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File 1993-0020 Name: Carpet Warehouse - SPR - 2892 North Avenue

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X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
X		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
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		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	Drainage Study - 1/93	X	X	Hydrology Report
X		Certificate of Occupancy - 8/18/93	X	X	Addendum Carpet Warehouse - Addition of 28' bay to building
X		Co Dept. of Transportation - State Hwy Access Permits - 4/22/93 - #393034 & #393035			
X		Notes to File			
X	X	Planning Clearance Requirements checklist			
X	X	Quit Claim Deed - ** - 4/1/93			
X	X	Sign Permit - ** - issued 10/15/ 93			
X	X	Planning Clearance - ** - issued 4/19/93			
X	X	Planning Clearance - ** -issued 6/29/93			
X	X	Planning Clearance - ** -issued 7/27/93			
X	X	Planning Clearance - ** - issued 9/9/93			
X		E-mails			
X	X	Revised Site Plan - to be scanned			
X	X	Grading & Drainage Plan			

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PLANNING CLEARANCE REQUIREMENTS
GRAND JUNCTION COMMUNITY DEVELOPMENT

$ 20.00
$ 240.00
$ 260.00

BUILDING ADDRESS: 2892 North Avenue FILE NO: _____

PROPOSAL: Carpet Warehouse Business

DEVELOPER: Emory Cantrell Construction TELEPHONE: (706)226-5616

Mike DAVIS of Mayes Concrete

REQUIRED

- [x] A. Impact Statement / Project Narrative
- [x] B. Site Plan
  24" x 32") showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- [x] C. Drainage & Grading Plan / Report
  Engineered Stamped
- [x] D. Utilities Composite
  Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- [x] E. Landscaping / Screening / Buffering
  1) Types of Open Space (a)
  2) Maintenance
  3) Irrigation Rights
  4) Irrigation Plan
- [ ] F. Roadway Plan / Profile
- [x] G. Traffic Circulation Patterns
  1) Pedestrian / Bike paths / Crosswalks
  2) Curb Cuts (a)
  3) Dimensions of Curb Cuts / Driveways
  4) Internal Circulation Detail
- [ ] H. Traffic Analysis / Impact Study
- [ ] I. Floodplain Analysis and/or Permit (b)
- [ ] J. Geology Report / Soils Report
- [ ] K. Gamma Radiation Report
- [x] L. 6DOT Access Permit (b)
- [ ] M. Section 404 Permit (b)
- [ ] N. Environmental Site Assessment
- [x] O. Structural Information
  1) Heights, Elevations, Square Footage
  2) Percent of Building Coverage
  3) Setbacks
  4) Lighting (a)
  5) Signage Detail (a) (b)
  6) Fences (a) (b)
- [ ] P. Subsurface Soils Investigation
- [ ] Q. Sewer/Water Tap (Power of Attorney)
  1) Water Supply
  2) Water Usage
  3) Sewage Generation Estimates
- [x] R. Parking Plan
  1) Total Number (a)
  2) Handicapped Spaces / Symbols
  3) Space Dimensions / Striped / Blocks
- [x] S. Improvements Agreement
- [x] T. Improvements Guarantee
- [x] U. Application / Planning Clearance
- [x] V. Review Sheet
- [x] W. Other: Deed for Additional R.O.W. Along North Ave - 10'
- [x] X. Revokable permit for any landscaping in R.O.W.

(a) Existing and Proposed (b) Requires a Separate Permit

NUMBER OF REVIEW PACKETS REQUIRED: _____

[x] Community Development	[x] City Property Agent	[ ] Police Department
[ ] City Attorney	[ ] City Traffic Engineer	[ ] Building Department
[x] City Utilities Engineer	[ ] Parks & Recreation	[ ] GJ Drainage District
[x] City Development Engineer (2sets of B j C)	[x] Fire Department	[ ] _____

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

WESTERN ENGINEERS, INC. SINCE 1052
CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy. 6 & 50, Grand Junction, CO 81505-9422 • 303/242-5202 • FAX 242-1672

DEVELOPMENT APPLICATION

Prepared for

Mr. Emory Cantrell
P.O. Box 1292
Dalton, GA 30722

PROVIDED BY PETITIONER

NARRATIVE

PROPOSAL

Application for Development is sought to provide for completion of a carpet warehouse and retail center. The business will offer carpet and floor covering products focussing upon competitive price, broad variety, and high quality. Additional services include the sale of care products and installation of the products. About six to ten people will be required to operate the business.

LOCATION

The development parcel is on about three acres of urban realty currently occupied by an abandoned house and open lot at 2892 North Avenue. It is bounded on the west and north by several residences, on the east by residences, on the southwest by a commercial property and on the southeast by Big O Tire. The south property line fronts along North Avenue.

SCHEDULE

Design and development is expected to follow immediately upon approval of the initial concept submitted within the application. An early Spring construction start is planned to enable business to commence prior to summer of this year.

AREA IMPACT

The site was selected for development because of its proximity to the business and shopping corridor along North Avenue. Several retail centers exist within a local distance offering a variety of products. Some of these include Wal-Mart, Big O Tires, and Western Implement. The area is zoned commercial (C-1) with the exception of those properties to the north in Epps Subdivision. The development and operation of the business will adhere to all current zoning requirements and standards.

$20 93

TRAFFIC ANALYSIS

The business will utilize the two existing street accesses on North Avenue to provide for convenient departure and re-entry onto the thoroughfare. One driveway provides all movements accessing both east and west bound lanes on North Avenue while the other allows only movements in the west bound lane. One existing driveway cut will be closed and replaced with the standard City sidewalk, curb, and gutter. Proper access permits are under review by the Colorado Department of Transportation. Similar business categories in the "Trip Generation", 5th. Edition, Institute of Transportation Engineers, approximates 6 movements per hour. These movements are distributed by four vehicles turning into the business and two returning to North avenue. Although North Avenue has extremely heavy traffic the small movement numbers will have little effect upon present traffic conditions along North Avenue. Levels of service will remain the same for North Avenue.

DEVELOPMENT GUIDELINES

The bulk of the development improvements will be slighted toward the street side of the property, including the 60x168 foot building. Proper landscaping will be employed along the street frontage to provide screening and a pleasant curb appeal. The development plan will adhere to City specifications and guidelines for minimum standards regarding parking, access, lighting, landscaping and utility connections and will follow along the suggestions recommended by the final review and approval of this application. There are current utility connections on site which may require minor upgrading to adequately serve the new use. Surface drainage will be controlled with curbing, piping and channeling as required to direct it via on-site retention back to existing drainage infrastructure. Pedestrian access along North Avenue will be improved by the provision of concrete walks and the conveyance of an additional ten feet of street right-of-way to the City.

#20 93

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CONSULTING ENGINEERS / LAND SURVEYORS
2150 Hwy. 6 & 50, Grand Junction, CO 81505-9422 • 303/242-5202 • FAX 242-1672

DRAINAGE STUDY
Prepared For

Mr. Emory Cantrell
P.O. Box 1292
Dalton, GA 30722

January 1993

LOCATION: 2892 North Avenue, Grand Junction, Colorado

EXISTING CONDITIONS:
The property consists of 3.07 acres with an abandoned residence. The greater part of the ground cover is earth with some sodding. Existing runoff primarily sheet flows to the southwest corner and is historically drained by the irrigation ditches on the west and south sides of the property. The property considered as undeveloped is considered one basin. The average slope is 1.07%. The first three hundred feet are considered sheet flow while the remaining 402 feet were determined as overland flow.

Pre-development conditions:

2 year runoff	0.50 cfs
100 year runoff	2.40 cfs

DEVELOPED CONDITIONS:
The first phase of site improvement will be the addition of a 60' by 168' building with gravel driveway and parking. The proposed building will have a retail section and a portion allocated to warehouse. The hydrology calculations were based on the proposed building and a future building with asphalt parking and driveways. Due to the extreme flatness of the site, three shallow detention areas were required. Runoff discharge is controlled by V-notch weirs and flows into the north gutter of North Avenue.

Developed Conditions:

DESCRIPTION	DETENTION	DISCHARGE	
		2 Year	100 Year
Direct Runoff	0	0.25 cfs	0.79 cfs
Basin I	1,228 cf	0.08 cfs	0.66 cfs
Basin II	2,975 cf	0.08 cfs	0.66 cfs
Basin III	2,659 cf	0.08 cfs	0.30 cfs

WESTERN ENGINEERS, INC.

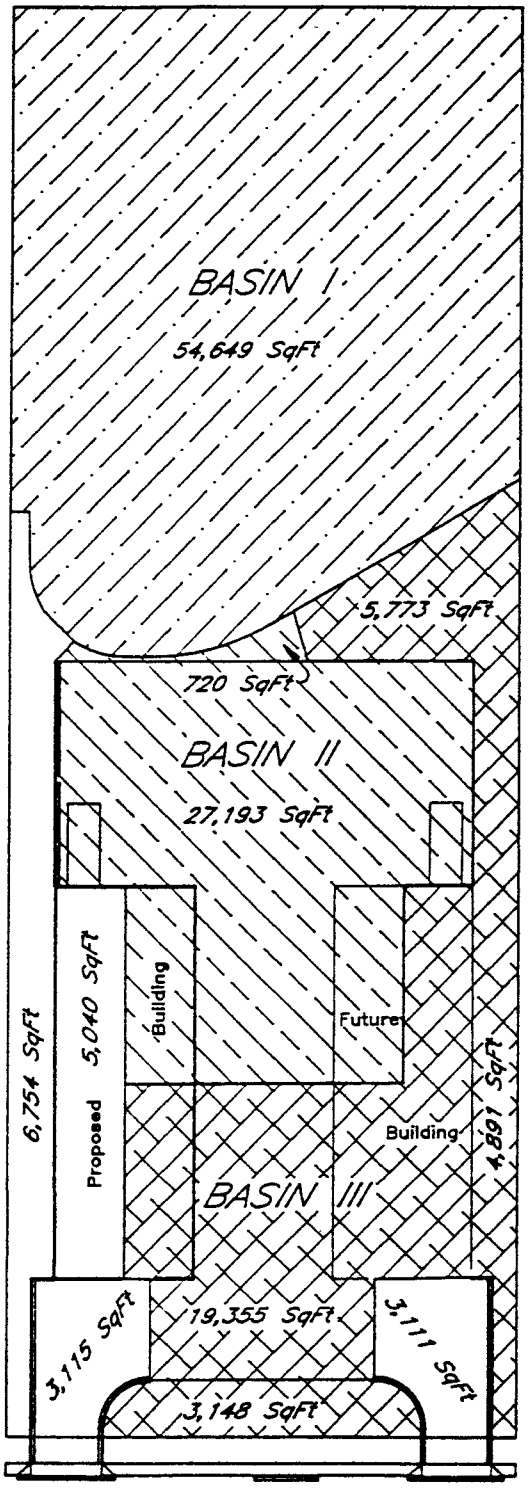
Prepared By:

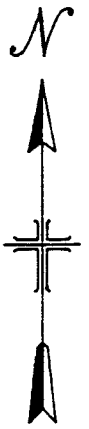
L.R. Gebhart
Staff Engineer

Reviewed By:

Bruce D. Marvin, P.E.
President

#20 93





Not to Scale

DIRECT RUNOFF (Unshaded Area)

Landscape	6,754 SqFt
Bldg/Asph	11,266 SqFt

BASIN I

Ground	54,649 SqFt

BASIN II

Ground	720 SqFt
Bldg/Asph	27,193 SqFt

BASIN III

Ground	5,773 SqFt
Landscape	8,039 SqFt
Bldg/Asph	19,355 SqFt

DRAINAGE BASINS

2892 North Avenue
Grand Junction, Colorado
WEI 3354

WEI 3354
01/23/93
LRG

Hydrology
Mays Concrete
2892 North Ave.

