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File 1993-0056 Name: Reynolds Polymer Tech - Site Plan Review - 607 Hollingsworth

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		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.
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		***Application form**
X		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
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		Reduction of assessor's map.
		Evidence of title, deeds, easements
		***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		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
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X	X	***Review Comments**
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		***Staff Reports**
		***Planning Commission staff report and exhibits**
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		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	DIA - ** - Recording Memorandum delivered to City Clerk			
X	X	Planning Clearance - issued 6/15/93 - **			
X		Reynolds Polymer Technology, Inc. Project Manual - (around 600 pages) 5/7/93 - not scanned			
X	X	Site Plan			
X	X	Grading and Drainage Plan - to be scanned			
X	X	Landscape Plan - to be scanned			

May 11, 1993

Reynolds Polymer Technology, Inc.
607 Hollingsworth
Grand Junction, CO 81506

IMPACT STATEMENT

Reynolds Polymer Technology, Inc., with offices and manufacturing facilities currently located in Santa Ana, California, propose a new 45,171 square foot manufacturing facility for lots 1, 2, and 3 of Block 3 in Foresight Park for Industry, Filing No. Two in Grand Junction, Colorado. The facility will be located on 4.6 acres directly west of the current U.S. Postal Mail Handling Annex, and will front on Burkey Street, Hollingsworth Street and Foresight Circle.

The building will provide for approximately 39,000 square feet of manufacturing space on one level, as well as an office area occupying approximately 6,200 square feet on two levels.

Employee and service traffic will enter parking and truck delivery drives from Foresight Circle, while executive and guest parking will enter from Hollingsworth Street. Thirty-six (36) parking spaces (including two van handicap spaces) will be provided along the employee/service drive to the west. Twelve (12) spaces (including one van handicap space) will be provided in the east parking area.

The building will have concrete walks and loading areas to the north and west, and concrete entrance walks to the east. The remaining portion of the site, not covered with building and hard surface, will be landscaped, combining rolling, grass-covered berms, deciduous and coniferous trees, and low shrubs at the building edge and surrounding a free-standing sign at the building entrance drive.

The exterior building materials will include a combination of painted concrete masonry and prefinished architectural grade metal siding. Large windows will break the wall surface on all sides of the building and will contribute natural light to both office and manufacturing areas.

The building and site will complement the Mail Handling Annex and will contribute to the well-established, planned development of Foresight Park.

REVIEW COMMENTS

FILE NO. #56-93 **TITLE HEADING:** Site Plan Review - Reynolds Polymer Technology

LOCATION: 607 Hollingsworth

PETITIONER: Reynolds Polymer

PETITIONER'S ADDRESS/TELEPHONE: 311 E Alton
Santa Ana, CA

PETITIONER'S REPRESENTATIVE: Rob Jenkins
Chamberlin Architects

STAFF REPRESENTATIVE: Kathy Portner

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

CITY DEVELOPMENT ENGINEER **5/19/93**
Gerald Williams **244-1591**

See attached comments (3 pages) and red-lined plans.

COMMUNITY DEVELOPMENT **5/20/93**
Kathy Portner **244-1446**

The site plan looks good. The development will be a nice addition to Foresight Park.

Approval of the Architectural Control Committee is required prior to issuance of a Planning Clearance.

Other review comments must be addressed.

CITY POLICE DEPARTMENT **5/18/93**
Mark Angelo **244-3587**

Along north side, Austrian pines need to spaced apart more. Along northeast side, Austrian pines closest to building need to be removed; same with southwest side. Replace with a dwarf shrub or if you want to keep a "tree type" at these location, replace with the Bechtel crab tree. Want to eliminate hiding places near building and also want to increase visibility of the building for patrol drive-bys. What type of lighting is proposed for the parking lot and for the exterior of the building? recommend an exterior type light over every access door. What type of exterior doors are you proposing? Is the address to the building going to be visible from the street? Also - do not use Mugo Pines near building, instead use a low ground cover juniper; example: Arcadia Juniper or Buffalo Juniper.

REVIEW COMMENTS
ON
REYNOLDS POLYMER TECHNOLOGY, INC.
5/19/93

C1.2

1. Driveways must be 8" thick per City Standards, not 6".

2. Per City Code, a minimum of 25 feet traffic area is required behind 90° parking. The east parking lot does not conform.

3. Some of the section views are incorrect in location or direction of view.

C1.3

1. A few elevations are missing as noted on the attached plans. These must be provided, along with slopes, grade breaks, swales, etc.

2. Is erosion protection provided at the west entrance to the detention pond?

3. The pond bottom is too flat! Criteria requires a minimum of 2% to prevent bogs from irrigation water, although 1% may be acceptable. However, less than 0.6% is provided on the east side, and the main basin is flat, with no slope at all to the outlet. The volume provided may be more than adequate to meet drainage requirements, and slopes could be somewhat steeper.

4. Manhole rim elevations and invert elevations must be provided.

5. Show in plan view all utilities parallel, crossing, and near the proposed basin drain pipe. Provide a profile of the line, showing all conflicting utilities. With the information given, the pipe slope appears to be 0.5%, not 1.0%. The 12 inch pipe would still be adequate.

6. The trench drain outlet pipe lacks invert, cover, and pipe class information. It also appears that it will be very flat. Will it work?

