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File 1992-0041 Name: Trolley Park Minor Subdivision - 552 25 Road

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
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X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
x		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Review Comments**
		***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 8/4/92	X		Existing Landscape Detail
X	X	Preliminary Drainage Report - 7/1/92	X		Preliminary Street Plan and Profile
X		Policy Information	X	X	Correspondence
X		Location Map	X		Legal Ad - 7/28/92
X		Draft Review Comments	X		Public Notice Posting - 7/24/92
X	X	Geologic Report - 7/1/92	X		Appraisal - 7/31/92
X	X	Gamma radiation surface survey/scan - 7/1/92			
X	X	Staff Review - 7/15/92			
X		Subdivision Summary Form			
X		Improvements List / Detail			
X	X	Preliminary Review Comments - 8/4/92			
X		Preliminary Grading and Drainage Plans			
X		Preliminary Utility Composite and Landscaping Plans			
X		Preliminary Plat			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

[A] Receipt _____
Date _____
Rec'd By _____

File No. #41 92

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[X] Subdivision Plat/Plan Preliminary	[X] Minor [ ] Major [ ] Resub	2.89 Ac	25 & E1/2	Commercial	Commercial
[ ] Rezone				From: To:	
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final				
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

[ ] **PROPERTY OWNER** [ ] **DEVELOPER** [ ] **REPRESENTATIVE**

Stephen D & Bobette D McCallum		Wayne H Lizer/W H Lizer & Associates
Name	Name	Name
552 25 Road		576 25 Road Unit #8
Address	Address	Address
Grand Junction, CO 81505		Grand Junction, CO 81505
City/State/Zip	City/State/Zip	City/State/Zip
243-4642		241-1129
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Wayne H. Lizer — 7/2/92
Signature of Person Completing Application — Date

Stephen D. McCallum
Bobette D. McCallum
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

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PROJECT NARRATIVE

ADDRESS: 552 25 ROAD
GRAND JUNCTION, CO 81505

TO CREATE FIVE (5) SEPERATE LEGAL DISCRIPTION PROPERTIES IN COMPLIANCE WITH CITY OF GRAND JUNCTION REQUIREMENTS.

TO CREATE INDIVIDUAL OWNERSHIP OF EXISTING STRUCTURES THUS ALLOWING THE PROPERTY TAXES TO BE DIVIDED AMONG FIVE OCCUPANTS. THE CURRENT REQUIREMENTS OF THE VARIOUS TAXING ENTITIES HAVE CREATED A TAX LIABILITY THAT IS NO LONGER ECONOMICALLY FEASABLE UNDER THE PRESENT SOLE OWNERSHIP.

TO CREATE FIVE SEPERATE PROPERTIES SO EACH OWNER/OCCUPANT WILL BE ABLE TO PAY HIS INDIVIDUAL SHARE OF PROPERTY TAX BASED ON HIS INDIVIDUAL PROPERTY.

RESPECTIFULLY SUBMITTED,

Stephen D. McCallum
STEPHEN D. MCCALLUM

Bobette D. McCallum
BOBETTE D. MCCALLUM

JUNE 4, 1992

#41 92

IRRIGATION RIGHTS

ADDRESS: 552 25 ROAD
GRAND JUNCTION, CO 81505

NONE

RESPECTIFULLY SUBMITTED,

Stephen D. McCallum

STEPHEN D. MCCALLUM

Bobette D. McCallum

BOBETTE D. MCCALLUM

JUNE 4, 1992

#41 92

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COVENANTS/RESTRICTIONS

ADDRESS: 552 25 ROAD
GRAND JUNCTION, CO 81505

NONE

RESPECTIFULLY SUBMITTED,

STEPHEN D. MCCALLUM

BOBETTE D. MCCALLUM

#41 92

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DEVELOPMENT SCHEDULE

The proposed improvements will be completed within one year from date of recording plat.

#41 92

TROLLEY PARK
Adjacent Property Owners

Ute Water Conservancy District
P O Box 460
Grand Junction, CO 81502

Harry L & Shirley McCrary
1946 N 20th St
Grand Junction, CO 81501

Gary C Binkley etal
dba Binkley & Sons Painting
2957 North Ave.
Grand Junction, CO 81504

Bob's Mobile Homes, Inc
DBA Bob's Quality Housing Inc
900 N. Townsend
Montrose, CO 81401

W R Hall
2522 B Hwy 6 & 50
Grand Junction, CO 81505

Dwight D Guthrie
632 Americana Dr
Grand Junction, CO 81504

Sorgen Partners
326 Main St Suite 205
Grand Junction, CO 81501

Louis & Josephine C Pavetti DVM
2480 Hwy 6 & 50
Grand Junction, CO 81505

Stephen D & Bobette D McCallum
1885 Broadway
Grand Junction, CO 81503

Wayne H Lizer
W H Lizer & Associates
576 25 Road, Unit #8
Grand Junction, CO 81505

#41 92

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 1, 1992

PRELIMINARY DRAINAGE REPORT FOR TROLLEY PARK CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL

Trolley Park is located on the East side of 25 Road on the E 1/2 Line.

The site contains 2.89 acres and is relatively flat, draining from East to West at approximately 0.8%. The site is developed approximately 80% at this time with commercial uses.

STORM RUNOFF

Historically, using the Rational Method of Analysis, the site would have generated approximately 2 CFS of runoff for a 10 year frequency storm.

After complete development, it is estimated that the site will generate approximately 5 CFS of runoff for a 10 year frequency storm, or an increase of 3 CFS over historic runoff.

At this point in time, approximately 1.2 acres of parcels 1, 2, 4, and 5 drain to the West along the South side of the existing street to 25 Road, thence South along 25 Road. This is approximately 40% of the drainage after development, or approximately 2 CFS. The remaining 3 CFS either drains to the South or to the Southeast.

The writer of this report has discussed using storm water retention areas on the Easterly side of the development with the Grand Junction Drainage District and discharging into the drain ditch at the Southeast corner of the development a portion of the excess stormwater at a historic rate. The District was receptive, however, all final plans would require approval from the the Drainage District and by the City of Grand Junction. Other parcel on-site retention areas may be required dependeing on a final design.

