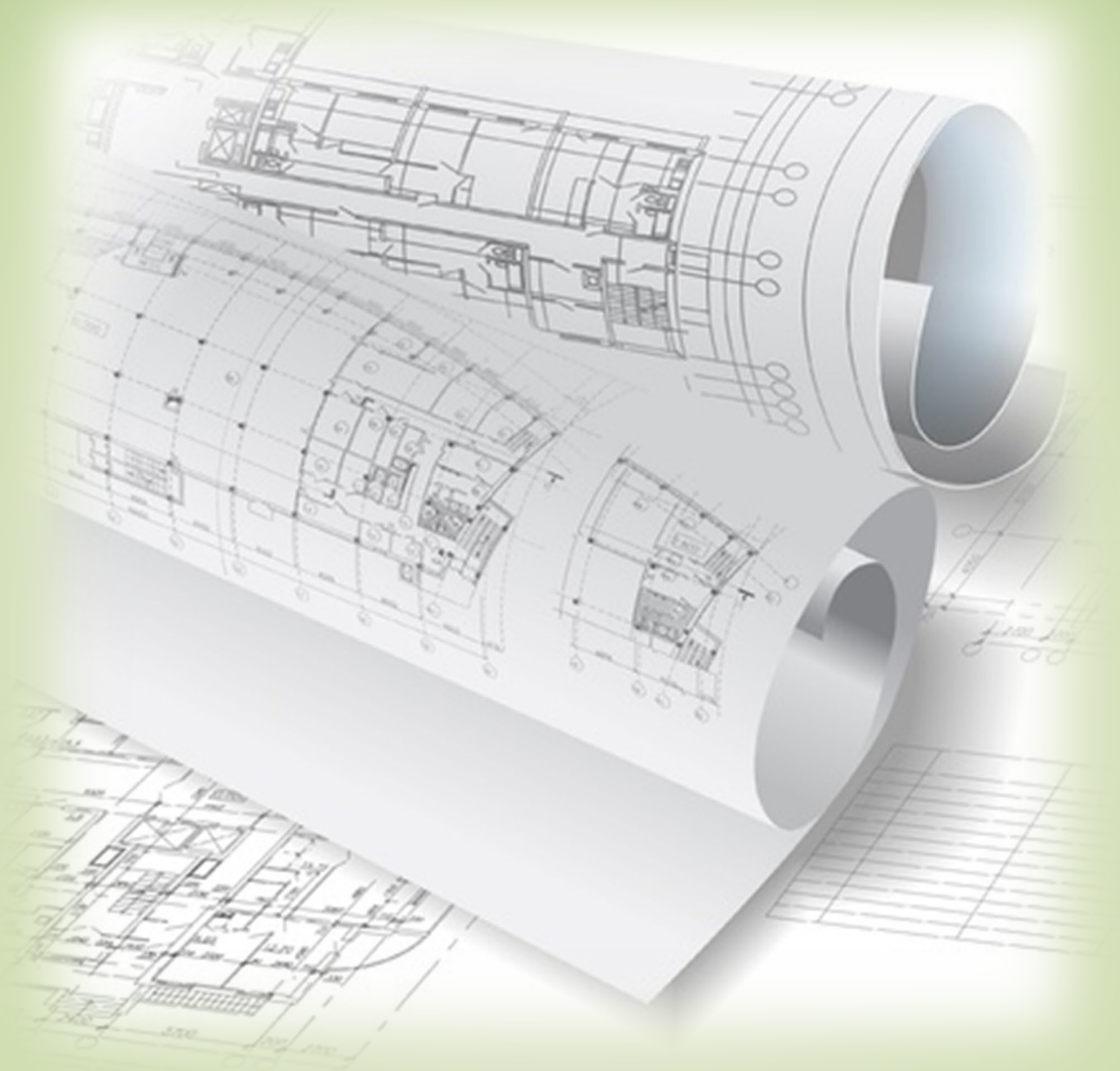


SSID



**Submittal Standards for
Improvements & Development
June 2025**

PREFACE

These regulations shall be referred to as the “Submittal Standards for Improvements and Development” or “SSID”. These regulations have been prepared through a concerted effort by the Engineering and Transportation and Community Development Departments for the purpose of establishing City standards for development submittals. The City acknowledges the benefit of keeping communication lines open regarding the review process.

Applicants should be aware that the City Staff does not represent the Applicant or the Applicant’s interests. While City Staff will provide assistance regarding Zoning and Development Code requirements and interpretations, it is incumbent on Applicants and their representatives to understand the submittal requirements and code requirements and design projects accordingly.

Amendments:

SUBMITTAL STANDARDS for IMPROVEMENTS and DEVELOPMENT (SSID)

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SECTION I.

PURPOSE AND SCOPE

I. PURPOSE AND SCOPE

A. PURPOSE

1. Development codes and related design and improvement standards encourage quality planning, design and construction. With thorough application of development regulations, owners and the public at large will experience fewer adverse effects from development practices, and when high quality development is achieved, they will enjoy a better quality of life.
2. SSID presents in clear, concise terms what application materials must be submitted to facilitate a thorough review of proposed development projects to ensure compliance with applicable standards. SSID specifies the content of the applications, the requirements for plans and reports, and other details.

B. AUTHORITY AND SCOPE

1. **Jurisdiction.**
These regulations apply to all development and associated required improvements occurring within the City of Grand Junction.
2. **Conflicting Provision.**
If these regulations conflict with other City ordinances, policies, regulations and/or implementing manuals or documents, then the ordinance, regulation, policy and/or implementing manual(s) that is established or adopted later in time shall control.

SECTION II.

**APPLICATION PHASE
SUBMITTALS**

II. APPLICATION PHASE SUBMITTALS

A. SUBMITTAL REQUIREMENTS.

- All submittals (Initial Plan Case applications and Response to Comments) shall be done through the [CSS online portal](#) or email.
- Payment must be received before an application will be routed for review.
- All submittals shall be complete with all items as listed on the Submittal Checklist compliant with the requirements of this manual. Insufficient submittals shall be rejected.

B. MINIMUM SUBMITTAL REQUIREMENTS.

The Applicant will be advised of application requirements during the Pre-Application or General Meeting. A Pre-Application Meeting is highly recommended, but not required, for more complex projects. General Meetings may be in the form of an informal sit-down meeting with staff or less complex projects may receive application materials and general advice on application requirements in an abbreviated process referred to as a “Counter General Meeting”. Staff will complete a Submittal Checklist(s) appropriate for the type of development proposed. Most requirements that will appear on the checklist are described in this manual. Staff may also provide additional application materials as required for the project. The City and other Review Agencies may require the Applicant to submit maps, drawings, documents, and/or information that was not required in the Submittal Checklist. The Applicant is always encouraged to discuss the proposed project with the project planner and/or any review agency(ies) prior to submittal of a Development Application to the City. The assigned Planner is the plan case manager of the City review process.

SECTION III.

SUBMITTAL FORMAT

III. SUBMITTAL FORMAT

This section describes the format that shall be used when submitting an application.

A. GENERAL REQUIREMENTS

1. Fees.

An application fee is due at the time of project submittal. Checks shall be made payable to the City of Grand Junction. Fees are set by City Administration and may be adjusted from time-to-time. Separate fees may apply to different application types, application requirements, or review agencies.

2. Application materials.

All application materials shall be submitted in electronic PDF format (PDF - A is not acceptable).

3. Authenticity.

By submitting electronic documents to the City for review, the applicant represents that the documents are authentically what they purport to be, and that the applicant has the authority to submit them.

4. ADA Standards & Naming.

- **All items submitted must be in an ADA compliant format.** *Non-compliant documents/plans will be sent back for correction.*

For non-document files (i.e. construction plans, plats, surveys, etc.), include a note at the top left corner of the plan/survey to indicate where a reader can find more information. A separate cover sheet is also acceptable. These options may also be used on other graphic/table intensive documents – i.e. Traffic Studies, Geotechnical Reports, Transaction Screen Reports and Drainage Reports (not Drainage Letters). The “Note” must be added text, not an image, icon or overlay. A template of what this language should say is included below -

<TITLE OF DOCUMENT, DATE>, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

- **All plans and documents shall follow the standard naming conventions (see Appendix A),** or the submission will be returned for correction. This sheet is also attached to all General Meeting Notes and Pre-Application Comments. If a document/plan is not listed, it should be named as “Miscellaneous - <document name>”;

“Review <#> - <File name i.e. Plat> - <Project Name>”. For review 2, add file # at the end.

For Pre-Application files –

“Pre-App Review <#> - <File name i.e. Plat> - <Project Name>”.

- **All documents and plans shall have a pdf version submitted.** If a legal description is required, please provide both a pdf and a Word document version.
- **All multi-sheet documents/plans shall be combined into a single pdf** (i.e. a 3-page Improvement Survey shall be submitted as a single pdf, not 3 pdfs.); do not submit single page plans (i.e. composite plan, grading plan, etc.) unless specifically requested;
 - All Ownership documents shall be combined into a single pdf (Ownership Statement, Deed, Statement of Authority (if applicable);
 - For the initial submittal, the Construction Plan Set shall include all drawings for construction, including all Civil Drawings, Fire Site Plan, Building Elevations, Floor Plans, Landscape Plans, Lighting Plans, and Irrigation Plans. Response sets shall include and be named “Review X – Construction Plans Revised Pages”, etc.
 - Surveys should not be included in the Construction Plan Set

B. DRAWINGS.

All drawings shall be submitted in electronic format (unless specifically called out as a paper submittal), named and oriented as described in subsections below.

1. Orientation.

All pages shall be oriented with the top of each document oriented to the top of each page. See Appendix B - Document Orientation Guide for examples of correct orientation.

2. Color.

All documents and drawings shall use black and / or dark colors only. Use of light colors (i.e. yellow, cyan etc.) will not be accepted.

3. City Acceptance Blocks (aka “Signature Blocks”).

All drawings requiring City of Grand Junction acceptance, determined by City Staff and conveyed to the applicant during review, (typically but not limited to Site Plan, Landscape Plan, Grading and Drainage Plan, etc.) shall have City Acceptance Blocks located on all pages of such drawings formatted in the following manner:

CITY ACCEPTANCE BLOCK

CITY OF GRAND JUNCTION STAFF HAS REVIEWED THESE PLANS AND FINDS THAT THEY COMPLY WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN TWO YEARS FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER

DATE

CITY PLANNER

DATE

4. Resubmittal Drawings.

All changes made to previously submitted plans must be clouded on the affected sheets. Revision clouds must clearly outline the modified areas or features and should be placed in a way that does not obscure important plan information.

5. Draft Record Drawings.

Draft or red-lined versions of the approved plans shall be submitted to Engineering via email or downloadable link.

6. Record Drawings.

Record drawings shall consist of an electronic copy of sealed prints via an email or downloadable link/folder with AutoCAD .dwg and .pdf files for all required drawings.

SECTION IV.

**GENERAL SUBMITTAL
REQUIREMENTS**

IV. GENERAL SUBMITTAL REQUIREMENTS

A. **ADMINISTRATIVE REQUIREMENTS**

This section describes common administrative documentation that may be required for a particular project.

1. **Annexation Documentation.**

The following documents are necessary to prepare/submit an annexation petition.

- a. A Parcel Map showing the subject property and all other property adjacent to the subject property that are owned by the same owner;
- b. Tax Identification number for the subject property to be annexed;
- c. Legal description of the subject property to be annexed;
- d. An Ownership Statement, copy of the owner's deed and if applicable, a Statement of Authority if not a natural person;
- e. Complete list of owners' names and addresses if the owners do not reside on the property to be annexed; and
- f. Improvement Survey Plat.
- g. Current Title Commitment or Policy.

These documents are submitted to the Community Development Department.

The annexation petition will be drafted by City Staff and returned to the property owner(s) for signature(s) in the presence of a Notary Public. The petition shall then be filed with the Community Development Department. Applicants will be advised of the dates and times of the meetings concerning the annexation application.

2. **Appraisal of Vacant Land.**

For all development requiring payment into the parks/open space acquisition and/or development fund, an appraisal of fair market value of the unimproved land is required. The appraisal shall be a sales comparison appraisal done at the Applicant's expense and performed by an accredited certified appraiser licensed by the State of Colorado. The appraisal shall be current within 30 days of the approval date.

3. **Avigation Easement.**

A dedication and/or conveyance of navigable airspace to an infinite height above the surface of the grantor's property. An avigation easement shall include a release by the grantor binding on successors and assigns, which shall run with the land, of all claims or causes of action, now or in the future, which arise from noise, vibrations, smoke, fumes, glare, fuel particles or any other nuisance caused by the operation of aircraft.

4. **Boundary Agreement.**

A written, recorded agreement between owners of adjoining parcels of land adjusting all or a portion of the boundary between the parcels. Any boundary agreement is encouraged to be submitted for review. Review may be required for annexation or subdivision. A map accompanying the agreement shall consist of a sketch of the legal descriptions drawn to scale, which graphically depicts the intents and limits of each lot, tract, or parcel of land included within the agreement as the lots, tracts, or parcels will exist pursuant to the agreement. The sketch shall include a graphical depiction of all easements on each lot, tract, or parcel of land. All adjoining properties shall be identified. The sketch shall be signed and sealed by a licensed Professional Land Surveyor (PLS). If a plat accompanies the agreement, it shall comply with the Subdivision Plat requirements contained elsewhere in this manual. The final approval shall be the recording of the boundary agreement with the map or plat.

5. County Treasurer's Tax Certificate.

A current copy of the Treasurer's Certificate of taxes due.

6. Covenants, Conditions, and Restrictions.

A draft copy of Covenants, Conditions and Restrictions (CCRs) must be provided if a subdivision is a common interest community. The executed document will be recorded with the plat for the subdivision. Proof of incorporation of a Homeowner's Association (HOA) filed with the Secretary of State must also be provided. If the subdivision is a Planned Development (PD) pursuant to GJMC 21.02.050(i), the CCRs must include the conditions of approval for the PD and a recitation that those conditions are included.

7. Conveyances.

See Deed.

8. Condominium Map.

The final plat which is recorded and any other instruments referred to in the condominium declaration that depicts the size, location, area, horizontal and vertical boundaries and area of each condominium unit, as well as the nature, location and size of the common elements.

9. Deed.

A document conveying and evidencing conveyance of an interest in land. The City may specify the form (e.g., Warranty Deed or Special Warranty Deed) of any deed submitted or required to be submitted by the Applicant. Conveyances to the City shall be by General Warranty Deed unless approved otherwise by the Director. Any proposed deed to the City or another party as part of a development project shall be submitted with a Development Application. Recording of any deed and payment of associated fees are the Applicant's sole responsibility. Final approval of any project is contingent upon the execution and recordation of any and all required deed(s).

10. Development Improvements Agreement (DIA) and Guarantee.

a. Agreement.

The DIA consists of a detailed, itemized contract between the Applicant and the City for construction of public improvements and landscaping required for a development. Quantities and costs shall be recited in the agreement. The agreement shall be approved by the Community Development Director, City Development Engineer and/or a designee. The agreement shall include a date for completion of all improvements. A memorandum giving notice of the existence of the DIA shall be recorded prior to recording a plat, issuance of a Planning Clearance or commencement of a use, whichever occurs first. The Applicant shall pay all recording fees.

b. Exhibit A: Legal Description.

A typed legal description of all properties involved in the proposed development. This must be a separate document from that which may be provided on drawings and sent via electronic mail to the Community Development Department. A description obtained from the Mesa County Assessor's office is unacceptable. Identify the source of the description and, if known, the author of the description.

c. Exhibit B: Cost Estimate.

For initial project submittal and review, the Applicant need submit only the completed Exhibit B. If a DIA is required, then the Applicant must provide a complete agreement with the security at the time of project approval.

d. Exhibit C: Guarantee.

The guarantee shall secure the construction of the improvements covered by the agreement. Acceptable guarantees are as set forth in the Zoning and Development Code.

e. Exhibit D: Recording Memorandum.

A document recorded with the Mesa County Clerk & Recorder's Office referencing a DIA and providing that the requirements of the DIA shall run with the land and bind all successors, heirs, and assignees of the Applicant.

f. Release of Agreement.

A DIA shall not be released unless and until the Applicant provides, in a form as required by the City Attorney, written verification that there are no outstanding judgments or materialman's or suppliers' liens against the property with indemnification of the City from the same. The Director shall review, and if appropriate, approve the release of the DIA. Release of the DIA, in whole or in part, does not constitute a Certificate of Completion and Release of Responsibility. The Applicant shall pay all recording fees associated with the recording memorandum to release the DIA.

g. Release of Guarantee.

The release of the guarantee shall be determined by the terms stated in the guarantee.

11. Development Schedule.

A development schedule, where required, shall be provided to indicate a project's proposed start and completion dates, by phase or filing.

