Engineering Consulting and Land Surveying 576 25 Road, Unit #8 Grand Junction, Colorado 81505

Phone (970) 241-1129

May 6, 2008

Joseph Beilman Jr., P.E. Mesa County Development Engineer Mesa County Planning Dept. 750 E. Main Street Grand Junction, Colorado 81501

RE: Pabco Industrial Park Filing No. 2 Drainage Report Checklist Supplemental Data (Table 302)

Dear Mr. Beilman,

The following information is in conjunction with the numbering of the checklist.

#### Item

- A. 2. There have been no previous reviews by the County.
- C. 1. Only area shown is at Northeast corner of site and is the area of contribution that had to be accounted for for transmitting drainage through the proposed storm drain system.
- I. D. 2. FIRM Original Study Maps used for design.
- II. B. 1. No known master plan.
- II. D. 3, 4. No detention basin is planned.
- II. D. 6, 7. No filtering device is planned unless required by the County. or the City of Fruita.
- II. D. 8. All drainage facilities and piping are in existing recorded easements with the plat of Pabco Industrial Park, Filing No. 2.
- II. E. All maintenance requirements will be provided for in a Lot Owners Association, which will be similar to a Home Owners Association.

# Table 302 Stormwater Management Manual Drainage Report Checklist

Instructions: 1.

Instruc	ctions: 1.	Applicant to identify with a "check-mark" if information is provided with report. If applicant believes information is not required, indicate with "n/a" and attach
		separate sheet with explanation
(a))	2.	The reviewer will determine if information labeled "n/a" is required and
**		whether information must be submitted.
	<b>3.</b>	Those items noted with an "asterisk" are not required for conceptual report.
18 H	4.	Submit three (3) copies of report and include copy of check list bound with
		report.
T	TILE PAGE	Topoli
_		f report (Conceptual/Preliminary or Final Drainage Report).
	B. Project	Name.
	,	er name, firm, address, number, and date.
*		sional Engineer's seal of preparer.
		ations (see SWMM Section 303.1)
· 1.	INTRODUC	
	A. Backgro	
L		entify report preparer and purpose.
NA		entify date of letter with previous County comments.
0	B. Project	Location
	•	entify Township, Range, and Section.
<u> </u>	2. Ide	entify adjacent street and subdivision names.
	3. Re	ference to General Location Map.
W.		ty Description
NA		entify area in acres of entire contiguous ownership.
	2. De	escribe existing ground cover, vegetation, soils, topography and slopes.
	3. De	escribe existing drainage facilities, such as channels, detention areas, or
1		uctures.
		scribe existing irrigation facilities, such as ditches, head-gates, or diversions.
~	5. Ide	entify proposed types of land use and encumbrances.
A	D. Previou	is Investigations
	ldo	entify drainage master plans that include the project area, including floodplain
	1. stu	idies.
14/4		entify drainage reports for adjacent development.
ı II.	DRAINAGE	SYSTEM DESCRIPTION
		prainage Conditions
The state of		scribe existing topography and provide map with contours extending a
	mir	nimum of 100 feet beyond property limits.
10 10	2. lde	entify major drainageway or outfall drainageway and describe map showing
	loc	ation of proposed development within the drainageways.
€		entify pre-developed drainage patterns and describe map showing pre-
	de	veloped sub-basins and concentrated discharge locations. Provide
	cal	culations of pre-developed peak flows entering and leaving the site.
	B. Master I	Drainage Plan
10		scribe location of the project relative to a previously prepared master
N/H	dra	inage plan, including drainage plans prepared for adjacent development.
<del></del>	C. Offsite	Tributary Area
		entify all offsite drainage basins that are tributary to the project.
		y an anoma diamaga basins that are tributary to the project.
		* 5 4 7 4

