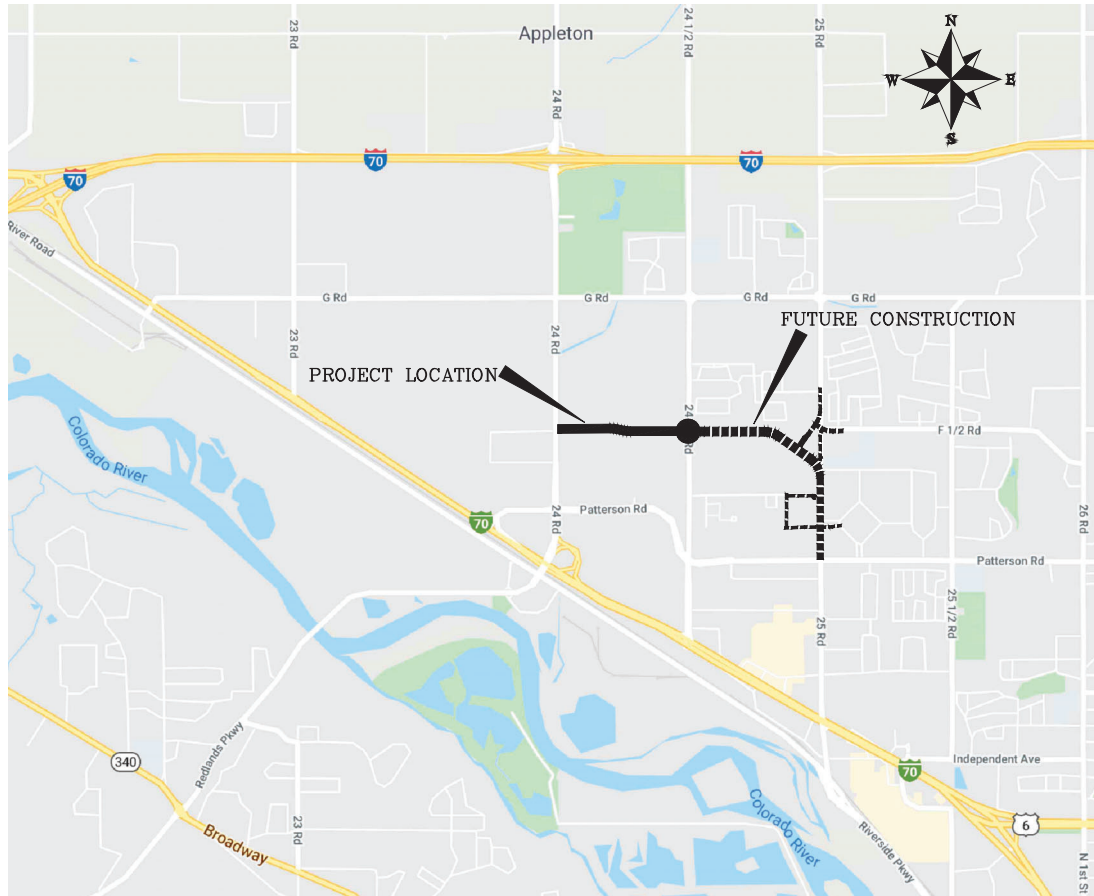


# CITY OF GRAND JUNCTION F 1/2 RD PARKWAY, PH 1

November 15, 2023



VICINITY MAP  
0 1000 2000



*Public Works  
Engineering Division*

### Sheet Index

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- X Irrigation Plans
- X Landscape Plans
- X Electrical Plans

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**

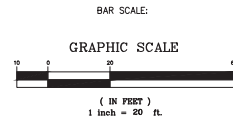
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
AC	ASBESTOS CEMENT
AP	ANGLE POINT
ASB	ANCHORED STRAW BALES
ASP	ALUMINIZED STEEL PIPE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BUTTERFLY VALVE
BOW	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
CL	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMB	COMBINATION (AS IN STORM SEWER AND SANITARY SEWER)
CONC	CONCRETE
CSM	CITY SURVEY MONUMENT
CSP	CORRUGATED STEEL PIPE
CU	COPPER
DI	DUCTILE IRON
DWY	DRIVEWAY
E	ELECTRIC
ECR	END CURB RETURN
EG	EDGE OF GUTTER
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FB	FULL BODY
FC	FACE OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTICS
FS	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	LEFT
MB	MAILBOX
MCSM	MESA COUNTY SURVEY MONUMENT
MJ	MANHOLE
MJ	MECHANICAL JOINT
MW	MILL WRAP
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOP	NO ONE PERSON
NRC-CP	NON-REINFORCED CONCRETE PIPE
NRS	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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### SUMMARY OF EARTHWORK QUANTITIES

INDEX			PROJECT TOTAL		
Book	Page	Sheet		CU. YD.	As Const.
			<b>203-00010 UNCLASSIFIED EXCAVATION (CIP)</b> 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	
			<b>TOTAL FOR PAY QUANTITIES</b>	<b>41309</b>	
			<b>EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY)</b> QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION	CU. YD.	
			UNCLASSIFIED EMBANKMENT	3915	
			<b>TOTAL</b>	<b>3915</b>	

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	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										

NO SCALE



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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Bid Summary				
F 1/2 RD PKWY PH1 Project				
Bid Opening:		December 5, 2023		
By:		Brendan Hines, Project Engineer		
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 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 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 CDS3020-6-C, or Engineer Approved equal. Complete in place.	1.	EA
17	108.6	Storm Sewer Treatment System. Contech CDS5653-10-C, or Engineer Approved equal. Complete in place.	1.	EA
18	108.6	Single Storm Drain Inlet with drive over curb opening (24" x 36")	2.	EA
19	108.6	Double Storm Drain Inlet with drive over curb opening (24" x 72")	2.	EA
20	108.6	Storm Drain Inlet with vertical curb opening (24" x 36")	1.	EA
21	108.6	Storm Drain - Large Area Inlet (24"x36")	7.	EA
22	108.6	Storm Drain - Double Large Area Inlet (24"x36")	1.	EA
23	108.5	Storm Drain - Manhole Barrel Section (D>5')(60" I.D.)	4.	VLF
24	108.5	Connect to Existing Manhole or Pipe	2.	EA
25	108.5	Connect to Existing Outlet Structure for Hall's Estates	1.	EA
26	108.5	30" End Cap/Plug Irrigation	1.	EA

Item No.	CDOT, City Ref.	Description	Quantity	Units
27	108.2	Imported Trench Backfill (Class 3) (Including haul and disposal of unsuitable excavated material) (Assumed Unit Weight = 133 lbs/cu.ft.)(Storm Drain)	950.	TON
28	108.7	Granular Stabilization Material (Type B) (18" Thick Min.) (Includes haul and disposal of unsuitable excavated material) (Assumed Unit Weight = 138 lbs/cu.ft.)(Storm Drain)	500.	TON
29	108.2	Irrigation Pipe - 4" SDR-35 PVC	10.	LF
30	108.2	Irrigation Pipe - 6" SDR-35 PVC	64.	LF
31	108.2	Irrigation Pipe - 8" SDR-35 PVC	10.	LF
32	108.2	Irrigation Pipe - 12" SDR-35 PVC	57.	LF
33	108.2	Irrigation Pipe - 12" Corrugated HDPE Pipe	2,410.	LF
34	108.2	Irrigation Pipe - 18" Corrugated HDPE Pipe	730.	LF
35	108.2	Irrigation Earth ditch - Temporary - per plan	220.	LF
36	108.5	Irrigation Manhole (36" I.D.)	9.	EA
37	108.5	Irrigation Manhole (48" I.D.)	4.	EA
38	108.5	Irrigation Manhole (48" I.D.) Structures (25),(42),(41),(195),(170),&(232) per Details and Plan	6.	EA
39	108.5	Irrigation - Manhole Barrel Section (D>5')(36" I.D.)	31.	VLF
40	108.5	Irrigation - Manhole Barrel Section (D>5')(48" I.D.)	17.	VLF
41	108.6	Intercept Irrigation Drain - Large Area Inlet (24"x36")	1.	EA
42	108.12	ADS agricultural product - metal animal guard (finger) (pipe end guard) for 18-in Pipe	1.	EA
43	108.12	ADS agricultural product - metal animal guard (finger) (pipe end guard) for 12-in Pipe	1.	EA
44	108.5	Reset Irrigation Valve (Mundy)	1.	EA
45	108.5	Connect to Existing Manhole, Pipe, ETC..	13.	EA
46	108.2	Imported Trench Backfill (Class 3) (Including haul and disposal of unsuitable excavated material) (Assumed Unit Weight = 133 lbs/cu.ft.)(Irrigation)	640.	TON
47	108.7	Granular Stabilization Material (Type B) (18" Thick Min.) (Includes haul and disposal of unsuitable excavated material) (Assumed Unit Weight = 138 lbs/cu.ft.)(Irrigation)	500.	TON
48	202	Remove Asphalt Mat. Full Depth.	5,610.	SY
49	202	Remove Concrete	1,580.	SY
50	202	Remove Redirock Headwall, Wingwall, and Underlying foundation at Box Culvert at the intersection of F 1/2 Rd and 24 Rd	1.	LS

REVISION	DESCRIPTION	DATE
REVISION A ADDENDUM 1		11-14-2023
REVISION B REV 2		
REVISION C REV 3		
REVISION D REV 4		

DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
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 - 1  
November 15, 2023

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Bid Summary				
F 1/2 RD PKWY PH1 Project				
Bid Opening:		December 5, 2023		
By:		Brendan Hines, Project Engineer		
Item No.	CDOT, City Ref.	Description	Quantity	Units
51	202	Remove Water Valve	1.	EA
52	202	Remove Fire Hydrant	1.	EA
53	202	Remove End Section	1.	EA
54	202	Remove Irrigation Structure	3.	EA
55	202	Remove Light Pole	13.	EA
56	202	Remove Light Pole Base	13.	EA
57	202	Remove High Voltage Overhead Power Pole Foundation	1.	EA
58	202	Remove Pull Box	5.	EA
59	202	Remove Post	2.	EA
60	202	Remove Delineator	3.	EA
61	202	Remove Ground Sign	5.	EA
62	202	Remove Sod.	1,376.	SY
63	202	Remove Tree	15.	EA
64	202	Remove Tree Stump	3.	EA
65	202	Remove Bush	35.	EA
66	202	Remove Property Pin (no reference or reset)	3.	EA
67	202	Remove Fence (includes all gates and associated appurtenances)	2,703.	LF
68	202	Remove Plastic Fence Gate (Gale Property)	1.	EA
69	202	Remove Electric Feed (Subaru Lights)	600.	LF
70	202	Remove Pipe as shown on Plans	2,015.	LF
71	202	Remove Mail Box	4.	EA
72	202	Remove Signal Pole Steel Template and Return to City Traffic	1.	EA
73	202	Remove/Abandon Sprinkler System at 653 24 1/2 Rd.	1.	EA
74	202	Clearing and Grubbing	1.	LS
75	210	Adjust Sprinkler System at 651 Market St. (Subaru)	1.	EA
76	210	Adjust Sprinkler System at 650 Market St. (Hilton)	1.	EA
77	210	Adjust Sprinkler System at 648 Market St. (Regal)	1.	EA
78	210	Adjust Sprinkler System at 649 3/4 Serinity Ln (Halls Estates HOA)	1.	EA
79	210	Adjust Sprinkler System at 655 24 1/2 Rd (Beaslin)	1.	EA
80	210	Adjust Sprinkler System at 659 24 1/2 Rd (Mundy)	1.	EA
81	210	Adjust Water Valve to Finished Grade	6.	EA
82	210	Adjust Manhole to Finished Grade	8.	EA
83	210	Adjust inlet Frame and Grate to Finished Grade	2.	EA
84	210	Reset Water Meter	2.	EA

Item No.	CDOT, City Ref.	Description	Quantity	Units
85	210	Adjust Pull Box to Finished Grade	7.	EA
86	210	Reset Light Standard	1.	EA
87	210	Reference/Reset Survey Monument	1.	EA
88	210	Reset Redirock Wall back to new Headwall (Leach Creek at the intersection of 24 Rd and F 1/2 Rd)	1.	EA
89	210	Reset Mail Box (Coordinate with USPS)	4.	EA
90	210	Reset Fence	200.	LF
91	210	Reset 4" Irrigation Valve (Mundy Property)	1.	EA
92	210	Reset Landscape Ground Cover (Subaru)	2,800.	SF
93	210	Reset Landscape Ground Cover (Hilton)	1,800.	SF
94	210	Reset Landscape Ground Cover (Regal)	500.	SF
95	210	Reset Landscape Ground Cover (Gale)	580.	SF
96	PH	POTHOLING	1.	LS
97	210	Reset Landscape Ground Cover (Halls Estates HOA)	1,600.	SF
98	203	Unclassified Excavation	41,309.	CY
99	203	Unclassified Embankment	4,502.	CY
100	203	Haul Earthwork Material	36,807.	CY
101	207	Topsoil (18" Thick) (all planting areas within ROW)	11,800.	SY
102	203	(Roadway Subgrade Stabilization) Muck Excavation	4,700.	CY
103	304	(Roadway Subgrade Stabilization) Aggregate Base Course (Class 3) (24" Thick)	7,000.	SY
104	304	(Roadway Subgrade Stabilization) Geotextile Separator (Mirifi RS580i or Equivalent) as Directed by Project Engineer	5,000.	SY
105	420	(Roadway Subgrade Stabilization) Geotextile Separator (Cl 2)	7,000.	SY
106	420	(Roadway Subgrade Stabilization) Geogrid Reinforcement	7,000.	SY
107	208	Storm Drain Inlet Protection (Erosion Log filter at Drop Inlet)	9.	EA
108	208	Storm Drain Inlet Protection (Type II)	12.	EA
109	208	Storm Drain Inlet Protection (Type III)	2.	EA
110	208	Erosion Log	500.	LF
111	208	Prefabricated Vehicle Tracking Pad	3.	EA
112	208	Prefabricated Concrete Washout Structure	3.	EA
113	209	Dust Abatement	365.	DAYS
114	212	Seeding - Native Seed Mix	0.8	ACRE
115	304	Aggregate Base Course (Class 2) (14" Thick) (F 1/2 Rd Pkwy)	22,320.	SY

REVISION	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2023
REVISION	ADDENDUM 1	11-14-2023	DESIGNED BY	JCS	DATE	2023
REVISION	REV 2	DATE	CHECKED BY	BH	DATE	2023
REVISION	REV 3	DATE	APPROVED BY	KH	DATE	2023
REVISION	REV 4	DATE				

NO SCALE



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
SUMMARY OF APPROXIMATE QUANTITIES - 2  
November 15, 2023

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Bid Summary				
F 1/2 RD PKWY PH1 Project				
Bid Opening: December 5, 2023				
By: Brendan Hines, Project Engineer				
Item No.	CDOT, City Ref.	Description	Quantity	Units
116	304	Aggregate Base Course (Class 2) (10" Thick) (24 1/2 Road)	2,215.	SY
117	304	Aggregate Base Course (Class 2) (16" Thick) (Roundabout)	6,400.	SY
118	304	Aggregate Base Course (Class 6) (12" Thick) (Driveway)	36.	SY
119	304	Aggregate Base Course (Class 6) (8" Thick) (Various Locations)	27,880.	SY
120	304	Aggregate Base Course (Class 6) (6" Thick) (24 1/2 Rd Shoulder)	370.	SY
121	304	Washed Rock Surface Course (Driveway) (3" Thick)	280.	SY
122	306	Reconditioning (6" Deep) (Various)	30,971.	SY
123	329	Sod. (To repair & Match Existing)	6,000.	SF
124	401	Asphalt Millings (4" thick) (1 1/2" max particle size) (Gale/Mundy Drive)	90.	TON
125	401	Hot Mix Asphalt (4" thick) (Grading SX 100, Binder Grade 64-22) (Driveway)	8.	TON
126	401	Hot Mix Asphalt (2" thick) (Grading SX 100, Binder Grade 64-22) (Varies)	1,630.	TON
127	401	Hot Mix Asphalt (5" thick) (Grading SX 100, Binder Grade 64-22) (24 1/2 Rd)	578.	TON
128	401	Hot Mix Asphalt (5 1/2" thick) (Grading SX 100, Binder Grade 64-22) (F 1/2 Rd Pkwy)	3,844.	TON
129	401	Hot Mix Asphalt (2" thick) (Grading SX 100, Binder Grade 64-22) (T-Top on 24 1/2 Rd)	25.	TON
130	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 to complete work.	21.	CY
131	504	Precast Concrete Block Retaining Wall System (includes all necessary appurtenances, work, etc. to complete).	30.	FSF
132	506	Riprap (12 Inch) (Leach Creek)	30.	CY
133	506	Filter Material (Class B)	5.	CY
134	506	Geotextile (Drainage) (Class 1) (Nonwoven) (Geotextile is to be used with the Leach Creek Riprap Details)	45.	SY
135	603.3	Leach Creek Temporary Bypass Pumping (temporary to set up Leach Creek Bypass for Construction and to divert Leach Creek back to Tripple Box Culvert after box culvert construction)	10.	DAYS

Item No.	CDOT, City Ref.	Description	Quantity	Units
136	603.3	Leach Creek Bypass for Construction (contractor to determine means and methods and submit plan prior to contract award)	1.	LS
137	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
138	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
139	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
140	603.3	Geotextile Separator (for Triple Conc Box Culvert Pipe Bedding) (Class 1) (Woven) (See Box Culvert Typical Cross Section)	1,400.	SY
141	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
142	603.3	Triple - 6' x 12' Cast in Place Concrete Box Culvert to accommodate Sewer Crossing (Includes all Haunching and Backfill Material)	1.	LF
143	608	Concrete Landscape Border (match existing in kind)	165.	LF
144	608	Concrete Pavement (Roundabout) (9" Thick) (CL P)	5,560.	SY
145	608	Concrete Curb and Spill Gutter (1.5' Wide) to include Class 6 Aggregate Base Course per Typical Cross Section	5,925.	LF
146	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
147	608	Concrete Curb (6" Wide) (6" High) to include Class 6 Aggregate Base Course per Typical Cross Section	650.	LF
148	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
149	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
150	608	Concrete Sidewalk (6" Thick) to include 6" of Class 6 Aggregate Base Course.	5,700.	SY

REVISION $\Delta$ ADDENDUM 1	DESCRIPTION	DATE	DRAWN BY JCS	DATE 2023
REVISION $\Delta$ REV. 2		11-14-2023	DESIGNED BY JCS	DATE 2023
REVISION $\Delta$ REV. 3			CHECKED BY BH	DATE 2023
REVISION $\Delta$ REV. 4			APPROVED BY MAH	DATE 2023

NO SCALE



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
SUMMARY OF APPROXIMATE QUANTITIES - 3  
November 15, 2023

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Bid Summary				
F 1/2 RD PKWY PH1 Project				
Bid Opening: December 5, 2023				
By: Brendan Hines, Project Engineer				
Item No.	CDOT, City Ref.	Description	Quantity	Units
151	608	Concrete Drainage Pan (6' Wide) to include 6" of Class 6 Aggregate Base Course.	38.	LF
152	608	Concrete Median Island Nose (8" Thick) to include 6" of Class 6 Aggregate Base Course.	41.	SY
153	608	Concrete Curb Ramp to include 6" of Class 6 Aggregate Base Course.	335.	SY
154	608	Concrete Pavement (6" Thick) to include 6" of Class 6 Aggregate Base Course.	170.	SY
155	608	Concrete Driveway Section (8" Thick) (Commercial) to include 6" of Class 6 Aggregate Base Course.	225.	SY
156	608	Concrete Median Edging (1.5' Wide) (4" thick) (make sure not repeated landscape quantities)	5,555.	LF
157	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
158	608	Detectable Warning (Cast Iron, Wet Set) (2'x2)	130.	EA
159	613	2" Schedule 80 PVC (City Broadband)	15,615.	LF
160	613	2" Schedule 80 PVC (for Power to Lighting and Out Buildings - Outside edge of Joint Trench)	5,205.	LF
161	613	Large Splice Box (Quasite) (3' - 2 5/8" x 2'-2") Broadband Logo.	20.	EA
162	614	Sign Panel (CL I)	570.	SF
163	614	Sign Panel (CL II)	48.	SF
164	614	3 LB. U SHAPE CHANNEL STEEL POST	70.	EA
165	614	Steel Sign Support (2 1/2" round NP-40) (Pole/Slipbase)	4.	EA
166	503-00048	Drilled Caisson (48 Inch)	42.	LF
167	503-00048	Drilled Caisson (54 Inch)	21.	LF
168	613-07004	Type Four Pull Box (Traffic) (24x36x24) PB3	1.	EA
169	613-07005	Type Five Pull Box (Traffic) (30x48x24) PB1,PB2,PB4,&PB5	4.	EA
170	614	Spread Footer for Pedestrian Pole P5 (Contractor to provide Engineer Approved and Stamped Shop Drawings)	1.	EA
171	614-70150	Pedestrian Signal Face (16) (Countdown)	8.	EA
172	614-70336	Traffic Signal Face (12-12-12)	8.	EA

Item No.	CDOT, City Ref.	Description	Quantity	Units
173	614-70336b	Traffic Signal Face (12-12-12) (With Backplate and Retroreflective Border)	12.	EA
174	614-72855	Traffic Signal Controller Cabinet	1.	EA
175	614-72863	Pedestrian Push Button Post Assembly	4.	EA
176	614-72886	Intersection Detection System (Camera)	4.	EA
177	614-72886o	Intersection Detection System (Opticom)	4.	EA
178	614-81155	Traffic Signal-Light Pole Steel (1-55 Foot Mast Arm) P2	1.	EA
179	614-81160	Traffic Signal-Light Pole Steel (1-60 Foot Mast Arm) P3 & P4	2.	EA
180	614-81165	Traffic Signal-Light Pole Steel (1-65 Foot Mast Arm) P1	1.	EA
181	614	Mount City Provided Sign on Mast Arm	4.	EA
182	614	Sign Panel (CL I)	36.	SF
183	614-84000	Traffic Signal Pedestal Pole Steel P5	1.	EA
184	614-87010	Fiber Optic Cable (Single Mode) (12 Fiber)	500.	LF
185	614-87320	Closed Circuit Television	1.	EA
186	614-87350	Test Fiber Optic Cable	1.	EA
187	614	2" PVC Conduit	2,100.	LF
188	620	Sanitary Facility	1.	EA
189	625	Construction Surveying	1.	LS
190	626	Mobilization	1.	LS
191	627	Epoxy Pavement Marking (asphalt only) (Roadway Striping) (two coats) (white)	73.	Gal
192	627	Epoxy Pavement Marking (asphalt only) (Roadway Striping) (two coats) (yellow)	58.	Gal
193	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
194	627	Preformed Plastic Pavement Marking (Type II) (Inlaid) (includes black contrast tape, 1.5" each side, total of 3") (Roundabout Striping) (yellow)	343.	SF

REVISION	DESCRIPTION	DATE
REVISION A	ADDENDUM 1	11-14-2023
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	KAH	DATE	2023

NO SCALE



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

**F 1/2 RD PARKWAY, PH 1  
SUMMARY OF APPROXIMATE QUANTITIES - 4  
November 15, 2023**

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Bid Summary				
F 1/2 RD PKWY PH1 Project				
Bid Opening:		December 5, 2023		
By:		Brendan Hines, Project Engineer		
Item No.	CDOT, City Ref.	Description	Quantity	Units
195	627	Preformed Thermoplastic Pavement Marking (Word-Symbol) (Asphalt and Concrete)	1,125	SF
196	627	Preformed Thermoplastic Pavement Marking (X-Walk & Stop Line) (Asphalt and Concrete)	2,400	SF
197	630	Traffic Control (Complete In Place)	1.	LS
198	630	Traffic Control Plan	1.	LS
199	630	Construction Phasing Pan	1.	LS
200	630	Temporary Paving	1,750	SY
201	LSC	Soil Amendment (To be tilled)	35,528	SF
202	LSC	Type 1 Rock - 1-1/2" Tan Granite (3" Depth)	65,371.	SF
203	LSC	Type 2 Rock - 1-1/2" Tan Granite (3" Depth), Plus 2-3" La Sal Purple, scatterec at 1 CF/100 SF	35,203	SF
204	LSC	Type 3 Rock - 2-3" La Sal Purple (3" Depth)	5,360.	SF
205	LSC	Landscape Boulder - Small (3'x2'x2')	259.	EACH
206	LSC	Landscape Boulder - Large (2'x4'x2')	18.	EACH
207	LSC	Deciduous Tree ( 1 - 1/2 Inch Caliper)	54.	EACH
208	LSC	Deciduous Tree ( 2 Inch Caliper)	38.	EACH
209	LSC	Deciduous Shrub (1 Gallon Container)	99.	EACH
210	LSC	Deciduous Shrub (5 Gallon Container)	264.	EACH
211	LSC	Evergreen Tree (6 Foot, B&B)	24.	EACH
212	LSC	Evergreen Shrubs (5 Gallon Container)	91.	EACH
213	LSC	Perennials (1 Gallon Container)	421.	EACH
214	LSC	Ornamental Grasses (1 Gallon Container)	351.	EACH
215	IRR	Connect to Existing Irr. Main (24 Road Median)	1.	LS
216	IRR	Bore under N-bound 24 RD, N. Leach Creek & Ready Rock wall	1.	LS
217	IRR	4 Inch PVC Irrigation Slæve, 18" bury under walks	276	LF
218	IRR	4 Inch PVC Irrigation Slæve, 30" bury under roadways	442	LF
219	IRR	6 Inch PVC Irrigation Slæve, 30" bury under roadways	1,120	LF
220	IRR	4" HDPE Mainline	5,253	LF
221	IRR	1 Inch PVC Lateral Pipe	11,393	LF
222	IRR	1-1/2 Inch PVC Lateral Pipe	802.	LF
223	IRR	Tracer Wire for all Mainline and PVC Lateral Pipes	17,448.	LF

Item No.	CDOT, City Ref.	Description	Quantity	Units
224	IRR	3/4 Inch Quick Coupler Valve	1.	EACH
225	IRR	1 Inch Automatic Control Valve	8.	EACH
226	IRR	2-wire Control Wire	5,253.	LF
227	IRR	2-wire Control, including decoders, grounding	1.	LS
228	IRR	Jumbo Valve Box	4.	EACH
229	IRR	Isolations Valves - For Mainline	11.	EACH
230	IRR	Isolations Valves - For Rain Garden Lateral Shutoff	6.	EACH
231	IRR	Manual Drain Valves	1.	EACH
232	IRR	Riser Assembly to Compression Tee (not incl. tree rings)	141.	EACH
233	IRR	1/2" Drip Tubing, No Emitters	10,484.	EACH
234	IRR	Netafim Drip Emitters (incl. 1/4" tubing)	2,960.	EACH
235	IRR	Tree Ring Assembly	119.	EACH
236	IRR	1/2 Inch Flush Box Assembly	72.	EACH
237	IRR	Air Relief/Pressure Relief Assembly	1.	EACH
238	ELEC	Type One Pull Box	67.	EA
239	ELEC	Wiring	1.	LS
240	ELEC	Light Standard and Luminaire (Pedestrian)	60.	EA
241	ELEC	Light Standard Foundation (Pedestrian)	60.	EA
242	ELEC	Lighting Control Center PWR Pedestal (Special) (LCBP x1.74)	1.	EA
243	ELEC	Trench - Site Lighting and Electrical will require approximately 6,700 Linear Feet of Trenching.	1.	LS
MCR		Minor Contract Revisions	---	---

REVISION	DESCRIPTION	DATE
REVISION A	ADDENDUM 1	11-14-2023
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	KAH	DATE	2023

NO SCALE



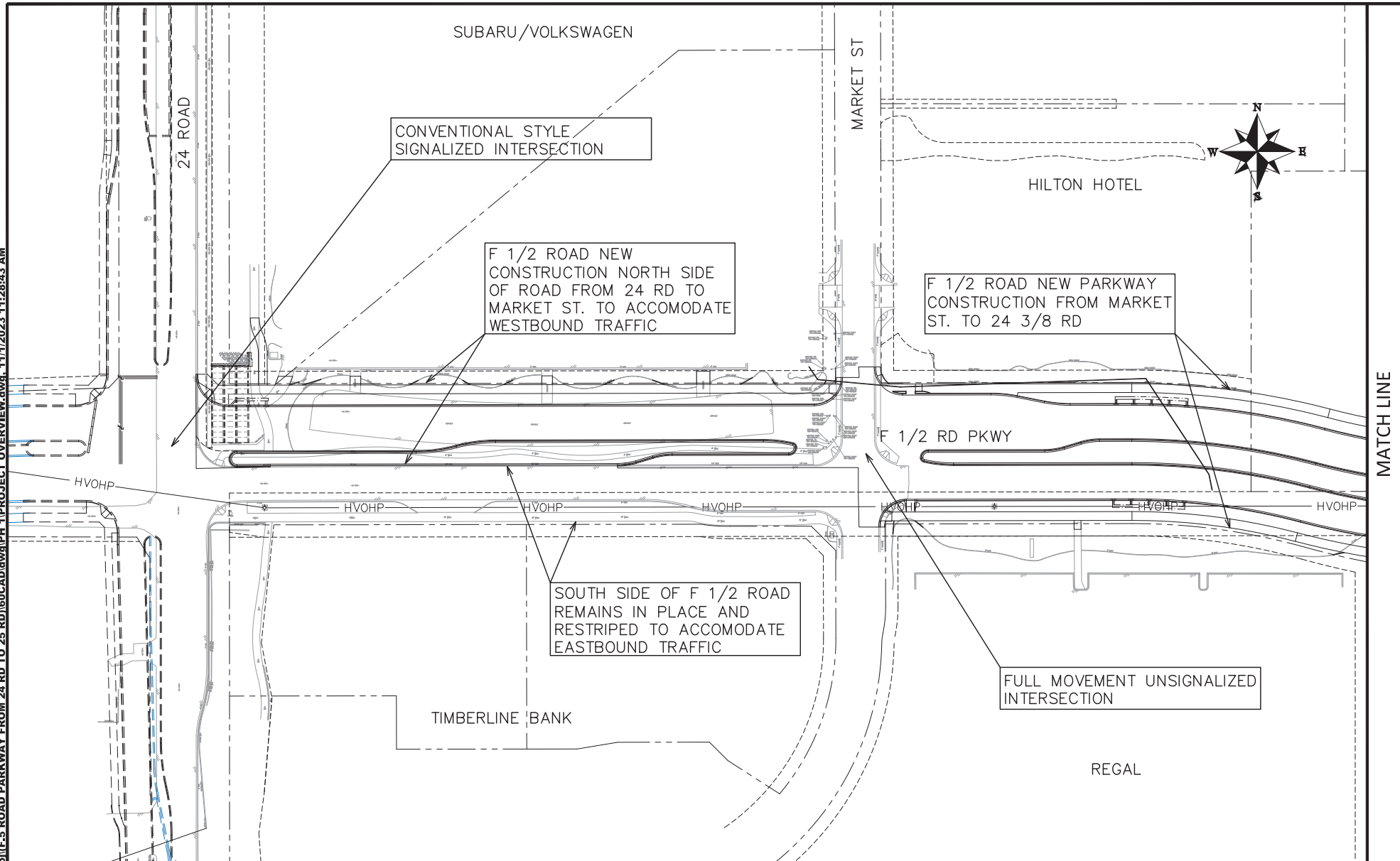
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
SUMMARY OF APPROXIMATE QUANTITIES - 5  
November 15, 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			KMH	2023



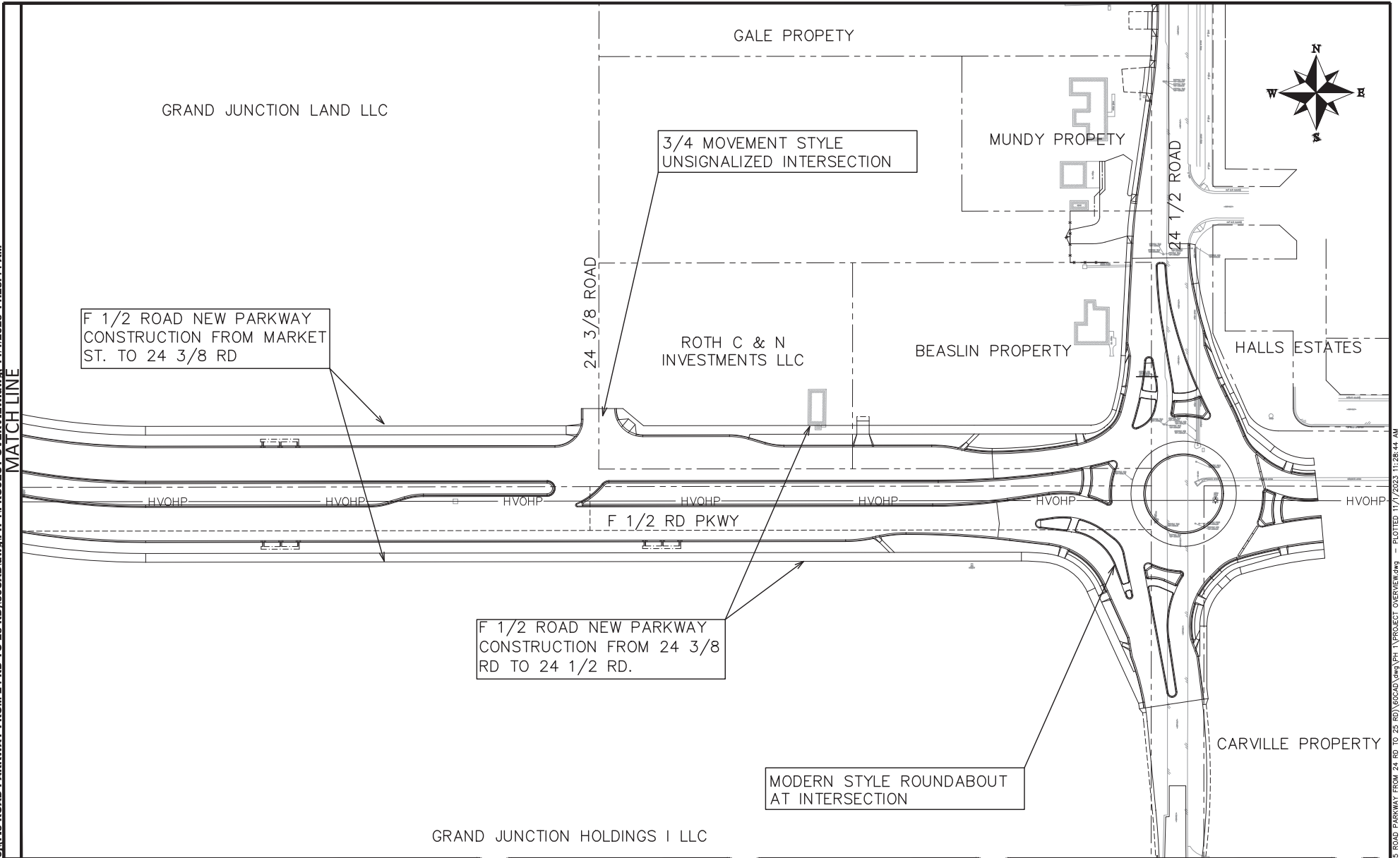
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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
REV. 1			JCS	2023
REV. 2			JCS	2023
REV. 3			BH	2023
REV. 4			KMH	2023

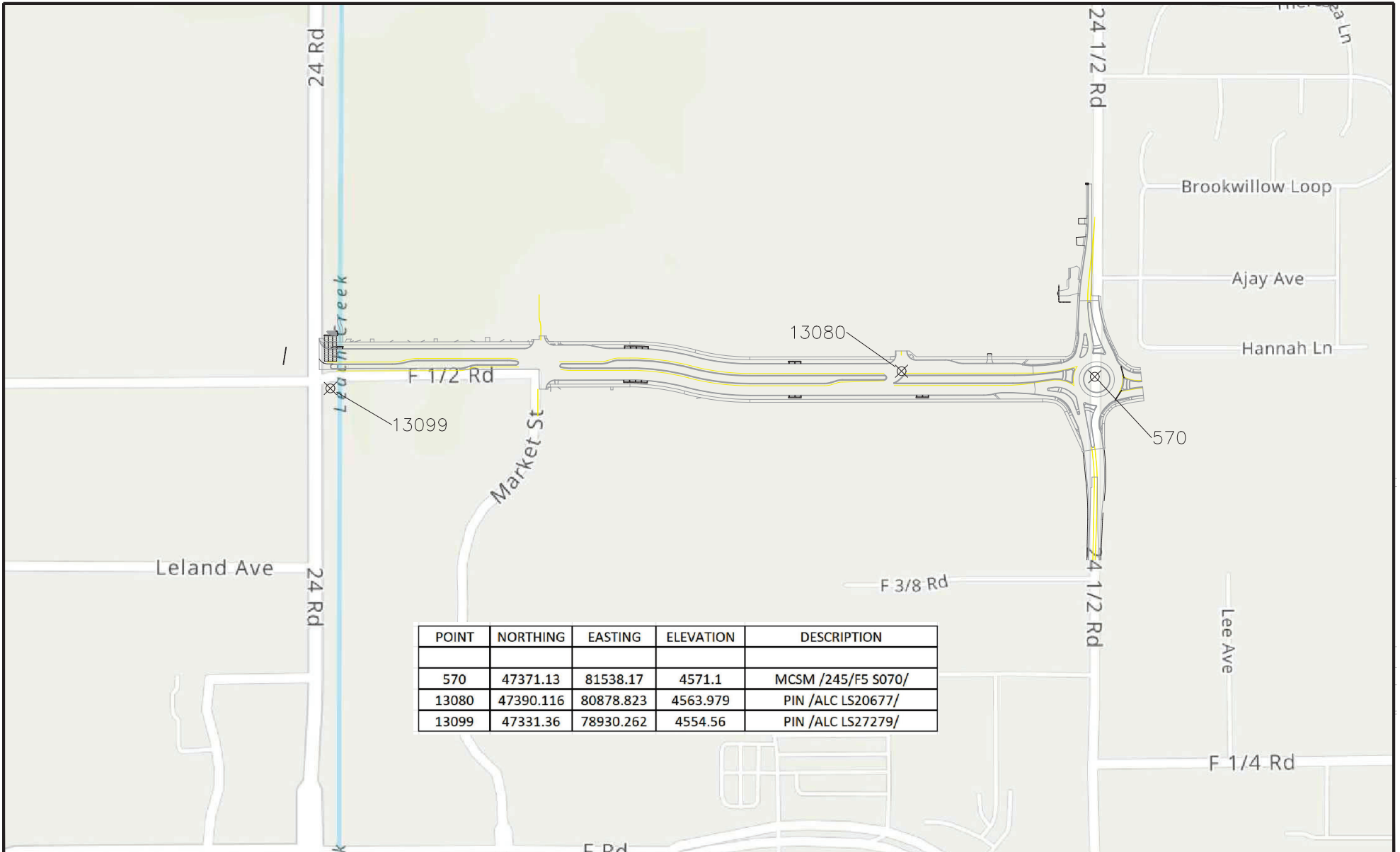
DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
	JCS	2023	BH	2023	KMH	2023



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ENGINEERING DIVISION  
PROJECT NO. F210306

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

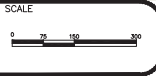
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POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
570	47371.13	81538.17	4571.1	MCSM /245/F5 S070/
13080	47390.116	80878.823	4563.979	PIN /ALC LS20677/
13099	47331.36	78930.262	4554.56	PIN /ALC LS27279/

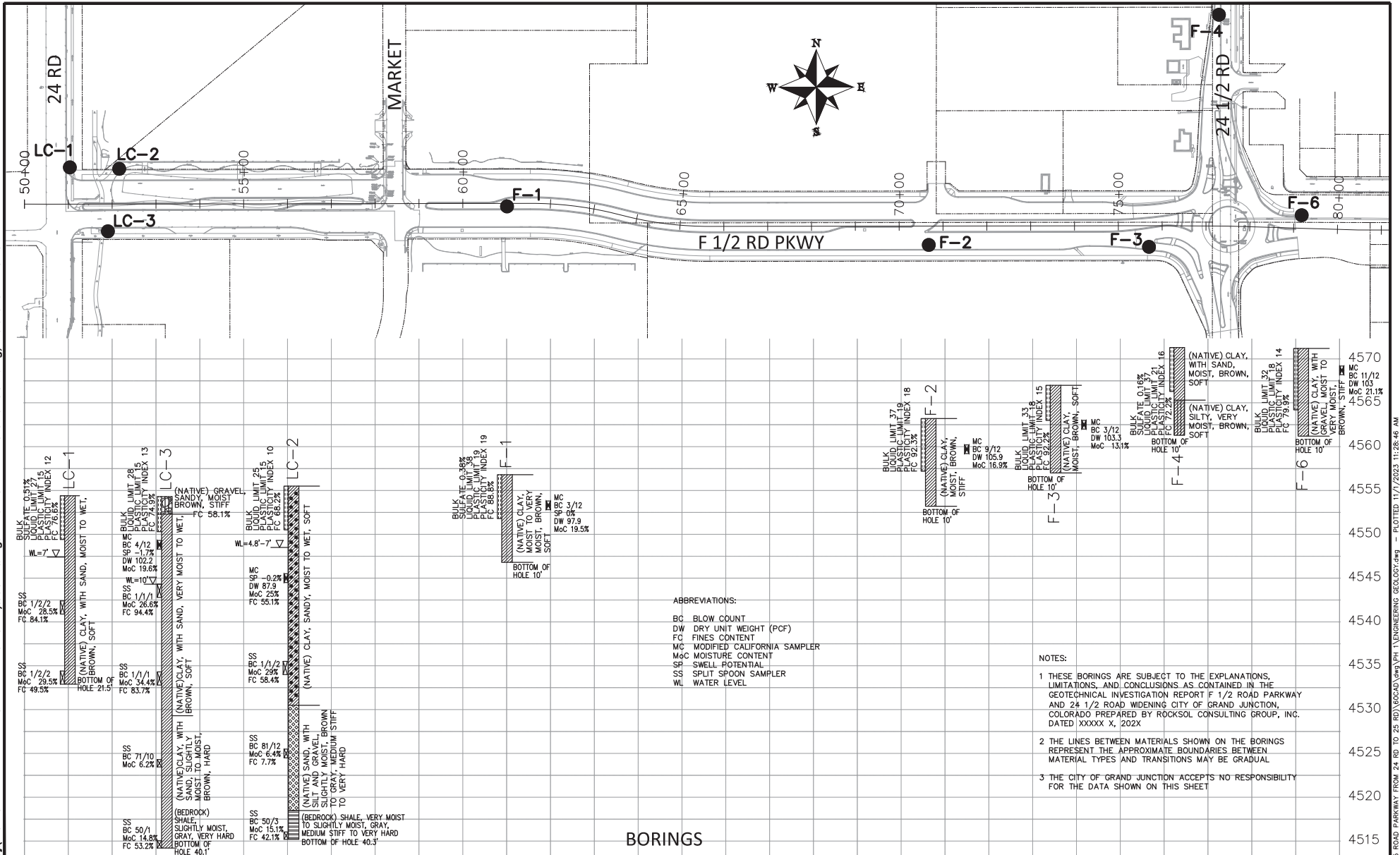
REVISION	DESCRIPTION	DATE
REVISION A REV 1		
REVISION A REV 2		
REVISION A REV 3		
REVISION A REV 4		

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  
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

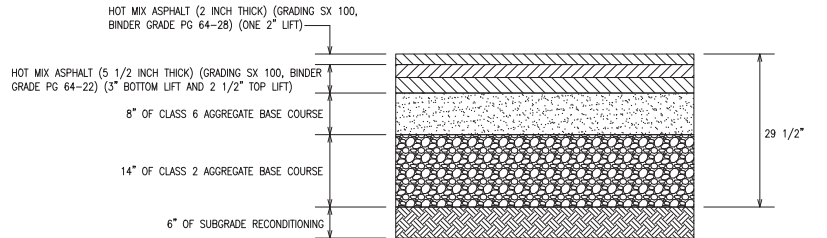
SCALES:	
PLAN & PROFILE	1" = 40'
HORIZONTAL	1" = 40'
VERTICAL	1" = 10'



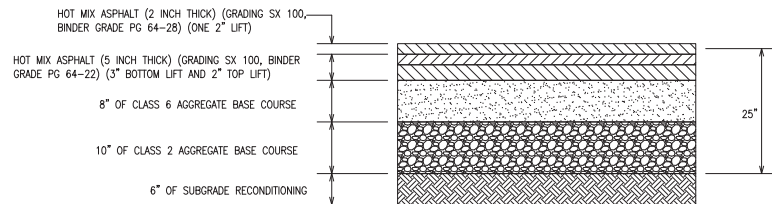
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ENGINEERING DIVISION  
PROJECT NO. F210306

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

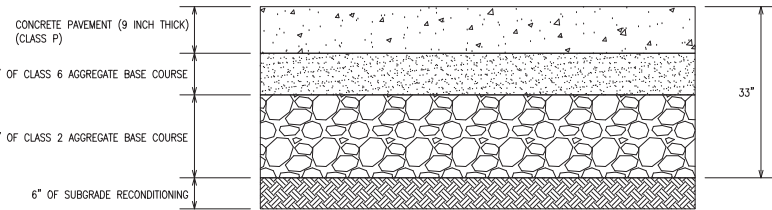
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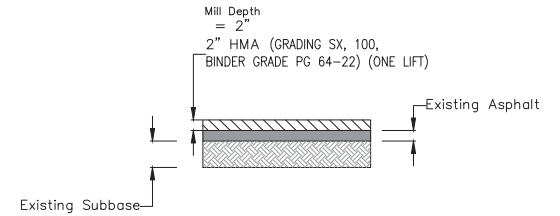
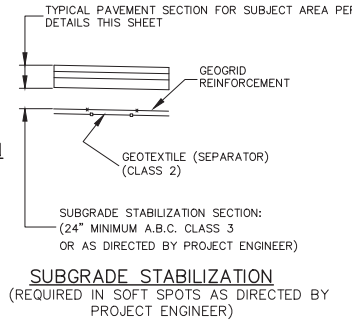
**F 1/2 ROAD PARKWAY ASPHALT PAVEMENT SECTION**  
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



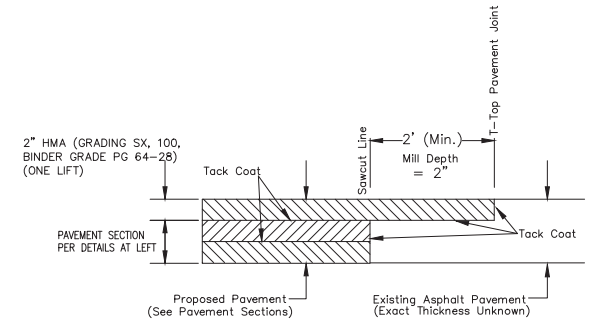
**24 1/2 ROAD ASPHALT PAVEMENT SECTION**  
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



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



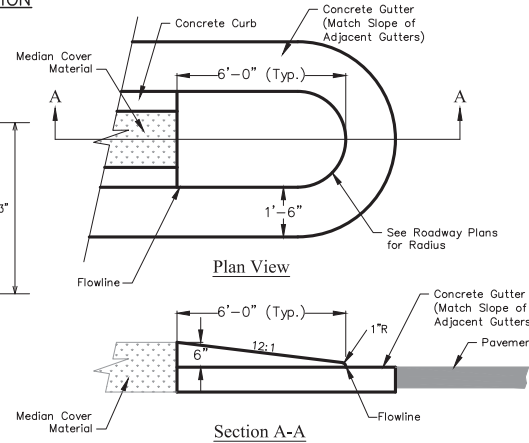
**PAVEMENT "MILL AND FILL" SECTION**  
**2" MILL AND HOT MIX ASPHALT OVERLAY**  
(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



**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

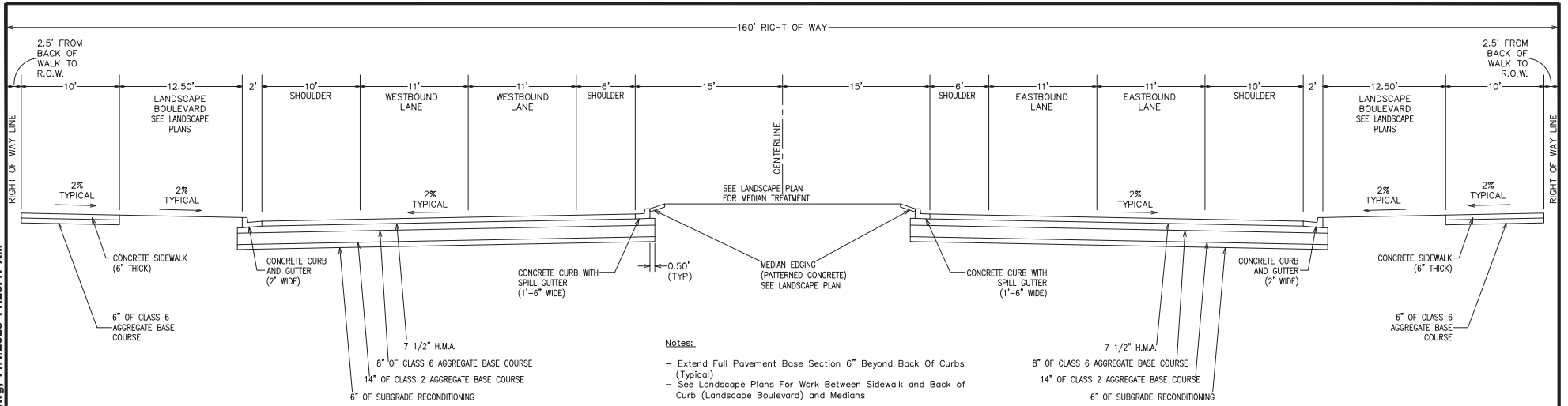


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

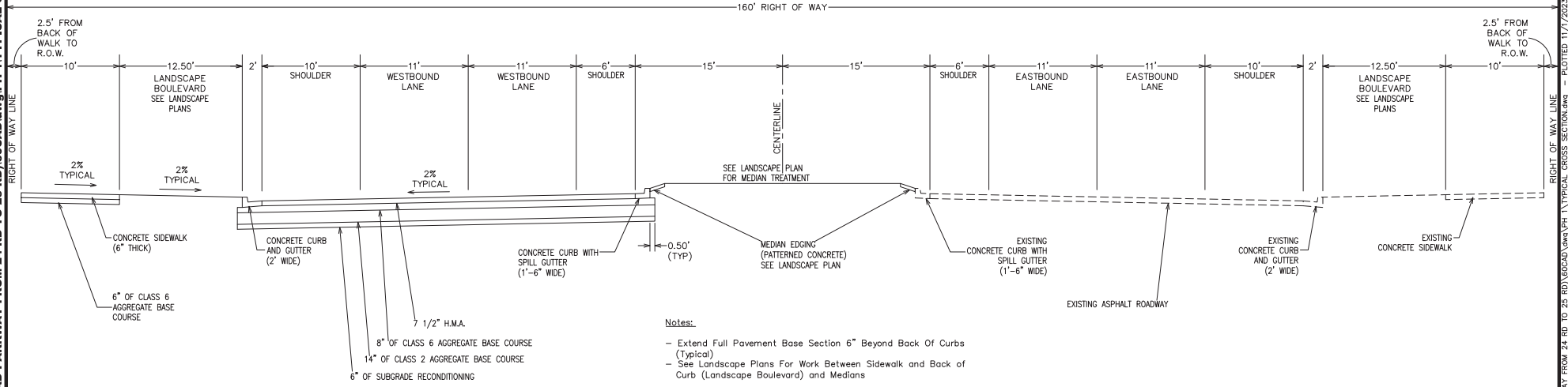
**F 1/2 RD PARKWAY, PH 1**  
**TYPICAL CROSS SECTION - PAVEMENT**  
November 1, 2023

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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

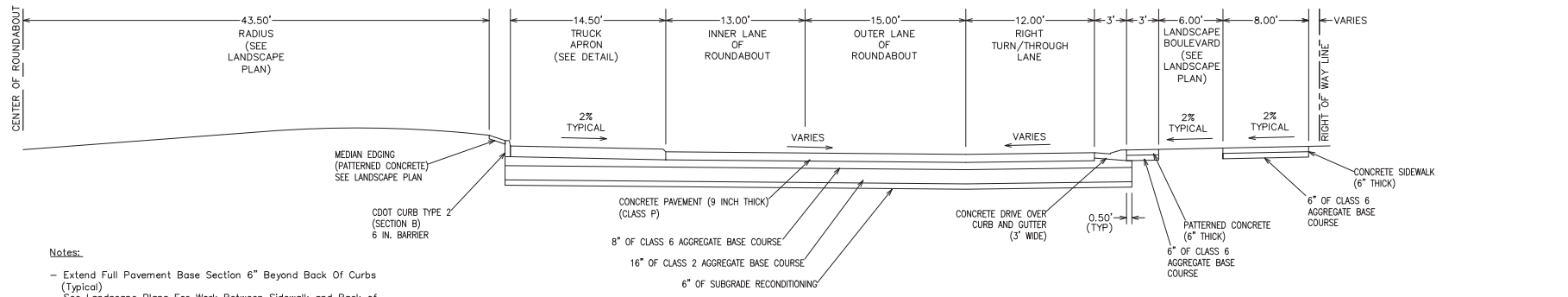


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

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

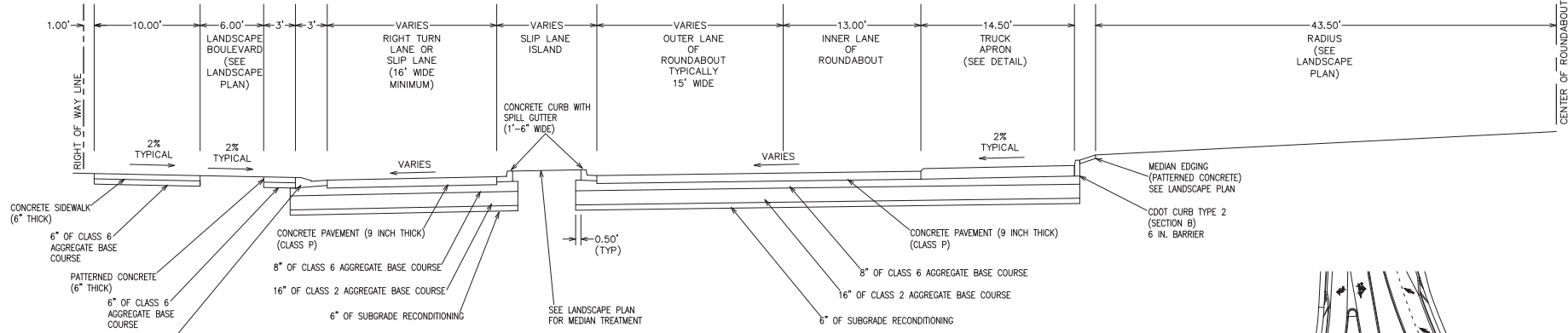
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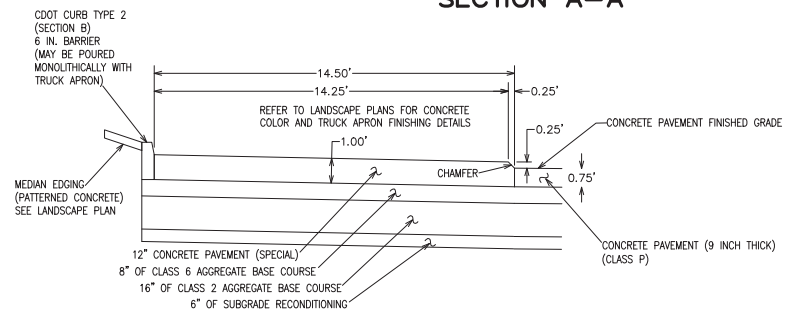


**SECTION B-B**

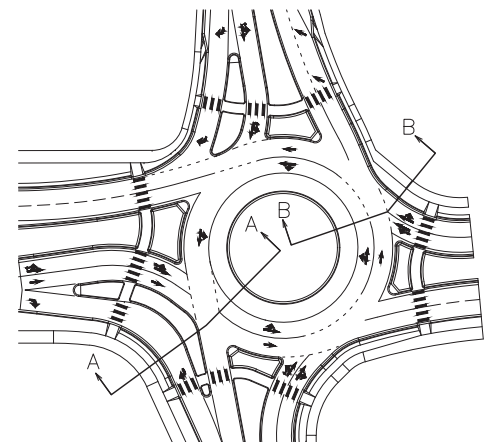
- Notes:**
- Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
  - See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians
  - Tie-bars shall be Grade 40, epoxy coated, and deformed. Bar size shall be as designated on the CDOT Standard Plan M-412-1.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



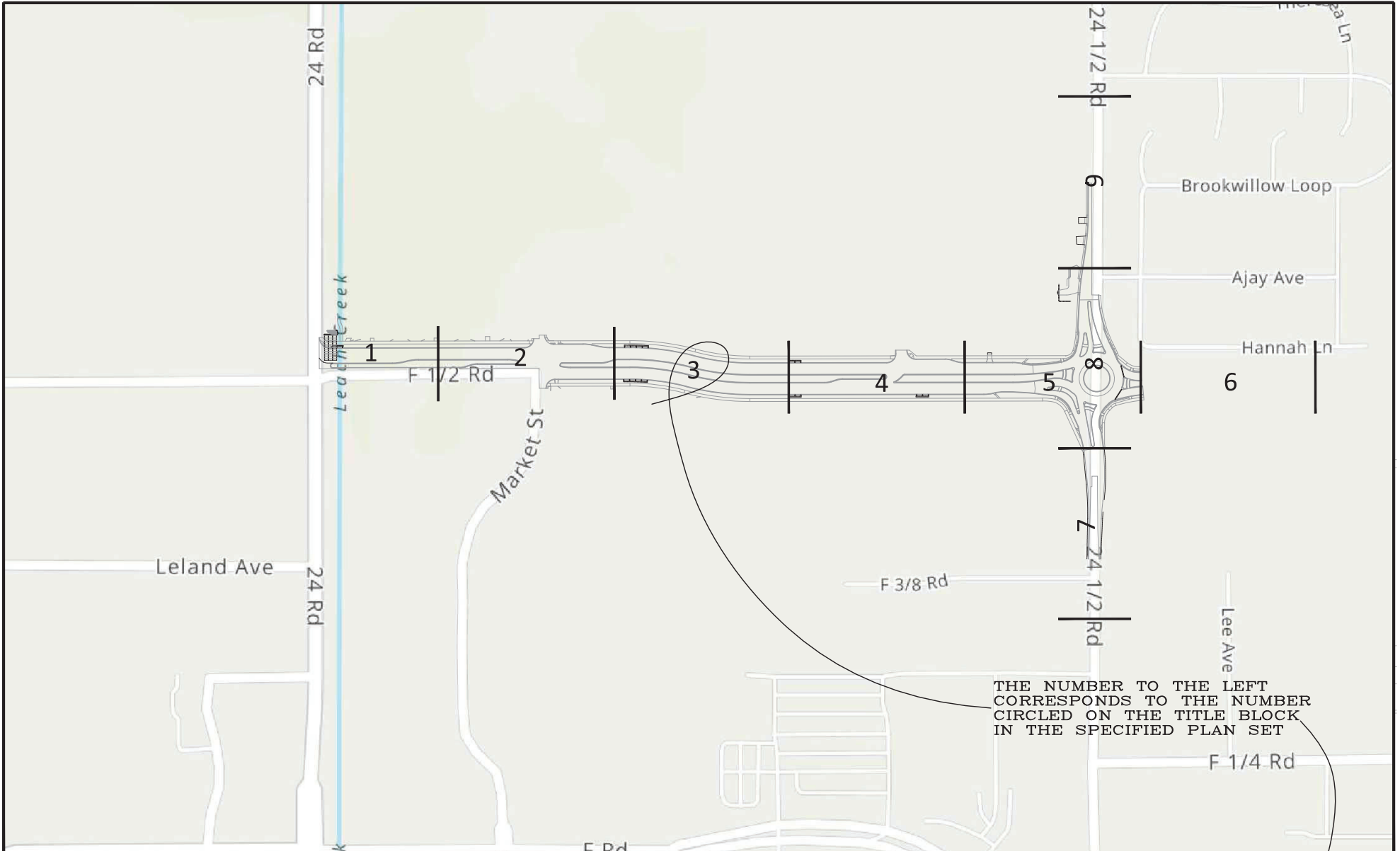
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REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

DATE	DATE	DATE	DATE

SCALES: PLAN

CITY OF **Grand Junction** COLORADO  
 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

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

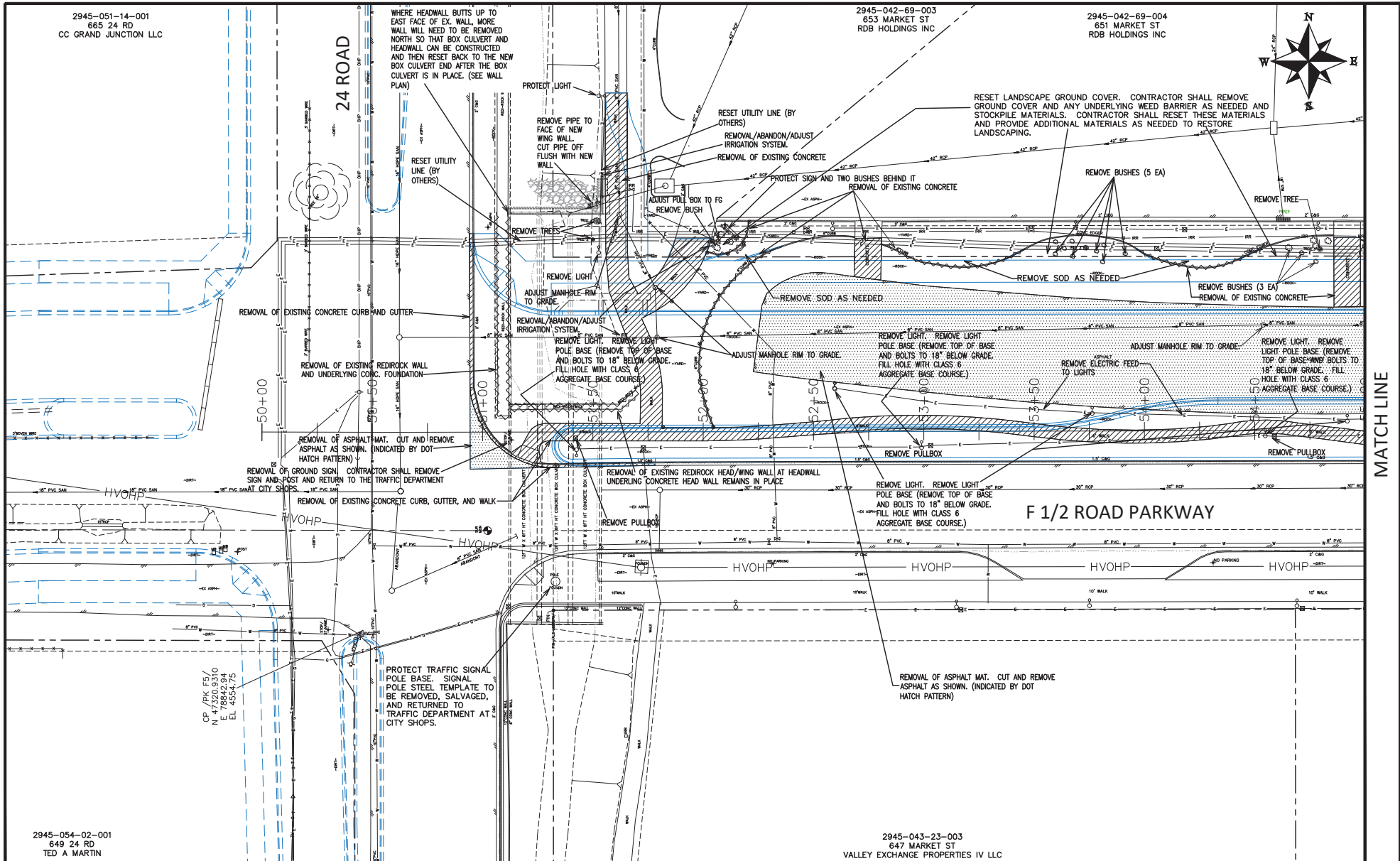


**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
PROJECT NO. F210306

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



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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			KMH	2023	



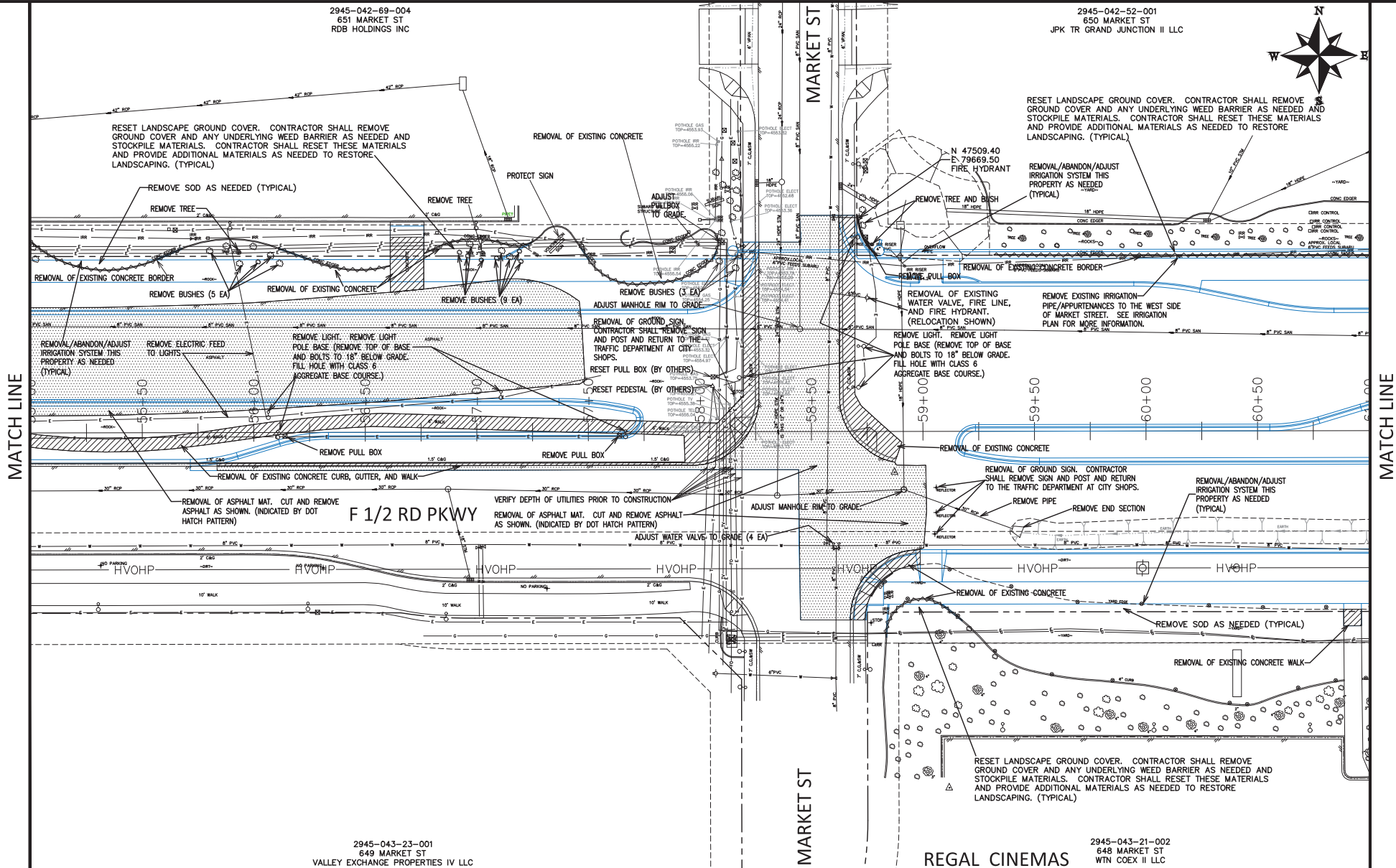
**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 PROJECT NO. F210306

**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



MATCH LINE

MATCH LINE

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

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

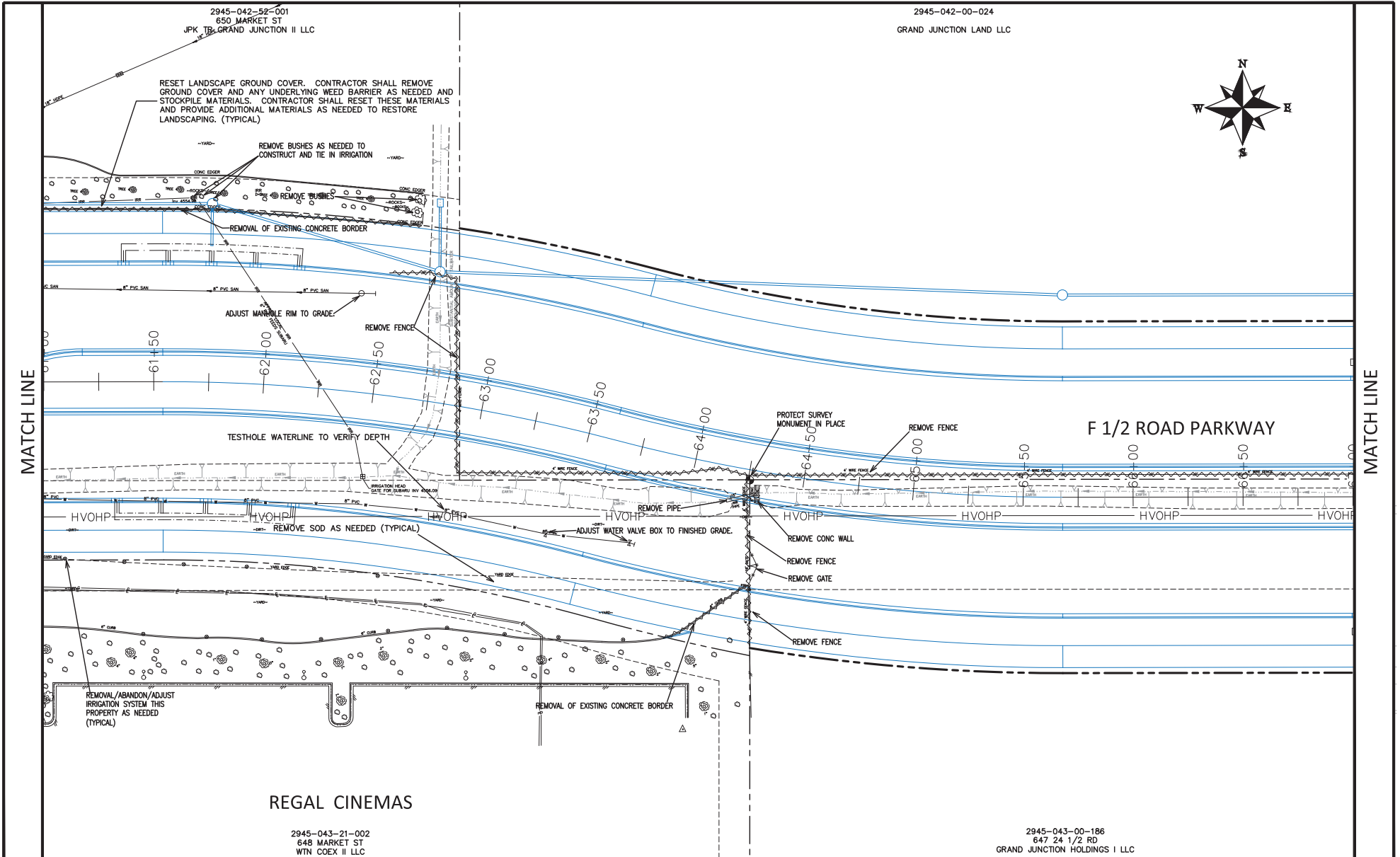
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REVISION B REV 2			JCS	2023	
REVISION C REV 3			BH	2023	
REVISION D REV 4			KMH	2023	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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MATCH LINE

MATCH LINE

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

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 - 3  
November 1, 2023

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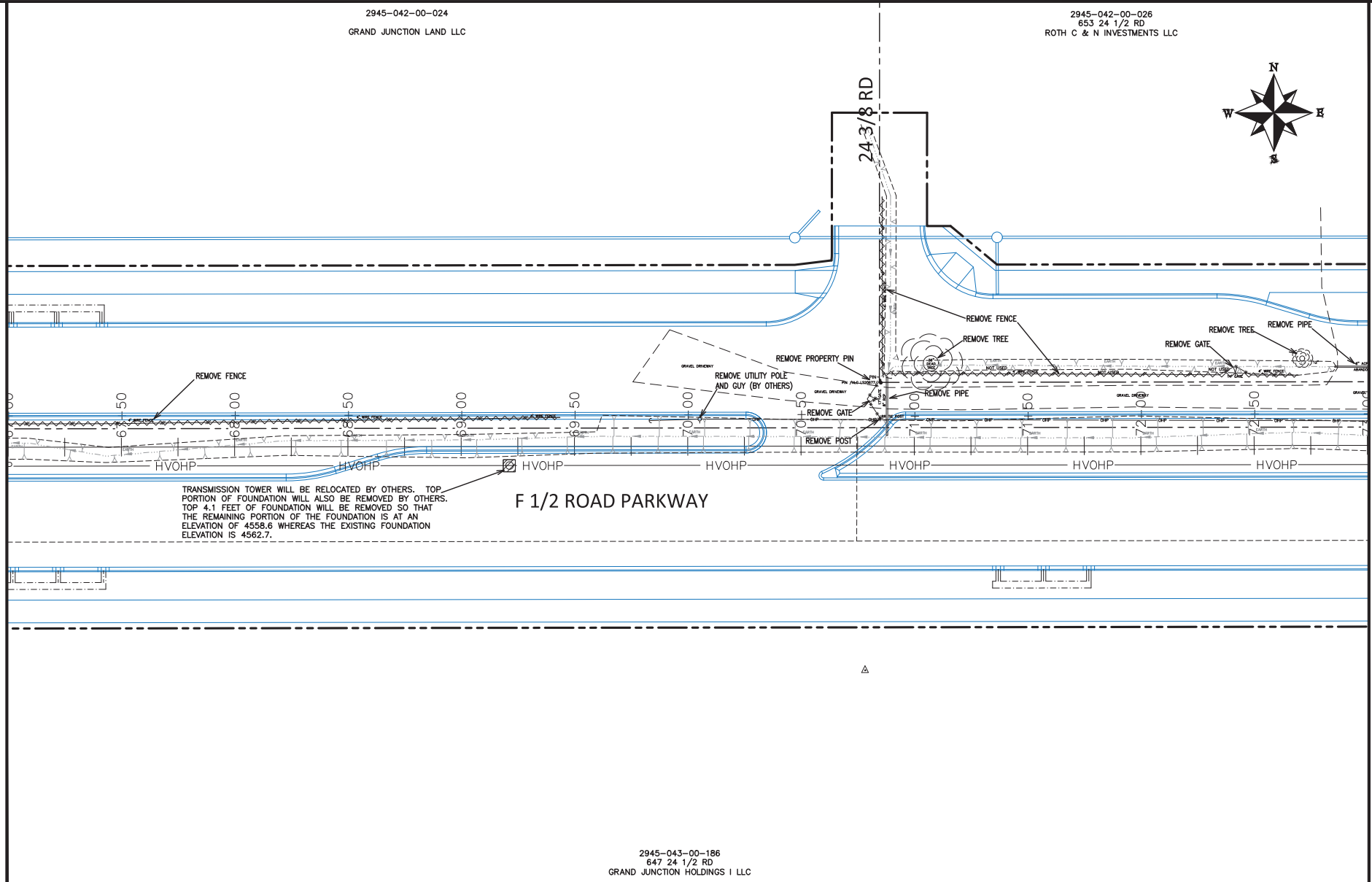
2945-042-00-024  
GRAND JUNCTION LAND LLC

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



MATCH LINE

MATCH LINE



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.

