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File 1980-0085
Date 9/27/01

Project Name: Foresight Village - Rezone R3 & R1C to PR 18

P r e s e n t	S c e n e r i o		<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X			*Summary Sheet - Table of Contents			
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			*Submittal checklist			
			*General project report			
			Reduced copy of final plans or drawings			
			Reduction of assessor's map			
			Evidence of title, deeds			
X	X		*Mailing list to adjacent property owners			
			Public notice cards			
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			Appraisal of raw land			
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			Individual review comments from agencies			
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			*Staff Reports			
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			*City Council staff report and exhibits			
			*Summary sheet of final conditions			
			*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X		X	X	Action Sheet	Letter from Karl Metzner to Kate Carney re: confirmation of amended plan - 7/9/82
X	X		X		Review Sheet Summary	Letter from Karl Metzner to Greg Dillon re: ever change acceptable, landscape plan to be submitted-4/2/82
X			X	X	Review Sheets	Letter from Karl Metzner to Greg Dillon re: revisions-2/9/82
X	X		X	X	Resolution No. 19-93 - **	Letter from Ron Rish to Keith Powers re: approved construction plans
X	X		X	X	Guarantee of Public Improvements -3/2/81	Power of Attorney- **
X	X		X	X	Letter from Robert Hiron, PH Management, Inc. to Planning re: development schedule-1/19/83	Planning Commission Minutes - **- 12/30/80, 3/31/81
X			X		Letter from Robert Hiron to Planning re: Ivan Kladder, Foresight Village Attorney is preparing Loan Assoc. Agreement-7/19/83	Development Application
X	X		X		Development Improvement Agreement-** (to be scanned by City Clerk)	Public Notice Posting-3/20/81
X			X		Certification of Plat	From letter from Sue Drissel re: public hearing o 1/21/81 - 1/21/81
X			X		Letter from Ron Rish to Keith Powers re: items not addressed-5/5/83	Rezone Application
X			X		Letter from Del Beaver, Paragon Eng. to Bob Bright re: response to comments	Deed
X			X	X	Preliminary Development Plan Application	Subsurface Soils Investigation - 10/27/78
X			X		Impact Statement	Peak Demand Data Sheet

REVIEW SHEET SUMMARY

FILE# 85-80

ITEM Foresight Village DATE SENT TO REVIEW DEPT. _____

Final Plan & Final Plat DATE DUE 3/16/81

PETITIONER P.H. Management, Inc., 1000 N. 9th, G.J. (Paragon)

LOCATION SE of F $\frac{1}{2}$ & 25 $\frac{1}{2}$ Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	None.
3/10/81	County Rd.	O.K.
3/11/81	G.J. Drainage	O.K.
3/12/81	Public Serv. Elect. & Gas	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/13/81	City Parks / Recreation	No comment.
3/16/81	City Utilities	None.
3/17/81	City Fire	The fire protection shown on your plat including 9 fire hydrants on a 8" looped water line meets our specifications for fire portection. However, we will need you to come into our office for a fire flow of your largest building. We will need square footage, type of construction and distance to exposures. Also we will need a hydrant agreement signed for the 9 hydrants. This okay is for Lots 1, 2, 3, 4, and 5. Any additional structures on Lot 7 will need further fire protection.
3/19/81	Public Serv. Gas & Elect.	Electric: No objections. THI 3-13-81 Gas: No objections. Note existing gas line in gas easement recorded in Book 767 Page 191 Clerk & Records office. CB 3-18-81
3/19/81	Transp. Engineer	No comments.
3/19/81	Staff Comments:	1) Provide overall final landscape plan and indicate screening & fencing. 2) Common parking area should be paved & striped. 3) Trash containers should be screened. 4) Can the northern most parking lot entrance be eliminated? Seems to be too many cuts in this 1/4 mi. stretch.
3/19/81	City Engineer	Two of the sanitary sewer manholes are outside of the 10 Ft. utility easement. The easement will have to be widened at the manholes or the manholes moved into the easement. All driveway entrances shall be as per City Standard ST-1 and not as shown on their plans. Curb & gutter and sidewalks on 25 $\frac{1}{2}$ Road should be terminated at the intersecting right-of-way lines of F $\frac{1}{2}$ Road and F Road to allow for future intersections radii. I reserve comment on the pavement thicknesses shown until pavement designs are submitted. The location of the proposed storm drain under the curb & gutter on 25 $\frac{1}{2}$ Road is not acceptable. The petitioner should construct a minimum of 22 Ft. mat and curb & gutter and sidewalk on the east side of 25 $\frac{1}{2}$ Road and all street

improvements on Dewey Place. A temporary cul-de-sac should be provided at the north end of 25½ Road.

Their proposed outleting of storm drainage into Ranchmen's Ditch will require written approval from the Ditch Company. The petitioner should construct the storm/irrigation outfall line all the way to Ranchmens Ditch including the crossing under F Road.

Detailed plans for streets, storm drainage system and sanitary sewers must be submitted to me for review prior to construction.

A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

3/23/81

Summary of
Comments

- 1) City Fire
Need a fire flow for the largest building.
Need to sign a hydrant agreement for 9 fire hydrants.
- 2) Two of the sanitary sewer manholes are outside of the 10' utility easements. All driveways are to be as per city standards. The location of the propose storm drain is not acceptable. A temporary cul-de-sac be provided on the north portion of 25½ Road. A written approval from the Ditch Co. for storm drainage.

3/31/81

PICKENS/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #85-80, FORESIGHT VILLAGE SUBDIVISION, FINAL PLAN AND PLAT, SUBJECT TO STAFF COMMENTS AND THE INCLUSION OF BIKE RACKS.