		2.	Identify assumptions regarding existing and future land use and effects of offsite
			detention on peak flows.
	D.		posed Drainage System Description
<i>t</i> —		≅ <b>1</b> .	Identify how offisite stormwater is collected and conveyed through the site and
			ultimately to the receiving water(s).
		2.	Identify sub-basins and describe, in general terms, how onsite stormwater is
		\$	collected and conveyed through the site for each location where stormwater is
7770		_	discharged from the site.
W/A.		<sub>=</sub> 3.	Describe detention volumes, release rates and pool elevations.
11/4 +		4.	Identify the difference in elevation between pond invert and the groundwater
10 /n		5.	table.
1_		<b>5.</b>	Describe how stormwater is discharged from the site, including both concentrated and dispersed discharges.
1/12	16	6.	Describe stormwater quality facilities.
1/11 *		7.	Describe maintenance access aspects of design.
70 / 42		8.	Describe easements and tracts for drainage purposes, including limitation on
NIA *		e	use.
18	E.	Drai	inage Facility Maintenance
		1.2	Identify responsible parties for maintenance of each drainage and water quality
1/P *			facility.
14/A. *		2.	Identify general maintenance activities and schedules.
111.	DR	RAINA	GE ANALYSIS AND DESIGN CRITERIA
	A.	Reg	ulations
		1.	Identify that analysis and design was prepared in accordance with the
			provisions of the Manual.
		2.	Identify other regulations or criteria which have been used to prepare analysis
		13	and design.
. 14	B.		elopment Criteria
		1.	Identify drainage constraints placed on the project, such as by a major
1		10.76	drainage study, floodplain study or other drainage reports relevant to the
		2	project.
. 1	10.0	2.	y o man property and project and moth major out out
	°C.	Hv	alignments, utilities, existing structures, and other developments.  drologic Criteria
	U.	119	(If Manual was followed without deviation, then a statement to that effect is all
		80 12	that is required. Otherwise provide the following information where the criteria
			used deviates from the Manual.)
Al ""		1.	Identify how storm runoff peak flows and volumes were determined, including
		8	rainfall intensity or design storm.
al		2.	Identify which storm events were used for minor and major flood analysis and
	9	8 , 8	design.
NIA	8	3.	Identify how and why any other deviations from the Manual occurred.
19	D.	Hy	draulic Criteria
* **	51 19	0 9	(If Manual was followed without deviation, then a statement to that effect is all
			that is required. Otherwise provide the following information where the criteria
			used deviates from the Manual.)
- 22	.04	1.	Identify type(s) of streets within and adjacent to development and source for
*	. 68	*	allowable street capacity.
		2.	Identify which type(s) of storm inlets were analyzed or designed and source for
			allowable capacity.
1/.		3.	Identify which type of storm sewers which were analyzed or designed and

4. Identify which method was used to determine detention volume requirement	s
and now allowable release rates were determined	
The state of the s	
6. Identify any special analysis or design requirements not contained with the Manual.	е
7. Identify how and why any other deviations from the Manual occurred.  E. Variance from Criteria	
The second of the manual for which a variable is tentileted.	
*IV. POST CONSTRUCTION STORMWATER MANAGEMENT. See Manual Section 160 for requirements.	)
	J.
Mesa County's, City of Grand Junction's, and Town of Palisade's, Permit for	r
Stormwater Discharges Associated with Municipal Separate Storm Sewer System  (MS4s) permit No. COR 000000 The Finel Daily Separate Storm Sewer System	3
(MS4s), permit No. COR-090000. The Final Database Storm Sewer System SWMP (see SWMM Section 1500) most the province of the Construction	1
SWMP (see SWMM Section 1500) meets the requirements of the MS4s Permit. In general, this section identifies permanent BMP practices to control the discharge of the pollutants after construction in the construction is permanent.	1
pollutants after construction is complete.	f
*A. Stormwater Quality Control Measures	
1. Describe the post-construction BMPs to control discharge of pollutants from the	
project site.	<b>,</b>
2. If compensating detention is provided, discuss practices to address water	92
quality from area not tributary to detention area.	r
3. If underground detention is proposed, discuss how water quality facilities will be	
provided on the surface.	,
A If proprietory DMD	
	j
*B. Calculations	T.
1. Provide methods and calculations for WQCV, sediment storage, and water quality outlet structure.  V. CONCLUSIONS	-
quality outlet structure.	3
A. Compliance with Manual	
Compliance with Manual and other approved documents, such as drainage	
pians and noodplain studies.	
B. Design Effectiveness	
Effectiveness of drainage design to control impacts of storm runoff.	
C. Areas in Flood Hazard Zone	.0
Meet requirements of Floodplain Regulations: Mesa County Land Development	
Code, Section 7.13; City of Grand Junction Zoning and Development Code	
Secuoi 7.1.	
The state of the s	
Applicant shall identify any requested variances and provide basis for approving	
Variance. If no variances are requested, applicant shall state that none are	
vii. REFERENCES	
Provide a reference list of all criteria, master plans, drainage reports, and technical information used.	
TABLES	
Include copy of all tables prepared for report.	
FIGURES	
A. General Location Map (See Section 303.2a)	
B. Flood Plain Information	
- TOOK TONE INOTHINGING	(0)
20 19 19 19 19 19 19 19 19 19 19 19 19 19	

