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File SPR-1995-097
Date 1/2/99

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, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. **Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.** **Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.**
X	X	***Summary Sheet – Table of Contents**
		Application form
		Receipts for fees paid for anything
X	X	***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map
		Evidence of title, deeds
		***Mailing list**
		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 nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	***Consolidated review comments list**
X	X	***Petitioner's response to comments**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Planning Clearance - **
X	X	Letter from Wayne Lizer to Jody Kliska re: elevations – 7/17/95
X	X	Letter from Wayne Lizer to Mike Pelletier – 7/13/95
X		Building Permit Clearance Form – Fire Deparment
X		Flood Plain Permit
X	X	Site Plan
X	X	Federal Emergency Management Agency – Elevation Certificate & Instructions
X		Elevations & Sections Map

Paid - Receipt # 2410

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

C-2

Location: F Rd west of 24 Rd Project Name: Hydes Truck Rental Office

ITEMS		DISTRIBUTION																														
Date Received 5-25-95 Receipt # 2410 File # SPR-95-97 DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	O City Property Agent	O City Parks/Recreation	● City Fire Department	~~● City Attorney~~	O City Downtown Dev. Auth.	O City County Planning	● County Bldg. Dept.	O Irrigation District	● Drainage District G.J.	O Water District	O Sewer District	O U.S. West	O Public Service	O GVRP	O CDOT	O Corps of Engineers	O Walker Field	O Persigo WWT	O Mesa County Health	O State Environ. Health	O City Sanitation	O School Dist #51						TOTAL REQ'D.
● Application Fee ~~$160.00~~ $135.00	VII-1	1																														
● Submittal Checklist * ✓	VII-3	1																														
● Review Agency Cover Sheet* ✓	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
~~● Planning Clearance*~~	VII-3	1																														
● ~~11"x17"~~ Reduction of Assessor's Map 8½"x11" ✓	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
~~● Evidence of Title~~	VII-2	1			1			1																								
O Deeds	VII-1	1			1			1																								
O Easements	VII-2	1	1	1	1			1																								
O Avigation Easement	VII-1	1			1			1																								
O ROW	VII-2	1	1	1	1			1																								
O Improvements Agreement/Guarantee*	VII-2	1	1	1				1																								
O CDOT Access Permit	VII-3	1	1																													
O Industrial Pretreatment Sign-off	VII-4	1		1																												
● General Project Report ✓	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Elevation Drawing ✓	IX-13	1	1																													
● Site Plan ✓	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● 11"x17" Reduction of Site Plan ✓	IX-29					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
● Grading and Drainage Plan ✓	IX-16	1	2										1							1												
O Storm Drainage Plan and Profile	IX-30	1	2										1			1	1	1														
O Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1														
O Roadway Plan and Profile	IX-28	1	2										1																			
O Road Cross-Sections	IX-27	1	2																													
O Detail Sheet	IX-12	1	2																													
● Landscape Plan - in site plan	IX-20	2	1	1																												
O Geotechnical Report	X-8	1	1								1																					
● Final Drainage Report	X-5,6	1	2										1																			
O Stormwater Management Plan	X-14	1	2										1							1												
O Phase I and II Environmental Rerpot	X-10,11	1	1																													
O Traffic Impact Study	X-15	1	2																1													

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

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

SPR-95-97

May 25, 1995

City of Grand Junction
Community Development Department

General Project Report
Ryder Truck Rental, Inc.

The Site is located at 2386 Highway 6 & 50, approximately 750 feet west of 24 Road. The site contains 0.495 acres. The proposed use is rental office for trucks and related items.

Public benefit - More convenient and more pleasing to the eye.

Compliance, compatibility and impact:

1. Is in compliance with zoning and development codes existing.
2. Land use in surrounding area is commercial.
3. Access is from F Road which is a paved street and this project does not change existing access or traffic patterns.
4. All utilities are existing on site and new fire hydrant will be installed on site.
5. No increased utility demands due to this project.
6. Effects on public facilities will be none to minimal.
7. The site consists entirely of Ba (Billings Silty Clay). A test hole was dug at the site which gravel and cobbles were encountered at the 9 foot depth.
8. There are no geological hazards on the site.
9. Hours of operation at this facility are from 7:30a.m. to 5:30p.m.
10. No signs are planned at this time.

Development schedule is planned to be completed by June 1, 1996.

