Table of Contents

File SPR-1995-114

Date 9/01/99

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
		Individual review comments from agencies
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**
X		***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		Letter to Steven P. Colony from Michael T. Drollinger re: Landscaping Escrow3/22/96			
X	X	Letter from Michael T. Drollinger to Steven P. Colony – 10/24/95			
X		Letter from Steven P. Colony to Michael Drollinger – 7/5/95 - **			
X		Warranty Deed			
X	X	Retention Pond Calculations for Transwest Trucks – 11/94			
X		Site Plan			
X		Grading, Drainage & Paving Plan			
X		Landscape Plan			

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: Sanford Dr. at Scarlett Dr. Project Name: Trans West Trucks

Date Received 6-15-95

Receipt # 2500

File # SPR-95-114

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 County Planning	● County Bldg. Dept.	● Irrigation District - GVIC	● Drainage District - GJDD	● Water District - UTE	O Sewer District	● U.S. West	O Public Service	● 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 $100 + $15/acre + Prints	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																														
● [redacted] Reduction of Assessor's Map	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						
O 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																													
● Detail Sheet	IX-12	1	2																													
● Landscape Plan	IX-20	2	1	1																												
O Geotechnical Report	X-8	1	1								1																					
O 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.

DRAWING STANDARDS CHECKLIST

LANDSCAPE PLAN

SECTION VIII

ITEM	GRAPHIC STANDARDS	OK	NA
A	Scale: 1" = 10' or 20'		
B	Sheet size: 24"x36"		
C	Primary features consist only of landscape features		
D	Notation: All non-construction text, and also construction notation for all primary features		
E	Line weights of existing and proposed (secondary and primary) features per City standards		
H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
J	Orientation and north arrow		
K	Title block with names, titles, preparation and revision dates		
M	Legend of symbols used		
N	List of abbreviations used		
P	Multiple sheets provided with overall graphical key and match lines		
Q	Contouring interval and extent		
R	Neatness and legibility		

ITEM	FEATURES	OK	NA
1	Use the Site Plan as a base map		
2	Identify areas to be covered with specific landscaping materials		
3	Boulders, mounds, swales, water courses, rock outcroppings		
4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil, and other remarks		
5	Specification of soil type and preparation		
6	Landscape irrigation layout, design, materials, and details (if requested by City staff)		
7	Planting/staking and other details as required		
8	Required note on Plan: "An underground, pressurized irrigation system will be provided"		
9	Space for approval signature by Community Development with date and title		

COMMENTS

1. This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

PROJECT NARRATIVE

TRANSWEST TRUCKS NEW FACILITY

JUNE 14, 1995

Transwest Trucks, Inc. is a Commerce City, Colorado based company. Their business is the sale and service of Freightliner trucks.

Their new Grand Junction operation will include truck sales and service, as well as the warehousing of parts. They will feature 24-hour service availability to best serve their clients. After hours operations, though, will be on a much more limited scale than daytime activities.

The site backs up to Interstate 70 near the interchange at the west end of the city at 22 Road. Service traffic from the highway should have minimal impact on the city, as fuel, food, lodging and access available adjacent to the new facility.

The entire site (except customer parking areas) will be fenced for security. The site will be well lit with lights on exterior building surfaces. As well as light poles throughout the site as required.

Parking areas for customers, employees and new trucks will be asphalt paved. Concrete aprons will be provided at the service doors.

The east end of the site will be filled with pit run and surfaced with gravel or recycled asphalt to provide additional truck and trailer parking.

All drainage will be retained on site in two retention areas. Landscaping will be provided along a portion of the street frontage to screen the asphalt paving and the retention areas.

The building will be a 24,100 square foot pre-engineered steel building. Exterior steel colors will be blue and gray with red and white accents.

REVIEW COMMENTS

FILE #SPR-95-114 **TITLE HEADING:** Site Plan Review - Transwest Trucks

LOCATION: 2236 Sanford Drive

PETITIONER: Alpine C.M., Inc.

PETITIONER'S ADDRESS/TELEPHONE: 1111 S. 12th St.
Grand Junction, CO 81501
970-245-2505

PETITIONER'S REPRESENTATIVE: Steve Colony

STAFF REPRESENTATIVE: Michael Drollinger

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.

GRAND VALLEY RURAL POWER **6/19/95**
P. Rupp **242-0040**

None at this time.

U.S. WEST **6/19/95**
Max Ward **244-4721**

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call 1-800-526-3557.

