

October 2, 1995

City of Grand Junction
Grand Junction Planning Commission
250 North Street
Grand Junction, CO 81501

RE: Request for an amendment to the Final Plan for Country Club Town Homes

Gentlemen:

Under the guidelines established in the Grand Junction Zoning and Development Code Section 7-5-6 we are requesting a minor change to the Final Plan for Country Club Town Homes.

The change is for the addition of several retaining walls to be added to the east and southwest corner of the property. The additional walls are needed to provide an area for the patios that adjoin the residential units to the same area. The additional retaining walls are included on the attached Grading Plan. The drainage swale that runs along the east property line was moved to so that it could be included within the 10 foot drainage easement.

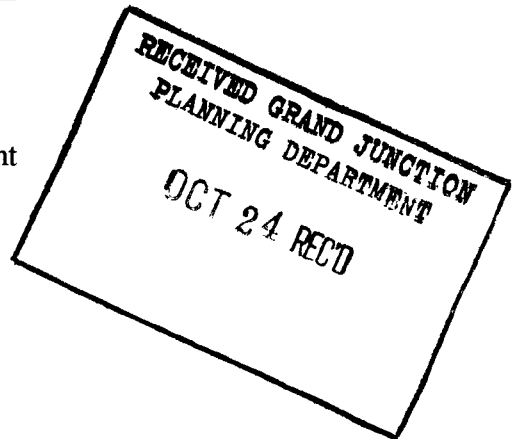
If you have any question please contact us at your convenience.

Very Truly Yours,
Mike Best
Mike Best

FPA-95-183

October 23, 1995

Michael Drollonger
City of Grand Junction Community Development Department
250 North 5th Street
Grand Junction, Colorado



RE: Final Plan Amendment for County Club Townhomes

Dear Michael :

On behalf of our client Mr. Gottlieb we offer the following response to the review comments sent to our office for the above referenced site:

Jody Kliska City Development Engineer :

Item One : Please find attached the drainage calculations for the modified drainage ditch.

Item Two: The 6 foot high stucco screening fence shown in section D-D is a drafting error. The fence was part of a previous design alternative and was not removed from the Grading Plan. There was never any intent to construct the stucco fence at this Site.

Item Three: The phasing of the project was needed to provide a window for the construction of Club Court before the asphalt plants were shut down for the winter. If the utilities were installed in North Club Court at this time there would not have been time to complete the paving for the entire project. In the spring the utility construction will be started again and the remaining work will be completed for all of the public improvements. The improvements agreement will not need to be modified due to the postponing of the completion of construction until spring. It is our understanding that construction must be completed within 18 months from the time the plat was recorded.

Michael Drollinger Community Development Department :

Item One: Please see item three above.

If we can be of any further please feel free to contact our office.

Very Truly Yours,

Mike Best

Mike Best

October 23, 1995

Jody Kliska
City of Grand Junction Community Development Department
250 North 5th Street
Grand Junction, Colorado

RE: Final Plan Amendment for County Club Townhomes

Dear Jody:

Pease find attached the drainage calculations for the drainage ditch along the east side of the Country Club Townhomes.

The soils at the site are classified by the Soil Conservation Service as Rp Chipeta Persayo Soil material Hard Platy Mancos Shale. The hydrological soil group is a "D". The drainage ditch has more than enough capacity for the 100 year storm event.

If we can be of any further please feel free to contact our office.