12. Easement.

An easement creates a nonpossessory right to enter and use land in the possession of another and obligates the possessor not to interfere with the uses authorized by the easement. Easements are created by a plat dedication or conveyance by deed to the City or conveyance to another person or entity that specifies the purposes, terms, and conditions of the easement. Conveyances to the City shall be by General Warranty Deed unless approved otherwise by the Director. Recording of deed(s) and payment of associated fees are the Applicant's sole responsibility. Final approval of any project is contingent upon the execution and recordation of any and all required deed(s).

13. Haul Route Plan.

A haul route plan is required to show proposed routing of all truck traffic from the project location to the truck route system. Primary routes shall be indicated along with any proposed secondary routes. Projects with no proposed truck traffic on a local street system or non-truck route system shall state such.

14. Ownership Information.

a. Ownership Statement.

Upon initial submittal of any development application, the owner(s) of any properties included in the proposed development shall complete an Ownership Statement form provided by the Community Development Department. If the owner(s) change during the application process, a new Ownership Statement shall be provided by each new owner. If any of the information included in the Ownership Statement changes during the process, a new Ownership Statement shall be completed by each owner reflecting the change.

b. Proof of Owner(s)

A commitment for title insurance is required for all subdivision plats and condominiums. Additionally, a commitment for title insurance for any development application may be required at the City's discretion.

A current commitment for title insurance shall be provided before the subdivision plat/condominium map is recorded that is no more than ten (10) days old which shall set forth the names of all owners of the property included in the application and a list of all persons who have/may have an interest in the land via liens and encumbrances including mortgages, judgments, easements, contracts and/or agreements of record that affect the property covered in the applications(s). If the application is not approved because of changes required to the project due to the

information found in the commitment for title insurance, an updated commitment for title insurance may be required.

For final plats, if the title commitment discloses mortgages, judgments, liens, contracts or agreements, all holders, owners and others that claim a right, title or interest in the property by or through the same shall be required to approve the plat in writing by signing and notarizing a ratification of the plat and otherwise releasing and/or subordinating their interest(s) before the plat will be recorded.

c. Lease Agreements.

If the Applicant is a Lessee, then a copy of the lease agreement shall be provided with the initial application submittal in addition to the information required in a. and b. above.

15. Legal Description.

A typed legal description of all properties involved in the proposed development. This must be a separate document from that which may be provided on drawings and sent via electronic mail to the Community Development Department. A description obtained from the Mesa County Assessor's office is unacceptable. Identify the source of the description and, if known, the author of the description.

16. Name and Address List.

A list of all names and addresses of all property owners within 500 feet of all boundaries of the property. The Mesa County Assessor's records shall be used to determine all ownership(s) within the radius. The City will provide a name and address list.

17. Power of Attorney for Improvement District.

The City in its discretion may, in lieu of requiring the Applicant to construct certain improvements, require the Applicant to provide a commitment to participate in a future improvement district if one is formed. The Power of Attorney shall be executed on a form provided by the City.

18. Right-of-Way (ROW).

ROW refers to any platted or designated public street, alley, lane, parkway, avenue, road or other public way, whether or not it is constructed or has been used as ROW or for any other public purpose. The Applicant will be required to verify that there is adequate ROW existing to serve the project and, if not, to provide additional ROW via dedication on a plat or conveyance by general warranty deed. ROW shall be dedicated or conveyed to the City or other government agency for the use and/or ownership of the land for the construction, improvement and maintenance of public roads, highways, accesses and other public installations, uses, and/or improvements. The City's legal interest in any ROW conveyed or dedicated to it shall be in fee simple.

19. Sign Plan/Sign Package.

A drawing of all proposed exterior building and project signage showing sign lettering and graphics, sign mounting, sign dimensions, letter height and mounting height. A depiction of the location of proposed sign(s) shall be provided. A sign package is intended only to be applicable to building and business signage and not directional or traffic signage.

20. Site Data Table.

The Site Data Table provides information regarding the proposed land use(s) of the developing property. The table depicts the proposed square footage(s) for each use. A site data table establishes the size of the structure(s) with their prospective use(s), existing structure(s) on the site, retention/detention/water quality area(s), hard surface area(s) (such as sidewalk and parking), landscaping area(s) and undeveloped ground.

21. Statement of Authority (SOA).

A document meeting the requirements of C.R.S. 38-30-172 to show prima facie evidence of the existence of an entity and the authority of one or more persons to act on behalf of the entity to convey, encumber, or otherwise affect title to real property. The Applicant must provide a recorded SOA showing who presently has authority to act for any entity having an ownership interest in property subject to the development application. If the SOA provided is more than a year old, the City may require it to be updated.

22. Submittal Checklist.

This form is provided to the Applicant after the Pre-Application Meeting or General Meeting. The Submittal Checklist shows the specific submittal requirements for a particular project.

23. Surveyor Verification.

The Applicant(s)' Surveyor shall complete a verification on a form provided by the City with the initial submittal of a development application that includes a subdivision plat. Final verification on a form provided by the City shall be required by the Surveyor before approval of the final plat for any subdivision, including but not limited to simple subdivisions, major subdivisions, and condominiums.

B. SPECIAL ENGINEERING AND PERMIT REQUIREMENTS.

Engineering and permit requirements that are not presented to/prepared for the City in the form of a drawing or a report are noted here.

1. Surveyor Verification.

Development applications that will or might impact waters of the United States including "jurisdictional wetlands" are reviewed by the Army Corps of Engineers (COE). An original or verified copy of the COE approved or issued permit, shall be submitted to the City as a part of the Development Review process.

2. CDOT Access Permit.

Development that will require additional or modified access to a State Highway requires approval and a written permit from the Colorado

Department of Transportation (CDOT). Highways 6, 6 Bypass (North Avenue), 24, 50, I-70, I-70 B, 141 and 340 are under CDOT jurisdiction. The Access Permit is negotiated by and between the Applicant and CDOT and a Notice to Proceed (NTP) issued by CDOT is required prior to plan approval.

3. Certificate of Appropriateness.

A separate form submitted by the applicant that provides detailed information regarding a proposed alteration to a building or site that is located within the boundaries of the North Seventh Street Historic Residential District.

4. Floodplain Permit.

A Floodplain Elevation Certificate (FEC) is provided by the Federal Emergency Management Agency (FEMA) on their website. The form must be completed by the Applicant's engineer and/or land Surveyor. An original or verified copy of the initial FEC shall be submitted as a part of the Development Review process. After construction, the final FEC shall be submitted showing the final constructed elevation. The same applies for floodproofing certificates.

5. Industrial Pretreatment.

All commercial or industrial facilities shall complete an Industrial Pretreatment Survey. Any facility that will be contributing processed wastewater (anything other than domestic wastewater) to the sanitary sewer system may contact the Persigo Wastewater Plant Industrial Pretreatment Program at 970-256-4180 for additional information. A discharge permit may or may not be required.

6. National Pollution Discharge Elimination System (NPDES) – Colorado Department of Public Health and Environment (CDPHE) and Mesa County Stormwater Construction Activity Permits

In accordance with State and Federal regulations, a NPDES and/or CDPHE permit is required where construction activity for all phases of a project will disturb more than one acre of surface area of land. An original or verified copy of the Mesa County Stormwater and/or State of Colorado approved or issued permit shall be submitted prior to project approval.

SECTION V.

**DRAWING AND
GRAPHIC STANDARDS**

V. DRAWING AND GRAPHIC STANDARDS

All drawings, maps, exhibits, sketches, plats and plans shall conform to these standards. These are minimum requirements. Additional elements may be required if complexities of the project dictate such.

Drawing Standards Checklists are prepared to indicate both drawing content as described in the “Features” section and graphic standards elements specified by letter designation in the “Graphics” section. This letter designation corresponds to the graphic standards listed below.

In general, all drawings must comply with all graphic standards elements, whether listed on each Drawing Standard Checklist or not. Exceptions to graphic standards are specifically listed. Special conditions or instructions pertinent to the Graphic Standards may be included in the Drawing Standard Checklist.

GRAPHIC STANDARDS FOR DRAWINGS

A. SCALE.

Minimum and maximum scale permitted for each type of drawing is indicated in the description of the specific drawing. In all cases, scale used shall be of sufficient size to show all details. A graphic bar scale shall be provided on each sheet having a plan view.

B. SIZE.

All construction and as-built drawings and plats shall be 24” X 36”, ARCH D. Minimum margins: 2” – left side; 1’ – top; ½” – bottom & right. Other drawing sizes and margins may be specified in the description of the specific drawing.

C. PRIMARY AND SECONDARY PROPOSED FEATURES.

Drawing checklists identify which proposed features are primary. All other proposed features are secondary and shall be drawn according to these regulations.

D. NOTATION.

Street names, lot numbers, utility types and sizes (such as 8” SAN for an 8-inch sanitary sewer line), contour elevations and other descriptive notations shall appear on all plans for all facilities shown. Construction notation, such as notes that identify length, width, thickness, quantity, to construct or install, specifications or standards, removals, replacements, etc., shall be provided as applicable only for the primary features on a drawing. Sufficient construction detail and dimensioning shall be shown for all proposed items. May require multiple sheets to provide adequate reading.

E. LINE WEIGHT AND TYPE.

Line weight and type for drawing existing features must contrast with that used for proposed features, such as using dashed/solid or light solid/dark solid

combinations. A system of line weights and types shall be used to enhance legibility and readability of plans. City Standard AutoCAD files are available electronically free of charge from the City Development Engineer or on the City website.

F. HORIZONTAL CONTROL.

Survey control for subdivision improvement drawings and plats must be tied to aliquot corners or appropriate existing control corners within an existing subdivision. Mesa County Local Coordinate System (GVA) shall be used for all subdivision plats and public improvement construction.

G. VERTICAL CONTROL.

One bench mark shall be given for all drawings with grades. If facilities are proposed, then a permanent bench mark must be referenced with the elevation based on United States Geological Survey (USGS) NAVD88 datum or other approved datum obtained from local governmental agencies or sources. If the existing benchmark is far enough removed from the site that it reasonably cannot be shown on the plan, then the description of the benchmark location shall not only include Public Land Survey System description, but street reference. All proposed bench marks must be shown.

H. ORIENTATION.

All plan view drawings shall have a properly oriented North arrow. North shall be at the top or as appropriate; however, in the case of sewer lines, pipes may be drawn to slope down to the left side of the drawing.

I. SEALED DRAWINGS.

All construction drawings and plats that are submitted for approval must be signed, sealed and dated by a Colorado registered Professional Engineer, Professional Land Surveyor or Landscape Architect. Review drawings are not required to be signed.

J. TITLE BLOCK.

Each drawing shall have a title block that provides the project name, drawing title and the name, address and telephone number of the author of the plan. A preparation date shall be provided, and each re-submittal(s) shall have a revision date(s).

K. STANDARD DRAWINGS AND SPECIFICATIONS.

A note shall be provided on each construction drawing that requires facilities to be constructed in accordance with all applicable specifications and standard details; most current edition.

L. SYMBOLS.

All symbols must be identified in a legend provided on the drawing or in the drawing set, both for proposed and existing facilities. Use of City standard drafting symbols is preferred but not required. City symbols are available electronically from the City Development Engineer.

M. ABBREVIATIONS.

All abbreviations must be identified in a legend provided on the drawing or in the drawing set. City drafting abbreviations are preferred and are available electronically from the City Development Engineer.

N. RECORD DRAWINGS.

The words "Record Drawing," or "As Constructed" shall appear in 20 point bold lettering on each drawing that is represented by the Applicant as an as-built. Design information that does not match as-built conditions shall not be erased, but shall be crossed out with a fine line which does not obscure readability. The correct information shall be provided immediately beside the design information and Record drawings must consist of construction drawings with as-built information. All final as-built information and conditions must be submitted to the City as .dwg and .pdf files. (See Section III – Submittal Format.) As-built information must be neat and legible. Information which cannot be easily read will be rejected. The "As-Built" drawing will be signed and sealed by the appropriate person.

O. MULTIPLE SHEETS.

Multiple sheet plans and plats shall have match lines and a graphical key index map that must show the particular number of that sheet and the total number of sheets included.

P. CONTOURS

1. Interval.

Contour interval shall be consistent throughout a drawing and conform to the following:

- a. 1 foot for grades generally between 0 and 2%;
- b. 2 foot for grades generally between 2% and 5%; and
- c. 5 foot for grades generally in excess of 5%.

2. Extent.

Contours shall be shown beyond property or watershed limits in order to properly define gradients at the property boundaries. Proposed and finished contours shall be shown for road, detention/retention basin, drainage channel and swales, embankment and lot grading.

Q. NEATNESS AND LEGIBILITY.

All drawings must be neat, legible and of such size that detail is not obscured or readability of text is not impaired, with a 0.08" minimum text height. In all instances, the letter size and scale shall be of sufficient size to show all details. The City may reject any/all nonconforming drawings.

R. SITE SKETCHES.

Site sketches submitted as a part of a Minor Site Plan, Change of Use or other simple permit review may be hand drawn and may, where intent is clear, not conform with parts E, G, H, J, K, L, O, P, and Q of this Section.

S. MODEL LANGUAGE.

For plats and deeds, Model Language, as amended from time to time and made

available on the City web site, shall be used for the following:

- a) Dedications to the City.
- b) Lienholders consent.
- c) Title certification.
- d) City approval.
- e) Owner.
- f) City Use Block.

T. IMPROVEMENT SURVEY PLAT.

A signed and sealed "Improvement Survey Plat," as defined by Title 38, parts 50 and 51, C.R.S., shall be required with the initial submittal of the plat. This survey is the result of a monumented land survey and at a minimum must show the following:

- a) All structures including fence and walls situated on the described parcel that are within five feet of all boundaries of such parcel. Existing structures shall be shown to confirm proper setback requirements when required.
- b) Any conflicting boundary evidence (from deeds, plats, other recorded instruments or physical observations/locations). NOTE: any record or physical gap between the subject and adjoining parcel is considered a conflict.
- c) All visible utilities (City Staff may request an underground utilities locate).
- d) A statement from the Surveyor that all recorded or known easements, rights-of-way and reservations as are available from the County Clerk and Recorder, a title insurance company or other sources are clearly described and properly located on the plat.
- e) Rights-of-way apparent from a field inspection of the subject property.
- f) Encroachments on, to and from the subject property. For example, all apparent physical use onto or from adjoining property or abutting streets must be indicated, with the extent of such use shown or noted upon the survey (this is not explicitly listed in C.R.S. but may be included as apparent Rights-of-way and easements – item e).)
- g) The survey may be prepared by one licensed land Surveyor and another land Surveyor may prepare the subdivision plat provided that the boundaries on each are the same.

U. INK FOR FINAL PRINTS.

Black, nonfading permanent print and inks shall be used on final prints.

BOUNDARY AGREEMENT

ITEM	GRAPHIC STANDARDS
A	A graphic bar scale is required on every sheet showing any portion parcel(s). Scale: Must be legible, for example: 1" = 20', 1" = 30' or some multiple of standard scales.
B	Sheet size: Must legibly show all information. There shall be a top margin of at least 1" and a left, right, and bottom margin of at least .5".
F	Horizontal control: Complete horizontal control for all boundaries. Parcels shall be tied to public land survey corners unless the subject parcel(s) lie within a platted subdivision. If the parcel(s) lie within a platted subdivision, then show sufficient ties to controlling lines appearing on the plat.
G	Vertical information, such as benchmark, must have the elevation referenced to NAVD88 benchmark location readily identified.
H	Orientation and north arrow required on every sheet of the map
I	Stamped and original sealed drawings by licensed Professional Land Surveyor (PLS) registered in Colorado Signature and Seal of Surveyor shall be as follows: a. In black, permanent, non-smearing waterproof ink; b. Seal may be computer generated; c. Signature shall be across the seal and dated; and d. Surveyors name and PLS number legibly printed below signature or seal.
L	List of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines. Each sheet shall show the particular number of that sheet and the total number of sheets included.
Q	Neatness and legibility. .08" minimum text height – in all cases, the letter size and scale used shall be of sufficient size to show all details. (Drawings which do not adequately show details shall be rejected.)
U	Nonfading permanent print and inks shall be used on final prints.
ITEM	FEATURES
1	Identify all Parcels and adjoining properties.
2	Limits of parcel(s) shall be identified with a bold, heavy line.
3	All section, quarter section, and sixteenth-section lines occurring within the parcel(s) shall be indicated by lines (lightly dashed) drawn on the map, with appropriate words and figures describing the same.
4	Lengths shown to 0.01 foot, angles and bearings to seconds of an arc
5	Provide acreage of all individual lots, tracts, or parcels and also total area to 0.01 acres.
6	All dimensions must be provided to verify boundaries.
7	Easements a. All recorded and apparent easements included within a parcel or adjacent to the boundary adjustment shall be shown and described; b. Reception # for all recorded easements shown shall be given on the drawing(s) to which the information pertains; c. Easements must be fully and completely dimensioned and located dimensionally with respect to the boundary and/or lot lines; and d. Identify record use/proposed use of all easements (apparent and recorded), as applicable.
8	Basis of bearings a. The basis of all bearings (using one of the four (4) generally accepted methods of stating a basis of bearing: astronomic, reference to a recorded survey, grid and assumed) shall be stated in writing; and b. The line used for the basis of bearings must be easily identified and tied to the boundary of the parcel(s) so that another Surveyor may readily retrace all or part of the survey in the future.

