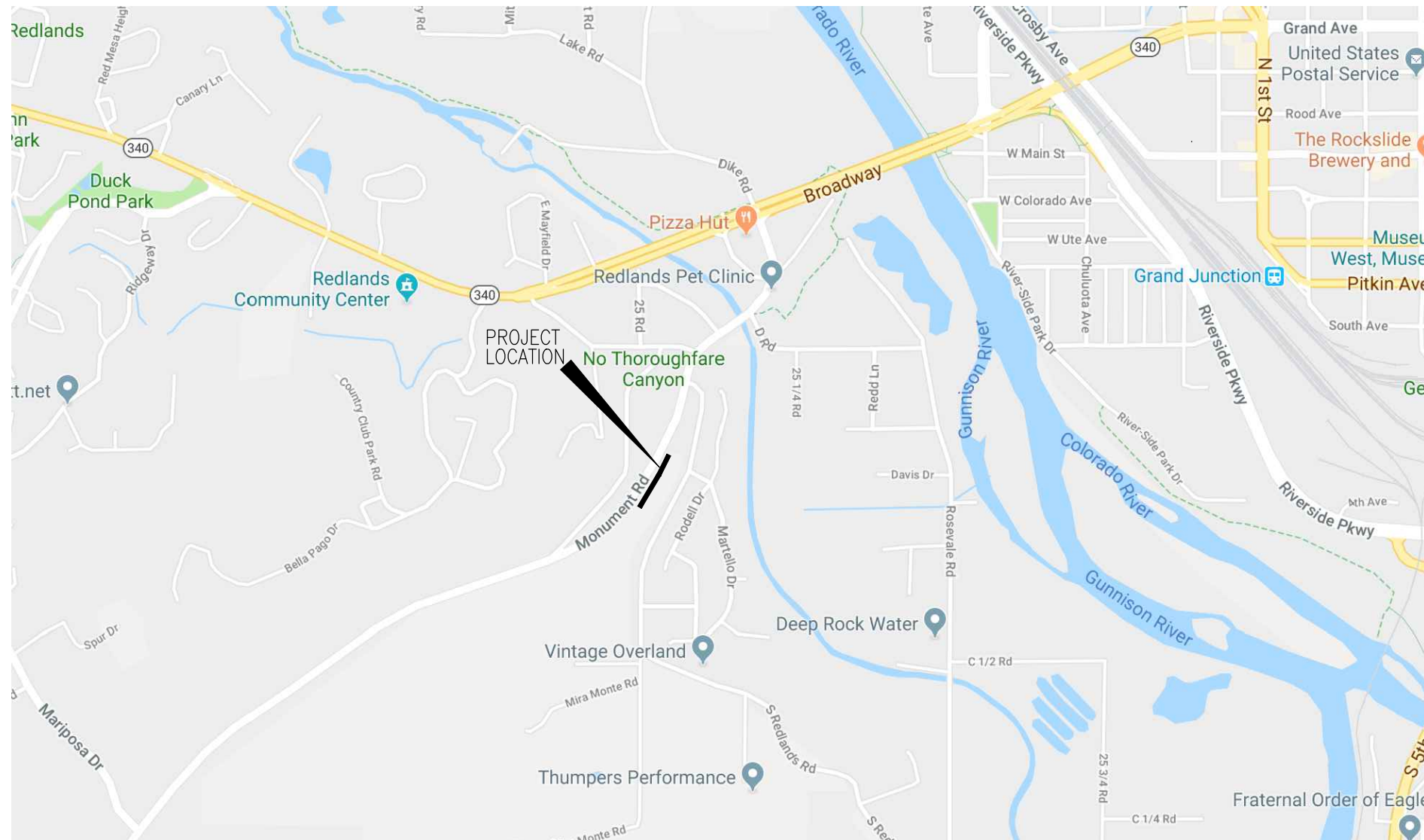


Monument Rd Left Turn Ln at Frog Pond Subdivision

AUGUST 2021



- 1 Cover Sheet
- 2 Control Plan
- 3-4 Removal Plan
- 5 Wall Plan and Profile
- 6-7 Improvement Plan
- 8-9 Road Profile
- 10-11 Road Cross Sections
- 12-14 Staking Plans
- 15 Summary of Earthwork Quantities
- 16 Striping and Signage Plan

UTILITIES AND AGENCIES

AGENCY	NAME	POSITION	ROLE	MAILING ADDRESS	STREET ADDRESS	CITY, STATE	VOICE-WK	FAX
CITY OF GRAND JUNCTION	KIRSTEN ARMBRUSTER	PROJECT ENGINEER	PROJECT MANAGER	333 WEST AVE BLDG C	333 WEST AVE BLDG C	GRAND JCT., CO 81501	(970) 244-1421	(970) 256-4022
CITY OF GRAND JUNCTION	LEE COOPER	PROJECT ENGINEER	SANITARY SEWER	333 WEST AVE BLDG C	333 WEST AVE BLDG C	GRAND JCT., CO 81501	(970) 256-4155	(970) 256-4022
SPECTRUM	JEFF VALDEZ	MANAGER	CABLE TV	2502 FORESIGHT CIRCLE	2502 FORESIGHT CIRCLE	GRAND JCT., CO 81504	(970) 245-8750	(970) 245-6803
CENTURYLINK	CHRIS JOHNSON	ENGINEER	TELEPHONE	2524 Blichmann Ave	2524 Blichmann Ave	GRAND JCT., CO 81504	(970) 244-4311	(970) 240-4349
UTE WATER	JUSTIN BATES	SUPERVISOR	WATER	PO BOX 460	2190 H 1/4 RD	GRAND JCT., CO 81502	(970) 242-7491	(970) 242-9189
XCEL	TILLMON MCSCHOOLER	UNIT MANAGER	ELECTRIC	2538 Blichmann Ave	2538 Blichmann Ave	GRAND JCT., CO 81506	(970) 244-2695	(970) 244-2664
XCEL	SARAH DARRICAU	UNIT MANAGER	GAS	2538 Blichmann Ave	2538 Blichmann Ave	GRAND JCT., CO 81506	(970) 244-2656	(970) 244-2656



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.

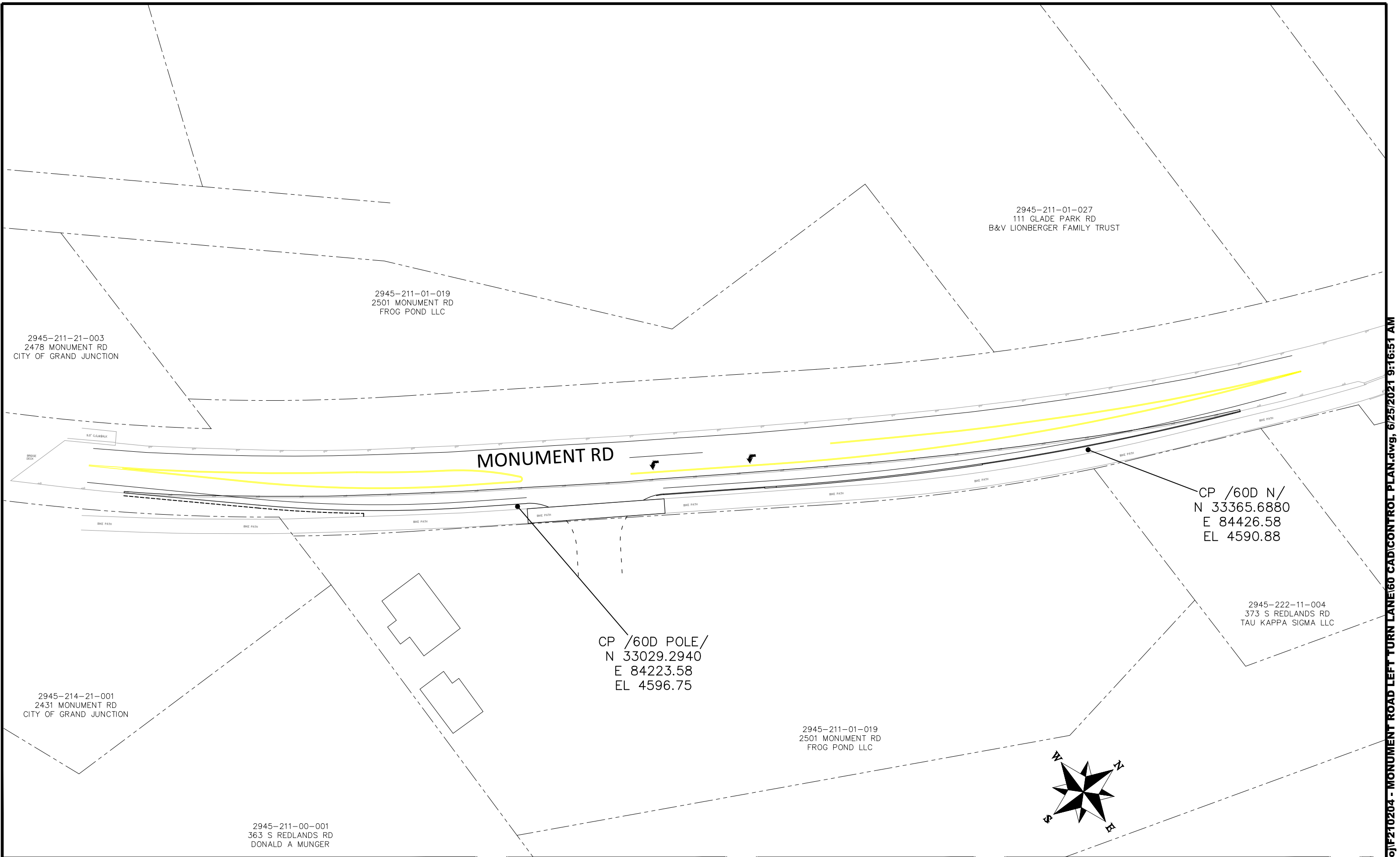
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REVISION			JCS	2021
REVISION			JCS	2021
REVISION			KA	2021
REVISION			KH	2021

