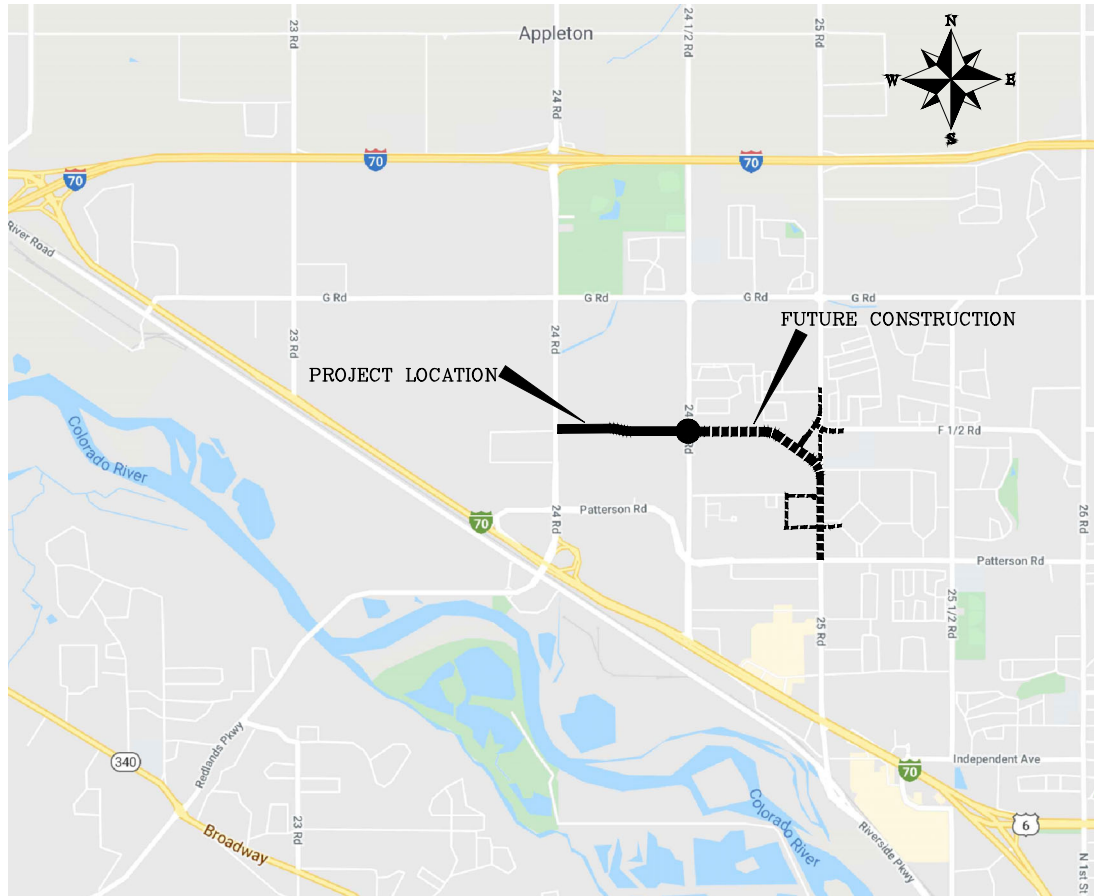


CITY OF GRAND JUNCTION F 1/2 RD PARKWAY, PH 1 November 1, 2023



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- X Landscape Plans
- X Electrical Plans

VICINITY MAP
0 1000 2000



*Public Works
Engineering Division*

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



Know what's below.
Call before you dig.

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

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\STANDARD ABBREVIATIONS LEGENDS AND SYMBOLS.dwg, 11/1/2023 11:19:38 AM

ABBREVIATIONS

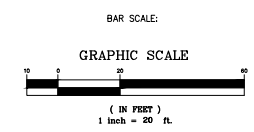
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
AC	ASBESTOS CEMENT
AP	ANGLE POINT
ASB	ANCHORED STRAW BALES
ASP	ALUMINIZED STEEL PIPE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BUTTERFLY VALVE
BOW	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
C	CAST IRON
C.G.& SW	CURB, GUTTER & SIDEWALK
CL	CENTER LINE
CLAR	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
FLM	FLANGE
FM	FORCE MAIN
FO	FIBER OPTICS
FS	FAIR 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
LC	LENGTH OF ARC
LF	LONG CHORD
LL	LINEAR FEET
LS	LONG ARC
LT	SHORT ARC
LET	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
NRC-P	NON-REINFORCED CONCRETE PIPE
NS	NEAR SIDE
NTS	NOT TO SCALE
ONP	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
SSUJ	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
UJ	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	PROPOSED CONCRETE CURB AND GUTTER
DRAINAGE BASIN BOUNDARY	PROPOSED CONCRETE CURB, GUTTER, & SIDEWALK
BSWMP	PROPOSED CONCRETE SIDEWALK
ANCHORED STRAW BALES	PROPOSED "WET" UTILITIES (CONSTRUCTION NOTE WILL INDICATE TYPE, SIZE, AND MATERIAL OF NEW MAIN)
BSWMP	8" PVC SANITARY SEWER
SILT FENCE	ALL PROPOSED FEATURES NOT SHOWN IN LEGEND WILL BE SHOWN THE SAME AS THEIR EXISTING COUNTERPART, BUT INDICATED BY BOLDER LINETYPE
BUILDING	RAIL ROAD
CONCRETE CURB AND GUTTER	RETAINING WALL
CONCRETE CURB, GUTTER, & SIDEWALK	STRIPING (CONTINUOUS WHITE)
CONCRETE DITCH	STRIPING (DASHED WHITE)
CONCRETE SIDEWALK	STRIPING (CONTINUOUS YELLOW)
CULVERT	STRIPING (DASHED YELLOW)
EARTH DITCH	TOP OF SLOPE
EDGE OF GRAVEL	CONTOUR LINES (SHOWN BETWEEN TOP & TOE)
EDGE OF PAVEMENT	TOE OF SLOPE
FENCE (HT & MATL NOTED)	TRAFFIC DETECTOR LOOP
GUARD RAIL	UTILITY LINE (ABANDONED) (THIS CASE A WATER LINE)
HATCHING: INDICATES ASPHALT REMOVAL	UTILITY LINE (CABLE TV)
HATCHING: INDICATES CONCRETE REMOVAL	UTILITY LINE (ELECTRIC)
HATCHING: INDICATES STAGING AREA	UTILITY LINE (FIBER OPTIC)
LINE (CENTER OF IMPROVEMENTS)	UTILITY LINE (GAS)
LINE (CITY LIMITS)	UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER)
LINE (CONTROL)	UTILITY LINE (OVERHEAD POWER)
LINE (EASEMENT)	UTILITY LINE (OVERHEAD TELEPHONE)
LINE (MONUMENT/SECTION)	UTILITY LINE (SANITARY SEWER)
LINE (PROPERTY)	UTILITY LINE (SANITARY SEWER FORCE MAIN)
LINE (RIGHT OF WAY)	UTILITY LINE (SANITARY SEWER SERVICE)
MATCH LINE	UTILITY LINE (STORM SEWER)
PIPE (IRRIGATION)	UTILITY LINE (STORM SEWER, PERFORATED)
PIPE (SIPHON)	UTILITY LINE (STORM/SANITARY 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 Δ REV. 1	DESCRIPTION	DATE	DRAWN BY JCS	DATE 2023
REVISION Δ REV. 2		DATE	DESIGNED BY JCS	DATE 2023
REVISION Δ REV. 3		DATE	CHECKED BY BH	DATE 2023
REVISION Δ REV. 4		DATE	APPROVED BY SAH	DATE 2023

SEE PLAN FOR SCALE INFO



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. P210306

F 1/2 RD PARKWAY, PH 1
STANDARD ABBREVIATIONS LEGENDS AND SYMBOLS -
November 1, 2023

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N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\SUMMARY OF EARTHWORK QUANTITIES.dwg, 11/1/2023 11:19:38 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	9940	
			ADDITION OF ROADWAY CROSS SECTIONS PRISM	32369	
			DEDUCT ASPHALT AND CONCRETE REMOVAL ITEMS	1000	
			TOTAL FOR PAY QUANTITIES	41309	
			EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY) QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION	CU. YD.	
			UNCLASSIFIED EMBANKMENT	3915	
			TOTAL	3915	

INDEX			<u>EARTHWORK QUANTITIES BALANCE</u> <u>(FOR INFORMATION ONLY)</u>	PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			Total Unclassified Excavation	41309	
			Total Embankment (net)	3915	
			EMBANKMENT TIMES FACTOR 1.15 (compaction)	4502	
			Excess Material leftover (Material to be hauled away from site by Contractor)	36807	

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 REV. 1 _____ REVISION Δ REV. 2 _____ REVISION Δ REV. 3 _____ REVISION Δ REV. 4 _____	DESCRIPTION _____ DATE _____ DATE _____ DATE _____ DATE _____	DRAWN BY <u>JCS</u> DATE 2023 _____ DESIGNED BY <u>JCS</u> DATE 2023 _____ CHECKED BY <u>BH</u> DATE 2023 _____ APPROVED BY <u>KAH</u> DATE 2023 _____	NO SCALE
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PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 SUMMARY OF EARTHWORK QUANTITIES - 1
 November 1, 2023

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Item No.	CDOT, City Ref.	Description	Quantity	Units
1	108.2	8" Gravity Sewer Pipe (SDR 35)	1,627.	LF
2	108.5	Sanitary Sewer Basic Manhole (48" I.D.) (Complete in Place)	4.	EA
3	108.5	Sanitary Manhole Barrel Section (D>5')(48" I.D.)	23.	VLF
4	108.5	Connect to Existing Manhole or Sewer Main	1.	EA
5	108.3	8" End Cap/Plug Sewer	3.	EA
6	108.2	Imported Trench Backfill (Class 3) (including haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 133 lbs/cu.ft. / Sewer	1,500.	TON
7	108.7	Granular Stabilization Material (Type B) (18" Thick Min.) (includes haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 138 lbs/cu.ft. / Sewer	285.	TON
8	108.2	6" Water Pipe (C-900 PVC)	15.	LF
9	108.3	6" Gate Valve	1.	EA
10	108.3	8" x 6" Tee	1.	EA
11	108.3	Fire Hydrant	1.	EA
12	108.2	Storm Drain Pipe - 30" Concrete Pipe	2,030.	LF
13	108.2	Storm Drain Pipe - 18" Concrete Pipe	793.	LF
14	108.2	Storm Drain Pipe - 12" Concrete Pipe	45.	LF
15	108.6	Storm Drain Manhole (60" ID)	5.	EA
16	108.6	Storm Sewer Treatment System. Contech, Fortiera or Engineer Approved equal. Manhole accounted for separately. Complete in place.	3.	EA
17	108.6	Single Storm Drain Inlet with drive over curb opening (24" x 36")	2.	EA
18	108.6	Double Storm Drain Inlet with drive over curb opening (24" x 72")	2.	EA
19	108.6	Storm Drain Inlet with vertical curb opening (24" x 36")	1.	EA
20	108.6	Storm Drain - Large Area Inlet (24"x36")	7.	EA
21	108.6	Storm Drain - Double Large Area Inlet (24"x36")	1.	EA
22	108.5	Storm Drain - Manhole Barrel Section (D>5')(60" I.D.)	20.	VLF
23	108.5	Connect to Existing Manhole or Pipe	2.	EA
24	108.5	Connect to Existing Outlet Structure for Halls Estates	1.	EA
25	108.5	30" End Cap/Plug Irrigation	1.	EA
26	108.2	Imported Trench Backfill (Class 3) (including haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 133 lbs/cu.ft. / Storm Drain	950.	TON
27	108.7	Granular Stabilization Material (Type B) (18" Thick Min.) (includes haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 138 lbs/cu.ft. / Storm Drain	500.	TON
28	108.2	Irrigation Pipe - 4" SDR-35 PVC	10.	LF
29	108.2	Irrigation Pipe - 6" SDR-35 PVC	64.	LF
30	108.2	Irrigation Pipe - 8" SDR-35 PVC	10.	LF
31	108.2	Irrigation Pipe - 12" SDR-35 PVC	57.	LF
32	108.2	Irrigation Pipe - 12" Corrugated HDPE Pipe	2,410.	LF
33	108.2	Irrigation Pipe - 18" Corrugated HDPE Pipe	730.	LF
34	108.2	Irrigation Earth ditch - Temporary - per plan	220.	LF
35	108.5	Irrigation Manhole (36" I.D.)	9.	EA
36	108.5	Irrigation Manhole (48" I.D.)	4.	EA
37	108.5	Irrigation Manhole (48" I.D.) Structures (25),(42),(41),(195),(170),&(232) per Details and Plan	6.	EA
38	108.5	Irrigation - Manhole Barrel Section (D>5')(36" I.D.)	31.	VLF
39	108.5	Irrigation - Manhole Barrel Section (D>5')(48" I.D.)	17.	VLF
40	108.6	Storm Drain - Large Area Inlet (24"x36")	EA	
41	108.12	ADS agricultural product - metal animal guard (finger) (pipe end guard) for 18-in Pipe	1.	EA
42	108.12	ADS agricultural product - metal animal guard (finger) (pipe end guard) for 12-in Pipe	1.	EA
43	108.5	Reset Irrigation Valve (Mundy)	1.	EA
44	108.5	Connect to Existing Manhole, Pipe, ETC..	13.	EA
45	108.2	Imported Trench Backfill (Class 3) (including haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 133 lbs/cu.ft. / Irrigation	640.	TON
46	108.7	Granular Stabilization Material (Type B) (18" Thick Min.) (includes haul and disposal of unsuitable excavated material) / Assumed 1.1 Unit Weight = 138 lbs/cu.ft. / Irrigation	500.	TON
47	202	Remove Asphalt Mat. Full Depth.	5,610.	SY
48	202	Remove Concrete	1,580.	SY
49	202	Remove Redirock Headwall, Wingwall, and Underlying foundation at Box Culvert at the intersection of E 1/2 Rd and 24 Rd.	1.	LS
50	202	Remove Water Valve	1.	EA
51	202	Remove Fire Hydrant	1.	EA
52	202	Remove End Section	1.	EA
53	202	Remove Irrigation Structure	3.	EA

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REVISION Δ REV. 4		DATE	APPROVED BY KKH	DATE 2023

NO SCALE



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SUMMARY OF APPROXIMATE QUANTITIES - 1
November 1, 2023

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Item No.	CDOT, City Ref.	Description	Quantity	Units
54	202	Remove Light Pole	13.	EA
55	202	Remove Light Pole Base	13.	EA
56	202	Remove High Voltage Overhead Power Pole Foundation	1.	EA
57	202	Remove Pull Box	5.	EA
58	202	Remove Post	2.	EA
59	202	Remove Delineator	3.	EA
60	202	Remove Ground Sign	5.	EA
61	202	Remove Sod.	1,376.	SY
62	202	Remove Tree	15.	EA
63	202	Remove Tree Stump	3.	EA
64	202	Remove Bush	35.	EA
65	202	Remove Property Pin (no reference or reset)	3.	EA
66	202	Remove Fence (includes all gates and associated appurtenances)	2,703.	LF
67	202	Remove Plastic Fence Gate (Gale Property)	1.	EA
68	202	Remove Electric Feed (Subaru Lights)	600.	LF
69	202	Remove Pipe as shown on Plans	2,015.	LF
70	202	Remove Mail Box	4.	EA
71	202	Remove Signal Pole Steel Template and Return to City Traffic	1.	EA
72	202	Remove/Abandon Sprinkler System at 653 24 1/2 Rd.	1.	EA
73	202	Clearing and Grubbing	1.	LS
74	210	Adjust Sprinkler System at 651 Market St. (Subaru)	1.	EA
75	210	Adjust Sprinkler System at 650 Market St. (Hilton)	1.	EA
76	210	Adjust Sprinkler System at 648 Market St. (Regal)	1.	EA
77	210	Adjust Sprinkler System at 649 3/4 Serinity Ln (Halls Estates HOA)	1.	EA
78	210	Adjust Sprinkler System at 655 24 1/2 Rd (Beaslin)	1.	EA
79	210	Adjust Sprinkler System at 659 24 1/2 Rd (Mundy)	1.	EA
80	210	Adjust Water Valve to Finished Grade	6.	EA
81	210	Adjust Manhole to Finished Grade	8.	EA
82	210	Adjust Inlet Frame and Grate to Finished Grade	2.	EA
83	210	Reset Water Meter	2.	EA
84	210	Adjust Pull Box to Finished Grade	7.	EA
85	210	Reset Light Standard	1.	EA
86	210	Reference/Reset Survey Monument	1.	EA
87	210	Reset Redrock Wall back to new Headwall (Leach Creek at the intersection of 24 Rd and F 1/2 Rd)	1.	EA
88	210	Reset Mail Box (Coordinate with USPS)	4.	EA
89	210	Reset Fence	200.	LF
90	210	Reset 4" Irrigation Valve (Mundy Property)	1.	EA
91	210	Reset Landscape Ground Cover (Subaru)	2,800.	SF
92	210	Reset Landscape Ground Cover (Hilton)	1,800.	SF
93	210	Reset Landscape Ground Cover (Regal)	500.	SF
94	210	Reset Landscape Ground Cover (Gale)	580.	SF
95	PH	POTHOLING	1.	LS
96	210	Reset Landscape Ground Cover (Halls Estates HOA)	1,600.	SF
97	203	Unclassified Excavation	41,309.	CY
98	203	Unclassified Embankment	4,502.	CY
99	203	Haul Earthwork Material	36,807.	CY
100	207	Topsoil (18" Thick) (all planting areas within ROW)	11,800.	SY
101	203	(Roadway Subgrade Stabilization) Muck Excavation	4,700.	CY
102	304	(Roadway Subgrade Stabilization) Aggregate Base Course (Class 3) (24" Thick)	7,000.	SY
103	304	(Roadway Subgrade Stabilization) Geotextile Separator (Mirifi RSS800 or Equivalent) as Directed by Project Engineer	5,000.	SY
104	420	(Roadway Subgrade Stabilization) Geotextile Separator (CI 2)	5,000.	SY
105	420	(Roadway Subgrade Stabilization) Geogrid Reinforcement	7,000.	SY
106	208	Storm Drain Inlet Protection (Erosion Log filter at Drop Inlet)	9.	EA
107	208	Storm Drain Inlet Protection (Type II)	12.	EA
108	208	Storm Drain Inlet Protection (Type III)	2.	EA
109	208	Erosion Log	500.	LF
110	208	Prefabricated Vehicle Tracking Pad	3.	EA
111	208	Prefabricated Concrete Washout Structure	3.	EA
112	209	Dust Abatement	365.	DAYS
113	212	Seeding - Native Seed Mix	0.8	ACRE
114	304	Aggregate Base Course (Class 2) (14" Thick) (F 1/2 Rd Pkwy)	22,320.	SY
115	304	Aggregate Base Course (Class 2) (10" Thick) (24 1/2 Road)	2,215.	SY
116	304	Aggregate Base Course (Class 2) (16" Thick) (Roundabout)	6,400.	SY
117	304	Aggregate Base Course (Class 6) (12" Thick) (Driveway)	36.	SY

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REVISION Δ REV 4		DATE	APPROVED BY KMH	DATE 2023

NO SCALE



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SUMMARY OF APPROXIMATE QUANTITIES - 2
November 1, 2023

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Item No.	CDOT, City Ref.	Description	Quantity	Units
118	304	Aggregate Base Course (Class 6) (8" Thick) (Various Locations)	27,880.	SY
119	304	Aggregate Base Course (Class 6) (6" Thick) (24 1/2' Rd Shoulder)	370.	SY
120	304	Washed Rock Surface Course (Driveway) (3" Thick)	280.	SY
121	306	Reconditioning (6" Deep) (Various)	30,971.	SY
122	329	Sod. (To repair & Match Existing)	6,000.	SF
123	401	Asphalt Millings (4" thick) (1 1/2" max particle size) (Gale/Mundy Drive)	90.	TON
124	401	Hot Mix Asphalt (4" thick) (Grading SX 100, Binder Grade 64-22) (Driveway)	8.	TON
125	401	Hot Mix Asphalt (2" thick) (Grading SX 100, Binder Grade 64-22) (Varies)	1,631.	TON
126	401	Hot Mix Asphalt (5" thick) (Grading SX 100, Binder Grade 64-22) (24 1/2' Rd)	578.	TON
127	401	Hot Mix Asphalt (5 1/2" thick) (Grading SX 100, Binder Grade 64-22) (F. 1/2 Rd Pkwy)	3,844.	TON
128	401	Hot Mix Asphalt (2" thick) (Grading SX 100, Binder Grade 64-22) (T-1 on on 24 1/2 Rd)	25.	TON
129	504	Concrete Wall (Class D) per M and S Standard M-601-20 (Wall Design Height 6' to 9' per plan). (Includes associated headwalls, footers, and toe walls) Work shall include approximately 1000 lbs. Reinforcing Steel (Epoxy Coated), Structural Concrete Coating (Exterior of wall), 12 cy Structural Backfill (Class 1) and any necessary appurtenances	21.	CY
130	504	Precast Concrete Block Retaining Wall System (includes all necessary appurtenances, work, etc. to complete).	30.	FSF
131	506	Riprap (12 Inch) (Leach Creek)	30.	CY
132	506	Filter Material (Class B)	5.	CY
133	506	Geotextile (Drainage) (Class 1) (Nonwoven) (Geotextile is to be used with the Leach Creek Riprap Details).	45.	SY
134	603.3	Leach Creek Temporary Bypass Pumping (temporary to set up Leach Creek Bypass for Construction and to divert Leach Creek back to Triple Box Culvert after base culvert construction).	10.	DAYS
135	603.3	Leach Creek Bypass for Construction (contractor to determine means and methods and submit plan prior to contract award).	1.	LS
136	603.3	Pipe Excavation (for Triple Conc Box Culvert) (Includes Topsoil Removal, Muck Excavation, Stockpiling, Drying, etc. See Box Culvert Typical Cross Section).	1,500.	CY
137	603.3	Pipe Stabilization (for Triple Conc Box Culvert) Imported Trench Backfill (Class 3 Aggregate) (24" Minimum Depth - See Box Culvert Typical Cross Section) (Assumed Unit Weight = 133 lbs/cu ft.)	510.	TONS
138	603.3	Pipe Bedding (for Triple Conc Box Culvert) Aggregate Base Course (CDOT No. 57 Concrete Aggregate) (3 Each - 12" Thick Layers - See Box Culvert Typical Cross Section)	425.	CY
139	603.3	Geotextile Separator (for Triple Conc Box Culvert Pipe Bedding) (Class 1) (Woven) (See Box Culvert Typical Cross Section)	1,400.	SY
140	603.3	Triple - 6' x 12' Precast Concrete Box Culvert (can be constructed as three separate 6 x 12 C.B.C. sections placed side by side) (Includes all Haunching and Backfill Material) (Includes Grouted Connect to Existing)	86.	LF
141	603.3	Triple - 6' x 12' Cast in Place Concrete Box Culvert to accommodate Sewer Crossing (Includes all Haunching and Backfill Material)	1.	LF
142	608	Concrete Landscape Border (match existing in kind)	165.	LF
143	608	Concrete Pavement (Roundabout) (8" Thick) (CL P)	5,560.	SY
144	608	Concrete Curb and Spill Gutter (1.5' Wide) to include Class 6 Aggregate Base Course per Typical Cross Section	5,925.	LF
145	608	Concrete Truck Apron (Roundabout) (12" Thick) to include 8" of Class 6 Aggregate Base Course, 16" of Class 3 Aggregate Base Course, and 6" of subgrade reconditioning	535.	SY
146	608	Concrete Curb (6" Wide) (6" High) to include Class 6 Aggregate Base Course per Typical Cross Section	650.	LF
147	608	Concrete Curb and Gutter (2' Wide) (both collector and spill gutters) to include Class 6 Aggregate Base Course per Typical Cross Section	5,165.	LF
148	608	Concrete Drive Over Curb and Gutter 3' wide and both collector and spill gutter to include Class 6 Aggregate Base Course per Typical Cross Section	660.	LF
149	608	Concrete Sidewalk (6" Thick) to include 6" of Class 6 Aggregate Base Course	5,700.	SY
150	608	Concrete Drainage Pan (6' Wide) to include 6" of Class 6 Aggregate Base Course	38.	LF
151	608	Concrete Median Island Nose (8" Thick) to include 6" of Class 6 Aggregate Base Course	41.	SY
152	608	Concrete Curb Ramp to include 6" of Class 6 Aggregate Base Course	335.	SY
153	608	Concrete Pavement (6" Thick) to include 6" of Class 6 Aggregate Base Course	170.	SY

REVISION Δ REV. 1	DESCRIPTION	DATE	DRAWN BY JCS	DATE 2023
REVISION Δ REV. 2		DATE	DESIGNED BY JCS	DATE 2023
REVISION Δ REV. 3		DATE	CHECKED BY BH	DATE 2023
REVISION Δ REV. 4		DATE	APPROVED BY JAH	DATE 2023

NO SCALE



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SUMMARY OF APPROXIMATE QUANTITIES - 3
November 1, 2023

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Item No.	CDOT, City Ref	Description	Quantity	Units
154	608	Concrete Driveway Section (8" Thick) (Commercial) to include 6" of Class 6 Aggregate Base Course.	225.	SY
155	606	Concrete Median Edging (1.5' Wide) (4" thick) (make sure not repeated landscape quantities).	5,555.	LF
156	608	Concrete Median Cover Material (6" Patterned Concrete) to include 6" of Class 6 Aggregate Base Course. (make sure not repeated landscape quantities).	815.	SY
157	608	Detectable Warning (Cast Iron, Wet Set) (2x2)	130.	EA
158	613	2" Schedule 80 PVC (City Broadband)	15,615.	LF
159	613	2" Schedule 80 PVC (for Power to Lighting and Out Buildings - Outside edge of Joint Trench)	5,205.	LF
160	613	Large Splice Box (Quasite) (3' - 2 5/8" x 2'-2") Broadband Logo.	20.	EA
161	614	Sign Panel (CL I)	570.	SF
162	614	Sign Panel (CL II)	48.	SF
163	614	3 LB. U SHAPE CHANNEL STEEL POST	70.	EA
164	614	Steel Sign Support (2 1/2" round NP-40) (Pole/Slipbase)	4.	EA
165	503-00048	Drilled Caisson (48 Inch)	42.	LF
166	503-00048	Drilled Caisson (54 Inch)	21.	LF
167	613-07004	Type Four Pull Box (Traffic) (24x36x24) PB3	1.	EA
168	613-07005	Type Five Pull Box (Traffic) (30x48x24) PB1,PB2,PB4.&PB5	4.	EA
169	614	Spread Footer for Pedestrian Pole P5 (Contractor to provide Engineer Approved and Stamped Shop Drawings)	1.	EA
170	614-70150	Pedestrian Signal Face (16) (Countdown)	8.	EA
171	614-70336	Traffic Signal Face (12-12-12)	8.	EA
172	614-70336b	Traffic Signal Face (12-12-12) (With Backplate and Retroreflective Border)	12.	EA
173	614-72855	Traffic Signal Controller Cabinet	1.	EA
174	614-72863	Pedestrian Push Button Post Assembly	4.	EA
175	614-72886	Intersection Detection System (Camera)	4.	EA
176	614-72886b	Intersection Detection System (Opticom)	4.	EA
177	614-81155 P2	Traffic Signal-Light Pole Steel (1-55 Foot Mast Arm)	1.	EA
178	614-81160	Traffic Signal-Light Pole Steel (1-60 Foot Mast Arm) P3 & P4	2.	EA
179	614-81165 P1	Traffic Signal-Light Pole Steel (1-65 Foot Mast Arm)	1.	EA
180	614	Mount City Provided Sign on Mast Arm	4.	EA
181	614	Sign Panel (CL I)	36.	SF
182	614-84000	Traffic Signal Pedestal Pole Steel P5	1.	EA
183	614-87010	Fiber Optic Cable (Single Mode) (12 Fiber)	500.	LF
184	614-87320	Closed Circuit Television	1.	EA
185	614-87350	Test Fiber Optic Cable	1.	EA
186	614	2" PVC Conduit	2,100.	LF
187	620	Sanitary Facility	1.	EA
188	625	Construction Surveying (2% plus/minus Project Cost)	1.	LS
189	626	Mobilization (7% plus/minus Project Cost)	1.	LS
190	627	Epoxy Pavement Marking (asphalt only) (Roadway Striping) (two coats) (white)	73.	Gal
191	627	Epoxy Pavement Marking (asphalt only) (Roadway Striping) (two coats) (yellow)	58.	Gal
192	627	Preformed Plastic Pavement Marking (Type II) (Inlaid) (includes black contrast tape, 1.5" each side, total of 3") (Roundabout Striping) (white)	1,452.	SF
193	627	Preformed Plastic Pavement Marking (Type II) (Inlaid) (includes black contrast tape, 1.5" each side, total of 3") (Roundabout Striping) (yellow)	343.	SF
194	627	Preformed Thermoplastic Pavement Marking (Word-Symbol) (Asphalt and Concrete)	1,125.	SF
195	627	Preformed Thermoplastic Pavement Marking (X-Walk & Stop Line) (Asphalt and Concrete)	2,400.	SF
196	630	Traffic Control (Complete In Place)	1.	LS
197	630	Traffic Control Plan	1.	LS

REVISION	REV.	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023
REVISION	△	REV. 1	_____	DATE	_____	DATE	2023
REVISION	△	REV. 2	_____	DATE	_____	DATE	2023
REVISION	△	REV. 3	_____	DATE	_____	DATE	2023
REVISION	△	REV. 4	_____	DATE	_____	DATE	2023

NO SCALE



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
SUMMARY OF APPROXIMATE QUANTITIES - 4
November 1, 2023**

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Item No.	CDOT, City Ref.	Description	Quantity	Units
198	630	Construction Phasing Plan	1.	LS
199	630	Temporary Paving	1,750.	SY
200	LSC	Soil Amendment (To be tilled)	102,147.	SF
201	LSC	Type 1 Rock - 1/2" Tan Granite	60,271.	SF
202	LSC	Type 2 Rock - 3" La Sal Purple	41,876.	SF
203	LSC	Landscape Boulder - Small (3'x2'x2')	189.	EACH
204	LSC	Landscape Boulder - Medium (2'x4'x2')	18.	EACH
205	LSC	Deciduous Tree (1 - 1/2 Inch Caliper)	59.	EACH
206	LSC	Deciduous Tree (2 Inch Caliper)	36.	EACH
207	LSC	Deciduous Shrub (1 Gallon Container)	240.	EACH
208	LSC	Deciduous Shrub (5 Gallon Container)	575.	EACH
209	LSC	Evgn Tree (6 Foot, B&B)	25.	EACH
210	LSC	Evergreen Shrubs (5 Gallon Container)	230.	EACH
211	LSC	Perennials (1 Gallon Container)	300.	EACH
212	LSC	Ornamental Grasses (1 Gallon Container)	200.	EACH
225	LSC	Connect to Existing Irr. Main (24 Road)	1.	LS
226	LSC	Bore under N-bound 24 RD, N. Leach Creek & Ready Rock wall	1.	LS
227	LSC	4 Inch PVC Irrigation Sleeve, 18" bury under walks	200.	LF
228	LSC	4 Inch PVC Irrigation Sleeve, 30" bury under roadways	30.	LF
229	LSC	6 Inch PVC Irrigation Sleeve, 18" bury under walks	160.	LF
230	LSC	6 Inch PVC Irrigation Sleeve, 30" bury under roadways	1,300.	LF
231	LSC	4" HDPE Mainline	5,333.	LF
232	LSC	1 Inch PVC Lateral Pipe	9,314.	LF
233	LSC	2 Inch PVC Lateral Pipe	3,102.	LF
234	LSC	Tracer Wire for all Mainline and PVC Lateral Pipes	17,749.	LF
235	LSC	3/4 Inch Quick Coupler Valve	1.	EACH
236	ELEC	1 Inch Automatic Control Valve	8.	EACH
226	LSC	2-wire Control Wire	5,333.	LF
227	LSC	2-wire Control, including decoders, grounding	1.	LS
228	LSC	Jumbo Valve Box	4.	EACH
229	LSC	Isolations Valves	15.	EACH
229	LSC	Manual Drain Valves	1.	EACH
230	LSC	Riser Assembly to Compression Tee (not incl. tree rings)	124.	EACH
231	LSC	1/2" Drip Tubing, No Emitters	9,706.	EACH
232	LSC	Nettarm Drip Emitters (incl. 1/4" tubing)	4,135.	EACH
233	LSC	Tree Ring Assembly	120.	EACH
234	LSC	1/2 Inch Flush Box Assembly	76.	EACH
235	LSC	Air Relief/Pressure Relief Assembly	1.	EACH
236	ELEC	Type One Pull Box	67.	EA
237	ELEC	Wiring	1.	LS
238	ELEC	Light Standard and Luminaire (Pedestrian)	60.	EA
239	ELEC	Light Standard Foundation (Pedestrian)	60.	EA
240	ELEC	Lighting Control Center PWR Pedestal (Special) (LCBP x1.74)	1.	EA
241	ELEC	Trench - Site Lighting and Electrical will require approximately 6,700 Linear Feet of Trenching.	1.	LS
242		0		
MCR		Minor Contract Revisions	---	---

REVISION	REV.	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023
REVISION	REV. 1		DATE	DESIGNED BY	JCS	DATE	2023
REVISION	REV. 2		DATE	CHECKED BY	BH	DATE	2023
REVISION	REV. 3		DATE	APPROVED BY	KAH	DATE	2023
REVISION	REV. 4		DATE				

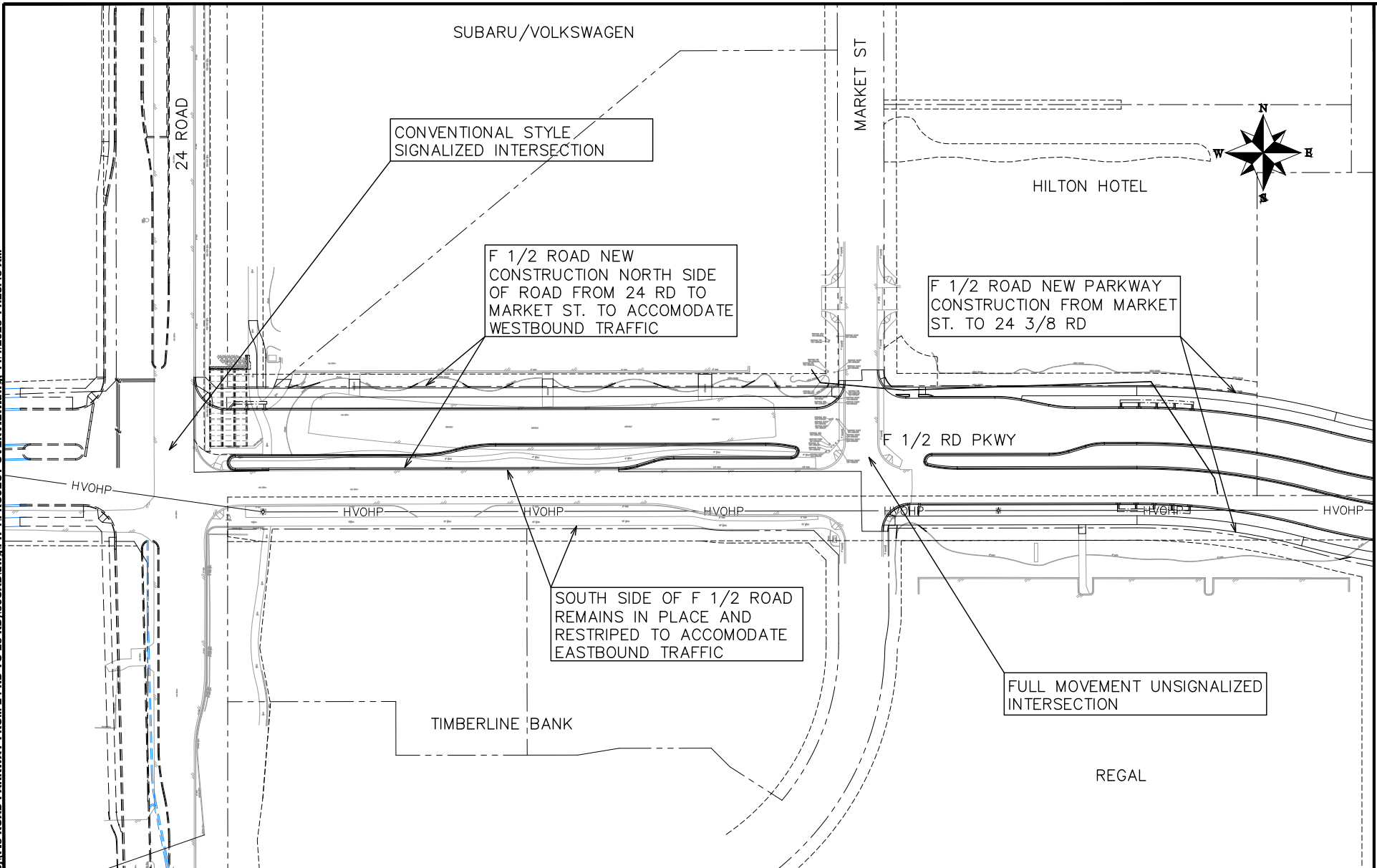
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PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SUMMARY OF APPROXIMATE QUANTITIES - 5
November 1, 2023

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MATCH LINE

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



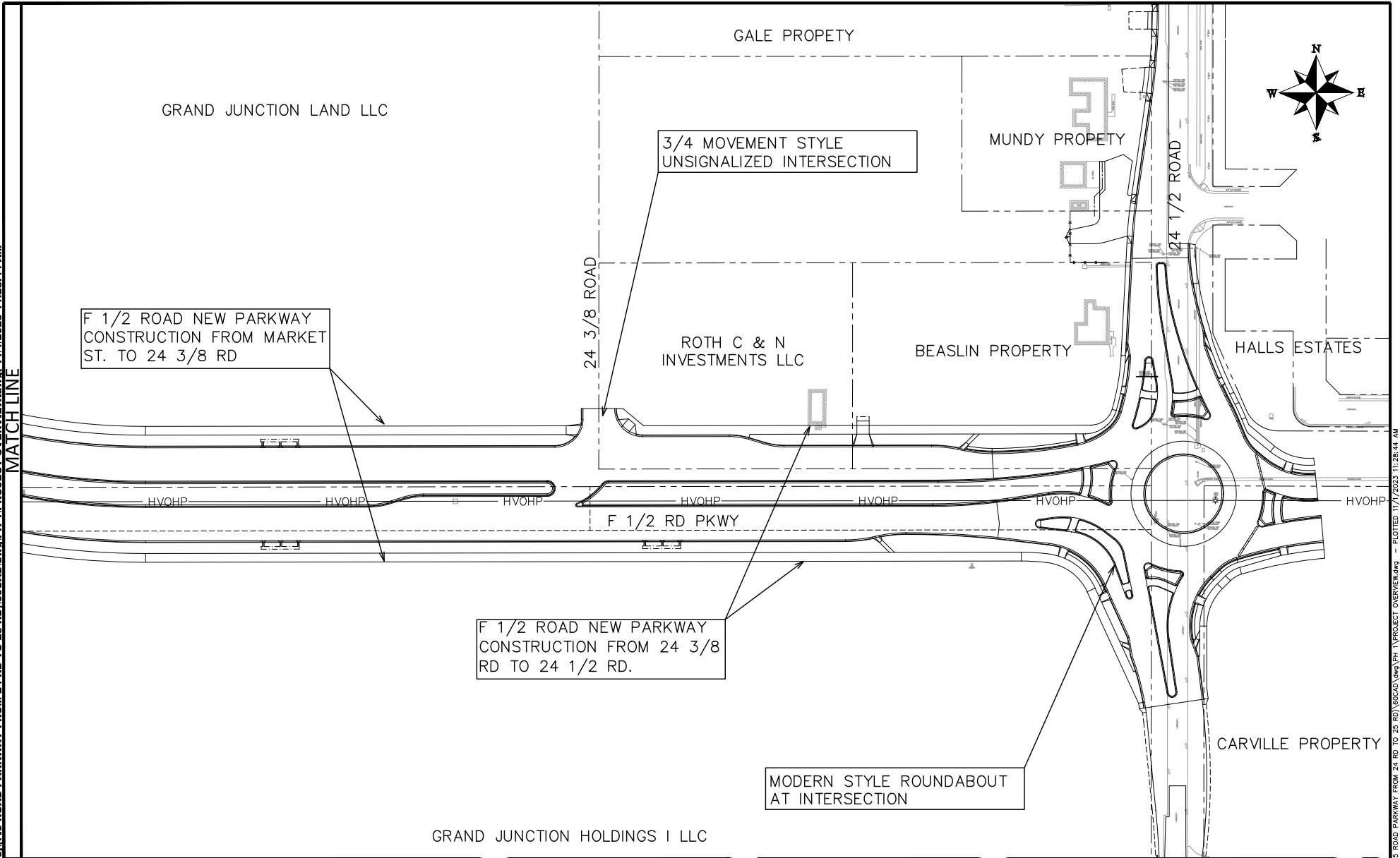
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ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PROJECT OVERVIEW - 1
November 1, 2023

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MATCH LINE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	

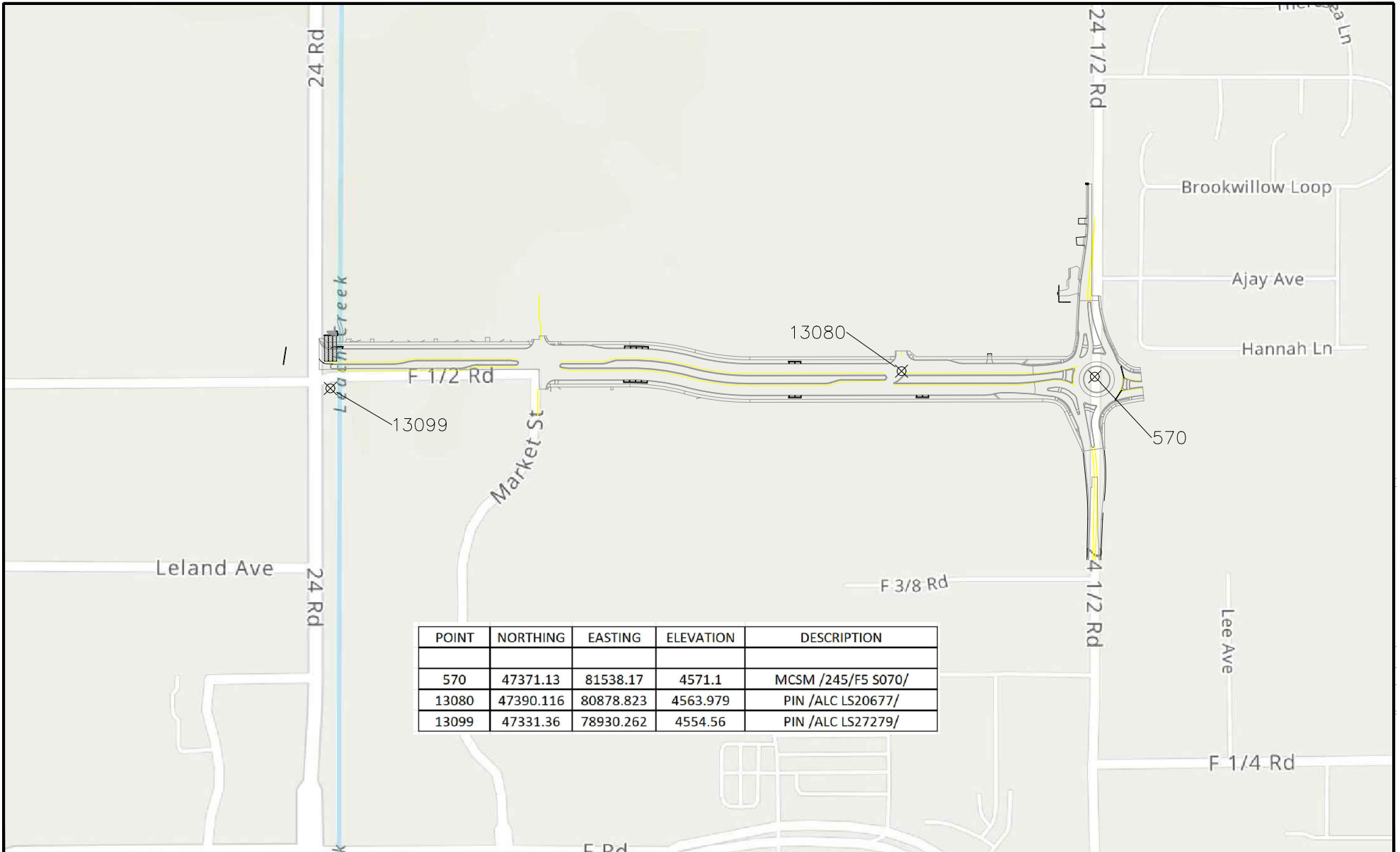
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 DESIGNED BY JCS DATE 2023
 CHECKED BY BH DATE 2023
 APPROVED BY KMH DATE 2023



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PKWY PH 1
 PROJECT OVERVIEW - 2
 November 1, 2023

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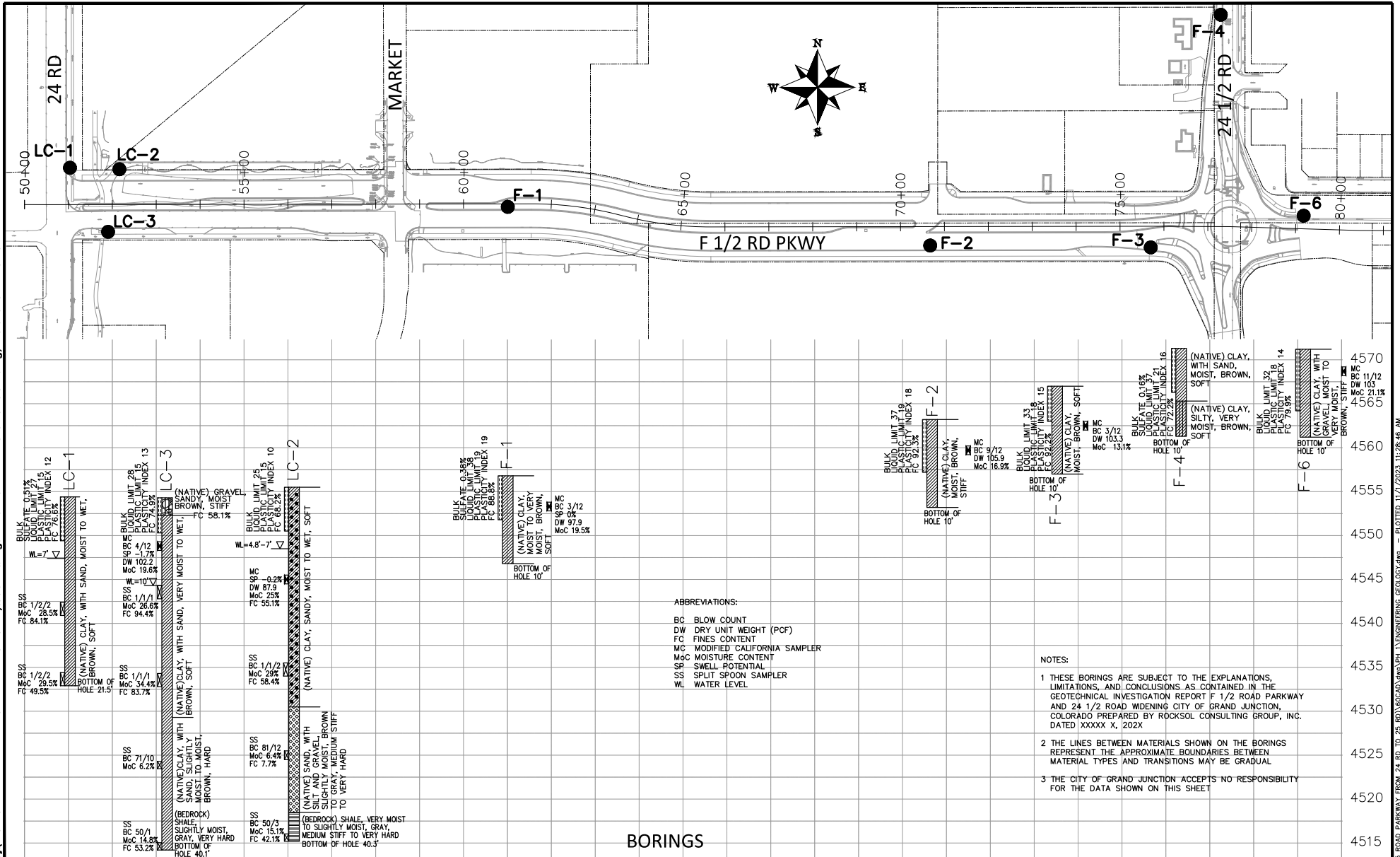
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13080	47390.116	80878.823	4563.979	PIN /ALC LS20677/
13099	47331.36	78930.262	4554.56	PIN /ALC LS27279/

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PROJECT CONTROL MAP
 November 1, 2023



ABBREVIATIONS:

- BC BLOW COUNT
- DW DRY UNIT WEIGHT (PCF)
- FC FINES CONTENT
- MC MODIFIED CALIFORNIA SAMPLER
- McC MOISTURE CONTENT
- SP SWELL POTENTIAL
- SS SPLIT SPOON SAMPLER
- WL WATER LEVEL

NOTES:

- 1 THESE BORINGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT F 1/2 ROAD PARKWAY AND 24 1/2 ROAD WIDENING CITY OF GRAND JUNCTION, COLORADO PREPARED BY ROCKSOL CONSULTING GROUP, INC. DATED XXXXX X, 202X
- 2 THE LINES BETWEEN MATERIALS SHOWN ON THE BORINGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND TRANSITIONS MAY BE GRADUAL
- 3 THE CITY OF GRAND JUNCTION ACCEPTS NO RESPONSIBILITY FOR THE DATA SHOWN ON THIS SHEET

BORINGS

REVISION	DESCRIPTION	DATE

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

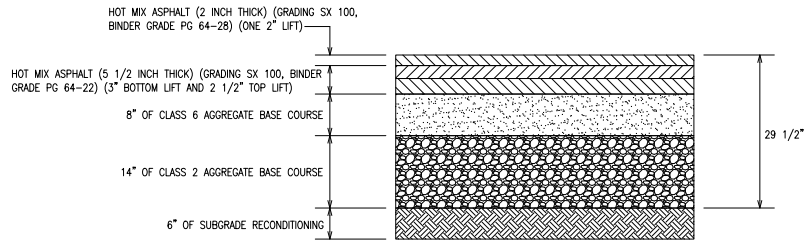
SCALES:	
PLAN & PROFILE	1" = 10'
HORIZONTAL	1" = 10'
VERTICAL	1" = 10'



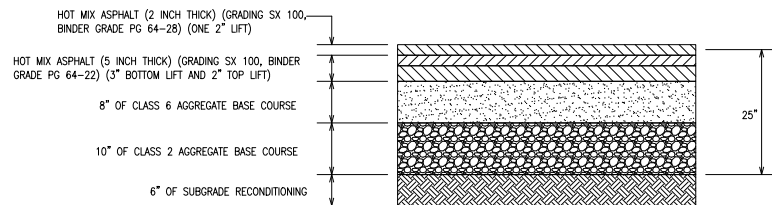
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ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ENGINEERING GEOLOGY - 1
November 1, 2023

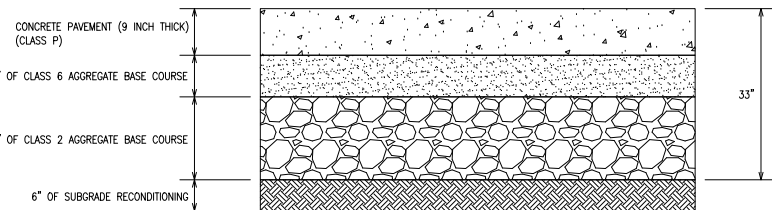
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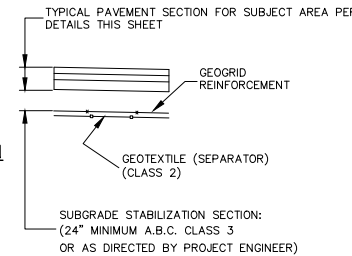
F 1/2 ROAD PARKWAY ASPHALT PAVEMENT SECTION
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



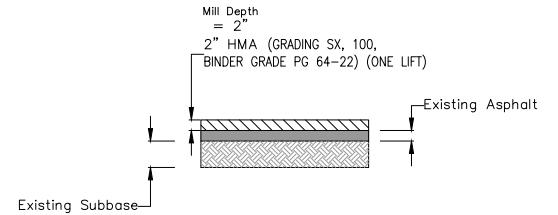
24 1/2 ROAD ASPHALT PAVEMENT SECTION
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



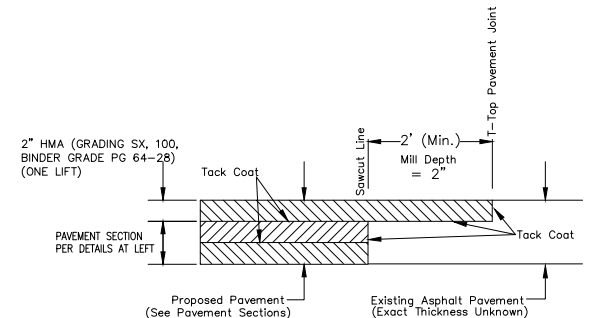
ROUNDABOUT CONCRETE PAVEMENT SECTION
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



SUBGRADE STABILIZATION
(REQUIRED IN SOFT SPOTS AS DIRECTED BY PROJECT ENGINEER)



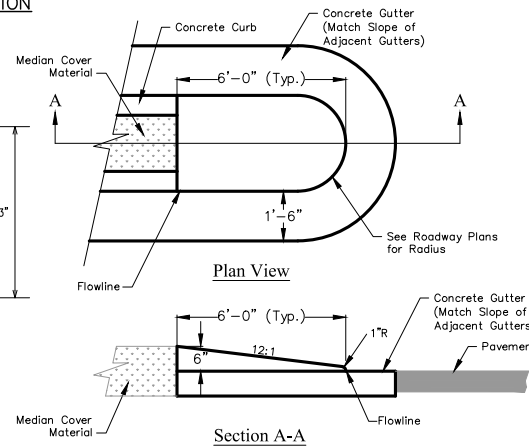
PAVEMENT "MILL AND FILL" SECTION
2" MILL AND HOT MIX ASPHALT OVERLAY
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



T-TOP DETAIL

T-TOP NOTES

1. THE MINIMUM T-TOP ASPHALT THICKNESS SHALL BE 2-INCH AND THE MINIMUM WIDTH SHALL BE 2- FEET.
2. THE T-TOP PAVEMENT JOINT SHALL NOT BE LOCATED IN A VEHICLE WHEEL PATH. THE CONTRACTOR SHALL ADJUST THE T-TOP PAVEMENT JOINT ACCORDINGLY.



MEDIAN ISLAND NOSE DETAIL

- Notes:**
- Median Nose will be included in the cost of curb and gutter and is measured at flow-line.
 - Thickness of curb and gutter section shall match concrete pavement thickness.

Note:

- The Contractor shall account for up to 25% of the total roadway reconstruction areas (requiring base course and surfacing) requiring subgrade stabilization, as detailed in the Subgrade Stabilization detail, in coming up with his schedule. No adjustment in allowable working time will be considered if the amount of subgrade stabilization is less than 25% of the total roadway reconstruction areas. The work for subgrade stabilization will be paid for separately as Muck Excavation, Aggregate Base Course (Class 3), Geotextile (Separator) (Class 2), and Geogrid Reinforcement.

REVISION	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023
REVISION A	REV. 1	-	DATE	DESIGNED BY	JCS	DATE 2023
REVISION B	REV. 2	-	DATE	CHECKED BY	BH	DATE 2023
REVISION C	REV. 3	-	DATE	APPROVED BY	KAH	DATE 2023
REVISION D	REV. 4	-	DATE			

NO SCALE

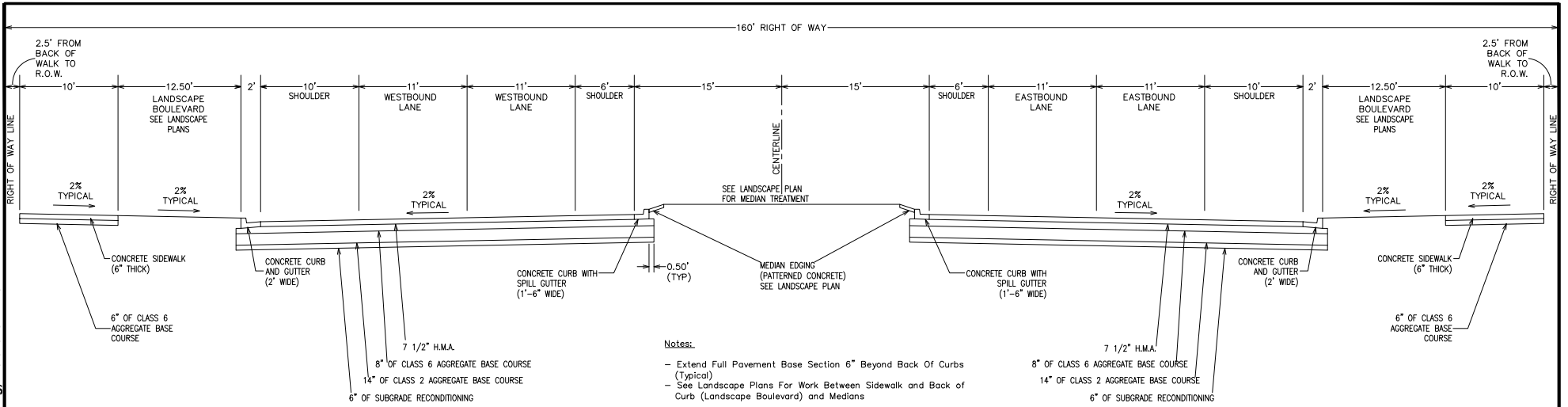


PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

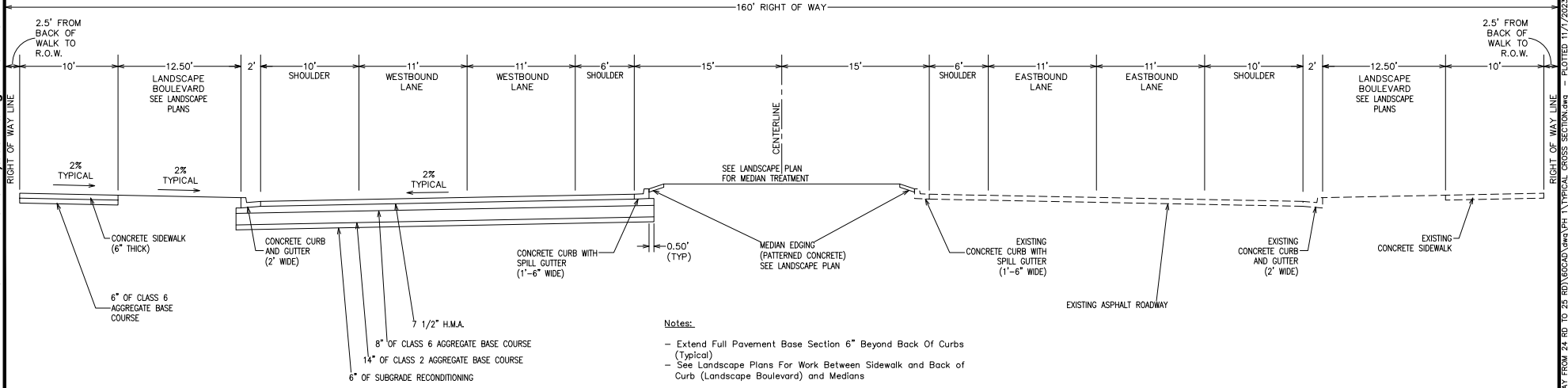
F 1/2 RD PARKWAY, PH 1
TYPICAL CROSS SECTION - PAVEMENT
November 1, 2023

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**F 1/2 ROAD PARKWAY
FROM MARKET ST. TO 24 1/2 RD**
- SEE PLANS FOR LEFT AND RIGHT HAND TURN LANES



**F 1/2 ROAD PARKWAY
FROM 24 RD TO MARKET ST.**
- SEE PLANS FOR LEFT AND RIGHT HAND TURN LANES

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV. 1			JCS	2023
REV. 2			JCS	2023
REV. 3			BH	2023
REV. 4			KAH	2023

NO SCALE

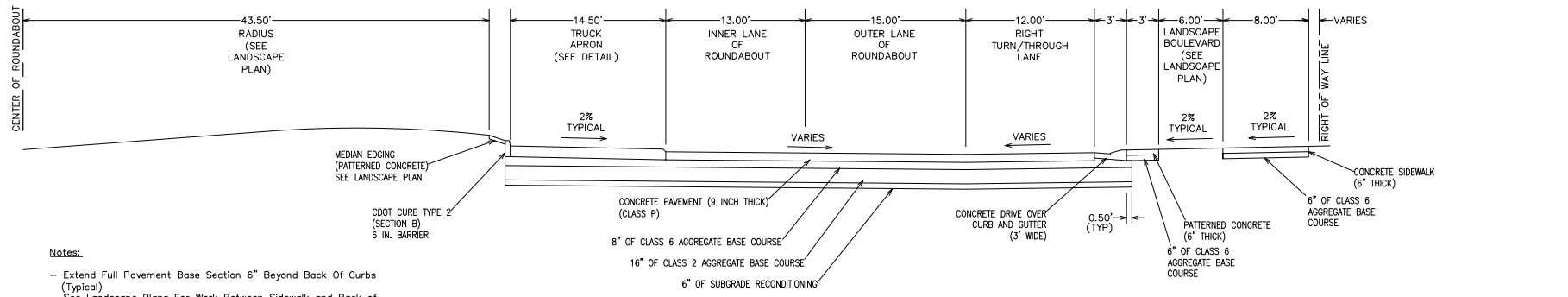


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
TYPICAL CROSS SECTION - ROADWAY**
November 1, 2023

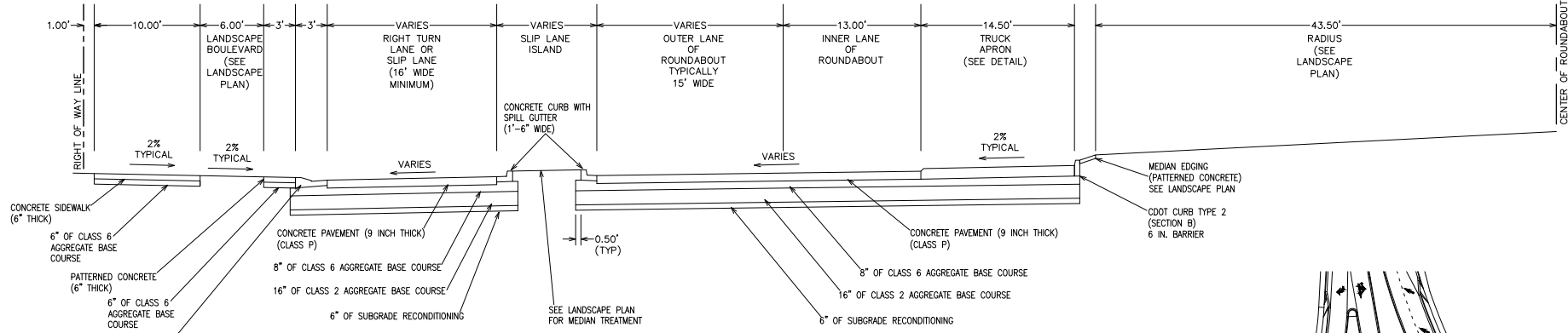
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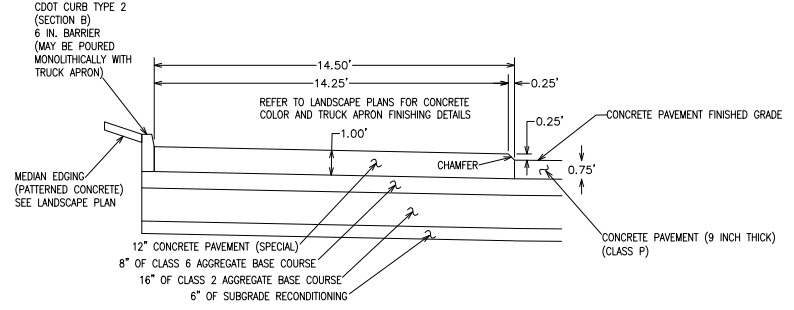


SECTION B-B

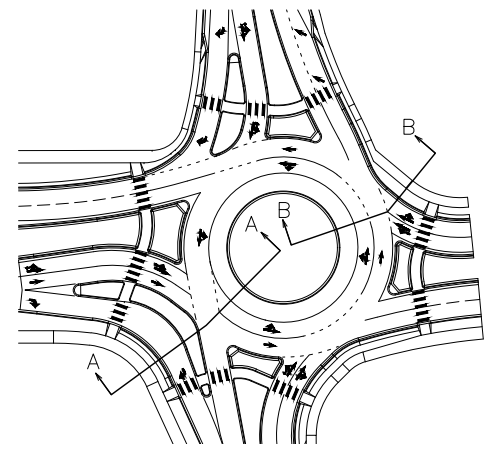
- Notes:**
- Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
 - See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians
 - Tie-bars shall be Grade 40, epoxy coated, and deformed. Bar size shall be as designated on the CDOT Standard Plan M-412-1.
 - Tie-bars between the concrete gutter and the concrete pavement shall be installed per CDOT Standard Plan M-412-1.



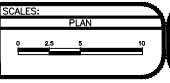
SECTION A-A



TRUCK APRON

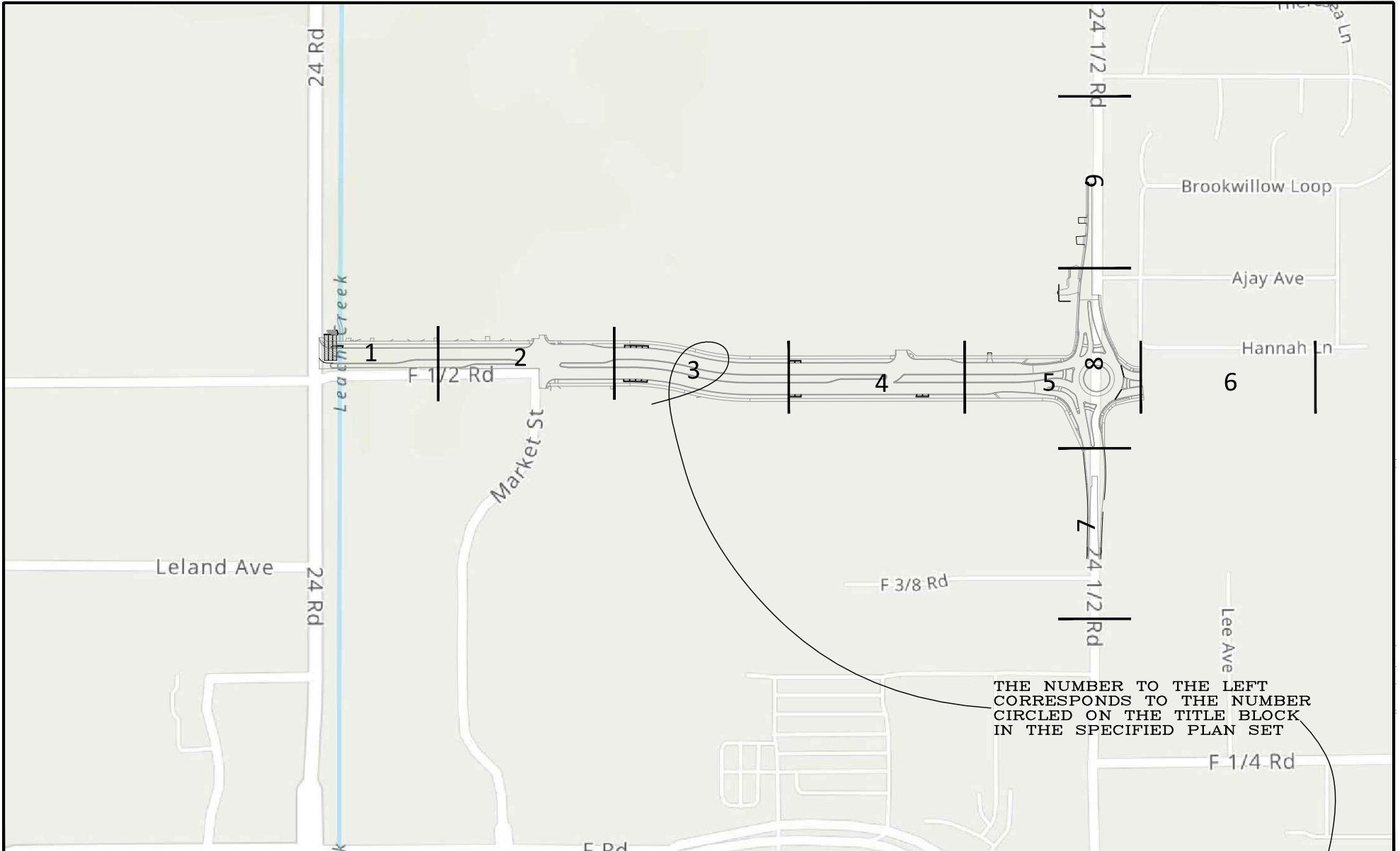


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Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
TYPICAL CROSS SECTION - ROUNDABOUT



THE NUMBER TO THE LEFT
CORRESPONDS TO THE NUMBER
CIRCLED ON THE TITLE BLOCK
IN THE SPECIFIED PLAN SET

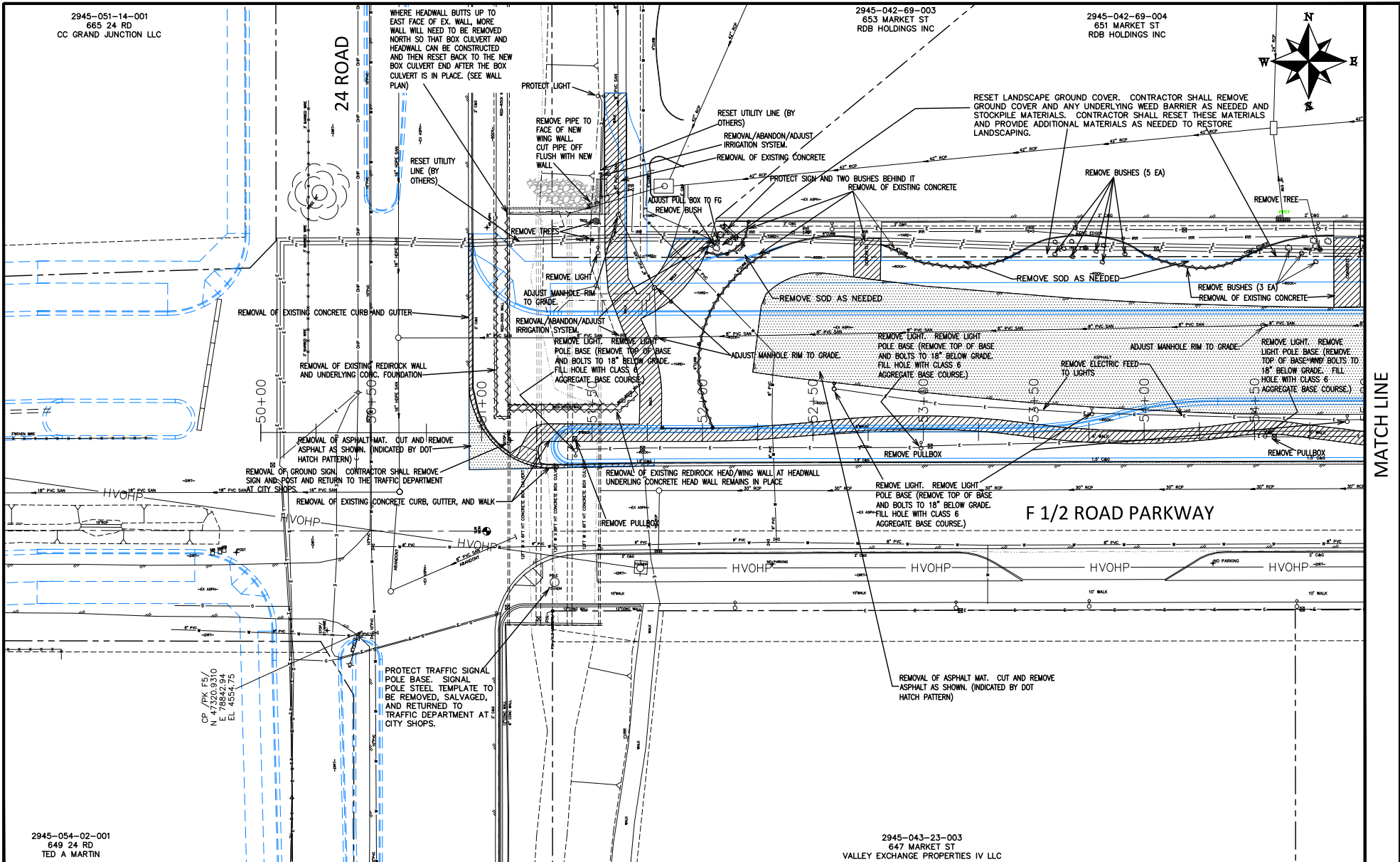
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN SHEET INDEX - X
November 1, 2023

N:\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg PH 1 REMOVAL PLAN.DWG, 11/1/2023 12:55:05 PM



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A	REV 1	DATE	JCS	2023	
REVISION B	REV 2	DATE	JCS	2023	
REVISION C	REV 3	DATE	BH	2023	
REVISION D	REV 4	DATE	KMH	2023	



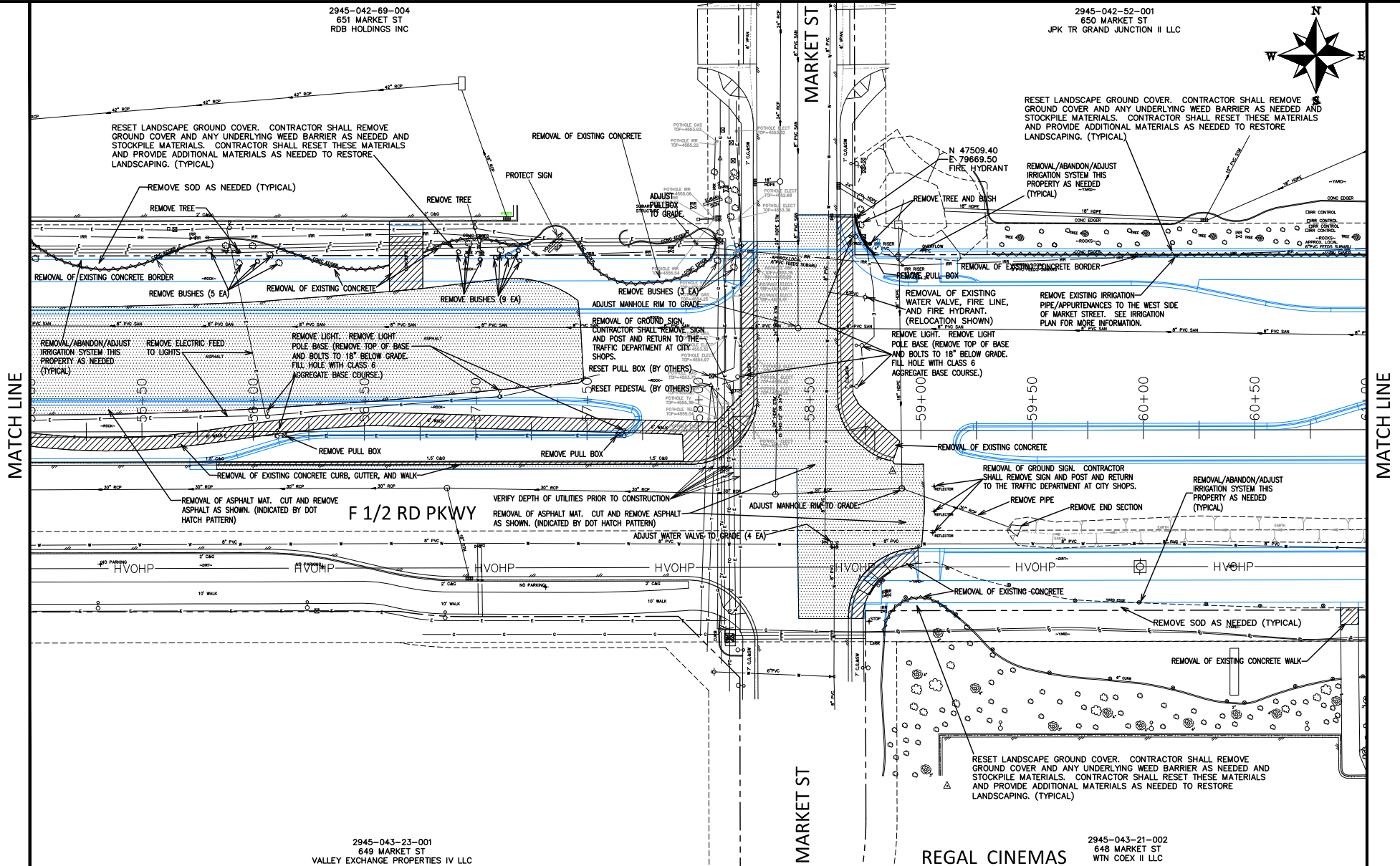
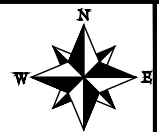
PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 1
 November 1, 2023

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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC



2945-043-23-001
649 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

2945-043-21-002
648 MARKET ST
WYN COEX II LLC

REVISION	DESCRIPTION	DATE
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REVISION B REV 2		
REVISION C REV 3		
REVISION D REV 4		

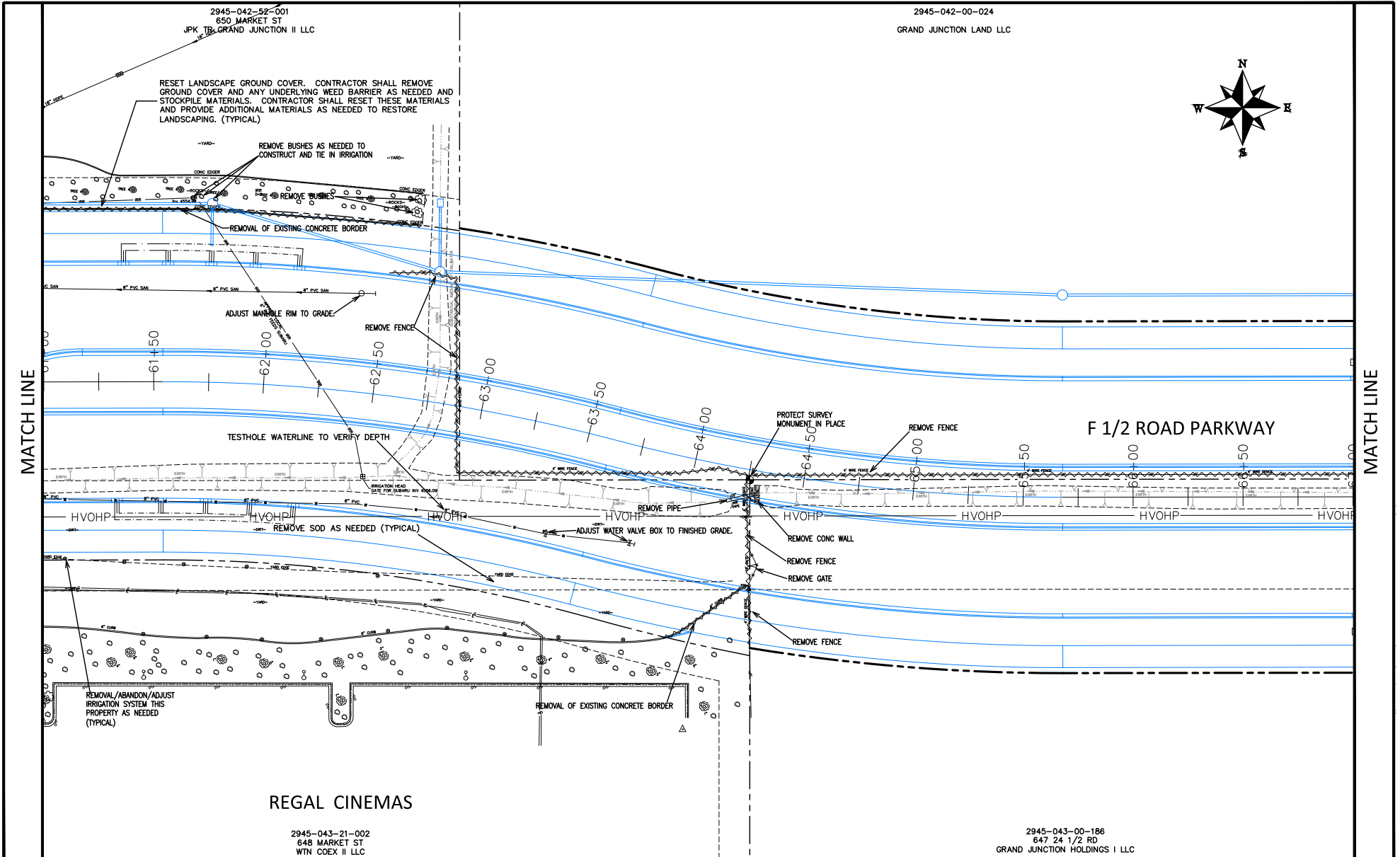
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 2
November 1, 2023

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REVISION	DESCRIPTION	DATE
REVISION A REV 1		
REVISION B REV 2		
REVISION C REV 3		
REVISION D REV 4		

2945-043-21-002 648 MARKET ST WTN COEX II LLC	DRAWN BY JCS DESIGNED BY JCS CHECKED BY BH APPROVED BY KMH	DATE 2023 DATE 2023 DATE 2023 DATE 2023
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PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 3
November 1, 2023

2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



24 3/8 RD

F 1/2 ROAD PARKWAY

TRANSMISSION TOWER WILL BE RELOCATED BY OTHERS. TOP PORTION OF FOUNDATION WILL ALSO BE REMOVED BY OTHERS. TOP 4.1 FEET OF FOUNDATION WILL BE REMOVED SO THAT THE REMAINING PORTION OF THE FOUNDATION IS AT AN ELEVATION OF 4558.6 WHEREAS THE EXISTING FOUNDATION ELEVATION IS 4562.7.

REMOVE FENCE

REMOVE UTILITY POLE AND GUY (BY OTHERS)

REMOVE PROPERTY PIN

REMOVE FENCE

REMOVE TREE

REMOVE GATE

REMOVE TREE

REMOVE PIPE

REMOVE PIPE

REMOVE GATE

REMOVE POST

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

MATCH LINE

MATCH LINE

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

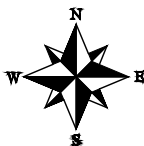
F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 4
November 1, 2023

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MATCH LINE

MATCH LINE

2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN



REMOVE FENCE
REMOVE TREE
REMOVE BUSHES
REMOVE SOD AS NEEDED

2945-041-66-024
649 3/4 SERENITY LN
HALLS ESTATES HOA INC

HOUSE WILL BE
REMOVED/DEMOLISHED
PRIOR TO CONSTRUCTION
BY OTHERS

REMOVE UTILITY POLE
(BY OTHERS)
RELOCATE WATER SERVICES (SEE
WATERLINE PLANS)
RELOCATE GAS SERVICE (BY OTHERS)
REMOVE TREE STUMP

REMOVAL OF ASPHALT MAT. CUT AND REMOVE
ASPHALT AS SHOWN. (INDICATED BY DOT
HATCH PATTERN)

REMOVE SOD AS NEEDED
REMOVAL/ABANDON/ADJUST
IRRIGATION SYSTEM

REMOVE IRRIGATION
SYSTEM AND
LANDSCAPING

REMOVE PIPE

RELOCATE WATERLINE (SEE
WATERLINE PLANS)

REMOVE GATE
REMOVE VALVE (BY OTHERS)

REMOVE CONC. DITCH
(SEE IRRIGATION PLANS)

REMOVE UTILITY POLE
AND GUY (BY OTHERS)

REMOVE FENCE
REMOVE GATE

RELOCATE GAS LINE (BY OTHERS)

REMOVE UTILITY LINE
(BY OTHERS)

REMOVE MAILBOXES
REMOVE POST

REMOVE PIPE
(SEE STORM DRAIN
PLANS)

REMOVE UTILITY POLE
AND GUY (BY OTHERS)

F 1/2 ROAD PARKWAY

RELOCATE GAS LINE (BY OTHERS)

REMOVE UTILITY LINE
(BY OTHERS)

REMOVE MAILBOXES
REMOVE POST

REMOVE PIPE
(SEE STORM DRAIN
PLANS)

REMOVE UTILITY POLE
(BY OTHERS)

REMOVE WATER
METER (BY OTHERS)

REMOVE CONC. DITCH
(SEE IRRIGATION PLANS)

RELOCATE UTILITY
LINE (BY OTHERS)

REMOVE GAS LINE AS
NEEDED TO FACILITATE
CONSTRUCTION.
COORDINATE WORK WITH
XCEL ENERGY

REMOVE PIPE
(SEE IRRIGATION PLANS)
VERIFY IF PIPE IS ACTIVE
OR ABANDON WITH UTE

REMOVAL OF GROUND SIGN. CONTRACTOR
SHALL REMOVE SIGN AND POST AND RETURN
TO THE TRAFFIC DEPARTMENT AT CITY SHOPS.