BOUNDARY AGREEMENT

ITEM	FEATURES
9	Curves a. Must show, as a minimum, the central angle, arc length, radius, chord bearing and chord length; and All non-tangent curves must be clearly identified and labeled as such.
10	Line and/or curve data may be shown in a tabular form
11	Map must also conform to any applicable State Statutes
12	Descriptions within the Boundary Agreement shall include the following: a. The City, County and State together with the Section, Township, Range and Principal Meridian shall be stated; b. Lots within a platted subdivision must include the reception number along with the Block and Lot number(s); and c. Must be complete so that from it, without reference to the map, the starting point and the boundary may be determined.
COMMENTS	
1. A plat could be a partial map showing only those boundaries in dispute.	

COMPOSITE PLAN

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40', or 50'
	C	Utility lines are primary features
	D	Notation: All non-construction text
	E	Line weights of existing and proposed (secondary and primary) features
	F	Horizontal control: Subdivisions tied to appropriate existing control
	G	Vertical control: Benchmarks on United States Geological Survey (USGS) NAVD88
	H	Orientation and north arrow
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
	1	Use the Preliminary Subdivision Plan or Site Plan as a base drawing. The base drawing shall be an overall plan view of the development indicating all property lines, easements, building envelopes (for residential subdivisions) or building footprints (commercial developments), proposed roadways, parking areas (commercial), major drainageways, and other significant improvements.
	2	Show and size water mains including hydrants, vaults, valves, bends, tees and crosses.
	3	Show and size sanitary sewer mains in plan view only including manholes, force mains, pump stations and other structures. Indicate pipe distances, flow directions and slopes.
	4	Show and size storm drain pipes, culverts, and inlets. Indicate pipe types, distances, flow directions and slopes.
	5	Show and size irrigation crossings, existing and proposed, for installation. If within the right-of-way or public easement areas a revocable permit may be required by separate document.
	6	Show 100-year floodplains. Delineate 100-year floodplain using Flood Insurance Rate Maps (FIRM) from Federal Emergency Management Agency (FEMA), and National Wetlands Survey maps, or other engineering studies.
	7	Show proposed and existing power, telephone, gas, cable television, and irrigation water, sewer, storm sewer and other utilities.
	8	City Acceptance Block
	9	Acceptance block for signature by any applicable utility district/agency

COMMENTS

COMPOSITE PLAN - PRELIMINARY

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40', or 50' H: 1" = 2', 3', 4', or 5'
	C	There are no primary features on this drawing
	D	Notation: All non-construction text
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
	F	Horizontal control: Subdivisions tied to appropriate existing control
	G	Vertical control: Benchmarks on United States Geological Survey (USGS) NAVD88
	H	Orientation and north arrow
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
	1	Use the Preliminary Subdivision Plan as a base drawing except for lots and blocks and easements, other preliminary platting information should not be shown.
	2	Show existing and proposed drainage concept, including retention/detention basins and location of inflow to and outflow from the site, and directional flow arrows on streets and channels.
	3	Show existing contours and any major proposed changes to site grading.
	4	Show 100-year floodplains and floodways per previous and current studies and reports. Delineate 100-year floodplain using Flood Insurance Rate Maps (FIRM) from Federal Emergency Management Agency (FEMA), and National Wetlands Survey maps, or other engineering studies.
	5	Show other existing natural or man-made drainageways, wetlands, ponds, etc.
	6	Show access points and street improvements for 200 feet offsite adjacent to the site's access points.
	7	Show and identify streets and identify proposed City standard street section.
	8	Show existing power, telephone, gas, cable television.
	9	Show existing fire hydrants, manholes, and inlets.
	10	Offsite improvements must be shown, with existing utilities and features. Separate sheets may be used if necessary.
	11	City Acceptance block
COMMENTS		

CONDOMINIUM MAP

ITEM		GRAPHIC STANDARDS
	A	Scale: Must be a legible scale: 1" = 10', 20', 30', 40', 50', 60', or a multiple of these standard scales, Graphic bar scale required on each sheet on which any portion of the lands being platted is shown.
	B	Sheet size: 24" X 36" 4 mil. Mylar (polymer film) for recording. Minimum margins: 2" – left side; 1" – top, ½" bottom & right
	E	Use non-fading black <u>permanent</u> print. No other colors or "sticky-backs" allowed. Limits of platted parcel must be a bold, heavy line. All section, quarter-section and sixteenth-section lines occurring within or adjacent to the subdivision and those used for control shall be indicated by lightly dashed lines drawn upon the plat, with appropriate words and figures describing same. Cross hatching, if used, shall be neat and legible and in no instances shall it obscure text or other graphical features.
	H	North arrow is required on each sheet which shows any portion of the lands being platted
	J	A unique plat title shall be placed in large, bold characters at the top center of each sheet with descriptive references, including the aliquot portion of the section, township and range, to be located directly beneath the plat title. Any replat of already platted property shall, in addition, include the name and recording information of the original plat. Plat names beginning with "The", "A" or "Replat" are not allowed. Numerical names shall be spelled out, e.g., "Second" instead of "2nd".
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets showing land use shall have match lines and a graphical key index map that must show the particular number of that sheet and the total number of sheets included.
	Q	Neat & legible: 0.08" minimum text height.
	S	Model Language, as approved by the City Attorney and available on the City web site, shall be used.
	U	<u>Ink For Final Prints</u> - Only black, non-fading permanent print and inks shall be used on final prints.
ITEM		FEATURES
SUBDIVISION PLAT	1	Subdivision Plat requirements a) Refer to Graphic Standards for Subdivision Plats. All the Subdivision Plat requirements shall be met for the land use shown on Condominium Maps. b) All areas shall be labeled as a Unit, a General Common Element, a Limited Common Element, or specific ownership (such as a condominium association or a public entity). c) The land use table will account for land use only.
	2	Condominium Units: a) All condominium units will be defined as to the horizontal and vertical dimensions of each unit's individual air space. b) An ownership summary table shall be provided, including a breakdown of any general common elements, limited common elements, condominium units, and any other area as applicable. The table shall show the total ownership of all these areas.
DECLARATIONS	3	Declarations: a) All declaration documents associated with the condominium property will be submitted with the Condominium Map.

COVER SHEET

ITEM		GRAPHIC STANDARDS
	Q	Neatness and legibility
ITEM	FEATURES	
PROJECT INFORMATION	*Cover Sheet(s) may need to be several sheets in order to provide all necessary information	
	1	Project Name and Location
	2	Index of Sheets
	3	Legend
	4	City Acceptance block
	5	Utility Providers
	6	Project Location Map/Vicinity Map (provide scale & North Arrow)
	7	Applicant Team contact information
	8	List of abbreviations
	9	Project notes (general, water, sanitary, storm, grading, roadway) and special specifications
	COMMENTS	

DETAIL SHEET

ITEM		GRAPHIC STANDARDS
	A	Scale: as required
	F/G	Location: All primary facilities are fully located horizontally and vertically
	H	Orientation and north arrow
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	J	Title block with names, titles, preparation and revision dates
	K	Reference to City Standard Drawings and Specifications
	L	List of symbols used
	M	List of abbreviations used
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
	1	All necessary features shown and dimensioned
	2	All proposed materials specified
	3	Existing features shown as required for understanding
	4	Elevations shown as appropriate
	5	References to where features detailed may be found on other drawings
	6	All non-standard details not contained on individual sheets
	7	Any other pertinent information
	8	City Acceptance block unless part of a Special Utility District standard Detail Sheet
COMMENTS		
<u>Do not show City standard details except street cross-section. They may merely be referenced.</u>		

ELEVATION AND/OR PERSPECTIVE DRAWING

[illegible][illegible]

COMMENTS

GRADING PLAN

ITEM		GRAPHIC STANDARDS
	A	Scale: Match the Site Plan scale
	C	Primary features consist only of proposed grading and drainage facilities
	D	Notation: All non-construction text, and also construction notation for all primary features
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
	F/G	Location: All primary facilities are fully located horizontally and vertically
	F	Horizontal control: Subdivisions and all public utilities (final drawings) tied to appropriate existing control
	G	Vertical control: Benchmarks on United States Geological Survey (USGS) NAVD88
	H	Orientation and north arrow
	I	Stamped and sealed drawings by registered professional competent in the work
	J	Title block with names, titles, preparation and revision dates
	K	Reference to City Standard Drawings and Specifications and inspection requirements
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
ADDITIONAL INFORMATION	1	Use the Site Plan as a base map or otherwise provide the same information.
	2	Proposed contours for the entire site
	3	Lowest floor elevations are provided and are at least 1.0 foot above 100-year flood level, and 0.5 foot above the site outfall.
	4	Show grades at all points of curvature, angle, tangency, grade breaks and changes, swales, channels, pipes, inlets, and other primary features, and also existing grades at tie-in locations.
	5	Provide grade slopes between elevations provided in (4) above.
	6	Show detention/retention basins with contours (off pavement) or delineation(on pavement).
	7	Indicate 10- and 100-year runoff and WQCV storage volumes and ponded water surface elevation.
	8	Show existing contours on adjacent property to demonstrate how the site grade matches at the property line.
	9	Show lot grading per the applicable Engineering Administrative Regulation.
	10	Show trees to be preserved.
	11	Show retaining walls, cut and fill slopes and other significant grading factors.
	12	Provide a detail of typical lot grading, if any.
	13	Floodplain, floodway and jurisdictional wetlands delineation.
	14	If a Storm Drainage Plan and Profile is not necessary, then all proposed drainage facilities also will be primary features (see C, D, E, & F above). If storm sewers and manholes are not proposed, then City staff may allow an option to omit the Storm Drainage Plan and Profile, in which case Item 12 must be completed.
	15	Copy of the plan itself (24" X 36" format); Tabulation of the lots, top of floor elevations referenced to a subdivision benchmark and the designer's determination of the range of variation allowable for each lot. Upon receipt of this information, the Mesa County Building Department will deliver a letter acknowledging this information to the City of Grand Junction Community Development Department.
	16	City Acceptance block
COMMENTS		
1	This plan may also have full horizontal control on it if not provided on the Site Plan	
2	This plan does not substitute for the Pre and Post-Development Drainage Maps	

GRADING PLAN - INDIVIDUAL LOT

ITEM		GRAPHIC STANDARDS
	A	Draw plan to Scale
	B	Primary features consist only of proposed grading and drainage facilities
	C	Location: All primary facilities are fully located horizontally and vertically
	D	Vertical control: Benchmarks on United States Geological Survey (USGS) datum
	E	Orientation and north arrow
	F	Stamped and sealed drawings by registered Professional Engineer, Architect, or Landscape Architect
	G	Title block with names, titles, preparation and revision dates
	H	List of symbols used
	I	List of abbreviations used
	J	Contouring interval and extent
	K	Neatness and legibility
ITEM		FEATURES
ADDITIONAL INFORMATION	1	Use the Subdivision Grading Plan as a base map or otherwise provide the same information
	2	Finished floor of the house and garage slab. Keep in mind the garage and the house aren't required to have the same finished floor elevation. In steep terrain stepping them is very useful.
	3	Spot elevations on the swale around the house and the lot lines.
	4	Spot elevations at all lot corners and any high or low points.
	5	Back of walk elevations where the swales go over the back of walk.
	6	Slope on the driveway, both sides if the street is steep.
	7	Provide grade slopes between elevations provided in above
	8	Slope arrows from the house to the swales so it can be determined there is adequate drainage away from the house in accordance with the geotechnical engineer's recommendations and to meet building code.
	9	Show drainage pipes and inlets if existing or proposed. Include design for proposed. Address erosion protection at outlets.
	10	Enough information from the adjacent parcels (including open space) to show the drainage concept on this lot works with all adjacent lots.
	11	Check to make sure the grading meets the concepts presented in the grading plan for the subdivision.
	12	Show retaining walls, cut and fill slopes and other significant grading factors
	13	100-year Floodplain, floodway and jurisdictional wetlands delineation, if applicable.
	14	Proper handling of downspout drainage. I.e. don't discharge near back of walk without providing impermeable means to travel over the back of walk.
	15	Space for approval signature by City Development Engineering with date and title
COMMENTS		
3	Complex lots may require more detailed information.	

INSTITUTIONAL AND CIVIC FACILITY MASTER PLANS

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40' or 50'
	H	Orientation and north arrow
	J	Title block with names, titles, preparation and revision dates
	Q	Neatness and legibility
ITEM		FEATURES
	1	Site boundary and adjacent property lines, land uses, and zoning
	2	Total site acreage
	3	All existing and proposed easements, streets, and rights-of-way (ROW)
	4	Traffic ingress, egress, traffic flow patterns, and traffic control features
	5	All paving and concrete walks, pads, ramps or pedestrian corridors
	6	General building location and size/possible expansion areas
	7	Identify delivery or service areas
	8	Pedestrian circulation areas
	9	Adequate parking areas
	10	Location of open space and trails
	11	Drainage and stormwater management areas
	12	Areas where screening and/or buffering will be provided
	13	City Acceptance block
COMMENTS		

IRRIGATION PLAN & PROFILE

ITEM		GRAPHIC STANDARDS		
	A	Scale: 1" = 20', 30', 40', or 50' H: 1" = 2', 3', 4', or 5'		
	C	Primary features consist only of proposed irrigation facilities		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards		
	F/G	Location: All primary facilities are fully located horizontally and vertically		
	F	Horizontal control: Subdivisions and all public utilities (final drawings) appropriate existing control		
	G	Vertical control: Benchmarks on USGS NAVD88		
	H	Orientation and north arrow		
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado		
	J	Title block with names, titles, preparation and revision dates		
	K	Reference to City Standard Drawings and Specifications		
	L	List of symbols used		
	M	List of abbreviations used		
	O	Multiple sheets provided with overall graphical key and match lines		
	P	Contouring interval and extent		
	Q	Neatness and legibility		
ITEM		FEATURES	Plan	Profile
GENERAL INFO	1	Use the Composite or Site Plan as a base map or otherwise provide similar information	X	
	2	Show proposed contours or grading	X	
	3	Call out minimum cover over irrigation lines	X	
	4	Specify all irrigation system materials	X	
	5	Show all special details, or reference detail sheet	X	
	6	System shown conforms to Irrigation System Design Report, if any	X	
GRAVITY FLOW INFO	1	Include profile drawing for all street crossings of lines 8" in diameter or larger		X
	2	Show existing and proposed ground, ditch, pipe and/or flowline profile		X
	3	Show existing and proposed irrigation facilities		X
	4	Show existing and proposed utilities, drainage and road crossings		X
	5	Station and elevation of all manholes, standpipes, gates and other appurtenances		X
	6	Elevation of all existing and proposed pipe and ditch flowlines		X
	7	Lengths and slopes of ditches and pipes		X
	8	Show hydraulic gradeline, flows, velocities and "n" values		X
	9	City Acceptance block		
COMMENTS				
1. Only items 1-6 are required for pressure flow systems.				
2. All crossings of private irrigation lines across public right-of-way will require a revocable permit by separate document.				

IRRIGATION SYSTEM DESIGN MAP

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40', or 50'
	H	Orientation and north arrow
	I	Stamped and sealed drawings by registered professional competent in the work
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
ADDITIONAL INFO ITEMS	1	Use the Irrigation Plan and Profile as a base map or otherwise provide the same information.
	2	Indicate total supply rate (based upon shares).
	3	Show source of supply water (canal or extension, headgate).
	4	Indicate all discharge points within the system and the allowed maximum rate of flow at that point.
	5	Indicate peak potential flow quantity and velocity for each reach of the delivery system.
	6	For pressurized systems, indicate minimum pressures under the worst case scenario (with pump operating).
	7	Any other information pertinent to review of the proposed system.
	8	Information conforms to the Irrigation System Design Report.
	9	City Acceptance block
	COMMENTS	

LANDSCAPE PLAN

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 10' or 20'
	C	Primary features consist only of landscape features
	D	Notation: All non-construction text, and also construction notation for all primary features
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
	G	Vertical control: Benchmarks on USGS NAVD88
	H	Orientation and north arrow
	I	Stamped and sealed drawings by a Colorado licensed Landscape Architect (LA)
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
	1	Use the Civil Site Plan as a base map and ensure contiguity between plans.
	2	Identify areas to be covered with specific landscaping materials.
	3	Boulders, mounds, swales, water courses, rock outcroppings
	4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil and other remarks.
	5	Identify all existing trees with public right-of-way (ROW).
	6	Show preservation trees and trees to be removed.
	7	Specification of soil type and preparation.
	8	Landscape irrigation layout, design, materials and details (if requested by City staff).
	9	Planting/Tree Protection/Staking and other details as required.
	10	Required notes on Plan: "An underground, pressurized irrigation system will be provided" & "City Forester approval required to permit tree planting and tree removal within public right-of-way".
	11	Show proposed fencing w/ a fence detail.
	12	Subdivision entrance or monument sign (if proposed).
	13	Calculations used to derive required number of trees, shrubs and turf.
	14	Location of overhead utilities if crossing proposed landscaped areas.
	15	Show all fire hydrants and all above ground utilities and manholes located within landscape areas.
	16	Sight triangle per TEDS at all intersections and access points.
	17	City Acceptance Block
COMMENTS		
1. This drawing may be eliminated with Planner approval if landscaping information is depicted on the Site Plan.		

