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File SPR-1996-106 Name: Unitel Expansion – 610 25 Road – Site Plan Review

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**
		***Application form**
X		Review Sheets
		Receipts for fees paid for anything
		***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
		***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or 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:

X	X	Correspondence			
X	X	Planning Clearance – issued 5/13/96 - **			
X	X	Drainage Report			
X		Warranty Deed – notarized – not conveyed to the City			
X		Owner's Policy Information – missing cover sheet			
X	X	Location Map			
X	X	Site / Landscape Plan			
X	X	Grading and Drainage Plan			
		Elevation Maps			

GENERAL PROJECT REPORT

April 13, 1996

UNITEL
610 - 25 ROAD
GRAND JUNCTION, CO 81505

Prepared For:
Mountain High Enterprises
P.O. Box 1452
Grand Junction, CO 81502

Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO 81503
970-242-4454

Table of Contents

1. General Location and Description

The proposed Unitel development is located within the city limits of Grand Junction at 610 - 25 Road (part of Lot 1 of the Foresight Park Planned Industrial Development, Filing No.1, Grand Junction, Mesa County, Colorado). Unitel currently operates a telephone systems sales and service business at the location. The west boundary of the subject property fronts along 25 Road. Adjoining properties on the north, south, and east sides are developed as commercial businesses. Existing development on the subject property includes a commercial office/retail building, paved parking, and landscaping. The new development will include a 2,760 ft^2 extension to the office building (warehouse, storage, and employee break room), 2,390 ft^2 of paved parking, 1000 ft^2 of landscaping, and a 1,850 ft^2 sand-filled percolation pit for retention of stormwater runoff.

The following businesses are located adjacent to or across 25 Road from the proposed development:

- Valley Insurance Agency - south
- Doctors Office - north,
- Grand Junction Athletic Club - east,
- Diamond Shamrock Service Station - west across 25 Road

The proposed development is on a 0.85-acre lot located in the SW 1/4 of the SW 1/4 of Section 3, T1S, R1W, Ute Principal Meridian. The portion of the site proposed for development is currently covered by uncultivated native soils and gravel. The proposed development affects the east half of the lot. The west half is already developed, and no changes are proposed to the developed area. The area is zoned as a planned industrial development (PID), which allows business and commercial development. Proposed development includes adding an extension to the existing building and constructing the associated parking, and landscaping per City of Grand Junction Zoning and Development Code requirements. The new floor space will be used as a warehouse, storage area, and employee break area. These uses are consistent with use as a

business location.

The proposed use is for a commercial business. The name of the business, and line of business will remain the same after the proposed development. There are currently 12 people employed on site and no new employees are anticipated at this time. Other Unitel employees are field personnel and do not work at the business location.

2. Public Benefit

The proposed project will allow Unitel to provide better service to the community and its present customers. Unitel will be able to keep a better inventory of parts and supplies and provide faster service. The increased service will increase revenue cycling within the community. The added space and employee break room will create better working conditions for Unitel employees.

3. Project Compliance, Compatibility, and Impact

The proposed use fits with the PID zoning designation. The project also fits within the character of the neighborhood as this is already an established use at the site and there are other businesses in the area. Unitel does not anticipate adding employees and because all roads, streets, utilities, etc., are already provided in the development, there will be little or no impact on transportation, water, sewage, etc. There will be no appreciable impacts on schools, parks, and other public and commercial facilities and services.

Considerations

- Land use in the surrounding area is small business under the zoning designation of planned industrial development, which allows business development consistent with this proposal.
- The number of employees regularly at the business location is 12.

- Hours of operation will be regular business hours from 8 am to 5 pm.
- There are currently two signs along 25 Road related to Unitel. No additional signs are proposed.
- The street is classified as a minor arterial street and has a minimum 45-ft front yard setback from the centerline of the right-of-way. This setback is already accomodated at the site. Traffic along F Road (Principal Arterial) just south of the development is very busy; however, traffic along 25 Road is moderate. No impacts to existing traffic patterns are anticipated from the proposed development. Access to the proposed development is via an access easement running south from Foresight Circle across Lot 1 to the Unitel property. This access is currently being used for employee and delivery truck access and no change is proposed. Delivery trucks use the access approximately 1 time per month.
- All utilities are available in the existing building and no new utility service is anticipated. The new building extension will be serviced by the existing utility connections and no new service lines will be brought in. The nearest fire hydrant is located near the northeast corner of the porperty approximately 60 feet east of the northeast corner of the proposed building extension.
- No special or unusual utility demands have been identified for the proposed development.
- There are already public services and facility requirements for the existing structure and business. Thus, there will be minimal impacts on public facilities such as fire and police protection, sanitation, roads, parks, schools, and irrigation.