REMOVE GAS LINE AS
NEEDED TO FACILITATE
CONSTRUCTION.
COORDINATE WORK W/
XCEL ENERGY

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REMOVE WATER METERS
(BY OTHERS)
RESET UTILITY PEDESTAL
(BY OTHERS)

RELOCATE UTILITY LINE
(BY OTHERS)

C 1/4 COR. SEC. 4 T 1 S, R 1 W, U.M.
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. THE METHOD OF REFERENCING
MUST BE APPROVED BY THE CITY SURVEYOR PRIOR
TO ANY CONSTRUCTION. AFTER CONSTRUCTION, THE
SURVEYOR MUST FILE A NEW MONUMENT RECORD
FOR EACH POINT THAT WAS REPLACED.

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

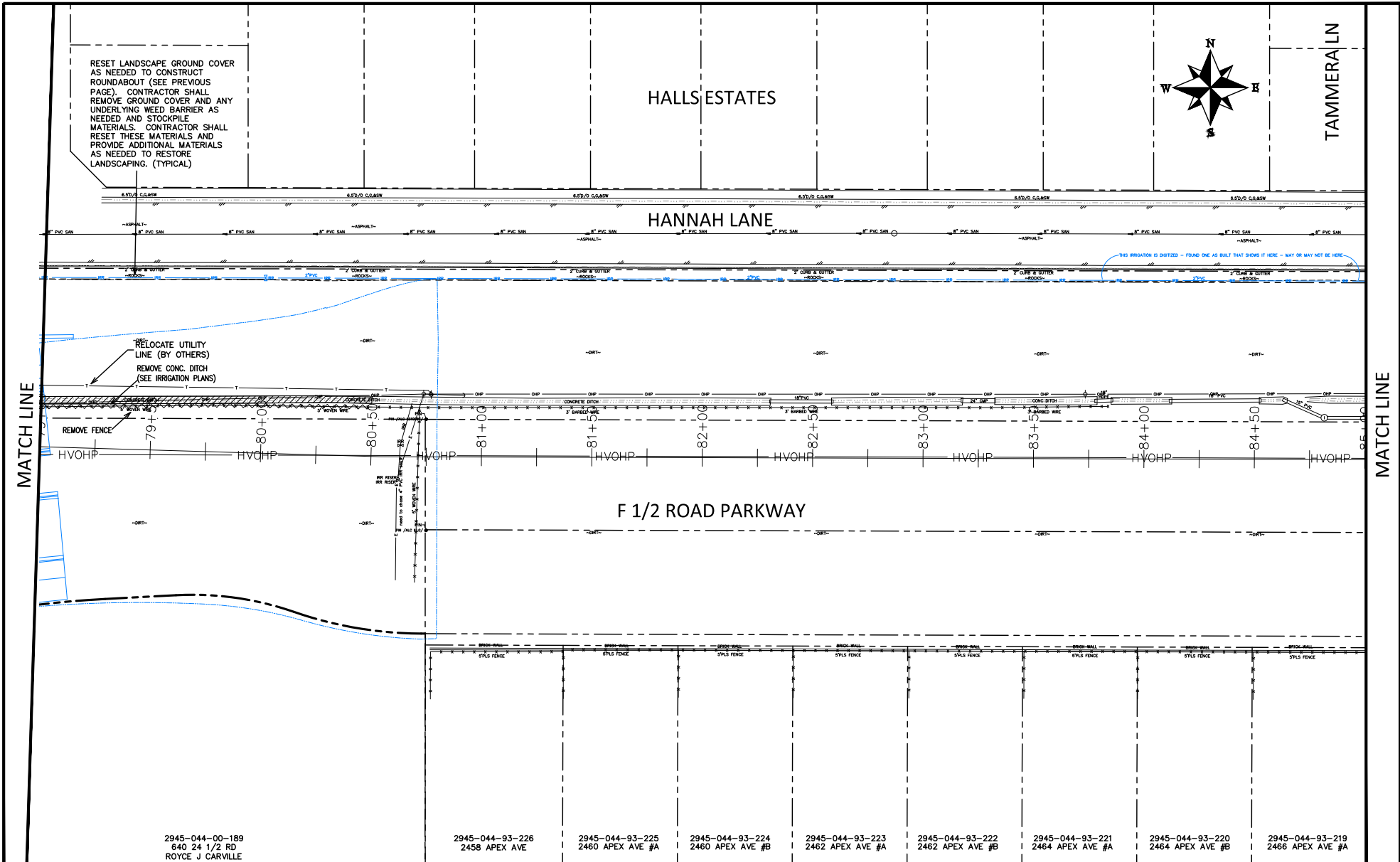
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REVISION Δ REV 2			JCS	2023	
REVISION Δ REV 3			BH	2023	
REVISION Δ REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 5
November 1, 2023

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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

2945-044-00-189 640 24 1/2 RD ROYCE J CARVILLE	2945-044-93-226 245B APEX AVE	2945-044-93-225 2460 APEX AVE #A	2945-044-93-224 2460 APEX AVE #B	2945-044-93-223 2462 APEX AVE #A	2945-044-93-222 2462 APEX AVE #B	2945-044-93-221 2464 APEX AVE #A	2945-044-93-220 2464 APEX AVE #B	2945-044-93-219 2466 APEX AVE #A
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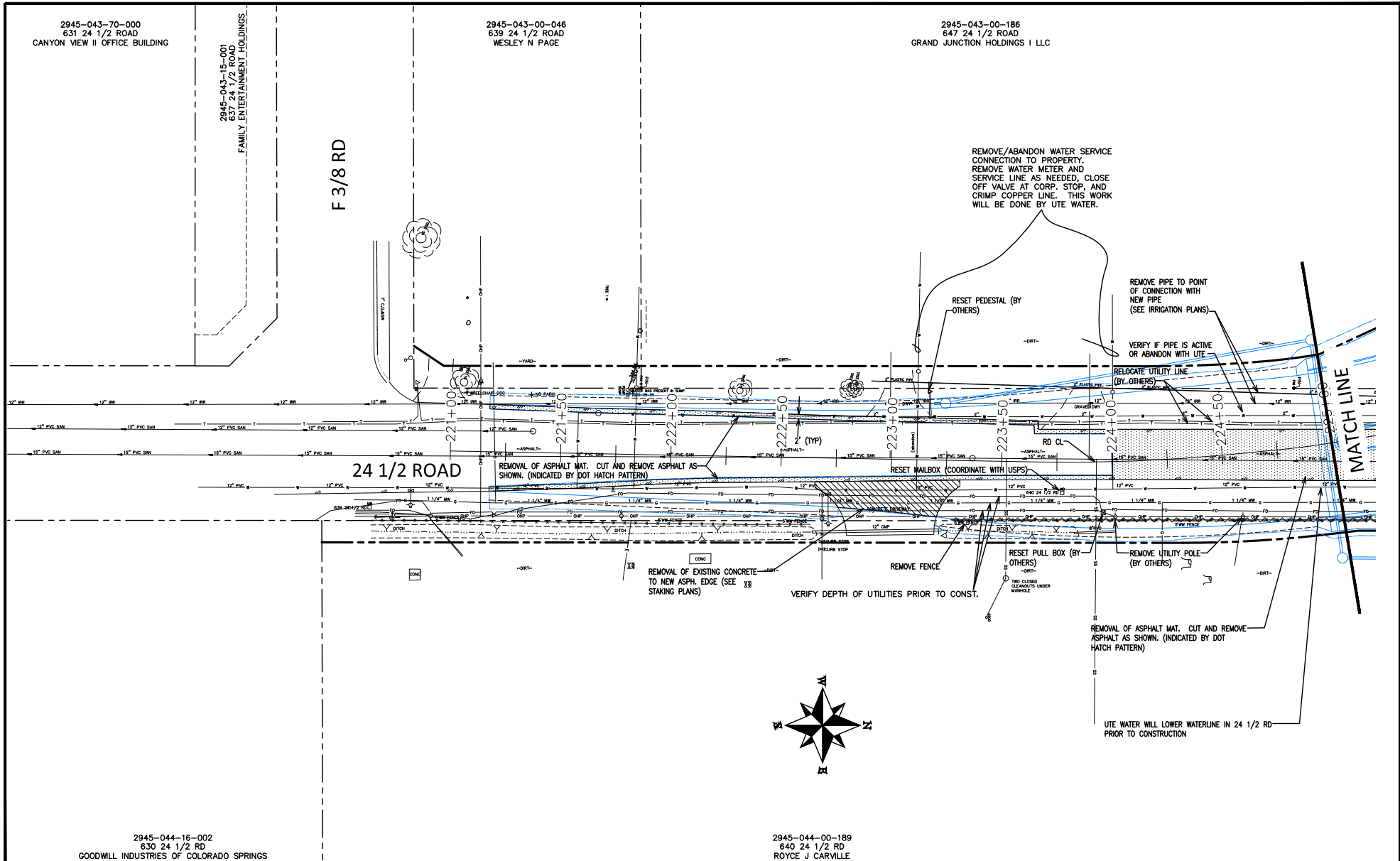
SCALE



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 6
November 1, 2023

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2945-043-70-000
631 24 1/2 ROAD
CANYON VIEW II OFFICE BUILDING

2945-043-15-001
637 24 1/2 ROAD
FAMILY ENTERTAINMENT HOLDINGS

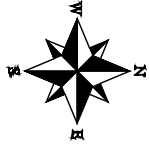
F 3/8 RD

2945-043-00-046
639 24 1/2 ROAD
WESLEY N PAGE

2945-043-00-186
647 24 1/2 ROAD
GRAND JUNCTION HOLDINGS I LLC

24 1/2 ROAD

MATCH LINE



2945-044-16-002
630 24 1/2 RD
GOODWILL INDUSTRIES OF COLORADO SPRINGS

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

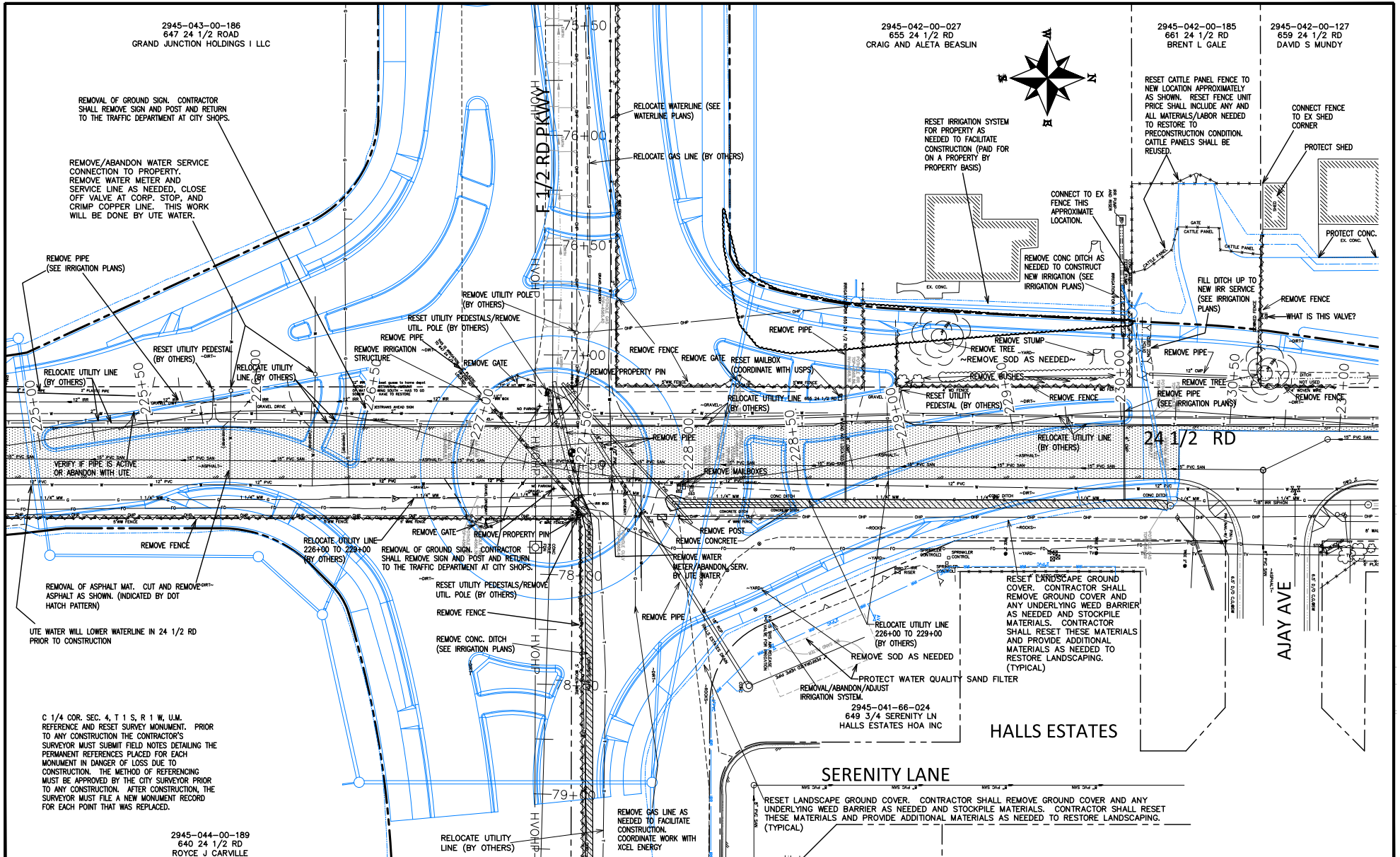
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 7
November 1, 2023

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2945-043-00-186
647 24 1/2 ROAD
GRAND JUNCTION HOLDINGS I LLC

2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-127
659 24 1/2 RD
DAVID S MUNDY

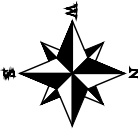
2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

2945-041-66-024
649 3/4 SERENITY LN
HALLS ESTATES HOA INC

HALLS ESTATES

SERENITY LANE

AJAY AVE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A	REV 1	DATE	JCS	2023	
REVISION B	REV 2	DATE	JCS	2023	
REVISION C	REV 3	DATE	BH	2023	
REVISION D	REV 4	DATE	KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 8
November 1, 2023

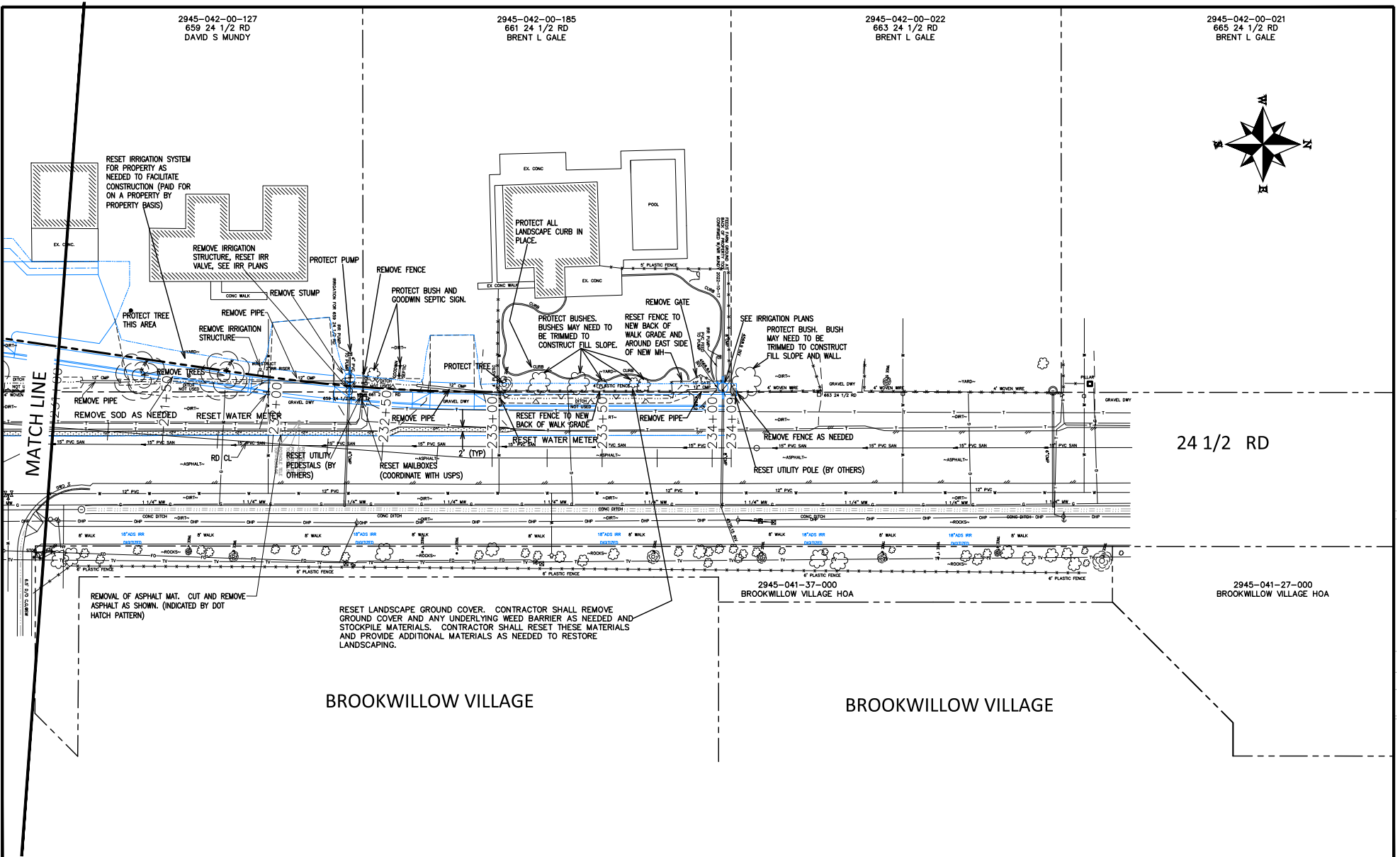
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2945-042-00-127
659 24 1/2 RD
DAVID S MUNDY

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-022
663 24 1/2 RD
BRENT L GALE

2945-042-00-021
665 24 1/2 RD
BRENT L GALE



24 1/2 RD

BROOKWILLOW VILLAGE

BROOKWILLOW VILLAGE

2945-041-27-000
BROOKWILLOW VILLAGE HOA

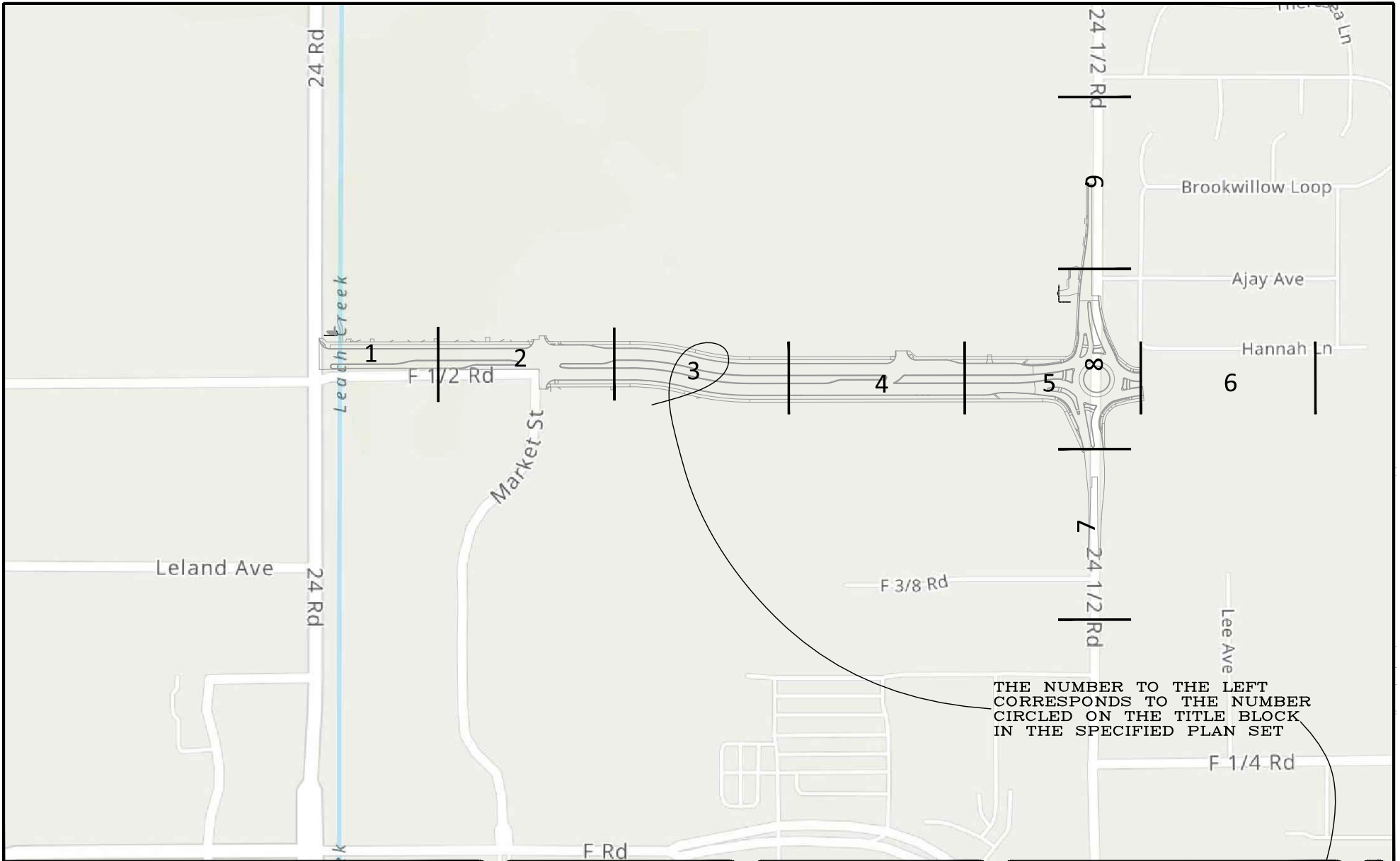
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REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

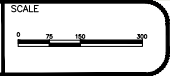
F 1/2 RD PARKWAY, PH 1
REMOVAL PLAN - 9
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

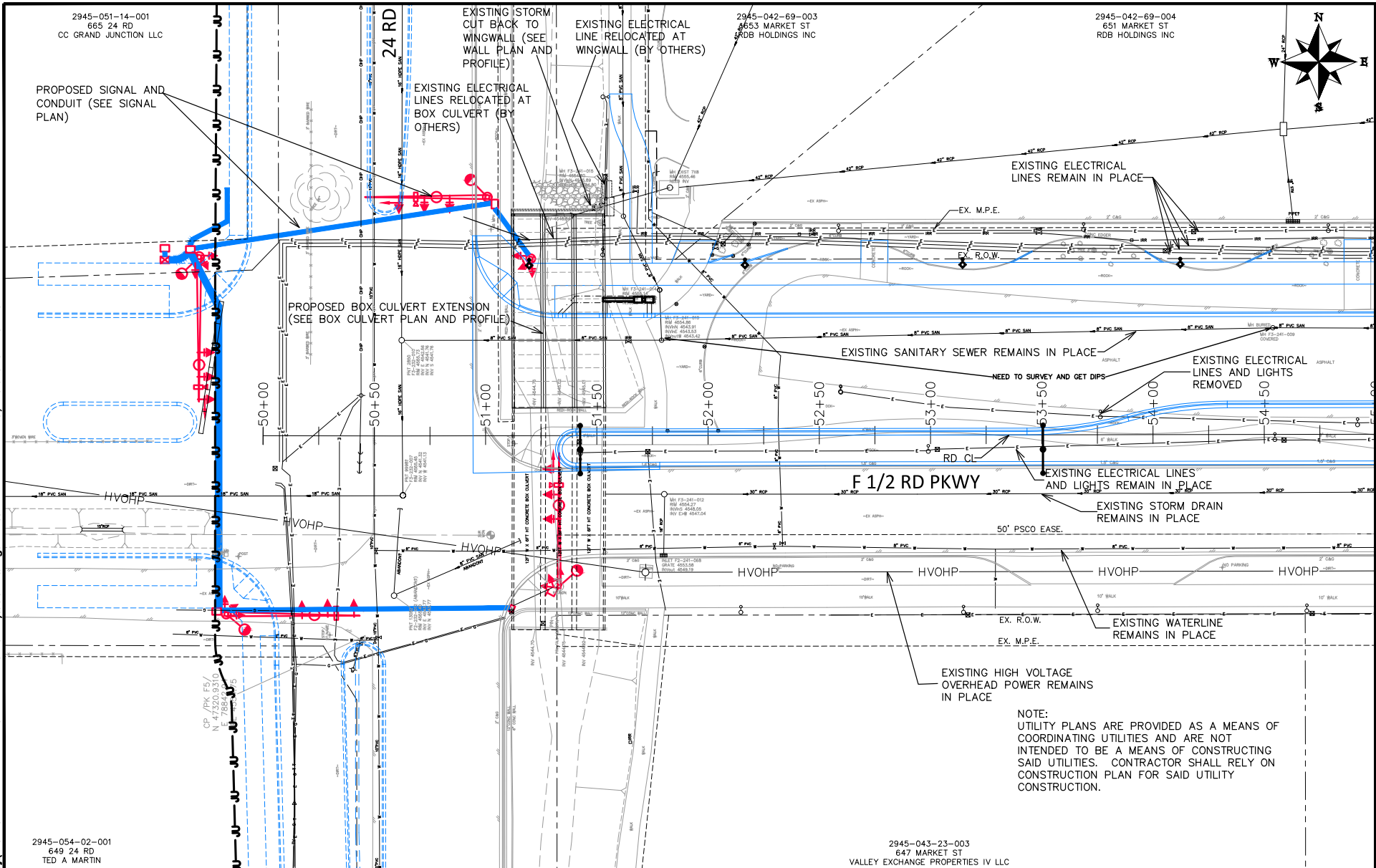
DATE	DESIGNED BY	DATE	CHECKED BY	DATE
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			KAH	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
UTILITY PLAN SHEET INDEX - ~~X~~
November 1, 2023

N:\Landproj\F 1/2 RD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1 UTILITY PLAN.DWG, 11/1/2023 11:34:23 AM



2945-051-14-001
665 24 RD
CC GRAND JUNCTION LLC

2945-042-69-003
6653 MARKET ST
RDB HOLDINGS INC

2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

PROPOSED SIGNAL AND CONDUIT (SEE SIGNAL PLAN)

EXISTING STORM CUT BACK TO WINGWALL (SEE WALL PLAN AND PROFILE)

EXISTING ELECTRICAL LINE RELOCATED AT WINGWALL (BY OTHERS)

EXISTING ELECTRICAL LINES RELOCATED AT BOX CULVERT (BY OTHERS)

PROPOSED BOX CULVERT EXTENSION (SEE BOX CULVERT PLAN AND PROFILE)

EXISTING ELECTRICAL LINES REMAIN IN PLACE

EX. M.P.E.

EX. R.O.W.

EXISTING SANITARY SEWER REMAINS IN PLACE

NEED TO SURVEY AND GET DIPS

EXISTING ELECTRICAL LINES AND LIGHTS REMOVED

F 1/2 RD PKWY

EXISTING ELECTRICAL LINES AND LIGHTS REMAIN IN PLACE

EXISTING STORM DRAIN REMAINS IN PLACE

EXISTING HIGH VOLTAGE OVERHEAD POWER REMAINS IN PLACE

NOTE:
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.

2945-054-02-001
649 24 RD
TED A MARTIN

2945-043-23-003
647 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 1**
November 1, 2023

MATCH LINE

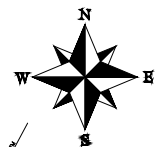
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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC

UTILITY SLEEVES:
3EA-2" SCHD 80 PVC (BROADBAND)
2EA-4" SCHD 80 PVC (CENTURY LINK)
2EA-6" SCHD 80 PVC (XCEL)
1EA-4" SCHD 80 PVC (XCEL)
1EA-2" SCHD 80 PVC (XCEL)
2EA-2" SCHD 80 PVC (CATV)



EXISTING ELECTRICAL LINES REMAIN IN PLACE

FIRE HYDRANT RELOCATED (SEE REMOVAL PLAN)

PROPOSED JOINT UTILITY TRENCH LOCATION - SEE ELECTRICAL PLANS (FUTURE WORK BY OTHERS)

EX. M.P.E.

NEW R.O.W.

EXISTING SANITARY SEWER REMAINS IN PLACE

RESET UTILITY PEDESTAL AND JUNCTION BOX (BY OTHERS)

BROADBAND PULL BOX (SEE LIGHTING PLAN)

EXISTING ELECTRICAL LINES AND LIGHTS REMOVED

F 1/2 RD PKWY

EXISTING SANITARY SEWER REMAINS IN PLACE

EXISTING LIGHT POLE, PULL BOX, AND BASE REMOVED

ROAD CENTERLINE

EXISTING STORM DRAIN REMAINS IN PLACE

EXISTING WATERLINE REMAINS IN PLACE

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

EXISTING HIGH VOLTAGE OVERHEAD POWER REMAINS IN PLACE

REGAL CINEMAS

2945-043-21-002
648 MARKET ST
WIN COEX II LLC

NOTE:
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.

2945-043-23-001
649 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV 1			JCS	2023	
REVISION Δ REV 2			JCS	2023	
REVISION Δ REV 3			BH	2023	
REVISION Δ REV 4			KAH	2023	

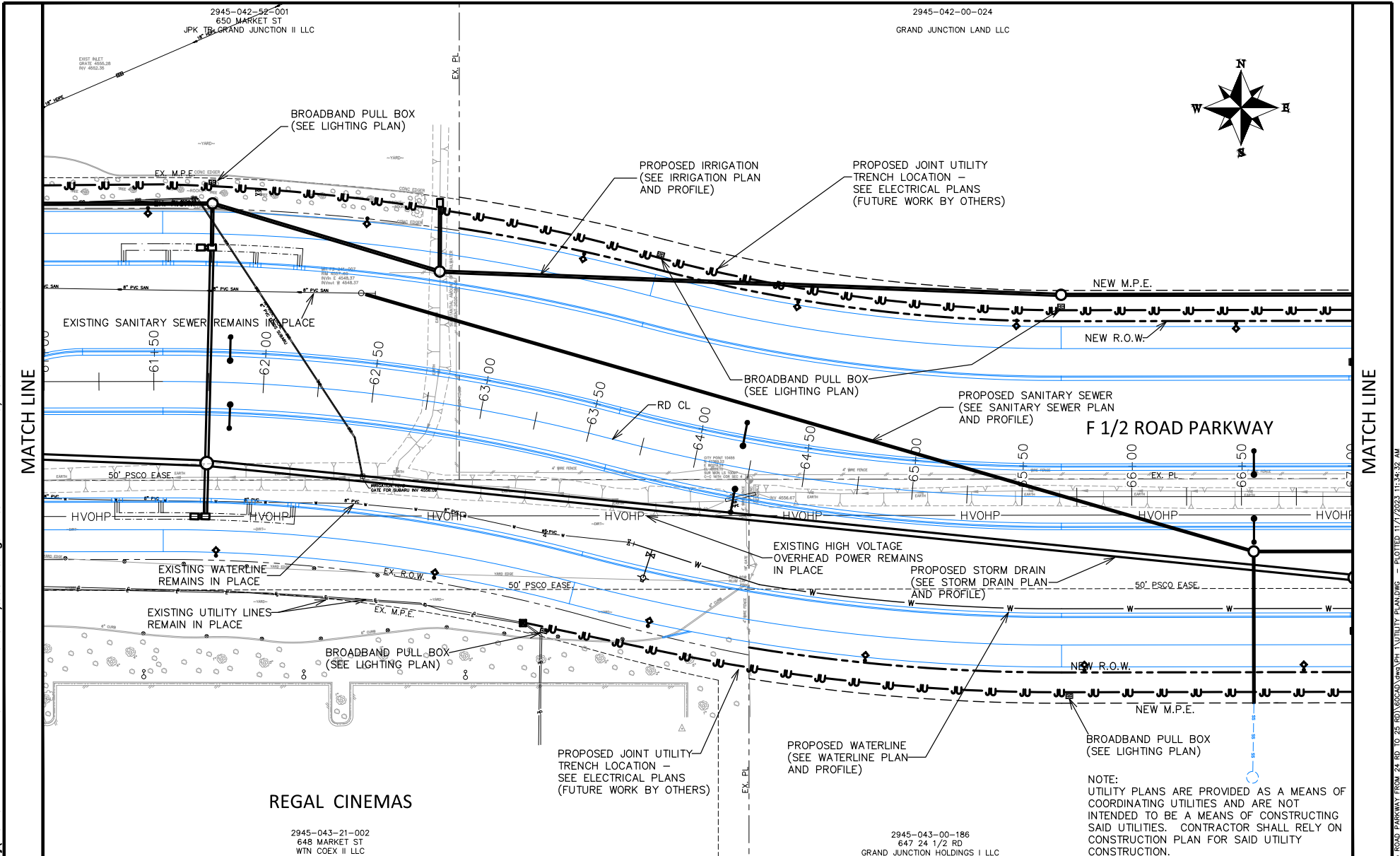


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 2
November 1, 2023

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REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
REVISION Δ REV. 4			KAH	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 3**
November 1, 2023

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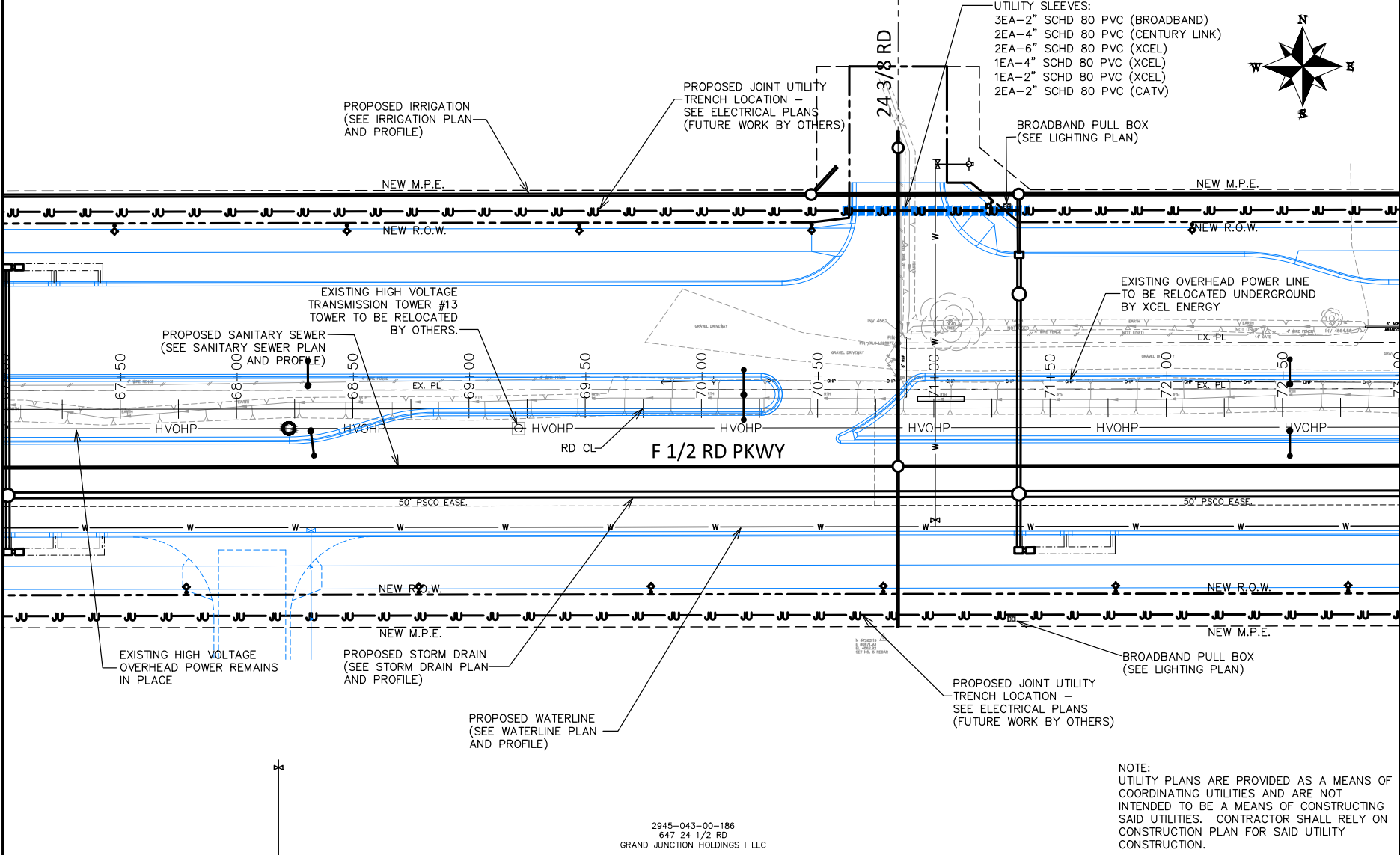
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MATCH LINE

MATCH LINE

2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



- UTILITY SLEEVES:
- 3EA-2" SCHD 80 PVC (BROADBAND)
 - 2EA-4" SCHD 80 PVC (CENTURY LINK)
 - 2EA-6" SCHD 80 PVC (XCEL)
 - 1EA-4" SCHD 80 PVC (XCEL)
 - 1EA-2" SCHD 80 PVC (XCEL)
 - 2EA-2" SCHD 80 PVC (CATV)

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

NOTE:
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.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV. 1			JCS	2023	
REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
REVISION Δ REV. 4			KAH	2023	



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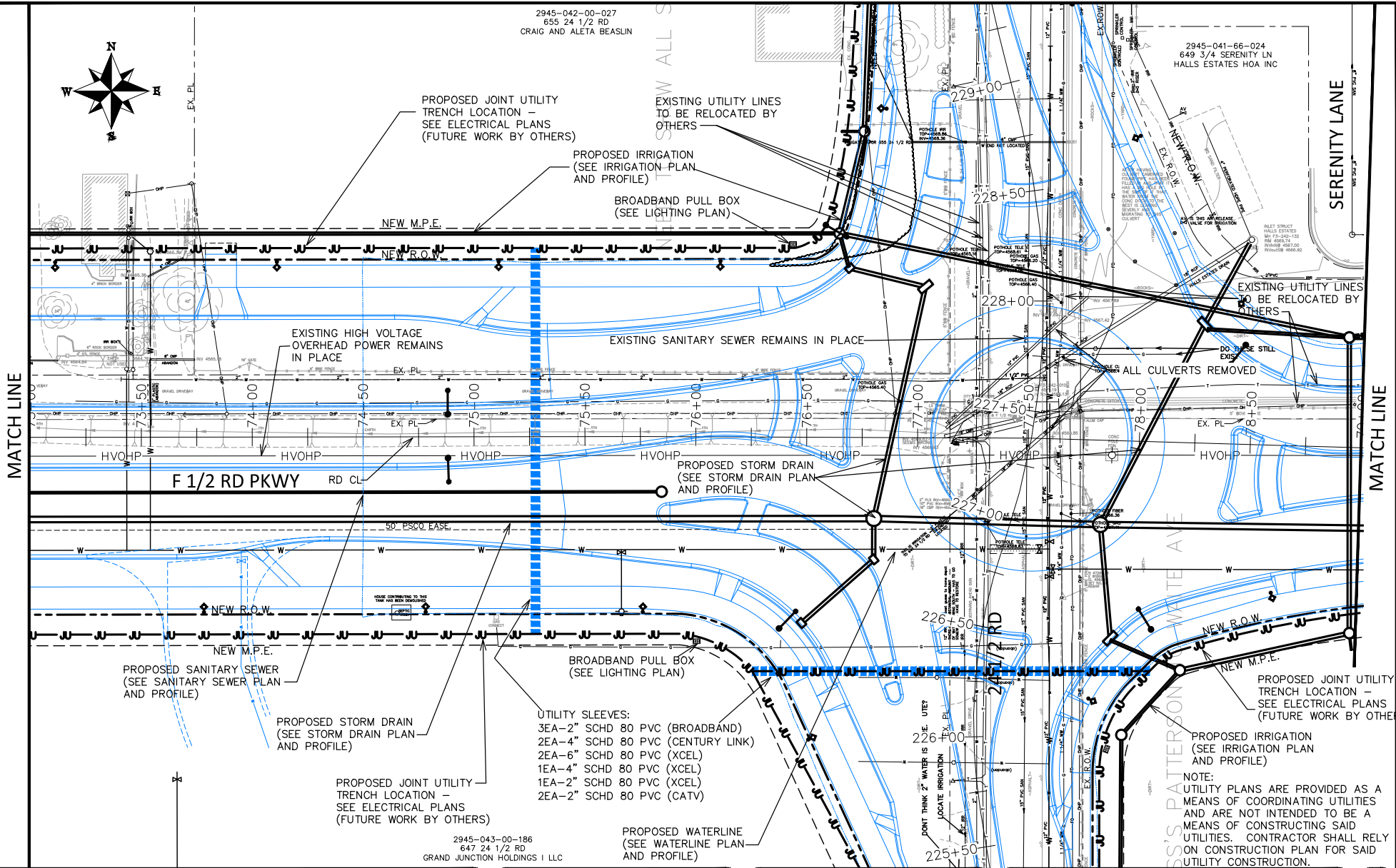
F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 4
November 1, 2023

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MATCH LINE

MATCH LINE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV. 1			JCS	2023	
REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
REVISION Δ REV. 4			KAH	2023	

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC



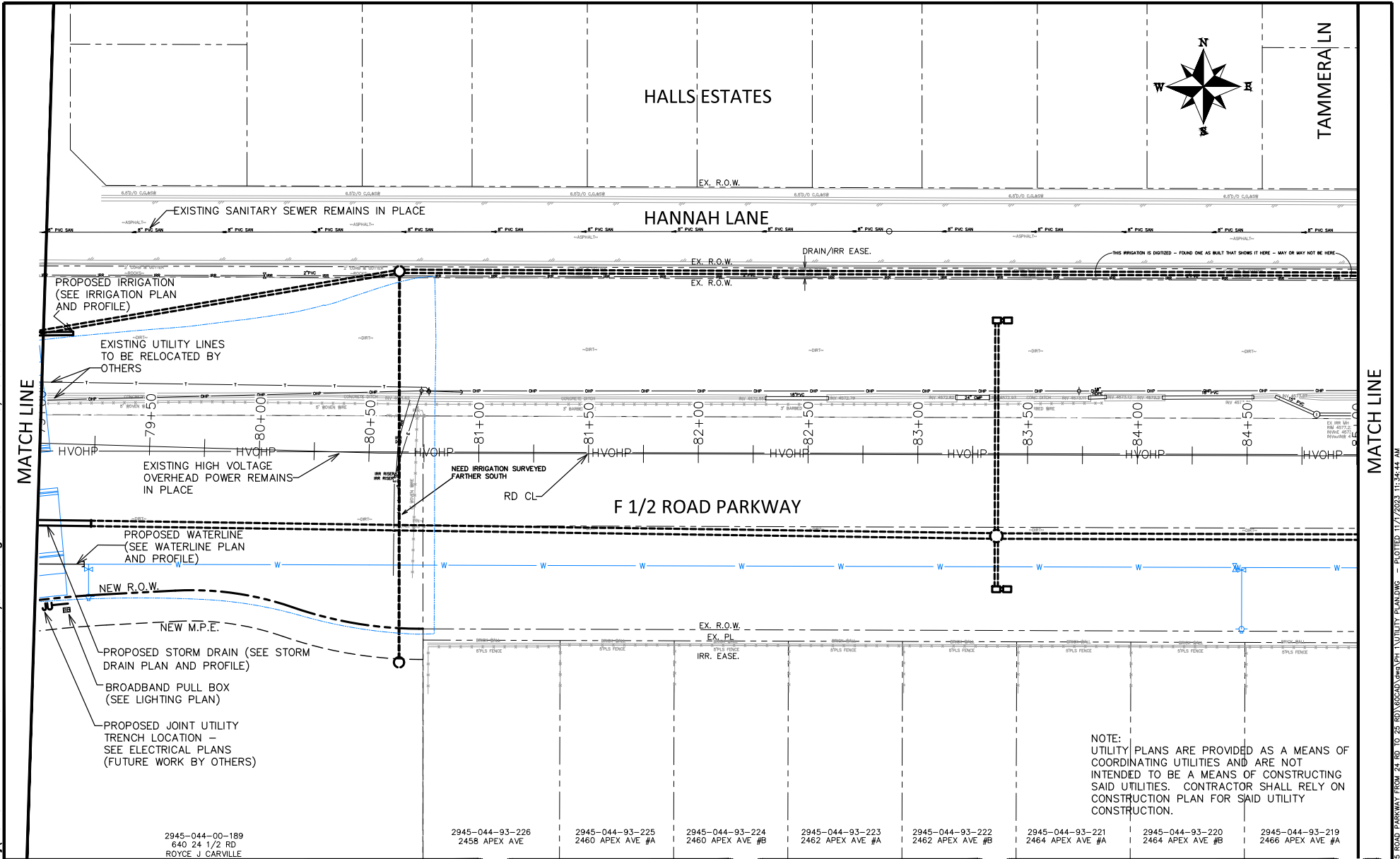
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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 5**
November 1, 2023

31

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
2945-044-00-189	2945-044-93-226	2945-044-93-225	2945-044-93-224	2945-044-93-223	2945-044-93-222	2945-044-93-221	2945-044-93-220	2945-044-93-219
640 24 1/2 RD	2458 APEX AVE	2460 APEX AVE #A	2460 APEX AVE #B	2462 APEX AVE #A	2462 APEX AVE #B	2464 APEX AVE #A	2464 APEX AVE #B	2466 APEX AVE #A
ROYCE J CARVILLE								

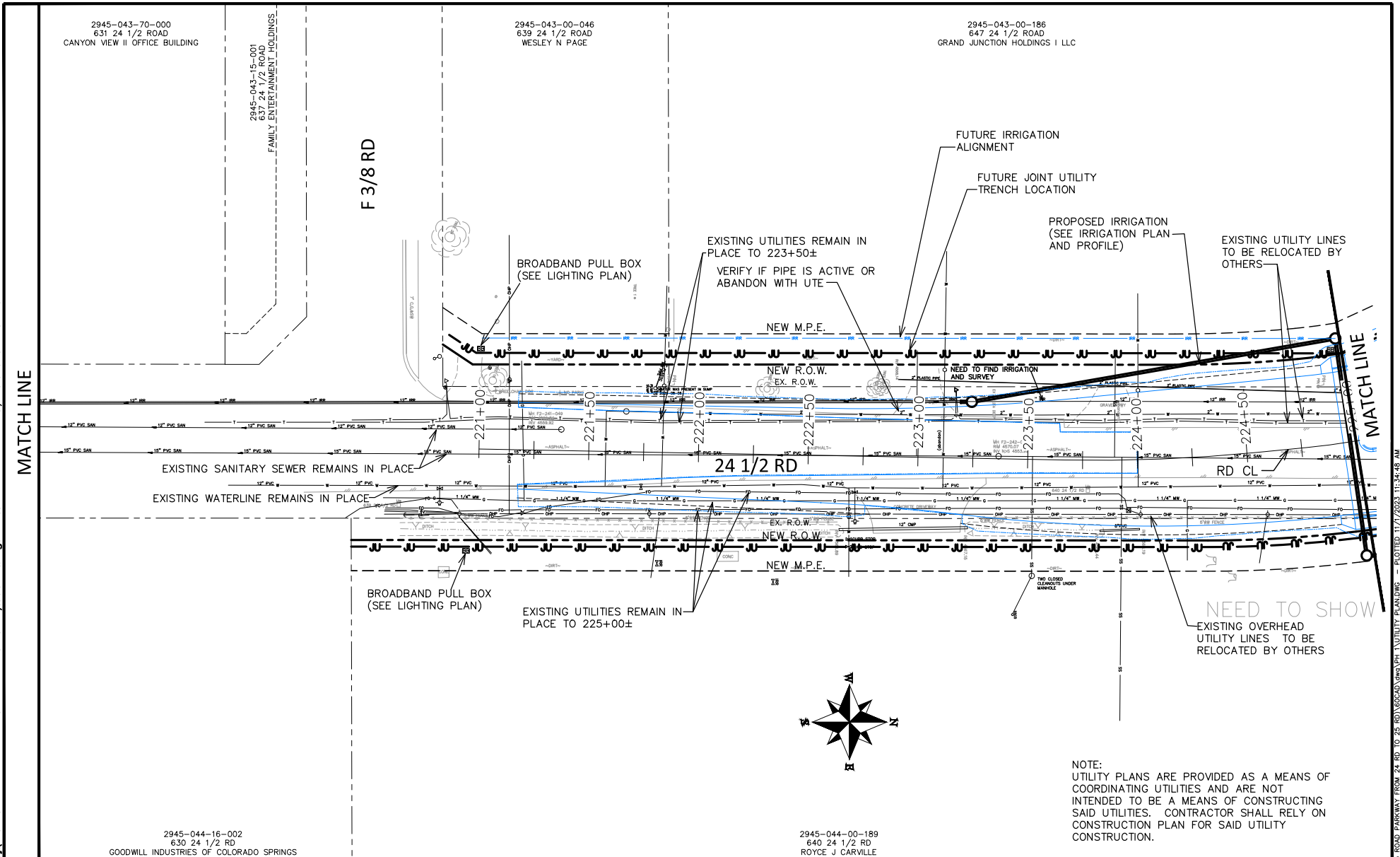


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 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 6
 November 1, 2023

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2945-043-70-000
631 24 1/2 ROAD
CANYON VIEW II OFFICE BUILDING

2945-043-15-001
637 24 1/2 ROAD
FAMILY ENTERTAINMENT HOLDINGS

F 3/8 RD

2945-043-00-046
639 24 1/2 ROAD
WESLEY N PAGE

2945-043-00-186
647 24 1/2 ROAD
GRAND JUNCTION HOLDINGS I LLC

BROADBAND PULL BOX
(SEE LIGHTING PLAN)

EXISTING UTILITIES REMAIN IN
PLACE TO 223+50±
VERIFY IF PIPE IS ACTIVE OR
ABANDON WITH UTE

FUTURE IRRIGATION
ALIGNMENT

FUTURE JOINT UTILITY
TRENCH LOCATION

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

EXISTING UTILITY LINES
TO BE RELOCATED BY
OTHERS

NEW M.P.E.

NEW R.O.W.

EX. R.O.W.

24 1/2 RD

RD CL

EXISTING SANITARY SEWER REMAINS IN PLACE

EXISTING WATERLINE REMAINS IN PLACE

BROADBAND PULL BOX
(SEE LIGHTING PLAN)

EXISTING UTILITIES REMAIN IN
PLACE TO 225+00±

NEED TO SHOW
EXISTING OVERHEAD
UTILITY LINES TO BE
RELOCATED BY OTHERS



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CONSTRUCTION.

2945-044-16-002
630 24 1/2 RD
GOODWILL INDUSTRIES OF COLORADO SPRINGS

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV. 1			JCS	2023	
REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
REVISION Δ REV. 4			KAH	2023	

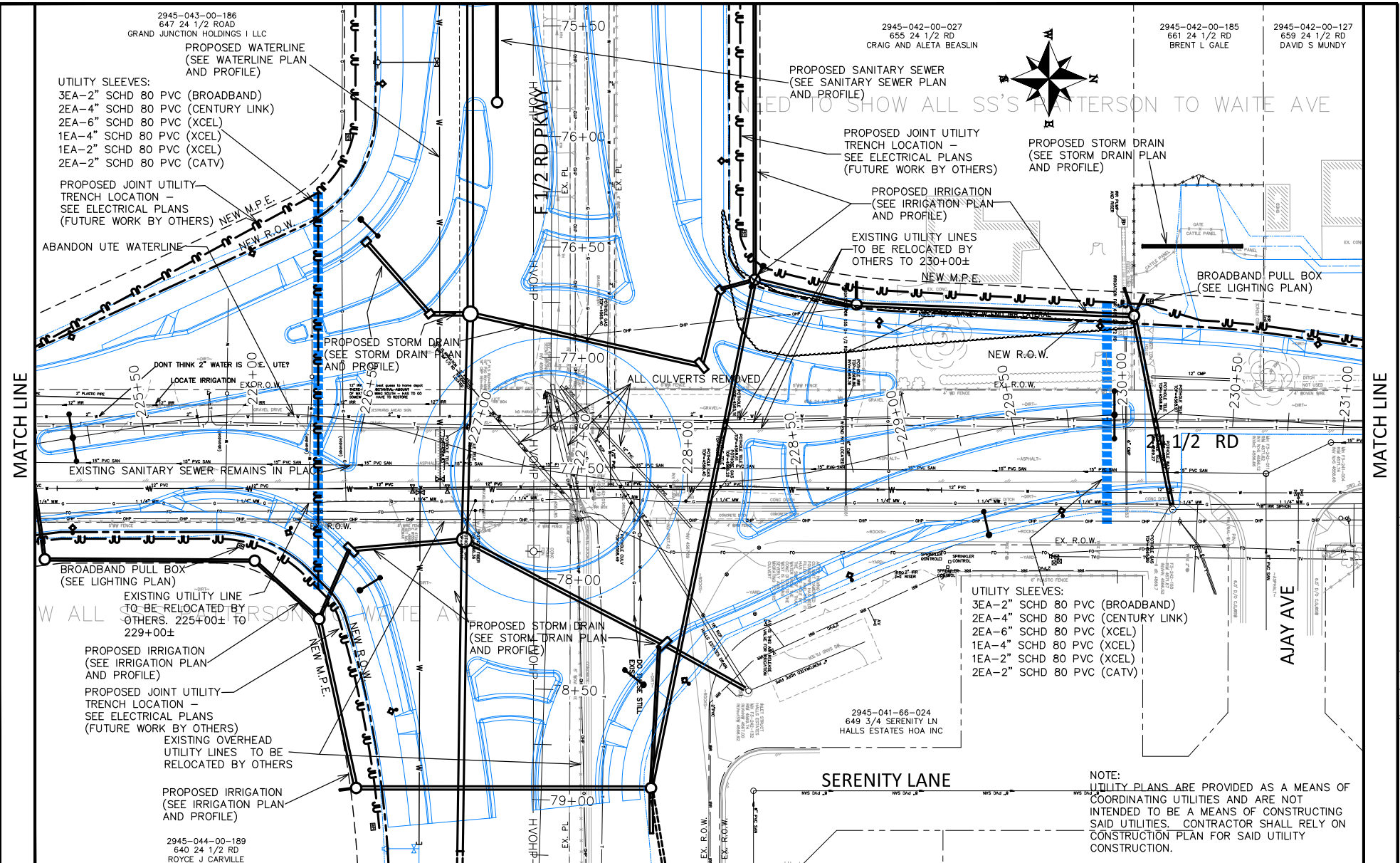


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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 7
November 1, 2023

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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 8**
November 1, 2023

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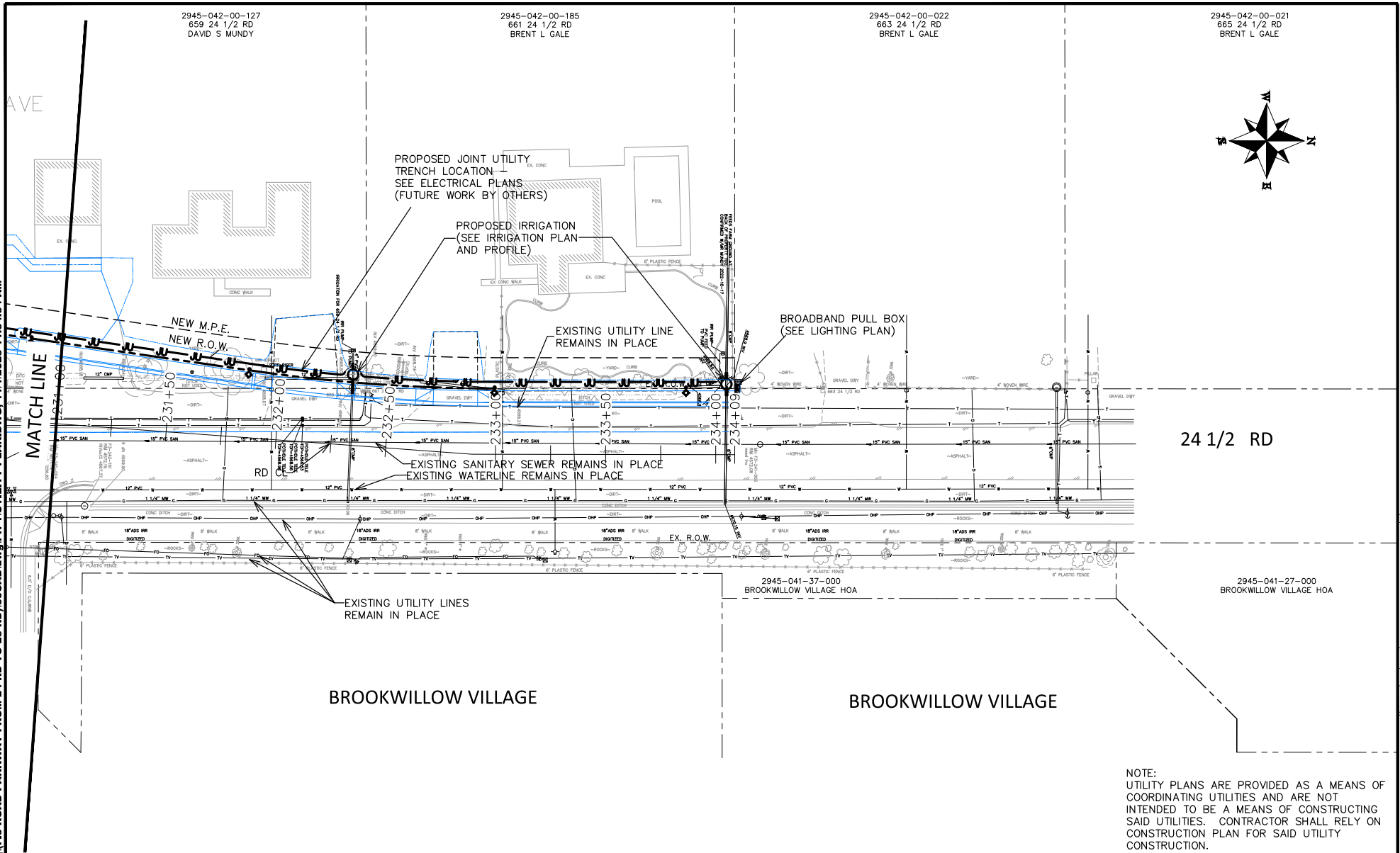
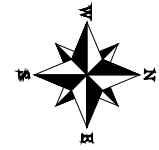
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659 24 1/2 RD
DAVID S MUNDY

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-022
663 24 1/2 RD
BRENT L GALE

2945-042-00-021
665 24 1/2 RD
BRENT L GALE



24 1/2 RD

BROOKWILLOW VILLAGE

BROOKWILLOW VILLAGE

2945-041-37-000
BROOKWILLOW VILLAGE HOA

2945-041-27-000
BROOKWILLOW VILLAGE HOA

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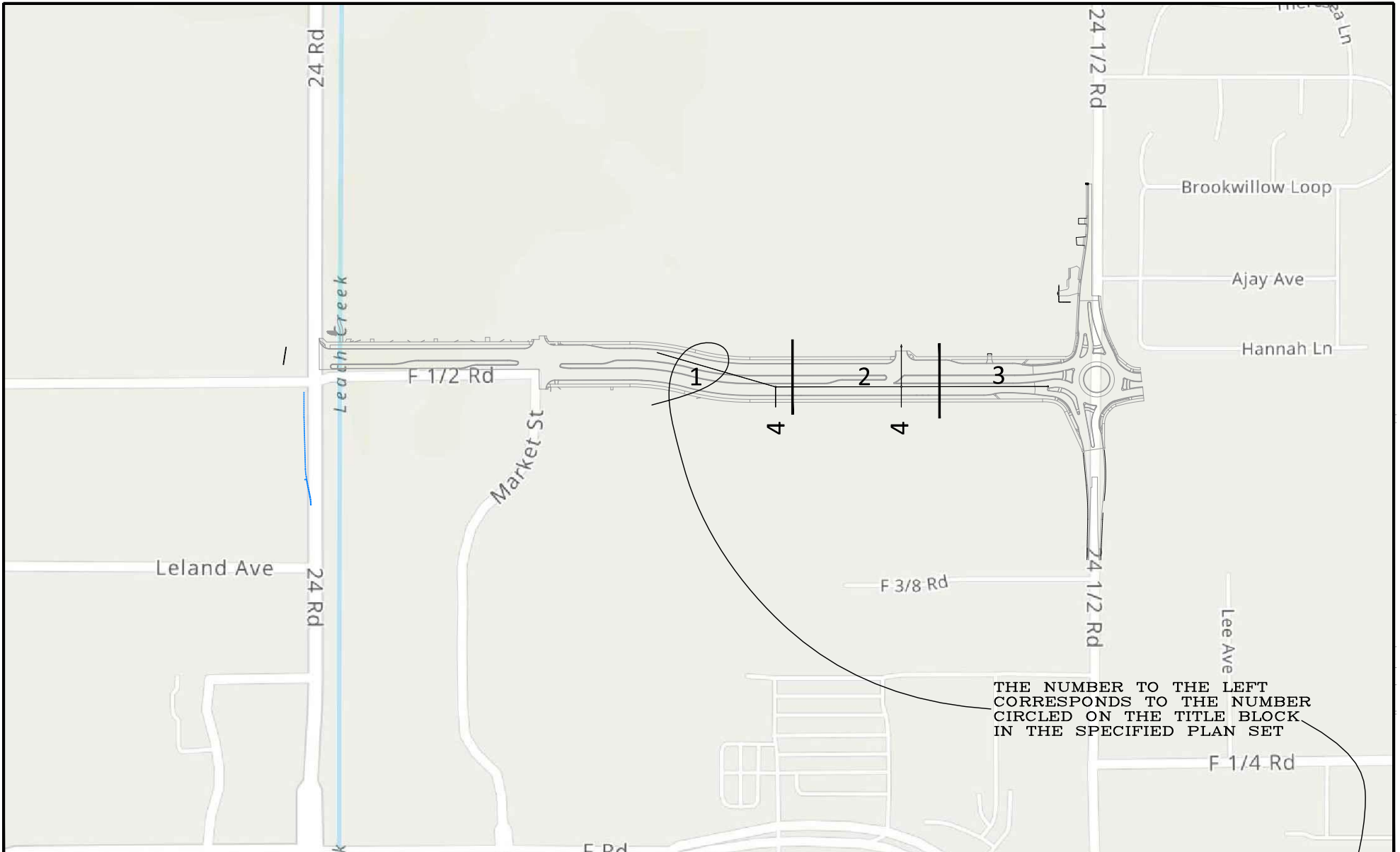
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
UTILITY PLAN - 9
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

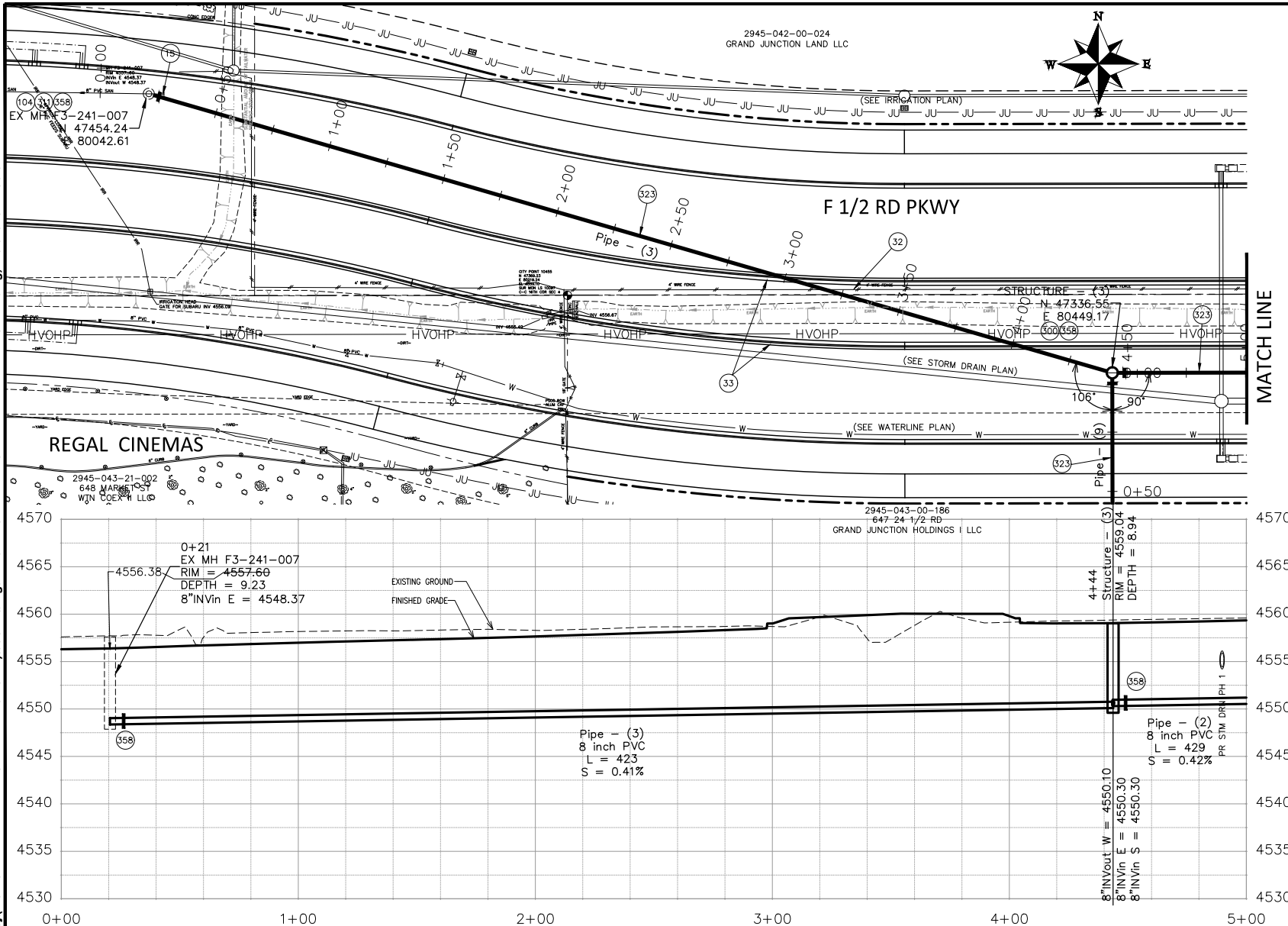
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	BH	2023	
	KAH	2023	



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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I SANITARY SEWER PLAN SHEET INDEX - X**
November 1, 2023

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- CONSTRUCTION NOTES**
- 15 202 - REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)
 - 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
 - 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
 - 104 210 - ADJUST MANHOLE RIM TO GRADE.
 - 300 102.11/108.5 - SANITARY SEWER BASIC MANHOLE (48" I.D.). INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
 - 311 102.11/108.5 - CONNECT TO EXISTING MANHOLE (8" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).
 - 323 102.9/108.2 - 8" GRAVITY SEWER PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - 358 103 - CLAY CUT-OFF WALL (INCIDENTAL TO SEWER INTALLATION PAY ITEM)

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE
REVISION Δ REV. 2			JCS	2023	HORIZONTAL
REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	

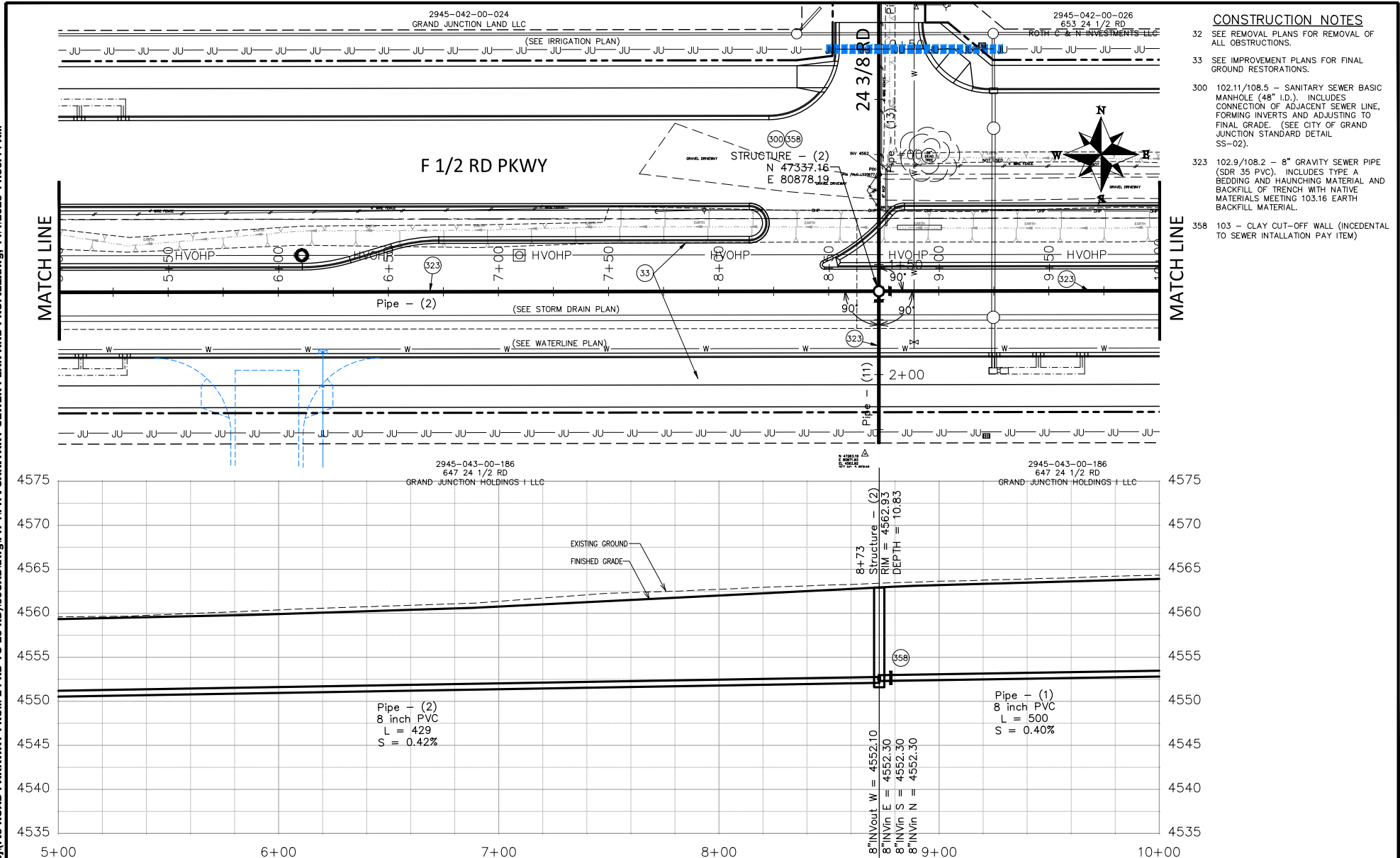


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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I SANITARY SEWER PLAN AND PROFILE - 1
November 1, 2023

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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 300 102.11/108.5 - SANITARY SEWER BASIC MANHOLE (48" I.D.). INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
- 323 102.9/108.2 - 8" GRAVITY SEWER PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 358 103 - CLAY CUT-OFF WALL (INCIDENTAL TO SEWER INSTALLATION PAY ITEM)

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE HORIZONTAL 1" = 40' VERTICAL 1" = 10'
REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
REVISION Δ REV. 4			KAH	2023	

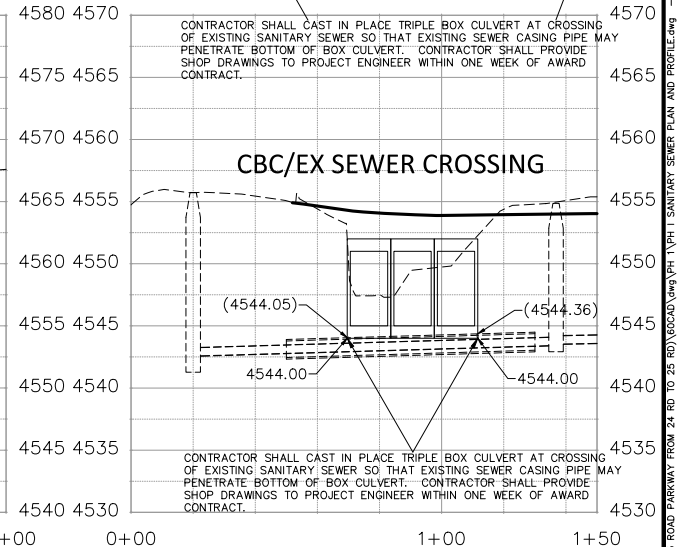
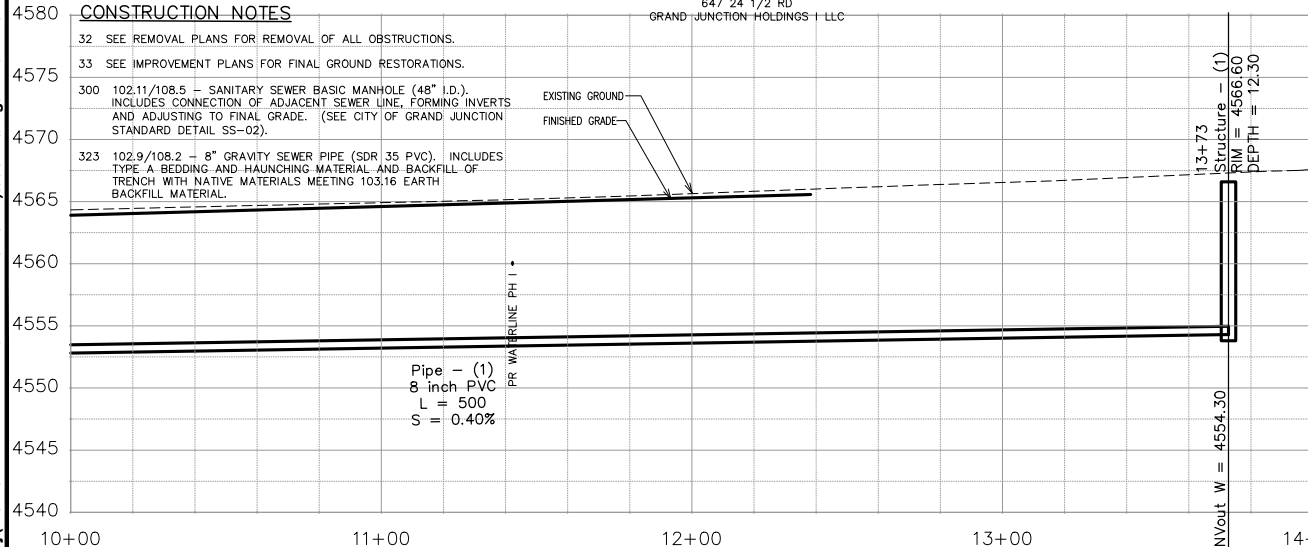
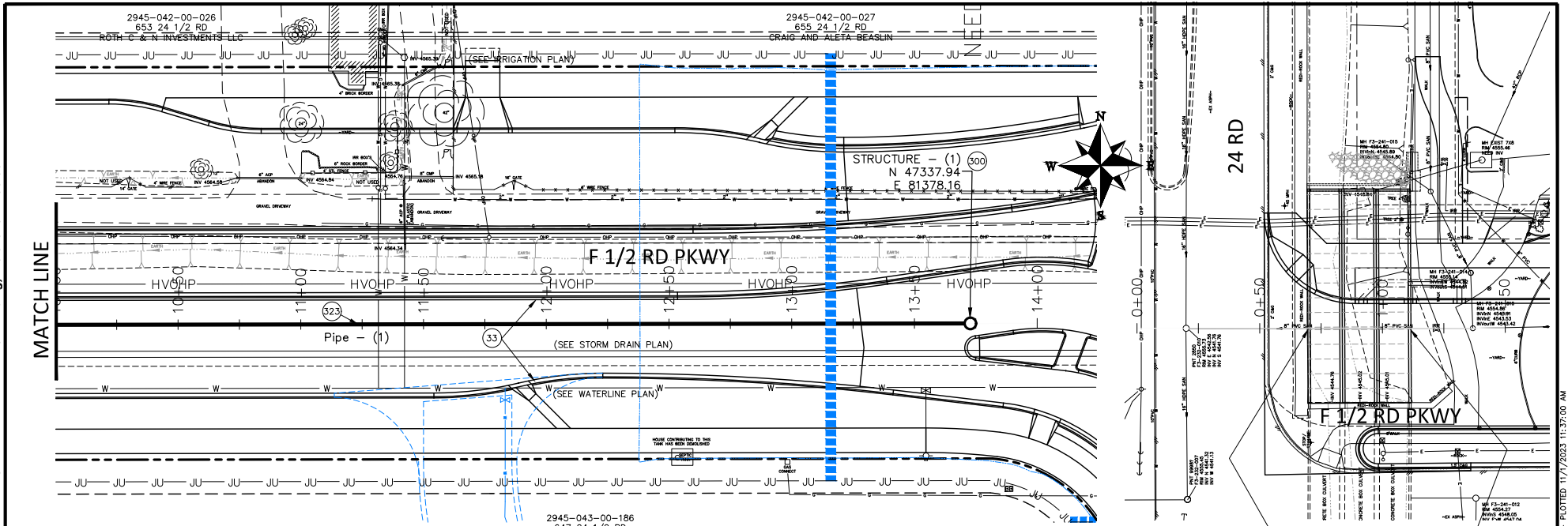


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 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I SANITARY SEWER PLAN AND PROFILE - 2
 November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION Δ REV. 2			JCS	2023	HORIZONTAL
REVISION Δ REV. 3			BH	2023	VERTICAL
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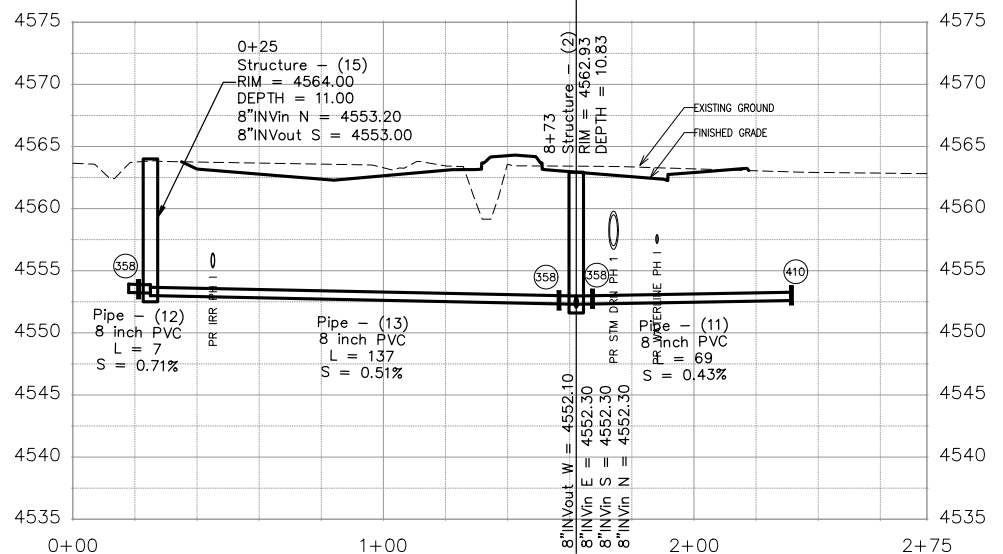
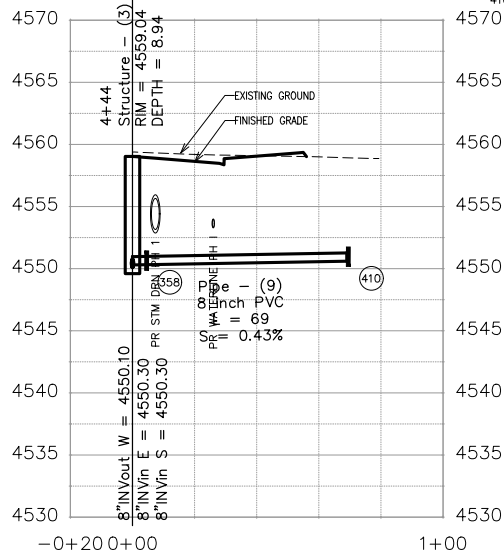
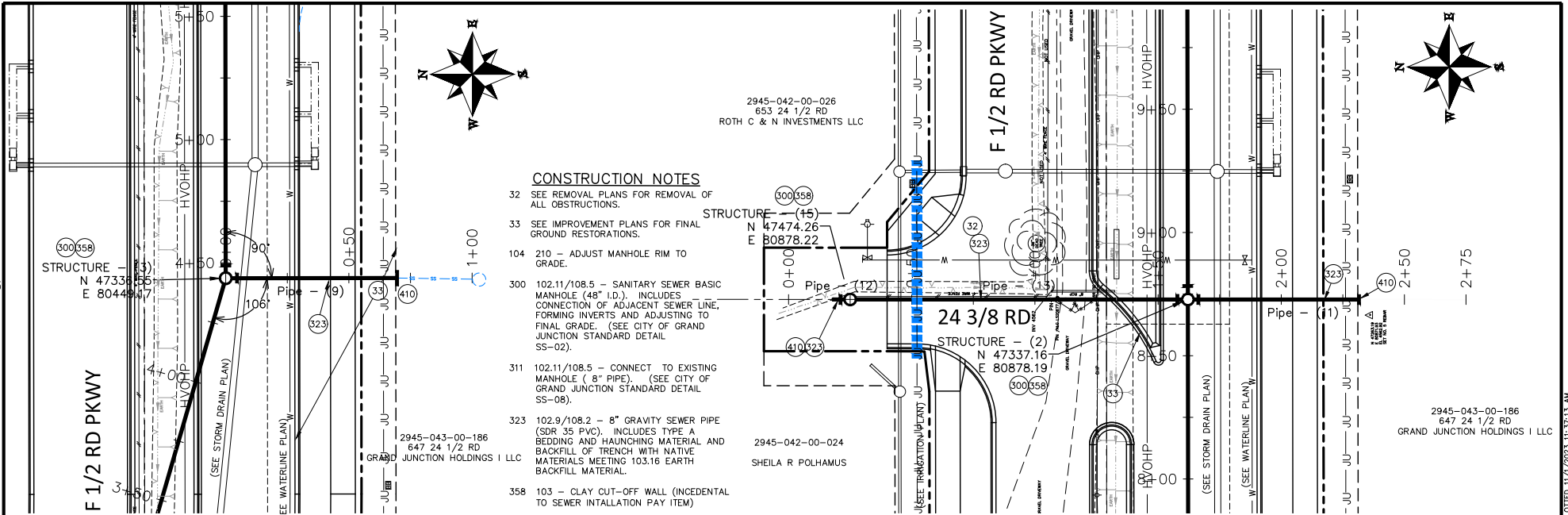


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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PH I SANITARY SEWER PLAN AND PROFILE - 3
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	



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**F 1/2 RD PARKWAY, PH 1
PH I SANITARY SEWER PLAN AND PROFILE - 4**
November 1, 2023

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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg\PH 1 UTE WATER GENERAL NOTES.dwg, 11/1/2023 11:42:06 AM

GENERAL NOTES:

1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED.
2. PRIOR TO THE COMMENCEMENT OF WATERLINE CONSTRUCTION, THE CONTRACTOR SHALL GIVE UTE WATER CONSERVANCY DISTRICT (970-242-7491, CONTACT DAVE PRISKE), 48 HOURS ADVANCED NOTICE. THE CONTRACTOR SHALL ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH UTE WATER AND THE PROJECT ENGINEER PRIOR TO THE START OF ANY WATERLINE CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL UTILITY LOCATE REQUIREMENTS.
4. THE CONTRACTOR SHALL KEEP TWO SETS OF CONTRACT DRAWINGS MARKED UP TO FULLY INDICATE AS-BUILT CONDITIONS. ONE COPY SHALL BE PROVIDED TO THE UTE WATER DISTRICT UPON COMPLETION OF THIS WORK. PROJECT ENGINEER TO PROVIDE THE UTE WATER DISTRICT WITH A DIGITAL COPY OF THE AS-BUILT DRAWINGS UPON COMPLETION.
5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO UTE WATER DISTRICT STANDARD SPECIFICATIONS. ALL REFERENCES ON THIS SHEET PERTAIN TO THE UTE WATER STANDARD TECHNICAL SPECIFICATIONS, which are available at <http://www.utewater.org>.
6. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION IN THEIR RESPECTIVE AREAS. WHERE NEW FACILITIES CROSS AND A GRADE OR ALIGNMENT MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION.
7. ALL EXISTING FACILITIES ARE TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE UTILITIES AND ENGINEER.
8. ALL REQUIRED EXCAVATION MATERIAL NOT MEETING THE REQUIREMENTS FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
9. UTE WATER DISTRICT PERSONNEL WILL OPERATE ALL VALVES ON THE EXISTING WATERLINE MAINS.
10. THE WORK SHALL BE PERFORMED IN A MANNER DESIGNED TO MAINTAIN EXISTING WATER SERVICE. SERVICE TO ANY MAIN LINE OR BUILDING SHALL NOT BE INTERRUPTED FOR MORE THAN TWO (2) HOURS ON ANY GIVEN DAY. CONTRACTOR SHALL NOTIFY UTE WATER AND ALL AFFECTED RESIDENCES AND BUSINESSES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTED SERVICE.
11. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXPOSED WATER AND SEWER MAINS AND SERVICES DURING CONSTRUCTION.
12. NO TRENCHES SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORKING DAY AND NORMAL TRAFFIC FLOWS RESTORED. CONTRACTOR SHALL COMPLETE EACH DAY'S PIPELINE INSTALLATION TO A FINISHED CONDITION BEFORE LEAVING THE JOB SITE FOR THE DAY. THE ONLY EXCEPTION WOULD BE THE ASPHALT CONCRETE RESTORATION WHICH SHALL FOLLOW AS SOON AS PRACTICAL.
13. CONTRACTOR SHALL FURNISH ALL MATERIALS, INCLUDING PIPE, PIPE FITTINGS, VALVES, VALVE BOXES, CUSTOMER SERVICE PIPING, FIRE HYDRANT ASSEMBLIES, BOLTS, GASKETS, POLYETHYLENE ENCASEMENT MATERIALS, ALL LABOR, EQUIPMENT, PIPE BEDDING, PIPE CONE, AND PIPE JOINT BACKFILL MATERIAL, AND ALL SURFACE RESTORATION MATERIALS INCLUDING REPLACEMENT OF CONCRETE AND OF ASPHALT CONCRETE. CONTRACTOR SHALL ALSO FURNISH THE TRAFFIC CONTROL AND BE RESPONSIBLE FOR UTILITY LOCATES.