Very Truly Yours,

Mike Best

Mike Best

JUNE 1994

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS Bare ground	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.40 - .48	.30 - .38	.40 - .48	.50 - .58
Cultivated/Agricultural	.08 - .18	.13 - .23	.16 - .26	.11 - .19	.15 - .23	.21 - .29	.14 - .22	.19 - .27	.26 - .34	.18 - .26	.23 - .31	.31 - .39
	.14 - .24	.18 - .28	.22 - .32	.16 - .24	.21 - .29	.28 - .36	.20 - .28	.25 - .33	.34 - .42	.24 - .32	.29 - .37	.41 - .49
Pasture	.12 - .22	.20 - .30	.30 - .40	.18 - .26	.28 - .36	.37 - .45	.24 - .32	.34 - .42	.44 - .52	.30 - .38	.40 - .48	.50 - .58
	.15 - .25	.25 - .35	.37 - .47	.23 - .31	.34 - .42	.45 - .53	.30 - .38	.42 - .50	.52 - .60	.37 - .45	.50 - .58	.62 - .70
Meadow	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.44 - .52	.30 - .38	.40 - .48	.50 - .58
Forest	.05 - .13	.08 - .18	.11 - .21	.08 - .16	.11 - .19	.14 - .22	.10 - .18	.13 - .21	.16 - .24	.12 - .20	.16 - .24	.20 - .28
	.08 - .18	.11 - .21	.14 - .24	.10 - .18	.14 - .22	.18 - .26	.12 - .20	.16 - .24	.20 - .28	.15 - .23	.20 - .28	.25 - .33
RESIDENTIAL AREAS 1/8 acre per unit	.40 - .50	.43 - .53	.46 - .56	.42 - .50	.45 - .53	.50 - .58	.45 - .53	.48 - .56	.53 - .61	.51 - .59	.57 - .65	.69 - .77
	.48 - .58	.52 - .62	.55 - .65	.50 - .58	.54 - .62	.59 - .67	.53 - .61	.57 - .65	.60 - .68	.60 - .68	.60 - .68	.69 - .77
1/4 acre per unit	.27 - .37	.31 - .41	.34 - .44	.29 - .37	.34 - .42	.38 - .46	.32 - .40	.36 - .44	.41 - .49	.35 - .43	.39 - .47	.45 - .53
	.35 - .45	.39 - .49	.42 - .52	.38 - .46	.42 - .50	.47 - .55	.41 - .49	.45 - .53	.52 - .60	.43 - .51	.47 - .55	.57 - .65
1/3 acre per unit	.22 - .32	.26 - .36	.29 - .39	.25 - .33	.29 - .37	.33 - .41	.28 - .36	.32 - .40	.37 - .45	.31 - .39	.35 - .43	.42 - .50
	.31 - .41	.35 - .45	.38 - .48	.33 - .41	.38 - .46	.42 - .50	.36 - .44	.41 - .49	.48 - .56	.39 - .47	.43 - .51	.53 - .61
1/2 acre per unit	.16 - .26	.20 - .30	.24 - .34	.19 - .27	.23 - .31	.28 - .36	.22 - .30	.27 - .35	.32 - .40	.26 - .34	.30 - .38	.37 - .45
	.25 - .35	.29 - .39	.32 - .42	.28 - .36	.32 - .40	.36 - .44	.31 - .39	.35 - .43	.42 - .50	.34 - .42	.38 - .46	.48 - .56
1 acre per unit	.14 - .24	.19 - .29	.22 - .32	.17 - .25	.21 - .29	.26 - .34	.20 - .28	.25 - .33	.31 - .39	.24 - .32	.29 - .37	.35 - .43
	.22 - .32	.26 - .36	.29 - .39	.24 - .32	.28 - .36	.34 - .42	.28 - .36	.32 - .40	.40 - .48	.31 - .39	.35 - .43	.46 - .54
MISC. SURFACES Pavement and roofs	.93	.94	.95	.93	.94	.95	.93	.94	.95	.93	.94	.95
	.95	.96	.97	.95	.96	.97	.95	.96	.97	.95	.96	.97
Traffic areas (soil and gravel)	.55 - .65	.60 - .70	.64 - .74	.60 - .68	.64 - .72	.67 - .75	.64 - .72	.67 - .75	.69 - .77	.72 - .80	.75 - .83	.77 - .85
	.65 - .70	.70 - .75	.74 - .79	.68 - .76	.72 - .80	.75 - .83	.72 - .80	.75 - .83	.77 - .85	.79 - .87	.82 - .90	.84 - .92
Green landscaping (lawns, parks)	.10 - .20	.16 - .26	.25 - .35	.14 - .22	.22 - .30	.30 - .38	.20 - .28	.28 - .36	.36 - .44	.24 - .32	.30 - .38	.40 - .48
	.14 - .24	.22 - .32	.30 - .40	.20 - .28	.28 - .36	.37 - .45	.26 - .34	.35 - .43	.42 - .52	.30 - .38	.40 - .48	.50 - .58
Non-green and gravel landscaping	.30 - .40	.36 - .46	.45 - .55	.45 - .55	.42 - .50	.50 - .58	.40 - .48	.48 - .56	.56 - .64	.44 - .52	.50 - .58	.60 - .68
	.34 - .44	.42 - .52	.50 - .60	.50 - .60	.48 - .56	.57 - .65	.46 - .54	.55 - .63	.64 - .72	.50 - .58	.60 - .68	.70 - .78
Cemeteries, playgrounds	.20 - .30	.26 - .36	.35 - .45	.35 - .45	.32 - .40	.40 - .48	.30 - .38	.38 - .44	.46 - .54	.34 - .42	.40 - .48	.50 - .58
	.24 - .34	.32 - .42	.40 - .50	.40 - .50	.38 - .46	.47 - .55	.36 - .44	.45 - .53	.54 - .62	.40 - .48	.50 - .58	.60 - .68

