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Berg Subdivision Existing Conditions Drainage Letter

November 6, 2023

Civil Planning Engineer
City of Fruita
325 E Aspen Ave
Fruita, Colorado 81521

This drainage letter is with regards to the “J Road Subdivision” located at 1806 J.3 Road in Fruita, Colorado. The property consists of 3.46 acres which will be divided into two lots. Lot 1 will be in the south and will consist of the driveway, the existing home and other buildings. The northern lot, Lot 2, is larger and consists of an open irrigated field. Lot 1 is accessed off J 3/10 Road and Lot 2 will be accessed off J 3/10 Road.

The only anticipated construction is the addition of utility services for Lot 2.

Existing Drainage

Drainage for the entire site runs from east to west and from south to north. After drainage runs from east to west on the parcel, the drainage gets caught in the J 3/10 roadside ditch and flows north. At the northwest corner of the site, the drainage flows into the curb and gutter along South Pine Street and gets caught in a storm drain inlet.

The Grand Valley Drainage District ditch runs in an easement on the north property line.

The Independent Ranchman’s Ditch runs along the eastern property line.

Proposed Drainage

There are no anticipated changes to the drainage for the site with the development of the additional lot. Drainage will remain the same since there is no anticipated surface construction.

Conclusion

No changes are required for the site in terms of stormwater, water quality or culvert capacity since no surficial construction is required or anticipated.

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