Submitted by:

Wayne H. Lizer

Wayne H. Lizer P.E., P.LS.

#41 92

I

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 1, 1992

City of Grand Junction Planning Department
250 Rood Avenue
Grand Junction, Colorado 81501

RE: Attachment to Project Narrative, Parking Requirements and Trips per Day.

Dear sirs and madams,

The Minimum Parking requirements for car care establishments show 5 spaces per 1000 square feet of gross floor area, however, the car care establishments shown on parcels 2 and 3 have been in existance for several years and would require 5 times the number of spaces required, or 25 to 30 spaces instead of 5 and 6 spaces as provided for at this time, in which case the petitioner would request a review of the spaces required.

It is estimated that the 5 parcels will generate an average of 20 trips per day per parcel or a total of 100 trips per day.

Submitted by:

Wayne H. Lizer

Wayne H. Lizer P.E., P.L.S.

#41 92

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W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 1. 1992

A GEOLOGIC REPORT FOR TROLLEY PARK LOCATED IN SECTION 10. T1S, R1W. U.M. CITY OF GRAND JUNCTION. MESA COUNTY. COLORADO

LOCATION

The location of the site is East of 25 Road on the E 1/2 line in the City of Grand junction. Mesa County. Colorado.

At this point in time the proposed subdivision is approximately 80% developed with commercial type businesses.

GEOLOGIC FEATURES

As shown on the attached soil conservation map. the surface formation consists of Ravola Very Fine Silty Clay Loam. 0 to 2% slopes. There is no evidence of shale outcrops on the site. The alluvial material from which the soil was derived is from sandstone and shale.

GEOLOGIC STRUCTURES

There are no geologic hazards within the site area. A drain ditch crosses the extreme Southeast corner of the site. The inactive Redlands fault lies approximately 5 miles to the South.

CONSTRUCTION FACTORS

Some fill material has been added to the South side of Parcel 5 and would require soil stability and compaction tests if built upon. There are no severe limitations for construction on the native soils on the site.

Submitted by:
Wayne H. Lizer
Wayne H. Lizer P.E., P.L.S.

#41 92

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J

RAVOLA VERY FINE SANDY LOAM, 0 to 2 percent slopes, Class I Land (Rf)

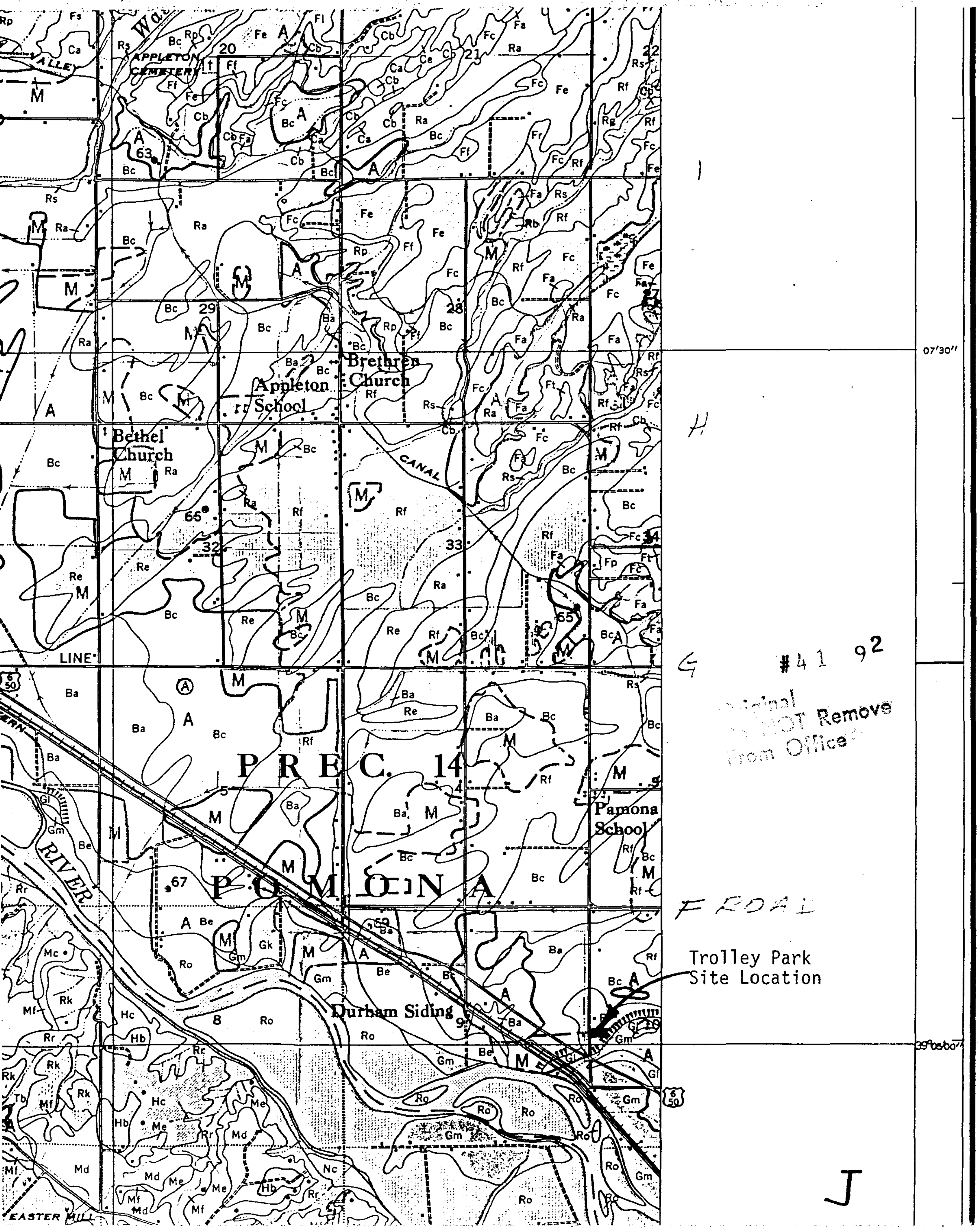
This soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

No severe limitations exist for this soil type.