4. Geology, Soils, and Hazards

A geotechnical boring was drilled within the area of proposed building extension by Lincoln Devore, Inc. (Report of Subsurface Soils Exploration dated March 8, 1996). A soils report was also obtained from the U.S. Soil Conservation Service describing the soil type in the vicinity. This information was obtained to fulfill the requirements as shown for General Project Reports in the Submittal Standards for Improvements and Development (SSID) manual of the Grand Junction City Community Development Department. The soils investigation consisted drilling a soil boring, conducting a site walkover, and conducting a literature review.

Regional Hydrology and Local Setting

The property lies on the gently sloping to nearly flat alluvial plain created by the Colorado River. The alluvial plain in this area shows no recent deposition or erosion, and the subject property is located outside the 100-year floodplain for the Colorado River. The subject property is part of the Grand Valley, and is located approximately 3/4 mile north of the Colorado River. The Grand Valley is in the Colorado Plateau geographic region. Precipitation is about 7 to 10 inches per year. Most of the developed portion of the Grand Valley on the north side of the river is part of the former Colorado River floodplain. The remainder is composed of alluvial fans extending to the southwest from the Bookcliffs. This property is located in the transition between former river floodplain and alluvial fan deposits.

Much of the former Colorado River floodplain area is or has historically been irrigated. There is a network of irrigation ditches to deliver water and drainage canals to remove excess water. The drainage canals generally intersect the shallow water table aquifer and drain excess water from the farmland. The water table in the valley north of the river generally approximates the slope of the ground surface toward the Colorado River. However, locally the water table surface may be artificially high because of the influence of local irrigation recharge. Groundwater gradients are often steeper near discharge areas along drainage ditches or near irrigated recharge areas. There are no drainage ditches in the vicinity of this property. A storm sewer system along 25 Road collects runoff from this portion of the Foresight Park area. Landscape watering comprises the only irrigation on and around the subject property.

Abundant groundwater is present in the alluvium of the Grand Valley. The shallow water table aquifer occupies the alluvium from as shallow as 6 ft below ground surface down to bedrock. Based on the boring log for the geotechnical investigation, depth to ground water on the subject property is approximately 7 to 9 ft. Bedrock occurs at varying depths across the area but is greater than 20 ft below ground surface at this location. The alluvium is generally composed of silty clay flood plain and alluvial fan deposits with some very fine silty sand zones of varying permeability. Clayey gravel lenses are present locally. The water quality is generally poor because the water is high in dissolved salts. The Mancos shale comprises the bedrock underling

the alluvium and it does not contain significant groundwater. The Mancos shale consists of low-permeability sediments. It may be as thick as 5,000 ft. and represents an imposing barrier to the downward migration of groundwater. The area is not seismically active, and there are no apparent geologic hazards on the subject property.

Soils

The soils at the subject property have been mapped by the Soil Conservation Service as belonging to the Sagers silty clay loam. These soils are deep, well-drained, and were formed on alluvial fans and flood plain terraces. Slopes are nearly level from 0 - 2 %. The surface layer is silty clay loam about 12 inches thick. The upper 13 inches of the underlying material is silty clay loam, and the lower part down to depths of more than 60 inches is silty clay loam with few fine gypsum crystals. Permeability is slow and available water capacity is high. Effective rooting depth is 60 inches or more. Runoff is slow and the erosion hazard is slight. This soil is considered good farmland.

Engineering properties of the soil include low permeability, moderate shrink-swell potential, and low corrosivity. The soil is unsuitable for septic tanks, and basements. Where the water table is high, restrictions can be severe for septic tanks, basements, roads and streets, and shallow excavations (Soil Survey of Mesa County Area, Colorado, Soil Conservation Service, 1978). The subject property does not appear to be located in an active flood zone or an area of seasonally high groundwater; however, basement structures are not recommended at the site.

5. Development Schedule and Phasing

The proposed construction start is May 10, 1996 and the anticipated finish date is May 1, 1997. The project will be completed in two phases. Construction of the building extension, paved parking, retention basin, and landscaping berm will be completed by August 1, 1996. The landscaping berm will be vegetated and a pressurized irrigation system will be installed by May 1, 1997.

6. Results and Conclusions

In summary, the proposed building extension and associated development at 610 25 Road is consistent with zoning and current use in the area. Significant impacts to existing infrastructure are not anticipated. Based on the scope of the planned development and the consideration of geologic hazards and drainage, the site appears to be well suited. The schedule provides for having additional warehouse, storage, and employee break area ready for occupancy by August 1, 1996, and based on the growing demand for business phone systems, there is a need in the community for such development.

