

Project Narrative
Name: Adeles Acres Subdivision
Application: Subdivision
March 16, 2023

Project Information

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| Applicant: | 1024 19 Rd LLC - Owner |
| Representative: | Courtney Patch – River City Consultants, Inc. |
| Location: | 1024 19 Road, Fruita, Colorado 81521 |
| Parcel No: | 2697-153-00-181 |
| Zoning: | Community Residential (CR) within the City of Fruita |

Project Description:

The proposed project site is located at the southeast corner of the intersection of 19 Road and J.2 Road in Fruita, Colorado. The current project address is 1024 19 Road, Fruita, CO 81521 (Parcel No. 2697-153-00-181). In more legal terms, the project site is in the north half of the SW ¼ of the SW ¼ of Section 15, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado.

The proposed project parcel is occupied by a single residence and shows signs of recent livestock activities. Onsite structures include fencing, small sheds, a garage, a house, and a tall cell phone tower near the northwest corner of the property.

The project parcel is approximately 15.01 acres of agricultural use consisting of livestock activities and crop cultivation with a single-family residence present. This parcel is being subdivided into 48 single-family residential lots, with supporting right-of-way (ROW), Homeowner's Association Tracts, and easements for utility and access agreements. The project parcel is bounded on the west by 19 Road, on the North by J.2 Road, on the east and southeast by the Palmer Subdivision, and on the south by Parcel No. 2697-153-01-001.

Neighborhood Meeting:

A neighborhood meeting was held on December 16th, 2023, virtually via Zoom at 5:30pm pm. The minutes, attendance sheets and exhibits that were presented at the meeting are included with this submittal. Overall, the project was favorably accepted by the public that attended the meeting.

Preliminary Plan

Project compliance with, compatibility with and impacts on:

Adopted plans and policies

The project meets the intent of the Fruita Land Use Code, as well as the requirements of the City of Fruita 2020 Comprehensive Plan.

Land use in surrounding area including parks and open space

The surrounding area contains a mix of uses, including single family residential and agricultural uses. The proposed project site is zoned Agricultural, along with the parcels located directly to the north, west, south, and northwest. The Palmer Subdivision is located directly to the east and southeast and is zoned Residential.

Site access and traffic patterns

Access to the project site will be from the south side of J.2 Road at the proposed entrance for the development (proposed Lily Street). Currently, J.2 Road is a two-way gravel road east of 19 Road, and a two-lane paved road west of 19 Road. 19 Road is a two-way paved road with gravel shoulders.

Availability of utilities

All utilities are available and will be extended into the subdivision.

Special or unusual demands on utilities

The proposed project will not cause any special or unusual demands on utilities. The infrastructure is in place to support the subdivision.

Effects on public facilities and services

There should be minimal impact to the provision of police and fire protection services and other municipal services with this subdivision.

Site soils and geology

A geologic hazards and geotechnical investigation was performed on the site by Huddleston-Berry Engineering and Testing in January 2023. The site is suitable for the proposed development.

Natural areas

Existing vegetation at the proposed project site consists of desert shrubs and brushes in fair condition (~50% cover), along with several cottonwoods and other deciduous trees dispersed across the property. The existing residence has landscaping and a grass lawn around the house. The property is approximately split into thirds by existing wood and wire fencing. The eastern third of the property appears to be undeveloped rangeland with natural desert vegetation. The western third has a large cell phone tower to be removed, a residence, several sheds, and mostly bare ground. The middle-third of the property shows signs of livestock activities and/or horse boarding.

Web Soil Survey obtained from the NRCS web site shows soils present at the site consist entirely of Fruitland sandy clay loam (0-2% slopes). Fruitland sandy clay loam is classified as Hydrologic Soil Group B. Group B soils have slower infiltration rates than Group A soils, and higher infiltration rates than Group C and Group D soils.

Existing Drainage

Earthen berms and private irrigation ditches border the project parcel on the north, east, and parts of the southern boundary. These existing features act as drainage boundaries keeping offsite runoff from entering the proposed project parcel and maintaining historic drainage patterns.

A roadside swale on the east side of the 19 Road corridor carries local runoff to the south along the western boundary of the project parcel. Runoff generated from the project area travels from east-to-west and ultimately discharges at the southwest corner of the parcel into the roadside swale. The swale drains south within the 19 Road corridor to an existing irrigation structure at the northeast corner of the J Road & 19 Road intersection. From there, flows are conveyed west and collected into the Grand Valley Drainage District's (GVDD) Coup Drain.

The proposed development is entirely within the 117 Major Drainage Basin in Mesa County, CO. The 117 Major Drainage Basin flows to the Colorado River, approximately 1.5 miles south of the site.

Proposed Drainage

The proposed project will include lot grading, vertical curb and gutter, back lot drainage, storm drain, and a detention pond with outlet structure. Runoff from the developed areas will sheet flow to the curb and gutter sections of the proposed road or to the back-lot v-pans. From there, runoff will be directed to storm drain inlets where it will be collected and conveyed through the site to the stormwater pond at the western end of the development.

The proposed detention pond is a permanent stormwater solution designed to adequately provide water quality and stormwater detention measures for the Adeles Acres Subdivision. The pond is positioned within HOA Tract A of the development. The pond has been designed to hold the required water quality capture volume (WQCV), while providing detention storage for excess runoff during the 10-year and 100-year storm events