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File PDR-1996-178

Name: St. Mary's East Parking Lot Addition - 7th Street - South of Patterson Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
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		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

WITHDRAWN

X	X	Title Insert		
X		Agreement to Issue Policy from First American Title Co.		
X		Deed - Bk 2034 / Pg 788		
X		Landscape Care details for Cherry Plum tree		
X	X	Grayscale Location Map		
X	X	Landscape Plan		
X	X	Site Plan		
X		Detail Sheet		
X	X	Grading and Drainage Plan		
X		Staking Plan		



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. PDR-96-178

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

Sisters of Charity Health Services

Name Corporation

4200 South 4th Street

Address

Leavenworth, KS 66048-5054

City/State/Zip

Business Phone No.

DEVELOPER

St. Mary's Hospital

Name

2635 North 7th Street

Address

Grand Junction, CO 81501

City/State/Zip

(970)244-2445

Business Phone No.

REPRESENTATIVE

Western Engineers, Inc.

Name

2150 Highway 6 & 50

Address

Grand Junction, CO 81505

City/State/Zip

(970)242-5202

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Matt Zohn

Signature of Person Completing Application

7-30-96

Date

X Kevin Etnedy Director Facilities Margaret 7-31-96

Signature of Property Owner(s) - attach additional sheets if necessary

Date

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT - FINAL

Location: E side 7th Str.; S of Patterson Project Name: ST. MARY'S - PARKING LOT

ITEMS		DISTRIBUTION																				TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District - GTDD	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers		Walker Field	Persigo	TCI Cable
Application Fee \$425	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
Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Evidence of Title	VII-2	1			1			1																	
Appraisal of Raw Land	VII-1	1			1	1																			
Names and Addresses*	VII-2	1																							
Legal Description*	VII-2	1			1																				
Deeds	VII-1	1			1			1																	
Easements	VII-2	1	1	1	1			1									1	1	1					1	
Avigation Easement	VII-1	1			1			1														1			
ROW	VII-3	1	1	1	1			1									1	1	1					1	
Improvements Agreement/Guarantee*	VII-2	1	1	1				1																	
CDOT	VII-3	1	1																						
Industrial Pretreatment Sign-off	VII-4	1			1																				
General Project Report	X-7	1	1	1	1	1	1	1	8	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
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
Grading and Drainage Plan	IX-16	1	2											1								1			
Storm Drainage Plan and Profile	IX-30	1	2											1			1	1	1					1	
Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1						1	
Roadway Plan and Profile	IX-28	1	2											1											
Road Cross-Sections	IX-27	1	2																						
Detail Sheet	IX-12	1	2																						
Landscape Plan	IX-20	2	1	1				8																	
Geotechnical Report	X-8	1										1													
Final Drainage Report	X-5,6	1	2											1											
Stormwater Management Plan	X-14	1	2											1								1			
Phase I and II Environmental Report	X-10,11	1	1																						
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.

PRE-APPLICATION CONFERENCE

Date: 7/18/96
Conference Attendance: M. Lohaf, M. Drollinger
Proposal: Parking Lot Development - St. Mary's
Location: E side 7th Street, S of Patterson Rd.

Tax Parcel Number: 2945-111-00-056
Review Fee: \$350 + \$75 PW Fees
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? As per eng
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? No Estimated Amount:
Recording fees required? No Estimated Amount:
Half street improvement fees/TCP required? No Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? As per eng.
Applicable Plans, Policies and Guidelines Devel Code
Located in identified floodplain? FIRM panel # No
Located in other geohazard area? No
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No
Avigation Easement required? No

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X
Signature(s) of Petitioner(s)

X MSA Joly (Western Engineers)
Signature(s) of Representative(s)

2945-111-00-142
SISTERS OF CHARITY HEALTH
SERVICES CORP
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

2945-111-02-004
WILLIAM A COHAN
MARILYN B CALABRESE
1410 SANTA FE DR
ENCINITAS, CA 92024-4063

2945-111-02-009
MINREC INC
715 HORIZON DR SUITE 219
GRAND JUNCTION, CO 81506

2945-111-02-951
BISHOP OF PUEBLO
C/O DIOCESE OF PUEBLO
1001 N GRAND AVE
PUEBLO, CO 81003-2915

2945-112-00-971
ST MARYS HOSPITAL
SISTER MICHEL ADM
7TH + PATTERSON
GRAND JUNCTION, CO 81501

2945-111-00-959
SISTERS OF CHARITY OF
LEAVENWORTH HEALTH
SERVICES
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

2945-111-00-977
SISTERS OF CHARITY HEALTH
SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

Matt Lohof
Western Engineers
2150 Highway 6 & 50
Grand Junction, CO 81505

2945-111-15-971
SISTERS OF CHARITY OF
LEAVENWORTH HEALTH
SERVICES CORP % J VAN CLEVE
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