APPLETON CEMETERY
Appleton School
Brethren Church
Bethel Church
CANAL
LINE
PREC. 14
POMONA
Pamona School
RIVER
Durham Siding
EASTER HILL
07'30"
39°05'00"
I
H
G
J
F ROAD
#41 92
Original Do NOT Remove From Office
Trolley Park
Site Location

Versar ARCHITECTS & ENGINEERS, INC.

July 1, 1992

Mr. Wayne Lizer
c/o W.L. Lizer & Associates
576 25 Road, Unit 8
Grand Junction, CO 81505

SUBJECT: Gamma Radiation Survey/Scan
572 "25" Road (Parcel 5)
Grand Junction, Colorado 81505

Dear Mr. Lizer:

As per your request, a gamma radiation surface survey/scan was performed by Versar A & E, Inc. personnel at the subject location on June 30, 1992. The following information is presented as details of this survey.

Location/Description of Site

Approximate 0.28 acre site located near the intersection of "25" Road and the Interstate 70 business loop.

The terrain of this site is basically flat, with a grade break of approximately 15 vertical feet along the south property line of Parcel 5, apparently the result of fill material imported to provide a level grade at the subject site. There were no buildings on the site at the time of the survey. The ground surface was washed rock (gravel).

The Client provided a site plan which identifies parcel boundaries (reference Figure 1).

Survey requested by:

Mr. Wayne Lizer on June 30, 1992.

Date of Survey:

June 30, 1992, by D. L. Cooper (Radiation Safety Officer).

#41 92

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760 HORIZON DRIVE • GRAND JUNCTION, COLORADO 81506-3983 • TELEPHONE (303) 243-7569
(303) 242-6203

K

Instrument Type:

Eberline, PRM 7 (#218) - calibration due April 13, 1993.

Calibration:

Bench calibration, cross-compared with the Grand Junction Airport Department of Energy source pads.

Survey Results (see Figure 1):

All readings less than 16 microRoentgen per hour (µR/hr), uncorrected. Typical background for the Grand Junction vicinity ranges from 10 to 16 microRoentgens per hour.

Observed meter readings ranged from 12 to 16 µR/hr, uncorrected, (13 to 15 µR/hr, corrected) within the identified site boundaries. The readings observed were fairly uniform, with no identified gamma anomalies. A gamma anomaly is generally defined as an exposure rate that is 30% or more above background.

Recommendation:

The range of gamma measurements at this parcel were within the normal background range of 10 to 16 µR/hr.

There was no evidence of radioactive uranium mill tailings on the site.

The Colorado Department of Health will conduct the required Building Permit Survey (BPS) for each individual building site on request.

If you have any questions, please contact our office.

Respectfully,
Versar A & E, Inc.

D. L. Cooper

David L. Cooper
Radiation Safety Officer

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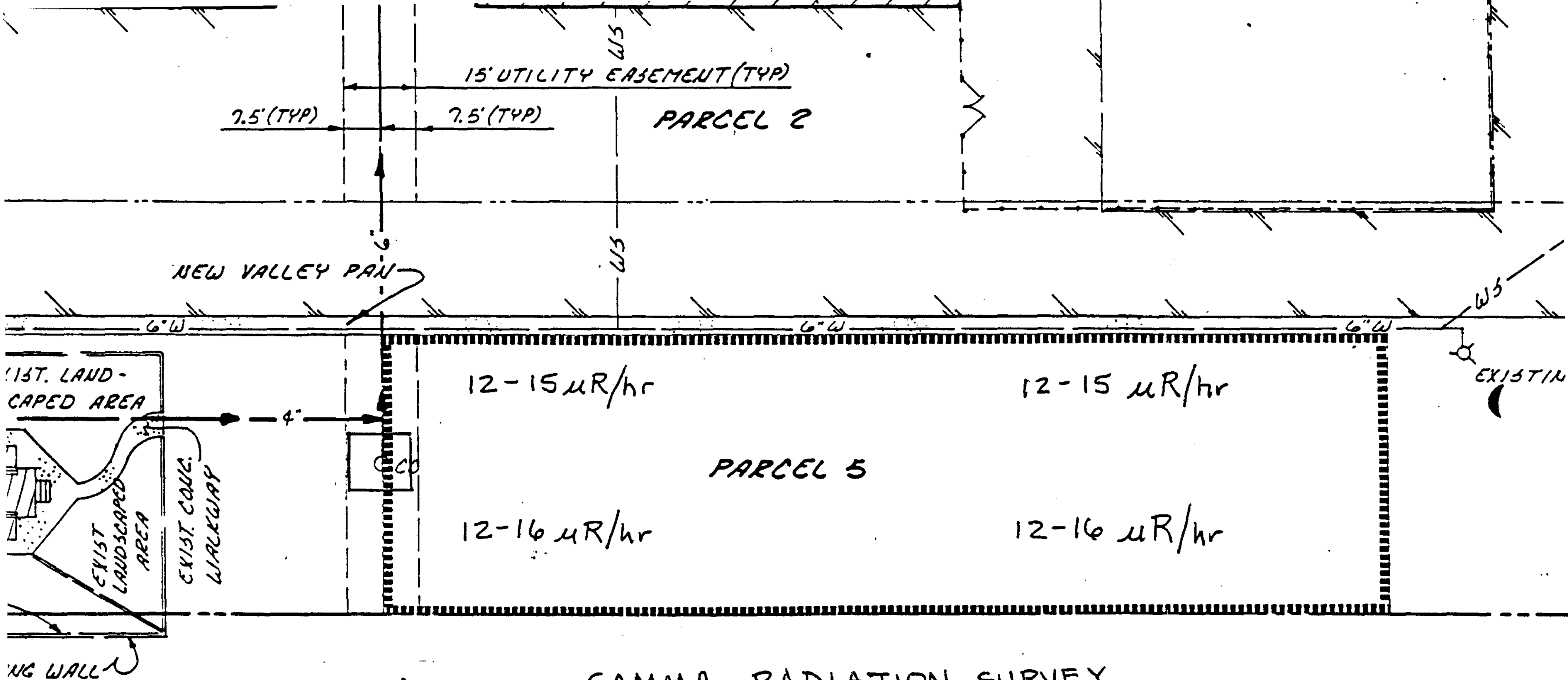
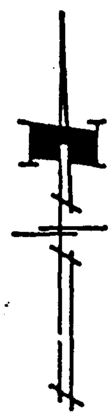
Enclosure: Figure 1