LANDSCAPE PLAN – PRELIMINARY

ITEM	GRAPHIC STANDARDS
A	Scale: 1" = 10' or 20'
C	Primary features consist only of landscape areas in relation to site.
E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards.
H	Orientation and north arrow
I	Stamped, dated and signed by a Colorado licensed Landscape Architect (LA), noted as Preliminary Landscape Plan
J	Title block with names, titles, preparation and revision dates
L	List of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines
P	Contouring interval and extent
Q	Neatness and legibility

ITEM	FEATURES
1	Use the Site Plan as a base map, showing proposed utilities (and/or existing utilities to remain).
2	Identify areas to be covered with differing landscaping materials: turf, shrub bed mulch areas, pavements, water, etc.
3	Show proposed grading: mounds, swales, water courses.
4	Show generalized tree locations as mature sized circles – specific species, labels and quantities are due at FINAL.
5	Identify all existing trees within public right-of-way (ROW).
6	Identify all preservation trees and trees to be removed.
7	Define approximate shrub planting quantities as a ratio (SF shrub bed / SF shrub) or graphically as mature sized circles – specific species, labels and quantities are due at FINAL.
8	Identify additional landscape features, materials, amenities: edger type, boulders, specialty pavements, site furniture.
9	Provide a table showing the calculations for the required number of trees and shrubs. If pertinent, identify shortages, overages, and/or proposed alternatives/substitutions that require permission of the Director.
10	City Acceptance Block

COMMENTS

NOTE: The "Preliminary Landscape Plan" shall be general in nature. It will depict the areas where landscaping could be installed. The calculations for the numbers of trees, shrubs and turf areas shall be provided but the specifics as to acceptable plant material, plant sizes and irrigation is not required. Preservation of significant landscape features shall be shown on the preliminary landscape plan. Areas requiring buffering between zoning districts shall be shown and noted if a fence or wall will be required. City Forester approval is required to plant trees in or remove trees from public rights-of-way (ROW).

LIGHTING PLAN

ITEM	GRAPHIC STANDARDS	
A H Q	A	Scale: Same used on Site Plan
	H	Orientation and north arrow
	Q	Neatness and legibility
ITEM	FEATURES	
1 2 3 4 5 6 7 8	1	Use Site Plan as a base map.
	2	Location of all light fixtures and a numerical grid, or an ISO foot-candle diagram of lighting levels (in foot-candles) that the fixtures will produce on the ground.
	3	Area of illumination (including any off-site areas)
	4	Lamp type and wattage
	5	Mounting height of all fixtures
	6	Cut sheet showing the design of all fixtures and designation as IESNA "cut-off" fixtures
	7	Drawings of all relevant building elevations showing the location and aiming points of the fixtures.
	8	City Acceptance Block
COMMENTS		
1. As-built sketches and drawings must contain the same information. Submittal format is different. See Section VII. 2. Illuminating Engineering Society of North America (IESNA)		

ODP DRAWING

ITEM		GRAPHIC STANDARDS
	A	Scale: 1"=50', 100', or 200'
	H	Orientation and north arrow
	J	Title block with names, titles, preparation and revision dates
	Q	Neatness and legibility

ITEM		FEATURES
	1	Use record or surveyed property boundaries as base drawing.
	2	Delineate land use areas including parks, school sites, open space and anticipated buffers or screening.
	3	Label each area with land use, acreage and proposed density (if residential).
	4	Show roadway network on adjacent properties and proposed circulation diagram on site.
	5	Delineate 100-year floodplain, wetlands and other major environmental features.
	6	Identify zoning, land use and subdivision names (if applicable) of adjacent properties.
	7	Summary chart with acreages and percentages of land uses and roadways and total number of units (residential) and/or square footage (non-residential) proposed.
	8	Show slopes steeper than 30% and other major geological features or hazards.
	9	City Acceptance Block

COMMENTS

1. Land use areas and densities shall be identified in "bubble diagram" format.

ROAD CROSS-SECTIONS

ITEM		GRAPHIC STANDARDS	OK	N/A
	A	Scale: 1" =5', 10', or 20' H: 1" =0.5', 1', or 2' V		
	C	Primary features consist only of proposed roadway features		
	D	Notation: All non-construction text, and also construction annotation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards		
	F/G	Location: All primary facilities are fully located horizontally and vertically		
	G	Vertical control: Benchmarks on United States Geological Survey (USGS) NAVD88 Datum		
	H	Orientation and north arrow		
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado		
	J	Title block with names, titles, preparation and revision dates		
	K	Reference to City Standard Drawings and Specifications		
	L	List of symbols used		
	M	List of abbreviations used		
	Q	Neatness and legibility		
ITEM		FEATURES	OK	N/A
	1	Cross section station		
	2	Existing and proposed surface profile at the cross-section		
	3	Existing and proposed right-of-way (ROW) and easement locations		
	4	Cut and/or fill slopes to daylight or within 25' of edge of roadway section in the case of mass grading		
	5	Indicate existing and proposed surface cross-slope.		
	6	Elevations at CL, EP (existing), EP (proposed), curbing		
	7	Existing and proposed buried utilities and drainage facilities		
	8	City Acceptance Block		

COMMENTS

ROADWAY PLAN & PROFILE

ITEM		GRAPHIC STANDARDS		
	A	Scale: 1" = 20', 30', 40', or 50' Horizontal; 1" = 2', 3', 4', or 5' Vertical		
	C	Primary features consist only of lighting and traffic features		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards		
	F/G	Location: All primary facilities are fully located horizontally and vertically		
	F	Horizontal control: Subdivisions and all public utilities (final drawings) tied to appropriate existing control corners		
	G	Vertical control: Existing and proposed benchmarks on United States Geological Survey (USGS) NAVD88 Datum		
	H	Orientation and north arrow		
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado		
	J	Title block with names, titles, preparation and revision dates		
	K	Reference to City Standard Drawings and Specifications		
	L	List of symbols used		
	M	List of abbreviations used		
	O	Multiple sheets provided with overall graphical key and match lines		
	P	Contouring interval and extent		
	Q	Neatness and legibility		
ITEM	FEATURES		Plan	Profile
	1	Use the Composite or Site Plan as a base map or otherwise provide similar information	X	
	2	Segmentize plan view as required to provide profiles below plan views	X	
	3	Show all existing and proposed profiles at CL. Show right and left flowline profiles only when not a uniform vertical offset from centerline. Provide slopes with "+" or "-"		X
	4	Show existing and proposed profiles at edge of pavement if there is no gutter		X
	5	Note adjustment of all MH rims and valve covers for final grade	X	
	6	Elevation of FL at fillet/valley pan interface	X	
	7	Station & elevation of FL at BCRs, ECRs, and handicap ramps	X	
	8	Station & elevation of pavement CL and FL at endpoints, BCRs, ECRs, PCs, PTs, PRCs, and PCCs	X	
	9	Station & elevation at all grade changes and CL and FL VPIs, VPCs, VPTs and high & low points.		X
	10	Station & elevation at all grade changes and CL pavement warp at intersections and widened areas such as cul-de-sacs and bulb outs	X	X
	11	Provide pavement, base, and subgrade specifications	X	X
	12	Barricades, turn-arounds, tapers, delineators, driveways	X	
	13	Street lights, signals, signing, and other traffic controls	X	
	14	Show future road extension alignment to support current design, where applicable	X	X
	15	Provide all necessary details or reference detail and/or cross-section sheets		
	16	Show proposed permanent benchmark (for new subdivisions) and all proposed horizontal control survey markers and street intersections, offset if required	X	
	17	Show existing street design (slopes and elevations) for at least 50' when matching	X	X
	18	City Acceptance Block	X	X
COMMENTS				

SITE PLAN

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40', or 50'
	C	Primary features consist only of proposed facilities except those related to drainage
	D	Dimension and label all features existing and proposed
	E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
	F	Location: All primary facilities are fully located horizontally
	H	Orientation and north arrow
	I	Stamped / sealed drawings by Professional Engineer (PE) registered in the State of Colorado or other professional competent in the field
	J	Title block with names, titles, preparation and revision dates
	K	Reference to City Standard Drawings and Specifications
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	Q	Neatness and legibility
ITEM		FEATURES
	1	Site boundary, and adjacent property lines, land use and zoning
	2	Site Data Table
	3	All existing and proposed easements, streets and rights-of-way (ROW)
	4	Identify utility vendors to the site
	5	Identify existing and proposed utilities, including fire hydrants, meters and service taps
	6	Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction or placement of traffic control devices/features (striping, signals, medians, etc.) for construction in the right-of-way only.
	7	Show existing and proposed drainage inlets, pipes, channels and manholes.
	8	Top and toe of slopes for retention/detention basins or other embankments
	9	Traffic ingress, egress, traffic flow patterns and traffic control features
	10	All paving and concrete walks, pads, ramps, wheel chocks
	11	Building footprint, roof line, exterior doorways and roof drain location
	12	Parking areas, striping, stalls, lighting
	13	Areas to receive gravel
	14	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes
	15	Miscellaneous structures, fences, walls
	16	Other non-landscaping surface facilities
	17	Do not show existing or proposed contours
	18	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, right-of-way (ROW) width and the monument or section line.
	19	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.
	20	Identify trash dumpster type and accessibility.
	21	Show access points and street improvements for 200 feet offsite adjacent to the site's access points or as noted by City Development Engineer in General Meeting Notes.
	22	City Acceptance Block

COMMENTS

1. Dimension strings are required to demonstrate all site features (i.e. parking stalls, drive aisles, building locations, etc.) meet City standards.
2. Building elevations with colors and material boards may be required.
3. Floor plans may be required.

SITE PLAN – FIRE

ITEM	GRAPHIC STANDARDS
A	Scale: 1" = 20', 30', 40', or 50'
C	Primary features consist only of proposed facilities except those related to drainage
D	Dimension and label all features existing and proposed
E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
F	Location: All primary facilities are fully located horizontally, when appropriate
H	Orientation and north arrow
I	Stamped / sealed drawings by Professional Engineer (PE) registered in in the State of Colorado
J	Title block with names, titles, preparation and revision dates
L	List of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines
Q	Neatness and legibility
ITEM	FEATURES
1	Use the Preliminary Subdivision Plan or Site Plan as a base drawing. The base drawing shall be an overall plan view of the development identifying the location and configuration of the property improvement (i.e. buildings, above-ground tanks, etc.), showing their relationship to property lines and nearest streets, roadways, alleys and fire apparatus access roads.
2	Identify all building's construction type (i.e. V-B, II-B, etc.), square footage and height.
3	Identify the location, width and surface material of all streets, roadways, alleys, bridges and fire apparatus access roads.
4	Identify the location and surface material of all parking areas to include lots, striping and stalls.
5	Identify the location of any proposed fire apparatus access roads that will be constructed of engineered alternative materials (i.e. pavers, grasscrete, recycled asphalt, etc.).
6	Identify all height restrictions and overhead obstructions as they relate to all streets, roadways, alleys, bridges and fire apparatus access roads.
7	Identify designated aerial fire apparatus access roads through unique marking by specifically highlighting the entire road width and length.
8	Provide a profile/sectional drawing of all permanent and temporary fire apparatus access roads and fire apparatus turn-arounds including any proposed engineered alternative materials and surfaces. Drawings should be consistent with submitted Roadway Plan and Profile Drawings.
9	Demonstrate Grand Junction Fire Dept. fire apparatus will successfully navigate all designated fire apparatus access roads that serve the project through the use of AutoTURN or similar software program to ensure turning radius requirements are met. Only approved Grand Junction Fire Department fire apparatus specifications will be accepted. Show the fire apparatus illustration/specifications on the plan.
10	Identify all "No Parking" Signs and/or painted red curbs where parking is prohibited.
11	Identify the location of all proposed underground water mains, the diameter of those mains, water purveyor vaults/aboveground enclosures (i.e. hot boxes) and all fire hydrants.
12	Identify the location of all existing fire hydrants located within the project boundaries and within 250 feet of the exterior boundaries and/or property lines of the project.
13	Identify the location of the underground fire line and fire department connection for each building that will be equipped with an automatic fire sprinkler system. Denote diameter size of underground pipe.
14	Identify all on-site walking paths, sidewalks, bike paths, etc. on the plan to include widths and materials.
15	Identify the location of any temporary or permanent barriers that affect movement on the property including, but not limited to walls, fences, gates, etc.
16	Identify the location of any unusual or remarkable topographic features, landscaping, vegetation or other features that may affect Fire Department access to and on the property.
17	A statement shall be provided on the plans certifying that all new and temporary fire apparatus access roads and fire apparatus turn-arounds meet GVW 75,000 lbs. Minimum/H-20 loading, all-weather requirement(s). Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.
18	Provide additional scope of work information, site plan data, and improvement notes where needed.
COMMENTS	

SITE SKETCH

ITEM	GRAPHIC STANDARDS
A	Scale: As required
D	Notation: All non-construction text
H	Orientation and north arrow
J	Title block with names, titles, preparation and revision dates
L	List of symbols used
M	List of abbreviations used
Q	Neatness and legibility

ITEM	FEATURES
ADDITIONAL INFO	1 Location and boundaries of the site (See Comment 1)
	2 Existing and proposed on-site and adjacent streets, alleys, rights-of-way (ROW) and easements
	3 Site geographic relationship to Collector or Arterial roads
	4 Proposed and existing improvements including buildings, utilities, parking and storage areas
	5 Major drainage courses and floodplains on or adjacent to the property
	6 Total site acreage
	7 Zoning and existing land use of the site and adjacent property
	8 Location and size of water and sewer facilities in the vicinity (subdivision only)
	9 City Acceptance Block

COMMENTS

1. For a vacation or revocable permit application, see "Sketch for Descriptions".
2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing.

SKETCH FOR DESCRIPTIONS

ITEM	GRAPHIC STANDARDS
A	A graphic bar scale is required on every sheet showing any portion of a parcel(s). Scale: As appropriate, but must be legible, for example: 1" = 10', 20', 30', 40', 50', 60', 100', or some multiple of these standard scales.
B	Sheet size: minimum is 8.5" x 11" but must be large enough to legibly show all information. There shall be a top margin of at least 1" and a left, right, and bottom margin of at least .5".
F	Horizontal control: Complete horizontal control for all boundaries. Parcels and/or described areas shall be tied to appropriate existing control corners. If the parcel(s) or described areas lie within a platted subdivision, then show sufficient ties to controlling lines appearing on the plat. For revocable permits that abut the property benefiting from the permit, the permit area may be tied to the benefiting property.
G	Vertical information, such as benchmark, must have the elevation referenced to NAVD88 Datum and benchmark location readily identified.
H	Orientation and north arrow required on every sheet of sketch
I	Stamped and original sealed drawings by a licensed Professional Land Surveyor (PLS) registered in the State of Colorado Signature and Seal of Surveyor shall be as follows: a. In black, permanent, non-smearing waterproof ink; b. Seal may be computer generated; c. Signature shall be across the seal and dated; and d. Surveyors name and PLS number legibly printed below signature or seal.
L	List of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines. Each sheet shall show the particular number of that sheet and the total number of sheets included.
Q	Neatness and legibility .08" minimum text height – in all cases, the letter size and scale used shall be of sufficient size to show all detail. Drawings which do not adequately show detail shall be rejected.
ITEM	DRAWING FEATURES
1	Identify all parcels that the described area is included within and adjoining properties to the described area.
2	All section, quarter section, and sixteenth-section lines occurring within the parcel(s) shall be indicated by lines (lightly dashed) drawn on the sketch, with appropriate words and figures describing the same
3	Lengths shown to 0.01 foot, angles and bearings to seconds of an arc
4	Provide acreage of the described area to 0.01 acres or square feet to the nearest square foot
5	All dimensions must be provided to verify boundaries
6	Easements a. All recorded and apparent easements included within or adjoining the area described shall be shown and described; b. Reception number for all recorded easements shown shall be given on the drawing(s) to which the information pertains. c. Existing easements do not need to be fully and completely dimensioned and located dimensionally with respect to the boundary and/or lot lines unless specifically requested by city staff.
7	Basis of bearings a. The basis of all bearings (using one of the four (4) generally accepted methods of stating a basis of bearing; (astronomic, reference to a recorded survey, grid and assumed) shall be stated in writing; and b. The line used for the basis of bearings must be easily identified and tied to the boundary of the area described so that another Surveyor may readily retrace all or part of the survey in the future.
8	Curves a. Must show, at a minimum, the central angle, arc length, radius, chord bearing and chord length; and b. All non-tangent curves must be clearly identified and labeled as such.
9	Line and/or curve data may be shown in a tabular form.
10	For revocable permits, Reception Number(s) for the right(s)-of-way (ROW) burdened must be shown.
11	Parcel numbers shall be shown for subject and adjacent parcels. Parcel numbers are available from the Mesa County Assessor's office.
12	Property address and complete name(s) of owner(s) shall be shown.

