



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT
NOVEMBER 9, 2021**

Application #: 2021-37
Project Name: Cider Mill Estates
Application: Preliminary Plan
Representative: Kim Kerk Land Consulting & Development
Location: 960 Stone Mountain Drive
Zone: South Fruita Residential (SFR)
Request: This is a request for approval of a Preliminary Plan for 47 single family lots on approximately 13.25 acres with a 1.29 acre park.

PROJECT DESCRIPTION:

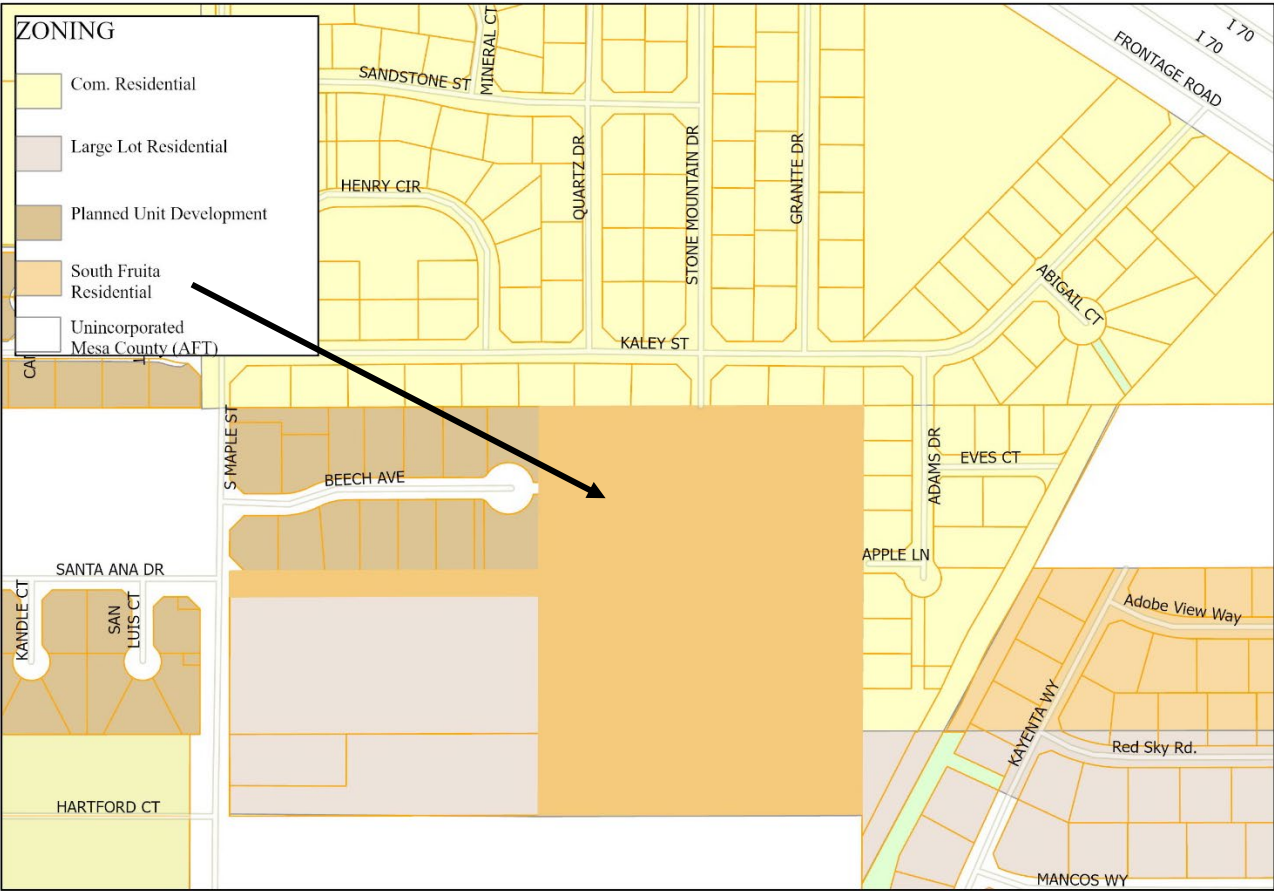
This is a request for approval of a Preliminary Plan application for 47 single family lots and a 1.29-acre park over approximately 13.25 acres. The subject property was annexed and zoned in the early 2000's and was recently rezoned from Large Lot Residential to South Fruita Residential by Ordinance No. 2021-16.

The subject property is located south of the Stone Mountain Subdivision, southwest of the Colonial Glen Subdivision, west of the Garden Estates Subdivision, and east of the River Rock Subdivision. The subdivision is proposed to be constructed in one (1) filing/phase with four (4) access locations. Lot sizes proposed range from 7,012 – 10,684 square feet. This plan is also proposing to utilize the irrigation vault and the stormwater and detention pond from the Garden Estates Subdivision. Additionally, the subdivision submittal proposes a centrally located 1.29-acre park. Access to the subdivision is proposed from three (3) existing rights-of-ways; Apple Land, Stone Mountain Drive, and South Maple Street.

SURROUNDING LAND USES AND ZONING:

Surrounding land uses are primarily single family detached residential. The map below identifies the various zones in this area.

ZONING MAP



2020 AERIAL PHOTO



REVIEW OF APPLICABLE LAND USE CODE REQUIREMENTS:

PRELIMINARY PLAN

Section 17.15.070 (C) of the Land Use Code states that at a public hearing in accordance with Section 17.05.070, the Planning Commission shall evaluate the Preliminary Plan application according to the Sketch Plan criteria in Section 17.15.060(C) and also the following criteria:

1. Adequate resolution of all review comments; and

As discussed below, it appears that review comments can be adequately resolved without a significant redesign of the proposed development. This criterion can be met if all review comments are resolved with the Final Plat application.

2. Compliance with conditions of approval on the Sketch Plan, if any.

No Sketch Plan application was submitted or required for this proposed development. This criterion does not apply.

Section 17.15.060 (C) states, at a public hearing in accordance with Section 17.05.070, the Planning Commission shall evaluate the Sketch Plan application according to the following criteria:

1. Conformance to the City of Fruita’s Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;

Conformance to the City of Fruita’s Master Plan:

Influenced by the community values expressed on page 2 of the Comprehensive Plan, the Plan Vision states, “The City of Fruita values quality of place. It’s an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that’s responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation.”