REVIEW SHEET SUMMARY

FILE# 85-80

ITEM REZONE R3 & RIC to PR 18

DATE SENT TO REVIEW DEPT. 12/03/80

Prelim. Plan- FORESIGHT VILLAGE

DATE DUE 12/08/80

PETITIONER Colorado Land & Exploration Co. Box 363 (Paragon)

LOCATION S.E. of 25.5 Rd. & F .25 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL.	None
12/08/80	MT. BELL	Was Dewey Sub recorded? We request easements as shown.
12/10/80	TRANSP. ENG.	The city determines which streets are to be designated as bikeways. The street to the soccer fields may or may not be so designated,
12/16/80	CITY FIRE	Minimum requirements call for 8" looped system. The plans do not show a looped system. We recommend that another tie-in be made into F Rd. in order to provide a looped system. Hydrants will be required as follows: 1. S.W. corner lot 5 on 25½Rd. 2. North side of driveway between Lots 4 & 5 on 25½ Rd. 3. South side driveway between Lots 2 & 3 on 25½ Rd. 4. South side driveway between Lots 1 & 2 on 25½ Rd. 5. South end of parking lot east of Lot #5. 6. S.E. corner Lot #4 in island 7. N.E. corner Lot #3 in island 8. North end parking lot east at Lot #1 All hydrants to be located as per plat in our office.
12/17/80	UTE WATER	No objections to Rezone or development. Apartment units where the building is under single ownership could be metered with a single meter for each building. If the development is to be a "Homeowners Association", the development could be single metered, subject to Ute Board approval. If the development is to be a CONDOS, then each dwelling unit will be metered. All metered services will originate from water lines located within dedicated Streets or Roads ROW. Ute Water policies and fees in effect will apply.
12/17/80	CITY ENG.	The sanitary sewer manholes should not be located in parking stalls. I assume that east-west street will be a dedicated public street. All parking lot entrances should be constructed as per City Standard ST-1 with continuous public sidewalk and concrete aprons and not as shown on their plan. Any required storm drainage facilities including a pipe under F Road to the Ranchmens Ditch should be provided by the petitioner. Written permission from Grand Valley Irrigation Co. should be obtained for outletting the storm drainage into Ranchmens Ditch as proposed. Detailed plans for sanitary sewers, storm sewers and streets must be submitted for my review prior to construction. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

- 12/22/80 COMP. PLAN. Multi-family residential seems appropriate, but the following are concerns that should be addressed: 1) protection and screening of existing single family homes (R1C) to east and south of proposed development. 2) impact of increased traffic on intersection at Pomona School; 3) care that increased runoff from asphalted areas does not adversely impact neighbors.
- 12/23/80 STAFF COMMENTS
1. Buffering should be provided, especially where parking areas are close to adjacent properties. Landscapping will be important on final.
 2. Will these be two story units?
 3. Project should be begun within one year or a rehearing scheduled on the rezone.
 4. Rezone application is for a PR-18. The preliminary plan shows a PR-20. Will the final reflect the preliminary plan density?

SUMMARY OF COMMENTS

1. Fire Department requirements for fire protection should be met.
2. Sanitary sewer and drainage as specified by City engineer.
3. Financial guarantee should be obtained.
4. Buffering from existing single family homes.
5. Project should be initiated within one year of final approval of rezone or a rehearing scheduled.

12/30/80 SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN FOR FORESIGHT VILLAGE, #85-80 TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS AND WITH A PROVISION THAT THE DRAIN DITCHES SHALL BE PROTECTED IN WHATEVER MANNER IS ACCEPTABLE AND AGREEABLE.

Acres 10
Units 180
Density BPR-18

CITY ACTION SHEET

File # 85-80
2 945-034-00-163
Zone R-3 1/2 R-1-C

Activity Rezoned R-3 1/2 R-1-C to BPR-18 Date Neighbors Notified--
Phase Prelim City Council 1-9-81
Date Submitted 12/11/80 Date CIC Legal Ad 1-14-81
Date Mailed Out 12/13/80 Hearing Date--
Date Posted 12/19/80 Planning Commission 12/30/80
Legal Ad Date _____ Hearing Date--
Date Neighbors Notified-- City Council 1-21-81
Planning Commission _____ 10 Review Period-Return By 12/17/80

Review Agencies

Send

- | | |
|---|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> CITY UTILITIES |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY POLICE |
| <u>2</u> <input type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE | <input checked="" type="checkbox"/> PARKS AND RECREATION |
| <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> | <input checked="" type="checkbox"/> ENERGY OFFICE |
| <input checked="" type="checkbox"/> DRAINAGE <u>G.T.</u> | <input checked="" type="checkbox"/> TECH REVIEW |
| <input type="checkbox"/> SEWER | <input type="checkbox"/> WATER AND POWER RESOURCES |
| <input checked="" type="checkbox"/> WATER (<u>UTE</u>) CLIFTON) | <input checked="" type="checkbox"/> <u>Camp</u> |
| <input type="checkbox"/> FLOODPLAIN | <input checked="" type="checkbox"/> <u>Trans Am. Title</u> |
| <input checked="" type="checkbox"/> CITY ENGINEER | |

Common Location S.E. of 25 1/2 Rd. & F 1/4 Rd.

Board	Date	Comments
<u>P.C.</u>	<u>12/30/80</u>	Denied Neighborhood objections and expressed objection Approved subject to review comments.
<u>CIC</u>	<u>1/21/81</u>	App. - on consent adj., sub. to P.C., staff & review comments

Staff Comments

~~*A staff membership~~

Original Documents

- | | |
|--|---|
| <input type="checkbox"/> Improvement Agreement | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvement Guarantee | <input type="checkbox"/> Development Schedule |

IMPACT STATEMENT
for
FORESIGHT VILLAGE

General:

This proposed planned development lies east of Foresight Industrial Park and 25½ Road line and north of Patterson Road. It is bounded by single family residential units to the south and Century Broadcasting radio tower to the north and east. Also to the east exists vacant land. The proposed Foresight Village development consists of 9.1 acres of R-3 and R-1-C zoned land. The development allocates 100% of the density to that area adjacent to 25½ Road, and proposes to assist in the development of soccer fields on the eastern 3.5 acres. This land will be leased to the Grand Junction Soccer Club for the next 5 years, whereupon it is anticipated to be donated to the City of Grand Junction as parkland.