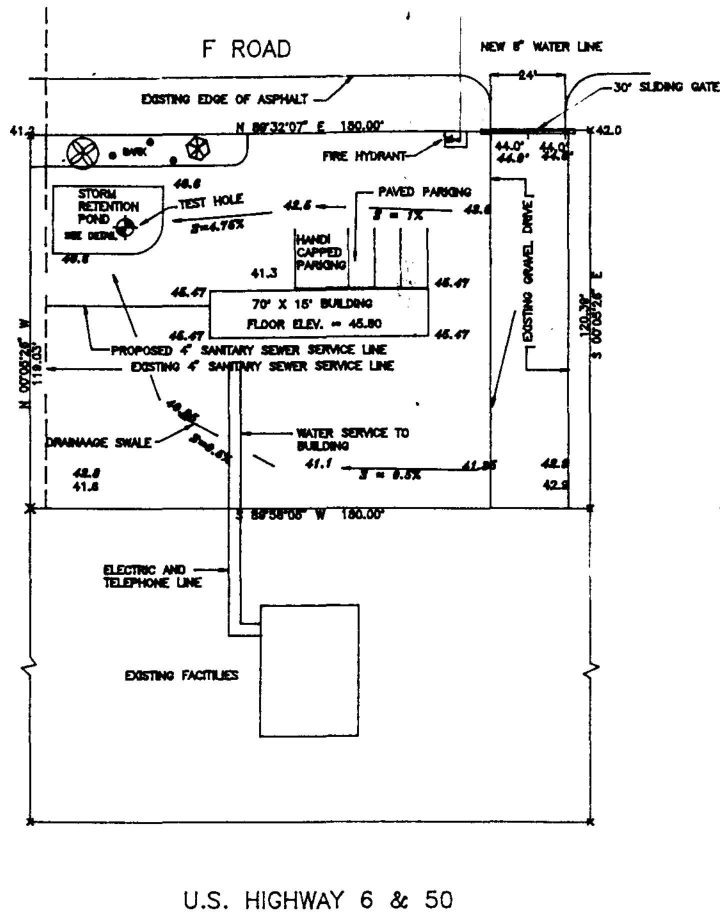
Respectfully submitted,

Wayne H. Lizer

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

SPR-95-

Original
Do NOT Remove
From Office



LEGEND

NEWPORT ASH

SUNBURST HONEYLOCUST

PFITZER

42.0 EXISTING ELEVATION

46.47 FINAL GRADE

DRAINAGE PATTERN

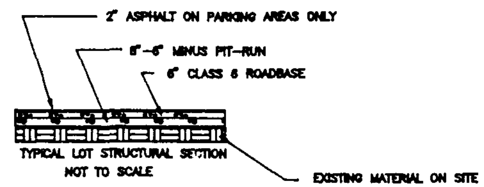
DRAINAGE CALULATIONS

AREA TO BE DEVELOPED = 119.71' X 180.00' = 21548/43560 = 0.495 AC.

VOLUME REQUIRED FOR STORM RETENTION =

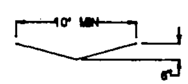
$V = \frac{2.01}{12} X 0.78C_{100} X 0.495X 43560 = 2817$ CU. FT. REQUIRED

NOTE: THE 100 YEAR FLOOD ELEVATION FROM LEACH CREEK IS 44.80
THE RETENTION BASIN IS FOR LOCAL ON-SITE DRAINAGE AND DOES NOT TAKE INTO ACCOUNT LEACH CREEK STORMWATER

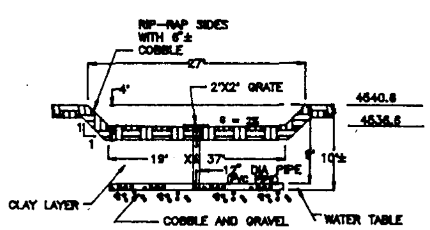


TYPICAL LOT STRUCTURAL SECTION
NOT TO SCALE

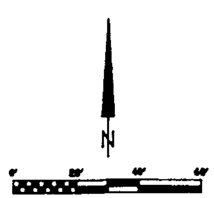
SOILS CLASSIFICATION—THE ENTIRE SITE IS Bc (BILLINGS SILTY CLAY)



TYPICAL DRAINAGE SWALE
NOT TO SCALE



STORM RETENTION BASIN
NOT TO SCALE



SCALE: 1" = 20'

RYDER TRUCK RENTAL SITE PLAN

GRAND JUNCTION, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD—UNIT 8—PH. 241-1129
GRAND JUNCTION, COLORADO 81505

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

SPR-95-97

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

PAPERWORK BURDEN DISCLOSURE NOTICE

GENERAL - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

DISCLOSURE OF BURDEN - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.

ELEVATION CERTIFICATE

O.M.B. No 3067-007
Expires May 31, 1995

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR).

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME: Ryder Truck Rental, Inc.	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 2386 Highway 6 & 50	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	

Grand Junction, (CITY) Colorado (STATE) 81505 (ZIP CODE)

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1 .
2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 4544.8 feet NGVD (or other FIRM datum–see Section B, Item 7).
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is ☐☐.☐ feet above ☐ or below ☐ (check one) the highest grade adjacent to the building.
(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is 00.3 feet above ☒ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☒ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☒ Other (describe under Comments on Page 2). *(NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)*
4. Elevation reference mark used appears on FIRM: ☐ Yes ☐ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☐ actual construction ☒ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 4545.5 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: ☐☐☐☐☐.☐ feet NGVD (or other FIRM datum–see Section B, Item 7).
2. Date of the start of construction or substantial improvement 6 - 1 - 95 .

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE),V1–V30,VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

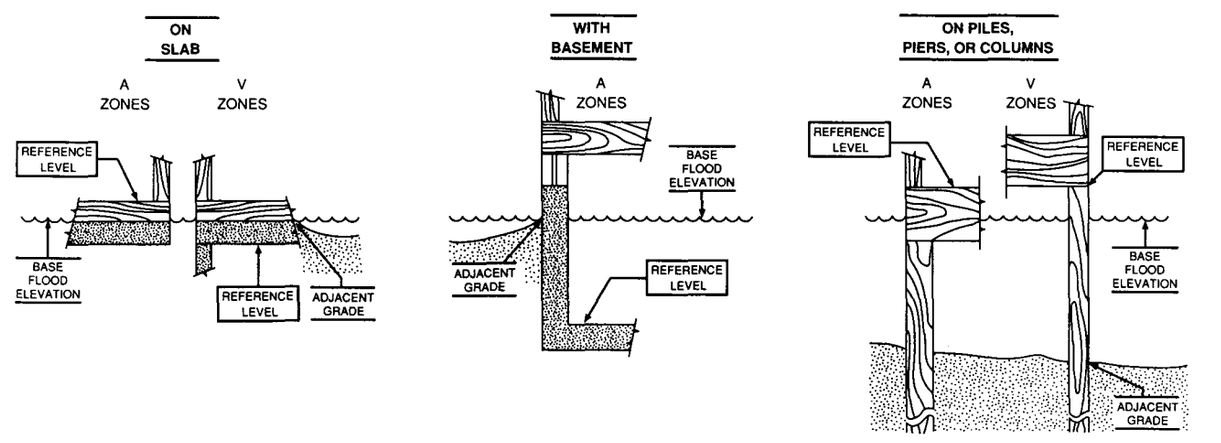
Reference level diagrams 6, 7 and 8 - Distinguishing Features–If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Wayne H. Lizer	14113
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)
Owner	W. H. Lizer & Associates
TITLE	COMPANY NAME
576 25 Road, Unit #8,	Grand Junction, Colorado 81505
ADDRESS	CITY STATE ZIP
Wayne H. Lizer	5 - 24 - 95 970-241-1129
SIGNATURE	DATE PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Elevations based on USGS bench mark.



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

THE NATIONAL FLOOD INSURANCE PROGRAM
ELEVATION CERTIFICATE

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP).

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses. One such requirement is that the community "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." The Elevation Certificate is one way for a community to comply with this requirement.

