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File PP-1996-046 Name: Pheasant Meadows Subdivision – 720 24 ¾ Road

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, 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. 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.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
X		Receipts for fees paid for anything
X	X	***Submittal checklist**
X	X	***General project report**
		Reduced copy of final plans or drawings
		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
X	X	***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**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Development Improvements Agreement – Bk 2261/ Pg 722			
X	X	Correspondence			
X	X	Preliminary Drainage Report – 2/23/96			
X		Ticor Title Ins. – Policy of Title Insurance – 3/23/92			
X	X	Grayscale Map			
X	X	Planning Commission Miutes – 4/9/96			
X	X	Preliminary Plan			
X		Planning Commission Notice of Public Hearing mail-out- 3/29/96			

DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. PP-1996-146

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
☒ Subdivision Plat/Plan PRELIMINARY	☐ Minor ☒ Major ☐ Resub	3.82 Ac	24 3/4 Rd North of G Road 2701-334-00-115	Mesa County PR	Residential
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☐ Conditional Use					
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					

☒ PROPERTY OWNER	☒ DEVELOPER	☒ REPRESENTATIVE
George & Carrie Euler	same	Landesign
Name	Name	Name
720 24 3/4 Road		259 Grand Ave
Address	Address	Address
Grand Junction Co. 81501		Grand Junction Co. 81501
City/State/Zip	City/State/Zip	City/State/Zip
970-243-7500		970-245-4099
Business Phone No.	Business Phone No.	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 George Euler / Charles M. Burt — 2/16/96
Signature of Person Completing Application — Date

X George Euler — 2/16/96
Signature of Property Owner(s) - attach additional sheets if necessary — Date

PRE-APPLICATION CONFERENCE

Date: JAN 3, 1996
Conference Attendance: MIKE BEST ; M. DROLLINGER
Proposal: Prelim Major Sub.
Location: E side 24 3/4 Rd ; N of G ROAD

Tax Parcel Number: 2701-334-00-115
Review Fee: $710
(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? Half-street improvements
Area identified as a need in the Master Plan of Parks and Recreation? —
Parks and Open Space fees required? Yes Estimated Amount: $225/lot
Recording fees required? Yes Estimated Amount: _____
Half street improvement fees/TCP required? Half-street Estimated Amount: _____
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? on-site required
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.

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

O Other _____
Related Files: NONE

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 _____ X _____ / Charles M. Best

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: E side 24¾ Rd ; N of G Road Project Name: _____

Date Received 3-1-96

Receipt # 3597

File # PP-96-46

ITEMS		DISTRIBUTION																														
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)	O City Downtown Dev. Auth.	● City Police	● County Planning	O Walker Field	● School District #51	● Irrigation District - Grand Valley	● Drainage District - GVDD	● Water District - UTE	O Sewer District	● U.S. West	● Public Service	O GVRP	O CDOT	O Corps of Engineers	O Colorado Geological Survey	O U.S. Postal Service	O Persigo WWTF	● TCI Cable						TOTAL REQ'D.
● Application Fee $710	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					
● 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	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	1	1					
● Evidence of Title	VII-2	1			1			1																								
● Names and Addresses	VII-2	1																														
● Legal Desdription	VII-2	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	1	1					
● Location Map - Full size assessor's map	IX-21	1																														
● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
O 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
● Preliminary Drainage Report	X-12	1	2																													

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

George & Carrie Euler
720 24 3/4 Road
Grand Junction, CO 81501

LANDesign
259 Grand Avenue
Grand Junction, CO 81501

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

Fountainhead Dev. Corp.
P.O. Box 7207
Boulder, CO 80306-7207

Payton Roberson
Barbara A
717 24 3/4 Rd.
Grand Junction, CO 81505

Phillip E Hagen
Margie C
714 24 3/4 Rd
Grand Junction, CO 81505

Marvin A Meyers
Mary N
2480 G Rd
Grand Junction, CO 81505

Danny L Gillespie
Starlyn R Gillespie
712 24 3/4 Rd.
Grand Junction, CO 81505

G Road Limited Liability Co
22 Pyramid Rd.
Aspen, CO 81611

Myron G Stanley
Gloria N Stanley
539 20 1/2 Rd.
Grand Junction, CO 81503

Leslie Leon Miller
Theresa Miller
749 W Wilshire Ct.
Grand Junction, CO 81506

Daniel P Lockyer
Marie E Lockyer
2891 Sunridge Rd.
Grand Junction, CO 81503

Midwest Motor Lodges Inc.
2692 G 1/2 Rd.
Grand Junction, CO 81506

General Project Report

Pheasant Meadows Subdivision

February 23, 1996

INTRODUCTION:

The accompanying narrative and maps will provide sufficient data to assess the merits of the requested Preliminary Application for a Major Subdivision. Information gained as the result of the review process will be utilized in the preparation of the Final Plans and Plat.

PROJECT DESCRIPTION:

Pheasant Meadows Subdivision is located north of G Road and a long the east side of 24 3/4 Road, directly across from North Valley Subdivision. The subject property contains approximately 3.82 acres. The Euler's are seeking annexations of their property into the City of Grand Junction concurrent with this project submittal. The property is located with in the SE 1/4 of Section 33, Township 1 South, Range 1 West of the Ute Meridian. The Tax Parcel Number is 2701-334-00-115.

The proposed development calls for the ultimate development of 7 single family homes located on 7 lots. This will yield a density of 1.83 units per acre for the development. The accompanying preliminary plan depicts the relationship of each lot to the property boundary, roadway access and neighboring developments.

The following Preliminary Land Use Chart breaks down the entire subject property into specific uses under developed conditions:

PRELIMINARY LAND USE SUMMARY CHART		
USE	ACRES	%
Single Family Lots	3.48	91.10
Public Streets	0.34	8.90
Total	3.82	100.00
Resulting Density = 1.83 units per acre		
Total units = 7 units		

EXISTING LAND USE:

The site is currently being used as a residence by the land owner. There are three existing structures on the property, one for single family home including a detached garage. The storage shed will be removed prior to development of the land. The site has an irrigation line located on the east boundary line of the property. The topography of the site is considered to be "flat" in nature, and historically drains from the north to the south ultimately conveying water into Leach Creek.

PUBLIC BENEFIT:

The proposed Pheasant Meadows Subdivision will provide the residents of the area to a quality land development product which will be designed, constructed and maintained in accordance with the City of Grand Junction Standards. The immediate area near the proposed subdivision is an area which has seen similar development in recent past. North Valley Subdivision, Fountainhead Subdivision and other developments to the south have been constructed in the recent past. This project is an in fill development that will enhance the area and provide a single family subdivision which coincides with the surrounding land use.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT:

Zoning – Currently the land is located within Mesa County and is zoned as Planed Residential. The City of Grand Junction has recommended a zoning for the subject property to RSF-4, which allows for single family developments within this area. This zoning allows for a density of no more than 4 units per acre. Pheasant Meadows is proposing a overall density of 1.83, but is requesting a zoning of RSF-4. A Mesa County Zoning map is located at the end of this report for surrounding land use comparisons.

Surrounding Land Use – The surrounding land use consists of a number of new subdivisions. This includes North Valley, Fountainhead, and Golden Meadows Estates Subdivisions, which all have similar densities.

Site Access and Traffic Patterns – Primary site access will be gained from 24 3/4 Road, shown on the Preliminary Plan. Access to the site will be by the proposed, Jakarlin Court.

Assuming an average trip generation rate of 10 trips per household per day, an average of 70 trips for the 7 lots would be created and routed through the primary access point.

Utilities – With recent development of new subdivisions, all major utilities are located near the subject property.

Sanitary Sewer – According to the City Utility Engineer, a 8 inch sewer line is located in the 24 3/4 Road right-of-way which should handle the impact from this development.

Domestic Water – Water is available from Ute Water, which owns and maintains the 8 inch line located in 24 3/4 Road.

All other utilities such as, electric, gas, phone and CATV are expected to be extended from the surrounding developments.

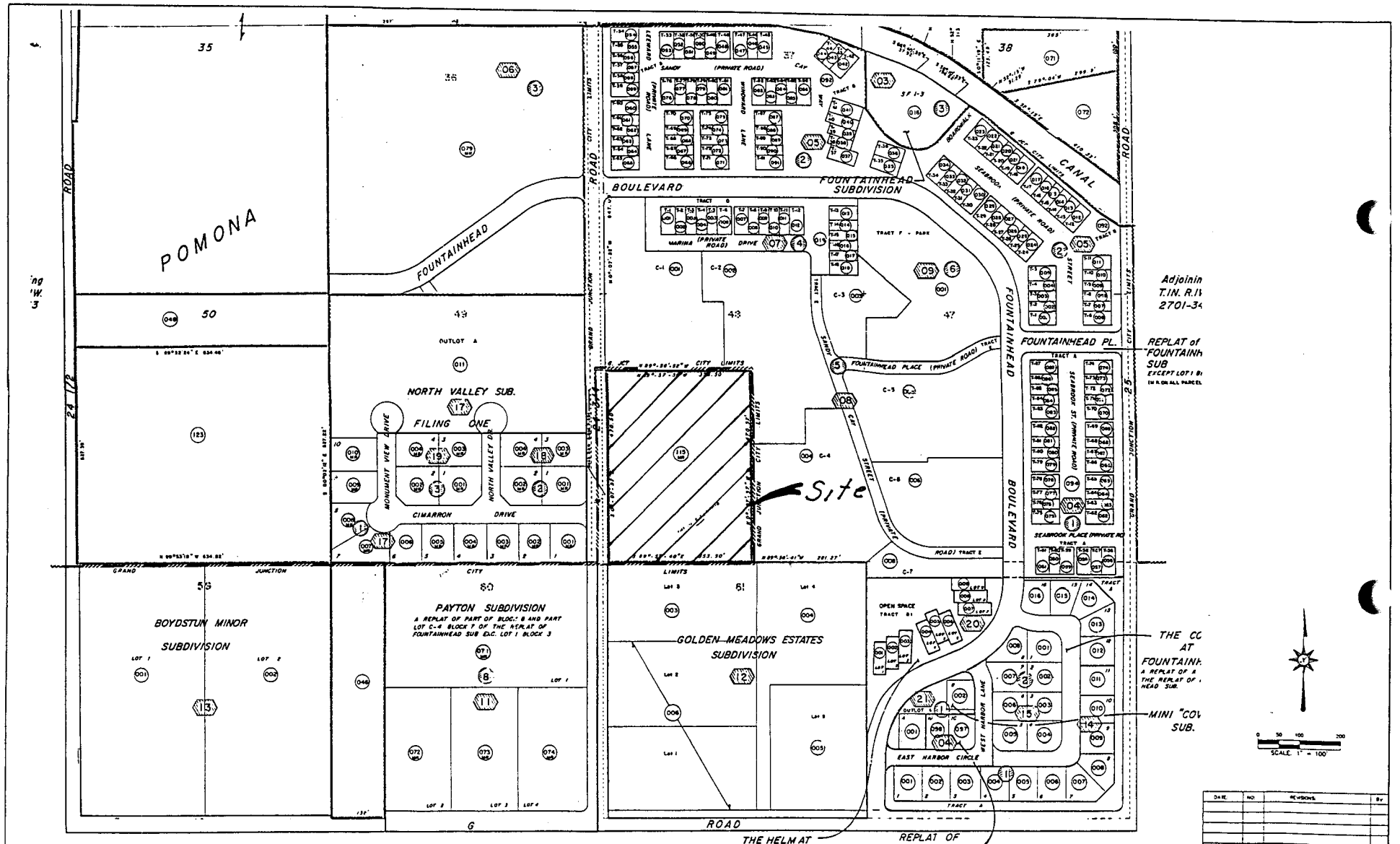
Effects on Public Facilities – No unusual effects are expected on public facilities such as fire, police, sanitation, roads, parks, schools, irrigation or other facilities.

Site Soils and Geology – A map is provided at the end of this report, and shows the types of soil historically found on the property. According to the U.S. Department of Agriculture Soil Survey , 100% of the land contains Ravola very fine silty loam (Rf) at slopes of 0-2%. These soils are common to the Grand Junction area and are not expected to create any problem with drainage or construction.

Signage Plan – A signage plan will be provided to the City of Grand Junction during the final and construction phases of the review process.

DEVELOPMENT SCHEDULING AND PHASING:

The rate at which the development of Pheasant Meadows will occur is dependent upon the City of Grand Junction's future growth and housing needs. It is anticipated that site development will begin once the final approval from the City has been granted.