In exchange for this density transfer, we are proposing 180 apartment units in 5 structures to be constructed on 5 separate lots with architectural controls. Irrigation water and parking lot maintenance would be under a type of homeowners association.

The need for a change is obvious upon visiting the site and observing the zoning map. A light industrial park exists to the west, a use type which discourages additional single family residential development. Additional commercial, industrial or business development on this parcel would spur additional development of this type along Patterson Road, an undesirable chain of events in view of the efforts to limit access and turning movements along Patterson Road in "mid-block" situations.

Impact on Area:

The greatest impact will occur on Patterson Road at 25½ Road. In time, this intersection may have to be signalized.

The area is largely surrounded by vacant or underdeveloped land for this location in proximity to Patterson Road. The only residential neighborhood this development could be perceived as adversely affecting are those single family units facing Patterson Road. I believe that there would be a consensus of opinion that these units, too, are in a transitory state, ready to change, as the traffic increases on Patterson and it is 4 laned.

Traffic Patterns:

Presently there are but two ways into this development: via an easement from Patterson Road and via 25½ Road. In time, as the area develops, F½ Road and F¼ Road improvements will also improve circulation in the area.

Utilities:

Sewer service is available from 25½ Road and Ute water service will have to be extended from Patterson Road. All other utility services are available from the 25½ Road and Patterson Road intersections.

Impact on Facilities:

We do not anticipate any undue impact on any facilities. The developer will be constructing his share of 25½ Road and the necessary water service lines. There is a City fire station just south of the Patterson Road/25½ Road intersection.

Pomona Elementary School, which also has a playground, is north of the fire station and City softball diamonds are immediately west of the fire station. In addition, Foresight Village will be providing two intermediate sized soccer fields.

Proximity to Other Uses:

Foresight Village lies $1\frac{1}{4}$ miles from Mesa Mall, $1\frac{1}{4}$ miles from Hillcrest Plaza and West Jr. High. It is also less than 3 miles from downtown and is less than $\frac{1}{2}$ mile to Pomona School, the nearest fire station and municipal athletic fields.

C. Dewey
612 W. Colorado Ave.
City - 81501 A.R. 3/30/81
85-80

J. & R. Fuoco
611 Meander Dr.
City 81501 85-80

W. Bixon
2562 F Rd.
City 81501 85-80

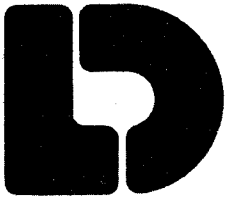
Century Broadcasting
P.O. Box 1448
City 81502 85-80

F. Foraker
2559 F 1/2 Rd.
City 81501 85-80

Colo. Land & Explor.
P.O. Box 363
City - 81501 85-80

Paragon Eng. 85-80
Del Beaver
2784 Crossroads Blvd.
City 81501

P.H. Management, Inc.
1000 N. 9th Street
Grand Junction, CO. 81501
#85-80



Lincoln DeVore

1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593
Home Office

October 27, 1978

Mr. Carl Dewey
2365 Teller, Apt. #4
Grand Junction, CO 81501

Re: **SUBSURFACE SOILS INVESTIGATION**

 DEWEY SUBDIVISION

 GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herewith is the report giving the results of a subsurface soils investigation for the proposed Dewey Subdivision to be located northwest of Grand Junction, Colorado.

Respectfully submitted,

LINCOLN DEVORE TESTING LABORATORY

Robert L. Bass

Robert L. Bass
Civil Engineer

George N. Morris
Reviewed by George N. Morris, P. E.

RLB/sko
LDTL Job No. J-262

2700 Highway 50 West
Pueblo, Colo 81003
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
(303) 945-6020

109 Rosemont Plaza
Montrose, Colo 81401
(303) 249-7838

P.O. Box 1882
Grand Junction, Colo 81501
(303) 242-8968

P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2649

ABSTRACT:

The contents of this report are a subsurface soils investigation and foundation recommendations for the proposed Dewey Subdivision to be located northwest of the city of Grand Junction, Colorado. Although the Laboratory has not seen a set of construction drawings for the proposed buildings, it is our understanding that the structures will be single-family, residential units and foundation loads will be light to moderate in magnitude.

After consideration of the investigation and testing program described herein, it is our recommendation that shallow foundation systems consisting of continuous foundations beneath bearing walls and isolated spread footings beneath columns and other points of concentrated load be used to carry the weight of the proposed buildings. Foundations located in the upper 3 feet of the soil profile may be proportioned on the basis of a maximum allowable bearing capacity of 1500 psf for a preliminary site average. A minimum dead load pressure of 300 psf should be maintained at all times. The bottoms of foundations should be placed a minimum of 1.5 feet below finished grade, or as dictated by local building codes, for frost protection.

In order to limit differential movement beneath the structures, it is recommended that the foundation systems be well balanced and heavily reinforced. Contact stresses beneath foundation walls should be balanced to within \pm 300 psf around the entire structure. Isolated interior footings should be designed for contact stresses of about 150 psf greater than the average selected for the exterior walls. The criteria for this balance will depend upon the nature of the structures. All stem walls for continuous foundations should be designed as grade beams capable of spanning at least 12 feet. Where foundation walls will retain soil in excess of 4 feet in height, vertical reinforcing may be necessary and should be designed. To design such vertical reinforcing, the equivalent fluid pressure of the soil may be taken

as about 42 pcf in the active state.

Adequate drainage must be provided at all times. Water should never be allowed to pond around the structure or above the foundation soils.

All floor slabs on grade should be free to act independently of structural members of the building. Slabs should be placed in sections no greater than 25 feet on a side.

More detailed recommendations can be found within the body of this report. All recommendations are subject to the limitations set forth herein.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of a series of light to medium weight residential units. Characteristics of the individual soils encountered in the test borings were examined for use in designing foundations for these structures.

The proposed subdivision is located northwest of the city of Grand Junction, Colorado near the intersection of 25th Road and Y Road. The subdivision is in the City of Section 3, Township 15, Range 14 of the 6th Principal Meridian. This location is indicated on the enclosed General Site Location Map.

