

December 9, 2009

Freestyle Inc. Design and Building
121 Chipeta Ave.
Grand Junction CO 81501

Re: TEDS Exception 2009-234 Sunlight Subdivision

The TED's Exception Committee has approved your request with modifications as stated on the attached.

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: Rick Dorris, Development Engineer
Lori Bowers, Sr. Planner
File

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

File #: TED - 2009-234
Date of submittal: Nov 19, 2009
Site location: 172 - 174 Sunlight DR
Parent Project:
Name: Sunlight Subdivision
File No.: PP-2008-051

Distribution List:

Development Engineer: Rick Dornis
Planner: Lori Bowers
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: Nov 1, 2009 10:30 am
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: Nov 1, 2009 10:30 AM
Attendance is expected of all agencies involved with the TEDS Exception process

APPLICATION

Transportation Engineering Design Standards (TEDS)

Exception Request

Project: Sunlight - Preliminary Development Plan

Site Address: 172 / 174 Sunlight Drive

City File Number (If Applicable): PP-2008-051

Applicant: Ted Munkres / Freestyle, Inc

Representative: Bob Blanchard

Date: November 18, 2009

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

This request is for an exception to the TEDS Manual Section 5.1.4.2 to allow a shorter approach tangent to one approach to the intersection of 28 ½ Road and the proposed River Divide Road and one approach to 28 ½ Road and Country Ridge Road. As proposed, the approach tangents would be 43.30 ft and 12.45 ft (measured from the flow line per TEDS Manual), respectively, rather than the 75 feet required per the TEDS manual. The request is for the northerly approach on 28 ½ Road and River Divide Road and the southerly approach to Country Ridge Road. The sight distances at either intersection are still sufficient to meet the requirements of the TEDS Manual. Refer to Exhibit 1 for additional detailed information.

2. Site Description

The Sunlight Preliminary Plan consists of approximately 11.2 acres at 172 and 174 Sunlight Drive. The property is located east of Sunlight Drive and west of 28 ½ Road (if extended).

Land use in the surrounding area is single family residential. The Alpine Acres Subdivision (a County subdivision) is located directly north of the western portion of this site. Country Ridge Estates is located nearby to the north on 28 ½ Road. Alpine Acres and Country Ridge Estates are developed at urban densities while the remaining properties surrounding this site are larger parcels platted in the County.

The project will be accessed from Sunlight Drive to the west and 28 ½ Road to the northeast.

3. REQUEST

A. Description

This request is for an exception to the TEDS Manual Section 5.1.4.2 to allow a shorter approach tangent to one approach to the intersection of 28 ½ Road and the proposed River Divide Drive and one approach to the intersection of 28 ½ Road and Country Ridge Road.

The Horizontal Curve Design Criteria table in Section 5.1.4.2 indicates the approach tangent at the intersection of local residential streets is to be 75 feet. As shown on the attached drawing Titled Exhibit 1 and labeled TEDS-1, the approach tangents are 43.30 ft and 12.45 ft, respectively.

The purpose of the approach tangents requirement is to create sufficient sight distance to provide a safe intersection. And while the requirement of the TEDS manual can be met in this development. However, as shown on Exhibit 1, these smaller approach tangents will still allow the minimum site distances to be maintained. Additionally, meeting the requirements would require that 28 ½ Road be aligned in such a manner as to require that adjoining property owners allow parts of their property to be used for the roadway – a roadway that does not benefit them in any way. This realignment would also require the removal of several mature healthy trees.

This request does not compromise the intent of either the Growth Plan or the Orchard Mesa Neighborhood Plan which are policy documents and do not deal with the details of local roadways at this technical level.

As indicted, this request to allow shorter approach tangents to the two intersections does not adversely affect the horizontal site distances and continues to maintain all safety concerns from the TEDS Manual.

B. Exception Considerations

1. Will the exception compromise safety?

Safety will not be compromised. The required approach tangents will be modified to 45.30 ft and 12.45 ft approaching the intersections and maintain sufficient required site distances.

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

On October 14, 2009, alternative alignments were reviewed by Rick Dorris via email from Jeff Odor of Bullseye Engineering. A preference for the proposed alignment was indicated recognizing that a TEDS exception would be required and that horizontal site distance could not be compromised. Site distance at this intersection still meets the minimum TEDS requirement of 275 feet for 25 mph posted speed limit and 200 feet for 20 mph posted speed limit.