SKETCH FOR DESCRIPTIONS

ITEM	DRAWING FEATURES
13	Label all applicable Points of Beginning (POB) and Points of Curvature(POC) from the description.
14	Do not include the following information: <ul style="list-style-type: none">a. Topography, landscaping or existing or proposed property improvementsb. Legal Description
COMMENTS	
Items 2 and 6 are not required for a sketch for a revocable permit. Item 6 is not required for a sketch of an easement or right-of-way (ROW) being vacated.	

STORMWATER MANAGEMENT PLAN

CHECKLIST

Typed Text (appendices may be handwritten)

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Professional's seal and signature

Table of Contents: For text and appendices, if any (appendices shall be paged)

Exhibits: Contained in report

Required maps contained in the report

CONTENT

Report Content is as specified in the current Mesa County/City of Grand Junction [Stormwater Management Manual](#) available on the City's Website.

SUBDIVISION PLAT

ITEM		GRAPHIC STANDARDS
DRAWING	A	Scale: Must be a legible scale: 1" = 10', 20', 30', 40', 50', 60', or a multiple of these standard scales, Graphic bar scale required on each sheet on which any portion of the lands being platted is shown.
	B	Sheet size: 24" X 36" 4 mil. Mylar (polymer film) for recording. Minimum margins: 2" – left side; 1" – top, ½" bottom & right
	E	Use non-fading black <u>permanent</u> print. No other colors or "sticky-backs" allowed. Limits of platted parcel must be a bold, heavy line. All section, quarter-section and sixteenth-section lines occurring within or adjacent to the subdivision and those used for control shall be indicated by lightly dashed lines drawn upon the plat, with appropriate words and figures describing same. Cross hatching, if used, shall be neat and legible and in no instances shall it obscure text or other graphical features.
	H	North arrow is required on each sheet which shows any portion of the lands being platted
	J	A unique plat title shall be placed in large, bold characters at the top center of each sheet with descriptive references, including the aliquot portion of the section, township and range, to be located directly beneath the plat title. Any replat of already platted property shall, in addition, include the name and reception number of the original plat. Plat names beginning with "The", "A" or "Replat" are not allowed. Numerical names shall be spelled out, e.g., "Second" instead of "2 nd ".
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheet plats shall have match lines and a graphical key index map that must show the particular number of that sheet and the total number of sheets included.
	Q	Neat & legible: 0.08" minimum text height.
	S	Model Language, as approved by the City Attorney and available on the City website, shall be used.
	U	<u>Ink For Final Prints</u> - Only black, non-fading permanent print and inks shall be used on final prints.
ITEM		FEATURES
IMPROVEMENT SURVEY PLAT	1	a) Refer to V-4 Graphic Standards for Drawings "T"
EASEMENTS & RIGHTS-OF-WAY	2	Easements and Rights-of-Way (ROW): a) Include all recorded and apparent rights-of-way and easements and, if research for recorded rights-of-way and easements is done by someone other than the Professional Land Surveyor (PLS) who prepares the plat, the source from which such recorded rights-of-way and easements were obtained. b) Reception number for all easements and rights-of-way must be indicated on the drawing c) Rights-of-way (ROW) and easements must be completely dimensioned and/or located dimensionally to the boundary and/or individual lot lines. d) The use of all easements, rights-of-way and reservations - apparent and recorded - must be identified. e) Blanket easements (and other easements not limited to a portion of the property) affecting all or a portion of the site must be noted, including the reception number.
BASIS OF BEARINGS	3	Basis of bearings: a) A written statement is required describing how the bearings were determined using one of the four (4) generally accepted methods of stating a basis of bearing: astronomic, reference to a recorded survey, grid or assumed. b) The line used for the basis of bearings must be graphically depicted and easily identified and tied to the boundary of the Plat sufficiently to enable another Surveyor to retrace all or part of that survey in the future.

SUBDIVISION PLAT

ITEM		FEATURES
EXTERIOR MONUMENTS	4	<p>Exterior Monuments:</p> <ol style="list-style-type: none"> Must be set <u>prior</u> to submission of the Mylar to the City for recording, and must be in place when the plat is recorded. The City will inspect the site immediately prior to recordation to verify the exterior boundary monuments are in place. Must be fully described - size, markings and composition - and shown on the plat. Must be embedded in the ground, set in concrete, or evidenced by a durable metal disk or cap which shall be securely anchored in concrete or rock. Must have a durable cap bearing the registration number of the responsible Surveyor. If a cap of another Surveyor is relied upon, that cap must clearly show the same information. Must be no more than 1400' apart along any straight boundary line. Must be set at all angle points including: the beginning; end; all points of change of direction or change of radius of any curved boundaries defined by arcs; and at the beginning and end of each spiral curve. Reference monuments, if required, must be stamped "RM" (reference monument) or "WC" (witness corner). Two reference monuments are required at each corner if not set on the actual boundary line or a prolongation thereof. Control monuments used to establish the boundary must be identified and shown and tied to the boundary. To prevent the destruction of plat corners, monuments along rights-of-way shall be placed at the intersection of newly dedicated right-of-way (ROW).
DESCRIPTION AND PLAT NAME	5	<p>Description:</p> <ol style="list-style-type: none"> The City, County and State, and the section, township, range and principal meridian, must be stated. Replats of existing platted subdivisions must include the reception number of all of the earlier subdivision(s), along with the block and lot number(s) being replatted. The description must be complete enough so that, from it, without reference to the plat, the starting point and the boundary can be determined. The Point of Commencement (P.O.C.) and/or Point of Beginning (P.O.B.) must be clearly indicated on the plat and in the description, if applicable.
SIGNATURE OF SURVEYOR	6	<p>Signature of Surveyor:</p> <ol style="list-style-type: none"> Must be in black, permanent, non-smearing waterproof ink and on all sheets of the plat. A seal may be computer generated. The signature shall be through or over the seal and dated. The Surveyor's name and Colorado registration number shall be legibly printed below signature or seal.
CONFLICTING BOUNDARY EVIDENCE	7	<p>Conflicting boundary evidence:</p> <ol style="list-style-type: none"> All conflicts from adjoining legal descriptions or physical evidence of boundary conflicts as discovered by a field survey shall be shown pursuant to Colorado Statutes Section 38-51-106(1)(k). Depending on the type, location, area, and impact on the project and future owners, the City may require the conflict to be remedied. In all cases where City owned land or land to be dedicated to the City is affected, remedy will be required. Acceptable remedies can include but are not limited to boundary line agreements, removal of encroachments, quiet titles. Any boundary agreements must be referenced. A gap (record and/or on the ground) between parcels is considered a conflict and shall be shown and shall be remedied. Labels for all adjoining owners and owner's recorded deeds must be included. The fee simple adjoiner and deed must be identified. If the adjoiner is a subdivision of record, the subdivision information may be used.
LIEN-HOLDERS	8	<p>Lien-holders:</p> <ol style="list-style-type: none"> Include the consent to subordination of all lien-holders. The lien-holder signatures shall be notarized.
OWNERSHIP	9	<p>Ownership:</p> <ol style="list-style-type: none"> The record owner(s)' signature shall be notarized. The owner(s) shall certify "Said owner(s) hereby acknowledge that all lien-holders or encumbrancers, if any, associated with the interests of this plat have been represented hereon."

SUBDIVISION PLAT

ITEM		FEATURES
AREA(S)	10	<p>Area(s):</p> <ul style="list-style-type: none"> a) The total area of lands being platted in acres or square footage must be shown. Report to nearest square foot. b) The area in acres or square footage of each lot, parcel, tract and right-of-way (ROW) is required. (The area in acres is required if the parcel or plat exceeds 10,000 sq. ft., calculated to the nearest 0.01 acre.) c) A summary table must be provided of all areas, including percentages of the whole for ROW, lots, tracts and parcels for future development.
ADJOINING SUBDIVISIONS AND RIGHTS-OF-WAY	11	<p>Adjoining subdivisions and Rights-of-Way (ROW):</p> <ul style="list-style-type: none"> a) Adjoining subdivisions shall be indicated on the plat with the subdivision title and the reception number. b) If the subdivision being platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. c) All recorded and apparent easements and rights-of-way abutting the lands to be platted, as indicated on adjoining recorded subdivisions, shall be shown with appropriate reception number, if applicable. d) The location, width, use and reception number is required for each public and private: adjoining street; right-of-way (ROW); easement and reservation.
VERTICAL AND HORIZONTAL DATUM	12	<p>Vertical and horizontal datum:</p> <ul style="list-style-type: none"> a) Vertical information, if shown, such as a benchmark, must have the elevation referenced to NAVD88 Datum, unless an alternative datum has been preapproved. b) The horizontal datum shall be that of the Mesa County Local Coordinate System, as adopted and published by Mesa County and found on Mesa County's website.
TITLE BLOCK	13	<p>Title Block:</p> <ul style="list-style-type: none"> a) The proper section, township, range and meridian shall be shown. b) The title (name) of the plat shall appear in the title block. c) Revisions must be dated and shown on each submission except on the proposed final version of the plat.
CURVES	14	<p>Curves:</p> <ul style="list-style-type: none"> a) All curves must, as a minimum, show central angle, arc length, radius, chord bearing and chord length. b) All non-tangent curves must be clearly identified and labeled as such.
BLOCKS AND LOTS	15	<p>Blocks and lots:</p> <ul style="list-style-type: none"> a) Shall be numbered consecutively. b) Subsequent filings of the same subdivision, when contiguous, must continue with sequential numbering of lots and blocks.
SIGNATURE LINES	16	<p>Space and signature lines are required for:</p> <ul style="list-style-type: none"> a) An approval signature by the City Manager and the President of the Council. b) The Clerk and Recorder's certificate (see model dedication language). c) The reception number of the recording or deposit information.
TITLE CERTIFICATION	17	<p>Title Certification: Every plat submitted for City review shall be signed by a Colorado attorney or title company certifying the following:</p> <ul style="list-style-type: none"> a) The name of all person(s) holding any interest in the record title to the land. b) That all easements, reservations, restrictions and rights-of-way of record affecting the plat and all outstanding liens must be set forth.
RECEPTION NUMBER	18	<p>Reception number:</p> <ul style="list-style-type: none"> a) Reception number must be provided for all documents referenced on the plat. b) Documents referenced in the title commitment without reception number must be submitted to the City for review with the plat.

SUBDIVISION PLAT

ITEM		FEATURES
COVENANTS	19	Covenants: a) All applicable covenants and restrictions must be referred to (copies provided), and the reception number shall be listed. b) Any proposed covenants and restrictions must be submitted to the City Surveyor for review with the plat.
	20	Closure Report and Digital Files: a) A computerized print-out of the boundary and individual lot(s) may be required by the City Surveyor to verify mathematical closures. Any mathematical closure errors in excess of one-hundredth of a foot must be corrected prior to plat approval. b) An electronic copy must be provided of the final plat (revised as applicable) to be recorded, in the City's approved digital form; .dwf or .dwg.
MISCELLANEOUS FEATURES	21	Include all dimensions necessary to establish the boundaries in the field. Lengths shall be shown to 0.01 foot, and angles and bearings to seconds of an angle.
	22	Include a written statement by the Surveyor that the survey was performed by such Surveyor or under his responsible charge.
	23	All interior "excepted" parcels as described in the description of the lands being platted shall be clearly indicated and labeled "NOT PLATTED HEREON."
	24	All signatures appearing on plans and plats shall be in black, permanent, non-smearing waterproof ink and shall be dated.
	25	Notary seals appearing on plans and plats shall be in black, permanent, non-smearing waterproof ink.
	26	A legible site map, indicating the location of all major streets and roads within a minimum of one-half (1/2) mile from each property boundary is required on the first sheet of all plats.
	27	Existing lots, tracts or other delineated parcels of land contained within lands being replatted shall not be graphically depicted.
	28	When it is not possible to show line or curve data information on the plat, a tabular form may be used. If possible, the tabular data must be shown on the sheet to which it applies.
	29	All easements, tracts, open-space, etc. not being offered for dedication to a public entity must be conveyed by separate instrument to be submitted, along with the plat, for City review.
	30	City Use Block: A designated and assigned informational block to be used by City personnel shall be included on the first sheet of the plat. This block will be used to list the reception number of separately recorded instruments, sometimes simultaneously recorded with the plat, such as grants to homeowners' associations.
SURVEYOR CHECKLISTS	31	Surveyor Checklists: a) An Initial Subdivision Plat Submittal Checklist shall be completed by the Professional Land Surveyor (PLS) in responsible charge of the subdivision plat. The checklist verifies that the City of Grand Junction Platting Standards have been adhered to and applied to the plat. b) A Final Subdivision Plat Submittal Checklist shall be completed by the Professional Land Surveyor (PLS) in responsible charge of the subdivision plat. The check list verifies that the City of Grand Junction Platting Standards have been adhered to and applied to the final Mylar version of the plat.

COMMENTS

Note: "Must" and "will" means the same as "shall" for these standards.

SUBDIVISION – PRELIMINARY PLAN

ITEM	GRAPHIC STANDARDS	
	A	Scale: 1" = 20', 30', 40', or 50'
	C	There are no primary features on this drawing
	D	Notation: All non-construction text
	E	Line weights of existing and proposed features per City Graphic Standards
	F	Horizontal control: Subdivisions tied to appropriate existing control corners
	G	Vertical control: Benchmarks on United States Geological Survey (USGS) NAVD88 Datum
	H	Orientation and north arrow
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM	FEATURES	
LAYOUT INFO	1	Name of subdivision and total site acreage
	2	Show subdivision perimeter boundaries
	3	Identify utility vendors to the site
	4	Show existing and proposed lots, parcels, tracts, right-of-way and easements on and adjacent to the site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, right-of-way width and monument or section line.
	5	Show and identify proposed ownership and use of common and public tracts.
	6	Show location of or reference to Arterial and/or Collector roads.
ADDITIONAL INFO	7	Indicate land use breakdown by percentage (lots, tracts, right-of-way), and number of lots.
	8	Show adjacent properties and identify zoning and use.
	9	Show and identify buildings and use which are on and/or immediately adjacent to the site.
	10	Number lots and blocks consecutively.
	11	Dimension (approximate only) lot and tract boundaries and street and right-of-way widths (square footage required).
	12	Identify nature of proposed open space improvements, if any.
	13	City Acceptance Block
COMMENTS		

TRAFFIC PLAN

ITEM	GRAPHIC STANDARDS
A	Scale: 1" = 20', 30', 40', or 50' Horizontal: 1" = 2', 3', 4', or 5'
C	Primary features consist only of lighting and traffic features
D	Notation: All non-construction test, and also construction notation for all primary features
E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
F/G	Location: All primary facilities are fully located horizontally and vertically
H	Orientation and north arrow
I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
J	Title block with names, titles, preparation and revision dates
K	Reference to City Standard Drawings and Specifications
L	List of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines
Q	Neatness and legibility
ITEM	FEATURES
1	Use the Composite or Site Plan as a base map or otherwise provide similar information. Detail total roadway existing signs, medians, striping, signals, walks, shoulders, above ground utilities along project frontage as well as extending 300' minimum beyond frontage boundaries.
2	Show sign locations and call out sign legend, Manual on Uniform Traffic Control Devices (MUTCD) code, and size if appropriate. This includes barricades and delineation.
3	Show luminaire locations indicating type of lighting.
4	Traffic signals - new or modifications to existing will require an intersection plan - show pole locations, conduit, pullboxes, mast arm lengths, loop detector locations and size and type, signal heads and pedestrian indications, phasing plan, controller, cabinet, and wiring. Show location of stop bars and crosswalks. Sample drawings are shown in the Transportation Engineering Design Standards (TEDS) manual available on the City website.
5	Pavement markings - show appropriate striping and marking indicating dimensions, materials, taper lengths, colors, obliteration of existing markings.
6	Traffic control for construction including types of devices, placement, spacing, phasing.
7	Provide all necessary details or reference detail and/or cross-section sheets.
8	Include Note: Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction, placement or removal of traffic control devices/features (striping, signals, signs, medians, etc.).
9	City Acceptance Block
COMMENTS	
1. Transportation Engineer review is required.	