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'



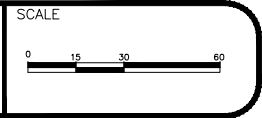
PUBLIC WORKS
ENGINEERING DIVISION

COVER SHEET



REVISION	DESCRIPTION	DATE
REVISION Δ REV 1		
REVISION Δ REV 2		
REVISION Δ REV 3		
REVISION Δ REV 4		

DRAWN BY JCS DATE 2021
 DESIGNED BY JCS DATE 2021
 CHECKED BY KA DATE 2021
 APPROVED BY KH DATE 2021



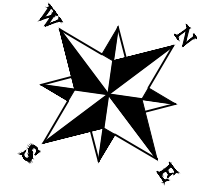
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
 CONTROL PLAN - 1
 June 25, 2021

N:\Landproj\F210204 - MONUMENT ROAD LEFT TURN LANE\60 CAD\CONTROL PLAN.dwg, 6/25/2021 9:16:51 AM

2945-211-21-003
2478 MONUMENT RD
CITY OF GRAND JUNCTION

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC



REMOVAL OF STRIPING BY GRINDING METHODS (WIDTH AS NEEDED TO COMPLETELY REMOVE LINE) (BOTH EDGE LINES, AND CENTER DOUBLE YELLOW TO LIMITS SHOWN)

REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (1'± STRIP EAST SIDE OF ROAD) (INDICATED BY CROSS HATCH PATTERN)

MONUMENT RD

MATCH LINE

9.5' C.G. & WALK

BRIDGE DECK

0+00

0+50

1+00

1+50

2+00

2+50

3+00

3+50

4+00

4+50

BIKE PATH

BIKE PATH

BIKE PATH

BIKE PATH

NEW EDGE PAVEMENT

RESET UTILITY POLE. (BY OTHERS)

1" = 100' POLE
ELECTRIC
4596.75

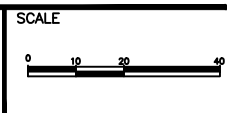
REMOVAL OF CONCRETE BIKE PATH. CUT AND REMOVE CONCRETE AS SHOWN. (INDICATED BY X HATCH PATTERN)

2945-214-21-001
2431 MONUMENT RD
CITY OF GRAND JUNCTION

2945-211-00-001
363 S REDLANDS RD
DONALD A MUNGER

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2021
REV 2			JCS	2021
REV 3			KA	2021
REV 4			KH	2021



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
REMOVAL PLAN - 1
June 25, 2021

2945-211-01-027
111 GLADE PARK RD
B&V LIONBERGER FAMILY TRUST

2945-211-01-022
109 GLADE PARK RD
ERIC MARCHESE

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

REMOVAL OF STRIPING BY GRINDING METHODS (WIDTH AS NEEDED TO COMPLETELY REMOVE LINE) (BOTH EDGE LINES, AND CENTER DOUBLE YELLOW TO LIMITS SHOWN)

REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (1'± STRIP EAST SIDE OF ROAD) (INDICATED BY CROSS HATCH PATTERN)

NEW EDGE PAVEMENT

2945-222-11-003
377 S REDLANDS RD
ANNABEL CASTANEDA

2945-222-11-004
373 S REDLANDS RD
TAU KAPPA SIGMA LLC

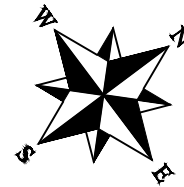
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2501 MONUMENT RD
FROG POND LLC

MATCH LINE

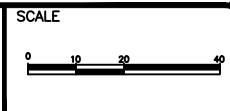
MONUMENT RD

CP / BDD N/
N 3+365.6980
E 84426.58
EL 4590.88

RIM 4588.38
18"± SE 4582.36
18"± SW 4582.28



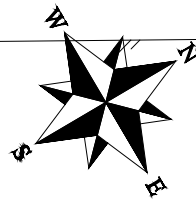
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REVISION Δ REV 1			JCS	2021
REVISION Δ REV 2			JCS	2021
REVISION Δ REV 3			KA	2021
REVISION Δ REV 4			KH	2021



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
REMOVAL PLAN - 2
June 25, 2021