The topography in the vicinity of the site is generally flat, being located on an alluvial plain of the Colorado River. The area in the vicinity of the site has a slight gradient to the southwest towards the river. The Colorado River itself lies approximately one mile southwest of the site. The exact direction of surface runoff in the subdivision will be controlled, to an extent, by streets and buildings to be constructed and,

therefore, will be variable. In general, however, surface runoff will travel to the southwest, eventually entering the Colorado River. Numerous irrigation ditches surround the area of the site including the Independent Ranchmen's Ditch to the south and the Grand Valley Canal to the north. It is anticipated that some of the runoff from this site will be carried by these ditches. Surface and subsurface drainage on this site are poor.

The soils on this site are alluvial in nature, having been deposited on the site by the action of the Colorado River in the past. The soil profile was found to consist of lean clays which were encountered in a generally low density condition and became lower in density and higher in moisture with depth. A water table was encountered in all test borings at depths ranging from about 7 to 11 feet beneath the ground surface at the time the borings were drilled. This water table is the result of the proximity of the Colorado River and numerous irrigation ditches and is responsible for the soft, wet condition of the clays on this site. The upper clay materials have been deposited on dense, formational material of the Mancos formation.

The Mancos shale can broadly be described as a thinly-bedded, drab, light to dark grey marine shale with thinly interbedded fine grained sandstone and limestone. Some layers of the Mancos shale are bentonitic and, therefore, highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational Mancos shale was encountered beneath this site in Test Boring No. 2 at a depth of approximately 33 feet. At this depth, the shale should not affect construction or performance of the proposed foundation systems.

BORINGS, LABORATORY TESTS AND RESULTS:

Six test borings were placed on this site, as is shown on the enclosed Test Boring Location Diagram. These borings

were placed in such a manner as to obtain a reasonably good profile of the subsurface soils. While some minor variations were noted from point to point, the subsurface profile encountered was judged sufficiently uniform that no further test borings were deemed necessary. All borings were advanced with a power-driven, continuous auger drill. Samples were taken with the standard split spoon sampler and by bulk methods.

The soil profile encountered in our test borings can broadly be described as a two-layer system. The upper layer of this system consisted of a generally low density, high moisture, lean clay material. This material will form the predominant foundation material for shallow foundation systems placed in this subdivision. The second layer of the soil profile consists of formational Mences shale. This material was encountered beneath this site at a depth in excess of 35 feet.

The samples obtained during our field exploration program have been grouped into one soil type. This material is representative of the upper alluvial, lean clay materials. More precise engineering characteristics of this soil type are given on the enclosed summary sheets. The following discussion will be general in nature.

Soil Type No. 1 classified as a lean clay (CL) of fine grain size. Generally, this material is plastic, of low permeability, and was encountered in a low density condition. When in a dense, dry condition, this material will have a tendency to expand upon the addition of moisture, with expansion pressures of 317 psf being measured. In the condition in which this material was encountered on the site, however, the expansion potential should be significantly less. Soil Type No. 1 will have a distinct tendency to long term consolidation under load. For this reason, it is important that allowable bearing capacity values not be exceeded and that balancing and reinforcing recommendations be complied with. This material was

noted to be somewhat variable in terms of density condition. However, for foundations located in the upper 3 feet of the soil profile, the maximum allowable bearing capacity may be taken as 1500 pcf for a site average. This value should be verified by inspection of the open foundation excavation. A minimum dead load pressure of 300 pcf should be maintained at all times. Soil Type No. 1 contains sulfates in detrimental quantities.

Free water was encountered in all test borings placed on this site at depths ranging from 7 to 11 feet. This water table is believed to be linked to the Colorado River and numerous irrigation ditches surrounding the site and should be considered as a permanent feature. Additionally, the water table may be subject to frequent, seasonal fluctuation. The soil immediately above the water table was observed to be in a soft, saturated condition. For this reason, it is important that foundations be maintained in the upper three feet of the soil profile in order to maintain a workable bearing capacity. Due to the conditions created by the free water surface, the use of basements must be discouraged across the majority of the site.

CONCLUSIONS AND RECOMMENDATIONS:

Since the exact magnitude and nature of foundation loads for the proposed structures are not precisely known to the Laboratory at this time, the recommendations contained herein must be quite general in nature. Any special loads or unusual design conditions should be reported to the Laboratory so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

It is our recommendation that shallow foundation systems consisting of continuous foundations beneath bearing walls and isolated spread footings beneath columns and other points of concentrated

load be used to carry the weight of the proposed structures. Foundations which are located in the upper three feet of the soil profile may be proportioned on the basis of a maximum allowable bearing capacity of 1500 psf. A minimum dead load pressure of 300 psf should be maintained at all times. The bottoms of foundations should be located a minimum of 1.5 feet below finished grade, or as dictated by local building codes, for frost protection.

In order to limit the possibility of differential movement beneath the structures, it is our recommendation that foundation systems be well balanced. Each foundation system should be balanced so that the load on the soil is approximately the same at all points. This can be accomplished by placing narrow footings beneath lightly loaded walls and wider footings beneath more heavily loaded walls. The criteria for this balance will depend upon the nature of the structure. Single-story, slab on grade structures may be balanced on the basis of dead load only. Other types of structures should be balanced on the basis of dead load plus approximately one-half the live load. Using whichever criteria is applicable, the building should be balanced so that the contact stresses beneath exterior walls are equal within ± 300 psf. Isolated interior column pads should be designed for unit loads of approximately 200 psf more than the average selected for the exterior walls.

In order to distribute loads more evenly around the building and to make the building behave as a single unit, it is recommended that all stem walls of the building be heavily reinforced. Stem walls should be designed as grade beams capable of spanning at least 12 feet. The reinforcing required in this design should be placed continuously around the structure with no gaps or breaks in the reinforcing steel unless they are specially designed. Horizontal reinforcing should be placed at both top and bottom of the beam, with the majority of the reinforcing being placed near the bottom. Where foundation stem walls will retain soil in excess of 4 feet in

height, vertical reinforcing may be necessary and should be designed. To design such vertical reinforcing, the equivalent fluid pressure of the soil may be taken as 42 pcf in the active state.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. If the gravel bed is chosen, it must be provided with a free drainage outlet to the surface and should not be allowed to act as a water trap beneath the buildings. Floor slabs should be constructed in such a manner that they act independently of columns and bearing walls. Additionally, concrete floor slabs on grade should be placed in sections no greater than 25 feet on a side. Deep construction or contraction joints could be placed at these lines to facilitate even breakage. This will help reduce unsightly cracking caused by differential movement.