N RANGE
NS/HOUR



1" = 30'

GAMMA RADIATION SURVEY

Date: June 30, 1992
By: David L. Cooper
Inst: PRM-7c #218
Cal Due: April 13, 1993

CERTIFICATION: D. L. Cooper
David L. Cooper
Radiation Safety Officer

FIGURE 1

Versar
ARCHITECTS AND ENGINEERS

Preliminary

IMPROVEMENTS LIST/DETAIL

DATE: _____

NAME OF DEVELOPMENT: _____

LOCATION: _____

PRINTED NAME OF PERSON PREPARING: _____

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
I. SANITARY SEWER				
1. Clearing and grubbing				
2. Cut and remove asphalt				
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)				
4. Sewer Services (incl. trenching, bedding, & backfill)				
5. Sanitary sewer manhole(s)				
6. Connection to existing manhole(s)				
7. Aggregate Base Course				
8. Pavement replacement				
9. Driveway restoration				
10. Utility adjustments				
II. DOMESTIC WATER				
1. Clearing and grubbing				
2. Cut and remove asphalt	~~LF~~	~~340~~	~~2.00~~	~~680~~
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)				
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)				
5. Connect to existing water line				
6. Aggregate Base Course				
7. Pavement Replacement				
8. Utility adjustments				
III. STREETS				
1. Clearing and grubbing				
2. Earthwork, including excavation and embankment construction				
3. Utility relocations				
4. Aggregate sub-base course (square yard)	~~2574~~ yd^3	~~257~~	13.00	3341
5. Aggregate base course (square yard)				
6. Sub-grade stabilization				
7. Asphalt or concrete pavement (square yard)	~~156~~ Ton	156	40.00	6240
8. Curb, gutter & sidewalk (linear feet)	340 LF Valley Pan	340	15	5100.00
9. Driveway sections (square yard)	365 LF Gutter	365	7	2555.00
10. Crosspans & fillets	1	LS	400.00	400.00
11. Retaining walls/structures				
12. Storm drainage system	1	LS	600.00	600.00

#41 92

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13. Signs and other traffic control devices	1	LS	100.00	100.00
14. Construction staking	1	LS	600	600.00
15. Dust control				
16. Street lights (each)				
IV. LANDSCAPING				
1. Design/Architecture				
2. Earthwork (includes top soil, fine grading, & berming				
3. Hardscape features (includes walls, fencing, and paving)				
4. Plant material and planting				
5. Irrigation system				
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaing walls and structures				
9. One year maintenance agreement				
V. MISCELLANEOUS				
1. Design/Engineering	1	LS	3000.00	3000.00
2. Surveying				
3. Developer's inspection costs				
4. Quality control testing				
5. Construction traffic control				
6. Rights-of-way/Easements				
7. City inspection fees				
8. Permit fees				
9. Recording costs				
10. Bonds				
11. Newsletters				
12. General Construction Supervision				
13. Other P.D.				
14. Other				

TOTAL ESTIMATED COST OF IMPROVEMENTS: $ 21936.00

SIGNATURE OF DEVELOPER — DATE

(If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

CITY ENGINEER — DATE

COMMUNITY DEVELOPMENT — DATE

STAFF REVIEW Date: July 15, 1992

1. Project: 41-92 Trolley Park Minor Subdivision-

2. Location: 552 25 Road

3. Surrounding Land Use, Zoning and Master Plan Designation: Commercial and Business uses fronting on 25 Road and US 6 & 50; C-2 Zoning; "Business/Commercial" Northwest Plan

4. Staff Review: This is a proposed subdivision of an existing developed group of commercial buildings into a five lot subdivision. Section 6-5-2 of the Grand Junction Zoning and Development code provide for the processing of minor subdivisions using the final plat process.

The final plat section of the code requires that all of the items of the preliminary plan be fulfilled, but at a final stage.

Since the project is already developed, many of the items have been dealt with. The following are the main elements of this plan:

a. Roads, access and fire protection: A 404 foot long road is proposed to replace the current driveway. The road provides access to all five lots and contains a 6 inch water line. The existing fire hydrant is proposed to be relocated at the end of the cul de sac. The fire department has reviewed the plans and has no comment.

b. Sewer: The original development was allowed to service all buildings on a 6 inch sewer line since it was considered one single private development. Now that the property is being subdivided Public Works will require either an 8 inch line to each building or manholes at the ends of the sewer lines (see public works comments).

c. Drainage: Drainage is proposed to be directed along a 4' valley pan on the south side of the reconstructed road and a 6" vertical curb and 2' pan on the north side. A storm retention area is shown on the northeast side of parcel 5, but it is not clear how storm water would be collected. If this is to be a common storm water collection area it should be designed to collect runoff from the entire site and a storm retention maintenance agreement should be provided on the covenants for each lot.

d. Parking: The three existing metal buildings may be classified under Section 5-5 of the Grand Junction Zoning and Development Code as "23. Car Care Establishments" which require one space per 1000 square feet of building. All of the buildings meet this requirement. The trolley which has been converted into an office requires 3 spaces and 7 are provided.

e.Landscaping: The landscaping shows the existing extensive landscaping at the entry off of 25 Road, but does not show landscaping for the interior buildings. No landscaping is required for parking lots of less than 15 cars under section 5-5-1 G, but 75% of the frontage of each lot must be landscaped in accordance with section 4-2-12 D. This section also allows the Administrator to allow the landscaping to be located in areas other than the front yard setback. The total required landscaping for each lot in the subdivision is 3,134 sq. ft. and approximately 8,748 square feet are provided along 25 Road. This would appear to be a suitable substitution as long as each lot is required, by covenant to participate in the maintenance and irrigation of the entry landscaping.

f. Signage: No details are shown, but the normal sign code requirements would apply.