C" values

2 year
60 year

NOTES: 1. Values above and below pertain to the 2-year and 100-year storms, respectively.
 2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms ($T_c \leq 10$ minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms ($T_c > 30$ minutes), use a "C" value in the higher range.
 3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

B-3

RATIONAL METHOD RUNOFF COEFFICIENTS
 (Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"

PROJECT: CCTH JOB NO. 93083.59 CALCULATED BY: Mike Best DATE: 10-23-95

CHECKED BY: _____ DATE: _____

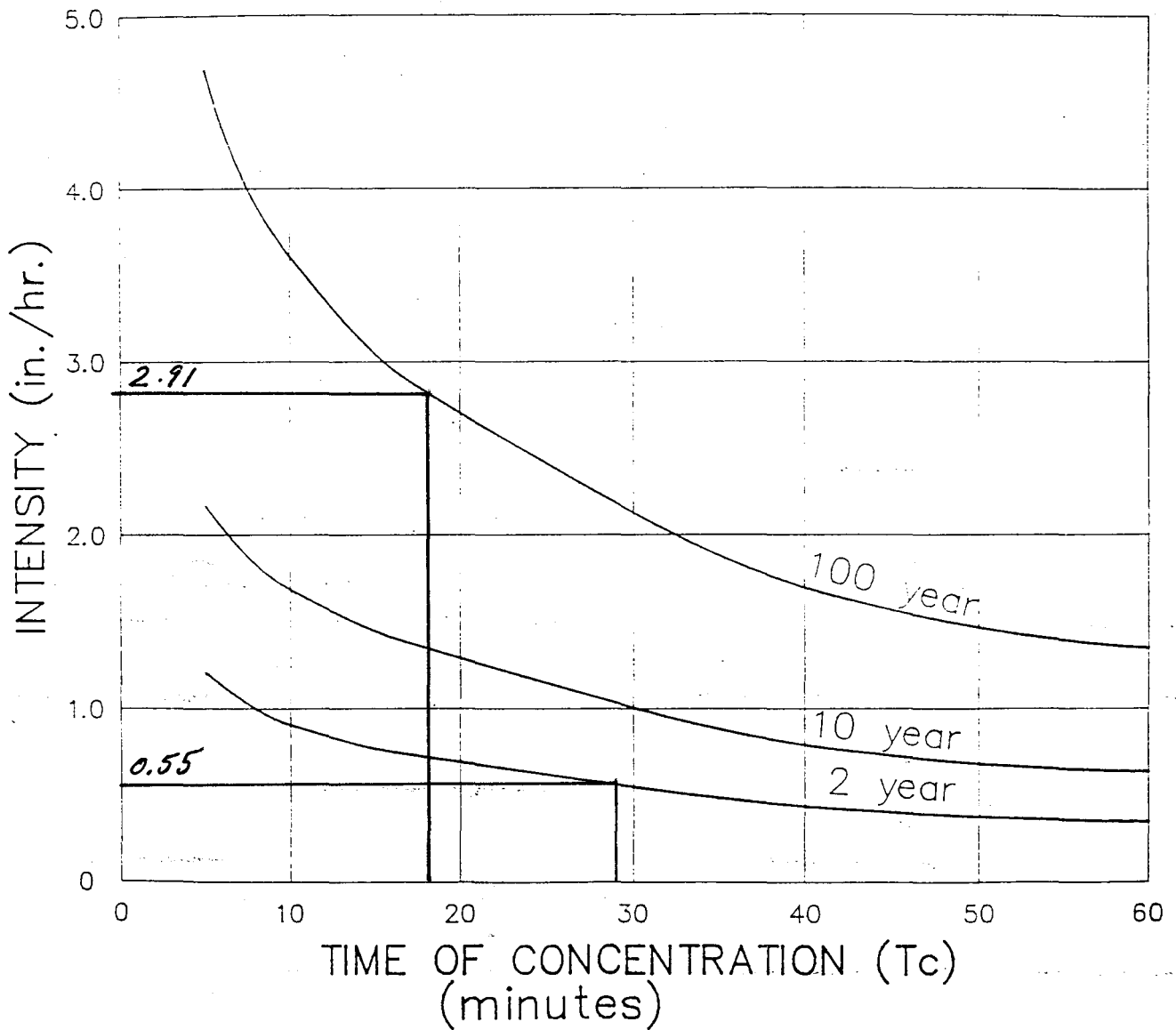
(THE TABLE BELOW IS AN ADAPTATION OF A WORKSHEET PROVIDED IN THE SCS TR-55)
 THIS TABLE MAY BE USED IN SUBBASIN T_c CALCULATION, OR FOR TRAVEL TIME OF SUBBASIN RUNOFF THROUGH A LOWER SUBBASIN REACH (T_r).
 USE ONLY CHANNEL FLOW FOR T_r CALCULATIONS.