2945-111-02-007
MINREC INC
715 HORIZON DR SUITE 219
GRAND JUNCTION, CO 81506

2945-111-02-010
THOMAS G TADVICK
CAROL L
2352 N 7TH ST # 4
GRAND JUNCTION, CO 81501-8133

2945-112-00-045
SISTERS OF CHARITY OF
LEAVENWORTH HEALTH
SERVICE CORPORATION
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

2945-111-02-012
RICHARD HURD
2352 N 7TH ST # 6
GRAND JUNCTION, CO 81501-8133

2945-111-00-972
SISTERS OF CHARITY HEALTH
SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

2945-111-00-998
SISTERS OF CHARITY OF
LEAVENWORTH HEALTH
SERVICES CORP
4200 S 4TH ST TRAFFIC WAY
LEAVENWORTH, KS 66048

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

2945-111-32-978
SISTERS OF CHARITY OF
LEAVENWORTH
HEALTH SERVICES CORPORATION
PO BOX 1628
GRAND JUNCTION, CO 81502

2945-111-02-008
MINREC INC
715 HORIZON DR SUITE 219
GRAND JUNCTION, CO 81506

2945-111-02-011
MINREC INC
773 VALLEY CT
GRAND JUNCTION, CO 81505-9714

2945-112-00-066
SISTERS OF CHARITY HEALTH
SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

2945-111-00-956
SISTERS OF CHARITY OF
LEAVENWORTH
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

2945-111-00-974
SISTERS OF CHARITY OF
LEAVENWORTH
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

2945-111-00-976
SISTERS OF CHARITY OF
LEAVENWORTH
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

GENERAL PROJECT REPORT

St. Mary's Hospital Employee Parking Lot Expansion

The proposed temporary employee parking lot expansion project is to be located on St. Mary's Hospital property located at 2536 North Seventh Street, Grand Junction, Colorado. The proposed parking lot property was formerly a residence on Seventh Street and is approximately 0.60 acres in size. The residence has been removed and the lot has been leveled and graveled, except for an old cottonwood tree to be left in place by means of a planter within the proposed parking lot. Hospital employees currently use the graveled lot for parking. Also, as a part of this project St. Mary's Hospital intends to replace approximately 200 feet of Seventh Street sidewalk to meet City standards, remove unusable curb cuts and install chain link fence along Seventh Street to direct pedestrian traffic from the employee parking lot to the Seventh Street and Patterson Road intersection. The sidewalk replacement part of the project will be done under a cost share arrangement with city engineering. The hospital will also provide additional landscape along Seventh Street and in the proposed parking lot.

The additional employee parking will decrease employee parking overflow into parking lots located around the hospital, thus allowing the public greater access to parking lots located around the hospital. The widening of the sidewalk along Seventh Street will increase safety for pedestrian traffic. The proposed landscaping will provide a buffer zone between Seventh Street and the employee parking lot which will ease the visual effect of the parking lot from Seventh Street.

As a part of the St. Mary's Hospital Master Planned Unit Development (P.U.D.) accepted by the City of Grand Junction in 1995, additional parking in this area is acceptable within the P.U.D.. The property is bordered by other property owned by St. Mary's Hospital to the south, east and north while the west property line abuts City of Grand Junction Seventh Street right-of-way. The property to the north and east are currently part of the St. Mary's Hospital employee parking lot. The two existing buildings to the south of the proposed parking lot are currently temporary facilities for hospital personnel. The proposed parking lot will utilize the existing card gate entrances to the employee parking lot located on Patterson Road and Wellington Avenue. No additional entrances to public right-of-way will be required for the proposed parking expansion.

The existing detention pond located along Wellington Avenue is to be expanded to accommodate additional stormwater run-off created by the additional parking lot and discharge into the Buthorn Drain will be restricted as much as practical due to the existing limited capacity of the Buthorn Drain.

Existing light poles installed by St. Mary's Hospital during original parking lot construction will provide adequate lighting for the additional parking lot. One light pole located near the south edge of the proposed parking lot will need to be moved a few feet to the south. There is also an existing gas service line within the existing utility easement that runs along the south boundary line which may need to be lowered or relocated during construction. Preliminary research indicates this line may be shallow. Public Service Company will be contacted to resolve this problem prior to construction.

Site soils include imported pit run and gravel materials placed on top of existing site soils during the site regrading and demolition process. Existing site soils are from soil group B, Fruita/Ravola Gravelly Loam (Fa) and Fruita/ Ravola Loam (Fc). Approximately 45 percent of the site soils are (Fa) while the other 55 percent are (Fc). Existing site soils and geology will not adversely affect the project.

Since the parking lot is exclusively for St. Mary's employee parking, the parking lot will be used 24 hours a day, 7 days a week. Peak hours are expected to be between 8:00 am and 5:00 pm on weekdays. Since the proposed parking lot is near Seventh Street, it is expected to be one of the more heavily used employee parking lots. One way vehicle access from the existing parking lot to the north will be provided to the proposed parking lot. This driveway will be situated near the northwest corner of the proposed parking lot for overflow from the existing northern lot. Also, there will be an entrance/exit and an exit only vehicle access located on the east end of the proposed parking lot accessing the main parking lot access road to Wellington Avenue. Traffic control signs are to be placed indicating one way traffic lanes and entrance requirements.