The Elevation Certificate is also required to properly rate post-FIRM structures, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance in FIRM Zones A1-A30, AE, AO, AH, A (with Base Flood Elevations [BFE's]), V1-V30, VE, and V (with BFE's). In addition, the Elevation Certificate is also needed for pre-FIRM structures being rated under post-FIRM flood insurance rules.

Use of this certificate does not in any way alter the flood insurance purchase requirement. The Elevation Certificate is only used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper flood insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Only a LOMA or LOMR from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal requirement for a lending institution to require the purchase of flood insurance. Note that the lending institution may still require flood insurance.

This certificate is only used to certify the elevation of the reference level of a building. If a non-residential building is being floodproofed, then a Floodproofing Certificate must be completed in addition to certifying the building's elevation. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements.

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may also provide the information on this certification.

SECTION A Property Information

The Elevation Certificate identifies the building, its owner and its location. Provide the building owner's name(s), the building's complete street address, and lot and block number. If the property address is a rural route or PO box number, provide a legal description or an abbreviated location description based on distance from a reference point.

SECTION B Flood Insurance Rate Map Information

In order to properly complete the Elevation Certificate, it is necessary to locate the building on the appropriate FIRM, and record the appropriate information. To obtain a FIRM, contact the community or call 1-800-333-1363.

The Elevation Certificate may be completed based on either the FIRM in effect at the time of the certification *or* the FIRM in effect when construction of the building was started.

Items 1 - 6. Using the FIRM Index and the appropriate FIRM panel for the community, record the community number, panel (or page) number, suffix, and Index date. From the appropriate FIRM panel, locate the property and record the zone and the BFE (or flood depth number) at the building site. BFE's are shown on a FIRM for Zones A1-A30, AE, AH, V1-V30, and VE; flood depth numbers are shown for Zone AO.

Item 7. Record the vertical datum system to which the elevations on the applicable FIRM are referenced. The datum is specified in the upper right corner of the title block of the FIRM.

Item 8. In A or V Zones where BFE's are not provided on the FIRM, the community may have established BFE's based on data from other sources. For subdivisions and other development greater than 50 lots or 5 acres, establishment of BFE's is required by community floodplain management ordinance. When this is the case, complete this item.

SECTION C Building Elevation Information

Item 1. The Elevation Certificate uses a building's reference level as the point for measuring its elevation. Pages 5 and 6 of this Elevation Certificate package contain a series of eight diagrams of various building types that are to be used to help determine the reference level. Choose the diagram that best represents this building, record the diagram number, and use the indicated reference level to measure the elevation as requested in Items 2a-d.

Item 2. Depending on the property location's FIRM Zone, complete Item 2a, 2b, 2c, or 2d. Use the reference level shown in the appropriate building diagram as the point of measurement. As shown in the diagram on the back of the Certificate, for all A Zones, the elevation should be measured at the top of the reference level floor. For all V Zones, the elevation should be measured at the bottom of the lowest horizontal structural member of the reference level floor. Reporting of elevations in Items 2a and 2b should be to the nearest tenth of a foot, or alternatively, unless prohibited by state or local ordinance, the reference level elevation may be "rounded down" to the nearest whole foot **("rounding up" is prohibited).**

Item 2(a). For structures located in FIRM Zones A1-A30, AE, AH, and A (with BFE's), record the elevation (to the nearest tenth of a foot) of the top of the floor identified as the reference level in the applicable diagram.

Item 2(b). For structures located in FIRM Zones V1-V30, VE, and V (with BFE's), record the elevation (to the nearest tenth of a foot) of the bottom of the lowest horizontal structural member of the floor identified as the reference level in the applicable diagram .

Item 2(c). For structures located in FIRM Zone A (without BFE's), record the height (to the nearest tenth of a foot) of the top of the floor indicated as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building.

Item 2(d). For structures located in FIRM Zone AO, the FIRM will show the base flood depth. For locations in FIRM Zone AO record the height (to the nearest tenth of a foot) of the top of the floor identified as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building. For post-FIRM buildings, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth provided on the FIRM. For those few communities where this base flood depth is not available, the community will need to determine if the lowest floor is elevated in accordance with their floodplain management ordinance.

Item 3. Record the vertical datum system used in identifying the reference level elevations for all buildings. If the datum used in measuring the elevations is different than that used on the FIRM, then convert the elevations in Items 2a-d to the datum used on the FIRM, and show the conversion equation under the Comments section on Page 2.

Item 4. Indicate if the elevation reference mark used appears on the FIRM. Reference marks other than those shown on the FIRM may be used for elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for reference level elevation determinations.

Item 5. Indicate if the reference level used in making the elevation measurement is based on actual construction or construction drawings. Construction drawings should only be used if the building does not yet have the reference level floor in place, in which case the Elevation Certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be needed once construction is complete.

Item 6. Record the elevation measurement of the lowest grade adjacent to the building (to the nearest tenth of a foot). Adjacent grade is defined as the elevation of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure. This measurement should be to the nearest tenth of a foot if this Certificate is being used to support a request for a LOMA/LOMR.

SECTION D Community Information

Completion of this section may be required by the community in order to meet the minimum floodplain management requirements of the NFIP. Otherwise, completion of this section is not required.

Item 1. The community's floodplain management ordinance requires elevation of the building's "lowest floor" above the BFE. For the vast majority of building types, the reference level and the lowest floor will be the same. If the community determines that there is a discrepancy, record the elevation of the lowest floor.

Item 2. Enter date. These terms are defined by local ordinance.

SECTION E Certification

Complete as indicated. The Elevation Certificate may only be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign this certification. In the case of Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may sign this certification.

Certification is normally to the information provided in Sections B and C. If the certifier is unable to certify to the selection of reference level diagram 6, 7 or 8 (Section C, Item 1), e.g., because of difficulty in obtaining construction or building use information needed to determine the Distinguishing Feature(s), the certifier must list the Feature(s) excluded from the certification under Comments on Page 2. The diagram number used for the Reference level must still be entered in Section C, Item 1.

INSTRUCTIONS

The following 8 diagrams contain descriptions of various types of buildings. Compare the features of your building with those shown in the diagrams and select the diagram most applicable. Indicate the diagram number on the Elevation Certificate (Section C, Item 1) and complete the Certificate. The reference level floor is that level of the building used for underwriting purposes.

