

SUBMITTAL CHECKLIST

VACATION

VE-95-68

Location: Sanford Drive

Project Name: SWD Subdivision - Drainage Easement

ITEMS		DISTRIBUTION												Vacation					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Police Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	County Planning	Irrigation District	Drainage District	Water District - Ute	Sewer District	U.S. West	Public Service	GVRP	TOTAL REQ'D.
● Application Fee \$360	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	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Names and Addresses	VII-3	1																	
● Legal Description	VII-2	1		1								1							
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Vicinity Sketch	IX-30	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	
● Drainage Report		1	1																
● Plat		1	1	1	1	1	1	1	8	1		1	1	1	1	1	1	1	

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

UE-95-68

GENERAL PROJECT REPORT

Project Location: 22 Road & Hwy 6 & 50
Grand Junction, CO 81505

Project Name: SWD Subdivision

Date of Report: April 6, 1995

Project is located in SWD Subdivision, 4 miles west of First Street in Grand Junction, approximately 22 Road & US Highway 6 & 50, on 37 acres.

The proposal is to relocate and improve an existing storm water retention pond, in compliance with the City of Grand Junction's storm water management plan.

The public will benefit by having a detention structure capable of providing management for the 100 year event.

The project will comply with all applicable requirements regarding this type of improvement.

This project is to be completed during the Summer of 1995.

2701-313-00-003
OCHS BROTHERS
PO BOX 603
COLORADO SPRINGS, CO
80901-0603

2701-313-08-001
G E P INVESTMENTS, INC.
7626 BRIGHTON ROAD
COMMERCE CITY, CO 80022

2701-313-00-007
KHALIL SAGHATOLESLAMI
PO BOX 10532
ASPEN, CO 81612-7330

2701-313-09-001
PETER STADLER
1048 INDEPENDENT AVE #201
GRAND JCT., CO 81505

2701-313-05-013
CEDAR LODGE PARTNERSHIP
2210 HWY 6 & 50
GRAND JCT., CO 81505

2701-313-09-005
GAMBLE ENTERPRISES, INC.
PO BOX 2906
GRAND JCT., CO 81502

2701-313-05-016
ROBERT E. UNFRED
3020 VIN ROSE WAY
GRAND JCT., CO 81504

2701-313-09-006
JIM D. DAVIS
2650 SPERBER LAND
GRAND JCT., CO 81506

2701-313-05-017
BEN D. HILL
545 WEST GREENWOOD
GRAND JCT., CO 81503

2701-313-09-003
SALLY GRADY
640 24 1/2 ROAD
GRAND JCT., CO 81505

2701-313-05-019
BRUCE K. GULLIKSON
2224 SANFORD DRIVE
GRAND JCT., CO 81505

2701-313-09-007
DICK A. BOGGS
774 24 1/2 ROAD
GRAND JCT., CO 81505

2701-313-05-021
ROBERT J. WILCOX
848 24 1/2 ROAD
GRAND JCT., CO 81505

2701-313-06-001
RICHARD L. SPARKMAN
PO BOX 1789
GRAND JCT., CO 81502

SELLAR'S SUB
REPLAT NO. 1

SWD SUBDIVISION

DELTA=66°38'30"
R=30.00'
L=34.89'
CHORD=32.96' S05°26'45"W

DELTA=39°34'00"
R=390.00'
L=269.32'
CHORD=264.00' S58°33'08"W

DELTA=98°04'12"
R=45.58'
L=77.88'
CHORD=68.72' S49°02'06"E

LOT 2
10.39 ACRES

LOT 2
DRAINAGE BREAK

EXISTING DRAINAGE EASEMENT
VOLUME APPROX. 0.6 ACRE/FT
(TO BE ABANDONED)

ASSUMED BENCH LOWEST
POINT OF VALLEY PAN AT
ENTRY TO DRAINAGE EASEMENT
ELEVATION = 100.00

40.00' PROPOSED
DRAINAGE EASEMENT

DEPTH APPROX. 48'