	C. D.	Drainage Plan (See Section 303.2b) Other pertinent figures.
	ADD	ENDICIES
	•	DESIGN CHARTS
		1. Provide copy of all design charts (i.e.: tables, figures, charts from other criteria)
		used for the report.
	B.	HYDROLOGIC CALCULATIONS (see Manual Sections 600 and 700)
1/		1. Land use assumptions for off-site runoff calculations.
		2. Time of concentration and runoff coefficients for pre-existing and post
1.		development conditions.
	13	3. Pre-developed hydrologic computations.
		4. Developed conditions hydrologic computations.
	C.	HYDRAULIC CALCULATIONS
		1. Capacity of existing channels, streets, storm sewers, inlets, culverts and other
	14	facilities.
130		2. Calculations for existing storm sewer and open channel.
NA		3 Irrigation ditch flows and ditch system capacity.
N/R.		4. Detention pond design (see Manual, Section 1400 for requirements).
		a. Storage volume, release rates, and pool elevations for 2-year and 100-year
NIA *		storm.
		b. Outlet structure dimensions, orifice diameter, weir lengths, pipe headwater
N/A *		and other data.
V/A		c. Outlet velocity and energy dissipation requirements.
N/A *		d. Routing of outlet flows and emergency spillway flows.
*		5. Street capacity calculations, if data in Manual not used (see Section 1100).
*	39	6. Storm inlet capacity calculations, if data in Manual not used (see Section 1100).
*		7. Storm sewer capacity calculations, if data in Manual not used (see Section
	2	1000).
*	8	8. Channel capacity calculations, if data in Manual not used (see Section 800).
≅ #		9. Culvert capacity calculations (see Manual, Section 1200).
*	• 0	10. Other hydraulic structure calculations (see Manual, Section 900).
70	D.	STORMWATER QUALITY CALCULATIONS
1058		Water Quality Capture Volume (WQCV).
*		2. Storage volume for sediment volume and pool elevations for WQCV.
		3. Outlet calculations for required area per row, diameter of individual holes,
70 100		number of holes per row, and number of holes per column.
·		RTIFICATION - PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE
	AC	KNOWLEDGEMENTS  Drainage Report checklist was prepared by: Wayne H. Lizer
e .		Drainage Report checklist was prepared by:



# FINAL DRAINAGE REPORT FOR PABCO INDUSTRIAL PARK FILING NO. 2

PART OF THE SE 1/4 OF SECTION 12 AND THE NE 1/4 OF SECTION 13 T1N, R3W, U.M. FRUITA, MESA COUNTY, COLORADO

# Prepared For:

Mesa Grand, LLC c/o Don King, Manager 1110 16 Road Fruita, Colorado 81521

#### Prepared By:

Wayne H. Lizer
W.H. Lizer and Associates

Engineering Consulting and Land Surveying
576 25 Road-Unit 8

Grand Junction, Colorado 81505

December 16, 2007

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# Appendix C.

Precipitation Data Manning "N" Value

**Appendix D** SCS Runoff Calculations

# Appendix E

Storm Sewer Hydraulic Analysis

#### I. General Location and Description

#### A. Site and Major Basin Location

Pabco Industrial Park is located for the most part between River Road and Interstate Highway 70 to the North and South respectfully, and between 15 1/2 Road and 16 Road to the West and to the East respectfully. Pabco Industrial Park Filing No. 2 contains 107.45 acres. The site is also located in part of the SE 1//4 of Section 12 and the NE 1/4 of Section 13, T1N, R3W, U.M. Mesa County, Colorado.

Developments in the area include Pabco Industrial Park Filing No. 1 to the North on the East side of the site which is being used by Halliburton Energy Services and CUDD, and to the North on the West side of the site is CUDD, both companies being in the oil field services. To the East is the Industrial Insulation Group, to the West is undeveloped land, and to the South is Interstate Highway 70 and on the South side of the Interstate is the Colorado River.

