

THE RIVERFRONT AT DOS RIOS BID SET PLANS May 21, 2020

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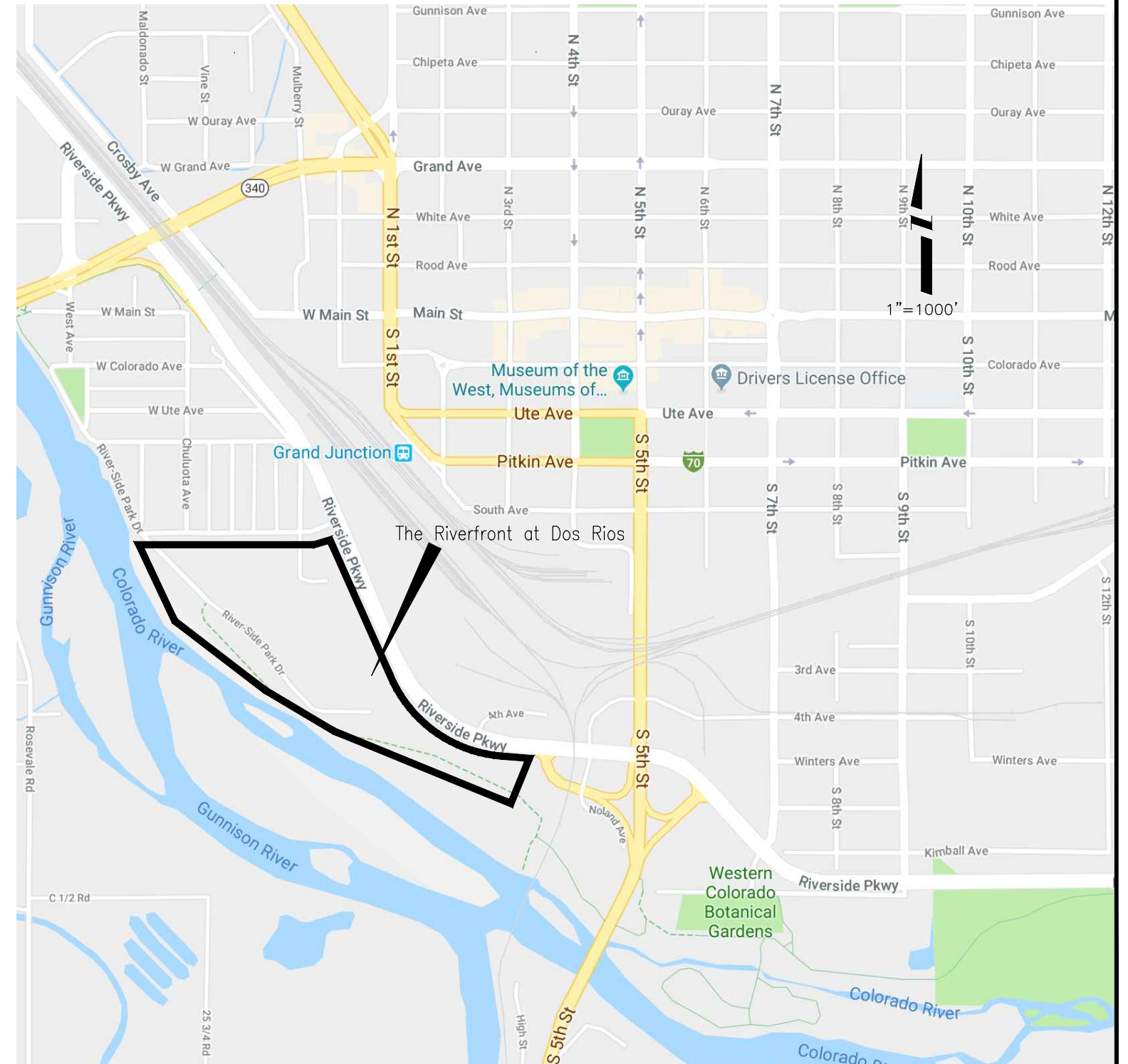
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Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	HORIZONTAL
REVISION			BH	2019	VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
COVER SHEET - 1
May 21, 2020

ABBREVIATIONS

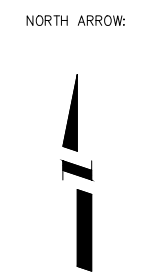
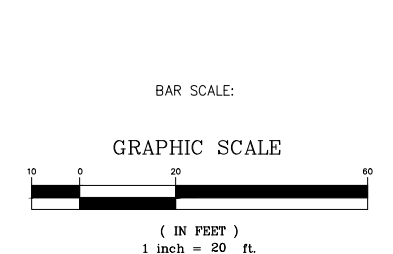
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
AC	ASBESTOS CEMENT
AP	ANGLE POINT
ASB	ANCHORED STRAW BALES
ASP	ALUMINIZED STEEL PIPE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BUTTERFLY VALVE
BOW	BACK OF WALK
BCR	BEGIN CURB RETURN
BOT	BOTTOM
BSWMP	BETTER STORM WATER MANAGEMENT PRACTICES
CH	CHORD
CAP	CORRUGATED ALUMINUM PIPE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CI	CAST IRON
C,G,& SW	CURB, GUTTER & SIDEWALK
CL	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMB	COMBINATION (AS IN STORM SEWER AND SANITARY SEWER)
CONC	CONCRETE
CSM	CITY SURVEY MONUMENT
CSP	CORRUGATED STEEL PIPE
CU	COPPER
DI	DUCTILE IRON
DWY	DRIVEWAY
E	ELECTRIC
ECR	END CURB RETURN
EG	EDGE OF GUTTER
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FB	FULL BODY
FC	FACE OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTICS
FS	FAR SIDE
FTG	FOOTING
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HBP	HOT BITUMINOUS PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
IRR	IRRIGATION
L	LENGTH OF ARC
LC	LONG CHORD
LF	LINEAR FEET
LL	LONG ARC
LS	SHORT ARC
LT	LEFT
MB	MAILBOX
MCSM	MESA COUNTY SURVEY MONUMENT
MH	MANHOLE
MJ	MECHANICAL JOINT
MW	MILL WRAP
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOP	NO ONE PERSON
NRCPP	NON-REINFORCED CONCRETE PIPE
NS	NEAR SIDE
NTS	NOT TO SCALE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RG	RESTRAINED GLANDS
RL	LONG RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT
RR	RAIL ROAD
RS	SHORT RADIUS
RT	RIGHT
S	SLOPE
SAN	SANITARY
SC	SHORT CHORD
SCD	STANDARD CONTRACT DOCUMENTS
SCH	SCHEDULE
SF	SILT FENCE
SL	SECTION LINE
SSRB	STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
SSUU	STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UNDERGROUND UTILITIES
STA	STATION
STL	STEEL
STM	STORM
T	TELEPHONE
TAN	LENGTH OF TANGENT
TC	TOP OF CURB
TH	TEST HOLE
TV	TELEVISION
(TYP)	TYPICAL
UU	UNDERGROUND UTILITIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VPC	VERTICAL POINT OF CURVATURE
VPCC	VERTICAL POINT OF COMPOUND CURVATURE
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
Δ	DELTA ANGLE

LEGEND

BSWMP DRAINAGE BASIN BOUNDARY		PROPOSED CONCRETE CURB AND GUTTER	
BSWMP ANCHORED STRAW BALES		PROPOSED CONCRETE CURB, GUTTER, & SIDEWALK	
BSWMP SILT FENCE		PROPOSED CONCRETE SIDEWALK	
BUILDING		PROPOSED "WET" UTILITIES (CONSTRUCTION NOTE WILL INDICATE TYPE, SIZE, AND MATERIAL OF NEW MAIN)	
CONCRETE CURB AND GUTTER		ALL PROPOSED FEATURES NOT SHOWN IN LEGEND WILL BE SHOWN THE SAME AS THEIR EXISTING COUNTERPART, BUT INDICATED BY BOLDER LINETYPE	
CONCRETE CURB, GUTTER, & SIDEWALK		RAIL ROAD	
CONCRETE DITCH		RETAINING WALL	
CONCRETE SIDEWALK		STRIPING (CONTINUOUS WHITE)	
CULVERT		STRIPING (DASHED WHITE)	
EARTH DITCH		STRIPING (CONTINUOUS YELLOW)	
EDGE OF GRAVEL		STRIPING (DASHED YELLOW)	
EDGE OF PAVEMENT		TOP OF SLOPE	
FENCE (HT & MATL NOTED)		TOE OF SLOPE	
GUARD RAIL		CONTOUR LINES (SHOWN BETWEEN TOP & TOE)	
HATCHING: INDICATES ASPHALT REMOVAL		TRAFFIC DETECTOR LOOP	
HATCHING: INDICATES CONCRETE REMOVAL		UTILITY LINE (ABANDON) (THIS CASE A WATER LINE)	
HATCHING: INDICATES STAGING AREA		UTILITY LINE (CABLE TV)	
LINE (CENTER OF IMPROVEMENTS)		UTILITY LINE (ELECTRIC)	
LINE (CITY LIMITS)		UTILITY LINE (FIBER OPTIC)	
LINE (CONTROL)		UTILITY LINE (GAS)	
LINE (EASEMENT)		UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER)	
LINE (MONUMENT/SECTION)		UTILITY LINE (OVERHEAD POWER)	
LINE (PROPERTY)		UTILITY LINE (OVERHEAD TELEPHONE)	
LINE (RIGHT OF WAY)		UTILITY LINE (SANITARY SEWER)	
MATCH LINE		UTILITY LINE (SANITARY SEWER FORCE MAIN)	
PIPE (IRRIGATION)		UTILITY LINE (SANITARY SEWER SERVICE)	
PIPE (SIPHON)		UTILITY LINE (STORM SEWER)	
		UTILITY LINE (STORM SEWER, PERFORATED)	
		UTILITY LINE (STORM/SANITARY SEWER SEWER COMBINATION)	
		UTILITY LINE (TELEPHONE)	
		UTILITY LINE (WATER)	

SYMBOLS

BENCH MARK	
CATCH BASIN	
CLEAN OUT	
CURB STOP	
FIRE HYDRANT	
GUY WIRE ANCHOR	
HEADGATE	
IRRIGATION PUMP	
MAILBOX	
MANHOLE (ELECTRIC)	
MANHOLE (GAS)	
MANHOLE (SANITARY/STORM)	
MANHOLE (TELEPHONE)	
MANHOLE (TV)	
MANHOLE (WATER)	
METER (GAS)	
METER (WATER)	
PEDESTAL (TELEPHONE)	
PEDESTAL (TV)	
PROPERTY PIN	
PULL BOX	
REDUCER FITTING	
SIGN OR POST (SIGN TYPE NOTED)	
SPRINKLER HEAD	
STREET LIGHT	
SURVEY MONUMENT (CITY)	
SURVEY MONUMENT (TYPE NOTED)	
TEST HOLE	
TRAFFIC PAINT MARKING	
TRAFFIC SIGNAL POLE AND MAST ARM	
UTILITY POLE	
VALVE (GAS)	
VALVE (IRRIGATION)	
VALVE (WATER)	
VEGETATION (HEDGE OR BUSH)	
VEGETATION (TREE STUMP)	
VEGETATION (TREE) (CALIPER SIZE NOTED)	
WATER HYDRANT	
WEIR	
YARD LIGHT	



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2020
REVISION			JCS	2020
REVISION			BH	2020
REVISION			ICP	2020



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ENGINEERING DIVISION

STANDARD ABBREVIATIONS LEGEND AND
SYMBOLS - 1
May 20, 2020

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\STANDARD ABBREVIATIONS LEGEND AND SYMBOLS.dwg, 5/20/2020 6:53:48 AM

SUMMARY OF EARTHWORK QUANTITIES

INDEX				PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			203-00010 UNCLASSIFIED EXCAVATION (CIP)		
			ON SITE (QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION)		
			UNCLASSIFIED EXCAVATION		
			28735		
			17872		
			-2817		
			TOTAL FOR PAY QUANTITIES		
			43790		
			EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY)		
			QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION		
			UNCLASSIFIED EMBANKMENT		
			67341		
			TOTAL		
			67341		

INDEX			ROADWAY QUANTITIES BALANCE (FOR INFORMATION ONLY)	PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			Total Unclassified Excavation		43790
			Total Embankment (net)		67341
			EMBANKMENT TIMES FACTOR 1.3		87543
			Import Material (Material to be Imported by Contractor)		43753

NOTES:

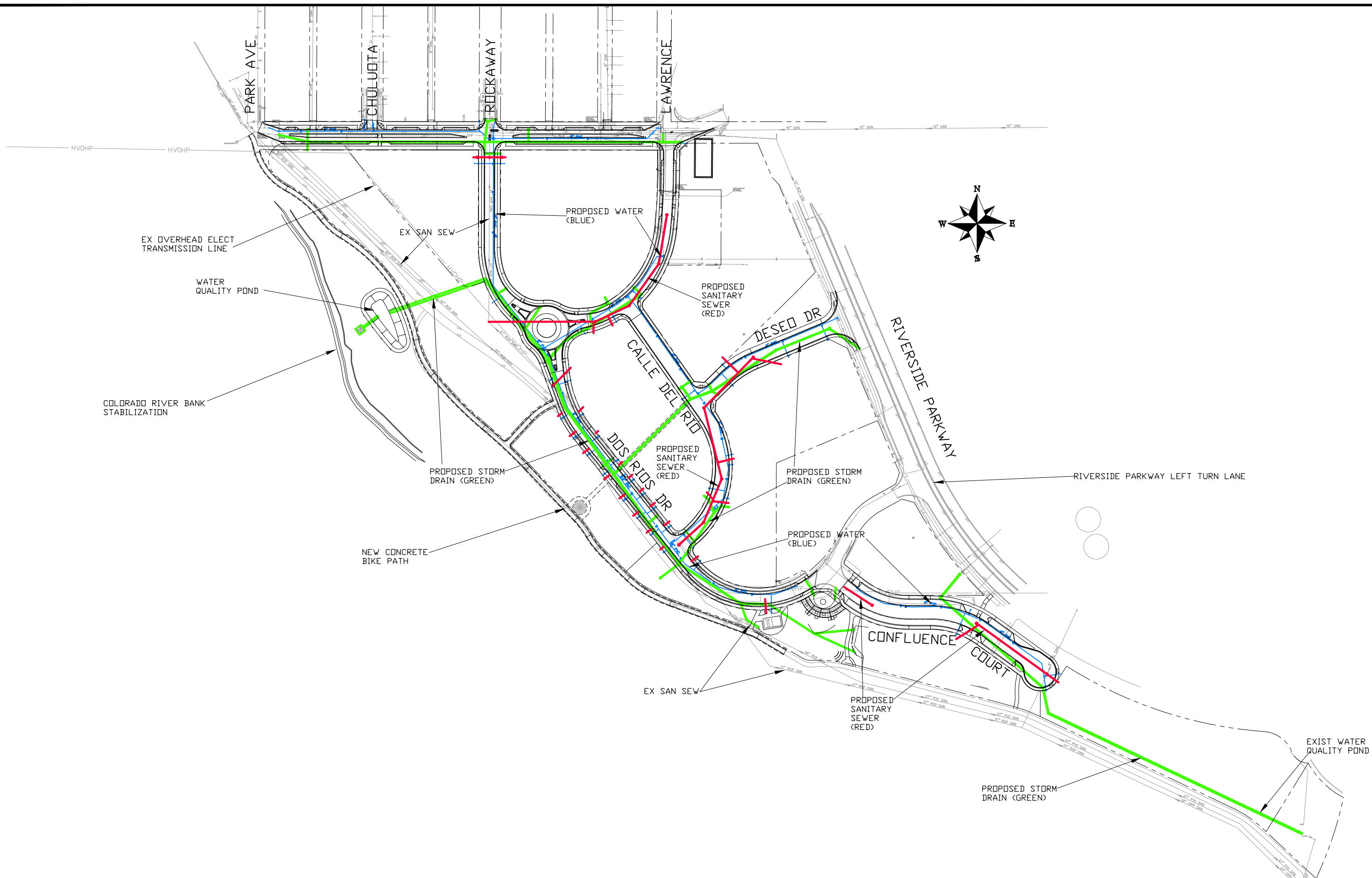
TOP 4 INCHES OF ALL EMBANKMENT SHALL BE FREE OF DEBRIS AND ROCKS OR CLODS GREATER THAN 3 INCHES IN DIAMETER, AND SHALL BE SUITABLE AS NATIVE TOPSOIL.
 ALL IMPORTED EMBANKMENT MATERIAL SHALL MEET A MINIMUM OF R-VALUE = 40.

REVISION Δ _____	DESCRIPTION _____	DATE _____	DRAWN BY <u>JCS</u> DATE <u>2020</u>	SCALE _____
REVISION Δ _____	DESIGNED BY <u>JCS</u>	DATE <u>2020</u>	CHECKED BY <u>BH</u>	DATE <u>2020</u>
REVISION Δ _____	CHECKED BY <u>BH</u>	DATE <u>2020</u>	APPROVED BY <u>ICP</u>	DATE <u>2020</u>



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ENGINEERING DIVISION

RIVERSIDE PARKWAY LEFT TURN LANE
SUMMARY OF EARTHWORK - 1
May 20, 2020



REVISION	DESCRIPTION	DATE
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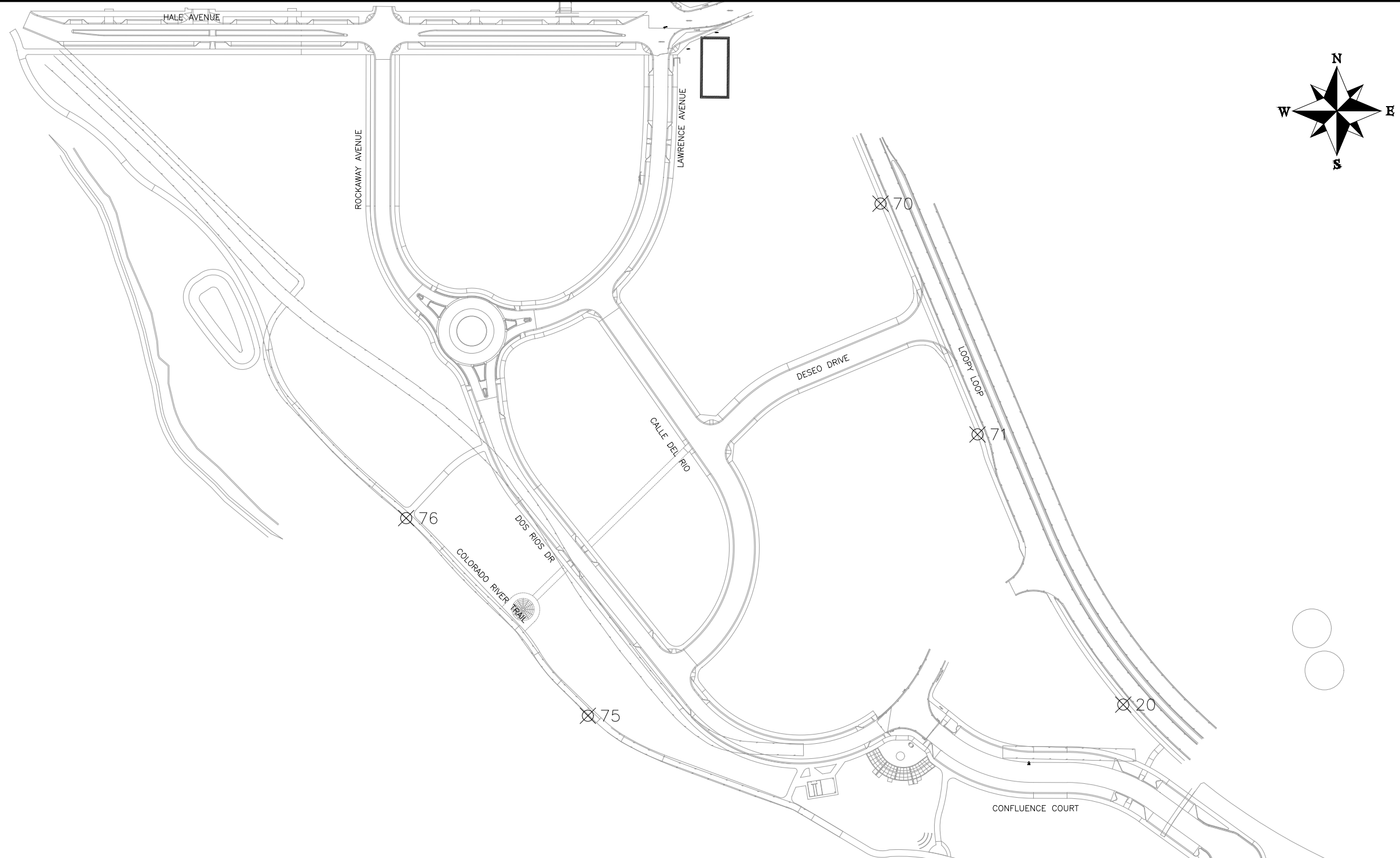
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CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 250'
VERTICAL	1" = 10'



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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
PROJECT OVERVIEW
May 20, 2020**



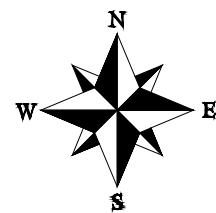
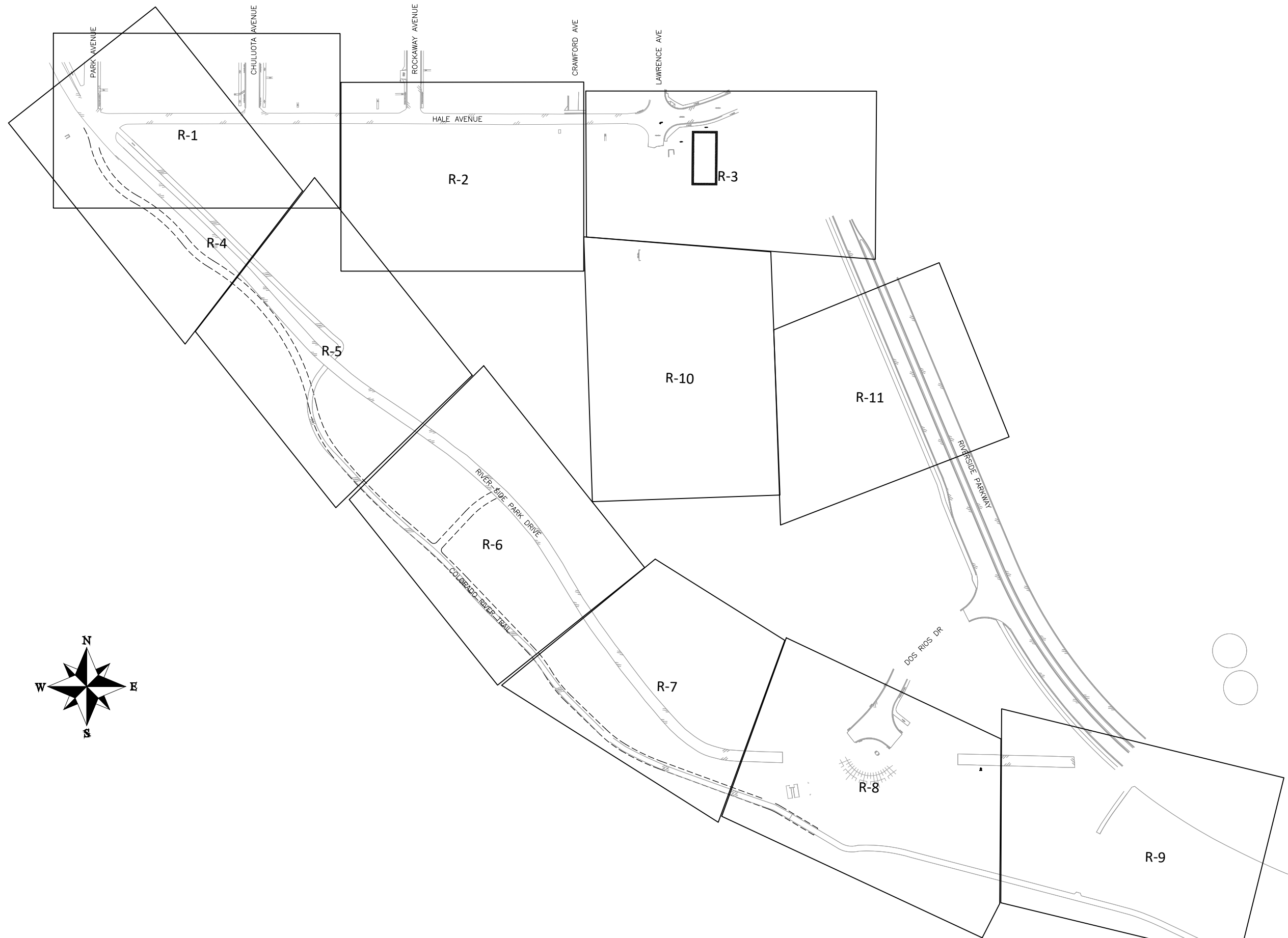
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	70	33887.20	89179.15	4570.72	CP /PK/
	71	33472.48	89353.57	4572.79	CP /PK 16/
	75	32967.02	88653.12	4563.76	CP /80D/
	76	33322.14	88326.50	4562.65	CP /PK/

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REVISION △			CHECKED BY BH	DATE 2019	
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THE RIVERFRONT AT DOS RIOS
CONTROL PLAN
May 20, 2020

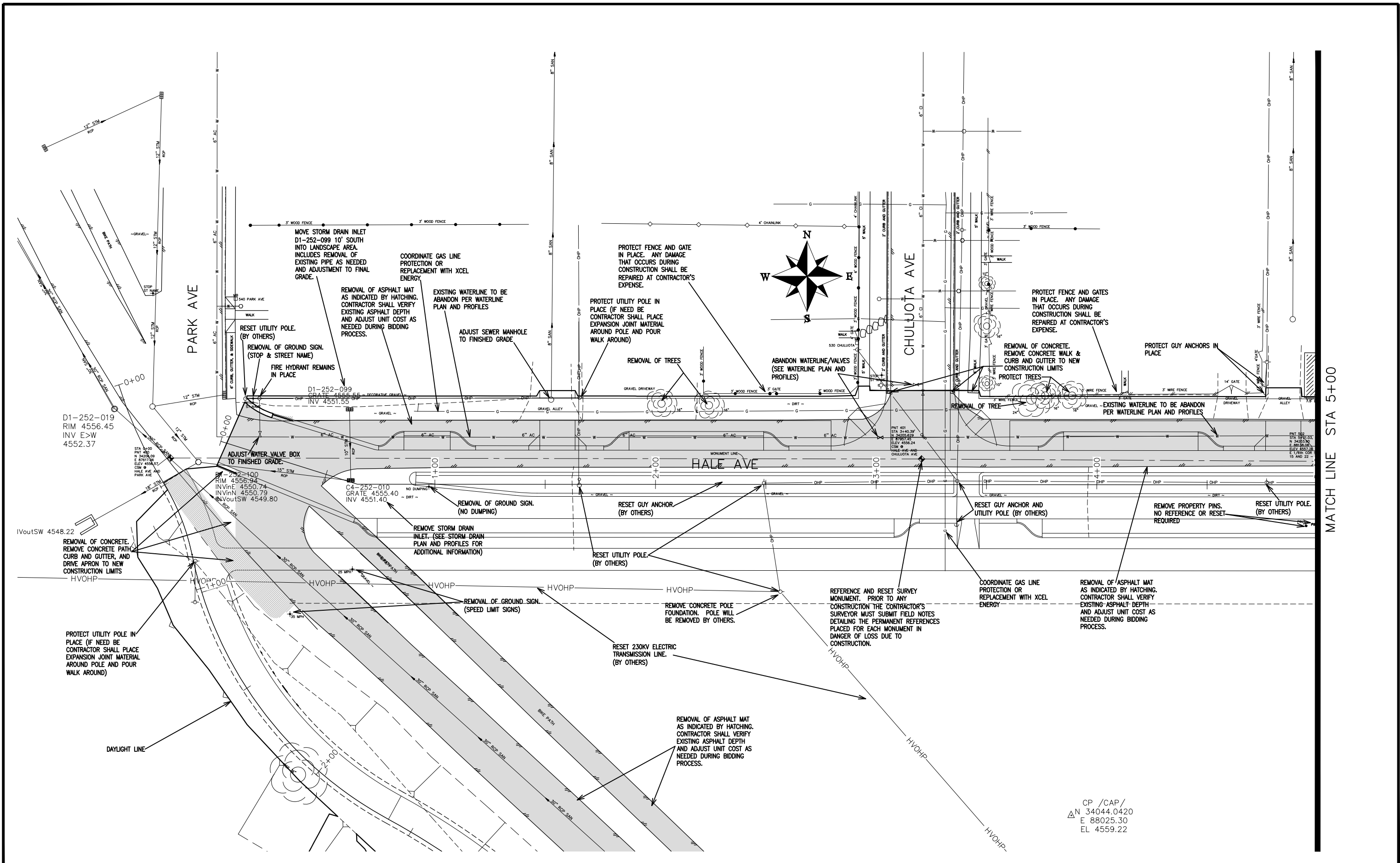


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△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN SHEET INDEX
May 20, 2020



REVISION	DESCRIPTION	DATE
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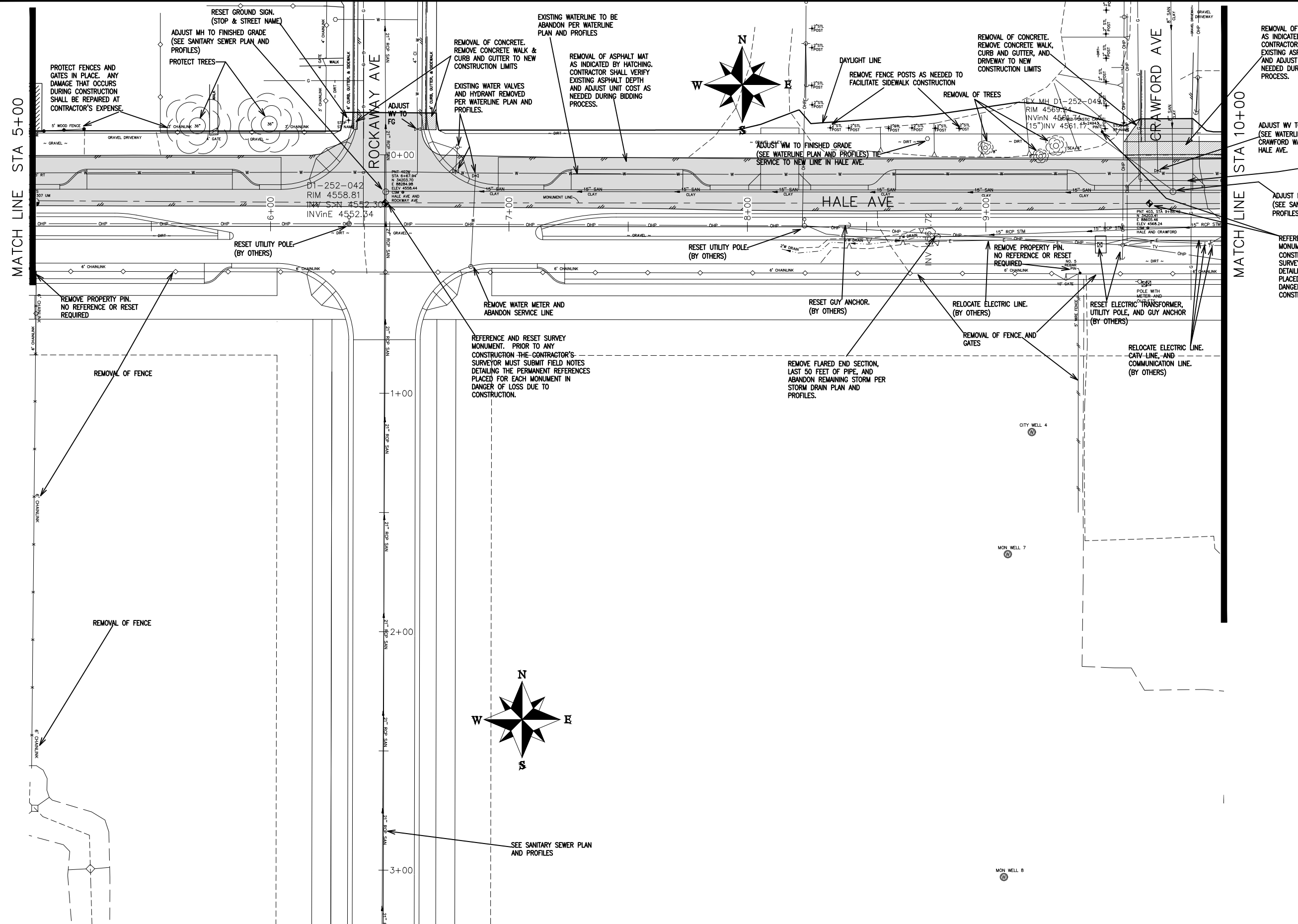
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APPROVED BY	TCP	DATE	2019

SCALES:	
PLAN & PROFILE	
0 10 20 40	HORIZONTAL
0 NA NA	VERTICAL



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-1
May 20, 2020



REVISION	DESCRIPTION	DATE
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APPROVED BY	ICP	DATE	2019

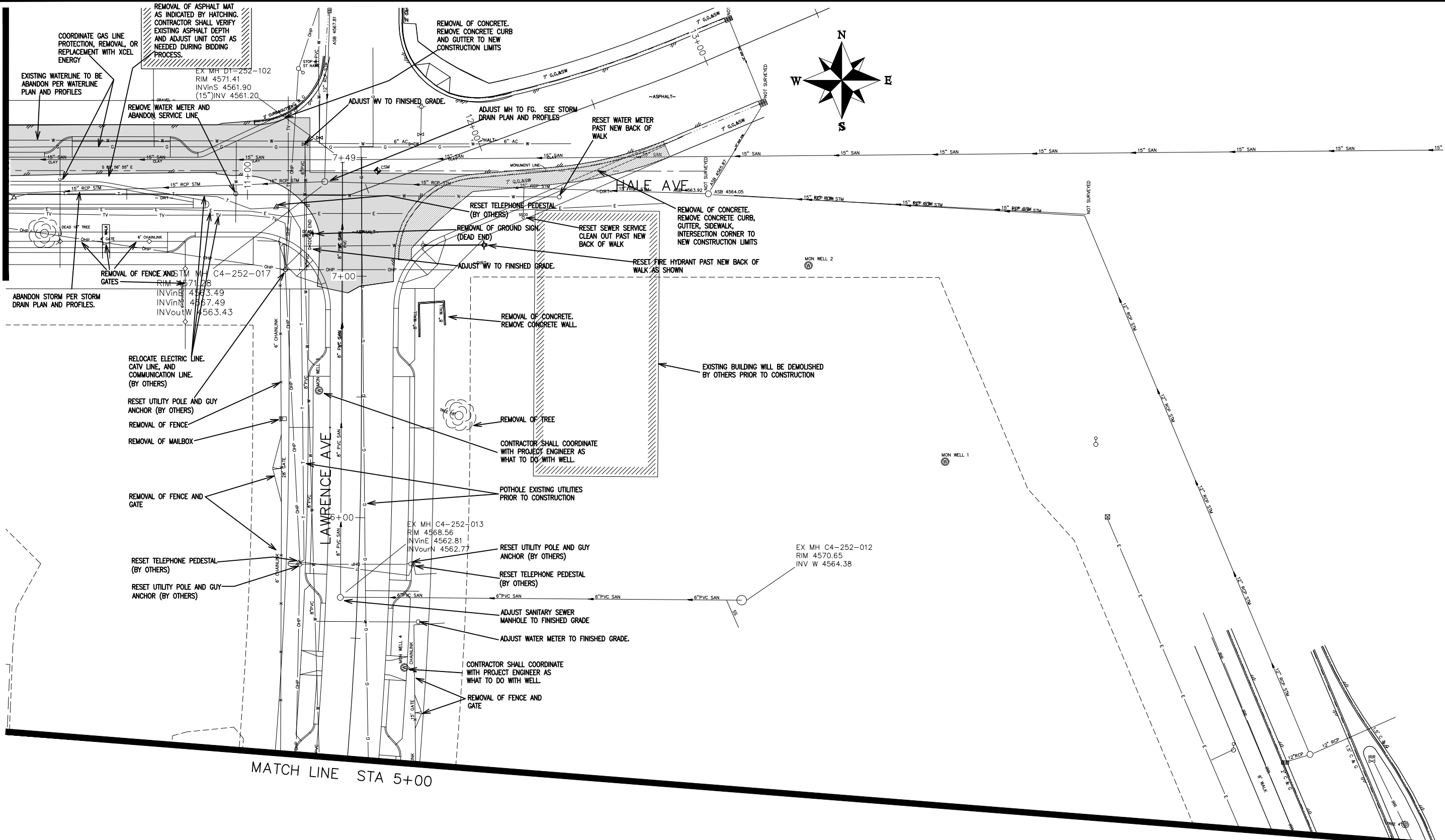
SCALES:
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0 NA VERTICAL NA



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-2
May 20, 2020

MATCH LINE STA 10+00



MATCH LINE STA 5+00

REVISION	DESCRIPTION	DATE
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REVISION Δ		
REVISION Δ		
REVISION Δ		

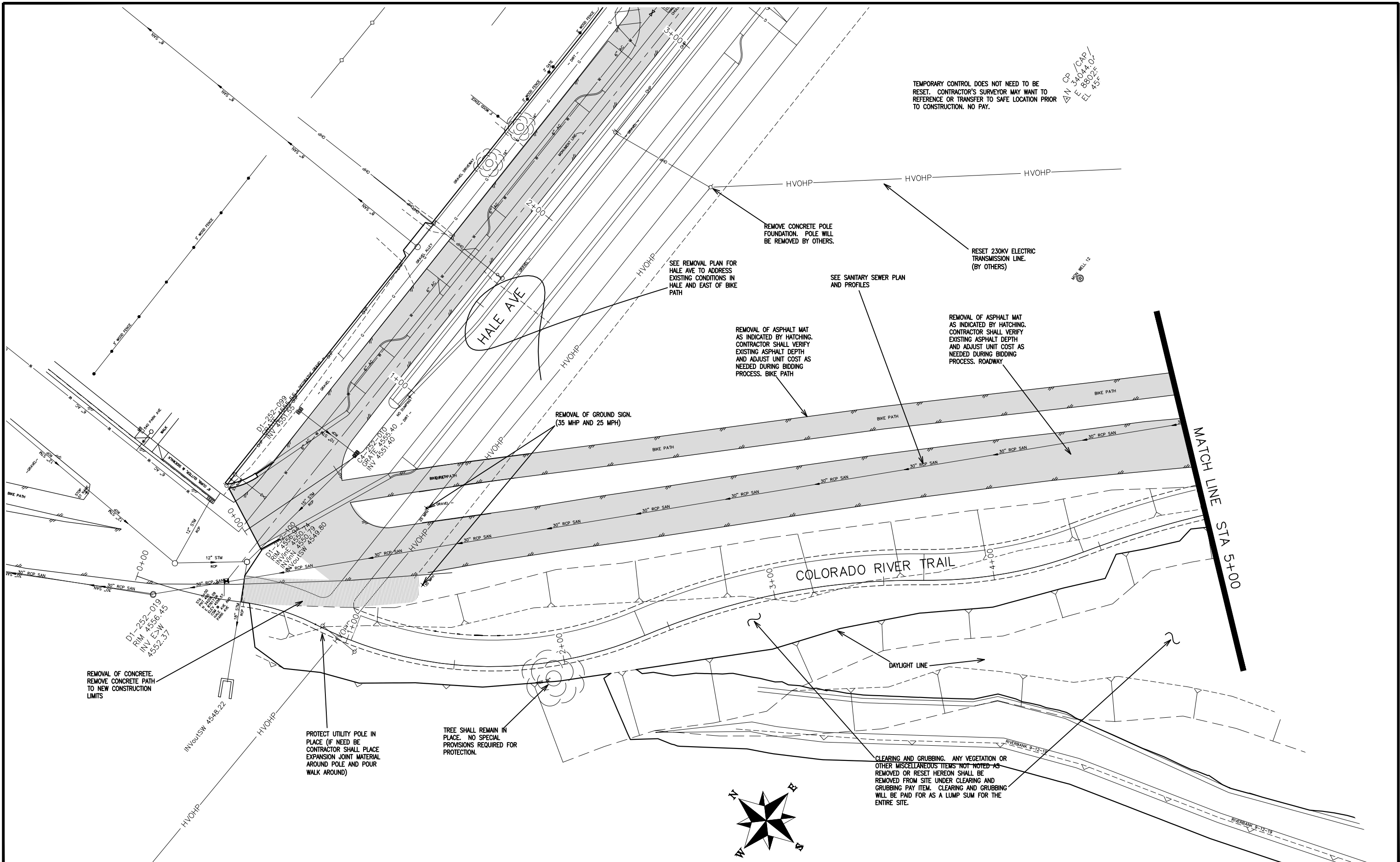
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SCALES:	
0	10 HORIZONTAL 40
0	NA VERTICAL NA



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THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-3
May 20, 2020



TEMPORARY CONTROL DOES NOT NEED TO BE RESET. CONTRACTOR'S SURVEYOR MAY WANT TO REFERENCE OR TRANSFER TO SAFE LOCATION PRIOR TO CONSTRUCTION. NO PAY.

AN CP 34044.07
E 88024.07
EL 435'

REMOVE CONCRETE POLE FOUNDATION. POLE WILL BE REMOVED BY OTHERS.

RESET 230KV ELECTRIC TRANSMISSION LINE. (BY OTHERS)

SEE REMOVAL PLAN FOR HALE AVE TO ADDRESS EXISTING CONDITIONS IN HALE AND EAST OF BIKE PATH

SEE SANITARY SEWER PLAN AND PROFILES

REMOVAL OF ASPHALT MAT AS INDICATED BY HATCHING. CONTRACTOR SHALL VERIFY EXISTING ASPHALT DEPTH AND ADJUST UNIT COST AS NEEDED DURING BIDDING PROCESS. BIKE PATH

REMOVAL OF ASPHALT MAT AS INDICATED BY HATCHING. CONTRACTOR SHALL VERIFY EXISTING ASPHALT DEPTH AND ADJUST UNIT COST AS NEEDED DURING BIDDING PROCESS. ROADWAY

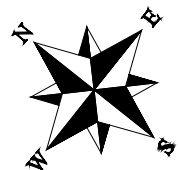
REMOVAL OF GROUND SIGN. (35 MPH AND 25 MPH)

REMOVAL OF CONCRETE. REMOVE CONCRETE PATH TO NEW CONSTRUCTION LIMITS

PROTECT UTILITY POLE IN PLACE (IF NEED BE CONTRACTOR SHALL PLACE EXPANSION JOINT MATERIAL AROUND POLE AND POUR WALK AROUND)

TREE SHALL REMAIN IN PLACE. NO SPECIAL PROVISIONS REQUIRED FOR PROTECTION.

CLEARING AND GRUBBING. ANY VEGETATION OR OTHER MISCELLANEOUS ITEMS NOT NOTED AS REMOVED OR RESET HEREON SHALL BE REMOVED FROM SITE UNDER CLEARING AND GRUBBING PAY ITEM. CLEARING AND GRUBBING WILL BE PAID FOR AS A LUMP SUM FOR THE ENTIRE SITE.



MATCH LINE STA 5+00

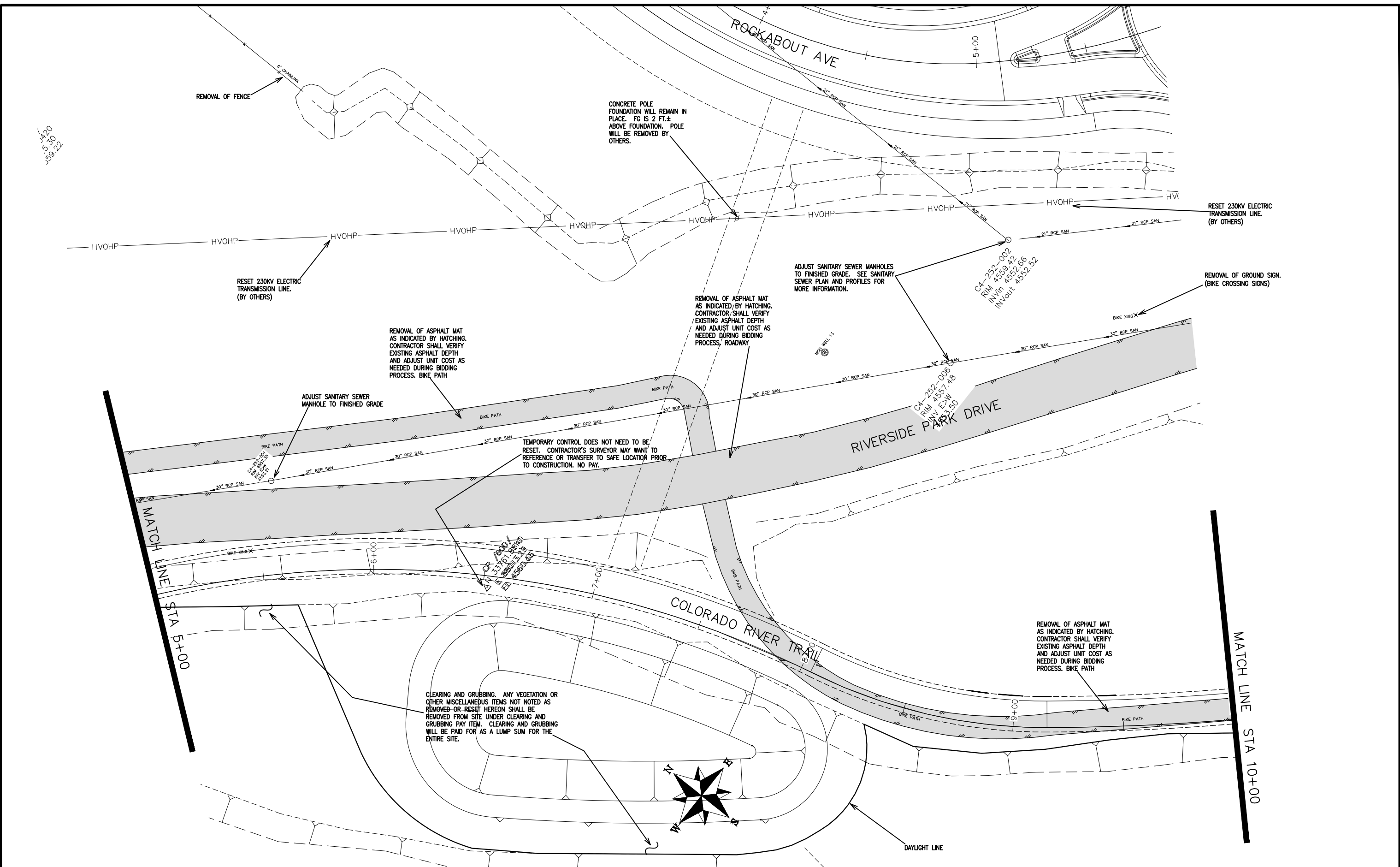
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REVISION			JCS	2019	0 10 HORIZONTAL 40
REVISION			BH	2019	0 NA VERTICAL NA
REVISION			TCP	2019	



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THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-4
May 20, 2020

JAZO
5/20/20
359.22



REVISION	DESCRIPTION	DATE
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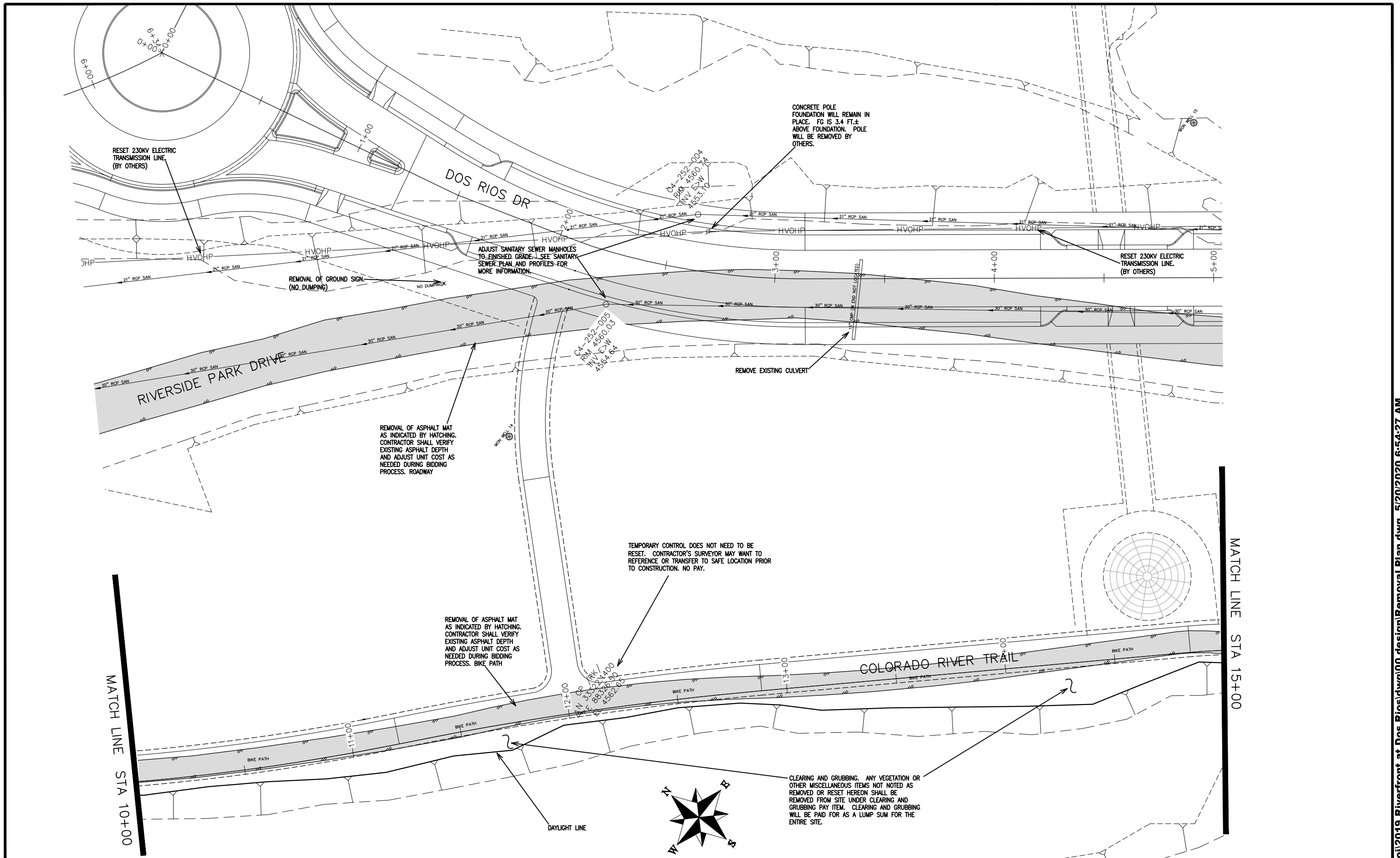
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CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
PLAN & PROFILE	
0 10 20 40	HORIZONTAL
0 NA NA	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-5
May 20, 2020



REVISION	DESCRIPTION	DATE
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TCP DATE 2019

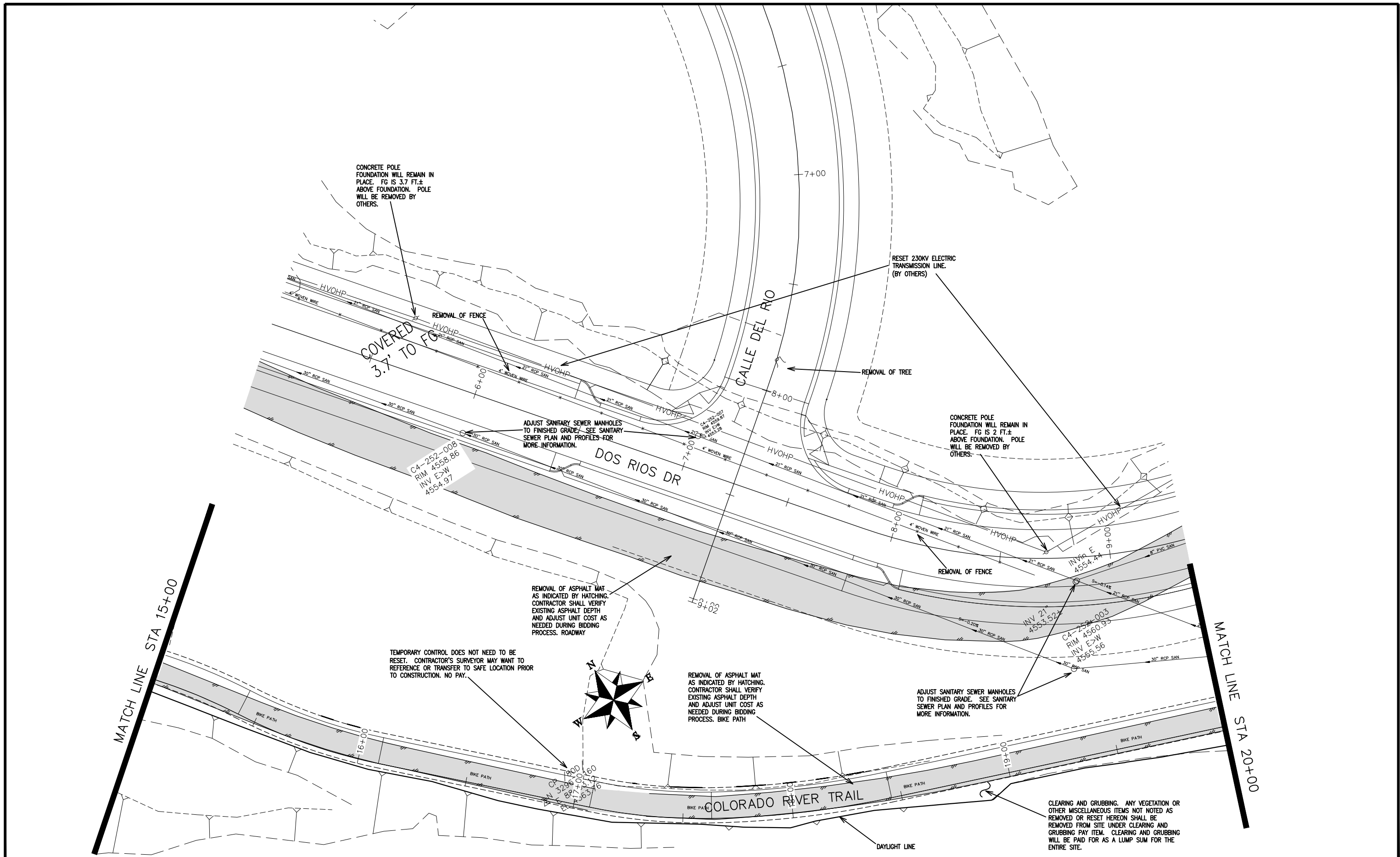
SCALES:

0	10	20	40
HORIZONTAL			
0	NA	NA	NA
VERTICAL			



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-6
May 20, 2020



REVISION	DESCRIPTION	DATE
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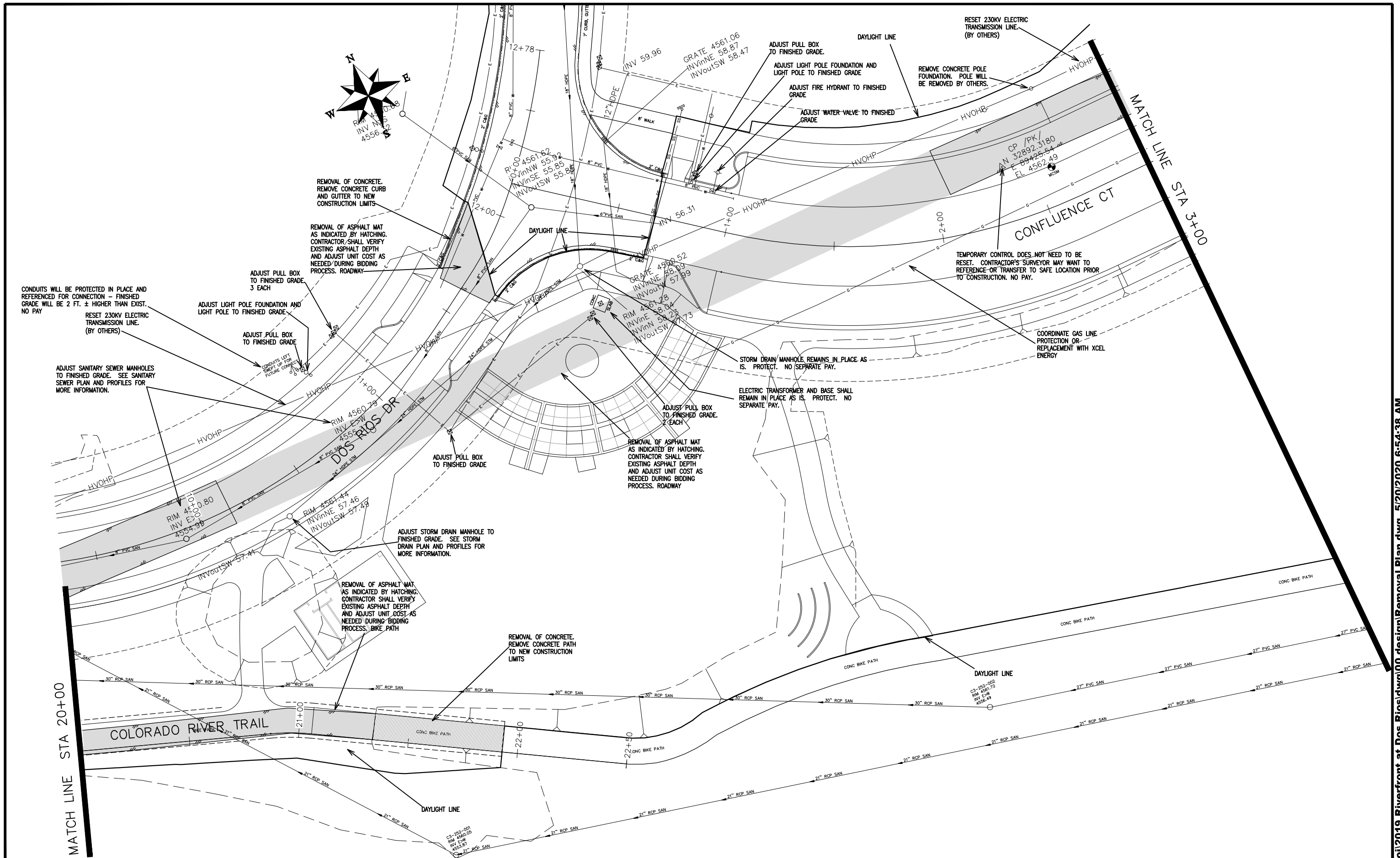
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APPROVED BY	TCP	DATE	2019

SCALES:	
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0 NA NA	VERTICAL



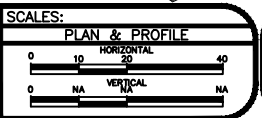
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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-7
May 20, 2020**



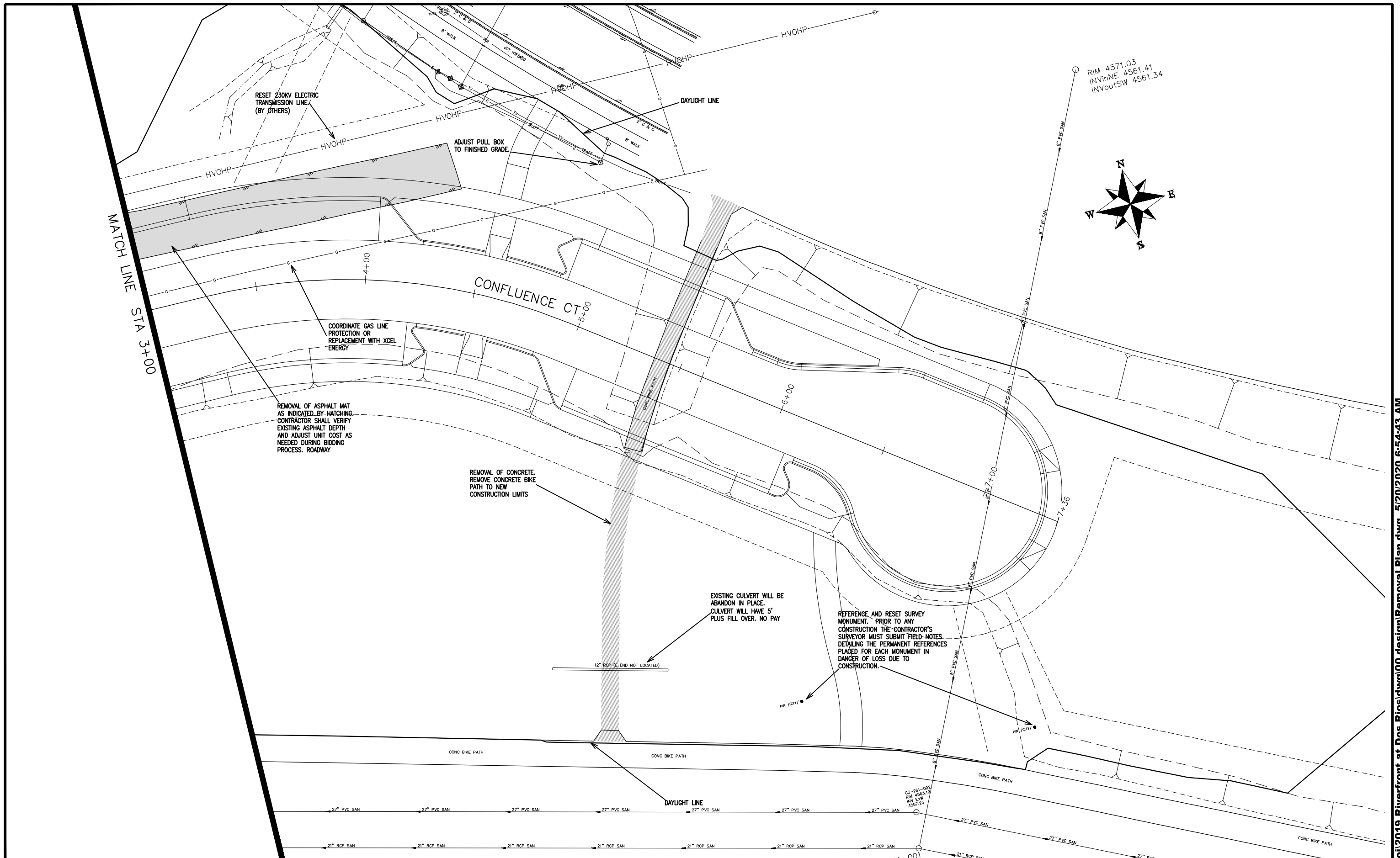
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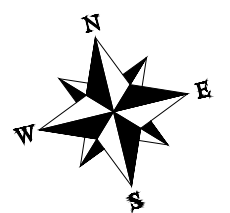


PUBLIC WORKS
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THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-8
May 20, 2020



RIM 4571.03
 INVInNE 4561.41
 INVoutSW 4561.34



MATCH LINE
 STA 3+00

RESET 230KV ELECTRIC
 TRANSMISSION LINE
 (BY OTHERS)

ADJUST PULL BOX
 TO FINISHED GRADE.

COORDINATE GAS LINE
 PROTECTION OR
 REPLACEMENT WITH XCEL
 ENERGY

REMOVAL OF ASPHALT MAT
 AS INDICATED BY HATCHING.
 CONTRACTOR SHALL VERIFY
 EXISTING ASPHALT DEPTH
 AND ADJUST UNIT COST AS
 NEEDED DURING BIDDING
 PROCESS. ROADWAY

REMOVAL OF CONCRETE.
 REMOVE CONCRETE BIKE
 PATH TO NEW
 CONSTRUCTION LIMITS

EXISTING CULVERT WILL BE
 ABANDON IN PLACE.
 CULVERT WILL HAVE 5'
 PLUS FILL OVER. NO PAY

REFERENCE AND RESET SURVEY
 MONUMENT. PRIOR TO ANY
 CONSTRUCTION THE CONTRACTOR'S
 SURVEYOR MUST SUBMIT FIELD-NOTES
 DETAILING THE PERMANENT REFERENCES
 PLACED FOR EACH MONUMENT IN
 DANGER OF LOSS DUE TO
 CONSTRUCTION.

REVISION	DESCRIPTION	DATE
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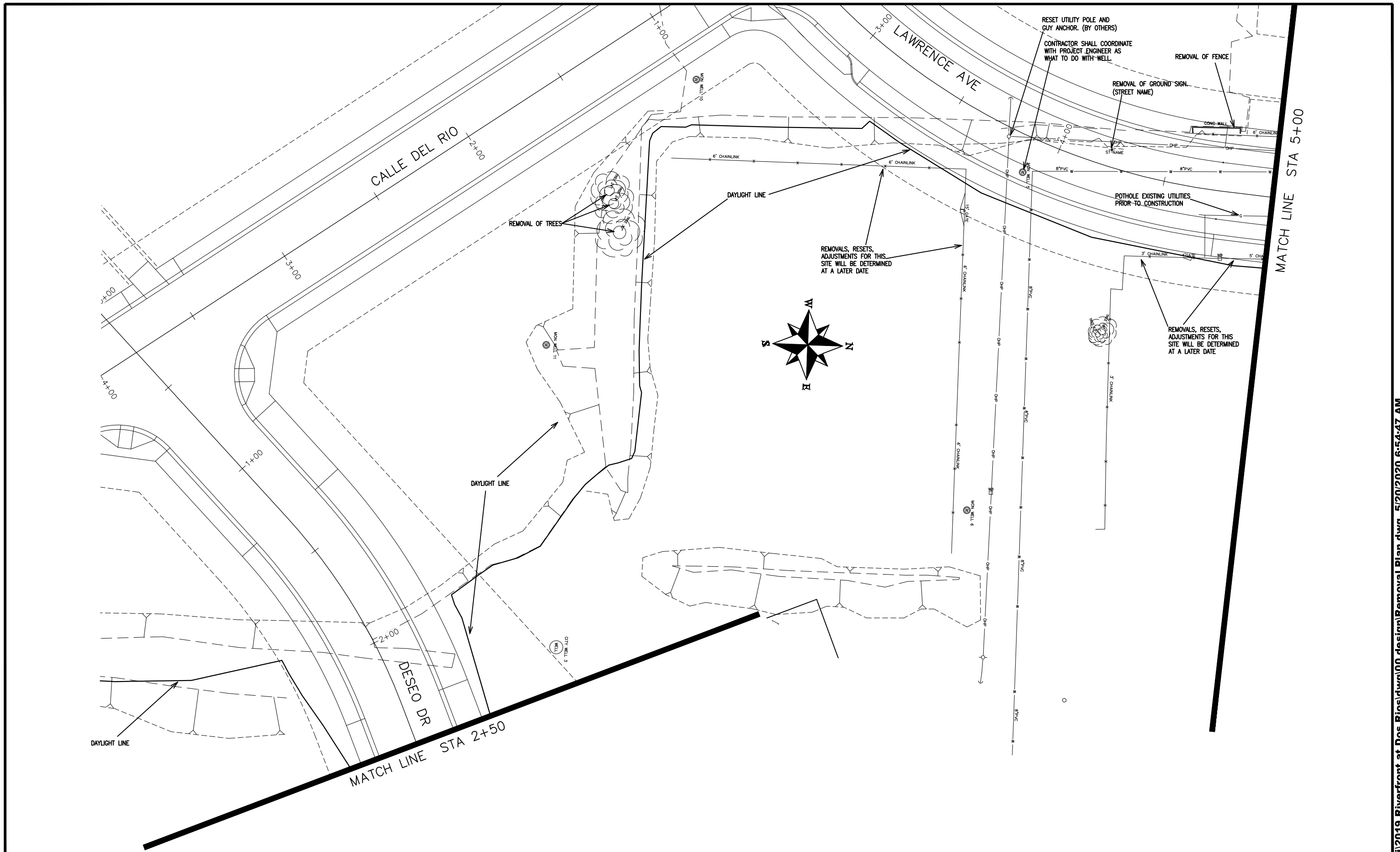
DRAWN BY	JCS	DATE	2019
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SCALES:	
PLAN & PROFILE	
0 10 20 40	HORIZONTAL
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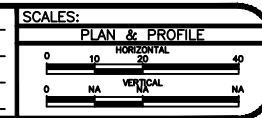
PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 REMOVAL PLAN - R-9
 May 20, 2020



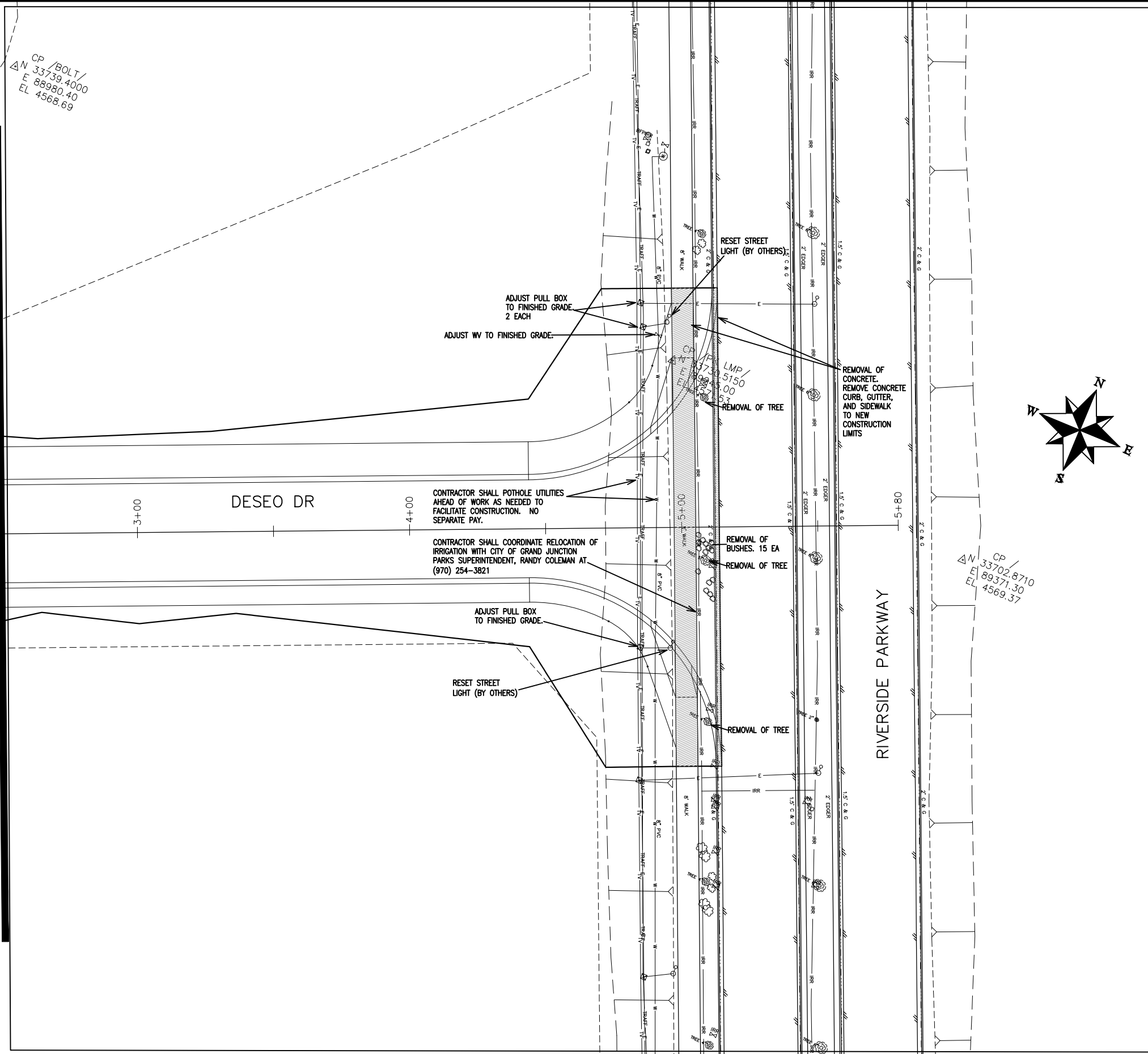
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 CHECKED BY BH DATE 2019
 APPROVED BY TCP DATE 2019



PUBLIC WORKS
ENGINEERING DIVISION

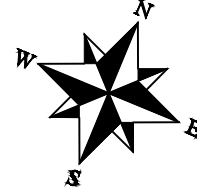
THE RIVERFRONT AT DOS RIOS
REMOVAL PLAN - R-10
May 20, 2020



CP / BOLT /
 Δ N 33739.4000
 E 88980.40
 EL 4568.69

LMP /
 Δ N 33739.5150
 E 88980.00
 EL 4568.53

CP /
 Δ N 33702.8710
 E 89371.30
 EL 4569.37



MATCH LINE STA 2+50

RIVERSIDE PARKWAY

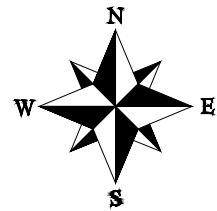
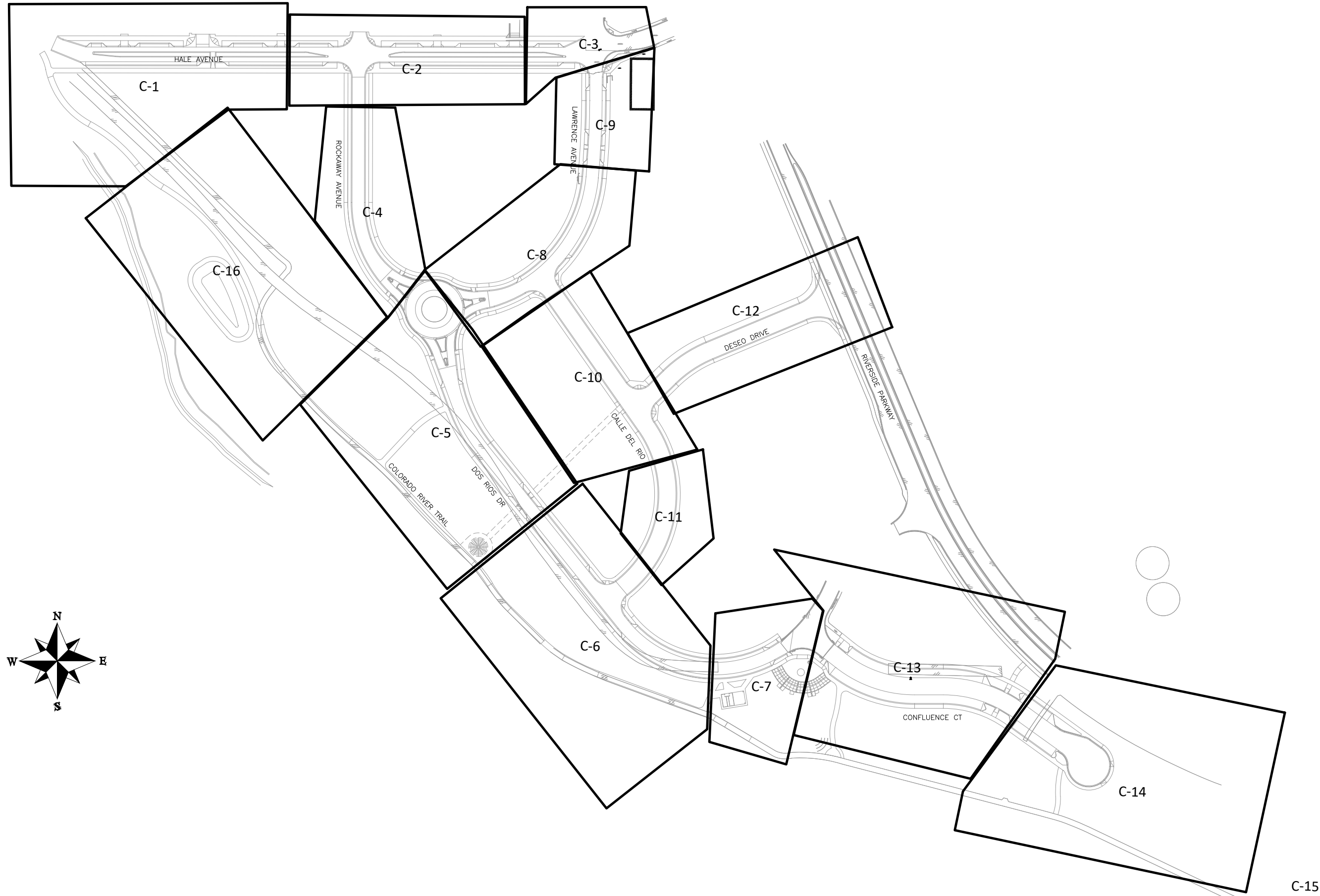
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REVISION Δ			JCS	2019
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SCALES:	
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PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 REMOVAL PLAN - R-11
 May 20, 2020

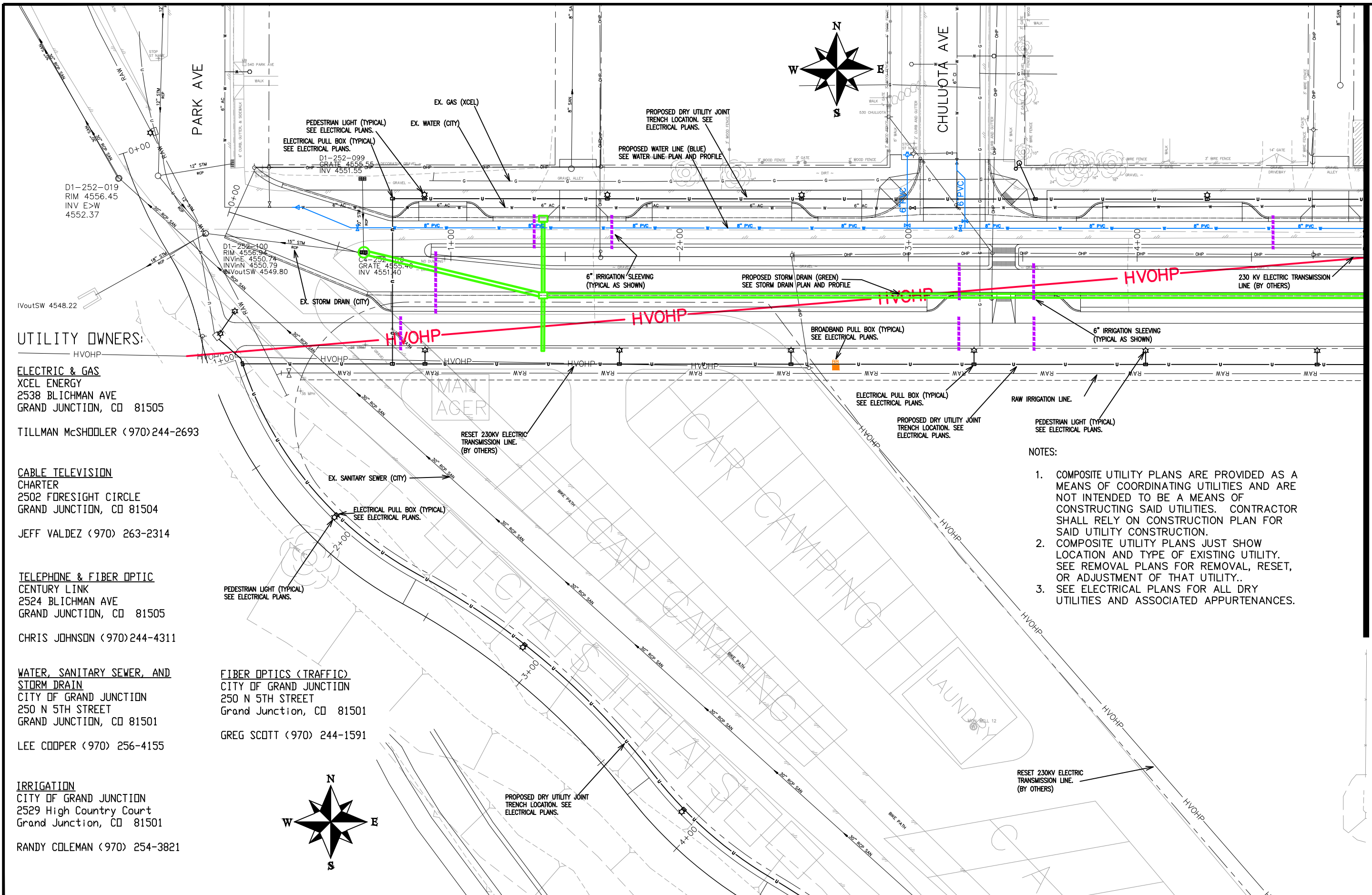


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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN SHEET INDEX – 1
May 20, 2020



MATCH LINE STA 5+00

UTILITY OWNERS:
 HVOHP
ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505
 TILLMAN McSHODLER (970)244-2693

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504
 JEFF VALDEZ (970) 263-2314

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505
 CHRIS JOHNSON (970)244-4311

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501
 LEE COOPER (970) 256-4155

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501
 GREG SCOTT (970) 244-1591

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501
 RANDY COLEMAN (970) 254-3821

- NOTES:**
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REVISION	DESCRIPTION	DATE
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REVISION		
REVISION		
REVISION		

DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:

PLAN & PROFILE	0 10 20 40
HORIZONTAL	
0 NA 10 NA	
VERTICAL	



PUBLIC WORKS ENGINEERING DIVISION

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN – C-1
 May 20, 2020**

UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

TILLMAN McSHODLER (970)244-2693

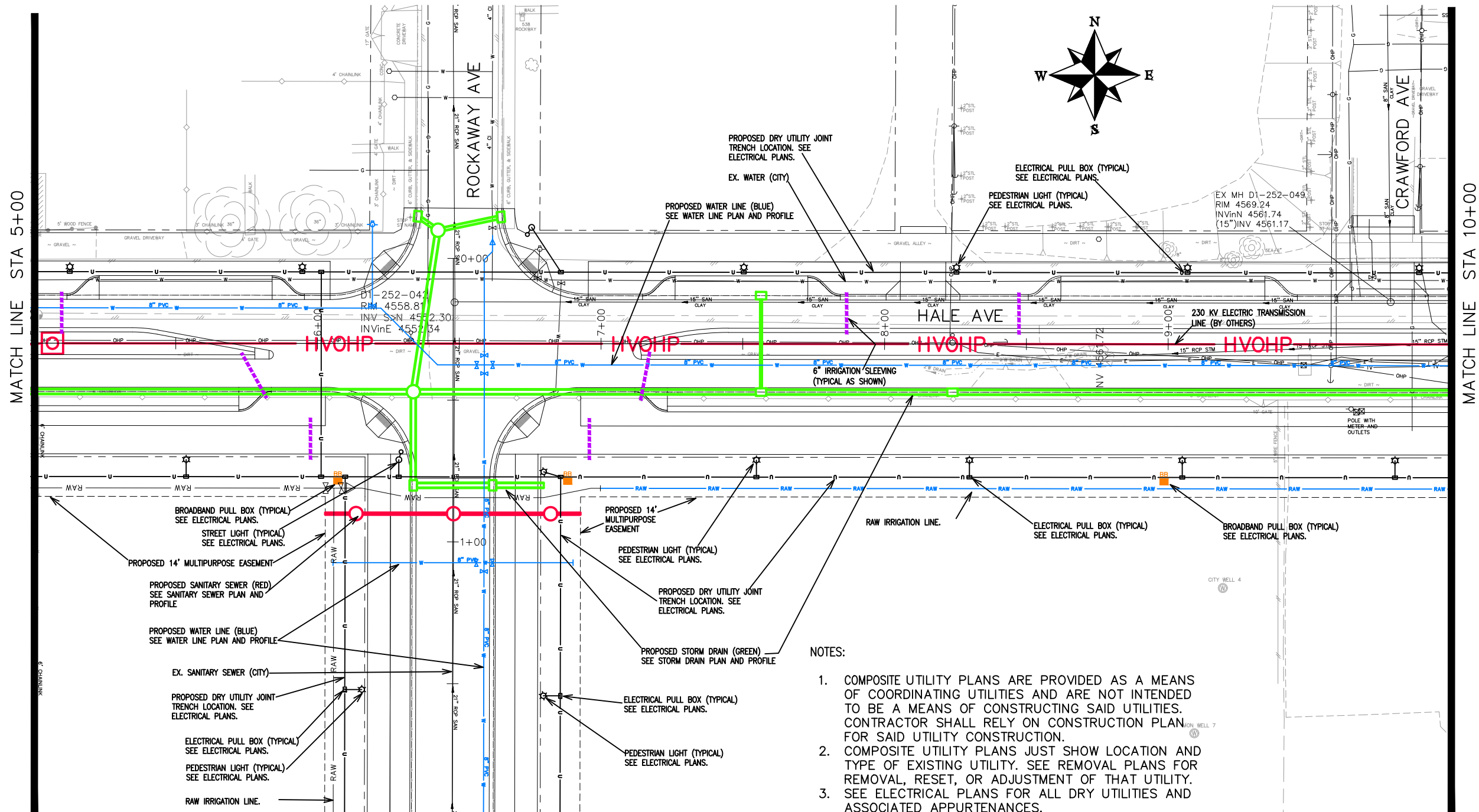
JEFF VALDEZ (970) 263-2314

CHRIS JOHNSON (970)244-4311

LEE COOPER (970) 256-4155

RANDY COLEMAN (970) 254-3821

GREG SCOTT (970) 244-1591



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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:
PLAN & PROFILE
0 10 20 30 40 HORIZONTAL
0 NA VERTICAL



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-2
 May 20, 2020

UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

TILLMAN McSHOOLER (970)244-2693

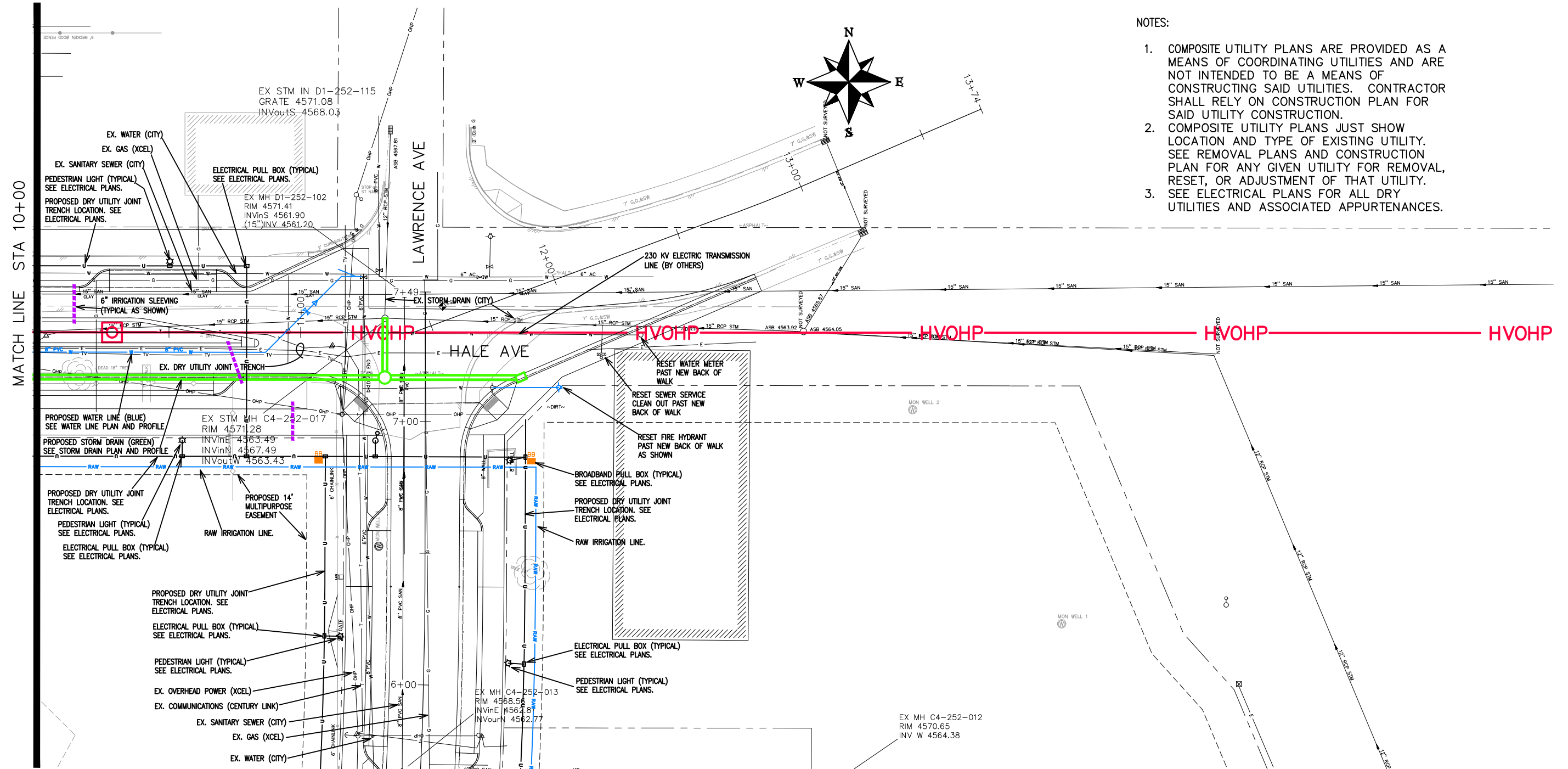
JEFF VALDEZ (970) 263-2314

CHRIS JOHNSON (970)244-4311

LEE COOPER (970) 256-4155

RANDY COLEMAN (970) 254-3821

GREG SCOTT (970) 244-1591



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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
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0 NA NA	VERTICAL



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-3
 May 20, 2020

UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

TILLMAN McSHOOLER (970)244-2693

JEFF VALDEZ (970) 263-2314

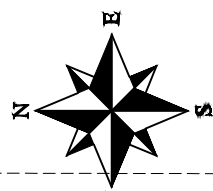
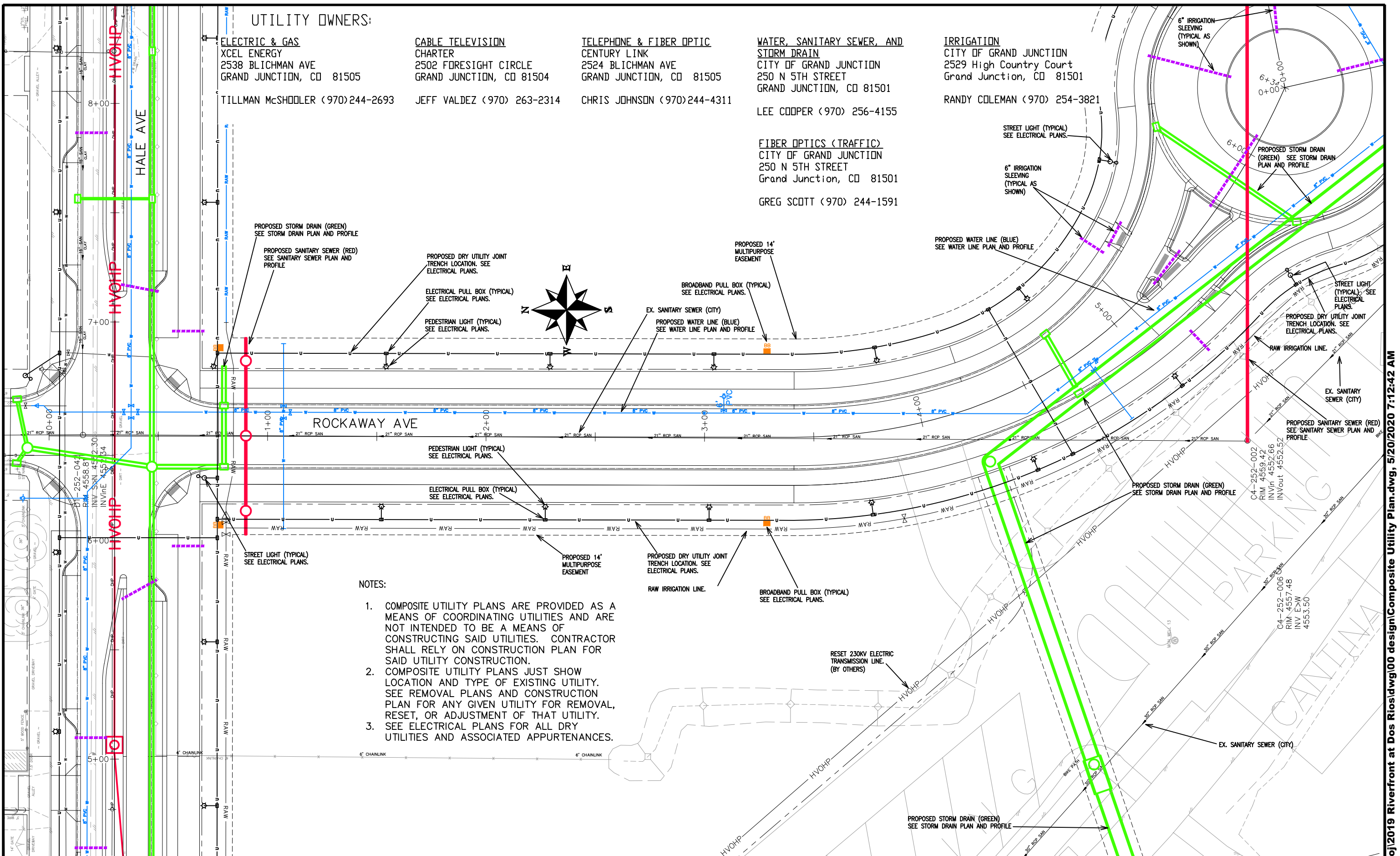
CHRIS JOHNSON (970)244-4311

LEE COOPER (970) 256-4155

RANDY COLEMAN (970) 254-3821

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

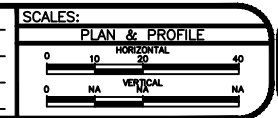
GREG SCOTT (970) 244-1591



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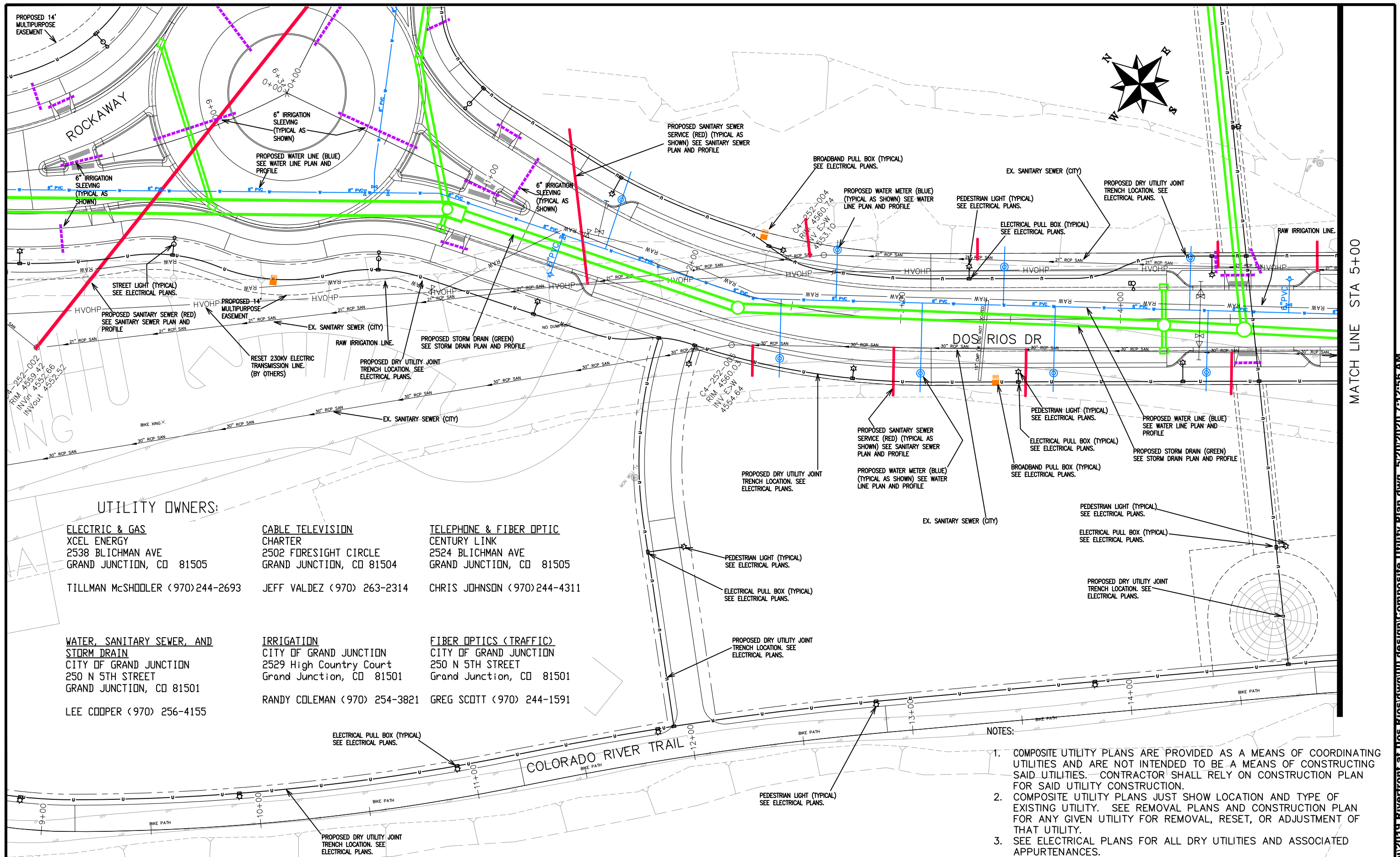
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 APPROVED BY TCP DATE 2019



**PUBLIC WORKS
 ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-4
 May 20, 2020**

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MATCH LINE STA 5+00

UTILITY OWNERS:

<p>ELECTRIC & GAS XCEL ENERGY 2538 BLICHMAN AVE GRAND JUNCTION, CO 81505 TILLMAN McSHOOLER (970)244-2693</p>	<p>CABLE TELEVISION CHARTER 2502 FORESIGHT CIRCLE GRAND JUNCTION, CO 81504 JEFF VALDEZ (970) 263-2314</p>	<p>TELEPHONE & FIBER OPTIC CENTURY LINK 2524 BLICHMAN AVE GRAND JUNCTION, CO 81505 CHRIS JOHNSON (970)244-4311</p>
<p>WATER, SANITARY SEWER, AND STORM DRAIN CITY OF GRAND JUNCTION 250 N 5TH STREET GRAND JUNCTION, CO 81501 LEE COOPER (970) 256-4155</p>	<p>IRRIGATION CITY OF GRAND JUNCTION 2529 High Country Court Grand Junction, CO 81501 RANDY COLEMAN (970) 254-3821</p>	<p>FIBER OPTICS (TRAFFIC) CITY OF GRAND JUNCTION 250 N 5TH STREET Grand Junction, CO 81501 GREG SCOTT (970) 244-1591</p>

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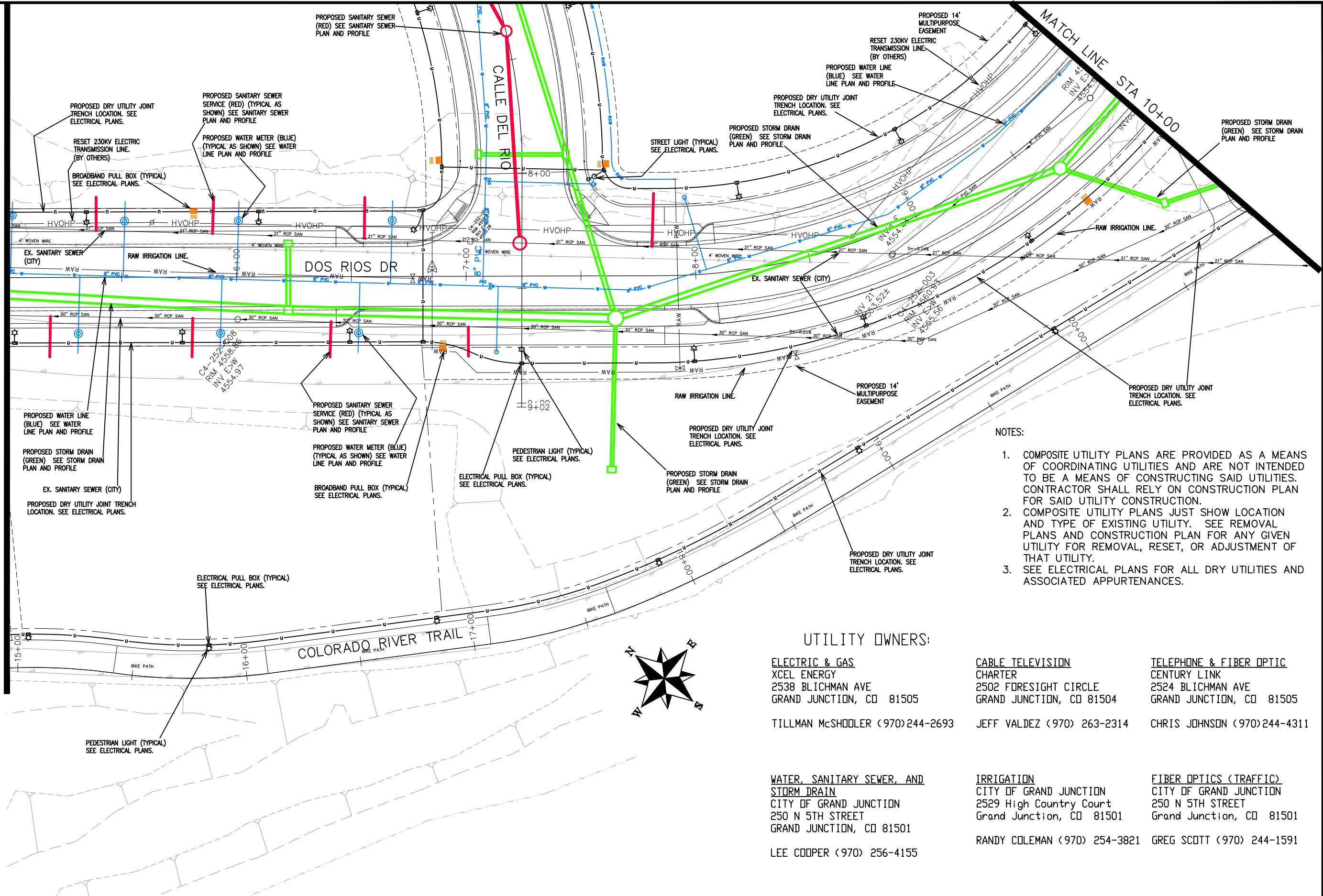
PUBLIC WORKS ENGINEERING DIVISION

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-5
 May 20, 2020**

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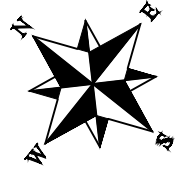
MATCH LINE STA 10+00



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UTILITY OWNERS:

<u>ELECTRIC & GAS</u> XCEL ENERGY 2538 BLICHMAN AVE GRAND JUNCTION, CO 81505 TILLMAN McSHOOLER (970)244-2693	<u>CABLE TELEVISION</u> CHARTER 2502 FORESIGHT CIRCLE GRAND JUNCTION, CO 81504 JEFF VALDEZ (970) 263-2314	<u>TELEPHONE & FIBER OPTIC</u> CENTURY LINK 2524 BLICHMAN AVE GRAND JUNCTION, CO 81505 CHRIS JOHNSON (970)244-4311
<u>WATER, SANITARY SEWER, AND STORM DRAIN</u> CITY OF GRAND JUNCTION 250 N 5TH STREET GRAND JUNCTION, CO 81501 LEE CODPER (970) 256-4155	<u>IRRIGATION</u> CITY OF GRAND JUNCTION 2529 High Country Court Grand Junction, CO 81501 RANDY COLEMAN (970) 254-3821	<u>FIBER OPTICS (TRAFFIC)</u> CITY OF GRAND JUNCTION 250 N 5TH STREET Grand Junction, CO 81501 GREG SCOTT (970) 244-1591



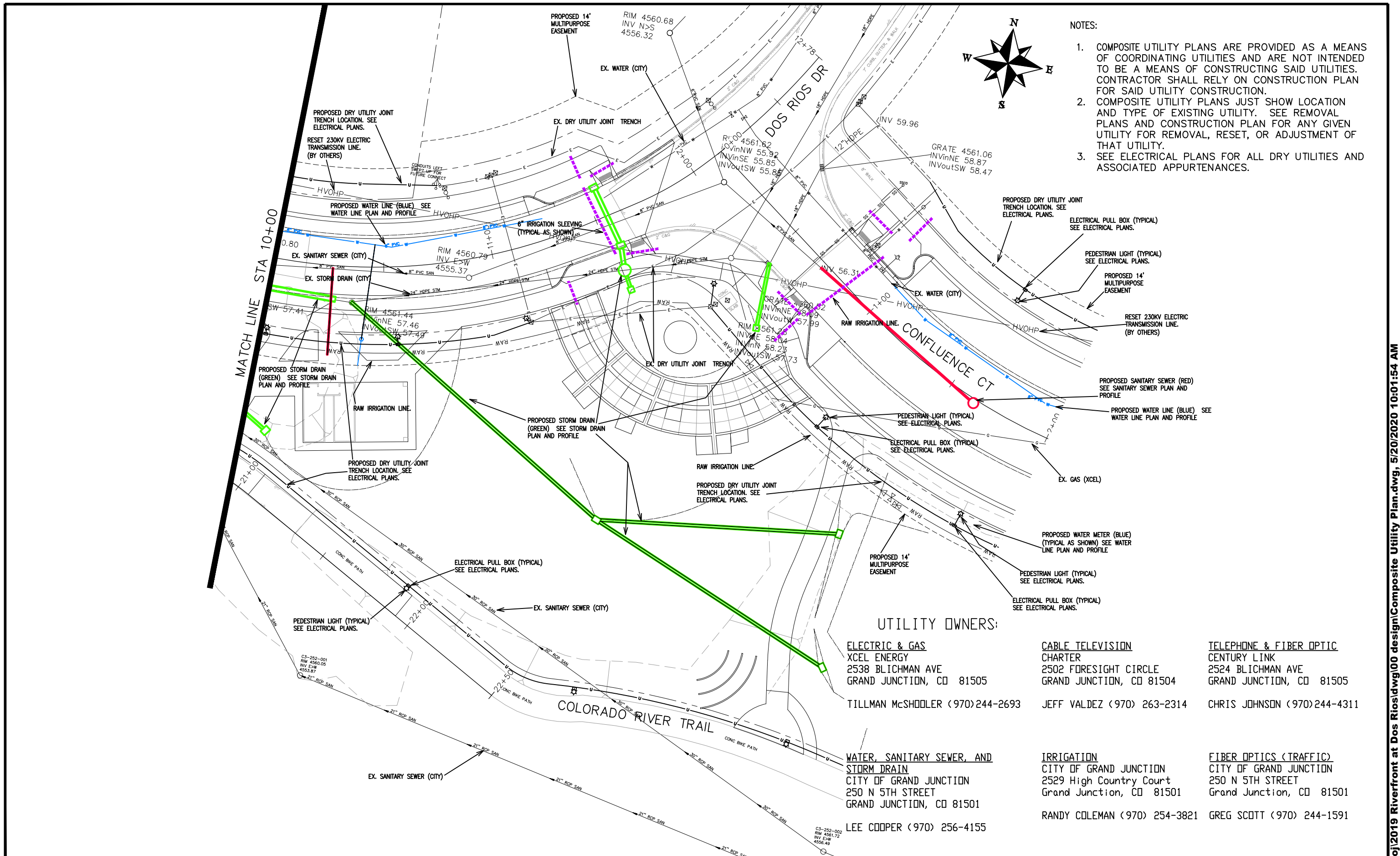
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REVISION			BH	2019	
REVISION			JCP	2019	
REVISION					



PUBLIC WORKS
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THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-6
May 20, 2020

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UTILITY OWNERS:

<p>ELECTRIC & GAS XCEL ENERGY 2538 Blichman Ave Grand Junction, CO 81505 TILLMAN McSHODLER (970) 244-2693</p>	<p>CABLE TELEVISION CHARTER 2502 FORESIGHT CIRCLE GRAND JUNCTION, CO 81504 JEFF VALDEZ (970) 263-2314</p>	<p>TELEPHONE & FIBER OPTIC CENTURY LINK 2524 Blichman Ave GRAND JUNCTION, CO 81505 CHRIS JOHNSON (970) 244-4311</p>
<p>WATER, SANITARY SEWER, AND STORM DRAIN CITY OF GRAND JUNCTION 250 N 5TH STREET GRAND JUNCTION, CO 81501 LEE COOPER (970) 256-4155</p>	<p>IRRIGATION CITY OF GRAND JUNCTION 2529 High Country Court Grand Junction, CO 81501 RANDY COLEMAN (970) 254-3821</p>	<p>FIBER OPTICS (TRAFFIC) CITY OF GRAND JUNCTION 250 N 5TH STREET Grand Junction, CO 81501 GREG SCOTT (970) 244-1591</p>

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION Δ			BH	2019	0 NA NA VERTICAL
REVISION Δ			TCP	2019	



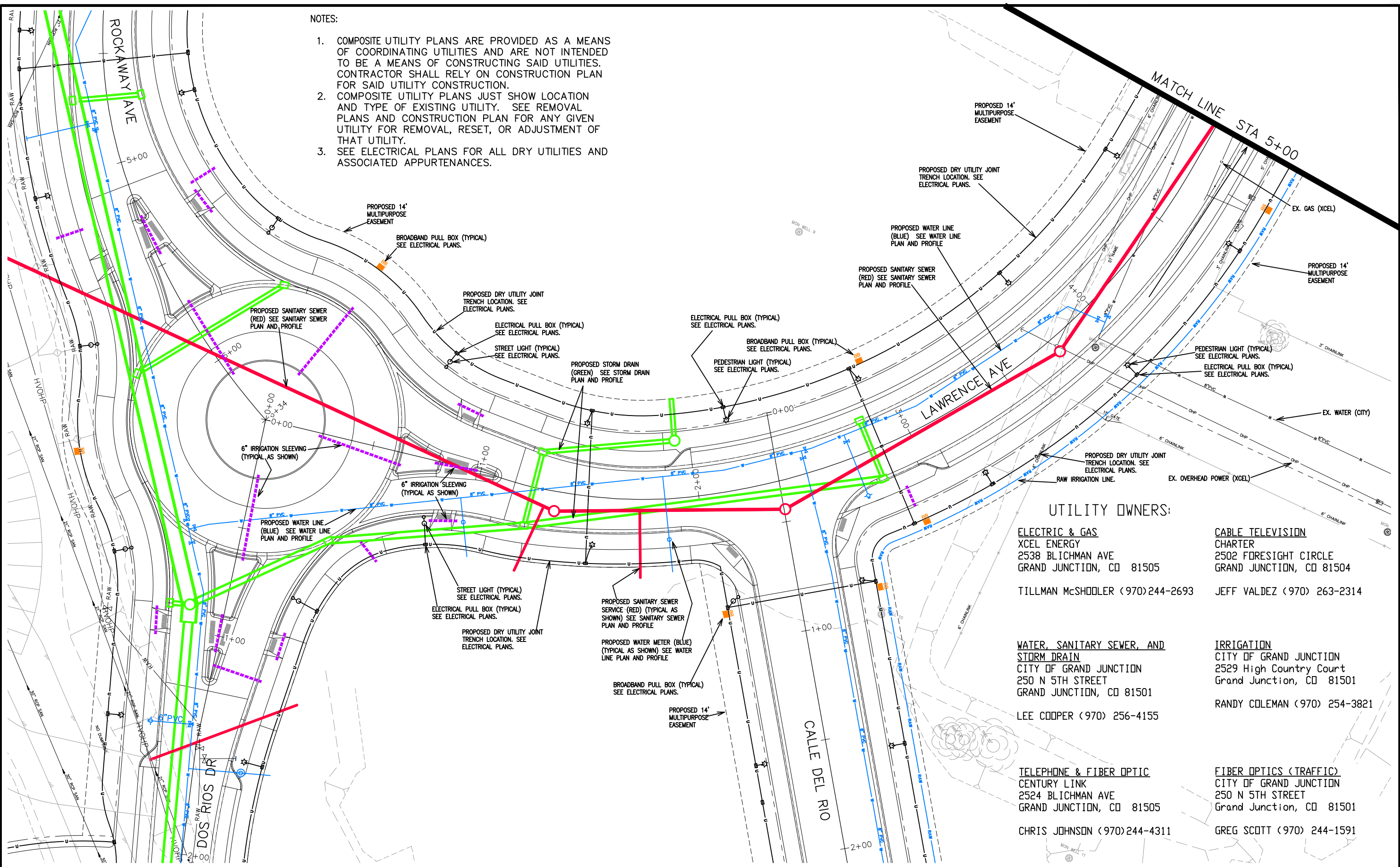
PUBLIC WORKS ENGINEERING DIVISION

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-7
 May 20, 2020**

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NOTES:

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UTILITY OWNERS:

- | | |
|--|--|
| ELECTRIC & GAS
XCEL ENERGY
2538 BLICHMAN AVE
GRAND JUNCTION, CO 81505

TILLMAN McSHOOLER (970)244-2693 | CABLE TELEVISION
CHARTER
2502 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81504

JEFF VALDEZ (970) 263-2314 |
| WATER, SANITARY SEWER, AND STORM DRAIN
CITY OF GRAND JUNCTION
250 N 5TH STREET
GRAND JUNCTION, CO 81501

LEE COOPER (970) 256-4155 | IRRIGATION
CITY OF GRAND JUNCTION
2529 High Country Court
Grand Junction, CO 81501

RANDY COLEMAN (970) 254-3821 |
| TELEPHONE & FIBER OPTIC
CENTURY LINK
2524 BLICHMAN AVE
GRAND JUNCTION, CO 81505

CHRIS JOHNSON (970)244-4311 | FIBER OPTICS (TRAFFIC)
CITY OF GRAND JUNCTION
250 N 5TH STREET
Grand Junction, CO 81501

GREG SCOTT (970) 244-1591 |

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION			JCS	2019	0 10 HORIZONTAL 20 40
REVISION			BH	2019	0 NA VERTICAL NA
REVISION			ICP	2019	



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-8
May 20, 2020**

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UTILITY OWNERS:

ELECTRIC & GAS

XCEL ENERGY
2538 BLICHMAN AVE
GRAND JUNCTION, CO 81505

TILLMAN McSHOOLER (970)244-2693

CABLE TELEVISION

CHARTER
2502 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81504

JEFF VALDEZ (970) 263-2314

WATER, SANITARY SEWER, AND STORM DRAIN

CITY OF GRAND JUNCTION
250 N 5TH STREET
GRAND JUNCTION, CO 81501

LEE COOPER (970) 256-4155

IRRIGATION

CITY OF GRAND JUNCTION
2529 High Country Court
Grand Junction, CO 81501

RANDY COLEMAN (970) 254-3821

TELEPHONE & FIBER OPTIC

CENTURY LINK
2524 BLICHMAN AVE
GRAND JUNCTION, CO 81505

CHRIS JOHNSON (970)244-4311

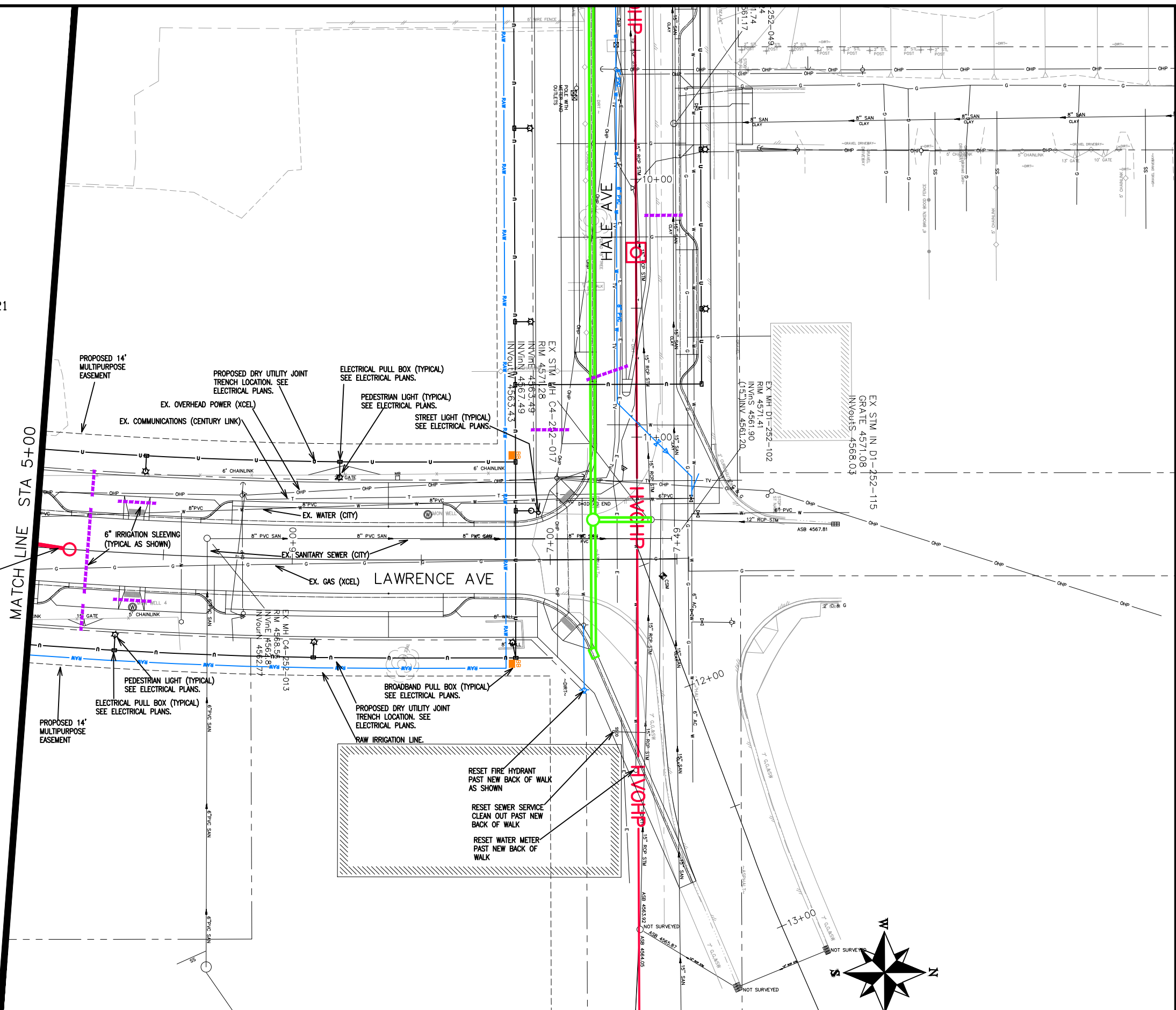
FIBER OPTICS (TRAFFIC)

CITY OF GRAND JUNCTION
250 N 5TH STREET
Grand Junction, CO 81501

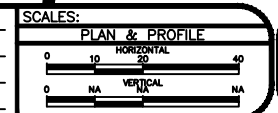
GREG SCOTT (970) 244-1591

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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-9
May 20, 2020**

UTILITY OWNERS:

ELECTRIC & GAS

XCEL ENERGY
2538 BLICHMAN AVE
GRAND JUNCTION, CO 81505

TILLMAN McSHODLER (970) 244-2693

WATER, SANITARY SEWER, AND STORM DRAIN

CITY OF GRAND JUNCTION
250 N 5TH STREET
GRAND JUNCTION, CO 81501

LEE COOPER (970) 256-4155

CABLE TELEVISION

CHARTER
2502 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81504

JEFF VALDEZ (970) 263-2314

IRRIGATION

CITY OF GRAND JUNCTION
2529 High Country Court
Grand Junction, CO 81501

RANDY COLEMAN (970) 254-3821

TELEPHONE & FIBER OPTIC

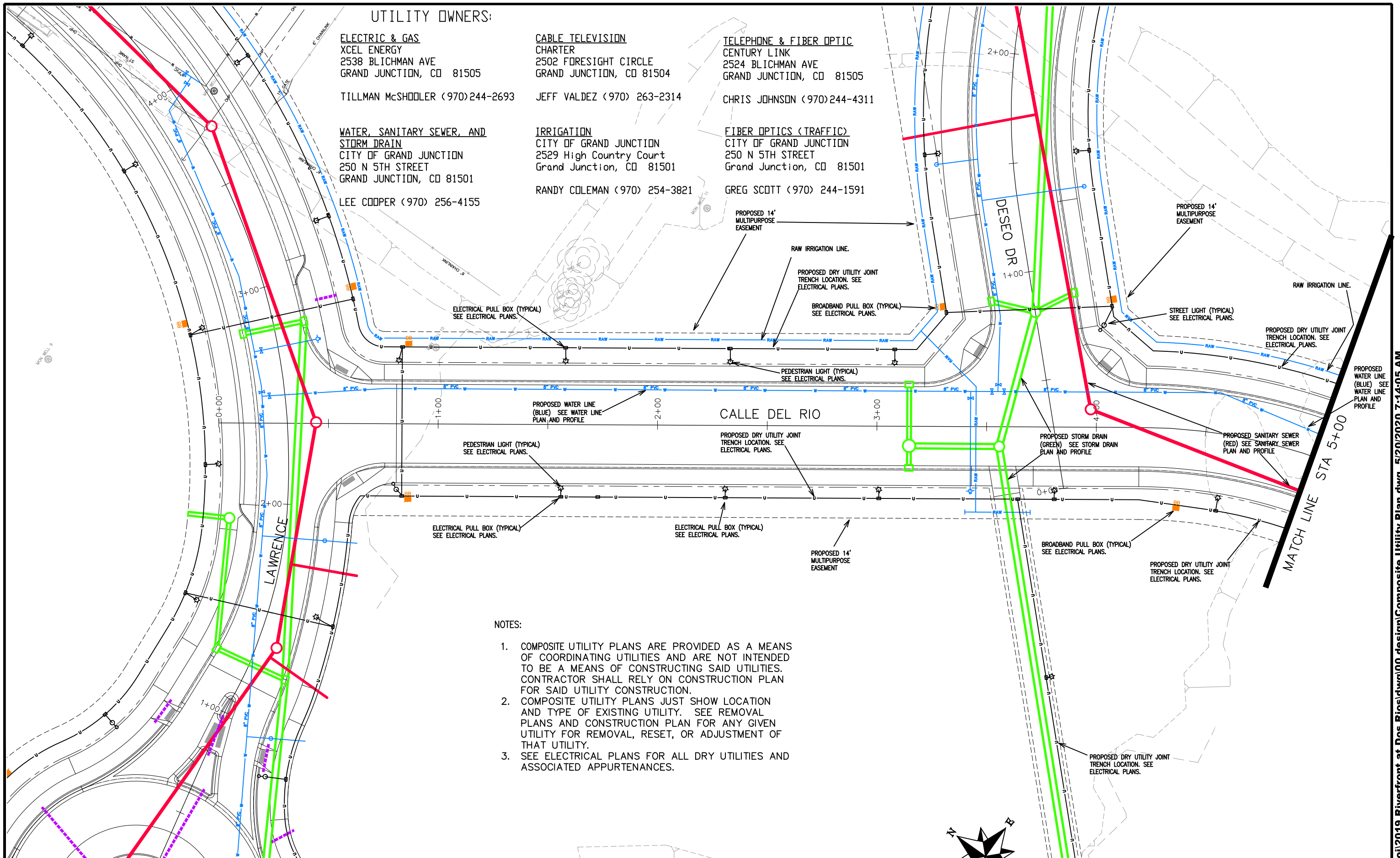
CENTURY LINK
2524 BLICHMAN AVE
GRAND JUNCTION, CO 81505

CHRIS JOHNSON (970) 244-4311

FIBER OPTICS (TRAFFIC)

CITY OF GRAND JUNCTION
250 N 5TH STREET
Grand Junction, CO 81501

GREG SCOTT (970) 244-1591



NOTES:

1. COMPOSITE UTILITY PLANS ARE PROVIDED AS A MEANS OF COORDINATING UTILITIES AND ARE NOT INTENDED TO BE A MEANS OF CONSTRUCTING SAID UTILITIES. CONTRACTOR SHALL RELY ON CONSTRUCTION PLAN FOR SAID UTILITY CONSTRUCTION.
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3. SEE ELECTRICAL PLANS FOR ALL DRY UTILITIES AND ASSOCIATED APPURTENANCES.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

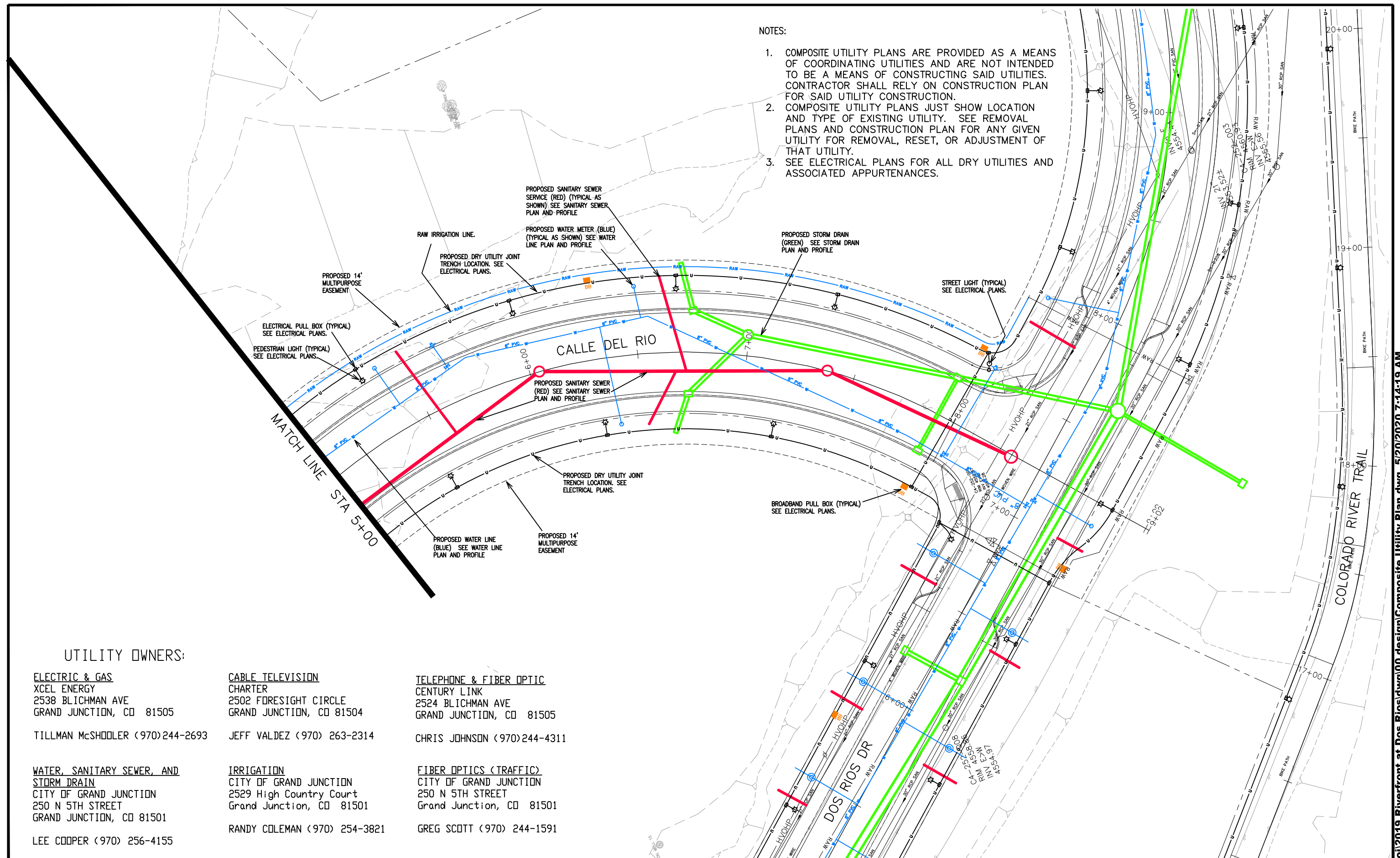
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**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-10
May 20, 2020**

- NOTES:
1. COMPOSITE UTILITY PLANS ARE PROVIDED AS A MEANS OF COORDINATING UTILITIES AND ARE NOT INTENDED TO BE A MEANS OF CONSTRUCTING SAID UTILITIES. CONTRACTOR SHALL RELY ON CONSTRUCTION PLAN FOR SAID UTILITY CONSTRUCTION.
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UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

TILLMAN McSHOOLER (970)244-2693

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

LEE COOPER (970) 256-4155

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

JEFF VALDEZ (970) 263-2314

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

RANDY COLEMAN (970) 254-3821

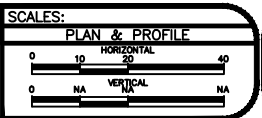
TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CHRIS JOHNSON (970)244-4311

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

GREG SCOTT (970) 244-1591

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ			JCS	2019
REVISION Δ			JCS	2019
REVISION Δ			BH	2019
REVISION Δ			TCP	2019



**PUBLIC WORKS
 ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN – C-11
 May 20, 2020**

UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

TILLMAN McSHOOLER (970)244-2693

JEFF VALDEZ (970) 263-2314

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

LEE COOPER (970) 256-4155

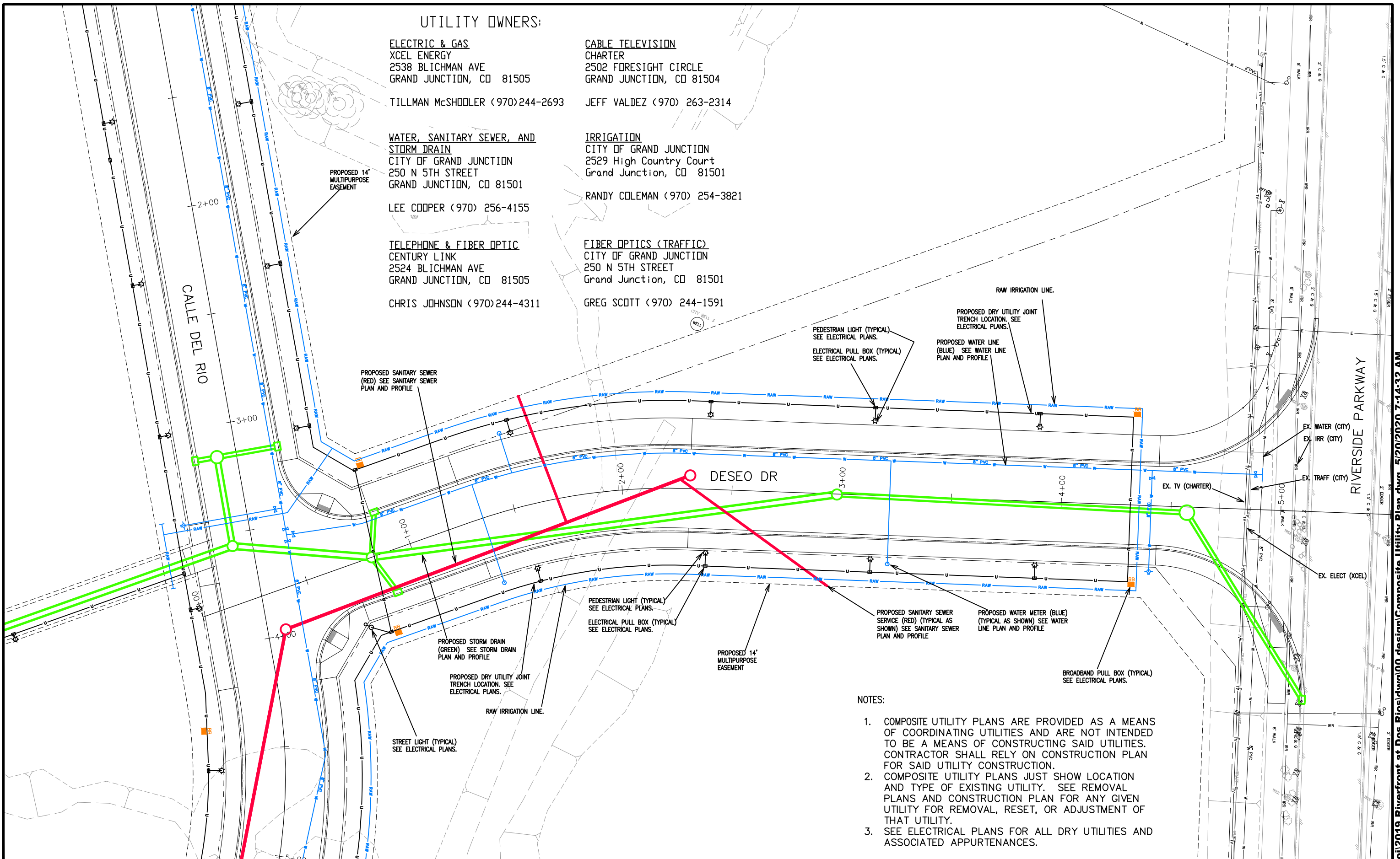
RANDY COLEMAN (970) 254-3821

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

CHRIS JOHNSON (970)244-4311

GREG SCOTT (970) 244-1591



NOTES:

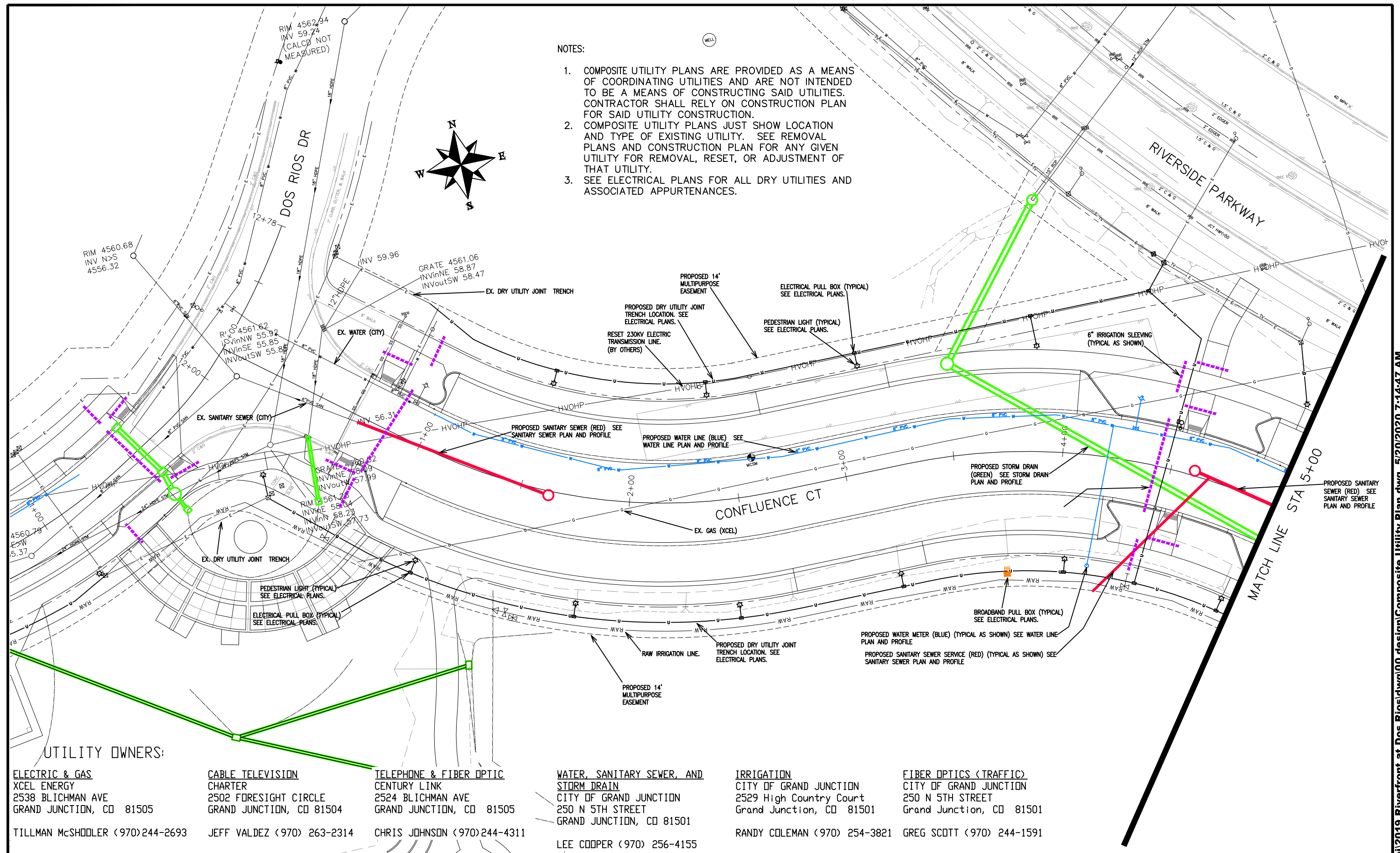
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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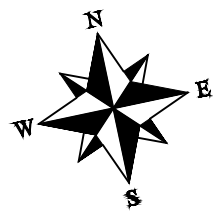


**PUBLIC WORKS
 ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-12
 May 20, 2020**



- NOTES:
1. COMPOSITE UTILITY PLANS ARE PROVIDED AS A MEANS OF COORDINATING UTILITIES AND ARE NOT INTENDED TO BE A MEANS OF CONSTRUCTING SAID UTILITIES. CONTRACTOR SHALL RELY ON CONSTRUCTION PLAN FOR SAID UTILITY CONSTRUCTION.
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 3. SEE ELECTRICAL PLANS FOR ALL DRY UTILITIES AND ASSOCIATED APPURTENANCES.



UTILITY OWNERS:

<p>ELECTRIC & GAS XCEL ENERGY 2538 BLICHMAN AVE GRAND JUNCTION, CO 81505 TILLMAN McSHODLER (970)244-2693</p>	<p>CABLE TELEVISION CHARTER 2502 FORESIGHT CIRCLE GRAND JUNCTION, CO 81504 JEFF VALDEZ (970) 263-2314</p>	<p>TELEPHONE & FIBER OPTIC CENTURY LINK 2524 BLICHMAN AVE GRAND JUNCTION, CO 81505 CHRIS JOHNSON (970)244-4311</p>	<p>WATER, SANITARY SEWER, AND STORM DRAIN CITY OF GRAND JUNCTION 250 N 5TH STREET GRAND JUNCTION, CO 81501 LEE COOPER (970) 256-4155</p>	<p>IRRIGATION CITY OF GRAND JUNCTION 2529 High Country Court Grand Junction, CO 81501 RANDY COLEMAN (970) 254-3821</p>	<p>FIBER OPTICS (TRAFFIC) CITY OF GRAND JUNCTION 250 N 5TH STREET Grand Junction, CO 81501 GREG SCOTT (970) 244-1591</p>
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

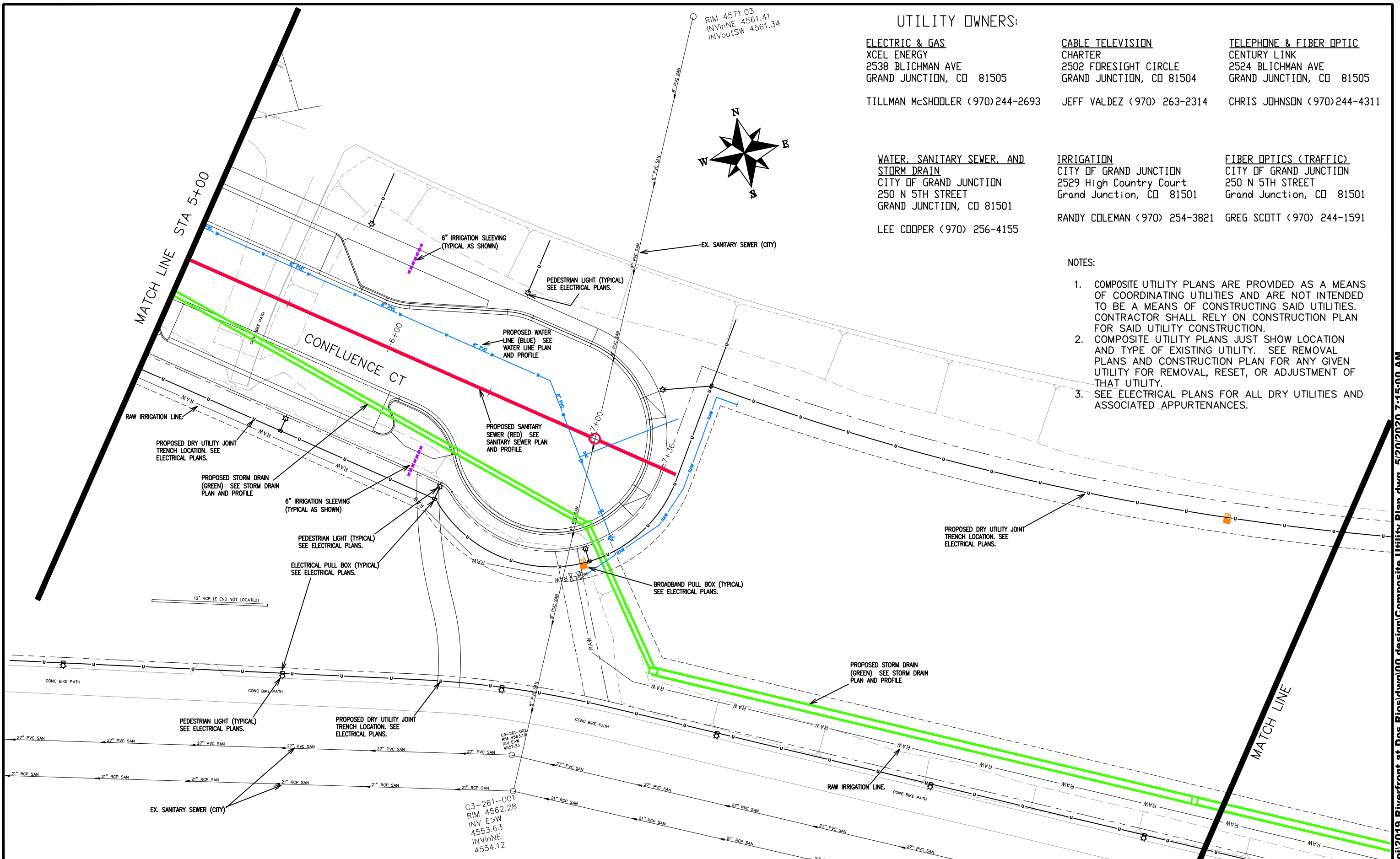
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**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-13
May 20, 2020**



UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505
 TILLMAN McSHOOLER (970)244-2693
 LEE COOPER (970) 256-4155

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504
 JEFF VALDEZ (970) 263-2314

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505
 CHRIS JOHNSON (970)244-4311

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501
 GREG SCOTT (970) 244-1591

NOTES:

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:
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**PUBLIC WORKS
 ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-14
 May 20, 2020**

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RIVERSIDE PARKWAY

UTILITY OWNERS:

ELECTRIC & GAS
 XCEL ENERGY
 2538 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

CABLE TELEVISION
 CHARTER
 2502 FORESIGHT CIRCLE
 GRAND JUNCTION, CO 81504

TELEPHONE & FIBER OPTIC
 CENTURY LINK
 2524 BLICHMAN AVE
 GRAND JUNCTION, CO 81505

TILLMAN McSHOOLER (970)244-2693

JEFF VALDEZ (970) 263-2314

CHRIS JOHNSON (970)244-4311

WATER, SANITARY SEWER, AND STORM DRAIN
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 GRAND JUNCTION, CO 81501

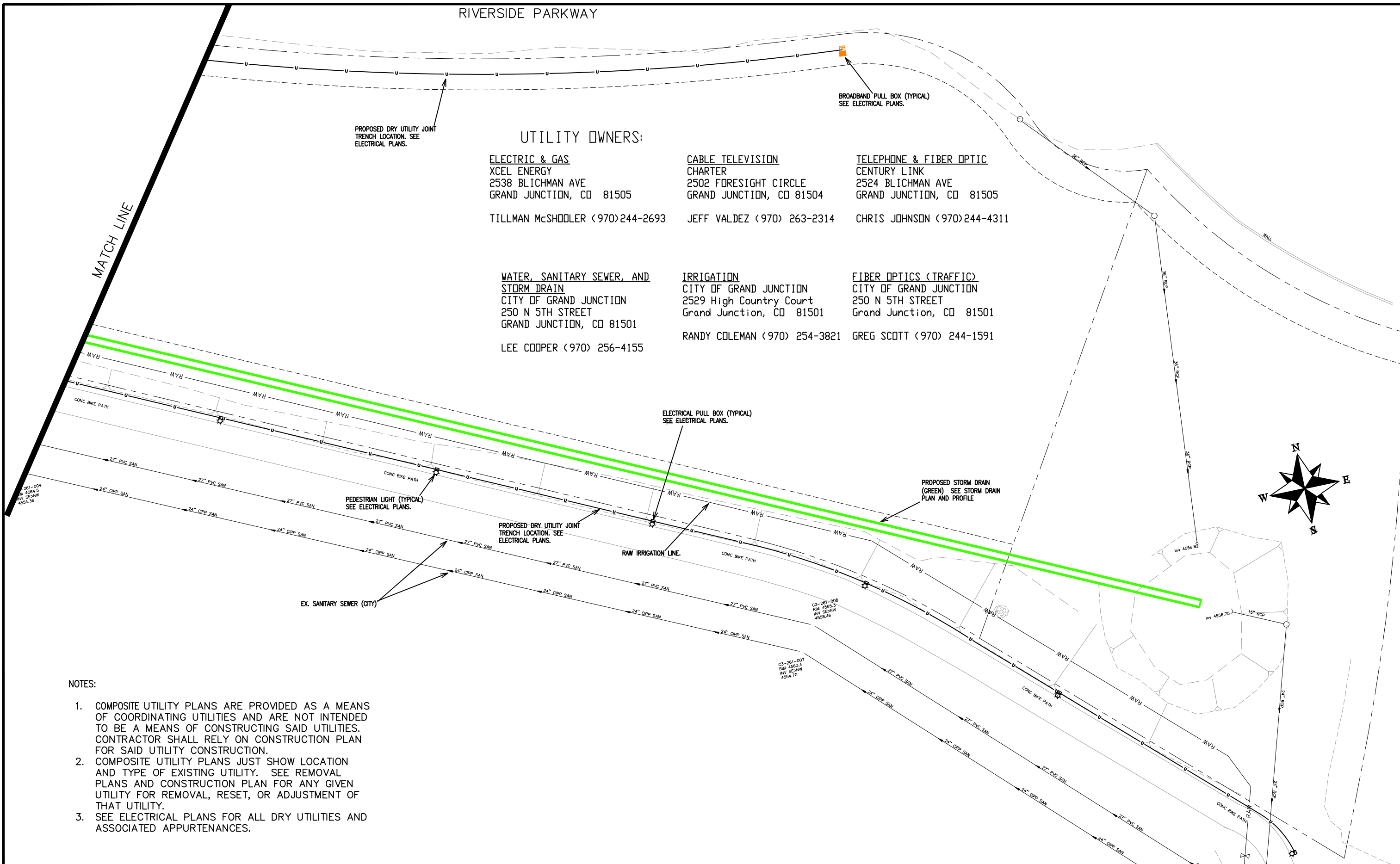
IRRIGATION
 CITY OF GRAND JUNCTION
 2529 High Country Court
 Grand Junction, CO 81501

FIBER OPTICS (TRAFFIC)
 CITY OF GRAND JUNCTION
 250 N 5TH STREET
 Grand Junction, CO 81501

LEE COOPER (970) 256-4155

RANDY COLEMAN (970) 254-3821

GREG SCOTT (970) 244-1591



NOTES:

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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SCALES:
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0 NA VERTICAL NA



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 COMPOSITE UTILITY PLAN - C-15
 May 20, 2020

UTILITY OWNERS:

ELECTRIC & GAS

XCEL ENERGY
2538 BLICHMAN AVE
GRAND JUNCTION, CO 81505

TILLMAN McSHOOLER (970) 244-2693

CABLE TELEVISION

CHARTER
2502 FORESIGHT CIRCLE
GRAND JUNCTION, CO 81504

JEFF VALDEZ (970) 263-2314

TELEPHONE & FIBER OPTIC

CENTURY LINK
2524 BLICHMAN AVE
GRAND JUNCTION, CO 81505

CHRIS JOHNSON (970) 244-4311

WATER, SANITARY SEWER, AND STORM DRAIN

CITY OF GRAND JUNCTION
250 N 5TH STREET
GRAND JUNCTION, CO 81501

LEE COOPER (970) 256-4155

IRRIGATION

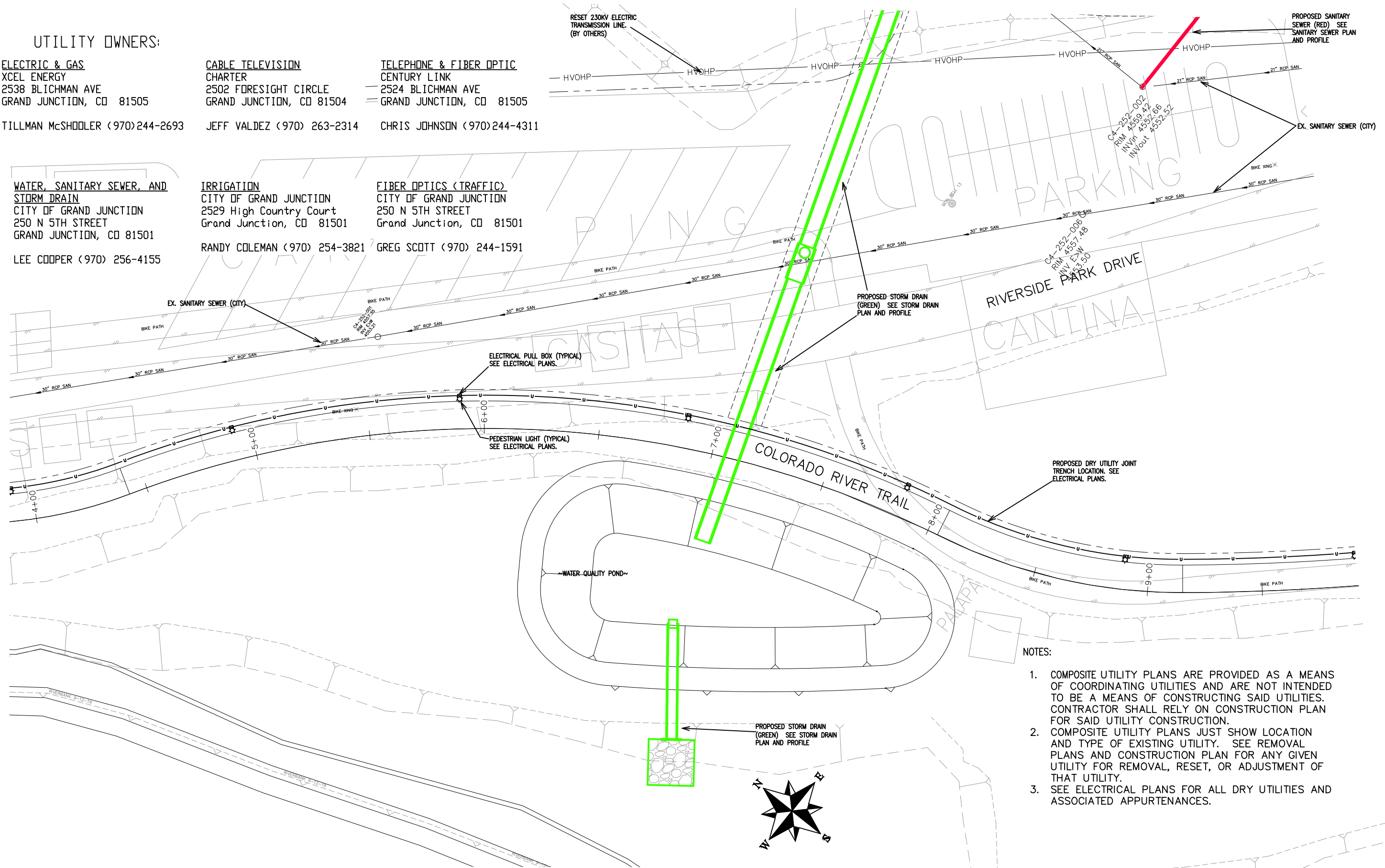
CITY OF GRAND JUNCTION
2529 High Country Court
Grand Junction, CO 81501

RANDY COLEMAN (970) 254-3821

FIBER OPTICS (TRAFFIC)

CITY OF GRAND JUNCTION
250 N 5TH STREET
Grand Junction, CO 81501

GREG SCOTT (970) 244-1591



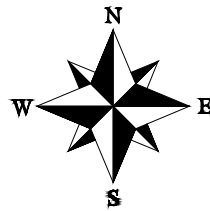
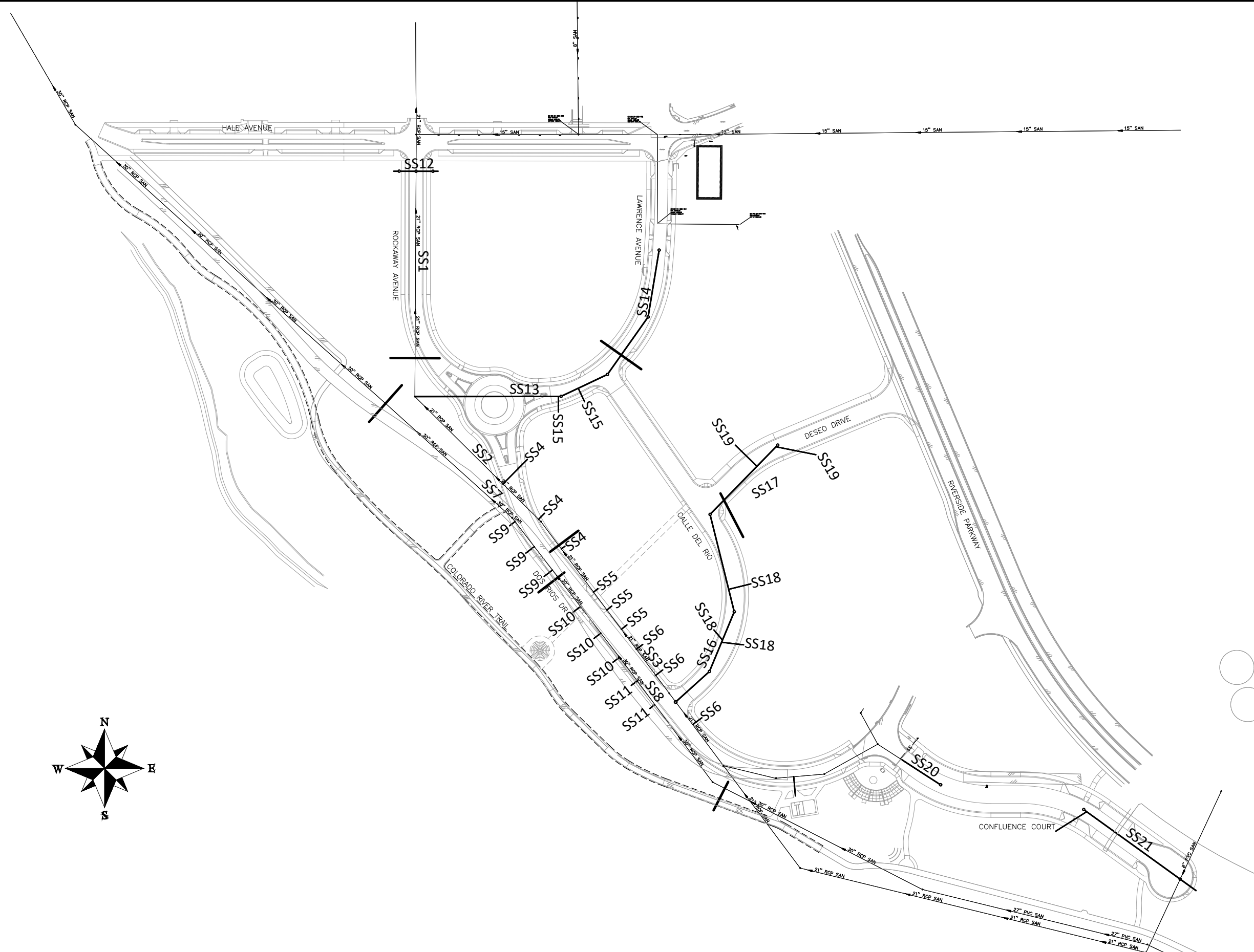
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
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PUBLIC WORKS ENGINEERING DIVISION

**THE RIVERFRONT AT DOS RIOS
COMPOSITE UTILITY PLAN - C-16
May 20, 2020**

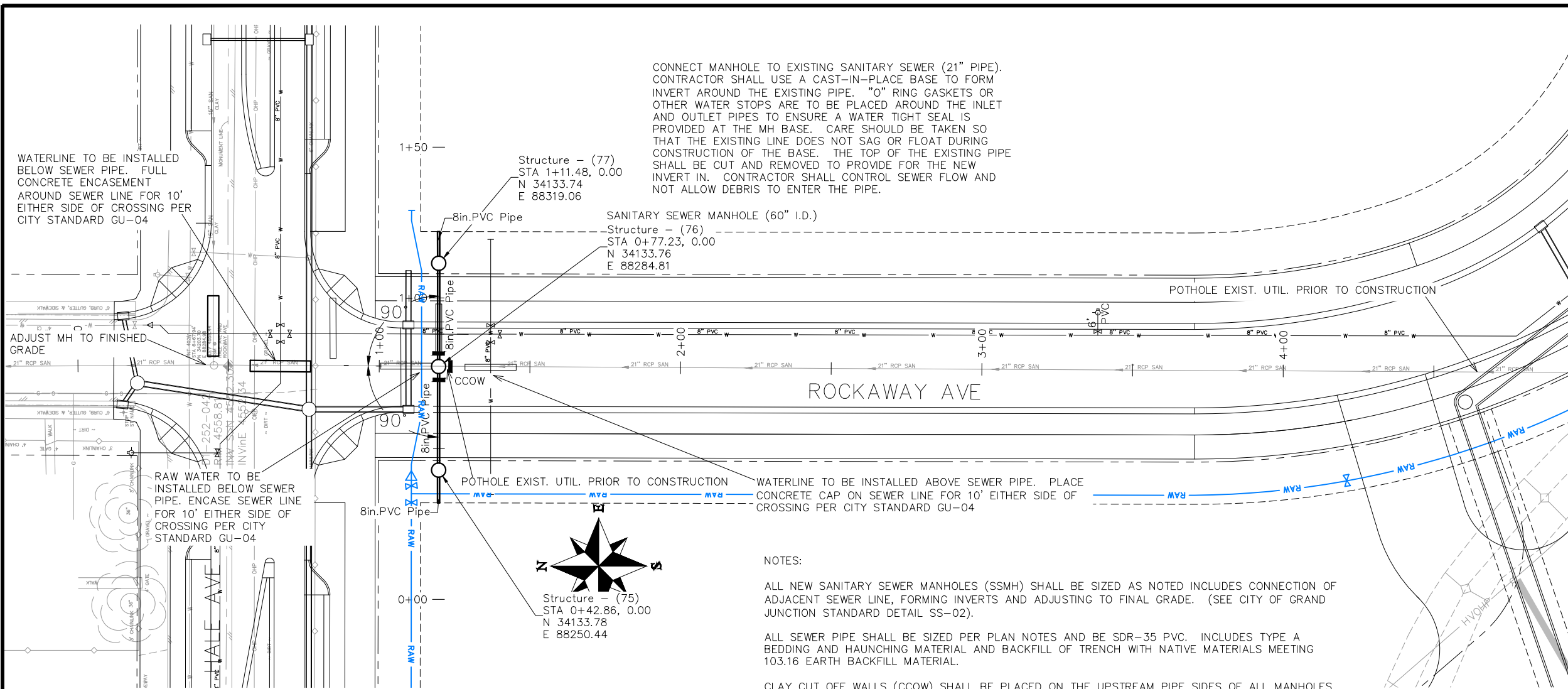


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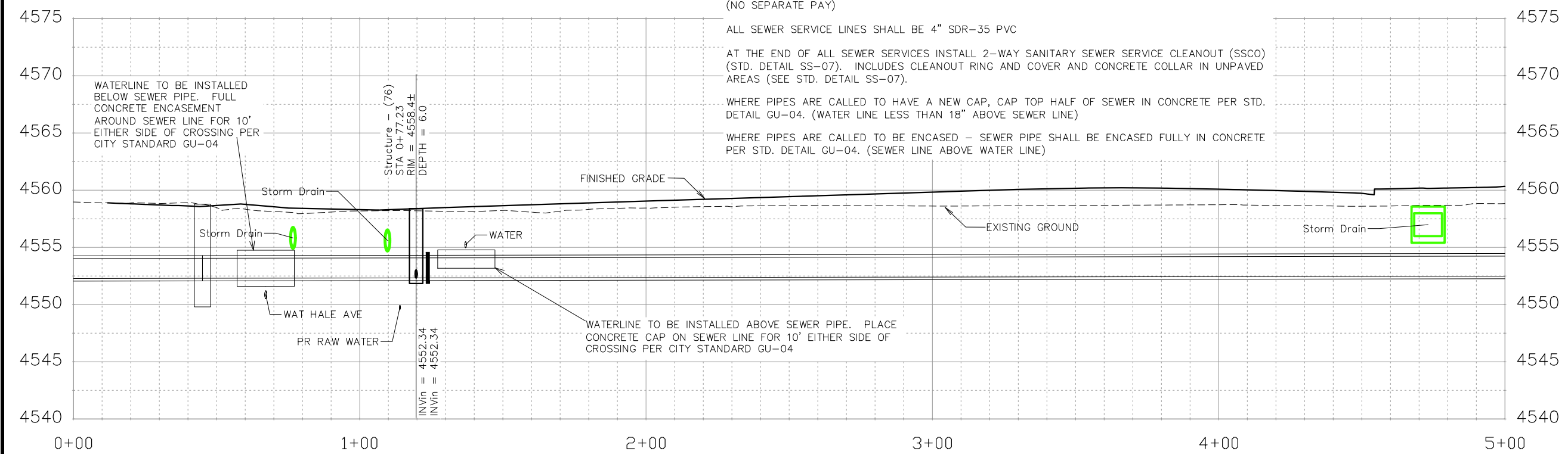


PUBLIC WORKS
ENGINEERING DIVISION

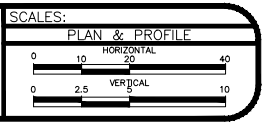
THE RIVERFRONT AT DOS RIOS
SANITARY SEWER SHEET INDEX
May 20, 2020



MATCH LINE STA 5+00



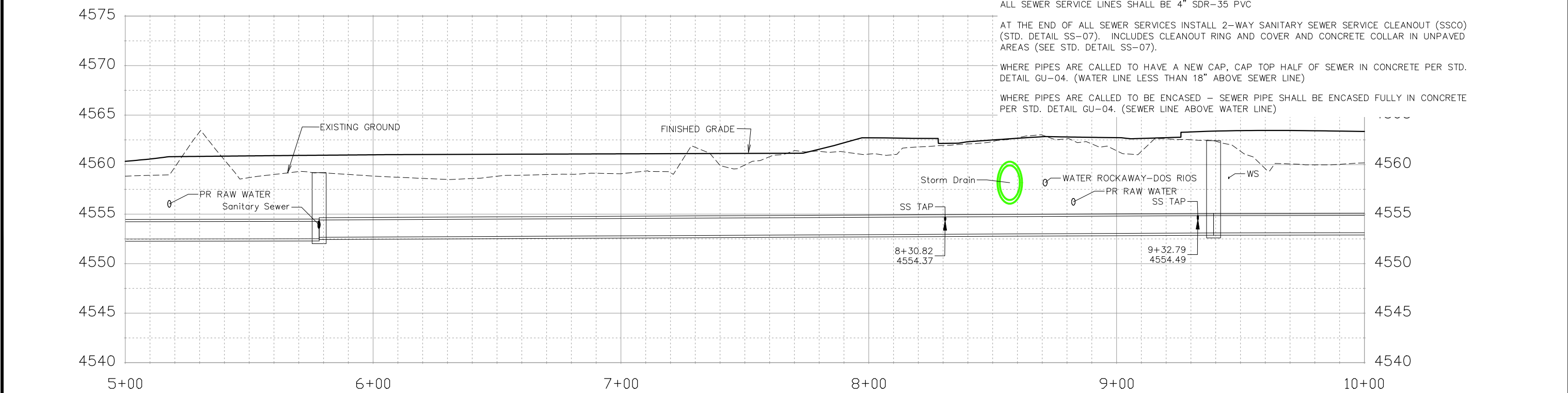
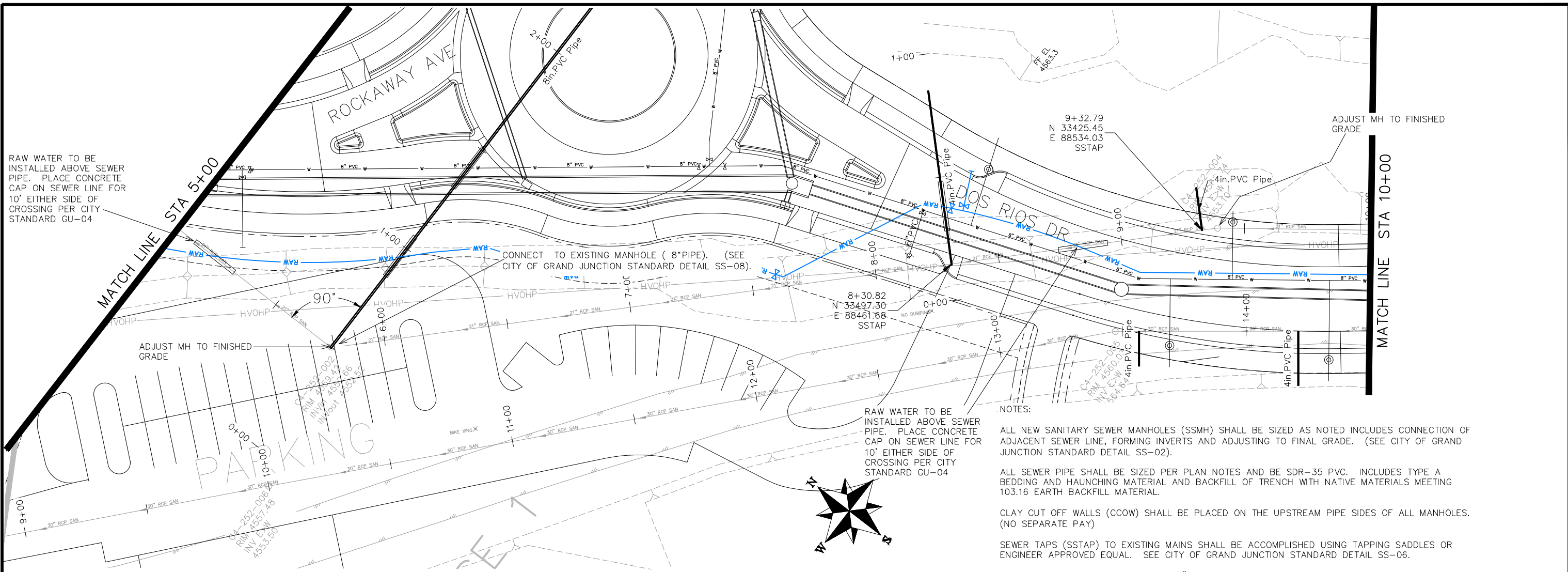
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△			JCS	2019
△			BH	2019
△			TCP	2019



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 – SS1
May 20, 2020**

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- NOTES:
- ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
 - ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)
 - SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.
 - ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC
 - AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).
 - WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
 - WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	2019
REVISION			JCS	2019	
REVISION			JCS	2019	
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REVISION			TCP	2019	

SCALES:
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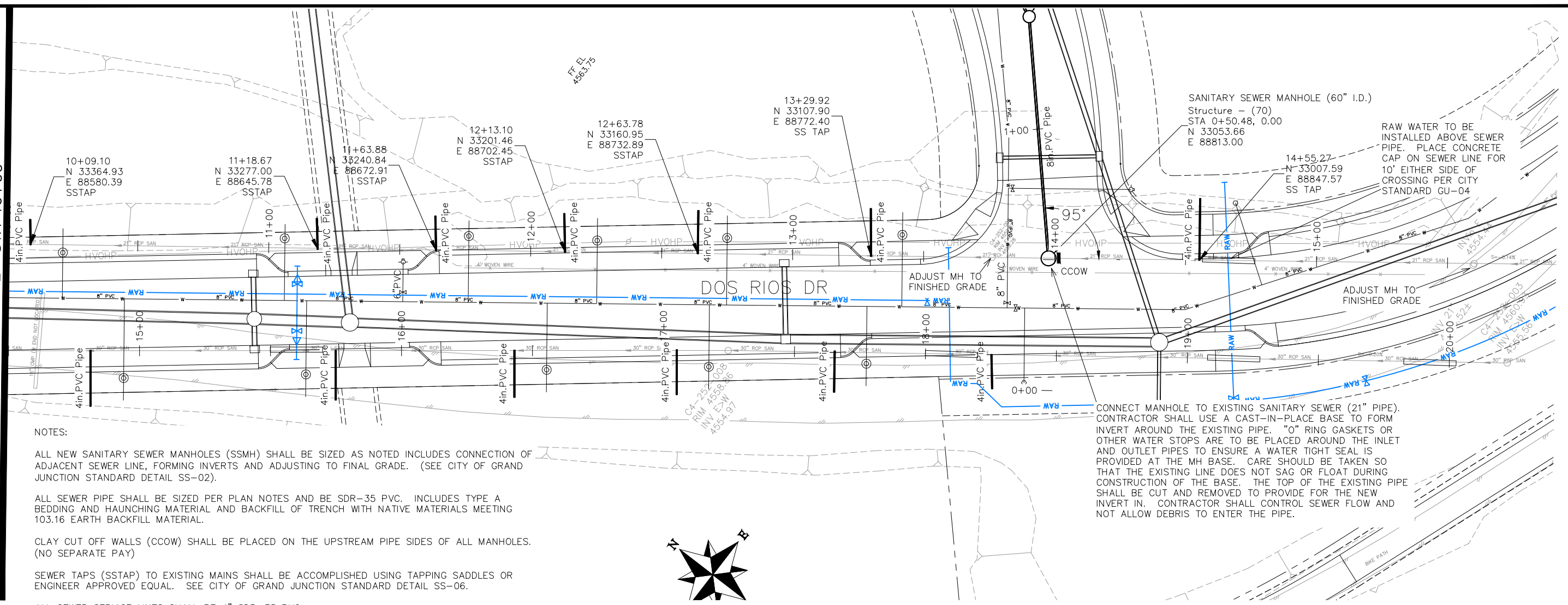
CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION

**THE RIVERFRONT AT DOS RIOS
 SANITARY SEWER PH 2 - SS2
 May 20, 2020**

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MATCH LINE STA 10+00



SANITARY SEWER MANHOLE (60" I.D.)
Structure - (70)
STA 0+50.48, 0.00
N 33053.66
E 88813.00

RAW WATER TO BE INSTALLED ABOVE SEWER PIPE. PLACE CONCRETE CAP ON SEWER LINE FOR 10' EITHER SIDE OF CROSSING PER CITY STANDARD GU-04

CONNECT MANHOLE TO EXISTING SANITARY SEWER (21" PIPE). CONTRACTOR SHALL USE A CAST-IN-PLACE BASE TO FORM INVERT AROUND THE EXISTING PIPE. "O" RING GASKETS OR OTHER WATER STOPS ARE TO BE PLACED AROUND THE INLET AND OUTLET PIPES TO ENSURE A WATER TIGHT SEAL IS PROVIDED AT THE MH BASE. CARE SHOULD BE TAKEN SO THAT THE EXISTING LINE DOES NOT SAG OR FLOAT DURING CONSTRUCTION OF THE BASE. THE TOP OF THE EXISTING PIPE SHALL BE CUT AND REMOVED TO PROVIDE FOR THE NEW INVERT IN. CONTRACTOR SHALL CONTROL SEWER FLOW AND NOT ALLOW DEBRIS TO ENTER THE PIPE.

NOTES:

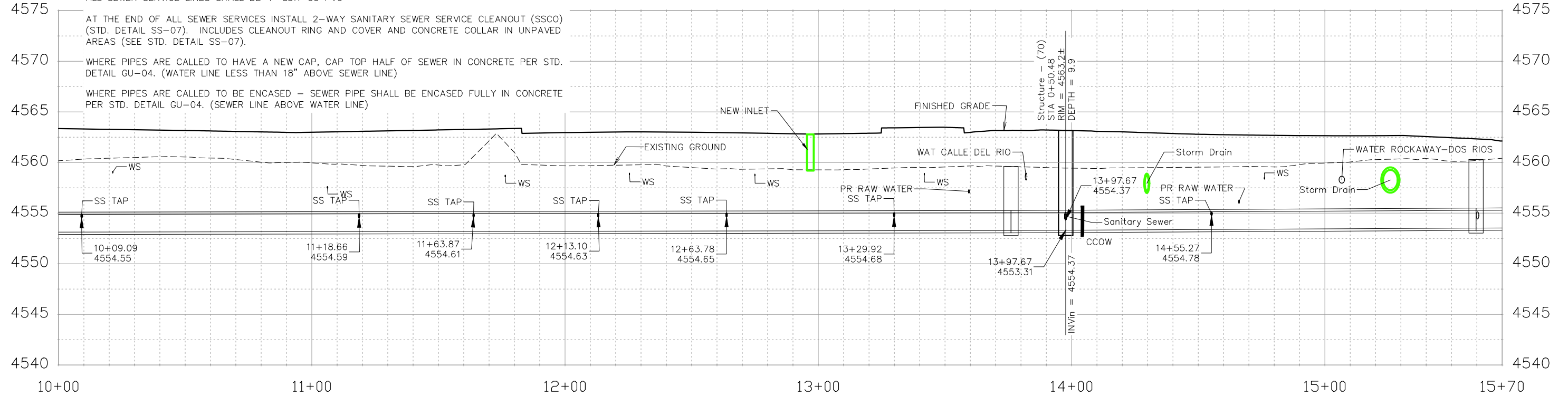
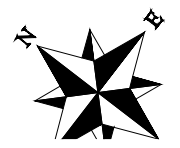
ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)

SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC



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REVISION			JCS	2019
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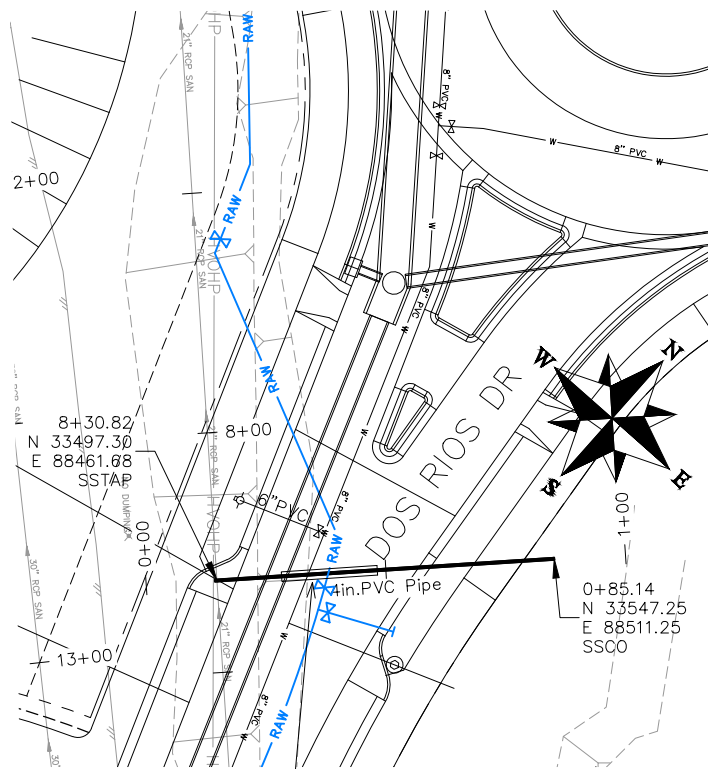
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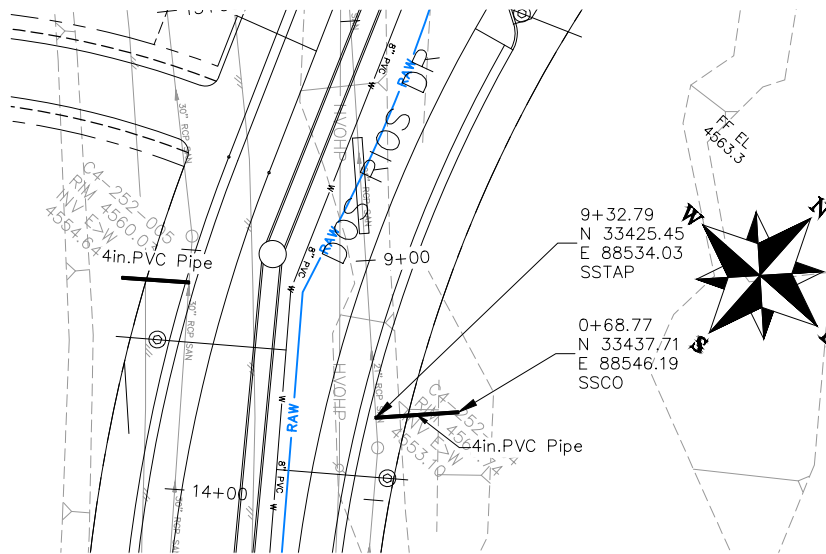
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS3
May 20, 2020

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RAW WATER TO BE INSTALLED ABOVE SEWER PIPE. PLACE CONCRETE CAP ON SEWER LINE FOR 10' EITHER SIDE OF CROSSING PER CITY STANDARD GU-04



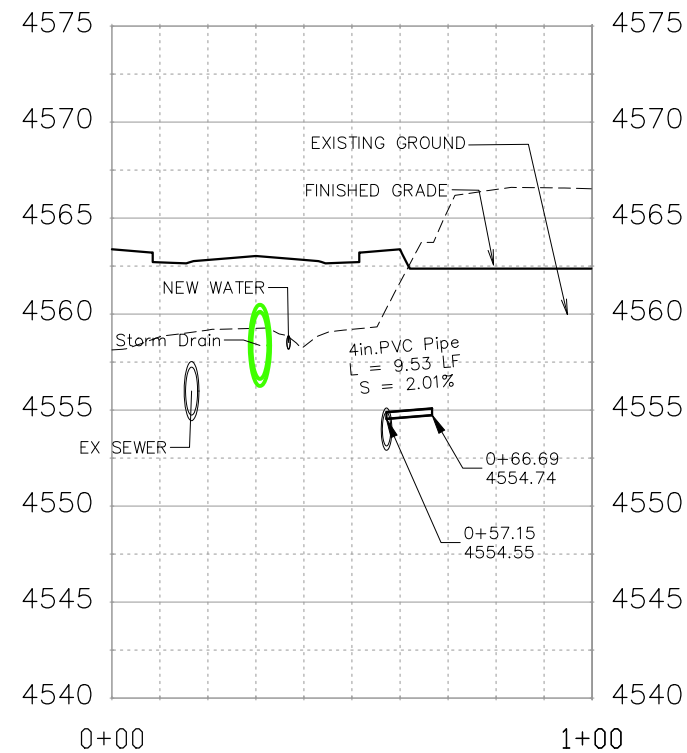
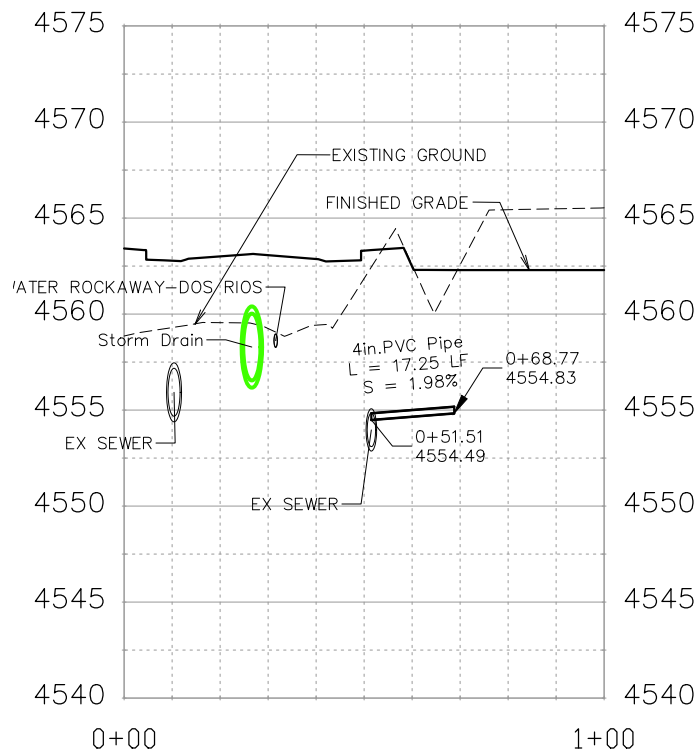
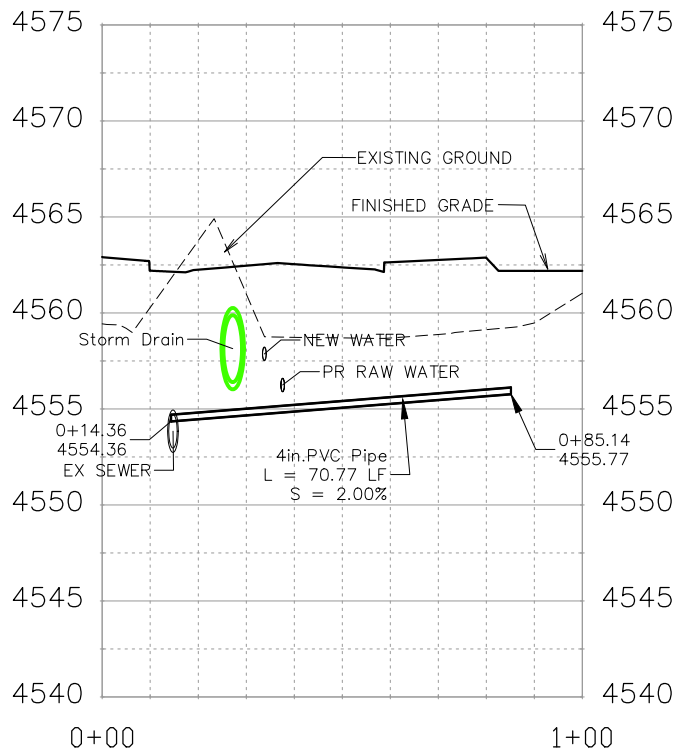
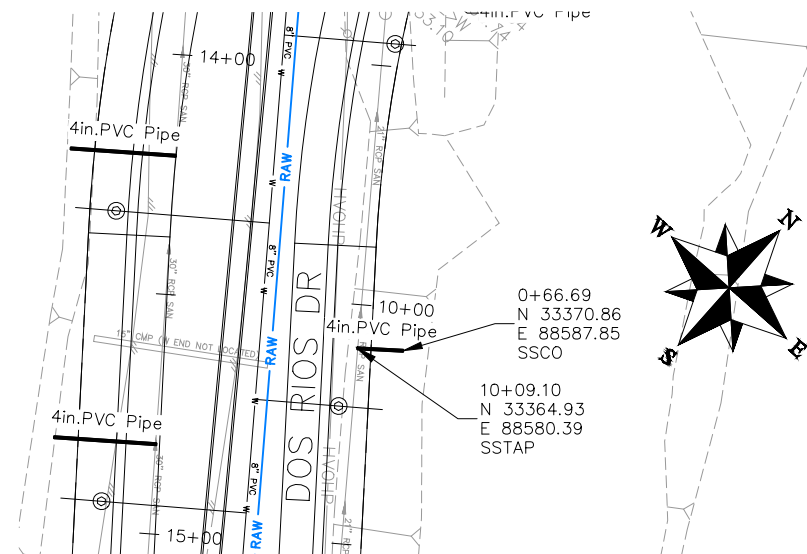
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAT) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).