PIPE CONSTRUCTION NOTES:

1. CHLORINATE, FLUSH, PRESSURE TEST, AND OBTAIN APPROVED BACTERIA TEST PRIOR TO COMPLETING TIE-INS TO EXISTING LINES AND SERVICES. THE CONTRACTOR SHALL USE A TYPE "A" BLOWOFF ASSEMBLY OR ENGINEER APPROVED EQUAL. THE COST FOR PROVIDING FLUSHING MATERIALS PER THE TYPE "A" BLOWOFF DETAIL WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WATERLINE WORK.
2. TRENCH CLASSIFICATION AND SURFACE RESTORATION REQUIREMENTS SHALL BE AS CALLED OUT IN THE DRAWING AND DEFINED UNDER SPECIFICATIONS SECTION 02226
3. COMPACTION REQUIREMENTS SHALL BE CALLED OUT ON THE DRAWINGS AND DEFINED UNDER SPECIFICATIONS SECTION 02226, PARAGRAPH 3.09.
4. ALL MAINLINE WATER MAINS 4" - 12" SHALL BE PVC C-900 (DR-18) PER ASTM D1784, ASTM F477, AND ASTM D3139.
5. ALL DUCTILE IRON PIPE & FITTINGS SHALL BE CEMENT MORTAR-LINED WITH ASPHALTIC COATINGS, POLYETHYLENE ENCASEMENT, AND FULLY RESTRAINED JOINTS W/ COR-BLUE T-BOLTS & NUTS. MINIMUM PRESSURE CLASS 250 AND IN ACCORDANCE WITH THE LATEST REVISION OF AWWA.
6. ALL PVC PIPE SHALL BE AWWA C900 OR C905 DR18 WITH DUCTILE IRON PIPE FITTINGS IN ACCORDANCE WITH PIPELINE CONSTRUCTION NOTE 5 ABOVE AND THE LATEST REVISION OF AWWA.
7. ALL VALVES SHALL MEET THE MINIMUM REQUIREMENTS OF AWWA THE LATEST REVISION AND BE NSF/ANSI 61 COMPLIANT. ALL VALVES SHALL BE EPOXY COATED AND LINED. ALL VALVES SHALL BE SUITABLE FOR DIRECT BURY WITH THE EXCEPTION OF THE AR/AV VALVES. SUBMIT RESULTS OF ALL QA/QC VERIFICATION TESTS PER AWWA. INSTALL PER MANUFACTURER'S WRITTEN PROCEDURES.
8. ALL PIPE, VALVES, FITTINGS, AND PIPELINE APPURTENANCES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 105 PSI; TEST PRESSURE OF 150 PSI; AND A SURGE PRESSURE OF 235 PSI. REQUIRED TEST PRESSURE APPLIES AT LOWEST POINT (ELEVATION) BETWEEN STATIONS INDICATED.
9. TONING (TRACING) WIRE PER SECTION 02667 SHALL BE SECURELY ATTACHED ALONG THE PIPE CENTERLINE AND EXTENDED INTO EACH VALVE BOX OR CATHODIC TEST STATION.
10. ALL BOLTS, NUTS, AND WASHERS EXCEPT PER NOTE 5 ABOVE SHALL BE ASTM A193 GR B8 (STAINLESS STEEL).
11. ALL WATER SERVICE PIPING SIZES 3/4" - 1" SHALL BE SEAMLESS TYPE "K" COPPER CONFORMING TO AWWA C-800, 160 PSI RATED.
12. ALL WATER SERVICE PIPING SIZES 1-1/2" - 3" SHALL BE SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D1785.
13. WHERE THE EXCAVATION IS FOUND TO CONSIST OF MUCK, ORGANIC MATTER OR ANY OTHER MATERIAL THAT IS DETERMINED, BY THE PROJECT ENGINEER, TO BE UNSUITABLE FOR SUPPORTING AND MAINTAINING THE LINE AND GRADE OF THE PIPE, THE TRENCH SHALL BE EXCAVATED TO AN ADDITIONAL DEPTH AS DIRECTED BY THE PROJECT ENGINEER AND REPLACED WITH AN APPROVED TRENCH STABILIZATION MATERIAL.
14. THE FOLLOWING LIST OF MATERIALS AND ITEMS OF WORK WILL BE CONSIDERED INCIDENTAL TO THE WATERLINE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
 - 14.1.1. PLUGGING/ABANDONING THE EXISTING WATERLINE WHERE CUTS ARE MADE WITH CLASS B CONCRETE.
 - 14.1.2. ENCASE AND/OR CAPPING THE EXISTING SANITARY SEWER PIPE AT WATERLINE CROSSINGS WITH CLASS B CONCRETE PER UTE WATER'S STANDARD DETAIL.

REVISION	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023
REVISION Δ REV. 1			DESIGNED BY	JCS	DATE	2023
REVISION Δ REV. 2			CHECKED BY	BH	DATE	2023
REVISION Δ REV. 3			APPROVED BY	KAH	DATE	2023
REVISION Δ REV. 4						

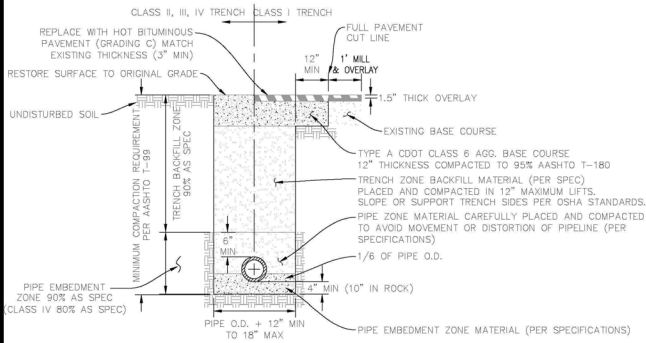
SEE PLAN FOR SCALE INFO



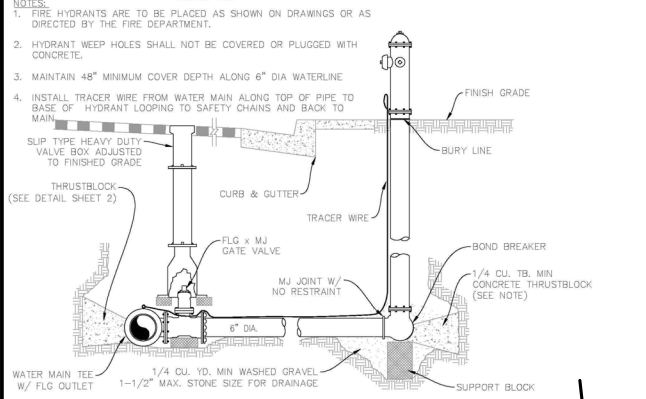
**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTE WATER GENERAL NOTES**

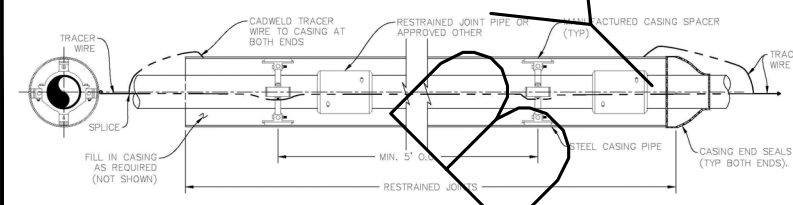
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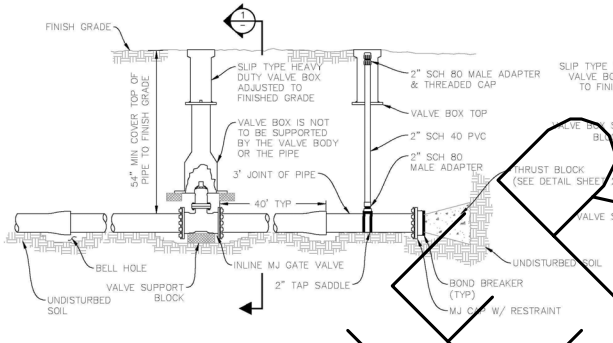
TRENCH DETAIL (A)
UTE WATER STANDARD DETAILS
SCALE: NTS



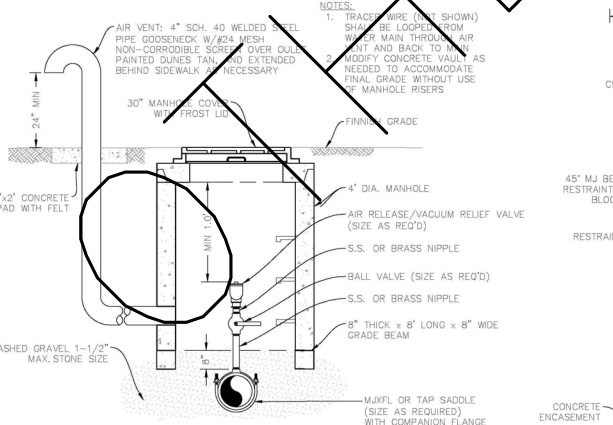
FIRE HYDRANT DETAIL (D)
UTE WATER STANDARD DETAILS
SCALE: NTS



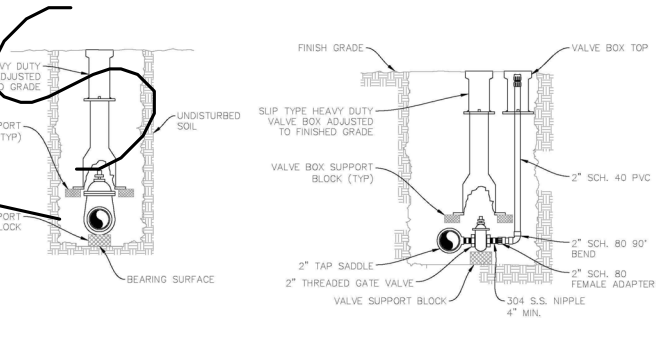
PIPELINE ENCASEMENT DETAIL (G)
UTE WATER STANDARD DETAILS
SCALE: NTS



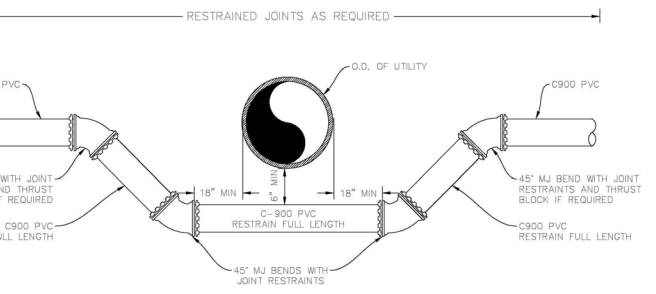
VALVE INSTALLATION, LINE TERMINATION & TYPE \"A\" BLOWOFF (B)
UTE WATER STANDARD DETAILS
SCALE: NTS



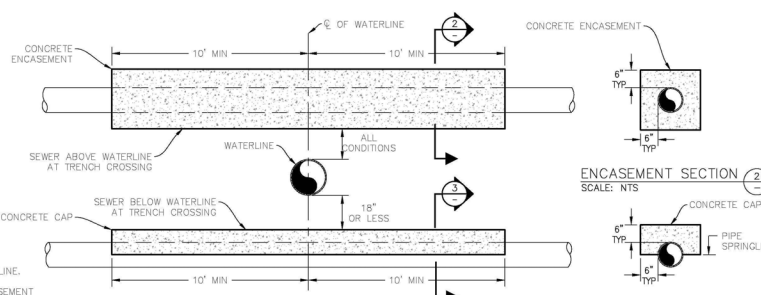
AIR RELEASE VALVE DETAIL (E)
UTE WATER STANDARD DETAILS
SCALE: NTS



TYPE \"B\" BLOWOFF DETAIL (C)
UTE WATER STANDARD DETAILS
SCALE: NTS



TRENCH CROSSING UNDER UTILITY (F)
UTE WATER STANDARD DETAILS
SCALE: NTS



TRENCH CROSSING OF SEWER (H)
UTE WATER STANDARD DETAILS
SCALE: NTS

ENCASEMENT SECTION (2)
SCALE: NTS

ENCASEMENT SECTION (3)
SCALE: NTS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A	REV 1	DATE	JCS	2023
REVISION B	REV 2	DATE	JCS	2023
REVISION C	REV 3	DATE	BH	2023
REVISION D	REV 4	DATE	KWH	2023

NO SCALE



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
UTE WATER STANDARD DETAILS - 1**

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg PH 1 UTE WATER STANDARD DETAILS.dwg, 11/1/2023 11:42:08 AM

- NOTES:**
1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.
 2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHYLENE MATERIAL PRIOR TO BACKFILLING.
 3. DEADENDS MUST EXTEND A MIN. OF 43" BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.
 4. AVOID METER SERVICES OFF OF DEADEND LINES.
 5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES.

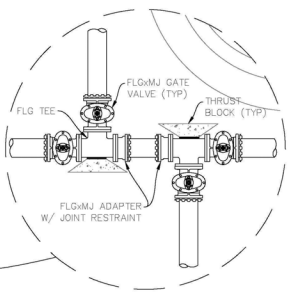
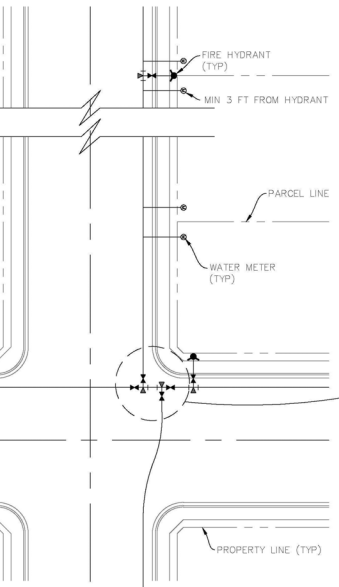


TABLE FOR CONCRETE THRUST BLOCKING

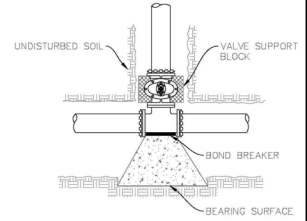
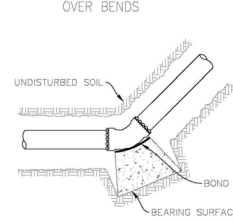
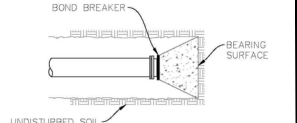
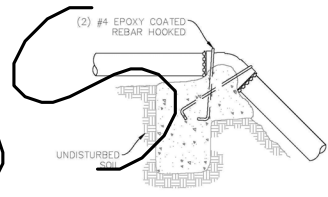
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.5
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0

FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 8 SQ. FT.

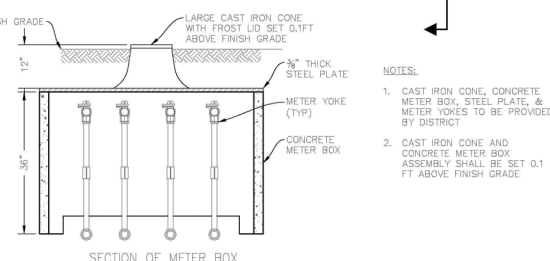
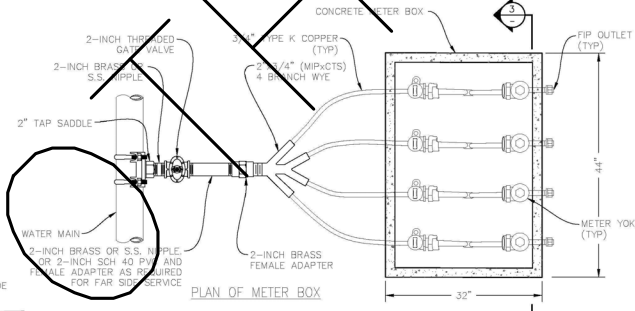
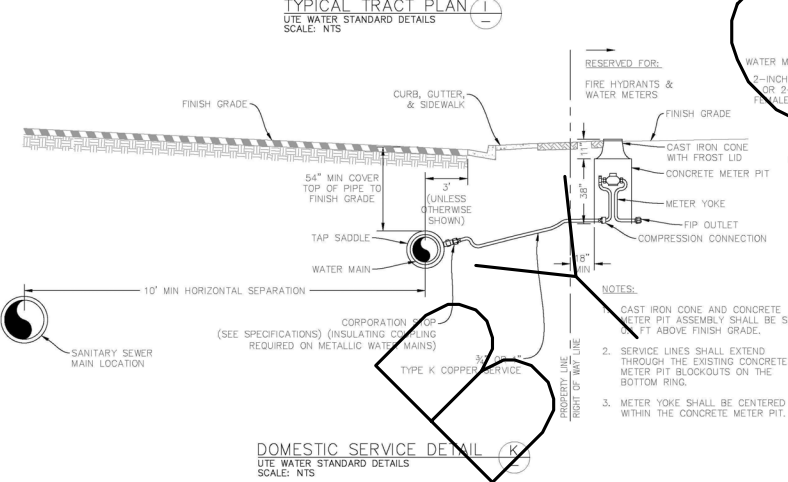
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

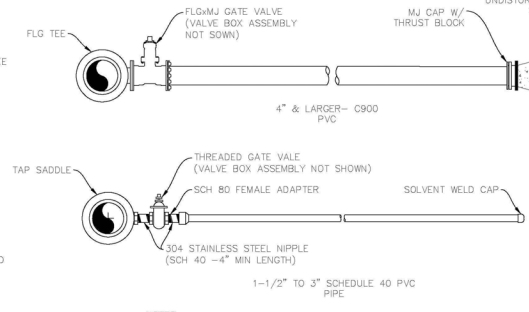
F = ACTUAL SPECIFIED SOIL PRESSURE IN HUNDREDS OF lbs PER SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.



THRUST BLOCK DETAILS
UTE WATER STANDARD DETAILS
SCALE: NTS



4 METER GANG BOX DETAIL
UTE WATER STANDARD DETAILS
SCALE: NTS



- NOTES:**
1. ALL COMMERCIAL SERVICE LINES SHALL HAVE A 3/4" TAP SADDLE, CORP STOP AND COPPER INSTALLED AT THE END TO ALLOW FOR BLEEDING OF AIR. CONTRACTOR SHALL DIG UP AND TURN OFF CORP STOP AFTER TESTING HAS BEEN COMPLETED AND WATER LINE IS ACCEPTED BY UTE WATER.
 2. SERVICE LINE ENDPOINT IS TO EXTEND TO PROPERTY SIDE OF THE RIGHT OF WAY LINE AND MARKED WITH A STEEL POST.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A	REV 1	---	JCS	2023
REVISION B	REV 2	---	JCS	2023
REVISION C	REV 3	---	BH	2023
REVISION D	REV 4	---	KH	2023

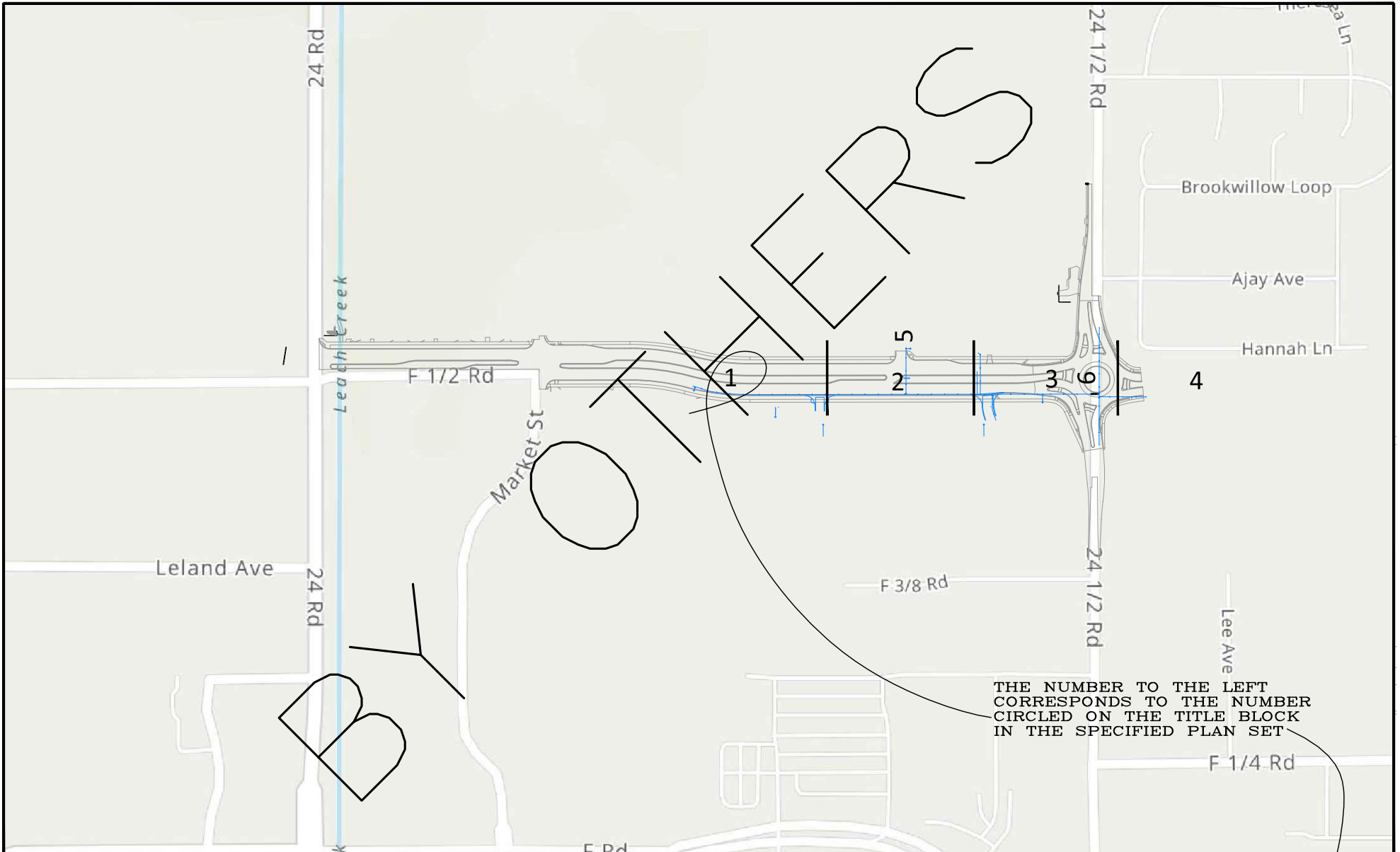
NO SCALE



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1 UTE WATER STANDARD DETAILS - 2

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

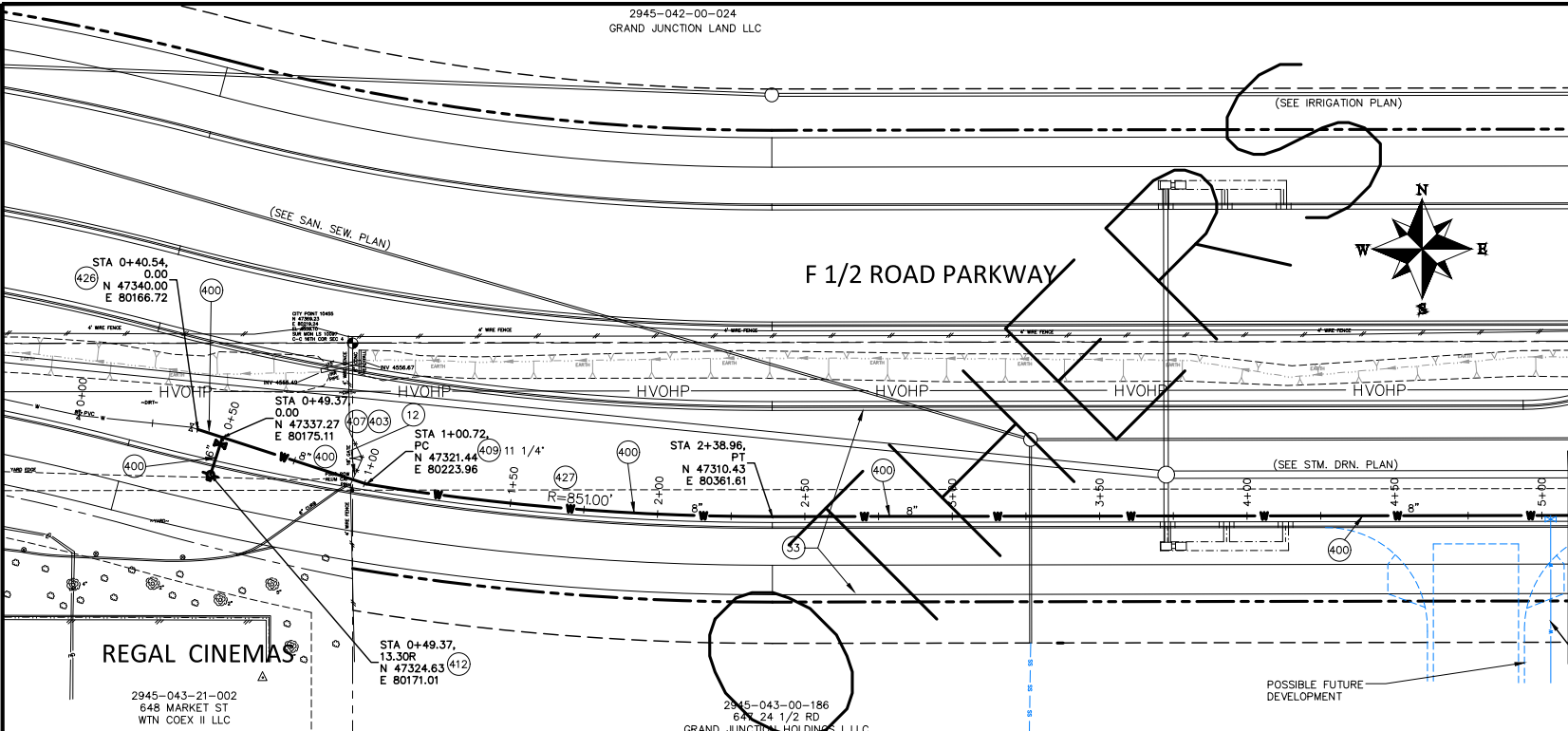
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 DESIGNED BY JCS DATE 2023
 CHECKED BY BH DATE 2023
 APPROVED BY KAH DATE 2023



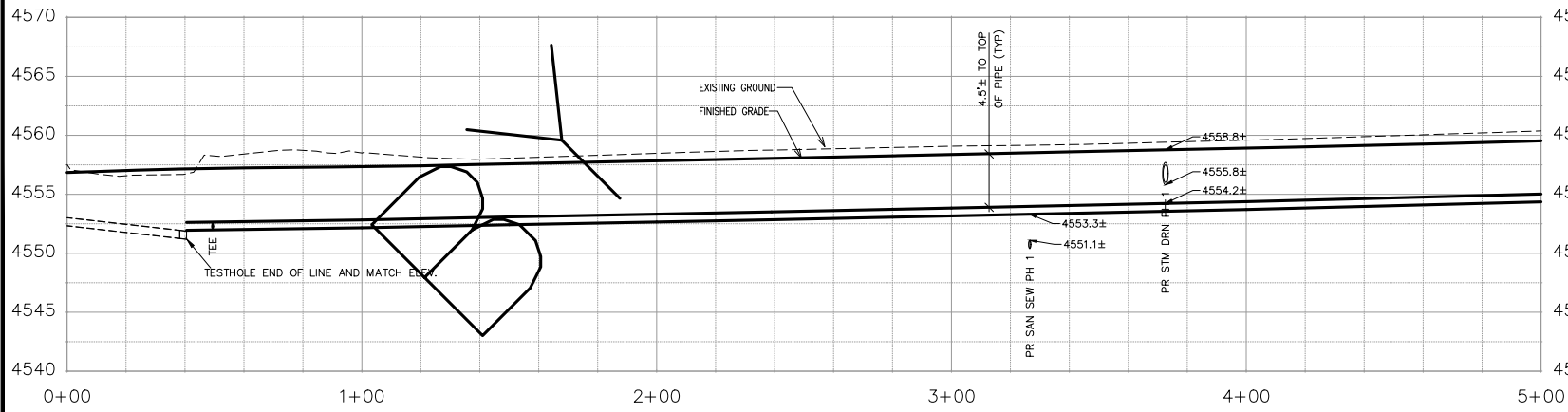
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 PH 1 WATERLINE PLAN SHEET INDEX - X
 November 1, 2023

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- CONSTRUCTION NOTES**
- 12 202 - REMOVAL OF FENCE/GATE AS NEEDED. (HEIGHT AND MATERIAL AS SHOWN ON PLAN)
 - 333 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
 - 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.
 - 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)
 - 412 102.8a/108.3 - FIRE HYDRANT
 - 426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. CONTRACTOR SHALL PULL THE PIP AND TIE INTO FULL STICK. THIS MAY REQUIRE AN ELBOW TO GET TO THE PROPOSED ALIGNMENT AS FIELD CONDITIONS DICTATE. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE AND ANY NECESSARY ELBOWS ETC. TO ACHIEVE CONNECTION AS DESCRIBED.
 - 427 DEFLECT PIPE AS SHOWN.



POSSIBLE FUTURE WATER CONNECTION. AT TIME OF WATERLINE CONSTRUCTION CONTRACTOR SHALL CHECK WITH UTE WATER TO DETERMINE IF A CONNECTION SHOULD BE MADE AND WHERE THAT CONNECTION WILL BE MADE.



Know what's below. Call before you dig.

CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE
REVISION Δ REV. 2			JCS	2023	HORIZONTAL
REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH 1 WATERLINE PLAN AND PROFILE - 1**
November 1, 2023

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2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC

(SEE IRRIGATION PLAN)

STA 7+71.55,
0.00R
N 4731+1.18
E 80894.20

F 1/2 RD PKWY

(SEE SAN. SEW. PLAN)

(SEE STM. DRN. PLAN)

POSSIBLE FUTURE WATER CONNECTION. AT TIME OF WATERLINE CONSTRUCTION CONTRACTOR SHALL CHECK WITH UTE WATER TO DETERMINE IF A CONNECTION SHOULD BE MADE AND WHERE THAT CONNECTION WILL BE MADE.

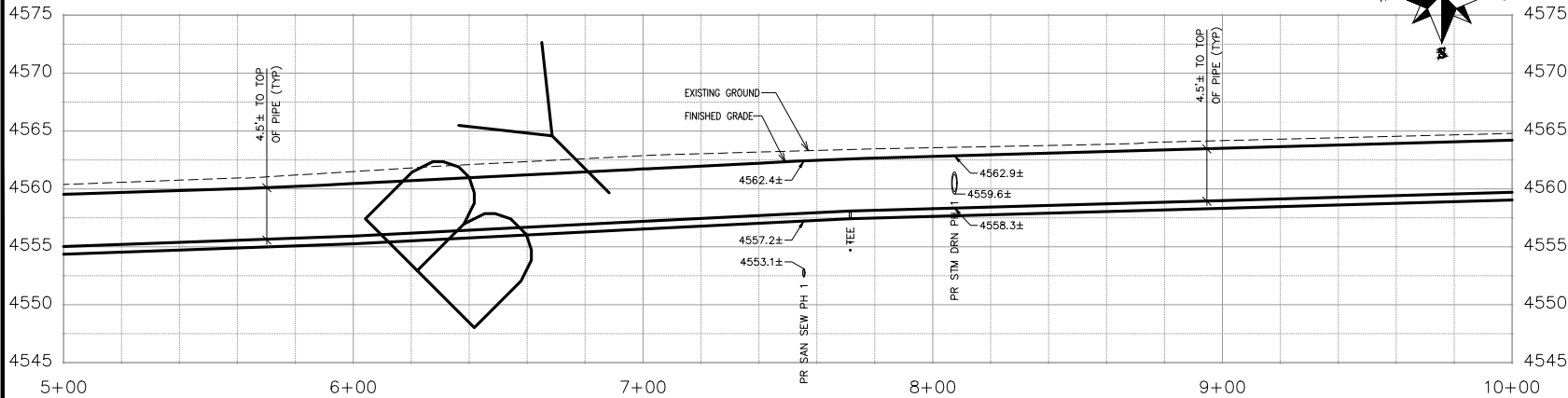
2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

CONSTRUCTION NOTES

- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
- 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.
- 403 102.8b/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 407 102.8/108.3 - TEE (SIZE AS SHOWN)

MATCH LINE

MATCH LINE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023

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



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PH 1 WATERLINE PLAN AND PROFILE - 2
November 1, 2023

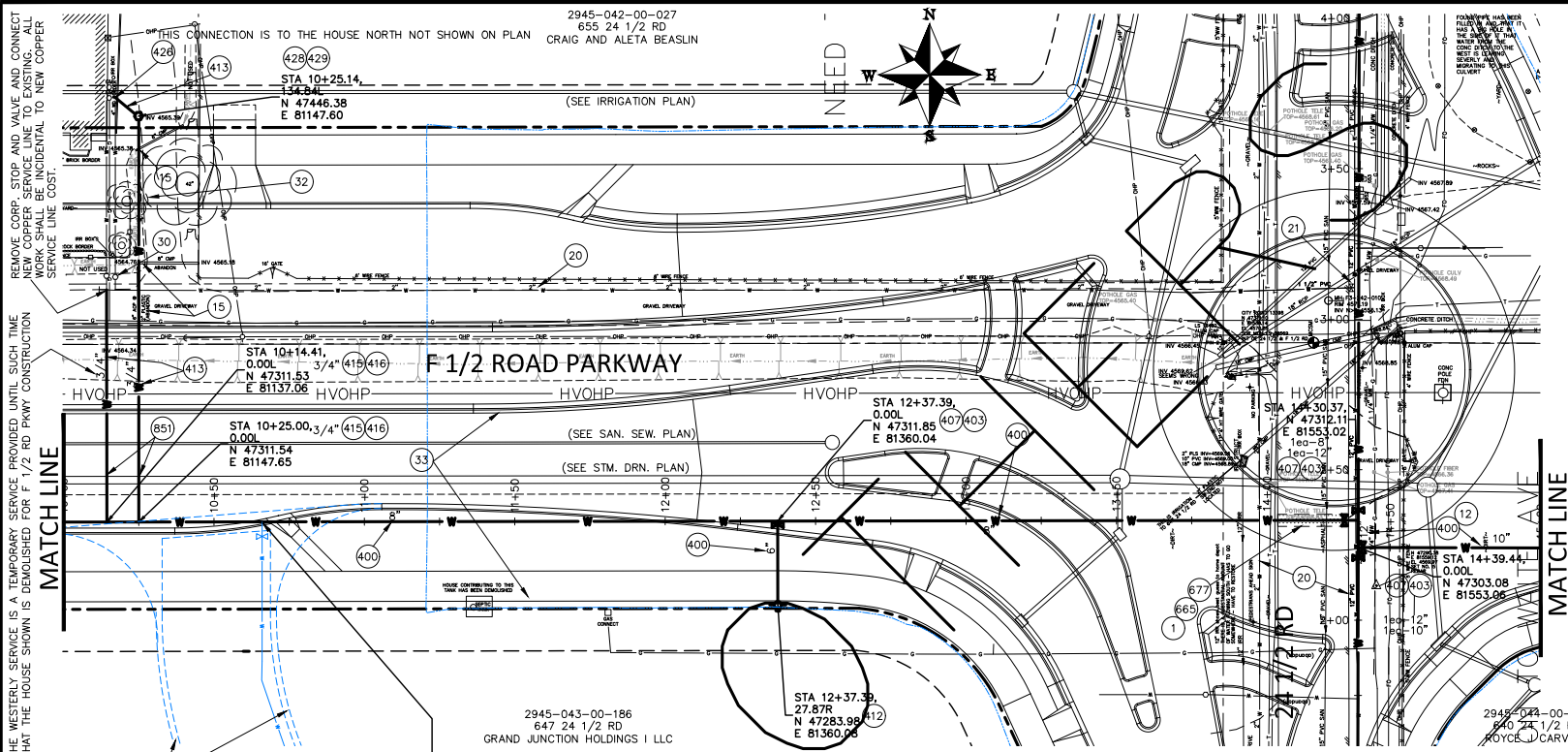


Know what's below.
Call before you dig.

CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

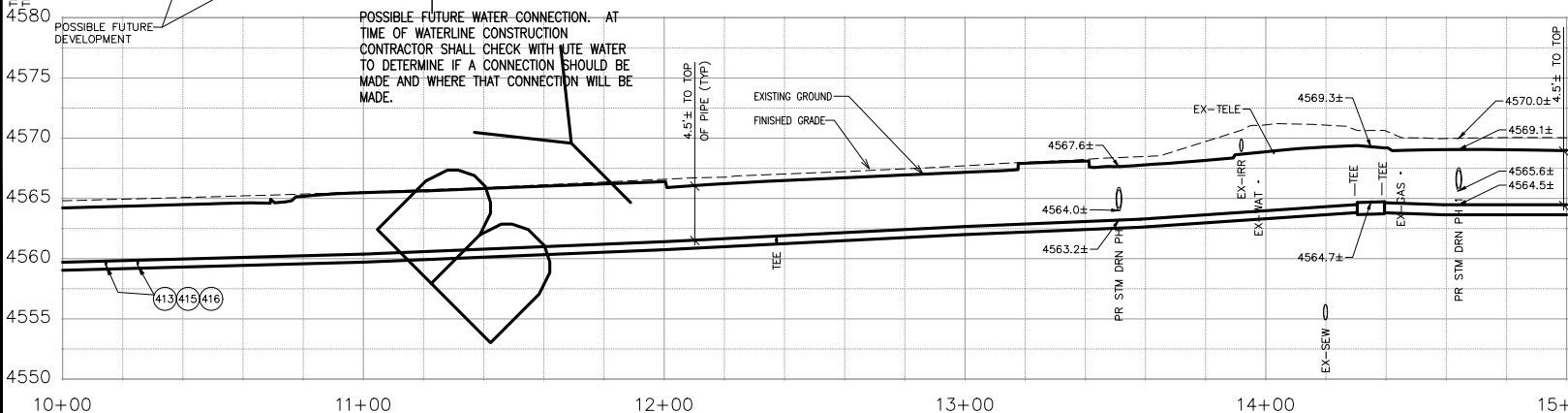
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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH 1 WATERLINE PLAN AND PROFILE.dwg, 11/1/2023 11:42:23 AM



CONSTRUCTION NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
- 12 202 - REMOVAL OF FENCE/GATE AS NEEDED. (HEIGHT AND MATERIAL AS SHOWN ON PLAN)
- 15 202 - REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)
- 20 202 - AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE REMOVED OR OTHERWISE ABANDON BY PLUGGING REMAINING ENDS WITH CONCRETE AS NEEDED TO FACILITATE CONSTRUCTION.
- 21 202 - REMOVE EXISTING WATER VALVE.
- 30 202 - REMOVE METER PIT.
- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
- 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.
- 403 102.8b/108.3 - GATE VALVE. (SIZE AS SHOWN)
- 407 102.8/108.3 - TEE (SIZE AS SHOWN)
- 412 102.8a/108.3 - FIRE HYDRANT
- 413 102.7c/108.4 - WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)
- 415 102.8k/108.4 - TAPPING SADDLE (SIZE AS SHOWN ON PLAN)
- 416 102.8i/108.4 - CORPORATION STOP (SIZE AS SHOWN ON PLAN)
- 426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 428 102.8/108.4 - METER SETTER (INSTALL ONLY) (SIZE AS SHOWN) (UTE WATER TO PROVIDE)
- 429 102.8/108.4 - METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE)
- 665 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK) (24 1/2 ROAD)
- 677 401.08 - HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GVR. = 75) (TWO 2" LIFTS)
- 851 TRANSITION WATER PIPE AS NEEDED TO MAINTAIN 18" CLEARANCE MINIMUM ABOVE SEWER PIPES AND 6" CLEARANCE MINIMUM ABOVE OR BELOW OTHER UTILITY LINES.



POSSIBLE FUTURE WATER CONNECTION. AT TIME OF WATERLINE CONSTRUCTION CONTRACTOR SHALL CHECK WITH UTE WATER TO DETERMINE IF A CONNECTION SHOULD BE MADE AND WHERE THAT CONNECTION WILL BE MADE.

- 428 102.8/108.4 - METER SETTER (INSTALL ONLY) (SIZE AS SHOWN) (UTE WATER TO PROVIDE)
- 429 102.8/108.4 - METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE)
- 665 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK) (24 1/2 ROAD)
- 677 401.08 - HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GVR. = 75) (TWO 2" LIFTS)
- 851 TRANSITION WATER PIPE AS NEEDED TO MAINTAIN 18" CLEARANCE MINIMUM ABOVE SEWER PIPES AND 6" CLEARANCE MINIMUM ABOVE OR BELOW OTHER UTILITY LINES.



CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

Know what's below. Call before you dig.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION Δ REV. 1			JCS	2023	JCS	2023	BH	2023	KAH	2023
REVISION Δ REV. 2										
REVISION Δ REV. 3										
REVISION Δ REV. 4										

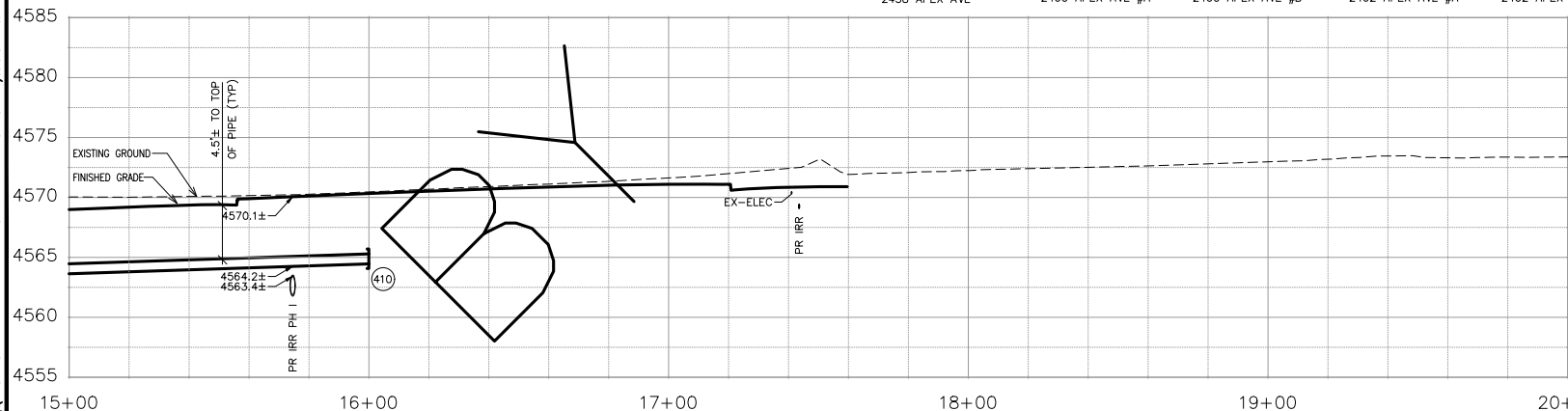
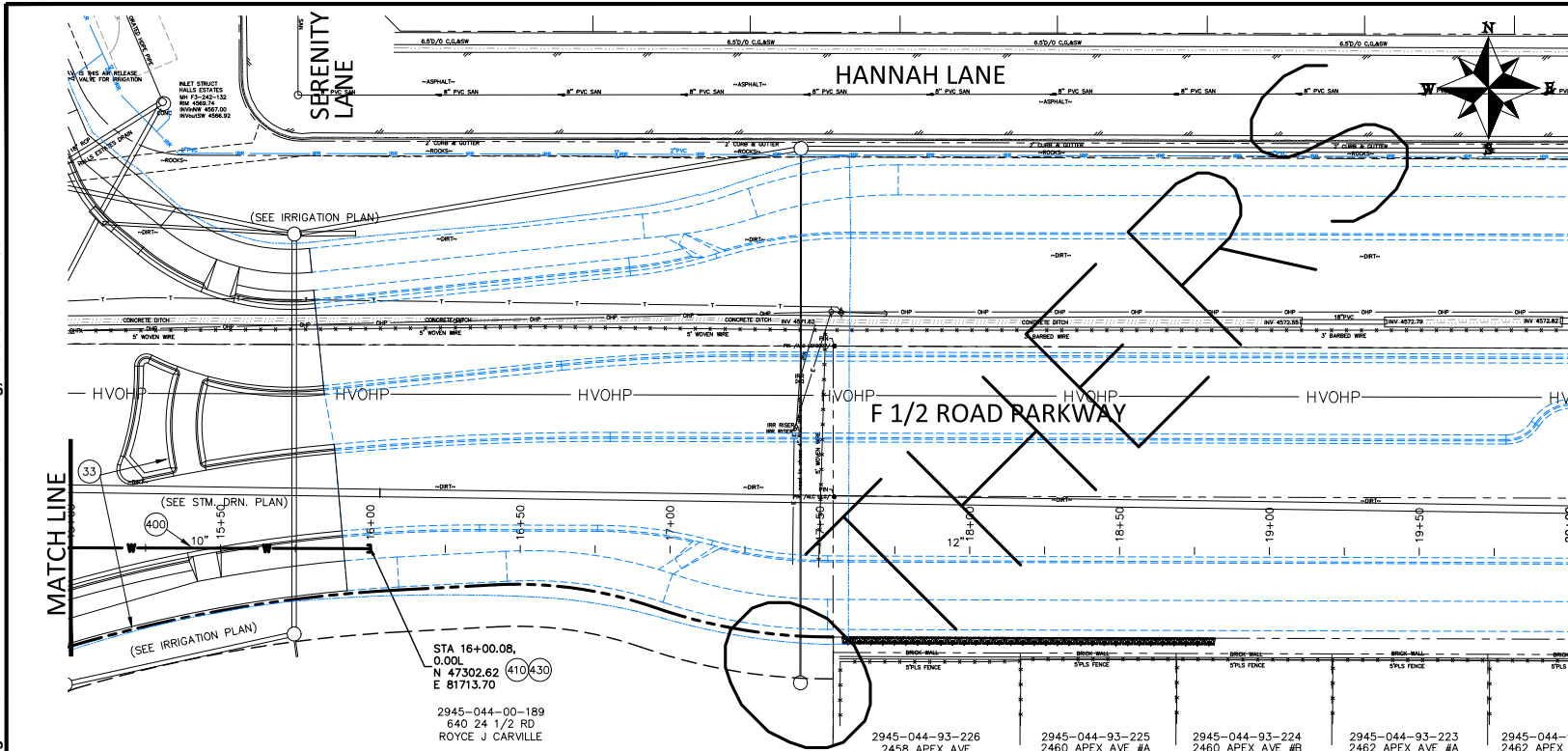


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PROJECT NO. F210306

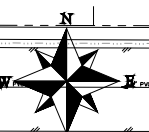
**F 1/2 RD PARKWAY, PH 1
PH 1 WATERLINE PLAN AND PROFILE - 3**
November 1, 2023

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- ### CONSTRUCTION NOTES
- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
 - 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.
 - 410 102.8/108.3 – M.J. END CAP WITH THRUST BLOCK
 - 430 102.7/108.2 – FOR QA/QC, INSTALL A TYPE "A" BLOWOFF ASSEMBLY AHEAD OF END CAP TO ALLOW FOR PIPELINE DISINFECTION AND PRESSURE TESTING. ALL WORK AND MATERIALS FOR THE TYPE "A" BLOWOFF ASSEMBLY SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WATER MAIN PIPE, NO SEPARATE PAY.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

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

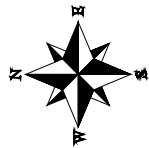
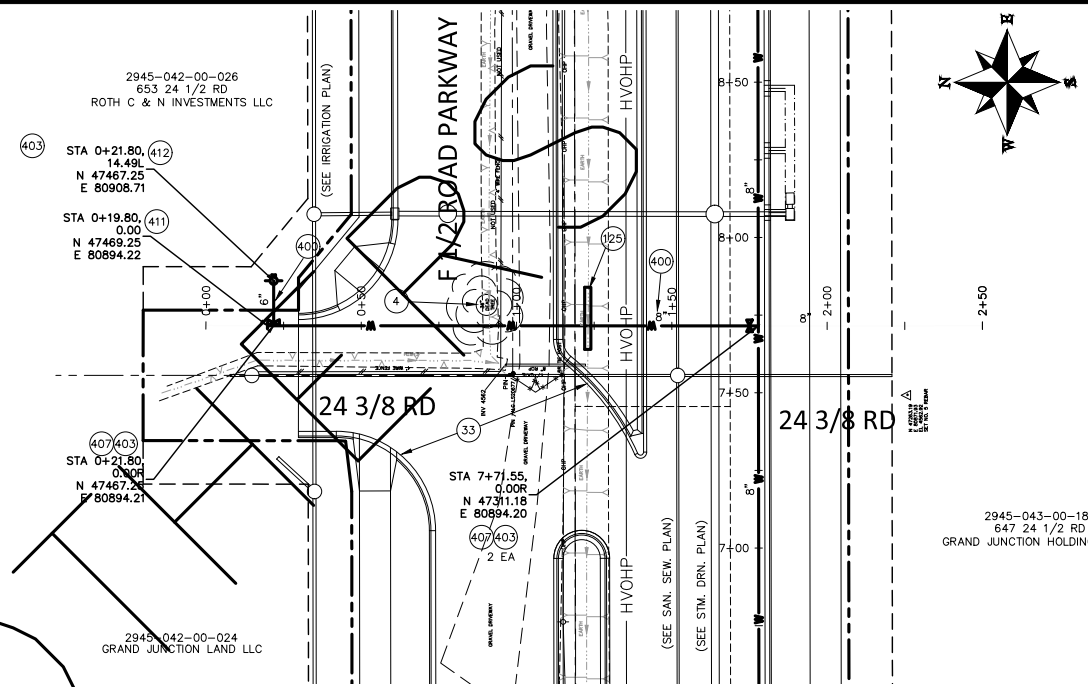
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 PH 1 WATERLINE PLAN AND PROFILE – 4
 November 1, 2023



CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

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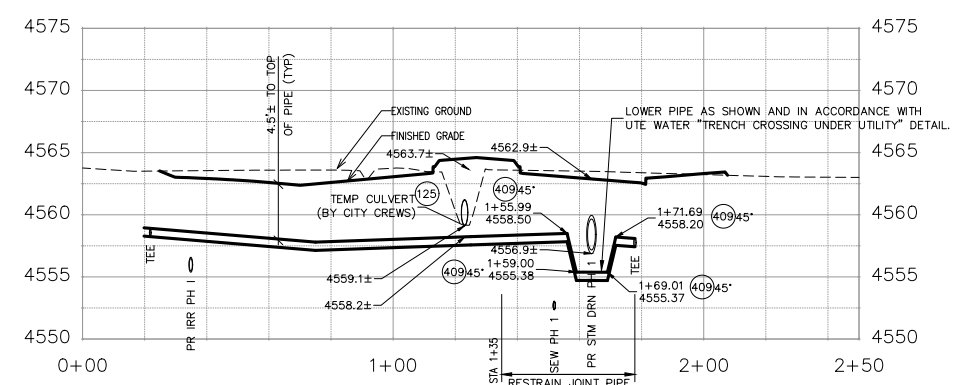


CONSTRUCTION NOTES

- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
- 125 CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AN 18" OR LARGER TEMPORARY CULVERT WITH THE CITY OF GRAND JUNCTION. CITY CREWS WILL INSTALL ONE STICK OF PIPE AS AVAILABLE AT CITY SHOPS AND BACKFILL ABOVE AT WATERLINE CROSSING SO AS TO PROVIDE COVER AND PROTECT NEW WATER MAIN. CONTACT CHRIS SPEARS PUBLIC WORKS STREET SUPERVISOR AT 244-1584 UPON INSTALLATION OF WATERLINE.
- 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.
- 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)
- 411 102.8/108.3 - M.J. END CAP WITH THRUST BLOCK
- 412 102.8a/108.3 - FIRE HYDRANT



CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.



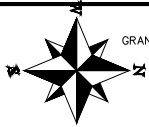
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION Δ REV. 1			JCS	2023	JCS	2023	BH	2023	KAH	2023
REVISION Δ REV. 2										
REVISION Δ REV. 3										
REVISION Δ REV. 4										



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH 1 WATERLINE PLAN AND PROFILE - 5**
November 1, 2023

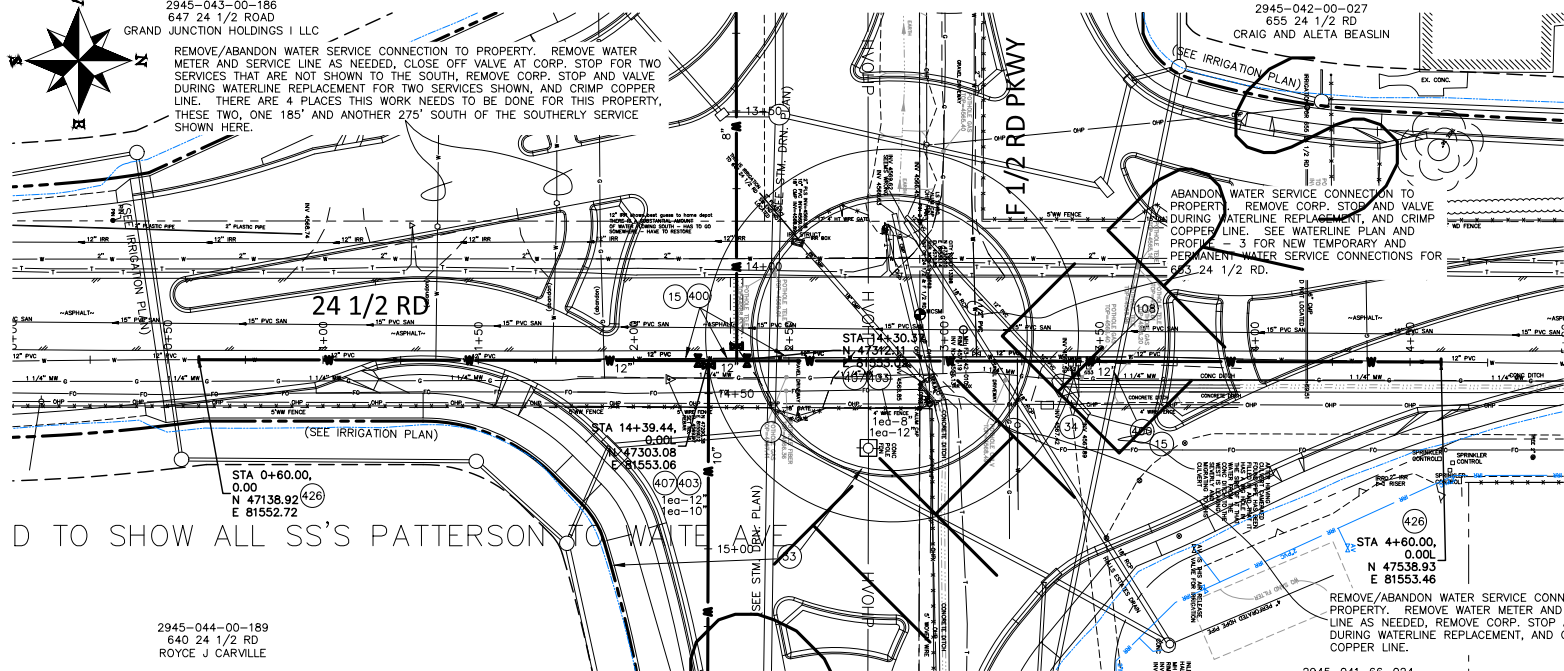
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2945-043-00-186
647 24 1/2 ROAD
GRAND JUNCTION HOLDINGS I LLC

REMOVE/ABANDON WATER SERVICE CONNECTION TO PROPERTY. REMOVE WATER METER AND SERVICE LINE AS NEEDED, CLOSE OFF VALVE AT CORP. STOP FOR TWO SERVICES THAT ARE NOT SHOWN TO THE SOUTH, REMOVE CORP. STOP AND VALVE DURING WATERLINE REPLACEMENT FOR TWO SERVICES SHOWN, AND CRIMP COPPER LINE. THERE ARE 4 PLACES THIS WORK NEEDS TO BE DONE FOR THIS PROPERTY, THESE TWO, ONE 185' AND ANOTHER 275' SOUTH OF THE SOUTHERLY SERVICE SHOWN HERE.

2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN



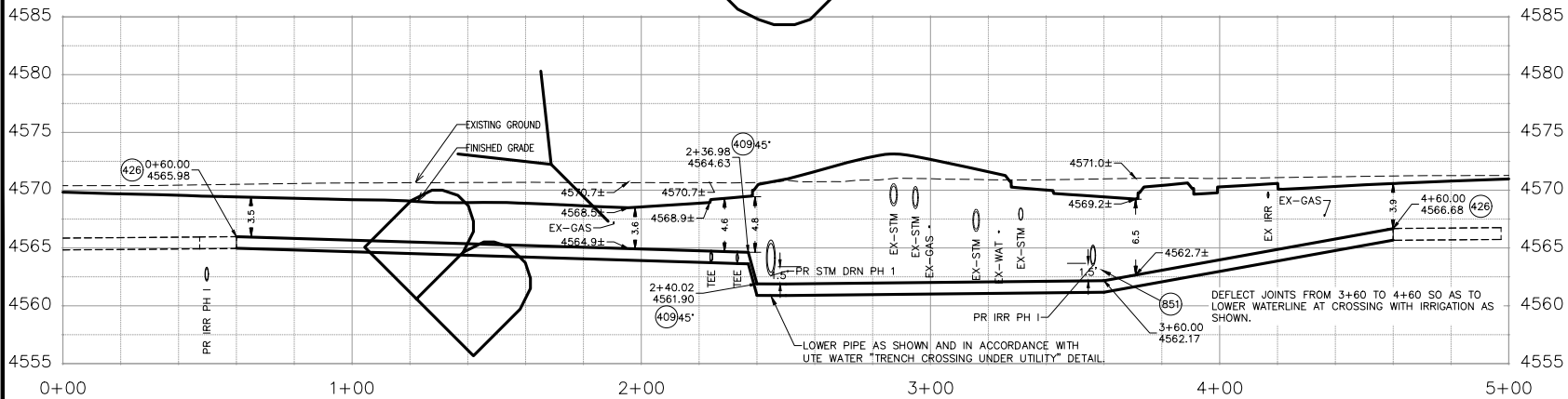
CONSTRUCTION NOTES

- 15 202 - REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)
- 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
- 34 202 - REMOVE MAILBOX (652 24 1/2 RD) NO RESET BECAUSE RESIDENCE NO LONGER EXISTS.
- 108 210 - RESET MAILBOX TO NEW 4X4 POST.
- 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.
- 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)
- 426 RESTRAINED CONNECTION TO EXISTING WATER PIPE/VALVE/FITTING. RESTRAIN PIPE JOINTS USING JOINT RESTRAINTS ON DUCTILE IRON FITTINGS AND REIBORLOK GASKETS ON BELL AND SPIGOT FITTINGS. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 851 WHEN IRRIGATION IS INSTALLED, THAT CONTRACTOR MAY NEED TO SLIGHTLY ADJUST PIPE GRADE AT THIS CROSSING SO AS TO AVOID A CONFLICT WITH WATER.

D TO SHOW ALL SS'S PATTERSON TO WATER

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

2945-041-66-024
649 3/4 SERENITY LN
HALLS ESTATES HOA INC



Know what's below.
Call before you dig.

CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			JCS	2023
REVISION Δ REV 2			JCS	2023
REVISION Δ REV 3			BH	2023
REVISION Δ REV 4			KAH	2023

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

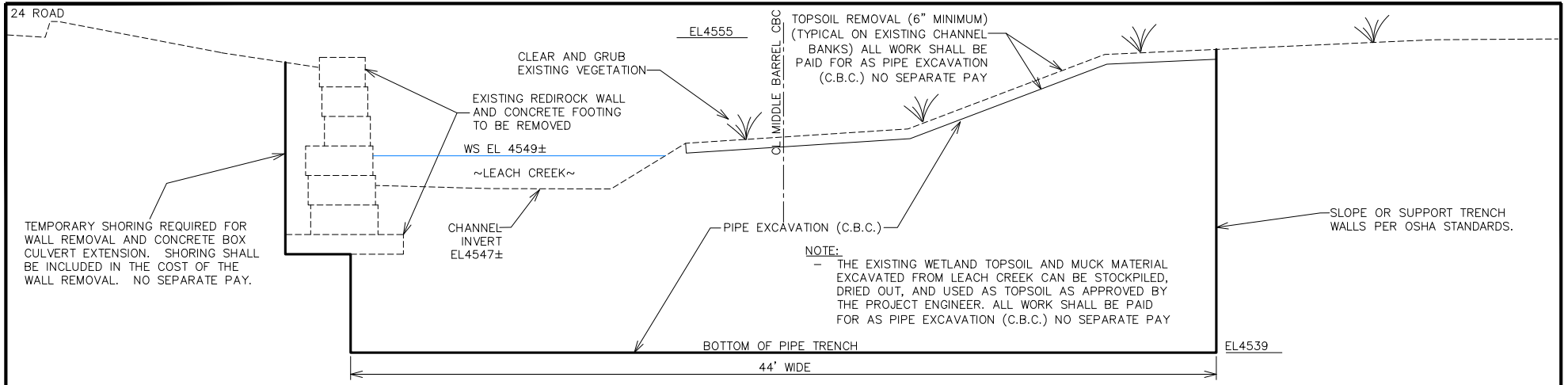


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PROJECT NO. F210306

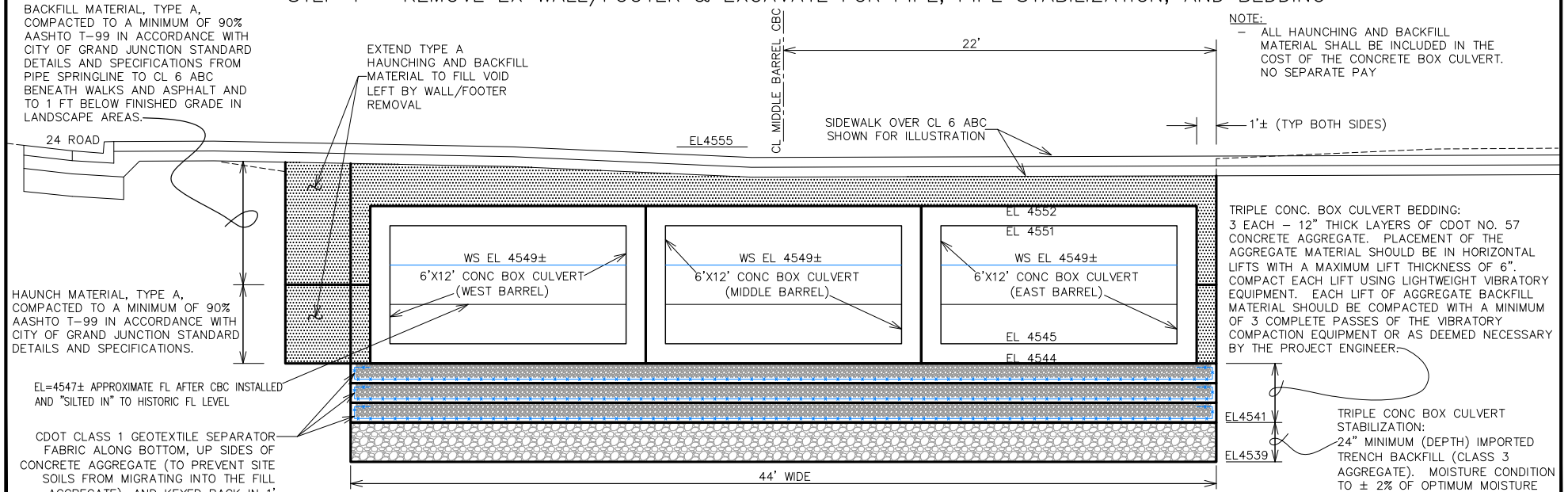
**F 1/2 RD PARKWAY, PH 1
PH 1 WATERLINE PLAN AND PROFILE - 6**
November 1, 2023

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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1 BOX CULVERT TYPICAL CROSS SECTION.dwg, 11/1/2023 11:44:05 AM



TRIPLE CONCRETE BOX CULVERT PLACED
STEP 1 – REMOVE EX WALL/FOOTER & EXCAVATE FOR PIPE, PIPE STABILIZATION, AND BEDDING



TRIPLE CONCRETE BOX CULVERT PLACED
STEP 2 – STABILIZE, BED & PLACE TRIPLE CONCRETE BOX CULVERT –, HAUNCH, AND BACKFILL

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KMH	2023

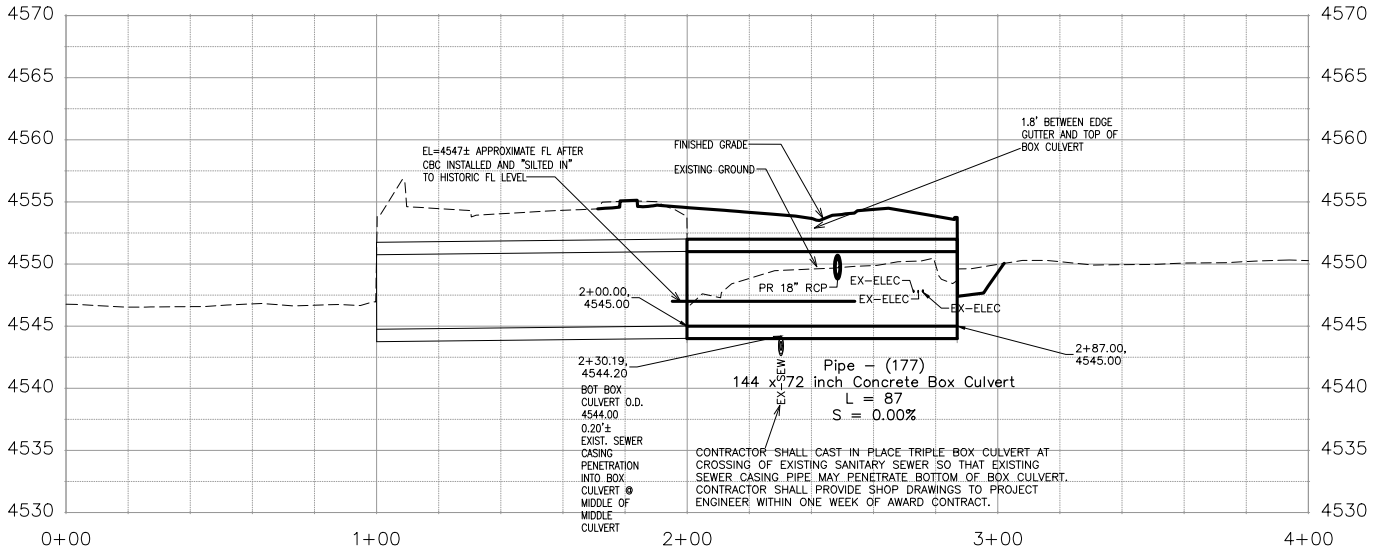
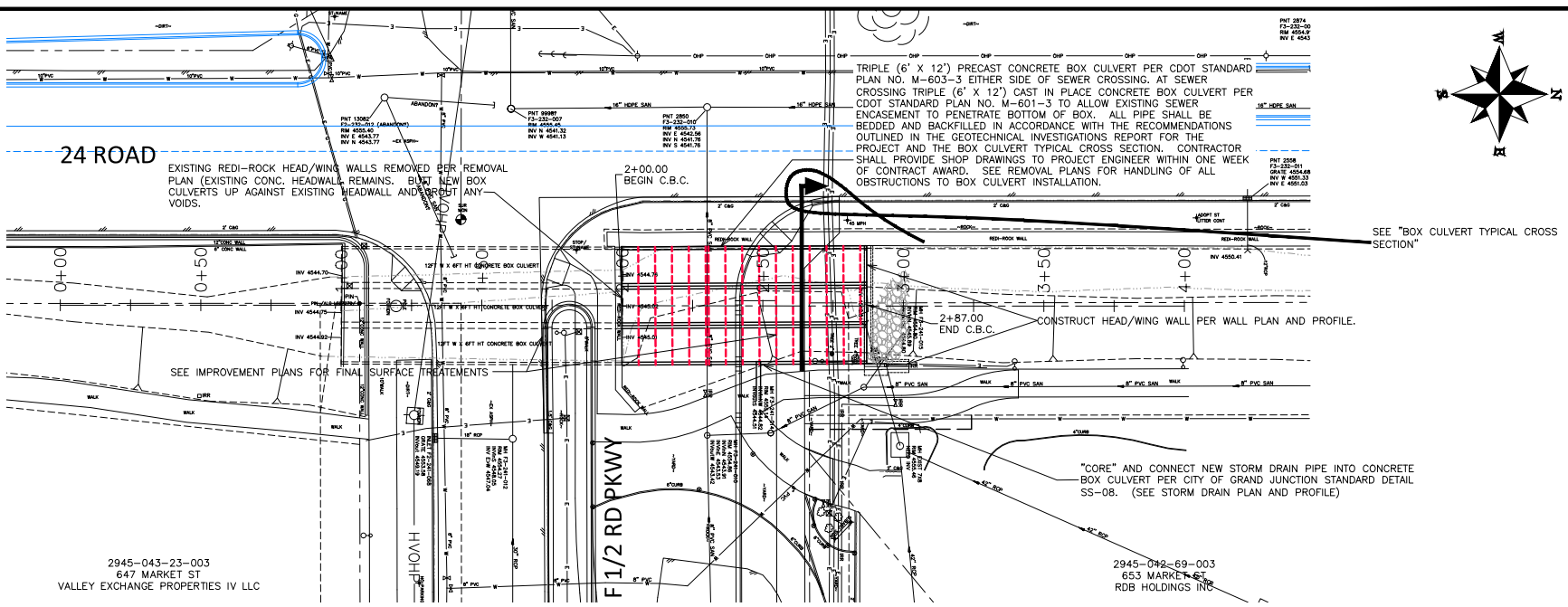
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ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
BOX CULVERT TYPICAL CROSS SECTION – 1
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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REVISION Δ REV. 2			JCS	2023	0 HORIZONTAL
REVISION Δ REV. 3			JH	2023	1 VERTICAL
REVISION Δ REV. 4			JAH	2023	

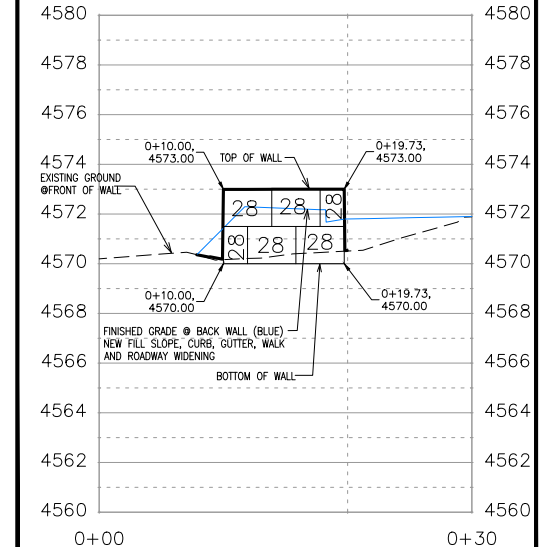
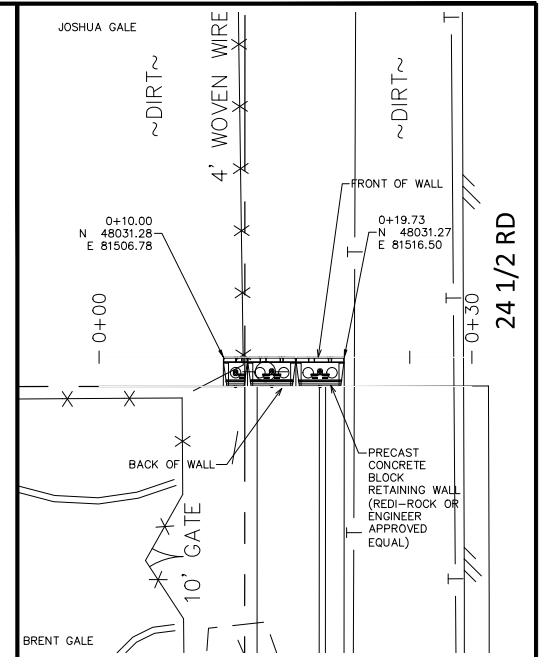
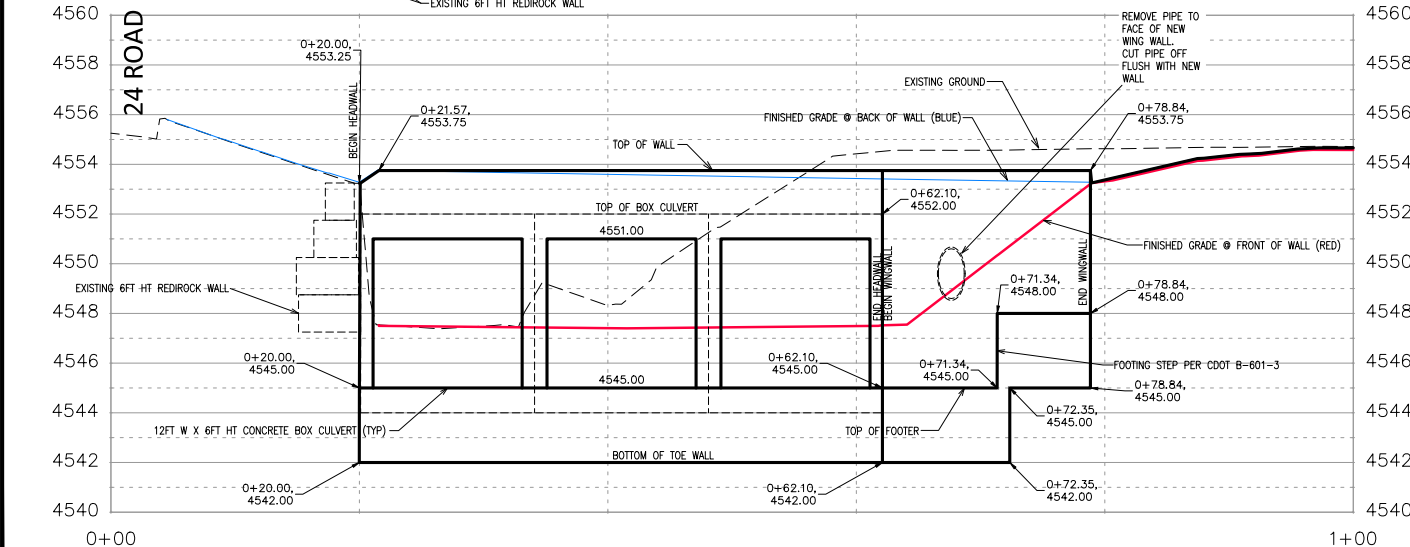
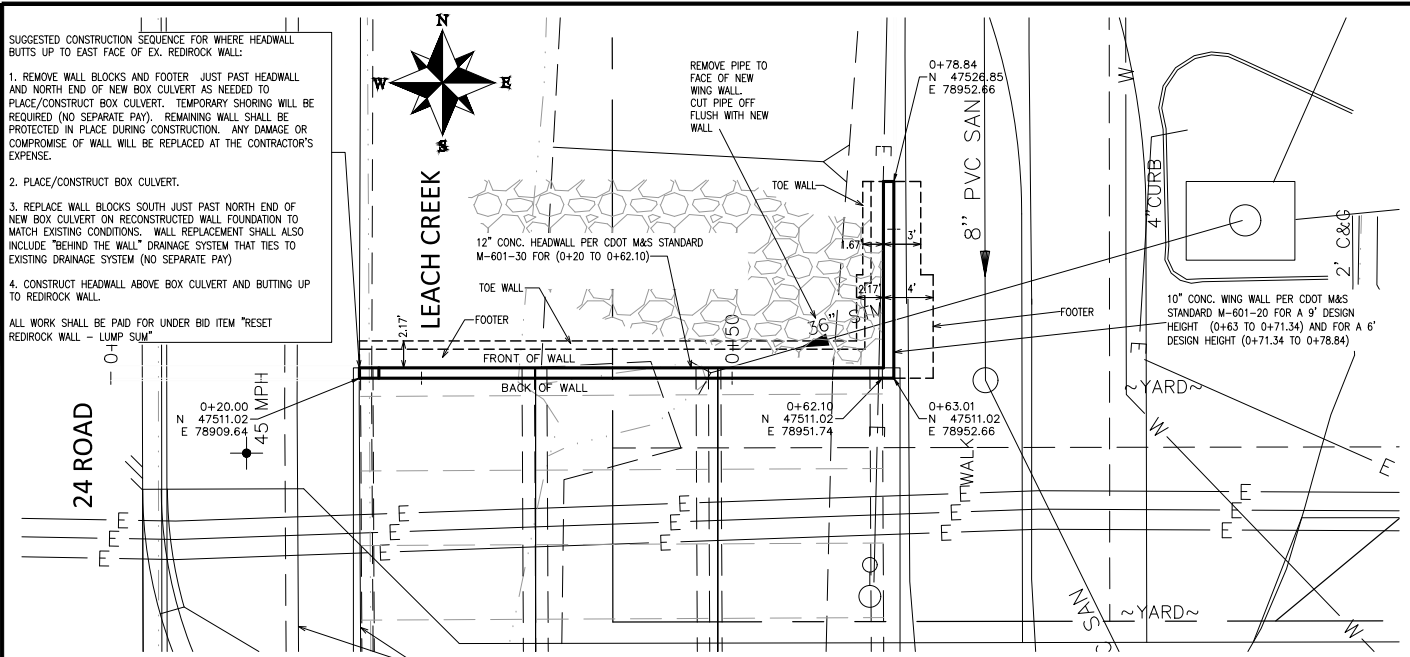


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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
BOX CULVERT PLAN AND PROFILE - 001
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REV 1			JCS	2023	PLAN & PROFILE
REV 2			JCS	2023	1" = 10'
REV 3			BH	2023	1" = 10'
REV 4			KAH	2023	1" = 10'



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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
WALL PLAN AND PROFILE - 1
November 1, 2023

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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\LEACH CREEK RIP RAP DETAILS.dwg, 11/1/2023 11:44:11 AM

PART 1 GENERAL

1.01 SUMMARY

A. THIS SPECIFICATION COVERS THE QUALITY OF ROCK AND GENERAL PLACEMENT METHODS TO BE USED IN THE CONSTRUCTION OF ROCK RIPRAP.

1.02 REFERENCES

A. COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION – SECTION 506. RIPRAP GRADATION AND PLACEMENT IS BASED ON THIS REFERENCE.

1.03 SUBMITTALS

A. PRODUCT DATA: PROVIDE SUPPLIER'S SIZE OF RIPRAP STONES: MEAN SPHERICAL DIAMETER, ANGULAR SHAPE, WEIGHT, LENGTH, AND WIDTH.

PART 2 PRODUCTS

2.01 MATERIALS

A. SIZES OF RIP RAP FOR THIS PROJECT SHALL MEET THE REQUIREMENT PRESENTED IN THE TABLE ON THIS SHEET.

B. QUALITY – SHALL BE SUITABLE ONSITE ROCK CRUSHED AND SCREENED WITH SPECIFIC GRAVITY OF AT LEAST 2.55. IF AN ALTERNATIVE SOURCE IS PROPOSED, THE CONTRACTOR SHALL FURNISH TEST RESULTS TO THE ENGINEER DEMONSTRATING THE FOLLOWING MATERIAL PROPERTIES ARE MET.

1. SG ≥ 2.55
2. LA ABRASION (ASTM C535) = 50X LOSS (MAX) OR APPROVED EQUAL TESTING METHOD

PART 3 EXECUTION

3.01 PREPARATION AND PLACEMENT

- A. RIPRAP MAY BE DUMPED FROM A HEIGHT NO GREATER THAN 3' WITH HAND SORTING TO ACHIEVE A STABLE AND WELL GRADED SURFACE FINISH.
- B. PLACEMENT OF THE RIPRAP SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE GEOTEXTILE FABRIC AND CLASS B FILTER MATERIAL WITH NO MORE THAN ONE WEEK (BETWEEN PLACEMENT OF THE FABRIC AND FULL COVERAGE BY RIPRAP. PLACE RIPRAP SO THAT IT FORMS A DENSE MASS OF STONE WITH MINIMUM VOIDS.
- C. ROCKS SHOULD BE PLACED IN UNIFORM LIFTS.

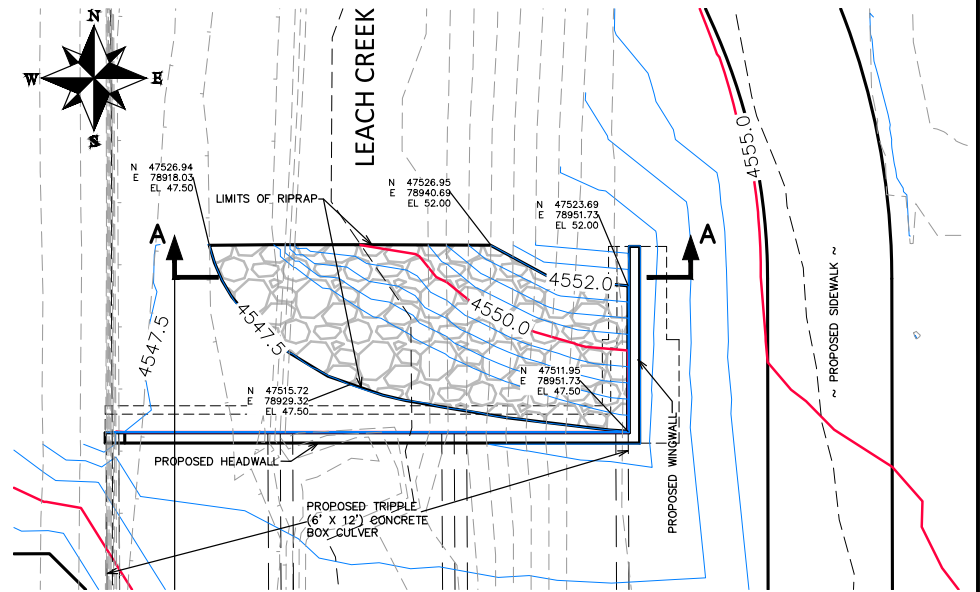
Table 506-2

Pay Item	Stone Size d50 ¹ (Inches)	Percent of Material Smaller Than Typical Stone ²	Typical Stone Dimensions ³ (Inches)	Typical Stone Weight ⁴ (Pounds)
Riprap	9	70-100 50-70 35-50 2-10	15 12 9 3	160 85 35 1.3
Riprap	12	70-100 50-70 35-50 2-10	21 18 12 4	440 275 85 3
Riprap	18	100 50-70 35-50 2-10	30 24 18 6	1280 650 275 10
Riprap	24	100 50-70 35-50 2-10	42 33 24 9	3500 1700 650 35

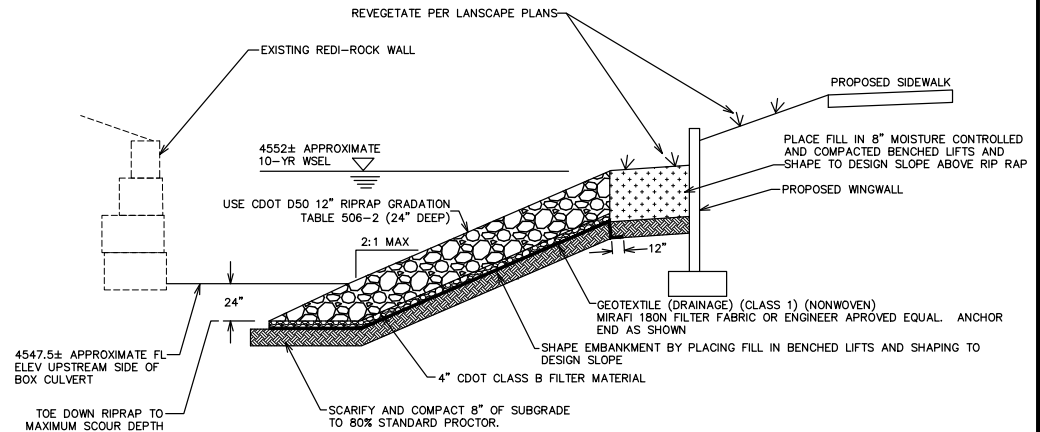
¹d50 = nominal stone size
²based on typical rock mass
³equivalent spherical diameter
⁴based on a specific gravity = 2.5

RIP RAP NOTES:

1. PARTICLE SIZE D CORRESPONDS TO THE INTERMEDIATE "B" AXIS OF THE PARTICLE.
2. WEIGHT LIMITS FOR EACH CLASS ARE ESTIMATED FROM PARTICLE SIZE BY: $W=0.85(YSD)^3$ WHERE D CORRESPONDS TO THE INTERMEDIATE ("B") AXIS OF THE PARTICLE AND PARTICLE SPECIFIC GRAVITY IS TAKEN AS 2.65.