7. What class of pipe shall the concrete culvert be? It has only 1.0 foot of finish cover, and much less during construction. Also, what are the invert elevations?

Drainage Report

1. The report mentions a 12" concrete pipe for the pond outlet. The drawings specify PVC. Which is correct?

2. The Tc values seem very high for the developed conditions. Please provide calculations and support data.

3. The detention pond volumes are based upon a preliminary grading plan, which apparently started at elevation 69. The information should match the final basin configuration and elevations, which may change again based upon above comments.

MEMORANDUM

TO: File #56-93

FROM: Kathy Portner KP

DATE: June 11, 1993

The petitioners did respond to comments satisfactorily. The revised plans were accepted by Don Newton on June 11, 1993 and are on file in the Public Works Department.

June 14, 1993

Mr. Rob Jenkins
Chamberlain Architects
437 Main Street
Grand Junction, CO 81501

RE: REYNOLDS POLYNER TECHNOLOGY, INC.

Dear Rob,

I have reviewed the Contract Documents on the above project for the architectural control committee of Foresight Park. Acting as the architectural consultant for the committee, I approve the submittal. Everything appears to be in compliance with the Development Standards of Foresight Park.

Sincerely,

Frank A. Wagner
Architect

FAW/sb

xc: Mr. Barney Barnett
Valley Insurance

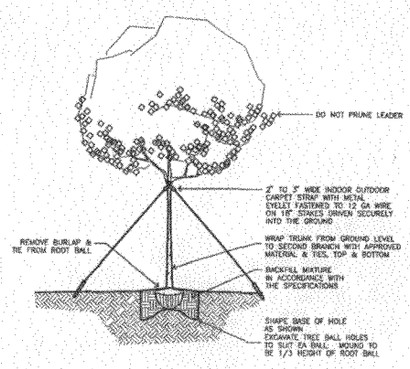
FRANK A. WAGNER ARCHITECT A.I.A. 115 NO. 5TH ST., SUITE 444 GRAND JUNCTION, CO 81501 • (303) 243-2122

LANDSCAPE SCHEDULE

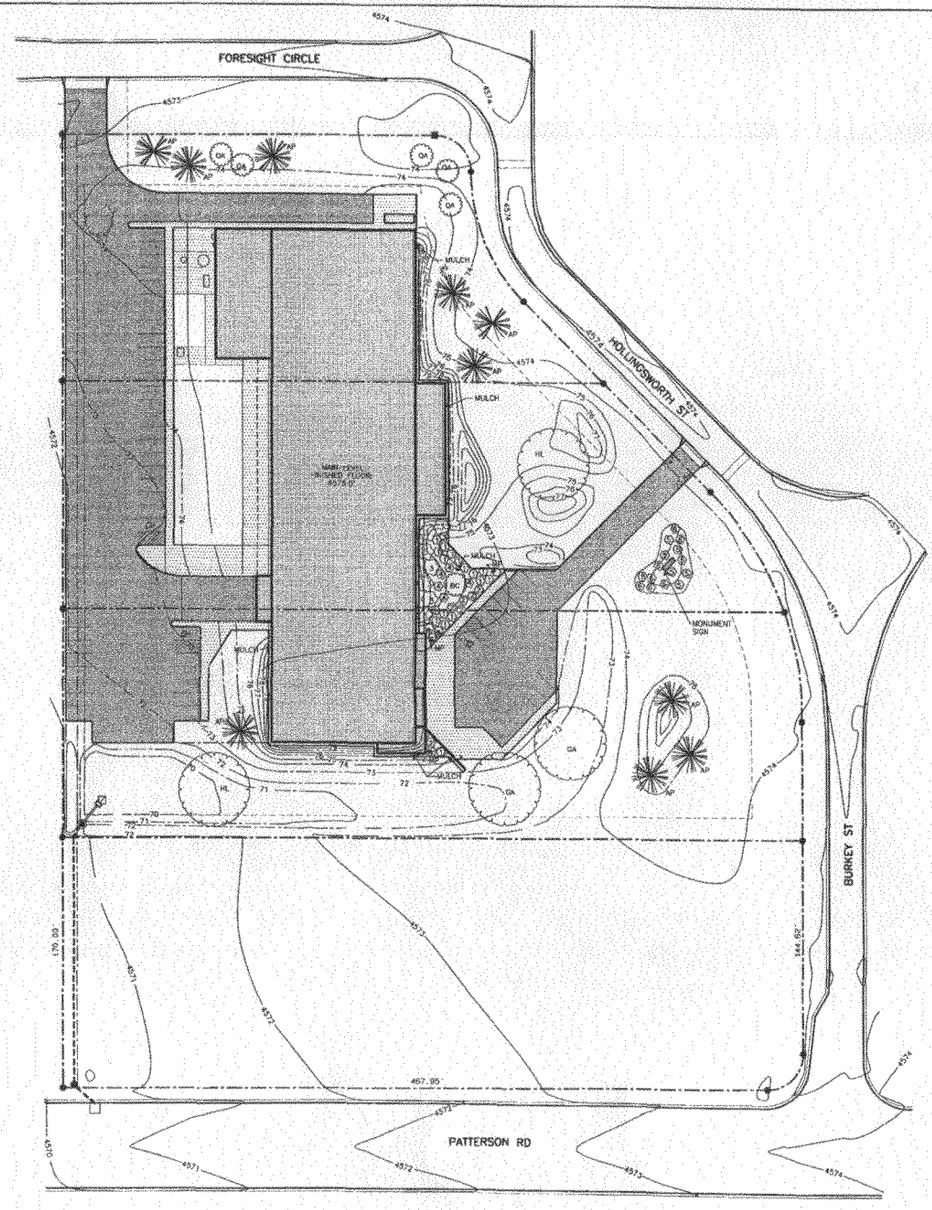
CODE	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	HABIT
AP	10	AUSTRIAN PINE	PINUS NIGRA	8' TALL	50' HIGH, 20' SPREAD
OA	5	QUAKING ASPEN	POPULUS TREMULOIDES	1.5 CALIPER	60' HIGH, 15' SPREAD
HL	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	1.5 CALIPER	75' HIGH, 50' SPREAD
GA	2	GREEN ASH	FRAXINUS PENNSYLVANICA LANCEOLATA	1.5 CALIPER	50' HIGH, 30' SPREAD
BC	1	BECHTEL CRAB	MALUS SPP. BECHTEL	1.5 CALIPER	
MP	4	MUGO PINE	PINUS MUGO MUGUS	5 GAL.	LOW, VARIABLE
1	19	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	3' HIGH, 5' SPREAD
2	5	POTENTILLA ABBOTSWOOD		5 GAL.	3' HIGH, 3' SPREAD
3	7	CORALBERRY, HANCOCK	SYMPHORICARPOS CHENAULTI	5 GAL.	5' HIGH, 8'-10' SPREAD
4	5	SEDUM HYBRIDUM		5 GAL.	12" HIGH
5	8	COTONEASTER, LOWFAST	CONTONEASTER DAMMORI 'LOWFAST'	5 GAL.	12" HIGH, 10' SPREAD
6	7	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	5 GAL.	8" HIGH, SPREADING