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

Specific locations that this exception may have been previously granted are not known. However, with sufficient sight distances being maintained, there is no reason that this exception is not valid for this specific situation.

4. Will the exception require CDOT or FHWA coordination?

No CDOT or FHWA coordination is required.

5. Is this a one-time exception or a manual revision?

This is a one-time exception for this particular project.

SUNLIGHT P.D.
 EXHIBIT 1 FOR TEDS EXCEPTION NO. 1
 APPROACH TANGENT DISTANCES

PRESTYLL, INC.
 121 CHIPETA AVE.
 GRAND JUNCTION, COLORADO

DATE: NOV. 18, 2009
 FILE: TEDS EXCEPTION.DWG
 BUISTEYE ENGINEERING, INC.
 2154 ACACIA AVENUE, RIFLE, COLORADO 81650
 PHONE (970) 625-8371 FAX (970) 625-6120

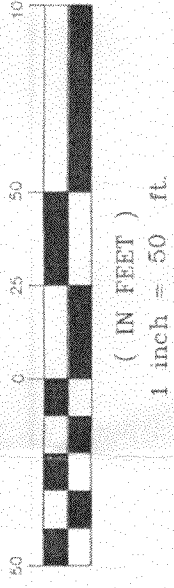
SUNLIGHT P.D.
 EXHIBIT 1-EXCEPTION NO. 1
 APPROACH TANGENT DISTANCE

TEDS 1

BEI PROJECT NUMBER: 2061014

REVISED:

GRAPHIC SCALE



NOTE:
 1. SIGHT DISTANCES BASED ON CITY OF GRAND
 JUNCTION TEDS MANUAL, SECTION 6.2.3

**SIGHT TRIANGLE 1
 CHARACTERISTICS:**

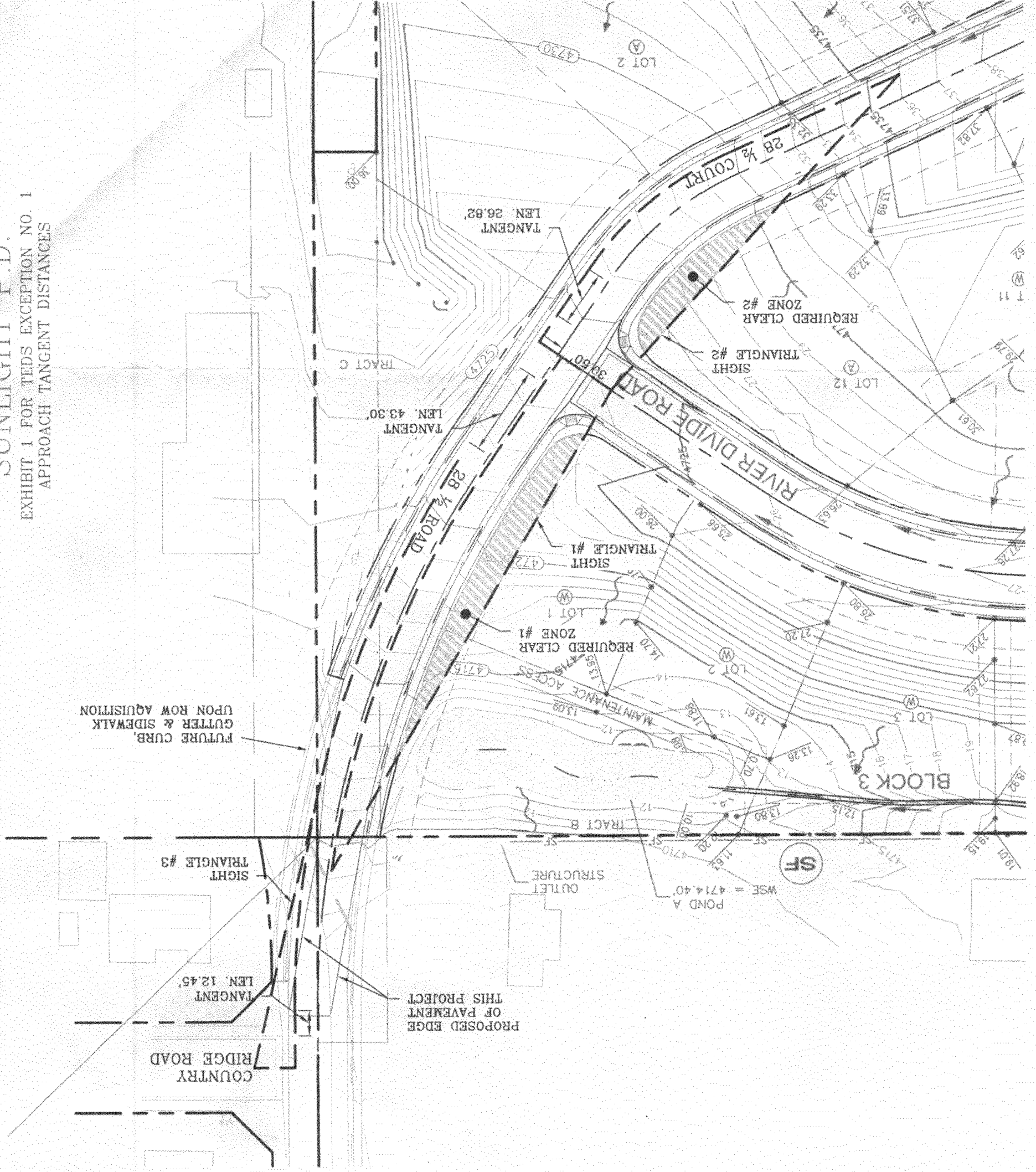
- MINOR RD DISTANCE 15'
- ADJUSTED MAJOR RD DISTANCE 275'
- MAJOR RD REQUIRES 275'
- MEASURED ALONG CL FOR 25 MPH POSTED SPEED LIMIT.
- OFFSET 2' FOR TRAVEL LANE
- APPROACH GRADE 6.1% TO 4.0%
- ADJUSTMENT FOR GRADE 1.0 (4.0%)
- RESULTING CLEAR ZONE OUTSIDE OF ANY POTENTIAL BUILDING ENVELOPES
- NO ADVERSE IMPACTS TO INTERSECTION