St. Mary's Hospital had originally planned construction for this fall. The actual construction schedule will be determined by the length of the City of Grand Junction review and approval process.

Prepared For:
St. Mary's Hospital
2635 North Seventh Street
Grand Junction, CO 81501

Prepared By:
Western Engineers, Inc.
2150 Highway 6 & 50
Grand Junction, CO 81505

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-178

TITLE HEADING: St. Mary's Parking Lot

LOCATION: E side of 7th Street, S of Patterson Road

PETITIONER: St. Mary's Hospital

PETITIONER'S ADDRESS/TELEPHONE: 2635 N 7th Street
Grand Junction, CO 81501
244-2445

PETITIONER'S REPRESENTATIVE: Matt Lohof, Western Engineers

STAFF REPRESENTATIVE: Mike Pelletier

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., AUGUST 22, 1996.

CITY COMMUNITY DEVELOPMENT 8/9/96
Mike Pelletier 244-1451

Double check the use of #38 Purpleleaf Sand Cherry. I think that this is large shrub and would not work well in the southwestern most landscape island as shown on the plan. Also, if it bears fruit that could create a nuisance for vehicles.

CITY DEVELOPMENT ENGINEER 8/10/96
Jody Kliska 244-1591

1. The drainage as proposed is acceptable.
2. Please dimension the parking spaces for width, length, aisle width. The compact spaces do not appear to work - 6' is too narrow unless it's motorcycle parking.

CITY UTILITY ENGINEER 8/9/96
Trent Prall 244-1590

No comment.

CITY FIRE DEPARTMENT 8/14/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

MESA COUNTY BUILDING DEPARTMENT 8/5/96
Bob Lee 244-1656

No comments.

GRAND JUNCTION DRAINAGE DISTRICT

8/5/96

John Ballagh

242-4343

1. The site is wholly within the Drainage District. The site does drain into the Buthorn Drain as correctly identified in the drainage study.
2. The proposed enlargement of the detention facility sounds like a reasonable solution to the problem of increased runoff from the parking lot expansion.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent

City Attorney

Public Service Company

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

LEGAL DESCRIPTION

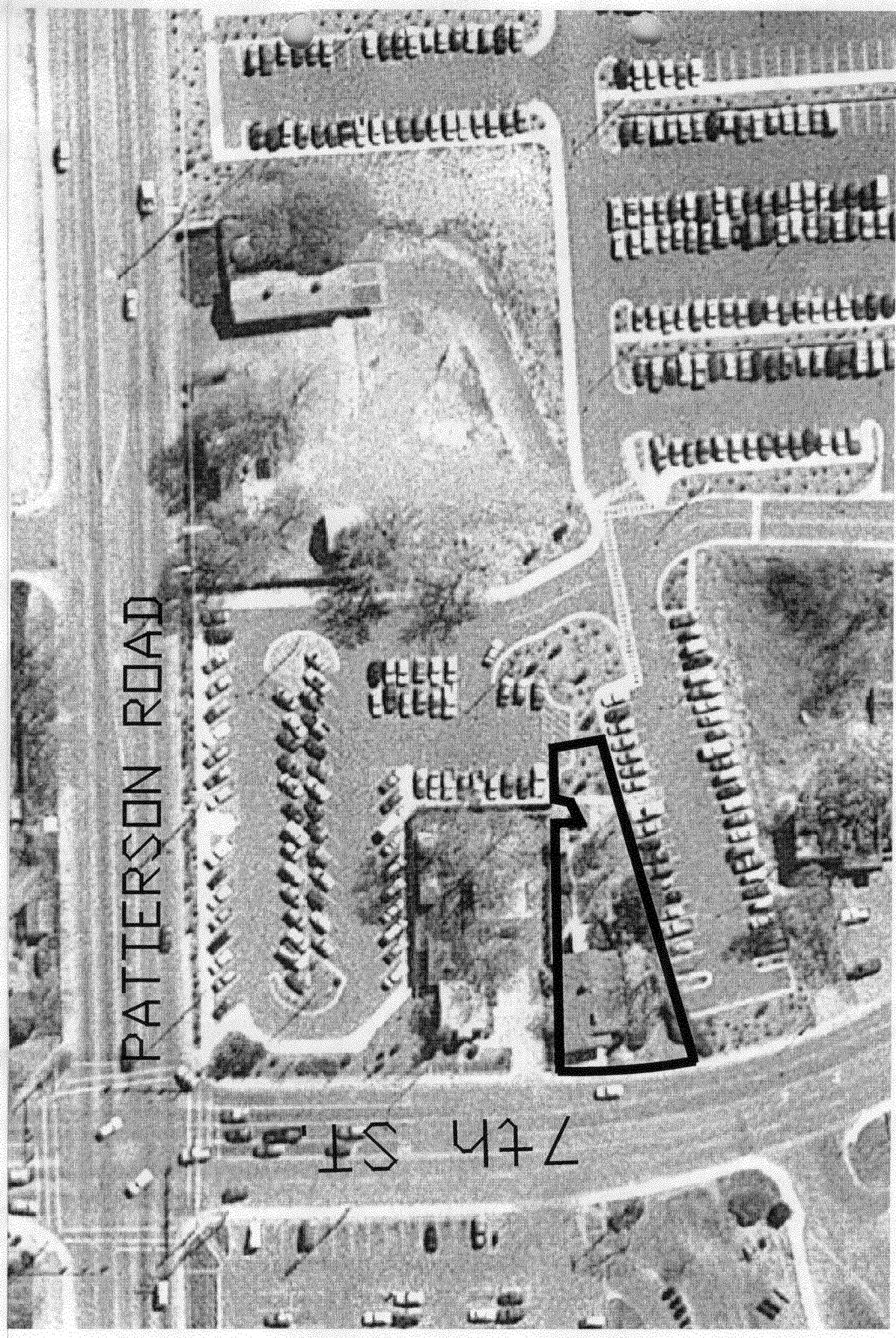
Beginning 363.1 feet South and South 26°19'00" East 60.8 feet from the North Quarter Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence North 77°10'00" East 307.0 feet, thence South 02°55'00" West 118.2 feet, thence South 84°07'00" West 257.0 feet, thence North 26°19'00" West 85.0 feet to the Point of Beginning,