REACH	AREA IDENTIFIER		<u>A</u>						
	SEGEMENT IDENTIFICATION								
	Tc OR Tr THROUGH BASIN REACH		<u>Tc</u>						
OVERLAND FLOW	SURFACE DESCRIPTION (TABLE "E-1")		<u>Avg. Grass Cover</u>						
	"N" VALUE (TABLE "E-1")		<u>0.4</u>						
	FLOW LENGTH, L (TOTAL ≤ 300 FT.) (ft.)		<u>65</u>						
	LAND SLOPE, S (ft./ft.)		<u>0.03</u>						
	$T_o = 0.50 (NL)^2/S^4$ (min.)		<u>27.5</u>						
	$T_{o_{100}} = 0.30 (NL)^2/S^4$ (min.)		<u>16.5</u>						
SHALLOW CONCENTRATED FLOW	SURFACE DESCRIPTION (FIGURE "E-3")								
	FLOW LENGTH, L (ft.)								
	FLOW SLOPE, S (ft./ft.)								
	FLOW VELOCITY, V (FIGURE "E-3") (fps.)								
	TRAVEL TIME = L/(60V) (min.)								
CHANNEL FLOW	CROSS-SECTIONAL FLOW AREA, a (ft. ²)		<u>0.19</u>						
	WETTED PERIMETER, Pw (ft.)		<u>1.58</u>						
	HYDRAULIC RADIUS, r = a/Pw (ft.)		<u>0.12</u>						
	CHANNEL SLOPE, S (ft./ft.)		<u>0.04</u>						
	MANNING'S COEFFICIENT, n (APPENDIX F)		<u>0.027</u>						
	$V = 1.49r^{0.58}/n$ (fps.)		<u>2.65</u>						
	ASSUMED VELOCITY (fps.)								
	FLOW LENGTH, L (ft.)		<u>245</u>						
TRAVEL TIME L/(60V) (min.)		<u>1.54</u>							
Tc&Tr	Tc = To + Ts + Tch		2 YEAR (min.)	<u>29.04</u>					
	Tr = Tch		100 YEAR (min.)	<u>18.04</u>					
Tt	Tt = 0.6Tc or		2 YEAR (min.)						
	FROM FIGURE "E-4"		100 YEAR (min.)						