#### B. Site and Major Basin Description

The site contains 107.45 acres and is located within the Big Salt Wash Drainage Basin. The site is mostly covered with alfalfa, except for Lot 22 which is in the 100 year floodplain of the Colorado River, and also except a 2 acre stub lying North of River Road. Lots 8, 9, and 19 are also partially in the 100 year floodplain.

The site soils are classified as Tr-Turley Clay Loam; Rc-Fruitland Sandy Clay Loam; Ro-Riverwash; and Ba, Sagers Silty Clay Loam.

Soils Tr, Rc are both classified as "B" in the Hydrologic Group. Ba and Ro are classified as "D", however, Ro is all within Lot 22 and is in the 100 year floodplain as described above, and Lot 22 is being developed as a gravel pit by the United Companies. Soil type Tr is the predominant soil type on the site.

#### II.. Existing Drainage Conditions.

#### A. Major Basin

Reference was made to the Flood Insurance Rate Map (FIRM) Community Panel No's. 080115 0245B and 080115 0265, maps revised July 15, 1992, and the site has areas on the South side of the site which are within the 100 year floodplain of the Colorado River.

The Major Basin at the site location generally drains from Northeast to Southwest. The Union Pacific Railroad intercepts drainage from areas to the North of the railroad, and River Road on the North side of the site and adjacent to the site intercepts drainage from the area between the railroad and the site and diverts it to the West to 15 1/2 Road where it flows South to the Colorado River. New information shows that approximately 29 acres of offsite existing and proposed development on the North will divert water through this proposed development via an existing 12" storm drain that goes South through the development.

There is one drop inlet on the North side of River Road that goes into a 12 inch PVC storm drain which takes some of the stormwater from River Road and conveys it to the South along an existing easement to a Grand Junction Drainage District drain ditch on the Northerly side of Lot 22 of said Pabco Industrial Park Filing No. 2, said drain ditch flows from East to West and drains into the Colorado River. As mentioned above, Interstate Highway 70 is on the South side of the site and the Colorado River is on the South side of said Interstate Highway 70.

This 12" storm sewer will have to be resized in order to carry the runoff from 29 acres of storm runoff that will be channeled through this development.

#### B. Site

Generally, all drainage from the site, except for Lot 22 South of the Grand Junction Drainage District drain ditch will be diverted into said drain ditch, which in turn will drain to the Colorado River. Historically, the site drains from Northeasterly to Southwesterly at approximately 0.7% slope.

### III. Proposed Drainage Conditions

#### A. Changes in Drainage Patterns

Drainage will be picked up from the street system and conveyed to the before mentioned drain ditch via a storm sewer drain system from the streets to the drain ditch or to 15 1/2 Road Right-of-way which will convey the water South to said drain ditch. Part of Cipolla Road will have 1 foot of stormwater above the flowline of the gutter during a major storm event which is allowed by county standards.

#### B. Maintenance Issues

Access to drainage facilities shall either be from existing dedicated street right-of-ways or from existing recorded easements for the purpose of entry and maintenance.

## IV. Design Criteria and Approach

#### A. General Considerations

Part of the Southern portion of the site is within the 100 year floodplain of the Colorado River. If any of that area within the 100 year floodplain is to be built upon, a floodplain permit will be required.

No detention facilities are planned since the property is so close to the Colorado River, and also because the site is located in the lower one-third of the drainage basin.

All individual lots will be required to have a site plan with drainage designed prior to construction on said individual lots.

On site sub-basins (A-1 through A-9) will have runoff from these basins routed via lot grading, streets, and onsite storm sewer systems to the drain ditch to the South which will carry the storm water to the Colorado River.

## B. Drainage Facility Design

"The City of Grand Junction, Stormwater Management Manual", SWWM, (Reference 2) was used as the basis for analysis and facility design. "The SCS Hydrograph" method based on a Type II, 24 hour storm distribution was used and based on SCS TR-55 method..

Joseph Beilman Jr., P.E.
Pabco Industrial Park Filing No. 2
Drainage Report Checklist Supplement
May 6, 2008

Page 2

- III. A. 1., C. 3. Report generally prepared in accordance with the manual and previous manuals also used.
- III. D. 4. No detention basin planned.
- III. D. 5, 6. No special analysis required.
- III. E. No variance requested.
- IV. A. Post construction stormwater management not planned unless required by the County or City of Fruita. No detention is planned.
- V. C. Site is partially in a Flood Hazard Zone. Sites within the 100 year flood fringe will require grading plan and establishing finished floor elevation 1 foot above the 100 year floodplain.
- V.D. No variances are requested.