### F 1/2 ROAD PARKWAY

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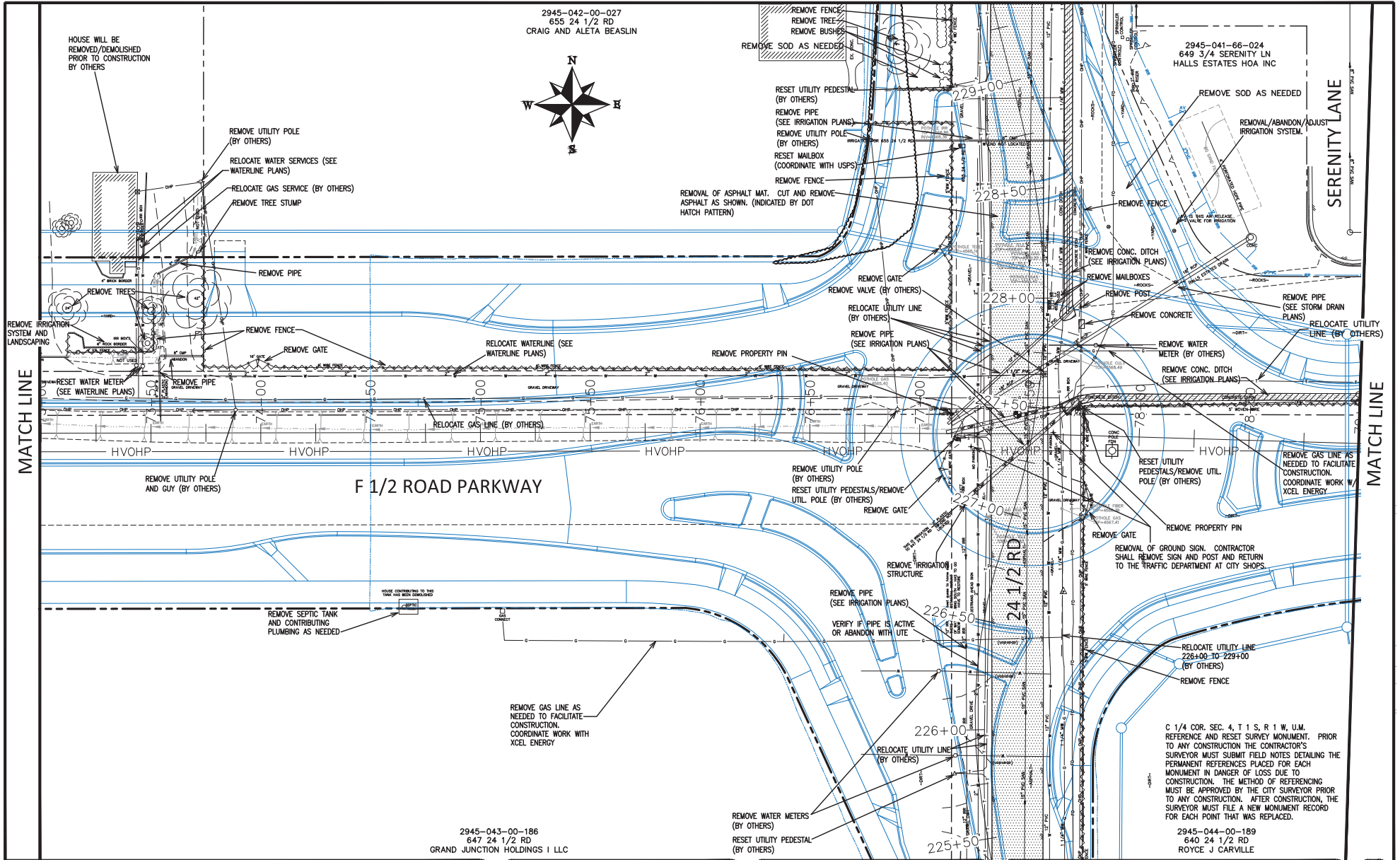
2945-042-00-027  
655 24 1/2 RD  
CRAIG AND ALETA BEASLIN



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

MATCH LINE

MATCH LINE



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

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

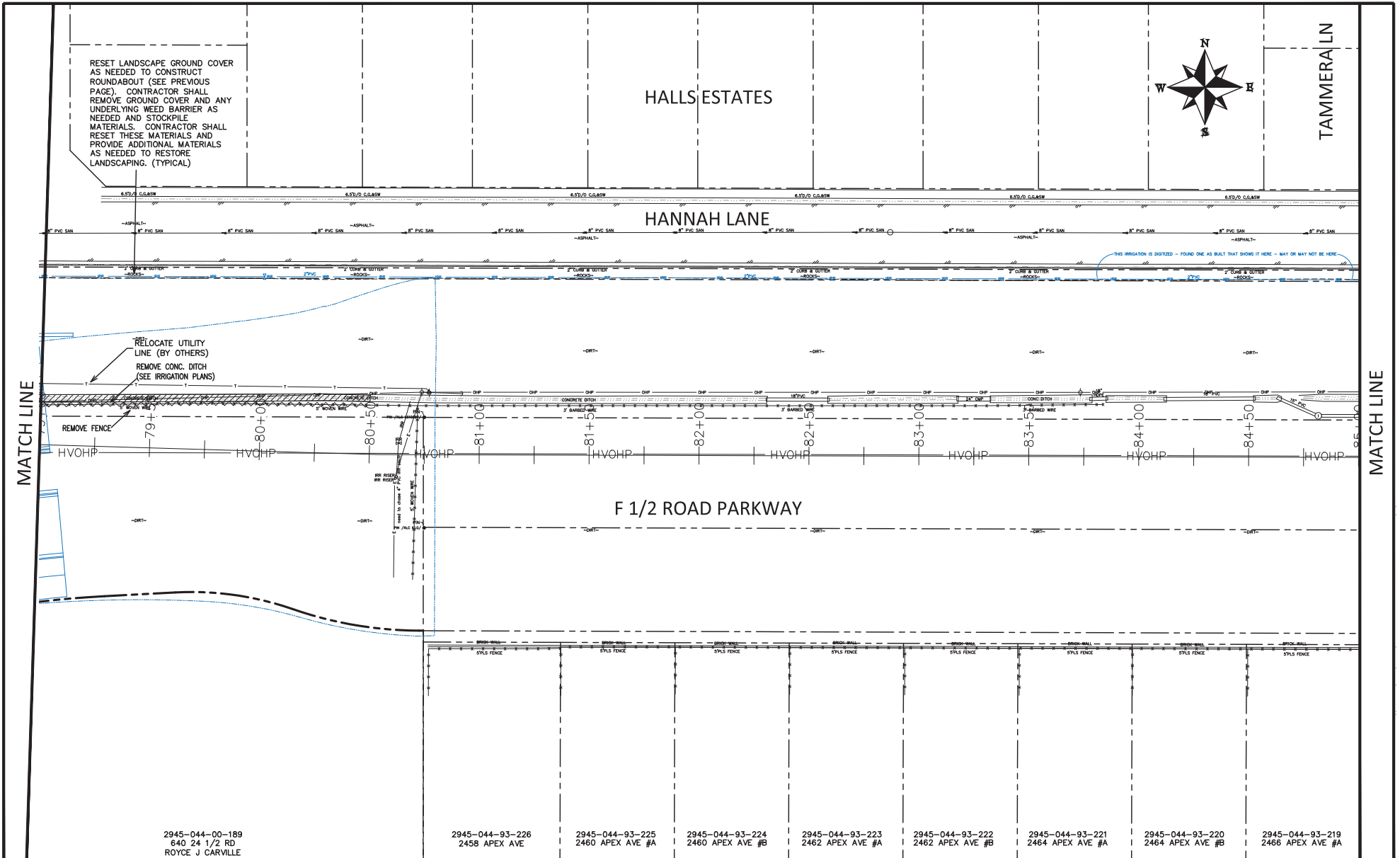
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REVISION B REV 2			JCS	2023	
REVISION C REV 3			BH	2023	
REVISION D REV 4			KMH	2023	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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RESET LANDSCAPE GROUND COVER AS NEEDED TO CONSTRUCT ROUNDABOUT (SEE PREVIOUS PAGE). CONTRACTOR SHALL REMOVE GROUND COVER AND ANY UNDERLYING WEED BARRIER AS NEEDED AND STOCKPILE MATERIALS. CONTRACTOR SHALL RESET THESE MATERIALS AND PROVIDE ADDITIONAL MATERIALS AS NEEDED TO RESTORE LANDSCAPING. (TYPICAL)



HALLS ESTATES

TAMMERA LN

HANNAH LANE

F 1/2 ROAD PARKWAY

MATCH LINE

MATCH LINE

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

2945-044-93-226  
2458 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

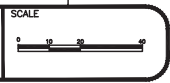
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2464 APEX AVE #A

2945-044-93-220  
2464 APEX AVE #B

2945-044-93-219  
2466 APEX AVE #A

REVISION	DESCRIPTION	DATE
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REVISION A REV 2		
REVISION A REV 3		
REVISION A REV 4		

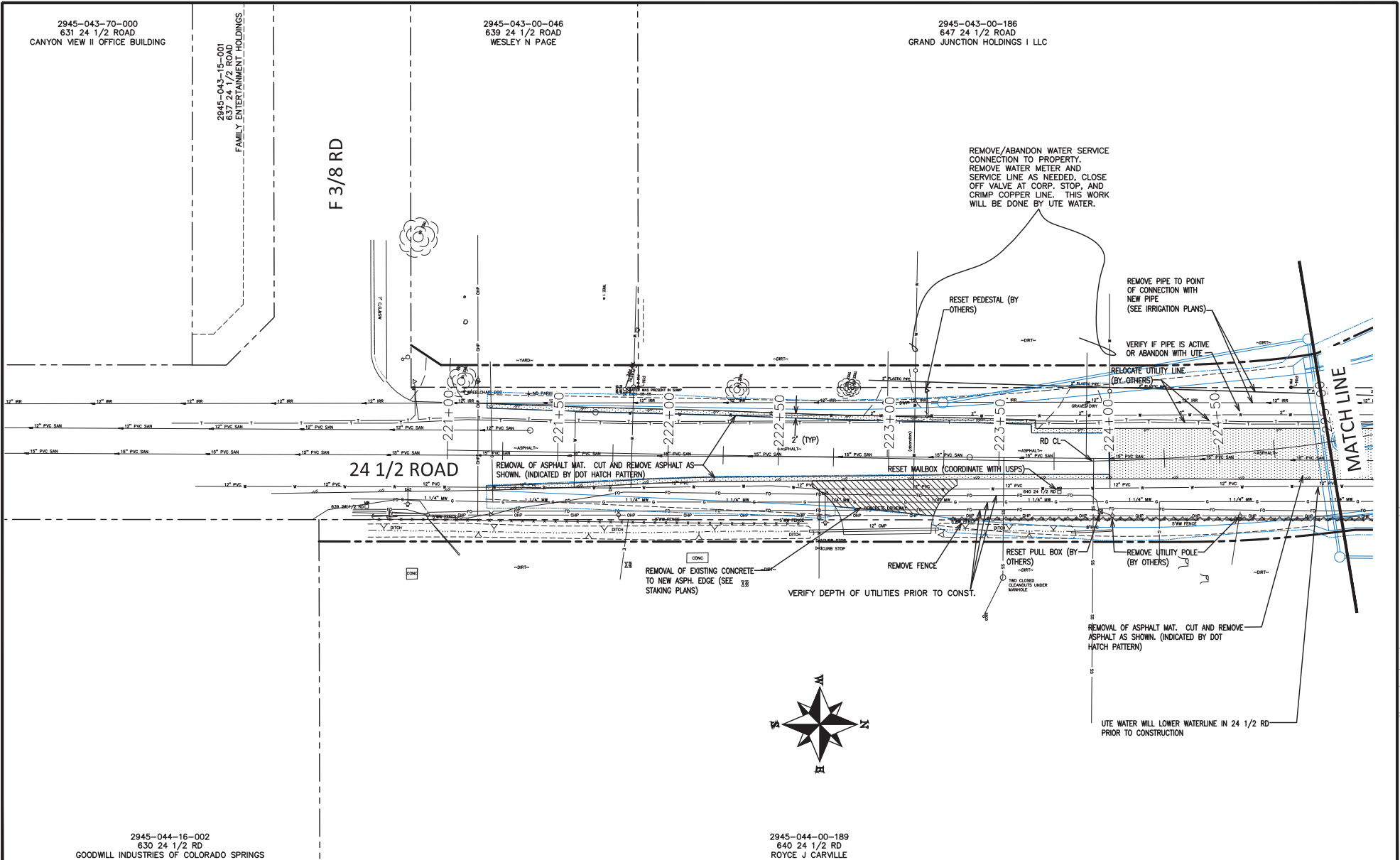
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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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

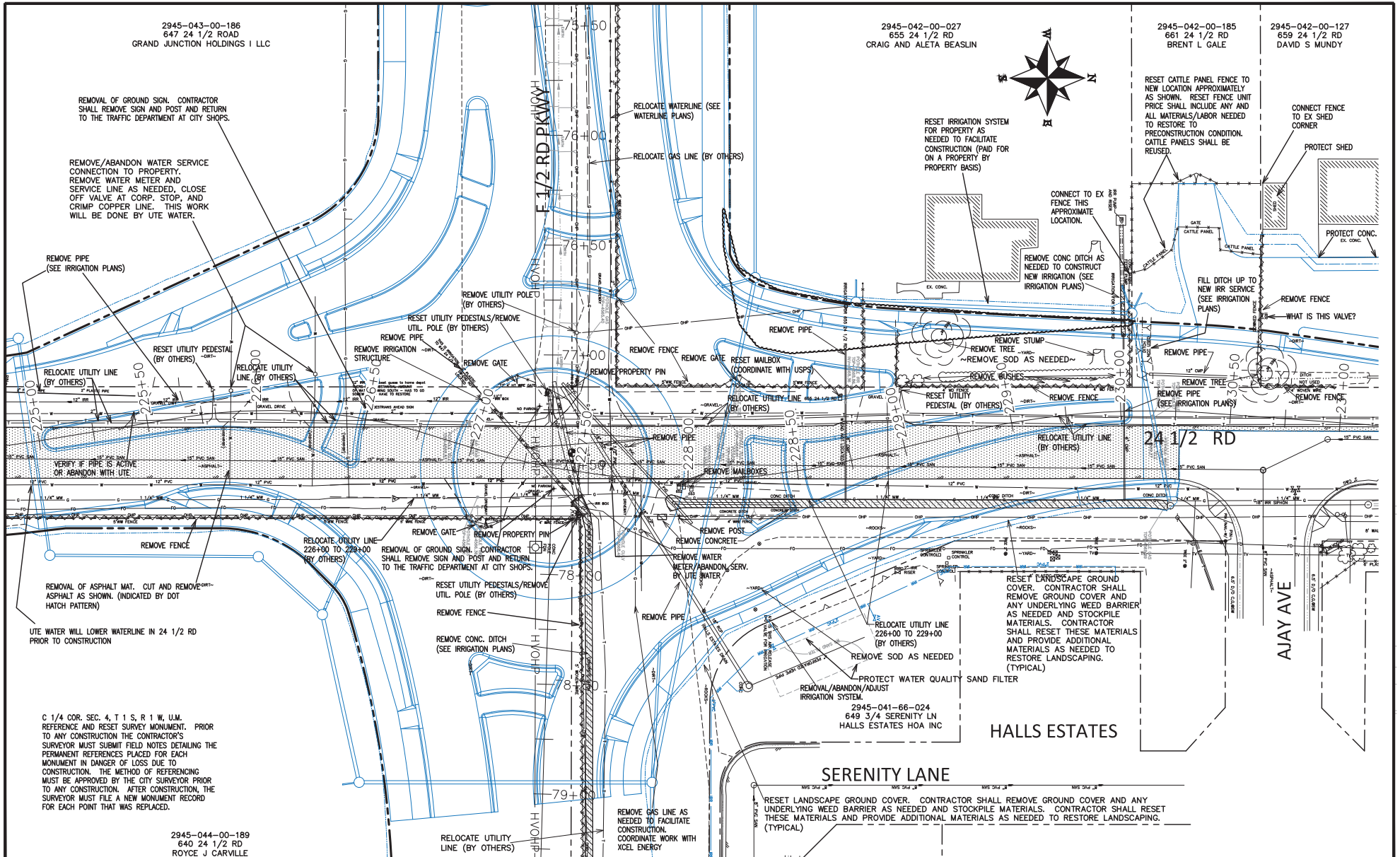
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



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

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

REMOVE/ABANDON WATER SERVICE CONNECTION TO PROPERTY. REMOVE WATER METER AND SERVICE LINE AS NEEDED. CLOSE OFF VALVE AT CORP. STOP, AND CRIMP COPPER LINE. THIS WORK WILL BE DONE BY UTE WATER.

REMOVE PIPE (SEE IRRIGATION PLANS)

RESET UTILITY PEDESTAL (BY OTHERS)

RELOCATE UTILITY LINE (BY OTHERS)

VERIFY IF PIPE IS ACTIVE OR ABANDON WITH UTE.

REMOVE FENCE

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

UTE WATER WILL LOWER WATERLINE IN 24 1/2 RD PRIOR TO CONSTRUCTION

C 1/4 COR. SEC. 4, T1S, R1W, 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.

RELOCATE UTILITY LINE (BY OTHERS)

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

RELOCATE WATERLINE (SEE WATERLINE PLANS)

RELOCATE GAS LINE (BY OTHERS)

REMOVE UTILITY POLE (BY OTHERS)

RESET UTILITY PEDESTALS/REMOVE UTIL. POLE (BY OTHERS)

REMOVE PIPE

REMOVE IRRIGATION STRUCTURE

REMOVE GATE

REMOVE FENCE

REMOVE PROPERTY PIN

REMOVE GATE

RESET MAILBOX (COORDINATE WITH USPS)

RELOCATE UTILITY LINE (BY OTHERS)

REMOVE PIPE

REMOVE MAILBOXES

REMOVE POST

REMOVE CONCRETE

REMOVE WATER METER/ABANDON SERV. BY UTE WATER

REMOVE PIPE

REMOVE FENCE

REMOVE UTILITY PEDESTAL (BY OTHERS)

REMOVE STUMP

REMOVE SOD AS NEEDED

REMOVE GUSHES

REMOVE FENCE

REMOVE TREE

REMOVE PIPE (SEE IRRIGATION PLANS)

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

RESET IRRIGATION SYSTEM FOR PROPERTY AS NEEDED TO FACILITATE CONSTRUCTION (PAID FOR ON A PROPERTY BY PROPERTY BASIS)

CONNECT TO EX FENCE THIS APPROXIMATE LOCATION.

REMOVE CONC DITCH AS NEEDED TO CONSTRUCT NEW IRRIGATION (SEE IRRIGATION PLANS)

RESET CATTLE PANEL FENCE TO NEW LOCATION APPROXIMATELY AS SHOWN. RESET FENCE UNIT PRICE SHALL INCLUDE ANY AND ALL MATERIALS/LABOR NEEDED TO RESTORE TO PRECONSTRUCTION CONDITION. CATTLE PANELS SHALL BE REUSED.

CONNECT FENCE TO EX SHED CORNER

PROTECT SHED

PROTECT CONC. EX CONC.

FILL DITCH UP TO NEW IRR SERVICE (SEE IRRIGATION PLANS)

REMOVE FENCE

WHAT IS THIS VALVE?

REMOVE PIPE

REMOVE TREE

REMOVE PIPE (SEE IRRIGATION PLANS)

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

REMOVE FENCE

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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  
REMOVAL PLAN - 8  
November 1, 2023



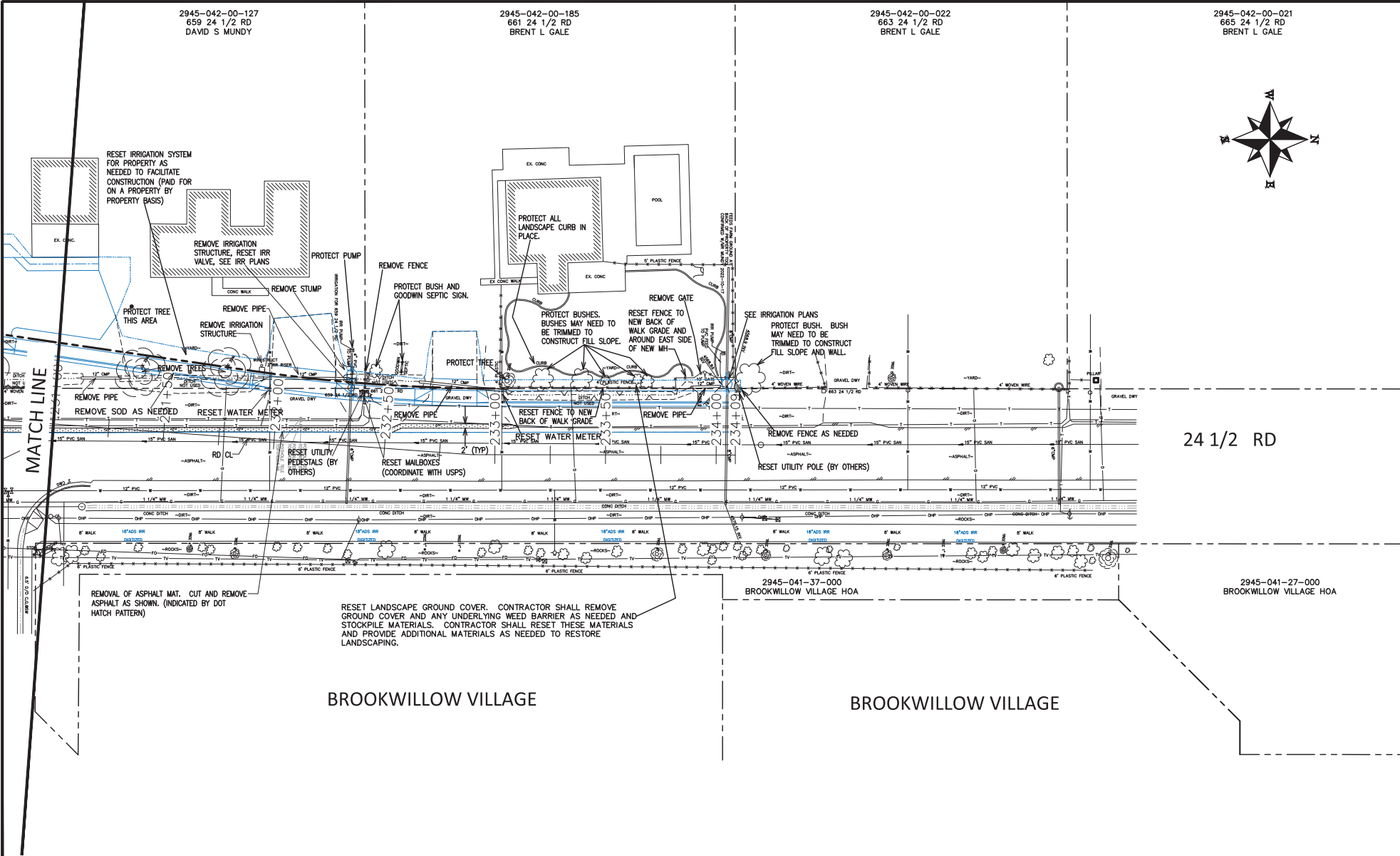
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659 24 1/2 RD  
DAVID S MUNDY

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

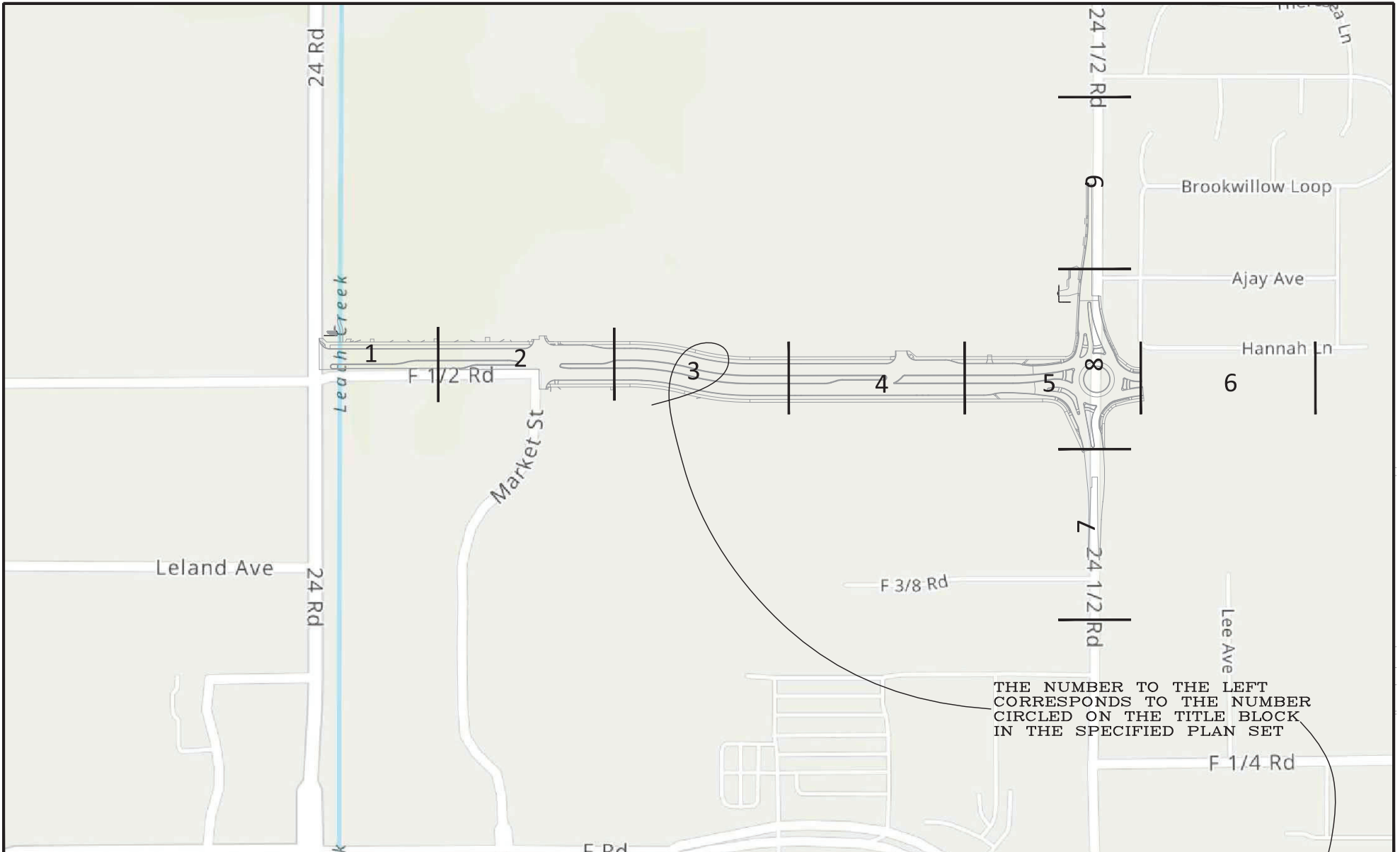
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
REMOVAL PLAN - 9  
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
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

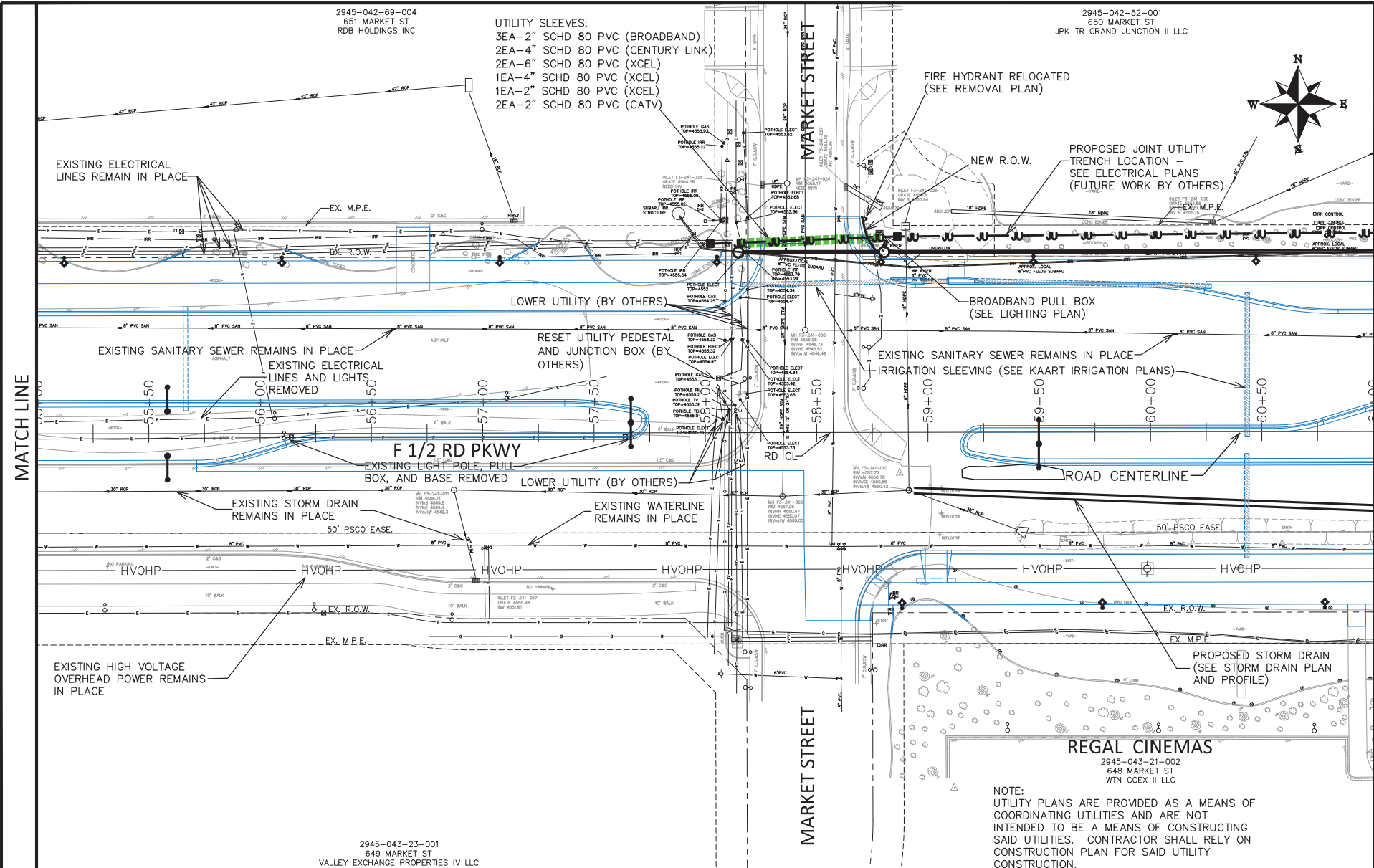


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

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



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

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

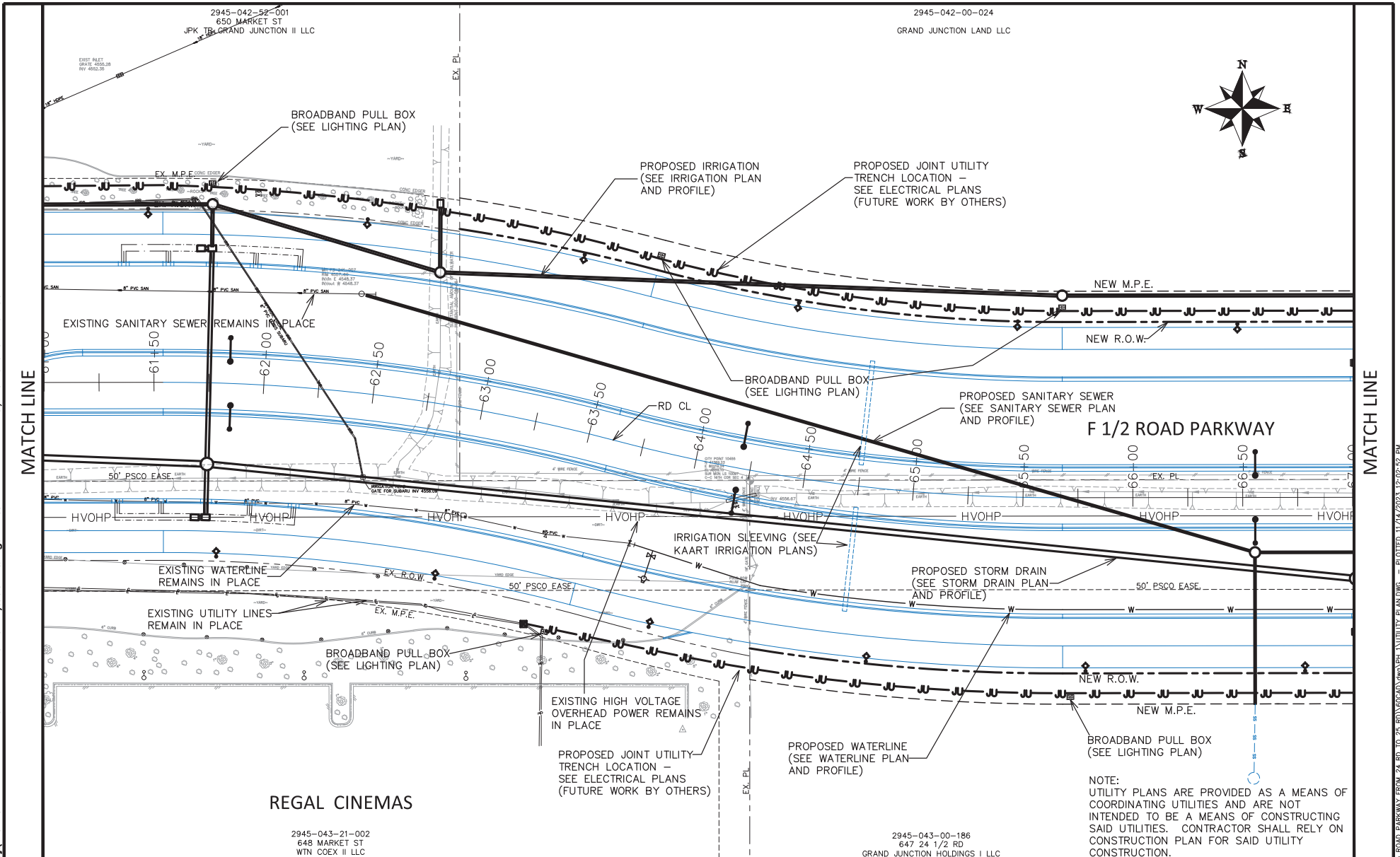


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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REGAL CINEMAS

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

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
REVISION Δ ADDED	1	11-14-2023
REVISION Δ	REV. 2	-
REVISION Δ	REV. 3	-
REVISION Δ	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  
UTILITY PLAN - 3  
November 14, 2023

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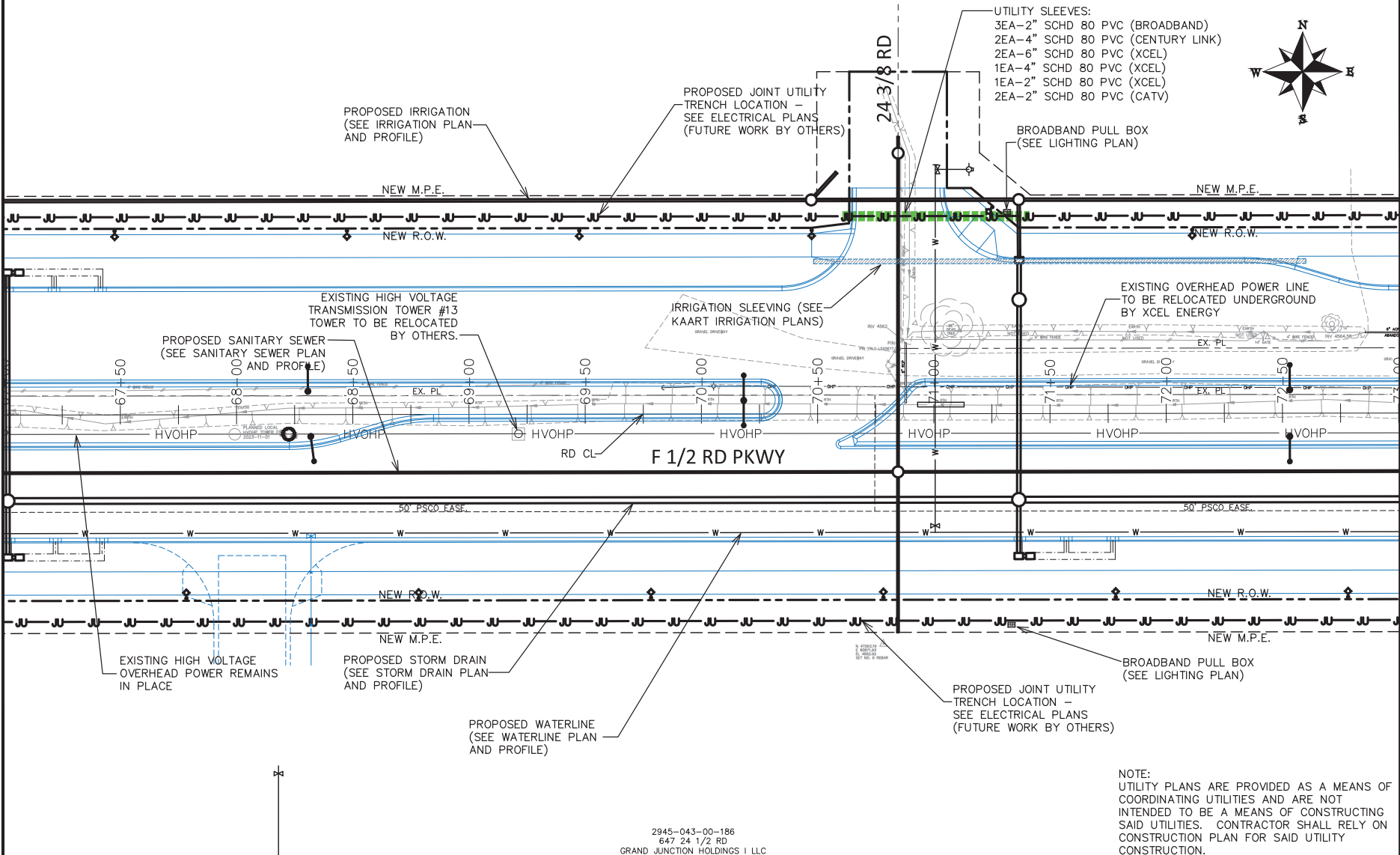
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2945-042-00-024  
GRAND JUNCTION LAND LLC

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



- 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:  
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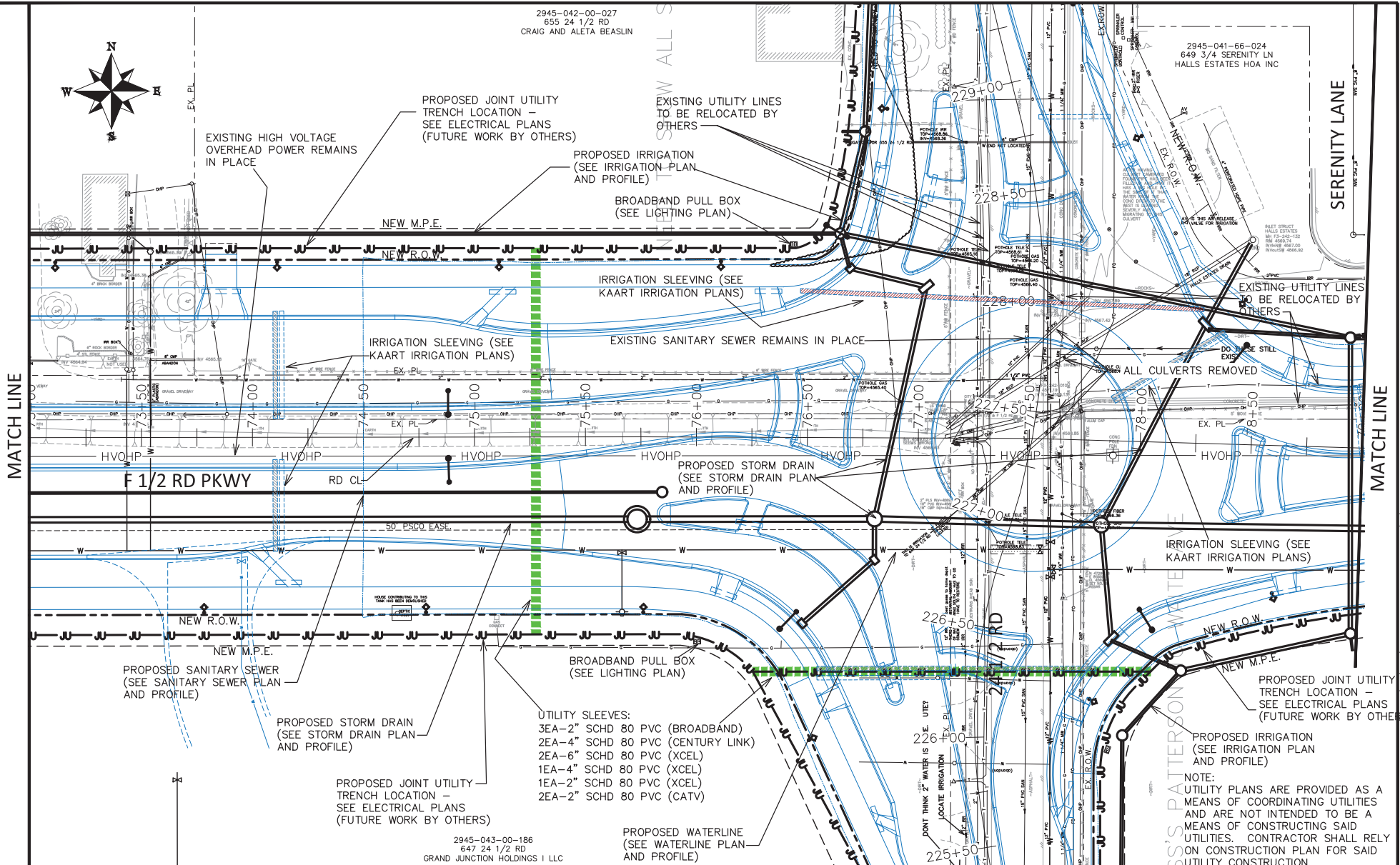
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REVISION Δ REV 2			JCS	2023	
REVISION Δ REV 3			BH	2023	
REVISION Δ REV 4			KAH	2023	



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ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
UTILITY PLAN - 4  
November 14, 2023

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A	ADDENDUM 1	11-14-2023	JCS	2023
REVISION B	REV 2	DATE	JCS	2023
REVISION C	REV 3	DATE	BH	2023
REVISION D	REV 4	DATE	KAH	2023

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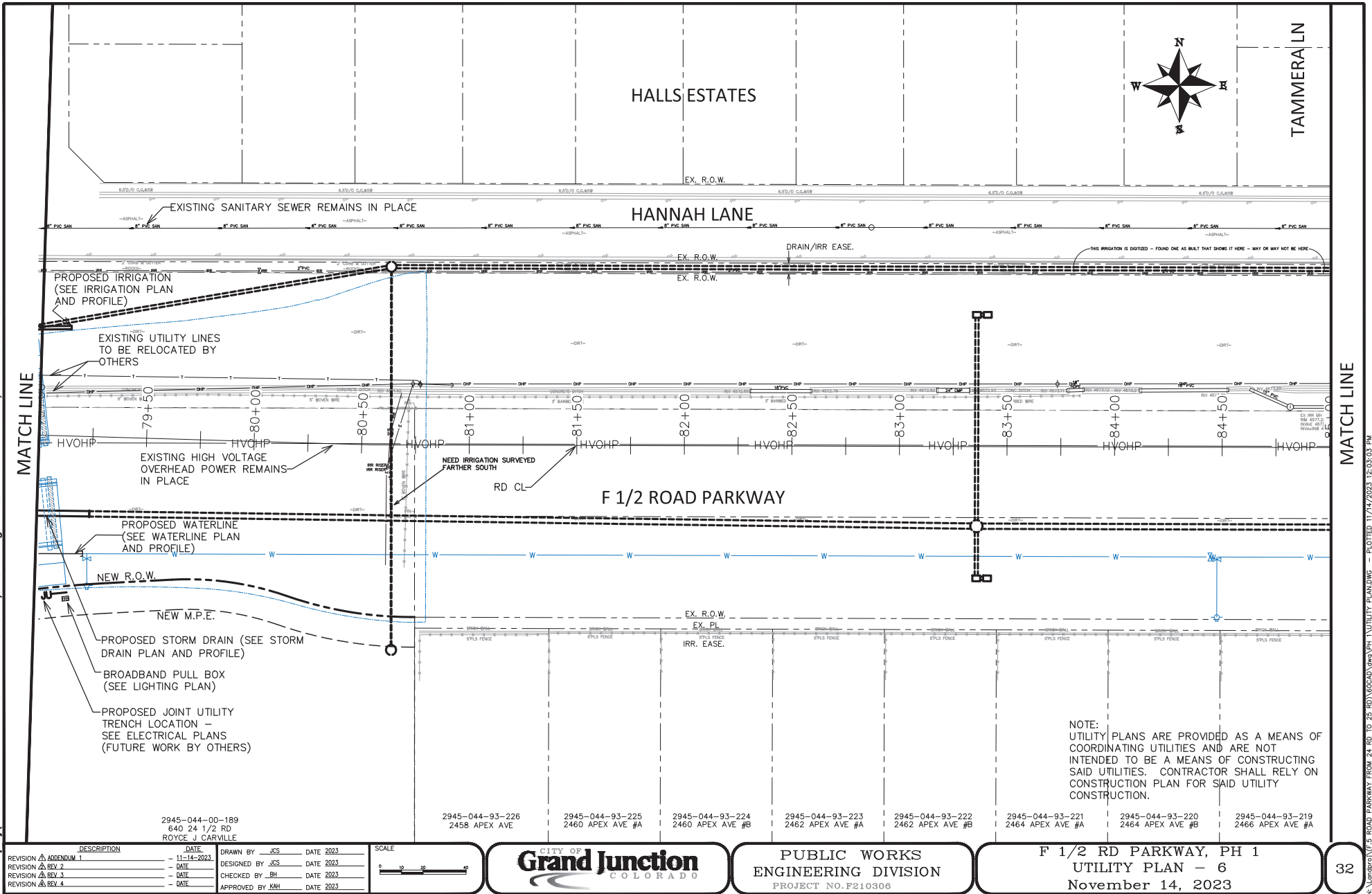


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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1  
UTILITY PLAN - 5**  
November 14, 2023

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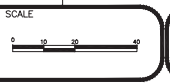


MATCH LINE

MATCH LINE

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REVISION $\Delta$ ADDENDUM 1	DATE	DRAWN BY	DATE
REVISION $\Delta$ REV 2	DATE	DESIGNED BY	DATE
REVISION $\Delta$ REV 3	DATE	CHECKED BY	DATE
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PROJECT NO. F210306

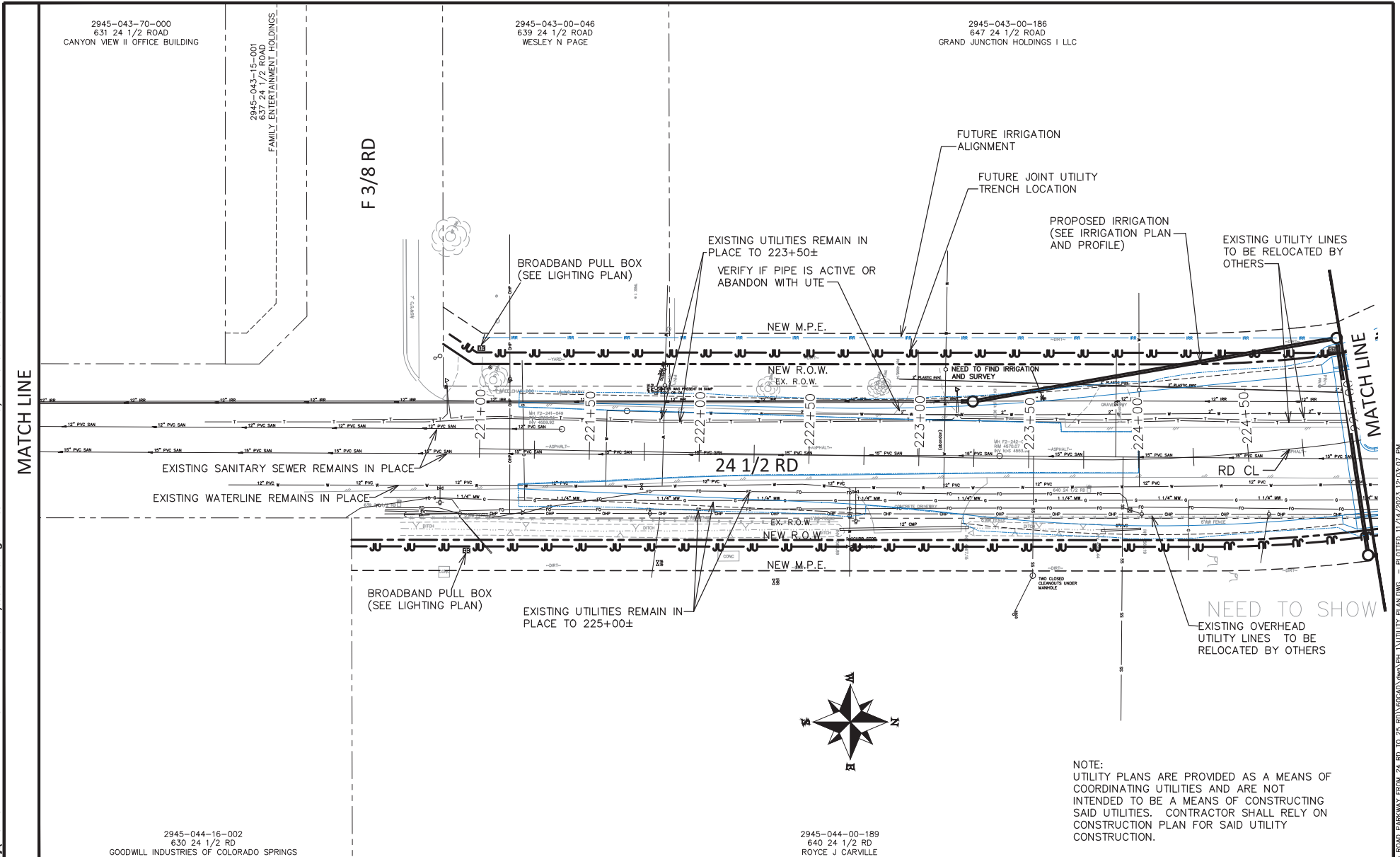
F 1/2 RD PARKWAY, PH 1  
UTILITY PLAN - 6  
November 14, 2023

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2945-044-00-189 640 24 1/2 RD ROYCE J CARVILLE  
2945-044-93-226 2458 APEX AVE  
2945-044-93-225 2460 APEX AVE #A  
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2945-044-93-223 2462 APEX AVE #A  
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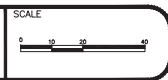


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REVISION	DESCRIPTION	DATE
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REVISION $\Delta$ REV 2		
REVISION $\Delta$ REV 3		
REVISION $\Delta$ REV 4		

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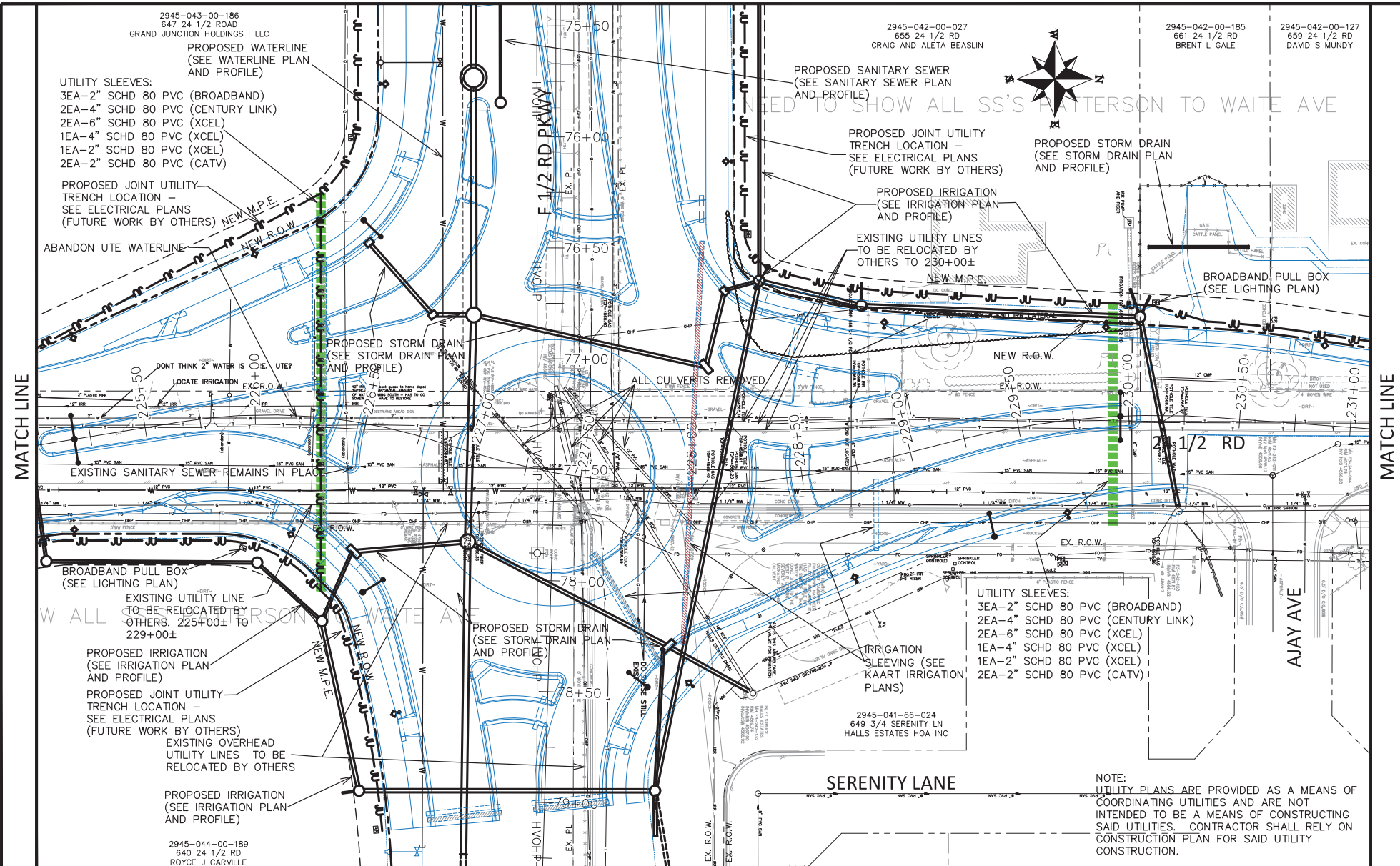


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**ENGINEERING DIVISION**  
 PROJECT NO. F210306

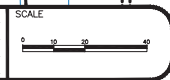
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 UTILITY PLAN - 7  
 November 14, 2023

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



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PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1 UTILITY PLAN - 8**  
November 14, 2023

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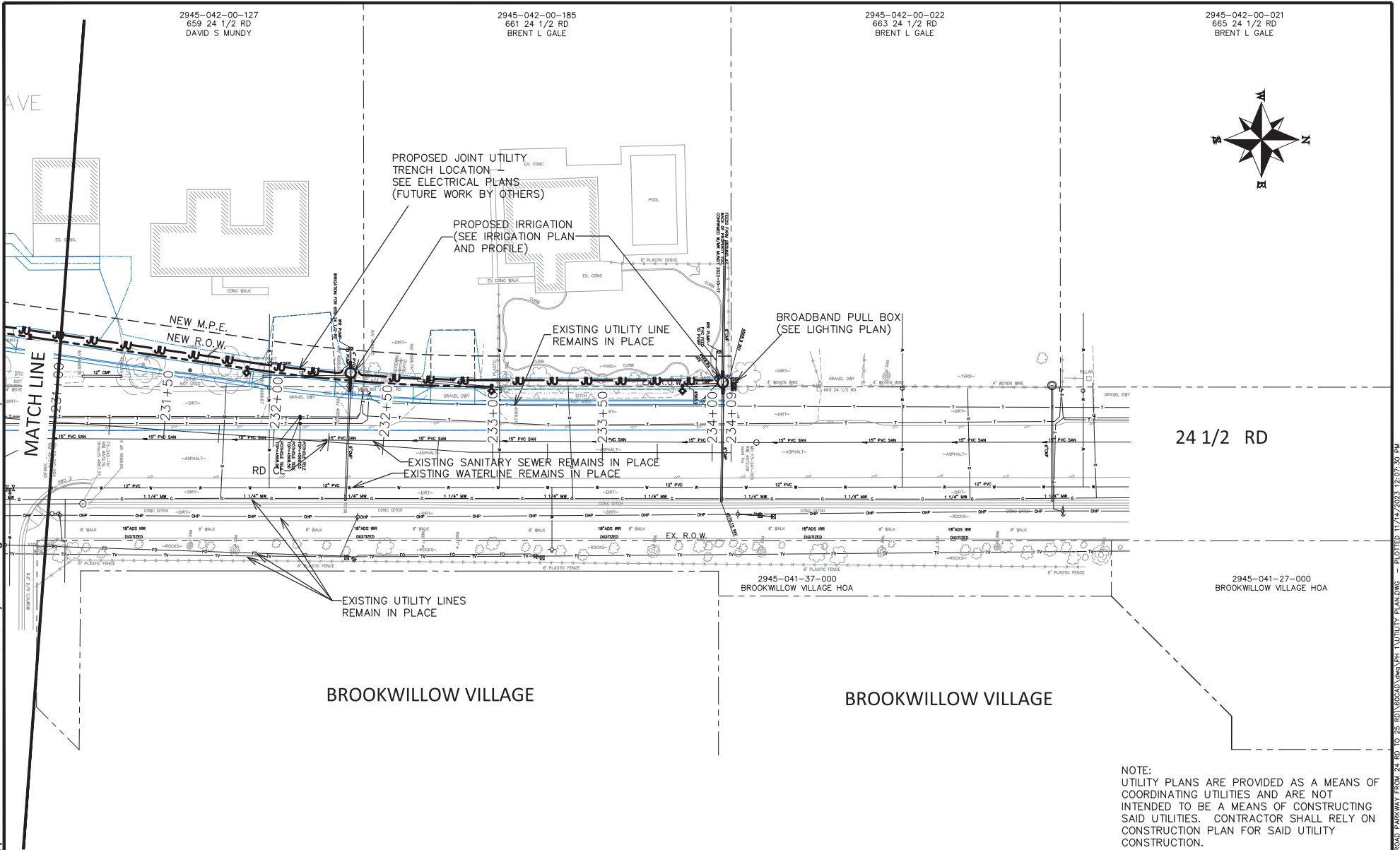
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659 24 1/2 RD  
DAVID S MUNDY

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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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION 1	ADDITION 1	11-14-2023	JCS	2023	
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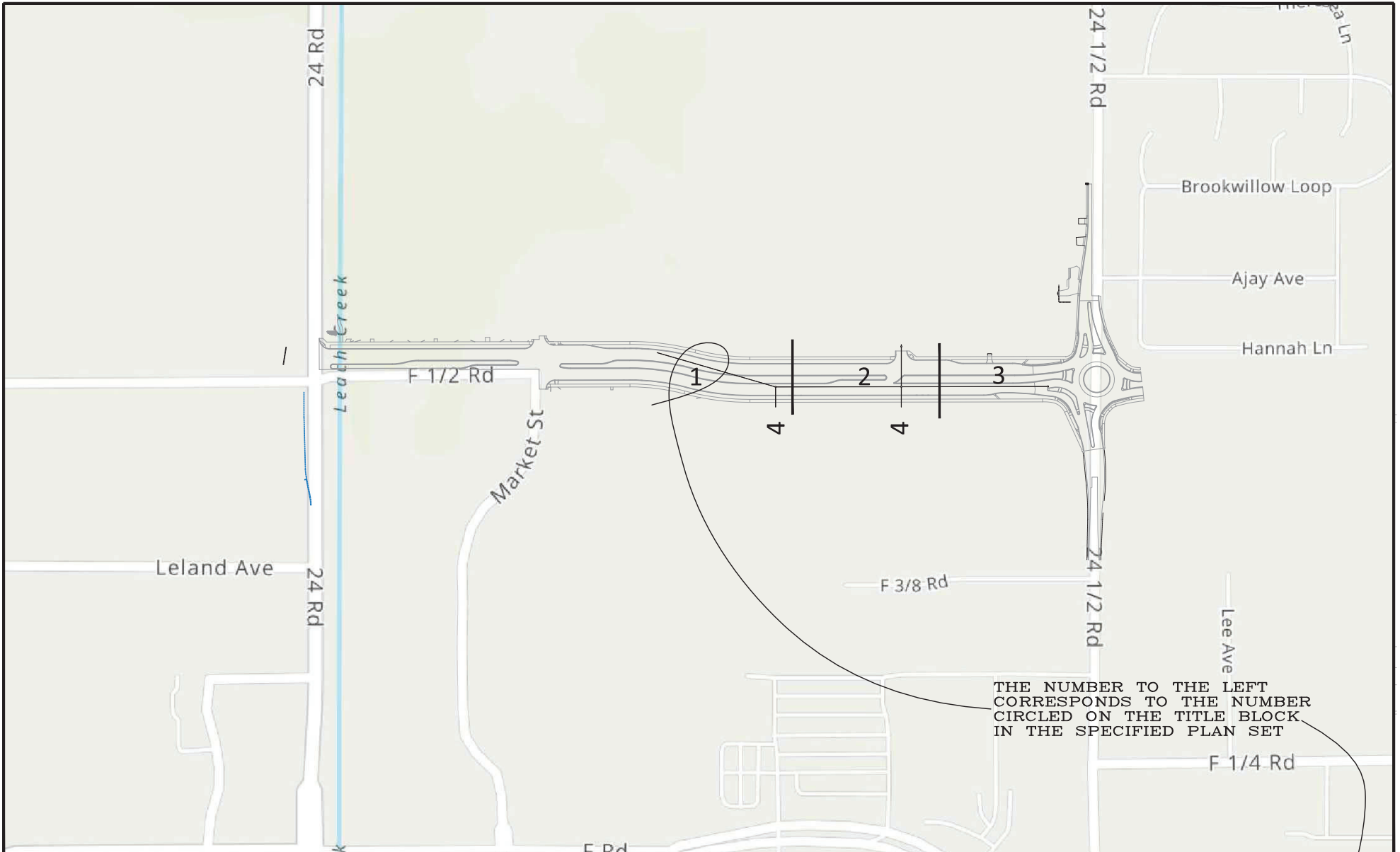


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ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
UTILITY PLAN - 9  
November 14, 2023