TRAVEL TIME WORKSHEET: TR-55 METHOD

TABLE "E-3"

INTENSITY DURATION FREQUENCY CURVES
GRAND JUNCTION, COLORADO



Intensity Curves

CETH

93083.59

Best 10-23-95

Volume into drainage basin A

2 year : $Q = C i A$

$$Q = 0.55 \times 0.55 \times 0.28$$

$$Q_2 = 0.08 \text{ cfs}$$

100 year : $Q = C i A$

$$Q = 0.65 \times 2.91 \times 0.28$$

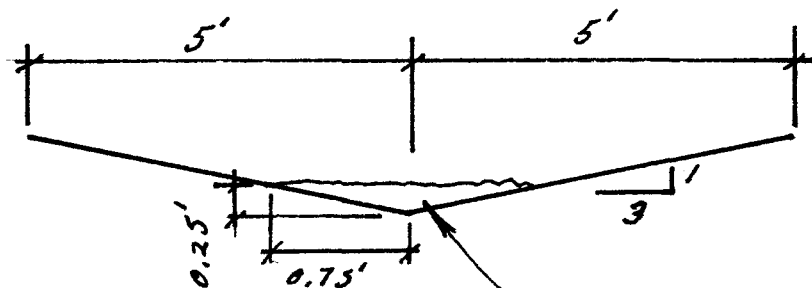
$$Q_{100} = 0.53 \text{ cfs}$$

Channel size: For 100 year storm

$$Q_{100} = V A$$

$$0.53 \text{ cfs} = 2.65 \text{ fps } A$$

$$A = 0.20 \text{ ft}^2$$



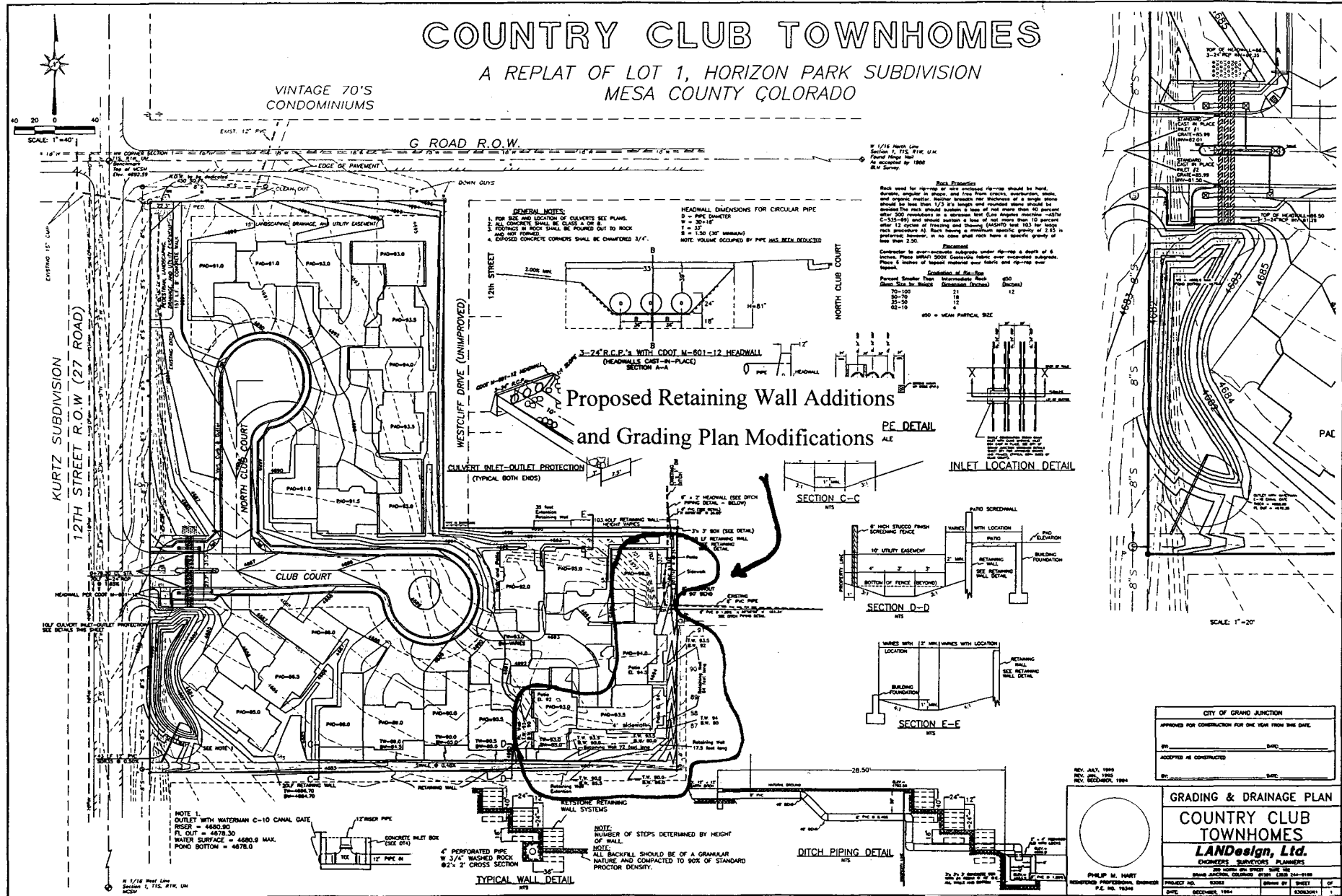
$$\text{Area} = 0.25' \times 0.75' = 0.19 \text{ ft}^2$$