GEOLOGIST'S PROPERTY INSPECTION
LETTER OF OPINION

The undersigned has provided to and for the benefit of Mountain High Enterprises an investigation for the existence of geologic hazards and conditions at 610 - 25 Road as outlined in the attached report dated April 13, 1996.

It is the opinion of the undersigned that the investigation was a reasonable inquiry based on the standards of professionals engaged in similar investigations and considering the location of the property. Based upon this investigation and the resultant report, the undersigned believes that there are no geologic hazards present on the subject property which would preclude development of the property for the proposed use.

By: _____

Name: David R. Smuin

Title: Consulting Geologist

Wyoming Registered Geologist RPG 1412

DRAINAGE PLAN
April 13, 1996

UNITEL
610 25 Road
Grand Junction, CO 81505

Prepared For:
Mountain High Enterprises
P.O. Box 1452
Grand Junction, CO 81502

Prepared By:
HydroTerra Environmental Consulting
1179 Santa Clara Ave.
Grand Junction, CO 81503
970-242-4454

Table of Contents

1. General Location and Description

The proposed Unitel development is located within the city limits of Grand Junction at 610 25 Road (A portion of Lot 1 of Foresight Park Planned Industrial Development, City of Grand Junction, Mesa County, Colorado). The west boundary of the subject property fronts along 25 Road. Adjoining properties on the north, south, and east sides are developed as commercial businesses. Existing development on the subject property includes a commercial office building, paved parking, and landscaping. The new development will include a 2,760 ft^2 extension to the office building, 2,390 ft^2 of paved parking, 1000 ft^2 of landscaping, and a 1,850 ft^2 sand-filled percolation pit for retention of stormwater runoff.

The new development will be located on the eastern portion of the property in a 6,940 ft^2 area that is presently graveled. The soil at the site is classified as SCS type "D" soil, being primarily silty clay. The groundwater table is shallow in this area, based on a soil boring drilled at the site in March 1996. The estimated depth to groundwater is 7 to 9 ft below ground surface.

2. Existing Drainage Conditions

The site topography and observations from the site inspection indicate that, at present, precipitation from the existing development on the western portion of the property is directed west into a storm sewer system along 25 Road. Precipitation from the undeveloped, eastern portion of the property drains off to the southeastern corner of the property and ponds on site. No existing drainage concerns were apparent at the time of the site inspection.

3. Drainage Design Criteria

For the purposes of the proposed new construction, the property is divided into two drainage sub basins. Sub-basin A represents the area that currently drains into the storm sewer system along

25 Road. Practically all developed runoff presently drains to this system. Sub-basin B represents the portion of the property that currently drains to the southeast corner of the lot. The new construction will take place in and have effect only on sub-basin B. Thus, there will be no change in discharge to the 25 Road storm sewer system and drainage calculations and design in this report pertain only to sub-basin B.

Drainage design criteria are taken from the *Stormwater Management Manual* (Public Works Department, City of Grand Junction, CO; June, 1994). Reference is also made to the Appendices in the *Stormwater Management Manual* for development of design parameters. The Rational Method is used to develop a total runoff estimate for post-development conditions. This drainage plan presents a proposal for 100% on-site retention of runoff from the new development (sub-basin B). Runoff from the remainder of the property would continue to discharge off site at historic rates (sub-basin A). The volume of runoff from the new development is calculated for the 100-year precipitation event for the Mesa County urbanized area. The simple formula for total retention in Section VIII.E.3 of the *Stormwater Management Manual* is used to size the retention basin:

$$V = P100_{24} \times A \times C_{100d}$$

Where,

$V =$	volume of stormwater runoff, ft^3
$P100_{24} =$	total 100-year, 24-hour rainfall precipitation, ft
$A =$	site area, ft^2
$C_{100d} =$	100-year developed runoff coefficient

4. Drainage Design for Developed Conditions

As shown on the Grading and Drainage Plan, post-development drainage from sub-basin B will consist of channeling surface flows to a retention basin located in an unpaved area in the southeastern portion of the property. Based on soil conditions at the site, it is unlikely that

ponded water would dissipate within 48 hours, thus, no percolation tests were performed. To avoid the creation of a nuisance pond and to enhance stormwater infiltration, the retention basin will be designed as a percolation pit that will be filled with graded sand. It is assumed that the porosity of the sand will be approximately 35%. This design will ensure infiltration of ponded water within a very brief period, probably less than 1 hour. Developed runoff is estimated using the *Rational Method*. Peak runoff flow for the 100-year precipitation event is calculated for the new development.