GENERAL NOTES

1. BARK MULCH, 24" WIDE STRIP ADJACENT TO BUILDING ON SOUTH AND EAST, AND AS NOTED ON WEST AND NORTH.
2. METAL EDGING TO HOLD MULCH, TYPICAL.



2 / C1.4 TREE PLANTING & GUYING DETAIL



1 / C1.4 LANDSCAPE PLAN
1" = 40'-0"

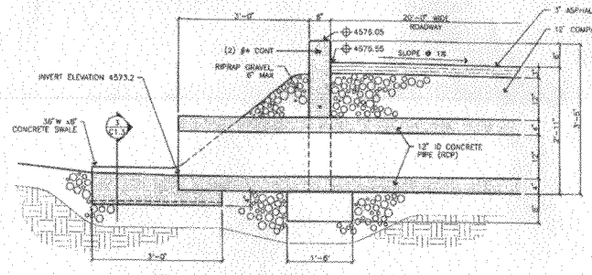
CHAMBERLIN ARCHITECTS
GRAND JUNCTION, COLORADO 81501

REYNOLDS POLYMER TECHNOLOGY, INC
Foresight Park Grand Junction, Colorado

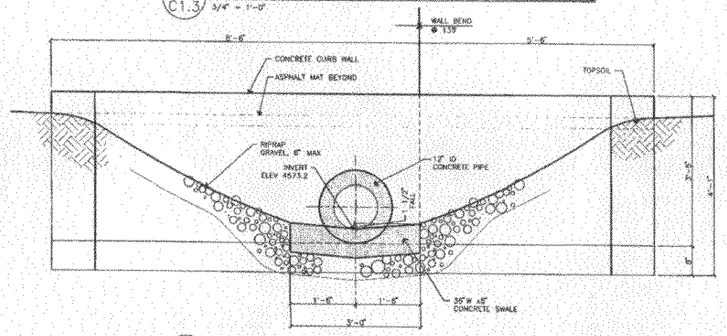
Date 05/07/93
Revisions
Sheet No. C1.4

1993-35

RP\C1-4.DWG



2 C1.3 CONCRETE PIPE & CURB INLET @ EAST DRIVE
3/4" = 1'-0"



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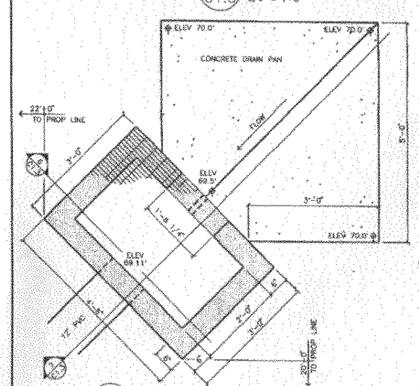
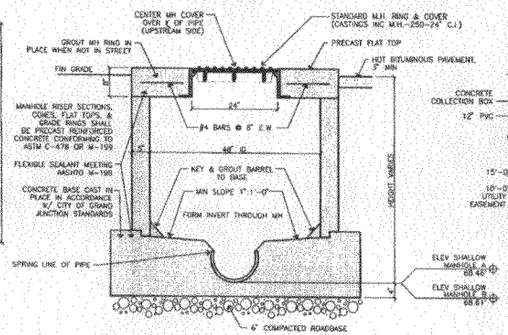
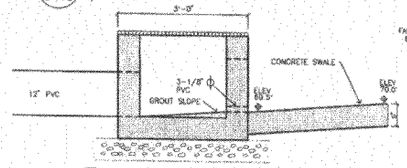
3/4" = 1'-0"