Appendices.

- C. 3. All existing irrigation ditches to be piped using a minimum pipe size of upstream piping.
- C. 4. No detention is planned.
- C. 6. Inlet capacity graph used at low point of street.
- D. Storm Water Quality Calculations

No stormwater filtration will be designed unless required by the County or the city of Fruita.

Sincerely yours,

Wayne H. Lizer P.E., P.L.S.

# References.

- 1. Stormwater Management Manual (SWWM), City of Grand Junction, Mesa County, Colorado, 1996.
- 2. <u>Stormwater Management Manual(SWWM)</u>, City of Grand Junction, Mesa County, Colorado, Draft-March 27, 2006.
- 3. Soil Survey, Mesa County. Colorado, USDA, Natural Resources Conservation Service, January, 2002'

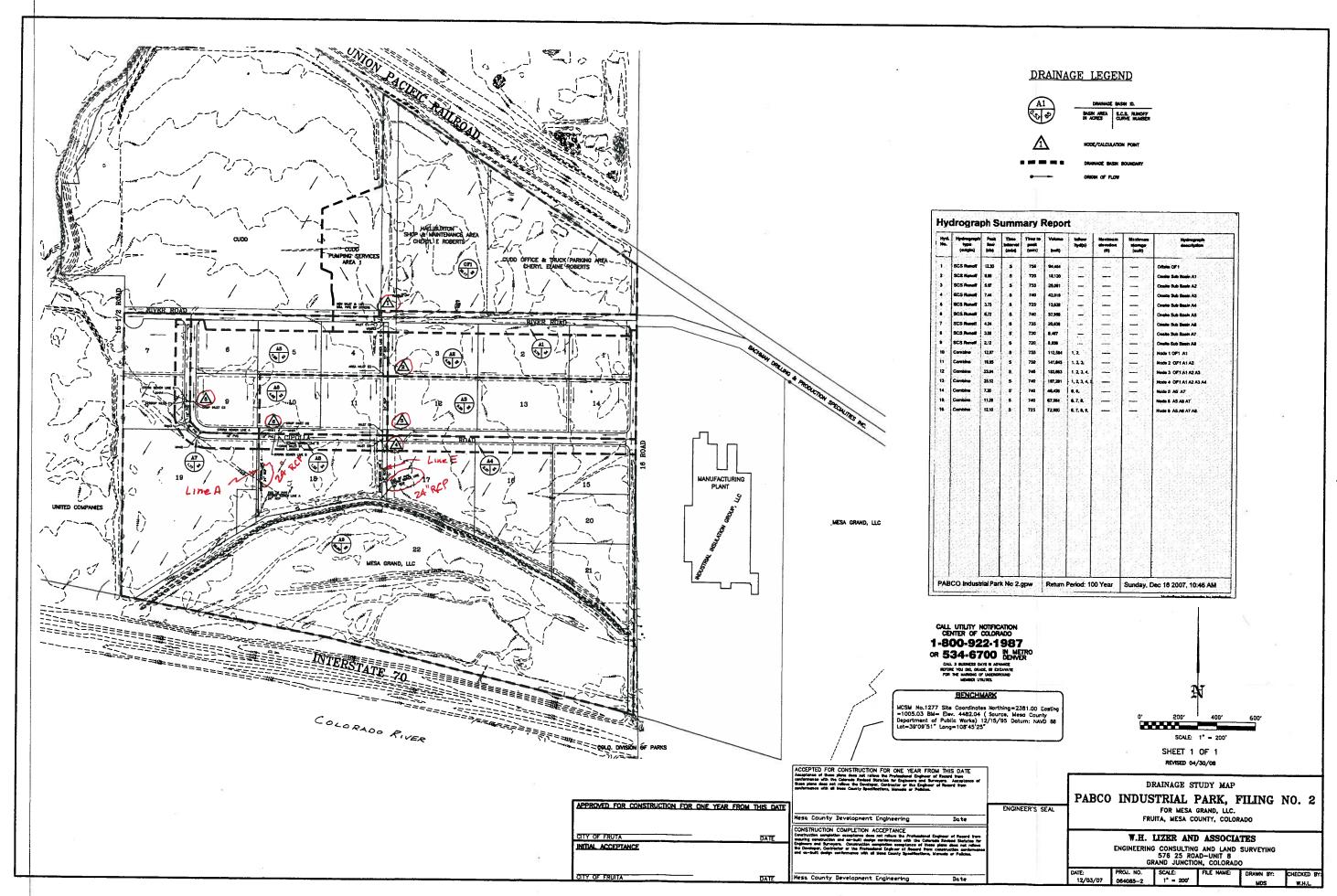
# APPENDIX "A'