UNDEVELOPED

From SCS Soils Map ⇒ Bc, Ba Predominately Ba ⇒ "C" classification (Billings silty clay)

$C_{2YR} = 0.20$ $C_{100yr} = 0.35$

Runoff Coefficient

Ground	Coeff 2YR	Coeff 100YR	%	2YR wt. Coeff.	100YR wt Coeff.
133,814 sqft (3.07 Ac)	0.20	0.35	1.00	0.20	0.35

TWO YEAR

SHEET FLOW (First 300') $S = \frac{369 - 332}{300} = 0.0107$

$$T_{o2} = \frac{1.8(1.1 - C)L^{\frac{1}{2}}}{S^{\frac{1}{3}}} = \frac{1.8(1.1 - 0.20)(300)^{\frac{1}{2}}}{(1.07)^{\frac{1}{3}}} = 27 \text{ min}$$

Overland Flow $L = 402$ $S = \frac{332 - 308}{402} = 0.0072$

From "Average Velocities for Overland Flow",

Nearly bare & Untilled Velocity = 0.85 ft/sec T = 8 min

$T_c = 27 \text{ min} + 8 \text{ min} = 35 \text{ min}$ $i = 0.81$ in/hr

$Q_{2YR} = C i A = 0.2(0.81)(3.07) = 0.50$ cfs.

HUNDRED YEAR

SHEET FLOW

$$T_{o100} = \frac{1.8(1.1 - 0.35)300^{\frac{1}{2}}}{(1.07)^{\frac{1}{3}}} = 23 \text{ min}$$

Overland 8 min

$T_c = 31$ min $i = 2.23$ in/hr

$Q_{100\text{-}YR} = C i A = 0.35(2.23)(3.07) = 2.40$ cfs

DIRECT RUNOFF DEVELOPED CONDITIONS

Runoff Coefficient

DESC.	AREA	2YR COEFF	100YR COEFF	FACTOR %	2YR Weighted	100YR Weighted
Landscape	6,754 sqft	0.50	0.70	0.375	0.187	0.262
BLDG/Asp.	11,266 sqft	0.90	0.95	0.625	0.563	0.594
	18,020 sqft			100	0.750	0.856
	0.414 Ac.					

$Q_{2YR} = (0.750)(0.81)(0.414) = 0.25$ cfs

Hist. 0.5 cfs − 0.25 = 0.25 cfs Remaining Allowable Runoff

$Q_{100} = (0.856)(2.23)(0.414) = 0.79$ cfs

Hist. 2.4 cfs − 0.79 cfs = 1.61 cfs Remaining Allowable Runoff

100YR

BASIN I + BASIN II + BASIN III + Direct = UNDEVELOPED

0.655 + 0.655 + 0.30 + 0.79 = 2.40 cfs

2YR

BASIN I + BASIN II + BASIN III + DIRECT = UNDEVELOPED

0.0833 cfs + 0.0833 + 0.0833 + 0.25 = 0.50 cfs

BASIN I 100YR

Runoff Coefficient

DESC.	AREA	2YR COEFF	100YR COEFF
Ground	54,649 sqft	0.20	0.35
	1.25 Ac		

Sheet Flow $\frac{1.8(1.1-0.35)(300)^{1/2}}{(0.97)^{0.333}} = 23.6$ min

Overland $28/1$ ft/sec $= 0.5$ min

24 min

$Q_o = (0.55)0.655 = 0.360$ cfs

$$Td_{100} = \left[\frac{(2925)(0.35)(1.25)}{0.360 - \frac{(0.360)^2(24)}{234(0.35)(1.25)}}\right]^{\frac{1}{2}} - 25 = 62 - 25 = 37$$

$I_d = 117/62 = 1.89$ in/hr

$Q_d = (0.35)(1.25)(1.89) = 0.827$ cfs

$C = 31/37 = 0.838$

$$V = 66\left[(0.827)(37) - (0.360)(37) - (0.360)(24) + \frac{(0.838)(0.360)(24)}{2}, \frac{(0.36)^2 24}{2(0.827)}\right]$$

$66(30.6 - 13.3 - 8.6 + 3.6 + 1.9)$

$66(14.1) = 933$ ft^3 Storage Required

DETENTION POND

	EL	AREA		Inc. Volume	Acc Vol
max depth 0.70'	33.61	0		0	0
	33.71	150.6	$0.1/3(150.6)$	5	5
	33.91	905.9	$0.2/3(150.6+905.9+1)$	95	100
	34.11	2,898		362	462
	34.31	6,051		876	1,338 ft^3 > 933 Req'd

BASIN I - 2 YR

$C_d = 0.20$ $A = 1.25 Ac$ $Q = 0.0833$ cfs

Sheet flow $T_c = \frac{1.8(1.1-0.2)(300)^{1/2}}{(0.97)^{0.333}} = 28.3$ min

$28'/1\ ft/sec =$ 0.5 min

29 min

$Q_o = 0.0833(.55) = 0.046$ cfs

$T_{c\,2Y} = \left[\frac{633.4(0.2)(1.25)}{0.046 - \frac{(0.046)^2(29)}{81.2(0.2)(1.25)}}\right]^{1/2} - 15.6 = 60.7 - 15.6 = 45$ min

$I_{d\,2Y} = 40.6/60.7 = 0.669$ in/hr

$Q_{d\,2Y} = (0.2)(1.25)(0.669) = 0.167$ cfs

$K = 35/29 = 1.21$

$V = 66\left((0.167)(45) - (0.046)(45) - 0.046(29) + \frac{(1.21)(0.046)29}{2} + \frac{(0.046)^2 2}{2(0.167)}\right)$

$66(7.5 - 2.1 - 1.3 + 0.8 + 0.2) = 5.1(66) = 337\ ft^3$

POND CAPACITY of $337\ ft^3$ @ a depth of 0.48' (EL 34.09)

2 YR Release

20° V notch Weir $H = 0.48'$

$Q = C_d\, 8/15 \sqrt{2g} \tan \theta/2 (H)^{2.5} = (0.622)(4.28)\tan 10(.48)^{2.5} = 0.0749$

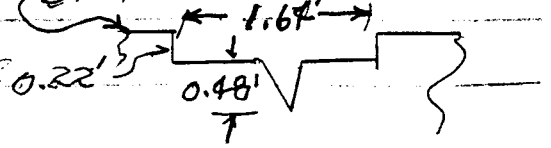
~ 0.083

100 YR Release

Rectangular Weir $Q = {}^{100YR}0.655 - {}^{2YR}0.075 = 0.58$

$Q = 3.33(B - 0.2H)H^{3/2}$ $B = \frac{Q}{3.33 H^{3/2}} + 0.2H$ $H = 0.7' - 0.48 = 0.22$

$B = \frac{0.58}{3.33(.22)^{1.5}} - (0.2)(0.22) = 1.64$ ft



BASIN II 100YR

Runoff Coefficients

DESC	AREA	2YR COEFF	100YR COEFF	FACTOR %	2YR WT	100YR WT
GROUND	720 sqft	0.20	0.35	0.026	0.005	0.009
BLDG/ASP.	27,193 sqft	0.90	0.95	0.974	0.877	0.926
	27,913 sqft			1.00	0.882	0.935
	0.641 Ac.					

$$T_{cd} = \frac{1.8(1.1 - 0.935)(219)^{\frac{1}{2}}}{(0.54)^{.333}} = 5 \text{ min}$$

$$Q_o = (0.55)(0.655) = 0.360 \text{ cfs}$$

$$T_{d100YR} = \left[\frac{(2925)(0.935)(0.641)}{0.36 - \frac{(0.36)^2(5)}{234(0.935)(0.641)}}\right]^{\frac{1}{2}} - 25 = 70 - 25 = 45 \text{ min}$$

$$I_{d100} = 117/70 = 1.67 \text{ in/hr}$$

$$Q_{d100} = (0.935)(0.641)(1.67) = 1.000$$

$$K = 31/5 = 6.2$$

$$V \quad 66\left[(1.)(45) - (0.36)(45) - (0.36)(5) + \frac{(6.2)(0.36)(5)}{2} + \frac{(0.36)^2(5)}{2(1)}\right]$$

$$66(45 - 16.2 - 1.8 + 5.6 + 0.3) = 66(32.9) = 2,172 \text{ ft}^3$$

Req'd Volume.

DETENTION POND

	EL	AREA	INC VOL	ACC. VOL
Max Depth 1.03'	33.27	0	0	0
	33.60	617	68	68
	33.80	1959	245	313
	34.00	3816	567	880
	34.15	6434	760	1,640
	34.30	11,613	1,335	2,975 > 2,172 ft³ Req'd

BASIN II - 2YR

$C_d = 0.882 \quad A = 0.641 \quad Q = 0.0833 \text{ cfs}$

$$T_{cd} = \frac{1.8(1.1 - 0.882)(219)^{\frac{1}{2}}}{(0.54)^{0.333}} = 7 \text{ min}$$

Q^0 ~~X~~ $= 0.55(0.0833) = 0.046 \text{ cfs}$

$$T_{d\,2YR} = \left[\frac{633.4(0.882)(0.641)}{0.046 - \frac{(0.046)^2 7}{8.2(0.882)(0.641)}}\right]^{\frac{1}{2}} - 15.6 = 88.5 - 15.6 = 73 \text{ min}$$

$I_{o\,2YR}$ $\frac{40.6}{88.5} = 0.459$

$Q_o = (0.882)(0.641)(0.459) = 0.260 \text{ cfs}$

$K = 35/7 = 5.0$

$$V = 66\left[(0.26)73 - (0.046)(73) - (0.046)7 + \frac{5(0.046)7}{2} + \frac{(0.046)^2 7}{2(0.26)}\right]$$

$66(19.0 - 3.4 - 0.3 + 0.8 + 0.03) = 66(16.1) = 1{,}063 \text{ cf}$

Pond Volume 1,063 ft Pond depth 0.78' (EL. 34.05)