Developed Drainage Calculation for the New Development:

Total roof/paved area =	5,150 ft^2,	"C" number = 0.95 for Type D soil from Table B-1
Total non-green landscape =	1,000 ft^2,	"C" number = 0.54 for Type D soil from Table B-1
Total bare soil area =	10,638 ft^2,	"C" number = 0.34 for Type D soil from Table B-1
Total graveled area =	2,915 ft^2,	"C" number = 0.83 for Type D soil from Table B-1

Total area of sub-basin B = 18,703 ft^2, weighted C_{100d} = 0.61

Depth/duration/frequency from Appendix A = 2.01 inches (0.17 ft) for the 100-year storm

$V = P100_{24} \times A \times C_{100d} = (0.17\ ft) \times (18{,}703\ ft^2) \times (0.61) = 1{,}940\ ft^3$

The total developed runoff from the 100-year event for the new development is 1,940 ft^3. Assuming a porosity of 35%, a sand-filled percolation pit of 5,540 ft^3 (approximately 115-ft x 16-ft x 3-ft deep) would provide this storage volume.

5. Results and Conclusions

The historic peak flow runoff was not estimated because 100% of the runoff from the new development will be retained on site. The total developed runoff for the 100-year event from the

new development (sub-basin B) is calculated to be 1,940 ft^3. This runoff will be directed to a percolation pit that will be filled with sand. It is assumed that the sand will have a porosity of 35%, so a pit that has a volume of 5,540 ft^3 (approximately 115-ft x 16-ft x 3-ft deep) will have the necessary storage capacity. Approximately 200 yards of sand will be required for the percolation pit.

6. Certification

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

Seal

Thomas A. Cronk

Thomas A Cronk

Date

April 23, 1996.

REVIEW COMMENTS

FILE #SPR-96-106 **TITLE HEADING:** Unitel Addition

LOCATION: 610 25 Road

PETITIONER: William J. Widdows

PETITIONER'S ADDRESS/TELEPHONE: 743 West Wilshire Court
Grand Junction, CO 81506
242-3921

PETITIONER'S REPRESENTATIVE: David Hoffman

STAFF REPRESENTATIVE: Kristen Ashbeck

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

MESA COUNTY BUILDING DEPARTMENT **4/29/96**
Bob Lee **244-1656**

No comments. We have approved the construction plans for this project.

CITY FIRE DEPARTMENT **4/30/96**
Hank Masterson **244-1414**

The Fire Department has no problems with this proposal. Submit complete building plans to the Fire Department for our review and approval. A building permit clearance form will be issued upon completion of our review.

GRAND JUNCTION DRAINAGE DISTRICT **5/7/96**
John Ballagh **242-4343**

1. The site is wholly within the Drainage District. The District operates and maintains the 25 Road tile which flows into the Buthorn Drain. The 25 Road tile is incorrectly called out as a storm sewer on the grading and drainage plan. The tile is near the east right-of-way line of 25 Road. The addition should not encroach over the tile if built as shown.
2. The on-site retention is a good idea.

CITY UTILITY ENGINEER **5/9/96**
Trent Prall **244-1590**

Please contact utility Billing at 244-1580 for potential changes in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

CITY DEVELOPMENT ENGINEER **5/9/96**
Jody Kliska **244-1591**

1. Transportation Capacity Payment - $641.72
2. Drainage report and plan is acceptable.

3. A site visit indicated there is an existing light pole in the parking lot circulation area. It appears this is an impediment to circulation and should be relocated.
4. The site plan shows access and circulation through adjacent properties. Are there existing ingress/ egress/access agreements in place? If not, these need to be secured with adjacent property owners.

CITY COMMUNITY DEVELOPMENT **5/9/96**
Kristen Ashbeck **244-1437**
See attached comments.

SPR 96-106 SITE PLAN REVIEW - UNITEL ADDITION - 610 25 ROAD
Community Development / Kristen Ashbeck 5/9/96

GENERAL

1. North arrow is incorrect on plans.

2. What is dimension of front property line (not shown)?

ACCESS / PARKING

1. Access to both the front and rear parking lots appears to be through adjacent properties. Provide copies of access easements/agreements with adjacent property owners for both access drives.

2. Site Plan must show all area needed to show access to the existing and proposed parking area.

3. If the driveway from the south will still be used to access the new parking area, it must be paved with asphalt (including the area off-site). If the driveway is to be blocked as an access to the new parking area, there is a need for a turn-around area in order to back out of the parking space in the southeast corner of the new parking area. Also, show on plan how this drive will be blocked so the rear parking area may not be accessed from the south. blocked

4. The gravel drive into the rear parking area from the north must also be paved.

5. Number of parking spaces shown (existing + proposed = 21 spaces) is adequate for total square footage (existing + proposed).