UTE WATER DISTRICT **6/26/95**
Gary Mathews **242-7491**

Ute water has a 8" main line in Sanford Drive. If fire protection is needed inside the building, a backflow prevention is required.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY...

CITY DEVELOPMENT ENGINEER **6/29/95**
Jody Kliska **244-1591**

Transportation Capacity Payment of $8,376.00 is required.

GRAND VALLEY IRRIGATION **6/21/95**
Phil Bertrand **242-2762**

1. Transwest Trucks abutts our Independent Ranchman Ditch.
2. We have deeded right-of-way and claim adverse prescriptive right of ownership to our canal right-of-way, also. A 25 foot canal right-of-way from water's edge must be honored and respected.
3. No vertical or horizontal trespass or encroachment of this right-of-way will be permitted
4. The new truck facility abutts (at the northwest corner) a canal turn around and crossing. This turn around must be acknowledged and respected with NO TRESPASS or ENCROACHMENT.
5. Any surface and subsurface water and drainage must be addressed prior to construction.

CITY FIRE DEPARTMENT **6/26/95**
Hank Masterson **244-1414**

1. A Fire Flow survey is required-submit complete building plans to the Fire Department for this purpose and for our plan review.
2. A flow test of area hydrants is required-contact the Fire Department to set up a time for this test.
3. Requirements for additional hydrants if any, will be based on results of the fire flow survey and hydrant flow testing.
4. The truck service area will be an H-4 Occupancy. It is required to have a fire sprinkler system if over 3,000 square feet in area.

MESA COUNTY BUILDING DEPARTMENT **6/26/95**
Bob Lee **244-1656**

Will need sand & grease interceptor. (Check with Persigo Wash for details). Need 2 sets of scaled plans for our code review. No other comments.

GRAND JUNCTION DRAINAGE DISTRICT **6/27/95**
John Ballagh **242-4343**

The proposed on site retention ponds are a feasible solution to the drainage from the truck facility. Ownership and maintenance of the retention ponds would seem to be 100% with the property owner. There needs to be some assurances that the retention ponds are not degraded or significantly reduced over time.

CITY UTILITY ENGINEER **6/28/95**
Trent Prall **244-1590**

SEWER - CITY
Contact Utility Billing (244-1580) to verify potential change in sewer fees. A building permit will not be issued until the planning clearance is complete which includes Utility Billing signoff. Please provide information on number of employees, square footage, and usage of addition as a percentage of square footage. For example 15% office / 15% warehouse / 70% retail.

COMMUNITY DEVELOPMENT DEPARTMENT 6/29/95
Michael Drollinger 244-1439

See attached comments.

ALPINE C.M., INC.

1111 S. 12TH ST. • GRAND JUNCTION, CO 81501 • 303/245-2505 • FAX 303/245-2591

July 5, 1995

Mr. Michael Drollinger
Ms. Katherine Porter
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

RE: Response to Site Plan Review comments, File #SPR-95-114, Transwest Trucks

Dear Michael and Katherine,

We propose the following responses to the Site Plan Review comments we received for the subject property:

Grand Valley Rural Power
No response required.

US West Communications
Up front fees for additional facilities will be paid if required.

Ute Water Conservancy District
Fire protection will be required in the building, so we will install a backflow preventer.

City Development Engineer
The TCP will be paid when the planning clearance is picked up.

Grand Valley Irrigation
1. - 4. After discussions with the owner, it was decided to move the east property fence to the west approximately 65' and align it over the easement line. This will provide clear access to the easement/right-of-way. See the revised site plan.
5. Surface drainage will all be directed to the retention areas.

City Fire Department
1. - 3. We will submit complete building plans for fire department clearance. Fire-flows could be done at that time.
4. The truck service area is greater than 3,000 SF, and we anticipated the need for sprinklers.

Mesa County Building Department
A sand and grease trap was anticipated and will be installed. We have talked to Persigo Wash and we will apply for their permit. Two sets of construction documents will be provided when we apply for the building permit.

Grand Junction Drainage District
The retention ponds are owned by the property owner and on-going maintenance will be their responsibility.

City Utility Engineer
Sewer PIF's will be paid when the planning clearance is picked up.