The City of Fruita’s Master Plan, Fruita In Motion: Plan Like a Local, encourages Efficient Development as one of its Plan Themes. The Plan Themes section is found in Chapter 1 (page 5) of the plan and states that, “The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core.” This subdivision is within the UGB.

Connectivity is another Plan Theme within Fruita’s Master Plan. This Plan Theme reads, “It is easy for vehicles, cyclists, and pedestrians to get around Fruita and to visit local destinations. The City of Fruita offers safe, intuitive, and well connected on- and off-street trail networks for pedestrians and cyclists.”

Conformance to Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations:

The property is zoned South Fruita Residential (SFR). The Land Use Code states, “The purpose of the SFR zone is to allow a variety of low to moderate density residential areas compatible with existing low density development, the Colorado National Monument and the Colorado River. Due to its location near the Colorado River and in the 100-year flood plain, the area is most suitable to a density of 2-5 du per acre.” The proposed subdivision shows lot sizes ranging from 7,012 – 10,684 square feet which meets the lot size requirements of this zone district. Additionally, the density of the subdivision is approximately 3.5 dwelling units per acre (47 dwelling units/13.25 acres).

With some changes, the proposed development can be in conformance with the city's Master Plan, Land Use Code, and all other city policies and regulations based on the more technical responses as expressed in the Consolidated Review Comments included with the Staff Report.

Review comments from the City Engineer, Planning & Development Department, Ute Water, Grand Valley Drainage District (GVDD), Lower Valley Fire District (LVFD), Colorado Department of Transportation (CDOT), and others address technical issues within the development and are attached with this Staff Report. If these issues are adequately resolved with the Final Plat application, then this criterion can be met.

2. Compatibility with the area around the subject property in accordance with Section 17.07.080;

With the recent changes to the Land Use Code, Section 17.07.080 was changed to Section 17.07.023 and is now referenced in Section 17.05.080 (C).

Section 17.05.080 of the Code states that for all land uses, “compatibility” is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone.

There are many single-family houses in this area. Other undeveloped areas nearby support similar densities based on the City of Fruita’s Master Plan. This criterion has been met.

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.);

It appears that most required services and facilities are available to the subject property and the proposed subdivision. The subdivision is proposing a large, centrally located park in addition to multiple access points. The application was submitted with a traffic study, this traffic study along with review comments from CDOT require off site improvements on the Frontage Road as part of the approval of the proposed subdivision.

The application is proposing to utilize the irrigation vault and stormwater detention that was constructed with the Garden Estates Subdivision. Staff does have some concerns on how the two separate subdivisions will handle the joint use of these facilities. This issue should be addressed with the Final Plat application.

If all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application, this criterion can be met.

4. Preservation of natural features and adequate environmental protection; and

There doesn't appear to be any natural features that are in need of preservation within this subdivision.

Any stormwater management issues must be addressed and sedimentation, weed, and dust controls will be required as part of the construction process.

This criterion can be met.

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

Although some redesign will be required in order to meet the minimum requirements of the Land Use Code and other city regulations, it does not appear that resolving concerns necessarily leads to a significant redesign of the development that would require another Preliminary Plan review. A significant redesign is when the density increases, the open space decreases or deviations from any other construction standards are proposed.

As mentioned before, review comments from the City Engineer, Planning & Development Department, Ute Water, Colorado Department of Transportation (CDOT), Grand Valley Drainage District (GVDD), Lower Valley Fire District (LVFD) and others address technical issues within the development and are attached with this Staff Report. If these issues are adequately resolved with the Final Plat application, then this criterion can be met.

Based on this information, the approval criteria that must be considered for Preliminary Plan applications either have been met or can be met if all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application.

LEGAL NOTICE:

Legal Notice was accomplished in accordance with Section 17.01.130 of the Fruita Land Use Code. The Land Use Code requires that legal notice be accomplished no later than 15 days prior to the hearing.

	Y	N	DATE
Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10/21/2021 (19 days prior to Planning Commission meeting)
Postcards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10/22/2021 (18 days prior to Planning Commission meeting)
Paper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10/23/2021 (17 days prior to Planning Commission meeting)

NOTICE OF PUBLIC HEARING

The Fruita Planning Commission will hold a public hearing **Tuesday, November 9, 2021 at 6:00 p.m.** This meeting may be held in person subject to public health orders or by City Council direction. Details on how to access this meeting will be found at www.fruita.org. If the meeting is held in person, the virtual link will remain open for public participation. The following item will be presented at the public hearings. The Planning Commission will formulate a Recommendation, which will be forwarded to the Fruita City Council. If the item listed below is acted on by the Planning Commission, the Fruita City Council will hold a public hearing on this same item on **Tuesday, December 7, 2021 at 7:00 p.m.** Please check www.fruita.org for more details. If you have an interest on the item please call 858-0786 or come to the Planning & Development Department office located at 325 E. Aspen Avenue to review the information in the file. Your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter outlining your concerns and submit it to the Planning & Development Department.

Application #	2021-37
Application Name	Cider Mill Estates
Application Type	Preliminary Plan
Location	960 Stone Mountain Drive
Zone:	South Fruita Residential (SFR)
Description	This is a request for approval of a Preliminary Plan for 47 single family lots on approximately 13.25 acres with a 1.29 acre park.