5 C1.3 COLLECTION BOX PLAN
3/4" = 1'-0"



4 C1.3 STANDARD SHALLOW MANHOLE
3/4" = 1'-0"



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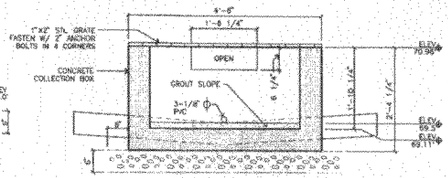
3/4" = 1'-0"



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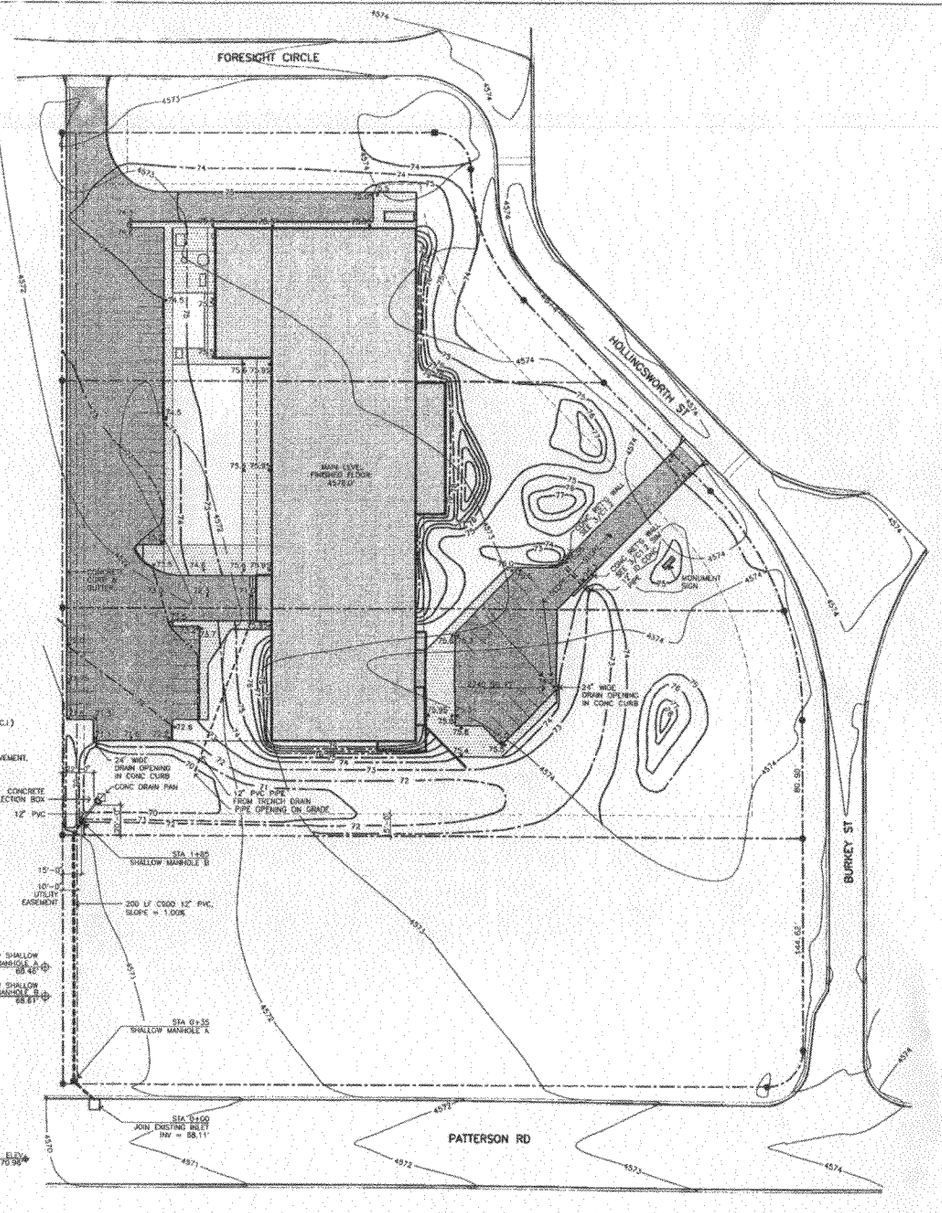

1 C1.3 GRADING AND DRAINAGE PLAN
1" = 40'-0"

4575 EXISTING CONTOUR: 4575
75 NEW CONTOUR: 4575
+75.3 SPOT ELEVATION 4575.3

CHAMBERLIN ARCHITECTS
2790 GRAND AVENUE, SUITE 200, GRAND JUNCTION, COLORADO 81501 (970) 241-0745

REYNOLDS POLYMER TECHNOLOGY, INC
Foresight Park Grand Junction, Colorado

Date 05/07/93

Revisions

Sheet No. C1.3

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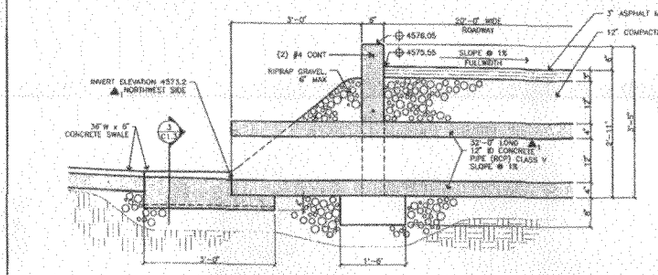