BLOCK 1

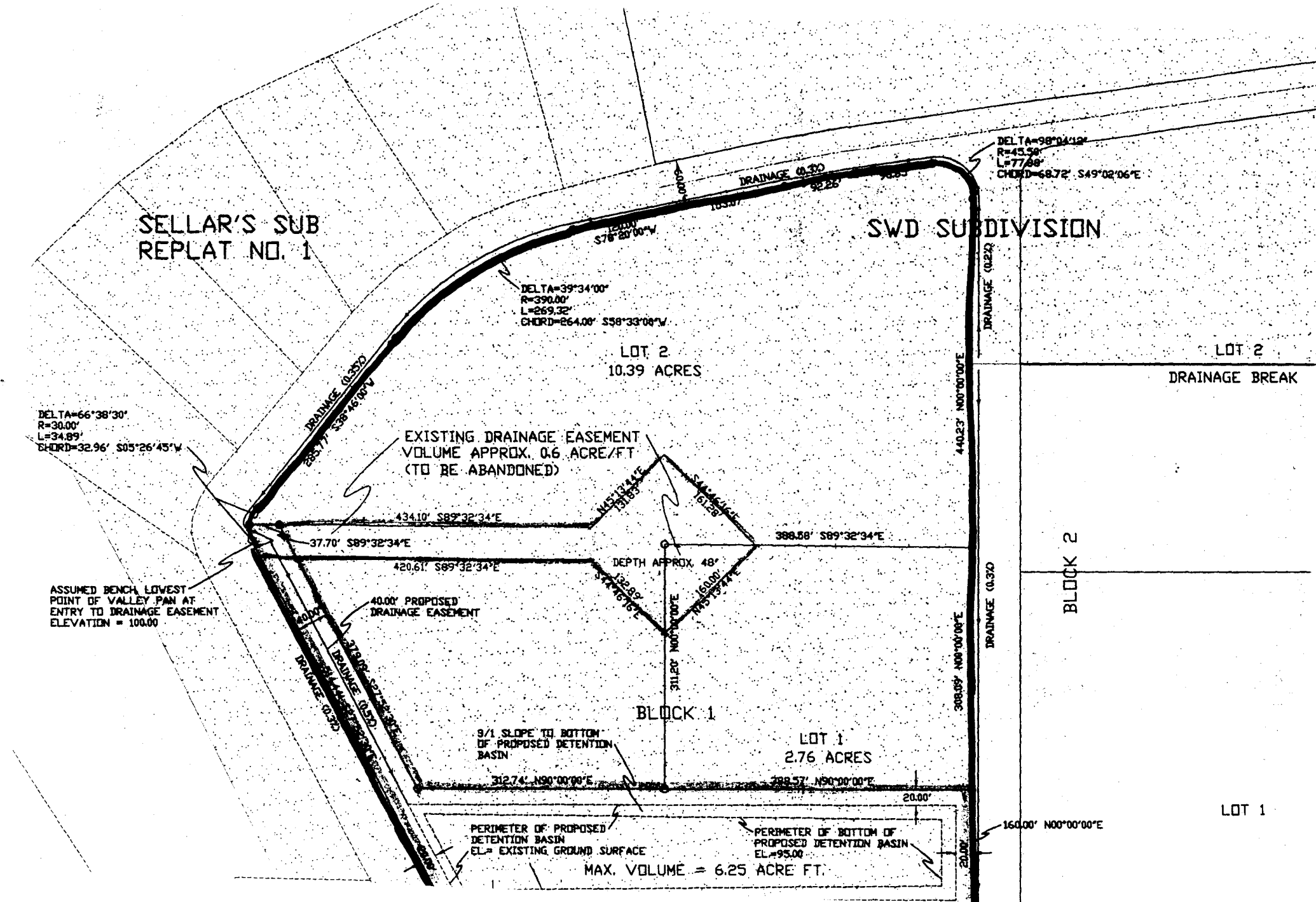
LOT 1
2.76 ACRES

9/1 SLOPE TO BOTTOM
OF PROPOSED DETENTION
BASIN

PERIMETER OF PROPOSED
DETENTION BASIN
EL = EXISTING GROUND SURFACE

PERIMETER OF BOTTOM OF
PROPOSED DETENTION BASIN
EL = 95.00

MAX. VOLUME = 6.25 ACRE FT.