The total facility is 24,020 SF and breaks down approximately as follows:

Parts - 30%
Shop/Service - 55%
Office/Sales/Lounge - 15%

The owner anticipates the following number of employees:

Shop/Service - 16
Office/Sales - 6
Parts - 8
30 total

Community Development Department
1. - 3. See attached revised landscape plan.
4. See attached revised site plan.
5. See attached revised site plan. The gravel parking area has been changed to a recycled asphalt surface to provide a dust-free environment.
6. See attached revised site plan.
7. See response above to City Utility Engineer's comments.

Stamped civil engineer's are included with this submittal.

If you should have additional questions, or require further clarification, please feel free to call.

Sincerely,

Steven P. Colony, Architect
Project Manager

Attachments

STAFF REVIEW

FILE: SPR-95-114
DATE: June 21, 1995
STAFF: Michael Drollinger
REQUEST: Site Plan Review - Transwest Trucks
LOCATION: 2236 Sanford Drive
ZONING: I-1

STAFF COMMENTS:

1. Landscaping Plan incomplete - see attached Landscape Plan checklist for missing items.

2. Code requires landscaping (75% of the first five feet) along the I-70 frontage. As an alternative to providing planting beds w/shrubs, we would recommend street trees be planted at a 30-40 ft. spacing along the fence line which would provide screening of the storage area when mature.

3. Landscaping provided along Sanford Drive meets minimum area required by Code.

4. Section 5-1-2C(2) requires that all outdoor storage "shall be screened so that it can not be seen from any arterial or collector roadways . .". Paragraph (3) allows the screening to "consist of any combination of fences, walls, berms, or landscaping so long as it is at least six feet in height and provides year-round screening." The fence must be designed w/slats or other material to screen the storage area from the street (I-70).

5. Site Plan shall be revised to clearly indicate extent of asphalt vs. gravel areas. Gravel storage/parking areas may be permitted if they generate less than 30 ADT (average daily trips) and the parking that is provided is above the minimum required by Code. Please provide a certification that the gravel truck parking proposed will generate less than 30 ADT, otherwise the area must be paved.

6. Section 5-5-1H of the Code requires that bicycle parking be provided sufficient to hold three bicycles or the number of bicycles equal to ten percent of the required off-street parking spaces for the use, whichever is greater. Please revise Site Plan to indicate location of parking and provide a bicycle rack detail (sample attached).

7. Required parking can not be determined from information provided. Please provide the estimated number of employees and a breakdown of square footage by use (e.g. 30% office/70 % warehouse).

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.

h:\cityfil\1995\95-1142.wpd

RETENTION POND CALCULATIONS

For:

TRANSWEST TRUCKS

November, 1994

Prepared For:
ALPINE C.M., INC
1111 S. 12th. Street
Grand Junction, Colorado 81501
(303) 245-2505

Prepared By:
LANDesign LTD.
200 North 6th Street, Grand Junction, Colorado 81501
(303) 245-4099