Location Map

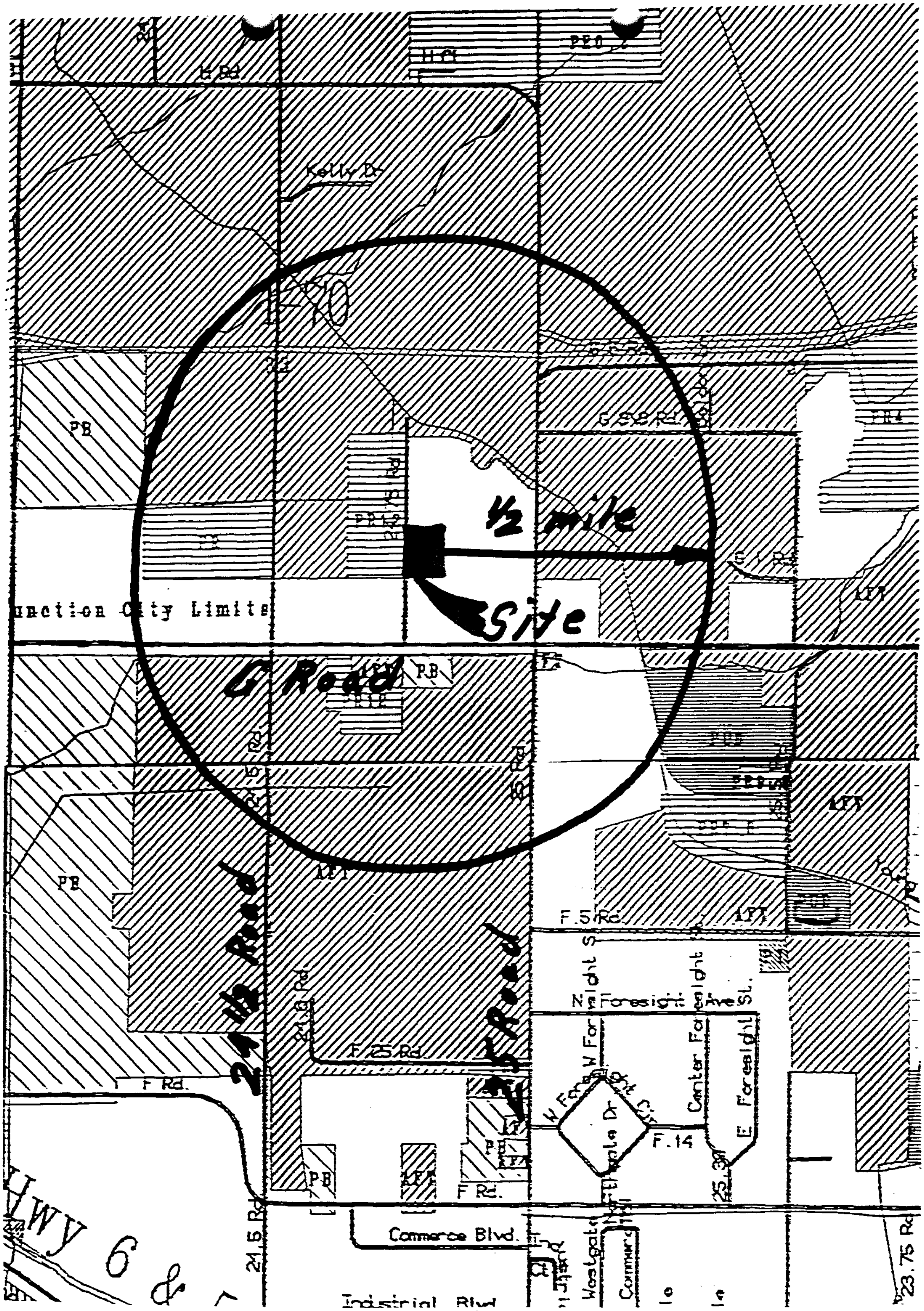
Pheasant Meadows SUBDIVISION

LANDesign

PHILIP M. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 15348

PROJECT NO. 9809 | DESIGNED | DRAWN | CHECKED | SHEET

DATE: JAN 1998



H Rd.
Kelly Dr
I-70
G 5/8 Rd
½ mile
Site
Junction City Limits
G Road
24 ½ Road
25 Road
F.5 Rd.
N Foresight Ave
F.25 Rd.
F Rd.
Center Foresight
E Foresight
F.14
Hwy 6 &
24.5 Rd
Commerce Blvd.
Industrial Blvd
Westgate
23.75 Rd

REVIEW COMMENTS

FILE #PP-96-46 **TITLE HEADING:** Pheasant Meadows Subdivision

LOCATION: 720 24 3/4 Road

PETITIONER: George & Carrie Euler

PETITIONER'S ADDRESS/TELEPHONE: 720 24 3/4 Road
Grand Junction, CO 81505
243-7500

PETITIONER'S REPRESENTATIVE: LANDesign, LLC

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., MARCH 22, 1996.

U.S. WEST **3/5/96**
Max Ward **244-4721**

For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO:
U.S. West Communications
Developer Contact Group
P.O. Box 1720
Denver, CO 80201

AND

CALL THE TOLL-FREE NUMBER FOR:
Developer Contact Group
1-800-526-3557

We need to hear from you at least 60 days prior to trenching.

PUBLIC SERVICE COMPANY **3/12/96**
Jon Price **244-2693**

1. Public Service Company has no objections. Existing gas service to residence on Lot 2 will need to be relocated at developer's expense.
2. NOTED: a 15' utility easement for existing overhead electric line.

CITY POLICE DEPARTMENT **3/5/96**
Dave Stassen **244-3587**

1. Where is the driveway for Lot 1 going to be?
2. The use of a cul-de-sac in this development follows current crime prevention (C.P.T.E.D.) design standards.

CITY PROPERTY AGENT **3/8/96**
Steve Pace **256-4003**
No plat to review.

TCI CABLEVISION **3/11/96**
Glen Vancil **245-8777**
See attached comments.

CITY FIRE DEPARTMENT **3/14/96**
Hank Masterson **244-1414**
The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER **3/15/96**
Jody Kliska **244-1591**

1. The Preliminary Plan drawing standards checklist (SSID pg. IX-26) #14 requires identification of the proposed City standard street section. Please provide detail for Jakarlin Court and 24 3/4 Road.
2. Drainage on Jakarlin Court not identified on Preliminary Plan as per SSID.
3. Drainage report indicates that detention pond is to be located in the SE corner of the site; Preliminary Plan shows the proposed pond at SW corner. Please clarify.
4. Means of conveyance of stormwater from Jakarlin Court to the proposed drainage facility shall be detailed.
5. City Stormwater Management Manual (SWMM) standards require that the 100-year event be accommodated on-site with controlled release at historic rates; present proposal for this project is to discharge into the drainage ditch with no detention. Written permission will be required from the Grand Junction Drainage District in order to discharge stormwater directly into the ditch as proposed.
6. Please supply information to confirm that adequate 24 3/4 Road right-of-way is being provided to conform with residential collector street standards.

GRAND JUNCTION DRAINAGE DISTRICT **3/15/96**
John L. Ballagh **242-4343**
The site is wholly within the District. The existing Grand Junction Drainage District facilities are correctly shown. Drainage plans need to be prepared and quantified before comments about adequacy can be made.

UTE WATER **3/13/96**
Gary R. Mathews **242-7491**

1. This project is required to participate in assessment cost for the water lines in G Road and 24 3/4 Road. Also Pheasant Meadows needs to participate in the upgrade of 650' of 6" running from G Road north to 24 3/4 Road. The 6" needs upgraded to an 8" main.
2. Water mains shall be C-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Developer is responsible for installing meter pits and yokes. Ute Water will furnish meter pits and yokes.
4. POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY COMMUNITY DEVELOPMENT **3/15/96**
Michael Drollinger **244-1439**

No comment. You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

CITY UTILITY ENGINEER **3/15/96**
Trent Prall **244-1590**

SEWER - CITY

1. Sewer paybacks may be required to both Fountainhead and North Valley Subdivisions. Please contact Utility Billing at 244-1580 for details.
2. Horizontal alignment appears adequate. More comments on final submittal.

MESA COUNTY SCHOOL DISTRICT **3/14/96**
Lou Grasso **242-8500**

SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT
Appleton Elementary - 277 / 250 - 2
West Middle School - 531 / 500 - 1
Grand Junction High School - 1674 / 1630 - 1

CITY PARKS & RECREATION DEPARTMENT **3/15/96**
Shawn Cooper **244-3869**

Parks & Open Space Fees - 7 dwelling units @ $225 = $1,575.00.

March 20, 1996

Mr. Michael Drollinger
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Re: Response to the review comments dated March 18, 1996 File #PP-96-46 Pheasant Meadows Subdivision

Dear Michael:

The following are the responses to the review comments for the above subdivision:

US West:
On approval of the Final Plat a copy of the plat and copies of the utility plans will be forwarded to the telephone company.

Public Service Company:
The existing gas service for the proposed Lot 2 will be relocated at the developer's expense. There will be an easement provided for the existing overhead located along the southern property line on the final plat.

City Police Department:
The drive way for the proposed Lot 1 will be located along Jakarlin Court.

City Development Department:
The Preliminary Plan has been revised to reflect the proposed cross sections for Jakarlin Court and 24 3/4 Road. Jakarlin Court will have a 44 foot ROW and 24 3/4 Road will have a 52 foot ROW. This will meet the City of Grand Junction ROW Standards.

The drainage for Jakarlin Court will be directed from east to west in the proposed curb and gutter, then along the newly constructed curb and gutter along the east side of 24 3/4 Road and then along the southern property line to the proposed detention pond. It will be discharged into the existing Grand Junction Drainage District drainage manhole and drainage line located in the south east corner of the site.

The detention pond will be located in the south east corner of the project. The preliminary plan has been revised to reflect this change.

The storm water for the subdivision will be transported to the detention pond by the proposed

Job Number 96001.30

curb and gutter and then to the detention pond by a drainage swale or drainage pipe. This has not been sized as this is not a requirement of the preliminary drainage report.

The detention pond will be sized to detain the required 100 year storm event. The storm water will be discharged at the required 2 year historic rate as required in the SWMM.

When the final plat is submitted the required ROW for 24 3/4 Road at 52 feet in width will be dedicated to the City of Grand Junction. This will conform to the residential collector street and the residential street standards.

Grand Junction Drainage District:
The drainage facilities that are on site will be used for the conveyance of storm drainage at the historic volumes for two year storms events.

Ute Water:
The owners of the development will participate with the costs of the upgrades that now exist in G Road and 24 3/4 Road. Pheasant Meadows will participate with the needed upgrade of the 6 inch line located in 24 3/4 Road from 6 inches to 8 inches.

The proposed water system will be installed in accordance with the current Ute Water standards.

The developer will be responsible for the installation of the meter pits and yokes supplied by Ute Water.

City Utility Engineer
The developer is aware of the sewer pay back that is required for both Fountainhead and North Valley Subdivision.

The plans have been revised to reflect the changes that were discussed above and four revised plans are attached.

If you need any further information please contact our office at your convenience.

Very truly yours,

Mike Best

C: File
Client

Job Number 96001.30

PRELIMINARY DRAINAGE REPORT

FOR:

Pheasant Meadows Subdivision

February 23, 1996

Prepared For:
George and Carrie Euler
720 24 3/4 Road
Grand Junction, CO 81505
(970) 241-4268

Prepared By:
***LAND*esign LLC.**
259 Grand Avenue, Grand Junction, CO 81501
(970) 245-4099

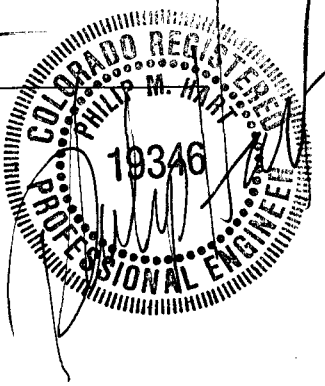
Prepared by: Charles M. Best

Charles M. Best

"I hereby certify that this report for the preliminary drainage design of Pheasant Meadows Subdivision was prepared under my direct supervision."

Reviewed by: Philip Hart

Philip M. Hart, P.E.
State of Colorado, #19346



I. GENERAL LOCATION AND DESCRIPTION

A. Site and Major Basin Location

Pheasant Meadows Subdivision is located at 720 24 3/4 Road and contains approximately 3.82 acres. The property can otherwise be described as; a part of the SE1/4, Township 1 South, Range 1 West of the Ute Meridian. The property tax parcel number is 2701-334-00-115.

Developments in the area around Pheasant Meadows include Fountainhead Subdivision and North Valley Subdivision.

B. Site and Major Basin Description

The subject property is located in the Leach Creek major drainage basin. Leach Creek lies south of the property approximately 700 feet, at the intersection of G Road and 24 3/4 Road. Majors streets in the major basin around the property include; 24 3/4 Road which defines the west boundary of the basin and G Road that is approx. 660 feet to the south of the project.

Pheasant Meadows contains approximately 3.82 acres. The topography of the property can be described as "flat" in nature and historically slopes to the north west to the south east at an average rate of 1.0 to 1.5 percent. Ground cover on the property include sodded lawn, a grass hay field and areas of native grasses. The property is being used as a residence at this time.

As provided in Reference 3.0 and Exhibit 4.0, 100% of the land contains Ravola very fine silty loam, which is hydrologic soil type "B".

II. EXISTING DRAINAGE CONDITIONS

A. Major Basin

There are two major waterways within a short distance of the subject property. The Grand Valley Main Line Canal lies south of the property approximately one-eighth of a mile, and the Grand Valley High Line Canal lies approximately one-quarter mile to the northeast. Leach Creek lies approximately 660 feet to the south of the property. The only waterway which is effected by the drainage of Pheasant Meadows is Leach Creek which is where drainage water ultimately discharges.

The entire project in defined as being in Zone X and is not within the 100 year flood plain as shown on the, "Flood Insurance Rate Map, Mesa County Colorado" (Reference 4.0 and Exhibit 5.0).

B. Project Site

Historically the property drains in a sheet flow fashion from the north to the south at approximately 1.0 to 1.5 percent, eventually discharging storm water into Leach Creek.