WATER & SEWER SYSTEM DESIGN MAP

ITEM		GRAPHIC STANDARDS
	A	Scale: 1" = 20', 30', 40', or 50' Horizontal: 1" = 2', 3', 4', or 5'
	H	Orientation and north arrow
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	J	Title block with names, titles, preparation and revision dates
	L	List of symbols used
	M	List of abbreviations used
	O	Multiple sheets provided with overall graphical key and match lines
	P	Contouring interval and extent
	Q	Neatness and legibility
ITEM		FEATURES
WATER	1	Use the Water and Sewer Plan and Profile as a base drawing.
	2	Identify analysis points or nodes and pipe numbers.
	3	Identify fire flow rates and locations.
	4	Identify peak hour and average daily flow rates.
SEWER	5	Show accumulative flow rates and velocities in each reach of sewer for average daily and peak hour flow conditions.
COMMENTS		

WATER, SEWER, & STORM SEWER PLAN & PROFILE

ITEM		GRAPHIC STANDARDS		
	A	Scale: 1" = 20', 30', 40', or 50' Horizontal: 1" = 2', 3', 4', or 5' Vertical		
	C	Primary features consist only of proposed water and sewer facilities		
	D	Notation: All non-construction text, and also construction notation for all primary features		
	E	Line weights of existing and proposed (secondary and primary) features according to City Graphic Standards		
	F/G	Location: All primary facilities are fully located horizontally and vertically		
	F	Horizontal control: Subdivisions and all public utilities (final drawings) tied to appropriate existing control corners		
	G	Vertical control: Existing and proposed benchmarks on United States Geological Survey (USGS) NAVD88 Datum		
	H	Orientation and north arrow		
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado		
	J	Title block with names, titles, preparation and revision dates		
	K	Reference to City Standard Drawings and Specifications		
	L	List of symbols used		
	M	List of abbreviations used		
	O	Multiple sheets provided with overall graphical key and match lines		
	P	Contouring interval and extent		
	Q	Neatness and legibility		
ITEM		FEATURES	Plan	Profile
WATER & SEWER DESIGN INFO	1	Use the Composite or Site Plan as a base map, or otherwise provide similar information	X	
	2	Segmentize plan view as required to provide profiles below plan views	X	
	3	Show all existing and proposed storm and sanitary sewer facilities in profile		X
	4	Show all existing and proposed buried facilities that cross the storm or sanitary sewer		X
	5	Show water mains at dips or crossings with other buried facilities		X
	6	Dimension separation between water and sanitary or storm sewers	X	X
	7	Show and identify encasement or structural pipe where applicable	X	X
	8	Show water and sewer services	X	
	9	Station and label all manholes, inlets, and culverts; add rim and invert elevations		X
	10	Add storm or sanitary sewer main slopes and distances between manholes (centerline to centerline)		X
	11	Add existing and proposed surface profile		X
	12	Call out water and sewer pipe type in notes	*	*
	13	Call out minimum cover over water and sanitary or storm sewer in notes	*	*
	14	Provide all necessary details or reference detail sheet(s)	*	*
	15	Assure systems shown conform to water and sewer report, and drainage report, if any	X	X
	16	Provide note regarding separation of water and sewer mains	*	*
	17	Provide note regarding service line markers and endpoint locations	X	X
	18	Provide note requiring all water lines be tested in accordance with City Standard Drawings and Specifications prior to street construction	X	
	19	Call out pipe and culvert type and any special bedding or backfill requirements in notes or plan view	*	*
	20	Show HGL and/or EGL on the storm sewer profile.		X
	21	City Acceptance Block	X	X
	22	Acceptance block for signature by any applicable utility district/agency		
COMMENTS				
*Can be noted in general notes on both pages				

SECTION VI.

REPORT STANDARDS

VI. REPORT STANDARDS

Report Checklists and Outlines have been prepared to establish consistency and establish general scope. These are minimum requirements. Additional elements may be required as complexities if the project dictates such.

Complete engineering design reports, stamped and sealed by a Colorado registered Professional Engineer (PE), are required. The reports shall certify in writing that the Engineer has done or through the Engineer's supervision has determined that, on the stated project, all work is in conformance with City standards.

All required reports shall conform in content to the applicable portion(s) of the standards presented in this Section. Outline/checklists are provided in alphabetical order as listed in the Table of Contents.

Note: See Traffic Engineering Design Standards (TEDS) Manual for Traffic Impact Study information available on the City website.

See Mesa County/City of Grand Junction Stormwater Management Manual (Stormwater Management Manual (SWMM)) for Drainage Study information available on the City website.

DRAINAGE REPORT – FINAL

CHECKLIST

Typed Text (appendices may be handwritten)

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Professional's seal and signature

Table of Contents: For text and appendices, if any (appendices shall be paged)

Exhibits: Contained in report

Required maps contained in the report.

CONTENT

Report Content is as specified in the current Mesa County/City of Grand Junction [Stormwater Management Manual](#).

DRAINAGE REPORT – PRELIMINARY

CHECKLIST

Typed text (appendices may be handwritten)

Title Page: Name of report and preparer, date of preparation and revision (if any)

Exhibits: Contained in report and folded as required to 8½"x11" size

Maps contained in the report:

OUTLINE

Report Content is as specified in the current Mesa County/City of Grand Junction [Stormwater Management Manual](#) available on the City's website at gjc.org.

COMMENTS

GENERAL PROJECT REPORT

CHECKLIST

Typed text

Name of report on a title page or on the first page of text

OUTLINE

A. Project Description

1. Location
2. Acreage
3. Proposed use

B. Public Benefit

C. If a "Neighborhood Meeting" has been held, proof of those who attended, along with the date, time and place shall be provided. See the Zoning and Development Code for details on Neighborhood Meetings.

D. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
2. Land use in the surrounding area
3. Site access and traffic patterns
4. Availability of utilities, including proximity of fire hydrants
5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
7. Hours of operation (if applicable)
8. Number of employees (if applicable)
9. Signage plans (required with Conditional Use Permits and Planned Development)
10. Site soils and geology (such as Soils Conservation Service (SCS) soils mapping)
11. Impact of project on site geology and geological hazards, if any

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

F. Development Schedule and Phasing

COMMENTS

GEOTECHNICAL REPORT – FINAL

CHECKLIST

Typed text (appendices may be handwritten)

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
b. Professional's seal and signature

Table of Contents: For text and appendices if any (appendices shall be paged)

Exhibits: Contained in report

Maps contained in the report: (Provide drawings as required to clarify report)

OUTLINE

- A. General Soil Classifications
 - 1. Soil classification
 - 2. Geologic hazards
 - 3. Potentially unstable slopes
 - 4. Swell potential
 - 5. Consolidation potential
 - 6. Water table
 - 7. Corrosivity to concrete
 - 8. Presence of rock outcrops
 - 9. Presence of gamma radiation
- B. Grading and Excavation Considerations
 - 1. Potential construction difficulties and general recommendations
 - 2. Suitability of native material for trench backfill and structural fill
 - 3. Compaction of fills and subgrades
- C. Retained Earth Information (If applicable)
 - 1. Lateral earth pressure (active and passive)
 - 2. Coefficient of friction to lateral movement
 - 3. Angle of internal friction
 - 4. Backfill compaction
- D. Foundations
 - 1. Allowable bearing capacity
 - 2. Soil weights
 - 3. Types of recommended foundations
 - 4. Recommended perimeter drains and groundwater
- E. Drainage and Irrigation
 - 1. Permeability of soil
 - 2. Hydrologic soil group (SCS classification)
 - 3. Irrigation practices
 - 4. Grades around buildings
 - 5. Depth of groundwater surface
 - 6. Groundwater monitoring results and discussion (where required)
 - 7. Solutions to groundwater problems
- F. Pavement Structures
 - 1. Subgrade compaction
 - 2. Recommended fabrics and/or geogrids
 - 3. R values
 - 4. Base and pavement thickness design (new pavements and overlays, as appropriate)
 - 5. Asphalt compaction
- G. Boring Logs

COMMENTS

1. Additional fee and form required for Colorado Geologic Survey (CGS) review.

GEOTECHNICAL REPORT – PRELIMINARY

CHECKLIST

Typed text (appendices may be handwritten)

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Professional's seal and signature

Table of Contents: For text and appendices if any (appendices shall be paged)

Exhibits: Contained in report

Maps contained in the report: (Provide drawings as required to clarify report)

OUTLINE

A. General Soil Classifications

1. Soil classification
2. Geologic hazards
3. Potentially unstable slopes
4. Swell potential
5. Consolidation potential
6. Water table
7. Corrosivity to concrete
8. Rock outcrops

Engineer's opinion of. . .

B. Grading and Excavation Considerations

1. Potential construction difficulties and general recommendations
2. Suitability of native material for trench backfill and structural fill

C. Foundations

1. Types of foundations
2. Perimeter drains and groundwater

D. Drainage and Irrigation

1. Permeability of soil
2. Hydrologic soil group (Soil Conservation Service (SCS) classification)
3. Irrigation practices
4. Special needs related to groundwater

E. Pavement Structures

1. Ability of soils to support streets and traffic

NOTE:

1. The intent of this report is to identify the suitability of the site for development and to determine any special design considerations. It is not intended to quantify design parameters.
2. On all projects next to canals or significant water features, or with groundwater table depth shallower than 10 feet shall include a groundwater level monitoring system and collect regular groundwater level data over the course of one calendar year minimum prior to Final Plan Approval. Groundwater influencing the construction or operation of public infrastructure or proposed construction must be mitigated by proposed improvements included in the Final Geotechnical Report.

COMMENTS

1. Additional fee and form required for Colorado Geologic Survey (CGS) review.

HISTORIC DESIGNATION PROJECT REPORT

CHECKLIST

Typed Text

Title Page: Name of Report and Preparer, date of preparation and revision (if any)

Table of Contents: for text and appendices, if any

Submittal Deadline: First Monday of the month for the Historic Board Meeting on the first Tuesday of the following month.

Exhibits: Contained in report

OUTLINE

PROJECT REPORT SUBMITTAL MATERIALS:

1. Description of the general characteristics of the site, structure, or district.
2. Description of the particular features of the structure, site or district which should be preserved.
3. Address, Tax Parcel Number and Legal Description of the property or the outer boundaries of the proposed district.

Note: 1, 2 and 3 above are satisfied with a complete Colorado Historical Society Inventory Record form for the property. Call the Neighborhood Services Division to determine if a form has been completed.

COMMENTS

Upon determining that an application is complete, Neighborhood Services staff will schedule the application before the Historic Preservation Board for its review and recommendation to City Council. Staff will publish a legal advertisement in the newspaper one-week in advance of the Board meeting, advertising both the Board and Council meetings regarding the proposed historic designation. The Historic Preservation Board meets the first Tuesday of the month. The applicant/property owner need not be present at the meeting unless requested by the Board or Staff.

The Historic Preservation Board recommendation will be scheduled at the next available City Council meeting – typically the 3rd Wednesday of the month. Again, the applicant/property owner need not be present at that hearing. If the City Council approves a historic designation, the applicant/property owner will be sent a copy of the resolution designating the property in the City Register of Historic Sites, Structures and Districts.

PHASE I / II ENVIRONMENTAL REPORT

CHECKLIST

Typed text

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
b. Signature of Professional Engineer, Registered Environmental Property Assessor, or other qualified professional

Table of Contents: For text and appendices, if any

Exhibits: Contained in report

Maps contained in the report: (Provide drawings as required to clarify report)

OUTLINE

A. Remedial Investigation (RI portion)

This section reports on quantitative investigation to verify whether or not a problem exists, and, if so to what extent. Typical tasks may include:

1. Geophysical studies to identify subsurface features (pipelines, tanks, and potential contamination sources)
2. Field screening to approximate extent and magnitude of contamination
3. Develop a site specific sampling and analysis plan
4. Perform a quantitative soil and water sampling and analysis plan
5. Conclusions and recommendations. If there is a problem, is it significant enough to justify remedial action? If not, the Feasibility Study portion of the report is not required.

B. Feasibility Study (FS portion)

If deemed necessary per the Remedial Investigation, a Feasibility Study must be performed. However, do not submit this part to the City for review. Submit Phase I and Phase II Environmental Reports to the Colorado Department of Health (CDH) for review and acceptance. The City will then require submittal of correspondence from CDH that indicates that an acceptable remediation program has been approved.

C. Refer to American Society for Testing & Materials (ASTM) Practices E 1527 (Phase I) or E1903 (Phase II), most current editions for complete required scope and allowed limitations.

COMMENTS

SEWER SYSTEM DESIGN REPORT

CHECKLIST

Typed text (appendices may be handwritten)

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Professional's seal and signature

Table of Contents: For text and appendices, if any

Exhibits: Contained in report

Maps: Include Water and Sewer System Design Maps (applicable portions only) in the report

OUTLINE

A. SEWAGE SERVICE AND GENERATION

1. Estimate average daily flows (using 85 gallons per capita per day (gpcd) or other supported criteria)
2. Estimate peak hour flows for interceptors/outfalls and collector/laterals (use 170 and 255 gpcd, respectively, or other supported criteria)
3. Determine average daily and peak hour flow velocities

B. SEWAGE PUMPING AND LIFT STATIONS

1. Design Flow Range
 - a. Estimate minimum daily flows (using 1/3 average daily flows or other supported criteria)
 - b. Discuss anticipated range of inflows, from initial to future conditions.
 - c. Estimate maximum peak flow in the receiving pipe and determine if it has capacity while the pumps are running.
2. Well Design
 - a. Evaluate appropriate pump type for the anticipated flow range, and impact on well type
 - b. Discuss well depth and physical restraints
 - c. Consider desired number of pumps (see Comment 1).
 - d. Discuss emergency volume (or back-up power source) and lag volume
 - e. Discuss operational volume considering cycle and run time, and also stagnation period. Show that the holding period is not more than 30 minutes unless aeration or other means to prevent stagnation are provided
 - f. Size well
 - g. Design against buoyancy flotation of well
3. Discharge Line
 - a. Determine flow velocities and head loss rates for various pipe sizes and flow rates within design flow range
 - b. Substantiate preliminary pipe size selection, maintaining 2 feet per second minimum and providing adequate "seating volume" on valving
4. Pump Selection (Note: A minimum of two pumps are required -- see Comment 1)
 - a. Determine net positive suction head required
 - b. Provide system head-capacity curve; compare with pump head-capacity and efficiency curves - show operational range
 - c. Substantiate final pump selection (proper operational range, impeller size, horsepower)
 - d. Discuss controls and power

COMMENTS

1. For stations having 2 pumps, each pump shall have a capacity of at least 100% of peak hour inflow.
For stations having 3 or more pumps, one pump may be considered standby, and the remaining pumps must have a combined capacity of at least 100% of peak hour inflow.

STORMWATER MANAGEMENT PLAN

CHECKLIST

Typed text

Title Page: Name of report and preparer, date of preparation and revision (if any)

Table of Contents: For text

Exhibits: Contained in report

OUTLINE

Report Content is as specified in the current Mesa County/City of Grand Junction [Stormwater Management Manual](#) available on the City's website.

COMMENTS

1. A copy of the construction activity permit from the State CDPHE is required prior to plan approval and construction commencement.
2. Features described in this report shall be referenced to and shown on the Grading and Drainage Plan (non-subdivisions) or Grading and Stormwater Management Plan (subdivisions).
3. Concepts discussed in this report shall be consistent with drainage and soils reports. It is advisable that this report be prepared by the same person who prepared the drainage report for the site.

TRAFFIC IMPACT STUDY

CHECKLIST

Typed Text

Title Page: Name of report and preparer, date of preparation and revision (if any) ;

Table of contents: for text and appendices, if any

Exhibits and Diagrams: Contained in report

Signed and sealed by a Professional Engineer (PE)

OUTLINE

Refer to [Traffic Engineering Design Standards Manual \(TEDS\)](#) for Traffic Impact Study information.

COMMENTS

1. A more detailed discussion of the requirements for this report is provided in the City Transportation Engineering Design Standards (TEDS).

TRANSACTION SCREEN PROCESS

CHECKLIST

Typed text

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Signature of Professional Engineer, Registered Environmental Property Assessor, or other qualified professional

Table of Contents: For text and appendices, if any

Exhibits: Contained in report

Maps contained in the report: Provide drawings as required to clarify report

OUTLINE

Refer to American Society for Testing & Materials (ASTM) Practice 1528, most current edition.

COMMENTS

WATER SYSTEM DESIGN REPORT

CHECKLIST

Typed text

Title Page: a. Name of report and preparer, date of preparation and revision (if any)
 b. Professional's seal and signature

Table of Contents: For text and appendices, if any

Exhibits: Contained in report

Maps: Include Water and Sewer System Design Map (applicable portions only) in the report

OUTLINE

- A. WATER SUPPLY
 - 1. Discuss supply line sizes, lengths, and owner
 - 2. Static supply line pressures
 - 3. Domestic usage residual supply line pressures
- B. WATER USAGE
 - 1. Estimate population to be served
 - 2. Estimate average daily and peak hour flows
 - 3. Determine required fire flow
- C. WATER DISTRIBUTION SYSTEM
 - 1. Show that proposed systems will not experience static pressures in excess of 100 psi (pressure per square inch) unless specifically designed for such
 - 2. Show that at peak hour flows, main line domestic usage residual pressure will be 40 psi or greater
 - 3. Show that at peak hour flow plus required fire flow, main line residual pressure will be 20 psi or greater

COMMENTS

SECTION VII.