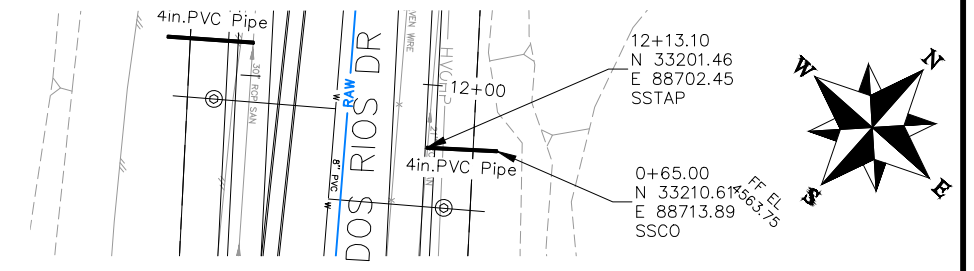
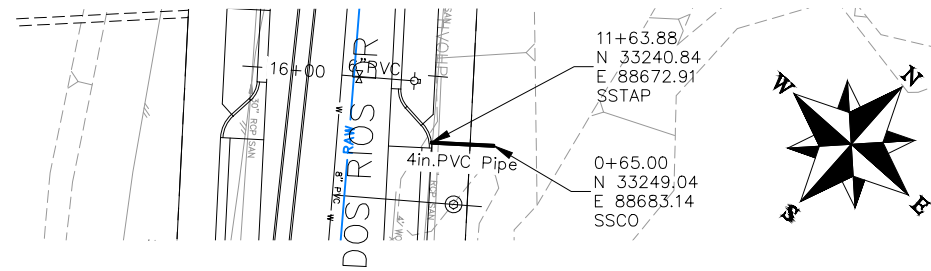
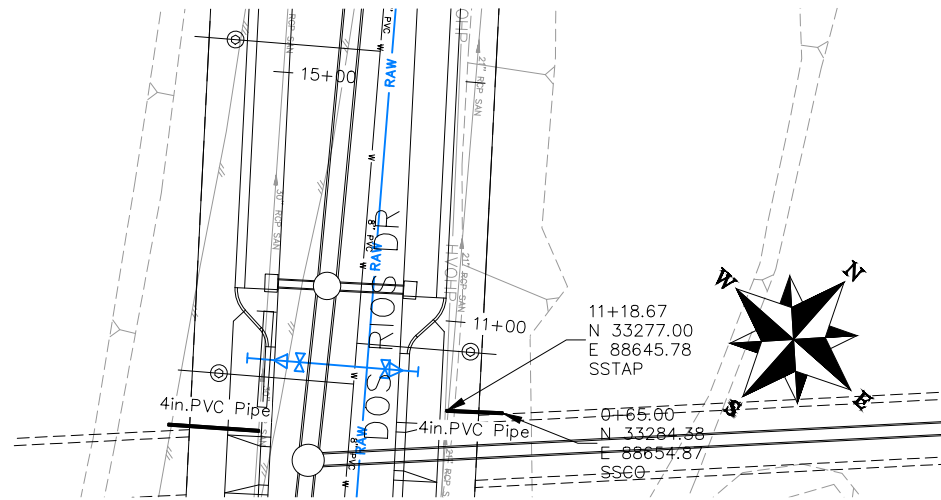
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REVISION			BH	2019	0 2.5 5 10 VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS4
May 20, 2020

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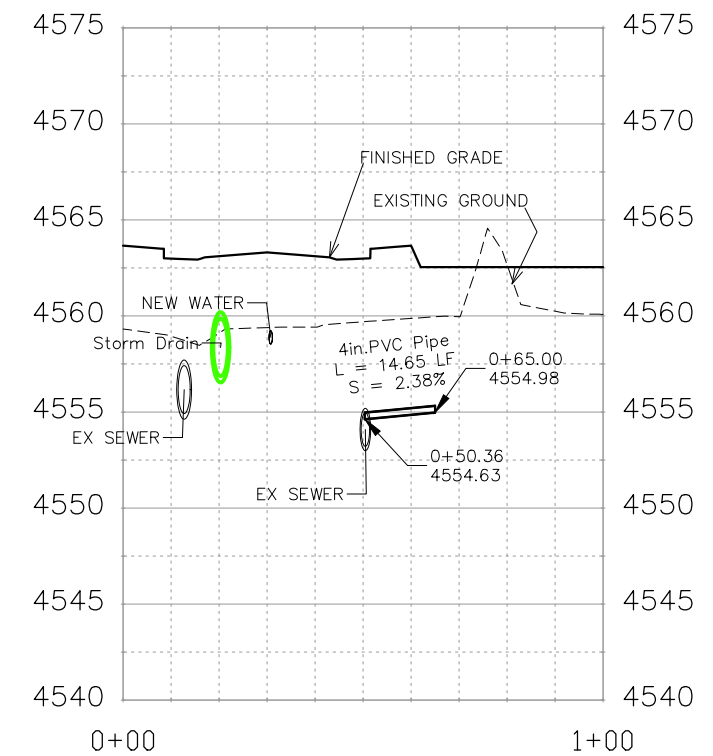
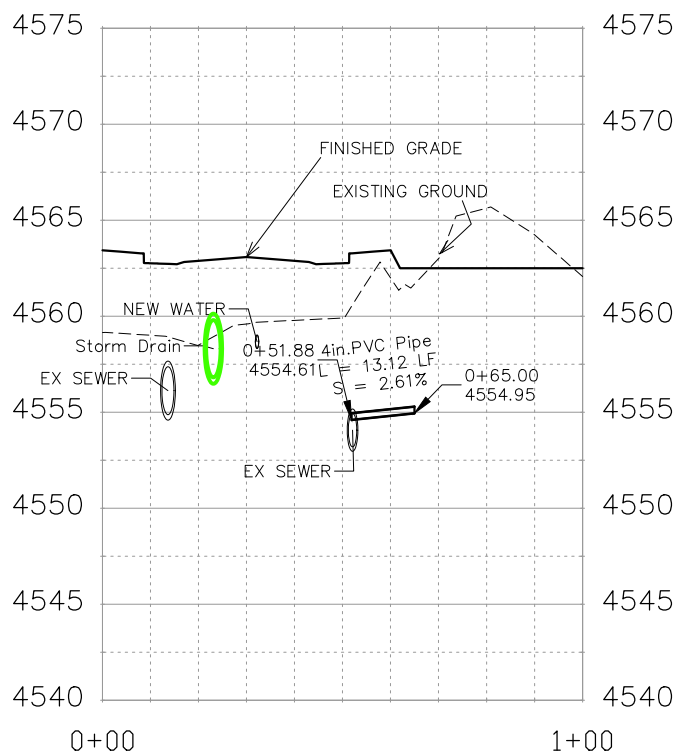
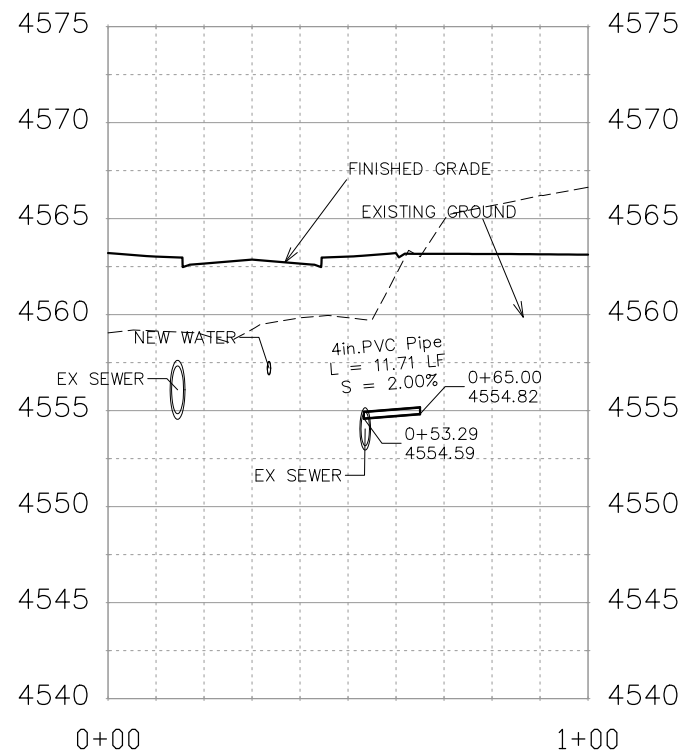
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).



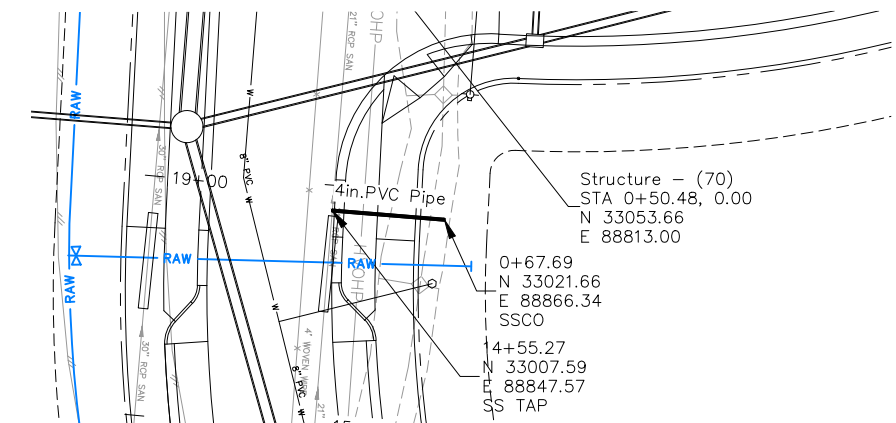
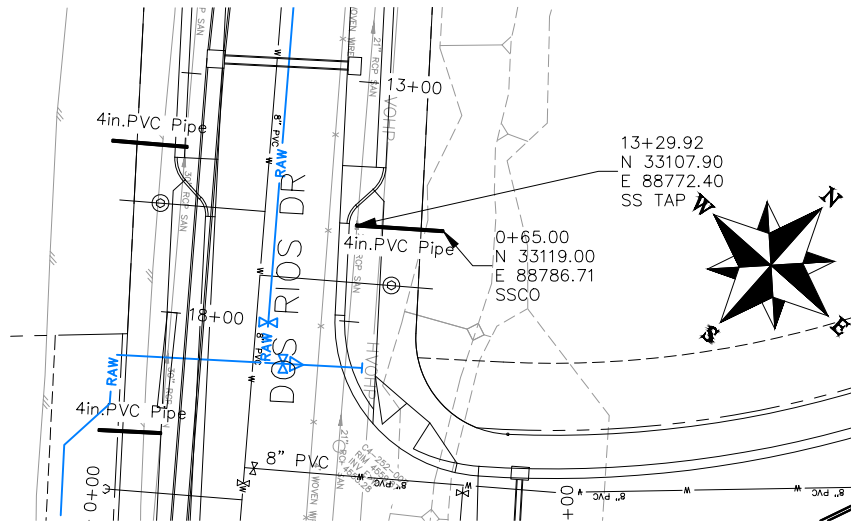
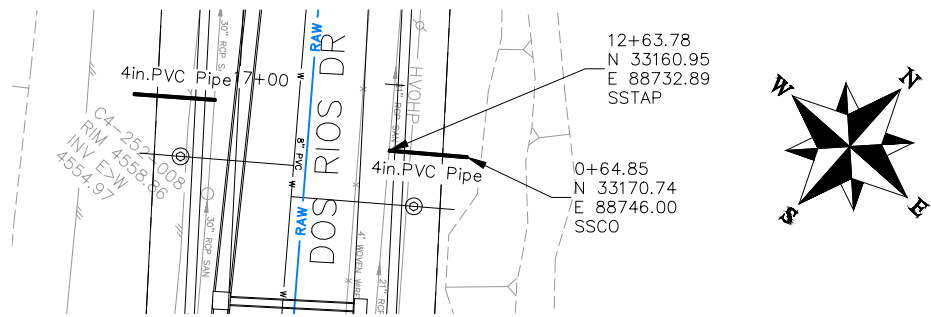
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SCALES:	
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10	20
HORIZONTAL	
0	10
2.5	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 – SS5
May 20, 2020



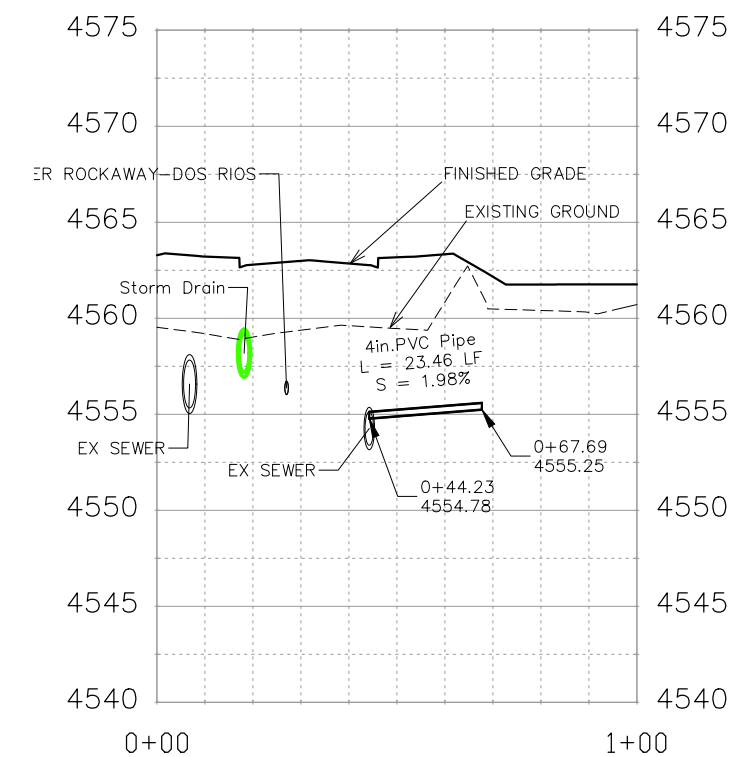
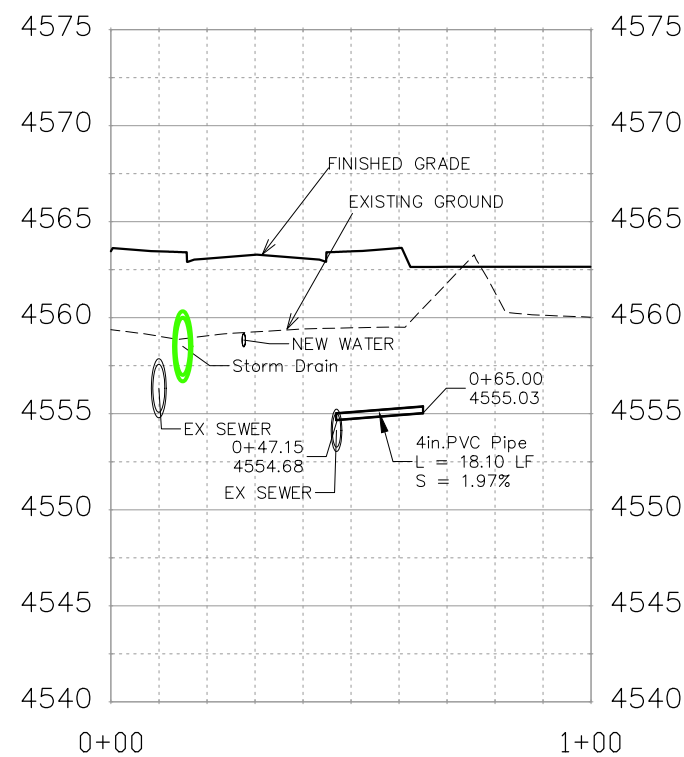
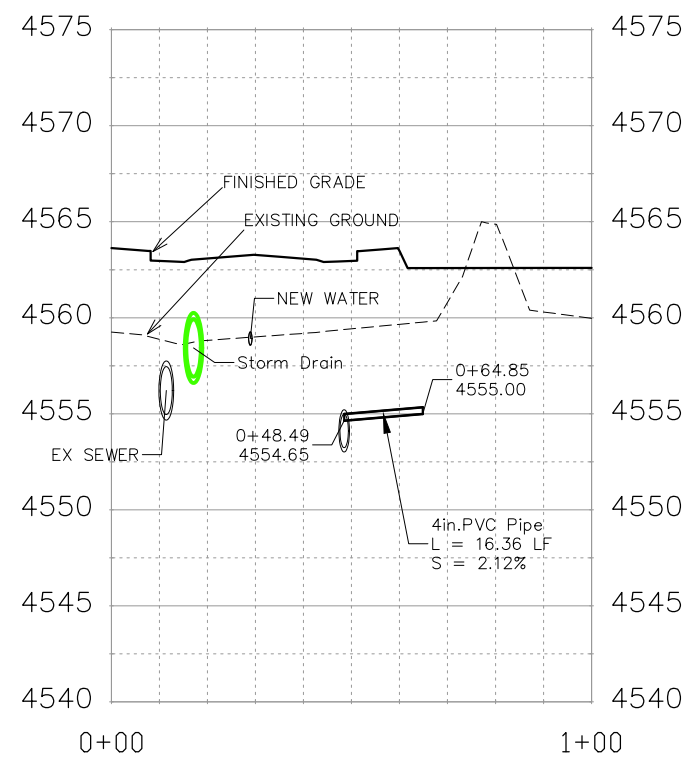
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

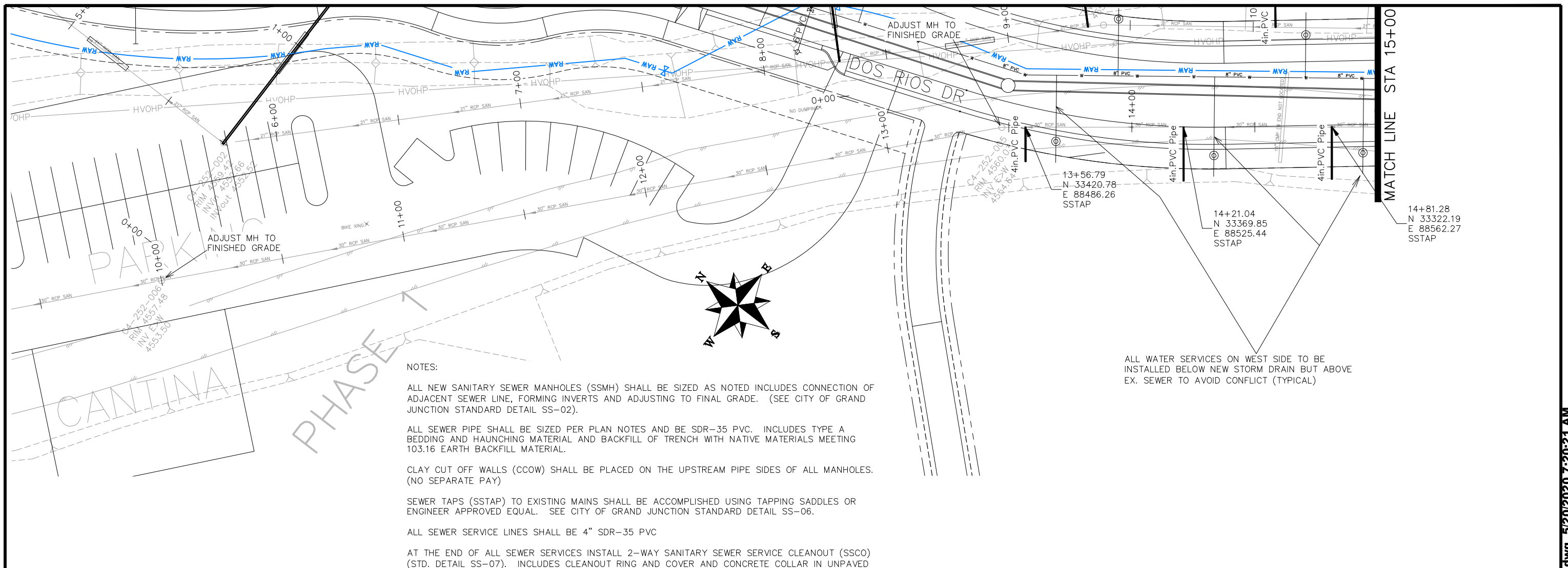


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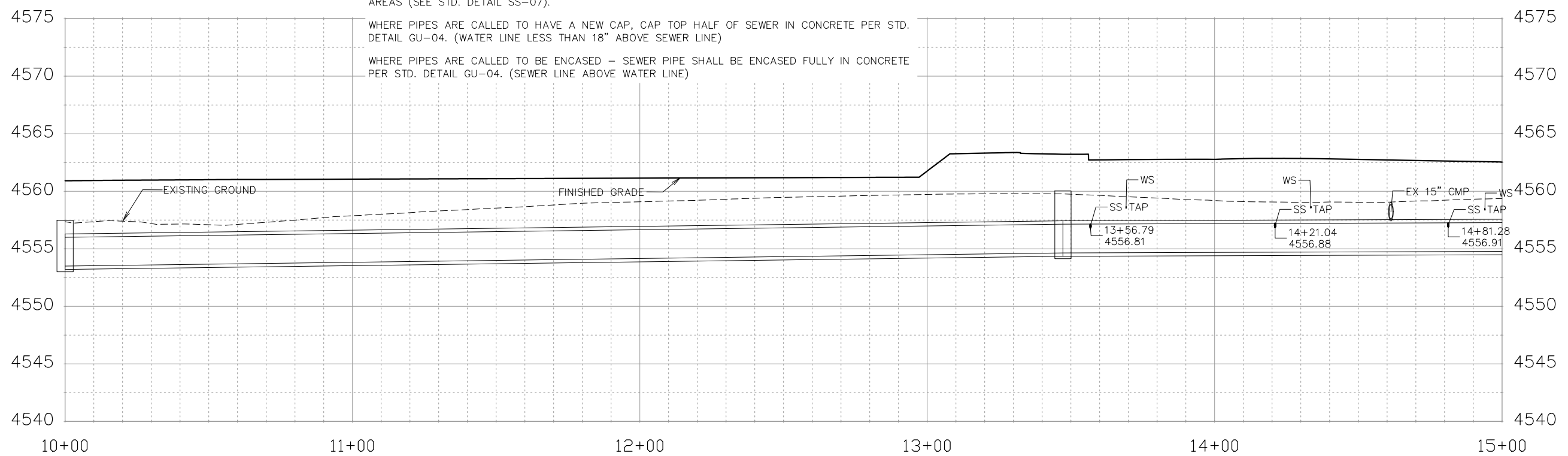
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS6
May 20, 2020



- NOTES:
- ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
 - ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)
 - SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.
 - ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC
 - AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).
 - WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
 - WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)

ALL WATER SERVICES ON WEST SIDE TO BE INSTALLED BELOW NEW STORM DRAIN BUT ABOVE EX. SEWER TO AVOID CONFLICT (TYPICAL)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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△			JCS	2019
△			BH	2019
△			TCP	2019

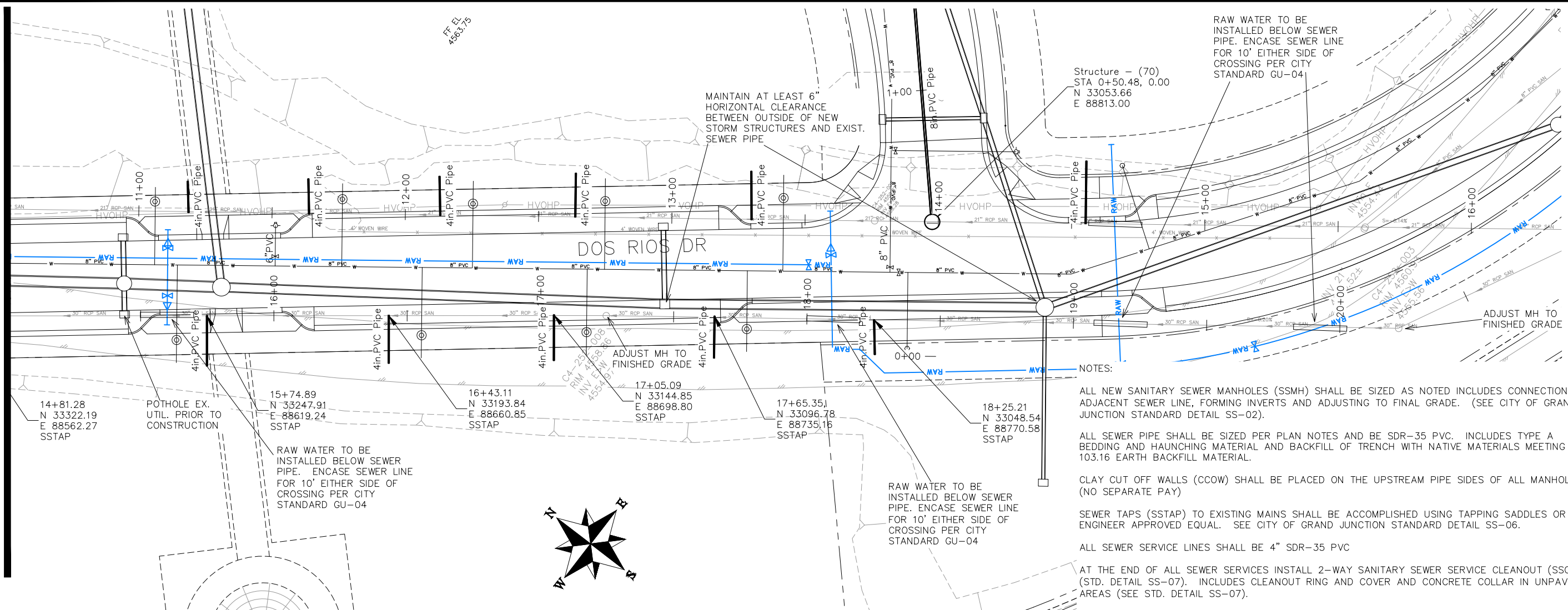
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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS7
May 20, 2020

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MATCH LINE STA 15+00



NOTES:

ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)

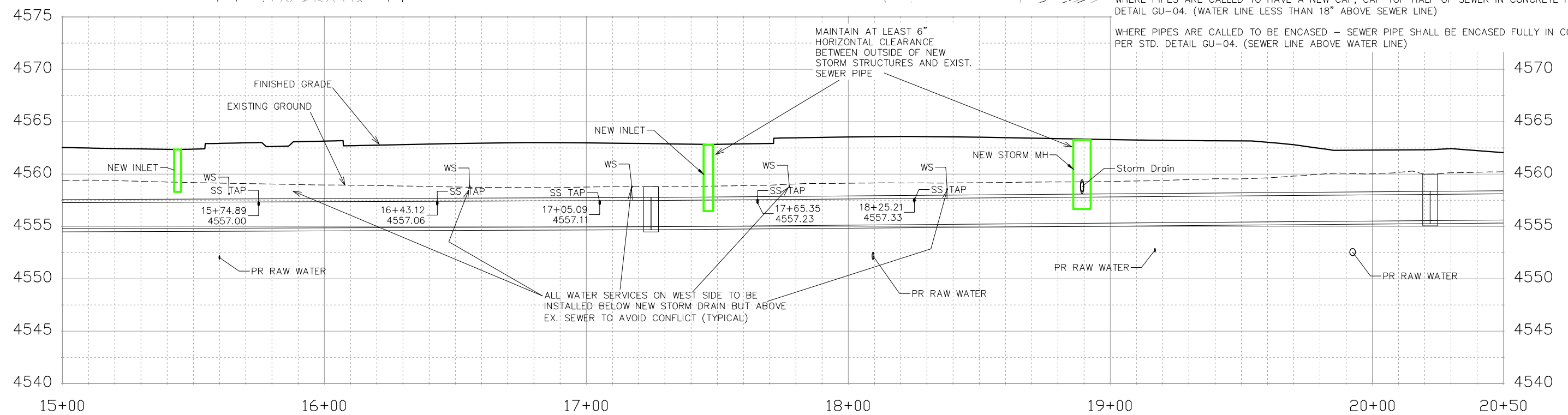
SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DATE
REVISION			JCS	2019	
REVISION			JCS	2019	
REVISION			BH	2019	
REVISION			TCP	2019	

SCALES:

PLAN & PROFILE

0 10 20 40 HORIZONTAL

0 2.5 10 VERTICAL

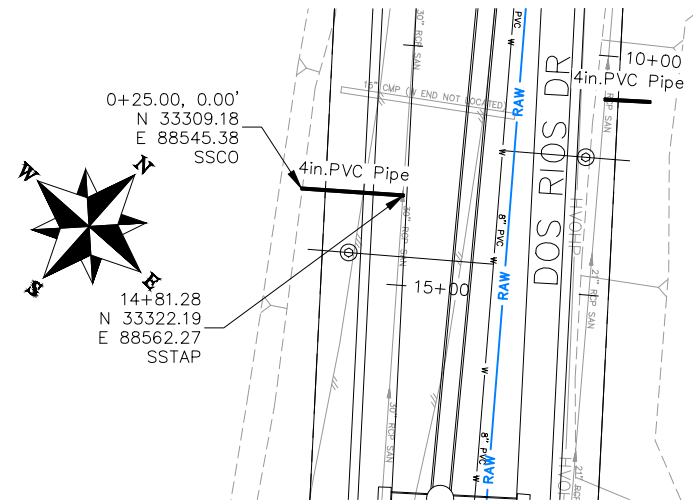
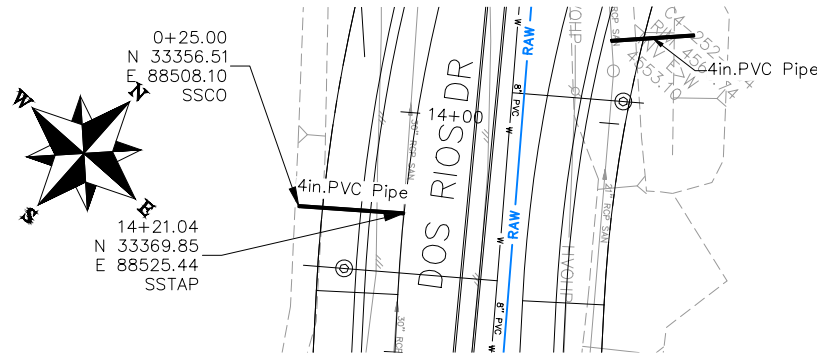
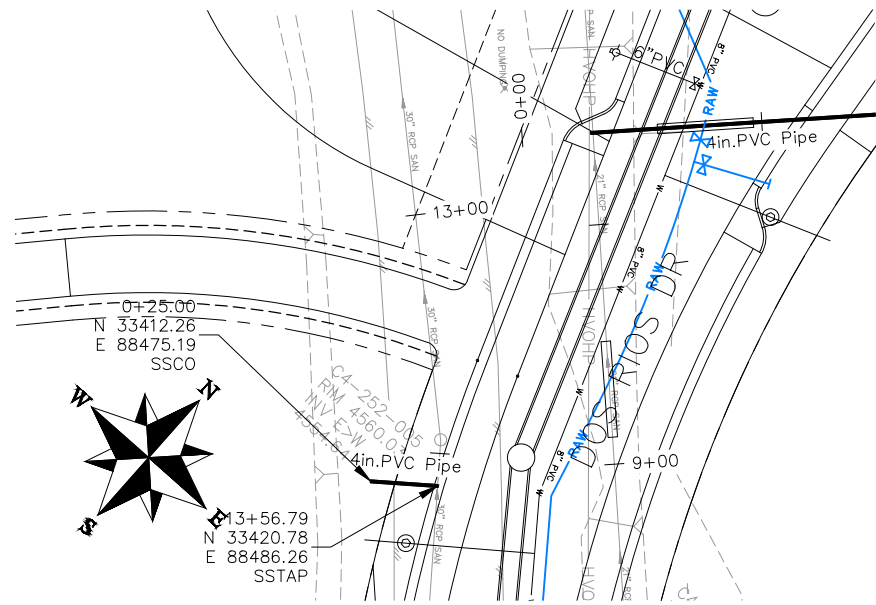
CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS SANITARY SEWER PH 2 - SS8

May 20, 2020

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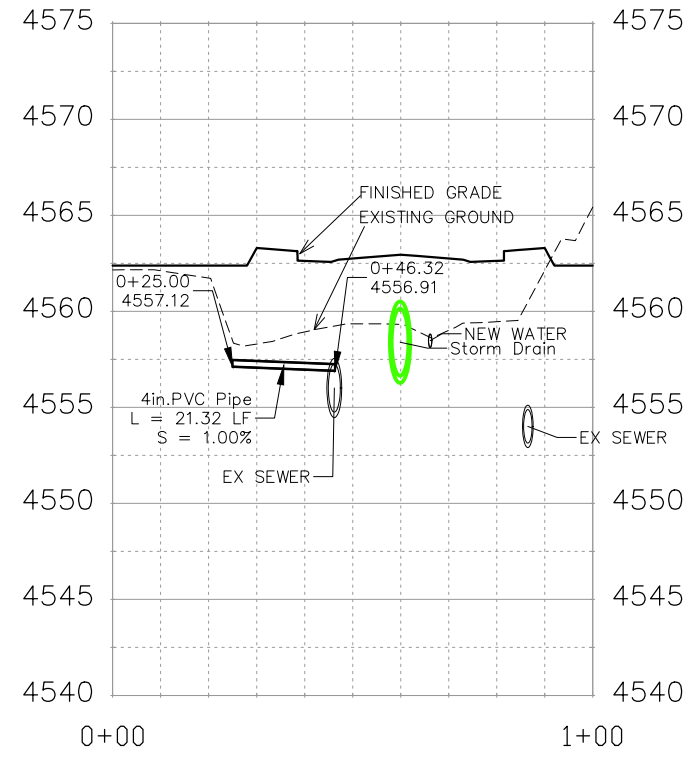
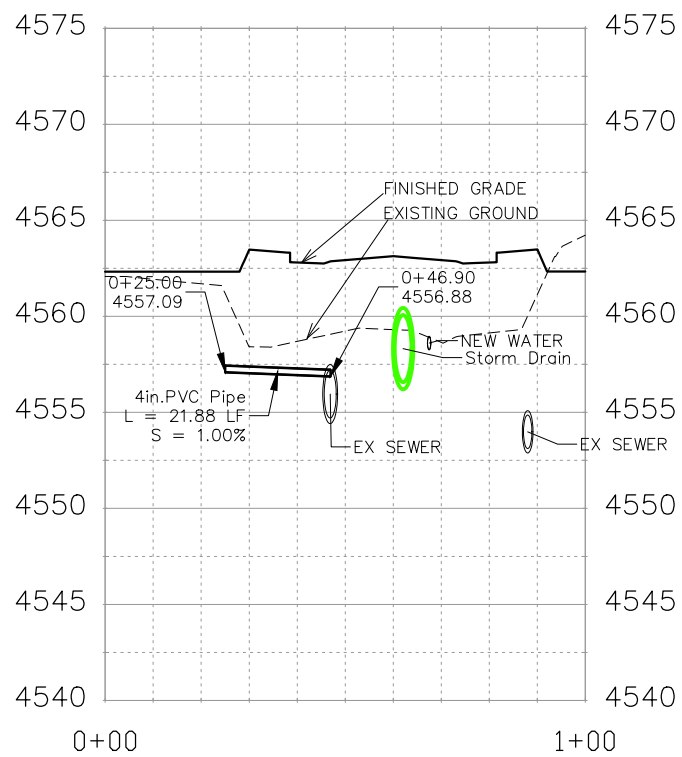
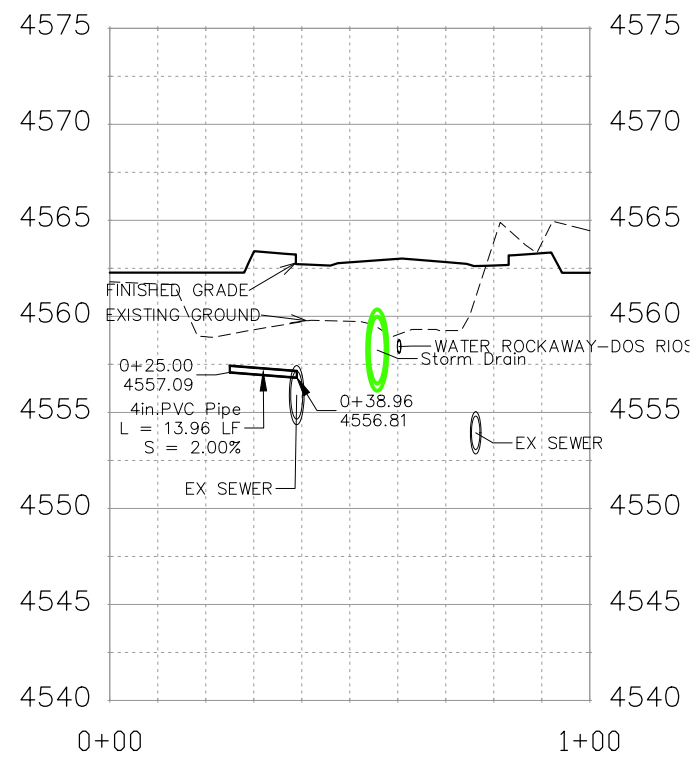
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

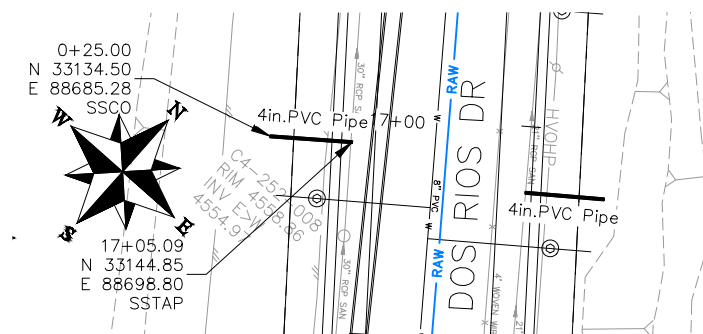
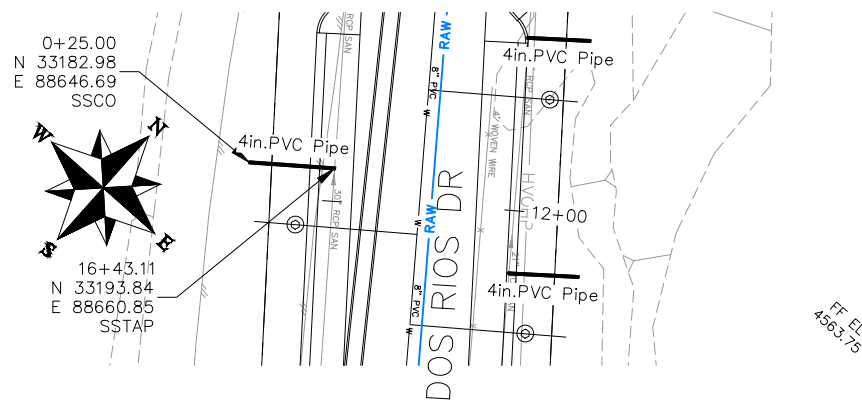
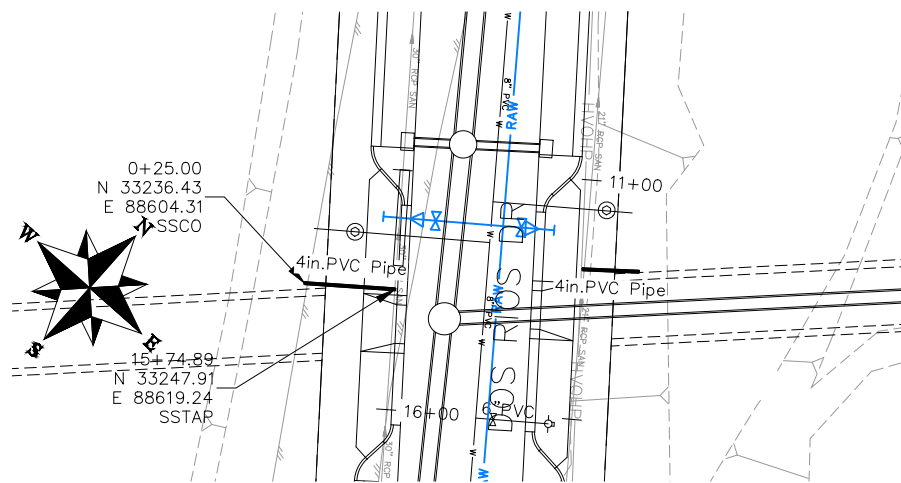


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REVISION			APPROVED BY	TCP	DATE	2019	0 2.5 5 10 VERTICAL



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS9
May 20, 2020**



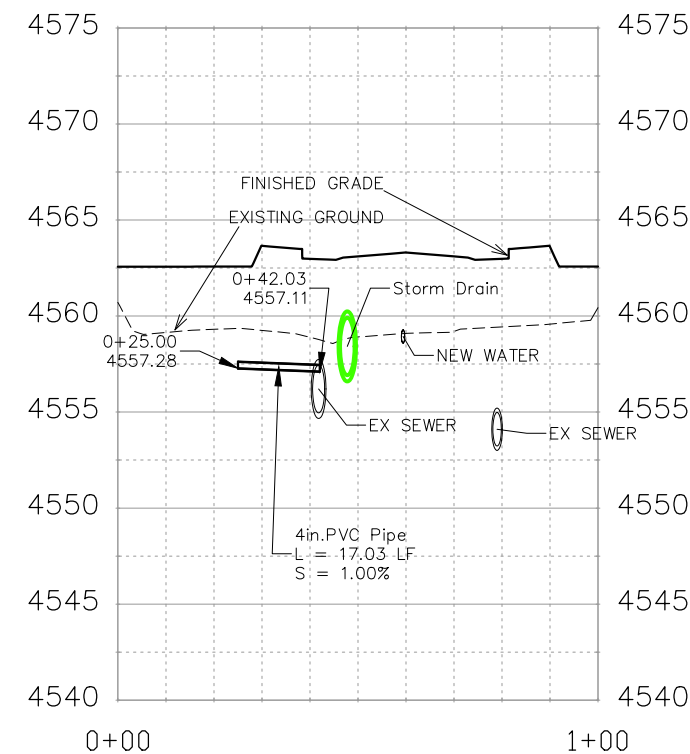
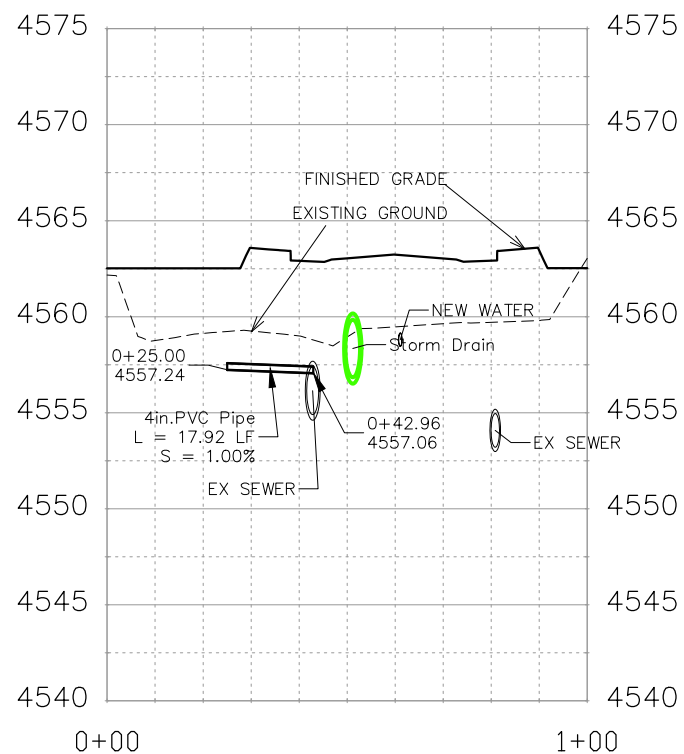
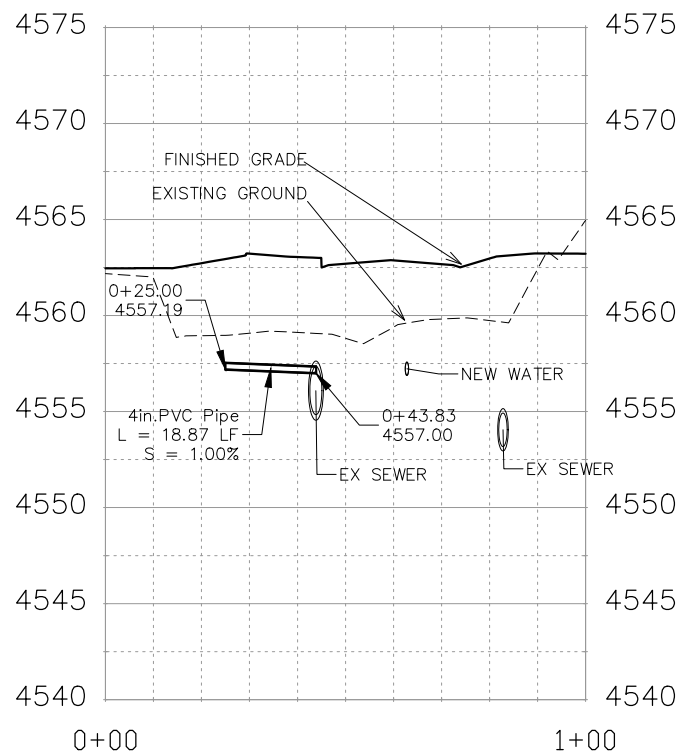
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

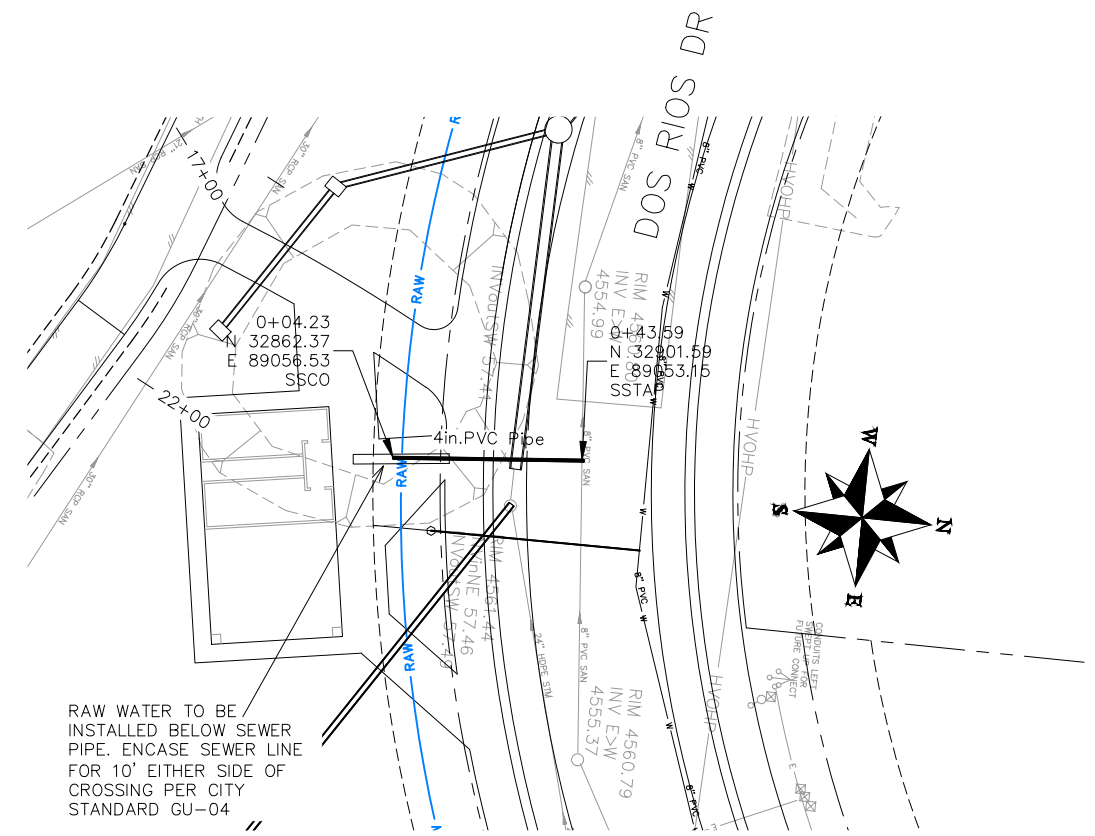
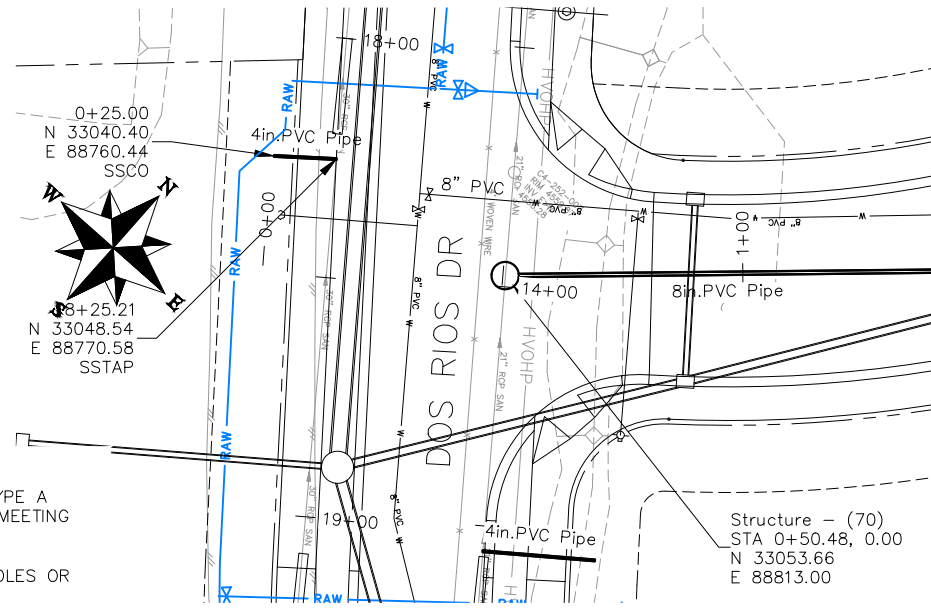
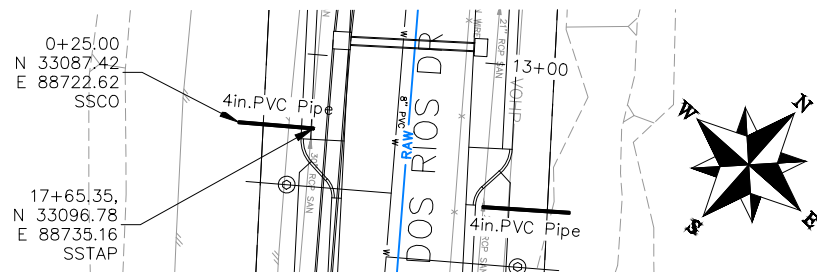


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REVISION			JCS	2019	
REVISION			BH	2019	
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS10
May 20, 2020



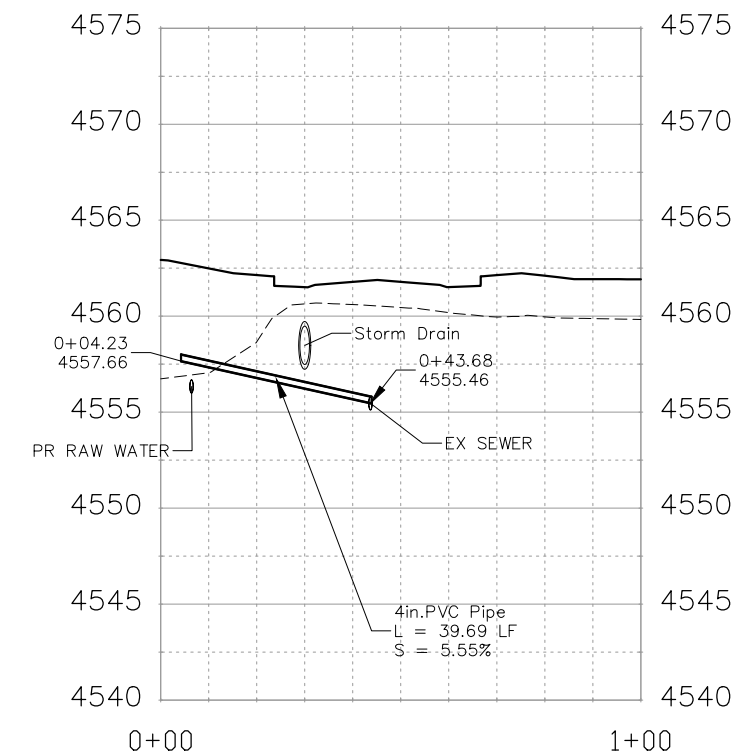
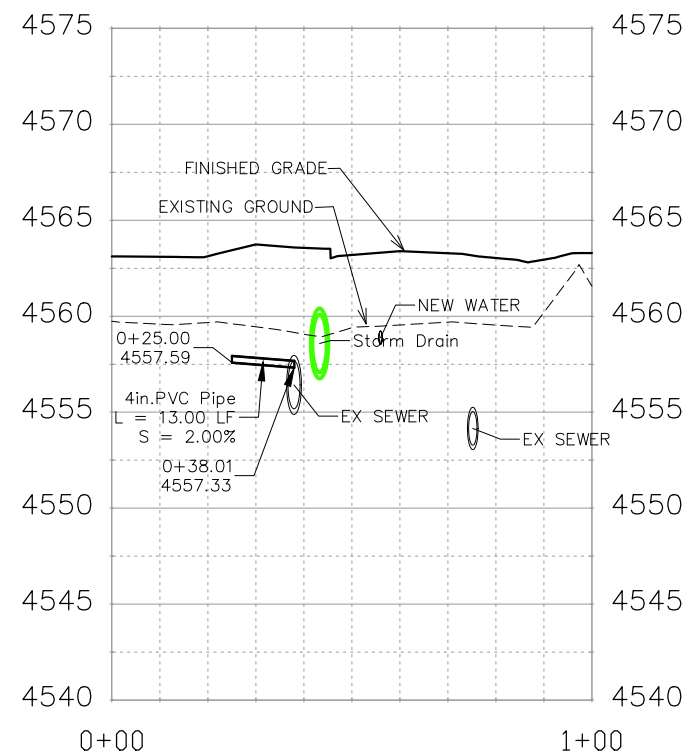
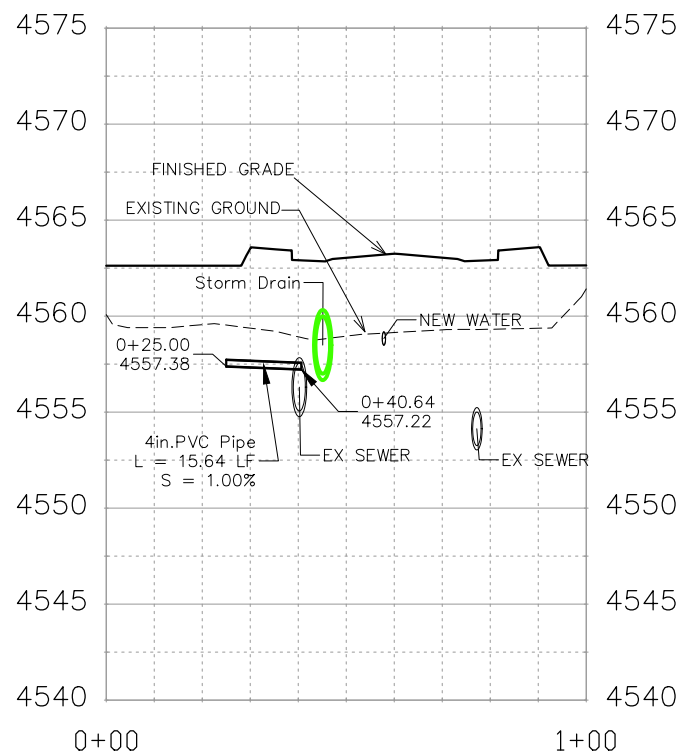
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	APPROVED BY	DATE
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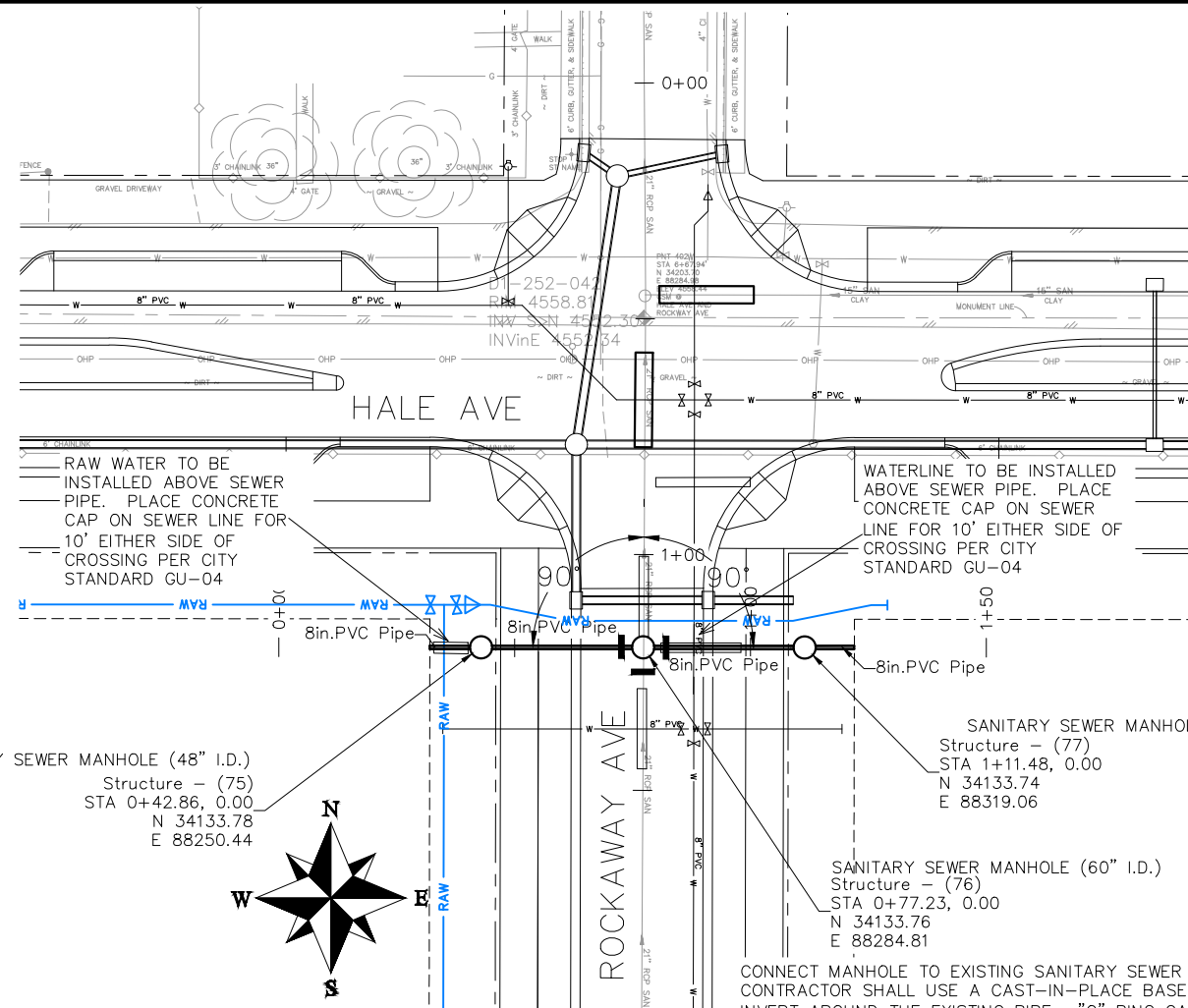
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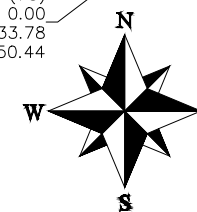
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS11
May 20, 2020

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SANITARY SEWER MANHOLE (48" I.D.)
 Structure - (75)
 STA 0+42.86, 0.00
 N 34133.78
 E 88250.44



SANITARY SEWER MANHOLE (48" I.D.)
 Structure - (77)
 STA 1+11.48, 0.00
 N 34133.74
 E 88319.06

SANITARY SEWER MANHOLE (60" I.D.)
 Structure - (76)
 STA 0+77.23, 0.00
 N 34133.76
 E 88284.81

CONNECT MANHOLE TO EXISTING SANITARY SEWER (21" PIPE). CONTRACTOR SHALL USE A CAST-IN-PLACE BASE TO FORM INVERT AROUND THE EXISTING PIPE. "O" RING GASKETS OR OTHER WATER STOPS ARE TO BE PLACED AROUND THE INLET AND OUTLET PIPES TO ENSURE A WATER TIGHT SEAL IS PROVIDED AT THE MH BASE. CARE SHOULD BE TAKEN SO THAT THE EXISTING LINE DOES NOT SAG OR FLOAT DURING CONSTRUCTION OF THE BASE. THE TOP OF THE EXISTING PIPE SHALL BE CUT AND REMOVED TO PROVIDE FOR THE NEW INVERT IN. CONTRACTOR SHALL CONTROL SEWER FLOW AND NOT ALLOW DEBRIS TO ENTER THE PIPE.

NOTES:

ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)

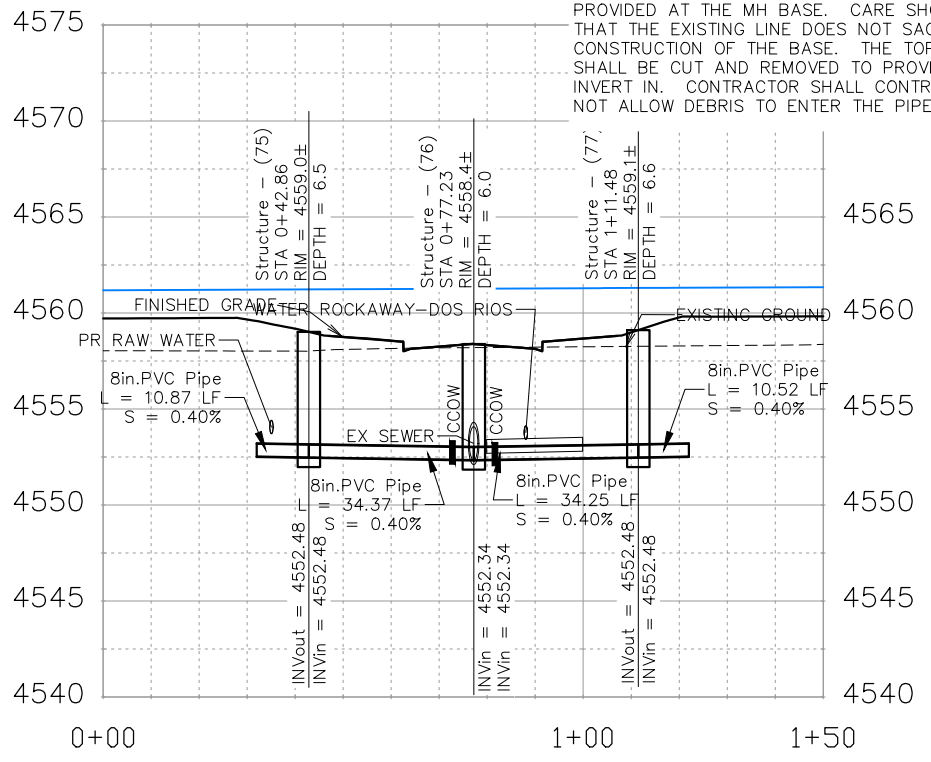
SEWER TAPS (SSTAP) TO EXISTING MAINS SHALL BE ACCOMPLISHED USING TAPPING SADDLES OR ENGINEER APPROVED EQUAL. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 2.5 5 10 VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 SANITARY SEWER PH 2 - SS12
 May 20, 2020

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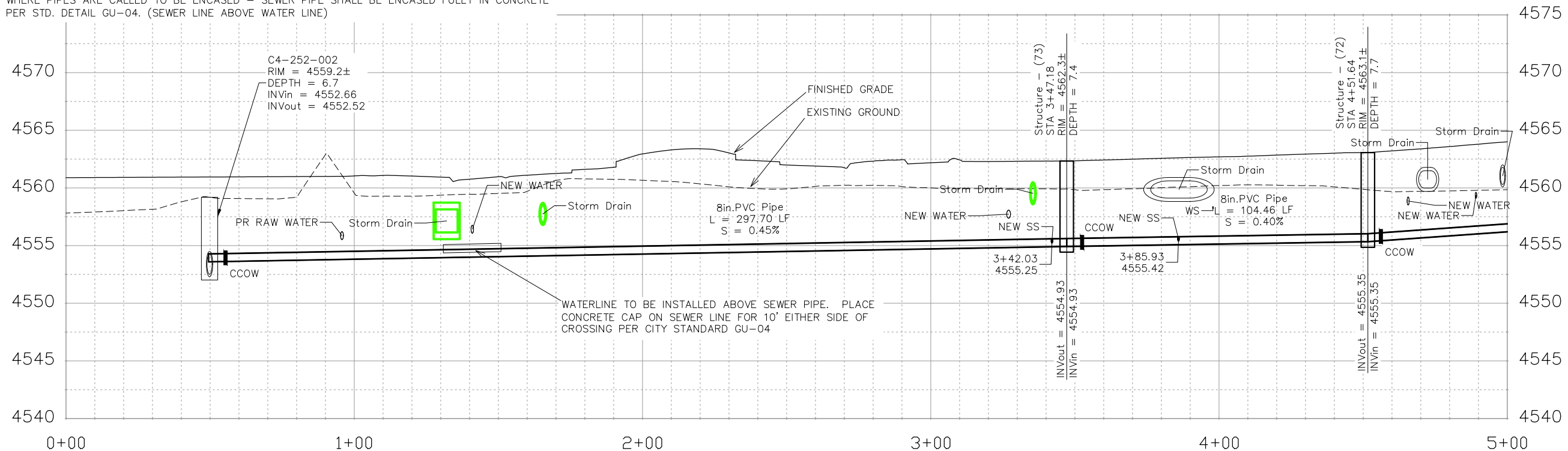
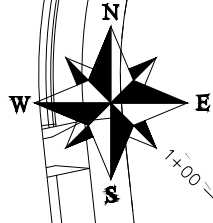
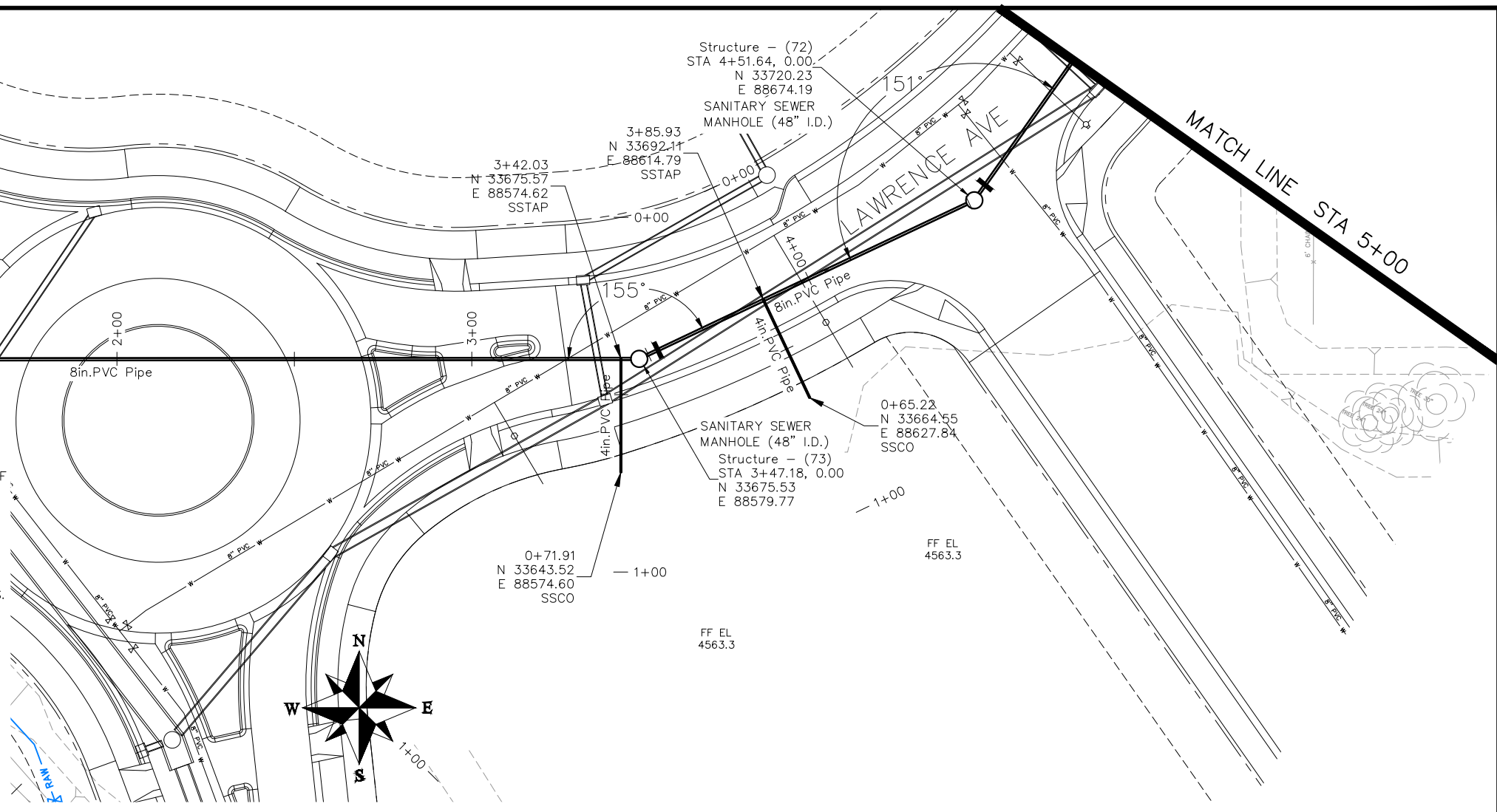
RAW WATER TO BE INSTALLED ABOVE SEWER PIPE. PLACE CONCRETE CAP ON SEWER LINE FOR 10' EITHER SIDE OF CROSSING PER CITY STANDARD GU-04

CONNECT TO EXISTING MANHOLE (8" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).

ADJUST MH TO FINISHED GRADE

WATERLINE TO BE INSTALLED ABOVE SEWER PIPE. PLACE CONCRETE CAP ON SEWER LINE FOR 10' EITHER SIDE OF CROSSING PER CITY STANDARD GU-04

- NOTES:
- ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
 - ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)
 - SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.
 - ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC
 - AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).
 - WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
 - WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)



ELEVATION

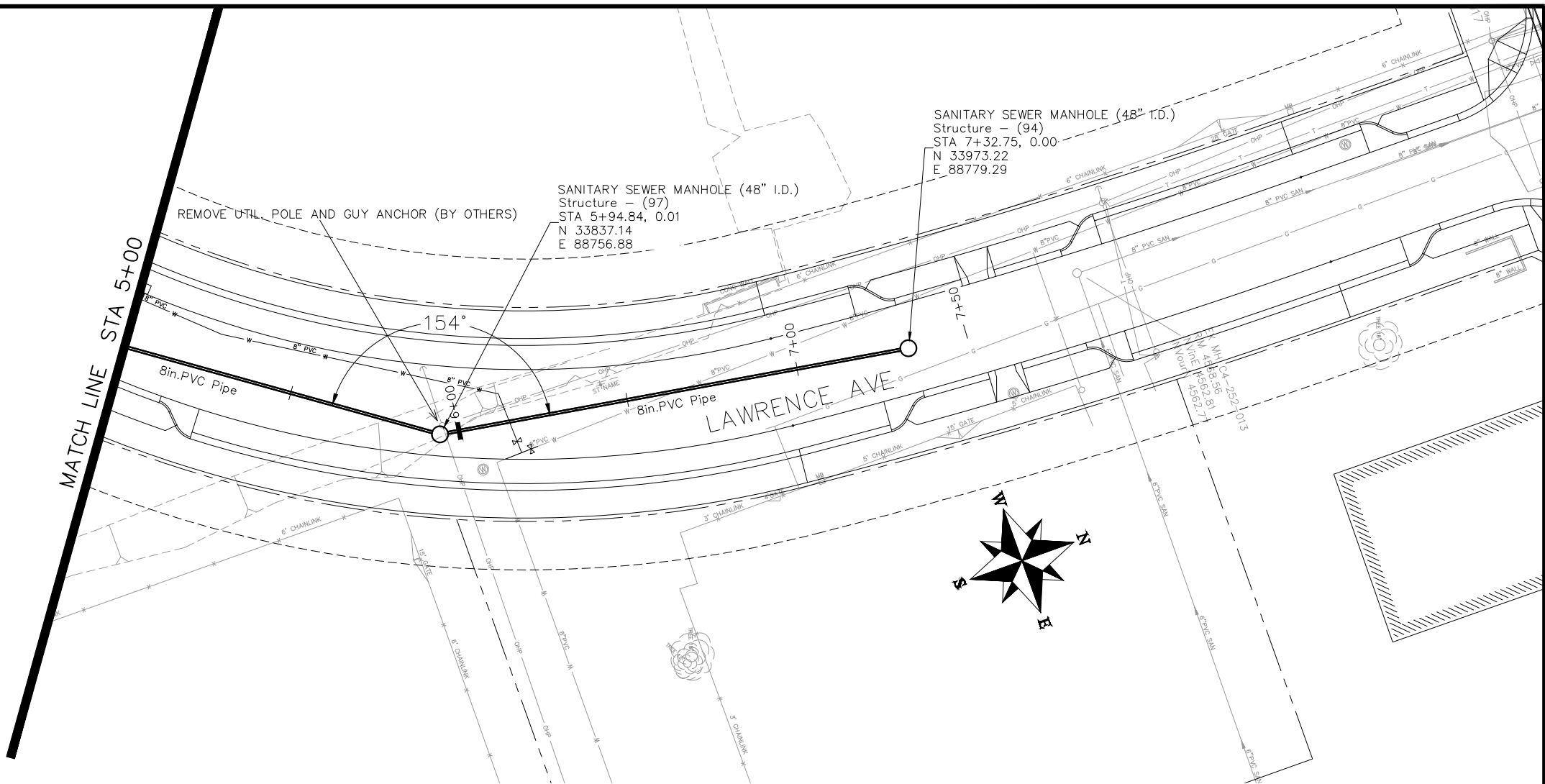
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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS13
May 20, 2020

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NOTES:

ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)

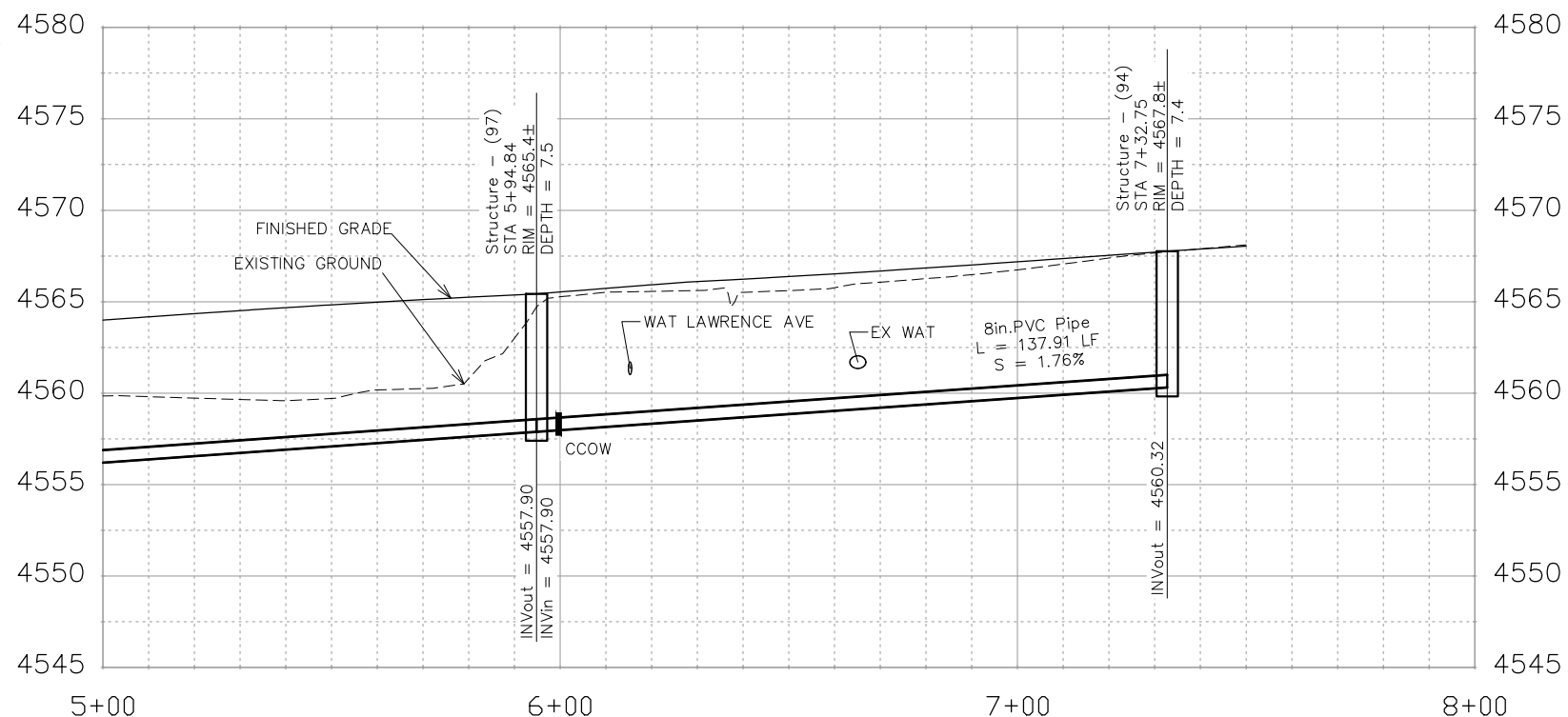
SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

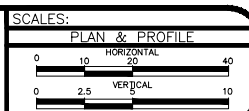
AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

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WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)

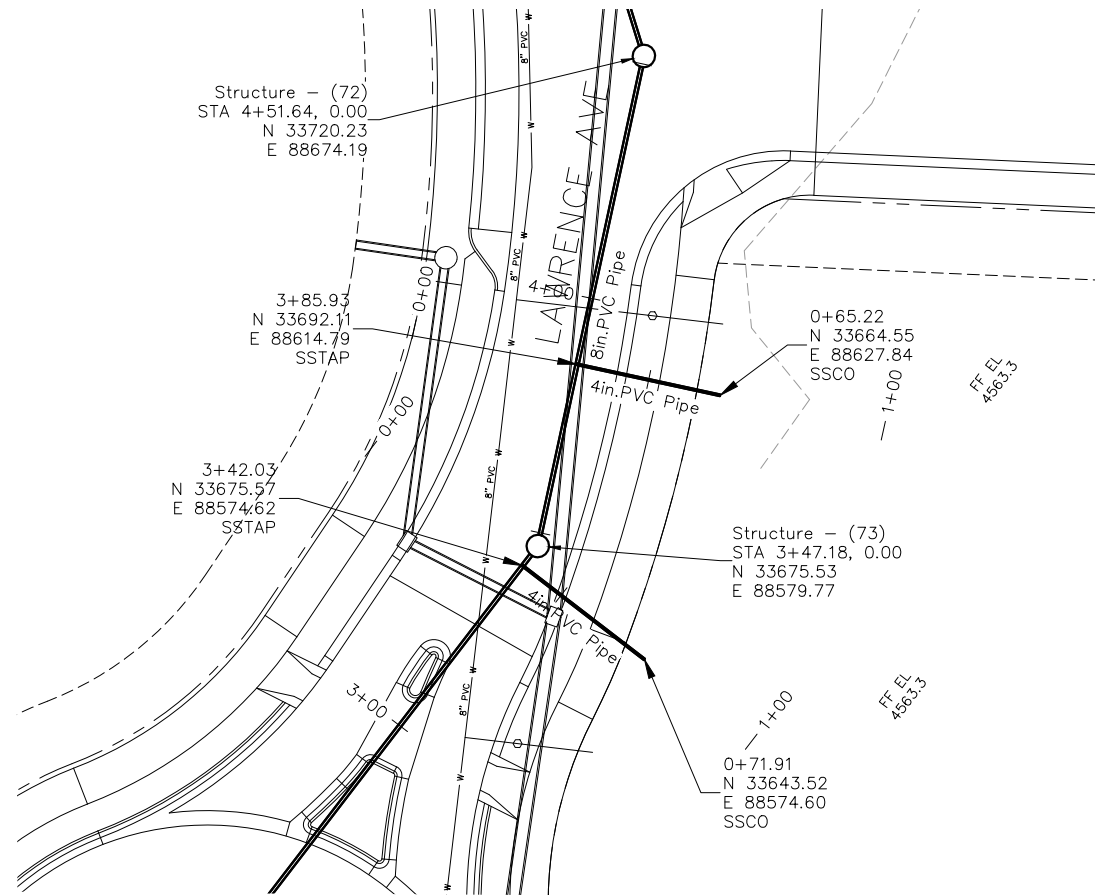


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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS14
May 20, 2020



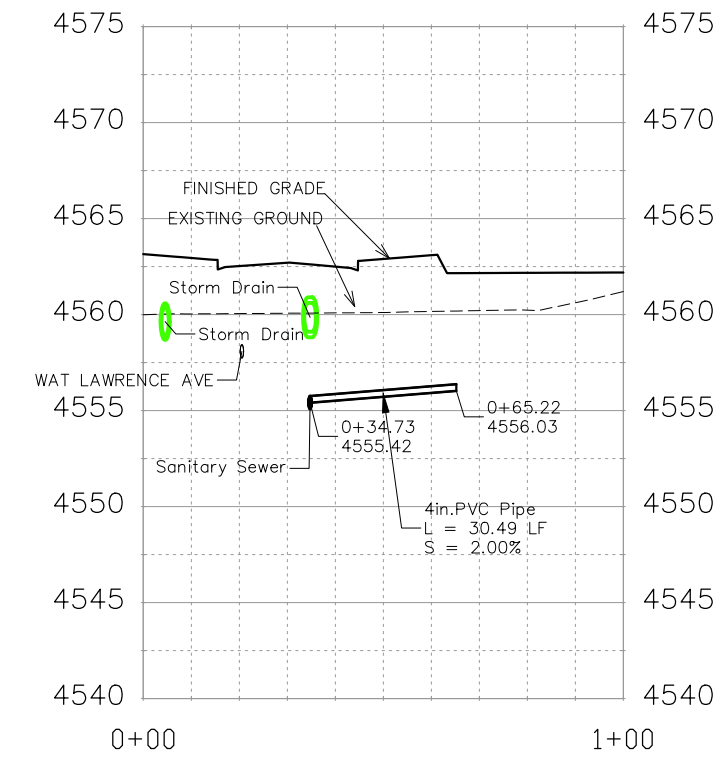
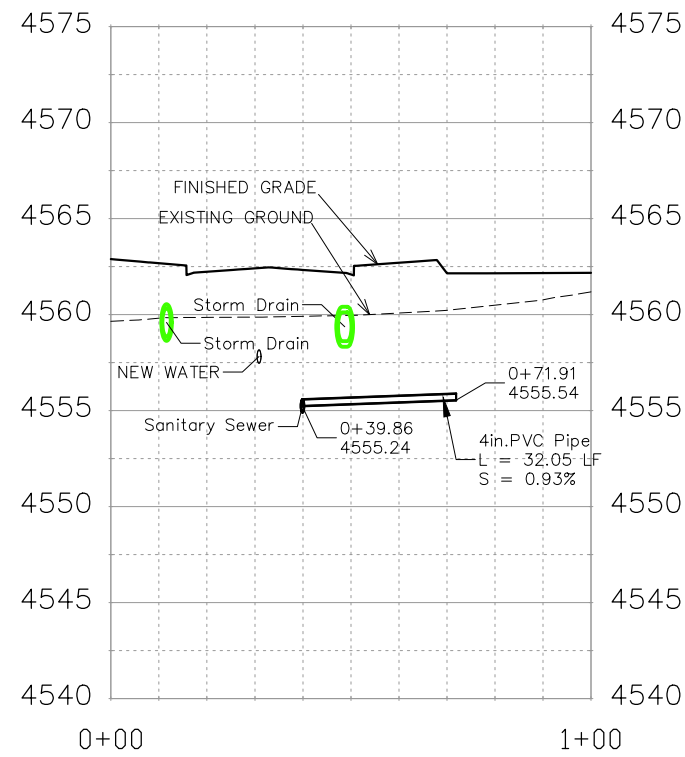
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).



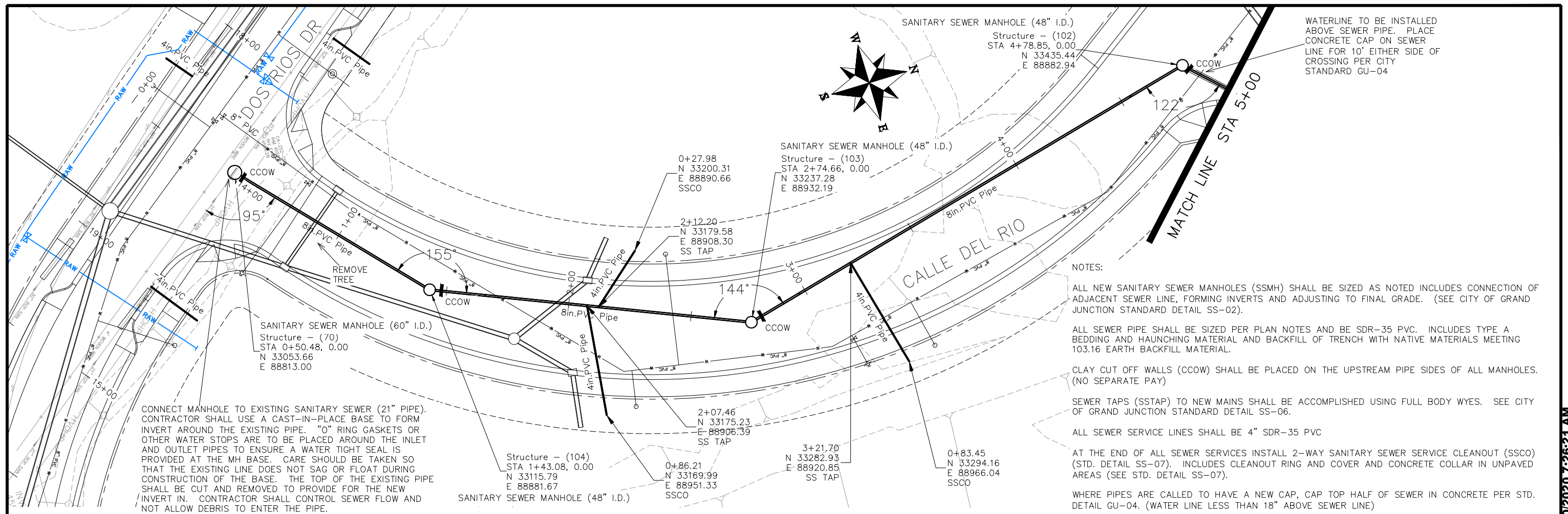
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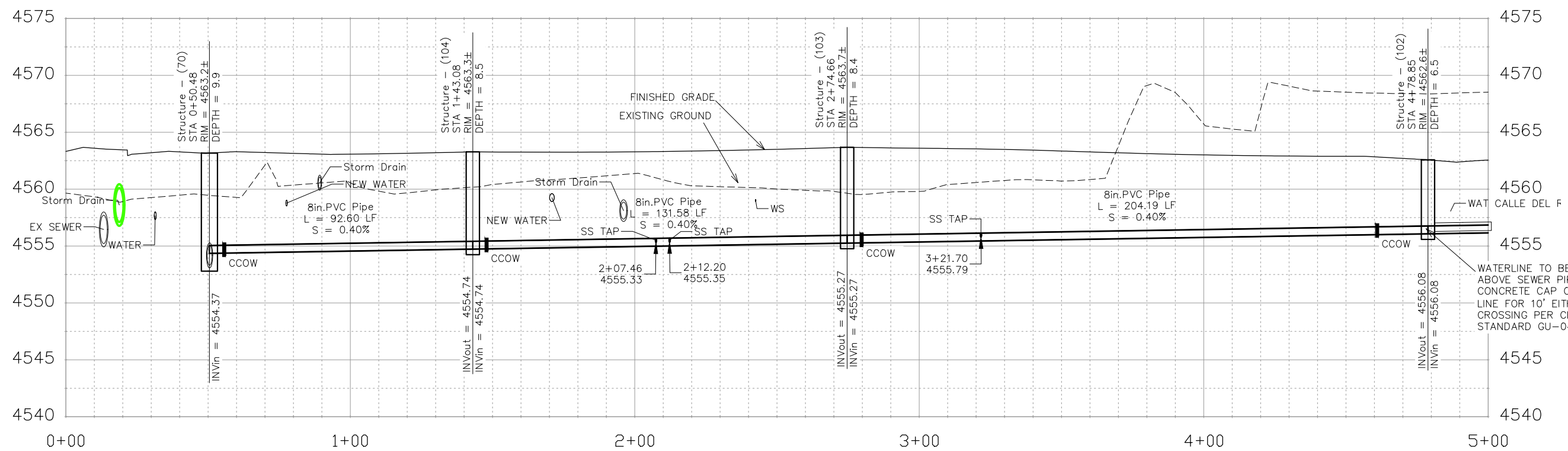
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS15
May 20, 2020



CONNECT MANHOLE TO EXISTING SANITARY SEWER (21" PIPE). CONTRACTOR SHALL USE A CAST-IN-PLACE BASE TO FORM INVERT AROUND THE EXISTING PIPE. "O" RING GASKETS OR OTHER WATER STOPS ARE TO BE PLACED AROUND THE INLET AND OUTLET PIPES TO ENSURE A WATER TIGHT SEAL IS PROVIDED AT THE MH BASE. CARE SHOULD BE TAKEN SO THAT THE EXISTING LINE DOES NOT SAG OR FLOAT DURING CONSTRUCTION OF THE BASE. THE TOP OF THE EXISTING PIPE SHALL BE CUT AND REMOVED TO PROVIDE FOR THE NEW INVERT IN. CONTRACTOR SHALL CONTROL SEWER FLOW AND NOT ALLOW DEBRIS TO ENTER THE PIPE.

- NOTES:
- ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
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 - AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).
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 - WHERE PIPES ARE CALLED TO BE ENCASED - SEWER PIPE SHALL BE ENCASED FULLY IN CONCRETE PER STD. DETAIL GU-04. (SEWER LINE ABOVE WATER LINE)



REVISION	DESCRIPTION	DATE
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DATE	DESCRIPTION
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2019	DESIGNED BY JCS
2019	CHECKED BY BH
2019	APPROVED BY TCP

SCALES:

PLAN & PROFILE

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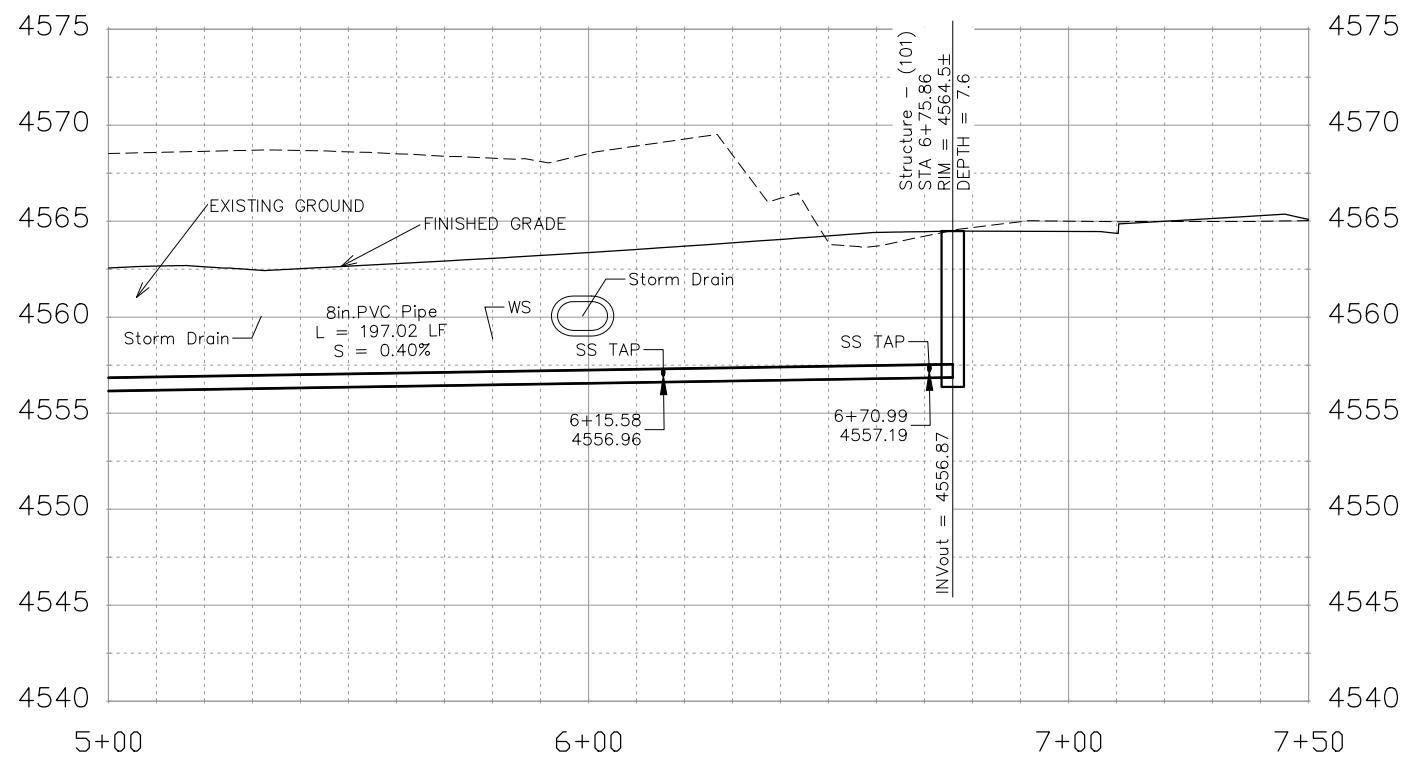
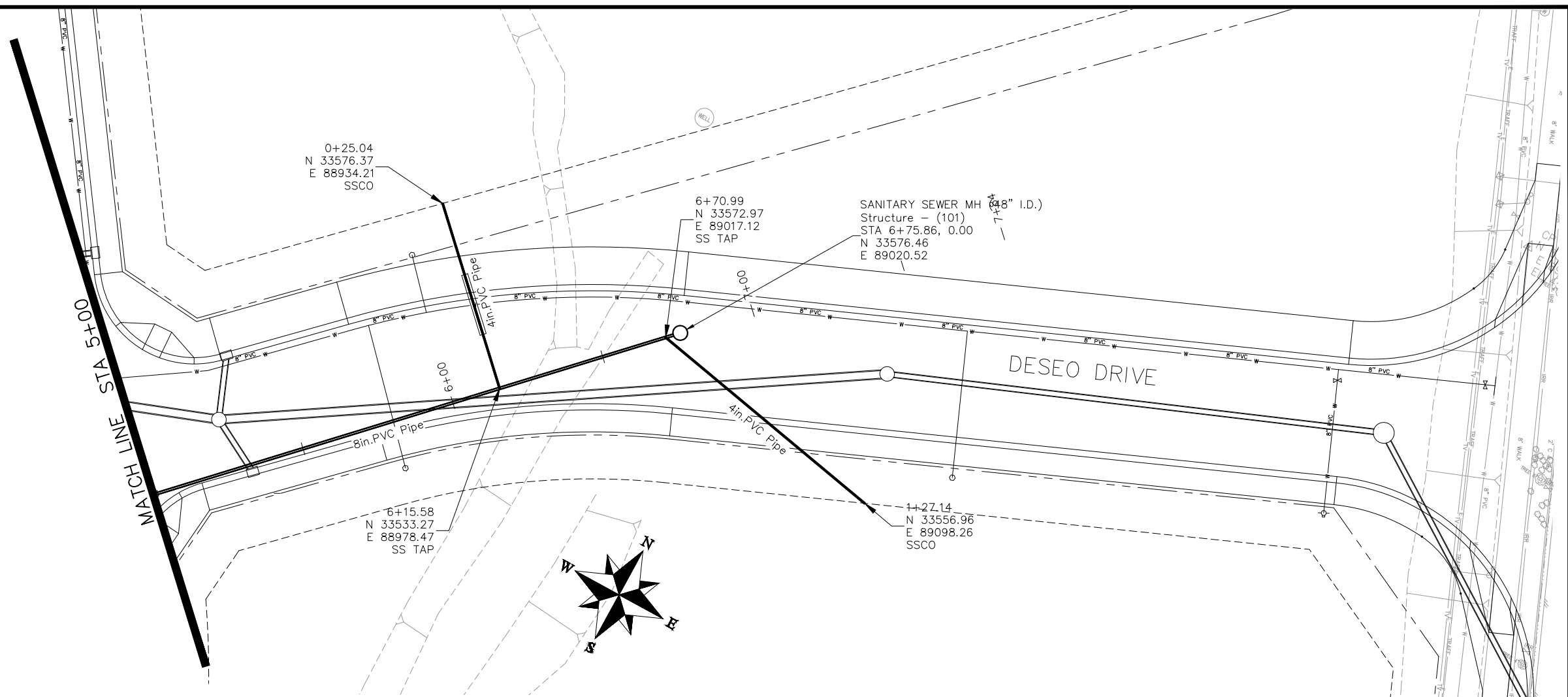
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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS16
May 20, 2020

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NOTES:

ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).

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SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

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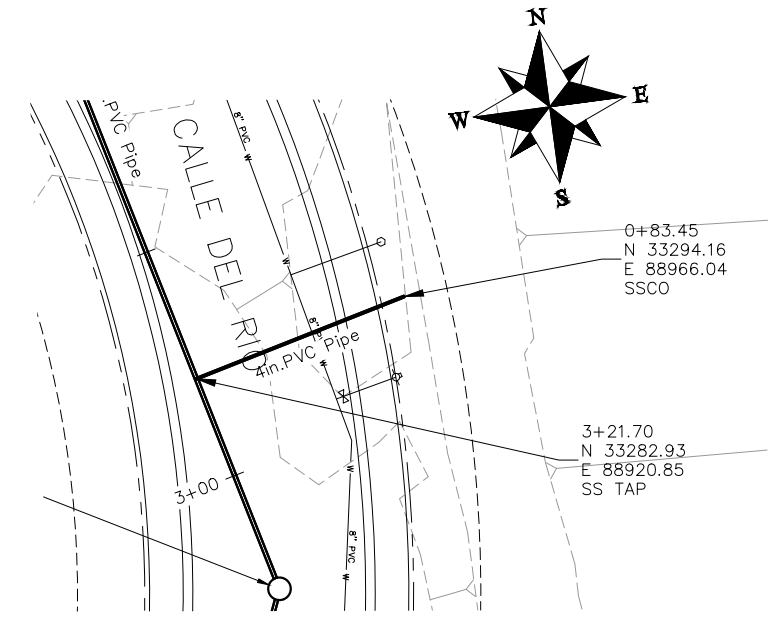
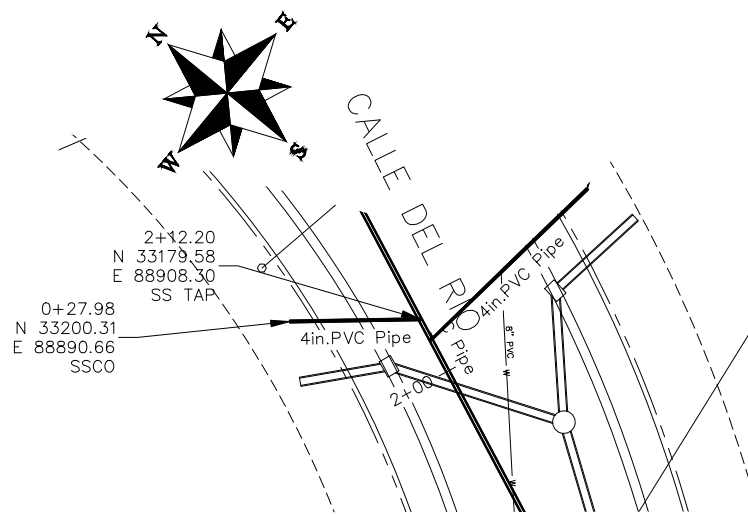
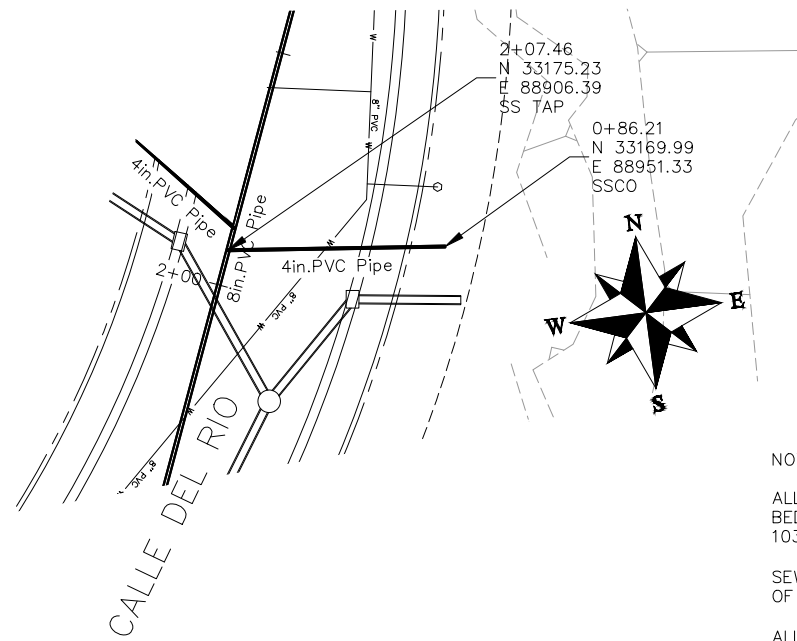
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△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 20'
VERTICAL	1" = 2.5'



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS17
May 20, 2020**



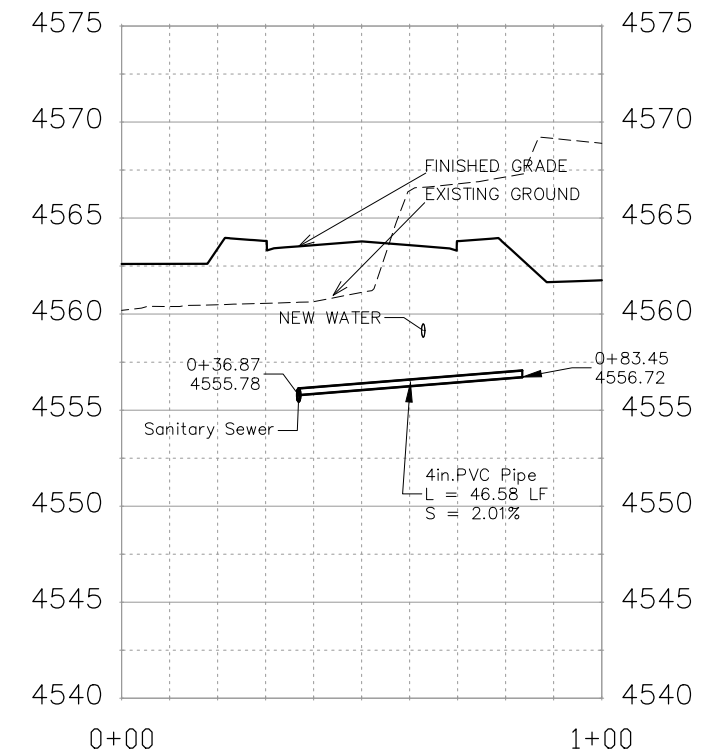
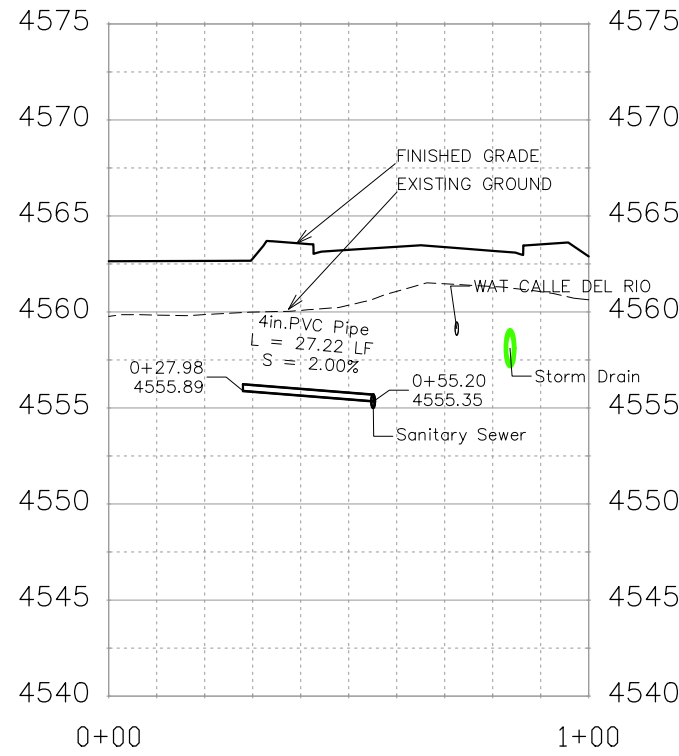
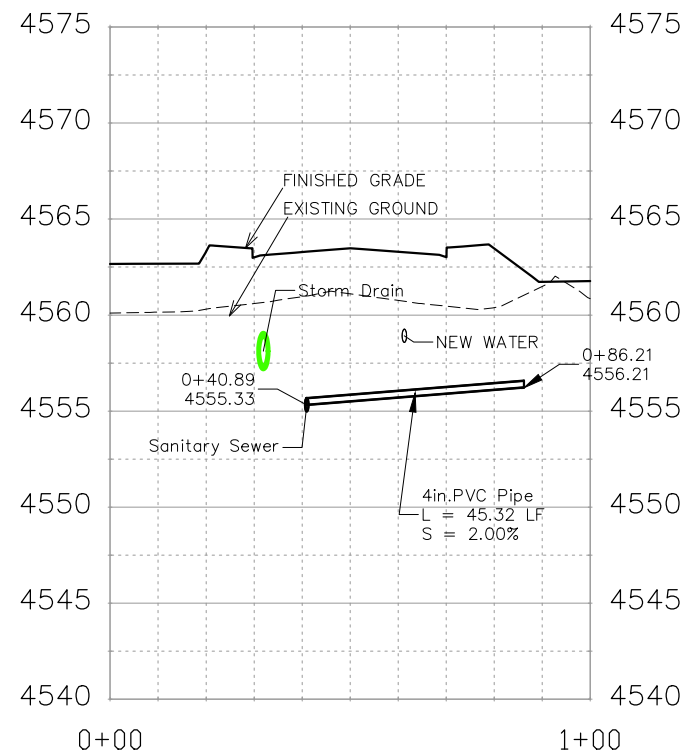
NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

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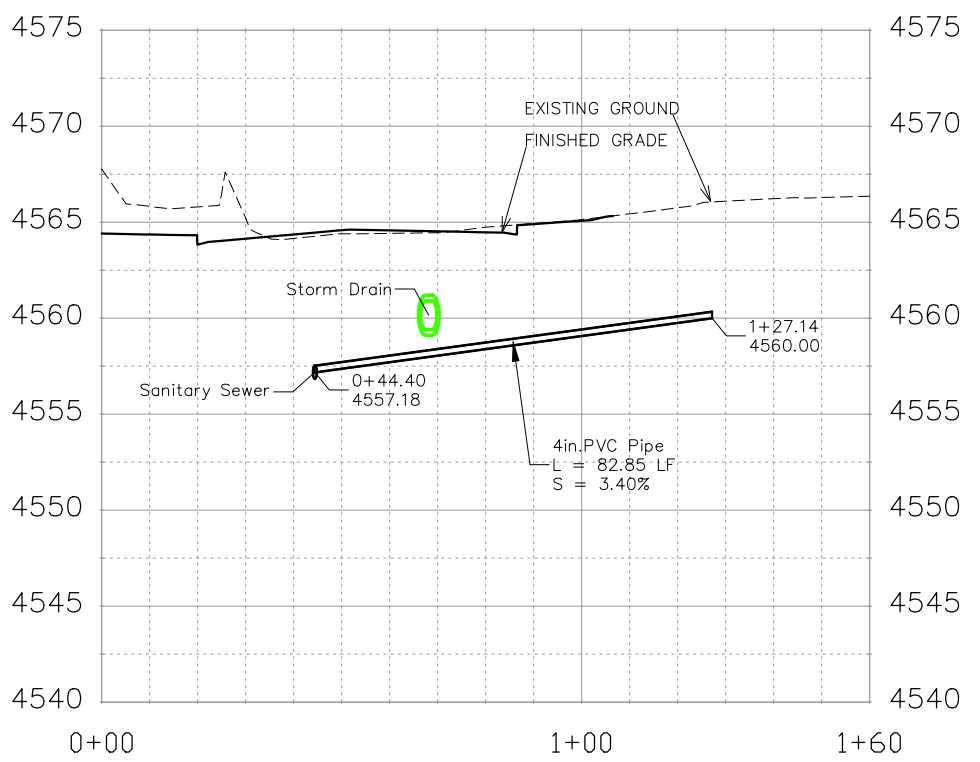
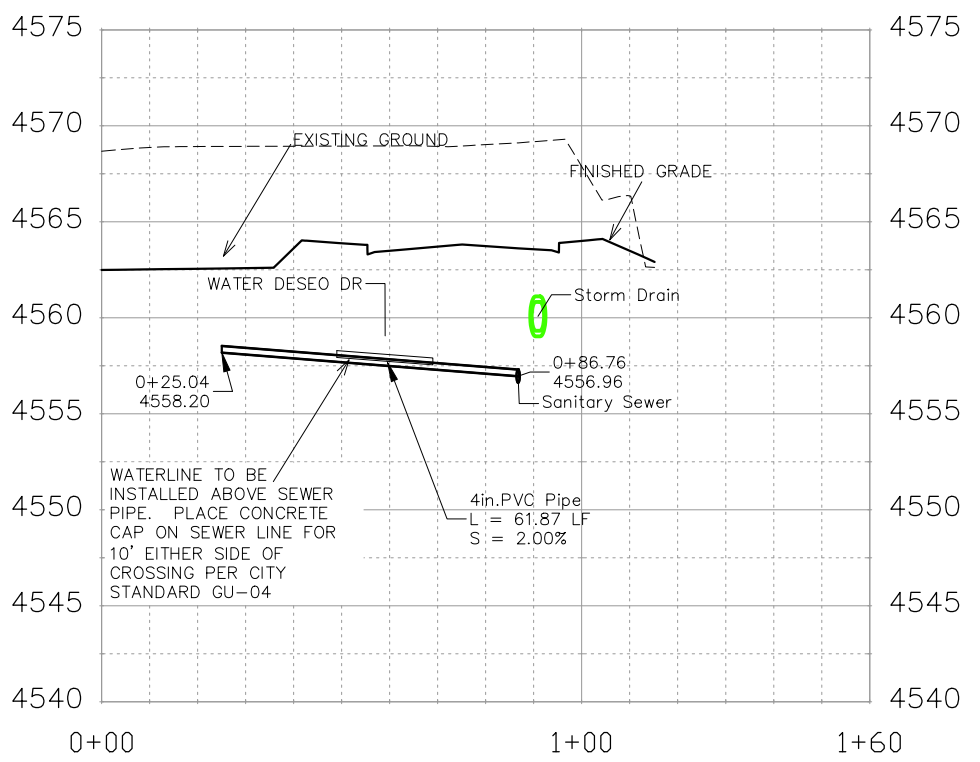
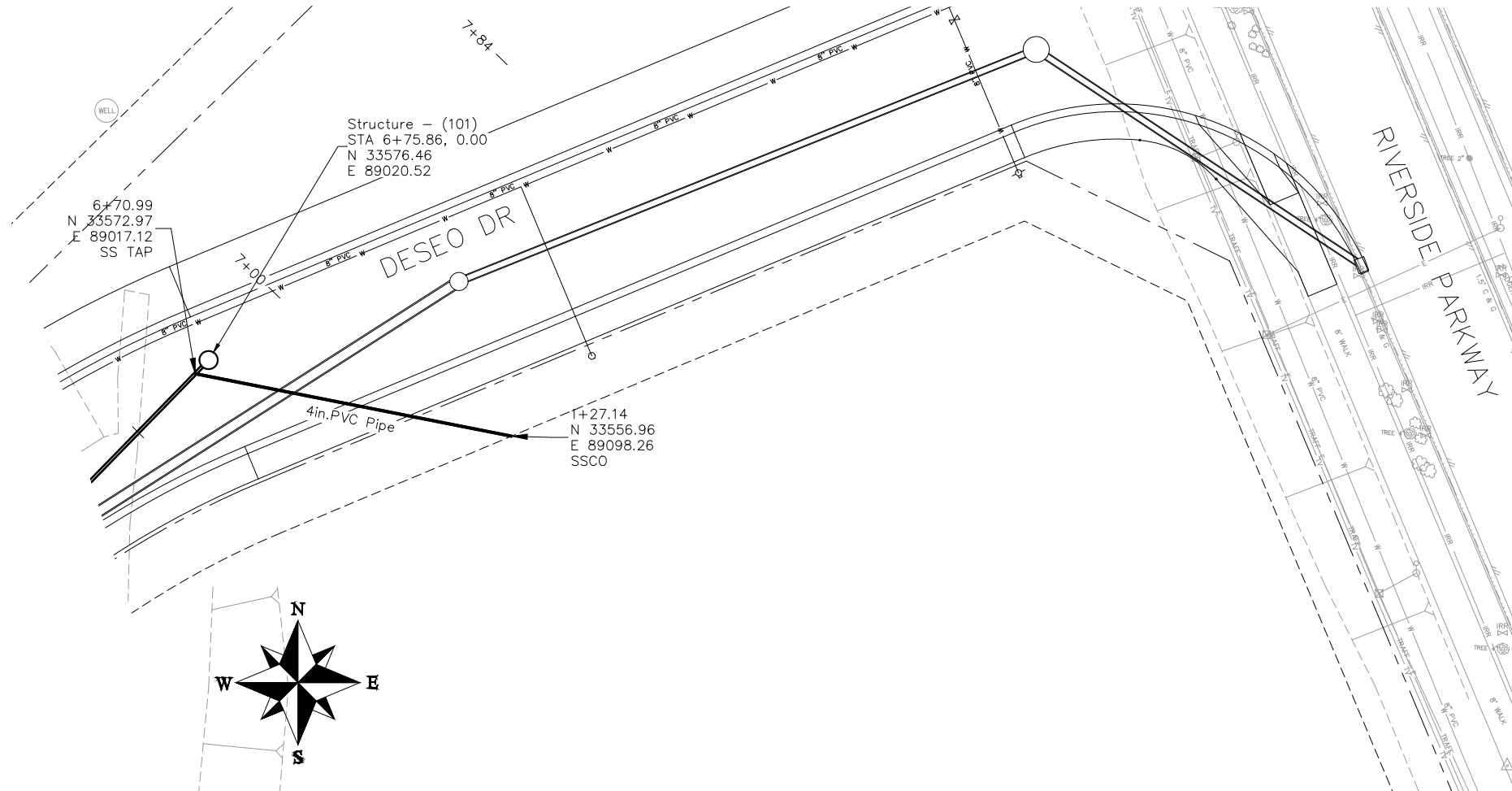
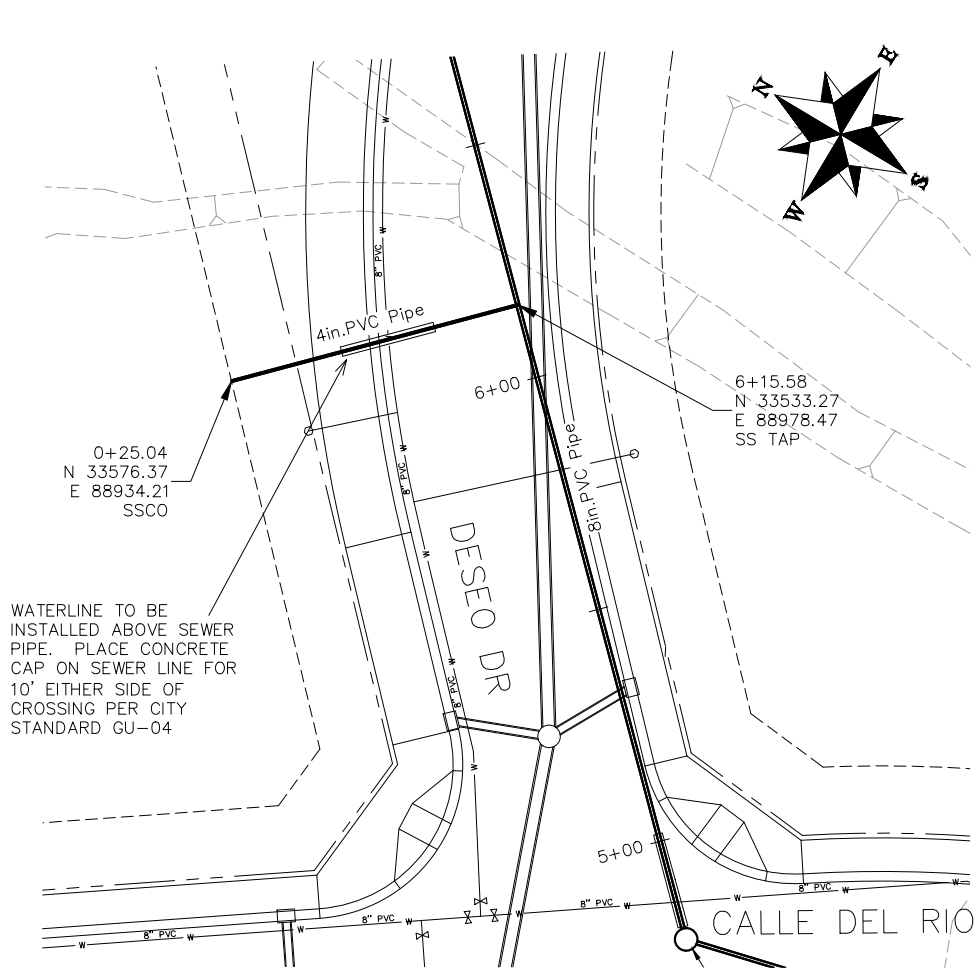


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REVISION			BH	2019	0 2.5 5 10 VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS18
May 20, 2020



NOTES:

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

SEWER TAPS (SSTAP) TO NEW MAINS SHALL BE ACCOMPLISHED USING FULL BODY WYES. SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-06.

ALL SEWER SERVICE LINES SHALL BE 4" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

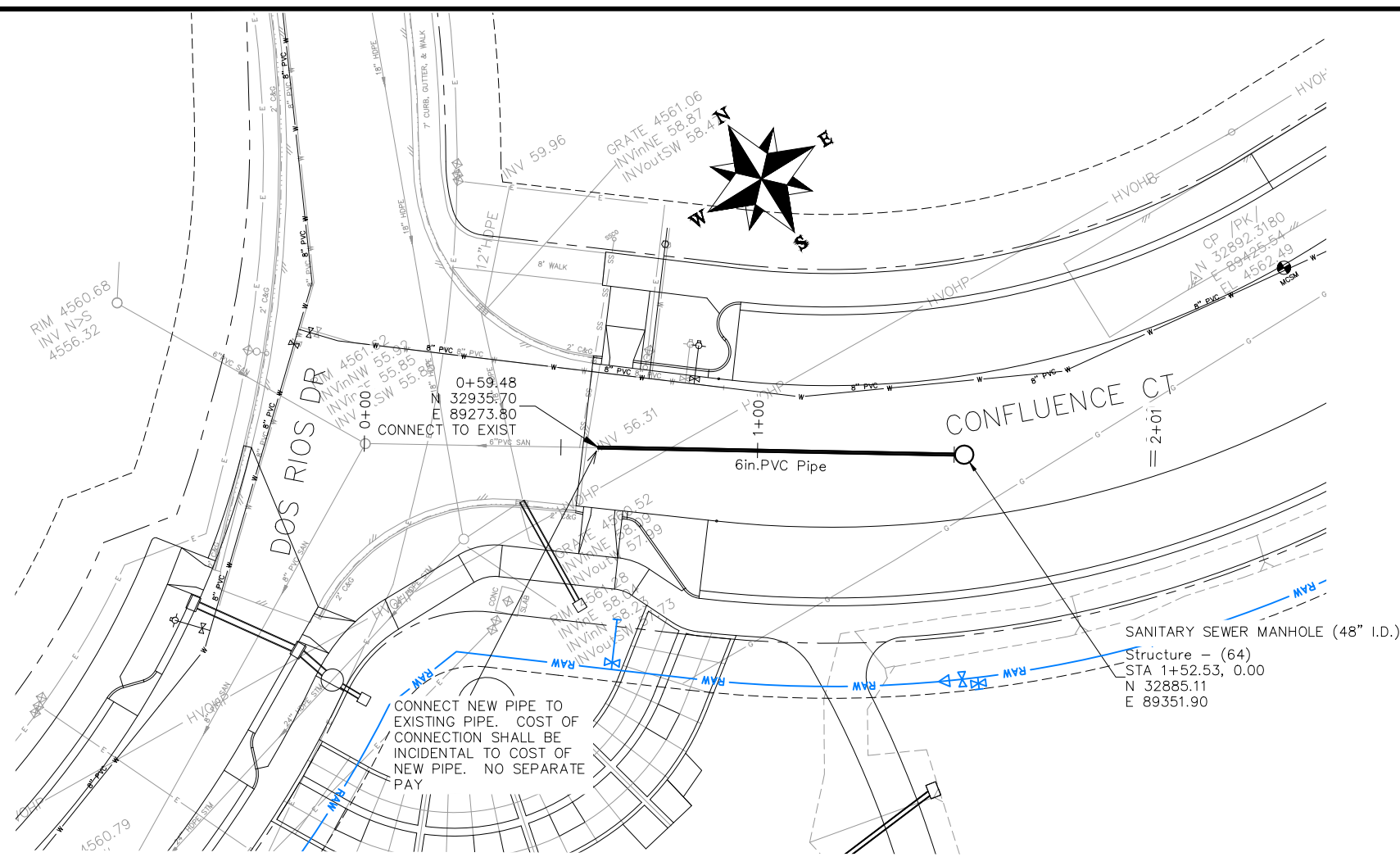
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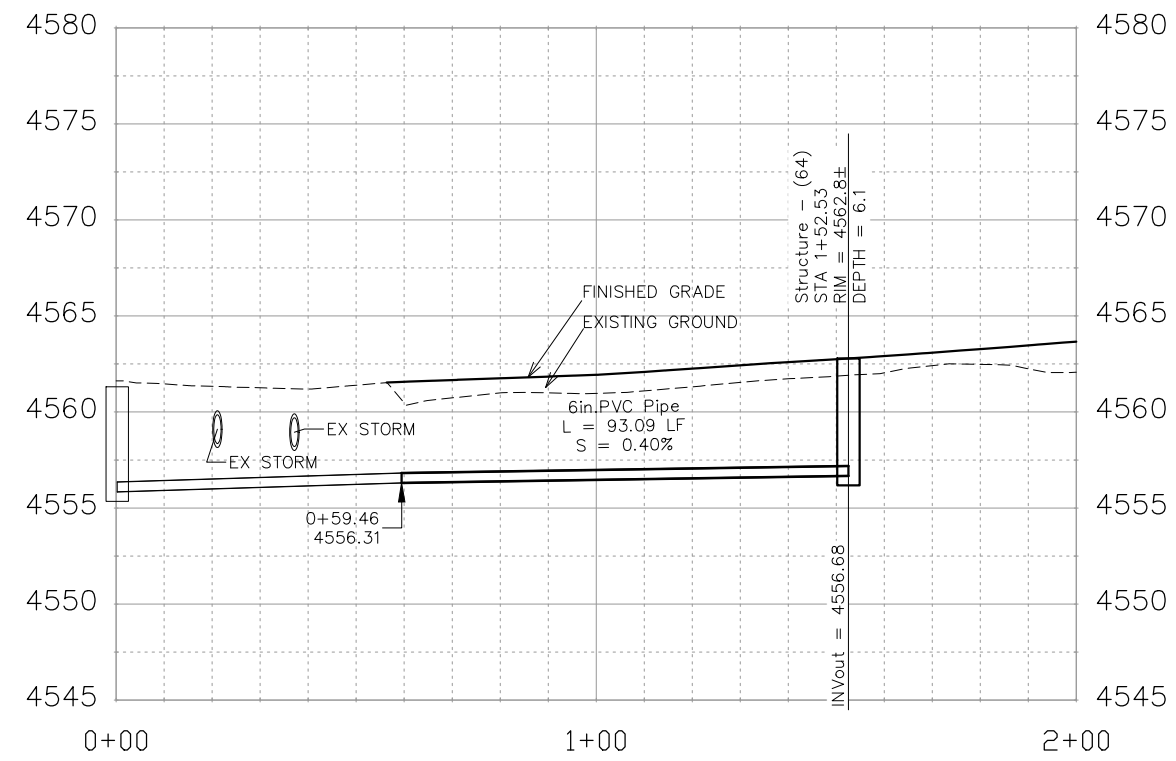
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS19
May 20, 2020

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- NOTES:
- ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE SIZED AS NOTED INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
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 - WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
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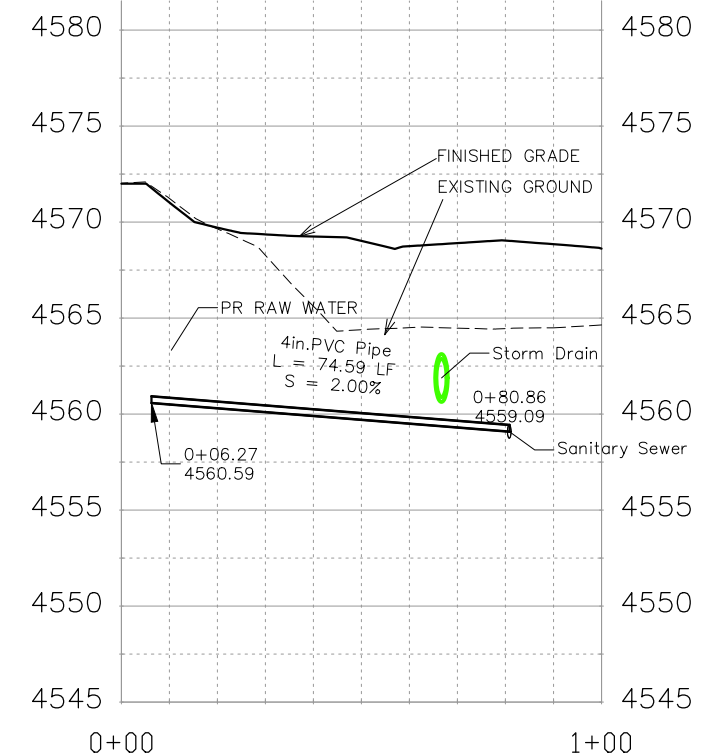
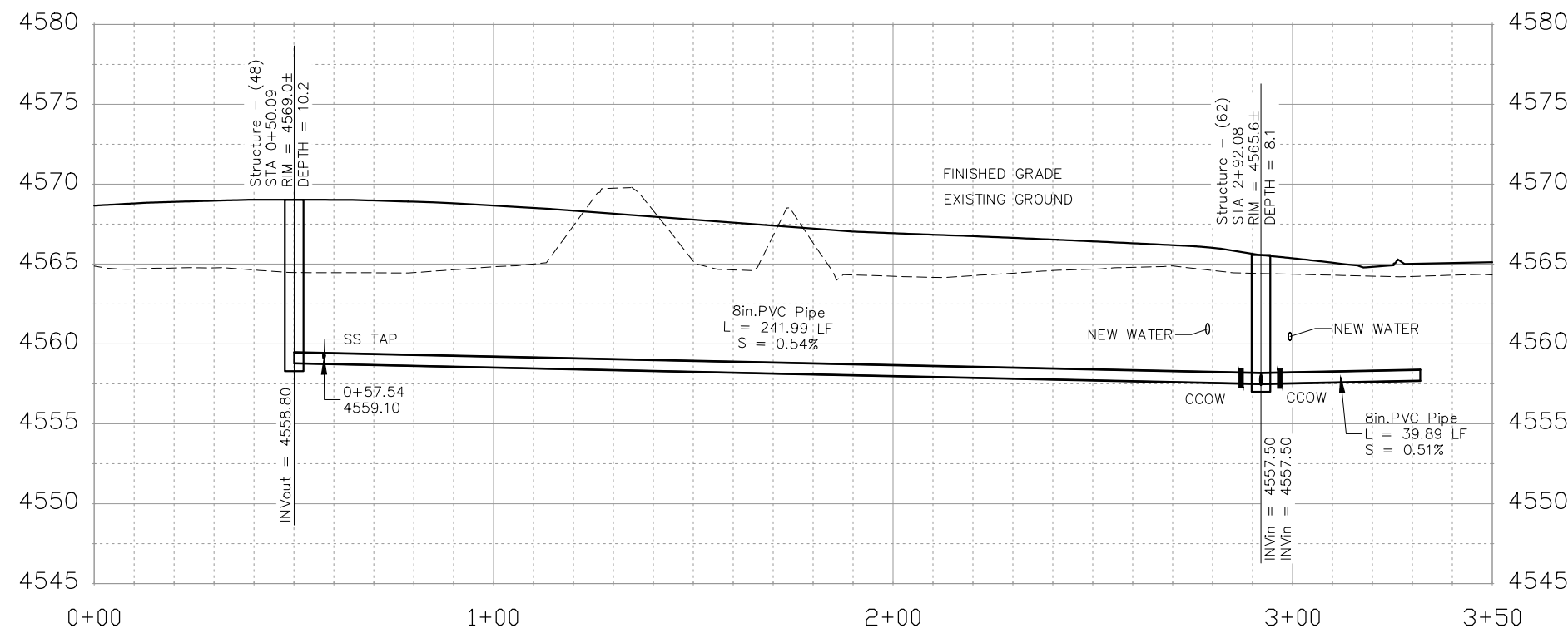
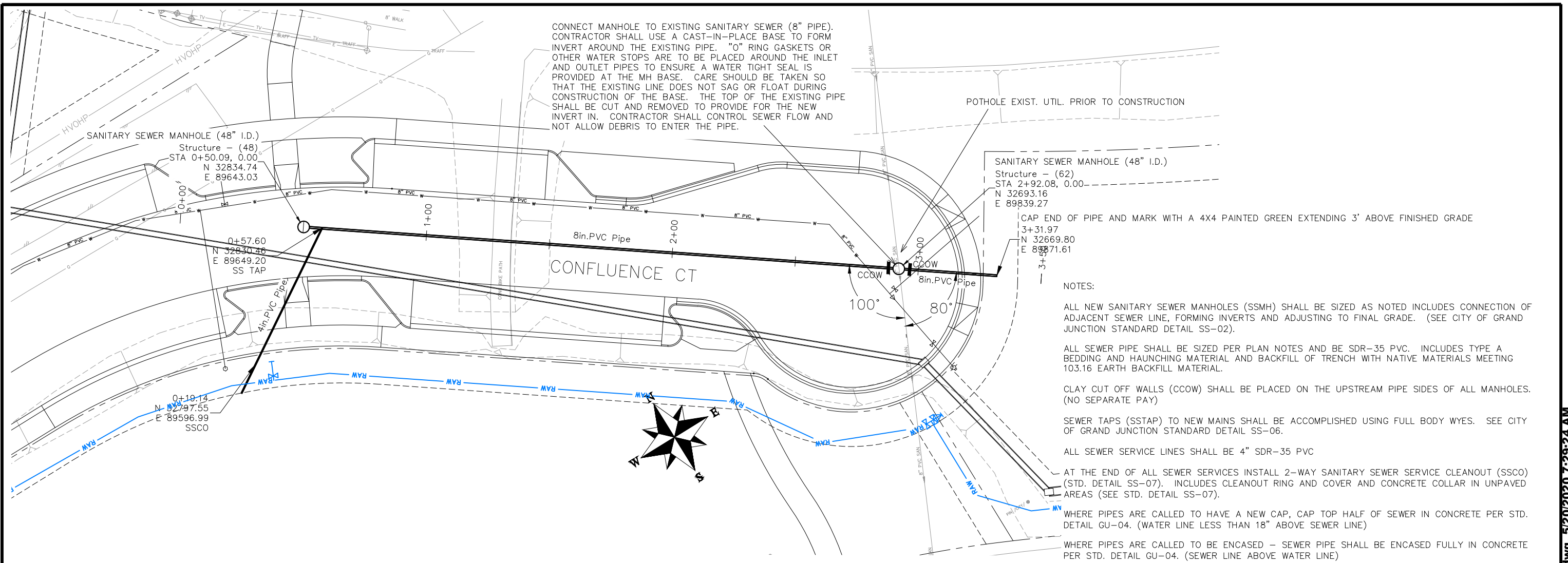
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REVISION			BH	2019		
REVISION						

SCALES:
 PLAN & PROFILE
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 0 2.5 10 VERTICAL

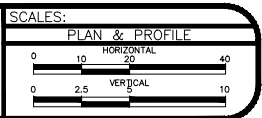
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS20
May 20, 2020

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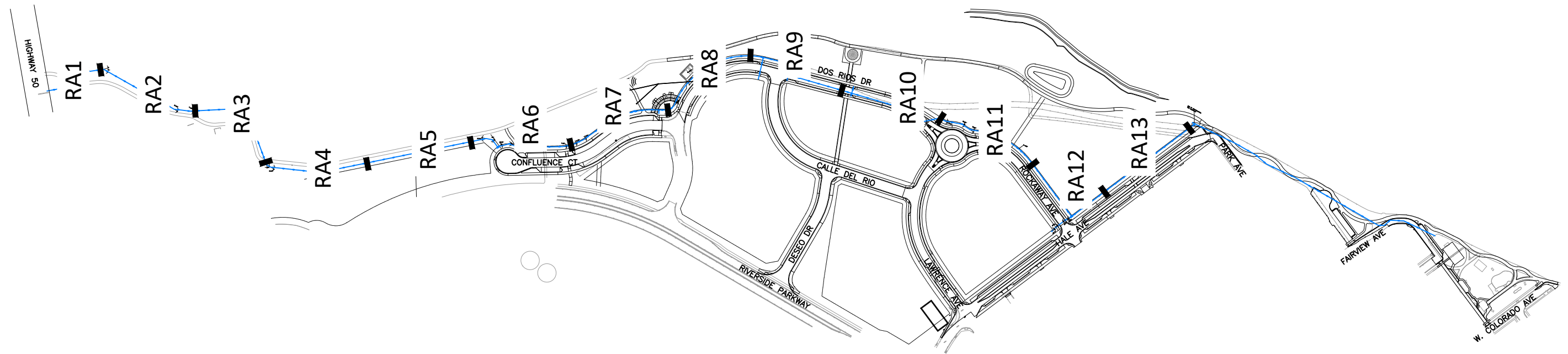
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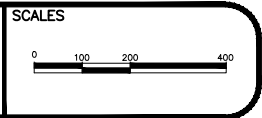
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SANITARY SEWER PH 2 - SS21
May 20, 2020

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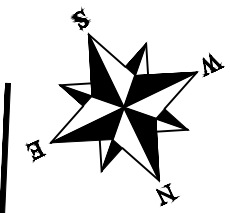


PUBLIC WORKS
ENGINEERING DIVISION

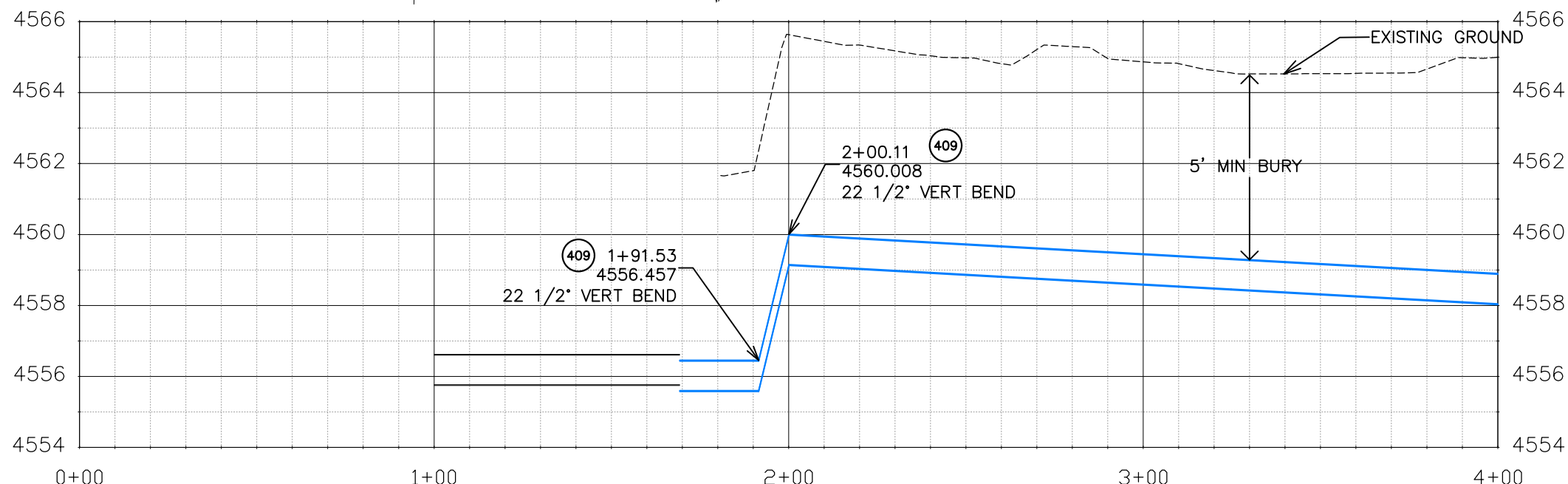
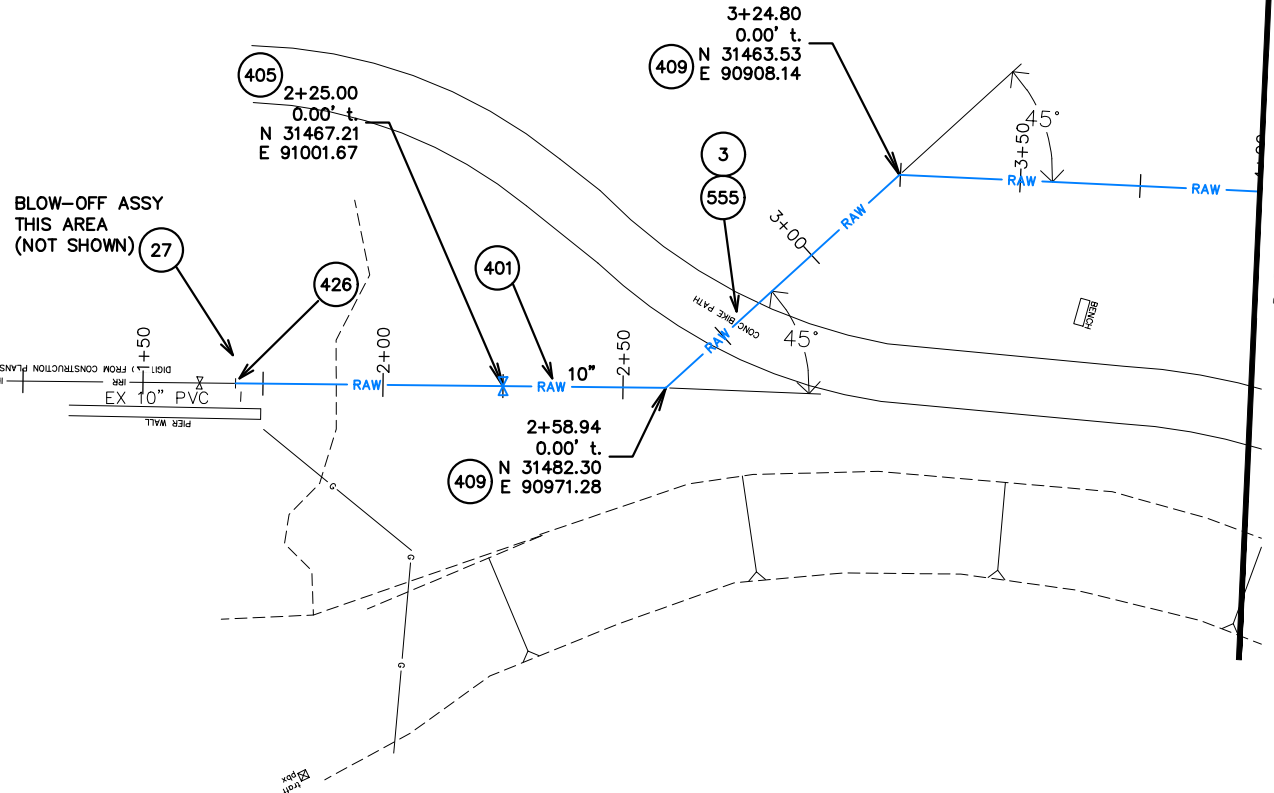
THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – KEYMAP
May 20, 2020

CONSTRUCTION NOTES

- 3 202 - REMOVAL OF CONCRETE. SAW CUT AND REMOVE CONCRETE AS NEEDED FOR PIPE INSTALLATION.
- 27 202 - REMOVE BLOW-OFF ASSEMBLY. INCLUDES ALL FITTINGS, VALVES, AND BLOW-OFF HYDRANT.
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 405 102.8g/102.8h/108.3 - AIR VALVE AND VAULT (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 555 608.06 - CONCRETE SIDEWALK (6" THICK)



HIGHWAY 50 CO. RIVER BRIDGE



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
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REVISION			BH	2020	0 1 2 4 VERTICAL
REVISION			ICP	2020	



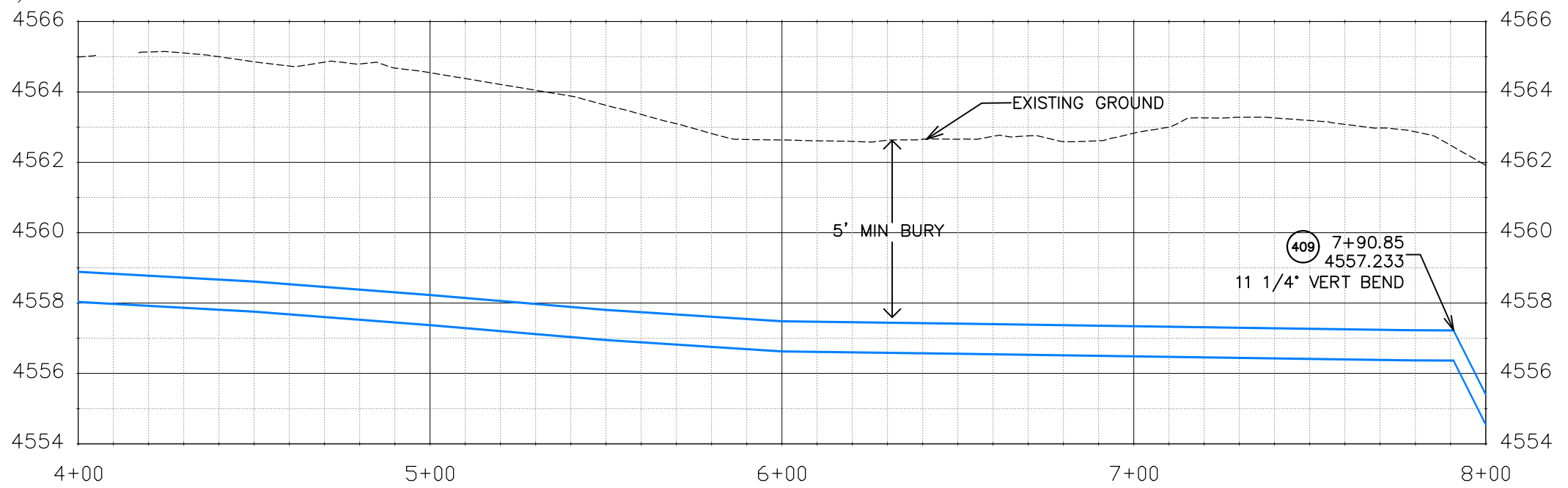
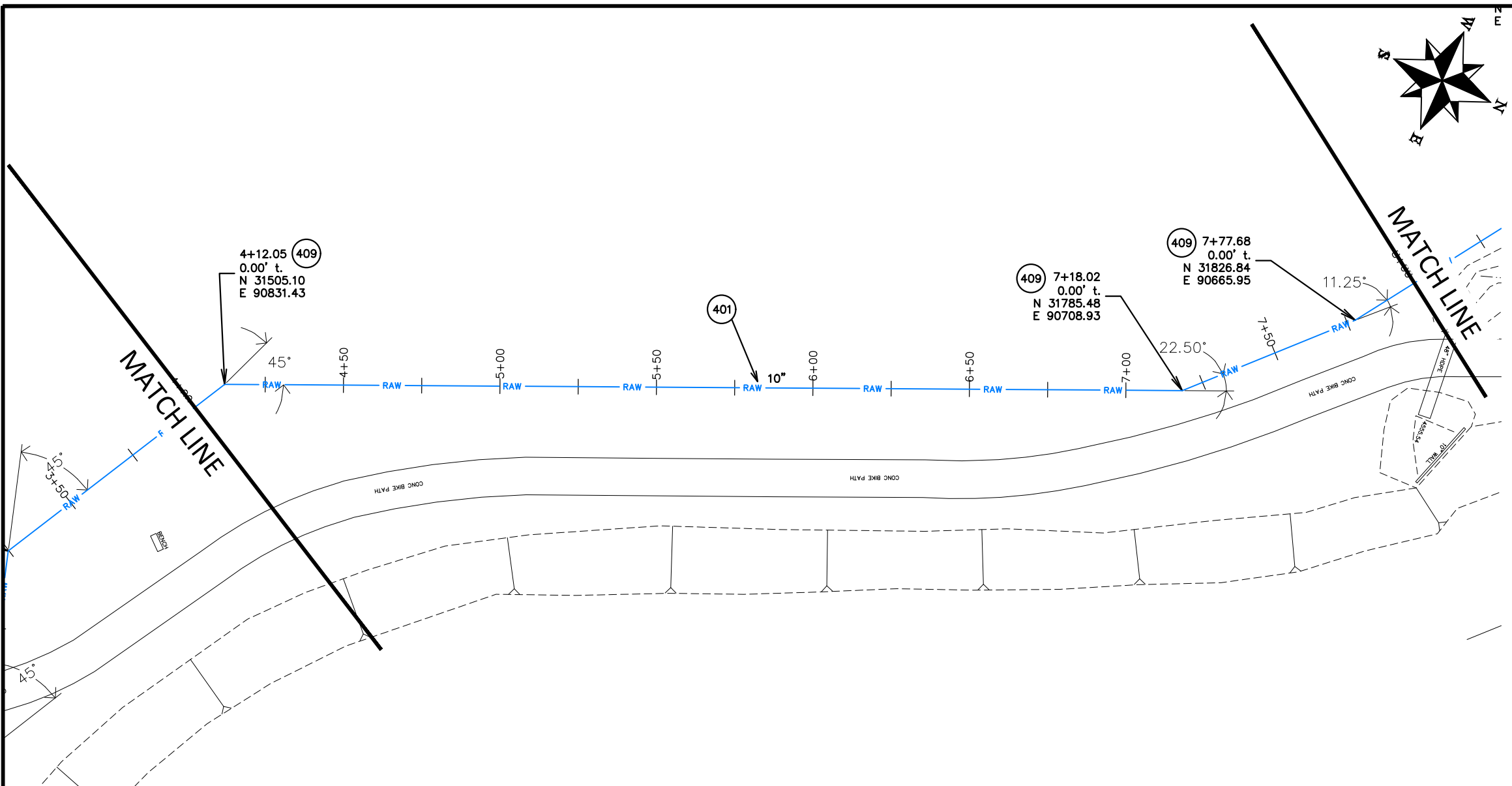
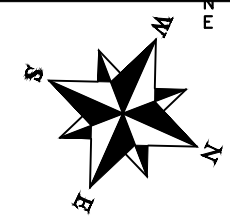
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA1
May 20, 2020

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CONSTRUCTION NOTES

- 401 102.7/108.2 – WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0 10 20 40 HORIZONTAL
REVISION			BH	2020	0 1 2 4 VERTICAL
REVISION			ICP	2020	



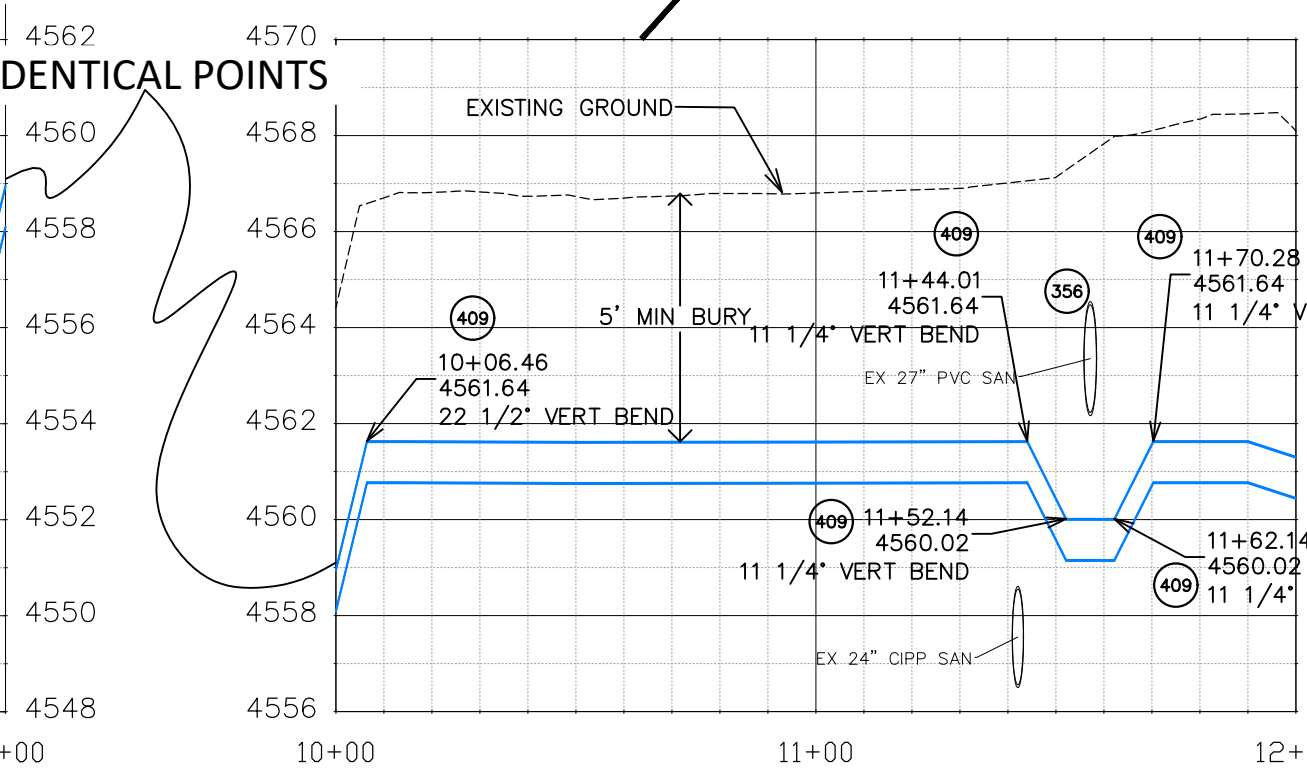
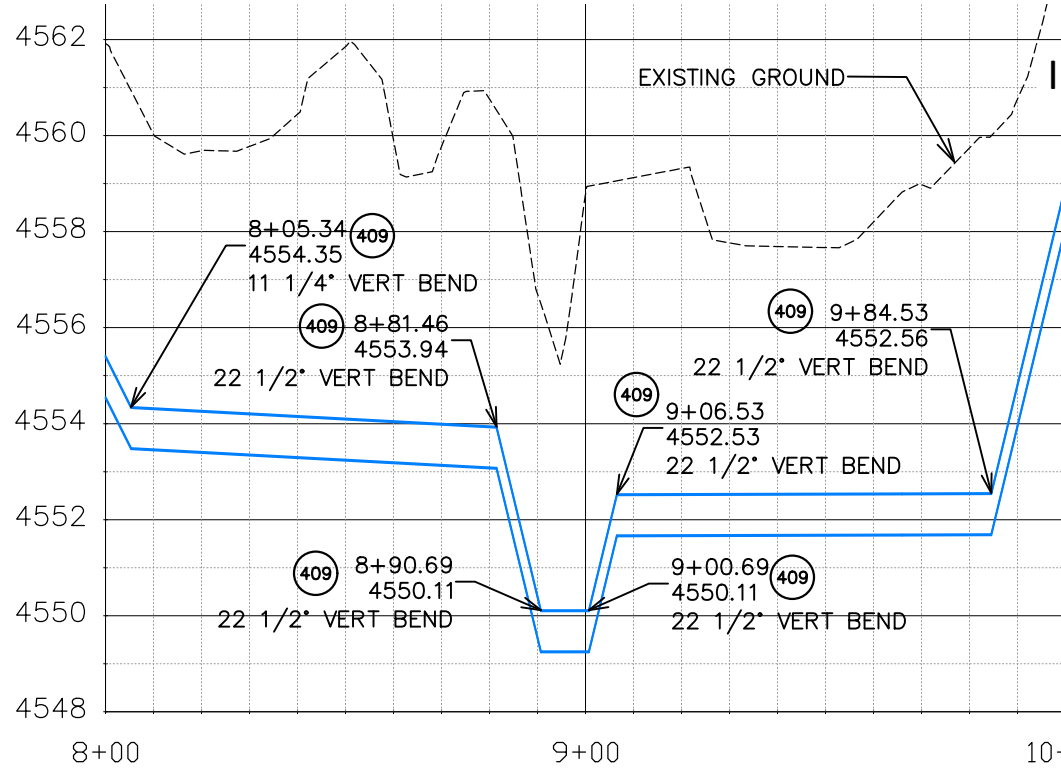
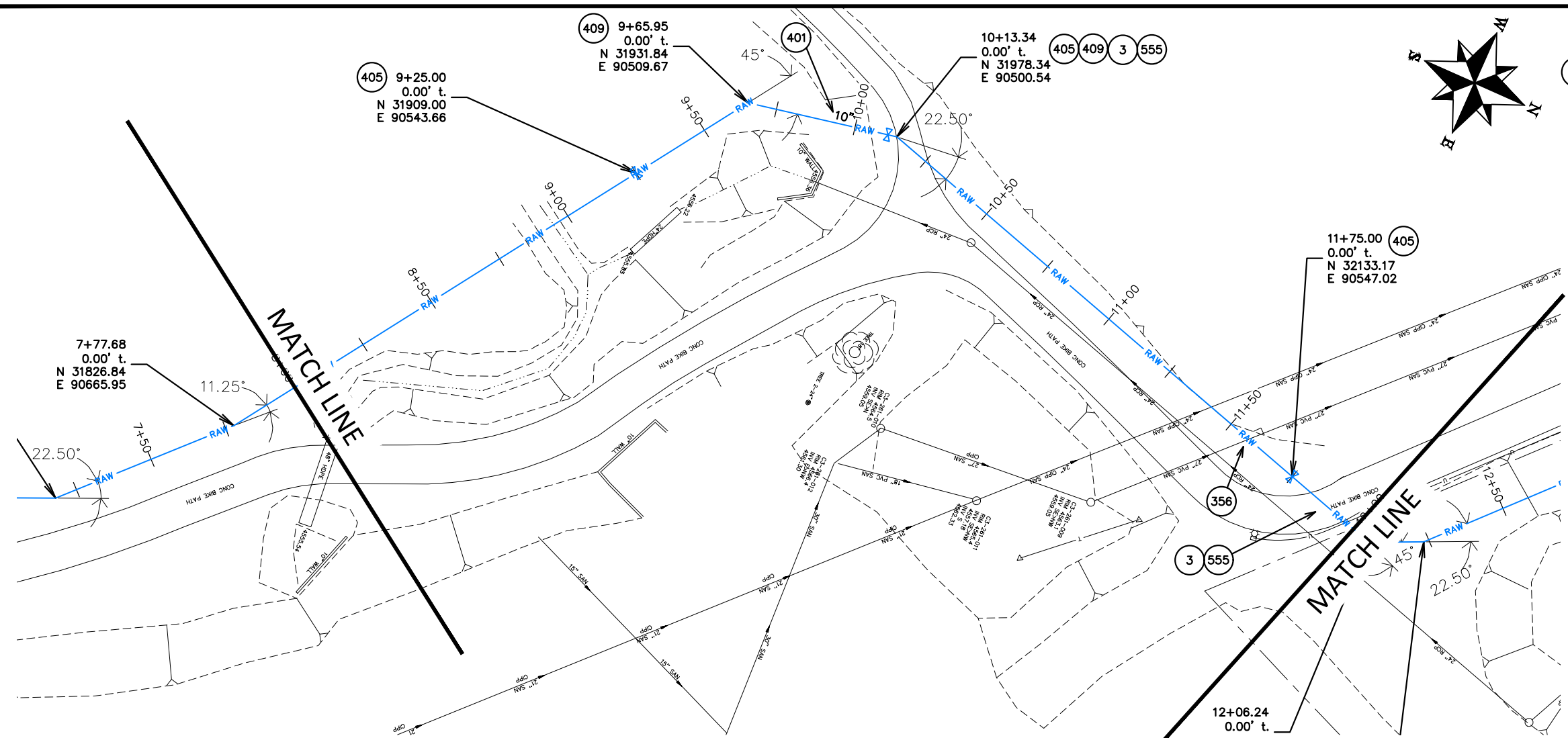
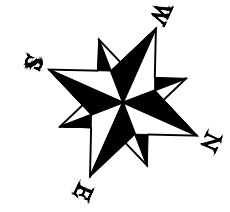
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – RA2
May 20, 2020

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CONSTRUCTION NOTES

- 3 202 - REMOVAL OF CONCRETE. SAW CUT AND REMOVE CONCRETE AS NEEDED FOR PIPE INSTALLATION.
- 356 104.40 - ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 405 102.8g/102.8h/108.3 - AIR VALVE AND VAULT (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 555 608.06 - CONCRETE SIDEWALK (6" THICK)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 1' VERTICAL
REVISION			ICP	2020	



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA3
May 20, 2020**

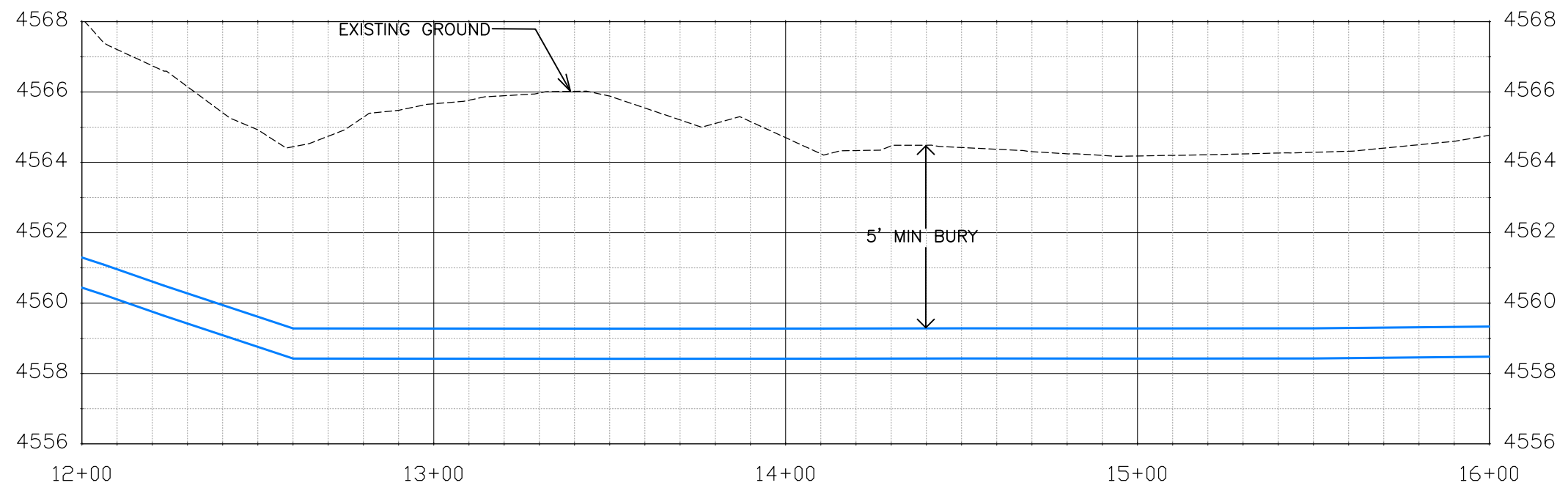
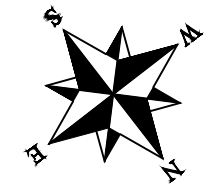
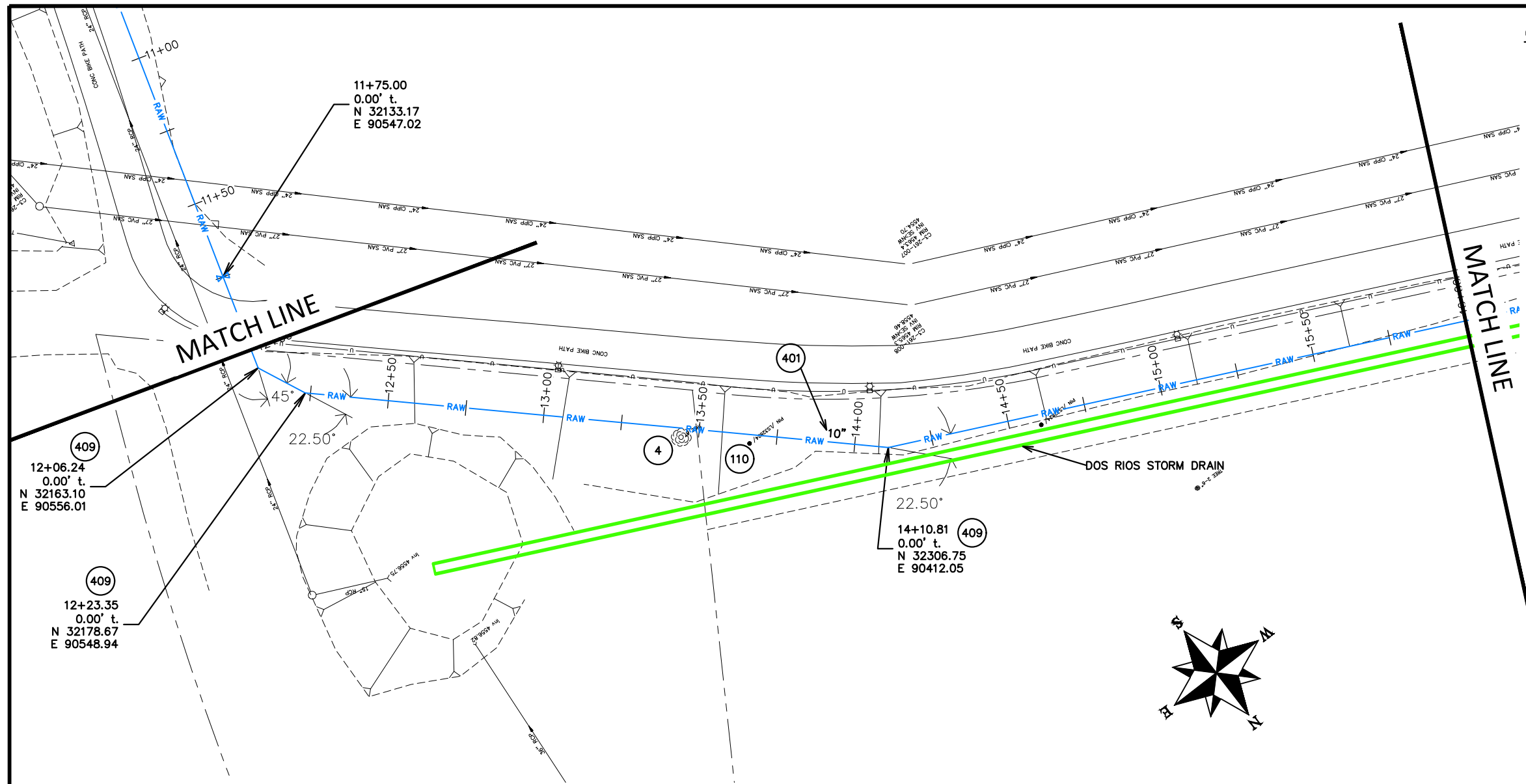


NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

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CONSTRUCTION NOTES

- 4 202 - REMOVAL OF TREE (SIZE AS SHOWN ON PLAN)
- 110 629 - REFERENCE AND RESET SURVEY MONUMENT. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR'S SURVEYOR MUST SUBMIT FIELD NOTES DETAILING THE PERMANENT REFERENCES PLACED FOR EACH MONUMENT IN DANGER OF LOSS DUE TO CONSTRUCTION.
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	HORIZONTAL 1" = 20'
REVISION			BH	2020	VERTICAL 1" = 4'
REVISION			ICP	2020	



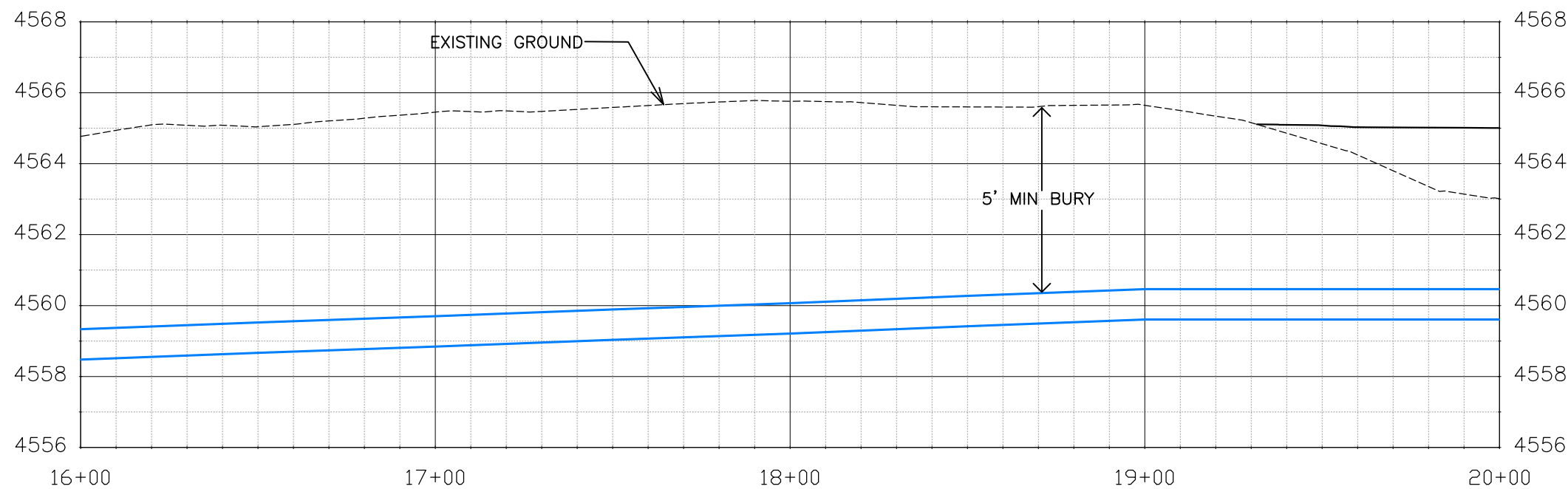
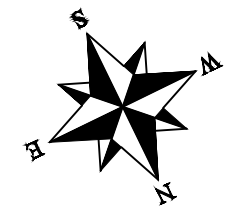
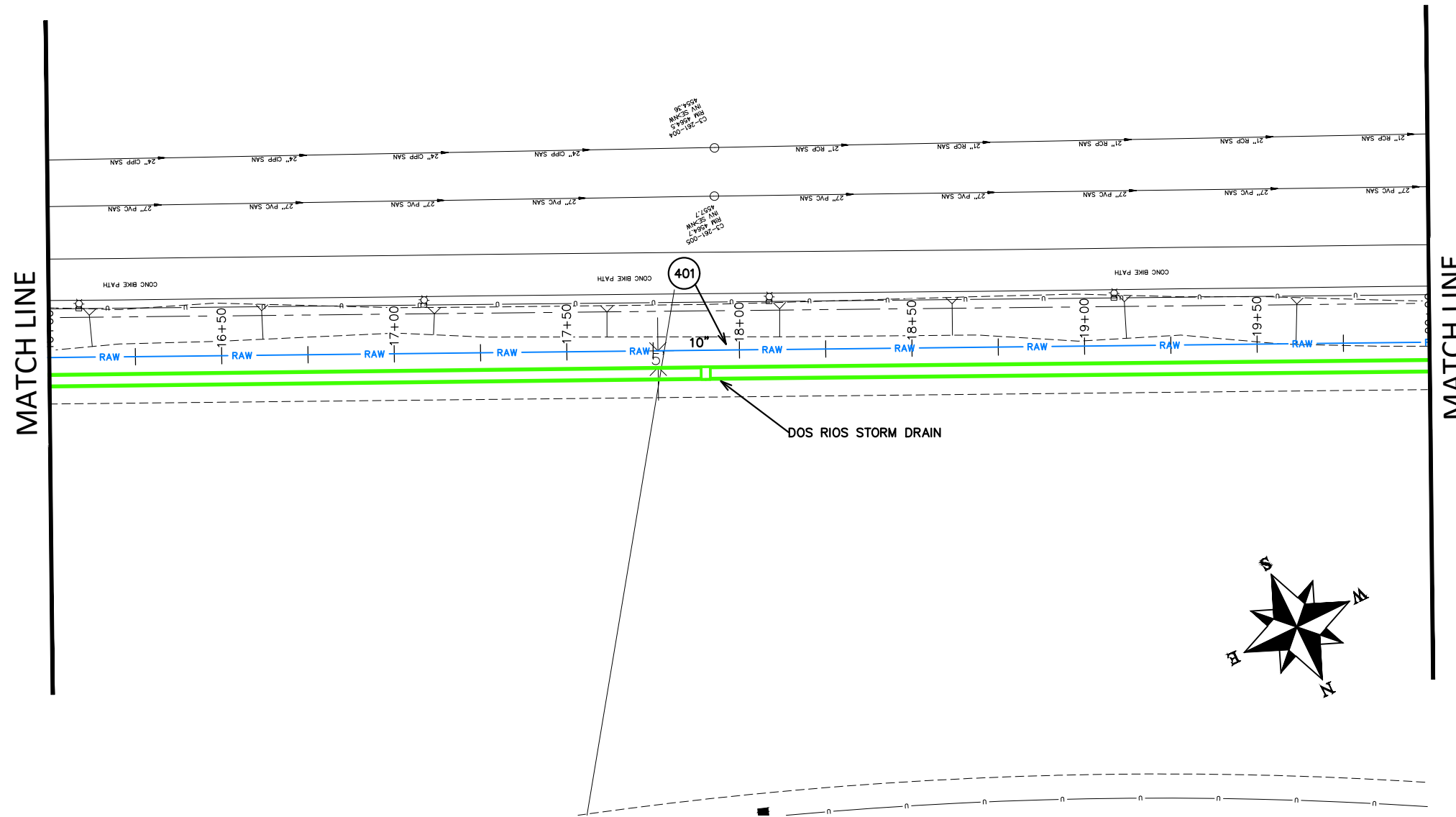
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA4
May 20, 2020

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CONSTRUCTION NOTES

401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



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NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

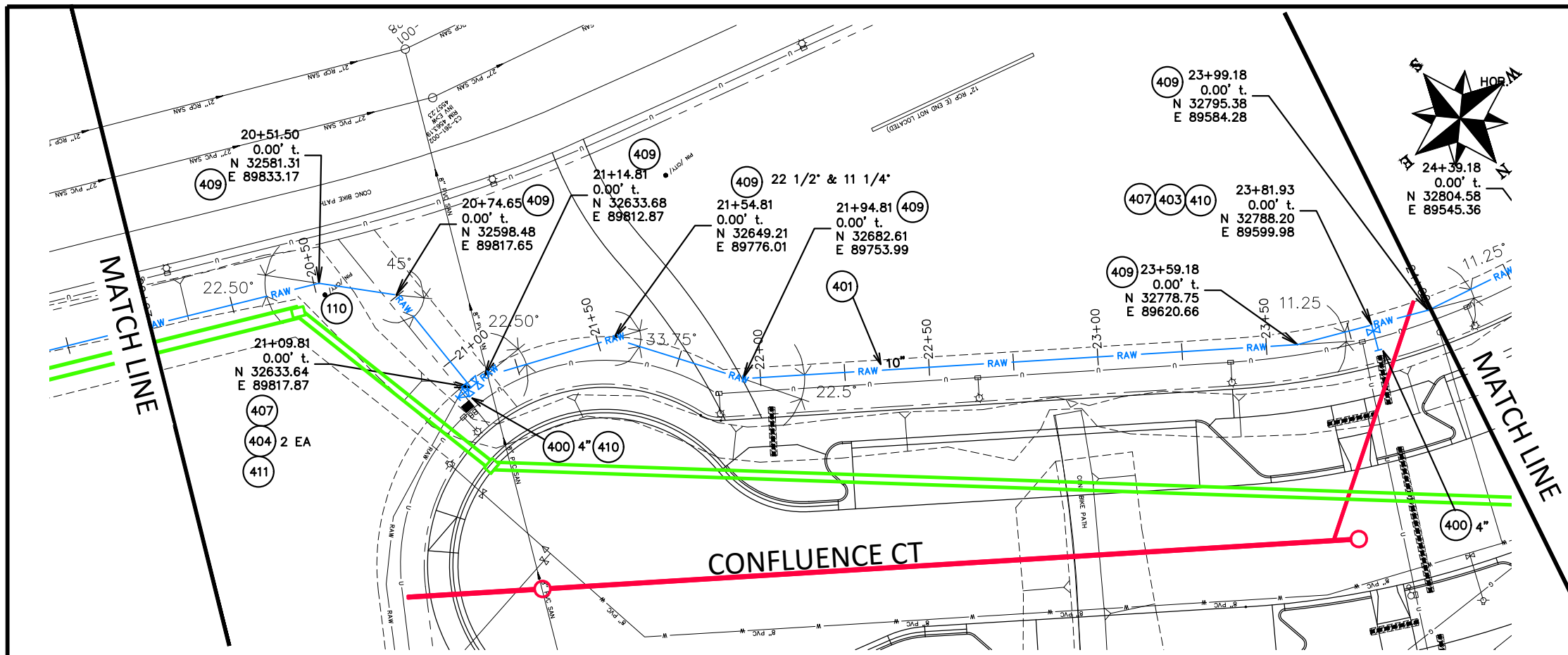
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 1' VERTICAL
REVISION			ICP	2020	



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ENGINEERING DIVISION**

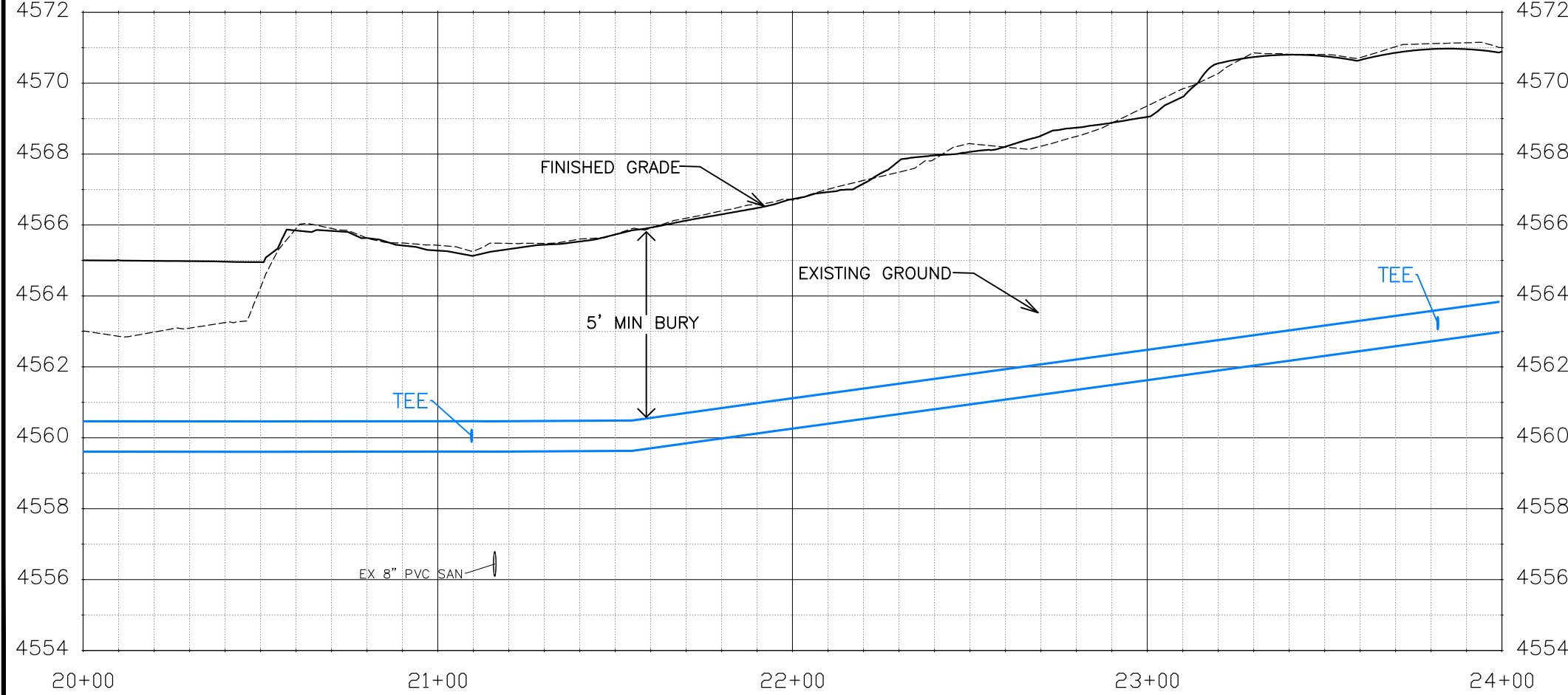
**THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA5
May 20, 2020**

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CONSTRUCTION NOTES

- 110 629 – REFERENCE AND RESET SURVEY MONUMENT. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR'S SURVEYOR MUST SUBMIT FIELD NOTES DETAILING THE PERMANENT REFERENCES PLACED FOR EACH MONUMENT IN DANGER OF LOSS DUE TO CONSTRUCTION.
- 400 102.7/108.2 – WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 401 102.7/108.2 – WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 403 102.8b/108.3 – GATE VALVE. (SIZE AS SHOWN)
- 404 102.8e/108.3 – BUTTERFLY VALVE (SIZE AS SHOWN).
- 407 102.8/108.3 – TEE (SIZE AS SHOWN).
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 – END CAP / PLUG (SIZE AS SHOWN).
- 411 102.8/108.3 – REDUCER (SIZE AS SHOWN).



