
2021-40 Raptor Crossing RV Park Consolidated Review Comments

521 Drainage Authority

Below are Mesa County Stormwater Division's review comments for Raptor Crossing RV Park Concept Plan.

Mesa County Stormwater Division understands this is a concept plan, however please expect the following comments when and if this project proceeds to Site Plan Review.

Project will require a Mesa County MS4 Construction Stormwater Permit. Application can be completed online at: <https://www.mesacounty.us/publicworks/permits/>

Permit Fees will be assessed once application is received. Please note that "Review Fee" must be paid before Stormwater Management Plan and Site Map(s) can be reviewed.

Project will need to submit a site-specific Stormwater Management Plan and Site Map(s) for review/approval. Please utilize SWMP Checklist to ensure all criteria is met:
<https://www.mesacounty.us/globalassets/publicworks/permits/online-permit-system/stormwater-management-plan-checklist.pdf>

This project meets the criteria of "New Development or Redevelopment", therefore Water Quality is required. Please complete a "Post-Construction Stormwater Control Measure Operations and Maintenance" Agreement. O&M Agreement located at:
<https://stormwater.mesacounty.us/globalassets/stormwater/forms/documents/postconstruction-om-agreement-form.pdf>

Project will need to provide a copy of its State Discharge Permit (CDPHE) to Mesa County Stormwater Division. Please let me know if you have any questions or concerns.

Grand Valley Drainage District

GVDD has reviewed the available project documents and has no comment at this time. When a drainage report and other documents are submitted the district will respond accordingly.

Grand Valley Irrigation Company

GVIC has no review comments to submit for this project.

Grand Valley Power

This project is not in the GVP Service area.

Lower Valley Fire District

Review comments: 2021-40 Raptor Crossing RV Park

1. Security gate must comply with LVFD requirements. Available on our web site.
2. Design of RV park shall comply with NFPA 1194 Standard for RV Parks & Campgrounds, 2018 edition.
3. Design and construction of road shall allow evacuation simultaneously with emergency response operations. Ref: NFPA 1194 5.1.1.5
4. LVFD requires a second emergency access road towards the North end of the site. This access may be through the old lagoon area subject to approval by the City of Fruita. Ref: NFPA 1194-5.1.1.4.1 and 2018 IFC 503.1.2
5. Provide hydraulic calculations by a PE to show that a fire flow of 1,000 gpm at 20 psi residual will be available at the most remote fire hydrant.
6. A fire hydrant is required on Raptor Road outside of the entrance gate and a fire hydrant shall be installed about 500 feet north inside the RV Park.

Mesa County Building Department

MCBD has no objections.

Ute Water

Raptor Crossing RV Park

- A WM pit should be called for the domestic service, not a “gang” meter box.
- Fees for the proposed 39 units plus one community building (40 total) will be calculated at \$170,800.00 for a single master meter to serve all units billed to an HOA or management co.
- Show offsite 10-inch water main extension to the western edge of the subject property. Water main ex shall commence just west of Commerce Ct and replace all of the ex 6-inch WM.
- Existing WM shall be salvaged with the line extension and returned to the District in good condition, this service shall be replaced by the proposed new tap and meter.
- A cross connection survey must be submitted and reviewed prior to acceptance, survey may be found at the following link (<http://www.utewater.org/backflow>) once completed submit it and mechanical drawings (plumbing both domestic and fire suppression only) to the District (Joseph Lambert) for further review and approvals.
- Installation of all backflow equipment shall be per Ute Water approval. Developer will be required to engineer, purchase, install and maintain all necessary equipment.
- An initial test on the BFPD will be made by the District at no cost for the developer; arrangements for this first test should be made with District personnel for final approval.
- Submit mechanical drawing and a completed survey to:
- Joseph Lambert:
Cross Connection Program Administrator
Ute Water Conservancy District
Main Office: 242.7491
Direct Line: 256.2883
Cell: 852.1109