

December 8, 2009

Vista Engineering
605 28 ¼ Road
Grand Junction CO 81506

Re: TEDS Exception 2009-230 Garnet Glen, LLC

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,
COPY

Sue Mueller
Sr. Administrative Assistant

Cc: Eric Hahn, Development Engineer
Scott Peterson, Sr. Planner
File

2943-072-49-002

TEDS EXCEPTION SUBMITTAL DISTRIBUTION LIST

File #: TED - 2009-230

Date of submittal: 11/10/09

Site location: 575 28th Road

Parent Project:

Name: Carnet Glen Subdivision

File No.: PP-2008-235

Distribution List:

Development Engineer: Eric Hahn

Planner: Scott Peterson

PW&P Director: Tim Moore

Planning Manager: Lisa Cox

Fire Department: Chuck Mathis

Transportation Engineer: Jody Kliska

Other: _____

Date and Time of Development Review Meeting: _____

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: 10:30 Tuesday December 1, 2009

Attendance is expected of all agencies involved with the TEDS Exception process

APPLICATION
Transportation Engineering Design Standards (TEDS)
Exception Request

City File No.: TED- _____
Project: Garnet Glen Subdivision
Site Address: 575 28 ¼ Road, Grand Junction, CO
Applicant: Garnet Glen, LLC
Representative: Vista Engineering Corporation
Date: November 9, 2009
Parent Project:
Project Name: Garnet Glen Subdivision – Preliminary Plan
City File No.: PP-2008-235

RECEIVED
NOV 10 2009
COMMUNITY DEVELOPMENT
DEPT.

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

Request #1 - TEDS Section 4.1.2 *Offsets* – reduce the required offset distance between the driveway from the Grand Manor Apartments across 28 ½ Road and Garnet Glen Court (see Exhibit 1 attached).

2. Site Description

REQUEST #1 - TEDS Section 4.1.2 *Offsets* – reduce the required offset distance between the driveway from the Grand Manor Apartments along the east side of 28 ¼ Road and Garnet Glenn Court.

A. Description

Garnet Glen, LLC requests an exception to TEDS Section 4.1.2 *Offsets* to reduce the required offset between the Grand Manor Apartments driveway along the east side of 28 ¼ Road and Garnet Glen Court on the west side of 28 ¼ Road.

Section 4.1.2 states, "... the center of accesses and intersections not in alignment shall be offset a minimum of 50 feet on local commercial streets, offset 150 feet or greater on all collector streets and 300 feet or greater on all

arterial streets....". 28 ¼ road is classified as a minor arterial in the TEDs manual.

As indicated on Exhibit 1 (attached) the separation between the edge of the proposed Garnet Glenn Court and the edge of the Grand Manor Apartments driveway off 28 ¼ Road is approximately 178 feet. The offset from Garnet Glen Court and the intersection of Brittany Drive and 28 ¼ Road is 306 feet which meets the requirements of the TEDS Manual.

The separation between the northern edge of the Grand Manor Apartments driveway and the southern edge of the Garnet Glen Court intersection is approximately 178 feet. This is less than the required 300 feet and would not be acceptable.

Therefore it is requested a TEDS exception be granted for the reduced offset distance between the two access points based upon the measurement from edges of access of each entrance.

B. Exception Considerations

1. How will the exception affect safety?

This exception should have no negative or detrimental effect on the overall safety to the traveling public along 28 ¼ Road. The available offset distance should allow adequate queue length for the opposing left turns into the Grand Manor Apartments and the proposed Garnet Glenn Subdivision from 28 ¼ Road.

2. Have other alternatives been considered that would meet the standard?

The access to the proposed Garnet Glen Subdivision is limited due to the height of the embankment along the east side of the parcel. The access was located to maintain the minimum offset of 300 feet from the intersection of 28 ¼ Road and Brittany Drive.

3. Has the proposed design been used in other areas?

This exception is unique to this location. Certainly, exceptions have been granted on a case by case basis elsewhere.

4. Will the exception require CDOT or FHWA coordination?

No, neither CDOT nor FHWA will need to be consulted as the application of the concept is limited to either local residential or commercial roadways.

5. Is this a one-time exception or a request to change the TEDS manual?

This is a one-time exception to the TEDs manual.

C:\Civil 3D Projects\4290.00-02 REV2\dwg\TEDS exception.dwg, 11/9/2009 3:20:27 PM, Xerox WorkCentre Pro C3545 PS

2943-072-00-048
(2828 ORCHARD AVENUE)
GRAND MANOR MUTUAL HOUSING ASSOCIATION INC
1550 PARK AVENUE
DENVER, CO 80218

GRAND MANOR
APARTMENTS DRIVEWAY

BRITTANY
DRIVE

178'±

306'±

28 1/4 ROAD (MINOR ARTERIAL)

40' ACCESS AND UTILITY EASEMENT

TRACT H

GARNET GLEN
COURT

TRACT A

LOT 4

LOT 1

2943-072-34-002
(565 28 1/4 ROAD)
NHA @ GRAND JUNCTION LIMITED PARTNERSHIP
999 PONCE DE LEON BOULEVARD, SUITE 950
CORAL GABLES, FL 33134-3047



FEET 30 0 30 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 30 FEET

TEDS EXCEPTION EXHIBIT 1
GARNET GLEN SUBDIVISION

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS AND LAND SURVEYORS

806 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81608 • (970) 248-2242

DATE: 11-09-09
JOB NO. 4290.00-02

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

Project Number: TED- 2009-230

Site Location: 575 28¼ Road

Applicant: Garnet Glen, LLC

Representative: Vista Engineering

Development Engr.: Eric Hahn

Parent Project:

Name: Garnet Glen Subdivision

File No.: PP-2008-235

Planner: Scott Peterson

TEDS Exception Request #1: TEDS

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:



Date: 12-3-09

Planning Division:



Date: 12-1-09

Fire Department:



Date: 12-1-09