VE-95-68

**PRELIMINARY
DRAINAGE PLAN**

April 6, 1995

**SWD SUBDIVISION
GRAND JUNCTION, CO 81505**

Prepared For:

TPI

552 25 Road #D

Grand Junction, CO 81505

Prepared By:

Cronk Construction Inc.

1129 -24- Road

Grand Junction, CO 81505

970-245-0577

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I. General Location and Description

A commercial development consisting of equipment/truck sales and service is being considered at the SWD subdivision located near the intersection of Hwy 6&50 and US Interstate 70, west of Grand Junction, Colorado. Lots 1-4 are included in the proposed development as follows:

SWD Subdivision Lots 1-4, Block 1 SWD Sub, consisting of a replat of Block 1 and Block 4 and a part of Block 5 of Sellers Sub, plus Block 3, plus part of Block 2 Sellers Sub replat #1, Section 31, Township 1 North, Range 1 West, Ute Meridian.

The SWD Subdivision consists of nearly-bare undeveloped ground northwest of the Acorn Food Store at 2222 Hwy 6&50. The site under consideration for development consists of approximately 16 acres of untilled native soils. The soils at the site are classified as SCS type "D" soil, being clay and silty clay.

II. Existing Drainage Conditions

Historic drainage is directed along the paved streets and gutters to a drainage easement leading to a retention basin located near the center of the 16 acre parcel. The basin is constructed as an inverted pyramid with a maximum depth in the center of approximately 4 ft. The approximate storage volume of the existing drainage basin is approximately 0.6 acre ft. A site survey revealed that there are approximately 6.5 acres of paved or graveled surface draining to the existing retention basin. There are approximately 27.7 acres of bare ground that drain to the existing basin including some drainage from Sellers Subdivision (lots north and west of SWD Subdivision).

Approximately 3.2 acres of the undeveloped land to the west of the proposed development (Sellers Subdivision) drain to a second detention area in front of the West Gate Inn along Highway 6&50. The adequacy of the existing retention facilities at the site appear questionable at best. A preliminary drainage report for the drainage basin/detention area associated with the proposed development follows. No drainage investigations were done for the second detention area to the southwest because it is not associated of the proposed development.

A test pit excavated about 100 ft south of the existing retention basin revealed the existing high seasonal water table is located approximately 9 ft below ground surface (BGS). The top 7 ft of soil is clay and silty clay, becoming increasingly sandy down to 11 ft BGS. There is abundant fine to medium well-sorted sand from 9 to 11 ft that will serve to keep the high seasonal water table stable at approximately 9 ft BGS.

III. Drainage Design Criteria

Drainage design criteria are taken from the *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994). The calculations used to develop a total runoff estimate (acre/ft) for both pre- and post-development conditions are based on the formula for total retention without outflow (Section VIII.E.3).

IV. Drainage Design

IV.a. Historic Conditions

Peak runoff is developed for the 100 year precipitation event for the Mesa County urbanized area. The extent of the existing drainage basin is shown in Figure 1. As shown in Table 1, using the 100 year, 24 hour rainfall of 2.01 inches and runoff coefficients of .35 and .95 for the bare ground and the paved areas respectively, the resultant storage volume required is 2.7 acre/ft for current conditions. The actual size of the retention basin needed would be dependent on several factors, including basin depth and side slope. As based on these calculations the existing detention facility will detain approximately 25% of runoff from the 100 yr., 24 hr. precipitation event.