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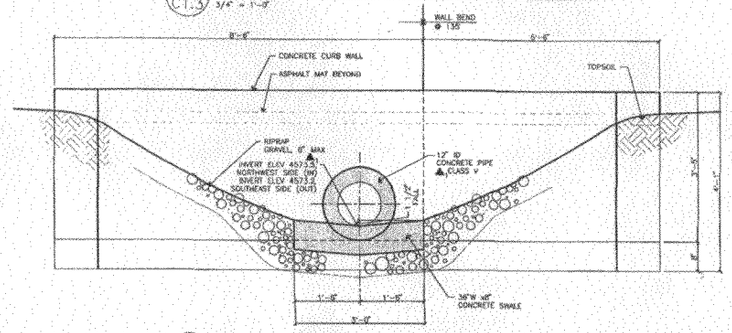

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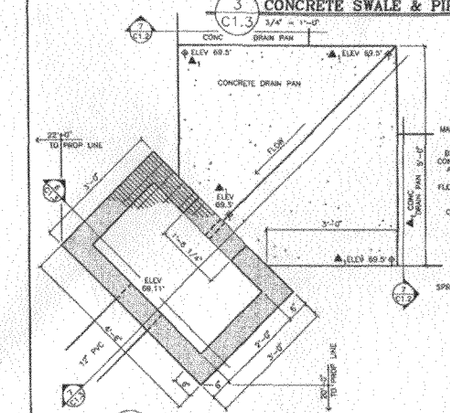

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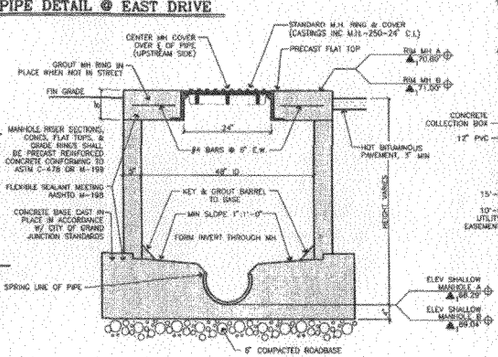

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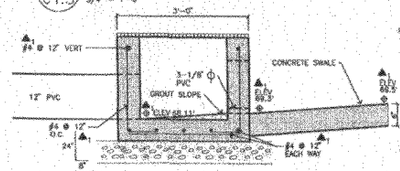

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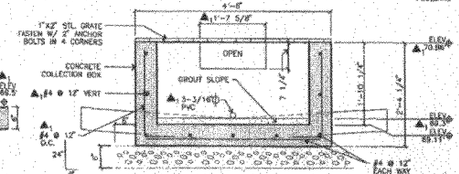

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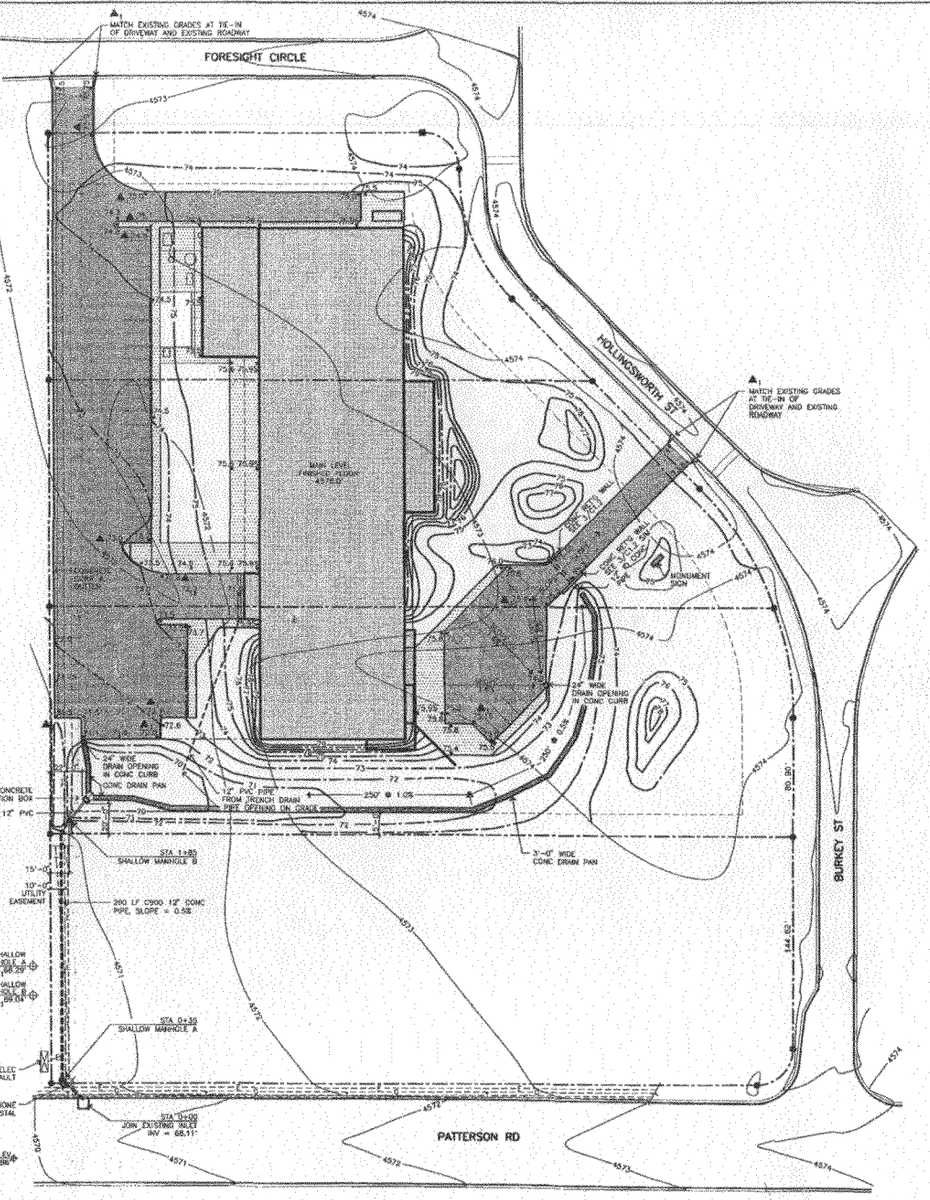