The property is bounded to the north by vacant land which will not contribute flow to the site, as shown in Exhibit 3.0. The discharge of runoff from the property is to the southeast is via a low point in the natural topography, where the runoff sheet flows into the Fountainhead Subdivision. From here the runoff is conveyed to the south, ultimately discharging into the Leach Creek. The Grand Junction Drainage District has a drainage line that starts at the south east corner of the site. This will be used for storm water discharge. If this drain does not have the capacity for the one hundred year event then a detention pond will be constructed at the south east corner of the site for ultimate discharge into 24 3/4 Road and then into Leach Creek

The areas south, west, and east of the property drain away from the site and will not contribute runoff to the site.

III. PROPOSED DRAINAGE CONDITIONS

A. Changes in Drainage Patterns

Based on the proposed land use plan, significant changes in the existing drainage patterns are not anticipated, either to the site or the major basin.

B. Maintenance Issues

It is expected that the storm drainage such as inlets, piping, and the roadway systems will be the publicly owned and maintained. The detention pond and outlet works will be owned and maintained by an established homeowners association for the development.

IV. DESIGN CRITERIA AND APPROACH

A. General Considerations

There has been a drainage study performed for area near the subject property by the Federal Emergency Management Agency, Reference 4.0. This study was revised July 15, 1992, and it's purpose was to establish the Flood Insurance Rate Maps for Mesa County, Colorado shown on Exhibit 5.0.

It is expected that the land to the north and east of the subject property will be developed in the future.

There are no apparent constraints imposed by the proposed site which would effect the historic or developed drainage patterns.

B. Hydrology

The "Stormwater Management Manual, City of Grand Junction, Colorado" (Reference 1) will be used and followed for the drainage report. As the project is a residential development encompassing approximately 3.82 acres, the "Rational Method" will be used for the final drainage report. The minor storm event is described as the 2 year storm and the major storm event is described as the 100 year event. It is expected that detention will be required for the 100 year storage event.

Runoff coefficients to be used in calculations are based on the most recent City of Grand Junction criteria as defined in Reference 1.0 and shown on Exhibit 6.0. An average pro-rated historic "C" values for the project site are; 0.22 for the 2 year event and 0.27 for the 100 year event, with a land surface characteristic of pasture.

As the project is located within the Grand Junction Urbanized Area, the Intensity Duration Frequency Curves (IFDC) as provided in Reference 2.0 shown on Exhibit 7.0 will be used for design and analysis.

Times of Concentration are calculated based on the Average Velocities For Overland Flow and Overland Flow Curves as provided in Reference 1 and shown on Exhibits 8.0 and 9.0.

C. Hydraulics

All site facilities and conveyance elements will be designed in accordance with the City of Grand Junction guidelines as provided in Reference 1.0.

VI. CONCLUSION

A Preliminary Plan has been included in this report to represent what this proposed development will entail, Exhibit 1.0. Exhibit 2.0 shows the Grand Junction Urbanized area obtained from Reference 2.0, and shows the relationship of the proposed development to the road system and City of Grand Junction.

Upon Preliminary approval from the City of Grand Junction Planning Commission a final drainage report will be submitted during the next review phase. This report will address site specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado.

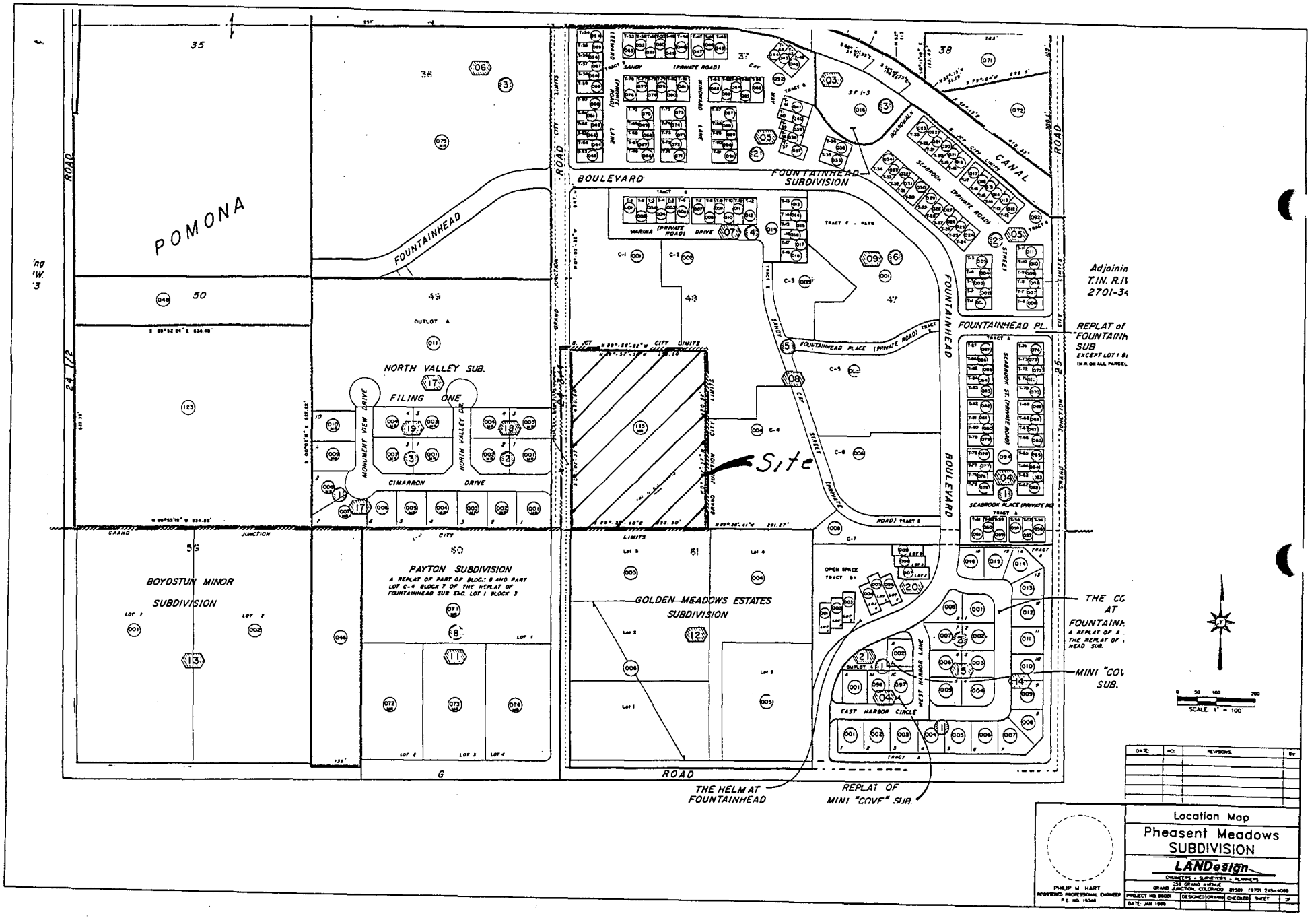
VII. REFERENCES

1. Stormwater Management Manual (SWMM), City of Grand Junction, Colorado, Department of Public Works, June 1994.

2. Mesa County Storm Drainage Criteria Manual, Final Draft, Mesa County Colorado, March 1992.

3. Soil Survey, Mesa County Area, Colorado, U.S. Department of Agriculture, issued November, 1955.

4. Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map revised July 15, 1992.



Location Map

Pheasant Meadows SUBDIVISION

LANDesign

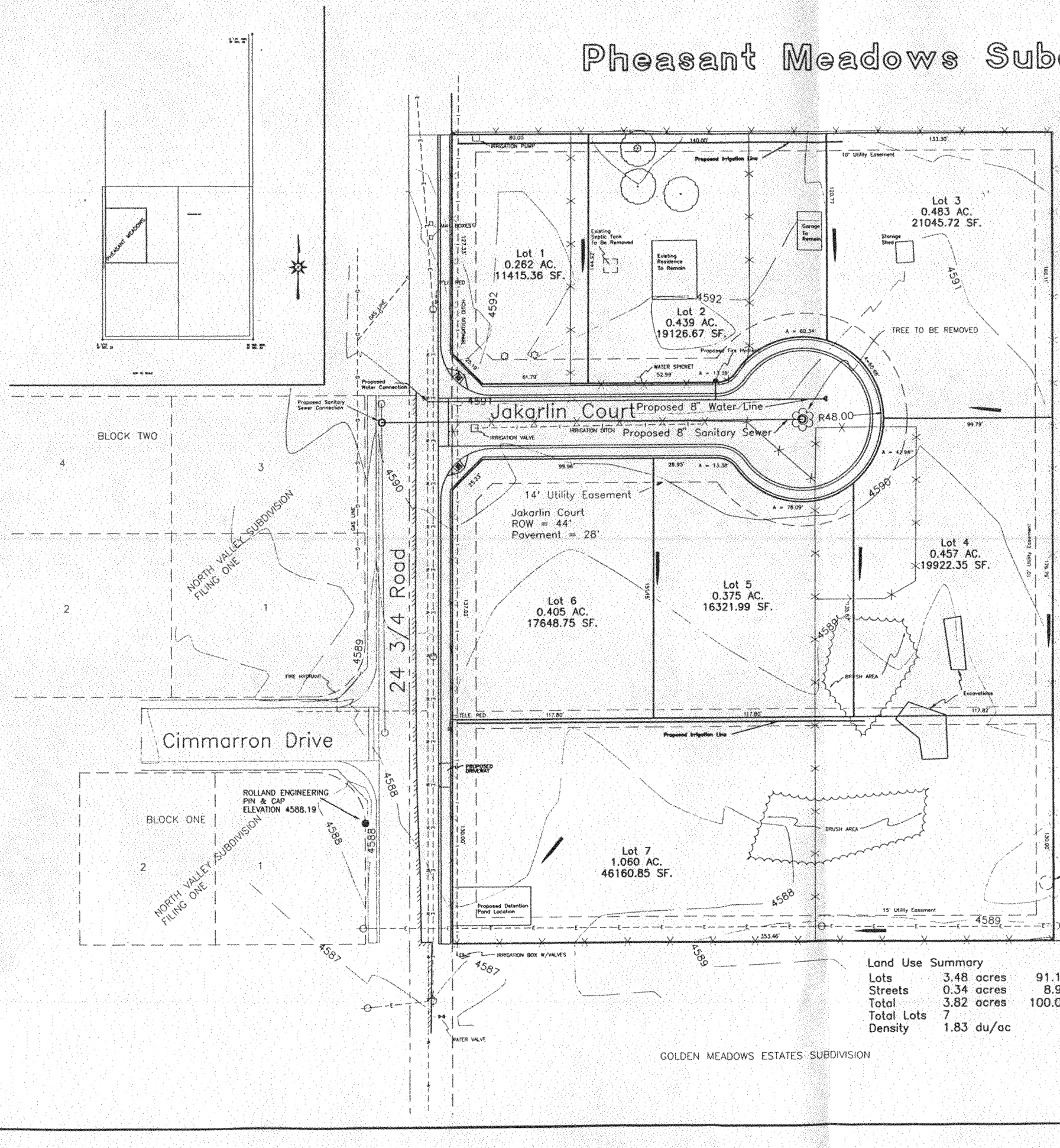
PHILIP M. HART
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 15348

DATE	NO.	REVISIONS	BY

PROJECT NO. 98001 | DESIGNED | DRAWN | CHECKED | SHEET

DATE: JAN 1998

Pheasant Meadows Subdivision



Note:
No major changes in the existing drainage patterns are proposed for this site.

Legend

- Existing Overhead Electrical Line
- Existing Under Ground Natural Gas Line
- 8" Existing Domestic Water Line
- 8" Existing Sanitary Sewer Line
- Existing Fence Line
- Existing Tree
- Existing Underground Irrigation Line
- 8" Proposed Domestic Water Line
- 8" Proposed Sanitary Sewer Line
- 6" Proposed Underground Irrigation Ditch

Utility Providers
Public Service Company Natural Gas and Electric
US West Telephone
City of Grand Junction Sanitary Sewer
Ute Water Domestic Water

SCALE: 1" = 30'

Land Use Summary		
Lots	3.48 acres	91.1%
Streets	0.34 acres	8.9%
Total	3.82 acres	100.0%
Total Lots	7	
Density	1.83 du/ac	

DATE:	NO:	REVISIONS:	By:
02/23/96	1	edits	jos

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

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

Preliminary Plan
PHEASANT MEADOWS SUBDIVISION

LANDesign
ENGINEERS + SURVEYORS + PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 96001	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: 01/23/96	mb/jos	mb/jos			