Adequate drainage must be provided in the foundation area, both during and after construction, to prevent the ponding of water. The ground surface around the buildings should be graded such that surface water will be carried quickly away from the structures. Minimum gradient within 10 feet of the structures will be dependent upon surface landscaping. Bare or paved areas should have a minimum gradient of 2%, while landscaped areas should have a minimum gradient of 5%. Roof drains, if used, should be carried across all backfilled areas and discharged well away from the structures.

Backfill around the proposed structures and in utility trenches leading to the structures should be compacted to at least 90% of the maximum Proctor dry density, ASTM D-496. The native soils on the site may be used for this purpose. Material should be placed in lifts not to exceed 6 inches compacted thickness and at a moisture content approximately equal to the Proctor optimum moisture content, plus or minus 2%.

Backfill should be compacted to the required density by mechanical means. No water flooding techniques of any type should be used in the placement of fill on this site.

Any topsoil or debris should be removed from the construction area prior to beginning construction of foundations. Additionally, should any pockets of debris, organic material or unusually loose material be encountered during excavation for the footings, this material should be removed and replaced with backfill compacted to 95% of the maximum Proctor dry density, ASTM D-698. This fill should be compacted using the procedures previously outlined.

The open foundation excavation should be inspected prior to the construction of forms or placement of concrete to establish that proper design bearing material has been reached and that no debris, soft spots, or other unsuitable materials are located within the foundation area.

It is recommended that the amount of man-made fill transported to the site be kept to an absolute minimum. Transporting a significant amount of fill material to the site will tend to consolidate the underlying materials. Such consolidation of the subsurface soils will tend to cause some movement in the buildings. This should be avoided under all circumstances.

The soils on this site were found to contain sulfates in detrimental quantities. For this reason, it is recommended that a sulfate resistant cement, such as Type II Modified Cement, be used in all concrete which will be in contact with the subsurface soils. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, providing the concrete is separated from the soil by water resistant membranes.

At your request, personnel of the Laboratory have performed Niven-Carmay testing on a sample of the soils on this site in order to provide the necessary criteria for pavement design. The results of this testing are as follows:

Emulsion pressure = 300 psi

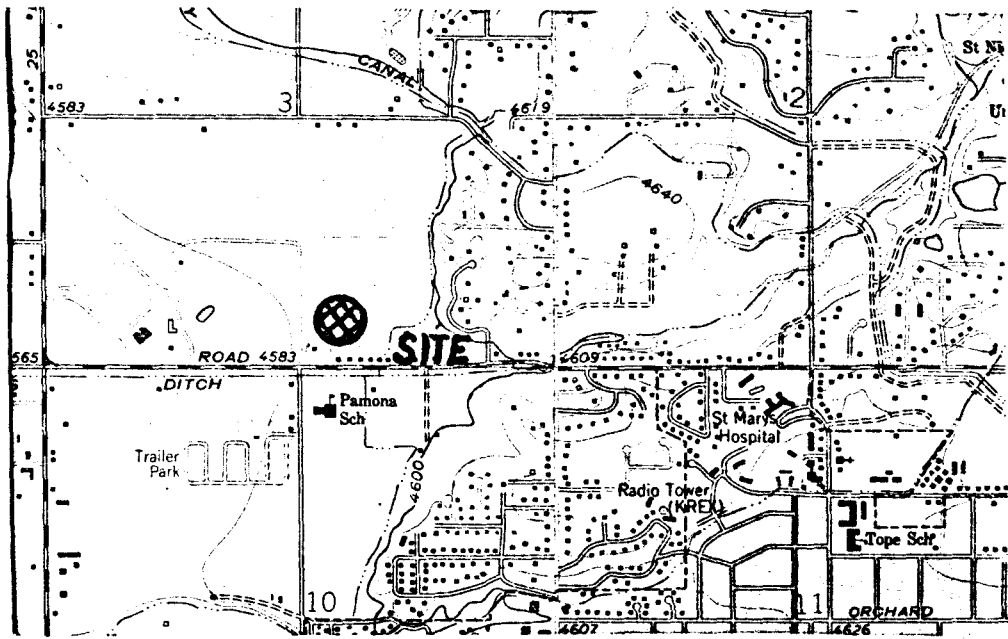
Average expansion = 4.25

Average displacement = .423 inches

R = 8

These values indicate that this material may be unstable unless confined. Confinement could be achieved by using deep curb sections.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If soil types and conditions other than those outlined herein are noted during construction on the site, these should be reported to the Laboratory so that changes in recommendations can be made, if necessary. If questions arise or further information is required, please feel free to contact the Laboratory.



SCALE
1" = 2000'



SITE LOCATION MAP

THE LINCOLN-DEVORE TESTING LABORATORY
 COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison. WYOMING: Rock Springs

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
SEDIMENTARY ROCKS	
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
IGNEOUS ROCKS	
	GRANITIC ROCKS
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
METAMORPHIC ROCKS	
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W ₀ Natural Moisture Content
	W _x Weathered Material
	Free water table
	γ _D Natural dry density
	T.B. - Disturbed Bulk Sample
	② Soil type related to samples in report
	15' W _x Form. Top of formation
	● Test Boring Location
	⊠ Test Pit Location
	▲ Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

