

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

PROJECT: Raptor Crossing PUD Plan

Petitioner: Sittner Construction, LLC

Date: September 27, 2021

REVIEW TYPE: ☐ Minor Subdivision ☐ Major Subdivision (Zoning)
(Check One) ☐ Lot Line Adjustment ☐ Final Plat
 ☒ Site Design Review ☐ Conditional Use Permit
 ☐ Other:

REVIEW COMMENTS

This project proposes a Motor Coach Resort on 4.89 acres located at 853 Raptor Road.

1. Road section does not meet the minimum width for RV Park at 24-ft. The requirement is 28-ft. As this road would not meet the city standard, it would be considered private and the maintenance would be the responsibility of the HOA. Sidewalk would also be a requirement.
2. The sanitary sewer for this project will be private and the maintenance would be the responsibility of the HOA.
 - a. Each site would have its own dump site. Each dump site will be required to have a hose restrictor to prevent hoses from entering the sewer system.
 - b. There should be a detail of the sewer connection for the RV's
3. There are manholes that do not have 0.20' across them. If that is the case, they should have epoxy coating of the invert called out.
4. Please make the text on the profiles larger so they are more easily read. Specifically the manhole callout information.
5. Where are the drainage calculations? There is a chart in the drainage report for inlets and their capacities, but I don't know where they came from? There are no pipe calculations either. There is no drainage area map.
6. Show the calculation of the volume of the pond based on the contours.
7. The road sections provided in the Geotech report are for internal to the site. There should be a different pavement section for Raptor Road. There should be cross sections on Raptor Road to ensure the proposed elevations will match the existing pavement.
8. Street lighting for Raptor Road shall meet the requirements of the design standards (which is no greater than 600 ft spacings). A street light at the entrance to the development would suffice.
9. The grading plan should have contours and swale locations called out. It is not clear how the runoff gets to the pond or street.
10. There should be grades called out within the bulb with flowline slopes.
11. The open ditch at the far north end will be required to be piped through the section of property.
12. If the access into the development is gated, the gate shall be placed such that the largest RV plus a vehicle in-tow would be able to pull off Raptor Road and not block the sidewalk.
13. An emergency access is likely required by LVFD. Provisions to make that happen should be discussed with staff regarding the City-owned property to the west. The north end of the northeast

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pond would be a good location for this. In order to do that, the road would need to be widened and the corner would need to be looked at to make sure the vehicles could make that turn. A roadbase section would be acceptable.

14. A 3-inch water service would result in a Sewer Treatment Plant Investment Fee of \$41,727.
15. Drainage Impact Fee factor for 2022 is \$18,815. You are using a previous year. Please clarify the fee calculation. It is stating the historic and developed runoff coefficients are the same.
16. The profile on sheet C-13 is for a drain. Which one is it? I don't see a profile for the lines crossing the entrance.
17. Ok, I see additional profiles on C-17. Why do the pipes just end below the pond. How did the V-notch geometry get determined? There should be a trash screen to prevent the hole on the outlet plate from getting clogged.
18. Check the elevations of the sewer and storm drain as they cross at the entrance. There may be a conflict.