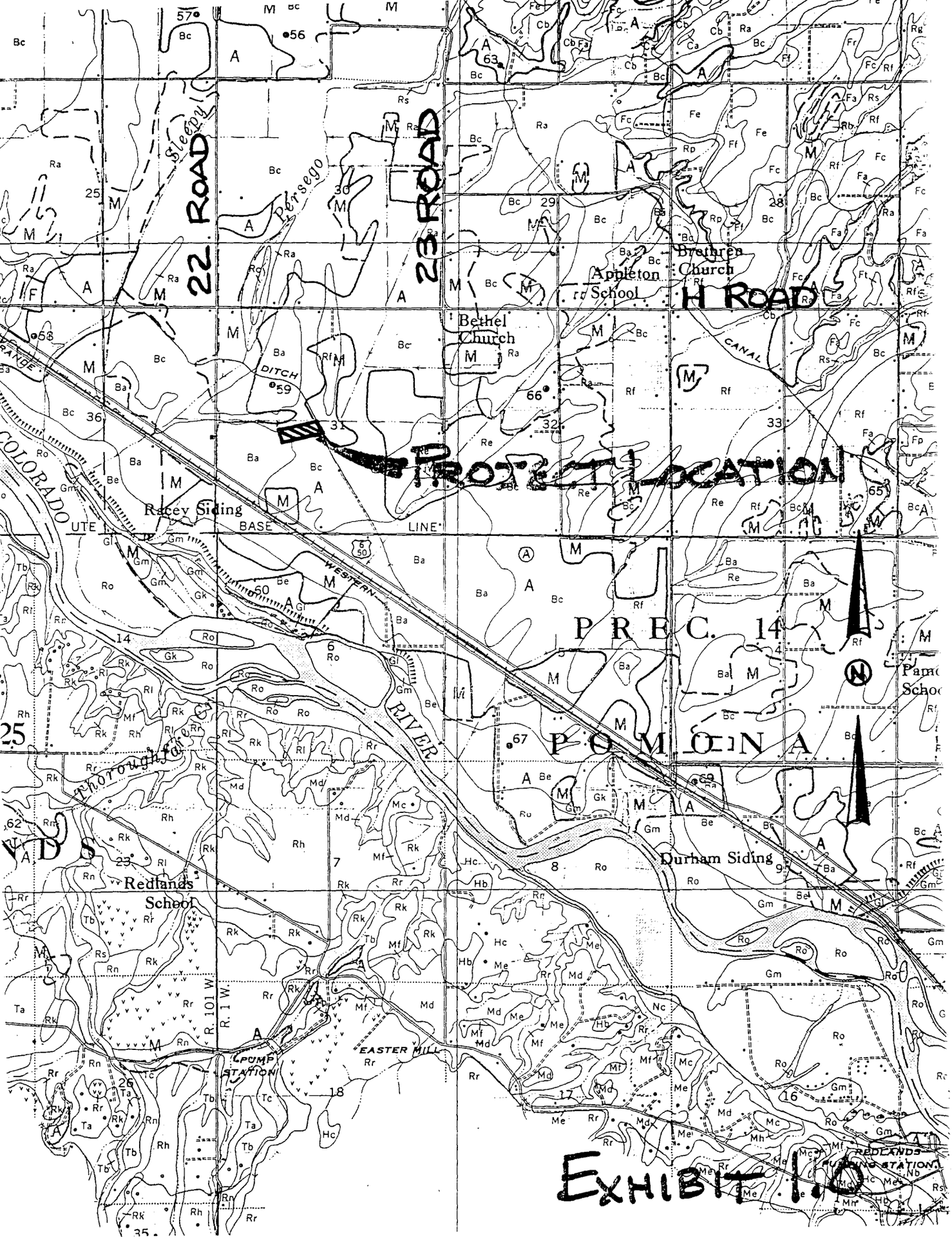
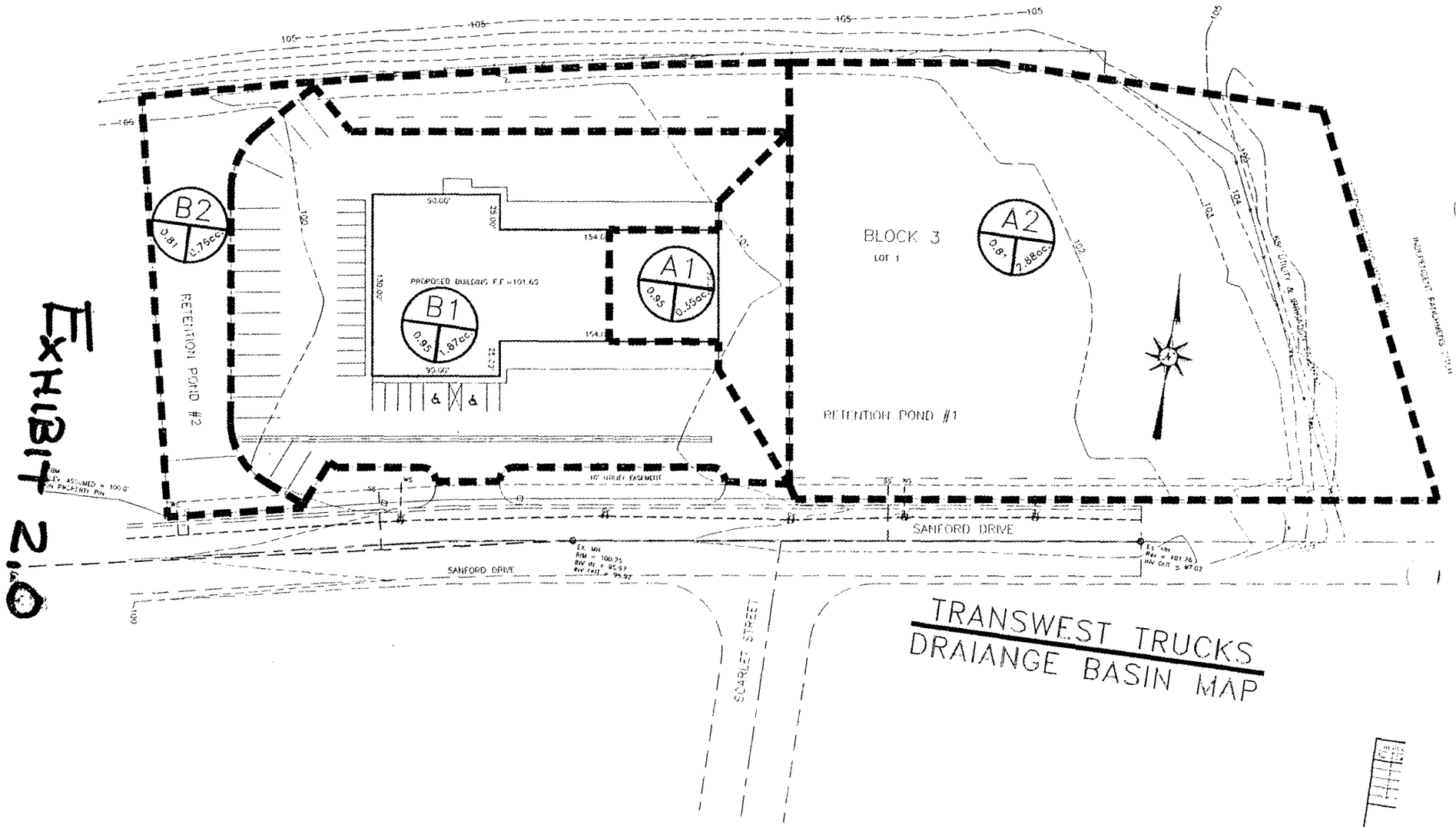