IV.b. Developed Conditions

The historic retention basin located at the center of the property will be abandoned and a new basin will be constructed along the south side of the developed property (Fig. 2). A new drainage easement will be constructed from the head of the existing drainage easement and channel stormwater southeast to the new retention basin. The developed drainage basin is assumed to include all of the Sellers Subdivision through rechanneling Sellers drainage currently discharging to the southwest into the SWD developed

detention facility (approximately 3.2 acres). As a result of the regrading, the total drainage area will increase from 34.2 acres to 37.4 acres (See Figs. 1 & 2 for delineation of historic and developed drainage areas). The storage requirements for SWD and Sellers Subdivisions after the area is 100% developed were calculated. A runoff coefficient of .95 was assumed for the entire area with total precipitation being taken as 2.01 inches from the 100 year, 24 hour design storm for the Mesa County urbanized area. As shown in Table 1, the developed runoff volume for developed conditions is 6.04 acre ft. If the basin is to be constructed as an open pond with seeded or sodded slopes, depth must be held to a maximum of 4 ft with a maximum sideslope of 3 ft horizontal to 1 ft vertical. Because of the existing topography of the site, a berm around the perimeter of the drainage basin will be unnecessary but a setback of 20 ft from adjacent property lines is assumed. Using these sizing assumptions, the detention facility must encompass an area of approximately 2.2 acres to adequately contain runoff from the 100 year, 24 hour rainfall event.

V. Results and Conclusions

The historic runoff volume is estimated at 2.7 acre/ft (100 year event) and the projected developed runoff volume is 6.04 acre/ft, an increase of 3.34 acre/ft. These calculations are preliminary and a more complete drainage plan and retention basin design will be developed once the site development plan is completed.

VI. Certification

I, Thomas A. Cronk, hereby certify this report was completed by myself or under my direct supervision and has been prepared in accordance with good engineering practices.