PLAN VIEW



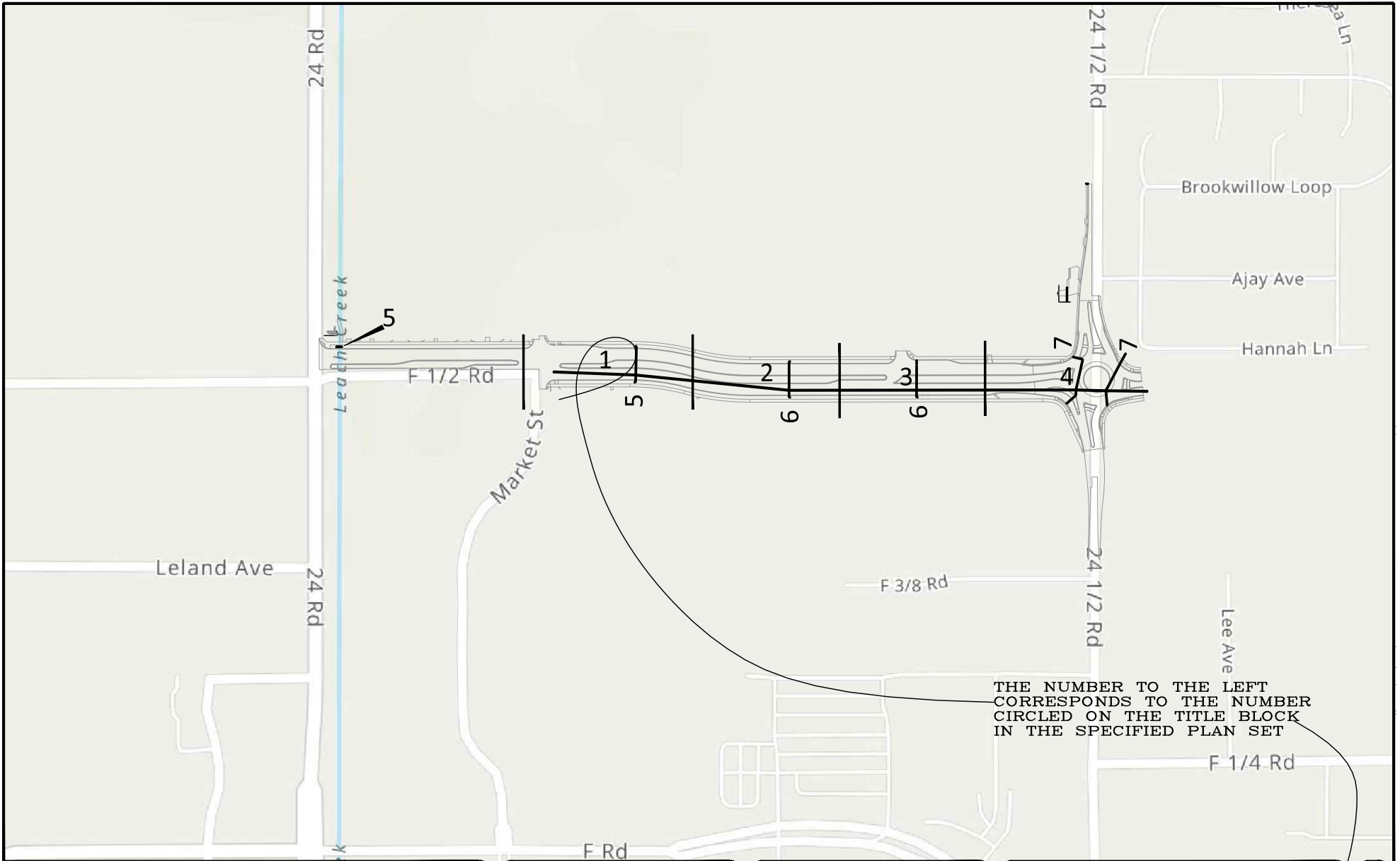
SECTION AA

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



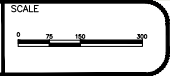
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ENGINEERING DIVISION**
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
LEACH CREEK RIP RAP DETAILS – 1
November 1, 2023



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

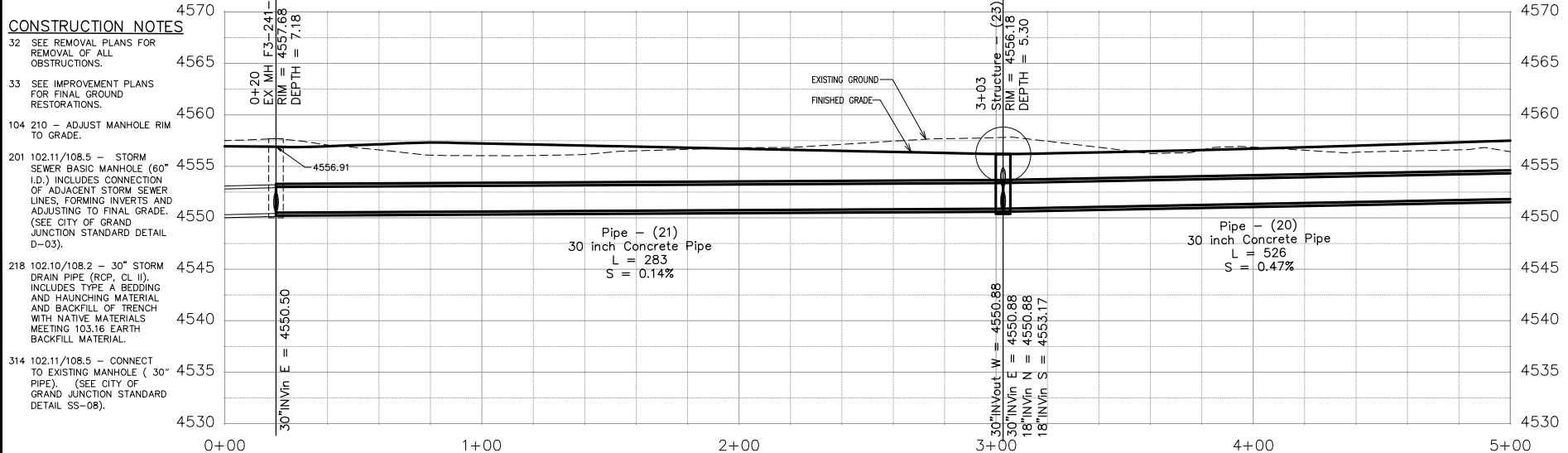
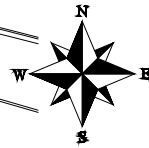
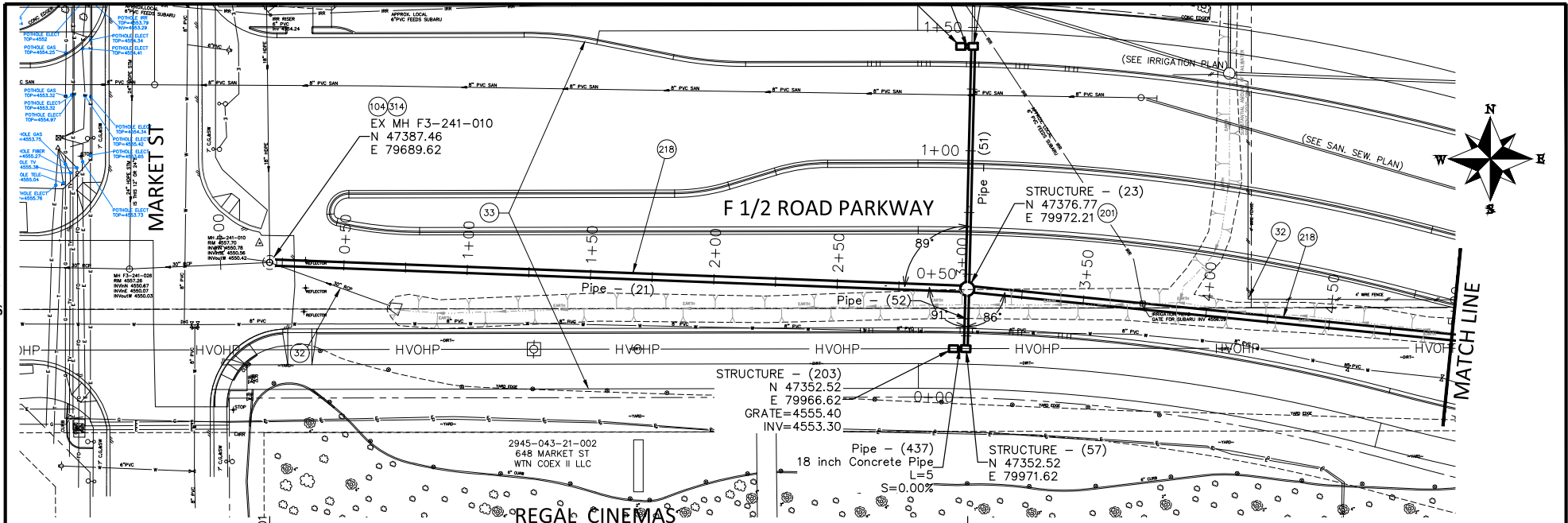
DRAWN BY JCS DATE 2023
 DESIGNED BY JCS DATE 2023
 CHECKED BY BH DATE 2023
 APPROVED BY KAH DATE 2023



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 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 PH I STORM DRAIN PLAN SHEET INDEX - X
 November 1, 2023

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- CONSTRUCTION NOTES**
- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
 - 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
 - 104 210 - ADJUST MANHOLE RIM TO GRADE.
 - 201 102.11/108.5 - STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
 - 218 102.10/108.2 - 30" STORM DRAIN PIPE (RCP, CL II), INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - 314 102.11/108.5 - CONNECT TO EXISTING MANHOLE (30" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).

REVISION	DESCRIPTION	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY	DATE
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Δ REV. 2							2023
Δ REV. 3							2023
Δ REV. 4							2023

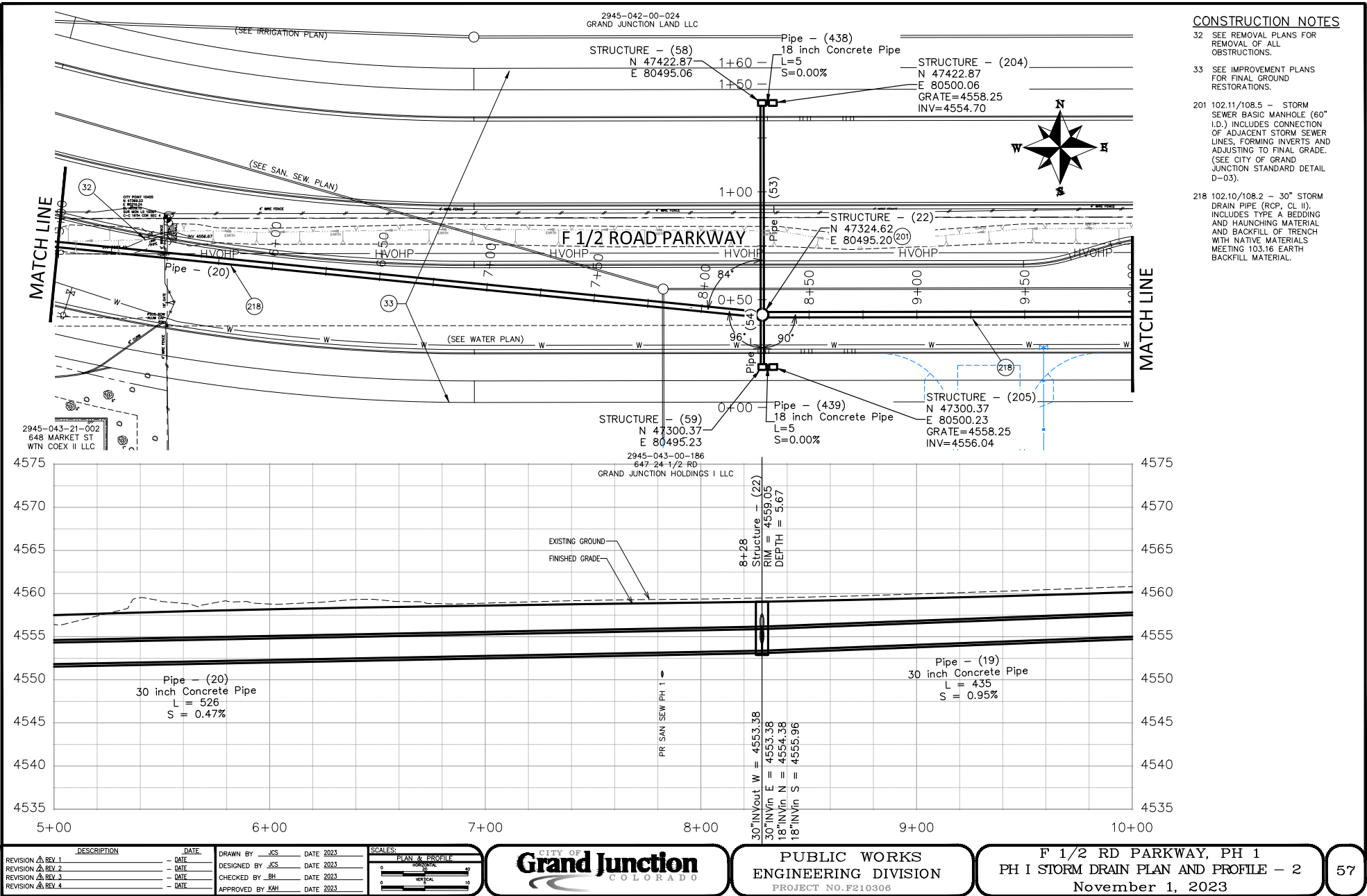


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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I STORM DRAIN PLAN AND PROFILE - 1**
November 1, 2023

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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 201 102.11/108.5 - STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
- 218 102.10/108.2 - 30" STORM DRAIN PIPE (RCP, CL II). 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 Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

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

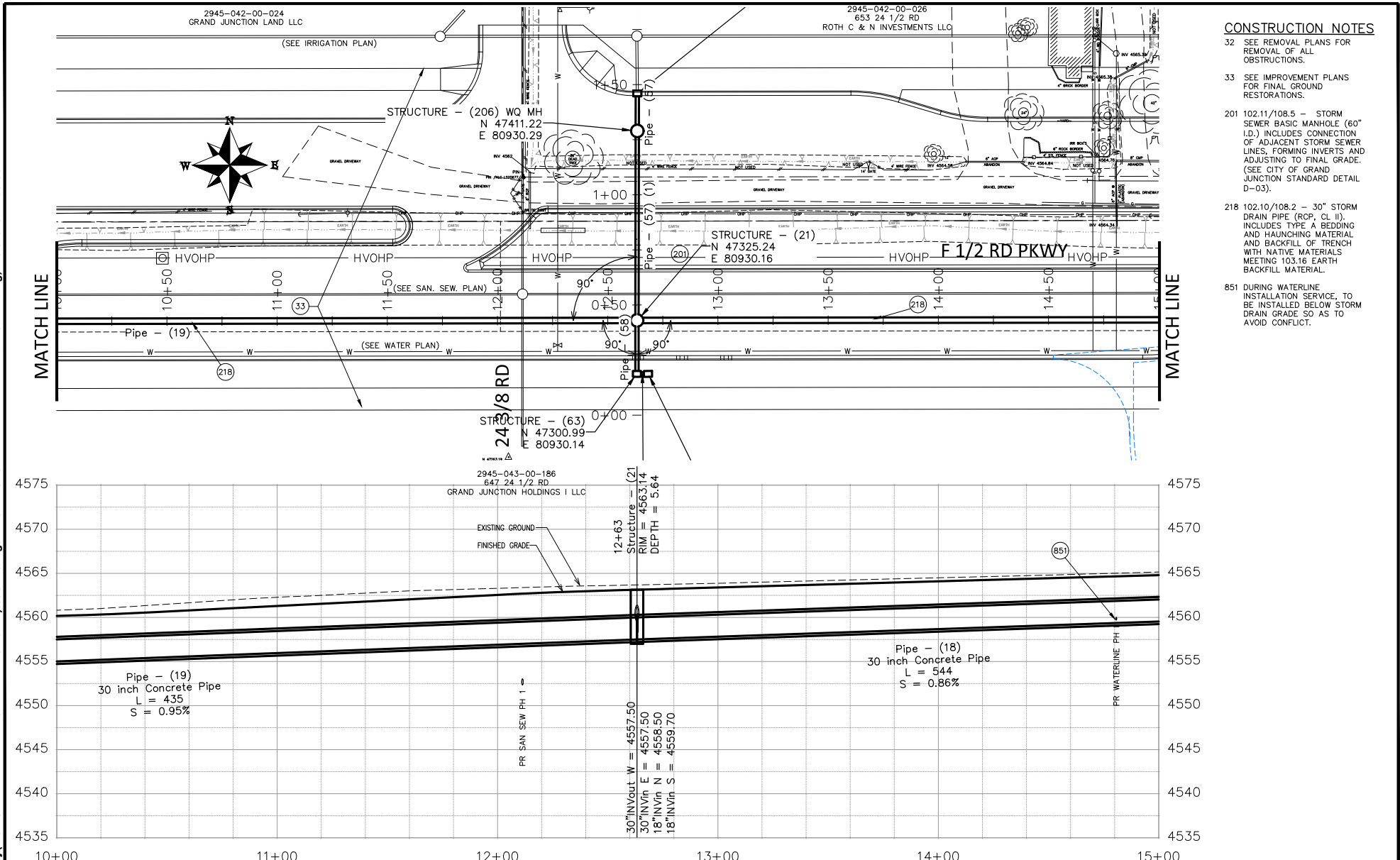


PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I STORM DRAIN PLAN AND PROFILE - 2
November 1, 2023

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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 201 102.11/108.5 - STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
- 218 102.10/108.2 - 30" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 851 DURING WATERLINE INSTALLATION SERVICE, TO BE INSTALLED BELOW STORM DRAIN GRADE SO AS TO AVOID CONFLICT.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

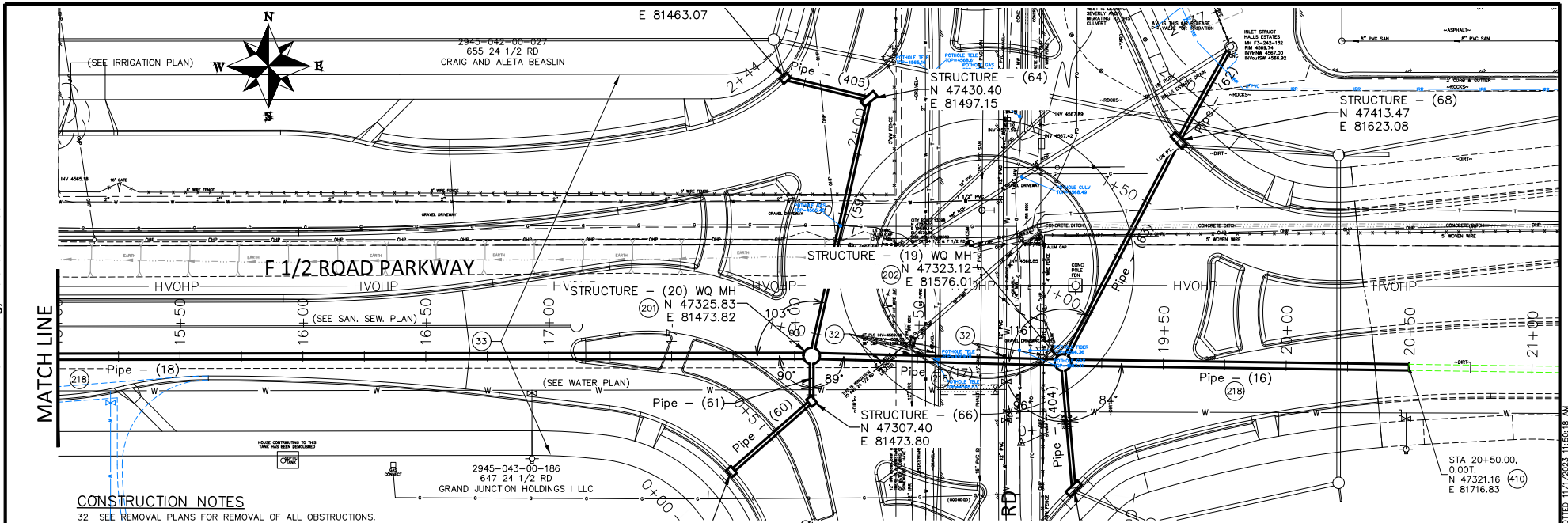
SCALES:
 PLAN & PROFILE
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'

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 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I STORM DRAIN PLAN AND PROFILE - 3
 November 1, 2023

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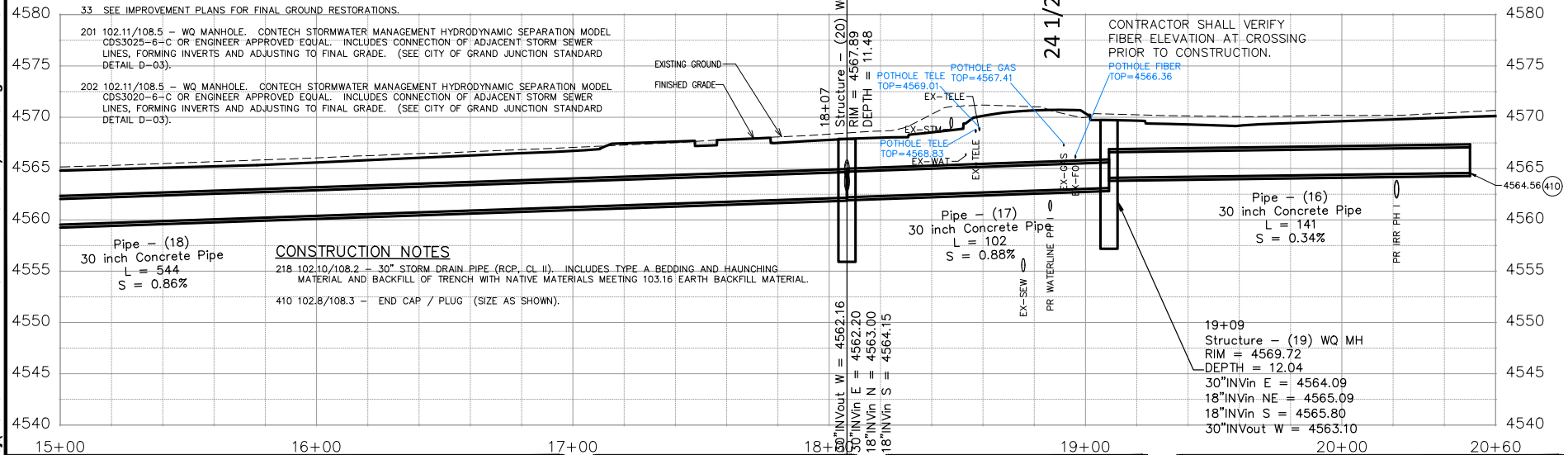
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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

- 201 102.11/108.5 - WQ MANHOLE. CONTECH STORMWATER MANAGEMENT HYDRODYNAMIC SEPARATION MODEL CDS3025-6-C OR ENGINEER APPROVED EQUAL. INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
- 202 102.11/108.5 - WQ MANHOLE. CONTECH STORMWATER MANAGEMENT HYDRODYNAMIC SEPARATION MODEL CDS3020-6-C OR ENGINEER APPROVED EQUAL. INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).



CONSTRUCTION NOTES

- 218 102.10/108.2 - 30" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 410 102.8/108.3 - END CAP / PLUG (SIZE AS SHOWN).

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

SCALES:
PLAN & PROFILE
HORIZONTAL
VERTICAL

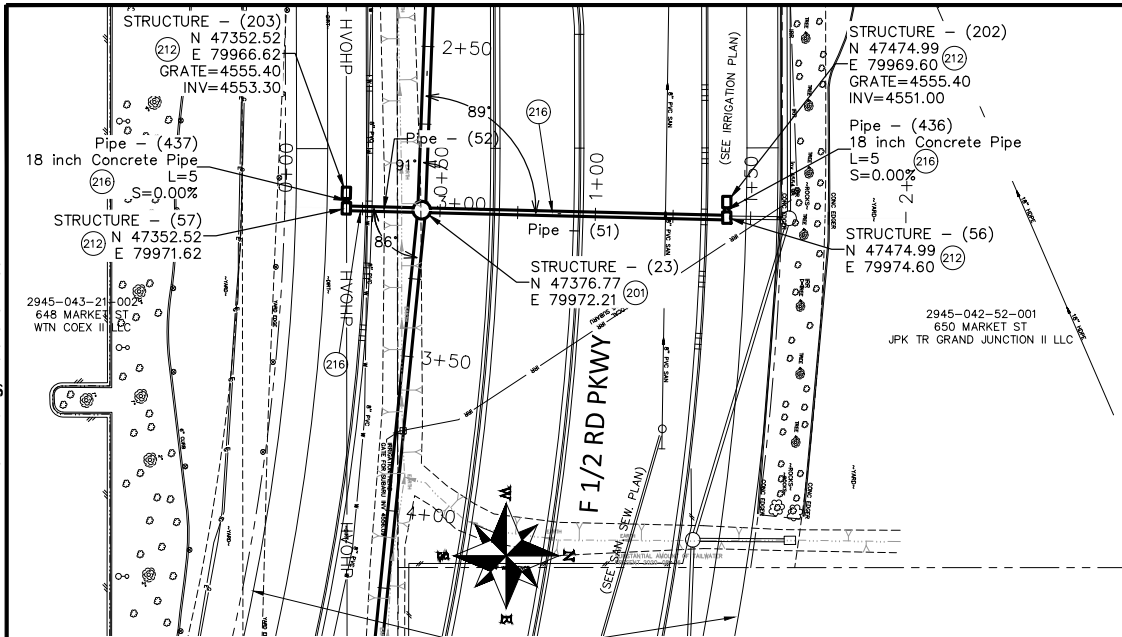


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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I STORM DRAIN PLAN AND PROFILE - 4
November 1, 2023

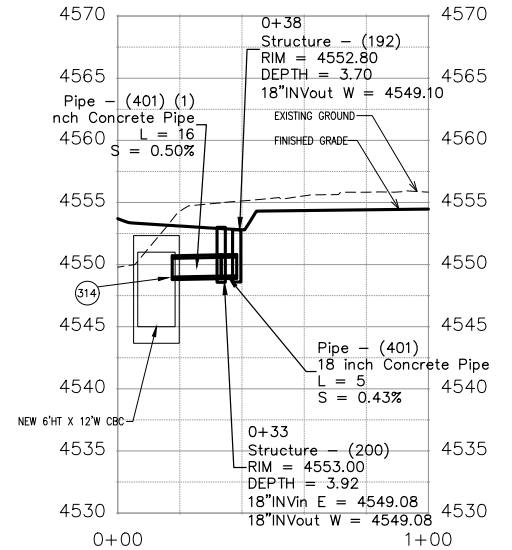
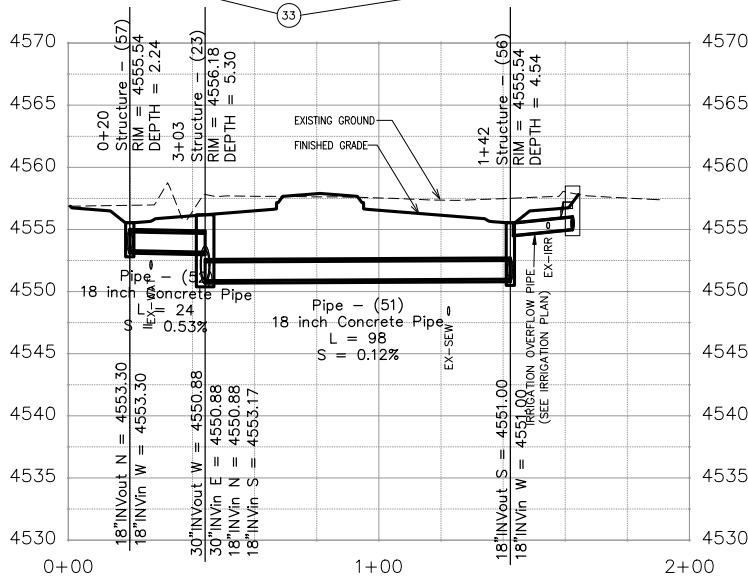
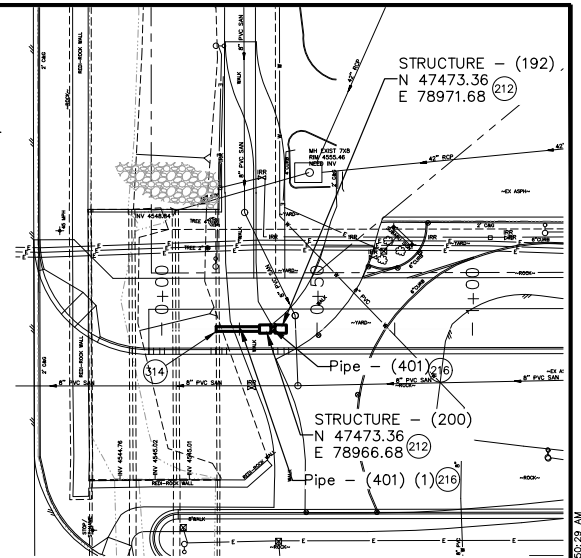
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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 201 102.11/108.5 - STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
- 212 102.13/108.6 - LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-10).
- 216 102.10/108.2 - 18" STORM DRAIN PIPE (RCP, CL II) INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 314 102.11/108.5 - CORE AND CONNECT TO NEW CBC (18" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

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

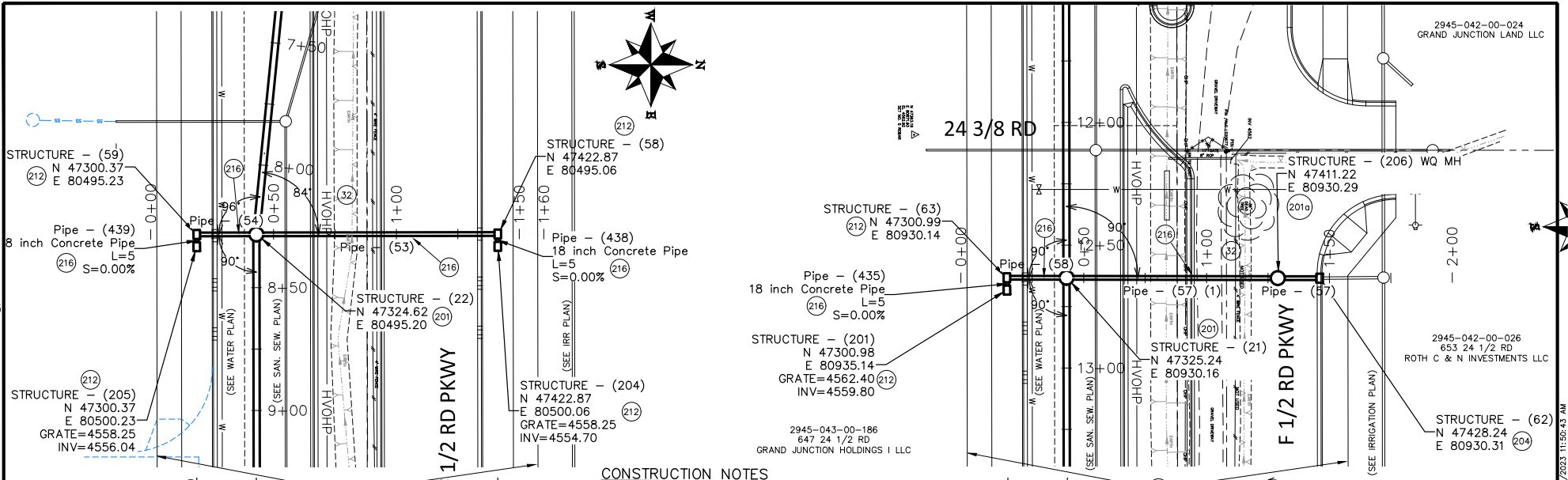


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PROJECT NO. F210306

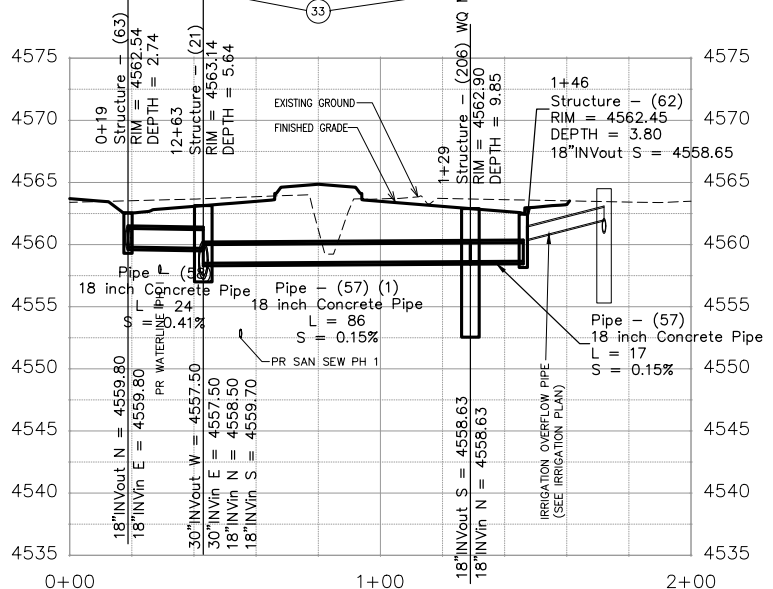
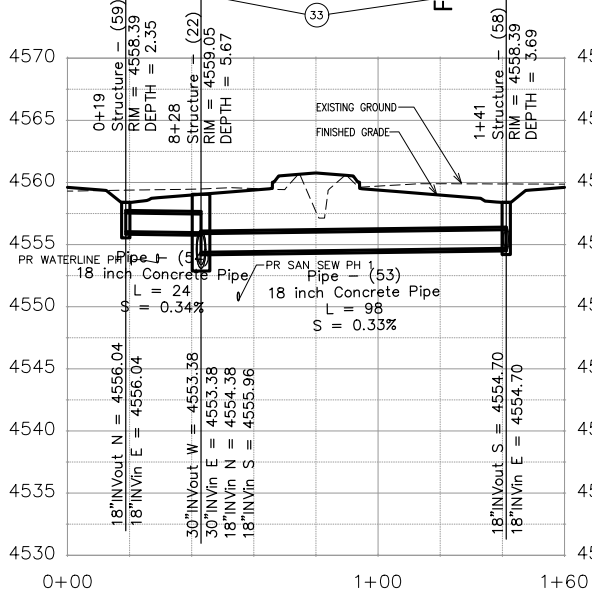
**F 1/2 RD PARKWAY, PH 1
PH I STORM DRAIN PLAN AND PROFILE - 5**
November 1, 2023

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- CONSTRUCTION NOTES**
- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
 - 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
 - 201 102.11/108.5 - STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).
 - 201a 102.11/108.5 - WQ MANHOLE. CONTECH STORMWATER MANAGEMENT HYDRODYNAMIC SEPARATION MODEL CDSS2025-5-C OR ENGINEER APPROVED EQUAL. INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03)
 - 204 102.13/108.6 - SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-07).
 - 212 102.13/108.6 - LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-10).
 - 216 102.10/108.2 - 18" STORM DRAIN PIPE (RCP, CL II). 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 1			JCS	2023	PLAN & PROFILE
REVISION 2			JCS	2023	HORIZONTAL
REVISION 3			BH	2023	VERTICAL
REVISION 4			KAH	2023	

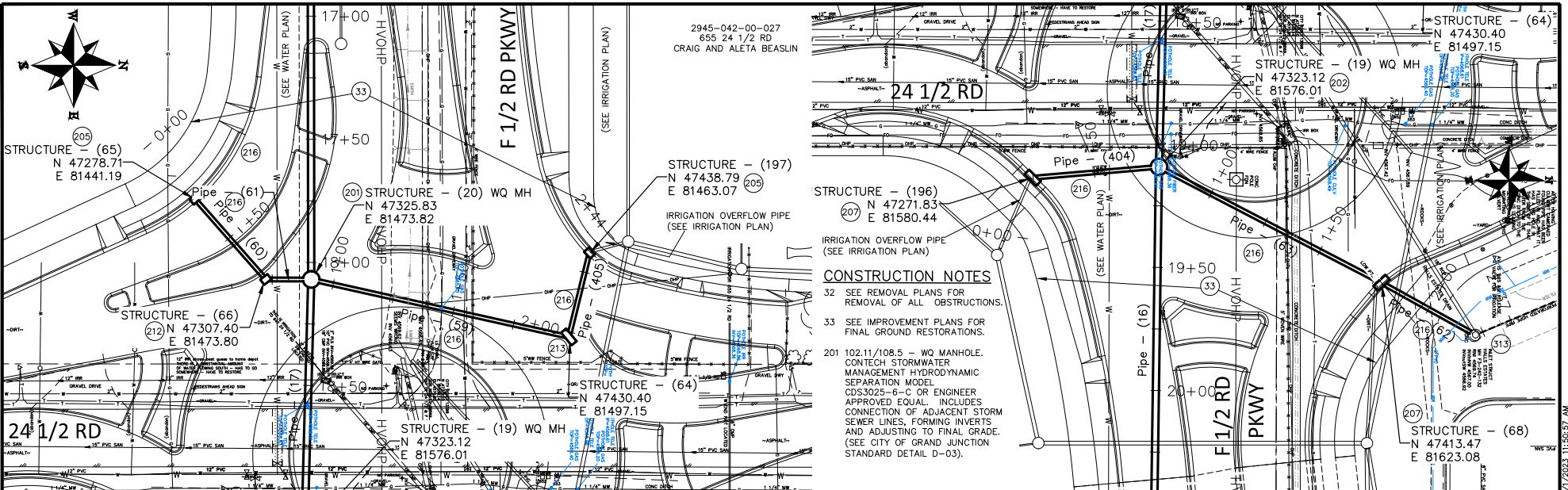


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH I
PH I STORM DRAIN PLAN AND PROFILE - 6**
November 1, 2023

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2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN

CONSTRUCTION NOTES
32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 - WQ MANHOLE. CONTECH STORMWATER MANAGEMENT HYDRODYNAMIC SEPARATION MODEL CDS3025-6-C OR ENGINEER APPROVED EQUAL. INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

CONSTRUCTION NOTES

202 102.11/108.5 - WQ MANHOLE. CONTECH STORMWATER MANAGEMENT HYDRODYNAMIC SEPARATION MODEL CDS3020-6-C OR ENGINEER APPROVED EQUAL. INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

205 102.13/108.6 - SINGLE STORM DRAIN INLET (DRIVE OVER CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-06).

207 102.13/108.6 - DOUBLE STORM DRAIN INLET (DRIVE OVER CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-06)

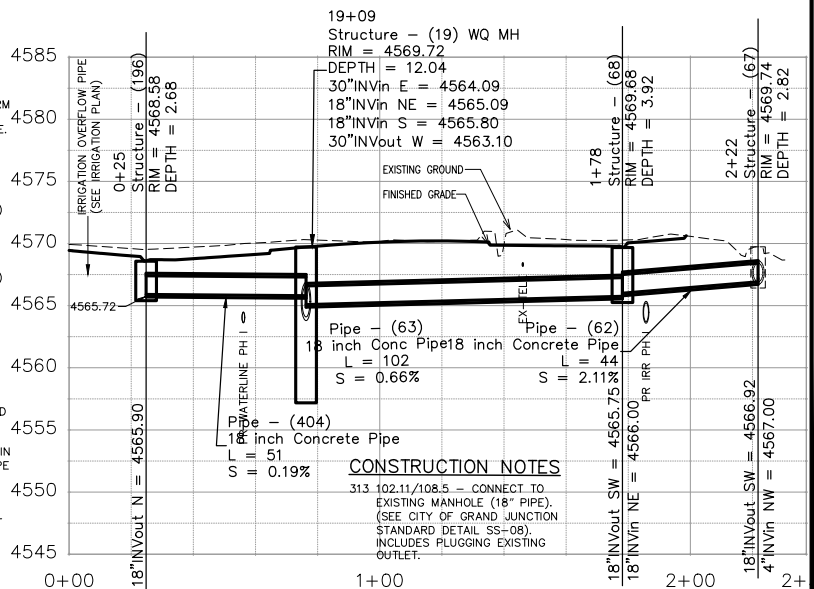
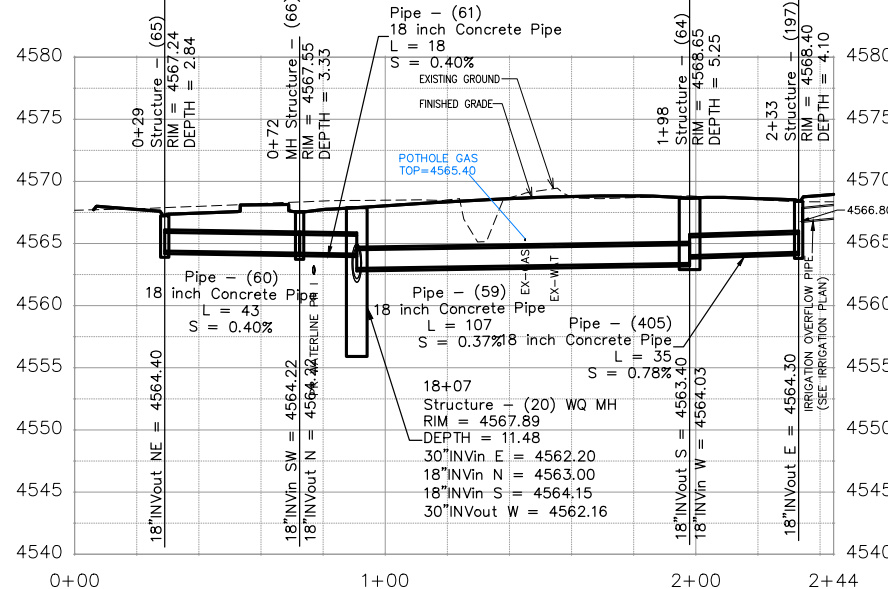
212 102.13/108.6 - LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-10).

213 102.13/108.6 - DOUBLE LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STD DETAIL D-10).

216 102.10/108.2 - 18" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CONSTRUCTION NOTES

313 102.11/108.5 - CONNECT TO EXISTING MANHOLE (18" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08). INCLUDES PLUGGING EXISTING OUTLET.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

SCALES:
PLAN & PROFILE
HORIZONTAL
VERTICAL

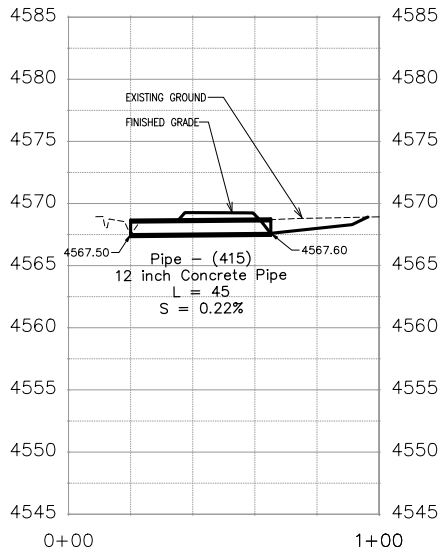
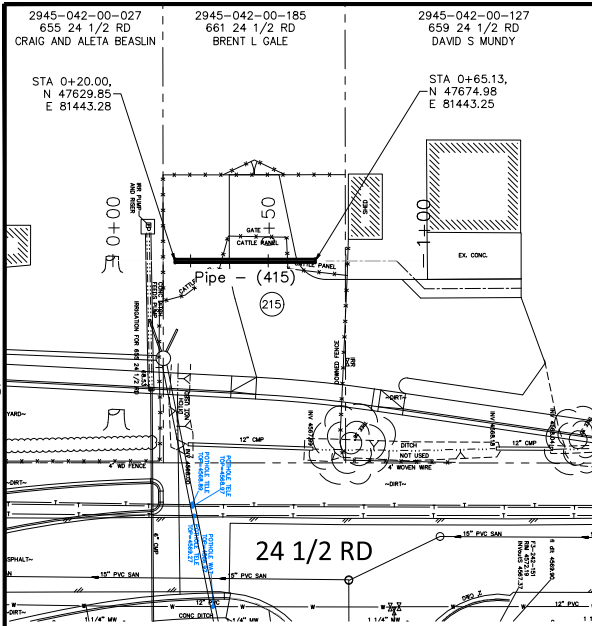


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I STORM DRAIN PLAN AND PROFILE - 7
November 1, 2023

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CONSTRUCTION NOTES

215 102.10/108.2 - 12" STORM DRAIN PIPE (RCP, CL II). 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
Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023

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

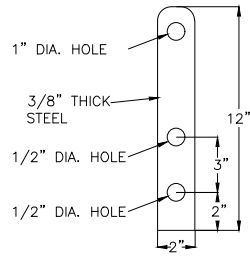


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

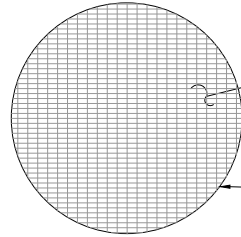
**F 1/2 RD PARKWAY, PH 1
PH I STORM DRAIN PLAN AND PROFILE - 8**
November 1, 2023

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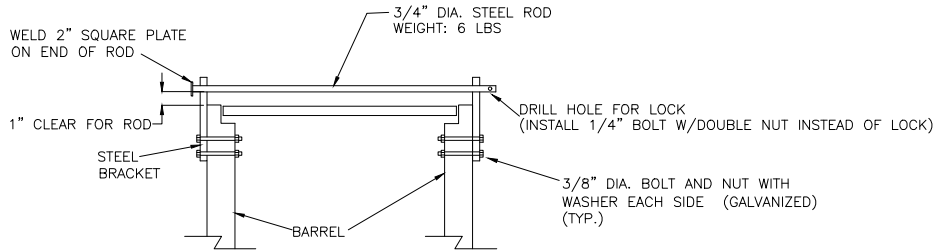


STEEL BRACKET



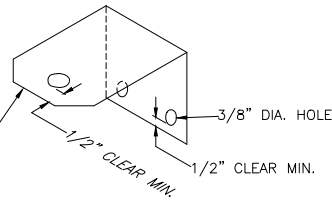
1 1/2" X 1/8"
ALUMINUM BAR
GRATING (ONE SINGLE
PIECE OF GRATING)
WEIGHT: 50-75
POUNDS± (CAN BE
HANDLED BY A SINGLE
ADULT)

ALUMINUM BAR GRATING DIMENSIONS:
- 51" DIA. ALUM. BAR GRATING



**ALUMINUM GRATING AND LOCKING BAR DETAIL FOR
ALL 48" MANHOLES SHOWN IN PLANS**

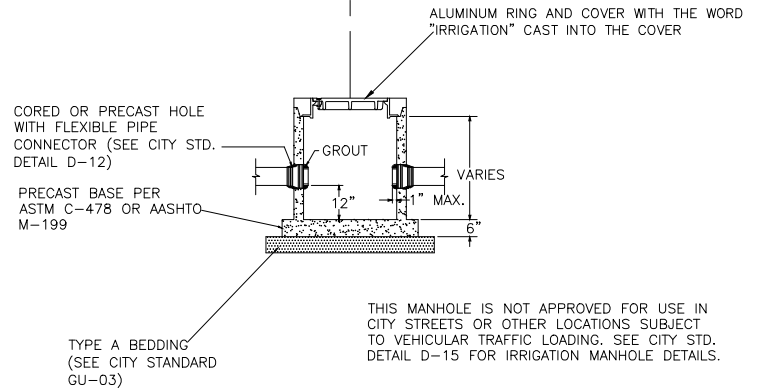
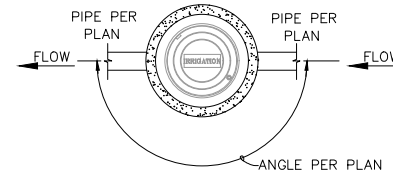
NTS



FIELD OR SHOP FABRICATE 1/16 THICK ALUMINUM GATE STEM GUIDE TO OPERATE WITH INDIVIDUAL GATES APPROXIMATELY AS SHOWN. GUIDE CAN BE "RED HEADED" OR LAG BOLTED TO MANHOLE WALL WITH 1/4" BOLTS. FIRST GUIDE SHOULD BE INSTALLED APPROXIMATELY 1' ABOVE GATE FRAME AND THEN GUIDES SHALL BE INSTALLED EVERY 2' THEREAFTER. GUIDES SHALL BE INCLUDED IN THE COST OF THE MANHOLE. NO SEPARATE PAY.

GATE STEM GUIDE

NTS



TYPICAL 36" IRRIGATION MANHOLE DETAIL

NTS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023

SEE PLAN FOR SCALE INFO

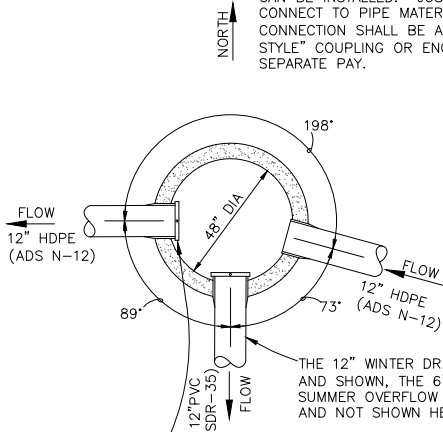


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PROJECT NO. F210306

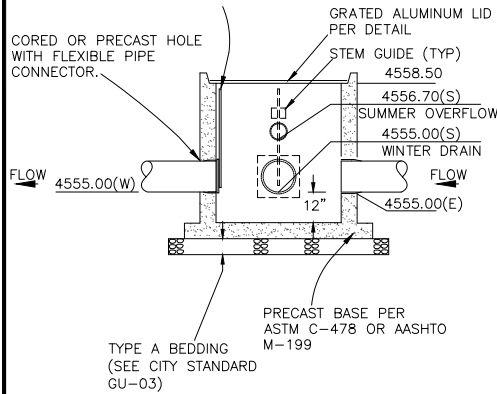
F 1/2 RD PARKWAY, PH 1
IRRIGATION DETAILS - 1

N:\landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1 IRRIGATION DETAILS.dwg, 11/1/2023 11:52:28 AM

NOTE:
ALL PIPES THAT HAVE SLIDE GATES ATTACHED TO THEM WILL HAVE A PLASTIC IRRIGATION STARTER PIPE THAT PENETRATES THE MANHOLE SO THAT THE SLIDE GATES CAN BE INSTALLED. JUST OUTSIDE OF THE MANHOLE CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.

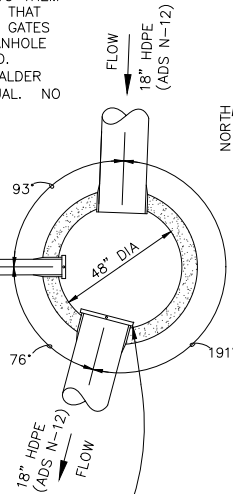


FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (TWO 12" SLIDE GATES) ONE 12" ON OUTLET WEST AND ONE 12" ON WINTER DRAIN SOUTH. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).

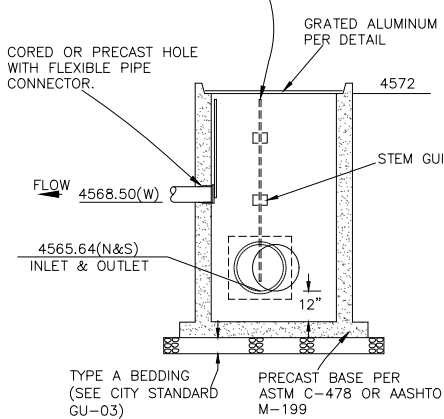


STRUCTURE - (25) IRRIGATION MANHOLE DETAIL

NTS



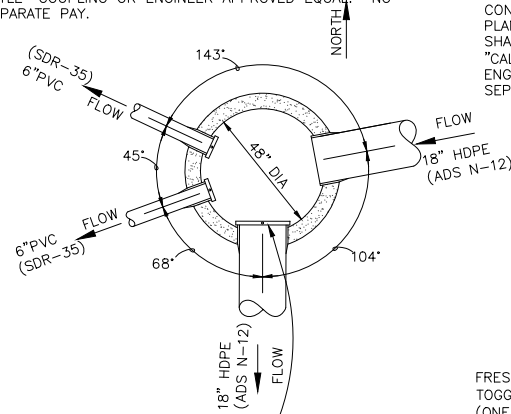
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 6" SLIDE GATE & ONE 18" SLIDE GATE) ONE ON 6" SERVICE AND ONE ON 18" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



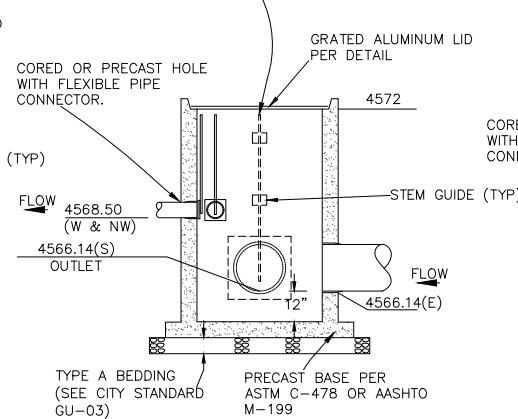
STRUCTURE - (42) IRRIGATION MANHOLE DETAIL

NTS

NOTE:
ALL PIPES THAT HAVE SLIDE GATES ATTACHED TO THEM WILL HAVE A PLASTIC IRRIGATION STARTER PIPE THAT PENETRATES THE MANHOLE SO THAT THE SLIDE GATES CAN BE INSTALLED. JUST OUTSIDE OF THE MANHOLE CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.



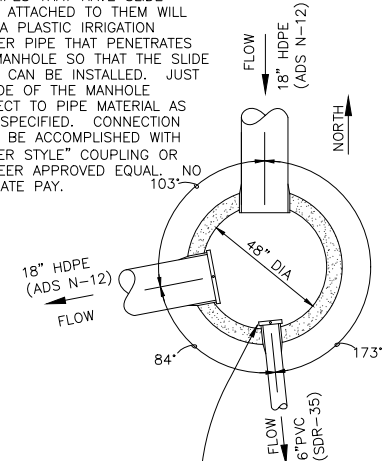
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (3 TOTAL) (TWO 6" SLIDE GATES & ONE 18" SLIDE GATE) TWO ON 6" SERVICES AND ONE ON 18" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



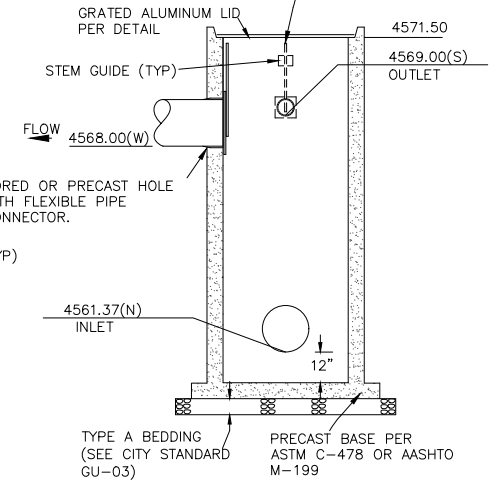
STRUCTURE - (41) IRRIGATION MANHOLE DETAIL

NTS

NOTE:
ALL PIPES THAT HAVE SLIDE GATES ATTACHED TO THEM WILL HAVE A PLASTIC IRRIGATION STARTER PIPE THAT PENETRATES THE MANHOLE SO THAT THE SLIDE GATES CAN BE INSTALLED. JUST OUTSIDE OF THE MANHOLE CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.



FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 6" SLIDE GATE & ONE 18" SLIDE GATE) ONE ON 6" SERVICE AND ONE ON 18" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



STRUCTURE - (195) IRRIGATION MANHOLE DETAIL

NTS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A	REV 1	-	JCS	2023
REVISION B	REV 2	-	JCS	2023
REVISION C	REV 3	-	BH	2023
REVISION D	REV 4	-	KAH	2023

SEE PLAN FOR SCALE INFO

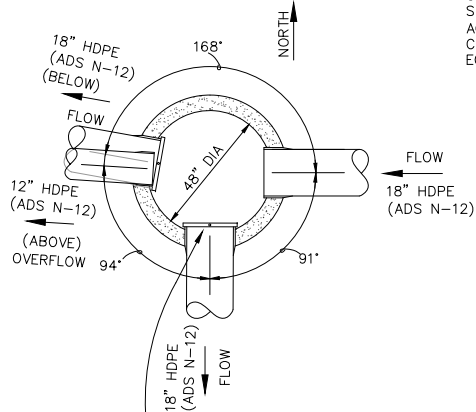


PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

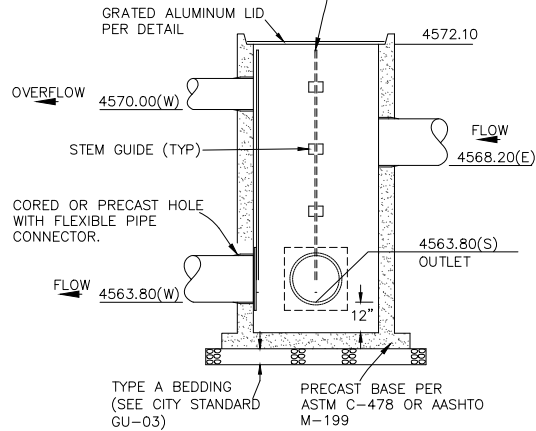
F 1/2 RD PARKWAY, PH 1
IRRIGATION DETAILS - 2

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1 IRRIGATION DETAILS.dwg, 11/1/2023 11:52:25 AM

NOTE:
ALL PIPES THAT HAVE SLIDE GATES ATTACHED TO THEM WILL HAVE A PLASTIC IRRIGATION STARTER PIPE THAT PENETRATES THE MANHOLE SO THAT THE SLIDE GATES CAN BE INSTALLED. JUST OUTSIDE OF THE MANHOLE CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.



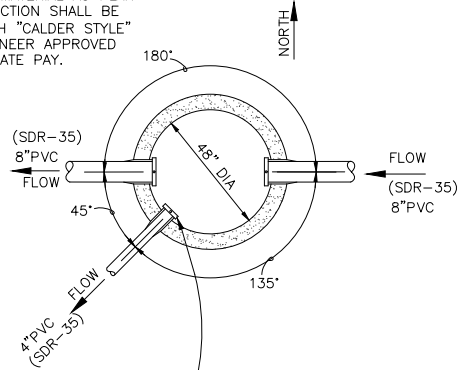
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (TWO 18" SLIDE GATES). GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



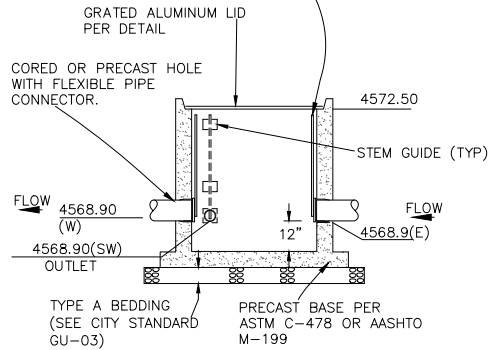
**STRUCTURE - (170) IRRIGATION
MANHOLE DETAIL**

NTS

NOTE:
ALL PIPES THAT HAVE SLIDE GATES ATTACHED TO THEM WILL HAVE A PLASTIC IRRIGATION STARTER PIPE THAT PENETRATES THE MANHOLE SO THAT THE SLIDE GATES CAN BE INSTALLED. JUST OUTSIDE OF THE MANHOLE CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.



FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (3 TOTAL) (ONE 4" SLIDE GATE & TWO 8" SLIDE GATES) TWO ON 8" INLET AND OUTLET AND ONE ON 4" SERVICE. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



**STRUCTURE - (232) IRRIGATION
MANHOLE DETAIL**

NTS

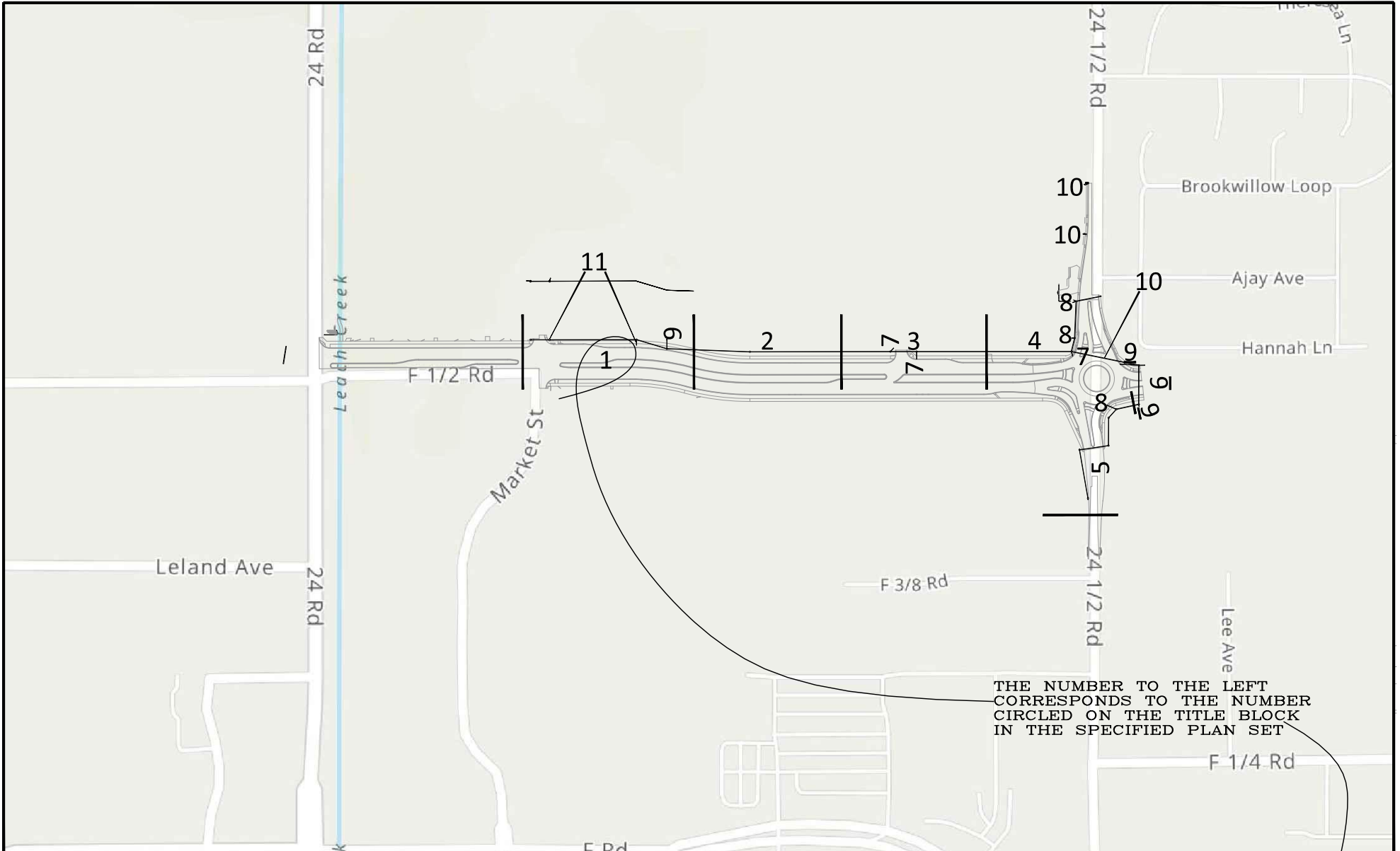
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REVISION A	REV 1	-	JCS	2023
REVISION B	REV 2	-	JCS	2023
REVISION C	REV 3	-	BH	2023
REVISION D	REV 4	-	KAH	2023

SEE PLAN FOR SCALE INFO



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IRRIGATION DETAILS - 3



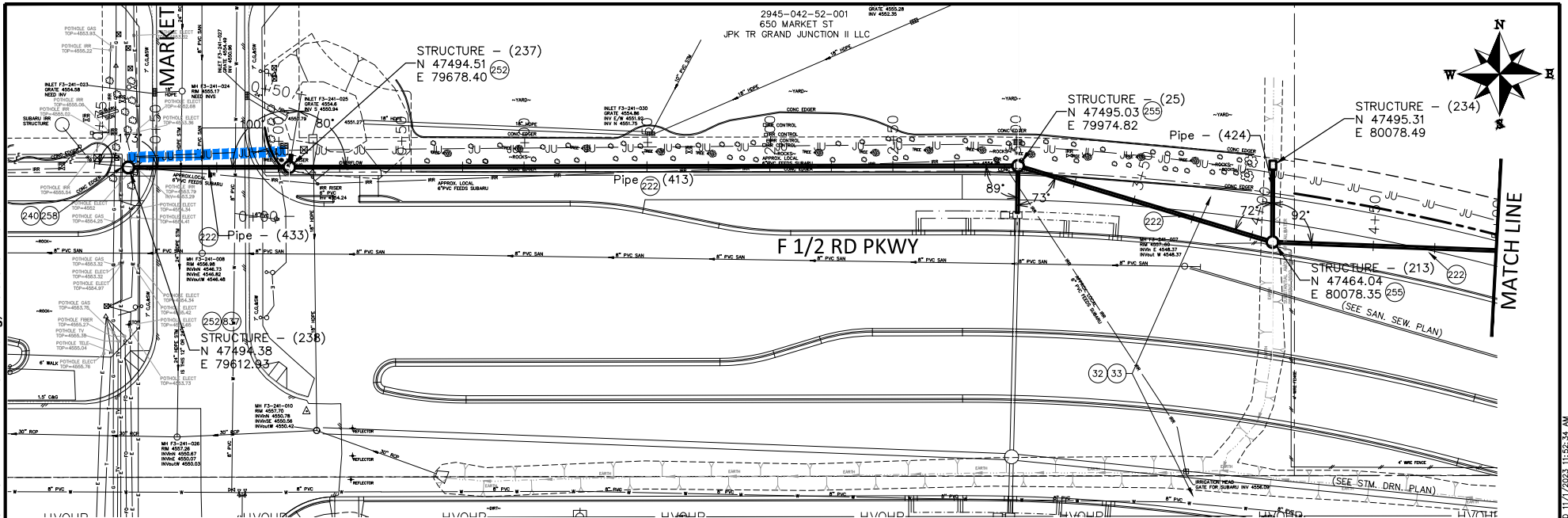
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. F210306

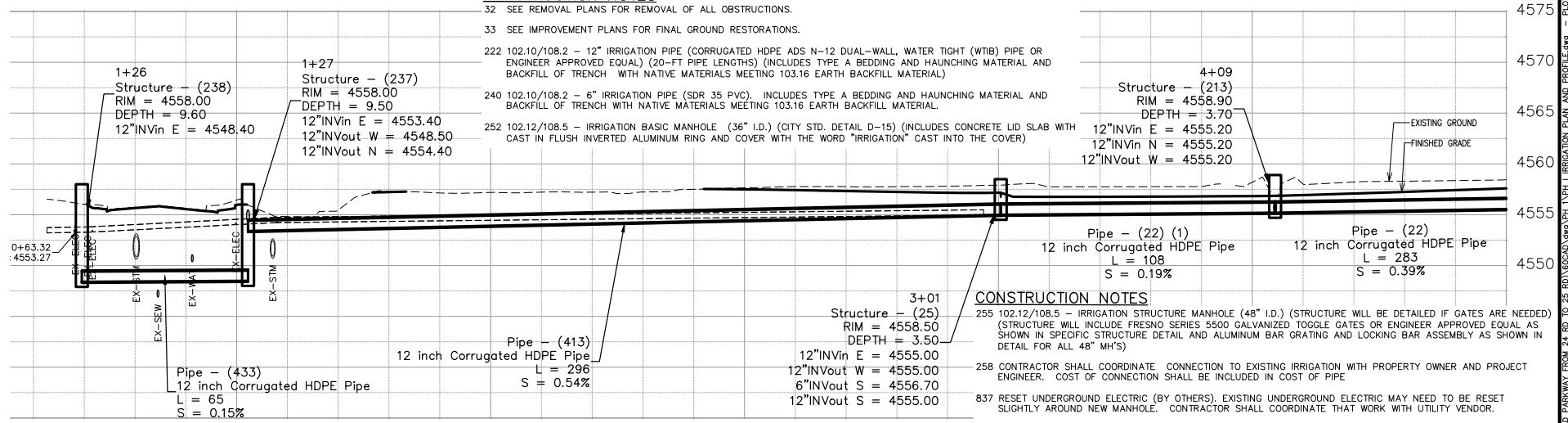
F 1/2 RD PARKWAY, PH 1
 PH I IRRIGATION PLAN SHEET INDEX - X
 November 1, 2023

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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REV. 1			JCS	2023						
REV. 2			JCS	2023						
REV. 3			BH	2023						
REV. 4			KAH	2023						

SCALES:

PLAN & PROFILE

0 10 20 30 40 50

HORIZONTAL

0 10 20 30 40 50

VERTICAL

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 1
November 1, 2023

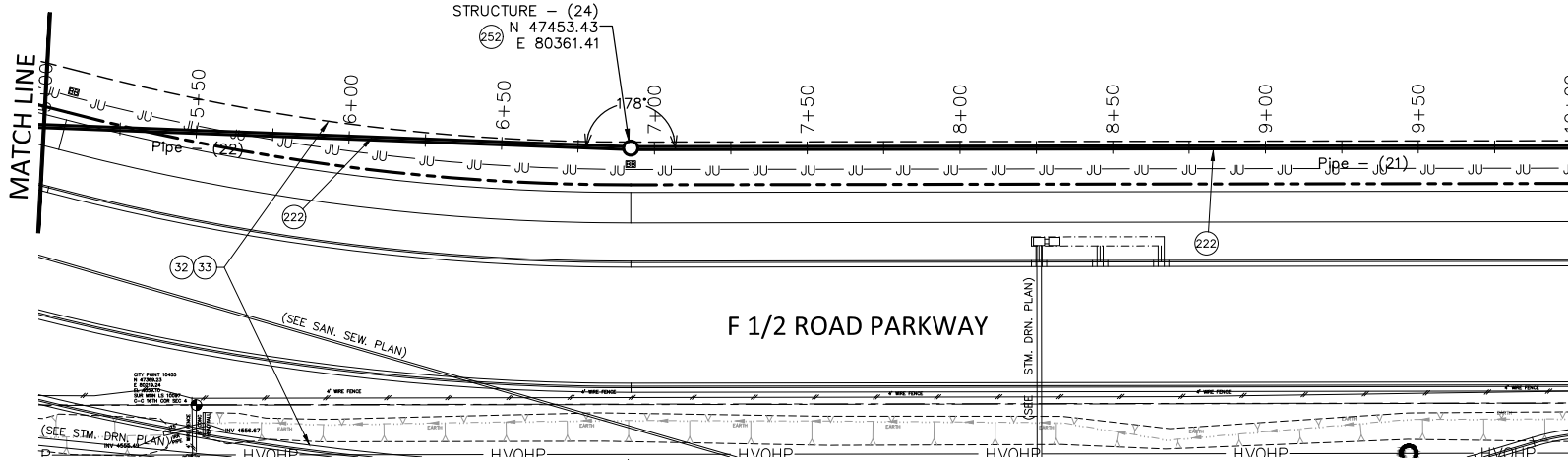
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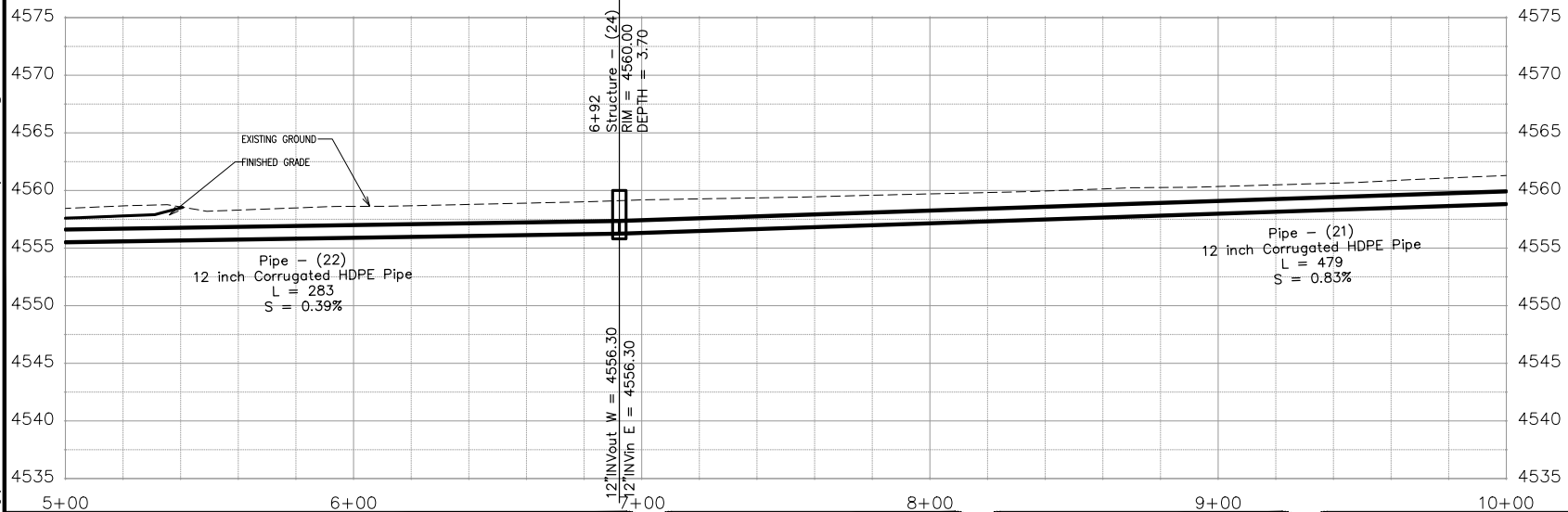
CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)

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F 1/2 ROAD PARKWAY



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

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



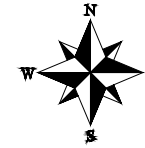
PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 2**
November 1, 2023

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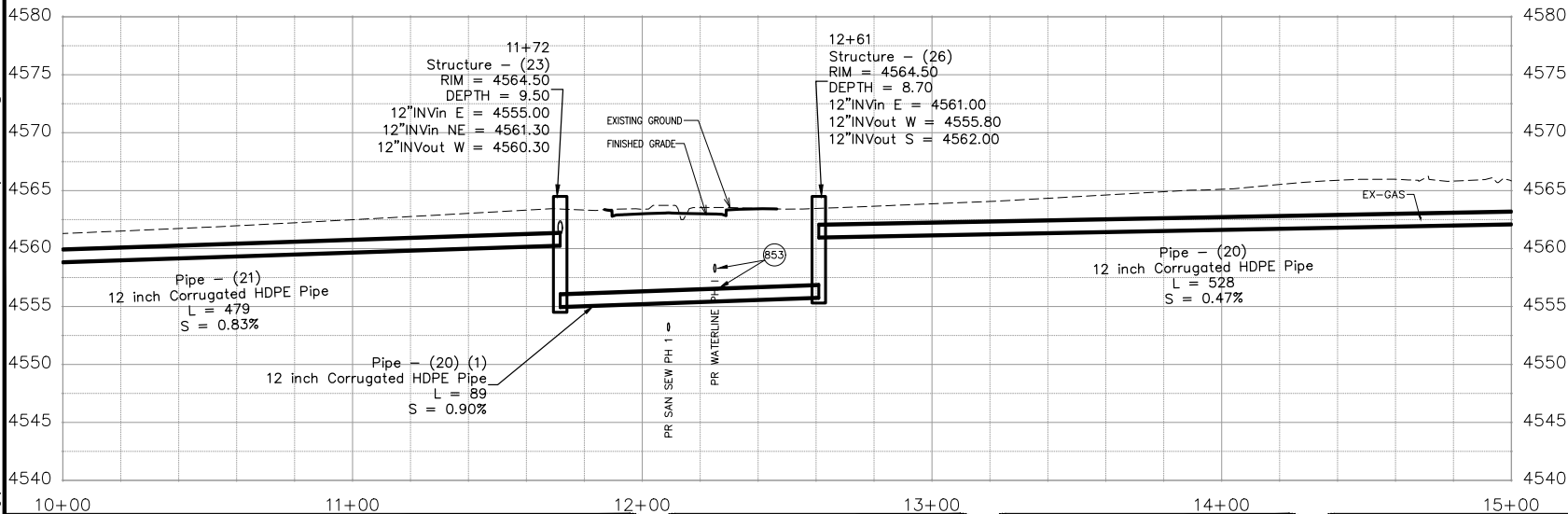
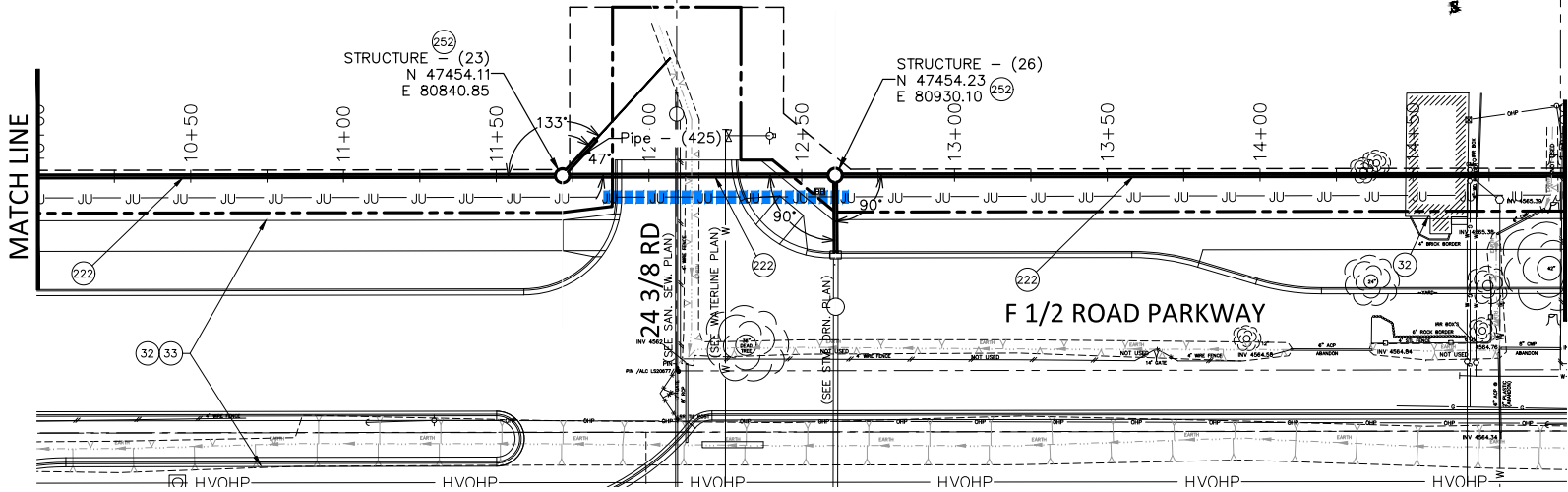
2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)
- 853 POT HOLE EXISTING WATERLINE AHEAD OF CONSTRUCTION. THERE SHOULD BE 6" MINIMUM SEPARATION BETWEEN WATER AND STORM/IRRIGATION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER. IF WATERLINE ADJUSTMENT IS REQUIRED THAT WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PROJECT ENGINEER AND UTE WATER.