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

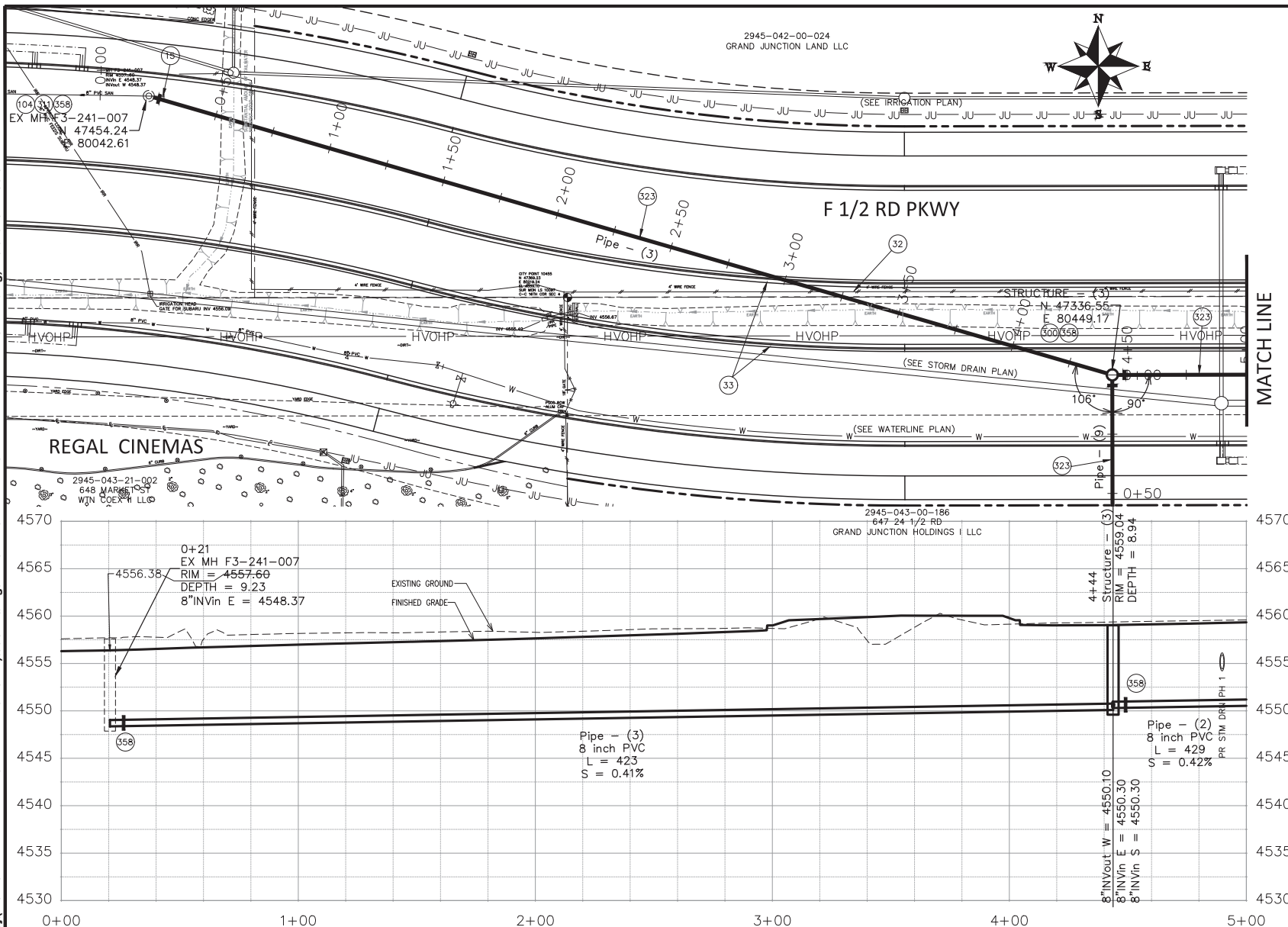
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REV 4			KAH	2023	



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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 HORIZONTAL 1" = 40' VERTICAL 1" = 10'
REVISION Δ REV. 2			JCS	2023	
REVISION Δ REV. 3			BH	2023	
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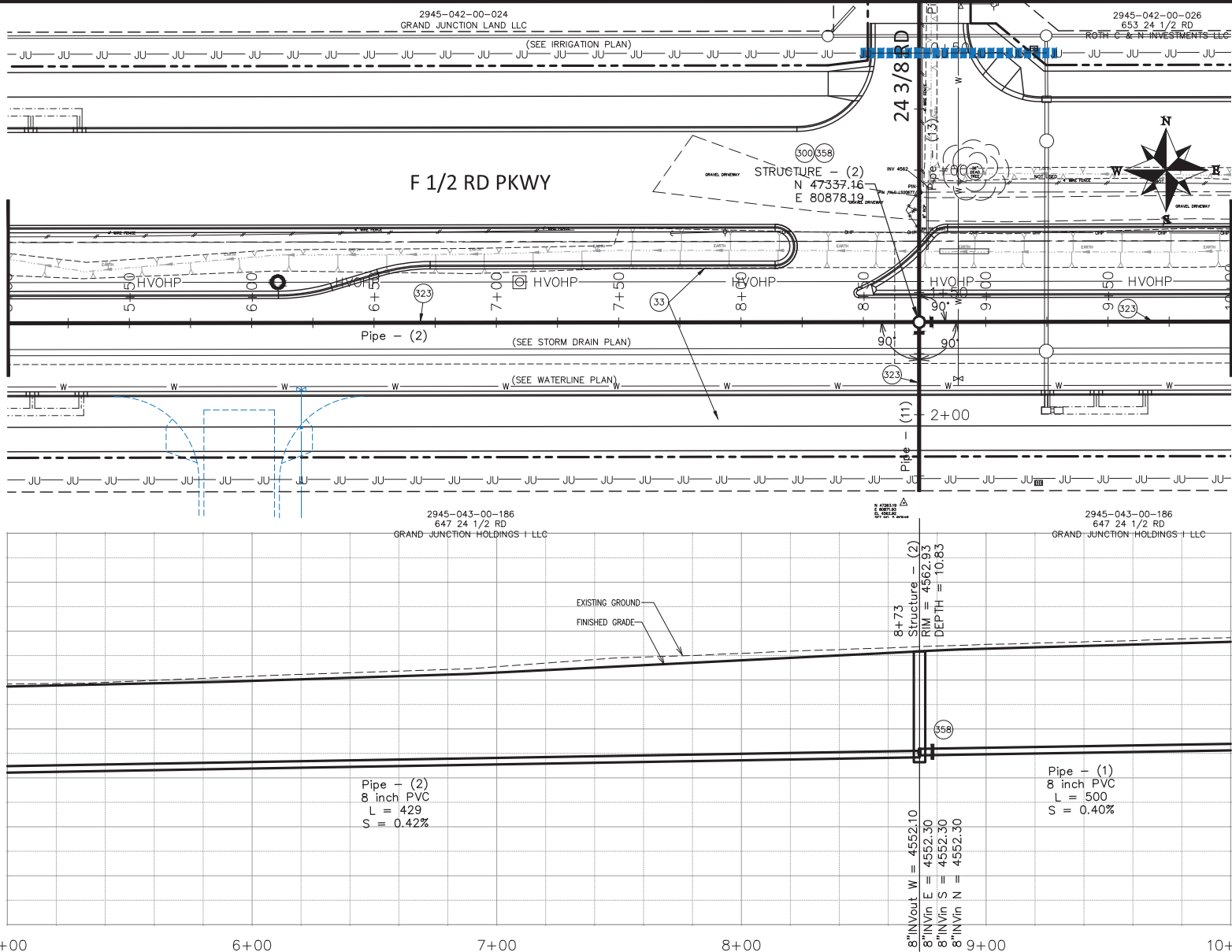


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PROJECT NO. F210306

**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.
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REVISION Δ REV. 2			DESIGNED BY JCS	2023	
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REVISION Δ REV. 4			APPROVED BY KAH	2023	

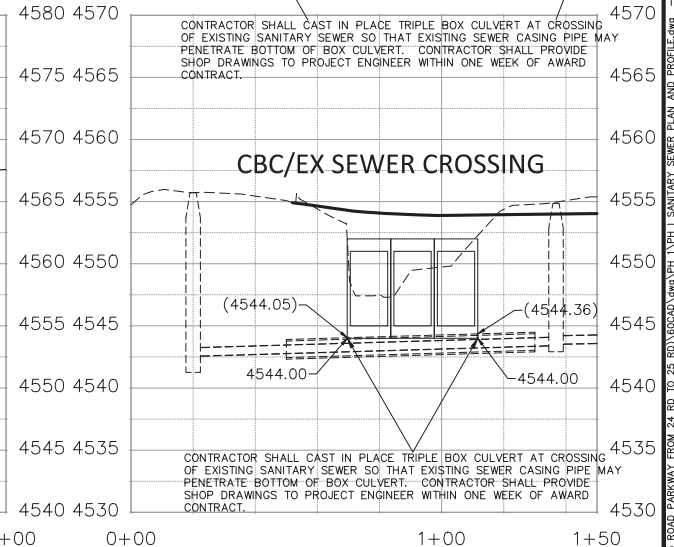
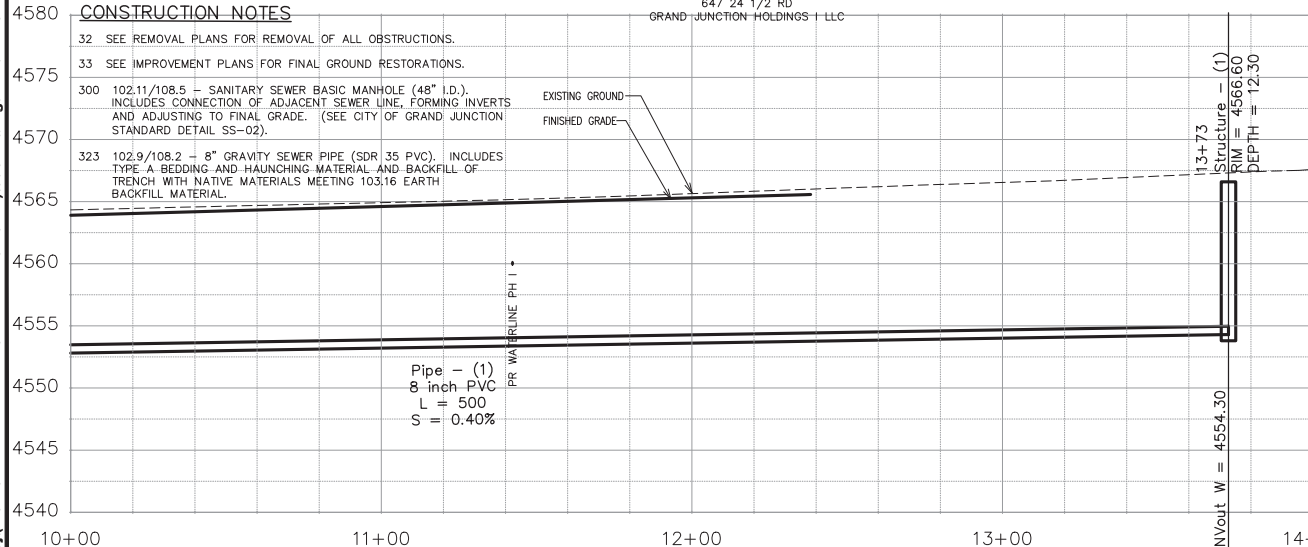
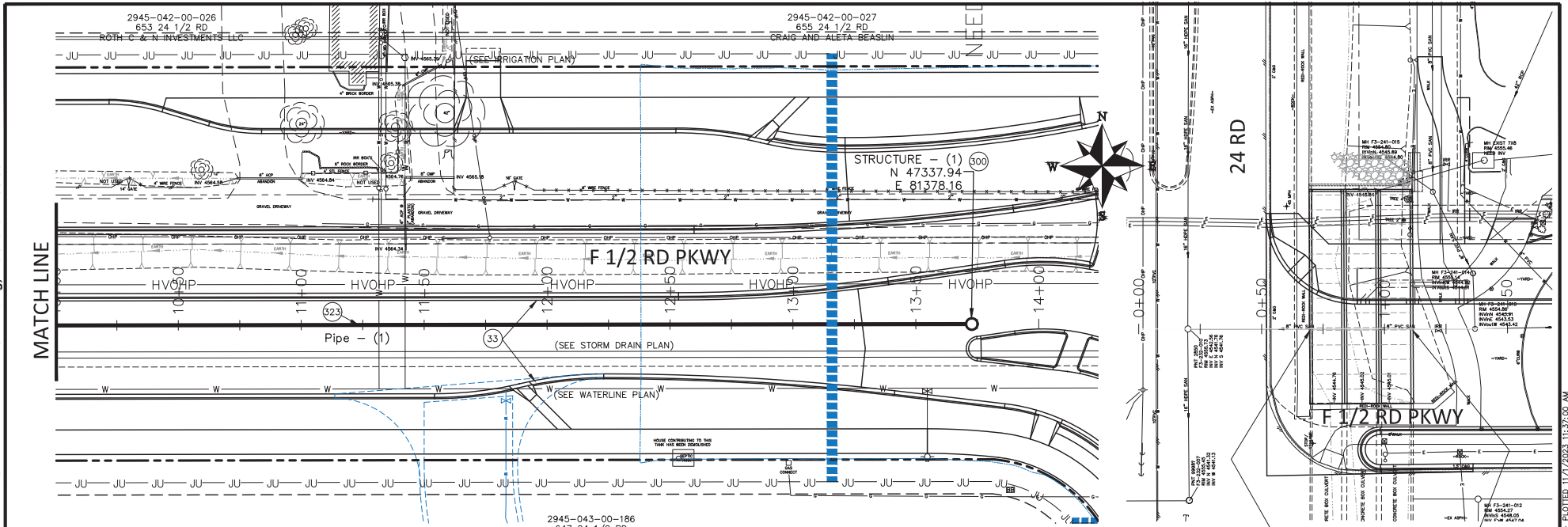


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**ENGINEERING DIVISION**  
PROJECT NO. F210306

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

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



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ENGINEERING DIVISION  
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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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 JOINTS, 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		- DATE	DESIGNED BY	JCS	DATE	2023
REVISION Δ REV. 2		- DATE	CHECKED BY	BH	DATE	2023
REVISION Δ REV. 3		- DATE	APPROVED BY	KAH	DATE	2023
REVISION Δ REV. 4		- DATE				

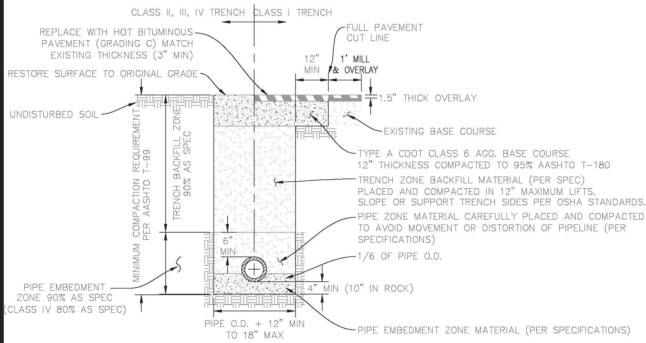
SEE PLAN FOR SCALE INFO



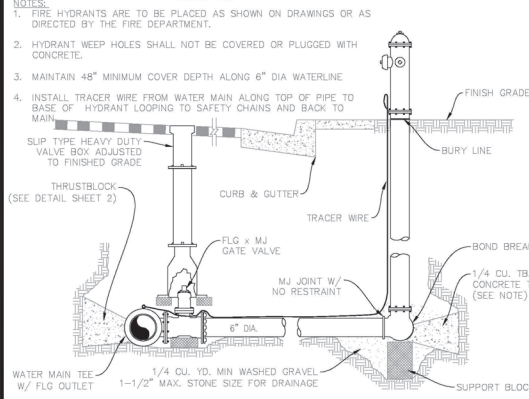
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

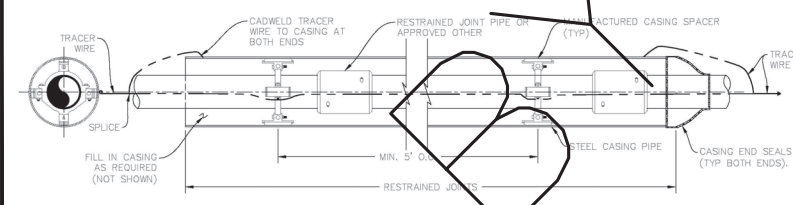
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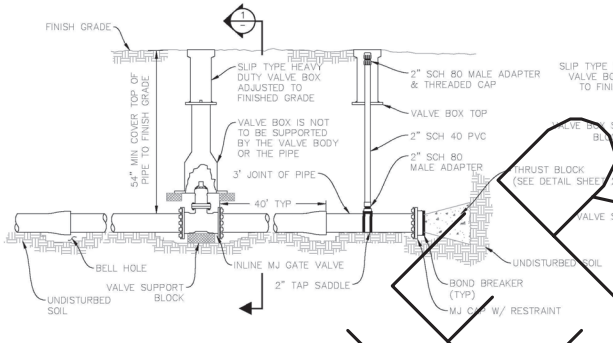
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UTE WATER STANDARD DETAILS  
SCALE: NTS



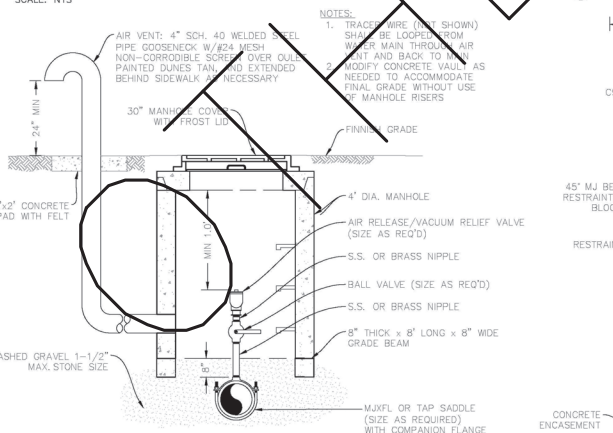
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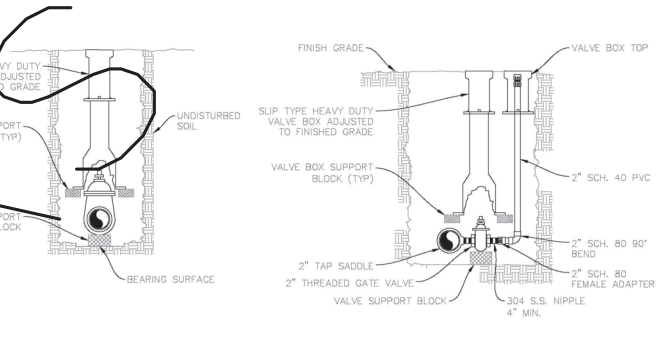
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UTE WATER STANDARD DETAILS  
SCALE: NTS



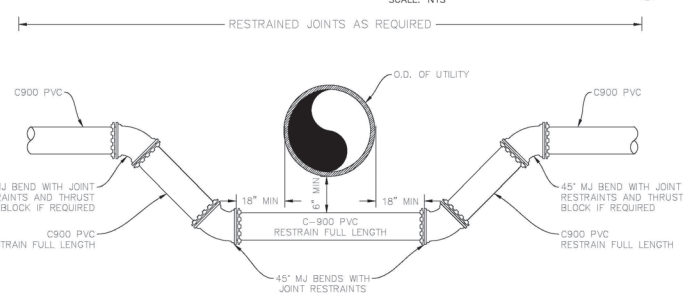
**VALVE INSTALLATION, LINE TERMINATION & TYPE "A" BLOWOFF (B)**  
UTE WATER STANDARD DETAILS  
SCALE: NTS



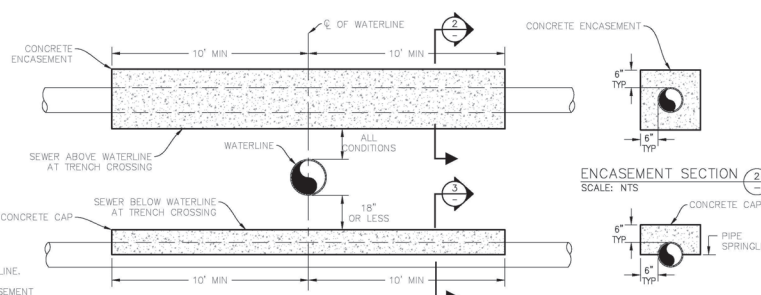
**AIR RELEASE VALVE DETAIL (E)**  
UTE WATER STANDARD DETAILS  
SCALE: NTS



**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

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



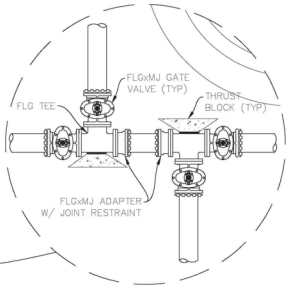
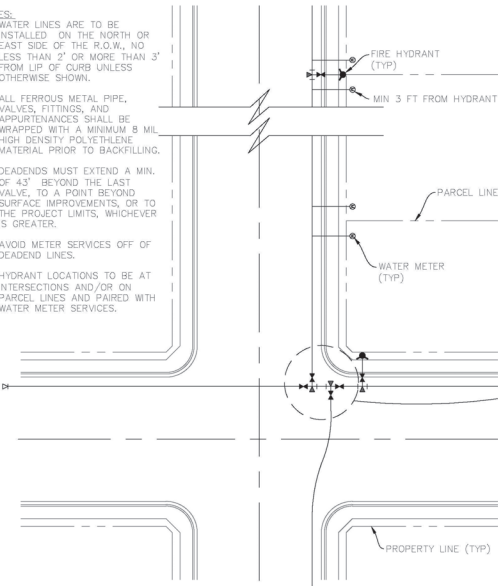
**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

**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**  
BEARING AREAS (IN SQ. FT.)

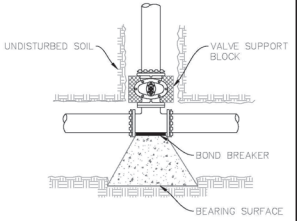
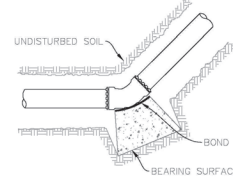
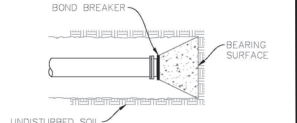
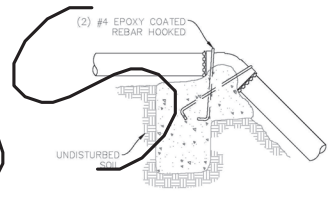
SIZE	BENDS				TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°		
6	4.0	2.2	1.1	2.8	
8	7.1	3.8	2.0	5.0	
10	11.1	6.0	3.0	7.5	
12	16.0	8.6	4.4	11.3	
14	21.7	11.8	6.0	15.4	
16	28.4	15.3	8.0	20.0	

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.

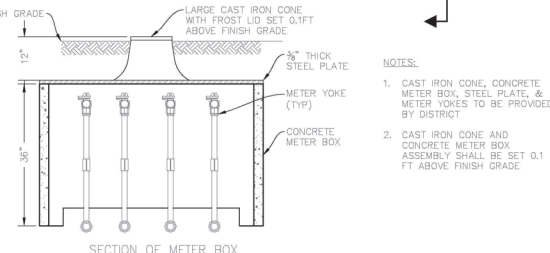
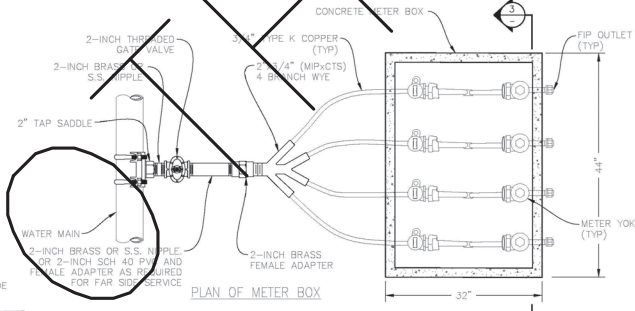
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

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.

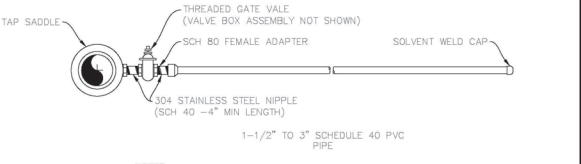
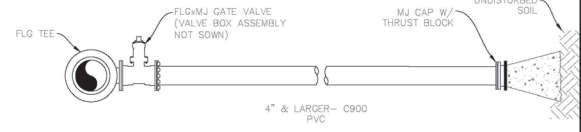


**THRUST BLOCK DETAILS**  
UTE WATER STANDARD DETAILS  
SCALE: NTS



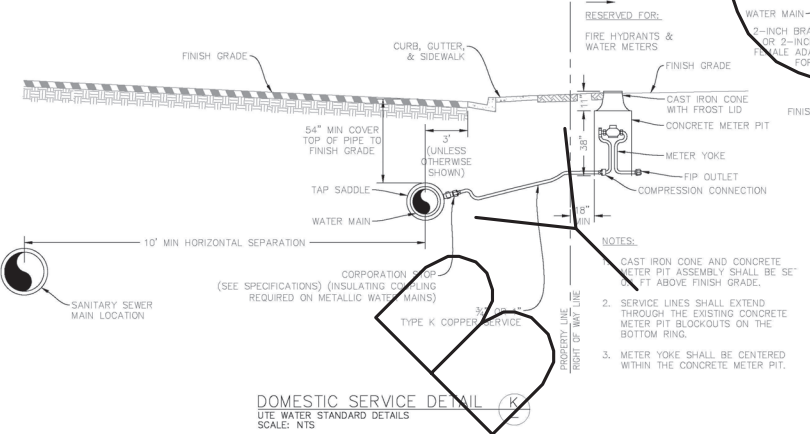
- NOTES:**
1. CAST IRON CONE, CONCRETE METER BOX, STEEL PLATE, & METER YOKES TO BE PROVIDED BY DISTRICT
  2. CAST IRON CONE AND CONCRETE METER BOX ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE

**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.

**1-1/2" & LARGER SERVICE DETAILS**  
UTE WATER STANDARD DETAILS  
SCALE: NTS



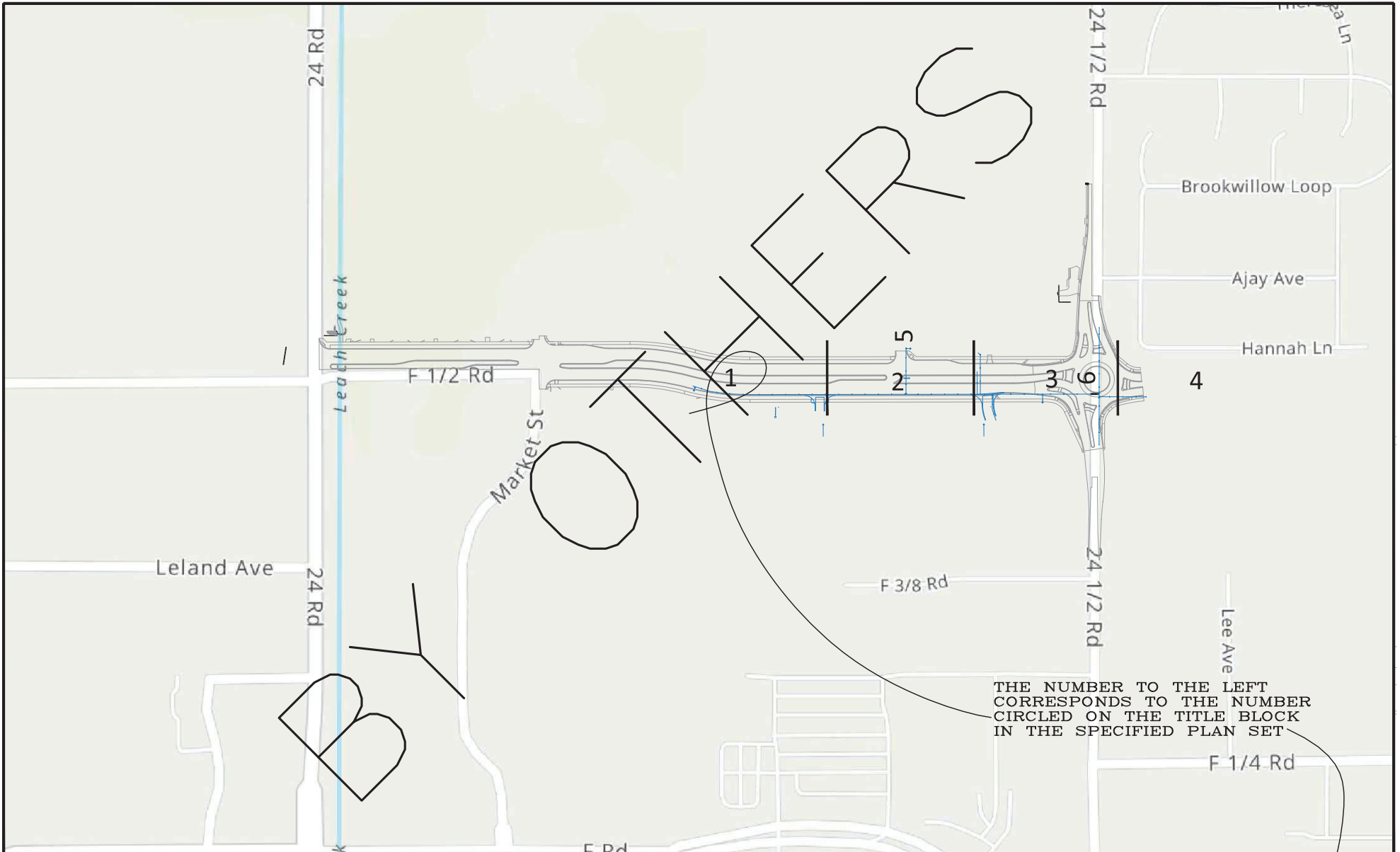
NO SCALE



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

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

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	KH	2023



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

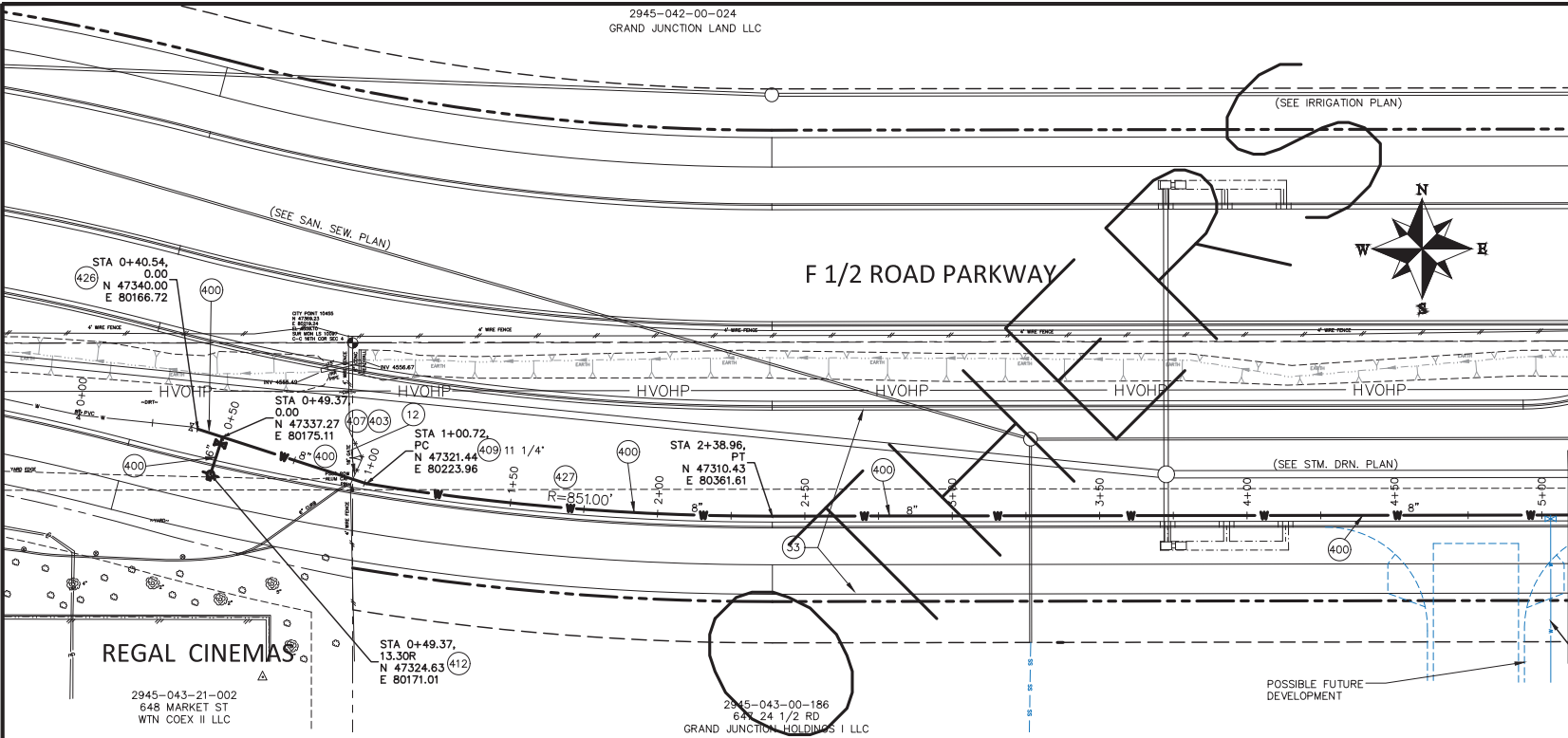
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



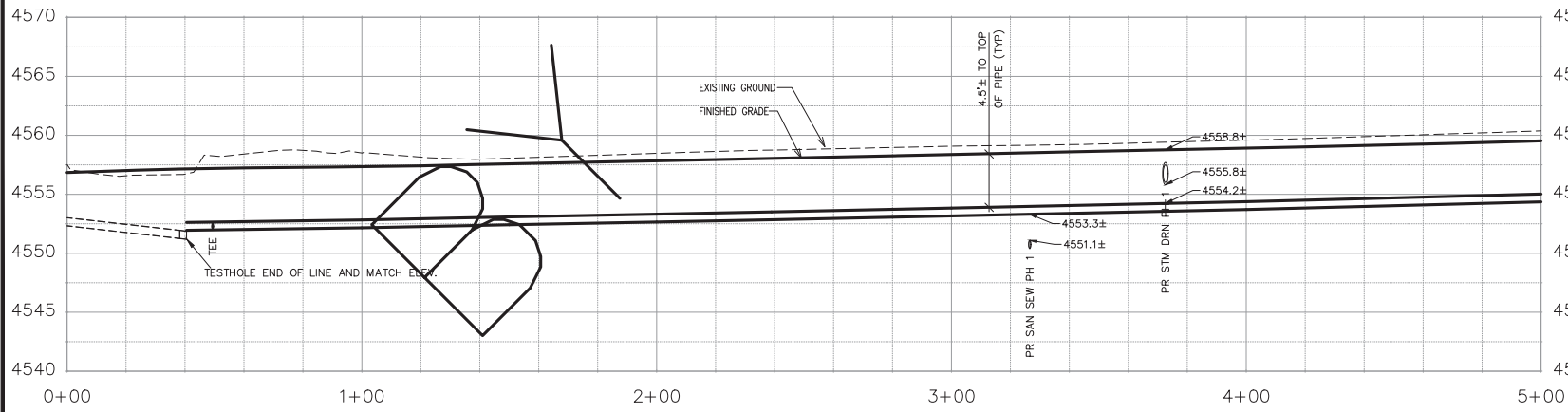
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
PH I 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)
  - 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)
  - 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 1"=40'
REVISION Δ REV. 3			BH	2023	VERTICAL 1"=10'
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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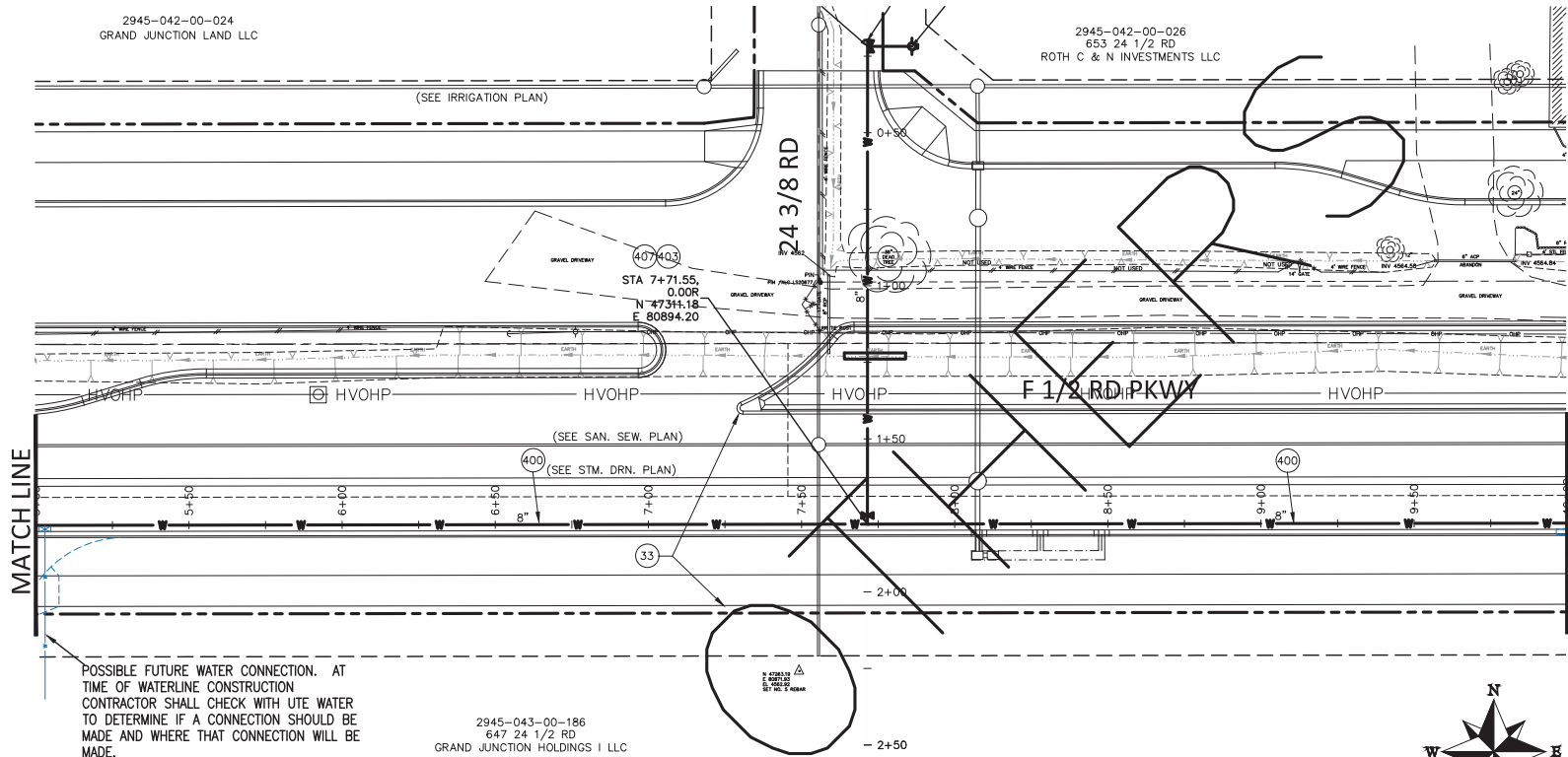
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GRAND JUNCTION LAND LLC

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

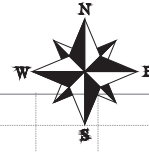
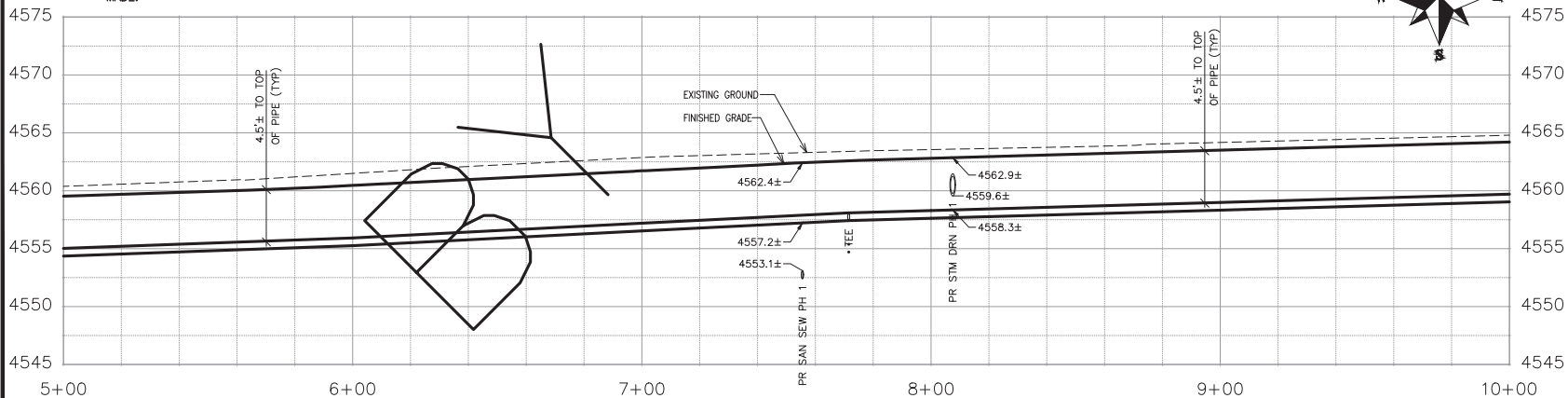
2945-043-00-186  
647 24 1/2 RD  
GRAND JUNCTION HOLDINGS I LLC

**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)



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.



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'

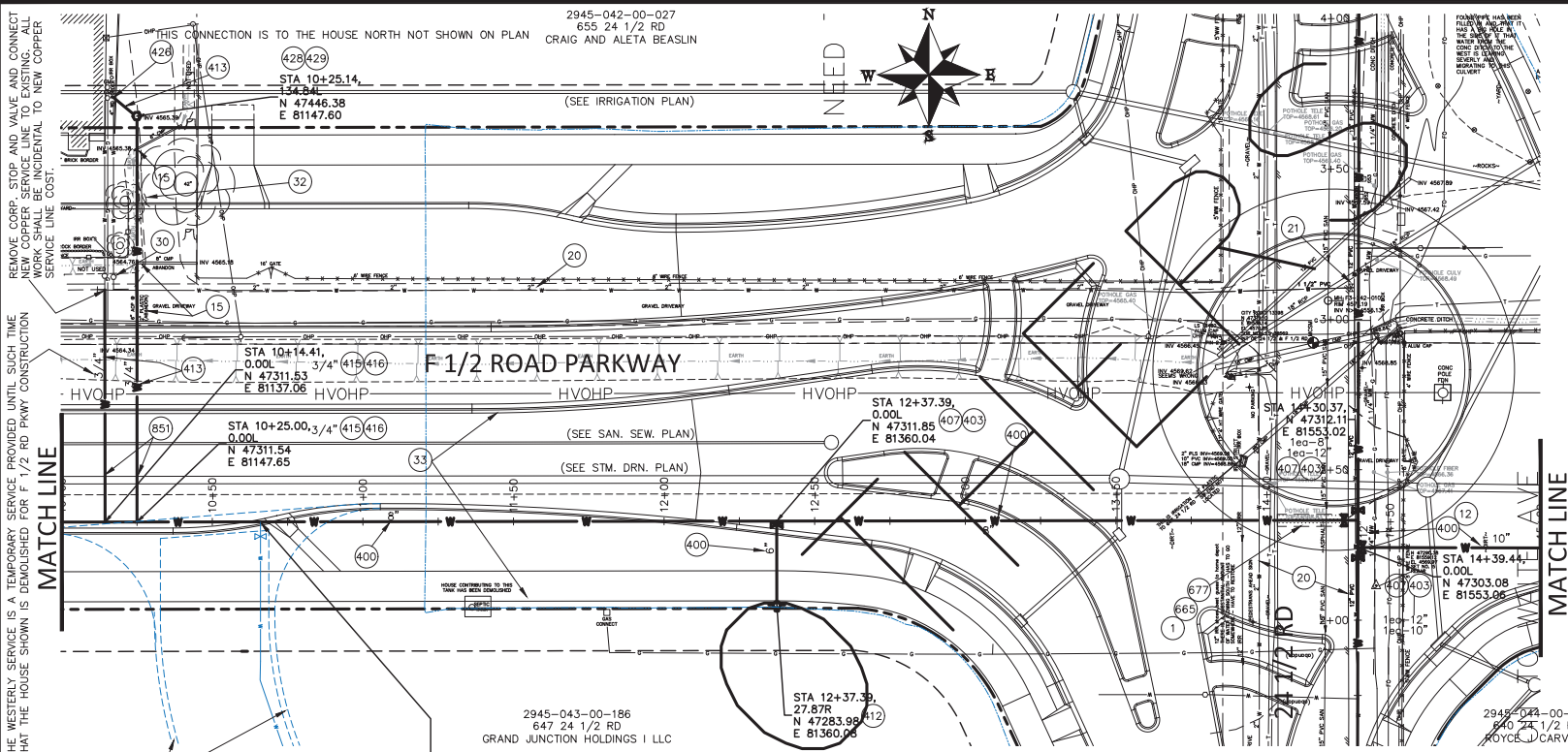


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

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

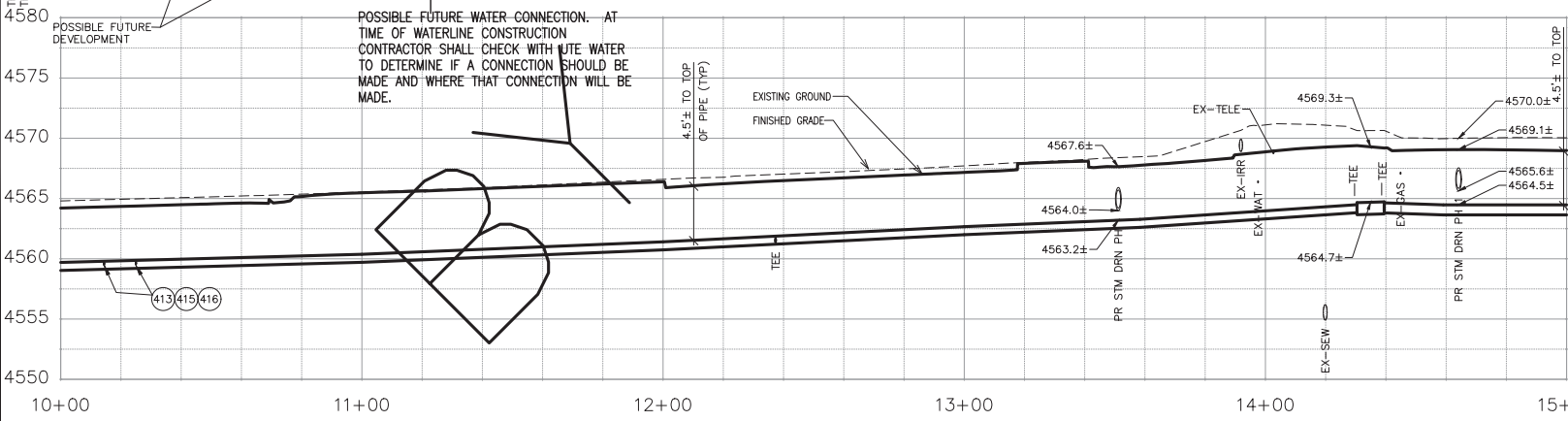
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N:\Landproj\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH 1 WATERLINE PLAN AND PROFILE.dwg, 11/1/2023 11:42:23 AM



**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)
- 416 102.8l/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) (G.Y.R. = 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.



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										

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 - 3**  
November 1, 2023

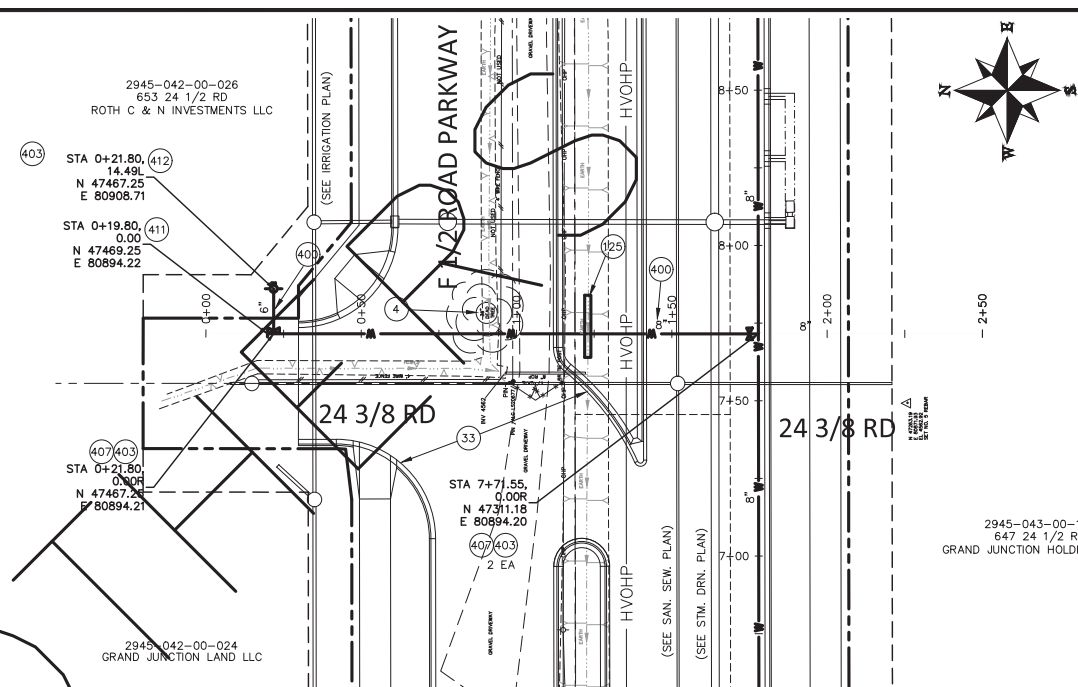
CONSTRUCT WATERLINE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS.

Know what's below.  
Call before you dig.

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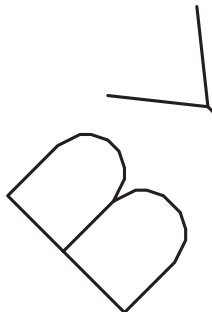




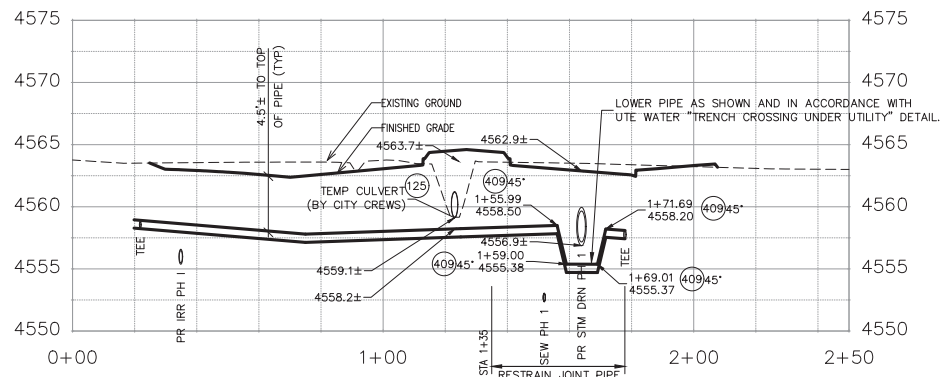


**CONSTRUCTION NOTES**

- 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.



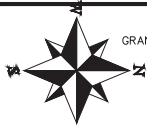
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION Δ REV. 1			JCS	2023	PLAN & PROFILE
REVISION Δ REV. 2			JCS	2023	HORIZONTAL 1"=40'
REVISION Δ REV. 3			BH	2023	VERTICAL 1"=10'
REVISION Δ REV. 4			KAH	2023	



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

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

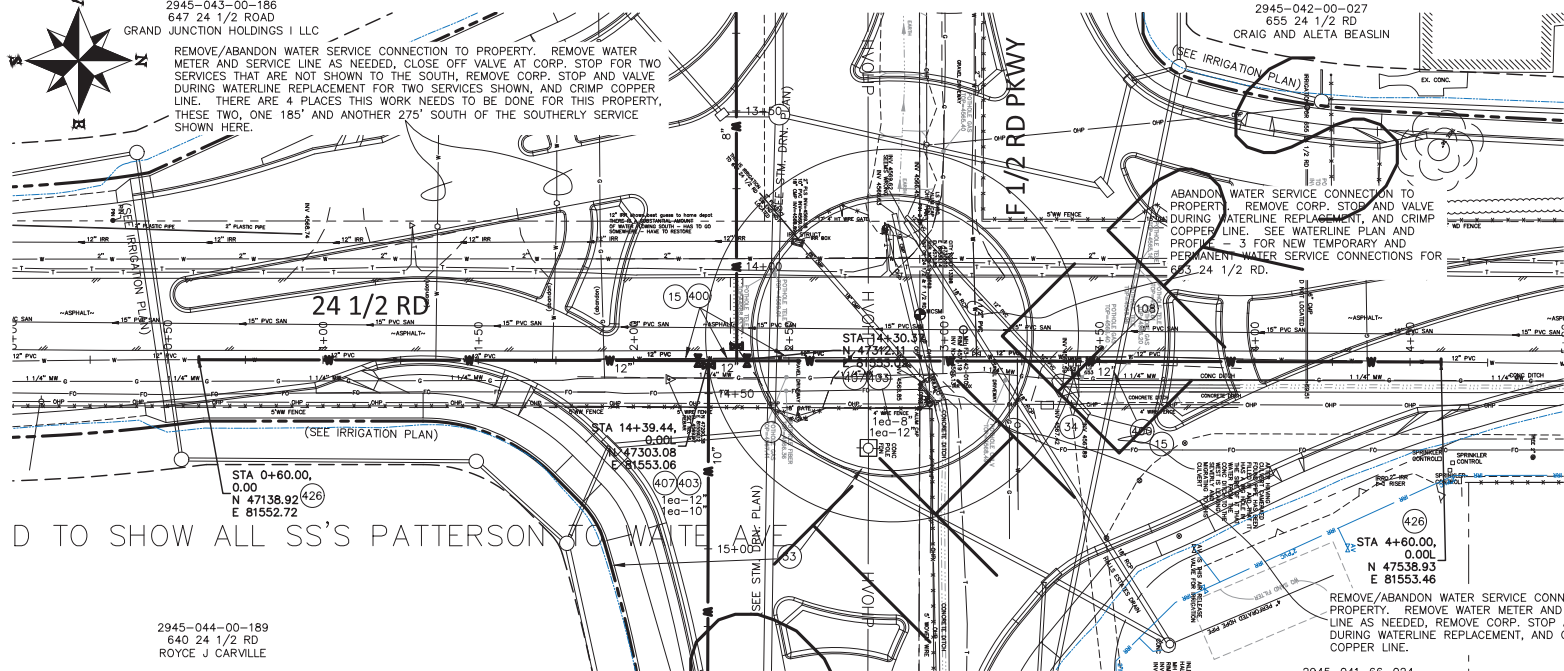
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2945-043-00-186  
647 24 1/2 ROAD  
GRAND JUNCTION HOLDINGS I LLC

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

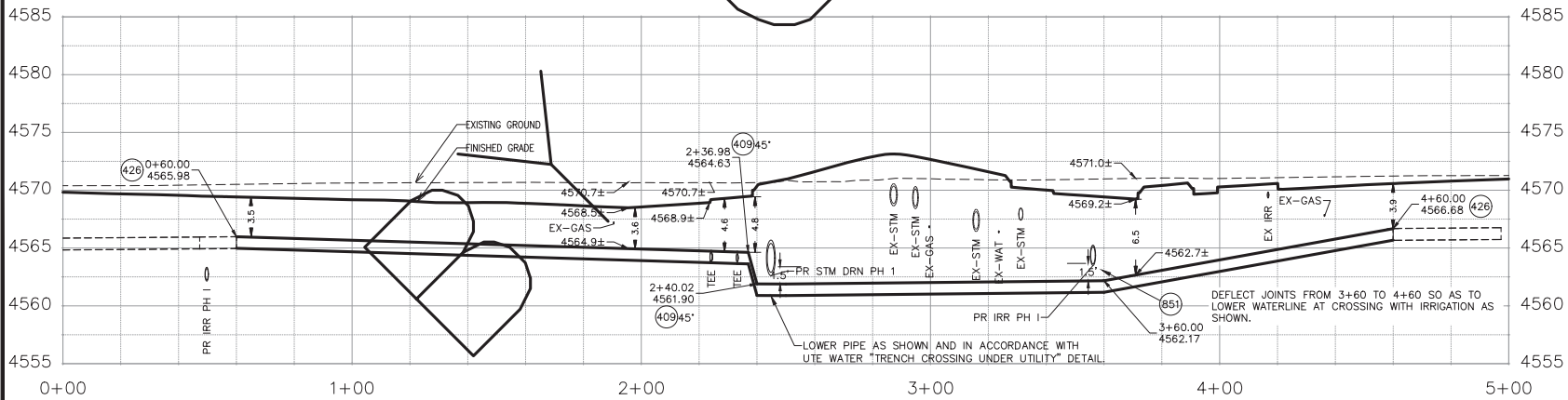


- CONSTRUCTION NOTES**
- 15 202 - REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)
  - 33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY, PH 1 FOR FINAL GROUND RESTORATIONS.
  - 34 202 - REMOVE MAILBOX (652 24 1/2 RD) NO RESET BECAUSE RESIDENCE NO LONGER EXISTS.
  - 108 210 - RESET MAILBOX 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



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 1"=40'
REVISION Δ REV 3			BH	2023	VERTICAL 1"=10'
REVISION Δ REV 4			KAH	2023	

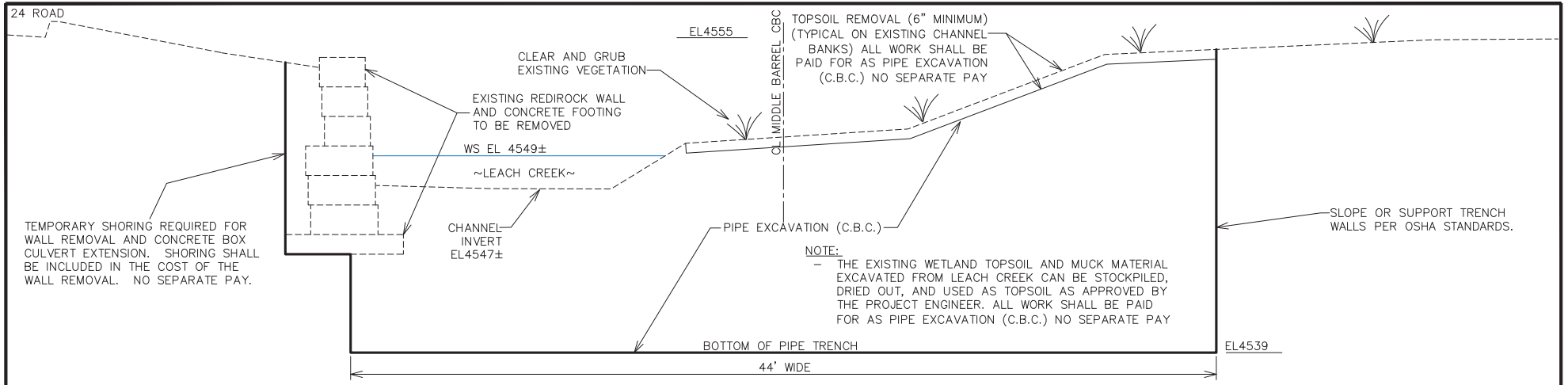


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

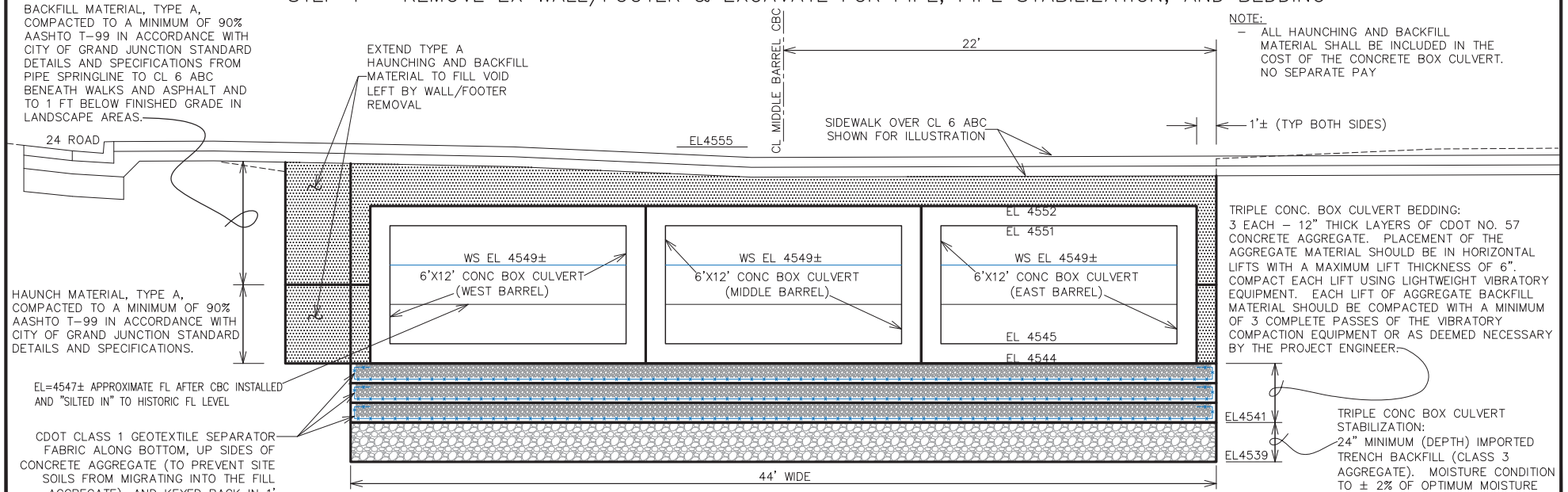
**F 1/2 RD PARKWAY, PH 1  
PH 1 WATERLINE PLAN AND PROFILE - 6**  
November 1, 2023

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH 1 WATERLINE PLAN AND PROFILE.dwg - PLOTTED 11/1/2023 11:42:45 AM

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	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	

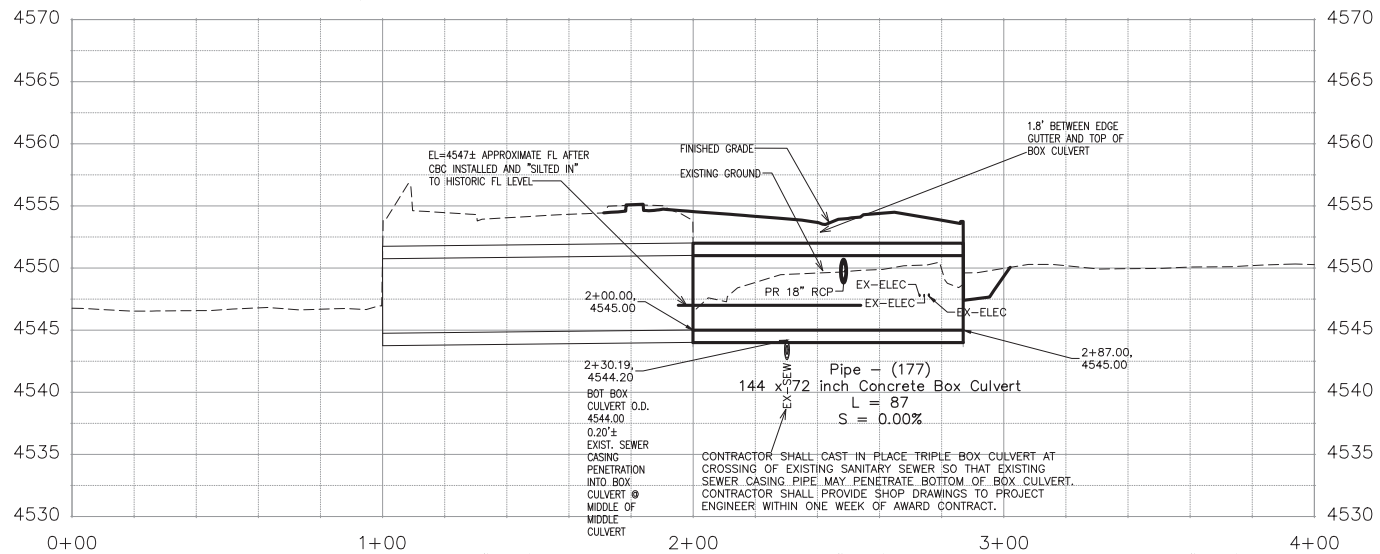
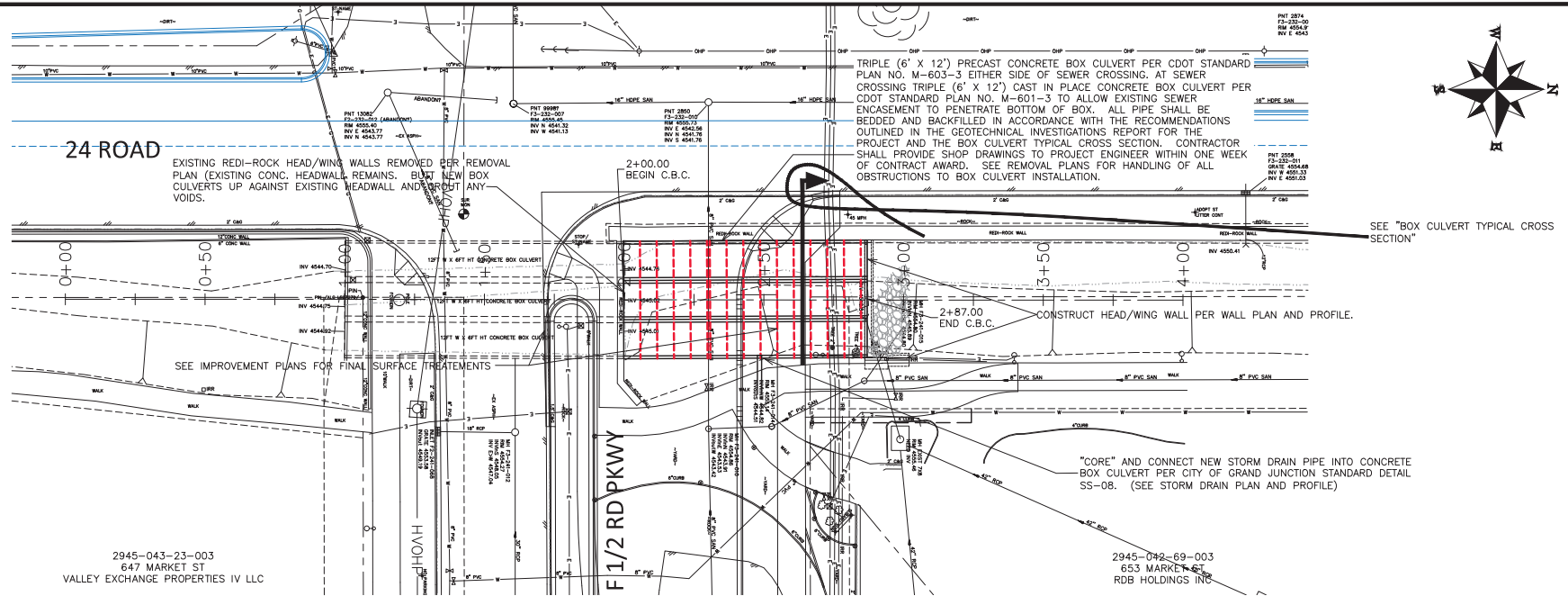
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PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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:
REV 1			JCS	2023	PLAN & PROFILE
REV 2			JCS	2023	0 HORIZONTAL
REV 3			BH	2023	1 VERTICAL
REV 4			KAH	2023	

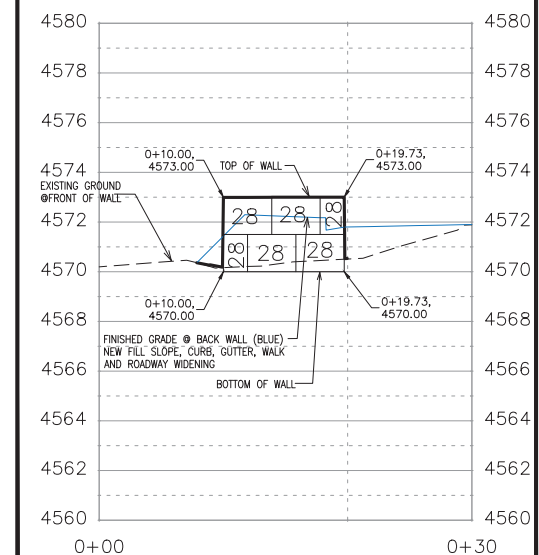
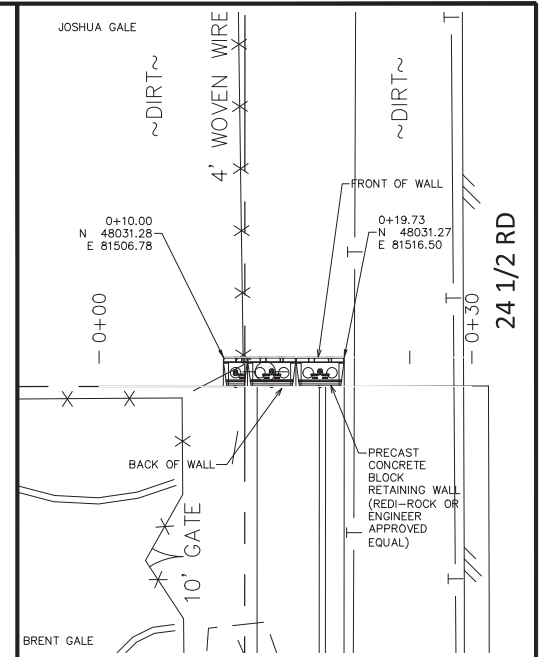
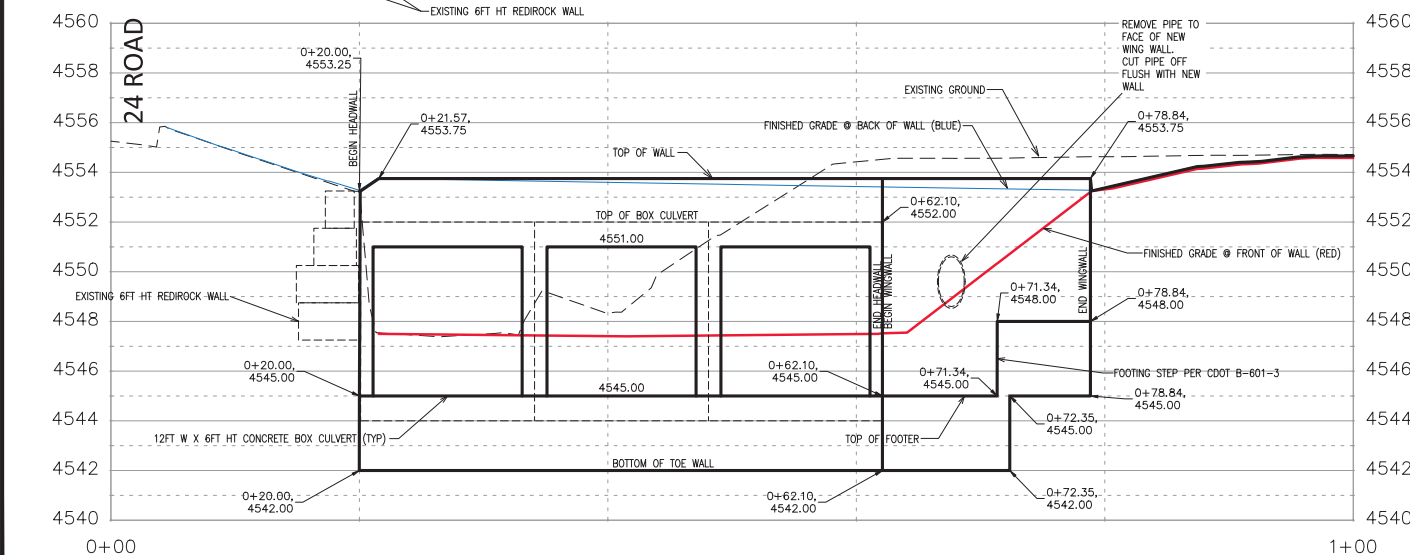
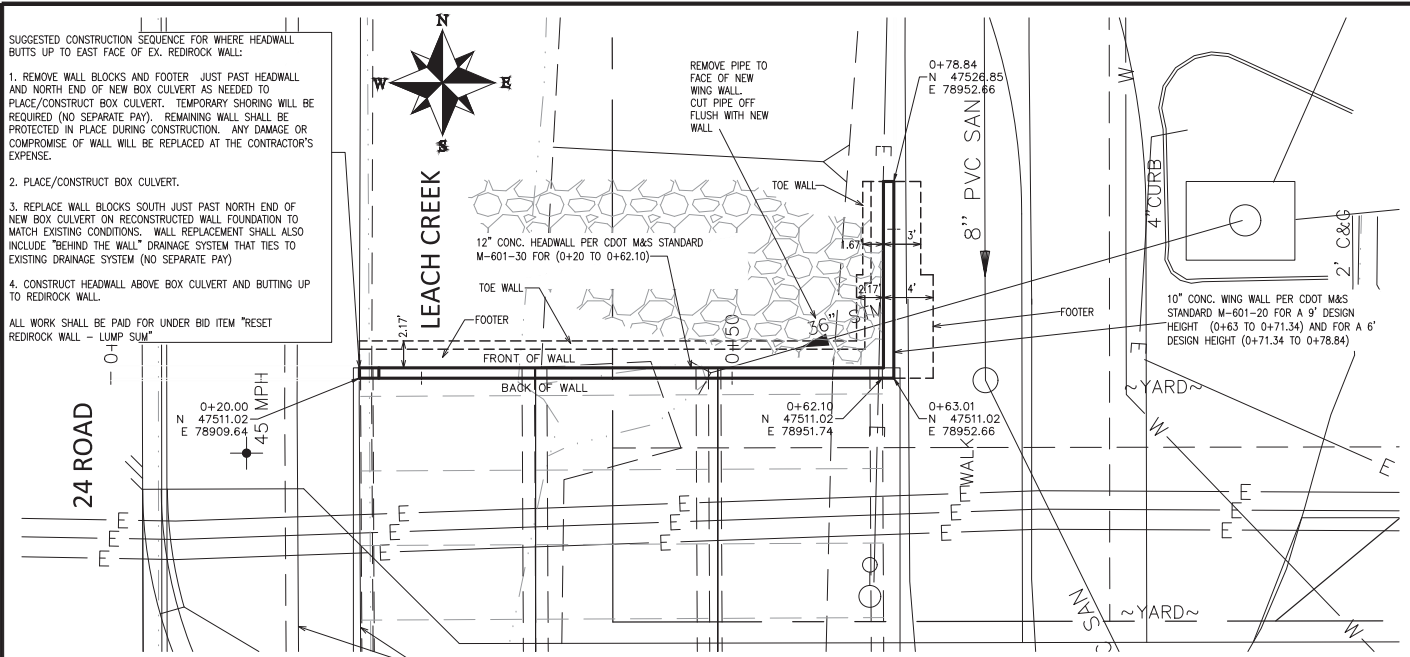


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\WALL PLAN AND PROFILE.dwg, 11/1/2023 11:44:09 AM



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.