Seal



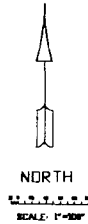
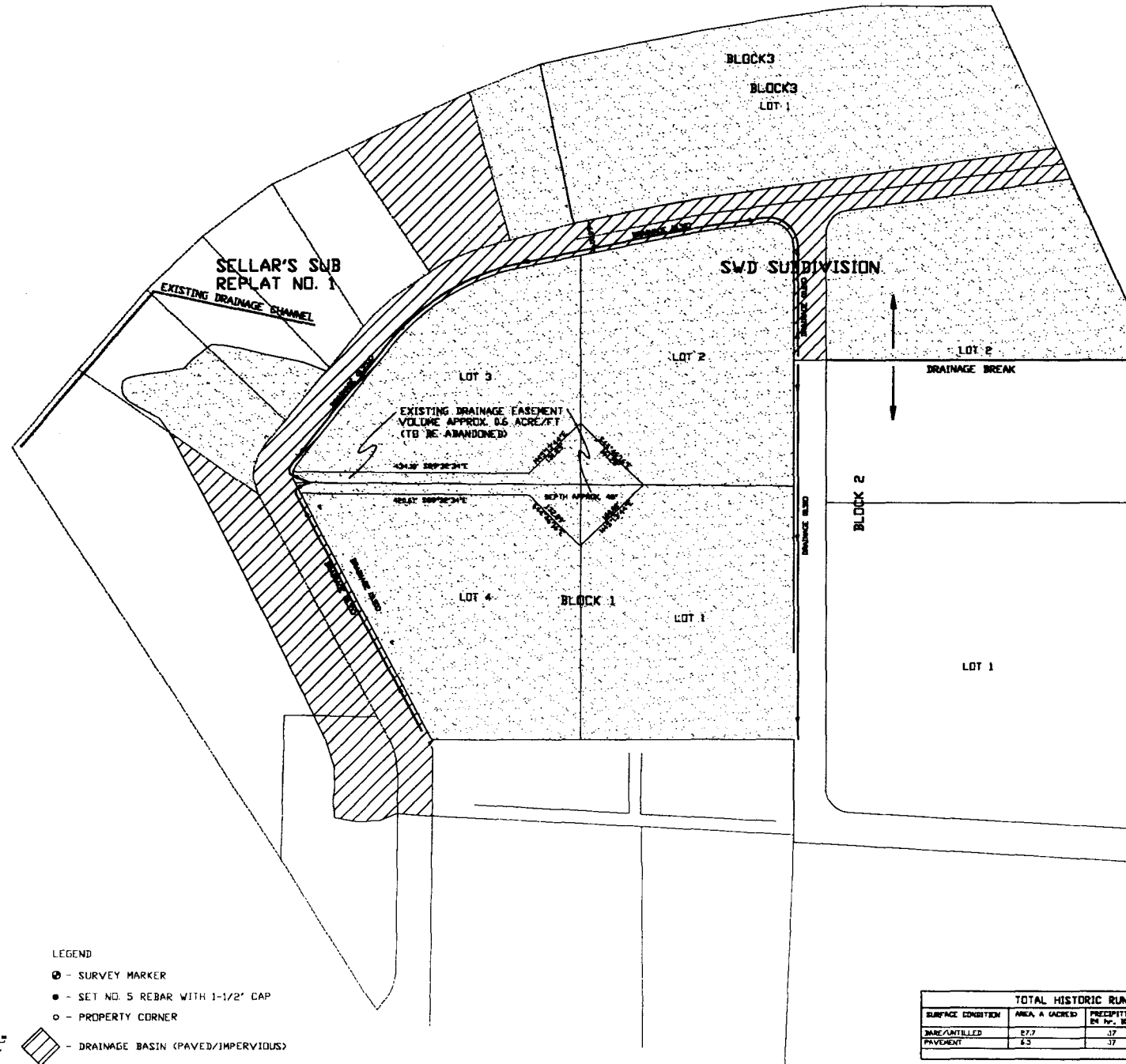
Thomas A. Cronk

Thomas A. Cronk

Date

April 7, 1995.

HISTORIC DRAINAGE
FIG. 2



- LEGEND
- ⊙ - SURVEY MARKER
 - - SET NO. 5 REBAR WITH 1-1/2" CAP
 - - PROPERTY CORNER
 - ▨ - DRAINAGE BASIN (PAVED/IMPERVIOUS)
 - ◇ - DRAINAGE BASIN (BARE/UNTILLED)