5. Staff Recommendation: Approval with review agency comments.

PRELIMINARY REVIEW COMMENTS
TROLLEY PARK SUBDIVISION
August 4, 1992

from: Gerald Williams
Development Project Engineer

Major Deficiencies Addressed

The July 31, 1992 response to the July 20, 1992 review comments discusses in narrative form how major concerns will be addressed in a subsequent final submitted. Although there remains deficiencies for a preliminary level plat and drainage report, these may be corrected at the final submittal application as requested.

Outstanding Concerns

A few comments on the expanded drainage scheme may be helpful in the preparation of final plans and report. These are enumerated below:

1. Retention or detention should be provided for sub-basin 1 so that runoff to 25 Road from the site under developed conditions does not exceed pre-developed (pre-historic) conditions;

2. Direct runoff from sub-basin 2 may be allowed to 25 Road if the total proposed developed runoff contribution does not exceed pre-developed conditions;

3. The proposed site is at the low end of a major outfall facility, and therefore detention may be less desirable than letting peak site runoff pass before most of the major watershed basin begins to contribute runoff. Consequently, the City is agreeable to allowing direct runoff from sub-basins 3 and 4 to the GJDD canal pending their approval. However, their review comments stipulated implementation of Best Management Practices, therefore, if direct or detained runoff is proposed, GJDD must be satisfied with water quality control facilities. Under conditions provided in the new City Interim Grading and Drainage Manual, retention may be allowed for Sub-basin 4, but the ability to provide retention for sub-basin 3 without adversely impacting the property southward with seepage is highly questionable.

4. Do not use overland flow distances greater than 300 feet, per the new City criteria.

REVIEW COMMENTS

FILE NO. #41-92 **TITLE HEADING:** Minor Subdivision

ACTIVITY: Trolley Park Subdivision

LOCATION: 552 25 Road

PHASE: **ACRES:**

PETITIONER: Stephen D. & Bobette D. McCallum

PETITIONER'S ADDRESS/TELEPHONE: 552 25 Road
Grand Junction, CO 81505
(303) 243-4642

ENGINEER/REPRESENTATIVE: Wayne H. Lizer

STAFF REPRESENTATIVE: Bennett Boeschenstein

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., July 30, 1992.

CITY FIRE DEPARTMENT 07/09/92
George Bennett 244-1400

No problems.

UTE WATER 07/17/92
Gary R. Mathews 242-7491

No objections. Policies and fees in effect at the time of application will apply.

CITY UTILITIES ENGINEER 07/16/92
Bill Cheney 244-1590

SEWER - City records indicate that a 6" sewer service was approved in 1989 based on the fact that all buildings would be under one ownership. The revised plat shows 5 separate parcels. Since the property will no longer be under one ownership and 8" sewer line with manholes in 25 Road and at the end of the lines will be required. A 6" line could possibly be accepted if manholes were constructed on the ends of the lines for cleaning purposes. An easement, 20' in width (10' both sides of sewer center line) will be required.

CITY PARKS & RECREATION 07/16/92
Don Hobbs 244-1542

We will need a certified appraisal so the required open space fee can be determined.

U.S. WEST 07/15/92
Leon Peach 244-4964

No comments at this time.

COMMUNITY DEVELOPMENT 07/15/92
Bennett Boeschenstein 244-1430

See attached comments.

PUBLIC SERVICE CO. 07/10/92
Dale Clawson 244-2695

ELECTRIC - No objections.
GAS - How is parcel 5 to be served with gas - prefer from lot line main extension along Trolley Court. Request six (6) foot wide easement along south side of Trolley Court.

GRAND JUNCTION DRAINAGE 07/20/92
John L. Ballagh 242-4343

District did not receive any drainage calculations or narrative. The easement to the drainage district, as shown in the south east corner of the plat, is the absolute minimum. There can be no filling "over the brow" of the slope above the open drain which might cause the bank to fail with the open drain being dammed off. The open drain is the buthorn drain which drains properties all the way north to Spring Valley. It is very important to maintain access to both sides of the existing open drain.

The proposed retention area should have benefit of a drainage easement. The storm sewer should be in an easement. Best management practices to limit (eliminate) oil and gas pollutants from car care facilities should be incorporated into the storm water collection and transportation system. All requirements of the City engineering department concerning drainage should be met.

CITY POLICE DEPARTMENT 07/20/92
Martie Currie 244-3563

No problems noted.

CITY ENGINEER **07/20/92**
Gerald Williams **244-1577**

See attched comments

MESA COUNTY PLANNING **07/24/92**
Linda Dannenberger **244-1771**

If the cul-de-sac would be extended 9.5 feet to the south, it would open access to that property instead of forcing traffic back down to the frontage road. what is the small area surveyed at the end of the cul-de-sac?

Parcel 1 should be required to place more landscaping (i.e. trees, shrubs) on it's 25 Road frontage. It would also be more visually pleasing to have a portion of each parking area devoted to landscape.