C:\SC12\WORK\96001\DGN2 Fri Feb 23 15:44:59 1996

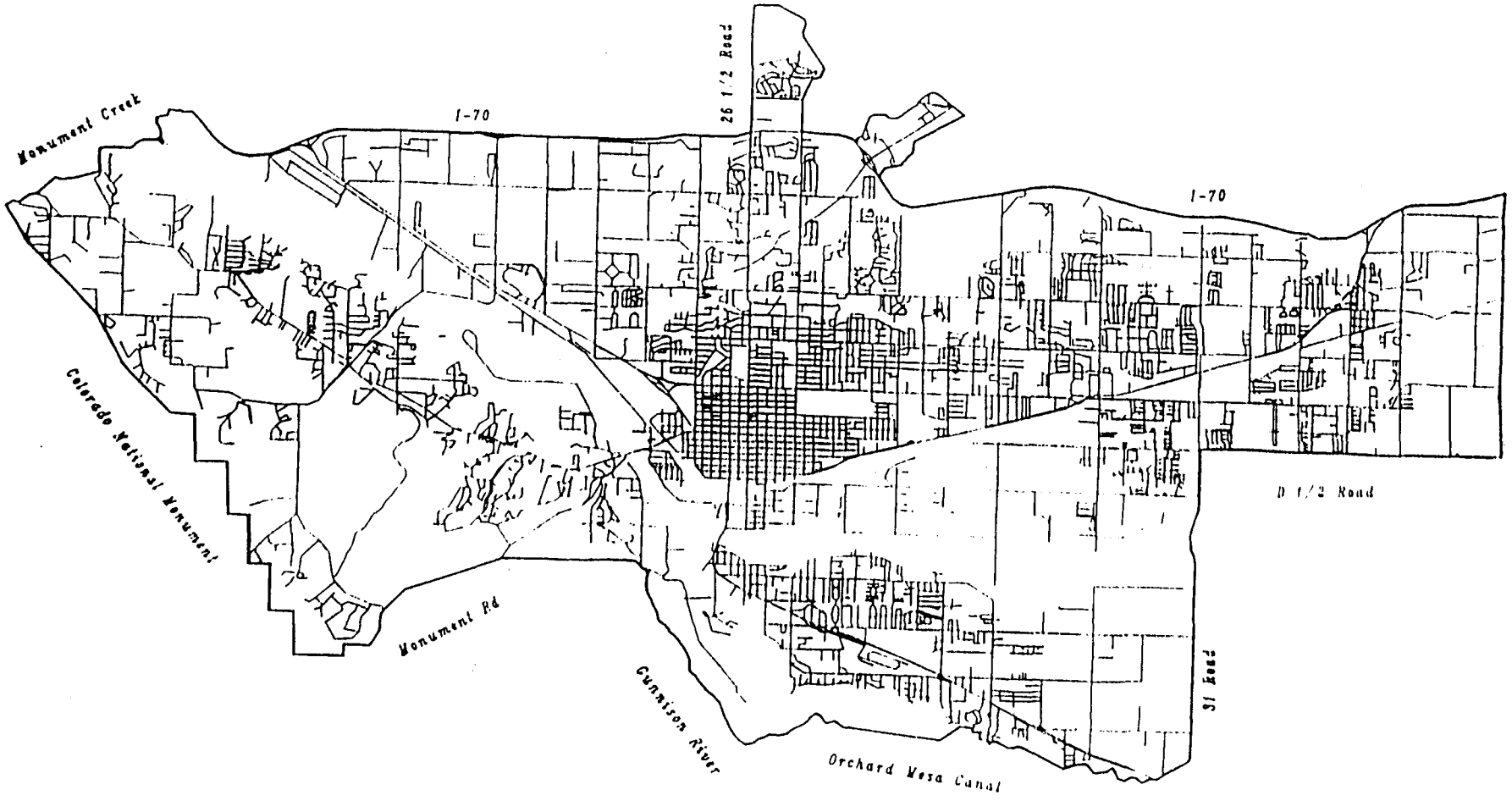


Exhibit 2.0

Mesa County Dept. of Public Works Division of Engineering and Design	1992 Grand Jct - Mesa Co. MPO Boundary			MPO/GIS Project

FIG 404


E1,123,000
E1,124,000
MAIN LINE GRAND VALLEY CANAL
Site
G Road
N480,000
4590
4600
4610
975
930
925
95.3
95.0
93.7
81.0
98.2
97.3
99.3

Exhibit 3.0

PREC. 35
APPLETON
Holloway
Kiefer
Grand Valley
Appleton Cemetery
Wash
Sleepy
Persego
Brethren Church
Appleton School
Bethel Church
Canal
Ditch
Site
Racey Siding
Base Line
Ute
Western
River
PREC. 14
Pamona School
POMONA
R. 2 W.
R. 1 W.
Exhibit 14.0

paratively sharp rises or undulations having slopes of more than ercent that extend 4 to 6 feet above the prevailing level or in small gularly shaped bodies on relatively smooth topography. Wherever areas of Chipeta soil occur, they are too small and too intricately ociated with the Persayo soil to be mapped separately.

Use and management.—About 25 percent of this complex is culti-d, but practically all of it could be. The Chipeta soil is not cult to level, but the expense of leveling and the isolated location he areas have not favored development for irrigation and cropping. kinds of crops grown, the management practiced, and the yields luced are approximately the same as for Persayo-Chipeta silty loams, 0 to 2 percent slopes.

avola clay loam, 0 to 2 percent slopes (Ra).—This soil, the nd most extensive in the area, has developed in material that ists largely of reworked Mancos shale but includes an appreciable unt of sandy alluvium from the higher Mesaverde formation. surface of these deposits is relatively level, but the depth of the osits ranges from 5 to 30 feet. The soil is associated with the Bill-silty clay loams and the Ravola fine sandy loams. The most ortant areas are east, northeast, and southeast of Fruita, north northwest of Palisade, and north and northwest of Clifton.

he soil is much like the Billings silty clay loams but more porous use it contains more fine sand, especially in the subsoil. Or-**arily, the 10- or 12-inch surface layer consists of light brownish-**y to very pale-brown light clay loam. The underlying layers vary n place to place in thickness and texture and become more sandy ow depths of 4 to 5 feet. The range in the subsoil is from fine dy loam to clay loam.

mall fragments of shale and sandstone are common from the face downward and are especially noticeable in areas nearest the rce of the soil material. The entire profile is calcareous and friable, nternal drainage is medium and development of plant roots is not ricted. The surface is smooth. Most areas are at slightly higher els than the associated areas of Billings silty clay loams and refore have better drainage and a lower content of salts. The , however, is slightly saline under native cover, and in places it strongly saline spots and a high water table.

Use and management.—About 95 percent of this soil is cultivated. chief crops are alfalfa, corn, pinto beans, small grains, and, re climate is favorable, orchard fruits. Practically all the acreage d for tree fruits is near Clifton and Palisade. The acreage used field crops varies from year to year, but by rough estimate about percent is cropped to corn, 25 percent to alfalfa, 15 percent to o beans, 13 percent to orchard fruits, 10 percent to small grains, the rest to sugar beets, tame hay, tomatoes, and various vegetable ps.

n general, the tilth and workability of this soil are favorable. content of organic matter is generally less than 1 percent, but y farmers are improving the supply by growing more alfalfa and by g other improved management.

avola clay loam, 2 to 5 percent slopes (Rb).—This soil differs from vola clay loam, 0 to 2 percent slopes, mainly in having greater es. Although the combined areas total only seven-tenths of a are mile, this soil is important because the largest single area approximately 300 acres—is located southeast of Palisade in the Vinelands and is used for peach growing. The remaining areas, widely scattered over the valley, total about 150 acres and are of minor importance.

The large area occupies a position intermediate between the Green River soils and the higher Mesa soils. Its underlying gravel and stone strata consist not only of sandstone but also of granite, schist, basalt, and lava. Much of the lava was deposited by drainage from the southeast. This large area was included with the soil unit largely because its color was similar to that of the other soil areas. Not many years ago subdrainage became inadequate for existing tree fruits and it was not until a number of tile drains were laid, as deep as 7 to 8 feet in places, that subdrainage was corrected in parts of this particular area.

Use and management.—All of the large soil area is in peaches. On it peach yields average as high as in any section of the valley, primarily because the danger of frost damage is negligible. Some of the orchards are now more than 50 years old but have produced steadily and still yield more than 400 bushels an acre according to reports from local growers. About half of the small scattered areas are cultivated. They are used largely for field crops because climatic conditions are not so favorable for peach growing. In building up the organic matter content, the growing of legumes, application of manure in large amounts, and use of commercial fertilizer generally are practiced.

Ravola very fine sandy loam, 0 to 2 percent slopes (Rv).—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains,

Exhibit #1

l truck crops. Corn is planted on an estimated 35 percent of the a, alfalfa on 20 percent, beans on 20 percent, small grains on 10 cent, and potatoes, tomatoes, sugar beets, and irrigated pasture the rest. The percentage of land planted to the various crops ctuates considerably. Yields have been increased by using im- ved soil management, such as application of barnyard manure; growing of clovers and alfalfa frequently after corn, potatoes, gar beets, and other crops; and the more liberal use of treble erphosphate and mixed commercial fertilizer.

Ravola very fine sandy loam, 2 to 5 percent slopes (Rc). This l, of minor importance because of its limited extent, occurs chiefly the northwestern part of the county. Except for greater slope, it very similar to Ravola very fine sandy loam, 0 to 2 percent slopes. ost of it is not cultivated. If it were leveled and cultivated, it uld need about the same management as Ravola very fine sandy m, 0 to 2 percent slopes, and should produce approximately the ne yields.

Ravola fine sandy loam, 0 to 2 percent slopes (Re).- This soil, rly important agriculturally, occurs mostly east, northeast, and rth of Fruita. The soil-forming material is derived largely from dstone but has some admixture of silt or finer sediments of shale gin.

The 10- or 12-inch surface layer consists of light brownish-gray, le-brown, or very pale-brown fine sandy loam. The underlying positional layers generally range from 1 to 3 inches thick; they may ve a fine sandy loam, fine sandy clay, very fine sandy loam, or loam cture. The gradation in texture from one layer to another is almost preceptible in some places, but fairly distinct in others. In most ces the material below 4 feet is more sandy and slightly lighter yish brown than that above.

The soil is calcareous from the surface downward, but the lime is t visible. Because the successive layers are friable, deep-rooted ops are well suited. Internal drainage is medium to rapid, and oisture relations are favorable. Though the organic-matter content low, other physical properties are favorable and allow good tilth, od drainage, and moderate permeability for deep-rooted crops. The l is slightly saline under native cover and strongly saline in a few ots. It is subject to an occasional high water table.

Use and management.—About 98 percent of this soil is cultivated. e most important field crops are potatoes, corn, alfalfa, and pinto ans. Comparatively smaller acreages are in sugar beets, small ins, and tomatoes, cucumbers, and other truck crops. An esti- ted 30 percent of the cultivated acreage is cropped to corn, 25 per- t to alfalfa, 20 percent to potatoes, 15 percent to pinto beans, percent to small grains, and the rest to truck crops, largely tomatoes. The trend in recent years has been toward larger acreages of potatoes, matoes, and pinto beans. In earlier days, a considerable acreage s used for tree fruits, mainly pears. Severe blight, excessive cost growing and marketing the fruit, and unsuitable climate have used gradual conversion to field crops.

With proper management, this soil should remain productive in- finitely. Definite rotations normally are not followed. Frequently, alfa is grown 4 or 5 years, corn 1 or 2 years, then oats or wheat, and finally pinto beans. Manure, if available, generally is applied to the corn crop. The most common fertilizer is treble superphosphate, applied at the rate of 100 to 150 pounds an acre for field crops and truck crops. Some potato growers use commercial fertilizer at the rate of about 150 pounds an acre.

Ravola fine sandy loam, 2 to 5 percent slopes (Rd).—Except for scattered areas totaling about 25 acres, most of this soil is in the Vinelands section east of Palisade. The soil-forming material is mostly local alluvium derived from shale and sandstone that has been brought down the drainage courses from the southeast. In areas east of Palisade a few scattered, rounded igneous gravel, cobbles, stones, and boulders in the lower subsoil indicate that there has been some admixture of sediments deposited in the past by the Colorado River.

The 10- or 12-inch surface layer is light brownish-gray or very pale-brown loam. The subsoil layers are similarly colored and dominantly of a fine sandy loam texture. Nevertheless, in places fine sandy loam, loam, and clay loam textures are represented in the subsoil. The soil is calcareous throughout. Although the organic-matter content is low, other physical properties insure good tilth, drainage, and permeability to deep-rooted crops. The soil is slightly saline under native cover and includes some strongly saline spots. Occasionally the water table is high.

Use and management.—Practically all of this soil is cultivated; deep-rooted crops are well suited. The two areas east of Palisade are in peach orchards and produce yields comparing favorably with those on Ravola clay loam soils in the same area. These two areas are small but valuable because they are located where the climate is ideal for tree fruits. The productivity of this soil, especially for orchard fruits, is practically the same as that of Mesa clay loam soils.

Ravola loam, 0 to 2 percent slopes (Rf).—This soil is not extensive, but it is important agriculturally. It occupies relatively broad alluvial fans and flood plains along streams. It is at a slightly higher elevation than the bordering areas of Billings silty clay loam soils. It has developed in an alluvial deposit derived largely from Mancos shale and to lesser extent from the fine-grained sandstone of the Mesaverde formation. The soil is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes, but it contains less very fine sand and a definitely larger amount of silt. In a number of small areas the texture approaches, or may be, a silt loam. From the Ravola clay loam soils, this soil differs in being coarser textured and not so gritty.

In the larger areas near Clifton, the 10- or 12-inch surface layer consists of light brownish-gray to pale-yellow, calcareous, heavy loam. The subsoil, similar to the surface soil in color, invariably contains a higher percentage of silt than the subsoil of the Ravola very fine sandy loams. Differences among the thin alluvial layers in the subsoil are almost imperceptible to depths of 3 to 4 feet. At depths greater than this, however, 1- to 3-inch layers of either silt or very fine sandy loam commonly occur among the more numerous layers of loam. The thin layers of silt or very fine sandy loam are most noticeable in the larger and broader areas west of Palisade.