NOTE: In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 1

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSE, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade. (Not illustrated)

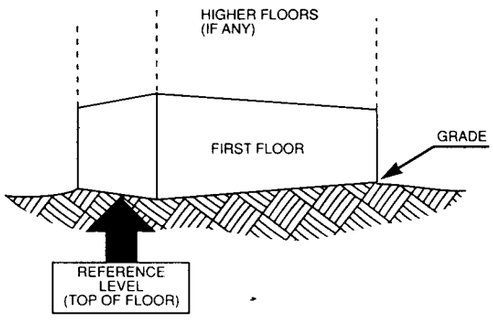


DIAGRAM NUMBER 2

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor *or* basement (including an underground garage*) is below ground level (grade) on *all* sides*.

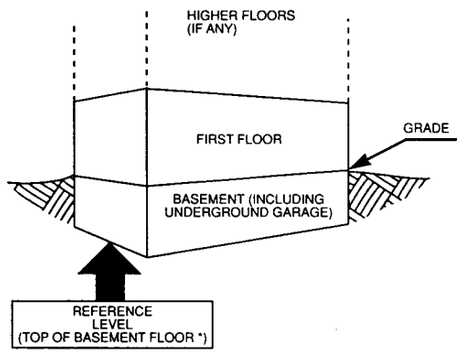


DIAGRAM NUMBER 3

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade.

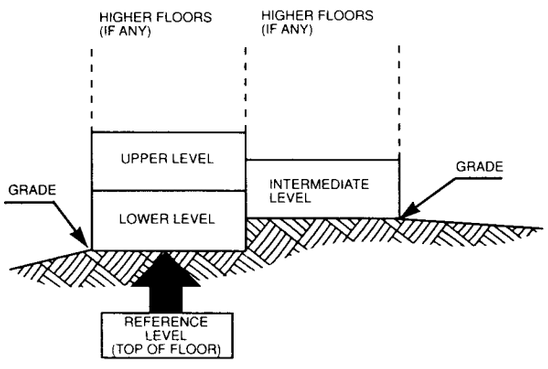
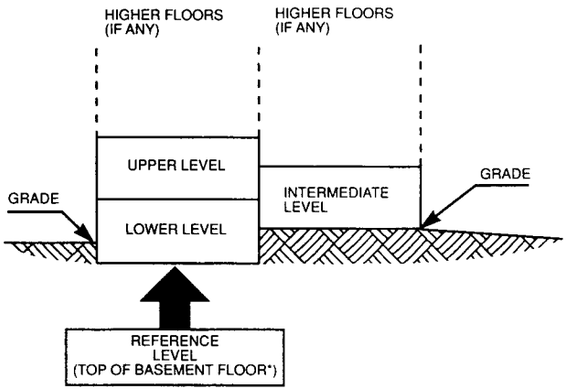


DIAGRAM NUMBER 4

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level *(or* intermediate level) is below ground level (grade) on *all* sides*.



** Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.*

Note: In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 5

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is open, with no obstruction to the flow of flood waters (open wood lattice work or readily removable insect screening is permissible).

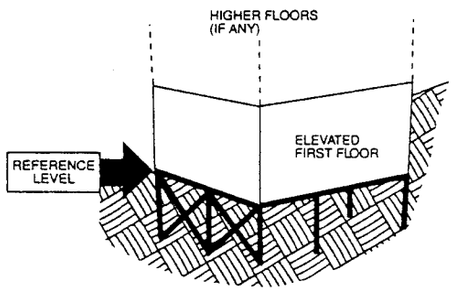


DIAGRAM NUMBER 6

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For V Zones only, the area below the elevated floor is enclosed, either partially or fully, by solid breakaway walls.** When enclosed area is greater than 300 square feet or contains equipment servicing the building, use Diagram Number 7; this will result in a higher insurance rate. The enclosed area can be used for parking, building access or limited storage.

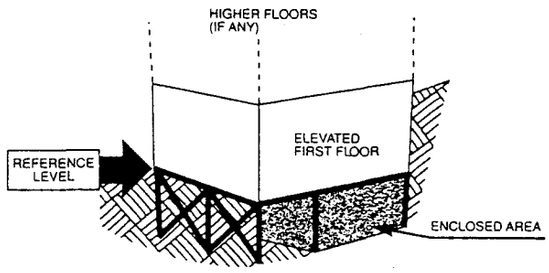


DIAGRAM NUMBER 7

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, SOLID NON-BREAKAWAY WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is enclosed, either partially or fully, by solid non-breakaway walls, or contains equipment servicing the building. For V Zones only, the area is enclosed, either partially or fully, by solid breakaway walls** having an enclosed area greater than 300 square feet. For A Zones only, with an area enclosed by solid walls having proper openings,*** and used only for parking, building access, or limited storage, use Diagram Number 8 to determine the reference level.

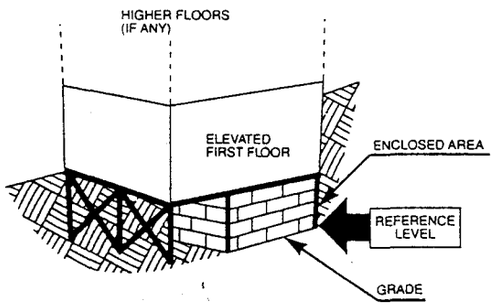
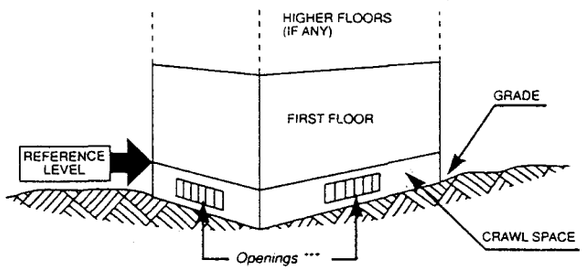


DIAGRAM NUMBER 8

ALL BUILDINGS CONSTRUCTED ABOVE AN UNFINISHED SPACE, INCLUDING CRAWL SPACE.

Distinguishing Feature - For A Zones only, the area below the first floor is enclosed by solid or partial perimeter walls, is unfinished, and contains no equipment servicing the structure. The area can be used for parking, building access, or limited storage.