LANDSCAPING / SITE DETAILS

1. The Zoning and Development Code does not address landscaping requirement for the Planned Industrial (PI) zone. Covenants for Foresight Park supersede City requirement. A letter of approval from the Architectural Control Committee and a Site Plan signed by the authorized representative is required. BUD

2. There is no groundcover labeled for the area south of the building to the retention basin. At a minimum, this area should be grass and irrigated.

3. Indicate height and material of dumpster screen. Also, indicate more clearly which side will be open for access by sanitation trucks.

4. Since the project phasing is to complete the building addition first and complete landscaping completed 9 months later, execution of an Improvements Agreement & Guarantee by cash in escrow or bank letter of credit is required (see form enclosed).

October 31, 1996

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

Mr. William J. Widdows
743 W. Wilshire Court
Grand Junction, CO 81506

RE: SPR-96-106 Unitel Addition - 610 25 Road

Dear Mr. Widdows,

I recently received a Certificate of Occupancy (CO) from the Mesa County Building Department for my signature. However, upon a site inspection this week I noticed the following possible deficiencies that must be addressed prior to my signing the CO.

1. It did not appear that the trees meet minimum planting size (1.5" caliper measured 1 foot from ground level).

2. I did not see evidence that an irrigation system exists for the plantings on the berm.

3. New parking area must have wheelstops.

Please do not hesitate to contact me if you have questions about these items or can give me more information regarding their completion.

Sincerely,

Kristen

Kristen Ashbeck
Planner

Brg=N 39°37'47" E Ch=75.08'

S 90°00'00" E 159.12'

NO CAP

SET 1-1/4" BRASS TAG AND PK NAIL IN CONC. CROSS PA LS 16835

S 22°30'00" W 141.86'

50.00'

ONE STORY BRICK BUILDING

TRACT 1
62887 SQ.FT.
BOOK 1924, PAGE 149

N 00°00'00" W 257.94'

S 00°00'00" E 116.43'

25 ROAD

N 00°00'00" W 1317.25'

29' Additional Right-of-Way Book 1155, Page 874

PARCEL 2
15' WIDE INGRESS/EGRESS EASEMENT
BOOK 1924, PAGE 149

S 22°30'00" E 49.55'

S 22°30'00" E 28.39'

N 67°30'00" E 16.24'

POB TRACT 1

50.00'

S 90°00'00" E 220.32'

OPEN CONC PORCH

ONE STORY BLOCK BUILDING

ROW OF CONC ARCHES

379.46'

N 00°00'00" W 149.22'

PARCEL 1
BOOK 1924, PAGE 149
36248 SQ.FT.

S 00°00'00" E 129.21'

50.00'

FOUND No.5 REBAR NO CAP

POB PARCEL 1

S 90°00'00" W 246.19'

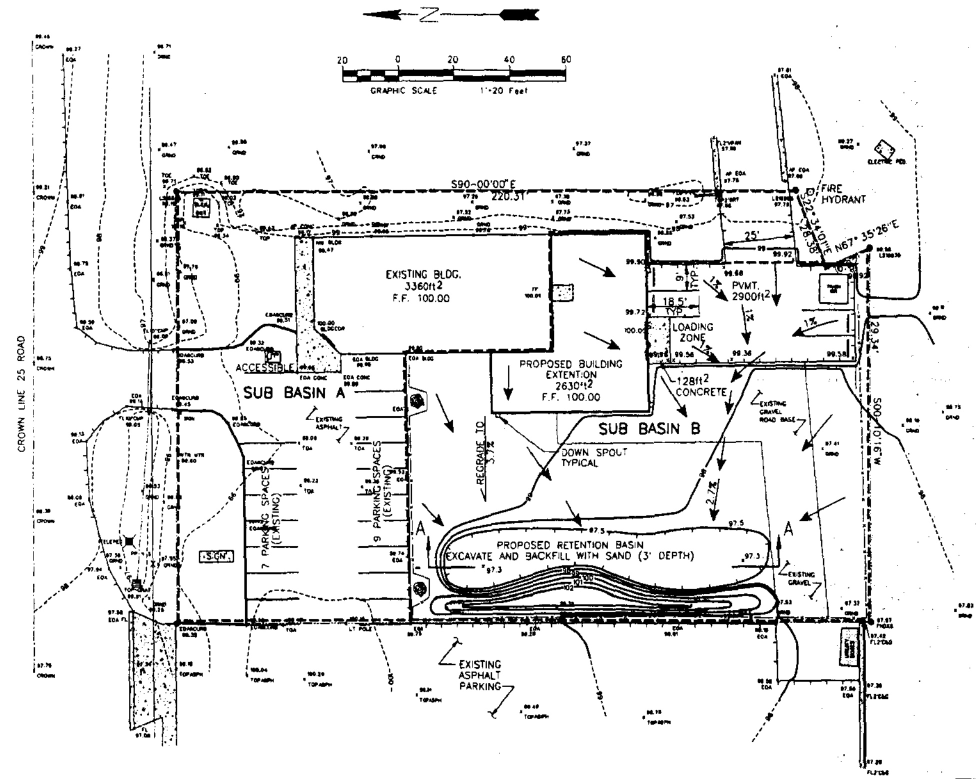
S 72°17'40" W 0.47'