Northeast of Fruita, northwest of Mack, and southeast and northeast of Loma, this soil consists of pale-yellow to light-gray surface

Exh. 6, ff 2.2

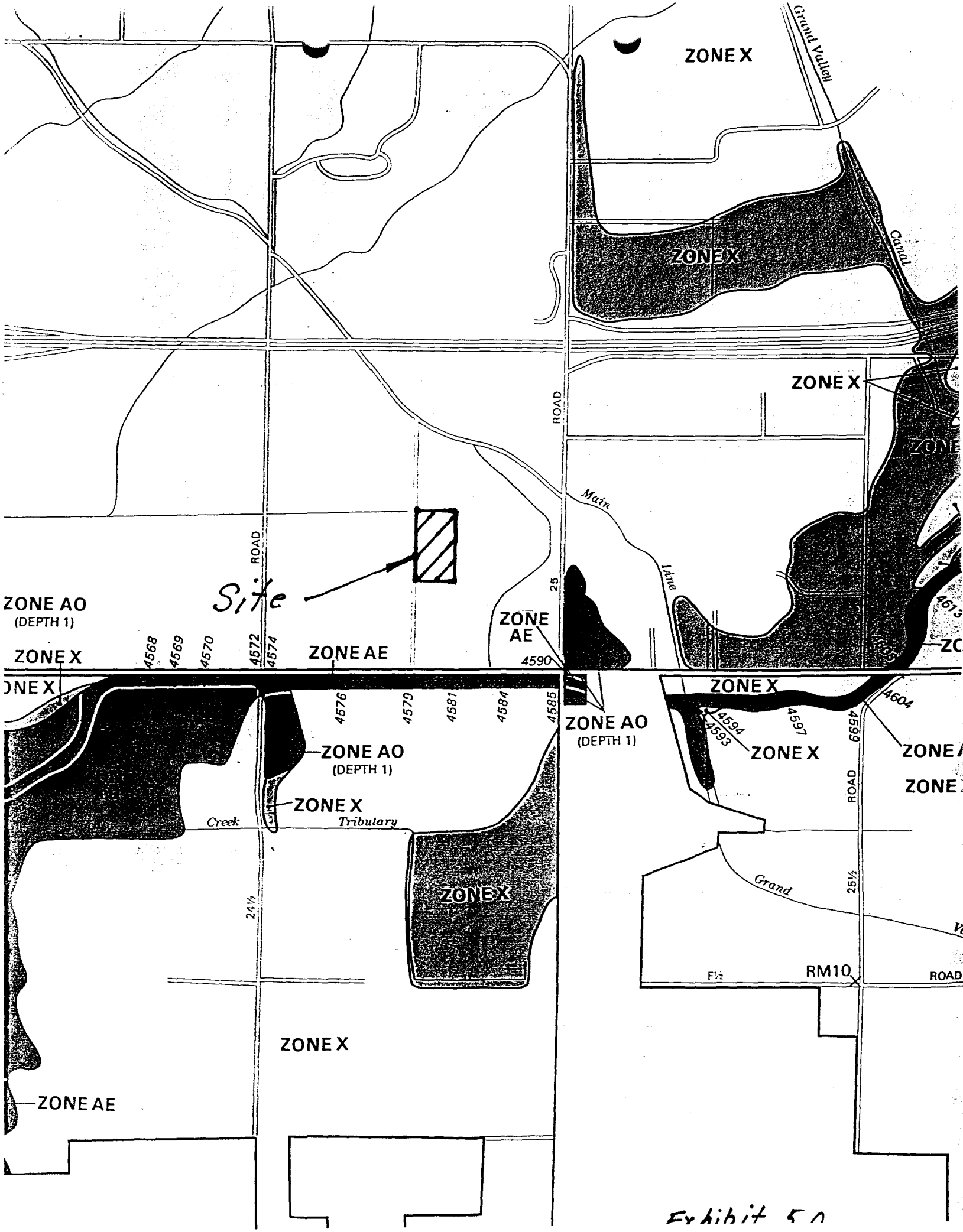

ZONE X
Grand Valley
Canal
ZONE X
ZONE X
ROAD
Main
Line
Site
ROAD
ZONE AO
(DEPTH 1)
ZONE X
4568
4569
4570
4572
4574
ZONE AE
25
ZONE AE
4590
ZONE X
4576
4579
4581
4584
4585
ZONE AO
(DEPTH 1)
ZONE X
4604
4594
4593
4597
4599
ZONE X
ZONE AO
(DEPTH 1)
Creek
Tributary
ZONE X
ROAD
24½
ZONE X
Grand
25½
F½
RM10
ROAD
ZONE X
ZONE AE

Exhibit 5.0

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"

MESA COUNTY
STORM DRAINAGE CRITERIAL MANUAL

FIGURE 401b

INTENSITY DURATION FREQUENCY CURVES
GRAND JUNCTION, COLORADO

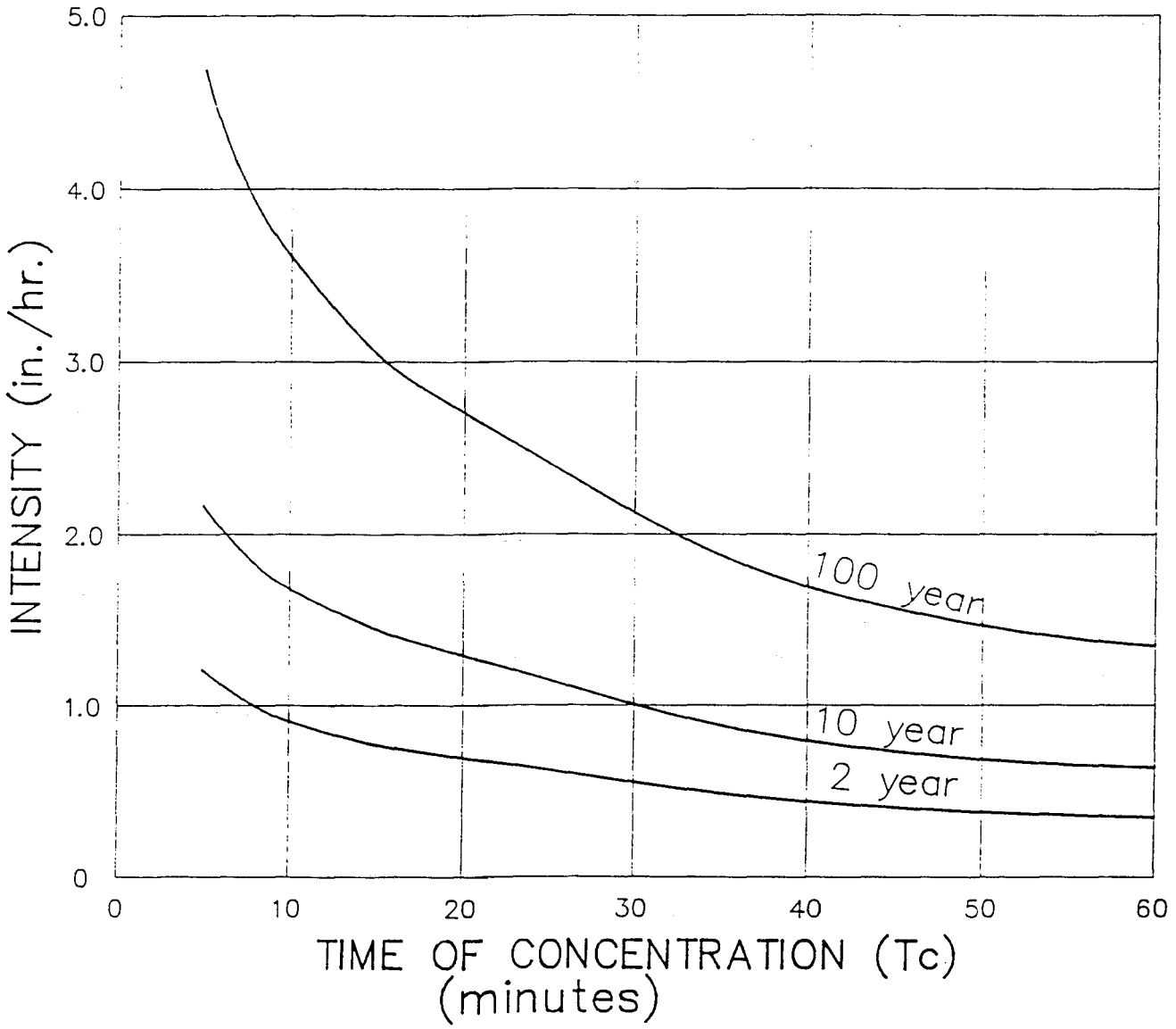


Exhibit 7.0

REPRODUCED FROM FIGURE 15.2, SCS 1972

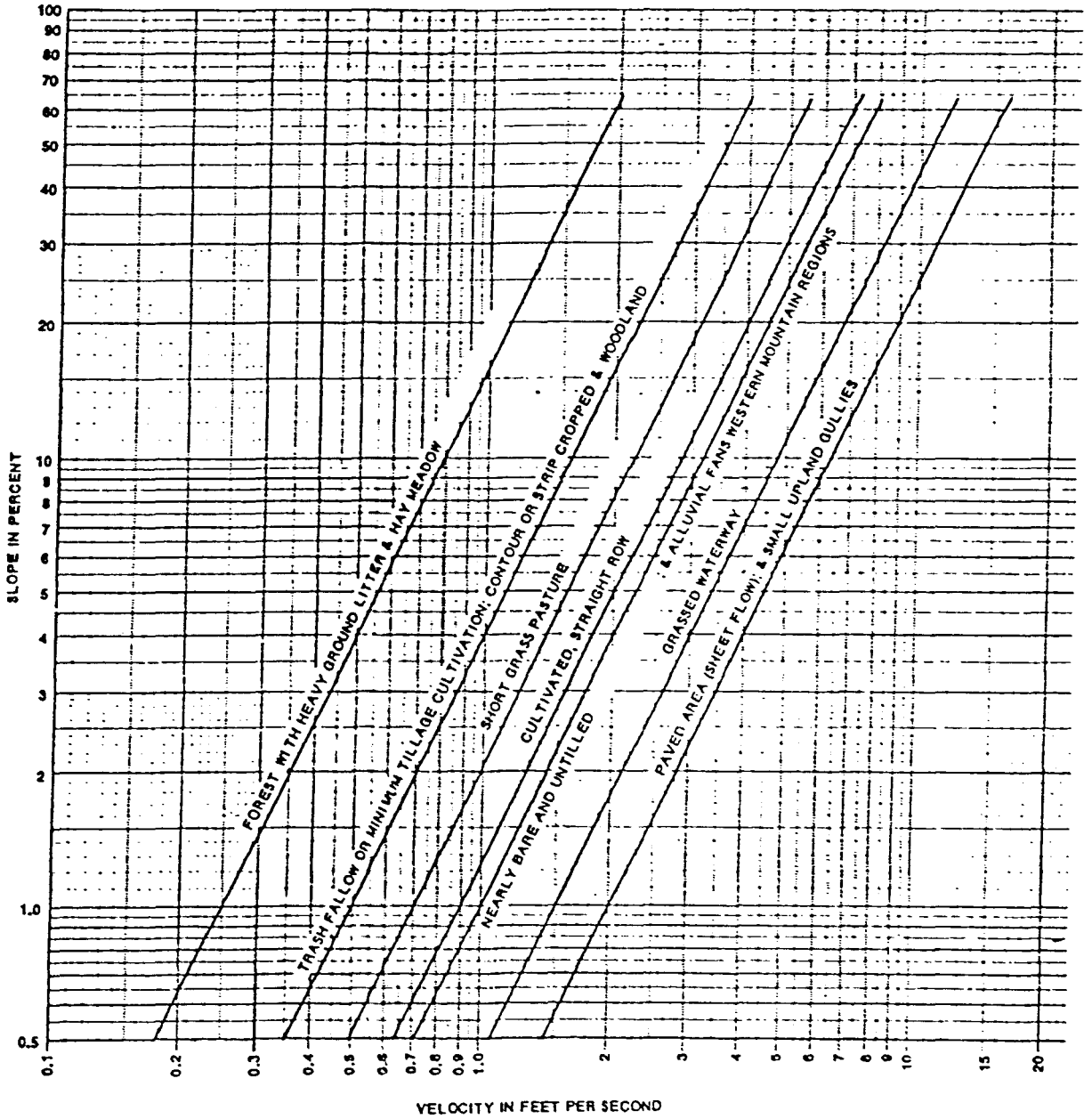
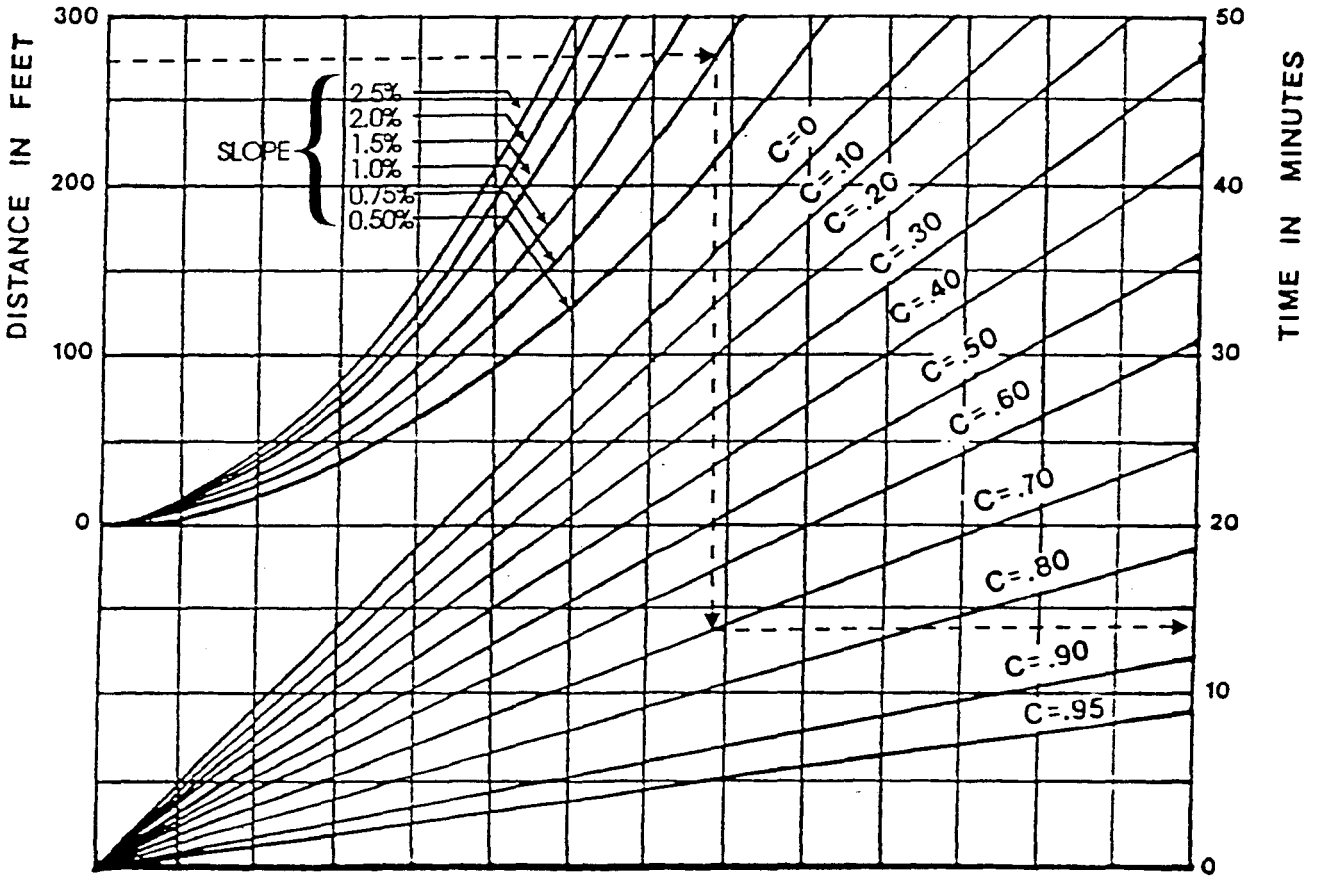