22 ROAD
23 ROAD
H ROAD
Sleepy Perego
Appleton School
Brethren Church
Bethel Church
CANAL
DITCH
PROJECT LOCATION
Racey Siding
BASE LINE
COLORADO UTE
WESTERN
PRECINCT 14
POMONA
RIVER
Thoroughfare
Redlands School
Durham Siding
EASTER MILL
PUMP STATION
R. 1 W.
R. 101 W.
REDLANDS PUMPING STATION
EXHIBIT 10

EXHIBIT 2.0



TRANSWEST TRUCKS
DRAIANGE BASIN MAP

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

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 (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 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.

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

TABLE "B-1"

Date: **13-Jun-95**
Project: **TRANSWEST TRUCKS - DRAINAGE DESIGN**
Job# **95042**

Subject: **RETENTION VOLUME CALCULATIONS - POND #1**

COMPOSITE "C" VALUE CALCS:

SUB-BASIN	SURFACE DESCRIPTION	AREA AC.	"C" VALUE	"A" x "C"
A1	BUILDING & ASPHALT PARKING LOT	0.35	0.95	0.33
A2	GRAVEL PARKING AREA	2.88	0.81	2.33
	SUMMATION	3.23		2.67
	COMPOSITE "C" =	2.67 / 3.23 =	**0.83**	

RETENTION VOLUME REQUIRED

V = P100(24 hr) x A x C(100d)

Where: V = RETENTION VOLUME IN CF.
P = 24 HR. RAINFALL PRECIPITATION IN INCHES
A = TOTAL BASIN AREA IN SQUARE FEET
C = DEVELOPED 100 YEAR COMPOSITE RUNOFF COEFFICIENT

V = (2.01 in / 12) x (3.23 ac. x 43,560 sf/ac) x 0.83
V = **19,561 CUBIC FEET**

EXHIBIT 4.0

HYDROLOGIC REPORT

STAGE / STORAGE / DISCHARGE

RESERVOIR NUMBER = 1

RESERVOIR NAME = RETENTION #1
STORAGE VALUES WERE INPUT MANUALLY

DISCHARGE VALUES: CULVERT STRUCT A. Q = .6 *A*[2gh/k]^.5 * 0
CULVERT STRUCT B. Q = .6 *A*[2gh/k]^.5 * 0
WEIR STRUCT A. Q = 3 * 0 * H ^ 1.5
WEIR STRUCT B. Q = 3 * 0 * H ^ 1.5

ELEVATION	DISCHARGE (cfs)			
	CULVERT A	CULVERT B	WEIR A	WEIR B
98.00	0.00	0.00	0.00	0.00
99.00	0.00	0.00	0.00	0.00
100.00	0.00	0.00	0.00	0.00
101.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	98.00	0	0	0.00
1.00	99.00	9663	9663	0.00
2.00	100.00	13659	23322	0.00
3.00	101.00	22172	45494	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00