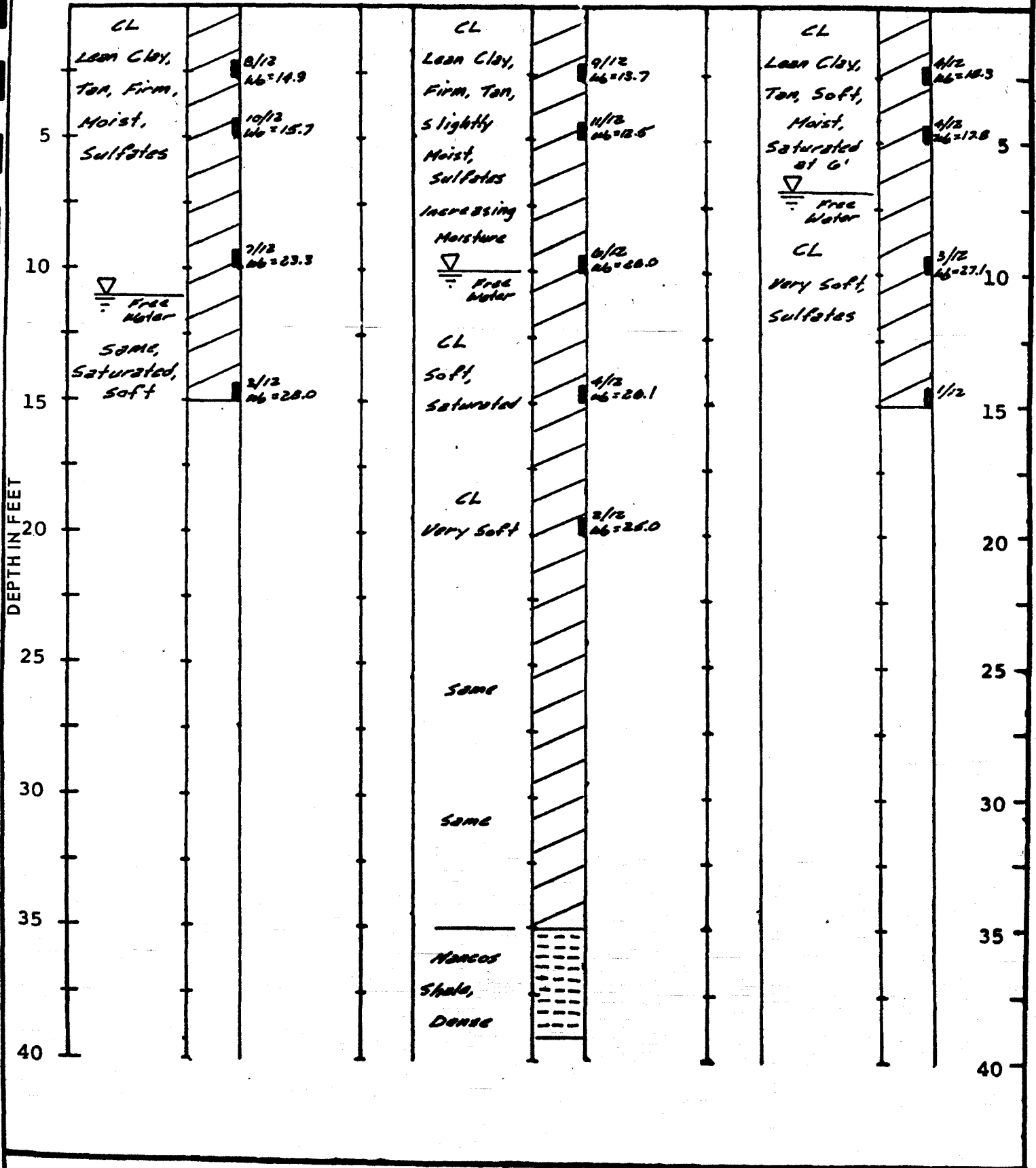
The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

L LINCOLN
DeVORE
TESTING
LABORATORY

COLORADO: Colorado Springs, Pueblo,
Glenwood Springs, Montrose, Gunnison,
Grand Junction. - WYO. - Rock Springs

**EXPLANATION OF BOREHOLE LOGS
AND LOCATION DIAGRAMS**

Test Hole No.
Top Elevation



DRILLING LOGS

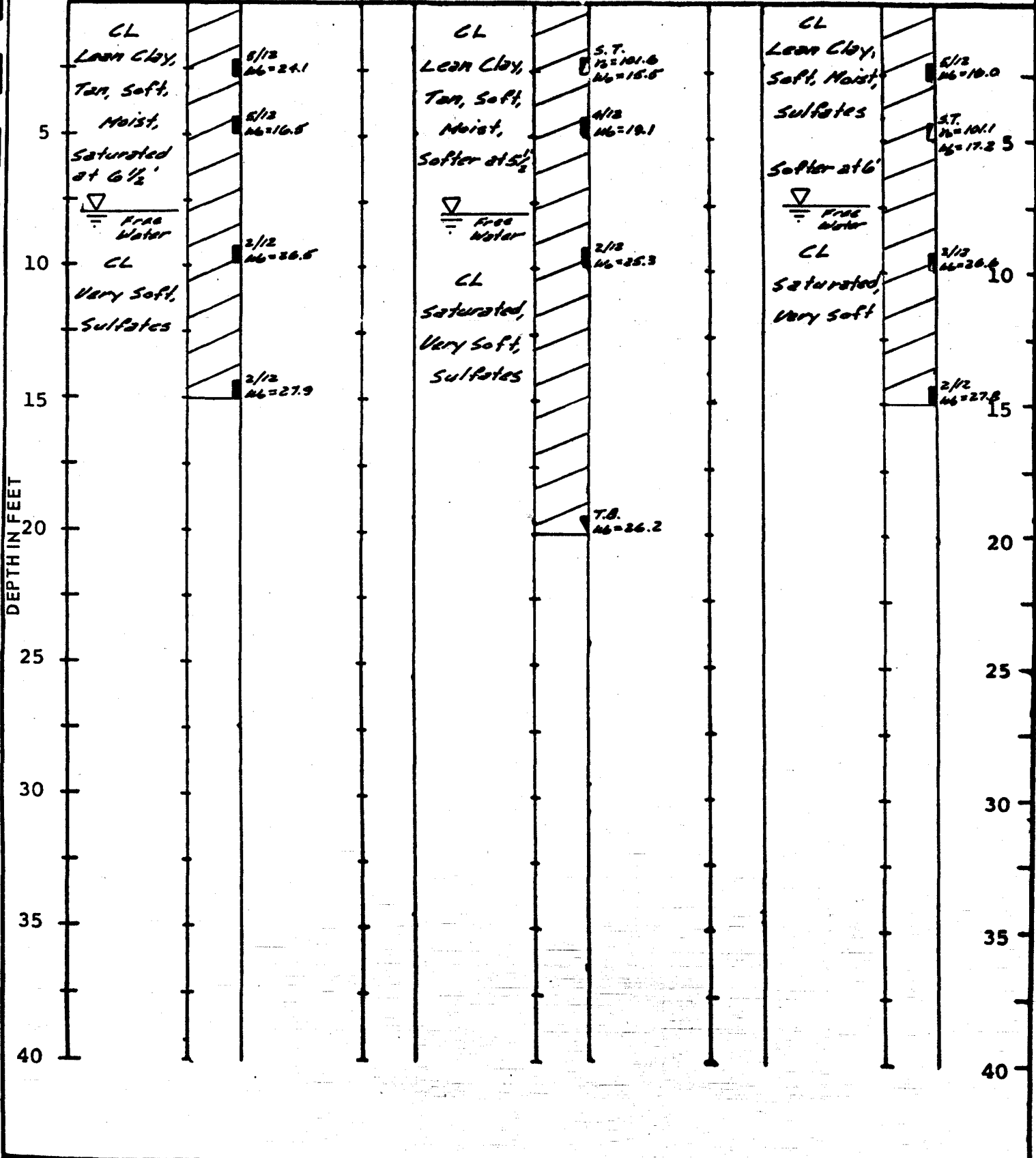
LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS-PUEBLO, COLORADO