**SIGHT TRIANGLE 2
 CHARACTERISTICS:**

- MINOR RD DISTANCE 15'
- ADJUSTED MAJOR RD DISTANCE 220'
- MAJOR RD REQUIRES 200'
- MEASURED ALONG CL FOR 20 MPH POSTED SPEED LIMIT.
- OFFSET 11' FOR TRAVEL LANE
- APPROACH GRADE -4.0% TO -7.3%
- ADJUSTMENT FOR GRADE 1.1 (6%)
- RESULTING CLEAR ZONE OUTSIDE OF ANY POTENTIAL BUILDING ENVELOPES
- NO ADVERSE IMPACTS TO INTERSECTION

**SIGHT TRIANGLE 3
 CHARACTERISTICS:**

- MINOR RD DISTANCE 15'
- ADJUSTED MAJOR RD DISTANCE 302.5'
- MAJOR RD REQUIRES 275'
- MEASURED ALONG CL FOR 25 MPH POSTED SPEED LIMIT.
- OFFSET 11' FOR TRAVEL LANE
- APPROACH GRADE -2.4% TO -6.1%
- ADJUSTMENT FOR GRADE 1.1 (-6%)
- ROAD GEOMETRY DICTATES LARGER ANGLE OF SIGHT TRIANGLE THAN DEFINITION GEOMETRY TRIANGLE IS ILLUSTRATED TANGENT TO OUTSIDE OF TRAVEL LANE
- RESULTING CLEAR ZONE OUTSIDE OF ANY POTENTIAL BUILDING ENVELOPES
- NO ADVERSE IMPACTS TO INTERSECTION



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

Project Number: TED-2009-234 ²⁹⁴³⁻³¹²⁻⁰⁰⁻¹⁰⁵
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Project: Sunlight – Preliminary Development Plan

Site Address: 172 / 174 Sunlight Drive

Applicant: Ted Munkres / Freestyle, Inc

Representative: Bob Blanchard

Development Engineer: Rick Dorris

Planner: Lori Bowers

TEDS EXCEPTION REQUEST #1:

Approved as requested

Approved with the following modifications:

Denied.

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

A NOTE SHALL BE ADDED TO THE PLAT AND ENGR. DRAWINGS ESTABLISHING SIGHT TRIANGLES AND LIMITING STRUCTURES & PLANTS TO TEDS SIGHT TEDS Review Committee: ZONE REQUIREMENTS.

Public Works: *Jim Now* Date: 12-3-09

Planning Division: *[Signature]* Date: 12-1-09

Fire Department: *Charles Mathis* Date: 12-1-09