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4575 EXISTING CONTOUR: 4575
75 NEW CONTOUR: 4575
+75.3 SPOT ELEVATION 4575.3

CHAMBERLIN ARCHITECTS
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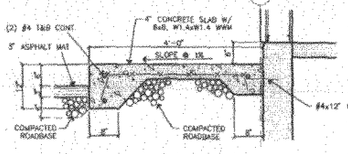
REYNOLDS POLYMER TECHNOLOGY, INC
Foresight Park Grand Junction, Colorado

Date
05/08/93

Revisions
1 08/01/93

Sheet No.
C1.3
R1



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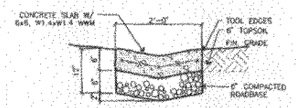
3/4" = 1'-0"



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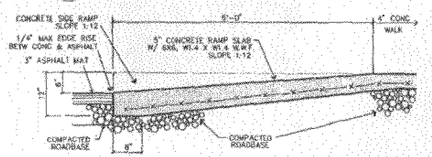

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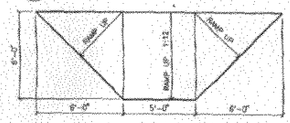
3/4" = 1'-0"



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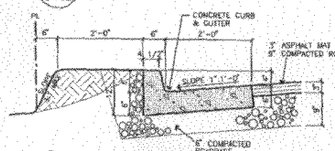
1/4" = 1'-0"



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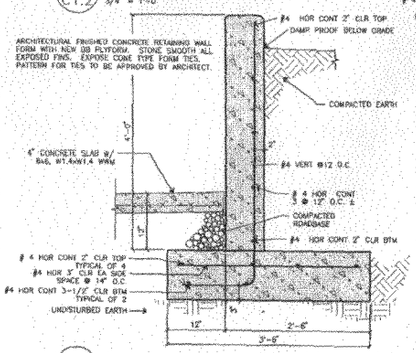

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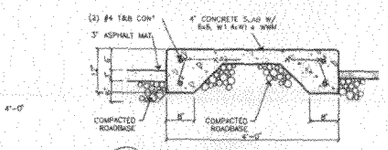
3/4" = 1'-0"



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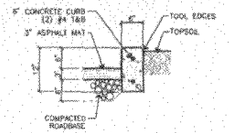

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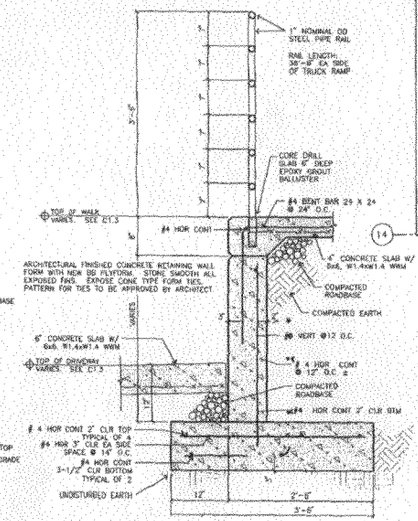

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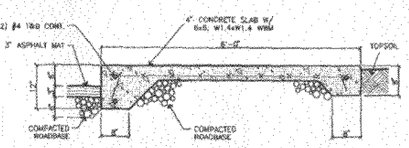