NOTE: STAKING
DATA AT WEST FACE
OF WALL

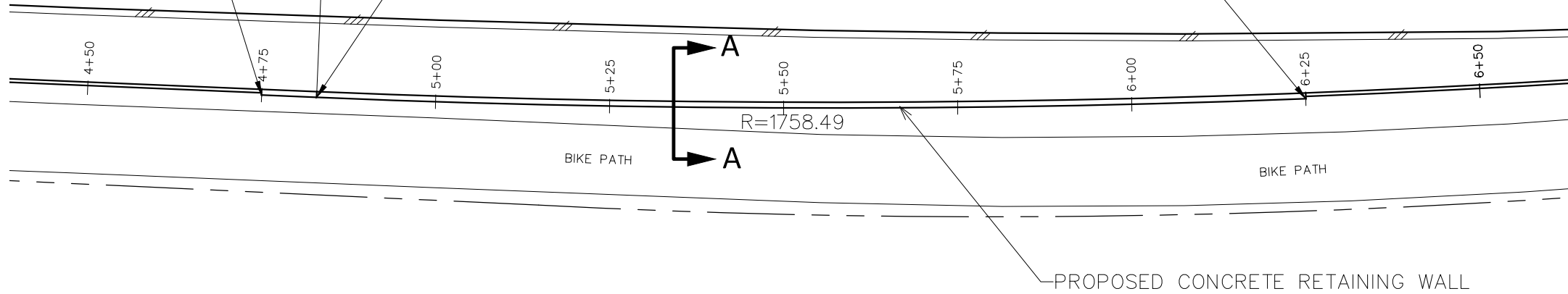


BEGIN WALL
EAST TOP FACE
STA 4+75.00
N 33172.48
E 84315.00

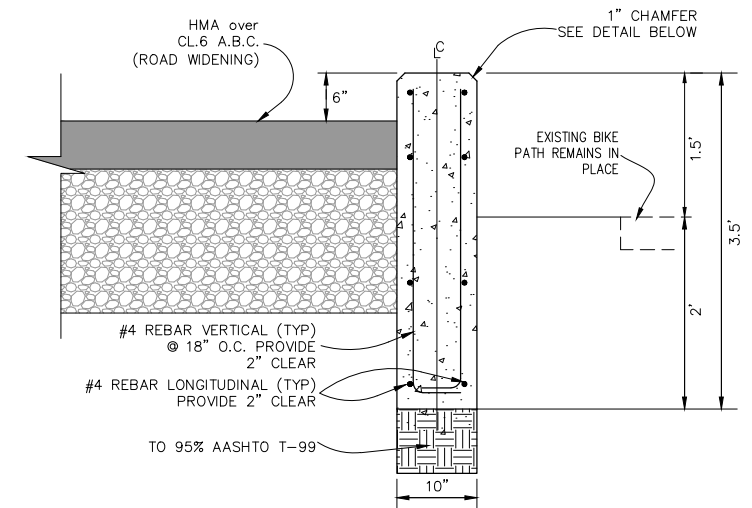
PC STA 4+82.90
N 33179.12
E 84319.28

MONUMENT RD

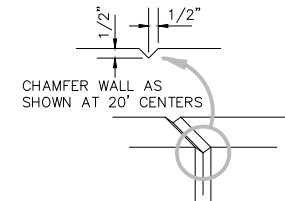
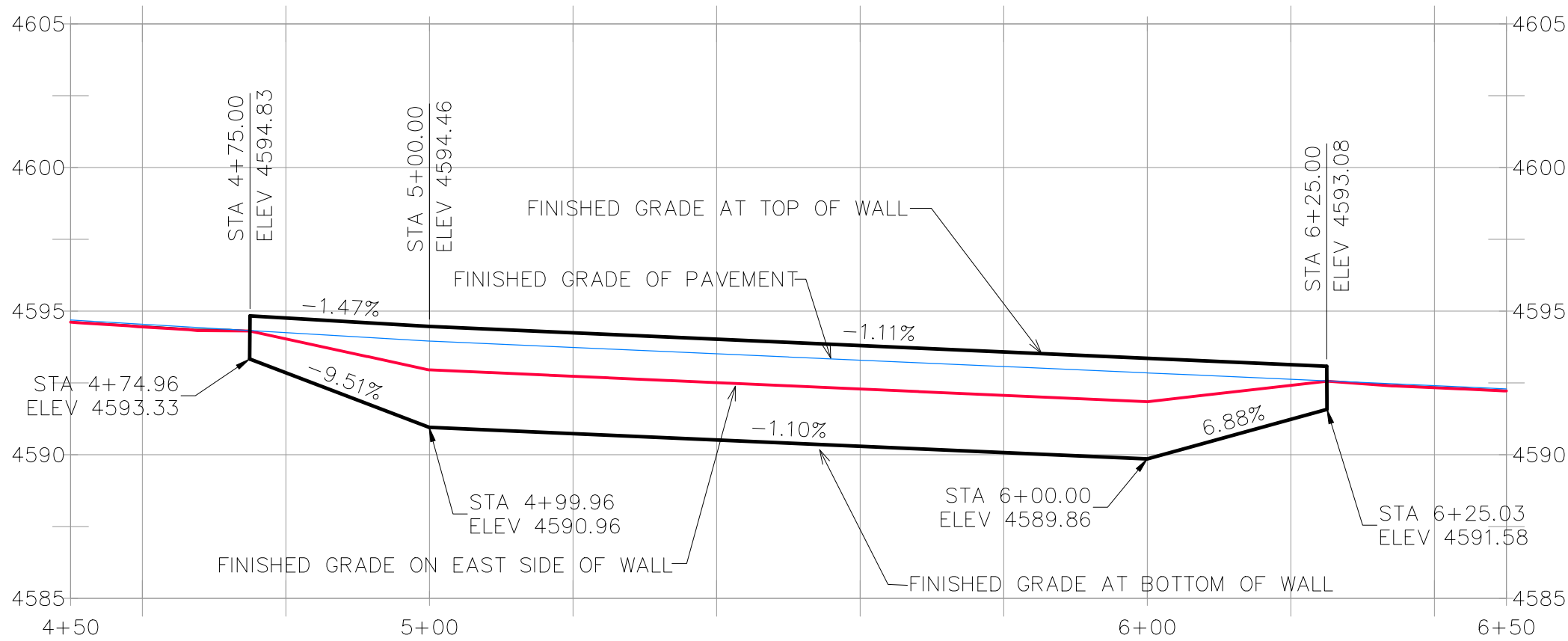
END WALL
EAST TOP FACE
STA 6+25.00
N 33301.50
E 84391.43



2945-211-01-019
2501 MONUMENT RD
FROG POND LLC



SECTION AA



WALL CHAMFER

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY JCS DATE 2021
DESIGNED BY JCS DATE 2021
CHECKED BY KA DATE 2021
APPROVED BY KH DATE 2021

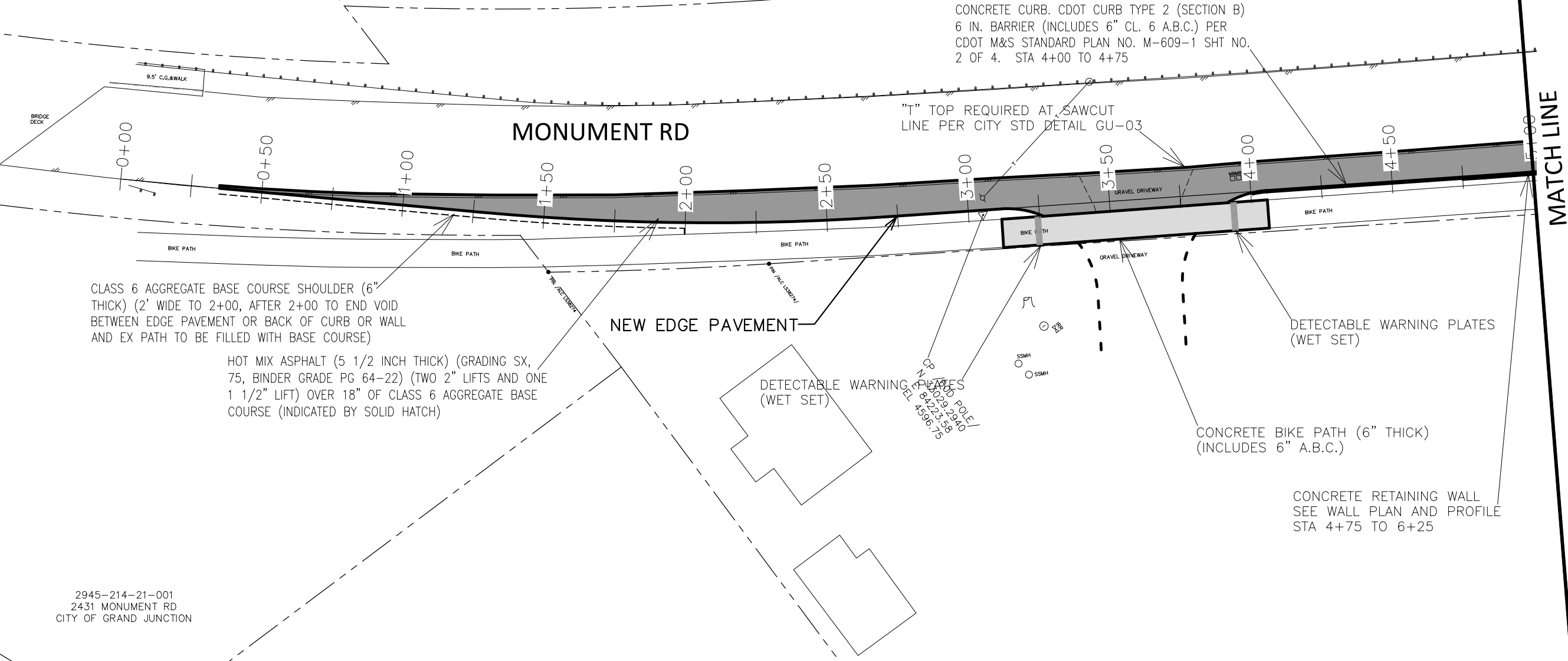
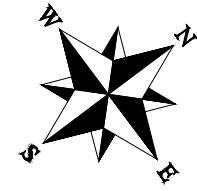


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 201-F210204

**MONUMENT LEFT TURN LANE AT FROG POND SUB.
WALL PLAN AND PROFILE - 1**
June 25, 2021

2945-211-21-003
2478 MONUMENT RD
CITY OF GRAND JUNCTION

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC



CLASS 6 AGGREGATE BASE COURSE SHOULDER (6" THICK) (2' WIDE TO 2+00, AFTER 2+00 TO END VOID BETWEEN EDGE PAVEMENT OR BACK OF CURB OR WALL AND EX PATH TO BE FILLED WITH BASE COURSE)

HOT MIX ASPHALT (5 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) (TWO 2" LIFTS AND ONE 1 1/2" LIFT) OVER 18" OF CLASS 6 AGGREGATE BASE COURSE (INDICATED BY SOLID HATCH)

NEW EDGE PAVEMENT

DETECTABLE WARNING PLATES (WET SET)

DETECTABLE WARNING PLATES (WET SET)

CONCRETE BIKE PATH (6" THICK) (INCLUDES 6" A.B.C.)

CONCRETE RETAINING WALL
SEE WALL PLAN AND PROFILE
STA 4+75 TO 6+25

MATCH LINE

2945-214-21-001
2431 MONUMENT RD
CITY OF GRAND JUNCTION

2945-211-00-001
363 S REDLANDS RD
DONALD A MUNGER

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2021
REV 2			JCS	2021
REV 3			KA	2021
REV 4			KH	2021



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 201-F210204

**MONUMENT LEFT TURN LANE AT FROG POND SUB.
IMPROVEMENT PLAN - 1**
June 25, 2021

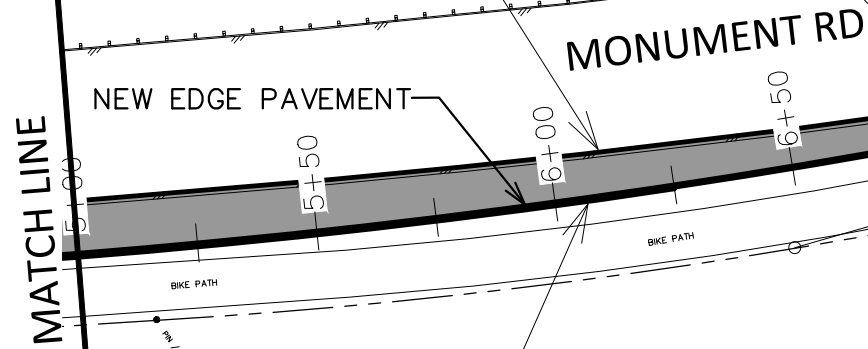
2945-211-01-027
111 GLADE PARK RD
B&V LIONBERGER FAMILY TRUST

2945-211-01-022
109 GLADE PARK RD
ERIC MARCHESE

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

HOT MIX ASPHALT (5 1/2 INCH THICK) (GRADING SX,
75, BINDER GRADE PG 64-22) (TWO 2" LIFTS AND ONE
1 1/2" LIFT) OVER 18" OF CLASS 6 AGGREGATE BASE
COURSE (INDICATED BY SOLID HATCH)

"T" TOP REQUIRED AT SAWCUT
LINE PER CITY STD DETAIL GU-03



MAINTAIN OR OTHERWISE REPLACE
B.M.P.'S AT THESE TWO INLETS
PER PROJECT ENGINEER AT TIME
OF CONSTRUCTION.

CONCRETE RETAINING WALL
SEE WALL PLAN AND PROFILE
STA 4+75 TO 6+25

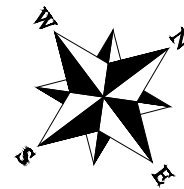
CONCRETE CURB. CDOT CURB TYPE 2 (SECTION B)
6 IN. BARRIER (INCLUDES 6" CL. 6 A.B.C.) PER
CDOT M&S STANDARD PLAN NO. M-609-1 SHT NO.
2 OF 4. STA 6+25 TO 8+05

CP / BDD N/
N 3-3365.6-9880
E 84426.58
EL 4590.88

2945-222-11-003
377 S REDLANDS RD
ANNABEL CASTANEDA

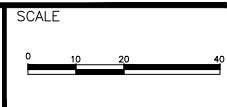
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373 S REDLANDS RD
TAU KAPPA SIGMA LLC

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC



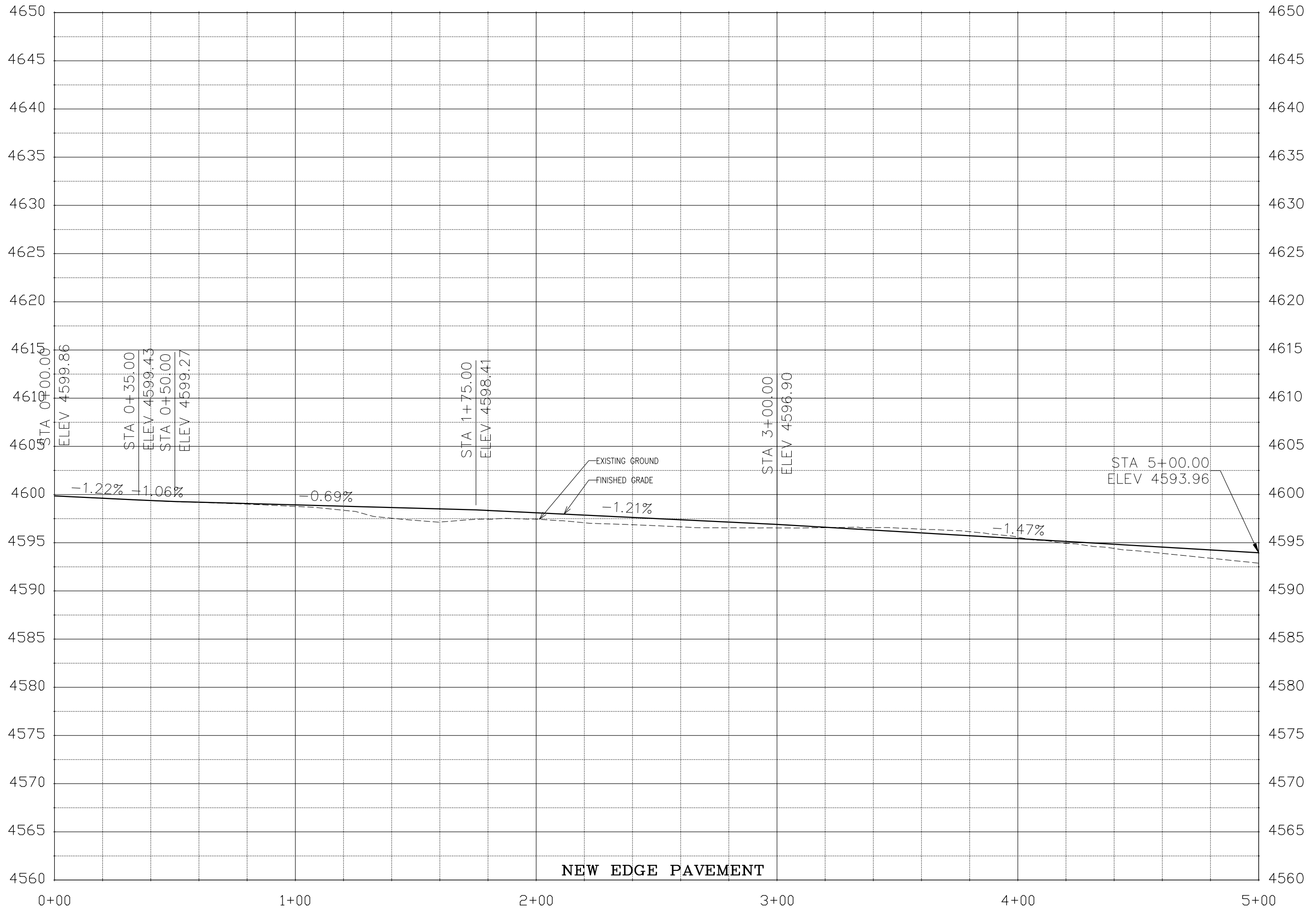
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REVISION Δ REV 1		
REVISION Δ REV 2		
REVISION Δ REV 3		
REVISION Δ REV 4		

DRAWN BY JCS DATE 2021
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 CHECKED BY KA DATE 2021
 APPROVED BY KH DATE 2021



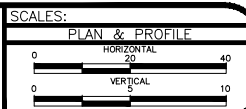
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
 IMPROVEMENT PLAN - 2
 June 25, 2021