Physically disadvantaged persons who wish to obtain information or need assistance in attending the Public Hearing, may call (970) 858-0786, the hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: www.fruita.org

****Legal notice postcard language**

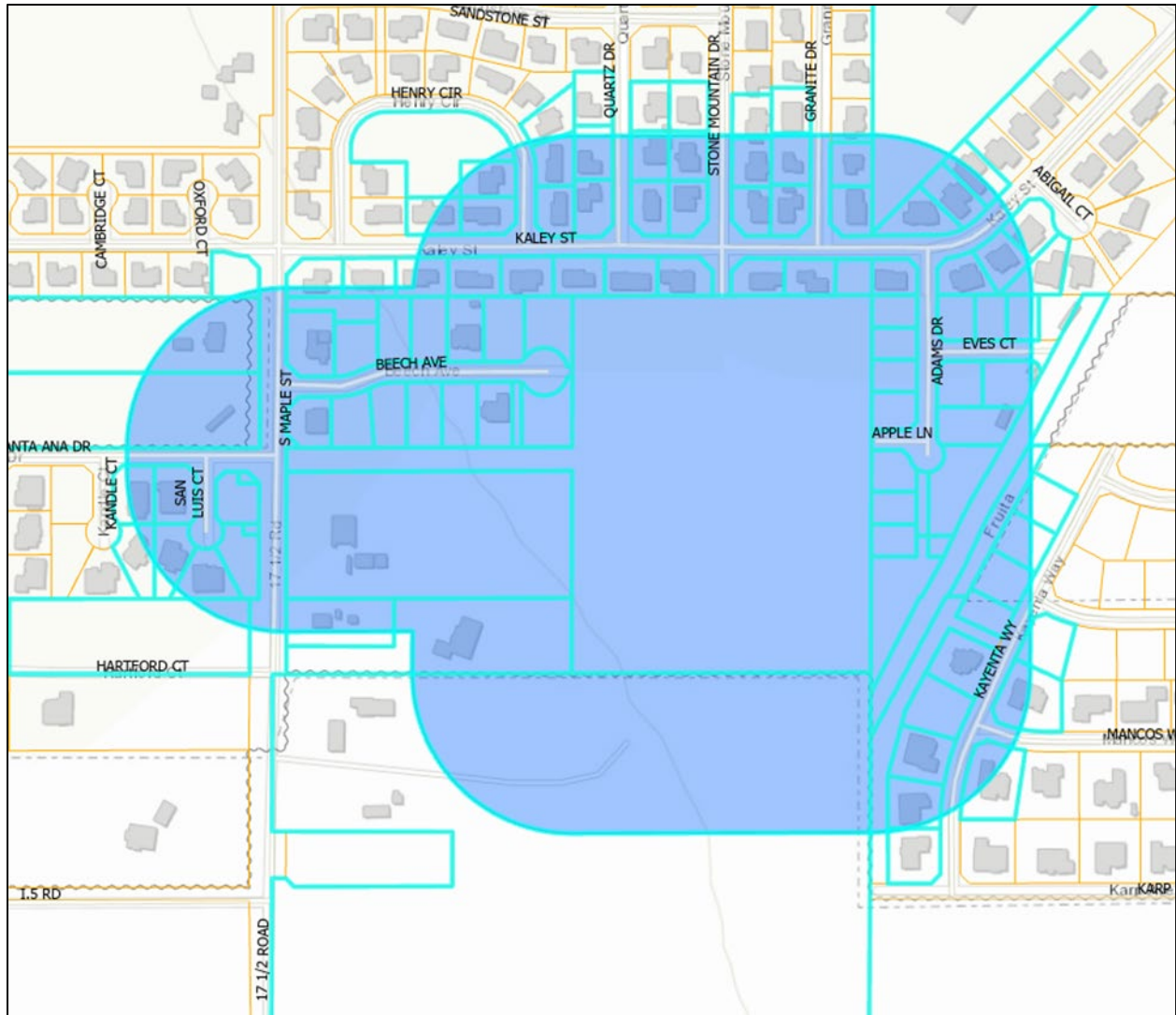




****Signs posted on the subject property in accordance with Section 17.01.130 (A)(3)**



** Location of public notice sign locations on the subject property.



**350-foot buffer around the subject property in accordance with Section 17.01.130 (A)(4)

REVIEW COMMENTS:

All review comments received are included with this Staff Report. All review comments must be adequately resolved with the Final Plat application.

PUBLIC COMMENTS:

No written public comments have been received at this time.

STAFF RECOMMENDATION:

Staff recommends approval of application 2021-37, Cider Mill Estates Preliminary Plan, with the condition that all review comments and all issues identified in the Staff Report are adequately resolved with the Final Plat application.

OPTIONS AVAILABLE TO THE PLANNING COMMISSION:

1. Recommend approval of application 2021-37, the Cider Mill Estates Preliminary Plan as proposed.
2. Recommend approval of application 2021-37, the Cider Mill Estates Preliminary Plan with conditions.
3. Recommend denial of application 2021-37.

PLANNING COMMISSION SUGGESTED MOTION:

Mr. Chair, I move we (approve/deny) application 2021-37, the Cider Mill Estates Preliminary Plan to the City Council with the condition that all review comments and all issues identified in the Staff Report be adequately resolved with the Final Plat application.

<p><u>FRUITA PLANNING COMMISSION: NOVEMBER 9, 2021</u> <u>FRUITA CITY COUNCIL: DECEMBER 7, 2021</u></p>



Application Type: Preliminary Plan
Application Name: Cider Mill Estates
Application Number: 2021-37
Location: 960 Stone Mountain Drive
Zone: South Fruita Residential (SFR)

- Letter of acceptance: 9/3/2021
- Application sent out for review: 9/3/2021
- Legal Notice –
 - Paper – 10/22/2021
 - Postcards – 10/22/2021
 - Sign – 10/21/2021
- Planning Commission: 11/9/2021
- City Council: 12/7/2021

Description:

This is a request for approval of a Preliminary Plan for a 47-lot subdivision over approximately 13.25 acres.