Test Hole No. 4
Top Elevation

4

5

6



DRILLING LOGS

LINCOLN-DOVORE TESTING LABORATORY
COLORADO SPRINGS-PUEBLO, COLORADO

SUMMARY SHEET

Soil Sample Lean Clay (CL)

Test No. J-262

Location Dewey Subdivision

Date 10/3/78

Boring No. 3 Depth 5'

Test by KM

Sample No. 1

Natural Water Content (w) 17.8 %
 Specific Gravity (Gs) 2.68

In Place Density (ρ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100
10	99.9
20	99.8
40	99.7
100	98.0
200	92.4

Plastic Limit P.L. 18.2 %
 Liquid Limit L. L. 27.4 %
 Plasticity Index P.I. 9.2 %
 Shrinkage Limit 15.0 %
 Flow Index _____
 Shrinkage Ratio _____ %
 Volumetric Change _____ %
 Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %
 Maximum Dry Density - ρ_d _____ pcf
 California Bearing Ratio (av) _____ %
 Swell: 1 Days 2.1 %
 Swell against 517 psf w_o gain 16.2 %

HYDROMETER ANALYSIS:

Grain size (mm)	%
<u>.02</u>	<u>65.8</u>
<u>.005</u>	<u>39.9</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

BEARING:

Housel Penetrometer (av) 1500 psf
 Unconfined Compression (qu) 1187 psf
 Plate Bearing: _____ psf
 Inches Settlement _____
 Consolidation % under _____ psf

PERMEABILITY:

K (at 20°C) _____
 Void Ratio _____

Sulfates 1000+ ppm.

SOIL ANALYSIS

**LINCOLN-DeVORE TESTING LABORATORY
 COLORADO SPRINGS, COLORADO**

Estimated Water Requirements 46,800 gallons/day.
Proposed Water Source UTE WATER
Estimated Sewage Disposal Requirement 46,800 gallons/day.
Proposed Means of Sewage Disposal CITY OF G.V.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19 ____.

Board of County Commissioners

Approval ()

Disapproval ()

Remarks _____

Date _____, 19 ____.

Identify Location of Subdivision on Map Below:

Note: This form is required by CRS 106-2-37(4) but is not a part of the regulations of Mesa County.



PARAGON ENGINEERING, INC.

P.O. Box 2872
2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

April 15, 1981

Bob Bright, City Planner
City-County Development Department
559 White Avenue
Grand Junction, CO. 81501

Re: Foresight Village Review Comments

Dear Bob:

We have no objections to any of the review comments.

A fire flow survey will be requested and done prior to requesting a building permit. The locations of the requested fire hydrants are acceptable.

There will be landscaping and screening throughout the five lots to be developed. There will be a screen fence on the south side of lot 5 and on the east side of the same lot.

Parking will be paved and striped.

Trash containers will be within a screened enclosure.

The northernmost parking lot entrance is needed to keep through movements to a minimum.

All of the City Engineer's comments will be addressed and met at the time of installation of utilities and construction of 25½ Road. It is our desire that 25½ Road will be entirely constructed via an improvement district. We take no exception to the City Engineer's comments.

I hope this satisfactorily addresses the review comments for Foresight Village.

Sincerely,

Del Beaver
Paragon Engineering, Inc.



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

November 17, 1981

Mr. Keith Powers
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Suite 104
Grand Junction, CO 81501

Dear Mr. Powers:

Re: Foresight Village

Enclosed as requested are the following materials concerning the above:

1. Three (3) plan-profile sheets of detailed construction plans for 25½ Road from F Road to F½ Road. (1 set prints)
2. Pavement design calculation sheet for 25½ Road.
3. Typical Section drawing for 25½ Road.
4. Estimated quantities schedule for 25½ Road.
5. General notes.

These plans and supporting data were prepared by City staff for Street Improvement District 1981 and should be the basis for any proposal to construct any street improvements on 25½ Road. Any proposal must be submitted to my office for written approval prior to construction. The specific detailed plans to be used by any contractor must be reviewed and approved by the City Engineer prior to start of construction.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

Enclosures

cc - Ivan Gladder
Ken Shrum
Joe Beilman
Bob Goldin
Jim Patterson

#85-80



City of Grand Junction, Colorado 81501

250 North Fifth St. 303 243-2633

December 28, 1981

Mr. Keith Powers
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Grand Junction, CO 81501

Dear Keith:

Re: Foresight Village - Dewey Place

As requested, I have reviewed the detailed construction plans for street improvements on the above as submitted November 30, 1981, and I have the following comments.