EXHIBIT 5.0

Reservoir No. 1 STAGE / STORAGE / DISCHAR[illegible] RETENTION #1

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	98.00	0	0	0.00
0.10	98.10	966	966	0.00
0.20	98.20	966	1933	0.00
0.30	98.30	966	2899	0.00
0.40	98.40	966	3865	0.00
0.50	98.50	966	4832	0.00
0.60	98.60	966	5798	0.00
0.70	98.70	966	6764	0.00
0.80	98.80	966	7730	0.00
0.90	98.90	966	8697	0.00
1.00	99.00	966	9663	0.00

[PgDn] [Esc] to exit

Reservoir No. 1 STAGE / STORAGE / DISCHARGE RETENTION #1

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
1.00	99.00	966	9663	0.00
1.10	99.10	1366	11029	0.00
1.20	99.20	1366	12395	0.00
1.30	99.30	1366	13761	0.00
1.40	99.40	1366	15127	0.00
1.50	99.50	1366	16493	0.00
1.60	99.60	1366	17858	0.00
1.70	99.70	1366	19224	0.00
1.80	99.80	1366	20590	0.00
1.90	99.90	1366	21956	0.00
2.00	100.00	1366	23322	0.00

1.74 99.74 19,561

[PgDn] [Esc] to exit

EXHIBIT 6.0

Date: **13-Jun-95**
Project: **TRANSWEST TRUCKS - DRAINAGE DESIGN**
Job# **95042**

Subject: **RETENTION VOLUME CALCULATIONS - POND #2**

COMPOSITE "C" VALUE CALCS:

SUB-BASIN	SURFACE DESCRIPTION	AREA AC.	"C" VALUE	"A" x "C"
B1	BUILDING & ASPHALT PARKING LOT	1.87	0.95	1.78
B2	GRAVEL SURFACES & RET. POND	0.76	0.81	0.62
	SUMMATION	2.63		2.39
	COMPOSITE "C" =	2.39 / 2.63 =	**0.91**	

EXHIBIT 7.0

RETENTION VOLUME REQUIRED

V = P100(24 hr) x A x C(100d)

Where:
V = RETENTION VOLUME IN CF.
P = 24 HR. RAINFALL PRECIPITATION IN INCHES
A = TOTAL BASIN AREA IN SQUARE FEET
C = DEVELOPED 100 YEAR COMPOSITE RUNOFF COEFFICIENT

V = (2.01 in / 12) x (2.63 ac. x 43,560 sf/ac) x 0.91
V = **17,462 CUBIC FEET**

HYDROLOGIC REPORT

STAGE / STORAGE / DISCHARGE

RESERVOIR NUMBER = 2

RESERVOIR NAME = RETENTION #2
STORAGE VALUES WERE INPUT MANUALLY

DISCHARGE VALUES: CULVERT STRUCT A. Q = .6 *A*[2gh/k]^.5 * 0
CULVERT STRUCT B. Q = .6 *A*[2gh/k]^.5 * 0
WEIR STRUCT A. Q = 3 * 0 * H ^ 1.5
WEIR STRUCT B. Q = 3 * 0 * H ^ 1.5

ELEVATION	DISCHARGE (cfs)			
	CULVERT A	CULVERT B	WEIR A	WEIR B
97.00	0.00	0.00	0.00	0.00
98.00	0.00	0.00	0.00	0.00
99.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	97.00	0	0	0.00
1.00	98.00	9009	9009	0.00
2.00	99.00	10765	19774	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00

EXHIBIT 8.0

Reservoir No. 2 — STAGE / STORAGE / DISCHARGE — RETENTION #1

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	97.00	0	0	0.00
0.10	97.10	901	901	0.00
0.20	97.20	901	1802	0.00
0.30	97.30	901	2703	0.00
0.40	97.40	901	3604	0.00
0.50	97.50	901	4505	0.00
0.60	97.60	901	5405	0.00
0.70	97.70	901	6306	0.00
0.80	97.80	901	7207	0.00
0.90	97.90	901	8108	0.00
1.00	98.00	901	9009	0.00