Exhibit 8.0

DETERMINATION OF "Ts"

FIGURE "E-3"

MODIFIED FROM FIGURE 403, MESA COUNTY



THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$To = \frac{1.8\ (1.1 - C)\sqrt{L}}{\sqrt[3]{S}}$$

WHERE: To = OVERLAND FLOW TIME (MIN.)
S = SLOPE OF BASIN (%)
C = RUNOFF COEFFICIENT (SEE TABLE "B-1" IN APPENDIX "E")
L = LENGTH OF BASIN (ft)

Exhibit 9.0

GRAPHICAL DETERMINATION OF "To:" FAA METHOD | FIGURE "E-2"

STAFF REVIEW

FILE: #PP-96-046
DATE: March 15, 1996
STAFF: Michael T. Drollinger
REQUEST: Preliminary Major Subdivision - Pheasant Meadows
LOCATION: 720 24 3/4 Road
ZONING: RSF-4 (Proposed w/annexation)

STAFF COMMENTS:

1. No comment.

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

h:\cityfil\1995\96-046.rvc

WEST: PR-4.1

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area. The draft Grand Junction Growth Plan classifies the subject parcel in the "Residential Medium (4-7.9 d.u.'s per acre)" land use category. The proposed density for this project is than than recommended in the Growth Plan.

STAFF ANALYSIS:

The site is located directly opposite North Valley Subdivision on the east side of 24 3/4 Road north of G Road and consists of approximately 3.8 acres. The property is presently being annexed into the City as part of the Euler Annexation with a proposed zoning of RSF-4.. The petitioner is requesting Preliminary Plan approval for consisting of 7 single family lots to be developed in a single filing. Further details of the proposal are in the attached project narrative. Also, an aerial photograph of the site along with a copy of the Preliminary Plan are attached to this staff report for orientation and reference.

All review agency comments have been adequately addressed.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plan for Pheasant Meadows Subdivision.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PP-96-046, a request for preliminary plan approval for Pheasant Meadows Subdivision, I move that the preliminary plan be approved.

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March 20, 1996

Mr. Michael Drollinger
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Re: Response to the review comments dated March 18, 1996 File #PP-96-46 Pheasant Meadows Subdivision

Dear Michael:

The following are the responses to the review comments for the above subdivision:

US West:
On approval of the Final Plat a copy of the plat and copies of the utility plans will be forwarded to the telephone company.

Public Service Company:
The existing gas service for the proposed Lot 2 will be relocated at the developer's expense. There will be an easement provided for the existing overhead located along the southern property line on the final plat.

City Police Department:
The drive way for the proposed Lot 1 will be located along Jakarlin Court.

City Development Department:
The Preliminary Plan has been revised to reflect the proposed cross sections for Jakarlin Court and 24 3/4 Road. Jakarlin Court will have a 44 foot ROW and 24 3/4 Road will have a 52 foot ROW. This will meet the City of Grand Junction ROW Standards.

The drainage for Jakarlin Court will be directed from east to west in the proposed curb and gutter, then along the newly constructed curb and gutter along the east side of 24 3/4 Road and then along the southern property line to the proposed detention pond. It will be discharged into the existing Grand Junction Drainage District drainage manhole and drainage line located in the south east corner of the site.

The detention pond will be located in the south east corner of the project. The preliminary plan has been revised to reflect this change.

The storm water for the subdivision will be transported to the detention pond by the proposed

Job Number 96001.30

curb and gutter and then to the detention pond by a drainage swale or drainage pipe. This has not been sized as this is not a requirement of the preliminary drainage report.

The detention pond will be sized to detain the required 100 year storm event. The storm water will be discharged at the required 2 year historic rate as required in the SWMM.

When the final plat is submitted the required ROW for 24 3/4 Road at 52 feet in width will be dedicated to the City of Grand Junction. This will conform to the residential collector street and the residential street standards.

Grand Junction Drainage District:
The drainage facilities that are on site will be used for the conveyance of storm drainage at the historic volumes for two year storms events.

Ute Water:
The owners of the development will participate with the costs of the upgrades that now exist in G Road and 24 3/4 Road. Pheasant Meadows will participate with the needed upgrade of the 6 inch line located in 24 3/4 Road from 6 inches to 8 inches.

The proposed water system will be installed in accordance with the current Ute Water standards.

The developer will be responsible for the installation of the meter pits and yokes supplied by Ute Water.

City Utility Engineer
The developer is aware of the sewer pay back that is required for both Fountainhead and North Valley Subdivision.

The plans have been revised to reflect the changes that were discussed above and four revised plans are attached.

If you need any further information please contact our office at your convenience.

Very truly yours,

Mike Best

Mike Best

C: File
Client

Job Number 96001.30

STAFF REVIEW

FILE: #PP-96-046

DATE: March 27, 1996

STAFF: Michael T. Drollinger

REQUEST: Preliminary Major Subdivision
PHEASANT MEADOWS SUBDIVISION

LOCATION: East Side 24 3/4 Road; North of G Road

APPLICANTS: George and Carrie Euler
720 24 3/4 Road
Grand Junction CO 81501

EXECUTIVE SUMMARY:

Petitioner is requesting preliminary major subdivision approval for Pheasant Meadows located on the east side of 24 3/4 Road north of G Road. The proposed development consists of 7 single family lots on about 3.8 acres. Staff recommends approval of the application.

EXISTING LAND USE: Single Family Residential/Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

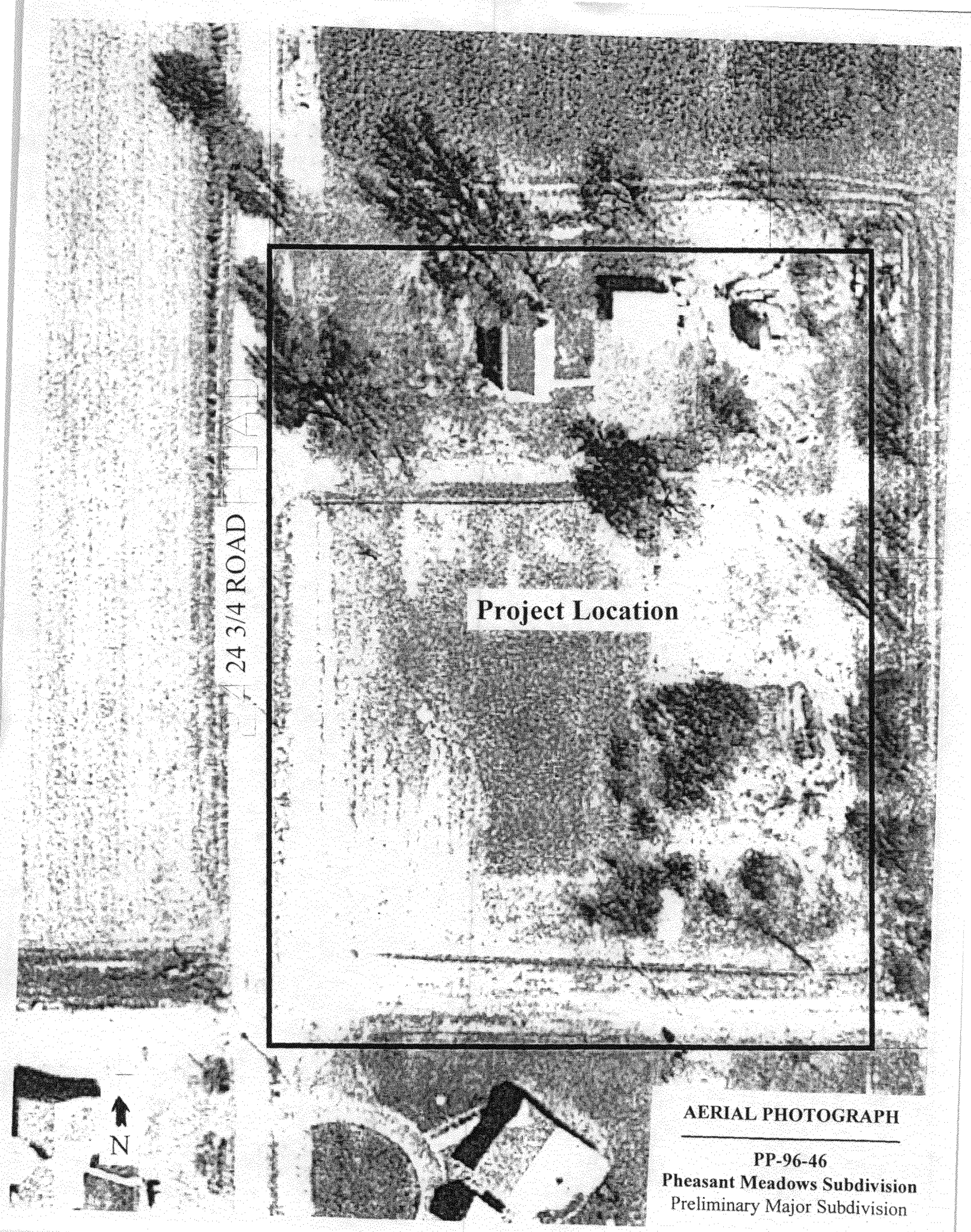
NORTH:	Vacant
SOUTH:	Single Family Residential
EAST:	Single Family Residential (Fountainhead Subdivision)
WEST:	Single Family Residential (North Valley Subdivision)

EXISTING ZONING: PR-12(County)

PROPOSED ZONING: RSF-4

SURROUNDING ZONING:

NORTH:	PR-12
SOUTH:	RSF-2
EAST:	PR-12



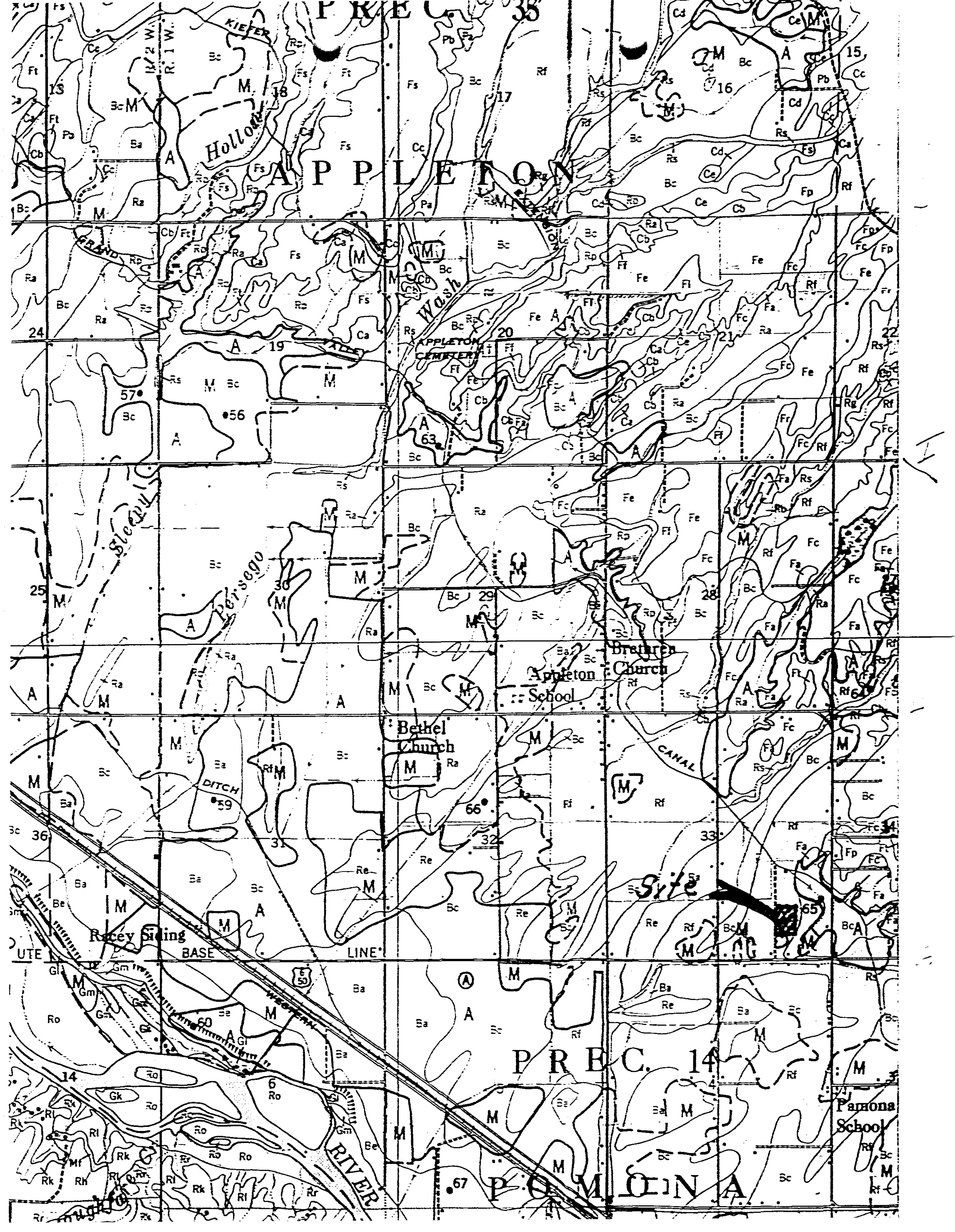
AERIAL PHOTOGRAPH

PP-96-46
Pheasant Meadows Subdivision
Preliminary Major Subdivision

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

****

Commencing at the Southwest corner of Lot 48, Pomona Park Subdivision, thence along the South line thereof, South 89°57'40" East 10.00 feet to the True Point of Beginning, thence continuing South 89°57'40" East along the South line of said Lot 48 a distance of 353.50 feet, thence North 00°07'37" West 470.52 feet, thence North 89°57'50" West, 353.50 feet, thence South 00°07'37" East along the East right of way of 24 3/4 Road, a distance of 470.50 feet to the True Point of Beginning,
Mesa County, Colorado.


PREC. 35
APPLETON
Kiefer
Holloway
Grand
Wash
Appleton Cemetery
Sleepy
Persego
Brethren Church
Appleton School
Bethel Church
Canal
Ditch
Site
Racey Siding
UTE
BASE
LINE
Western
River
PREC. 14
Pomona School
POMONA

comparatively sharp rises or undulations having slopes of more than 5 percent that extend 4 to 6 feet above the prevailing level or in small irregularly shaped bodies on relatively smooth topography. Wherever the areas of Chipeta soil occur, they are too small and too intricately associated with the Persayo soil to be mapped separately.

Use and management.—About 25 percent of this complex is cultivated, but practically all of it could be. The Chipeta soil is not difficult to level, but the expense of leveling and the isolated location of the areas have not favored development for irrigation and cropping. The kinds of crops grown, the management practiced, and the yields produced are approximately the same as for Persayo-Chipeta silty clay loams, 0 to 2 percent slopes.

Ravola clay loam, 0 to 2 percent slopes (RA).—This soil, the second most extensive in the area, has developed in material that consists largely of reworked Mancos shale but includes an appreciable amount of sandy alluvium from the higher Mesaverde formation. The surface of these deposits is relatively level, but the depth of the deposits ranges from 5 to 30 feet. The soil is associated with the Billings silty clay loams and the Ravola fine sandy loams. The most important areas are east, northeast, and southeast of Fruita, north and northwest of Palisade, and north and northwest of Clifton.

The soil is much like the Billings silty clay loams but more porous because it contains more fine sand, especially in the subsoil. Ordinarily, the 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown light clay loam. The underlying layers vary from place to place in thickness and texture and become more sandy below depths of 4 to 5 feet. The range in the subsoil is from fine sandy loam to clay loam.

Small fragments of shale and sandstone are common from the surface downward and are especially noticeable in areas nearest the source of the soil material. The entire profile is calcareous and friable, so internal drainage is medium and development of plant roots is not restricted. The surface is smooth. Most areas are at slightly higher levels than the associated areas of Billings silty clay loams and therefore have better drainage and a lower content of salts. The soil, however, is slightly saline under native cover, and in places it has strongly saline spots and a high water table.

Use and management.—About 95 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains, and, where climate is favorable, orchard fruits. Practically all the acreage used for tree fruits is near Clifton and Palisade. The acreage used for field crops varies from year to year, but by rough estimate about 30 percent is cropped to corn, 25 percent to alfalfa, 15 percent to pinto beans, 13 percent to orchard fruits, 10 percent to small grains, and the rest to sugar beets, tame hay, tomatoes, and various vegetable crops.

In general, the tilth and workability of this soil are favorable. The content of organic matter is generally less than 1 percent, but many farmers are improving the supply by growing more alfalfa and by using other improved management.

Ravola clay loam, 2 to 5 percent slopes (RB).—This soil differs from Ravola clay loam, 0 to 2 percent slopes, mainly in having greater slopes. Although the combined areas total only seven-tenths of a square mile, this soil is important because the largest single area—approximately 300 acres—is located southeast of Palisade in the Vinelands and is used for peach growing. The remaining areas, widely scattered over the valley, total about 150 acres and are of minor importance.

The large area occupies a position intermediate between the Green River soils and the higher Mesa soils. Its underlying gravel and stone strata consist not only of sandstone but also of granite, schist, basalt, and lava. Much of the lava was deposited by drainage from the southeast. This large area was included with the soil unit largely because its color was similar to that of the other soil areas. Not many years ago subdrainage became inadequate for existing tree fruits and it was not until a number of tile drains were laid, as deep as 7 to 8 feet in places, that subdrainage was corrected in parts of this particular area.

Use and management.—All of the large soil area is in peaches. On it peach yields average as high as in any section of the valley, primarily because the danger of frost damage is negligible. Some of the orchards are now more than 50 years old but have produced steadily and still yield more than 400 bushels an acre according to reports from local growers. About half of the small scattered areas are cultivated. They are used largely for field crops because climatic conditions are not so favorable for peach growing. In building up the organic matter content, the growing of legumes, application of manure in large amounts, and use of commercial fertilizer generally are practiced.

Ravola very fine sandy loam, 0 to 2 percent slopes (RF).—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains,

and truck crops. Corn is planted on an estimated 35 percent of the area, alfalfa on 20 percent, beans on 20 percent, small grains on 10 percent, and potatoes, tomatoes, sugar beets, and irrigated pasture on the rest. The percentage of land planted to the various crops fluctuates considerably. Yields have been increased by using improved soil management, such as application of barnyard manure; the growing of clovers and alfalfa frequently after corn, potatoes, sugar beets, and other crops; and the more liberal use of treble superphosphate and mixed commercial fertilizer.

Ravola very fine sandy loam, 2 to 5 percent slopes (RG).—This soil, of minor importance because of its limited extent, occurs chiefly in the northwestern part of the county. Except for greater slope, it is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes. Most of it is not cultivated. If it were leveled and cultivated, it would need about the same management as Ravola very fine sandy loam, 0 to 2 percent slopes, and should produce approximately the same yields.

Ravola fine sandy loam, 0 to 2 percent slopes (RC).—This soil, fairly important agriculturally, occurs mostly east, northeast, and north of Fruita. The soil-forming material is derived largely from sandstone but has some admixture of silt or finer sediments of shale origin.

The 10- or 12-inch surface layer consists of light brownish-gray, pale-brown, or very pale-brown fine sandy loam. The underlying depositional layers generally range from 1 to 3 inches thick; they may have a fine sandy loam, fine sandy clay, very fine sandy loam, or loam texture. The gradation in texture from one layer to another is almost imperceptible in some places, but fairly distinct in others. In most places the material below 4 feet is more sandy and slightly lighter grayish brown than that above.

The soil is calcareous from the surface downward, but the lime is not visible. Because the successive layers are friable, deep-rooted crops are well suited. Internal drainage is medium to rapid, and moisture relations are favorable. Though the organic-matter content is low, other physical properties are favorable and allow good tilth, good drainage, and moderate permeability for deep-rooted crops. The soil is slightly saline under native cover and strongly saline in a few spots. It is subject to an occasional high water table.

Use and management.—About 98 percent of this soil is cultivated. The most important field crops are potatoes, corn, alfalfa, and pinto beans. Comparatively smaller acreages are in sugar beets, small grains, and tomatoes, cucumbers, and other truck crops. An estimated 30 percent of the cultivated acreage is cropped to corn, 25 percent to alfalfa, 20 percent to potatoes, 15 percent to pinto beans, 5 percent to small grains, and the rest to truck crops, largely tomatoes.

The trend in recent years has been toward larger acreages of potatoes, tomatoes, and pinto beans. In earlier days, a considerable acreage was used for tree fruits, mainly pears. Severe blight, excessive cost of growing and marketing the fruit, and unsuitable climate have caused gradual conversion to field crops.

With proper management, this soil should remain productive indefinitely. Definite rotations normally are not followed. Frequently, alfalfa is grown 4 or 5 years, corn 1 or 2 years, then oats or wheat, and finally pinto beans. Manure, if available, generally is applied to the corn crop. The most common fertilizer is treble superphosphate, applied at the rate of 100 to 150 pounds an acre for field crops and truck crops. Some potato growers use commercial fertilizer at the rate of about 150 pounds an acre.

Ravola fine sandy loam, 2 to 5 percent slopes (RD).—Except for scattered areas totaling about 25 acres, most of this soil is in the Vinelands section east of Palisade. The soil-forming material is mostly local alluvium derived from shale and sandstone that has been brought down the drainage courses from the southeast. In areas east of Palisade a few scattered, rounded igneous gravel, cobbles, stones, and boulders in the lower subsoil indicate that there has been some admixture of sediments deposited in the past by the Colorado River.

The 10- or 12-inch surface layer is light brownish-gray or very pale-brown loam. The subsoil layers are similarly colored and dominantly of a fine sandy loam texture. Nevertheless, in places fine sandy loam, loam, and clay loam textures are represented in the subsoil. The soil is calcareous throughout. Although the organic-matter content is low, other physical properties insure good tilth, drainage, and permeability to deep-rooted crops. The soil is slightly saline under native cover and includes some strongly saline spots. Occasionally the water table is high.

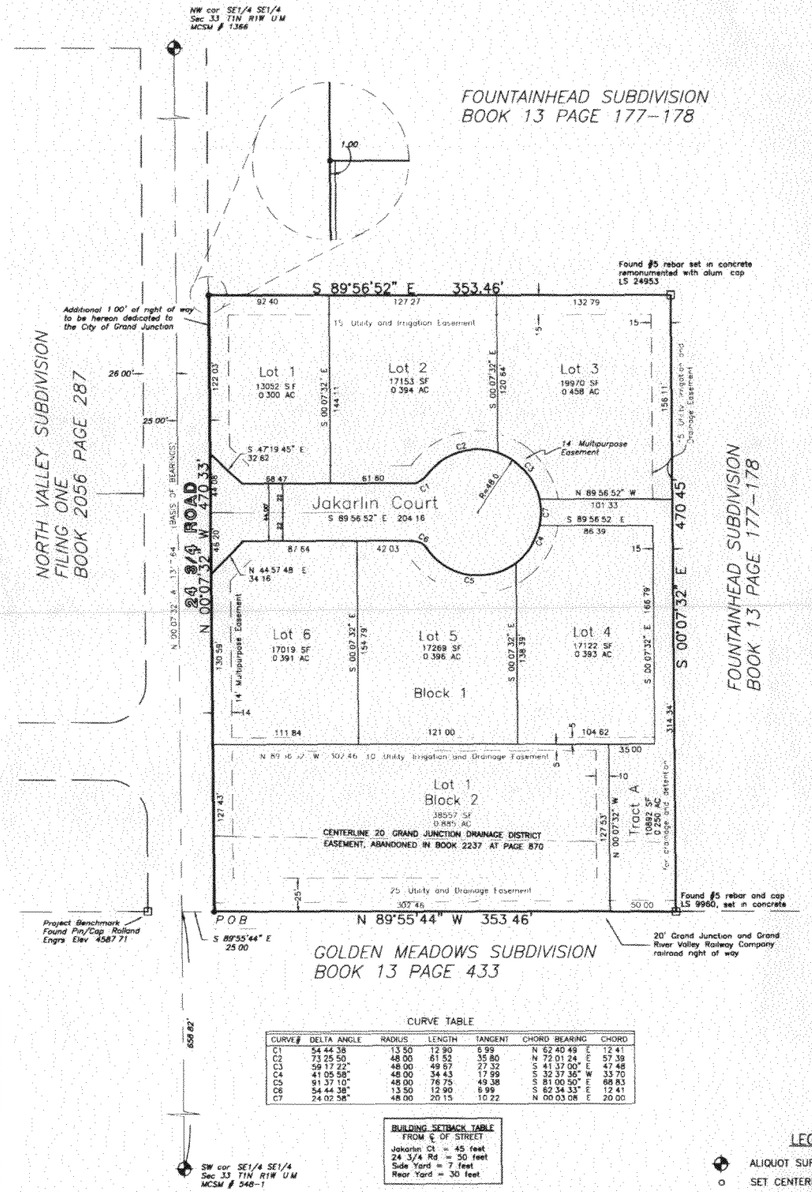
Use and management.—Practically all of this soil is cultivated; deep-rooted crops are well suited. The two areas east of Palisade are in peach orchards and produce yields comparing favorably with those on Ravola clay loam soils in the same area. These two areas are small but valuable because they are located where the climate is ideal for tree fruits. The productivity of this soil, especially for orchard fruits, is practically the same as that of Mesa clay loam soils.