* *Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.*

** *Solid breakaway walls are walls that are not an integral part of the structural support of a building and are intended through their design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation. An area so enclosed is not secure against forceable entry.*

*** *If the area below the lowest floor is fully enclosed, then a minimum of two openings are required with a total net area of at least one square inch for every square foot of area enclosed with the bottom of the openings no more than one foot above grade. Alternatively, certification may be provided by a registered professional engineer or architect that the design will allow equalization of hydrostatic flood forces on exterior walls. If neither of these criteria are met, then the reference level is the lowest grade adjacent to the structure.*

☆ U. S. GOVERNMENT PRINTING OFFICE: 1990 723-005/20260

REVIEW COMMENTS

file copy

FILE #SPR-95-97 **TITLE HEADING:** Site Plan Review - Ryder Truck Rental Office

LOCATION: 2386 Highway 6 & 50 (F Road, W of 24 Road)

PETITIONER: Ryder Truck Rental/ATTN: Adrian Grimes

PETITIONER'S ADDRESS/TELEPHONE: 15301 Dallas Parkway, Suite 850
Dallas, TX 75248
214-448-3206

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER **5/26/95**
Trent Prall **244-1507**

SEWER - CITY

1. Contact Utility Billing (244-1580) to verify fees for connection to sewer. Please provide information on number of employees, square footage, and usage of building as a percentage of square footage. For example 15% office / 65% warehouse / 20% retail.
2. Sewer service line must drain directly to 8" sewer in F Road, rather than to the existing 4" sewer service line, per City of Grand Junction Municipal Code Section 38-39.

CITY FIRE DEPARTMENT **5/31/95**
Hank Masterson **244-1414**

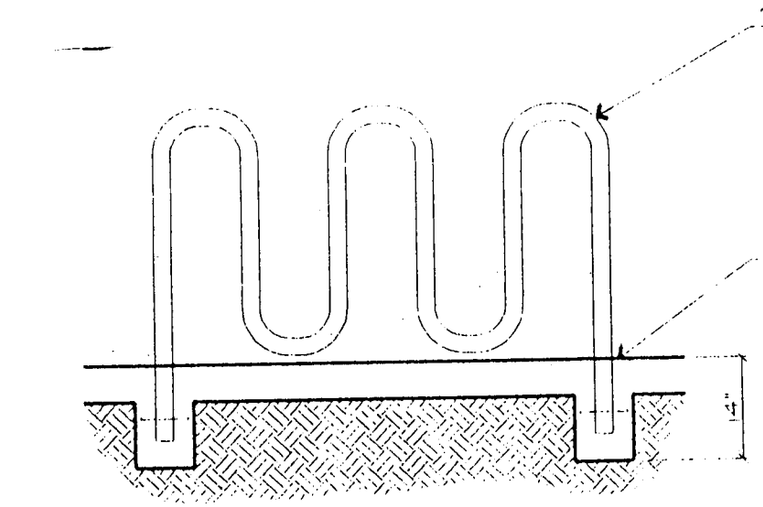
1) The existing water line shown along F Road is a 3" line. The fire line serving this building must be at least 8" and must connect to the existing 8" line in F road that presently ends just east of 24 Road. Completion of this extension will provide adequate water flows for the proposed new building. 2) Fire Department access and hydrant location are acceptable.

MESA COUNTY BUILDING DEPARTMENT **6/1/95**
Bob Lee **244-1656**

No Comments.

COMMUNITY DEVELOPMENT DEPARTMENT **6/8/95**
Mike Pelletier **244-1437**

See attached.



BIKE RACK

1/2" = 1'-0"

GRAND JUNCTION DRAINAGE DISTRICT **6/6/95**
John Ballagh **242-4343**

The nearest GJDD facility is the Redlands Parkway Drain which originates south of the highway and the railroad. This site does not abut any GJDD drain.

CITY POLICE DEPARTMENT **6/8/95**
Dave Stassen **244-3587**

I would recommend that the fence continue to be chain link in nature, to ensure the surveillance from the street. The gate should be constructed likewise.

I would also suggest that there be pole lights placed thoughout the property so that the area is lit enough for officers to see onto the site from the street. This would be important especially to the Southern and Central areas of the site, and the areas immediately around the buildings.

CITY DEVELOPMENT ENGINEER **6/8/95**
Jody Kliska **244-1591**

Drainage: I don't understand the concept of sizing a retention pond to contain all runoff and then attempting to discharge the water into the water table. I don't think this will work. Aside from questions about discharging directly into the water table, the pipe will fill in with sediment in a short time and will be non-functional.

SWMM Manual requirements need to be met as follows: Section VIII-13, Part E details the criteria for retention ponds, which includes a percolation test indicating the water can be dissipated within 48 hours. This needs to be submitted.

Grading for riprap slopes has a maximum side slope of 2:1 as per Table X-2.

The 0.5% grade shown for the drainage swale is too flat for dirt and will not reach the pond.

The volume appears to be correctly calculated, however, it is not clear from the drawing what the dimensions of the pond will be that correspond to the required dimension.

Site Plan: Section 5-1-4 of the Zoning and Development Code requires all required parking and vehicular traffic surface areas to be properly graded for drainage and surfaced with concrete or bituminous pavement. Gravel is allowed only for overflow parking or low-volume storage yards. The extent of the paved area is not clear on the drawing and does not appear to meet the criteria in the code.

Please indicate on the drawing if there is a culvert under the existing driveway, as well as type and size. Please show the radii for the driveway connection to F Road. 30' radii is probably appropriate.

Handicap parking spaces must be marked and signed as per the City Standard details. Please show the detail on the plans.

REVIEW COMMENTS

FILE # **SPR-96-142** **TITLE HEADING:** Site Plan Review - Ryder Truck Rentals

LOCATION: 2386 Highway 6 & 50

PETITIONER: Ryder Truck Rental

PETITIONER'S ADDRESS/TELEPHONE: 2386 Highway 6 & 50
Grand Junction, CO 81505
243-7026

PETITIONER'S REPRESENTATIVE: Guy Loggains

STAFF REPRESENTATIVE: Mike Pelletier

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

COMMUNITY DEVELOPMENT DEPARTMENT **6/27/96**
Mike Pelletier **244-1451**

The site is located in the floodplain and therefore you are required to obtain a floodplain permit. Fill out the enclosed floodplain permit application and indicate if you will floodproof the building or elevate the building above the 100-year floodplain. This must be done before issuance of a Planning Clearance. The final site plan must indicate how the building meets the floodplain requirements and be stamped by an engineer.