**CONSTRUCTION
PHASE SUBMITTALS**

VII. CONSTRUCTION PHASE SUBMITTALS

A. CONSTRUCTION PHASE SUBMITTALS.

A checklist has been prepared that identifies various steps of construction activity and corresponding required submittals. The submittals may be varied depending on the type and size of the project involved. The checklist will be completed by Staff and submitted to the Applicant. Items are required as noted. Those items with shaded-in circles will be required. Additional information may be required. Descriptions of submittal items are contained in this chapter. Construction submittals are made to the assigned City Development Engineer.

B. APPROVAL OF CONSTRUCTION DRAWINGS.

Upon satisfaction of the following criteria, the construction drawings will be ready for City Planning and Engineering approval (signature).

1. Payment of all applicable project fees including water tap fees, Sanitary Sewer Plant Investment Fees (PIF), Transportation Capacity Payments (TCP), drainage fees.
2. Approval of the plans by all utility companies as appropriate.
3. City Planning and Engineering approval is always the last set of approval signatures.
4. Once signed, one full electronic set and one hard copy of signed plans are required to be submitted back to the City.
5. Provision of a fully executed Developments Improvement Agreement including required financial security, if applicable.

C. GENERAL CONSTRUCTION SUBMITTAL REQUIREMENTS

1. Required Quality Control and Assurance.

Adequate quantity and quality of observation and testing during the construction process is essential to achieving a quality product. Consequently, the City requires Quality Control and Quality Assurance observation and testing during the construction of:

- a. Facilities that will become public, such as streets, sidewalks, water, sewer and storm drains; and
- b. Facilities that may ultimately impact the public at large, such as Stormwater Best Management Practices, overlot grading, private detention/retention basins and storm water collection and conveyance.

c. Dry utility installations such as phone, cable TV, electricity, gas, fiber optics, etc.

2. Responsibility.

The Applicant is legally responsible for quality control and assurance of the development project. The Applicant, the Engineer and/or Contractor, as the Applicant's agent(s), shall implement the procedures, methods, testing, surveying and observation that are required by the City to insure the work conforms to all City specifications.

3. Construction Observation Reporting.

The Applicant is responsible for providing independent and qualified observation of the construction. Prior to commencing construction, the Applicant must submit the proposed name of the firm or individual(s) responsible for construction observation to the City. Construction Observation shall include the regular observation of all phases of construction for conformance with the plans, specifications and design intent by an independent third party under supervision of the Applicant's Engineer.

4. City Inspection.

In addition to Quality Control (QC) and Quality Assurance (QA) provided by the Applicant and their agent(s), the City may perform spot inspections of the construction of any facilities. As time permits, a City Inspector may make periodic inspections of the work. Such inspection, or not, of the work by the City does not relieve the Applicant of the obligation(s) to observe, monitor and conduct necessary tests. The City Inspector and/or City Development Engineer may require work to be uncovered or removed (at no cost to the City) if QC/QA to City standards is not demonstrated to the satisfaction of the City Inspector and/or City Development Engineer.

5. Construction Segmentation.

As construction proceeds, the quality or acceptability of work often depends upon the preceding quality of work. Any or all work on a development may be stopped unless and until QC/QA observations and testing are made and/or City approval(s) of the same are given.

D. CONSTRUCTION PHASE SUBMITTAL ITEMS

1. Draft Sanitary Sewer Record Drawings.

Sanitary Sewer Record Drawings are required prior to concrete placement. These must include invert elevations and slopes of each reach and stub-outs. Red-lined record drawings shall be followed up with the required final record drawings and must be reviewed and approved by the City Development Engineer.

2. **Draft Storm Sewer Record Drawings.**

Storm sewer record drawings are required prior to concrete placement. These must include invert elevations and slopes of each reach and stub-outs. Red-lined record drawings shall be followed up with the required final record drawings.

3. **Materials Testing Reports.**

All materials properties and materials compaction test reports according to the method and frequency required by the City Standard Construction Documents or tests and observations required by special geotechnical recommendation shall be submitted to the City Development Engineer as follows:

a. **Compaction test results.**

Compaction test results indicating location, proctor, minimum requirements, test method and results shall be reported for all tests. Retests shall be indicated. Failing results for moisture or density shall be flagged. A unique and recognizable location including depth, strata (subgrade, finish grade, etc.), type of utility trench or position in the road structure (subgrade, sidewalk) shall be identified for each test. Abbreviations or codes shall be included in the legend. Electronic typed compaction test reports approved by the certified laboratory supervisor or Engineer are required for project acceptance.

b. **Materials Tests Reports.**

Complete materials tests reports — for Portland cement concrete and asphalt concrete materials — indicating all material's properties as required by the materials testing requirements listed in the City of Grand Junction Standard Contract Documents shall be submitted. Failing results on any material test property shall be flagged. A unique and recognizable location shall be identified for each test. Abbreviations or codes shall be included in the legend. Electronic typed materials approved by the certified laboratory supervisor or Engineer are required for project acceptance.

c. **Testing Location Maps.**

Electronic PDF using composite plan as a base map, prepared by the testing agency shall be submitted indicating the location of all compaction and materials test locations. A methodology for identifying different areas of compaction tests (sewer or water trenches, base course, etc.) shall be employed. Depth of materials tests shall be indicated.

d. **Materials Proctors.**

All materials proctors shall be included.

e. **Failing Tests.**

Failing materials test results must be submitted to the City within 15 days.

4. **Certificates of Compliance.**

Certificates of Compliance for manufactured materials must be submitted to the City prior to installation.

5. **Stormwater Control Facility Certification.**

A letter from the Engineer certifying the conformance of the as-constructed stormwater control pond features including volume, erosion protection, drainage, water quality and outlet or level control to all design parameters and criteria is required. Specifically included shall be the certification of pump and electrical systems used to control discharge rates.

6. **Sewer line Lamping Video and Pressure Testing.**

(Applies to collection systems in the City of Grand Junction service area only. Other Sanitation Districts have their own requirements).

Once the manholes and sewer line installations are complete and sub-grade and base course in roadways has been compacted preparatory to paving, the City will inspect the sewer line. Requests for inspection shall be made by calling the City Development Inspector. After inspection, the contractor shall pressure test the sanitary sewer according to City specifications. After all concrete and paving is complete and after all telephone, gas, power, cable television, etc., have been installed, the sanitary sewer shall be pressure tested again. The Applicant's Engineer shall observe all pressure tests, and when the line(s) passes, write, sign and seal a letter stating that passing test results have been obtained.

7. **Water Line Pressure and Disinfection Tests.**

Written documentation from the water provider stating that passing test results have been obtained is required prior to paving.

8. **Work Within Public Right-of-way Permit.**

A right-of-way permit from the appropriate governmental jurisdiction (City, County, State) must be obtained prior to commencement of cut, fill, utility work and/or traffic flagging/routing within a public right-of-way.

E. **MAINTENANCE GUARANTEE**

The maintenance guarantee shall secure the construction of the public improvements and/or landscaping as shown in the agreement. Acceptable financial security forms are defined in the Zoning and Development Code.

1. **Release of Agreement.**

A DIA shall not be released unless and until the Applicant provides, in a form

as required by the City Attorney, written verification that there are no outstanding judgments or materialman's or suppliers' liens against the property with indemnification of the City from the same. The Director shall review, and if appropriate, approve the release of the DIA. Release of the DIA, in whole or in part, does not constitute a Certificate of Completion and Release of Responsibility. The Applicant shall pay all recording fees associated with the recording memorandum to release the DIA.

2. Release of Guarantee.

The release of the guarantee shall be determined by the terms stated in the guarantee.

F. LEIN WAIVERS.

Provide for all work in the public right-of-way prior to initial acceptance.

CONSTRUCTION PHASE SUBMITTAL CHECKLIST

Project Number: _____
 Applicant: _____

Project Name: _____
 Location: _____

STEP	ACTIVITY	SUBMITTAL ITEMS	Reference
1	<u>Pre-construction</u> City Approval	<input type="radio"/> City Approval of Construction Drawings <input type="radio"/> Development Construction Notice <input type="radio"/> Work within Public Right-of-way (ROW) Permit <input type="radio"/> Development Improvements Agreement/Guarantee <input type="radio"/> Mesa County Stormwater Permit <input type="radio"/> _____ <input type="radio"/> _____ By: _____	VII-A City Form VII-C.b.viii City Form
2	<u>Utility Construction and Grading</u> Grading Street Rough Cut Sanitary Sewer Domestic Water Irrigation Other Utilities Subgrade Base Course City Approval for Concrete Placement	<input type="radio"/> Construction Report: Grading and Pipeline Phase <input type="radio"/> Construction Report: Concrete and Pavement Preparation <input type="radio"/> Request City inspection of Sewerline. (City Sewer Only) <input type="radio"/> Complete Compaction Tests for all utilities, subgrade, and base course under concrete <input type="radio"/> Draft Sanitary Sewer Record Drawings <input type="radio"/> Draft Storm Sewer Record Drawings <input type="radio"/> Letter from sanitary sewer district stating passage of initial tests and inspections <input type="radio"/> Letter from water purveyor stating passage of pressure and disinfection tests. <input type="radio"/> All at once By: _____	VII-8 VII-6 VII-C.b.vi VII-C.b.iii VII-5 VII-5 VII-C.b.vi VII-C.b.vi
3	<u>Concrete & Road Construction</u> Concrete Placement Base Course City approval for asphalt placement	<input type="radio"/> Revised Pavement Design <input type="radio"/> Sanitary sewer pressure test certification letter after wet utility installation. <input type="radio"/> Complete Compaction Tests for base course under asphalt. All at once just prior to pavement. <input type="radio"/> Draft record drawings – roadway <input type="radio"/> Draft concrete quality assurance reports <input type="radio"/> All at once By: _____	NA VII-C.b.vi VII-C.b.iii

<p>4</p>	<p><u>Final Improvements and Certifications</u></p> <p>Asphalt Pavement Dry Utilities Traffic Control Facilities Monumentation Permanent Benchmark (Subdivisions Only)</p>	<p> <input type="radio"/> Complete Quality Assurance Reports for asphalt and concrete materials and compaction <input type="radio"/> Construction Report: Concrete and Pavement Placement <input type="radio"/> Complete set of Final Record Drawings and Electronic Files <input type="radio"/> Record irrigation drawings <input type="radio"/> Request for City initial inspection <input type="radio"/> Sanitary sewer pressure test certification letter after dry utility installation. <input type="radio"/> Stormwater Basin Certification <input type="radio"/> Final Landscaping Certification Letter <input type="radio"/> Construction Report: Irrigation <input type="radio"/> All at once <input type="radio"/> _____ By: _____ </p>	<p>VII-C.b.iii VII-7 VII-6 thru 8</p> <p>NA VII-C.b.vi VII-C.b.v</p>
<p>5</p>	<p><u>Initial Acceptance for Warranty Period</u></p>	<p> <input type="radio"/> Final Inspection: All construction items complete <input type="radio"/> Maintenance Guarantee and Security </p>	<p>NA ZDC**</p>
<p>NOTES:</p> <p>1. Those submittal items that are preceded by a shaded-in circle are required for the project. A copy of this checklist that has been completed for the specific project will be transmitted to the Applicant after the preconstruction meeting.</p> <p>2. City Engineering approval of submittal items is required prior to commencement of subsequent steps. The City will make an effort to provide timely approvals in order to accommodate construction schedules. Allow 2 full business days for review of the items in Sections 3 and 4.</p> <p>3. The "APPROVAL FOR CONCRETE" and "APPROVAL FOR ASPHALT PAVEMENT " lines must be signed or other written notification given by the City Construction Inspector or the City Development Engineer prior to placing concrete or asphalt. No concrete or asphalt shall be placed without these signatures. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN THESE SIGNATURES.</p>			

**ZDC = Zoning and Development Code

CONSTRUCTION REPORT: CONCRETE AND PAVEMENT PLACEMENT

CHECKLIST

Title Page: Name of report

Exhibits: Contained in report

Maps: Include Testing Location Maps in the report

OUTLINE

This report does not require full-time inspection, but does require periodic observation to verify that the correct materials are used, construction methods meet requirements, all items required by plans and specifications have been completed, the general design intent has been met and no errors or omissions remain unresolved.

The items below marked with an **(R)** are required and must be verified to the City by a qualified person being either a licensed Engineer familiar with the design of the project and the design requirements or a person with adequate construction and engineering knowledge working in direct contact with and under the supervision of such a licensed Engineer.

The items below marked with an **(O)** are optional, but are recommended.

I. OBSERVATION FOR VERIFICATION

A. Concrete

- (R) Lines and Grades
- (R) Expansion joints
- (R) Finishing
- (R) Curing and sealing
- (R) Freeze protection
- (O) Weather conditions
- (O) General progress
- (O) Other observations

B. Paving

- (R) Lines and Grades
- (R) Lift thickness
- (R) Joints (location and type)
- (R) Compaction effort
- (R) Surface texture and uniformity
- (O) Weather conditions

C. (R) All items required by the specifications and shown on the plans are complete

II. TESTING (Testing frequency and methods shall be per City Specifications)

A. Concrete

- (R) Air content
- (R) Slump
- (R) Compressive strength

B. Asphalt

- (R) See City of Grand Junction Standard Specifications and Contract Documents

COMMENTS

Submit test results to the City Development Engineer as directed on the "Construction Phase Submittal Checklist." The geotechnical testing must include a signed statement by a State of Colorado registered Professional Engineer (PE) verifying testing meets City frequency requirements and other specifications. Test reports shall state the quantity of the items being tested and the total number of tests so the testing frequency can be easily verified. Whether submitted previously or not, a complete set of test results and Test Location Map or exhibits, as required, shall be submitted together with inspection reports as shown above.

CONSTRUCTION REPORT: CONCRETE AND PAVEMENT PREPARATION

CHECKLIST

Title Page: Name of report

Exhibits: Contained in report

Maps: Include Testing Location Maps in the report

OUTLINE

This report does not require full-time inspection, but does require periodic observation to verify that the correct materials are used, construction methods meet requirements, all items required by plans and specifications have been completed, the general design intent has been met and no errors or omissions remain unresolved.

The items below marked with an **(R)** are required and must be verified to the City by a qualified person being either a licensed Engineer familiar with the design of the project and the design requirements or a person with adequate construction and engineering knowledge working in direct contact with and under the supervision of such a licensed Engineer.

The items below marked with an **(O)** are optional, but are recommended

I OBSERVATION FOR VERIFICATION

- (R) Subgrade conditioning methods and results
- (R) Subgrade and base course compaction effort
- (R) Base course thickness
- (R) Materials
- (R) Lines, grades, and crown
- (R) All items required by the specifications and shown on the plans are complete
- (O) Weather
- (O) General progress
- (O) Other observations

II TESTING (Testing frequency and methods shall be according to City Specifications)

- (R) Subgrade compaction
- (R) Base course compaction
- (R) Proof rolling

COMMENTS

1. Submit test results to the City Development Engineer as directed on the "Construction Phase Submittal Checklist." The geotechnical testing must include a signed statement by a State of Colorado registered Professional Engineer (PE) verifying testing meets City frequency requirements and other specifications. Test reports shall state the quantity of the items being tested and the total number of tests so the testing frequency can be easily verified. Whether submitted previously or not, a complete set of test results and Test Location Map or exhibits, as required, shall be submitted together with inspection reports as shown above.

CONSTRUCTION REPORT: GRADING & PIPELINE PHASE & IRRIGATION SYSTEM

CHECKLIST

Title Page: Name of report and preparer

Exhibits: Contained in report

Maps: Include Testing Location Maps in the report

OUTLINE

This report does not require full-time inspection, but does require periodic observation to verify that the correct materials are used, construction methods meet requirements, all items required by plans and specifications have been completed, the general design intent has been met and no errors or omissions remain unresolved.

The items below marked with an **(R)** are required and must be verified to the City by a qualified person being either a licensed Engineer familiar with the design of the project and the design requirements or a person with adequate construction and engineering knowledge working in direct contact with and under the supervision of such a licensed Engineer.

The items below marked with an **(O)** are optional, but are recommended.

I OBSERVATION FOR VERIFICATION

A. Grading phase

- (R) Compaction effort
- (R) Field conditions are substantially similar to design conditions or proposed design adjustments
- (O) Best management practices
- (O) Weather conditions
- (O) General progress
- (O) Other observations

B. Pipeline phase (water line, sanitary sewer, storm sewer, irrigation, conduit, other pipelines)

- (R) Bedding type, placement and depth
- (R) Pipeline material
- (R) Backfill material
- (R) Manholes
- (R) Compaction effort
- (R) Field conditions are substantially similar to design conditions or proposed design adjustments
- (O) Weather conditions
- (O) General progress
- (O) Other observations

II TESTING (Testing frequency and methods shall be according to City specifications)

A. Grading phase

- (R) Compaction in structural fill areas

B. Pipeline Phase

- (R) Bedding compaction
- (R) Backfill compaction
- (R) Waterline pressure tests
- (R) Waterline chlorination & bacteria
- (R) Sewer line pressure tests
- (R) Sewer line lamping results
- (R) Sewer line CCTV results
- (O) Sewer line deflection (if required)

COMMENTS

1. Submit test results to the City Development Engineer as directed on the "Construction Phase Submittal Checklist." The geotechnical testing must include a signed statement by a State of Colorado registered Professional Engineer (PE) verifying testing meets City frequency requirements and other specifications. Test reports shall state the quantity of the items being tested and the total number of tests so the testing frequency can be easily verified. Whether submitted previously or not, a complete set of test results and Test Location Map or exhibits, as required, shall be submitted together with inspection reports as shown above.