General:

1. What is the purpose of Tract C?
 - a. How is the HOA going to maintain Tract C?
2. Tract B should be used for multiple purposes. If not, this area may create public nuisance issues and is essentially a “no-man’s land” other than for sewer.
 - a. Staff recommends this be used as a future trail connection to the property to the south.
3. Additional trail connections need to be provided along two north-south rights-of-ways in accordance with Section 17.11.070 (A)(1)(c).
 - a. *c. Block Lengths. Block lengths shall provide for at least one street connection for every three to six hundred (300 to 600) feet maximum in block length, except where topographic or access restrictions (e.g., arterial intersection spacing) preclude such connections. Where street connections are not feasible, pedestrian and bicycle pathway/trail connections shall be used to make walking and bicycling within and between developments convenient.*

4. Section 17.29.030 (B) (7 and 8) state that the trails required by Code need to be paved and need to be at least 8 feet wide with 3-foot clearance on both sides.
 - a. The 3-foot clearance on both sides of the trails required, must be landscaped.
Drought tolerant landscaping is encouraged.
5. Provide detail on the construction of the trail located in the park.
6. There needs to be a maintenance agreement between the Garden Estates HOA and the Cider Mills HOA for irrigation and drainage. This must be recorded as well and referenced on the recorded Site Plan.
7. The irrigation narrative submitted appears to only reference that of the Garden Estates development and does not appear to include anything about Cider Mills.
8. The park must be open to the public. This needs to be reflected on the Plat dedication language at the Final Plat application.
9. The Building Setback Dimensions on page C1.0 show a side setback of 8'. The South Fruita Residential side setbacks are 10' minimum.
10. At Final Plat, the Improvements Agreement needs to include the off-site improvements required by the traffic study.
11. The street names should be changed.
 - a. West Loop Drive = MacIntosh Drive
 - b. East Loop Drive = Granny Smith Drive

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

PROJECT: Cider Mill Estates Preliminary Plan

Petitioner: Senergy Builders LLC (Darin Carei)
Vortex Engineering, Inc. (Robert Jones)
Kim Kerk Land Consulting & Dev. LLC (Kim Kerk)

Reviewer: Sam Atkins

Date: September 28, 2021

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

REVIEW COMMENTS

1. All of the right of way is existing for Santa Anna Drive so it should be constructed completely instead of a partial pavement section with a roadside ditch.
2. Driveways are to be no closer to a lot line than 5 feet and have a width of no greater than 32 feet. Driveways are also not to be any closer than 50' to the adjacent street flowline when it is a residential road section. This will potentially affect the bulb lots like Lots 4, 5, and 11. They will not be allowed to have a 3-car width at the street. Lots 7 and 8 might need more frontage if a full 32-ft driveway is desired. Lot 13 may be the same if the driveway is on East Loop Drive
3. There should be a curb ramp opposite one of the ramps on the tee-intersections.
4. Provide easement for sewer connection south of the property. An all-weather road is to be constructed on the alignment of the sewer for maintenance.
5. There is no record of an existing 8" sewer in Maple as shown on the composite utility plan.
6. There is an existing 8" sewer stubbed to the southern property line of the Stone Mtn. subdivision. It appears that these drawings show the new sewer extending all the way up to the manhole in that subdivision rather than tying to the existing stub. Please locate and pothole the existing stub and connect to that if feasible rather than running the new line all the way to the existing manhole.
7. The elevation of the existing connection manhole in the Stone Mtn. subdivision differs from the City's GIS by about a foot. If the stub mentioned above is not usable, the engineer should verify the elevation of the invert at the existing manhole prior to final design and revise elevations/grades accordingly.
8. Multiple labels are either obscured by other text or are mislocated on the sewer sheets (see the SS Service notes on all sewer sheets).
9. Some new utilities are not shown in the profile views. Please make sure to show all existing and designed utilities in all plan and profile sheets.
10. Manhole rim elevations do not appear to be set properly to finished grade on multiple sheets.
11. Some elevation/location callouts for manholes are missing.
12. Callouts on sheet C5.5 in profile refers to storm manholes and inlets.
13. Sheet C6.0 has a callout for riprap that is not pointing to anything.

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

14. The park should not drain onto the adjacent properties.
15. The back yard drains should be labeled as private.
16. The drainage report does not reflect the current layout.
17. How was the southern drain line sized?
18. Where does the v-pan terminate that is shown on the east side of the subdivision north of Apple.
19. There is a detail for a block wall on sheet C3.1 but I can't find where it is called out in the plans.
20. There is an existing ditch just west of the proposed development that crosses Santa Ana Dr. It appears that no pipe or other conveyance method exists to allow that ditch to cross Santa Ana Dr. (it just ends at the north edge of the road).
21. Proposed covenants exclude areas with City open space easements from HOA maintenance responsibilities. The City will not maintain any open space facilities on private property. See sections 1.7 and 2.5 of the proposed covenants.
22. Elevations on curb ramp flowlines are difficult to read and in some locations are not shown. This prevents a thorough review of accessibility standards compliance. In some areas it appears that the lip of ramp/gutter elevation is below that of the adjacent flowline and in others it appears to be higher (in some cases much higher).
23. Roadway/Sidewalks
 - a. Very difficult to read grades, elevations, etc.
 - b. Please show left and right flowlines on profiles.
 - c. Some grades are shown as "???".
 - d. Some flow arrows are pointing the wrong direction.
 - e. Some flowline grades appear to be too flat or in some cases are entirely flat. Please revise to meet minimum grade specs.
 - f. Some areas appear to shown low points without inlets.
 - g. It appears that one side of Stone Mountain drive drains to the north and the other side drains to the south. No water generated by this project should enter another development.
 - h. It is difficult to tell what is going on with some flowline grades. In some areas the street crown is shown flatter than minimum gutter slopes but I can't tell if that applies to those gutters too or if the cross-slope of the road will change to allow the gutters to be steeper.
 - i. South end of Stone Mtn. Drive has a note calling out a stop sign and handicap ramp. Is this a trail/sidewalk intersection and if so why the stop sign/ramp? There is no ramp opposite this one.
 - j. Some fairly significant grade transitions without vertical curves.
 - k. Please show elevations at all intersections that are shown on a particular sheet.
 - l. Why is Santa Ana Dr. hatched and no other streets are? Please be consistent.
 - m. The landscape strip along the north edge of Santa Ana Dr. will need to be landscaped with fabric and rock. You will also need to verify there are not encroachments from the adjacent property owners road and address those areas for landowners whose yards will be affected.