Note: It is the responsibility of the mortgage lender to identify if a given property is in the 100-year floodplain and, consequently, whether or not if flood insurance is needed.

1. Normal City Code requirements for landscaping and paving of travel areas will not be required because of the relatively minor addition that is proposed. however, site improvements (including landscaping) must be constructed in accordance with the approved plans. Any modifications must be approved, in writing and/or with revised plans, by the community development department. Failure to install site improvements as per the approved plans may delay the issuance of a certificate of occupancy.

2. Revised plans are required because of the floodplain issue. Please submit four (4) copies of revised, stamped plans with your response to comments.

CITY DEVELOPMENT ENGINEER **6/27/96**
Jody Kliska **244-1591**

1. The project site appears to be in the floodplain. A floodplain permit is required and can be obtained from City Community Development.

CITY POLICE DEPARTMENT **6/19/96**
Dave Stassen **244-3587**

I would ask that all four sides of the new building be lit. Something like a low pressure sodium security light on each exterior wall would be fine.

CITY FIRE DEPARTMENT **6/24/96**
Hank Masterson **244-1414**

No Comments.

MESA COUNTY BUILDING DEPARTMENT **6/13/96**
Bob Lee **244-1656**

No comments.

TO DATE, NO COMMENTS FROM:

City Attorney
City Utility Engineer

STAFF REVIEW

FILE: SPR-95-97
DATE: June 8, 1995
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Ryder Truck Rental Office
LOCATION: 2386 Highway 6 & 50
ZONING: C-2

STAFF COMMENTS:

1. Increase the landscaping on the property to meet the required minimum of 75% of the required front yard setback (see 4-2-14-D of the Code). In this case, this requirement means 75% of the first 5' from the north property line. Code also requires that the right-of-way of be landscaped (see 5-4-15-G) and a street tree for every 40' of street frontage (see 5-4-15-H).

2. Indicate what will be the size of landscaping at the time of planting. The Code requires 1-1/2" caliper deciduous trees (measured one foot above ground level), six foot tall evergreen trees, and five gallon size shrubs (see 5-4-15-B).

3. Indicate on the plan that all landscaping will be irrigated by a pressurized, underground irrigation system, as the code requires (see 5-4-15-D).

4. Show the handicap symbol (painted on the asphalt) on the plan as required by Exhibit G of Standard Engineering Drawings.

5. Show on the plan a bicycle rack sufficient to hold three bicycles as required by Code (see 5-5-1-H-1). I have attached bike rack guide.

6. Indicate on the plan what areas will be paved and what will be gravel. Code requires that all vehicle travel areas be paved while storage areas can be graveled (see 5-4-1-A-1).

7. Provide a brief narrative of the floodplain permit, discussing items such as proposed base floor elevation in relation to mean sea level, extent to which any watercourse is being altered, the elevation of the 100 year flood, and flood zone(s) the project is located within.

8. The elevation certificate must be finalized before issuance of the Certificate of Occupancy.

Sent to Norm 6T23

STAFF REVIEW

FILE: SPR-95-97
DATE: June 22, 1995
STAFF: Mike Pelletier
REQUEST: Site Plan Review - Ryder Truck Rental Office
LOCATION: 2386 Highway 6 & 50
ZONING: C-2

Norm,

The following requirements still need to be met before receiving a planning clearance. Call me at 244-1447 if you have any questions.

1. Show the handicap symbol (painted on the asphalt) on the plan as required by Exhibit G of Standard Engineering Drawings.

2. Show on the plan a bicycle rack sufficient to hold three bicycles as required by Code (see 5-5-1-H-1). I have attached bike rack guide.

3. Pave the area between edge of the pavement on the street to the parking lot in front of the building and to the beginning of the low-traffic storage yard (less than 30 ADT) per the Code (see 5-4-1-A-1).

4. Provide a brief narrative of the floodplain permit, discussing items such as proposed base floor elevation in relation to mean sea level, extent to which any (if any) watercourse is being altered, the elevation of the 100 year flood, and flood zone(s) the project is located within.

5. The elevation certificate must be finalized before issuance of the Certificate of Occupancy.

6. Show on the plan what benchmark is being used for elevation.

7. Provide information on number of employees, square footage, and usage of the building as a percentage of square footage. For example 15% office/ 65% warehouse/ 20% retail.

8. Sewer service line must drain directly to 8" sewer in F Road, rather than to the existing 4" sewer service line, per the Code section 38-39.

9. Show on the site plan where the new 8" water line will be located, per Fire Department's requirement.

REVISED PLANS ARE REQUIRED. PLEASE SUBMIT FOUR (4) COPIES OF REVISED, STAMPED PLANS WITH YOUR RESPONSE TO COMMENTS.

PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.

2. SITE IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY MODIFICATIONS MUST BE APPROVED, IN WRITING AND/OR WITH REVISED PLANS, BY THE COMMUNITY DEVELOPMENT DEPARTMENT. FAILURE TO INSTALL SITE IMPROVEMENTS AS PER THE APPROVED PLANS MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. SITE IMPROVEMENTS (E.G. LANDSCAPING, SIDEWALK, ETC) NOT COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY MUST BE GUARANTEED.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

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

July 13, 1995

Mike Pelletier, Planner
City of Grand Junction Development
250 N. 5th Street
Grand Junction, CO 81501

Re: Floodplain Permit
Ryder Truck Rental
2386 Highway 6 and 50
Grand Junction, Colorado

Dear Mr. Pelletier:

As shown on the attached Ryder Truck Rental Site Plan, the proposed Floor Elevation of the Rental Building is 4545.80, one foot above the Leach Creek 100 year Flood Elevation which is 4544.80 above mean sea level.

These elevations were determined for the FEMA Flood Study on Leach Creek.

The Bench Mark, now shown on the revised plans referenced above, appears to be consistant with the Flood Insurance Rate Map (FIRM) which designates the area as AO, or having a flood depth of 1 to 3 feet.

The proposed site is within the flood frindge and not the flood way of Leach Creek and the impact of changing the Leach Creek watercourse is expected to be minimal to none.