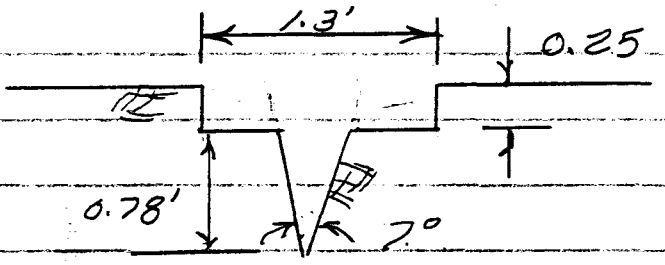
Release

2YR V notch 7°, $Q = (0.64)(4.28)\tan 3.5(0.78)^{2.5} = 0.09 \text{ cfs}$

100YR Rectangular Weir $Q = 0.655 - 0.09 = 0.565 \text{ cfs}$. $H = 1.03' - 0.78 = 0.25'$

$$L = \frac{0.565}{(3.33)(0.25)^{1.5} - 0.2(0.25)}$$

$1.35 - 0.05 = 1.30 \text{ ft}$



BASIN III 100 YEAR

Runoff Coefficients

DESC	AREA	2YR COEFF	100YR COEFF	FACTOR %	2YR WT	100YR WT
GROUND	5,773	0.20	0.35	0.174	0.035	0.061
LANDSCAPE	8,039	0.50	0.70	0.242	0.121	0.170
BLDG/ASH	19,355	0.90	0.95	0.584	0.525	0.554
	33,167			1.00	0.681	0.785

0.761 Ac.

Sheet Flow $T_c = \frac{1.8(1.1-0.785)(300)^{\frac{1}{2}}}{(0.43)^{0.333}} = 13$ min

Overland 211ft / 0.7 ft/sec = 5 min

18 min

$Q_o = 0.55(0.30) = 0.165$ cfs

$$T_{d100YR} = \left[\frac{(2925)(0.785)(0.761)}{0.165 - \frac{(0.165)^2(18)}{234(0.785)(0.761)}}\right]^{\frac{1}{2}} - 25 = 104 - 25 = 79 \text{ min}$$

$I_{d100YR} = 117/104 = 1.125$ in/hr

$Q_{d100YR} = (0.785)(0.761)(1.125) = 0.672$

$K = 31/18 = 1.72$

$$V = 66\left[(0.672)79 - (0.165)79 - (0.165)18 + \frac{(1.72)(0.165)18}{2} - \frac{(0.165)^2 18}{2(0.672)}\right]$$

$66(53.1 - 13.0 - 3.0 + 2.6 + 0.4) = 66(40) = 2,640$ ft^3 Required Detention

DETENTION POND

	EL.	AREA	INC. VOL	ACC. VOL
Max Depth	32.2	0	0	0
	32.55	648	76	76
1.4'	32.90	2022.9	447	521
	33.25	3,001.3	874	1,395
	33.60	4260.9	1,264	2,659 ft^3 > 2,640 Req'd

BASIN III - 2YR

$C_d = 0.681 \quad A = 0.761 \quad Q = 0.0833$

Sheetflow $T_{cd} = \dfrac{1.8(1.1-0.681)(300)^{\frac{1}{2}}}{(0.43)^{0.333}} = 17.3$ min

Overland 211/0.2 ft/sec $= \dfrac{5.}{22 \text{ min.}}$

$Q_o = 0.55(0.0833) = 0.046$ cfs.

$T_{a\,2YR} = \left[\dfrac{633.4(0.681)(0.761)}{0.046 - \dfrac{(0.046)^2(22)}{(81.2)(0.681)(0.761)}}\right]^{\frac{1}{2}} - 15.6 = 85.5 - 15.6 = 70$ min

$I_d = 40.6/85.5 = 0.475$ in/hr

$Q_{d\,2YR} = (0.681)(0.761)(0.475) = 0.246$ cfs

$K = 35/22 = 1.59$

$V = 66\left[(0.246)70 - 0.046(70) - (0.046)22 + \dfrac{(1.59)(0.046)22}{2} + \dfrac{(0.046)^2(22)}{2(0.246)}\right]$

$66[17.2 - 3.2 - 1.0 + 0.8 + 0.1) = 13.9(66) = 917 \text{ ft}^3$

2YR Pond Volume 917ft3 @ depth of 0.87' (El. 33.07)

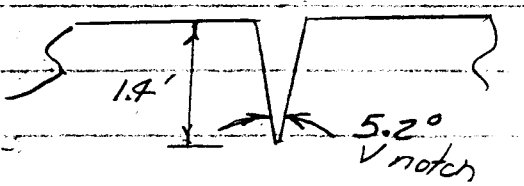
Release

2 Year 5.2° Vnotch Weir $H = 0.87$

$Q = 0.65(4.28)\tan 2.6°(0.87)^{2.5} = 0.089$ cfs.

100 YEAR $Q = 0.30$ cfs

$Q = 0.65(4.28)\tan 2.6(1.4)^{2.5} = 0.29$ cfs ~ 0.30 cfs



04/25/93
WBI 3354
LRG

Addendum - Carpet Warehouse -
Addition of 28' bay to building

DIRECT RUNOFF & BASIN II

Direct runoff and Basin II effected by the additional floor space. The original detention area was decreased in Basin II by the change. The runoff volumes remain the same as the new building area replaced the concrete Drive/Parking area. However the west half of the new addition will increase the direct runoff.

Direct Runoff Developed Condition.
Runoff Coefficient.

DESC.	AREA	2YR	100YR	FACTOR%	2YR Weighted	100YR Weighted
LANDSCAPE	6,754	0.50	0.70	0.358	0.179	0.251
BLDG/ASP	12,106	0.90	0.95	0.642	0.578	0.610
	18,860 sqft			1.000	0.757	0.861
	0.433 Ac.					

$Q_{2YR} = (0.757)(0.81)(0.433) = 0.27$ cfs.

Allowable discharge, Hist. 0.5 - 0.27 cfs = 0.23 cfs

for BASIN II 0.23 - [Basins I & III), 0.16 = 0.07 cfs

$Q_{100YR} = (0.861)(2.23)(0.433) = 0.83$ cfs.

Allowable, Hist 2.4 cfs - 0.83 = 1.57 cfs

For Basin II 1.57 - 0.955 = 0.615 cfs.

Addendum
Carpet Warehouse

4/25/93
LRG

Basin Volume

100 year $Q_o = 0.67(0.615) = 0.412$ cfs

$$V = 66\left[(1.14)(38.2) - (0.412)(38.7) - (0.412)(5) + \frac{(6.2)(0.412)5}{2} + \frac{(0.412)^2 5}{2(1.14)}\right]$$

$= 66(44.12 - 15.94 - 2.06 + 6.38 + 0.37) = 66(32.87) = 2,169.5$ cf.

2 year $Q_o = 0.67(0.07) = 0.047$

$$V = 66\left[(0.286)(64.7) - (0.047)(64.7) - (0.047)(7) + \frac{5(0.047)7}{2} + \frac{(0.047)^2 7}{2(0.286)}\right]$$

$= 66(18.50 - 3.04 - 0.33 + 0.82 + 0.027) = 66(15.98) = 1,054.9$ ft^3

Revised Basin II 4/25/93

Elev	Area	Increment	Total
33.30	0	0	0
33.60	876.8	87.68	87.68
33.70	1580.9	121.17	208.85
33.80	2481.6	201.44	410.29
34.00	4980.2	731.82	1142.11
34.20	8524.6	1334.7	2476.81

100 yr 2,120 cf @ EL. 34.16 depth 0.86'

2 yr 1,055 cf @ EL. 33.98 depth 0.68'

Hardum
Carpet Warehouse

Sheet 3 of 3
4/25/93
LRG

2 YR Release

$$L = Q/CH^{1.5} = \frac{0.07\ cfs}{3(0.68)}^{1.5} = 0.0416 \sim 1/2"$$

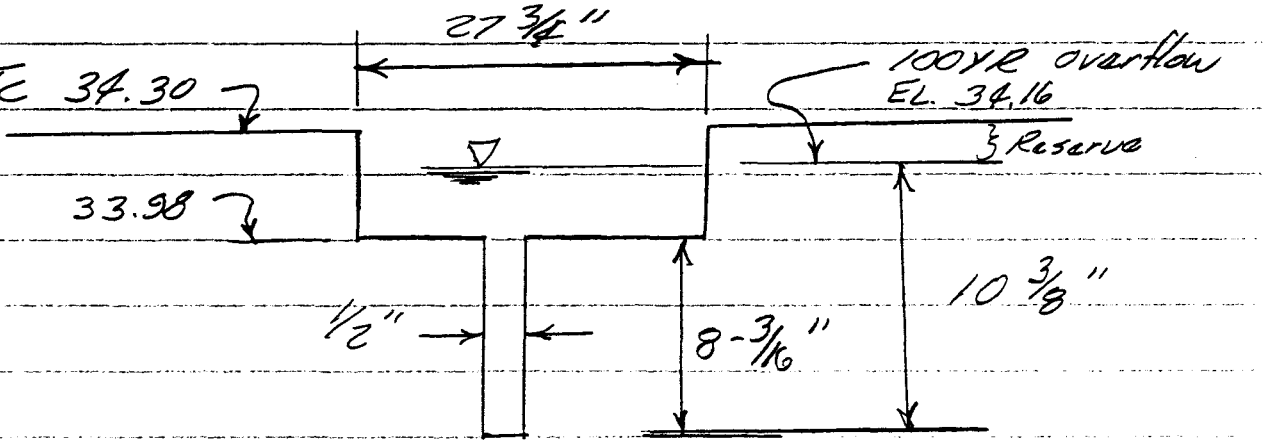
100 YR Release

Small notch $Q = 3(0.0416)(0.86)^{1.5} = 0.100$ cfs

Large notch $Q = 0.615 - 0.100 = 0.52$ cfs

$L = Q/CH^{1.5} = \frac{0.52}{3(0.18)}^{1.5} = 2.27' \sim 27\ 1/4"$

Total widths $27\ 1/4 + 1/2 = 27\ 3/4"$



Hydrology — Sheet 1 of 2
Phase II Addendum — 09/08/93
Carpet Warehouse — WEI 3354.05
2892 North Avenue, Grand Jct, Co — CRG

The overall drainage plan considered the addition of the building. The basins and runoff coefficients will not change. However it was necessary to alter the shape of Basin II due to the location of the new Building.

Required Basin Volume
2 YEAR 1,055 ft³
100 YEAR 2,170 ft³

Revised Basin II 9/8/93

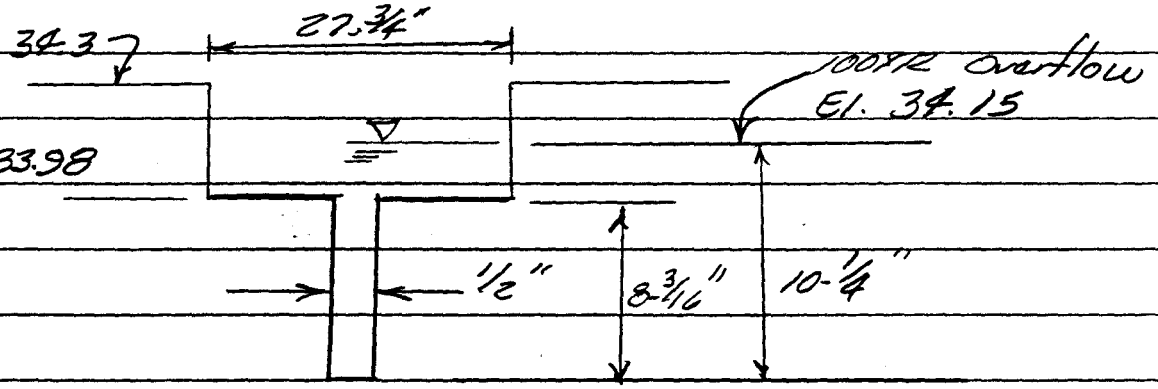
Elev	Area	Incremental Vol.	Total Vol.
33.30	0	0	0
33.60	870.0	87.0	87.0
33.80	2,515.5	324.3	411.3
34.00	5,513.7	783.6	1,194.9
34.20	8,991.4	1,436.4	2,631.3
34.30	11,263.3	1,010.6	3,641.9

2YR 1,092 cf @ El. 33.98 depth 0.68'
100YR 2,211 cf @ El. 34.15 depth 0.85'

Hydrology Addendum
Phase III
Carpet Warehouse
2892 North Ave, GJ, CO

Sheet 2 of 2
09/08/93
WEI 3354.05
LRG

EXISTING WEIR



2YR Release

$Q = CLH^{1.5} = 3(0.0417)(0.68)^{1.5} = 0.07$ cfs

2YR Allowable release for Basin II is 0.08 cfs.