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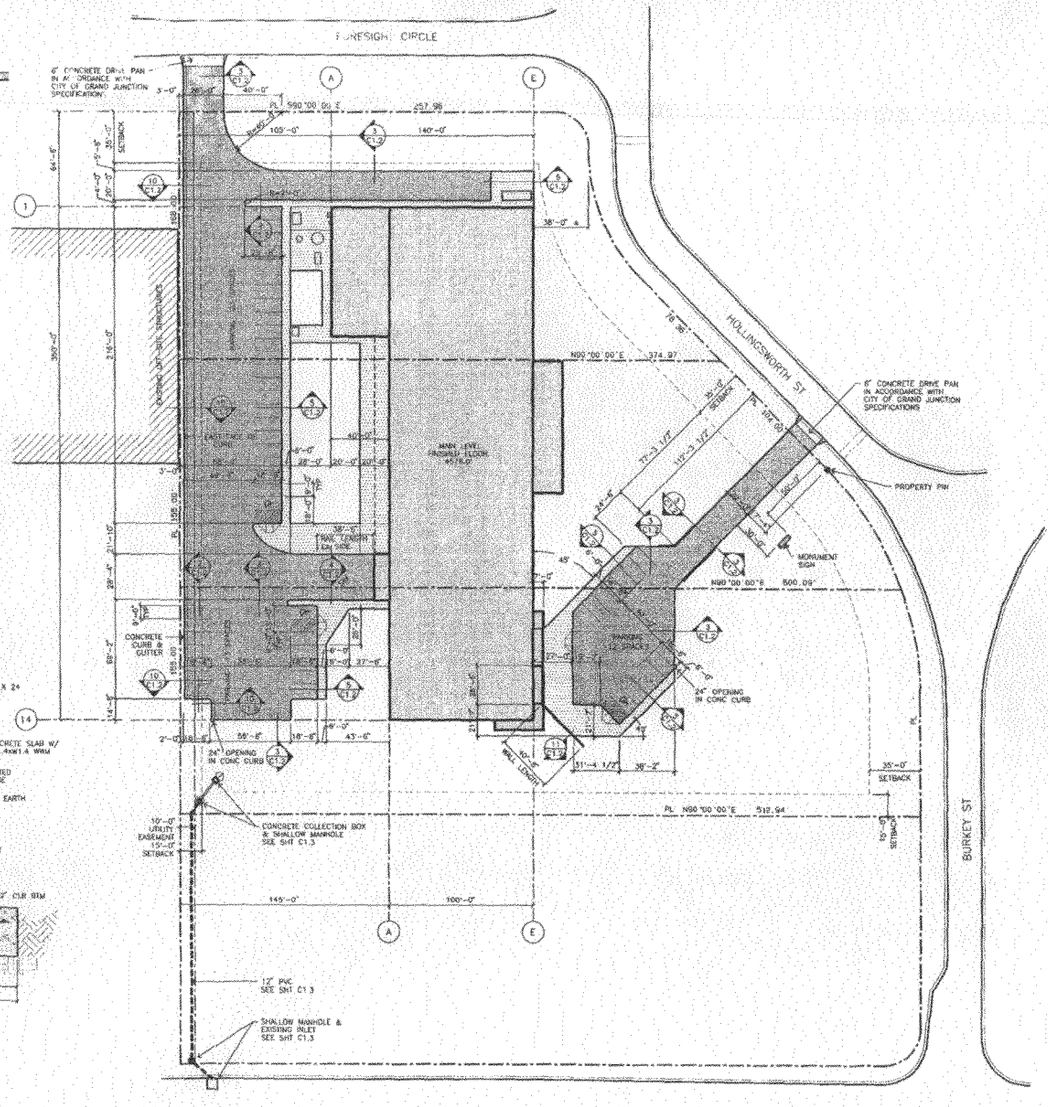
3/4" = 1'-0"



1 C1.2 **SITE PLAN**
1" = 40'-0"

3" ASPHALT PAVING

CONCRETE WALK/SLAB
SLAB THICKNESS NOTED ON SHEET A3.1

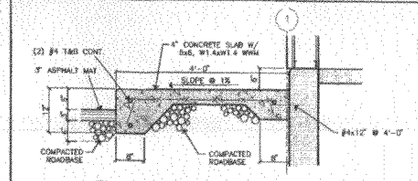
CHAMBERLIN ARCHITECTS

REYNOLDS POLYMER TECHNOLOGY, INC
Foresight Park Grand Junction, Colorado

Date 05/08/13

Revisions

Sheet No. C1.2



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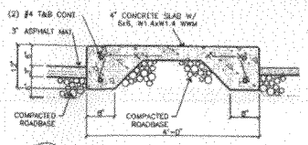

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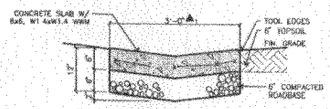
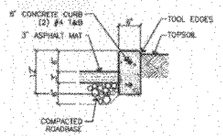


7 C1.2 **CONCRETE DRAIN PAN** 3/4" = 1'-0"



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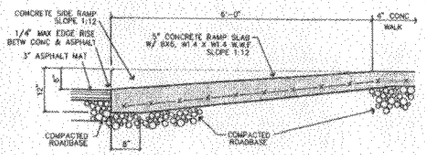
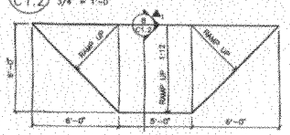
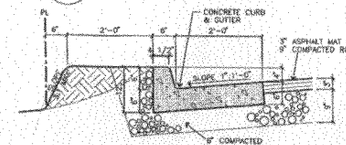


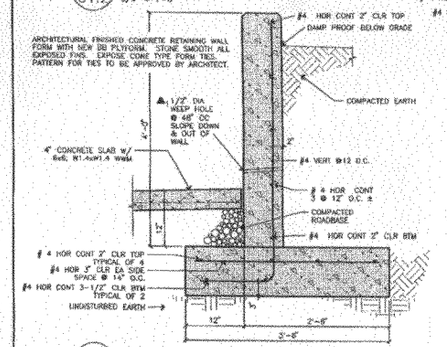
8 C1.2 **CURB RAMP SECTION** 3/4" = 1'-0"