Preliminary

IMPROVEMENTS LIST/DETAIL

DATE: _____
NAME OF DEVELOPMENT: _____
LOCATION: _____
PRINTED NAME OF PERSON PREPARING: _____

	UNITS	TOTAL QTY.	UNIT PRICE	TOTAL AMOUNT
I. SANITARY SEWER				
1. Clearing and grubbing				
2. Cut and remove asphalt				
3. PVC sanitary sewer main (incl. trenching, bedding & backfill)				
4. Sewer Services (incl. trenching, bedding, & backfill)				
5. Sanitary sewer manhole(s)				
6. Connection to existing manhole(s)				
7. Aggregate Base Course				
8. Pavement replacement				
9. Driveway restoration				
10. Utility adjustments				
II. DOMESTIC WATER				
1. Clearing and grubbing				
2. Cut and remove asphalt	~~LF~~	~~340~~	~~2.00~~	~~680~~
3. Water Main (incl. excavation, bedding, backfill, valves and appurtenances)				
4. Water services (incl. excavation, bedding, backfill, valves, and appurtenances)				
5. Connect to existing water line				
6. Aggregate Base Course				
7. Pavement Replacement				
8. Utility adjustments				
III. STREETS				
1. Clearing and grubbing				
2. Earthwork, including excavation and embankment construction				
3. Utility relocations				
4. Aggregate sub-base course (square yard)	~~257 YD³~~	~~257~~	13.00	3341
5. Aggregate base course (square yard)				
6. Sub-grade stabilization				
7. Asphalt or concrete pavement (square yard)	~~156~~ Ton	156	40.00	6240
8. Curb, gutter & sidewalk (linear feet)	340 LF Valley Pan	340	15	5100.00
9. Driveway sections (square yard)	365 LF Gutter	365	7	2555.00
10. Crosspans & fillets	1	LS	400.00	400.00
11. Retaining walls/structures				
12. Storm drainage system	1	LS	600.00	600.00

(M)

13. Signs and other traffic control devices	1	LS	100.00	100.00
14. Construction staking	1	LS	600	600.00
15. Dust control				
16. Street lights (each)				
IV. LANDSCAPING				
1. Design/Architecture				
2. Earthwork (includes top soil, fine grading, & berming				
3. Hardscape features (includes walls, fencing, and paving)				
4. Plant material and planting				
5. Irrigation system				
6. Other features (incl. statues, water displays, park equipment, and outdoor furniture)				
7. Curbing				
8. Retaing walls and structures				
9. One year maintenance agreement				
V. MISCELLANEOUS				
1. Design/Engineering	1	LS	3000.00	3000.00
2. Surveying				
3. Developer's inspection costs				
4. Quality control testing				
5. Construction traffic control				
6. Rights-of-way/Easements				
7. City inspection fees				
8. Permit fees				
9. Recording costs				
10. Bonds				
11. Newsletters				
12. General Construction Supervision				
13. Other P.D.				
14. Other				

TOTAL ESTIMATED COST OF IMPROVEMENTS: $ 21936.00

SIGNATURE OF DEVELOPER — DATE

(If corporation, to be signed by President and attested to by Secretary together with the corporate seals.)

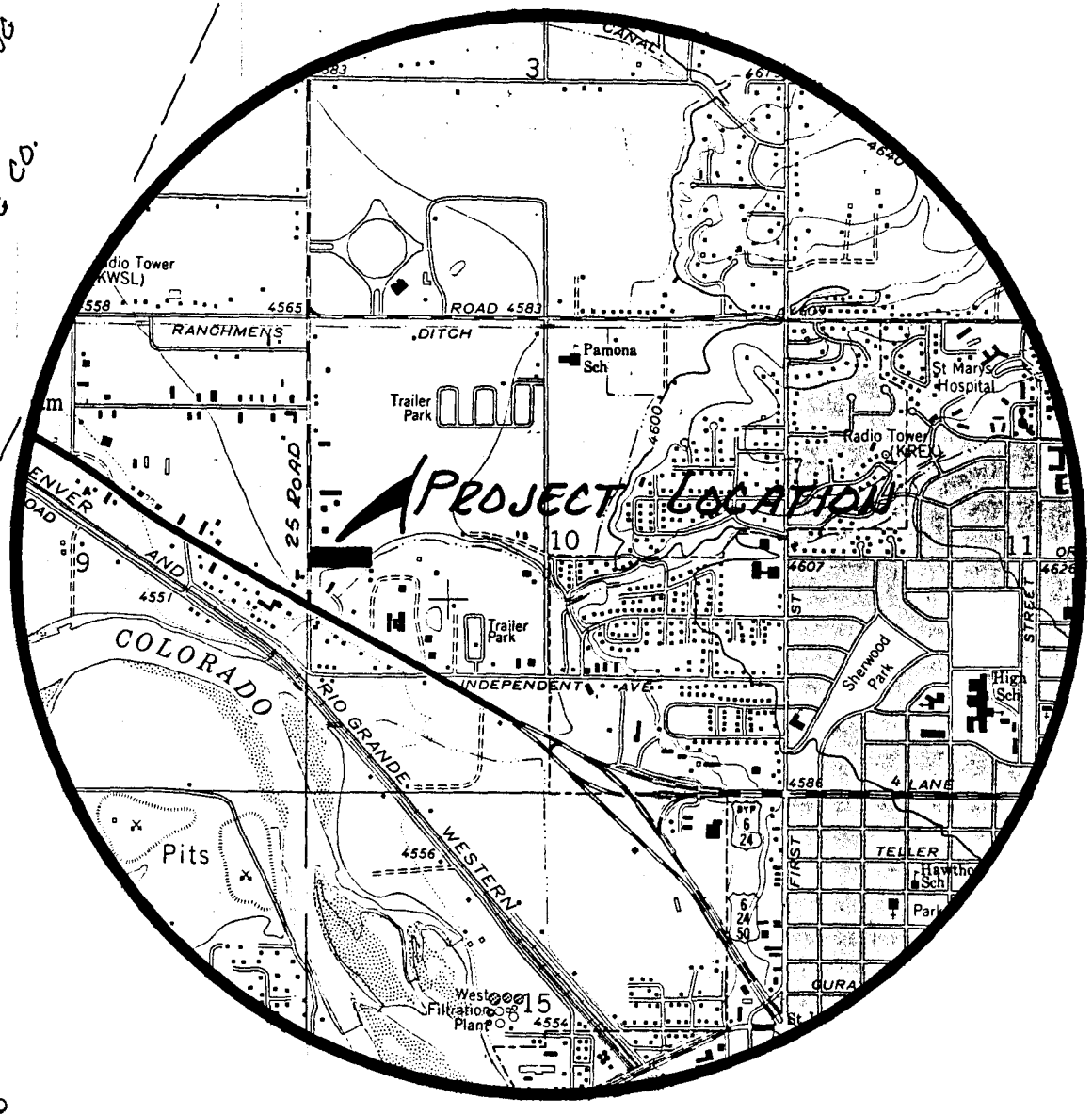
I have reviewed the estimated costs and time schedule shown above and, based on the plan layouts submitted to date and the current costs of construction, I take no exception to the above.