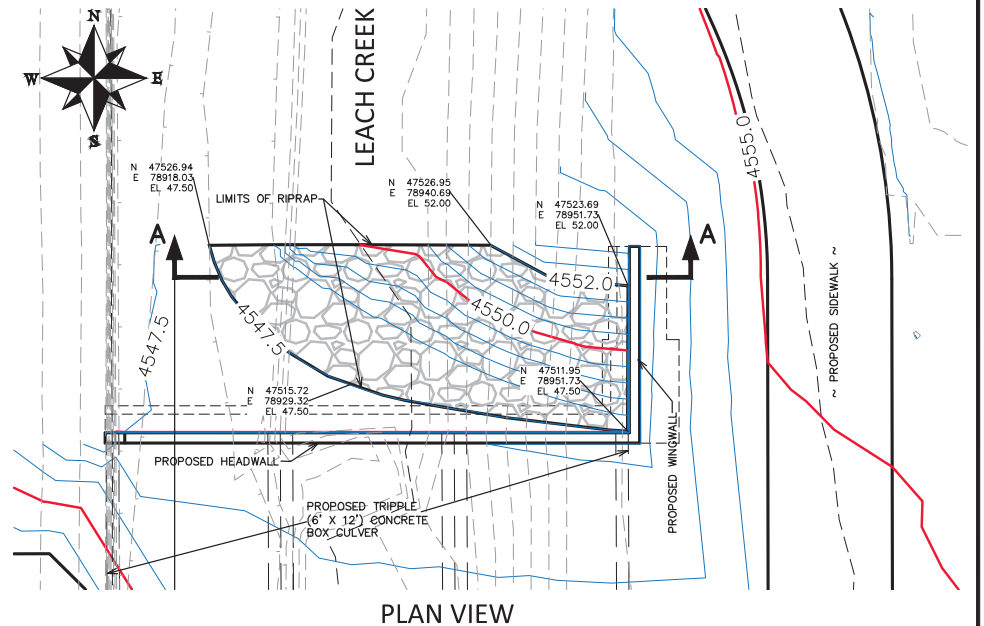
Table 506-2

Pay Item	Stone Size d50 <sup>1</sup> (Inches)	Percent of Material Smaller Than Typical Stone <sup>2</sup>	Typical Stone Dimensions <sup>3</sup> (Inches)	Typical Stone Weight <sup>4</sup> (Pounds)
Riprap 6	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap 9	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap 12	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap 18	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10
Riprap 24	24	100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

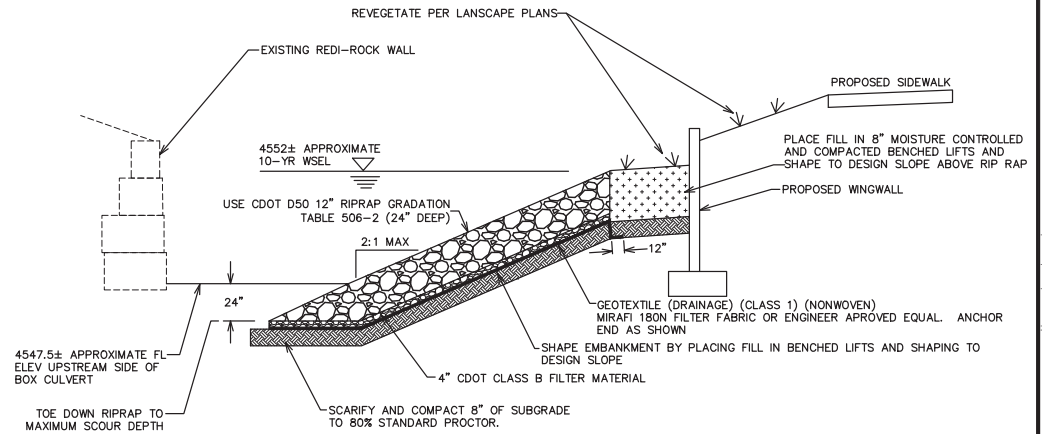
<sup>1</sup>d50 = nominal stone size  
<sup>2</sup>based on typical rock mass  
<sup>3</sup>equivalent spherical diameter  
<sup>4</sup>based on a specific gravity = 2.5

**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:  $W = 0.85(d_{50})^3$  WHERE D CORRESPONDS TO THE INTERMEDIATE ("B") AXIS OF THE PARTICLE AND PARTICLE SPECIFIC GRAVITY IS TAKEN AS 2.65.



PLAN VIEW



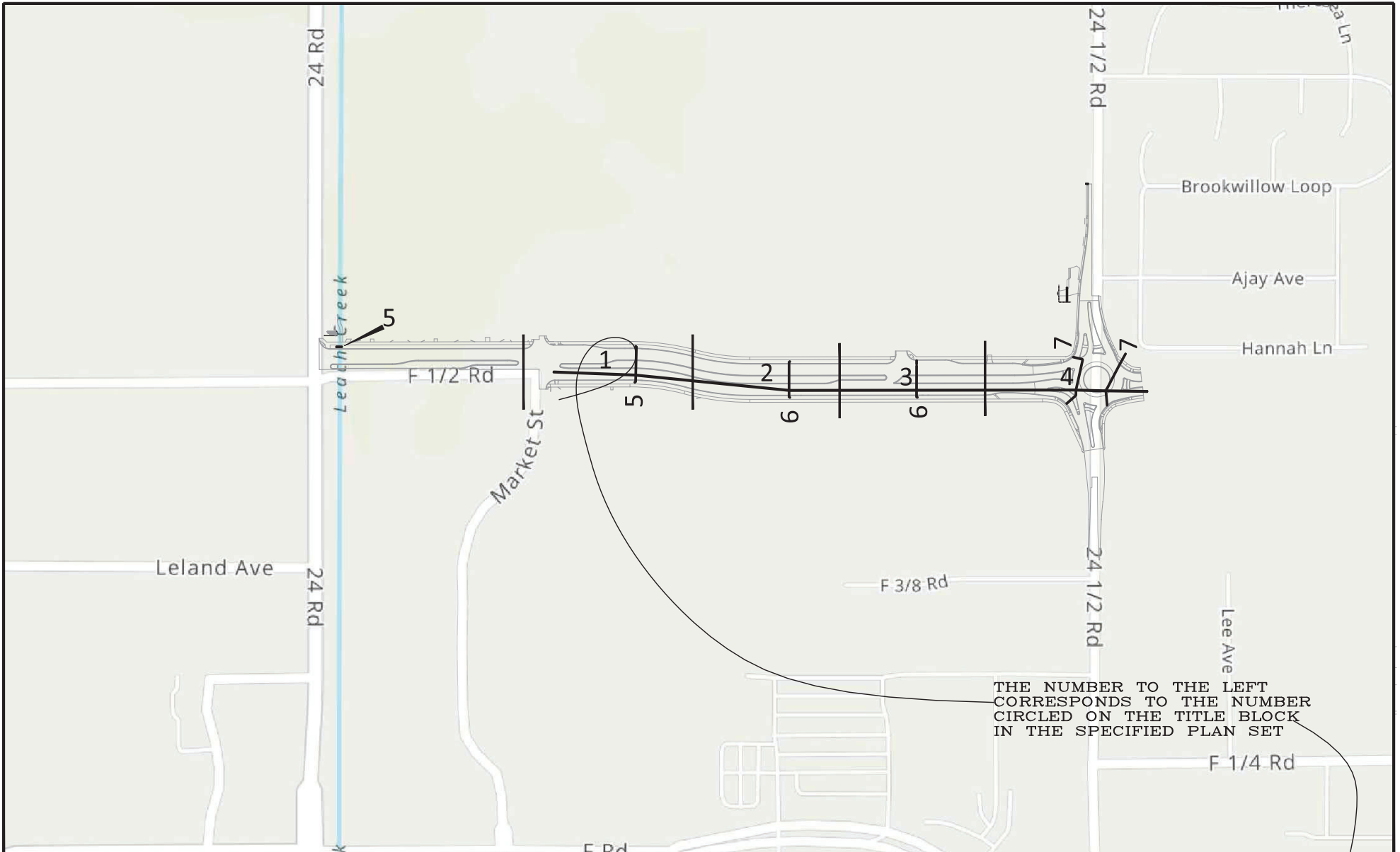
SECTION AA

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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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PROJECT NO. F210306

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



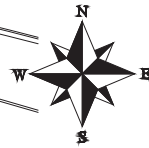
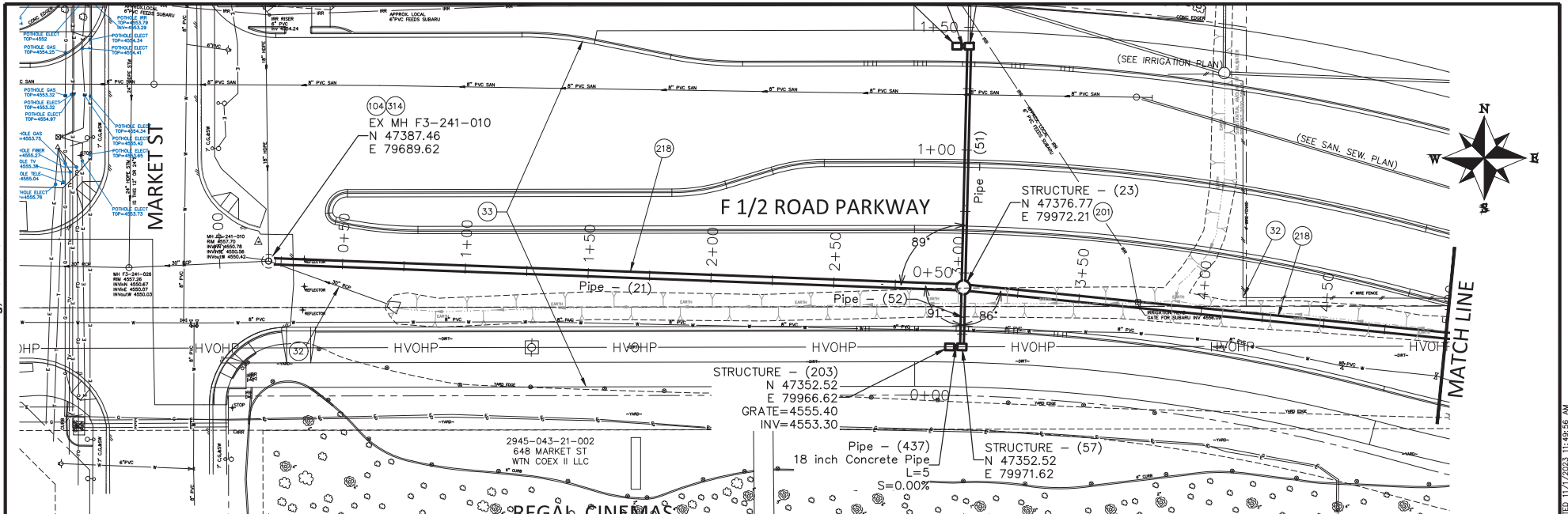
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	

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



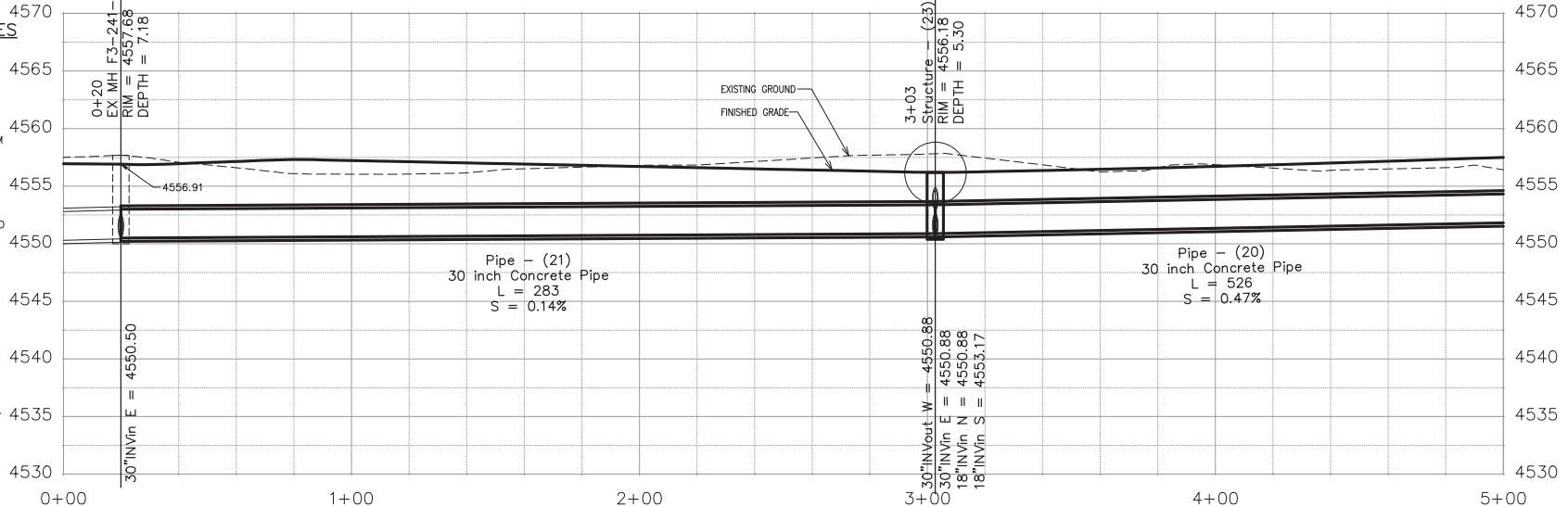
PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

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



**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	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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ENGINEERING DIVISION**  
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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2945-042-00-024  
GRAND JUNCTION LAND LLC

STRUCTURE - (58)  
N 47422.87  
E 80495.06

Pipe - (438)  
18 inch Concrete Pipe  
L=5  
S=0.00%

STRUCTURE - (204)  
N 47422.87  
E 80500.06  
GRATE=4558.25  
INV=4554.70

STRUCTURE - (59)  
N 47300.37  
E 80495.23

Pipe - (439)  
18 inch Concrete Pipe  
L=5  
S=0.00%

STRUCTURE - (205)  
N 47300.37  
E 80500.23  
GRATE=4558.25  
INV=4556.04

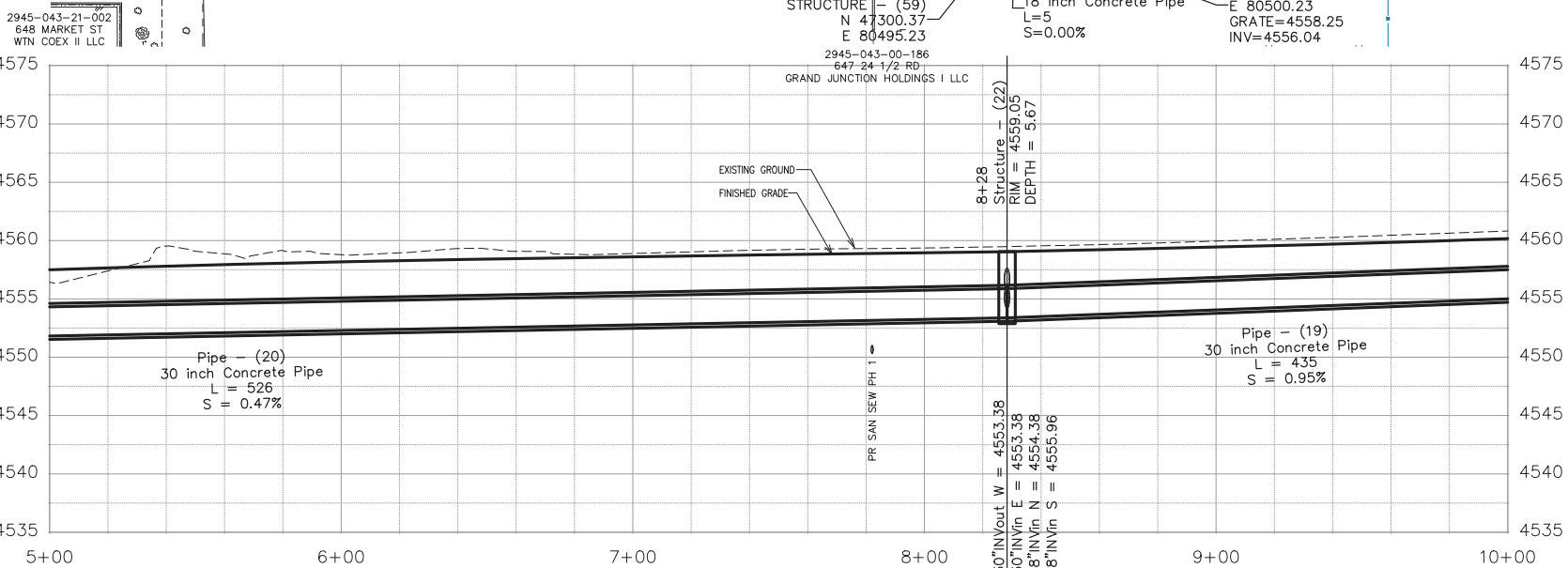
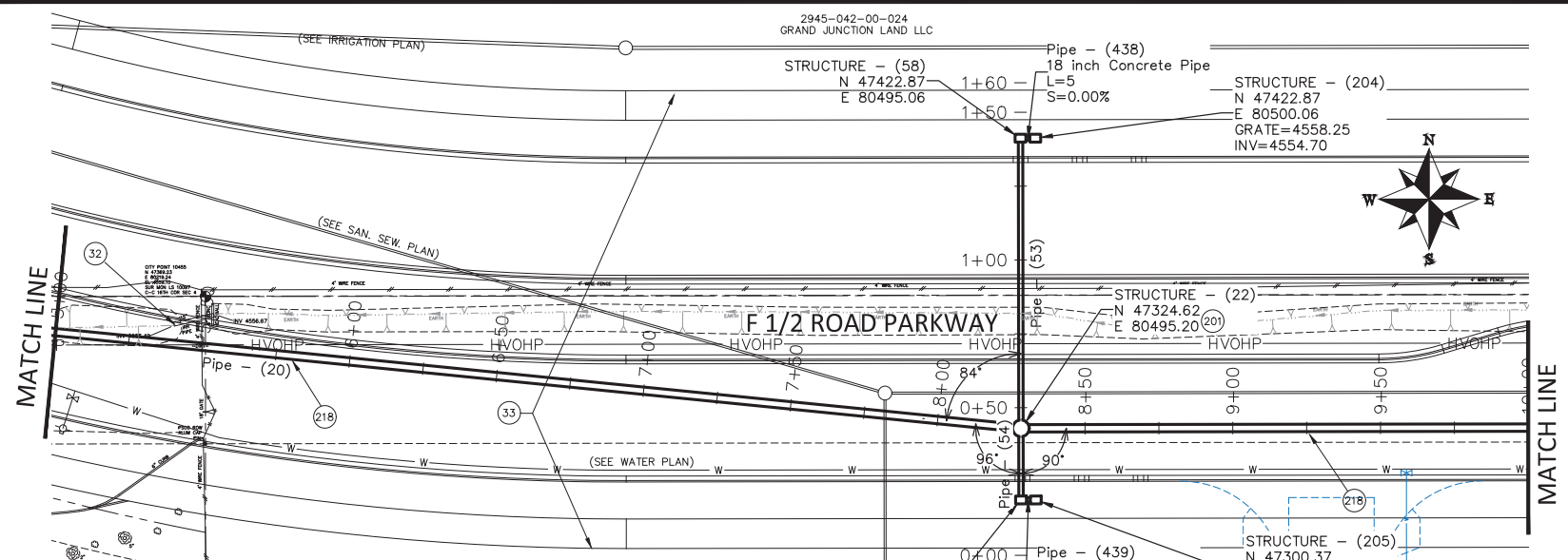
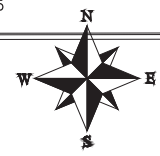
2945-043-00-186  
647-24 1/2 RD  
GRAND JUNCTION HOLDINGS I LLC

Structure - (22)  
RIM = 4559.05  
DEPTH = 5.67

Pipe - (19)  
30 inch Concrete Pipe  
L = 435  
S = 0.95%

**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
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REVISION 2			JCS	2023
REVISION 3			BH	2023
REVISION 4			KAH	2023

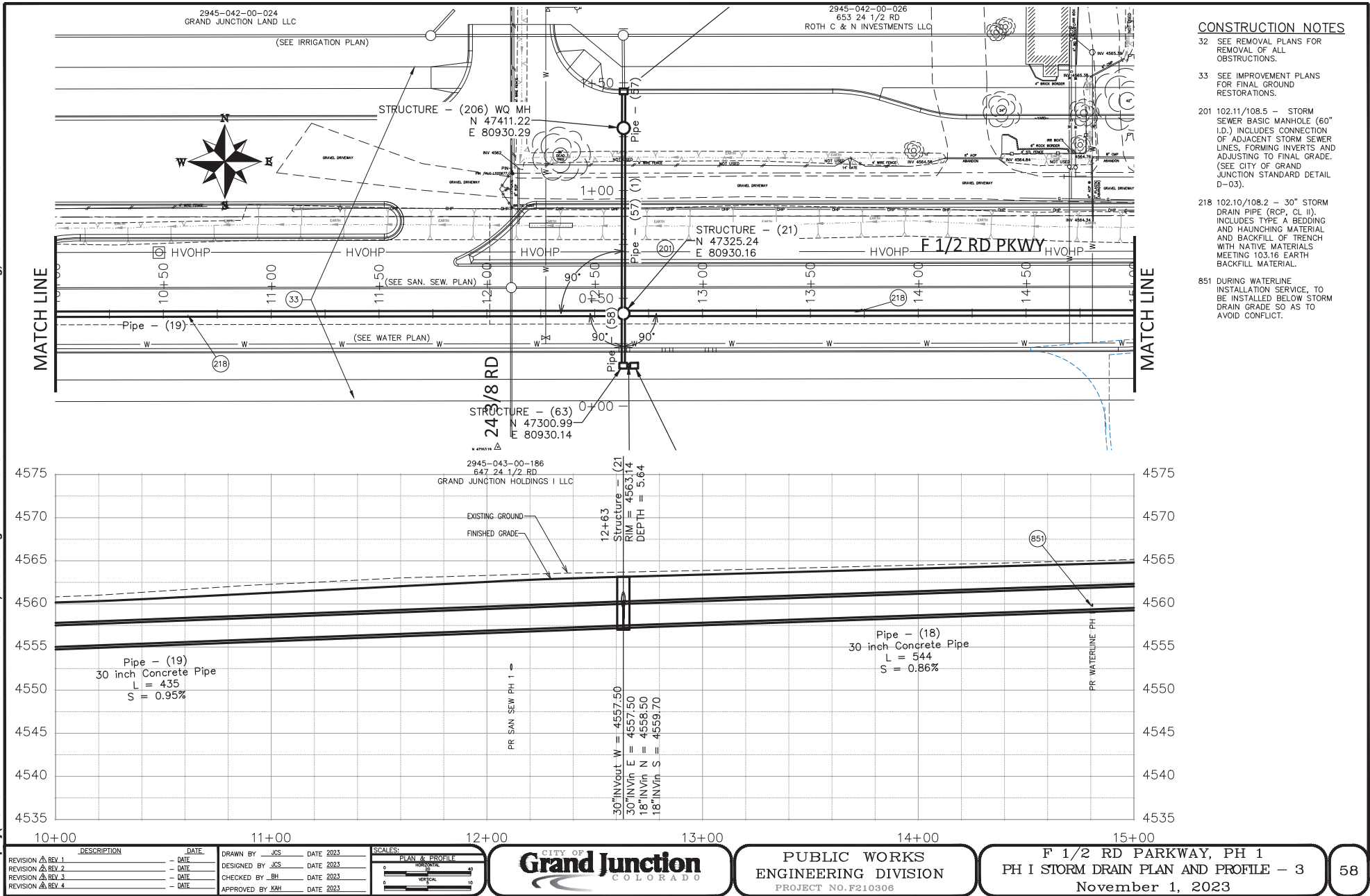


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH 1  
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	1" = 40'
HORIZONTAL	1" = 40'
VERTICAL	1" = 10'

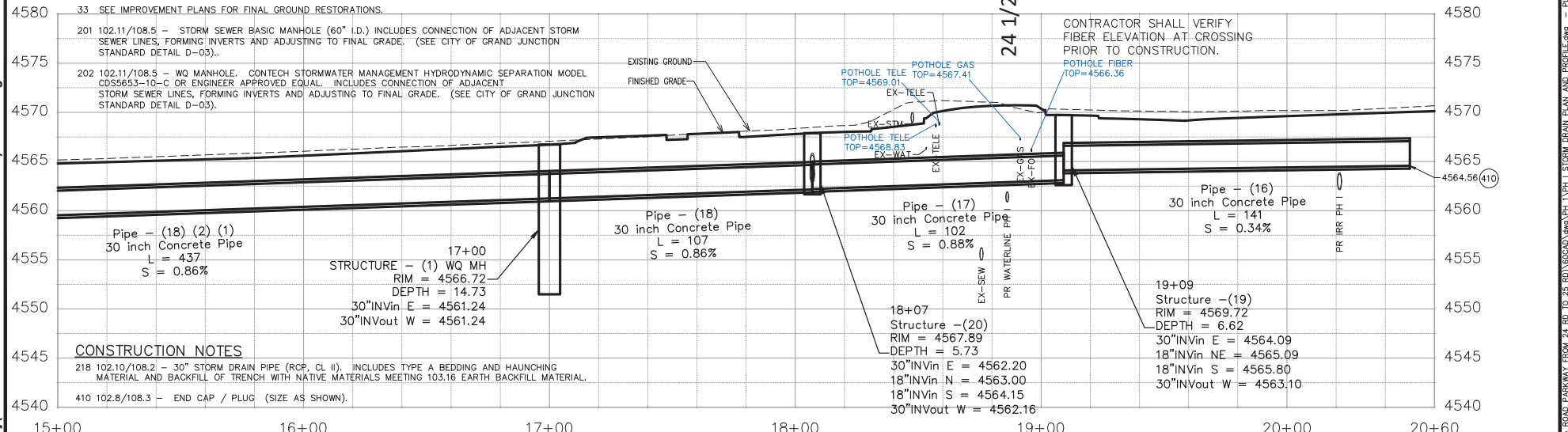
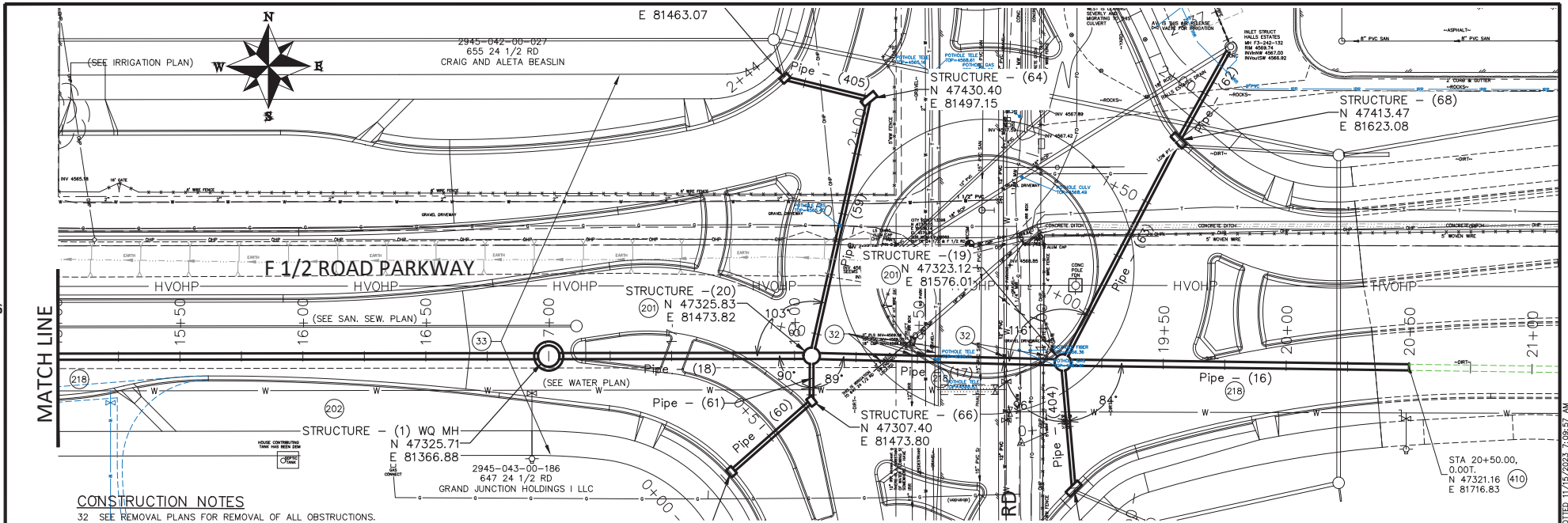


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH I**  
**PH I STORM DRAIN PLAN AND PROFILE - 3**  
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 1"=40'
REVISION Δ REV 3			BH	2023	VERTICAL 1"=10'
REVISION Δ REV 4			KAH	2023	

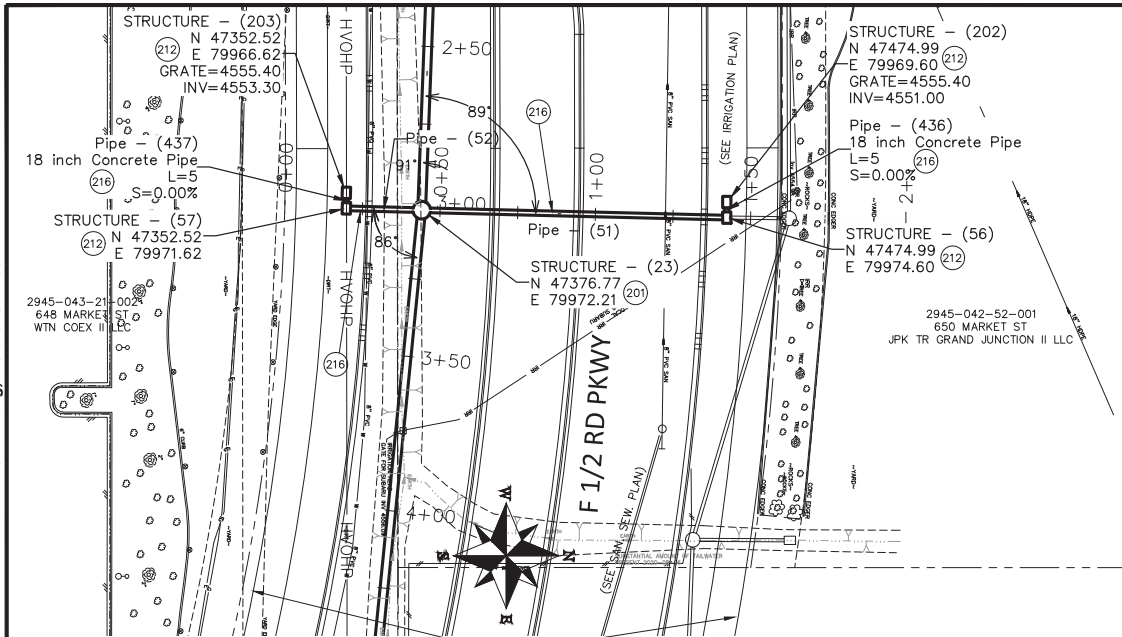


**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH I**  
**PH I STORM DRAIN PLAN AND PROFILE - 4**  
November 15, 2023

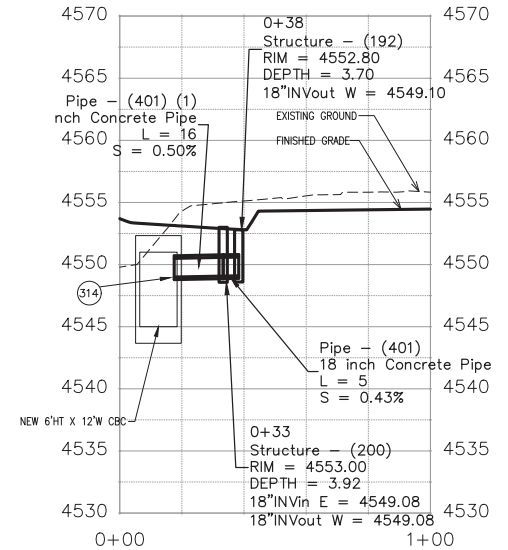
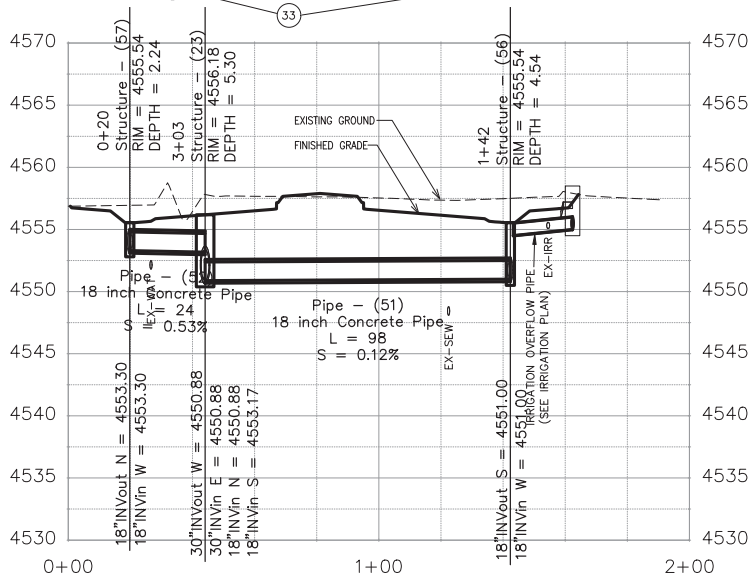
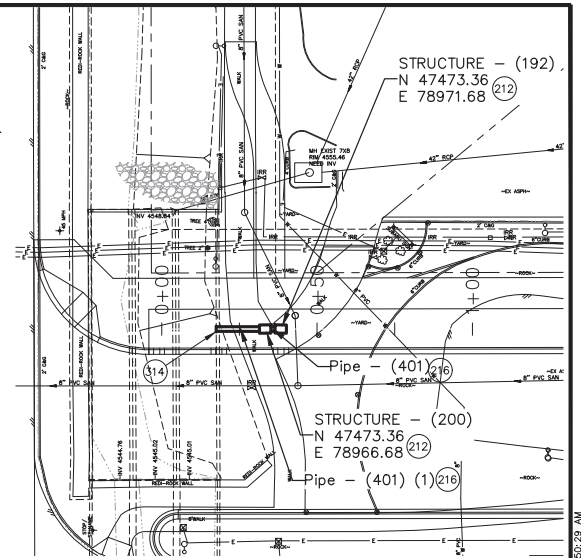
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**CONSTRUCTION NOTES**

- 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			EH	2023
REVISION Δ REV. 4			KAH	2023

SCALES:	PLAN & PROFILE
0" = 10'	HORIZONTAL
0" = 1"	VERTICAL

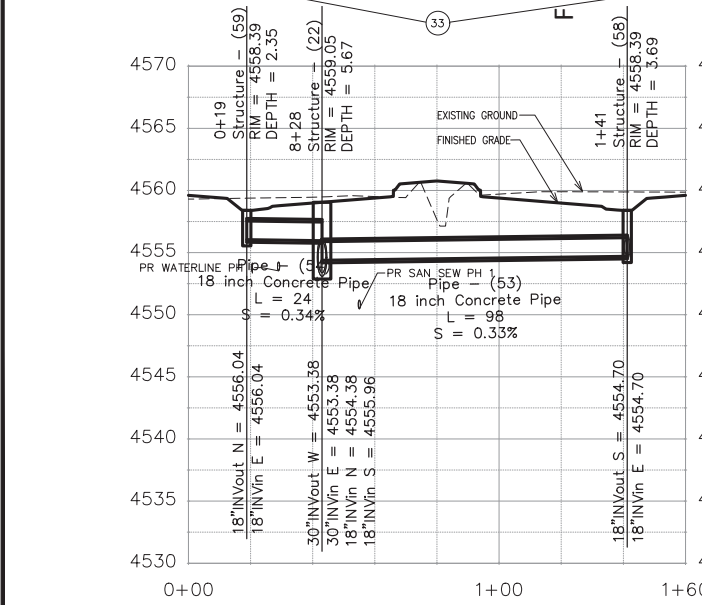
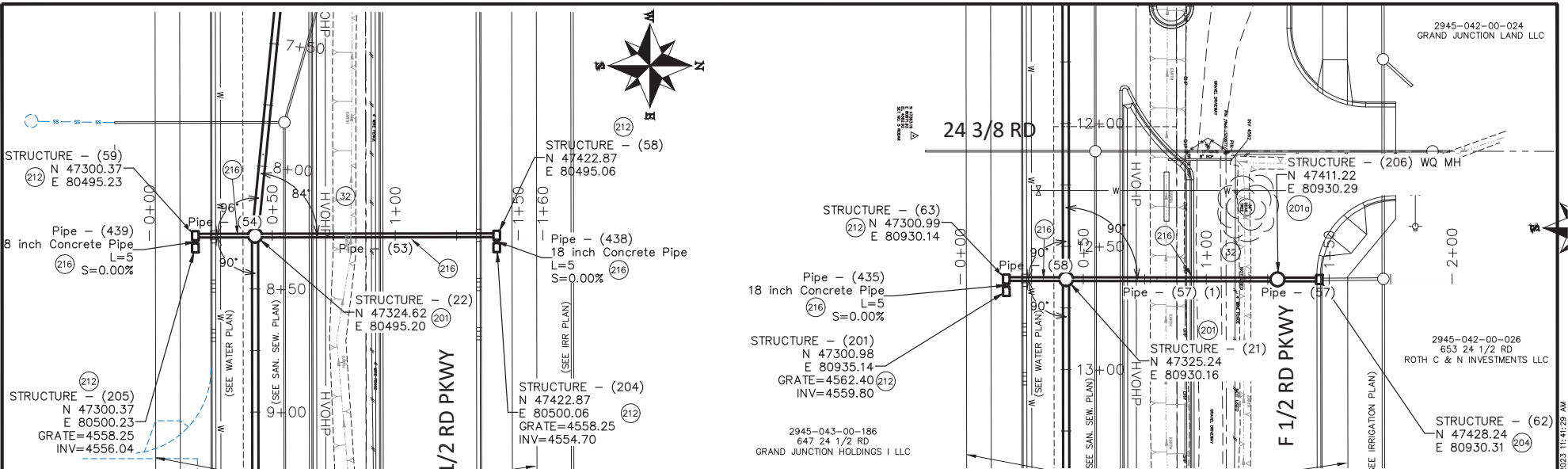


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PROJECT NO. F210306

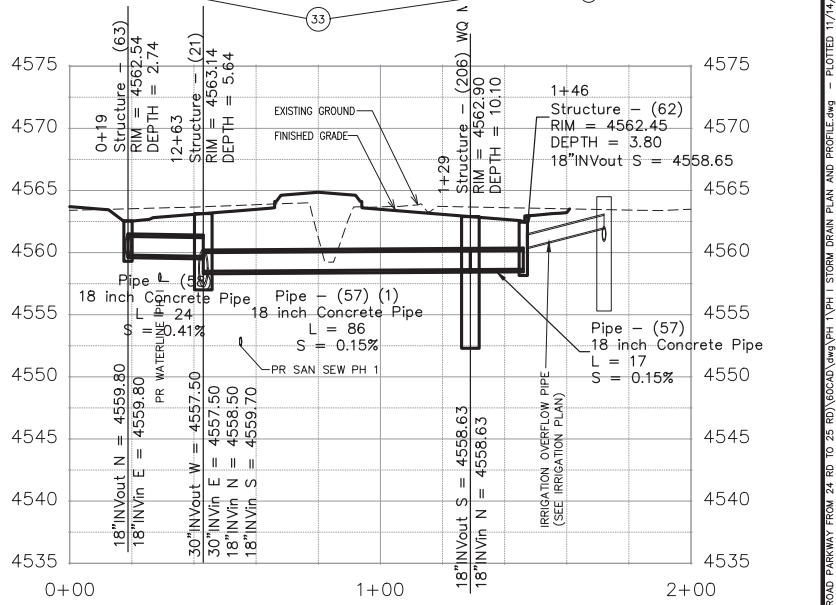
**F 1/2 RD PARKWAY, PH I  
PH I STORM DRAIN PLAN AND PROFILE - 5**  
November 1, 2023

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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 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)
  - 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:
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REVISION Δ REV. 3			BH	2023	VERTICAL
REVISION Δ REV. 4			KAH	2023	

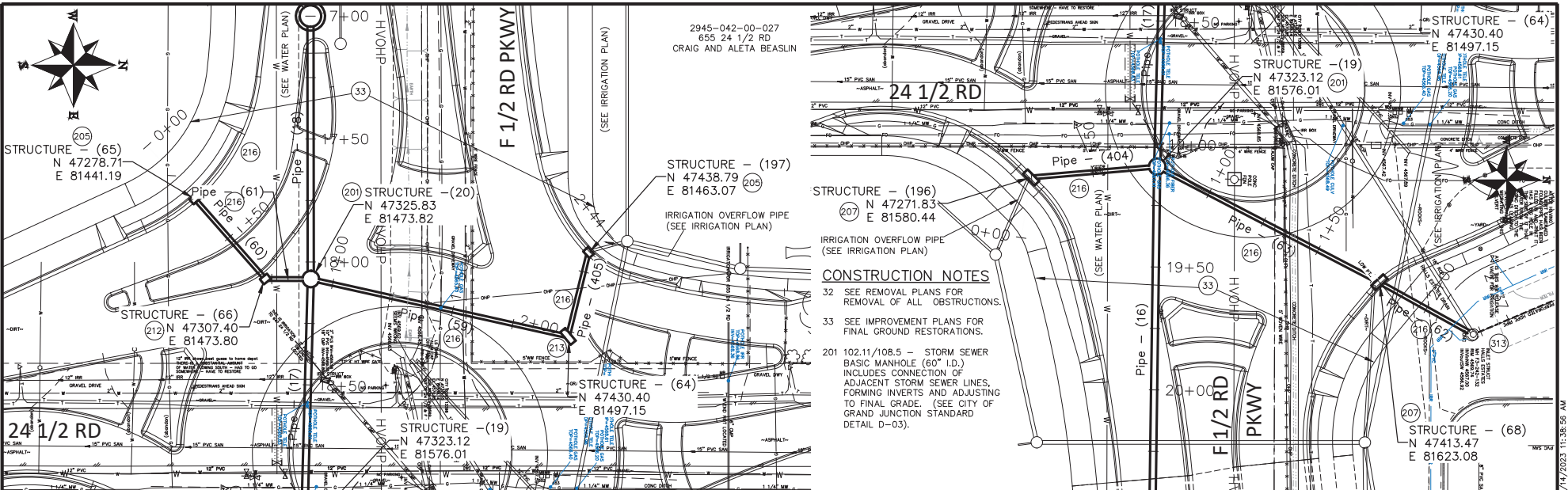


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH I**  
**PH I STORM DRAIN PLAN AND PROFILE - 6**  
November 14, 2023

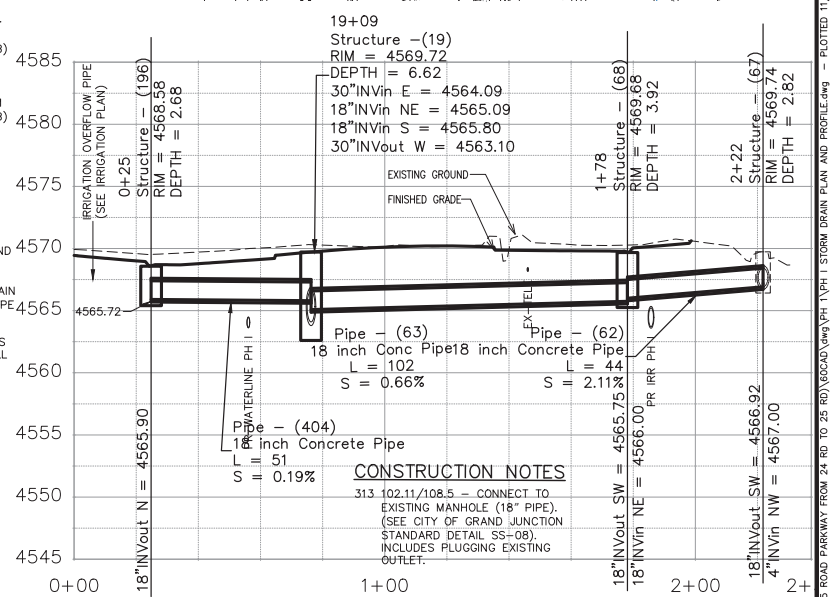
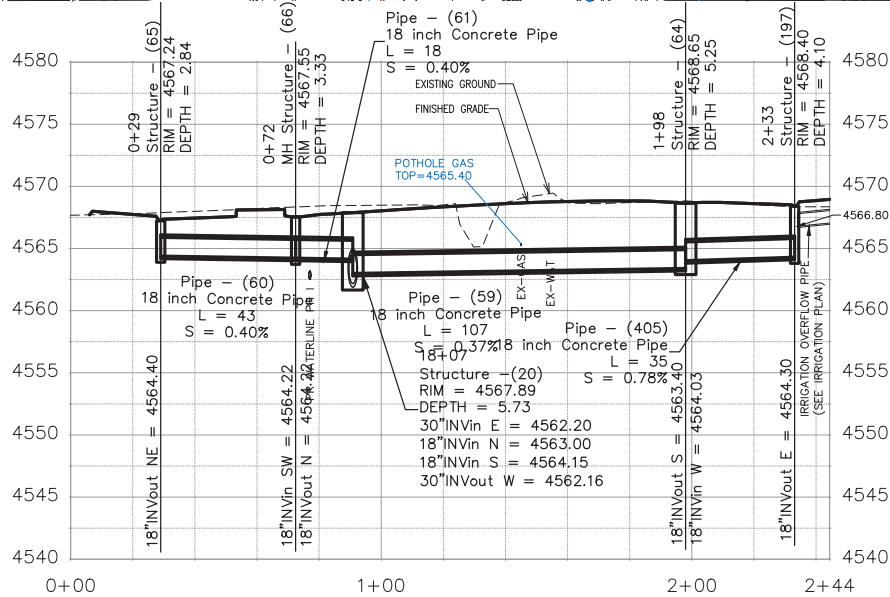
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N:\Landproj\F 5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH I\PH I STORM DRAIN PLAN AND PROFILE.dwg, 11/14/2023 11:38:48 AM



**CONSTRUCTION NOTES**

- 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 (ROP, CL ID). 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 ADENDUM 1		11-14-2023	JCS	2023
REVISION Δ REV. 2			JCS	2023
REVISION Δ REV. 3			BH	2023
REVISION Δ REV. 4			KAH	2023

SCALE	PLAN & PROFILE
1" = 40'	HORIZONTAL
1" = 10'	VERTICAL

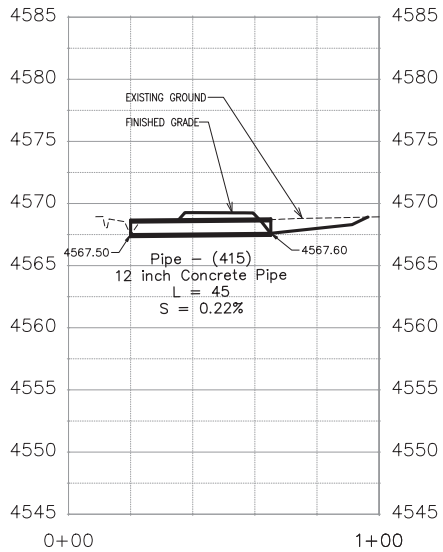
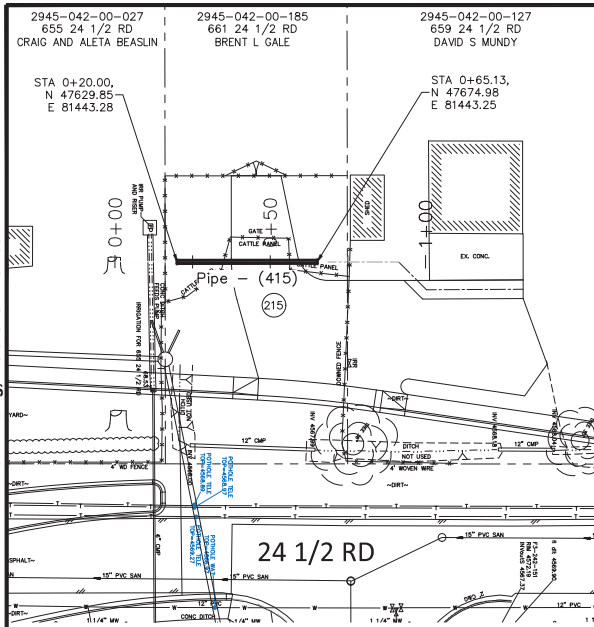


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**F 1/2 RD PARKWAY, PH I**  
**PH I STORM DRAIN PLAN AND PROFILE - 7**  
November 14, 2023

N:\Landproj\F 5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH I\PH I STORM DRAIN PLAN AND PROFILE.dwg - PLOTTED 11/14/2023 11:38:56 AM

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH I STORM DRAIN PLAN AND PROFILE.dwg, 11/1/2023 11:51:00 AM



**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'

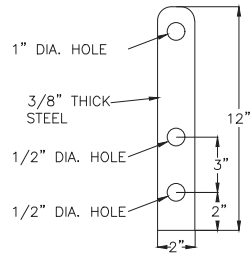


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

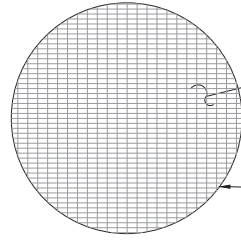
**F 1/2 RD PARKWAY, PH 1  
PH I STORM DRAIN PLAN AND PROFILE - 8**  
November 1, 2023

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH I STORM DRAIN PLAN AND PROFILE.dwg - PLOTTED 11/1/2023 11:51:04 AM

N:\landproj\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\IRRIGATION DETAILS.dwg, 11/1/2023 12:58:44 PM

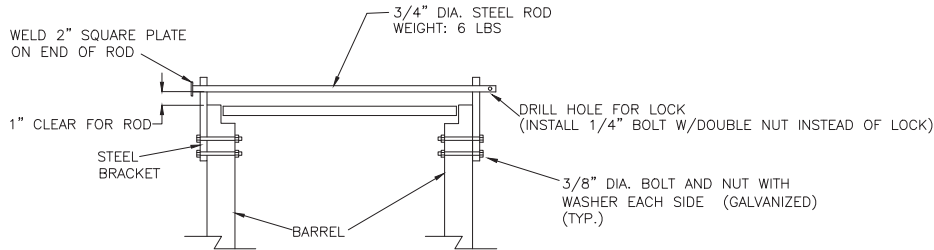


STEEL BRACKET



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



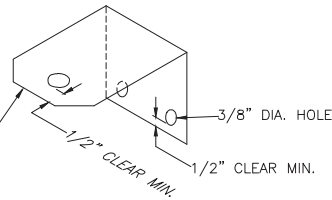
**ALUMINUM GRATING AND LOCKING BAR DETAIL FOR ALL 48" MANHOLES SHOWN IN PLANS**

NTS

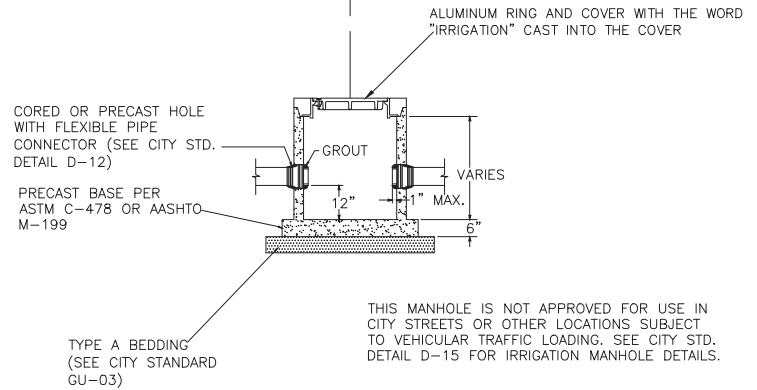
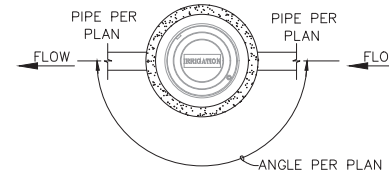


**GATE STEM GUIDE**

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.



**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



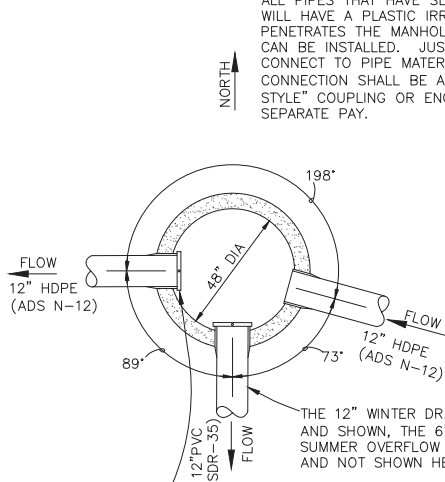
**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

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

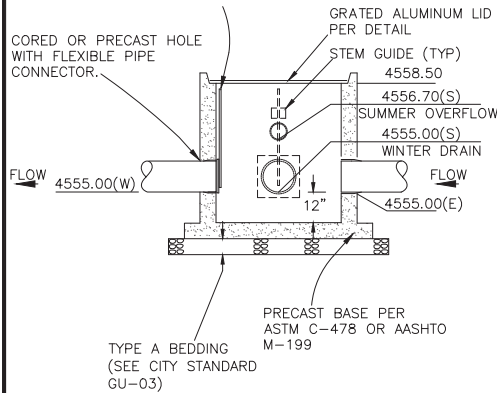


N:\landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1 IRRIGATION DETAILS.dwg, 11/1/2023 11:52:28 AM

**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.



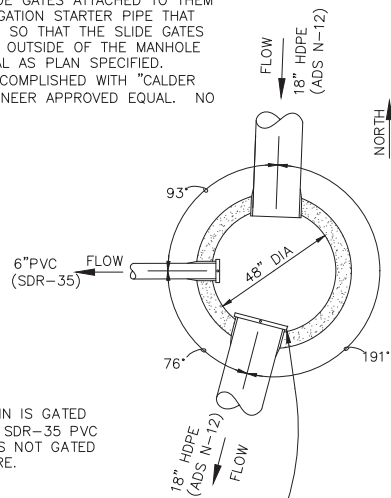
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (TWO 12" SLIDE GATES) ONE 12" ON OUTLET WEST AND ONE 12" ON WINTER DRAIN SOUTH. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP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



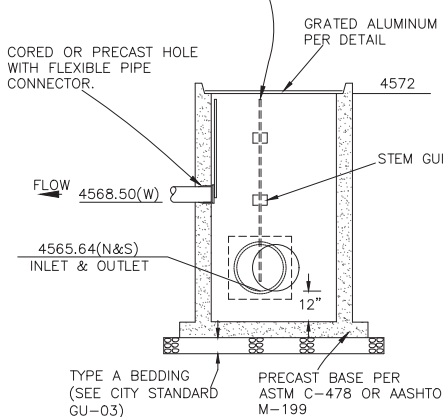
**STRUCTURE - (25) IRRIGATION MANHOLE DETAIL**

NTS

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



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).



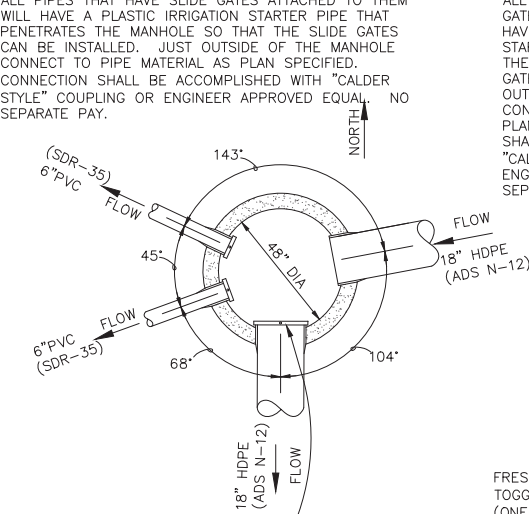
**STRUCTURE - (42) IRRIGATION MANHOLE DETAIL**

NTS

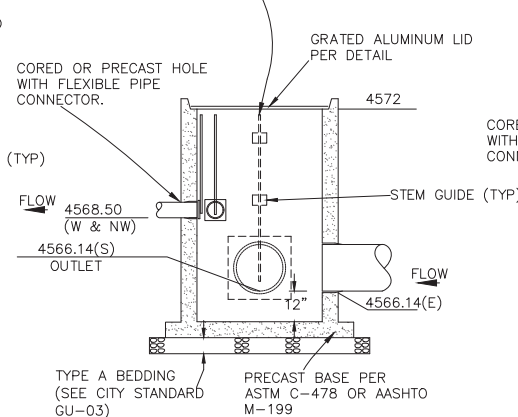
SEE PLAN FOR SCALE INFO



**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.



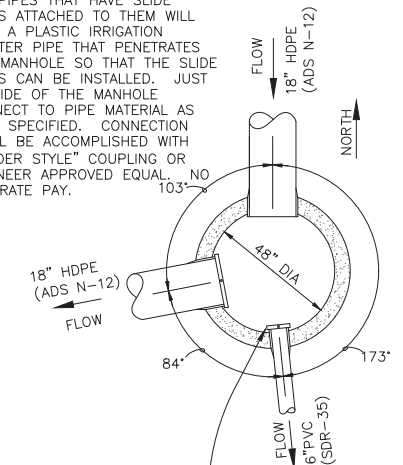
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (3 TOTAL) (TWO 6" SLIDE GATES & ONE 18" SLIDE GATE) TWO ON 6" SERVICES AND ONE ON 18" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION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



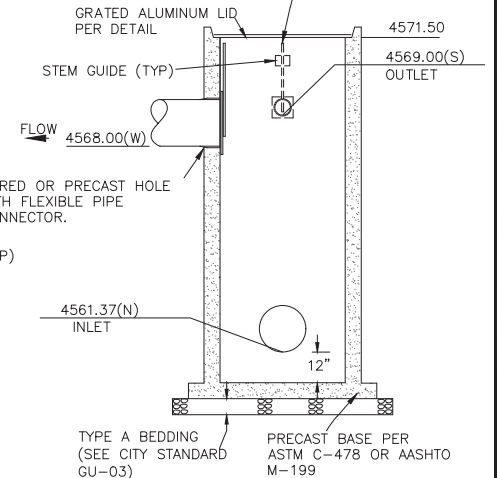
**STRUCTURE - (41) IRRIGATION MANHOLE DETAIL**

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).



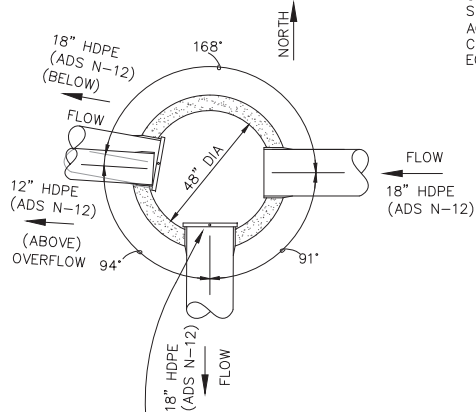
**STRUCTURE - (195) IRRIGATION MANHOLE DETAIL**

NTS

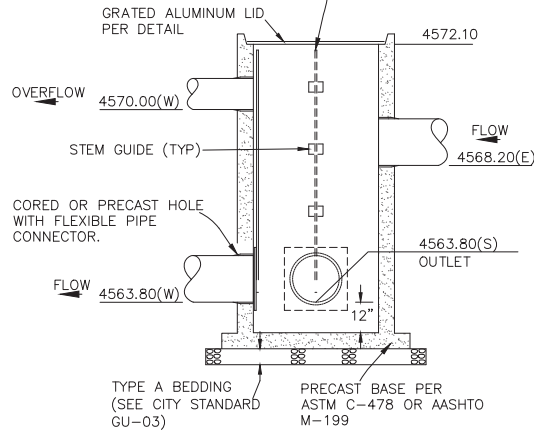
F 1/2 RD PARKWAY, PH 1 IRRIGATION DETAILS - 2

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.