EXCEPT that part conveyed to the City of Grand Junction, A Municipal Corporation by instrument recorded February 2, 1984, in Book 1477 at Page 100.

Note: This legal description from Special Warranty Deed recorded at Book 2034, Page 789 of the Mesa County, Colorado, records.

PATTERSON ROAD

7th ST






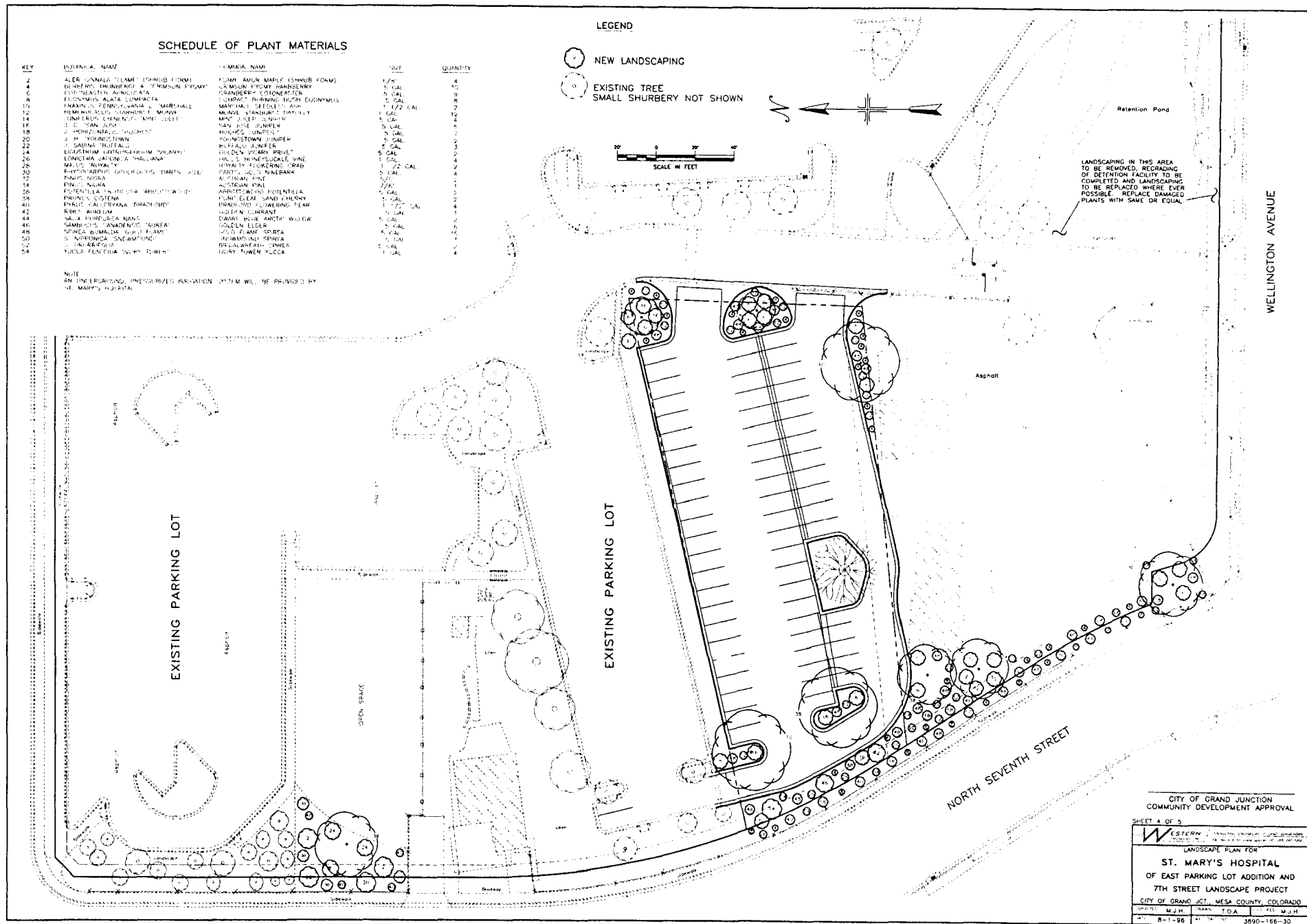
SCHEDULE OF PLANT MATERIALS

KEY	DIAPHRAGM NAME	COMMON NAME	SIZE	QUANTITY
2	ALER GANALA (ELM) (SHRUB FORM)	KUMU AMUR MAPLE (SHRUB FORM)	1/2"	4
3	DEHNHO THUNBERGIA (TYPICAL FORM)	CRIMSON GYOMI HANDBERRY	5 GAL	10
4	ESHO WICKSIA (MORNING GLORY)	CRANBERY VITONAFICIA	5 GAL	8
5	ELONUMUS ALATA (LUMBER)	COMPACT PRUNING BUSH EUCONYMUS	5 GAL	8
10	FRANKLINI PENN. SIAURA (MORNING)	MARSHAL'S SEEDS (SIAURA)	1/2 GAL	8
12	REMIHUS SIAURA (MORNING)	MORNING STARBUCK FAMILY	1/2 GAL	12
14	THUNBERGIA (MORNING)	MORNING STARBUCK FAMILY	1/2 GAL	4
16	S. C. TOM JUN	MORNING STARBUCK FAMILY	1/2 GAL	4
18	J. MORNING STARBUCK FAMILY	MORNING STARBUCK FAMILY	1/2 GAL	4
20	J. H. MORNING STARBUCK FAMILY	MORNING STARBUCK FAMILY	1/2 GAL	4
22	J. MORNING STARBUCK FAMILY	MORNING STARBUCK FAMILY	1/2 GAL	4
24	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
26	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
28	MELUS SIAURA	MORNING STARBUCK FAMILY	1/2 GAL	4
30	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
32	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
34	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
36	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
38	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
40	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
42	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
44	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
46	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
48	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4
50	ELONUMUS ALATA (LUMBER)	MORNING STARBUCK FAMILY	1/2 GAL	4

NOTE: ALL UNDERGROUND UTILITIES SHALL BE PROVIDED BY THE MAINTENANCE DEPARTMENT.

LEGEND

-  NEW LANDSCAPING
-  EXISTING TREE
-  SMALL SHRUBBERY NOT SHOWN



LANDSCAPING IN THIS AREA TO BE REMOVED, REGRADING OF DETENTION FACILITY TO BE COMPLETED AND LANDSCAPING TO BE REPLACED WHERE EVER POSSIBLE. REPLACE DAMAGED PLANTS WITH SAME OR EQUAL.