100YR Release

Small notch. $Q = 3(0.0417)(0.85)^{1.5} = 0.10$ cfs

Large Weir $Q = 3(2.271)(0.17)^{1.5} = 0.48$

0.58 cfs

100YR Allowable release for Basin II is 0.66 cfs.

REVIEW COMMENTS - February 19, 1993

FILE NO. 20-93 **TITLE HEADING: CARPET WAREHOUSE**

ACTIVITY: Site Plan Review

LOCATION: 2892 North Avenue

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE:

Emery Cantrell
P. O. Box 1292
Dalton, Georgia
(706) 226-5616

ENGINEER/REPRESENTATIVE: Mays Concrete, 243-5669

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., March 1, 1993

CITY AGENCIES:

ADMINISTRATIVE SERVICES
Ron Lappi **244-1515**

CITY ATTORNEY
Dan Wilson **244-1505**

CITY FIRE DEPARTMENT
K. Johnson **244-1400**

CITY PARKS & RECREATION
Don Hobbs **244-1542**

POLICE DEPARTMENT
Marty Currie **244-3563**

CITY ENGINEER
Don Newton 244-1559

See attached comments.

DEVELOPMENT ENGINEER
Gerald Williams 244-1590

UTILITY ENGINEER
Bill Cheney 244-1590

Sewer - Fruitvale Sanitation District

Water -
1. An easement 15' wide will be required from the right of way to the hydrant if the City is to maintain the line and hydrant.
2. A 6" line may be adequate for the line to the hydrant depending on required flows.
3. The line supplying the hydrant has to be extended to the main, not the meter as shown on the site plan.

COMMUNITY DEVELOPMENT DEPARTMENT
Dave Thornton 244-1437

See attached comments.

COUNTY PLANNING
Matt Osborn 244-1724

REVIEW COMMENTS - CITY ENGINEER
CARPET WAREHOUSE
2892 NORTH AVENUE
GRAND JUNCTION, CO 81501
FEBRUARY 19, 1992

GENERAL COMMENTS

1. The proposal gravel parking and driveway areas are not appropriate for the proposed use. All driveway and parking areas should be paved.

2. Space between proposed and future buildings is not wide enough for two rows of 90 degree parking.

3. Minimum grades on asphalt pavement should be 1 percent and 2 percent on gravel surfaces. The building floor elevation should be raised accordingly.

4. Access permit will be required from C.D.O.T.

5. See attached prints for detailed comments on site and drainage plans.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

STAFF REVIEW: Dave Thornton

FILE # 20-92

DATE: February 19, 1993

REQUEST: Site Plan Review for Carpet Warehouse)Emory Cantrell Carpet Retail)

LOCATION: 2892 North Avenue

APPLICANT: Mr. Emory Cantrell

EXISTING LAND USE: One single family house. Remaining land is vacant.

PROPOSED LAND USE: Retail/Commercial

SURROUNDING LAND USE:
NORTH -- Residential
EAST -- Commercial and Residential
SOUTH -- Commercial
WEST -- Commercial and Residential

EXISTING ZONING: C-1 and RSF-8

PROPOSED ZONING: N/A

SURROUNDING ZONING:
NORTH -- RSF-8
EAST -- C-1 and RSF-8
SOUTH -- C-1
WEST -- C-1 and RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:
N/A

STAFF ANALYSIS:

REVIEW COMMENTS

1. The zoning is Light Commercial (C-1) for the first 330 feet measured from the Centerline of the North Avenue Right-of-Way. The remainder of this parcel is zoned Residential Single Family with a maximum of eight unit per acre (RSF-8).

2. According to the site plan submitted, that area proposed for the turn around area for trucks using the loading ramp encroaches into the RSF-8 zone which is unacceptable. In

order to use that portion of this site as part of a commercial use, a rezone is required. Otherwise the site plan must be changed to allow for all commercial activity on this site to occur only within the C-1 zone area on this site.

3. For all locations on this site that are adjacent to a residential zone or residential use, screening must be provided in order to minimize disturbance to occupants. The screening must be a minimum of a solid wall or fence at least 4 feet in height. This also includes providing screening running East and West across the middle of this property since the northern half is zoned RSF-8.

4. Access to the northern half or this site which is zoned RSF-8 will be difficult at best for any future residential development that may occur. At such time that the RSF-8 zoned area of this parcel is developed by either going through a rezone or a subdivision process, the property owner will be required to dedicate a minimum of 30 feet of ROW along the northern border of the property which can eventually tie into the existing 30 feet of ROW to the East that intersects with 29 Road.

5. All Parking and driveway surfaces must be paved. Gravel is not acceptable.

6. Warranty deeds conveying 10 feet of ROW to the City along North Avenue are required prior to issuance of the Planning Clearance.

7. The number of parking spaces required is determined by the amount of sales area. The formula is 1 space for every 250 sq ft of sales area. Please provide us with the amount of sales area being proposed. As shown on the site plan, 16 parking spaces are being provided resulting in a total of 4000 sq ft maximum sales area allowed. The building is 10,080 sq ft in size.

8. The distance between the proposed building and the future building as shown on the grading and drainage plan is only 60 feet. Please note that this will only allow one row of parking and an aisle wide enough for two way traffic. It will not accommodate a second row of parking.

9. What is being proposed for that area between the sidewalk and the proposed landscaped areas. Maintenance for this area is the responsibility of the property owner even though it is part of the North Avenue Right-of-Way. Landscaping should be included in this area also. Please show on revise site plan.

10. All signage will require a separate permit. Please submit information regarding any proposed signage for review by our office. All sign permits may only be issued to a local licensed sign contractor.

11. A Revised Site Plan is required.

Before Permanent C.O. is issued:
NEED to
1. Complete Landscaping
2. Install Privacy Fence
3. Remove debris and patch old Telephone Pole support in sidewalk.

Temporary
CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

GOOD FOR 30 days from Aug 18th, 1993

PERMIT # 44841 DATE 8-11-93

PERMISSION IS HEREBY GRANTED TO Mayes Concrete TO OCCUPY THE

BUILDING SITUATED AT 2892 North Avenue

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2943-074-00-048

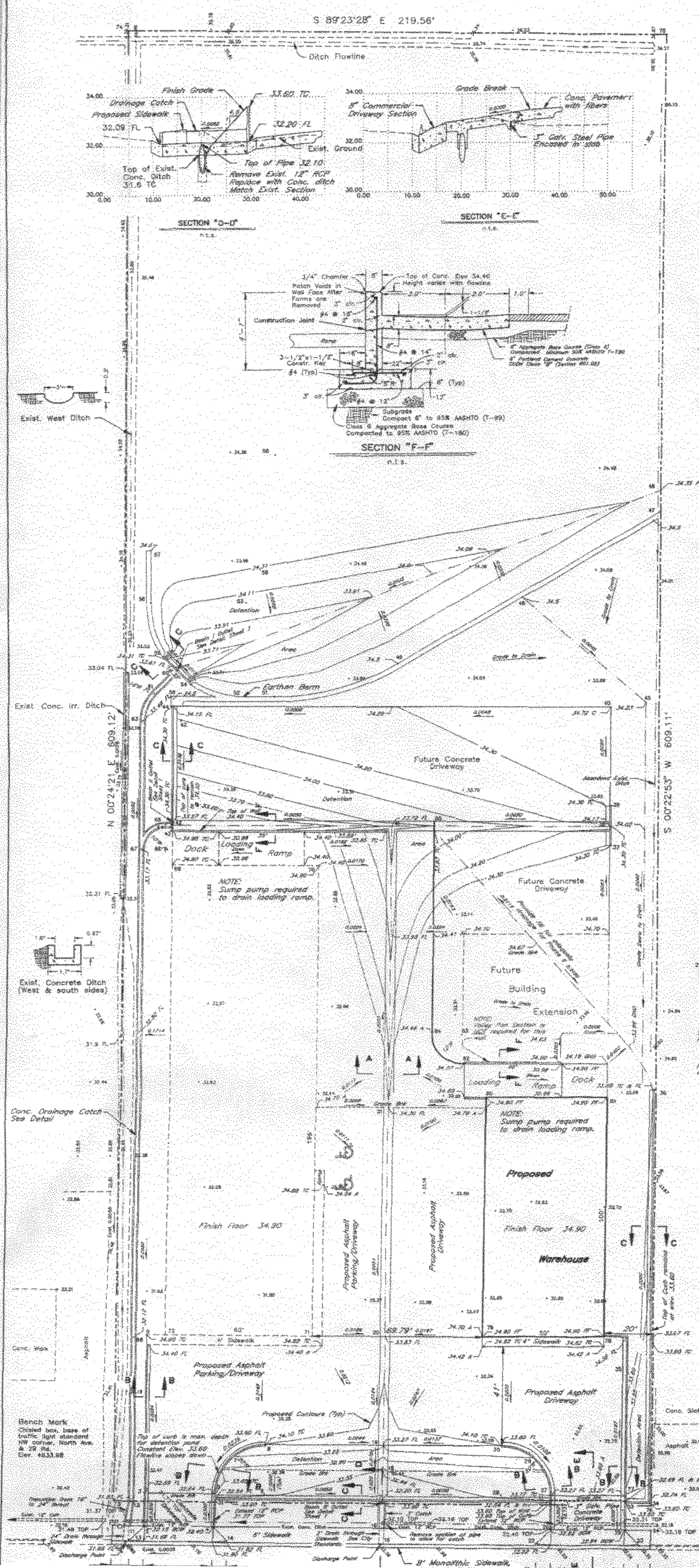
FOR THE FOLLOWING PURPOSE: ~~new carpet warehouse Carpet Conne~~ctios