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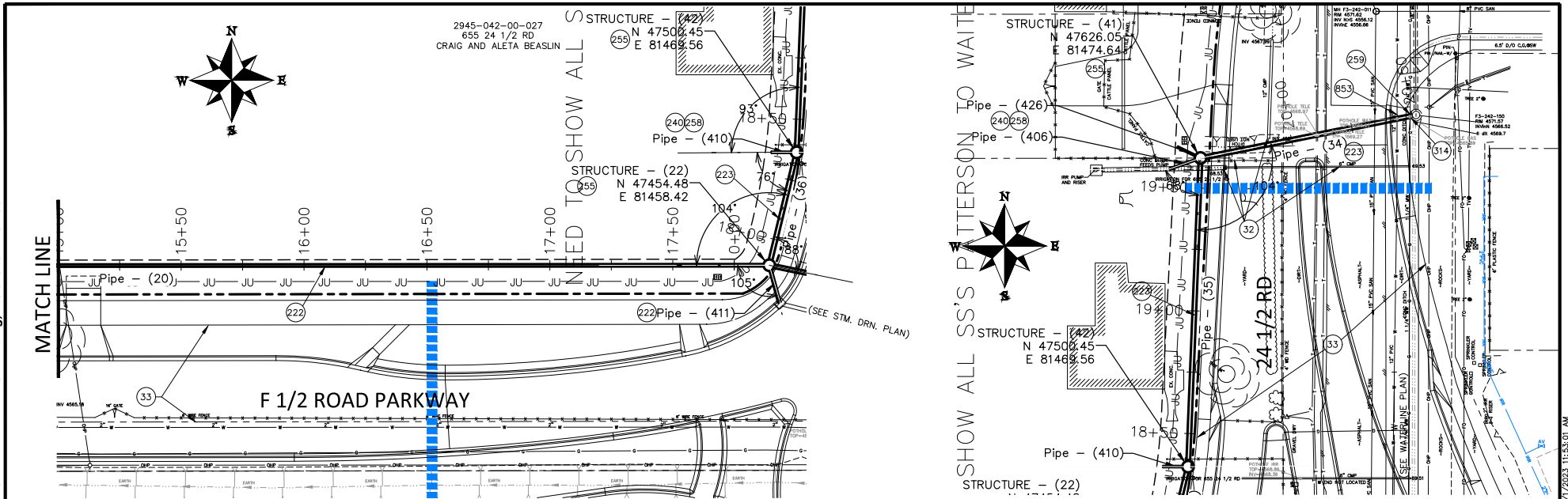
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REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE
REVISION Δ REV. 2			JCS	2023	HORIZONTAL
REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 3**
November 1, 2023

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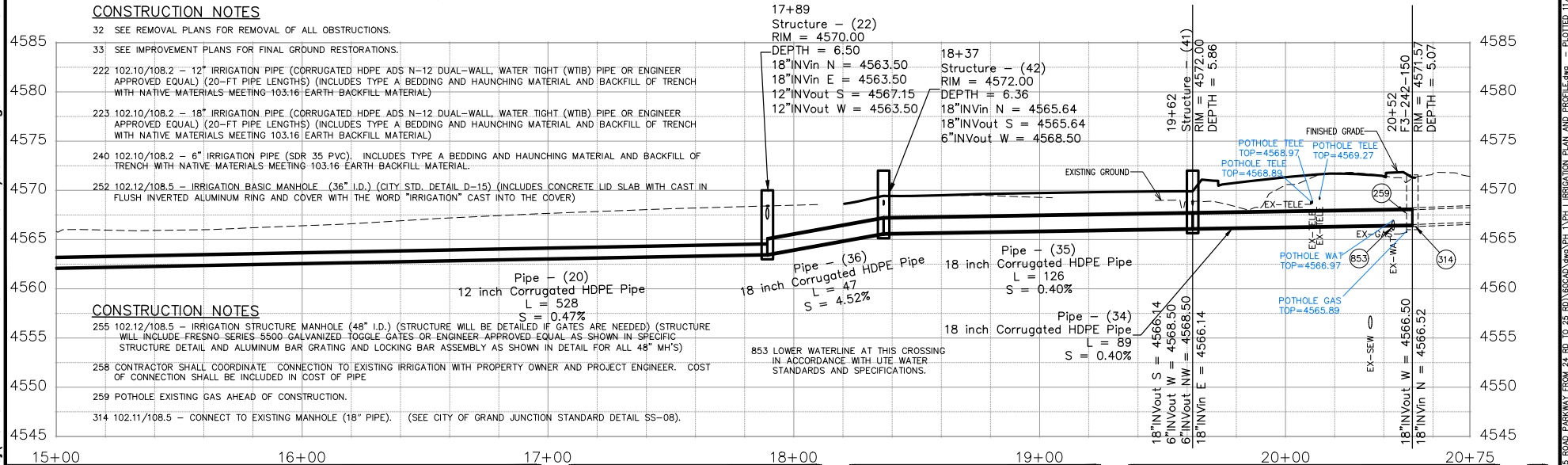


CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 223 102.10/108.2 - 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST-IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)

CONSTRUCTION NOTES

- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 258 CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. COST OF CONNECTION SHALL BE INCLUDED IN COST OF PIPE.
- 259 POT HOLE EXISTING GAS AHEAD OF CONSTRUCTION.
- 314 102.11/108.5 - CONNECT TO EXISTING MANHOLE (18" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE
REVISION Δ REV. 2			JCS	2023	HORIZONTAL
REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	

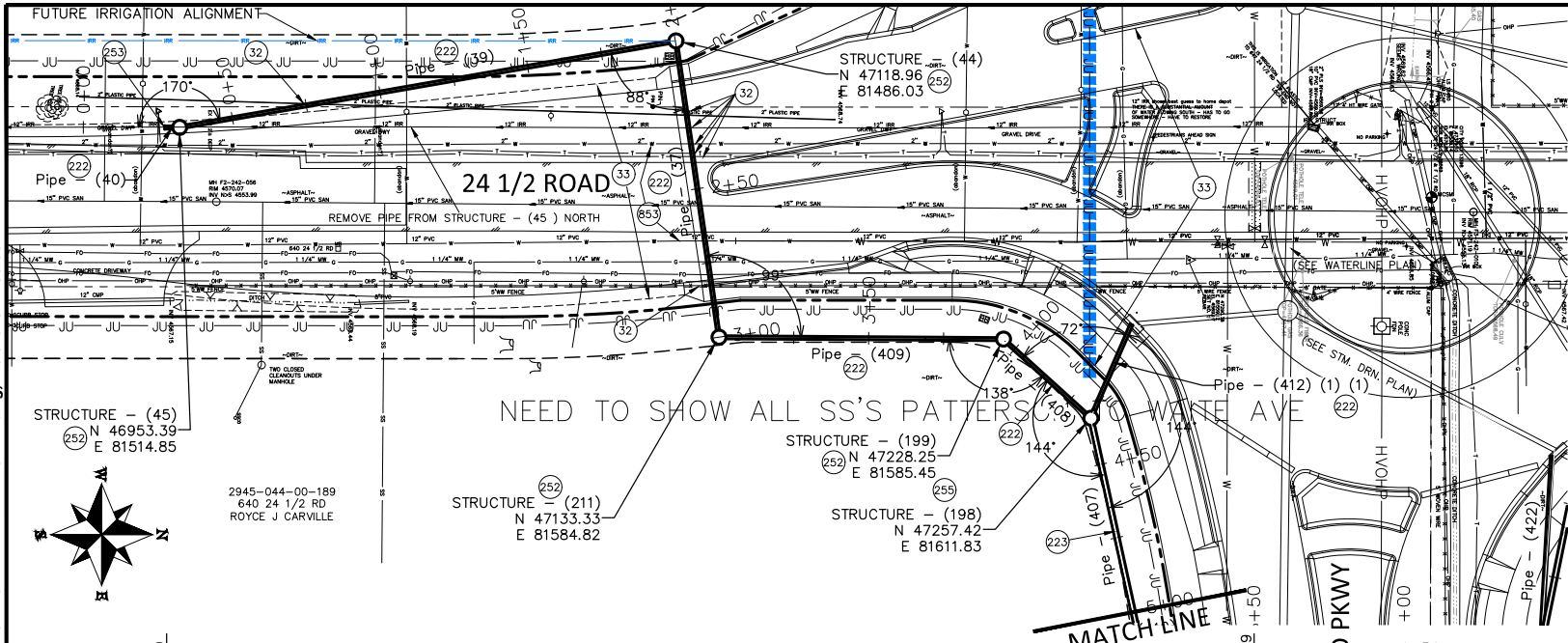


PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I IRRIGATION PLAN AND PROFILE - 4
November 1, 2023

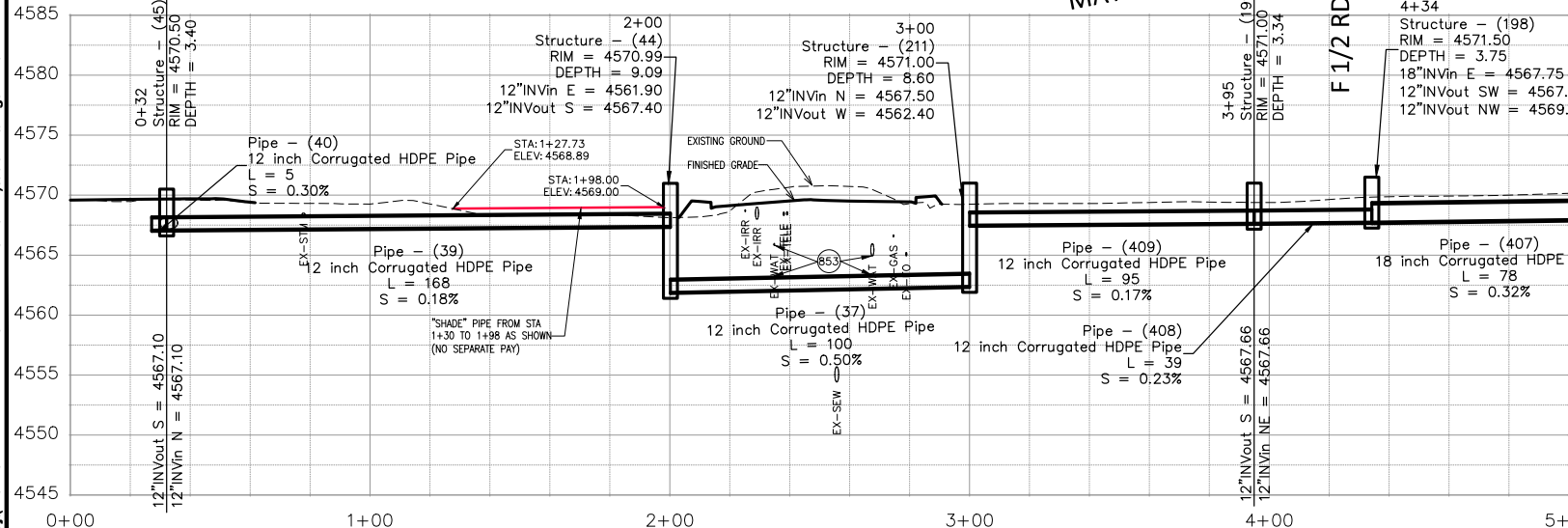
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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 223 102.10/108.2 - 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)
- 253 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR IRRIGATION PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE.
- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 853 POTHOLE EXISTING WATERLINE AHEAD OF CONSTRUCTION. THERE SHOULD BE 6" MINIMUM SEPARATION BETWEEN WATER AND STORM/IRRIGATION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER. IF WATERLINE ADJUSTMENT IS REQUIRED THAT WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PROJECT ENGINEER AND UTE WATER.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION 2			JCS	2023
REVISION 3			BH	2023
REVISION 4			KAH	2023

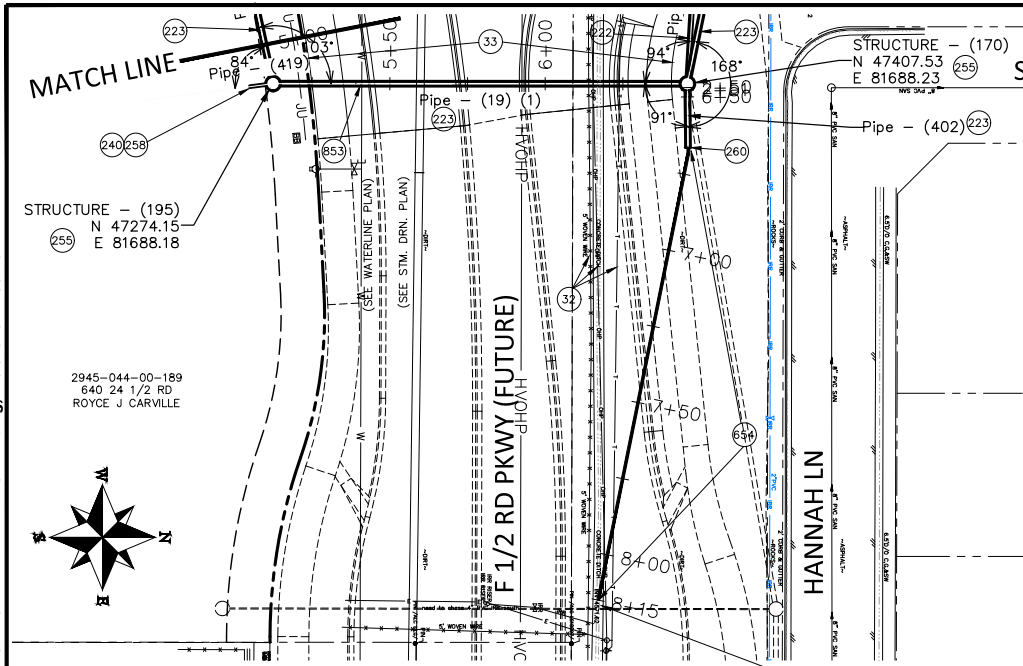
SCALES:
 PLAN & PROFILE 1" = 40'
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'

PUBLIC WORKS ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I IRRIGATION PLAN AND PROFILE - 5
 November 1, 2023

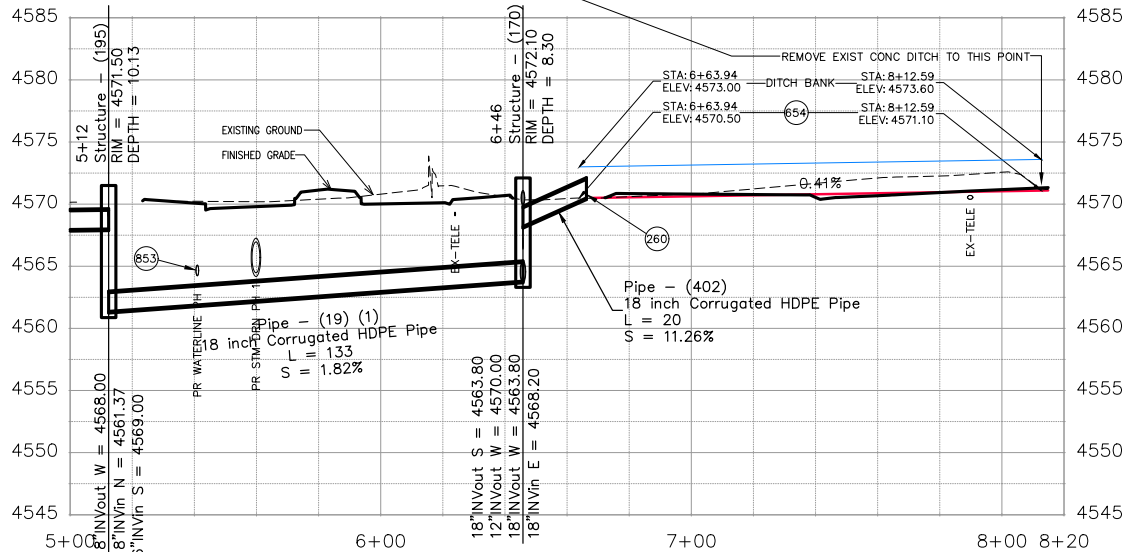
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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 223 102.10/108.2 - 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 258 CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. COST OF CONNECTION SHALL BE INCLUDED IN COST OF PIPE
- 260 102.12 - ADS AGRICULTURAL PRODUCT - METAL ANIMAL GUARD (FINGER) (PIPE END GUARD) FOR PIPE DIAMETER AS SHOWN OR ENGINEER APPROVED EQUAL.
- 654 203 - CONSTRUCT EARTH DITCH TO INTERCEPT IRRIGATION WATER FROM CONCRETE DITCH AND GET IT TO NEW PIPED SYSTEM. CONSTRUCT DITCH IN APPROXIMATE ALIGNMENT AS SHOWN FROM STA 6+63 TO STA 8+13.
- 853 POTHOLE EXISTING WATERLINE AHEAD OF CONSTRUCTION. THERE SHOULD BE 6" MINIMUM SEPARATION BETWEEN WATER AND STORM/IRRIGATION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER. IF WATERLINE ADJUSTMENT IS REQUIRED THAT WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PROJECT ENGINEER AND UTE WATER.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

SCALE	PLAN & PROFILE
0' = 1" (HORIZONTAL)	
0' = 1" (VERTICAL)	

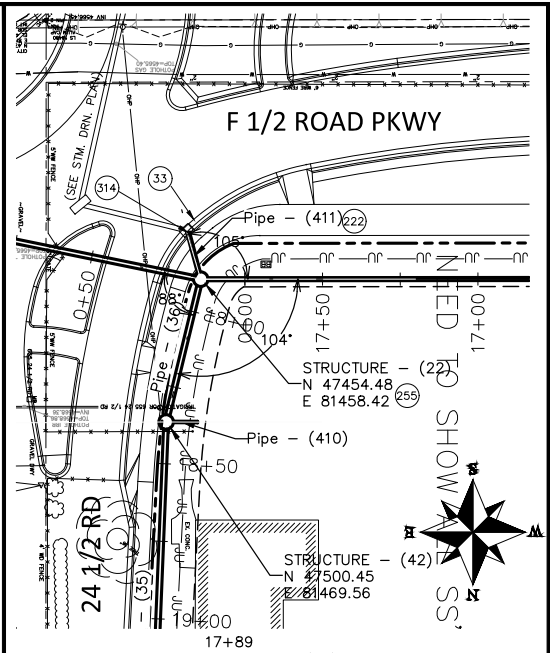
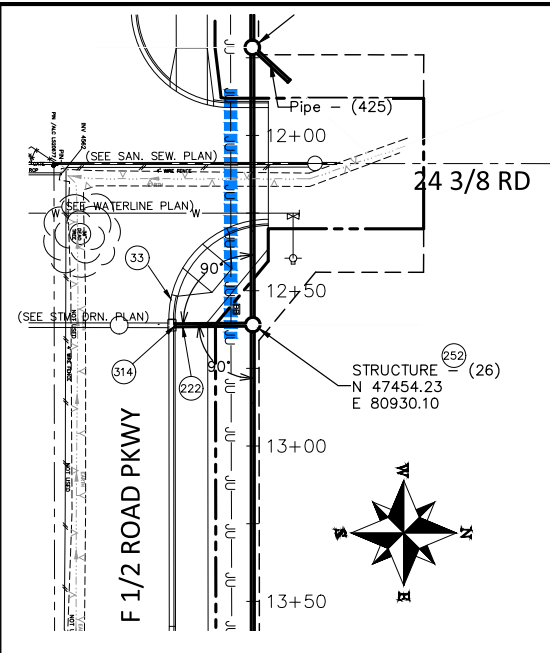
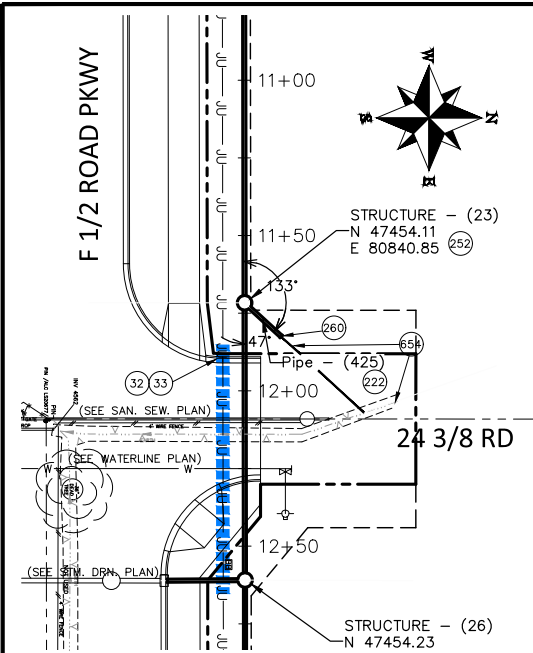


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 6
November 1, 2023

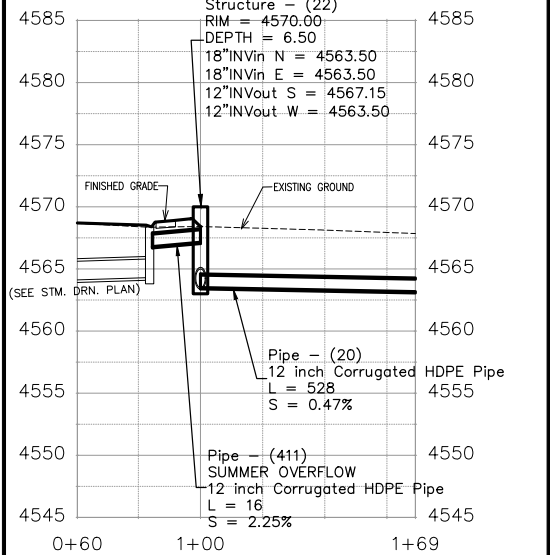
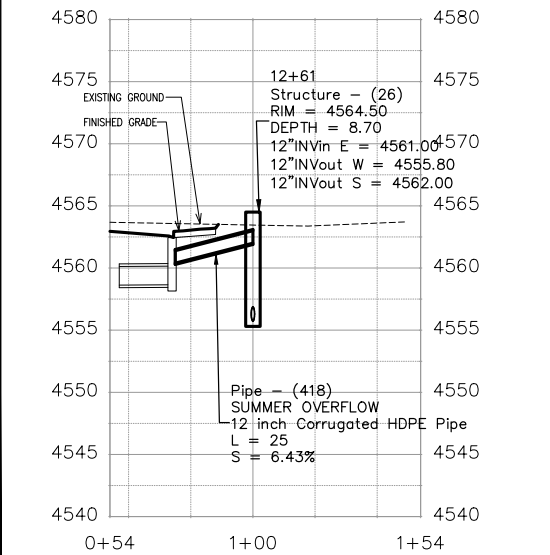
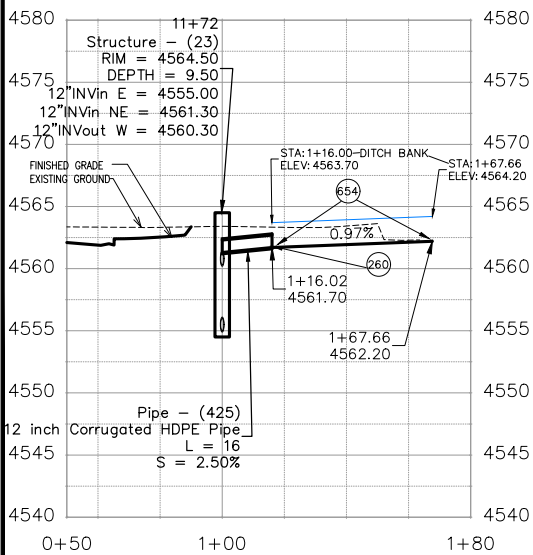
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CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)
- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 260 102.12 - ADS AGRICULTURAL PRODUCT - METAL ANIMAL GUARD (FINGER) (PIPE END GUARD) FOR PIPE DIAMETER AS SHOWN OR ENGINEER APPROVED EQUAL.
- 314 CONNECT TO STORM DRAIN INLET. (NO SEPARATE PAY)
- 654 203 - CONSTRUCT EARTH DITCH TO INTERCEPT IRRIGATION WATER FROM DITCH AND GET IT TO NEW PIPED SYSTEM. CONSTRUCT DITCH IN APPROXIMATE ALIGNMENT AS SHOWN FROM STA 1+16 TO STA 1+68.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

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

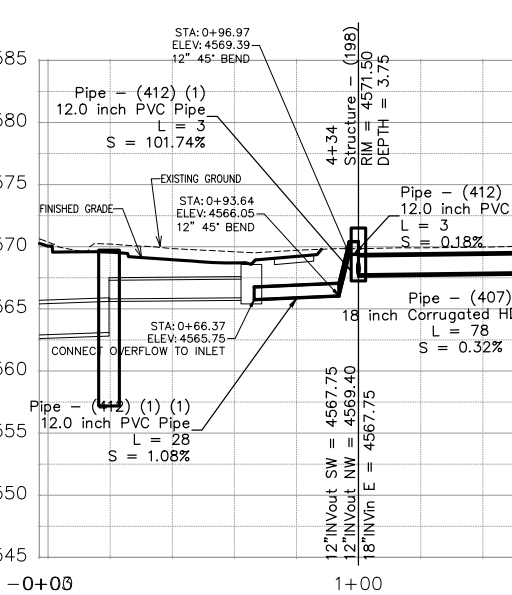
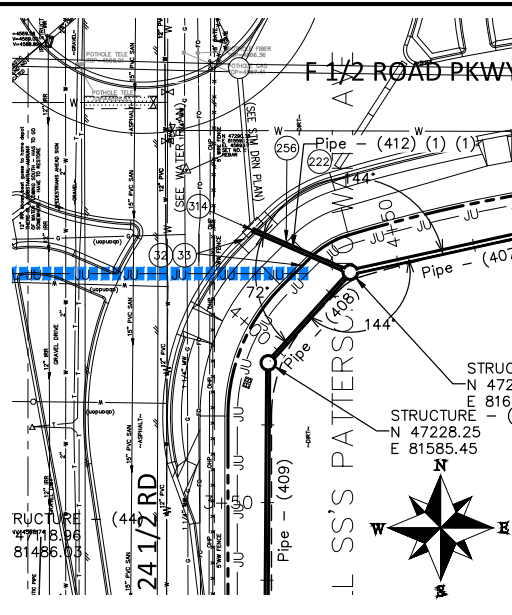
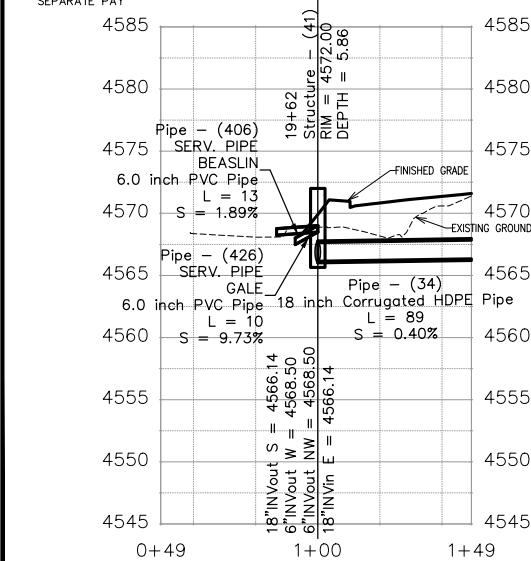
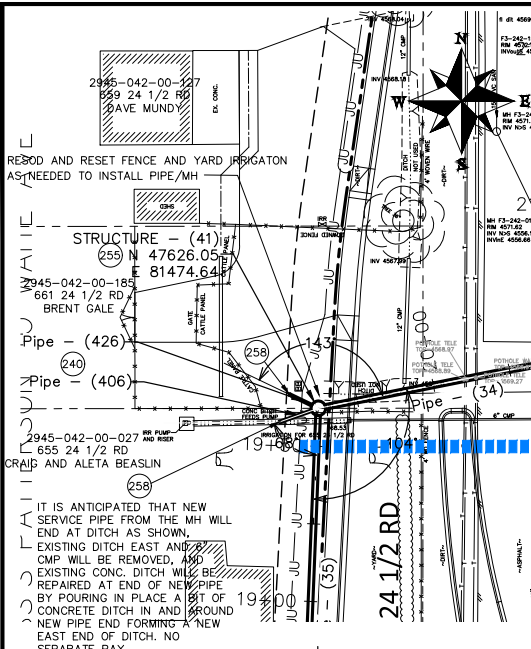
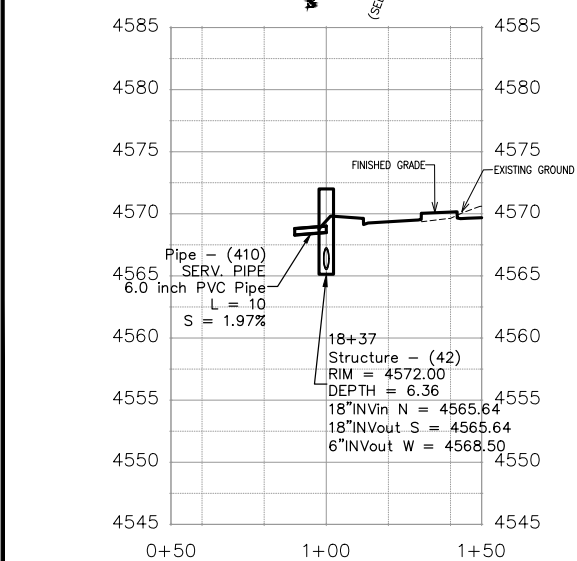
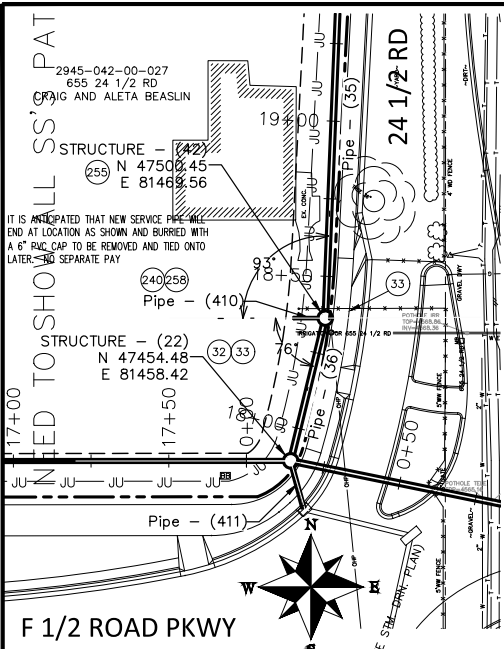


PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 7**
November 1, 2023

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- ### CONSTRUCTION NOTES
- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
 - 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
 - 222 102.10/108.2 - 12" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.). (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
 - 256 SEE PROFILE BELOW FOR SUMMER OVERFLOW PIPE CONFIGURATION. ALL NEEDED FITTINGS, CONNECTIONS, APPURTENANCES, ETC., SHALL BE INCLUDED IN THE COST OF THE PIPE.
 - 258 CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. COST OF CONNECTION SHALL BE INCLUDED IN COST OF PIPE.
 - 314 CONNECT TO STORM DRAIN INLET. (NO SEPARATE PAY)

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV. 1			JCS	2023
REV. 2			JCS	2023
REV. 3			BH	2023
REV. 4			KAH	2023

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

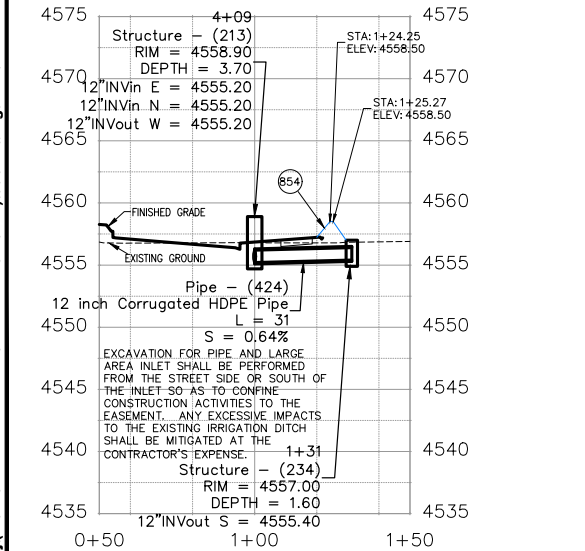
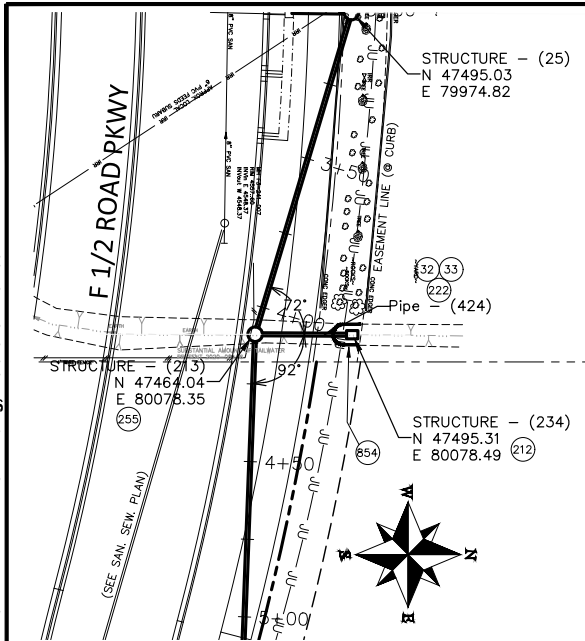


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 8
November 1, 2023

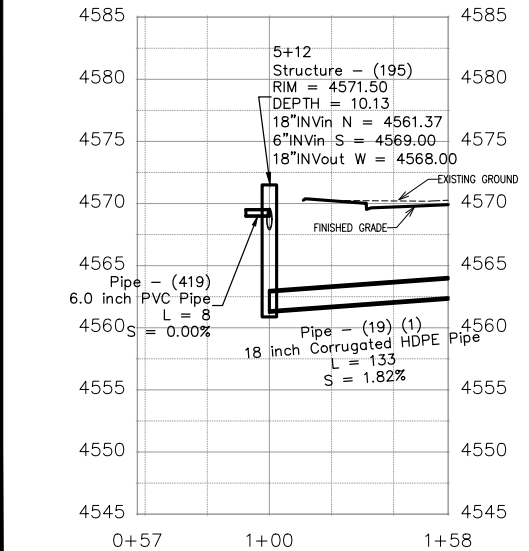
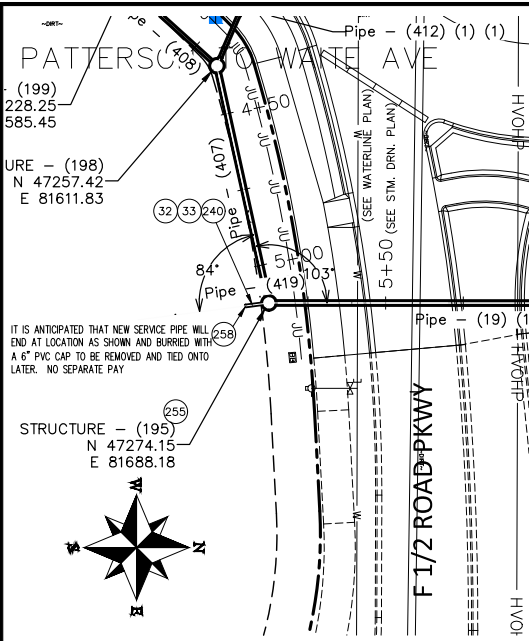
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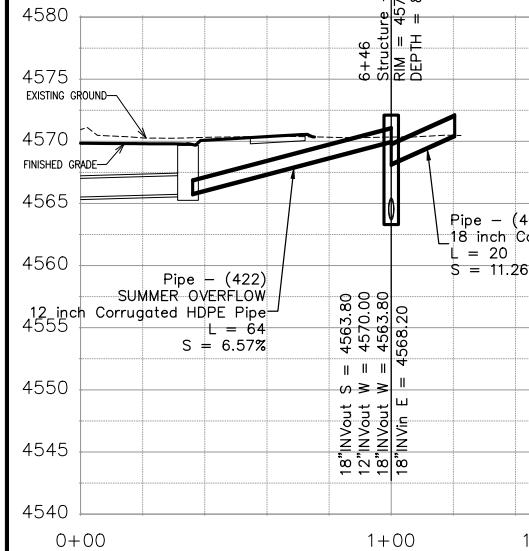
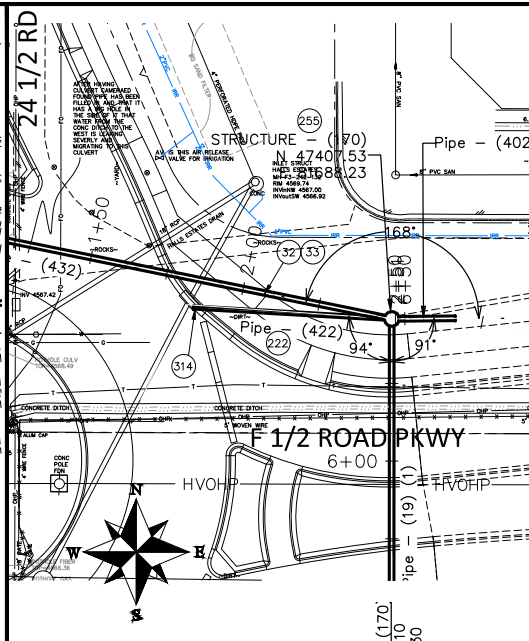


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023

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



CITY OF **Grand Junction** COLORADO



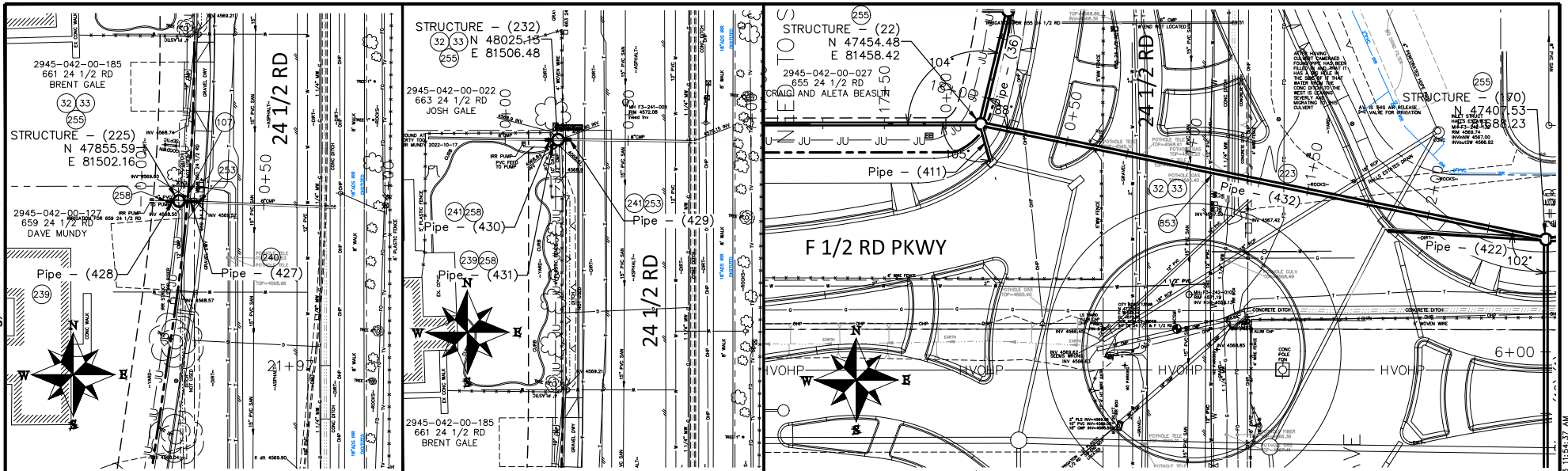
PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH I
PH I IRRIGATION PLAN AND PROFILE - 9
November 1, 2023

- ### CONSTRUCTION NOTES
- SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
 - SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
 - 102.13/108.6 - LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-10).
 - 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
 - 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
 - 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
 - CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. COST OF CONNECTION SHALL BE INCLUDED IN COST OF PIPE
 - CONNECT TO STORM DRAIN INLET. (NO SEPARATE PAY)
 - FILL IN DITCH AND TIE IN DITCH BANK FROM ONE SIDE OF THE DITCH TO THE OTHER AROUND INLET IN "HORSESHOE" SHAPE AS SHOWN. COMPACT PER PROJECT SPECIFICATIONS. ALL WORK SHALL BE INCIDENTAL TO INLET CONSTRUCTION. NO SEPARATE PAY. CONFINE ACTIVITIES TO EASEMENT.

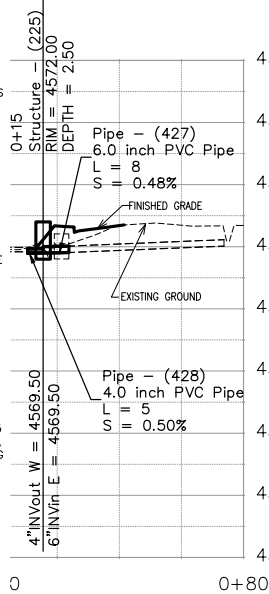
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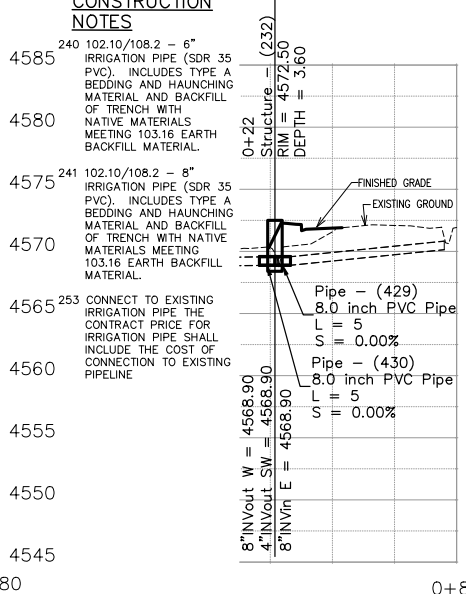
CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 107 210 - RESET EXISTING IRRIGATION VALVE TO NEW 4" PIPE WEST OF NEW MH.
- 223 102.10/108.2 - 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 239 102.10/108.2 - 4" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.



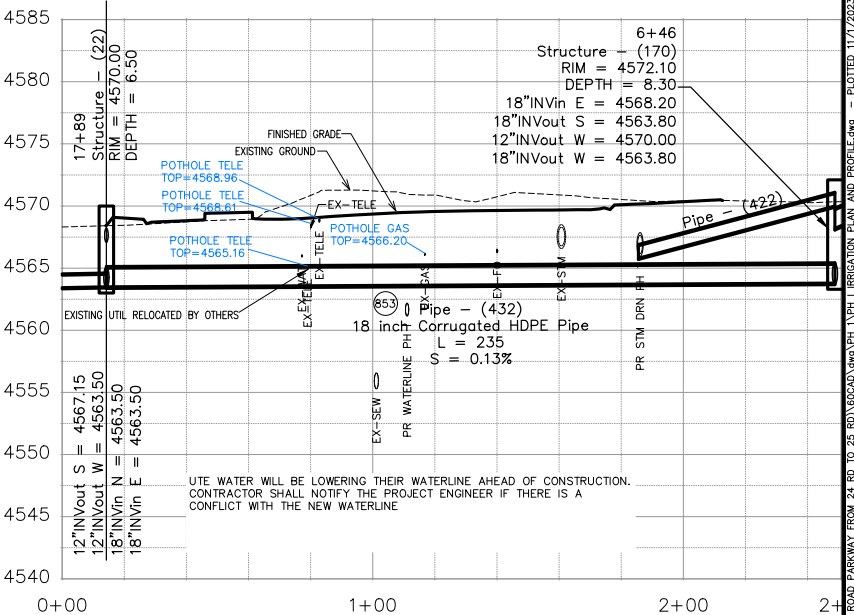
CONSTRUCTION NOTES

- 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 241 102.10/108.2 - 8" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 253 CONNECT TO EXISTING IRRIGATION PIPE THE CONTRACT PRICE FOR IRRIGATION PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE



CONSTRUCTION NOTES

- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 258 CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. COST OF CONNECTION SHALL BE INCLUDED IN COST OF PIPE.
- 853 POTHOLE EXISTING WATERLINE AHEAD OF CONSTRUCTION. THERE SHOULD BE 6" MINIMUM SEPARATION BETWEEN WATER AND STORM/IRRIGATION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER. IF WATERLINE ADJUSTMENT IS REQUIRED THAT WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE PROJECT ENGINEER AND UTE WATER.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

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

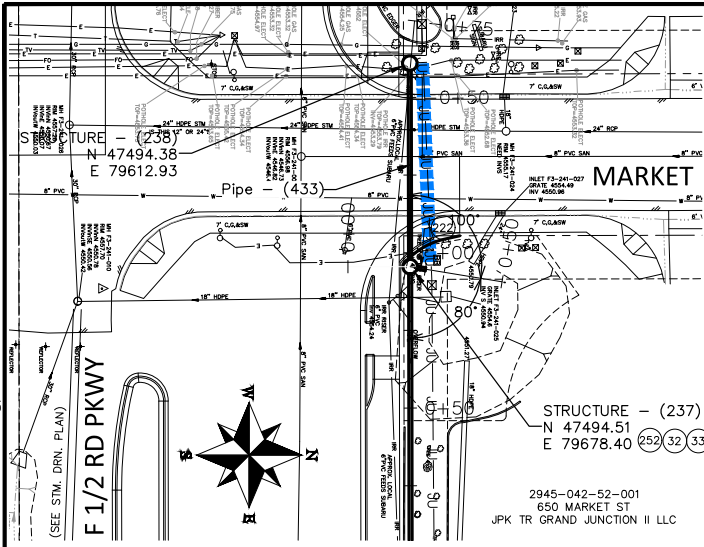
CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT No. F210306

F 1/2 RD PARKWAY, PH I IRRIGATION PLAN AND PROFILE - 10
November 1, 2023

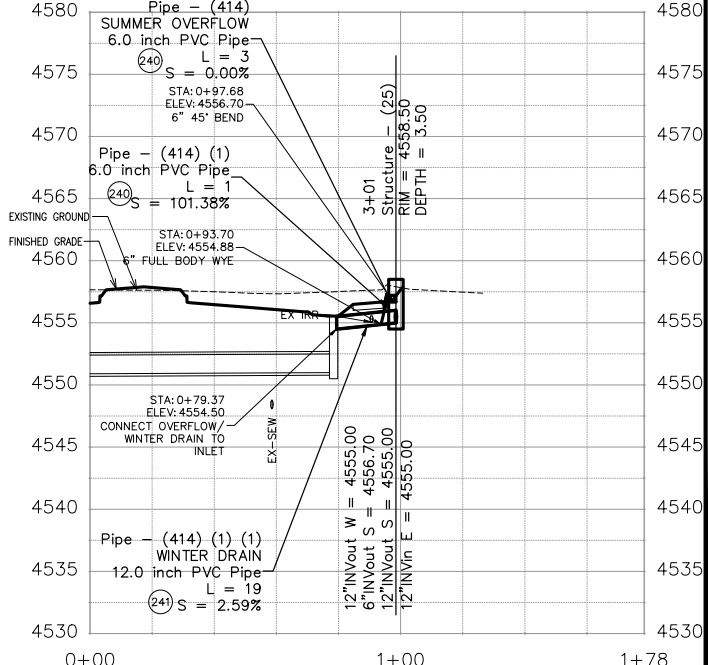
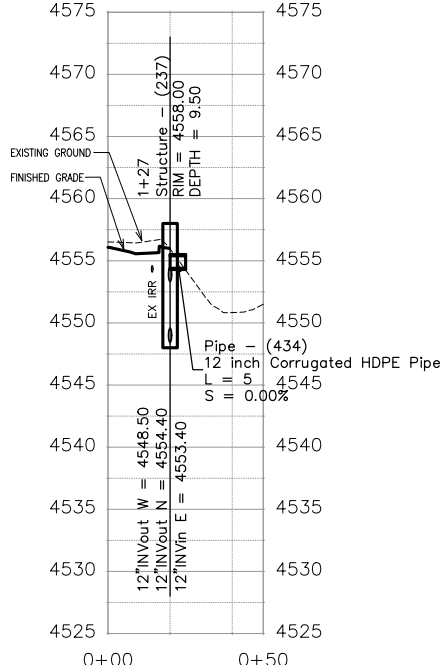
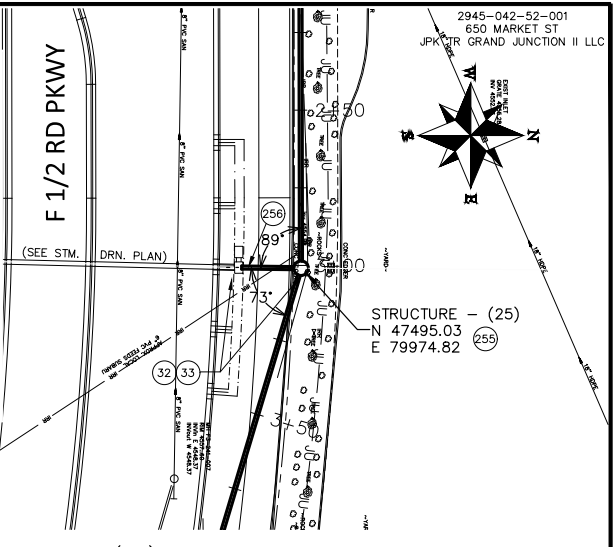
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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH I IRRIGATION PLAN AND PROFILE.dwg, 11/1/2023 11:54:45 AM



CONSTRUCTION NOTES

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 240 102.10/108.2 - 6" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 241 102.10/108.2 - 12" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 252 102.12/108.5 - IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)
- 255 102.12/108.5 - IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)
- 256 SEE PROFILE BELOW FOR SUMMER OVERFLOW AND WINTER DRAIN PIPE CONFIGURATION. ALL NEEDED FITTINGS, CONNECTIONS, APPURTENANCES, ETC.. SHALL BE INCLUDED IN THE COST OF THE PIPE.



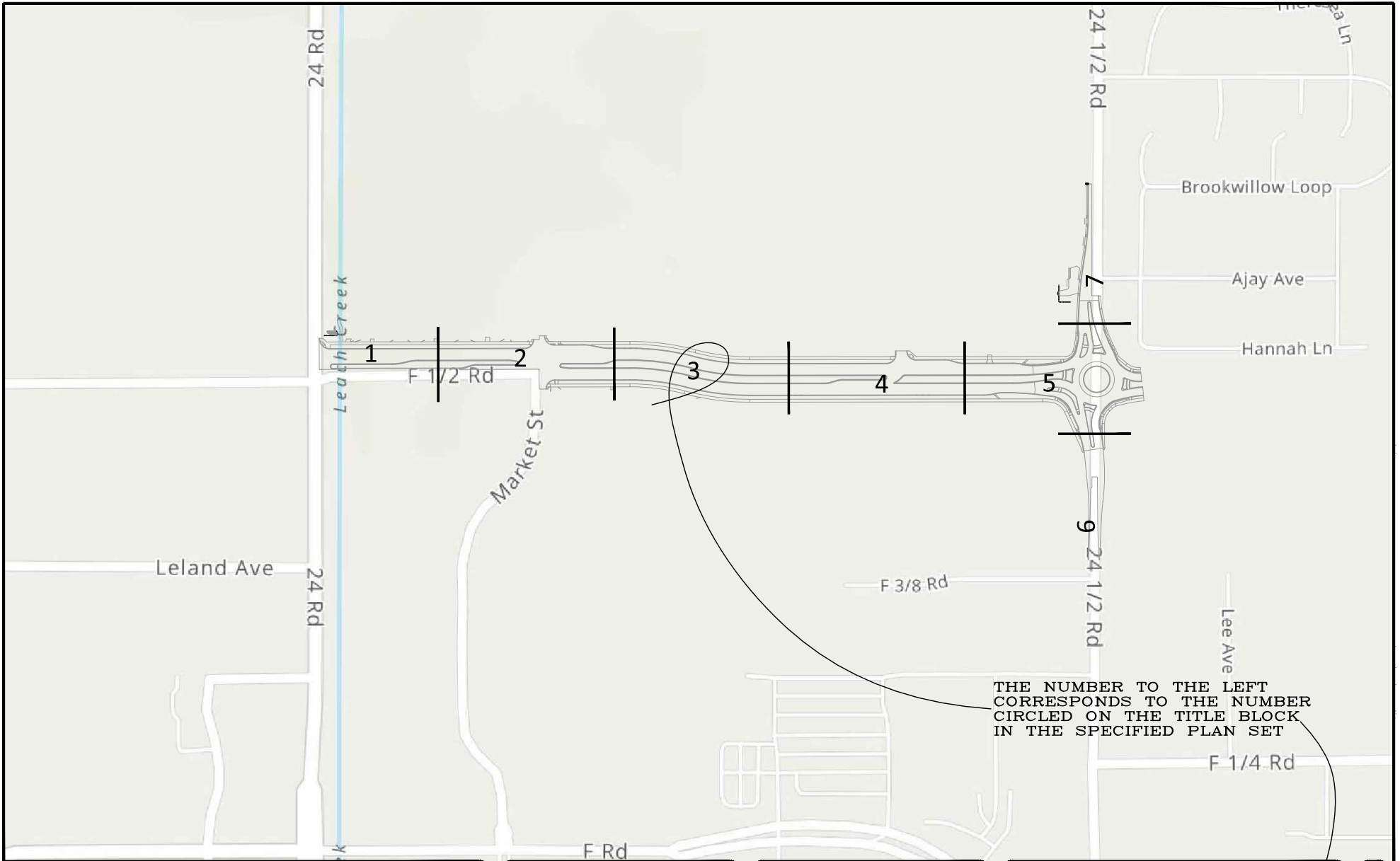
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REVISION Δ REV. 1			JCS	2023	JCS	2023	BH	2023	KAH	2023
REVISION Δ REV. 2										
REVISION Δ REV. 3										
REVISION Δ REV. 4										



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
PH I IRRIGATION PLAN AND PROFILE - 11**
November 1, 2023

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THE NUMBER TO THE LEFT
CORRESPONDS TO THE NUMBER
CIRCLED ON THE TITLE BLOCK
IN THE SPECIFIED PLAN SET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

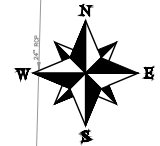
F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN SHEET INDEX - X
November 1, 2023

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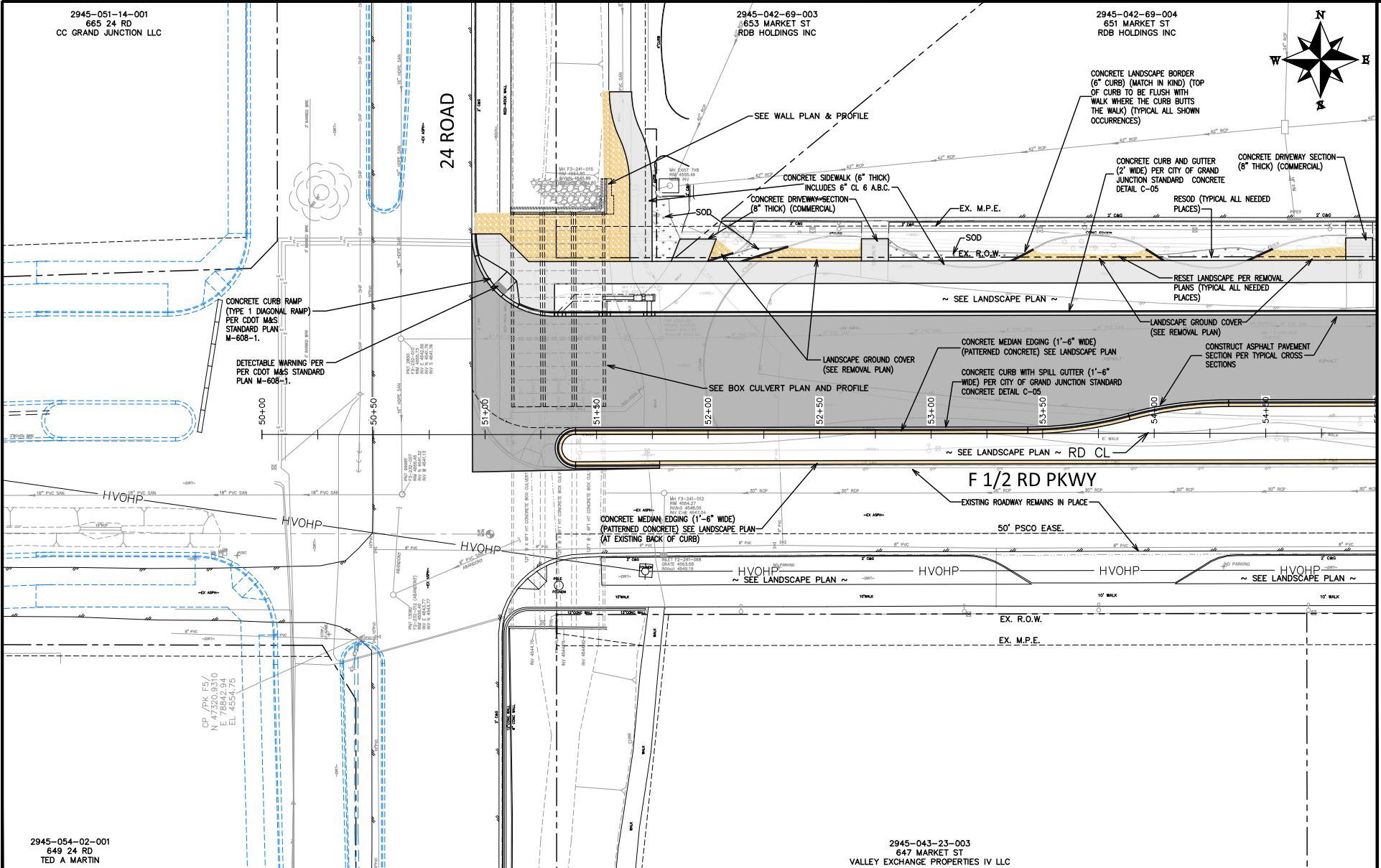
2945-051-14-001
665 24 RD
CC GRAND JUNCTION LLC

2945-042-69-003
653 MARKET ST
RDB HOLDINGS INC

2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC



24 ROAD



MATCH LINE

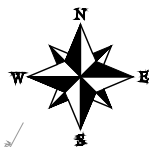
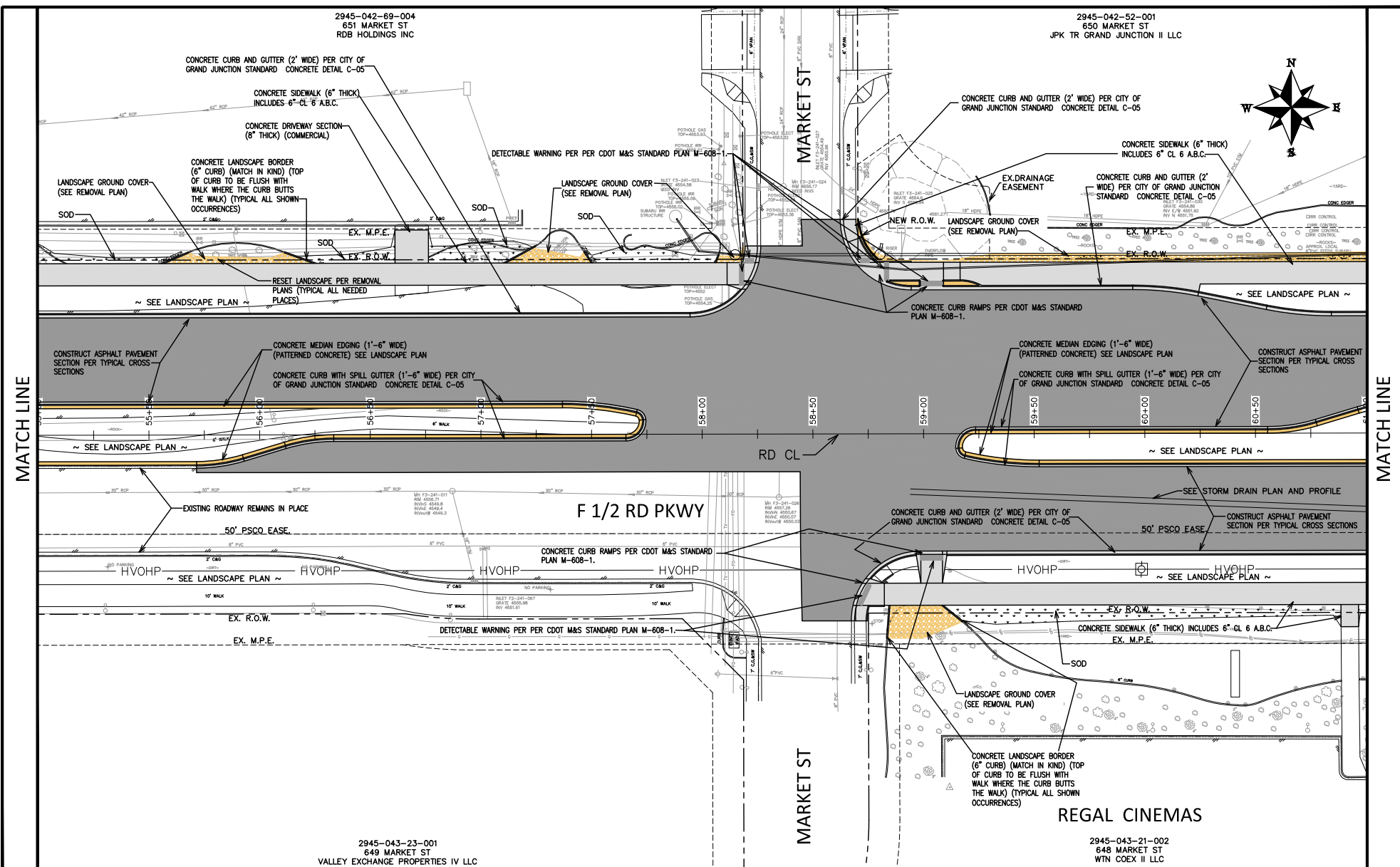
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



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ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 1
November 1, 2023

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MATCH LINE

MATCH LINE

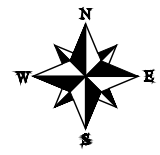
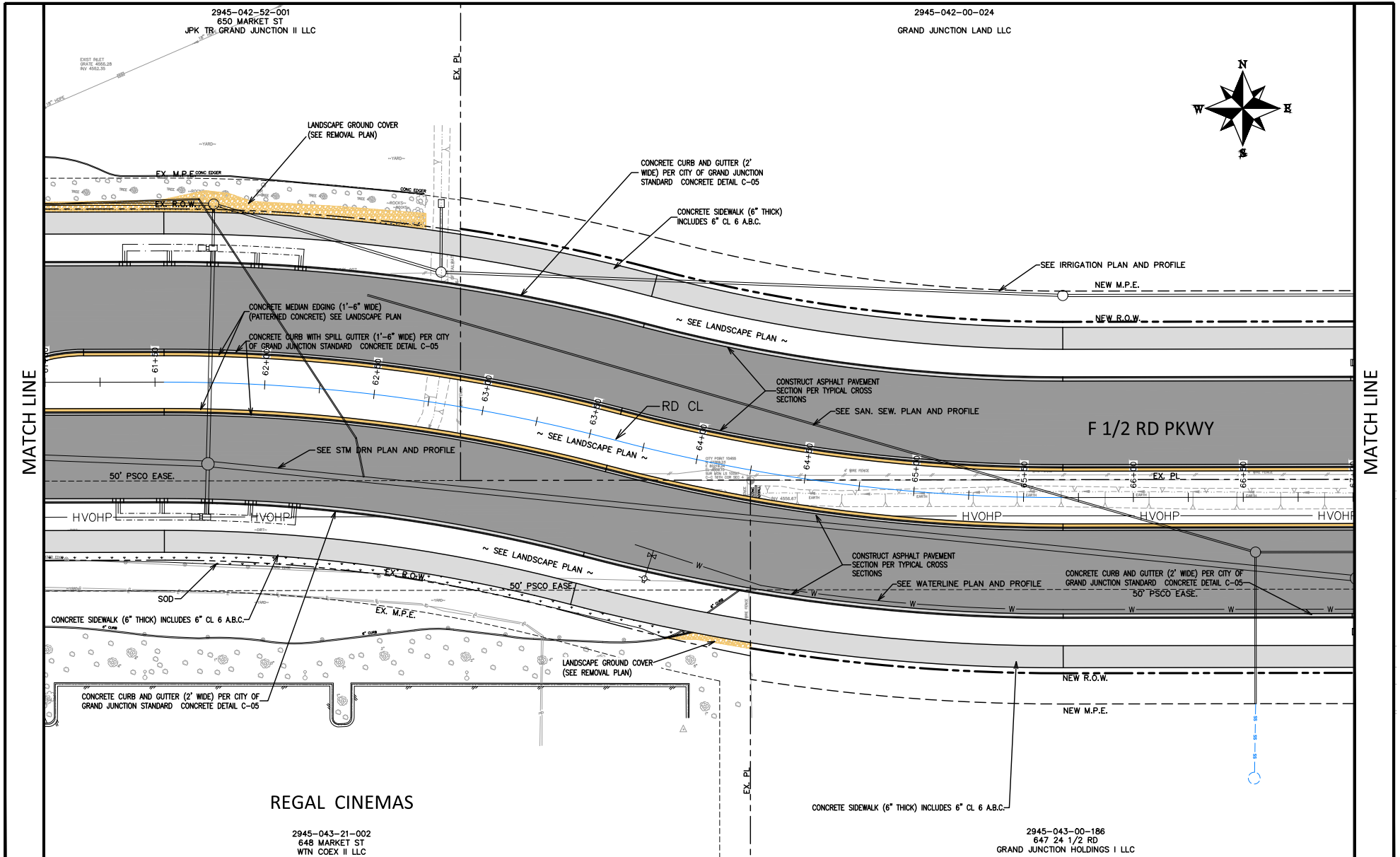
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REVISION B	REV 2	DATE	JCS	2023	
REVISION C	REV 3	DATE	BH	2023	
REVISION D	REV 4	DATE	KMH	2023	



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ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 2
November 1, 2023

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MATCH LINE

MATCH LINE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



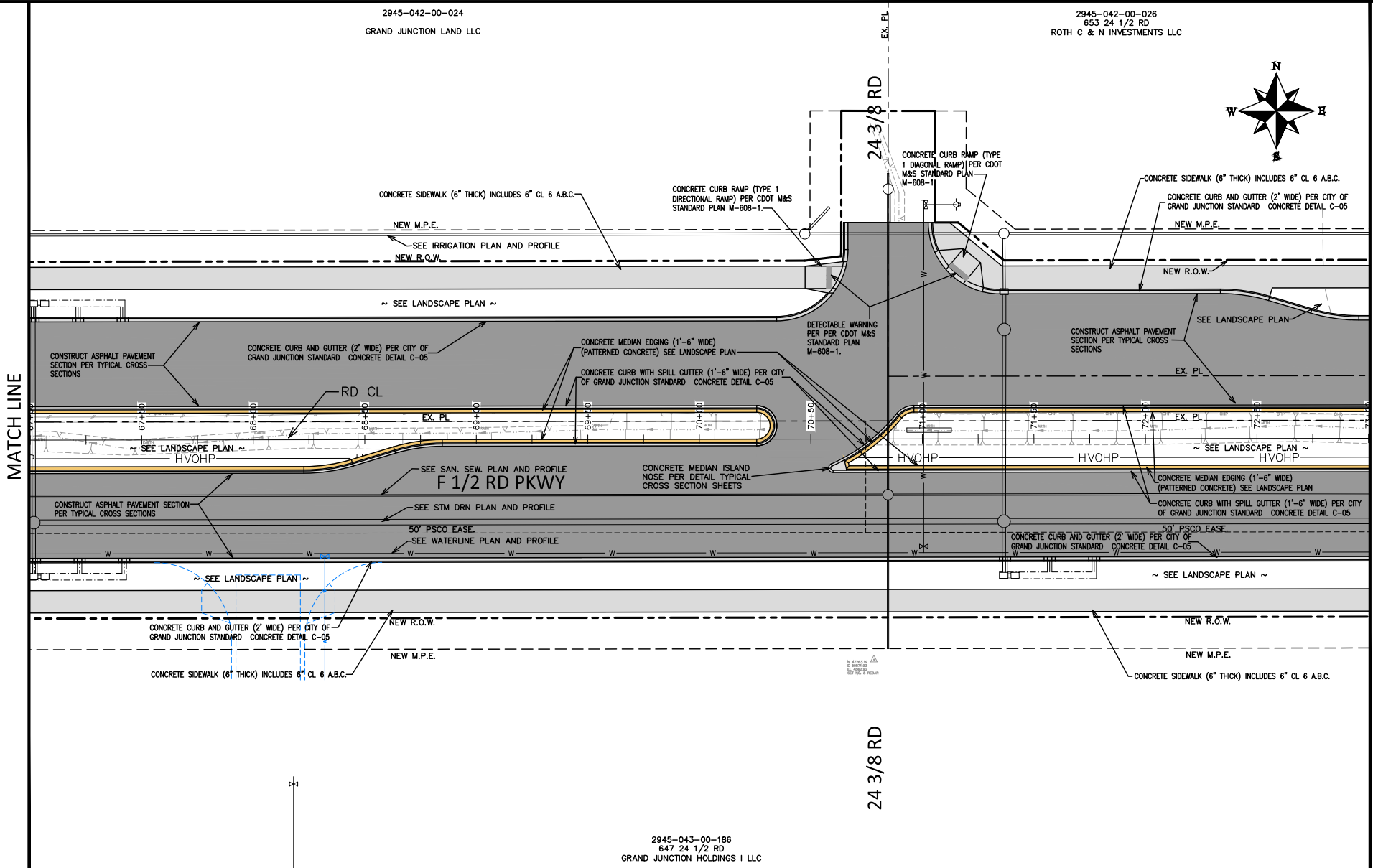
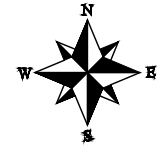
PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 3
 November 1, 2023

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2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



MATCH LINE

MATCH LINE

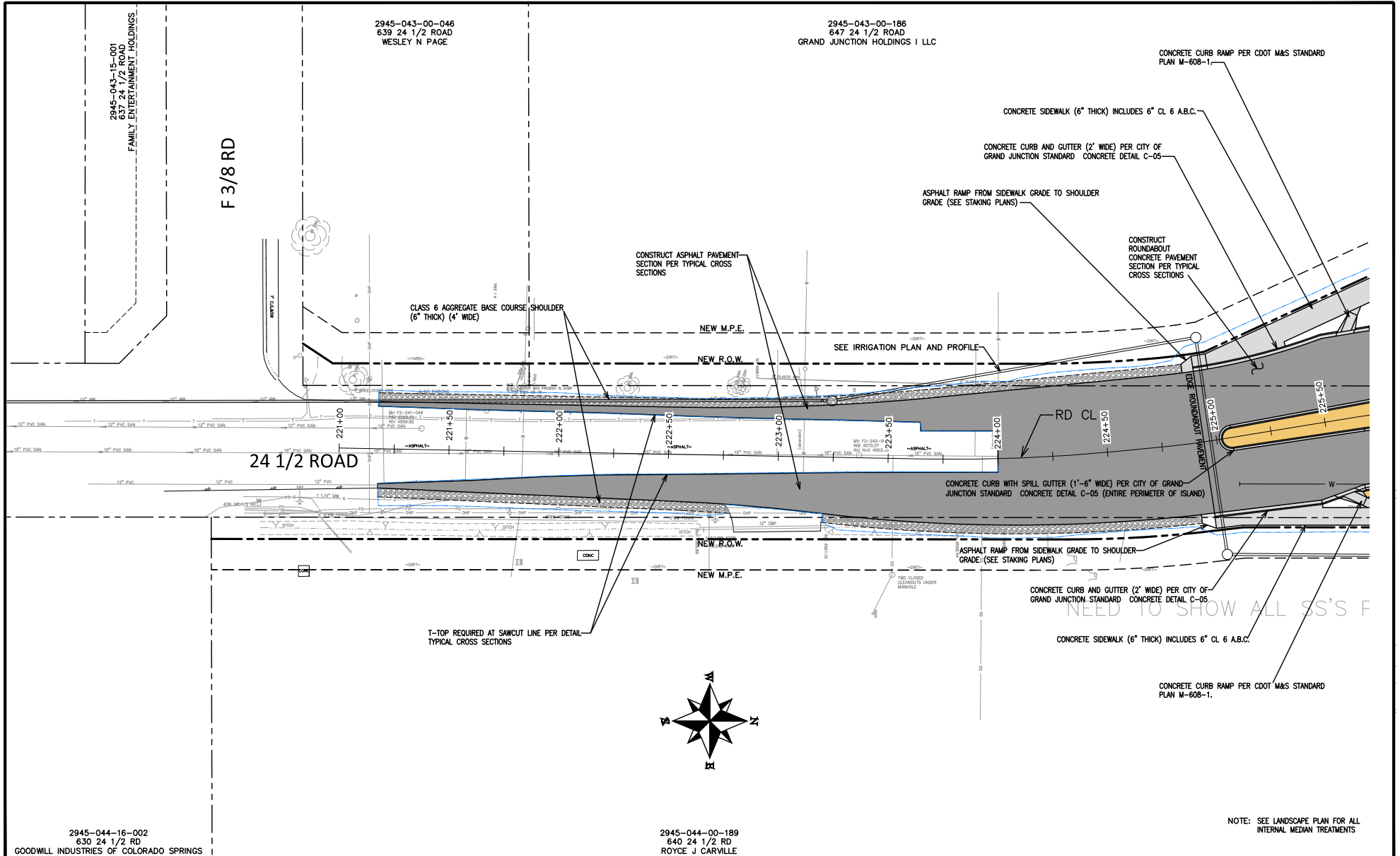
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 4
November 1, 2023

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NEED TO SHOW ALL SS'S F

NOTE: SEE LANDSCAPE PLAN FOR ALL INTERNAL MEDIAN TREATMENTS

2945-044-16-002
630 24 1/2 RD
GOODWILL INDUSTRIES OF COLORADO SPRINGS

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

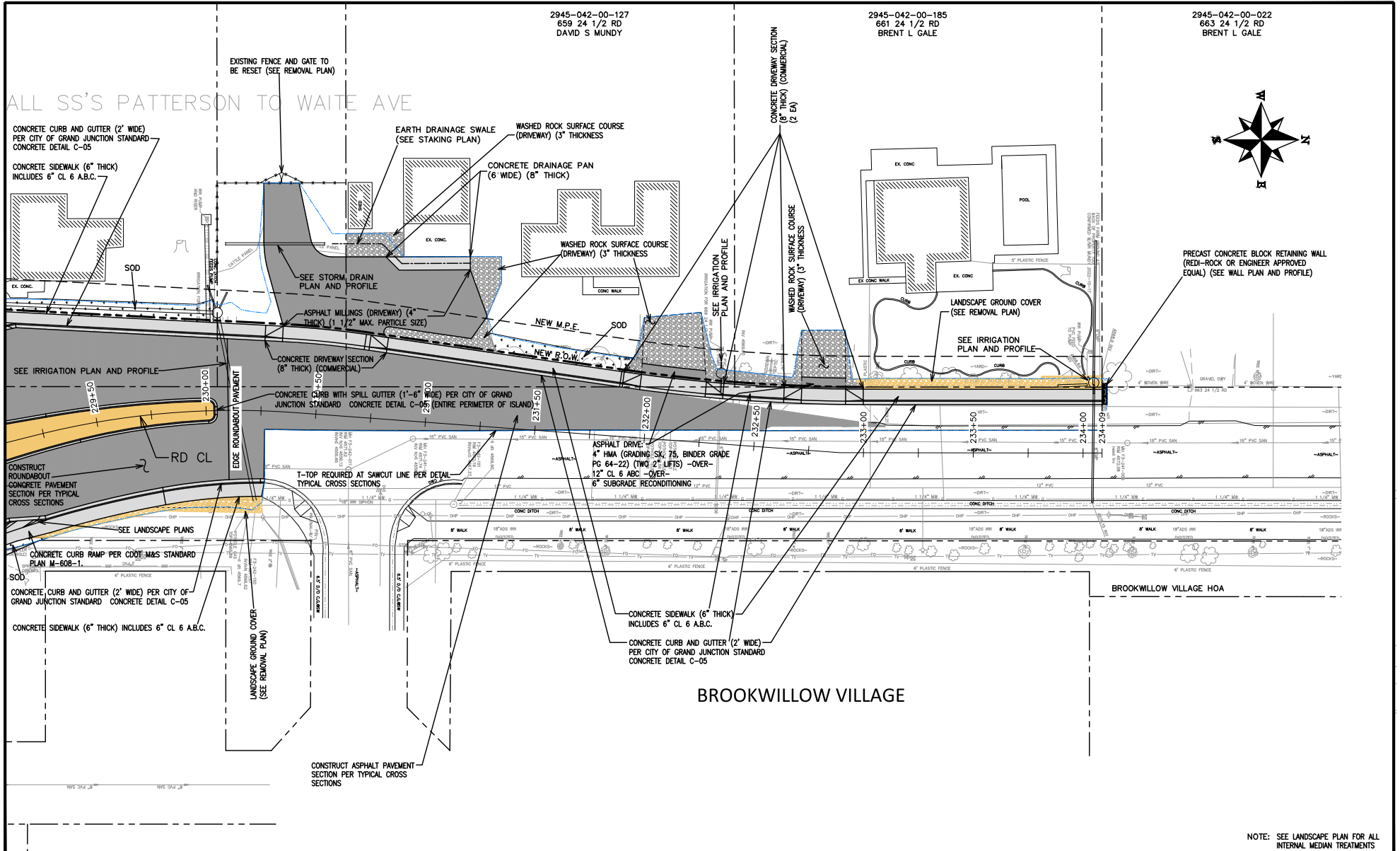
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 6
November 1, 2023

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2945-042-00-127
659 24 1/2 RD
DAVID S MUNDY

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-022
663 24 1/2 RD
BRENT L GALE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A	REV 1	DATE	JCS	2023	
REVISION B	REV 2	DATE	JCS	2023	
REVISION C	REV 3	DATE	BH	2023	
REVISION D	REV 4	DATE	KMH	2023	

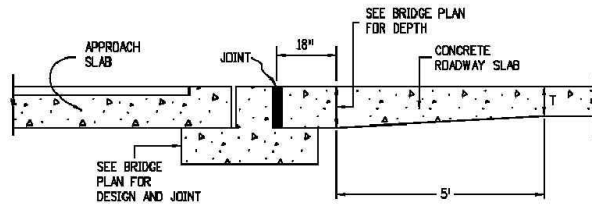


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

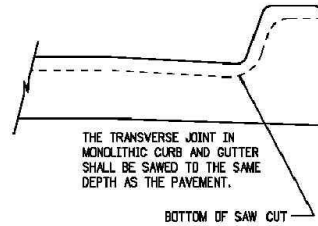
F 1/2 RD PARKWAY, PH 1
IMPROVEMENT PLAN - 7
November 1, 2023

NOTE: SEE LANDSCAPE PLAN FOR ALL INTERNAL MEDIAN TREATMENTS

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BRIDGE APPROACH



THE TRANSVERSE JOINT IN MONOLITHIC CURB AND GUTTER SHALL BE SAWS TO THE SAME DEPTH AS THE PAVEMENT.

BOTTOM OF SAW CUT

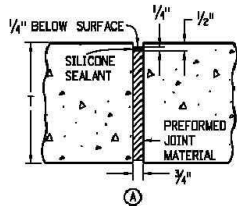
NOTE

1. PAVEMENT THICKNESS (T), SHALL BE AS SHOWN ON THE PLANS.

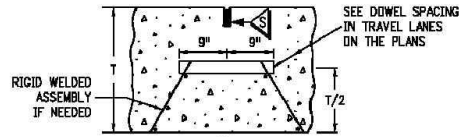
PAVEMENT THICKNESS (T)	DOWEL BAR DIAMETER
7 IN. \leq T < 8 IN.	1 IN.
8 IN. \leq T \leq 10 IN.	1.25 IN.
10 IN. < T \leq 15 IN.	1.50 IN.

REINFORCING SIZE TABLE

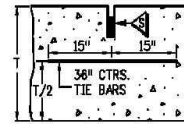
TIE BAR SIZE IS NO. 5 WHEN PAVEMENT IS PLACED ON UNBOUND BASES.
TIE BAR IS NO. 6 WHEN PAVEMENT IS PLACED ON LIME TREATED SOIL, ASPHALT OR CEMENT TREATED, MILLED ASPHALT, OR RECYCLED ASPHALT BASES.



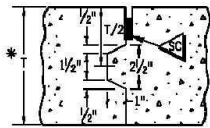
EXPANSION JOINT



DOWELED TRANSVERSE CONSTRUCTION OR CONTRACTION JOINT
(TRANSVERSE WEAKENED PLANE JOINT)

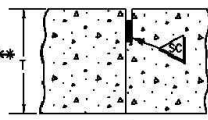


LONGITUDINAL CONTRACTION JOINT
(LONGITUDINAL WEAKENED PLANE JOINT)



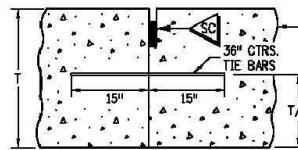
LONGITUDINAL CONSTRUCTION JOINT

* USE ONLY IF T \geq 8 IN. FORM ONLY FEMALE KEYWAY



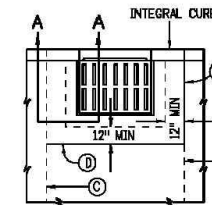
LONGITUDINAL CONSTRUCTION JOINT

** USE ONLY IF T < 8 IN.

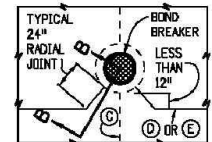
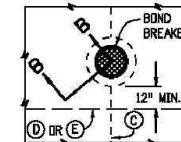


LONGITUDINAL CONSTRUCTION JOINT

A KEYWAY IS ALLOWED TO FACILITATE USE OF BENT TIE BARS OR APPROVED TWO PIECE CONNECTORS

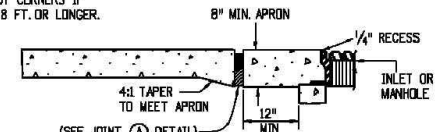


CURB INLET BOXOUT

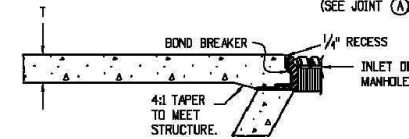


INLET OR MANHOLE CAST IN PAVEMENT

INSTALL TRANSVERSE JOINT AT BOTH BOXOUT CORNERS IF BOXOUT IS 8 FT. OR LONGER.

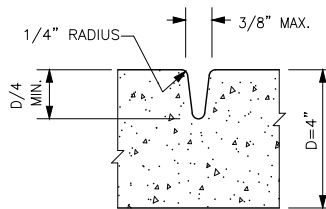


SECTION A-A

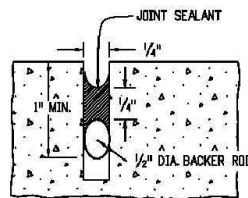


SECTION B-B

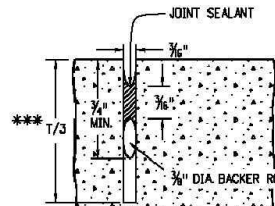
BOND BREAKER SHALL BE COMPOSED OF PLASTIC SHEET, BUILDING PAPER OR OTHER APPROVED MATERIAL THAT PREVENTS BONDING.



TOOLED JOINT



SEAL AT CONSTRUCTION JOINT



SAWED JOINT
*** USE T/4 WHEN T < 8 IN.