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT APPROVAL

SHEET 4 OF 5

WESTERN LANDSCAPE ARCHITECTS

LANDSCAPE PLAN FOR

ST. MARY'S HOSPITAL
OF EAST PARKING LOT ADDITION AND
7TH STREET LANDSCAPE PROJECT

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

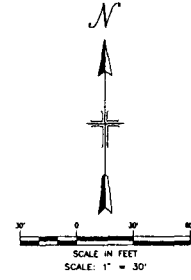
DATE: 8-1-96

PDR 1996-173

1/4 CORNER
SECTION 11
T1S 41W LN
ELEV. 4883.78

PATTERSON ROAD

NORTH SEVENTH STREET

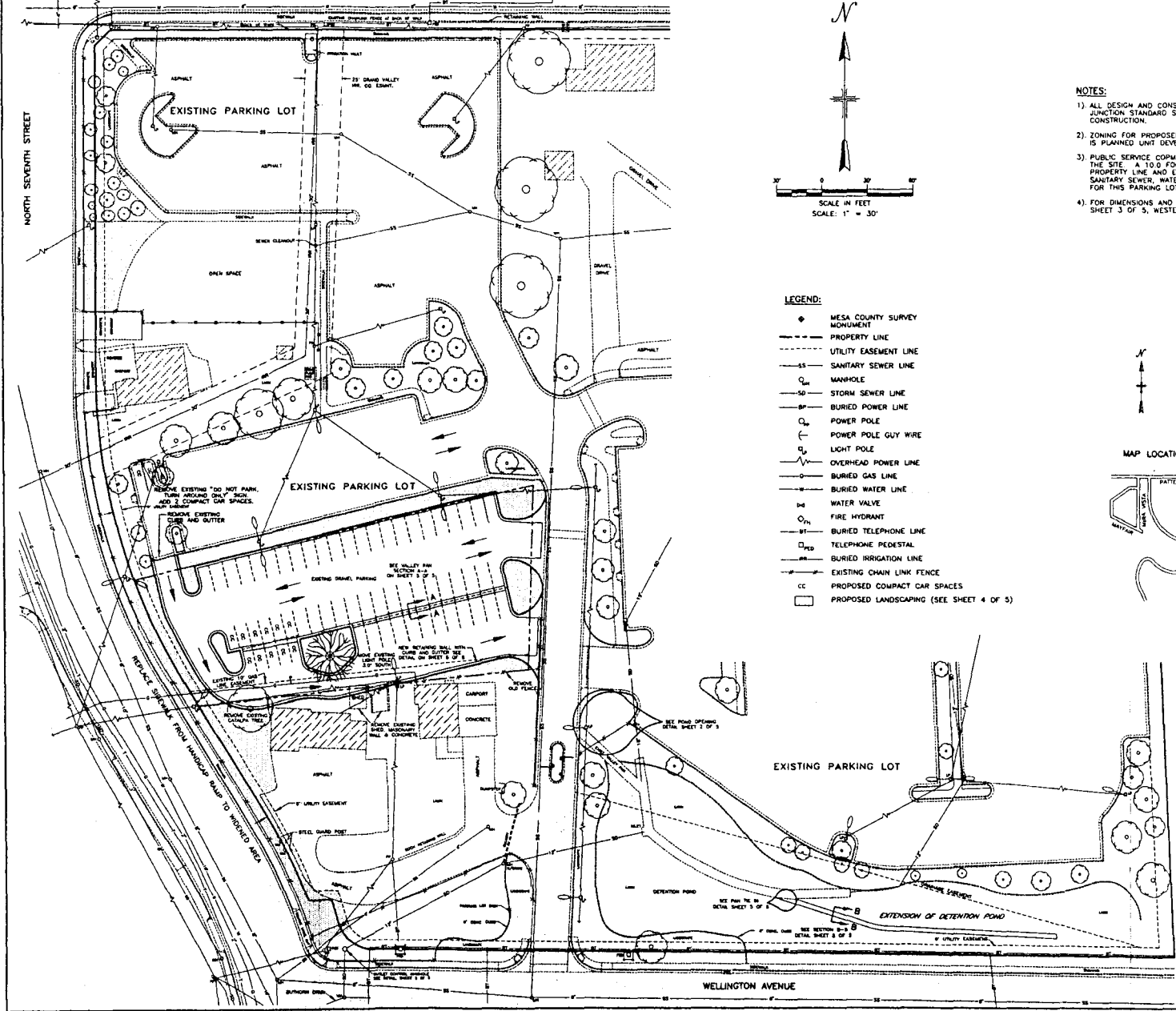
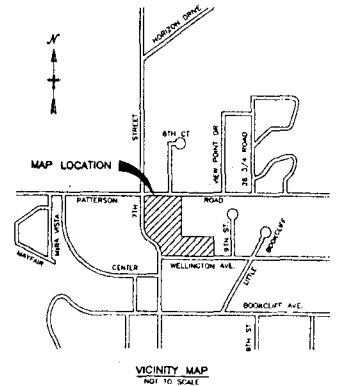


NOTES:

- 1) ALL DESIGN AND CONSTRUCTION WILL CONFORM TO THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS AND DETAILS FOR ROAD AND BRIDGE CONSTRUCTION.
- 2) ZONING FOR PROPOSED PARKING LOT SITE AND SURROUNDING PROPERTY IS PLANNED UNIT DEVELOPMENT (P.U.D.).
- 3) PUBLIC SERVICE COMPANY OF COLORADO IS THE ONLY UTILITY VENDOR TO THE SITE. A 10.0 FOOT GAS LINE EASEMENT EXISTS ALONG THE SOUTH PROPERTY LINE AND EXISTING LIGHTING IS SERVED BY PUBLIC SERVICE. SANITARY SEWER, WATER AND TELEPHONE LINES WILL NOT BE REQUIRED FOR THIS PARKING LOT.
- 4) FOR DIMENSIONS AND SURVEY STAKE OUT POINTS, SEE STAKE OUT PLAN, SHEET 3 OF 5, WESTERN ENGINEERS, INC. DRAWING NUMBER 3890-166-30.