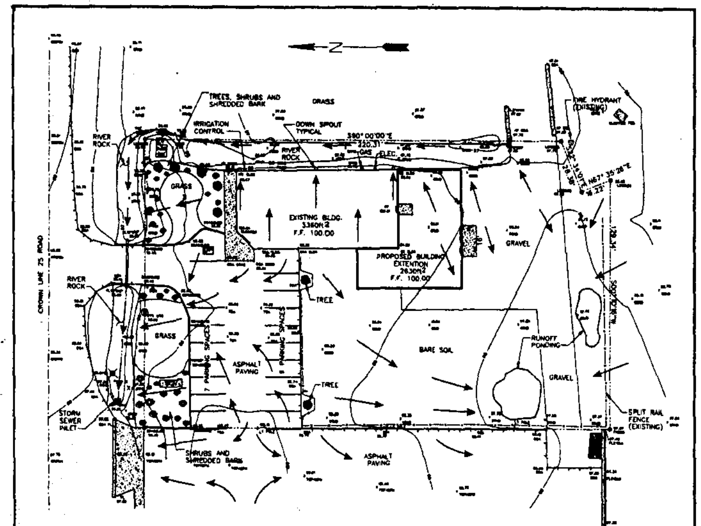
FOUND No.5 REBAR NO CAP

230.24'

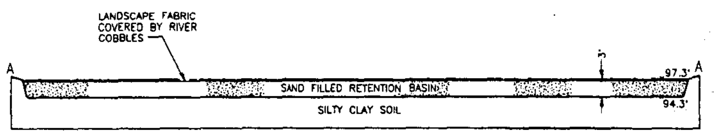
BLOCK

PATTERSON (F) ROA





EXISTING DRAINAGE CONDITIONS



Section A-A
Profile of Retention Basin
(Sized to absorb runoff from 100 year storm event)
SCALE: 1" = 10'

General Notes

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
4. ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 6 INCHES THICK (MIN.) FOR RESIDENTIAL USES AND 8" THICK (MIN.) FOR ALL OTHER USES.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, V-PANS, ETC., AT ENDS OF HORIZONTAL CURVES, AT EDGES OF DRIVEWAY SECTIONS AND AT MAXIMUM SPACING OF 100'. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' SPACING.
7. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING.
9. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.

Notes

1. Do not change elevations of pavements, curbs, retention basin or berms without approval of the engineer
2. Storm runoff from new roof must be discharged to sub basin B.

ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS

THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND AND STANDARDS ON THE JOB SITE

Legend

- - - - - - -	LIMITS OF DRAINAGE SUB BASIN ON UNITEL PROPERTY
—+—+—+—	EDGE OF ASPHALT
- - - -97- - - -	EXISTING CONTOURS (1.0 ft INTERVAL)
——102——	PROPOSED CONTOURS (1.0 ft INTERVAL)
←——	FLOW DIRECTION OF DRAINAGE (PROPOSED AND EXISTING)
•	FOUND SURVEY MONUMENTS