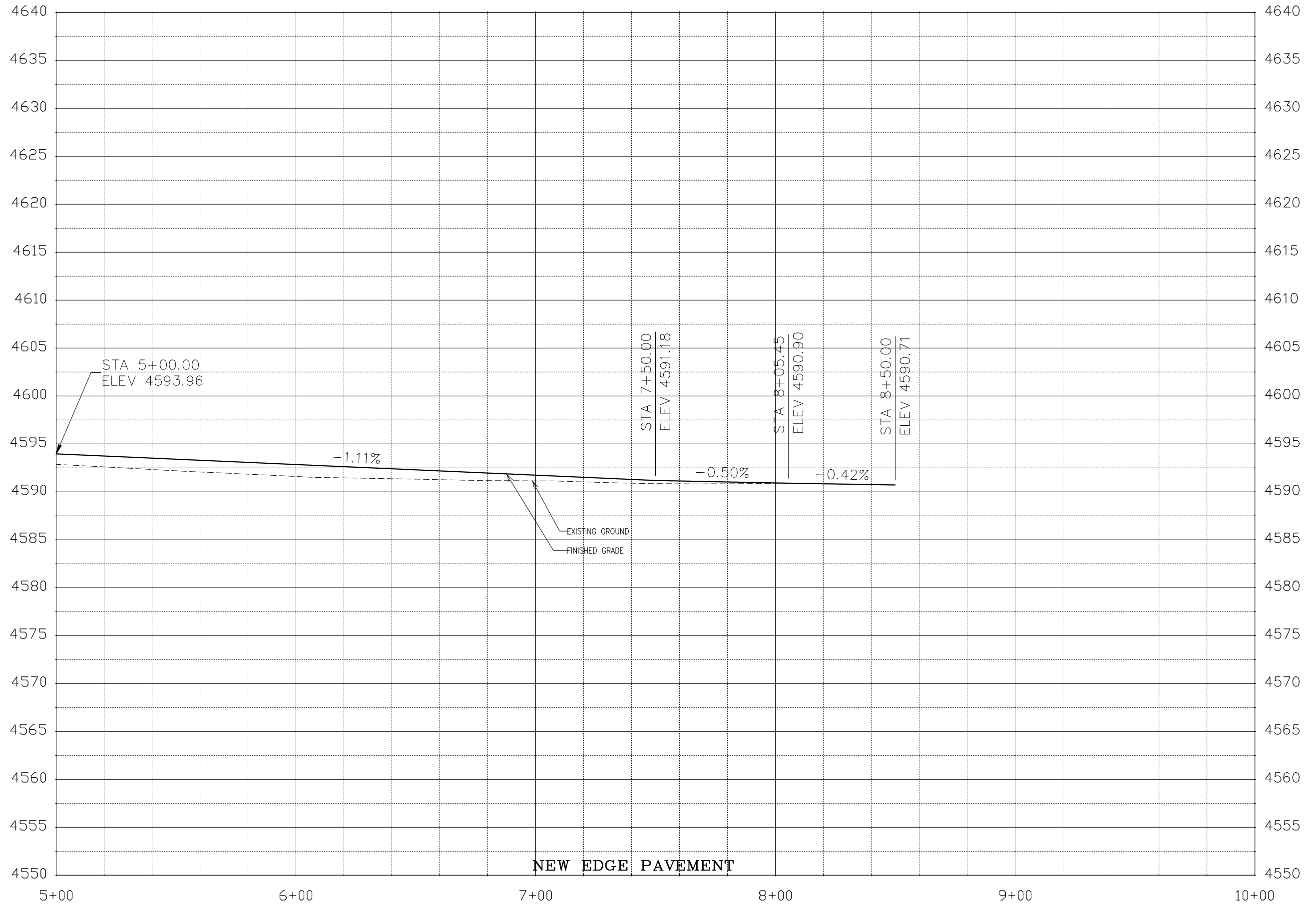
NEW EDGE PAVEMENT

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REV 2			JCS	2021
REV 3			KA	2021
REV 4			KH	2021



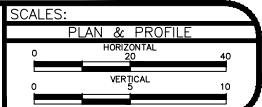
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
 ROAD PROFILE - 1
 June 25, 2021



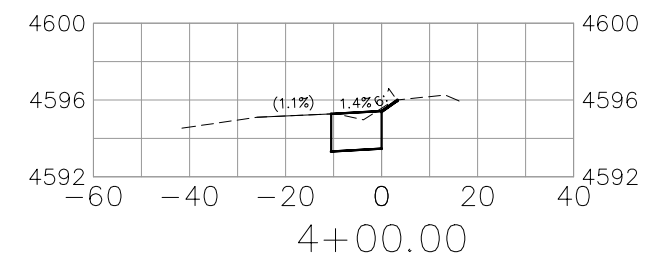
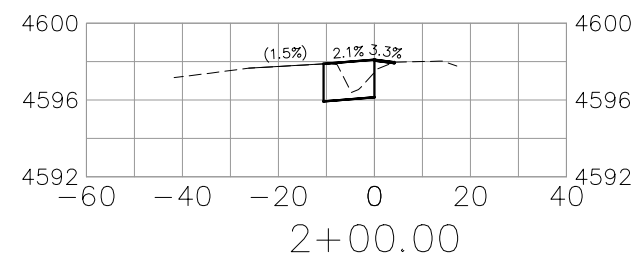
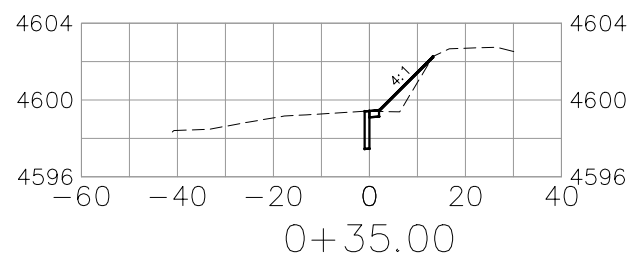
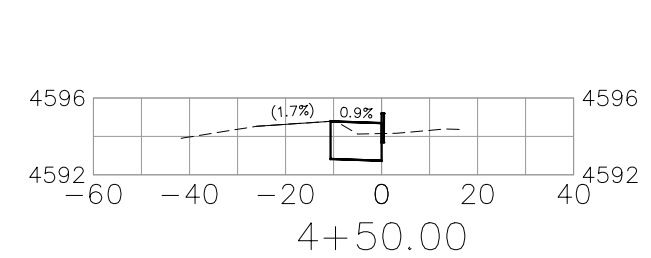
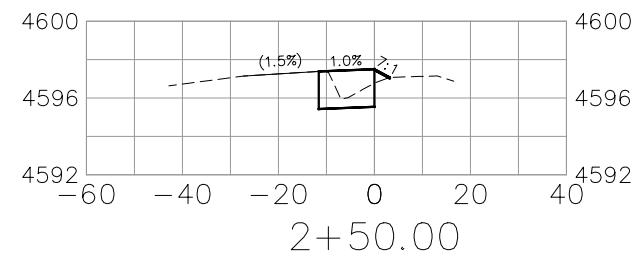
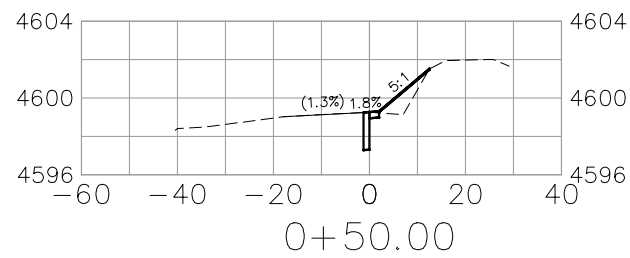
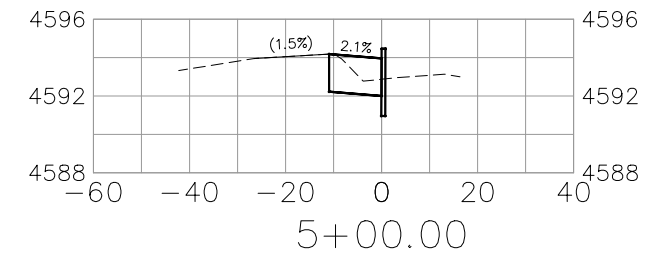
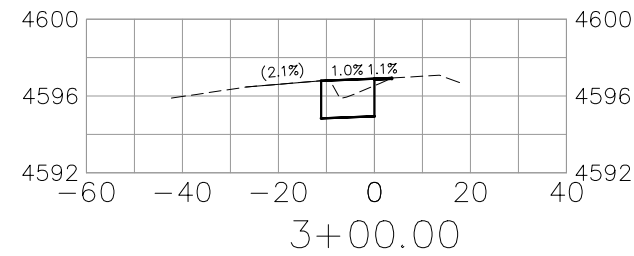
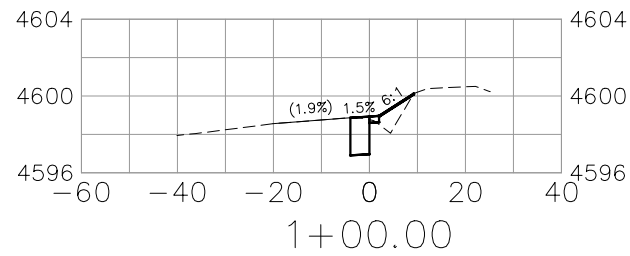
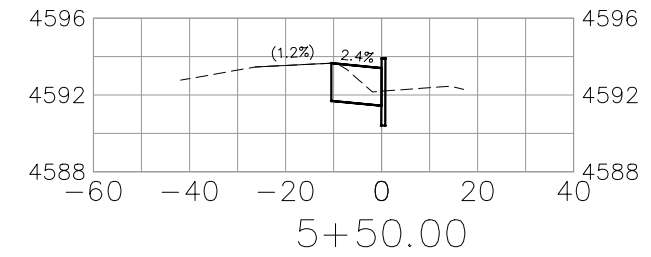
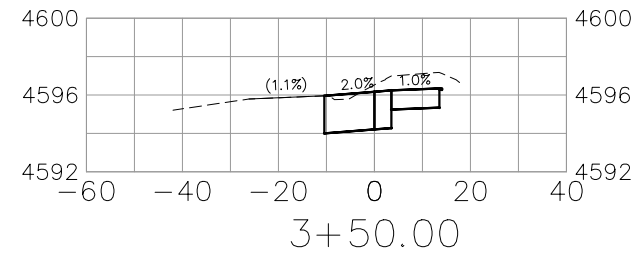
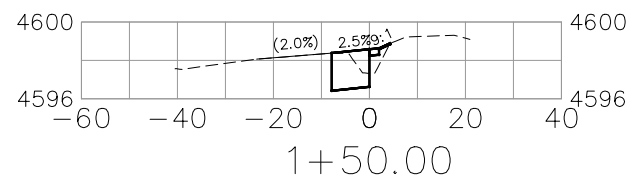
REVISION	DESCRIPTION	DATE
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△ REV 2		
△ REV 3		
△ REV 4		

DRAWN BY	JCS	DATE	2021
DESIGNED BY	JCS	DATE	2021
CHECKED BY	KA	DATE	2021
APPROVED BY	KH	DATE	2021

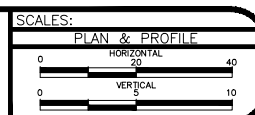


PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
 ROAD PROFILE - 2
 June 25, 2021

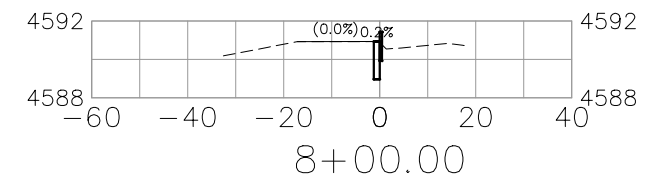
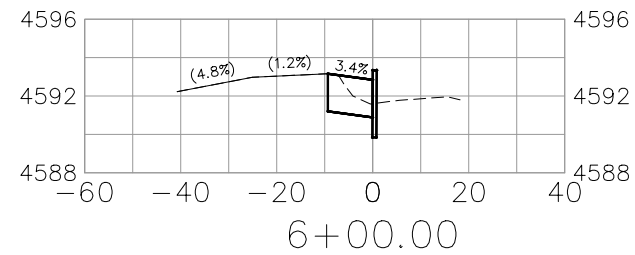
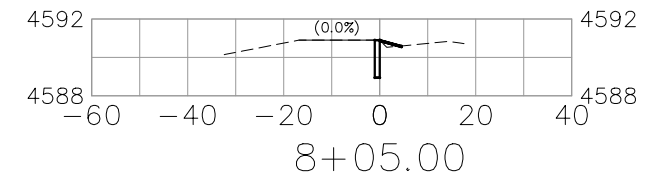
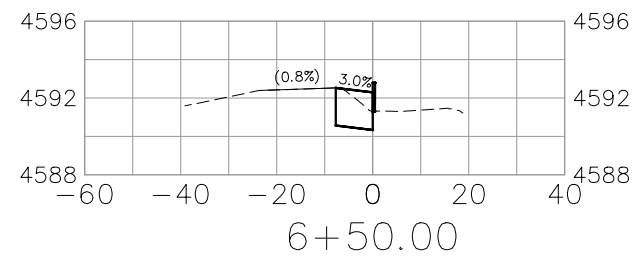
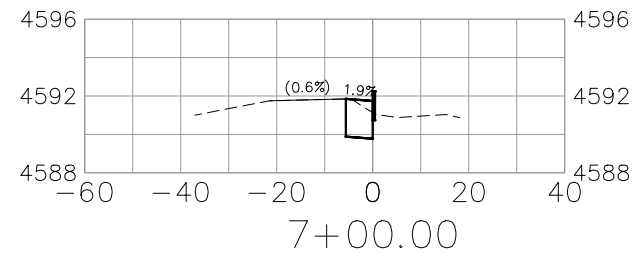
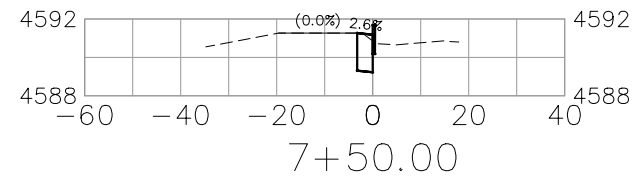


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION Δ REV 1			JCS	2021	JCS	2021	KA	2021	KH	2021
REVISION Δ REV 2										
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REVISION Δ REV 4										



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
ROAD CROSS SECTION - 1
June 25, 2021



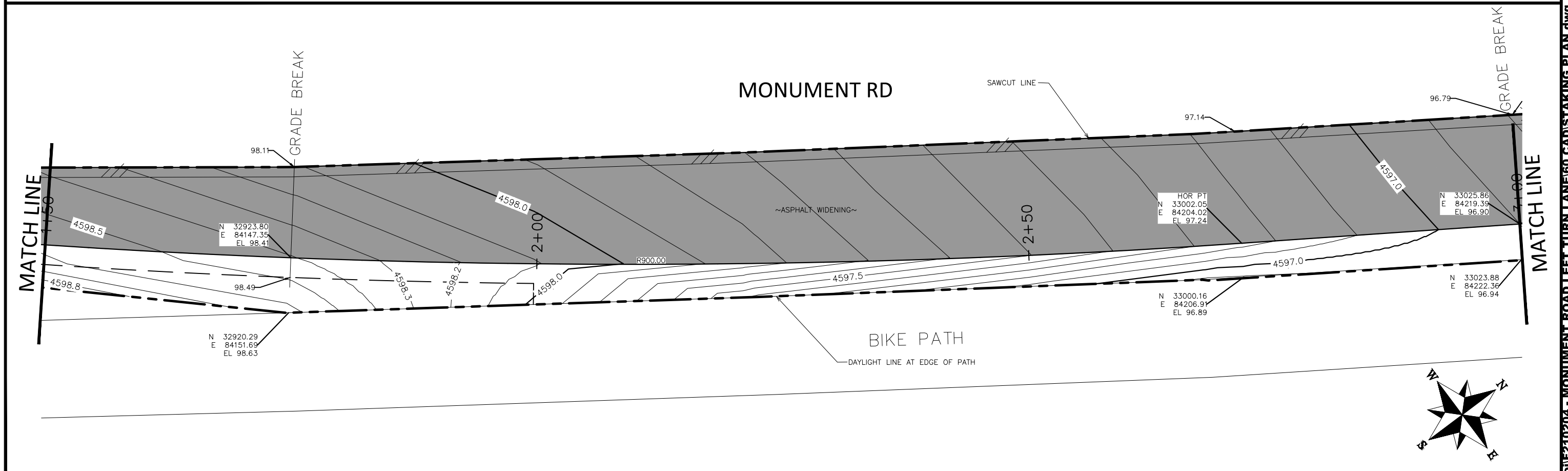
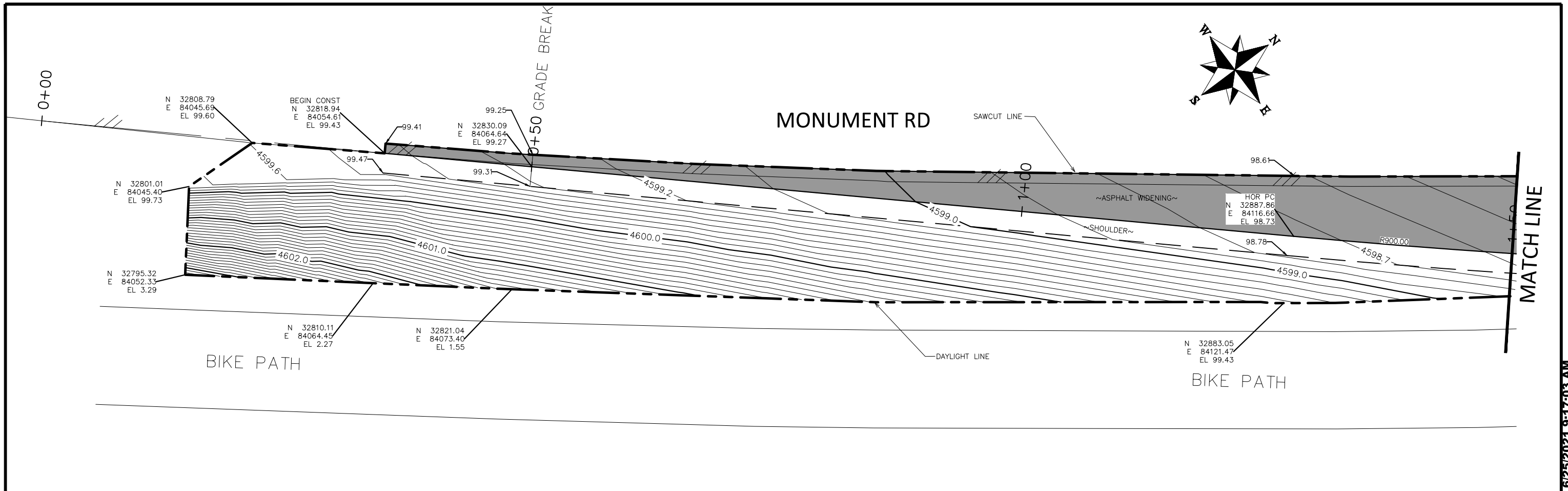
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△ REV 2										
△ REV 3										
△ REV 4										

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



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 201-F210204

**MONUMENT LEFT TURN LANE AT FROG POND SUB.
ROAD CROSS SECTION - 2**
June 25, 2021



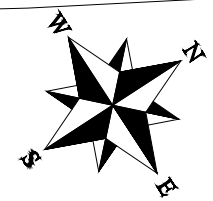
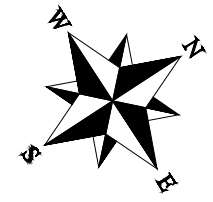
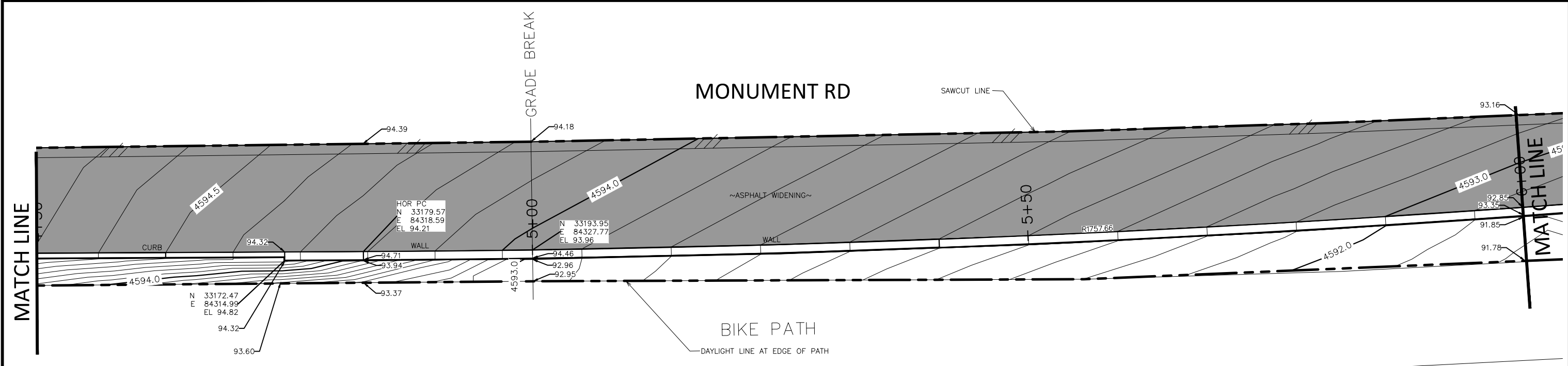
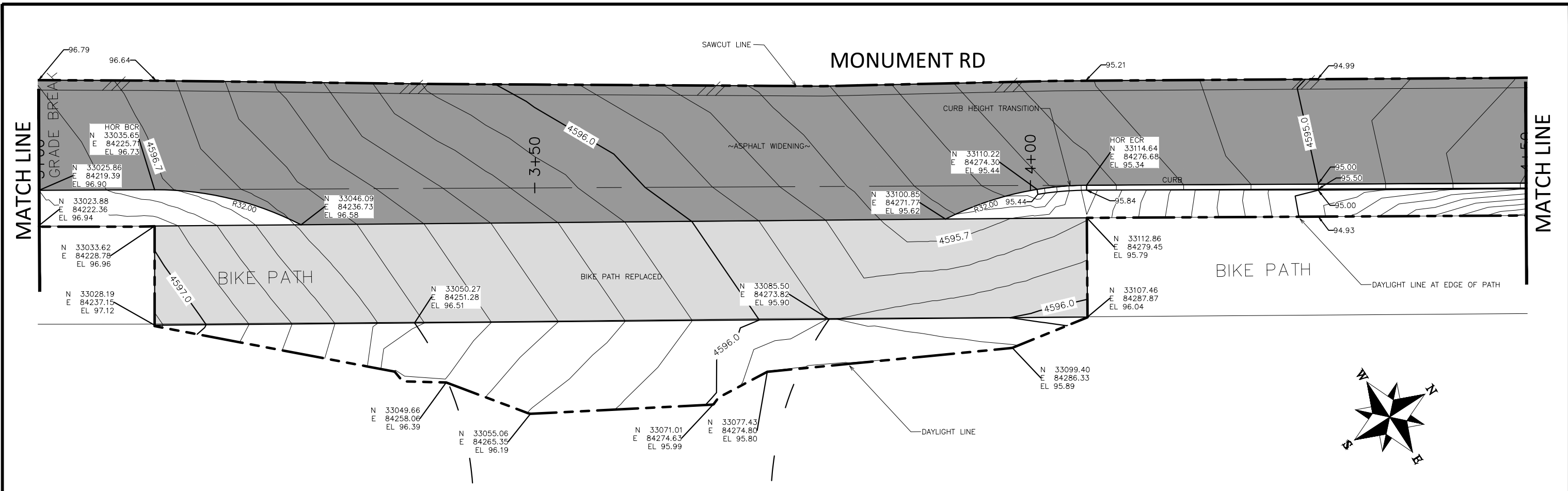
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REVISION 1			JCS	2021	
REVISION 2			JCS	2021	
REVISION 3			KA	2021	
REVISION 4			KH	2021	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
STAKING PLAN - 1
June 25, 2021

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REVISION	DESCRIPTION	DATE
REVISION 1	REV 1	DATE
REVISION 2	REV 2	DATE
REVISION 3	REV 3	DATE
REVISION 4	REV 4	DATE

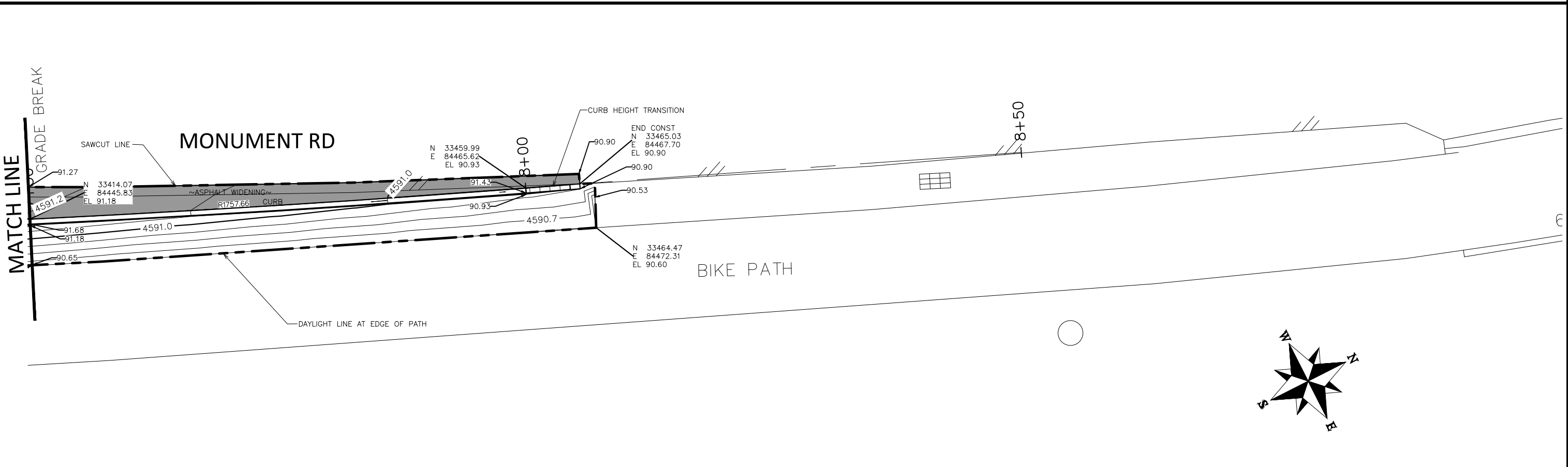
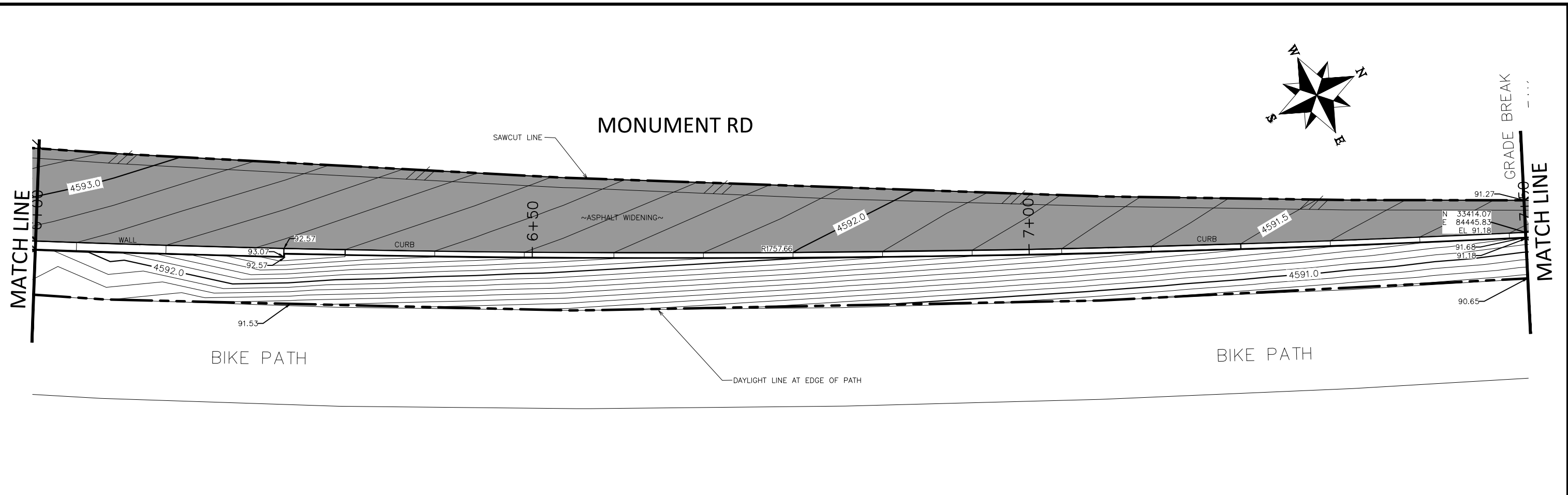
DRAWN BY JCS DATE 2021
 DESIGNED BY JCS DATE 2021
 CHECKED BY KA DATE 2021
 APPROVED BY KH DATE 2021



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
 STAKING PLAN - 2
 June 25, 2021

N:\Landproj\F210204 - MONUMENT ROAD LEFT TURN LANE@60 CAD\STAKING PLAN.dwg, 6/25/2021 9:17:05 AM



REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

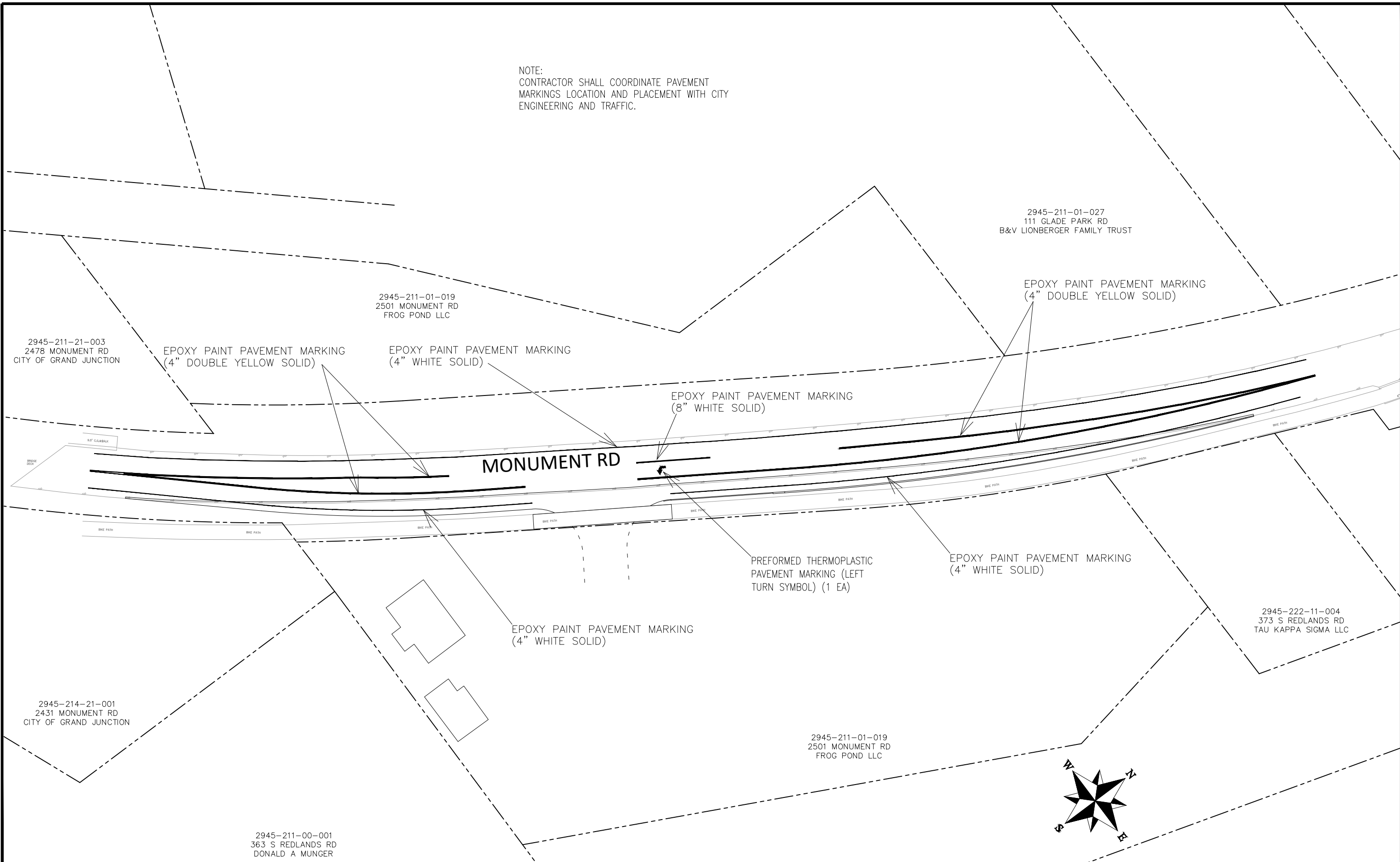
DRAWN BY JCS DATE 2021
 DESIGNED BY JCS DATE 2021
 CHECKED BY KA DATE 2021
 APPROVED BY KH DATE 2021



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 201-F210204

MONUMENT LEFT TURN LANE AT FROG POND SUB.
STAKING PLAN - 3
June 25, 2021

NOTE:
CONTRACTOR SHALL COORDINATE PAVEMENT
MARKINGS LOCATION AND PLACEMENT WITH CITY
ENGINEERING AND TRAFFIC.



2945-211-01-027
111 GLADE PARK RD
B&V LIONBERGER FAMILY TRUST

2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

2945-211-21-003
2478 MONUMENT RD
CITY OF GRAND JUNCTION

EPOXY PAINT PAVEMENT MARKING
(4" DOUBLE YELLOW SOLID)

EPOXY PAINT PAVEMENT MARKING
(4" WHITE SOLID)

EPOXY PAINT PAVEMENT MARKING
(8" WHITE SOLID)

EPOXY PAINT PAVEMENT MARKING
(4" DOUBLE YELLOW SOLID)

MONUMENT RD

PREFORMED THERMOPLASTIC
PAVEMENT MARKING (LEFT
TURN SYMBOL) (1 EA)

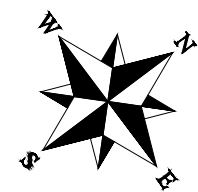
EPOXY PAINT PAVEMENT MARKING
(4" WHITE SOLID)

2945-222-11-004
373 S REDLANDS RD
TAU KAPPA SIGMA LLC

2945-214-21-001
2431 MONUMENT RD
CITY OF GRAND JUNCTION

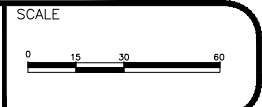
2945-211-01-019
2501 MONUMENT RD
FROG POND LLC

2945-211-00-001
363 S REDLANDS RD
DONALD A MUNGER



REVISION	DESCRIPTION	DATE
REVISION Δ REV 1		
REVISION Δ REV 2		
REVISION Δ REV 3		
REVISION Δ REV 4		

DRAWN BY JCS DATE 2021
DESIGNED BY JCS DATE 2021
CHECKED BY KA DATE 2021
APPROVED BY KH DATE 2021



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 201-F210204

**MONUMENT LEFT TURN LANE AT FROG POND SUB.
STRIPING PLAN - 1**
July 28, 2021

N:\Landproj\F210204 - MONUMENT ROAD LEFT TURN LANE\60 CAD\STRIPING PLAN.dwg, 7/28/2021 5:00:54 PM