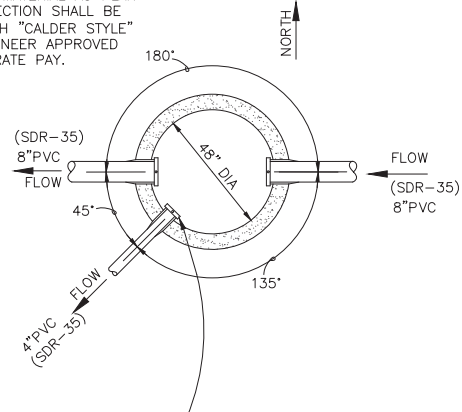
FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL (2 TOTAL) (TWO 18" SLIDE GATES). GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



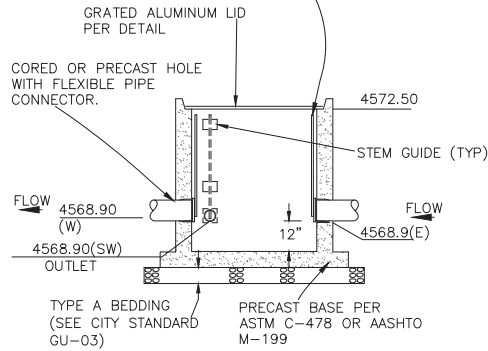
**STRUCTURE - (170) IRRIGATION  
MANHOLE DETAIL**

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**

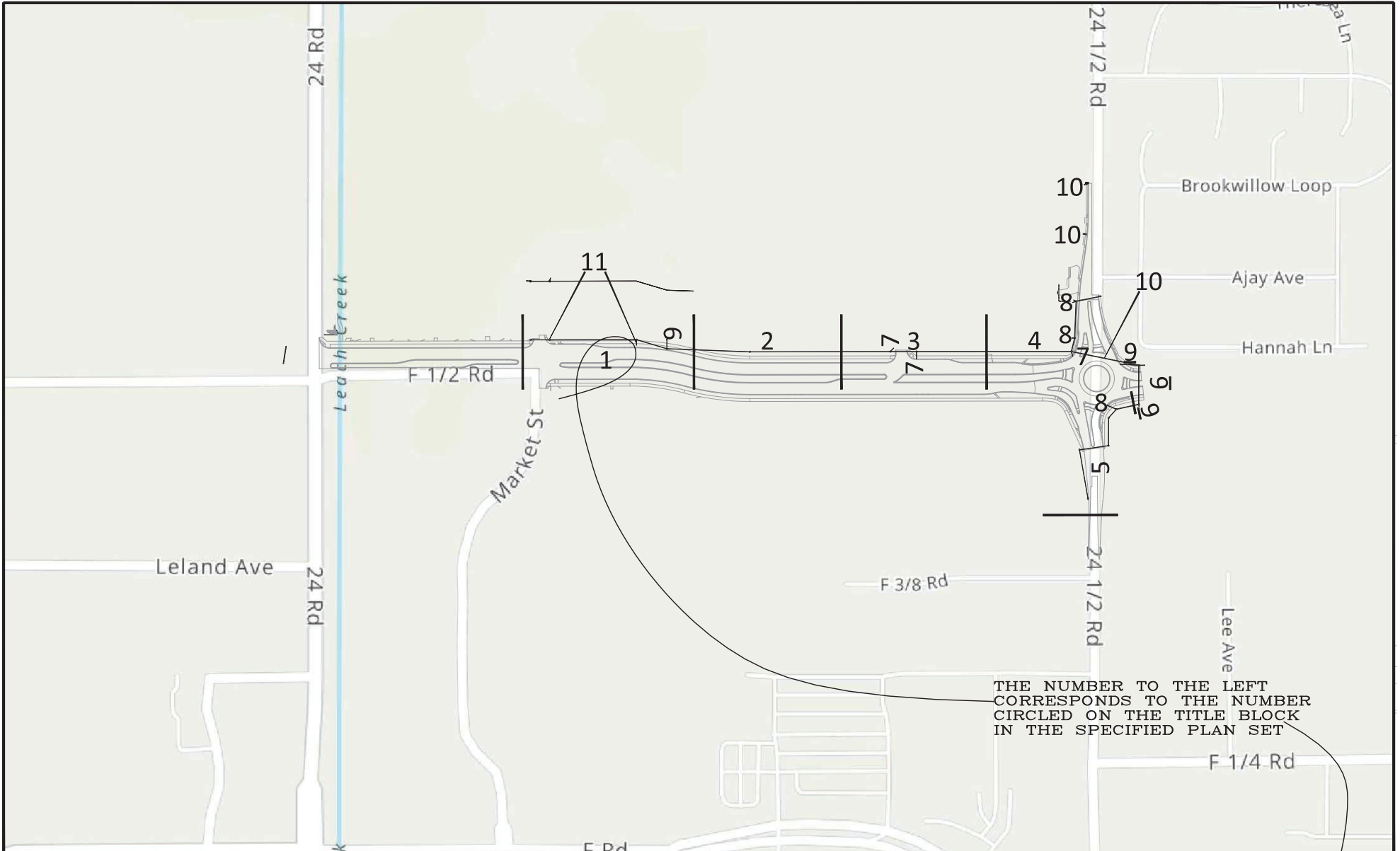
NTS

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 - 3



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

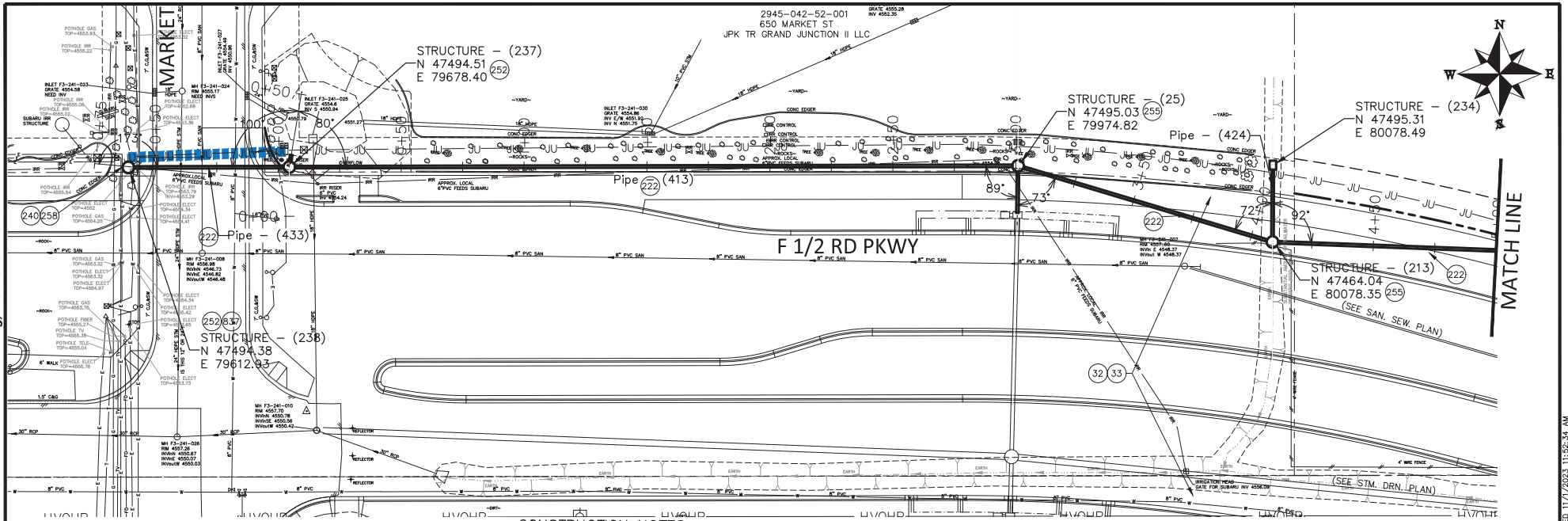
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

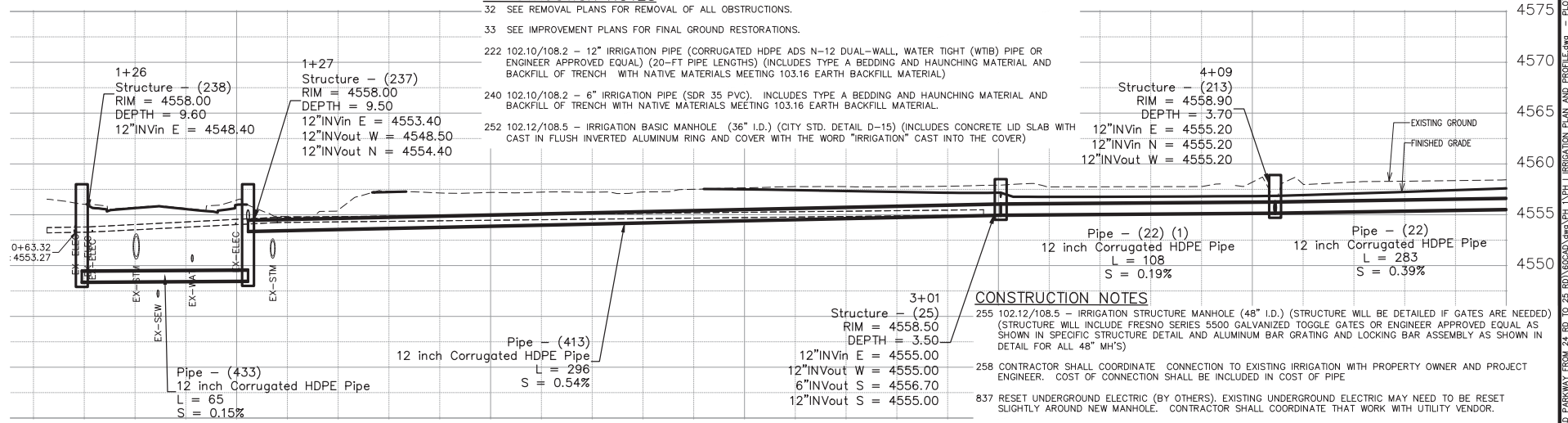
F 1/2 RD PARKWAY, PH 1  
PH I IRRIGATION PLAN SHEET INDEX - X  
November 1, 2023

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH 1 IRRIGATION PLAN AND PROFILE.dwg, 11/1/2023 11:52:31 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.
- 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' = 1" HORIZONTAL  
0' = 1" VERTICAL

CITY OF  
**Grand Junction**  
COLORADO

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

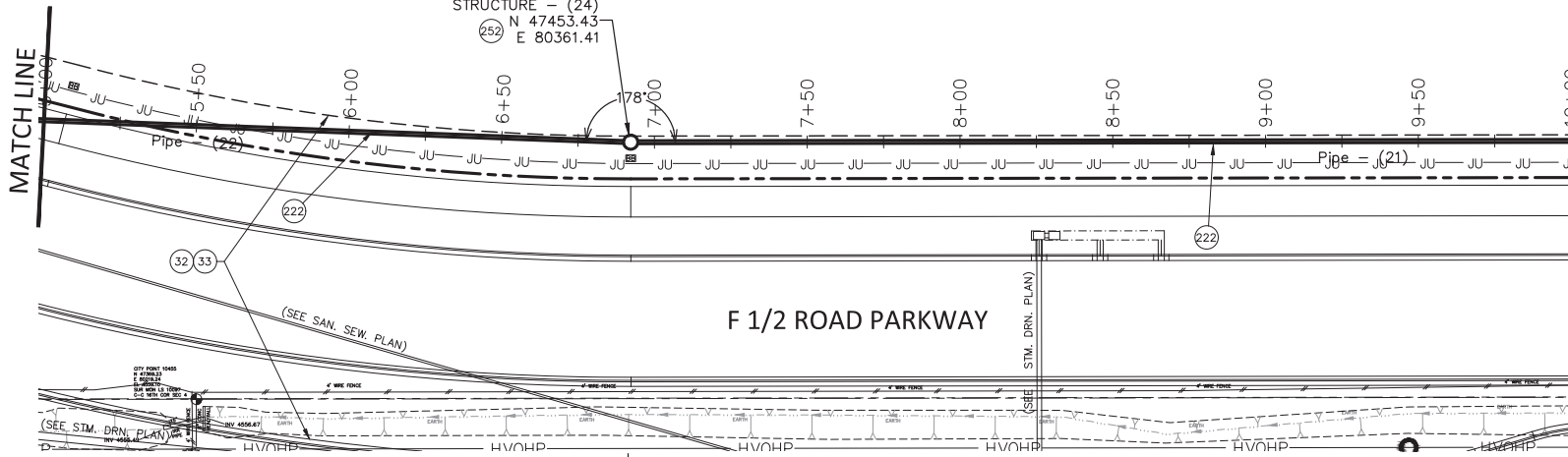
**F 1/2 RD PARKWAY, PH 1**  
PH I IRRIGATION PLAN AND PROFILE - 1  
November 1, 2023

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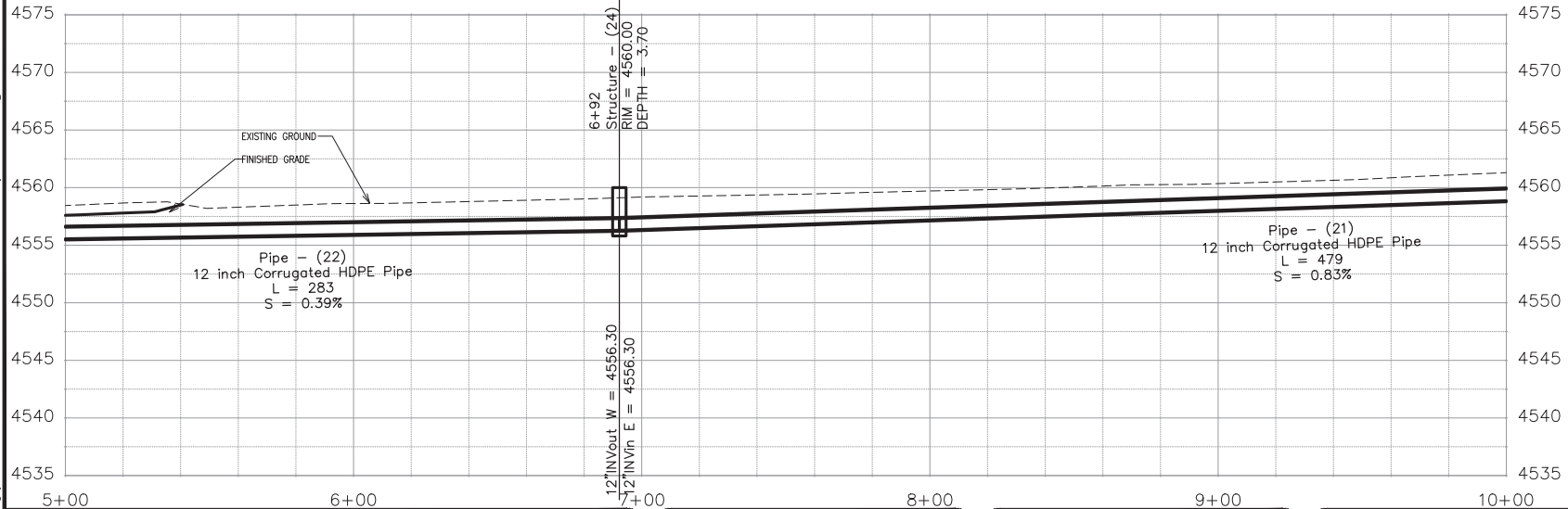


**CONSTRUCTION NOTES**

- 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)



F 1/2 ROAD PARKWAY



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" = 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

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 11:52:38 AM

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\PH I IRRIGATION PLAN AND PROFILE.dwg - PLOTTED 11/1/2023 11:52:41 AM

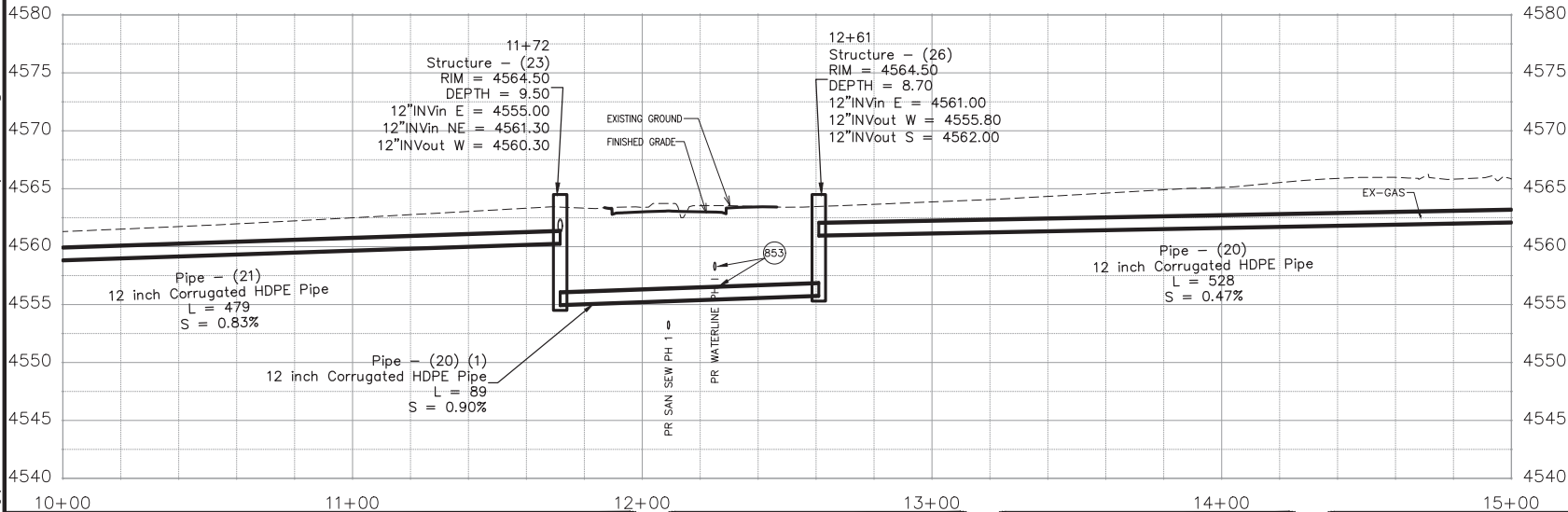
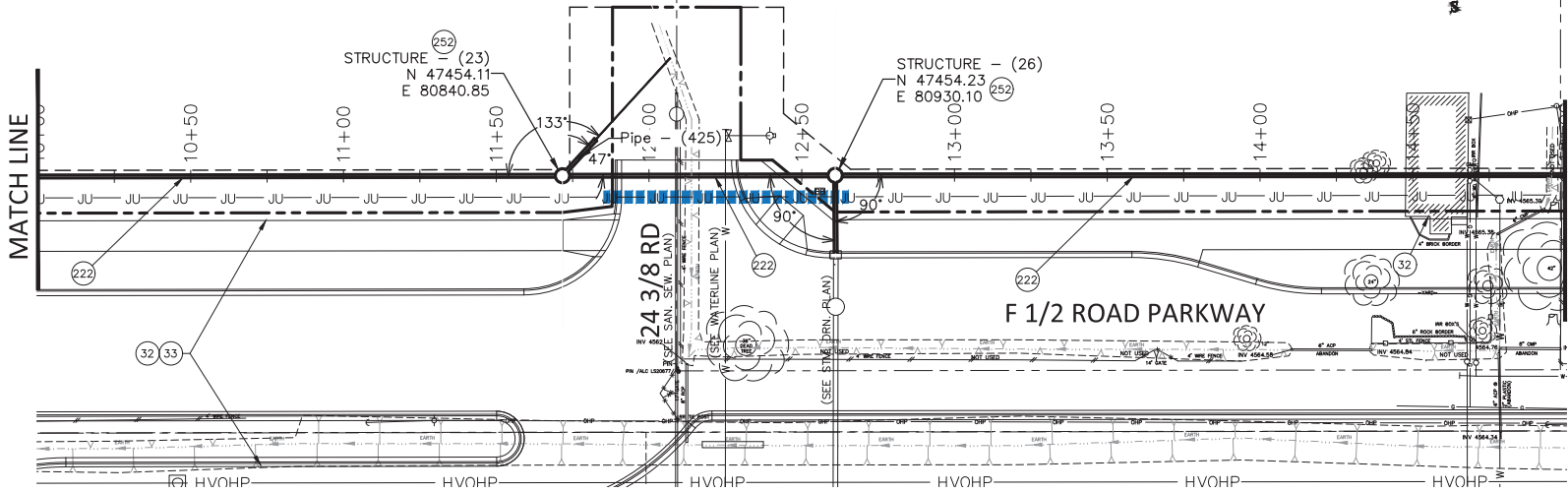
2945-042-00-024  
GRAND JUNCTION LAND LLC

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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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

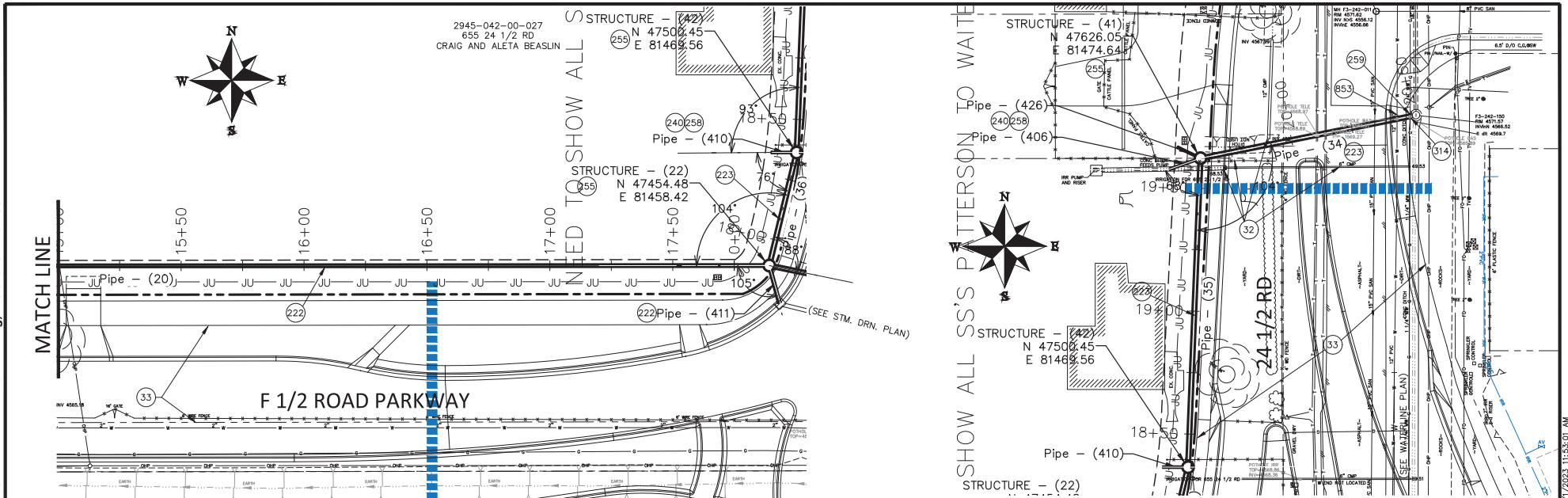
SCALES:	
PLAN & PROFILE	1" = 40'
HORIZONTAL	1" = 40'
VERTICAL	1" = 10'



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

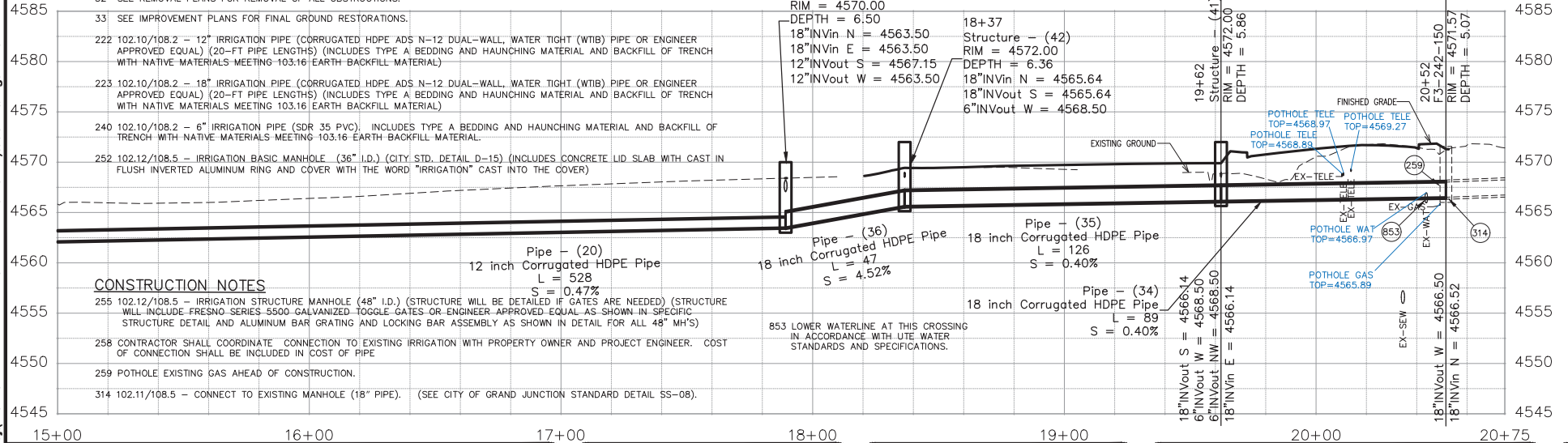
**F 1/2 RD PARKWAY, PH 1  
PH I IRRIGATION PLAN AND PROFILE - 3**  
November 1, 2023

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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 (WTIB) 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 (WTIB) 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 55-08).

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

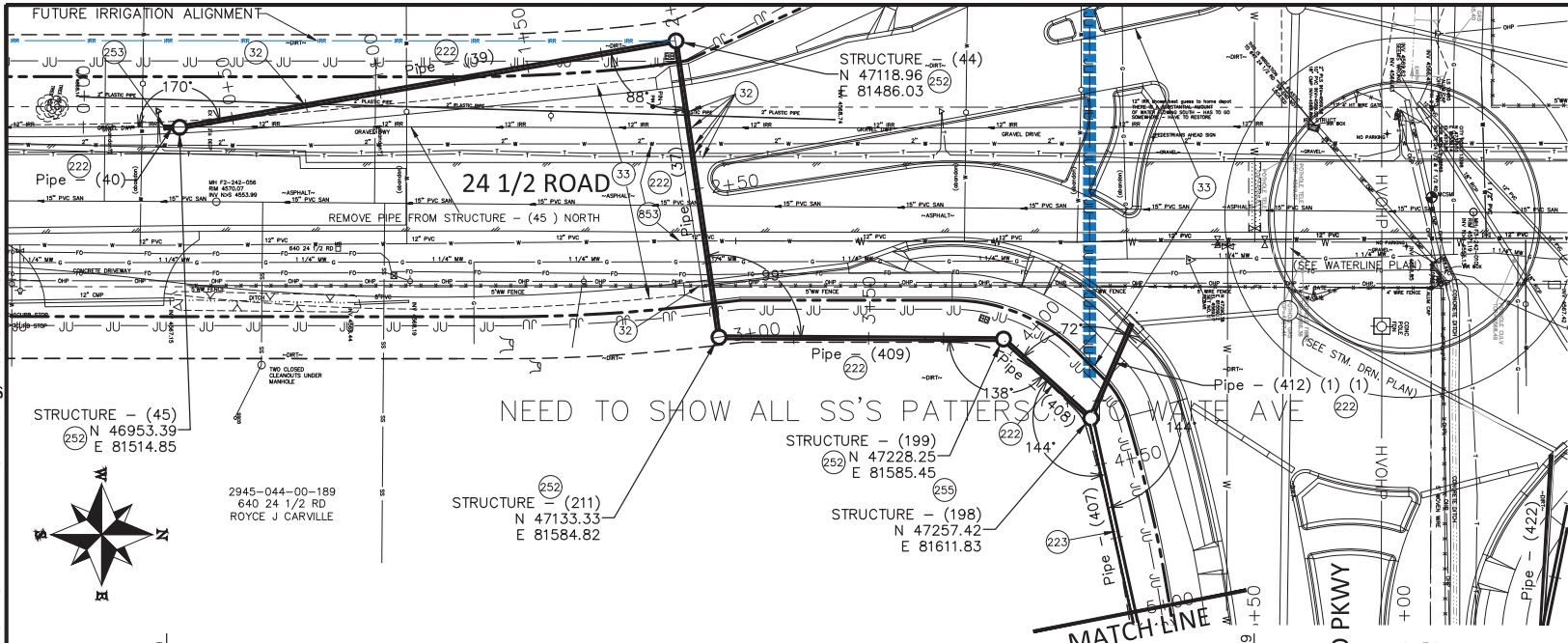


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

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

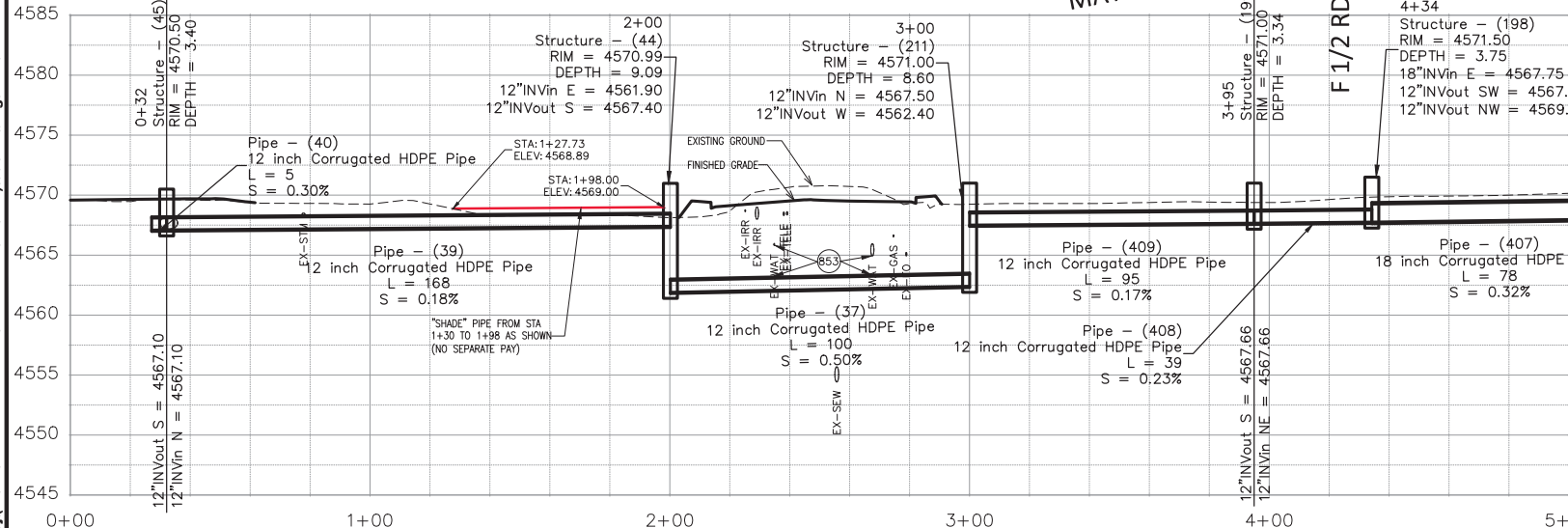
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**CONSTRUCTION NOTES**

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATION.
- 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
REVISION 1			JCS	2023
REVISION 2			JCS	2023
REVISION 3			BH	2023
REVISION 4			KAH	2023

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

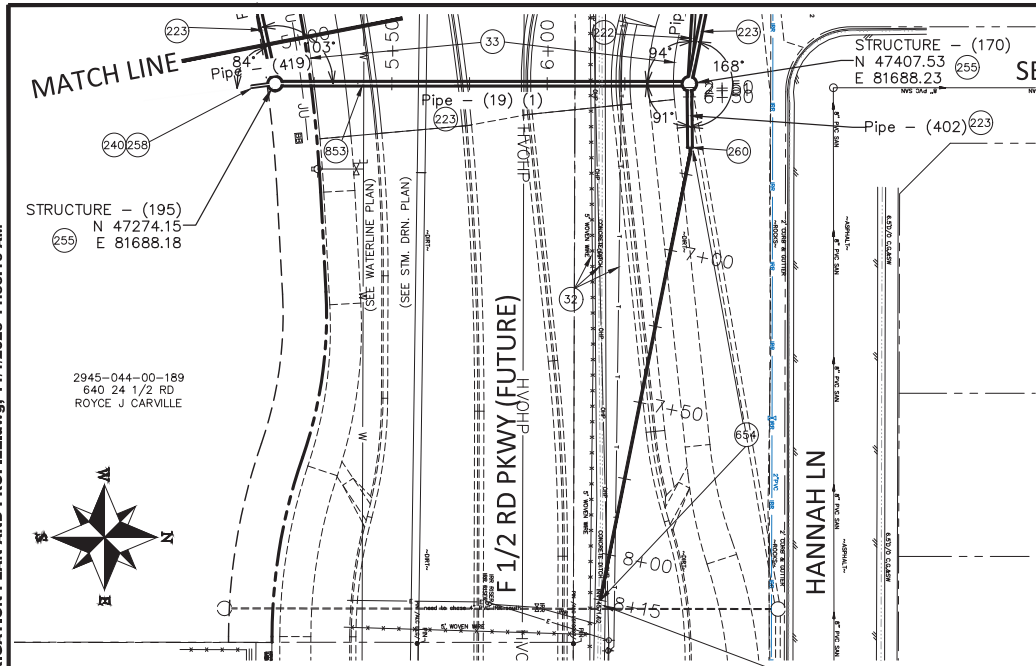
**PUBLIC WORKS ENGINEERING DIVISION**  
 PROJECT NO. F210306

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

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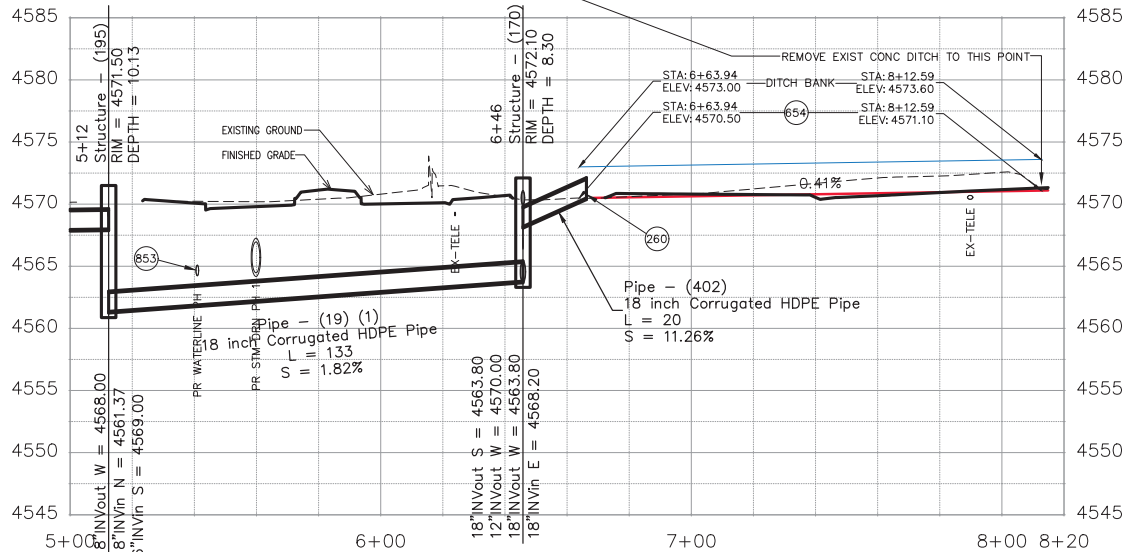


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**CONSTRUCTION NOTES**

- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 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 1			JCS	2023
REVISION 2			JCS	2023
REVISION 3			BH	2023
REVISION 4			KAH	2023

SCALES:	PLAN & PROFILE
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0	10

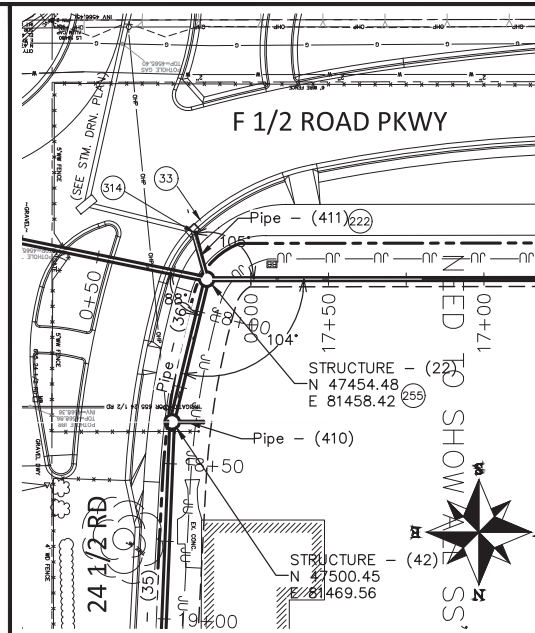
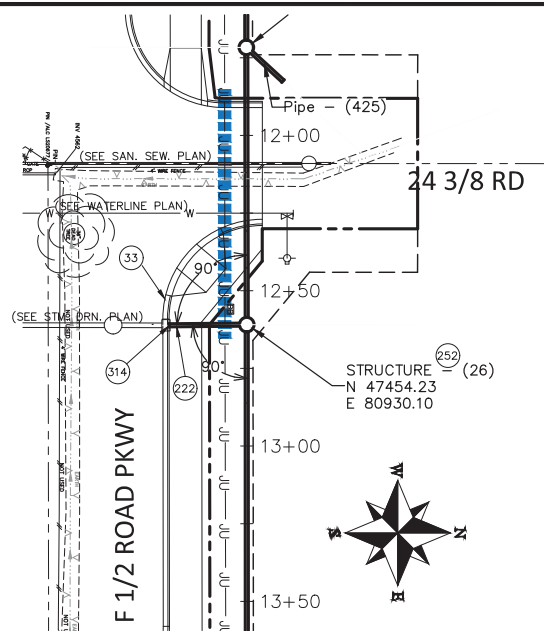
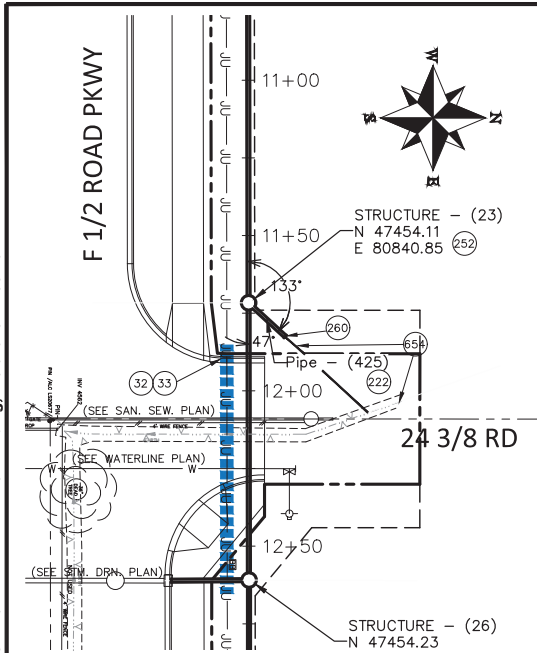


**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
PROJECT NO. F210306

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

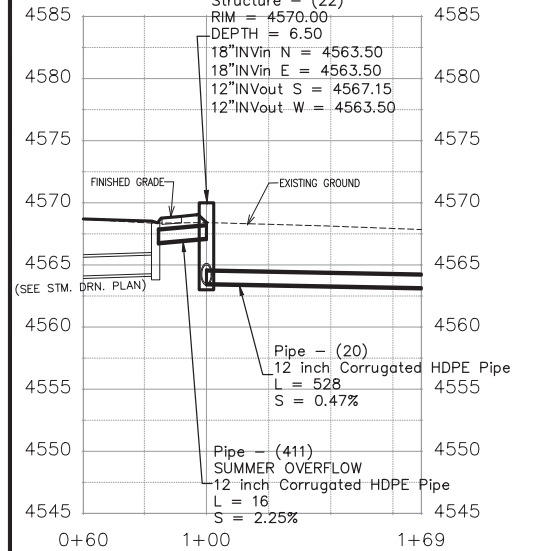
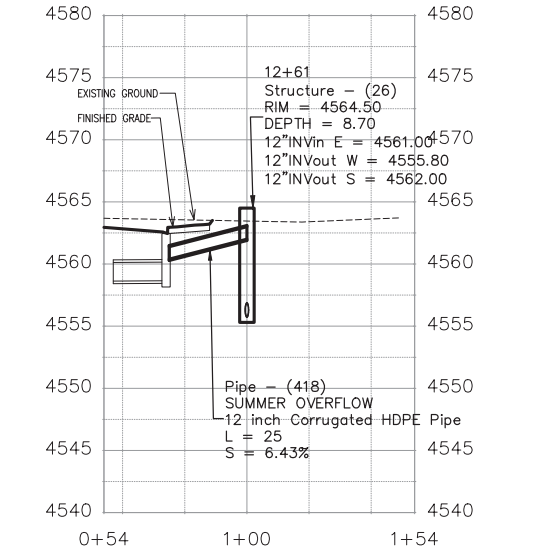
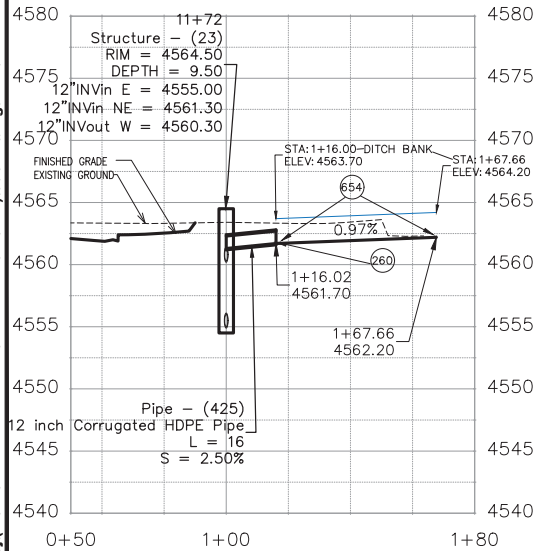
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**CONSTRUCTION NOTES**

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

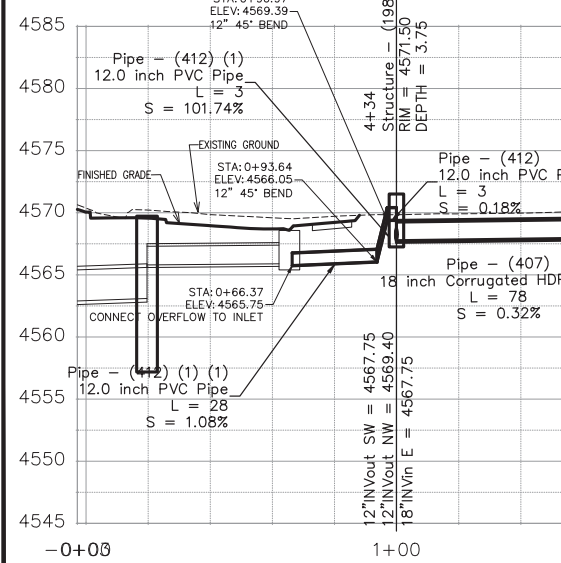
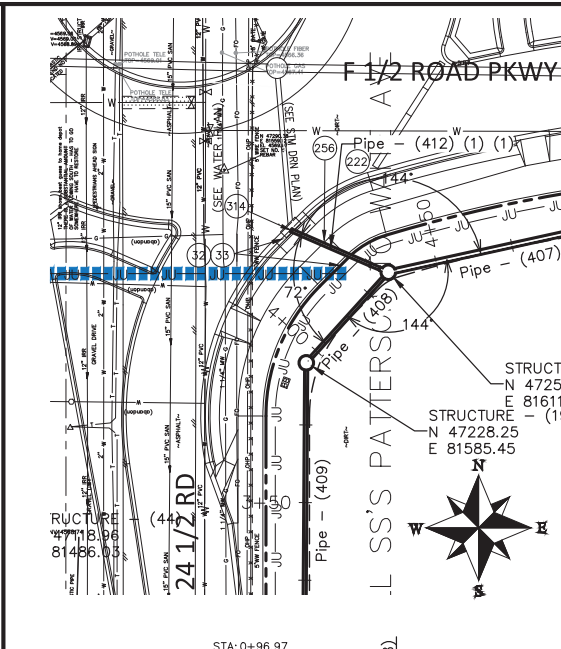
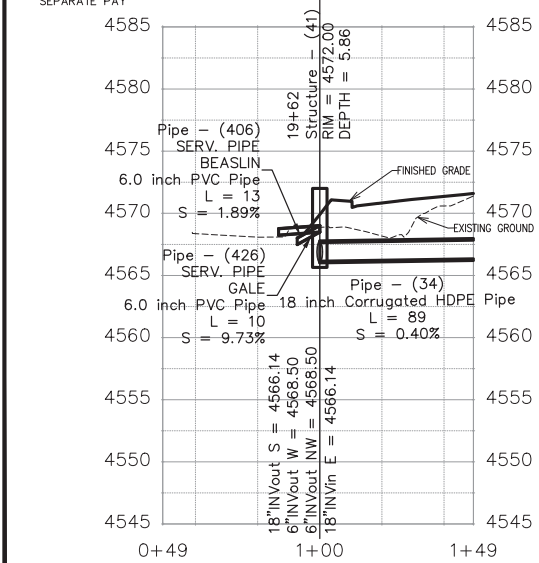
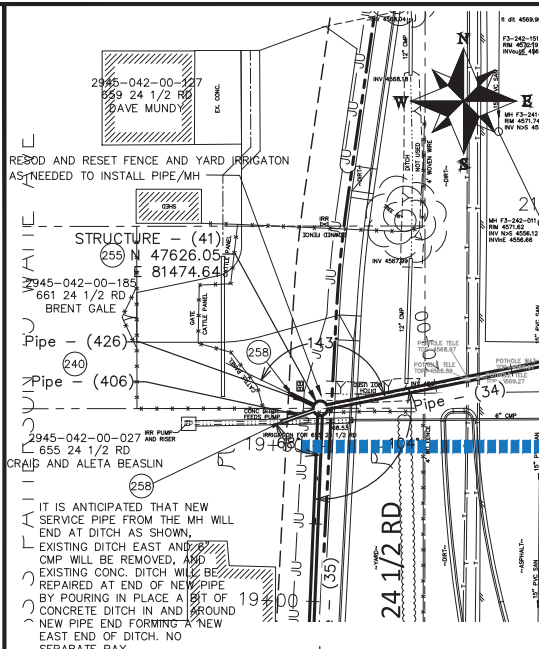
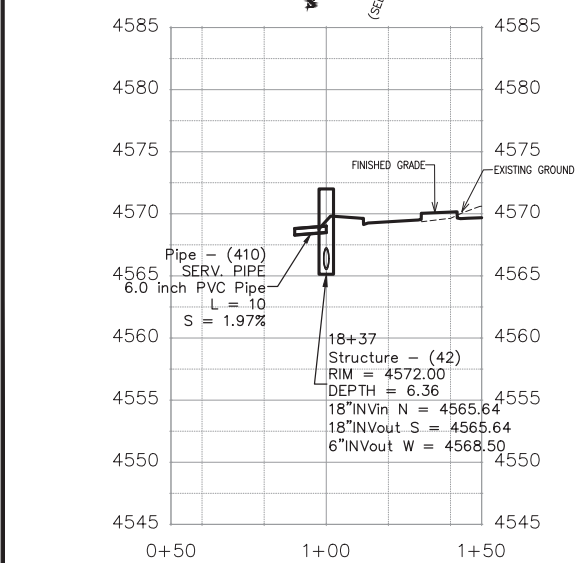
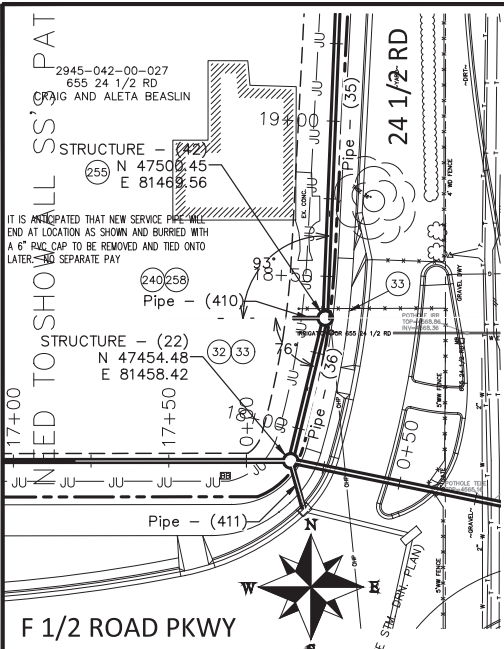


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**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'

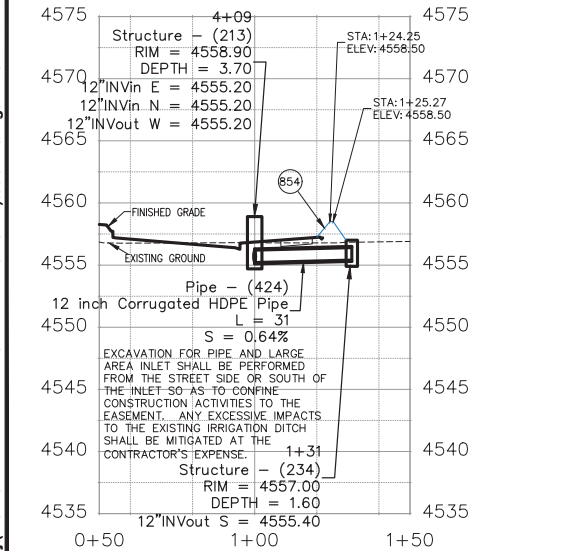
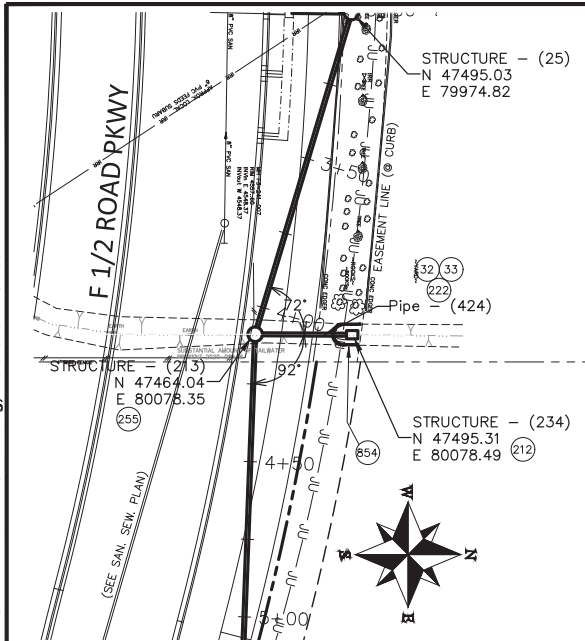


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

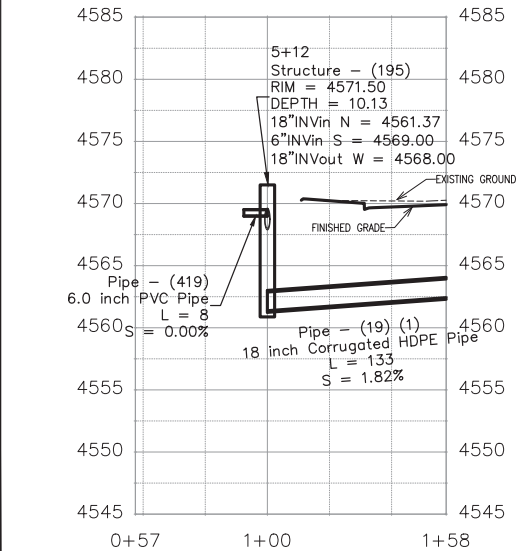
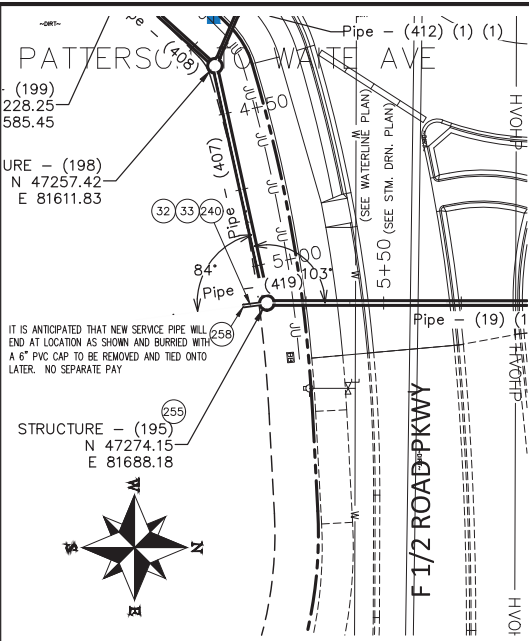
**F 1/2 RD PARKWAY, PH 1  
PH I IRRIGATION PLAN AND PROFILE - 8**  
November 1, 2023

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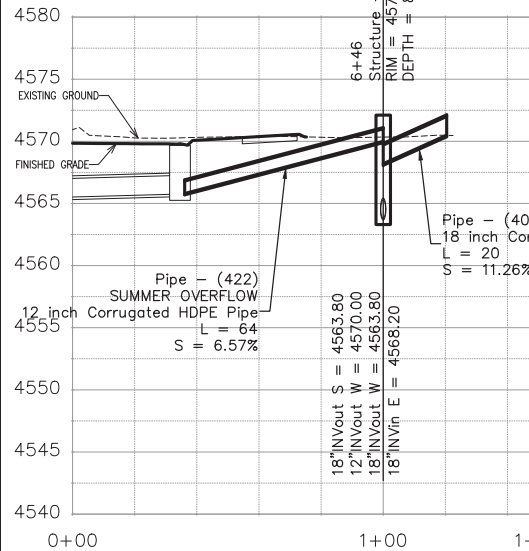
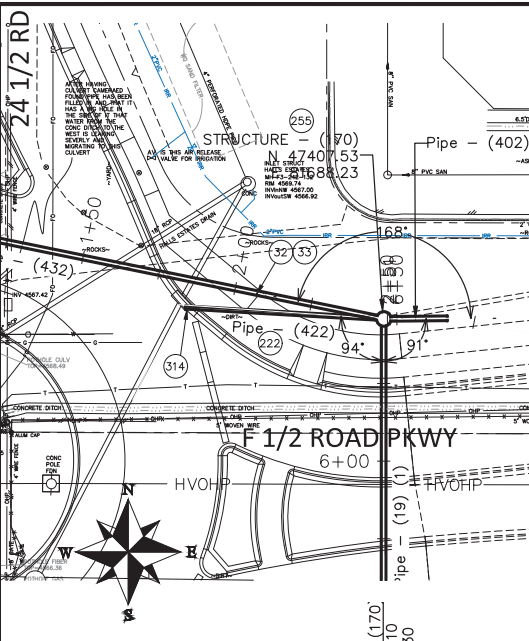
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ REV. 1			JCS	2023
Δ REV. 2			JCS	2023
Δ REV. 3			BH	2023
Δ REV. 4			KAH	2023



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



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

**CONSTRUCTION NOTES**

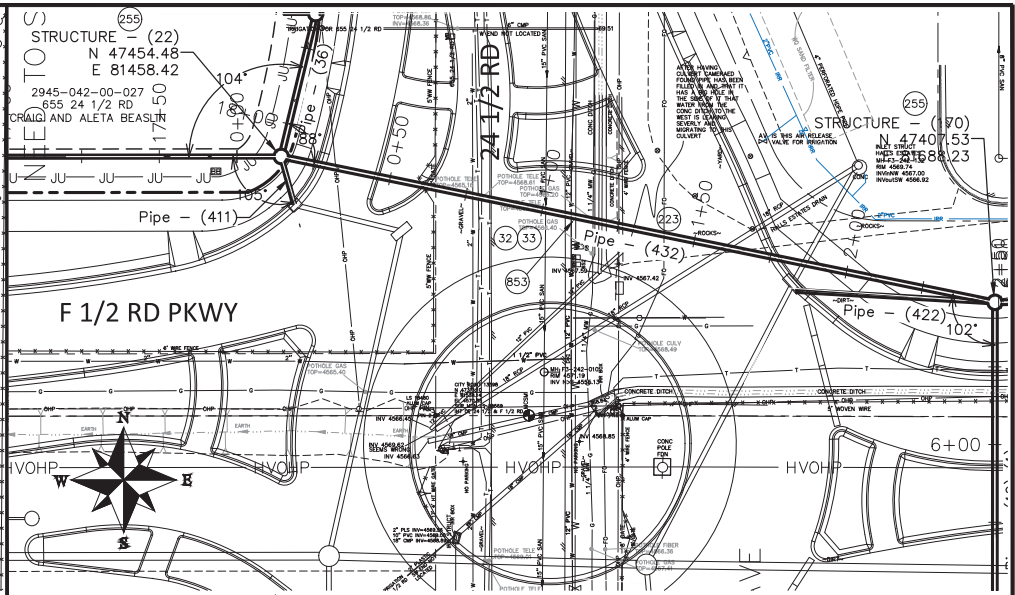
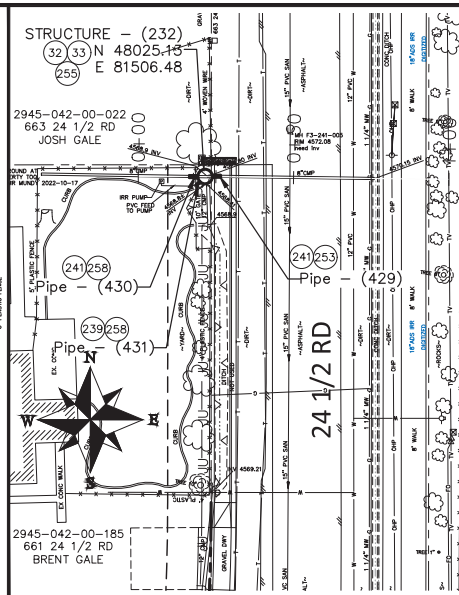
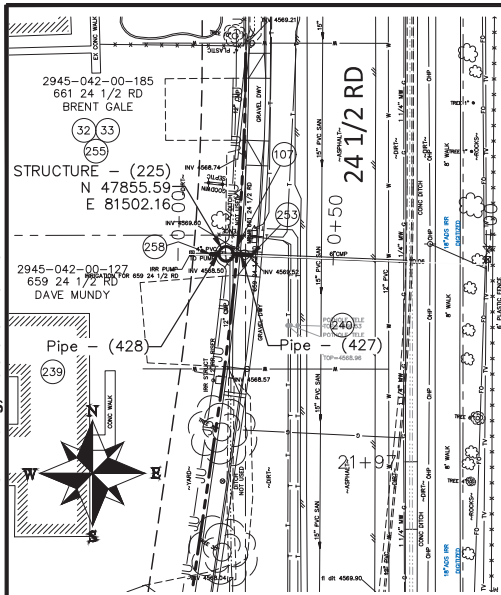
- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 212 102.13/108.6 - LARGE AREA INLET (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-10).
- 222 102.10/108.2 - 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTB) PIPE 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.
- 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
- 314 CONNECT TO STORM DRAIN INLET. (NO SEPARATE PAY)
- 854 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.



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

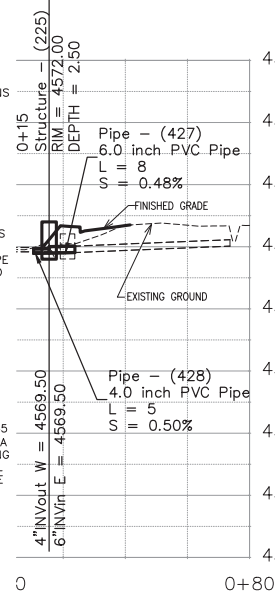
**F 1/2 RD PARKWAY, PH 1  
PH I IRRIGATION PLAN AND PROFILE - 9**  
November 1, 2023

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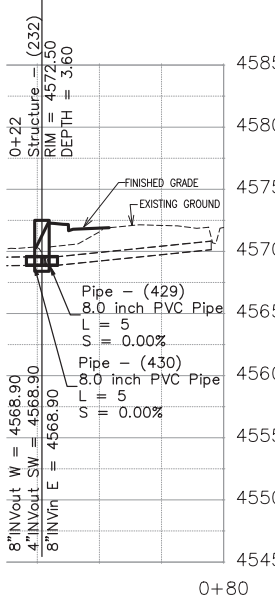
**CONSTRUCTION NOTES**

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



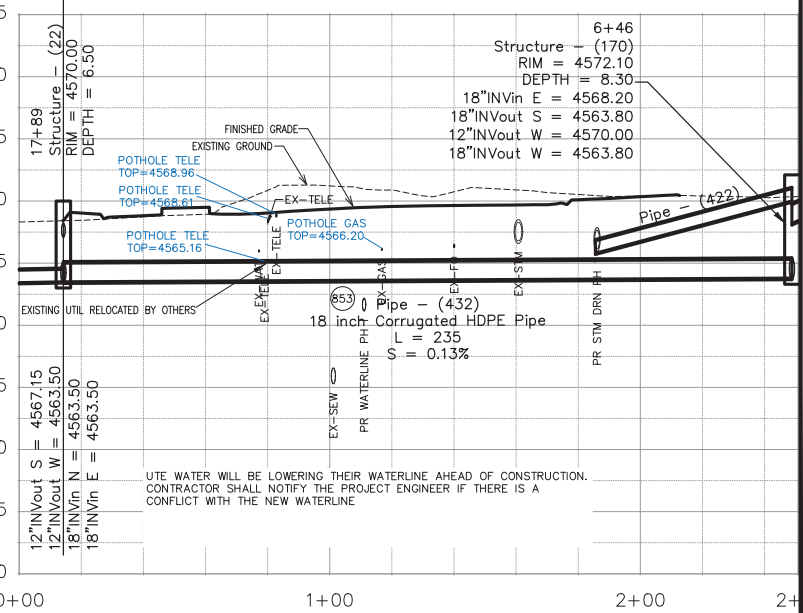
**CONSTRUCTION NOTES**

- 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

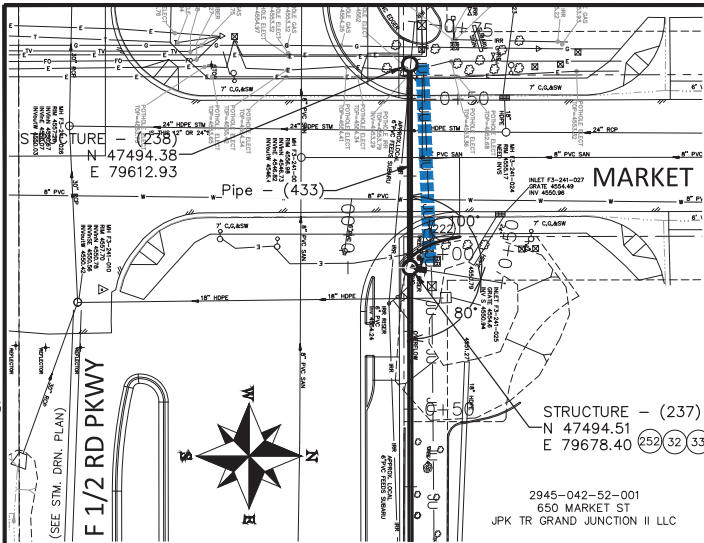
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0	VERTICAL



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

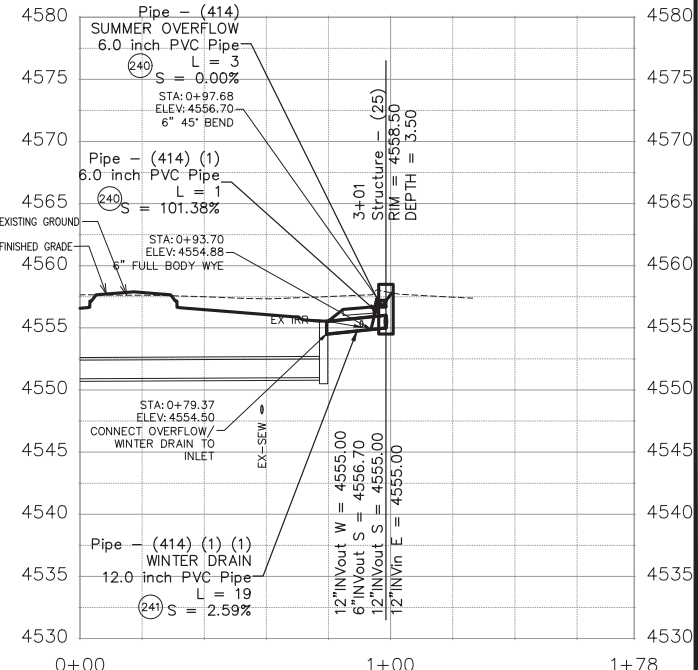
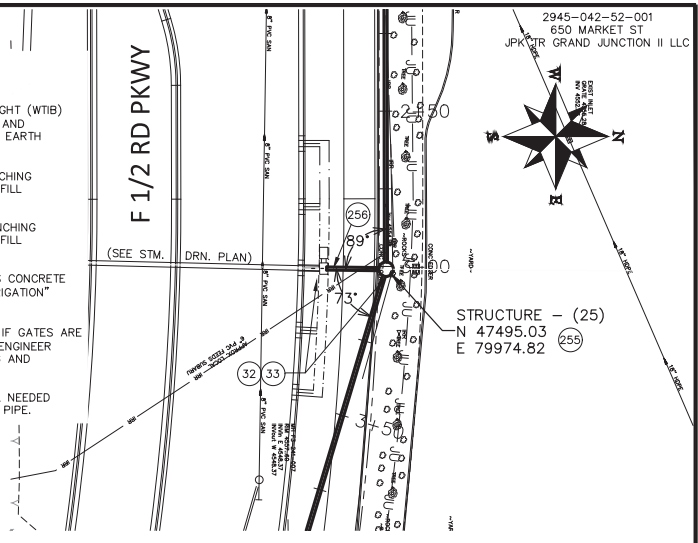
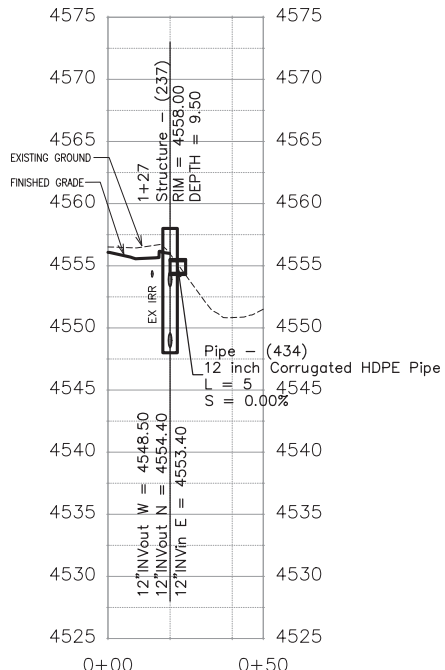
**F 1/2 RD PARKWAY, PH I**  
**PH I IRRIGATION PLAN AND PROFILE - 10**  
November 1, 2023

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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.
- 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.



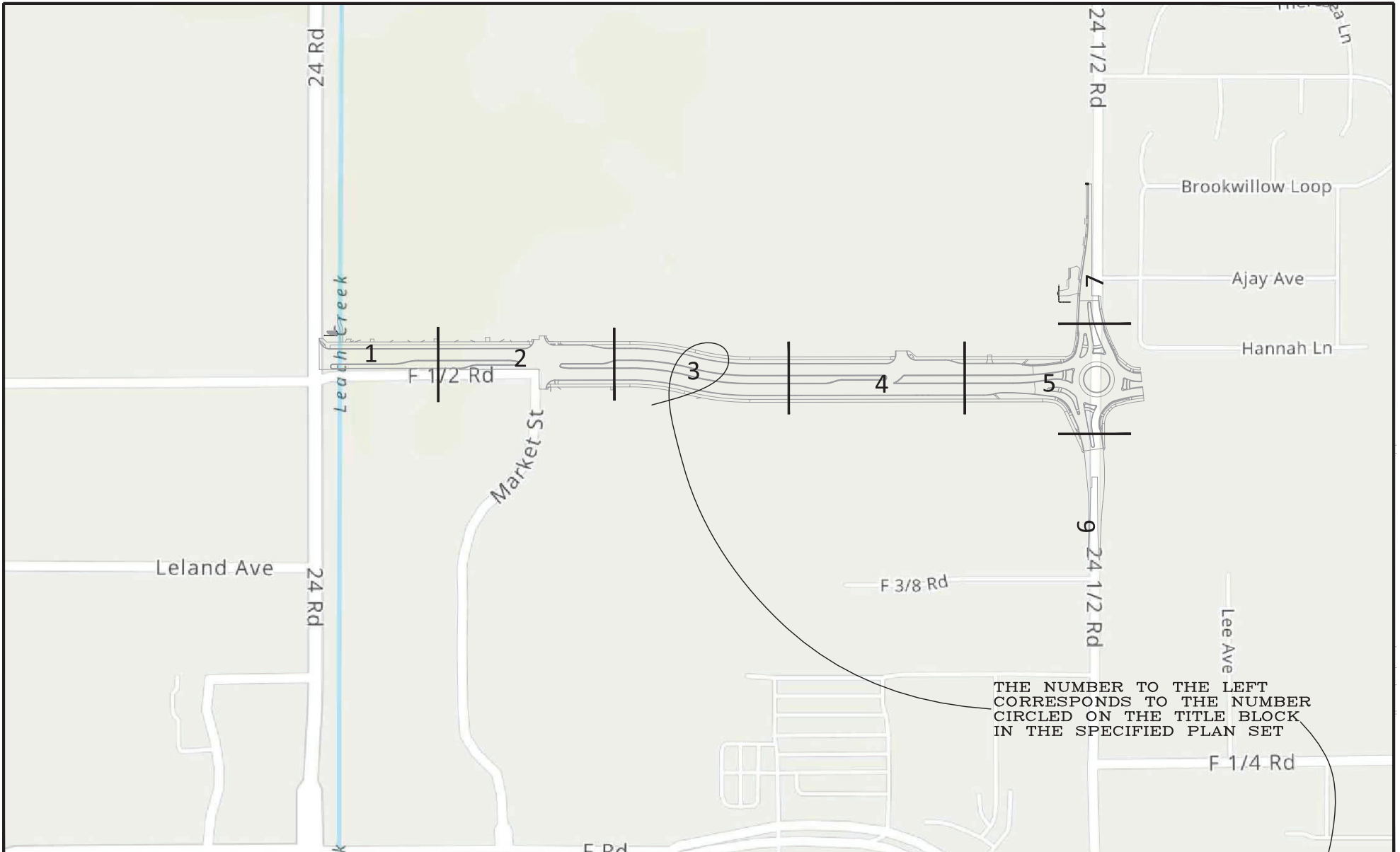
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REVISION Δ REV. 2										
REVISION Δ REV. 3										
REVISION Δ REV. 4										

CITY OF  
**Grand Junction**  
COLORADO

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

DATE	DESIGNED BY	DATE
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	BH	2023
	KAH	2023



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PROJECT NO. F210306

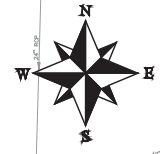
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IMPROVEMENT PLAN SHEET INDEX - X  
November 1, 2023

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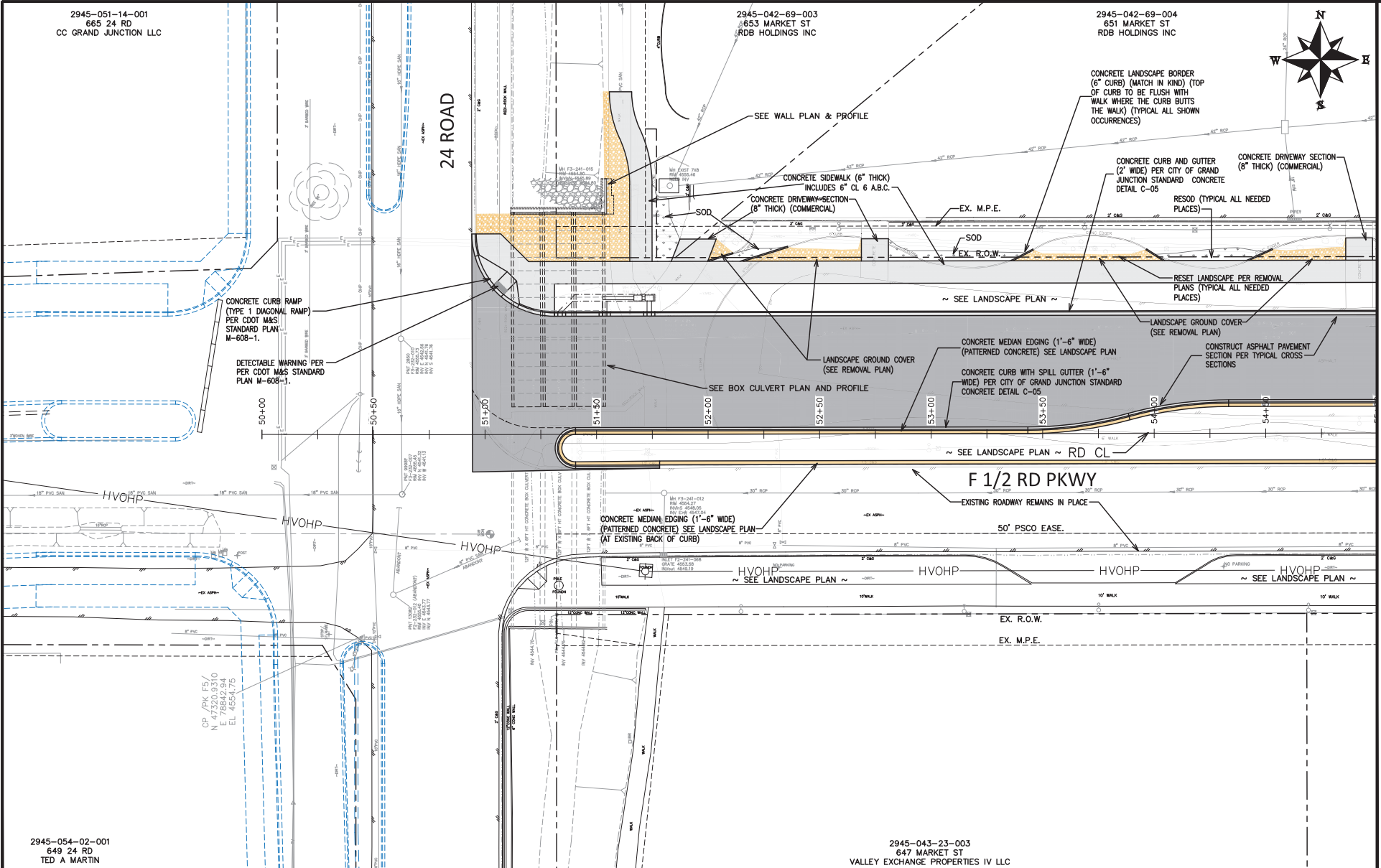
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665 24 RD  
CC GRAND JUNCTION LLC

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

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



24 ROAD



MATCH LINE

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
REVISION A REV 1			JCS	2023	
REVISION A REV 2			JCS	2023	
REVISION A REV 3			BH	2023	
REVISION A REV 4			KMH	2023	



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ENGINEERING DIVISION  
PROJECT NO. F210306

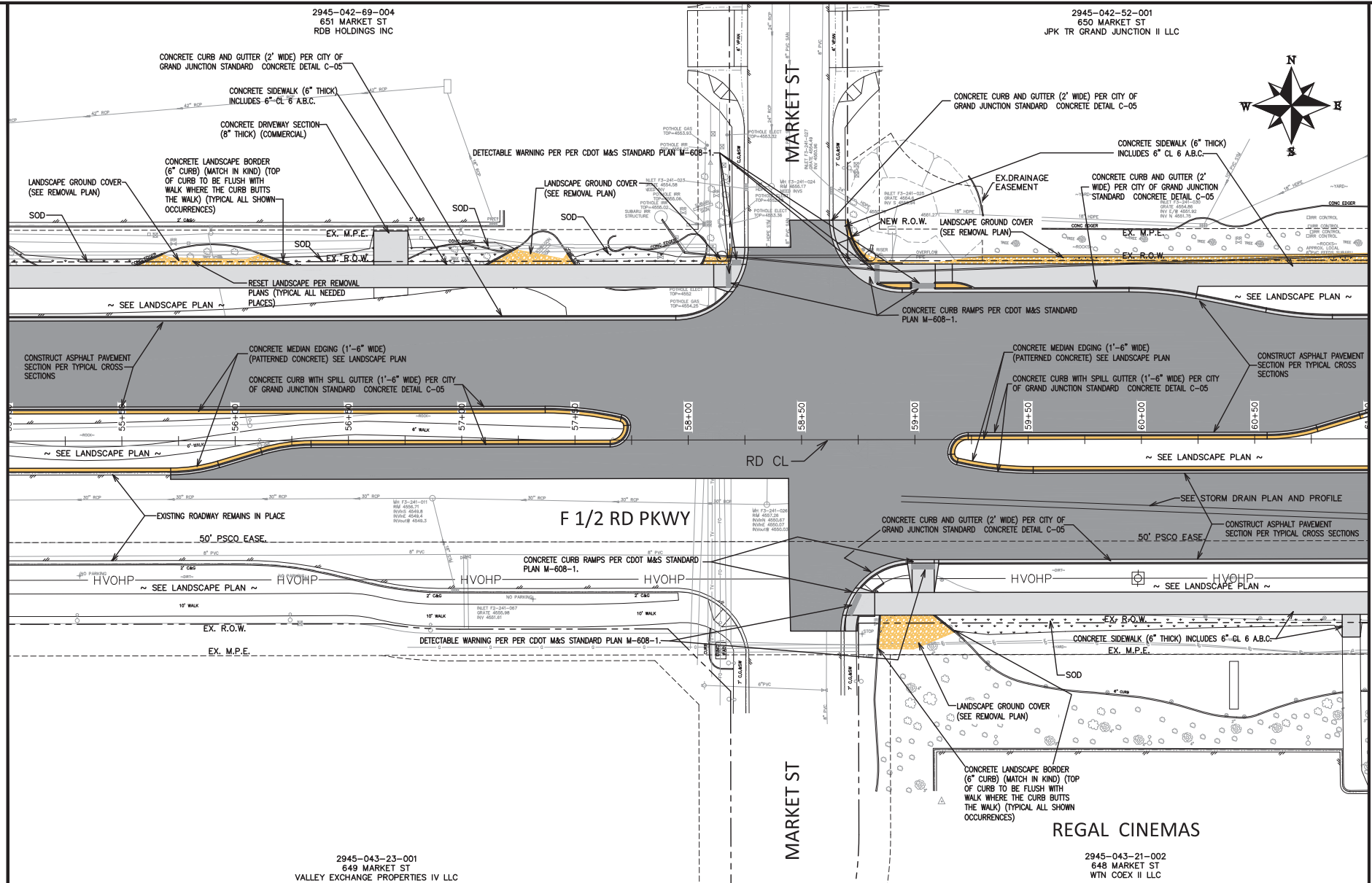
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IMPROVEMENT PLAN - 1  
November 1, 2023



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MATCH LINE

MATCH LINE



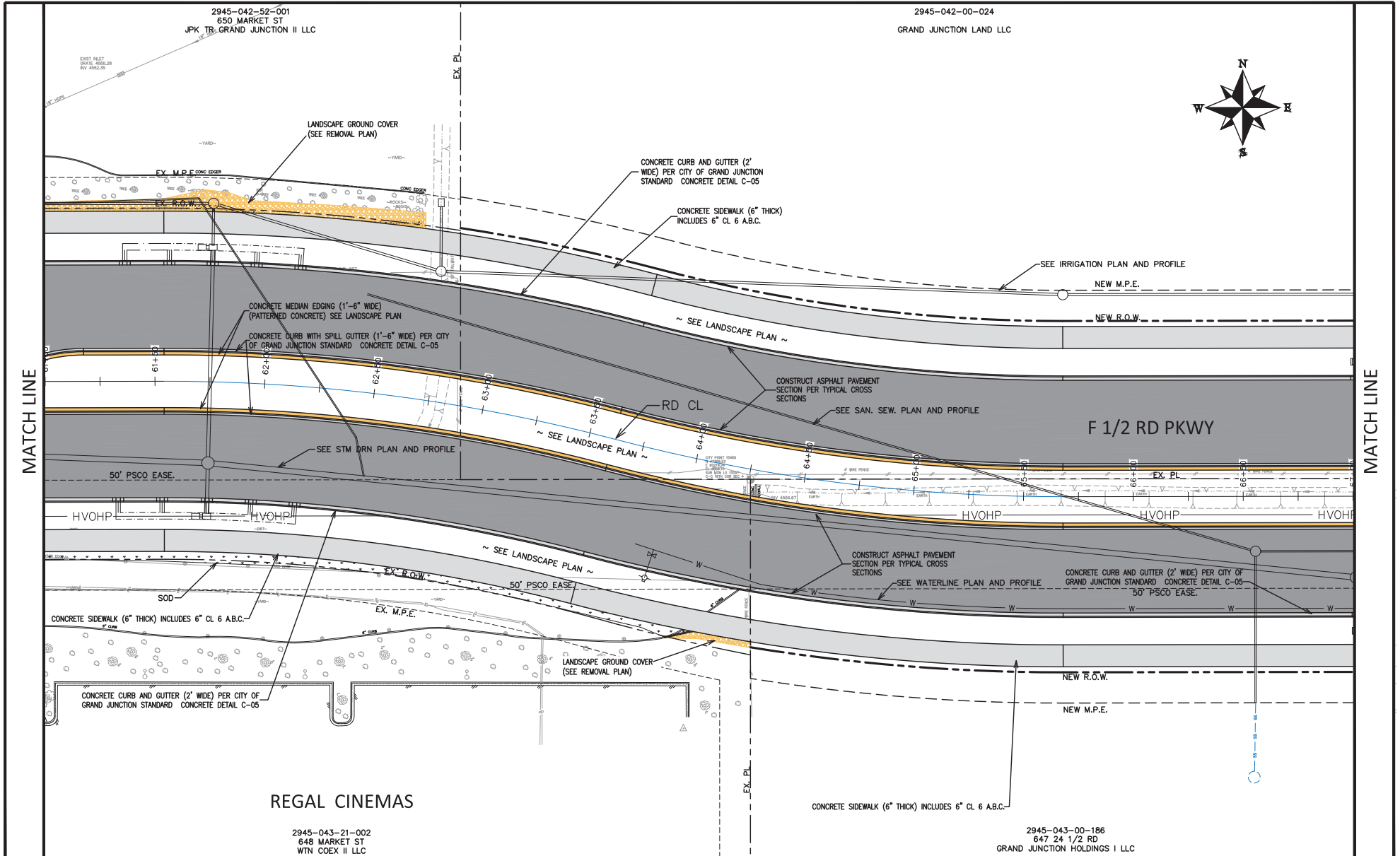
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



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 PROJECT NO. F210306

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

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MATCH LINE

MATCH LINE

REGAL CINEMAS

F 1/2 RD PKWY

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



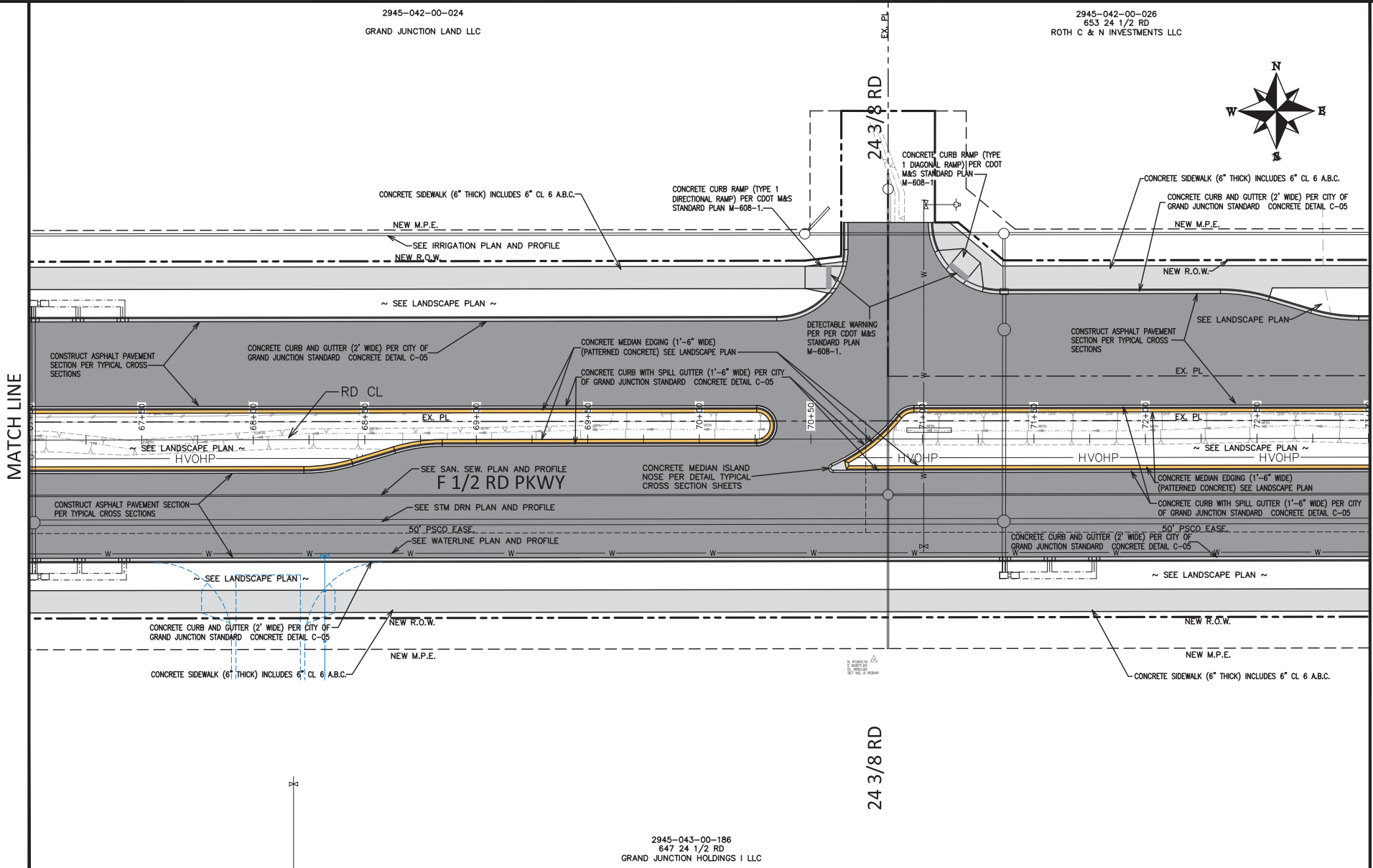
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**ENGINEERING DIVISION**  
 PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
 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

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			KMH	2023	



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ENGINEERING DIVISION  
PROJECT NO. F210306

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



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2945-043-15-001  
639 24 1/2 ROAD  
FAMILY ENTERTAINMENT HOLDINGS

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

F 3/8 RD

24 1/2 ROAD

CLASS 6 AGGREGATE BASE COURSE SHOULDER  
(6" THICK) (4' WIDE)

CONSTRUCT ASPHALT PAVEMENT  
SECTION PER TYPICAL CROSS  
SECTIONS

SEE IRRIGATION PLAN AND PROFILE

ASPHALT RAMP FROM SIDEWALK GRADE TO SHOULDER  
GRADE (SEE STAKING PLANS)

CONSTRUCT ROUNDABOUT  
CONCRETE PAVEMENT  
SECTION PER TYPICAL  
CROSS SECTIONS

CONCRETE SIDEWALK (6" THICK) INCLUDES 6" CL 6 A.B.C.

CONCRETE CURB AND GUTTER (2' WIDE) PER CITY OF  
GRAND JUNCTION STANDARD CONCRETE DETAIL C-05

CONCRETE CURB RAMP PER CDOT M&S STANDARD  
PLAN M-608-1.

NEW M.P.E.

NEW R.O.W.

RD CL

CONCRETE CURB WITH SPILL GUTTER (1'-6" WIDE) PER CITY OF GRAND  
JUNCTION STANDARD CONCRETE DETAIL C-05 (ENTIRE PERIMETER OF ISLAND)

NEW R.O.W.

NEW M.P.E.

ASPHALT RAMP FROM SIDEWALK GRADE TO SHOULDER  
GRADE (SEE STAKING PLANS)

CONCRETE CURB AND GUTTER (2' WIDE) PER CITY OF  
GRAND JUNCTION STANDARD CONCRETE DETAIL C-05

CONCRETE SIDEWALK (6" THICK) INCLUDES 6" CL 6 A.B.C.

CONCRETE CURB RAMP PER CDOT M&S STANDARD  
PLAN M-608-1.

T-TOP REQUIRED AT SAWCUT LINE PER DETAIL  
TYPICAL CROSS SECTIONS

NEED TO SHOW ALL SS'S F



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

NOTE: SEE LANDSCAPE PLAN FOR ALL  
INTERNAL MEDIAN TREATMENTS

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

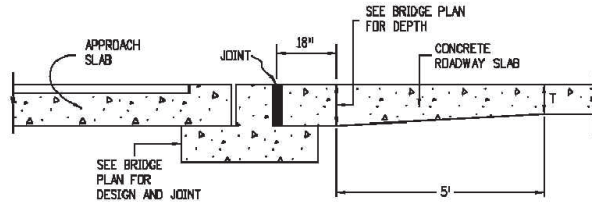


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ENGINEERING DIVISION  
PROJECT NO. F210306

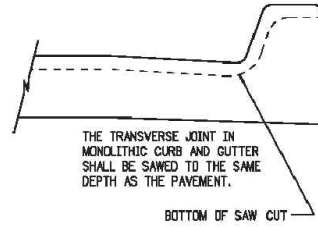
F 1/2 RD PARKWAY, PH 1  
IMPROVEMENT PLAN - 6  
November 1, 2023



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**BRIDGE APPROACH**



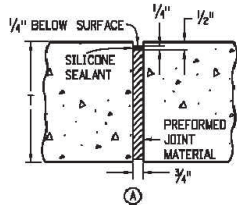
**NOTE**

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

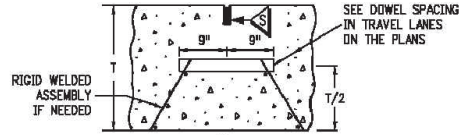
PAVEMENT THICKNESS (T)	DOWEL BAR DIAMETER
7 IN. $\leq$ T < 8 IN.	1 IN.
8 IN. $\leq$ T $\leq$ 10 IN.	1.25 IN.
10 IN. < T $\leq$ 15 IN.	1.50 IN.

**REINFORCING SIZE TABLE**

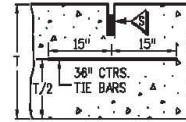
TIE BAR SIZE IS NO. 5 WHEN PAVEMENT IS PLACED ON UNBOUND BASES.  
TIE BAR IS NO. 6 WHEN PAVEMENT IS PLACED ON LIME TREATED SOIL, ASPHALT OR CEMENT TREATED, MILLED ASPHALT, OR RECYCLED ASPHALT BASES.



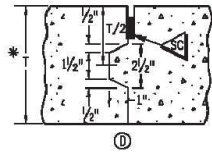
**EXPANSION JOINT**



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

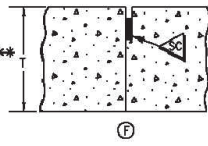


**LONGITUDINAL CONTRACTION JOINT**  
(LONGITUDINAL WEAKENED PLANE JOINT)



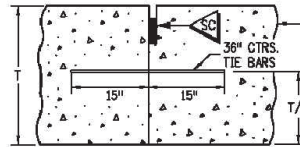
**LONGITUDINAL CONSTRUCTION JOINT**

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



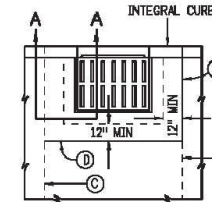
**LONGITUDINAL CONSTRUCTION JOINT**

\*\* USE ONLY IF T < 8 IN.

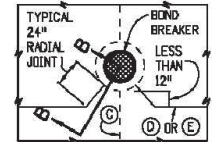
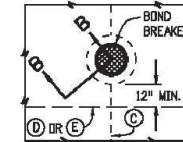


**LONGITUDINAL CONSTRUCTION JOINT**

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

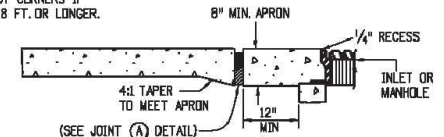


**CURB INLET BOXOUT**

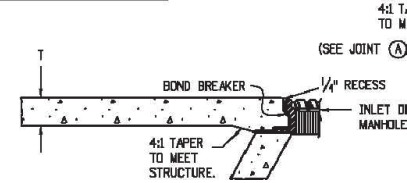


**INLET OR MANHOLE CAST IN PAVEMENT**

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

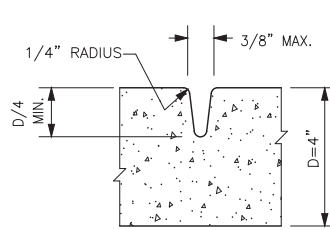


**SECTION A-A**

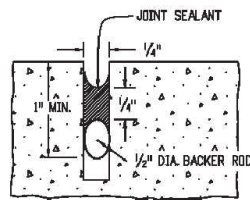


**SECTION B-B**

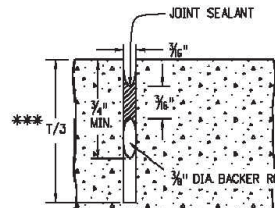
BOND BREAKER SHALL BE COMPOSED OF PLASTIC SHEET, BUILDING PAPER OR OTHER APPROVED MATERIAL THAT PREVENTS BONDING.



**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

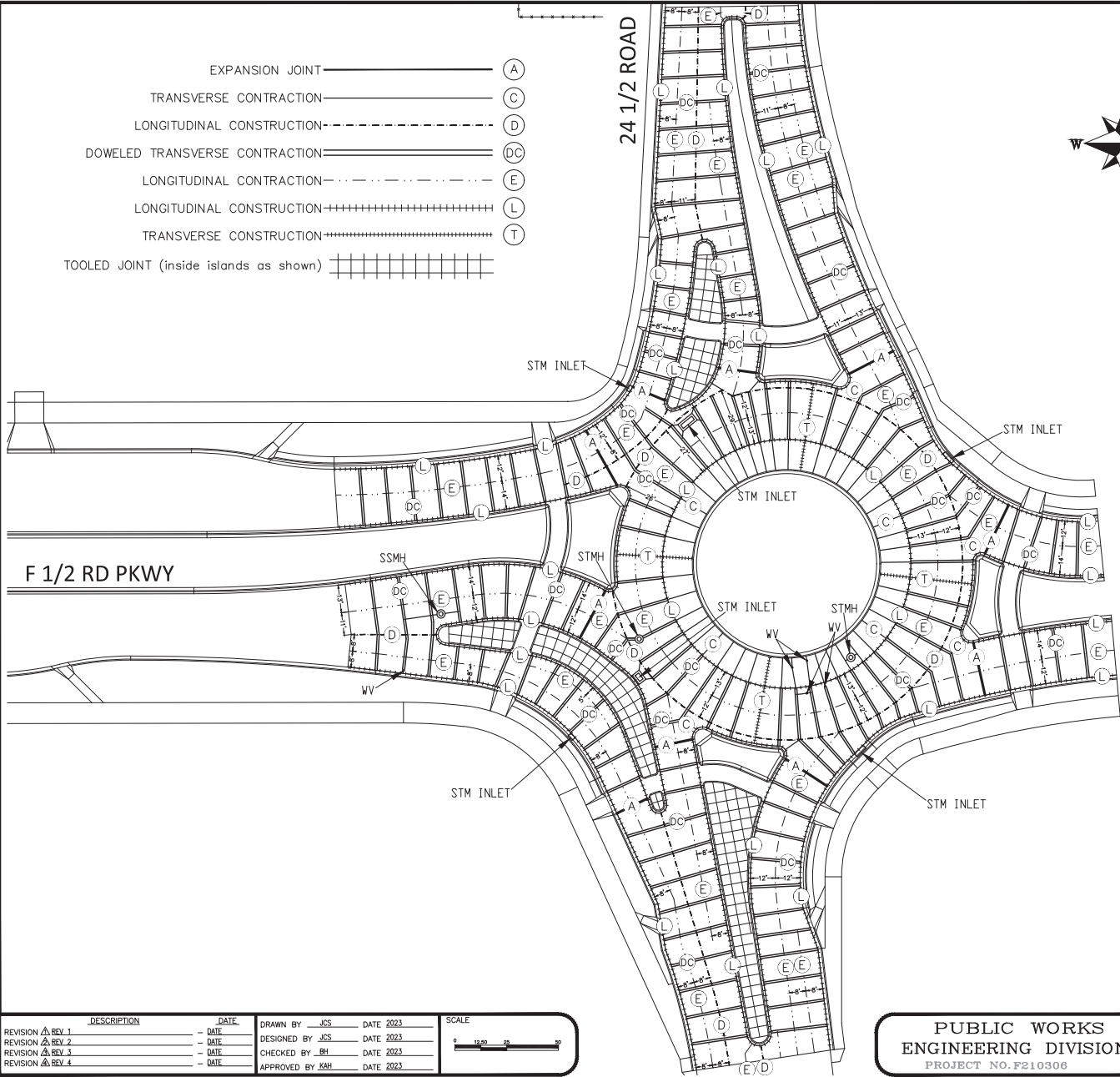
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(R-X)	
(R-X)	
(R-X)	

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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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.

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Δ REV. 3			BH	2023	
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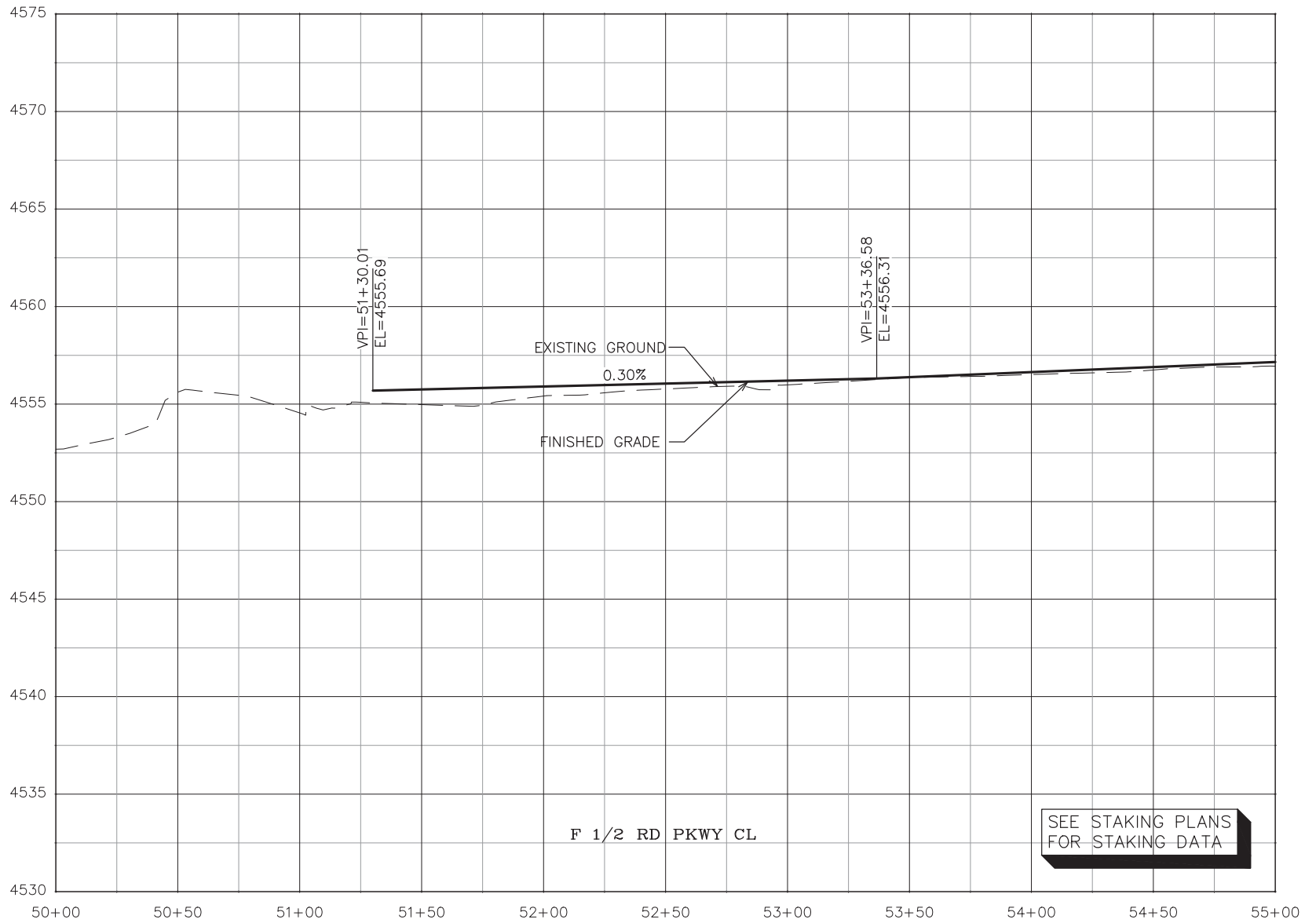
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ENGINEERING DIVISION**  
PROJECT NO. F210306

**CITY OF  
Grand Junction  
COLORADO**

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



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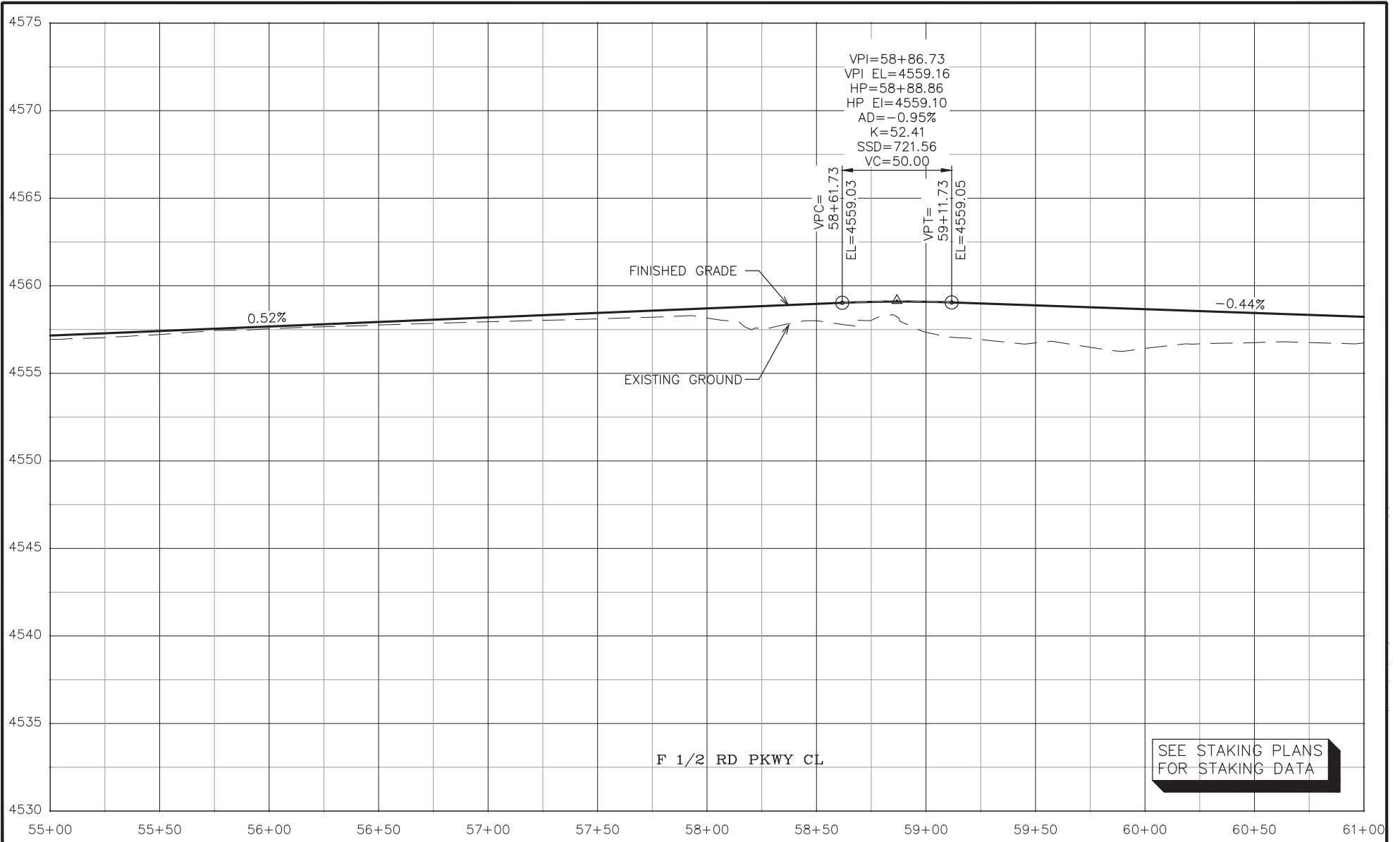
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HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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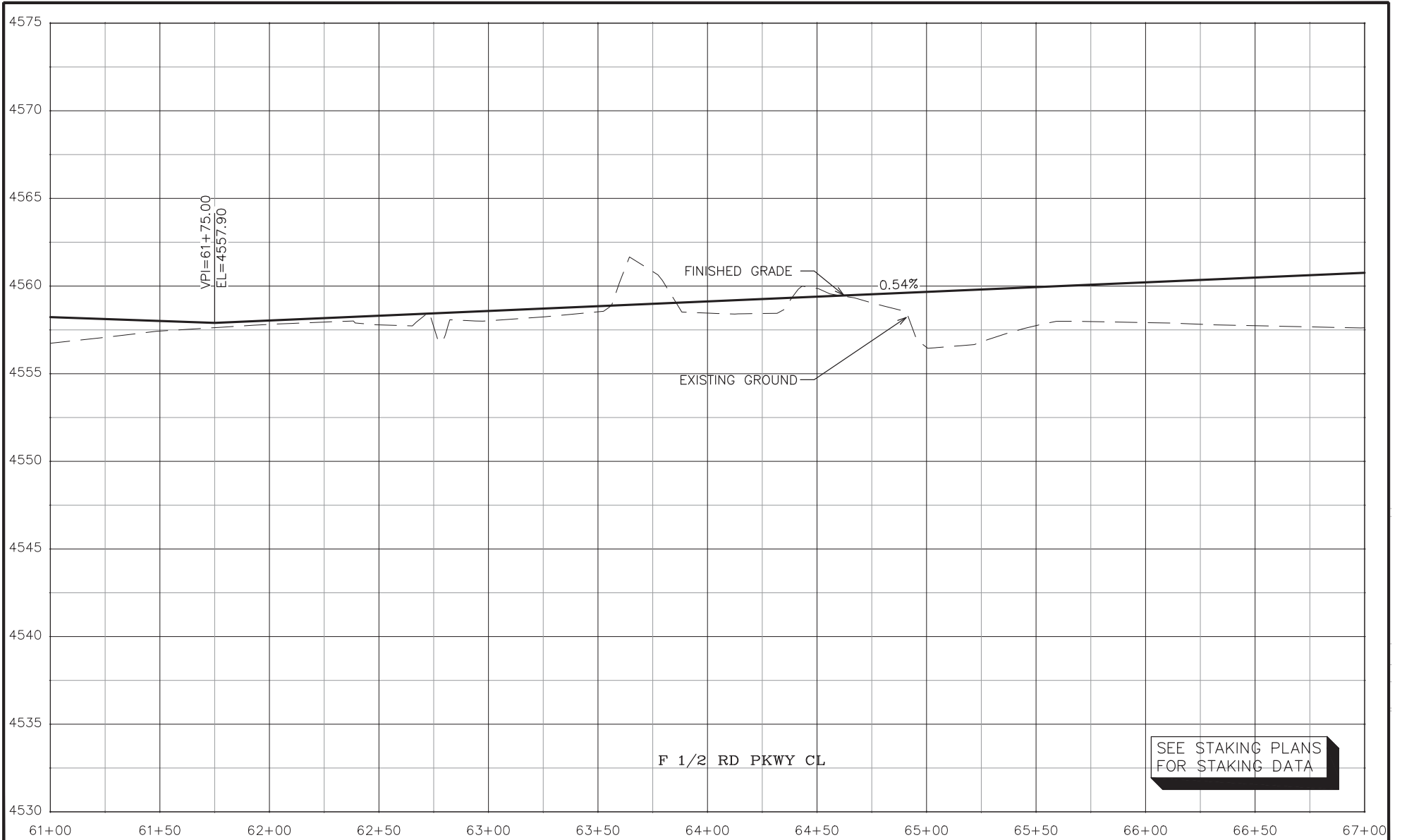
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PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

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

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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

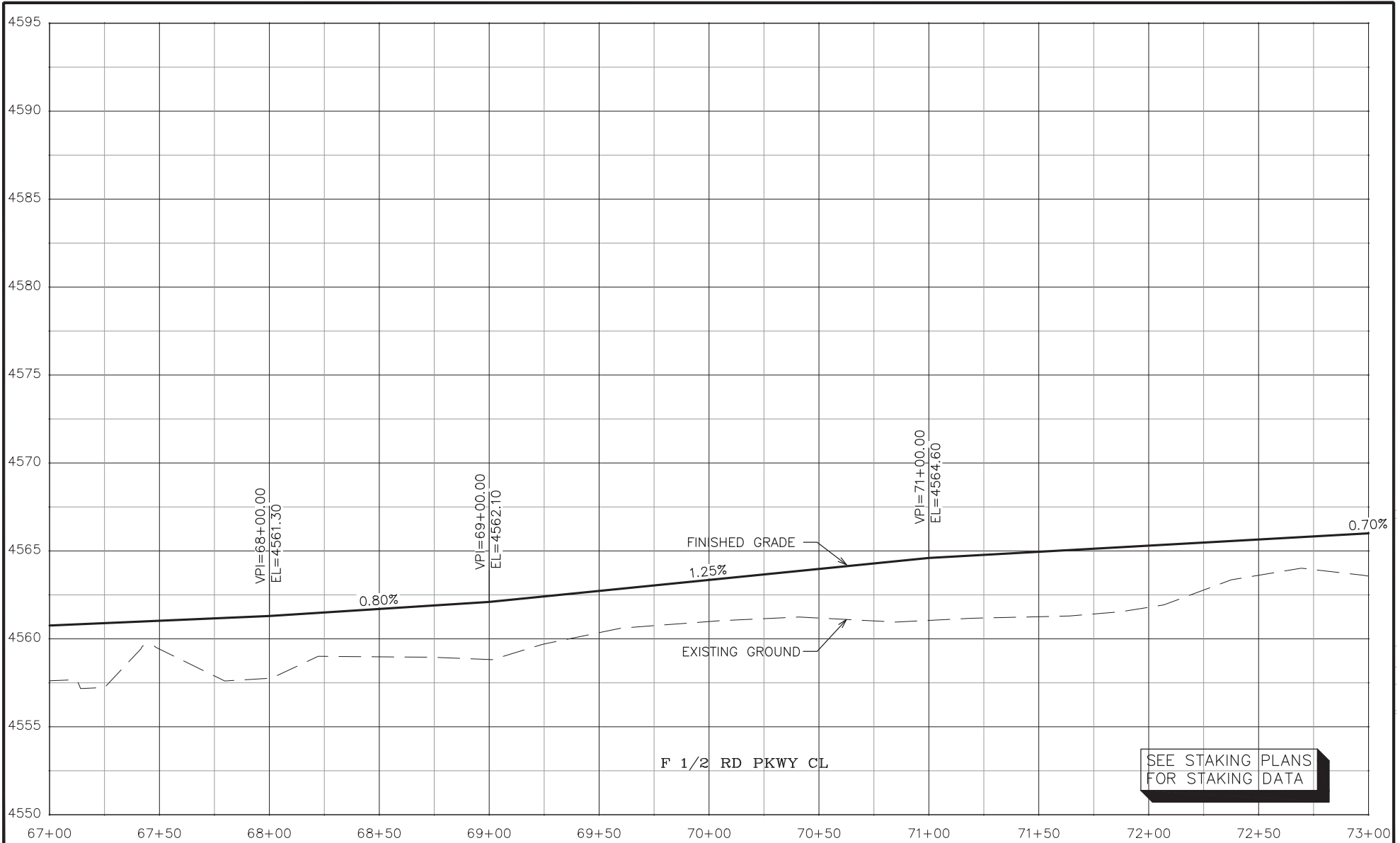
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VERTICAL	1" = 4'



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PROJECT NO. F210306

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

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\ROAD PROFILE.dwg, 11/1/2023 12:02:21 PM



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

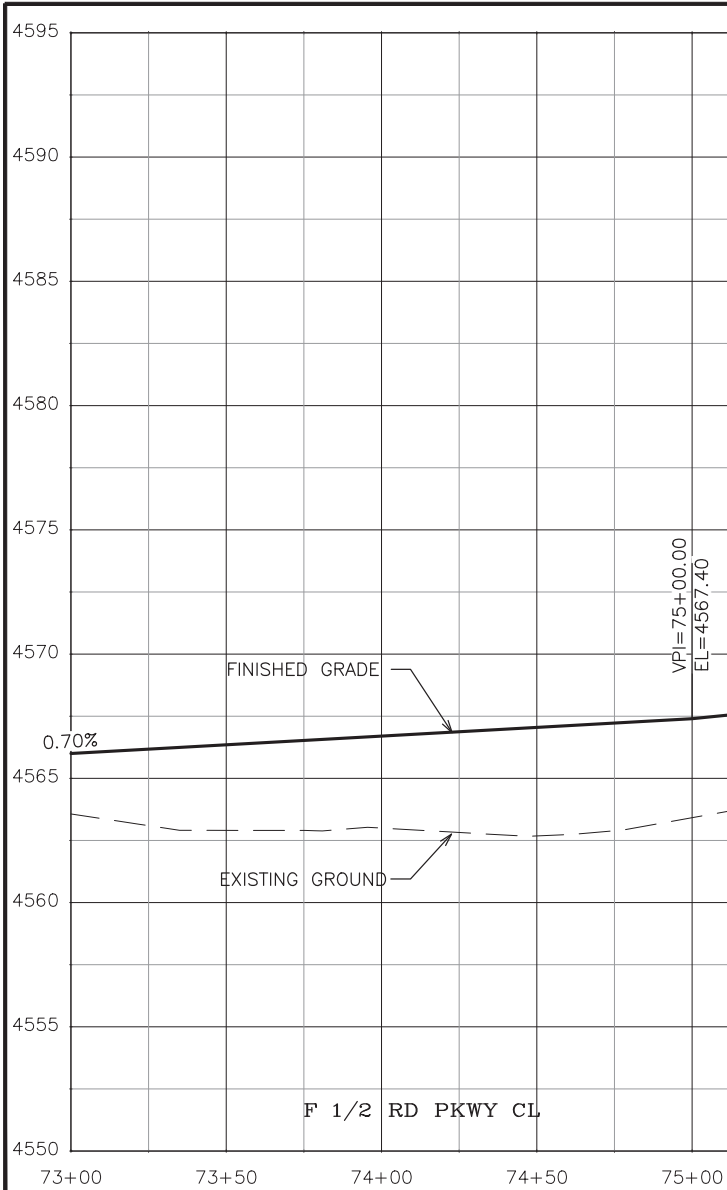
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 4'



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\ROAD PROFILE.dwg, 11/1/2023 12:02:24 PM



SEE STAKING PLAN AT ROUNDABOUT

SEE STAKING PLANS  
FOR STAKING DATA

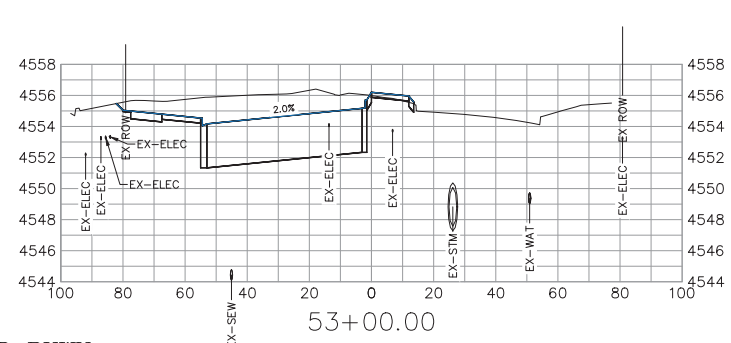
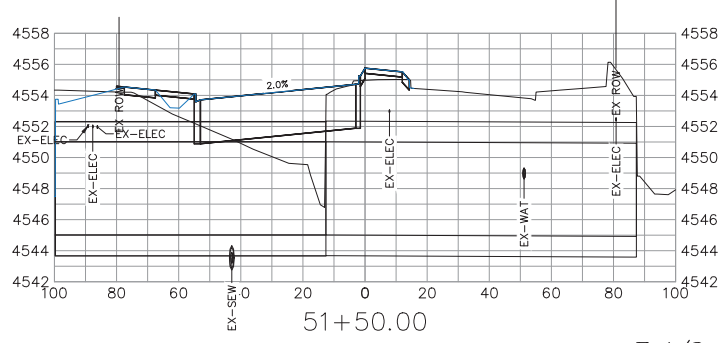
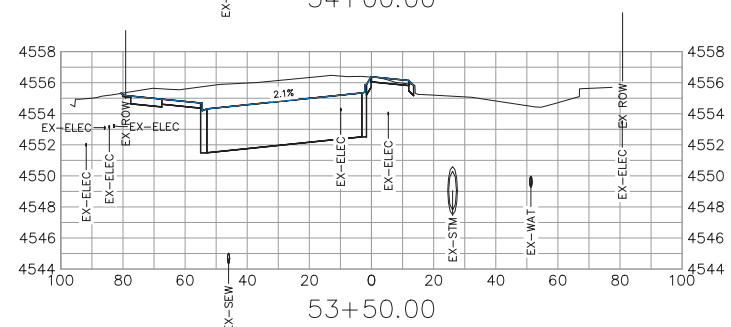
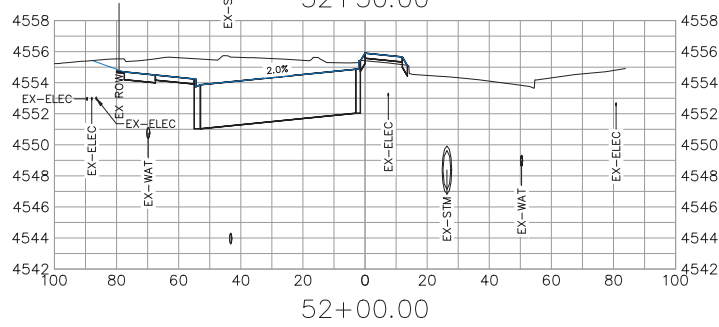
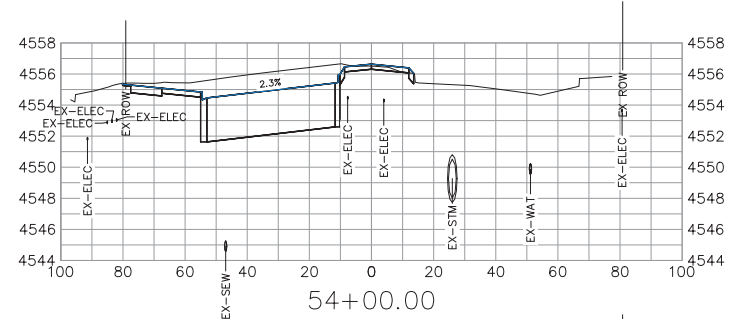
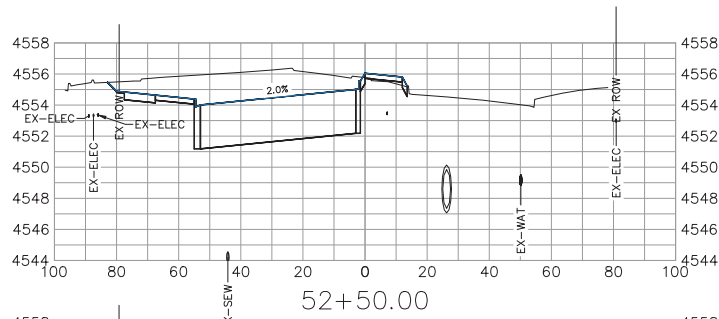
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION A			JCS	2023
REVISION B			JCS	2023
REVISION C			BH	2023
REVISION D			KAH	2023

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



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

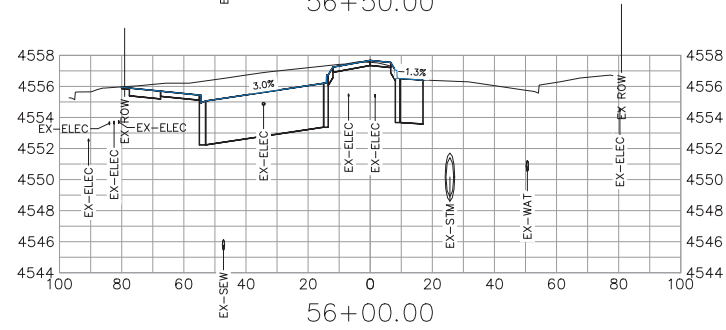
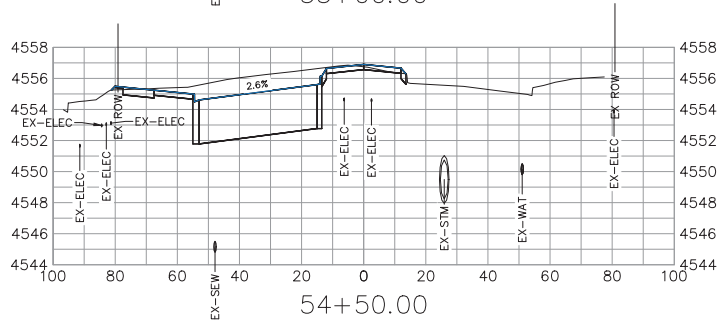
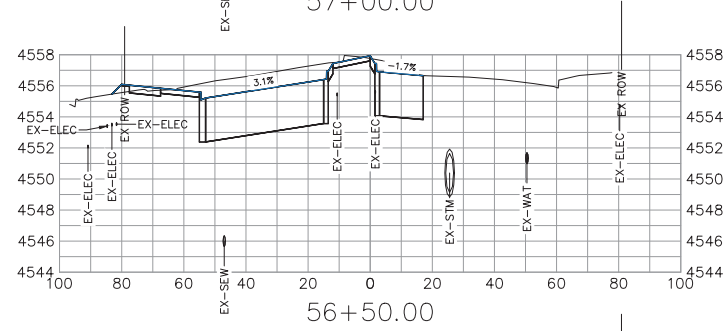
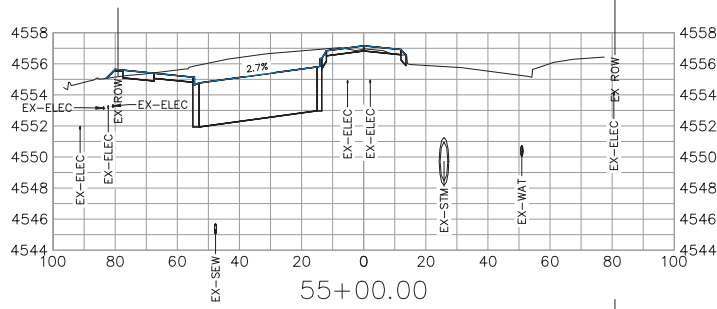
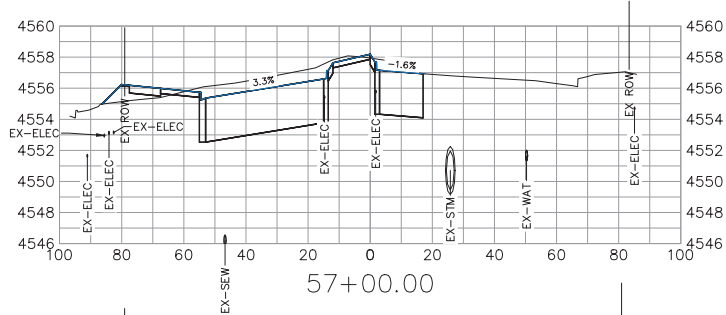
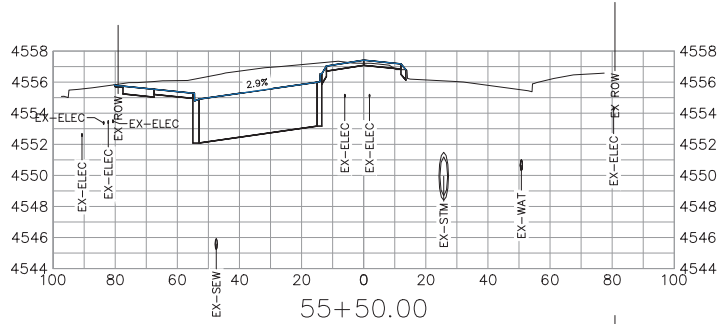
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

SCALES:	
PLAN & PROFILE	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
Δ		
Δ		
Δ		

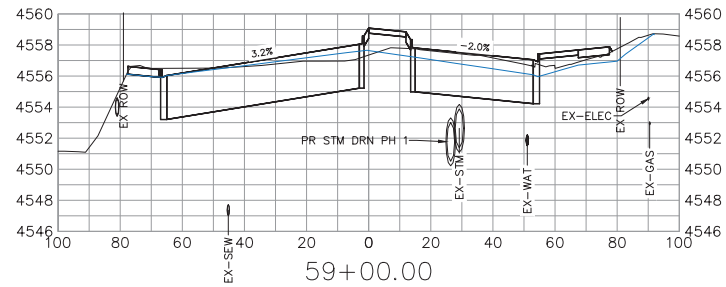
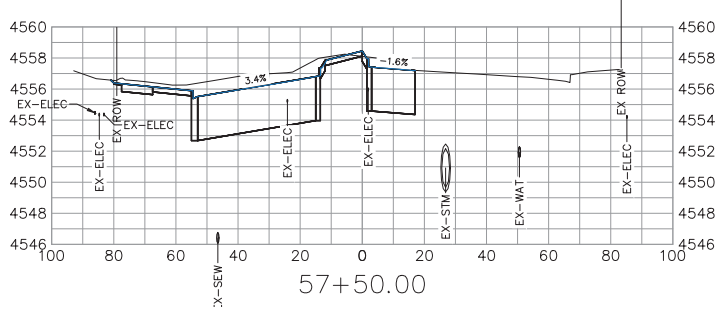
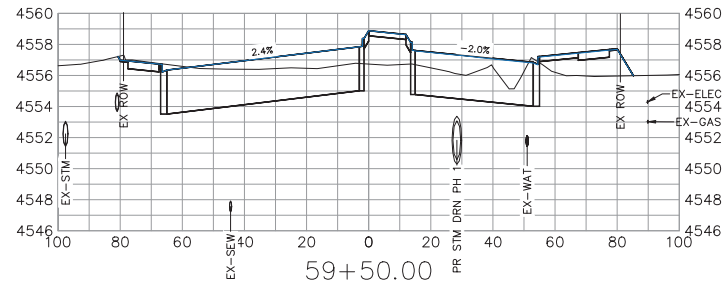
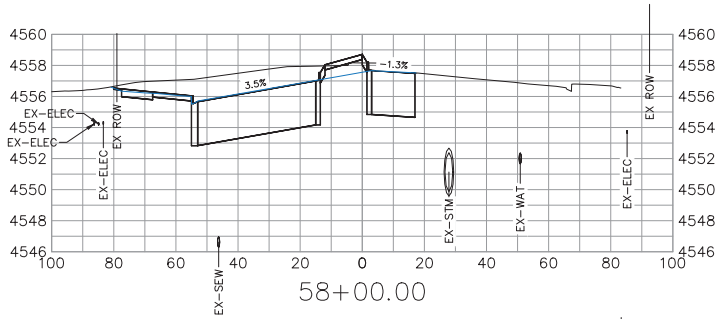
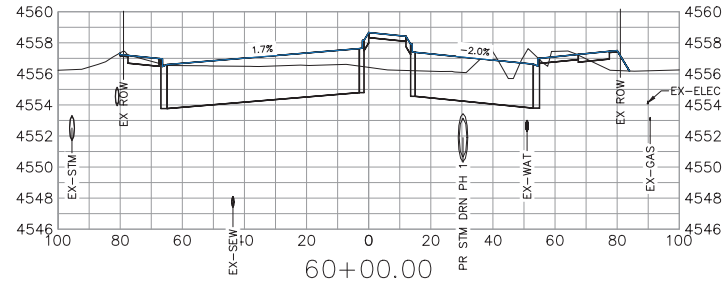
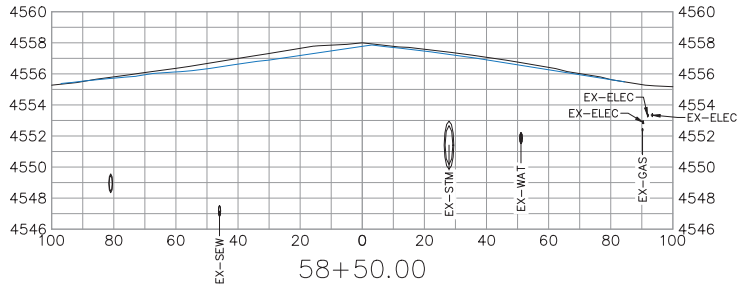
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023

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 - 2  
November 1, 2023



F 1/2 RD PKWY

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
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REVISION										
REVISION										

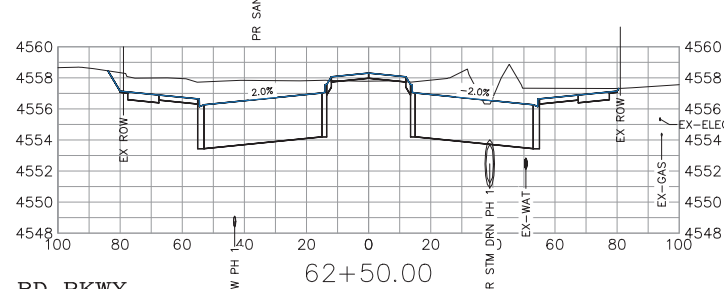
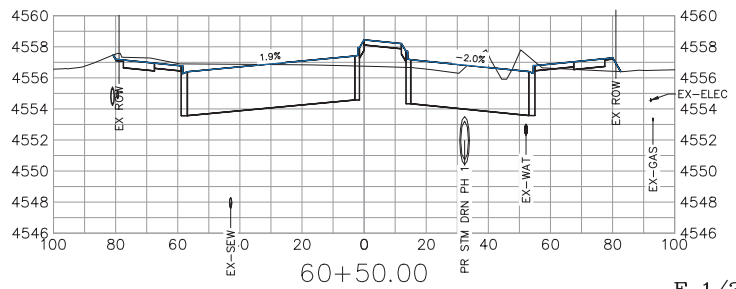
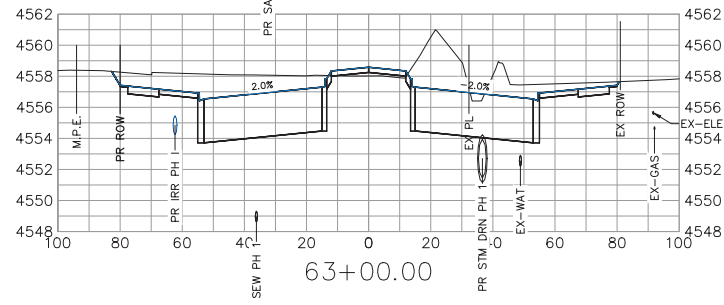
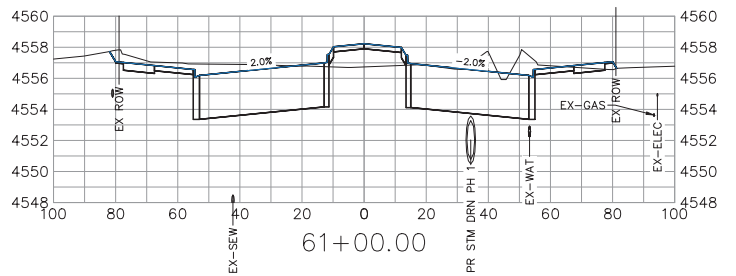
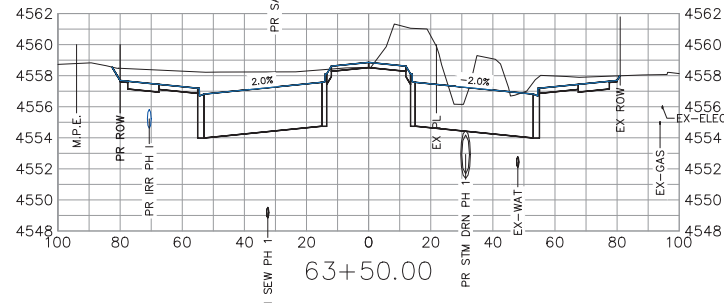
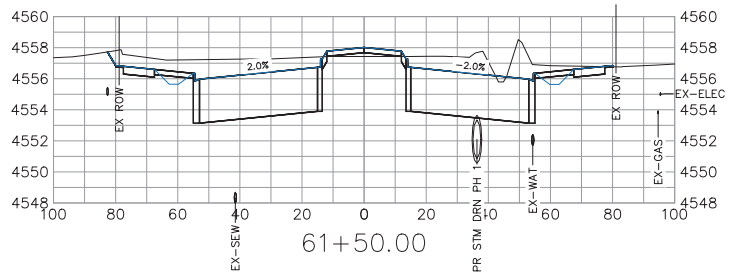
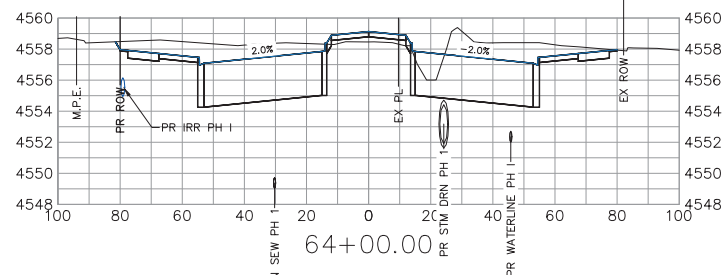
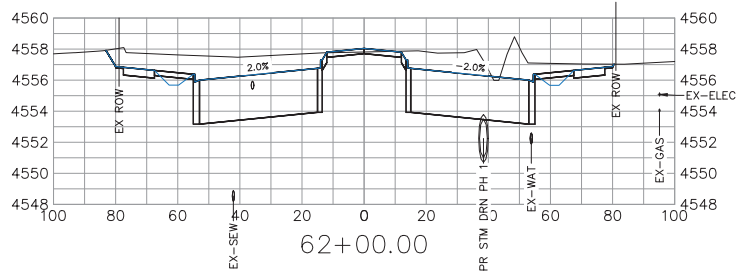
SCALES:
PLAN & PROFILE
HORIZONTAL 1" = 10'
VERTICAL 1" = 4'



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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





F 1/2 RD PKWY

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

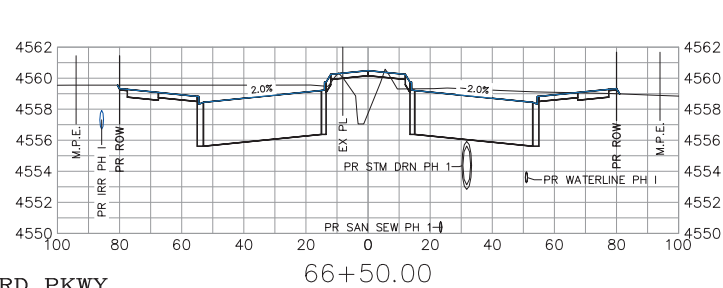
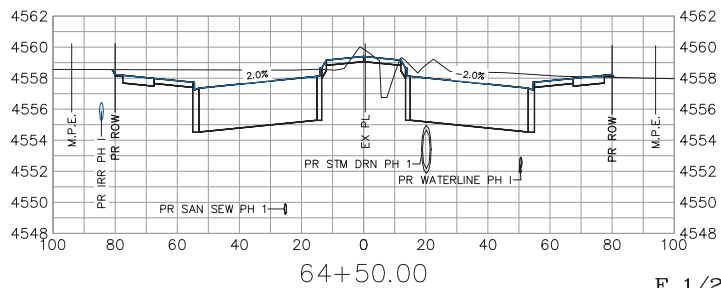
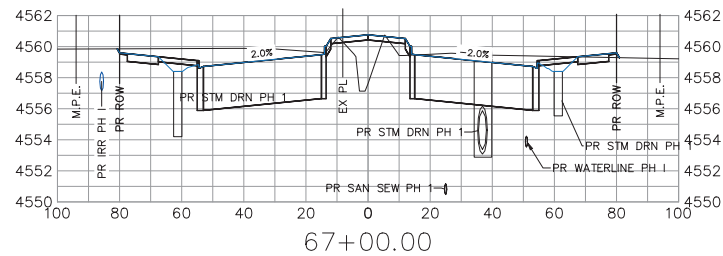
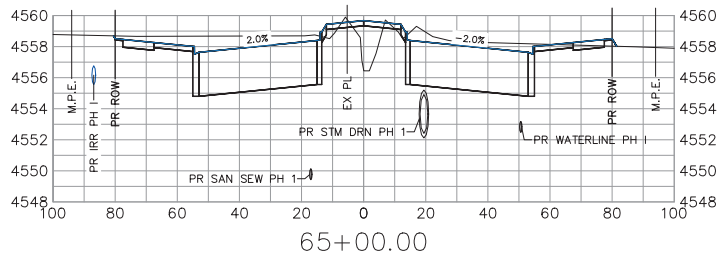
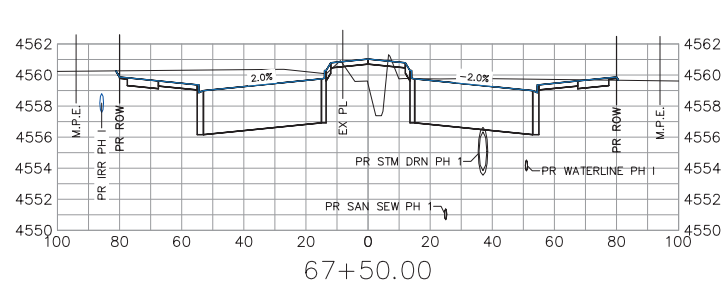
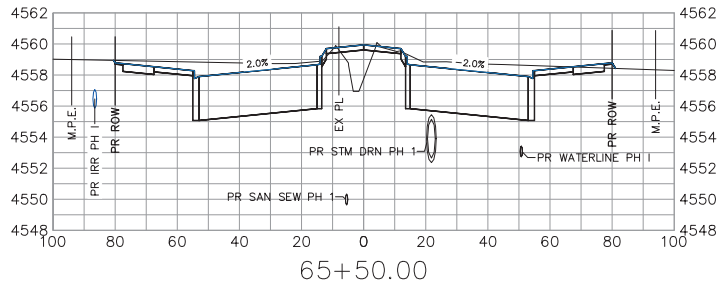
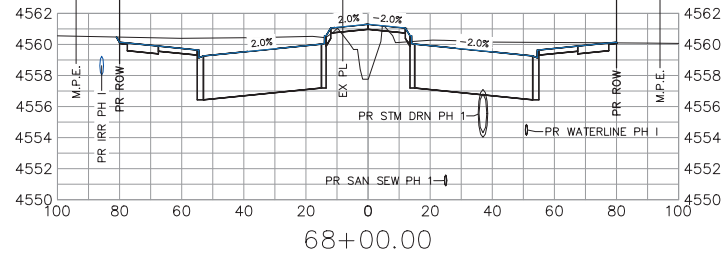
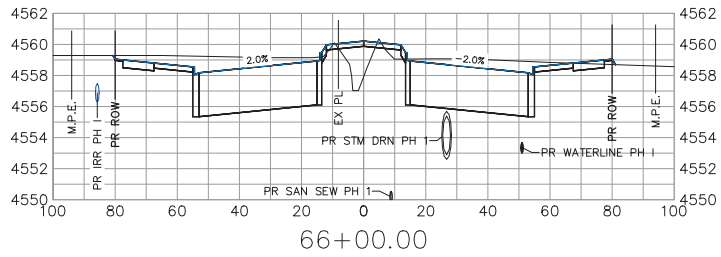
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 10'
VERTICAL	1" = 4'



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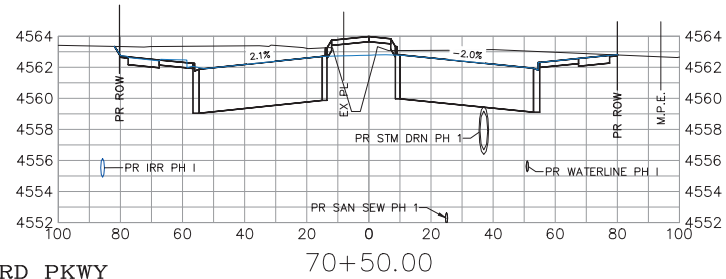
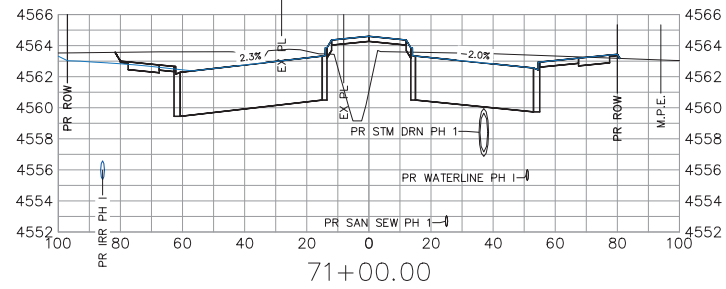
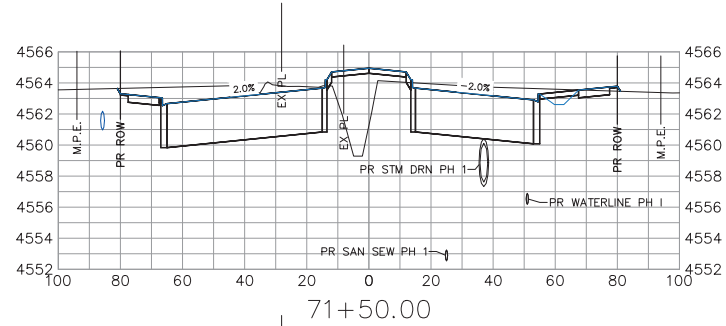
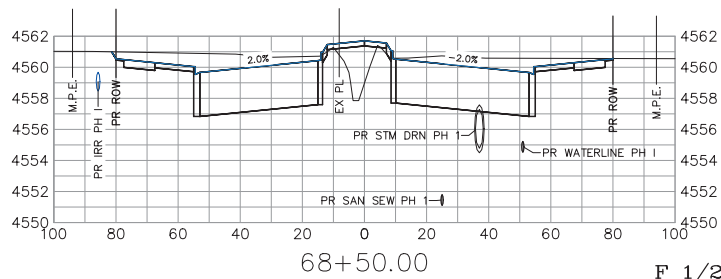
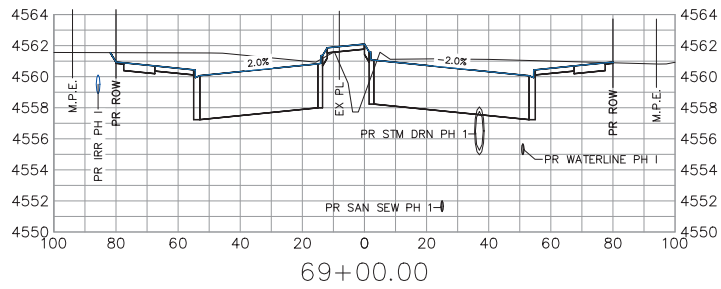
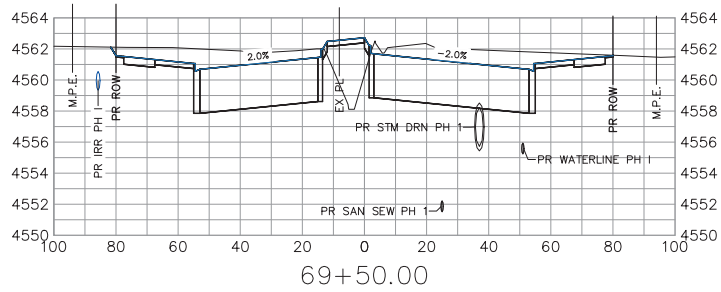
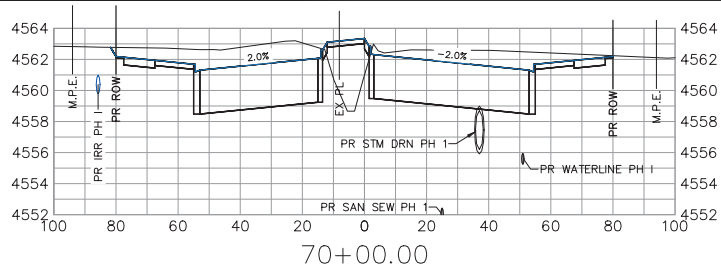
DRAWN BY	JCS	DATE	2023
DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

SCALES:	PLAN & PROFILE
	0 10 20 30 40
	HORIZONTAL
	0 4 8
	VERTICAL



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

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



F 1/2 RD PKWY

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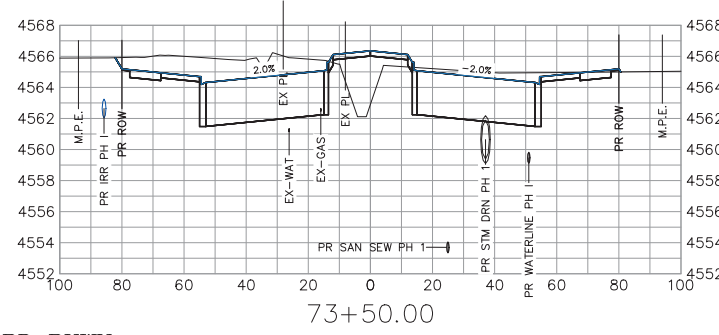
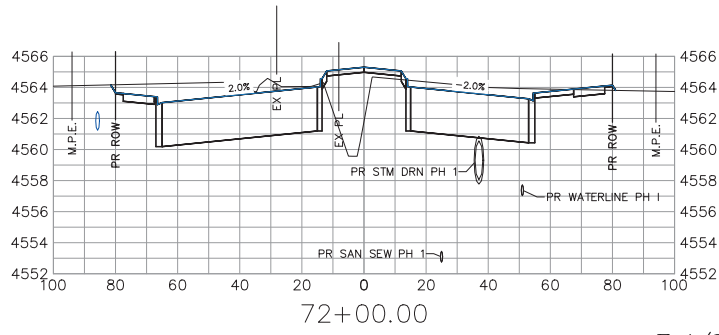
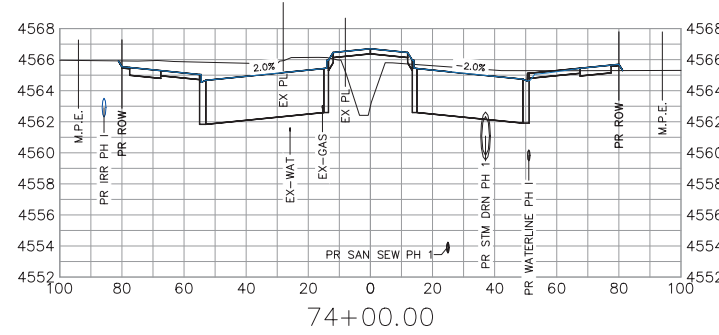
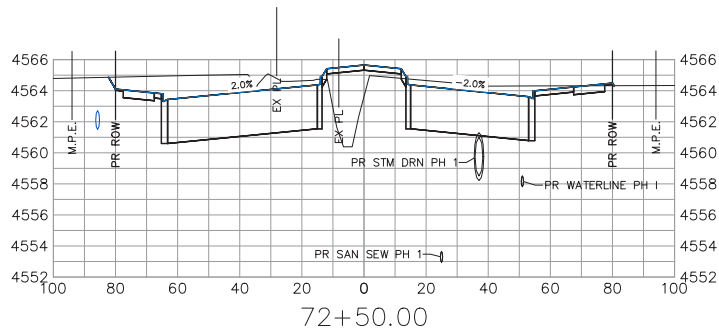
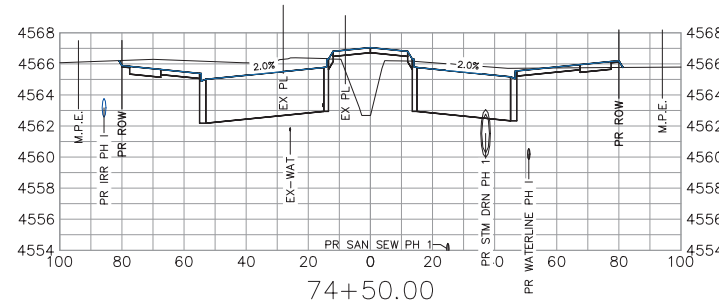
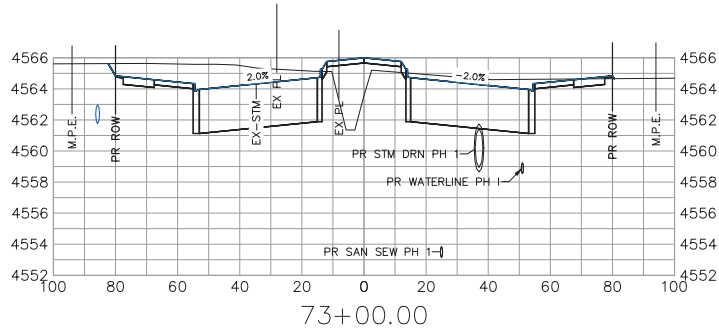
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KZH	DATE	2023

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 - 6  
November 1, 2023



F 1/2 RD PKWY

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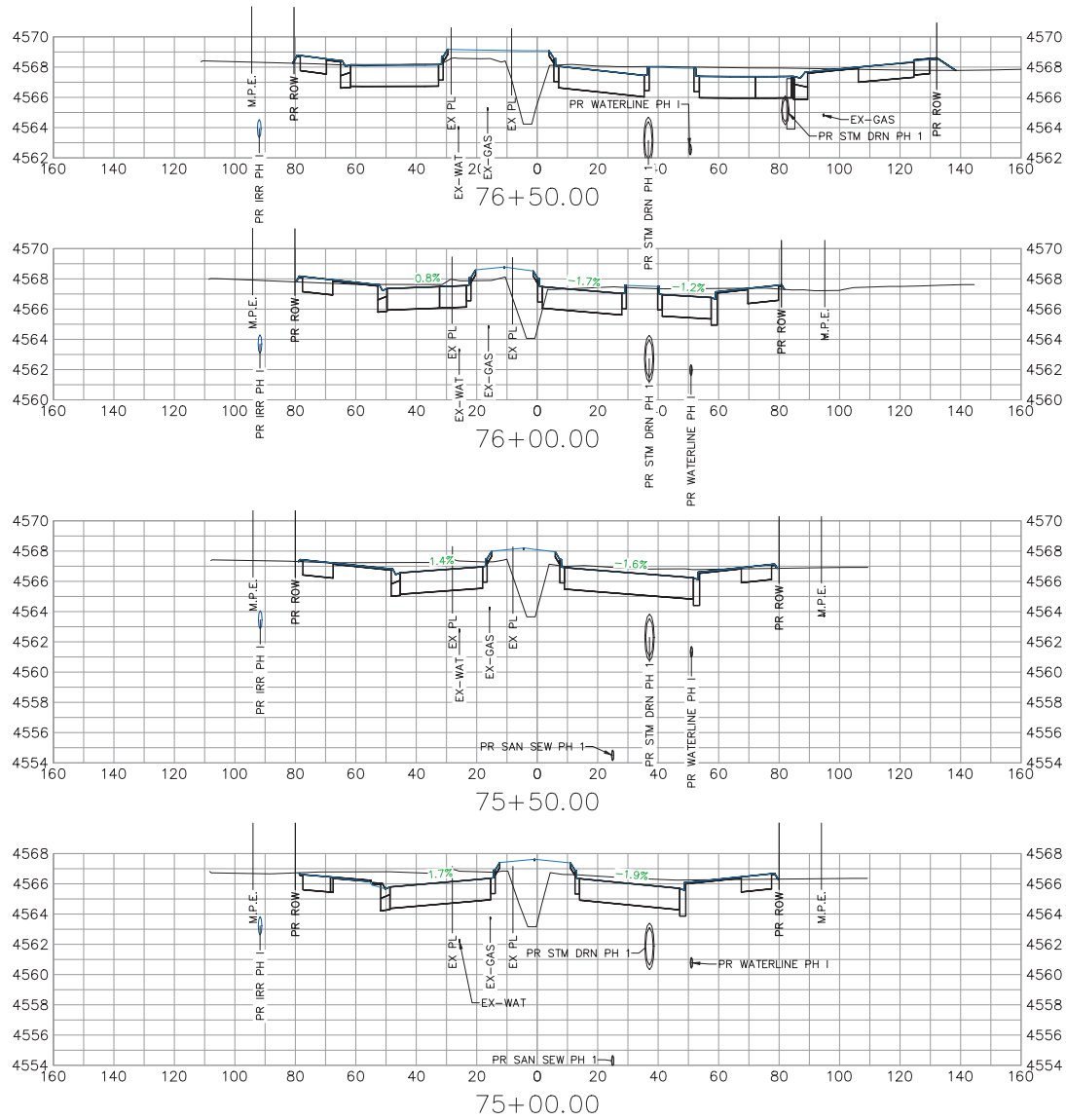
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CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

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



**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		

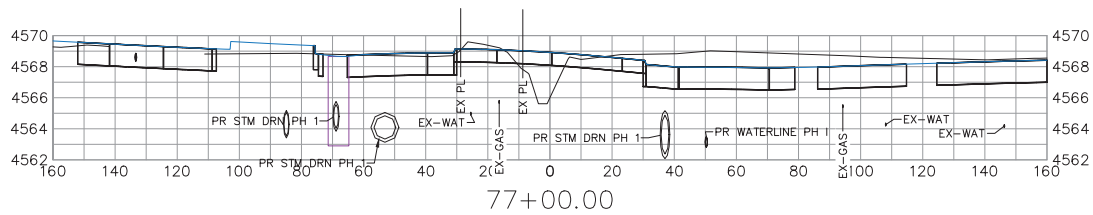
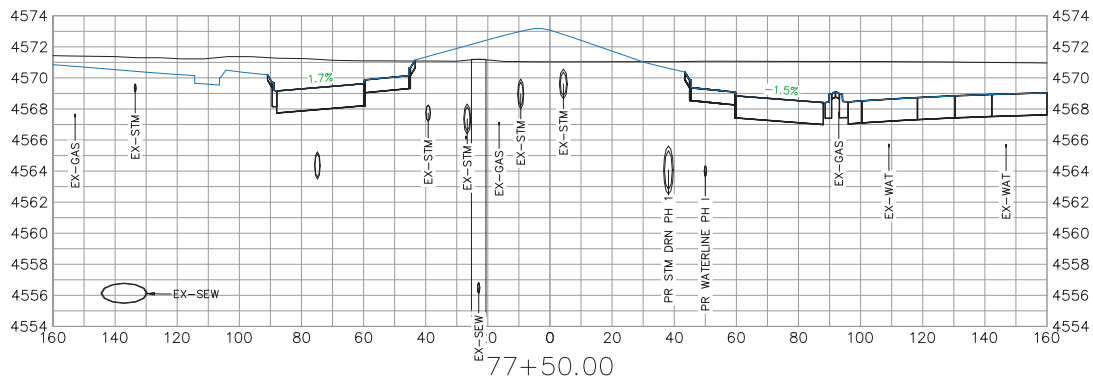
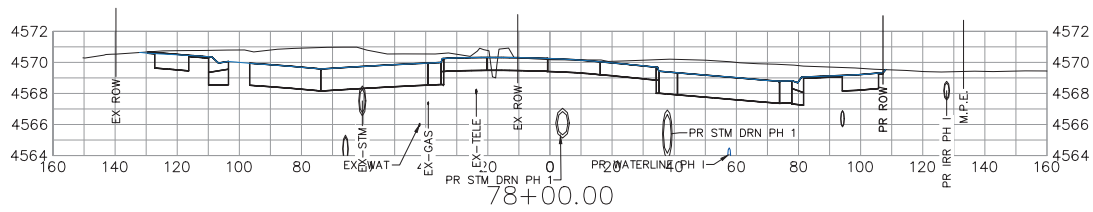
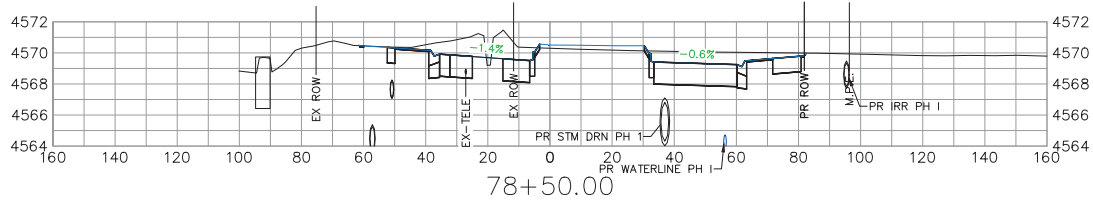
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CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

SCALES:	
PLAN & PROFILE	1" = 10'
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
REVISION		
REVISION		
REVISION		

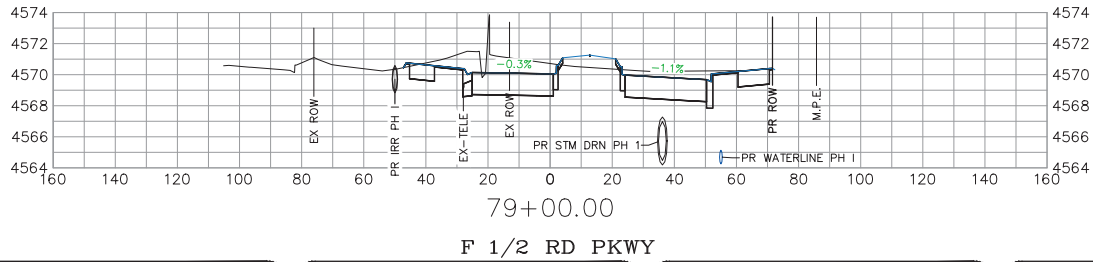
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APPROVED BY	KAH	DATE	2023

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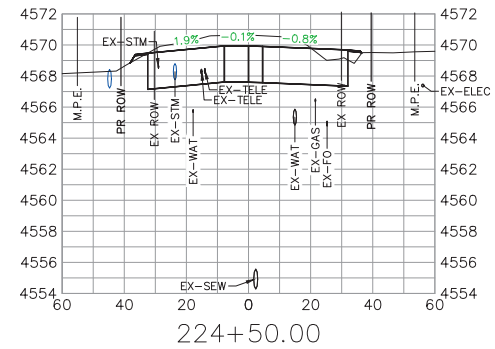
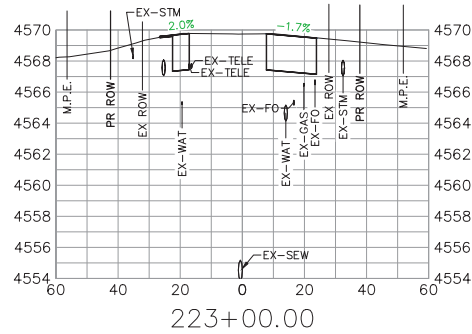
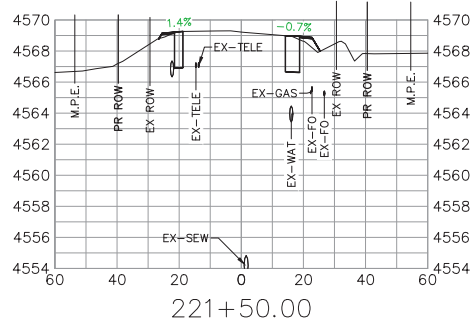
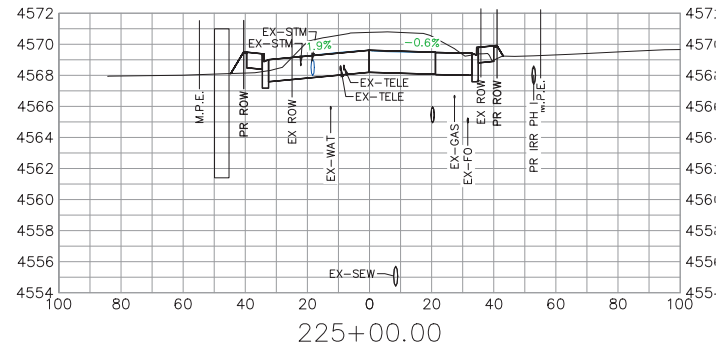
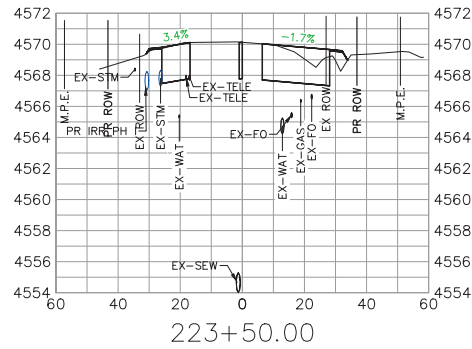
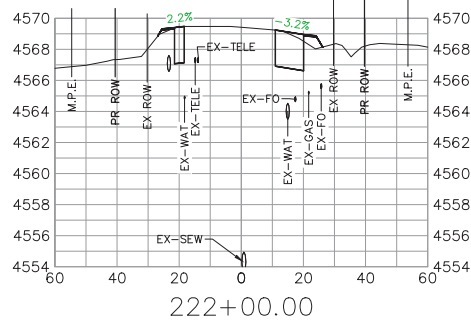
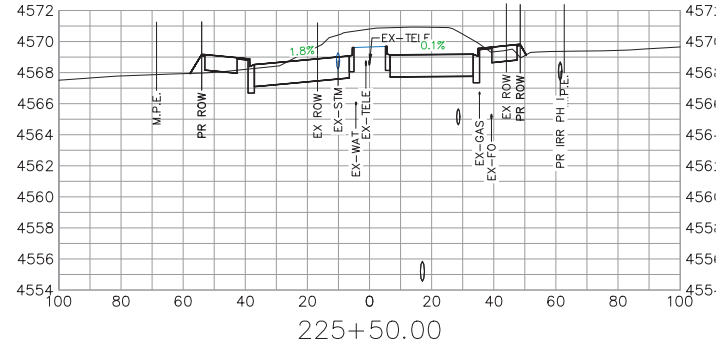
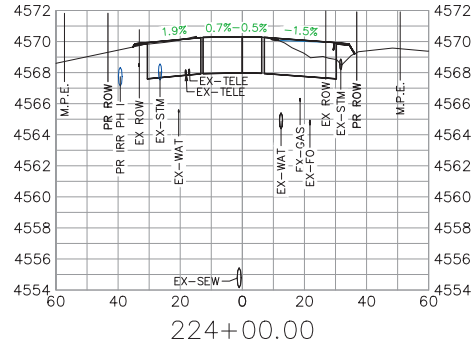
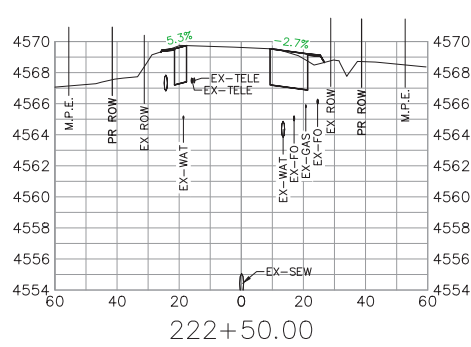
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DESIGNED BY	JCS	DATE	2023
CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

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



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

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



24 1/2 ROAD

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

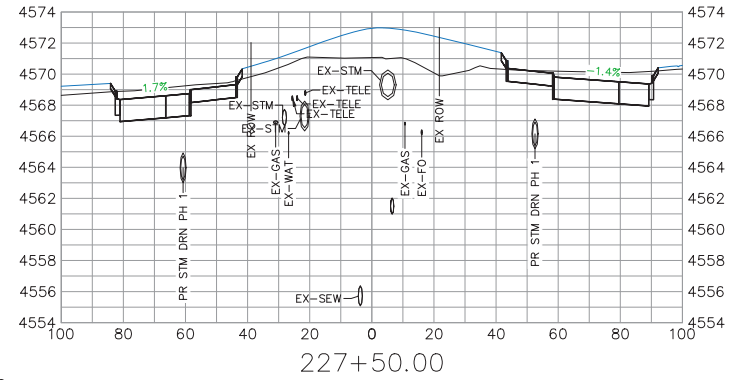
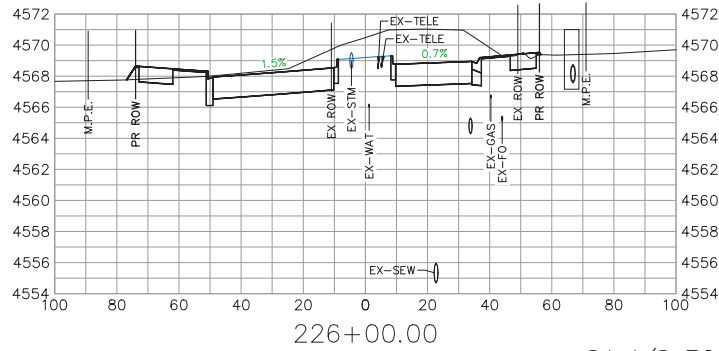
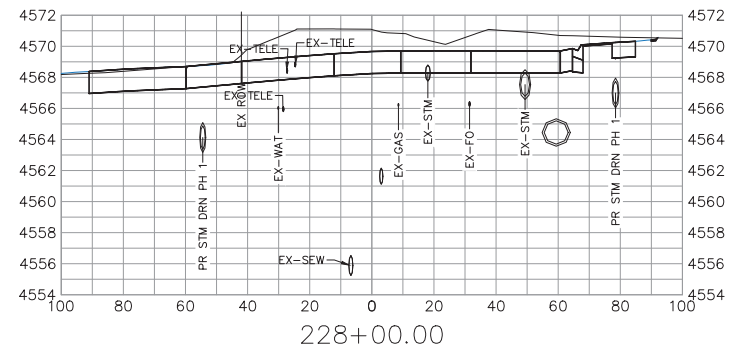
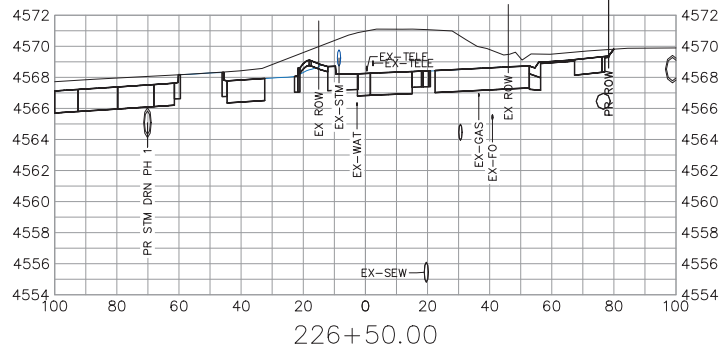
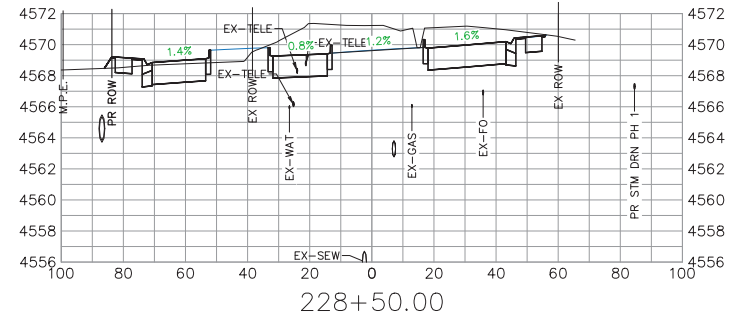
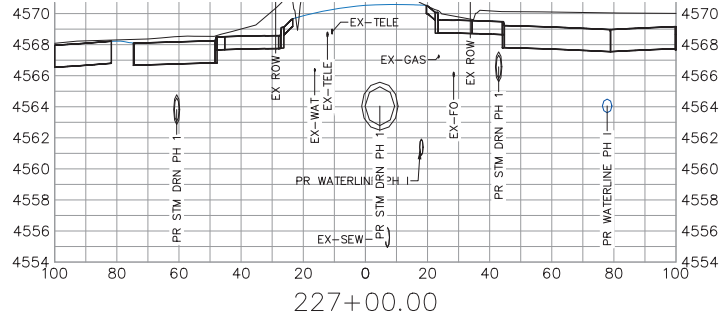
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0 10 20	HORIZONTAL
0 4 8	VERTICAL



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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
REVISION		
REVISION		
REVISION		

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

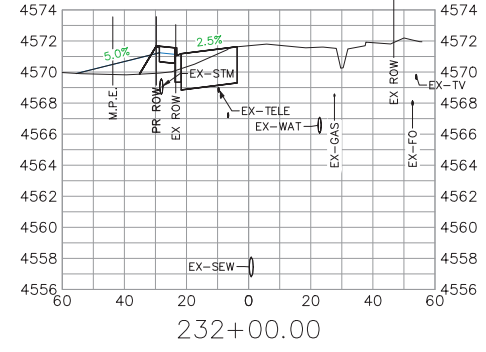
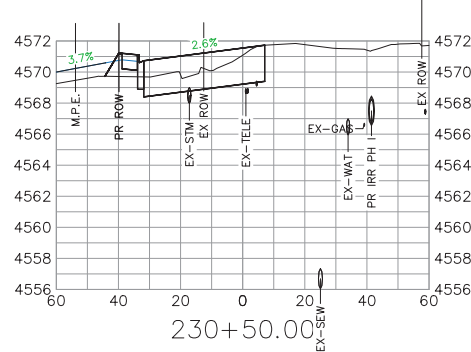
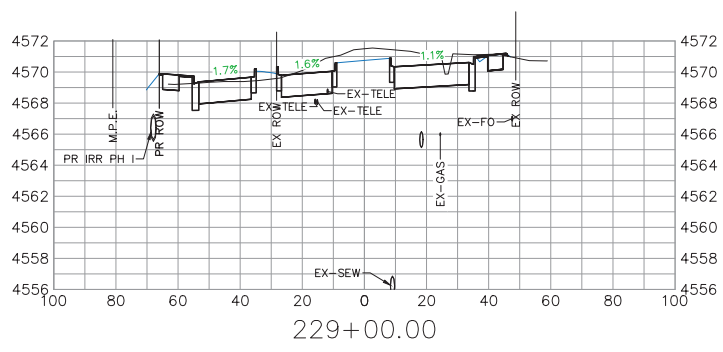
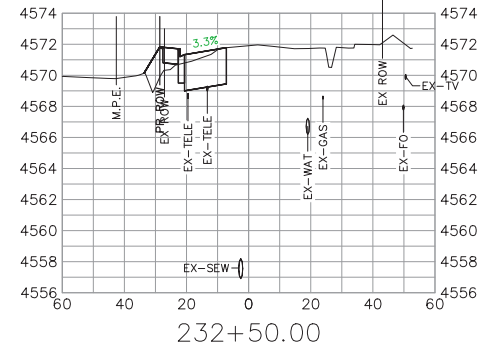
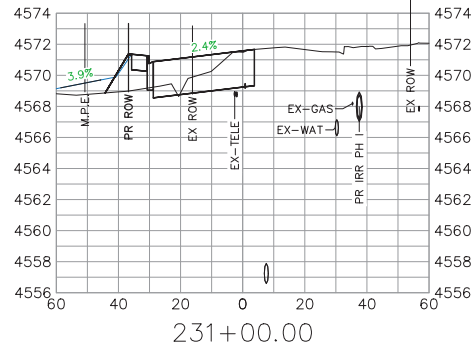
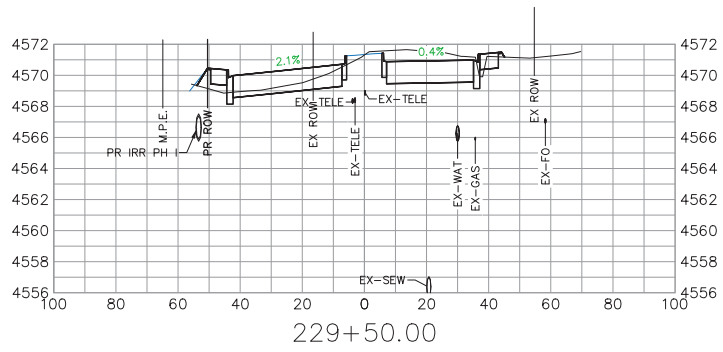
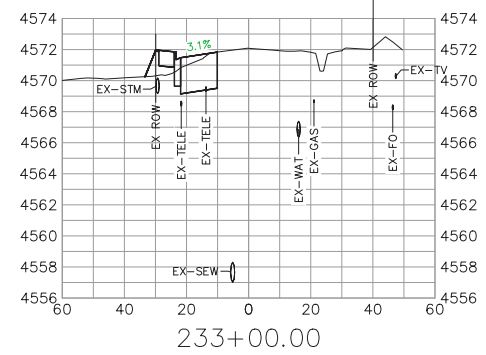
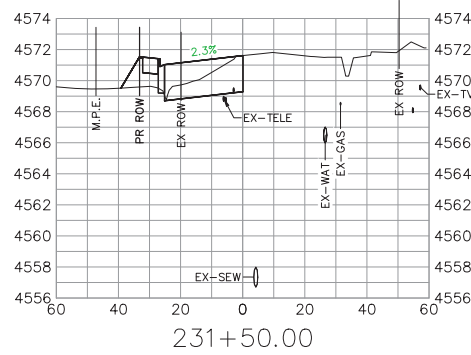
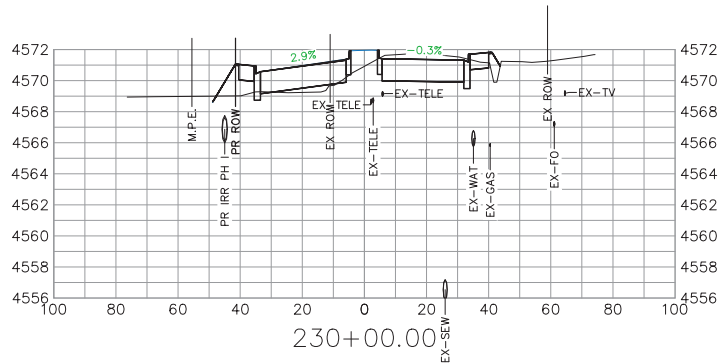
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PROFILE	1" = 4'



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		

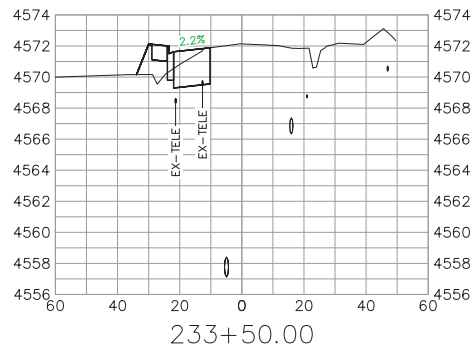
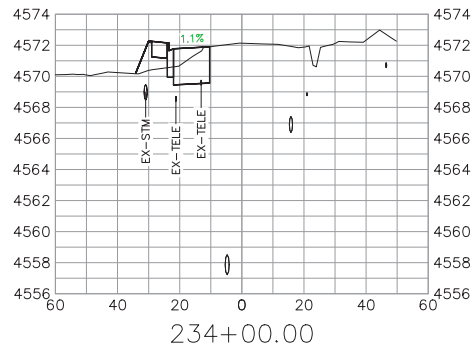
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CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023

SCALES:
PLAN & PROFILE
HORIZONTAL
VERTICAL



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ENGINEERING DIVISION  
PROJECT NO. F210306

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



24 1/2 ROAD

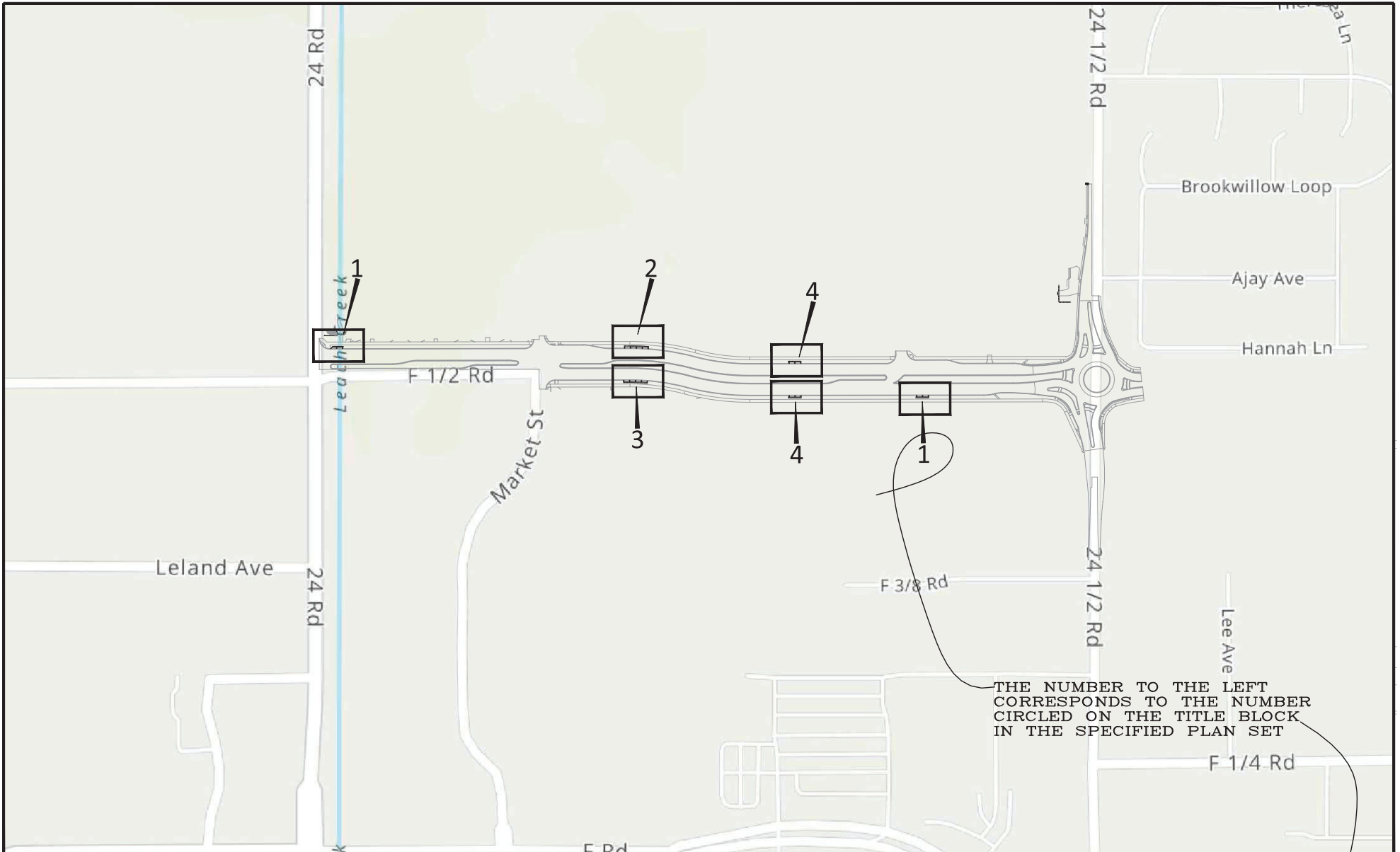
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REVISION			BH	2023	0 4 8 VERTICAL
REVISION			KAH	2023	



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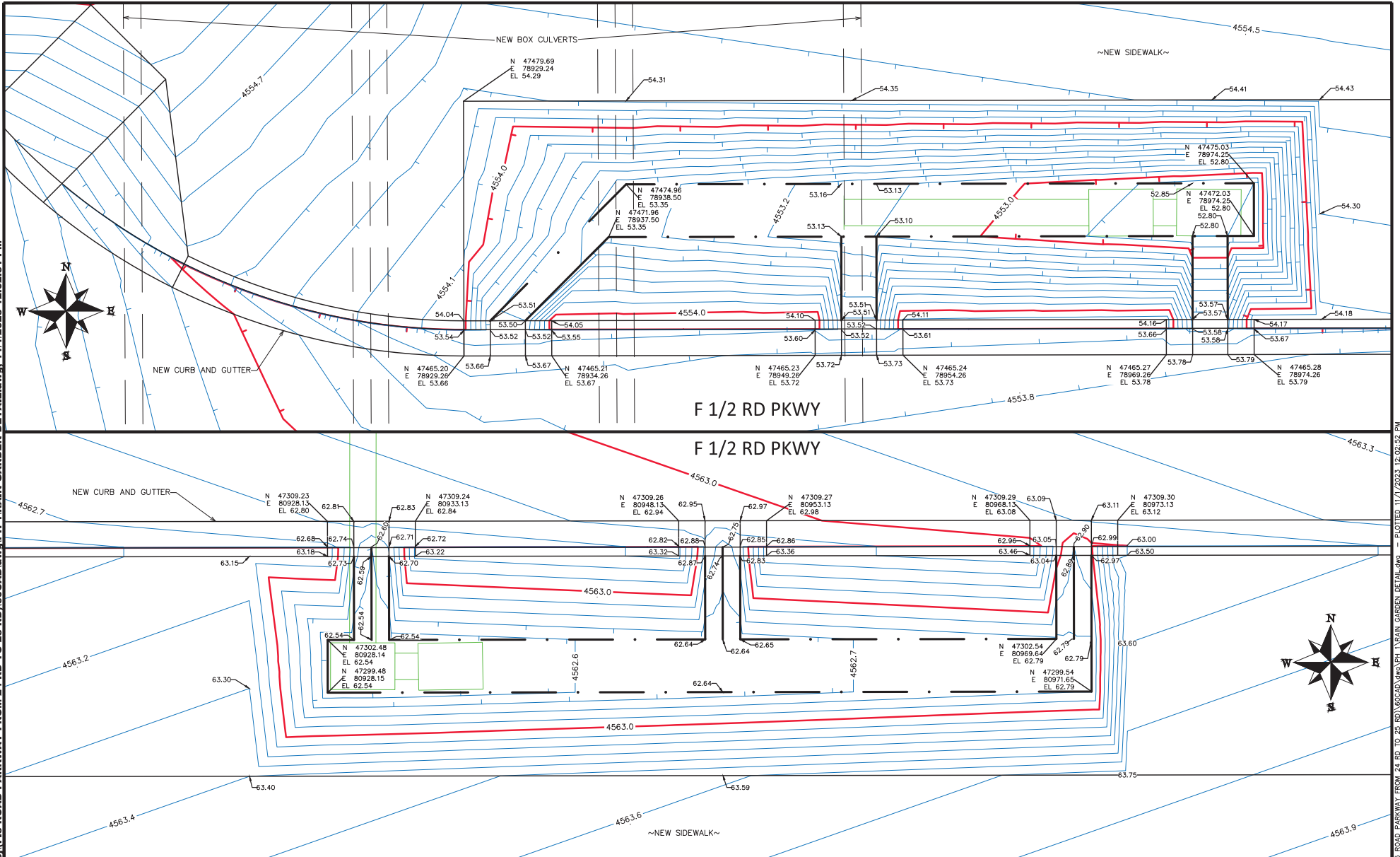
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



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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
REV 1		
REV 2		
REV 3		
REV 4		

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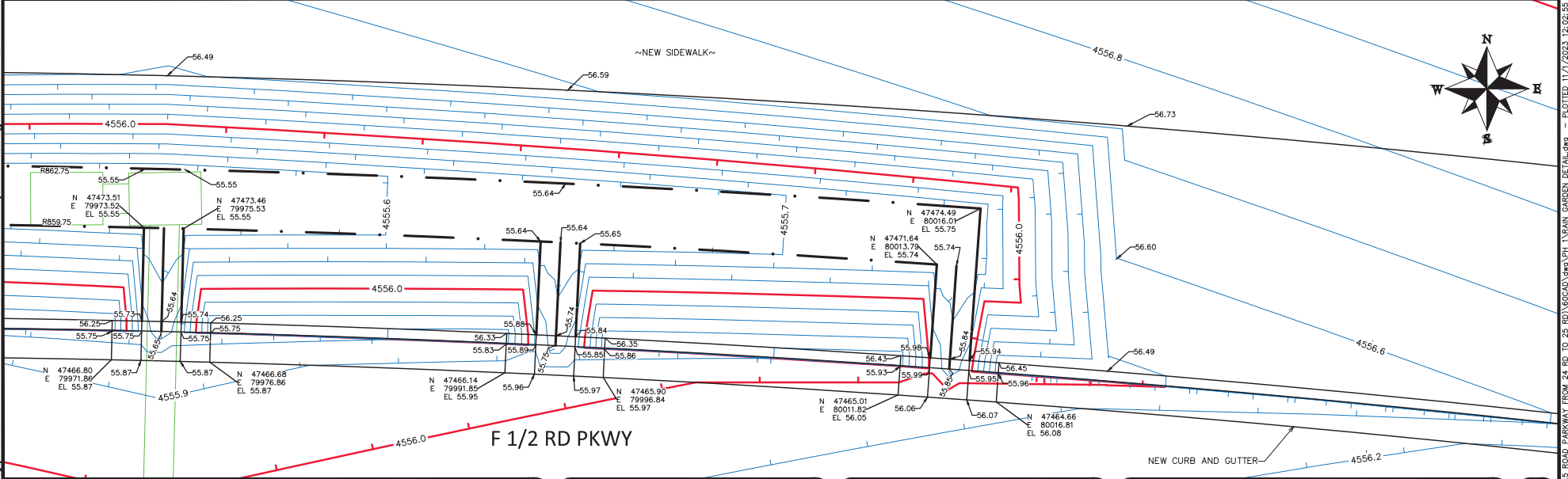
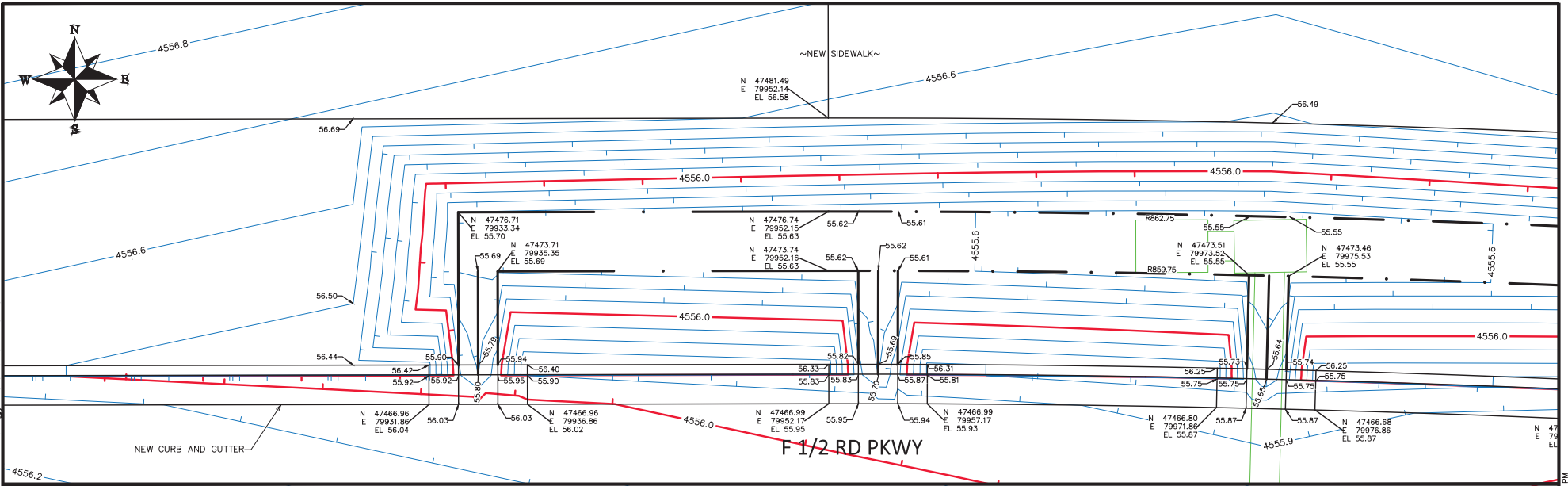


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ENGINEERING DIVISION**  
PROJECT NO. F210306

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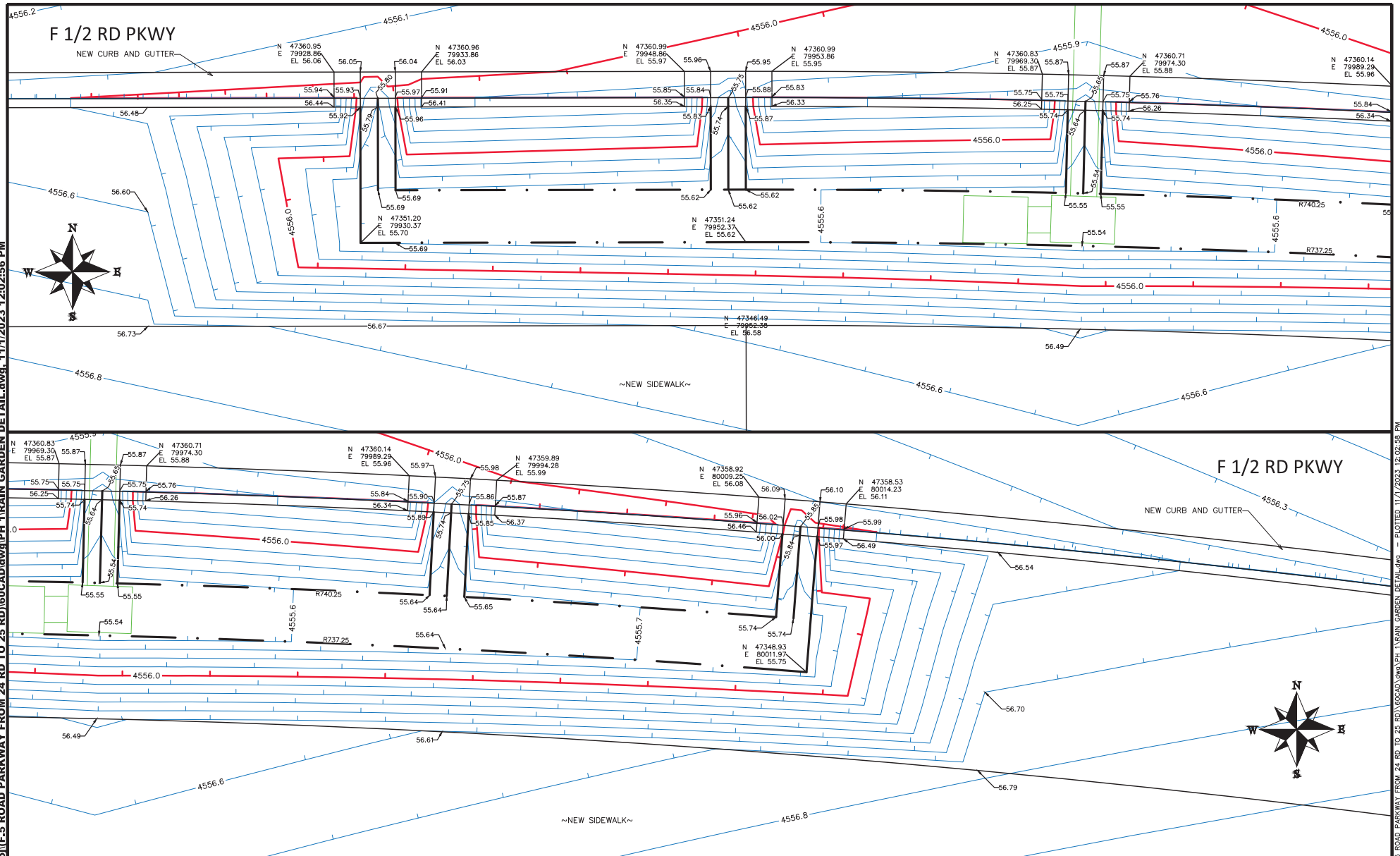


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ENGINEERING DIVISION  
PROJECT NO. F210306

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

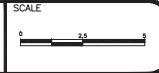
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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

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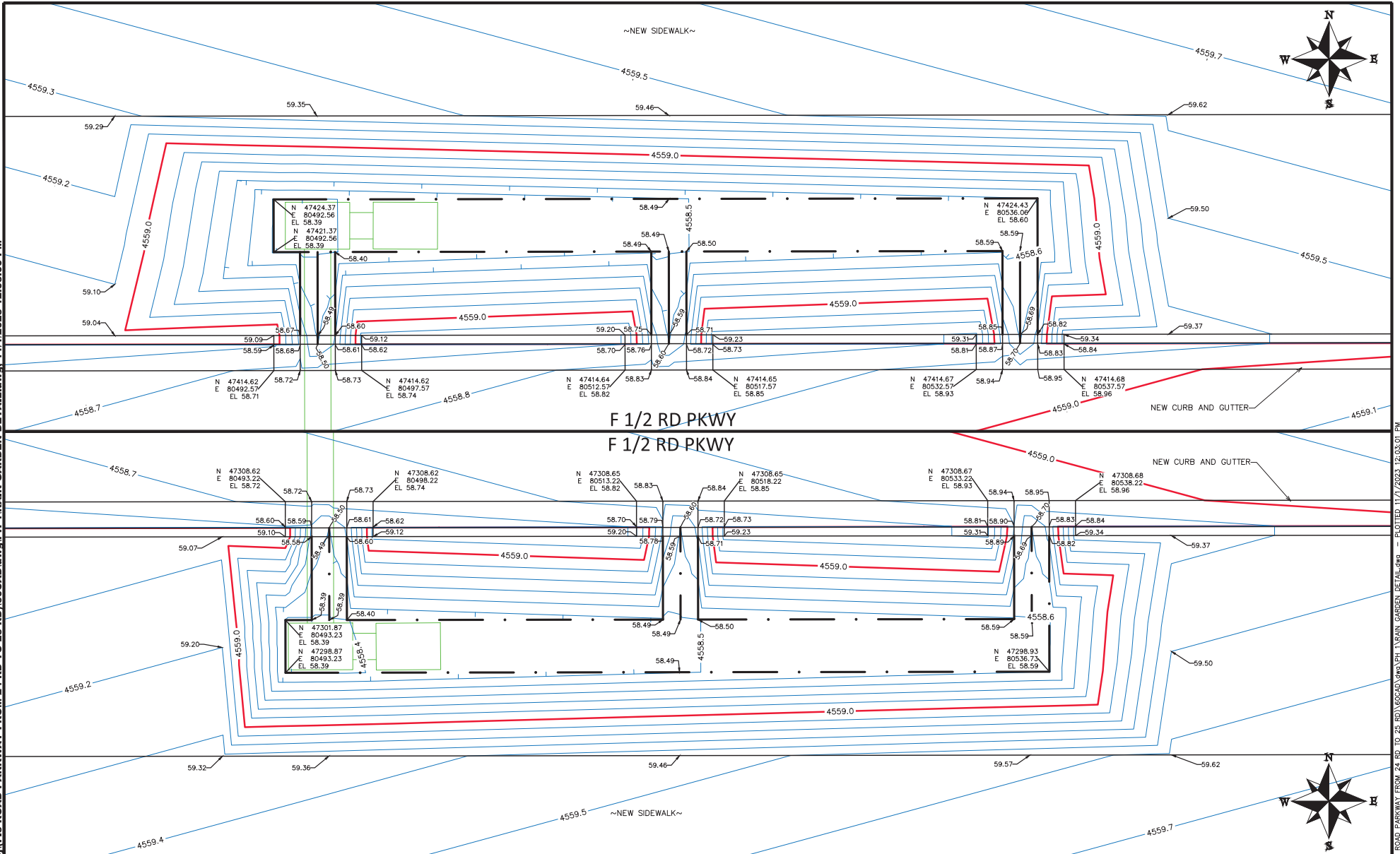


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ENGINEERING DIVISION  
PROJECT NO. F210306

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

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REVISION	DESCRIPTION	DATE
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REV 2		
REV 3		
REV 4		

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CHECKED BY	BH	DATE	2023
APPROVED BY	KAH	DATE	2023



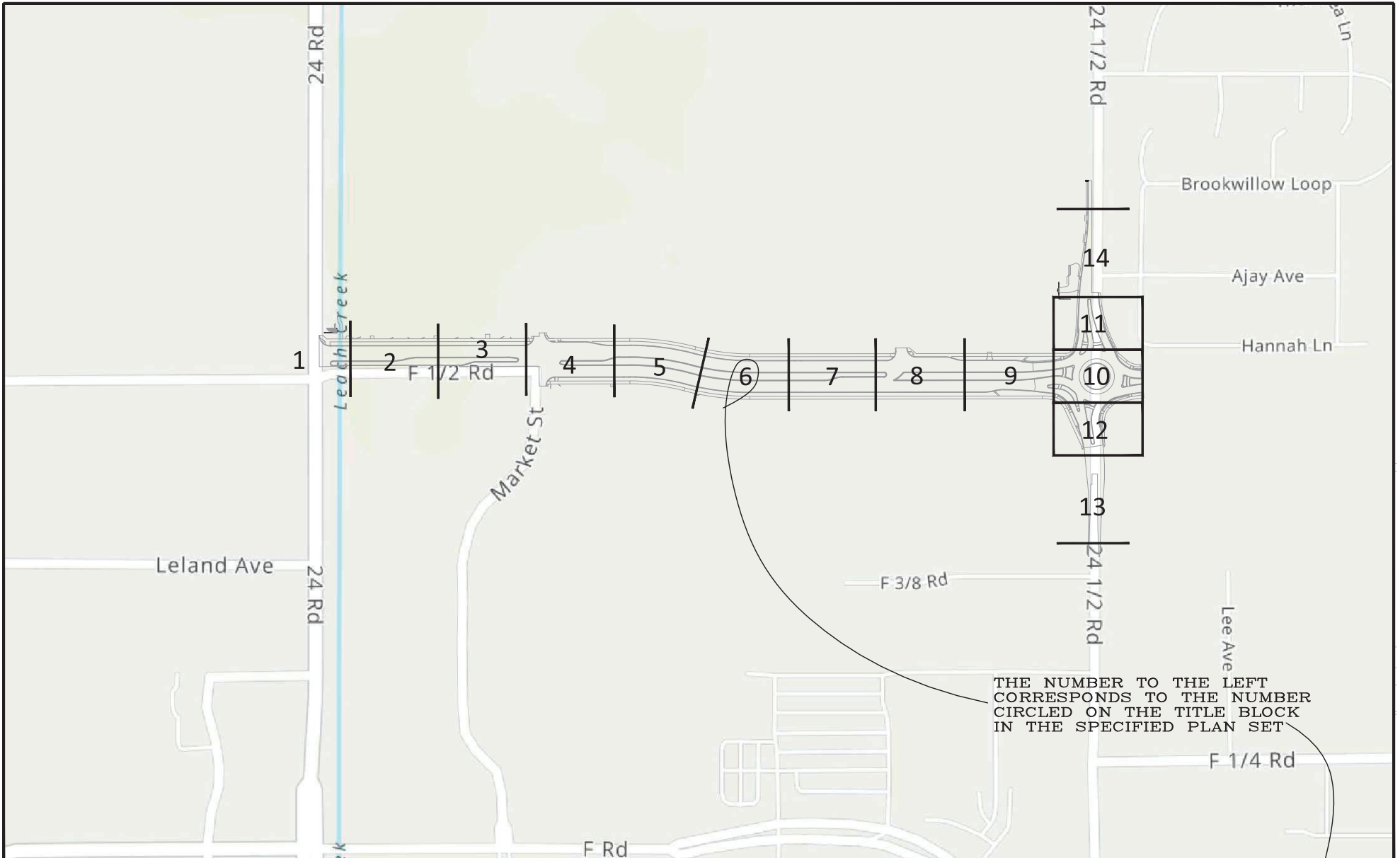
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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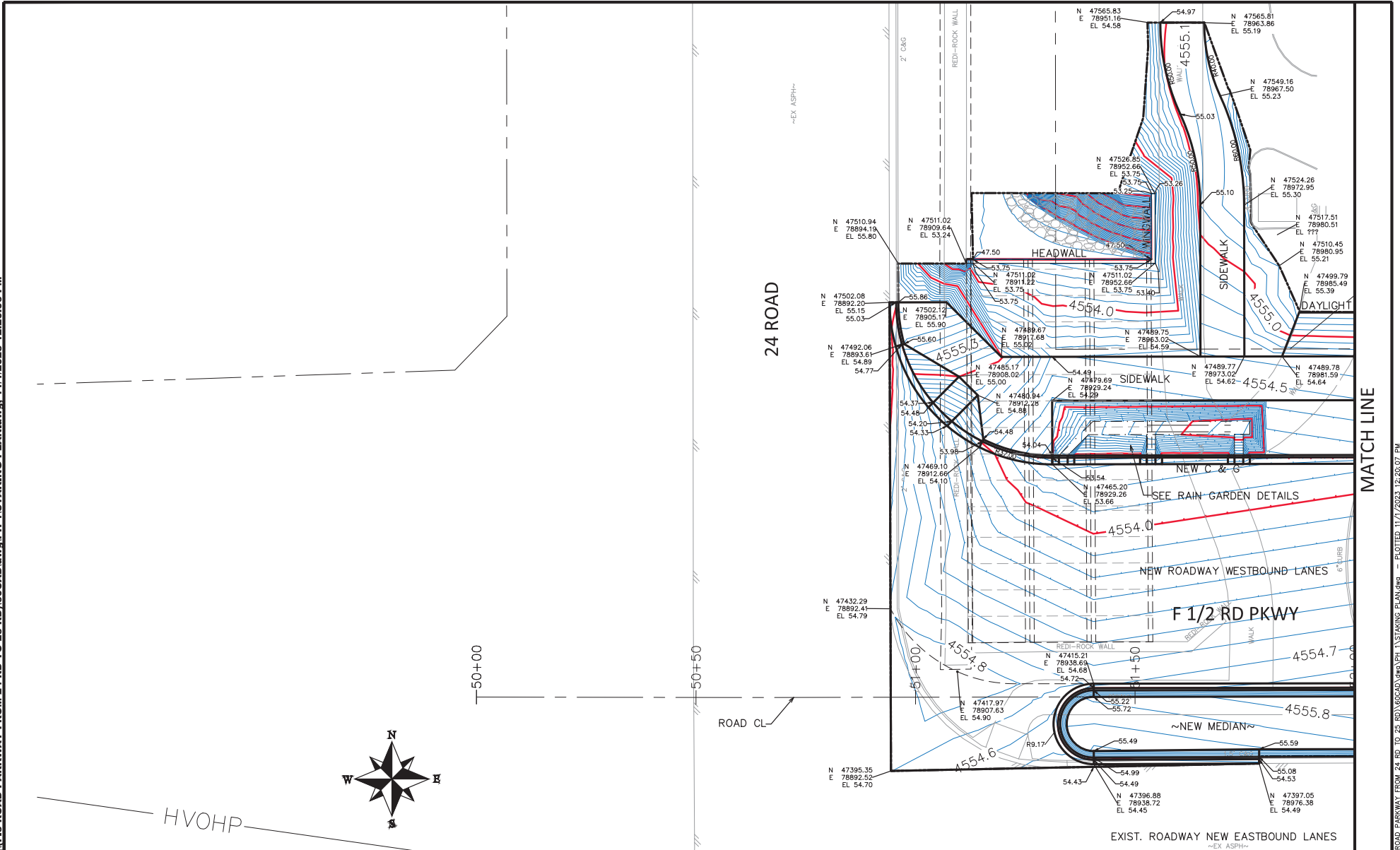
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**ENGINEERING DIVISION**  
PROJECT NO. F210306

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

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REV 3			BH	2023	
REV 4			KMH	2023	



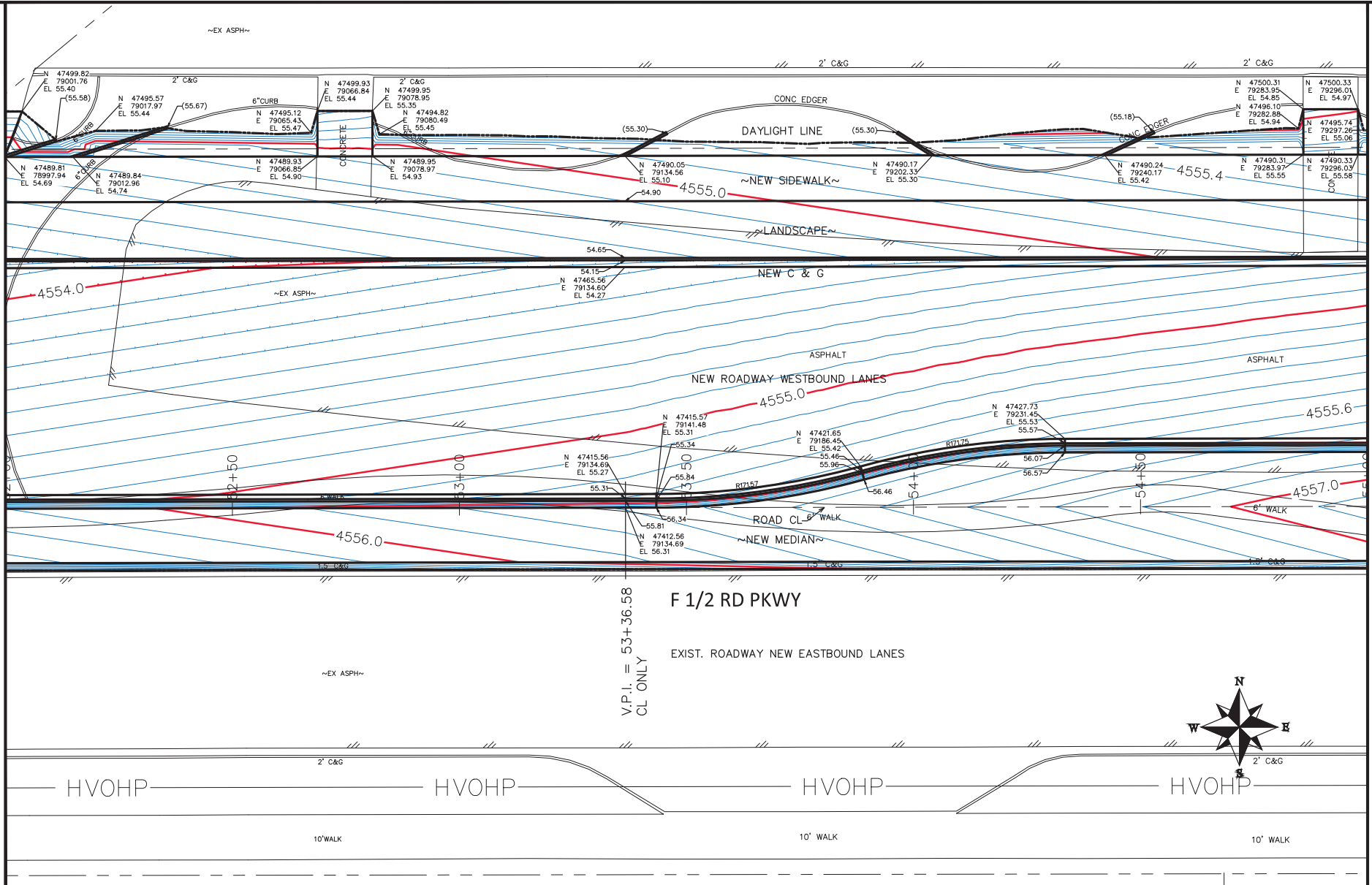
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ENGINEERING DIVISION**  
PROJECT NO. F210306

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

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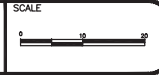
MATCH LINE



MATCH LINE

REVISION	DESCRIPTION	DATE
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REV 2		
REV 3		
REV 4		

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DESIGNED BY	JCS	DATE	2023
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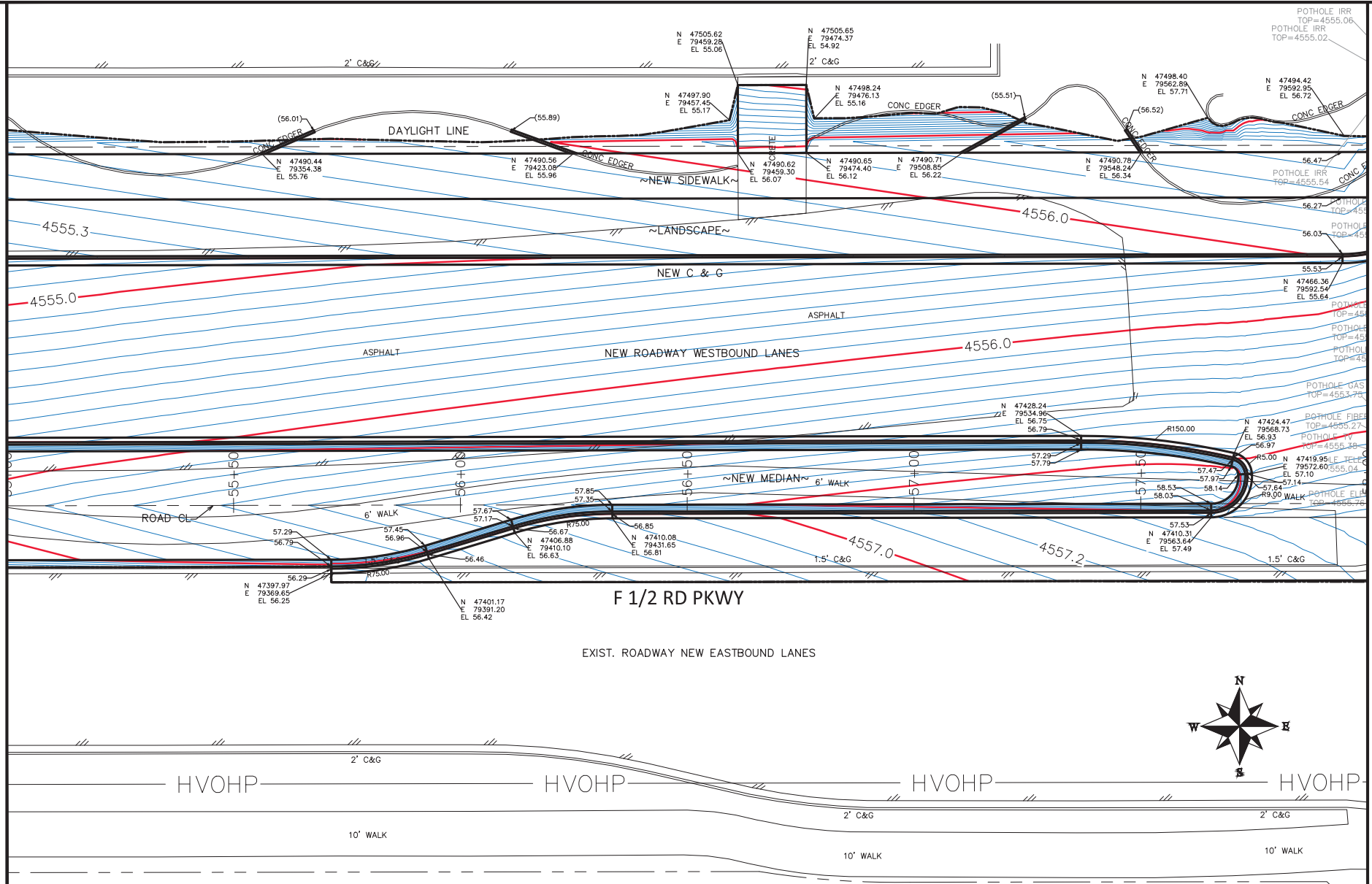
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ENGINEERING DIVISION  
PROJECT NO. F210306

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

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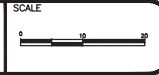


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REV 3		
REV 4		

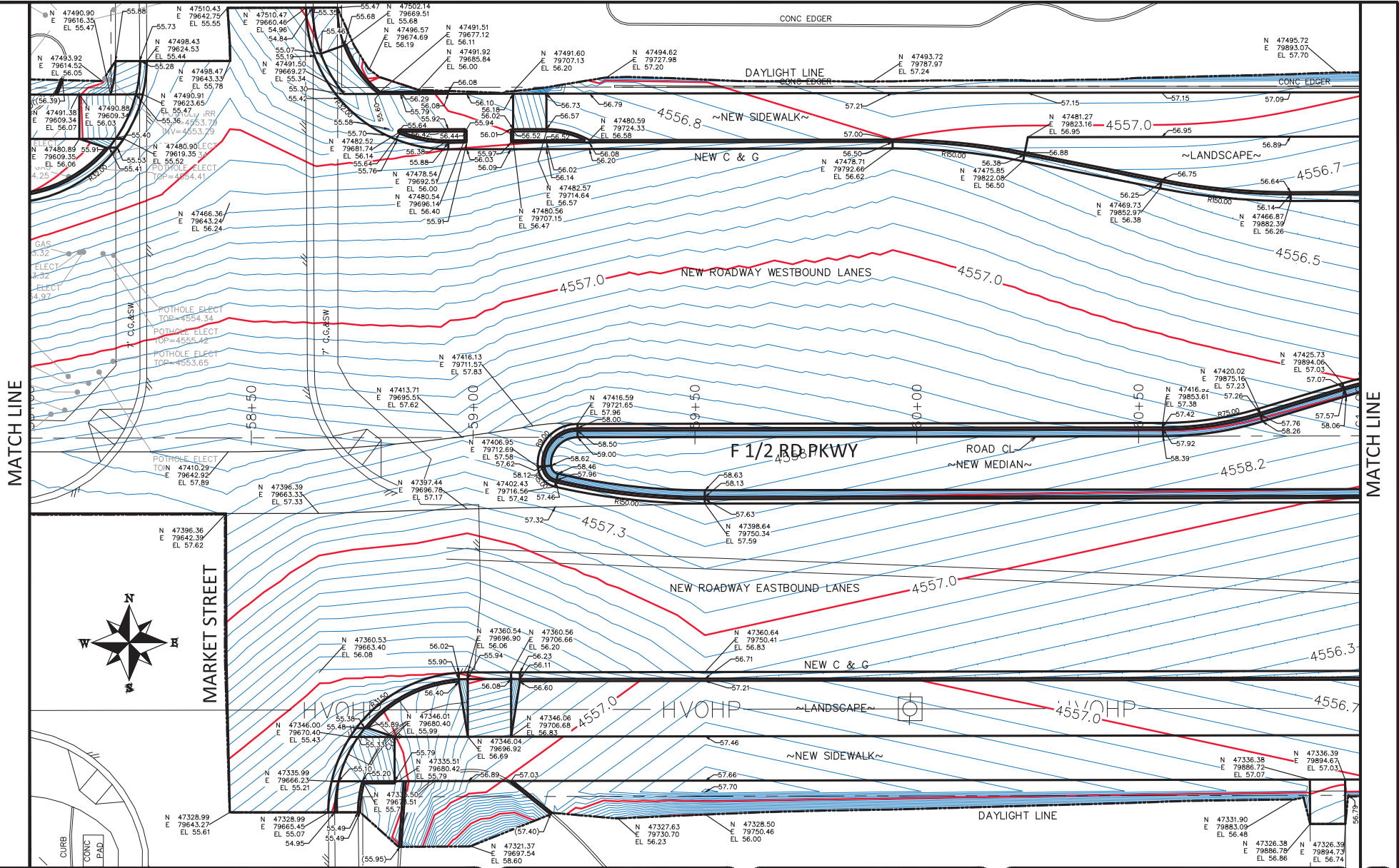
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DESIGNED BY	JCS	DATE	2023
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PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

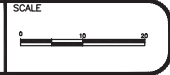
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STAKING PLAN - 3  
November 1, 2023