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Harold O'neal

City of grand Jct. Dan Atterton

8-18-93

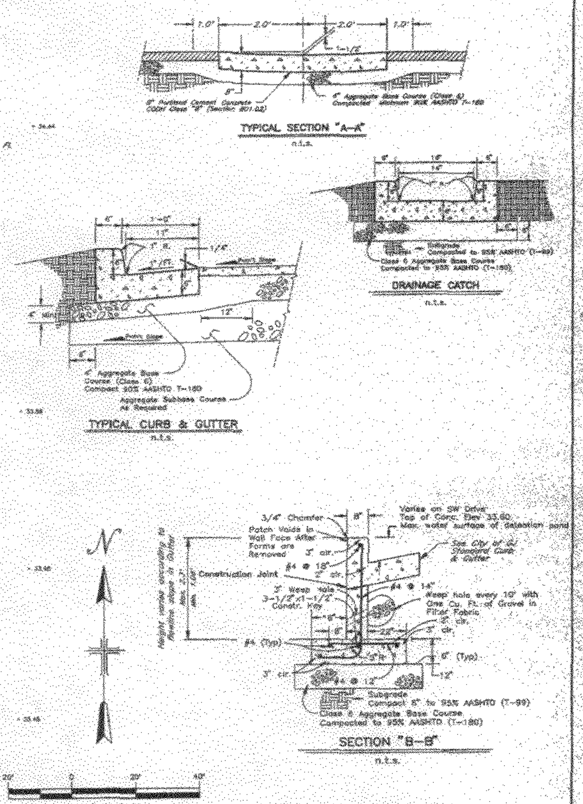


COORDINATE DATA

PTS	NORTHING	EASTING	DESC	PTS	NORTHING	EASTING	DESC
1	1070.2177	1772.6065	BOW	46	1508.8025	1895.3211	FL
2	1078.0663	1785.3963	FL/BOW	47	1493.9039	1893.2631	Berm
3	1092.7034	1785.1927	BOC	48	1464.5737	1938.2000	FL
4	1078.7840	1813.5963	FL/BOW	49	1437.2362	1882.0712	FL/Berm
5	1092.4952	1813.7433	PC	50	1523.8524	1836.8868	RPT
6	1092.3905	1834.3322	RPT	51	1423.8550	1836.8786	PT/Berm
7	1106.5470	1820.3055	MH	52	1423.8378	1824.3818	PC/Berm
8	1112.2900	1834.4638	PI	53	1462.8368	1824.3580	RPT
9	1138.3068	1765.6367	BOC	54	1428.9104	1802.0109	TC
10	1072.6391	1776.7100	FL	55	1440.5526	1790.5394	TC
11	1079.1988	1778.1681	FL	56	1463.2130	1785.8590	PT/Berm
12	1089.2823	1778.7075	FL	57	1494.7627	1786.0118	Berm
13	1073.1412	1778.9532	BOC	58	1476.6967	1830.9306	Berm
14	1072.7209	1819.5364	BOC	59	1424.7362	1793.7435	Berm
15	1071.4757	1802.4638	FL	60	1434.7421	1796.2610	FL
16	1070.0553	1882.4776	FL	61	1425.3889	1788.2744	PC/FL
17	1086.2032	1882.9025	TC	62	1413.9554	1798.0077	RPT
18	1101.8060	1882.6934	FL	63	1344.1087	1792.0691	PT/FL
19	1112.5178	1882.7697	FL	64	1370.5827	1794.1302	FL
20	1157.3167	1883.0874	FL/SB	65	1372.5596	1791.7002	PC/FL
21	1240.5147	1883.6770	FL/SB	66	1380.5996	1781.6294	RPT
22	1371.3899	1946.3461	BOC	67	1360.6705	1781.6251	FL
23	1070.9456	1967.3438	BOC	68	1157.7465	1780.1866	FL
24	1075.8924	1992.4035	BOW	69	1394.1400	1794.9518	Bldg
25	1077.0068	1991.4041	BOW/FL	70	1353.7036	1854.5823	Bldg
26	1077.3261	1931.4083	BOW/FL	71	1157.7295	1853.1941	Bldg
27	1081.3843	1930.6780	PC/SB	72	1158.1534	1783.1896	Bldg
28	1081.5939	1830.9791	RPT	73	1089.3084	1779.7079	Prop
29	1105.6136	1845.3436	MH	74	1093.4630	1777.0200	Prop
30	1111.3694	1931.1207	PT	75	1696.1334	1896.3696	Prop
31	1089.8265	1814.2961	TC	76	1087.0410	1892.5143	Prop
32	1088.4808	1950.9475	TC	77	1091.1570	1895.0943	BOC/SB
33	1089.1516	1882.0630	TC	78	1158.8021	1872.9753	Bldg
34	1080.0473	1891.8210	TC	79	1157.2340	1929.9806	Bldg
35	1141.8127	1882.4431	BOC	80	1157.3217	1923.0090	Bldg
36	1259.9946	1993.0658	TC	81	1258.6776	1873.5876	Bldg
37	1361.2014	1976.8398	TC	82	1271.7251	1914.7912	Asph/PC
38	1360.2049	1976.4839	FL	83	1283.7336	1913.2981	RPT
39	1377.7710	1975.0438	TC	84	1283.8180	1901.5894	Asph/PT
40	1418.6755	1976.8350	Conc.	85	1371.8167	1902.3118	Conc.
41	1389.9413	1894.5909	FL				
42	1370.5702	1794.7002	FL				
43	1368.1523	1794.1830	BOC				
44	1400.1510	1794.4713	TC				
45	1420.7724	1989.1162	FL				

LEGEND

Conc. – Concrete
Asph – Asphalt
BLDG – Building Corner
BOC – Back of Curb
BOW – Back of Walk
FL – Flowline
HCR – Handicap Ramp
GB – Grade Break
MID – Middle of Curve
PC – Point of Curve
PROP – Property Corner
PT – Point of Tangent
RPT – Radius Point
SD – Storm Drain



UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.

NOTES:

1. All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
2. Historically all surface storm runoff drained into existing irrigation ditches. All drainage from proposed and future development will be conveyed to North Avenue curbing.
3. Prior to any construction related to the existing irrigation ditches, notify Fruitvale Lateral & Waste Ditch Association, P.O. Box 40903, Grand Jct., Colo. 81504, 243-6402.

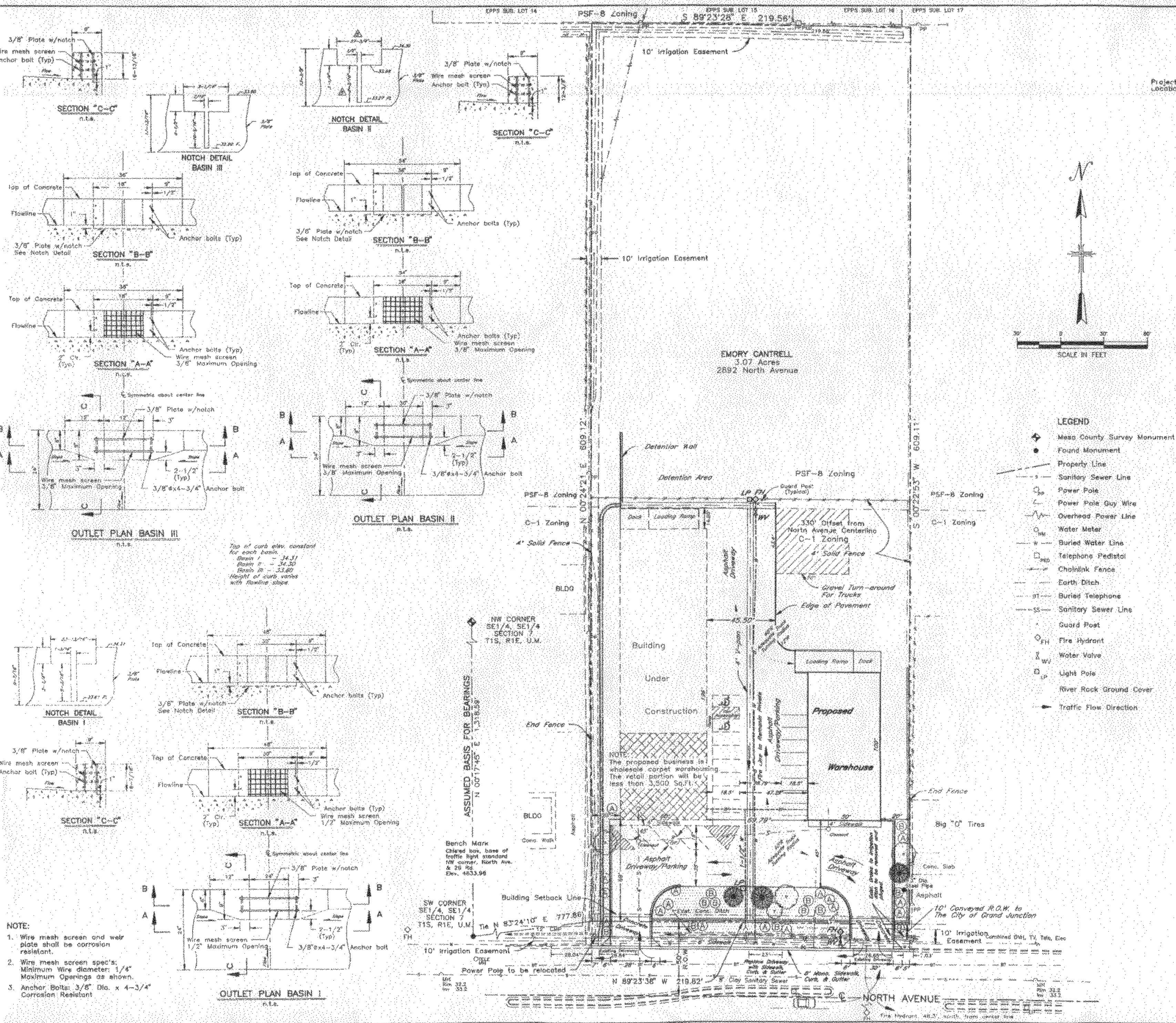
LEGEND

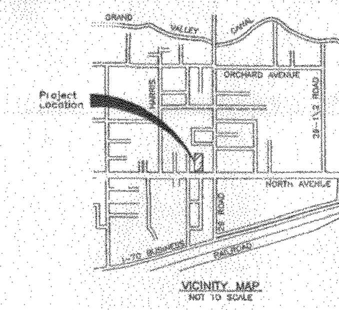
Storm Water Flow
14.30 FL Finish Flowline Elevation
14.30 TC Finish Top of Concrete
14.30 C Finish Concrete Elevation
14.30 A Finish Asphalt Elevation
· 14.30 Existing Spot Elevation
14.30 TOP Existing Elevation Top of Pipe

SHEET 2 OF 2

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS

PREPARED FOR
MAYS CONCRETE INC.
PHASE II
GRADING & DRAINAGE PLAN
2892 NORTH AVENUE
GRAND JUNCTION, COLORADO





VICINITY MAP
NOT TO SCALE

LANDSCAPE PLAN

SHRUBS

(A)	JUNIPERUS HORIZONTALIS 'HUGHES' HUGHES SPREADING JUNIPER	16	5 GALLON
(B)	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	12	5 GALLON

TREE LEGEND

- Pinus Nigra Austrian Pine Quantity = 3
- Pyrus Calleryana 'Bradford' Bradford Flowering Pear Quantity = 4 1-1/2" Cal.