[PgDn] [Esc] to exit

Reservoir No. 2 STAGE / STORAGE / DISCHARGE RETENTION #2

Storage values were input manually
Discharge values: Culvert struct A. Q = .6 * A * [2gh/k]^.5 * 0
Culvert struct B. Q = .6 * A * [2gh/k]^.5 * 0
Weir struct A. Q = 3 * 0 * H ^ 1.5
Weir struct B. Q = 3 * 0 * H ^ 1.5

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
1.00	98.00	901	9009	0.00
1.10	98.10	1077	10086	0.00
1.20	98.20	1077	11162	0.00
1.30	98.30	1077	12239	0.00
1.40	98.40	1077	13315	0.00
1.50	98.50	1077	14392	0.00
1.60	98.60	1077	15468	0.00
1.70 1.74	98.70 98.74	1077	16545 17,462	0.00
1.80	98.80	1077	17621	0.00
1.90	98.90	1077	18698	0.00
2.00	99.00	1077	19774	0.00

[PgDn] [Esc] to exit

EXHIBIT 9.0

June 8, 1995

Colorado Department of Health
Water Quality Control Division
WQCD-PE-B2
4300 Cherry Creek Drive South
Denver, Colorado 80222-1530

Attention: Permits and Enforcement Section, Mr. Dan Beley

Re: Transwest Trucks Repair Facility, Grand Junction, Colorado.

Dear Mr. Beley:

This letter is to follow up on our telephone conversation of today regarding the appropriate Stormwater Discharge Permits which may be required for this project based on intended use and the type of activities which will occur on the site.

The projects characterisitics are as follows:

1. This commercial facility will be a general truck maintenance and repair facility serving the general public.

2. Stormwater runoff from the site shall be retianed in two ponds on site. There shall be no discharge from the site.

Although fuel exchange activities will occur on site I understand from our conversation that a permit for "Stormwater Discharges Associated with Heavy and Light Industrial Activity" will not be required for this project as it is considered a "Commercial Facility" and is not currently regulated.

At this time we are requesting a letter from your agency verifying this understanding which the owner may present along with our drainage study to the City of Grand Junction, Colorado for review.

Sincerely

Monty D. Stroup

200 NORTH 6TH ST. • GRAND JUNCTION, CO 81501 • FAX (970) 245-3076 • (970) 245-4099

EXHIBIT 10.0

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

October 24, 1995

Steven P. Colony
Alpine C.M., Inc.
1111 S. 12th Street
Grand Junction CO 81501

RE: Transwest Trucks - 2236 Sanford Dr. (Our File #SPR-95-114)

Dear Steve,

This is a follow-up to your August 30, 1995 letter requesting an amendment to the approved plan for Transwest Trucks to eliminate the screening requirement for fencing bordering I-70.

We have reviewed your request and concur that given the circumstances which you describe (use of the grounds as a sales area and temporary parking area for trucks) the screening is not required. However, for your information I have attached the Zoning and Development Code section regarding screening requirements for outdoor storage. If the subject property is used at some point for outdoor storage purposes, screening as per the Code will be required. I would appreciate if you could pass this information on to the owner.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely yours,

Michael T. Drollinger
Senior Planner

Encls.

cc: File #SPR-95-114

h:\cityfil\1995\95-1143.wpd

ALPINE C.M., INC.

1111 S. 12TH ST. • GRAND JUNCTION, CO 81501 • 303/245-2505 • FAX 303/245-2591

August 30, 1995

Mr. Michael Drollinger
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

RE: Transwest Trucks, Inc.

Dear Mr. Drollinger,

We have discussed the Community Development Department's comments from the site plan review for the subject property with the owner, and he has some concerns about the required fence screening.

The yard will be used for two purposes. The first use will be for truckers to drop off their trailers temporarily while having their trucks serviced, then picking the trailers up and getting back on the road when service is complete. The other equally important use, and the item of concern for the owner is the area along the fence will be used to display vehicles for sale. They fear the fence slatting will obscure the appropriate visibility the vehicles will require. Also, the interstate is approximately 8 feet above the site along the north side of the property. From the point the site would be viewed from inside a vehicle on the highway, the fence slatting would provide very little, if any, screening for the majority of the property and would serve only to block the view of the very edge of the property where the owner will park his vehicles for sale. The area where the sale vehicles will be parked will also be landscaped.

Considering all these factors, the owner requests that the requirement for the screening in the fencing be eliminated.

If you have any questions or require additional information, please feel free to call. We patiently await your response and thank you for your consideration in this matter.

Sincerely,

Steven P. Colony, Architect
Project Manager