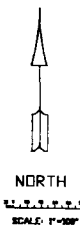
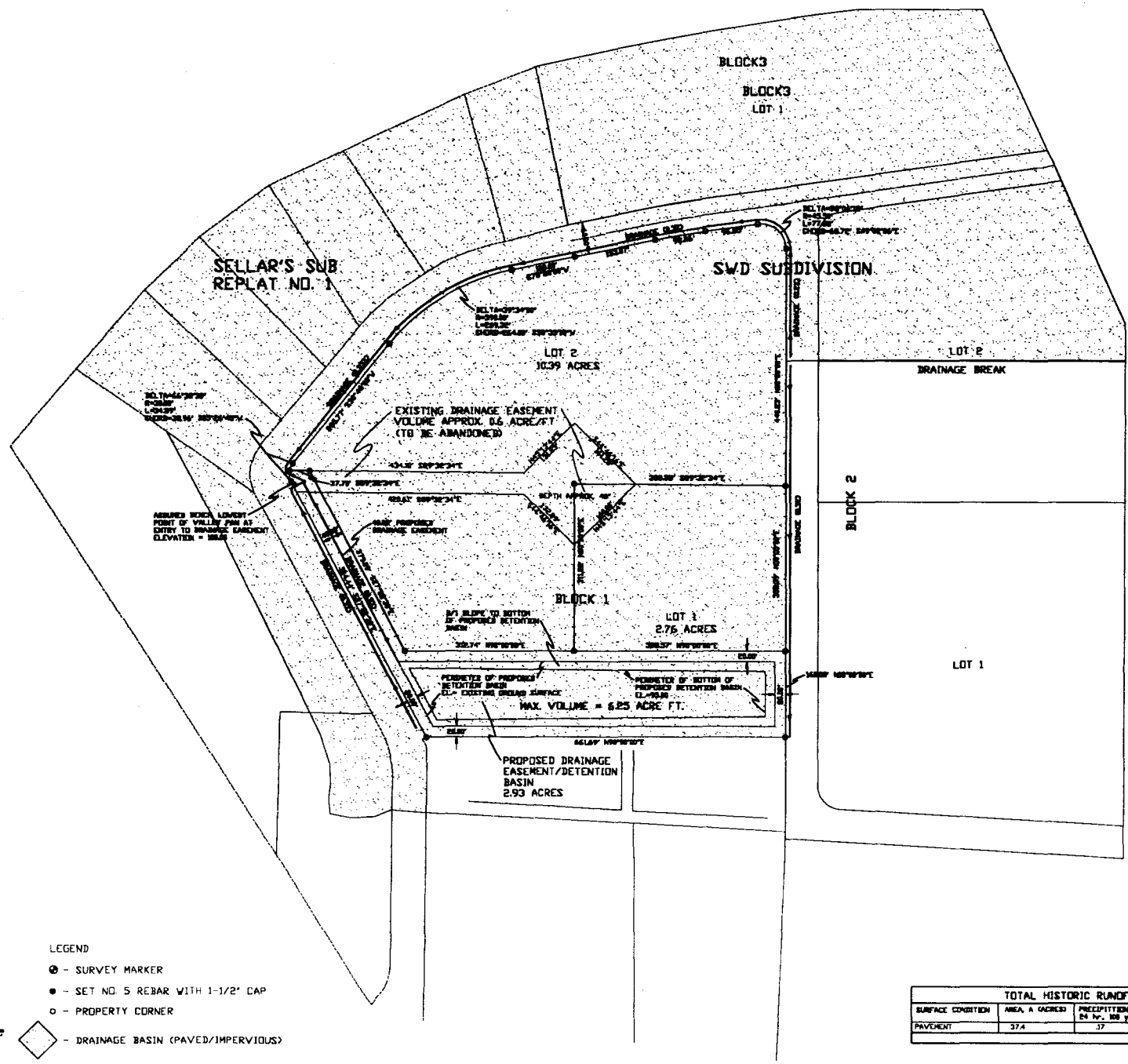
HISTORIC DRAINAGE

TOTAL HISTORIC RUNOFF CALCULATIONS (100 YR. EVENT)				
SURFACE CONDITION	AREA, A (ACRES)	PRECIPITATION, P (IN. PER 100 SQ. YRS. EVENT)	RUNOFF COEFFICIENT, C (000 YRS)	VOLUME, V (CU. YD. PER 100 YRS)
BARE/UNTILLED	27.7	.17	.25	1.25 ACRE/FT
PAVEMENT	6.3	.37	.95	1.85 ACRE/FT
TOTAL RUNOFF				2.70 ACRE/FT

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DEVELOPED DRAINAGE
FIG. 2

S



- LEGEND
- - SURVEY MARKER
 - - SET NO. 5 REBAR WITH 1-1/2" CAP
 - - PROPERTY CORNER
 - ◊ - DRAINAGE BASIN (PAVED/IMPERVIOUS)

DEVELOPED DRAINAGE

TOTAL HISTORIC RUNOFF CALCULATIONS (100 YR. EVENT)				
SURFACE CONDITION	AREA, A (ACRES)	PRECIPITATION, P (IN.) 24 hr., 100 yr. event	RUNOFF COEFFICIENT, C (0.00 yr ⁻¹)	VOLUME, V (CU. FT.) V=APAC
PAVEMENT	374	37	95	6.54 ACRE/FT
TOTAL RUNOFF				6.54 ACRE/FT