All Planted Areas To Be Covered With Landscape Fabric And Layered with River Rock

All Underground Irrigation Piping Shall Be Pressurized

UTILITY LOCATIONS

Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.

NOTES:

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2. Pavement design provided by others.

ACCEPTED

CITY OF GRAND JUNCTION

APPROVED FOR CONSTRUCTION BY:

TITLE DATE

TITLE DATE

SHEET 1 OF 2

Date of Survey: 12/14/92

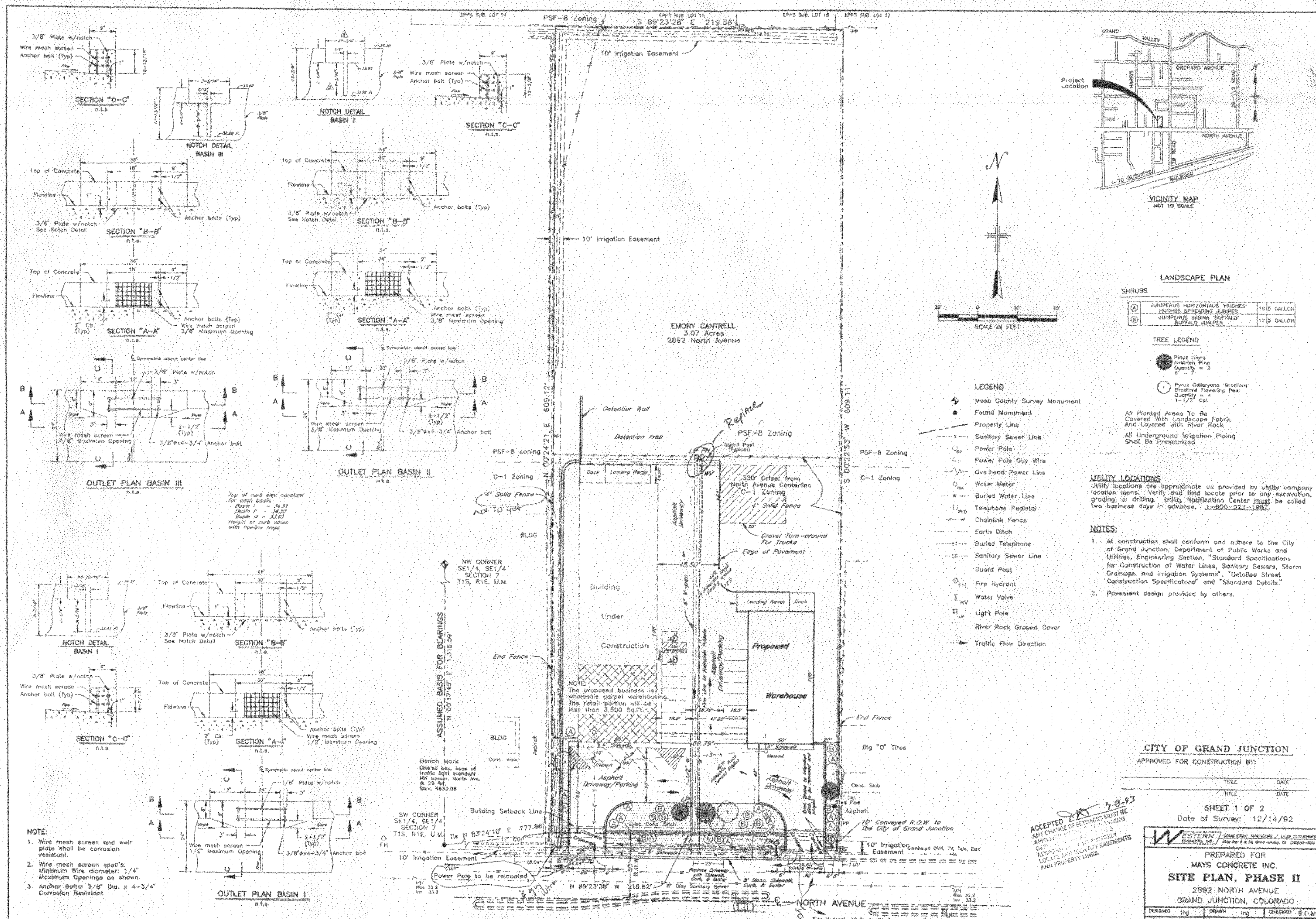
WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS

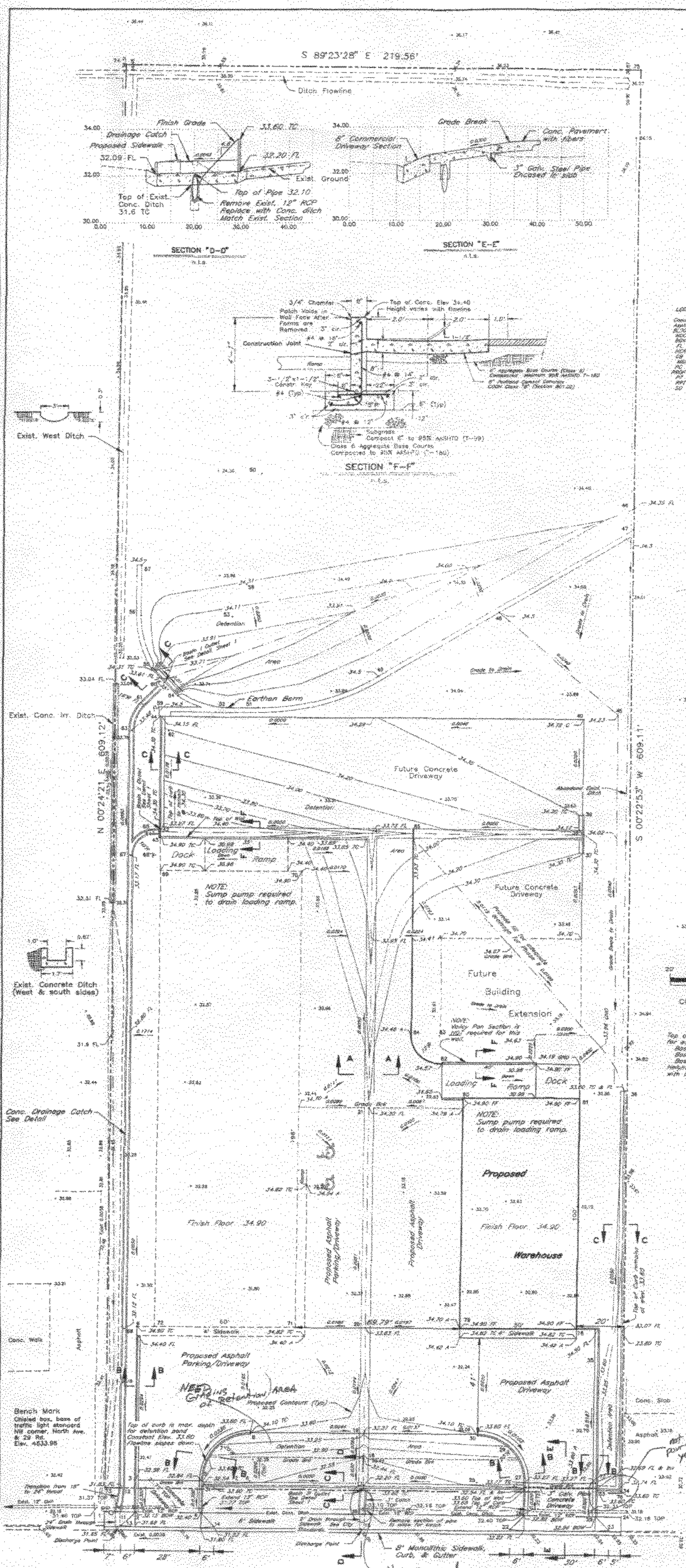
PREPARED FOR
MAYS CONCRETE INC.