26322 PROFESSIONAL ENGINEER

County Clerk	Utilities Engineer
Signed	Signed
Date	Title
	Date

Revisions Date	Remarks	By

Grading and Drainage Plan
Unitel
610 25 Road
Grand Junction, CO. 81505

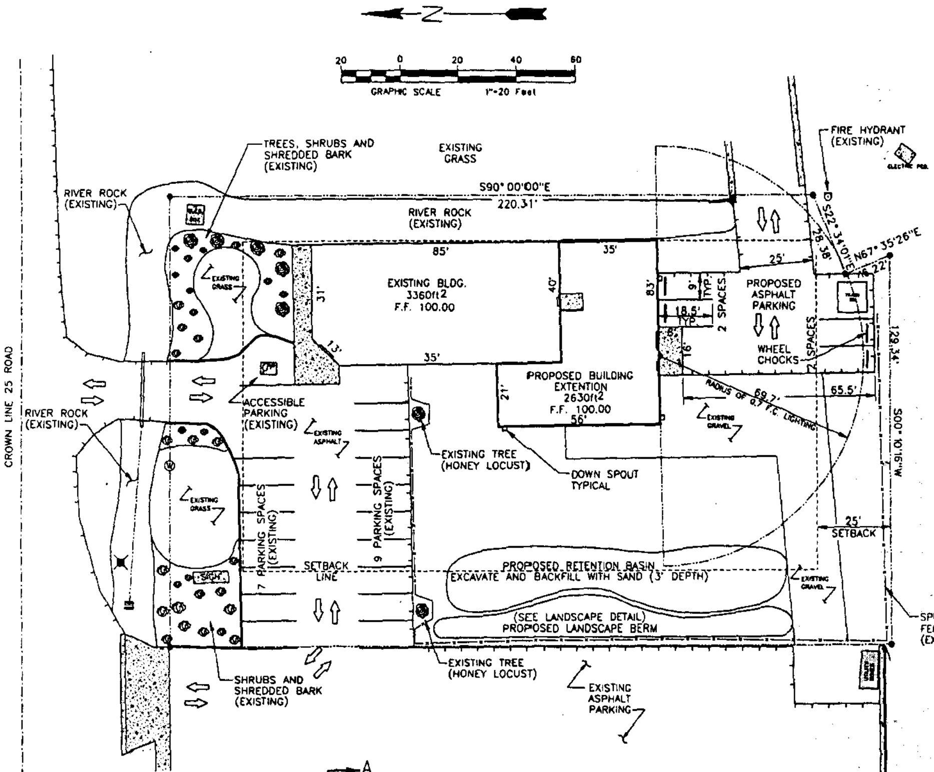
Mountain High Enterprises

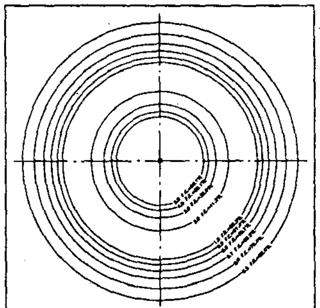
HydroTerra Environmental Consulting

SPR-1996-106

Project	Grading and Drainage Plan
Scale	As Shown
Date Drawn	April 21, 1996
Latest Revision	No Revisions
Sheet 2 of 2	

5/13/96 Approved by Foresight Park Architectural Control Committee





ISOFOOTCANDLE CHART
PARKING AND ROADWAY LIGHTING

ISOFOOTCANDLE CALCULATION ASSUMPTIONS

LIGHTING SPECIFICATIONS
Parking Lighting
Type – Building Mount
Maximum height – 25'
Fixture – G.E. Model No. M2RR15SIN20MN3
Lamp – 150W HP-Sodium, Mogul Base. NAED No.– 331835
Initial Lumens – 16000

PARKING CALCULATIONS
Required = 1 space per 300ft² for office
Total building footage = 5990ft² ÷ 300ft²/parking space = 20 spaces
Required Accessible parking = 1 (for less than 25 total spaces)
Total existing parking = 17 (includes 1 accessible)
Proposed additional parking = 4
Total Parking after development = 21 (exceeds requirement by 1 space)

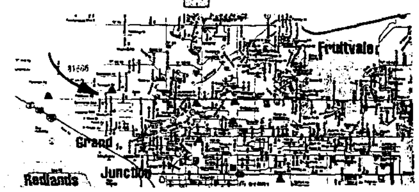
0.85 ACRES
ZONE – PLANNED INDUSTRIAL DEVELOPMENT
NUMBER OF ON-SITE EMPLOYEES – 12

ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS

THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND AND STANDARDS ON THE JOB SITE

Legend

- PROPERTY BOUNDARY
- EDGE OF ASPHALT
- SETBACK LINE
- WALL MOUNT LIGHT
- FOUND SURVEY MONUMENTS
- TELEPHONE PEDESTAL
- WATER METER
- FIRE HYDRANT
- EXISTING TREE
- EXISTING BUSH
- CONCRETE