F 1/2 RD PARKWAY, PH
CONCRETE JOINTING PLAN - 1

Computer File Information	
Creation Date:	07/31/19
Designer Initials:	JBK
Last Modification Date:	07/31/19
Detailer Initials:	LTA
CAD Ver.:	MicroStation V8 Scales: Not to Scale Units: English

Sheet Revisions	
Date:	Comments
(R-X)	
(R-X)	
(R-X)	

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868

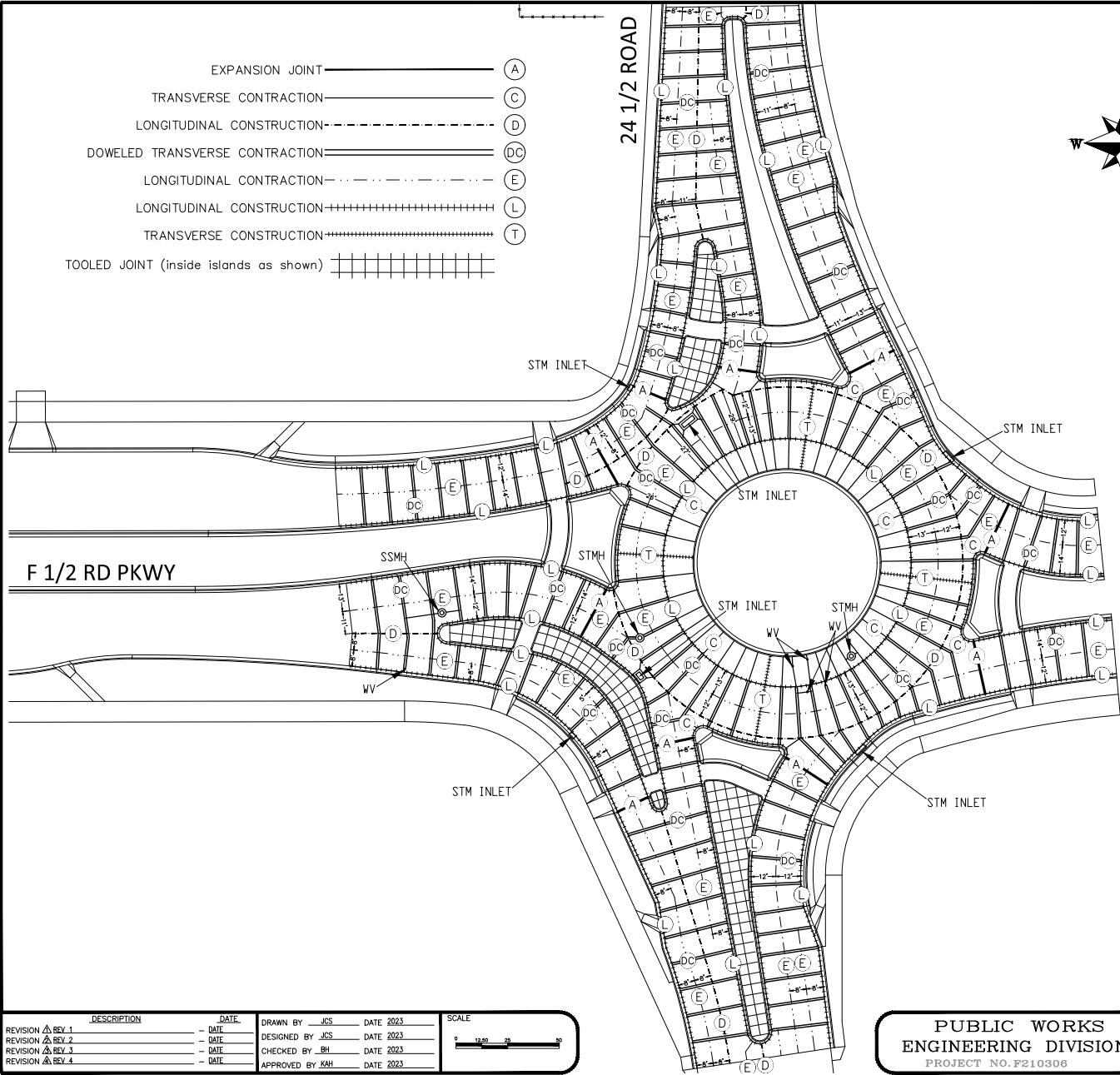
Project Development Branch **JBK**

CONCRETE PAVEMENT JOINTS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-412-1
Standard Sheet No. 5 of 5
Project Sheet Number: 87

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- EXPANSION JOINT ———— (A)
- TRANSVERSE CONTRACTION ———— (C)
- LONGITUDINAL CONTRACTION - - - - - (D)
- DOWELED TRANSVERSE CONTRACTION = = = = = (DC)
- LONGITUDINAL CONTRACTION - - - - - (E)
- LONGITUDINAL CONTRACTION + + + + + (L)
- TRANSVERSE CONTRACTION + + + + + (T)
- TOOLED JOINT (inside islands as shown) [grid symbol]

Concrete Pavement Jointing Notes:

1. The concrete pavement joint layout as shown on the concrete pavement jointing plans are intended for bidding and for general information purposes only. Prior to placing any concrete pavement, the Contractor shall submit a concrete pavement joint layout plan to the Engineer identifying the Contractor's proposed concrete pavement joint layout and the Contractor's anticipated pavement placement sequence. No concrete pavement shall be placed by the Contractor until authorized by the Engineer.
2. All concrete pavement joints shall be installed per CDDT Standard M-412-1, except as noted on the plans or as directed by the Engineer.
3. The concrete joints, including all necessary materials and labor, will not be paid for separately, but shall be included in the cost of the concrete pavement.
4. At the Contractor's option, if approved by the Engineer, the curb and gutter abutting the concrete pavement may be poured monolithically with the concrete pavement at no additional cost to the project. If the curb and gutter is poured monolithically, the longitudinal construction joint between gutter and the concrete pavement will not be required.
5. Transverse and Longitudinal Construction Joints as shown on the jointing plans shall be required to conjoin phased concrete pours.
6. All concrete joints to be placed shall be previously laid out and marked on either the ground, concrete form work and/or adjacent concrete before placement of new concrete operations begin.
7. The Contractor shall keep the distances between concrete joints within 9 - 14 feet. There shall be no distances greater than 14 feet between joints.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV. 1			JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

SCALE

0 10 20 30

DESIGNED BY JCS DATE 2023

CHECKED BY BH DATE 2023

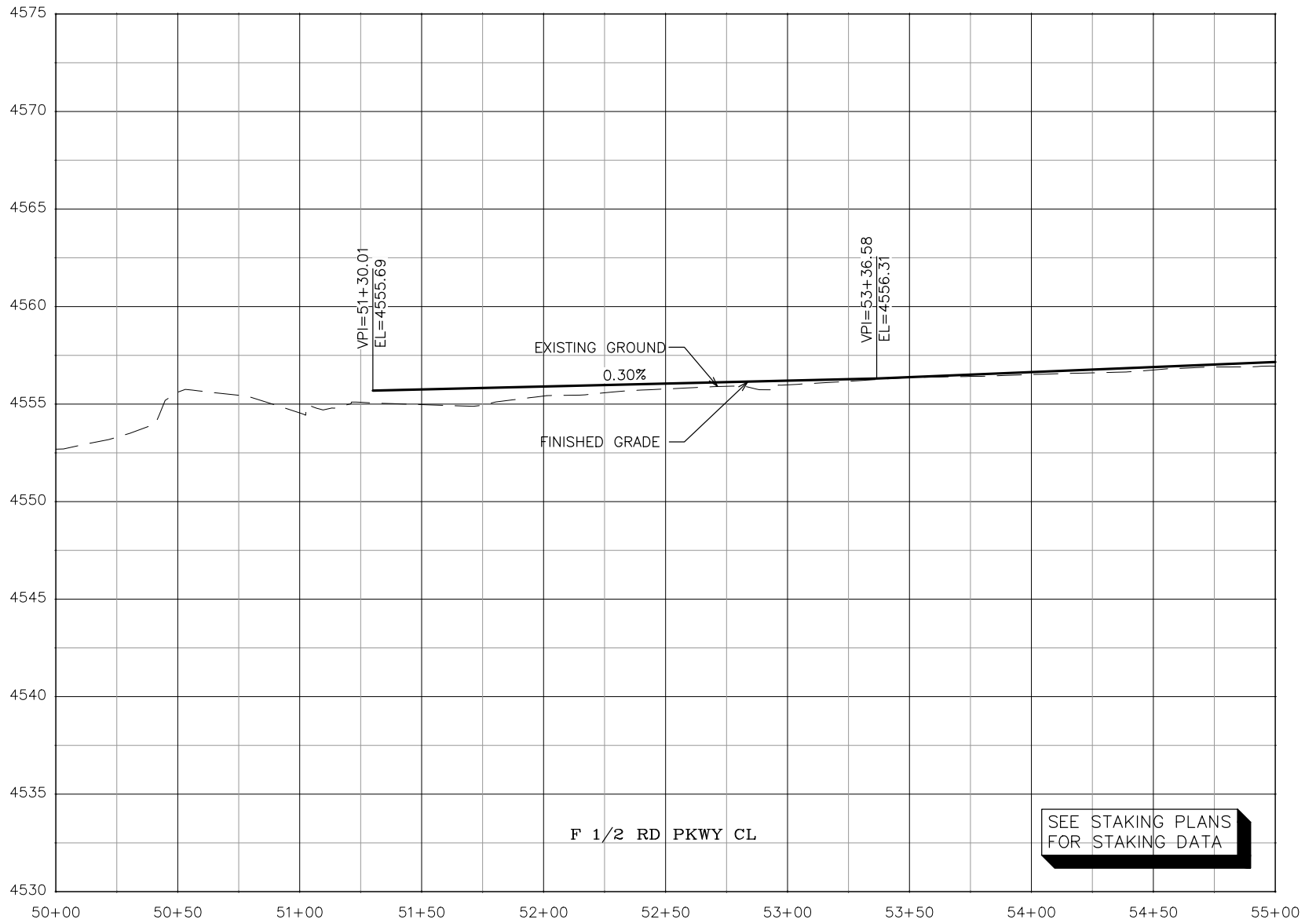
APPROVED BY KAH DATE 2023

**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
CONCRETE JOINTING PLAN - 2



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REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

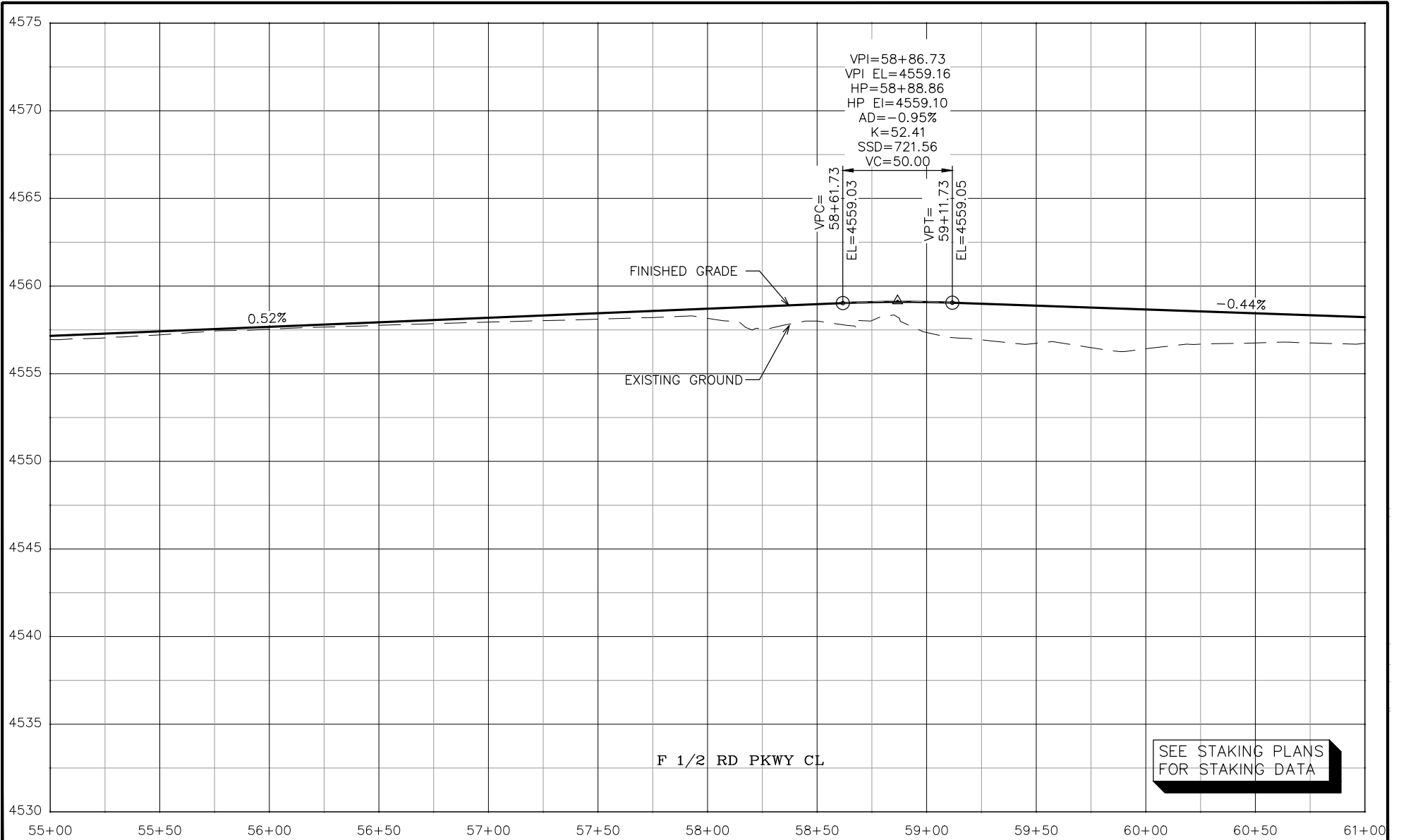
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD PROFILE - 1
November 1, 2023

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REVISION	DESCRIPTION	DATE
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
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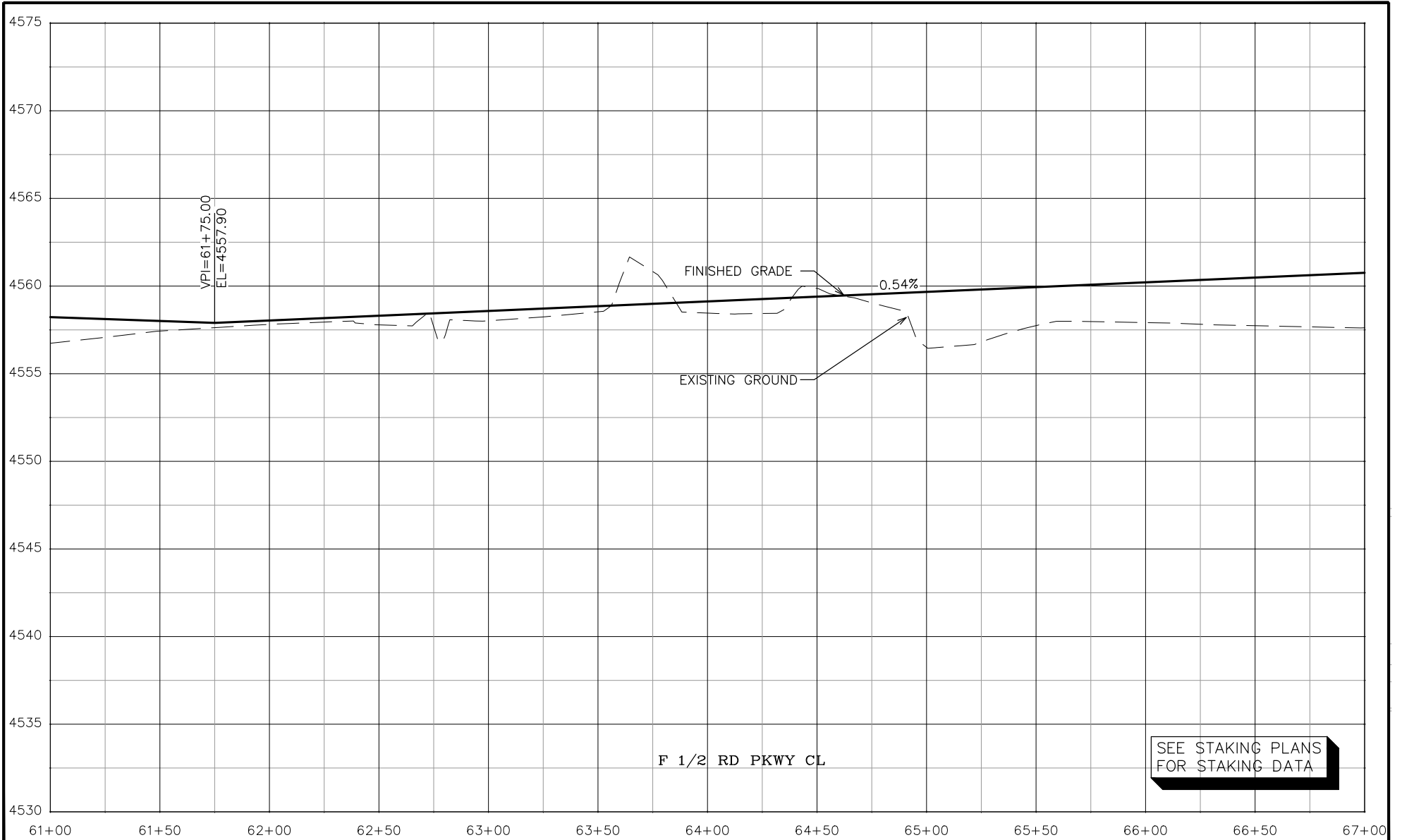
SCALES:	
PLAN & PROFILE	1" = 40'
HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 ROAD PROFILE - 2
 November 1, 2023

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SEE STAKING PLANS FOR STAKING DATA

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REVISION		
REVISION		
REVISION		

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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

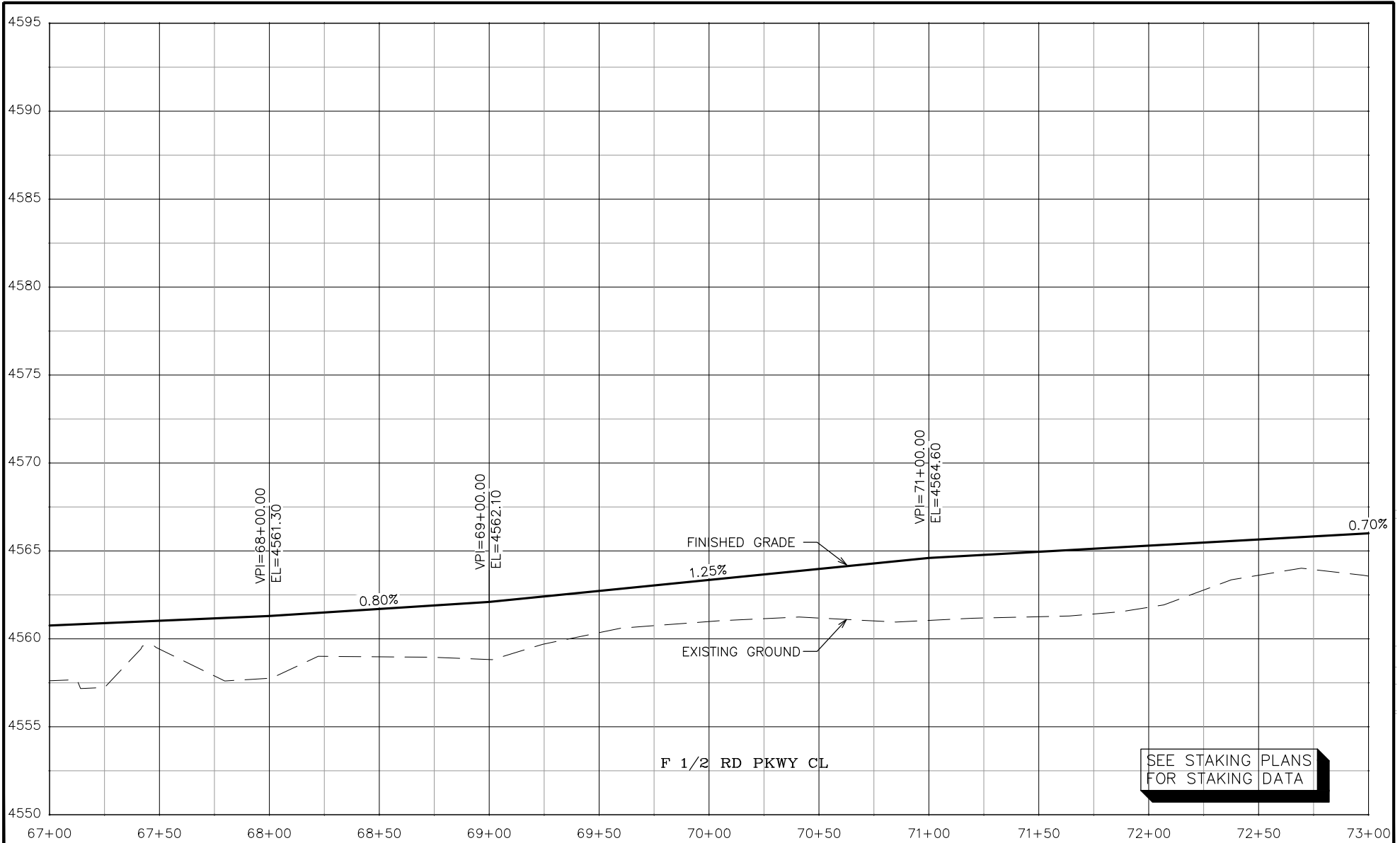
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD PROFILE - 3
November 1, 2023

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SEE STAKING PLANS
FOR STAKING DATA

REVISION	DESCRIPTION	DATE
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CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

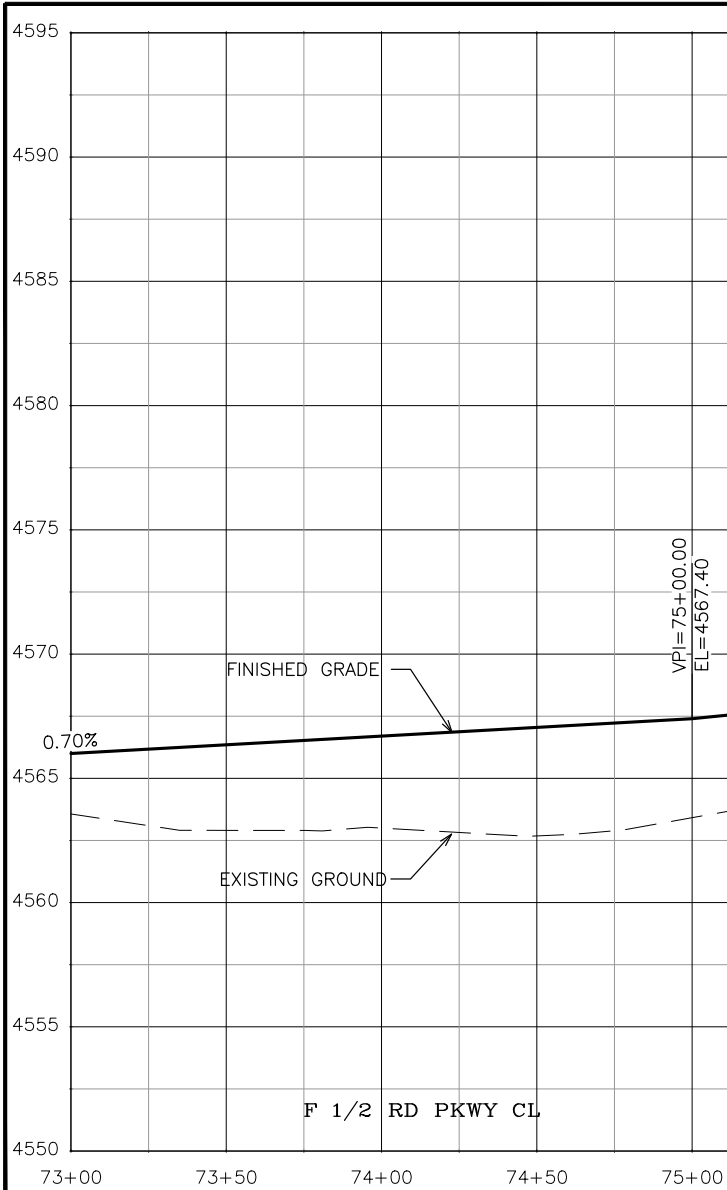
SCALES:	
PLAN & PROFILE	1" = 40'
HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD PROFILE - 4
November 1, 2023

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SEE STAKING PLAN AT ROUNDABOUT

SEE STAKING PLANS
FOR STAKING DATA

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2023
REVISION			BH	2023
REVISION			KAH	2023

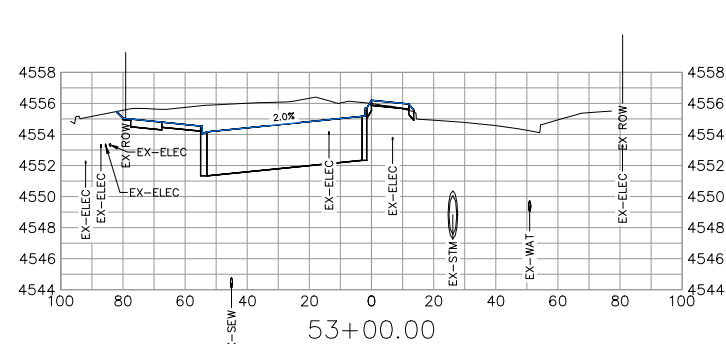
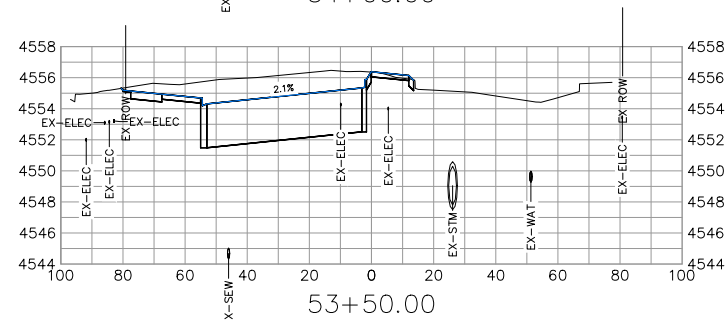
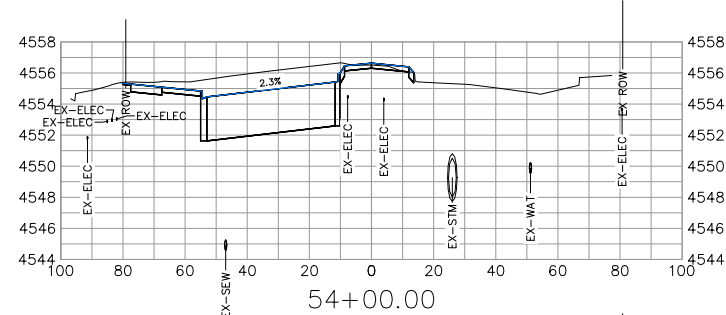
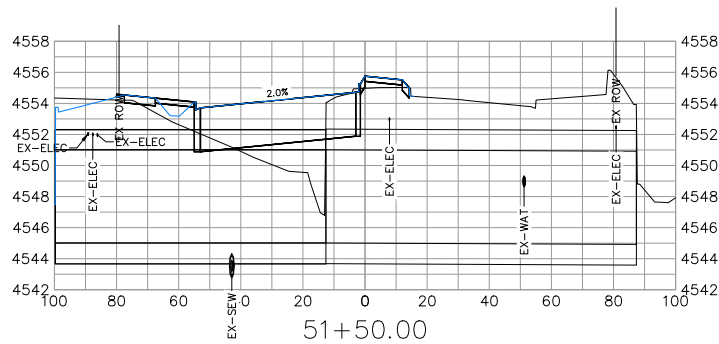
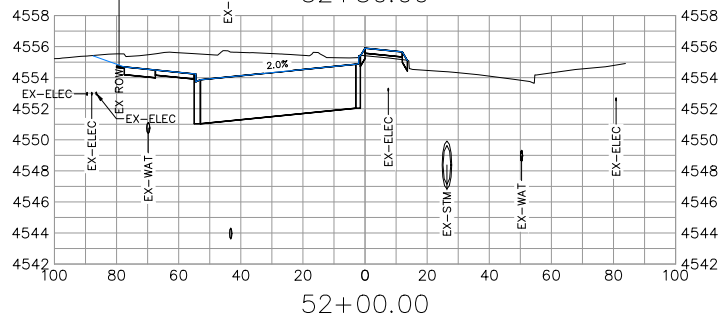
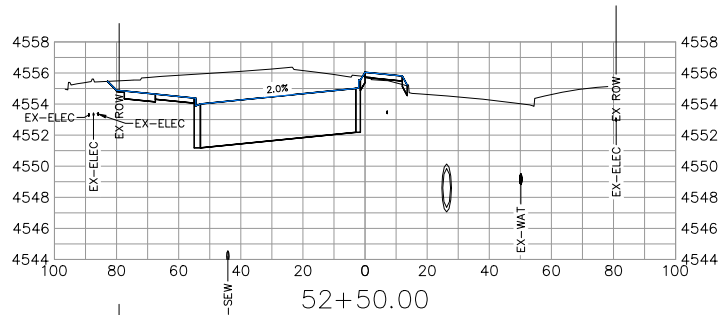
SCALES:	PLAN & PROFILE
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	0 10 20



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD PROFILE - 5
November 1, 2023

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F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
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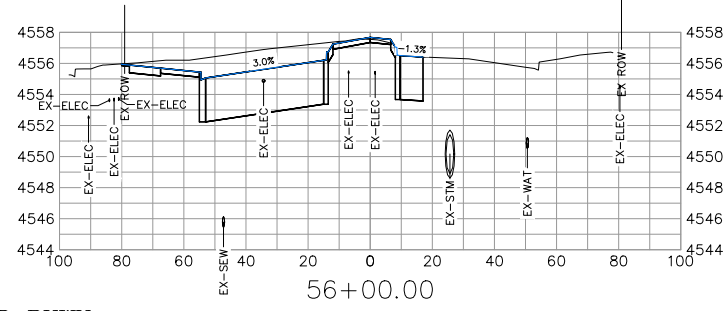
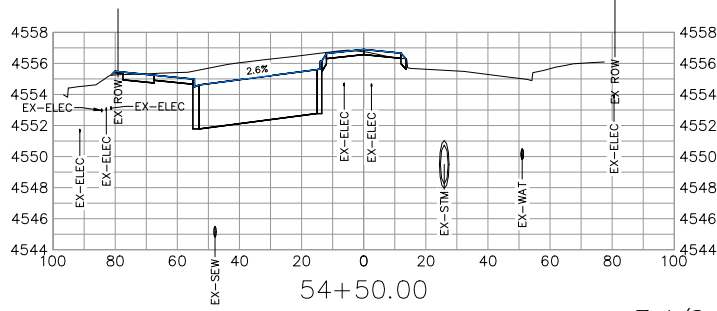
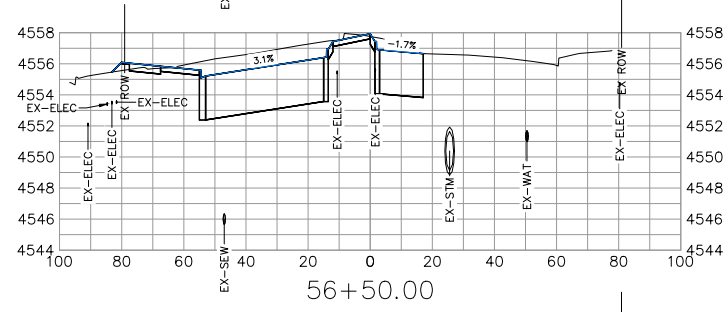
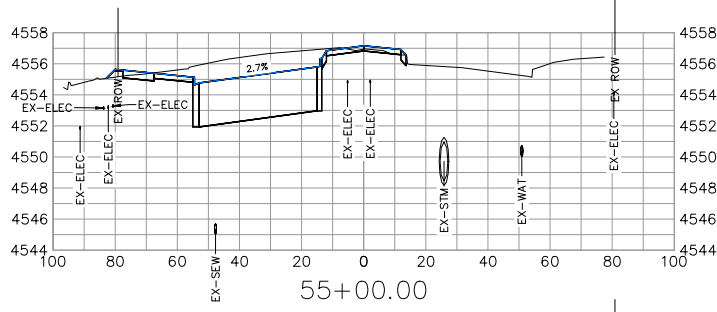
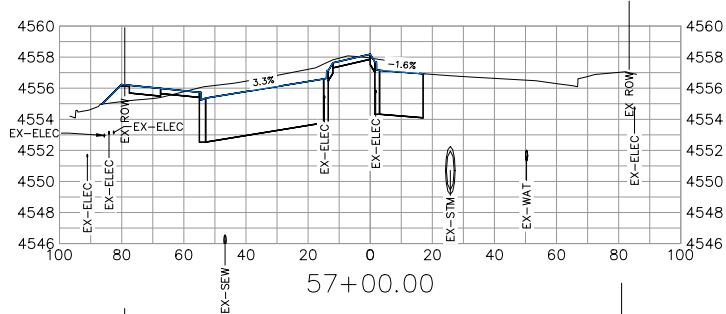
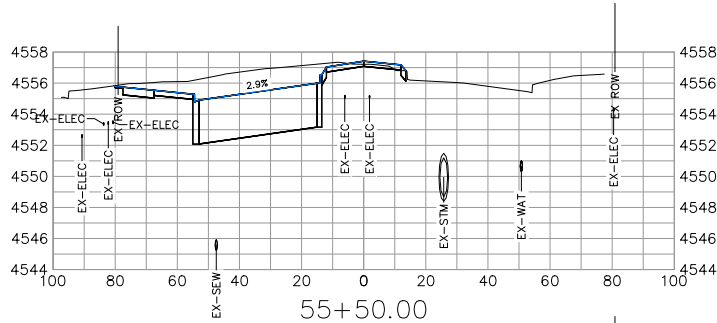
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CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

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



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 1
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

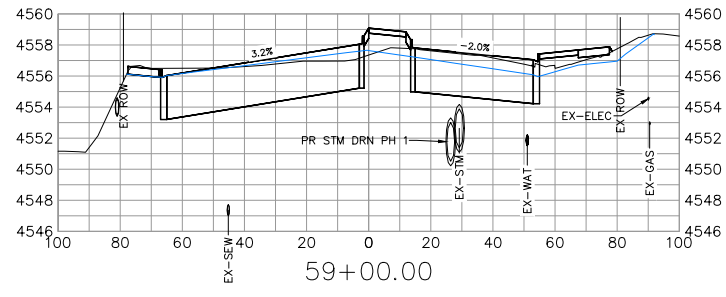
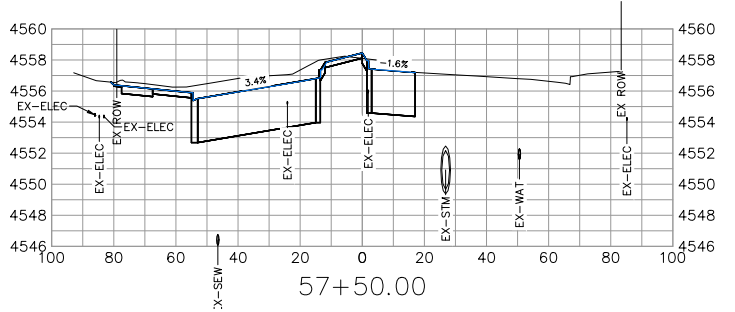
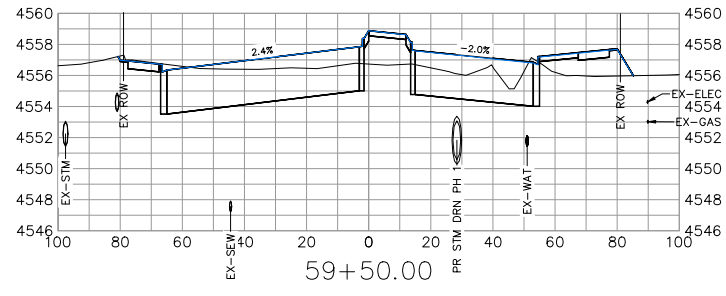
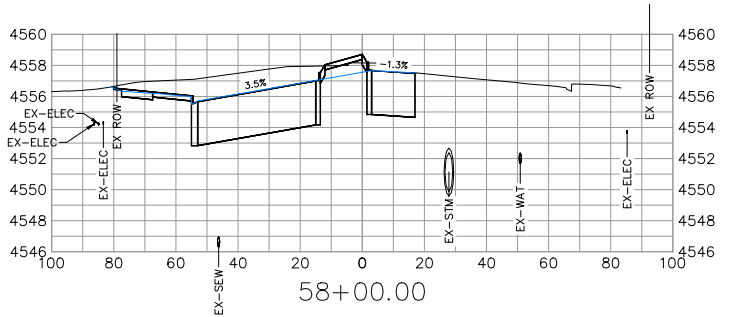
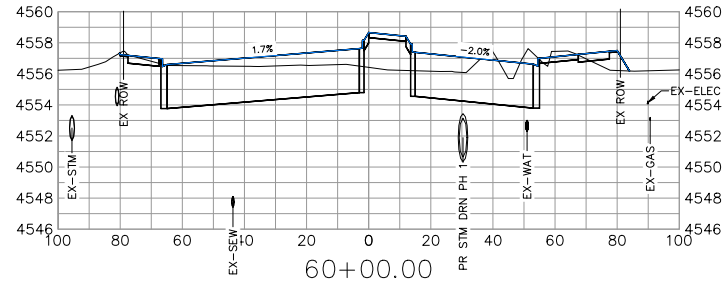
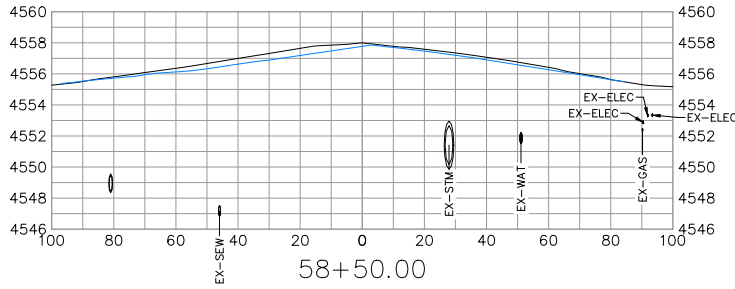
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

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



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 2
November 1, 2023



F 1/2 RD PKWY

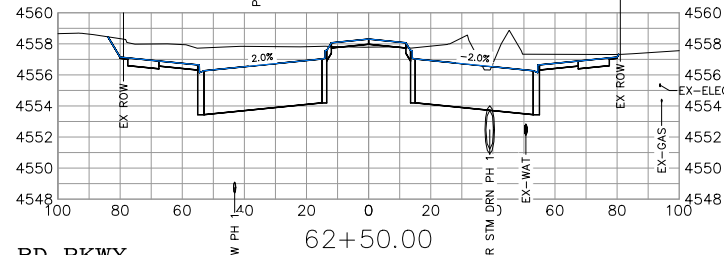
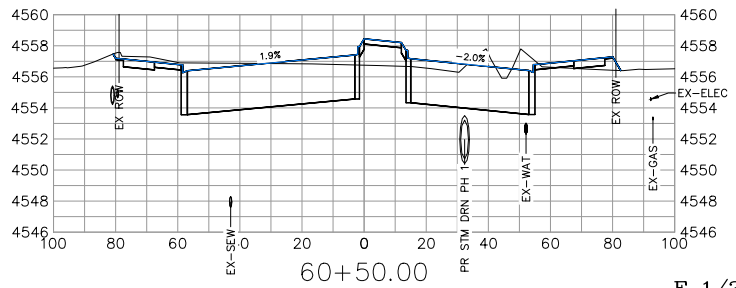
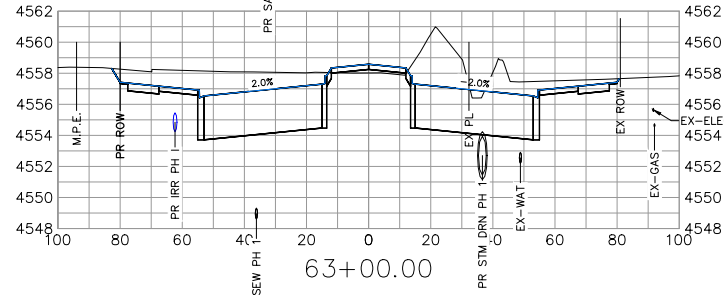
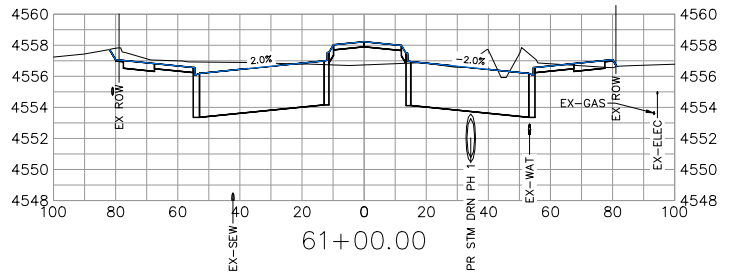
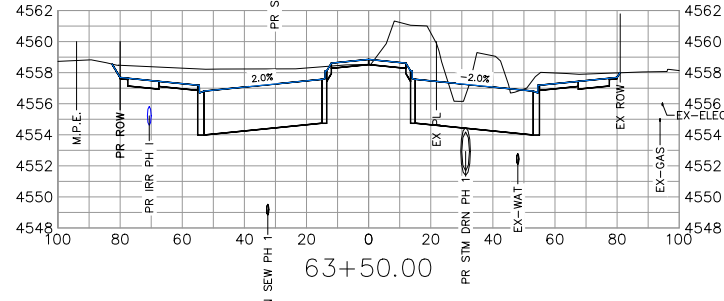
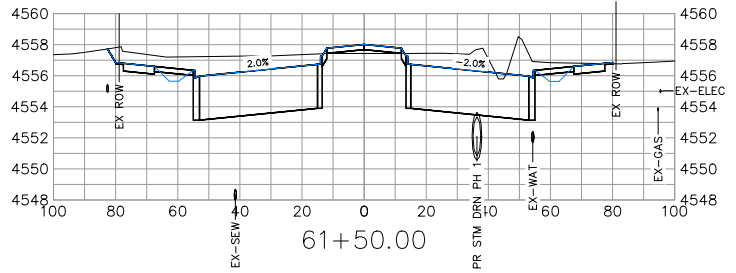
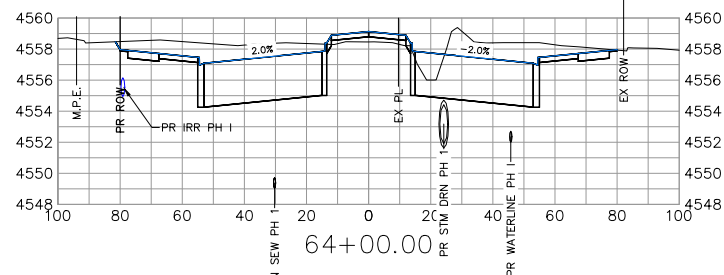
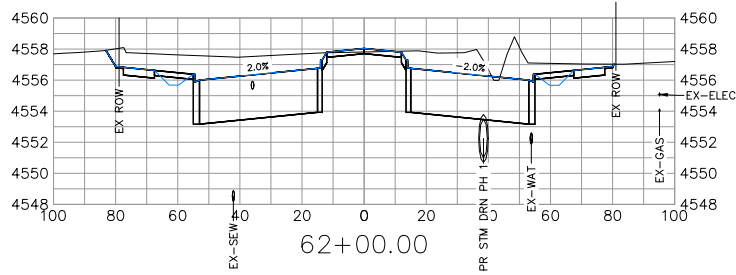
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REVISION			JCS	2023
REVISION			JCS	2023
REVISION			BH	2023
REVISION			KAH	2023

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



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 3
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

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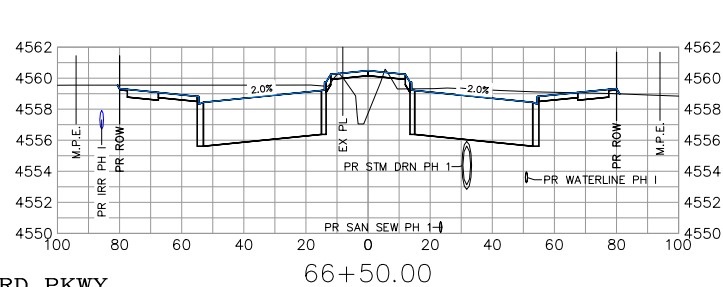
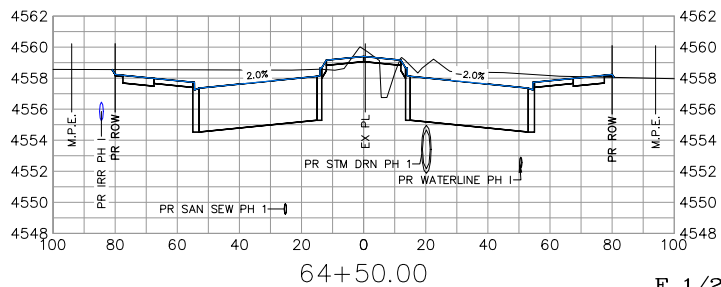
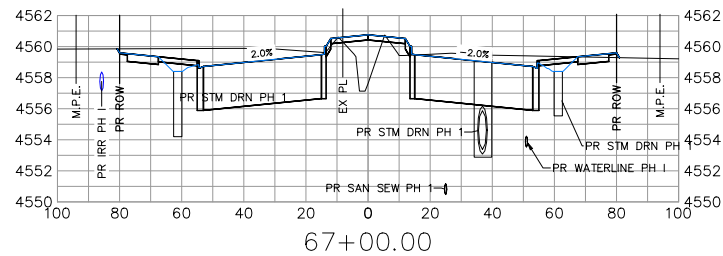
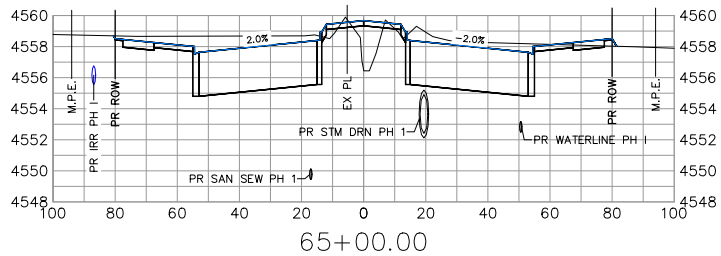
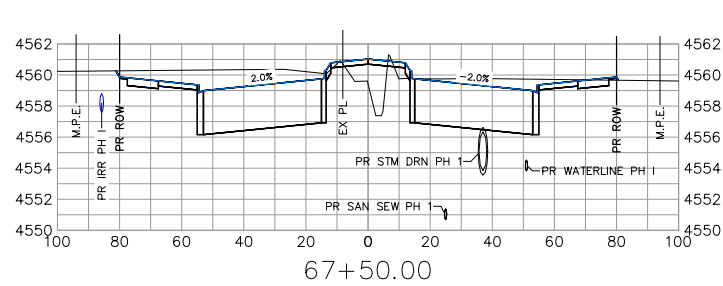
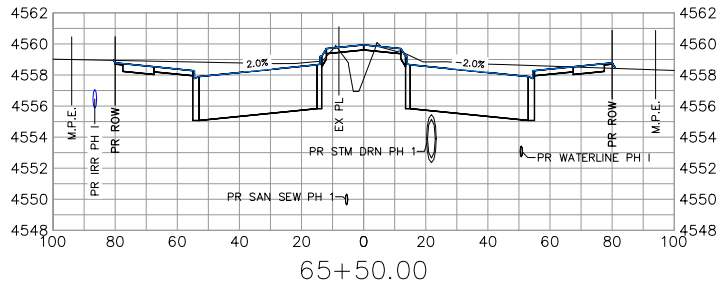
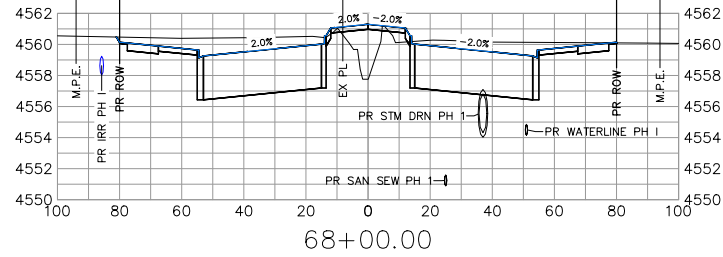
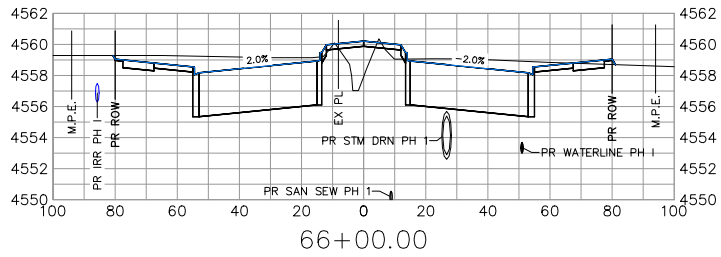
SCALES:	PLAN & PROFILE
	0 10 HORIZONTAL
	0 5 VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 4
November 1, 2023

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F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
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CHECKED BY	BH	DATE	2023
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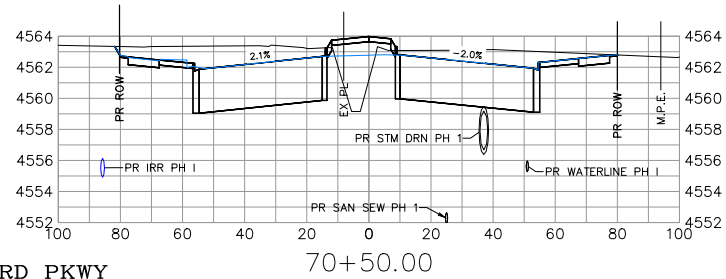
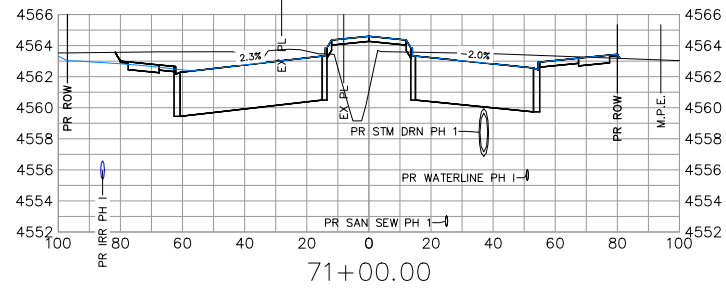
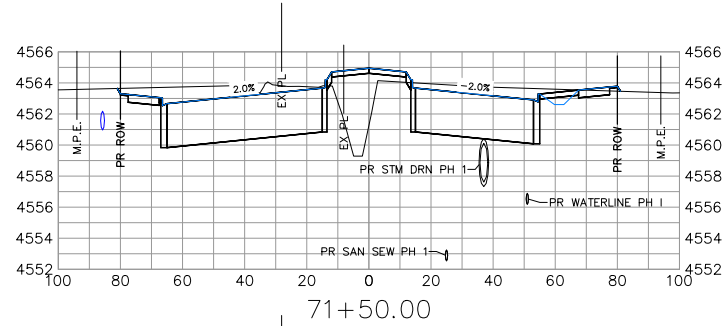
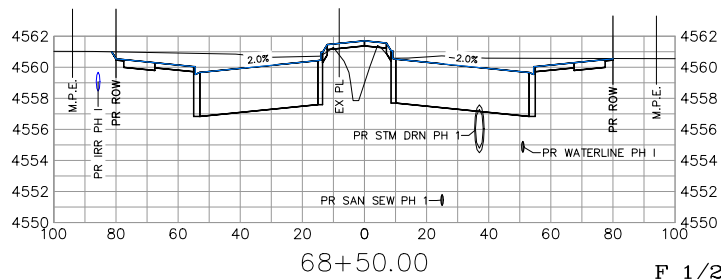
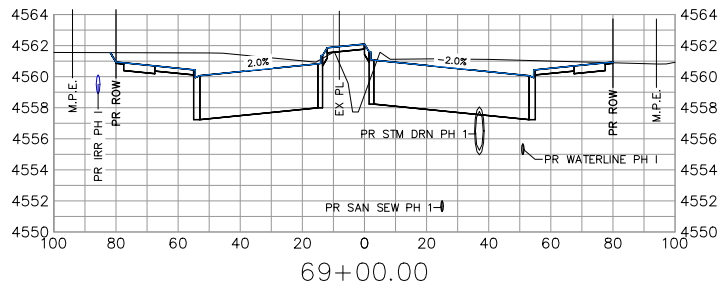
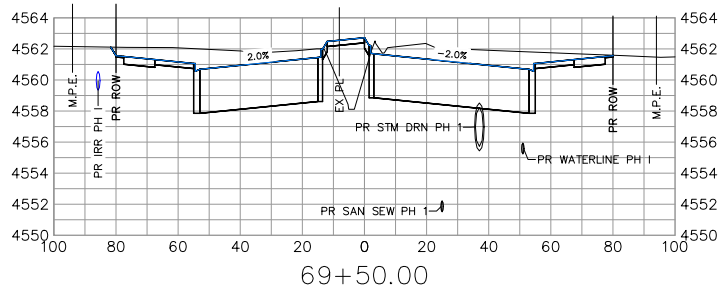
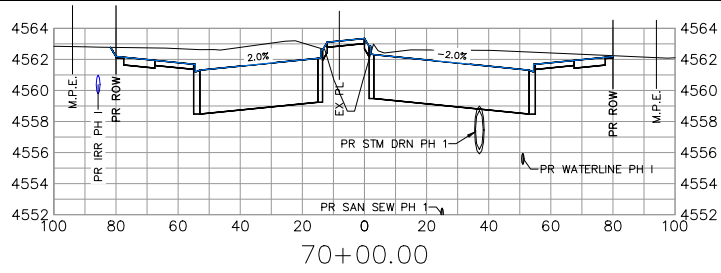
SCALES:	PLAN & PROFILE
	0 10 20
	HORIZONTAL
	0 10 20
	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 5
November 1, 2023

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F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
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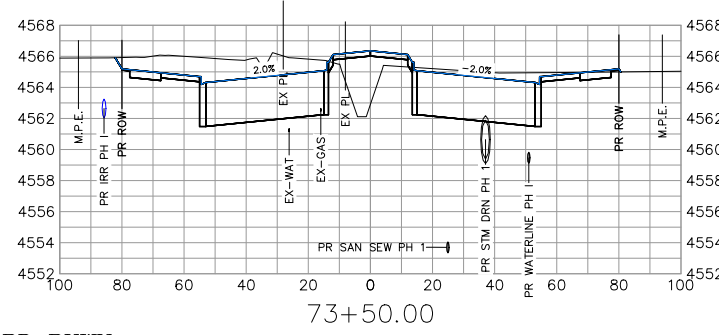
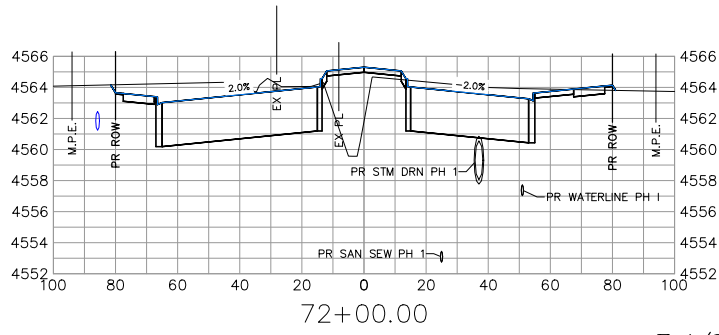
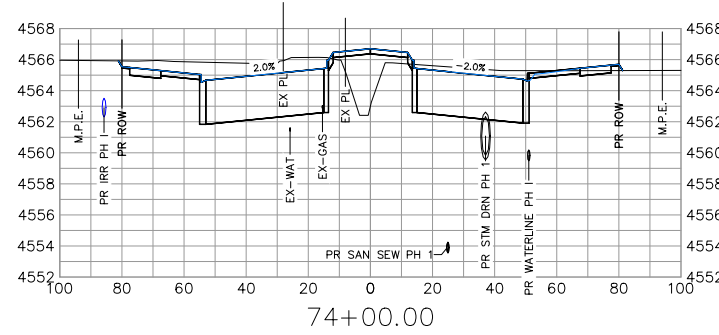
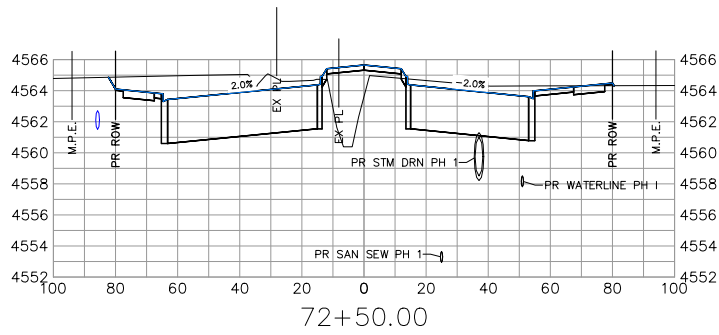
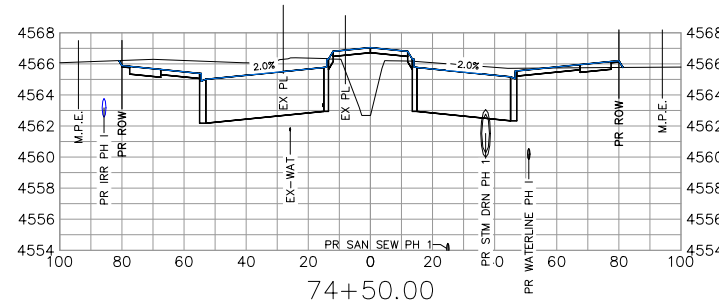
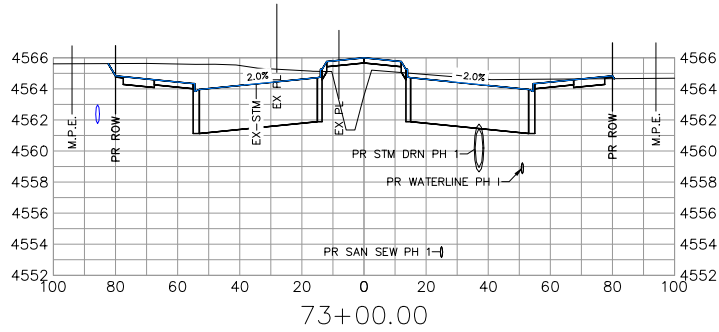
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

SCALES:	PLAN & PROFILE	
0	10	HORIZONTAL
0	4	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 6
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

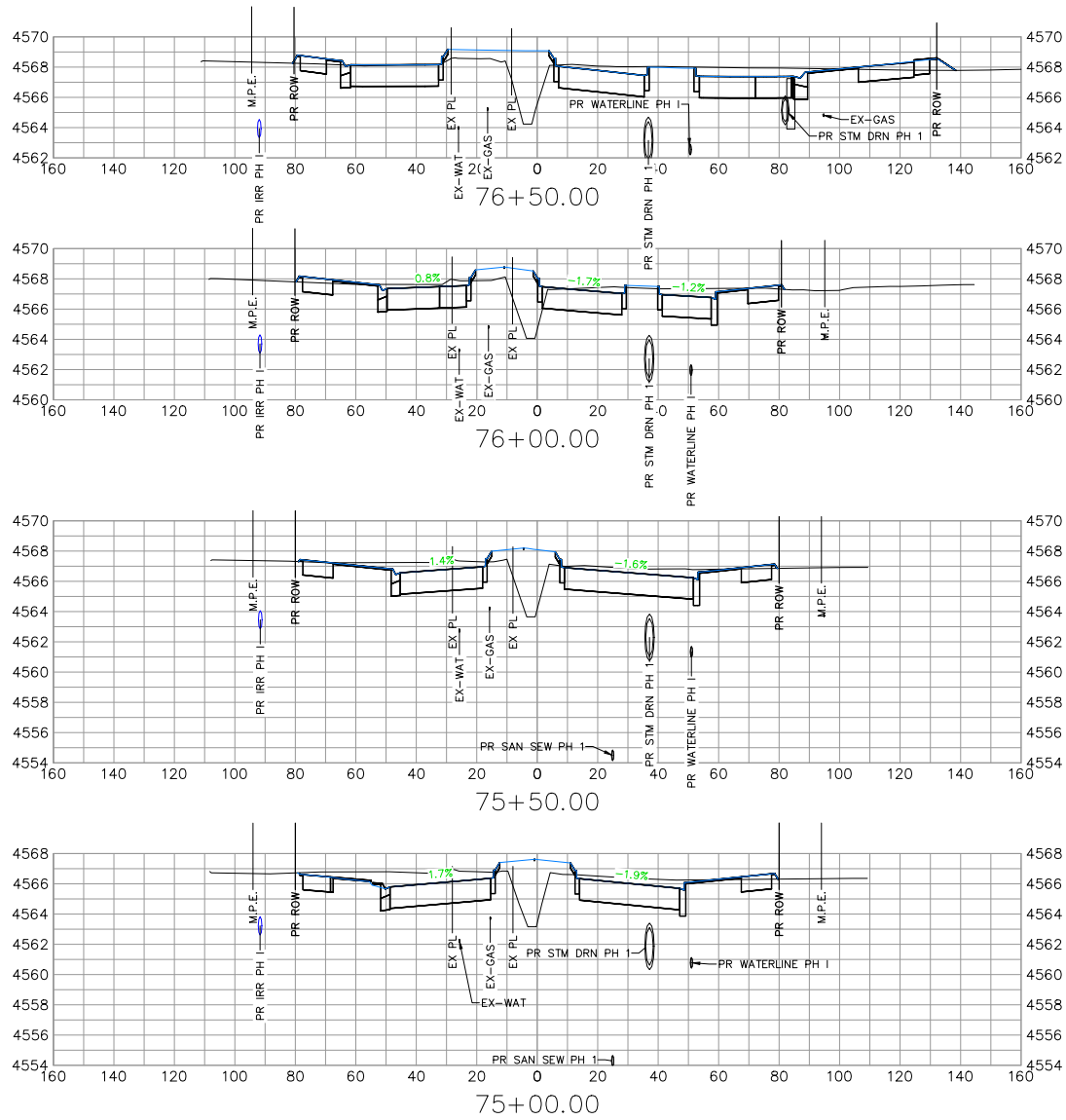
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

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



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 7
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

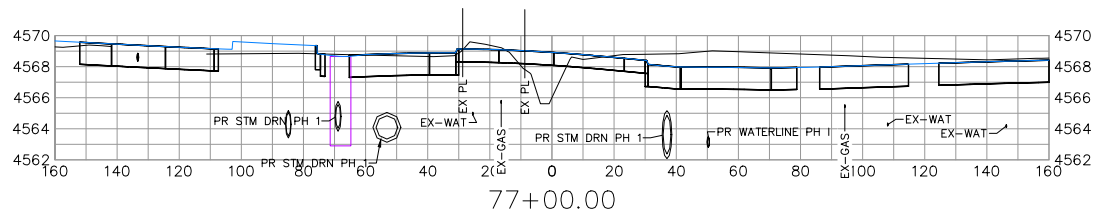
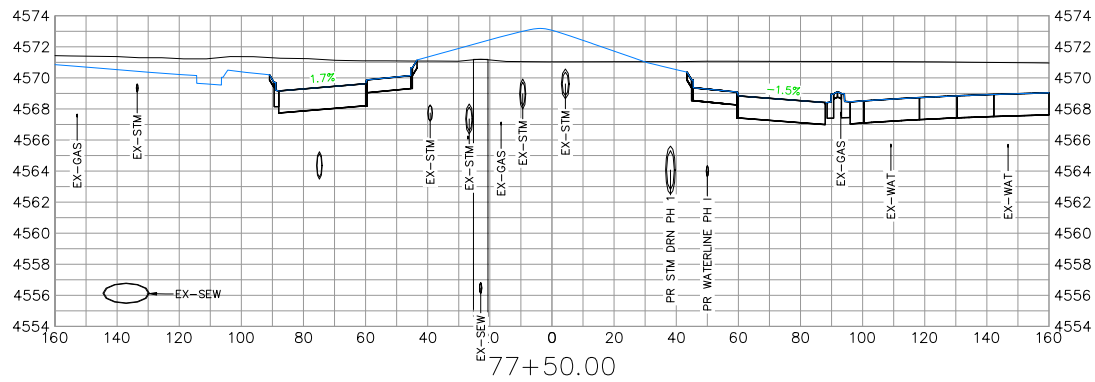
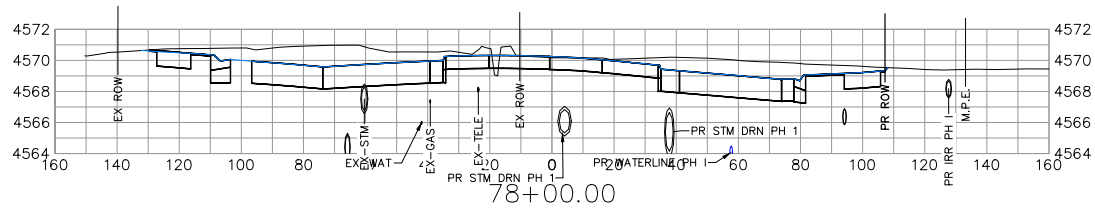
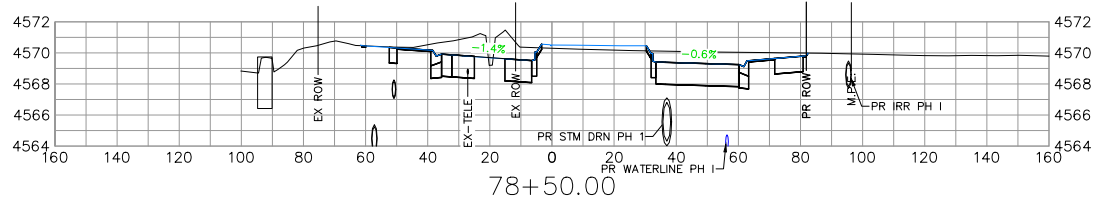
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 10'
VERTICAL	1" = 4'



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 8
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
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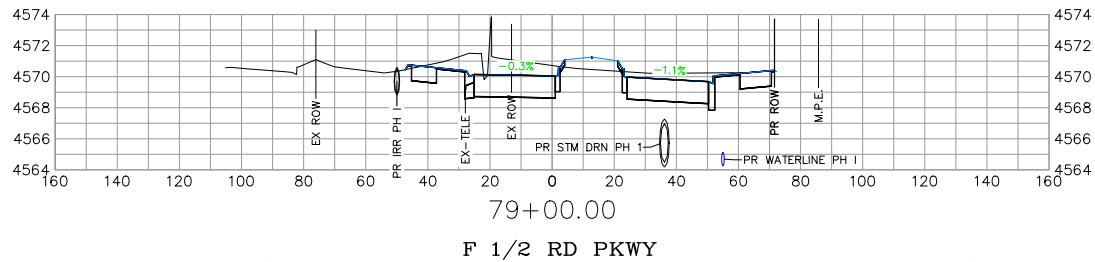
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APPROVED BY	KAH	DATE	2023

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



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 9
November 1, 2023



REVISION	DESCRIPTION	DATE
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Δ		

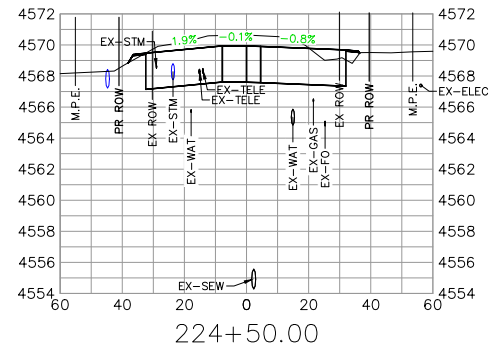
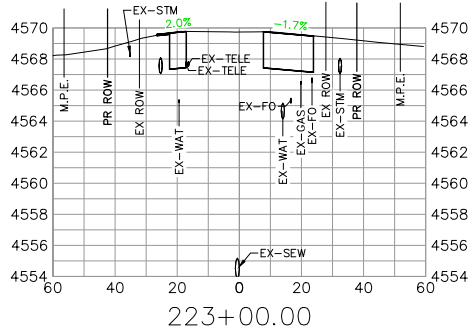
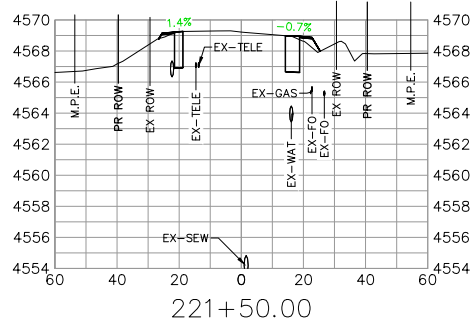
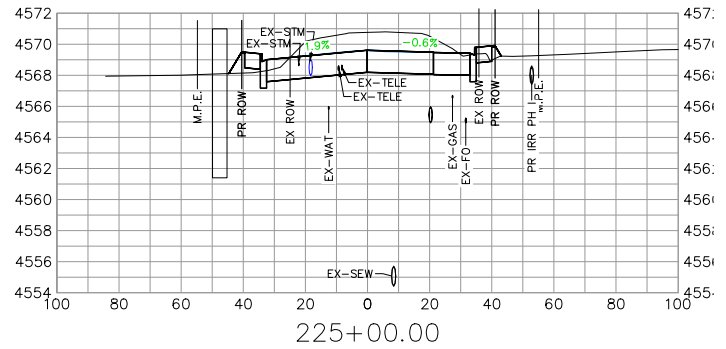
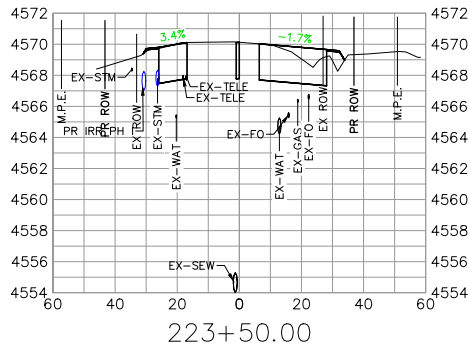
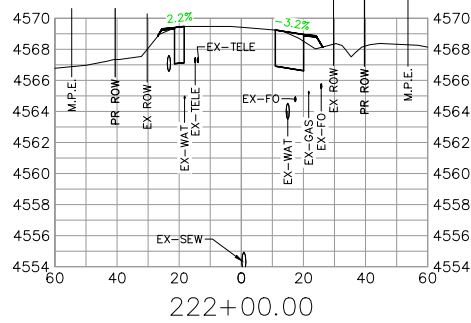
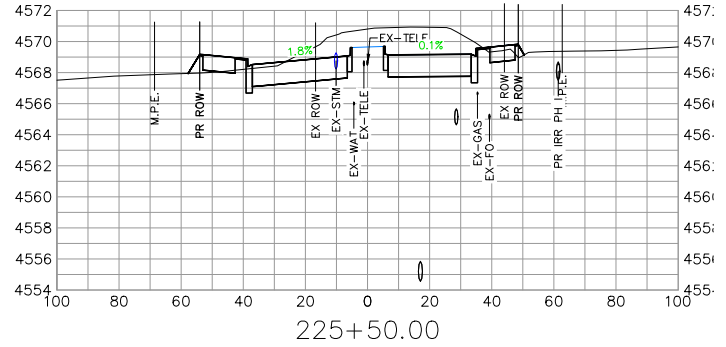
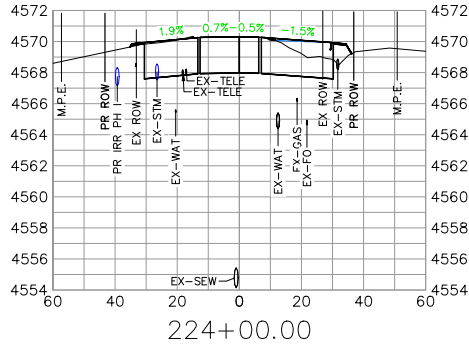
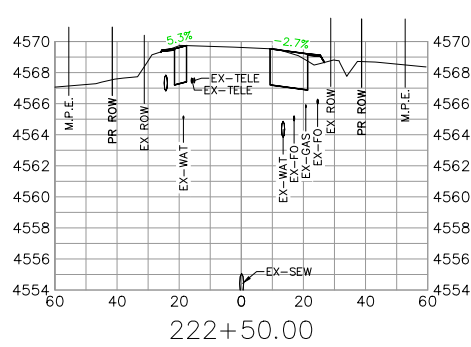
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

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



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 10
November 1, 2023



24 1/2 ROAD

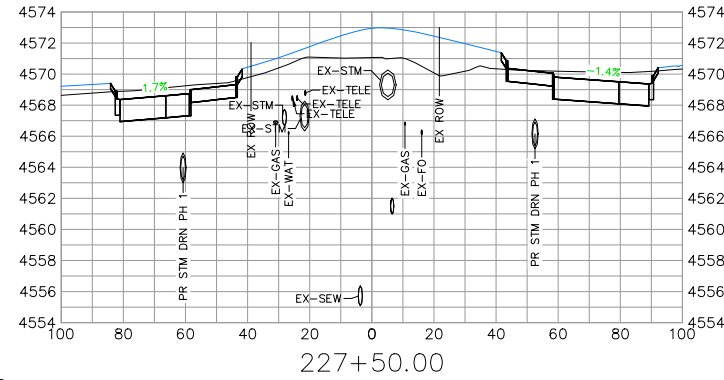
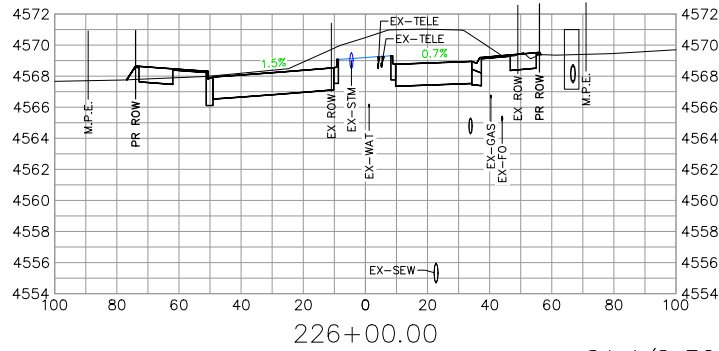
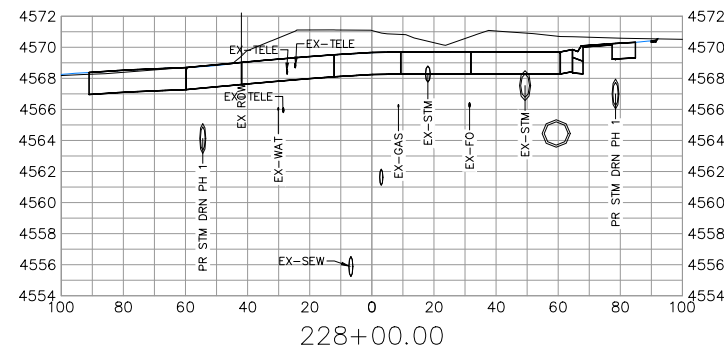
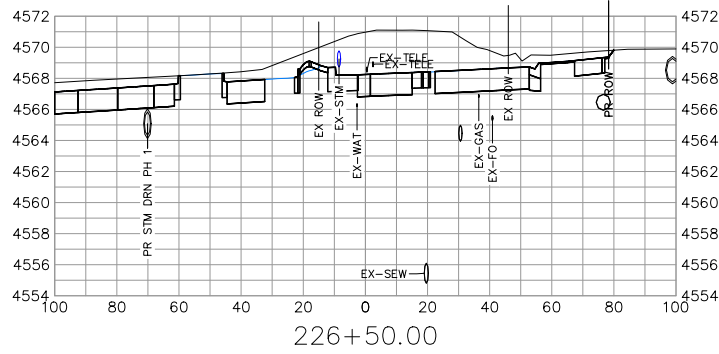
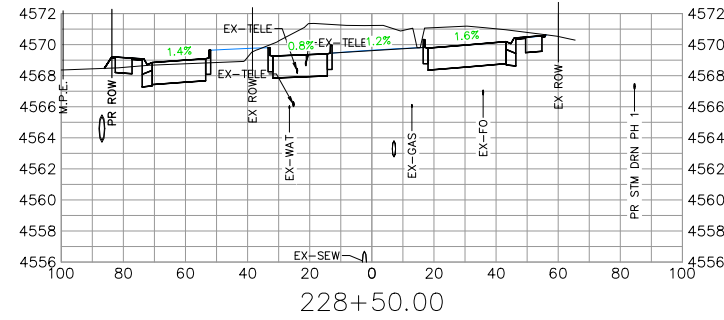
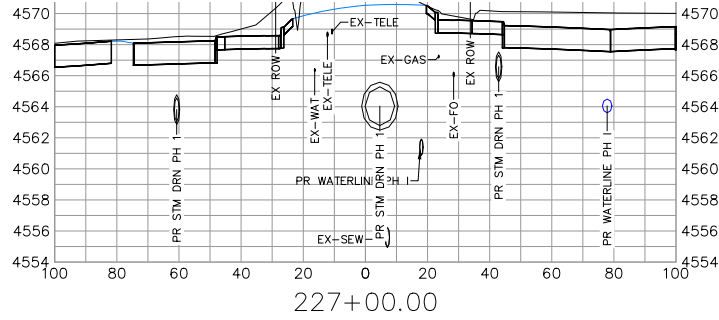
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ			JCS	2023
Δ			JCS	2023
Δ			BH	2023
Δ			KMH	2023

SCALES:	PLAN & PROFILE
0 10 20	HORIZONTAL
0 1 2	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 11
November 1, 2023



24 1/2 ROAD

REVISION	DESCRIPTION	DATE
△		
△		
△		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

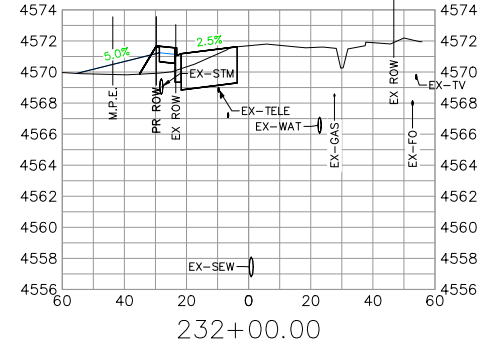
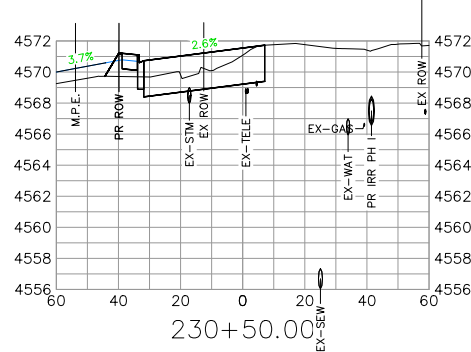
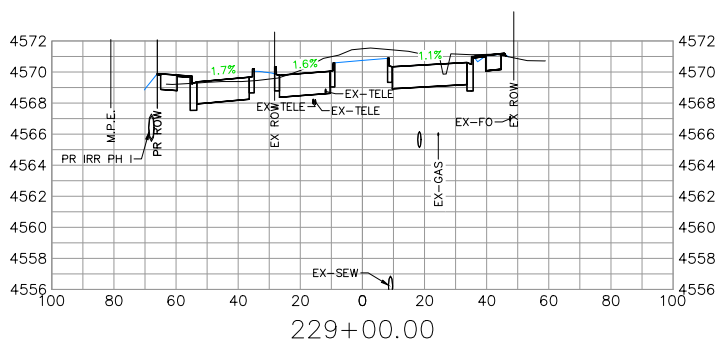
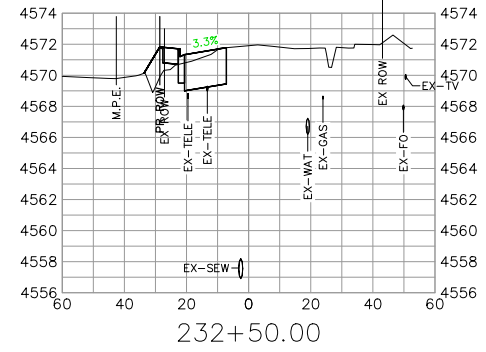
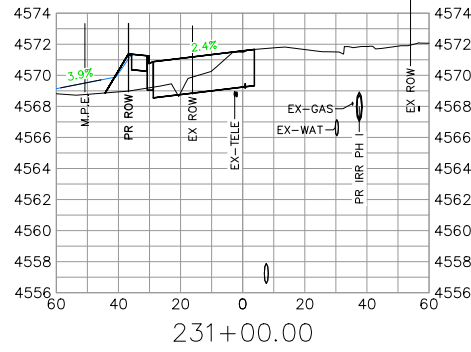
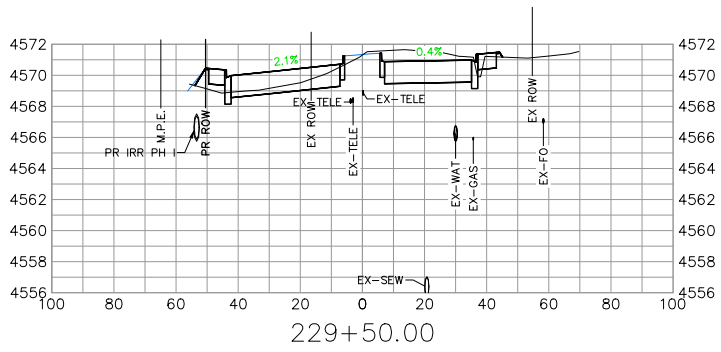
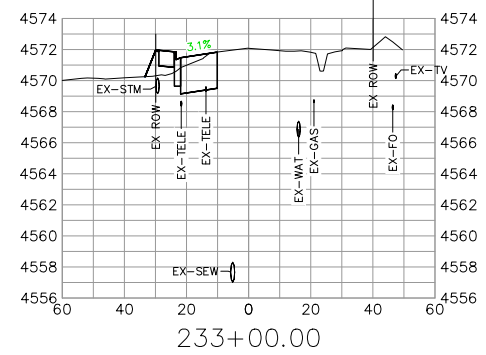
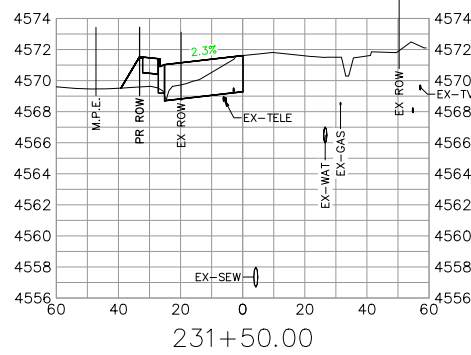
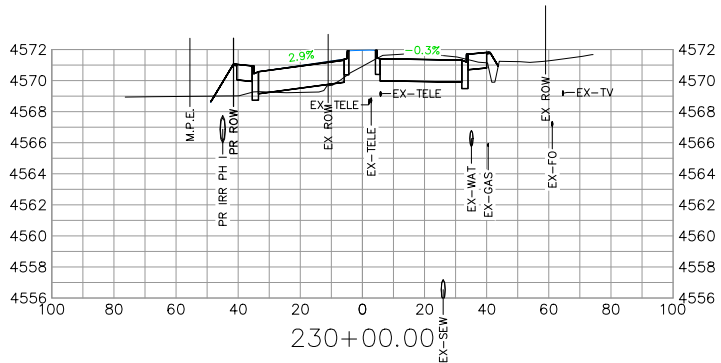
SCALES:	
PLAN	1" = 10'
PROFILE	1" = 4'



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 12
November 1, 2023

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24 1/2 ROAD

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

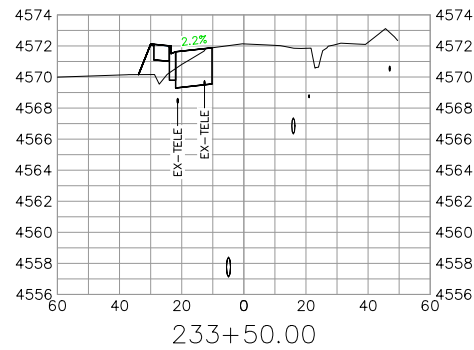
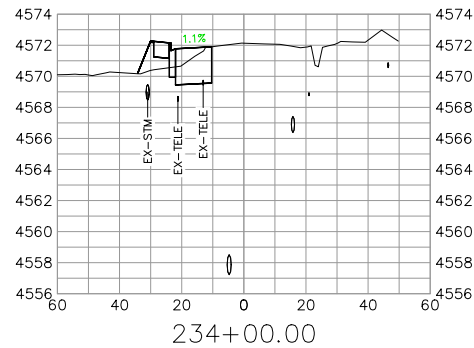
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

SCALES:
PLAN & PROFILE
HORIZONTAL
VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 13
November 1, 2023



24 1/2 ROAD

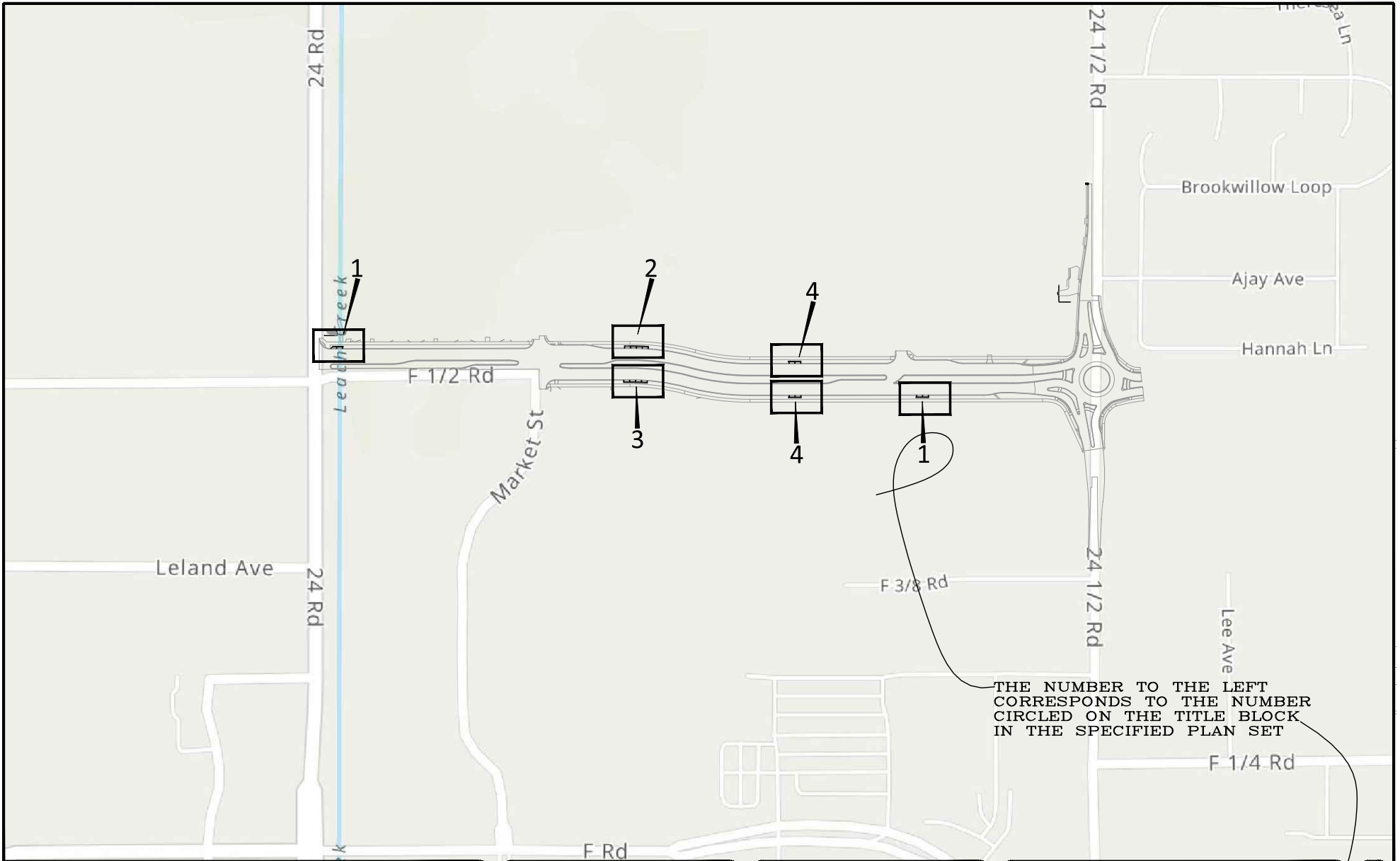
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REVISION			JCS	2023	PLAN & PROFILE
REVISION			JCS	2023	0 10 HORIZONTAL
REVISION			BH	2023	0 4 VERTICAL
REVISION			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

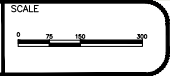
F 1/2 RD PARKWAY, PH 1
ROAD CROSS SECTION - 14
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

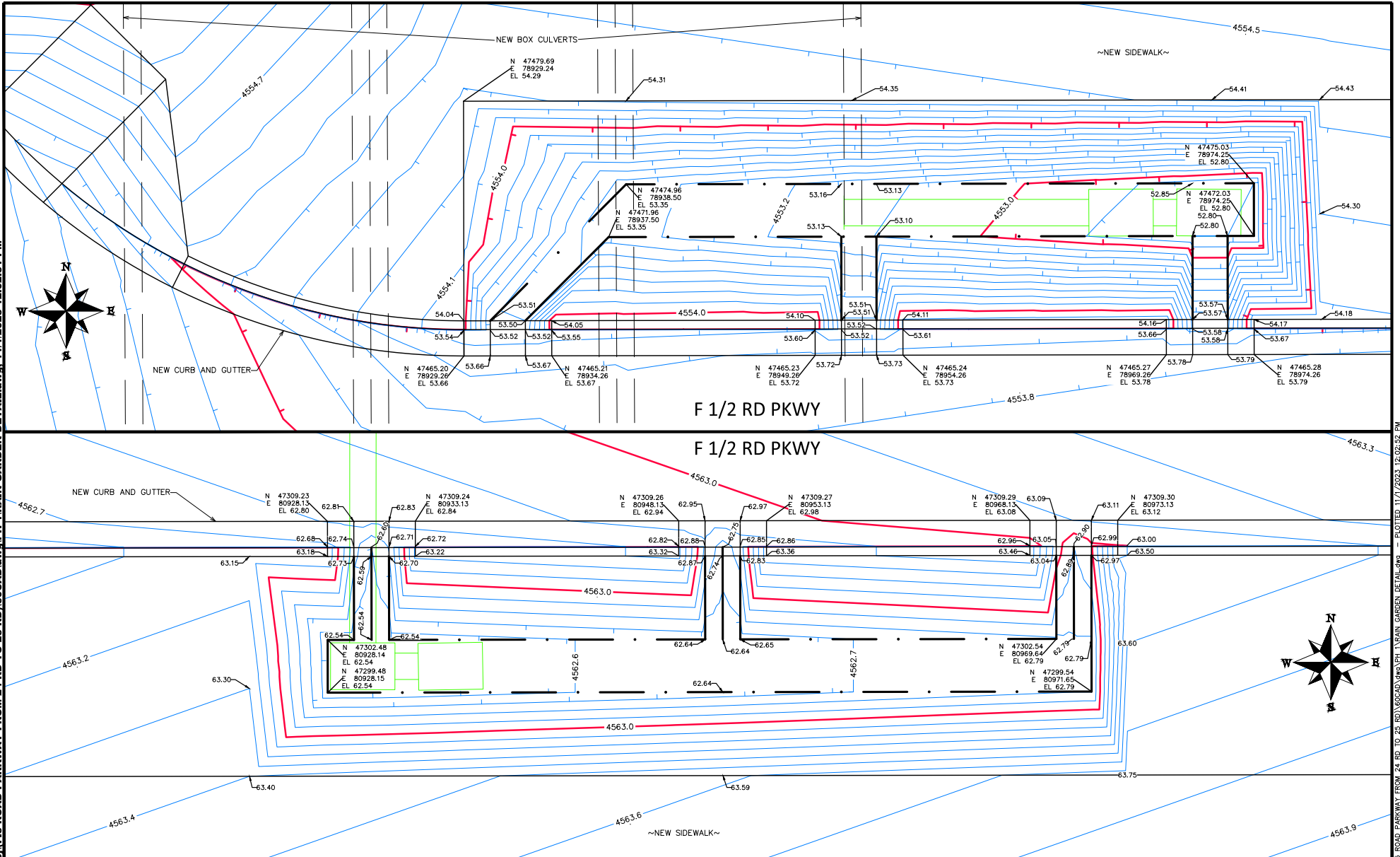
DATE	DRAWN BY	DATE	SCALE
	JCS	2023	0 25 100 300'
	JCS	2023	
	BH	2023	
	KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
RAIN GARDEN DETAIL SHEET INDEX - X
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