RECORD DRAWING - GRADING		
ITEM		GRAPHIC STANDARDS
GRAPHIC STANDARDS	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	N	Record drawings
	Q	Neatness and legibility
ITEM		FEATURES
ADDITIONAL INFO	1	Use the Grading and Drainage Plan or Grading and Stormwater Management Plan as a base drawing.
	2	Provide record drawing pad elevations for all lots that are in or are adjacent to the 100-year floodplain.
	3	Detention/retention basin as-built contours (except for where on pavement, then use as-built grading).
	4	Volume verification of detention/retention/water quality basin and outlet systems including pump systems and irrigation level control systems.
	5	Drainage channel and swale as-built information
COMMENTS		
1. Record sketches and drawings must contain the same information. See Section III for submittal format. 2. Detention/retention/water quality basin shall be surveyed to the extent necessary that a Professional Engineer (PE) can verify the volume. The volume must be at least as large as the volume required in the drainage report. Volumes shall be calculated allowing for landscaping. The outlet works shall be surveyed and elevations and orifice/weir measurements shown on Record Drawings to the 0.01' accuracy.		

RECORD DRAWING - ROADWAY		
ITEM		GRAPHIC STANDARDS
GRAPHIC STANDARDS	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	N	Record drawings
	Q	Neatness and legibility
ITEM		FEATURES
ADDITIONAL INFO	1	Use the Roadway Plan and Profile as a base drawing
	2	All vertical, horizontal, and other design information required for primary features on the Roadway Plan and Profile must have corresponding record drawing information provided including pavement width, curb/gutter/sidewalk width and type, base course, and pavement thickness, geosynthetics, sub-grade stabilization, elevations horizontal control, signalization, etc.
	3	Record drawing information for all significant changes from the approved design plans
	4	Provide elevations for all point of curvatures, point of tangencies, end of curve returns, angle points, grade breaks, and all locations where elevations were shown on the design drawing.
COMMENTS		

RECORD DRAWING - UTILITIES		
ITEM	GRAPHIC STANDARDS	
	I	Stamped and sealed drawings by a Professional Engineer (PE) registered in the State of Colorado
	N	Record drawings
	Q	Neatness and legibility
ITEM	FEATURES	
ADDITIONAL INFO	1	Use the Storm Drain, Irrigation, or Water and Sewer Plan and Profile as a base drawing, as appropriate
	2	All vertical, horizontal, and other design information required for primary features on Storm Sewer, Irrigation and/or Sanitary Sewer Plan and Profile must have corresponding as-built information provided including elevations, station and offset, etc. for manholes, cleanouts, inlets, outlets, structures and other appurtenances. Irrigation features are required to be record drawing where crossing public right-of-way or easements or where part of a system that is not owned or operated by the Homeowner's Association. For all subdivisions all irrigation features shall be record drawings regardless of ownership or operation.
	3	Ends of services (subdivisions only) must be tied to lot corners or be located by station and offset. The top of the pipe or invert elevation shall be shown for sanitary services.
	4	Record drawing information for all significant changes from the approved design plans
	5	Pipe type and type of pipe connections (Mechanical Joint, Slip Joint, Flange, etc.)
	6	All horizontal and other design information for primary features on the Water and Sewer Plan and Profile corresponding to as-built information provided. Including elevations, station and offset, etc. for fire hydrants, valves, and vaults.
COMMENTS		

SECTION VIII.

**TELECOMMUNICATION
FACILITY SUBMITTALS**

VII. TELECOMMUNICATION FACILITY SUBMITTALS

Submittal Requirements Common to all PWSF Application Types

1. Payment of application fee
2. Ownership Statement
3. Deed demonstrating current ownership of the property. This information must be updated if during the pendency of the application ownership of the property changes.
4. Proof that the applicant has appropriate authorization to act upon the owner's behalf, where the applicant is not the owner of the property
5. Evidence of need - a written statement setting forth the purpose of and detailed description of the proposed facilities and why they are needed
6. Written statement of compliance with all applicable FCC and applicable FAA rules and regulations
7. A signed statement from a qualified person, together with their qualifications, warranting that radio frequency emissions from the antenna array(s) comply with the FCC standards regarding interference with other radio services
8. A signed statement from a qualified person, together with their qualifications, certifying that the antenna(s), individually and cumulatively with any other facilities located on or adjacent to the site, comply with FCC standards regarding human exposure to RF energy
9. Signed statement from a qualified person, together with their qualification, providing a composite analysis of all users of the site and showing that the applicant's proposed facilities will not cause radio frequency interference with the City's public safety telecommunications equipment, together with a description of the technical measures that will be implemented to prevent such interference
10. Written statement of estimated installation commencement and completion dates
11. A stamped or sealed structural analysis by a Registered Professional Engineer licensed by the State of Colorado demonstrating that the proposed support structure complies with applicable ANSI/EIA/TIA-222G (as amended) standards with all existing and proposed equipment
12. An affidavit by a radio frequency engineer certifying compliance with the Siting Preferences of the Zoning and Development Code, including a detailed description of the reasons that each higher ranked alternative (where applicable) is not technically feasible, practical or justified given the purposes of the proposed facilities
13. Statement certifying that no unusual sound such as alarms, bells, buzzers emit from the site or are present on the site or part of the proposed facilities and certifying that sound levels measures at the property boundaries for the facility shall not exceed 65db
14. Prior to issuance of a building permit, proof of
 - a. Approvals from NEPA and SHPO
 - b. Proof of compliance with National Environmental Policy Act and National Historic Preservation Act.
 - c. Compliance with Subpart C of the Federal Aviation Regulations, Part 77, and "objects Affecting Navigable Airspace," if applicable
15. Such additional information requested by the Director that the Director reasonably finds necessary to review the permit application
16. All other documentation, evidence and materials necessary to demonstrate compliance with the applicable approval criteria and standards set forth in the Zoning and Development Code

COMMENTS

TEMPORARY PERSONAL WIRELESS SERVICES FACILITIES (PWSF)

REQUIREMENTS

1. All **Submittal Requirements Common to all PWSF Application Types**
2. Written description of the following
 - a. Emergency or temporary circumstances necessitating the structure(s) and/or equipment
 - b. Reason for the location of the structure(s) or equipment
 - c. Time period the structure(s) and equipment will be installed (not to exceed 60 days)
 - d. Installation date and removal date
 - e. Type of electrical service to be utilized
3. Site Sketch showing the following:
 - a. Type and exact location of temporary structure(s) and equipment
 - b. Property boundaries
 - c. Ownership of abutting properties
 - d. Dimensions of temporary structure(s) and equipment
 - e. Type and location of electrical service to be utilized
 - f. Electrical connection point
 - g. Data type and connection point

COMMENTS

BASE STATION - NEW

REQUIREMENTS

1. All ***Submittal Requirements Common to all PWSF Application Types***
2. Site Plan, which must show, in addition to other Site Plan requirements in this Manual, the following:
 - a. property boundaries, including ownership of abutting properties
 - b. existing support structure
 - c. if applicable, existing wireless facilities, ancillary facilities, equipment cabinets or shelters, and/or antenna(s) on the site, including dimensions
 - d. dimensions, location, color and exact location of equipment and facilities to be attached to the existing structure
 - e. proposed excavation area and depth, if applicable
 - f. type and source of electrical service and connection point(s)
 - g. data type and connection point(s)
3. For concealed facilities, graphic information showing the projected view from adjacent properties and public rights of way, demonstrating concealment
4. A radio frequency propagation plot indicating the coverage of existing antenna sites, coverage prediction, and design radius, together with an affidavit by a radio frequency engineer demonstrating compliance with the Siting Preferences of the Zoning and Development Code and addressing why higher ranked options are not technically feasible, practical and/or justified
5. Improvement Survey
6. Complete set of construction drawings of the proposed facility(ies) showing the dimensions, color and location of the proposed facilities in relation to the dimensions, edges and features of the supporting structure and demonstrating compliance with applicable Federal, State and City building codes
7. Structural analysis by a Registered Professional Engineer that the support structure complies with applicable ANSI/EIA/TIA-222G (as amended) Series III, Exposure C standards with all existing and proposed equipment

COMMENTS

ANTENNA REPLACEMENT, MODIFICATION OR UPGRADE

REQUIREMENTS

1. All **Submittal Requirements Common to all PWSF Application Types**
2. A detailed description of the need for and purpose of the replacement, modification or upgrade
3. Improvement Survey in accordance with this SSID Manual, and also depicting
 - a. existing telecommunications facilities on the site
 - b. dimensions, location, number and mounting elevations of existing antenna
 - c. dimensions, location, type and color of support structures and equipment
 - d. electrical supply and connection point(s)
 - e. data type and connection point(s)
4. For antenna replacement, a statement certifying that no additional antenna, coax or cabinets are being added or included with the request to replace the antenna element at the existing facility
5. A detailed description of the proposed modifications to the PWSF antenna, including modifications to PWSF antenna element design, type and number, as well as changes in the number and/or size of any feed lines, from the base of the equipment cabinet to such PWSF antenna elements.
6. Detailed description of any and all changes that the installation will make to and/or require in the support structure and ancillary facilities, including dimensions
7. Site Sketch in accordance with this SSID Manual and also showing the following:
 - a. Existing support structure
 - b. Existing wireless facilities, ancillary facilities, equipment cabinets or shelters, and antenna(s) on the site, including dimensions and exact location
 - c. All proposed new coax, antenna(s), cabinets/shelters, facilities and equipment to be attached to the existing structure or added at the ground, including dimensions
 - d. Property boundaries, including ownership of abutting properties
 - e. Proposed excavation area and depth, if applicable
 - f. Type and source of electrical service and connection point(s)
 - g. Data type and connection point
8. Statement certifying that the wireless facility being modified has received appropriate land use approval(s) from the applicable jurisdiction

COMMENTS

PWSF CO-LOCATION AND COMBINATION

REQUIREMENTS

1. All ***Submittal Requirements Common to all PWSF Application Types***
2. Improvement Survey
3. Site Sketch in accordance with this SSID Manual and also showing:
 - a. existing support structure
 - b. existing PWSF facilities, ancillary facilities, equipment cabinets or shelters, and antenna on the site, including dimensions
 - c. all proposed facilities and equipment to be co-located, including dimensions
 - d. proposed excavation area and depth, if applicable
 - e. property boundaries, including abutting properties
4. Complete set of construction drawings of the facility demonstrating compliance with applicable Federal, State and City building codes.
5. Documentation evidencing that the structure upon which the co-location is proposed has previously been subject to zoning/development approval by the City or the County;
6. Documentation evidencing any / all changes that the co-location installation will make to the support structure and ancillary facilities, including dimensions.
7. Complete set of construction drawings of the proposed facility(ies) showing the dimensions, configuration and location of the antennas/equipment in relation to the edges, dimensions and features of the supporting structure and which demonstrate compliance with all applicable Federal, State and City building codes

COMMENTS

TOWER SUPPORT STRUCTURE REPLACEMENT

REQUIREMENTS

1. All **Submittal Requirements Common to all PWSF Application Types**
2. Site Plan in accordance with this SSID Manual, which must also include/identify the following:
 - a. tower elevations;
 - b. maximum height of the proposed tower;
 - c. proposed and future mounting elevations of future antenna;
 - d. individual measurement of the base, the tower, and lightning rod;
 - e. adjacent features within 500 feet of property boundary including driveways, public parking areas, pedestrian ways, trails, and any other pertinent features.
3. A map of the same search ring submitted and used by the applicant's site locator with a statement confirming the same.
4. A map indicating the applicant's existing RF signal propagation, the applicant's proposed new RF signal propagation, the proposed coverage area, providing sufficient justification for the requested height of the support structure.
5. Statement describing the potential visual and aesthetic impacts of the proposed tower/support structure and equipment on all adjacent residential zoning districts
6. Simulated graphic of the appearance of the proposed tower and antenna(s) from residences within 1,500 feet, and from other vantage points as required by the Director, including overall height, configuration, physical location, mass scale, materials, color, illumination and architectural design
7. Description of all the facility types the applicant has considered and the impact of each on adjacent properties, including overall height, configuration, physical location, mass, scale, materials, color, illumination, and architectural design.
8. Written statement by a registered Professional Engineer (PE) licensed by the State of Colorado specifying the design structural failure modes of the proposed facility, if applicable.
9. Statement certifying compliance with sound standards of the City's Zoning and Development Code.
10. A radio frequency propagation plot indicating the coverage of existing antenna sites, coverage prediction, and design radius, together with a certification from the applicant's radio frequency (RF) Engineer that the proposed facility's coverage or capacity potential cannot be achieved by any higher ranked alternative in the City's Zoning and Development Code such as a concealed facility, attached facility, replacement facility, co-location, or new tower and the reasons why such alternative structures are unacceptable.
11. Documentation, evidence and materials necessary to demonstrate compliance with the Site Plan Review criteria of the Zoning and Development Code

COMMENTS

APPENDIX A

Document Naming List

❖ Select appropriate document name

Each submittal group should have the prefix for that review round –

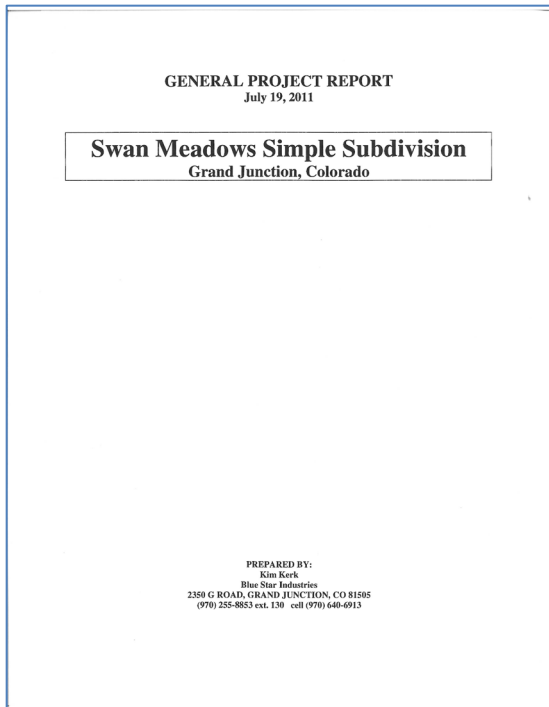
i.e. Initial Submittal would be Review 1 – Composite Plan, Review 1 – General Project Report; Response to Review 1 Comments submittals would be – Review 2 – Composite Plan, Review 2 - General Project Report, etc.

Annexation Petition	Improvement Survey Plat
Appraisal	Industrial Pretreatment Survey
Articles of Incorporation	Inside Cover Sheet
Avigation Easement	Institutional Master Plan
Boundary Agreement	Landscape Plan
Boundary Survey Plat	Landscape Plan - Preliminary
Building Elevations	Legal Description
❖ CC&R or Condo Declarations	Letter from Property Owner
CDOT Access Permit	Lighting Plan
City of GJ Sales Tax License	Materials Testing Plan
Colo Historical Society Inventory Record	Neighborhood Mtg Notes
Composite Plan	Outline Development Plan
Condominium Map	Ownership Information
Construction Plan Set Drawings	Pedestrian & Bicycle Analysis Worksheet
Conveyances – Existing	Post Const Stormwater Agmt
Conveyances – New	Reclamation Plan
County Treasurer's Tax Cert	Response to Review <X> Comments
Coverage Area Map	Road Cross-sections
Detail Sheet	Roadway Plan & Profile
Development Application	Sewer System Design Report
Development Improvements Agmt	❖ Sign Plan or Sign Package
Development Improvements Agmt – Exh B	Site Photos
Drainage Letter	Site Plan
Drainage Report – Final	Site Sketch
Drainage Report – Preliminary	Sketch for Descriptions w/ Legal
Dredge & Fill Permit	Description
EDOP (<i>For Hazardous Materials</i>)	Statement of Authority
FCC License	Stormwater Mgmt Plan-Permit
Fence/Wall Plan	Subdivision Plan - Prelim
Fire Dept Survey	Subdivision Plat
Fire Flow Form	Surveyor Checklist - Final
Fire Site Plan	Surveyor Checklist - Initial
FEMA Floodplain Elevation Cert	Telecommunication Site Inventory
Floor Plan	Traffic Impact Study
General Project Report	Transaction Screen Process
Geotechnical Report – Final	Utilities Plan & Profile
Geotechnical Report – Preliminary	Water System Design Report
Grading Plan	Wetlands Delineation/Survey
Haul Route Plan	

APPENDIX B

Document Orientation Guide

Correct Orientation:



Incorrect Orientation:

