Project Narrative Report
For
Brandon Estates – Filing III P.U.D. Subdivision – Phase 2C & 2D
Final Plat

Date: January 18, 2017

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VEI # F12-046

Submitted To: City of Fruita
Community Development Department
325 E. Aspen Avenue
Fruita, Colorado 81521

Type of Design: Final Plat (Minor Subdivision)

Applicant: Blue Star Industries
Attn: Cody Davis
2350 G. Road
Grand Junction, CO 81505

Property Address: 18 ½ Road & K Road
Fruita, CO 81521

Tax Schedule No.: Multiple

I. Introduction/Site History

A. Property Location

The site is located along the north side of K Road, beginning at the northeastern intersection of K Road, and 18 ½ Road in the City of Fruita, Colorado. The site is located near various mixed residential and agricultural uses.

By legal description, the property is described as

A REPLAT OF LOTS 1-38, A PART OF TRACT G, TRACTS E, F, H, I, J OF BRANDON ESTATES FILING 1 S 1/2 SE 1/4, SEC. 9 T1N, R2W, U.M. CITY OF FRUITA, MESA COUNTY, COLORADO

The site is bounded on the west by 18 ½ Road and the Holly Park Town homes Subdivision and Mobile Home Park, K Road to the south, agricultural/residential land to the north, and a previous portion of the Brandon Estates Subdivision to the east. Please reference Exhibit 'A' – Vicinity Map within this report for further information.

B. Description of Property

As stated above, the property is approximately 17.52 acres in size. The site is vacant property.

The subject site is relatively flat with minimal topography, with elevations peaking at 4564, descending to 4550. A Topographical and Boundary Survey was completed by DH Survey. Geotechnical Engineering Group completed a soils investigation for the development.

Phases 2A and 2B have previously been approved and development completed. This submittal is for Phases 2C and 2D. Phase 2C consists of 10 homes and Phase 2D containing 11 houses.

C. Purpose of General Project Report & Proposed Application

Blue Star Industries proposes a Final P.U.D. Plat (Minor Subdivision) for a residential/commercial development, Brandon Estates P.U.D. Subdivision, on an 17.52 - acre parcel located on K Road and 18 ½ Road, at the northeastern corner of K Road and 18 ½ Road.

The applicant is proposing a Minor Subdivision to accommodate the dedication of an additional trail or road connection to the north of the previously planned subdivision. There will be no additional modifications to the previously approved number of building lots. This Minor Subdivision is intended to be reviewed under the current Fruita Municipal Code.

Given the history and the prior approvals associated with this subdivision, it is necessary to provide a brief background for this request. This application conforms to Section 17.15.040 and meets the criteria established in Section 17.07.080 of the Fruita Municipal Code.

The original application and Brandon Estates Subdivision plans were approved under the 2004 Land Use Code utilizing TDR's. Given the overall density of the project being 2.12 du/ac and the fact that this project already conforms, for the most part, to the current Land Use Code density requirements of the Community Mixed Use (CMU) zone combined with the Density by Design Bonus criteria established under section 17.08. TDR's are not considered to be needed.

Additionally, the currently recorded PUD Guide, CCR's, and HOA documents all do not provide for the ability to re-design and implement the current Density Bonus standards. For the most part this is because of the differing housing varieties that are required by code. This subdivision was designed to be a strictly Single Family Home Subdivision and to propose otherwise would be folly.

However, in an effort to provide for the most comprehensive analysis possible under the current code to show compliance, the following table shows the density bonus points that could be permitted as it has currently been submitted:

	Density Bonus Point Category	Criteria	Points Achieved	Explanation
	Context Sensitivity	Utilize xeriscaping to conserve water and improve habitat	1	Neighborhood Trail system has been designed with Xeriscaping
	Context Sensitivity	Fencing that avoids the 'fence canyon' affect	1	Neighborhood Trail system has been designed such that only 4 ft. high fences and below allowed.
	Open Space	Provide more than the minimum open space requirement	1	A 9,637 Park and Playground has been designed in Phase 2C of this project
Total Points achieved			3	

This provided with the fact that the density is only 0.12 du/ac over the allowed 2 du/ac provides for the basis of compliance and enforces the premise that TDR's should not be required.

Vested Rights are also being requested with this Minor Subdivision.

Surrounding Land Use/Zoning

LAND USE – The following Land-uses surround the subject property:

- **North – Residential/Agricultural property**
- **South – K Road, and residences**
- **East – Residential/Agricultural property, and**
- **West – Holly Park Town Homes Subdivision and Holly Park Mobile Home Subdivision**

ZONING – The subject property is currently zoned by City of Fruita Planned Unit Development *(PUD)*. Within a ½ mile radius of the subject property, properties are zoned by Mesa County and the City of Fruita as:

- **North – City of Fruita P.U.D.**
- **South – County AFT, City of Fruita P.U.D.**
- **East – City of Fruita P.U.D.**
- **West – City of Fruita P.U.D. and Community Residential**

II. Existing Drainage Conditions

A. Major Basin Characteristics

This area of Mesa County consists of mixed rural residential, agricultural, and commercial land uses.

The general area dips to the south and west. The watershed for this site is located along the north side of K Road and east side of 18 ½ Road, in the City of Fruita, Colorado. The site located near a combination of agricultural and residential uses.

Drainage to the north of the site is collected into the existing Starr School drainage ditch. Starr Drain excludes the site from drainage water entering from the north, except during large rainfall events. The onsite water currently is collected and enters a drainage ditch via several culverts on the south side of K Road. This drainage ditch conveys the water to a 24" RCP pipe at the intersection of K and 18 ½ Roads that is connected to the Starr School Drain pipeline network downstream.

B. Site Characteristics

As stated above, the properties total approximately 17.52 acres in size. The site slopes from the northeast to the southwest, with slopes averaging 0.6 percent. The lowest elevations occur near the southwest corner of the property. Elevations vary from 4550 to 4564 feet.

The drainage patterns of the property, includes a combination of sheet flow, shallow concentrated flow, and channel flow.

This site does not accept off-site drainage from the surrounding properties, though does accept drainage from the excluded parcel of approximately 4.24 acres. This excluded parcel is currently weeds and natural cover.

III. Proposed Drainage Conditions

A. Design Criteria & Approach

As expected in most developments, conversion and development of this property from bare ground to a commercial/residential area will, if directly discharged, increase the stormwater runoff, both in peak rates and volumes. However, the increase in peak rate is beneficial to the Starr School Drainage System. Direct discharge from the development will allow for the stormwater entering the Starr School Drainage System prior to the peak runoff from the 1.4 square mile drainage to the north of the proposed development.

IV. Results and Conclusions

A. Direct Discharge

The results of the analysis of Starr School Drain and SWMMP revealed that the Starr School Drainage System is undersized to handle large stormwater runoff events. Our TR-20 models produced hydrographs that showed the P.U.D. post development peak runoff would enter the Starr School Drainage System prior to the peak from the upper portion of the watershed by 34.2 minutes. By using

direct discharge, the stormwater discharge from the P.U.D. would be into and through the Starr Drain pipe network before the larger hydrograph peak. This would slightly lessen the demand of the Starr Drain pipe network during large runoff events. Thus, Vortex Engineering & Architecture, Inc. proposed the direct discharge of stormwater into the Starr School Drainage System and a payment of the Drainage Impact fee-in-lieu.

V. General Performance Standards

This application conforms to Section 17.15.040 and meets the criteria established in Section 17.07.080 of the Fruita Municipal Code. Adequate Public Utilities have been provided or will be provided with this application.

VI. Public Benefit & Development Schedule/Phasing

This development appears to be an excellent opportunity and should serve an important community service in this area by providing much needed housing amenities. The current availability of suitable housing sites in the City of Fruita area is lacking. This P.U.D. Subdivision development should prove to uplift surrounding area.

VII. Conclusion

We respectfully request your approval of this Final P.U.D. Subdivision Plan/Plat for a total of 47 homes on 17.52 acres at full development. Phase 2C has 10 houses, and Phase 2D has 11 houses.

VIII. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by the City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering & Architecture, Inc. and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering & Architecture, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering & Architecture, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering & Architecture, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering

profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

EXHIBIT 'A'
SITE LOCATION MAP

Site Location
K RD
0.5 km

EXHIBIT ‘B’
DENSITY ANALYSIS

	Phse/Filing	Lot #	Area (ft)	Lots > 120% Median	
1	Filing 1/Phase 2	1	9,500	0	0
2		2	8,868	0	0
3		3	8,922	0	0
4		4	8,915	0	0
5		5	8,907	0	0
6		6	12,069	0	0
7		7	13,408	0	0
8		8	10,400	0	0
9		9	10,400	0	0
10		10	10,400	0	0
11		11	10,400	0	0
12		12	10,400	0	0
13		13	14,000	1	14,000
14		14	18,777	1	18,777
15		15	11,435	0	0
16		16	10,000	0	0
17		17	9,303	0	0
18		18	9,303	0	0
19		19	9,303	0	0
20		20	12,101	0	0
21		21	13,822	1	13,822
22		22	11,070	0	0
23		23	11,070	0	0
24		24	11,070	0	0
25		25	14,738	1	14,738
26		26	13,912	1	13,912
27		27	17,275	1	17,275
28		28	12,390	0	0
29		29	11,070	0	0
30		30	11,070	0	0
31		31	11,070	0	0
32		32	13,822	1	13,822
33		33	12,101	0	0
34		34	11,395	0	0
35		35	11,229	0	0
36		36	11,340	0	0
37		37	12,082	0	0
38		38	13,987	1	13,987
39		39	12,249	0	0
40		40	13,000	0	0
41		41	13,000	0	0
42		42	13,000	0	0
43		43	14,344	1	14,344
44		44	13,368	0	0
45		45	13,368	0	0
46		46	12,552	0	0
47		47	17,358	1	17,358

152,034

Total Area of Lots	563,561	
Median Lot Size	11,435	Filing 1/Pase 2 Lot 7
120% of Median	13,722	
Number of Lots with Area > 120% Median	10	
Number of Lots with Area > 120% Median %	21.3%	
Precentage of lots area > Median Lot	27.0%	9 points for 30%

O:\Brandon Estates (Phase II) - Blue Star_F12-046\Copy of BrandonDensityAnalysis - DAG- Rev 130603.xls

EXHIBIT ‘B2’
PARK EQUIPMENT ESTIMATE

EXHIBIT B2

IN RE: Brandon Estates, Filing 1, Phase 2-c
Onsite Improvements - Park Playground Equipment Phase 2-c

Name of Development
LOCATION: North of K Rd and East of 18.5 Rd, Fruita, CO
Location of Development

The improvements identified below shall be constructed in accordance with all City requirements and specifications. Conformance with this provision shall be determined solely by the City of Fruita or its duly authorized agent. The improvements shall be constructed in accordance with the time schedules shown below.

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
CH 52 - Combo Swing Set	1	each	$7,590.00	**$7,590**	
Bike Rack - 4x7 conc pad	1	each	$650.00	**$650**	
6 foot pvc coated steel benches	3	each	$1,000.00	**$3,000**	
4x6 landscape timbers	170	lineal feet	$10.00	**$1,700**	
landscape fabric	1,750	square feet	$0.75	**$1,313**	
landscape bark	600	cu ft	$2.50	**$1,500**	
Playground equipment Installation	1	each	$8,000.00	**$8,000**	
Subtotal				**$23,753**	
Supervision of all installation				$950	
(should normally not exceed 4% of total)					
TOTAL ESTIMATED COST OF IMPROVEMENTS				**$24,703**	
AND SUPERVISION					
Performance Bond, Escrow Account, or Letter					
of Credit (110% of Total)					
* Show costs of installing gas, electric, phone and					
cable television improvements or provide evidence					
to the City that performance guarantees have been					
given directly to the utility companies involved.					

The above improvements shall be constructed in accordance with all City requirements and specifictions. Conformance with this provision shall be determined solely by the City of Fruita or its duly authorized agent. The improvements shall be constructed in accordance with the time schedules shown above.