CITY OF
Grand Junction
 COLORADO

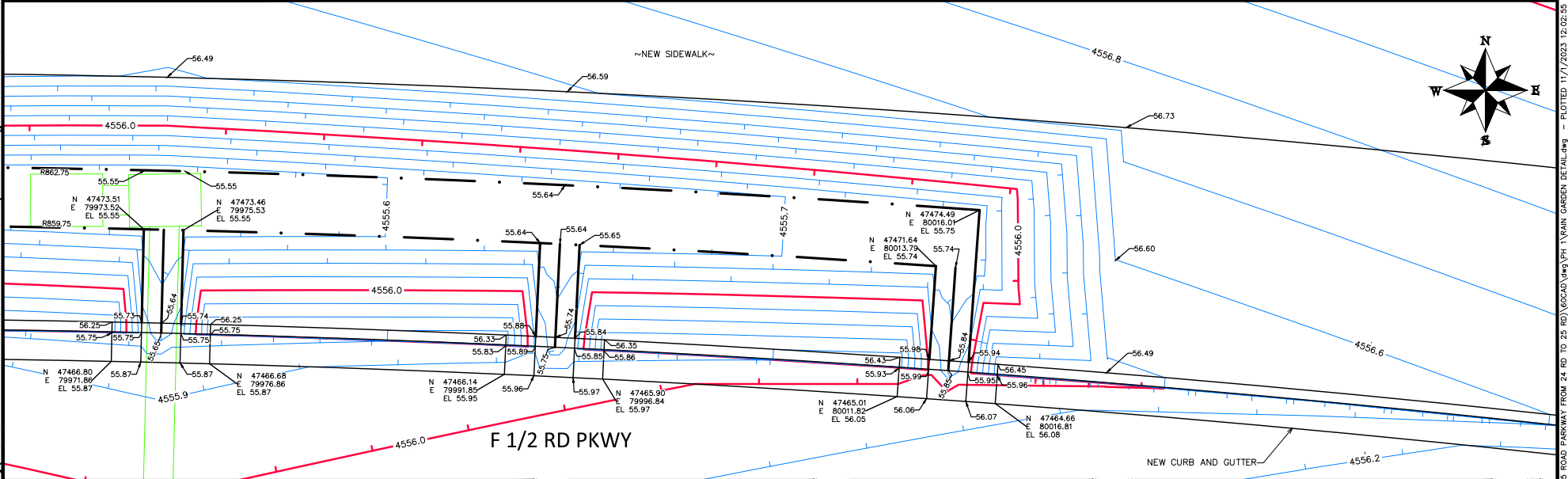
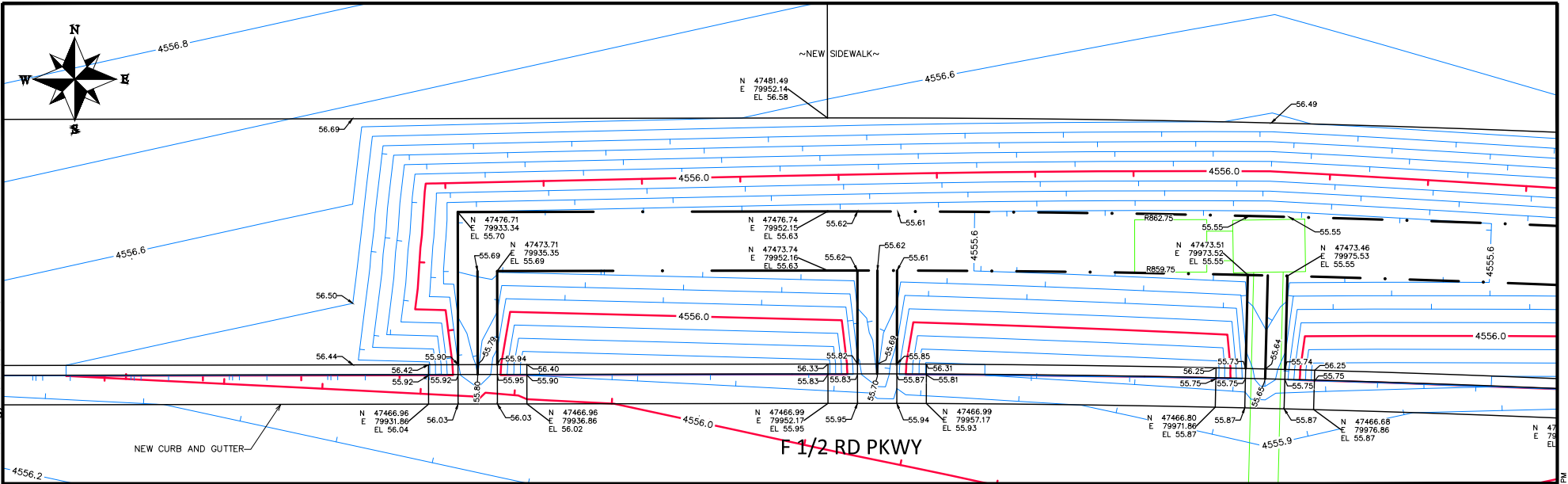
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 RAIN GARDEN DETAIL - 1
 November 1, 2023

109

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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023



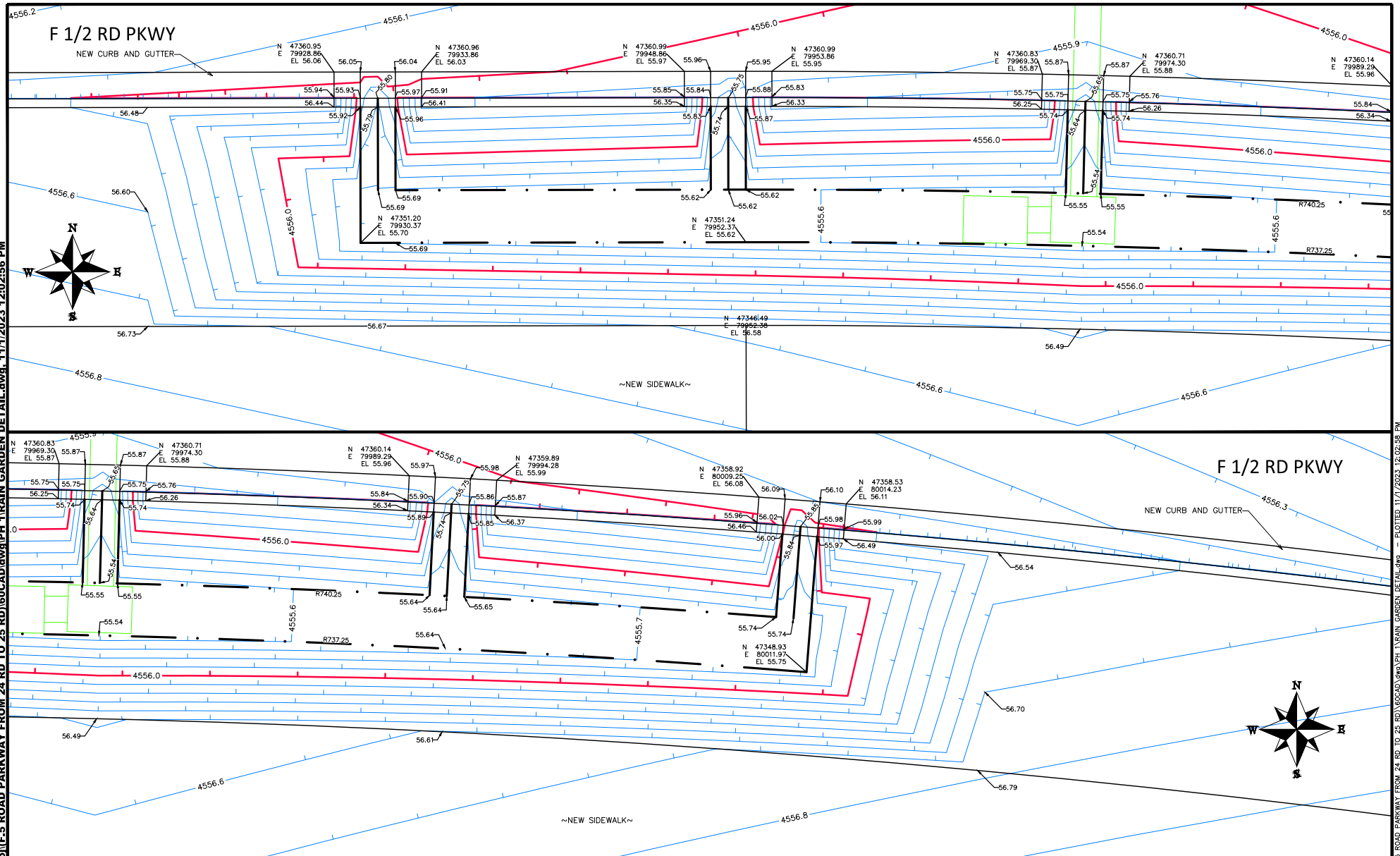
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
RAIN GARDEN DETAIL - 2
November 1, 2023

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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

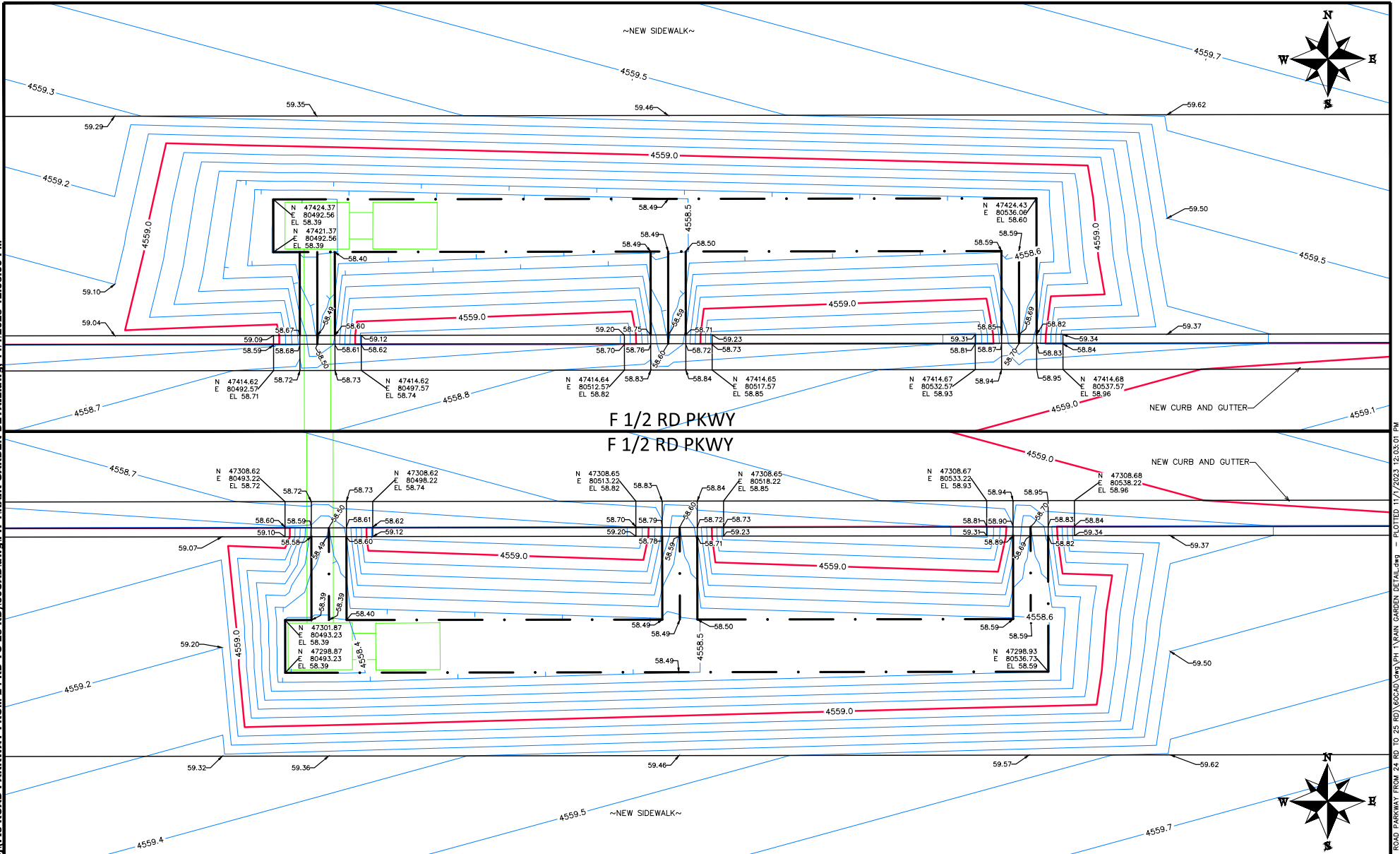
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

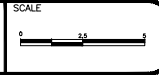
F 1/2 RD PARKWAY, PH 1
RAIN GARDEN DETAIL - 3
November 1, 2023

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg PH 1 RAIN GARDEN DETAIL.dwg, 11/1/2023 12:03:00 PM



REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

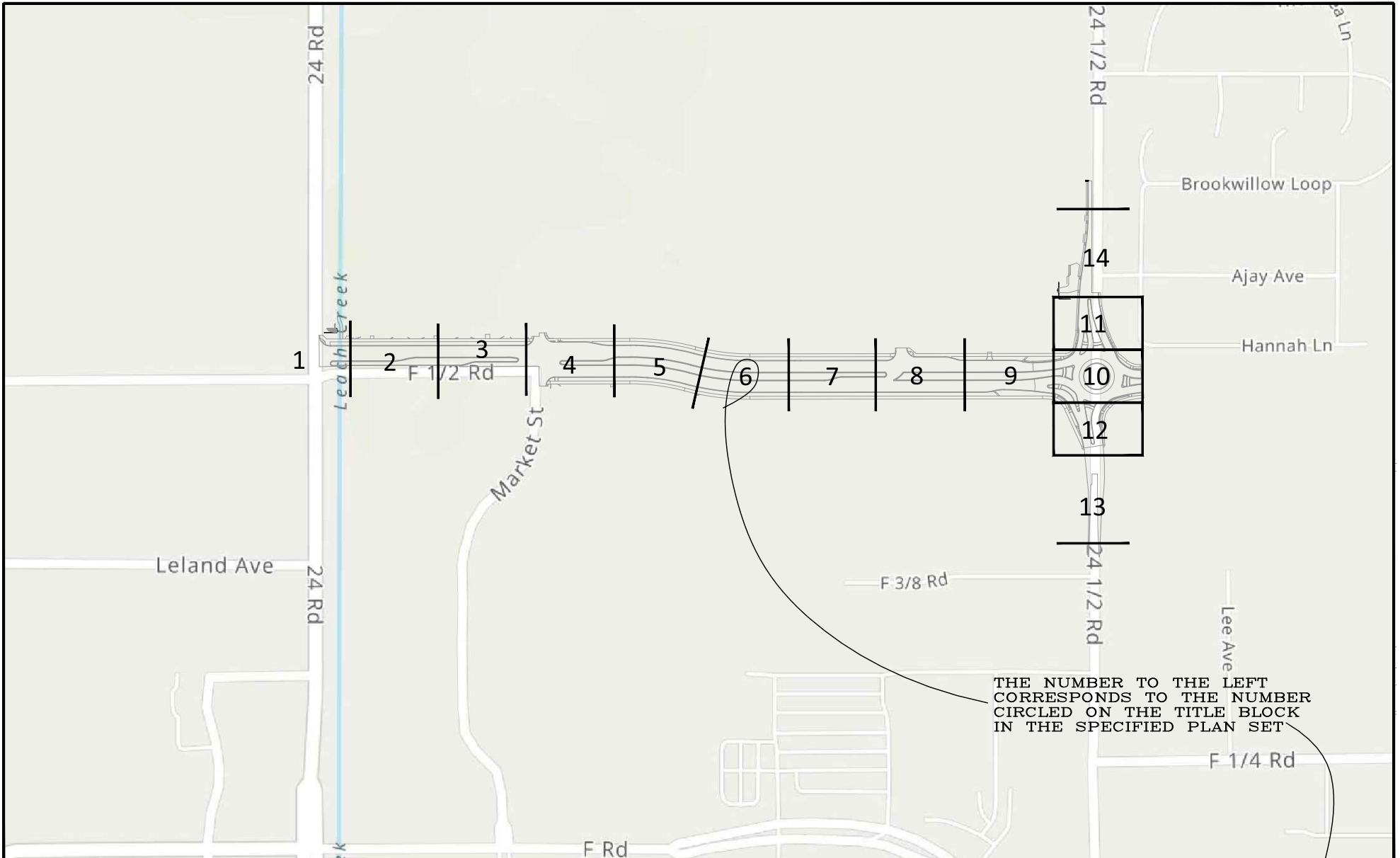


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
RAIN GARDEN DETAIL - 4
November 1, 2023

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N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\STAKING PLAN SHEET INDEX.dwg, 11/1/2023 12:20:05 PM



THE NUMBER TO THE LEFT
CORRESPONDS TO THE NUMBER
CIRCLED ON THE TITLE BLOCK
IN THE SPECIFIED PLAN SET

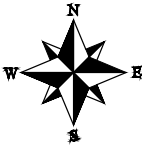
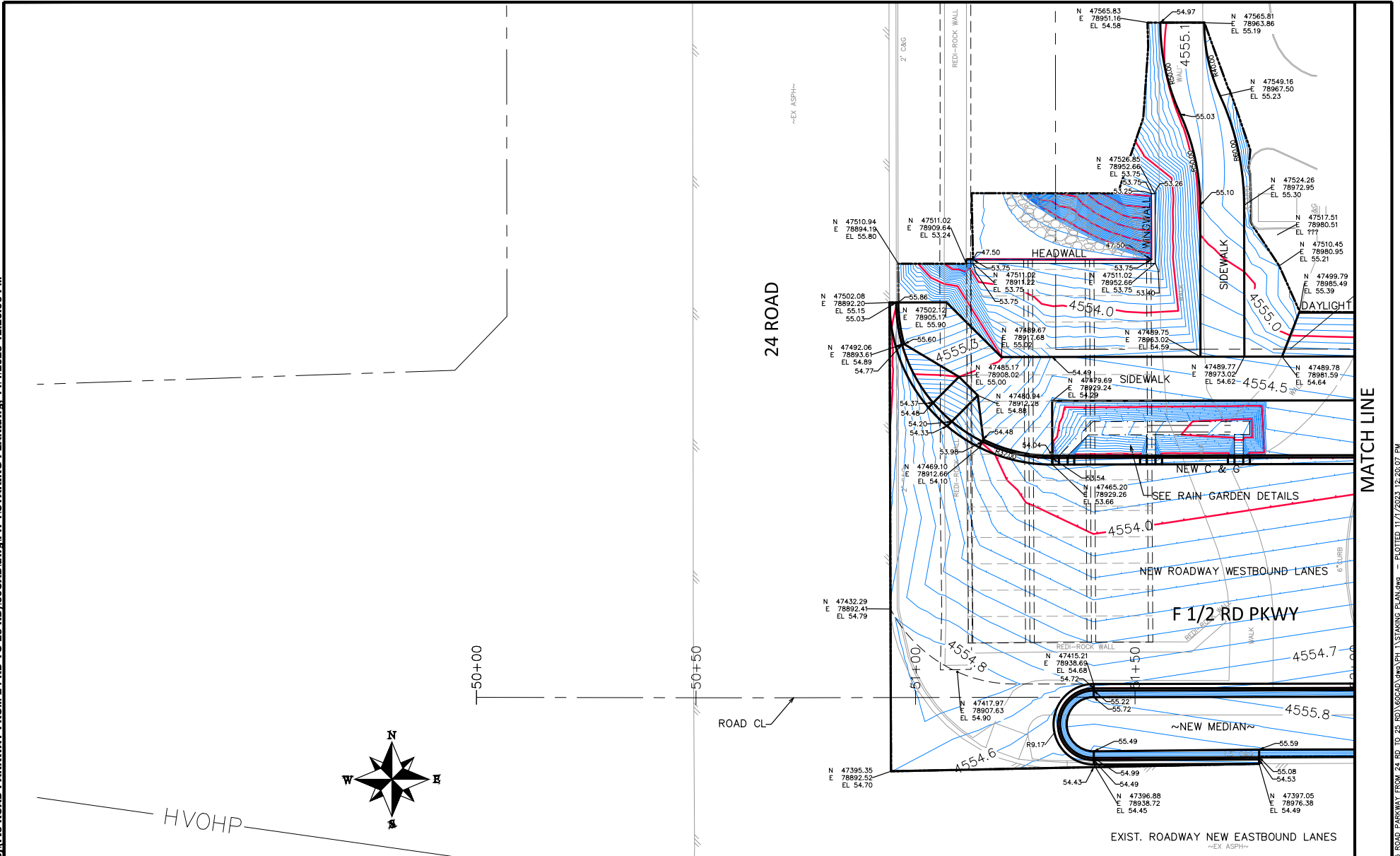
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN SHEET INDEX X
November 1, 2023

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HVOHP

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

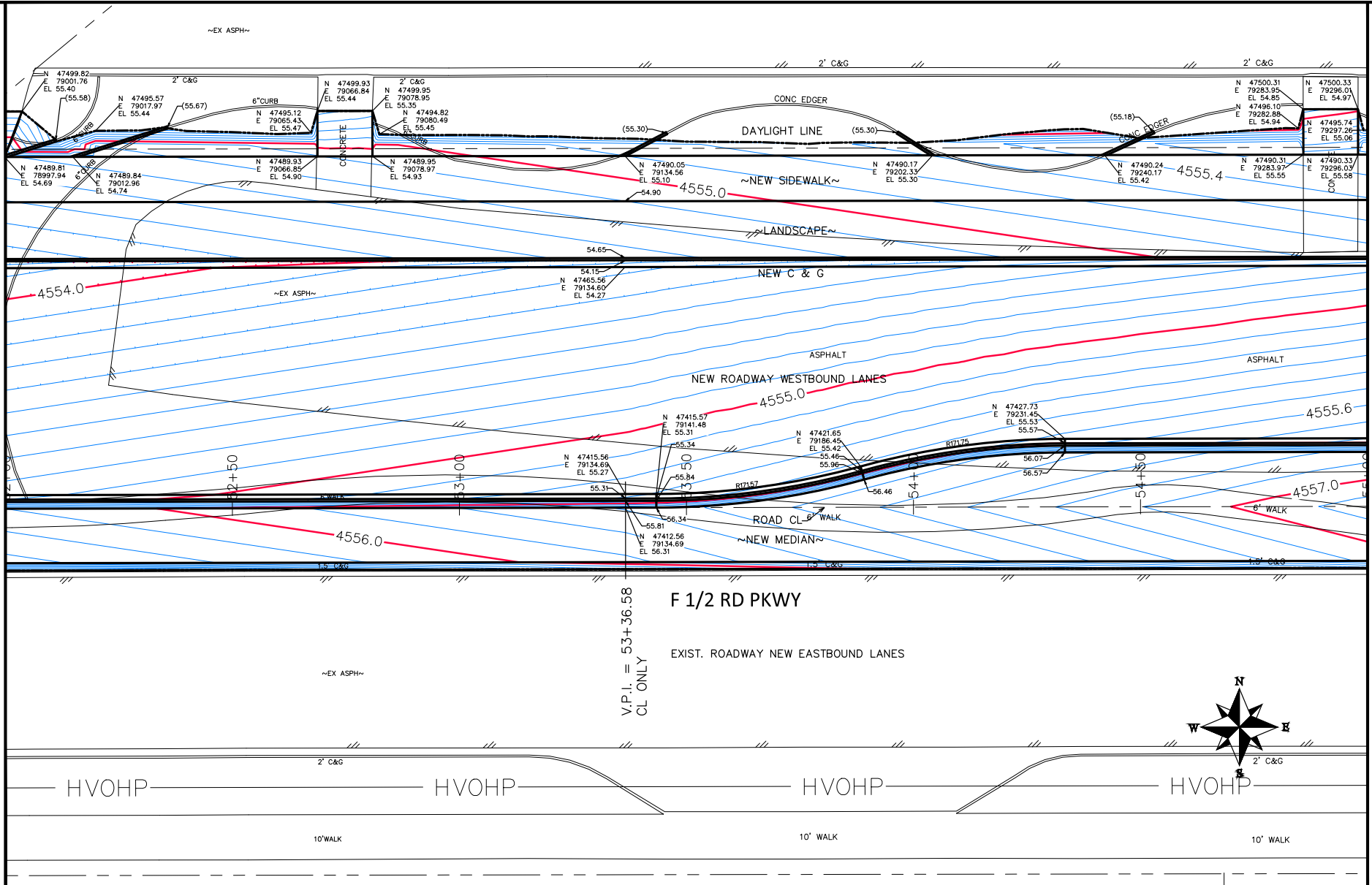
F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 1
November 1, 2023

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MATCH LINE

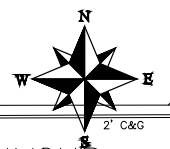
MATCH LINE



F 1/2 RD PKWY

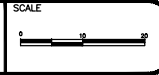
EXIST. ROADWAY NEW EASTBOUND LANES

V.P.I. = 53+36.58
CL ONLY



REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



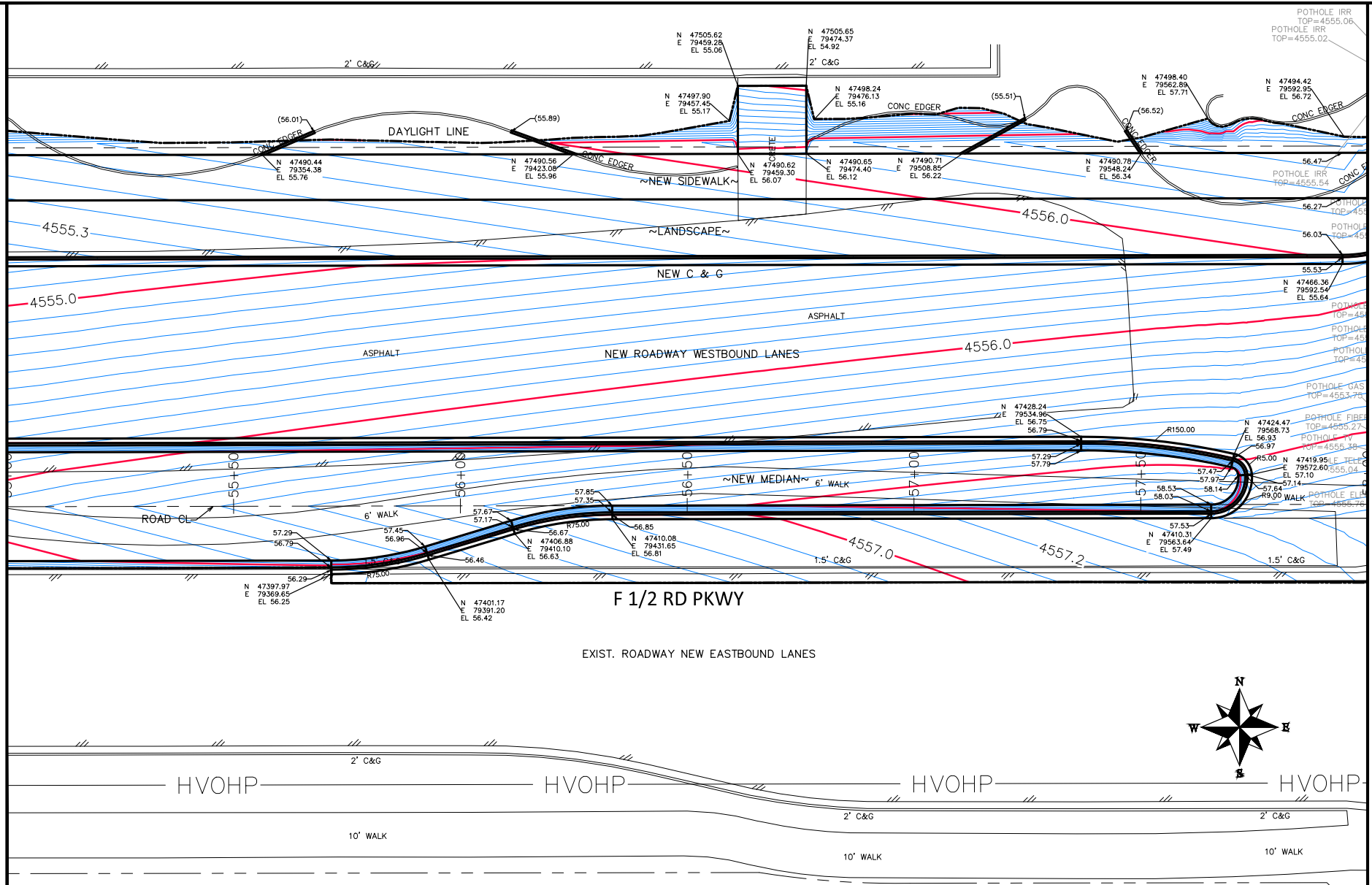
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 2
November 1, 2023

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N:\landpro\1\F 1/2 RD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\STAKING PLAN.dwg, 11/1/2023 12:20:16 PM

MATCH LINE



MATCH LINE

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



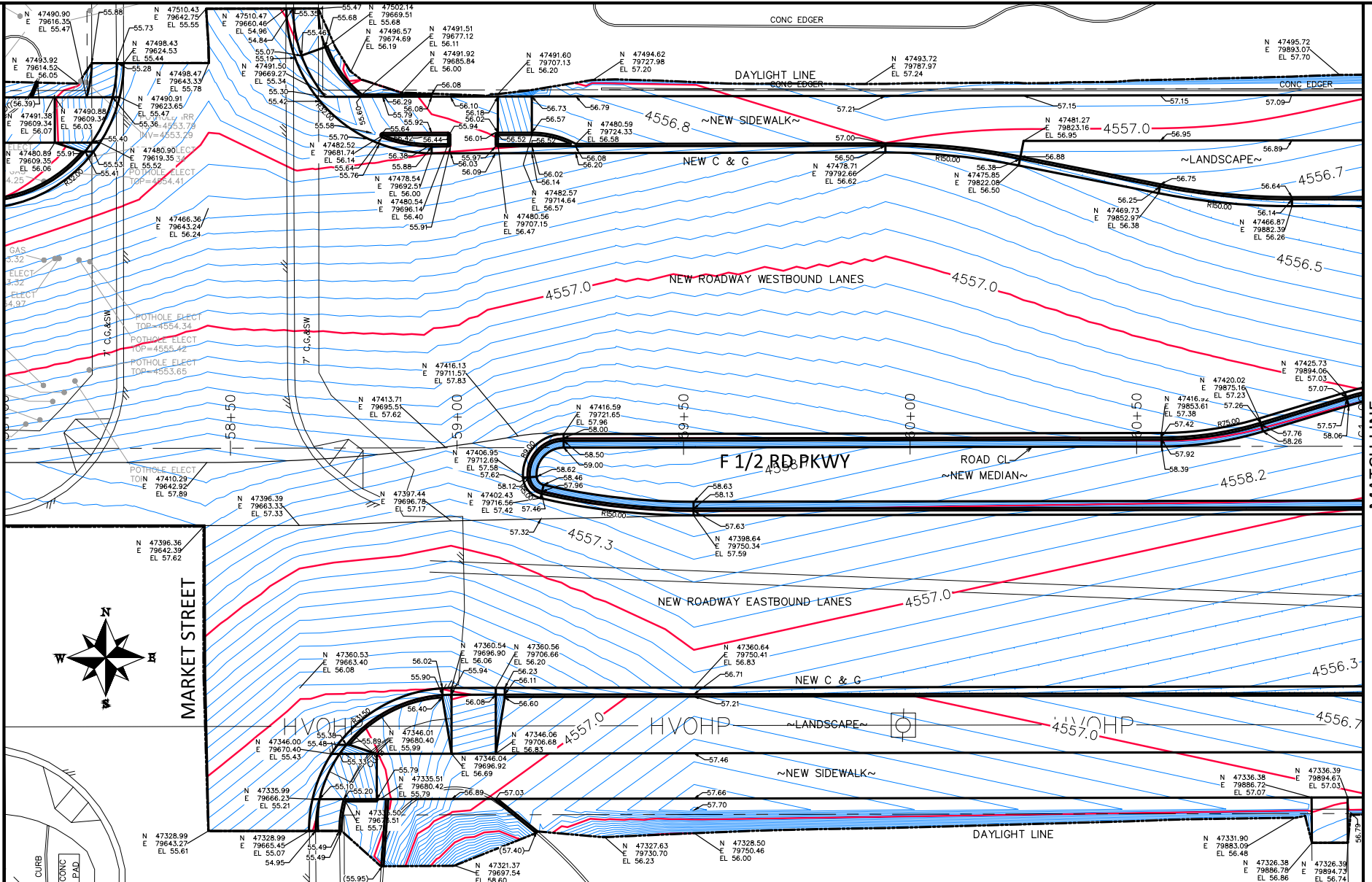
PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 3
November 1, 2023

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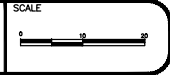
MATCH LINE

MATCH LINE



REVISION	DATE	DESCRIPTION
REV 1		
REV 2		
REV 3		
REV 4		

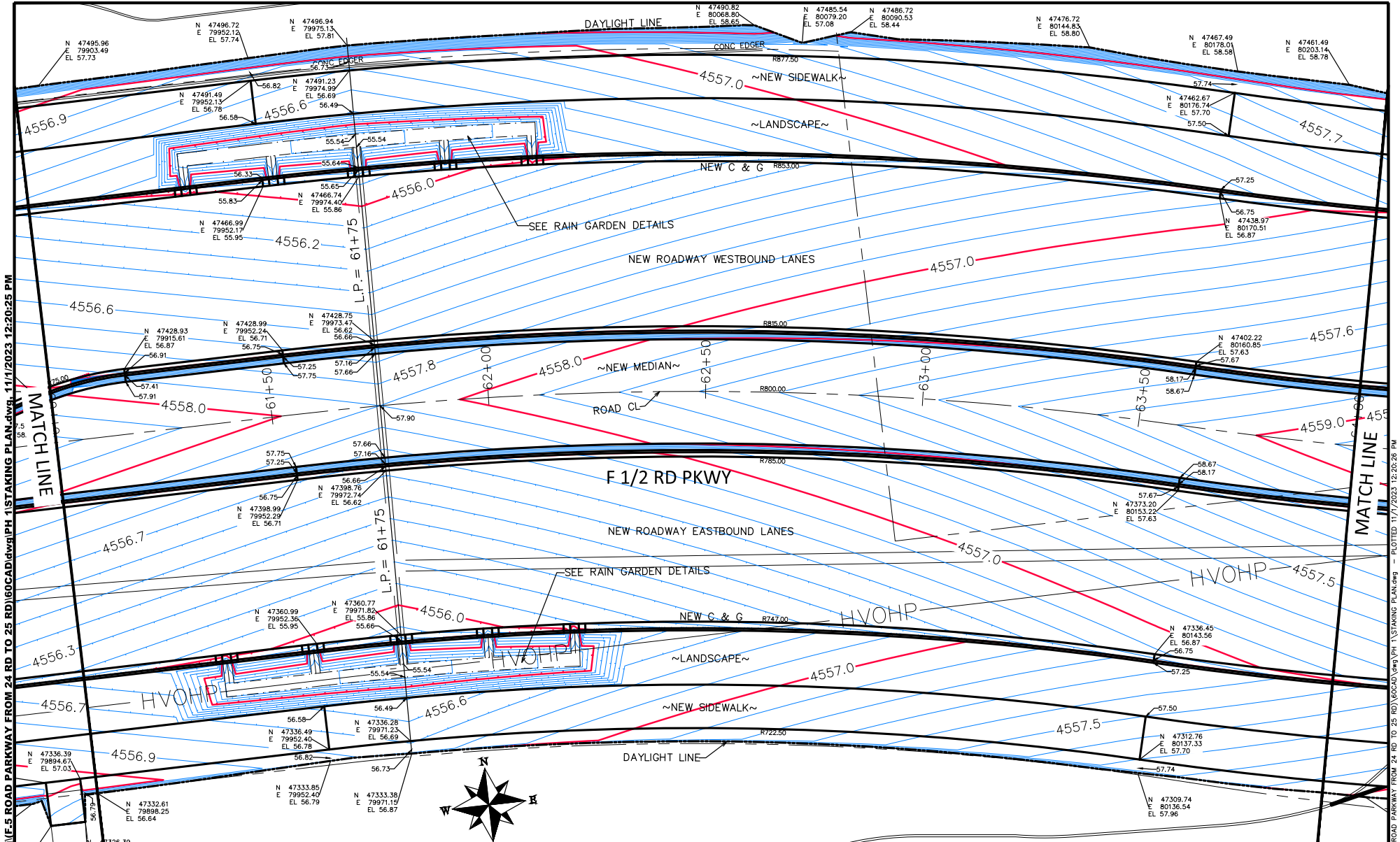
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 4
November 1, 2023

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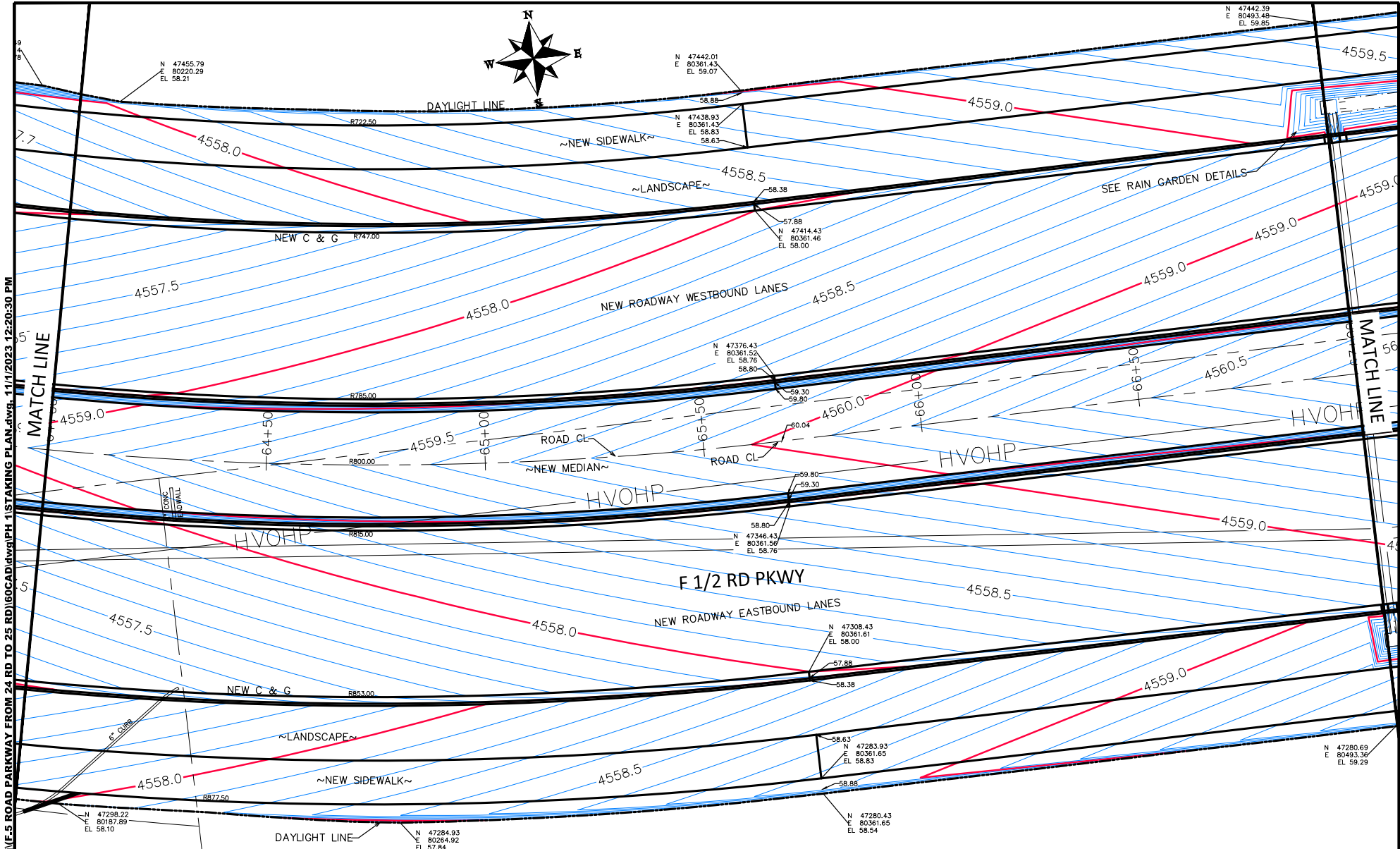
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 STAKING PLAN - 5
 November 1, 2023



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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

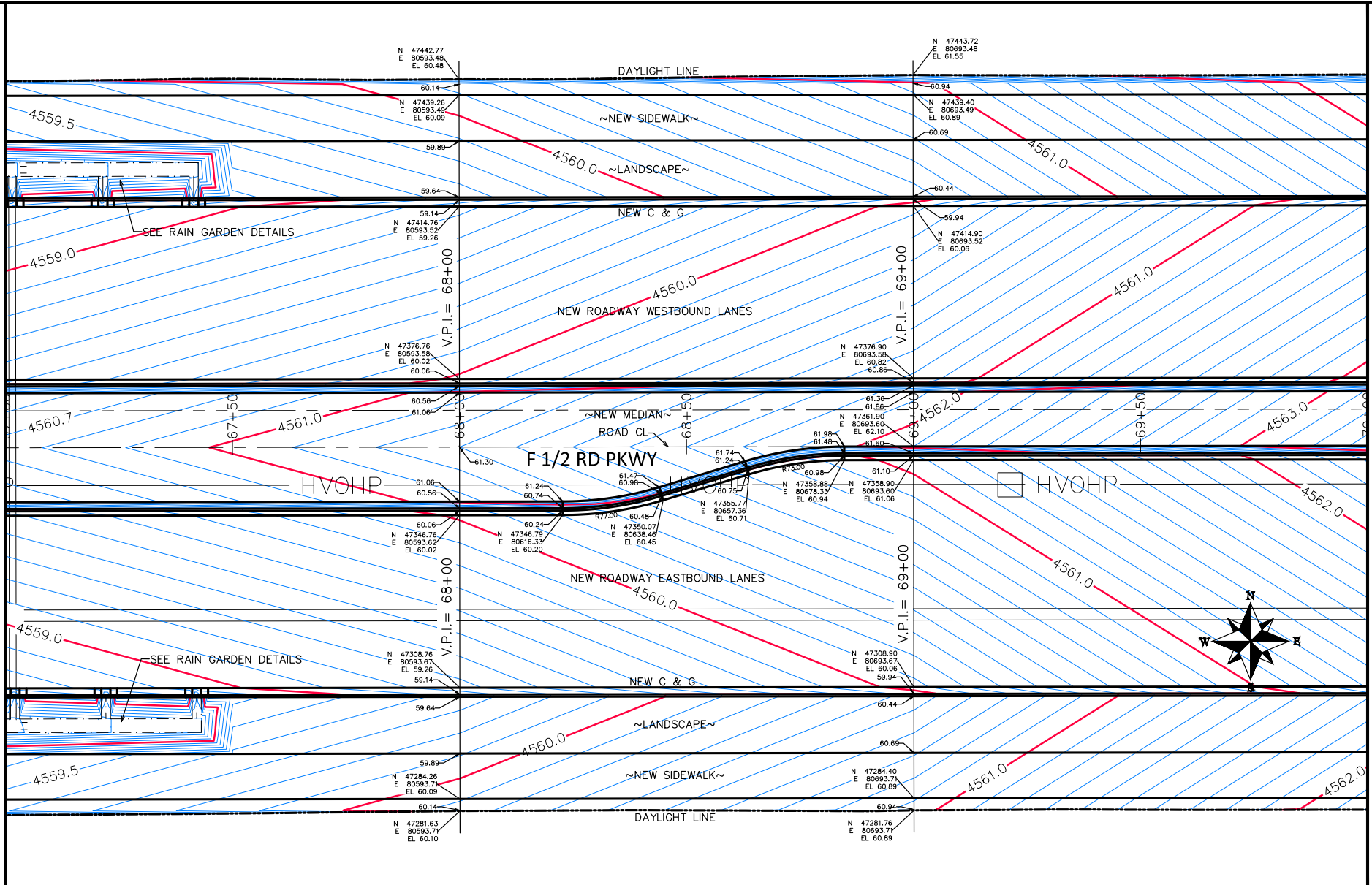


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 6**
November 1, 2023

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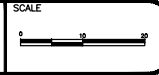
MATCH LINE



MATCH LINE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	

DRAWN BY JCS DATE 2023
 DESIGNED BY JCS DATE 2023
 CHECKED BY BH DATE 2023
 APPROVED BY KMH DATE 2023

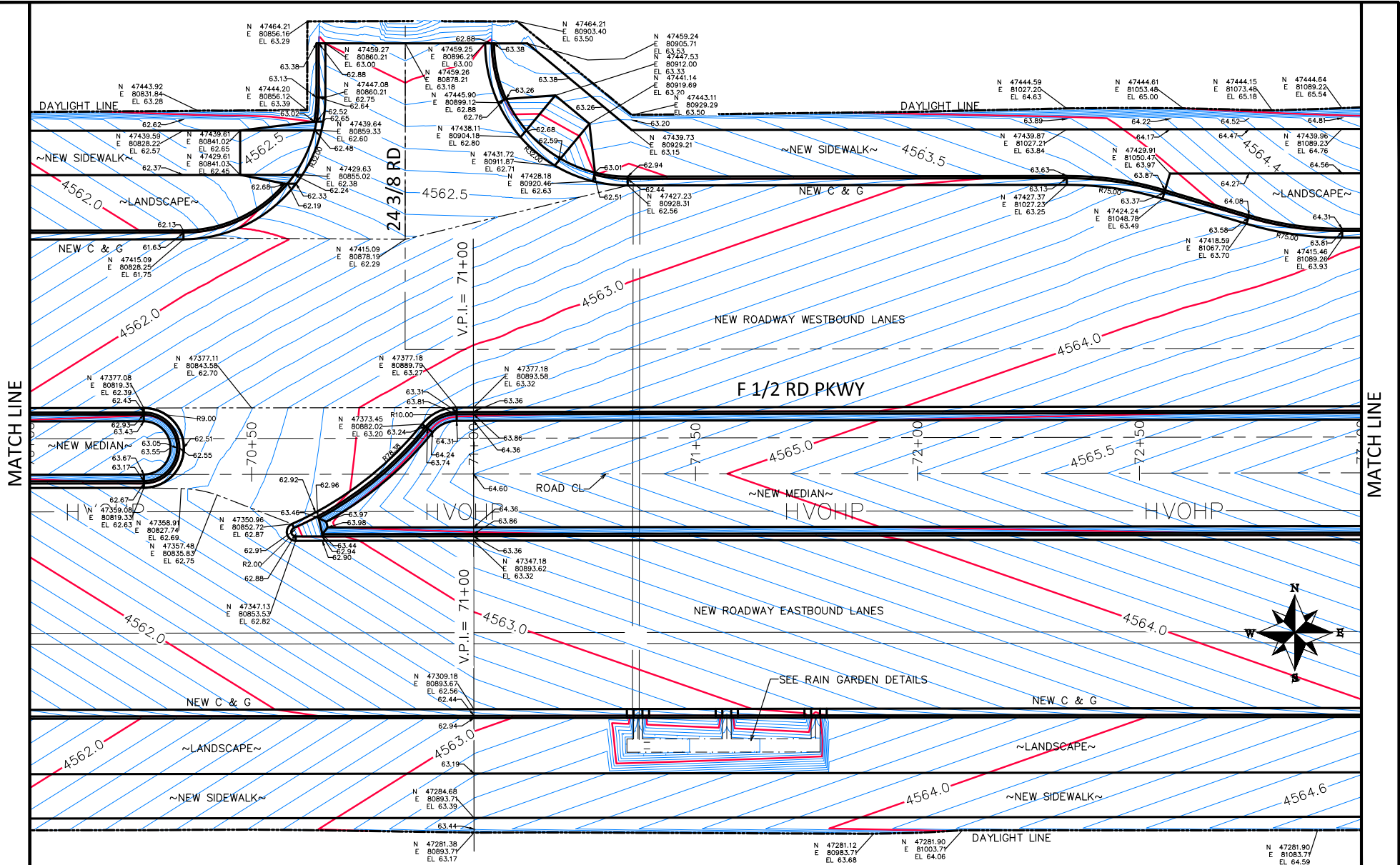


PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 STAKING PLAN - 7
 November 1, 2023

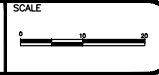
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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DATE	DRAWN BY	DATE
2023	JCS	2023
2023	JCS	2023
2023	BH	2023
2023	KMH	2023

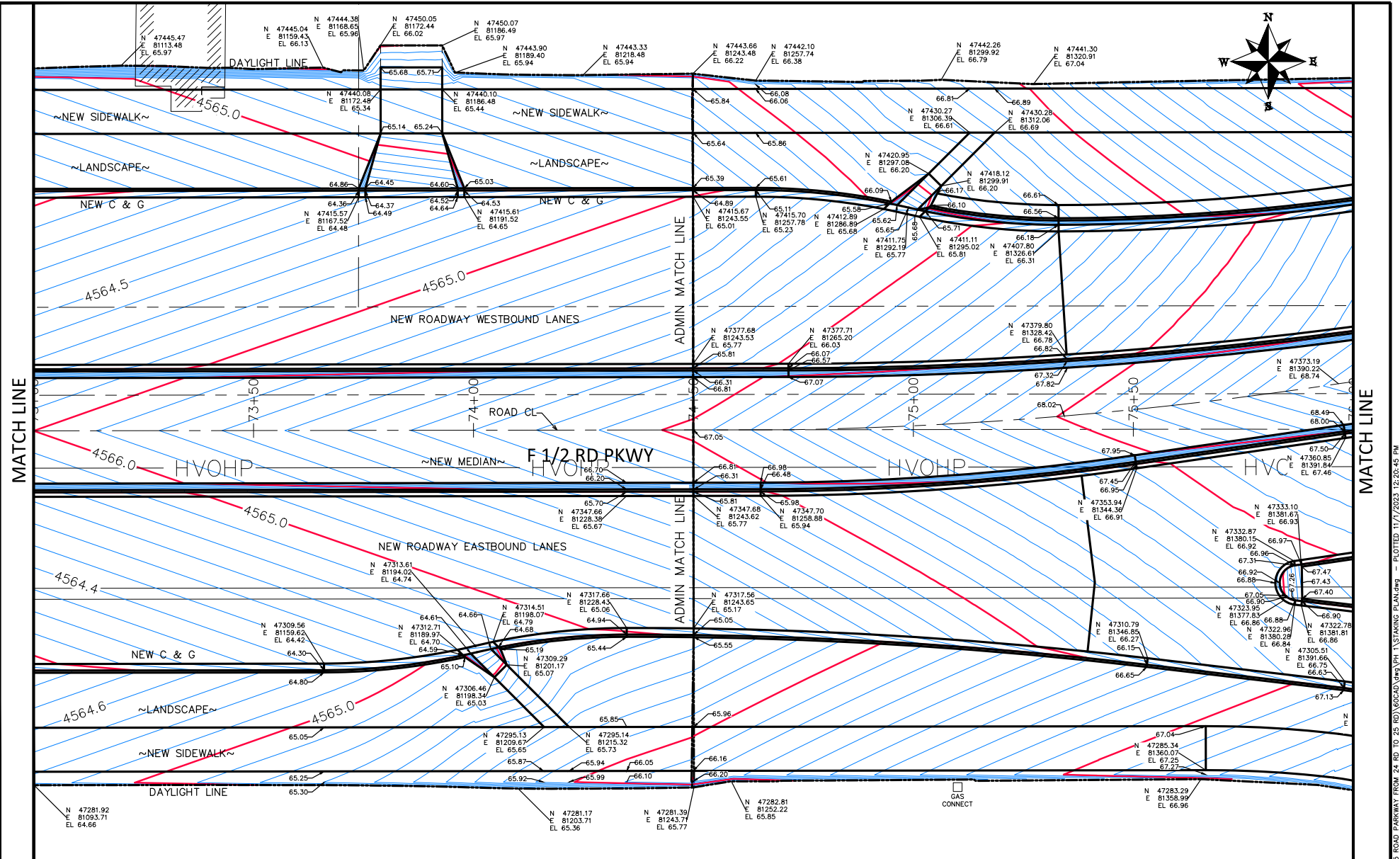


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. P210306

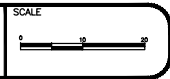
F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 8
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REV 2			JCS	2023
REV 3			BH	2023
REV 4			KMH	2023



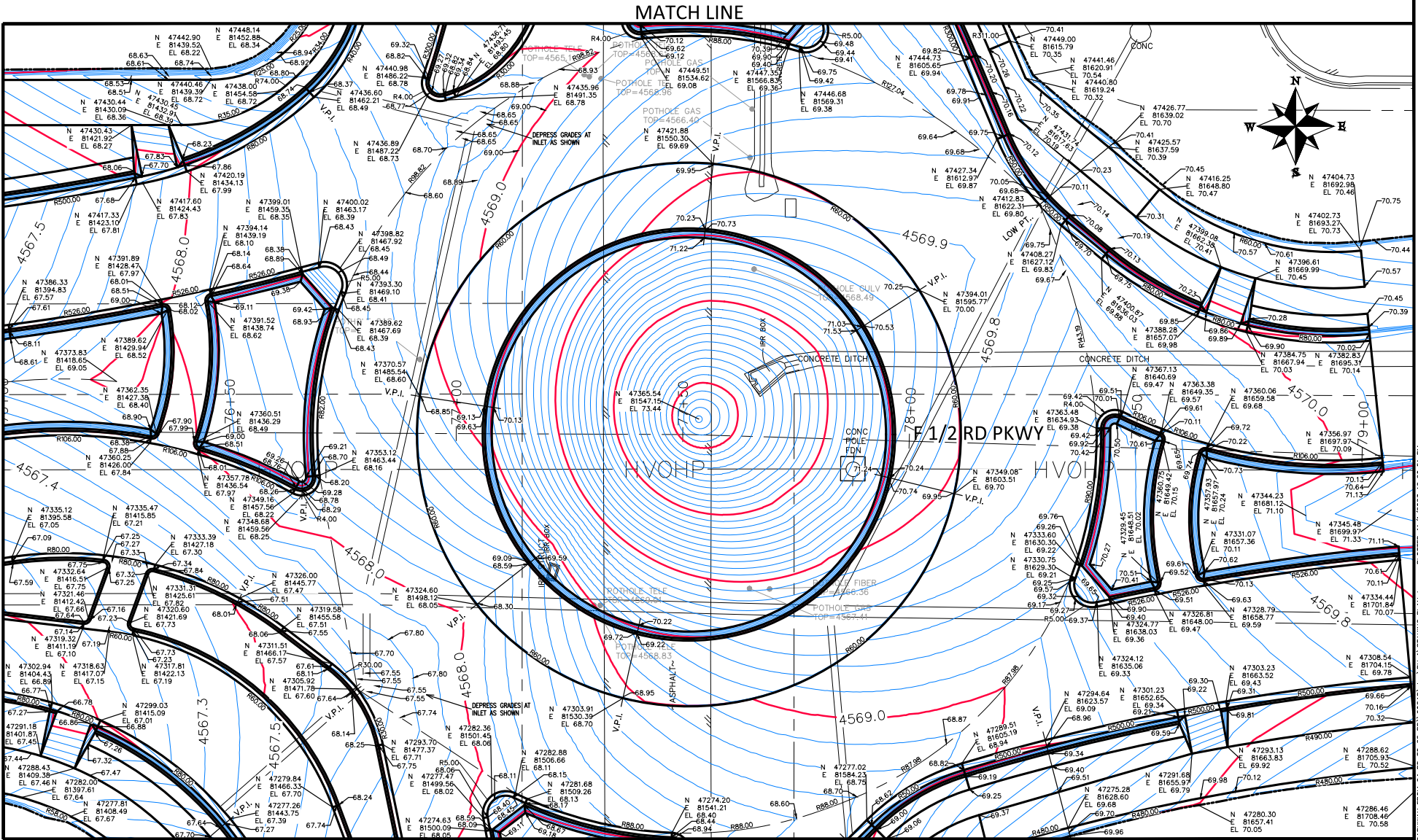
**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 9**
November 1, 2023

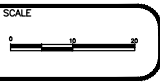
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MATCH LINE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KMH	2023



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

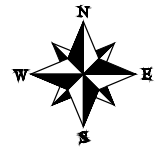
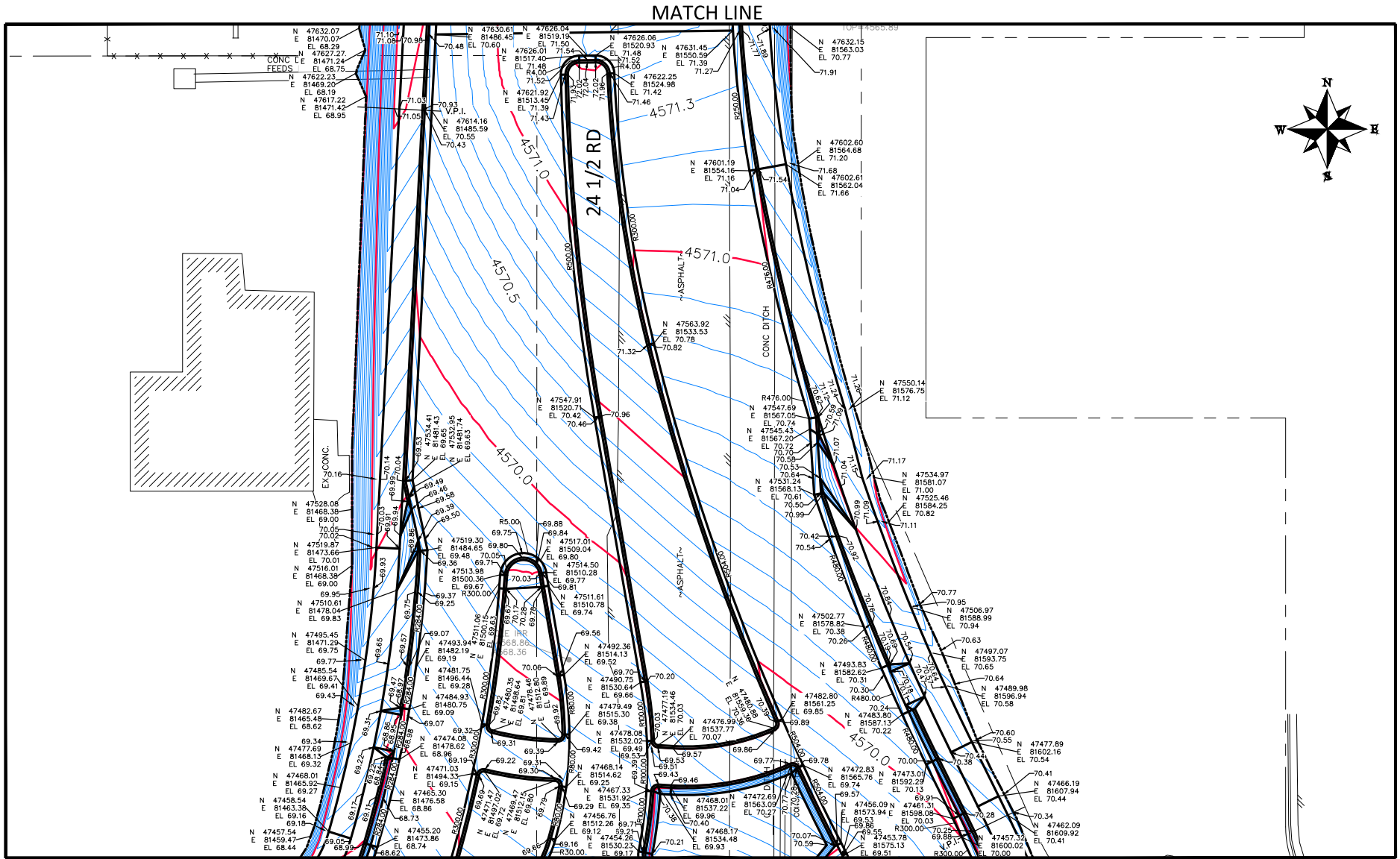
**F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 10**
November 1, 2023

123

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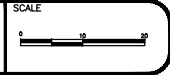
MATCH LINE



MATCH LINE

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



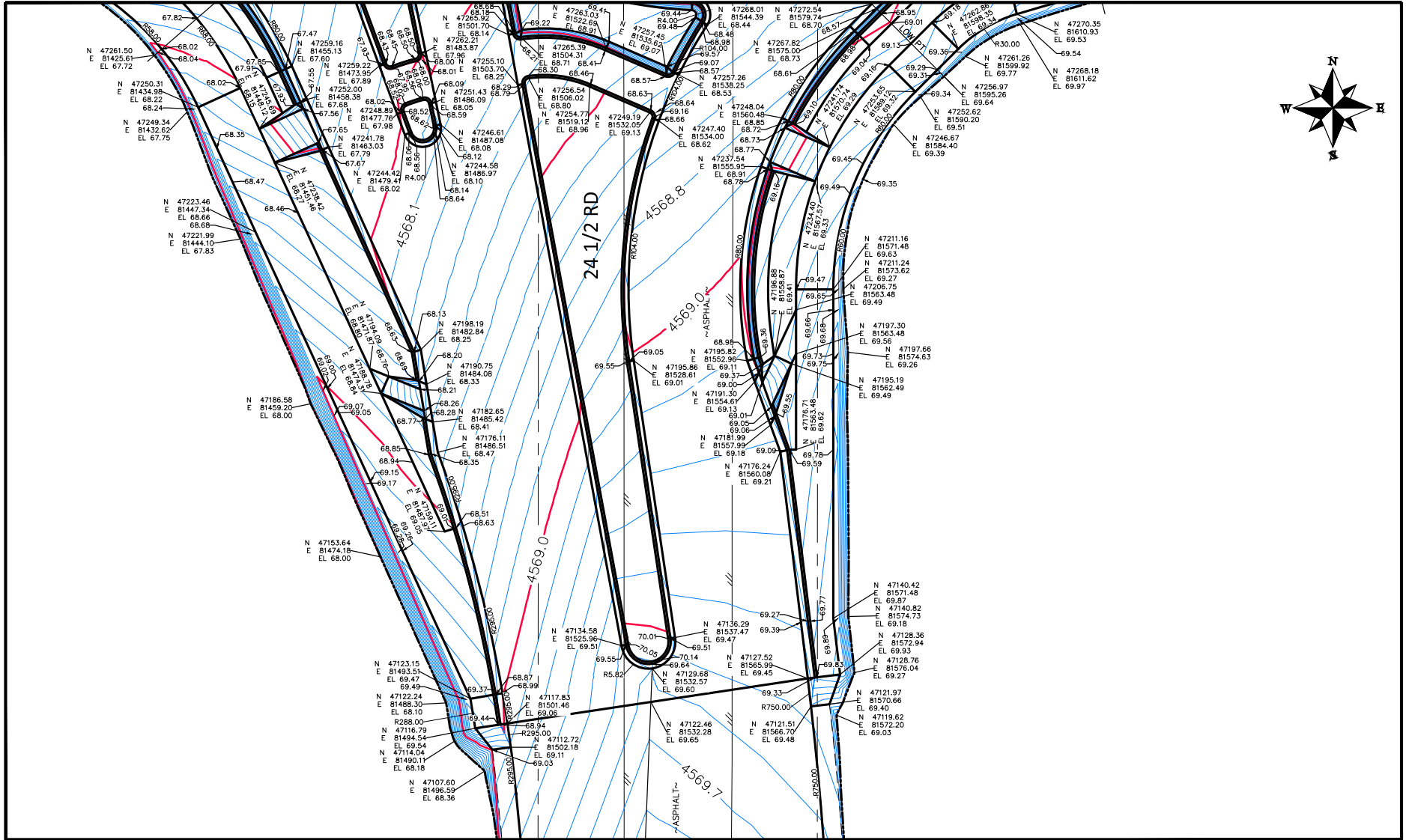
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 11
November 1, 2023

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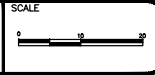
MATCH LINE



MATCH LINE

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



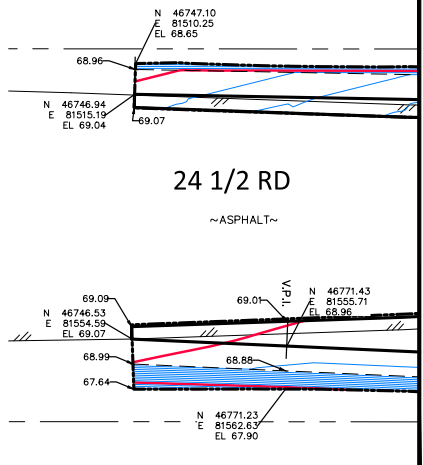
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 12
November 1, 2023

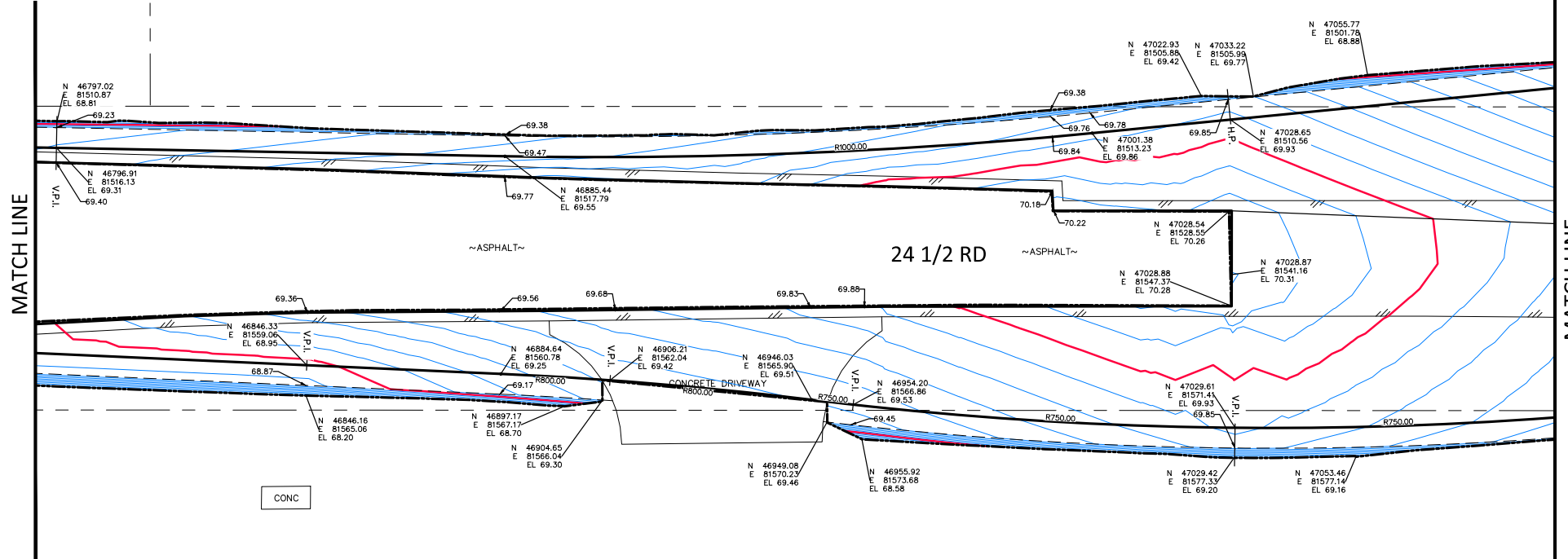
125

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MATCH LINE
(SEE BELOW)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



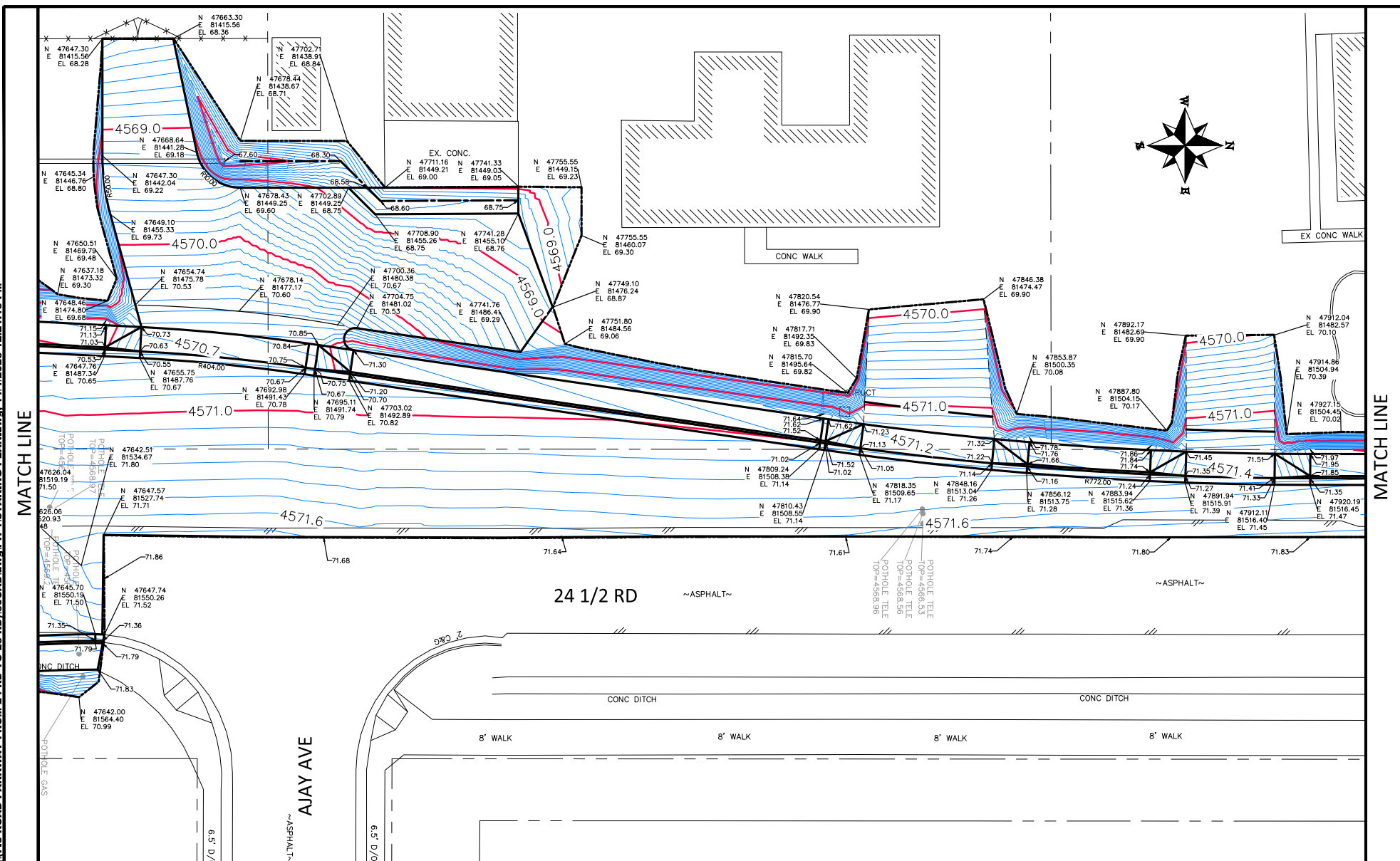
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 13
November 1, 2023

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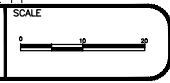
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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



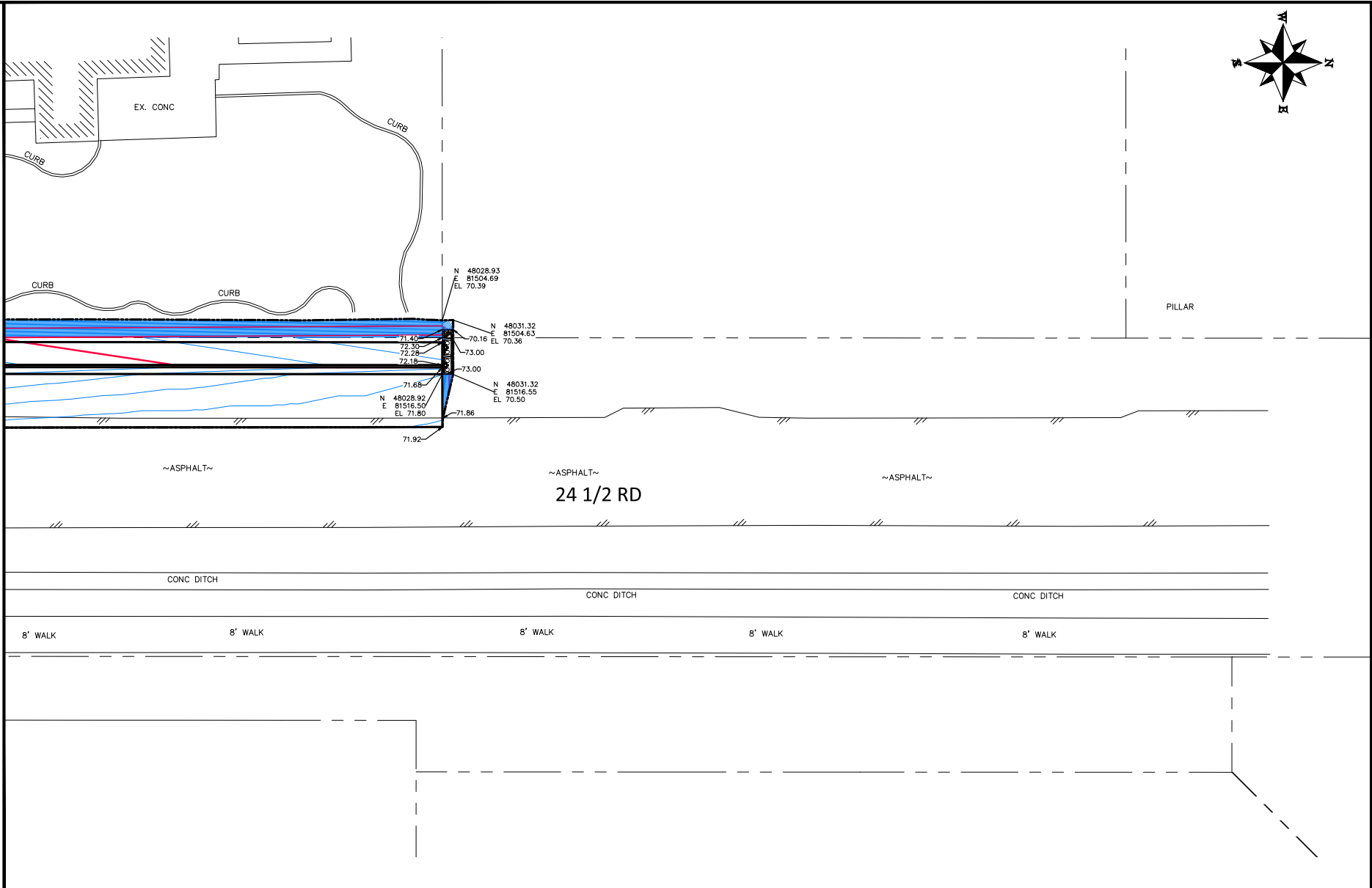
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 14
November 1, 2023

127

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MATCH LINE



MATCH LINE

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	

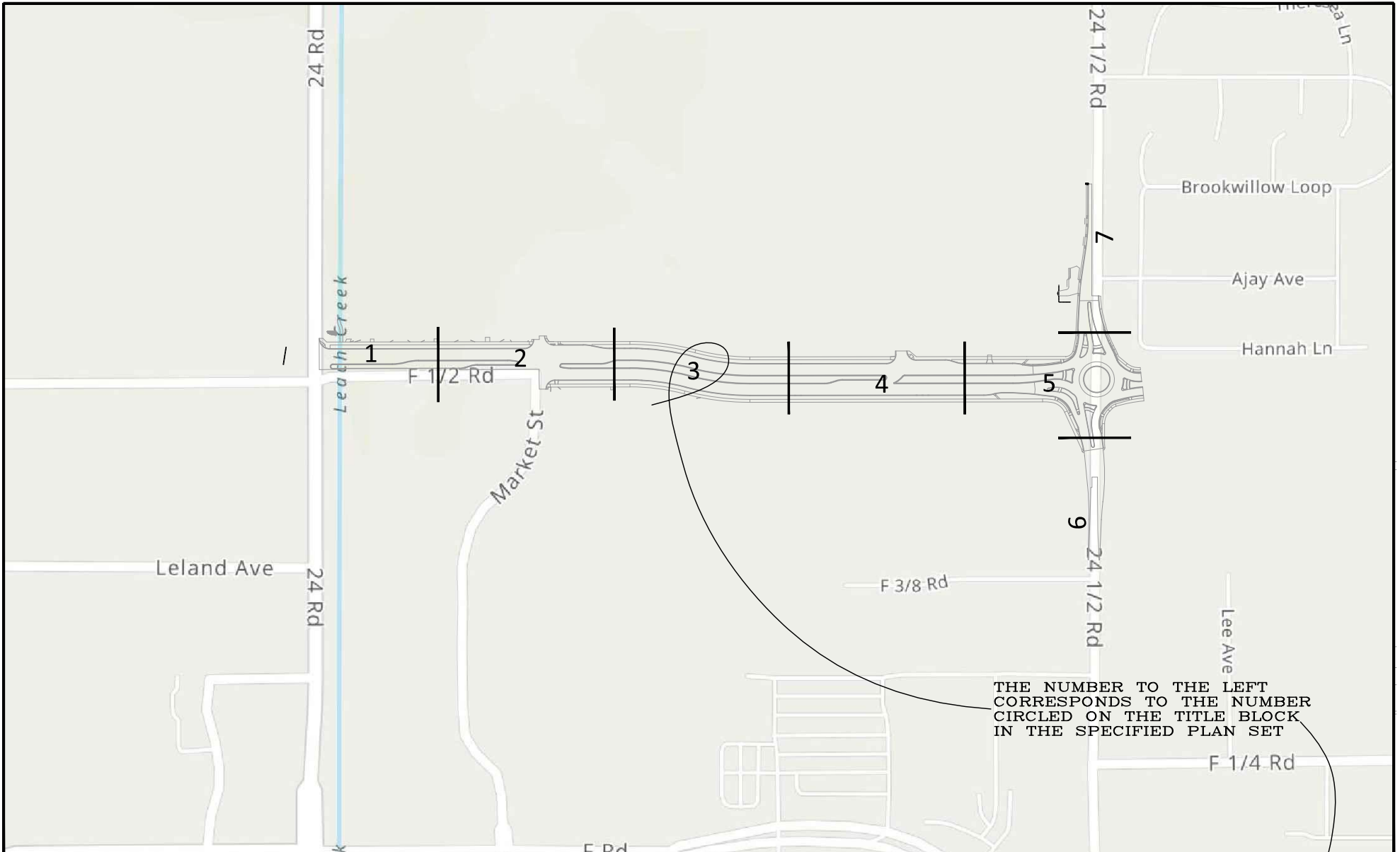


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STAKING PLAN - 15
November 1, 2023

128

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THE NUMBER TO THE LEFT
CORRESPONDS TO THE NUMBER
CIRCLED ON THE TITLE BLOCK
IN THE SPECIFIED PLAN SET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

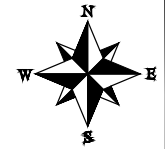


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STRIPING PLAN SHEET INDEX - X
November 1, 2023

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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC



24 ROAD

24' WIDE WHITE SOLID LINE
(STOP LINE)

WHITE CROSSWALK LINES
(2' x 10') <TYPICAL>

50+00

50+50

51+00

52+00

52+50

53+00

53+50

54+00

54+50

F 1/2 RD PKWY RD CL

WHITE PAVEMENT MARKINGS
(TYPICAL)

MATCH LINE

NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) <INLAID> SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-043-23-003
647 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			JAH	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 1**
November 1, 2023

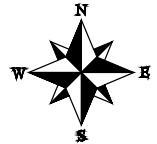
130

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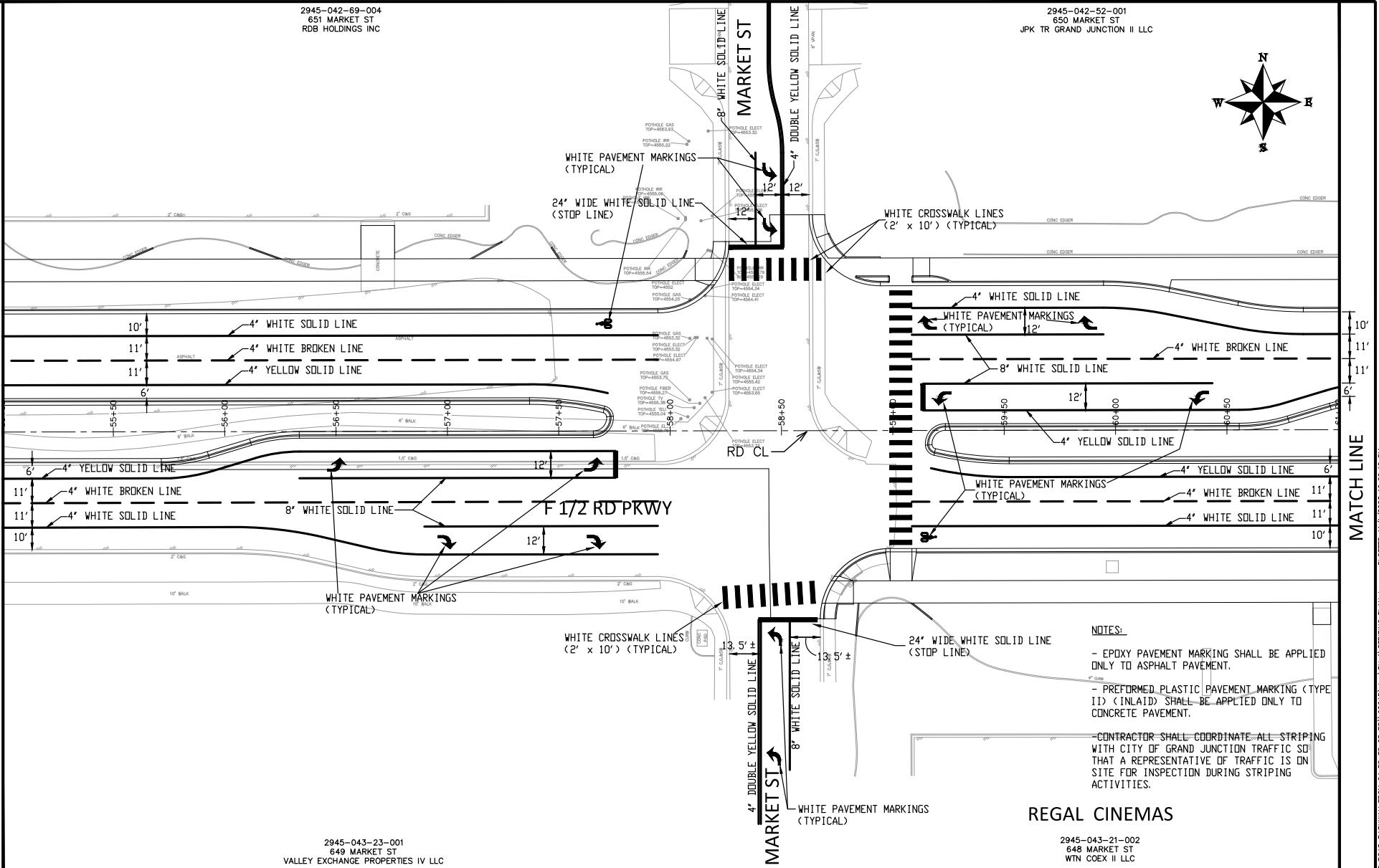
2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC



MATCH LINE

MATCH LINE



- NOTES:**
- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
 - PREFORMED PLASTIC PAVEMENT MARKING (TYPE ID) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
 - CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-043-23-001
649 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

2945-043-21-002
648 MARKET ST
WTN COEX II LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



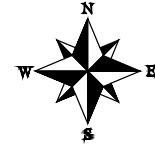
**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 2**
November 1, 2023

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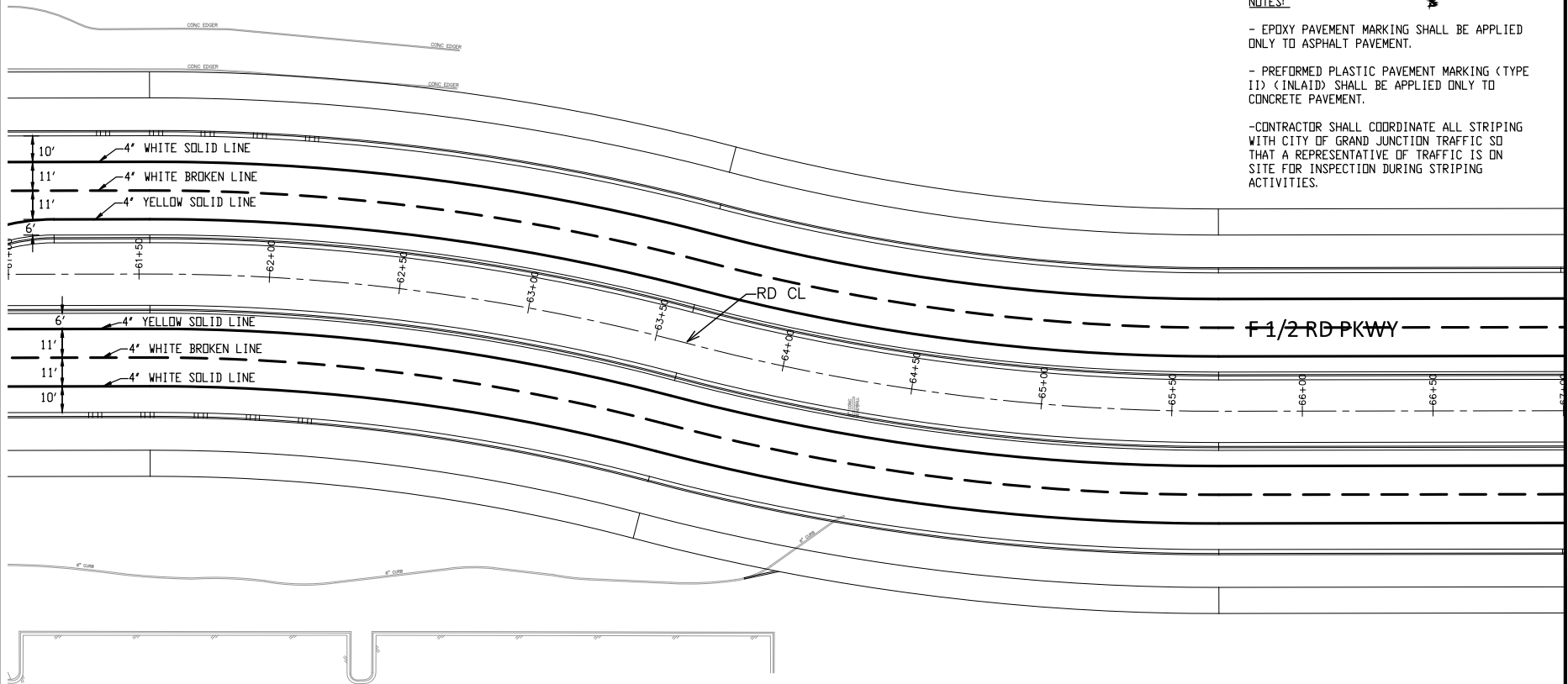
2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC

2945-042-00-024
GRAND JUNCTION LAND LLC



NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.