Ravola loam, 0 to 2 percent slopes (RE).—This soil is not extensive, but it is important agriculturally. It occupies relatively broad alluvial fans and flood plains along streams. It is at a slightly higher elevation than the bordering areas of Billings silty clay loam soils. It has developed in an alluvial deposit derived largely from Mancos shale and to lesser extent from the fine-grained sandstone of the Mesaverde formation. The soil is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes, but it contains less very fine sand and a definitely larger amount of silt. In a number of small areas the texture approaches, or may be, a silt loam. From the Ravola clay loam soils, this soil differs in being coarser textured and not so gritty.

In the larger areas near Clifton, the 10- or 12-inch surface layer consists of light brownish-gray to pale-yellow, calcareous, heavy loam. The subsoil, similar to the surface soil in color, invariably contains a higher percentage of silt than the subsoil of the Ravola very fine sandy loams. Differences among the thin alluvial layers in the subsoil are almost imperceptible to depths of 3 to 4 feet. At depths greater than this, however, 1- to 3-inch layers of either silt or very fine sandy loam commonly occur among the more numerous layers of loam. The thin layers of silt or very fine sandy loam are most noticeable in the larger and broader areas west of Palisade.

Northeast of Fruita, northwest of Mack, and southeast and northeast of Loma, this soil consists of pale-yellow to light-gray surface

PHEASANT MEADOWS SUBDIVISION



CURVE TABLE

CURVE #	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	54 44 38	13 50	12 90	6 99	N 62 40 49 E	12 41
C2	73 25 50	48 00	61 52	35 80	N 72 01 24 E	57 39
C3	59 17 22"	48 00	49 67	27 32	S 41 37 00" E	47 46
C4	41 05 58"	48 00	34 43	17 98	S 32 37 35" W	33 70
C5	91 37 10"	48 00	76 75	49 38	N 81 00 50" E	68 83
C6	54 44 38"	13 50	12 90	6 99	S 62 34 33" E	12 41
C7	24 02 58"	48 00	20 15	10 22	N 00 03 08 E	20 00

BUILDING SETBACK TABLE
FROM ℄ OF STREET
Jakarlin Ct = 45 feet
24 3/4 Rd = 50 feet
Side Yard = 7 feet
Rear Yard = 30 feet

AREA SUMMARY

LOTS/TRACT A	=	3 467 Acres	90 830%
ROAD ROW	=	0 350 Acres	9 170%
TOTAL	=	3 817 Acres	100 00%

NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That GREAT NEW HOMES, Inc is the owner of that real property in a part of the SE1/4 of the SE1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian Mesa County, Colorado, being more particularly described as follows (Original Warranty Deed Book 2249, Page 992)

Commencing at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section 33 from which the Northwest corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) bears North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 1317 64 feet, with all bearings contained herein relative thereto, thence North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 658 82 feet, thence South 89 degrees 55 minutes 44 seconds East (S 89°55'44" E) a distance of 25 00 feet to the POINT OF BEGINNING, thence North 00 degrees 07 minutes 32 seconds West (N 00°07'32" W), a distance of 470 33 feet, thence South 89 degrees 56 minutes 52 seconds East (S 89°56'52" E), a distance of 353 46 feet, thence South 00 degrees 07 minutes 32 seconds East (S 00°07'32" E), a distance of 470 45 feet, thence North 89 degrees 55 minutes 44 seconds West (N 89°55'44" W), a distance of 353 46 feet to the POINT OF BEGINNING Containing 3 817 acres as described

That said owners have caused the real property to be laid out and platted as Pheasant Meadows Subdivision, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of Pheasant Meadows Subdivision as follows

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever,

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures,

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines

All Irrigation Easements as set forth on this plat to the Pheasant Meadows Homeowners Association, as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems,

All Drainage Easements hereby dedicated to the City of Grand Junction for the use and benefit of the Pheasant Meadows HOA and the Grand Junction Drainage District, as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground,

Tract A is hereby dedicated as a drainage and detention pond to be owned and maintained by the Pheasant Meadows HOA subject to and including the rights of use by, and for the benefit of, the Grand Junction Drainage District as a drainage easement as described and otherwise granted herein

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement

IN WITNESS WHEREOF, said owner, GREAT NEW HOMES, Inc has caused it's name to be hereunto subscribed this 14 day of February, A D 1997

by Bret D Seligman
PRESIDENT

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me by Bret D Seligman as President of GREAT NEW HOMES, Inc, this 14 day of February, A D, 1997
Witness my hand and official seal

Notary Public

My Commission Expires Oct. 9, 1999

NOTARY PUBLIC CHARLES M BEST STATE OF COLORADO

LEGEND

- ALIQUOT SURVEY MARKER
- o SET CENTERLINE MONUMENT PER CITY CODE
- • SET ALUMINUM CAP ON No 5 REBAR, PLS 24953 IN CONCRETE PER CRS-38-51-105
- (R) RECORD MEASUREMENT
- □ FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I Jeffrey C Fletcher do hereby certify that the accompanying plat of Pheasant Meadows a subdivision of a part of the City of Grand Junction Colorado has been prepared under my direct supervision and represents a field survey at some This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado

Date certified FEB 6, 1997

JEFFREY C FLETCHER, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P L S NO 24953

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)ss
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:27 o'clock A M., March 27, A D, 1997, and was duly recorded in Plat Book No 15 Page 41 00 00 No 304, Reception No 1792799, Drawer No DD27 Fee 10.00

Janice K. Finnegan
Deputy Clerk

Monika Todd
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Pheasant Meadows Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 24 day of March, A D, 1997

David Varley
City Manager

President of City Council

SCALE 1"=50'

50 25 0 50

Basis of bearings assume the West line of the SE1/4 SE1/4 of Section 33 to bear N 00°07'32" W, 1317 64 feet Both monuments on this line are Mesa County Survey Markers

Note Property corners located during this survey that were within 0 25± feet of the calculated point were accepted as being "in position"

Easement and Title information provided by Ticor Title Ins Company, Policy No 06 3051 04 000258

NOTE Schedule B, Item 10 of the Title Policy calls out right of way for the Pioneer Extension Ditch lying accross this property per a document recorded in Book 14 at Page 67 Research and field observations indicate that the Pioneer Extension ditch does not cross this property at any point

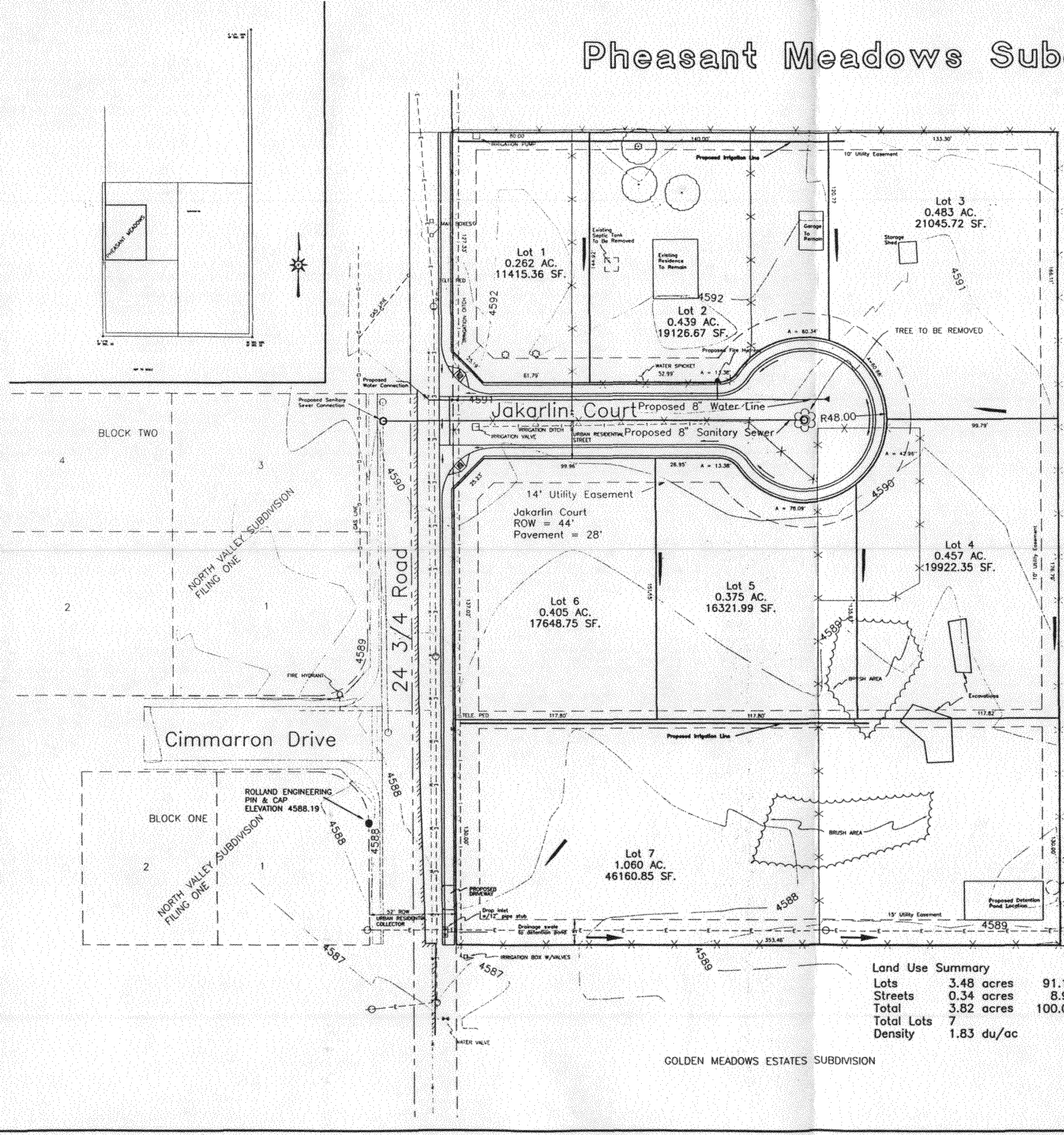
PHEASANT MEADOWS SUBDIVISION
SE1/4 SE1/4 SECTION 33,
T1N, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION COLORADO 81501 (970) 244-9180

PROJECT NO 96001	SUR BY	DRAWN	CHECKED	SHEET	OF
DATE Aug 23 1996	LD/CF	JCF	LD	1	1

C:\SC\MCSK\96001\96001 Thu Feb 06 08:32:21 1997 rays

Pheasant Meadows Subdivision

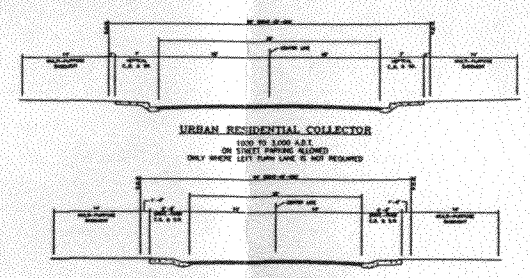


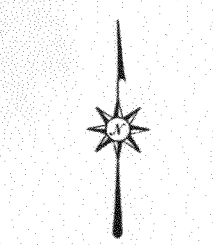
Note:
No major changes in the existing drainage patterns are proposed for this site.

Legend

- Existing Overhead Electrical Line
- Existing Under Ground Natural Gas Line
- Existing Domestic Water Line
- Existing Sanitary Sewer Line
- Existing Fence Line
- Existing Tree
- Existing Underground Irrigation Line
- Proposed Domestic Water Line
- Proposed Sanitary Sewer Line
- Proposed Underground Irrigation Ditch

Utility Providers
Public Service Company Natural Gas and Electric
US West Telephone
City of Grand Junction Sanitary Sewer
Ute Water Domestic Water





Land Use Summary		
Lots	3.48 acres	91.1%
Streets	0.34 acres	8.9%
Total	3.82 acres	100.0%
Total Lots	7	
Density	1.83 du/ac	

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

DATE:	NO:	REVISIONS:	By:
02/23/96	1	edits	jos
03/21/96	2	edits	jos

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

Preliminary Plan

PHEASANT MEADOWS SUBDIVISION

LANDesign
ENGINEERS + SURVEYORS + PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 96001	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: 01/23/96	mb/jos	mb/jos			

C:\SC12\WORK\96001\DP2 Thu Mar 21 08:24:48 1996