Sincerely yours,

Wayne H. Lizer

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

WHL:ds

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

July 17, 1995

Jody Kliska P.E.
Dept. of Public Works
City of Grand Junction
250 N. 5th Street
Grand Junction, Colorado 81501

Re: Ryder Truck Rental Site Plan
2386 Highway and 6 and 50
Grand Junction, Colorado

Dear Ms. Kliska:

This is to certify that on July 15, 1995, I checked the Bench Mark Elevation used for the above referenced site plan by running levels up to RM 10 which was the closest elevation I could find. This Bench Mark had been obliterated by Ute Water fixing a water leak crossing F 1/2 Road, however, I had transferred that elevation while doing work for Kay Subdivision prior to the removal of the Brass Cap.

In essence, the elevations I ran concurred within 0.15' of the Bench Mark used for the Ryder Site Plan, therefore, I feel the Bench Mark is with the same data used for the Flood Study by the Federal Insurance Rate Map (FIRM).

Attached is a copy of my field notes for your reference together with the Bench Mark Datum.

Sincerely,

Wayne H. Lizer

Wayne H. Lizer PE, PLS

cc: Michael Pelletier

encl:

HI = 4530

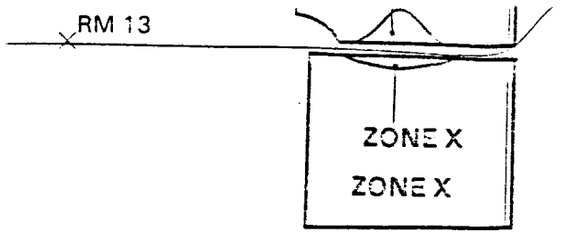
			(40^91)		
		429^{83}	429^{82}	89-55-35	$+0^{56}$
TP FS		1267^{15}	1267^{12}	89-38-55	$+7^{34}$
			(57^{33})		
BS		1944^{47}	1944^{45}	90-15-25	-8^{62}
					-2^{05}
TP FS		1305^{02}	1305^{00}	90-05-30	~~[illegible]~~
TP BS		1623^{52}	1623^{51}	90-16-20	-8^{60}
		H	(63.94)		
TP FS		$1163^{[illegible]}$	1163^{08}	89-35-35	$+8^{29}$
BS		1726^{08}	1726^{04}	90-24-35	-12^{25}
			(84^{51})		
TP FS		1391^{97}	1391^{94}	89-42-35	$+6^{67}$
TP BS		1728^{98}	$1728.^{97}$	90-12-55	-6^{45}
			(9762)		
		473^{81}	473^{81}	90-19-55	-2^{73}
		121^{22}	121^{21}	90-55-55	-1^{97}
		184^{38}	184^{37}	90-20-45	-1^{11}
		326^{54}	326^{55}	89-58-55	$+0^{11}$

Ryder Truck 7/15/95 WHL
KS

4541 ~~4514~~ 47	
	BM By Ryder Truck Hwy ROW ~~MH~~ MKR
43^{75}	
~~40~~	
55^{34}	
72^{23}	
91^{18}	
94^{89}	℄ F½ 25½ Pump - Brass Cap destroyed by Ute Water Fning Break
95^{65}	(95^{50} Kay AsBuilts) N Rim MH B-2 Kay
96^{51}	(96^{34} Kay ASBUILTS B-3 Kay
97^{73}	B-4 Kay
	Raised fr No 2 AS-Builts)