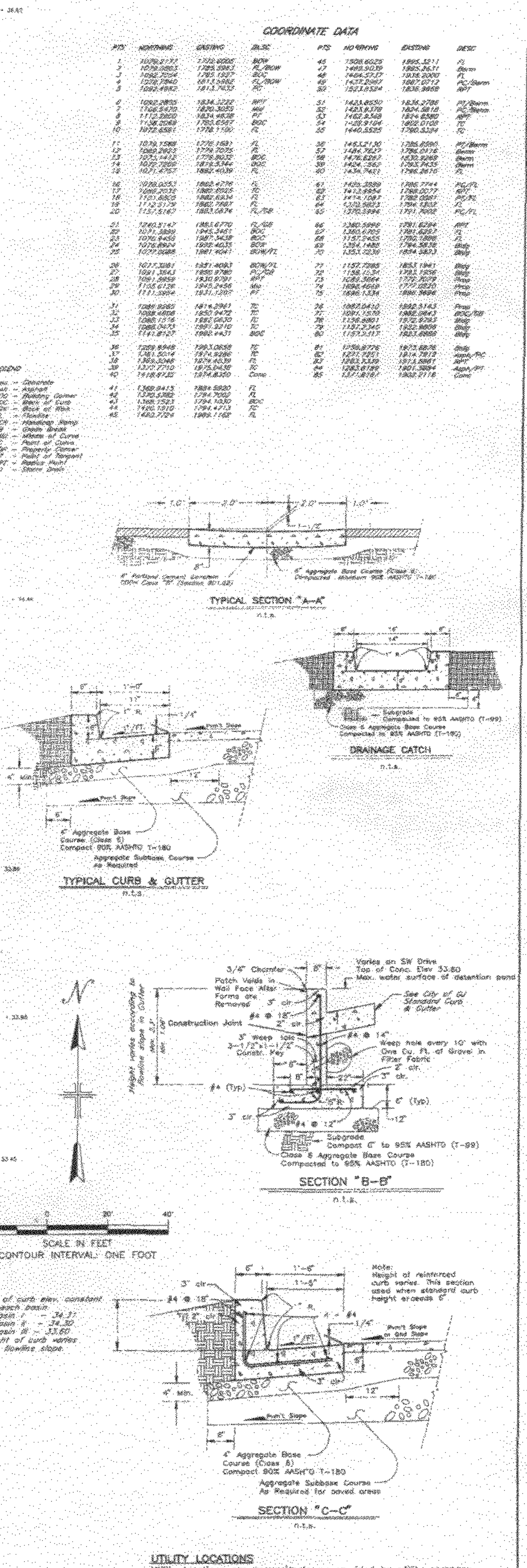
SITE PLAN, PHASE II

2892 NORTH AVENUE
GRAND JUNCTION, COLORADO

DESIGNED lrg	DRAWN lrg	CHECKED B.D.M.
DATE 06/18/93	SHT DWG. NO.	3354.04


VICINITY MAP
NOT TO SCALE
Project Location
GRAND
VALLEY
CANAL
ORCHARD AVENUE
HARRIS
NORTH AVENUE
29-1/2 ROAD
29 ROAD
RAILROAD
I-70 BUSINESS
SCALE IN FEET
LANDSCAPE PLAN
SHRUBS
A JUNIPERUS HORIZONTALIS 'HUGHES' HUGHES SPREADING JUNIPER 18 5 GALLON
B JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER 12 5 GALLON
TREE LEGEND
Pinus Nigra Austrian Pine Quantity = 3 6' - 7'
Pyrus Calleryana 'Bradford' Bradford Flowering Pear Quantity = 4 1-1/2" Cal.
All Planted Areas To Be Covered With Landscape Fabric And Layered with River Rock
All Underground Irrigation Piping Shall Be Pressurized
LEGEND
Mesa County Survey Monument
Found Monument
Property Line
Sanitary Sewer Line
Power Pole
Power Pole Guy Wire
Overhead Power Line
Water Meter
Buried Water Line
Telephone Pedestal
Chainlink Fence
Earth Ditch
Buried Telephone
Sanitary Sewer Line
Guard Post
Fire Hydrant
Water Valve
Light Pole
River Rock Ground Cover
Traffic Flow Direction
UTILITY LOCATIONS
Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance, 1-800-922-1987.
NOTES:
1. All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
2. Pavement design provided by others.
CITY OF GRAND JUNCTION
APPROVED FOR CONSTRUCTION BY:
TITLE DATE
TITLE DATE
SHEET 1 OF 2
Date of Survey: 12/14/92
WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
PREPARED FOR
MAYS CONCRETE INC.
SITE PLAN, PHASE II
2892 NORTH AVENUE
GRAND JUNCTION, COLORADO
DESIGNED lrg DRAWN lrg CHECKED B.D.M.
DATE 06/18/93 WEI DWG. NO. 3354.04
EMORY CANTRELL
3.07 Acres
2892 North Avenue
PSF-8 Zoning
S 89°23'28" E 219.56'
10' Irrigation Easement
N 00°24'21" E 609.12'
S 00°22'53" W 609.11'
C-1 Zoning
Detention Wall
Detention Area
330' Offset from North Avenue Centerline C-1 Zoning
Solid Fence
Gravel Turn-around For Trucks
Edge of Pavement
Building Under Construction
Proposed Warehouse
Loading Ramp
Dock
NOTE: The proposed business is wholesale carpet warehousing. The retail portion will be less than 3,500 Sq.Ft.
Asphalt Driveway/Parking
End Fence
Big "O" Tires
BLDG
NW CORNER SE1/4, SE1/4 SECTION 7 T1S, R1E, U.M.
ASSUMED BASIS FOR BEARINGS N 00°17'45" E 1,318.59'
Bench Mark
SW CORNER SE1/4, SE1/4 SECTION 7 T1S, R1E, U.M.
Building Setback Line
Tie N 83°24'10" E 777.86'
10' Irrigation Easement
Power Pole to be relocated
N 89°23'38" W 219.82'
10' Conveyed R.O.W. to The City of Grand Junction
NORTH AVENUE
Fire Hydrant, 46.5', south, from center line
SECTION "C-C" n.t.s.
SECTION "B-B" n.t.s.
SECTION "A-A" n.t.s.
NOTCH DETAIL BASIN III
NOTCH DETAIL BASIN II
NOTCH DETAIL BASIN I
OUTLET PLAN BASIN III n.t.s.
OUTLET PLAN BASIN II n.t.s.
OUTLET PLAN BASIN I n.t.s.
Top of curb elev. constant for each basin. Basin I = 34.31 Basin II = 34.30 Basin III = 33.60 Height of curb varies with flowline slope
NOTE:
1. Wire mesh screen and weir plate shall be corrosion resistant.
2. Wire mesh screen spec's: Minimum Wire diameter: 1/4" Maximum Openings as shown.
3. Anchor Bolts: 3/8" Dia. x 4-3/4" Corrosion Resistant





UTILITY LOCATIONS
Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance. 1-800-922-1987.

NOTES:

1. All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
2. Historically all surface storm runoff drained into existing irrigation ditches. All drainage from proposed and future development will be conveyed to North Avenue curbing.
3. Prior to any construction related to the existing irrigation ditches, notify Fruitvale Lateral & Waste Ditch Association, P.O. Box 40803, Grand Jct., Co. 81504, 243-6402.

LEGEND
- Storm Water Flow
- 34.30 FL Finish Flowline Elevation
- 34.30 TC Finish Top of Concrete
- 34.30 C Finish Concrete Elevation
- 34.30 A Finish Asphalt Elevation
- 34.30 Existing Spot Elevation
- 34.30 TOP Existing Elevation Top of Pipe

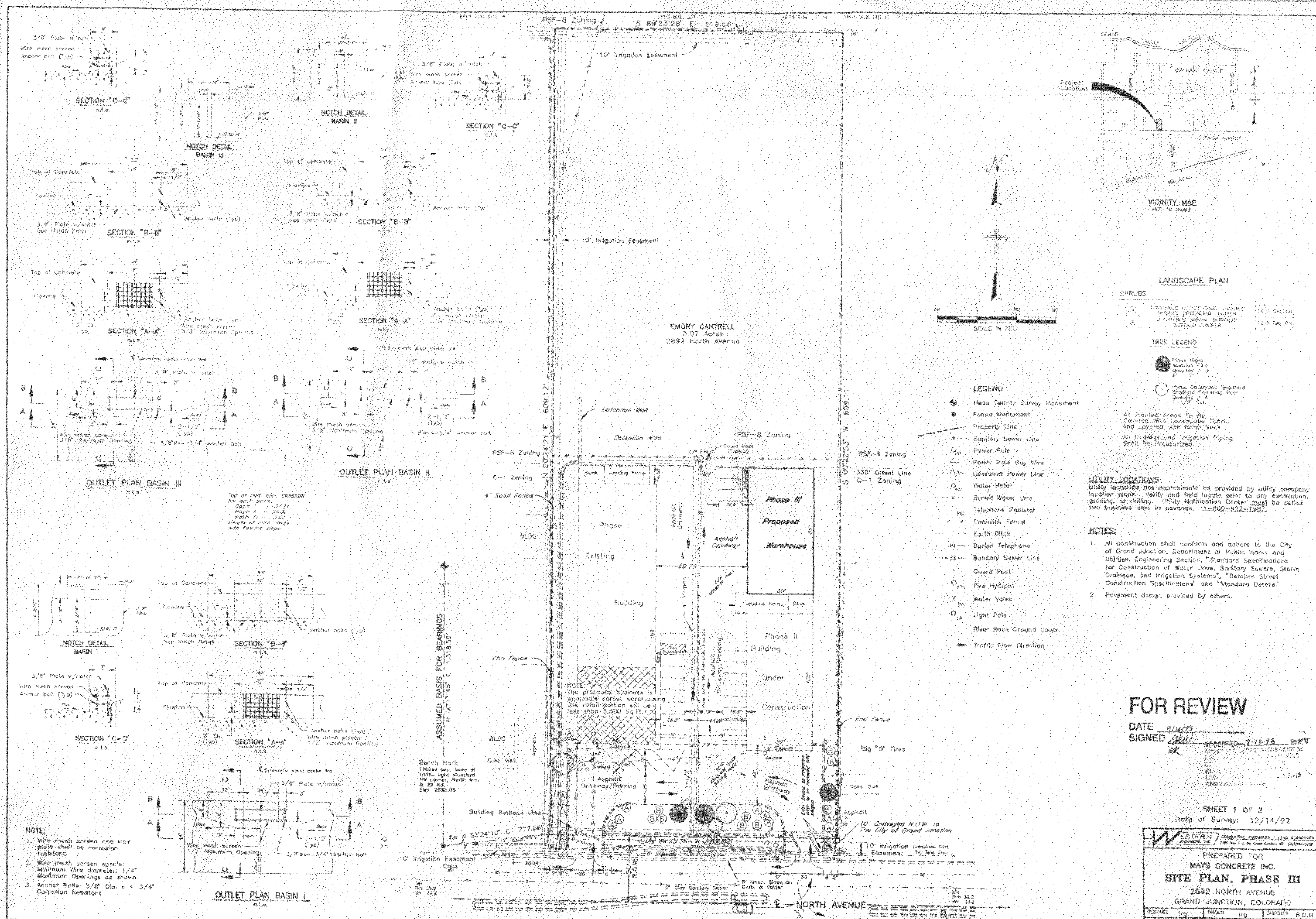
Date of Survey: 12/14/92

SHEET 2 OF 2

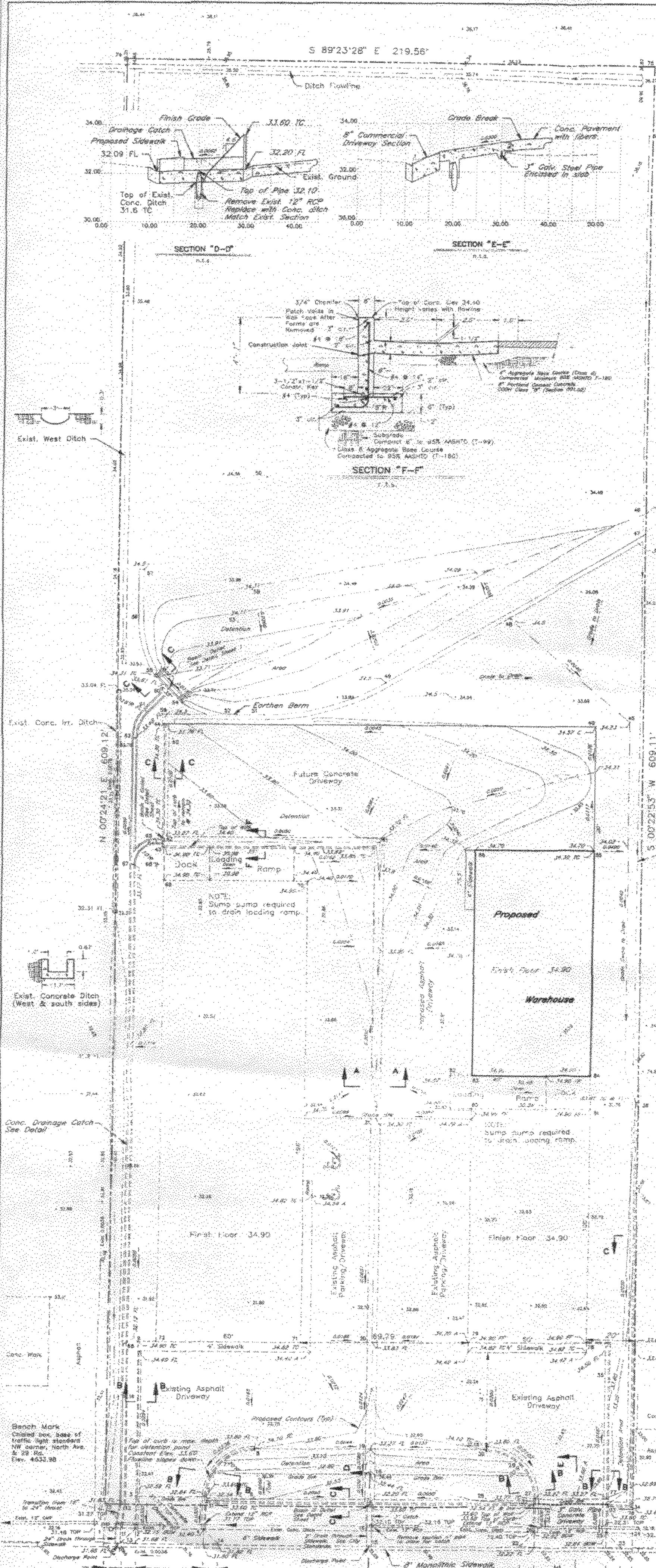
WESTERN ENGINEERS INC. Consulting Engineers / Land Surveyors