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Drainage Conditions	Surface Conditions	Area, A (acres)	Precipitation, P (feet)	Runoff Coefficient, C (100 year event)	Volume, V V = AxPxC (acre feet)
Historic	bare/untilled	27.7	.17	.35	1.65
	impervious	6.5	.17	.95	1.05
	Historic total runoff				2.70
Developed	impervious	37.4	.17	.95	6.04
	Developed total runoff				6.04

TOTAL RUNOFF CALCULATIONS, TABLE 1.

$P_{100,24}$ - 100 year, 24 hour rainfall of 2.01 inches from *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994).

C_{100d} - 100 year developed runoff coefficient from *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994).

REVIEW COMMENTS

Page 1 of 1

FILE #VE-95-68

TITLE HEADING: Easement Vacation

LOCATION: Sanford Drive, SWD Subdivision

PETITIONER: Steve McCallum

PETITIONER'S ADDRESS/TELEPHONE: 552 25 Road
Grand Junction, CO 81505
970-243-4642

PETITIONER'S REPRESENTATIVE: Steve McCallum

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., APRIL 24, 1995.

CITY UTILITY ENGINEER 04/10/95
Bill Cheney 244-1591

No Comments.

CITY POLICE DEPARTMENT 04/11/95
Dave Stassen 244-3587

No Impact on Police Department anticipated.

PUBLIC SERVICE 04/15/95
Dale Clawson 244-2695

No Objections.

GRAND JUNCTION DRAINAGE DISTRICT 04/17/95
John Ballagh 242-4343

The drainage easement is not to the Drainage District. There is a major portion of the SWD Subdivision which does drain to the existing site. The proposed drainage basin should suffice to replace the present facility. The Grand Junction Drainage District is not interested in maintaining either the present site or the proposed drainage basin. The correct term of identification should probably be retention site not detention as the sun and heat will evaporate the surface water(s).

UTE WATER DISTRICT 04/19/95
Gary Mathews 242-7491

No objections.

U.S. WEST
Max Ward

04/18/95
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.

CITY DEVELOPMENT ENGINEER
Jody Kliska

04/20/95
244-1591

New facilities need to be in place prior to destruction and vacation of existing facility. The plat must dedicate the easement either to a property owner's association or to the property owner.

COMMUNITY DEVELOPMENT DEPT.
Michael Drollinger

04/21/95
244-1439

1. No Planning Clearance for site development will be issued prior to the completion of the relocation of the detention facility as proposed and the vacation of the existing easement/dedication of the relocated easement.
2. Petitioner will need to prepare a plat for the resubdivision which also identifies the relocated drainage easement.

ADDENDUM TO
RESPONSE TO REVIEW COMMENTS

FILE #VE-95-68

Location: Sanford Drive, SWD Subdivision
Petitioner: Steve McCallum
Petitioner's Address/Telephone: 552 25 Road
Grand Junction, CO 81505
243-4642
Petitioner's Representative: Steve McCallum
243-4642
Staff Representative: Michael Drollinger
Response Submitted: April 25, 1995

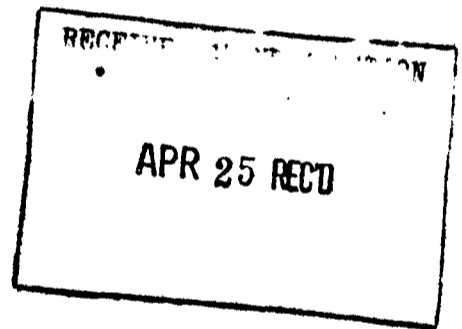
City Development Engineer, Jody Kliska
The new system will be in place prior to removal and vacation of existing facility. The new easement will be dedicated to the property owners association.

Thank you for your assistance in expediting this project.