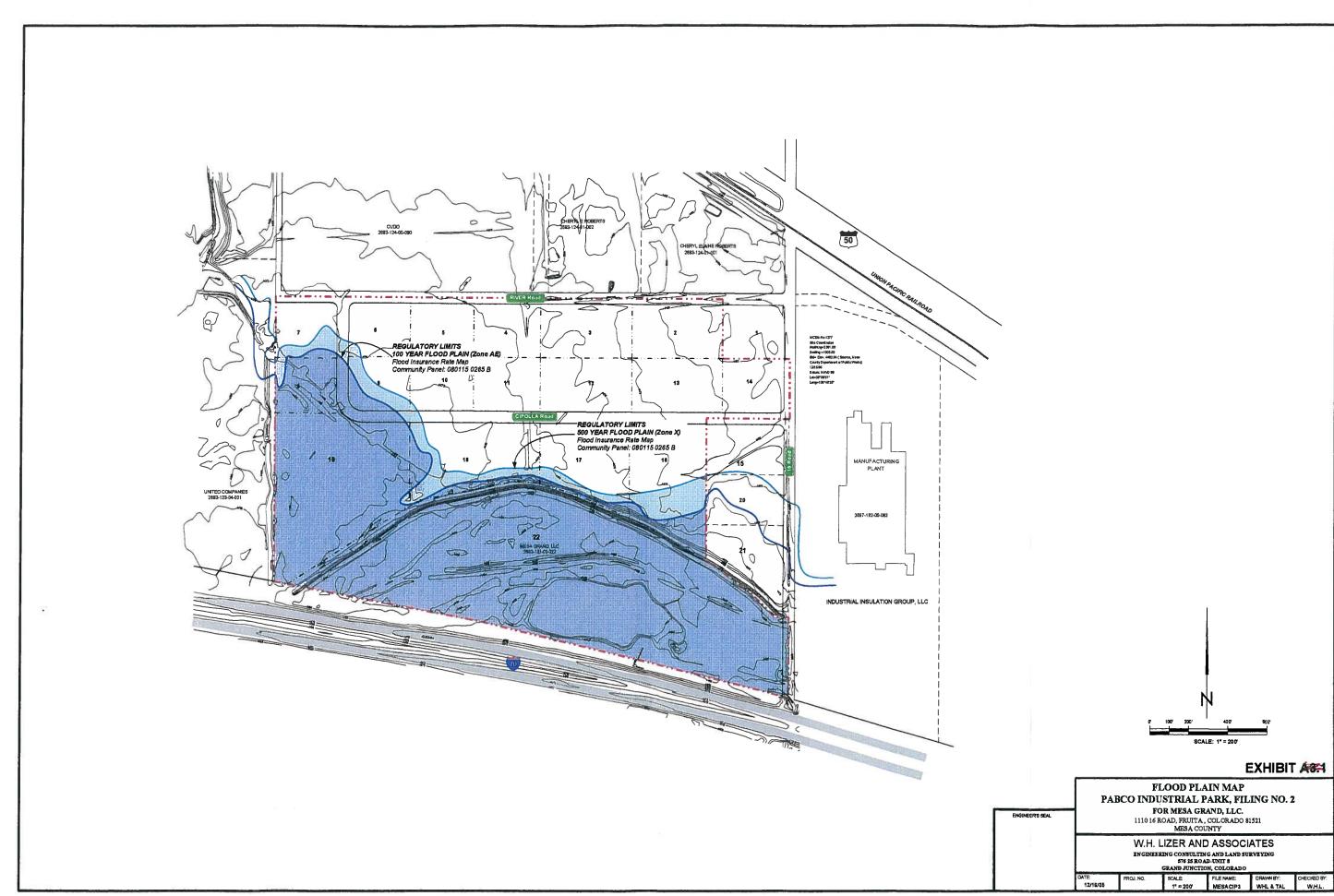
Vicinity Map

Major Basin Map

FIRM Map

Soils Map





Line No.	Line ID	Known	Capac Full	Line Size	Line Type	n-val Pipe	Line Length	Invert Dn	Invert Up	Line Slope	HGL Dn	HGL Up	HGL Jnct	Gnd/Rim El Up	Vel Ave	Rim-Hw	-
					.,,,,		_		-							(5)	
		(cfs)	(cfs)	(in)			(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft/s)	(ft)	
	Discharge to Drain to MHA1	12.10	13.36	24	Cir	0.012	434.01	4460.57	4461.86	0.30	4461.80	4463.65	4463.91	4470.18	5.02	6.27	
3	MHA1 to MHA2  MHA2 to MHA3	9.80	10.68	18	Cir	0.012	301.89	4461.86	4464.52	0.88	4463.91	4465.97	4466.52 i	4469.94	5.58	3.42	
4	MHA3 to MHA4	9.80 9.80	8.04 8.00	18 18	Cir Cir	0.012	80.09 105.18	4464.52 4464.92	4464.92 4465.44	0.50 0.49	4466.52 4467.47	4467.11 4468.25	4467.47 4468.73	4469.49 4469.10	5.55 5.55	2.02 0.37	
5	MHA4 to Inlet C1	3.08	11.53	18	Cir	0.012	19.50	4465.44	4465.64	1.03	4469.16	4469.17	4469.22	4468.58	1.74	-0.64	
6	MHA4 to Inlet C2	6.72	11.53	18	Cir	0.012	19.50	4465.44	4465.64	1.03	4468.98	4469.05	4469.27	4468.58	3.80	-0.69	
7	MHA1 to MHB1	6.36	12.09	15	Cir	0.012	101.81	4461.86	4464.90	2.99	4463.91	4465.91 j	4466.86 i	4469.67	5.59	2.81	4
8	MHB1 to Inlet D1	2.12	7.08	15	Cir	0.012	19.50	4465.87	4466.07	1.02	4466.86	4466.84	4466.95	4469.15	2.37	2.20	
9	MHB1 to Inlet D2	4.24	7.09	15	Cir	0.012	19.50	4464.90	4465.10	1.03	4466.86	4466.93	4467.11	4469.15	3.46	2.04	
		Q100															H.G.L. O.LA ABOVE GRATE
PABCO S	torm Line A										Number of li	ines: 9	20	Date:	04-30-2008		
NOTES: i	Inlet control; ** Critical depth			32.007	7.0 - 000,000												R 53 B