$$\approx 0.20 \text{ ft}^2$$

OK

COUNTRY CLUB TOWNHOMES

A REPLAT OF LOT 1, HORIZON PARK SUBDIVISION
MESA COUNTY COLORADO



CITY OF GRAND JUNCTION	
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THE DATE:	DATE:
BY:	DATE:
ACCEPTED AS CONSTRUCTED:	DATE:
BY:	DATE:

REV. JULY, 1989
REV. FEBRUARY, 1990
REV. DECEMBER, 1994

GRADING & DRAINAGE PLAN
COUNTRY CLUB TOWNHOMES
LANDesign, Ltd.
ENGINEERS SURVEYORS PLANNERS

PHILIP M. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 19346

PROJECT NO.	DATE	DESIGNED BY	CHECKED BY
DATE	REVISIONS	BY	DATE

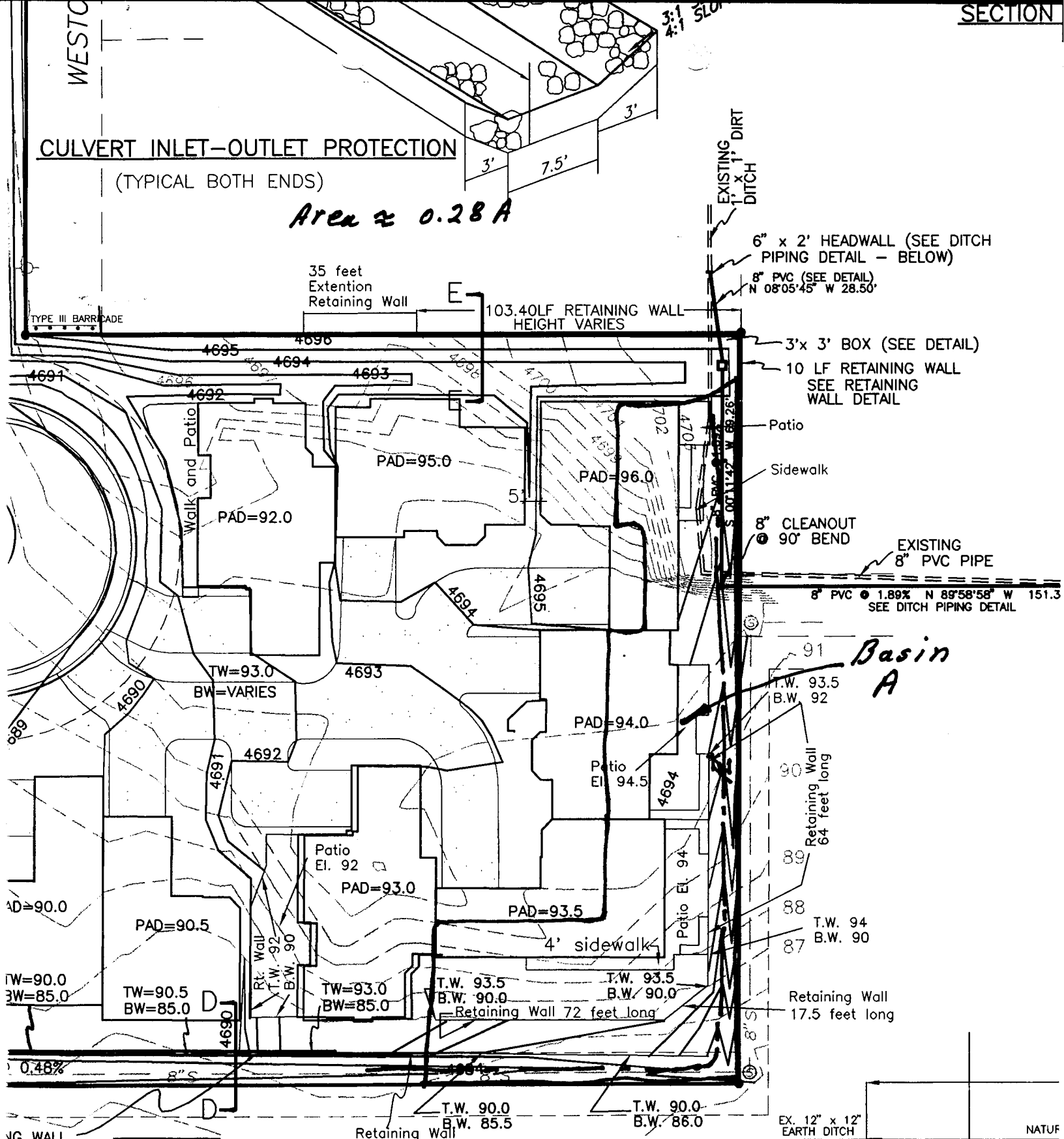
FPA-95-183
Country Club Townhomes
Final Plan Amendment
Revised Grading and Drainage Plan
(Enlarged View)

WESTO

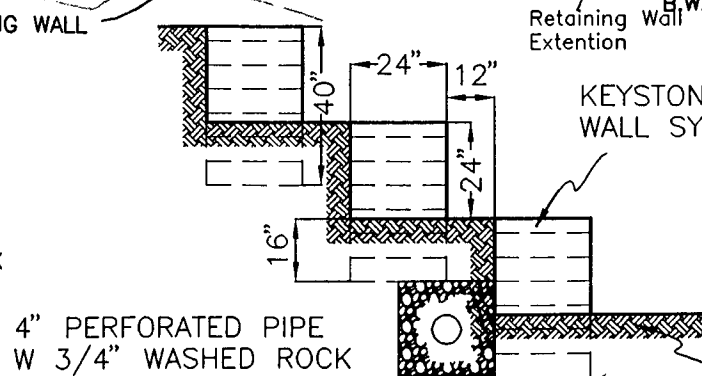
CULVERT INLET-OUTLET PROTECTION

(TYPICAL BOTH ENDS)

Area \approx 0.28 A



Basin A



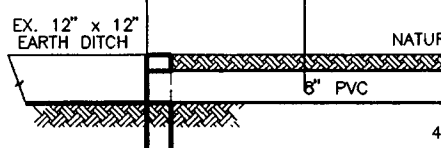
KEYSTONE RETAINING WALL SYSTEMS

NOTE:
 NUMBER OF STEPS DETERMINED BY HEIGHT OF WALL.