CITY ENGINEER — DATE

COMMUNITY DEVELOPMENT — DATE

EXISTING METAL BUILDING
(WAREHOUSE)
YELLOW TRUCKING CO.

BRASS CAP



92 #41

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 31, 1992

Bill Cheney, P.E.
City Utilities Engineer
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

RE: Trolley Park Subdivision
File No. 41-92

Dear Mr. Cheney,

There is an existing manhole for the 6" line in 25 Road.

A manhole will be provided at the East end of the 6 inch line which will be in Parcel 4.

A 20-foot wide easement will be provided on the final plat, however, the existing line is approximately 8 feet from the North property line which would make it off-center by 2 feet.

Sincerely yours,

Wayne H. Lizer

Wayne H. Lizer, P.E., P.L.S.

WHL/sl

cc Don Newton, P.E.
Bennett Boeschenstein
Gerald Williams, P.E.

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 31, 1992

Gerald Williams, P.E.
City Engineer
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

RE: Trolley Park Subdivision
File No. 41-92

Dear Mr. Williams,

PLAT

1. The tract at the Southeast end of the cul-de-sac will be made part of Parcel 5 on the final plat.
2. Trolley Court will be designated as a private street on the final plat with appropriate ingress-egress statements in the dedication for emergency vehicles, trash pick-up, etc.
3. Retention/detention and storm sewer will be shown in designated easements on the final plat.
4. The designated 15-foot wide public sewer line easement will be changed to 20 feet wide on the final plat.
5. An additional slope easement for the Buthorn Drain will be shown on the final plat.

STREET PLANS

1. Final grades and curb openings will be provided at final submittal. More detailed drainage plans are attached.
2. Funds will be escrowed for 25 Road improvements at final submittal.

UTILITY PLAN

1. Response to City Utility Engineer is attached.

GRADING AND DRAINAGE PLAN & REPORT

1. & 2. A more detailed drainage report is attached.
3. Erosion control design will be submitted at final.
4. An association will be formed with the property owners for maintenance and maintenance agreements.

IMPROVEMENT AGREEMENT

1. An improvement agreement will be submitted at final application when final design is completed.

Sincerely yours,

Wayne H. Lizer, P.E., P.L.S.

WHL/sl

Attachment

cc Bennett Boeschenstein

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

July 31, 1992

REVISED PRELIMINARY DRAINAGE PLAN FOR TROLLEY PARK CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

GENERAL

Trolley Park is located on the East side of 25 Road on the E 1/2 line.

The site contains 2.89 acres. Historically (according to the 1975 orthophoto maps) the site drains to the West and to the South.

STORM RUNOFF

Attached is a drainage map showing pre-existing conditions along with calculations of pre-existing conditions for a 2-year and 100-year storm runoff.

POST DEVELOPMENT DRAINAGE

Due to the site already having been developed at this time, four sub-basins have been created.

Sub-basin 1 drains to the West along the North side of the parcel. A retention area can be placed in the grass area West of building one, however, this will take out existing landscaping.

Sub-basin 2 drains to the South side of Trolley Court and then West to 25 Road. A retention area would require eliminating the desert landscaping at the West end of Parcel 3.

Sub-basin 3 can be diverted into storm retention areas which may require stepping of the bottom of these retention areas due to the slope of Trolley Court.

Percolation tests were done in the area of the retention pond area which indicates that these retention areas can be designed to disperse most or all of the stormwater retained based on a final design.

If an excess occurrs, this would be piped to the drain at a historic rate (combined in Sub-basin 4) - the percolation rates are attached.

Sub-basin 4 would require a detention area. A percolation test would be required prior to considering any flow outlet to the ground. Otherwise, the stormwater would be discharged to the drain at a historical rate (combined with Sub-basin 3 above).

All outlet stormwater to the drain would be subject to approval by the Grand Junction Drainage District.

Sincerely yours,

Wayne H. Lizer, P.E., P.L.S.

WHL/sl

Attachment

cc John Ballagh, Grand Junction Drainage District

Trolley Park

Historic

West - Area 1 - 2 year Storm

D = 630'

Area = 2.1 Ac

Slope = 0.8%

Soil Group A & B, i.e. C = 0.10

$$T_c = \frac{1.87\,(1.1-C)\,D^{1/2}}{S^{1/3}}$$

$$= \frac{1.87(1.1-0.1)(630)^{1/2}}{(0.8)^{1/3}} = 51 \text{ min}$$

From Graph, $I_2 = 0.62$

$$Q_2 = CIA = (0.1)(0.62)(2.1) = 0.13 \text{ CFS}$$

100 year Storm, C = 0.25

$$T_c = \frac{1.87\,(1.1-0.25)(630)^{1/2}}{(0.8)^{1/3}} = 43 \text{ min}$$

I_{100} from graph = 1.8

$$Q_{100} = (0.25)(1.8)(2.1) = 0.95 \text{ CFS}$$

Trolley Park

Area 2 - South
2 Year Storm
D = 60'
A = 0.8 Ac
S = 20% ±
Soil Group A & B i.e., C = 0.10