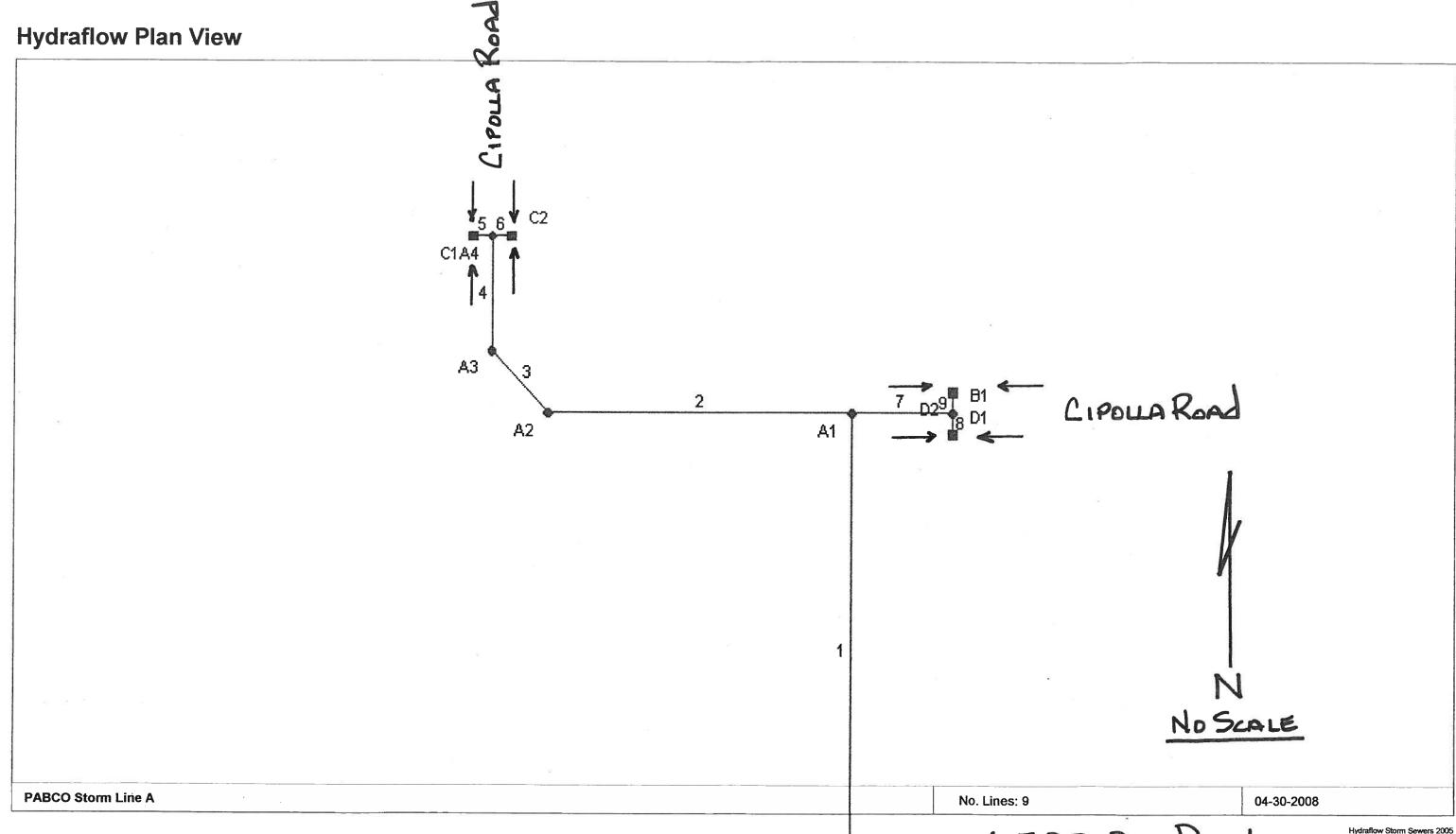
Hydraflow Storm Sewers 2005

EXHIBIT EZ.O

Line No.	Line ID	Known Q	Capac Full	Line Size	Line Type	n-val Pipe	Line Length	Invert On	Invert Up	Line Slope	HGL Dn	HGL Up	HGL Jnct	Gnd/Rim El Up	Vei Ave	Rim-Hw	×	
		(cfs)	(cfs)	(in)			(ft)	(ft)	(ft)	(%)	(ft)	(n)	(ft)	(ft)	(ft/s)	(ft)		
1	Discharge to Drain to Inlet B1 GVDD distell Inlet B1 to Inlet B2	25.52	17.37	24	Cir	0.012	302.37	4463.14	4464.66	0.50	4464.92	4468.16	4468.33 i	4471.90	8.39	4 3.57		
2	inlet B1 to inlet B2	23.94	17.53	24	Ciř	0.012	39.00	4464.66	4464.86	0.51	4468.33	4468.70	4469.15	4471.90	7.62	2.75		
3	Inlet B2 to Inlet B3	16.95	24.70	24	Cir	0.012	302.07	4464.86	4467.93	1.02	4469.60	4471.05	4471.28	4473.00	5.40	1.73		
4	Inlet B3 to MH 1B	12.97	17.41	21	Ĉir	0.012	257.42	4467.93	4470.58	1.03	4471.28	4472.75	4473.00	4475.00	5.39	2.00		
5	MH 1B to Inlet B4	12.97	17.32	21	Gir	0.012	21.58	4470.58	4470.80	1.02	4473.00	4473.12	4473.58	4473.94	5.39	. 0.37		
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PABCO S	torm Line B		1				i	0		<u>.</u>	Number of ti	nes: 5		Date:	12-16-2007			
	Inlet control; ** Critical depth									·	110.11000 01 11			Date.	12-10-2007			

Hydraflow Storm Sewers 200

EXHIBIT E 10.0 FDR-87



DUTFALL G. J. D.D. DRAIN DITCH

EXHIBIT E 1.0

FOR-78

Hydraflow Plan View LINE B

ВЗ

NO SLALE

PABCO Storm Line B

No. Lines: 5

12-16-2007

EXHIBIT E 9.0 FDR-86