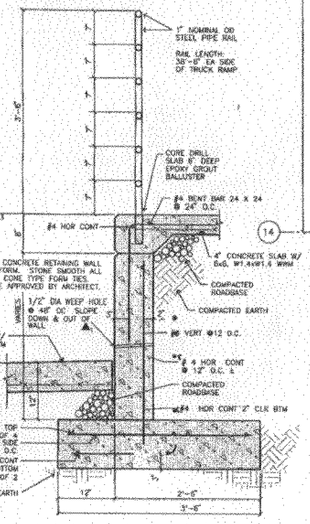
9 C1.2 **CURB RAMP PLAN** 1/4" = 1'-0" ▲1 SEE LOCATION ON PLAN



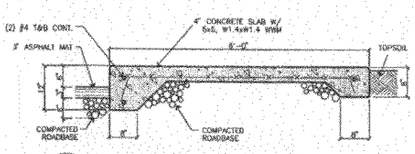
10 C1.2 **CONC CURB & GUTTER** 3/4" = 1'-0"



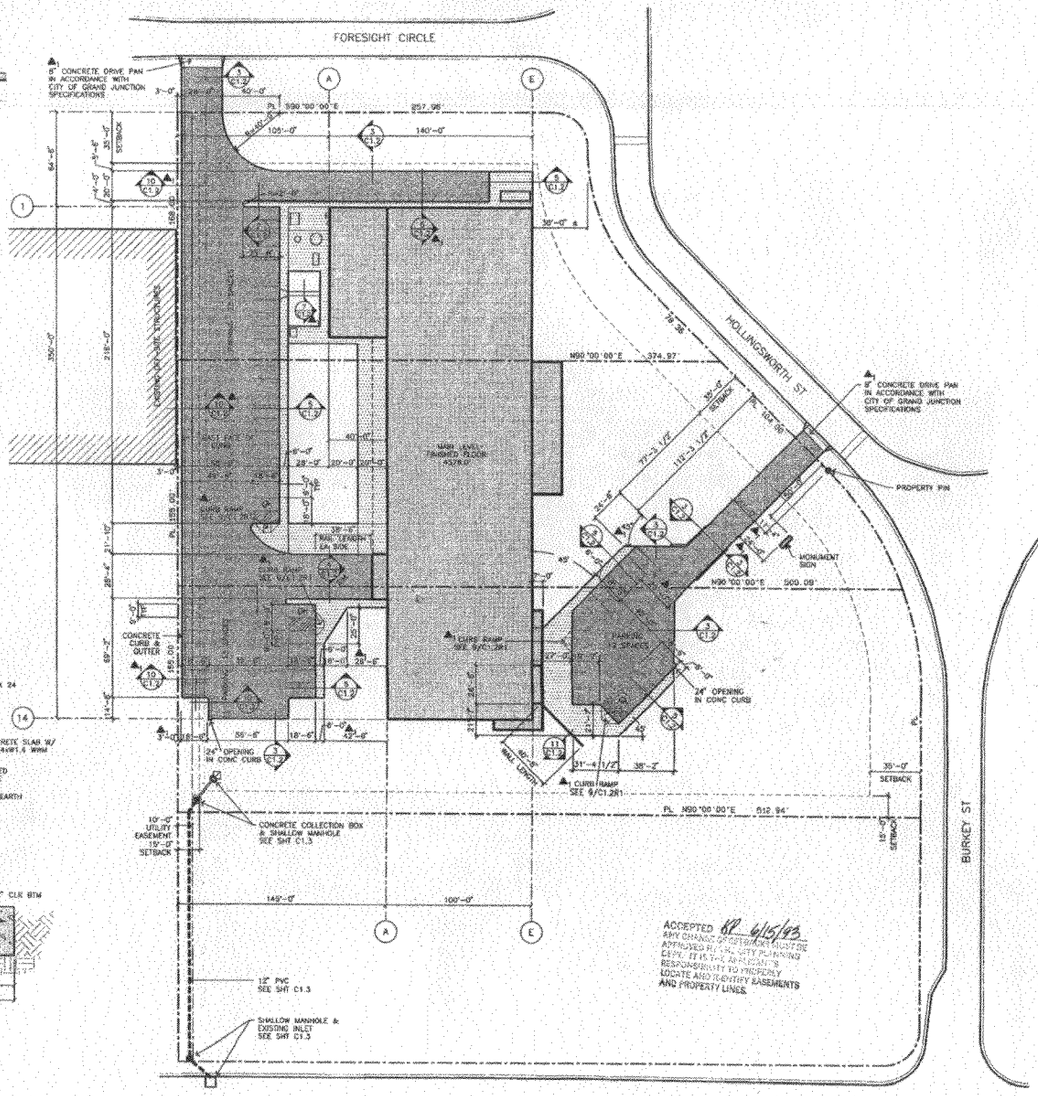
11 C1.2 **RETAINING WALL SECTION** 3" = 1'-0" ▲1



4 C1.2 **RETAINING WALL SECTION** 1" = 1'-0" ▲1



5 C1.2 **CONC CURB/WALK** 3/4" = 1'-0"



1 C1.2 **SITE PLAN** 1" = 40'-0"

3" ASPHALT PAVING

CONCRETE WALK/SLAB SLAB THICKNESS NOTED OF SHEET A3.1

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Sheet No. C1.2 R1

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