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

- n. Please construct a full-width road section on Santa Ana Dr. There appears to be no reason not to construct pedestrian improvements on the south side of that road or to leave a 24'-wide asphalt mat on a road that leads to a subdivision with this many lots.
 - o. Please provide a detailed cross section of elevations at the intersection of Santa Ana Dr. and S. Maple St. Include the elevations of improvements on the west side of S. Maple St. to allow the City to review the proposed elevations of the new improvements relative to the other side of S. Maple St. Revise elevations as needed to ensure a consistent cross slope between the new improvements and the existing crown of S. Maple St., as well as a consistent cross slope on the other side of S. Maple St. The intention of the City is to ensure that relative elevations between improvements west and east of the centerline/crown of S. Maple St. are as close as possible. Also, the City desires a constant cross slope to allow for snow plowing and other maintenance activities (no quarter crowns). Please provide a typical section of S. Maple St. at the new intersection showing these modifications.
 - p. Not sure what City code is here but aren't we trying to avoid "scabbed on" road widenings on S. Maple St.? Are there any proposed widenings or modifications to the pavement or road section on S. Maple St.? It seems like the contractor should be required to at least overlay to the centerline or the entire width of S. Maple St. adjacent to the development.
 - q. Please revise Santa Ana Dr. to show standard vertical curb, gutter and sidewalk along both edges of Santa Ana Dr.
 - r. Ensure both edges of Santa Ana Dr. (back of walk, gutter and edge of asphalt) match the edges of Santa Ana Dr. west of S. Maple St.
 - s. Please reference City of Fruita standards rather than City of Grand Junction.
24. There is an existing power pole and communications pedestal near the southwest corner of the development. Please show these on the drawings and determine how to account for them. If they're abandoned please work with the utility companies to remove them. If active please account for them in order to allow them to continue to function with no interruption in service.
25. In addition to the "Utility Providers Information" table please create a table on the utility composite denoting ownership and maintenance responsibilities for all new utilities and facilities installed as part of the project. For example (this is not a complete list):
- 26.

<u>Facility</u>	<u>Owner</u>	<u>Maintenance (from/to)</u>
Irrigation System	HOA	HOA (entire system)
Natural Gas	Xcel	Xcel (main line to meter)
Streets (Asphalt, ramps and drain pans)	City of Fruita	City of Fruita
Streets (sidewalks)	HOA/Homeowner	HOA/Homeowner
Sanitary Sewer Main (in City)	City of Fruita	City of Fruita (manhole to manhole)

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

ROW)		
Sanitary Sewer Services (in and outside City ROW)	Homeowner	Homeowner (main line to residence)
Drainage System – Pipes/Manholes (in City ROW, except for crossing backyard drains)	City of Fruita	City of Fruita
Drainage Pond	HOA	HOA

27.

2021-37 Cider Mill Estates Preliminary Plan

521 Drainage Authority

Below are Mesa County Stormwater Division's Review Comments for Cider Mill Estates Preliminary Plan.

Mesa County understands this is just a preliminary plan, however, when this project moves towards Site Plan Review, please know that the following comments will likely be applicable:

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.

CDOT

CDOT offered two access permits (for Maple St. and Kaley St./CDOT Frontage Rd Int) for them to sign, but they haven't yet. Each permit required the developer to build auxiliary lanes on the Frontage Rd and I'm not sure if they plan on moving forward with the project or not. If this development moves forward, they are required to sign the permits and build all of the required improvements prior to selling any homes. Please let me know if you have any questions.

Grand Valley Irrigation Company

GVIC has no comments for this project.

Grand Valley Power

This project is not in the GVP Service area.

Mesa County Building Department

MCBD has no objections to this project. The following must be provided to our office in paper form: The city approved Soil report, Drainage plan & TOF tabulation sheet

Mesa County Public Works

Mesa County Development Engineering Comments:

1. Drainage Report-The "Drainage Map-Proposed Conditions" (last page) does not match the current layout of the subdivision in the construction drawings.
2. Should the south end of West Loop Drive have barricades or delineators where it terminates at the boundary of the property to the south? Reference Sheet 4.3.

Lower Valley Fire District

Review comments: 2021-37 Cider Mill Estates Preliminary Plan

Provide hydraulic calculations by a PE to show that a fire flow of 1,000 gpm at 20 psi residual will be available.

Please rename East and West Loop Drives to avoid confusion for emergency responders. Suggest continuing Stone Mountain to replace West loop Drive.



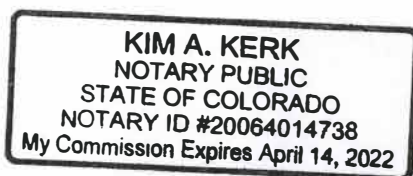
Project Name: Cider Mill Estates
Project Location: 960 Stone Mountain Drive
Current Zoning District: SFR South Fruita Residential Requested Zone:
Tax Parcel Number(s): 2697-201-4-001 Number of Acres: 13.25
Project Type: Major Subdivision Preliminary Plan

Property Owner: Cider Mills LLC	Developer: Senergy Builder
Property Owner: Cider Mills LLC	Contact: Darin Carei
Address: 1111 South 7th St.	Address: 1111 South 7th St.
City/State/Zip: Grand Junction Co 81501	City/State/Zip: Grand Junction Co 81501
Phone: 970-248-8500	Phone: 970-248-8500
Fax:	Fax:
E-mail: dcarei@senergybuilders.com	E-mail: dcarei@senergybuilders.com

Owner Rep: <u>Kim Kerk Land Consulting & Development</u>	Engineer: <u>Vortex Engineering</u>
Contact: <u>Kim Kerk</u>	Contact: <u>Robert Jones II PE</u>
Address: <u>355 Hancock St</u>	Address: <u>2394 Patterson Rd</u>
City/State/Zip: <u>Grand Junction 81505</u>	City/State/Zip: <u>Grand Junction, 81505</u>
Phone: <u>970-460-6913</u> Fax: _____	Phone: <u>970-245-9051</u> Fax: _____
E-mail: <u>kimk355@outlook.com</u>	E-mail: <u>rkjones@vortexeng.us</u>

Cider Mills, LLC		
Name of Legal Owner	Signature	Date
Donna Lawrence	[Signature]	07/29/2021
Name of Legal Owner	Signature	Date

Notary Public





**Project Narrative Preliminary Plan Application
Cider Mill Estates
960 Stone Mountain Drive, Fruita, CO**

August 2021

960 Stone Mountain Dr



Project Applicant: Kim Kerk Land Consulting & Dev.

Property Owner: Cider Mills, LLC

Project Developer: Darin Carei, Senergy Builders



**Project Narrative for Preliminary Plan Application
Cider Mill Estates
960 Stone Mountain Drive, Fruita, Colorado**

The subject property is located at 960 Stone Mountain Drive containing 13.25 acres, south of I-70 and east of 17 ½ Road in Fruita, CO. The parcel number is 2697-201-46-001 and is zoned South Fruita Residential (2-5 d/u an acre).

Preliminary Plan

Project compliance with, compatibility with, and impacts on:

Adopted plans and policies

The project meets the intent of the City of Fruita's 2021 Master Plan , as well as the requirements of the City of Fruita Municipal Code.

Land use in surrounding area including parks and open space

The surrounding zoning includes Community Residential (CR-min. 7,000 SF lot size) to the north & northeast, Planned Unit Development (PUD- majority of the lot sizes is appx. 7,000 SF to 8,000 SF) to the northwest, Large Lot Residential (LLR-10,000 SF minimum lot sizes) to the west, while the property to the south is residential and not within the City Limits of Fruita.

Site access and traffic patterns

Site access is proposed by three access points, one west to 17 1/2 Rd., one from the north on Stone Mtn. Dr and one to the east, Apple Dr. and will accommodate the traffic from this project.

Availability of utilities

All utilities are extended to the site and are available be extended into the subdivision.

Special or unusual demands on utilities

The proposed project will not cause any special or unusual demands on utilities. All utility providers have the capacity and willingness to provide services. All required services will be constructed to the design specifications and standards of the utility service provider.

Utilities Providers:

Irrigation water: Grand Valley Irrigation

Electric and Gas: Xcel Energy

Water: Ute Water

Wastewater: City of Fruita

Stormwater: Grand Valley Drainage District

**Irrigation:**

In collaboration with the Garden Estates subdivision, (which adjoins directly at the east border of Cider Mills Estates), an agreement has been recorded and designed for the combined pressurized irrigation use for the two subdivisions. The combined subdivisions have 15 GVIC shares available. Attached with this submittal is a copy of the Garden Estates CC&Rs and the GVIC Irrigation certificate of the shares that were conveyed to Garden Estates. An irrigation report is provided as well.

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 the proposed subdivision as these services are in place in the immediate surrounding neighborhoods.

Site soils and geology

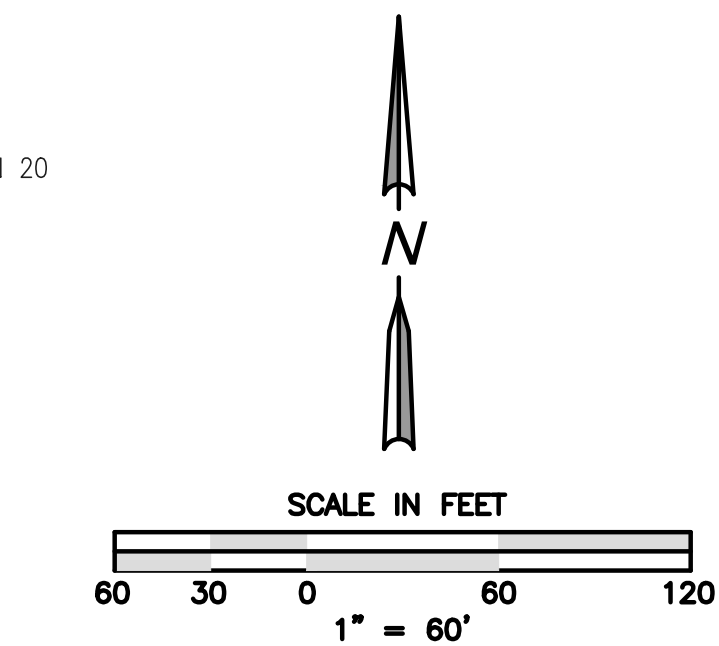
A geologic hazards and geotechnical investigation were performed by Huddleston-Berry Engineering and Testing. The site is suitable for the proposed development. That report is included with this submittal.

Natural areas

There are no significant natural areas that have been identified or will be affected by the proposed project.

Stormwater Permits

It is understood that a CDHPE Stormwater Permit, Mesa County Stormwater Permit and a Post Construction Operations and Maintenance Agreement will be required for this project as more than one acre of land will be disturbed with construction.



FRONT SETBACK = 25'
BACK SETBACK = 15'
SIDE SETBACK = 8'

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT #01159-0103, DATED MARCH 5, 2020 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
5. ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
6. FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.

**1 MAILBOX CLUSTER LOCATION
COORDINATE WITH USPS**

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2782
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-803-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

PROPOSED LAND USE TABLE				
USE	AREA (S.F.)	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS 47	371,771	8.535	64.41%	PRIVATE
PARK	56,054	1.287	9.71%	HOA
RIGHT-OF-WAY	144,716	3.322	25.07%	PUBLIC
UTILITY TRACTS (TRACTS A, B & C)	4,616	0.106	0.80%	HOA
TOTAL SITE AREA:	577,157	S.F. - 13.250 AC		

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE _____

PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE NE 1/16 CORNER OF SECTION 20, T1N, R2W, LOCATED AT THE NE CORNER OF THE PROPERTY. ELEVATION=4504.37
PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE C-N 1/16 CORNER OF SECTION 20, T1N, R2W, LOCATED ON SOUTH MAPLE STREET. MGSN #882-1
ELEVATION=4496.62