Know what's below.
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NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2020
REVISION			BH/JCS	2020
REVISION			BH	2020
REVISION			ICP	2020

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



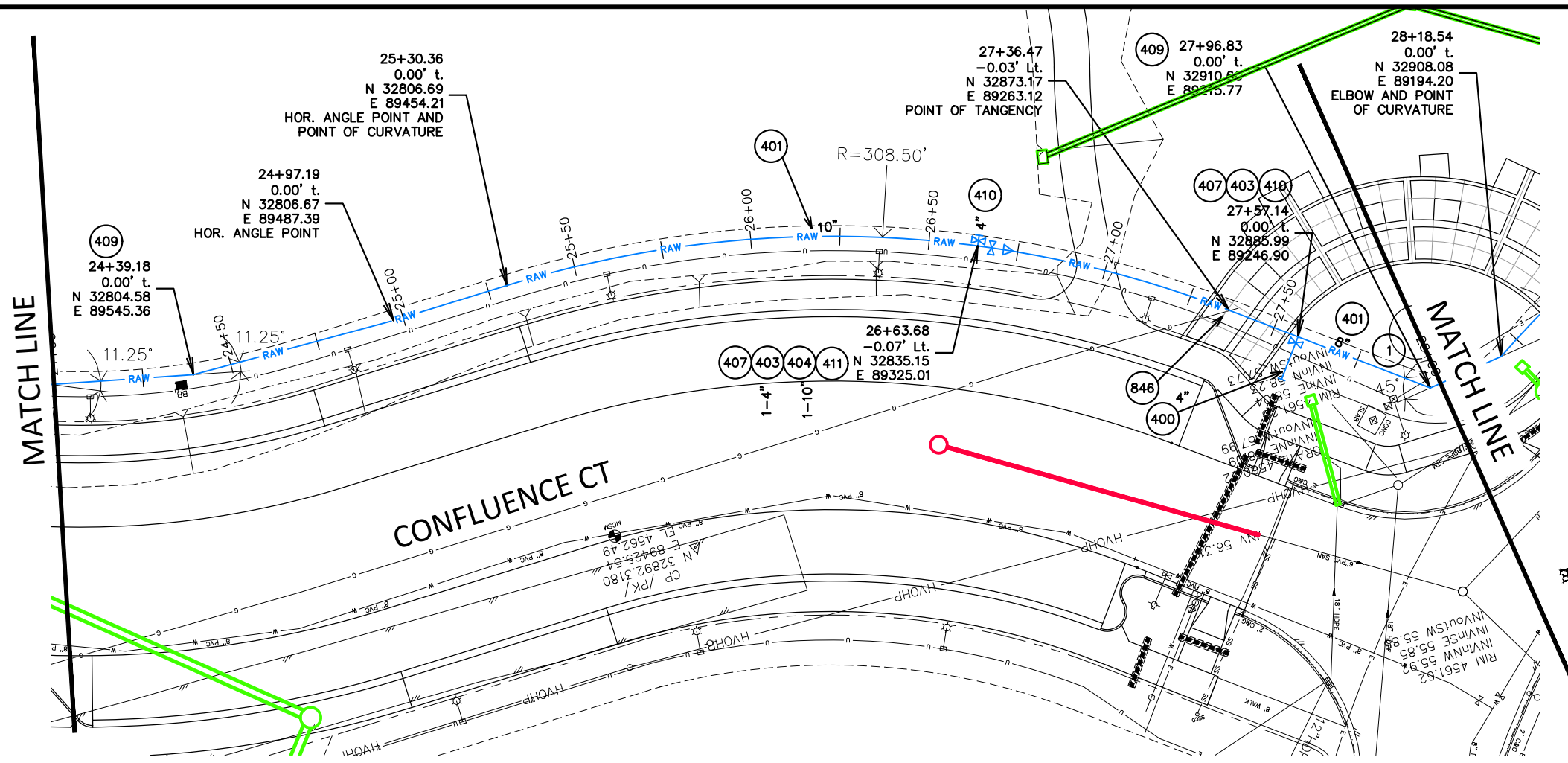
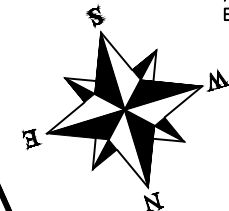
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – RA6
May 20, 2020

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CONSTRUCTION NOTES

- 1) 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS NEEDED FOR PIPE INSTALLATION.
- 400 102.7/108.2 - WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 403 102.8b/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 407 102.8/108.3 - TEE (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 - END CAP / PLUG (SIZE AS SHOWN).
- 411 102.8/108.3 - REDUCER (SIZE AS SHOWN).
- 846 POT HOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. TRANSITION WATER PIPE AS NEEDED TO MAINTAIN 18" CLEARANCE MINIMUM ABOVE SEWER PIPES AND 6" CLEARANCE MINIMUM ABOVE OR BELOW OTHER UTILITY LINES.



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	HORIZONTAL 1" = 40'
REVISION			BH	2020	VERTICAL 1" = 4'
REVISION			ICP	2020	



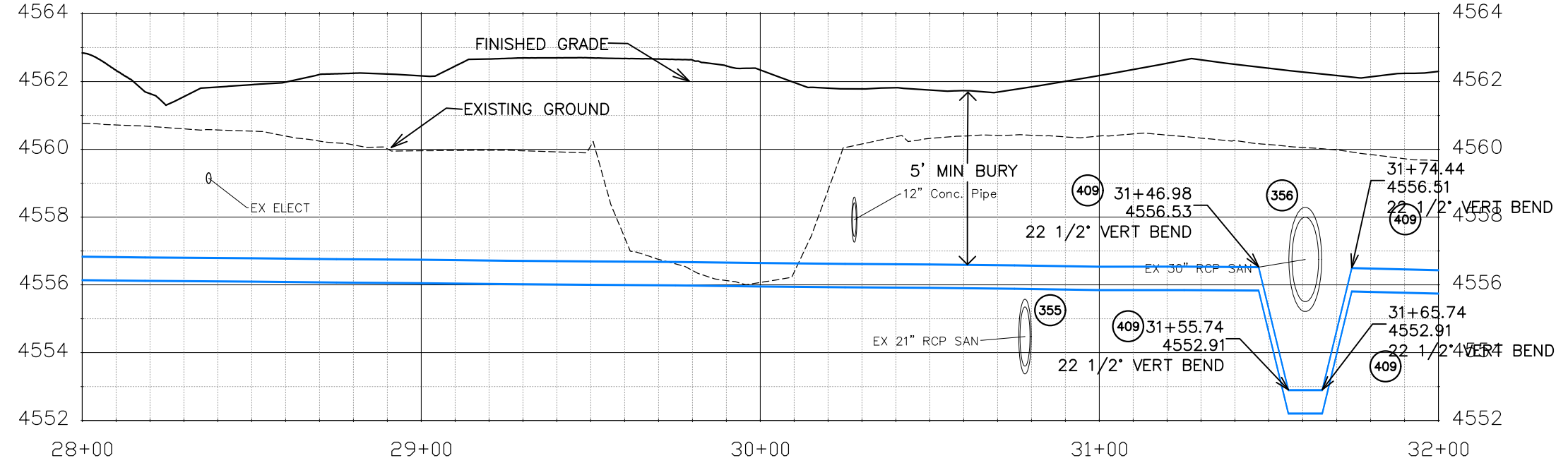
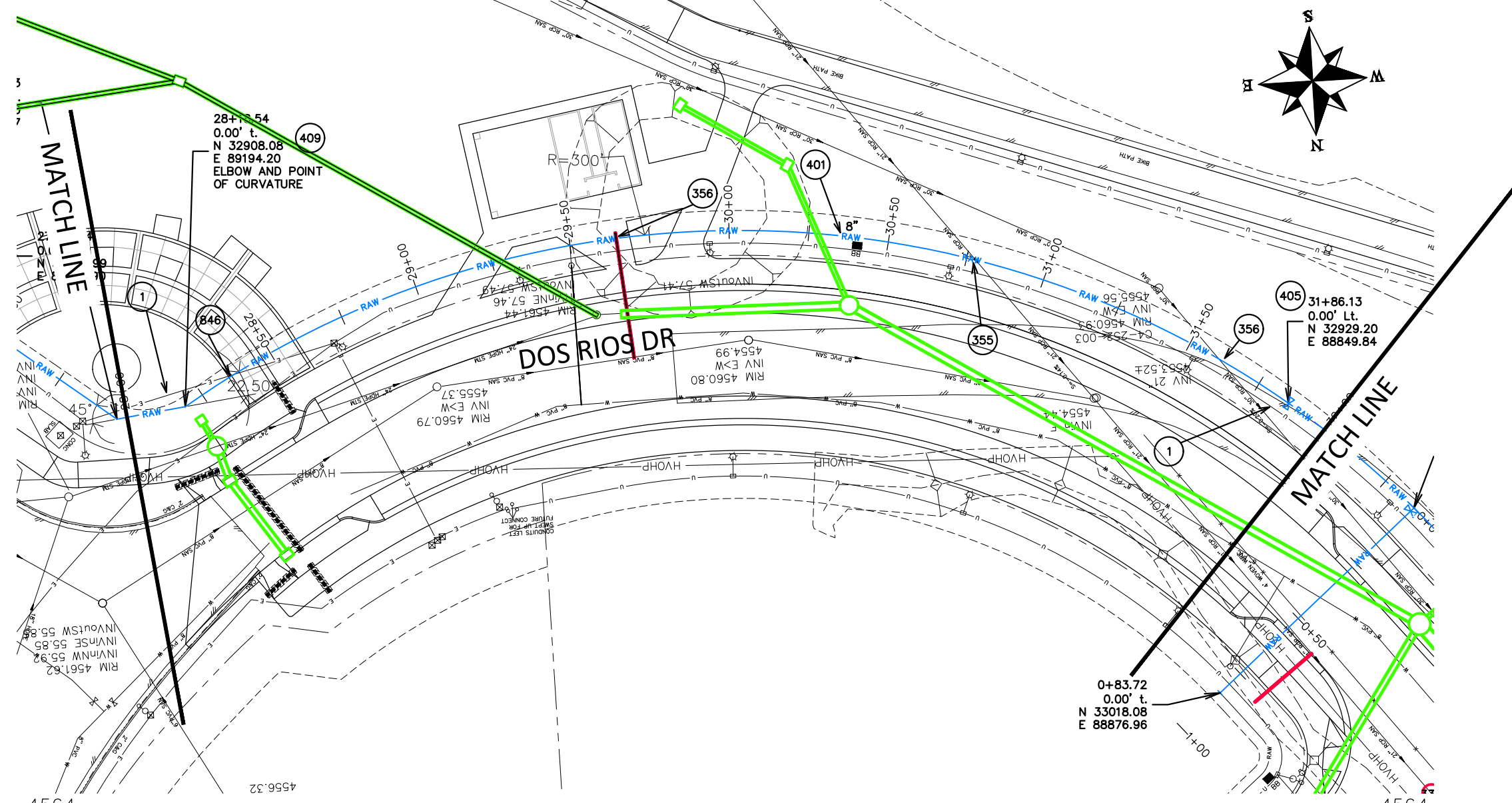
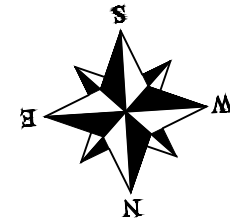
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA7
May 20, 2020

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CONSTRUCTION NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS NEEDED FOR PIPE INSTALLATION.
- 355 104.40 - CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
- 356 104.40 - ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 405 102.8g/102.8h/108.3 - AIR VALVE AND VAULT (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 846 POT HOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. TRANSITION WATER PIPE AS NEEDED TO MAINTAIN 18" CLEARANCE MINIMUM ABOVE SEWER PIPES AND 6" CLEARANCE MINIMUM ABOVE OR BELOW OTHER UTILITY LINES.



NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0 10 20 40 HORIZONTAL
REVISION			BH	2020	0 1 2 4 VERTICAL
REVISION			ICP	2020	



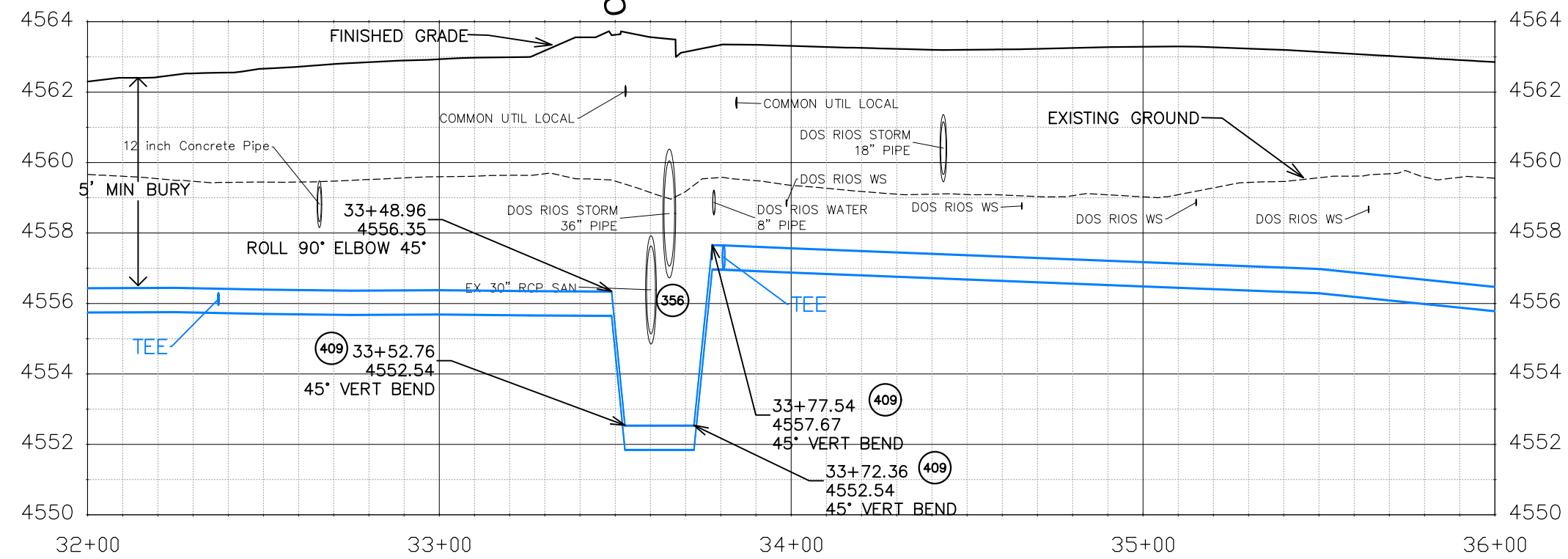
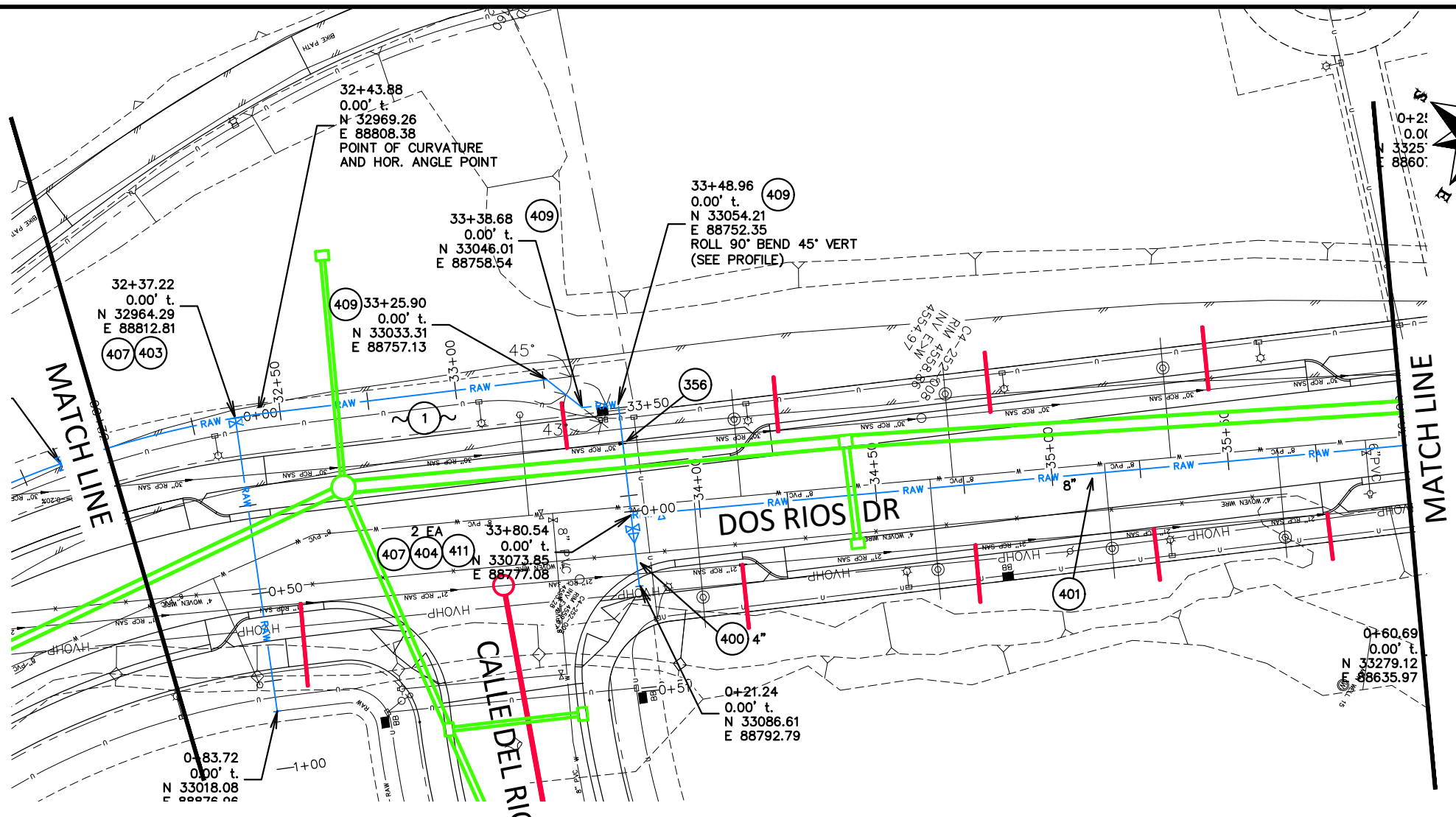
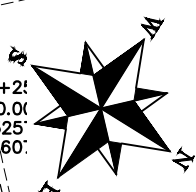
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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RAS
May 20, 2020**

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CONSTRUCTION NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS NEEDED FOR PIPE INSTALLATION.
- 356 104.40 - ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 400 102.7/108.2 - WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 403 102.8b/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 404 BUTTERFLY VALVE (SIZE AS SHOWN).
- 407 102.8/108.3 - TEE (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 411 102.8/108.3 - REDUCER (SIZE AS SHOWN).



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 1' VERTICAL
REVISION			ICP	2020	



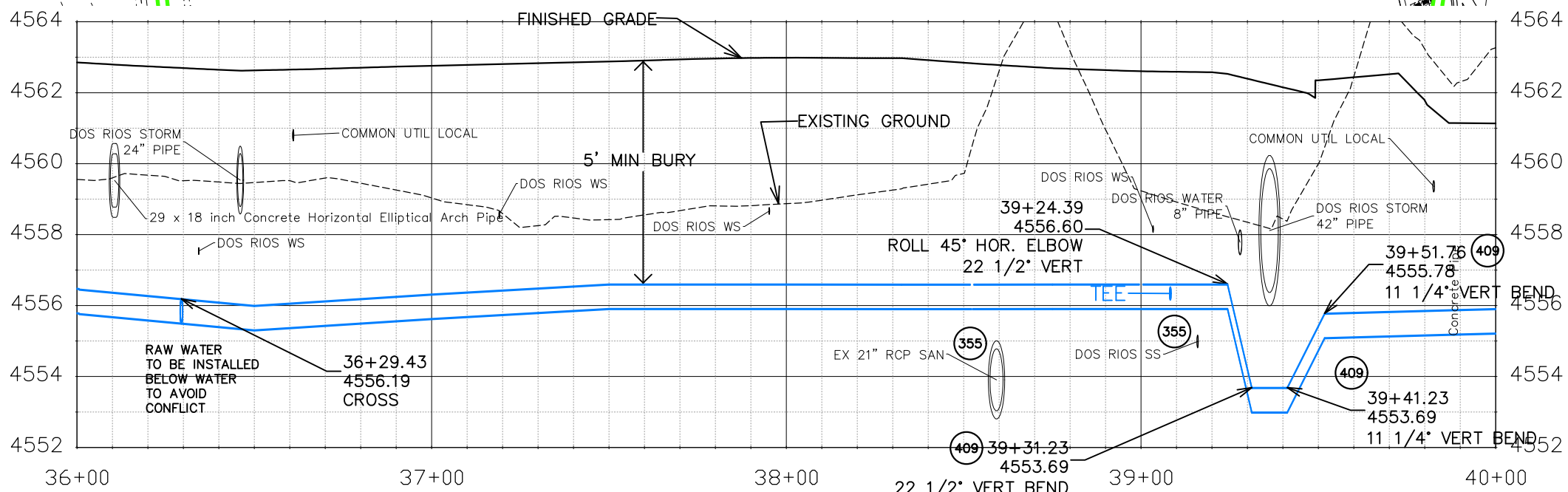
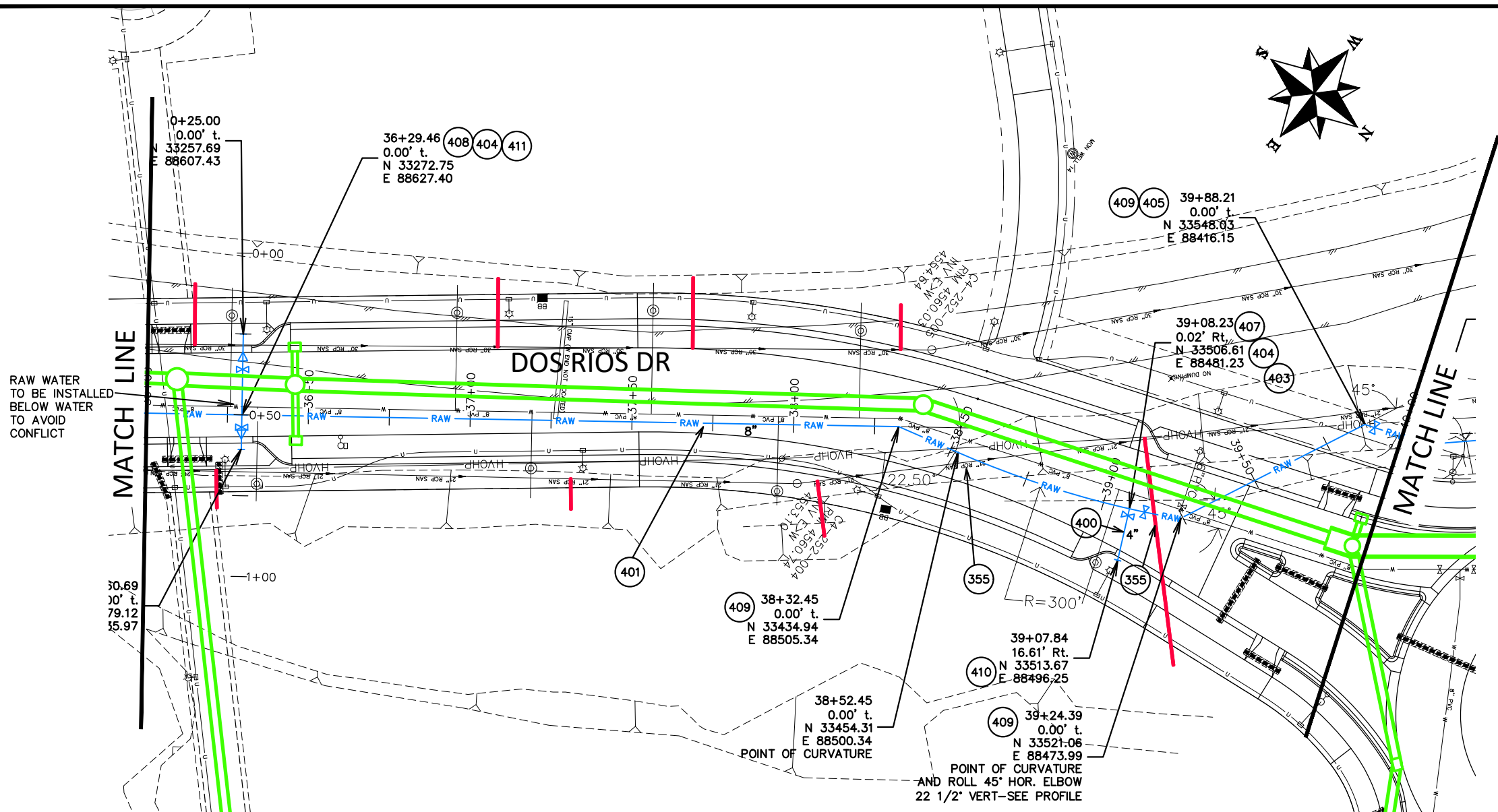
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA9
May 20, 2020

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CONSTRUCTION NOTES

- 355 104.40 – CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
- 400 102.7/108.2 – WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 401 102.7/108.2 – WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 403 102.8b/108.3 – GATE VALVE. (SIZE AS SHOWN)
- 404 BUTTERFLY VALVE (SIZE AS SHOWN).
- 405 102.8g/102.8h/108.3 – AIR VALVE AND VAULT (SIZE AS SHOWN).
- 407 102.8/108.3 – TEE (SIZE AS SHOWN).
- 408 102.8/108.3 – CROSS (SIZE AS SHOWN)
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 – END CAP / PLUG (SIZE AS SHOWN).
- 411 102.8/108.3 – REDUCER (SIZE AS SHOWN).



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 4' VERTICAL
REVISION			ICP	2020	



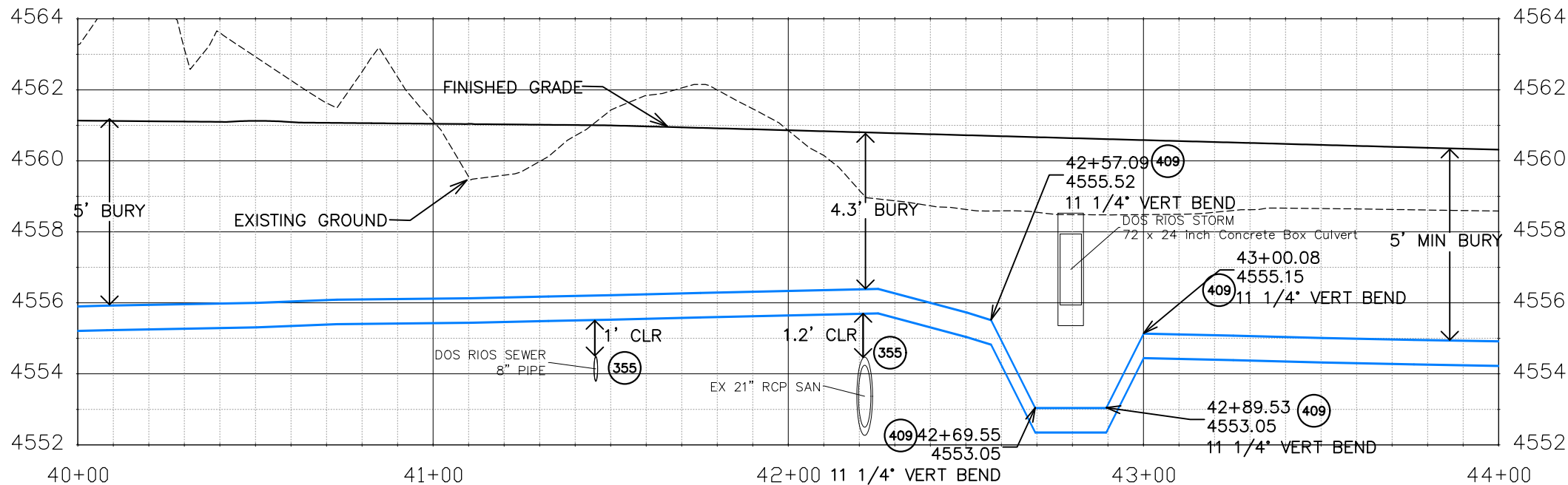
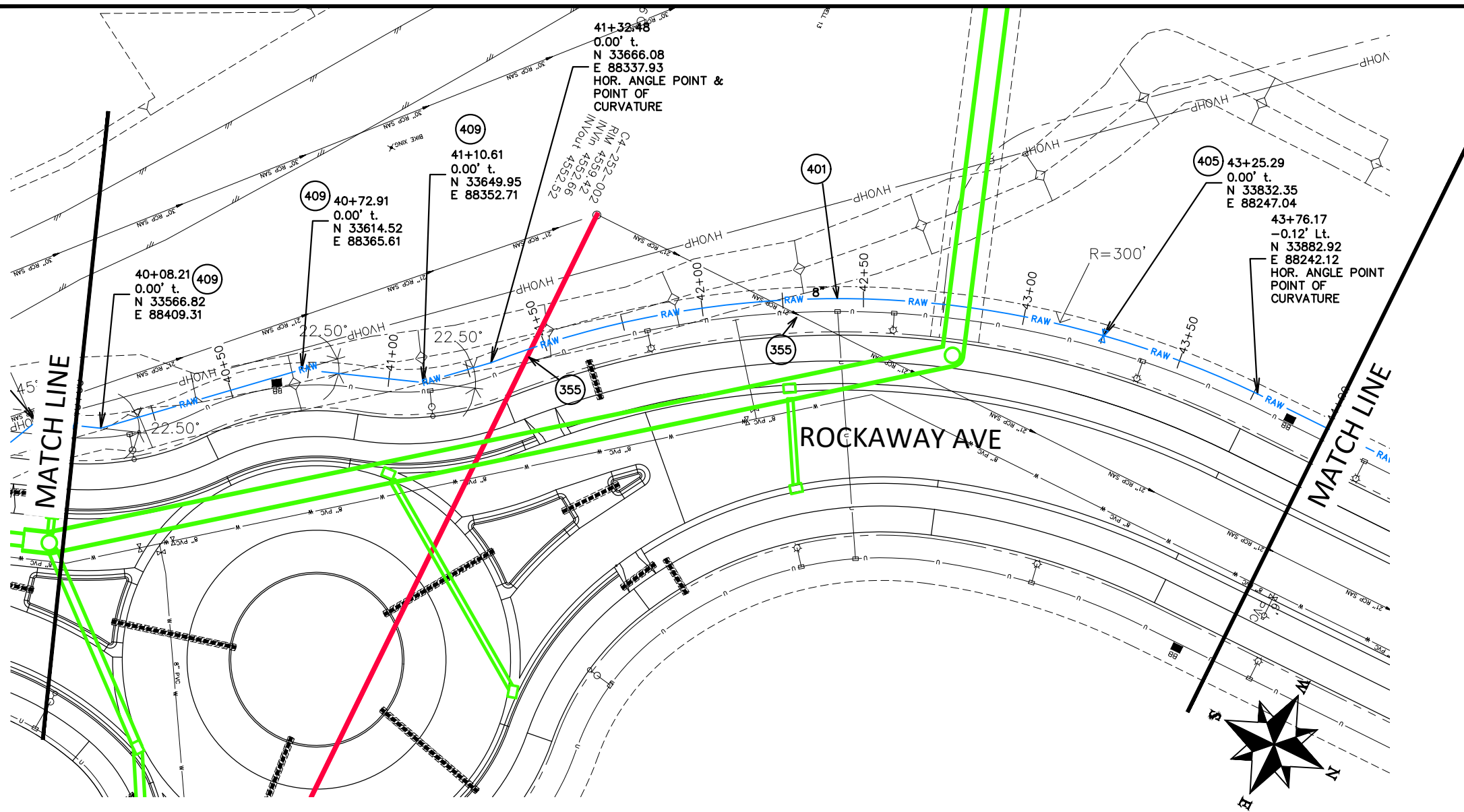
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – RA10
May 20, 2020

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CONSTRUCTION NOTES

- 355 104.40 – CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
- 401 102.7/108.2 – WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 405 102.8g/102.8h/108.3 – AIR VALVE AND VAULT (SIZE AS SHOWN).
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)



Know what's below.
Call before you dig.

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2020
REVISION			BH/JCS	2020
REVISION			BH	2020
REVISION			ICP	2020

SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 1 4 VERTICAL



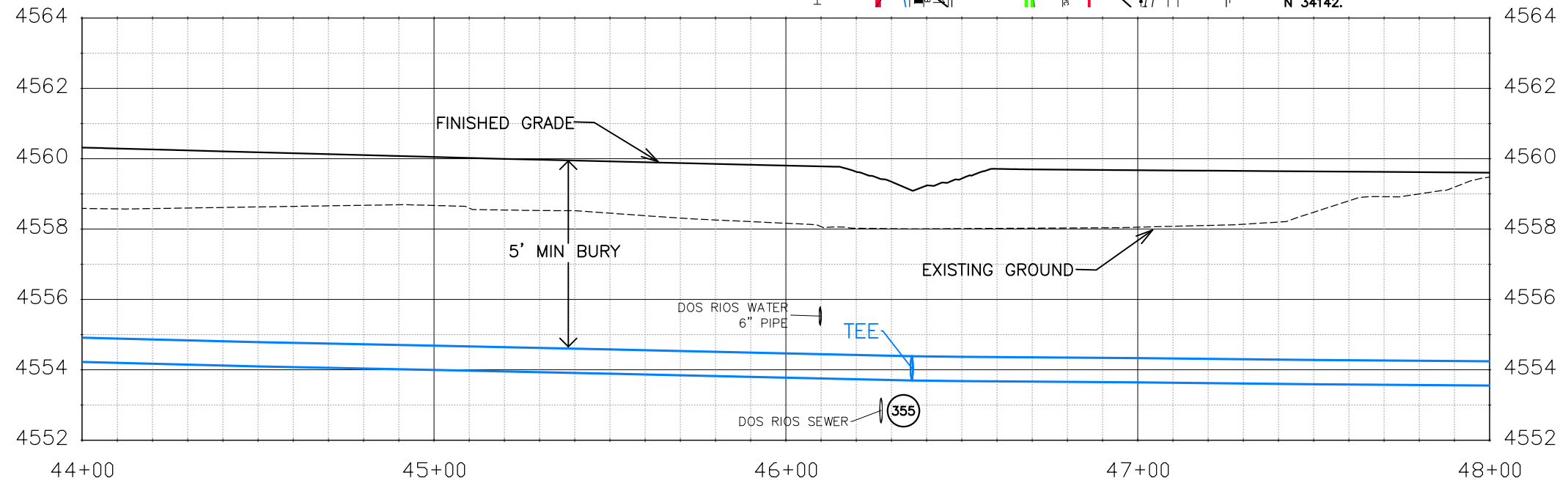
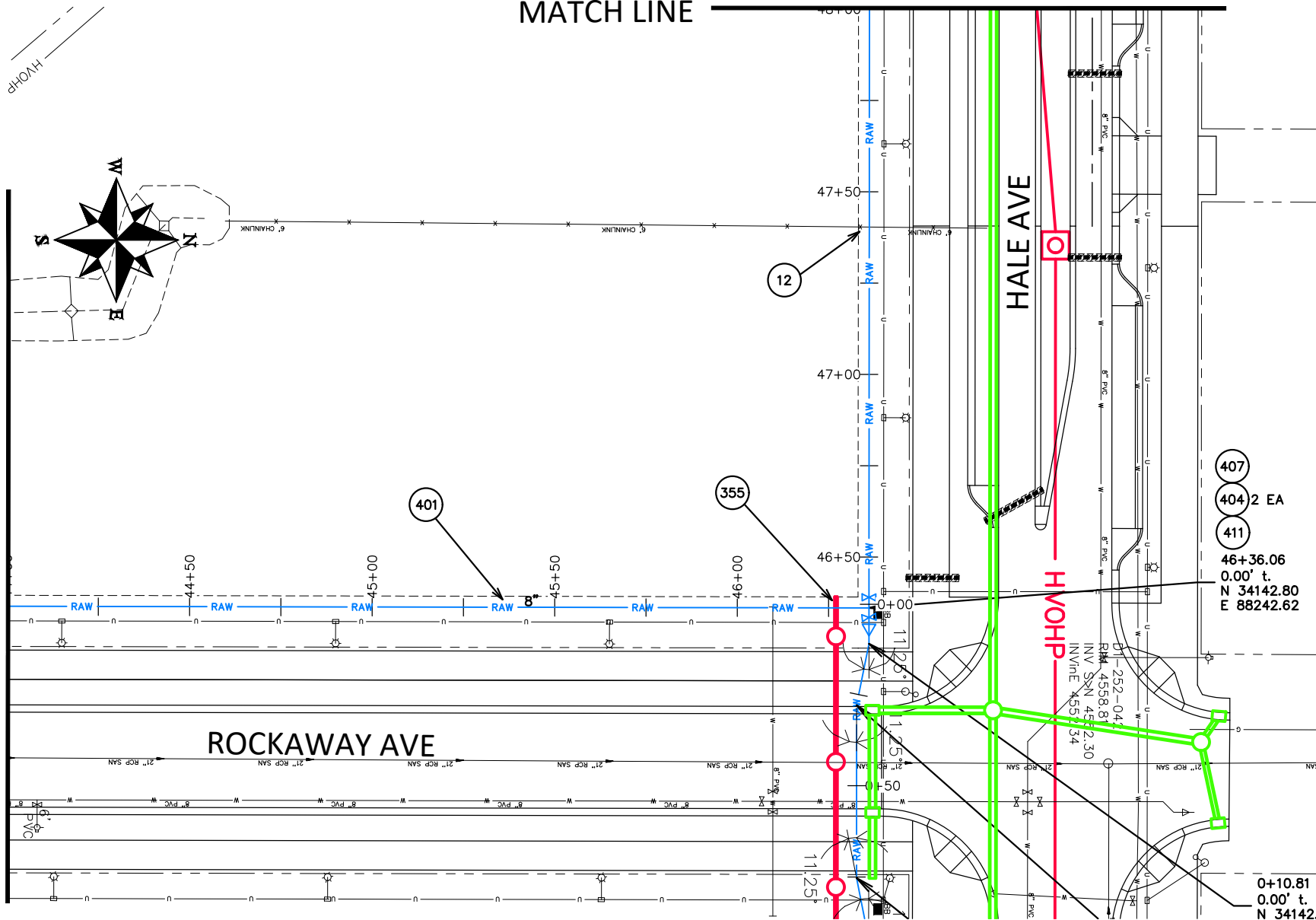
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – RA11
May 20, 2020

MATCH LINE

CONSTRUCTION NOTES

- 12 202 - REMOVAL OF FENCE AS SHOWN. (HEIGHT AND MATERIAL AS SHOW ON PLAN)
- 355 104.40 - CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 404 BUTTERFLY VALVE (SIZE AS SHOWN).
- 407 102.8/108.3 - TEE (SIZE AS SHOWN).
- 411 102.8/108.3 - REDUCER (SIZE AS SHOWN).



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2020	PLAN & PROFILE
REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 1' VERTICAL
REVISION			ICP	2020	



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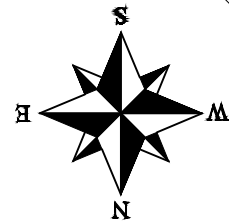
THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - RA12
May 20, 2020

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CONSTRUCTION NOTES

- 1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS NEEDED FOR PIPE INSTALLATION.
- 3 202 – REMOVAL OF CONCRETE. SAW CUT AND REMOVE CONCRETE AS NEEDED FOR PIPE INSTALLATION.
- 356 104.40 – ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 401 102.7/108.2 – WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 405 102.8g/102.8h/108.3 – AIR VALVE AND VAULT (SIZE AS SHOWN).
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 – END CAP / PLUG (SIZE AS SHOWN).

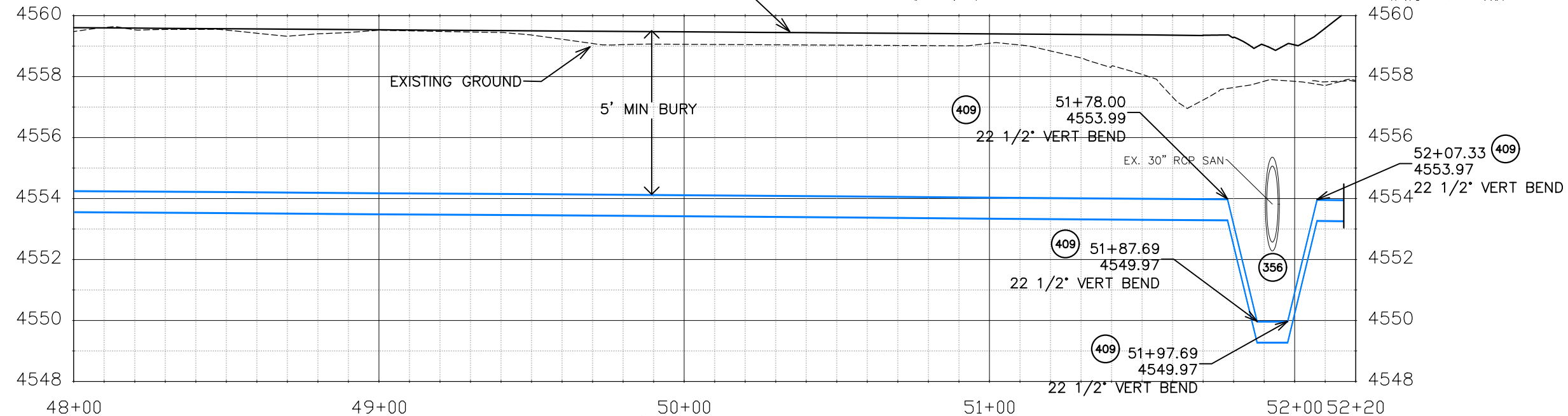
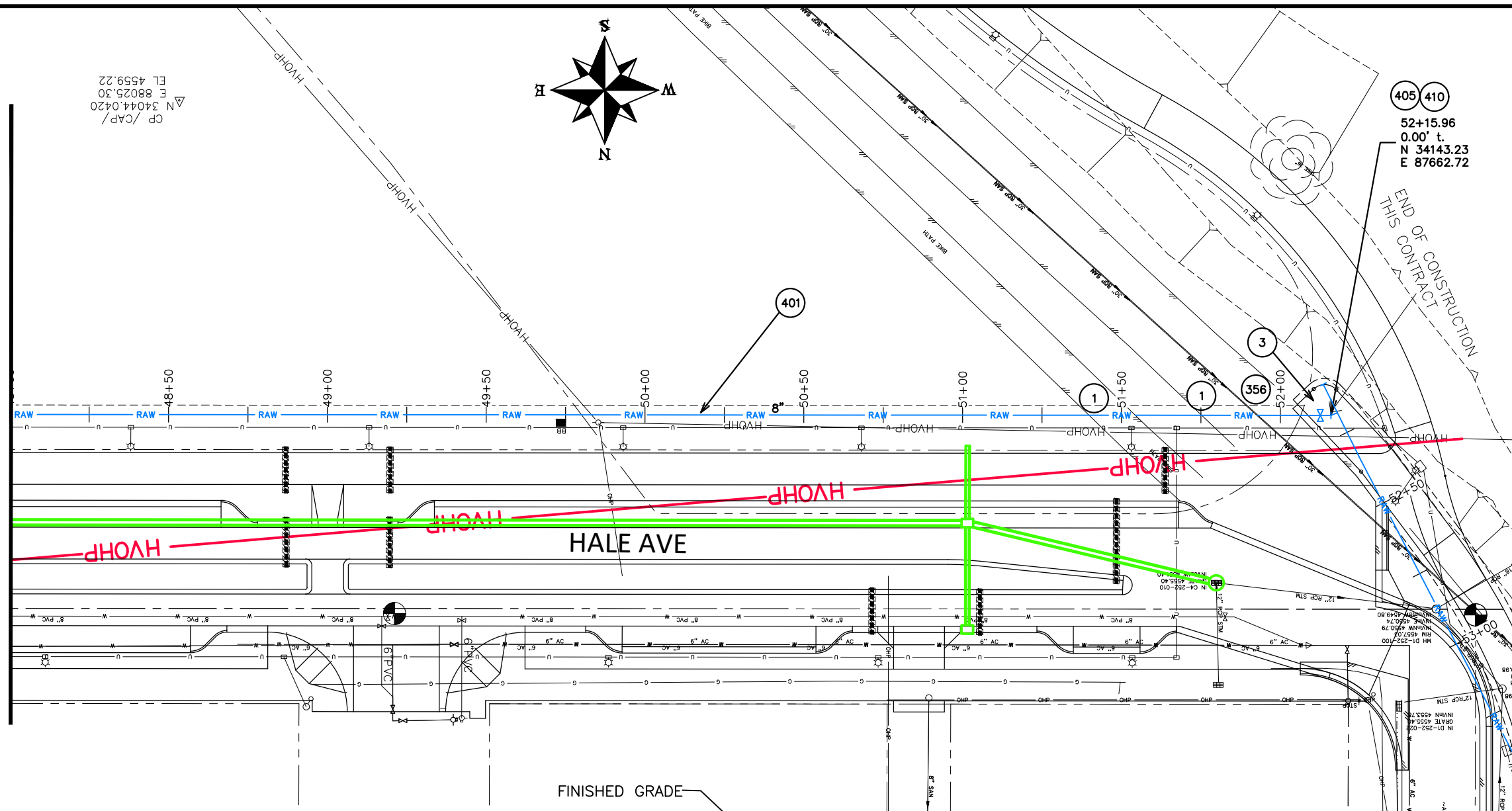
CP /CAP/
N 34044.0420
E 88026.30
EL 4559.22



405 410
52+15.96
0.00' t.
N 34143.23
E 87662.72

END OF CONSTRUCTION
THIS CONTRACT

MATCH LINE



Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

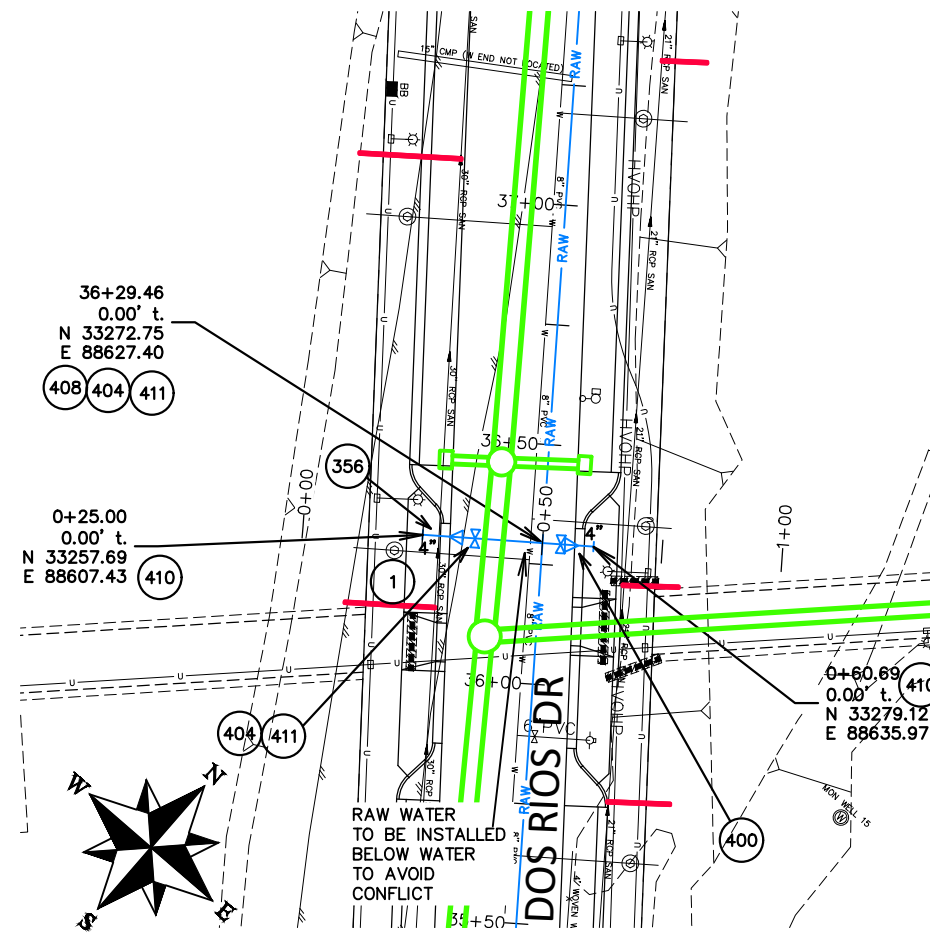
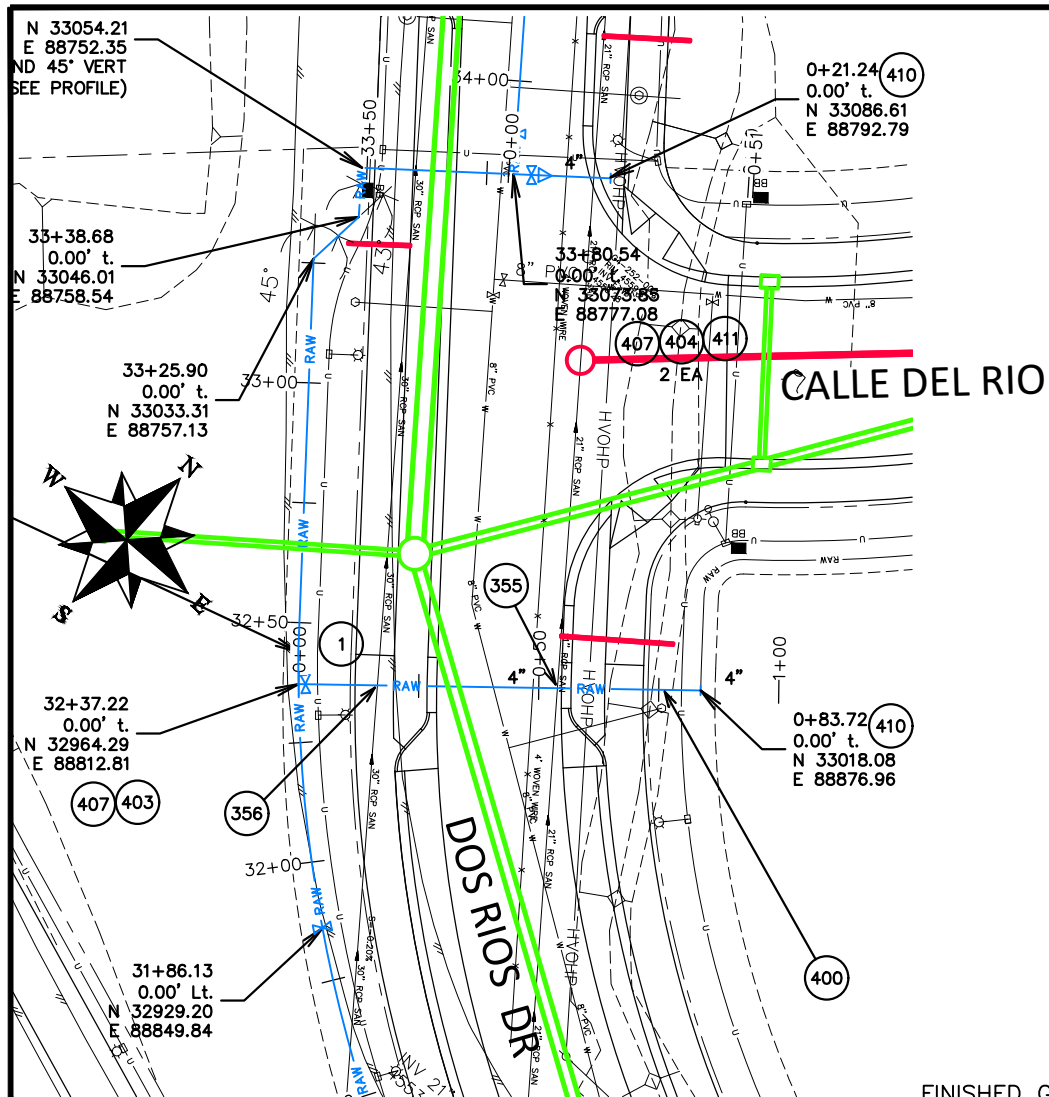
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REVISION			BH/JCS	2020	0" = 10' HORIZONTAL
REVISION			BH	2020	0" = 1' VERTICAL
REVISION			ICP	2020	



PUBLIC WORKS
ENGINEERING DIVISION

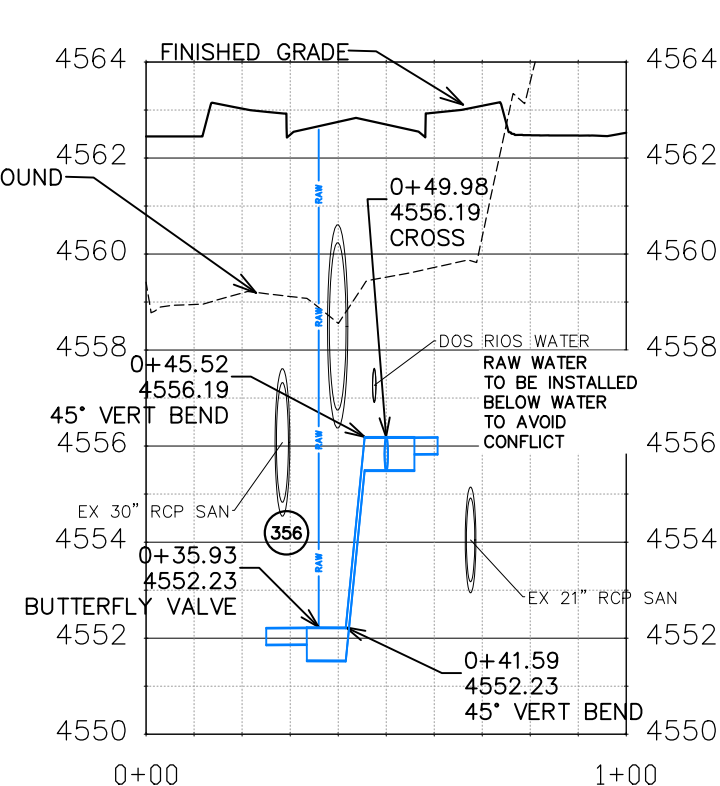
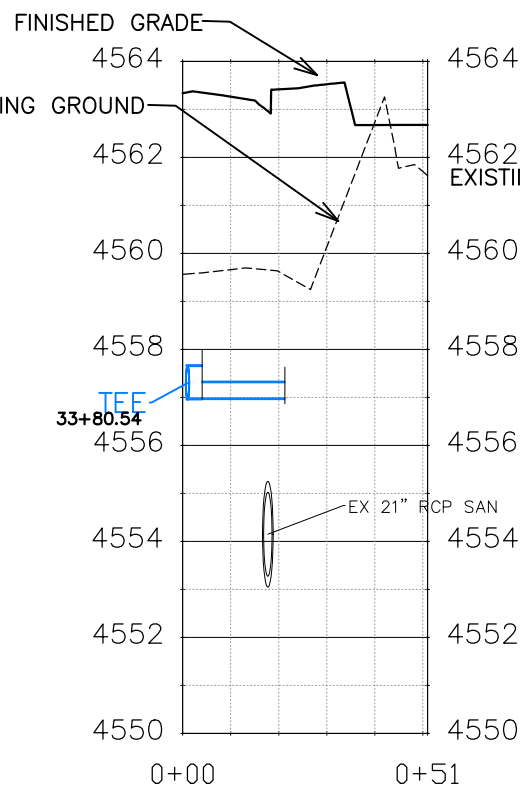
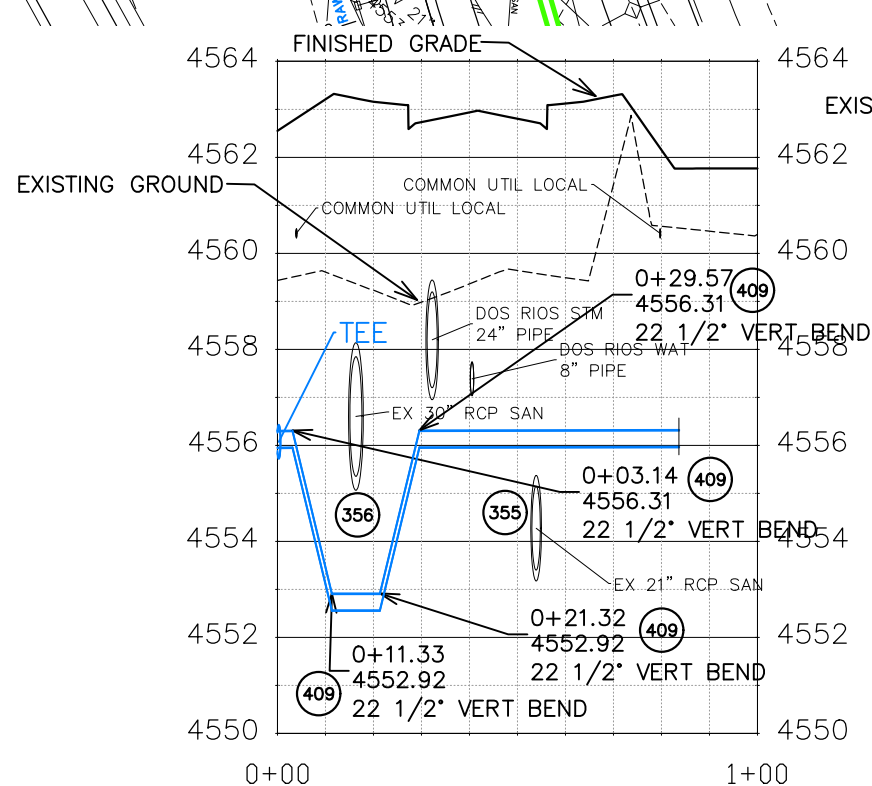
THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – RA13
May 20, 2020

N:\Landproj\2020 RAW IRRIGATION LINE\60CAD\DWG100 DESIGN\RAW WATER LINE.dwg, 5/20/2020 7:19:05 AM



CONSTRUCTION NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS NEEDED FOR PIPE INSTALLATION.
- 355 104.40 - CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)
- 356 104.40 - ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 400 102.7/108.2 - WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 401 102.7/108.2 - WATER MAIN PIPE (DR-25 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 403 102.8b/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 404 BUTTERFLY VALVE (SIZE AS SHOWN).
- 407 102.8/108.3 - TEE (SIZE AS SHOWN).
- 408 102.8/108.3 - CROSS (SIZE AS SHOWN).
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 - END CAP/PLUG (SIZE AS SHOWN).
- 411 102.8/108.3 - REDUCER (SIZE AS SHOWN).



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2020
REVISION			BH/JCS	2020
REVISION			BH	2020
REVISION			ICP	2020

SCALES:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



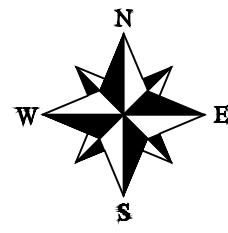
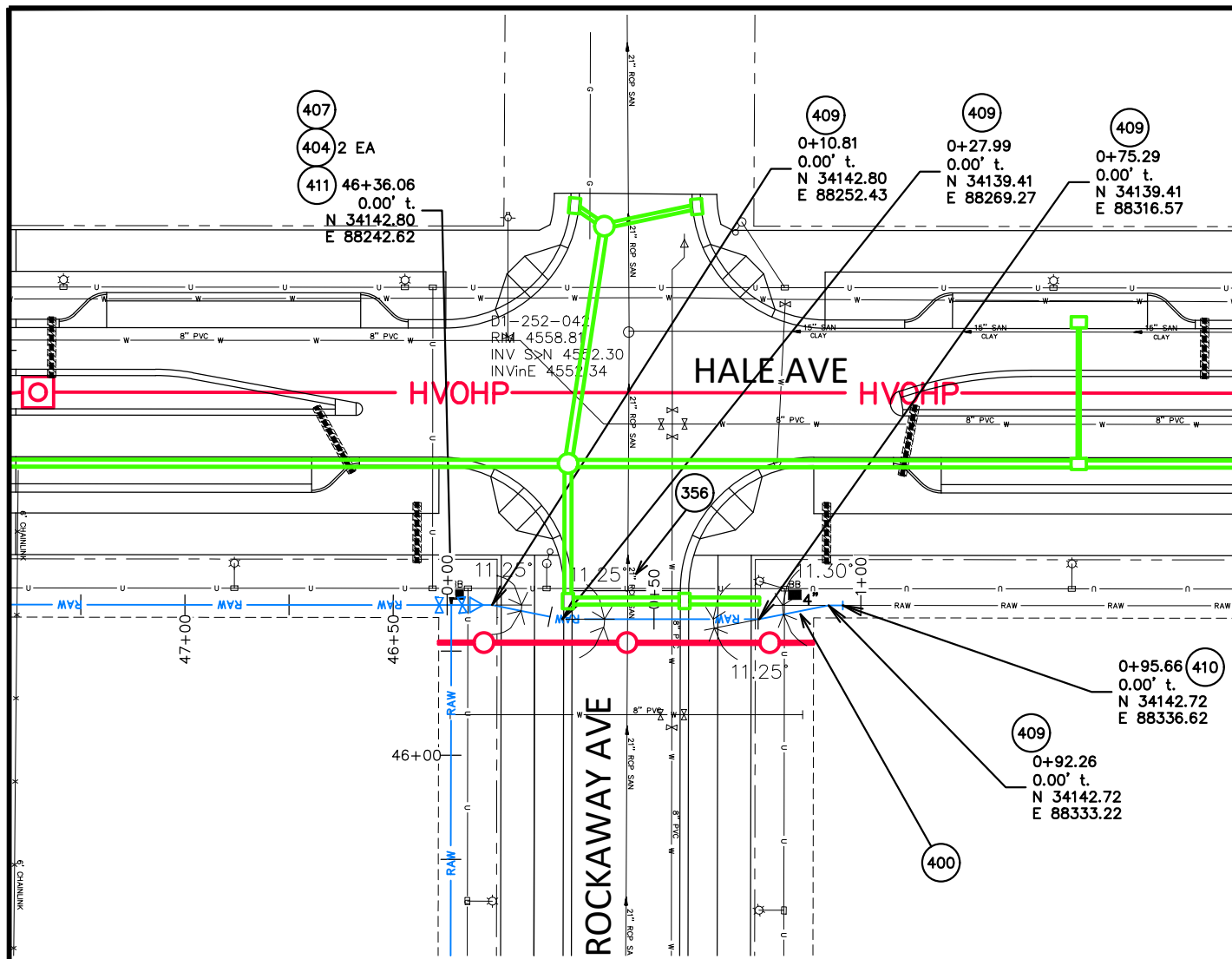
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE - XINGS
May 20, 2020



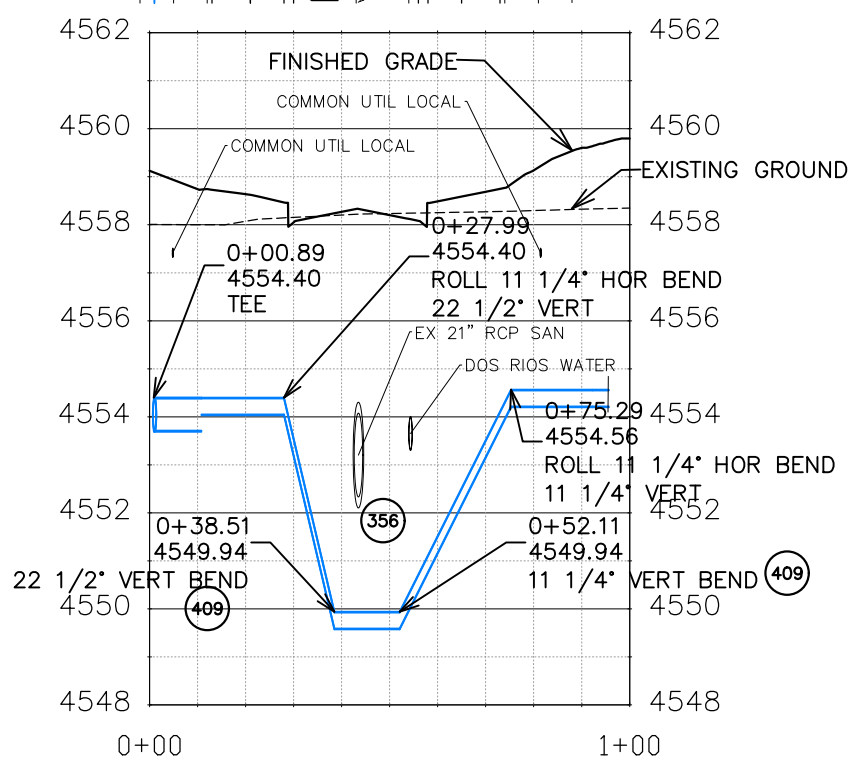
Know what's below.
Call before you dig.

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.



CONSTRUCTION NOTES

- 356 104.40 – ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER STD. DETAIL GU-04. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)
- 400 102.7/108.2 – WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 404 BUTTERFLY VALVE (SIZE AS SHOWN).
- 407 102.8/108.3 – TEE (SIZE AS SHOWN).
- 409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)
- 410 102.8/108.3 – END CAP/PLUG (SIZE AS SHOWN).
- 411 102.8/108.3 – REDUCER (SIZE AS SHOWN).



NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE UTILITY PLAN WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

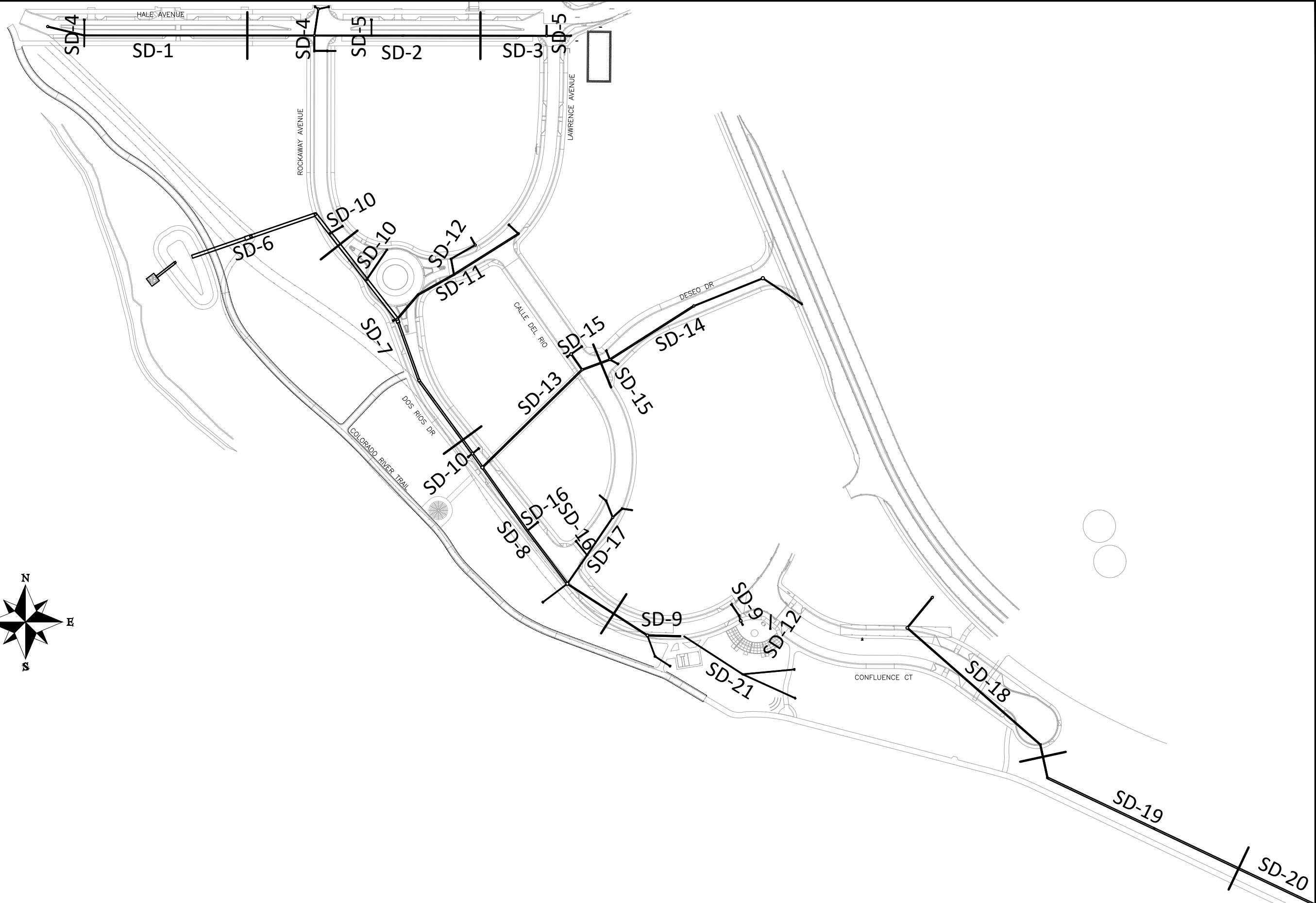
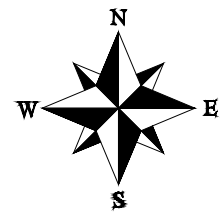
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REVISION			BH/JCS	2020	0 10 20 30 40 HORIZONTAL
REVISION			BH	2020	0 1 2 3 4 VERTICAL
REVISION			ICP	2020	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
RAW WATER LINE – XINGS
May 20, 2020

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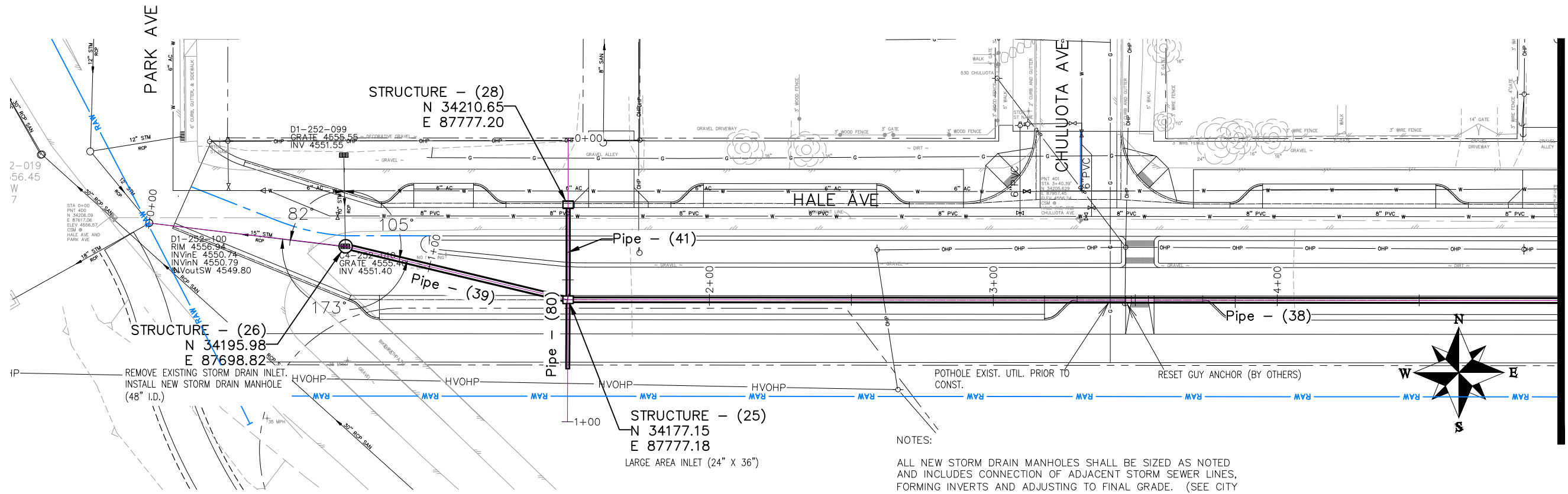


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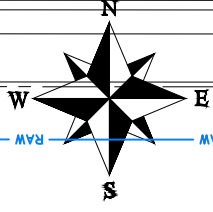


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ENGINEERING DIVISION

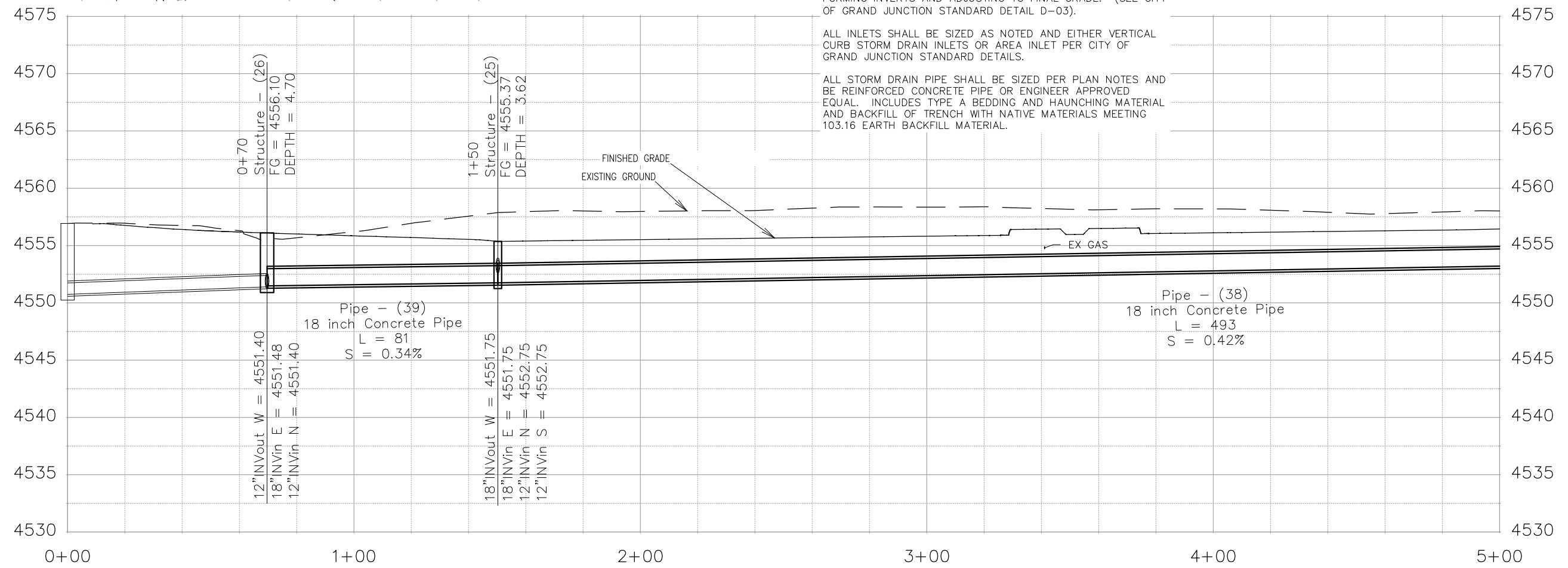
THE RIVERFRONT AT DOS RIOS
STORM DRAIN SHEET INDEX
May 20, 2020



MATCH LINE STA 5+00



NOTES:
 ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
 ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.
 ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



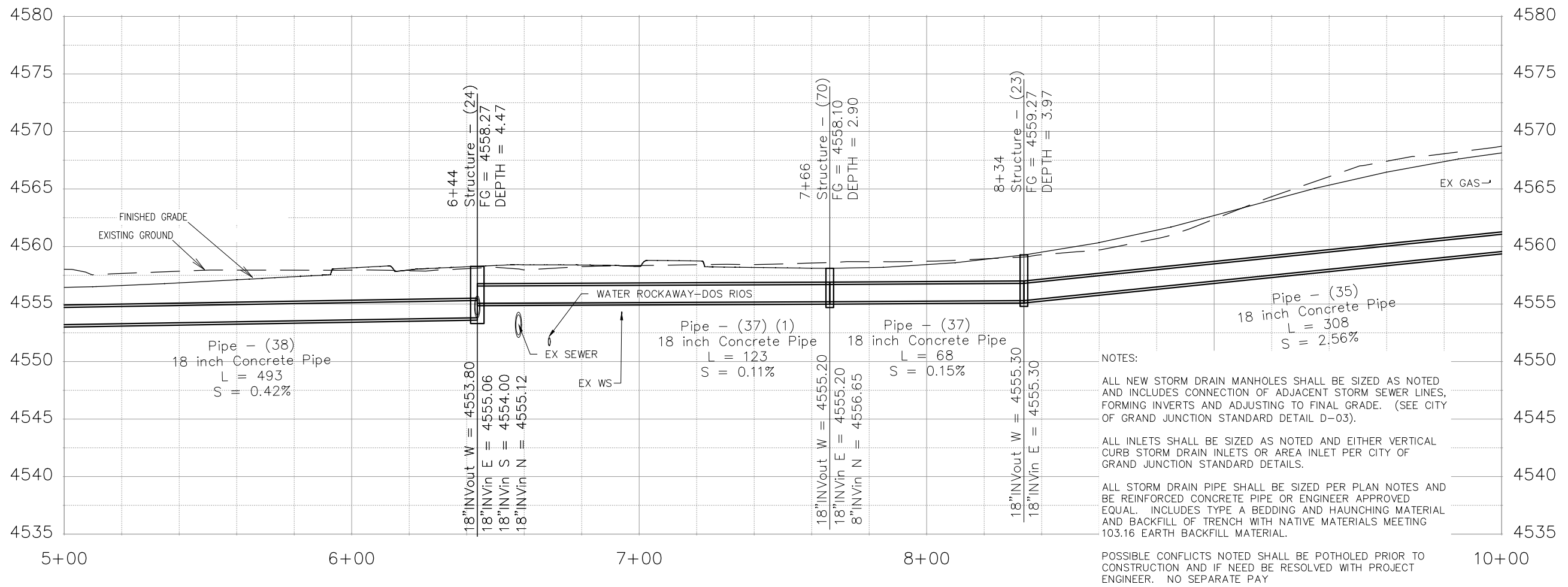
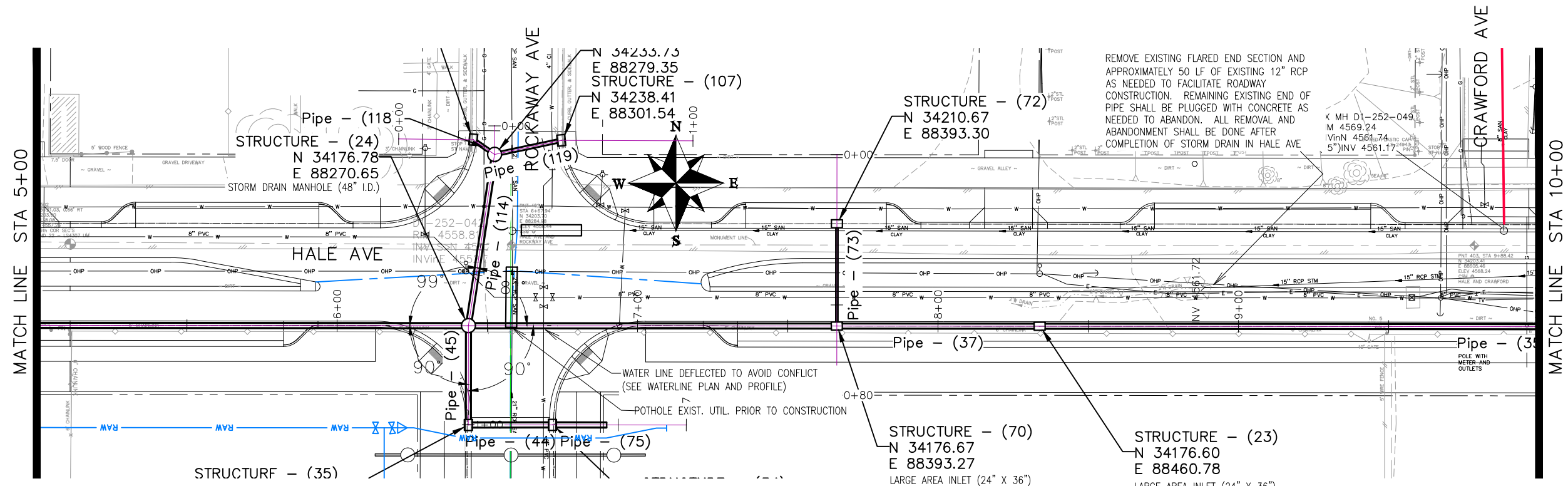
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△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0 10 20 40	HORIZONTAL
0 2.5 10	VERTICAL



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-1
May 20, 2020



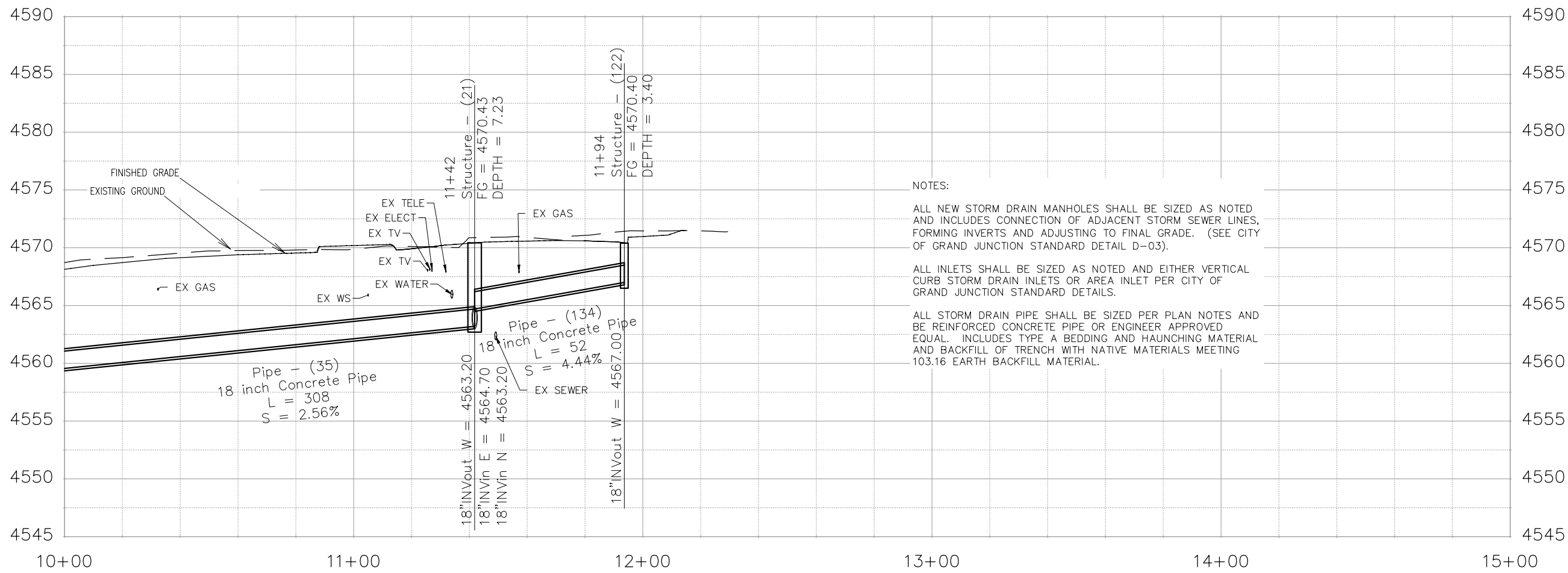
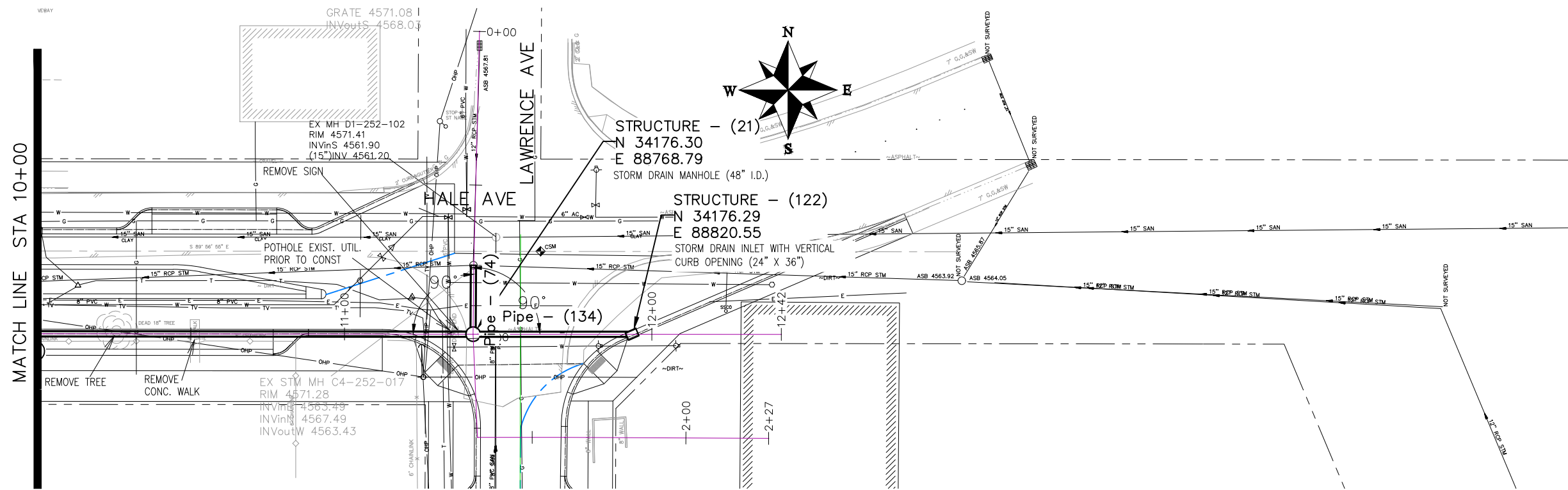
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:
0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-2
May 20, 2020



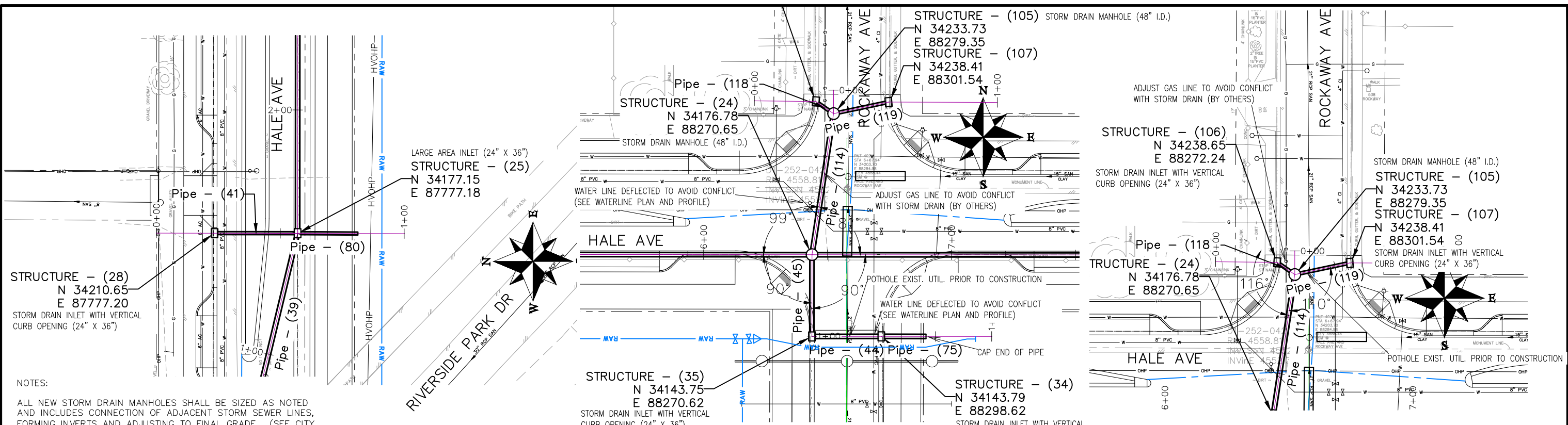
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REVISION			BH	2019	
REVISION			TCP	2019	



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THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-3
May 20, 2020

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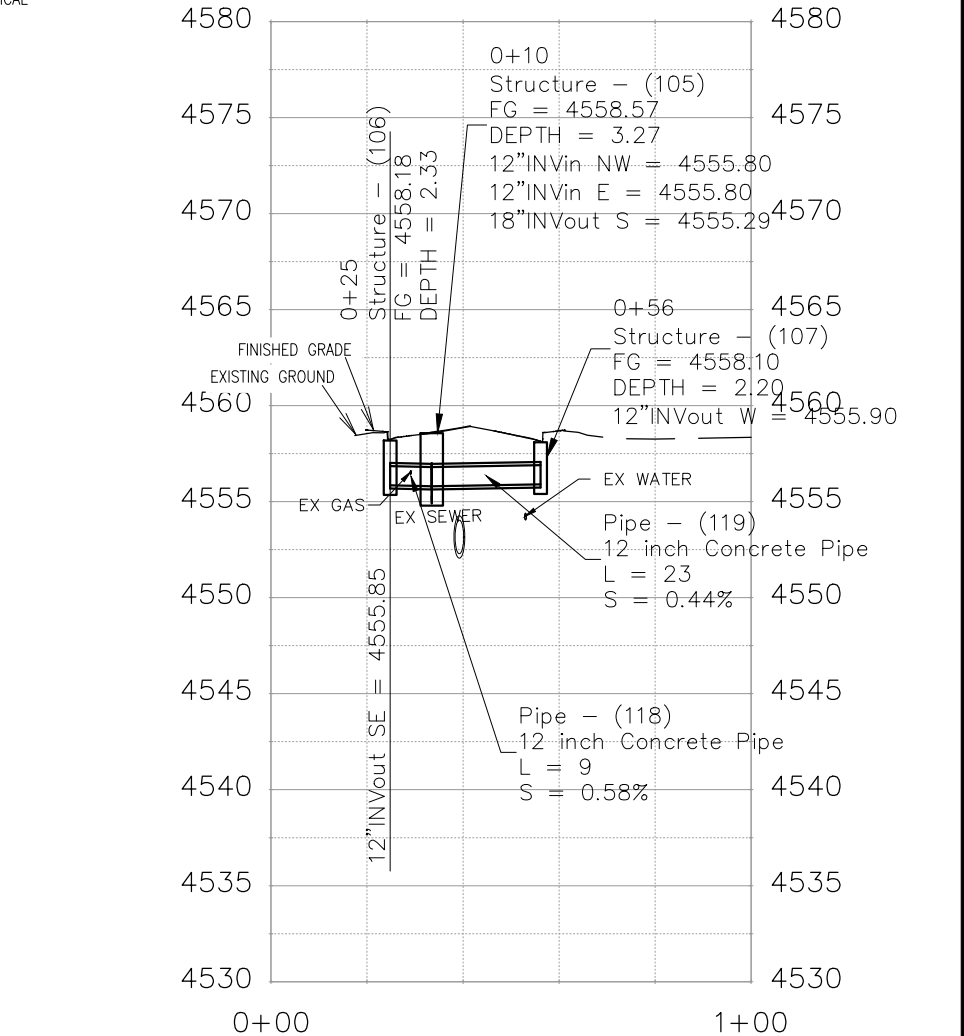
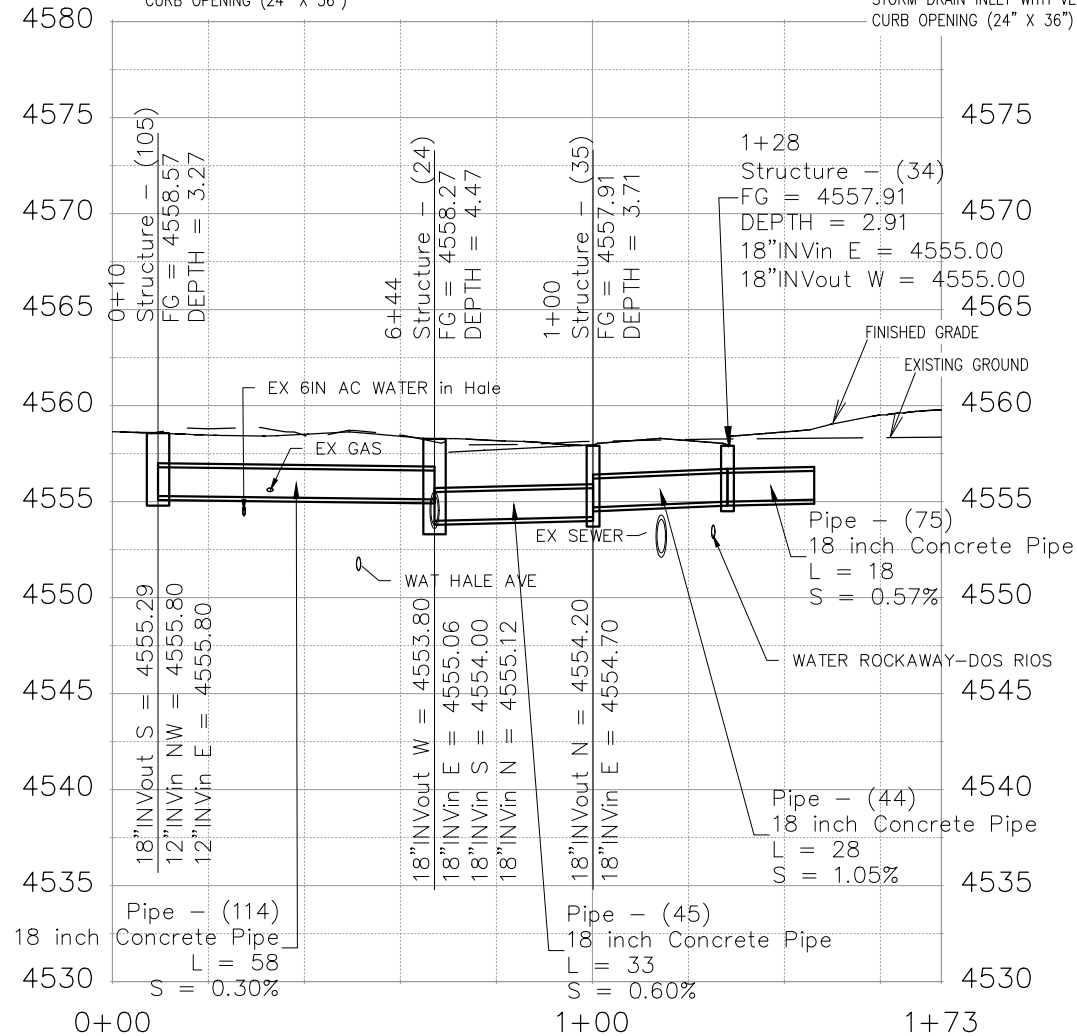
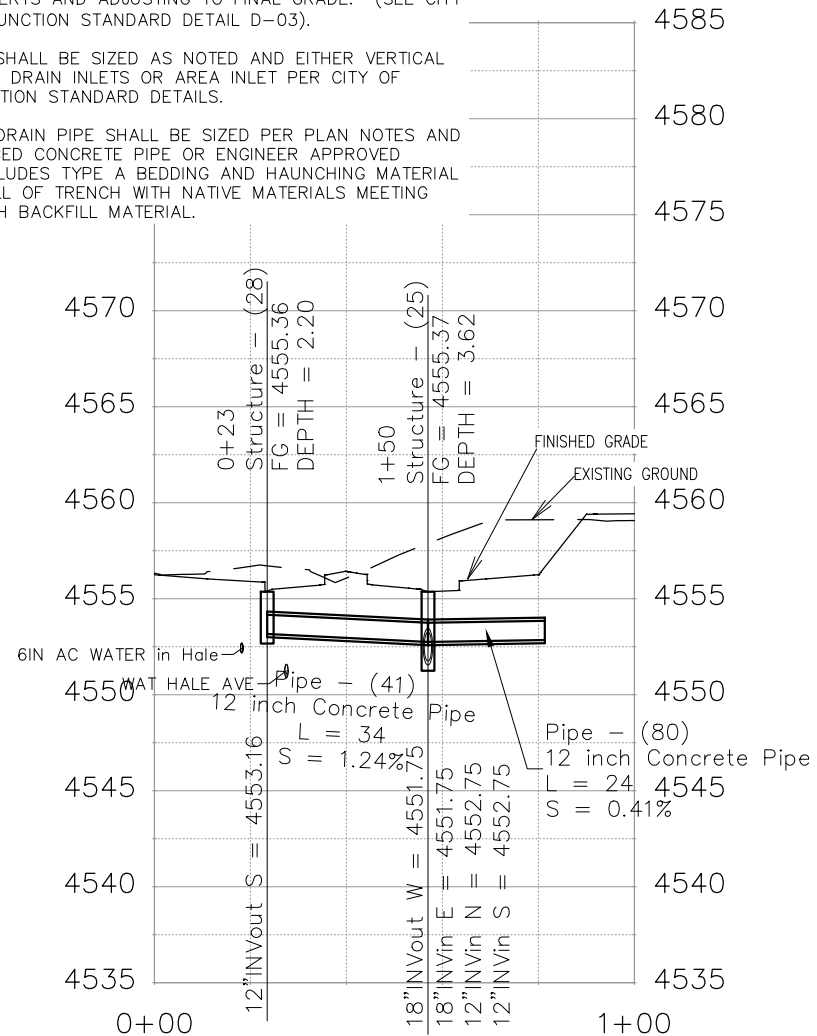


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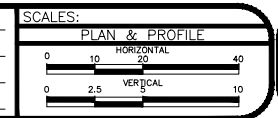
ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



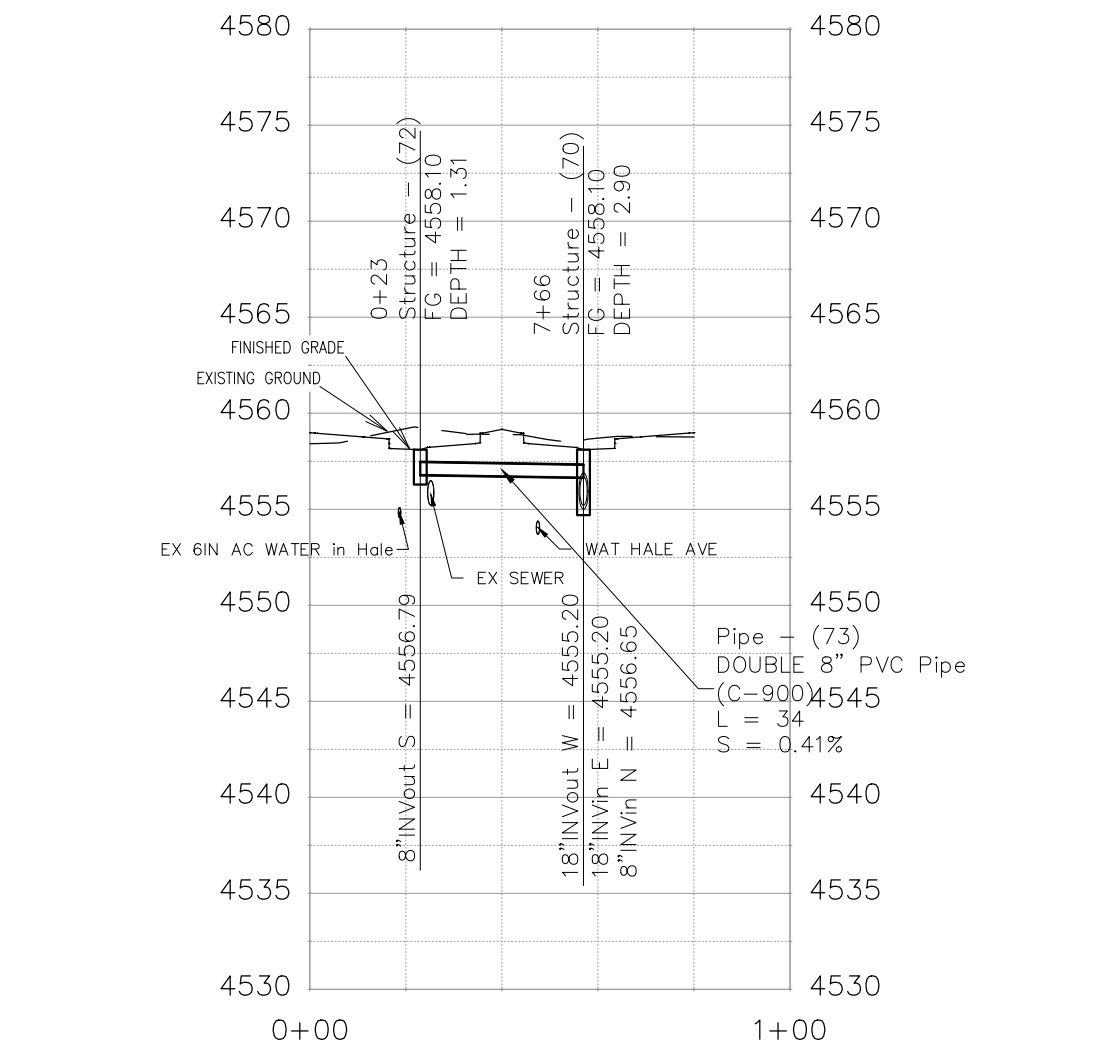
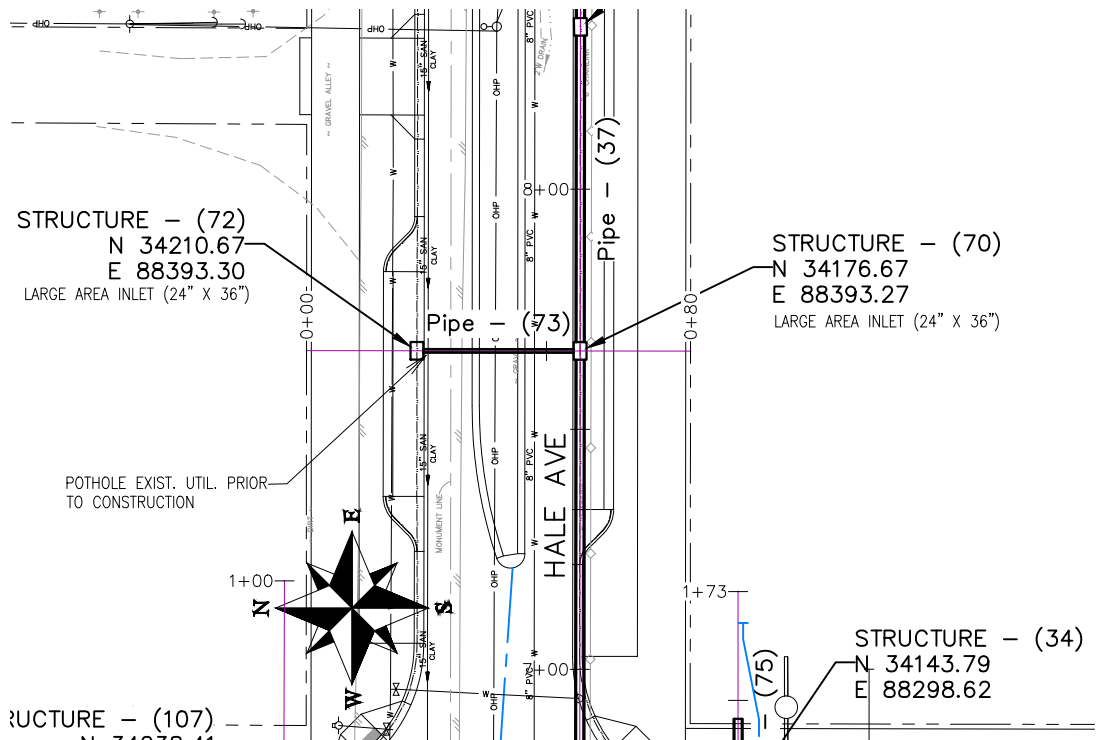
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



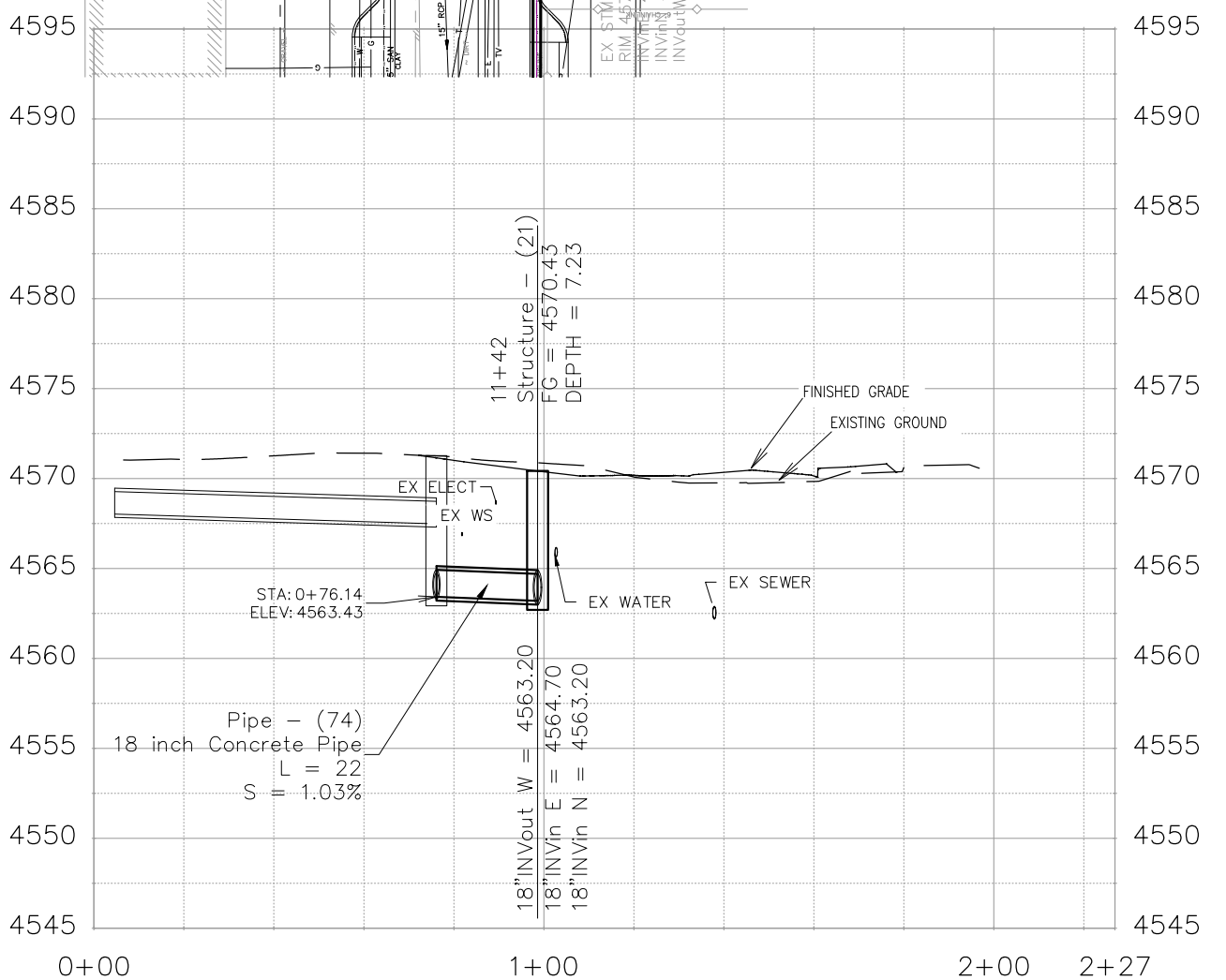
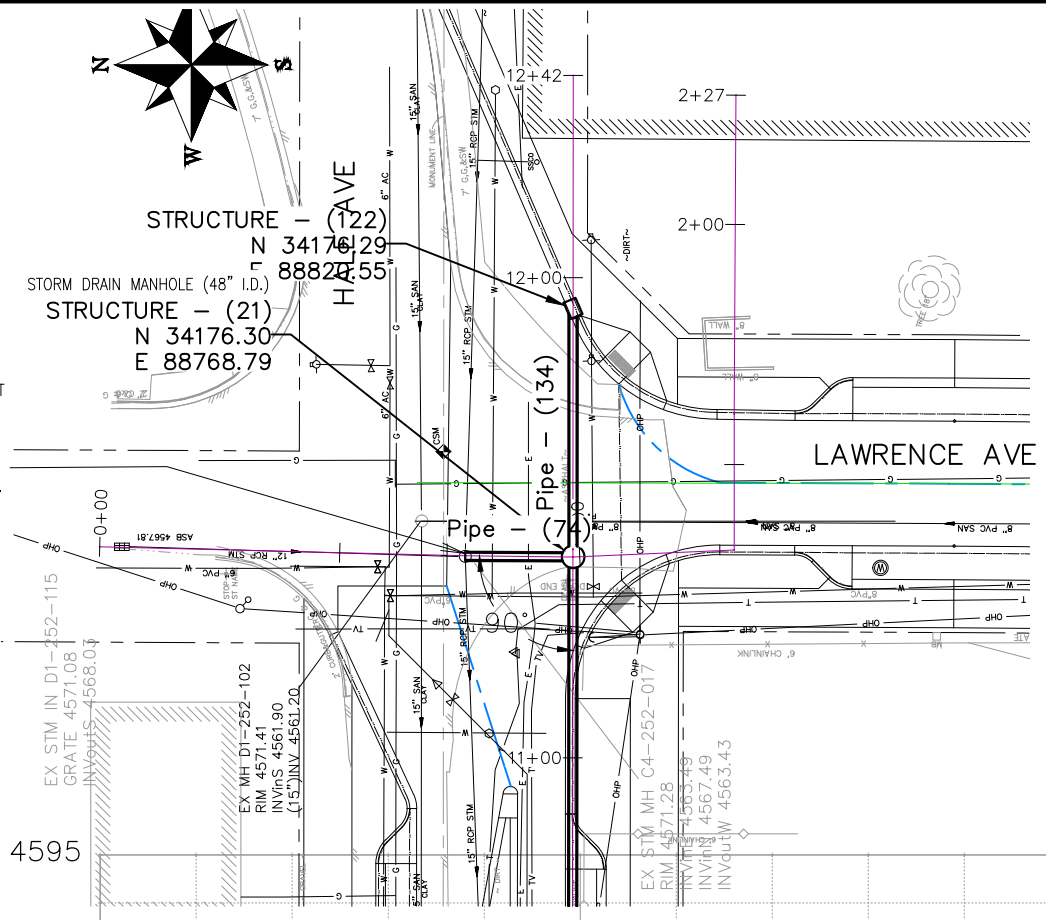
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-4
May 20, 2020

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CORE AND CONNECT NEW INVERT OUT TO EXISTING MH, PLUG EXISTING INVERT OUT AFTER COMPLETION OF NEW STORM LINE IN HALE, AND ADJUST MH TO FINISHED GRADE PER CITY STANDARDS AND SPECIFICATIONS. ALL WORK SHALL BE PAID FOR UNDER PAY ITEM CONNECT TO AND ADJUST STORM MH C4-252-017



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 HORIZONTAL 40
REVISION			BH	2019	0 2.5 VERTICAL 10
REVISION			TCP	2019	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-5
May 20, 2020

NOTES:

FLAP GATE SHALL BE A HYDRO gate MODEL 50C ROUND OPENING HEAVY DUTY FLAP GATE OR ENGINEER APPROVED EQUAL.

OUTLET STRUCTURE SHALL BE BUILT PER DETAIL "XXXXXX1" IN THE FINAL DRAINAGE REPORT FOR THE RIVERFRONT AT DOS RIOS BUSINESS PARK, APPENDIX X, WQCV PLATE AND OUTLET STRUCTURE DESIGN AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINE.

CONFLICT STRUCTURE - IT IS ANTICIPATED THAT AN 84" X 84" CONCRETE BOX CULVERT BE USED WITH THREE DIFFERENT OPENING POINTS - ONE FOR THE 72" X 24" CONCRETE BOX CULVERT STORM PIPE "FLOW THROUGH" THE SECOND FOR THE EXISTING 30" RCP SANITARY SEWER (PIPE TO REMAIN IN PLACE INSIDE THE STRUCTURE) AND LASTLY FOR MAINTENANCE AN ACCESS MANHOLE POSITIONED ON TOP. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS TO PROJECT ENGINEER THAT ILLUSTRATE MEANS, METHODS, AND MATERIALS TO BE APPROVED PRIOR TO CONSTRUCTION.

NOTES:

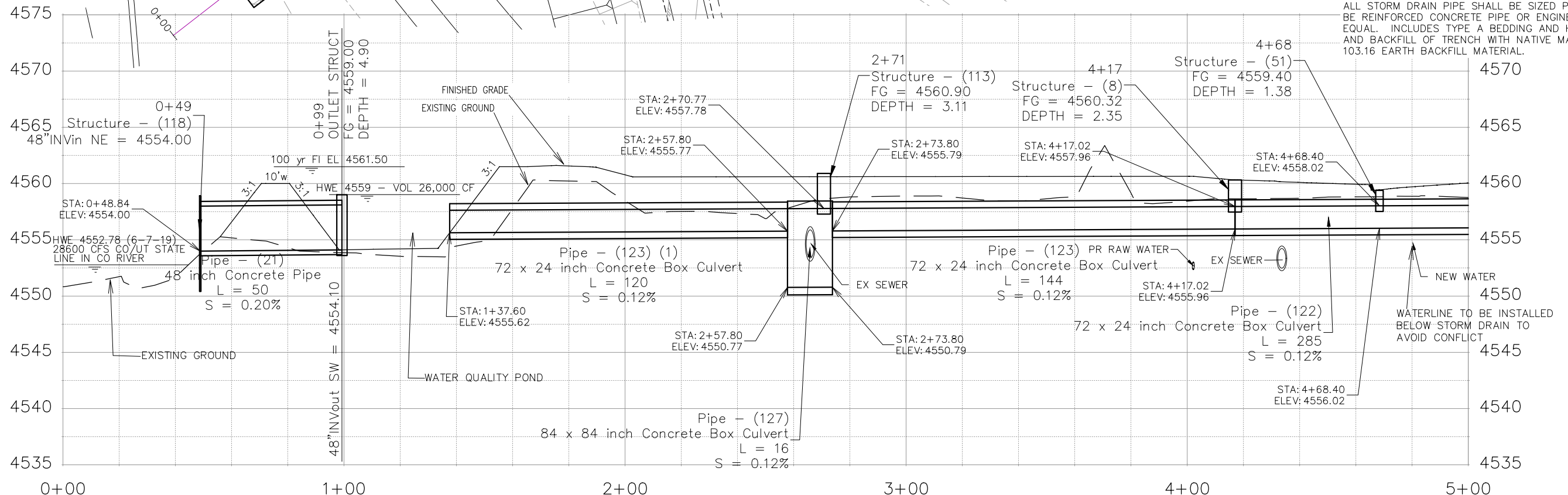
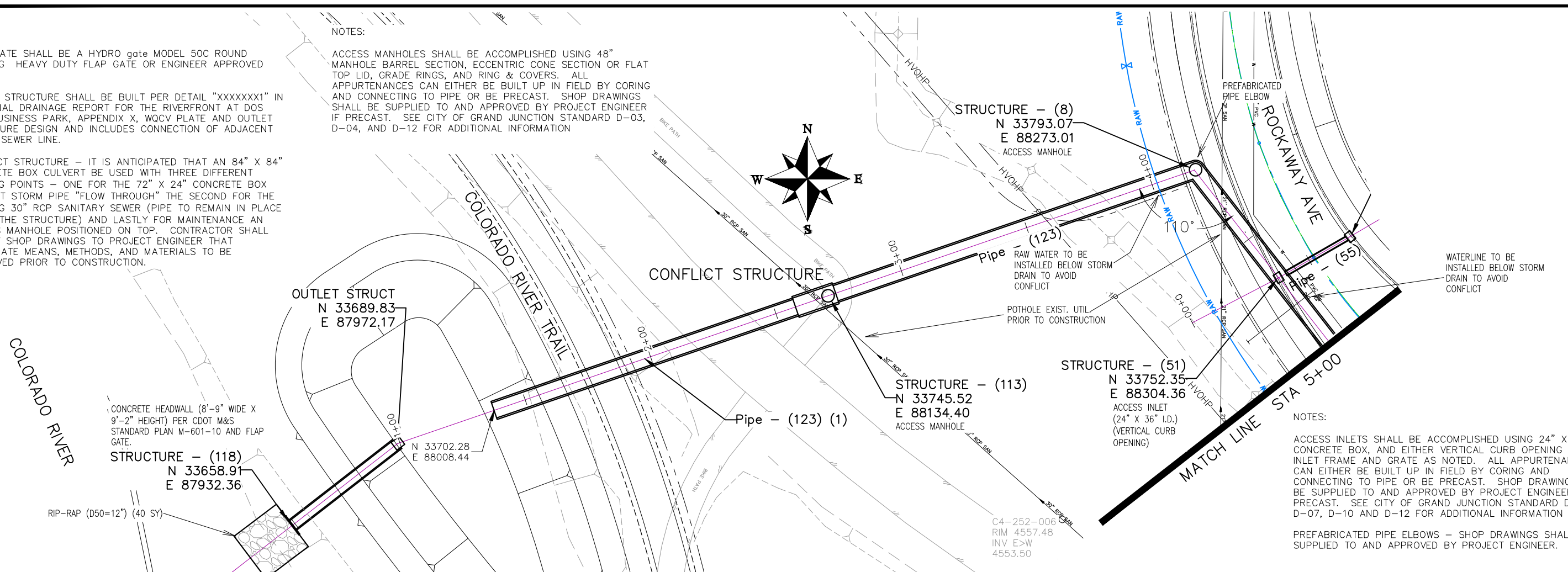
ACCESS MANHOLES SHALL BE ACCOMPLISHED USING 48" MANHOLE BARREL SECTION, ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-04, AND D-12 FOR ADDITIONAL INFORMATION

NOTES:

ACCESS INLETS SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX, AND EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-02, D-07, D-10 AND D-12 FOR ADDITIONAL INFORMATION

PREFABRICATED PIPE ELBOWS - SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

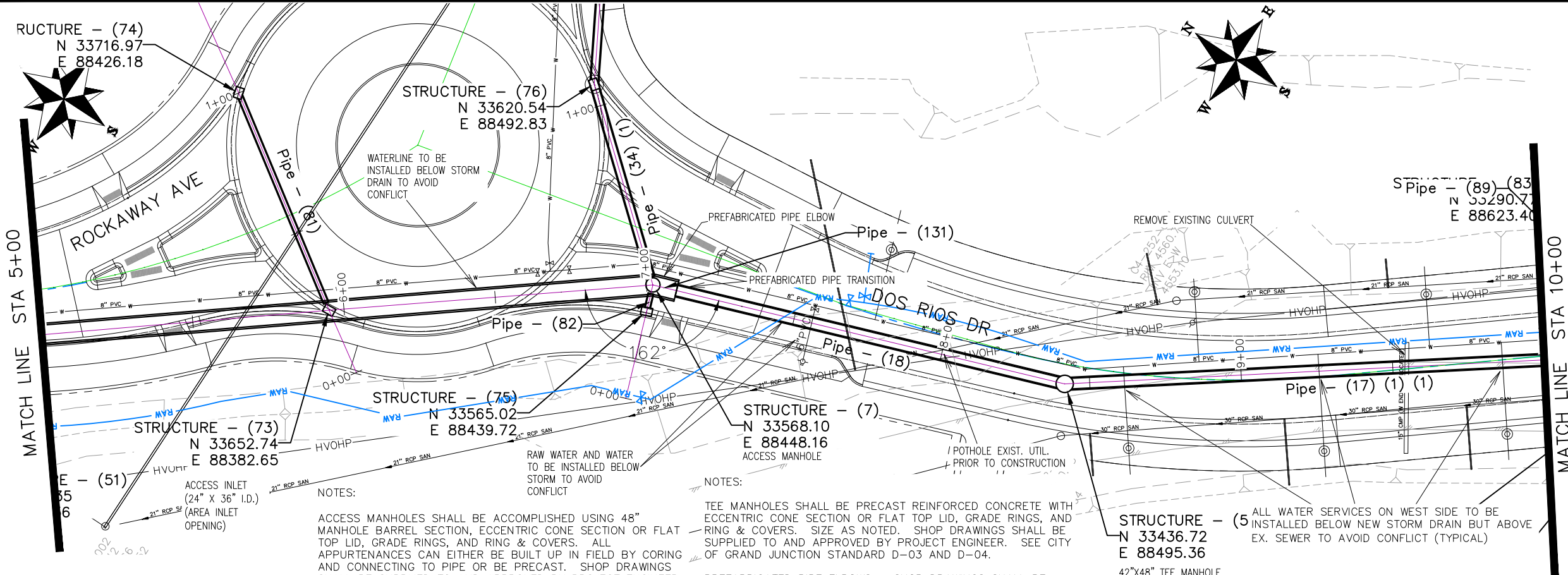
SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
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THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-6
May 20, 2020

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NOTES:

ACCESS INLETS SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX, AND EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-02, D-07, D-10 AND D-12 FOR ADDITIONAL INFORMATION

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

NOTES:

ACCESS MANHOLES SHALL BE ACCOMPLISHED USING 48" MANHOLE BARREL SECTION, ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-04, AND D-12 FOR ADDITIONAL INFORMATION

NOTES:

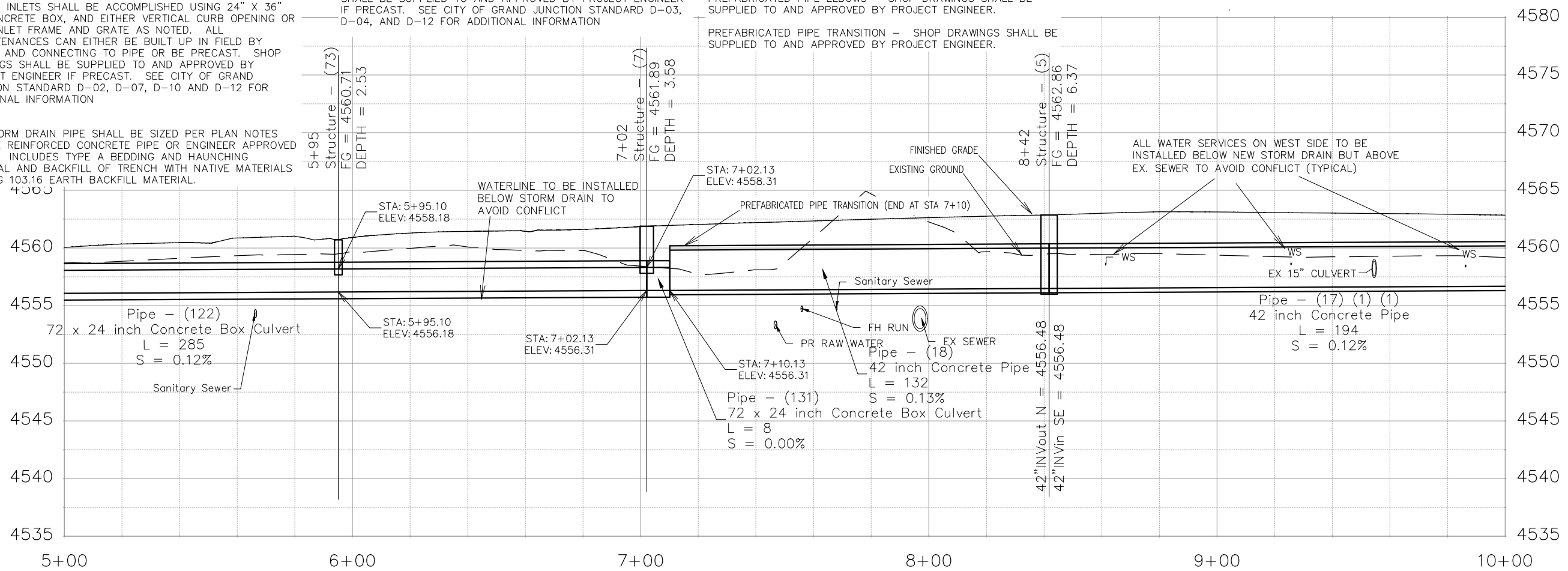
TEE MANHOLES SHALL BE PRECAST REINFORCED CONCRETE WITH ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. SIZE AS NOTED. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03 AND D-04.

PREFABRICATED PIPE ELBOWS - SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER.

PREFABRICATED PIPE TRANSITION - SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER.

STRUCTURE - (5)
N 33436.72
E 88495.36
42"x48" TEE MANHOLE

ALL WATER SERVICES ON WEST SIDE TO BE INSTALLED BELOW NEW STORM DRAIN BUT ABOVE EX. SEWER TO AVOID CONFLICT (TYPICAL)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

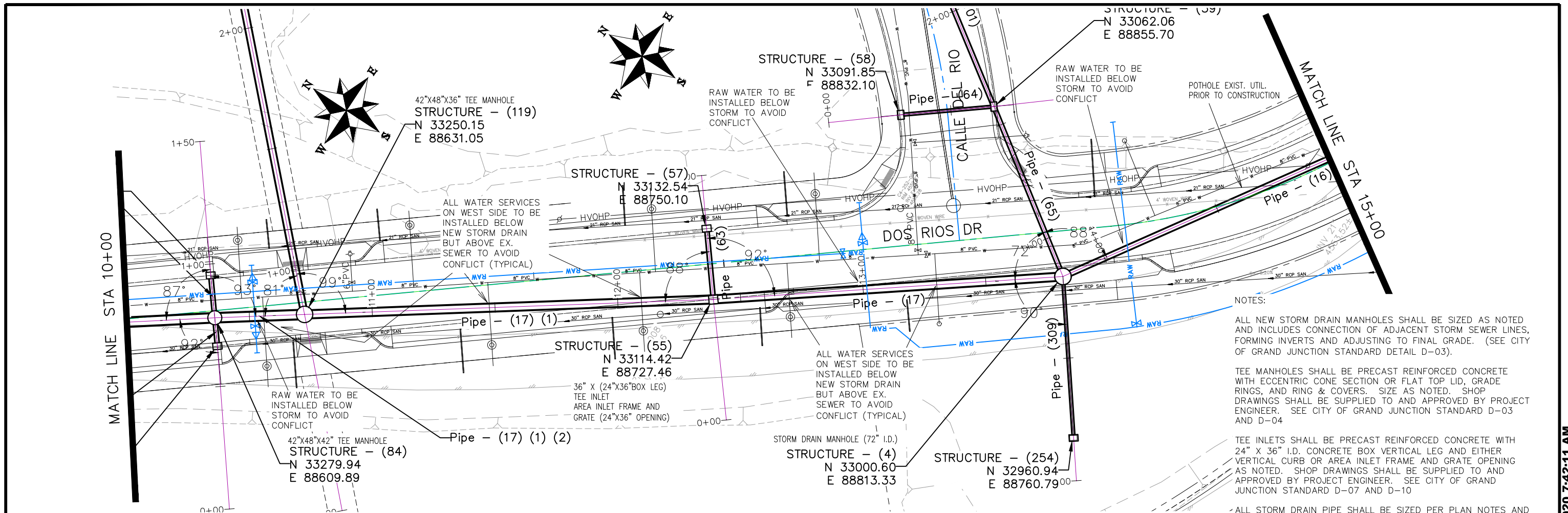
SCALE	PLAN & PROFILE
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0 2.5 10	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-7
May 20, 2020

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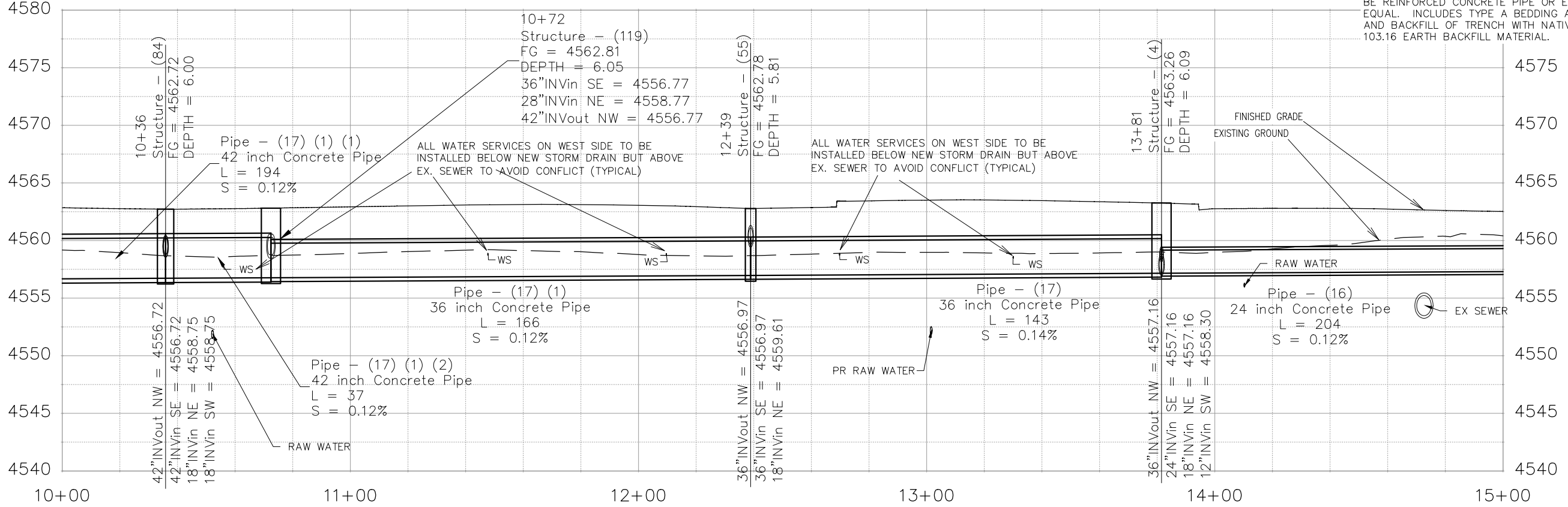
NOTES:

ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

TEE MANHOLES SHALL BE PRECAST REINFORCED CONCRETE WITH ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. SIZE AS NOTED. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03 AND D-04

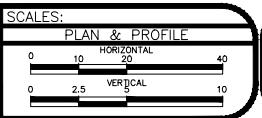
TEE INLETS SHALL BE PRECAST REINFORCED CONCRETE WITH 24" X 36" I.D. CONCRETE BOX VERTICAL LEG AND EITHER VERTICAL CURB OR AREA INLET FRAME AND GRATE OPENING AS NOTED. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-07 AND D-10

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE
△		
△		
△		
△		

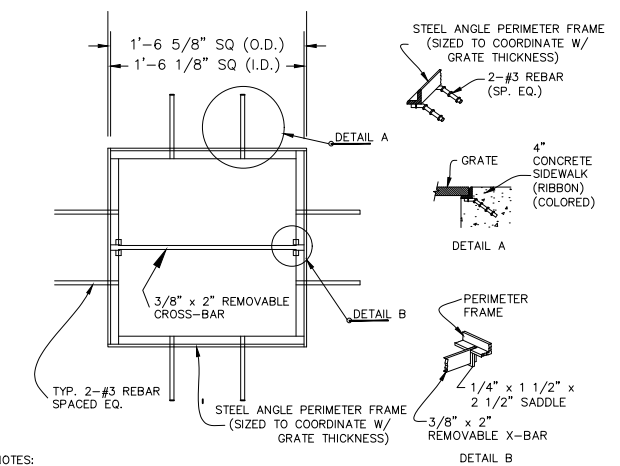
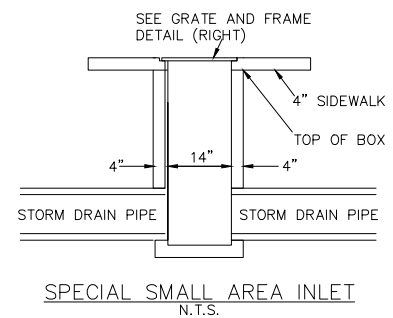
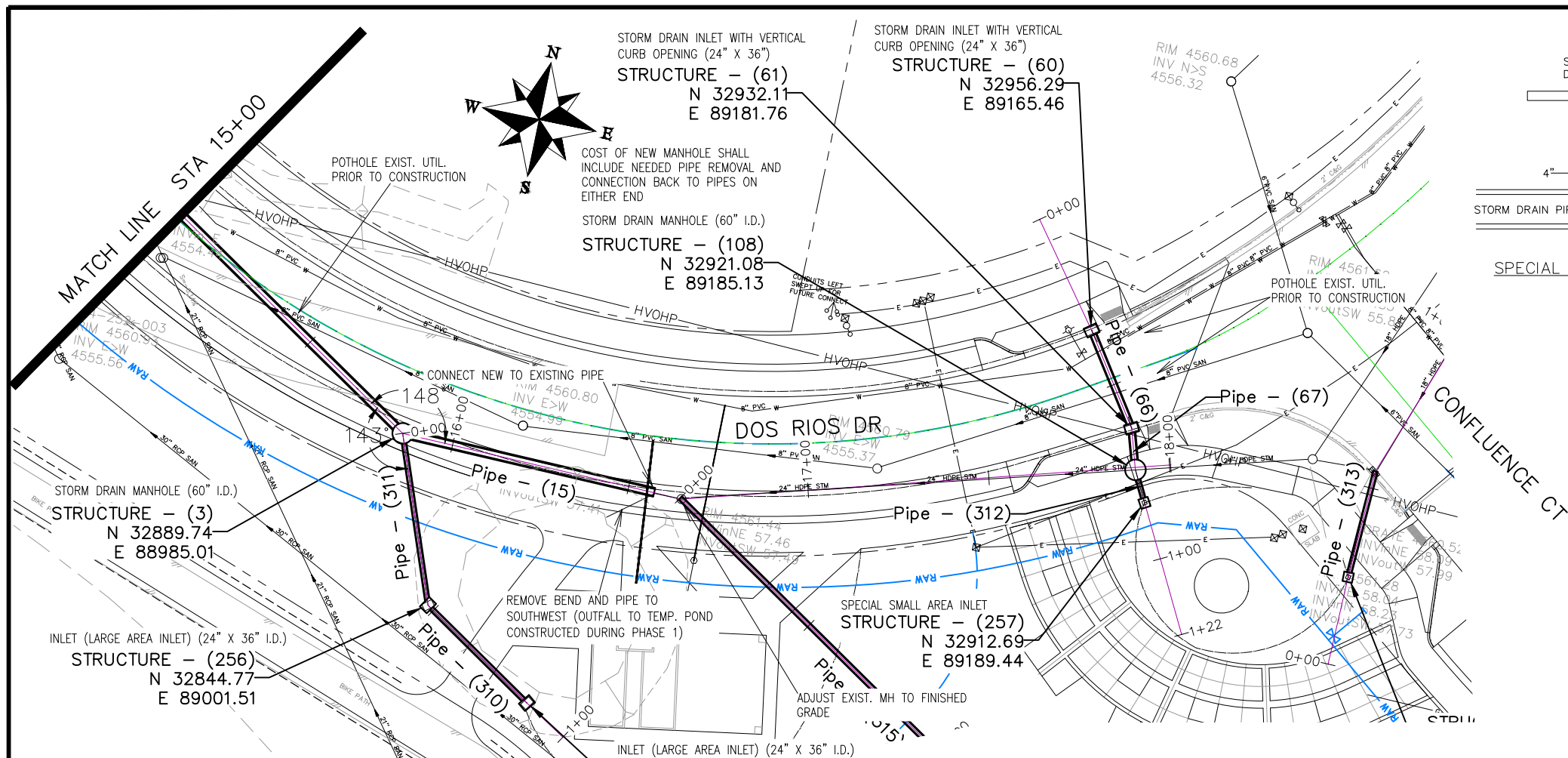
DRAWN BY JCS DATE 2019
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 CHECKED BY BH DATE 2019
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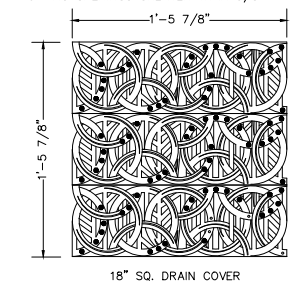
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-8
May 20, 2020

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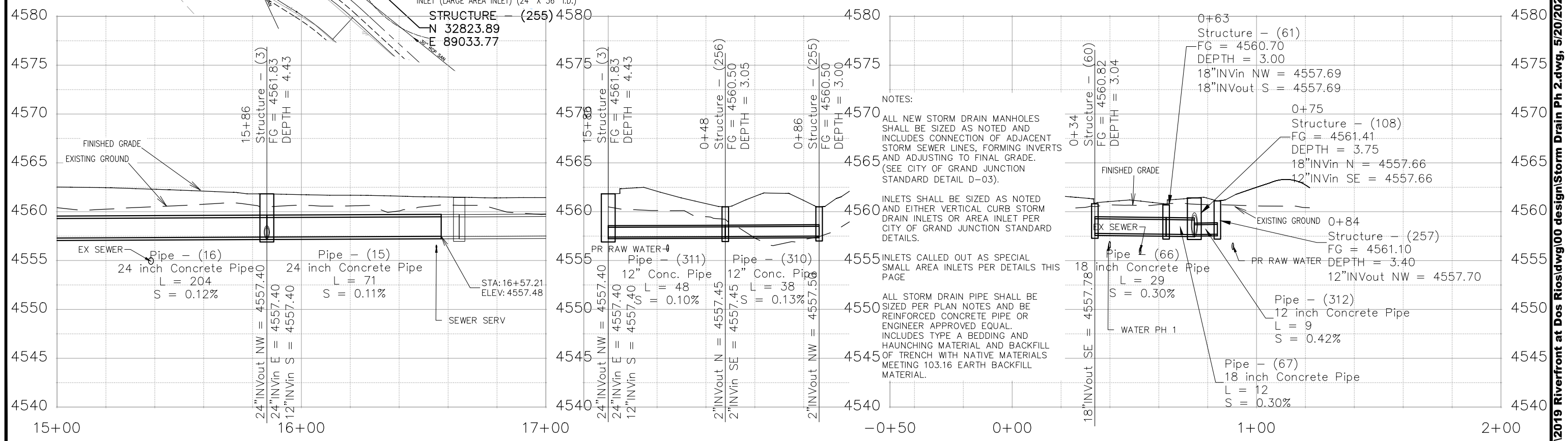


NOTES:
 1. DUCTILE IRON/ NATURAL FINISH
 2. CAST IN ONE PIECE, 3/4" THICK
 3. NO OPENINGS GREATER THAN 3/8"

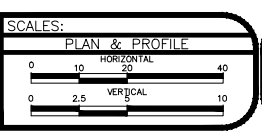


NOTE
 1. URBAN ACCESSORIES 18 INCH SQ. MEDIUM DUTY "S" FRAME OR APPROVED EQUAL.
 2. URBAN ACCESSORIES OT TITLE-24, 18 INCH SQ. DRAIN COVER OR APPROVED EQUAL.

GRATE FRAME FOR SPECIAL SMALL AREA INLET



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-9
May 20, 2020

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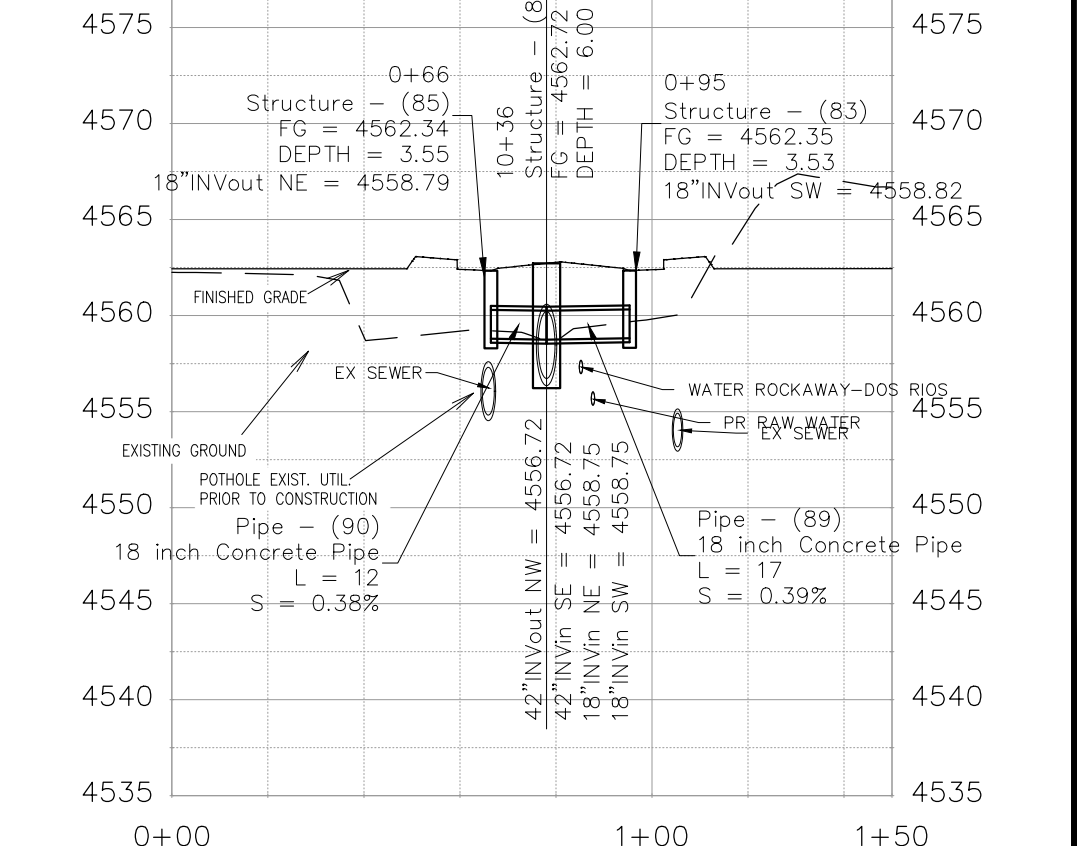
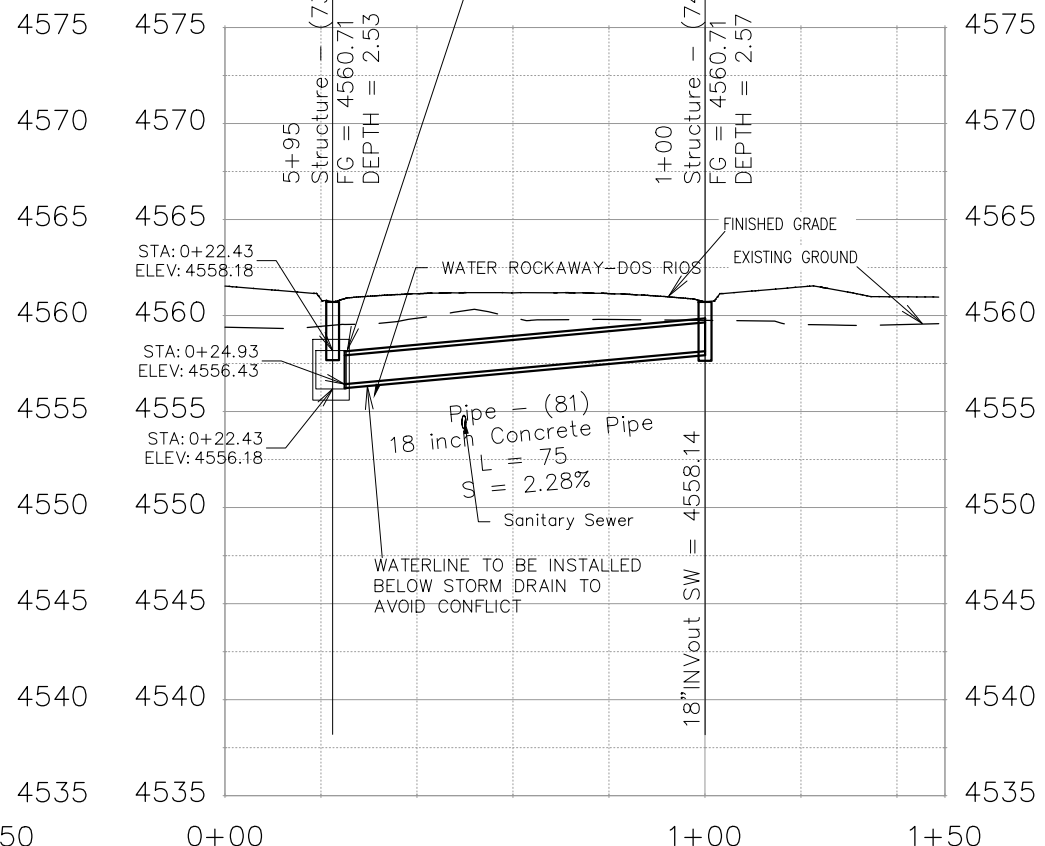
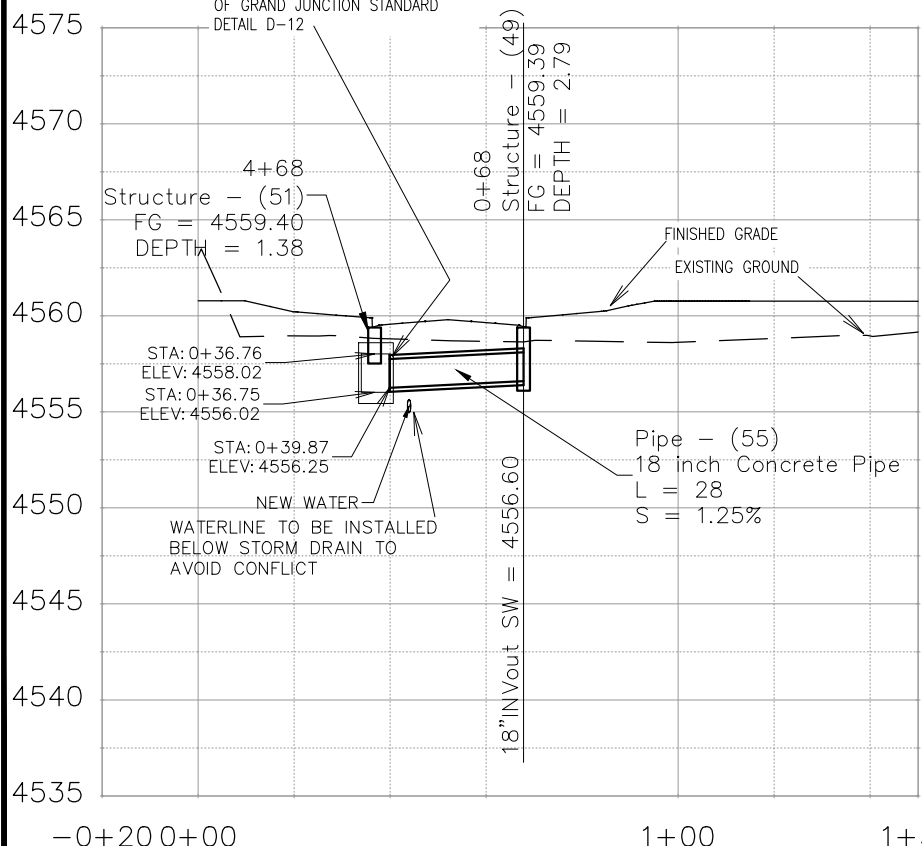
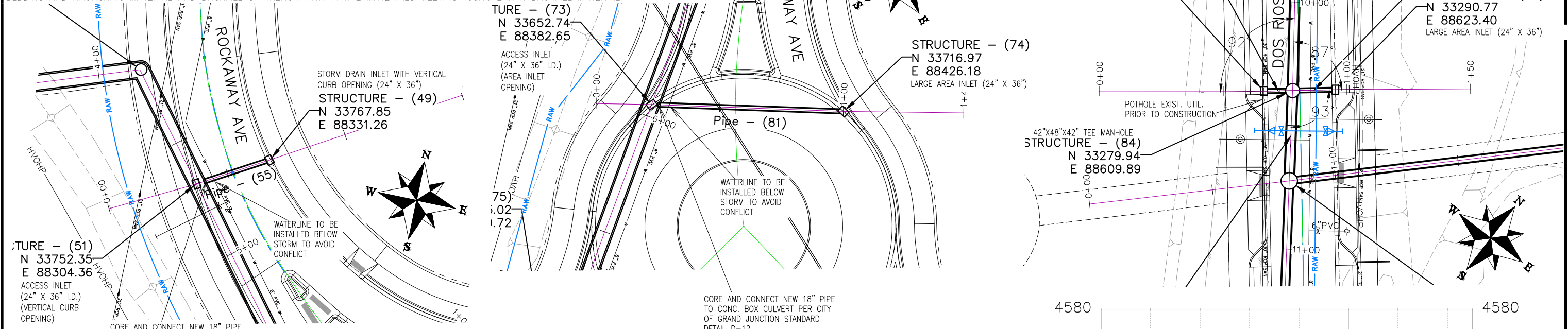
NOTES:

ACCESS INLETS SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX, AND EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-02, D-07, D-10 AND D-12 FOR ADDITIONAL INFORMATION

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

TEE MANHOLES SHALL BE PRECAST REINFORCED CONCRETE WITH ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. SIZE AS NOTED. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03 AND D-04

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



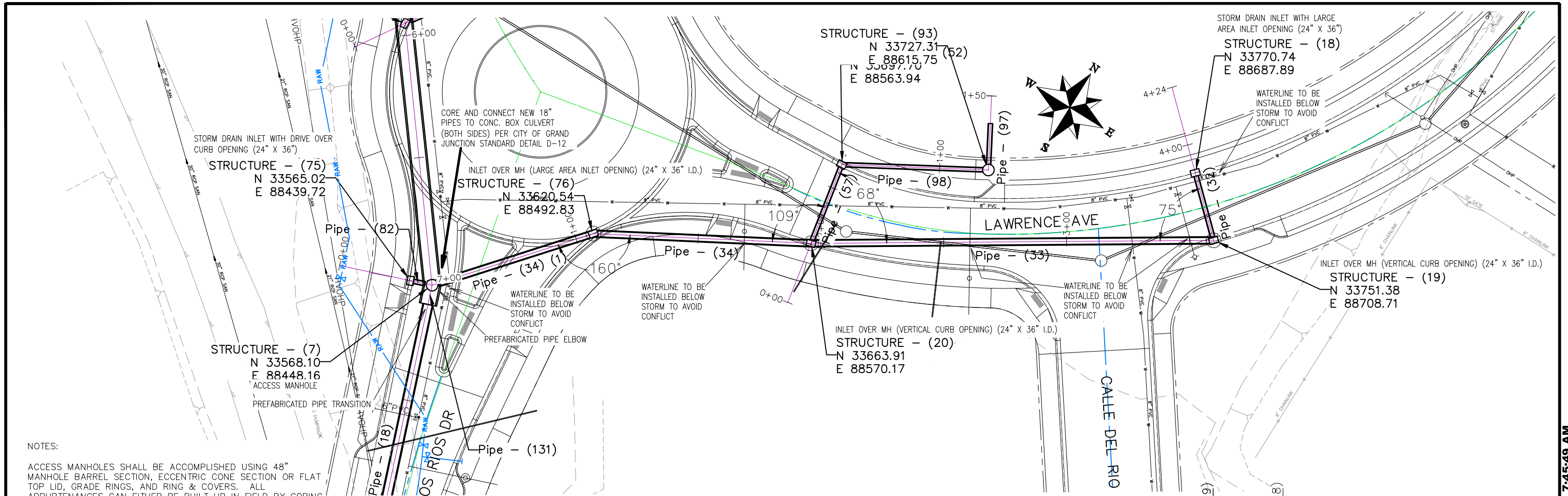
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REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0" = 10' HORIZONTAL
REVISION			BH	2019	0" = 2.5' VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-10
May 20, 2020

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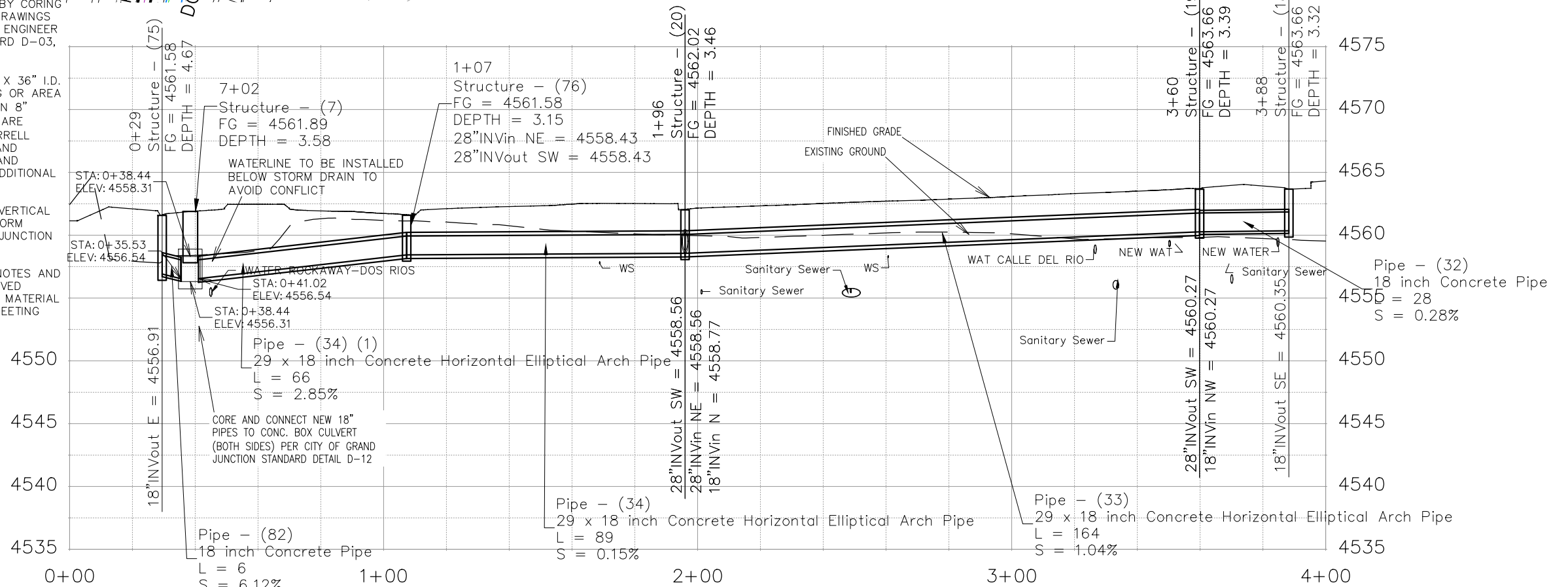
NOTES:

ACCESS MANHOLES SHALL BE ACCOMPLISHED USING 48" MANHOLE BARREL SECTION, ECCENTRIC CONE SECTION OR FLAT TOP LID, GRADE RINGS, AND RING & COVERS. ALL APPURTENANCES CAN EITHER BE BUILT UP IN FIELD BY CORING AND CONNECTING TO PIPE OR BE PRECAST. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER IF PRECAST. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-04, AND D-12 FOR ADDITIONAL INFORMATION

INLET OVER MH SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX WITH EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED PLACED UPON AN 8" THICK FLAT TOP MH LID (84"O.D.) WITH 24"X36" SQUARE OPENING AND THAT PLACED UPON 72" MANHOLE BARRELL SECTION. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-07, AND D-10 FOR ADDITIONAL INFORMATION

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR DRIVE OVER CURB STORM DRAIN INLETS OR AREA INLETS PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		
REVISION		

DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

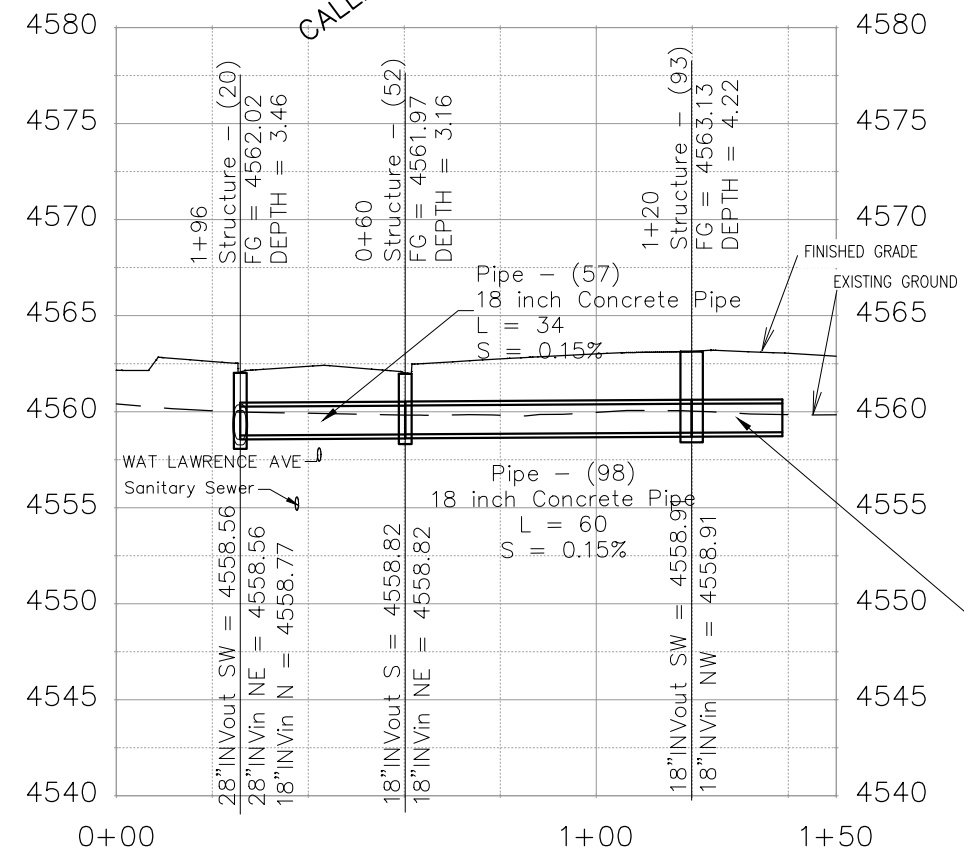
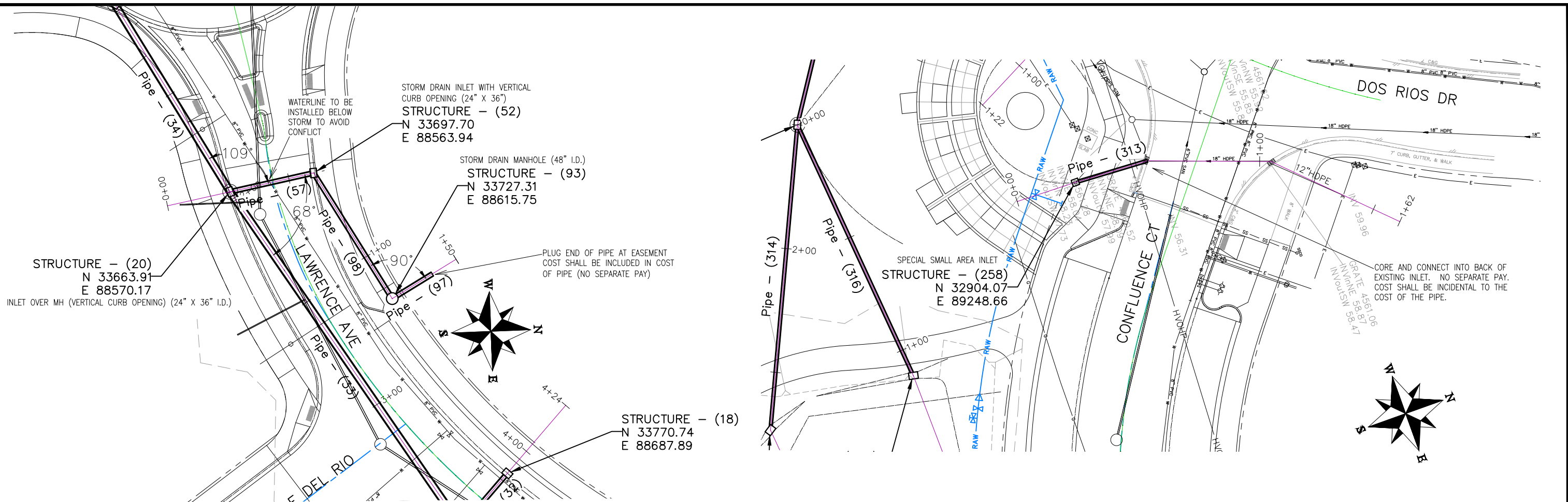
SCALES:
PLAN & PROFILE
0 10 HORIZONTAL 40
0 2.5 VERTICAL 10



PUBLIC WORKS ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS STORM DRAIN PH 2 - SD-11
May 20, 2020

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NOTES:

INLET OVER MH SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX WITH EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED PLACED UPON AN 8" THICK FLAT TOP MH LID (84" O.D.) WITH 24" X 36" SQUARE OPENING AND THAT PLACED UPON 72" MANHOLE BARRELL SECTION. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-07, AND D-10 FOR ADDITIONAL INFORMATION.

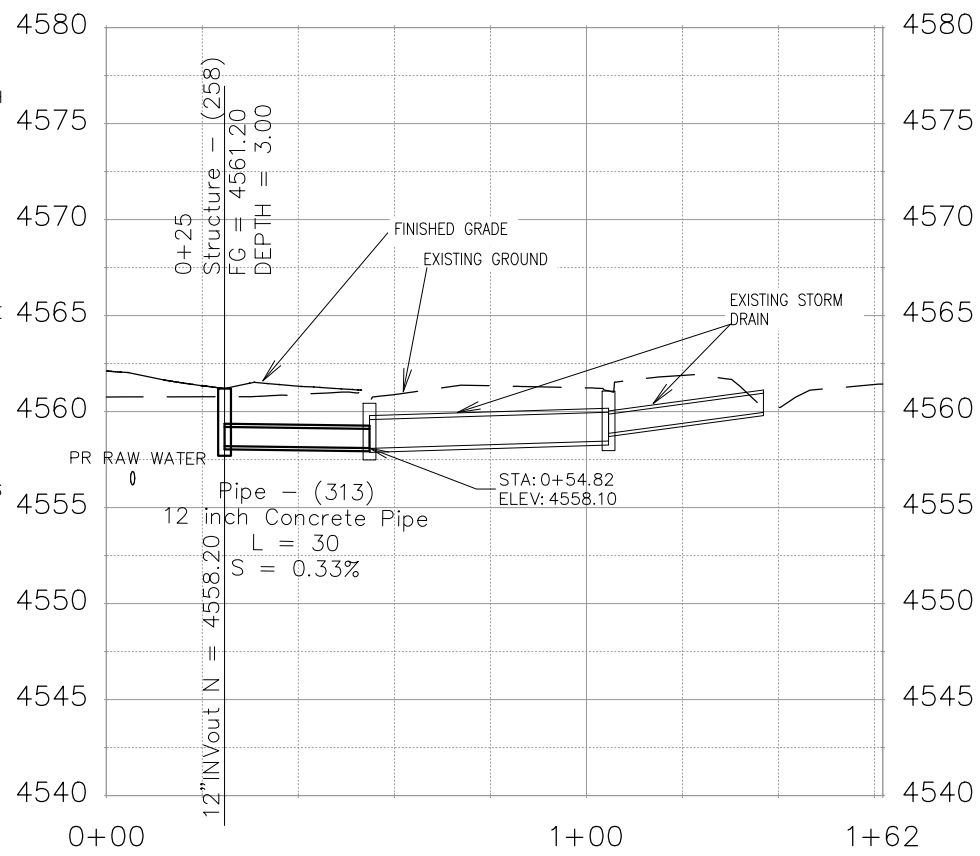
INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR DRIVE OVER CURB STORM DRAIN INLETS OR AREA INLETS PER CITY OF GRAND JUNCTION STANDARD DETAILS.