1. A professional engineer should stamp and sign the plans.
2. The pavement section shown should be increased by 1 inch of aggregate base. For a subgrade R=8, I agree with SN=2.16, however your assignment of 0.6 for "prepared subgrade" is not accepted. This is especially advised considering the ground-water conditions of this site.
3. Add the following note to the plans.

"All construction shall be in accordance with City of Grand Junction Standard Drawings ST-1 and ST-2 and shall conform to City of Grand Junction Standard Street Construction Specifications, 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65".
4. I suggest you show the inlet at the southeast corner of Dewey Place and 25½ Road for information.
5. A note on 25½ Road refers to City of Grand Junction Plans. As stated in my November 17, 1981, letter, I await a proposal for any construction for 25½ Road along with a request for review and approval of any partial or phased construction on 25½ Road.

6. Since much of the parking lot drains into the concrete "irrigation and waste ditch" across the south edge of the property and since we provided for a pipe crossing at 102+65 under 25½ Road as requested, your plans should include a detail somewhere for the transition of that ditch into that pipe end.
7. The modified driveway aprons with curved corners are approved for this project provided the sidewalk grade continuity is maintained with no "step-offs" at the driveway edges or grade breaks exceeding 10%.

The street curb height should be transitioned down to zero at the street edge of walk. All other requirements of Drawing ST-1 should be met for the aprons.

8. My review is limited to Dewey Place to the end of the dedicated street right-of-way since the City has no maintenance responsibilities for improvements on private property. I assume the parking lot plan was submitted for my information only.

When the above comments have been addressed, submit revised plans and at that time consider them approved for construction. Please make sure I get revised plans prior to construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements.
- b. Construction in accordance with the City-approved design.
- c. Submission of documented construction test results.
- d. Submission of mylar-type as-built drawings for the public records.
- e. Final inspection of completed improvements.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Ken Shrum
Joe Beilman
Bob Goldin
John Kenney
Jim Patterson
File



File City
Foresight Village

CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

February 9, 1982

Mr. Greg Dillon
Dillon & Hunt
804 Grand Avenue
Grand Junction, CO 81501

RE: Revisions to Foresight Village

Dear Greg:

This letter is to confirm our conversation on February 1, 1982, regarding your proposed revisions to the approved Foresight Village Development Plan. The result of our conversation and review of the revisions indicated that:

- a) The increase in size of structures did not exceed 10%.
- b) A new landscape plan would be required.
- c) No accesses, easements, or lot lines have changed or will be changed.
- d) The new structures should be checked for their relationship to the existing easements.

It seems very likely that this revision can be approved in house, however, prior to a final determination on that matter, we will have to see a revised landscape plan and a plat showing the relationship of the buildings to the easements. You should also be aware that the final plat has not yet been recorded. Please let me know if you have any additional questions.

Sincerely,

Karl G. Metzner
Assistant Director

KM/vw

✓ xc: Bob Goldin

#85-30

PH MANAGEMENT, INC.

1000 NORTH 9TH - SUITE 25 - BOX 2026
GRAND JUNCTION, CO 81501
303-245-0310

RECEIVED

JAN 21 1983

**CITY - COUNTY
PLANNING DEPARTMENT**

January 19, 1983

To: Grand Junction Planning Commission and
Grand Junction Planning Department

From: PH Management, Inc., Managing Partner - Foresight Village

Re: Foresight Village

On January 18, 1983 Mr. Sam Haupt, PH Management, Inc., and Mr. Mike Downing of Dillon-Hunt met with Mr. Karl Metzner and Mr. Bob Golden of the Grand Junction Planning Department to discuss documents needed to complete the Foresight Village file.

Please find attached items requested:

1. Revised Improvement Agreement
2. Letter with respect to Homeowners Association Agreement from Foresight Village

Our development schedule is as follows:

1983 - Dewey Court and City Park and Parking Lot to be constructed. Building #5 on Lot 5, 36 multi-family units to be constructed.

A development loan commitment has been obtained for \$438,000 from First Security Savings and Loan to install improvements per improvement agreement with the City of Grand Junction.

A construction loan has been approved by Columbia Savings and Loan to construct Building #5 on Lot 5. Building Permit shall be applied for within 90 days and construction should begin within 120 days.

1984 - Building #4 on Lot 4, 36 multiplying units to be constructed.

1985-1987 The remaining 108 multiplying units will be constructed on Lots 1, 2 and 3.

PH MANAGEMENT, INC.

1000 NORTH 9TH - SUITE 25 - BOX 2026
GRAND JUNCTION, CO 81501
303-245-0310

Re: Foresight Village

-2-

January 19, 1983

It is our understanding that these documents and this letter meet all necessary requirements needed by the Grand Junction Planning Commission and that Foresight Village File #85-80 will be removed from the Planning Commission Review Agenda for February 8, 1983.

Please contact Sam Haupt at 243-8660 if any additional information is needed.

Thank you.

Sincerely,

PH MANAGEMENT, INC.
Managing Partner for Foresight Village

By: 

Robert E. Hirons, Secretary

REH:clt

Enclosures

tc: Samuel T. Haupt



City of Grand Junction, Colorado 81501
250 North Fifth St.,

May 5, 1983

Keith E. Powers
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Grand Junction, CO 81501

Dear Keith:

Re: Foresight Village - Dewey Place

In response to your letter of April 6, 1983, the September 8, 1982, plan submittal for the above did not address items 2, 4, or 6 of my review letter of December 28, 1981. The plans therefore are not approved for construction until revised plans which address the aforementioned items are submitted.

Very truly yours,

A handwritten signature in cursive script that reads "Ronald P. Rish".

Ronald P. Rish, P.E.
City Engineer

cc - Ken shrum
Bob Goldin ✓
John Kenney
Jim Patterson
File

85-80