MATCH LINE

MATCH LINE

N:\landpro\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\STRIPING PLAN.dwg, 11/1/2023 12:26:13 PM

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2945-043-21-002
648 MARKET ST
WTN COEX II LLC

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 3**
November 1, 2023

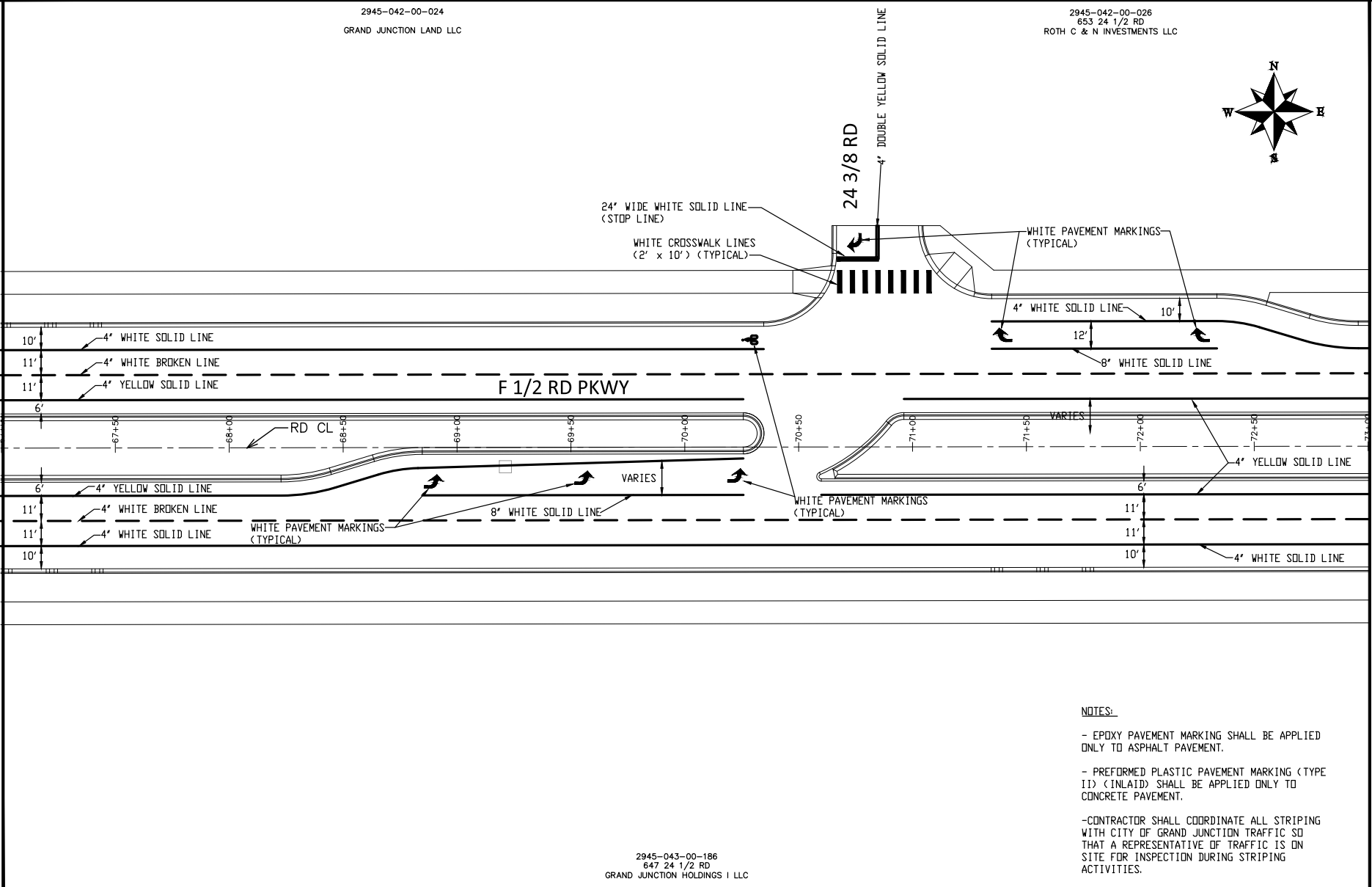
2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



MATCH LINE

MATCH LINE



NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

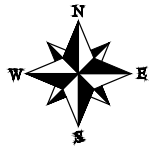


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 4**
November 1, 2023

2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN

2945-041-66-024
649 3/4 SERENITY LN
HALLS ESTATES HOA INC

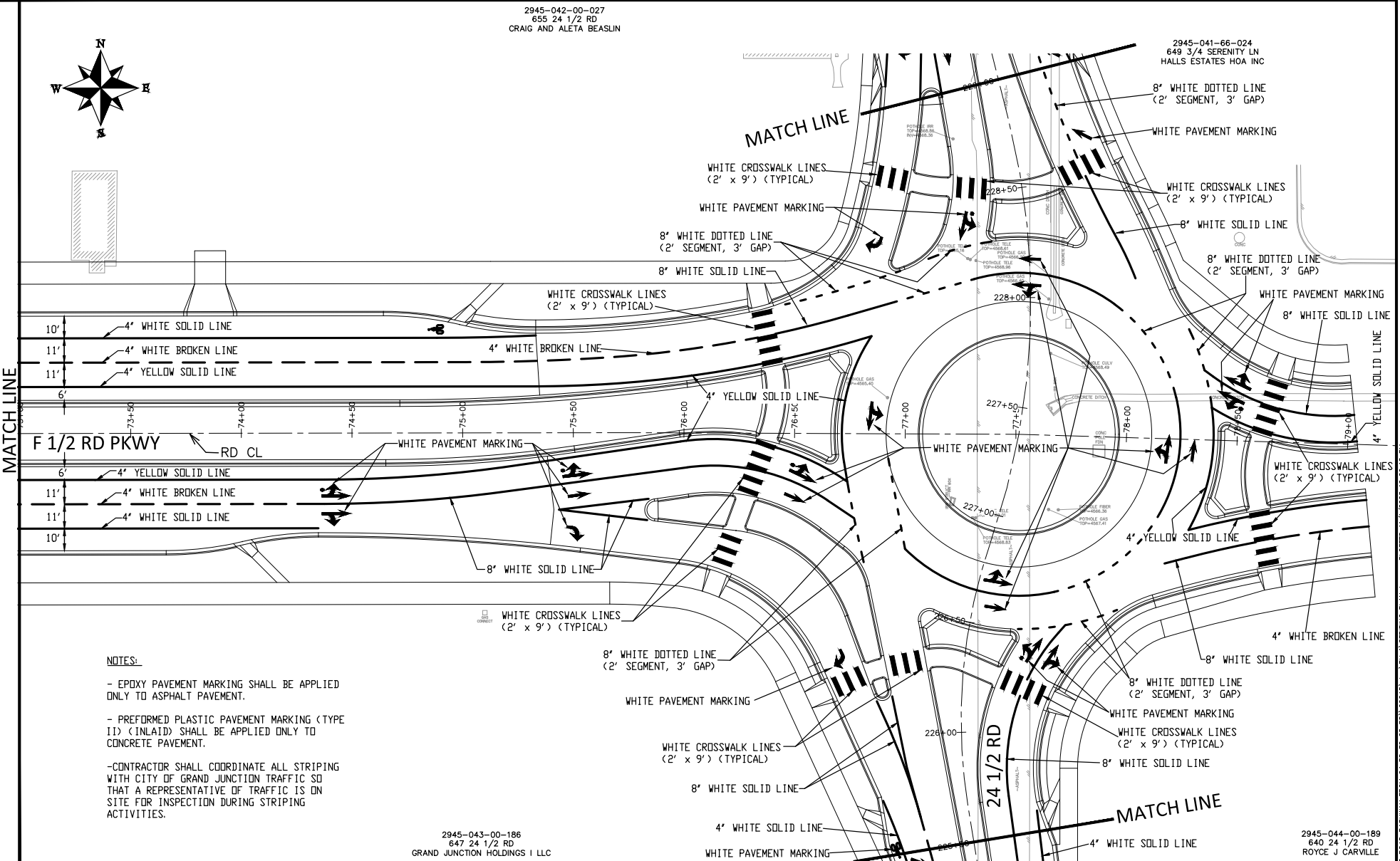


MATCH LINE

MATCH LINE

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NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE 11) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

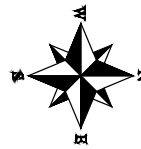
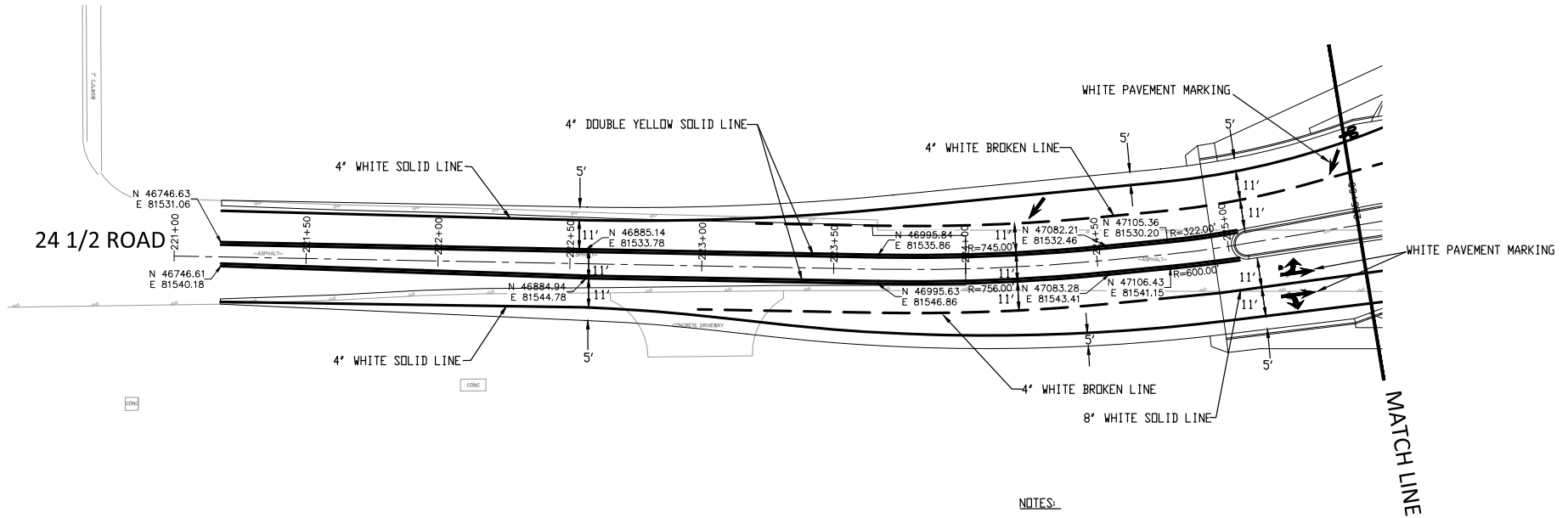
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 5**
November 1, 2023

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NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE I) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

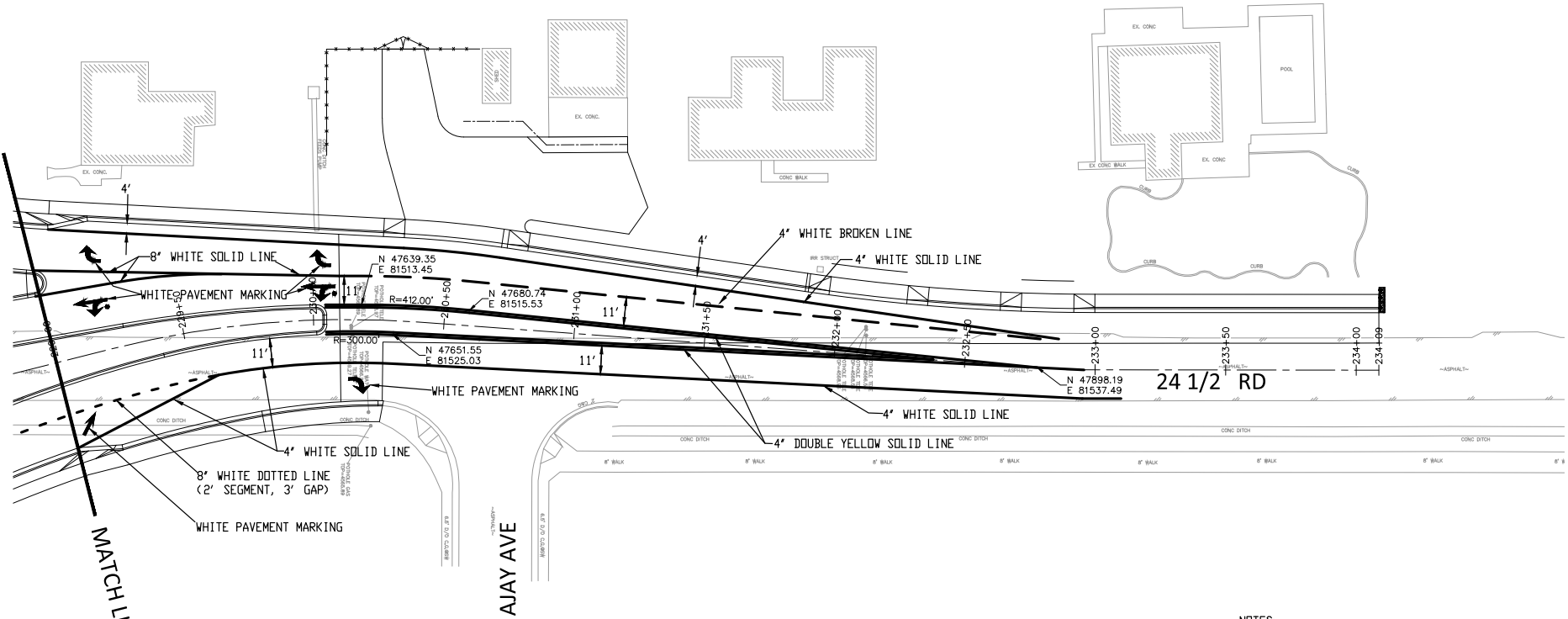
F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 6
November 1, 2023

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2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-127
659 24 1/2 RD
DAVID S MUNDY



24 1/2 RD

AJAY AVE

NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.
- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.
- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

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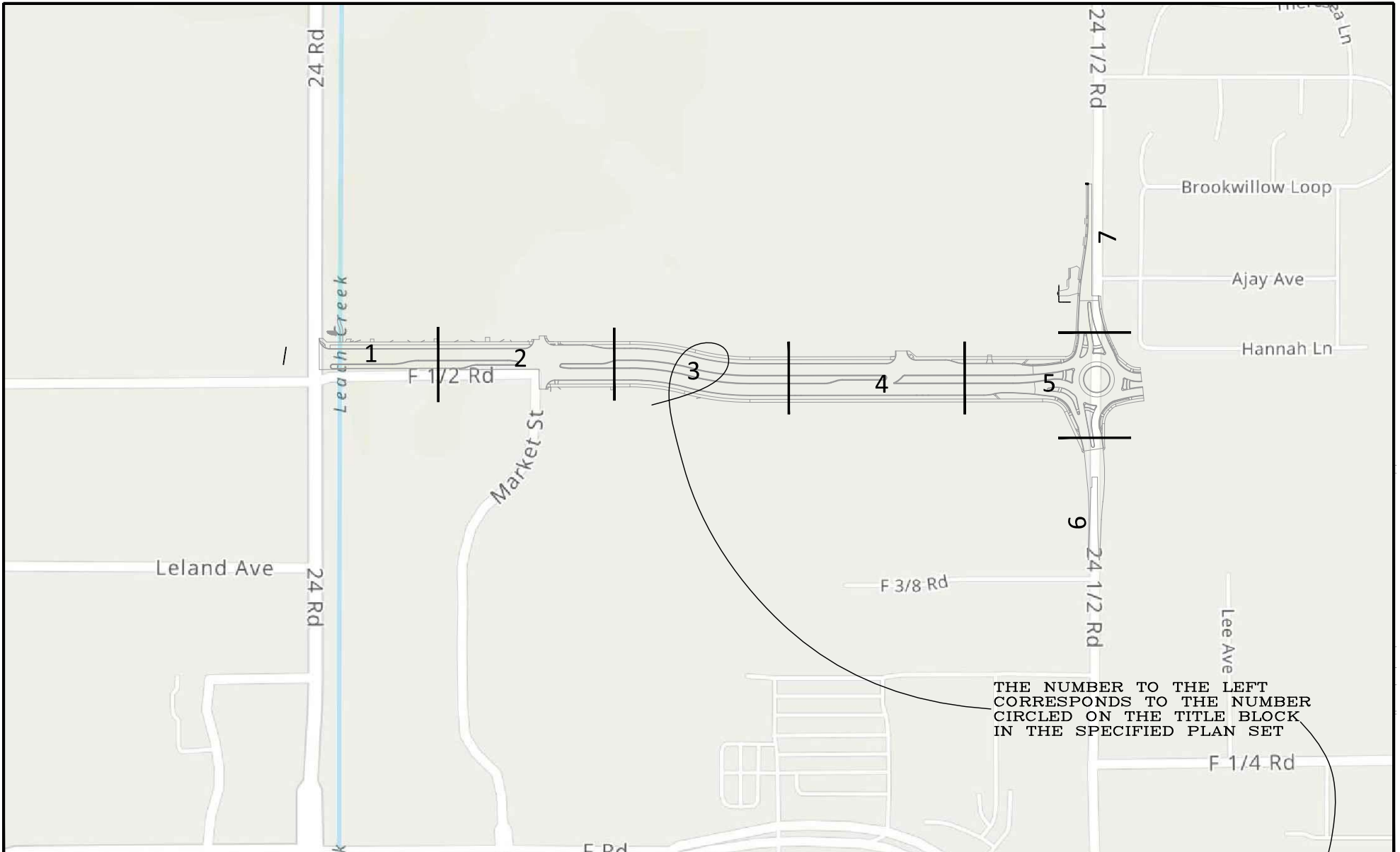
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
STRIPING PLAN - 7
November 1, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

DATE	DESIGNED BY	DATE	CHECKED BY	DATE
	JCS	2023	BH	2023
			KAH	2023



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN SHEET INDEX - X
November 1, 2023

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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC



HOSPITAL SIGN (D9-2)
(24' X 24')
AND
DIRECTIONAL
ARROW RIGHT
SIGN (M6-1)
(24' X 15')
(TYPICAL 3
LB. U SHAPE
CHANNEL
STEEL POST
INSTALLATION)

**SPEED
LIMIT
45**

EXISTING SPEED
LIMIT SIGN
REMAINS IN
PLACE

24 ROAD

F 1/2 RD PKWY RD CL

MATCH LINE

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP



B4-7
KEEP RIGHT
SIGN (B4-7)
(24' X 30')
(TYPICAL 3
LB. U SHAPE
CHANNEL
STEEL POST
INSTALLATION)

**NO
PARKING**

EXISTING
SIGNS
REMAIN IN
PLACE

2945-043-23-003
647 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

NOTE:
CONTRACTOR SHALL COORDINATE ALL SIGN
INSTALLATION WITH CITY OF GRAND JUNCTION
TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC
IS ON SITE FOR INSPECTION DURING SIGN
INSTALLATIONS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV. 1			JCS	2023	
REV. 2			JCS	2023	
REV. 3			BH	2023	
REV. 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 1
November 1, 2023

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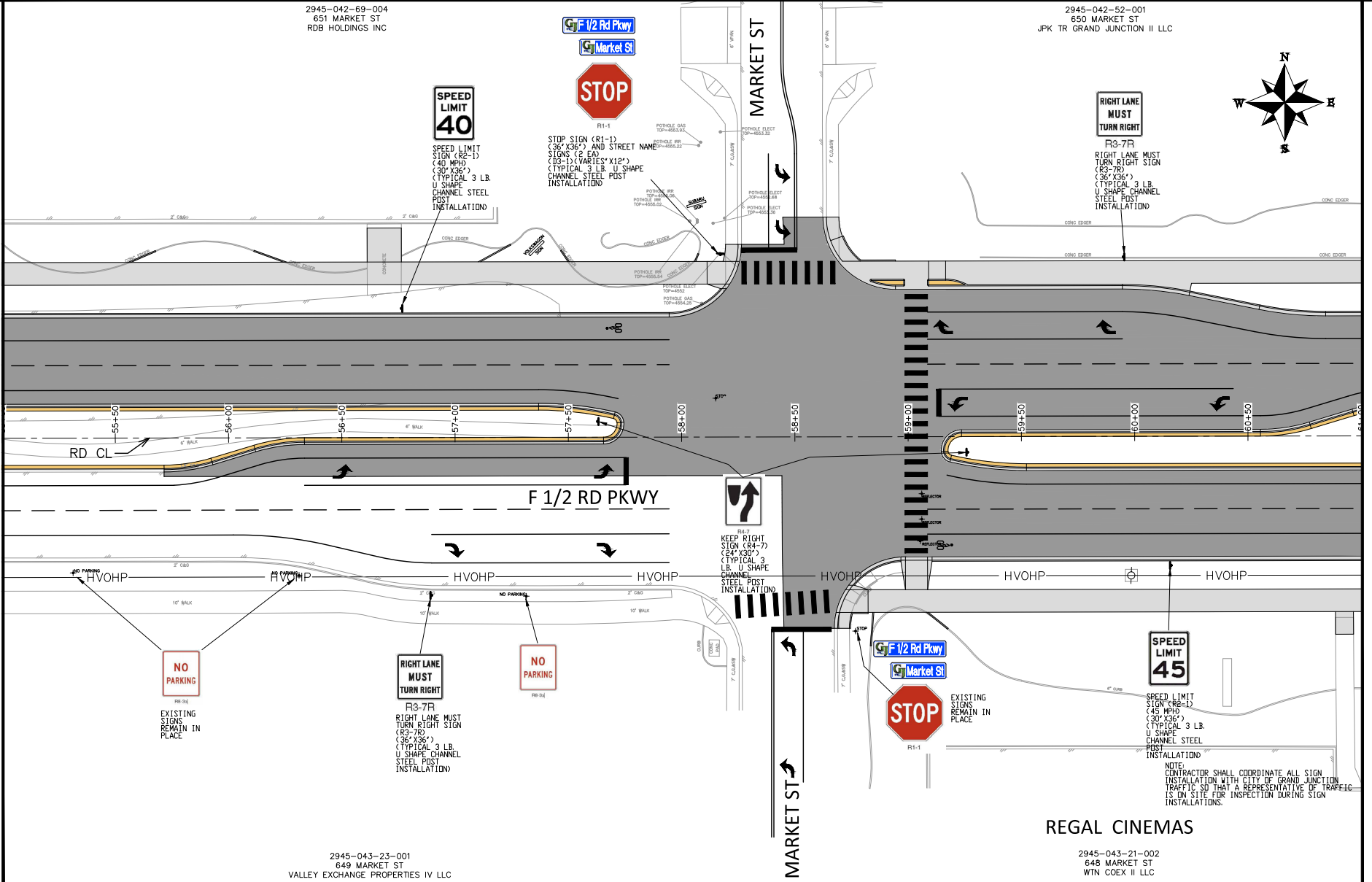
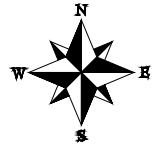
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MATCH LINE

MATCH LINE

2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

2945-043-23-001
649 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC



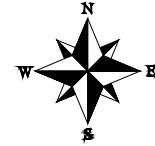
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 2
November 1, 2023

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650 MARKET ST
JPK TR GRAND JUNCTION II LLC

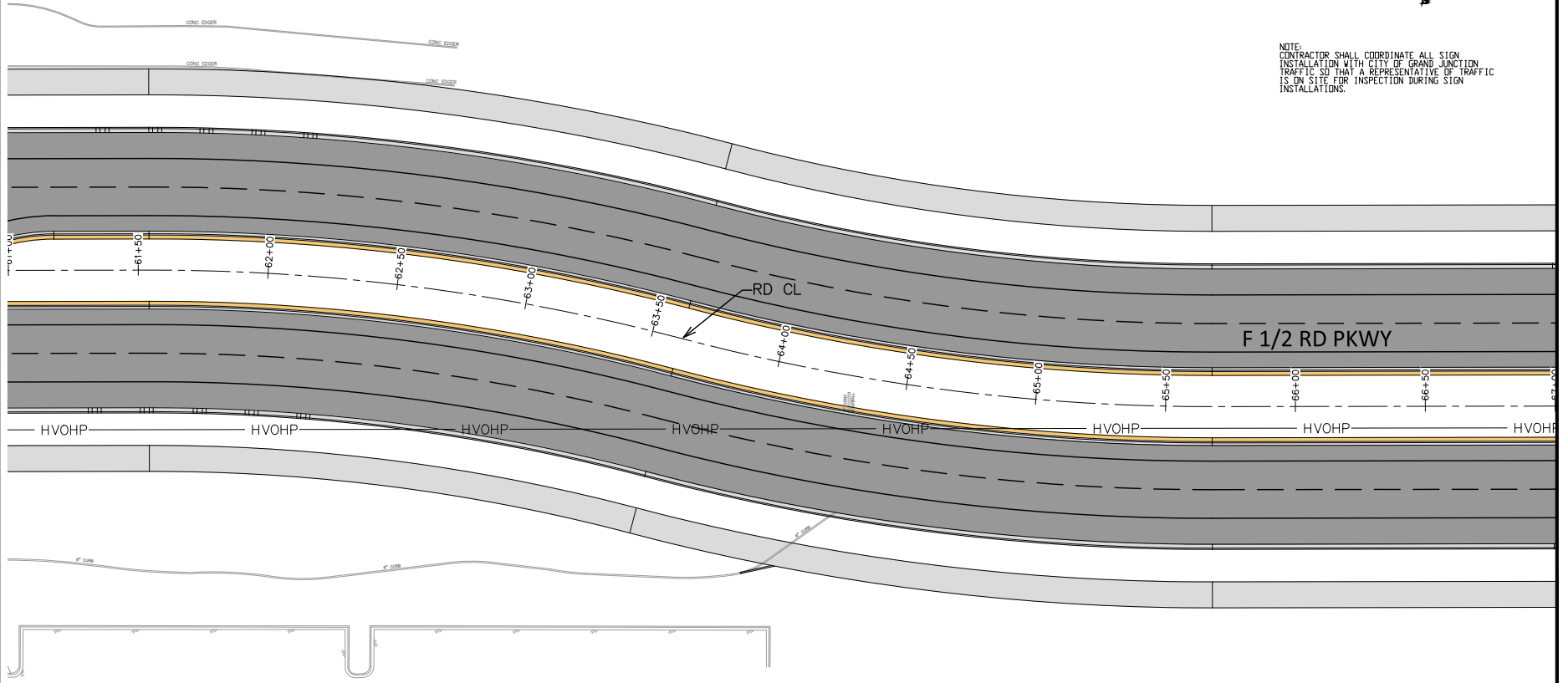
2945-042-00-024
GRAND JUNCTION LAND LLC



NOTE:
CONTRACTOR SHALL COORDINATE ALL SIGN
INSTALLATION WITH CITY OF GRAND JUNCTION
TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC
IS ON SITE FOR INSPECTION DURING SIGN
INSTALLATIONS.

MATCH LINE

MATCH LINE



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2945-043-21-002
648 MARKET ST
WTN COEX II LLC

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 3
November 1, 2023

2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC



F 1/2 Rd Pkwy
24 3/8 Rd



R1-1
STOP SIGN (R1-1)
(36" X36") AND STREET NAME
SIGNS (2 EA)
(12'-1) (VARIES' X12")
(TYPICAL 3 LB. U SHAPE
CHANNEL STEEL POST
INSTALLATION)

SPEED
LIMIT
45

R2-1
SPEED LIMIT
SIGN (R2-1)
(45 MPH)
(30" X36")
(TYPICAL 3 LB.
U SHAPE
CHANNEL STEEL
POST
INSTALLATION)

R4-7
KEEP RIGHT
SIGN (R4-7)
(24" X30")
(TYPICAL 3
LB. U SHAPE
CHANNEL
STEEL POST
INSTALLATION)

RIGHT LANE
MUST
TURN RIGHT

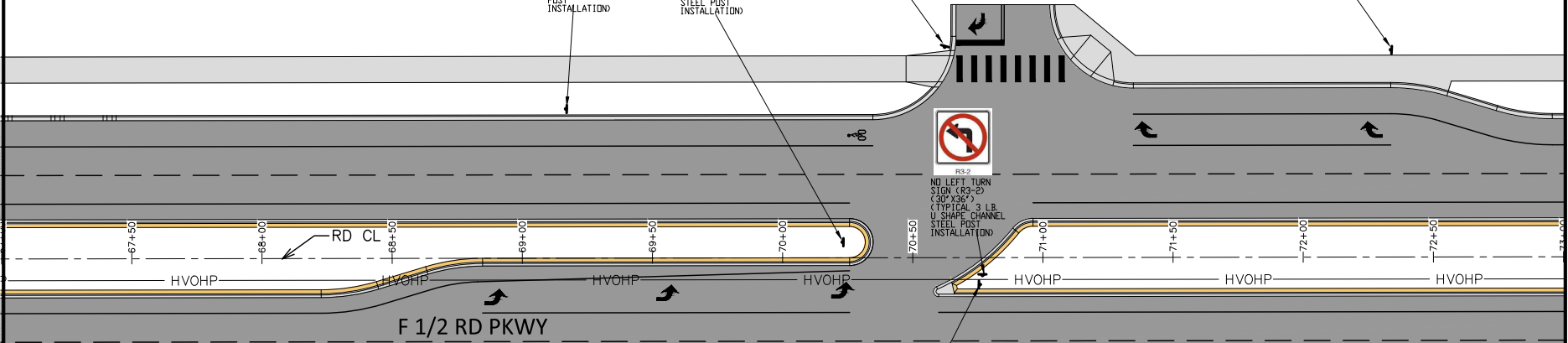
R3-7R
RIGHT LANE MUST
TURN RIGHT SIGN
(R3-7R)
(36" X36")
(TYPICAL 3 LB.
U SHAPE CHANNEL
STEEL POST
INSTALLATION)



R3-2
NO LEFT TURN
SIGN (R3-2)
(30" X36")
(TYPICAL 3 LB.
U SHAPE CHANNEL
STEEL POST
INSTALLATION)

MATCH LINE

MATCH LINE



W2-6
AHEAD
W19-9P

INTERSECTION
WARNING
(ROUNDABOUT) SIGN
(W2-6) (30" X30")
AND AHEAD SIGN
(W16-9P) (24" X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)



R4-7
KEEP RIGHT
SIGN (R4-7)
(24" X30")
(TYPICAL 3
LB. U SHAPE
CHANNEL
STEEL POST
INSTALLATION)



15
MPH

INTERSECTION
WARNING
(ROUNDABOUT) SIGN
(W2-6) (30" X30")
AND ADVISORY SPEED
(15 MPH) (W13-1P)
SIGN (18" X18")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)

NOTE:
CONTRACTOR SHALL COORDINATE ALL SIGN
INSTALLATION WITH CITY OF GRAND JUNCTION
TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC
IS ON SITE FOR INSPECTION DURING SIGN
INSTALLATIONS.

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A	REV. 1	-	JCS	2023	
REVISION B	REV. 2	-	JCS	2023	
REVISION C	REV. 3	-	BH	2023	
REVISION D	REV. 4	-	KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

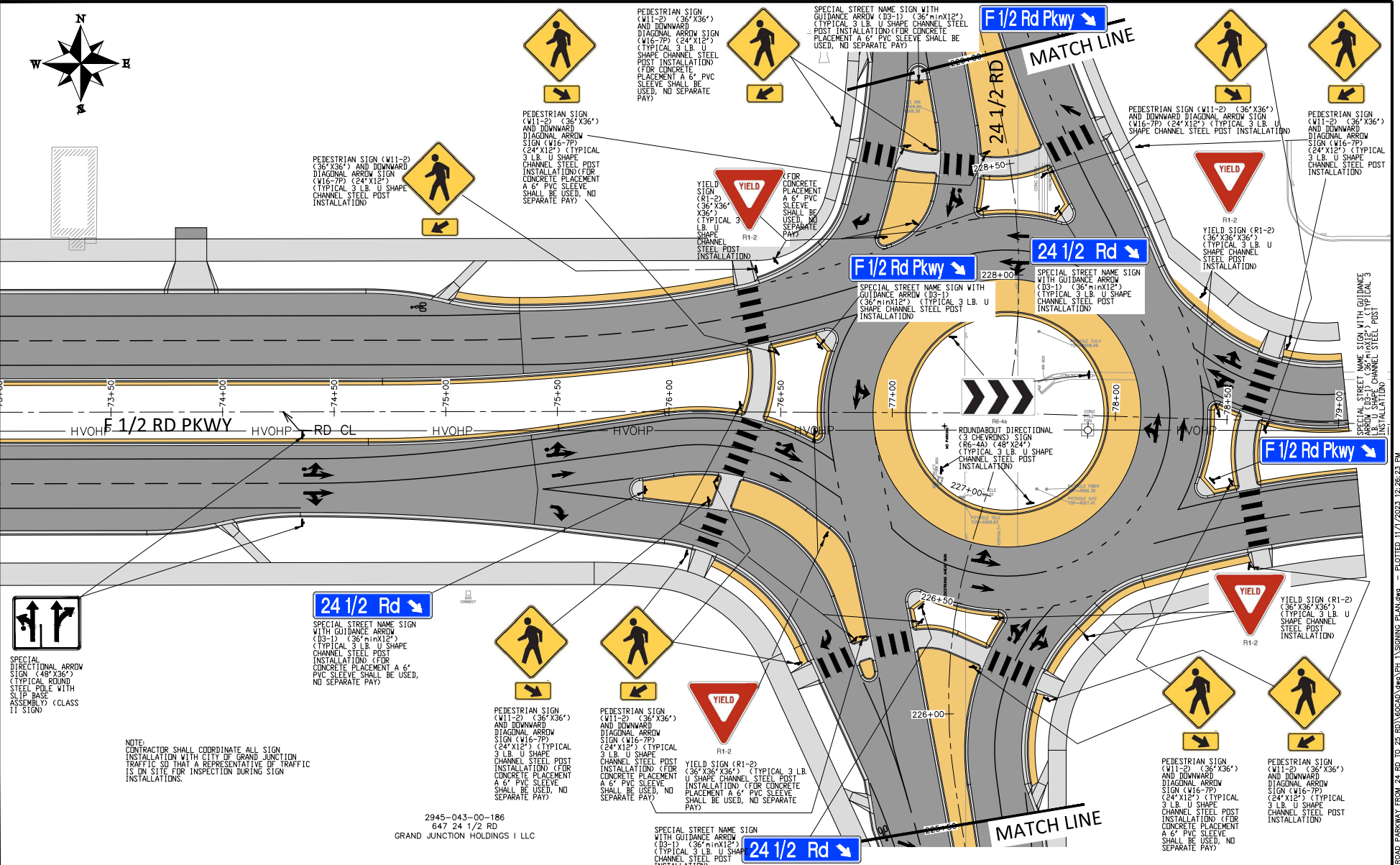
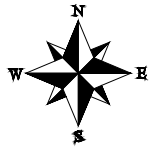
F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 4
November 1, 2023

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MATCH LINE



NOTE: CONTRACTOR SHALL COORDINATE ALL SIGN INSTALLATION WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING SIGN INSTALLATIONS.

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A	REV 1	-	JCS	2023	
REVISION B	REV 2	-	JCS	2023	
REVISION C	REV 3	-	BH	2023	
REVISION D	REV 4	-	KAH	2023	

CITY OF
Grand Junction
COLORADO

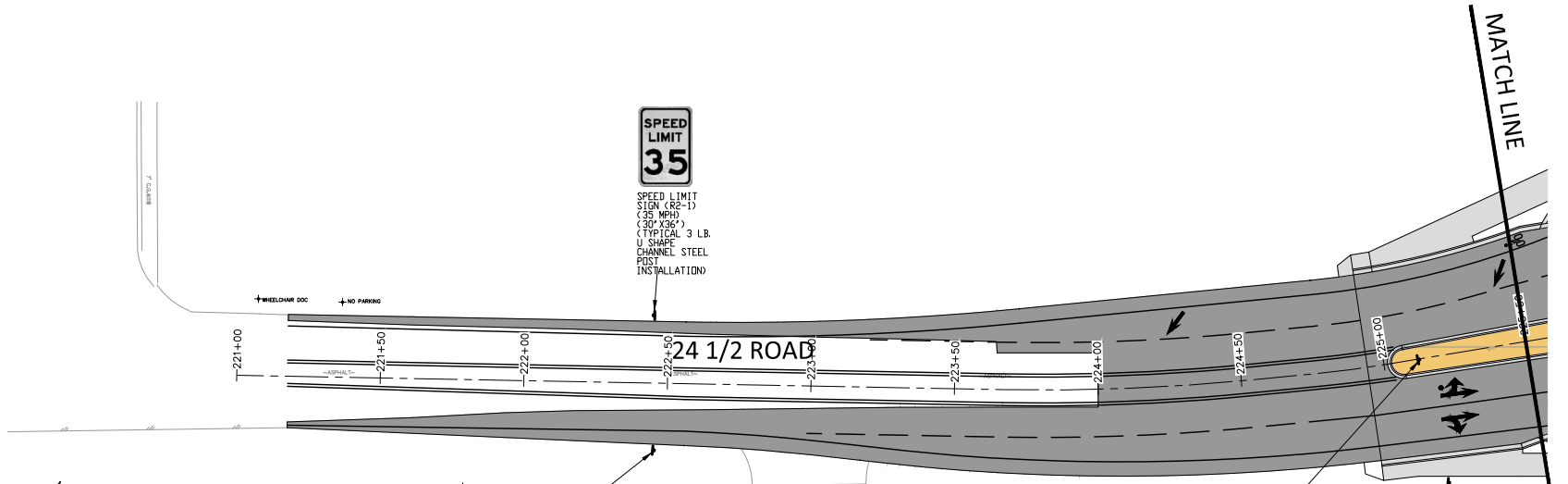
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 5
November 1, 2023

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PLACE SIGNS 600' ± SOUTH OF WARNING/15 MPH SIGNS EAST SIDE OF RD



INTERSECTION WARNING (ROUNDABOUT) SIGN (W16-6) (30" X30") AND AHEAD SIGN (W16-6P) (24" X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)



INTERSECTION WARNING (ROUNDABOUT) SIGN (W16-6) (30" X30") AND ADVISORY SPEED (15 MPH) (W12-1P) SIGN (18" X18") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)



KEEP RIGHT SIGN (R4-7) (24" X30") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION) (FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAV)

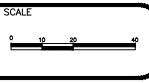


SPECIAL DIRECTIONAL ARROW SIGN (48" X36") (TYPICAL ROUND STEEL POLE WITH SLIP BASE ASSEMBLY) (CLASS II SIGN)

NOTE:
CONTRACTOR SHALL COORDINATE ALL SIGN INSTALLATION WITH CITY OF GRAND JUNCTION TRAFFIC SD THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING SIGN INSTALLATIONS.

2945-044-00-189
640 24 1/2 RD
ROYCE J CARVILLE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION 1			JCS	2023	
REVISION 2			JCS	2023	
REVISION 3			BH	2023	
REVISION 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 6
November 1, 2023

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2945-042-00-027
655 24 1/2 RD
CRAIG AND ALETA BEASLIN

2945-042-00-185
661 24 1/2 RD
BRENT L GALE

2945-042-00-127
659 24 1/2 RD
DAVID S MUNDY



KEEP RIGHT SIGN (R4-7) (24" X30") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION) CONCRETE PLACEMENT AREA FIVE FEET SHALL BE USED (NO SEPARATE PAY)



SPECIAL DIRECTIONAL ARROW SIGN (A18-1) (TYPICAL ROUND STEEL POLE WITH SLIP BASE ASSEMBLY) (CLASS II SIGN)



15 MPH

INTERSECTION WARNING (ROUNDABOUT) SIGN (W2-6) (30" X30") AND ADVISORY SPEED (15 MPH) (W15-1P) SIGN (18" X18") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION)



AHEAD

INTERSECTION WARNING (ROUNDABOUT) SIGN (W2-6) (30" X30") AND AHEAD SIGN (W16-9P) (24" X12") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION)

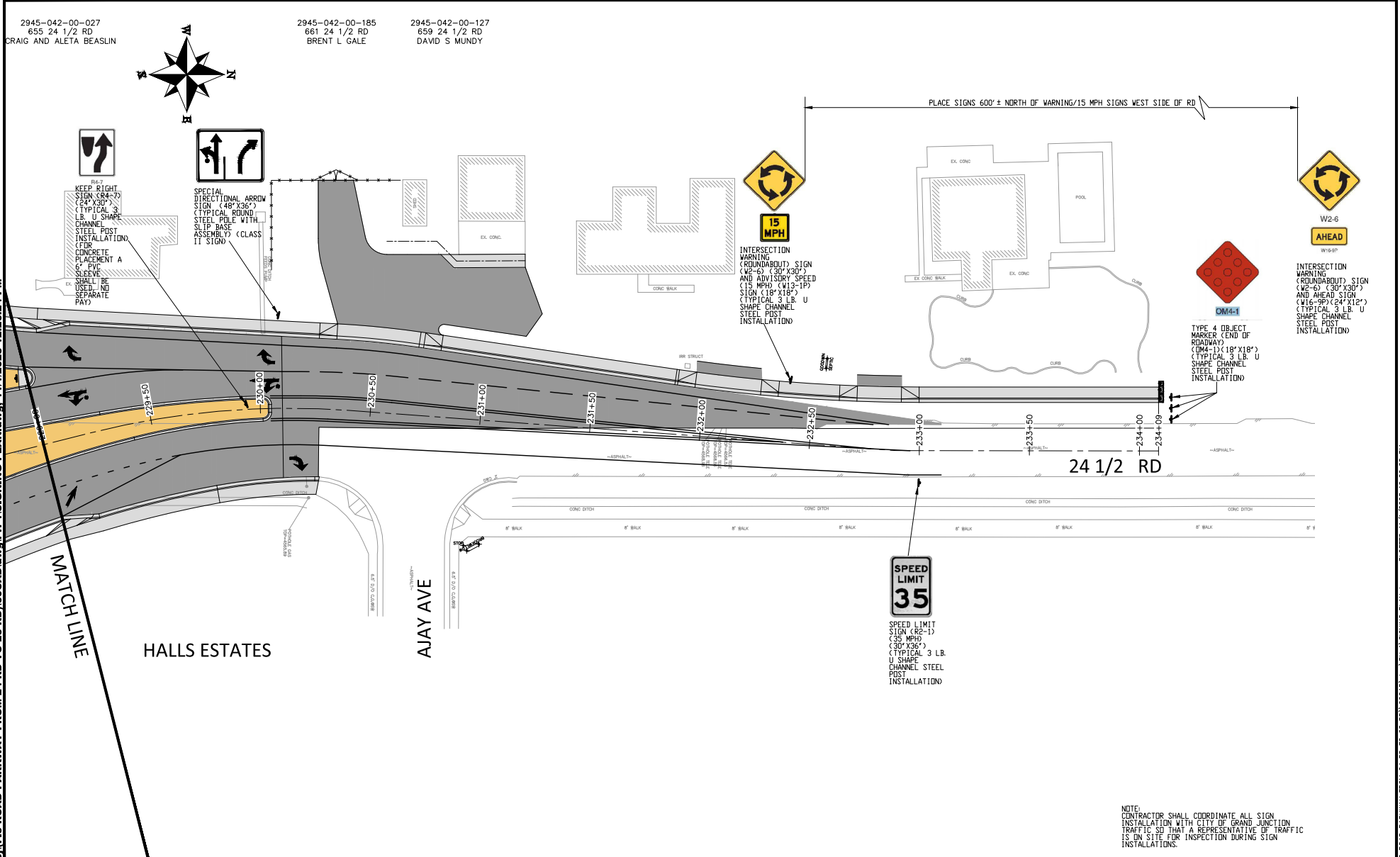


TYPE 4 OBJECT MARKER (END OF ROADWAY) (DM-1) (18" X18") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION)

PLACE SIGNS 600' ± NORTH OF WARNING/15 MPH SIGNS WEST SIDE OF RD

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MATCH LINE

HALLS ESTATES

AJAY AVE

24 1/2 RD



SPEED LIMIT SIGN (R2-1) (35 MPH) (30" X36") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION)

NOTE:
CONTRACTOR SHALL COORDINATE ALL SIGN INSTALLATION WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING SIGN INSTALLATIONS.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV. 1			JCS	2023	
REV. 2			JCS	2023	
REV. 3			BH	2023	
REV. 4			KAH	2023	



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SIGNING PLAN - 7
November 1, 2023

144

1. SITE DESCRIPTION

The Contractor shall comply with all City contractual requirements and all requirements associated with the SWMP on this project. The SWMP Administrator for Construction shall update to reflect current project site conditions.

A. PROJECT SITE LOCATION: F 1/2 Road Parkway from 24 Road to 24 1/2 Road.

Location or address of construction office: 728 24 Road, Grand Junction, CO 81505

PROJECT SITE DESCRIPTION: The F 1/2 Road Parkway, Phase 1 Project is to construct an urban arterial parkway section for F 1/2 Road Parkway from 24 Road to 24 1/2 Road, complete the construction of a signalized intersection of F 1/2 Road Parkway and 24 Road, construct an unsignalized intersection at F 1/2 Road Parkway and Market Street, construct an unsignalized intersection at 24 3/8 Road, and construct a modern style Roundabout at the intersection of F 1/2 Road Parkway and 24 1/2 Road. F 1/2 Road Parkway Improvements will include a center median, two west and east bound lanes, curb, gutter, landscape boulevard, and sidewalk on both sides of the roadway. Along with the construction of F 1/2 Road Parkway and Intersections between 24 Road to 24 1/2 Road. Utilities will be extended, replaced, and/or relocated as needed to facilitate the new roadway and intersections construction, and box culverts at 24 Road for the conveyance of Leach Creek will be extended to accommodate new roadway width. This is a 2019 Ballot Initiative funded project which includes unclassified excavation, aggregate base course, rip-rap, concrete pavement, asphalt pavement, curb, gutter, walk, retaining wall, utility relocations, pedestrian lighting, landscaping, and revegetation. The improvements whether by surface drainage or via storm drain pipe conveyance drain to Leach Creek which directly discharges to the Colorado River; erosion log slope protection is proposed at the toe of banks of F 1/2 Road Parkway. Storm Drain inlet protection is proposed ahead of storm drain pipe conveyance into N. Leach Creek; final landscaping will be furnished per the landscaping plans in most other areas of disturbance immediately following construction efforts; other small pockets of disturbance not covered with paving, revegetation, or landscaping will be hydrosseeded with a native seed.

C. PROPOSED SEQUENCING FOR MAJOR CONSTRUCTION ACTIVITIES: The project will begin with installation of tracking pad, concrete washout structure, and perimeter sediment controls, clearing and grubbing, utility relocation, box culvert extension at Leach Creek, all needed removals, grading of the construction area, construction of F 1/2 Road Parkway, final landscaping. Disturbed areas not otherwise covered with paving, revegetation, or landscaping will receive hydrosseeding.

D. ACRES OF DISTURBANCE:

- 1. Total area of construction site (LOC (PERMITTED AREA)): 13 acres
- 2. Total area of proposed disturbance (LDA): 11.6 acres
- 3. Total area of seeding: 0.8 acres
- 4. Total area of pre-project impervious surface: 1.7 acres
- 5. Total area of final impervious surface: 8.14 acres

E. EXISTING SOIL DATA: The project site area is mapped as being colluvium, undivided, (Holocene and late Pleistocene) (Qac), as well as at the immediate surrounding areas. Alluvium generally consists of silt, sand and gravels and the colluvium generally consists of sandy silt, silty to clayey sand, and sandy clay.

F. EXISTING VEGETATION, INCLUDING PERCENT COVER:

Pre-Construction Date of survey: x/xx/xxxx %Density: xx%
Description of existing vegetation: xxxxxx

Post-Construction Date of survey: _____ %Density: _____
Description of existing vegetation: _____ **Date of Permit Closure:** _____

G. POTENTIAL POLLUTANTS SOURCES: Sediment from ground disturbance and stockpiled soils, vehicle tracking of sediments, construction worker trash, both liquid and solid construction wastes, paints, solvents, adhesives, concrete washout water, asphalt waste, or any other material that could conceivably be dissolved in or carried by stormwater.

H. RECEIVING WATER:

- 1. Outfall locations: See site map
- 2. Names of immediate receiving water(s) on site: Leach Creek

- 3. Ultimate receiving water(s): Colorado River
- 4. Horizontal distance to nearest ultimate receiving water from project: 1 mile
- 5. Description of all stream crossings located within the Construction Site Boundary: North Leach Creek.

Location	Stream Name	Description Of Any Disturbed Upland Areas
----------	-------------	---

I. NON-STORMWATER DISCHARGES:

Discharge Description	Location (Site Map #)	Method Statement (Location)
Dewatering*		
Concrete Wash Water (in-ground washout structure)	See site map	A Concrete Washout Structure shall be provided by the contractor
Landscape Irrigation Return Flows		
Emergency Fire Fighting		
Concrete Saw Water		

ALLOWABLE: Refer to CDPHE Low Risk Discharge Guidance Document of Uncontaminated Groundwater to Land.
<https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20GW.pdf>

*If ground water does not meet water quality standards for receiving water a separate CDPSE Dewatering Permit shall be obtained by the Contractor from CDPHE.

2. SITE MAP COMPONENTS:

Pre-construction

A. PROJECT CONSTRUCTION POTENTIAL SITE BOUNDARIES See SWMP Site Map

B. ALL AREAS OF GROUND SURFACE DISTURBANCE See SWMP Site Map

C. AREAS OF CUT AND FILL See SWMP Site Map

D. LOCATION OF ALL STRUCTURAL CONTROL MEASURES IDENTIFIED IN THE SWMP See SWMP Site Map

E. LOCATION OF NON-STRUCTURAL CONTROL MEASURES AS APPLICABLE IN THE SWMP See SWMP Site Map

F. STREAMS, SPRINGS, WETLANDS AND OTHER STATE WATERS, INCLUDING AREAS THAT REQUIRE PRE-EXISTING VEGETATION BE MAINTAINED WITHIN 50 FEET OF A RECEIVING WATER See SWMP Site Map

G. PROTECTION OF TREES, SHRUBS AND CULTURAL RESOURCES, N/A

H. Flow arrows that depict stormwater flow directions on-site and runoff direction See SWMP Site Map

I. AREAS USED FOR STORING AND STOCKPILING OF MATERIALS, STAGING AREAS (field trailer, fueling, etc.) WASTE ACCUMULATION and BATCH PLANTS INCLUDING MASONRY MIXING STATIONS See Staging Area Plan

J. LOCATIONS OF ALL STREAM CROSSINGS LOCATED WITHIN THE CONSTRUCTION SITE BOUNDARY See SWMP Site Map

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	NO SCALE
REV. 1			JCS	2023	
REV. 2			JCS	2023	
REV. 3			BH	2023	
REV. 4			KAH	2023	



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SWMP - 01 NOTES
November 1, 2023

3. QUALIFIED STORMWATER MANAGERS:

A. SWMP ADMINISTRATOR FOR DESIGN:

Name/Title	Contact Information [phone & email]	Certification #
Brendan Hines, Project Engineer	970-256-4038 brendanh@qcity.org	

B. SWMP Administrator for Construction: The Contractor shall designate a SWMP Administrator for Construction upon co-permittee of the permit. The SWMP Administrator for Construction shall become the operator for the SWMP and assume responsibility for all design changes to the SWMP implementation and maintenance. The SWMP Administrator for Construction shall be responsible for implementing, maintaining and revising SWMP, including the title and contact information. The activities and responsibilities of the SWMP Administrator for Construction shall address all aspects of the project's SWMP. (Update the information below for each new SWMP Administrator for Construction)

Name/Title	Contact Information (phone & email)	Certification #	Start Date	Engineer Approval
XXXXX XXXXXXX, Owner	970-XXX-XXXX XXXconstruction@gmail.com		XX/XX/20XX	

C. EROSION CONTROL INSPECTOR: The Contractor may designate an Erosion Control Inspector. The Erosion Control Inspector shall complete duties in accordance with CDPHE and Mesa County MS4. An inspection of the site shall be performed every 7 calendar days.

Name/Title	Contact Information (phone & email)	Certification #	Start Date	Engineer Approval

4. STORMWATER MANAGEMENT CONTROLS FIRST CONSTRUCTION ACTIVITIES

THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

A. POTENTIAL POLLUTANT SOURCES

Evaluate, identify, locate and describe all potential sources of pollutants at the site in accordance with and place in the SWMP. All control measures related to potential pollutants shall be shown on the SWMP Site Map by the Contractor's SWMP Administrator for Construction.

B. OFFSITE DRAINAGE (RUN ON WATER)

1. Describe and record control measures on the SWMP Site Map that have been implemented to address off site run-on water.

C. VEHICLE TRACKING PAD/VEHICLE TRACKING CONTROL

1. Control measures shall be implemented.

D. PERIMETER CONTROL

1. Perimeter control shall be established as the first item on the SWMP to prevent the potential for pollutants leaving the construction site boundaries, entering the stormwater drainage system, or discharging to state waters.
2. Perimeter control may consist of berms, silt fence, erosion logs, existing landforms, or other control measures as approved.

5. DURING CONSTRUCTION

RESPONSIBILITIES OF THE SWMP Administrator for Construction

The SWMP is a living document "living document" that is continuously reviewed and modified throughout the construction phasing. During construction, the following items shall be added, updated, or amended as needed by the SWMP Administrator for Construction. During construction, indicate how items that have not been addressed during design are being handled in construction. If items are covered in the template or other sections of the SWMP, indicate below what section the discussion takes place.

A. SPILL PREVENTION AND RESPONSE PLAN (SPCC): Prior to project startup, the awarded contractor's personnel have been trained in the following spill control procedures:

- Spill control;
- Containment, vessel, tank, and piping inspection and maintenance;
- Spill response, containment, and clean-up;
- Company policies on reporting and responding to spills.

Environmentally Sensitive Areas:

All spillways, channels, and storm drainage that lead directly or indirectly to the receiving waters and/or pose a threat to ground water are identified as being environmentally sensitive. Extra care and preventative measures will be taken to minimize the risk of contamination to these areas.

Identification of Spill Cleanup Coordinators:

Responsibility	Name/Title	Contact Information (phone)
Primary SPCC	XXXX XXXXX, Owner	970-XXX-XXXX
Secondary SPCC		
On-site Spill Responder		
City Inspector	XXX XXXX	970-XXX-XXXX
City Project Engineer	Brendan Hines, Project Engineer	970-256-4038

Location of Clean-up Kits:

Type of Spill Kit	Location(s)
Large Spill Kit	
Vehicle Kit	

Notification Procedures to be used in the event of an accident:

The Qualified Stormwater Manager shall be notified immediately after a spill on the project site. For **non-hazardous** materials which may endanger health or the environment, and for spills or discharge of hazardous substance or oil (which may cause pollution of the waters of the State), the following measures shall be implemented:

- Contact the CDPHE Environmental Emergency Spill Reporting Line (1-877-518-5608) within 24 hours of the spill event. A written notification to the CDPHE-EMP is necessary within 5 days.
- Report spill to the City Inspector and the City Project Engineer.

For spills involving **hazardous** materials the following measures shall be implemented:

- Contact the local emergency response team by dialing 911.
- Contact the CDPHE Environmental Emergency Spill Reporting Line (1-877-518-5608) within 24 hours of the spill event. A written notification to the CDPHE-EMP is necessary within 5 days.
- Report spill to the City Inspector and the City Project Engineer.

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REVISION	REV	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023	NO SCALE
REVISION	REV 1		DATE	DRAWN BY	JCS	DATE	2023	NO SCALE
REVISION	REV 2		DATE	DESIGNED BY	JCS	DATE	2023	
REVISION	REV 3		DATE	CHECKED BY	BH	DATE	2023	
REVISION	REV 4		DATE	APPROVED BY	KAH	DATE	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
SWMP - 02 NOTES
November 1, 2023

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B. MATERIALS HANDLING:

Quantities of Chemicals and Locations Stored on Site Chemical storage shall be at least 50 horizontal feet from the ordinary high water line of any State water.

Material	Quantity	Staging/Storage Location(s)

Any products/chemicals that are located or stored onsite shall be properly labeled as to the contents of the material. The Material Safety Datasheets (MSDS) for all products/chemicals utilized onsite can be found in a notebook at the project trailer.

All chemicals and stockpiled materials stored on site shall be stored within berms or other secondary containment devices to prevent leaks and spills from contacting stormwater runoff.

C. STOCKPILE MANAGEMENT: Shall be done in accordance with subsection 107.25 and 208.07

D. CONCRETE WASHOUT: Concrete wash out water or waste from field laboratories and paving equipment shall be contained in accordance with subsection 208.05.

E. SAW CUTTING: Shall be done in accordance with subsection 107.25, 208.04, 208.05

F. STREET SWEEPING: Shall be done in accordance with subsection 208.04

6. INSPECTIONS

A. Inspections shall be performed every 7 calendar days in accordance with subsection 208.03(c).

7. CONTROL MEASURE MAINTENANCE

A. Maintenance shall be in accordance with subsection 208.04(f).

8. RECORD KEEPING

A. Records shall be kept in accordance with subsection 208.03(d).

9. INTERIM, PERMANENT STABILIZATION and LONG TERM STORMWATER MANAGEMENT

The Contractor shall comply with all interim stabilization and permanent stabilization requirements in accordance with subsection 208.04(e).

A. SEEDING PLAN

Seeding will be required for an estimated 0.8 acres of disturbed area within the construction limits which are not surfaced, permanently landscaped, or revegetated. The following types and rates shall be used:

COMMON NAME	BOTANICAL NAME	LBS. PLS PER ACRE
Western wheatgrass		7.5
Bluebunch wheatgrass		2.3
Indian ricegrass		1.0
Thickspike wheatgrass		2.3
Slender wheatgrass		9.5
Red Mexican Hat		0.5
Blanket flower		1.5
Western yarrow		0.5
TOTAL		25.00

B. SEEDING APPLICATION: Hydroseed all disturbed areas at the construction site per subsection 212. Soil compaction shall be minimized for areas where permanent stabilization will be achieved through vegetative cover.

C. LONG TERM STORMWATER MANAGEMENT

In addition to the seeding plan noted in item 9.A, a detention pond will be constructed control pollutants in stormwater discharges that will occur after construction operations are completed.

10. PRIOR TO PROJECT FINAL ACCEPTANCE

A. Partial Acceptance shall be in accordance with subsection 107.25 (d), 208.10 and 214.04. At the Partial Acceptance of the project, it shall be determined by the SWMP Administrator for Construction and the Engineer which temporary control measures shall remain until 70% revegetation is established or which shall be removed.

B. At the end of the project, all ditch checks shall either consist of temporary erosion logs (or equivalent) or permanent riprap.

C. All storm drains shall be cleaned prior to the Final Acceptance of the project.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	NO SCALE
REVISION 1			JCS	2023	
REVISION 2			JCS	2023	
REVISION 3			BH	2023	
REVISION 4			KKH	2023	

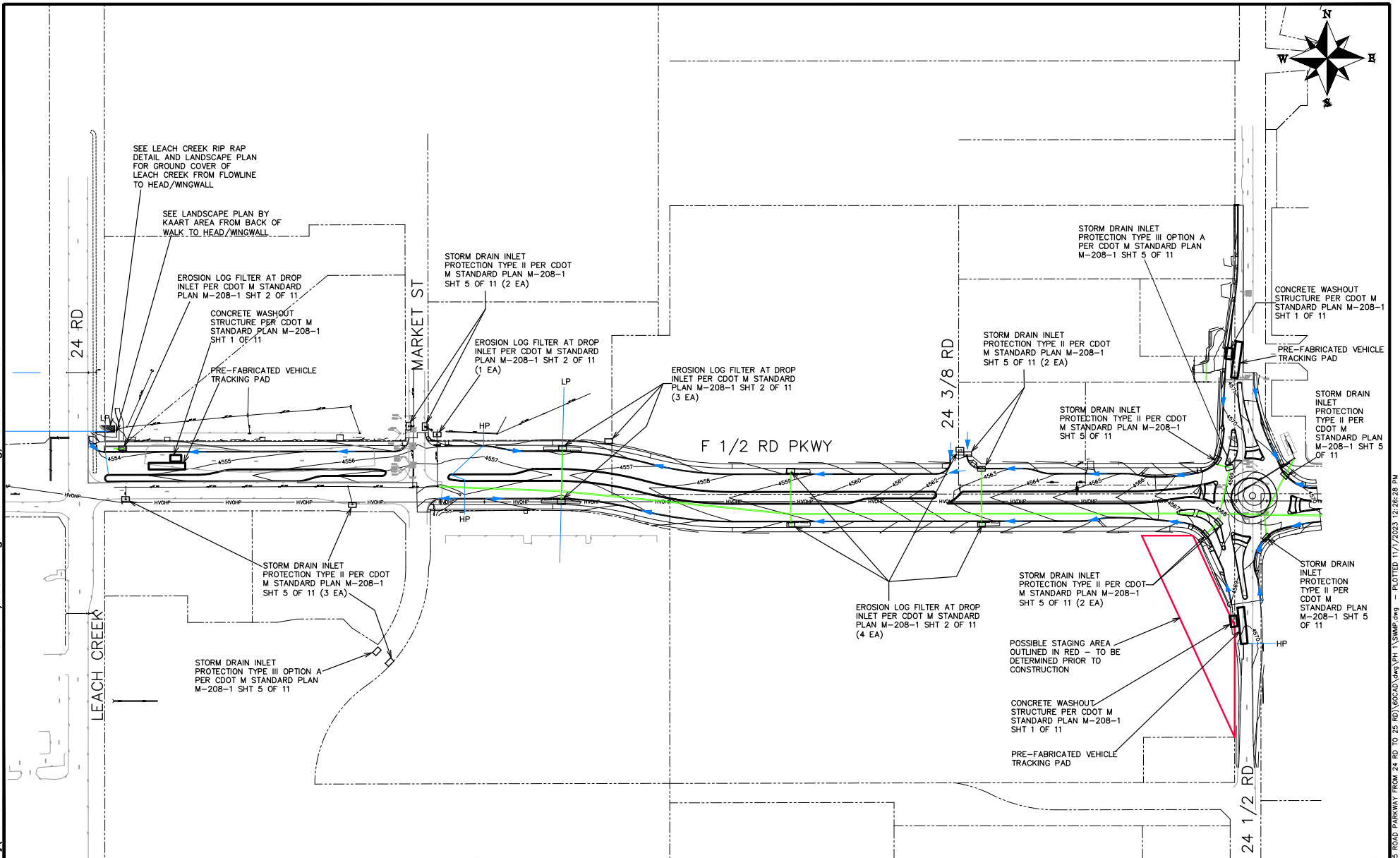


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
SWMP - 03 NOTES
November 1, 2023**

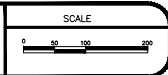
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ RV. 1			JCS	2023
REVISION Δ RV. 2			JCS	2023
REVISION Δ RV. 3			BH	2023
REVISION Δ RV. 4			KAH	2023

DATE	DESIGNED BY	DATE
	JCS	2023
	BH	2023
	KAH	2023



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ENGINEERING DIVISION
PROJECT NO. F210306

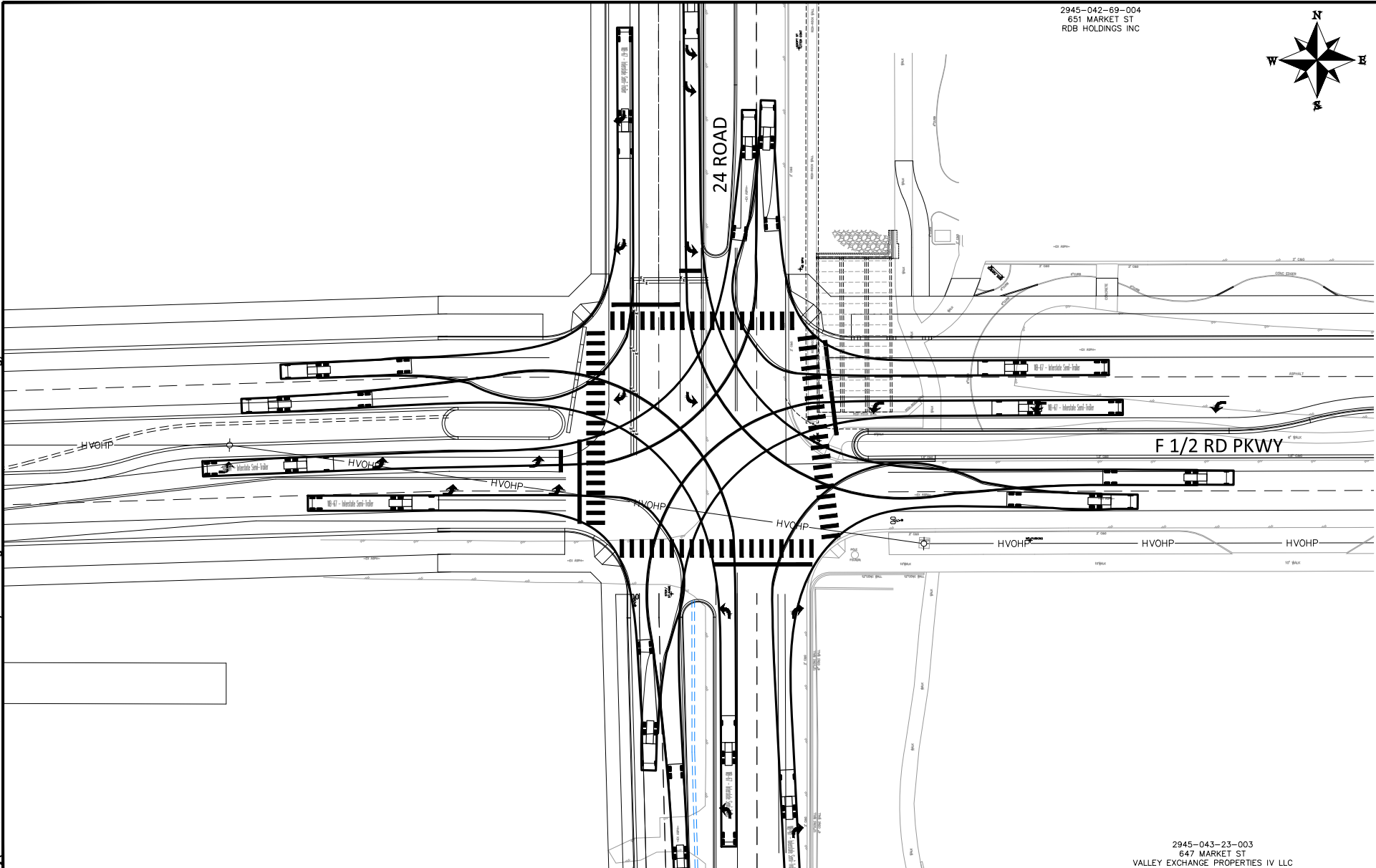
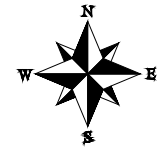
F 1/2 RD PARKWAY, PH 1
SWMP - 04 SITE MAP
November 1, 2023

148

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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC



REVISION	DESCRIPTION	DATE
REVISION A	REV 1	- DATE
REVISION B	REV 2	- DATE
REVISION C	REV 3	- DATE
REVISION D	REV 4	- DATE

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAR	DATE	2023



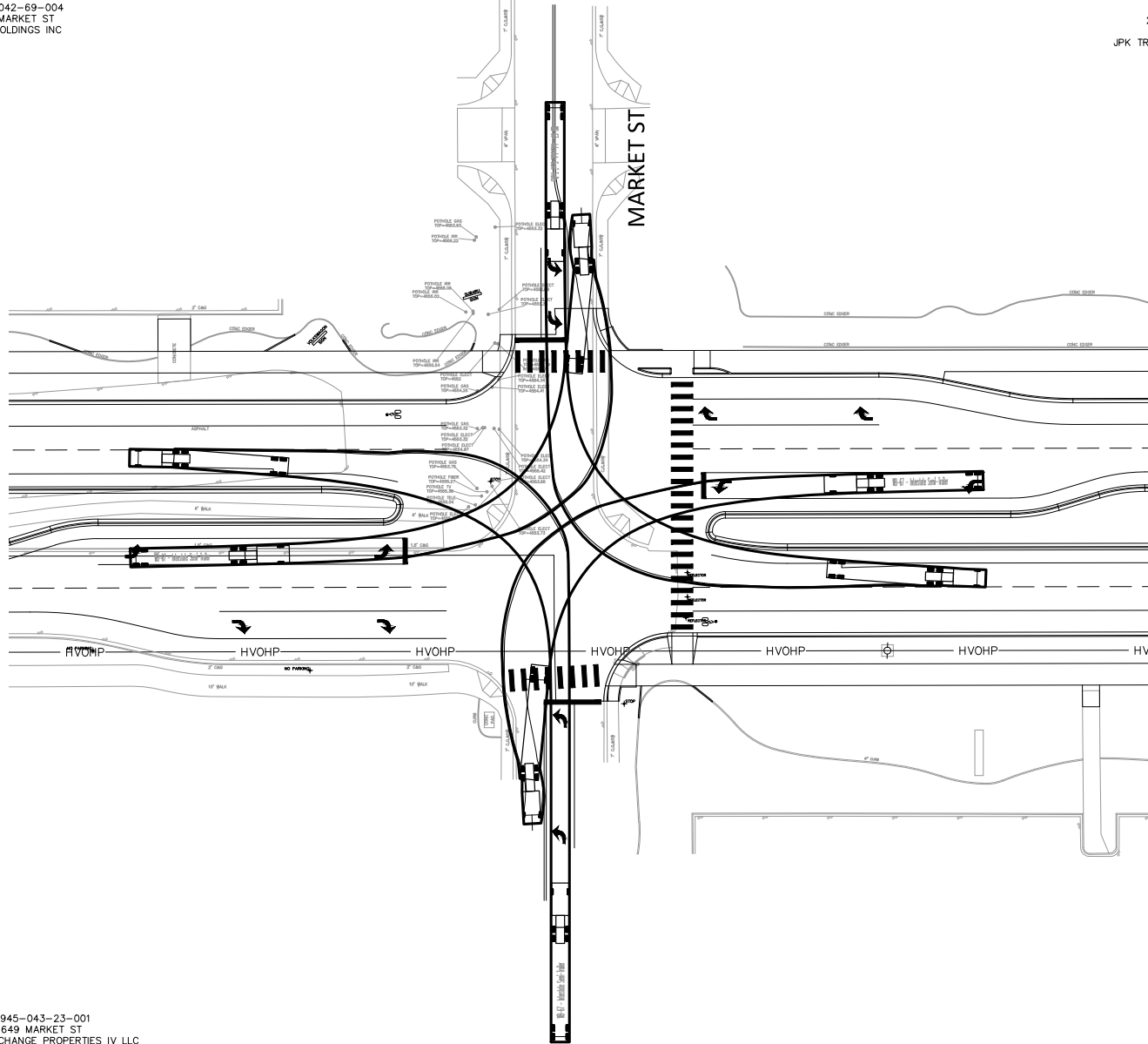
PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210306

2945-043-23-003
647 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC
F 1/2 RD PARKWAY, PH 1
TRUCK TURN ANALYSIS - 1-24 RD INTERSECTION
November 1, 2023

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2945-042-69-004
651 MARKET ST
RDB HOLDINGS INC

2945-042-52-001
650 MARKET ST
JPK TR GRAND JUNCTION II LLC



2945-043-23-001
649 MARKET ST
VALLEY EXCHANGE PROPERTIES IV LLC

REGAL CINEMAS

2945-043-21-002
648 MARKET ST
WTN COEX II LLC

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

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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

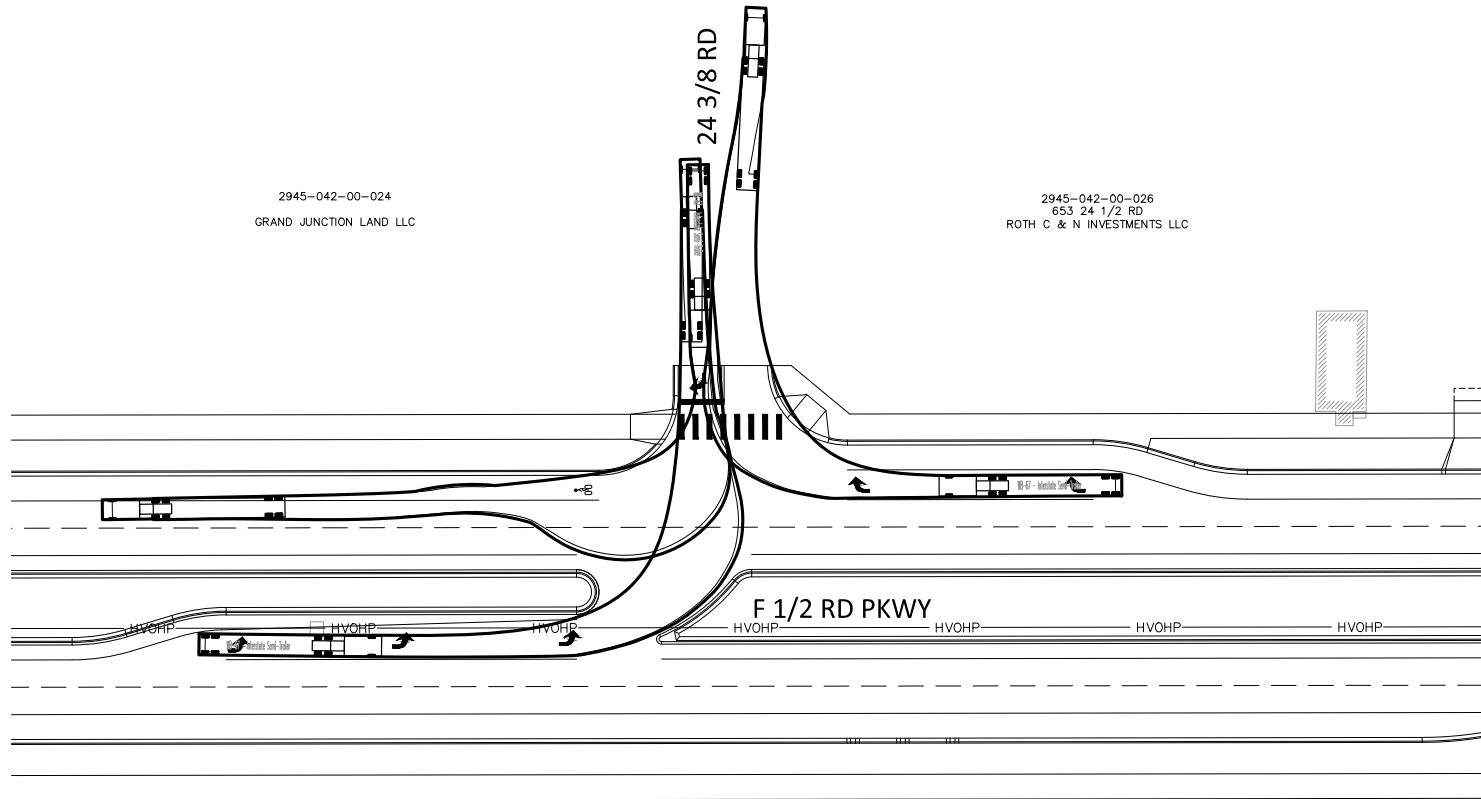
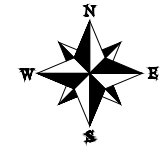


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F 1/2 RD PARKWAY, PH 1
TRUCK TURN ANALYSIS - 2-MARKET ST INTERSECTION
November 1, 2023

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2945-042-00-024
GRAND JUNCTION LAND LLC

2945-042-00-026
653 24 1/2 RD
ROTH C & N INVESTMENTS LLC

2945-043-00-186
647 24 1/2 RD
GRAND JUNCTION HOLDINGS I LLC

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV. 1			JCS	2023	
REV. 2			JCS	2023	
REV. 3			BH	2023	
REV. 4			KAH	2023	



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PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
TRUCK TURN ANALYSIS - 3-24.38 INTERSECTION
November 1, 2023

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2945-042-00-027
 655 24 1/2 RD
 CRAIG AND ALETA BEASLIN



24 1/2 RD

F 1/2 RD PKWY

HVOHP HVOHP HVOHP HVOHP HVOHP HVOHP HVOHP HVOHP HVOHP HVOHP

2945-043-00-186
 647 24 1/2 RD
 GRAND JUNCTION HOLDINGS I LLC

2945-044-00-189
 640 24 1/2 RD
 ROYCE J CARVILLE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAR	2023	



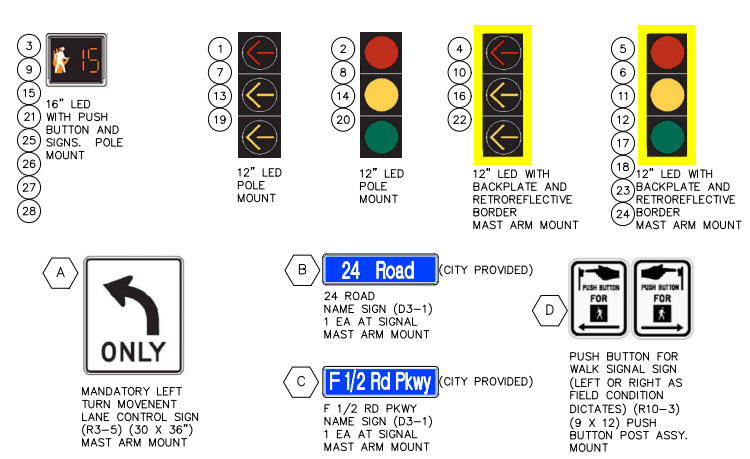
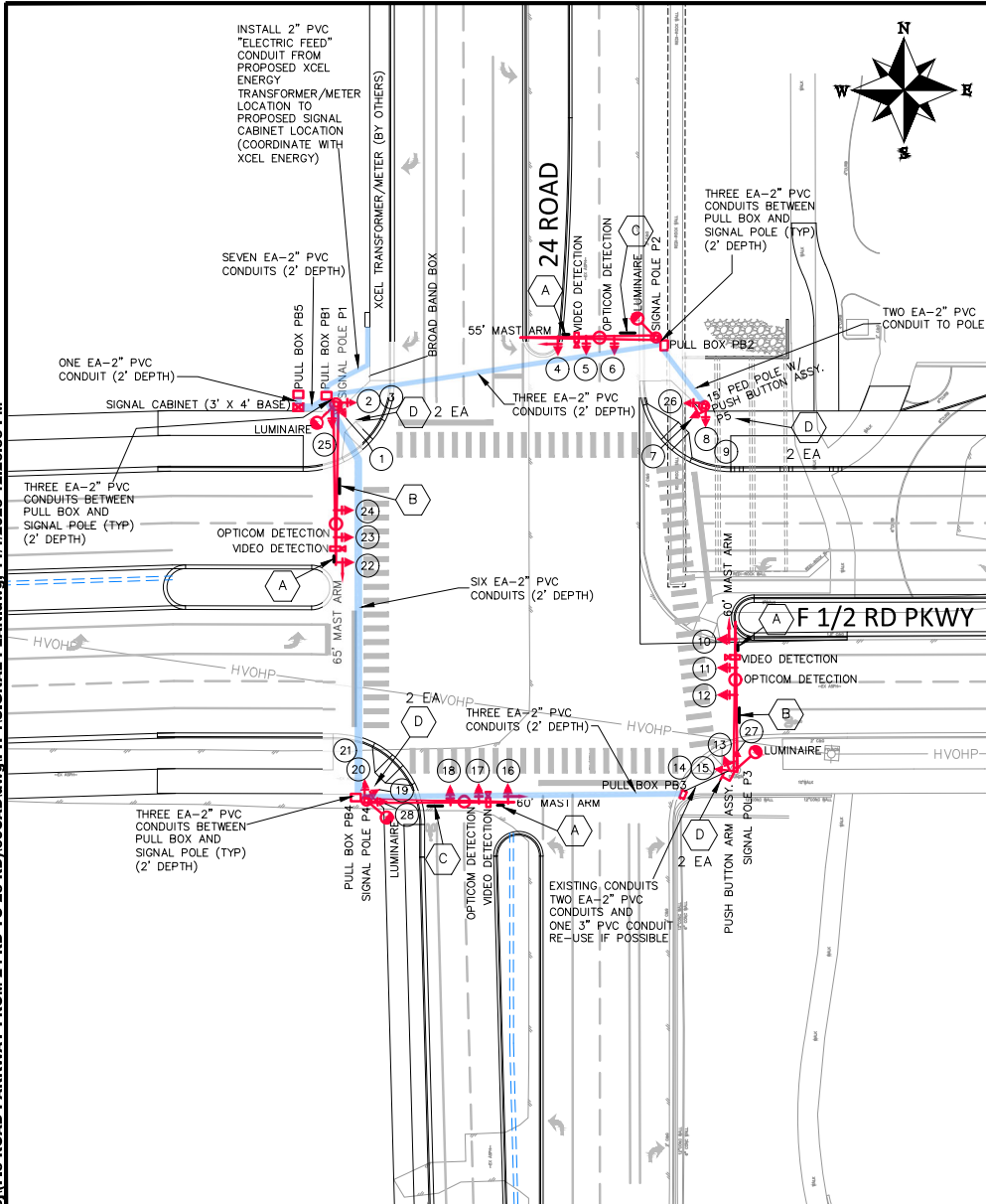
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 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1
 TRUCK TURN ANALYSIS - 4 24.5 RD ROUNDABOUT
 November 1, 2023

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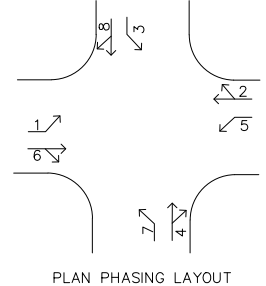
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POLE SCHEDULE						
ID	NORTHING	EASTING	ELEVATION	MAST ARM LENGTH	CAISON SIZE/LENGTH	COMMENTS
P1	47492.48	78769.29	T.B.D.	65'	54"/20.5'	
P2	47519.47	78898.9	T.B.D.	55'	48"/20.5'	
P3	47344.42	78931.16	T.B.D.	60'		USE EXISTING CAISON & ANCHOR BOLTS, RETROFIT BASE PLATE.
P4	47331.94	78781.57	T.B.D.	60'	48"/20.5'	
P5	47491.74	78918.4	T.B.D.	NONE		SPREAD FOOTER REQUIRED, CONTRACTOR TO PROVIDE SHOP DRAWING STAMPED BY STRUCTURAL ENGINEER

PULL BOX SCHEDULE					
ID	NORTHING	EASTING	ELEVATION	SIZE	COMMENTS
PB1	47495.94	78765.42	T.B.D.	30"X48"X24"	
PB2	47516.34	78902.28	T.B.D.	30"X48"X24"	
PB3	47334.40	78909.90	T.B.D.	24"X36"X18"	EXISTING BOX REPLACEMENT
PB4	47333.17	78777.28	T.B.D.	30"X48"X24"	
PB5	47496.45	78753.89	T.B.D.	30"X48"X24"	FIBER PULL BOX

- NOTES**
- Contractor shall furnish and install conduit, pull boxes, pull tape for conduit runs, signal pole bases signal poles, mast arms, signal cabinet, all appurtenances mounted on the mast arms, and all other items as needed to complete signal installation and as shown in the summary of approximate quantities.
 - Notify City of Grand Junction Traffic a week prior to scheduled work. The City of Grand Junction Traffic will inspect and oversee Signal installation.
 - Contractor shall coordinate closely with City of Grand Junction Traffic crews during signal installation, provide suitable access to the site, and traffic control as needed.
 - The City of Grand Junction Traffic will provide final signal controller and cabinet set up. The City of Grand Junction must be notified 72 hours prior to day of which signal is intended to be fully operational.
 - Signal cabinet and controller shall be delivered to the City a minimum of 3 weeks prior to field installation to facilitate a 2 week burn in period.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION A REV. 1			JCS	2023	
REVISION A REV. 2			JCS	2023	
REVISION A REV. 3			BH	2023	
REVISION A REV. 4			KAH	2023	



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1
SIGNAL PLAN - 1-24 RD INTERSECTION
November 1, 2023**