INLETS CALLED OUT AS SPECIAL SMALL AREA INLETS PER DETAILS PAGE SD-9

ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

Pipe - (97)
18 inch Concrete Pipe
L = 19
S = 0.10%

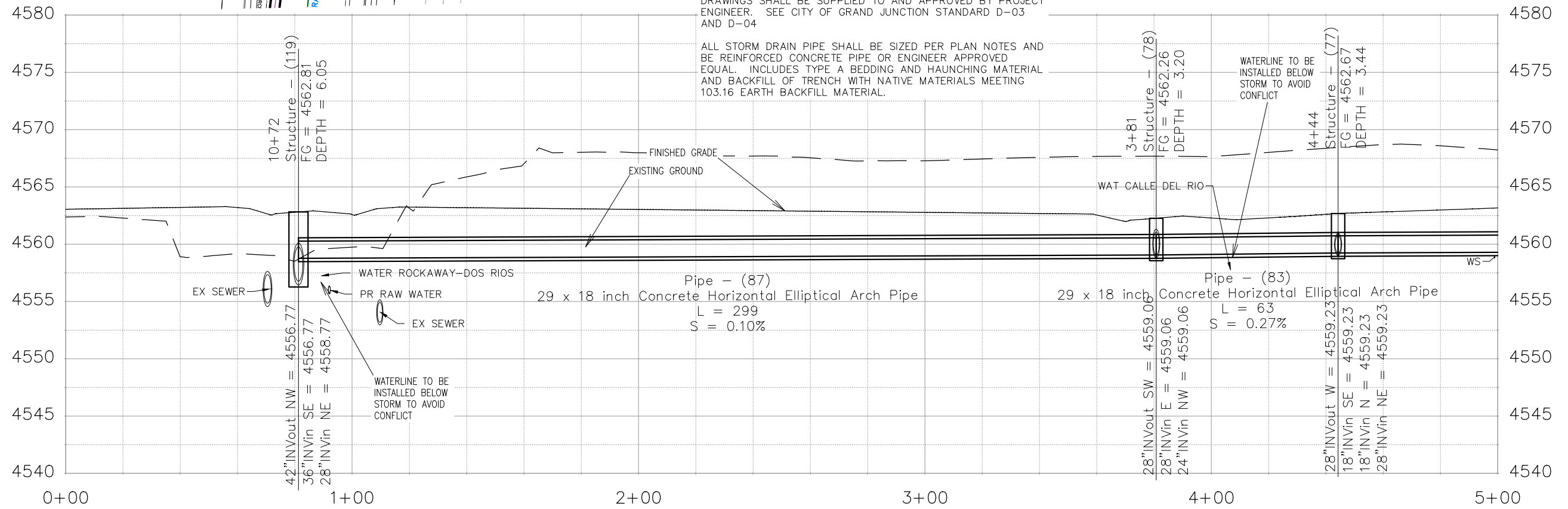
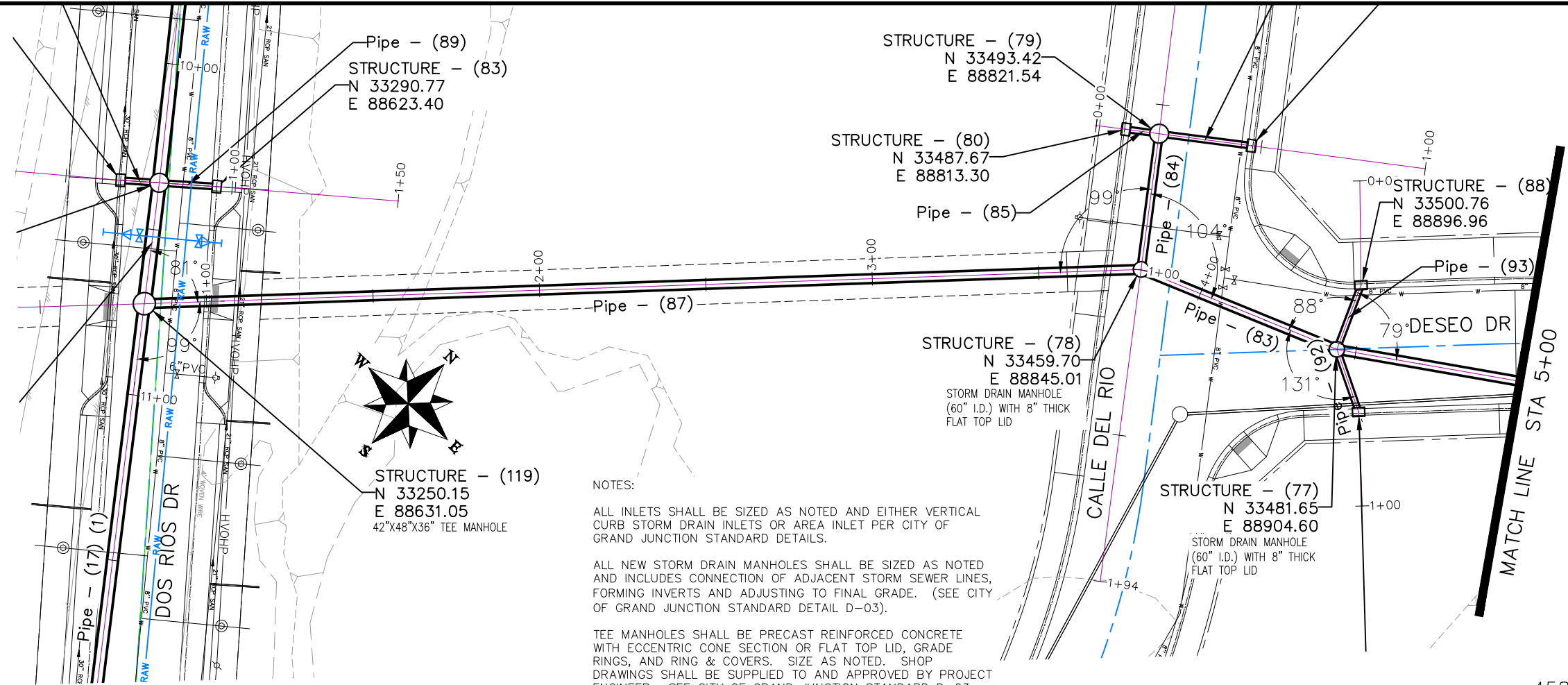


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REVISION			BH	2019	0 2.5 VERTICAL 10
REVISION			TCP	2019	

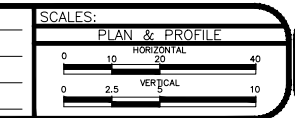


PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-12
May 20, 2020

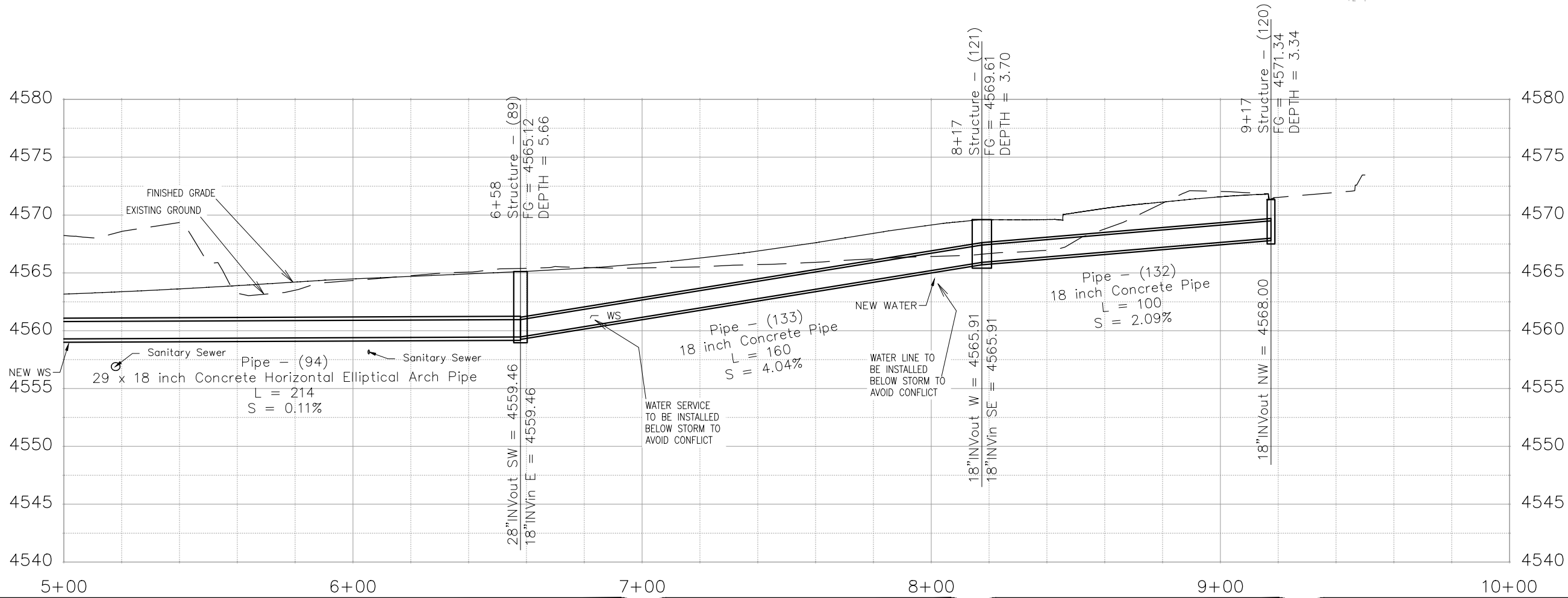
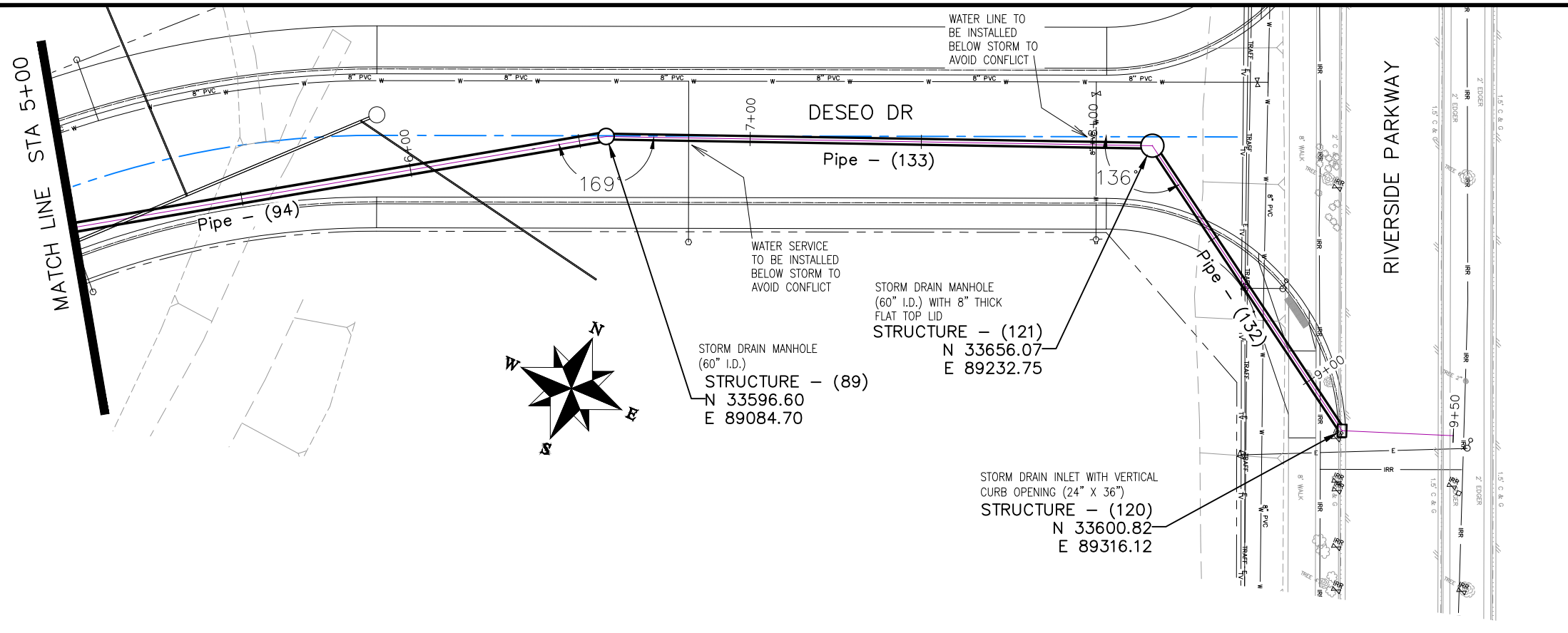


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-13
May 20, 2020**



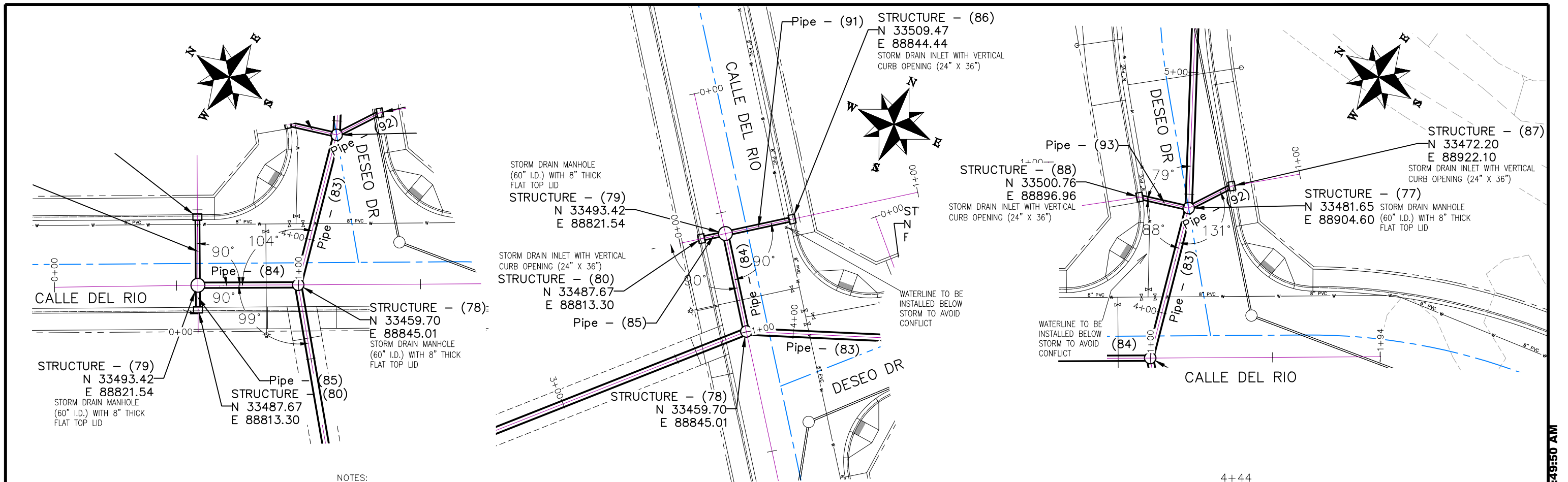
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REVISION			JCS	DATE	2019
REVISION			BH	DATE	2019
REVISION			ICP	DATE	2019

SCALES:
PLAN & PROFILE
HORIZONTAL
VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-14
May 20, 2020

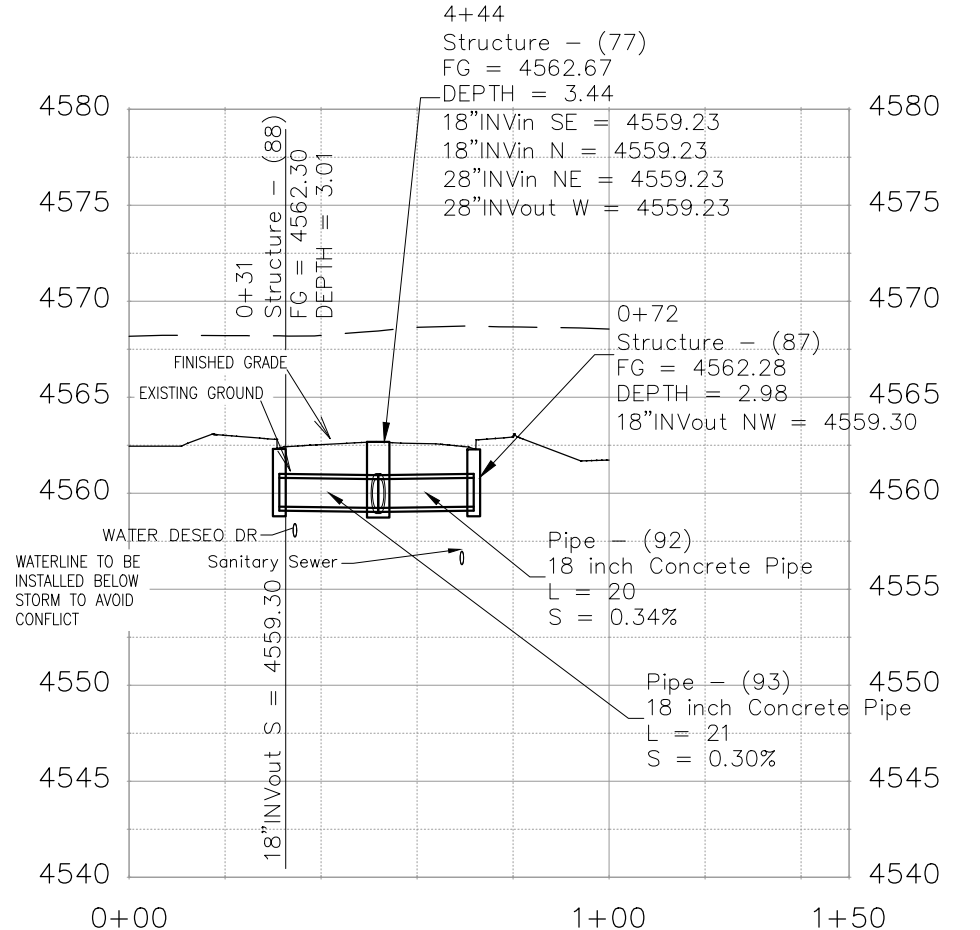
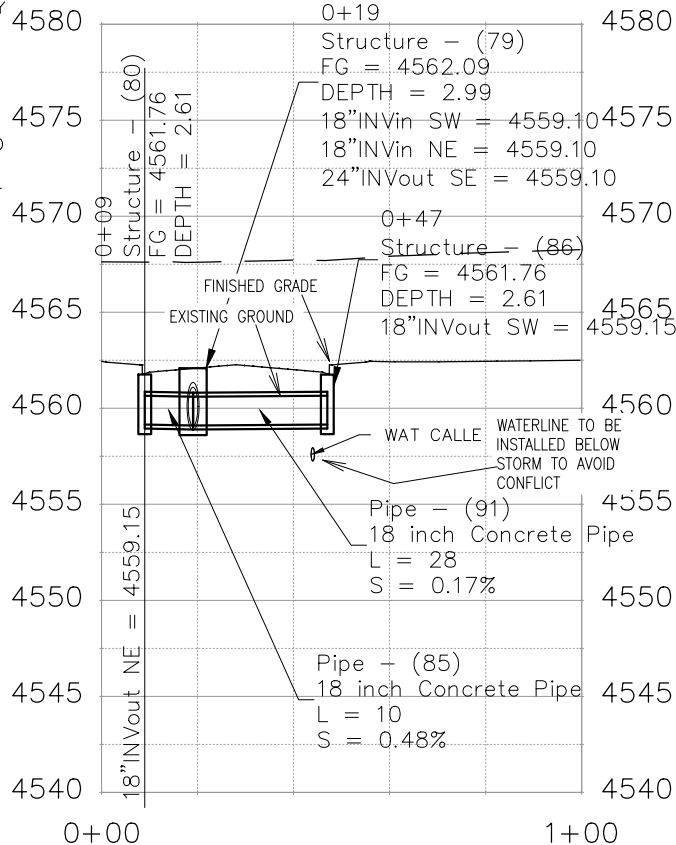
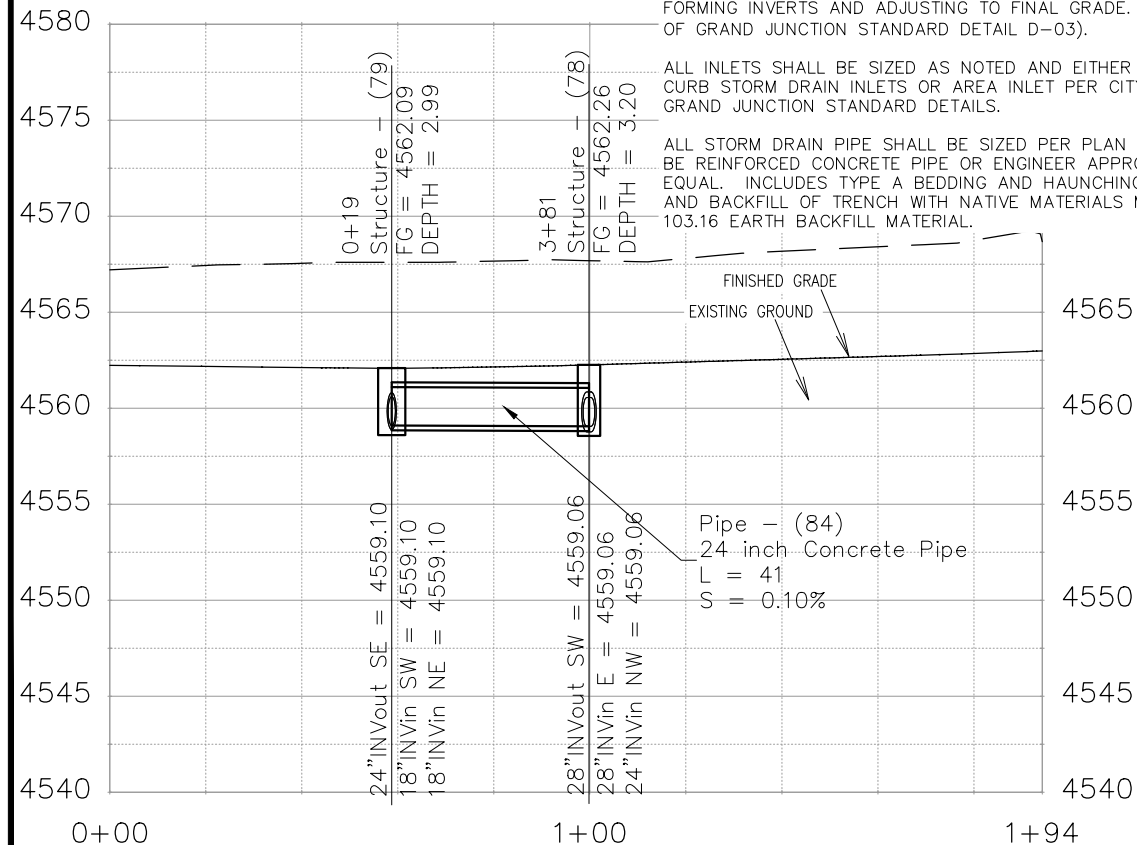


NOTES:

ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



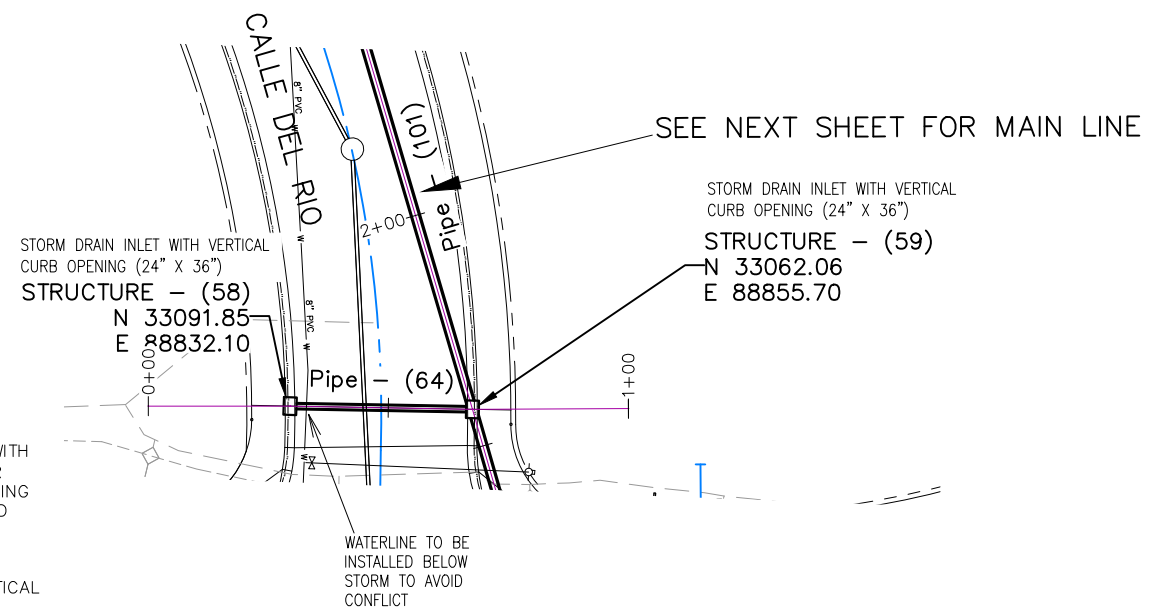
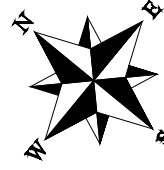
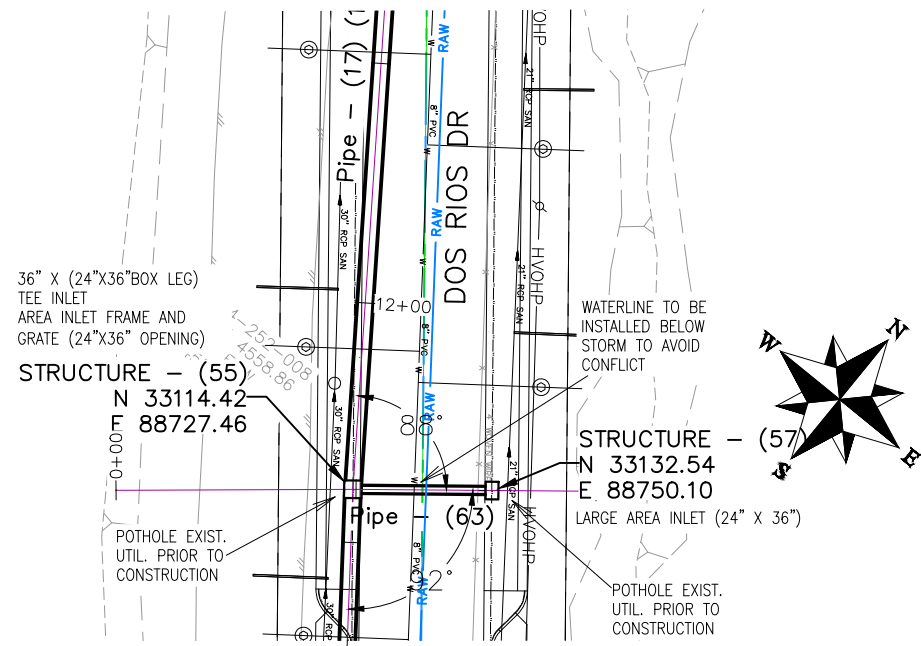
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REVISION			JCS	2019	HORIZONTAL 1" = 20'
REVISION			BH	2019	VERTICAL 1" = 2.5'
REVISION			ICP	2019	



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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-15
May 20, 2020**

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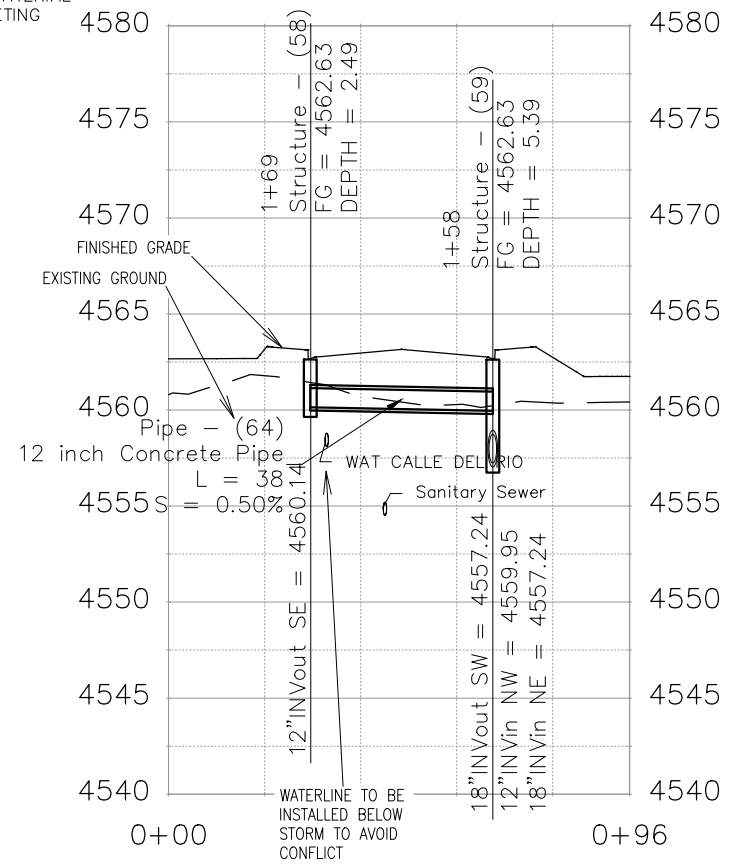
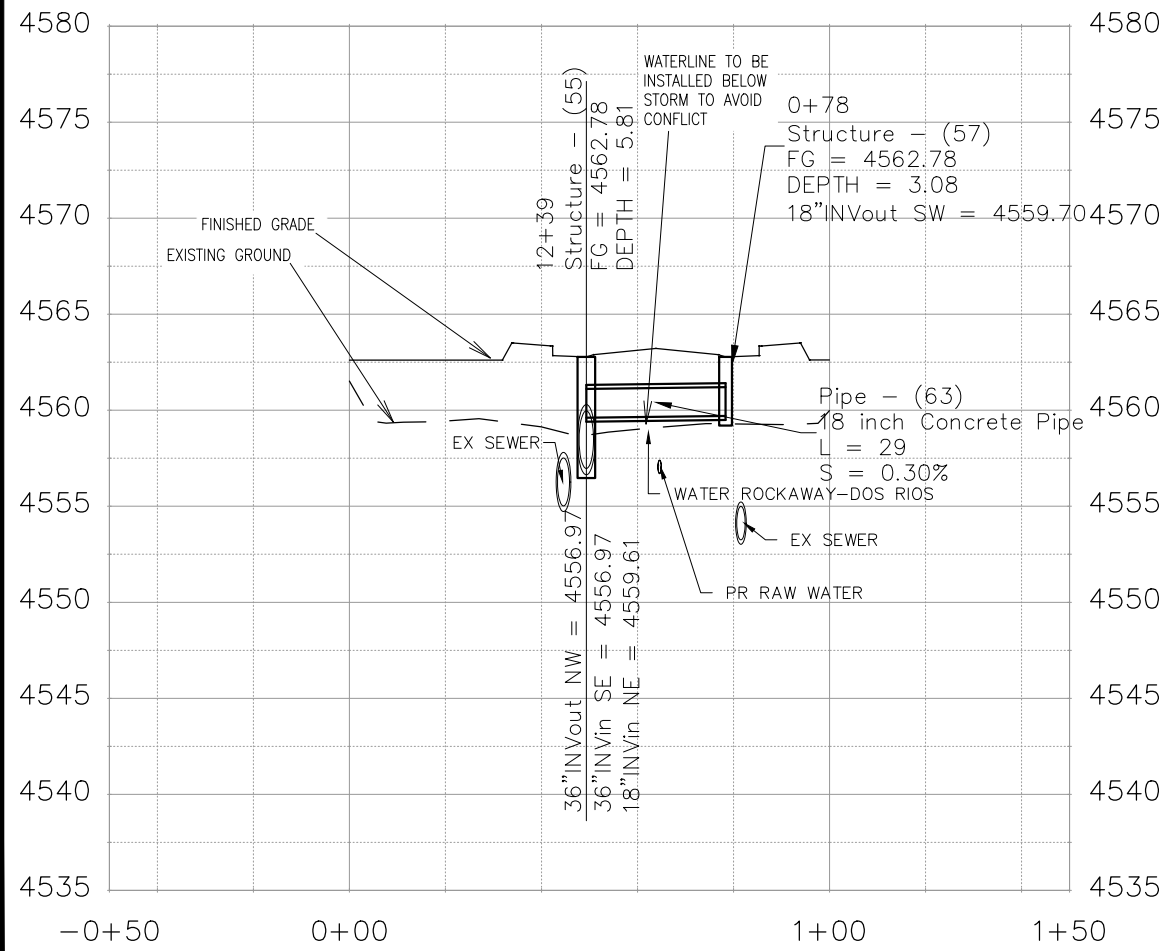


NOTES:

TEE INLETS SHALL BE PRECAST REINFORCED CONCRETE WITH 24" X 36" I.D. CONCRETE BOX VERTICAL LEG AND EITHER VERTICAL CURB OR AREA INLET FRAME AND GRATE OPENING AS NOTED. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-07 AND D-10

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



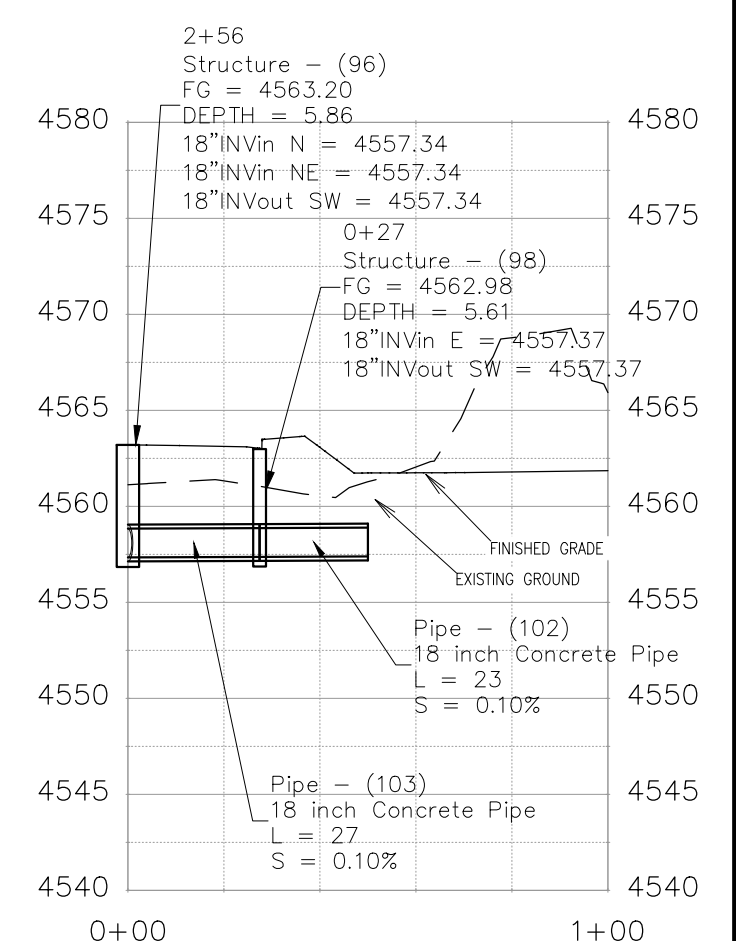
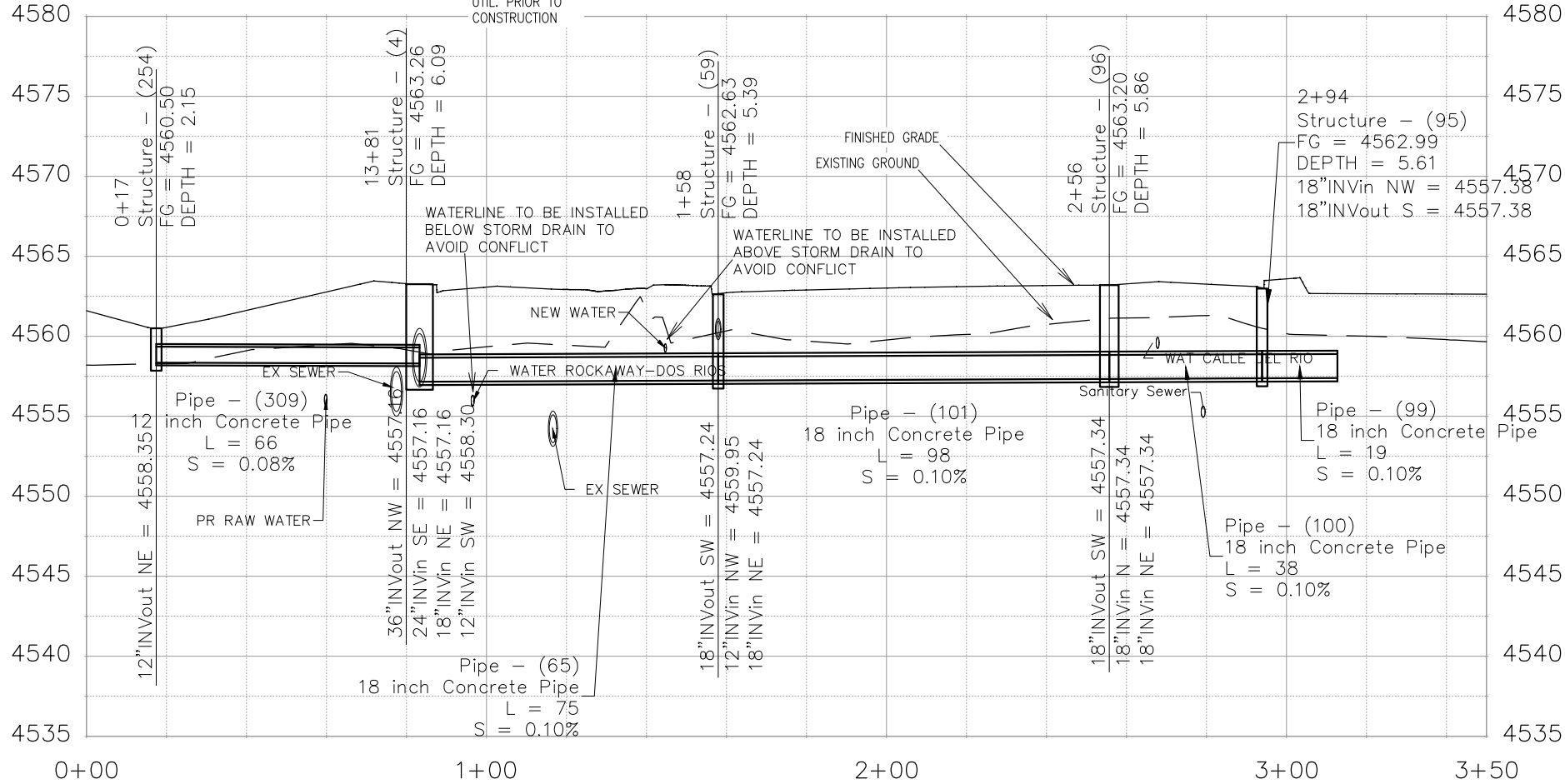
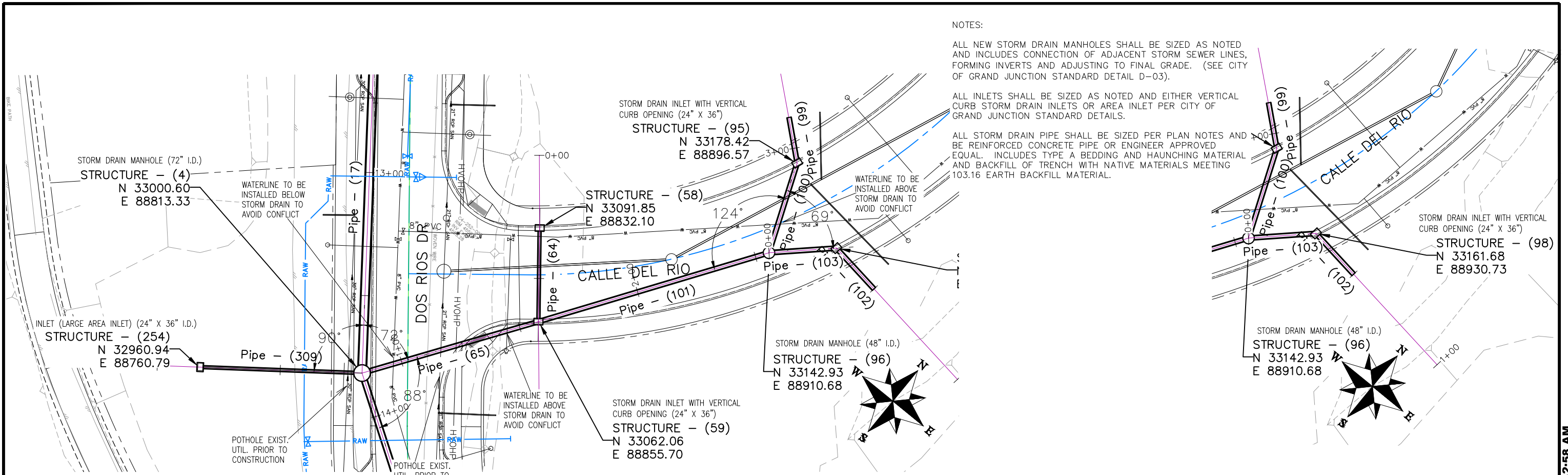
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 2.5 5 10 VERTICAL
REVISION			TCP	2019	



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ENGINEERING DIVISION

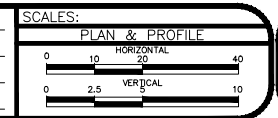
THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-16
May 20, 2020

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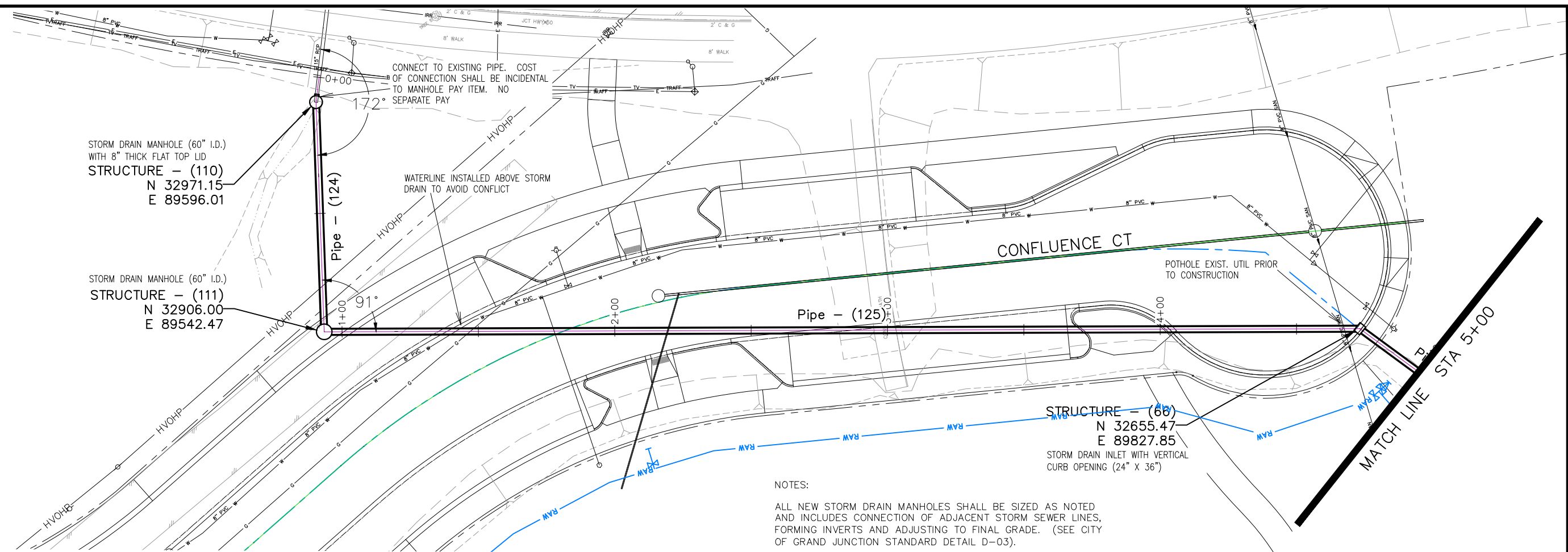
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CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-17
May 20, 2020

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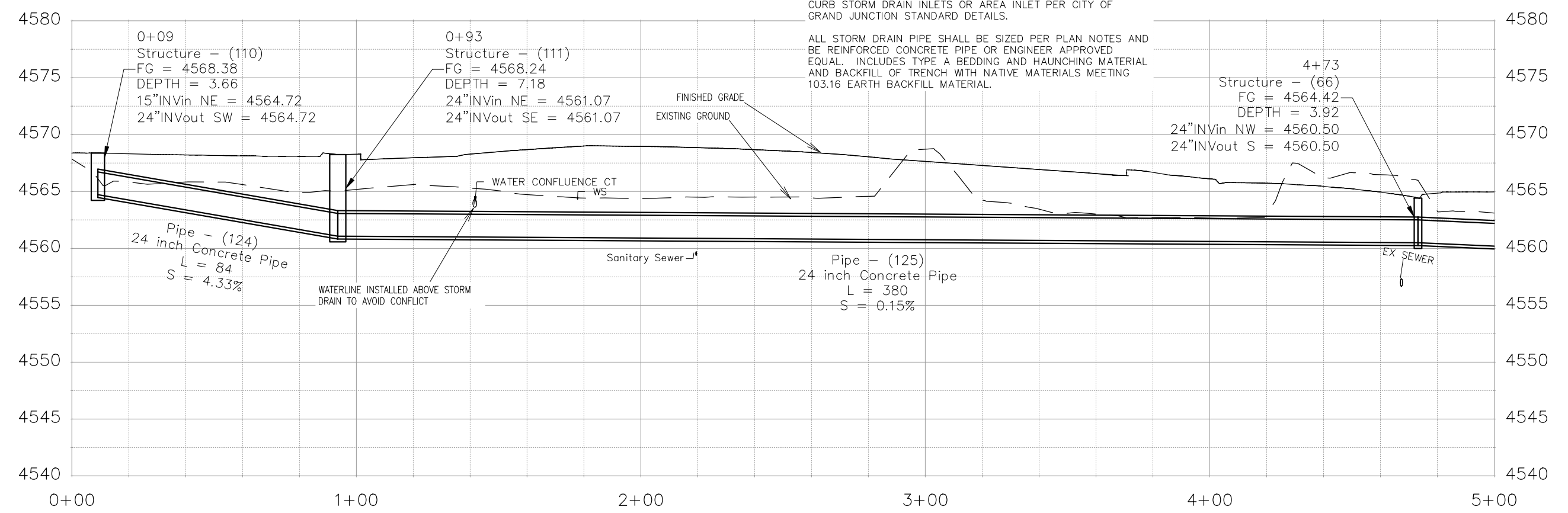


NOTES:

ALL NEW STORM DRAIN MANHOLES SHALL BE SIZED AS NOTED AND INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

ALL INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
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REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

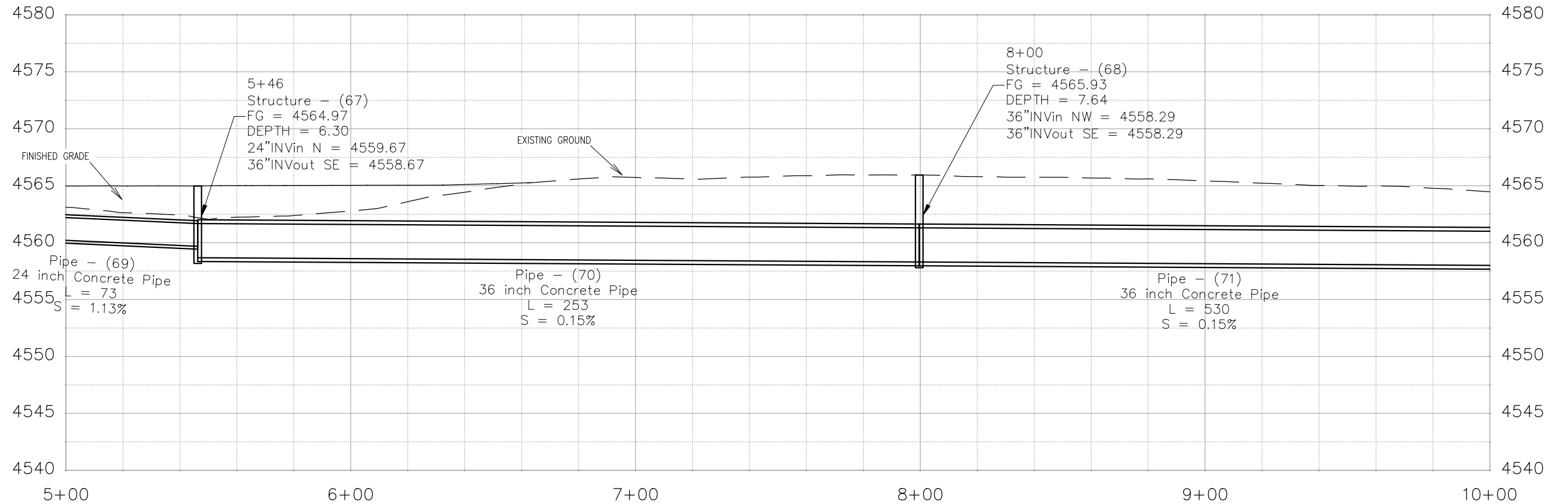
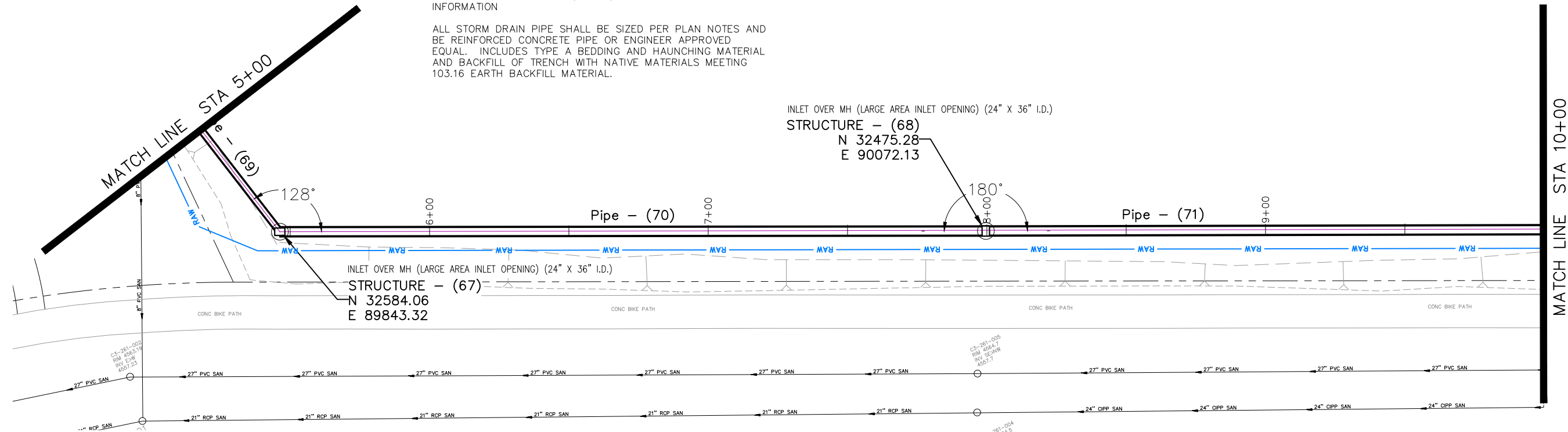
THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-18
May 20, 2020

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NOTES:

INLET OVER MH SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX WITH EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED PLACED UPON AN 8" THICK FLAT TOP MH LID (84"O.D.) WITH 24"X36" SQUARE OPENING AND THAT PLACED UPON 72" MANHOLE BARRELL SECTION. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-07, AND D-10 FOR ADDITIONAL INFORMATION

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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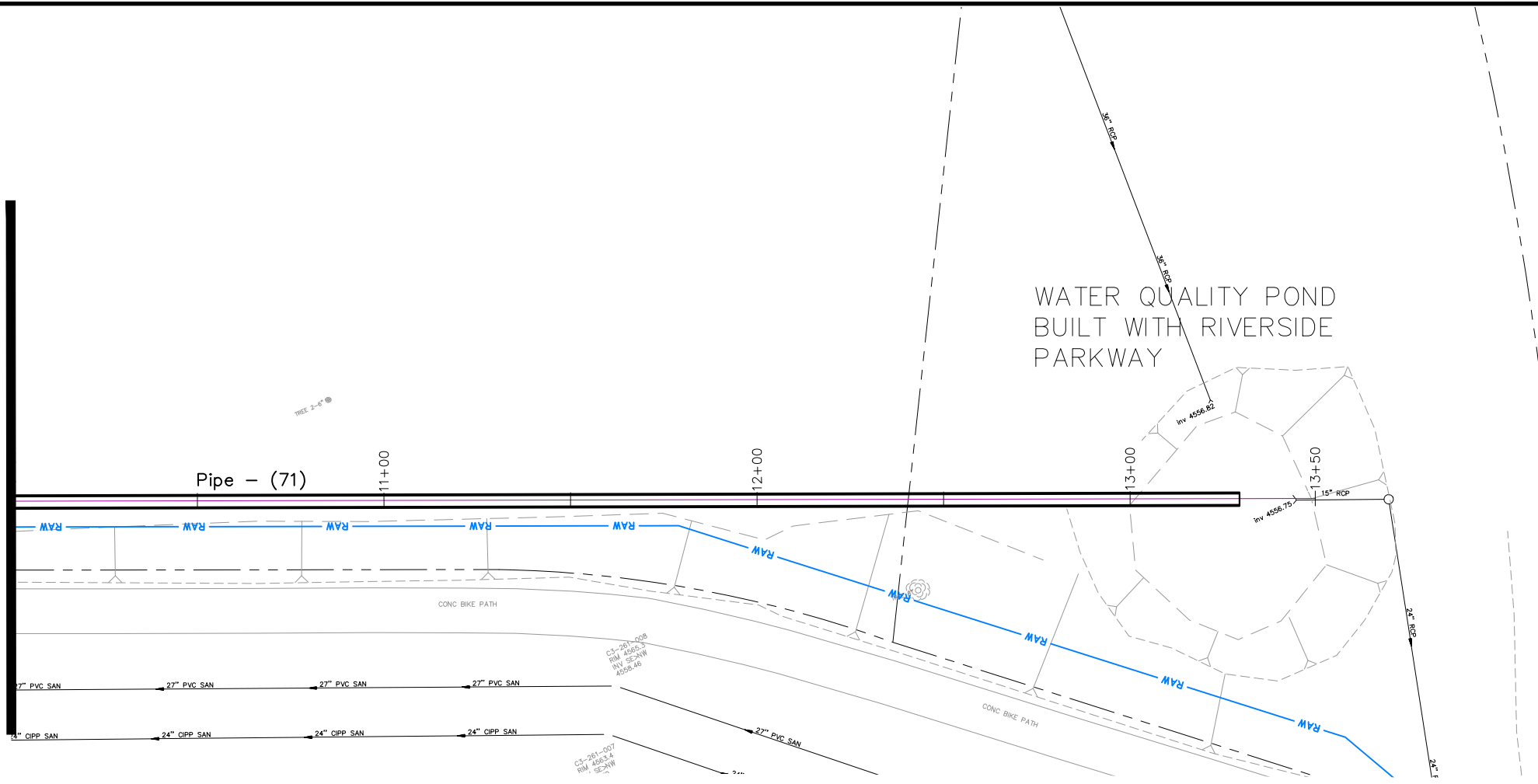
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HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

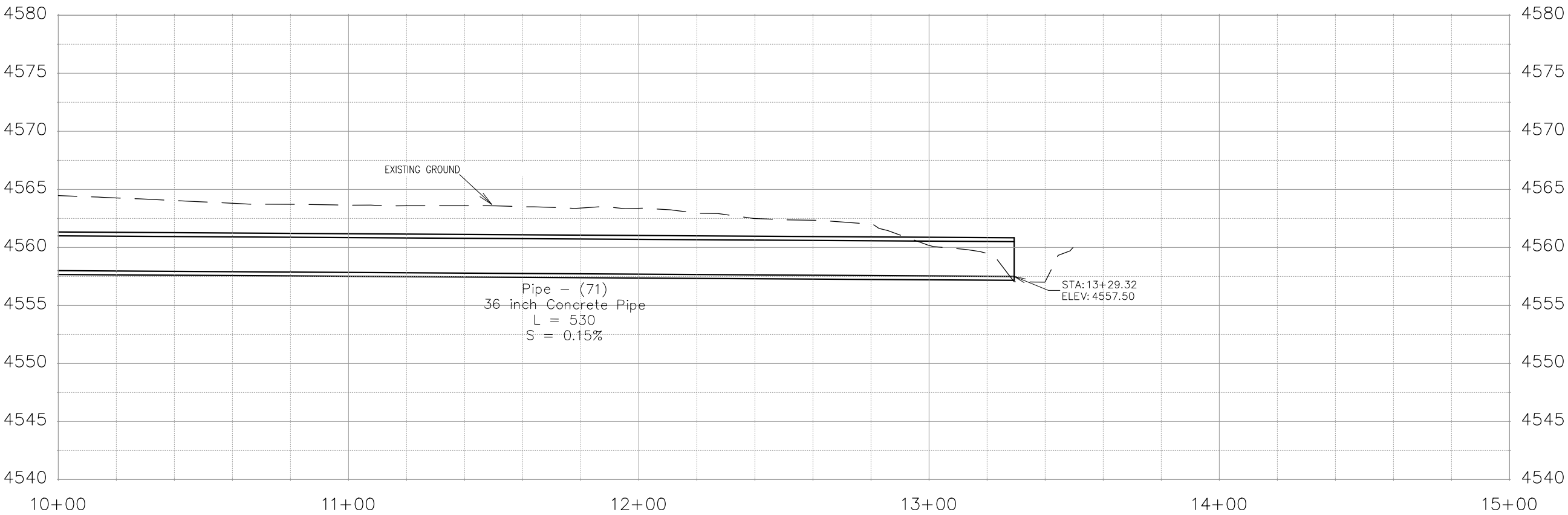
THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-19
May 20, 2020

MATCH LINE STA 10+00



WATER QUALITY POND
BUILT WITH RIVERSIDE
PARKWAY

NOTES:
ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



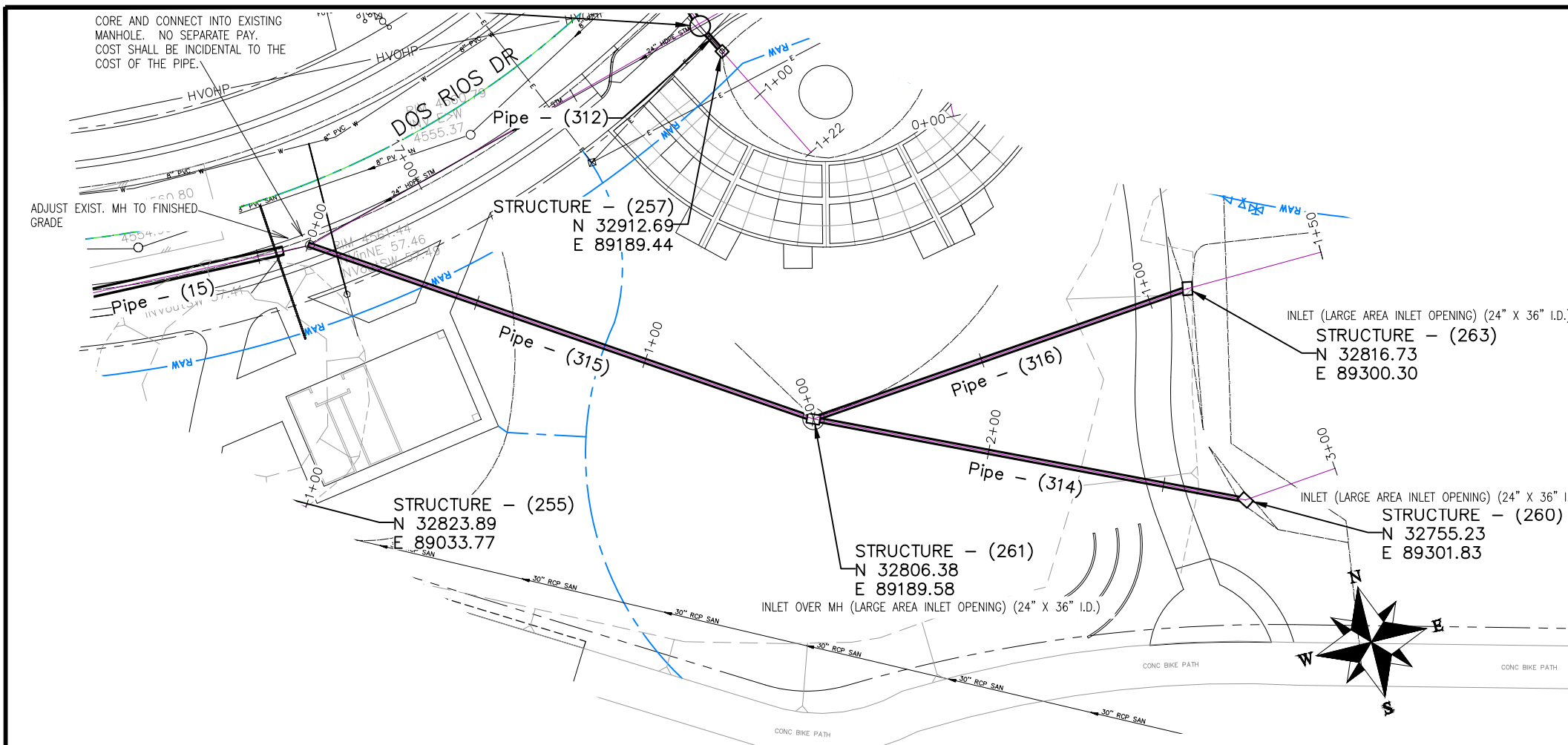
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REVISION			JCS	2019	
REVISION			BH	2019	
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-20
May 20, 2020

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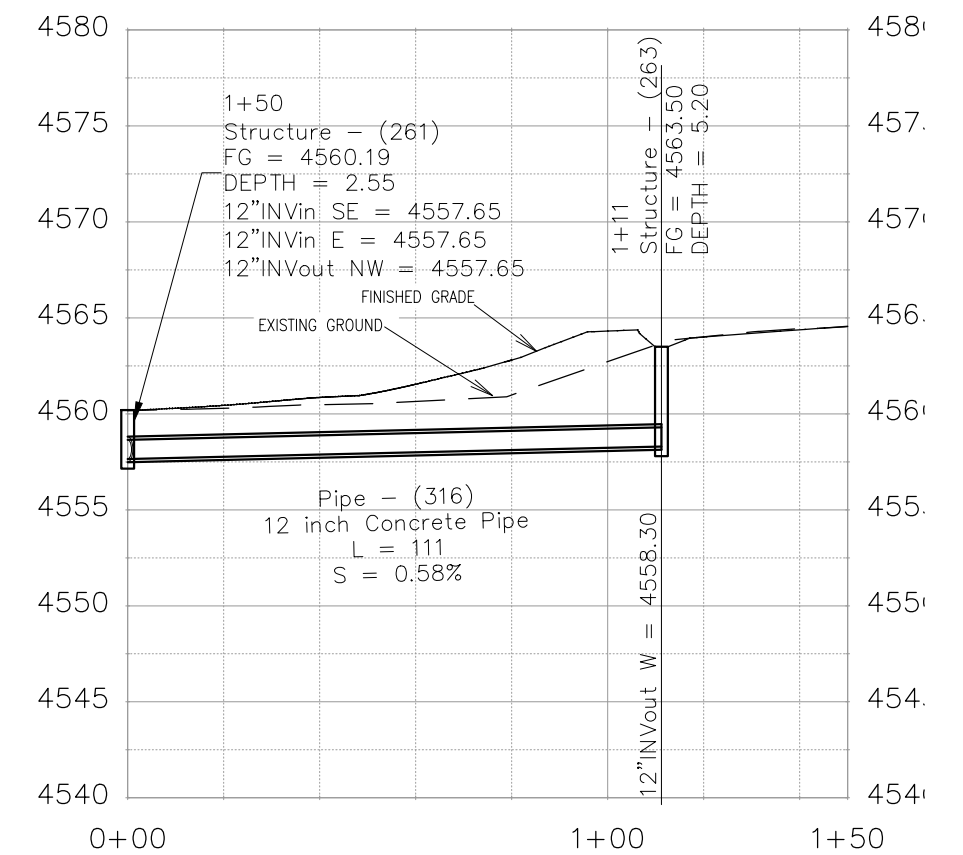
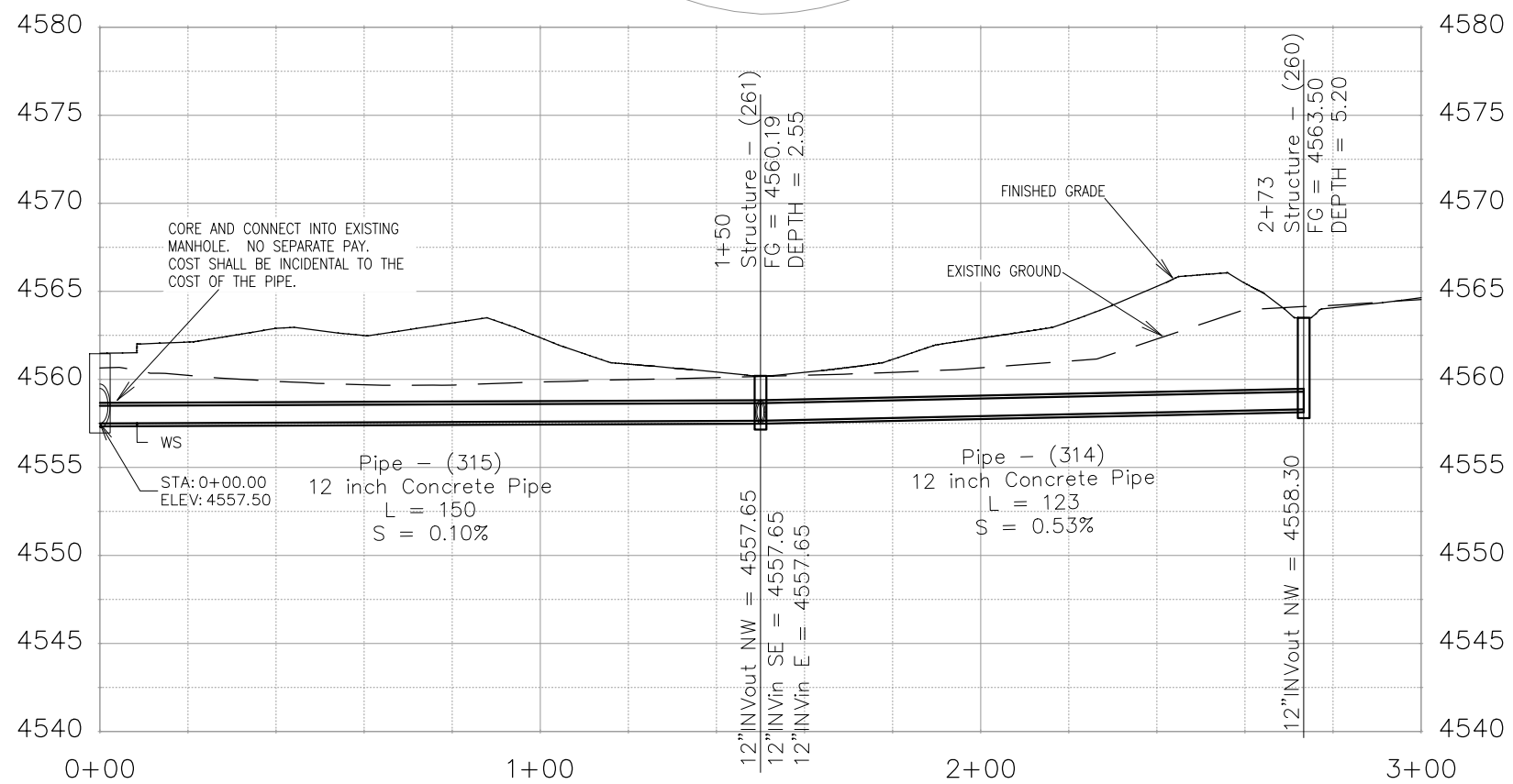


NOTES:

INLET OVER MH SHALL BE ACCOMPLISHED USING 24" X 36" I.D. CONCRETE BOX WITH EITHER VERTICAL CURB OPENING OR AREA INLET FRAME AND GRATE AS NOTED PLACED UPON AN 8" THICK FLAT TOP MH LID (84"O.D.) WITH 24"X36" SQUARE OPENING AND THAT PLACED UPON 72" MANHOLE BARRELL SECTION. SHOP DRAWINGS SHALL BE SUPPLIED TO AND APPROVED BY PROJECT ENGINEER. SEE CITY OF GRAND JUNCTION STANDARD D-03, D-07, AND D-10 FOR ADDITIONAL INFORMATION

INLETS SHALL BE SIZED AS NOTED AND EITHER VERTICAL CURB STORM DRAIN INLETS OR AREA INLET PER CITY OF GRAND JUNCTION STANDARD DETAILS.

ALL STORM DRAIN PIPE SHALL BE SIZED PER PLAN NOTES AND BE REINFORCED CONCRETE PIPE OR ENGINEER APPROVED EQUAL. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



REVISION	DESCRIPTION	DATE
△		
△		
△		
△		

DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:

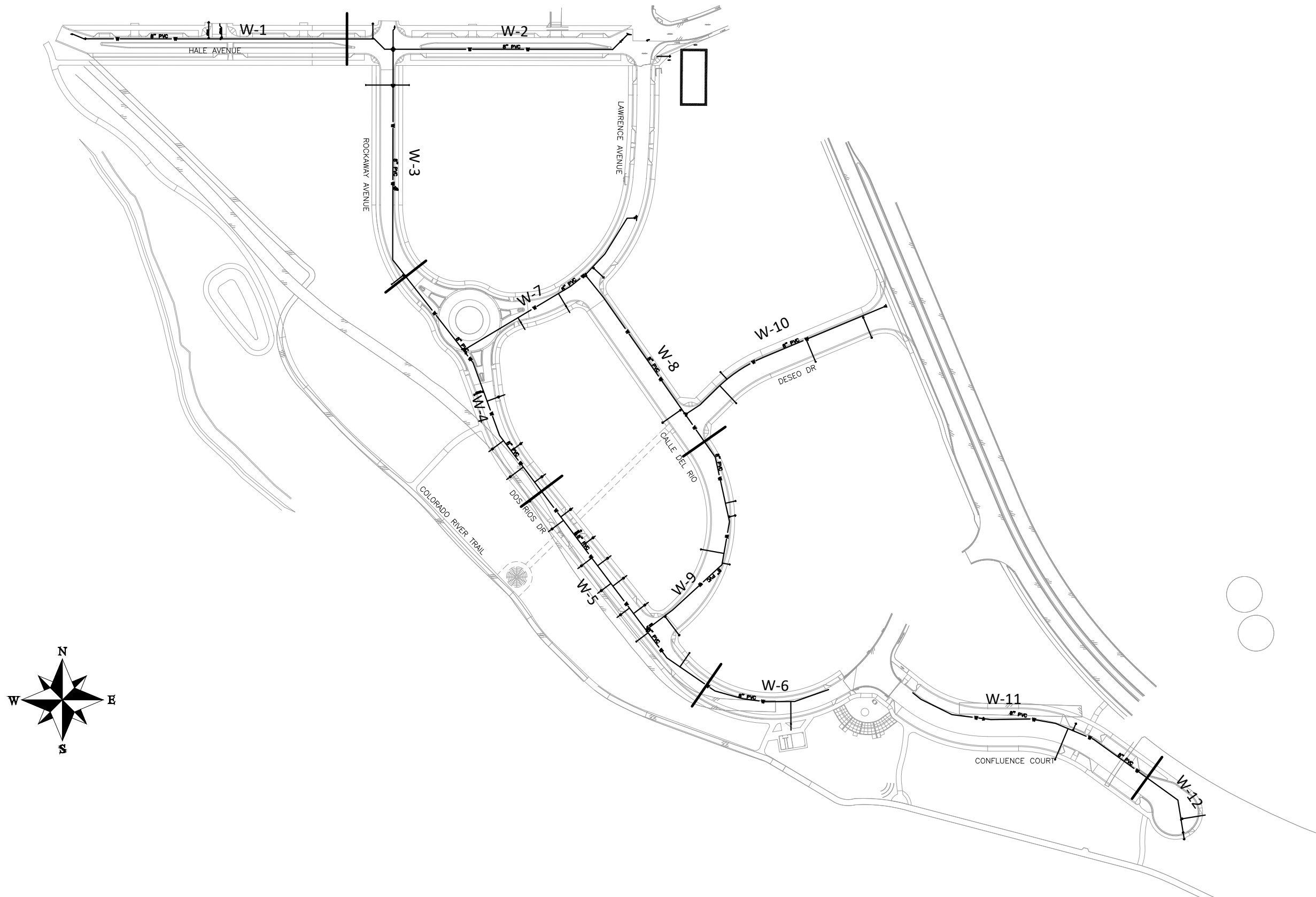
PLAN & PROFILE
0 10 20 40
HORIZONTAL

0 2.5 10
VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM DRAIN PH 2 - SD-21
May 20, 2020



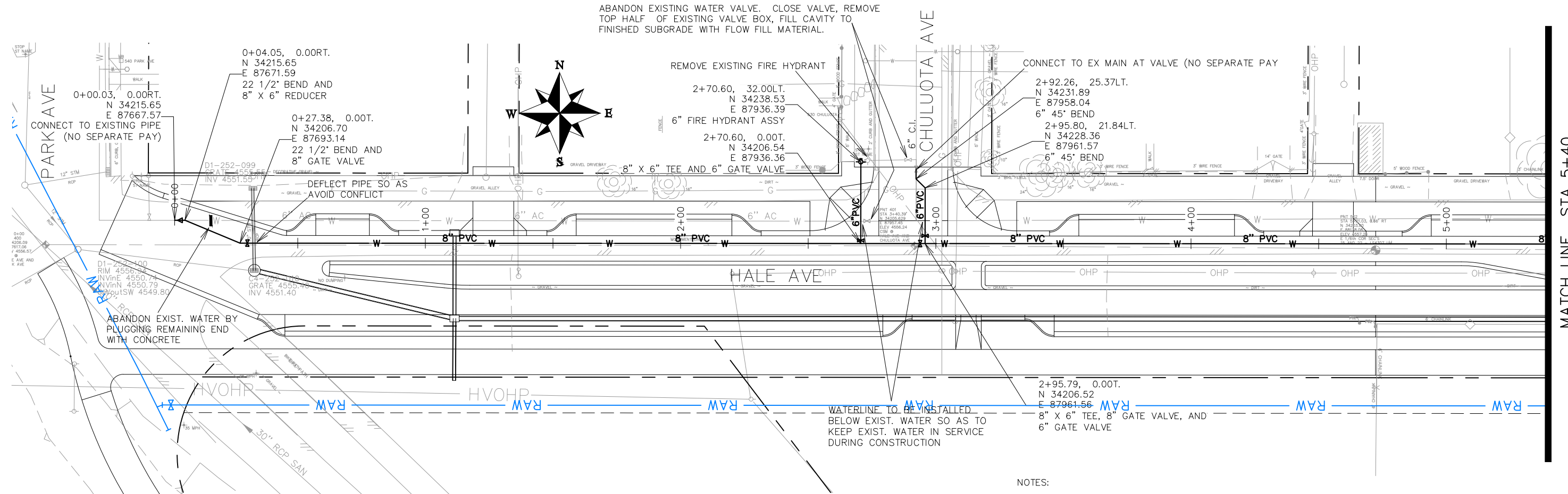
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△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER SHEET INDEX
May 20, 2020

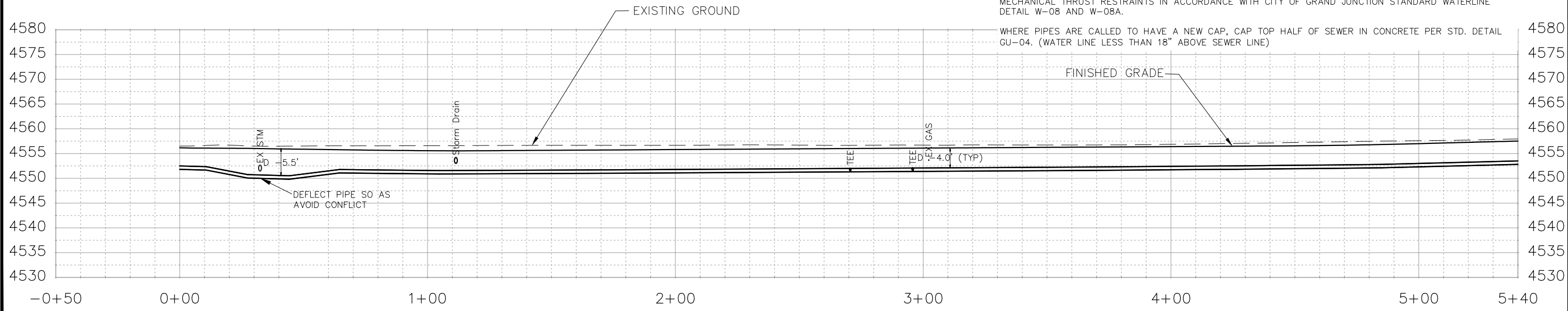
ABANDON EXISTING WATER VALVE. CLOSE VALVE, REMOVE TOP HALF OF EXISTING VALVE BOX, FILL CAVITY TO FINISHED SUBGRADE WITH FLOW FILL MATERIAL.



WATERLINE TO BE INSTALLED BELOW EXIST. WATER SO AS TO KEEP EXIST. WATER IN SERVICE DURING CONSTRUCTION

NOTES:

- ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- ALL WATER SERVICE LINE SHALL BE 1" COPPER
- WATER SERVICE LINES SHALL EXTEND BEYOND METER PITS SO AS TO GET PAST ALL DRY UTILITIES. SERVICE ENDS TO BE PLUGGED AND MARKED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-03
- ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.
- WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



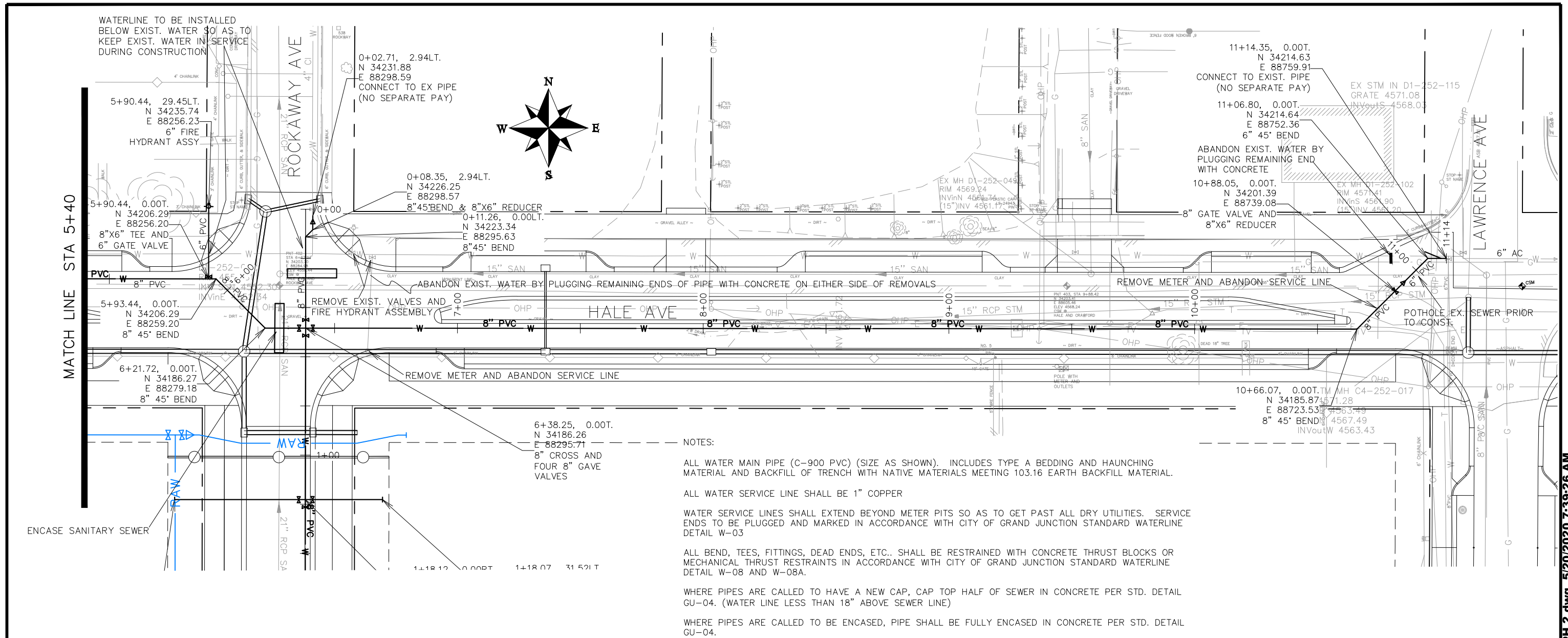
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ			JCS	2018	PLAN & PROFILE
REVISION Δ			JCS	2018	0" = 10' HORIZONTAL
REVISION Δ			TCP	2018	0" = 2.5' VERTICAL
REVISION Δ			TCP	2018	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-1
May 20, 2020

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NOTES:

ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

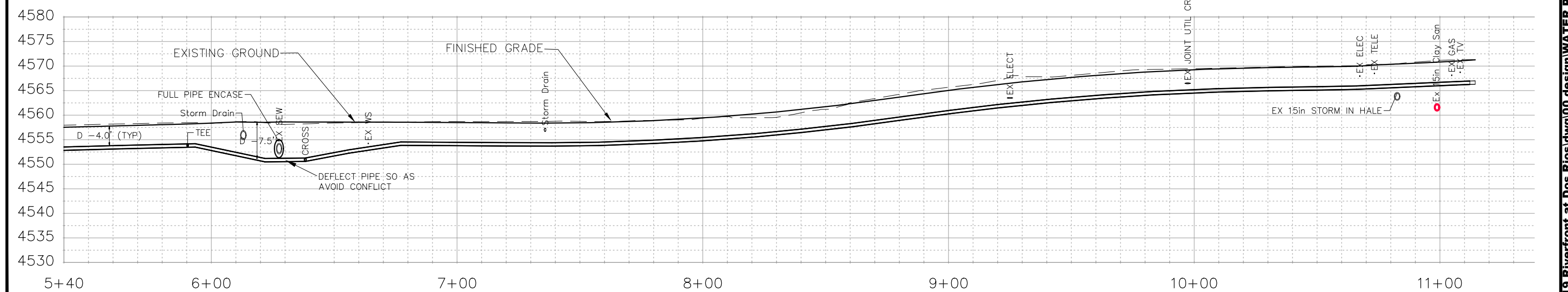
ALL WATER SERVICE LINE SHALL BE 1" COPPER

WATER SERVICE LINES SHALL EXTEND BEYOND METER PITS SO AS TO GET PAST ALL DRY UTILITIES. SERVICE ENDS TO BE PLUGGED AND MARKED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-03

ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

WHERE PIPES ARE CALLED TO BE ENCASED, PIPE SHALL BE FULLY ENCASED IN CONCRETE PER STD. DETAIL GU-04.



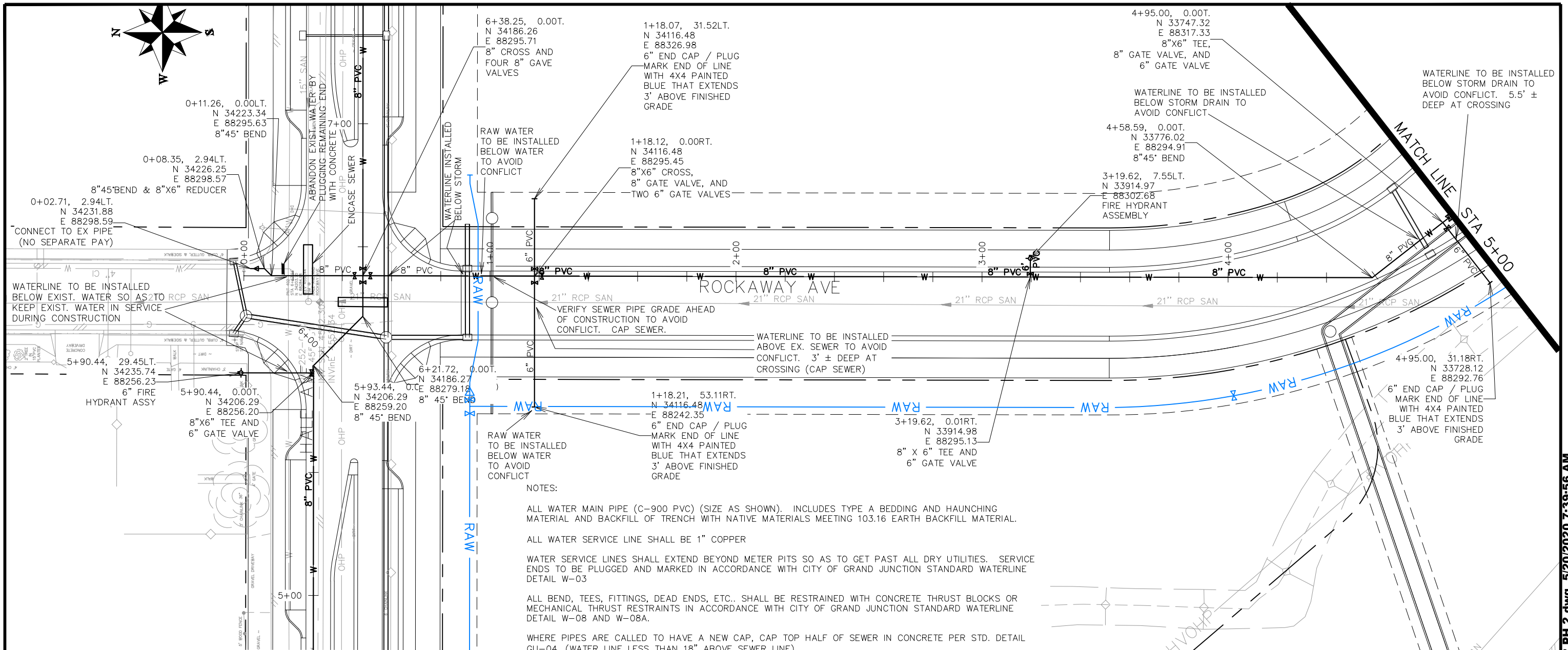
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ			JCS	2018	PLAN & PROFILE 0 10 20 40 HORIZONTAL 0 2.5 10 VERTICAL
REVISION Δ			JCS	2018	
REVISION Δ			TCP	2018	
REVISION Δ			TCP	2018	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-2
May 20, 2020

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NOTES:

ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

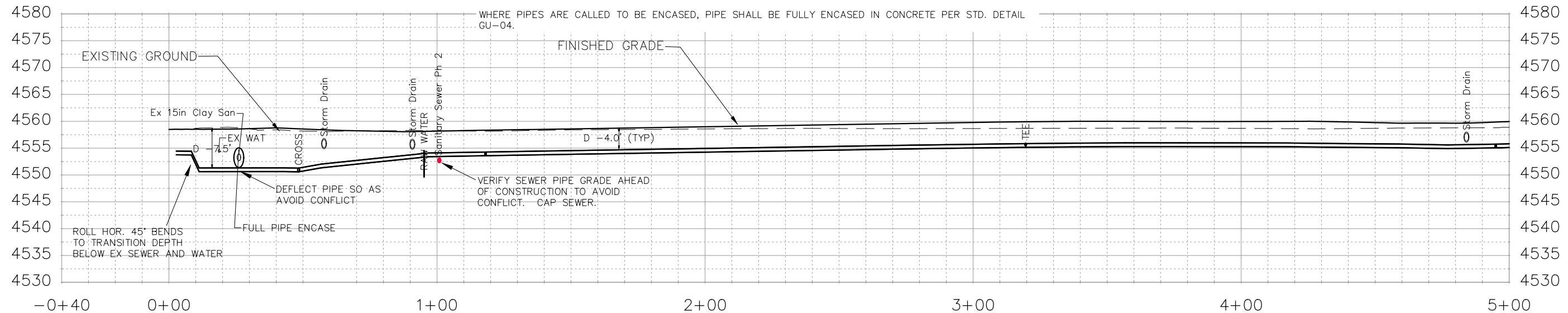
ALL WATER SERVICE LINE SHALL BE 1" COPPER

WATER SERVICE LINES SHALL EXTEND BEYOND METER PITS SO AS TO GET PAST ALL DRY UTILITIES. SERVICE ENDS TO BE PLUGGED AND MARKED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-03

ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

WHERE PIPES ARE CALLED TO BE ENCASED, PIPE SHALL BE FULLY ENCASED IN CONCRETE PER STD. DETAIL GU-04.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ			JCS	2018
REVISION Δ			JCS	2018
REVISION Δ			TCP	2018
REVISION Δ			TCP	2018

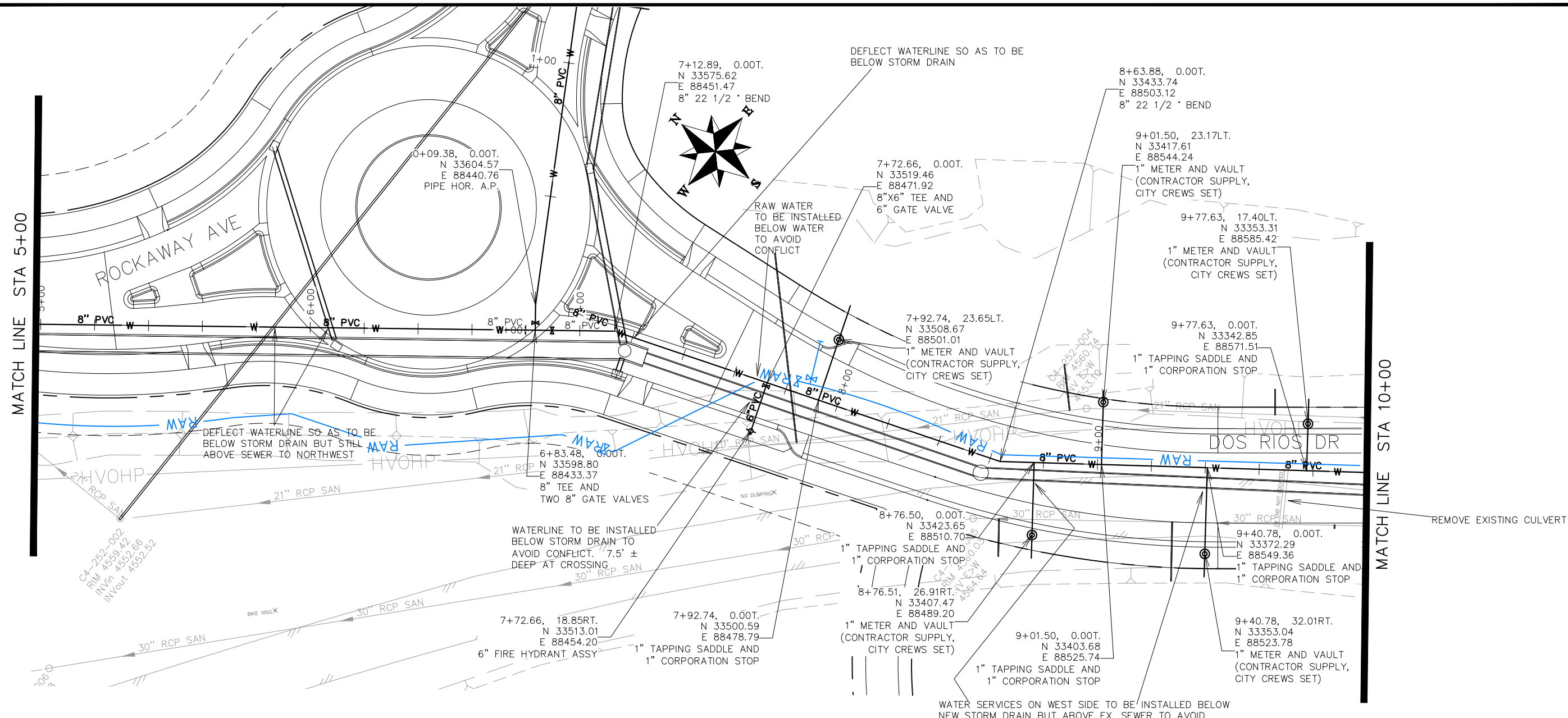
SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-3
May 20, 2020

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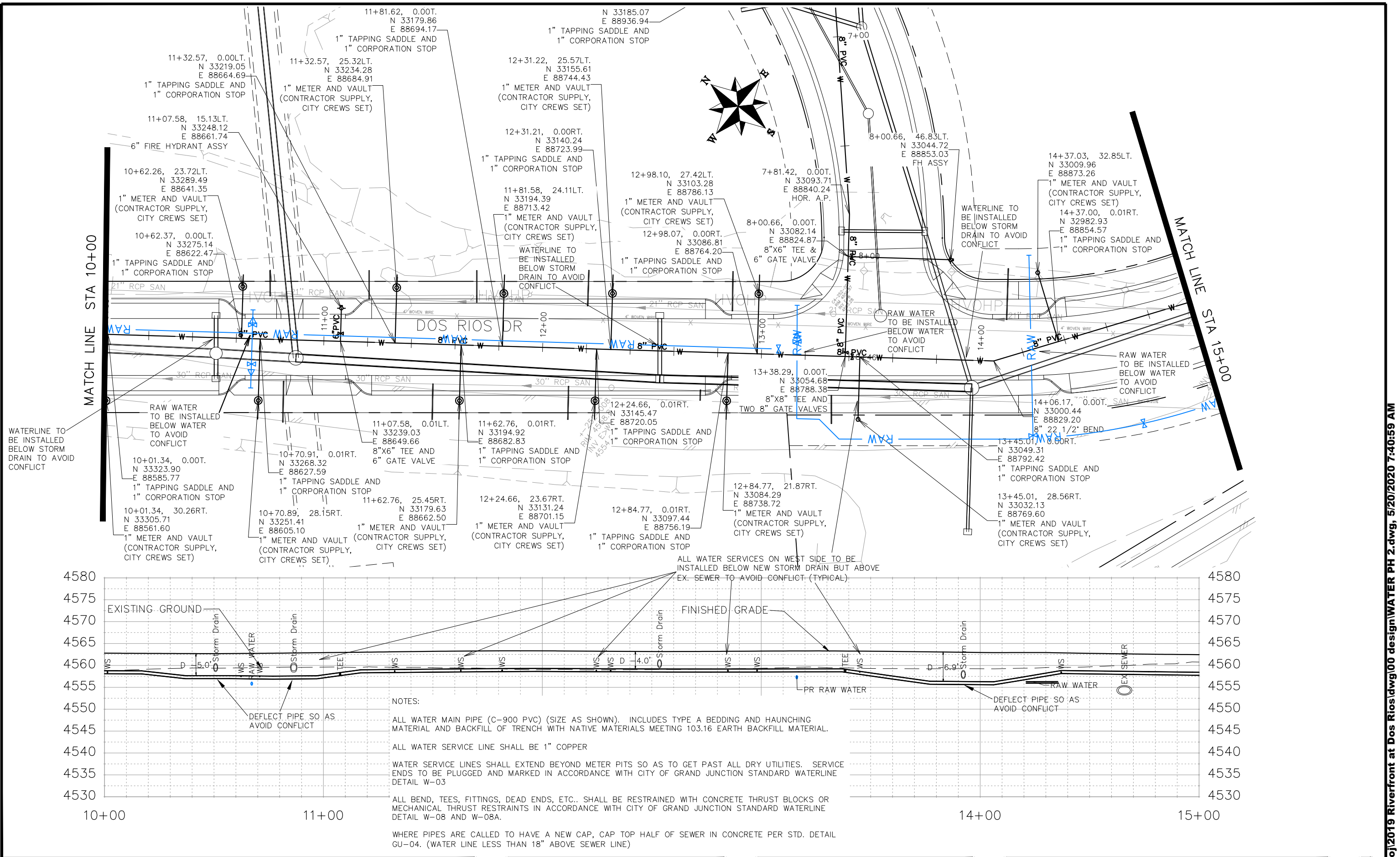
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ			JCS	2018	PLAN & PROFILE
REVISION Δ			JCS	2018	HORIZONTAL 1" = 20'
REVISION Δ			TCP	2018	VERTICAL 1" = 2.5'
REVISION Δ			TCP	2018	



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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-4
May 20, 2020**

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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△			JCS	2018
△			TCP	2018
△			TCP	2018

SCALE	PLAN & PROFILE
0 10 20 40	HORIZONTAL
0 2.5 5 10	VERTICAL



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ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
WATER PH 2 – W-5
May 20, 2020**

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NOTES:

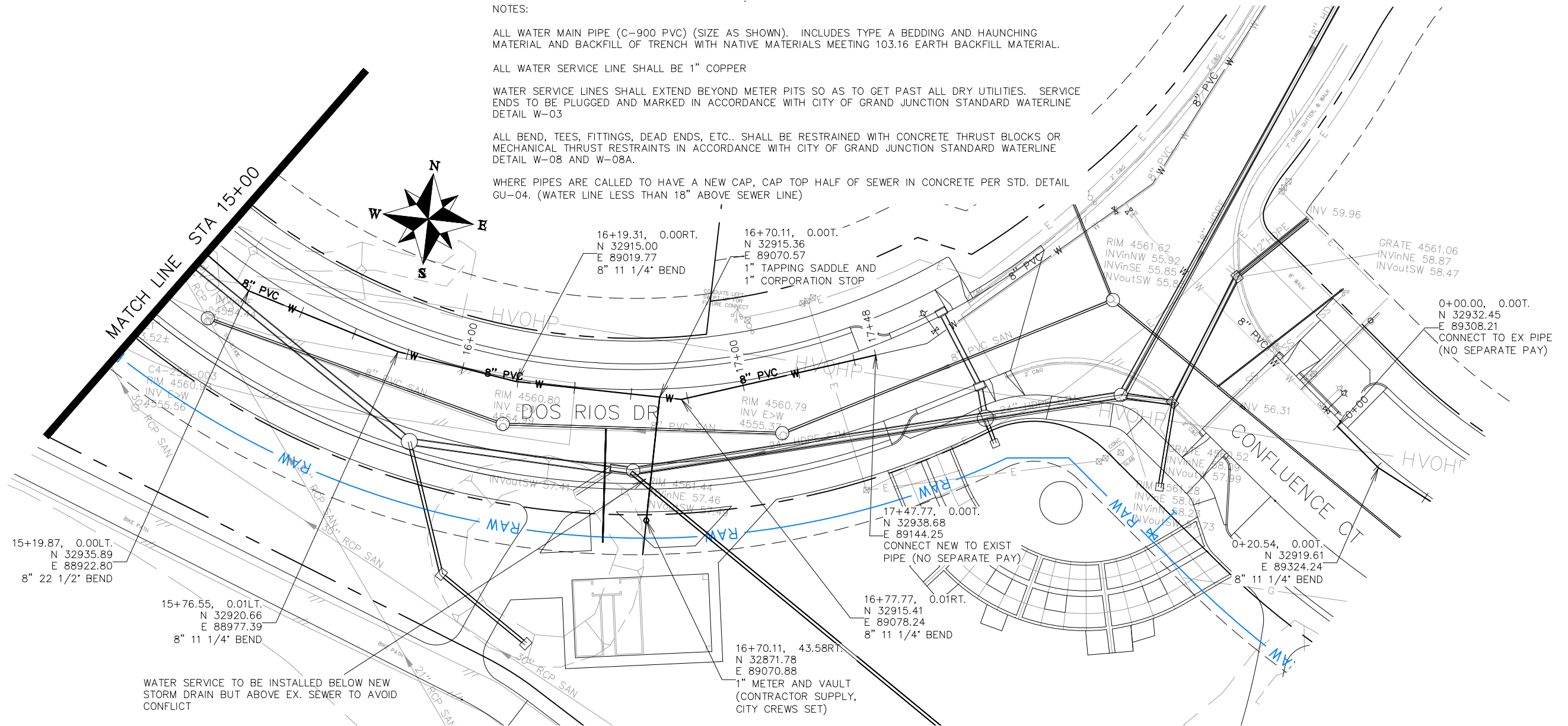
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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WATER SERVICE LINES SHALL EXTEND BEYOND METER PITS SO AS TO GET PAST ALL DRY UTILITIES. SERVICE ENDS TO BE PLUGGED AND MARKED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-03

ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



15+19.87, 0.00LT.
N 32935.89
E 88922.80
8" 22 1/2' BEND

15+76.55, 0.01LT.
N 32920.66
E 88977.39
8" 11 1/4' BEND

WATER SERVICE TO BE INSTALLED BELOW NEW STORM DRAIN BUT ABOVE EX. SEWER TO AVOID CONFLICT

16+19.31, 0.00RT.
N 32915.00
E 89019.77
8" 11 1/4' BEND

16+70.11, 0.00T.
N 32915.36
E 89070.57
1" TAPPING SADDLE AND
1" CORPORATION STOP

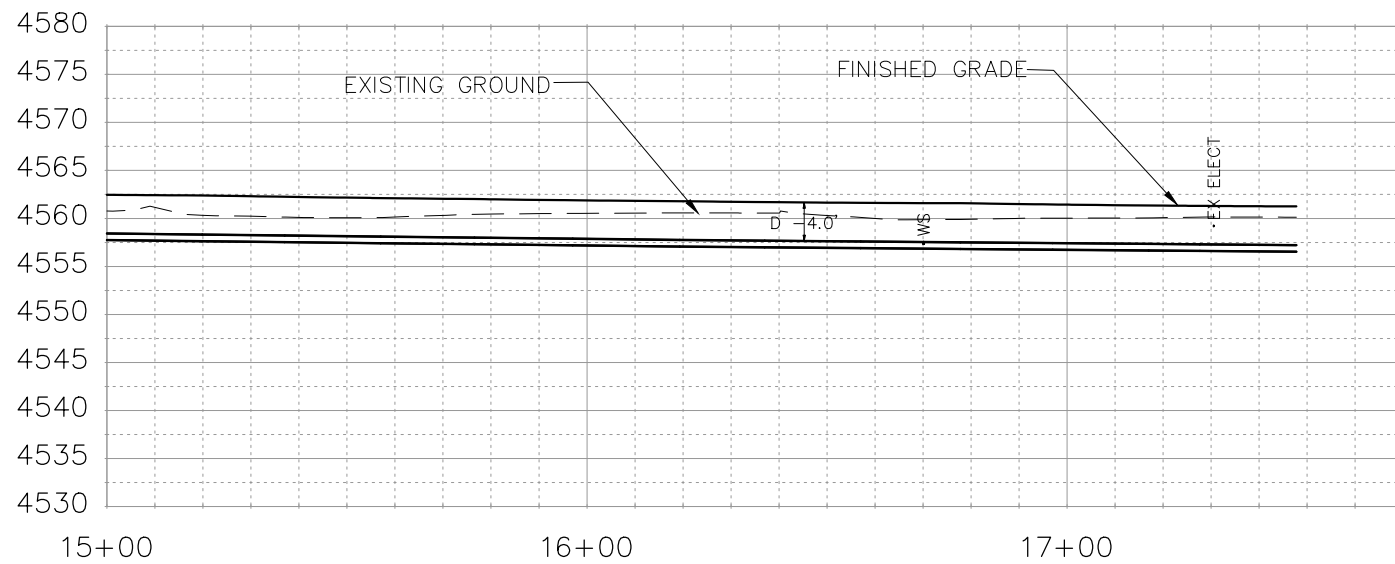
17+47.77, 0.00T.
N 32938.68
E 89144.25
CONNECT NEW TO EXIST
PIPE (NO SEPARATE PAY)

16+77.77, 0.01RT.
N 32915.41
E 89078.24
8" 11 1/4' BEND

16+70.11, 43.58RT.
N 32871.78
E 89070.88
1" METER AND VAULT
(CONTRACTOR SUPPLY,
CITY CREWS SET)

0+20.54, 0.00T.
N 32919.61
E 89324.24
8" 11 1/4' BEND

GRATE 4561.06
INVinNE 58.87
INVoutSW 58.47



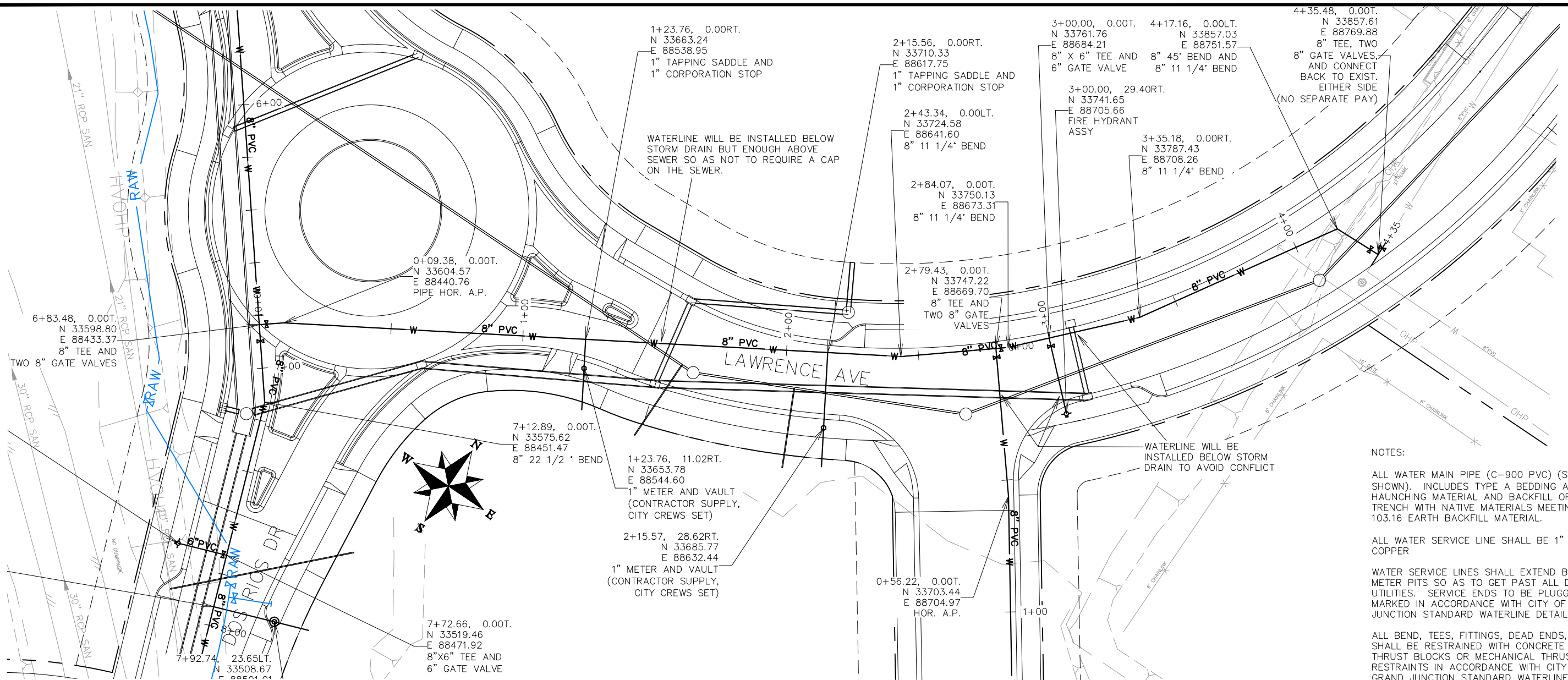
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△			JCS	2018
△			JCS	2018
△			TCP	2018
△			TCP	2018

SCALES:
PLAN & PROFILE 0 10 20 40 HORIZONTAL
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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-6
May 20, 2020



NOTES:

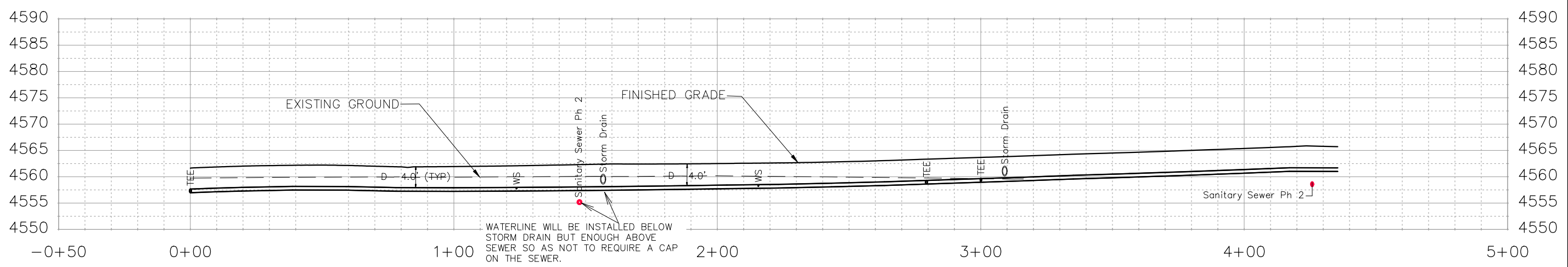
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2018
REVISION			JCS	2018
REVISION			TCP	2018
REVISION			TCP	2018

SCALES:
PLAN & PROFILE 0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-7
May 20, 2020

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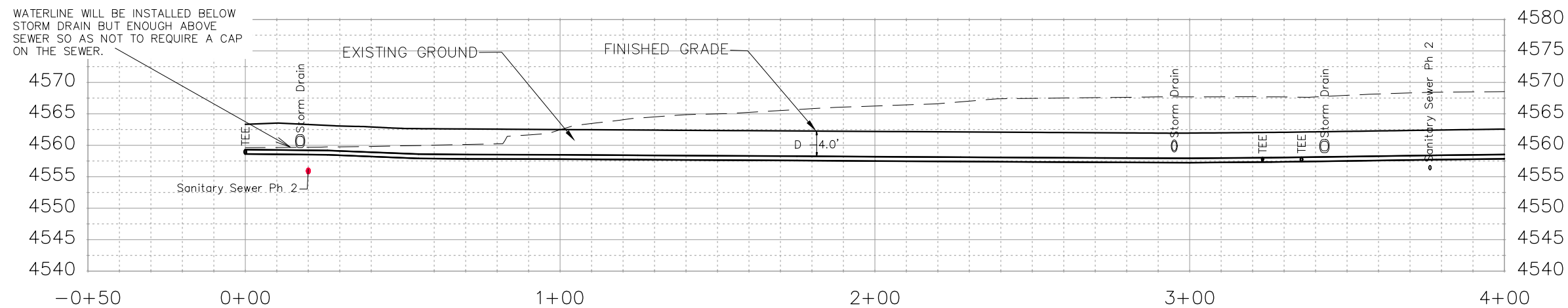
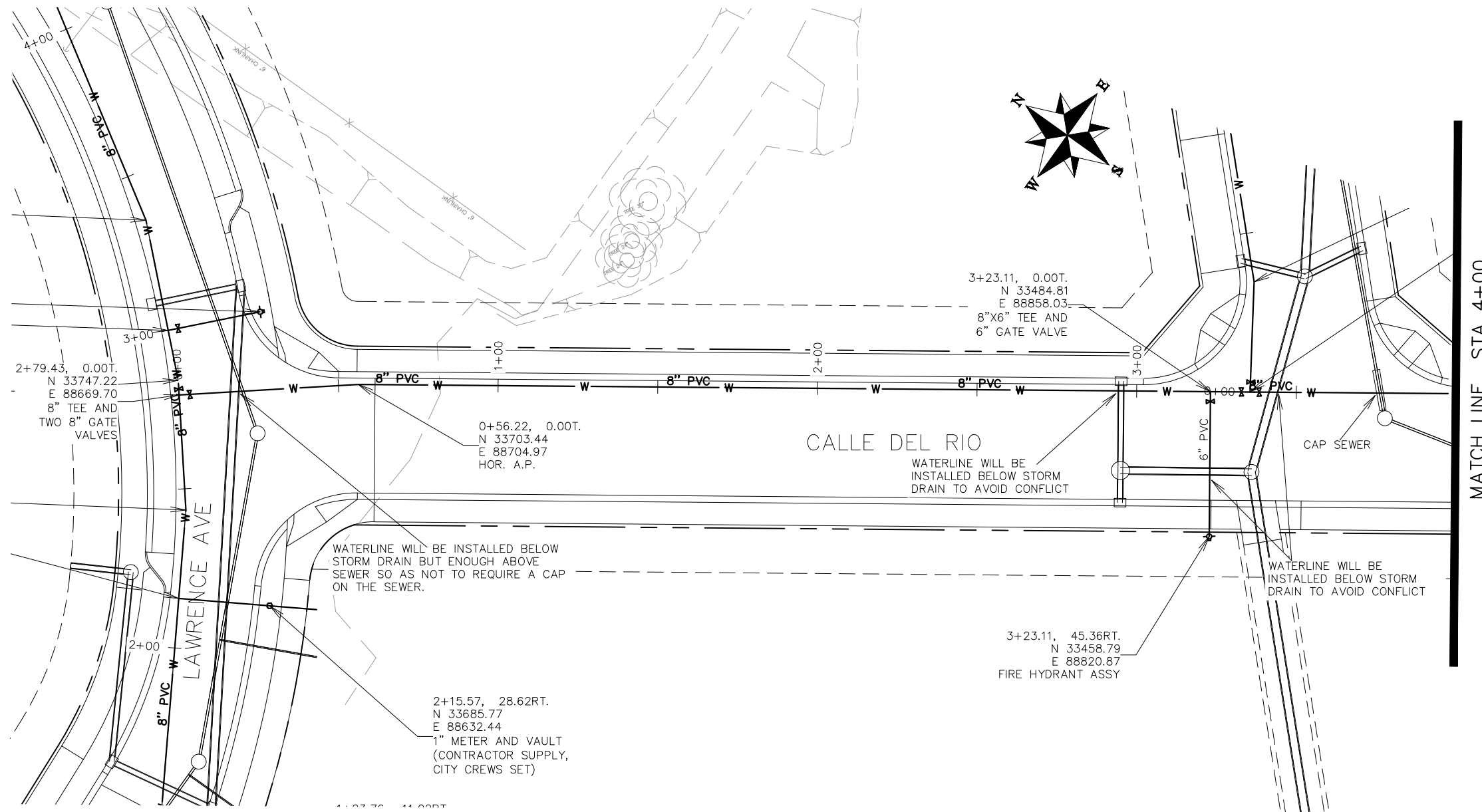
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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



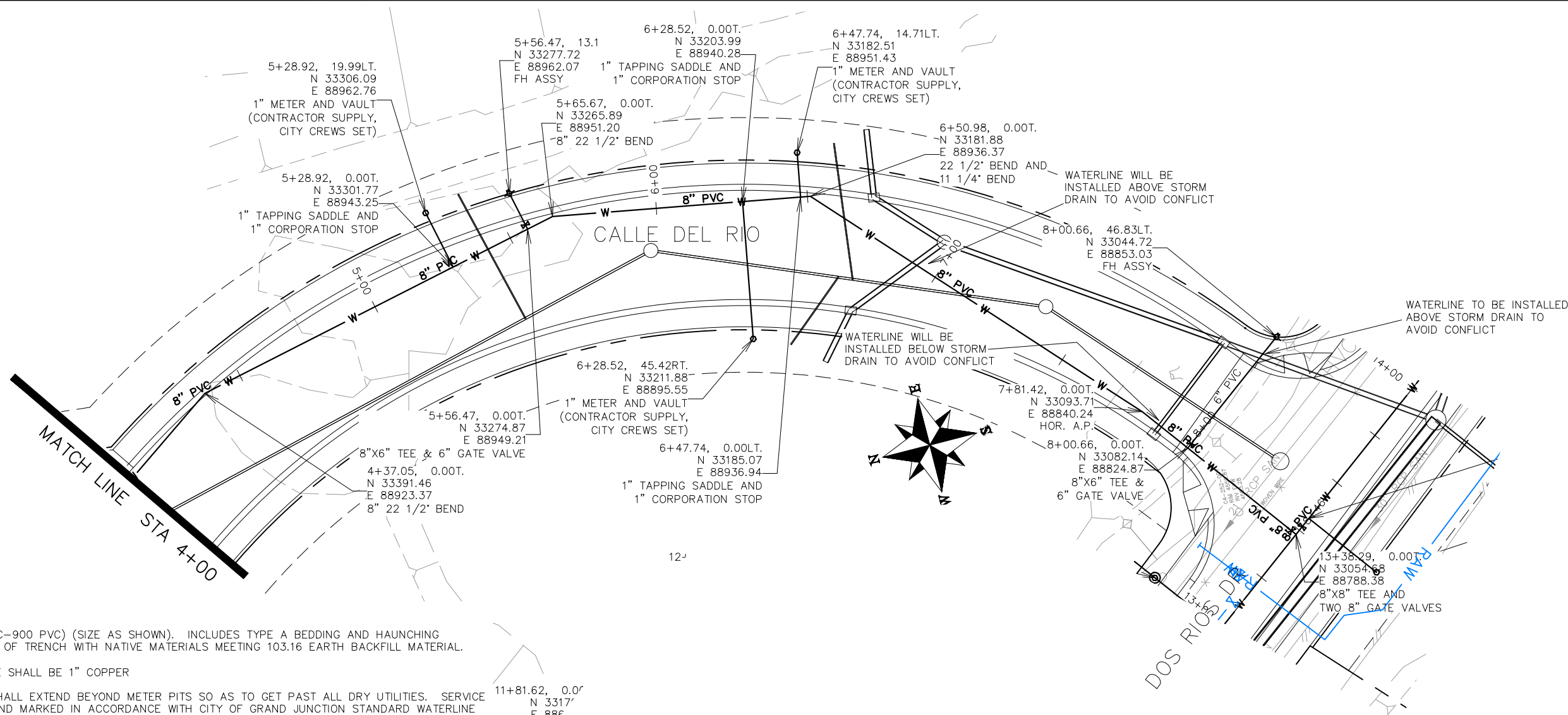
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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△			JCS	2018
△			TCP	2018
△			TCP	2018

SCALES:	
0 10 20 40	HORIZONTAL
0 2.5 10	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-8
May 20, 2020



NOTES:

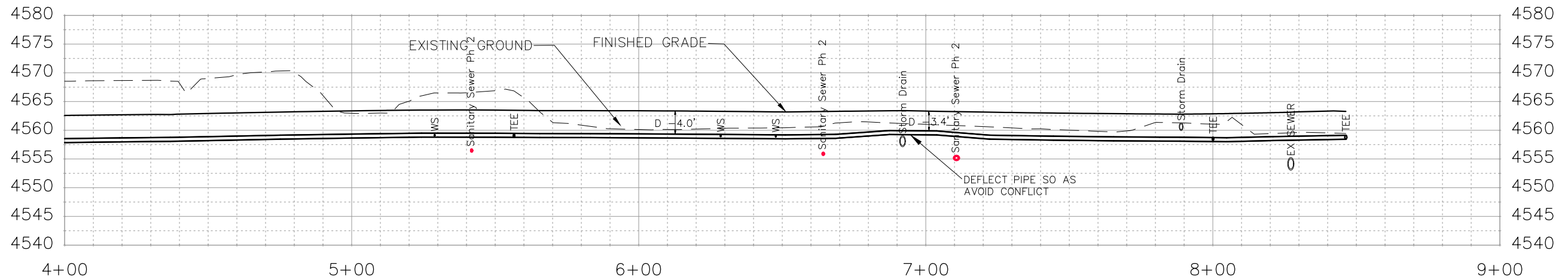
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



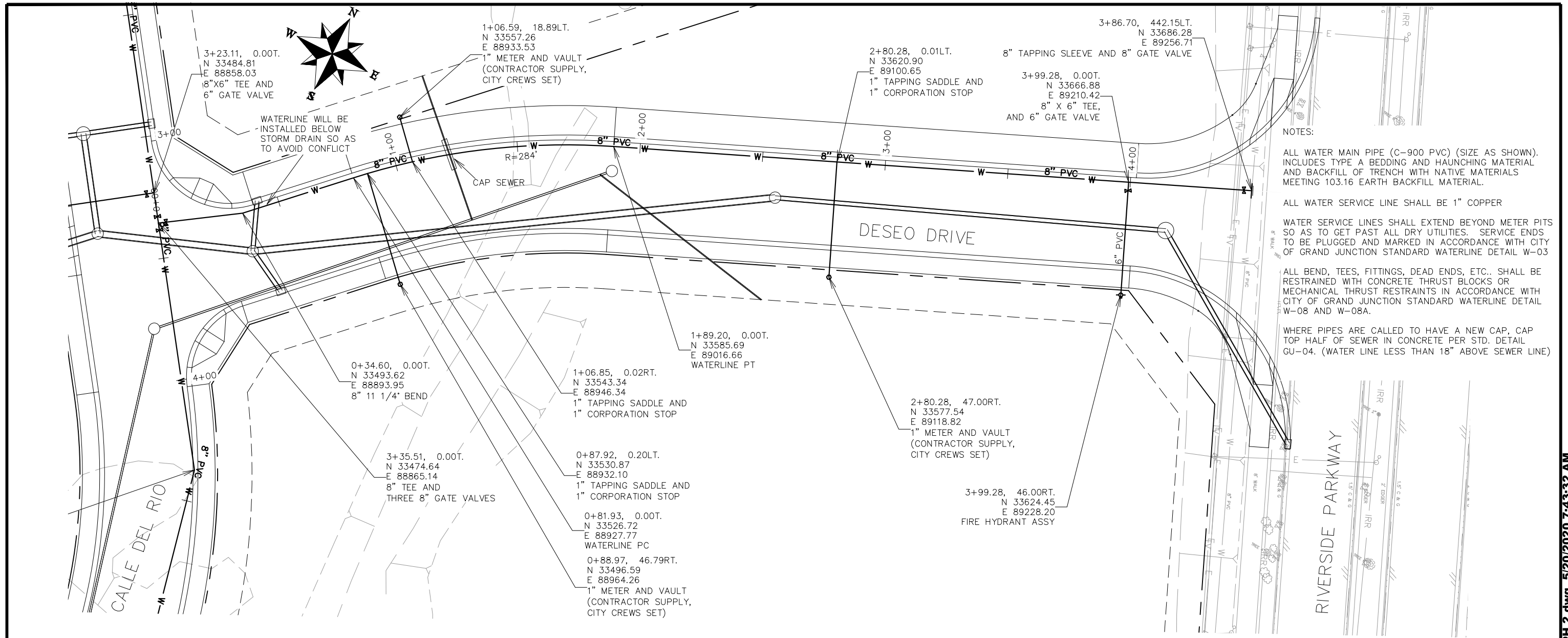
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2018
△			JCS	2018
△			TCP	2018
△			TCP	2018

SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-9
May 20, 2020



NOTES:

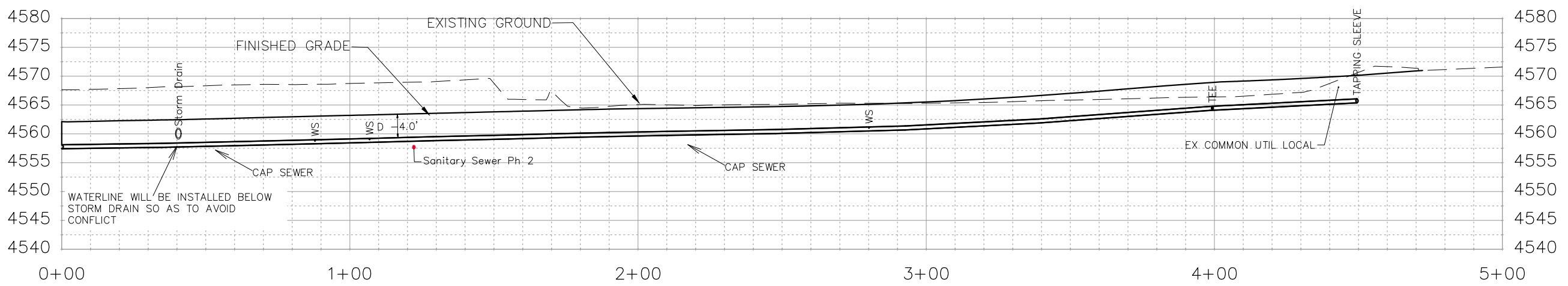
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2018
△			JCS	2018
△			TCP	2018
△			TCP	2018

SCALES:
PLAN & PROFILE 0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-10
May 20, 2020

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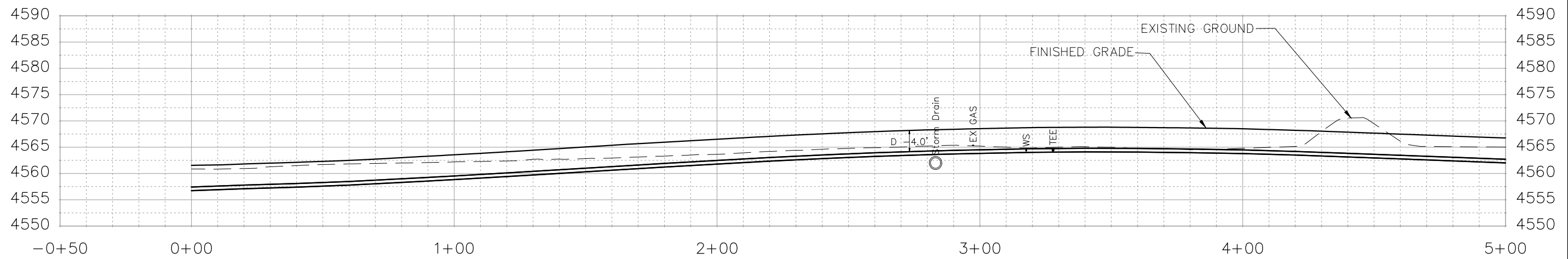
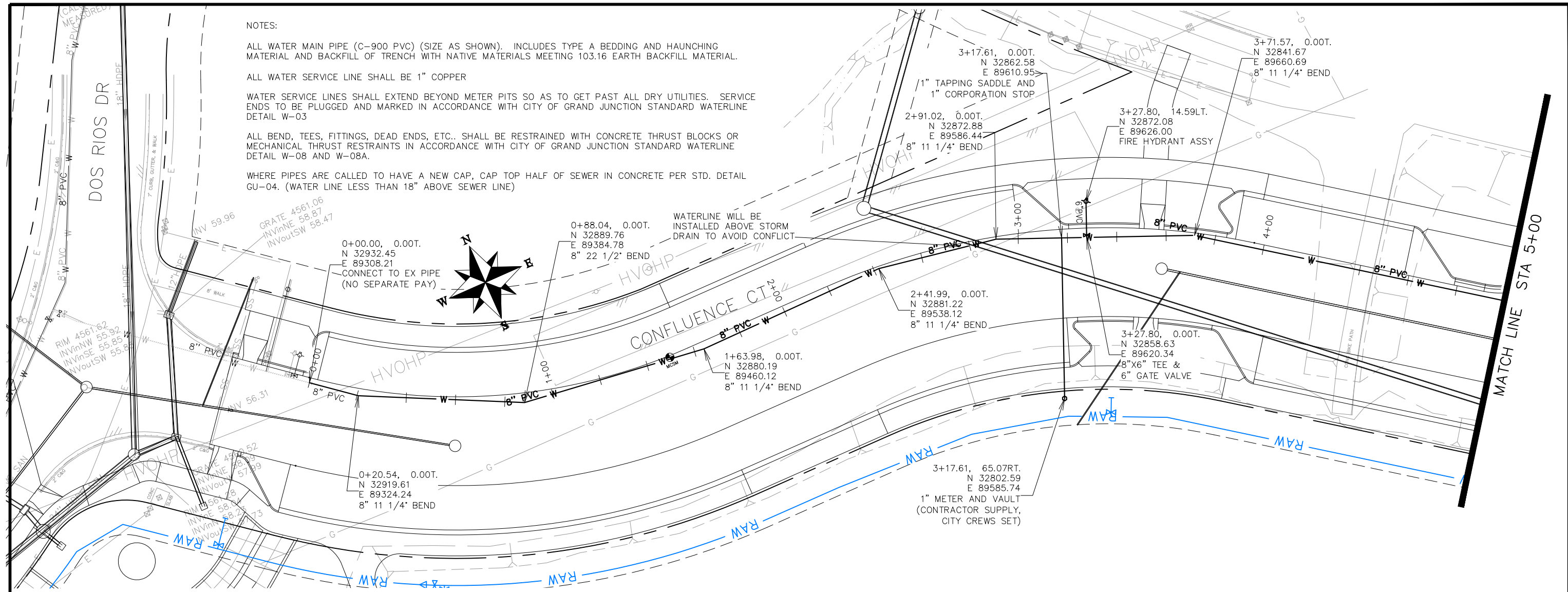
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ			JCS	2018
REVISION Δ			JCS	2018
REVISION Δ			TCP	2018
REVISION Δ			TCP	2018

SCALES:
PLAN & PROFILE 0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-11
May 20, 2020

NOTES:

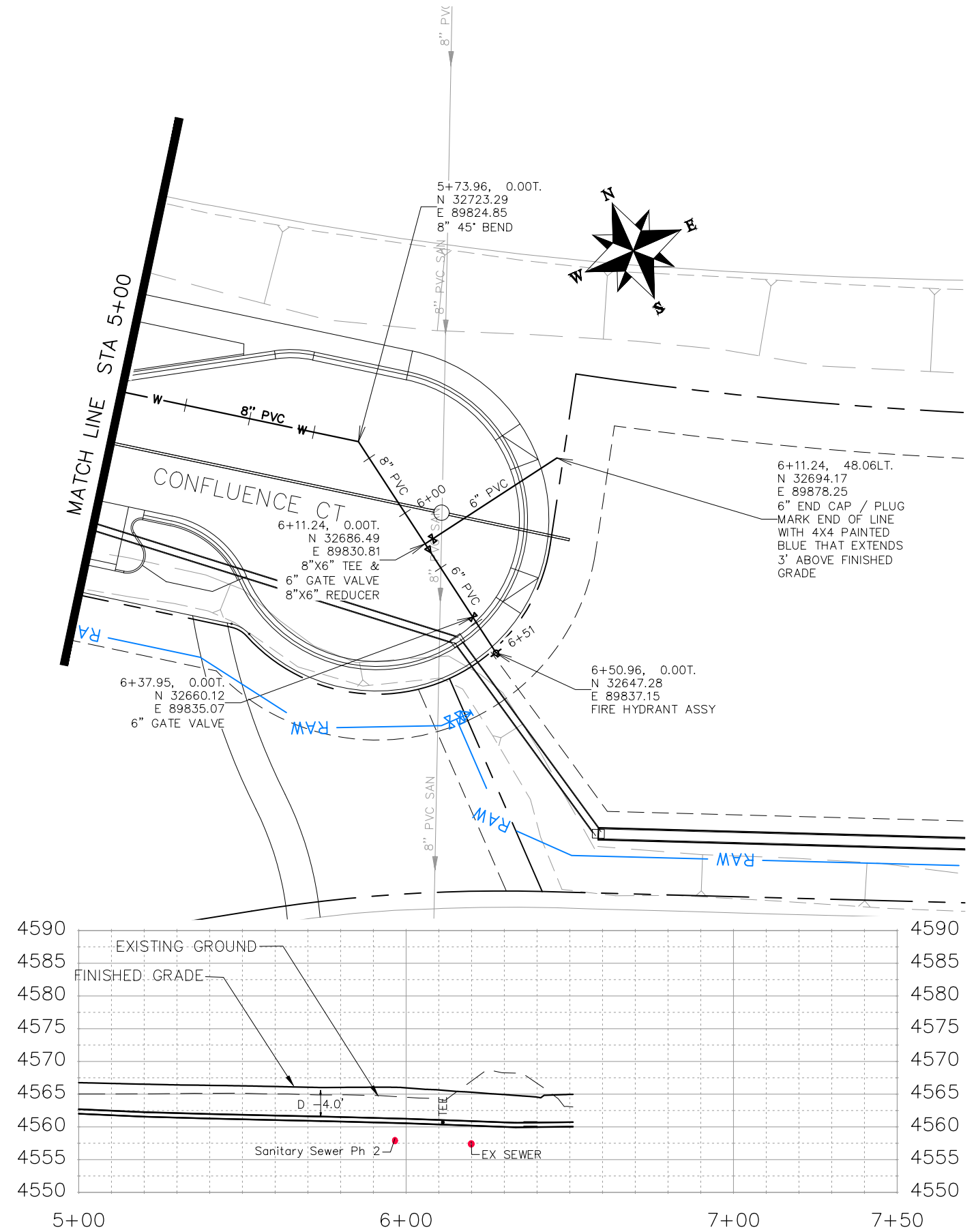
ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



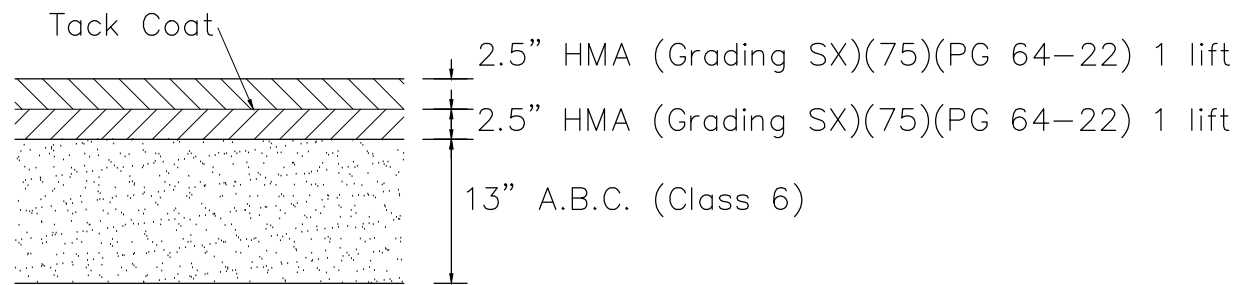
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SCALES:	
PLAN & PROFILE	0 10 20 40
HORIZONTAL	
VERTICAL	0 2.5 10

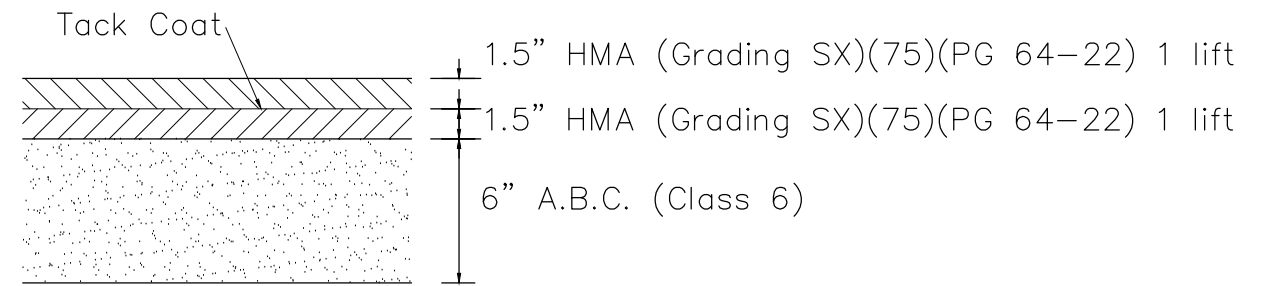


PUBLIC WORKS
ENGINEERING DIVISION

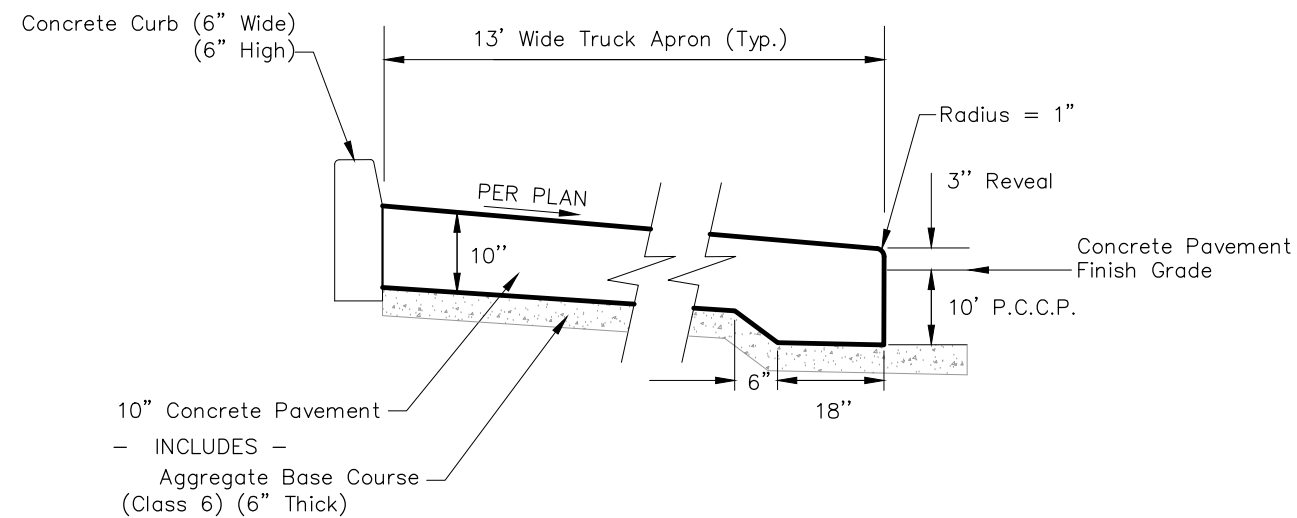
THE RIVERFRONT AT DOS RIOS
WATER PH 2 - W-12
May 20, 2020



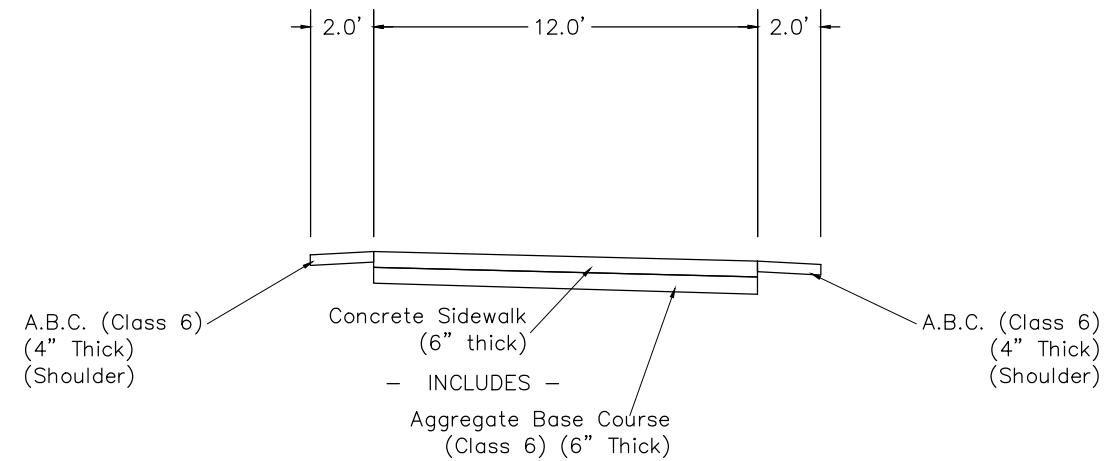
ROADWAY ASPHALT PAVEMENT DETAIL



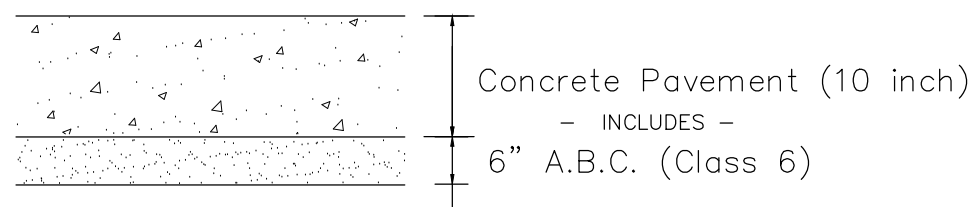
DRIVEWAY ASPHALT PAVEMENT DETAIL



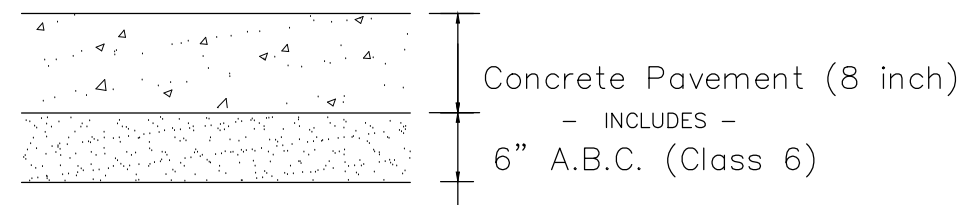
TRUCK APRON SECTION



COLORADO RIVER TRAIL SECTION



CONCRETE PAVEMENT SECTION (10" THICK) (ROUNDBOUT)



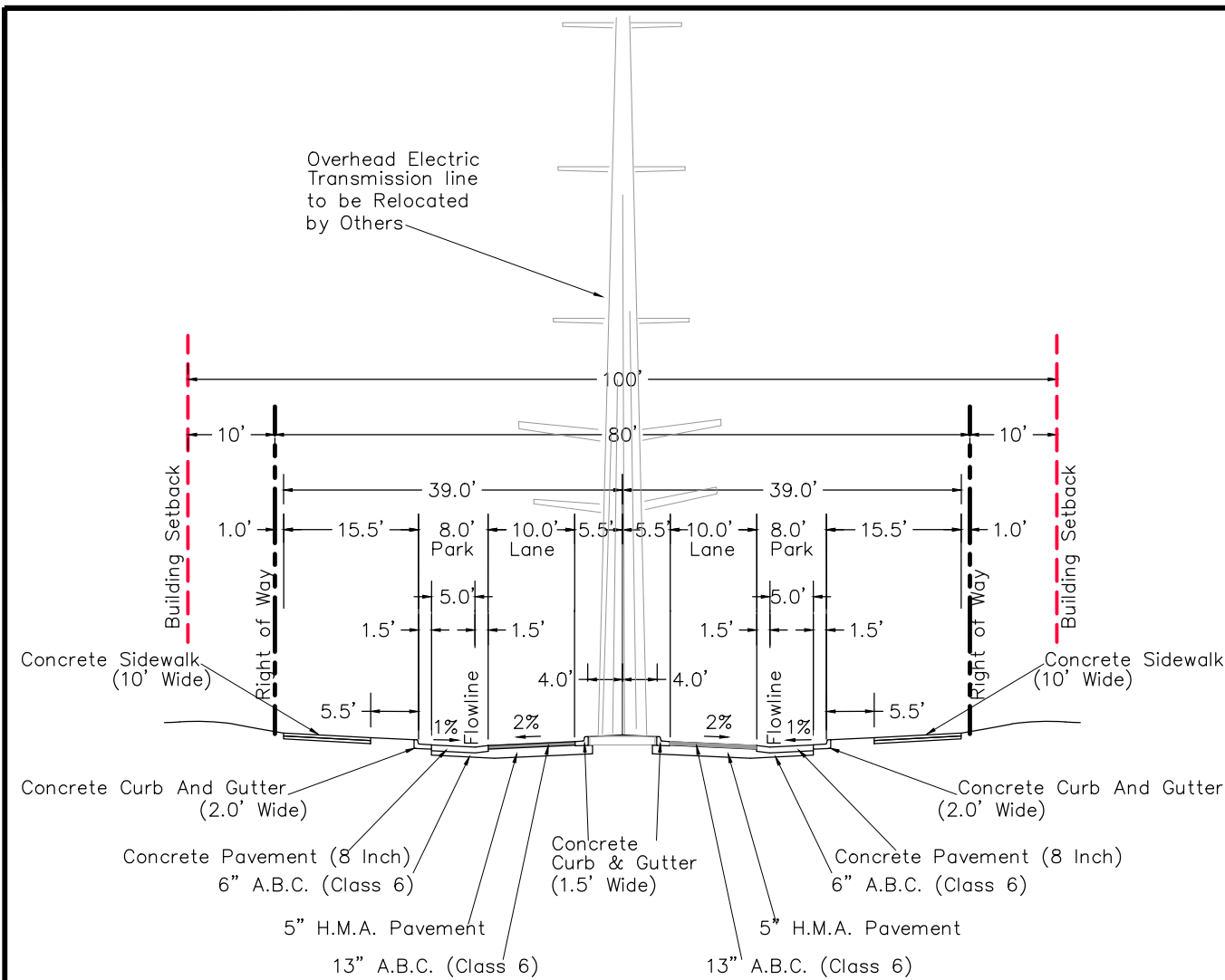
CONCRETE PAVEMENT SECTION (8" THICK)
(ON STREET PARKING)

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REVISION			JCS	2019	0 NA HORIZONTAL NA
REVISION			TCP	2019	0 NA VERTICAL NA
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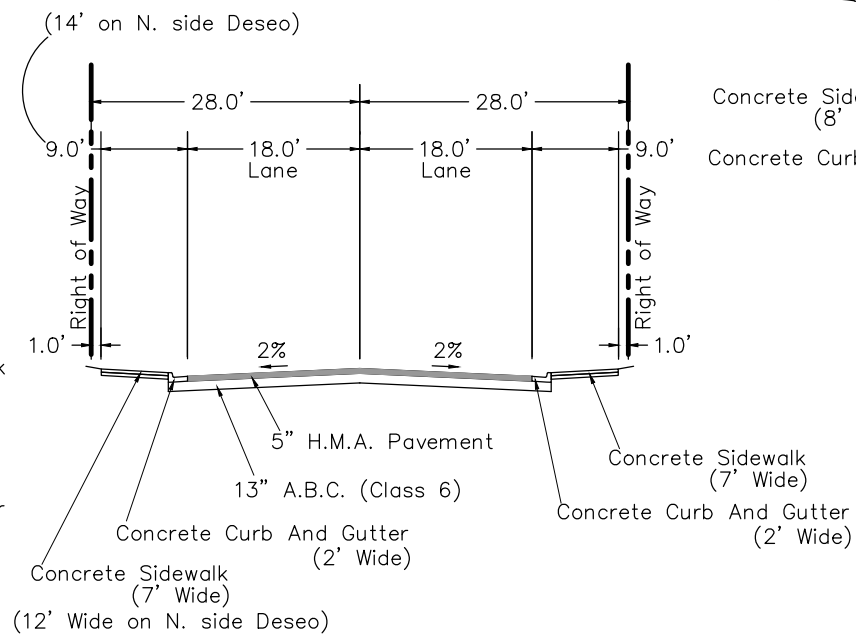


PUBLIC WORKS
ENGINEERING DIVISION

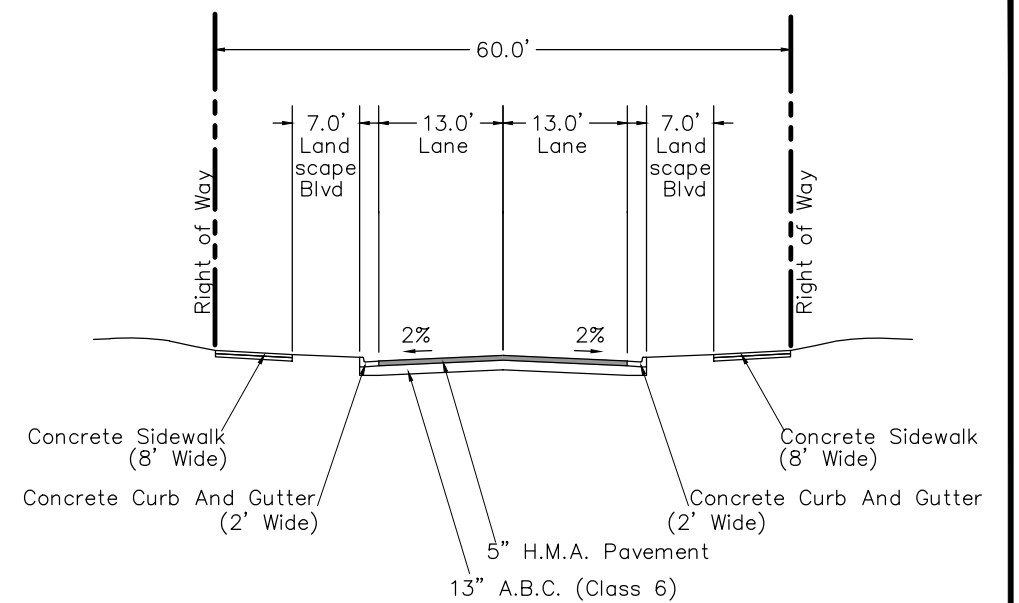
THE RIVERFRONT AT DOS RIOS
TYPICAL CROSS SECTIONS - 1
May 20, 2020



TYPICAL SECTION
HALE AVENUE FROM PARK TO RIVERSIDE PARKWAY



TYPICAL SECTION
CALLE DEL RIO AND DESEO DRIVE



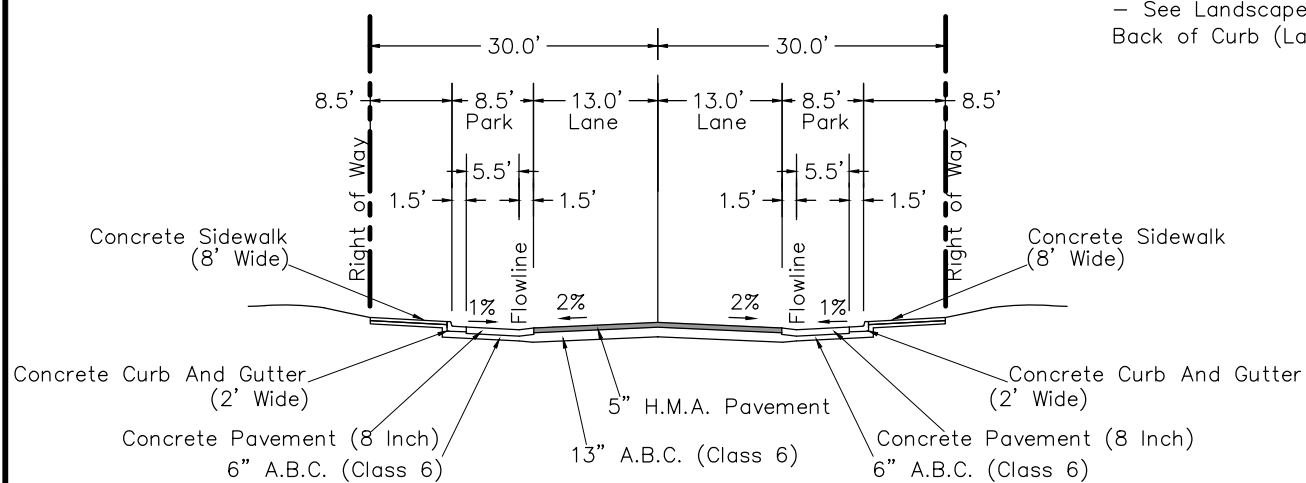
TYPICAL SECTION
ROCKAWAY AVE FROM HALE TO ROUNDABOUT

TYPICAL SECTION NOTES

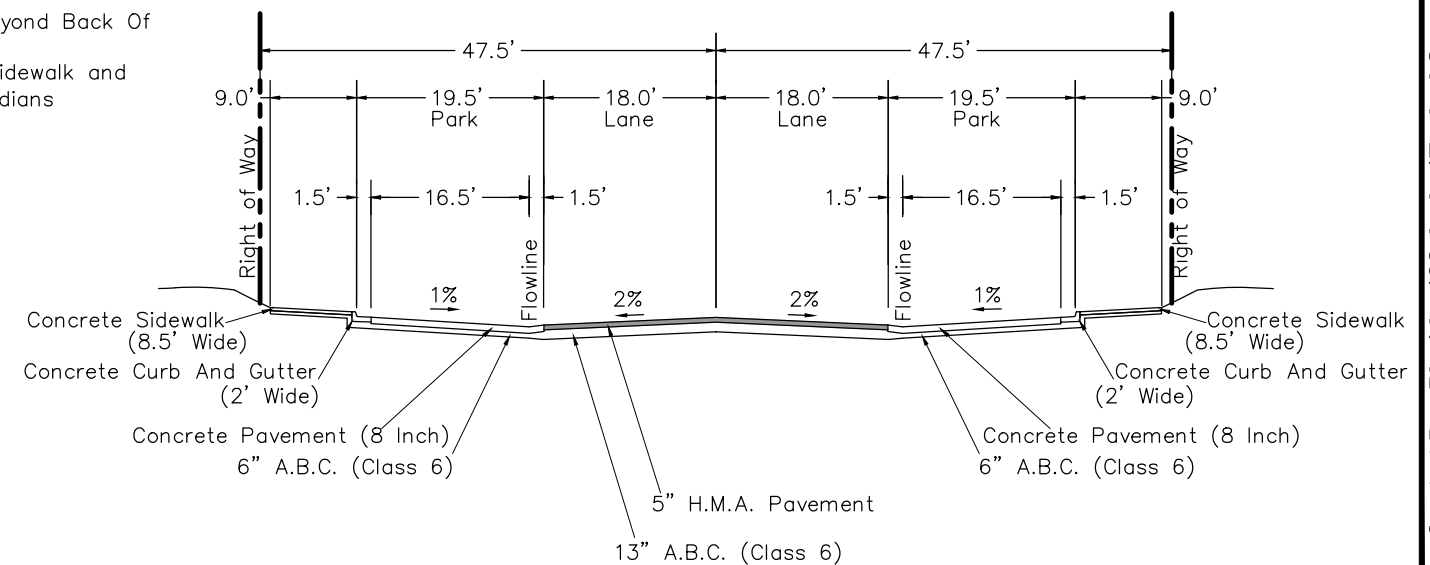
STATIONING REFERENCE IS GENERAL — SEE PLANS FOR MORE INFO
 P.C.C.P. ~ Portland Cement Concrete Pavement
 H.M.A. ~ Hot Mix Asphalt
 A.B.C. ~ Aggregate Base Course

Notes:

- Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
- See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians



TYPICAL SECTION
LAWRENCE AVENUE FROM ROUNDABOUT TO HALE
DOS RIOS DR FROM ROUNDABOUT TO CONFLUENCE CT



TYPICAL SECTION
CONFLUENCE CT

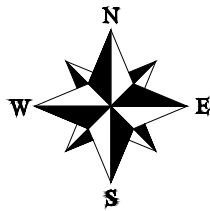
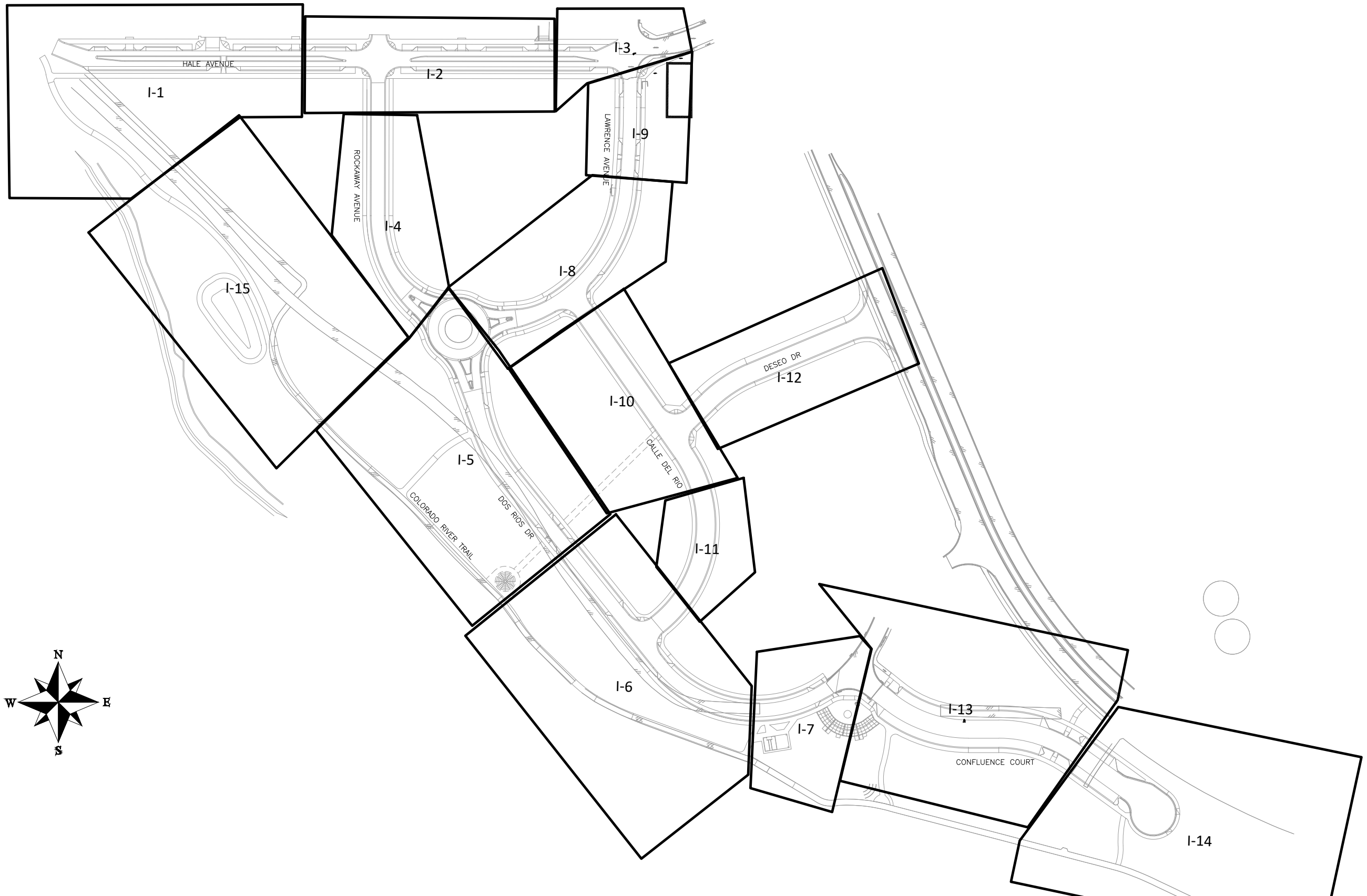
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△			JCS	2019
△			TCP	2019
△			TCP	2019

SCALES:	
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HORIZONTAL	
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VERTICAL	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
TYPICAL CROSS SECTIONS - 2
 May 20, 2020

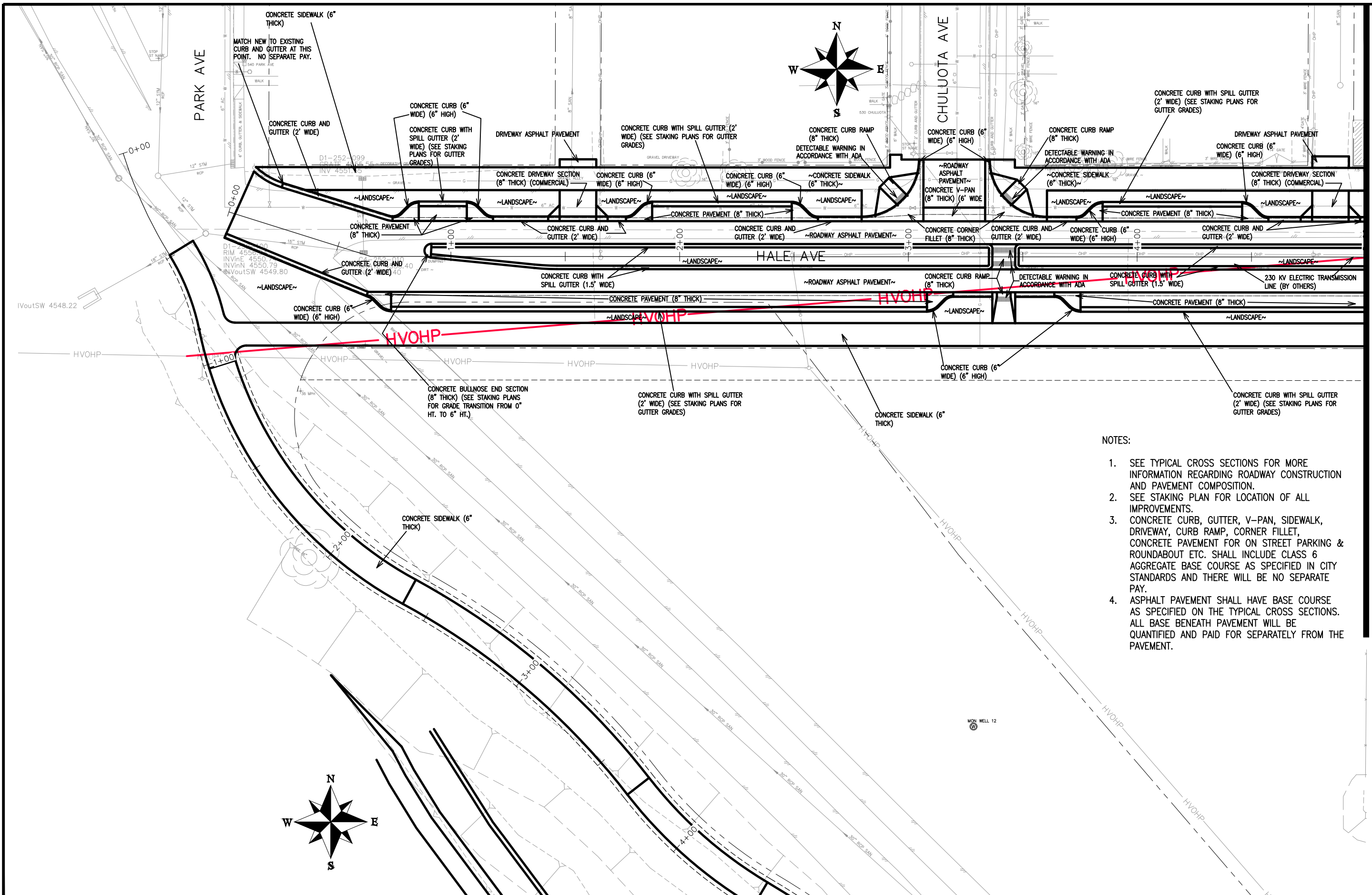


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△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN SHEET INDEX
May 20, 2020



MATCH LINE STA 5+00

NOTES:

1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
4. ASPHALT PAVEMENT SHALL HAVE BASE COURSE AS SPECIFIED ON THE TYPICAL CROSS SECTIONS. ALL BASE BENEATH PAVEMENT WILL BE QUANTIFIED AND PAID FOR SEPARATELY FROM THE PAVEMENT.

REVISION	DESCRIPTION	DATE
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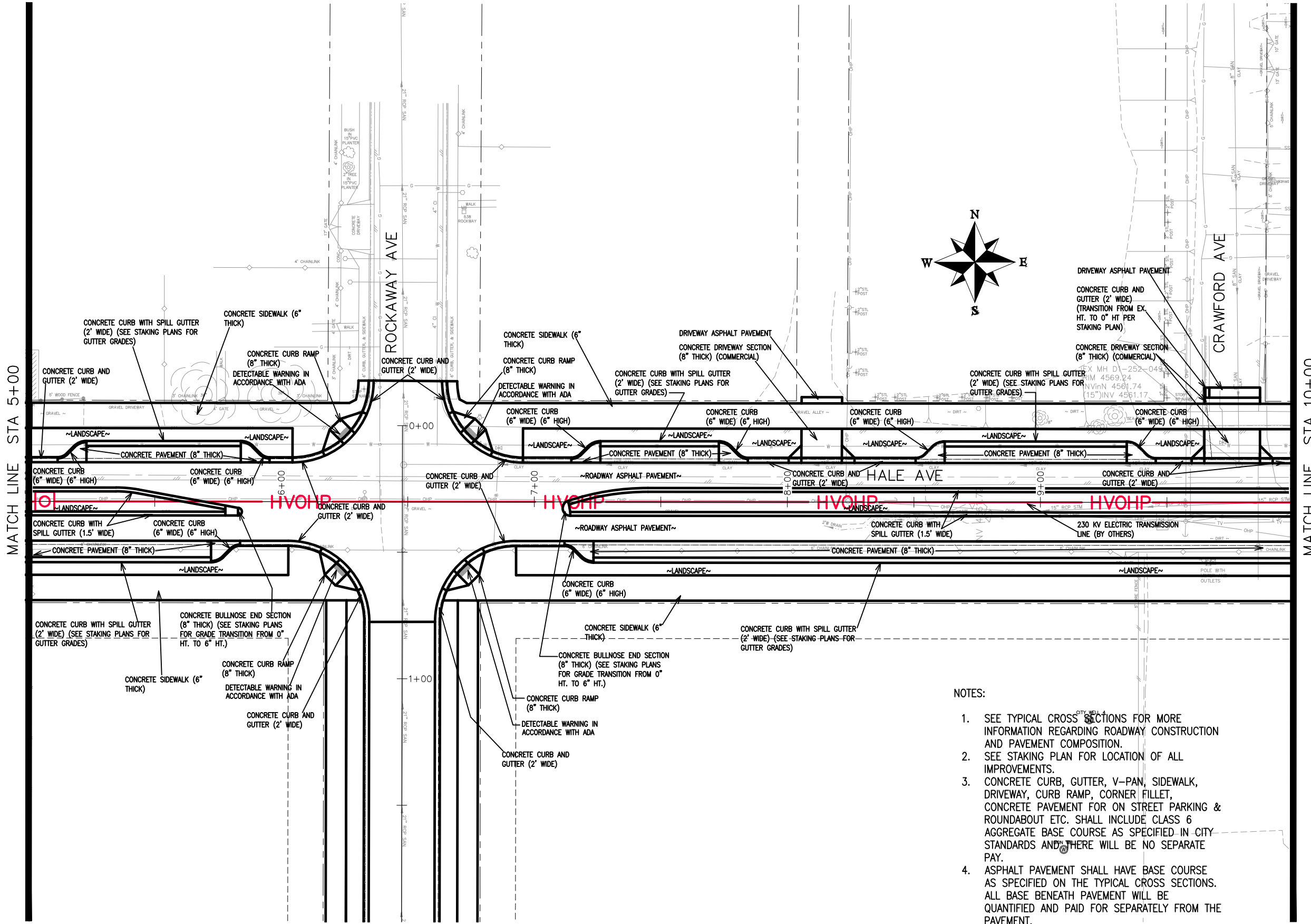
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
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PLAN & PROFILE	
0	20
HORIZONTAL	
0	NA
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN – I-1
May 20, 2020



- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:
PLAN & PROFILE
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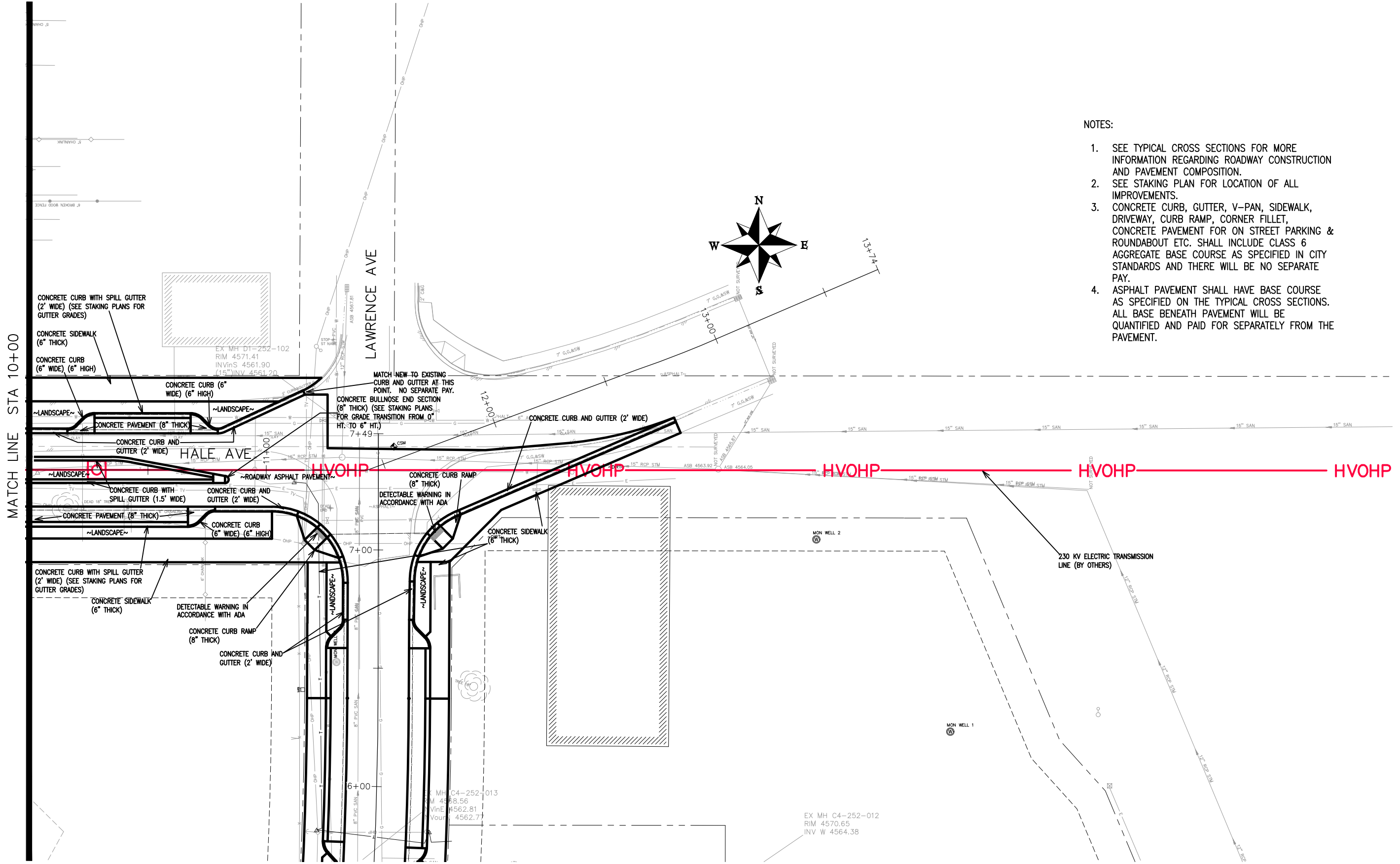
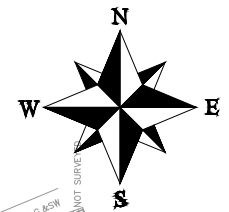


PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-2
May 20, 2020

NOTES:

1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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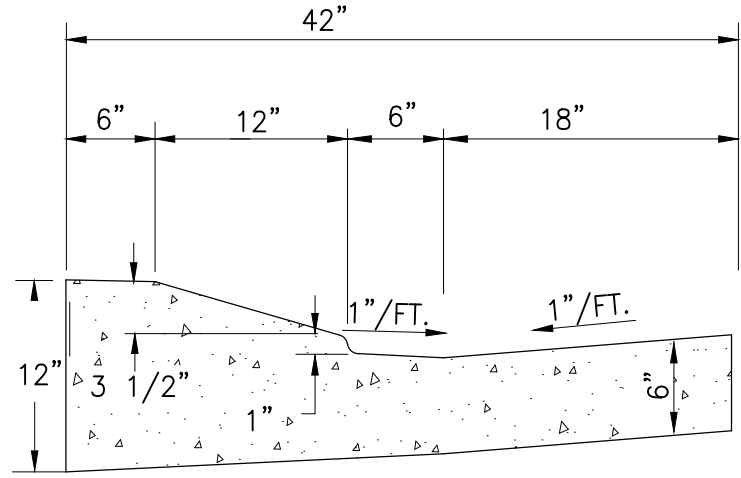
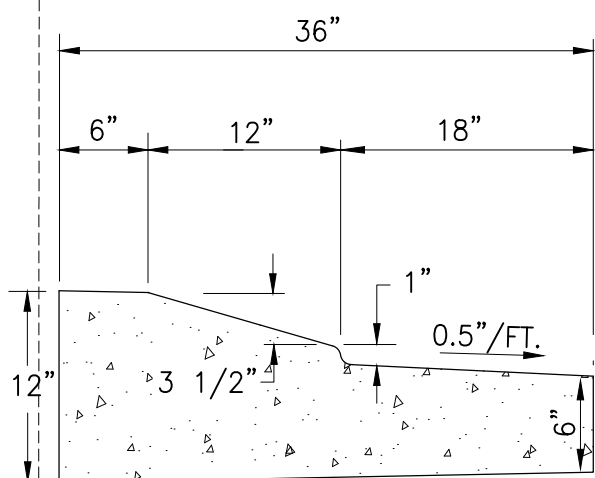
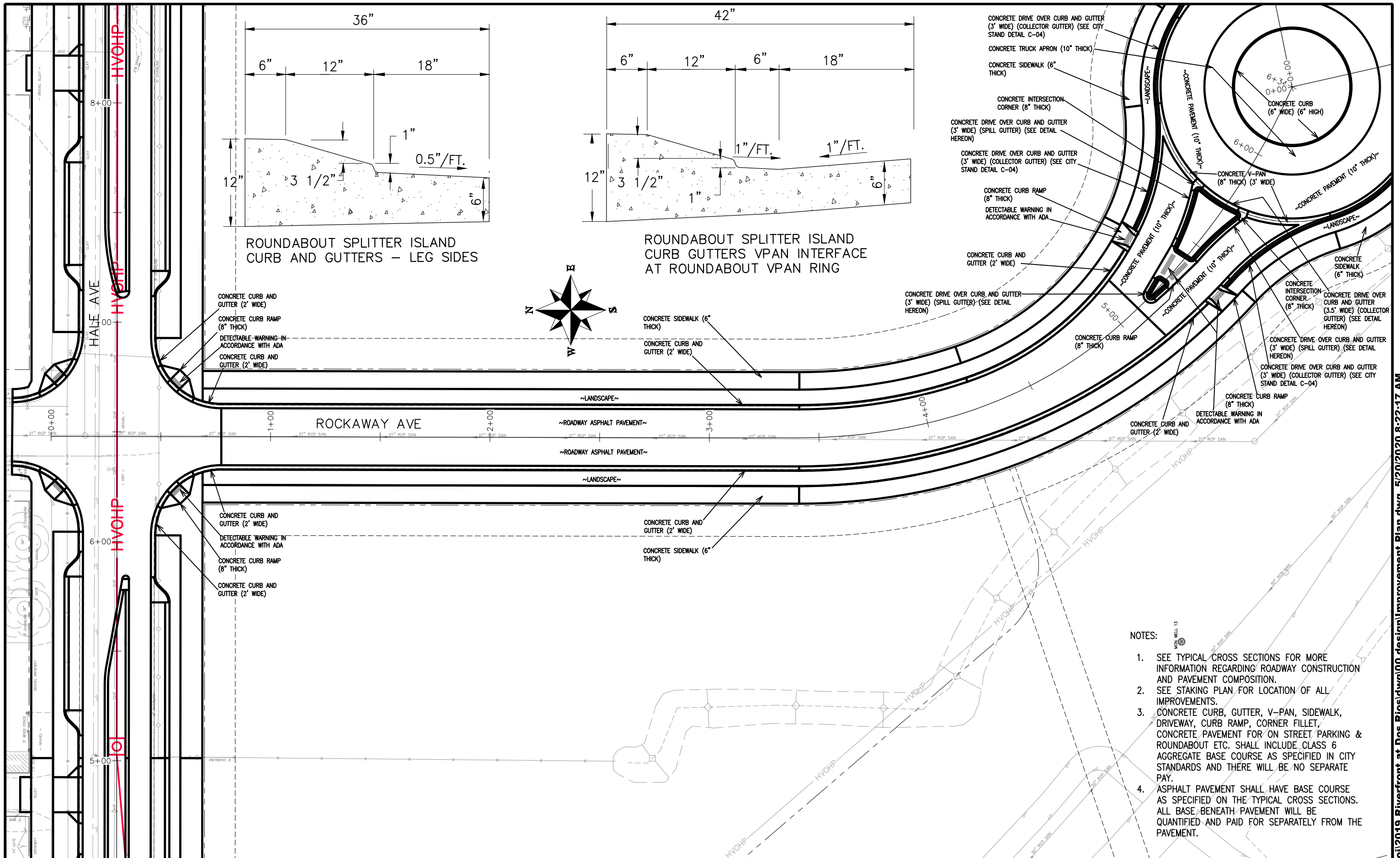
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SCALES:
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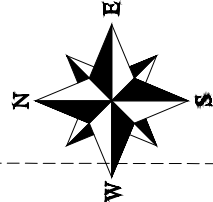
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-3
May 20, 2020



ROUNDBOUT SPLITTER ISLAND CURB AND GUTTERS - LEG SIDES

ROUNDBOUT SPLITTER ISLAND CURB GUTTERS VPAN INTERFACE AT ROUNDBOUT VPAN RING



- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (COLLECTOR GUTTER) (SEE CITY STAND DETAIL C-04)
- CONCRETE TRUCK APRON (10" THICK)
- CONCRETE SIDEWALK (6" THICK)
- CONCRETE INTERSECTION CORNER (8" THICK)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (SPILL GUTTER) (SEE DETAIL HEREON)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (COLLECTOR GUTTER) (SEE CITY STAND DETAIL C-04)
- CONCRETE CURB RAMP (8" THICK) DETECTABLE WARNING IN ACCORDANCE WITH ADA
- CONCRETE CURB AND GUTTER (2' WIDE)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (SPILL GUTTER) (SEE DETAIL HEREON)
- CONCRETE CURB RAMP (8" THICK)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (COLLECTOR GUTTER) (SEE CITY STAND DETAIL C-04)
- CONCRETE CURB RAMP (8" THICK) DETECTABLE WARNING IN ACCORDANCE WITH ADA
- CONCRETE CURB AND GUTTER (2' WIDE)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (SPILL GUTTER) (SEE DETAIL HEREON)
- CONCRETE CURB RAMP (8" THICK)
- CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) (COLLECTOR GUTTER) (SEE CITY STAND DETAIL C-04)
- CONCRETE CURB RAMP (8" THICK) DETECTABLE WARNING IN ACCORDANCE WITH ADA
- CONCRETE CURB AND GUTTER (2' WIDE)

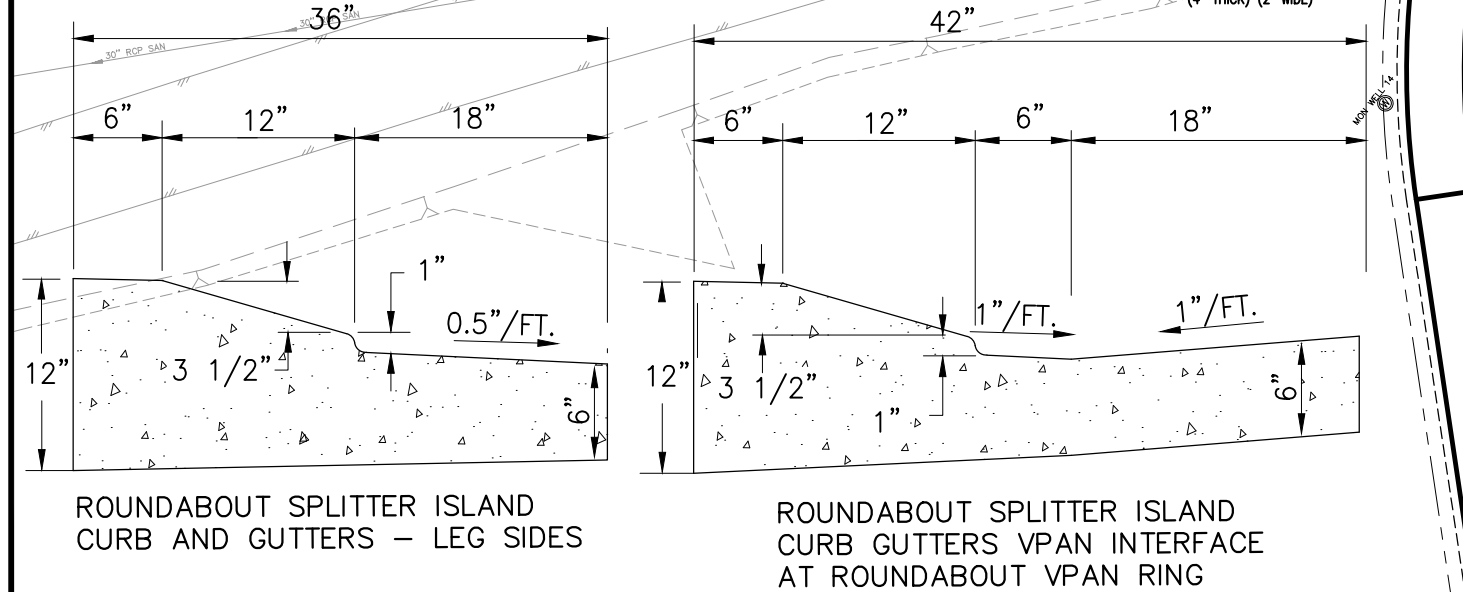
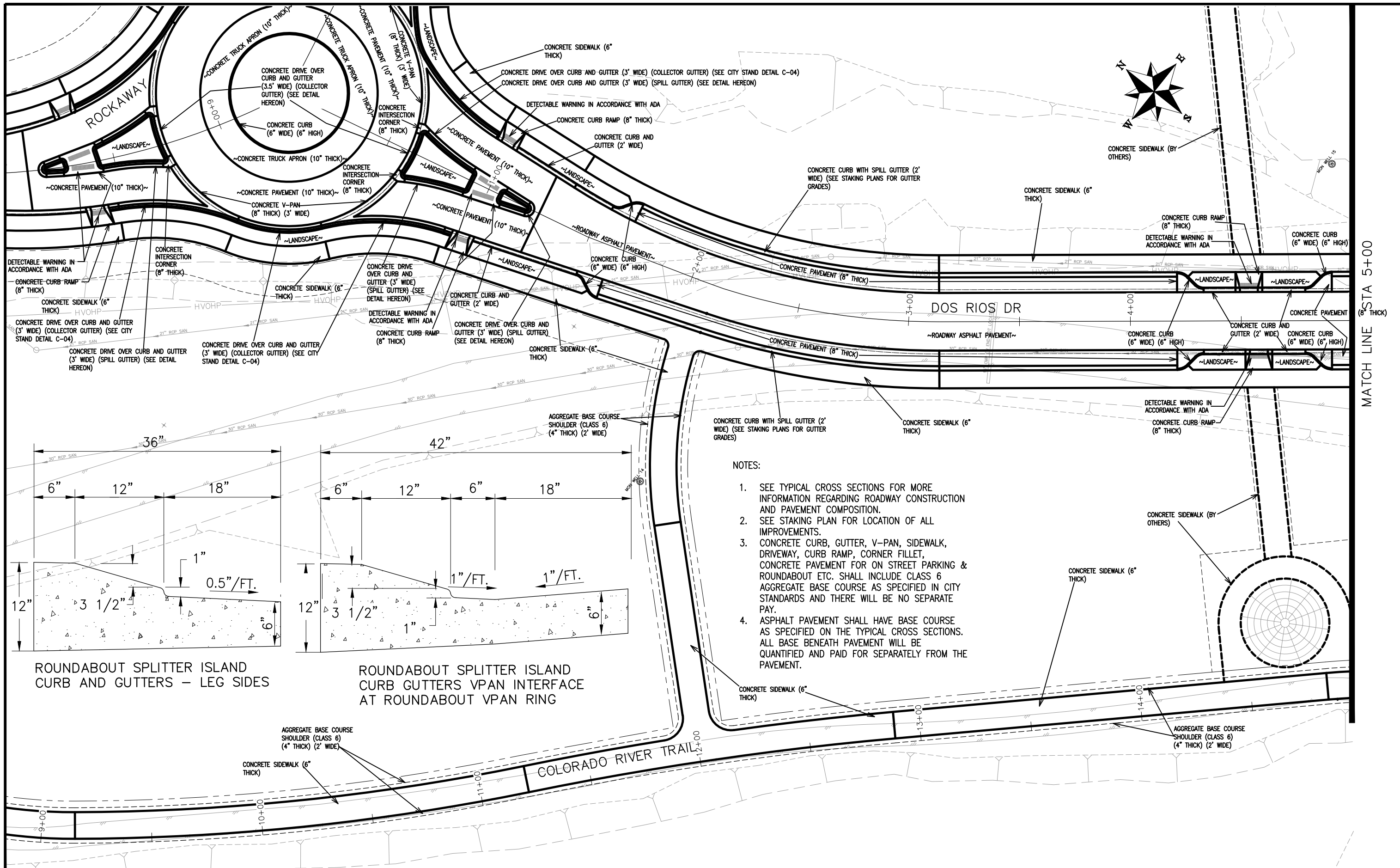
- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDBOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
 4. ASPHALT PAVEMENT SHALL HAVE BASE COURSE AS SPECIFIED ON THE TYPICAL CROSS SECTIONS. ALL BASE BENEATH PAVEMENT WILL BE QUANTIFIED AND PAID FOR SEPARATELY FROM THE PAVEMENT.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA NA VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS IMPROVEMENT PLAN - I-4
May 20, 2020



- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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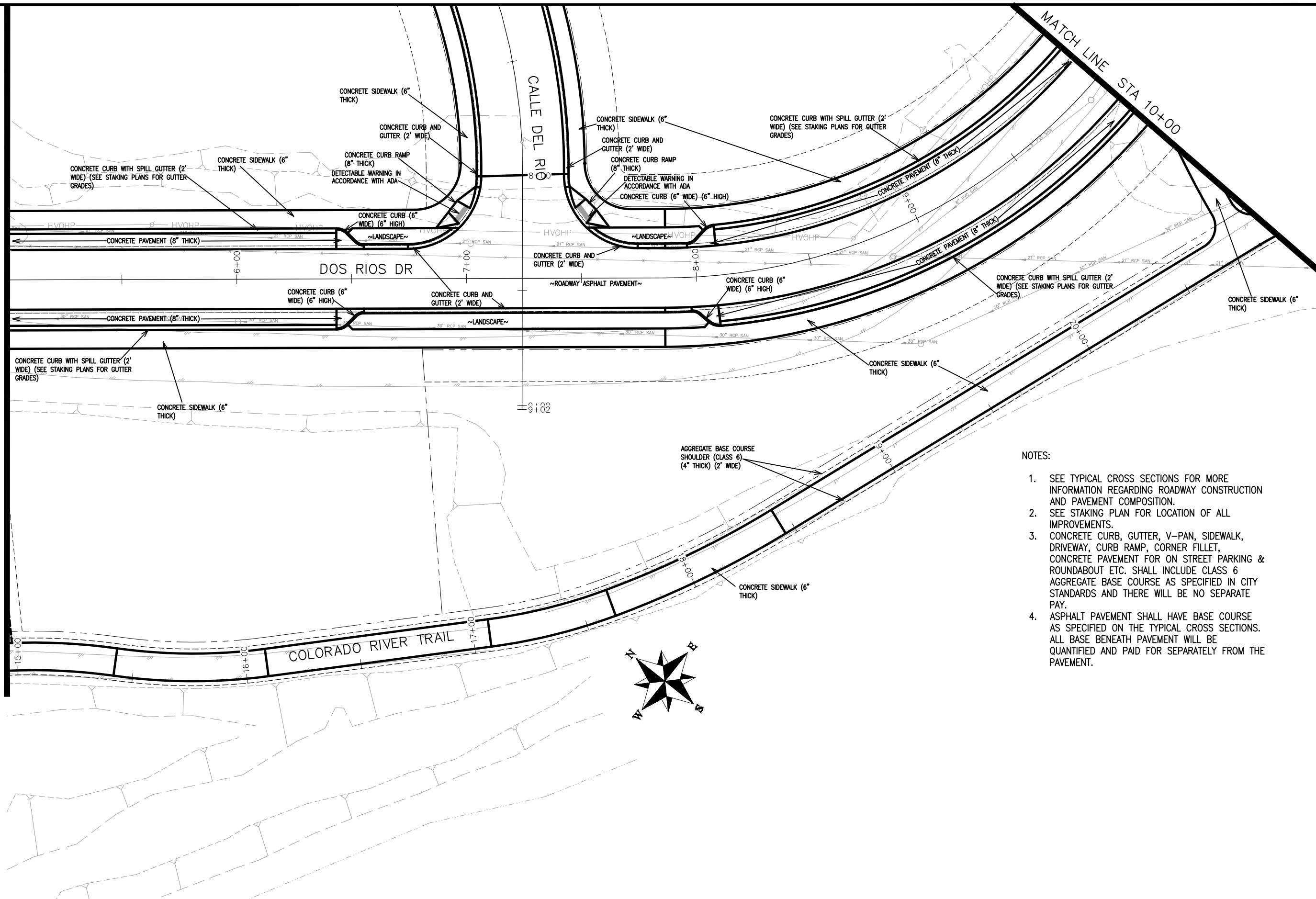


PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-5
May 20, 2020

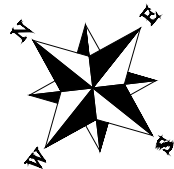
MATCH LINE STA 5+00

MATCH LINE STA 10+00



NOTES:

1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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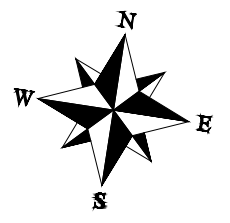
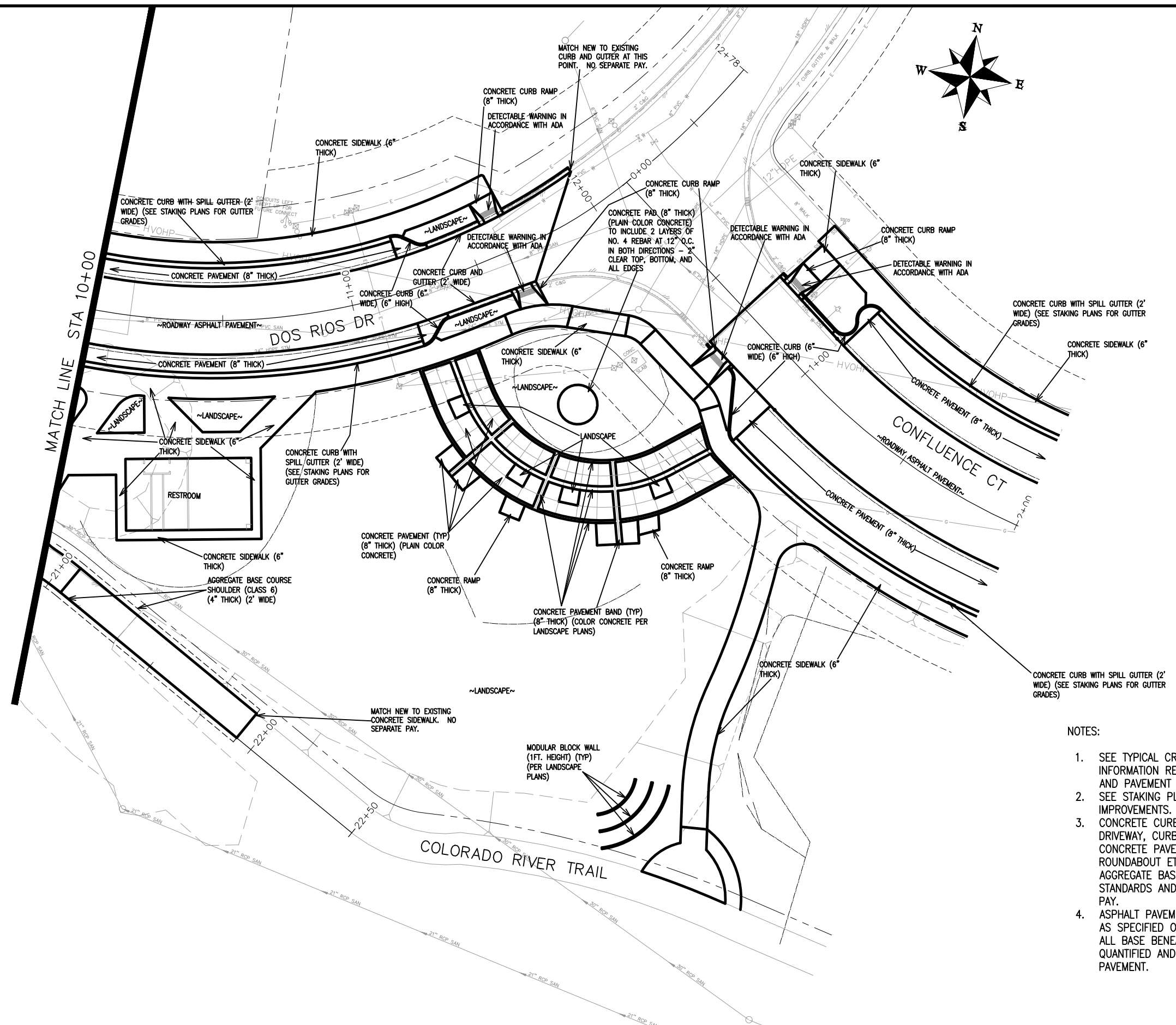
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REVISION			BH	2019	0 NA VERTICAL NA
REVISION			ICP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-6
May 20, 2020

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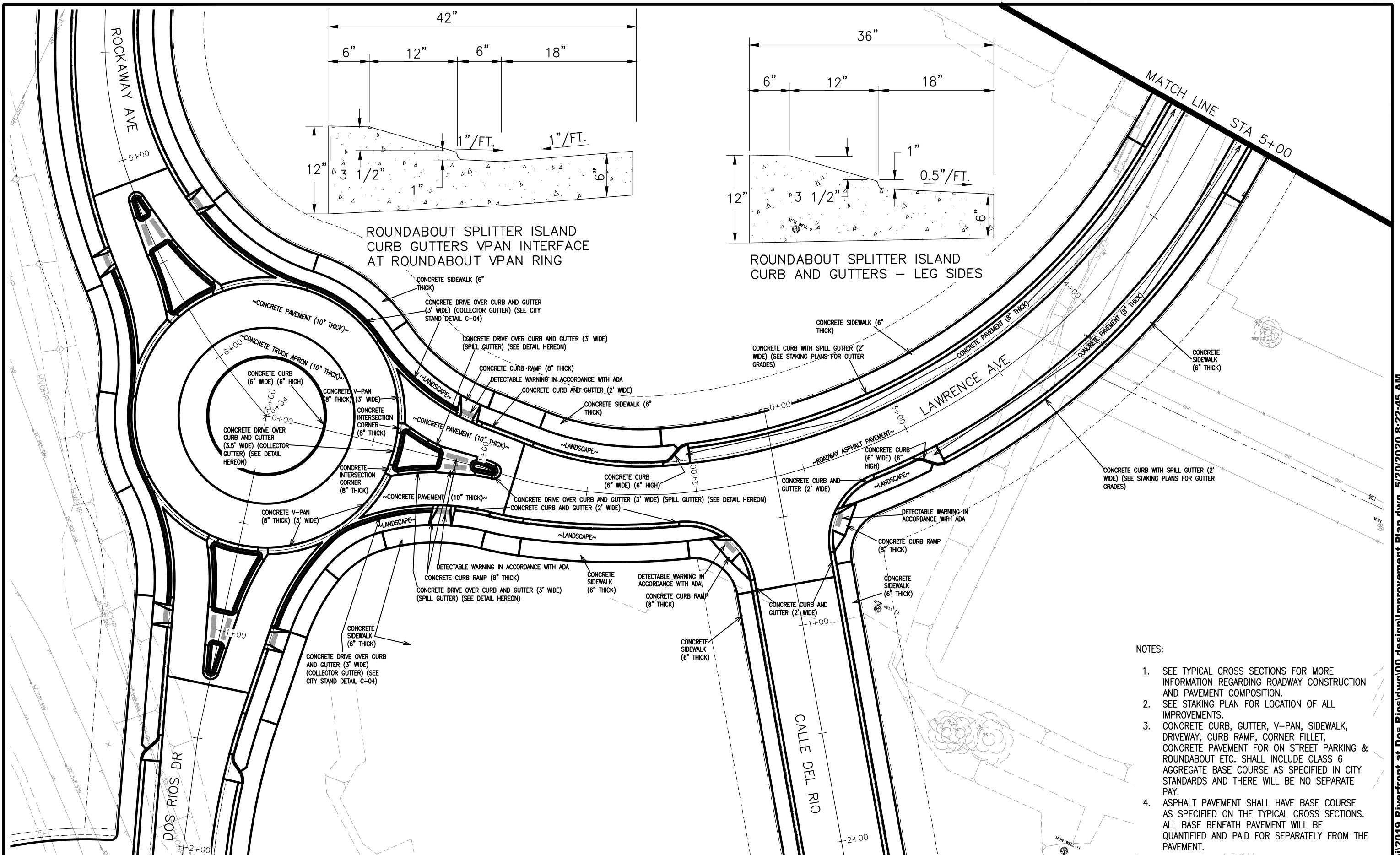
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
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REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-7
May 20, 2020



ROUNABOUT SPLITTER ISLAND CURB GUTTERS VPAN INTERFACE AT ROUNABOUT VPAN RING

ROUNABOUT SPLITTER ISLAND CURB AND GUTTERS - LEG SIDES

NOTES:

1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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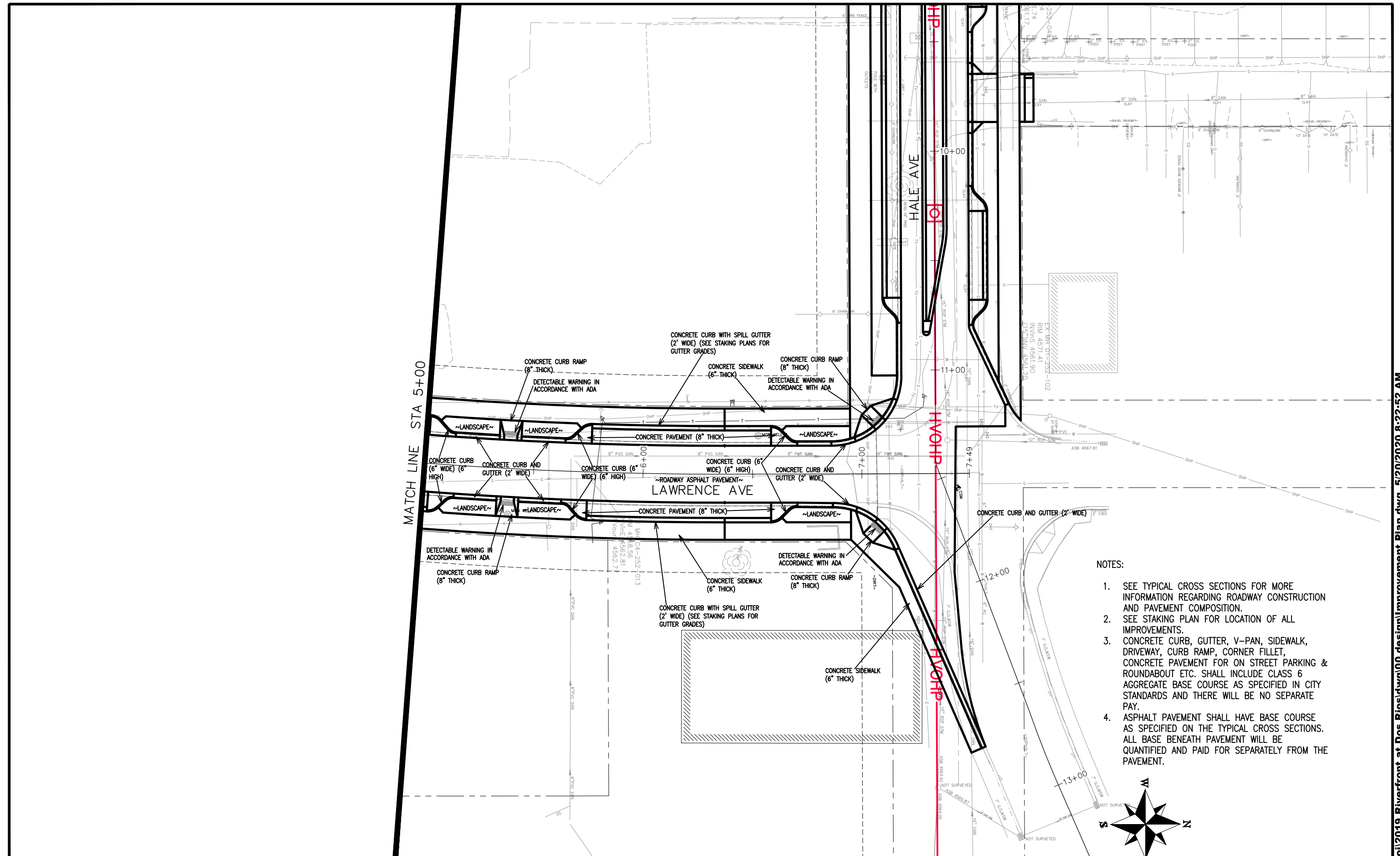
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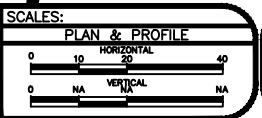
THE RIVERFRONT AT DOS RIOS IMPROVEMENT PLAN - I-8
May 20, 2020