WAYNE H. LI[illegible] REGISTERED 14113 LAND SURVEYOR STATE OF COLORADO

7/17/95



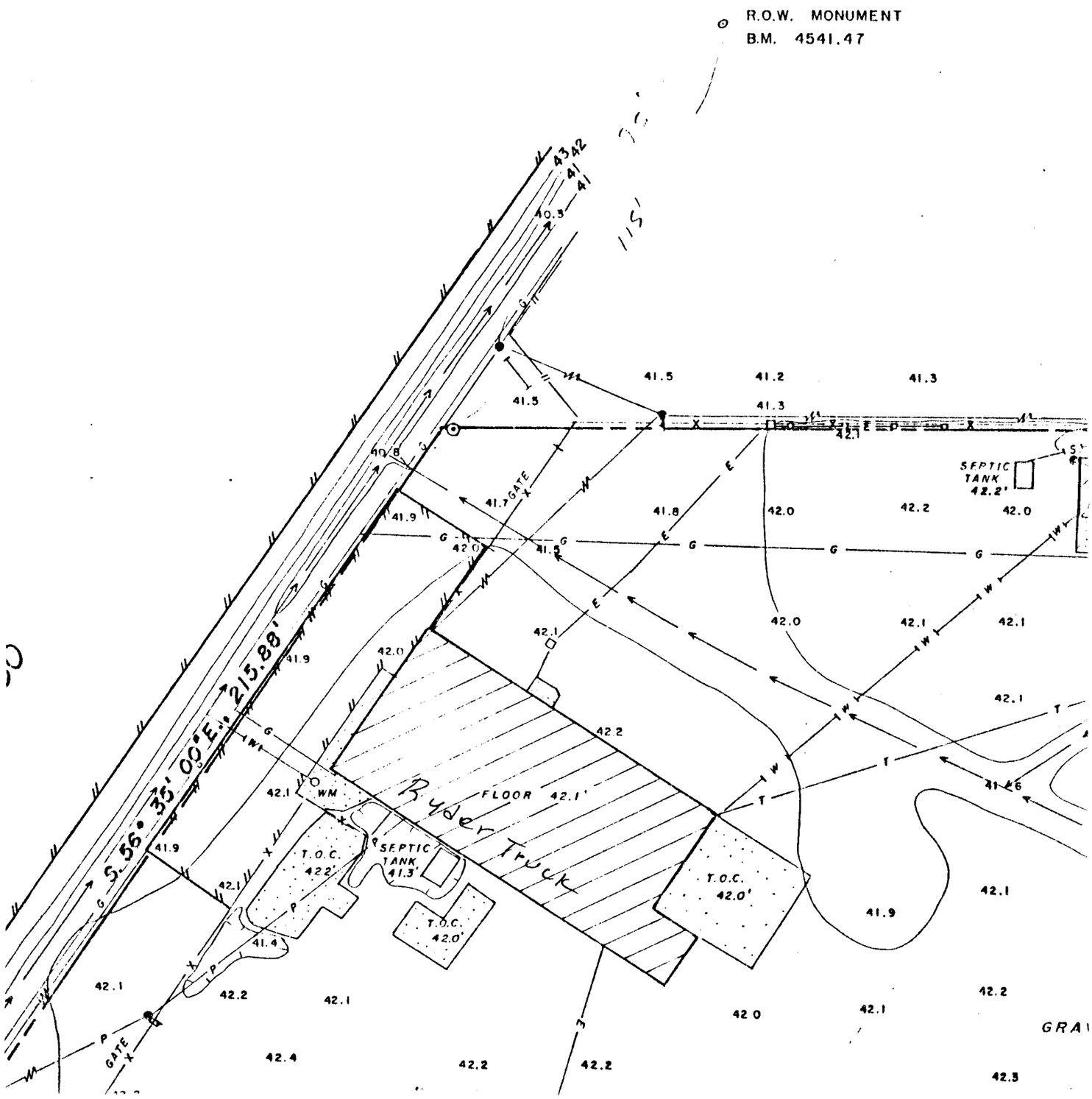
ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT.NGVD)	DESCRIPTION OF LOCATION
RM1	4527.73	A U.S. Geological Survey disk riveted to a 3.5-inch steel pipe projecting 1.5 feet above ground, 280 feet southeast of centerline of junction of Grand River Roads, 65.7 feet southwest of centerline of Denver and Rio Grande Western Railroad mainline track, 1.5 feet northeast of right-of-way fence northwest of Grand Junction.
RM2	4674.05	A 0.625-inch rebar set in ground, 150 feet south of junction of 23rd and E Roads, along west side of road, 8 feet northeast of power pole, west of Grand Junction; U.S. Bureau of Reclamation.
RM3	4529.74	A 0.5-inch rebar set in ground, 3.5 feet northeast of corner of Lot 25, 2325 River Road, northwest of Grand Junction; Henningson, Durham & Richardson, Inc
RM4	4536.61	Nail in north side of power pole no. 109/1, 2353 River Road, northwest of Grand Junction; Henningson, Durham & Richardson, Inc.
RM5	4542.52	Nail in telephone pole no. 11435, 2353 River Road, northwest of Grand Junction; Henningson, Durham & Richardson Inc.
RM6	4547.09	A 0.625-inch rebar set in ground, 15 feet west of River Road, 80 feet west of Denver and Rio Grande Western Railroad mainline tracks in line with 25 Road extended, west of Grand Junction; U.S. Bureau of Reclamation.
RM7	4552.05	A 0.625-inch rebar set in ground, 5 feet west of 24 Road, 2900 feet north of junction of 24 Road and U.S. Highways 6 and 50, northwest of Grand Junction; U.S. Bureau of Reclamation.
RM8	4563.86	Aluminum tag, stamped APS TBM 24B 19-8-66, set in west end of concrete curb on G Road bridge east of intersection with 24 Road, west of Grand Junction; Air Photo Surveys, Grand Junction.
RM9	4574.64	Aluminum tag, stamped APS TBM 19-8-66, set in northeast corner of bridge located on 24-½ Road south of intersection with G Road, northwest of Grand Junction; Air Photo Surveys, Grand Junction.
RM10	4594.76	Mesa County Survey marker, marked Center Section 3, at intersection of 25-½ and F-½ Roads, northwest of Grand Junction; Mesa County.
RM11	4672.66	Hinge nail in power pole at end of Kelly Drive, approximately 125 feet north of Paradise Hills Sewage Treatment Plant; Henningson, Durham & Richardson, Inc.
*RM12	4564.06	A brass cap in center of intersection of F and 25 Roads, northwest of Grand Junction; Mesa County
*RM13	4579.73	Hinge nail in north side of power pole on southeast corner of intersection of 25-½ and F Roads, northwest of Grand Junction;

ELEVATION REFERENCE MARK

REFERENCE MARK	ELEVATION (FT.NGVD)	DESCRIPTION OF
*RM16	4697.88	U.S. Coast and Geodetic Survey disk, southwest corner of concrete cl[illegible] c Hellenic Church, approximately 1[illegible] m intersection of 12th and North Streets
*RM17	4692.66	Brass cap in center of intersection of Junction; Mesa County.
RM18	4546.63	Bolt in telephone pole no.9, 1.0 foot a[illegible] Road, northwest of Grand Junction; Richardson, Inc.
*RM20	4553.69	Spike in power pole at northeast corner Main Streets in Grand Junction; Henning Inc.
*RM21	4578.24	U.S. Geological Survey disk, marked 45[illegible] baggage room in northwest end of t[illegible] platform of Denver and Rio Grande W[illegible] Grand Junction.
*RM22	4574.98	U.S. Coast and Geodetic S[illegible]y disk 1976, in concrete sill at floo[illegible] on [illegible] entrance at southwest corner of Denve[illegible] Railroad station in Grand Junction.
*RM23	4574.54	U.S. Coast and Geodetic Survey [illegible] 1926, set in east side of nor[illegible] b[illegible] Grande Western Railroad bridge 423-A of east side of north abutment approxim[illegible] Grand Junction.
*RM24	4565.07	North cap bolt in fire hydrant on northea[illegible] 5th Street and Noland Avenue in Gran[illegible] Durham & Richardson, Inc.
*RM25	4568.99	Spike set 1 foot above ground in nort[illegible] 5-inch diameter road post on southwes[illegible] 9th Street and Noland Avenue in Gran[illegible] Durham & Richardson, Inc.
*RM26	4577.70	Northeast corner of inlet structure to Treatment Plant, southeast of Grand Durham & Richardson, Inc
RM44	4538.67	Rebar 2" above ground 1.0" south of f[illegible] section on north side of Dike Road in Sec[illegible]

*LOCATED IN AREA NOT INCLUDED


R.O.W. MONUMENT
B.M. 4541.47
S 55° 35' 00" E. 215.89'
SEPTIC TANK 42.2'
SEPTIC TANK 41.3'
T.O.C. 42.2'
T.O.C. 42.0'
T.O.C. 42.0'
FLOOR 42.1'
Ryder Truck
GATE
WM
41.5
41.2
41.3
42.1
42.0
42.2
41.8
41.9
42.4
42.3