

COPY

October 17, 2008

Tracy Moore
River City Consultants, Inc.
744 Horizon Court, Suite 110
Grand Junction CO 81501

Re: TED-2008-185 Cemetery Ridge

The TED's Exception Committee has approved your request as submitted.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

Cc: Eric Hahn, Development Engineer
Senta Costello, Senior Planner
File

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: TED- 2008-185

Site Location: 264 26¼ Road

Applicant: Dakota Land Development, LLC

Representative: River City Consultants, Inc.

Development Engr.: Eric Hahn, PE

Parent Project:

Name: Cemetery Ridge Sub.

File No.: PFP-2008-185

Planner: Senta Costello

TEDS Exception Request #1: TEDS Section 4.1.2 - Offsets

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works: [Signature]

Date: 10-14-08

Planning Division: [Signature]

Date: 10-14-08

Fire Department: [Signature]

Date: 10/14/08

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: Oct. 13, 2008

To: TEDS Review Committee

From: Eric Hahn, Development Engineer

Project Number: TED- 2008-185

Project Location: 264 26¼ Road

Parent Project:

Name: Cemetery Ridge

File No.: (PFP-2008-185)

Planner: Senta Costello

TEDS Exception Request #1: TEDS Section 4.1.2 - Offsets

Comment: The applicant proposes to align a subdivision access intersection approximately 40' north (measured to centerlines) of an existing public cemetery entrance on 26¼ Road. The applicant correctly indicates that this is a very slight deviation from offset requirements, and that the cemetery access in question has extremely low usage.

It is possible to make the intersection align with the existing access, but this would result in an awkward street layout within the subdivision, and would not increase traffic safety to any appreciable degree.

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

APPLICATION
Transportation Engineering Design Standards (TEDS)
Exception Request

City File No.: TED-_____ (To be filled in by City Staff)
Project: Cemetery Ridge Subdivision
Site Address: 264 26 ¼ Road
Applicant: Dakota Land Development, LLC
Representative: River City Consultants, Inc.
Date: September 15, 2008
Parent Project:
Project Name: _____
City File No.: _____

1. Referenced section in TEDS and a brief description of the request(s)

Request #1 - TEDS Section 4.1.2 Offsets

2. Site Description: *The proposed Cemetery Ridge Subdivision is located at 264 26 ¼ Road and is on the east side of 26 ¼ Road. The site is bordered by 26 ¼ Road on the east and Gettysburg Street on the south. To the north and east of the project are single family residences. The site is approximately 2.42 acres and will be divided into eight single family residential lots ranging in size from 8,100 to 9,198 square feet.*

REQUEST #1 –

A. Description: *The proposed Cemetery Ridge Subdivision is located on the east side of 26 ¼ Road. Adjacent to the project on the west side of 26 ¼ Road is a City of Grand Junction Cemetery. TEDS Section 4.1.2 Offsets states that access on opposite sides of the street be aligned, and if not aligned the minimum offset shall be 50 feet on local streets (26 ¼ Road is a local street). The cemetery has several existing access points, one of which is offset approximately 40 feet to the south of the proposed Cemetery Ridge Subdivision access point.*

B. Exception Considerations

1. How will the exception affect safety? *The requested exception is in regards to the alignment of the entrance (access) to the subdivision (Pickett Place) with an existing driveway. The existing driveway is to a section of the City Cemetery located on the west side of 26 ¼ Road. It is not anticipated this request would affect safety because the noted existing cemetery driveway is only used by maintenance personnel and people visiting very old graves. Funerals and newer graves are located north of the project and area accessed by other driveways. The proposed subdivision only contains eight lots. Give the amount of traffic generated by those lots and the amount of traffic using the cemetery driveway the likelihood of a traffic conflict is extremely low.*
2. Have other alternatives been considered that would meet the standard? *Yes, the proposed access point could be moved to align with the Cemetery driveway. However, this is not a desirable alternative because it would create unbuildable lots and an undesirable subdivision layout.*
3. Has the proposed design been used in other areas? *Yes. While it works much better to have access points line up, there are many locations within the City where a street does not line up with a driveway.*
4. Will the exception require CDOT or FHWA coordination? *No.*
5. Is this a one-time exception or a request to change the TEDS manual? *One time exception.*

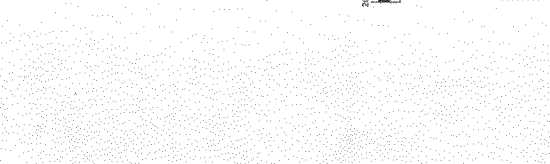


CEMETERY RIDGE
 COMPOSITE PLAN

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 Appearance of these plans does not relieve the contractor of his responsibility or the engineer from compliance with the City of Grand Junction Standard Specifications.