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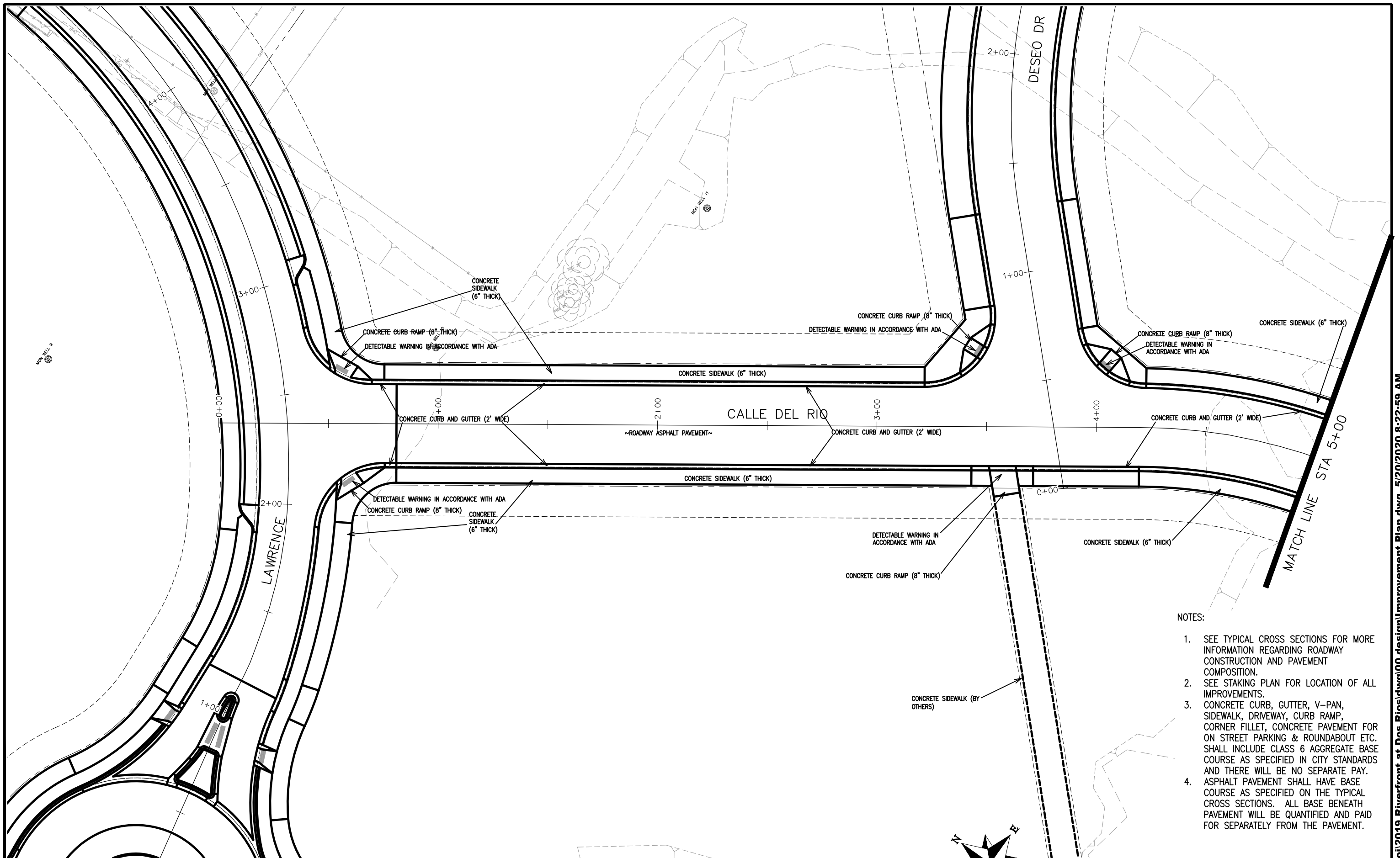
- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



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ENGINEERING DIVISION

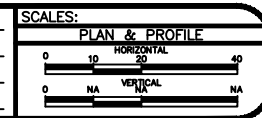
THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-9
May 20, 2020



- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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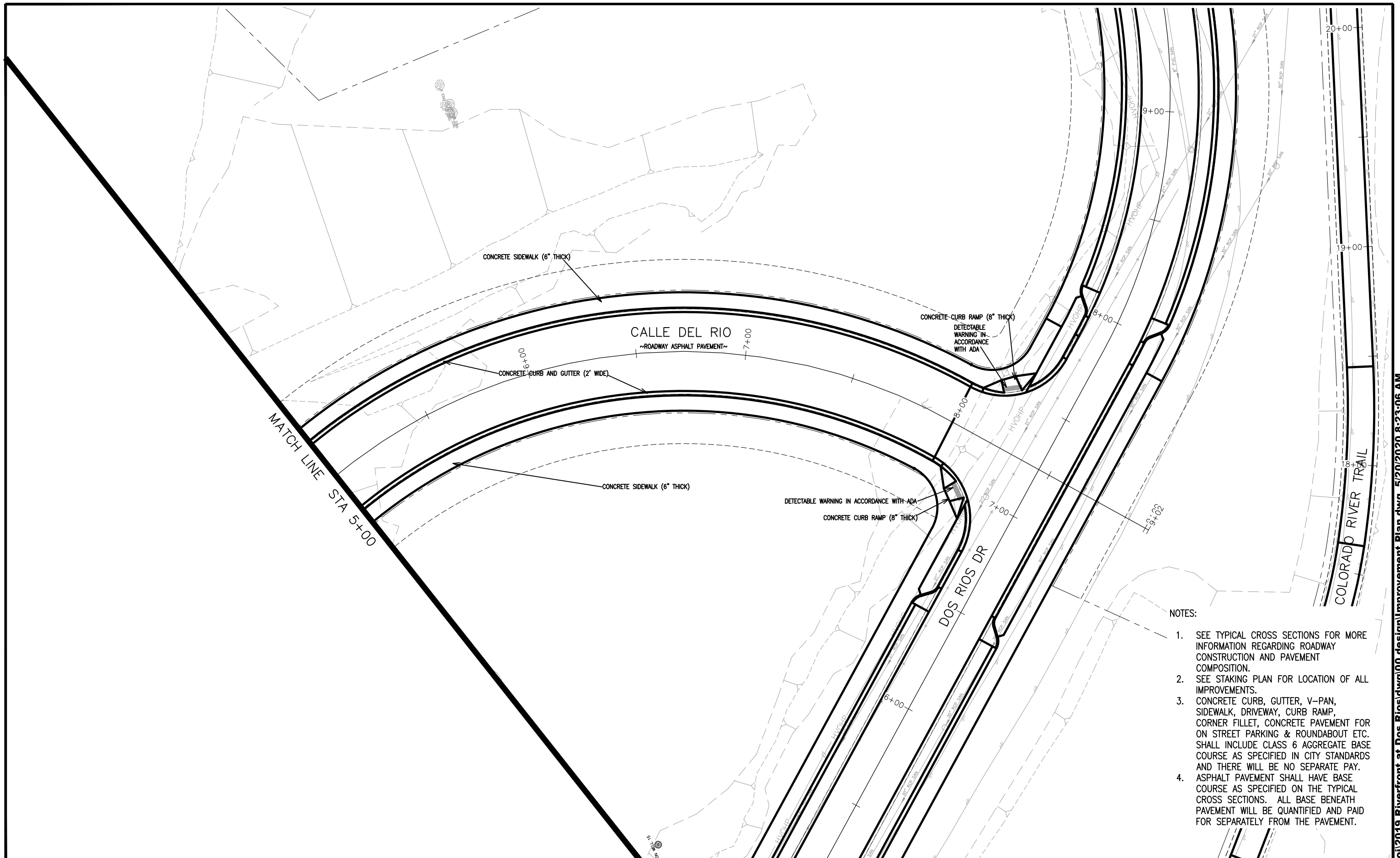
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019



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THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN – I-10
May 20, 2020



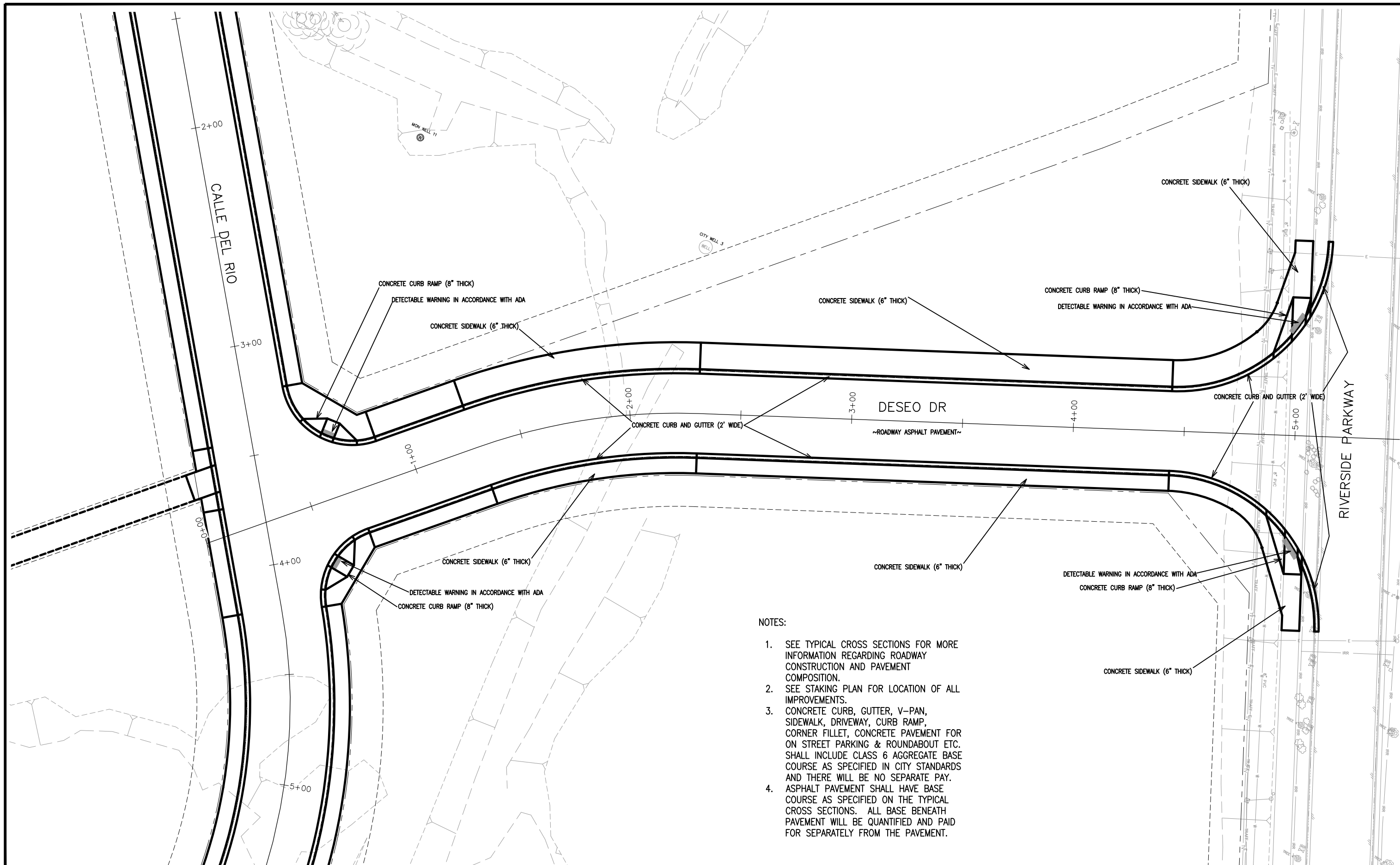
- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION Δ			TCP	2019	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN – I-11
May 20, 2020



NOTES:

1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
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3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
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REVISION	DESCRIPTION	DATE
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△		
△		

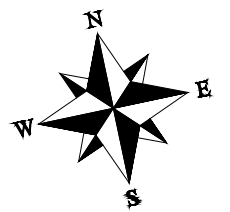
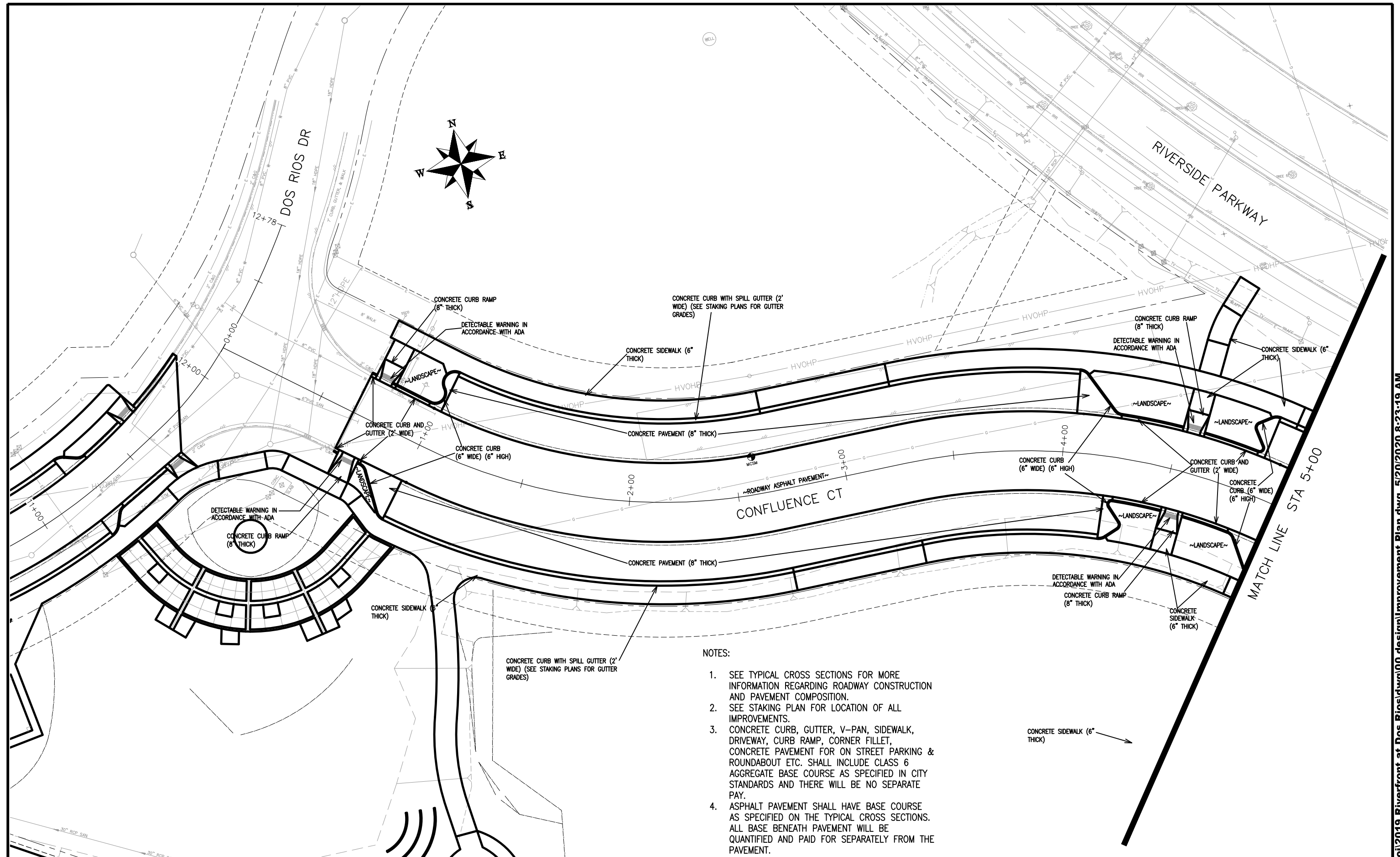
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
PLAN & PROFILE	
0 10 20 40	HORIZONTAL
0 NA NA	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-12
May 20, 2020



NOTES:

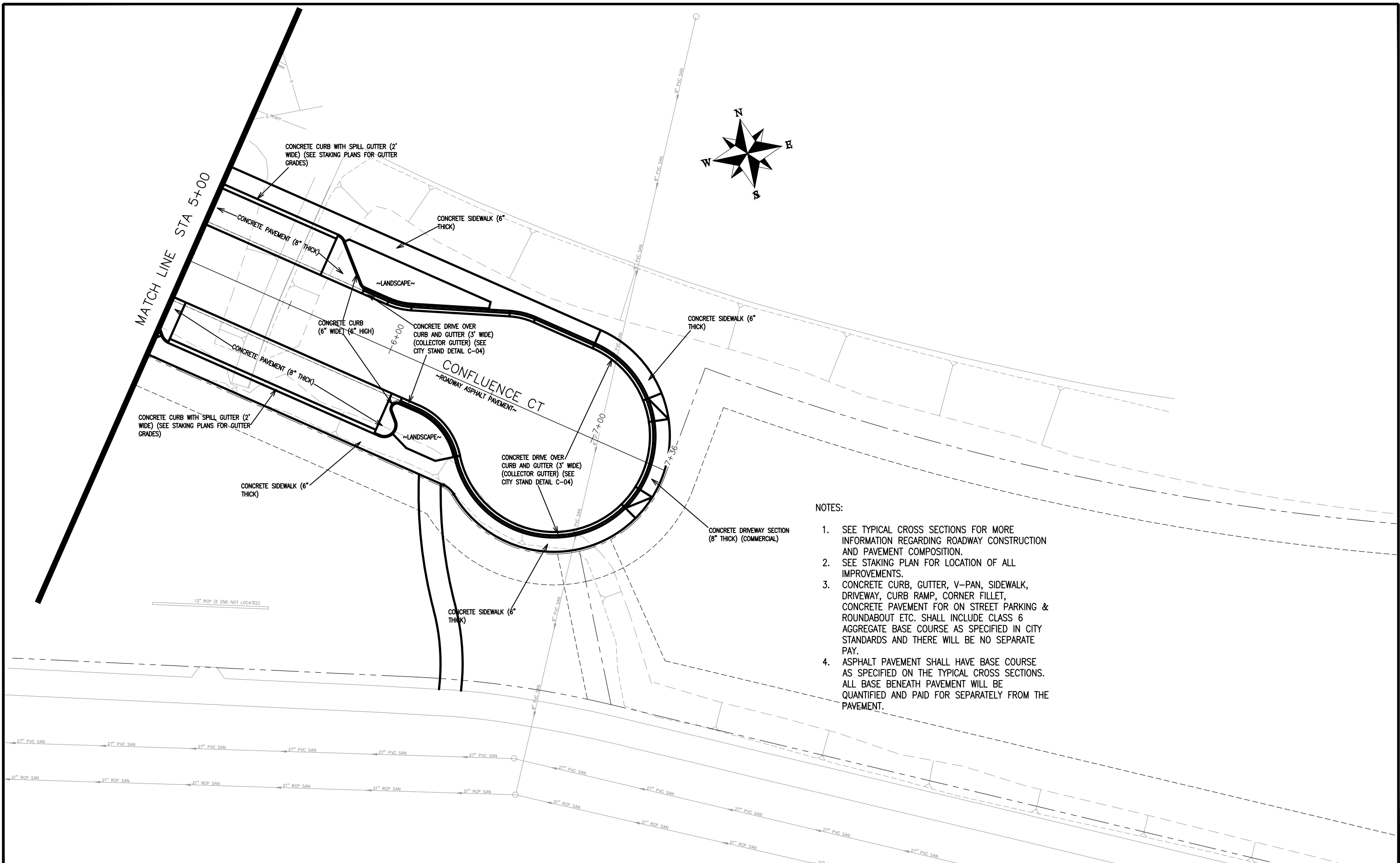
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
4. ASPHALT PAVEMENT SHALL HAVE BASE COURSE AS SPECIFIED ON THE TYPICAL CROSS SECTIONS. ALL BASE BENEATH PAVEMENT WILL BE QUANTIFIED AND PAID FOR SEPARATELY FROM THE PAVEMENT.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA NA VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-13
May 20, 2020



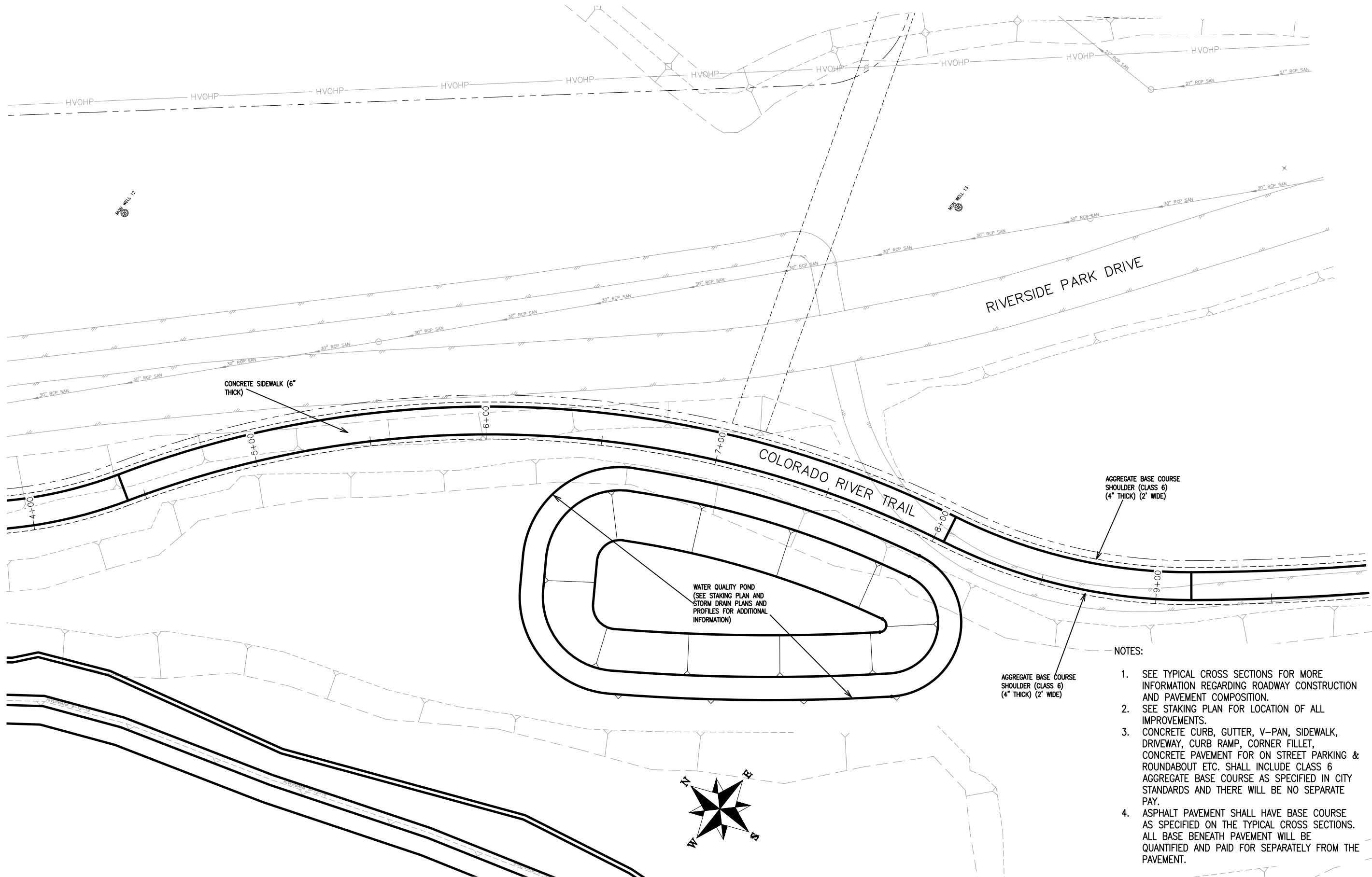
- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
 4. ASPHALT PAVEMENT SHALL HAVE BASE COURSE AS SPECIFIED ON THE TYPICAL CROSS SECTIONS. ALL BASE BENEATH PAVEMENT WILL BE QUANTIFIED AND PAID FOR SEPARATELY FROM THE PAVEMENT.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA NA VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-14
May 20, 2020



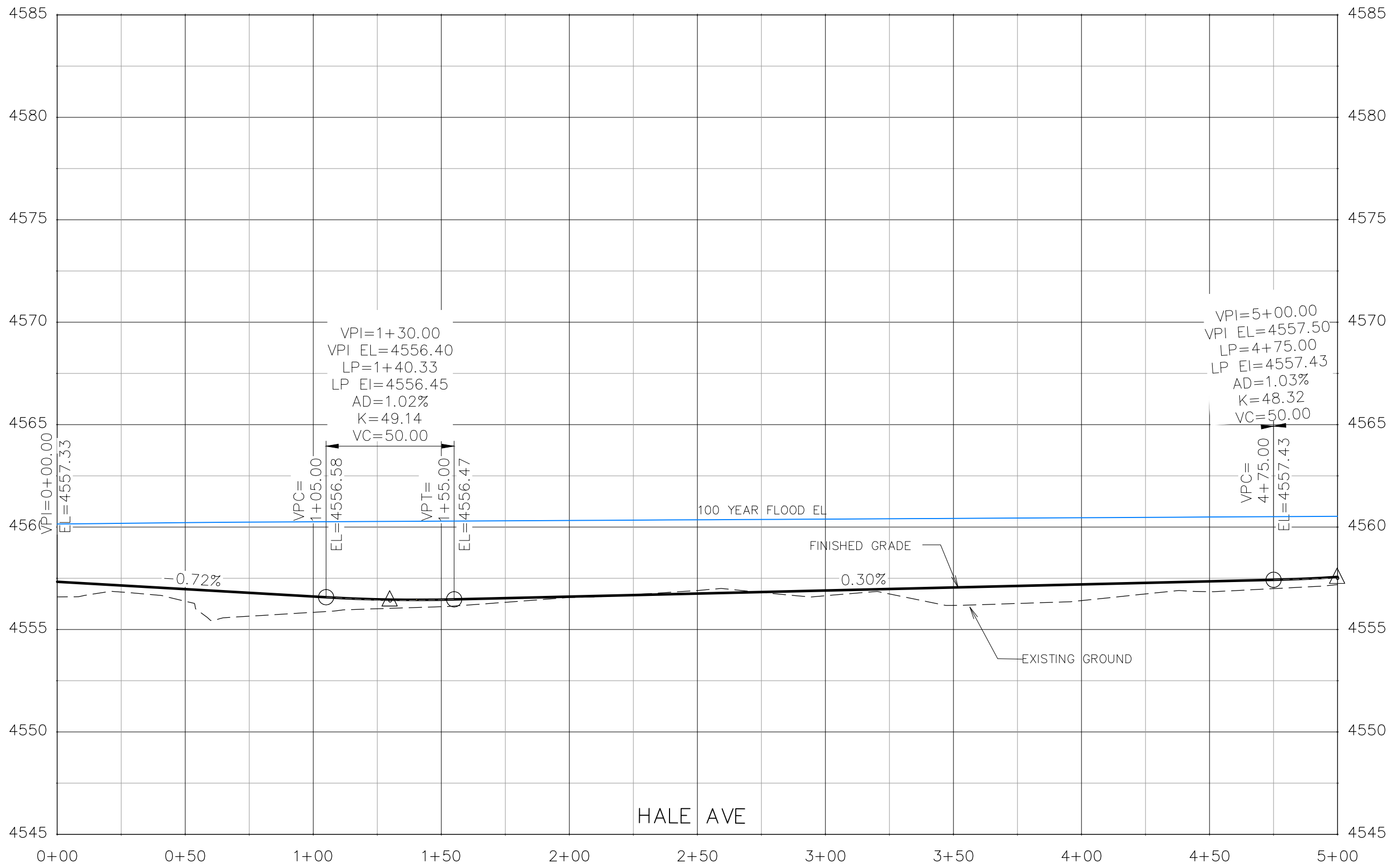
- NOTES:
1. SEE TYPICAL CROSS SECTIONS FOR MORE INFORMATION REGARDING ROADWAY CONSTRUCTION AND PAVEMENT COMPOSITION.
 2. SEE STAKING PLAN FOR LOCATION OF ALL IMPROVEMENTS.
 3. CONCRETE CURB, GUTTER, V-PAN, SIDEWALK, DRIVEWAY, CURB RAMP, CORNER FILLET, CONCRETE PAVEMENT FOR ON STREET PARKING & ROUNDABOUT ETC. SHALL INCLUDE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED IN CITY STANDARDS AND THERE WILL BE NO SEPARATE PAY.
 4. ASPHALT PAVEMENT SHALL HAVE BASE COURSE AS SPECIFIED ON THE TYPICAL CROSS SECTIONS. ALL BASE BENEATH PAVEMENT WILL BE QUANTIFIED AND PAID FOR SEPARATELY FROM THE PAVEMENT.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA VERTICAL NA
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
IMPROVEMENT PLAN - I-15
May 20, 2020



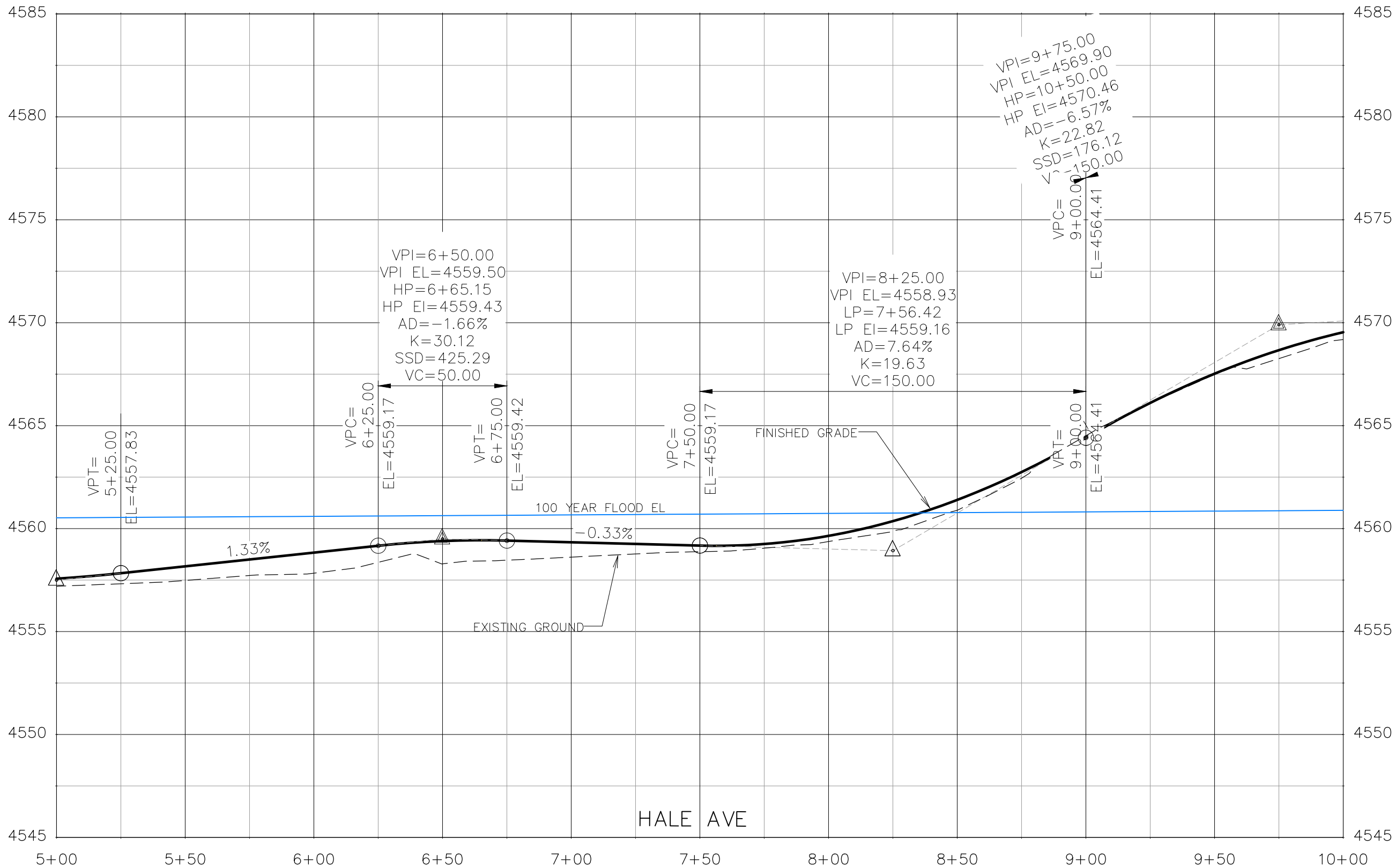
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0 10 20 40	HORIZONTAL
0 1.25 5	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (1)
May 20, 2020



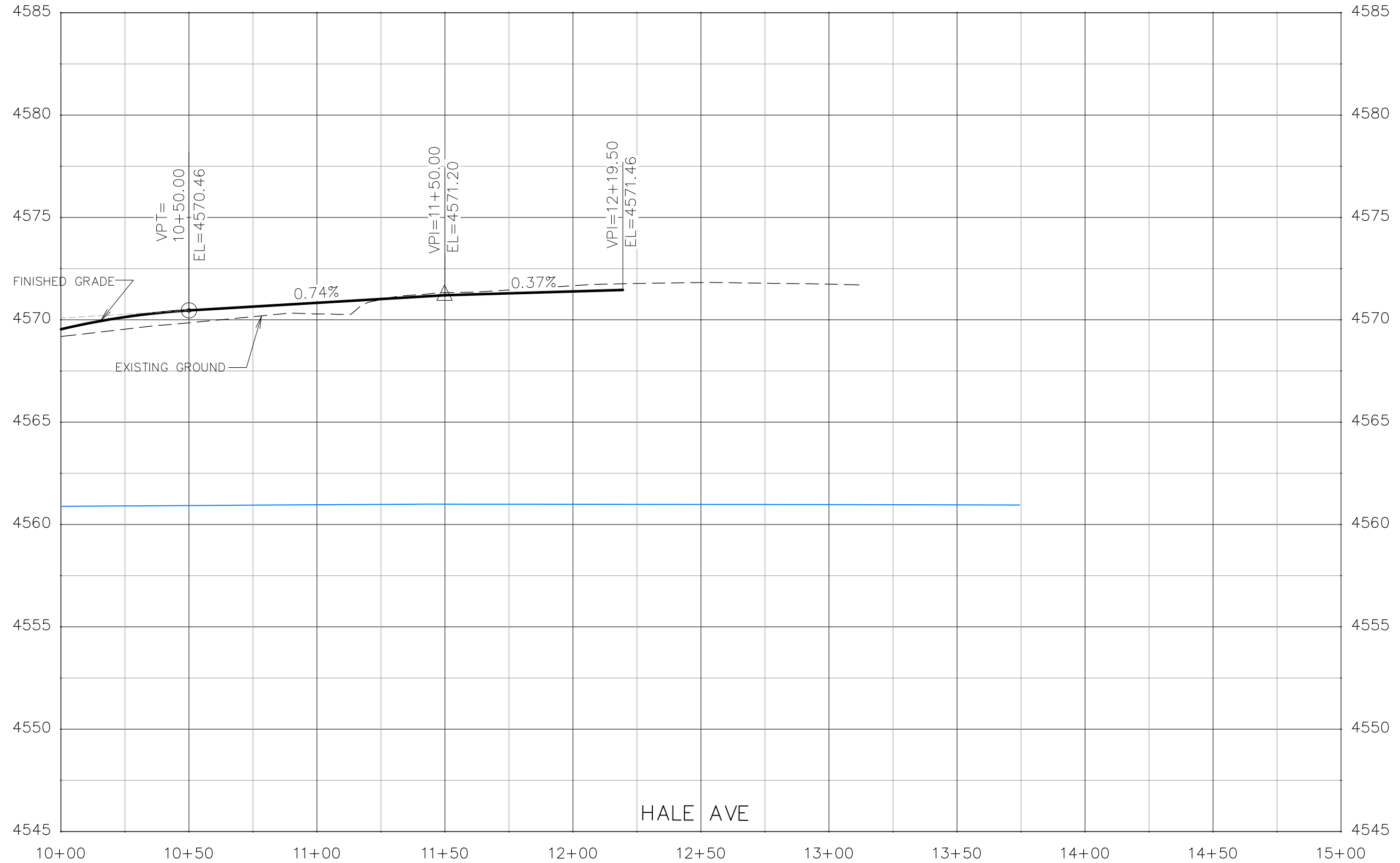
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (2)
May 20, 2020



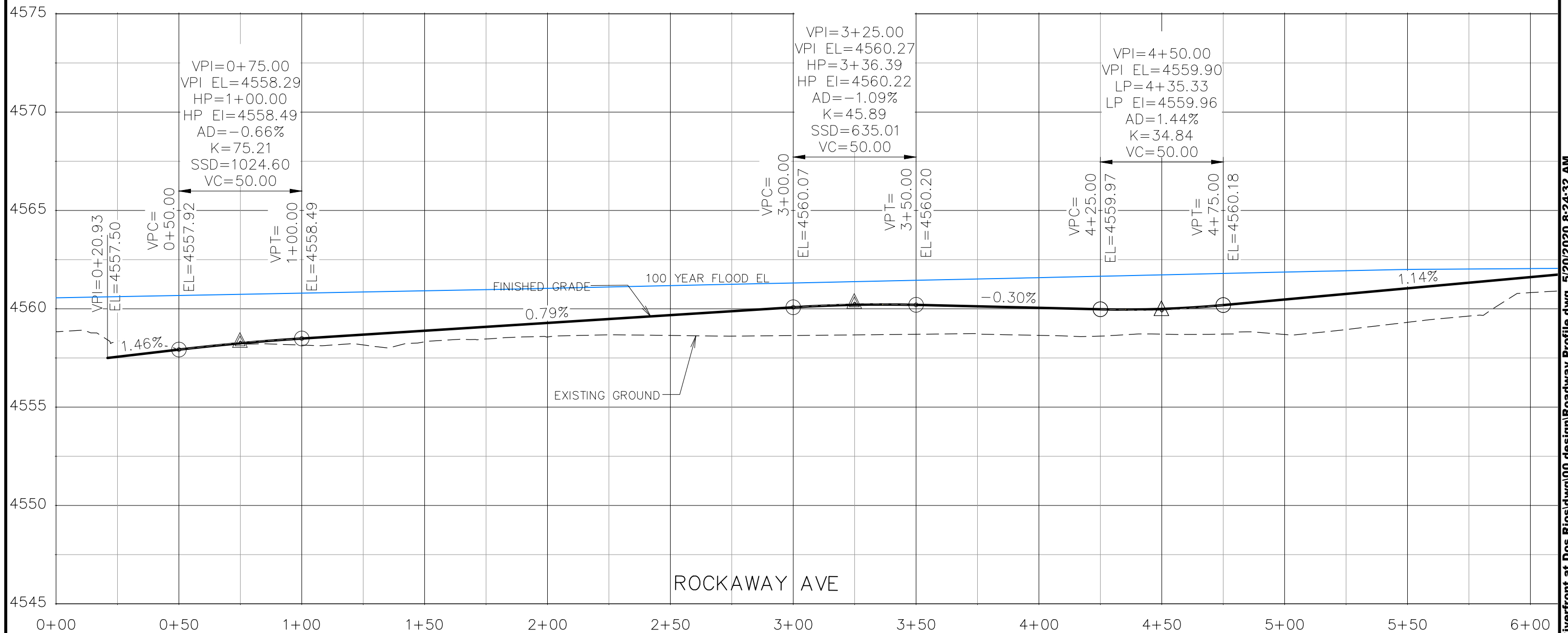
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 20'
VERTICAL	1" = 1.25'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (3)
May 20, 2020



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

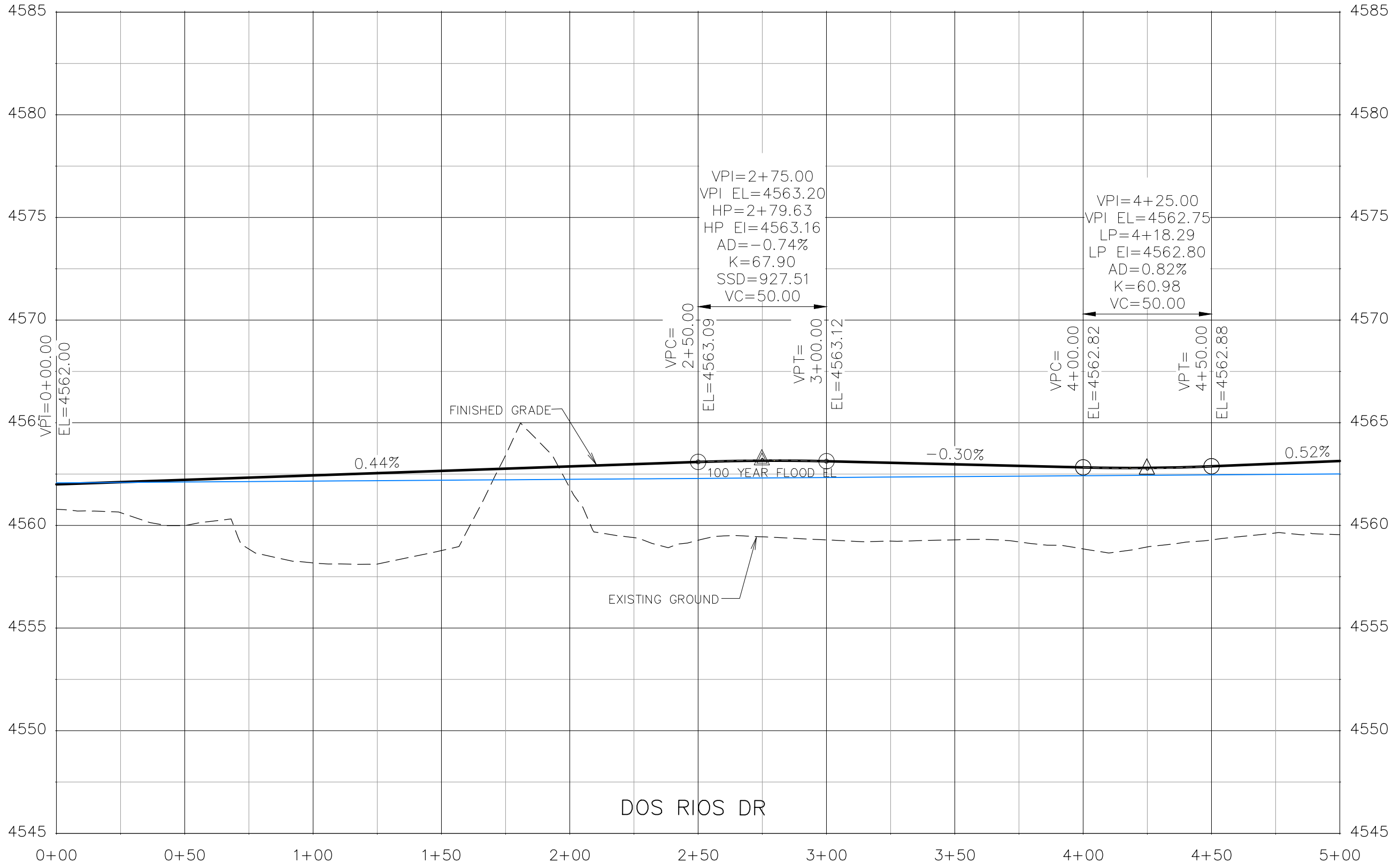
SCALES:
PLAN & PROFILE
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (4)
May 20, 2020**

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Roadway Profile.dwg, 5/20/2020 8:24:32 AM

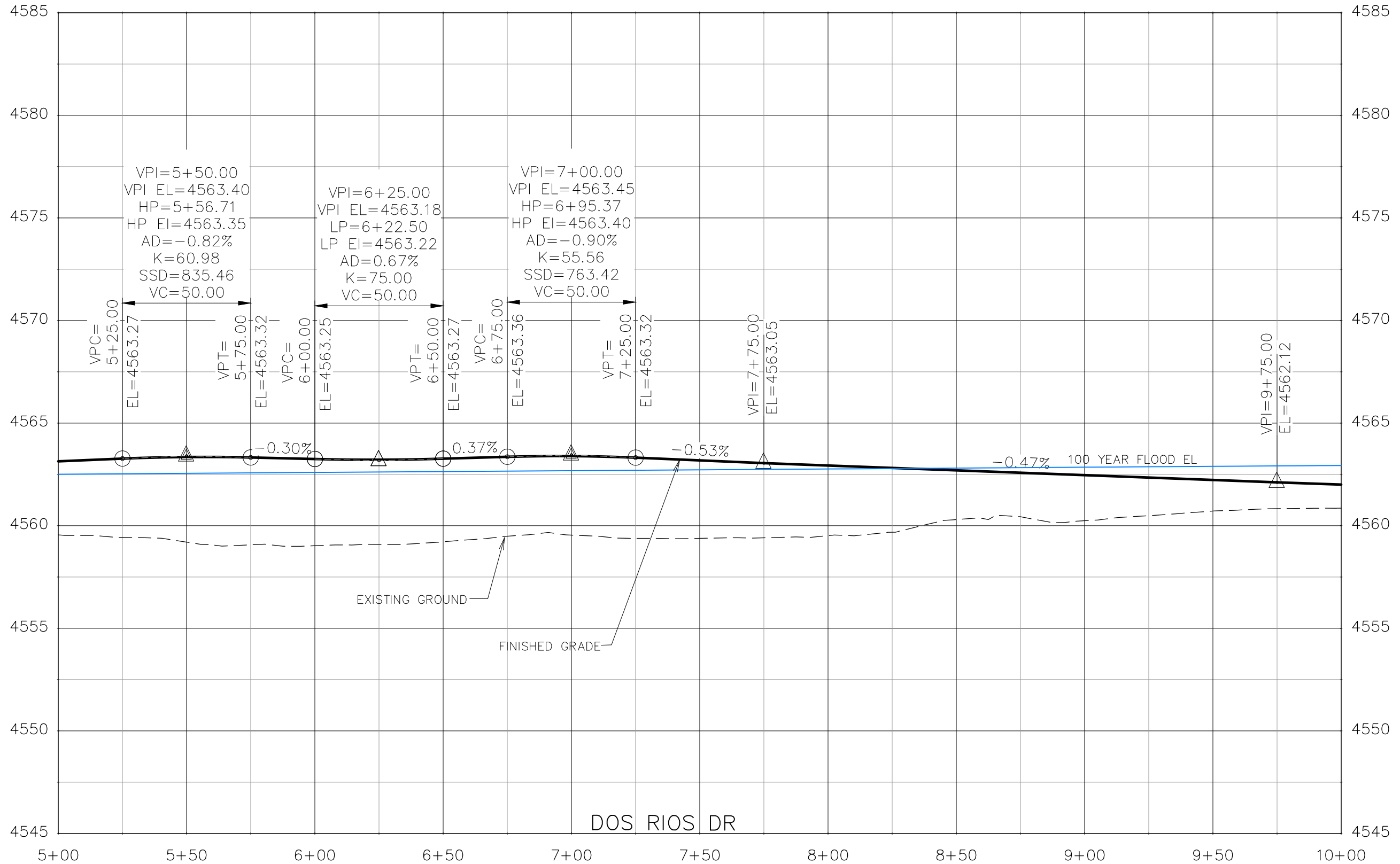


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE
△			JCS	2019	0 10 20 40 HORIZONTAL
△			BH	2019	0 1.25 2.5 5 VERTICAL
△			TCP	2019	

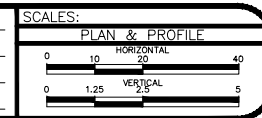


**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (5)
May 20, 2020**

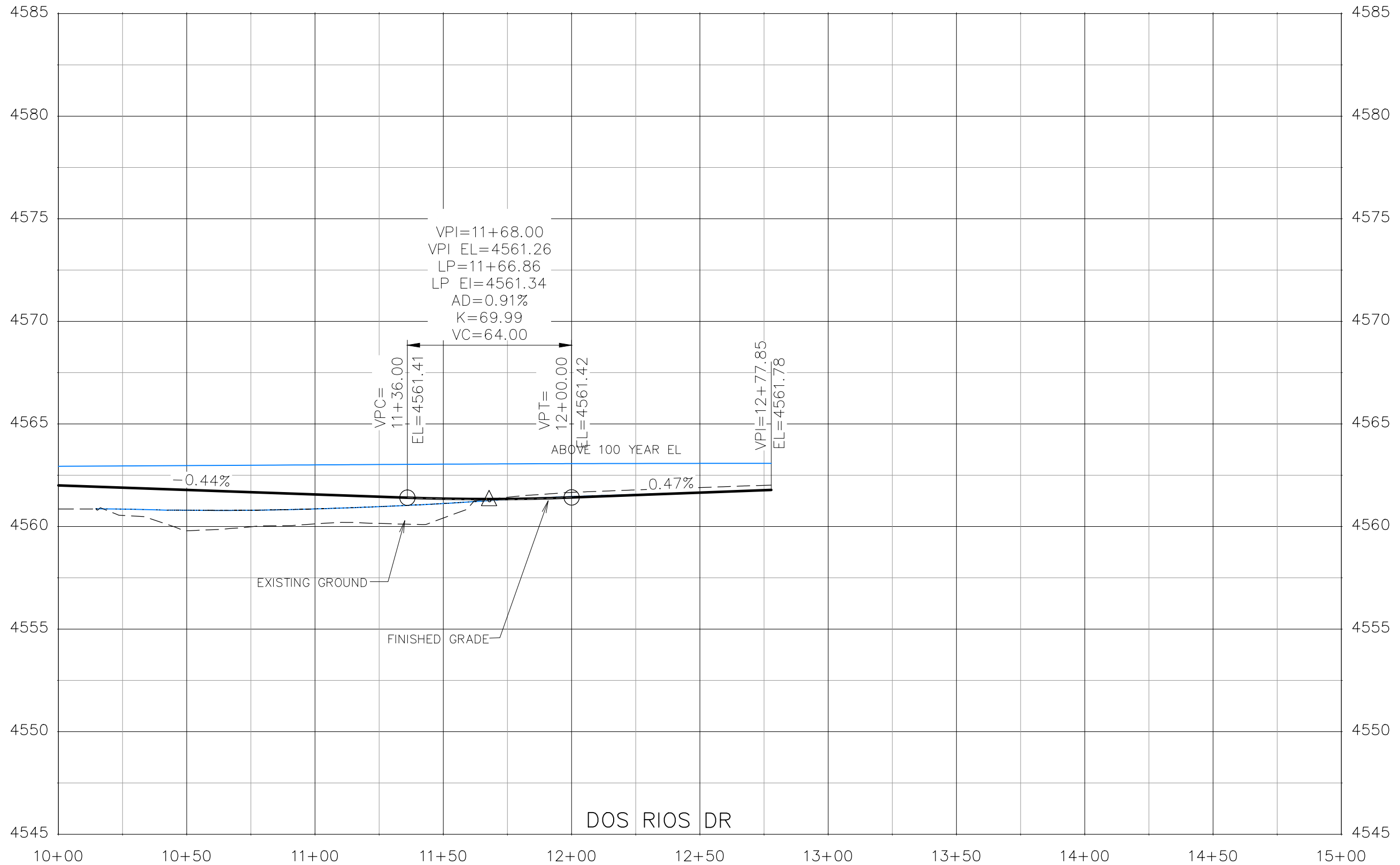


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (6)
May 20, 2020**



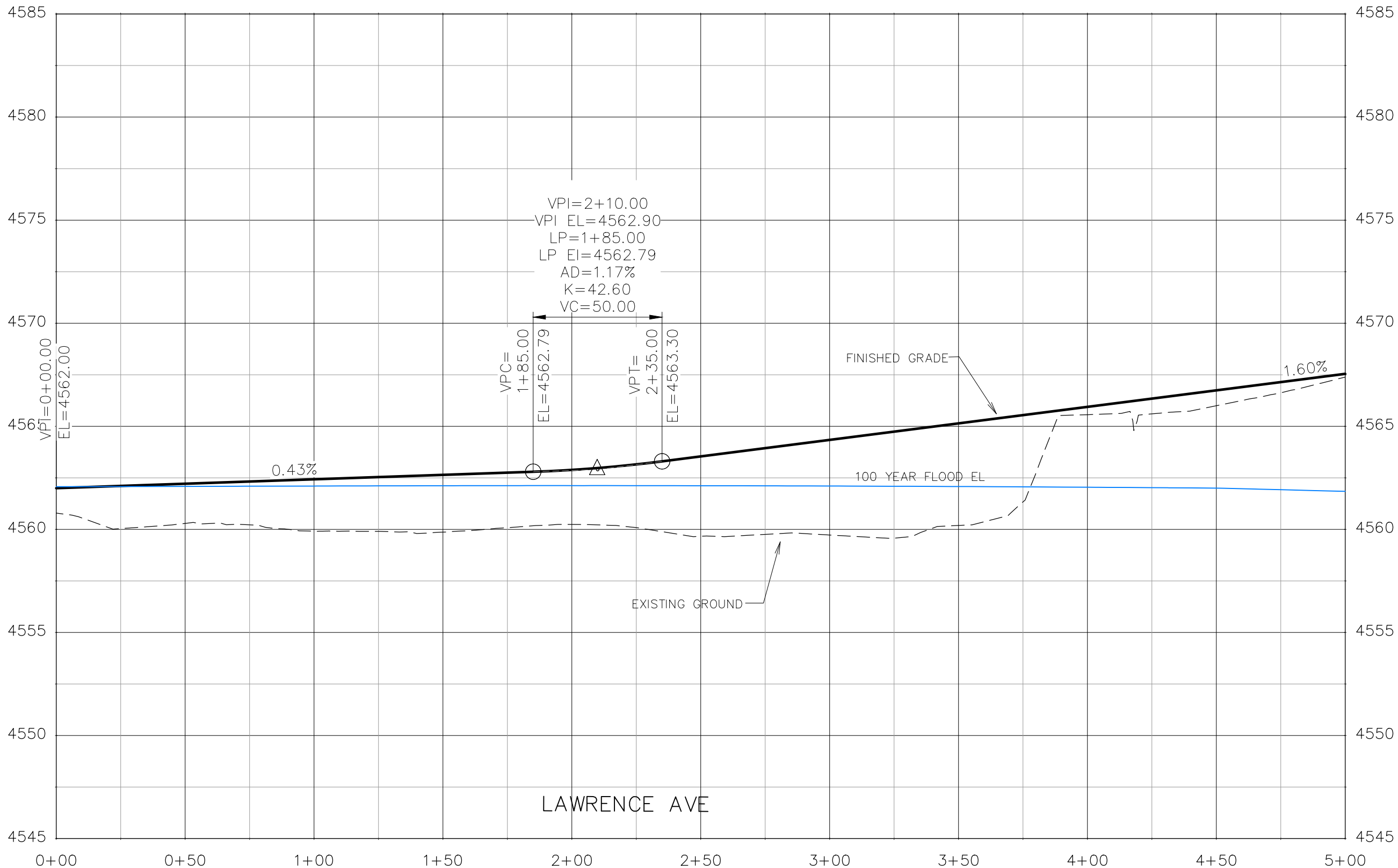
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (7)
May 20, 2020



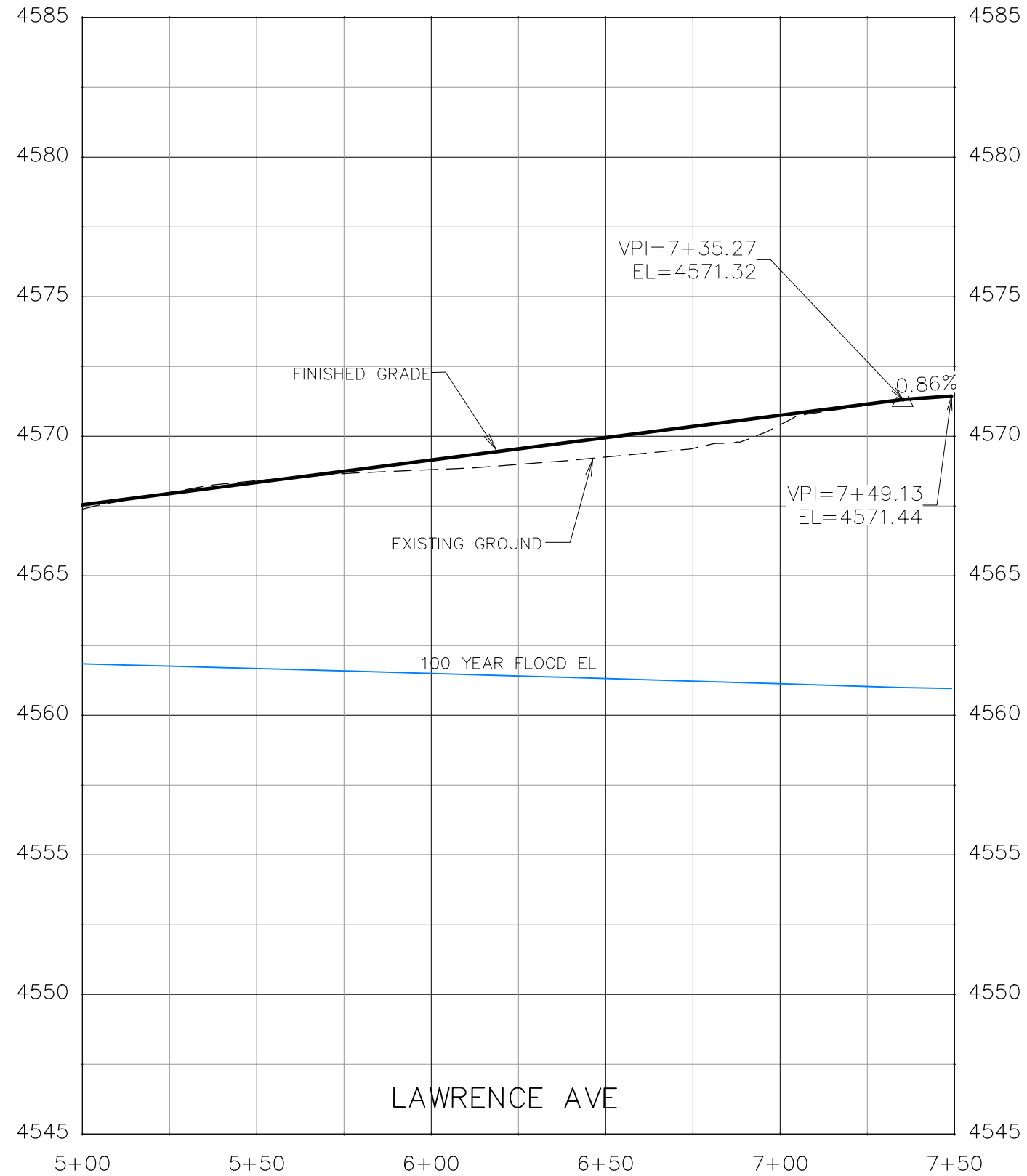
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (8)
May 20, 2020



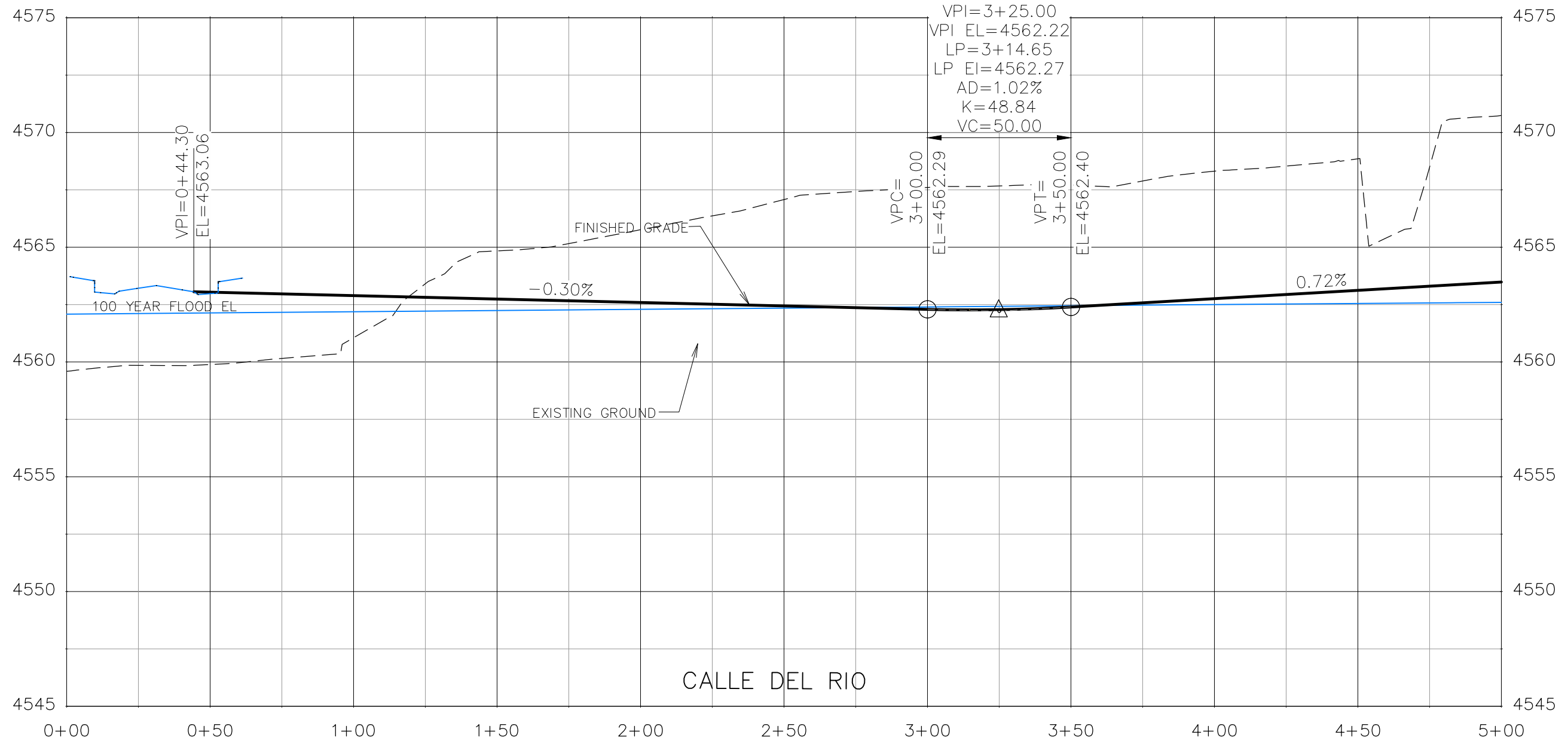
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 ROADWAY PROFILE - (9)
 May 20, 2020



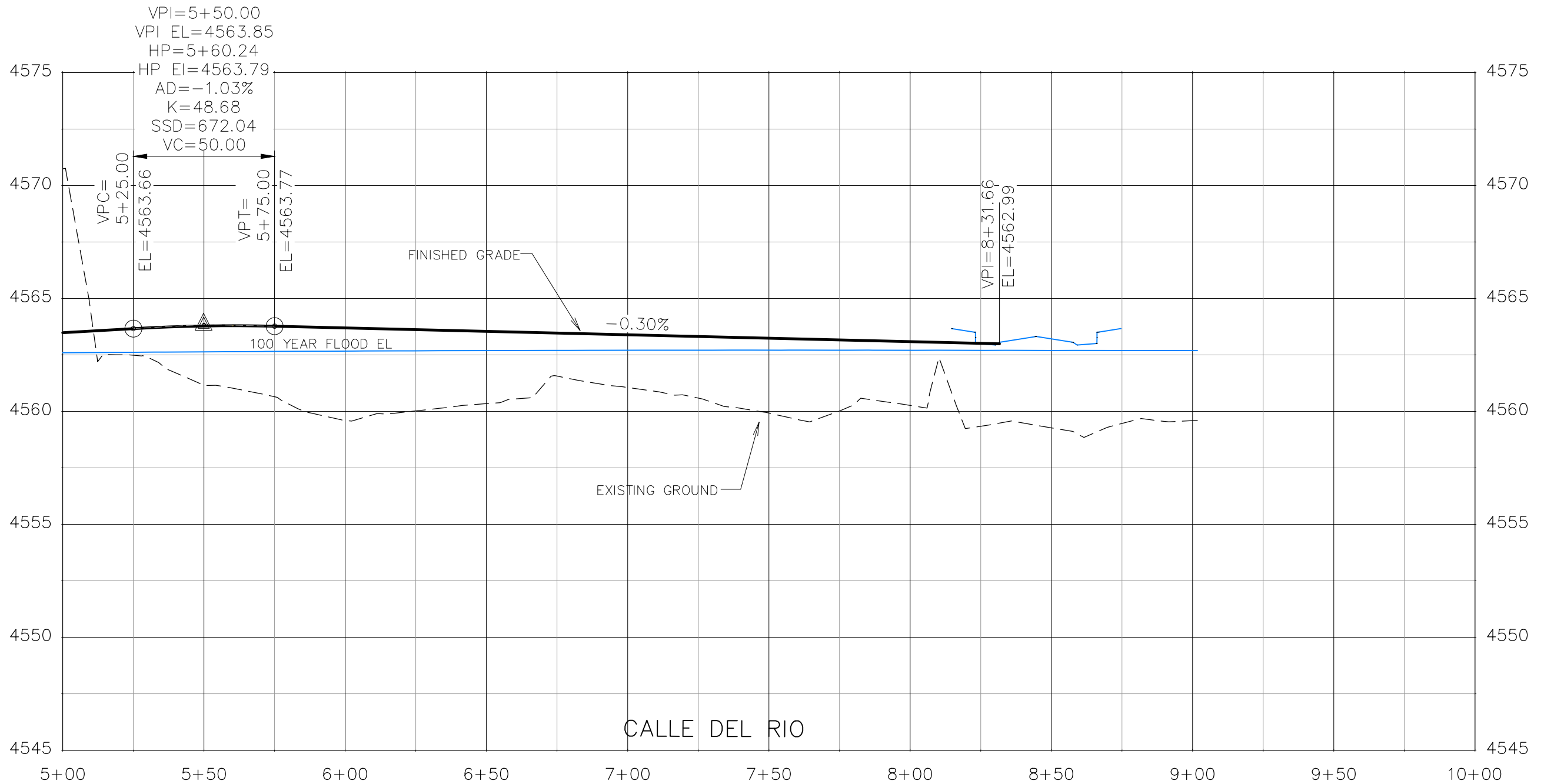
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 ROADWAY PROFILE - (10)
 May 20, 2020



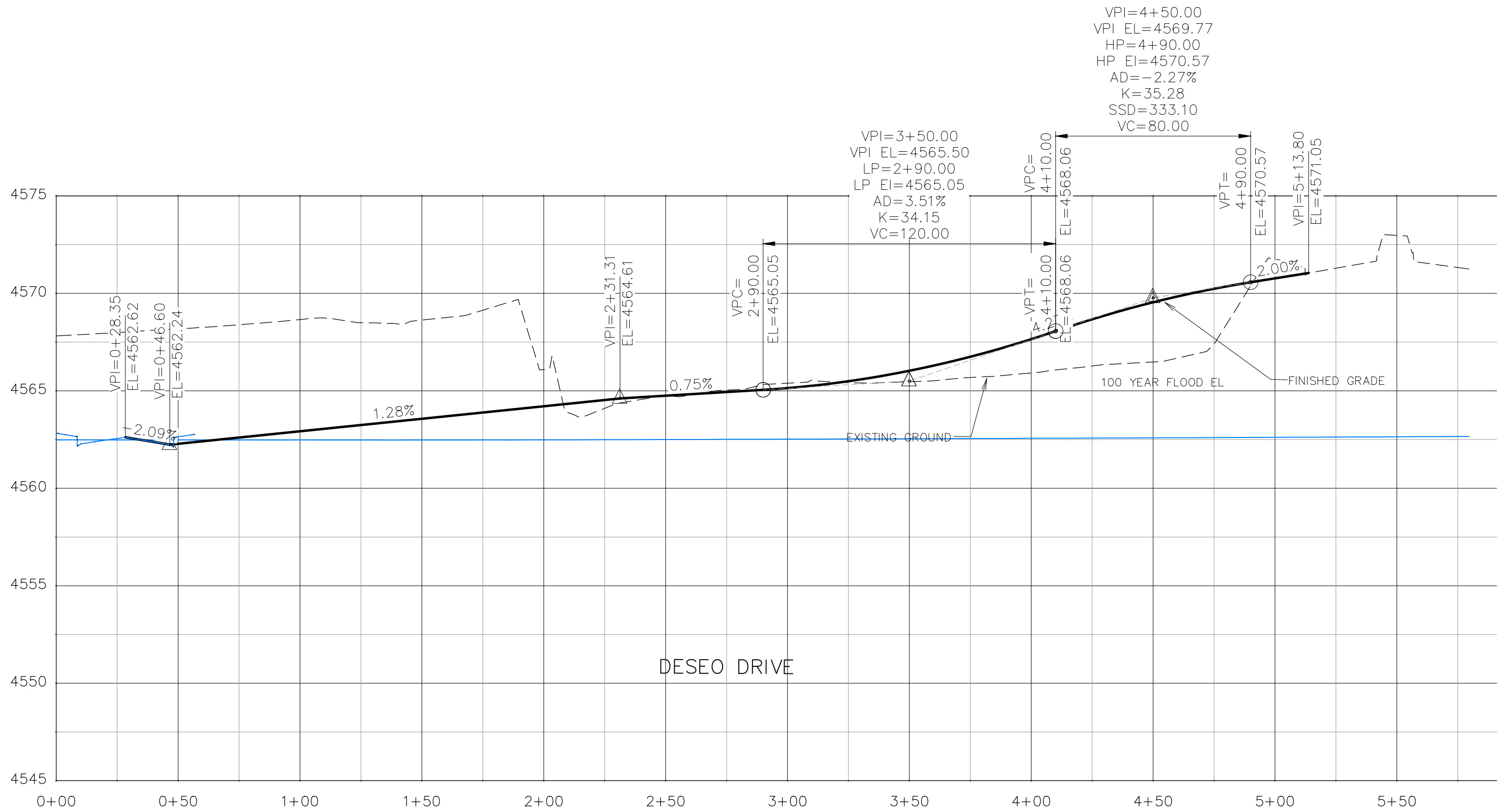
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (11)
May 20, 2020



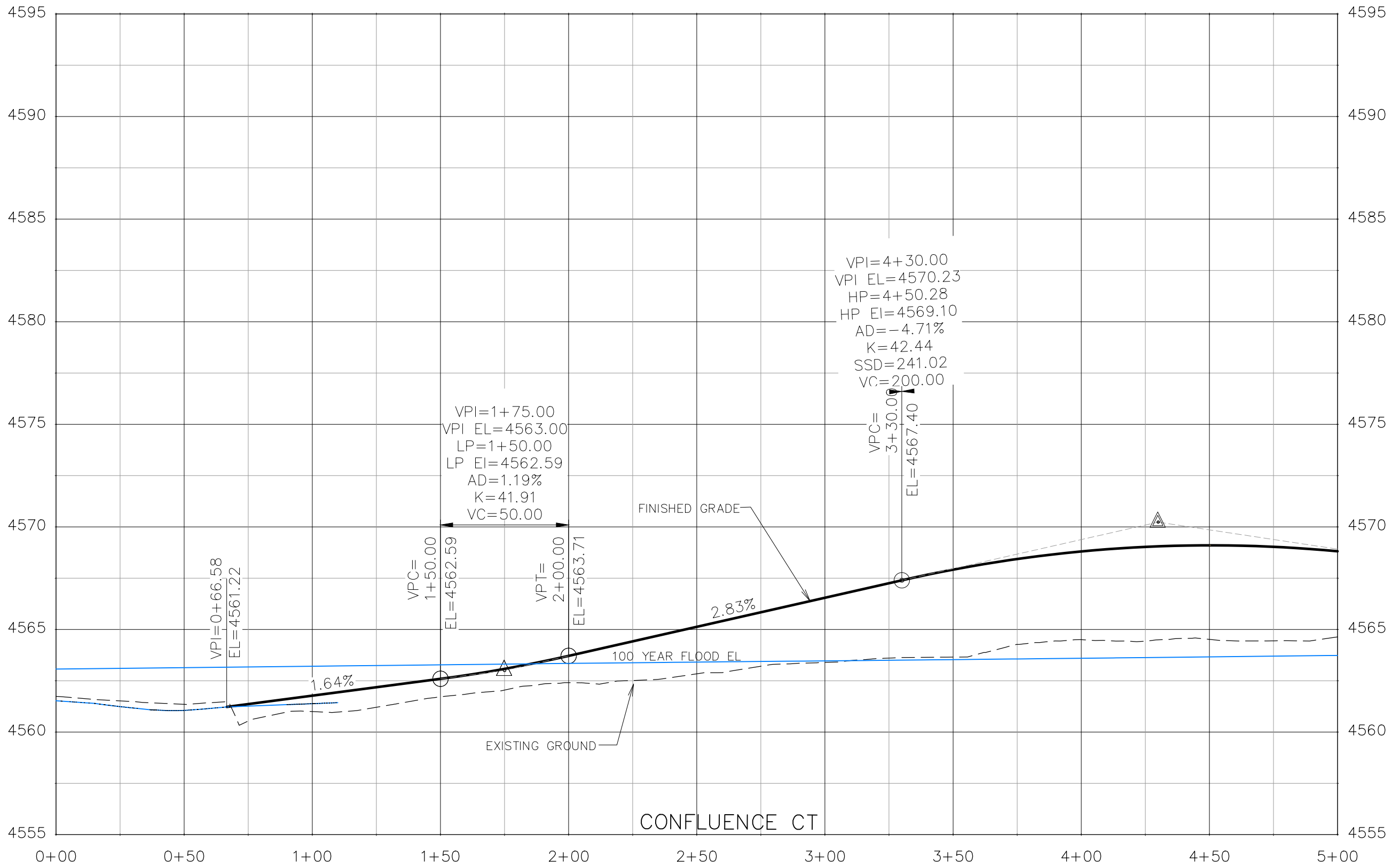
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (12)
May 20, 2020



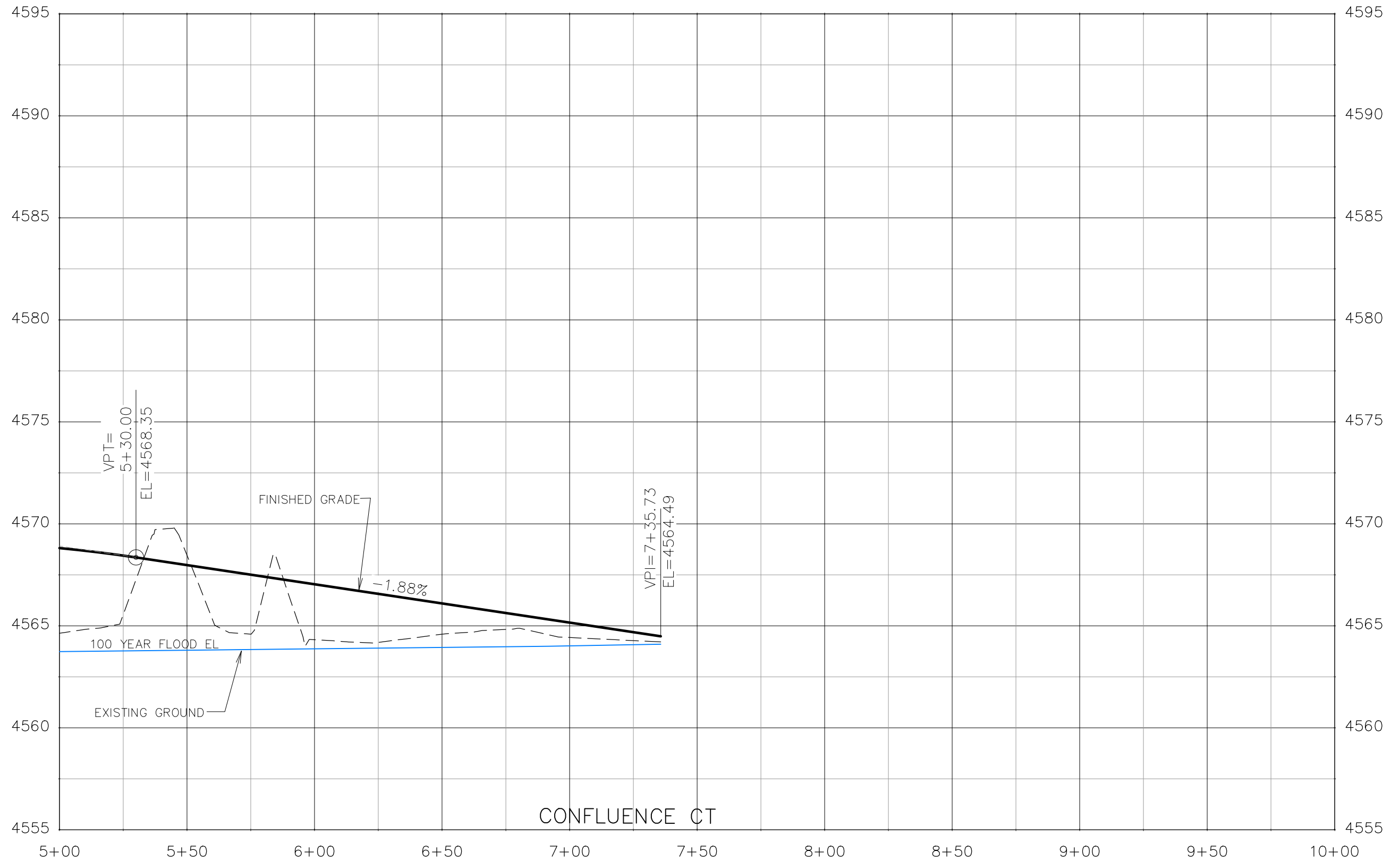
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (13)
May 20, 2020



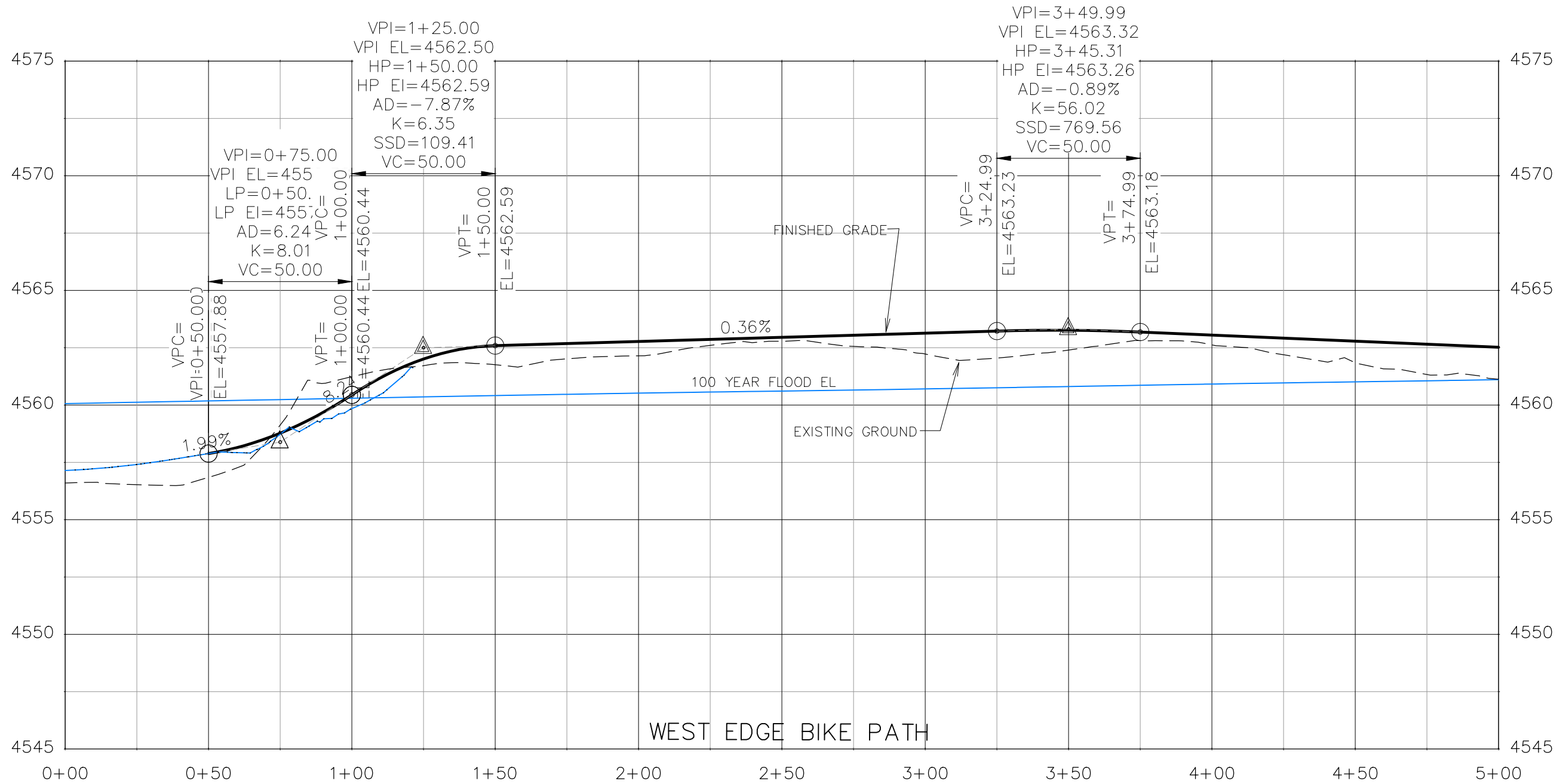
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL 1" = 20'	
0	5
VERTICAL 1" = 5'	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (14)
May 20, 2020



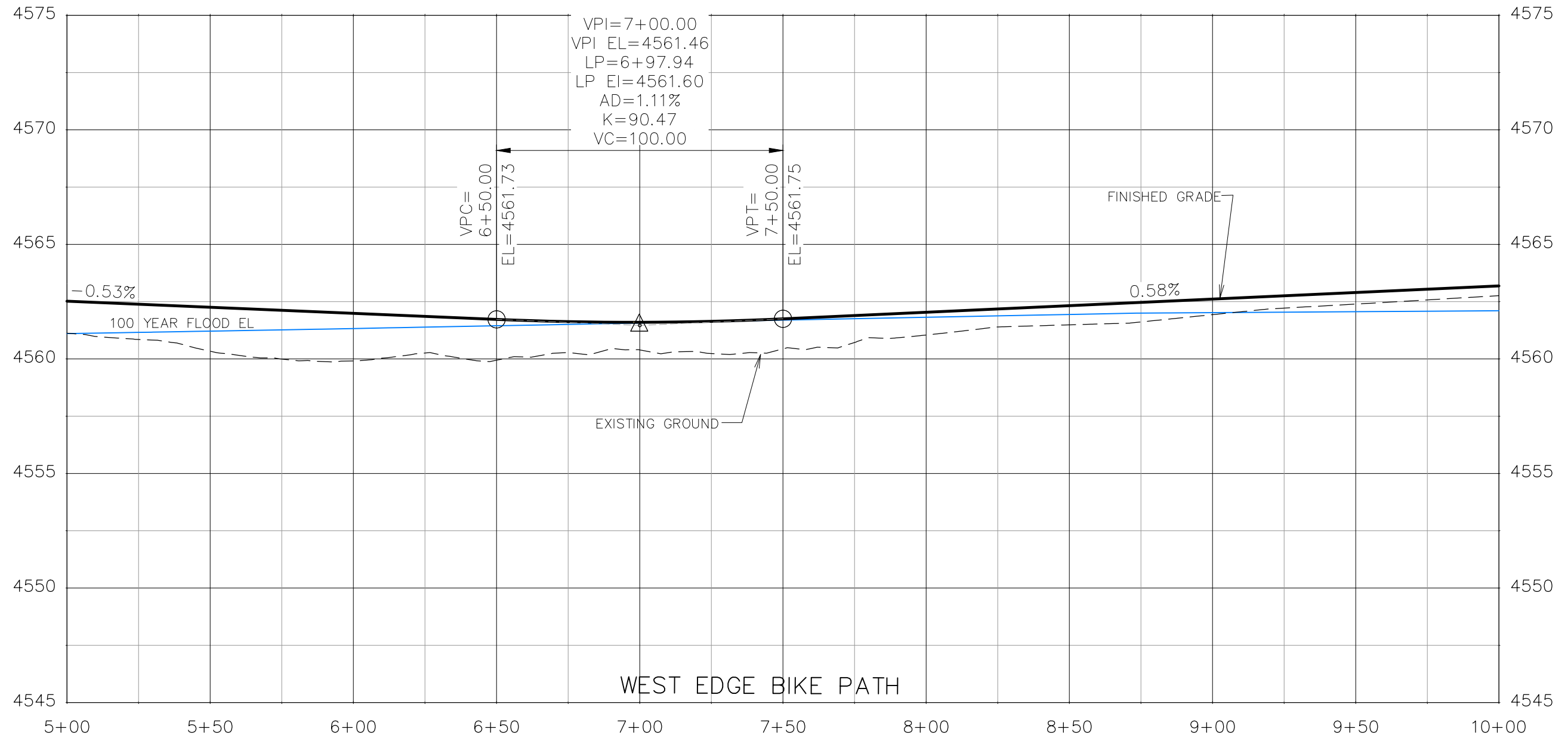
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (15)
May 20, 2020



VPI=7+00.00
 VPI EL=4561.46
 LP=6+97.94
 LP EL=4561.60
 AD=1.11%
 K=90.47
 VC=100.00

VPC=
 6+50.00
 EL=4561.73

VPT=
 7+50.00
 EL=4561.75

-0.53%

100 YEAR FLOOD EL

FINISHED GRADE

0.58%

EXISTING GROUND

WEST EDGE BIKE PATH

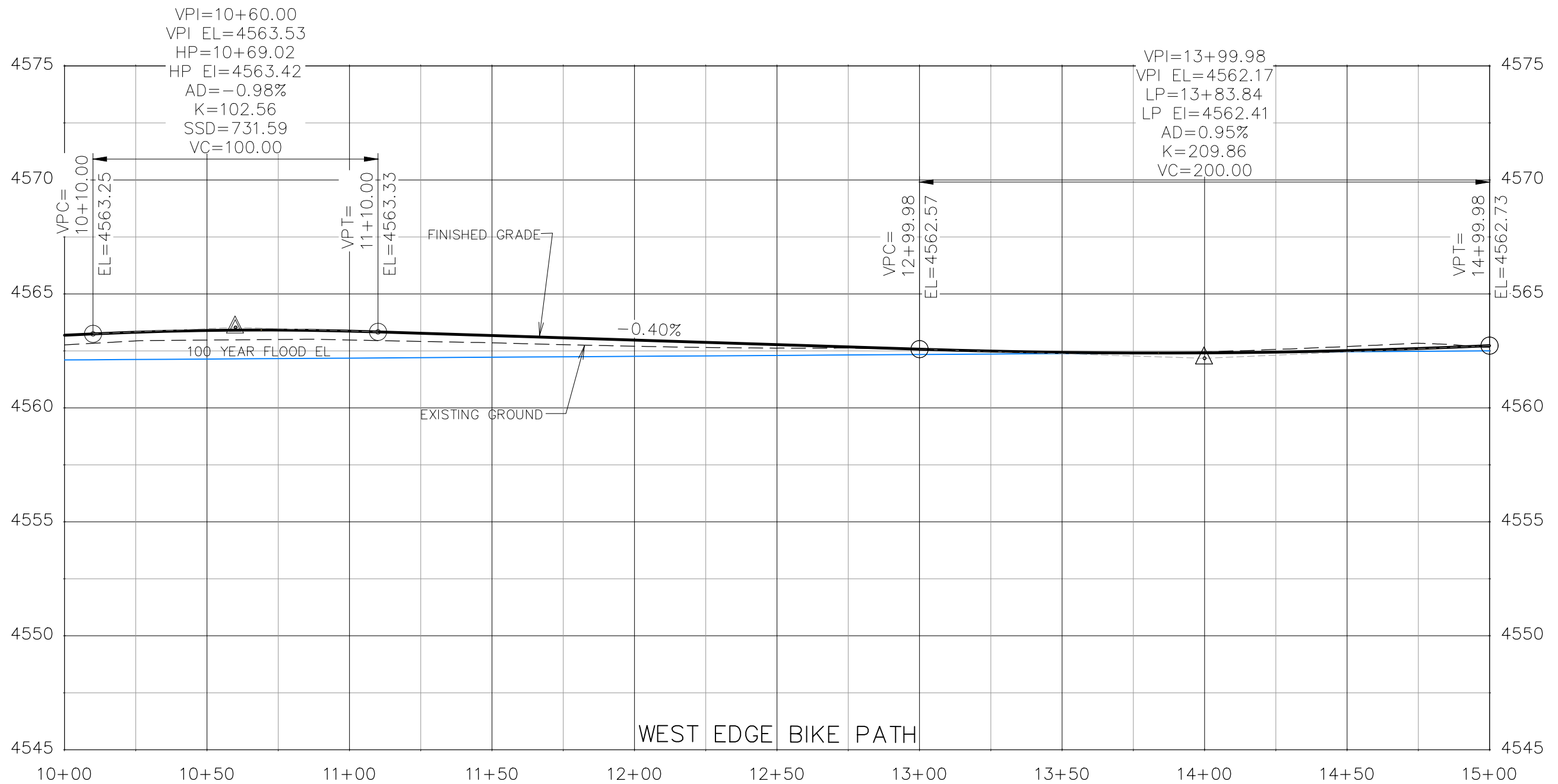
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 20'
VERTICAL	1" = 1.25'



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 ROADWAY PROFILE - (16)
 May 20, 2020



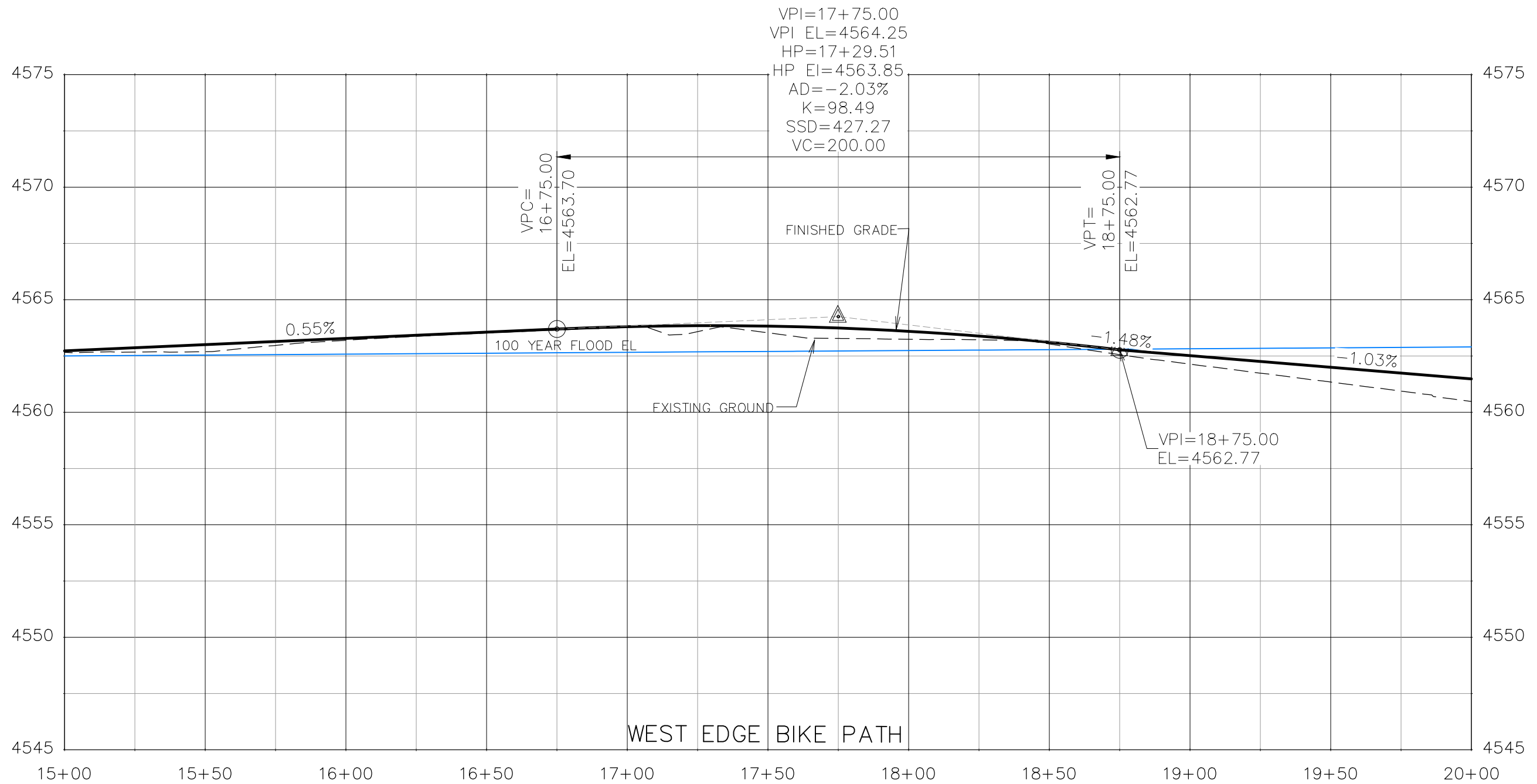
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 ROADWAY PROFILE - (17)
 May 20, 2020



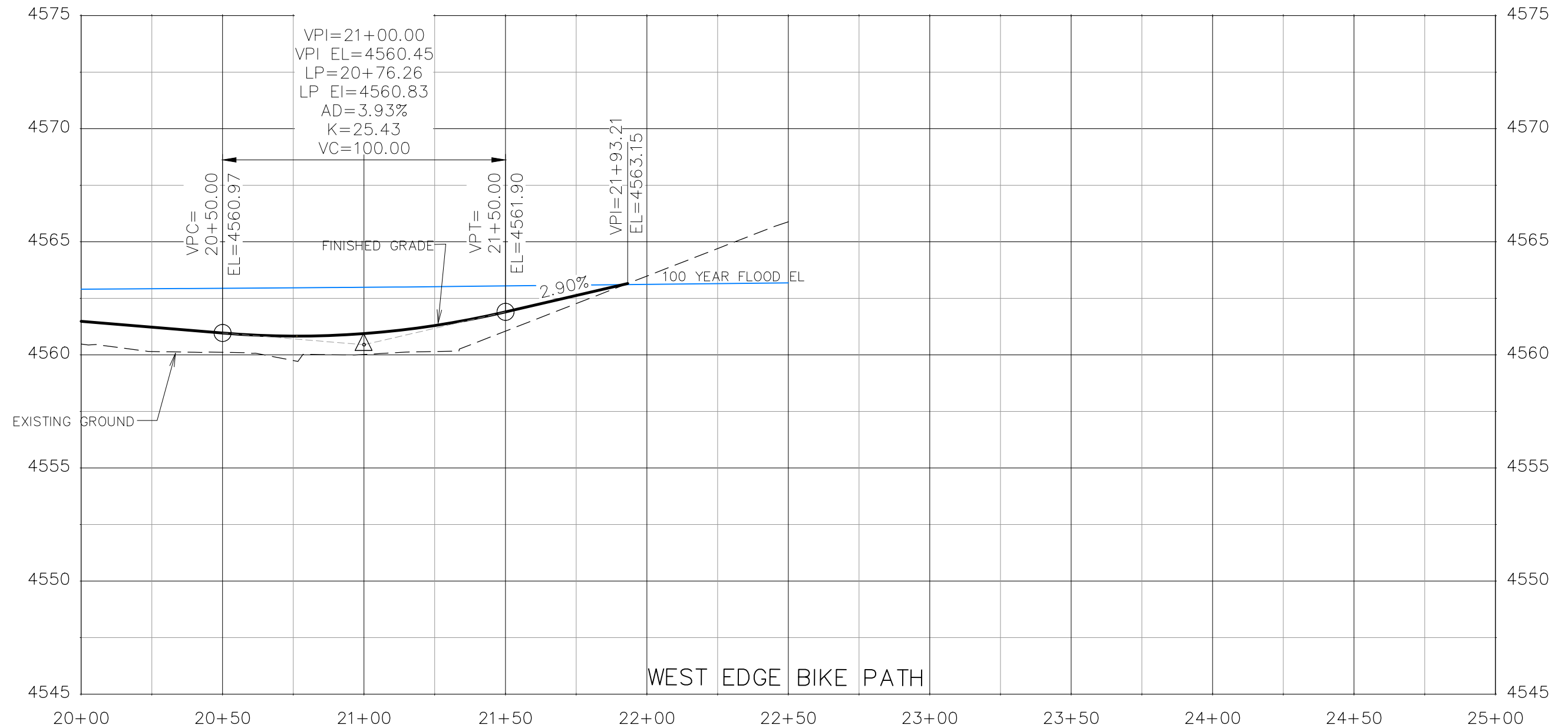
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROADWAY PROFILE - (18)
May 20, 2020



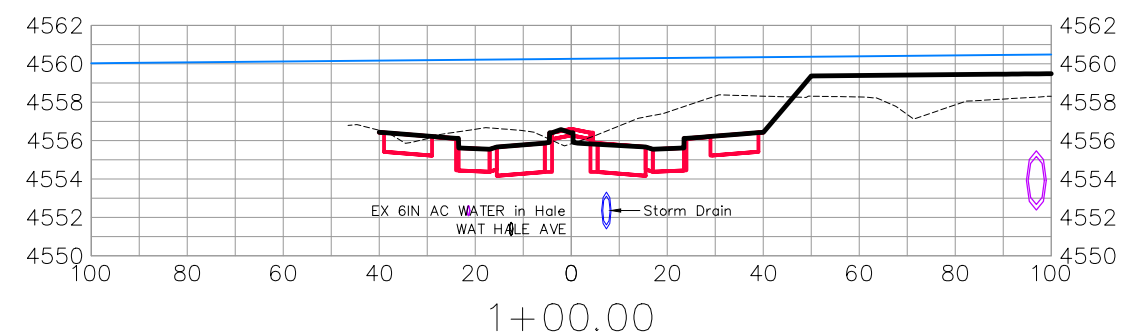
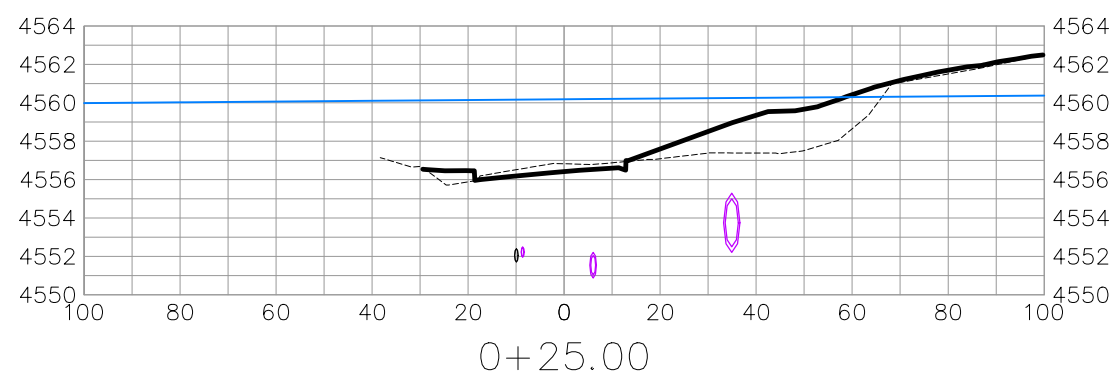
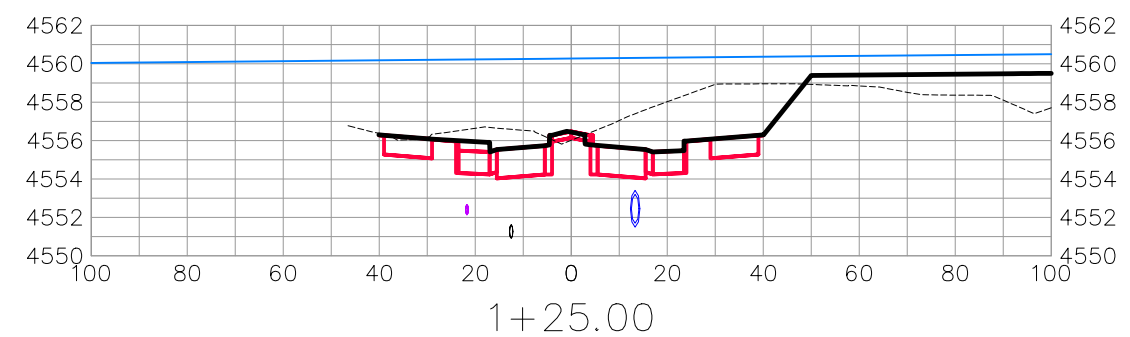
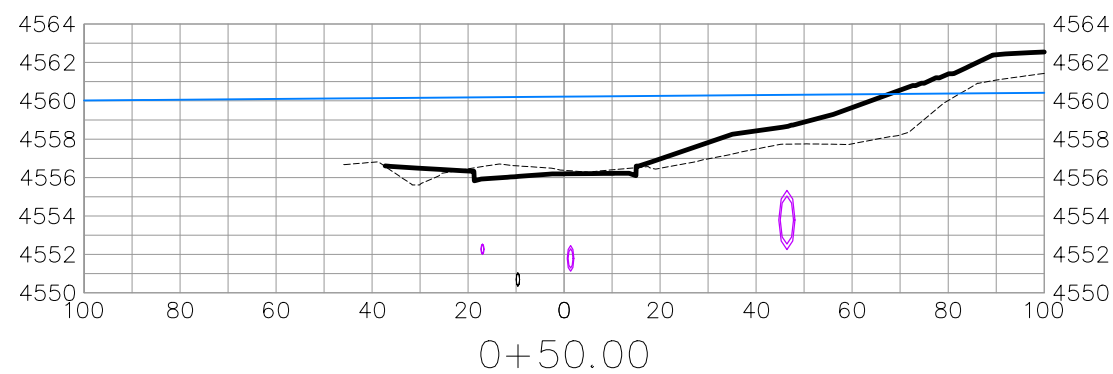
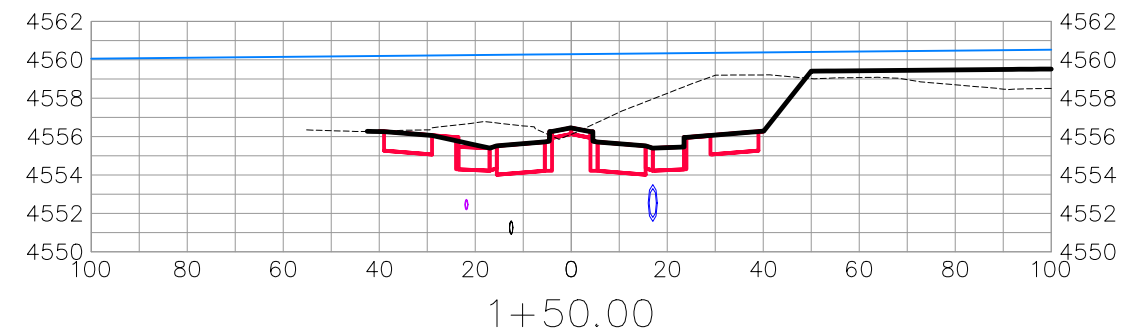
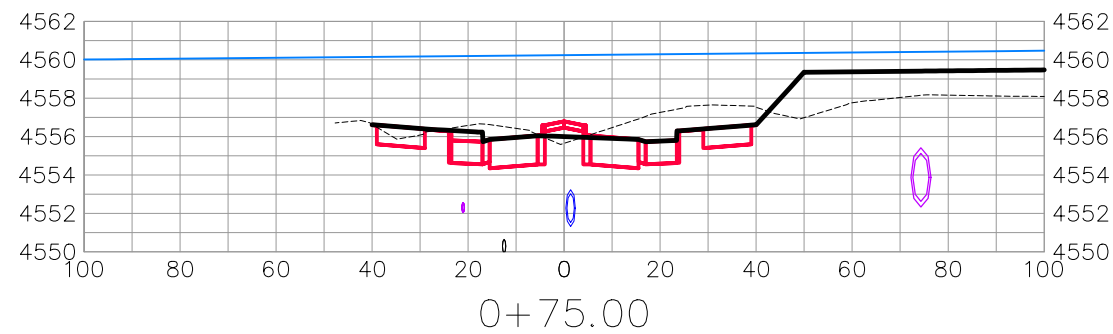
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	5
VERTICAL	



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 ROADWAY PROFILE - (19)
 May 20, 2020



HALE AVE

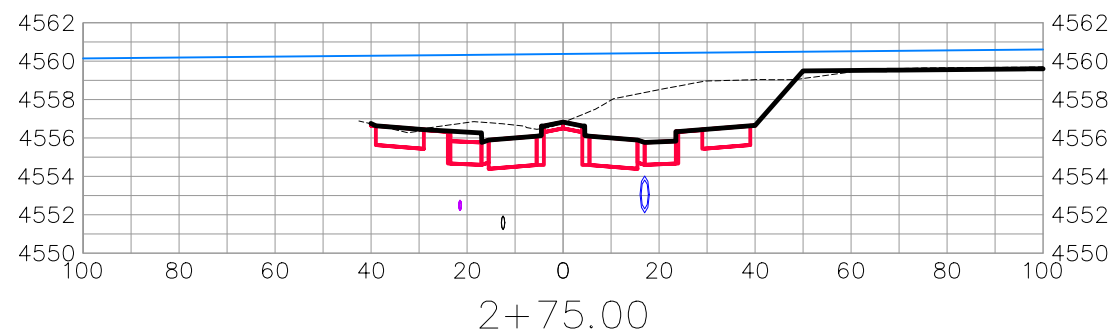
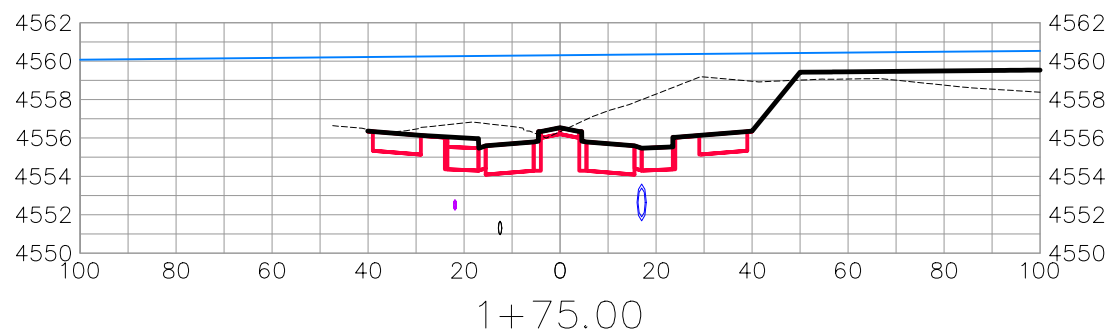
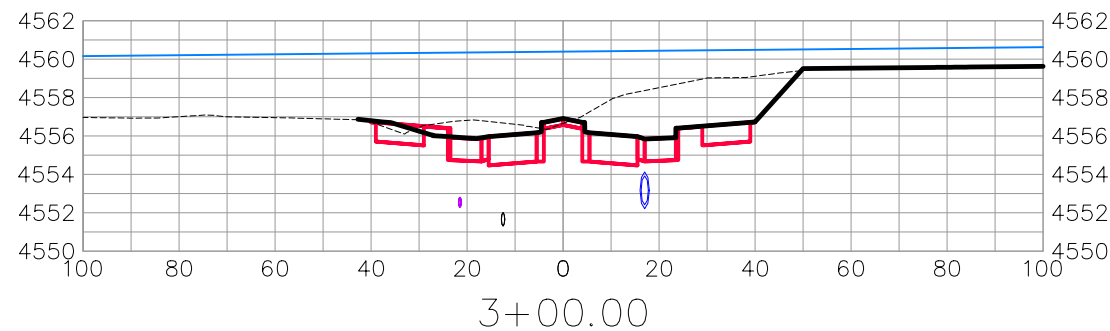
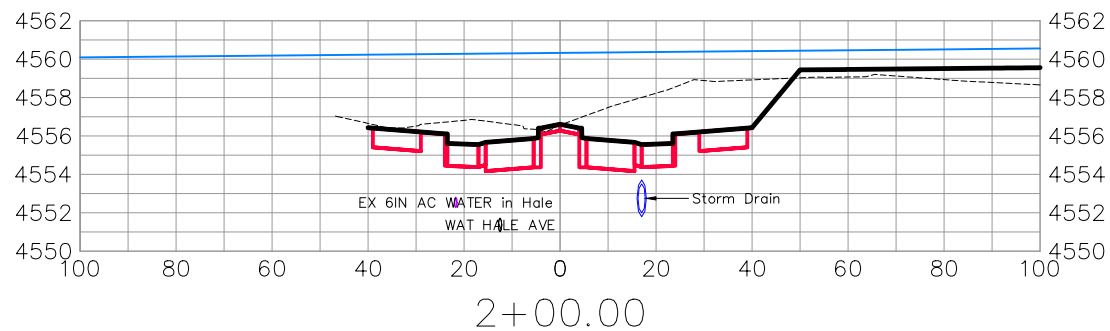
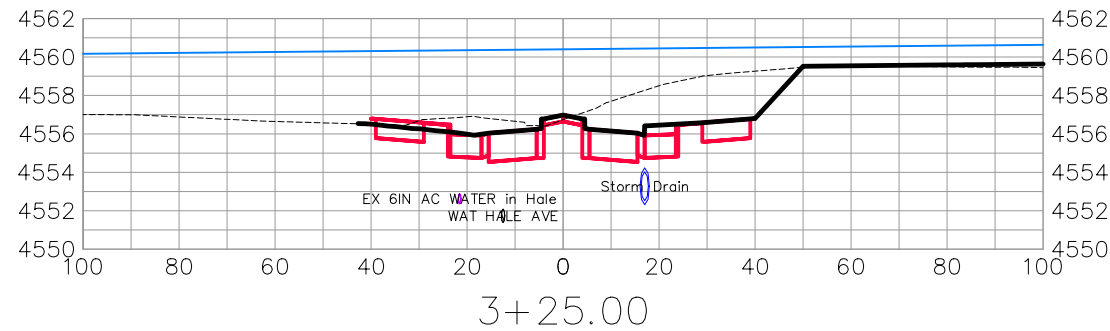
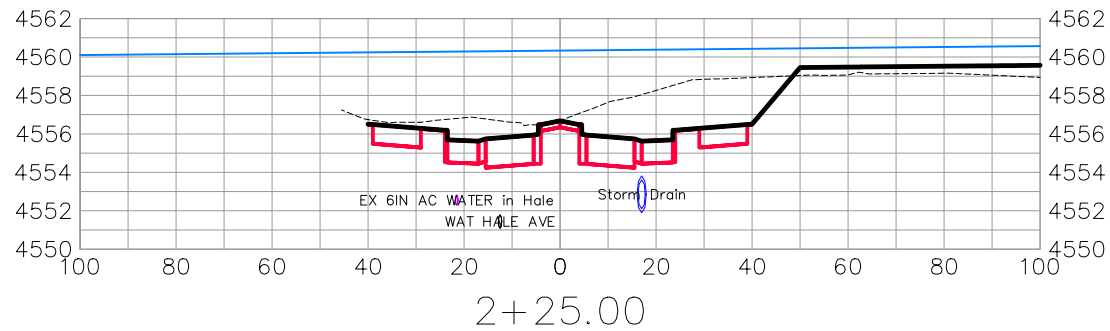
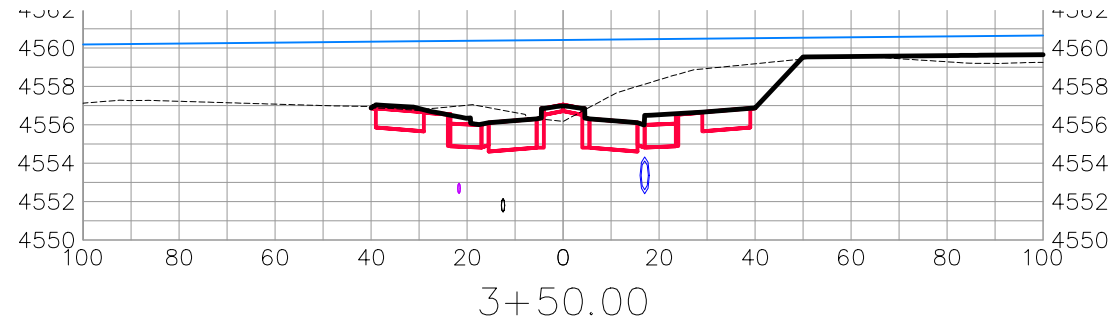
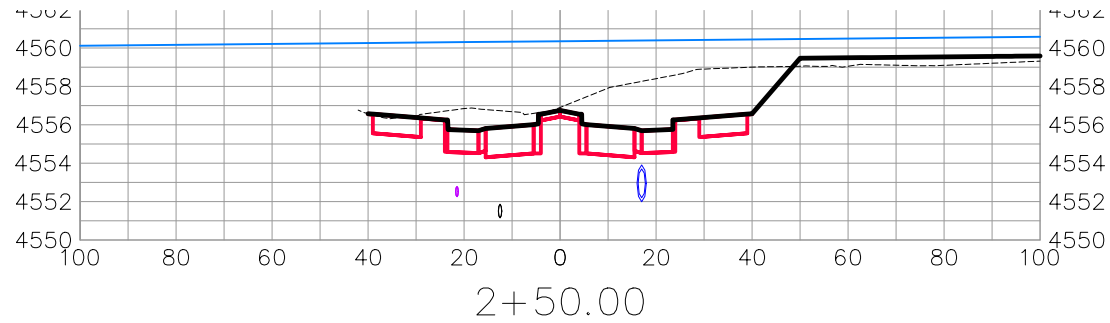
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
0	10
0	2.5



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (1)
May 20, 2020



HALE AVE

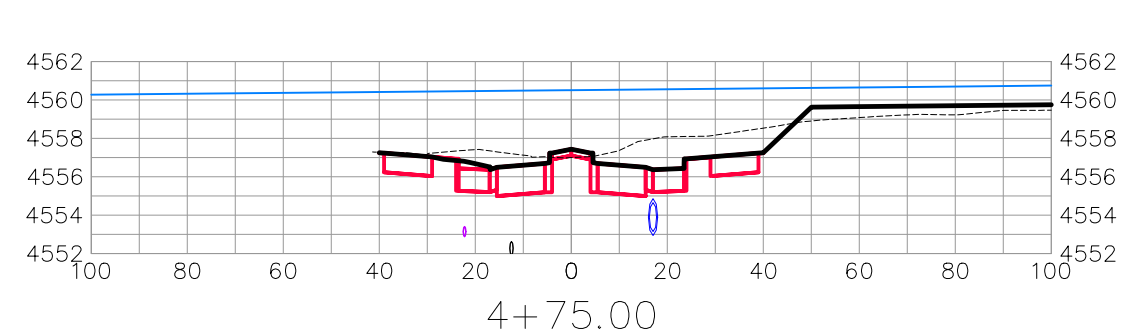
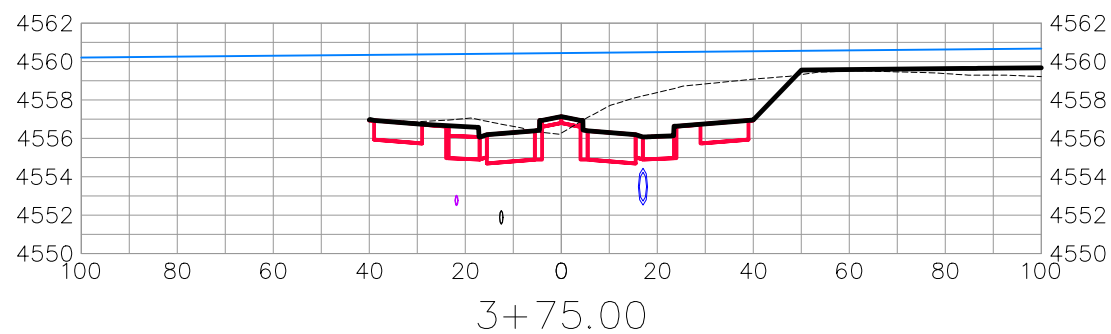
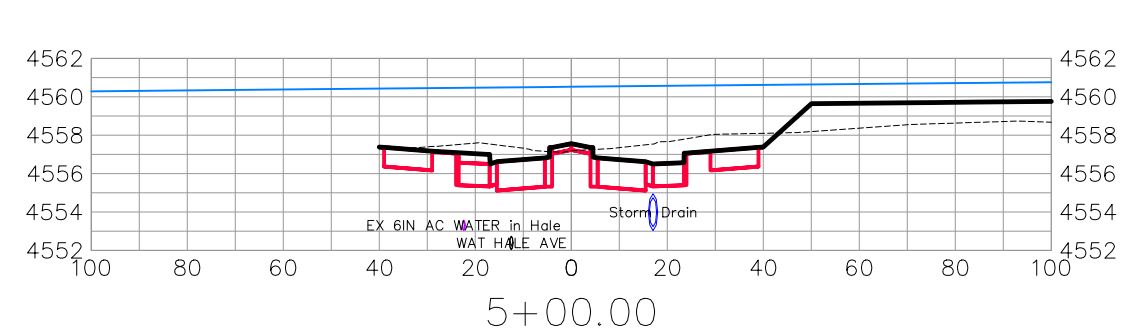
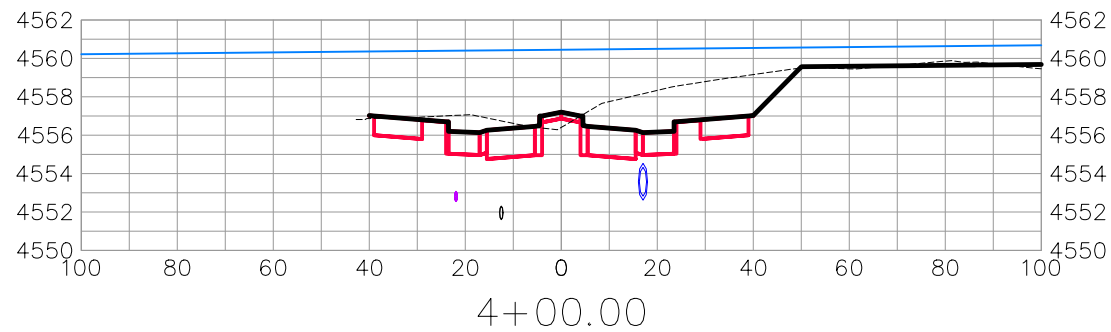
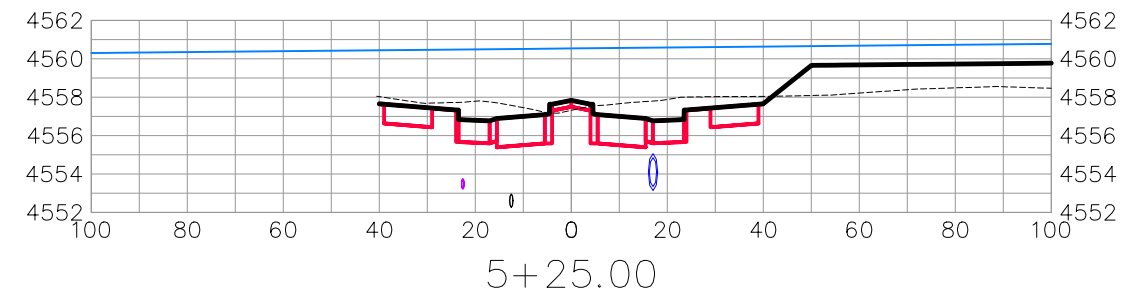
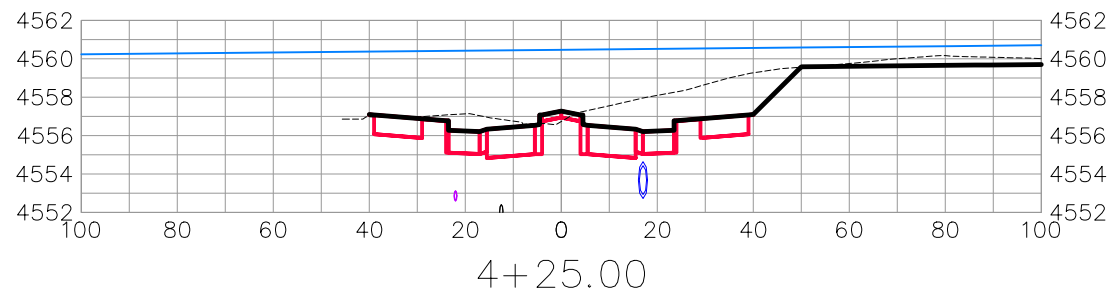
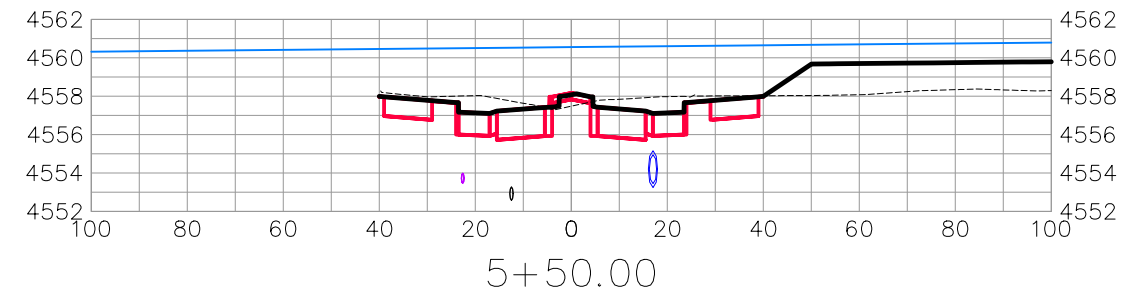
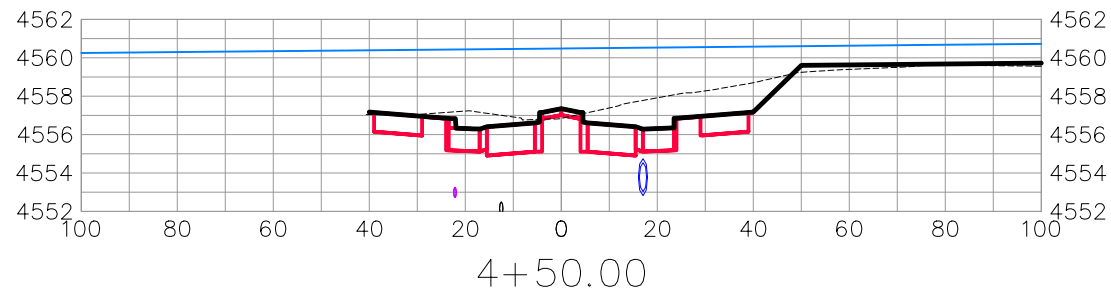
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (2)
May 20, 2020



HALE AVE

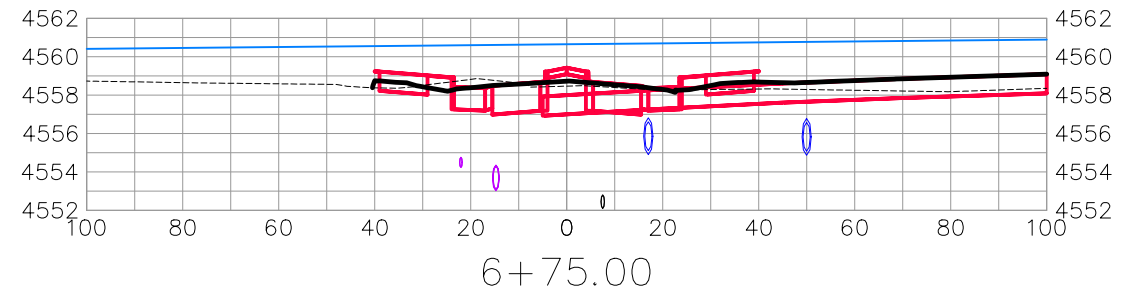
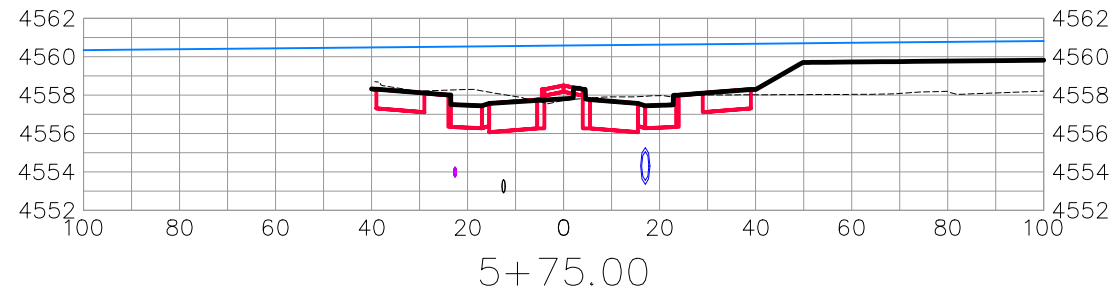
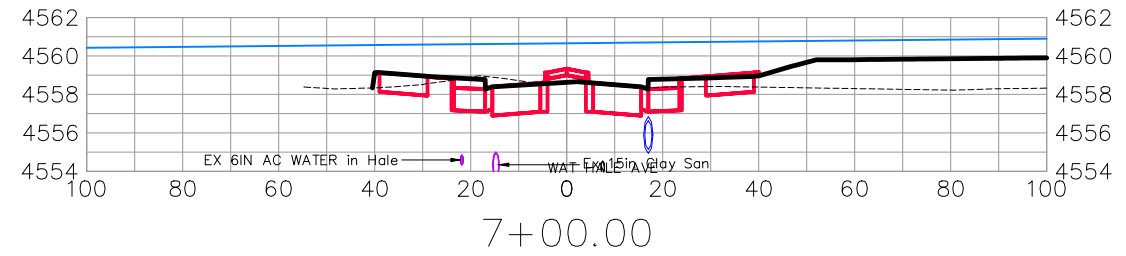
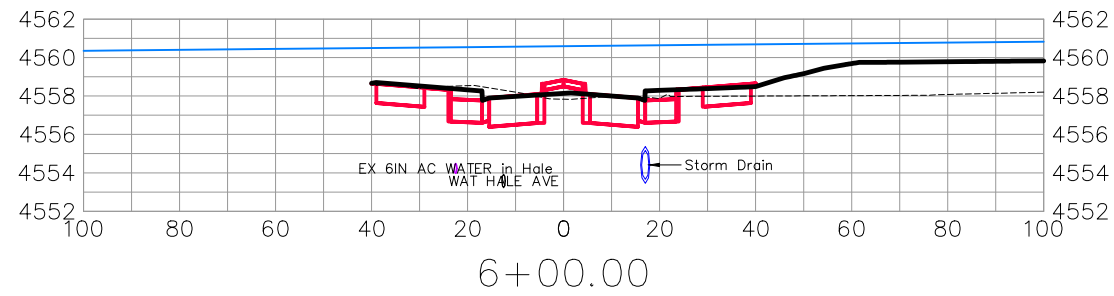
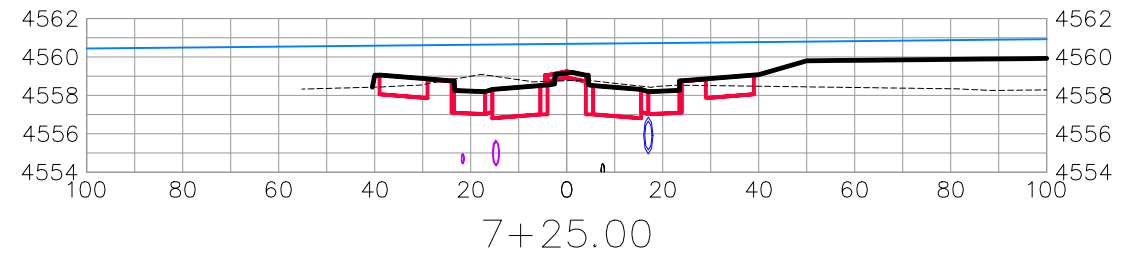
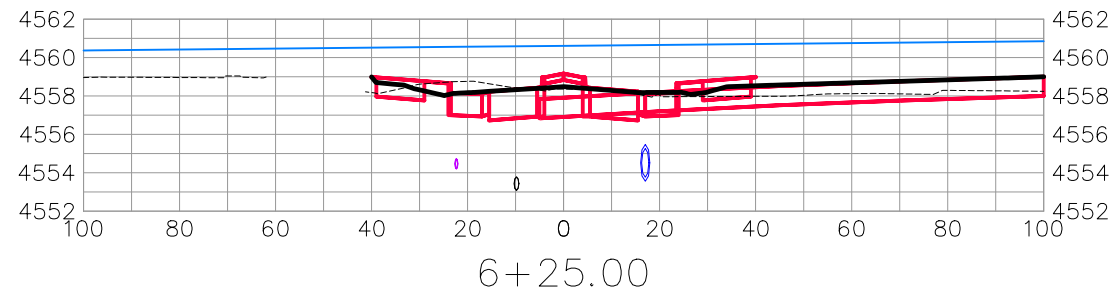
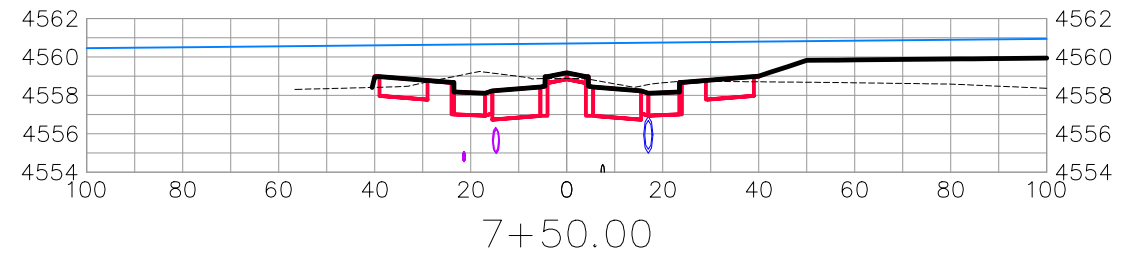
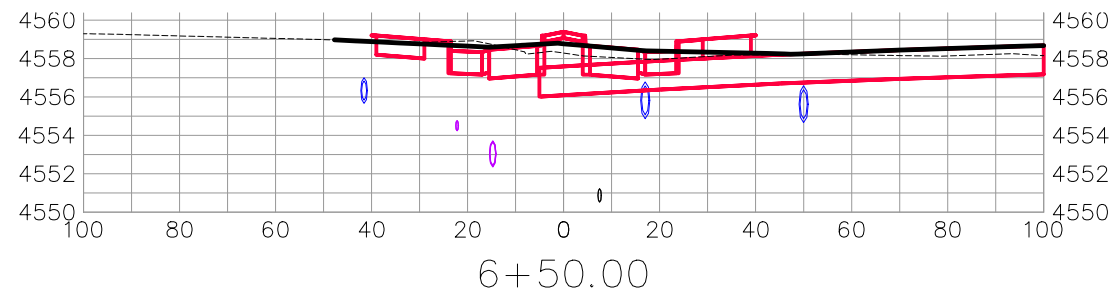
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 2.5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (3)
May 20, 2020



HALE AVE

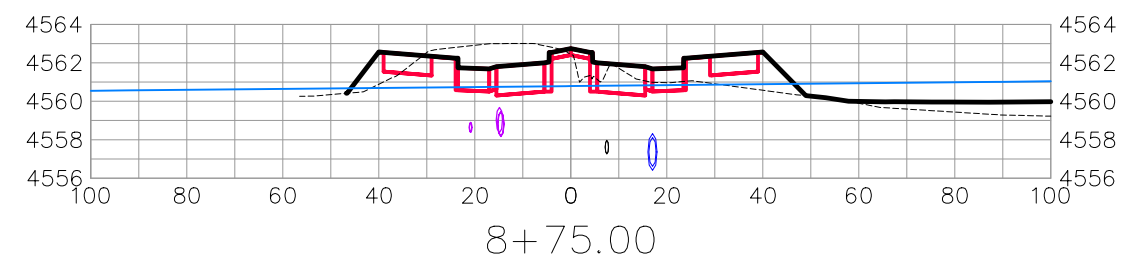
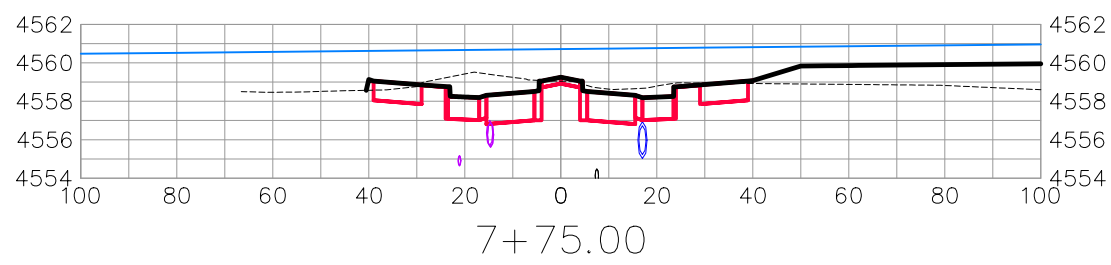
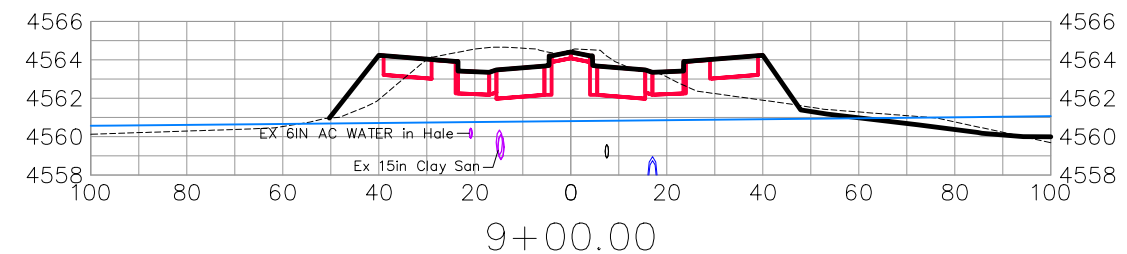
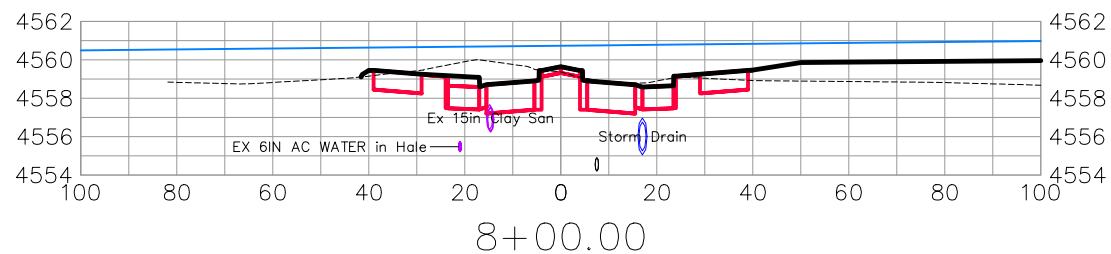
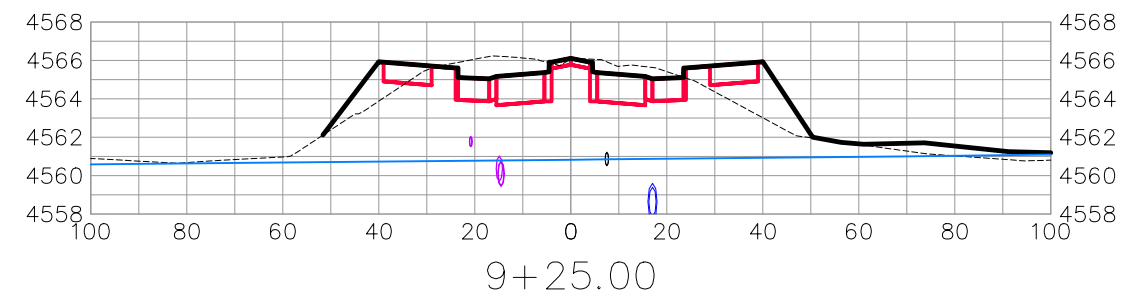
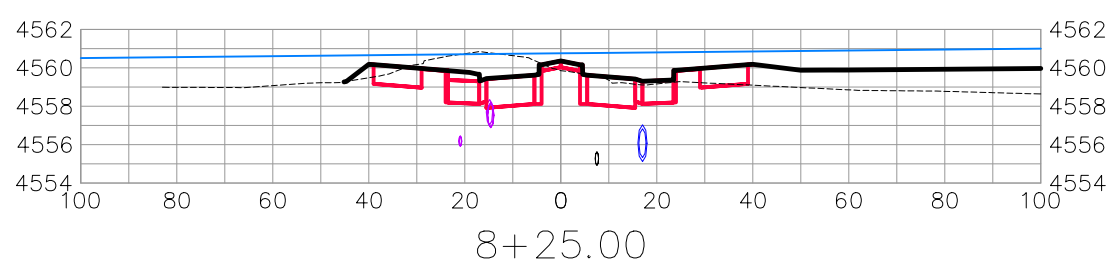
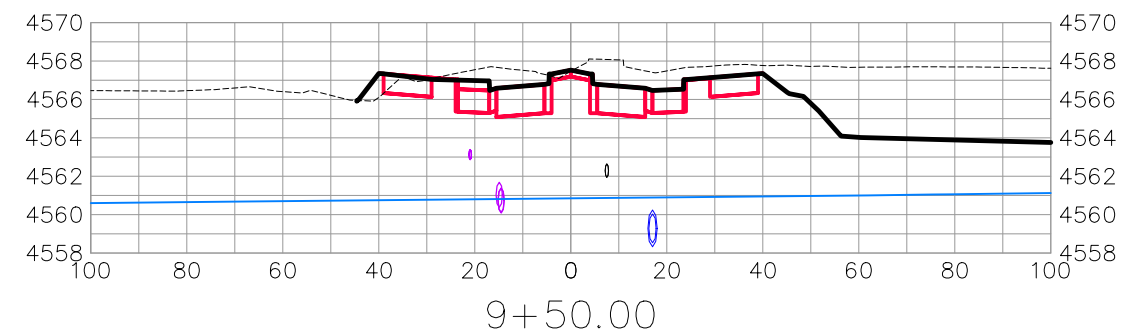
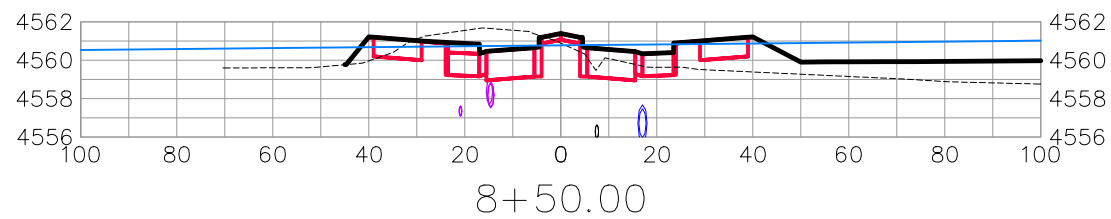
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (4)
May 20, 2020



HALE AVE

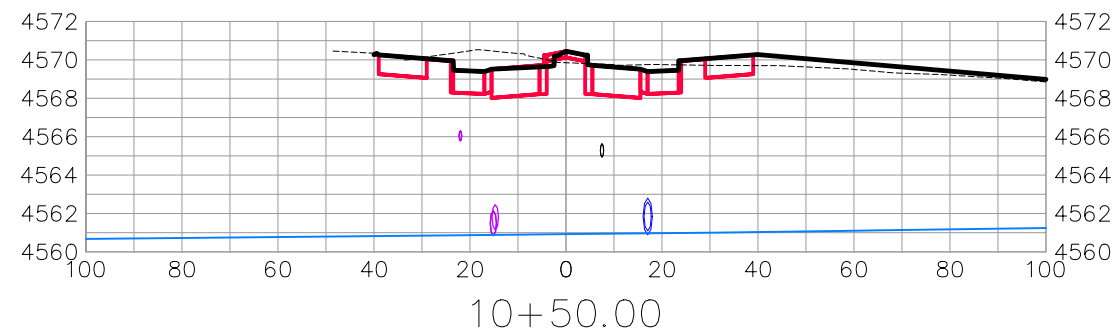
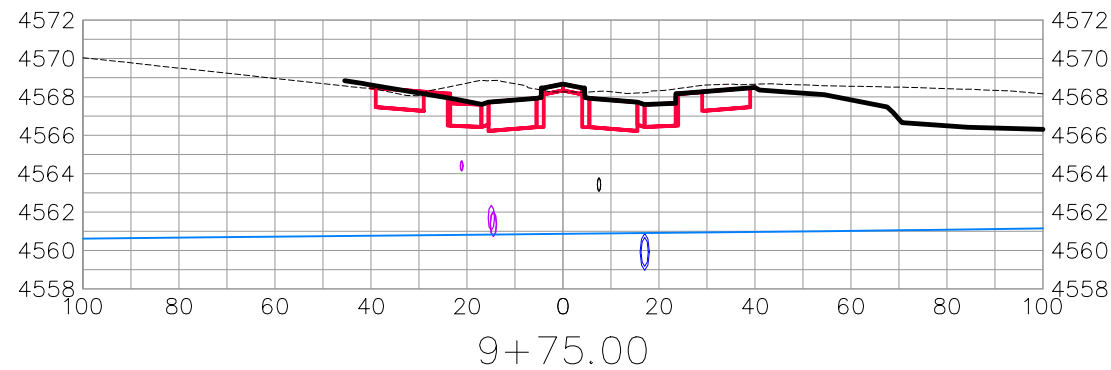
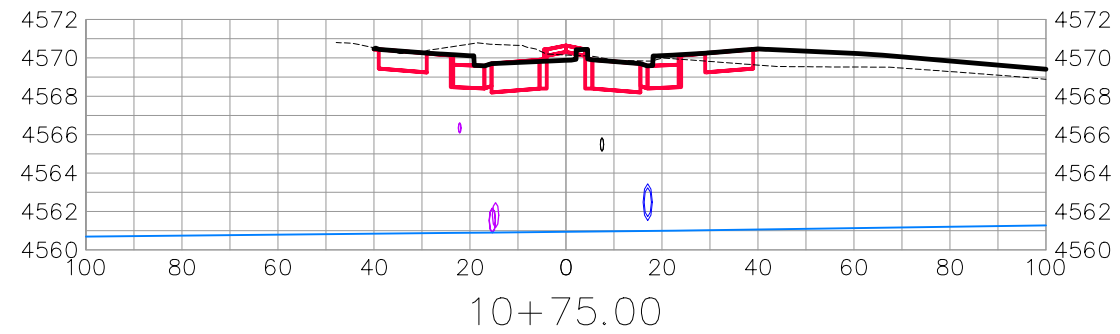
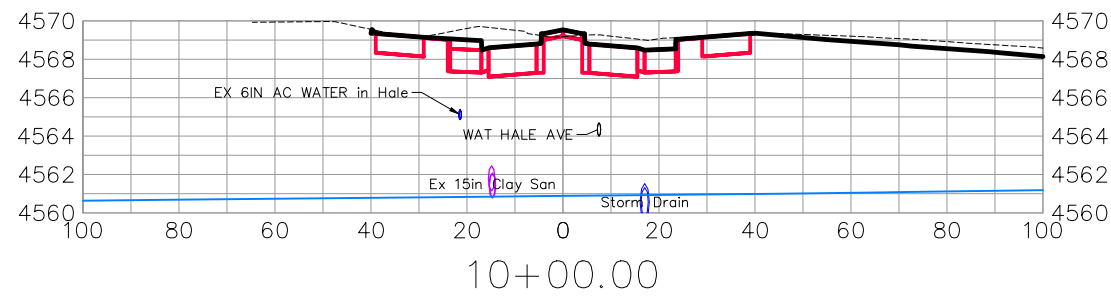
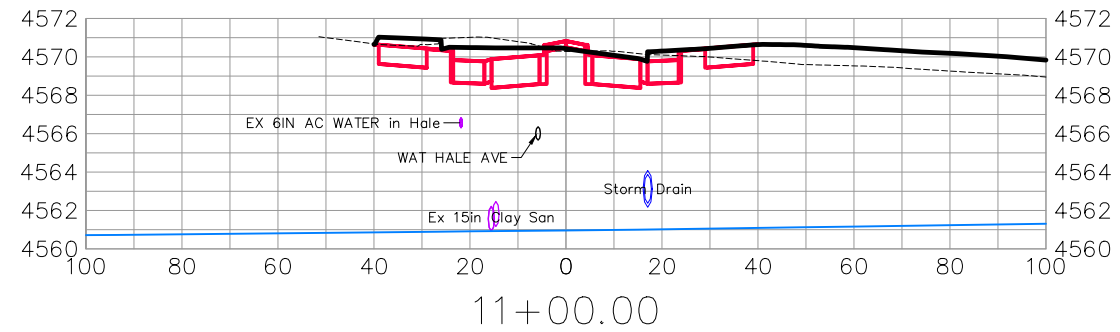
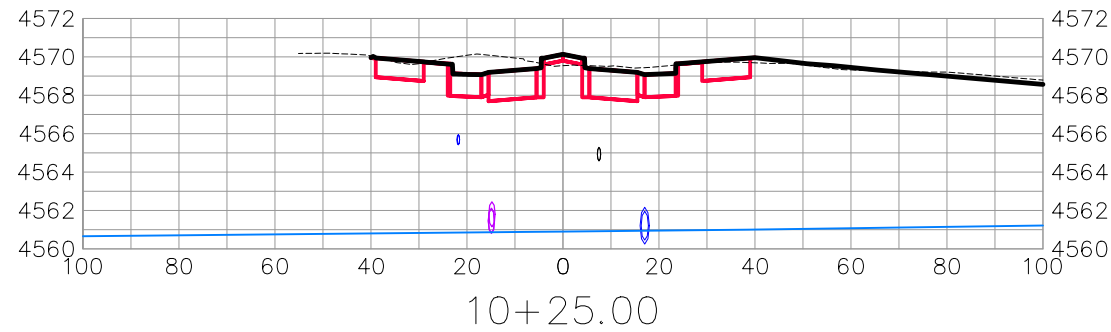
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (5)
May 20, 2020



HALE AVE

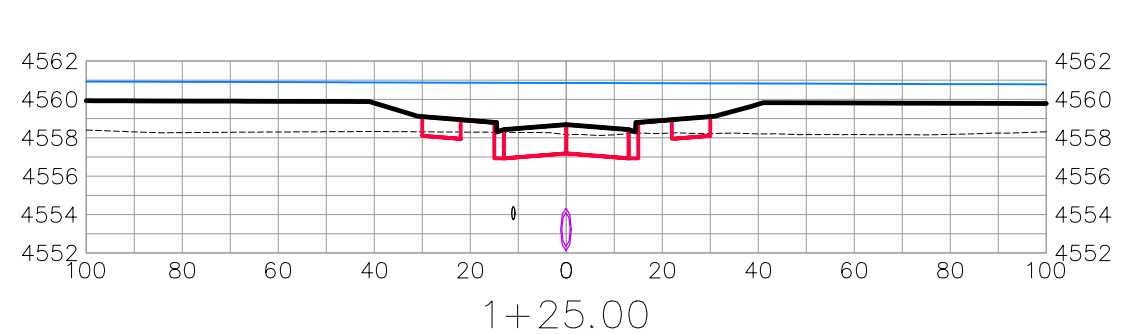
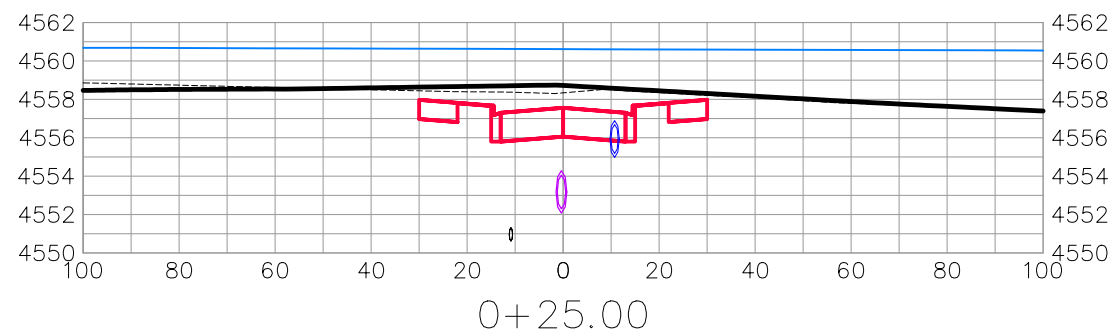
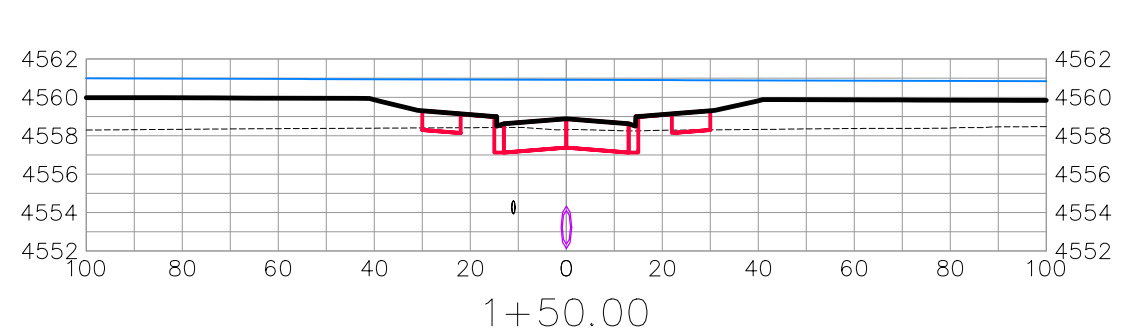
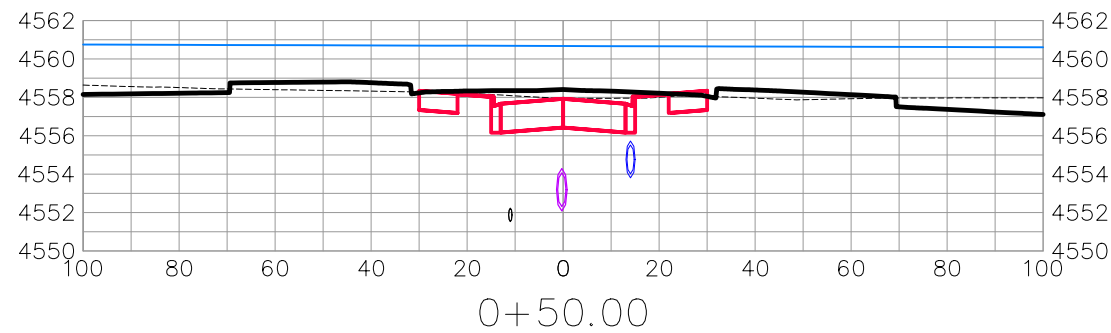
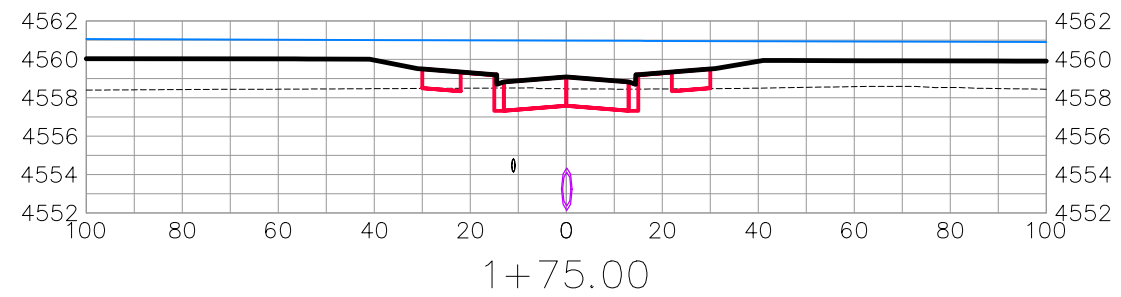
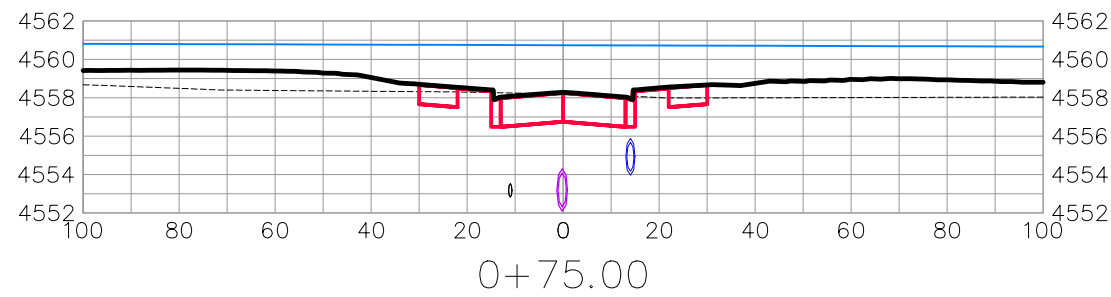
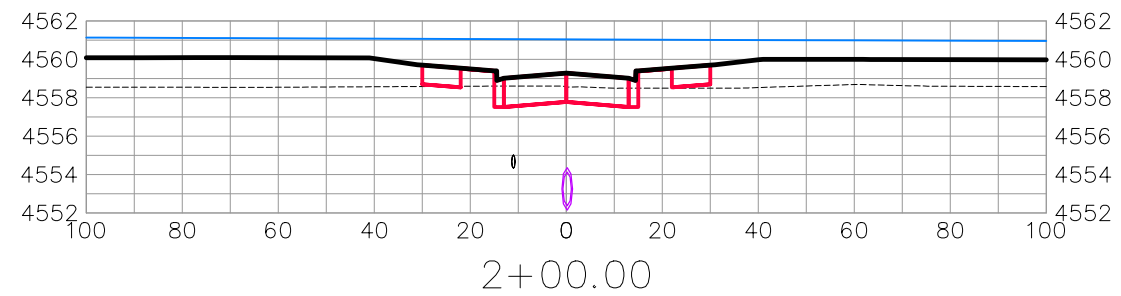
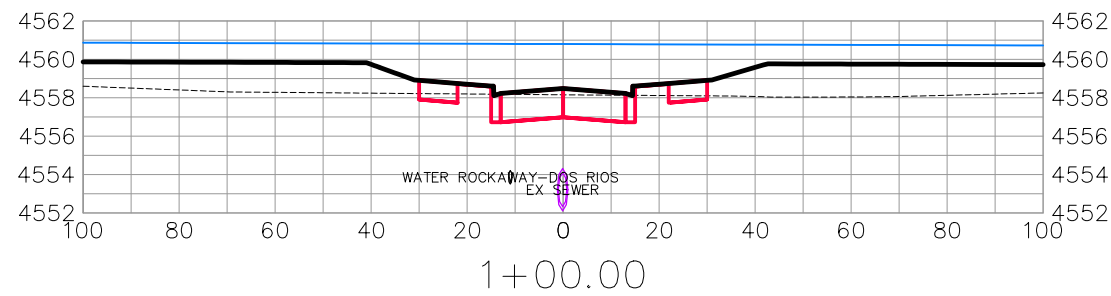
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
0	10
0	2.5



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (6)
May 20, 2020



ROCKAWAY AVE

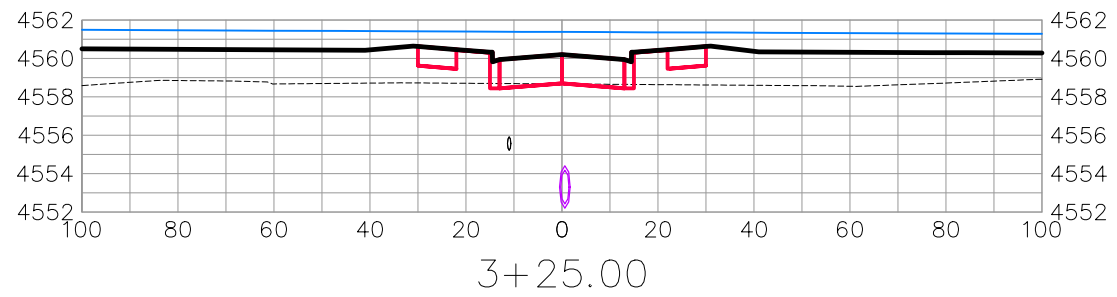
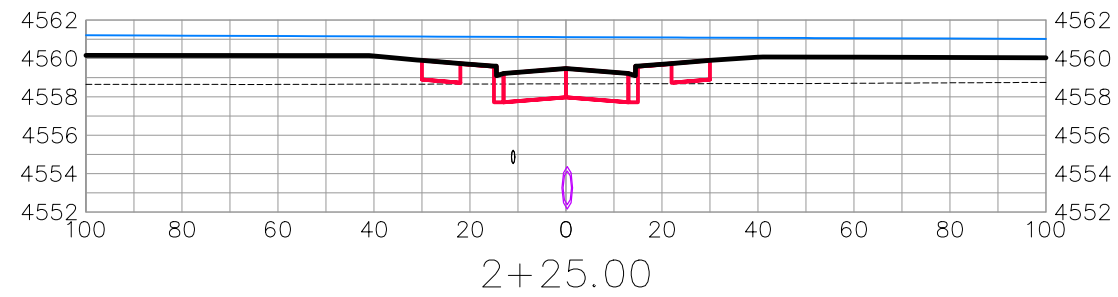
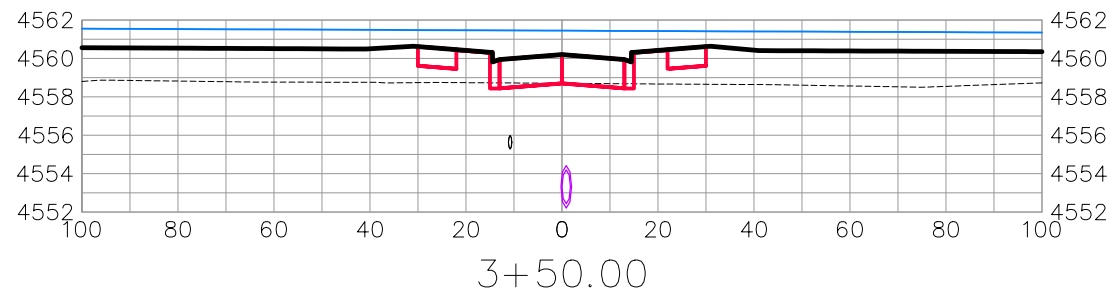
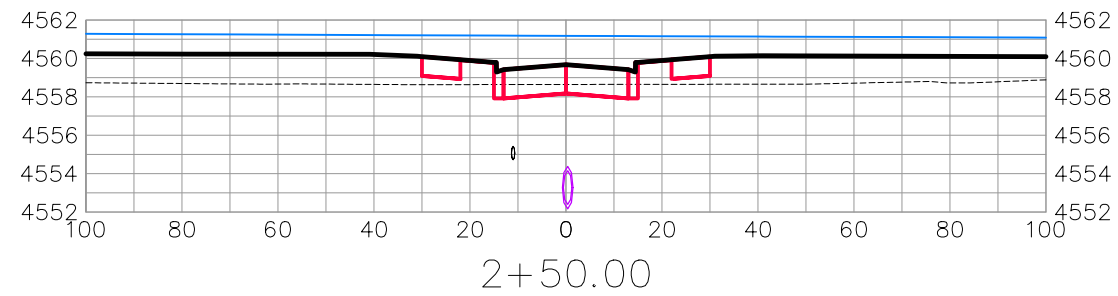
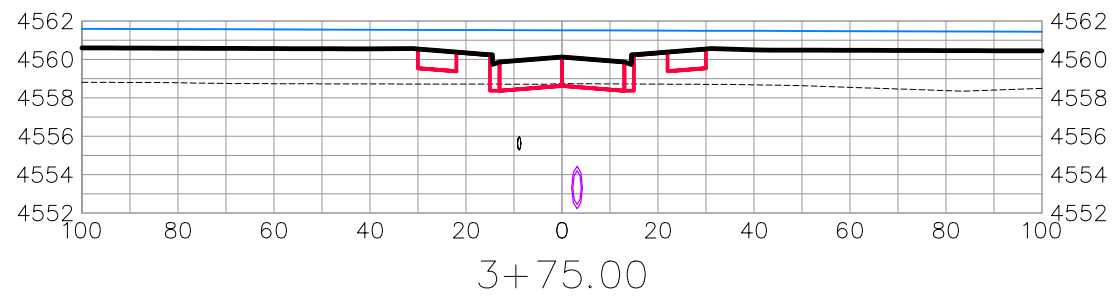
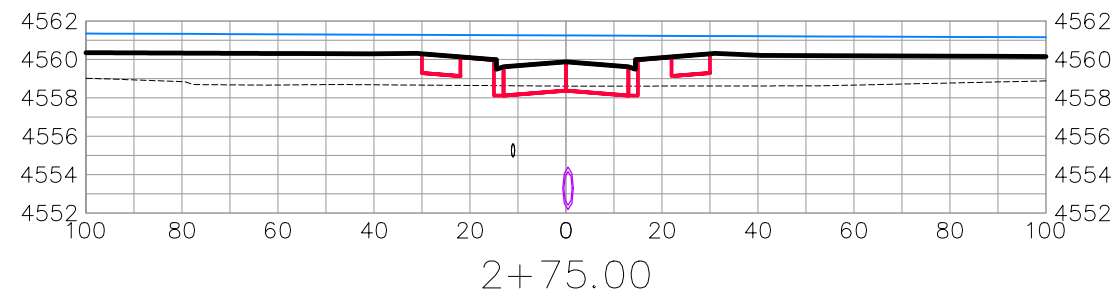
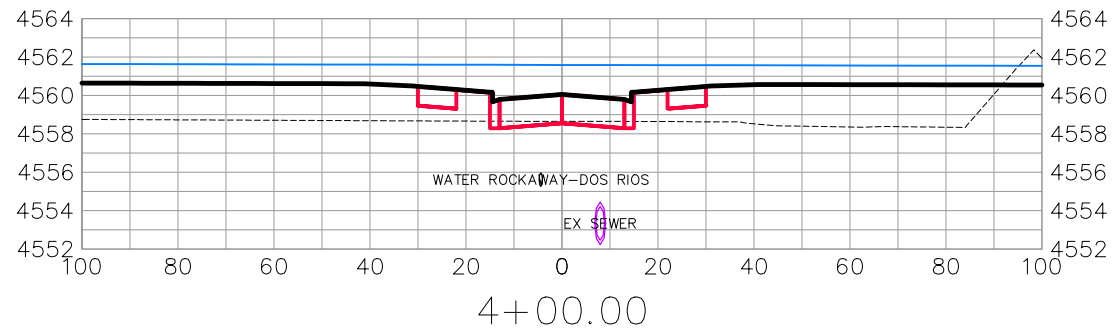
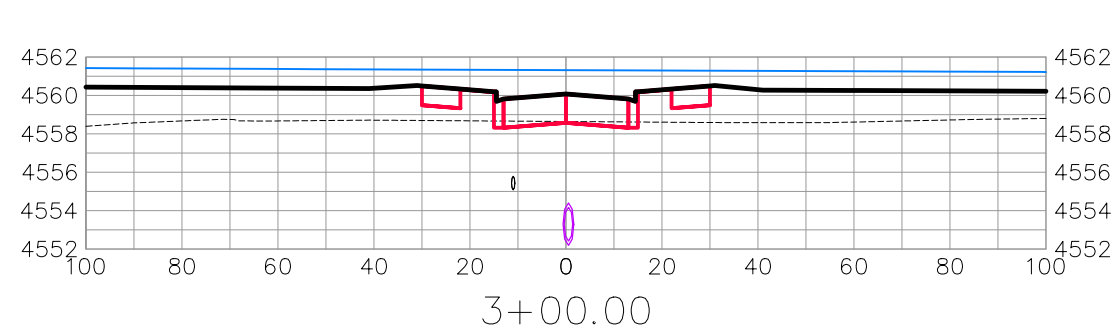
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (7)
May 20, 2020



ROCKAWAY AVE

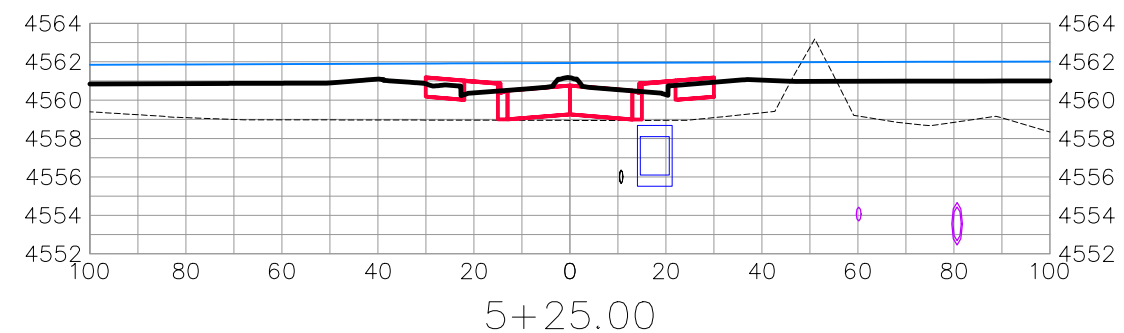
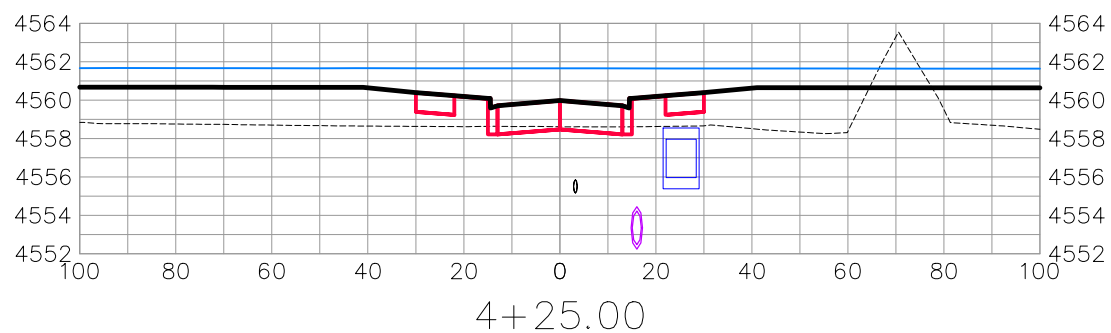
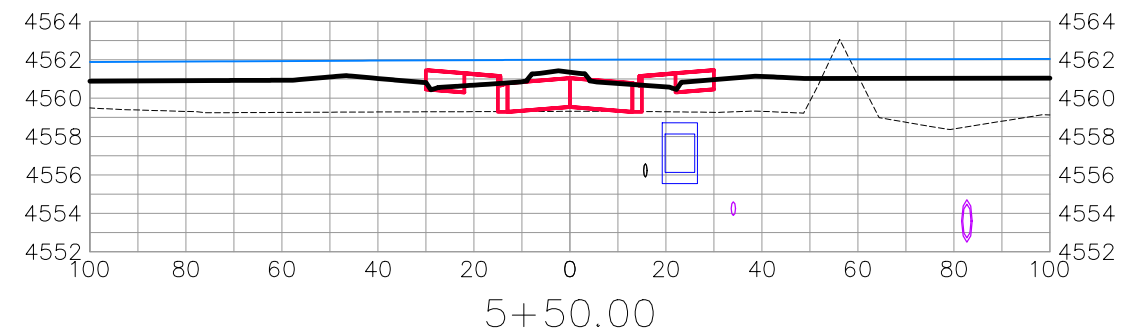
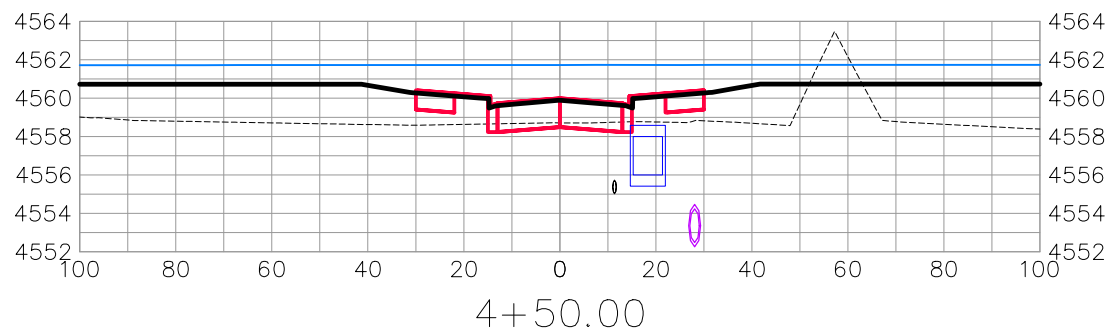
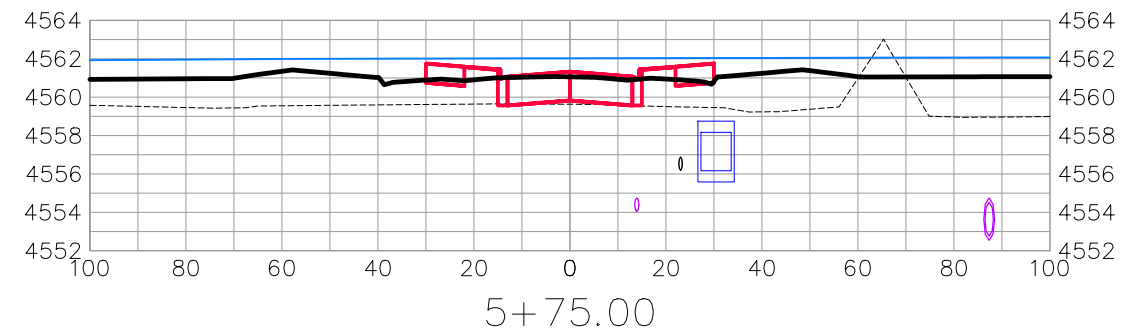
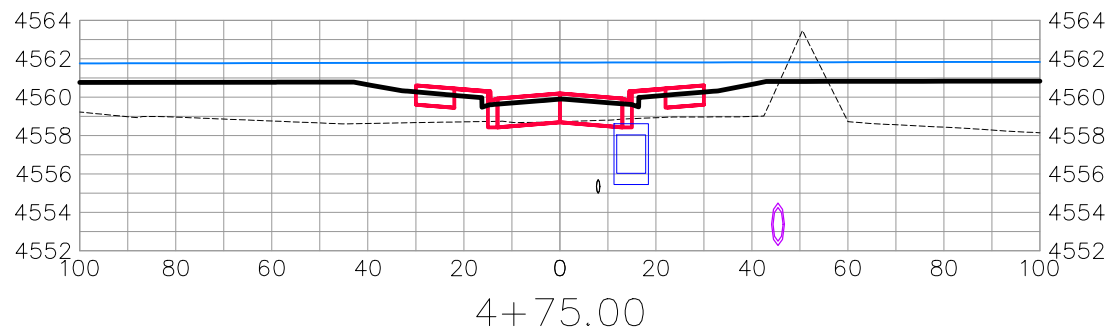
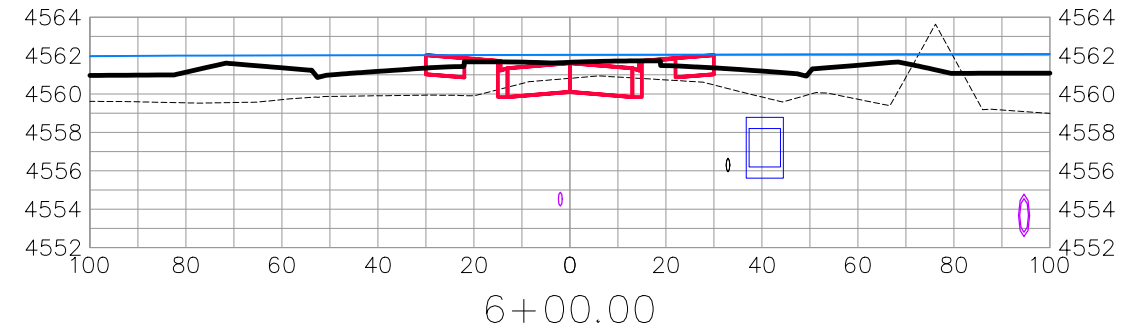
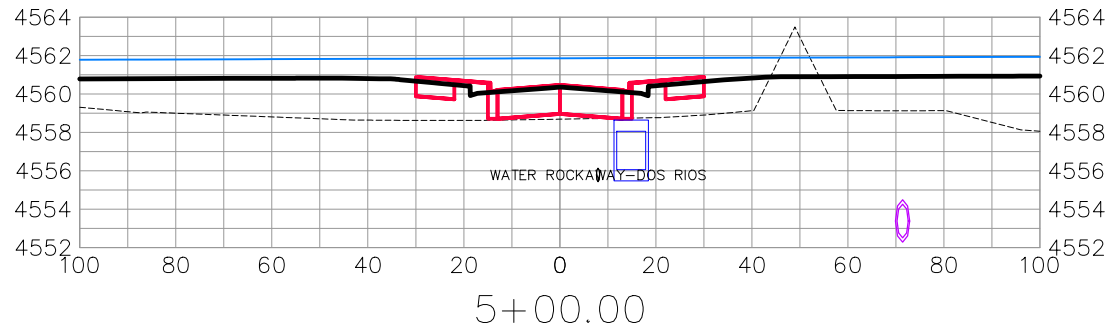
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (8)
May 20, 2020



ROCKAWAY AVE

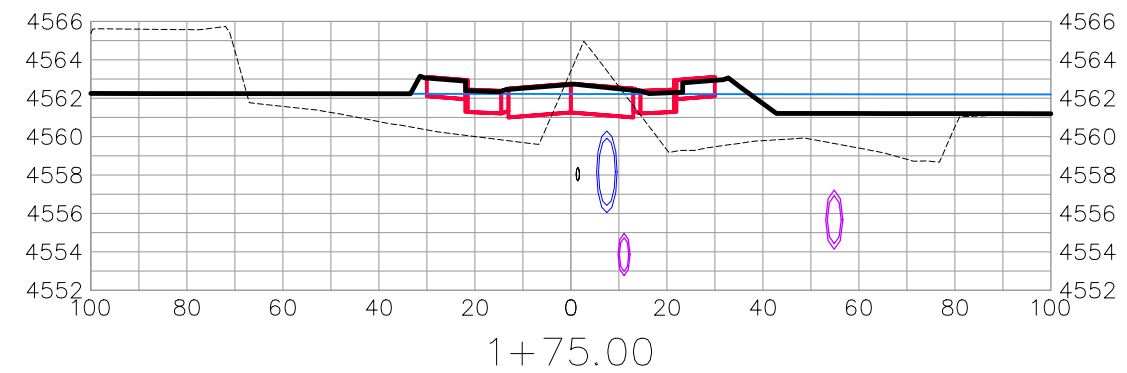
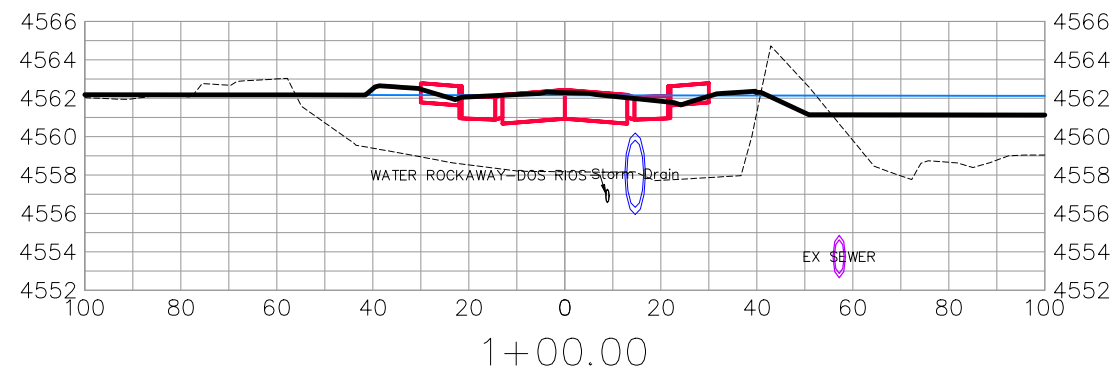
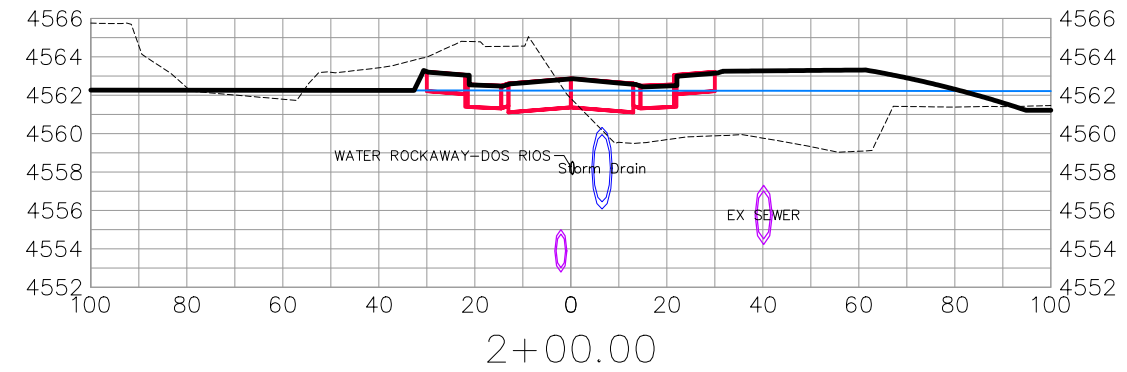
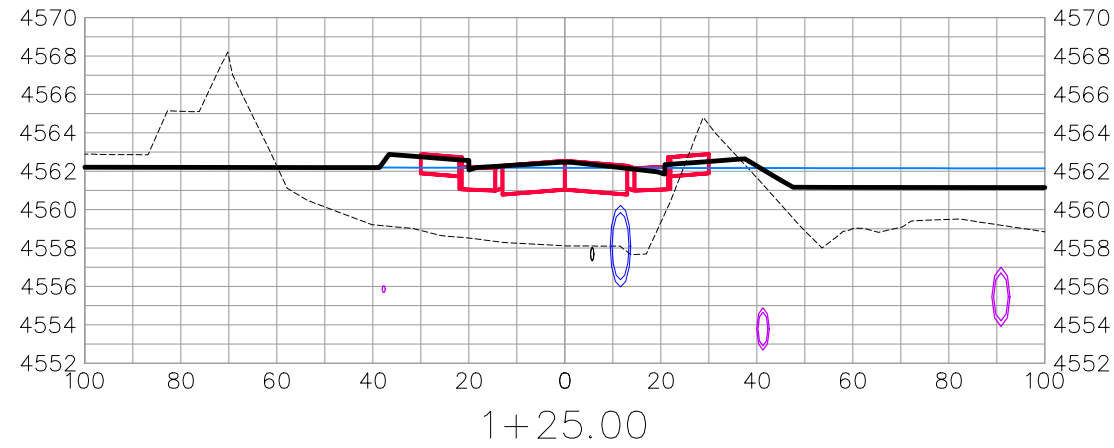
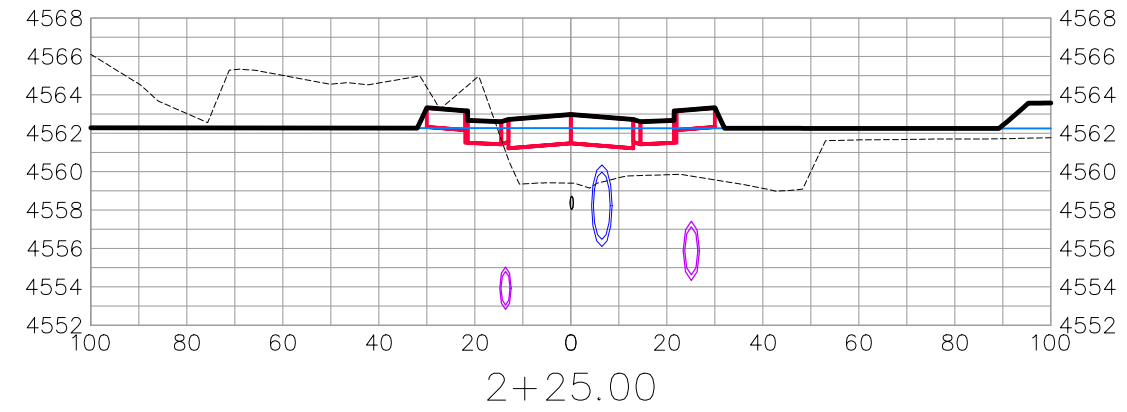
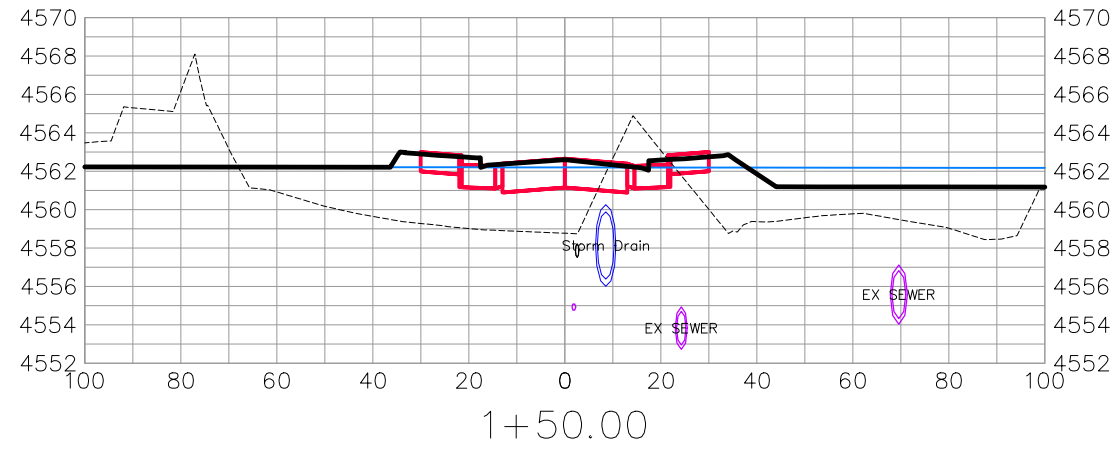
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (9)
May 20, 2020