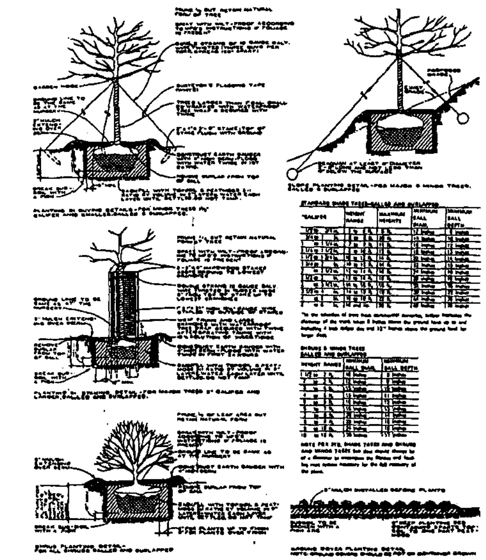
Utility Composite

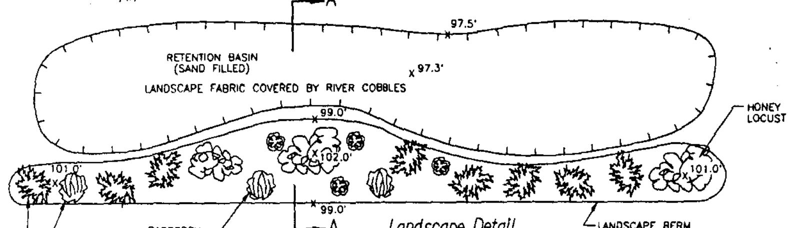
WATER	UTE WATER
SEWER	CITY OF GRAND JUNCTION
ELECTRIC	PUBLIC SERVICE
GAS	PUBLIC SERVICE
TELEPHONE	U.S. WEST COMMUNICATIONS

NOTE:
ALL UTILITIES ARE IN PLACE AND NO NEW LINES WILL BE ESTABLISHED

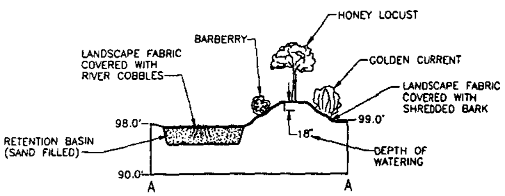
General Notes

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CONCRETE RAMPS, SIDEWALKS, CURBS, GUTTERS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 90% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
4. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.
6. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
7. MINIMUM SPACING BETWEEN JOINTS IN CURB, GUTTER & SIDEWALK IS 5 FEET.
8. MAXIMUM SPACING BETWEEN CONTRACTION JOINTS IS 10' IN ANY DIRECTION.
9. WATER SHALL NOT BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
10. THE MAXIMUM SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1"/FT. (8.33%).





Landscape Detail
Retention Basin and Landscape Berm Plan
SCALE: 1" = 10'



Section A-A
Retention Basin and Landscape Berm
SCALE: 1" = 10'

Landscape Calculations

Total interior parking area (includes existing & proposed) 7990ft² x 5% = 400ft² (Required)

75% of Front Setback – 25' x 150' = 3750ft²

75% of Setback = 3750ft² x 0.75 = 2812ft² (Required)

Actual Existing Setback Landscape = 100% Setback (3750ft²)–access (625ft²) = 3125ft²(Exceeds requirements)

Total Required Landscape = 2812ft²+ 400ft² = 3212ft²

Total Existing Landscape = 3570ft²

Total Proposed New Landscape = 1000ft²

Total at Finish = 4570ft²

Landscape Legend (Proposed Plants)

- Honey Locust (Gleditsia triacanthos inermis) Size at maturity 20'–30' Quantity – 3 1–1 1/2 inch Caliper Min. Purchase Size
- Golden Current (Ribes aureum) 3'–6' at maturity Quantity – 3 5 gal. Minimum purchase size
- Barberry (Redleaf) (Bereris thunbergii) 4'–6' at maturity Quantity – 3 5 Gal. Minimum purchase size
- Tam Juniper (Juniperis chinersis) 1'–4' at maturity Quantity – 9 5 gal. Minimum purchase size

Landscape Notes

All landscaping requirements and installation shall conform to City of Grand Junction Zoning and Development Code (July, 1989 as amended)

An underground pressurized irrigation system shall be installed to serve all landscaped areas.

County Clerk	Utilities Engineer
Signed	Signed
Date	Title
	Date

Revisions		
Date	Remarks	By

Site and Landscape Plan

Unitel
610 25 Road
Grand Junction, CO. 81505

Mountain High Enterprises

HydroTerra
Environmental Consulting

Project	Site and Landscape Plan
Scale	As Shown
Date Drawn	April 19, 1996
Latest Revision	No Revisions
Sheet 1 of 2	

SPR-1996-106

5/1/96 Plans approved by ... B.