LEGEND:

- ◆ MESA COUNTY SURVEY MONUMENT
- - - - - PROPERTY LINE
- - - - - UTILITY EASEMENT LINE
- - - - - SANITARY SEWER LINE
- M/H MANHOLE
- - - - - S/S STORM SEWER LINE
- - - - - B/P BURIED POWER LINE
- P/P POWER POLE
- - - - - P/P/GW POWER POLE GUY WIRE
- L/P LIGHT POLE
- - - - - O/P OVERHEAD POWER LINE
- - - - - B/G BURIED GAS LINE
- - - - - B/W BURIED WATER LINE
- W/V WATER VALVE
- F/H FIRE HYDRANT
- - - - - B/T BURIED TELEPHONE LINE
- T/P TELEPHONE PEDESTAL
- - - - - B/I BURIED IRRIGATION LINE
- - - - - E/C EXISTING CHAIN LINK FENCE
- P/C PROPOSED COMPACT CAR SPACES
- P/L PROPOSED LANDSCAPING (SEE SHEET 4 OF 5)



LAND USE SUMMARY

AREA	SQUARE FEET	ACRES	PERCENT
LOT	23,550	0.59	100.0
LOT LANDSCAPE	2,100	0.05	8.2
OUTSIDE OF LOT LANDSCAPING	11,800	0.27	NA

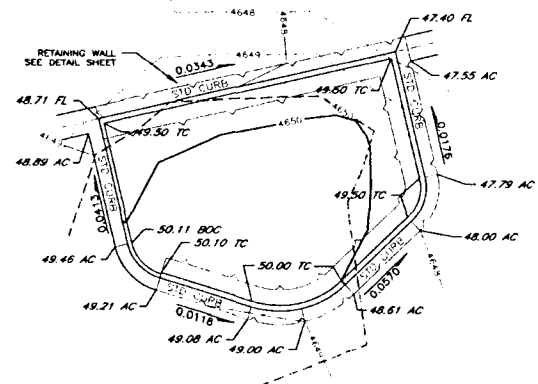
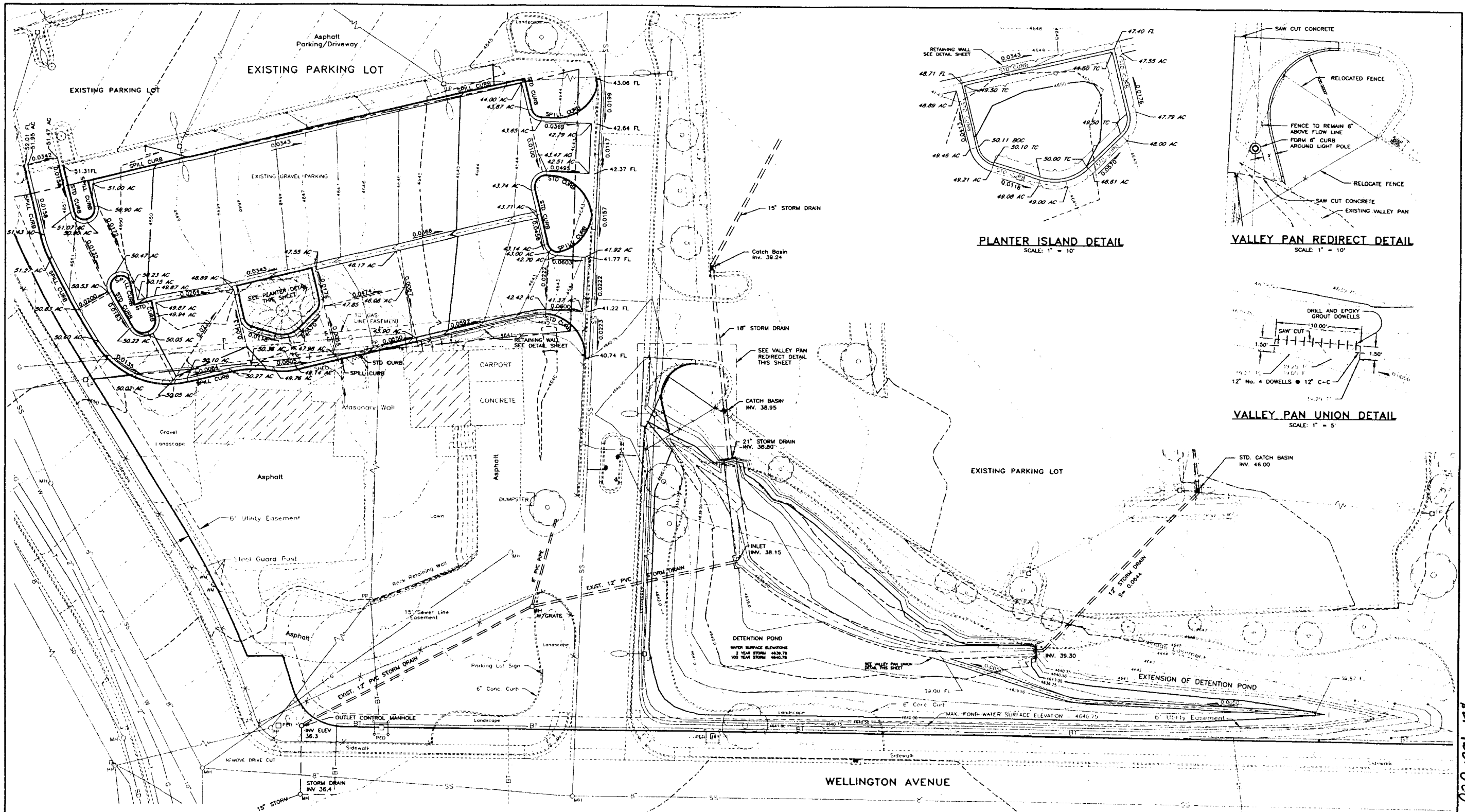
SHEET 1 OF 5

WESTERN ENGINEERS, INC.
CONSULTING ENGINEERS / LAND SURVEYORS
Grand Junction, CO. 81505

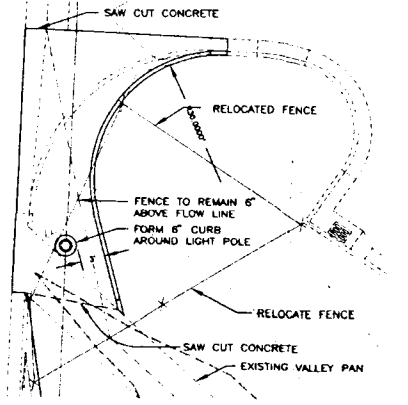
SITE PLAN FOR
ST. MARY'S HOSPITAL
OF EAST PARKING LOT ADDITION AND
7TH STREET LANDSCAPE PROJECT
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEYED M.J.H. DRAWN T.O.A. CHECKED M.J.L.
DATE 8-1-96 WEG DWG. NO. 3890-166-30

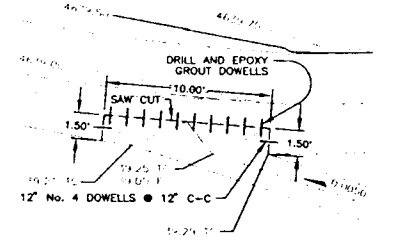
POR-1996-178



PLANTER ISLAND DETAIL
SCALE: 1" = 10'



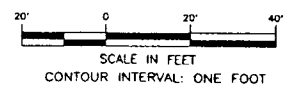
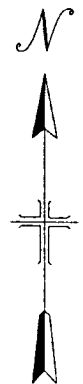
VALLEY PAN REDIRECT DETAIL
SCALE: 1" = 10'



VALLEY PAN UNION DETAIL
SCALE: 1" = 5'

NOTE:
1. All design and construction will conform to the City of Grand Junction Details and Specifications.

—	PROPERTY LINE	—	OVERHEAD POWER LINE	—	STORM WATER FLOW	---	EXISTING GROUND 1 ft CONTOUR
- - -	UTILITY EASEMENT LINE	—	BURIED GAS LINE	45.25 AC	EXISTING EDGE ASPHALT/CONCRETE ELEVATION	---	EXISTING GROUND 5 ft CONTOUR
- - -	SANITARY SEWER LINE	—	BURIED WATER LINE	45.25 FL	EXISTING FLOW LINE ELEVATION	---	FINISH GROUND 0.25 ft CONTOUR
○	MANHOLE	—	WATER VALVE	45.25 AC	FINISH EDGE ASPHALT/CONCRETE ELEVATION	---	FINISH GROUND 1 ft CONTOUR
—	STORM SEWER LINE	—	FIRE HYDRANT	45.25 BOC	FINISH BACK OF CURB ELEVATION	---	FINISH GROUND 5 ft CONTOUR
—	BURIED POWER LINE	—	BURIED TELEPHONE LINE	45.25 FL	FINISH FLOW LINE ELEVATION	---	ASPHALT GRADE BREAK
○	POWER POLE	—	TELEPHONE PEDESTAL	45.25 TC	FINISH TOP OF CONCRETE ELEVATION	---	VALLEY PAN FLOW LINE
—	POWER POLE GUY WIRE	—	BURIED IRRIGATION LINE			---	RETAINING WALL
○	LIGHT POLE	—	EXISTING CHAIN LINK FENCE				



SHEET 2 OF 5

WESTERN ENGINEERS, INC.
SURVEYING, ESTIMATION, LAND SURVEYING
2150 W. 8th St. GRAND JUNCTION, CO. 81502-1202

GRADING AND DRAINAGE PLAN FOR ST. MARY'S HOSPITAL OF EAST PARKING LOT ADDITION AND 7TH STREET LANDSCAPE PROJECT

CITY OF GRAND JCT., MESA COUNTY, COLORADO

DESIGNED BY: M.J.H. DRAWN BY: C.E.A. CHECKED BY: M.J.L.

8-1-96 3890-166-30

PDR-1996-178