DOS RIOS DR

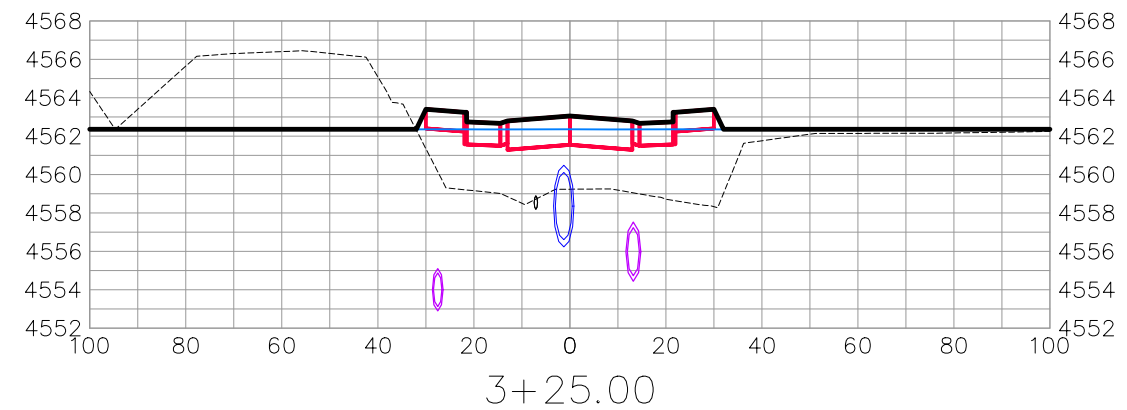
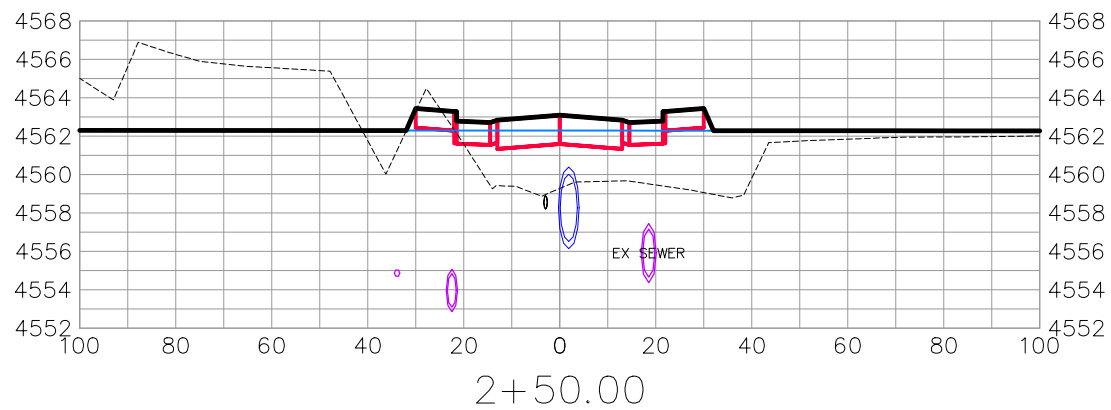
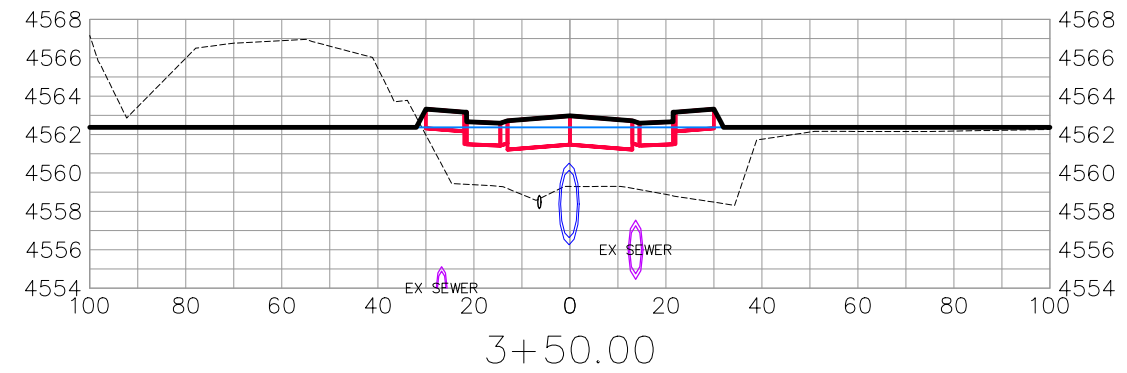
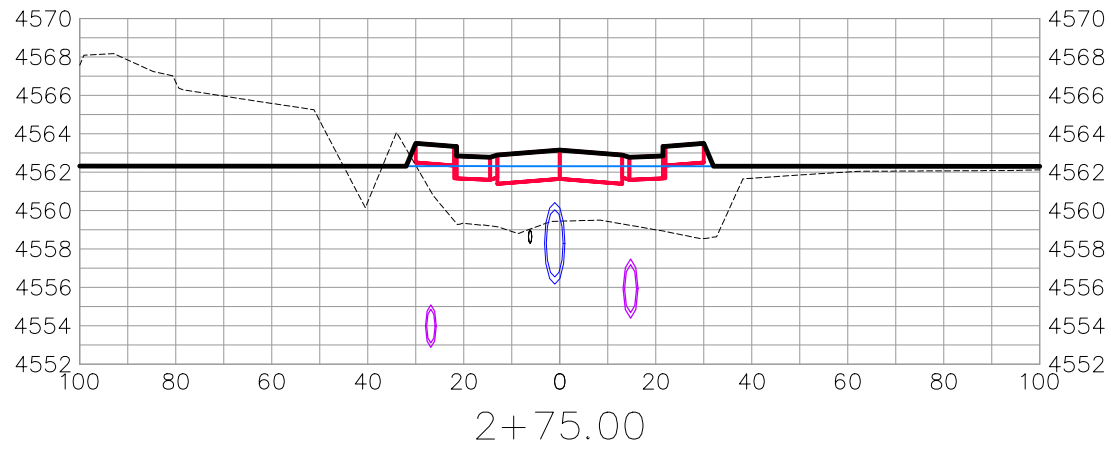
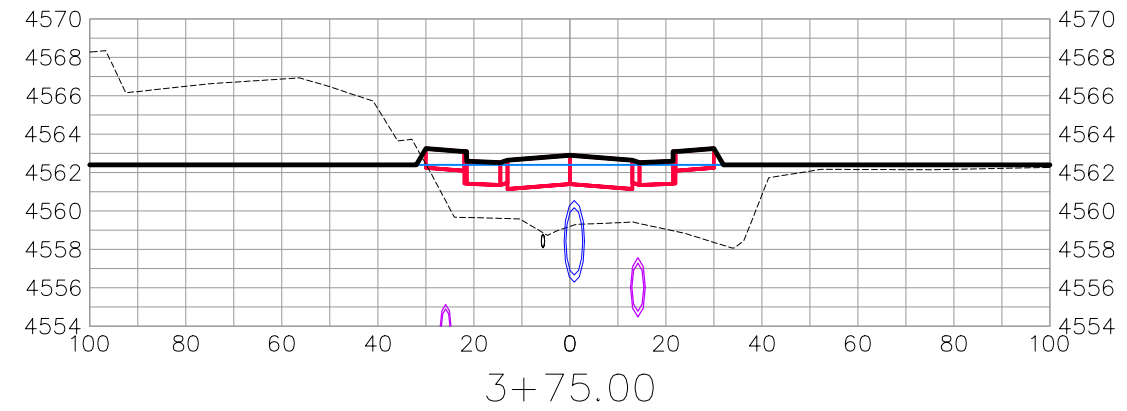
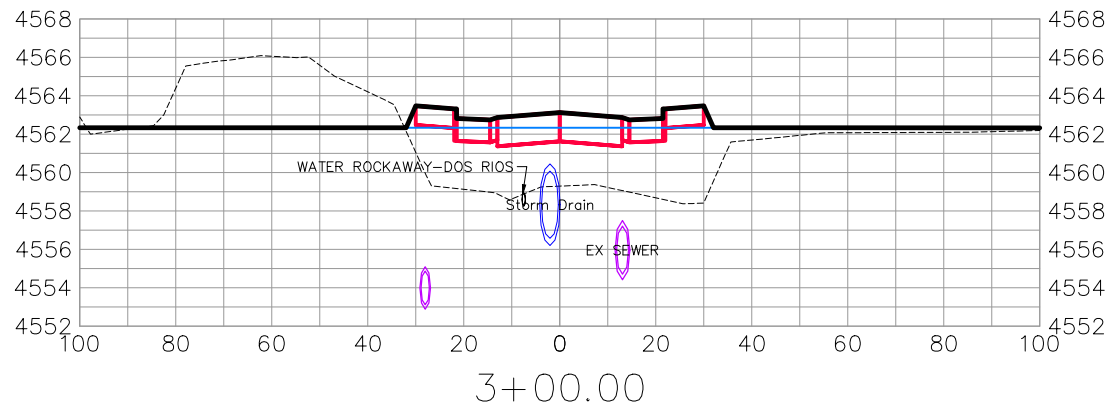
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (10)
May 20, 2020



DOS RIOS DR

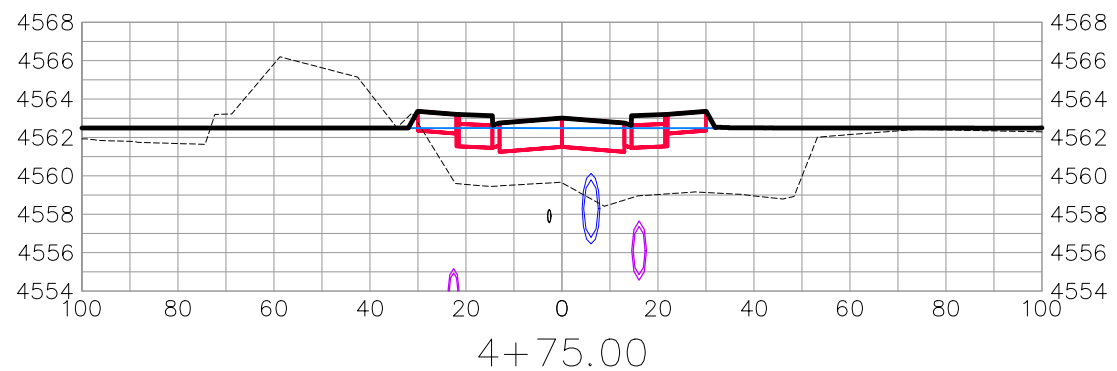
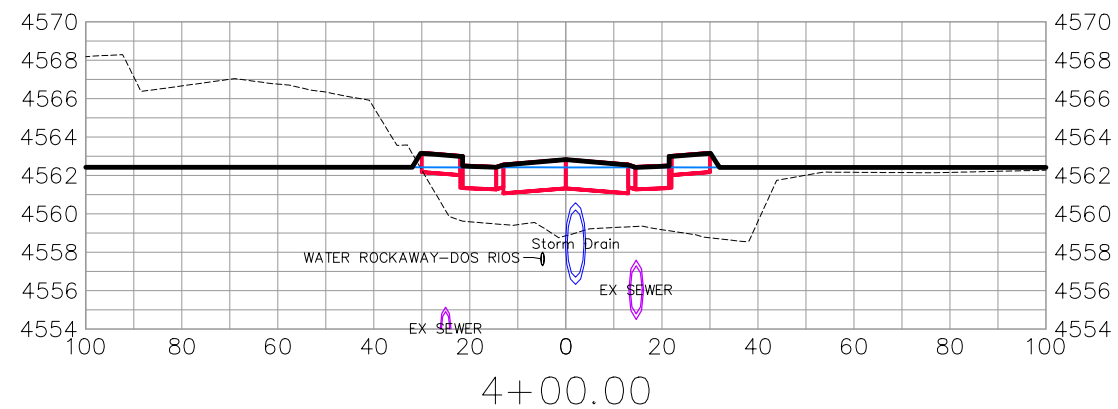
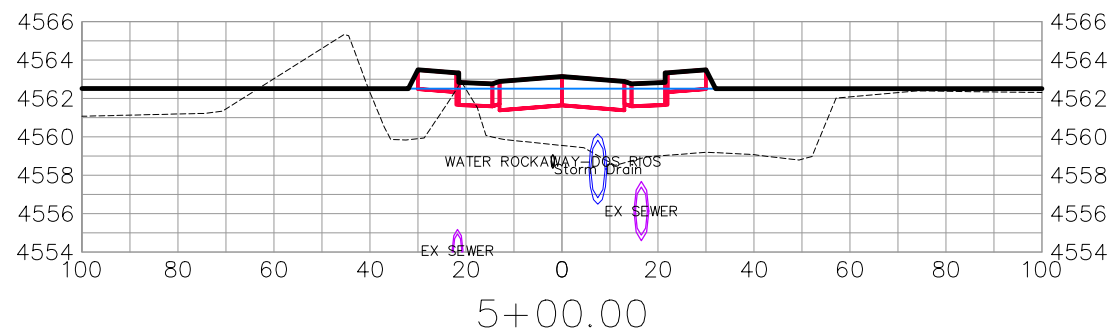
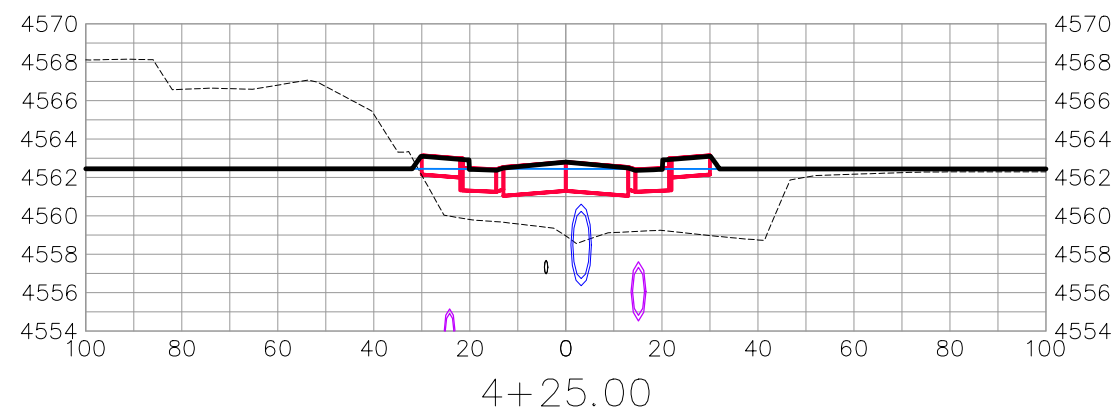
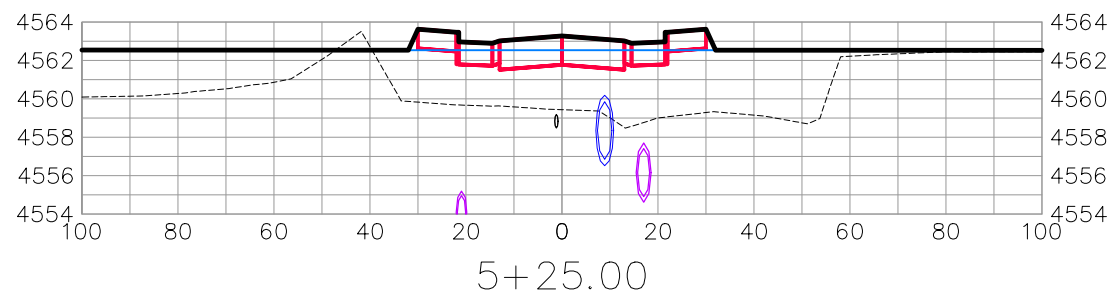
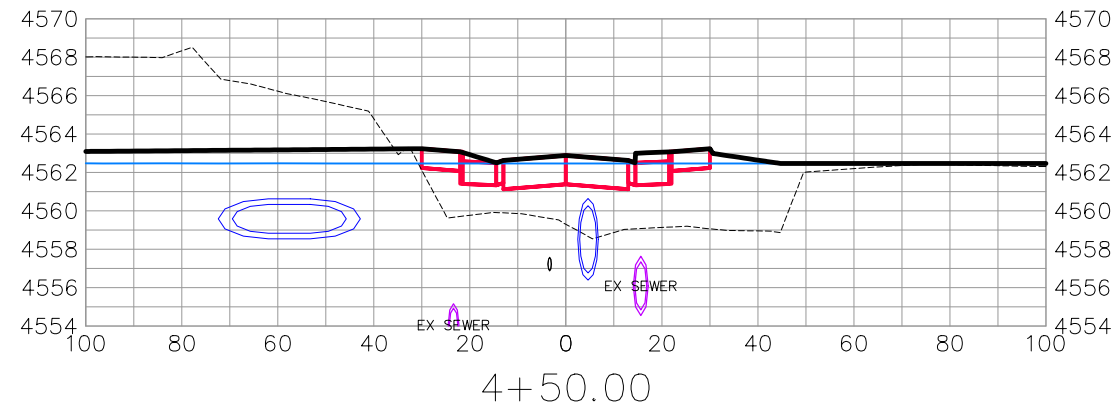
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (11)
May 20, 2020



DOS RIOS DR

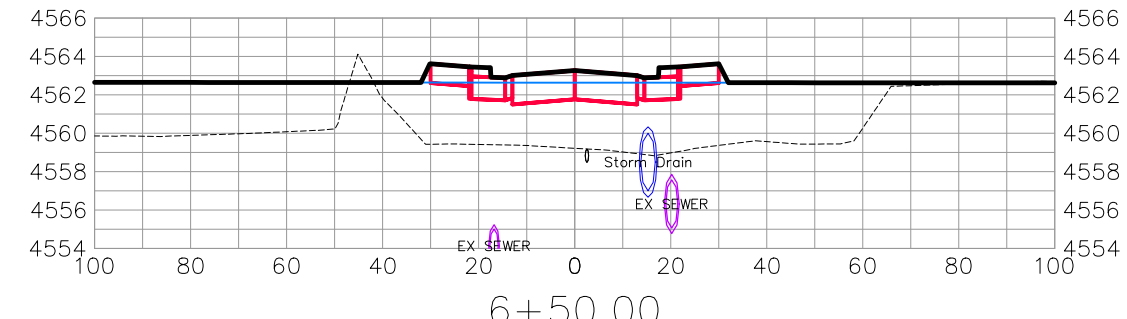
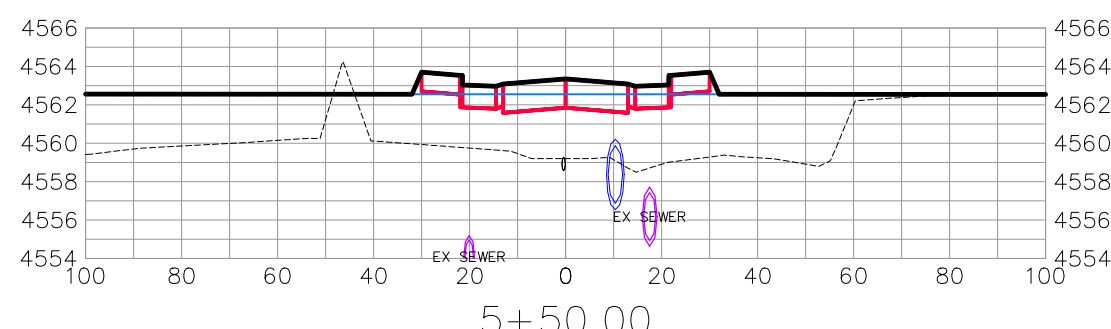
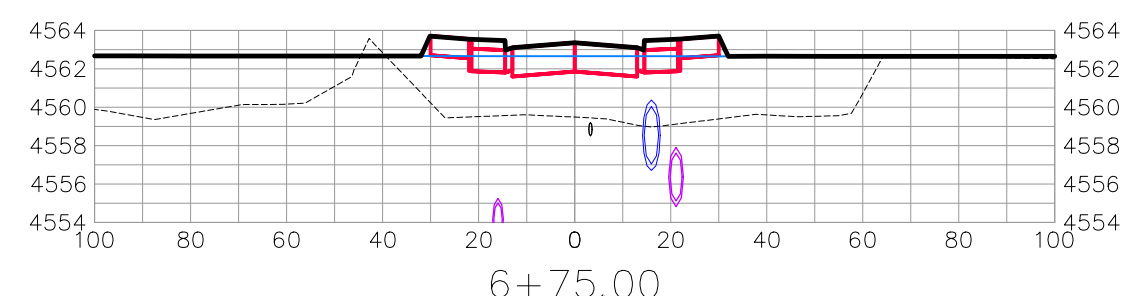
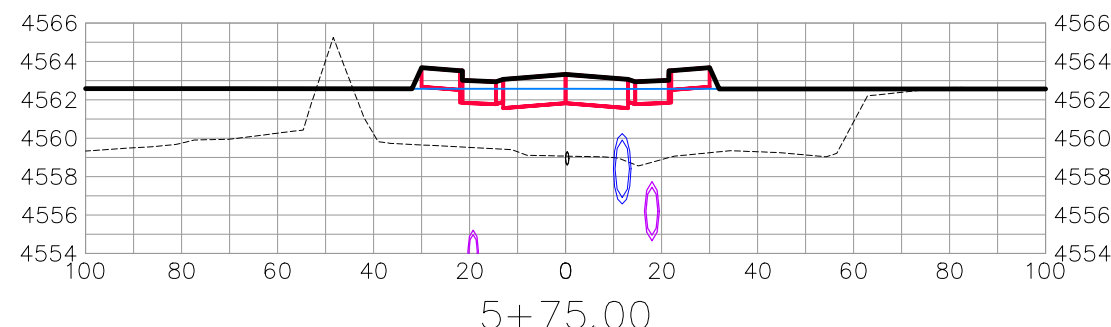
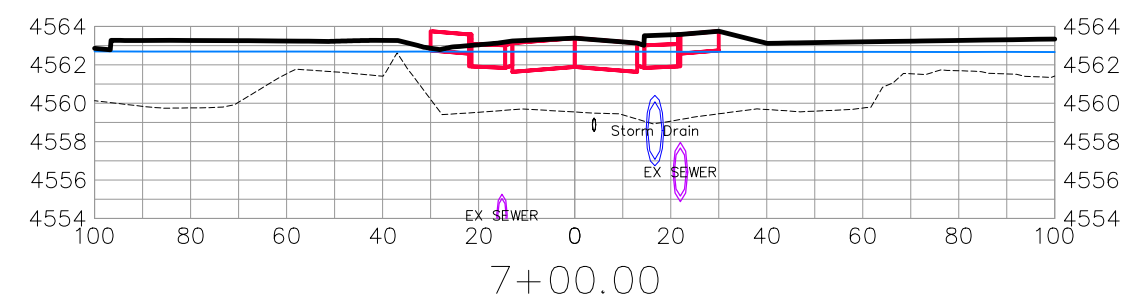
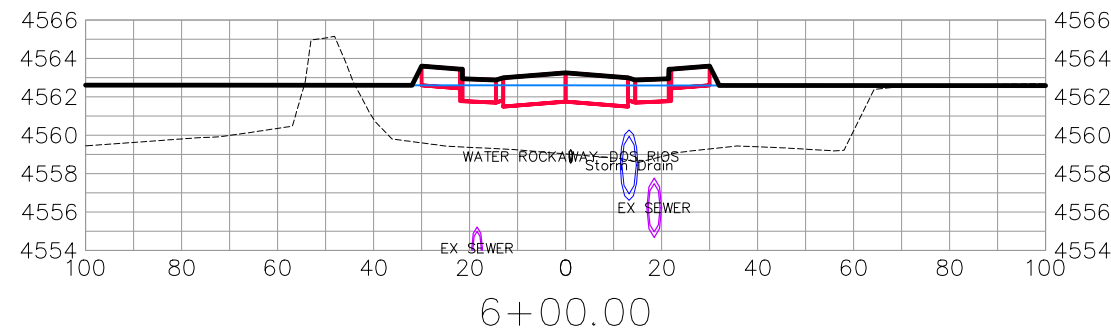
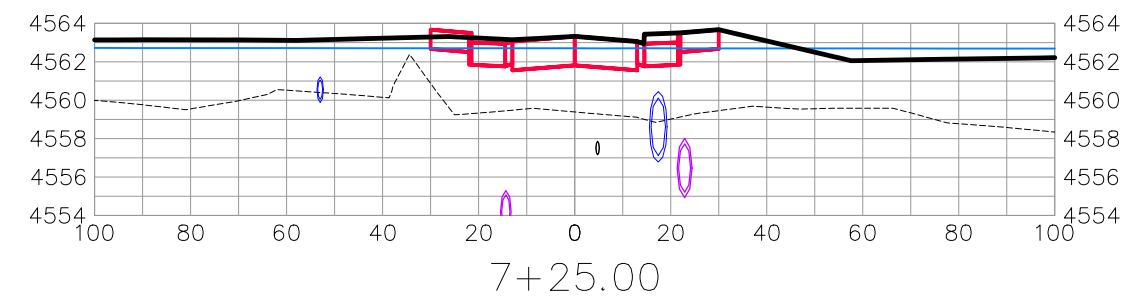
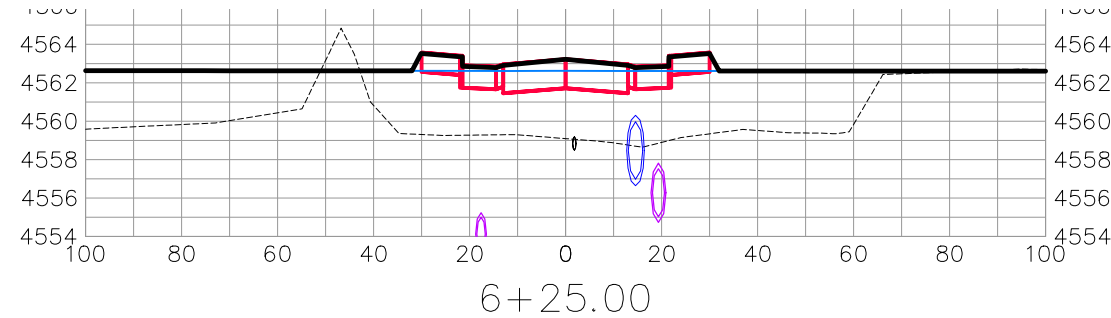
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (12)
May 20, 2020



DOS RIOS DR

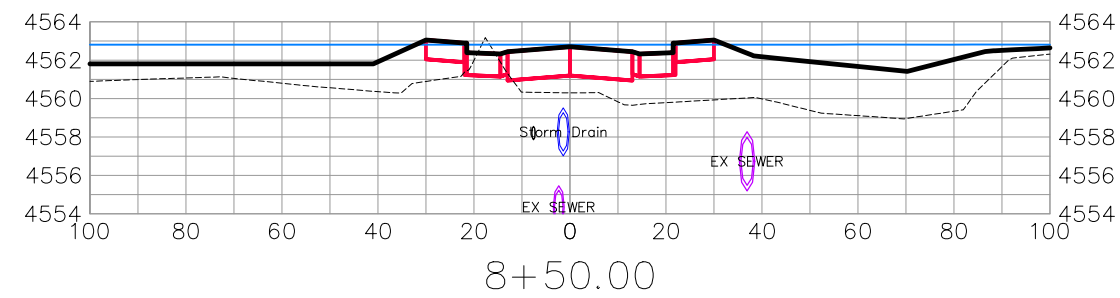
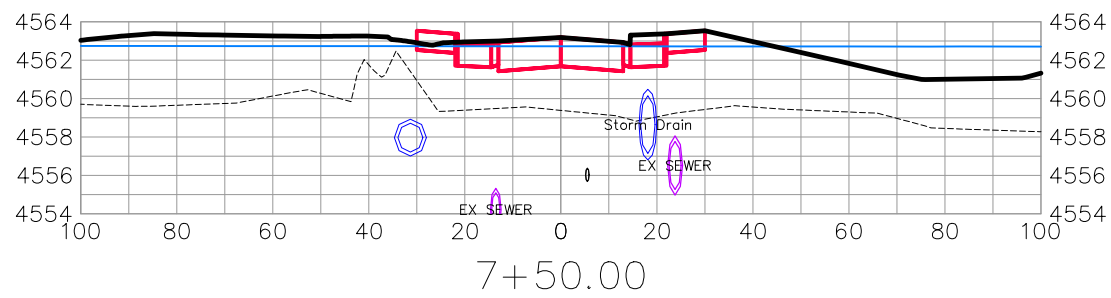
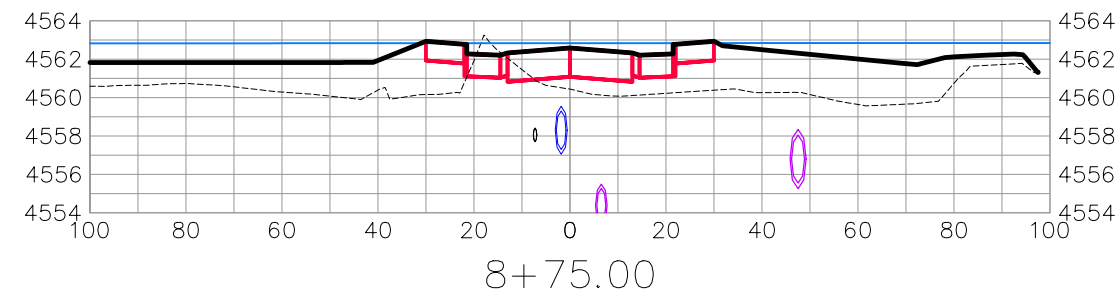
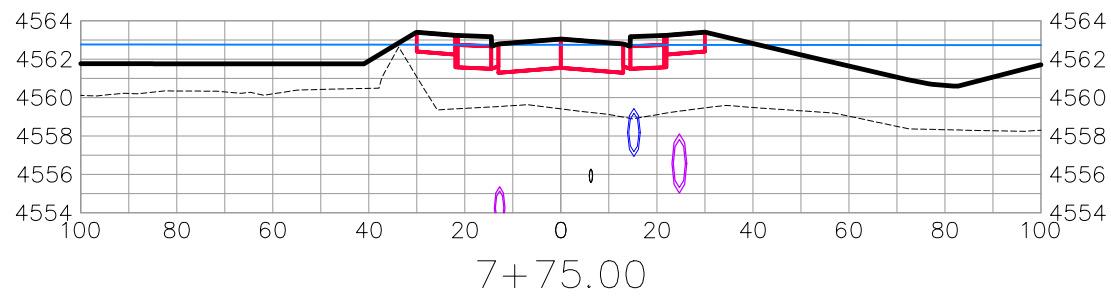
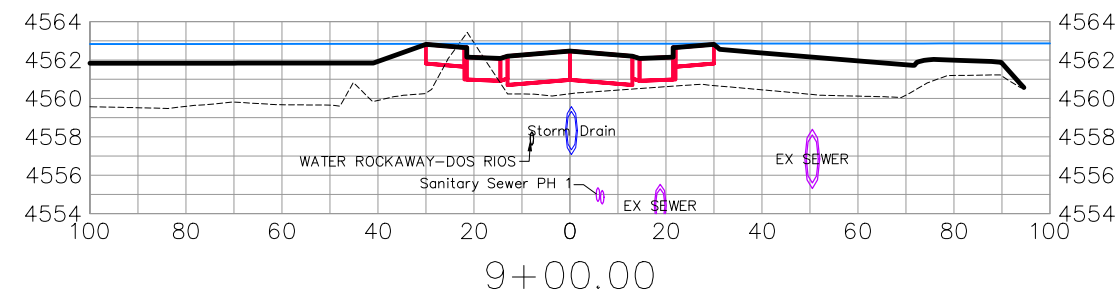
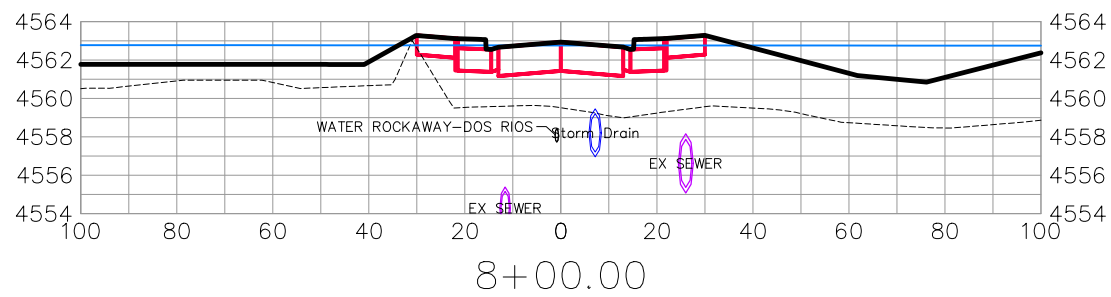
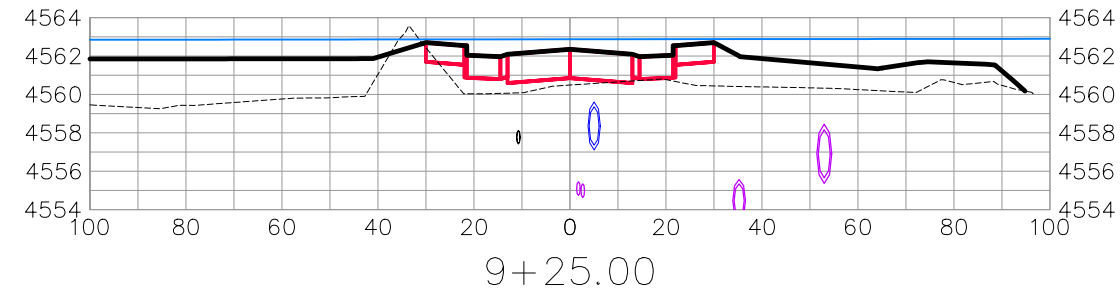
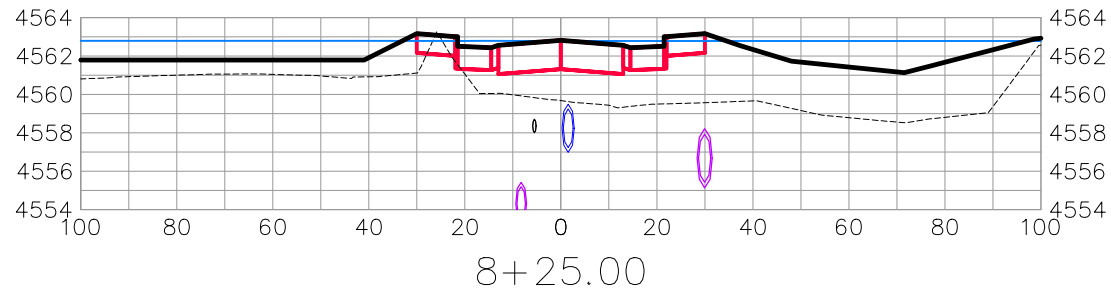
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE 0 10 20 40 HORIZONTAL 0 2.5 10 VERTICAL
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (13)
May 20, 2020

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Road Cross Sections.dwg, 5/20/2020 8:32:48 AM



DOS RIOS DR

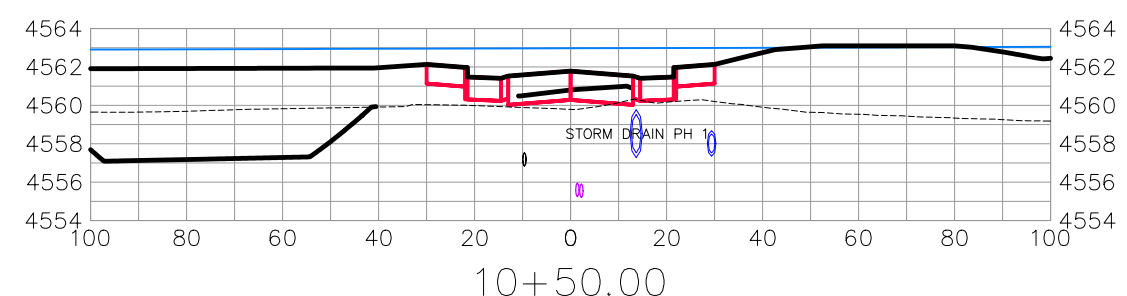
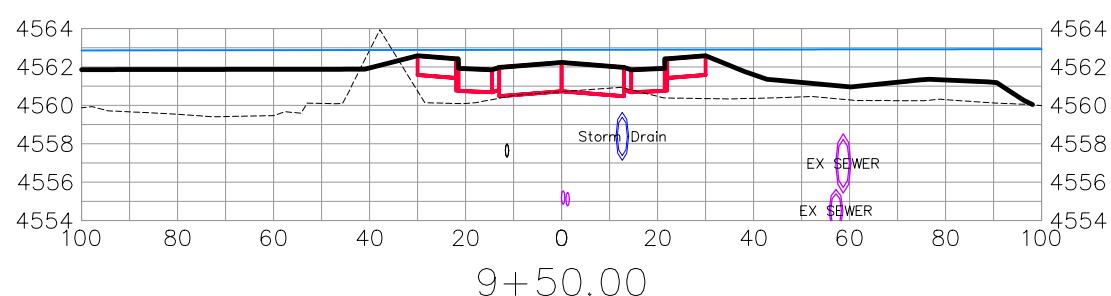
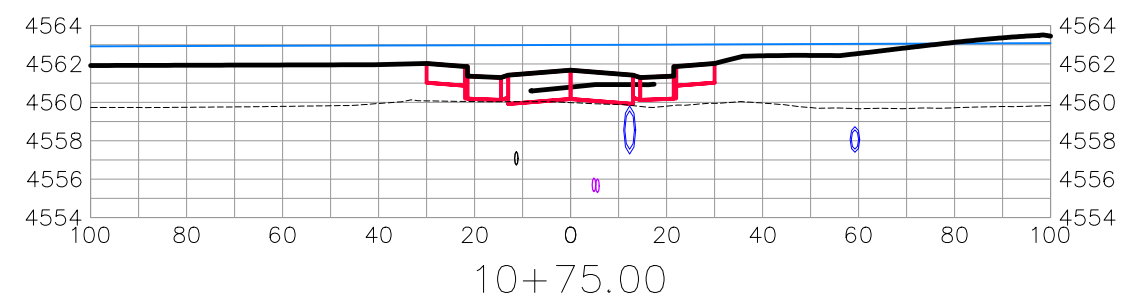
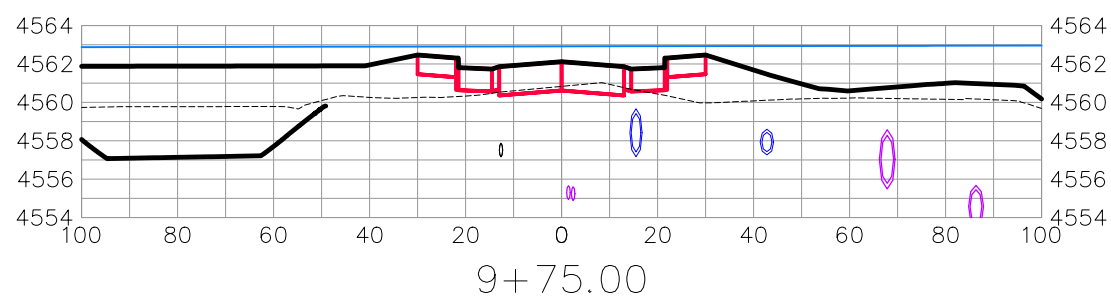
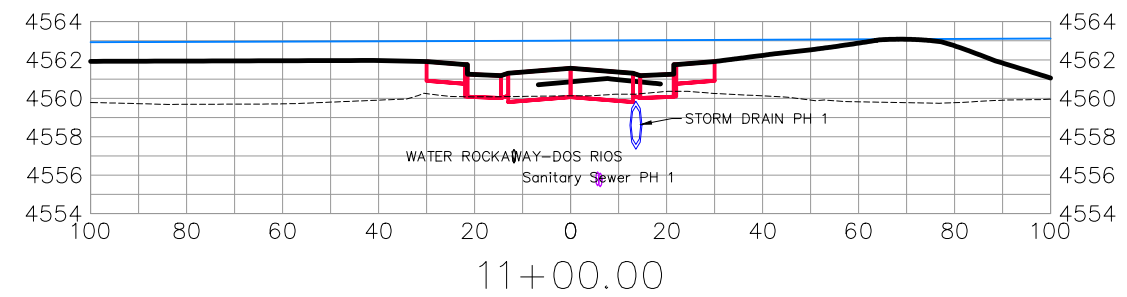
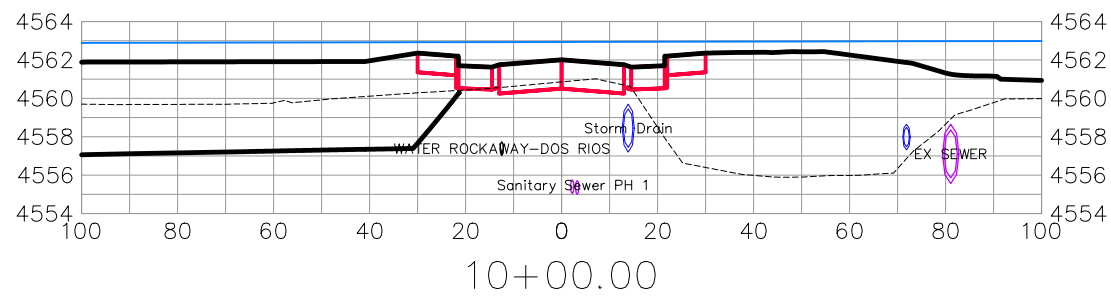
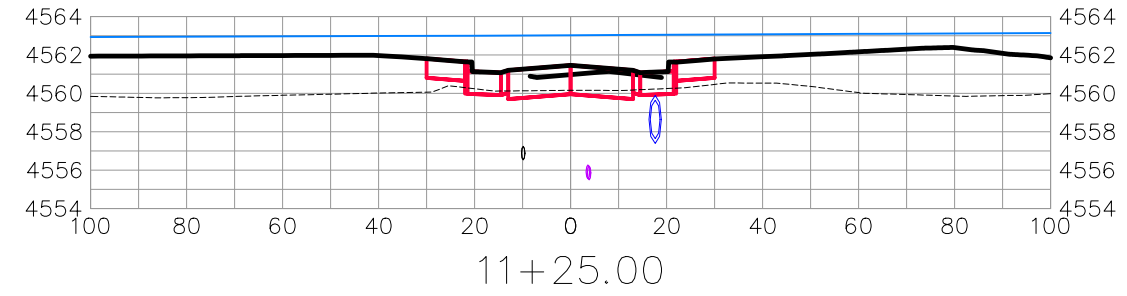
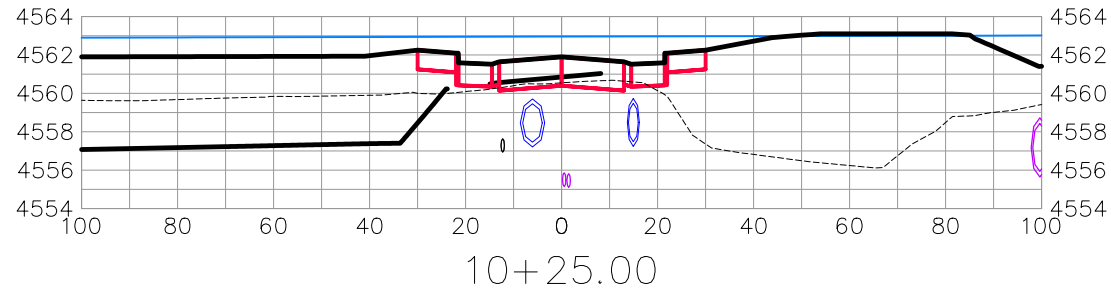
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
0	10



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (14)
May 20, 2020



DOS RIOS DR

REVISION	DESCRIPTION	DATE
△		
△		
△		
△		

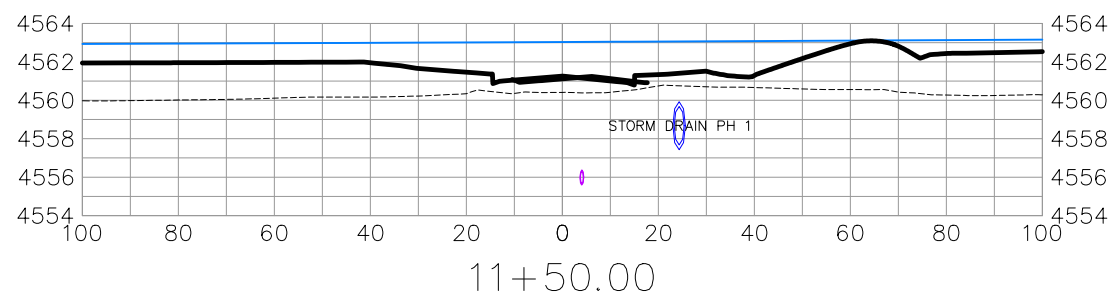
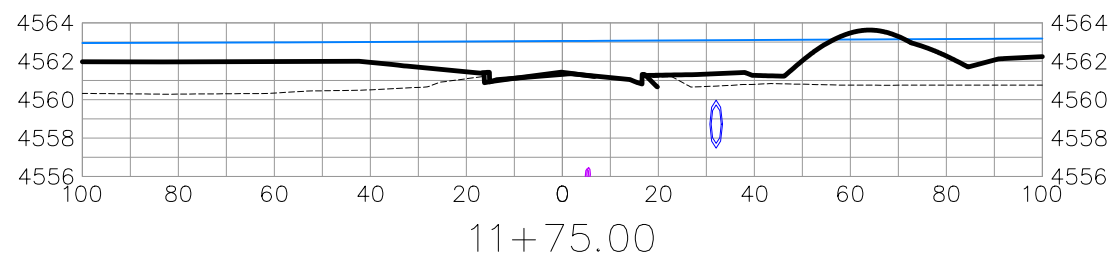
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	TCP	DATE	2019

SCALES:	
0	10 HORIZONTAL 40
0	2.5 VERTICAL 10



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (15)
May 20, 2020



DOS RIOS DR

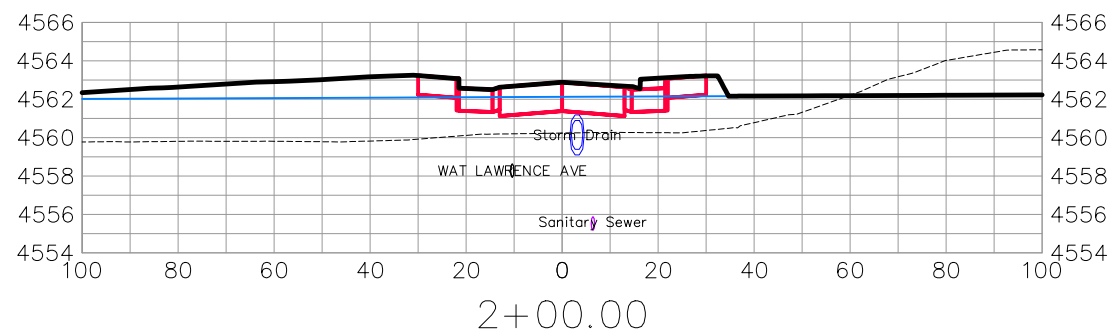
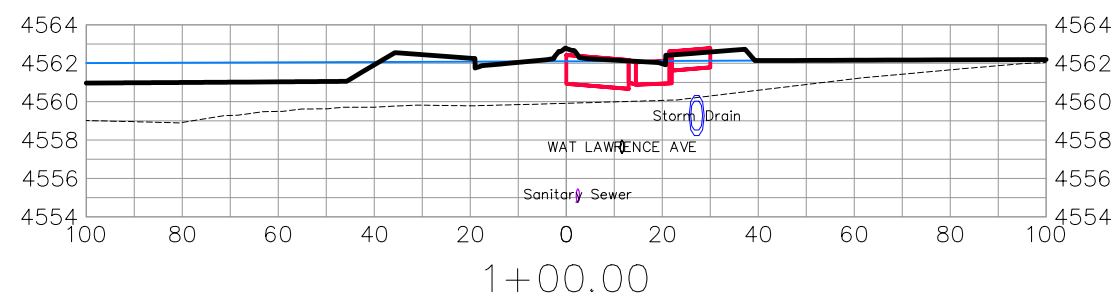
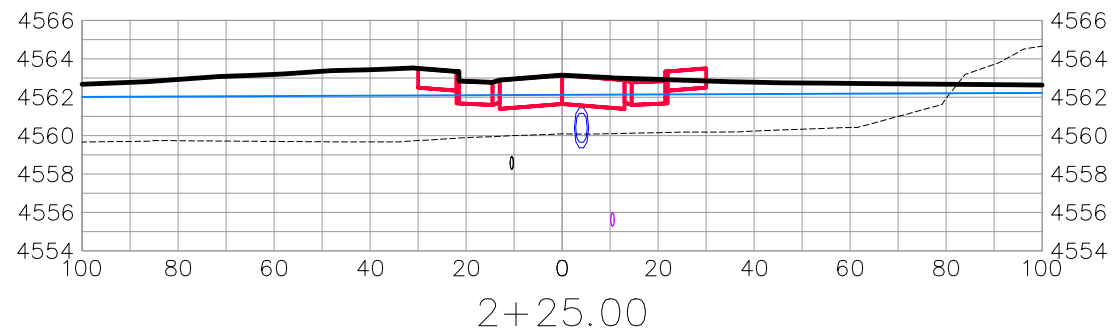
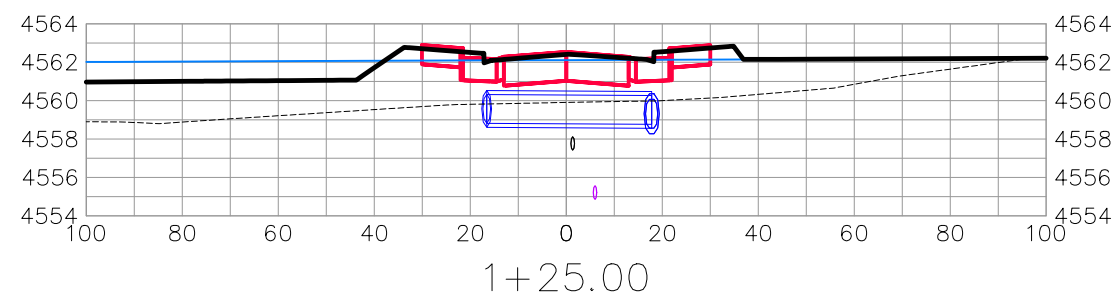
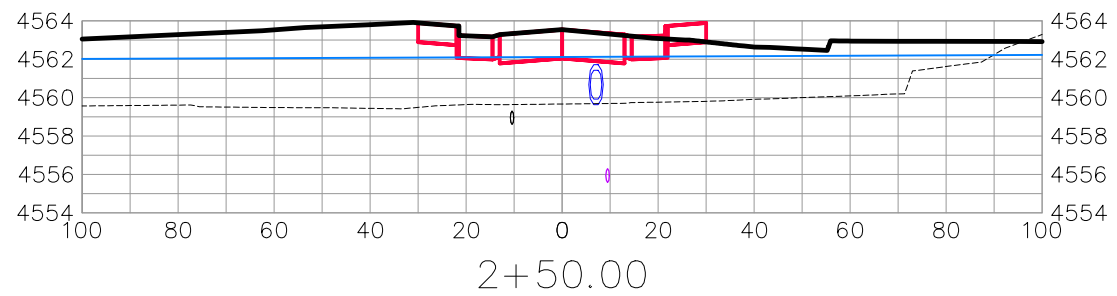
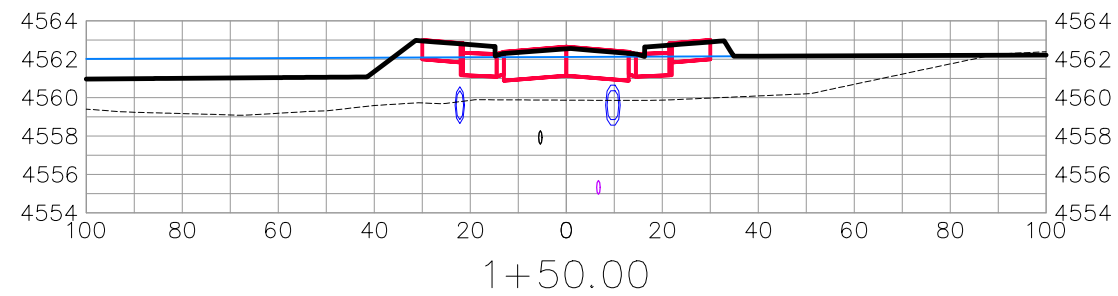
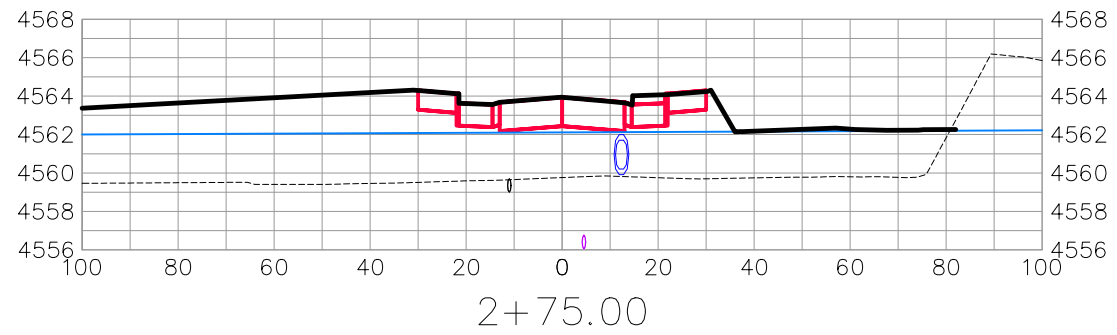
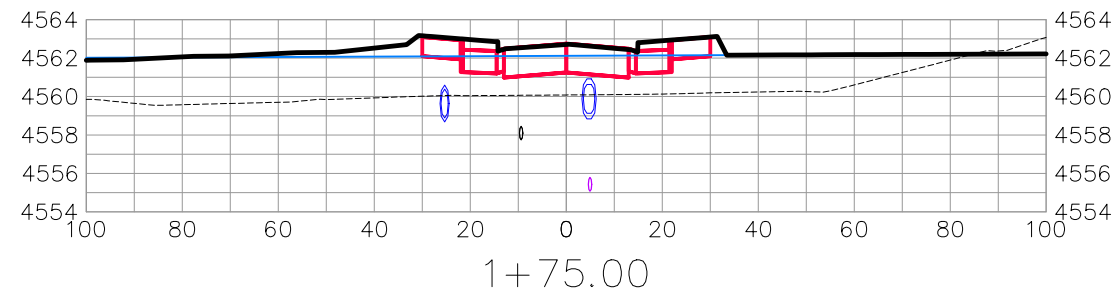
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
1" = 20'	
0	10
VERTICAL	
1" = 2.5'	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (16)
May 20, 2020



LAWRENCE AVE

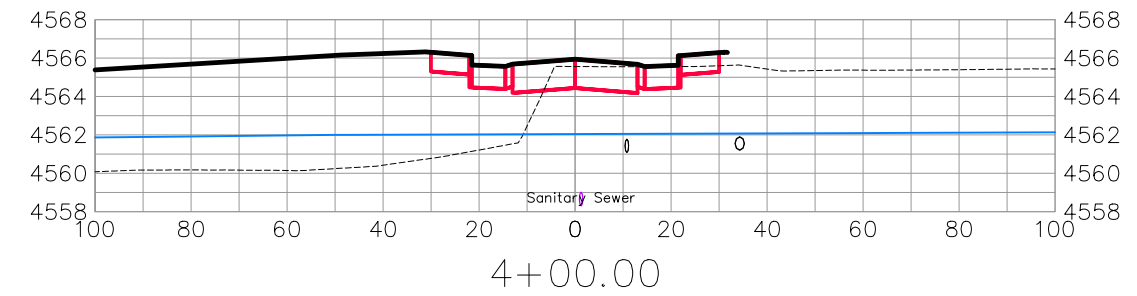
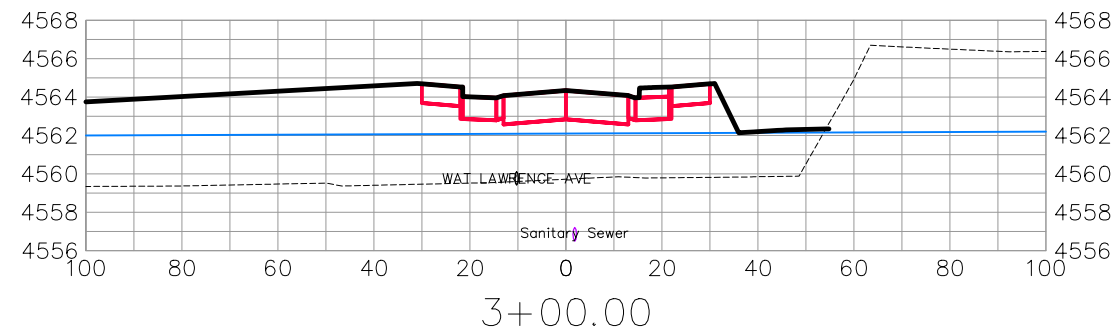
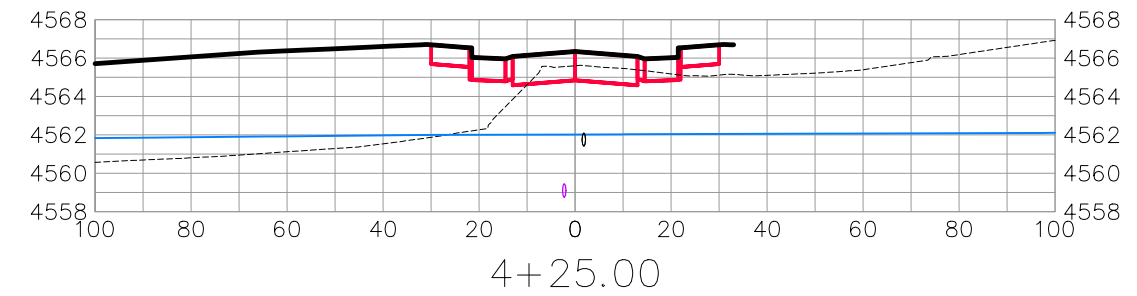
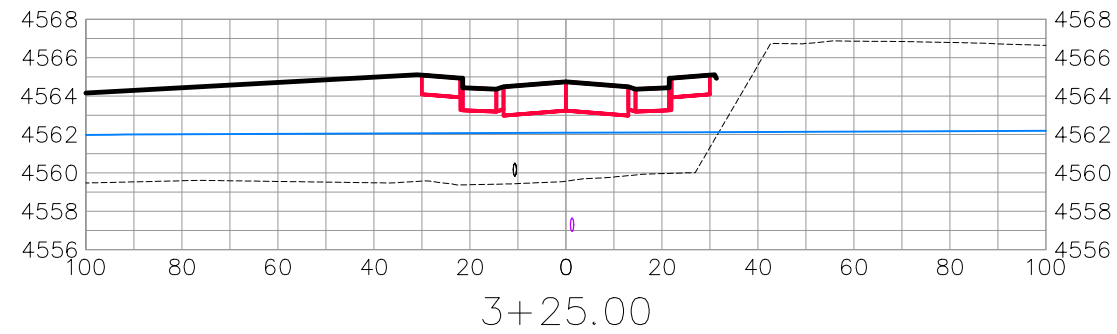
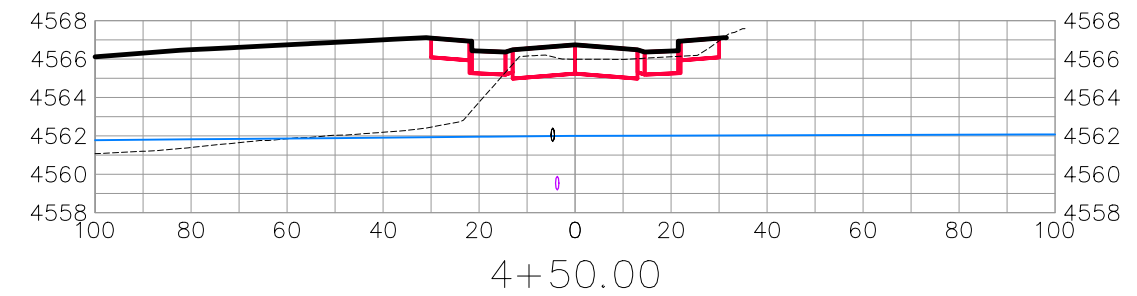
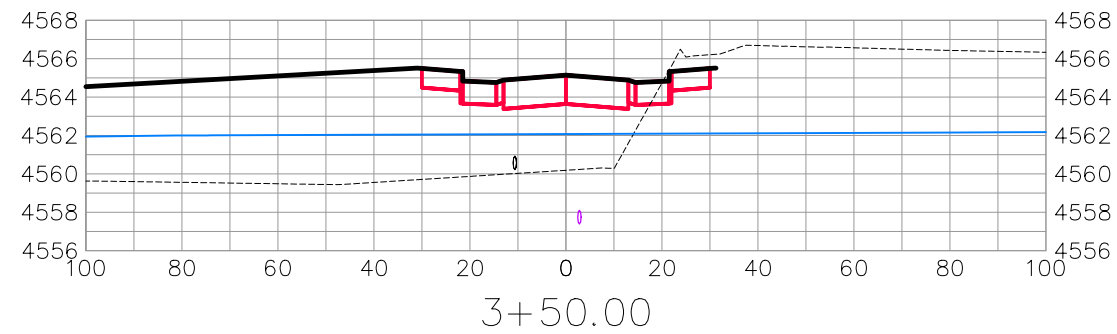
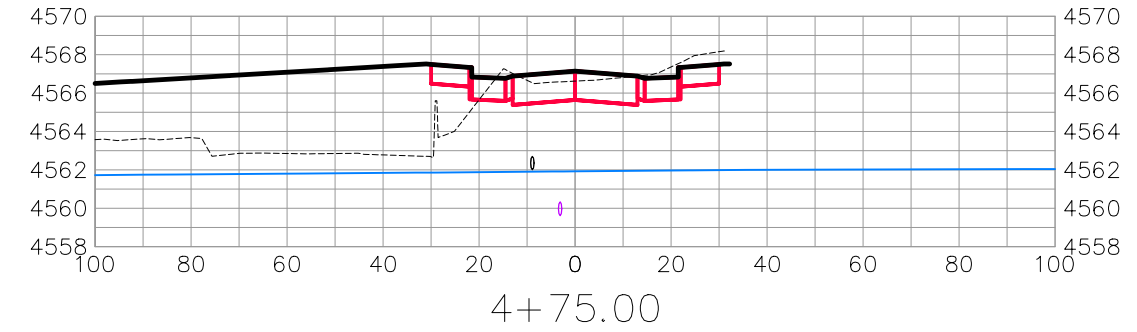
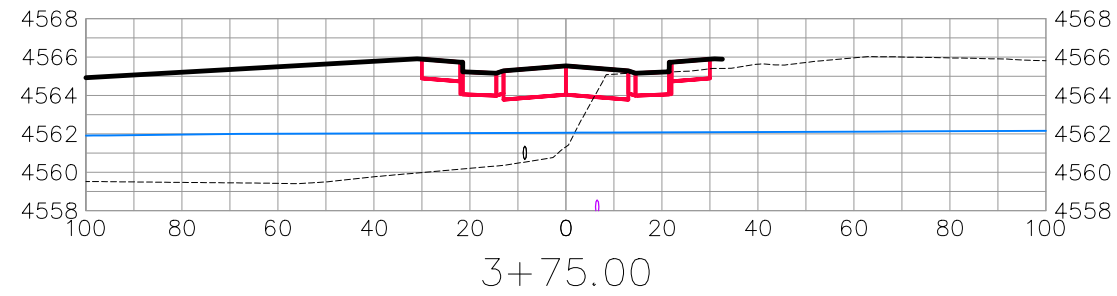
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 2.5 10 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (17)
May 20, 2020



LAWRENCE AVE

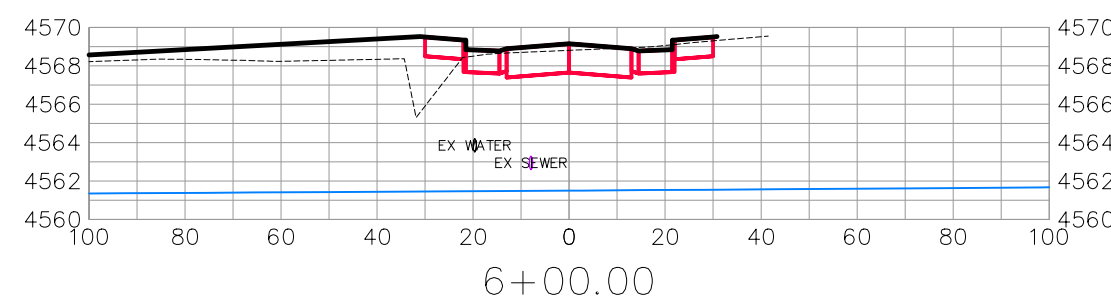
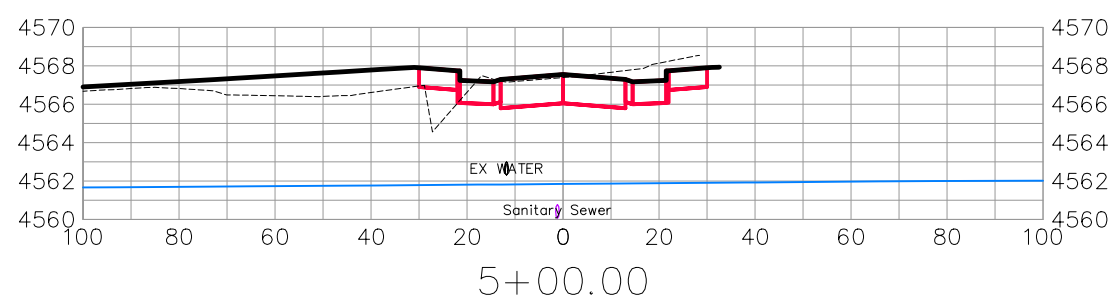
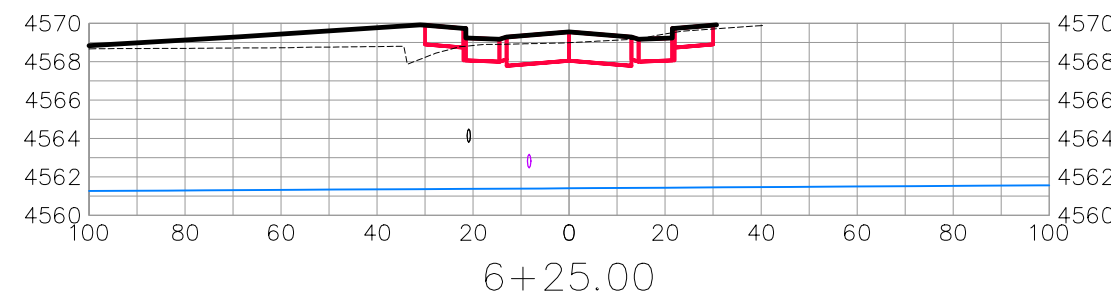
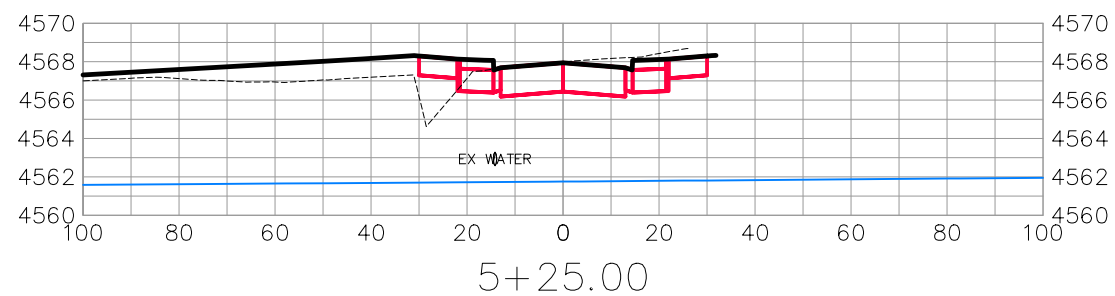
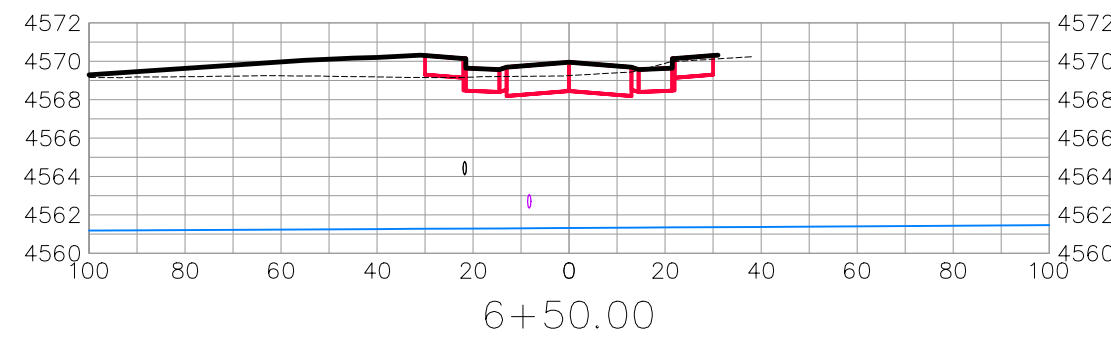
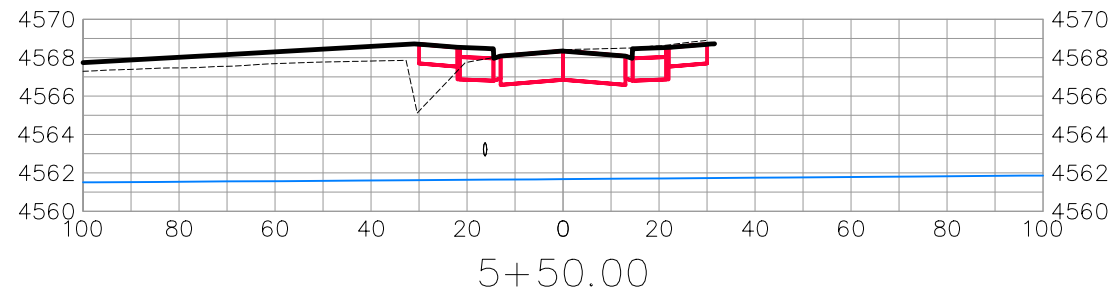
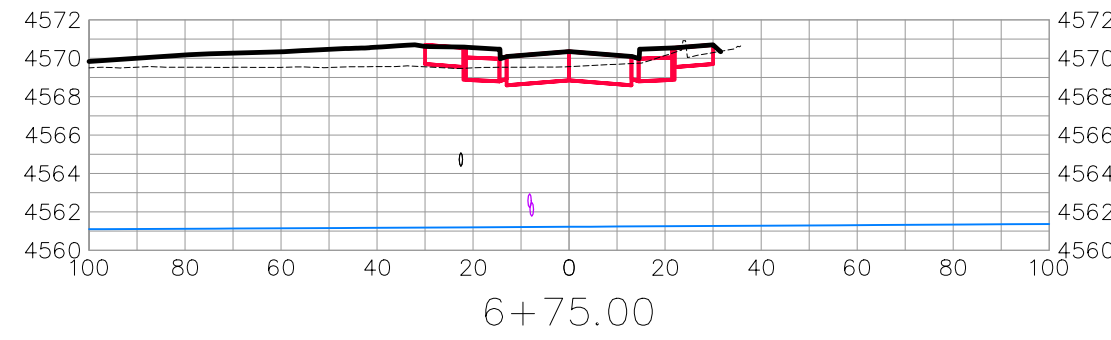
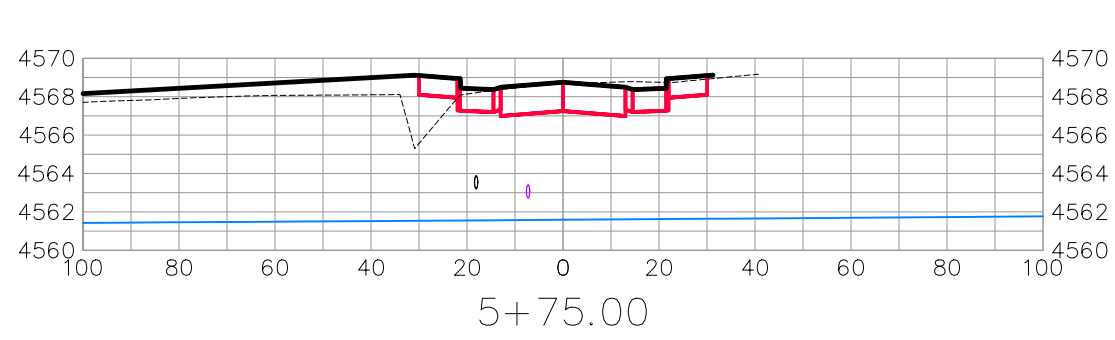
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 2.5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (18)
May 20, 2020



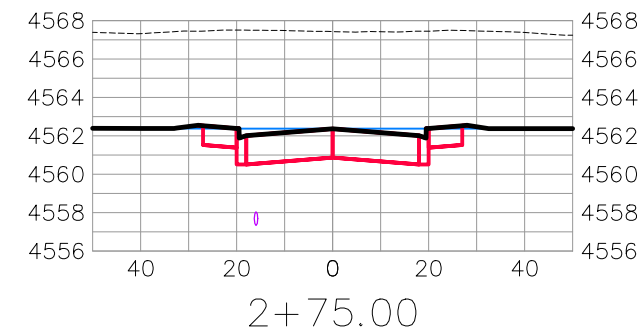
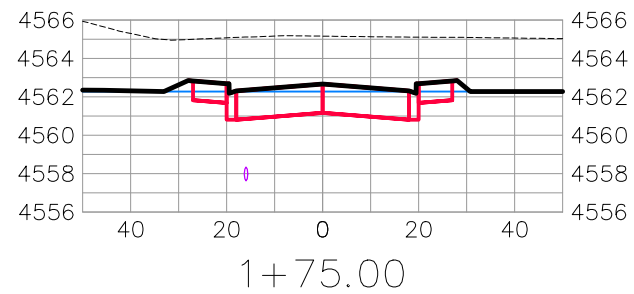
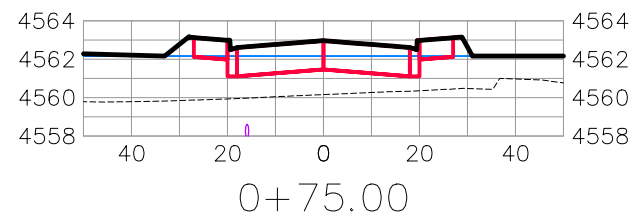
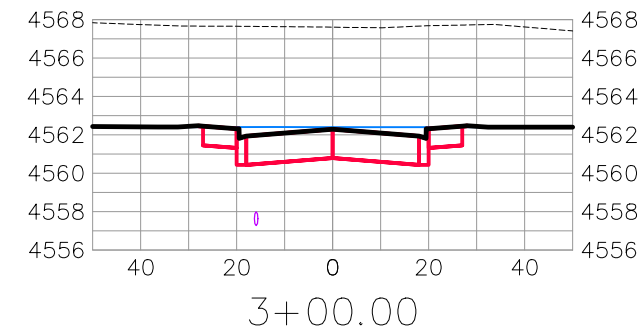
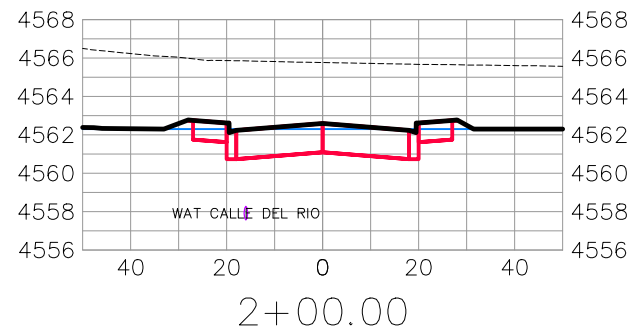
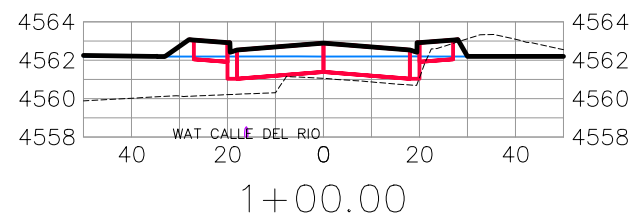
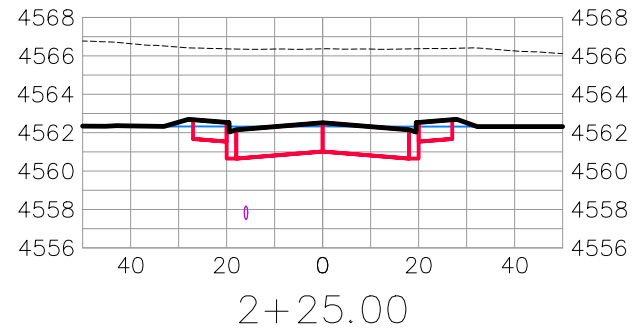
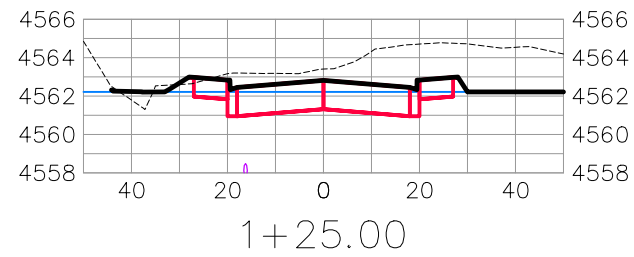
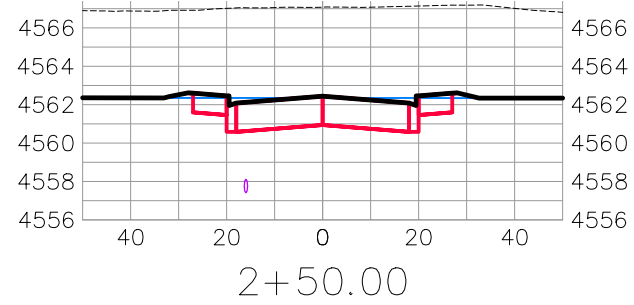
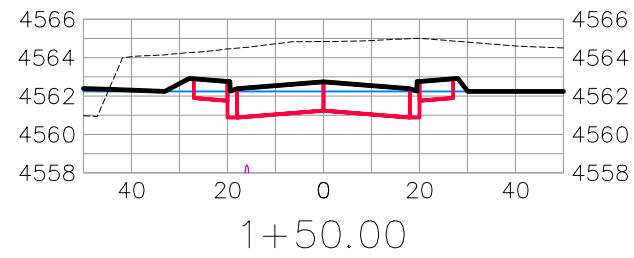
LAWRENCE AVE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 40' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (19)
May 20, 2020



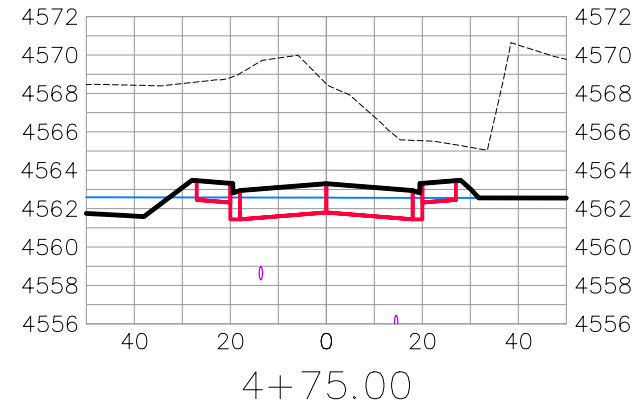
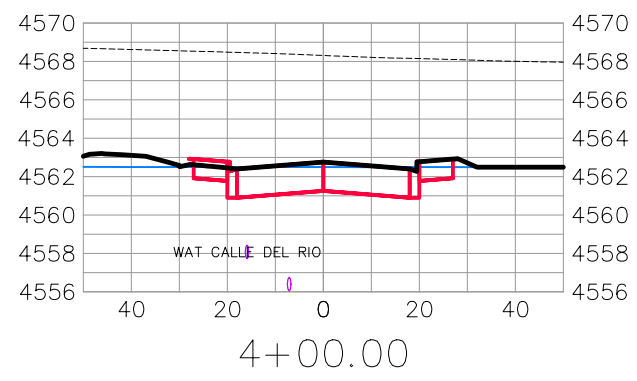
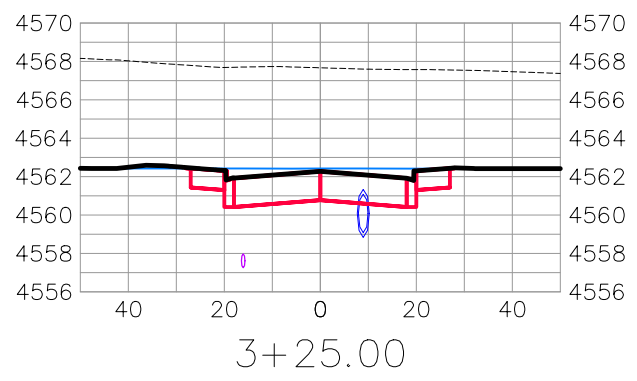
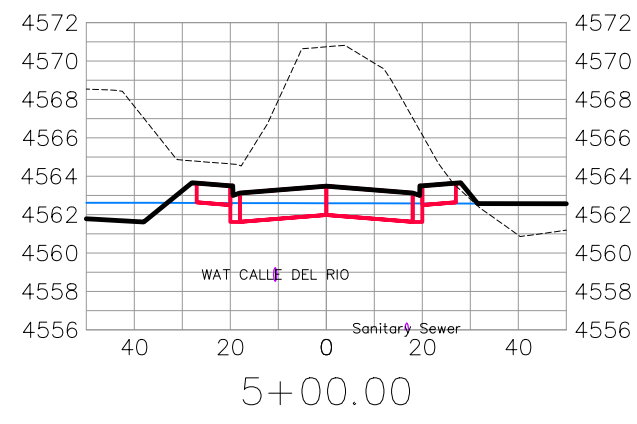
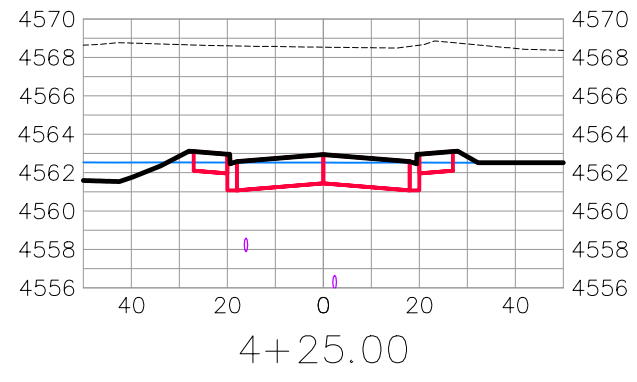
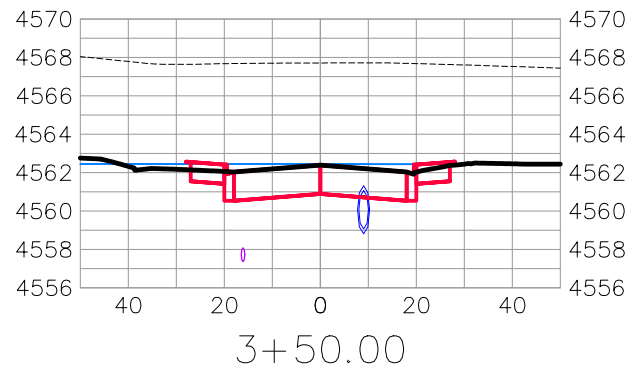
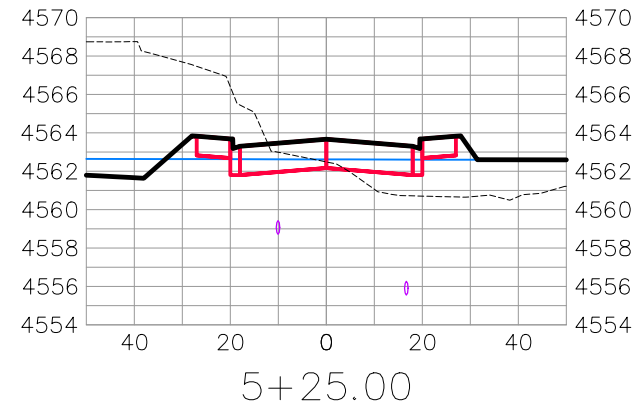
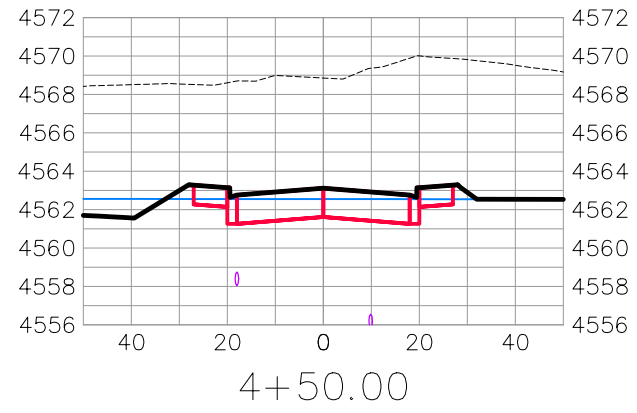
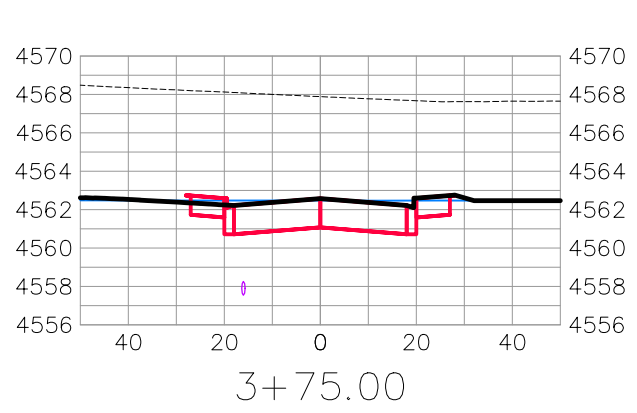
CALLE DEL RIO

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 20' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (20)
May 20, 2020



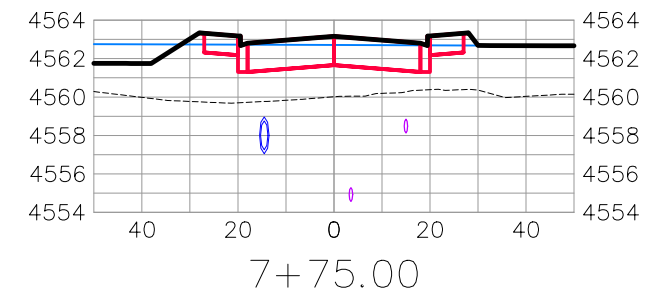
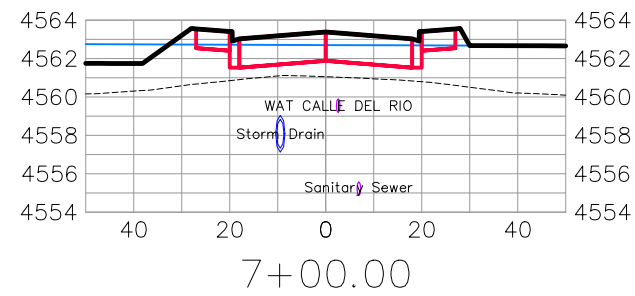
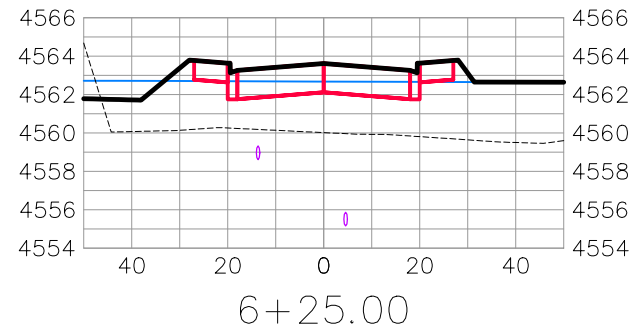
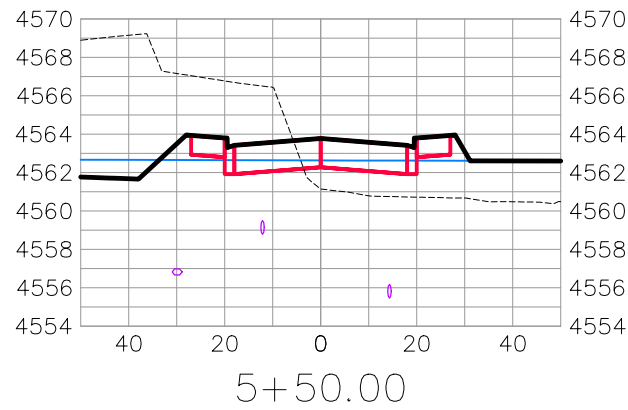
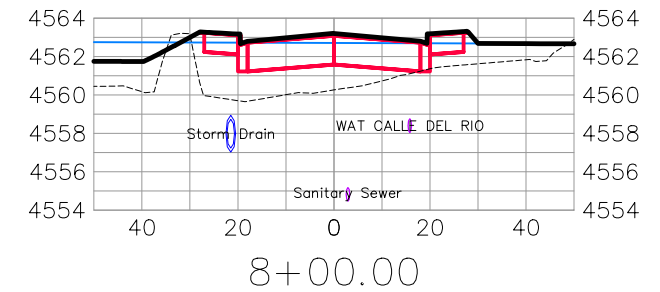
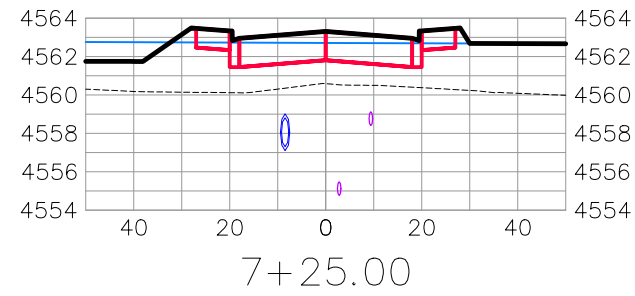
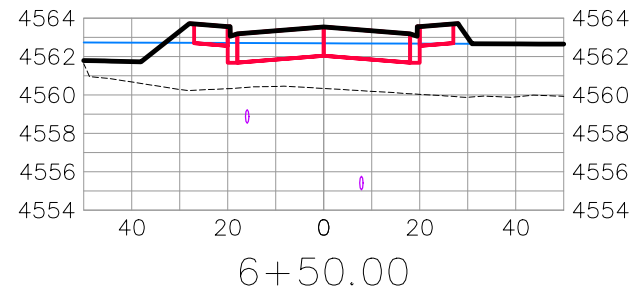
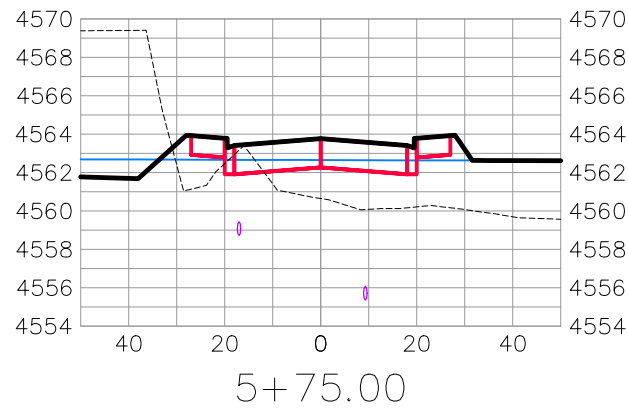
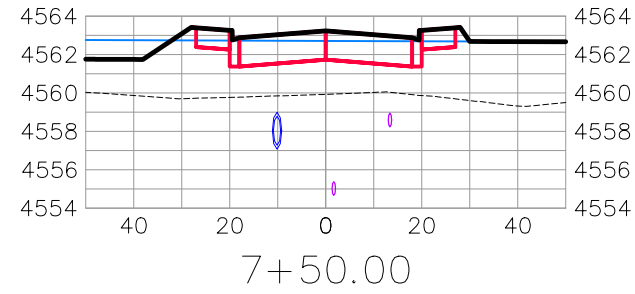
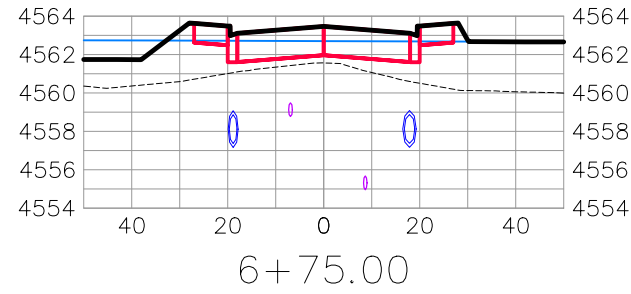
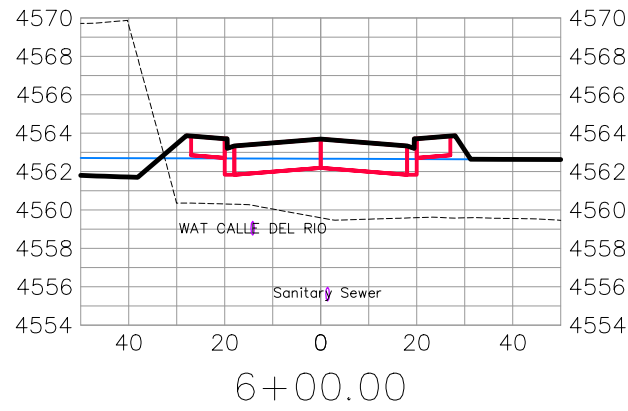
CALLE DEL RIO

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE 0 10 20 40 HORIZONTAL
△			JCS	2019	
△			BH	2019	0 2.5 10 VERTICAL
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (21)
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CALLE DEL RIO

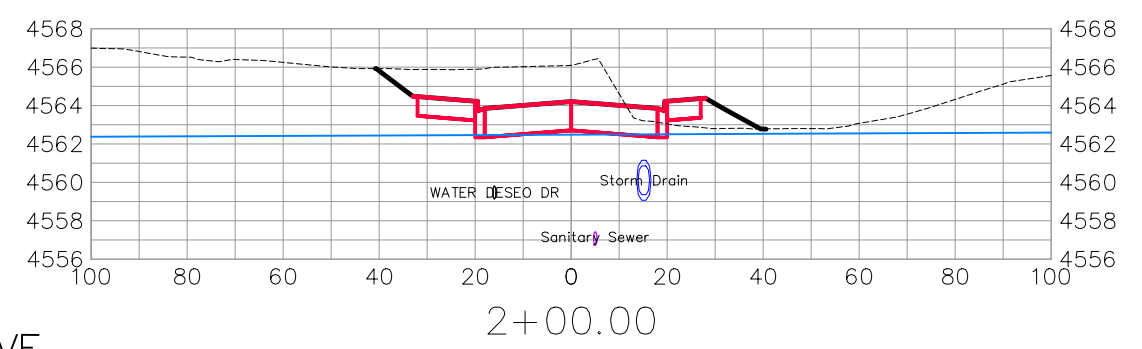
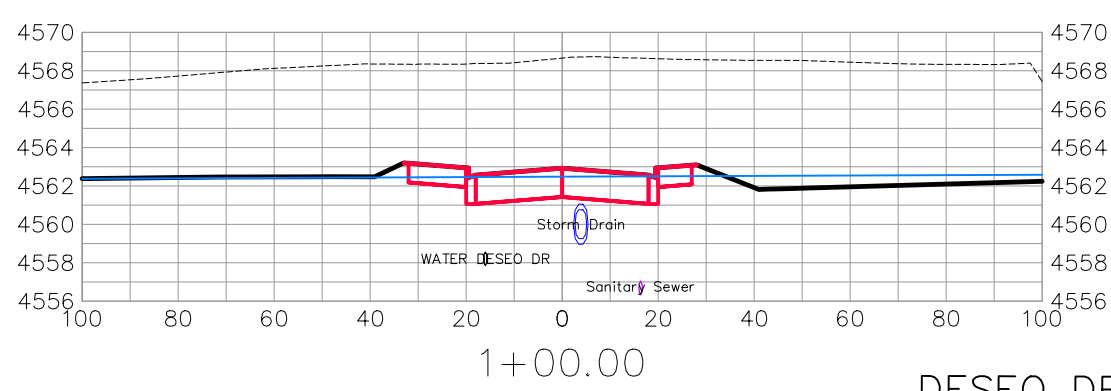
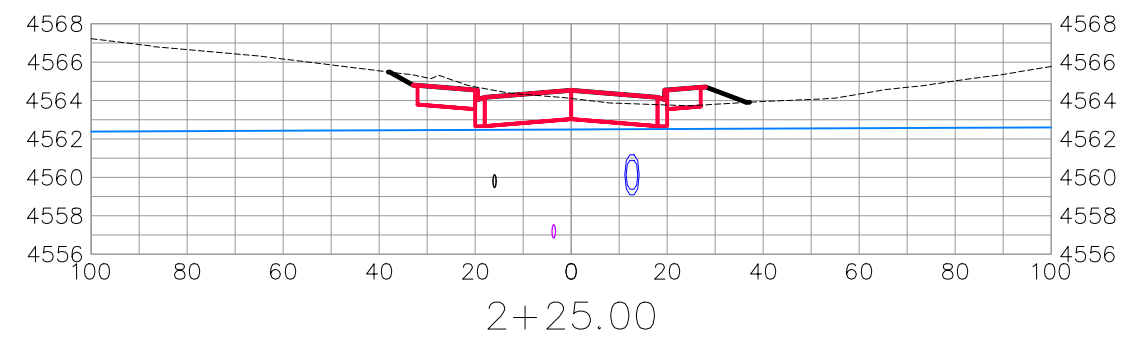
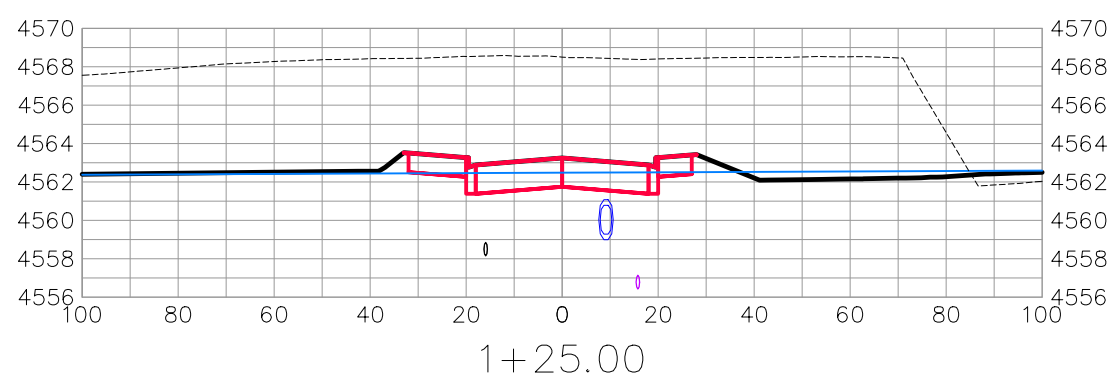
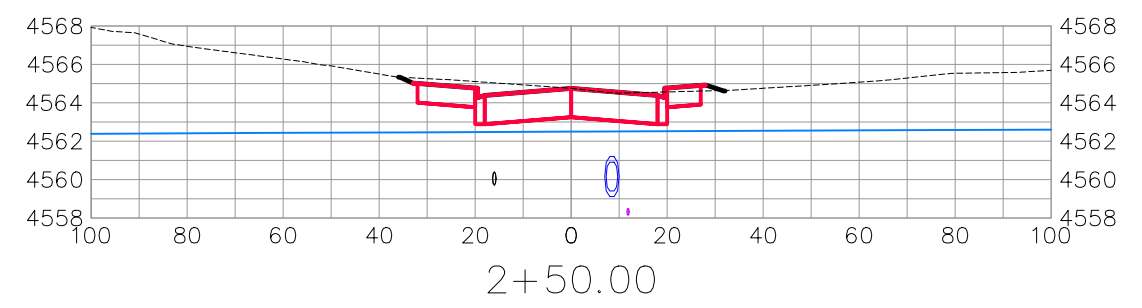
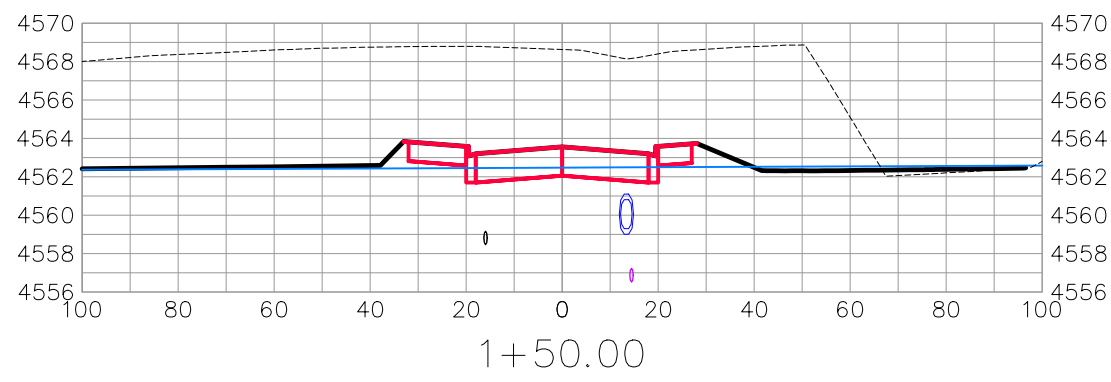
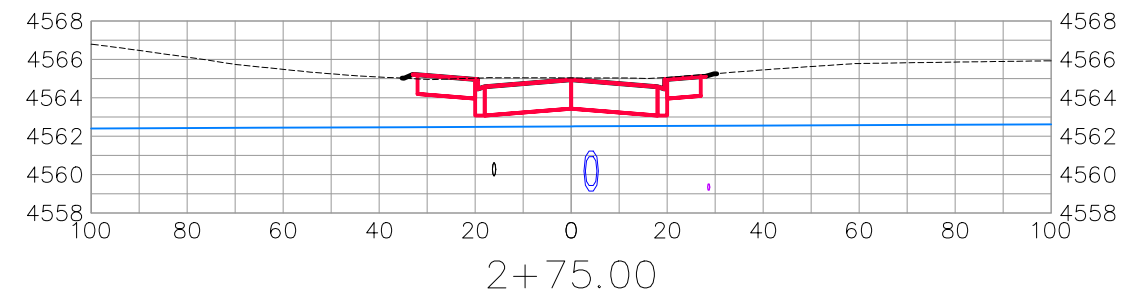
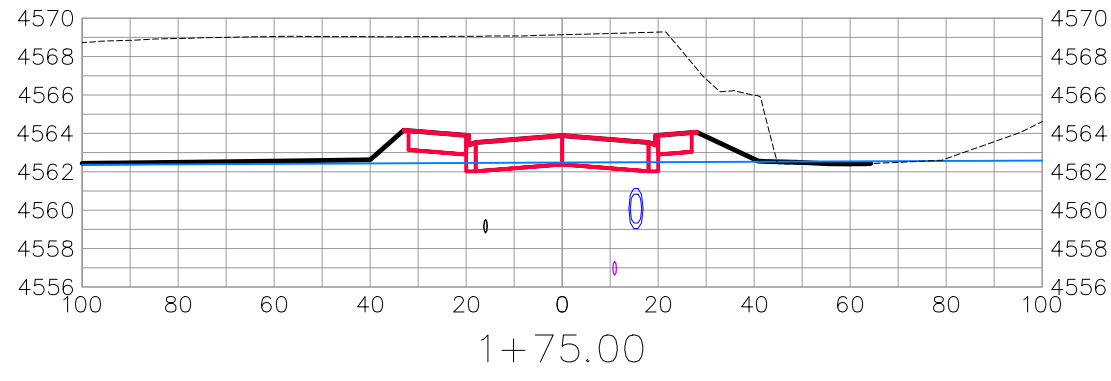
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 2.5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (22)
May 20, 2020



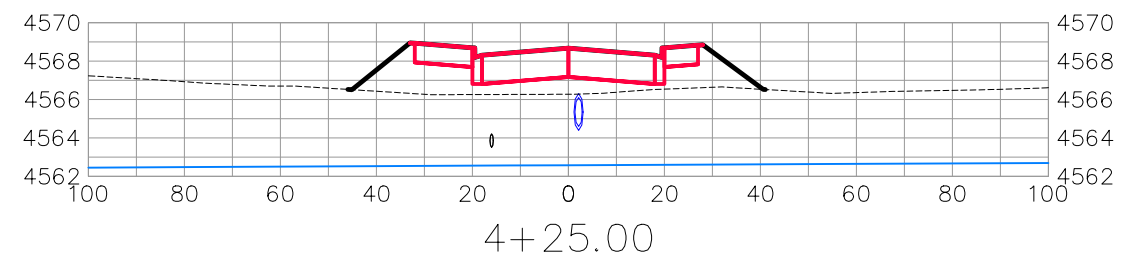
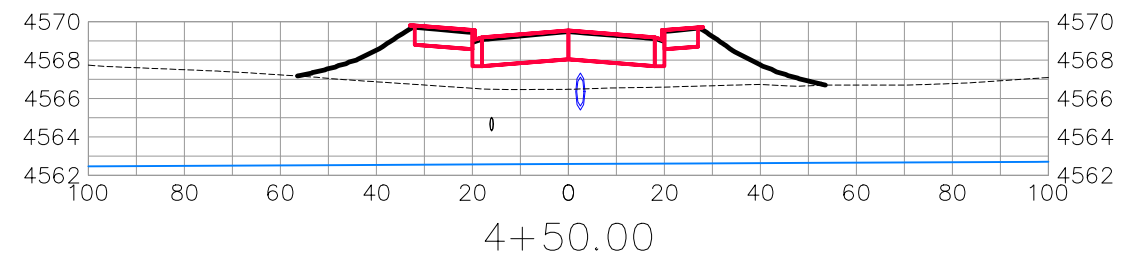
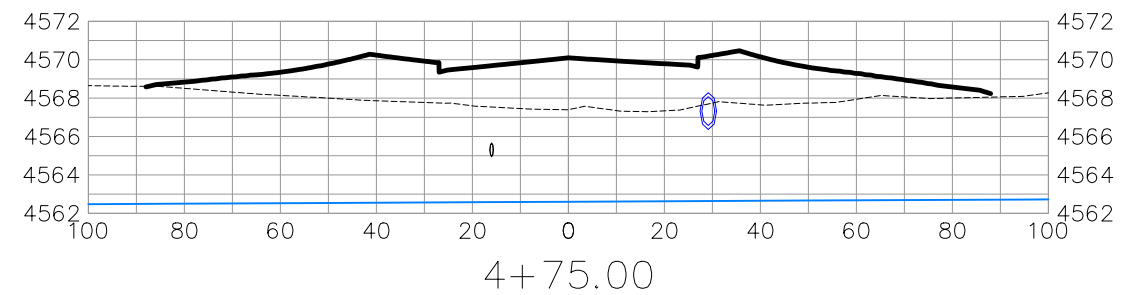
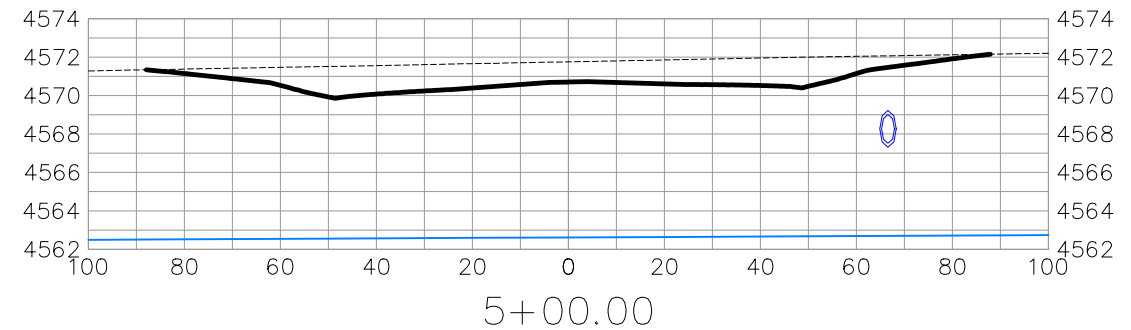
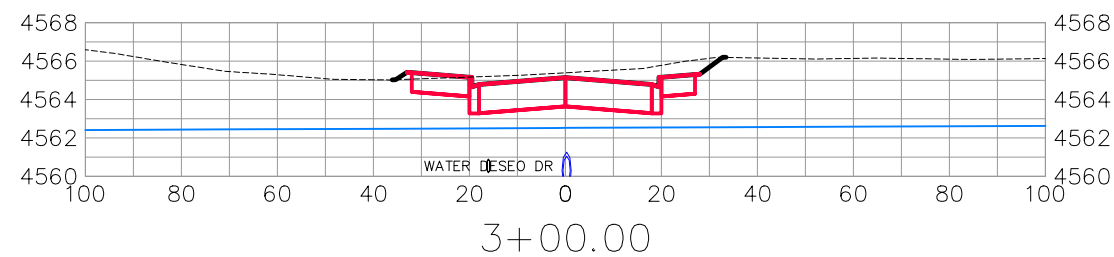
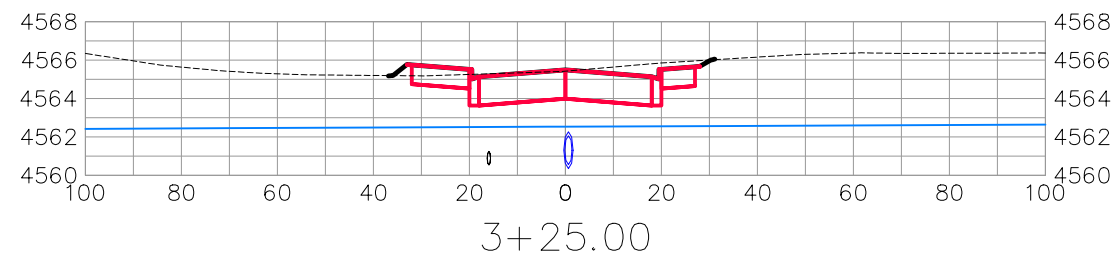
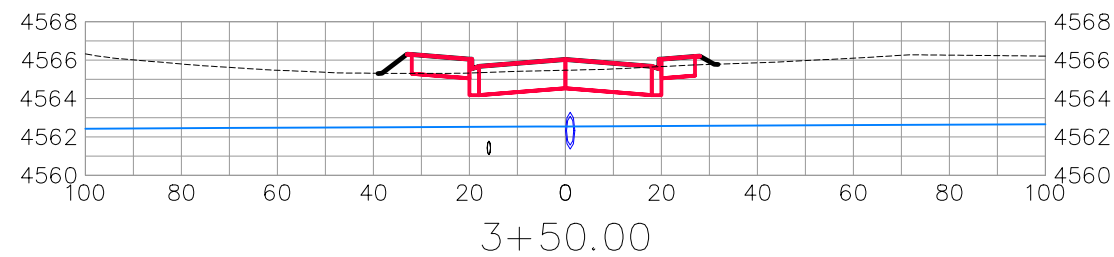
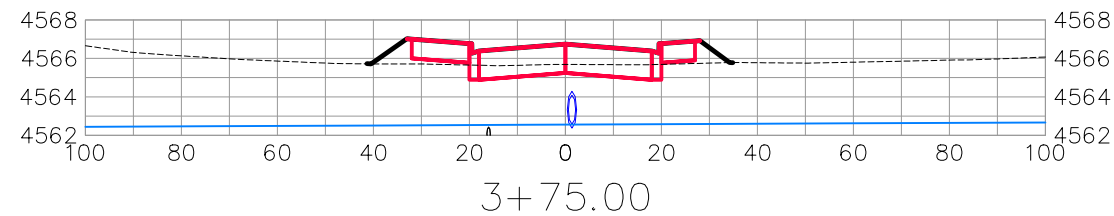
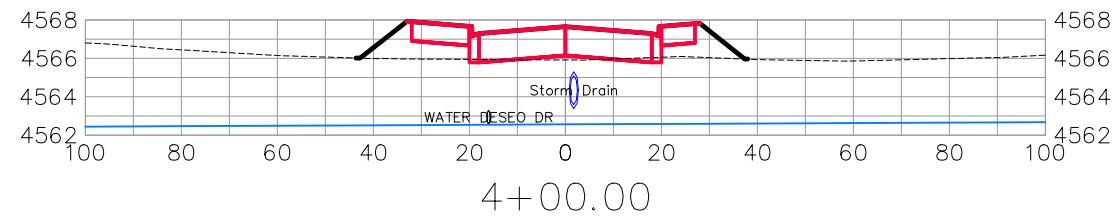
DESEO DRIVE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE 0 10 20 40 HORIZONTAL 0 2.5 10 VERTICAL
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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ROAD CROSS SECTIONS - (23)
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DESEO DRIVE

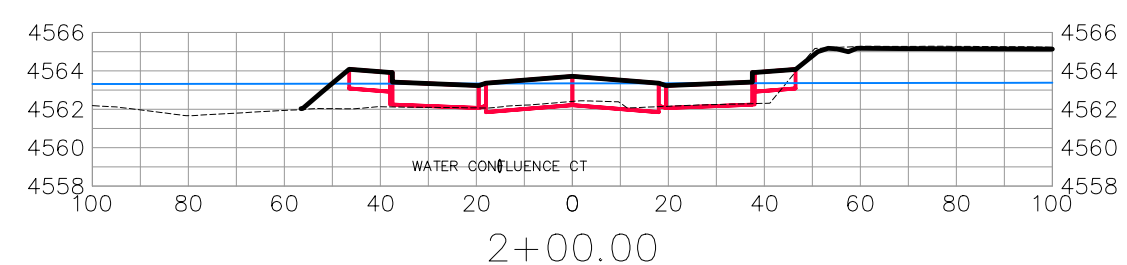
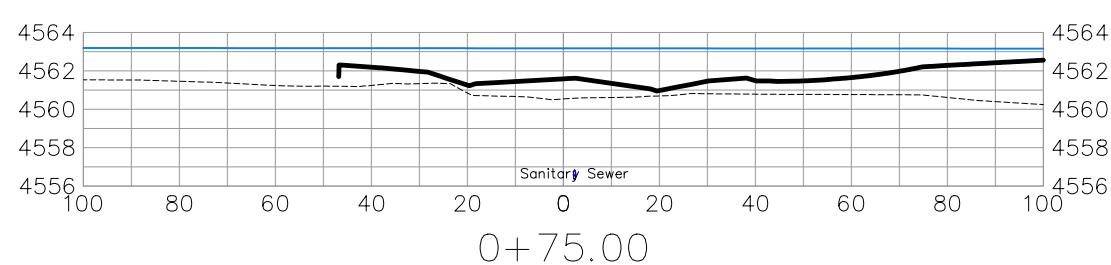
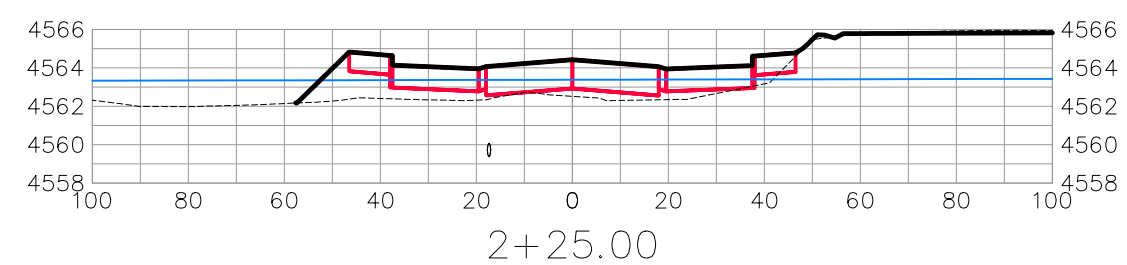
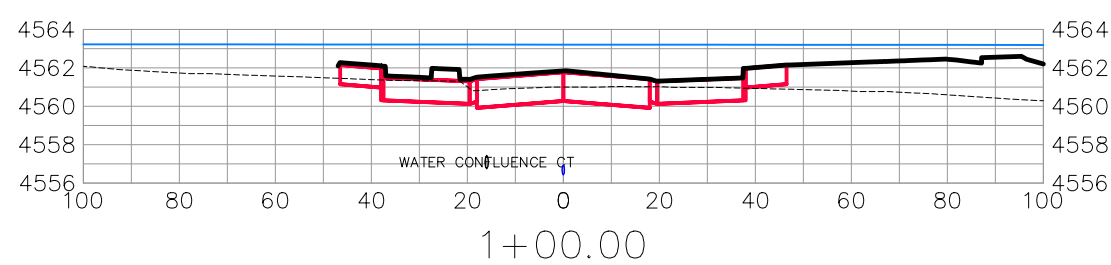
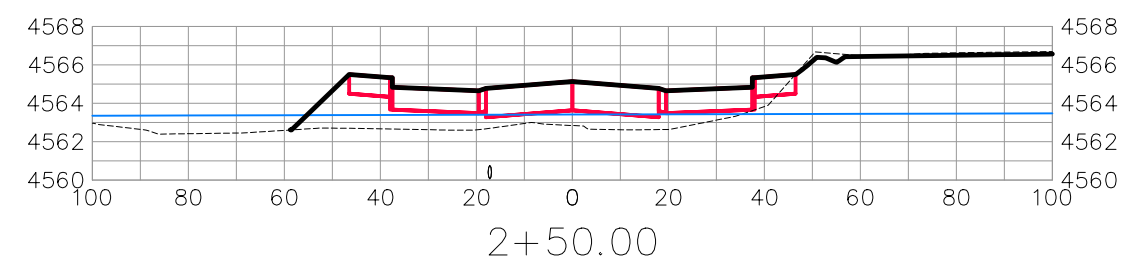
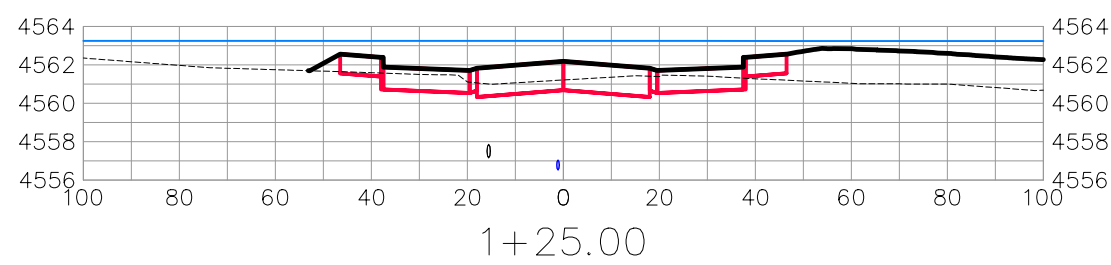
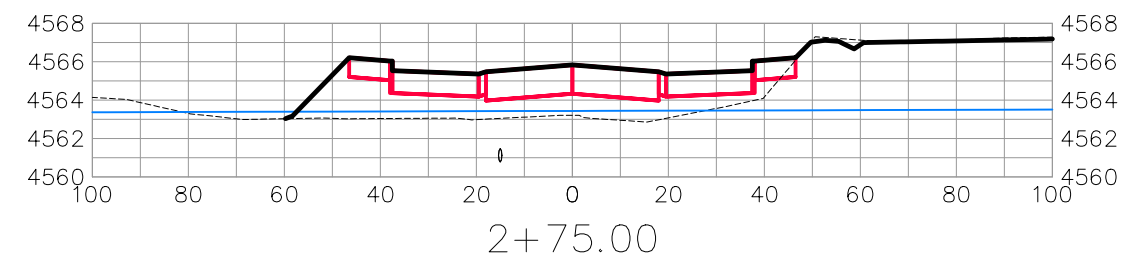
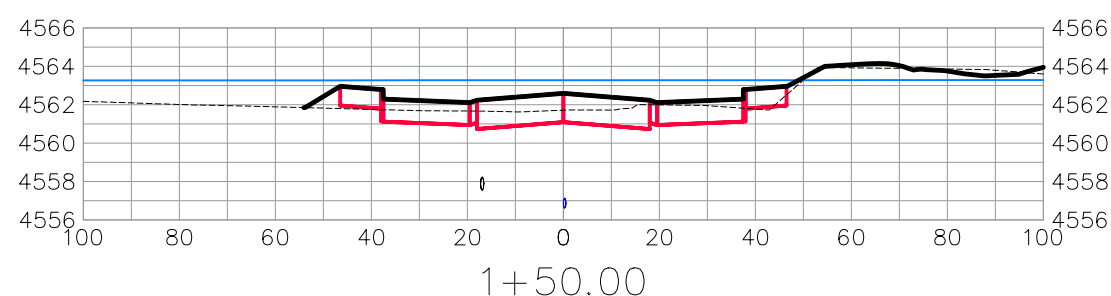
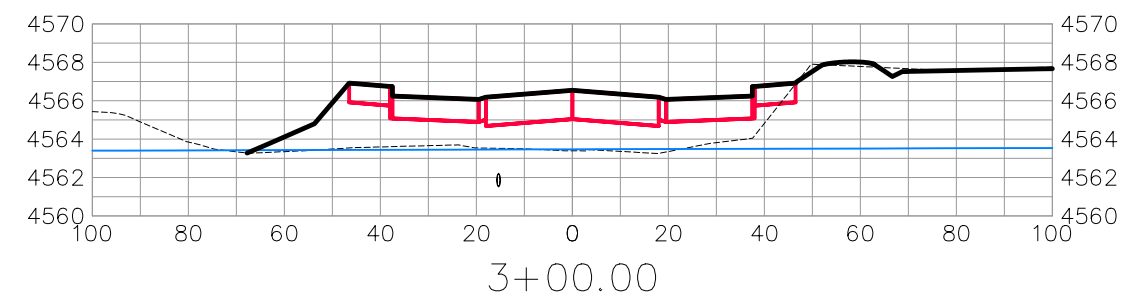
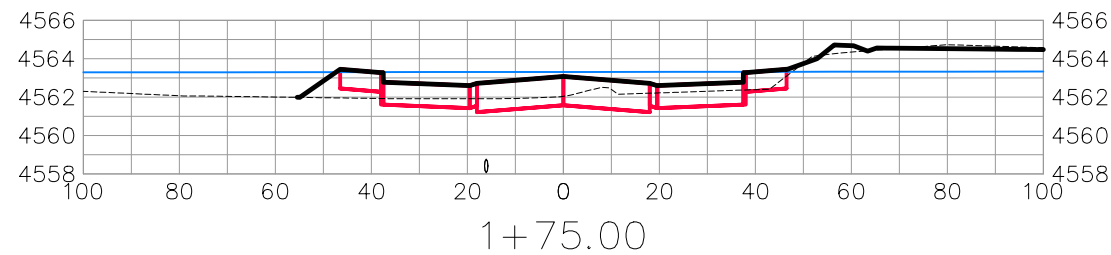
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



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ROAD CROSS SECTIONS - (24)
May 20, 2020



CONFLUENCE CT

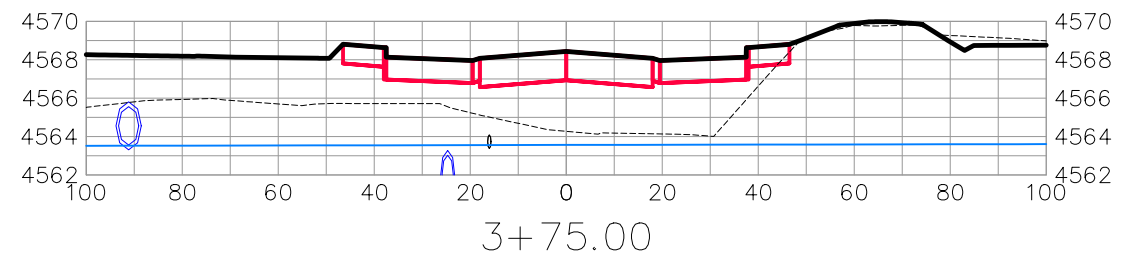
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE 0 10 20 40 HORIZONTAL 0 2.5 10 VERTICAL
REVISION			JCS	2019	
REVISION			BH	2019	
REVISION			TCP	2019	



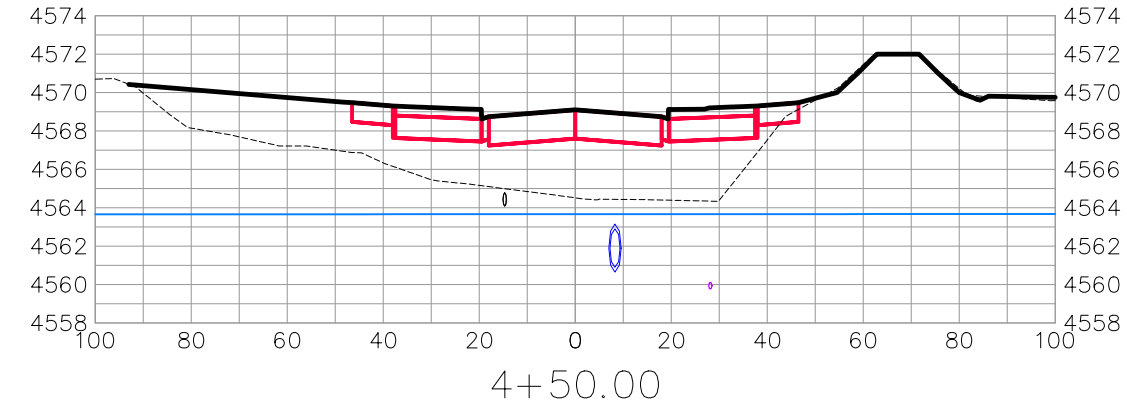
PUBLIC WORKS
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ROAD CROSS SECTIONS - (25)
May 20, 2020

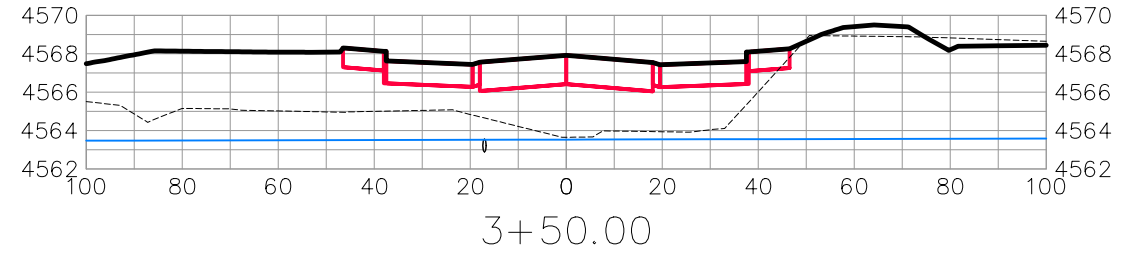
N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Road Cross Sections.dwg, 5/20/2020 8:36:44 AM



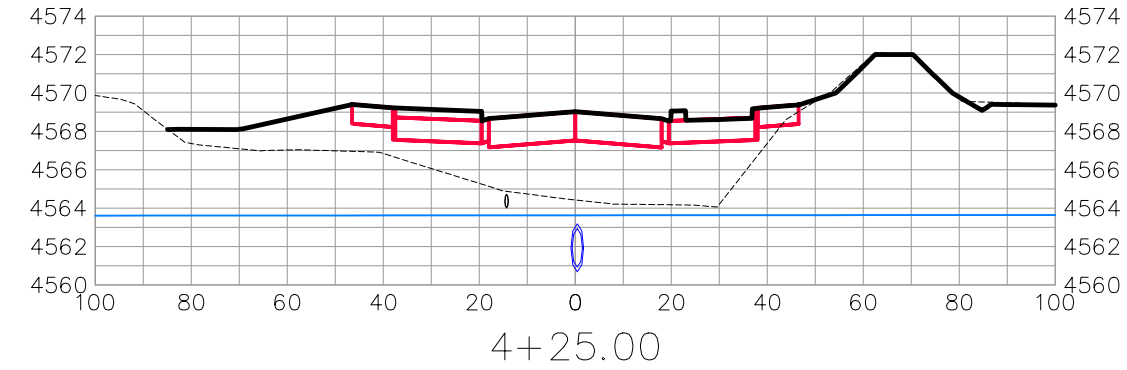
3+75.00



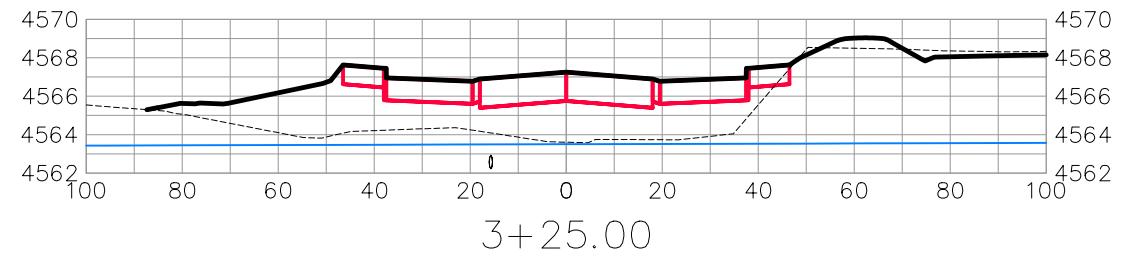
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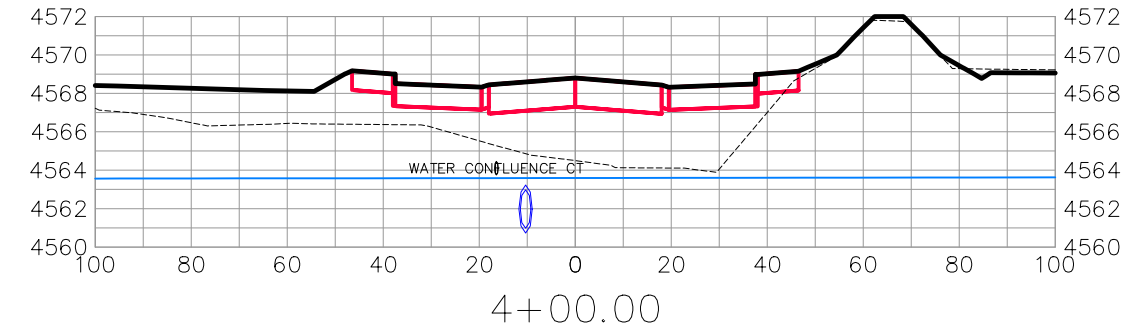
3+50.00



4+25.00



3+25.00



4+00.00

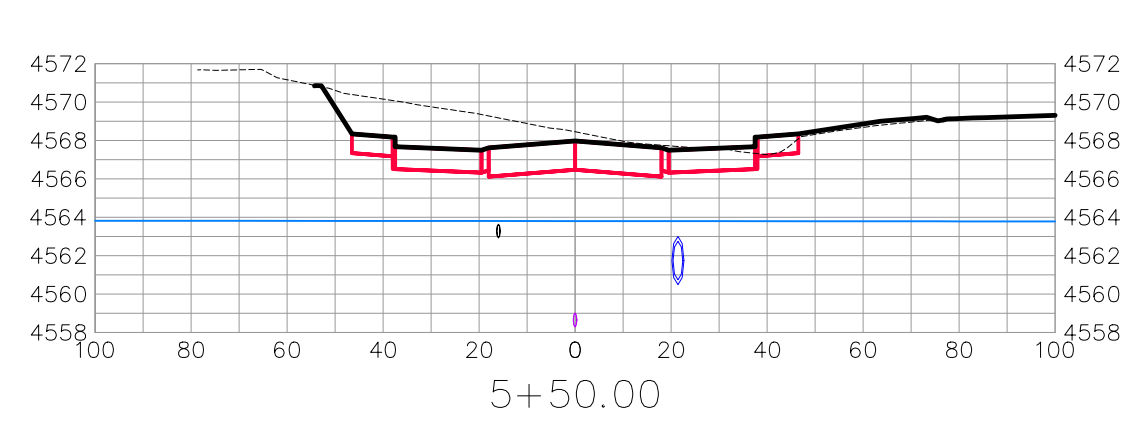
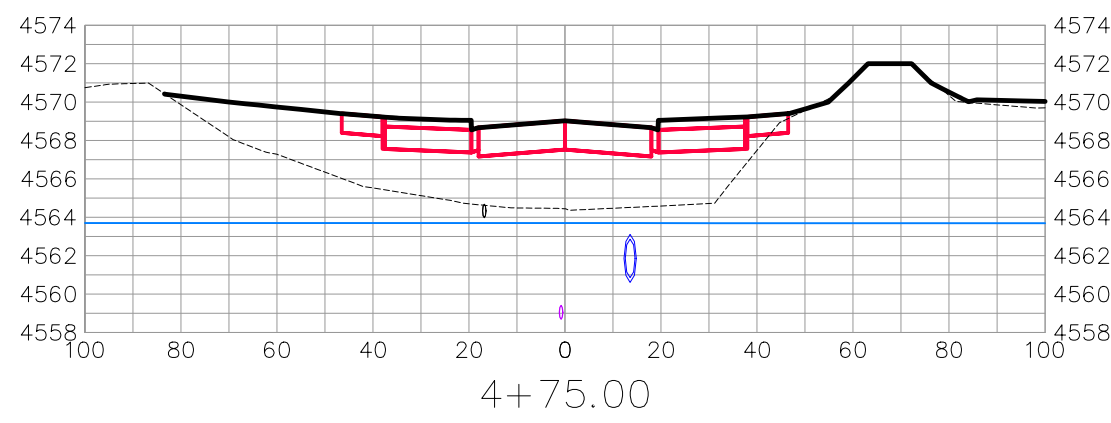
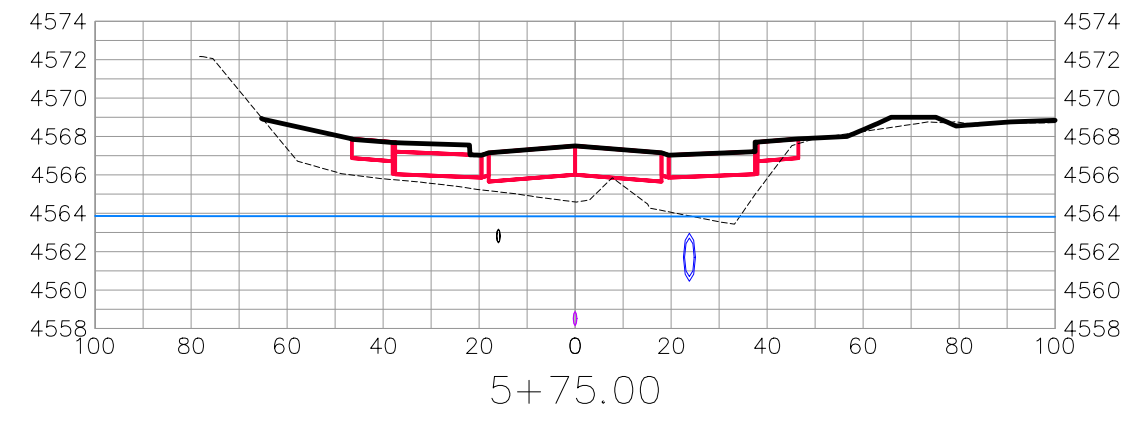
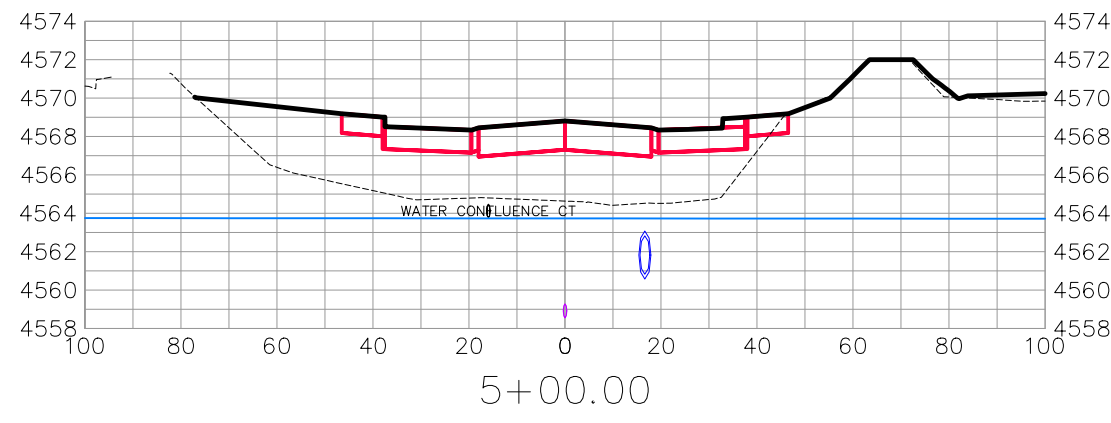
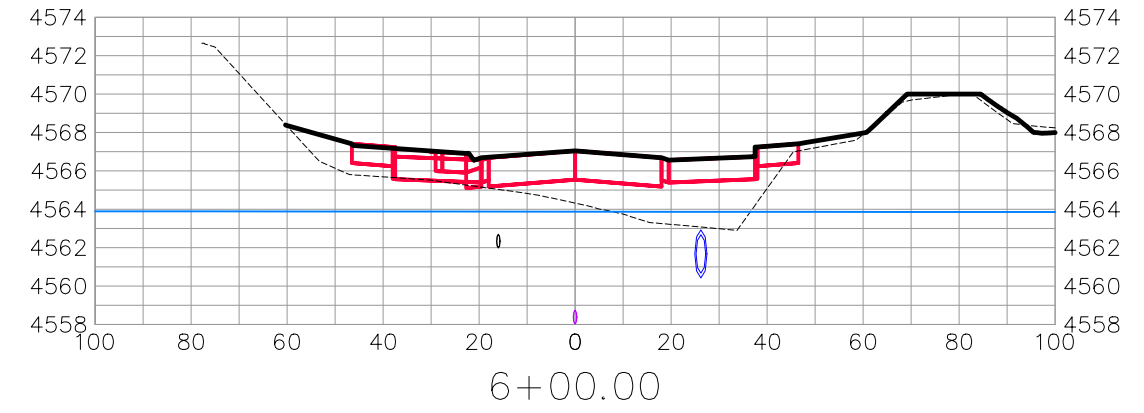
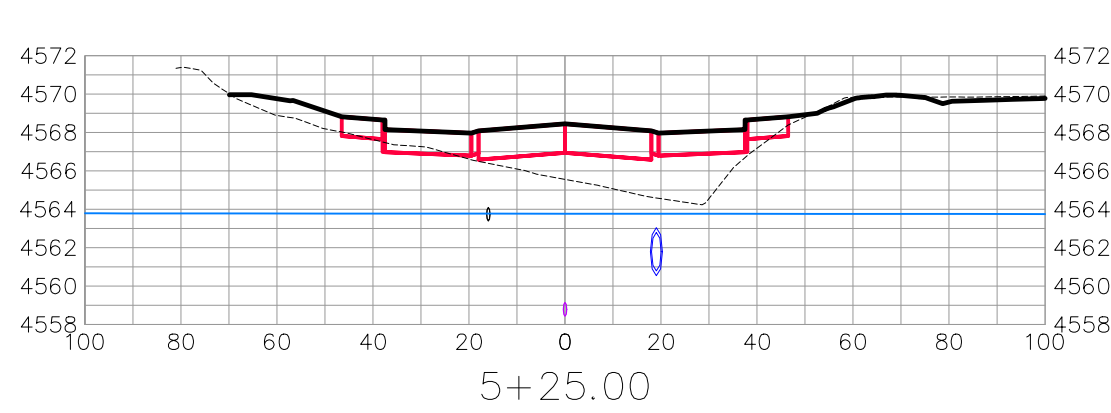
CONFLUENCE CT

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 20' VERTICAL: 1" = 2.5'
REVISION			JCS	2019	
REVISION			BH	2019	
REVISION			TCP	2019	



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ROAD CROSS SECTIONS - (26)
May 20, 2020



CONFLUENCE CT

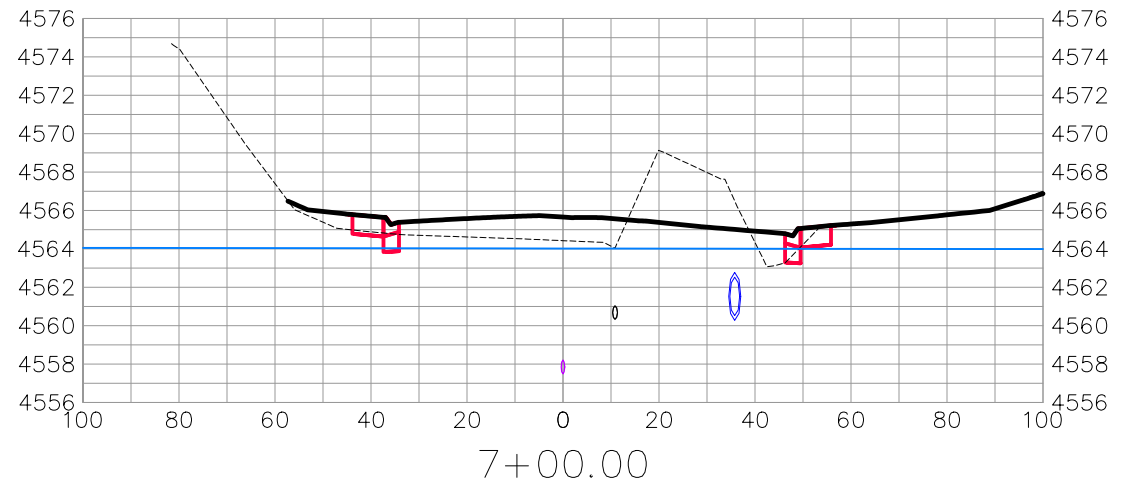
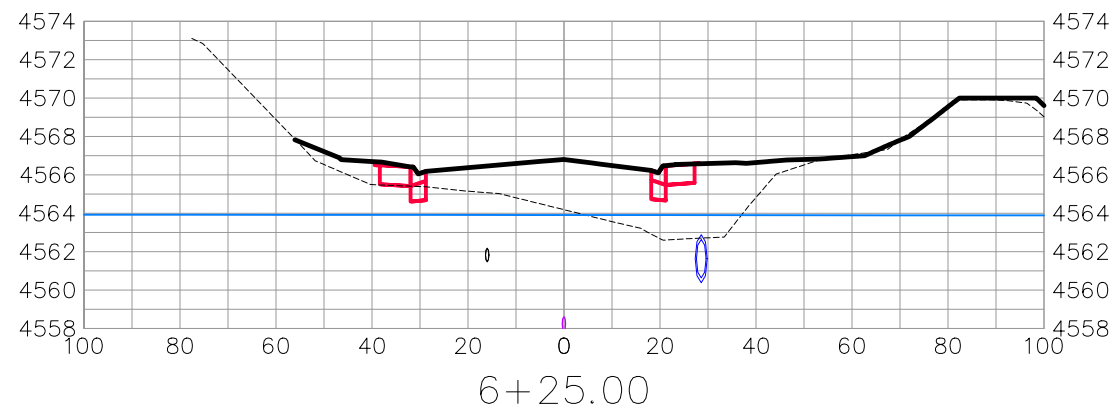
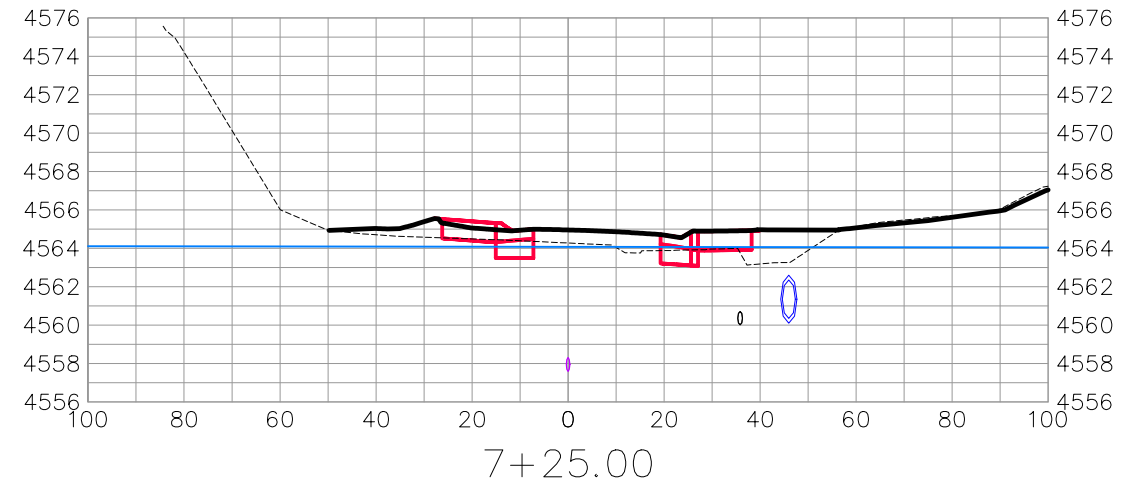
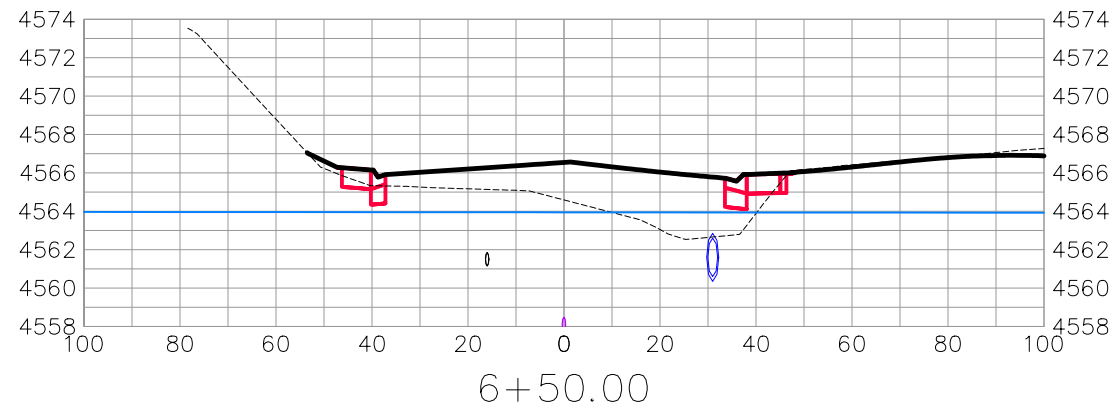
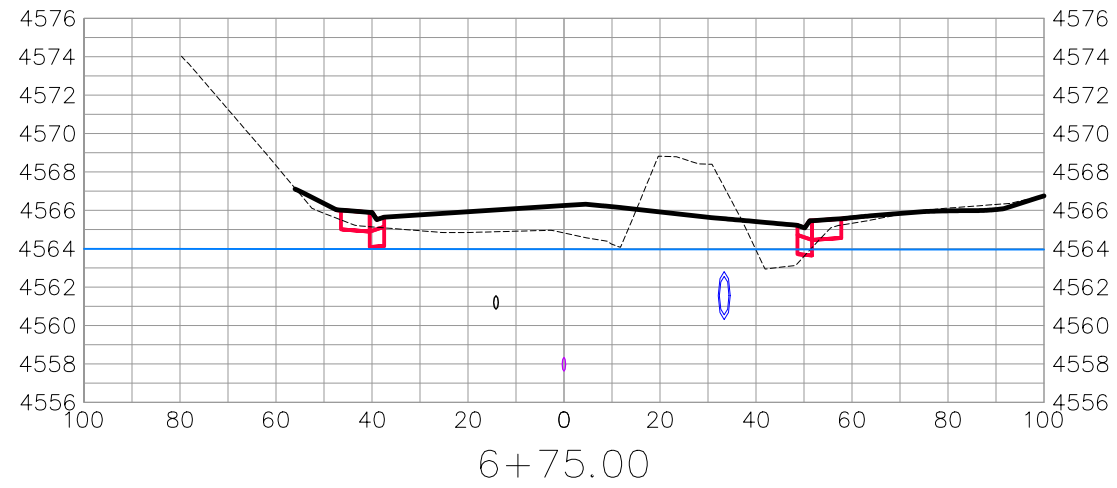
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



PUBLIC WORKS
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THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (27)
May 20, 2020



CONFLUENCE CT

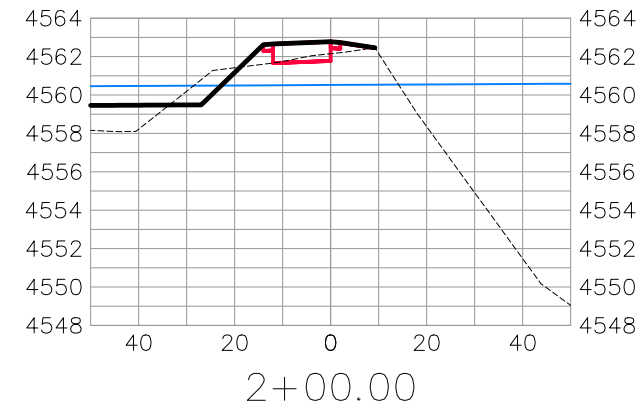
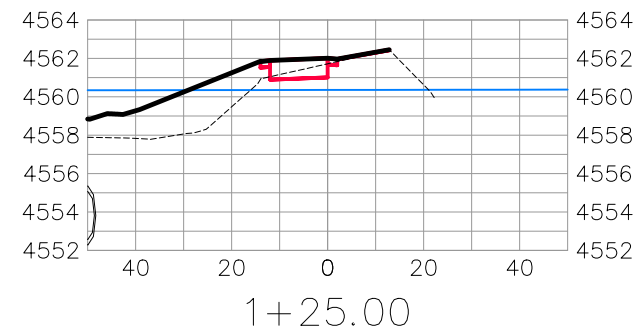
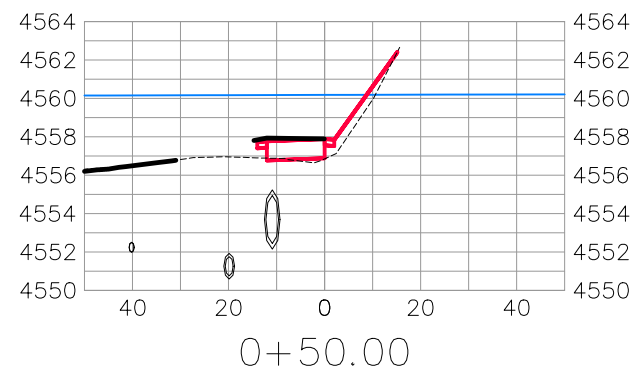
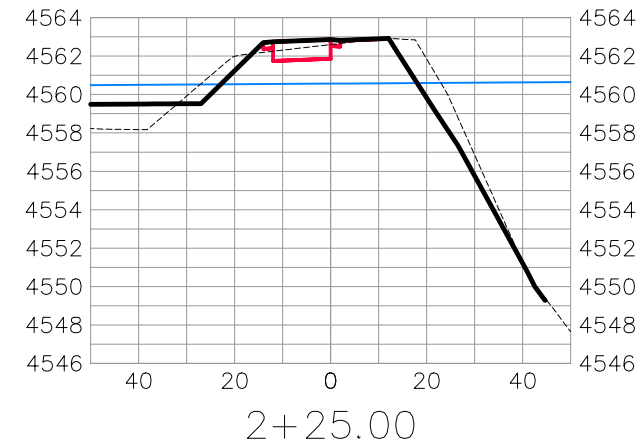
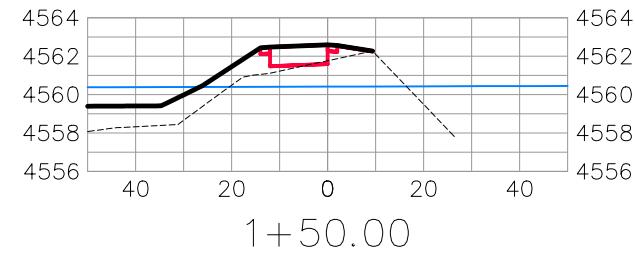
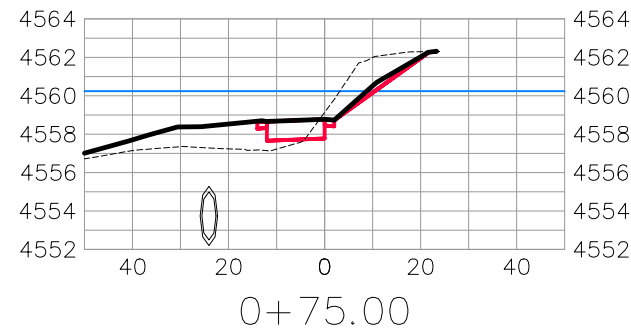
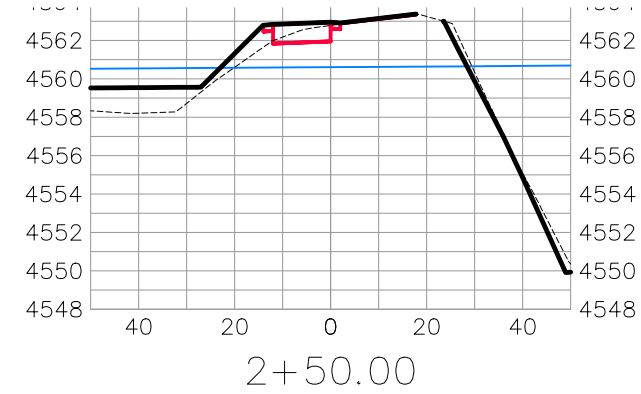
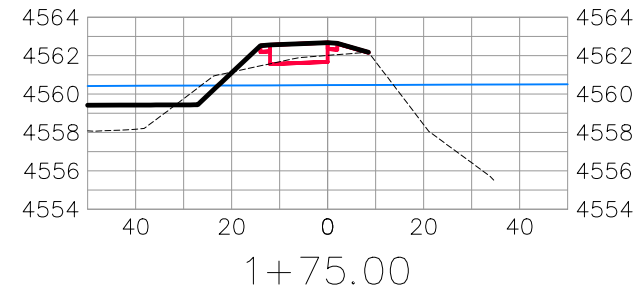
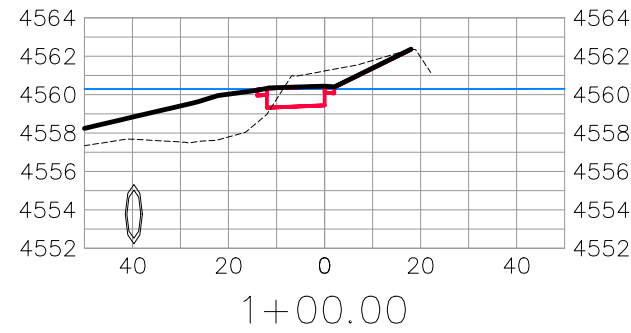
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2019
△			JCS	2019
△			BH	2019
△			TCP	2019

SCALES:	
0	40
HORIZONTAL	
0	10
VERTICAL	



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THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (28)
May 20, 2020



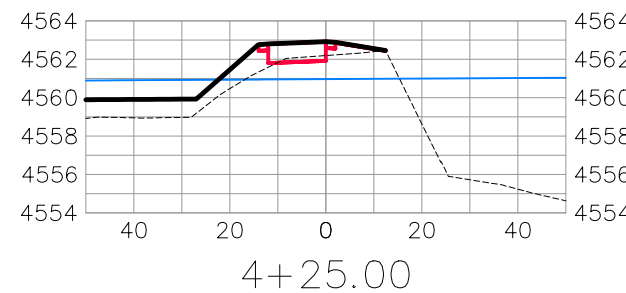
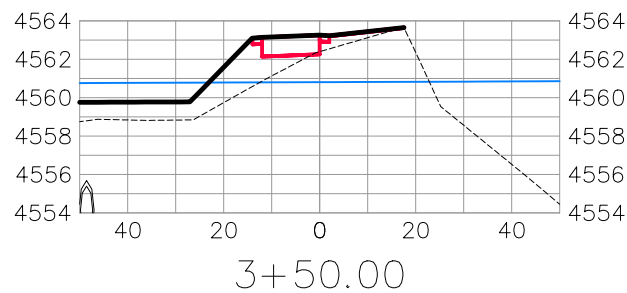
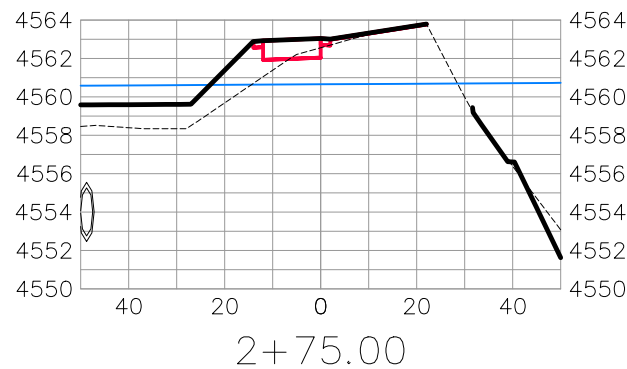
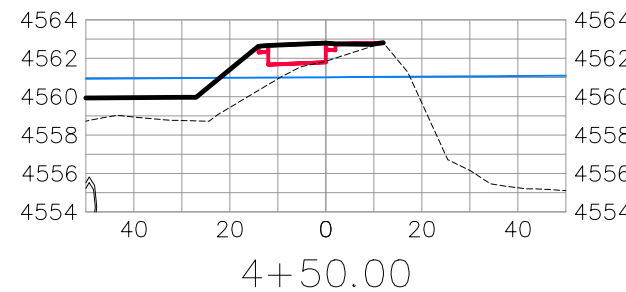
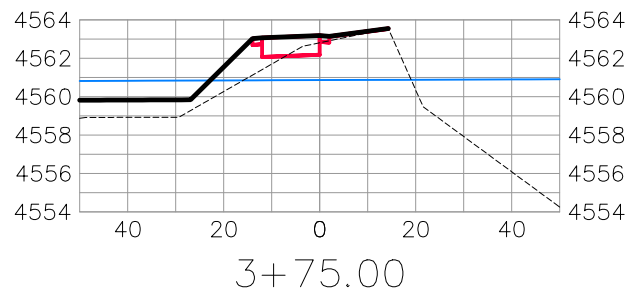
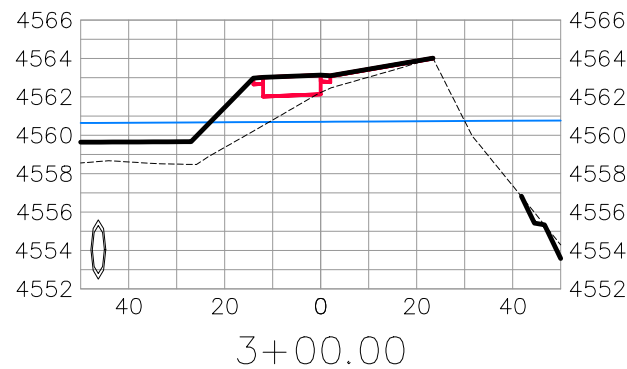
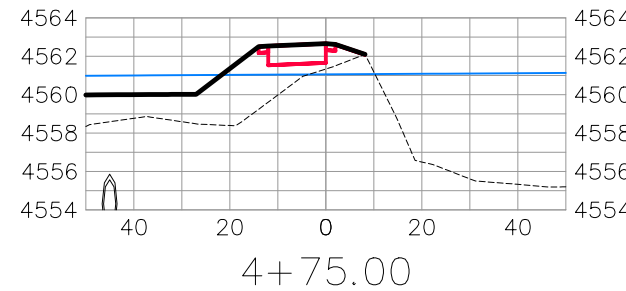
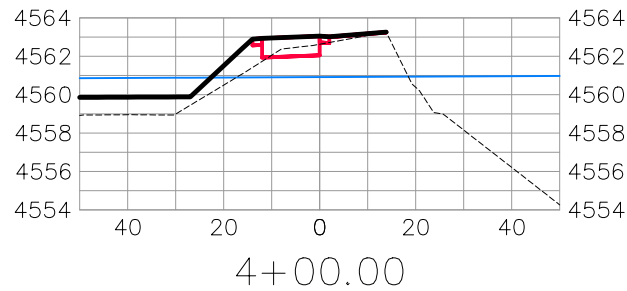
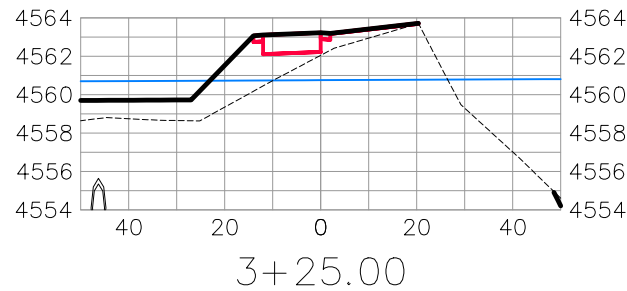
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 40' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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ROAD CROSS SECTIONS - (29)
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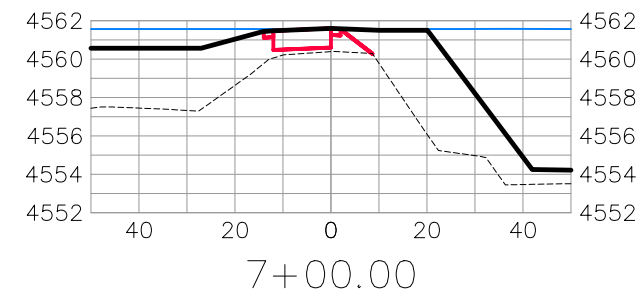
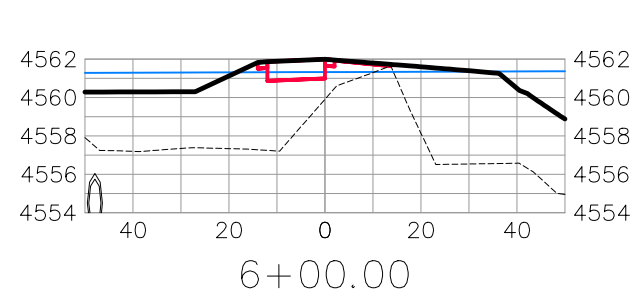
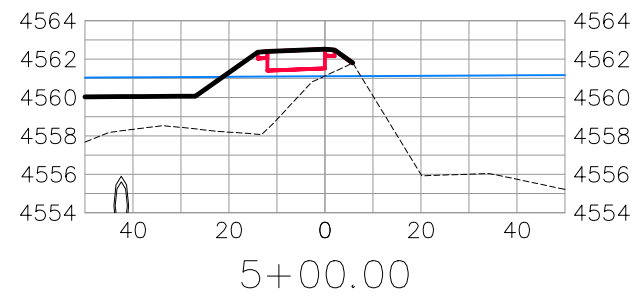
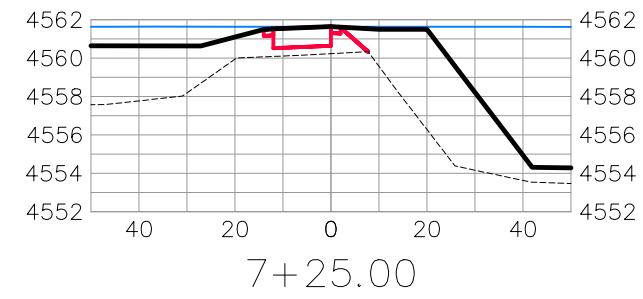
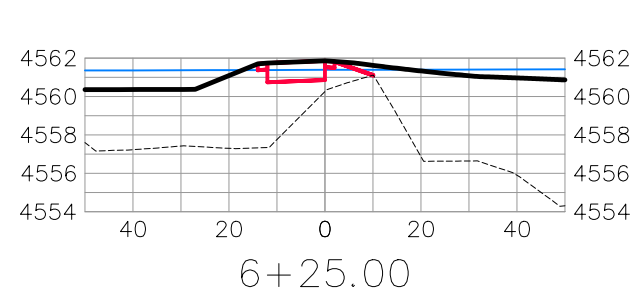
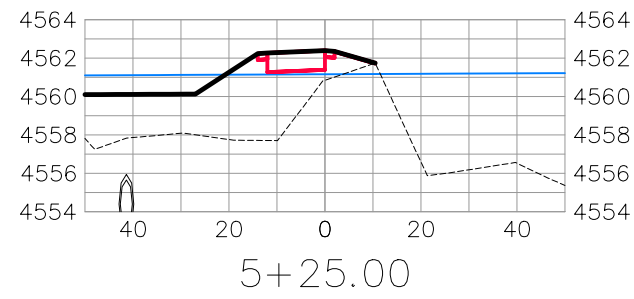
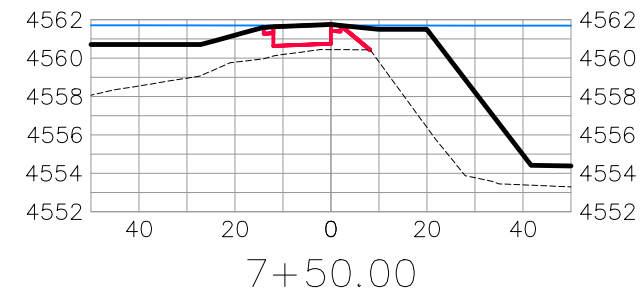
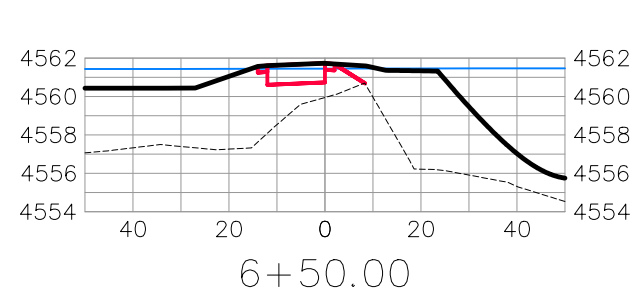
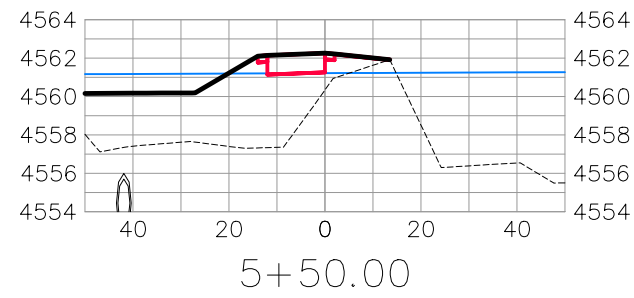
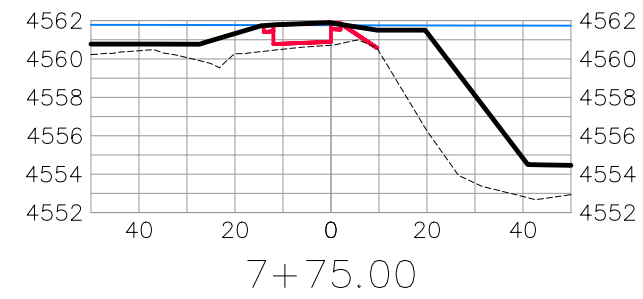
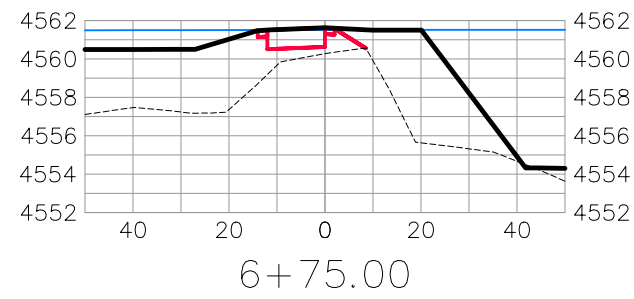
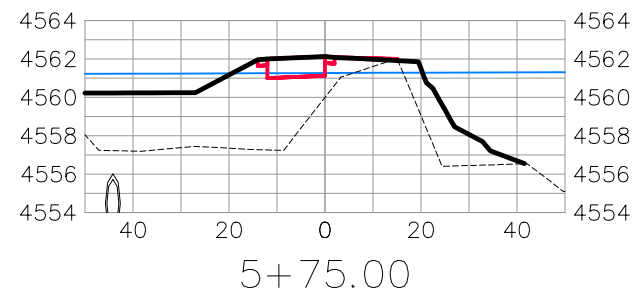
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 20' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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ROAD CROSS SECTIONS - (30)
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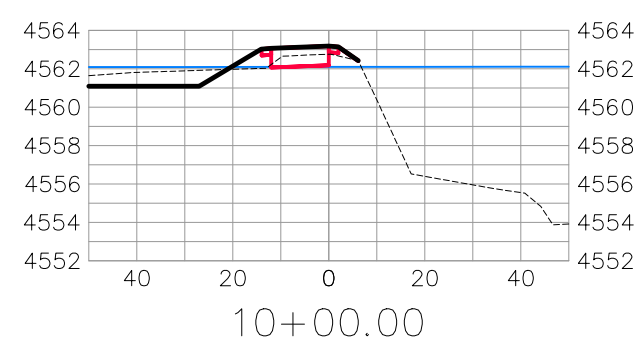
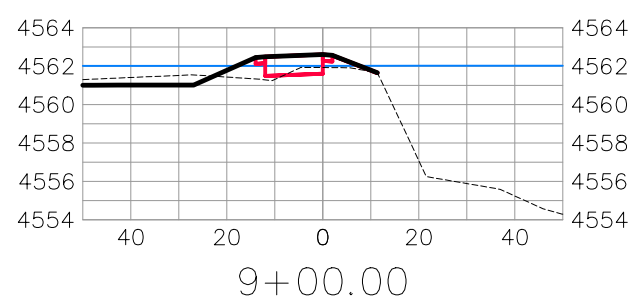
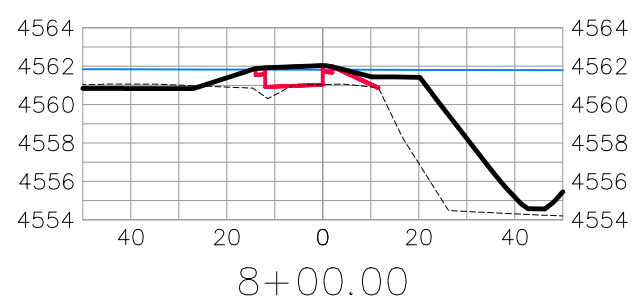
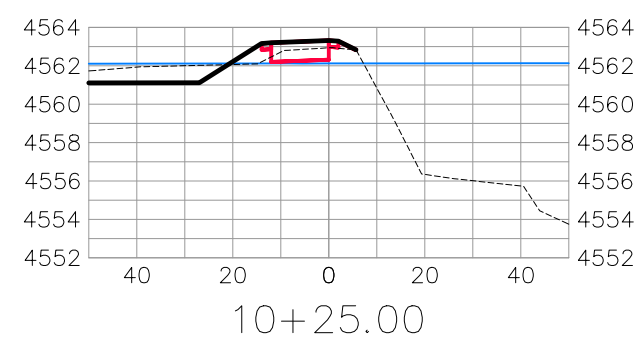
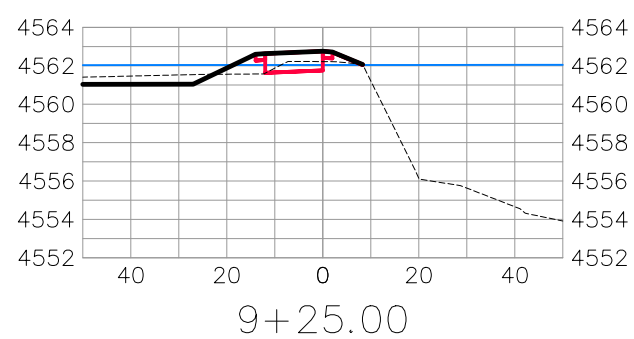
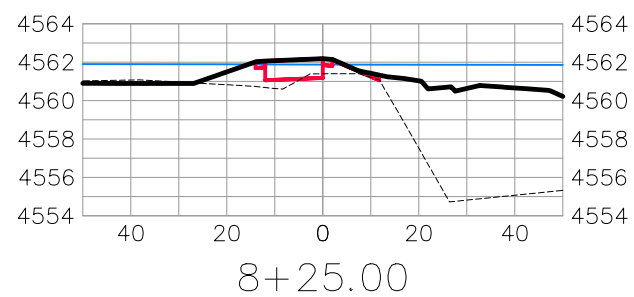
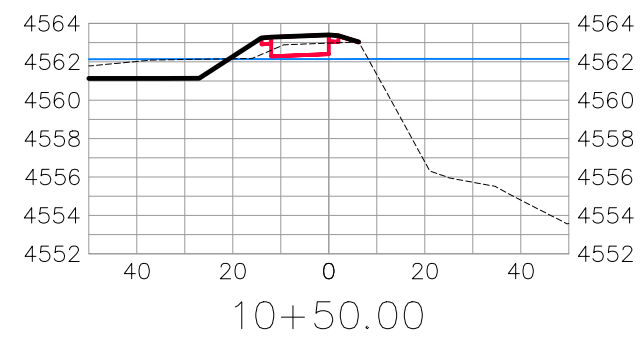
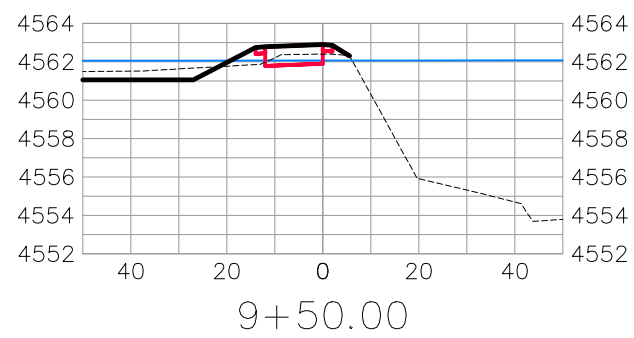
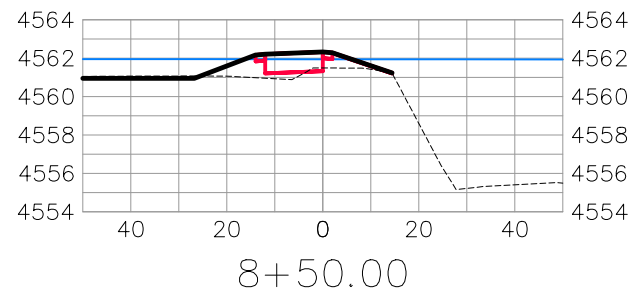
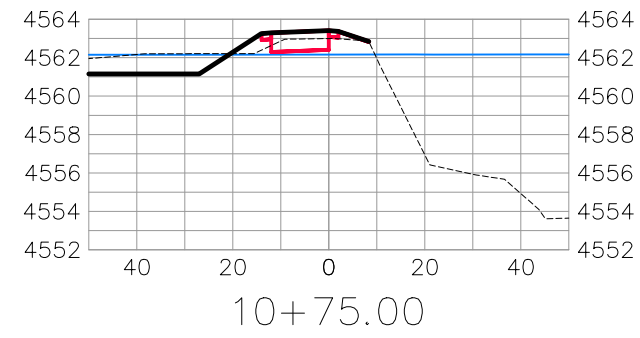
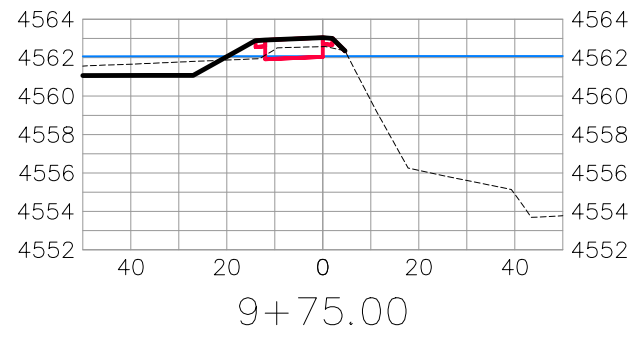
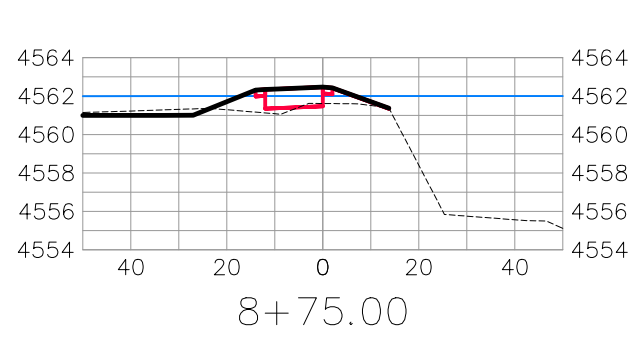
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 20' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



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ROAD CROSS SECTIONS - (31)
May 20, 2020



BIKE PATH

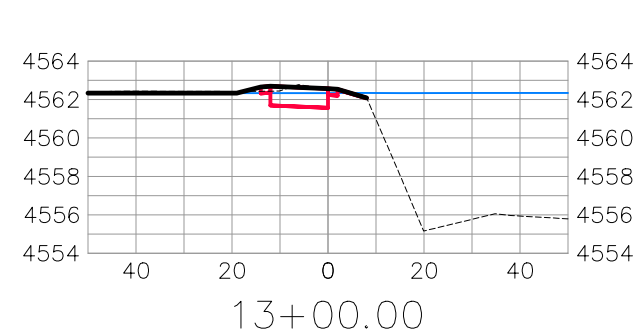
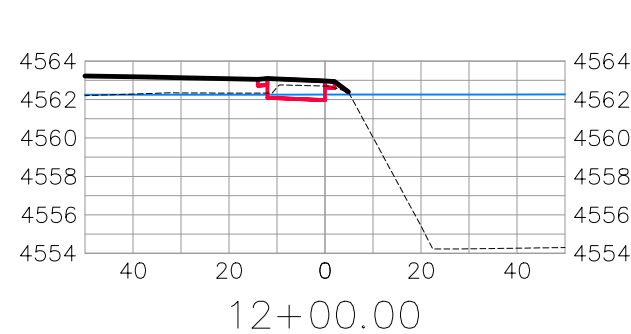
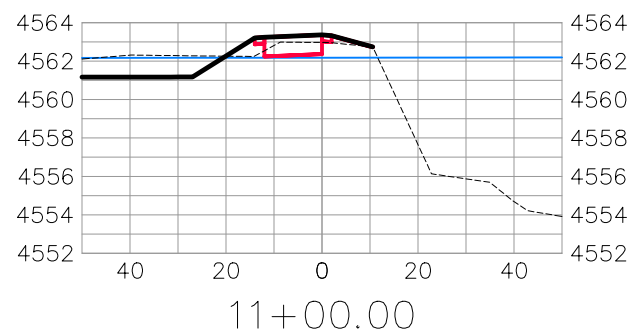
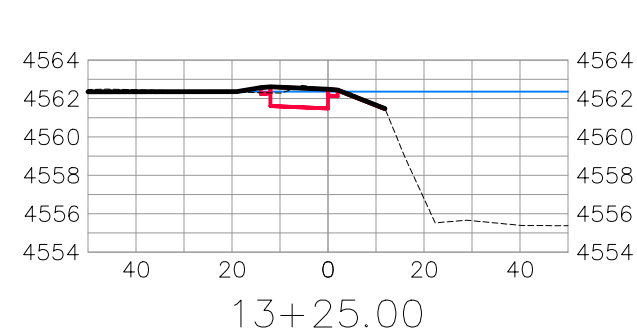
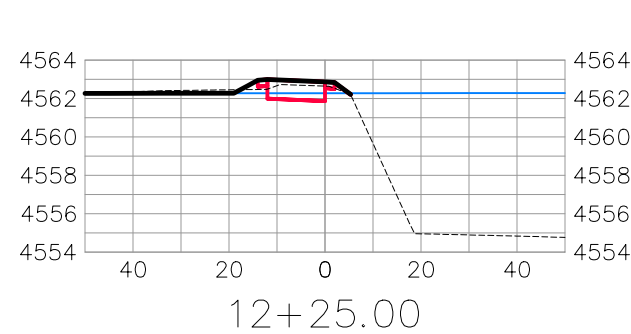
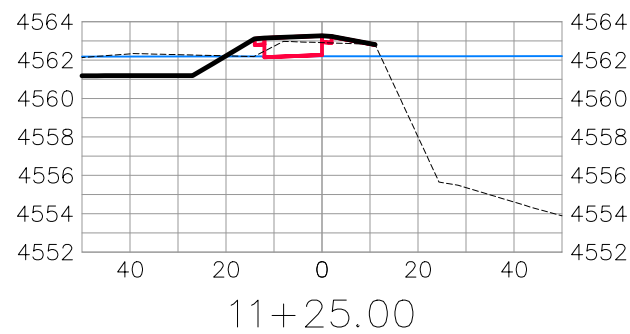
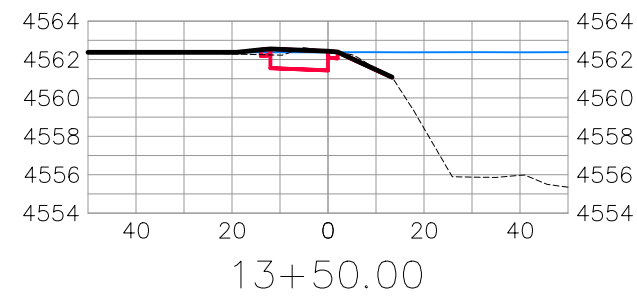
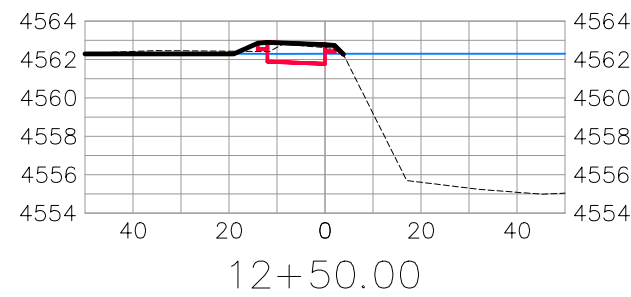
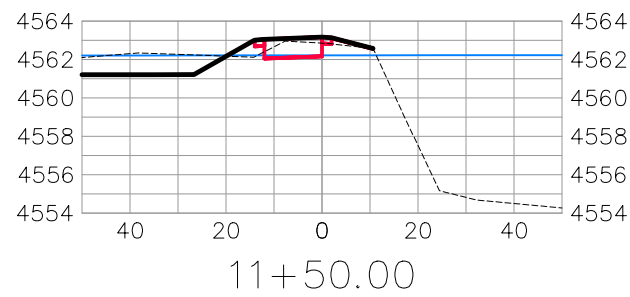
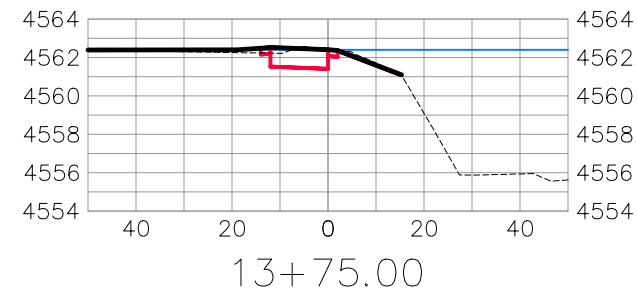
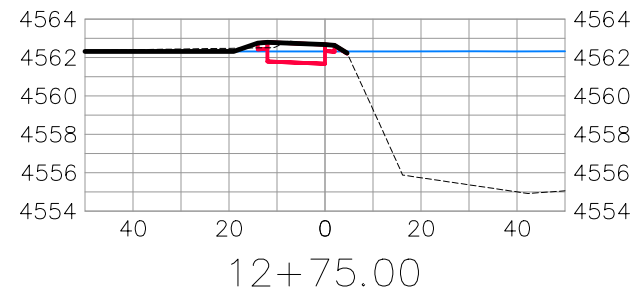
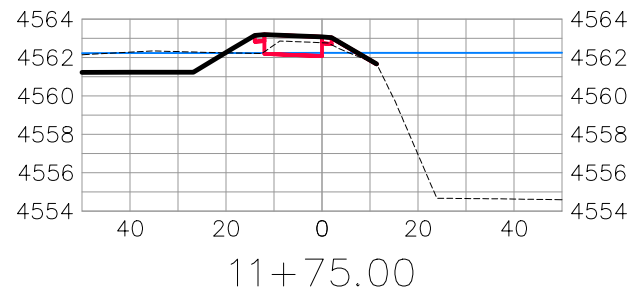
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
△			JCS	2019	JCS	2019	BH	2019	TCP	2019
△										
△										
△										

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 20'
VERTICAL	1" = 2.5'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (32)
May 20, 2020



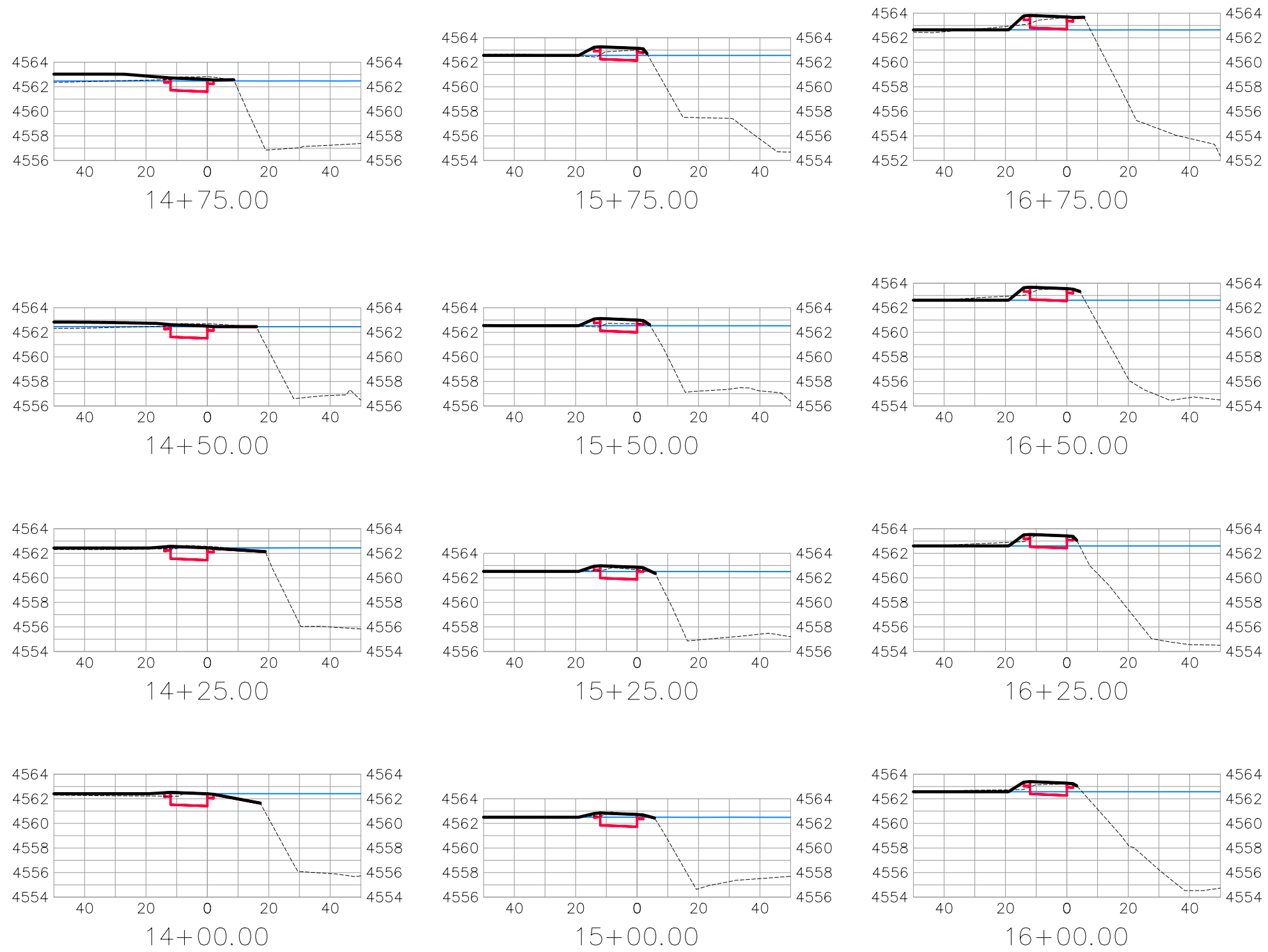
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE HORIZONTAL: 1" = 20' VERTICAL: 1" = 2.5'
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (33)
May 20, 2020



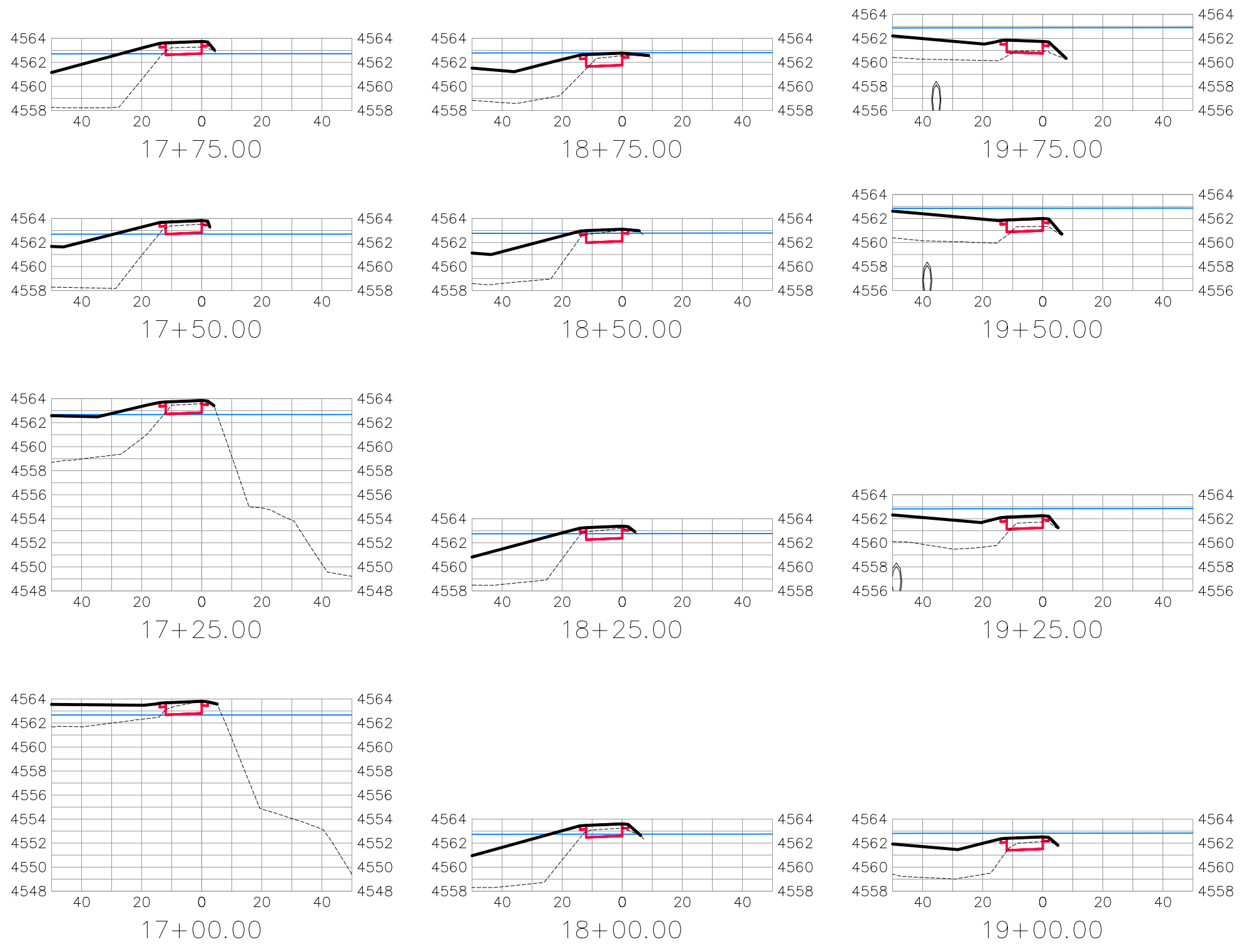
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 2.5 10 VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (34)
May 20, 2020



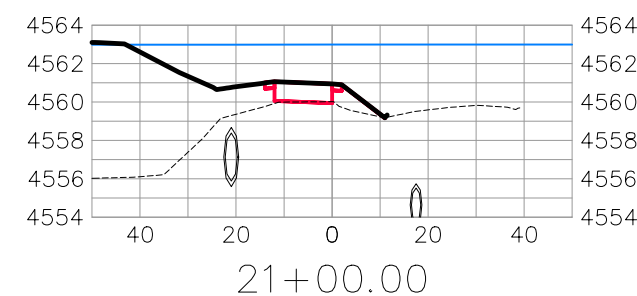
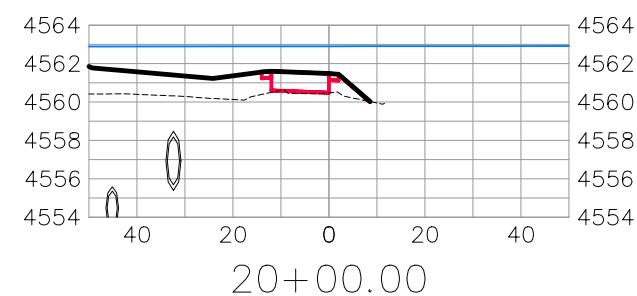
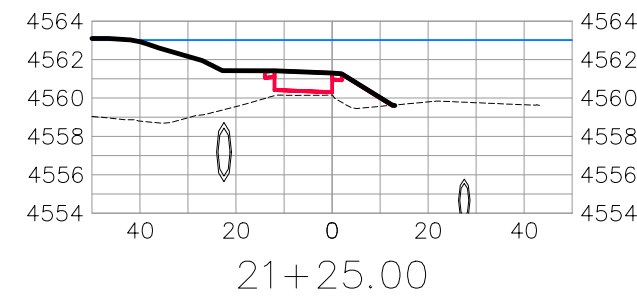
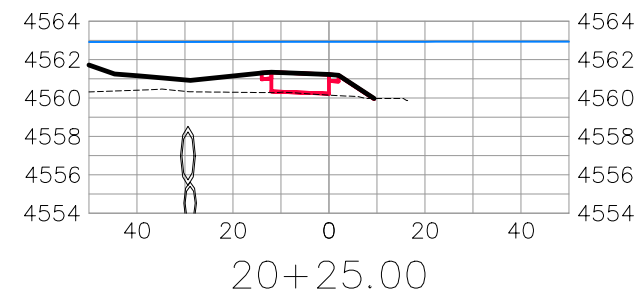
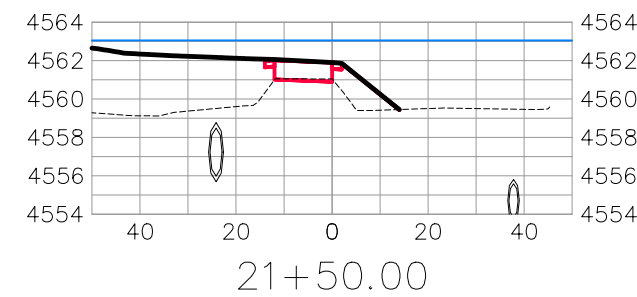
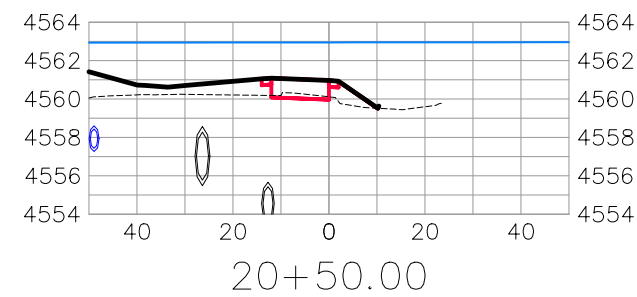
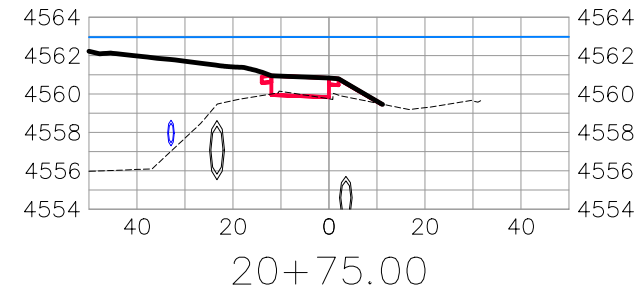
BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
△			JCS	2019	PLAN & PROFILE 0 10 20 40 HORIZONTAL 0 2.5 10 VERTICAL
△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (35)
May 20, 2020



BIKE PATH

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	HORIZONTAL 1" = 20'
REVISION			BH	2019	VERTICAL 1" = 2.5'
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
ROAD CROSS SECTIONS - (36)
May 20, 2020

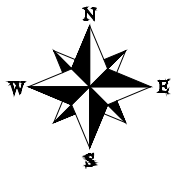
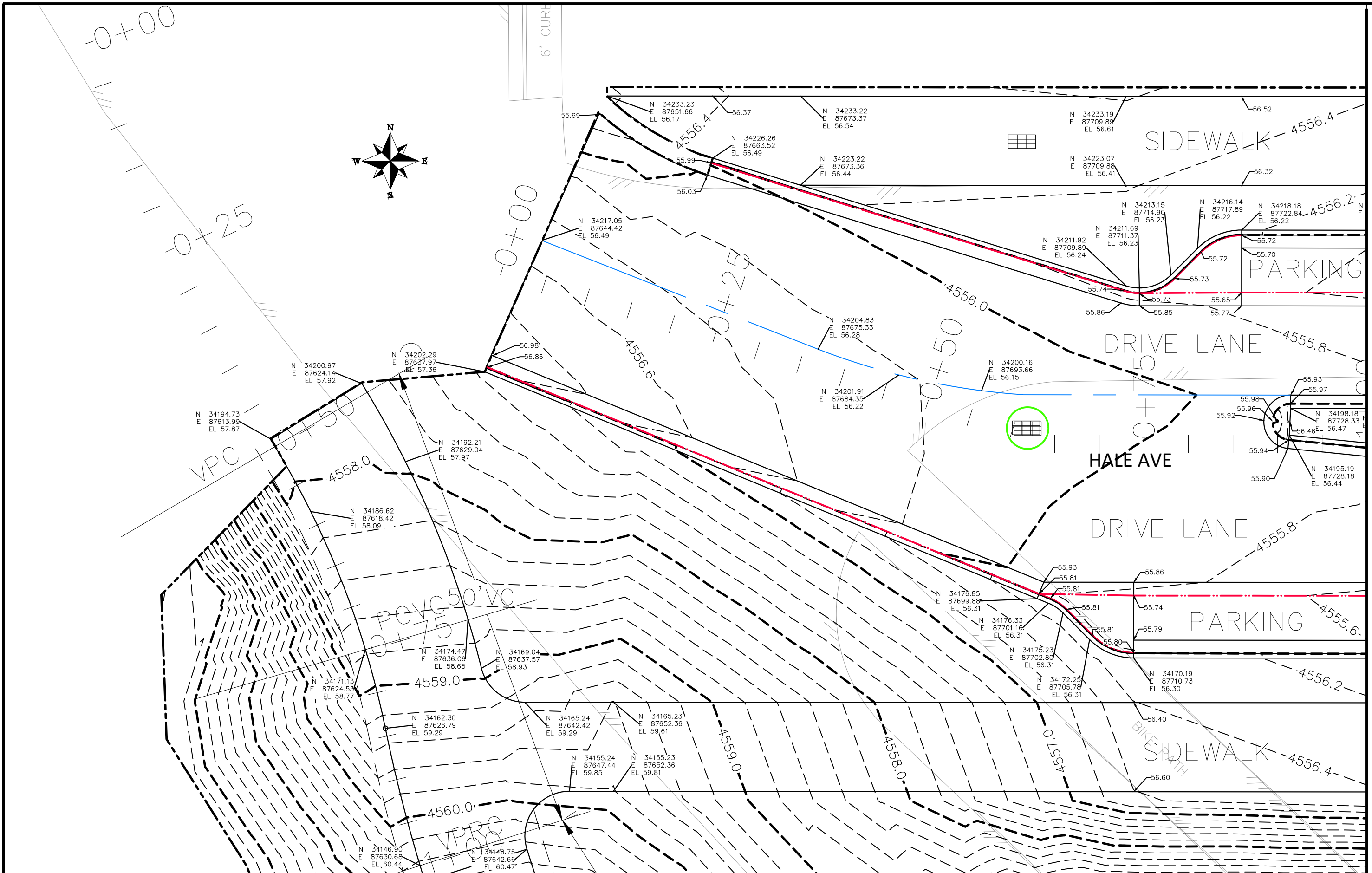


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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△			JCS	2019	
△			BH	2019	
△			TCP	2019	
△					



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN SHEET INDEX
May 20, 2020



MATCH LINE

REVISION	DESCRIPTION	DATE
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△		

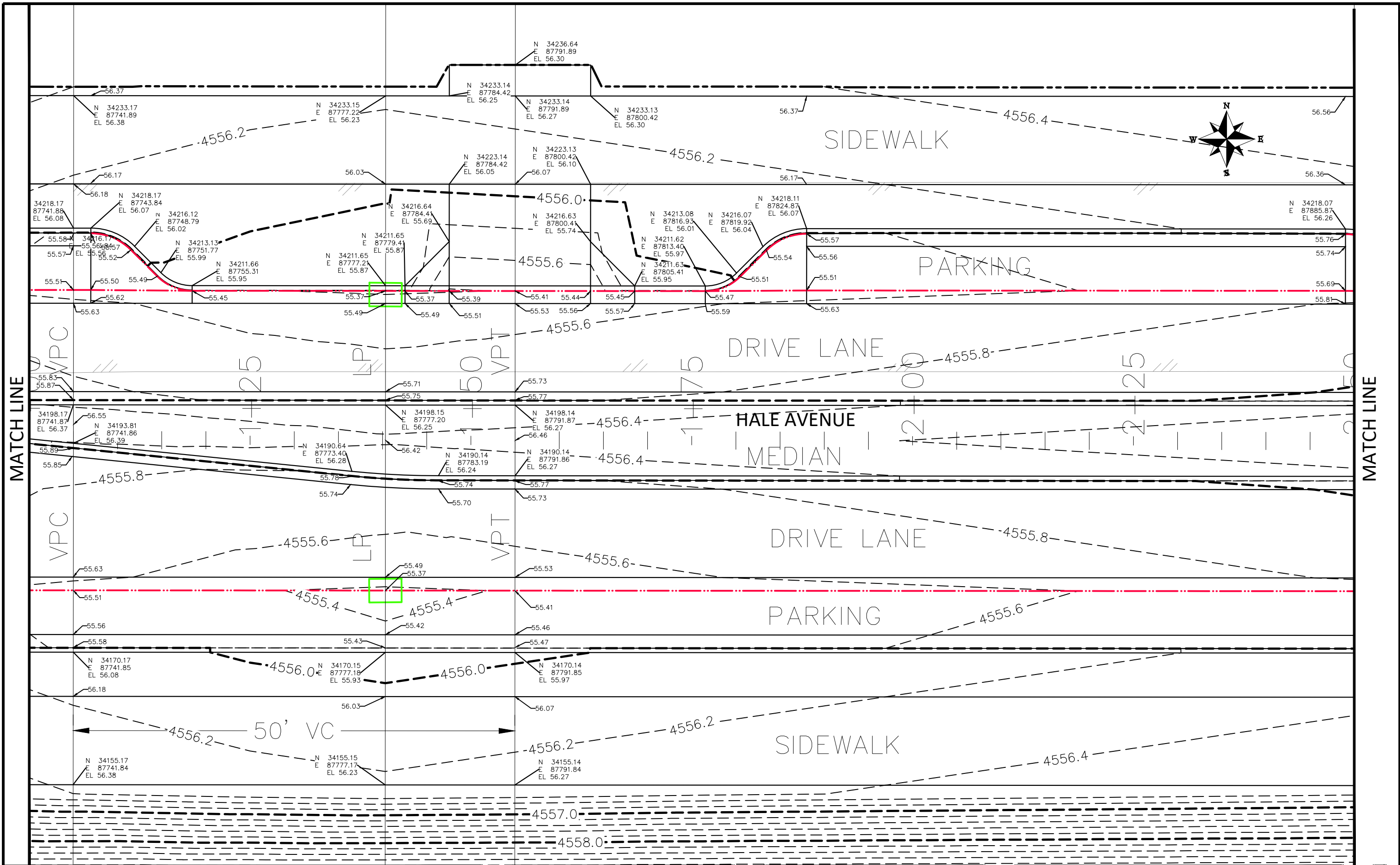
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	25 HORIZONTAL 10
0	NA VERTICAL NA



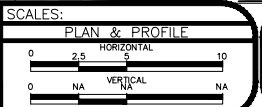
**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-1
May 20, 2020**



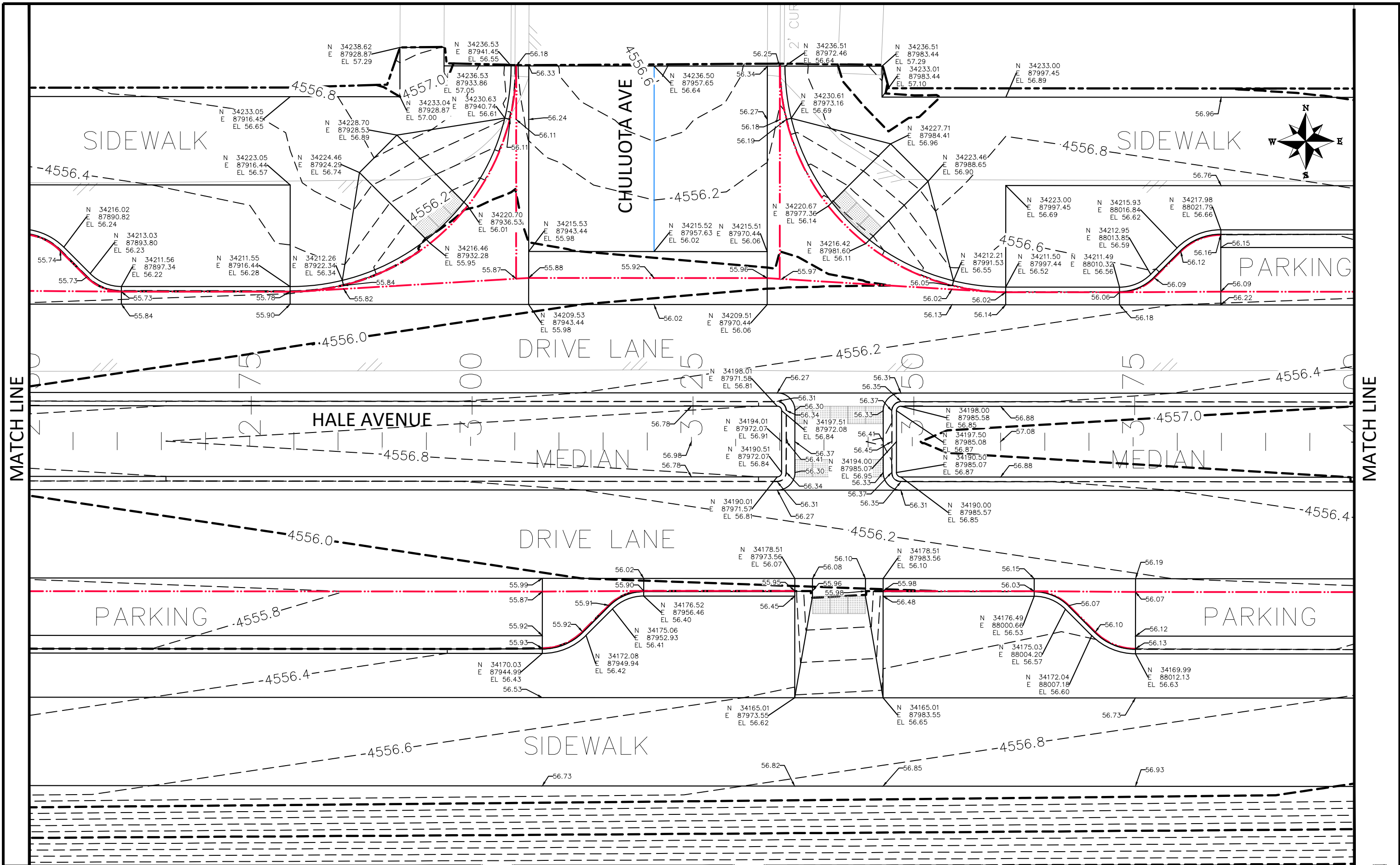
REVISION	DESCRIPTION	DATE
REVISION Δ		
REVISION Δ		
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REVISION Δ		

DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-2
May 20, 2020

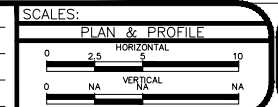


MATCH LINE

MATCH LINE

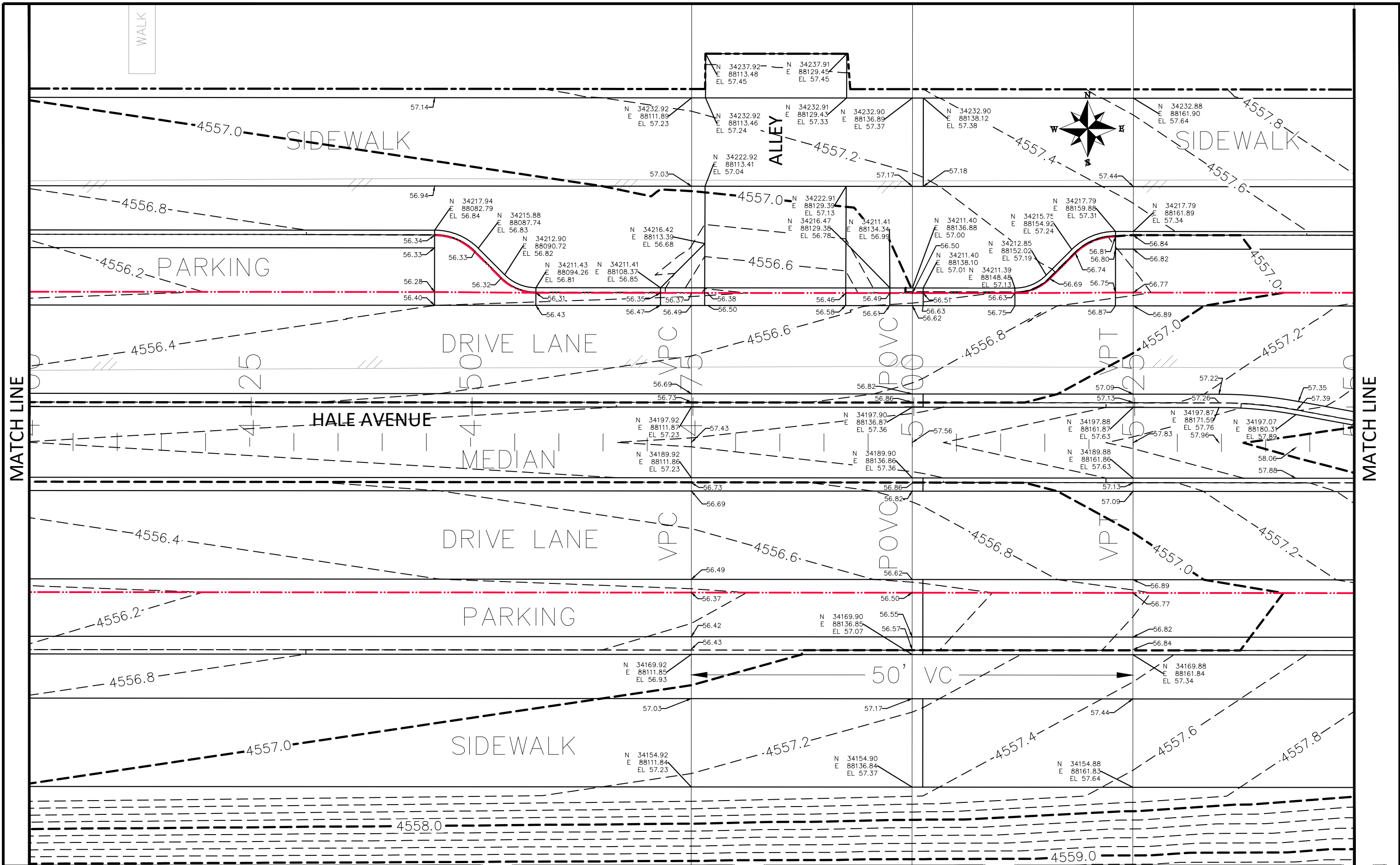
REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



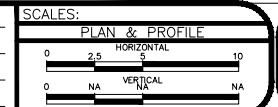
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-3
May 20, 2020



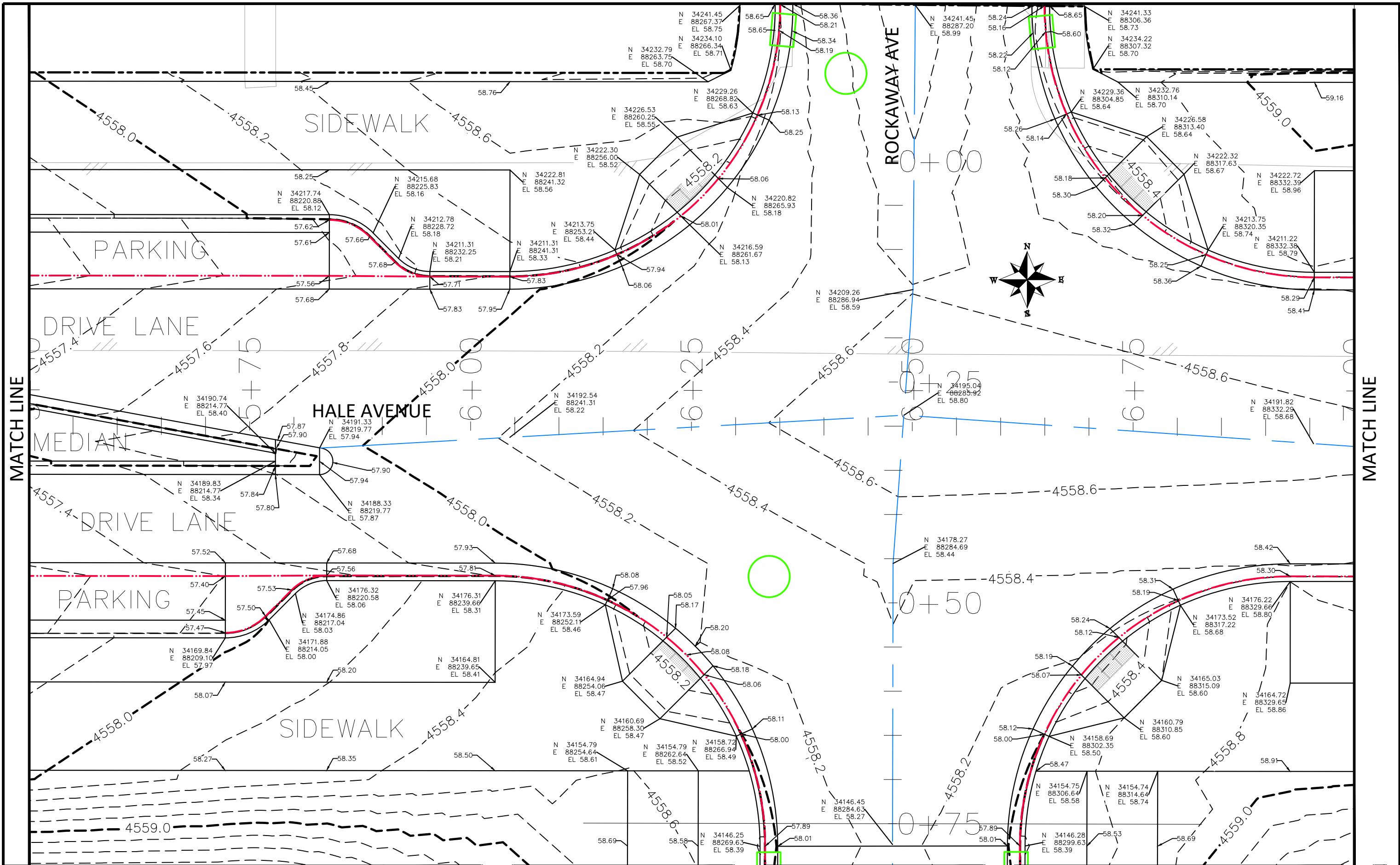
REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-4
May 20, 2020



REVISION	DESCRIPTION	DATE
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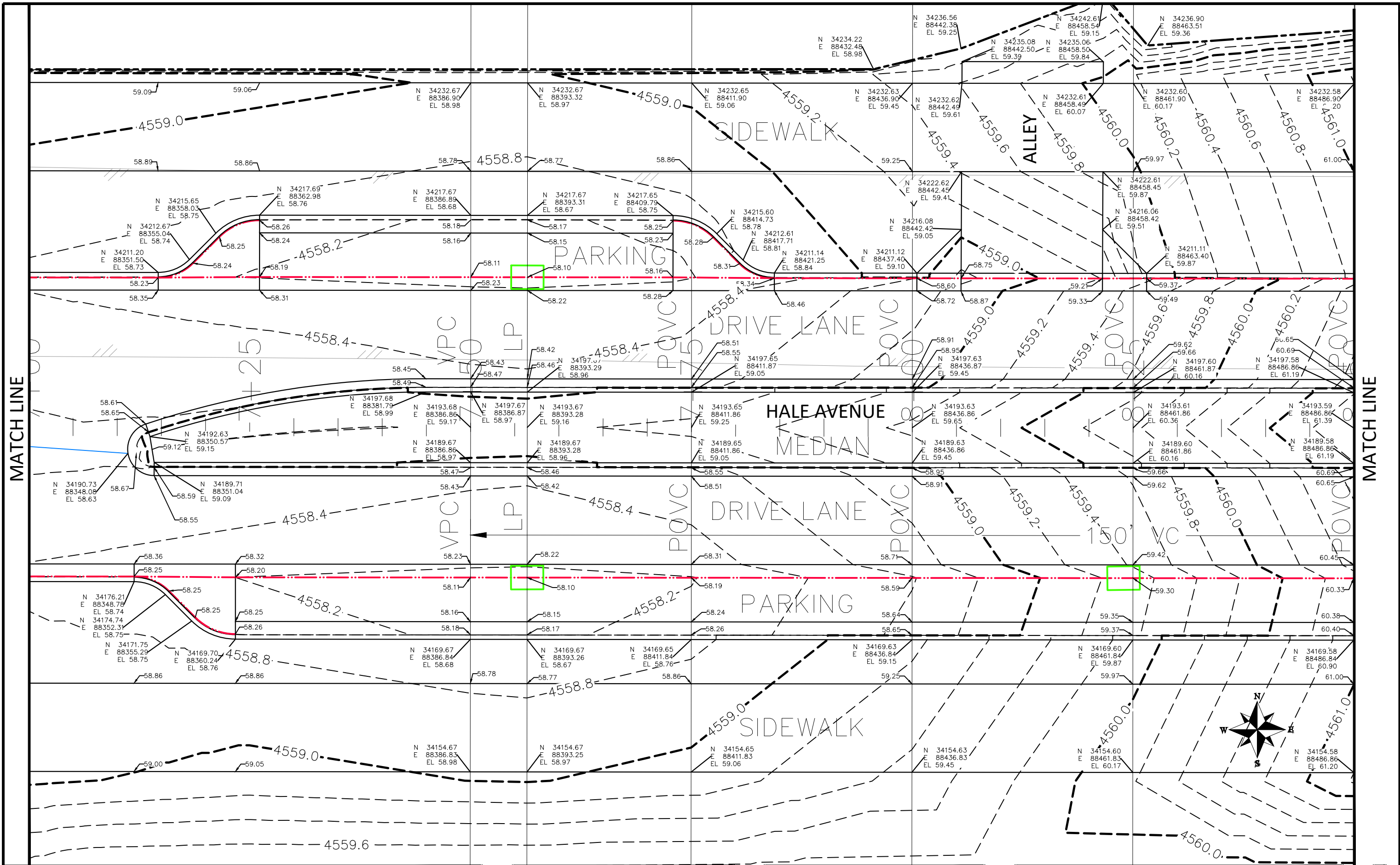
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0 25 HORIZONTAL	10
0 NA VERTICAL	NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-5
May 20, 2020



MATCH LINE

MATCH LINE

REVISION	DESCRIPTION	DATE
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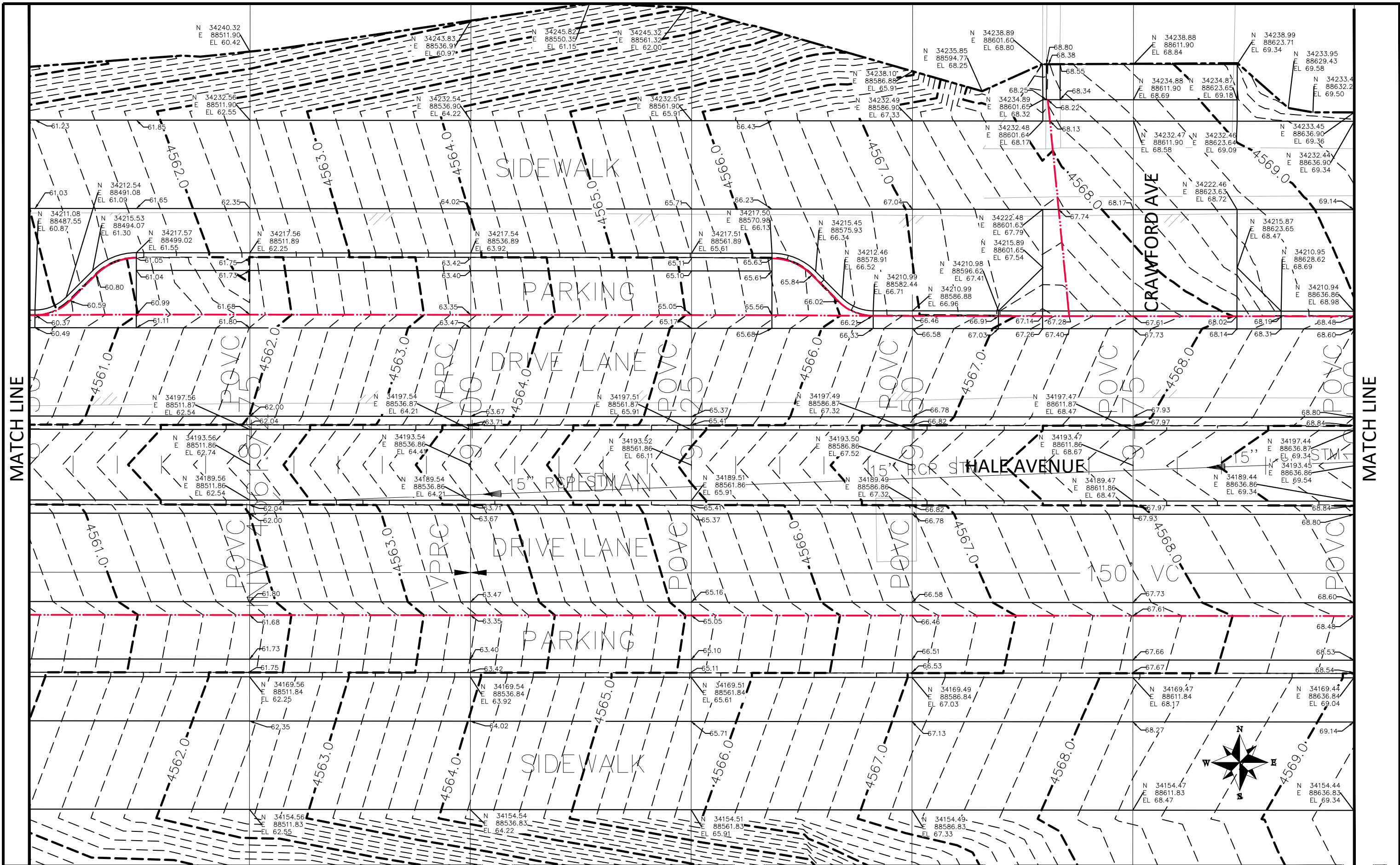
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	10
0	NA



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN – ST-6
May 20, 2020**

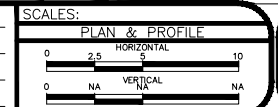


MATCH LINE

MATCH LINE

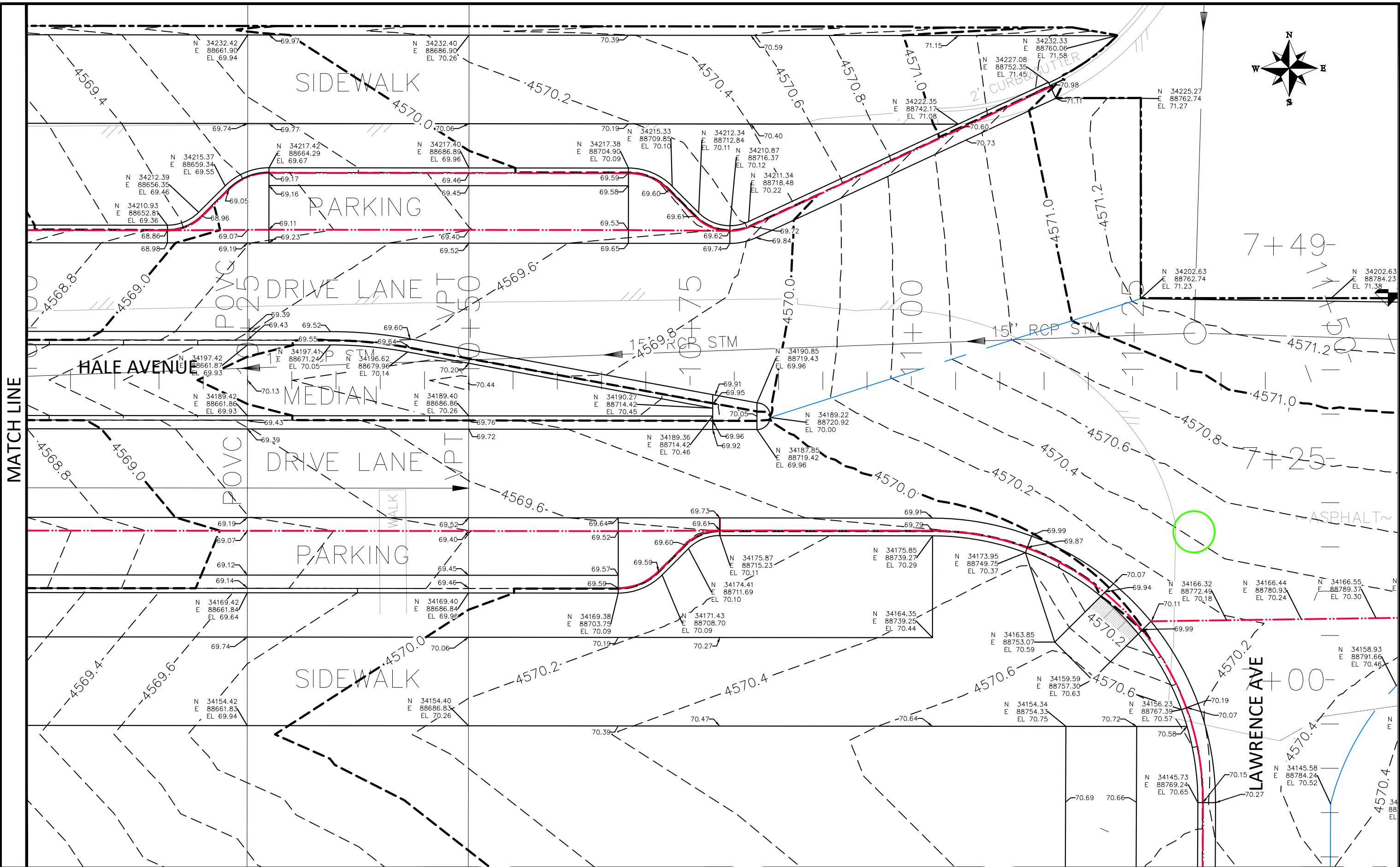
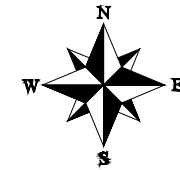
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-7
May 20, 2020



MATCH LINE

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:30:07 AM

REVISION	DESCRIPTION	DATE
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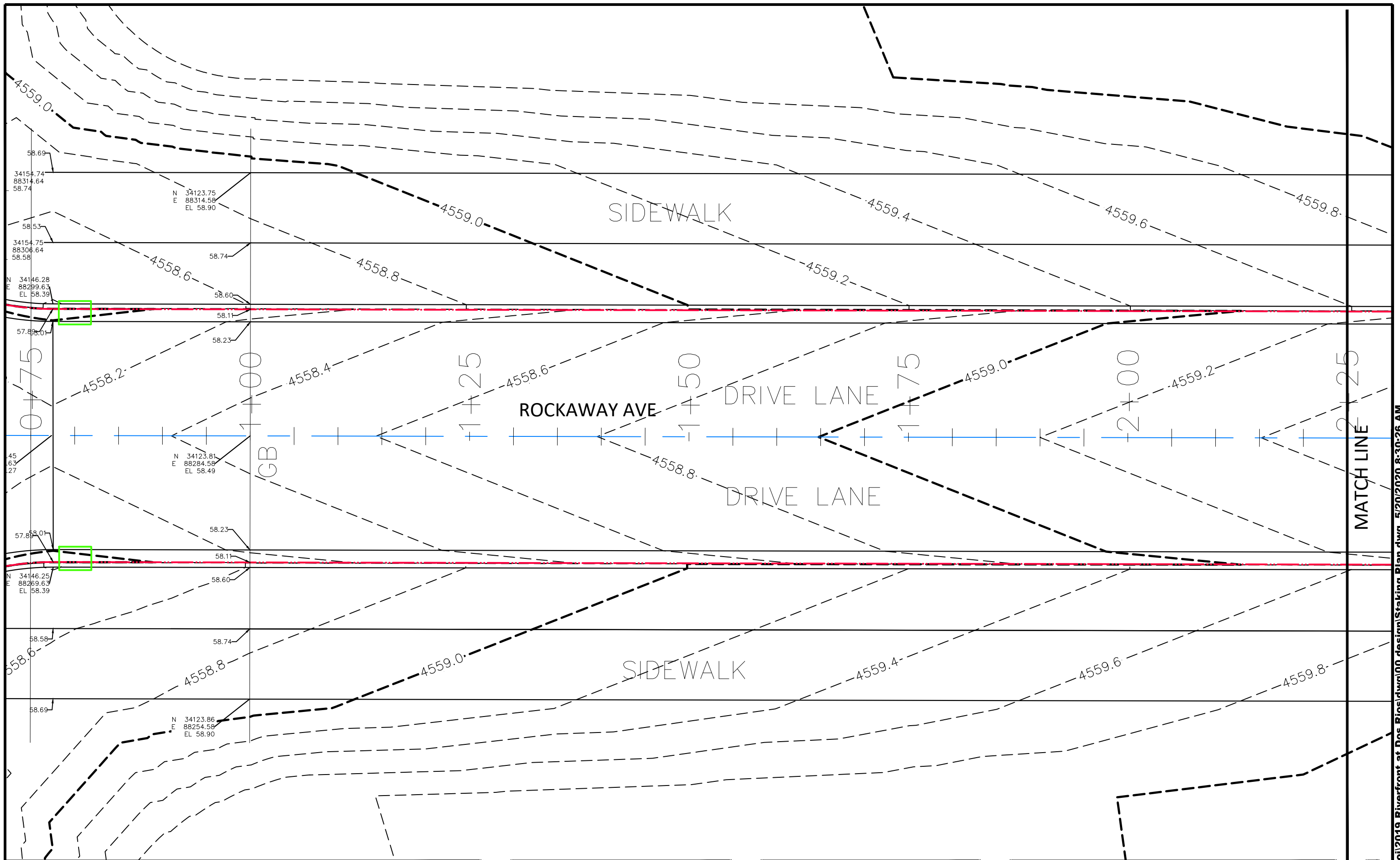
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0" = 2.5'	HORIZONTAL
0" = NA	VERTICAL



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-8
May 20, 2020**



REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:

PLAN & PROFILE

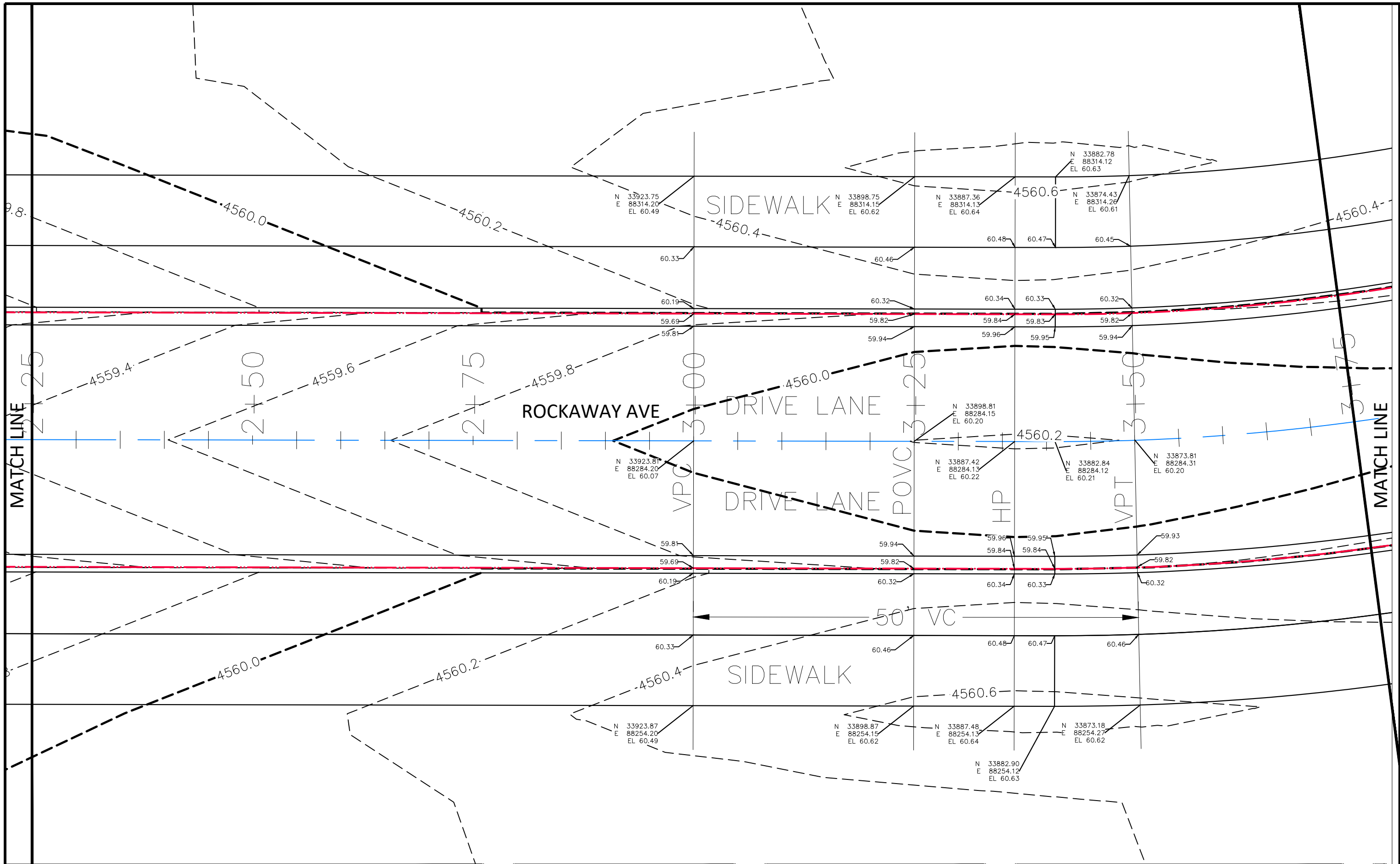
0 2.5 10 HORIZONTAL

0 NA VERTICAL NA



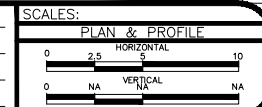
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-9
May 20, 2020



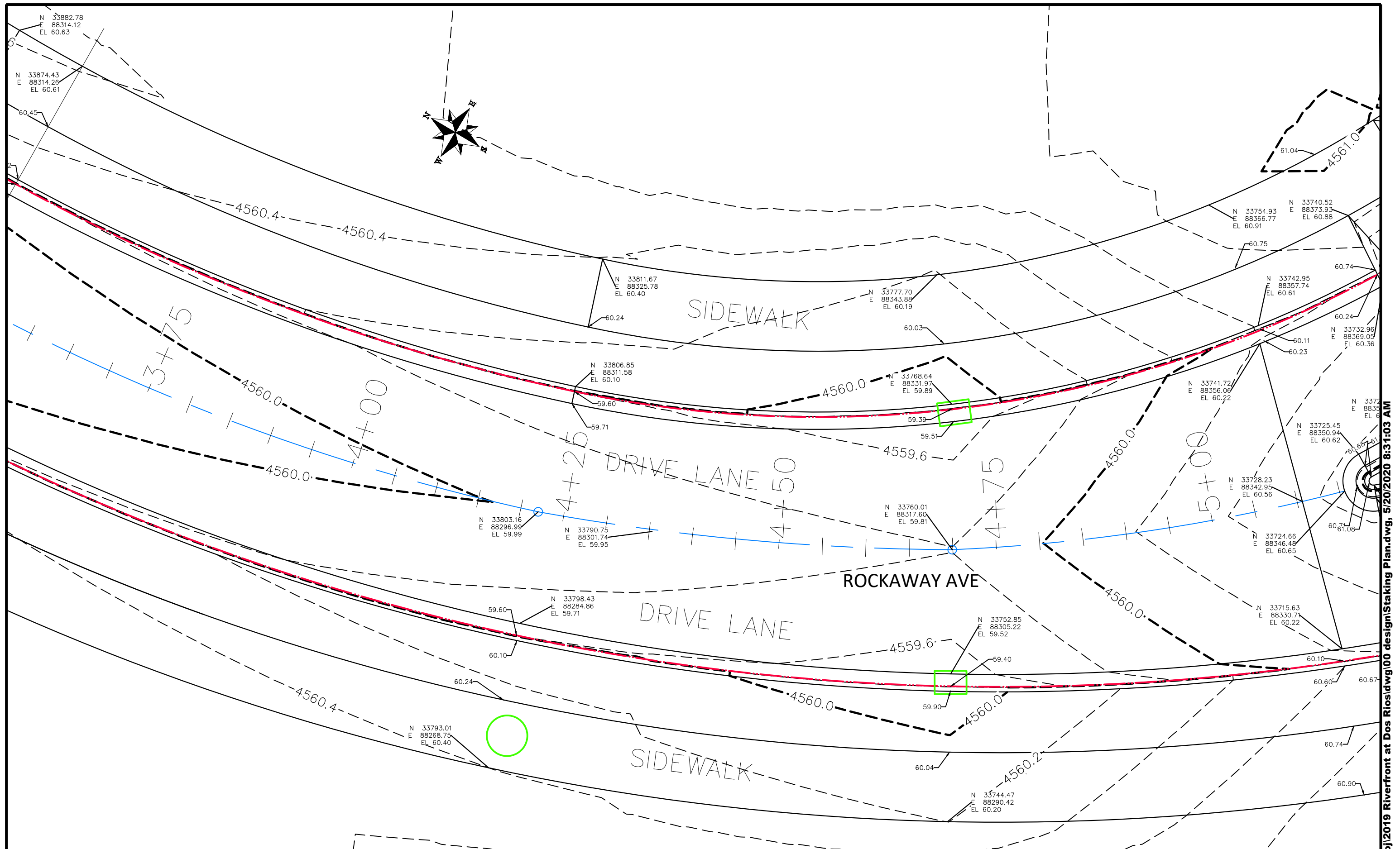
REVISION	DESCRIPTION	DATE
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TGP DATE 2019



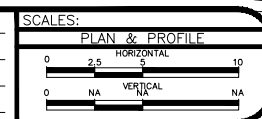
PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-10
 May 20, 2020



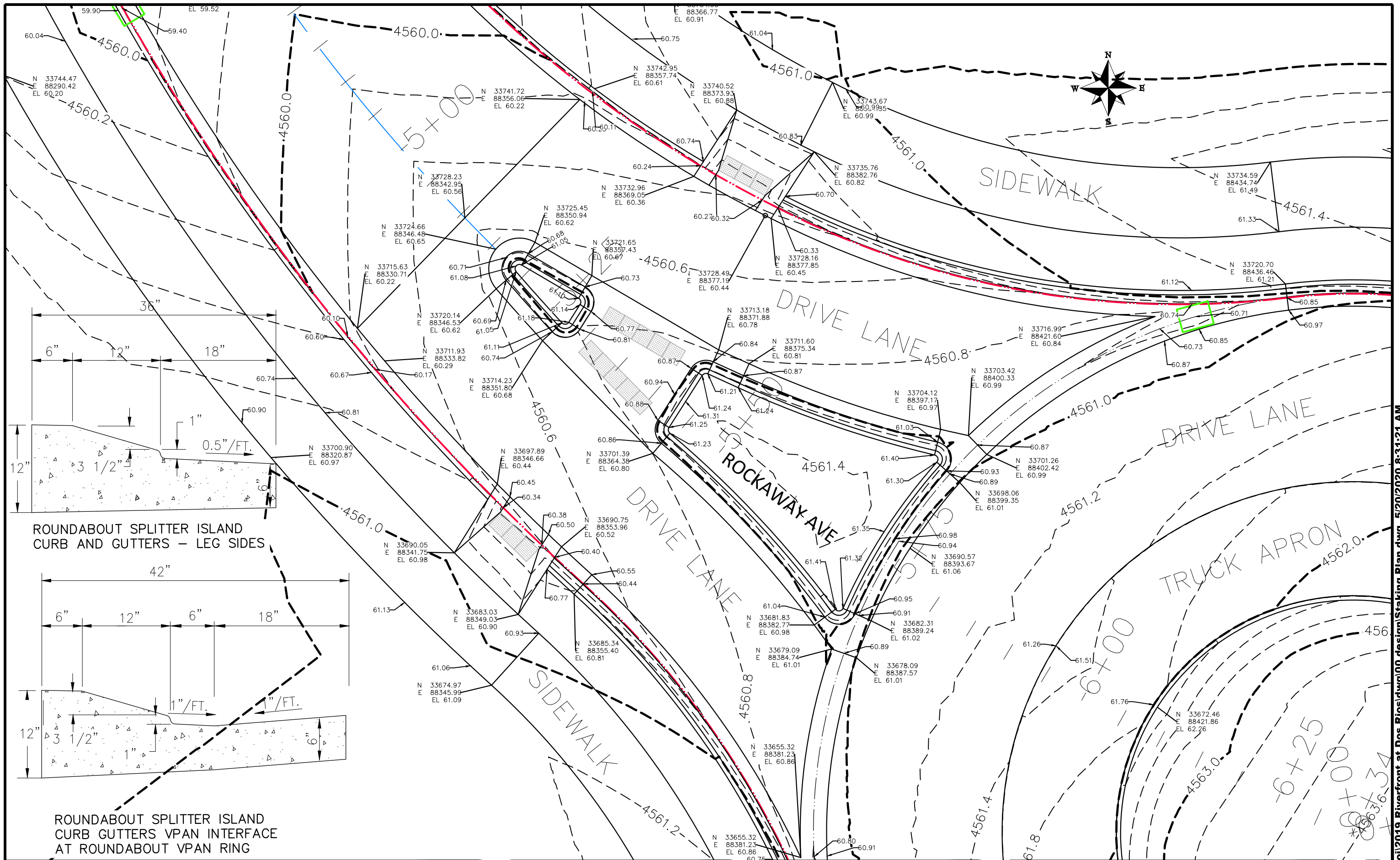
REVISION	DESCRIPTION	DATE
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TGP DATE 2019



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-11
 May 20, 2020



REVISION	DESCRIPTION	DATE
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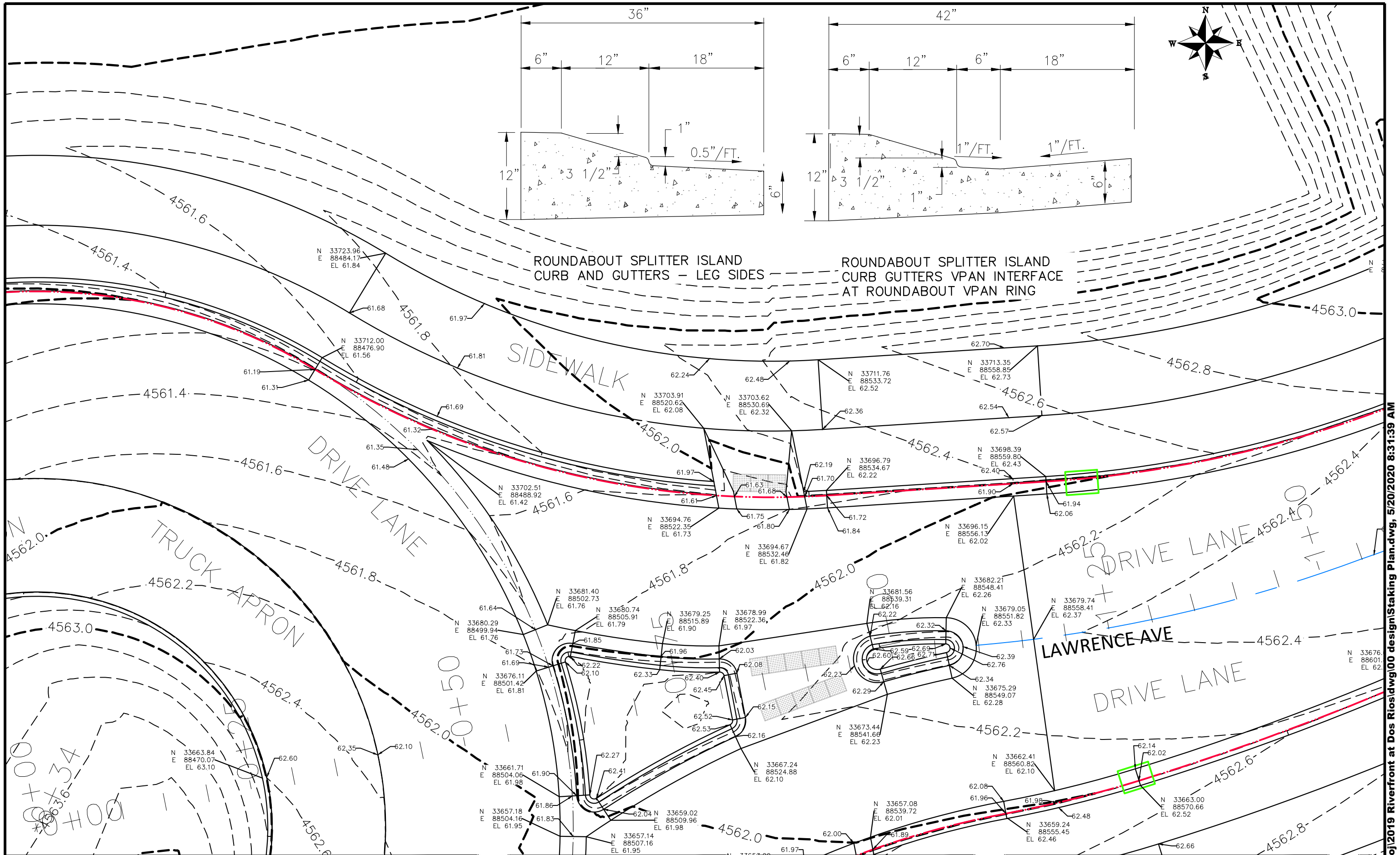
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	1" = 20'
HORIZONTAL	1" = 20'
VERTICAL	1" = 10'



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-12
May 20, 2020



REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

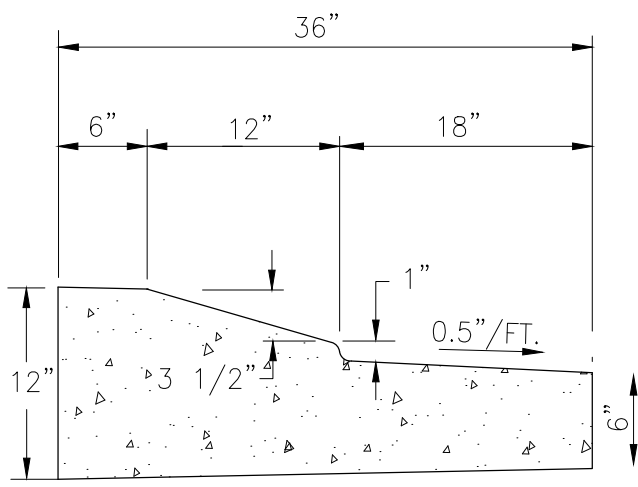
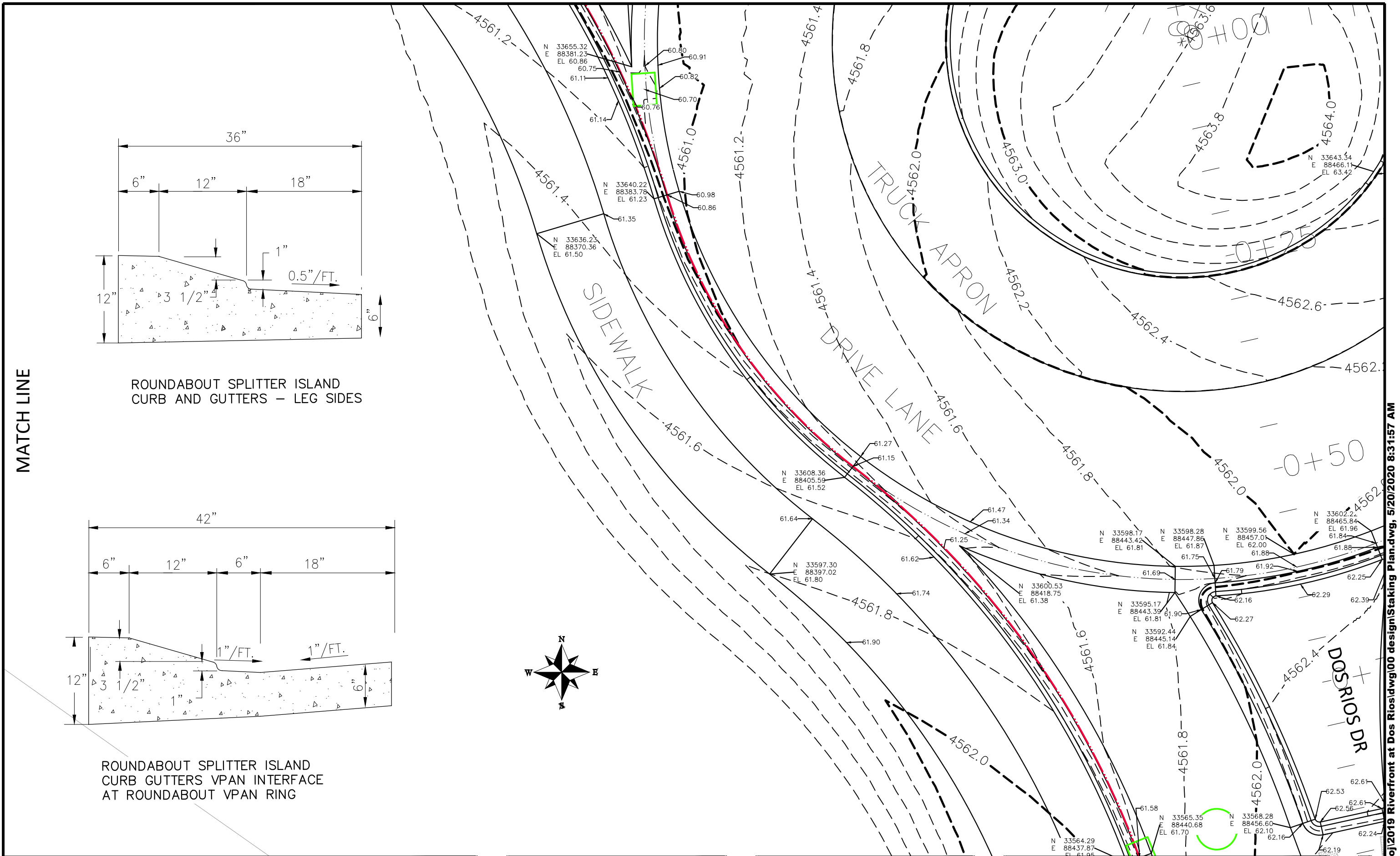
SCALES:	
0	25' HORIZONTAL
0	NA VERTICAL



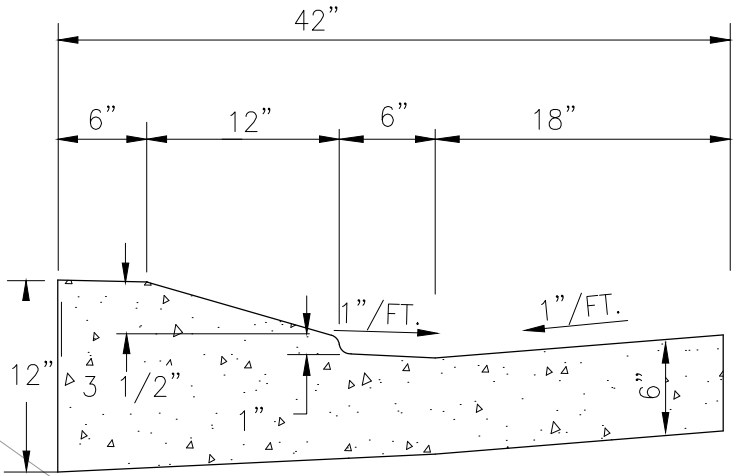
**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-13
May 20, 2020**

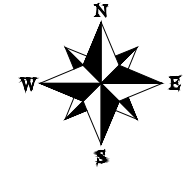
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ROUNDBOUT SPLITTER ISLAND
CURB AND GUTTERS – LEG SIDES



ROUNDBOUT SPLITTER ISLAND
CURB GUTTERS VPAN INTERFACE
AT ROUNDBOUT VPAN RING



MATCH LINE

REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

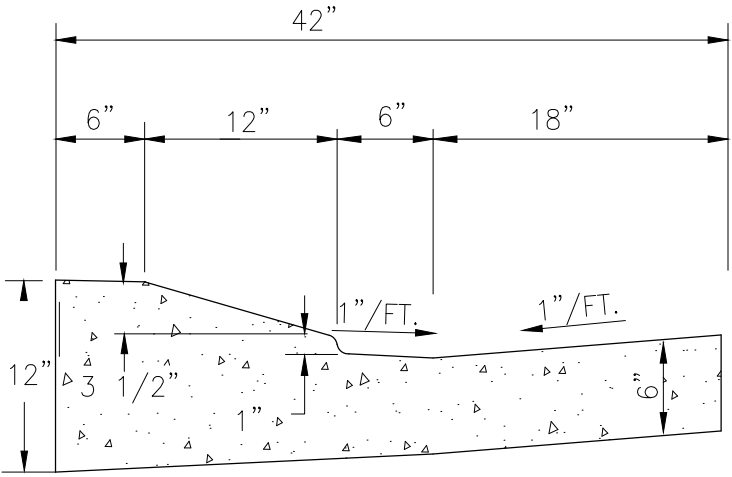
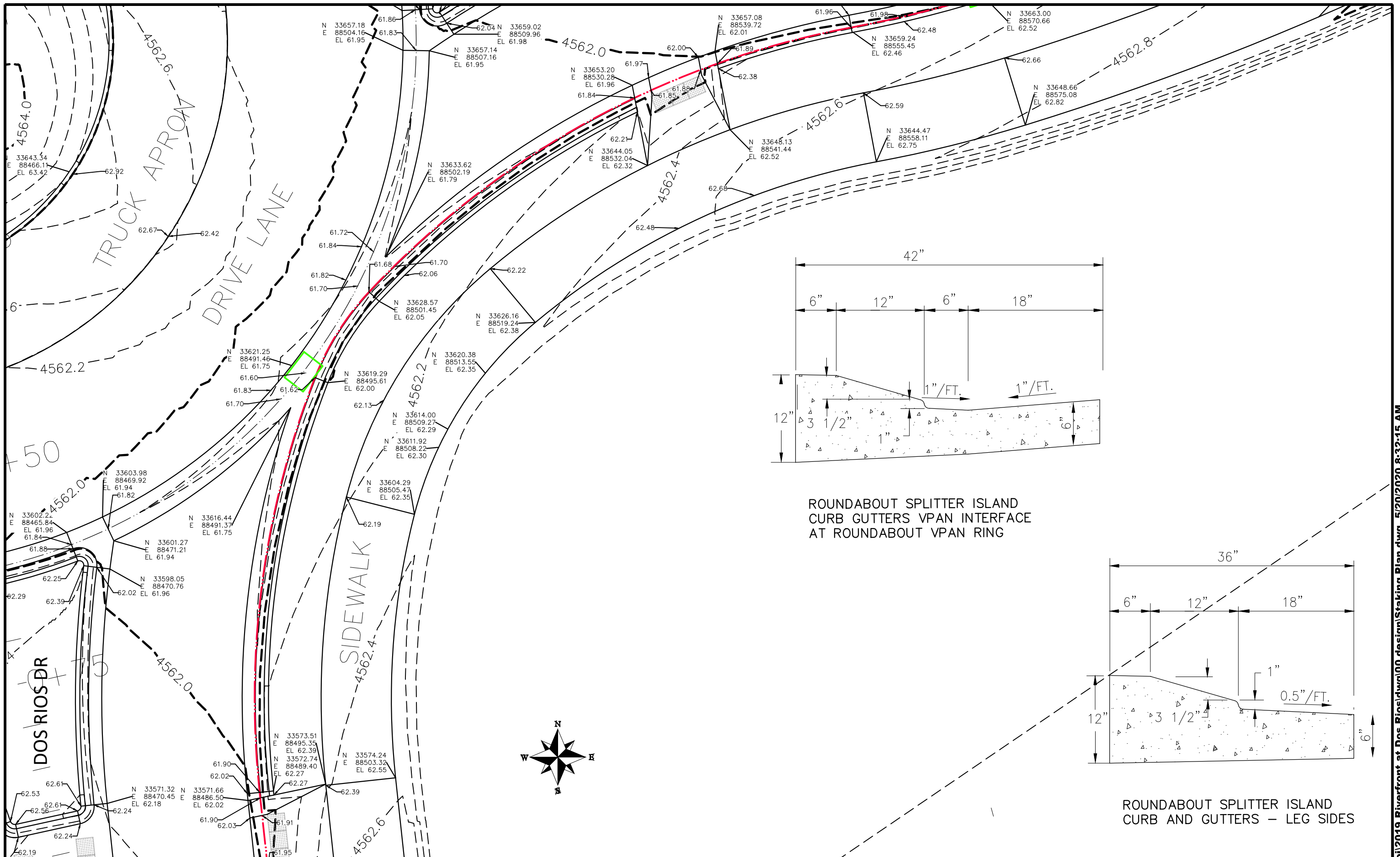
SCALES:	
0	10
PLAN & PROFILE	
0	25
HORIZONTAL	
0	NA
VERTICAL	
0	NA



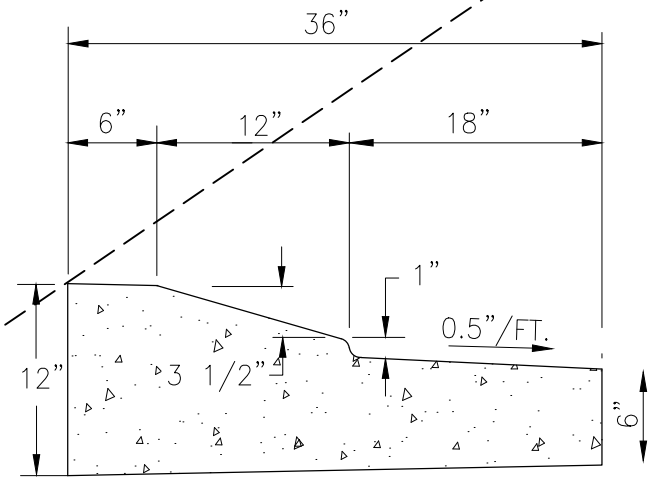
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN – ST-14
May 20, 2020

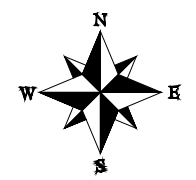
N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:31:57 AM



ROUNDBOUT SPLITTER ISLAND CURB GUTTERS VPAN INTERFACE AT ROUNDBOUT VPAN RING



ROUNDBOUT SPLITTER ISLAND CURB AND GUTTERS - LEG SIDES



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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△			JCS	2019
△			BH	2019
△			ICP	2019

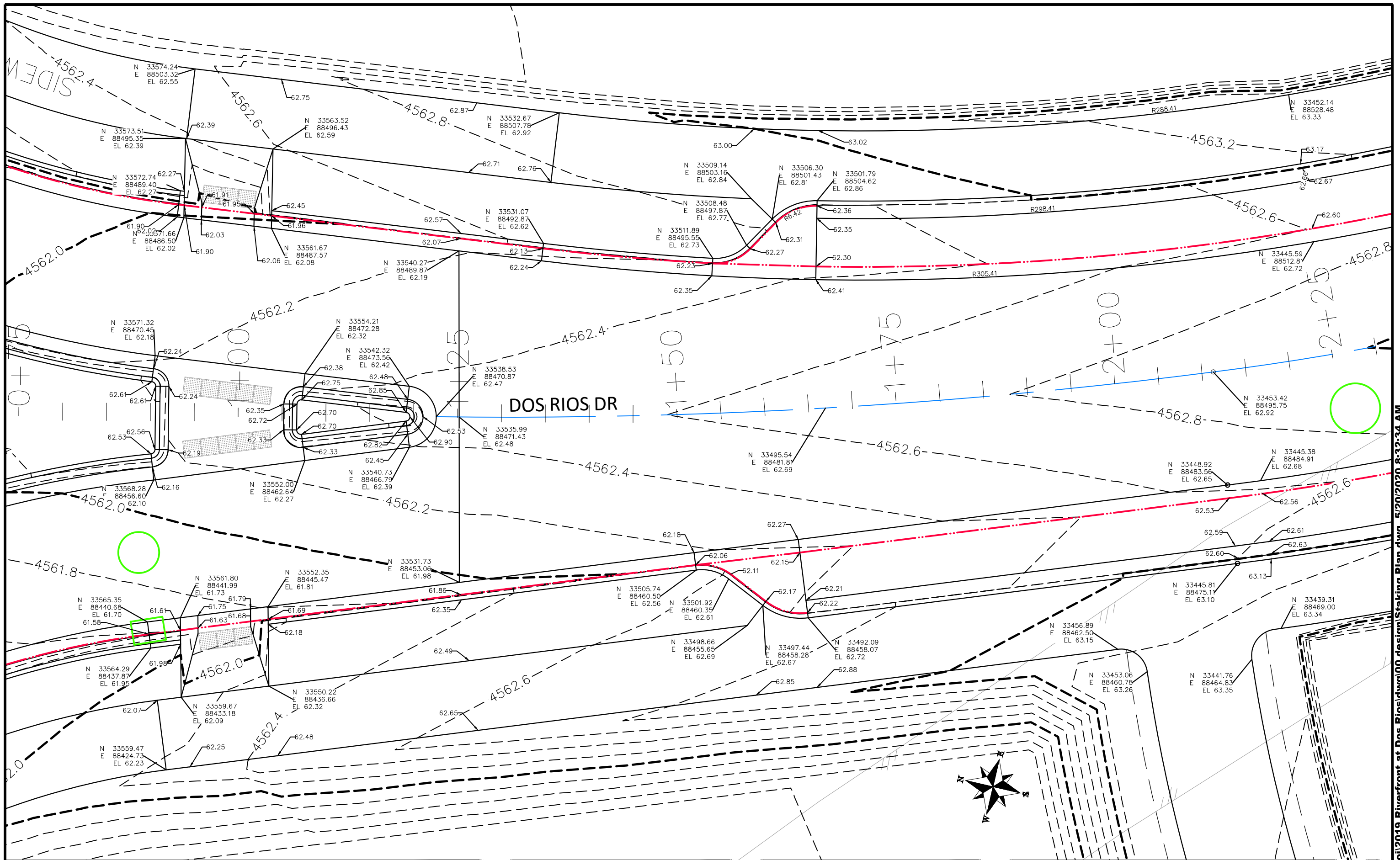
SCALES:	
0	10
0	NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-15
May 20, 2020

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:32:15 AM



REVISION	DESCRIPTION	DATE
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

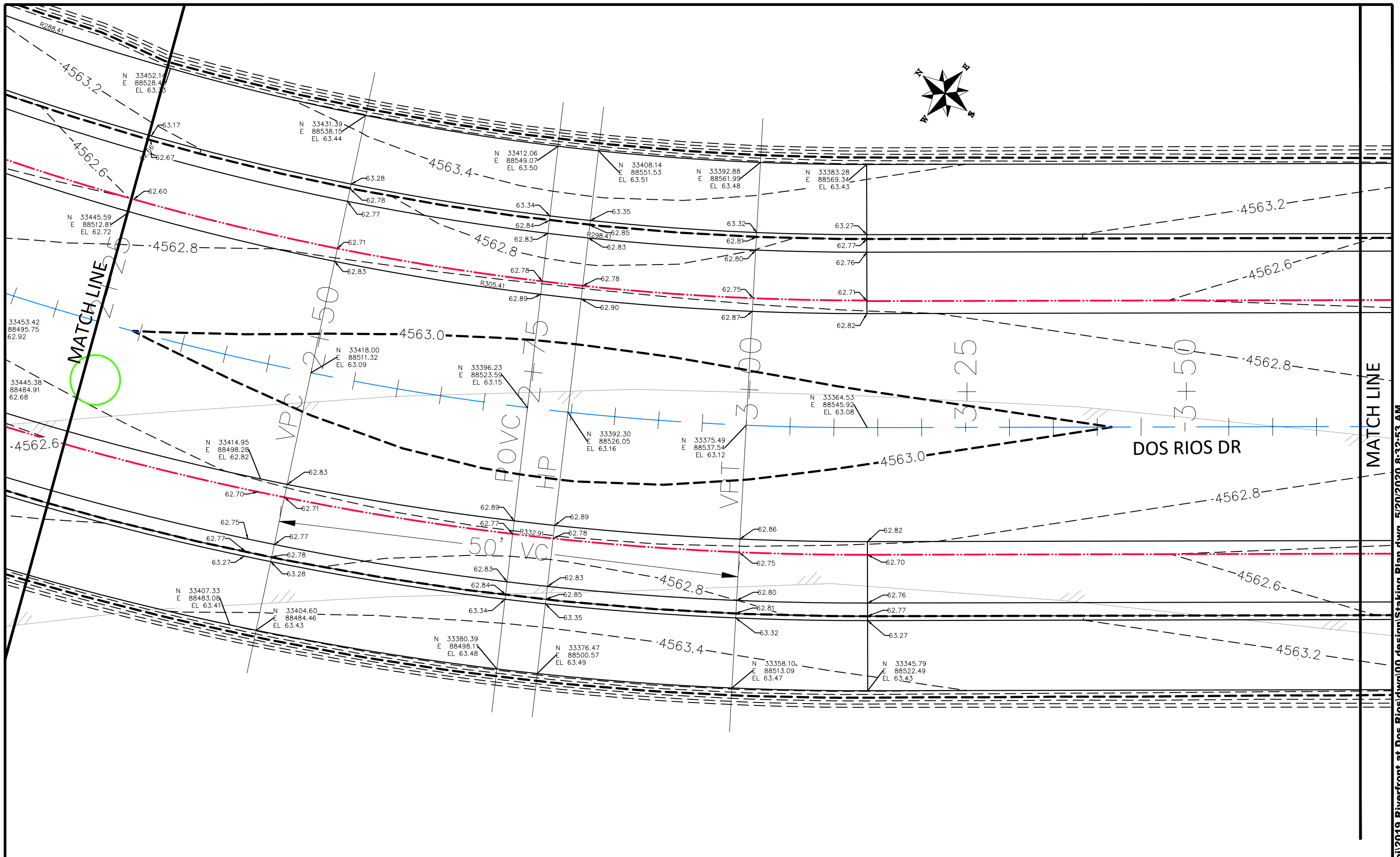
SCALES:	
PLAN & PROFILE	
0	25 HORIZONTAL 10
0	NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-16
May 20, 2020

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REVISION	DESCRIPTION	DATE
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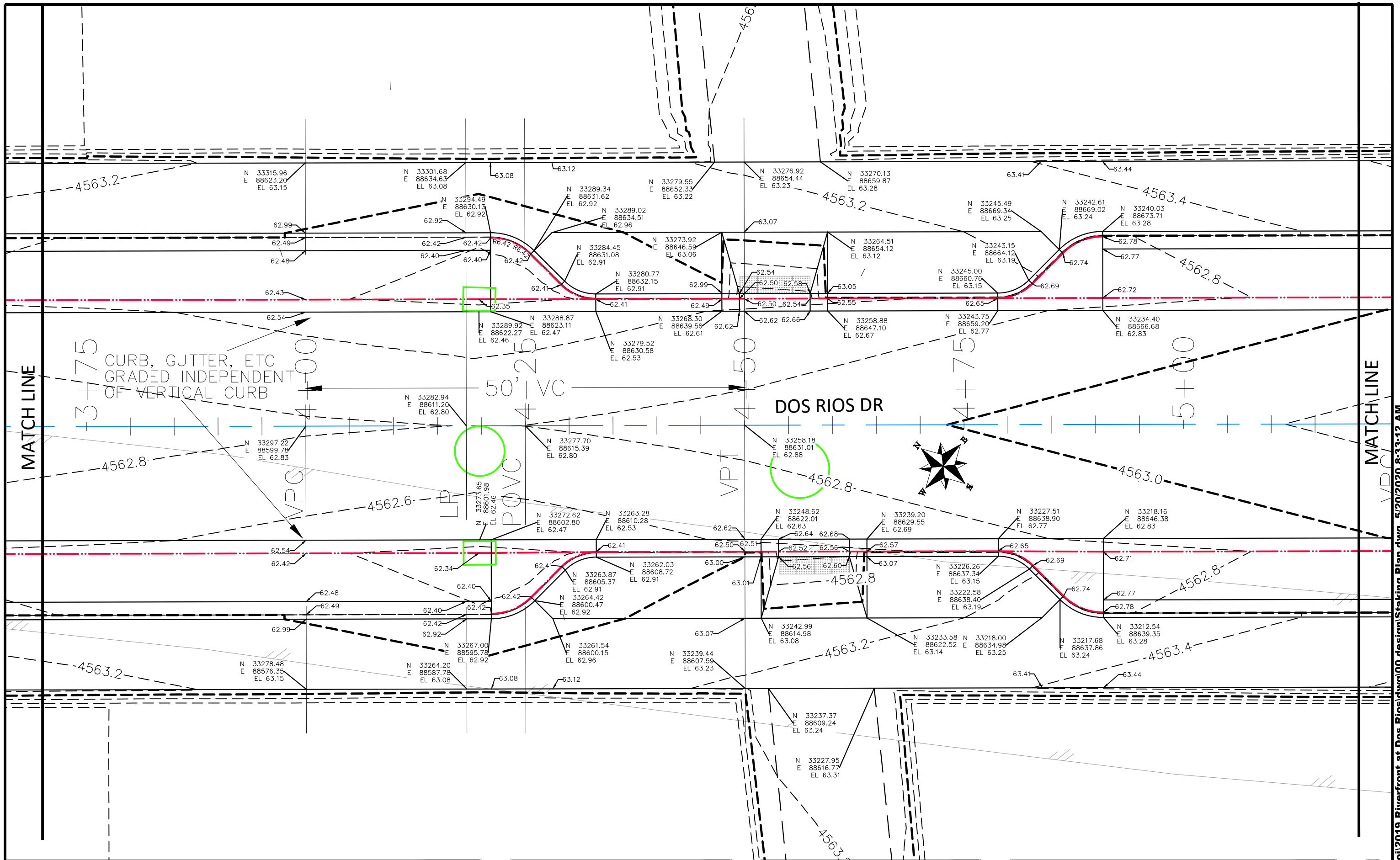
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	10
HORIZONTAL	
0	NA
VERTICAL	
0	NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-17
May 20, 2020



REVISION	DESCRIPTION	DATE
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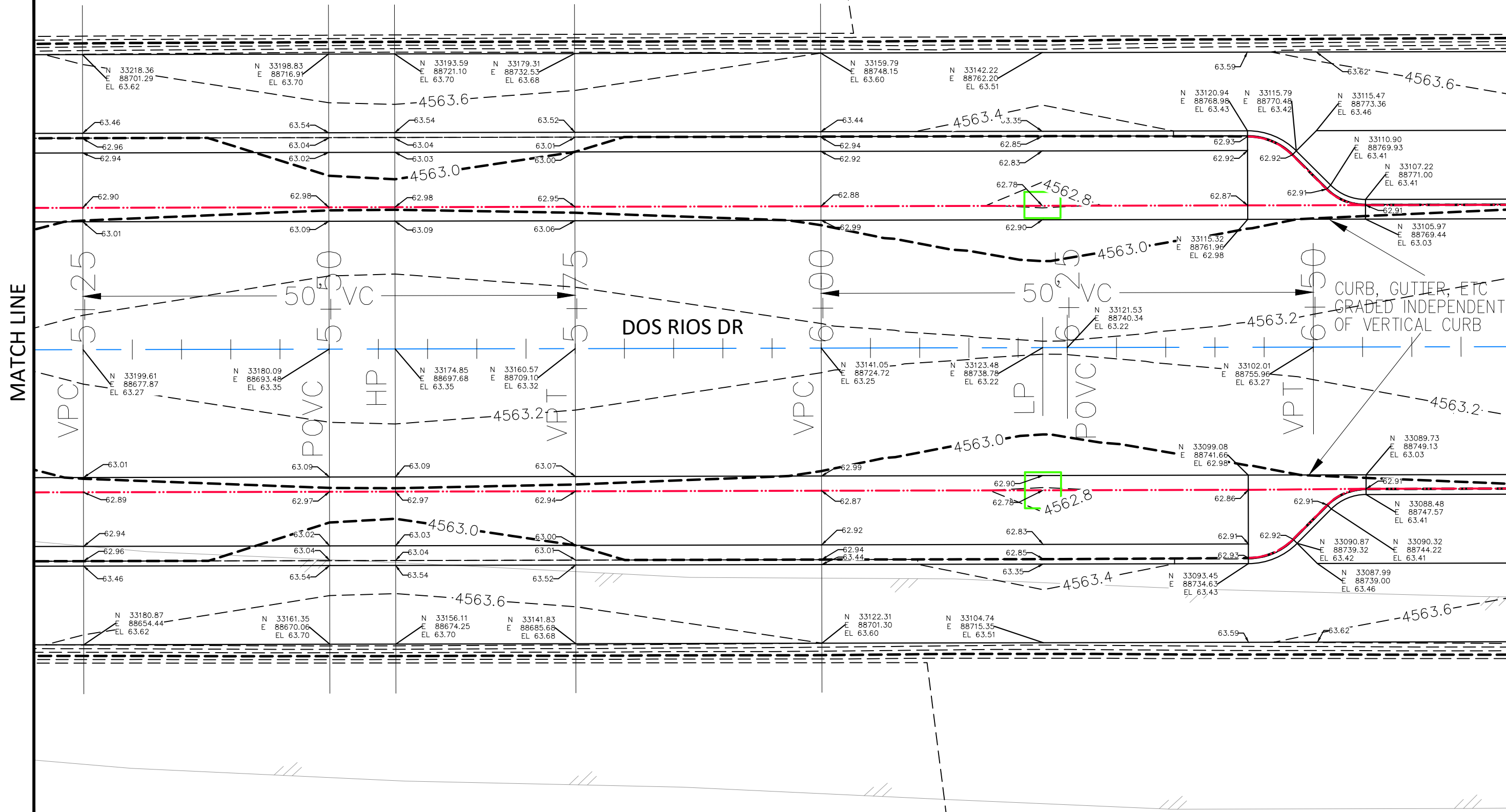
DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	10
HORIZONTAL	
0	NA
VERTICAL	



PUBLIC WORKS ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS STAKING PLAN - ST-18
May 20, 2020



MATCH LINE

MATCH LINE

REVISION	DESCRIPTION	DATE
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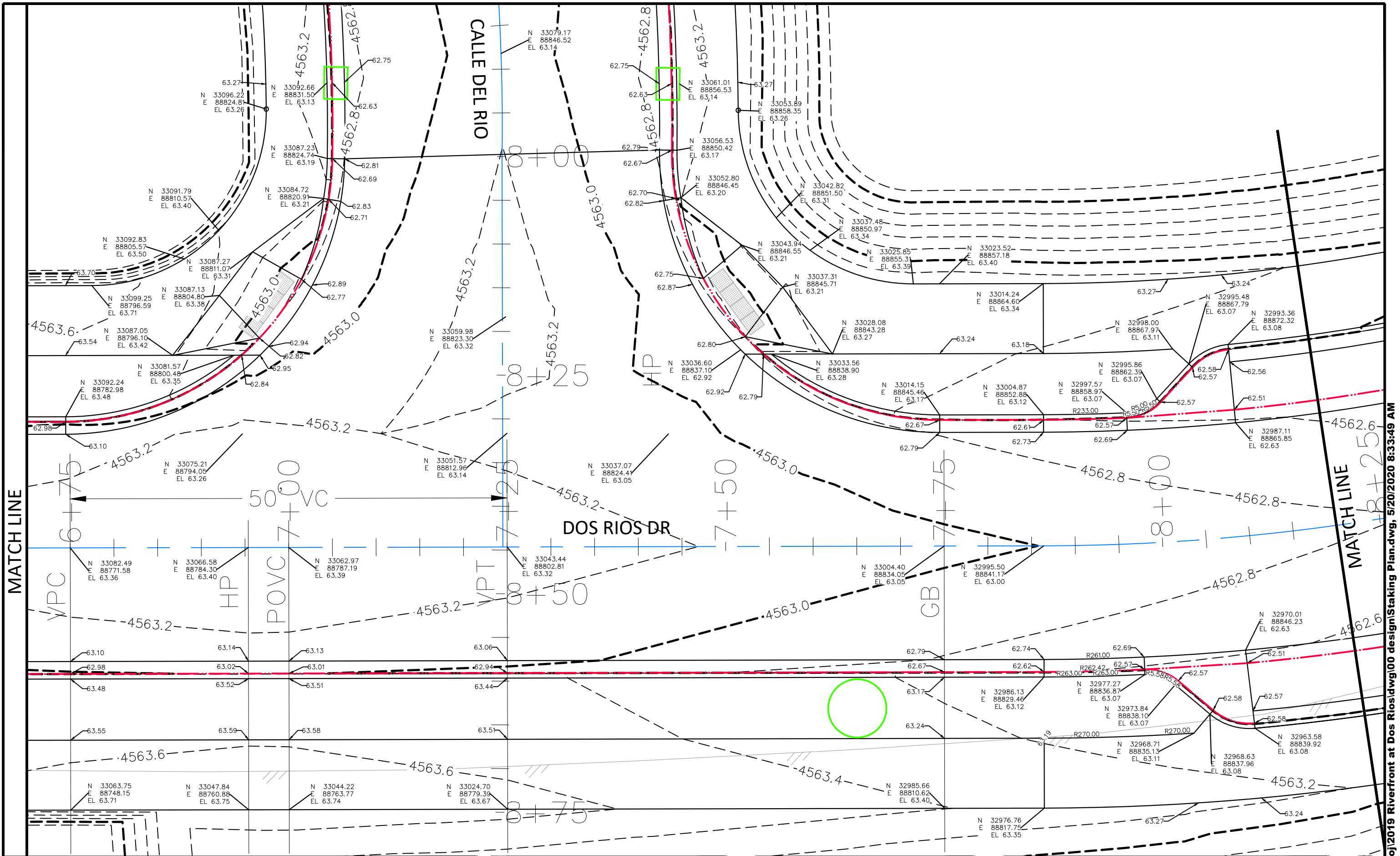
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	2.5 HORIZONTAL
0	NA VERTICAL



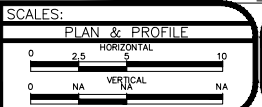
**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-19
May 20, 2020**



REVISION	DESCRIPTION	DATE
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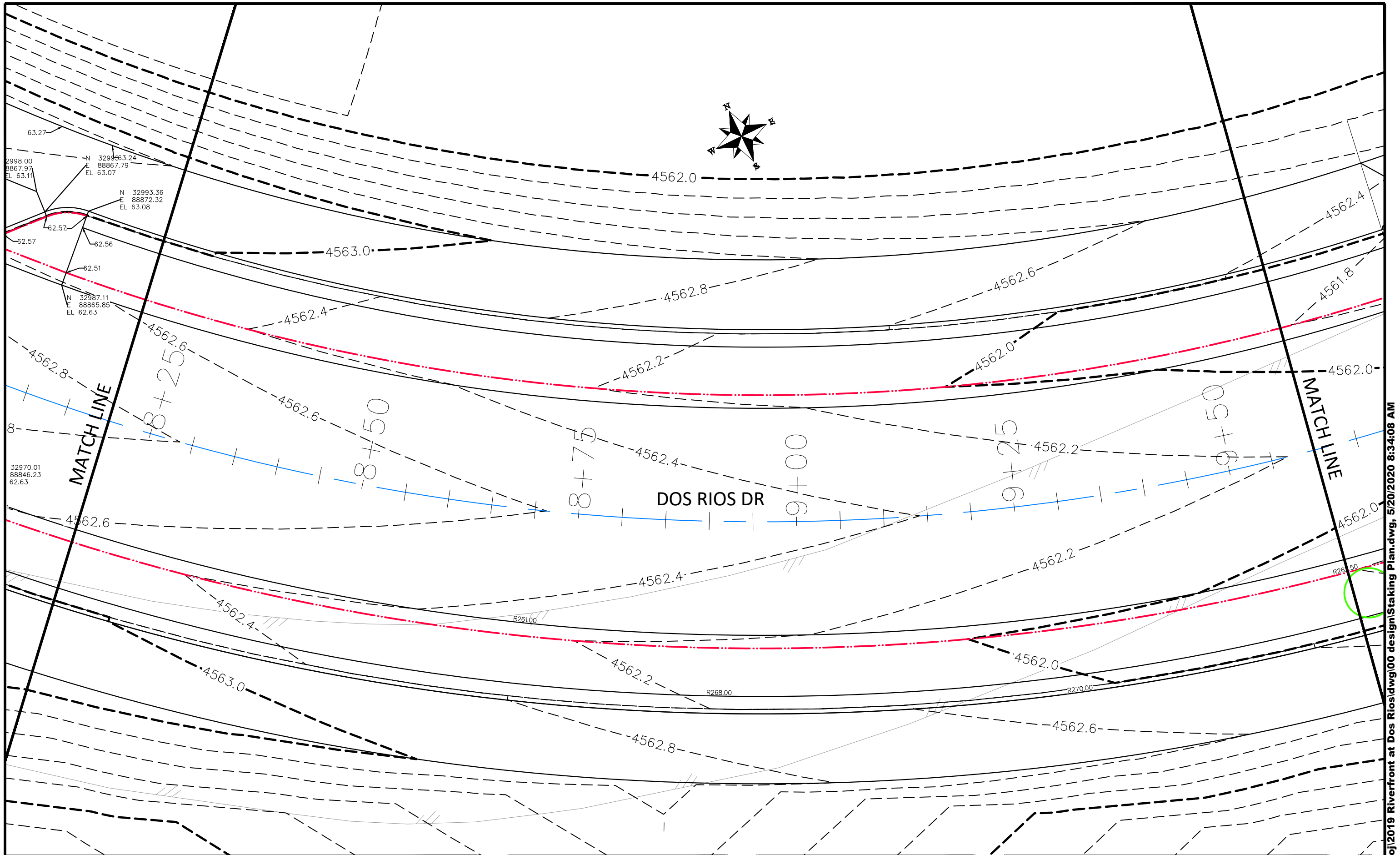
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APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-20
May 20, 2020

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REVISION	DESCRIPTION	DATE
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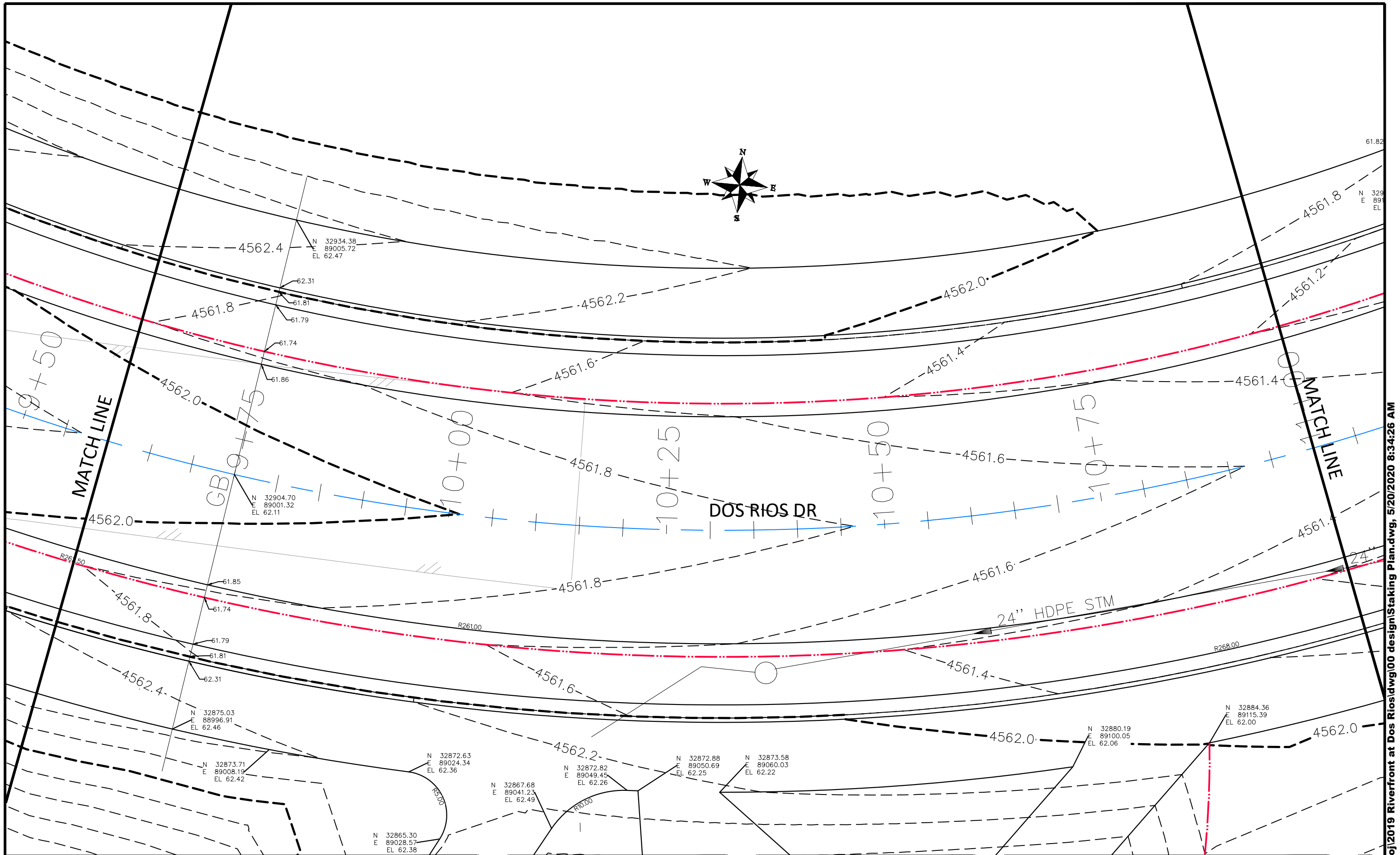
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 PLAN & PROFILE
 0 2.5 5 10 HORIZONTAL
 0 NA VERTICAL NA



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-21
 May 20, 2020

202



REVISION	DESCRIPTION	DATE
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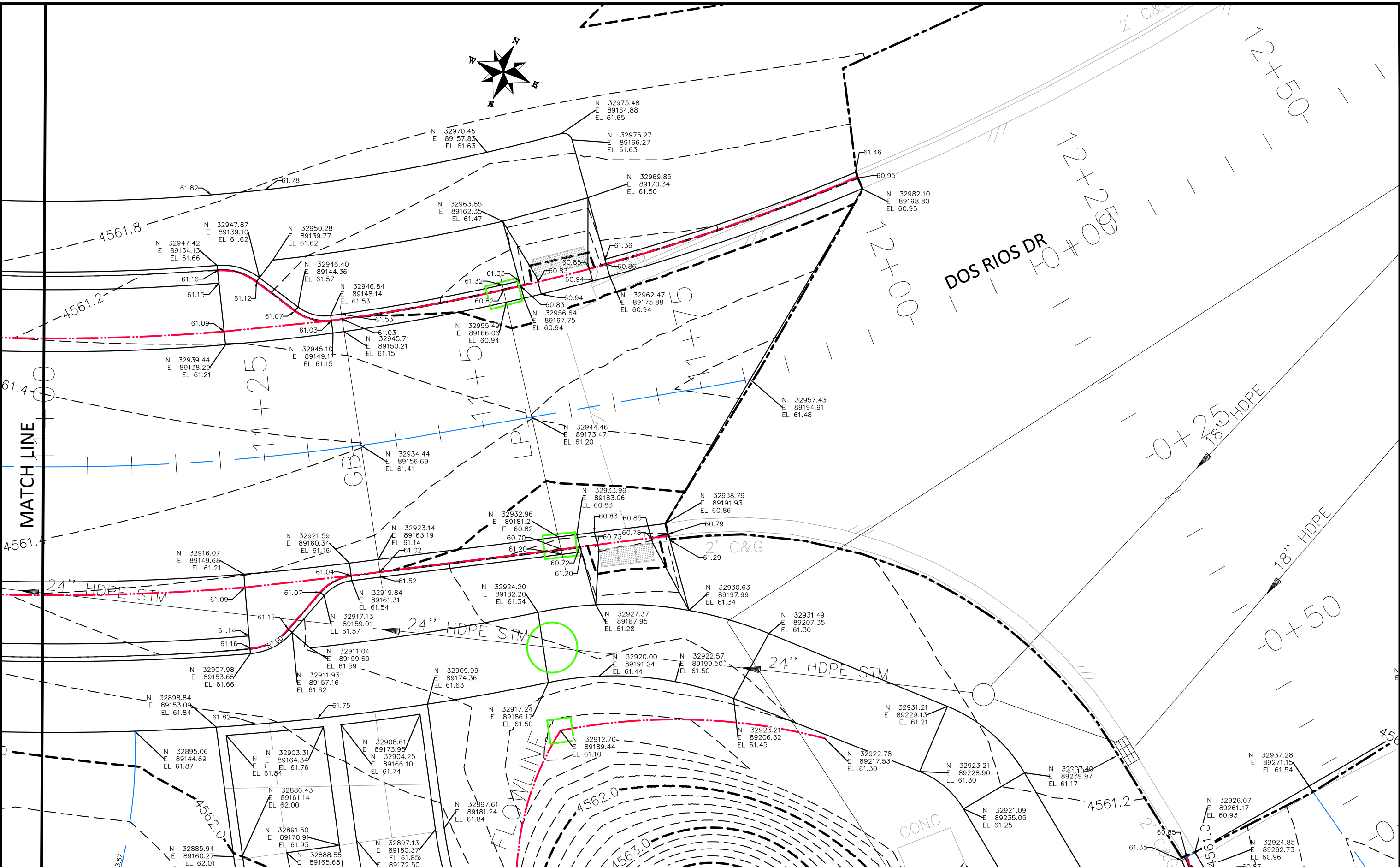
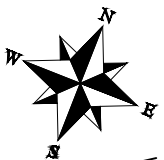
SCALES:	
0	25 HORIZONTAL 10
0	NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-22
May 20, 2020

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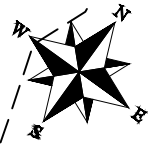
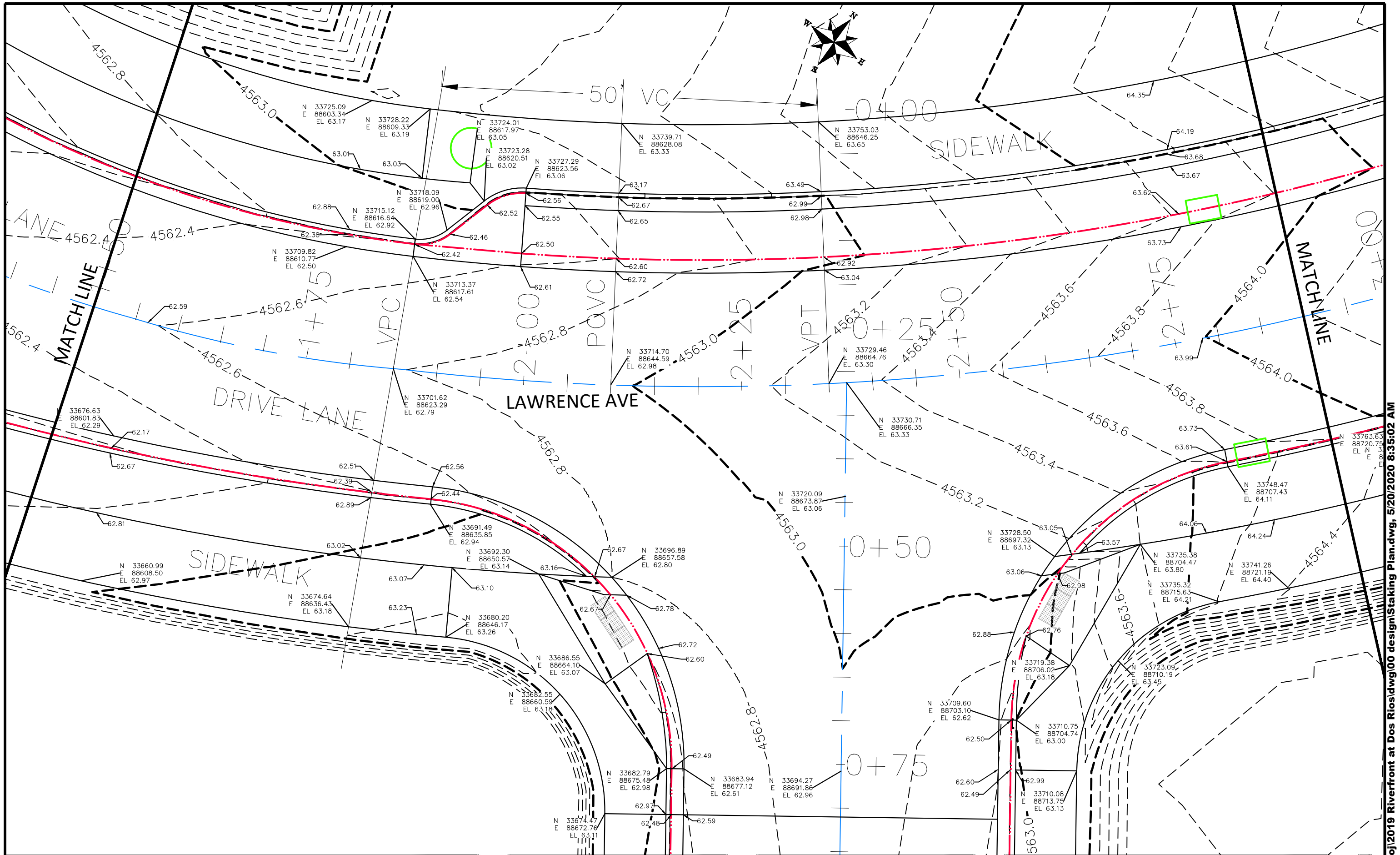
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 CHECKED BY BH DATE 2019
 APPROVED BY TCP DATE 2019

SCALES:
 PLAN & PROFILE
 0 2.5 HORIZONTAL 10
 0 NA VERTICAL NA



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-23
 May 20, 2020



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APPROVED BY	ICP	DATE	2019

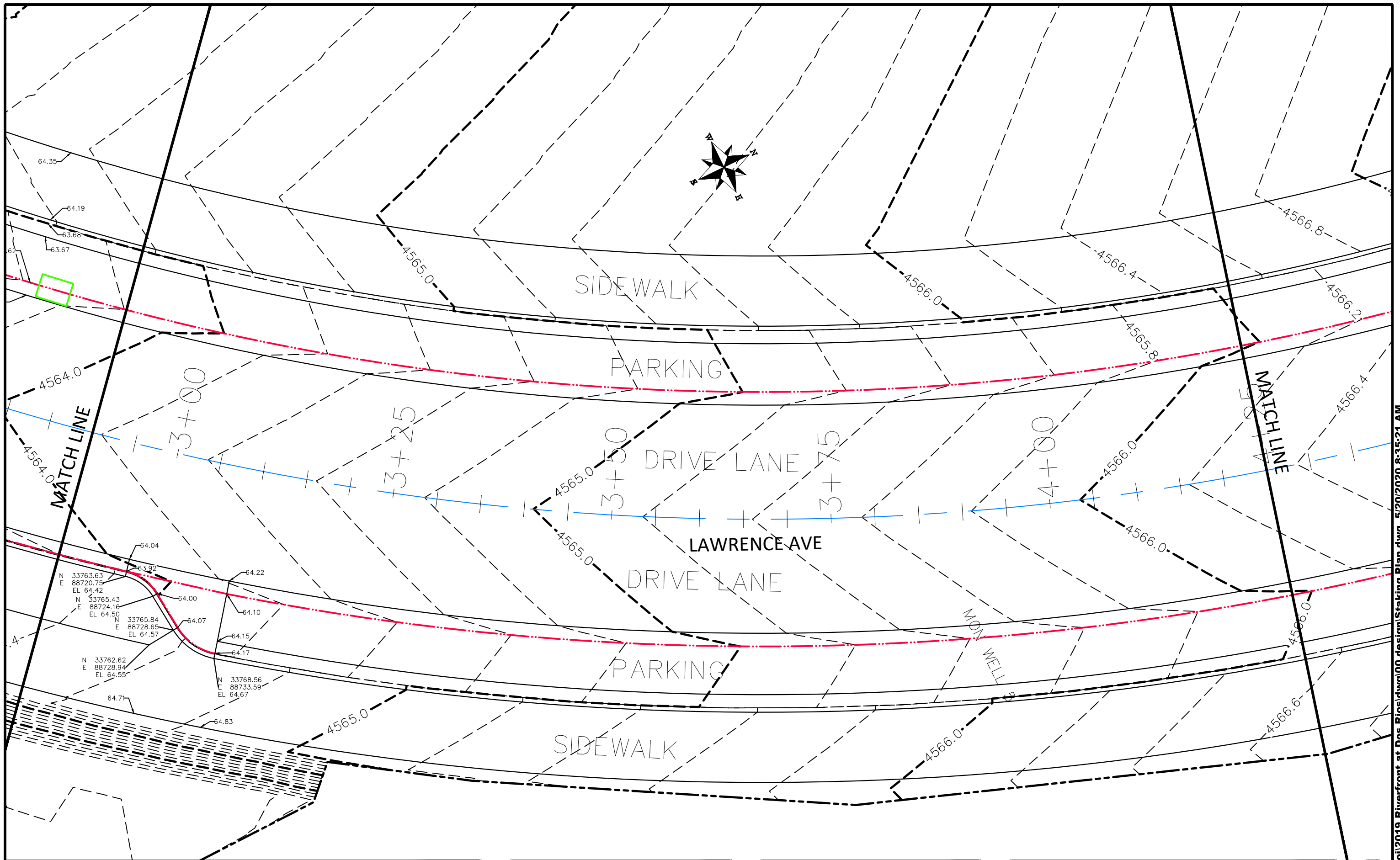
SCALES:	
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PLAN & PROFILE	
0	25
HORIZONTAL	
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VERTICAL	
0	NA



**PUBLIC WORKS
ENGINEERING DIVISION**

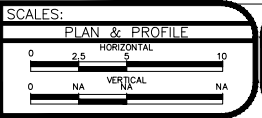
**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-24
May 20, 2020**

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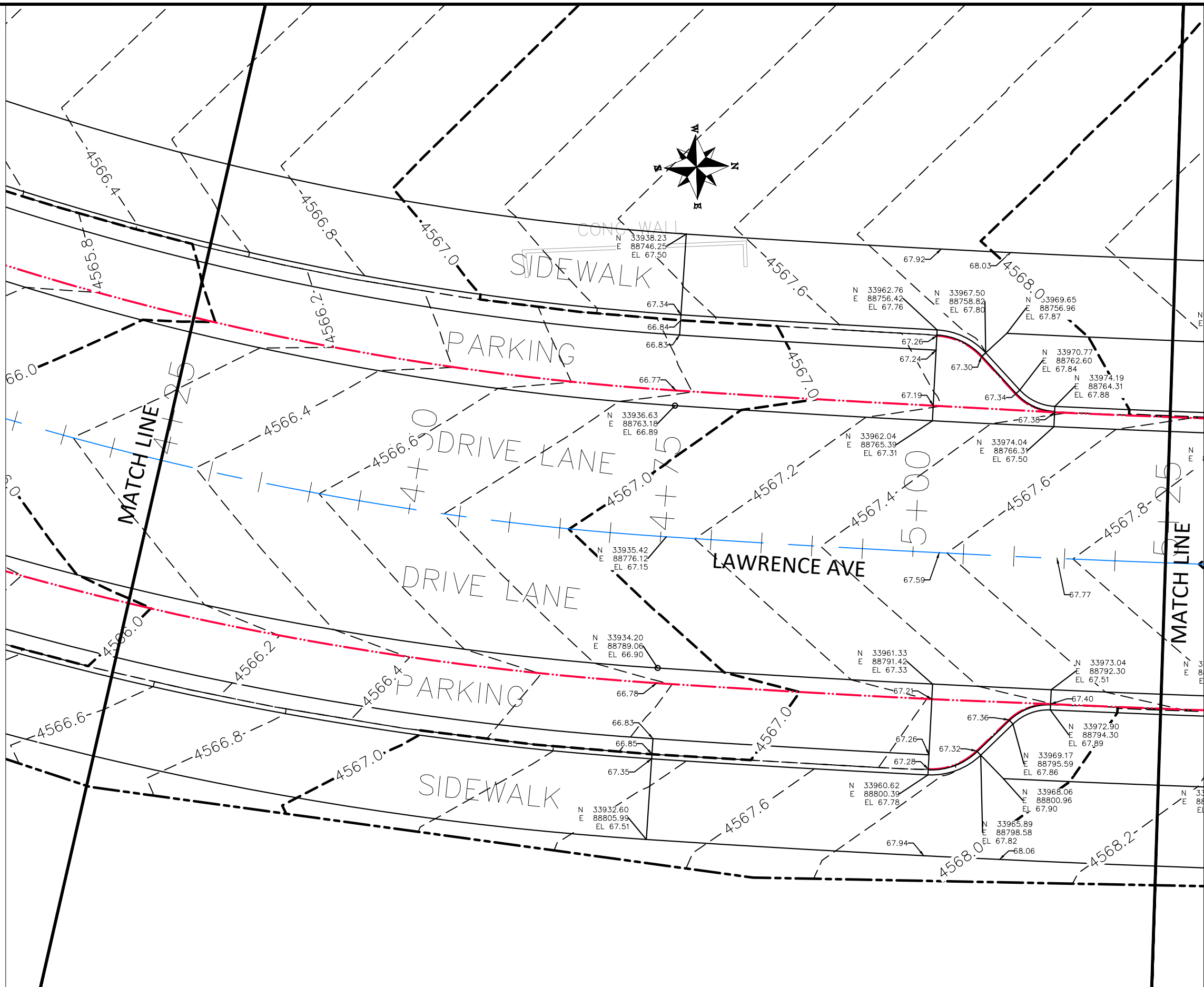
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APPROVED BY	ICP	DATE	2019



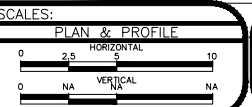
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-25
May 20, 2020



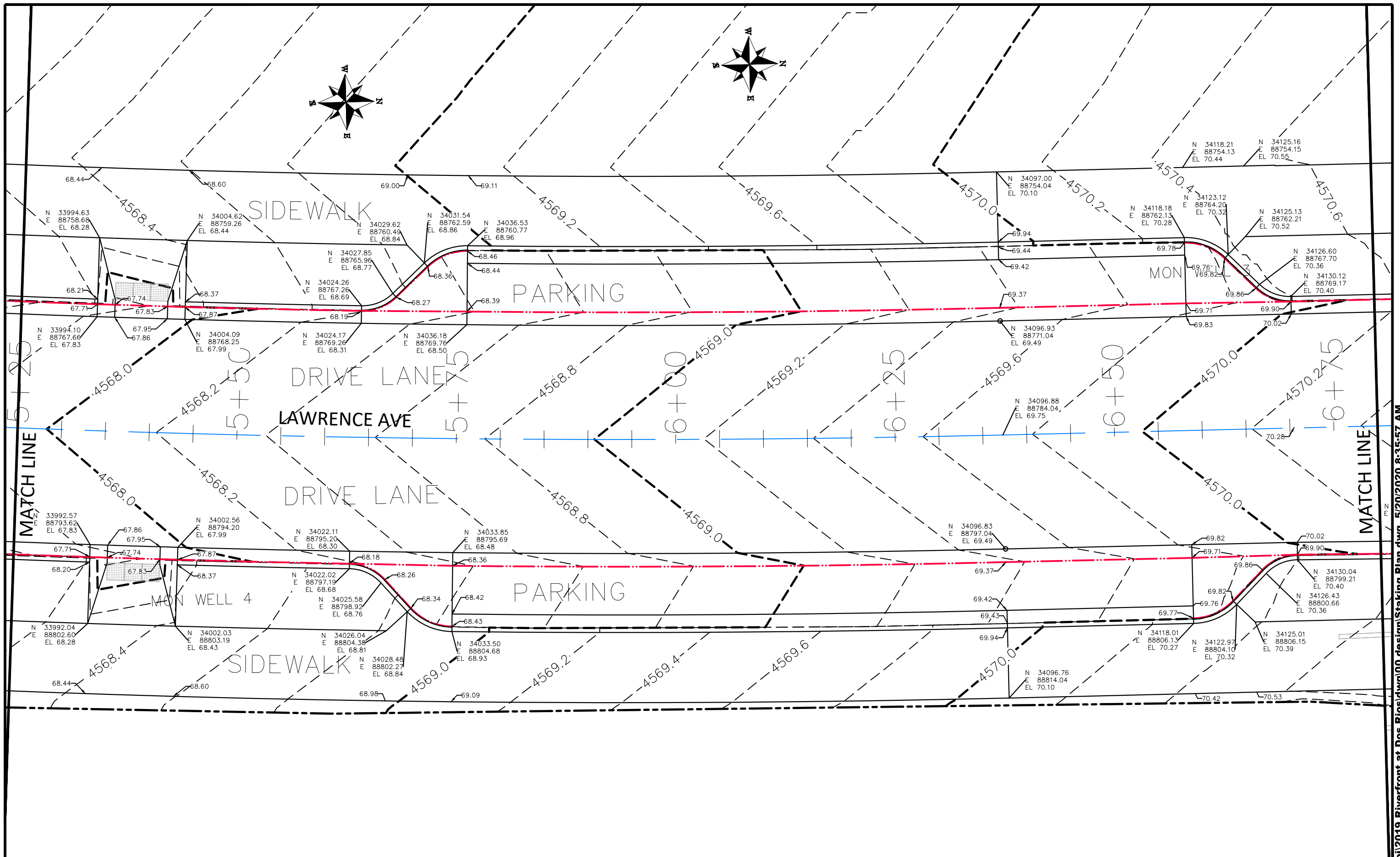
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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-26
May 20, 2020



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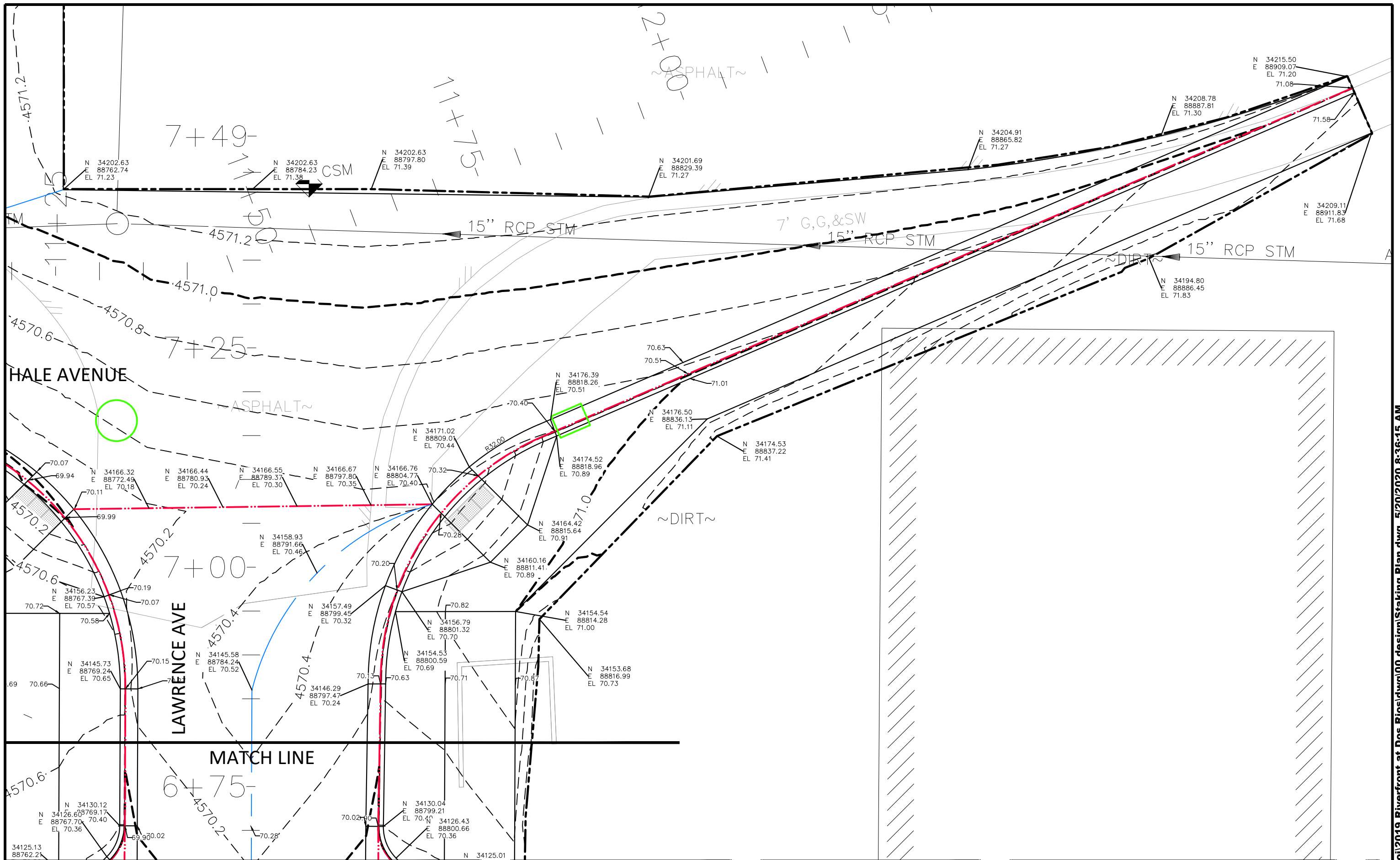
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APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0	10
HORIZONTAL	
0	NA
VERTICAL	
0	NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-27
May 20, 2020



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CHECKED BY	BH	DATE	2019
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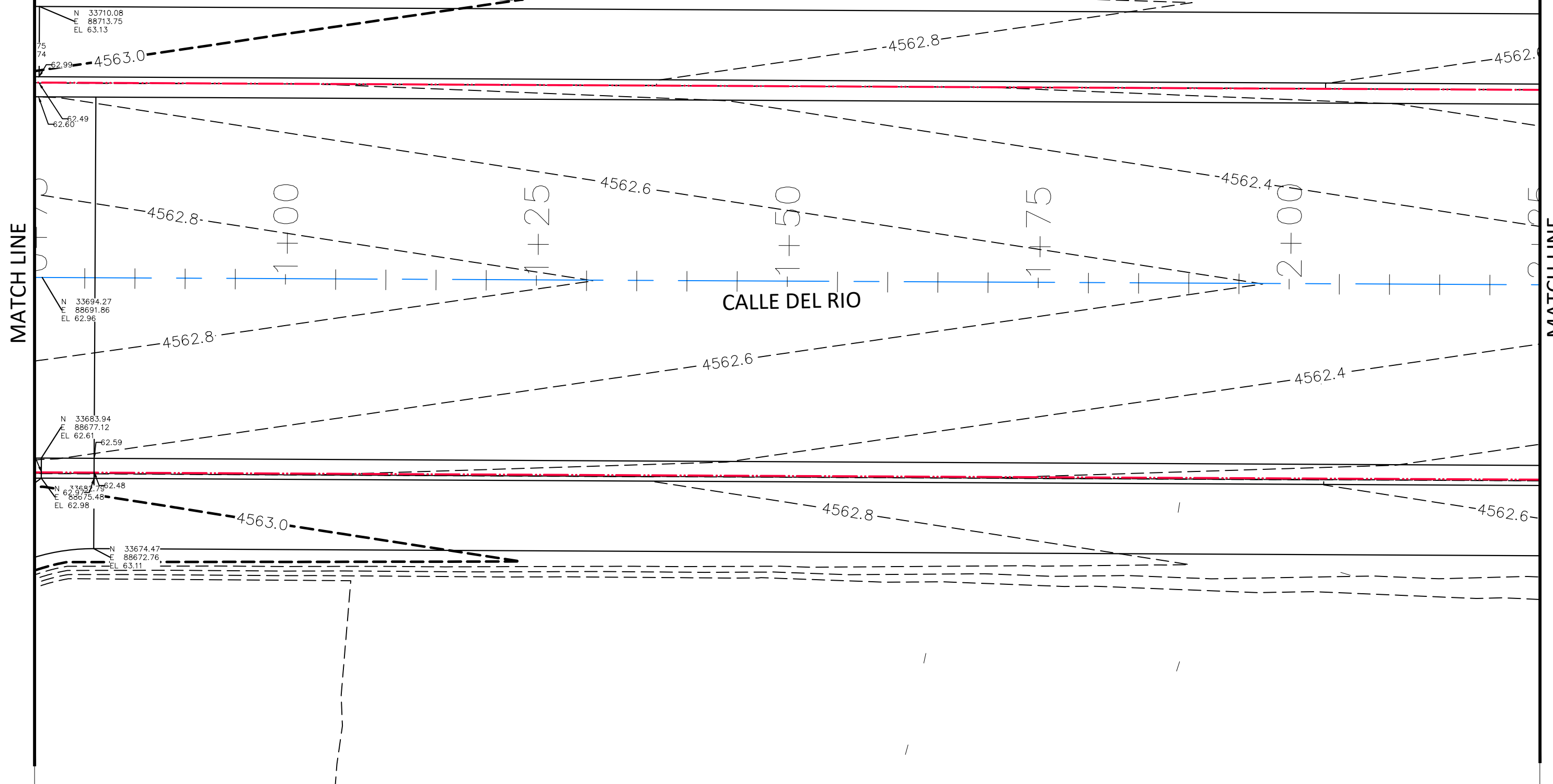
SCALES:
PLAN & PROFILE
0 2.5 HORIZONTAL 10
0 NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-28
May 20, 2020

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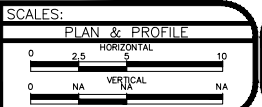
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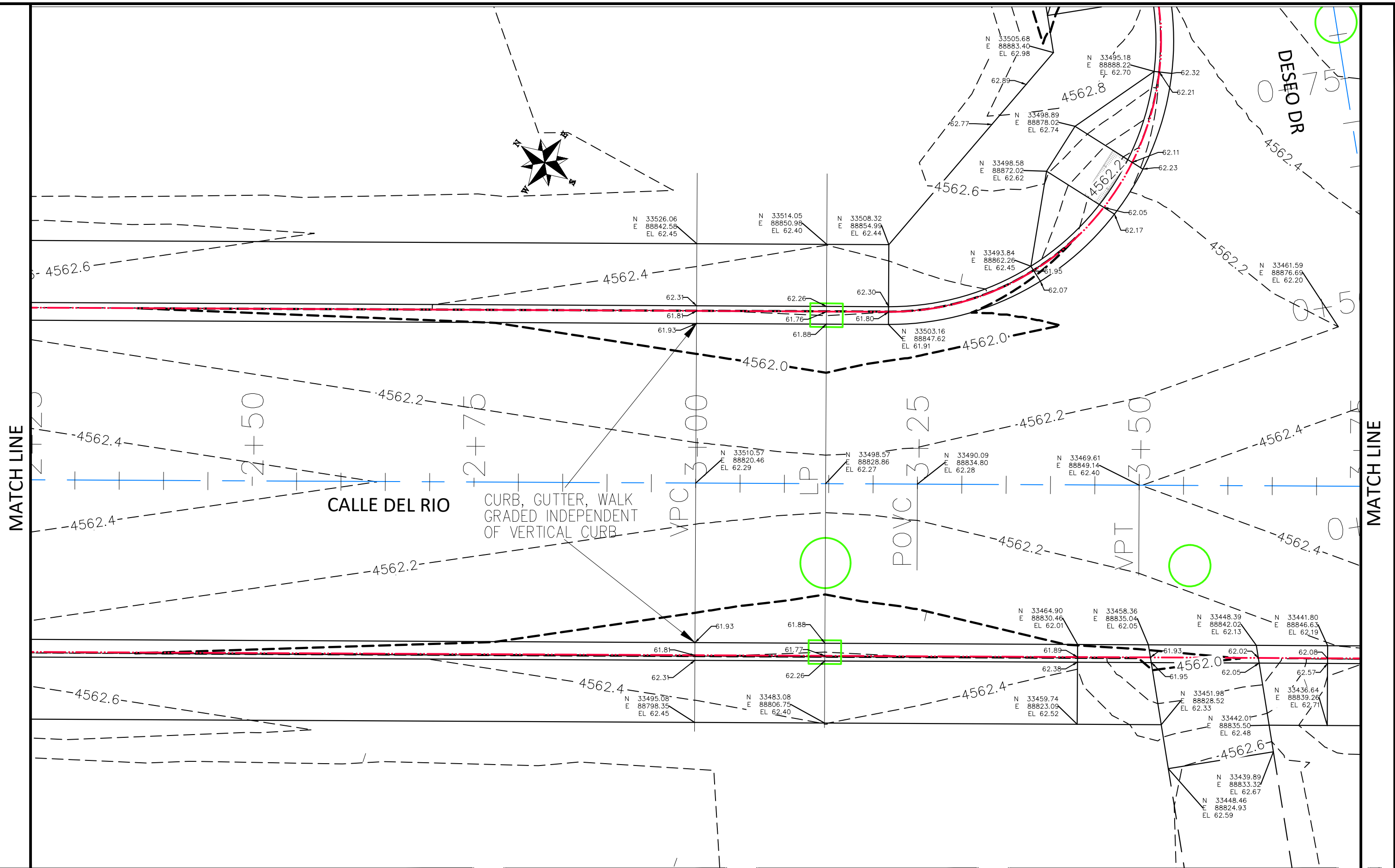
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-29
May 20, 2020



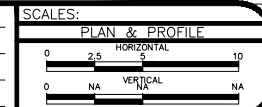
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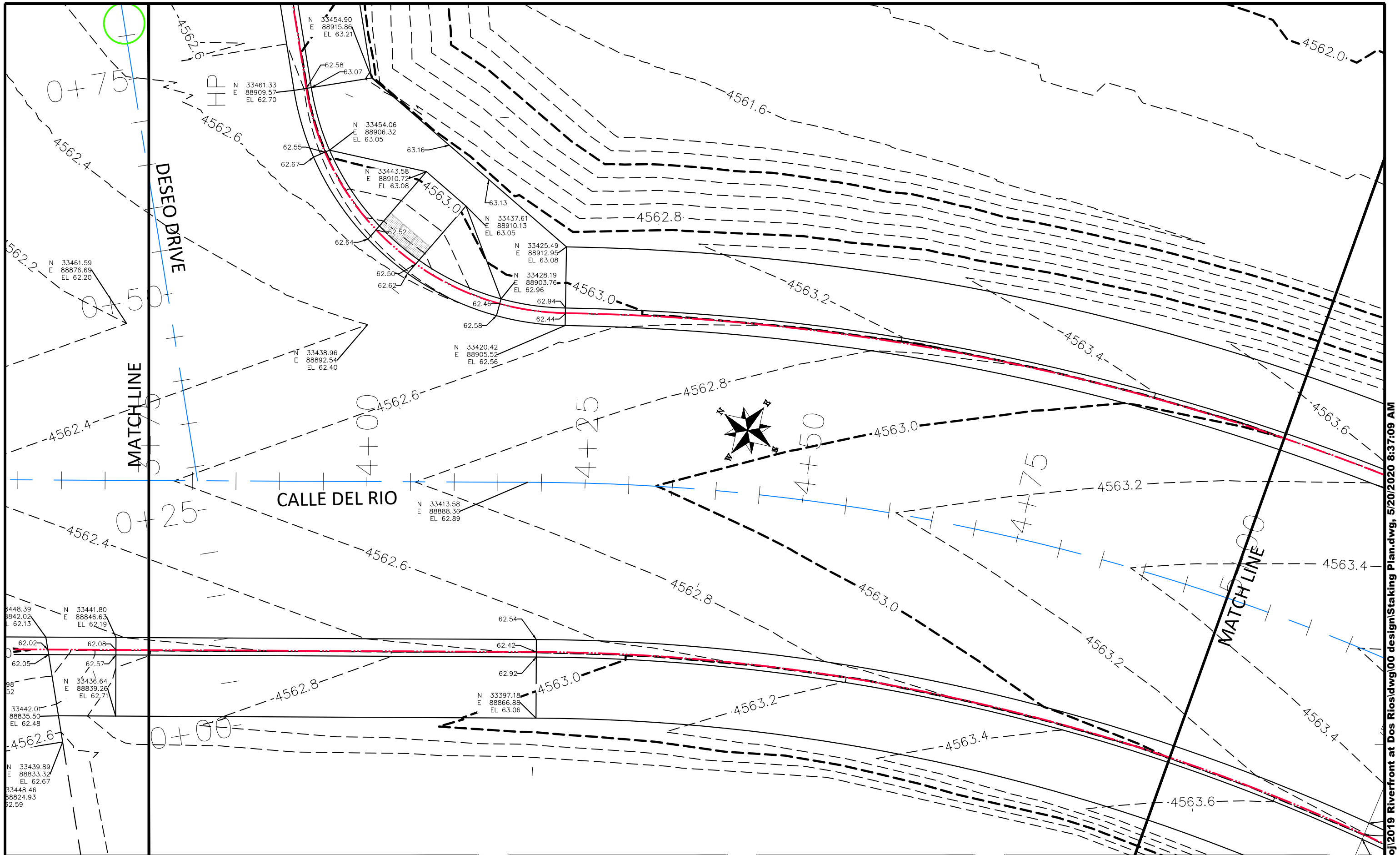
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PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-30
 May 20, 2020



REVISION	DESCRIPTION	DATE
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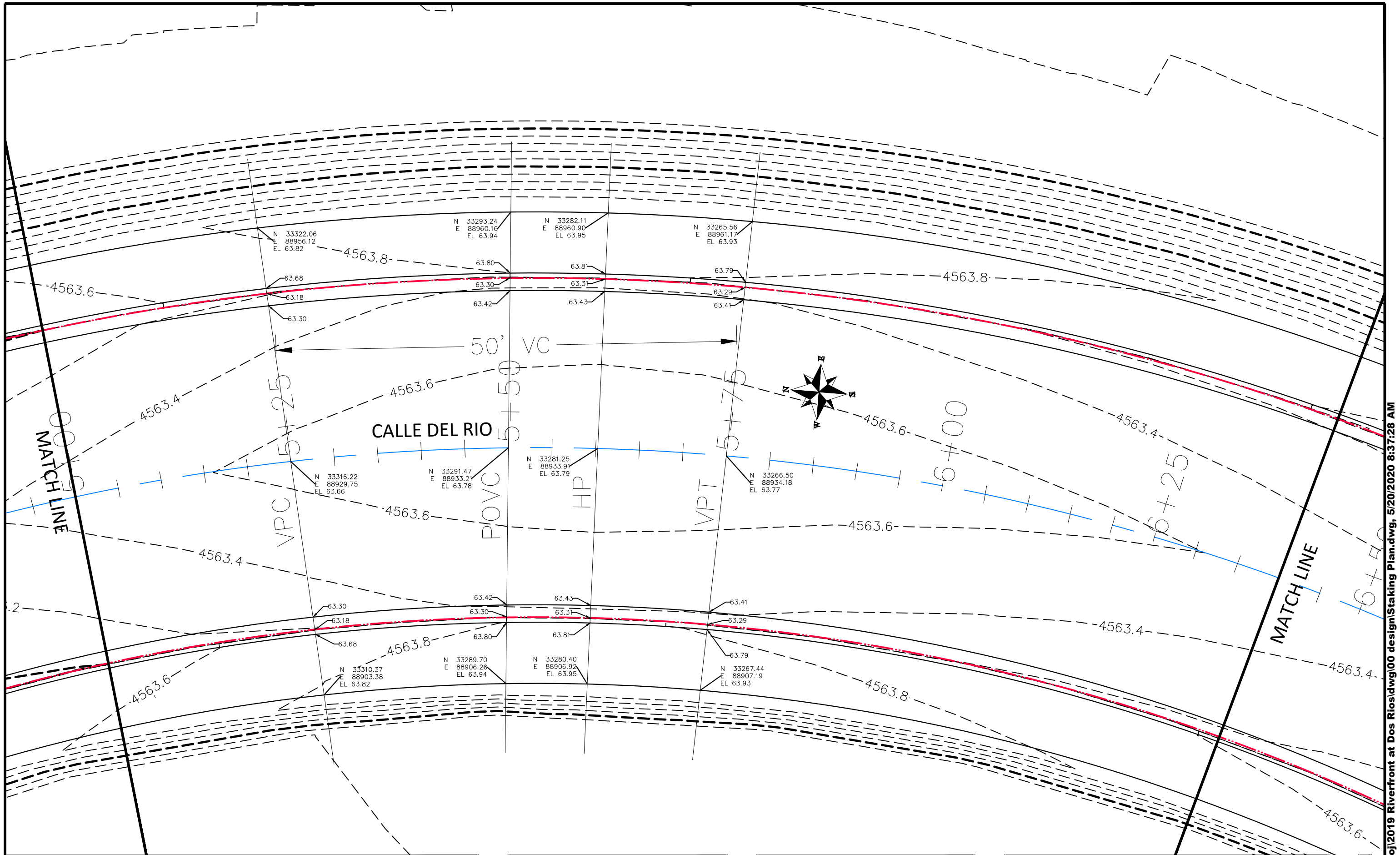
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
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PLAN & PROFILE	
0	25
HORIZONTAL	
0	NA
VERTICAL	
0	NA



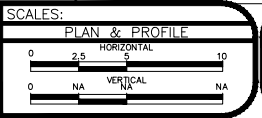
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-31
May 20, 2020



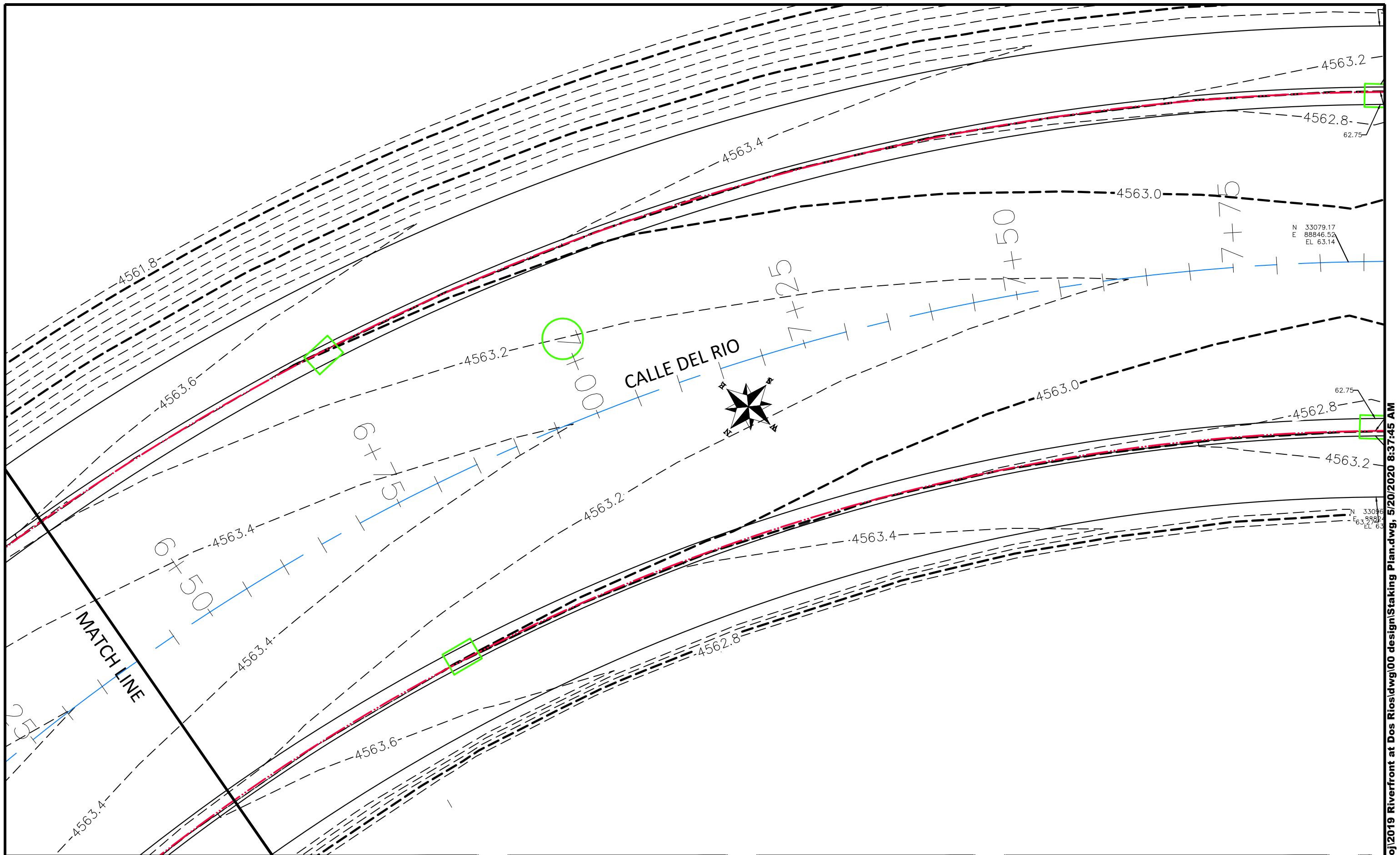
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APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-32
May 20, 2020



REVISION	DESCRIPTION	DATE
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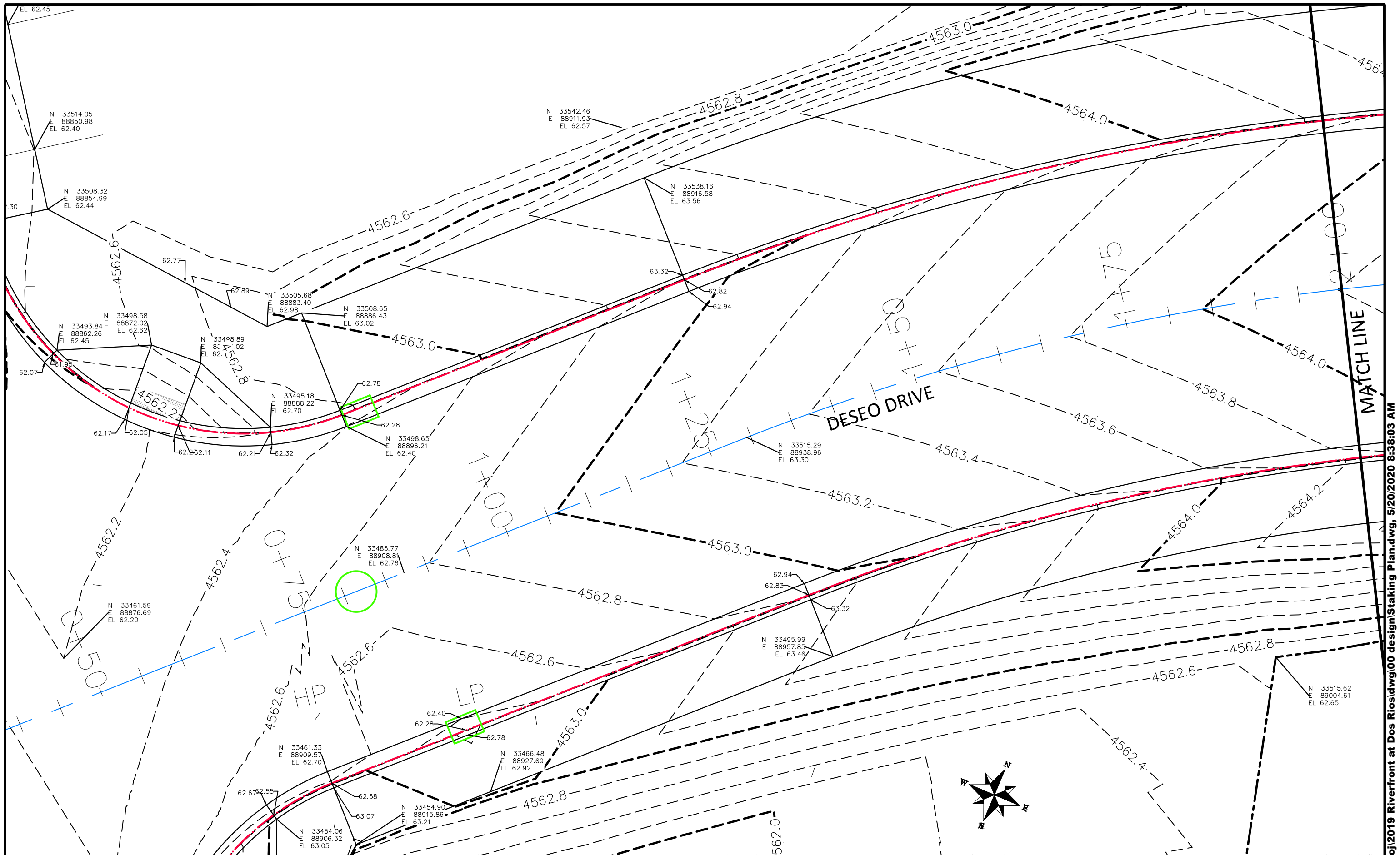
SCALES:	
PLAN & PROFILE	
0 2.5 HORIZONTAL 10	
0 NA VERTICAL NA	



PUBLIC WORKS
ENGINEERING DIVISION

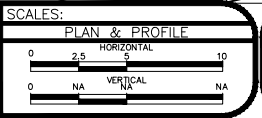
THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-33
May 20, 2020

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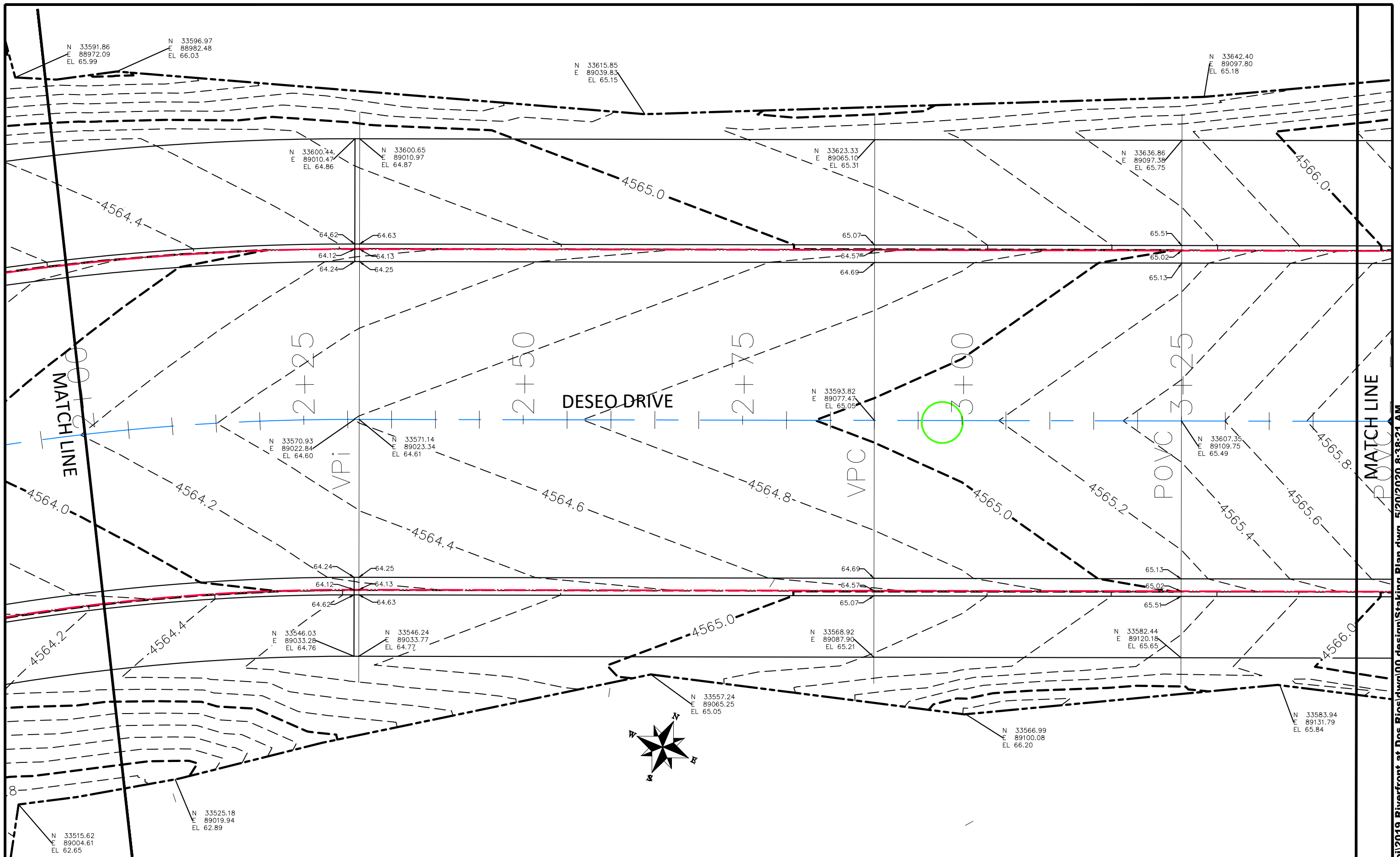
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DRAWN BY JCS DATE 2019
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PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-34
 May 20, 2020



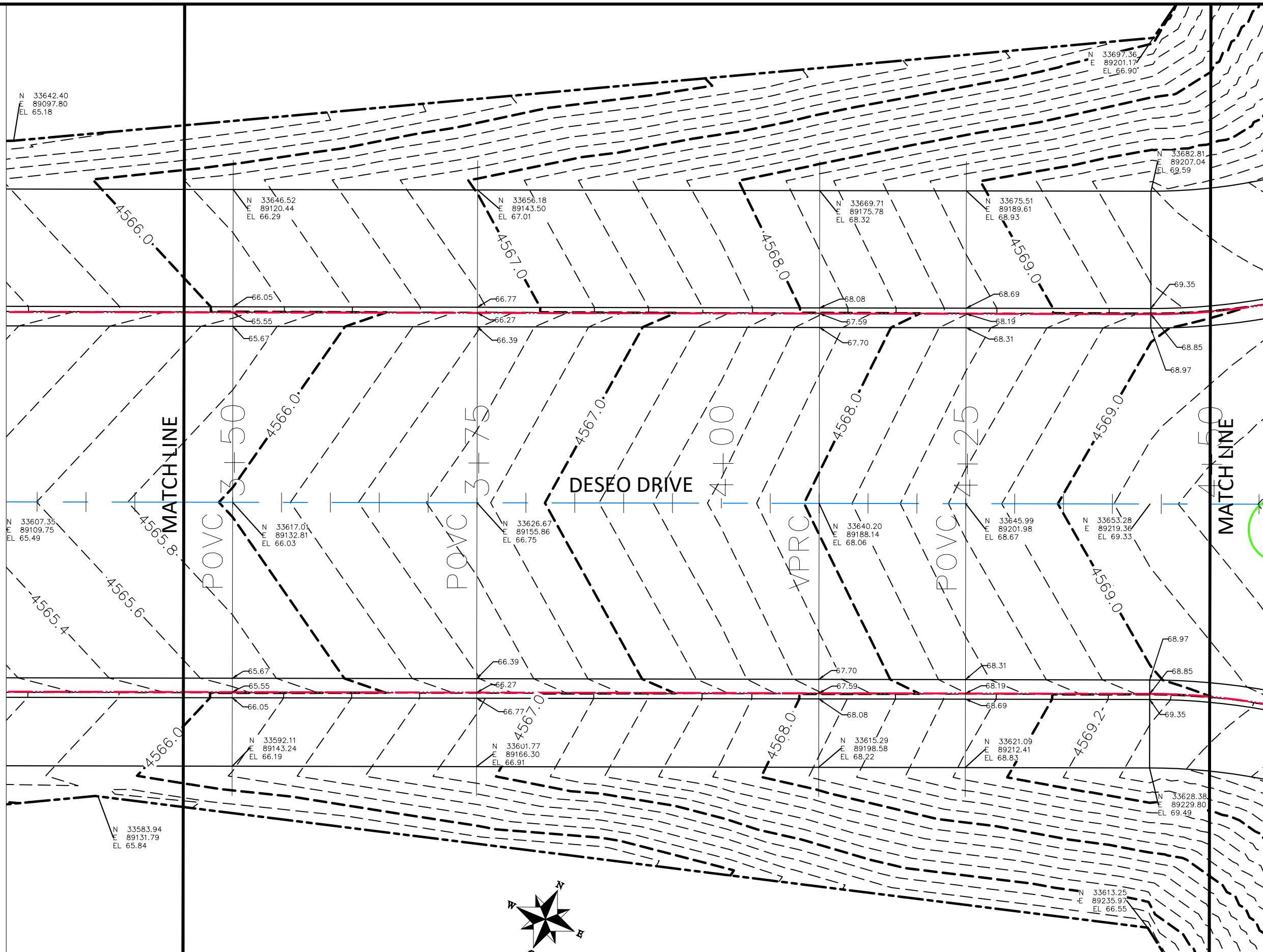
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REVISION			JCS	2019	0" = 2.5' HORIZONTAL
REVISION			BH	2019	0" = NA VERTICAL
REVISION			ICP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-35
May 20, 2020



N 33642.40
E 89097.80
EL 65.18

N 33646.52
E 89120.44
EL 66.29

N 33656.18
E 89143.50
EL 67.01

N 33669.71
E 89175.78
EL 68.32

N 33675.51
E 89189.61
EL 68.93

N 33682.81
E 89207.04
EL 69.59

N 33607.35
E 89109.75
EL 65.49

N 33617.01
E 89132.81
EL 66.03

N 33626.67
E 89155.86
EL 66.75

N 33640.20
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EL 68.06

N 33645.99
E 89201.98
EL 68.67

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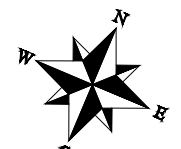
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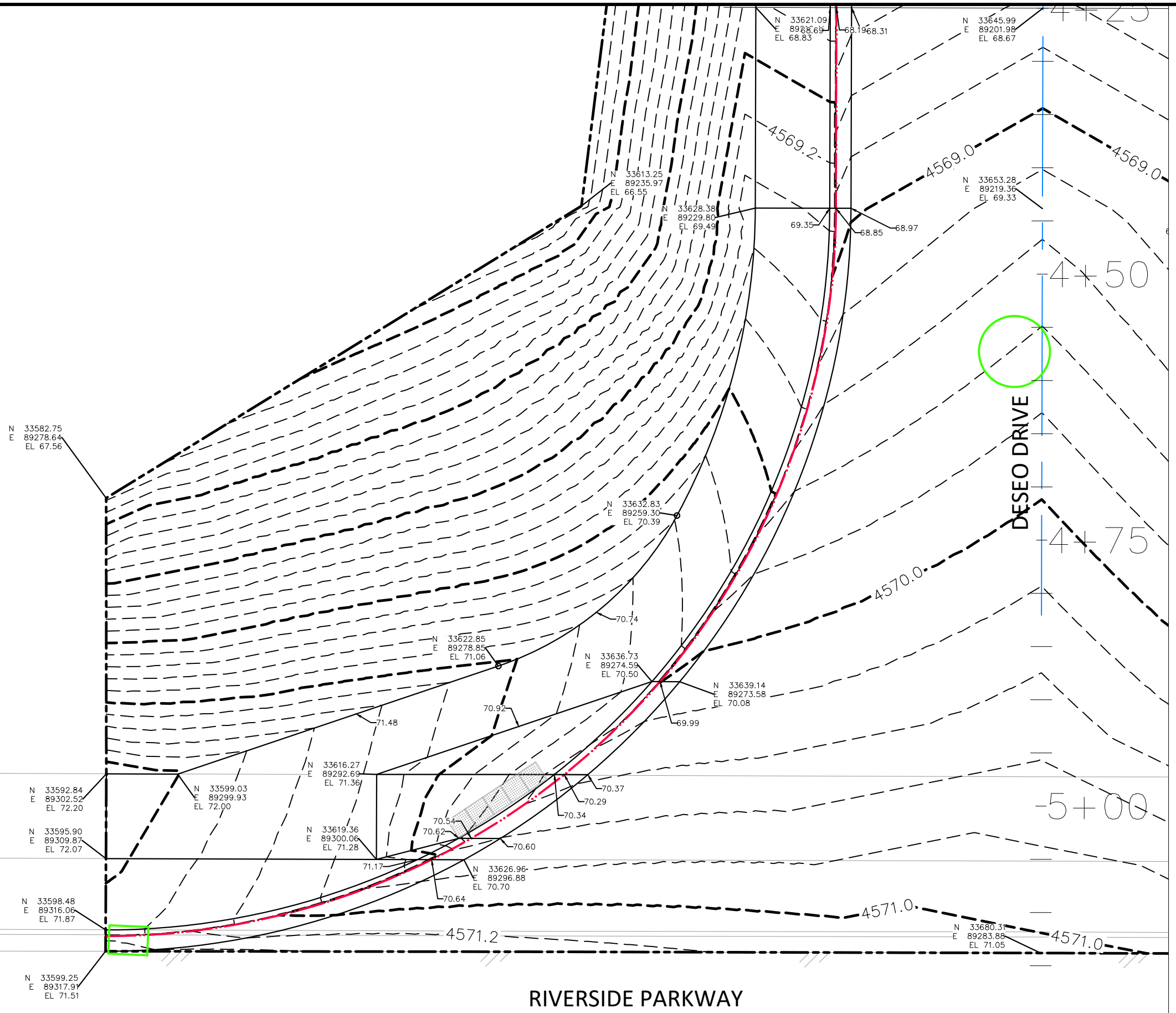


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PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-36
May 20, 2020



REVISION	DESCRIPTION	DATE
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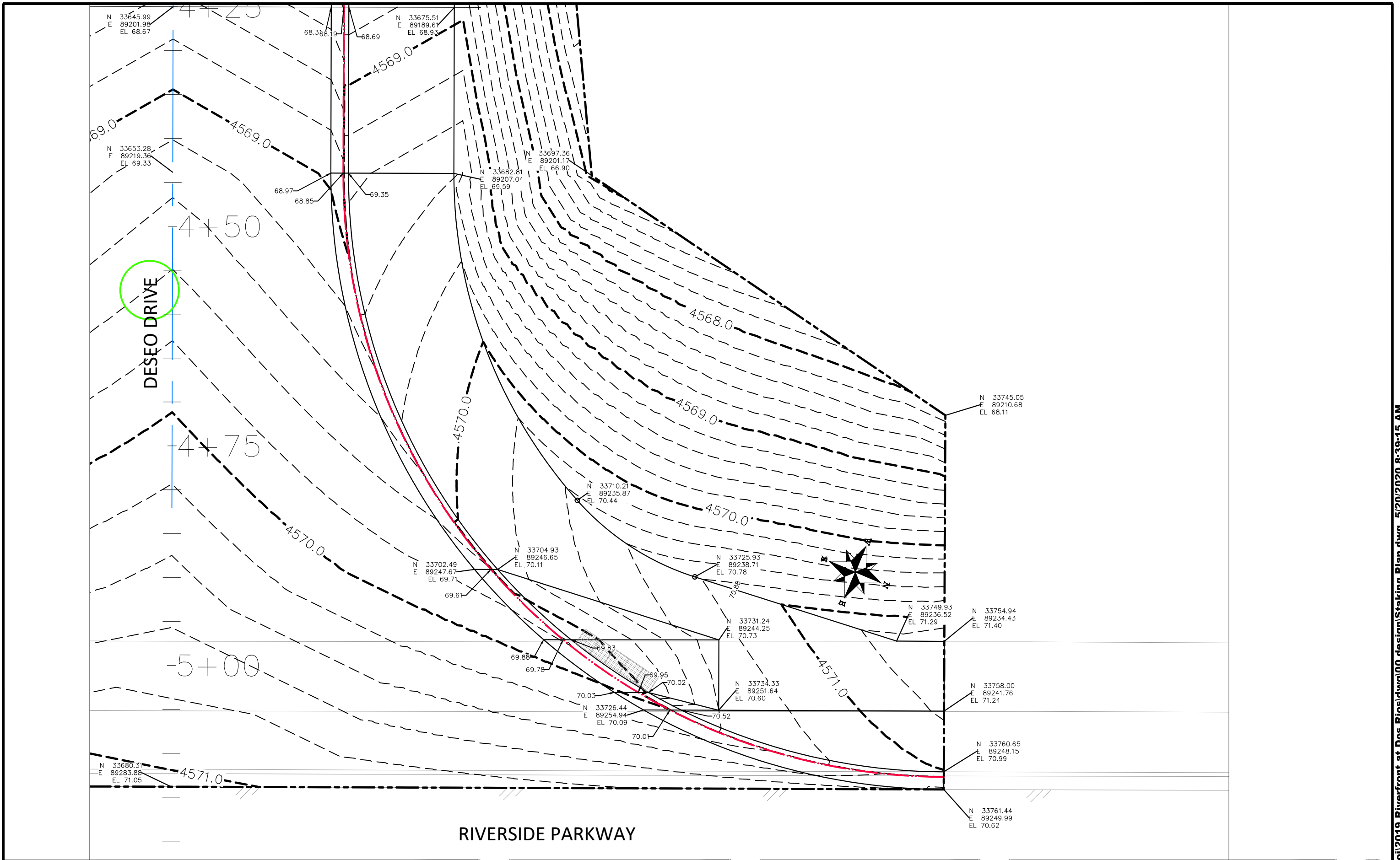
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CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
0	10
HORIZONTAL	
0	NA
VERTICAL	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-37
May 20, 2020



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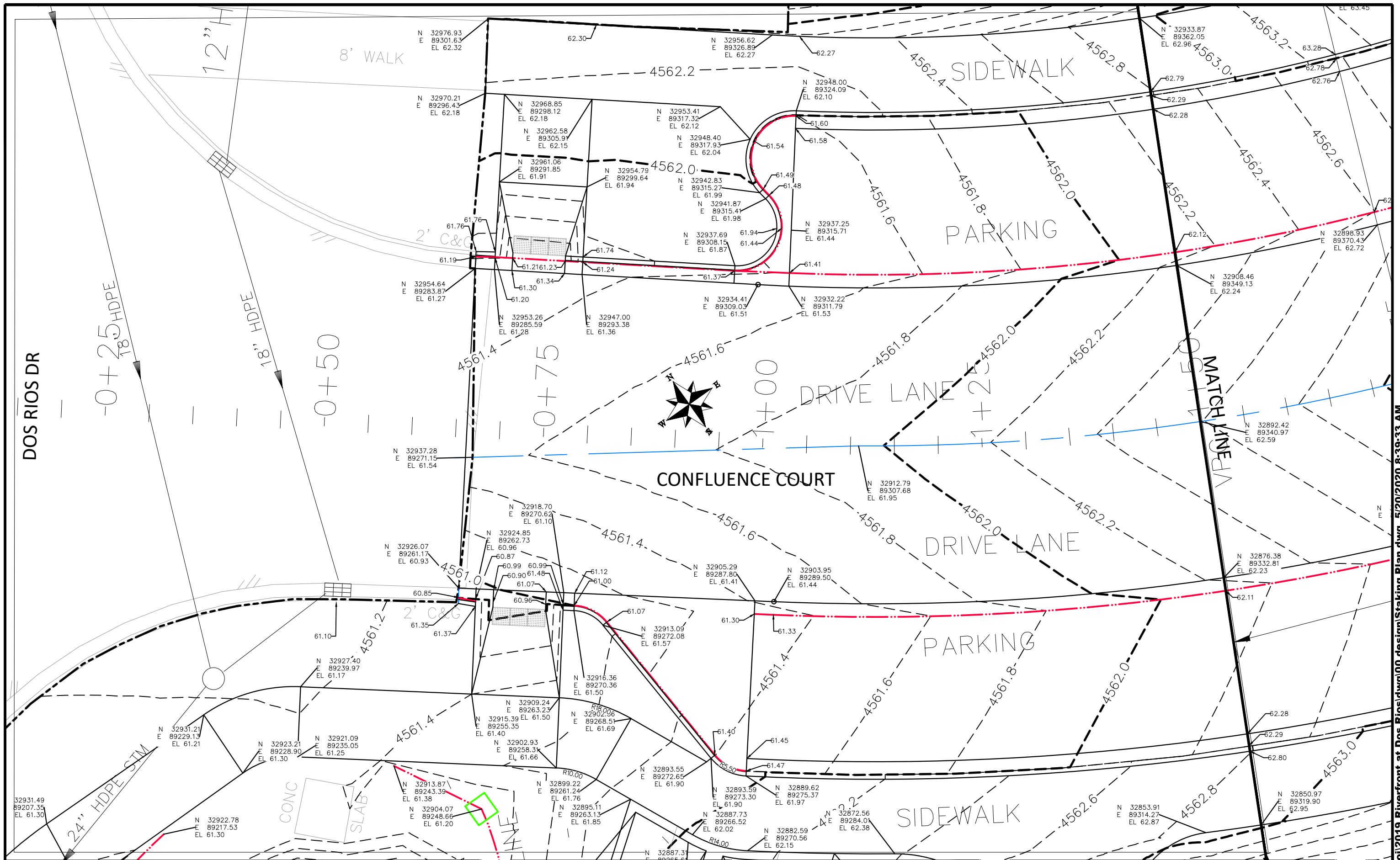
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APPROVED BY	ICP	DATE	2019

SCALES:	
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PLAN & PROFILE	
0	25
HORIZONTAL	
0	NA
VERTICAL	
0	NA



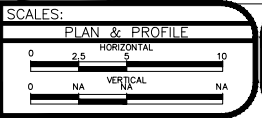
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-38
May 20, 2020



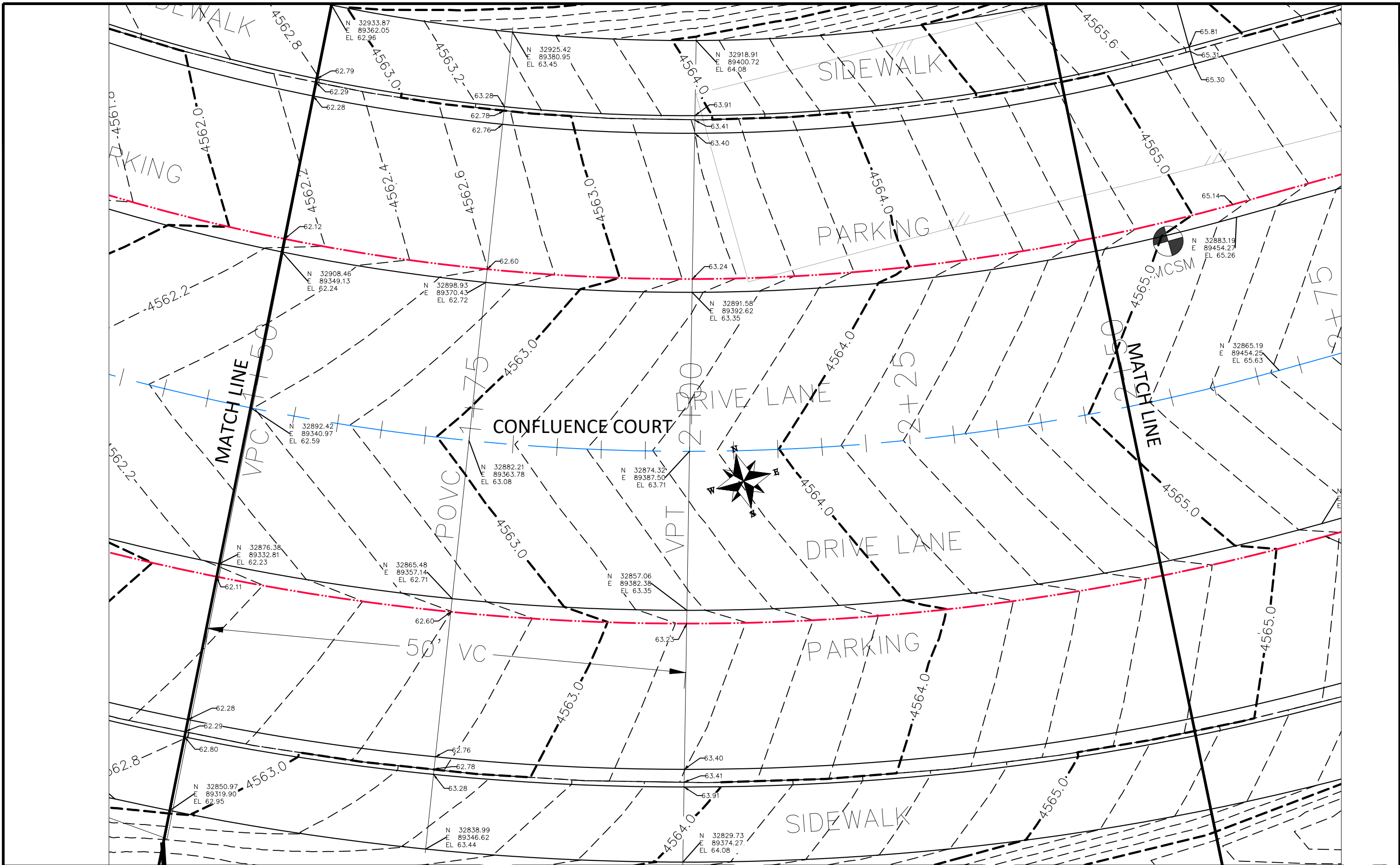
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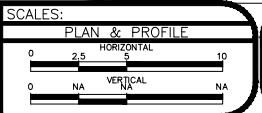
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-39
May 20, 2020



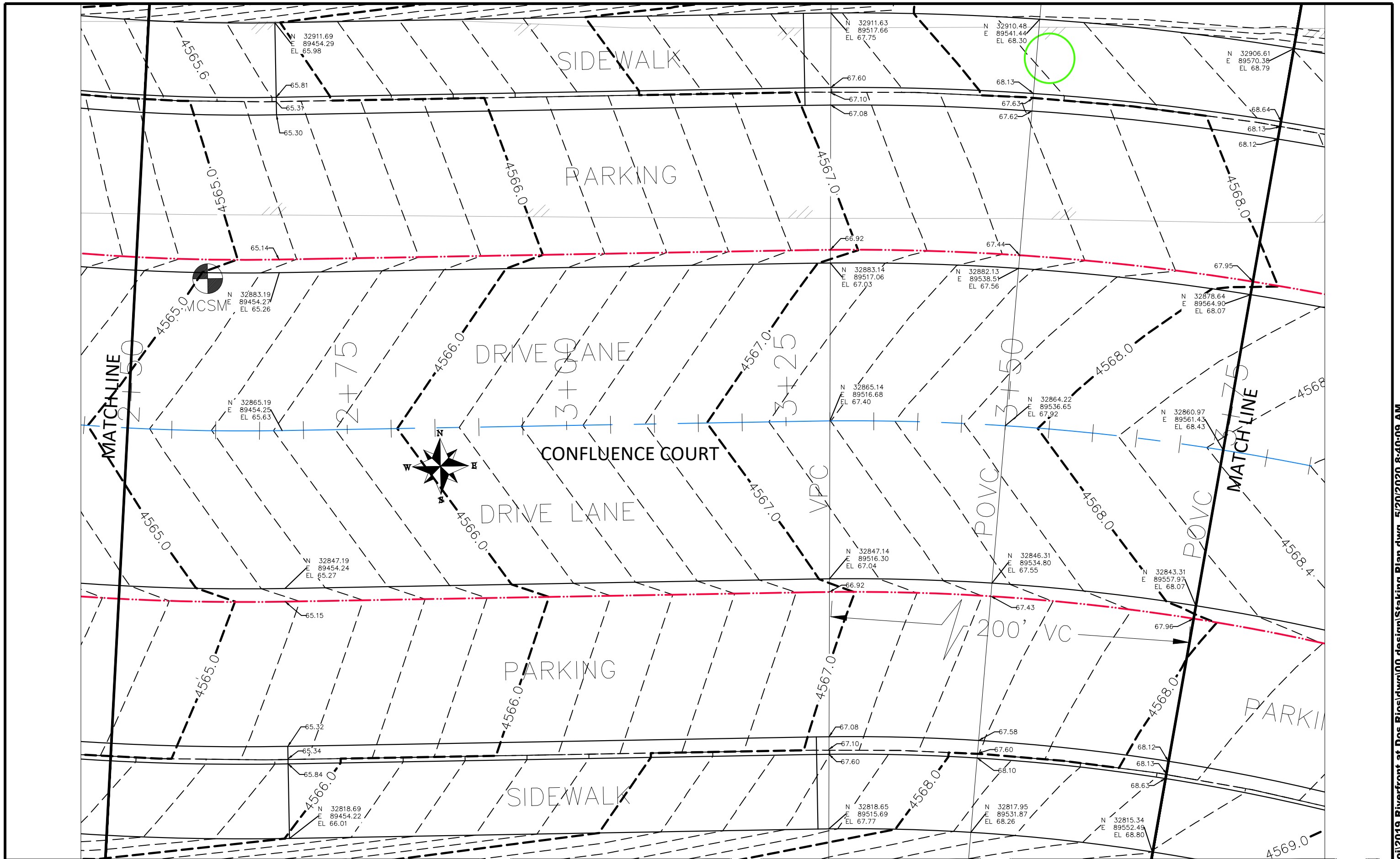
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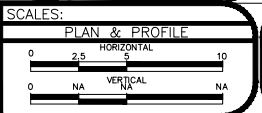
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-40
May 20, 2020