05/12/2020 REVISED FILING PLAN

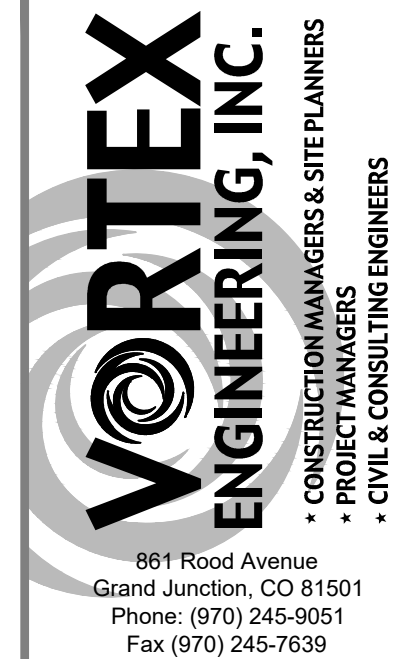
Site Plan

*Cider Mill Estates
Preliminary Plat
960 Stone Mountain Drive
Fruita, CO 81521*

DATE: 6-03-21
SCALE: 1" = 60'
f19-029

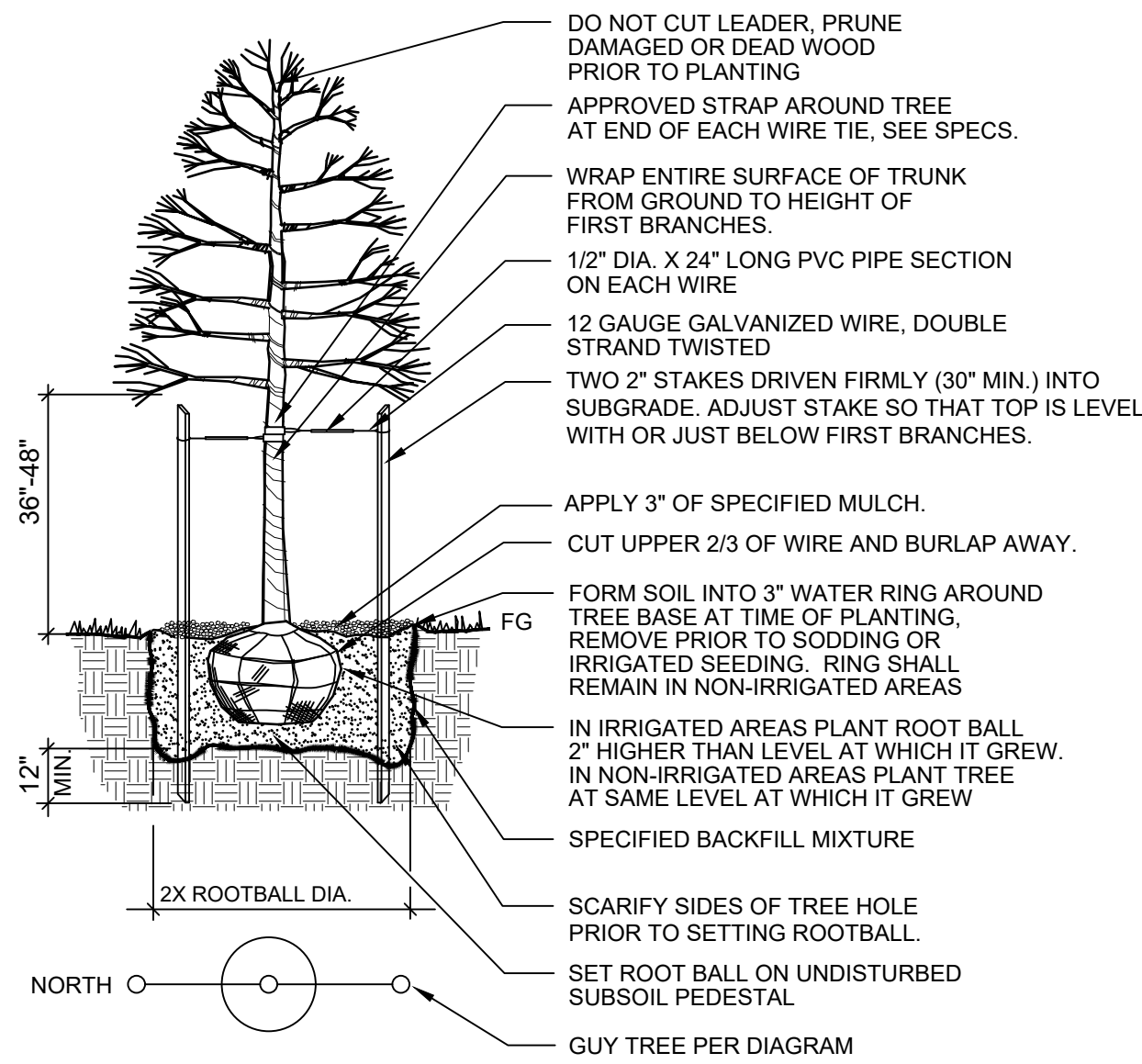
~SHEET~

C1.0



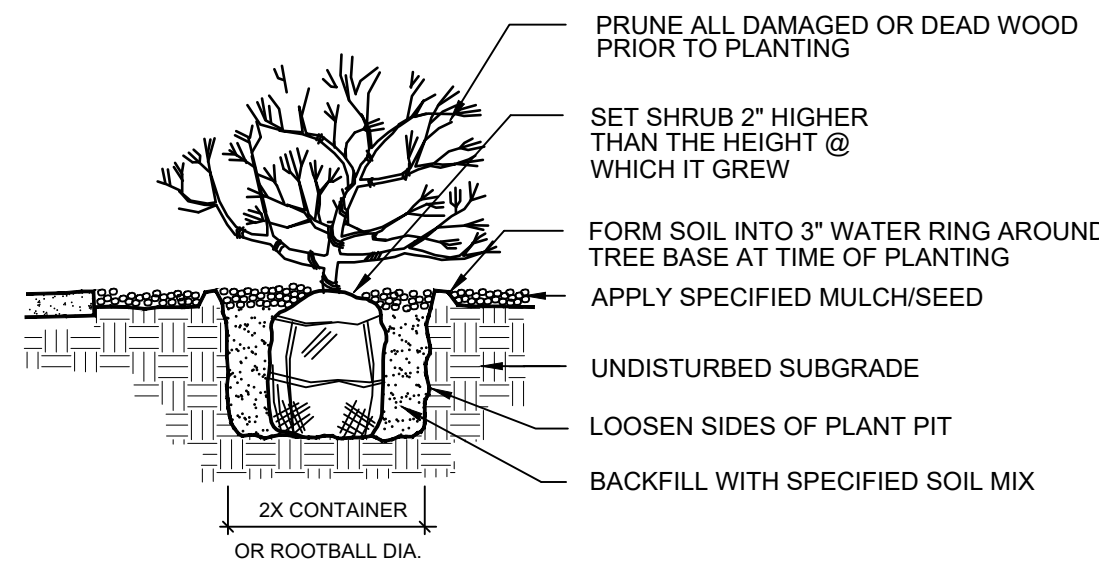
STEPHEN E
SWINDELL

PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688



A Tree Planting Detail

SCALE: NTS



B Shrub Planting Detail

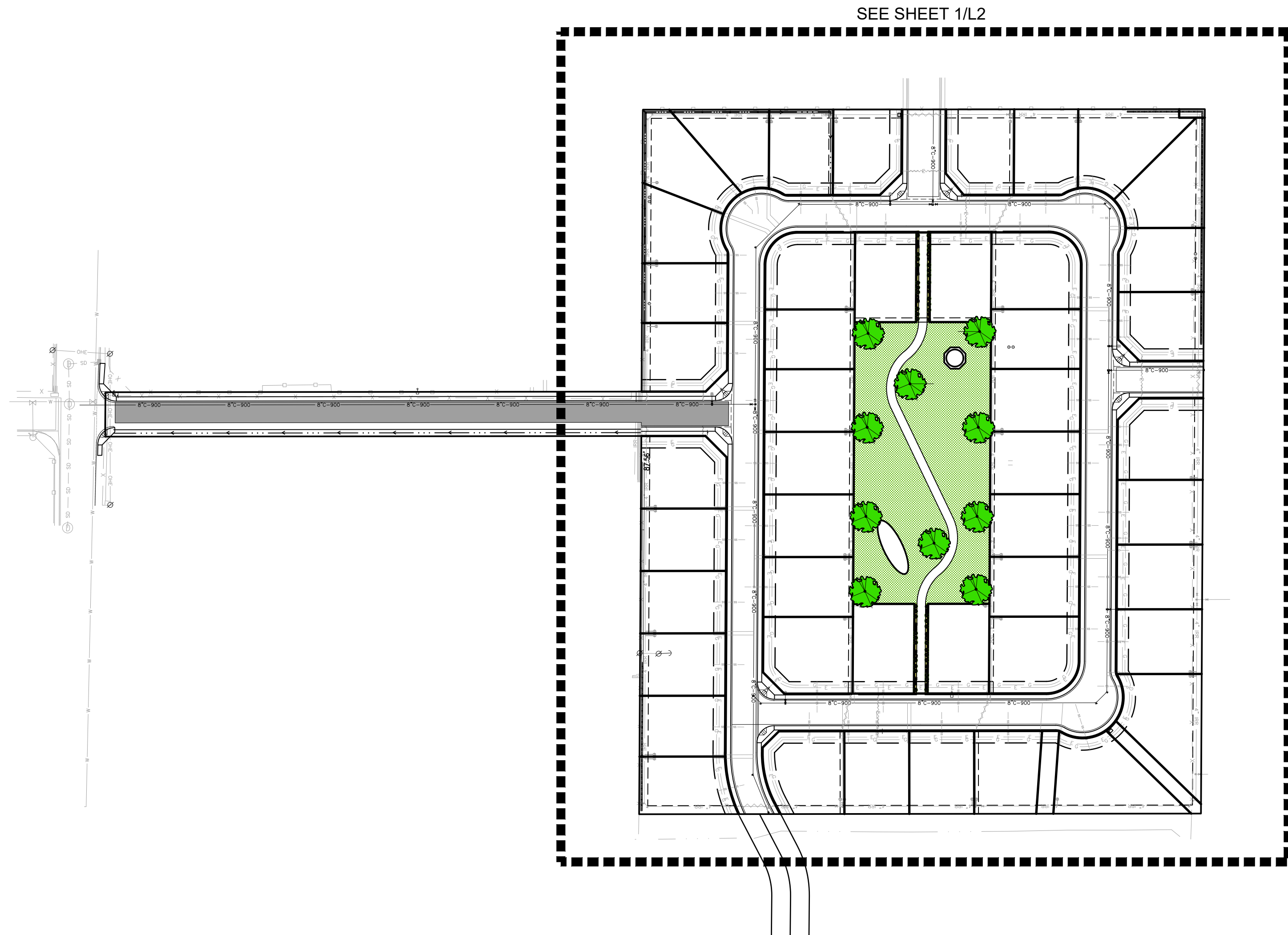
SCALE: NTS

SOIL PREPARATION AND PLANTING SPECIFICATIONS

- 1.1 PREPARATION - GENERAL
 - A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 1.2 PREPARATION OF PLANTING SOIL
 - A. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer if planting will not follow placing of planting soil within a few days.
 - B. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.
 - C. Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - D. For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
 - E. For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- 1.3 PREPARATION OF PLANTING BEDS
 - A. Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
 - B. Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.
- 1.4 EXCAVATION FOR TREES AND SHRUBS
 - A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 1. For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 2. Allow for 3 inch thick setting layer of planting soil mixture.
 3. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
 - B. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
 - C. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