PREPARED FOR
MAYS CONCRETE INC.
PHASE II
GRADING & DRAINAGE PLAN
2892 NORTH AVENUE
GRAND JUNCTION, COLORADO

DESIGNED lrg	DRAWN lrg	CHECKED B.D.M.
DATE 06/18/93	WEI DWG. NO. 3354.04	



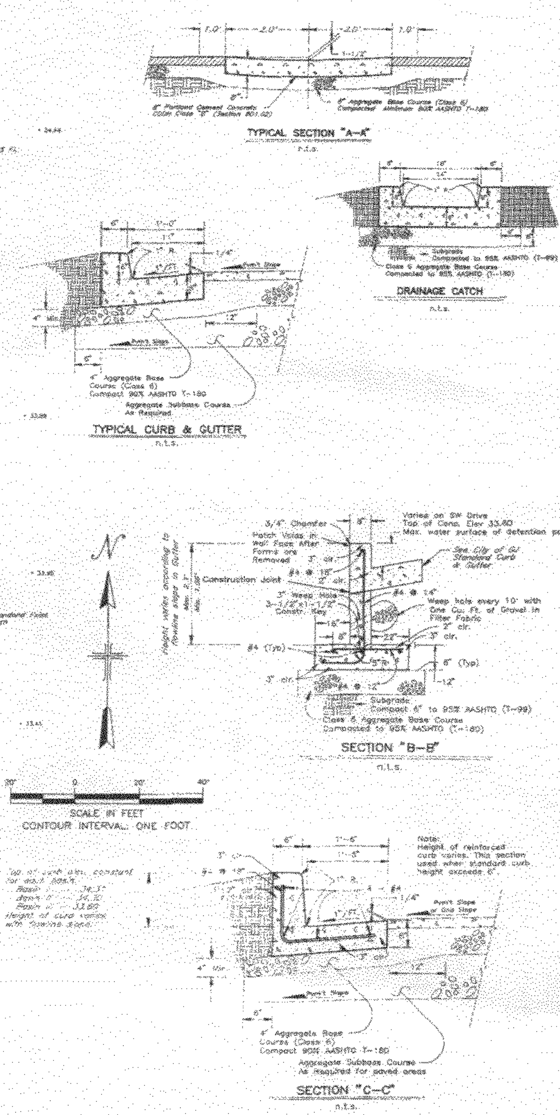
SECTION "C-C"
n.t.s.
NOTCH DETAIL
BASIN III
NOTCH DETAIL
BASIN II
SECTION "B-B"
n.t.s.
SECTION "A-A"
n.t.s.
OUTLET PLAN BASIN III
n.t.s.
OUTLET PLAN BASIN II
n.t.s.
NOTCH DETAIL
BASIN I
OUTLET PLAN BASIN I
n.t.s.
NOTE:
1. Wire mesh screen and weir plate shall be corrosion resistant.
2. Wire mesh screen spec's: Minimum Wire diameter: 1/4" Maximum Openings as shown.
3. Anchor Bolts: 3/8" Dia. x 4-3/4" Corrosion Resistant
PSF-8 Zoning
S 89°23'28" E 219.56'
10' Irrigation Easement
EMORY CANTRELL
3.07 Acres
2892 North Avenue
N 00°24'21" E 609.12'
S 00°22'53" W 609.11'
Detention Wall
Detention Area
C-1 Zoning
4' Solid Fence
Phase I
Existing
Building
Phase III
Proposed
Warehouse
Phase II
Building
Under
Construction
Asphalt Driveway
330' Offset Line
NOTE: The proposed business is wholesale carpet warehousing. The retail portion will be less than 3,500 Sq.Ft.
End Fence
Big "O" Tires
ASSUMED BASIS FOR BEARINGS
N 00°17'45" E 1,318.59'
Bench Mark
Building Setback Line
10' Conveyed R.O.W. to The City of Grand Junction
10' Irrigation Easement
NORTH AVENUE
LEGEND
Mesa County Survey Monument
Found Monument
Property Line
Sanitary Sewer Line
Power Pole
Power Pole Guy Wire
Overhead Power Line
Water Meter
Buried Water Line
Telephone Pedistal
Chainlink Fence
Earth Ditch
Buried Telephone
Sanitary Sewer Line
Guard Post
Fire Hydrant
Water Valve
Light Pole
River Rock Ground Cover
Traffic Flow Direction
SCALE IN FEET
Project Location
VICINITY MAP
NOT TO SCALE
LANDSCAPE PLAN
SHRUBS
TREE LEGEND
All Planted Areas To Be Covered With Landscape Fabric And Layered with River Rock
All Underground Irrigation Piping Shall Be Pressurized
UTILITY LOCATIONS
Utility locations are approximate as provided by utility company location plans. Verify and field locate prior to any excavation, grading, or drilling. Utility Notification Center must be called two business days in advance. 1-800-922-1987
NOTES:
1. All construction shall conform and adhere to the City of Grand Junction, Department of Public Works and Utilities, Engineering Section, "Standard Specifications for Construction of Water Lines, Sanitary Sewers, Storm Drainage, and Irrigation Systems", "Detailed Street Construction Specifications" and "Standard Details."
2. Pavement design provided by others.
FOR REVIEW
DATE 9/14/93
SIGNED
ACCEPTED 9-13-93
SHEET 1 OF 2
Date of Survey: 12/14/92
WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS
PREPARED FOR
MAYS CONCRETE INC.
SITE PLAN, PHASE III
2892 NORTH AVENUE
GRAND JUNCTION, COLORADO
DESIGNED lrg
DRAWN lrg
CHECKED B.D.M.
DATE 09/01/93
WEI DWG. NO. 3354.05



COORDINATE DATA

PTS	NORTHING	EASTING	DESC	PTS	NORTHING	EASTING	DESC
1	1079.2137	1773.6065	BOW	46	1508.6025	1995.3211	FL
2	1079.0883	1763.5967	FL/BOW	47	1499.5528	1935.2631	Berm
3	1082.7034	1765.1937	BOC	48	1464.3737	1938.2200	FL
4	1078.7840	1813.5992	FL/BOW	49	1437.2987	1887.0713	PC/Berm
5	1092.4982	1813.2433	PC	50	1523.8524	1836.9868	RPT
6	1092.3803	1834.3220	RPT	51	1425.8550	1836.2788	PT/Berm
7	1106.5470	1820.3055	MC	52	1423.6178	1824.3618	PC/Berm
8	1112.3800	1834.4638	PT	53	1442.9368	1814.8580	RPT
9	1156.2068	1785.6067	POC	54	1428.9104	1802.0108	TC
10	1073.6591	1779.1100	FL	55	1440.5528	1796.5324	TC
11	1078.1588	1779.1681	FL	56	1483.2130	1765.8380	PT/Berm
12	1088.2523	1778.7025	FL	57	1494.7627	1796.0118	Berm
13	1073.1413	1778.8032	BOC	58	1476.0267	1830.8189	Berm
14	1072.7208	1818.5344	BOC	59	1424.1582	1793.7435	Berm
15	1071.4737	1892.4030	FL	60	1434.7421	1796.2610	FL
16	1078.0553	1882.4776	FL	61	1423.3889	1788.7744	PC/FL
17	1088.2033	1882.6025	TC	62	1413.9954	1798.0077	RPT
18	1101.6805	1882.6874	FL	63	1414.1087	1782.0087	PT/FL
19	1112.3179	1882.7897	FL	64	1370.5885	1794.1202	FL
20	1157.3167	1881.0874	FL/GB	65	1370.5994	1781.7003	PC/FL
21	1240.3143	1883.6770	FL/GB	66	1360.3996	1791.8294	RPT
22	1071.3899	1945.3461	BOC	67	1360.6705	1751.6287	FL
23	1070.9458	1887.3438	BOC	68	1157.2433	1780.1888	FL
24	1076.3824	1892.4638	BOW	69	1354.1485	1794.5838	Bldg
25	1077.3088	1891.4041	BOW/FL	70	1353.7236	1854.3853	Bldg
26	1077.3261	1951.4093	BOW/FL	71	1157.7283	1853.1941	Bldg
27	1091.3843	1850.8785	PC/GB	72	1156.1534	1793.1836	Bldg
28	1081.3858	1830.9781	RPT	73	1065.3654	1776.7079	Prop
29	1105.8126	1945.2438	MH	74	1095.4669	1777.0220	Prop
30	1111.3854	1831.1202	PT	75	1096.1534	1806.5656	Prop
31	1089.3265	1814.2981	TC	76	1087.0410	1992.5143	Prop
32	1088.4808	1850.9472	TC	77	1091.1570	1882.0843	BOC/GB
33	1088.1516	1882.0670	TC	78	1158.8801	1972.9793	Bldg
34	1088.0473	1891.8210	TC	79	1157.2140	1922.9808	Bldg
35	1141.8137	1992.4431	BOC	80	1157.2317	1923.6888	Bldg
36	1259.8948	1893.0858	TC	81	1256.0778	1973.5878	Bldg
40	1418.8735	1974.9350	Conc	82	1271.7251	1914.7812	Asph
41	1303.8415	1884.5320	FL	83	1271.4614	1923.7910	Bldg
42	1370.5782	1794.7002	FL	84	1271.3072	1873.7888	Bldg
43	1368.1523	1794.1630	BOC	85	1366.3049	1874.4626	Bldg
44	1420.1510	1794.6713	TC	86	1366.6890	1924.4638	Bldg
45	1420.7724	1888.1162	FL				

LEGEND
Conc = Concrete
Asph = Asphalt
BLDG = Building Corner
BOC = Back of Curb
BOW = Back of Walk
FL = Flowline
HCR = Handicap Ramp
GB = Grade Break
MC = Middle of Curve
PC = Point of Curve
PROP = Property Corner
PT = Point of Tangent
RPT = Radius Point
SD = Storm Drain



UTILITY LOCATIONS

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2. Historically all surface storm runoff drained into existing irrigation ditches. All drainage from proposed and future development will be conveyed to North Avenue curbing.
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LEGEND
Storm Water Flow
14.30 FL Finish Flowline Elevation
14.30 TC Finish Top of Concrete
14.30 C Finish Concrete Elevation
14.30 A Finish Asphalt Elevation
14.30 Existing Spot Elevation
14.30 TOP Existing Elevation Top of Pipe

Date of Survey: 12/14/92

SHEET 2 OF 2

WESTERN ENGINEERS, INC. CONSULTING ENGINEERS / LAND SURVEYORS

PREPARED FOR
MAYS CONCRETE INC.
PHASE III
GRADING & DRAINAGE PLAN
2892 NORTH AVENUE
GRAND JUNCTION, COLORADO

DESIGNED	DRAWN	CHECKED
lrg	lrg	B.O.M.
DATE 09/01/93	WEI DWG. NO.	3354.05