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEERING

DATE



NO.	DATE	DESCRIPTION
1	08/11/2008	REVISED AS PER 07/23/08 CITY OF GRAND JUNCTION COMMENTS

REVISIONS

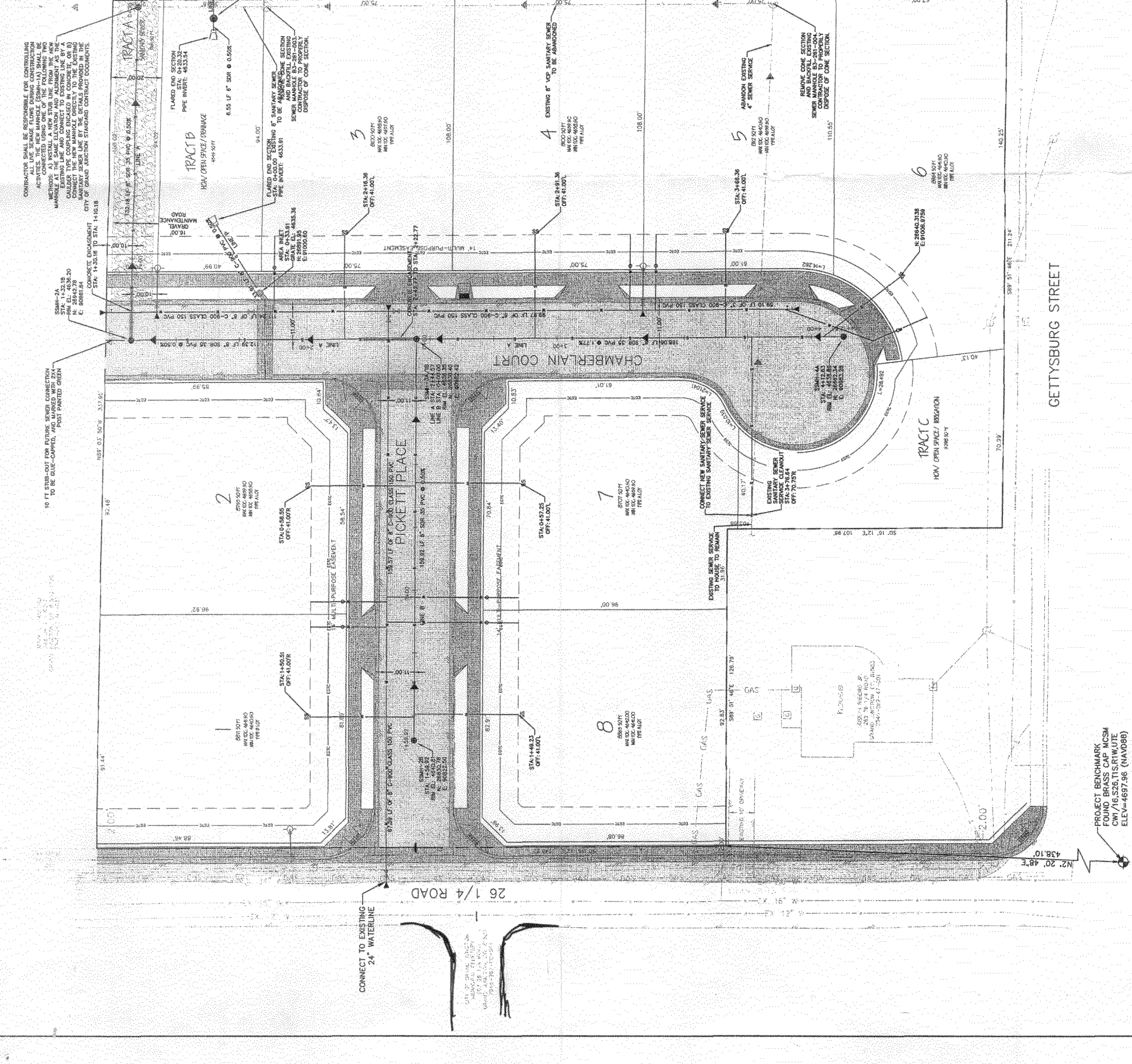
NOTE:

- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE FROM ABOVE GROUND STRUCTURES, MARKINGS BY THE RESPECTIVE UTILITY COMPANIES, OR THEIR LOCATION SERVICES AND DRAWINGS PROVIDED BY THE UTILITY COMPANIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS TO DETERMINE EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THOSE AS SHOWN HEREON AND ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
- THE LEGEND AND A LIST OF ABBREVIATIONS CAN BE FOUND ON THE GENERAL NOTES AND LEGEND (SHEET C2).
- SEWER SERVICE STUPE-OUTS SHALL EXCEED 14 FEET BEYOND THE PROPERTY LINE AND SHALL BE GUE-CAPPED AND MARKED WITH A 2X4 POST PAINTED GREEN AS-BUILT SURVEYING FOR VERTICAL GRADE OF SEWER SERVICE REQUIRED PRIOR TO BACKFILL.
- SANITARY SEWER SERVICE STATIONING ARE RELATIVE TO THE SANITARY SEWER ALIGNMENT.
- WATER SERVICE STATIONING ARE TO CENTER OF METER PIT AND RELATIVE TO THE STREET CENTERLINE. CONTRACTOR IS TO EXTEND WATER SERVICE LINES TO THE MULTI-PURPOSE EASEMENT LINE.

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS:

GAS: XCEL ENERGY
 ELECTRIC: XCEL ENERGY
 WATER: GRAND JUNCTION WATER DISTRICT
 CABLE TELEVISION: GRAND JUNCTION WATER DISTRICT
 SANITARY SEWER: CITY OF GRAND JUNCTION SANITATION DISTRICT
 TELEPHONE: QWEST
 IRRIGATION & DRAINAGE: ORCHARD MESA IRRIGATION DISTRICT

CEMETERY RIDGE SUBDIVISION LAND USE:			
LOTS (6)	1.51 ACRES	62.14%	
RIGHT OF WAY	0.59 ACRES	24.28%	
TRACTS	0.33 ACRES	13.58%	
TOTAL	2.43 ACRES	100%	



CONNECT TO EXISTING 24" WATERLINE

PROJECT BENCHMARK
 FOUND BRASS CAP MCSM
 CWT/16.526, TTS, RTW, UTE
 ELEV=4697.96 (NAVD88)

Cemetery Ridge



SCALE 1 : 1,200