NOTE:
 ALL BACKFILL SHOULD BE OF A GRANULAR NATURE AND COMPACTED TO 90% OF STANDARD

Basin Map

4" PERFORATED PIPE W 3/4" WASHED ROCK



EX. 12" x 12" EARTH DITCH

NATUF

REVIEW COMMENTS

Page 1 of 1

FILE #FPA-95-183

TITLE HEADING: Final Plan Amendment - Country Club Townhomes

LOCATION: SE corner of 27 & G Roads

PETITIONER: Sidney Gottlieb

PETITIONER'S ADDRESS/TELEPHONE: 477 Elkwood Terrace
Pinewood, NJ 07631
201-569-0916

PETITIONER'S REPRESENTATIVE: Mike Best, Landesign

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., OCTOBER 26, 1995.

CITY DEVELOPMENT ENGINEER

10/11/95

Jody Kliska

244-1591

1. Drainage calculations for modified ditch section were not provided as requested and discussed at the meeting prior to submittal.
2. What is the extent of the 6' high stucco finish screening fence shown in section D-D? It is not called out on the plan.
3. What is the purpose and timing of the phasing? We currently have an improvements agreement which guarantees all of the improvements, and the plat was recorded for the entire project based on that guarantee.

COMMUNITY DEVELOPMENT DEPARTMENT

10/12/95

Michael Drollinger

244-1439

Please provide details regarding the proposed phasing such as timing - are the improvements anticipated to be completed within the time frame specified in the Development Improvements Agreement?

STAFF REVIEW

FILE: #FPP- 95-183
DATE: October 12, 1995
STAFF: Michael Drollinger
REQUEST: Amended Final Plan - The Villas at Country Club (aka Country Club Twnhmes)
LOCATION: SE Corner 12th Street & G Road

STAFF COMMENTS:

1. Please provide details regarding the proposed phasing such as timing - are the improvements anticipated to be completed within the time frame specified in the Development Improvements Agreement?

Please contact the Community Development Department if you have any questions or require further explanation of any item.

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STAFF REVIEW

FILE: #FPA-95-183

DATE: October 30, 1995

STAFF: Michael T. Drollinger

REQUEST: **Amended** Final Plan - The Villas at Country Club (aka Country Club Townhomes)

LOCATION: Southeast Corner of 12th Street and G Road

APPLICANT: Sidney Gottlieb

STAFF ANALYSIS:

The petitioner is proposing to modify a previous development approval for Country Club Townhomes, also known as the Villas at Country Club. The proposed retaining wall additions (see attached plan) with modifications to the site grading do NOT fall under the provisions of Section 7-5-6 of the Zoning and Development Code that permit an administrative minor change to the development plan but require a Public Hearing. Staff also believes that changes in site drainage require the review of the City Development Engineer and notification to adjacent property owners who may be affected by the changes.

The City Development Engineer has reviewed the revised changes to the site grading and found that they will function without adverse impacts to the overall site drainage patterns or to the detriment of adjoining property owners.

The petitioner is also requesting a change in timing of the infrastructure improvements. Initial plans called for the simultaneous construction of both Club Court and North Club Court. The petitioner is now requesting to delay the construction of improvements of North Club Court until Spring 1996. The developer has an improvements guarantee for all infrastructure improvements which would work within the construction time frame proposed by the developer. Staff initially believed that the petitioner was requesting to change the scope of the improvements guarantee and phase the project over a longer period of time, which as per the petitioner's response to review agency comments is not the case. Therefore, staff believes that this issue can be handled within the framework of existing approvals and requires no Planning Commission action.

No comment were received from adjoining property owners as of the date of this staff report.

STAFF RECOMMENDATION:

Staff recommends approval of the amended final plan for the Villas at Country Club.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item FPA-95-183, a request for amended final plan approval for the Villas at Country Club located at the southeast corner of 12th Street and G Road, I move that we approve this application.

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