 - D. Backfill pits with three parts topsoil and one part manure thoroughly mixed prior to placing.
 - E. Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
- 1.5 PLANTING TREES AND SHRUBS
 - A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
 - B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
 - C. Dish top of backfill to allow for mulching.
 - D. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 1. If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
 - E. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
 - F. Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
 - G. Guy and stake trees immediately after planting, as indicated.

LANDSCAPE AND IRRIGATION NOTES

1. Planting areas are to have 3" Landscape Rock over landscape fabric. Approve landscape rock with owner. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
2. An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system and turf areas with a pop-up spray system.
3. Steel edging is to be installed along the edge of the landscape rock areas.
4. Landscape boulders shall be 2' to 4' moss rock boulders.
5. All planting areas shall receive 4" to 6" of planting soil prior to planting.
6. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.



1 Overall Landscape Plan

MITCH REWOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING

386 34 1/2 Road
Palisade, Colorado 81526 (970) 361-4345



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FINAL PLAN			
REV	DATE	BY	COMMENT

LANDSCAPE PLAN
Cider Mill Subdivision
960 Stone Mountain drive
Fruita, Colorado, 81521

PROJECT NO: F19-029
DATE: 07/28/21
SCALE: 1"=100'-0"
CAD ID: L-1LANDSCAPE.DWG

~SHEET~
L1 OF **L2**