Sincerely,



Steve McCallum



Response to Review
Comments

File#VE 95 68

Location: Sanford Drive, SWD Subdivision

Petitioner: Steve McCallum 243 4642

Representative: Steve McCallum



The only response is to Mr Ballaghs statement concerning the correct term of retention site, in which case he is correct as always.

I would also like to thank the staff and the staff representative for their assistance and flexibility in this project.

Steve McCallum
4-24-95

STAFF REVIEW

FILE: #VE 95-68
DATE: April 21, 1995
STAFF: Michael Drollinger
REQUEST: Easement Vacation/Resubdivision
LOCATION: Sanford Drive
ZONING: I-1

STAFF COMMENTS:

1. No Planning Clearance for site development will be issued prior to the completion of the relocation of the detention facility as proposed and the vacation of the existing easement/dedication of the relocated easement.
 2. Petitioner will need to prepare a plat for the resubdivision which also identifies the relocated drainage easement.
-

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

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STAFF REVIEW

FILE: #VE-95-68

DATE: April 25, 1995

STAFF: Michael Drollinger

REQUEST: Easement Vacation

LOCATION: Sanford Drive

APPLICANT: Steve McCallum
552 25 Road
Grand Junction, CO 81505

EXISTING LAND USE: Vacant

EXISTING ZONING: I-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The proposal calls for the relocation of an existing drainage easement and facility in the SWD subdivision which is located on Sanford Drive (approximately at 22 Road just north of Hwy 6&50). The drainage easement and retention pond are presently located partly on Lots 1-4 and were approved as part of the subdivision in 1980. The petitioner is requesting the relocation so that Lots 1-4 can be more easily developed. The petitioner is also planning to replat the four lots into two lots as indicated on the preliminary plan.

The relocated drainage facility and easement would be located on the southern end of the subject property across Lots 1 & 4. The facility will be designed in accordance with City Standards.

STAFF RECOMMENDATION:

Staff recommends approval of the application subject to the following conditions and issues to be resolved:

1. The plat must dedicate the easement either to a property owner's association or to the property owner.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #95-68, a request for easement vacation, I move that the application be forwarded to the City Council with a recommendation for approval subject to the condition #1 in the staff report.

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STAFF REVIEW (City Council)

FILE: #VE-95-68

DATE: May 10, 1995

STAFF: Michael Drollinger

REQUEST: Easement Vacation

LOCATION: Sanford Drive

APPLICANT: Steve McCallum
552 25 Road
Grand Junction, CO 81505

EXECUTIVE SUMMARY:

Petitioner is requesting a vacation of a drainage and utility easement adjacent to Sanford Drive in the SWD Subdivision to permit construction of an industrial development. The petitioner proposes to construct a new relocated drainage facility to the south and dedicate an easement for such. The proposed drainage facility is designed to accommodate stormwater runoff from other properties (largely undeveloped) in the SWD Subdivision.

EXISTING LAND USE: Vacant

EXISTING ZONING: I-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The proposal calls for the relocation of an existing drainage easement and facility in the SWD subdivision which is located on Sanford Drive (approximately at 22 Road just north of Hwy 6&50). The drainage easement and retention pond are presently located partly on Lots 1-4 and were approved as part of the subdivision in 1980. The petitioner is requesting the relocation so that Lots 1-4 can be more easily developed. The petitioner is also planning to replat the four lots into two lots as indicated on the preliminary plan.

The relocated drainage facility and easement would be located on the southern end of the subject property across Lots 1 & 4. The facility will be designed in accordance with City Standards.

STAFF RECOMMENDATION:

Staff recommends approval of the application subject to the following conditions and issues to be resolved:

1. The plat must dedicate the easement either to a property owner's association or to the property owner.

PLANNING COMMISSION RECOMMENDATION:

At their May 2, 1995 meeting, the Planning Commission recommended approval of the easement vacation subject to the condition in this staff report.