **This has been resolved.**
- 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. **This has been resolved. GVP electrical layout is on the Final Utility Composite Plan.**
- Need 14’ Multi-Purpose Easement along all Roads and streets. **This has been resolved.**

- No trees to be planted over the utility portion of Multi-Purpose Easement. **This has been resolved. No trees are over the utility portion of the Multi-Purpose Easements.**
- Any Utility/Multi-Purpose Easement that is also used for landscaping will need to have underground power lines buried in a duct system. **This has been resolved. Landscaping is outside of the multi-purpose easement along 19 Road.**
- Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement. **This has been resolved. Fruita Engineering department gave the ok to allow the irrigation line in the very front of the 14' MPE, where water meters and hydrants would normally go. The east side of 19 1/4 Road does not have water meters or fire hydrants.**

**Lower Valley Fire District:**

- Access Roads: More than 30 residences require a second street access for use by the public and emergency services. **This has been resolved. A second access has been provided off of 19 Road. This access is for emergencies only. Fruita Engineering Department is ok with the second access being only for emergencies.**
- Alley and street ROWs shall be a minimum of 26 feet in width Ref: Appendix D 103.1 and 105.2. **This has been resolved. According to Chapter 4(c)(5) of the City of Fruita Design Criteria and Construction Specifications Manual - Alleys can have a right-of-way width of 20'. An Alternate Street Section was proposed in front of City Council and was approved.**

**Mesa County Stormwater:**

- A Mesa County Construction Stormwater Permit is required. Please provide a copy of the Construction Stormwater Management Plan and your COR400000 State discharge Permit. Also a Post-Construction Operation and Maintenance Agreement for the permanent water quality feature in Tract A. **This has been resolved. Attached with this submittal is the Construction Stormwater Management Plan and the Post-Construction Operation and Maintenance Agreement. The COR400000 State discharge permit will be applied for before final approval.**

**Mesa County Building Department:**

- Provide the soils report, Approved drainage plan and TOF tabulation sheet, Recorded plat and site plan to our office. **Soils report has been provided with this application. Plat and Site plan can not be recorded until final approval.**

**Ute Water:**

- Show dry utilities for further review. **This has been resolved.**
- Show line terminus in I 1/2 per Ute standard. **This has been resolved.**
- Show bend per Ute standard. **This has been resolved.**
- Where needed, add filing valves. **This has been resolved.**
- Move FH near lot 74 to be near lot 73. **This has been resolved.**
- Move water service for lot 49 to Welcome Rd. **This has been resolved.**
- Add a valve in Korima east of Welcome intersection. **This has been resolved.**
- Show blow offs at filing terminus. **This has been resolved.**
- Move FH from tract G to tract H. **This has been resolved.**

**Explain any other changes made to the proposed development that were not an issue with the Preliminary Plan/Plat review**

*No, there were no other changes made to the proposed development that were not an issue with the Preliminary Plan/Plat review.*

**Project Phasing**

*This project will be built in four phases, going from west to east. A Final Phasing Plan is attached to this submittal package.*