$$T_c = 1.87\frac{(1.1-0.10)(60)^{1/2}}{(20)^{1/3}} = 5.34 \text{ min}$$

From graph $I_2 = 2.0$

$$Q_2 = (0.1)(2)(0.8) = 0.16 \text{ CFS}$$

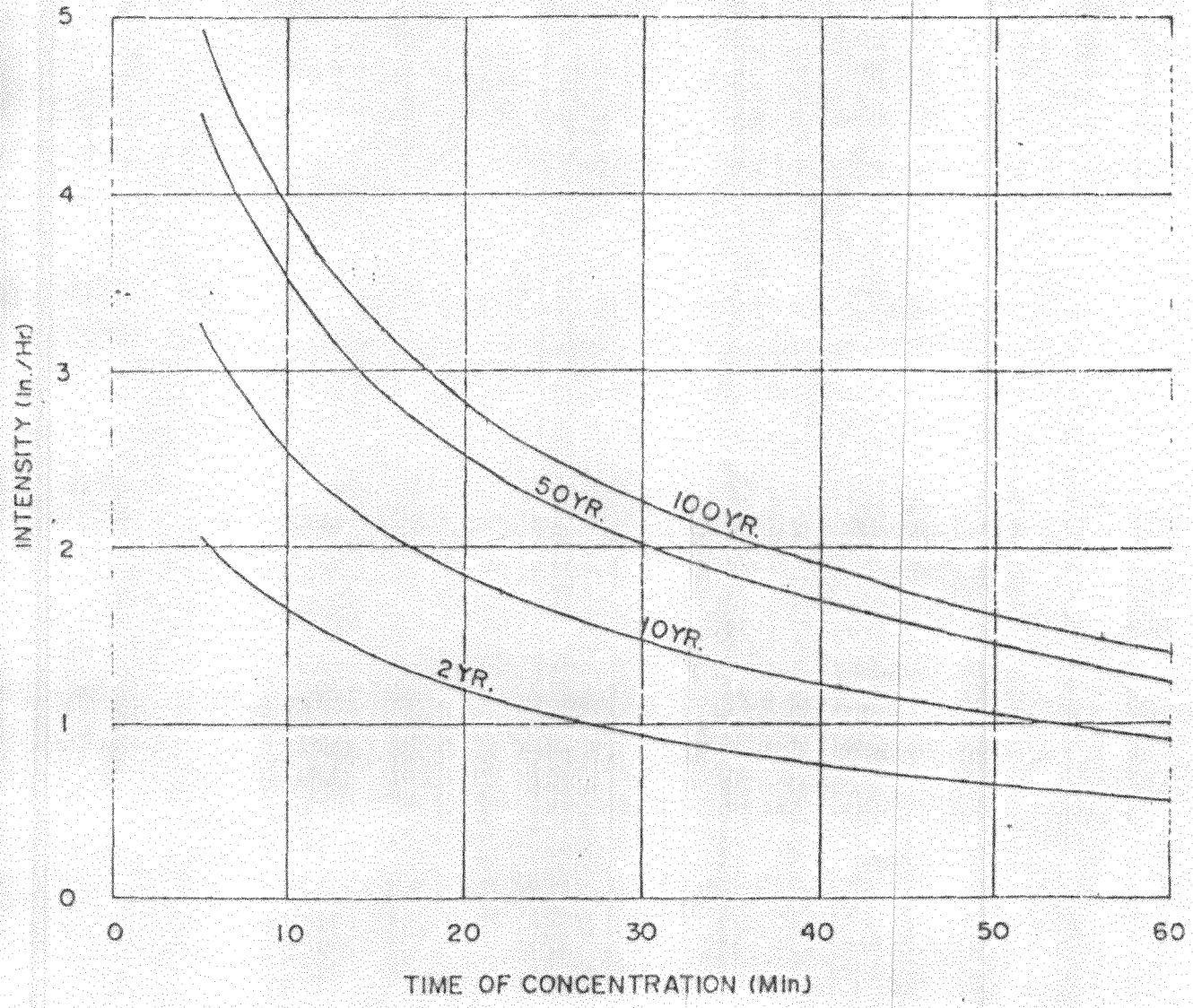
100 year Storm, C = 0.25

$$T_c = 1.87\frac{(1.1-0.25)(60)^{1/2}}{(20)^{1/3}} = 4.5 \text{ min} \approx 5 \text{ min}$$

From graph, $I_{100} = 2.0$

$$Q_{100} = (0.25)(2)(0.8) = 0.40 \text{ CFS}$$

Summary - Historic
$Q_2 = 0.29$ CFS
$Q_{100} = 1.35$ CFS



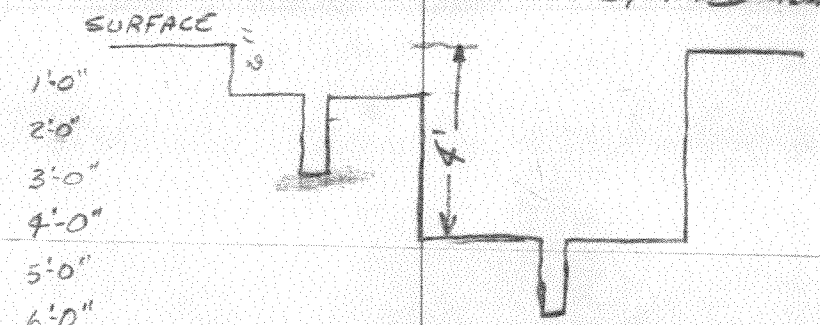
INTENSITY DURATION CURVES
GRAND JUNCTION, COLORADO

TROLLY PARK

S3-5

DATE 7/2/92
BY Tom Denton

	TIME	READING	
HOLE #1	7:15	0.15	DEPTH OF HOLE 1.75'
	7:30	0.46	
	7:45	0.71	
	8:00	0.92	
	8:15	1.05	
	60 min	0.90 = 10.8"	
		RATE = 5.6 min/in	
HOLE #2	7:25	0.10	DEPTH 1.65'
	7:40	0.30	
	7:55	0.41	
	8:10	0.50	
	8:25	0.61	
	60 min	0.51 = 6.1"	
		RATE = 9.8 min/in	



BOTH HOLES WERE PRE-SOAKED 8 HRS PRIOR TO TEST AT 2 HOUR INTERVALS

WAYNE H. [illegible]
REGISTERED
PROFESSIONAL ENGINEER
STATE OF COLORADO
7 13