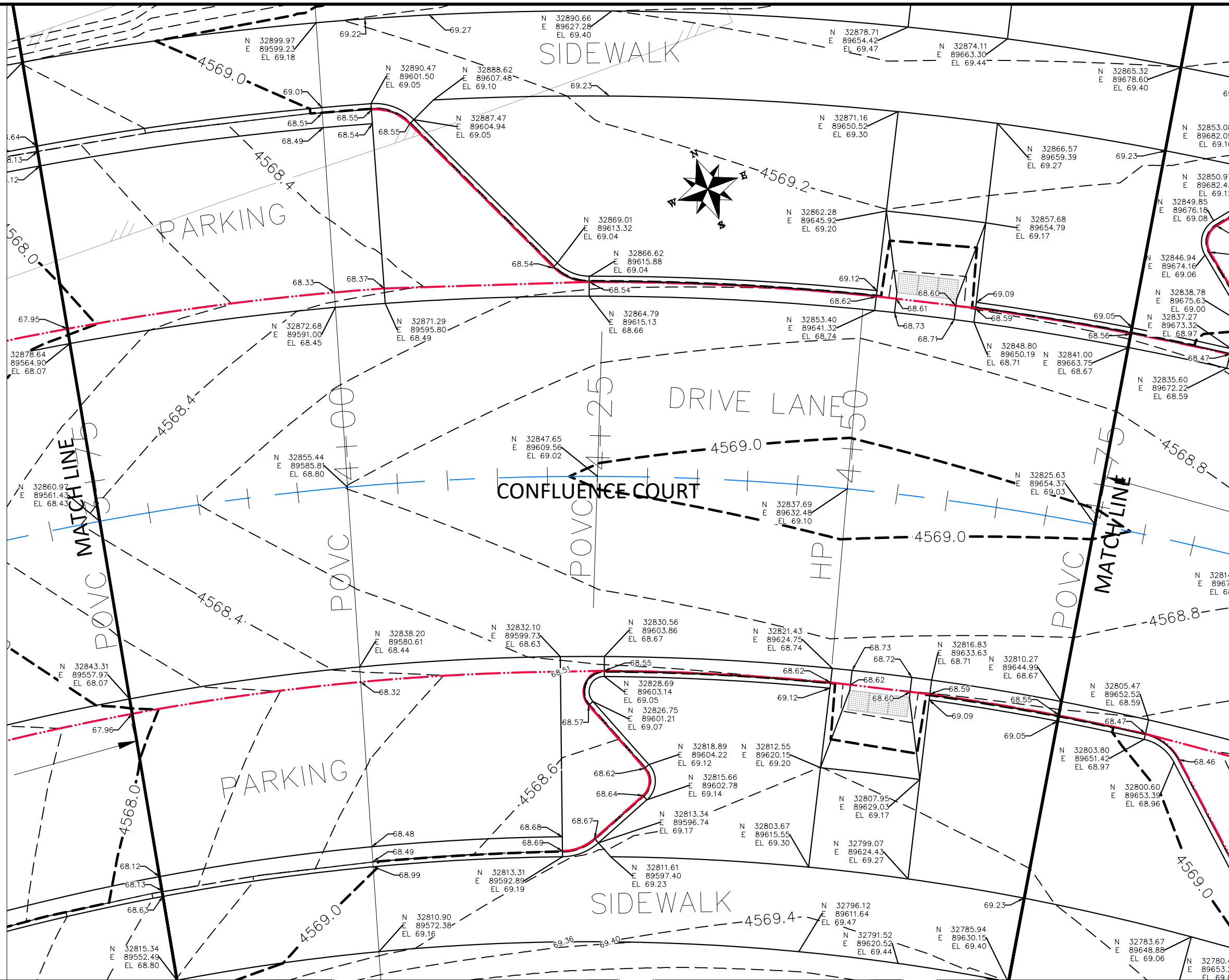
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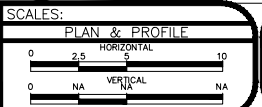
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-41
May 20, 2020



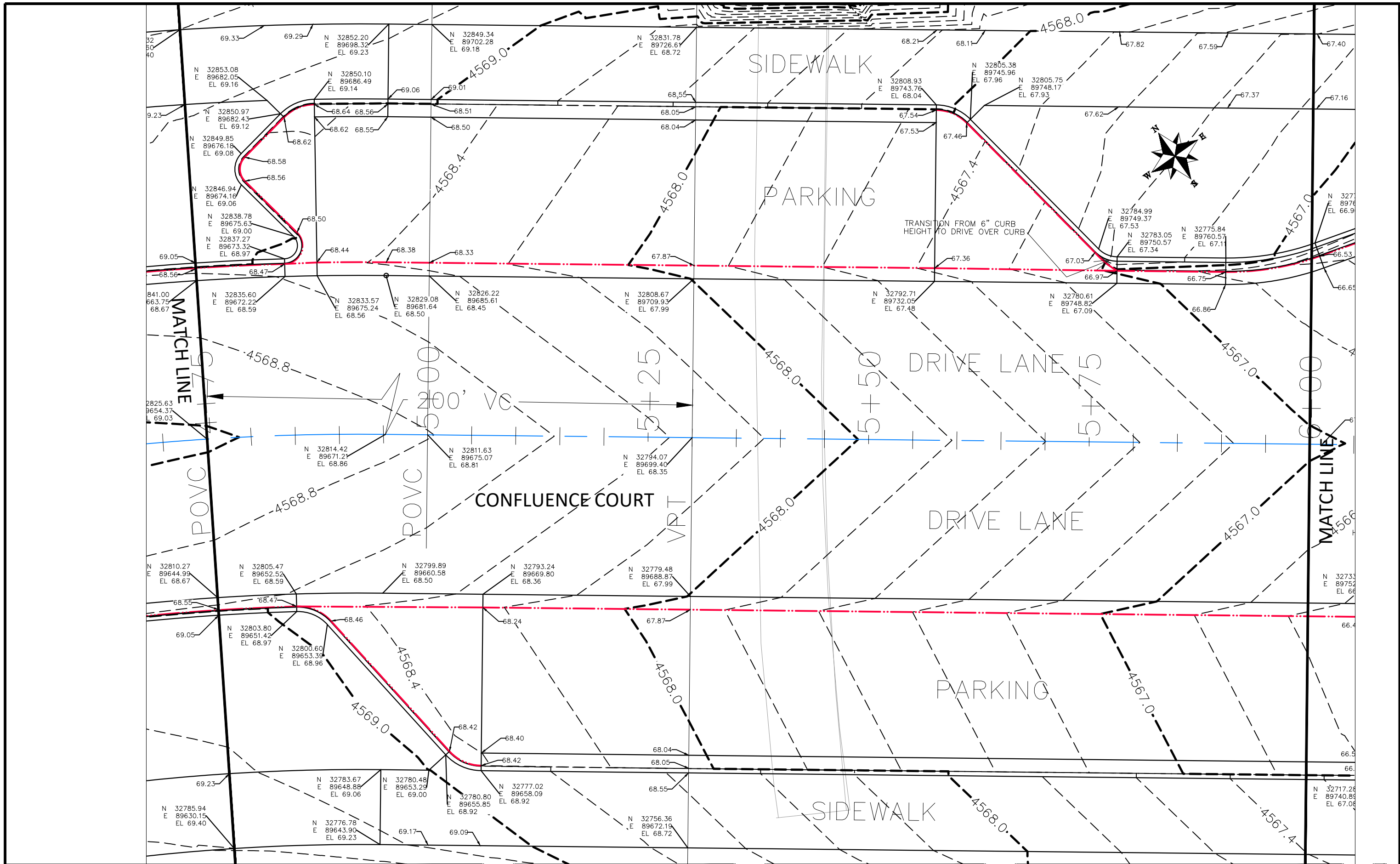
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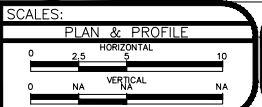
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-42
May 20, 2020



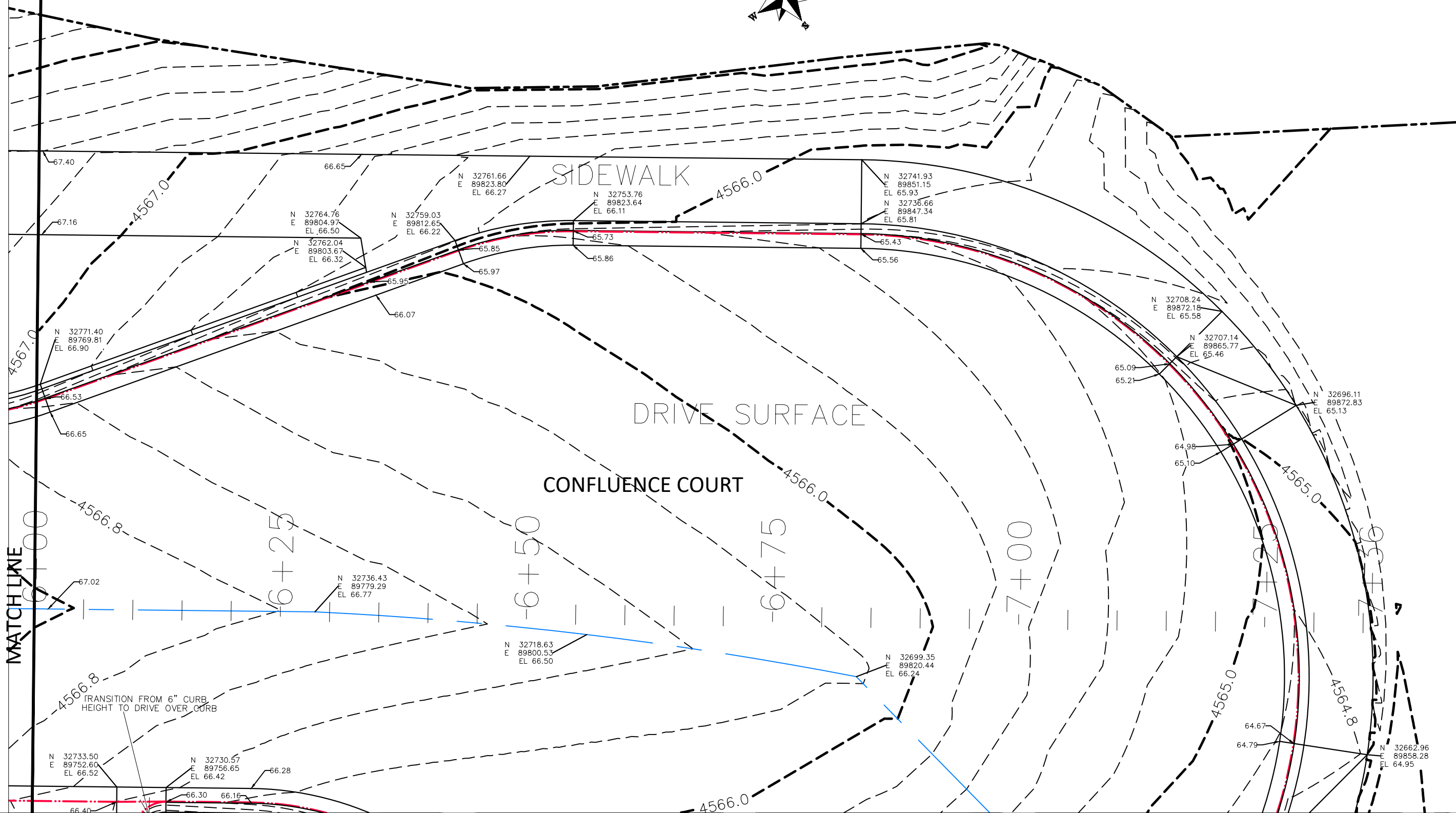
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APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-43
May 20, 2020



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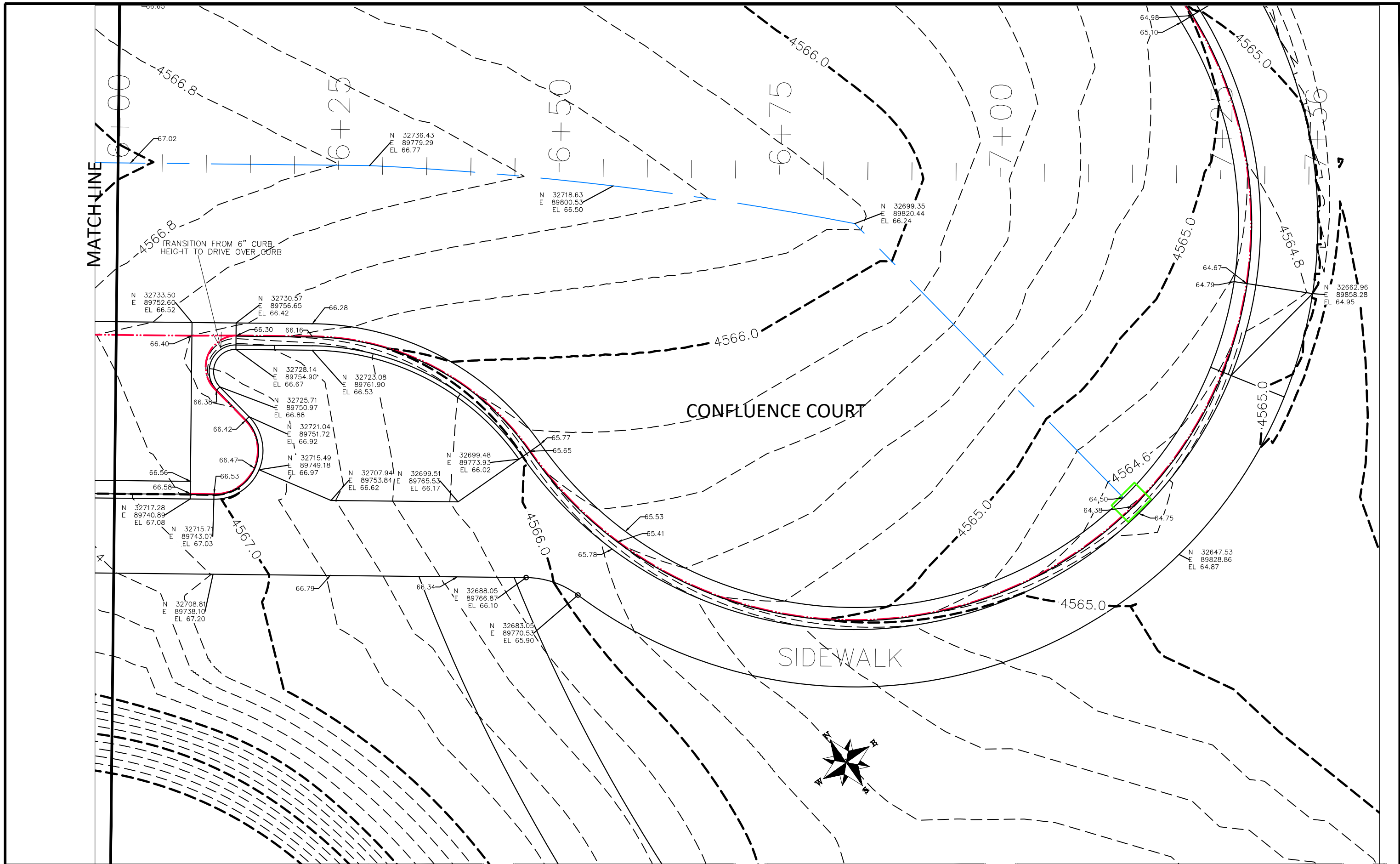
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SCALES:	
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HORIZONTAL	
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VERTICAL	
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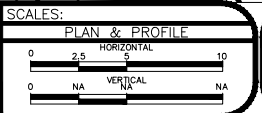
**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-44
May 20, 2020**



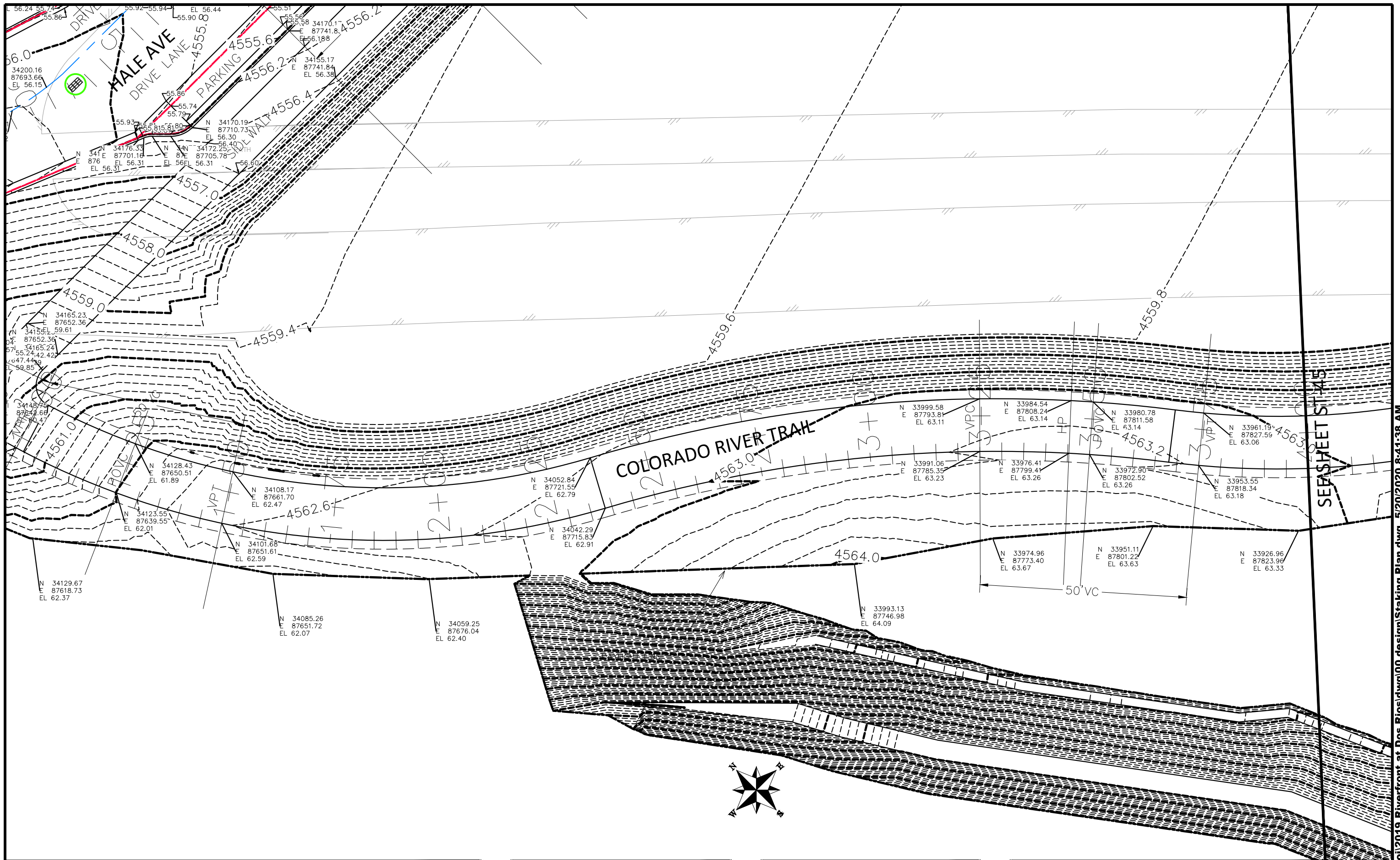
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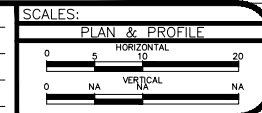
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-45
May 20, 2020



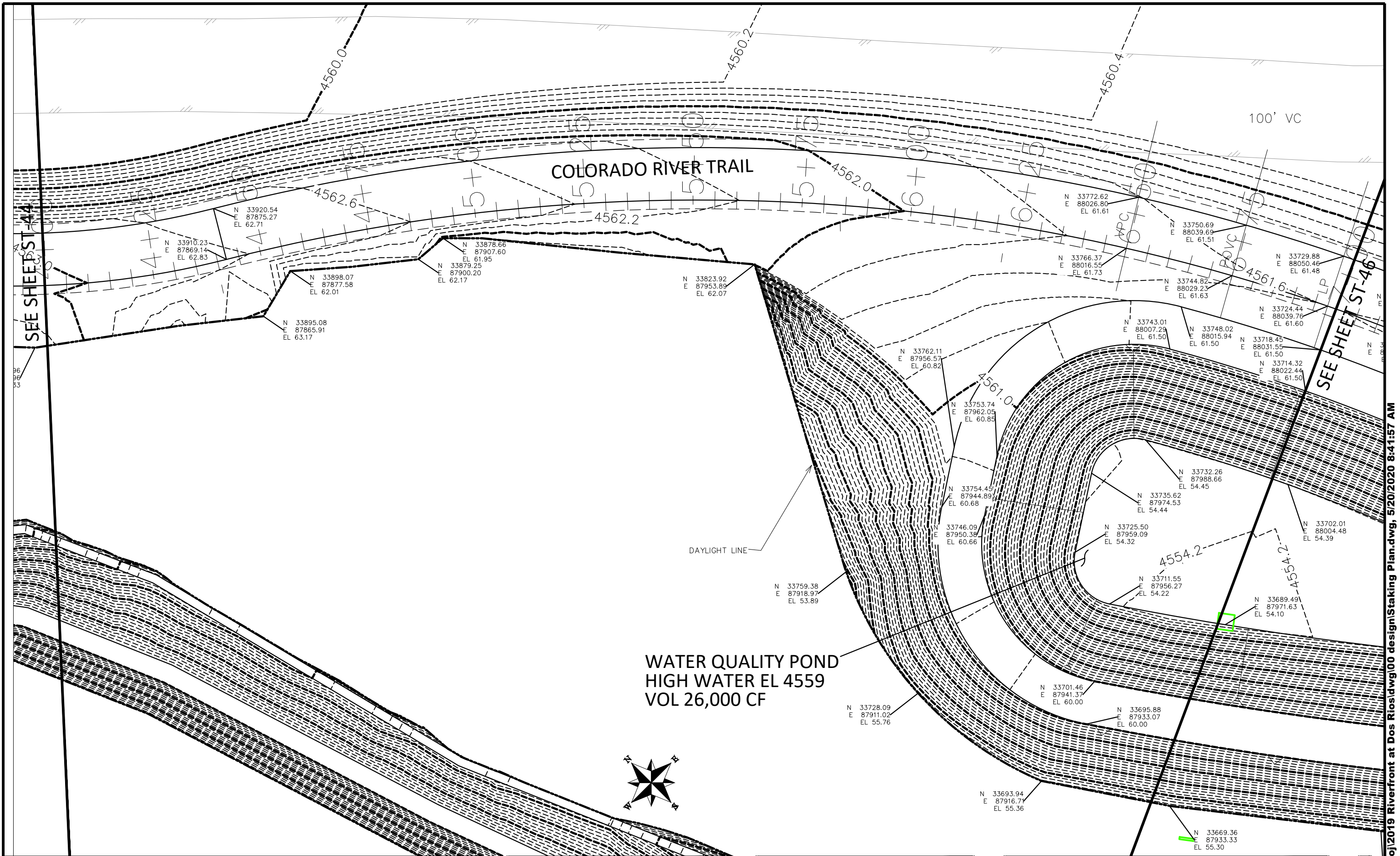
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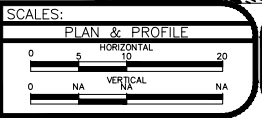
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-46
May 20, 2020



REVISION	DESCRIPTION	DATE
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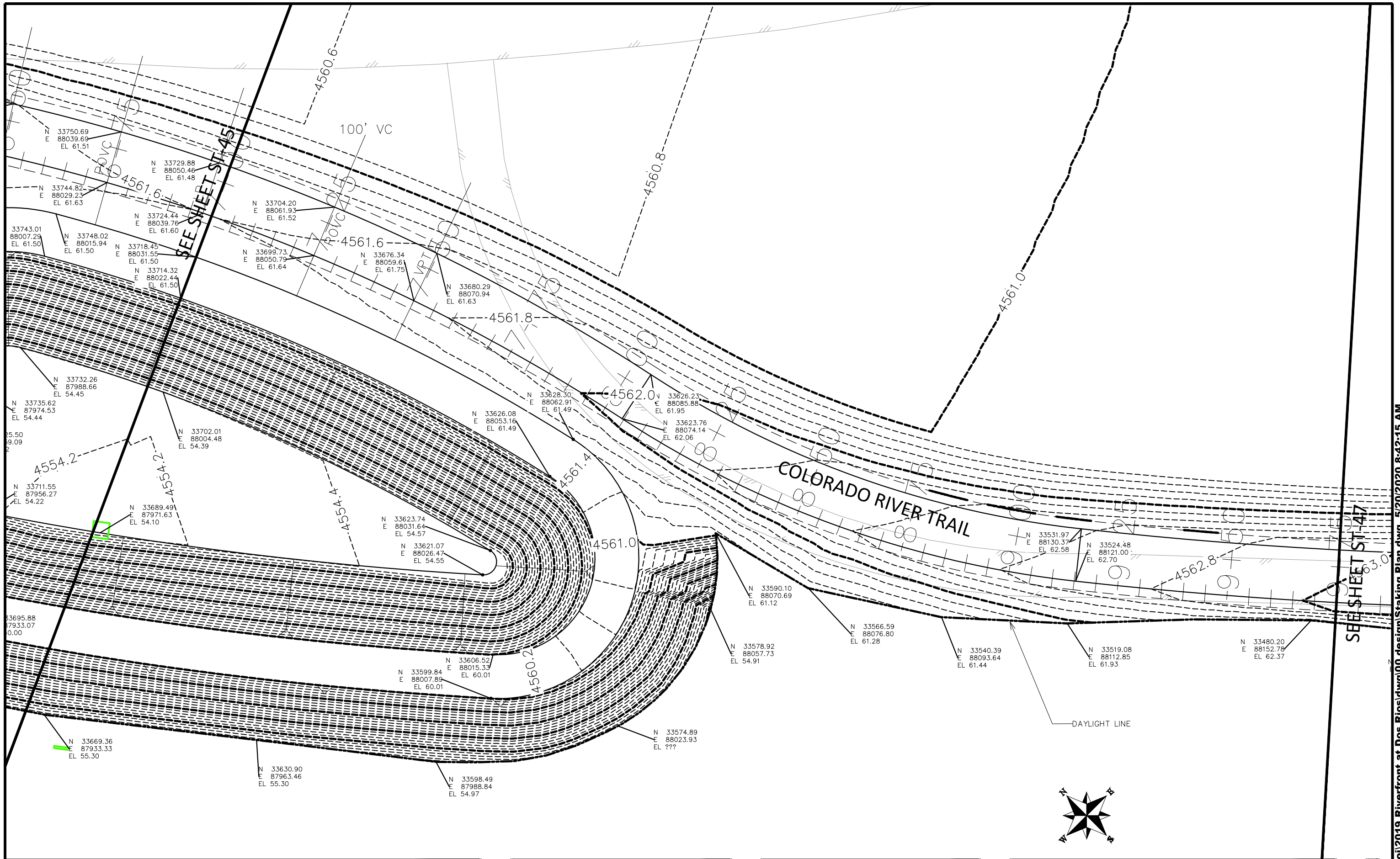
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**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-47
May 20, 2020**

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:41:57 AM



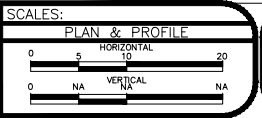
SEE SHEET ST-45

SEE SHEET ST-47



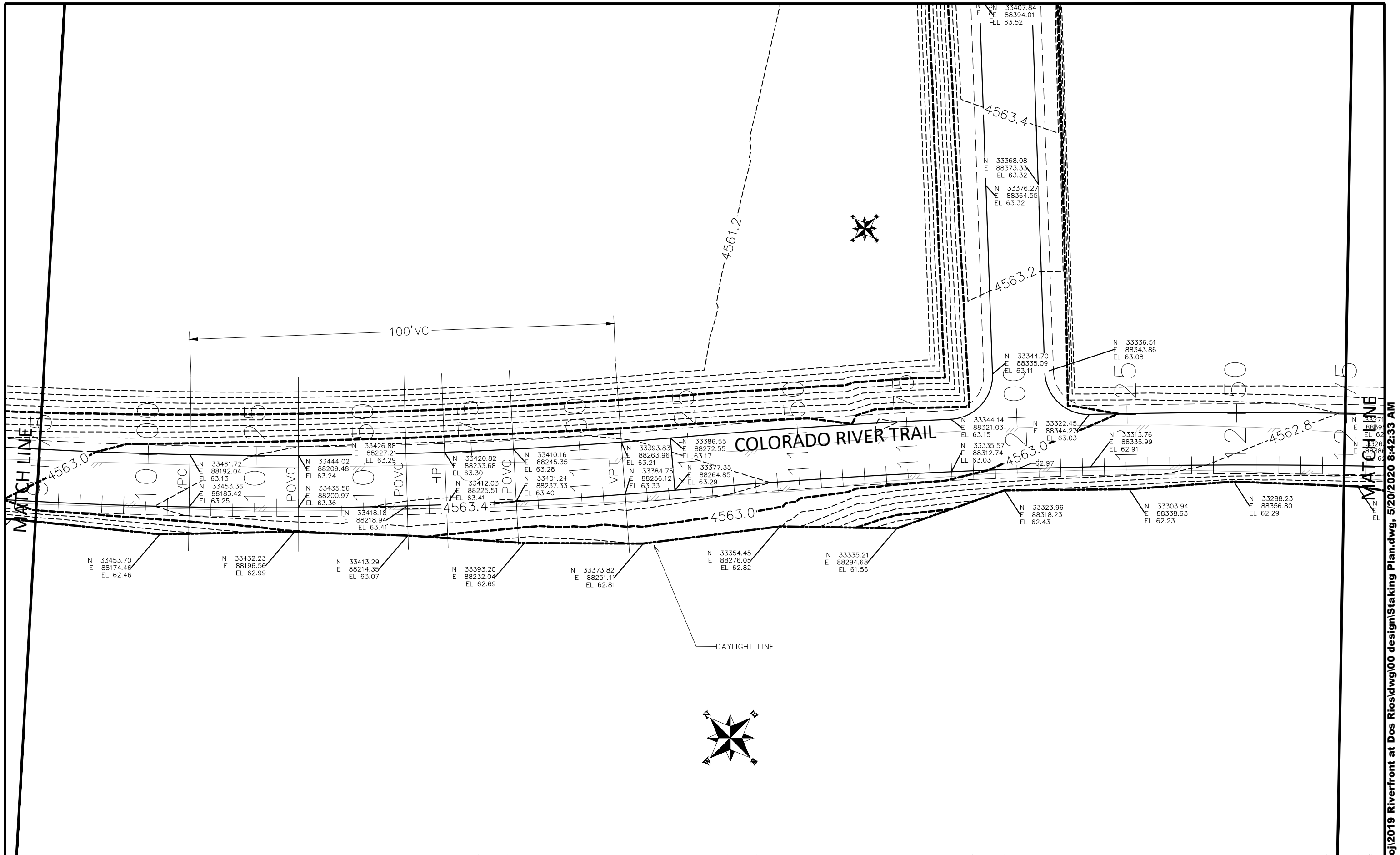
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



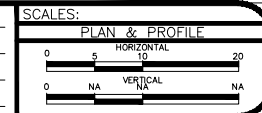
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN – ST-48
May 20, 2020



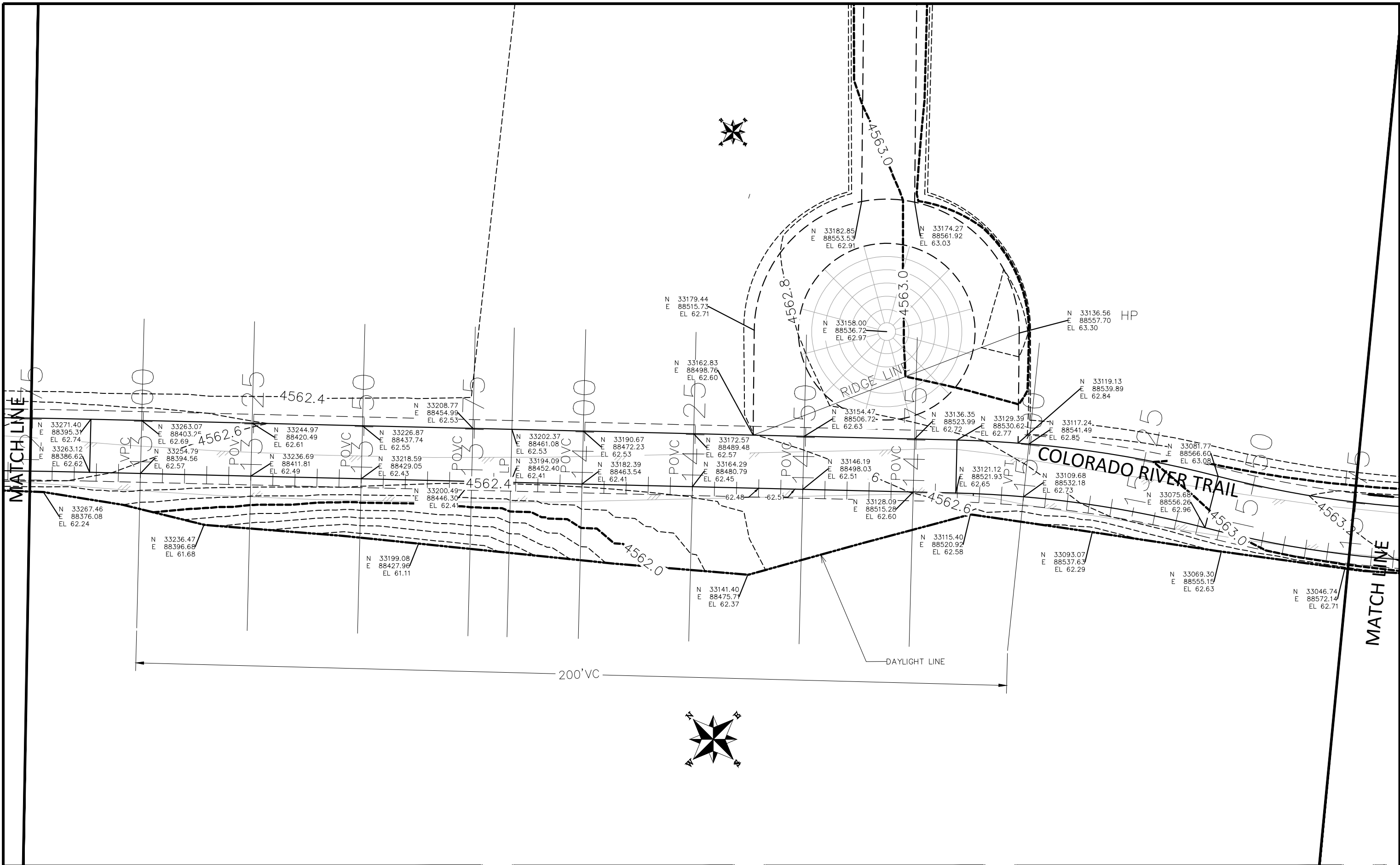
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TGP DATE 2019



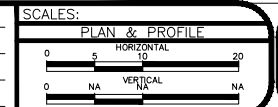
PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-49
 May 20, 2020



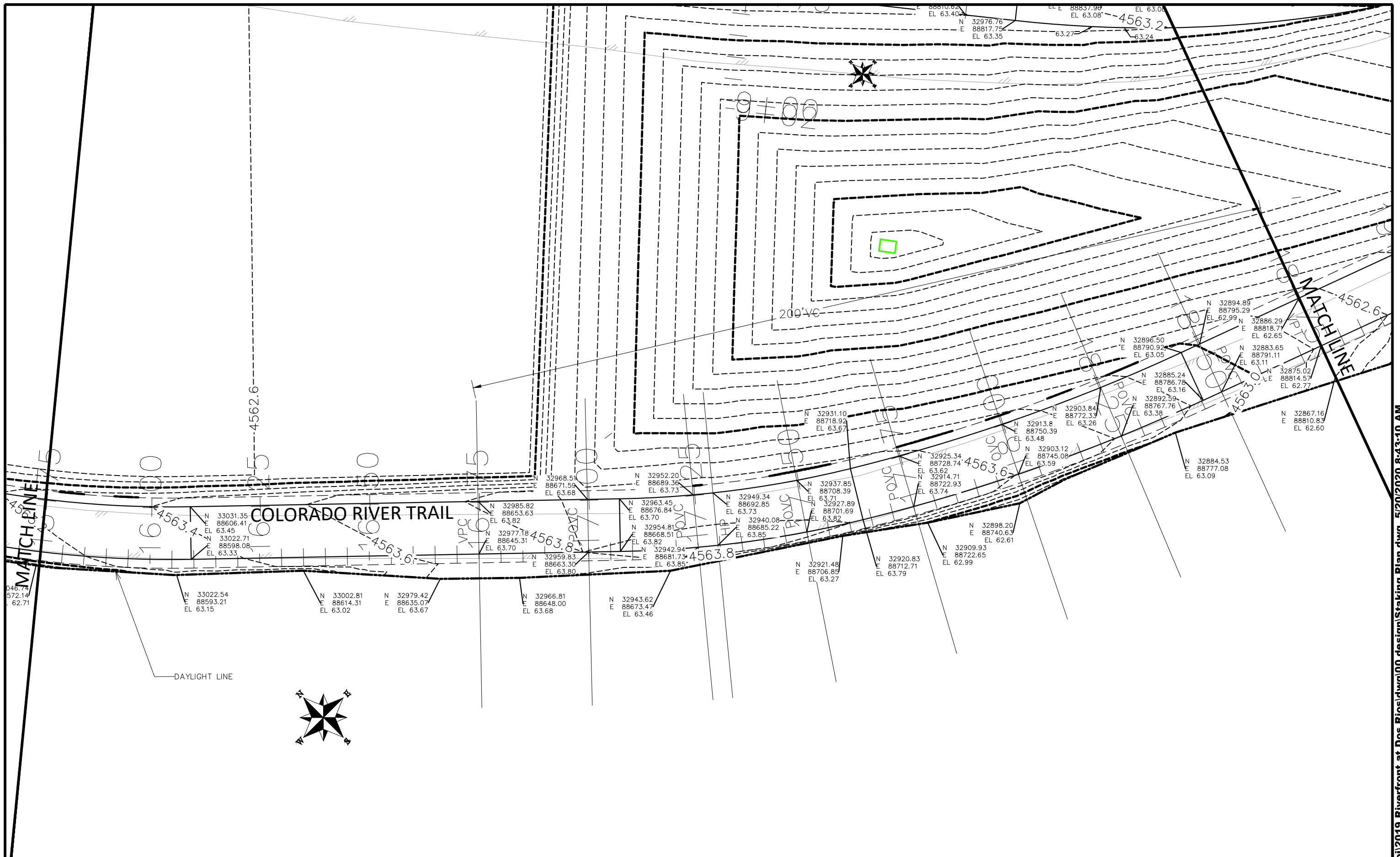
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TGP DATE 2019



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-50
 May 20, 2020



REVISION	DESCRIPTION	DATE
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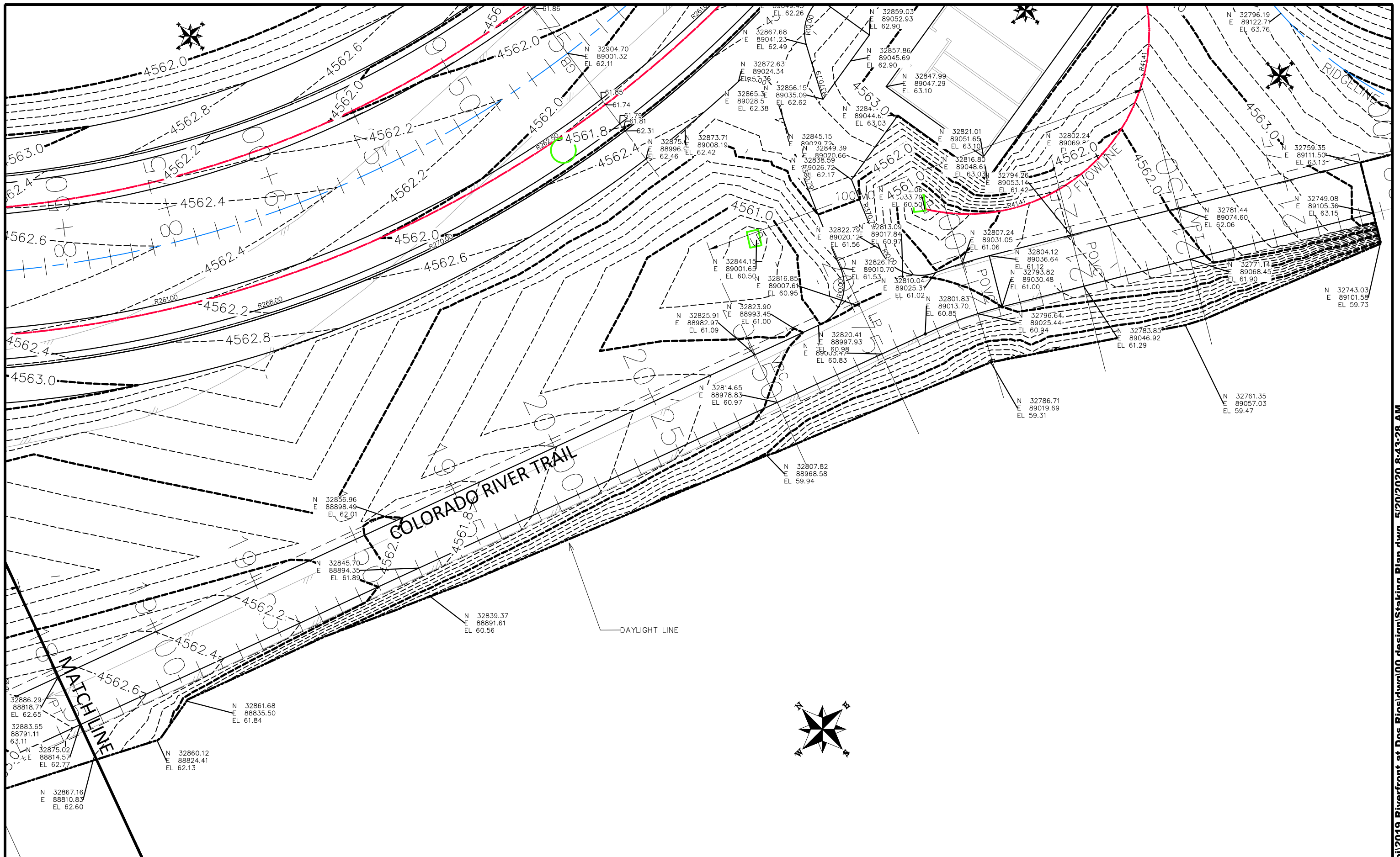
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CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0	5 10 20
HORIZONTAL	
0	NA
VERTICAL	
0	NA



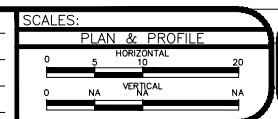
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-51
May 20, 2020



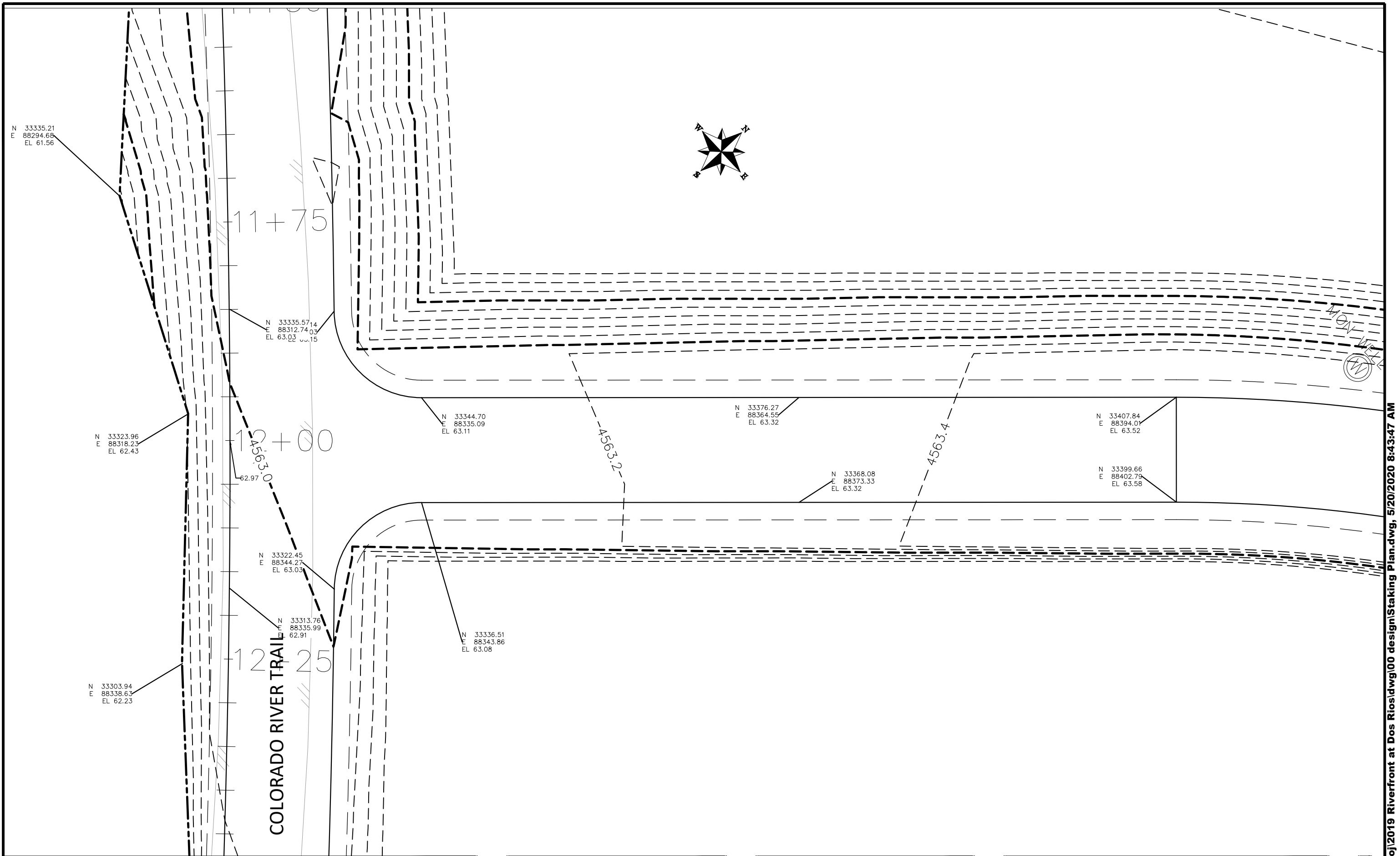
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



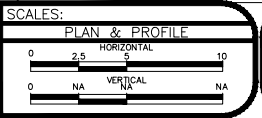
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-52
May 20, 2020



REVISION	DESCRIPTION	DATE
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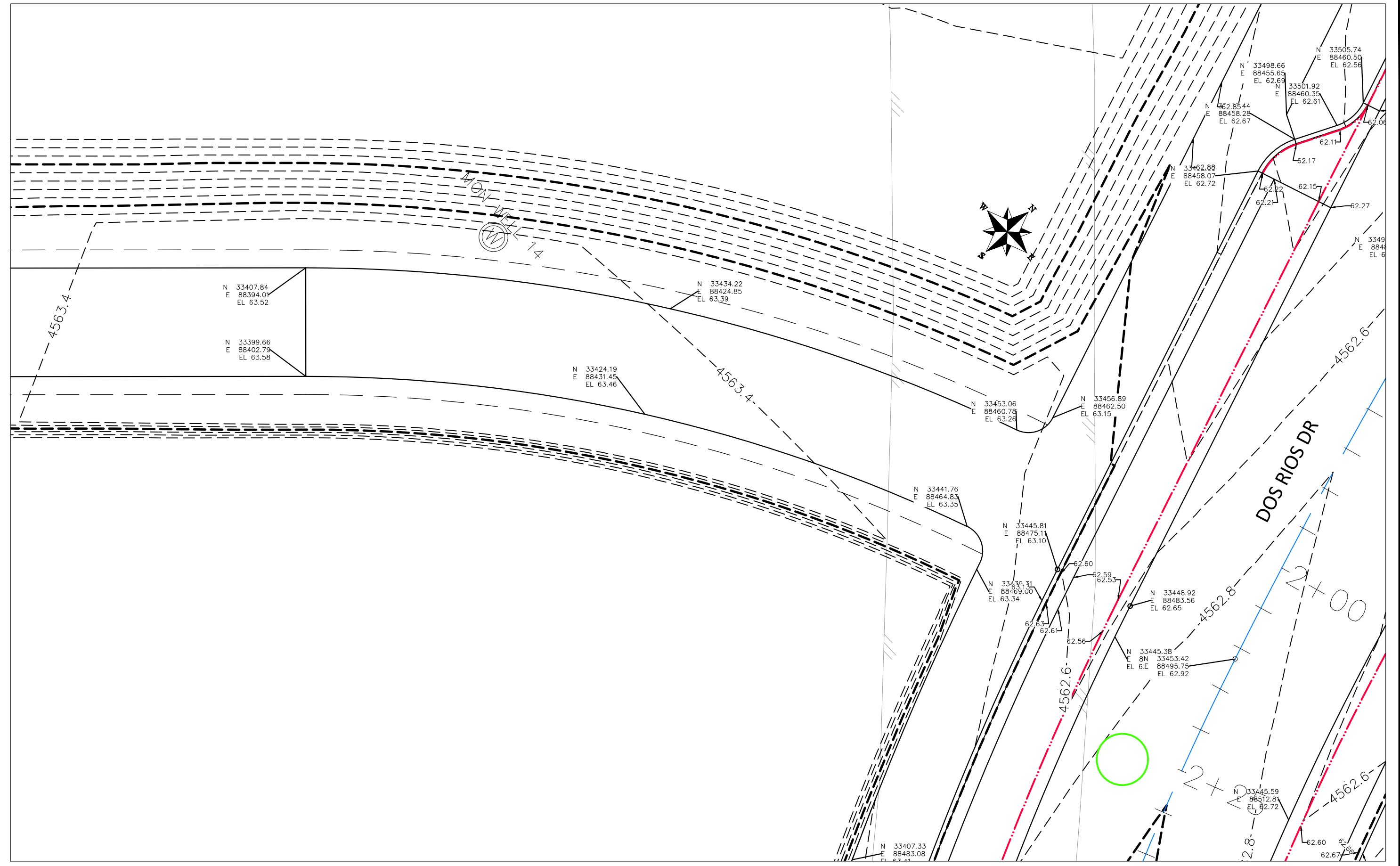
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 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TGP DATE 2019



PUBLIC WORKS
 ENGINEERING DIVISION

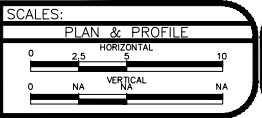
THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-53
 May 20, 2020

MATCH LINE



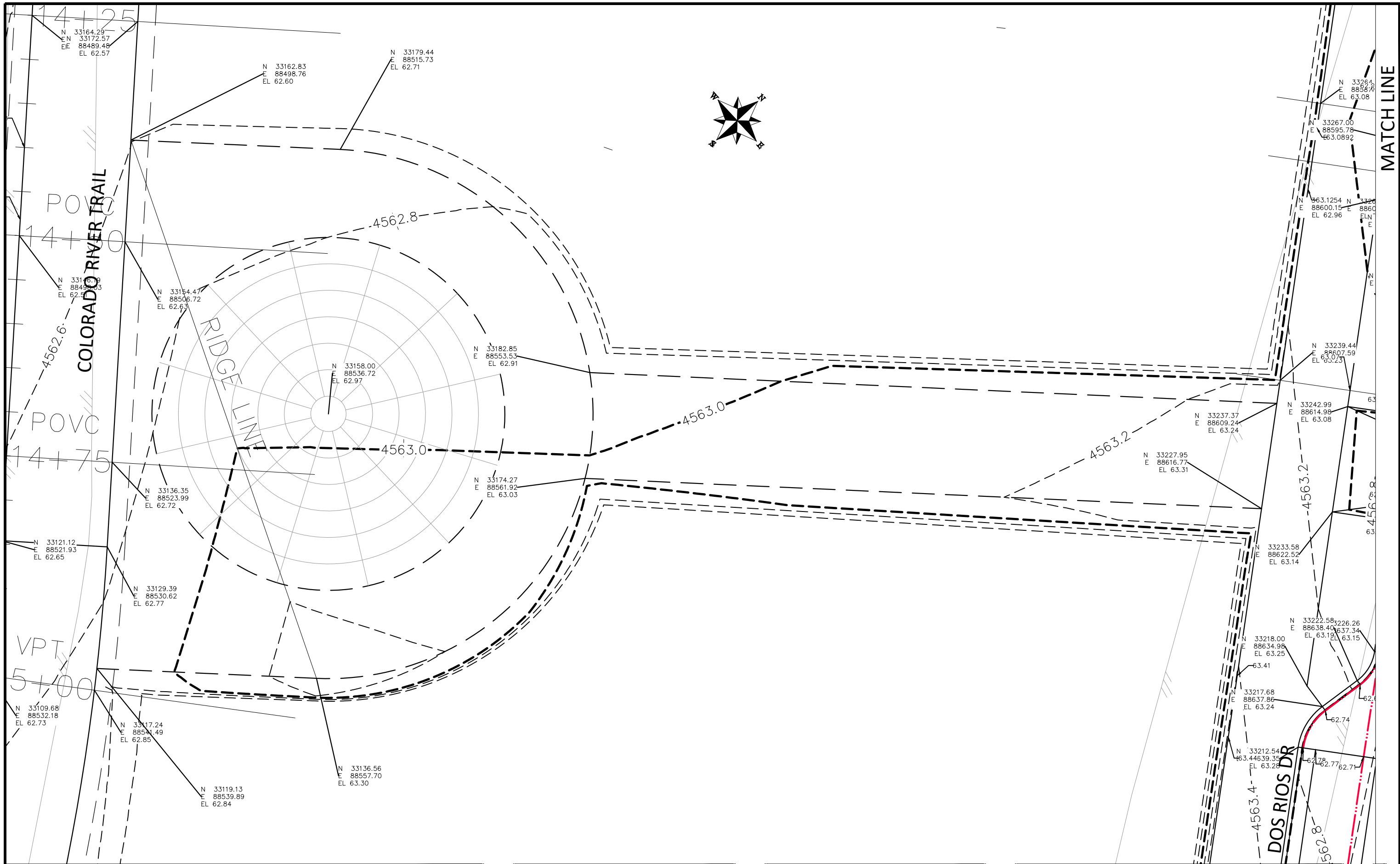
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-54
May 20, 2020



MATCH LINE

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:44:23 AM

REVISION	DESCRIPTION	DATE
REVISION Δ		
REVISION Δ		
REVISION Δ		
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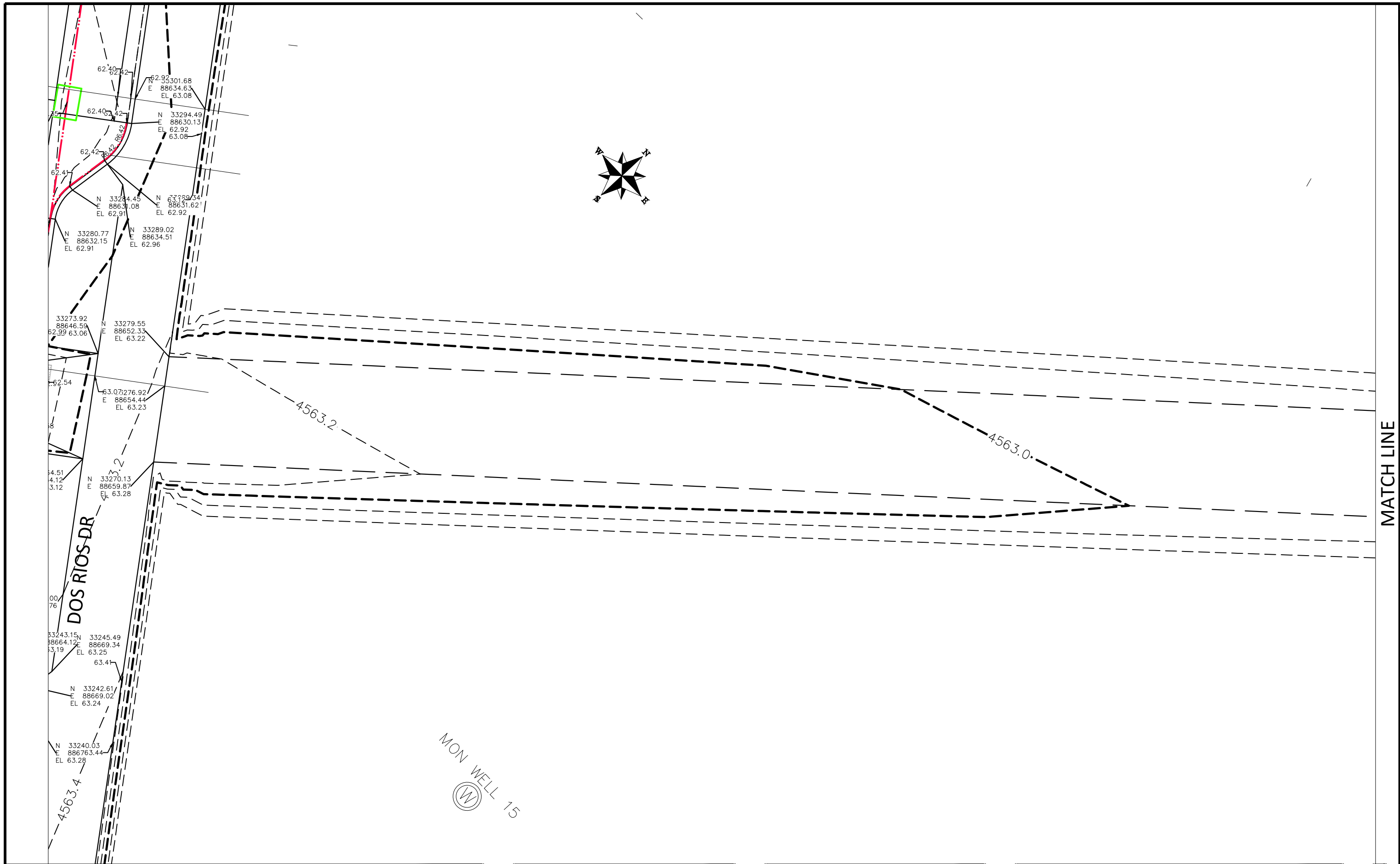
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0	2.5
HORIZONTAL	
0	10
VERTICAL	
0	NA
VERTICAL	
0	NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-55
May 20, 2020



MATCH LINE

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Staking Plan.dwg, 5/20/2020 8:44:41 AM

REVISION	DESCRIPTION	DATE
REVISION Δ		
REVISION Δ		
REVISION Δ		
REVISION Δ		

DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TPC DATE 2019

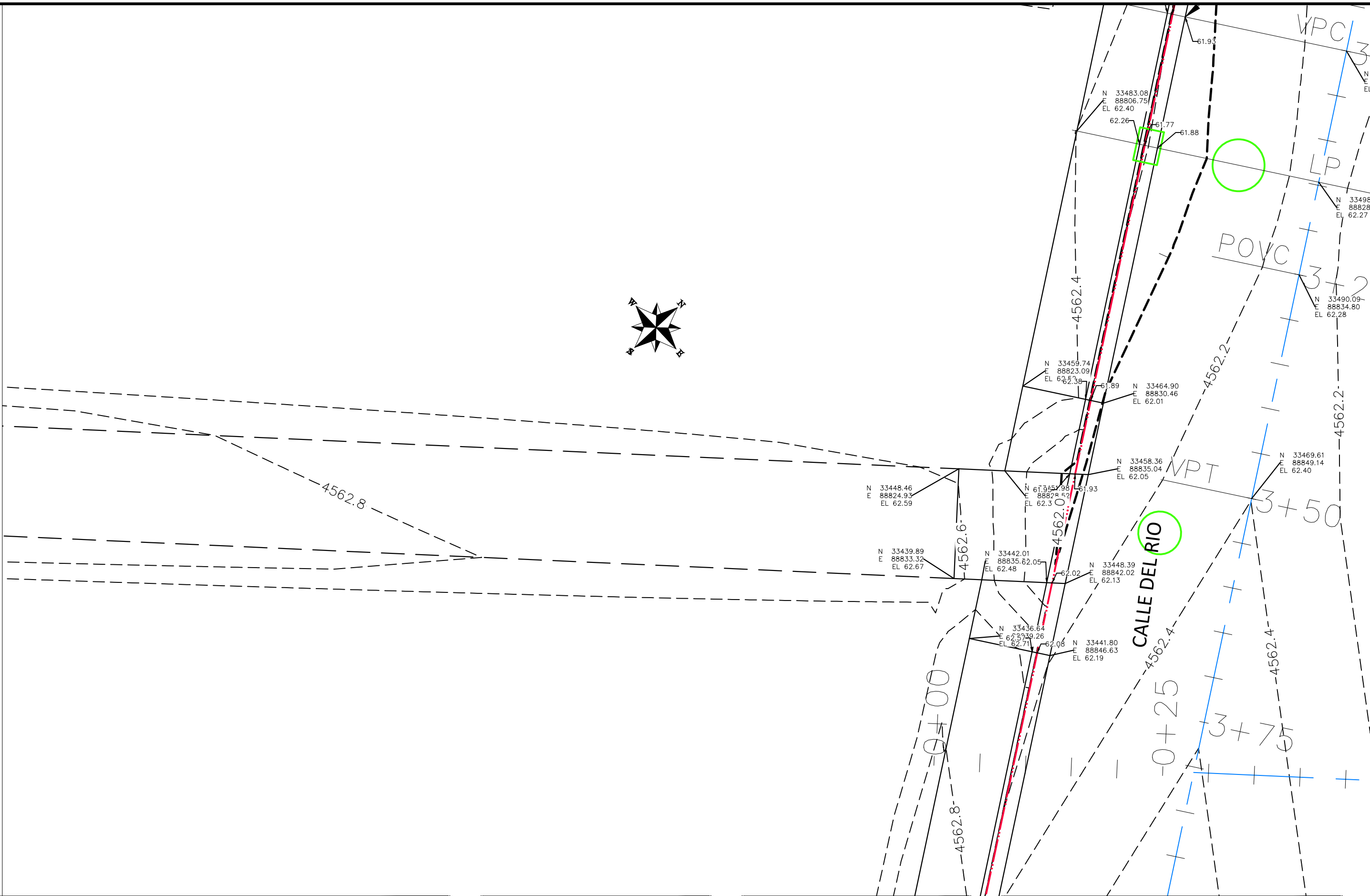
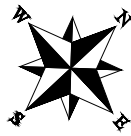
SCALES:
 PLAN & PROFILE
 0 2.5 5 10 HORIZONTAL
 0 NA VERTICAL NA



PUBLIC WORKS
 ENGINEERING DIVISION

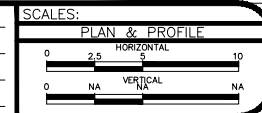
THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-56
 May 20, 2020

MATCH LINE



REVISION	DESCRIPTION	DATE
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DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TPC DATE 2019



PUBLIC WORKS
 ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
 STAKING PLAN - ST-57
 May 20, 2020



REVISION	DESCRIPTION	DATE
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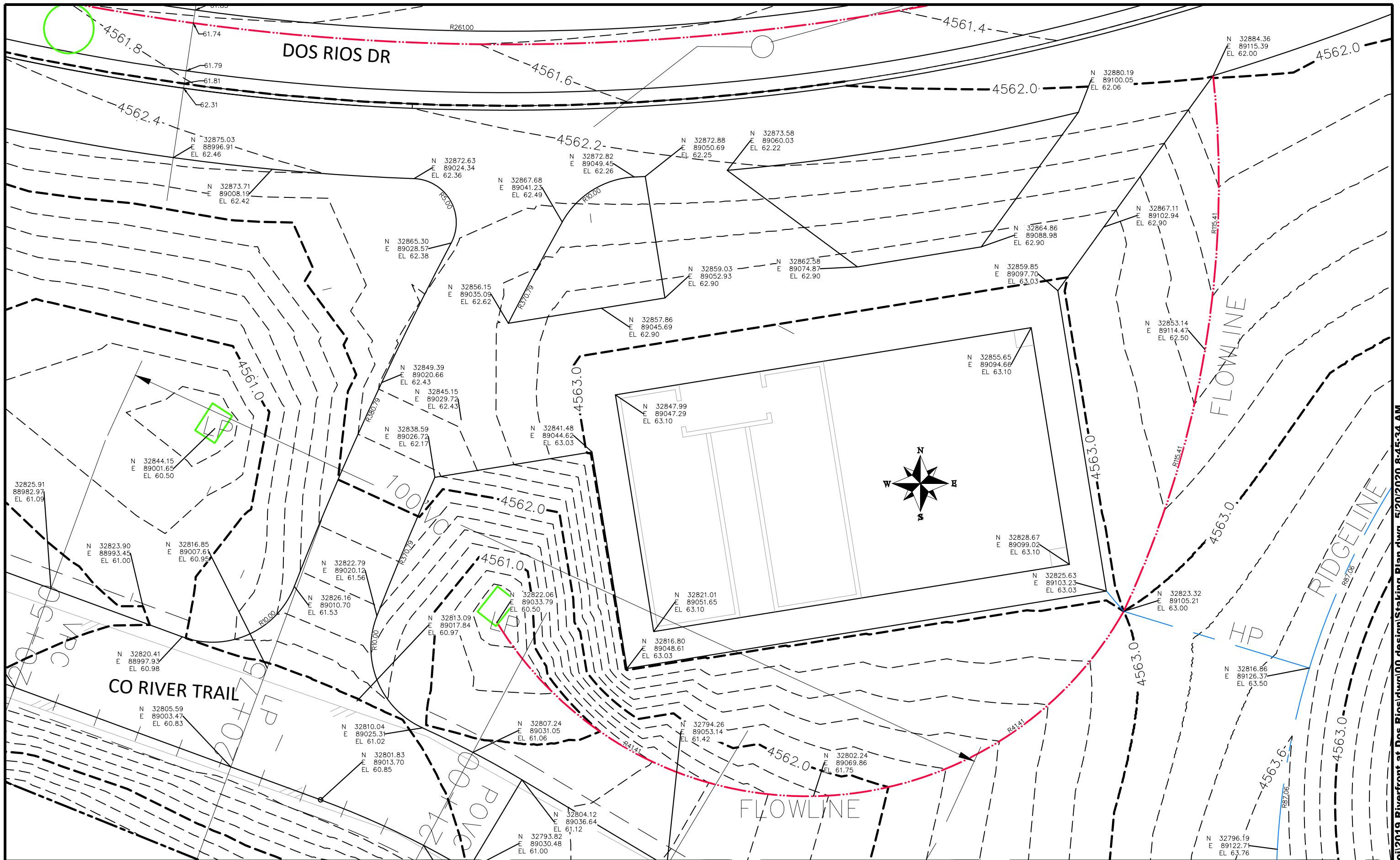
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
PLAN & PROFILE	
0	25 HORIZONTAL 10
0	NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN – ST-58
May 20, 2020



REVISION	DESCRIPTION	DATE
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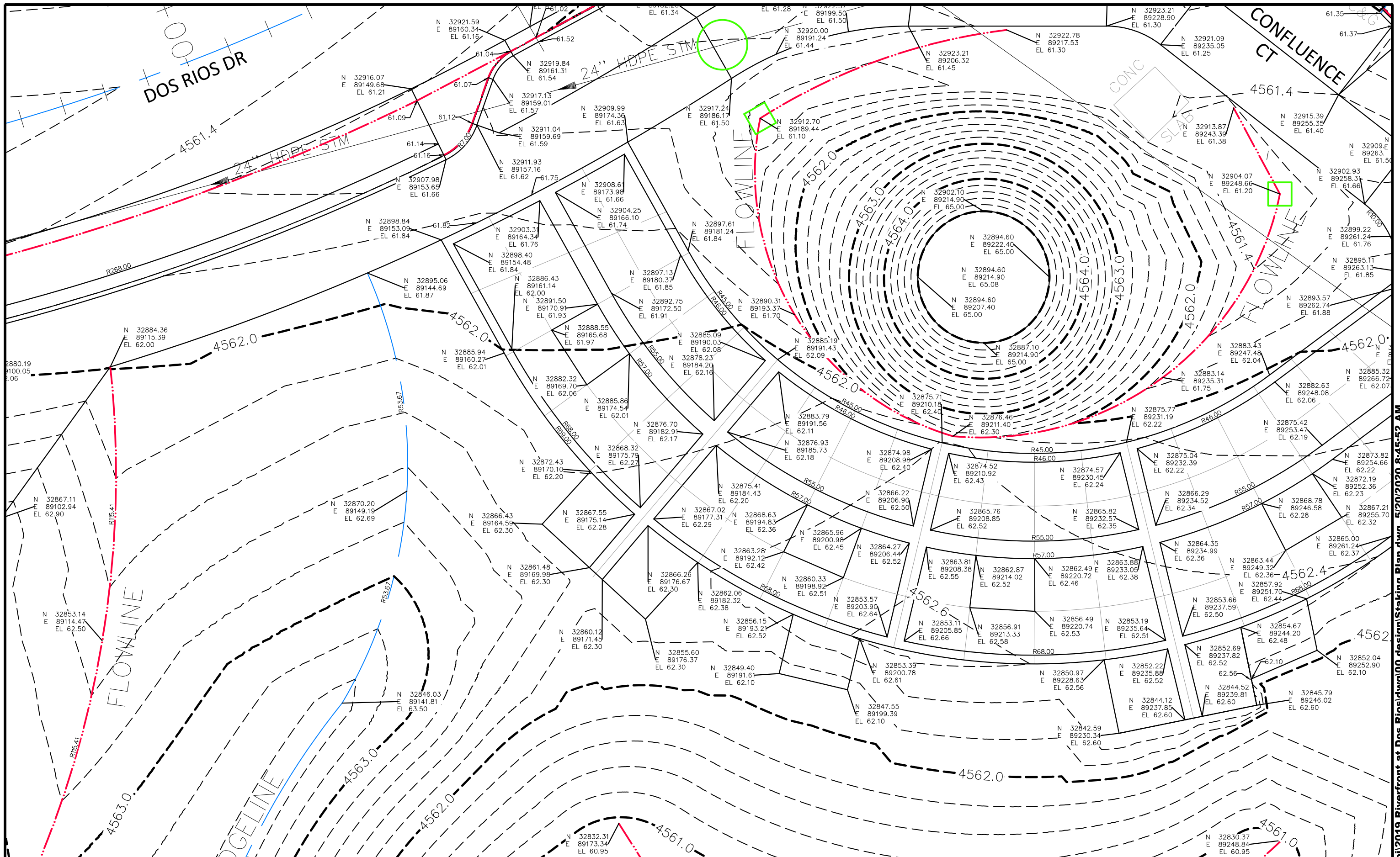
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CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:	
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PLAN & PROFILE	
0	25
HORIZONTAL	
0	NA
VERTICAL	
0	NA



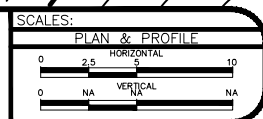
**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-59
May 20, 2020**



REVISION	DESCRIPTION	DATE
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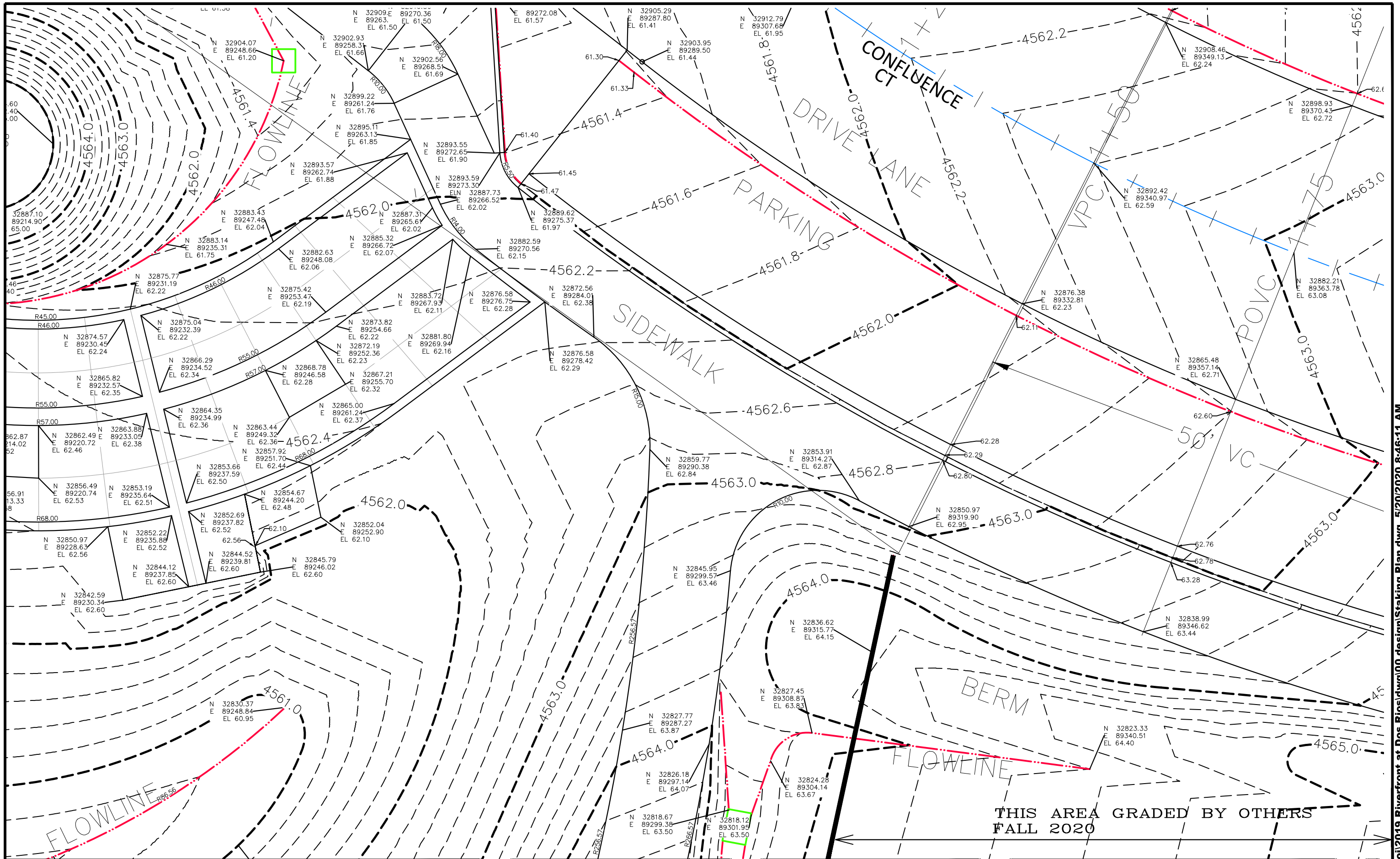
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CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



PUBLIC WORKS
ENGINEERING DIVISION

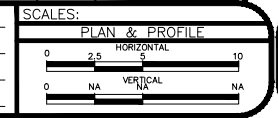
THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-60
May 20, 2020

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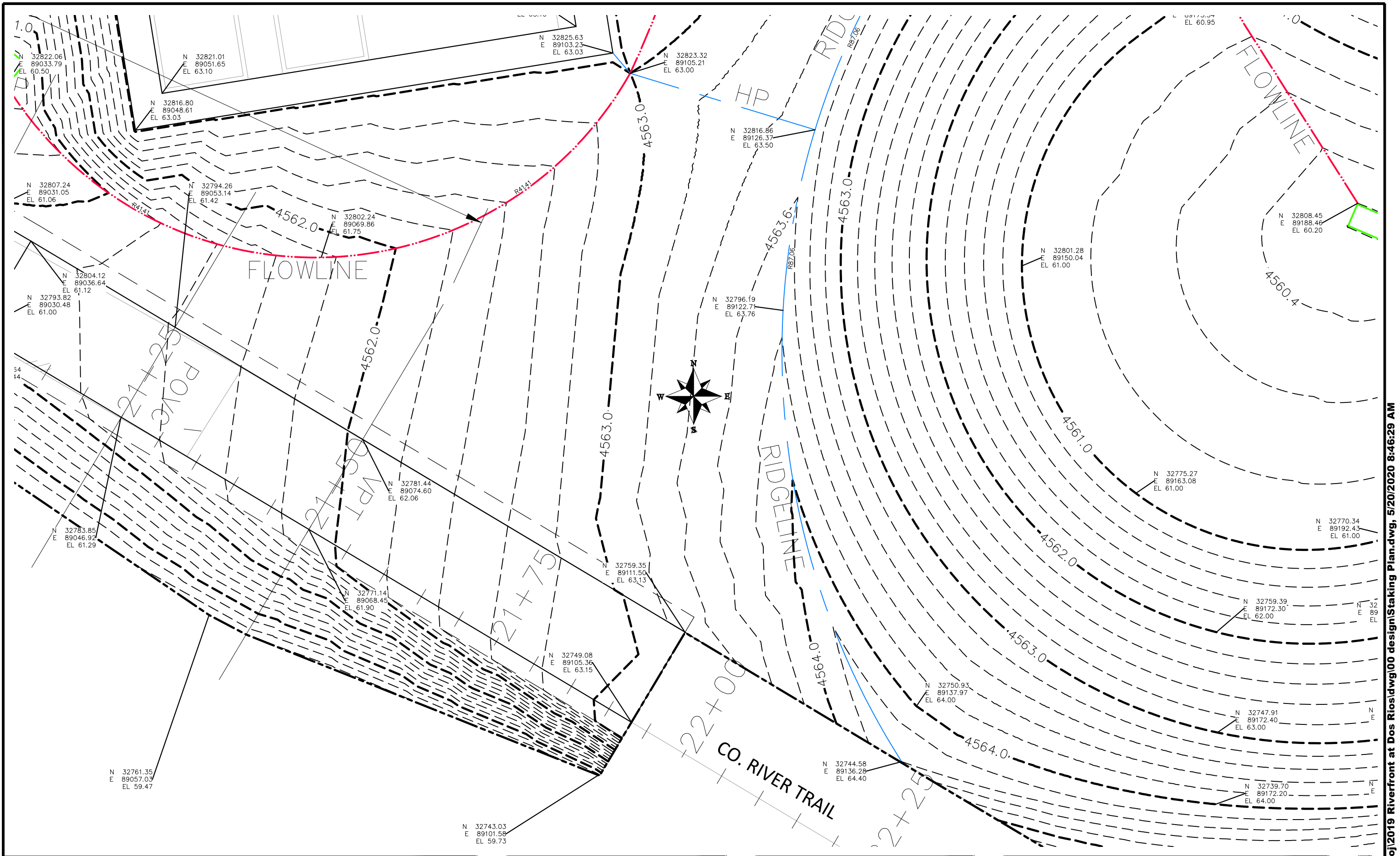
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-61
May 20, 2020**

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REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
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APPROVED BY	ICP	DATE	2019

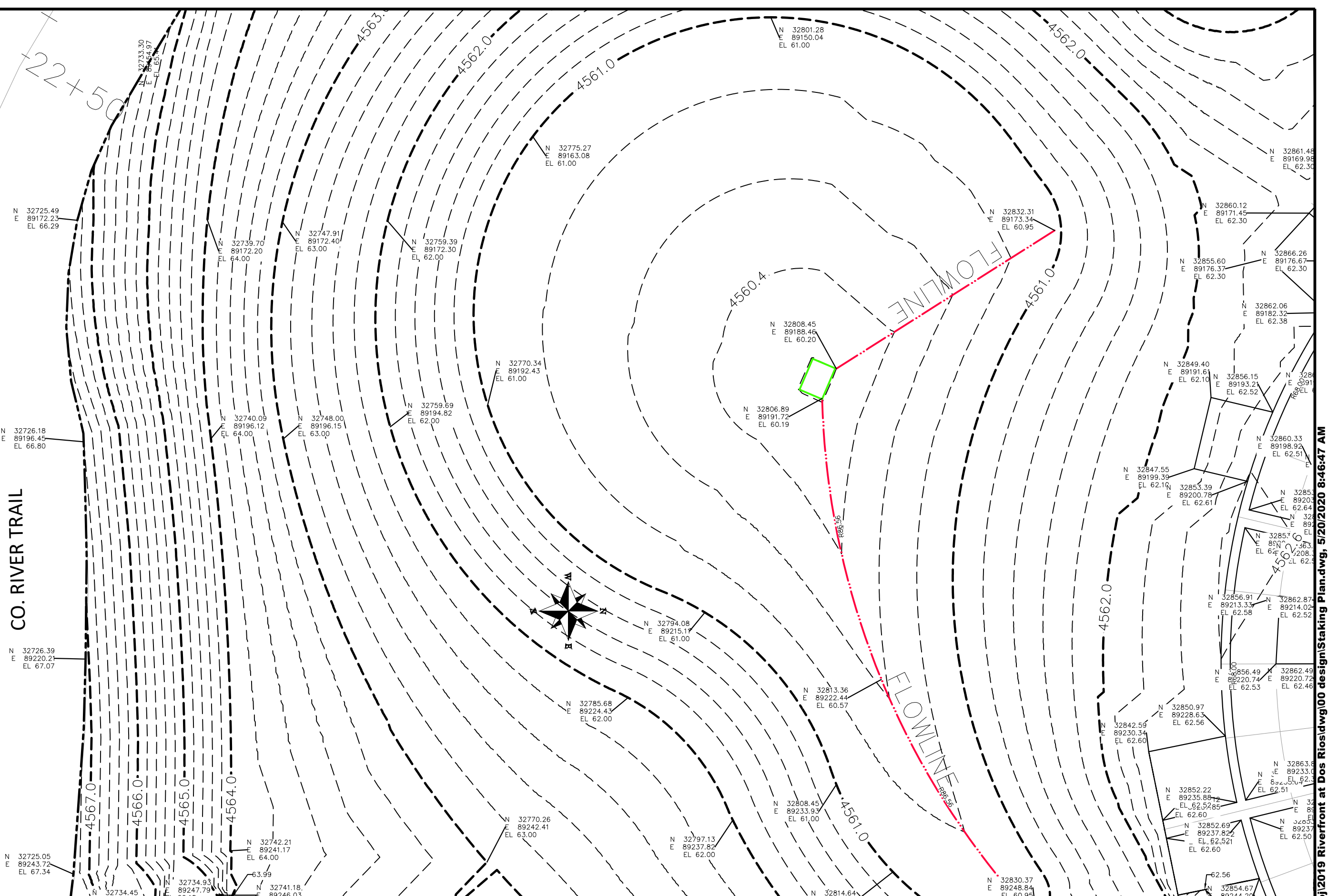
SCALES:	
PLAN & PROFILE	
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2.5	HORIZONTAL
0	NA
NA	VERTICAL
NA	NA



PUBLIC WORKS
ENGINEERING DIVISION

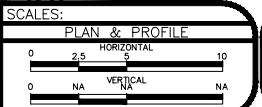
THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-62
May 20, 2020

CO. RIVER TRAIL



REVISION	DESCRIPTION	DATE
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

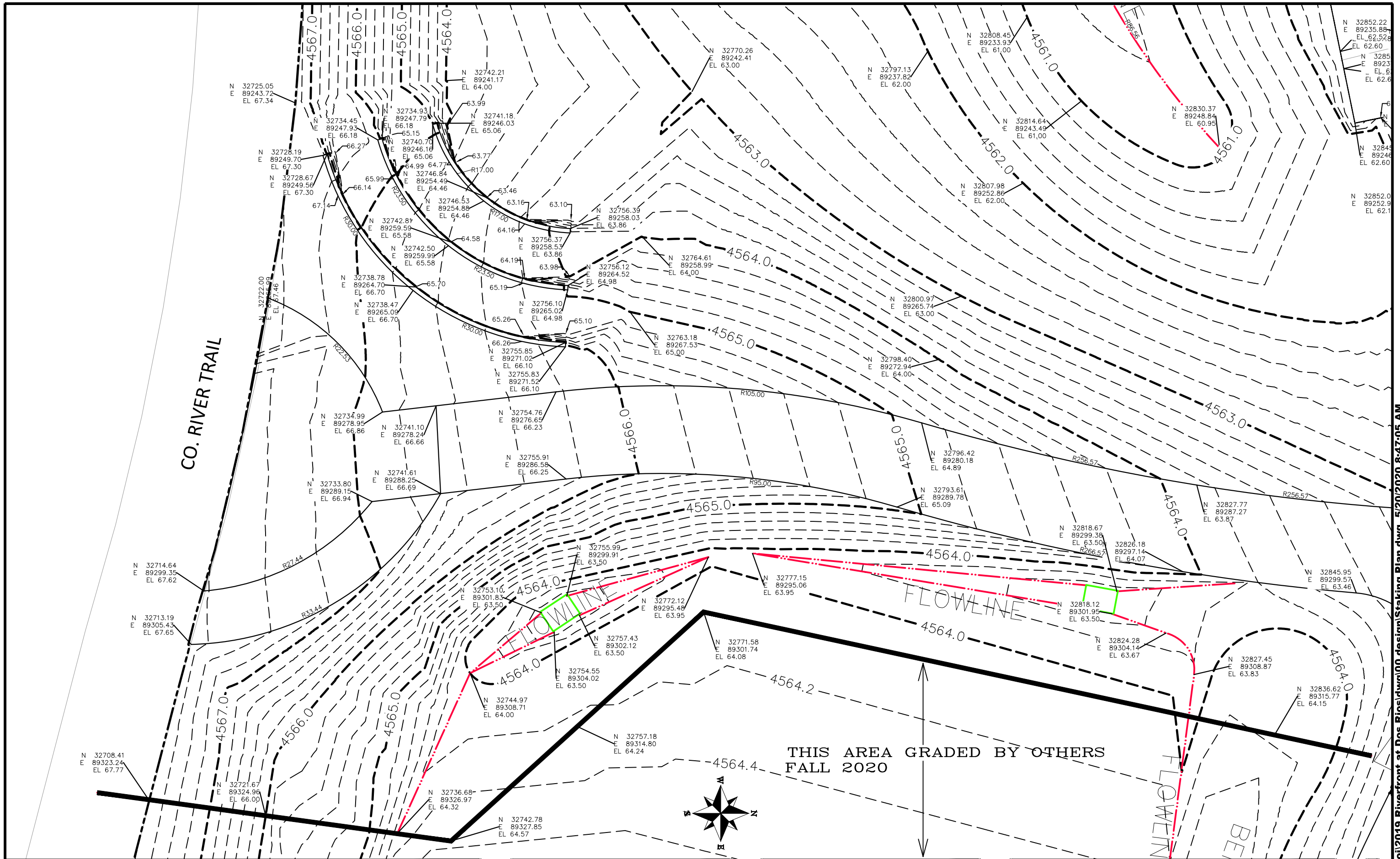


PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-63
May 20, 2020

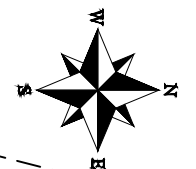
244

N:\Landproj\2019 Riverfront at Dos Rios\dwg\0 design\Staking Plan.dwg, 5/20/2020 8:46:47 AM



CO. RIVER TRAIL

THIS AREA GRADED BY OTHERS
FALL 2020



REVISION	DESCRIPTION	DATE
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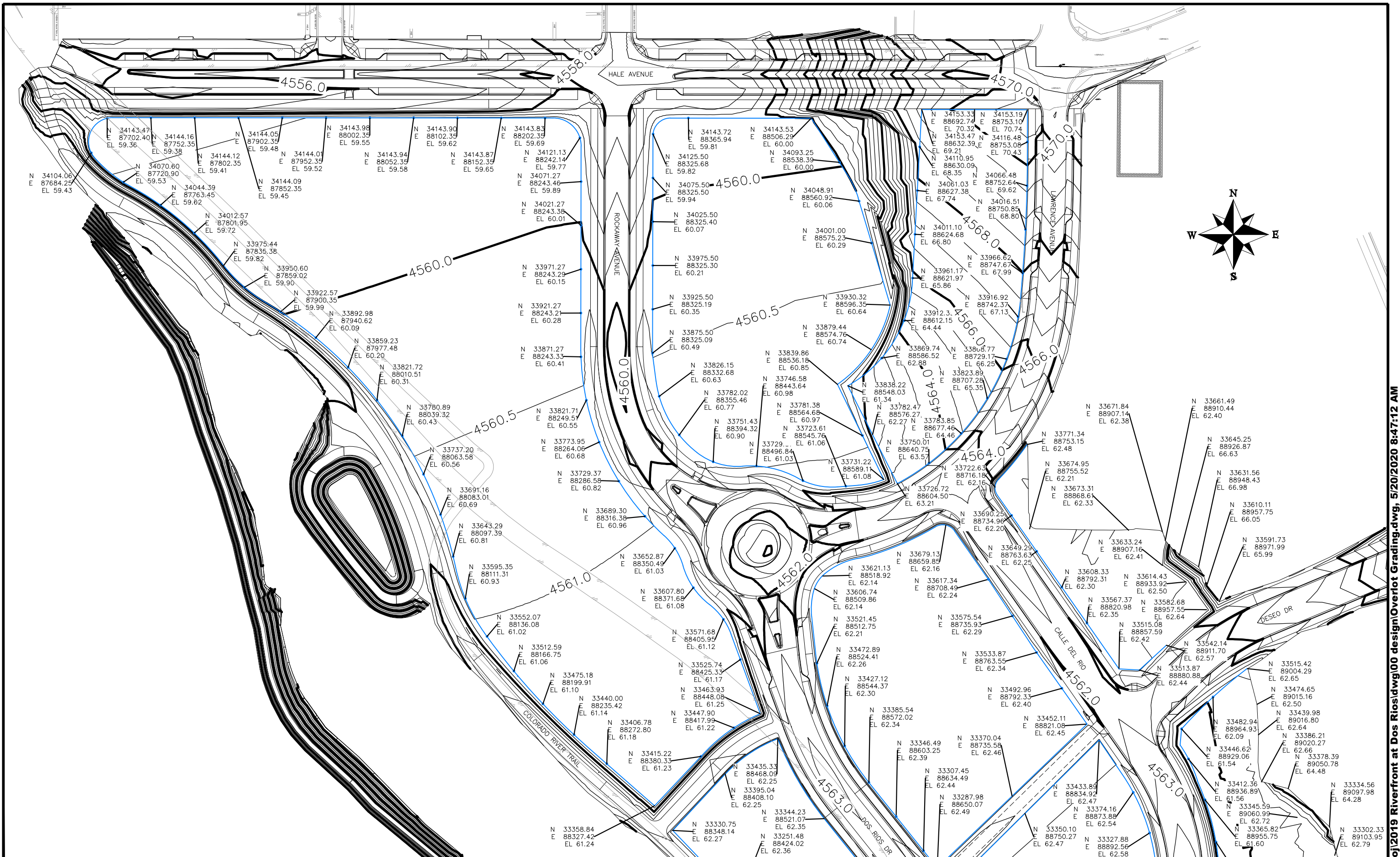
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DESIGNED BY	JCS	DATE	2019
CHECKED BY	BH	DATE	2019
APPROVED BY	ICP	DATE	2019

SCALES:
PLAN & PROFILE
0 2.5 HORIZONTAL 10
0 NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STAKING PLAN - ST-64
May 20, 2020



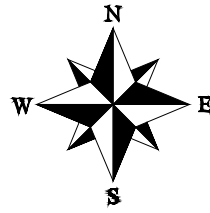
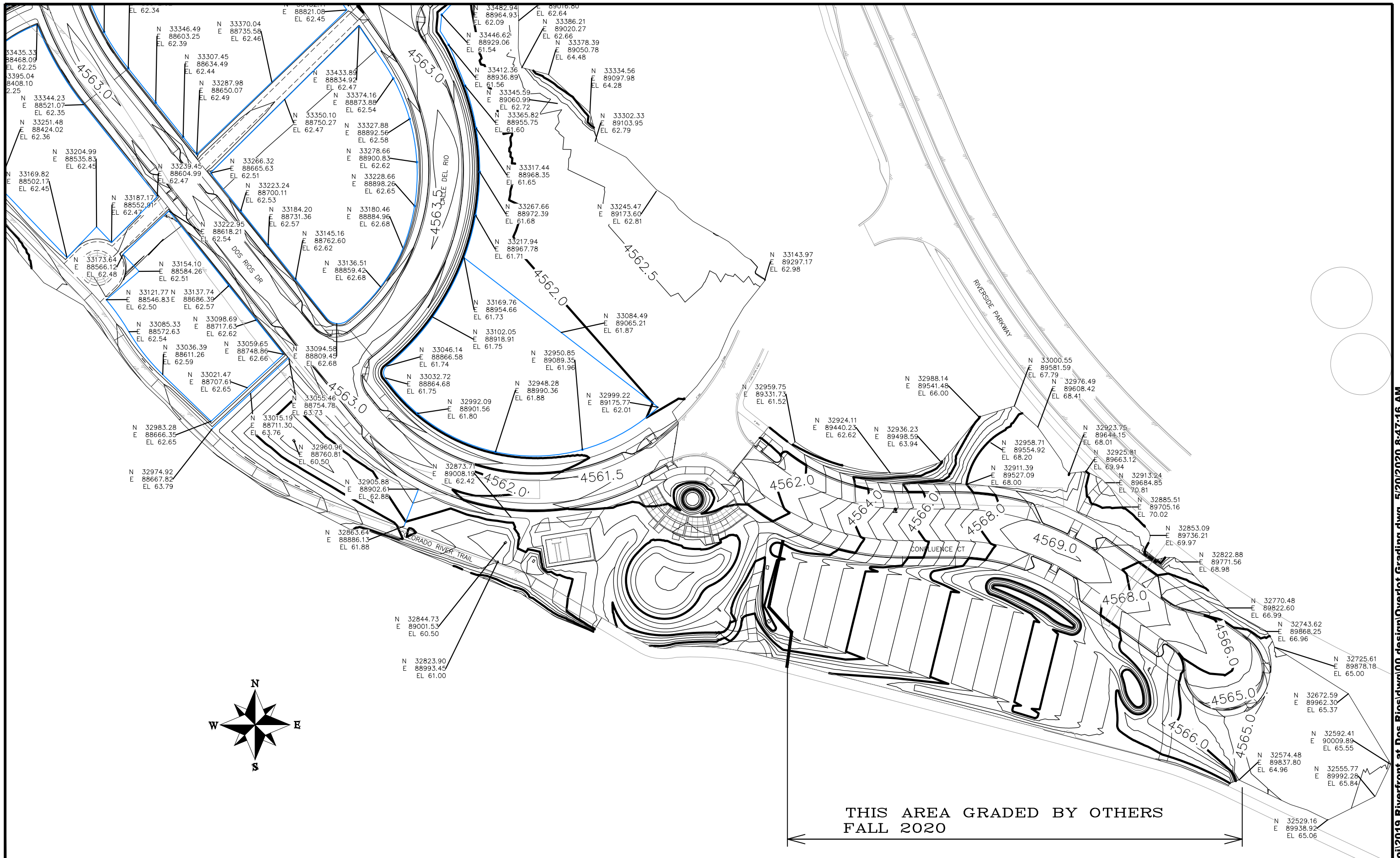
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REVISION			JCS	2019	
REVISION			JCS	2019	
REVISION			BCH	2019	
REVISION			TCP	2019	
REVISION					



**PUBLIC WORKS
ENGINEERING DIVISION**

**THE RIVERFRONT AT DOS RIOS
OVERLOT GRADING - 1
May 20, 2020**

N:\Landproj\2019 Riverfront at Dos Rios\dwg\00 design\Overlot Grading.dwg, 5/20/2020 8:47:12 AM



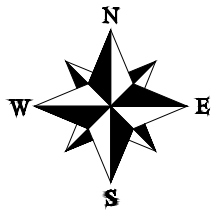
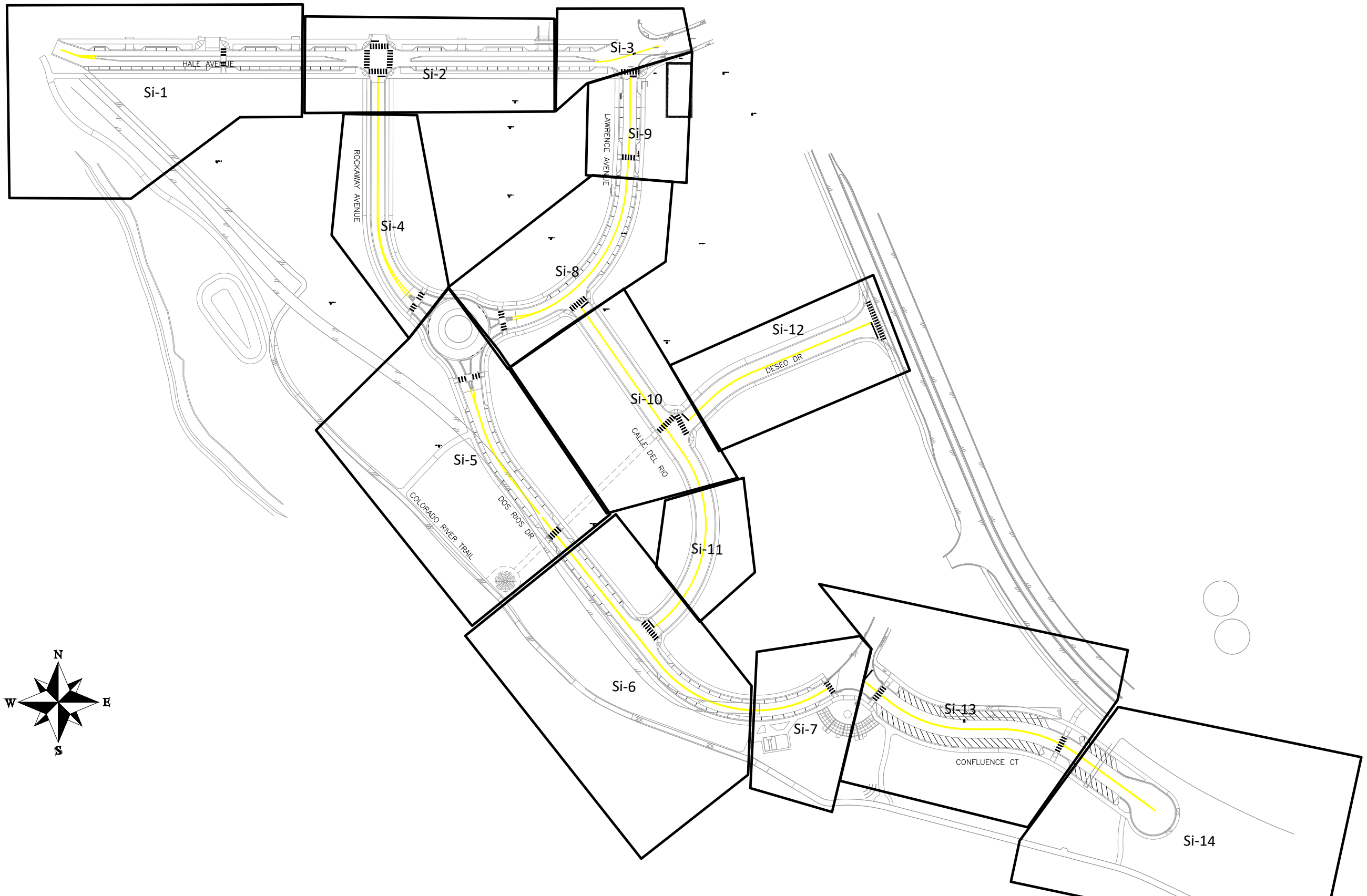
THIS AREA GRADED BY OTHERS
FALL 2020

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REVISION			JCS	2019	
REVISION			BCH	2019	
REVISION			TCP	2019	
REVISION					



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
OVERLOT GRADING - 2
May 20, 2020

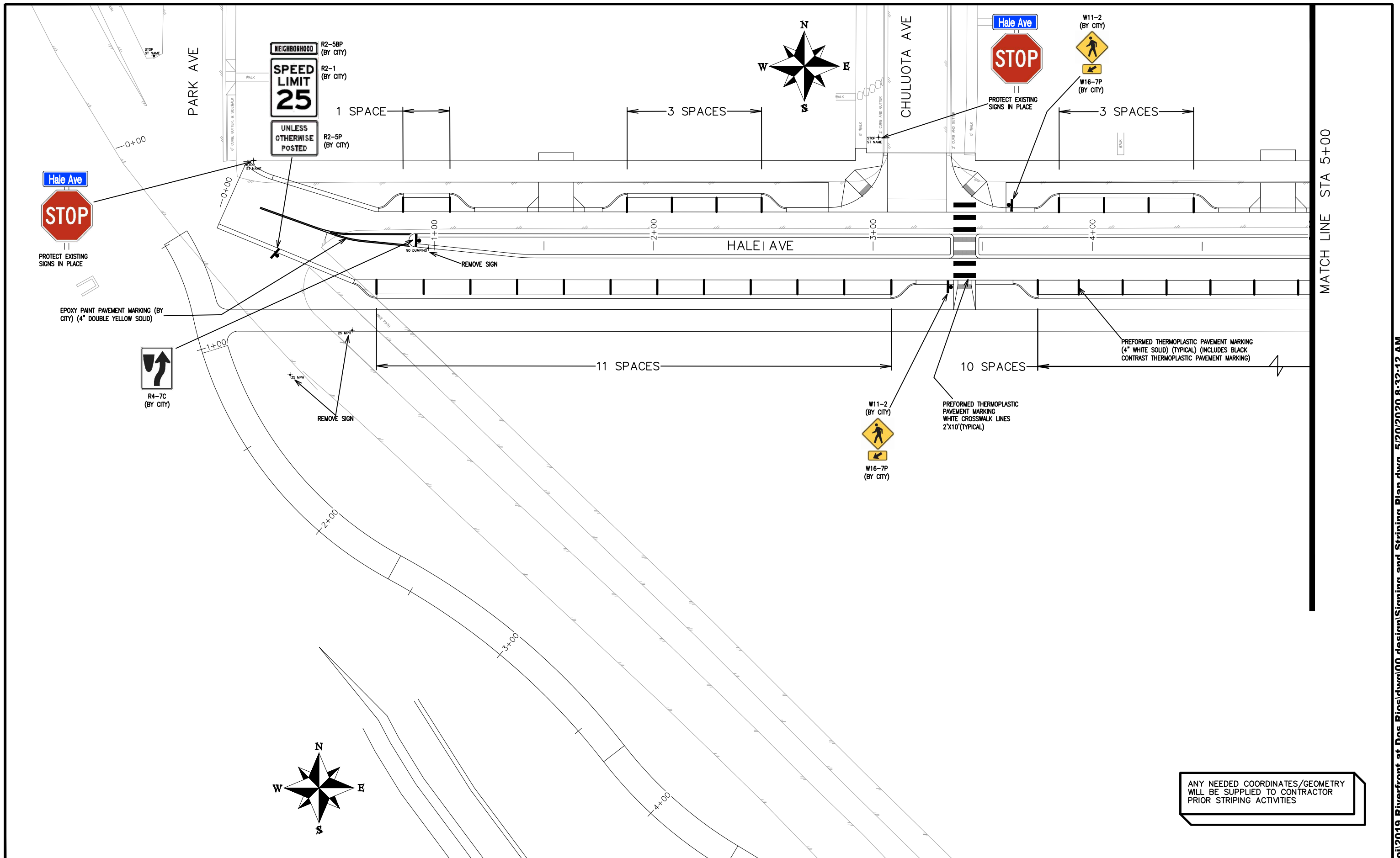


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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△			JCS	2019	
△			BH	2019	
△			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN INDEX - 1
May 20, 2020



MATCH LINE STA 5+00

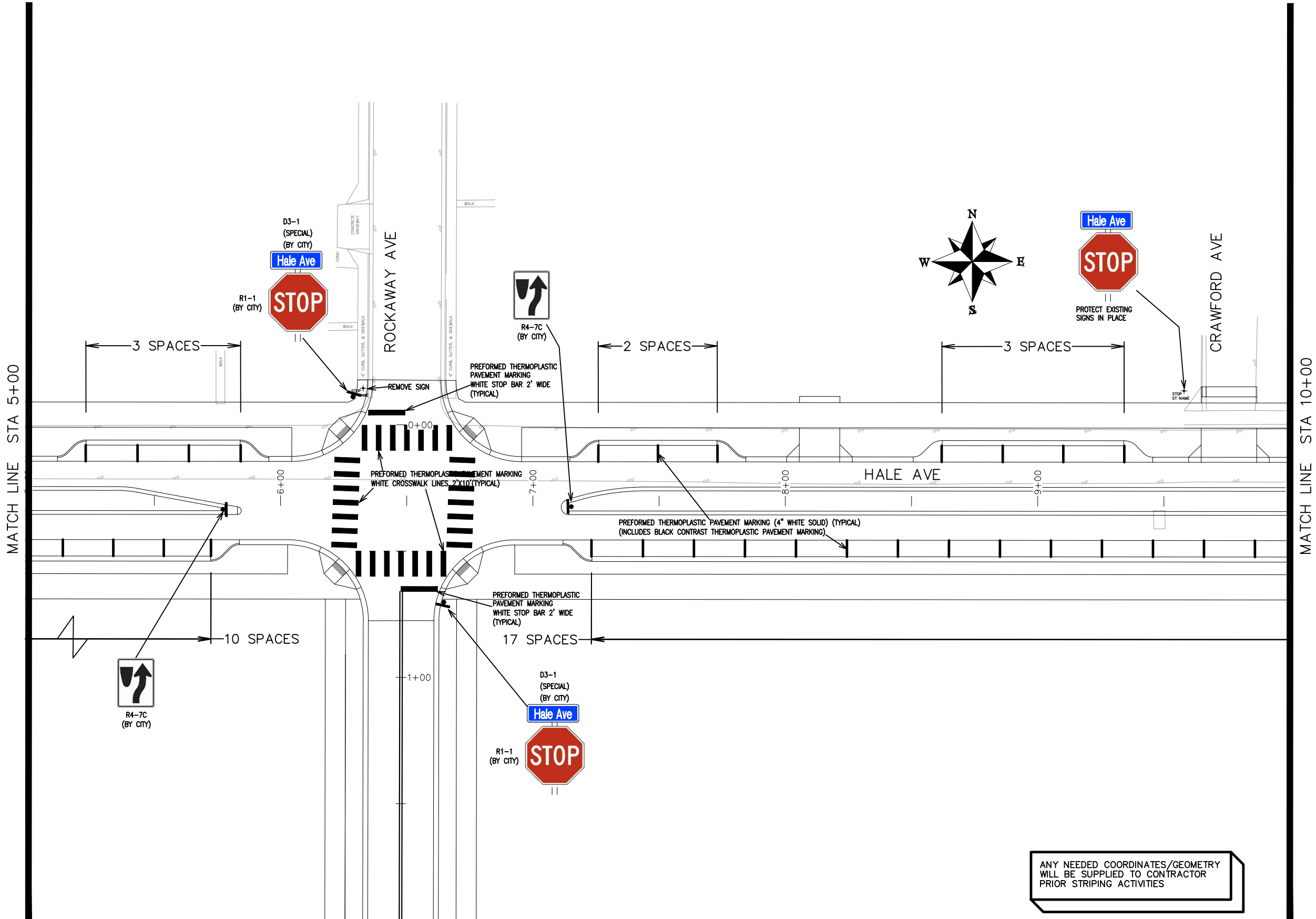
ANY NEEDED COORDINATES/GEOMETRY WILL BE SUPPLIED TO CONTRACTOR PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA NA VERTICAL
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN – SI-1
May 20, 2020



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

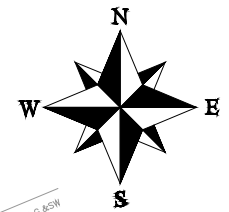
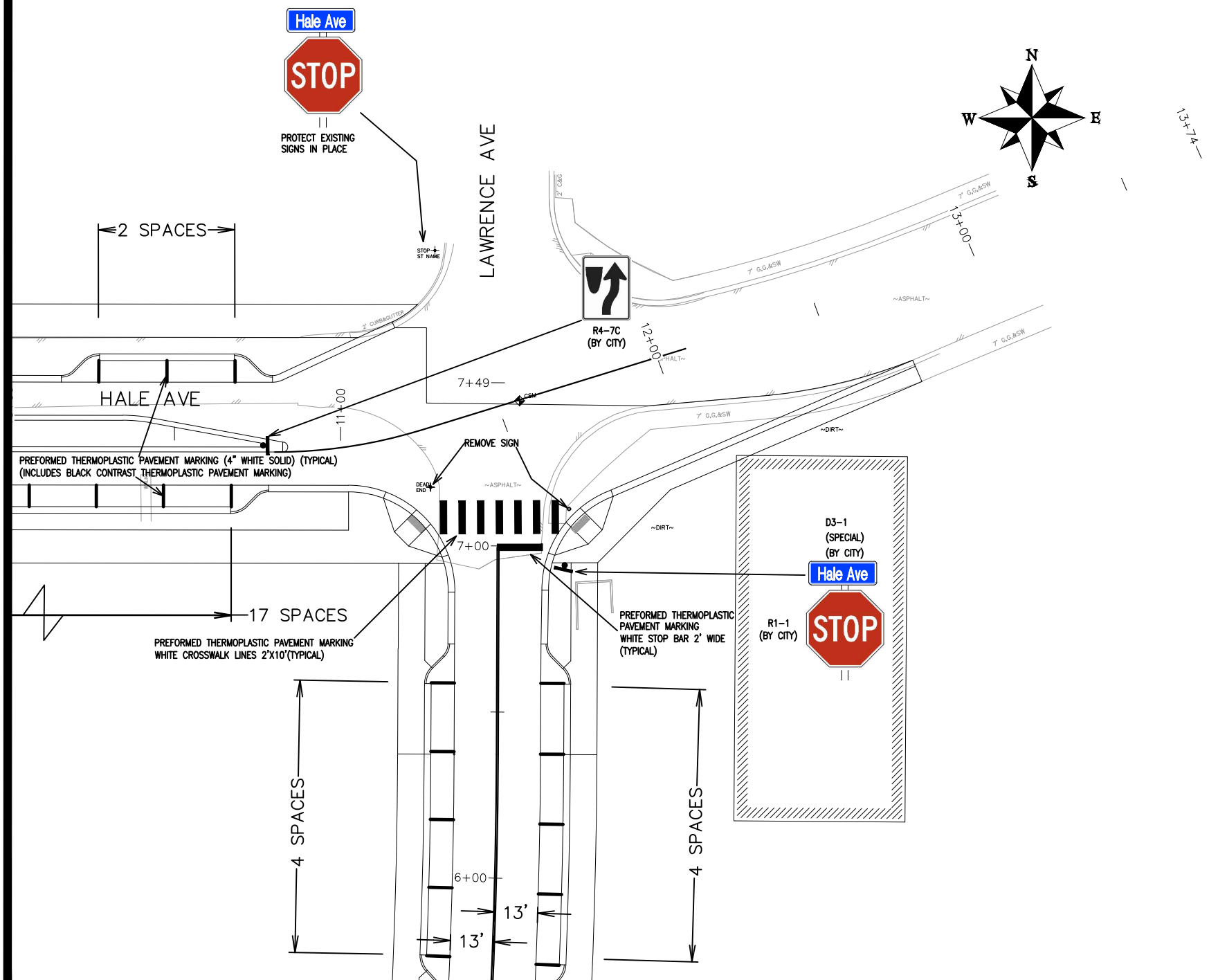
SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 NA VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-2
May 20, 2020

MATCH LINE STA 10+00



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

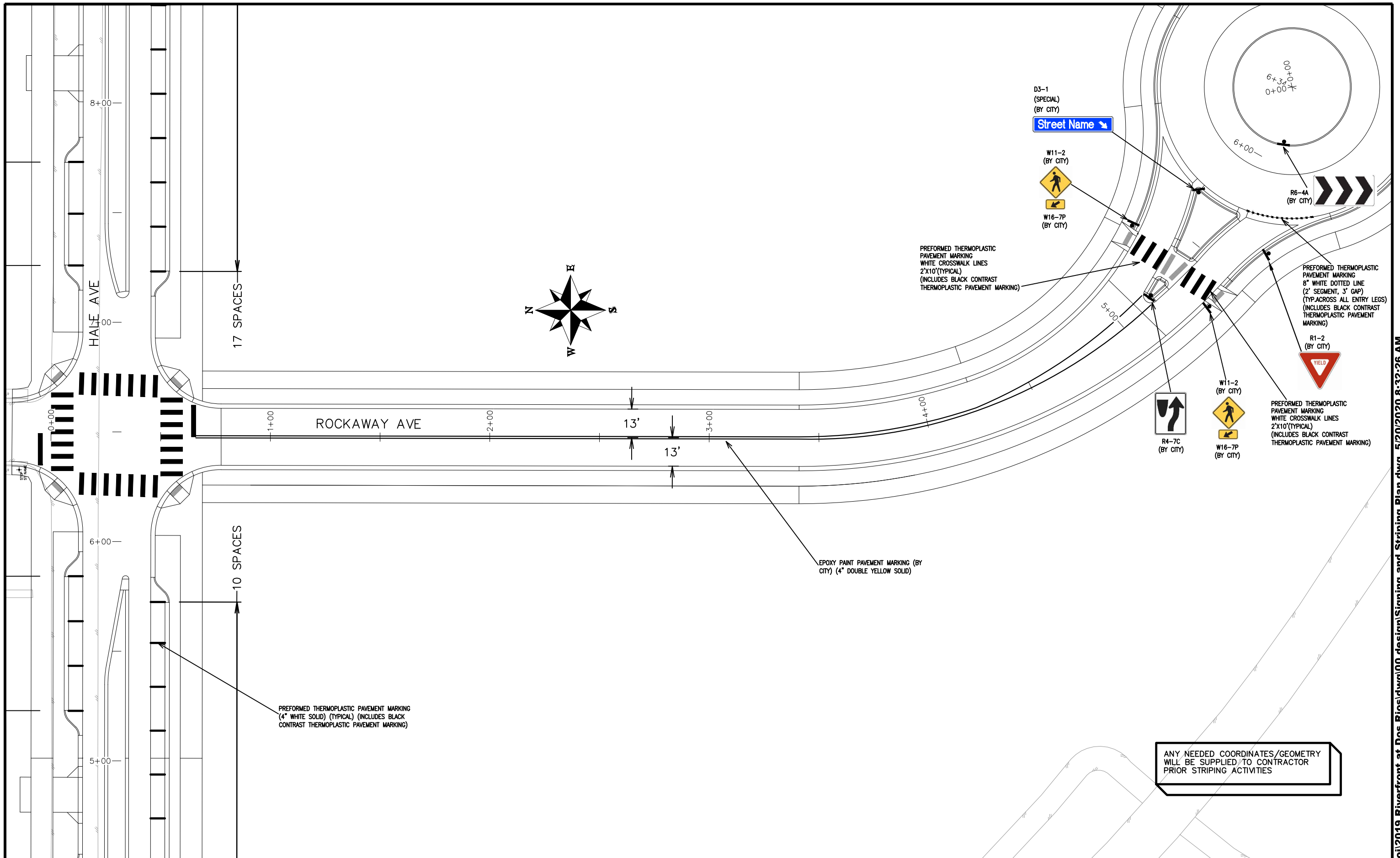
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:	
0	40
0	NA



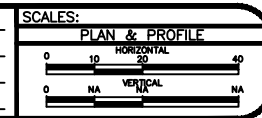
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-3
May 20, 2020



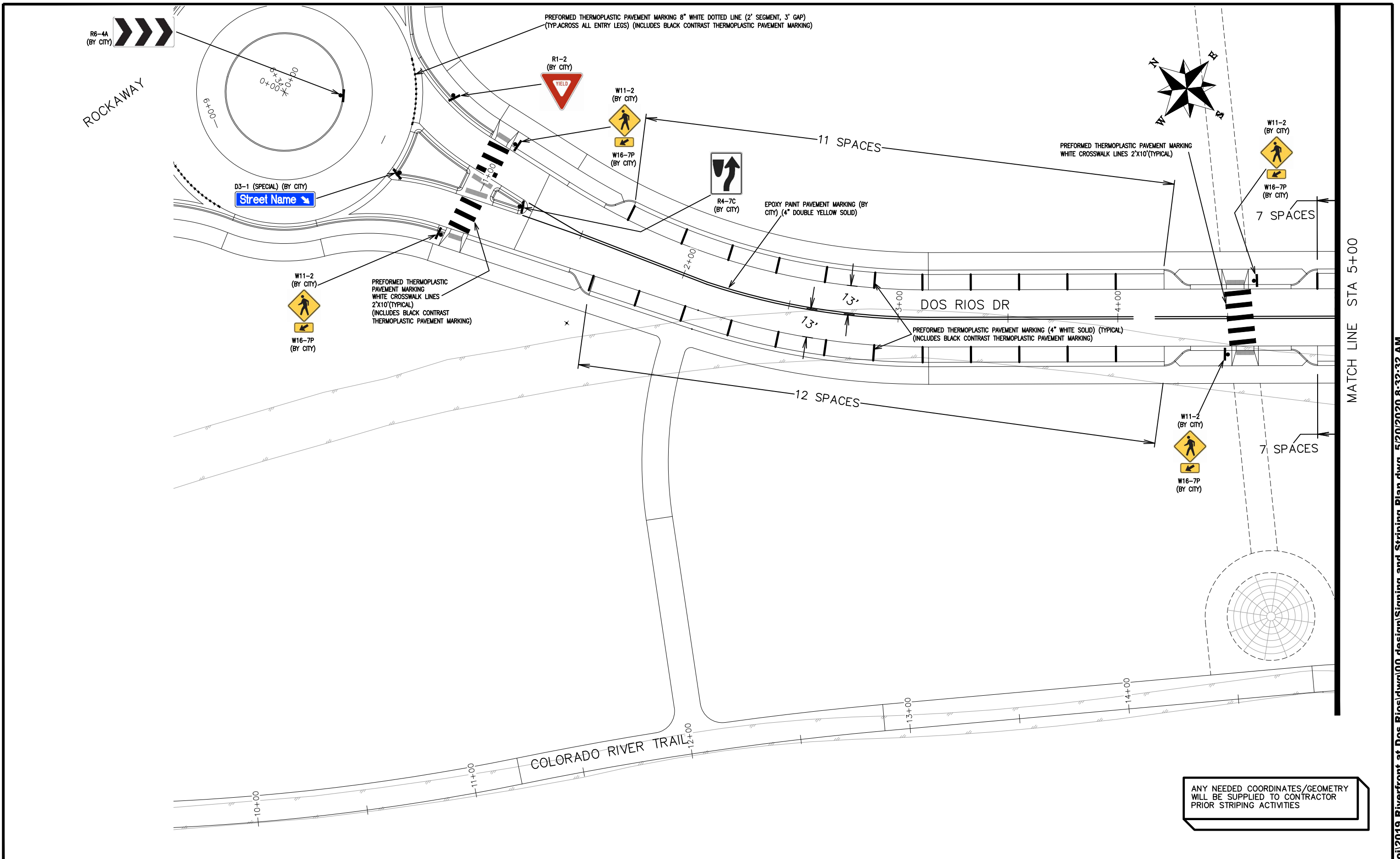
REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

DRAWN BY JCS DATE 2019
 DESIGNED BY JCS DATE 2019
 CHECKED BY BH DATE 2019
 APPROVED BY TCP DATE 2019



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN – SI-4
May 20, 2020



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

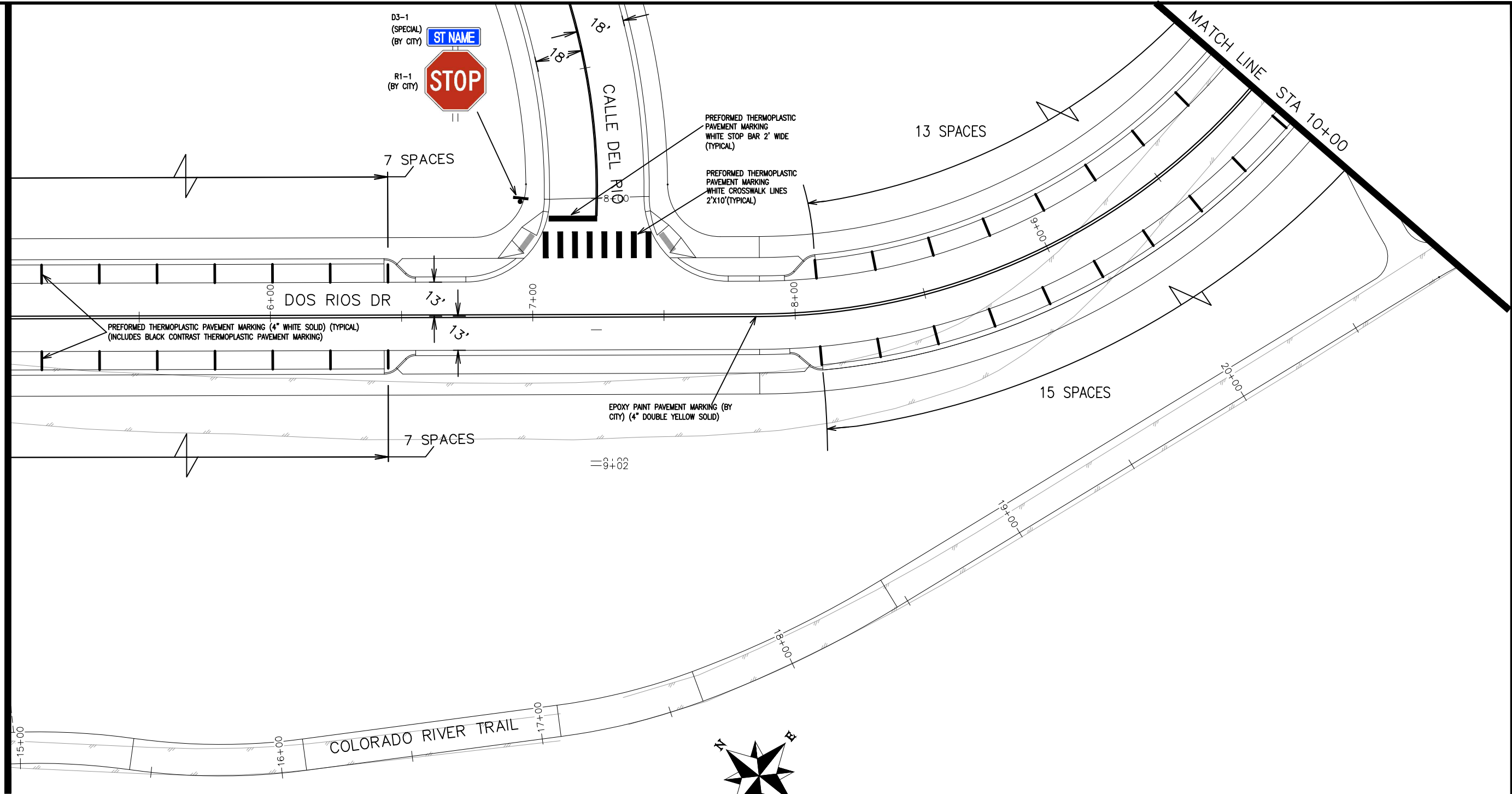
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REVISION			JCS	2019	PLAN & PROFILE
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REVISION			BH	2019	0 NA NA VERTICAL
REVISION			TCP	2019	



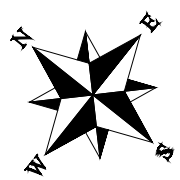
PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-5
May 20, 2020

MATCH LINE STA 5+00



MATCH LINE STA 10+00



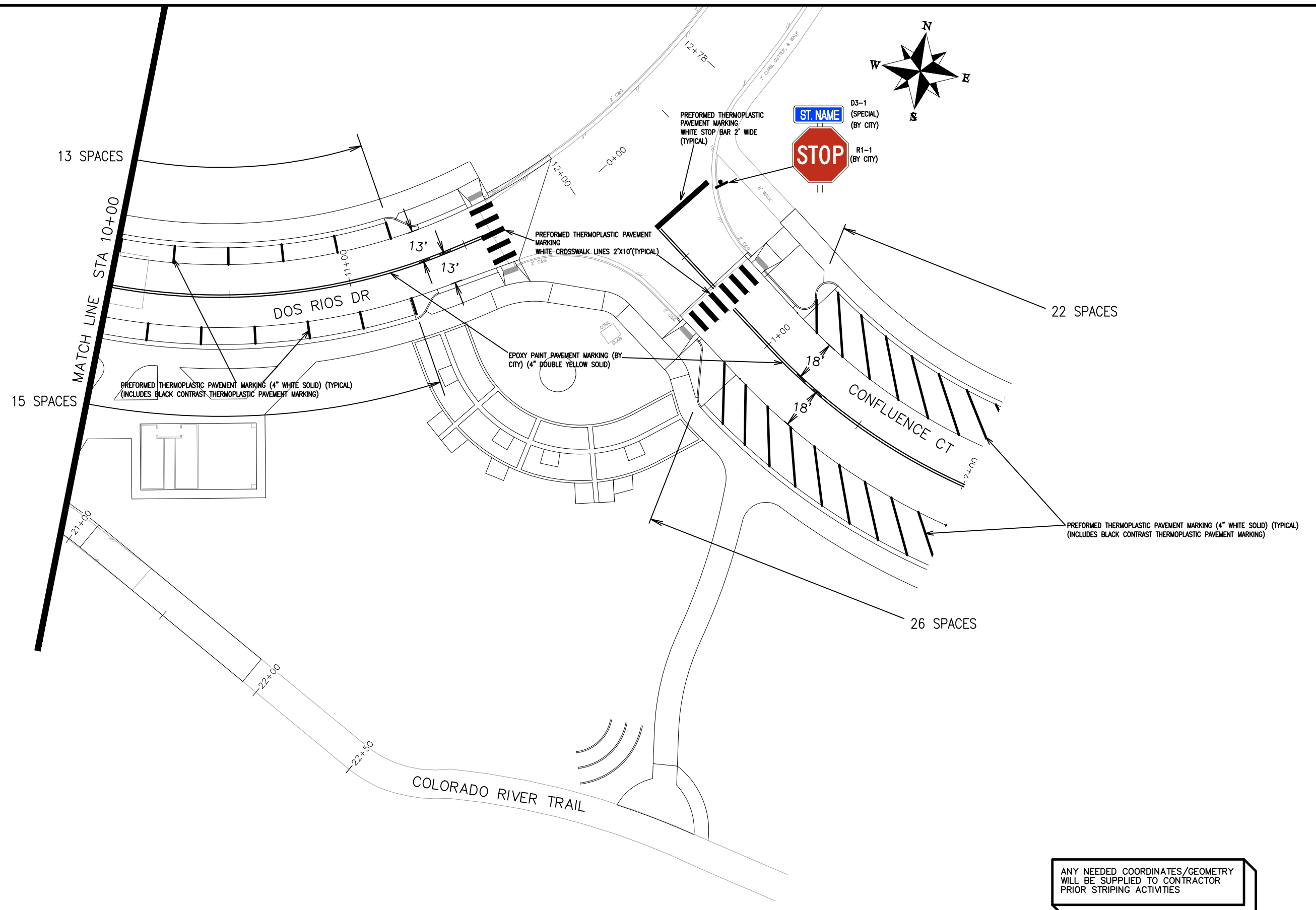
ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA VERTICAL NA
REVISION			JCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-6
May 20, 2020



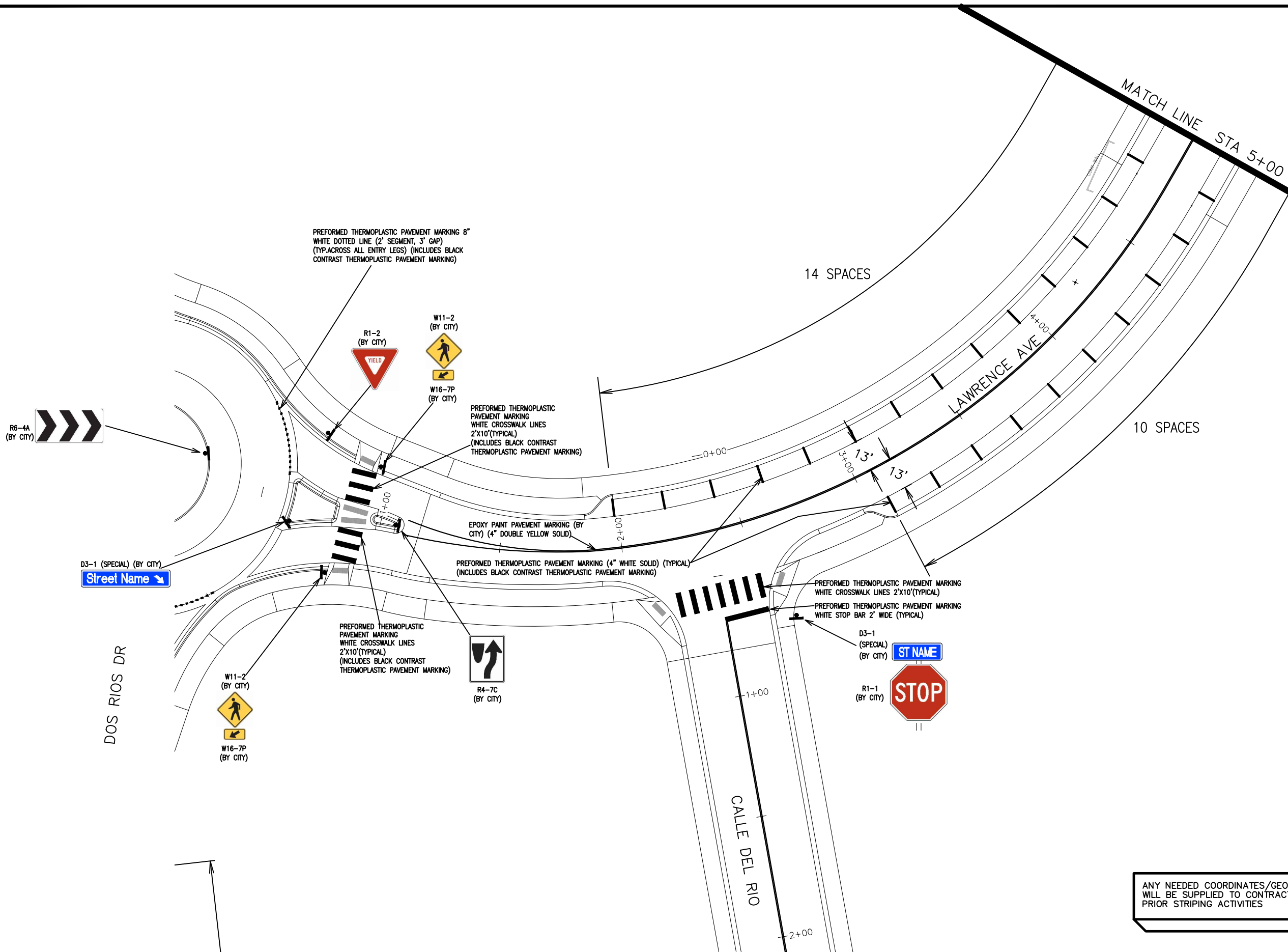
ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
REVISION			JCS	2019	0 10 20 40 HORIZONTAL
REVISION			BH	2019	0 NA VERTICAL NA
REVISION			TCP	2019	



PUBLIC WORKS
ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-7
May 20, 2020



R6-4A
(BY CITY)

D3-1 (SPECIAL) (BY CITY)
Street Name

DOS RIOS DR

W11-2
(BY CITY)

W16-7P
(BY CITY)

PREFORMED THERMOPLASTIC PAVEMENT MARKING 8" WHITE DOTTED LINE (2' SEGMENT, 3' GAP) (TYP.ACROSS ALL ENTRY LEGS) (INCLUDES BLACK CONTRAST THERMOPLASTIC PAVEMENT MARKING)

R1-2
(BY CITY)

W11-2
(BY CITY)

W16-7P
(BY CITY)

PREFORMED THERMOPLASTIC PAVEMENT MARKING WHITE CROSSWALK LINES 2'X10'(TYPICAL) (INCLUDES BLACK CONTRAST THERMOPLASTIC PAVEMENT MARKING)

EPOXY PAINT PAVEMENT MARKING (BY CITY) (4" DOUBLE YELLOW SOLID)

PREFORMED THERMOPLASTIC PAVEMENT MARKING (4" WHITE SOLID) (TYPICAL) (INCLUDES BLACK CONTRAST THERMOPLASTIC PAVEMENT MARKING)

PREFORMED THERMOPLASTIC PAVEMENT MARKING WHITE CROSSWALK LINES 2'X10'(TYPICAL) (INCLUDES BLACK CONTRAST THERMOPLASTIC PAVEMENT MARKING)

R4-7C
(BY CITY)

14 SPACES

10 SPACES

LAWRENCE AVE

CALLE DEL RIO

PREFORMED THERMOPLASTIC PAVEMENT MARKING WHITE CROSSWALK LINES 2'X10'(TYPICAL)

PREFORMED THERMOPLASTIC PAVEMENT MARKING WHITE STOP BAR 2' WIDE (TYPICAL)

D3-1 (SPECIAL) (BY CITY)

ST NAME

R1-1 (BY CITY)

STOP

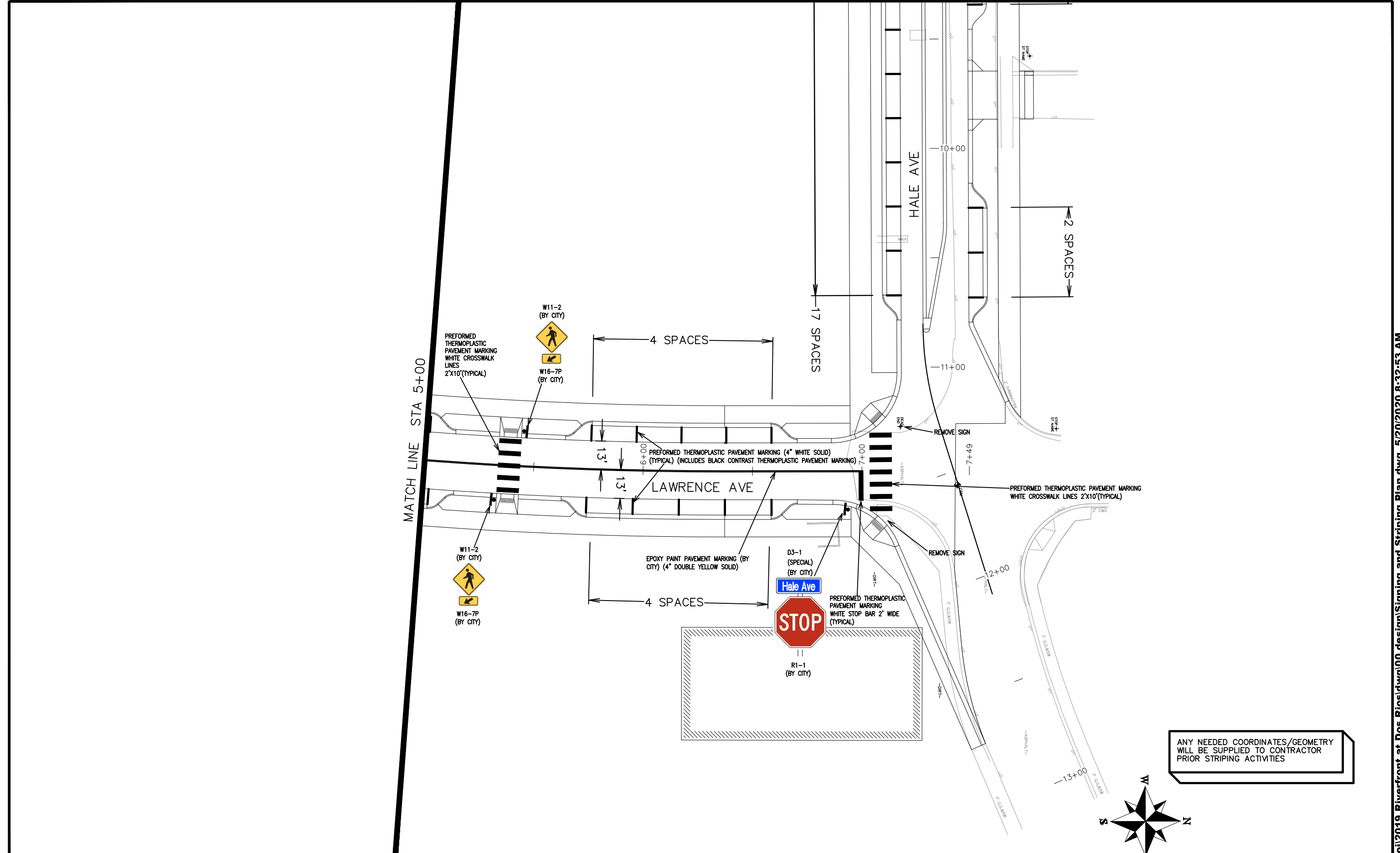
ANY NEEDED COORDINATES/GEOMETRY WILL BE SUPPLIED TO CONTRACTOR PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION			JCS	2019	0 10 20 40 HORIZONTAL
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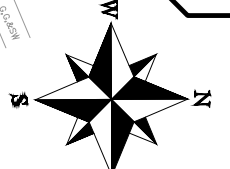


PUBLIC WORKS ENGINEERING DIVISION

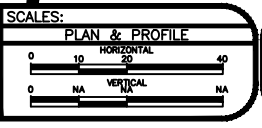
THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-8
May 20, 2020



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

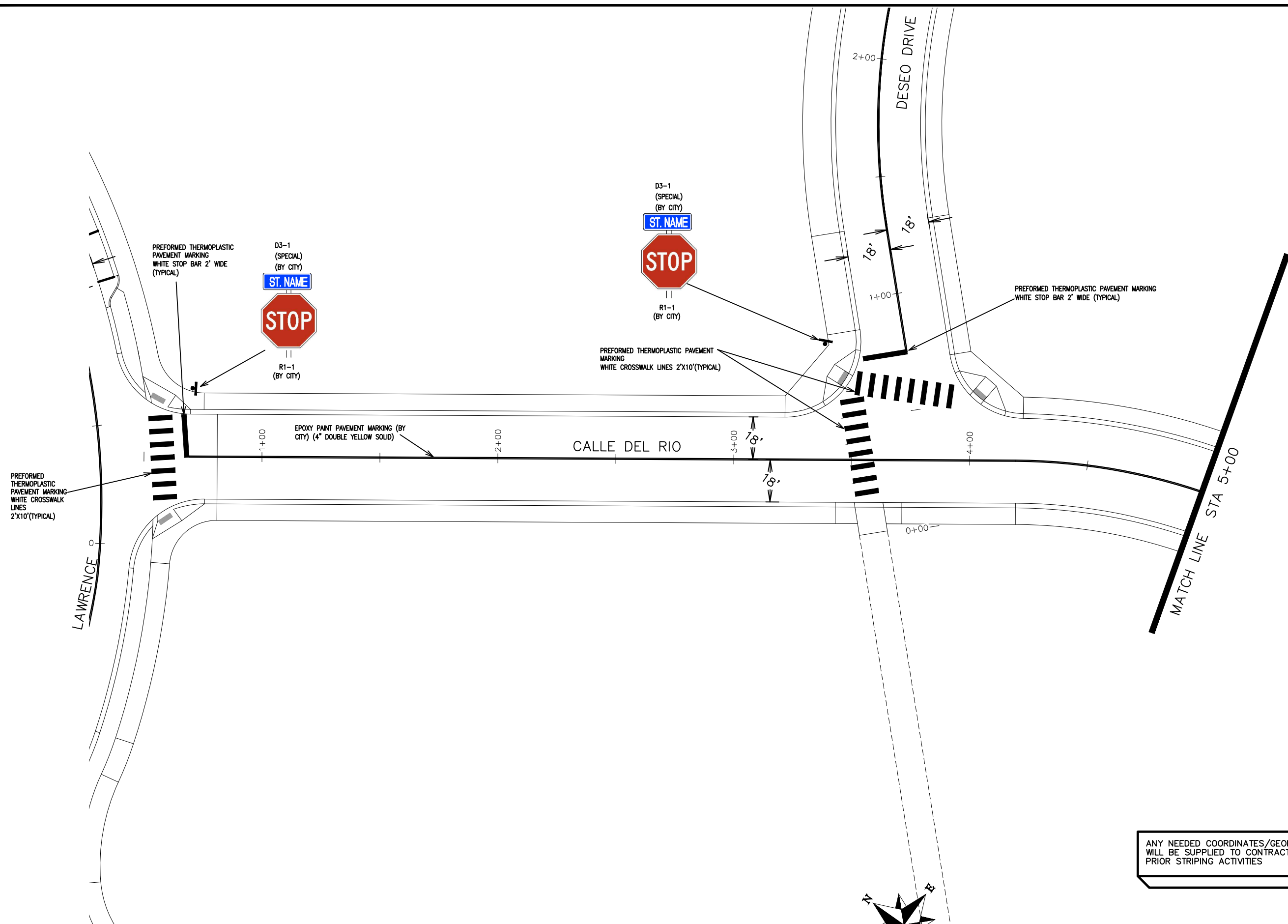


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REVISION			JCS	2019
REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-9
May 20, 2020



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

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REVISION		
REVISION		

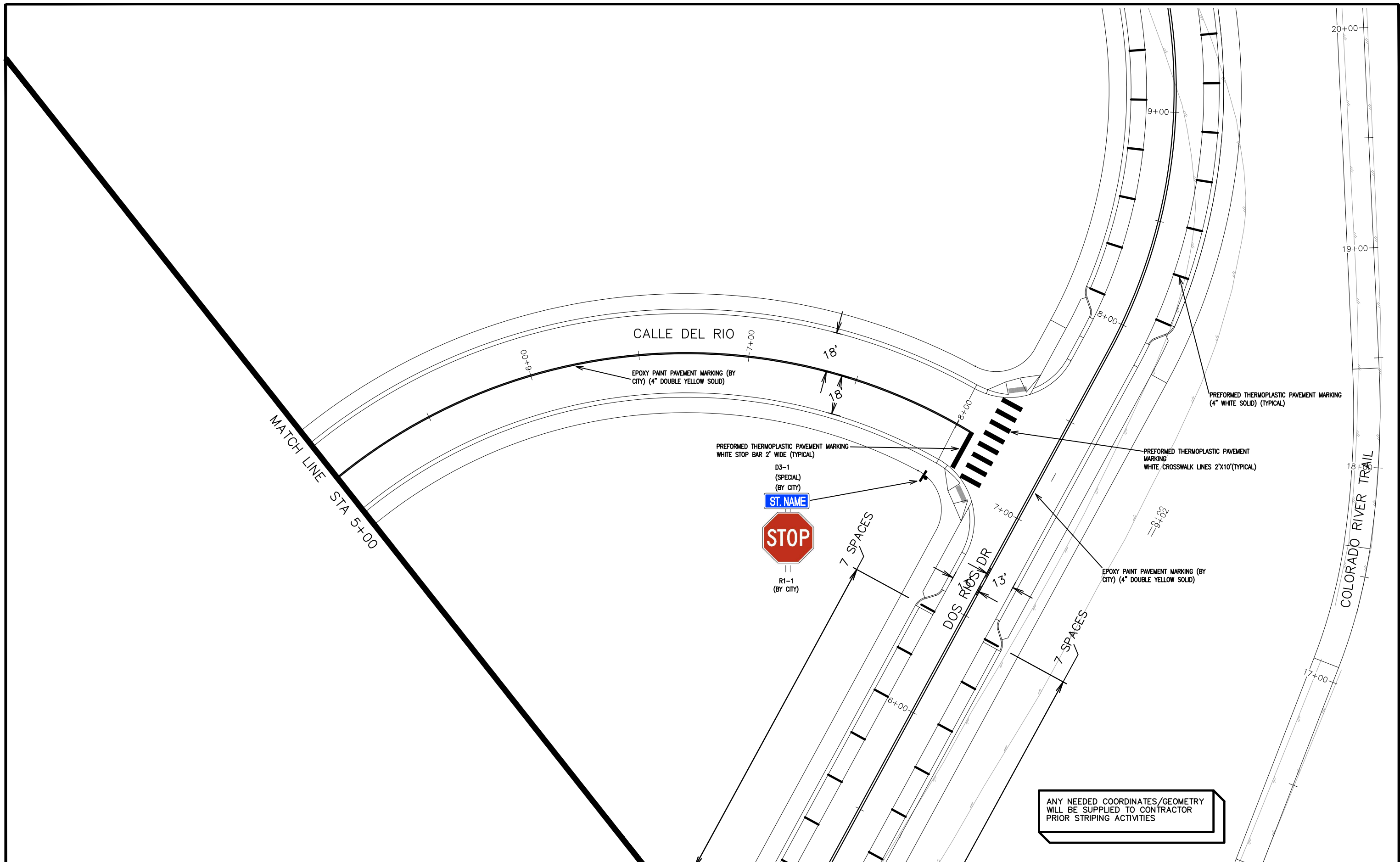
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SCALES:	
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0 NA	VERTICAL



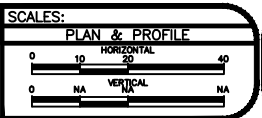
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN – SI-10
May 20, 2020



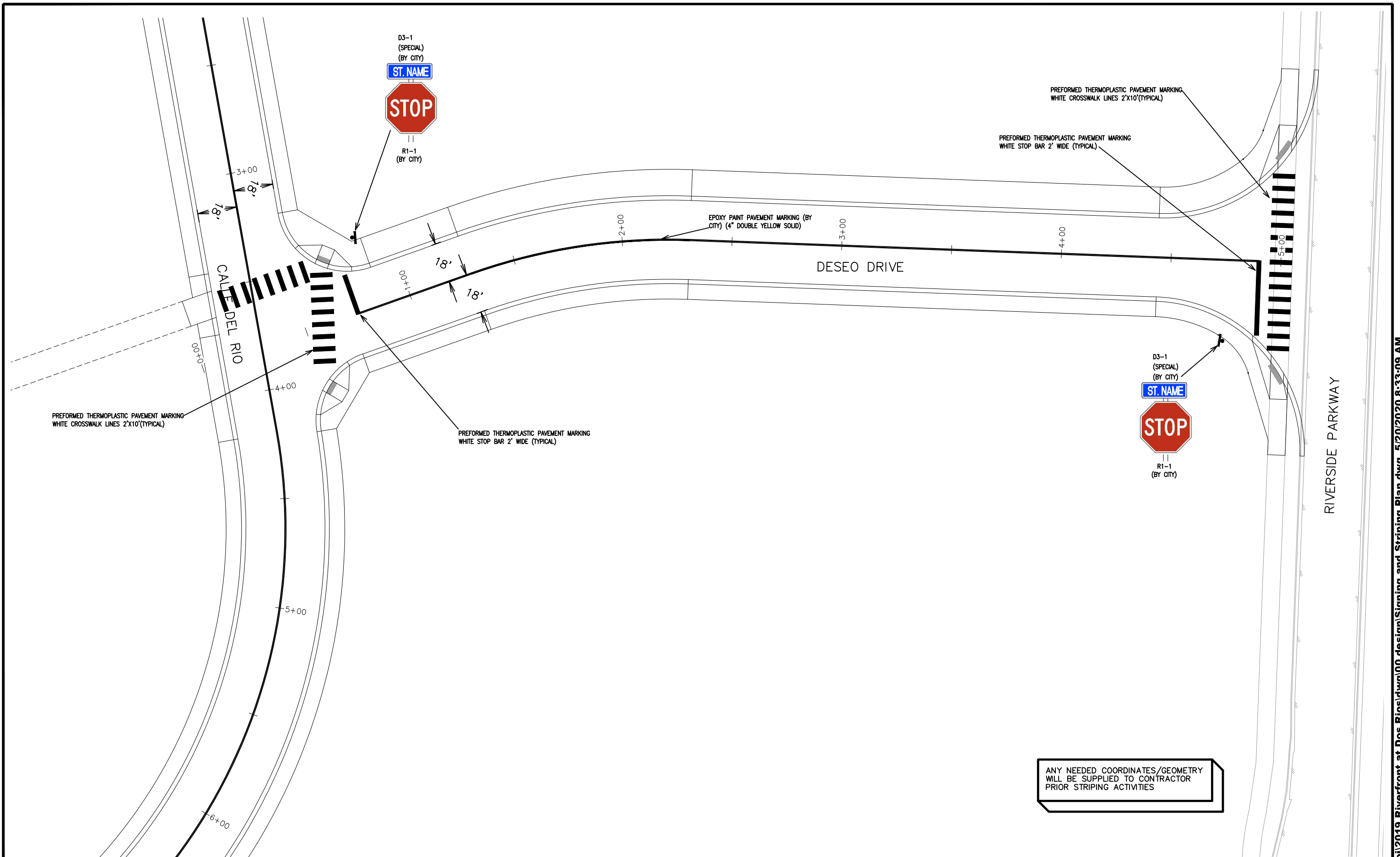
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DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
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APPROVED BY	TCP	DATE	2019



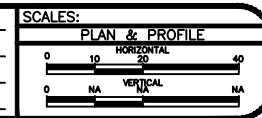
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THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN – SI-11
May 20, 2020



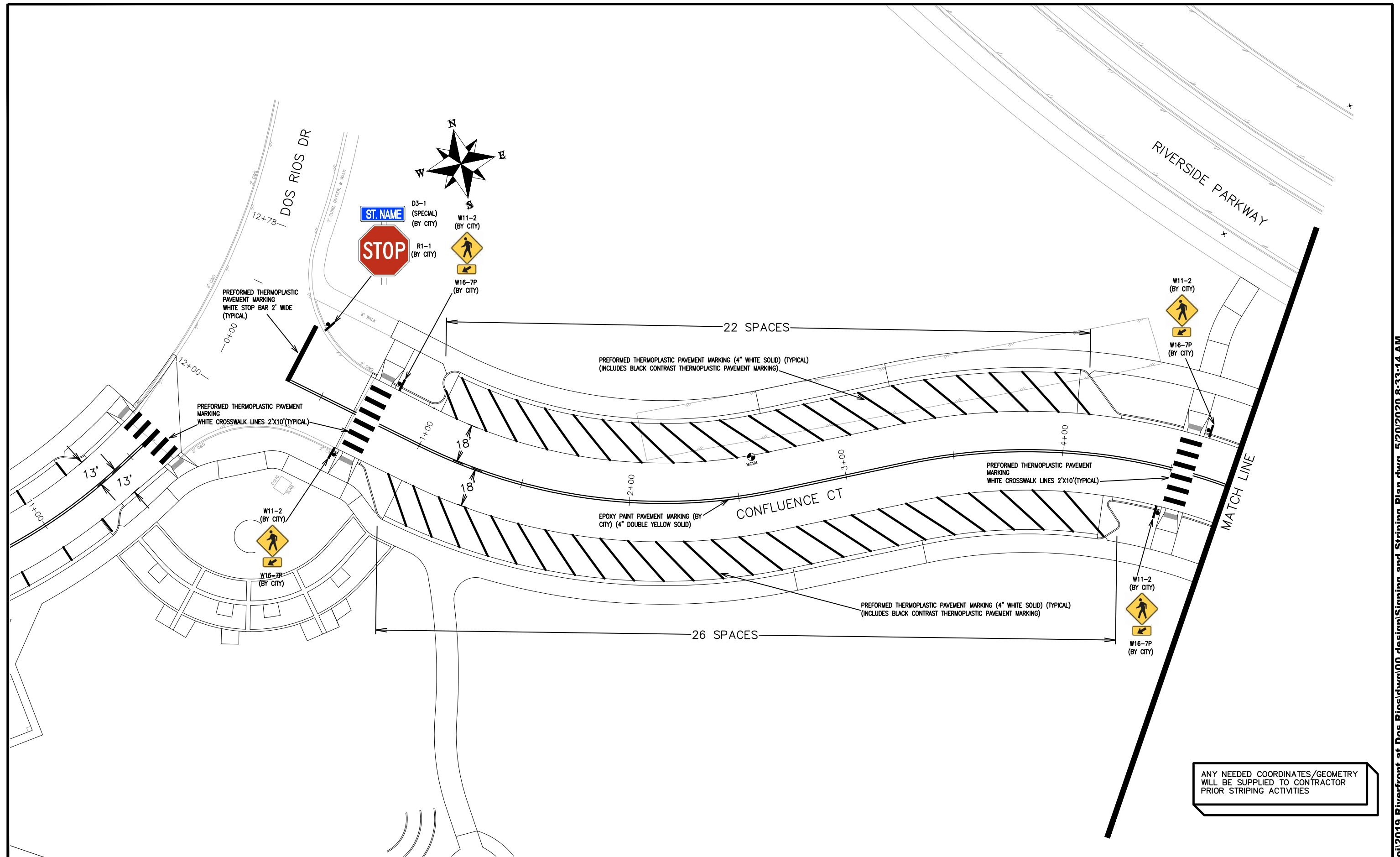
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DRAWN BY	JCS	DATE	2019
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THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN - SI-12
May 20, 2020



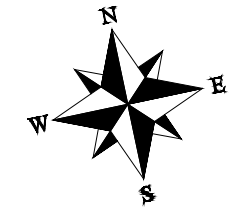
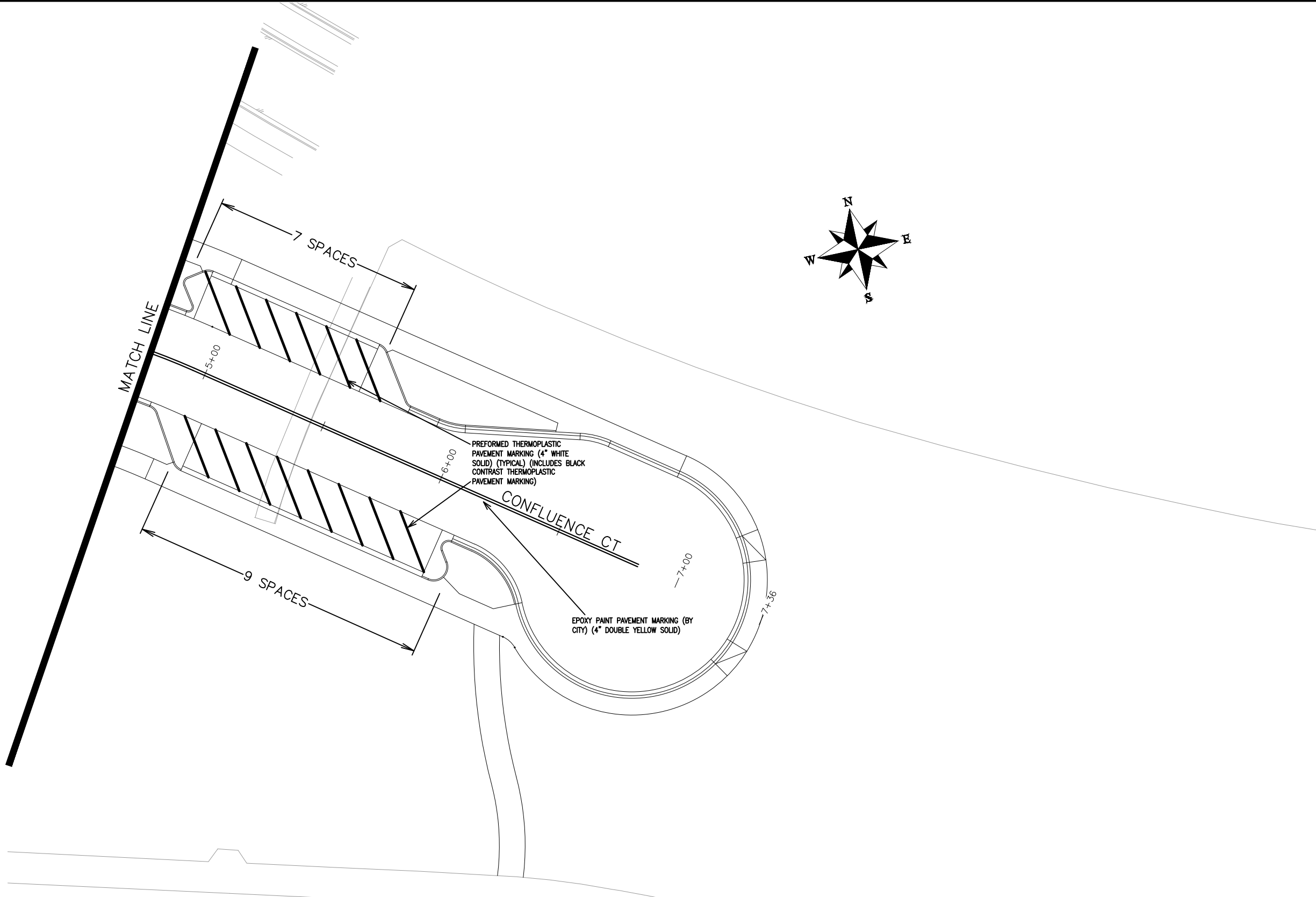
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REVISION			JCS	2019
REVISION			BH	2019
REVISION			TCP	2019

SCALES:
PLAN & PROFILE
0 10 20 40 HORIZONTAL
0 NA VERTICAL NA



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THE RIVERFRONT AT DOS RIOS
 SIGNING AND STRIPING PLAN - SI-13
 May 20, 2020



ANY NEEDED COORDINATES/GEOMETRY
WILL BE SUPPLIED TO CONTRACTOR
PRIOR STRIPING ACTIVITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2019	PLAN & PROFILE
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REVISION			BH	2019	0 NA VERTICAL NA
REVISION			TCP	2019	



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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
SIGNING AND STRIPING PLAN – SI-14
May 20, 2020

EROSION CONTROL MEASURES

Contractor to update the SWMP according to specific construction phasing and stormwater management practices for current construction activity when warranted.

Site Description

1. The site has a total disturbance area of 40+ acres with the majority of disturbance being caused by the development of The Riverfront at Dos Rios Business Park.
2. Stormwater leaves the central portion and majority of the site through a 48" RCP installed as a part of improvements as the outlet works for a permanent water quality basin where it drains directly to the Colorado River. Stormwater leaves the east portion of the site through a 36" RCP that discharges into the existing water quality basin that in turn drains to the Colorado River via an existing outlet works system. Stormwater leaves the improvements to be made to Hale Ave through an existing storm drain system at the west end of Hale Ave. that drains directly to the Colorado River.
3. Proposed utilities for this project include: storm drain, sanitary sewer, potable water, gas, electricity, telephone, cable television, and broadband infrastructure.

EROSION CONTROL MEASURES

Performance Standards

The general requirements for erosion control work shall be as follows:

1. Any grading shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.
2. All grading shall be designed, constructed and completed in such a manner so that exposed area of any disturbed land shall be limited to the shortest time period.
3. Sediment caused by accelerated soil erosion shall be removed from runoff water before leaving the site.
4. The contractor shall try to minimize the amount of disturbance necessary for the construction project by preserving established vegetation to act as a BMP.

During Construction (Temporary Measures)

1. Anchored Straw Bales (ASB): The use of hay bales is proposed as a culvert outlet trap at the 48" RCP outlet from the new permanent water quality basin and at the 36" RCP outlet that discharges to the existing water quality basin on the east end of the site to stop any sediment produced from stormwater runoff from continuing to the Colorado River.
2. Erosion Logs: The use of erosion logs is proposed at the toe of cut and fill slopes and other areas where sediment from upstream flows may spill to existing drainage ways. Other locations are shown on the plan. Installation shall be in accordance with the detail as shown on the plans.
3. Inlet Protection: The use of inlet protection is proposed at all inlets to trap sediment before entering the storm drain system.

After Construction (Permanent Measures)

1. Rip-Rap: The use of rip-rap per construction drawings is proposed for around the outlet of several pipes as noted and shown.
1. Reseeding: the majority of the site will be seeded with grass or other plantings as shown in the landscape plans. All disturbed areas will be seeded if otherwise not proposed to be paved.

Maintenance

1. The contractor or his designated representative shall make routine checks on all erosion control measures to determine if repairs or sediment removal is necessary.
2. After each rainfall or moderate snow melt, erosion control measures are to be checked. If repairs are needed, they shall be completed immediately.
3. Silt and sediment shall be removed when they reach a height of one-half of the barrier (erosion log or anchored straw bale).
4. When temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in fill areas.

General Notes

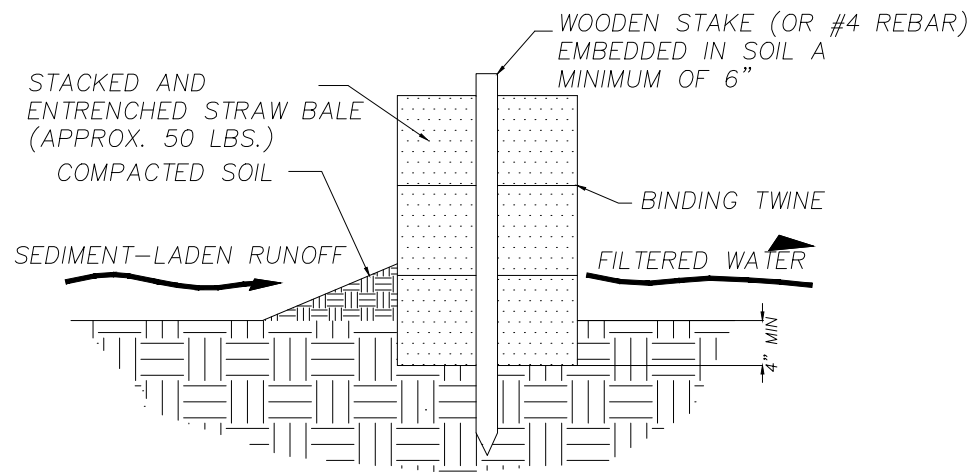
1. The SWMP establishes the minimum acceptable requirements for stormwater pollution prevention on site. The Contractor may supplement these requirements as appropriate for specific construction activities. Any changes to the practices shown on this plan must be reviewed by Project Inspector/Engineer prior to implementation.
2. At all times during construction, erosion and sediment control shall be maintained by the contractor or his designated representative.
3. Erosion control systems shall be installed as grading progresses.
4. The Contractor shall provide and maintain a portable concrete washout facility.
5. Details shown are schematic only. Adjust as necessary to fit field conditions.
6. Erosion bales shall be placed to avoid runoff flowing between, around or under bales. Bales shall be anchored with 2" x 2" x 4' wooden stakes or #4 reinforcing bars, two per bale (see details for further instructions).
7. Negative impacts to downstream areas (or receiving waters) caused by the slope grading to be monitored and corrected by the contractor.
8. Construction traffic entrances shall be cleaned on a continual basis during slope grading.
9. A copy of the SWMP and construction plans shall be maintained on site at all times.

REVISION △	DESCRIPTION	DATE	DRAWN BY JCS	DATE 2019	SCALE
REVISION △			DESIGNED BY JCS	DATE 2019	NTS
REVISION △			CHECKED BY BH	DATE 2019	
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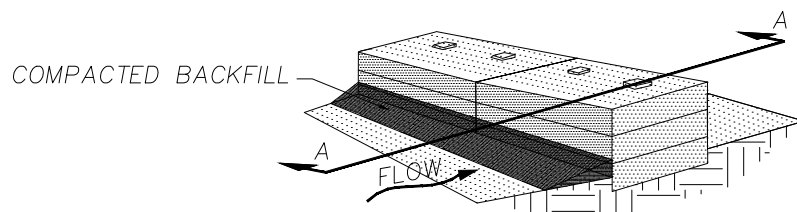
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ENGINEERING DIVISION

THE RIVERFRONT AT DOS RIOS
STORM WATER MANAGEMENT PLAN – SHT 1
May 20, 2020

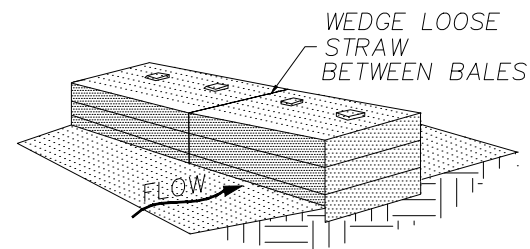


SECTION A-A

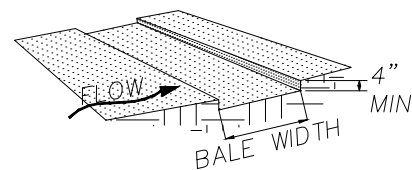
CULVERT OUTLET TRAP
N.T.S.
ANCHORED STRAW BALE (A.S.B.)



STEP 3. PLACE COMPACTED BACKFILL AGAINST THE UPSTREAM FACE.

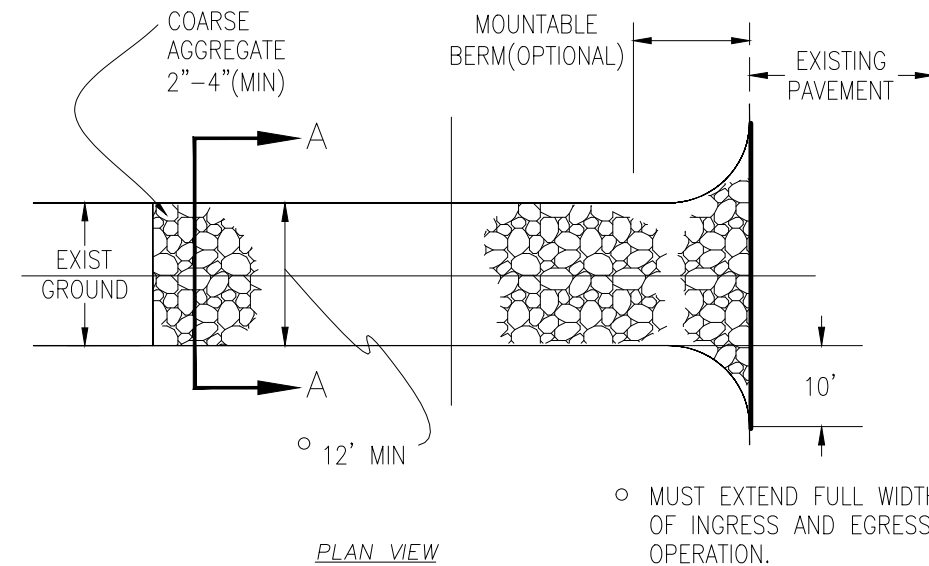


STEP 2. PLACE BALE IN TRENCH, STAKE IN PLACE

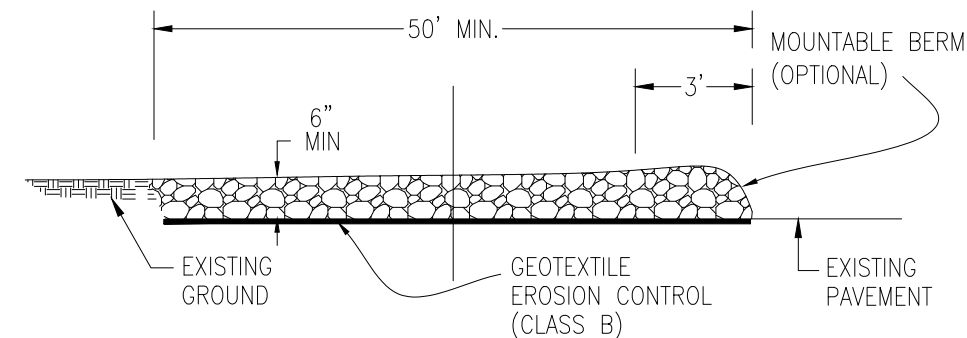


STEP 1. EXCAVATE TRENCH FOR BALES

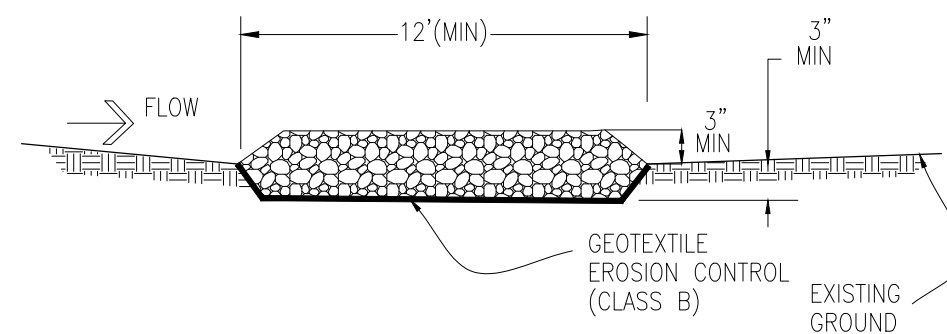
BALE INSTALLATION PROCEDURE



PLAN VIEW



SIDE ELEVATION



SECTION A-A

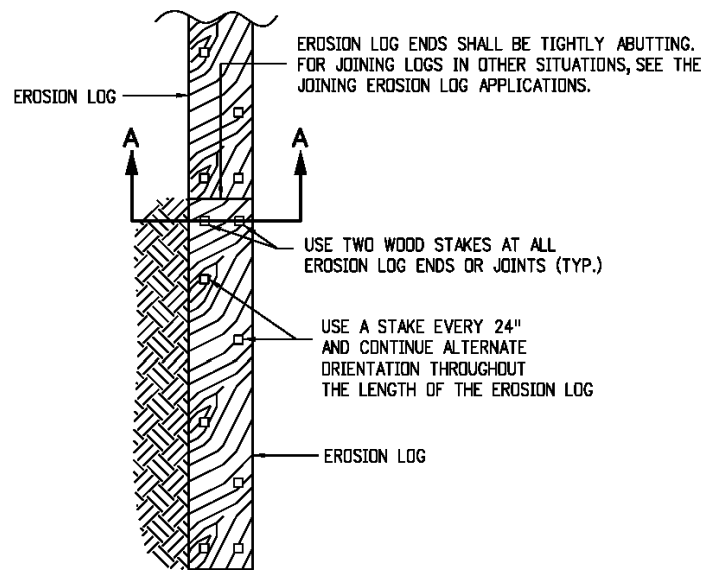
STABILIZED CONSTRUCTION ENTRANCE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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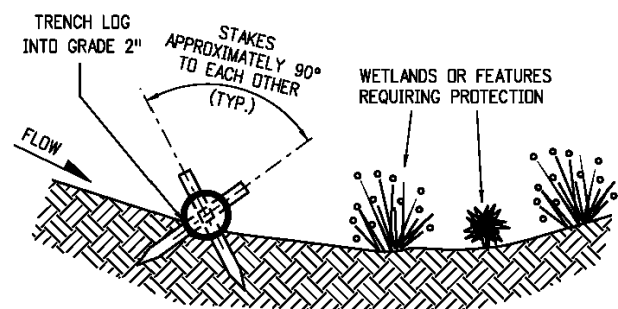


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THE RIVERFRONT AT DOS RIOS
STORM WATER MANAGEMENT PLAN - SH1 2
May 20, 2020

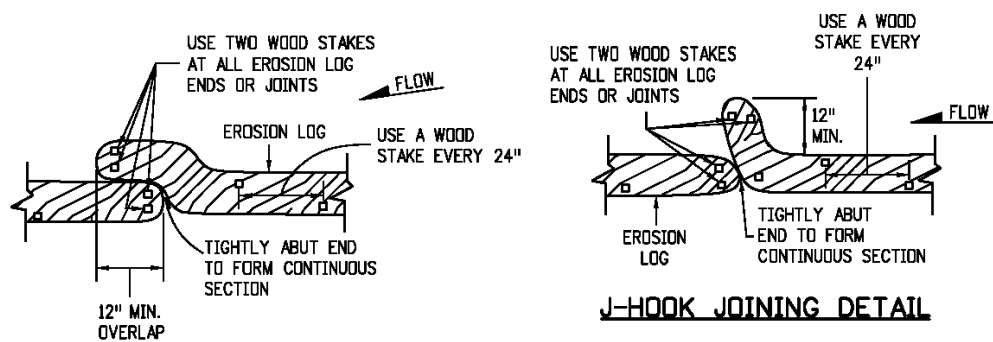


PLAN VIEW



SECTION A-A

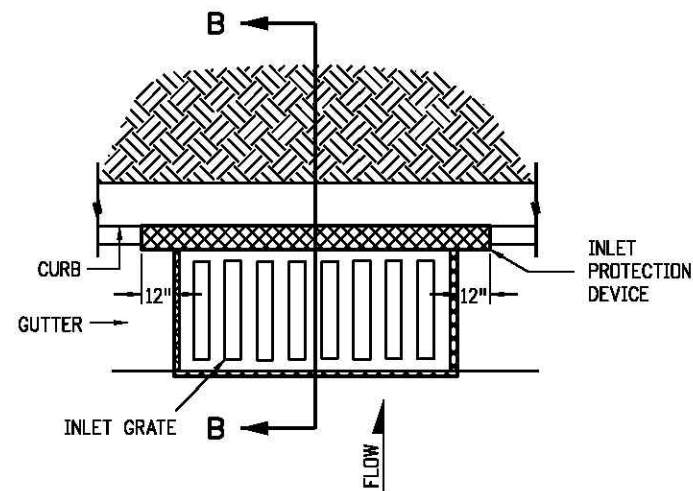
TYPICAL STAKE INSTALLATION



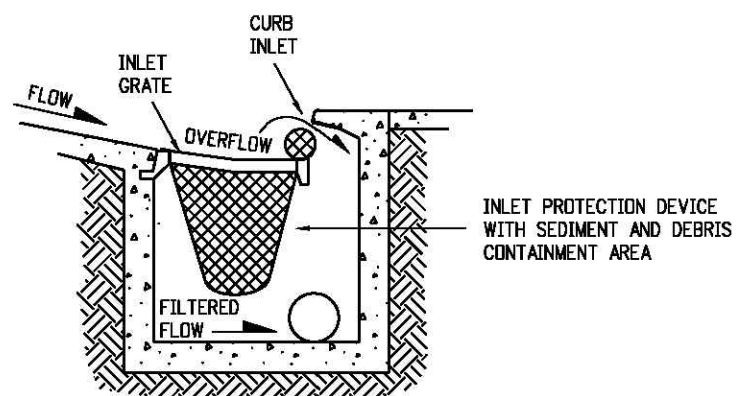
OVERLAP JOINING DETAIL

J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS



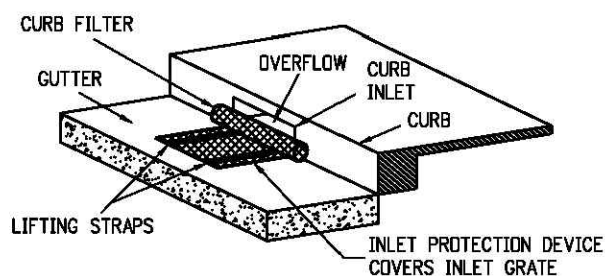
PLAN VIEW



SECTION B-B

OPTION A

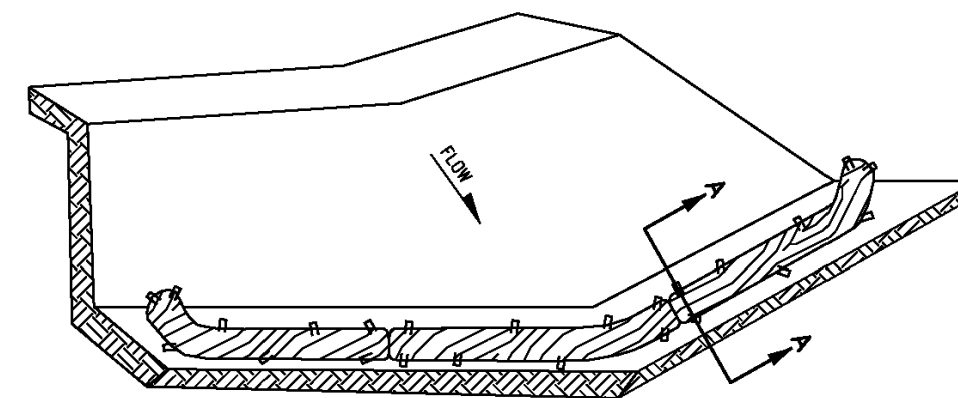
STORM DRAIN INLET PROTECTION (TYPE II)



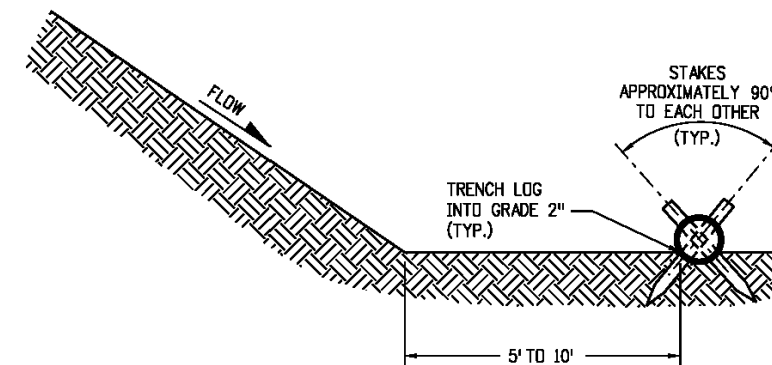
ISOMETRIC VIEW

OPTION B

STORM DRAIN INLET PROTECTION (TYPE II)



ISOMETRIC VIEW



SECTION A-A

EROSION LOG TOE OF SLOPE PROTECTION

NOTES:

1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

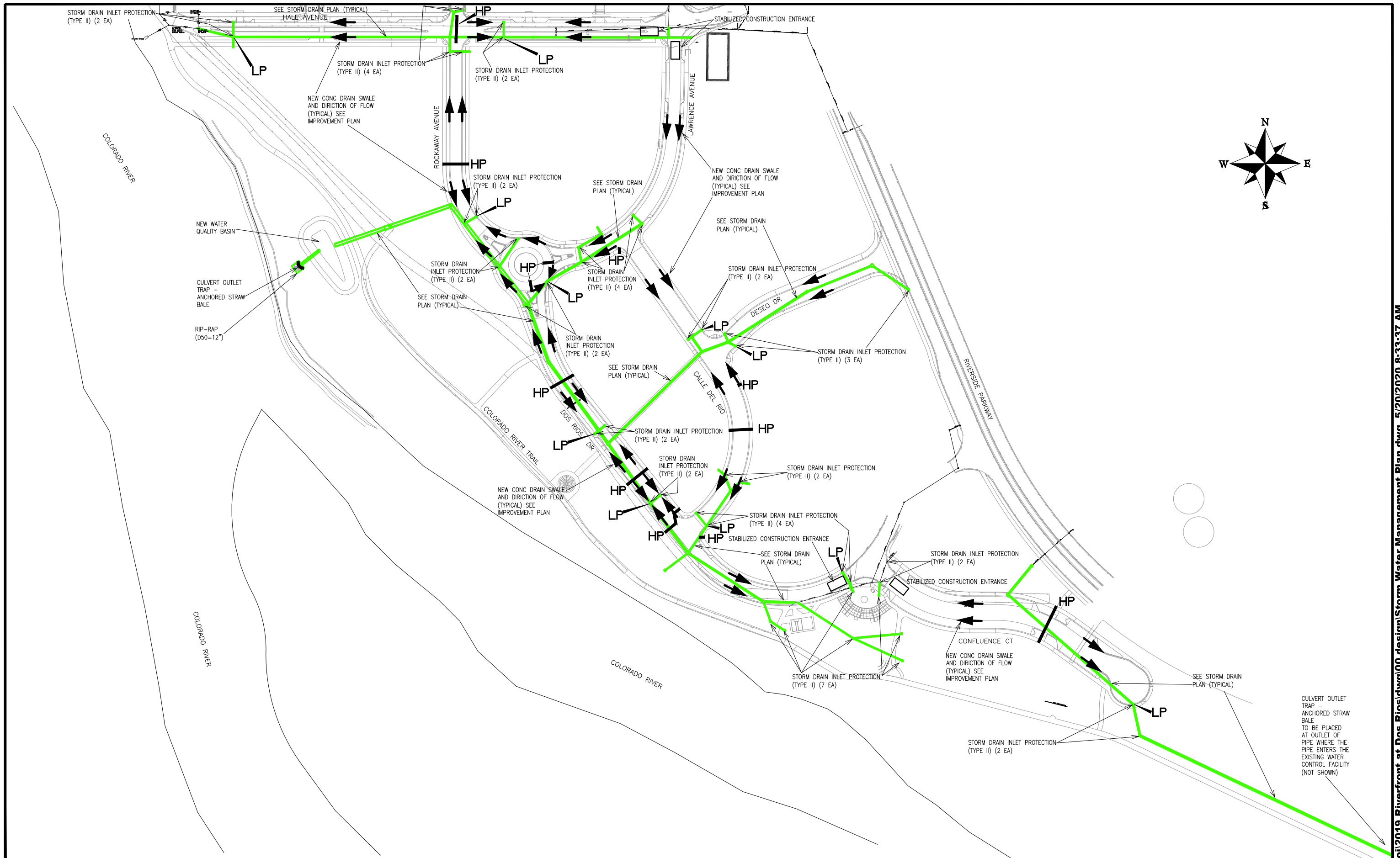
EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
20B-00012	TYPE 1 (9")
20B-00002	TYPE 1 (12")
20B-00013	TYPE 1 (20")
20B-00007	TYPE 2 (8")
20B-00008	TYPE 2 (12")
20B-00009	TYPE 2 (18")

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			JCS	2019	NTS
REVISION			JCS	2019	
REVISION			BH	2019	
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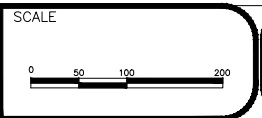
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THE RIVERFRONT AT DOS RIOS
STORM WATER MANAGEMENT PLAN - SH1 3
May 20, 2020



REVISION	DESCRIPTION	DATE
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REVISION Δ		

DRAWN BY	JCS	DATE	2019
DESIGNED BY	JCS	DATE	2019
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APPROVED BY	TCP	DATE	2019



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STORM WATER MANAGEMENT PLAN - SH1 4
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