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REV 2		
REV 3		
REV 4		

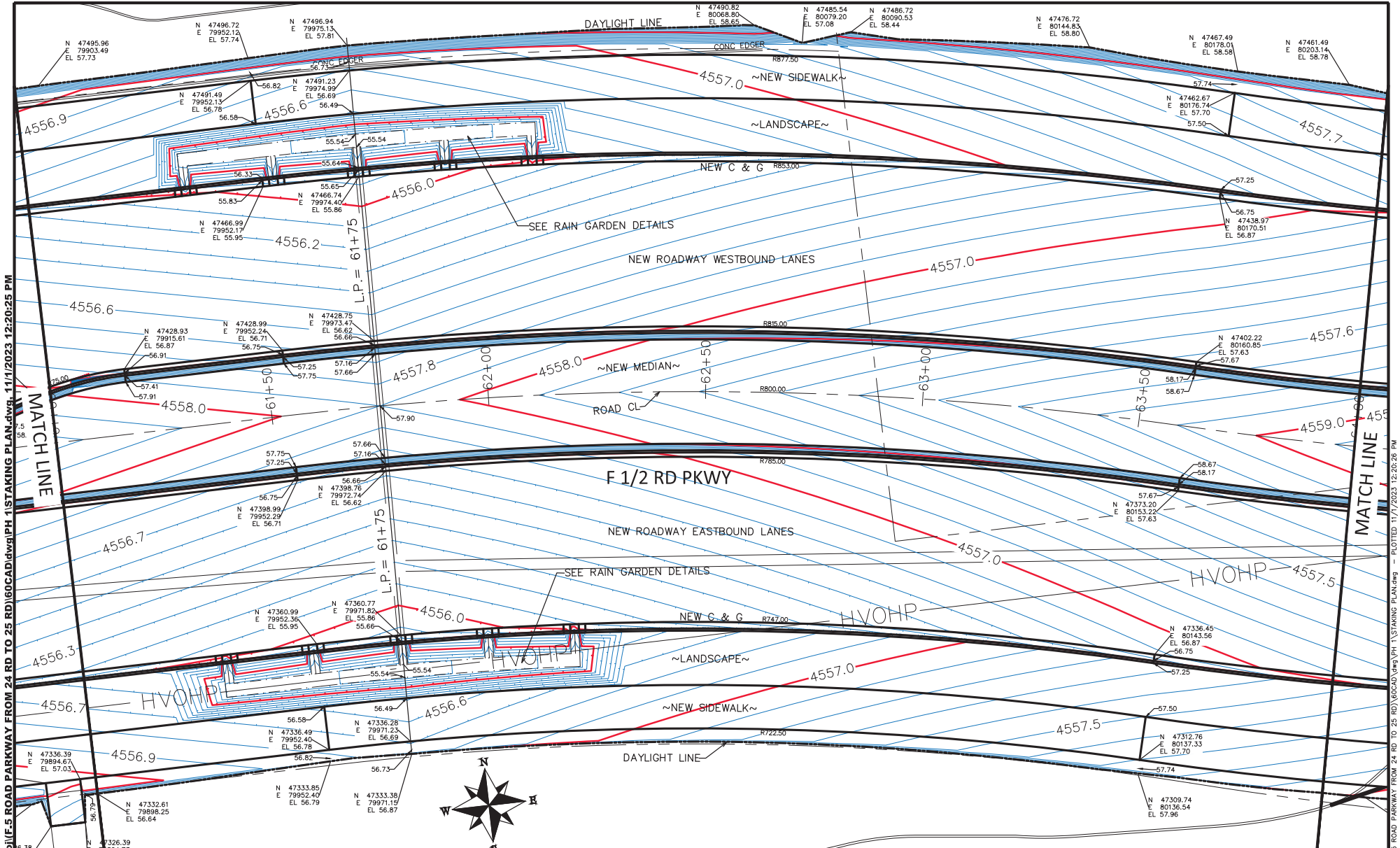
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CHECKED BY	BH	DATE	2023
APPROVED BY	KMH	DATE	2023



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**ENGINEERING DIVISION**  
 PROJECT NO. F210306

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

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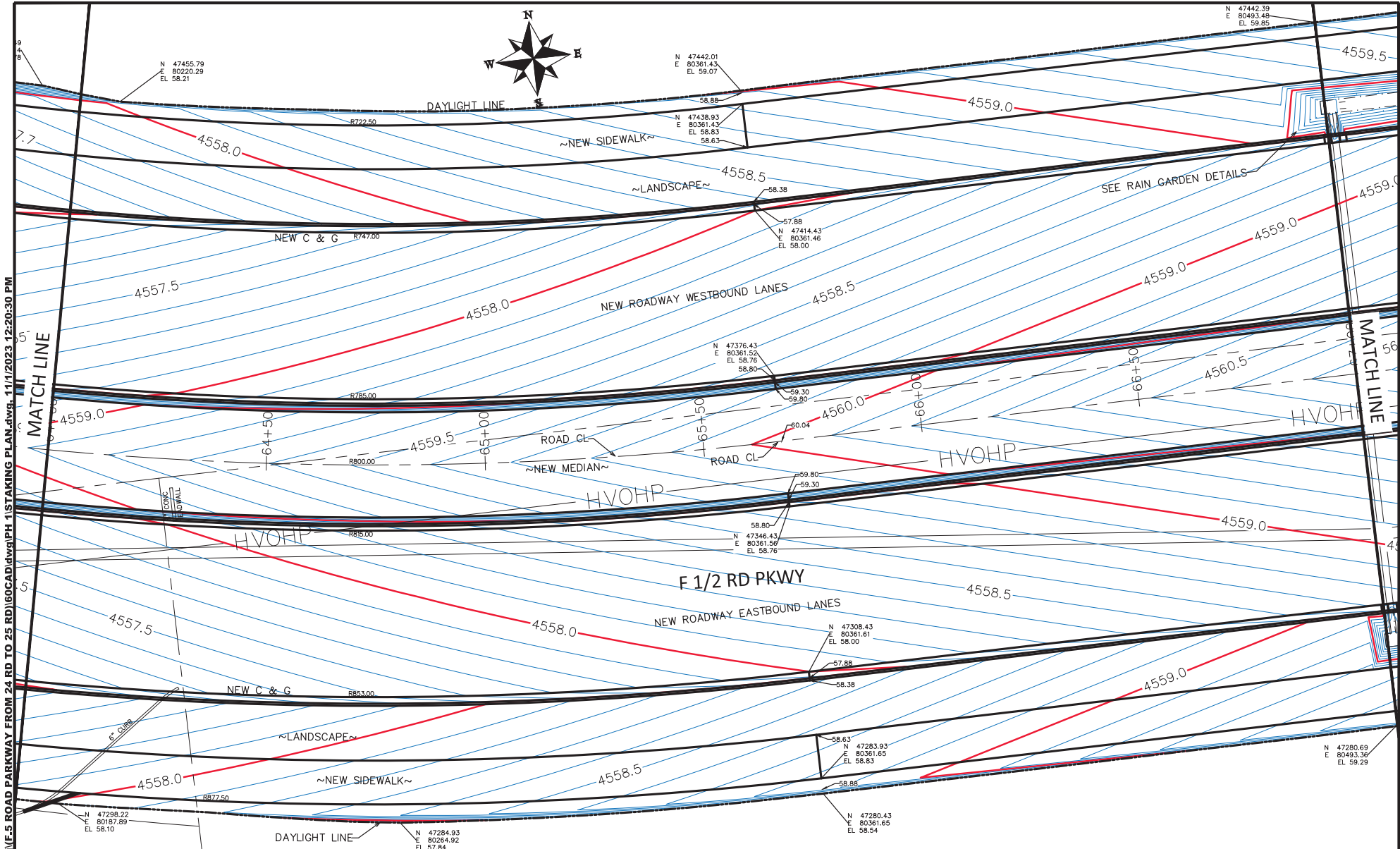
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REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KMH	2023	



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

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

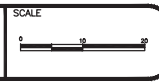


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REV 2		
REV 3		
REV 4		

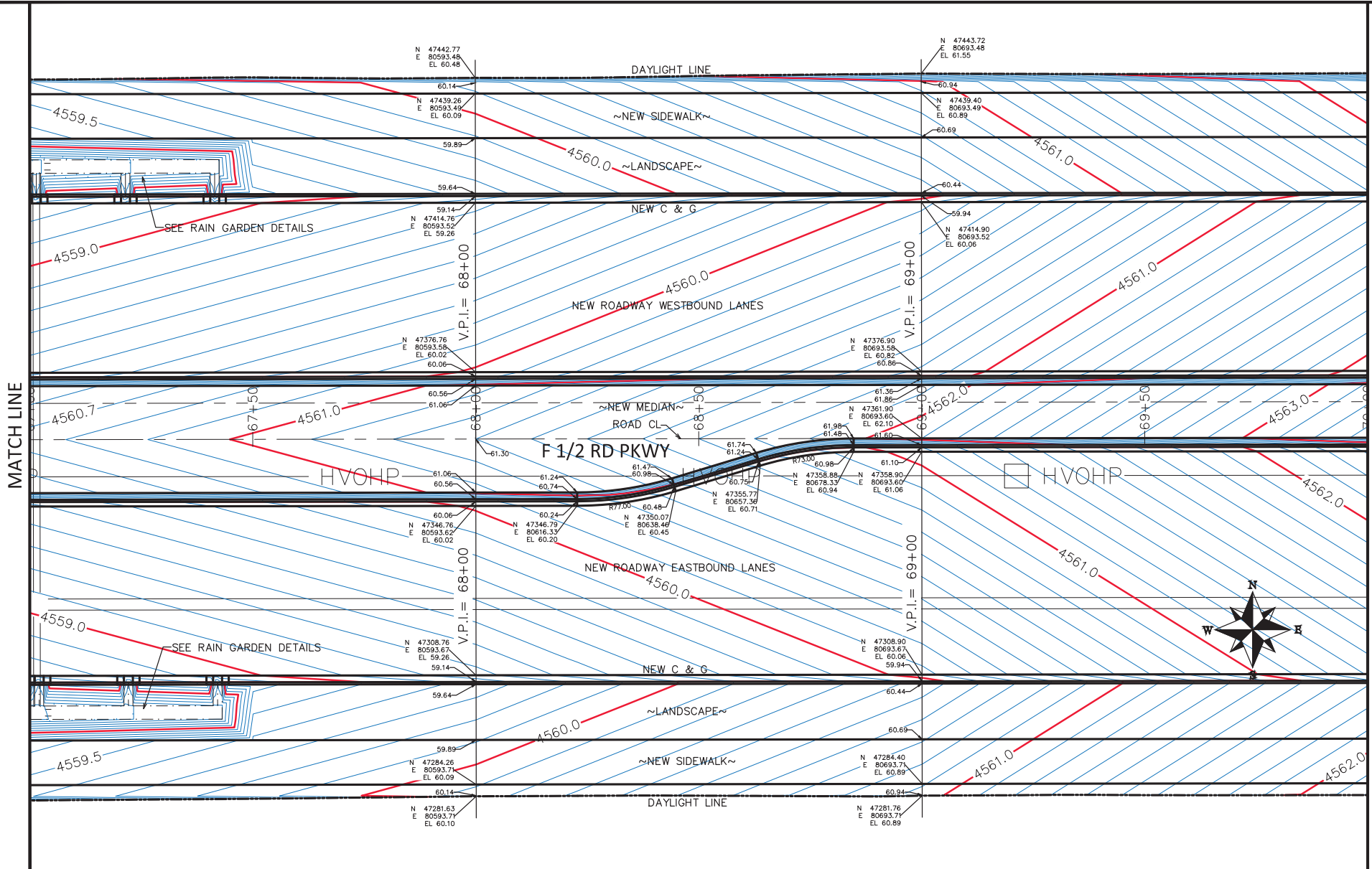
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APPROVED BY	KMH	DATE	2023



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ENGINEERING DIVISION**  
PROJECT NO. F210306

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

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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REV 4			KMH	2023	



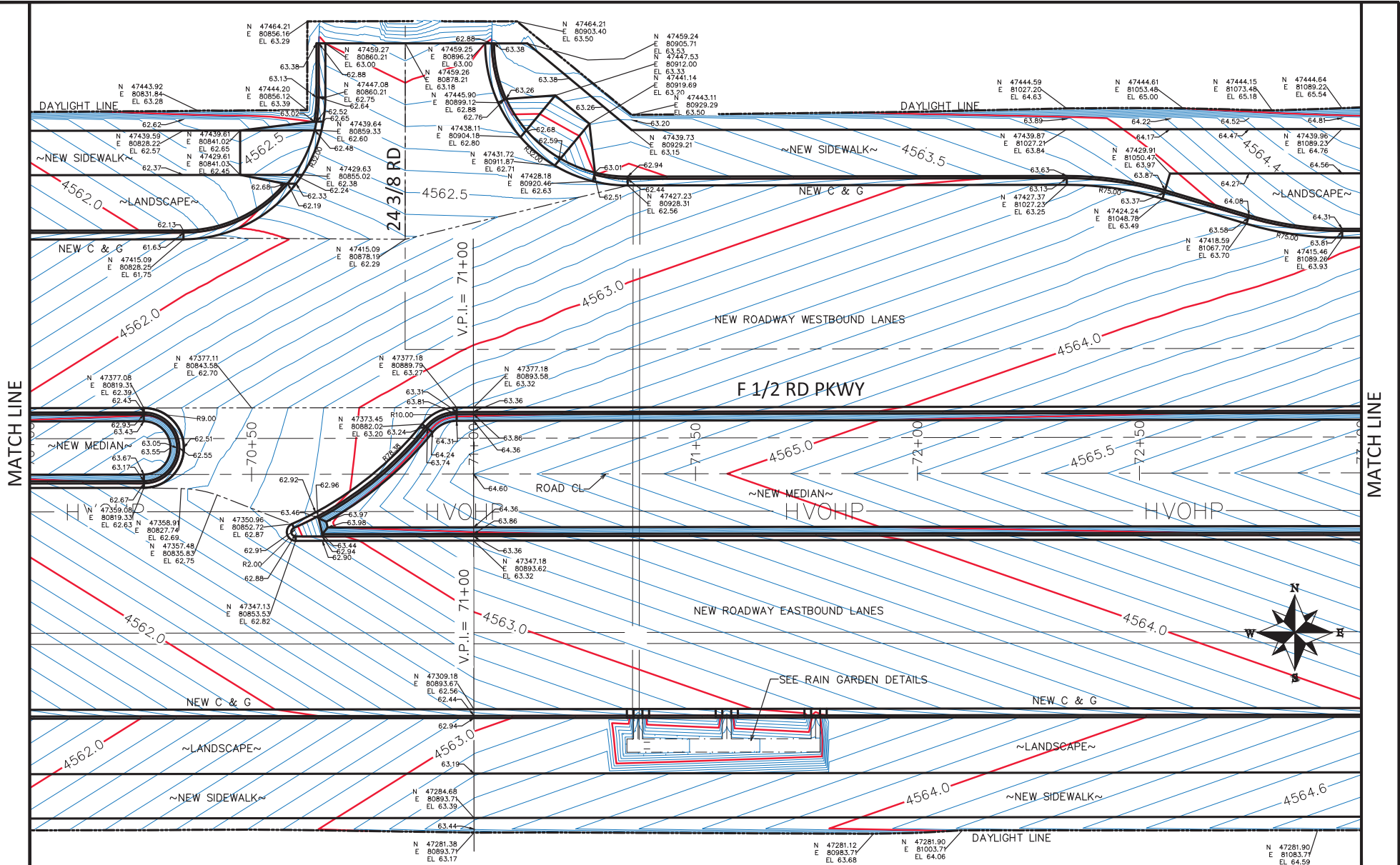
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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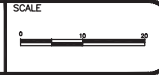


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REVISION	DESCRIPTION	DATE
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REV 2		
REV 3		
REV 4		

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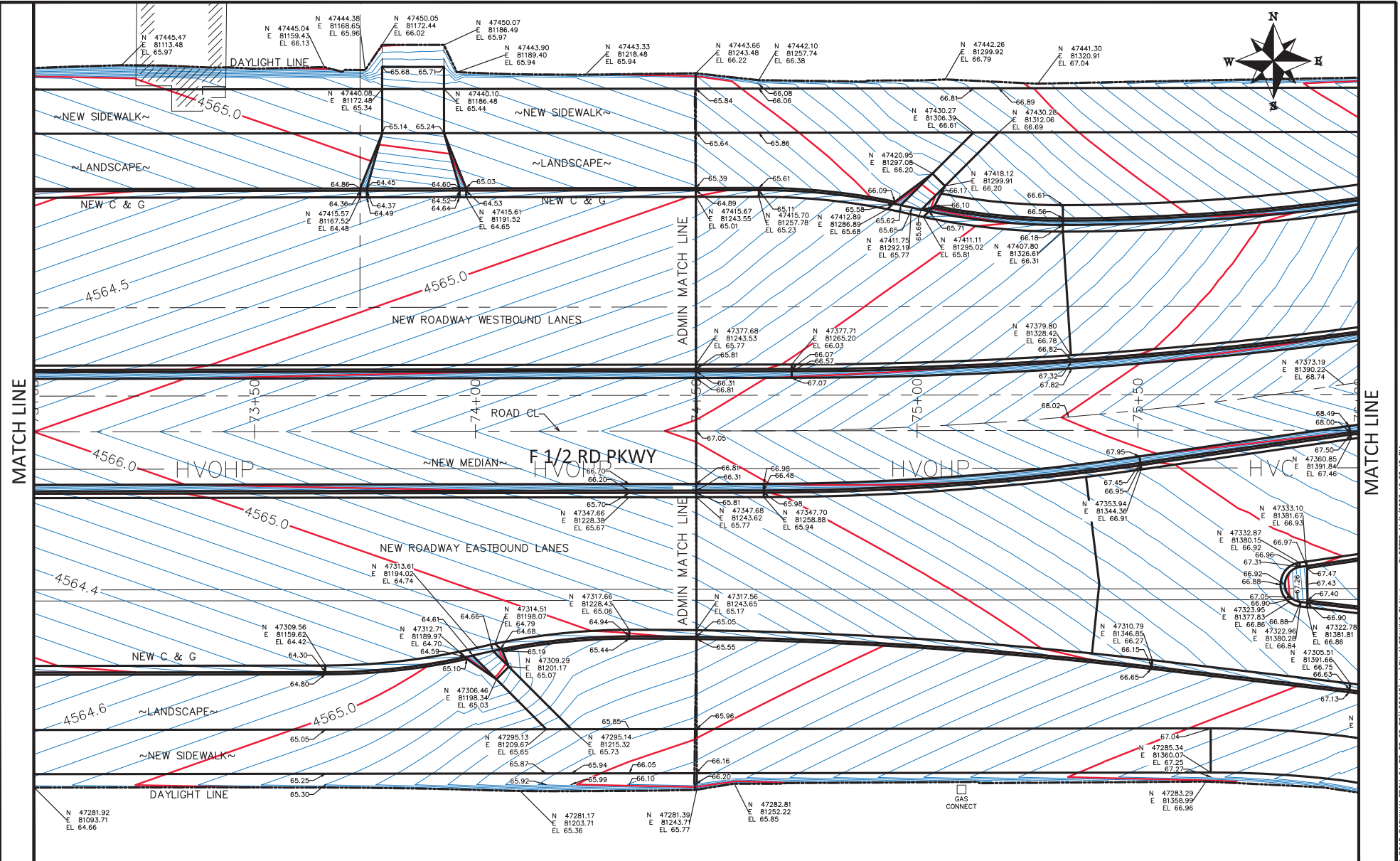


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. P210306

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

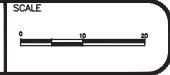
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REVISION	DESCRIPTION	DATE
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REV 2		
REV 3		
REV 4		

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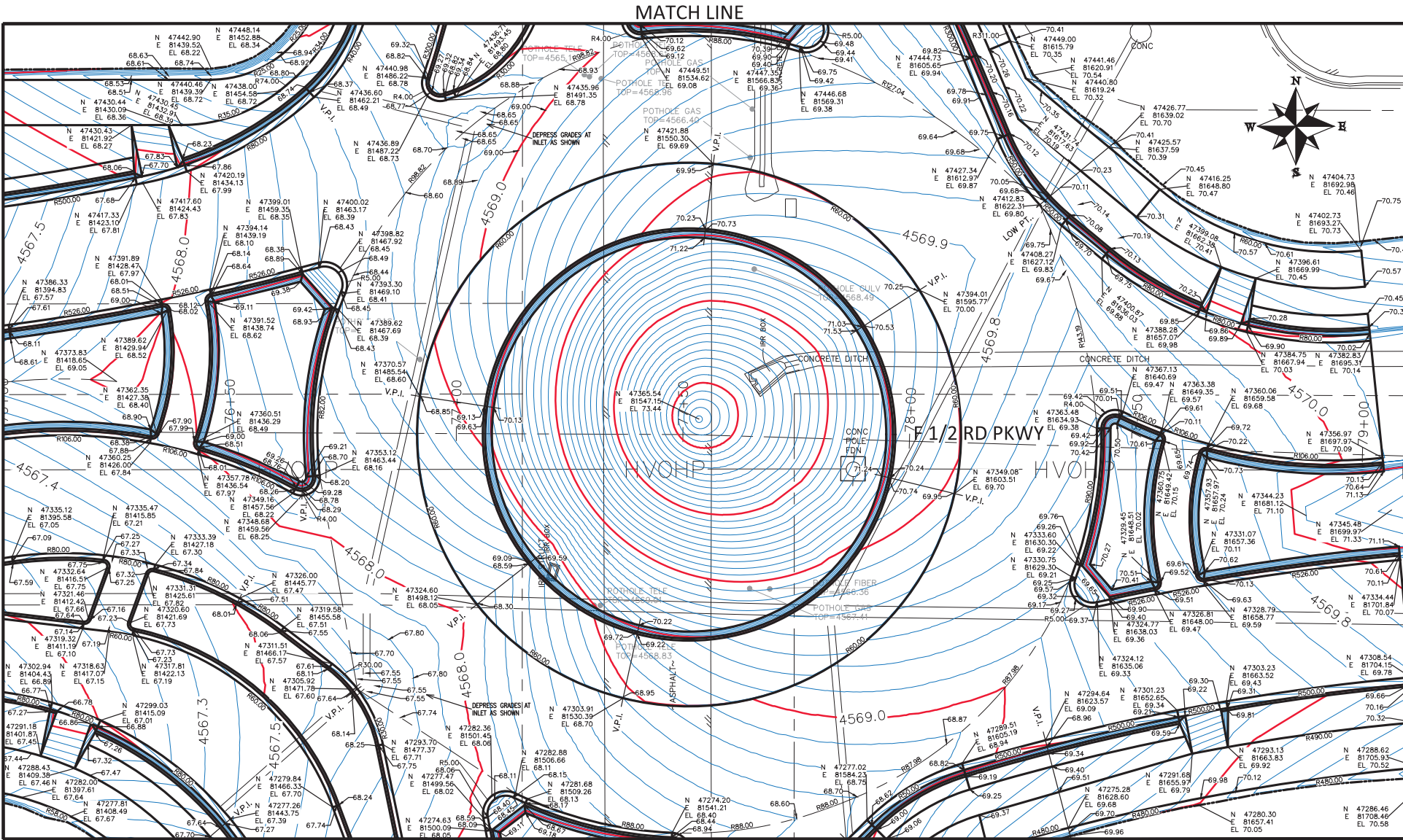
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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
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REV 2			JCS	2023
REV 3			BH	2023
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DATE	DESIGNED BY	DATE
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SCALE



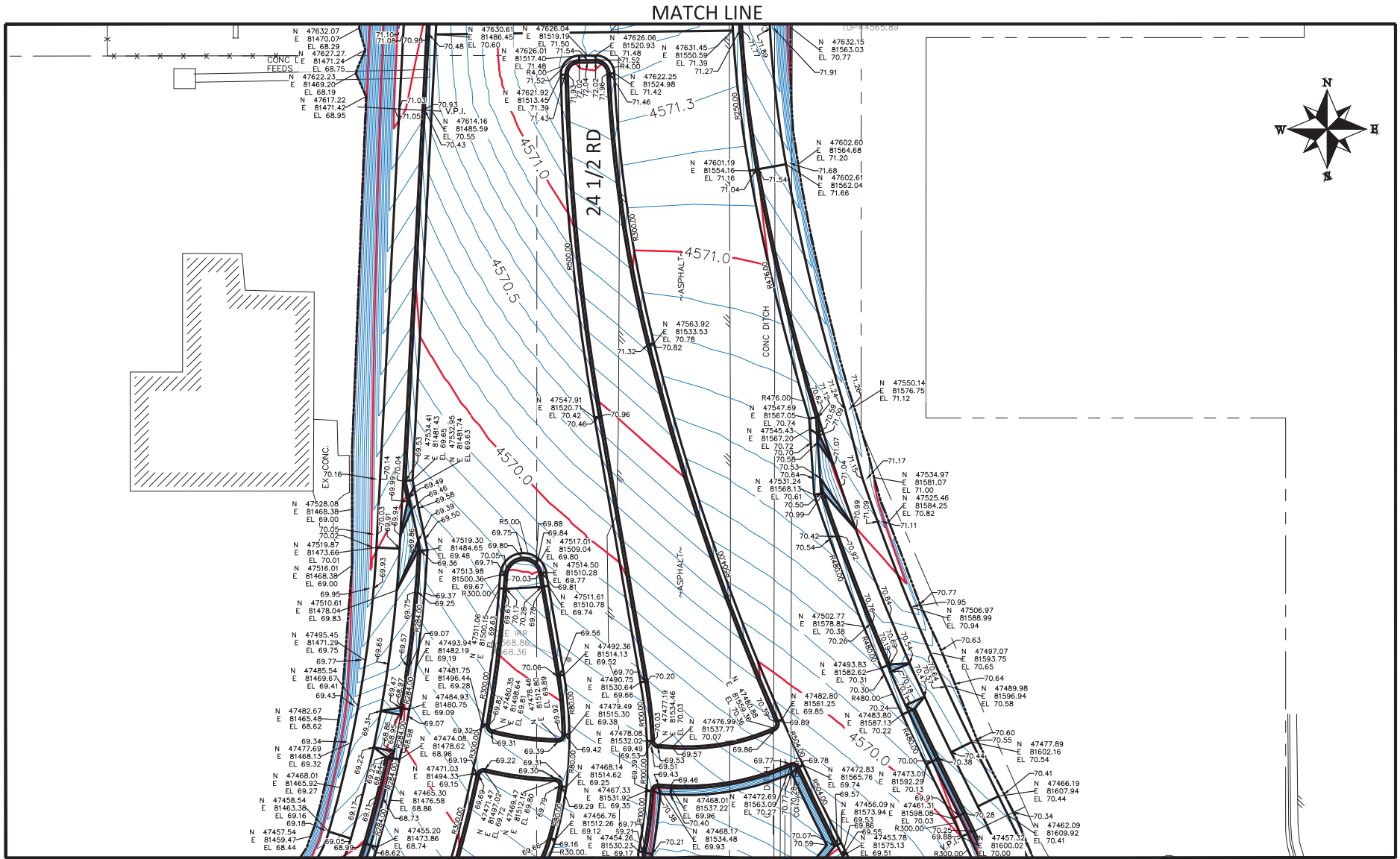
**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

**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

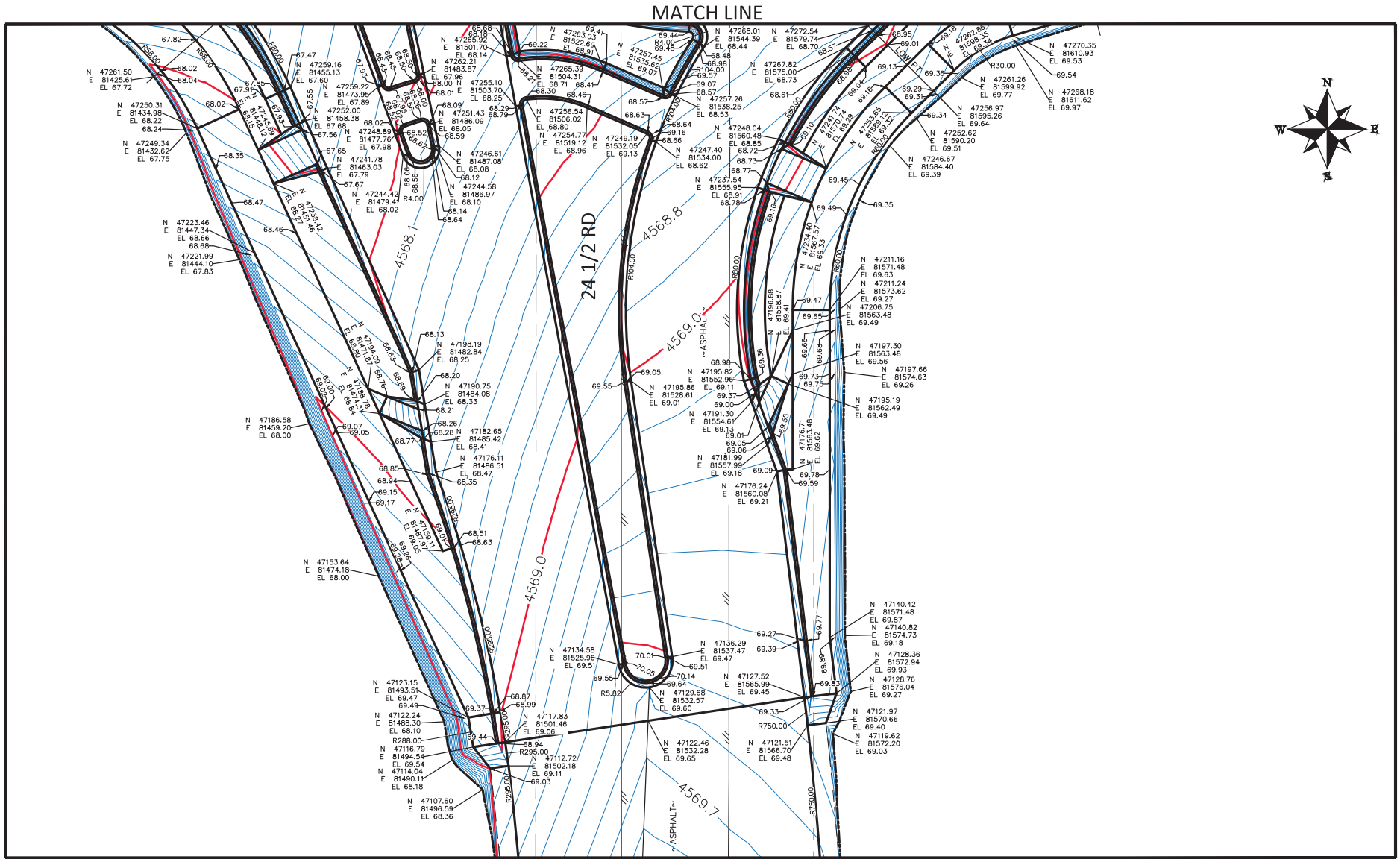


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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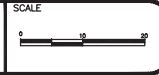
MATCH LINE



MATCH LINE

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

DATE	DATE	DATE	DATE
2023	2023	2023	2023
2023	2023	2023	2023
2023	2023	2023	2023

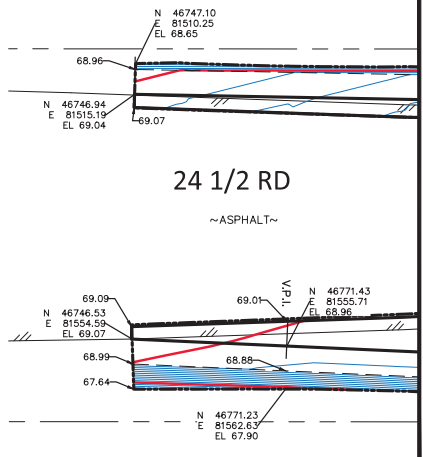


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

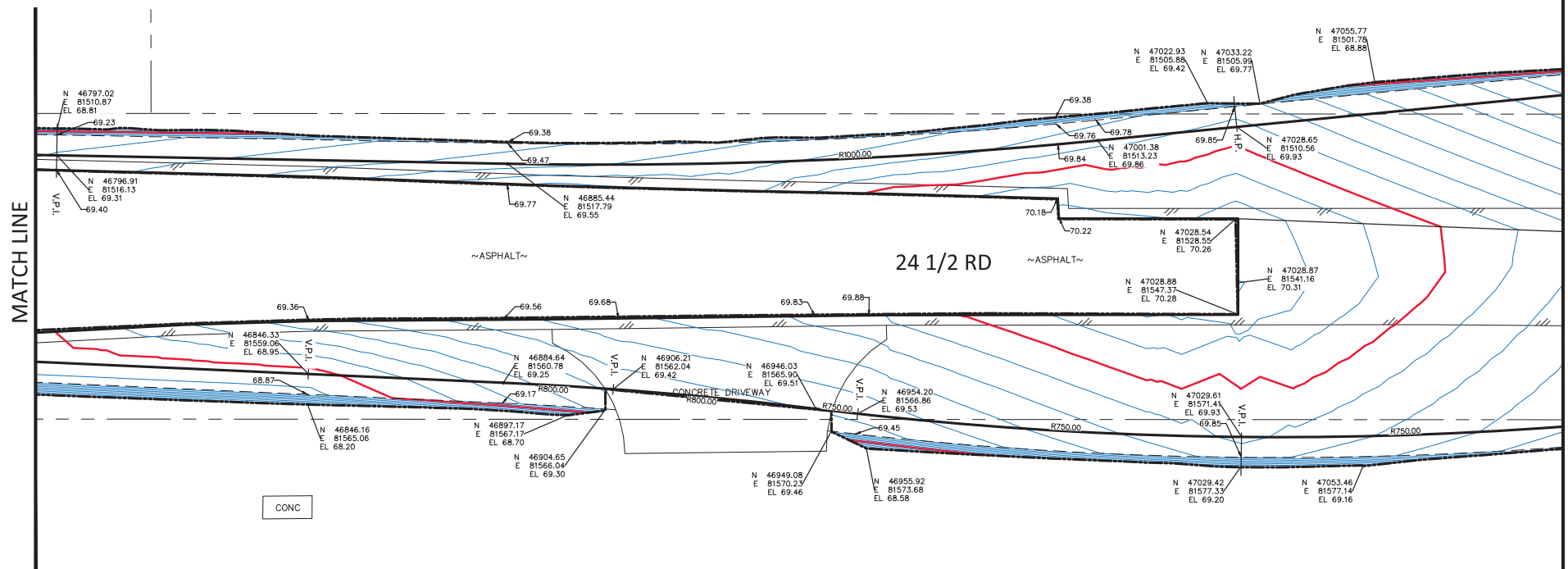
**F 1/2 RD PARKWAY, PH 1  
STAKING PLAN - 12**  
November 1, 2023

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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	



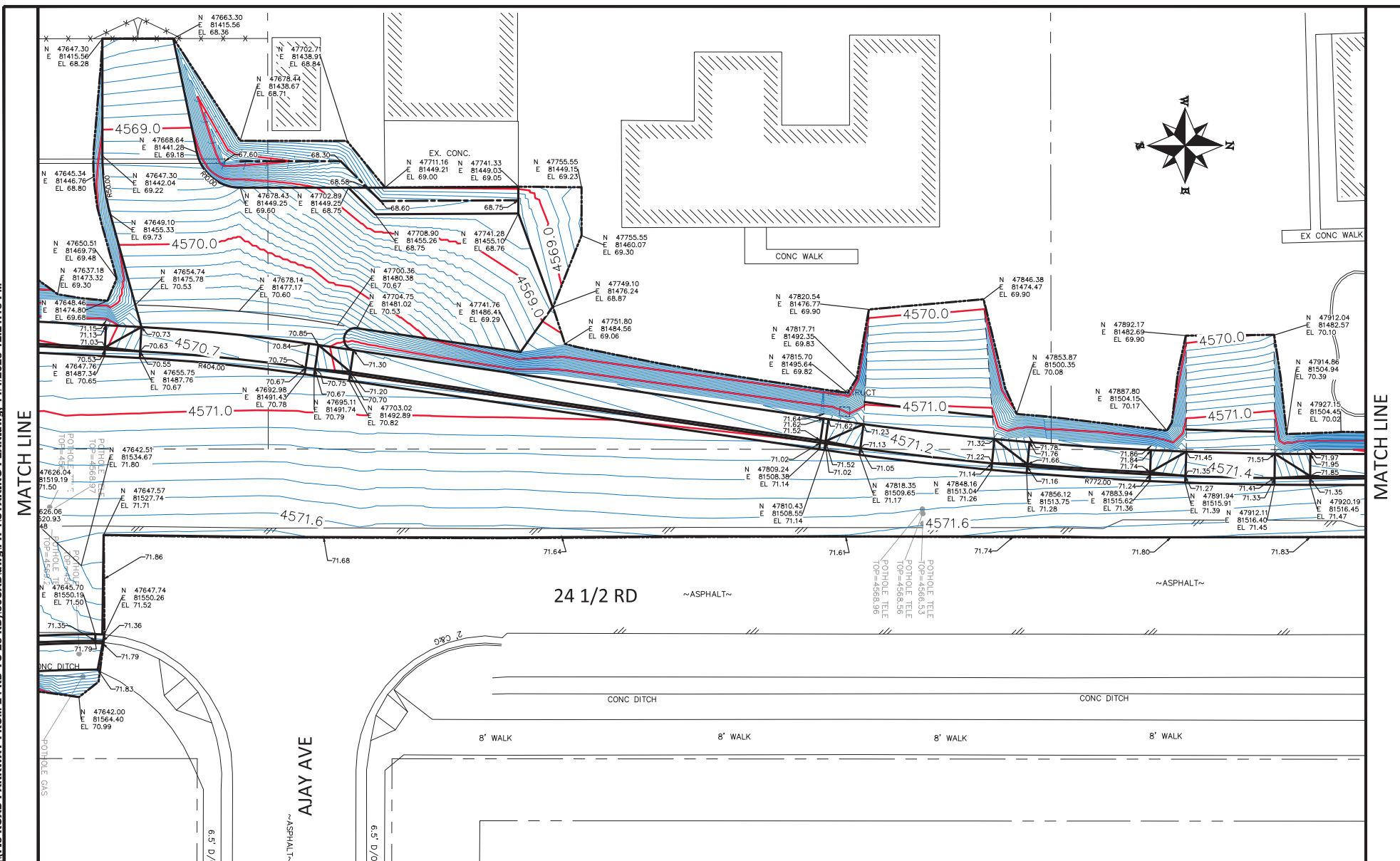
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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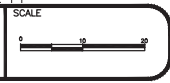
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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

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

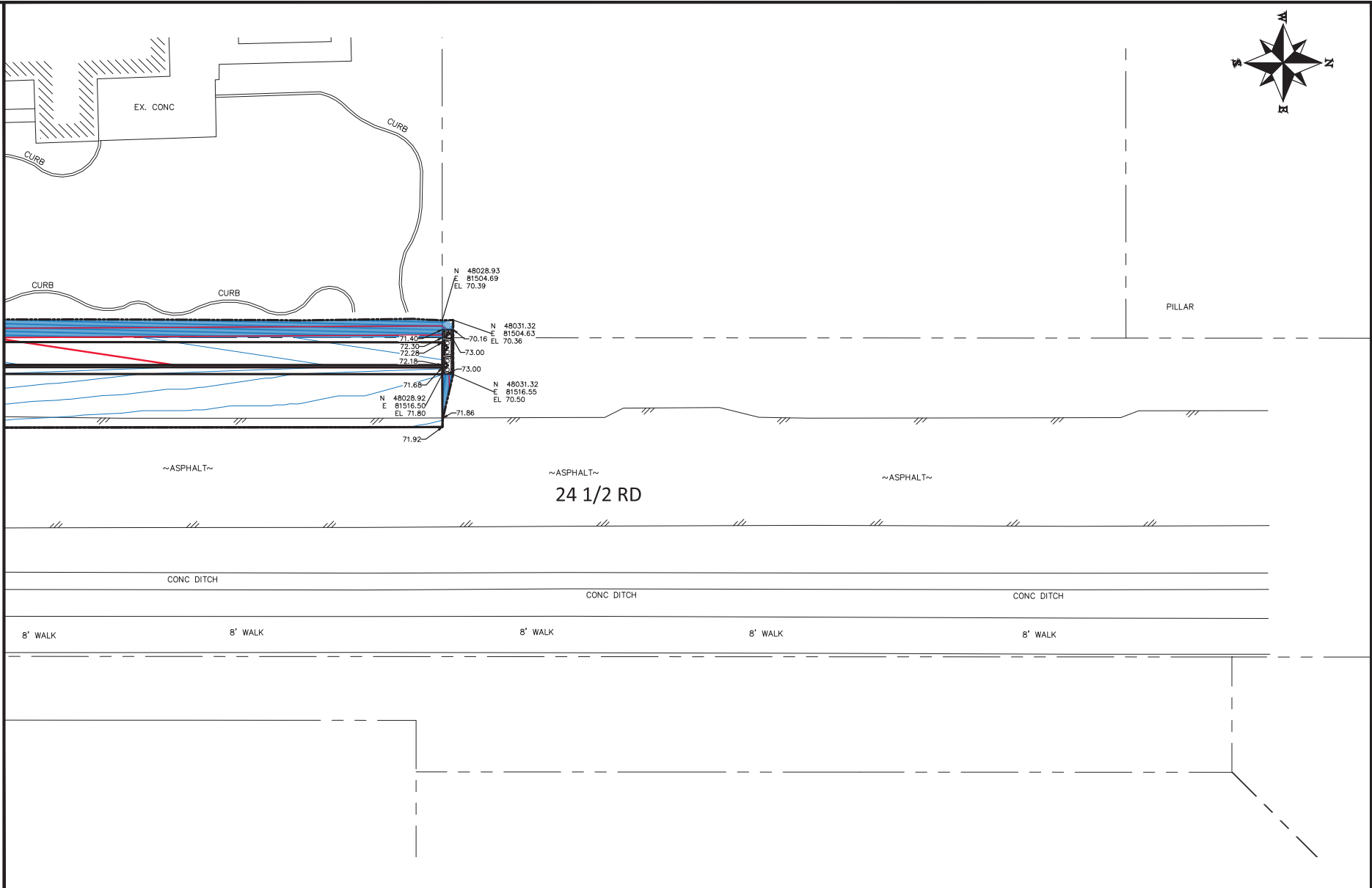


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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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	



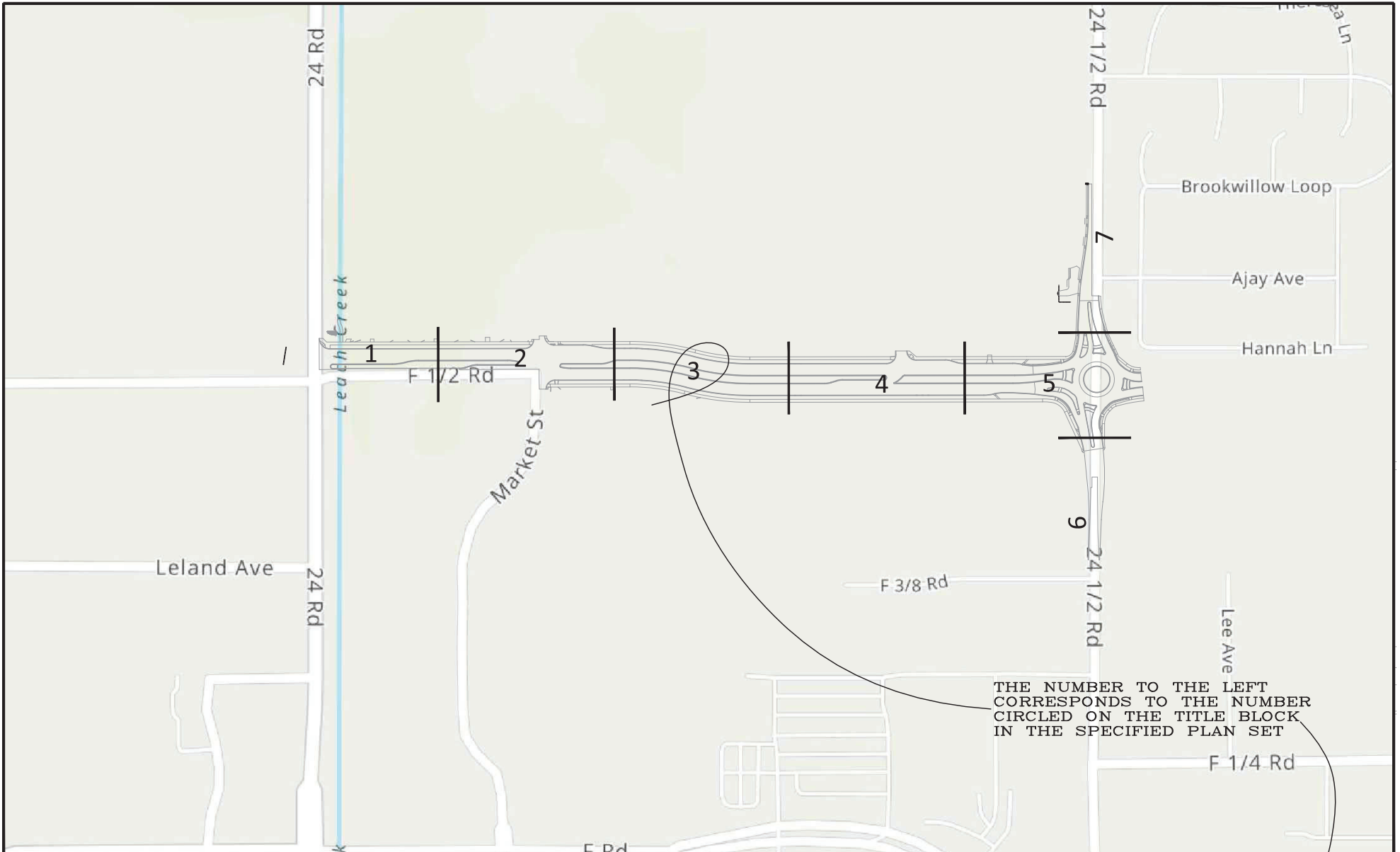
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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



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 LINES)

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	



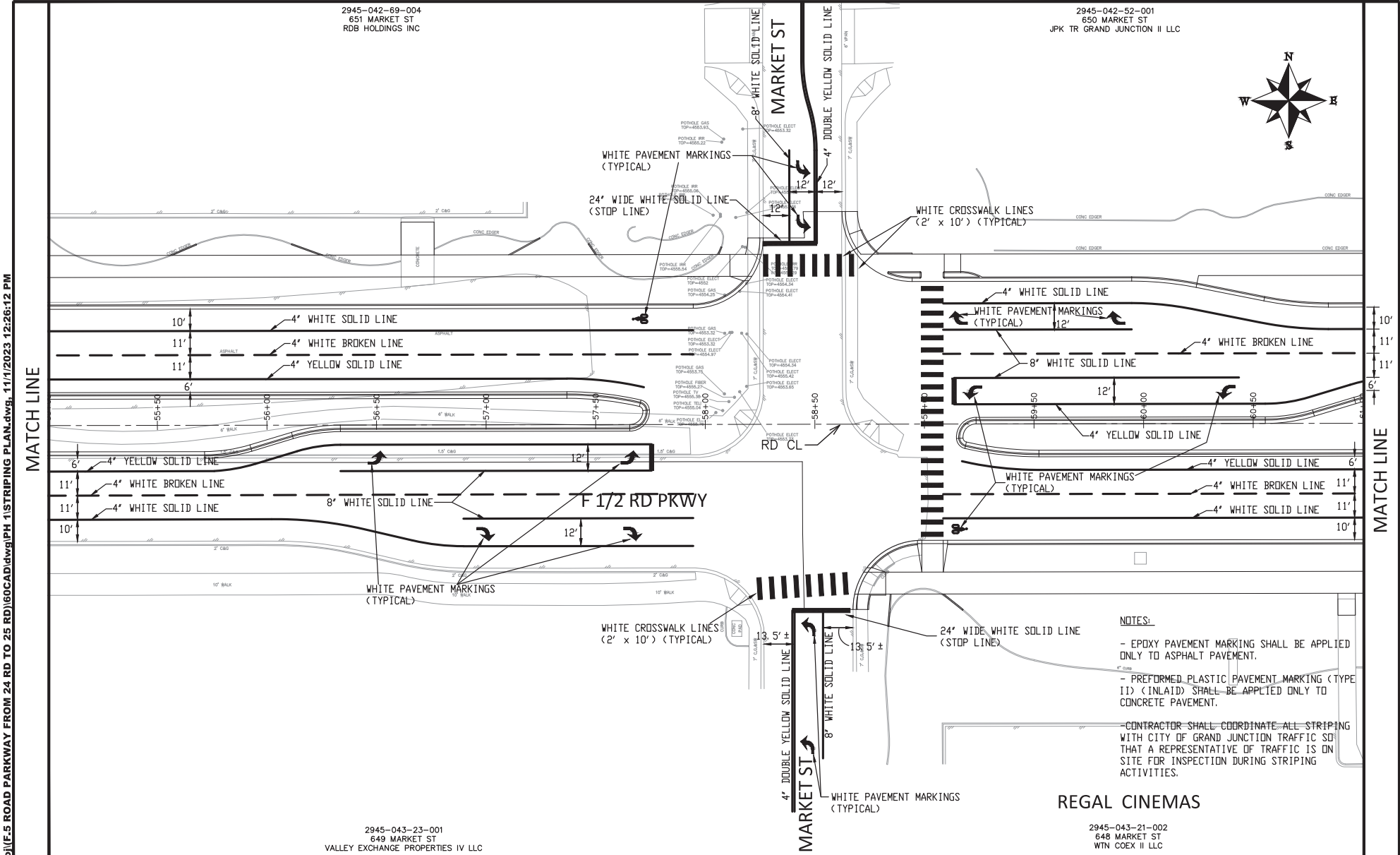
**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

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

130

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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

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

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

SCALE  
0 10 20



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

REGAL CINEMAS

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

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

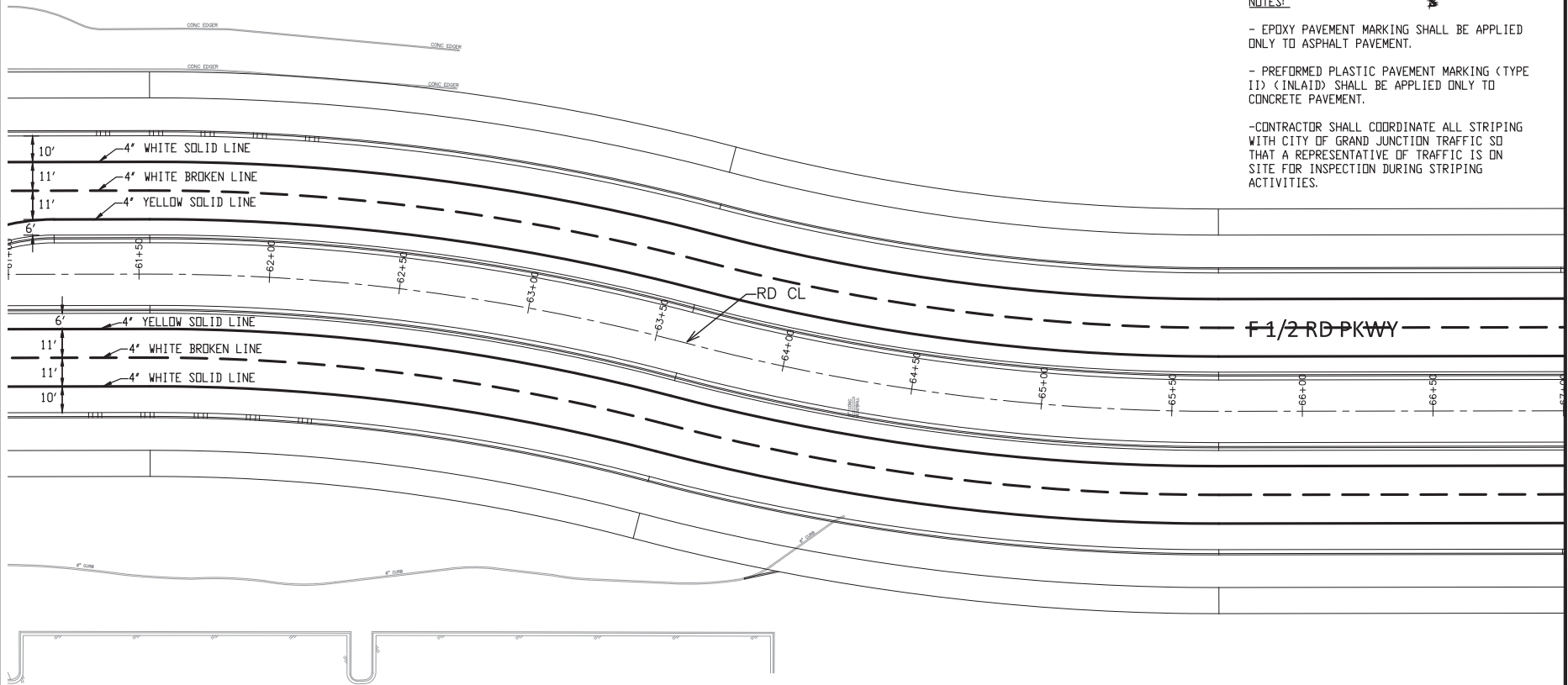


**NOTES:**

- 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



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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

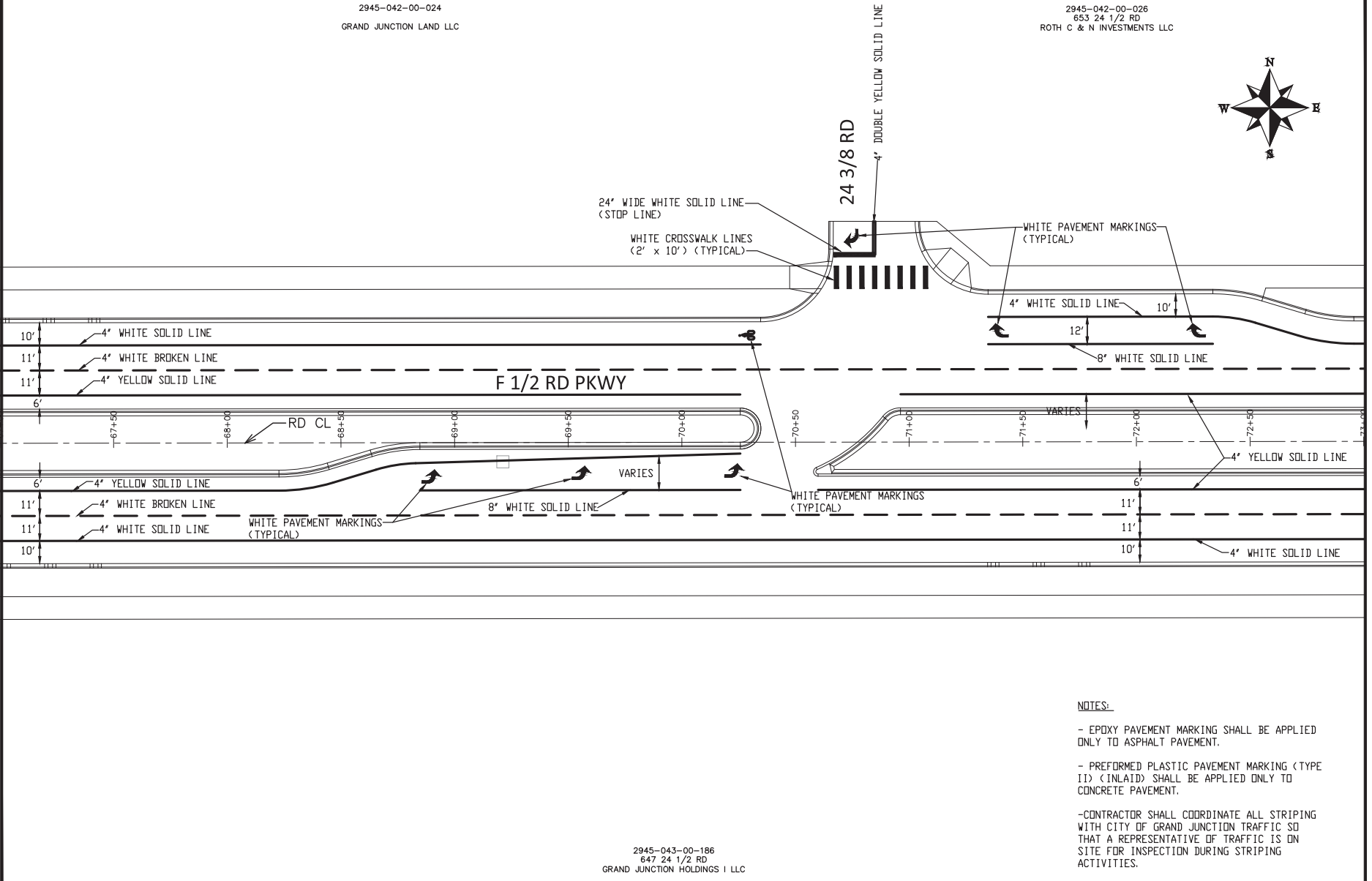
2945-042-00-024  
GRAND JUNCTION LAND LLC

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

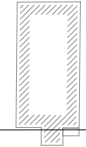
133

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

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

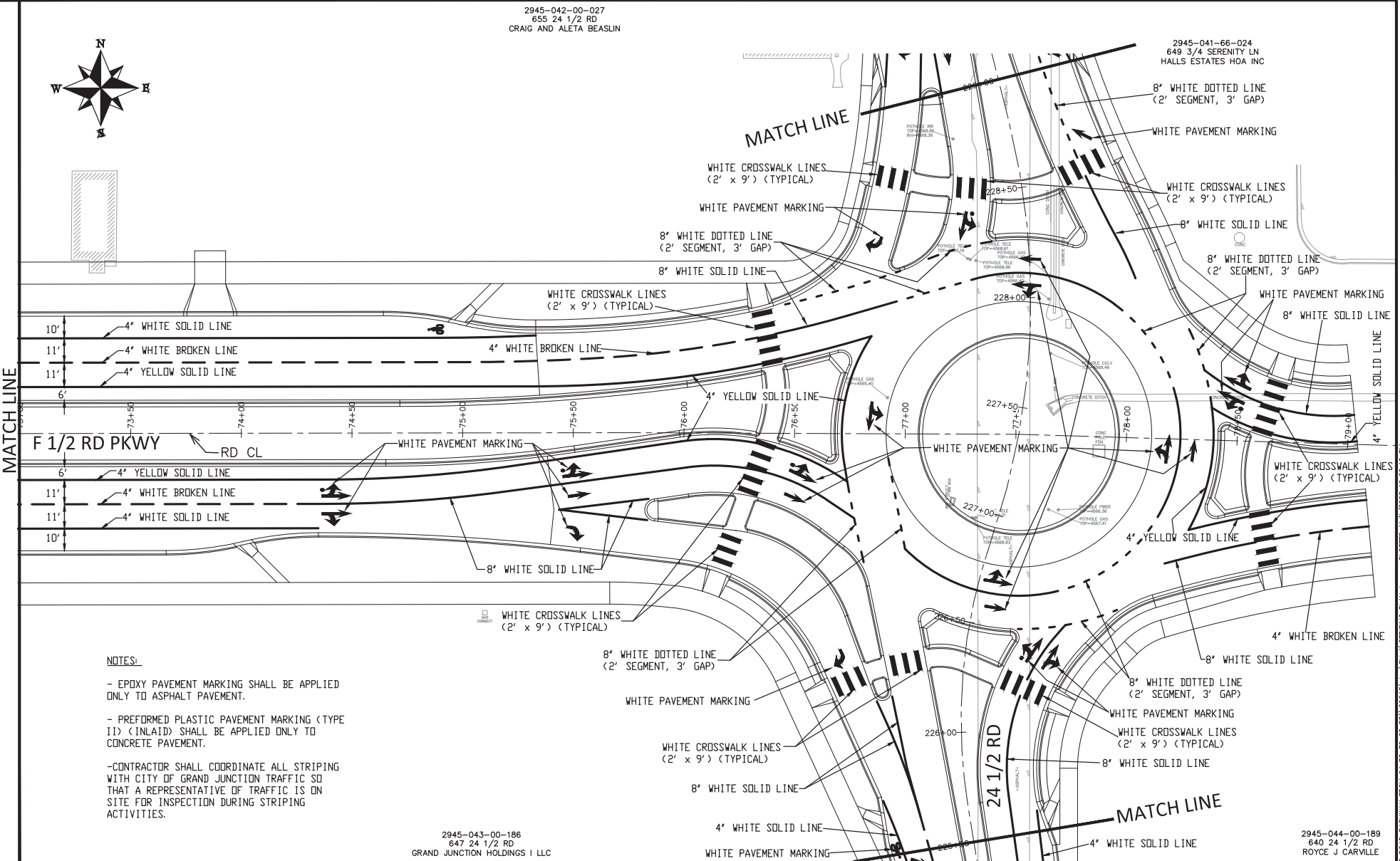


MATCH LINE

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.

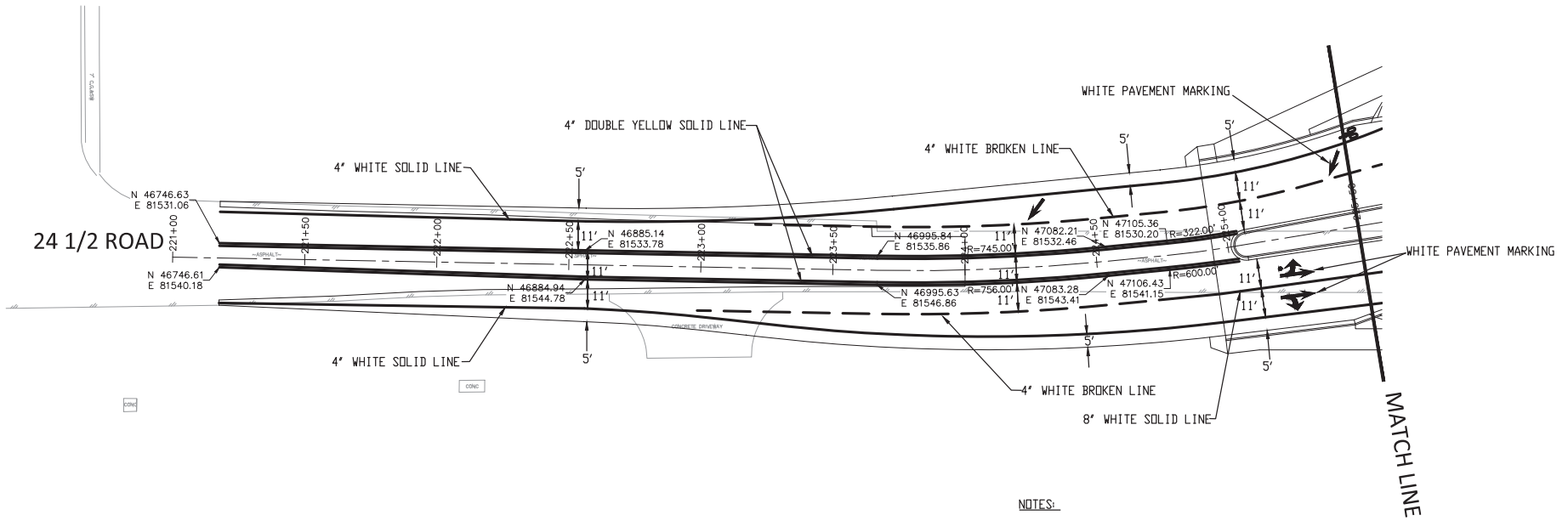
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REV 1			JCS	2023	
REV 2			JCS	2023	
REV 3			BH	2023	
REV 4			KAH	2023	



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

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

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



- 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

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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	



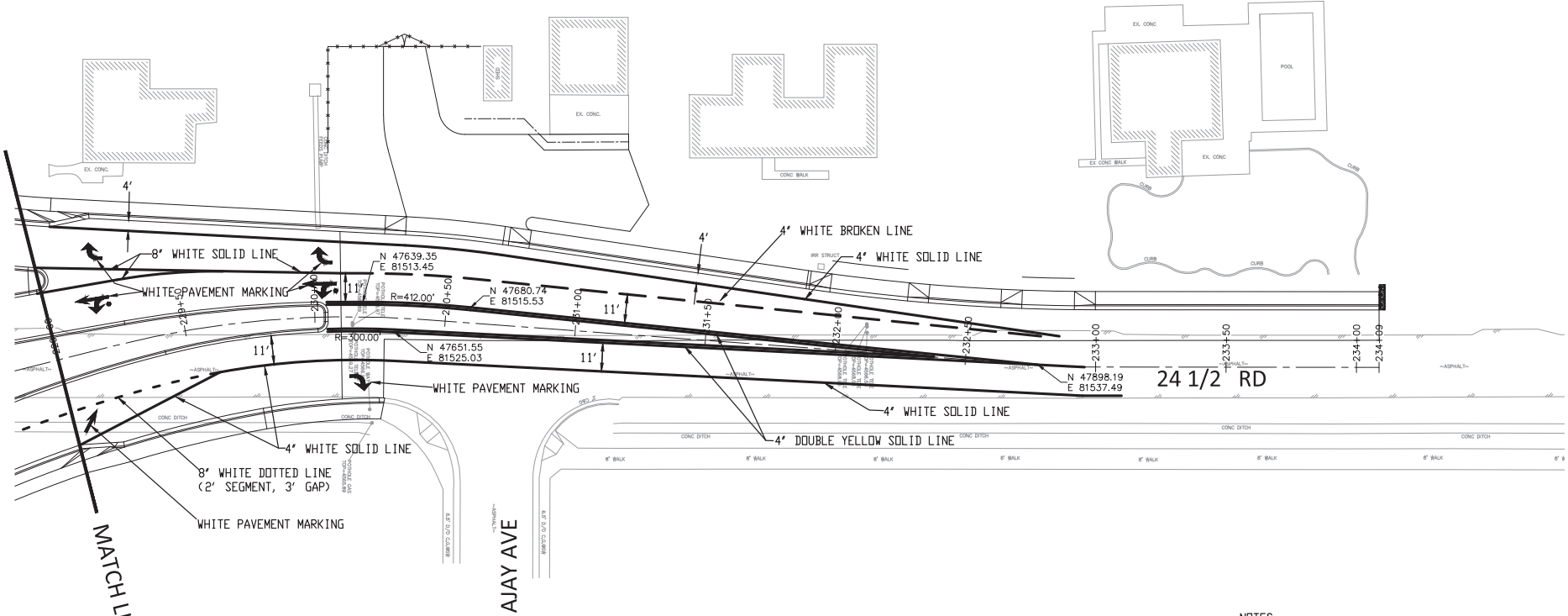
**PUBLIC WORKS  
 ENGINEERING DIVISION**  
 PROJECT NO. F210306

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

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

MATCHLINE

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

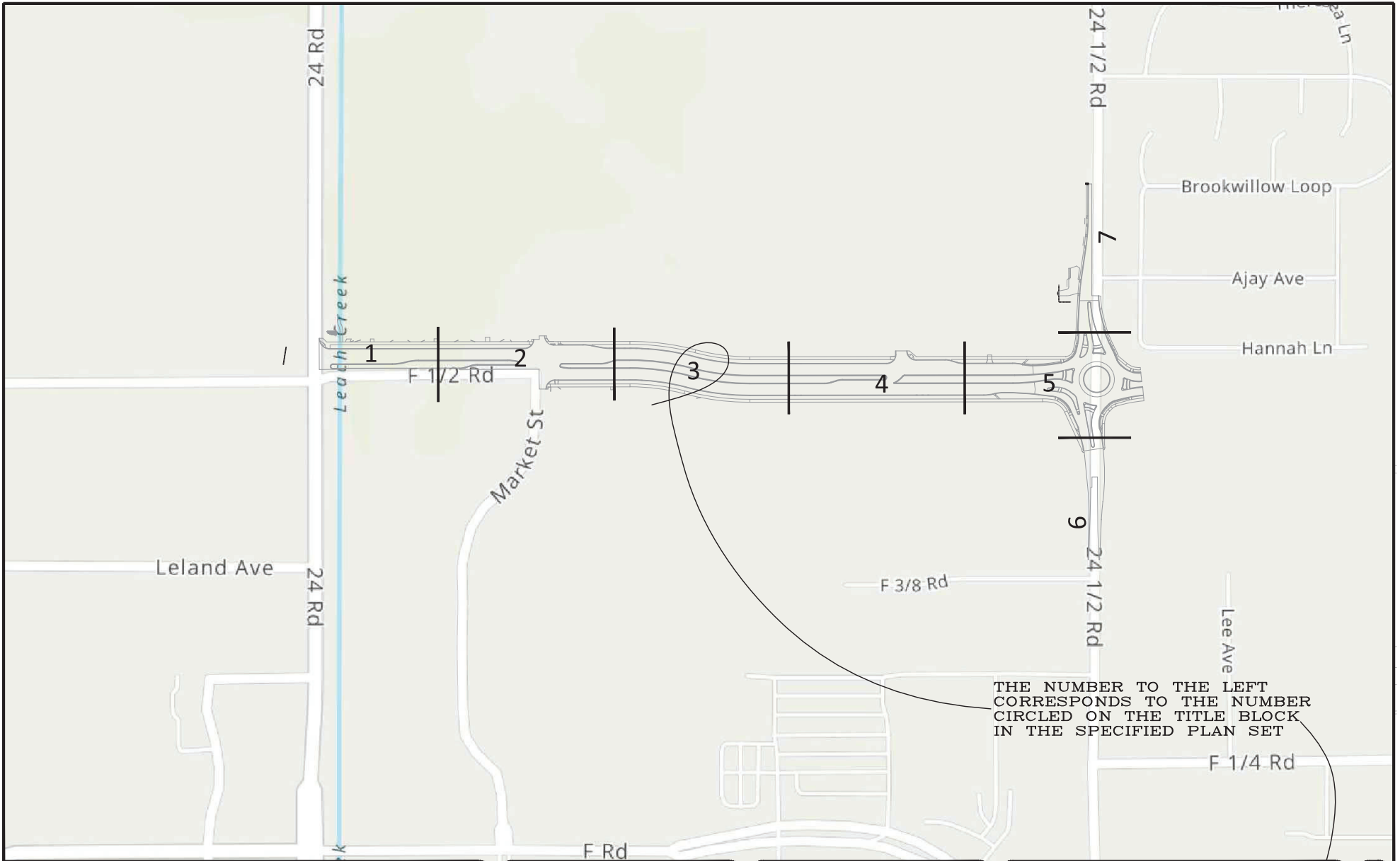


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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



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



M6-1  
HOSPITAL  
SIGN (CD9-2)  
(24" X24")  
AND  
DIRECTIONAL  
ARROW RIGHT  
SIGN (M6-1)  
(24" X15")  
(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

N:\Landpro\F 1/2 RD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\SIGNING PLAN.dwg = PLOTTED 11/17/2023 12:26:19 PM

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP



R4-7  
KEEP RIGHT  
SIGN (R4-7)  
(24" X30")  
(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
REV 1			JCS	2023
REV 2			JCS	2023
REV 3			BH	2023
REV 4			KAH	2023

SCALE



CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

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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

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

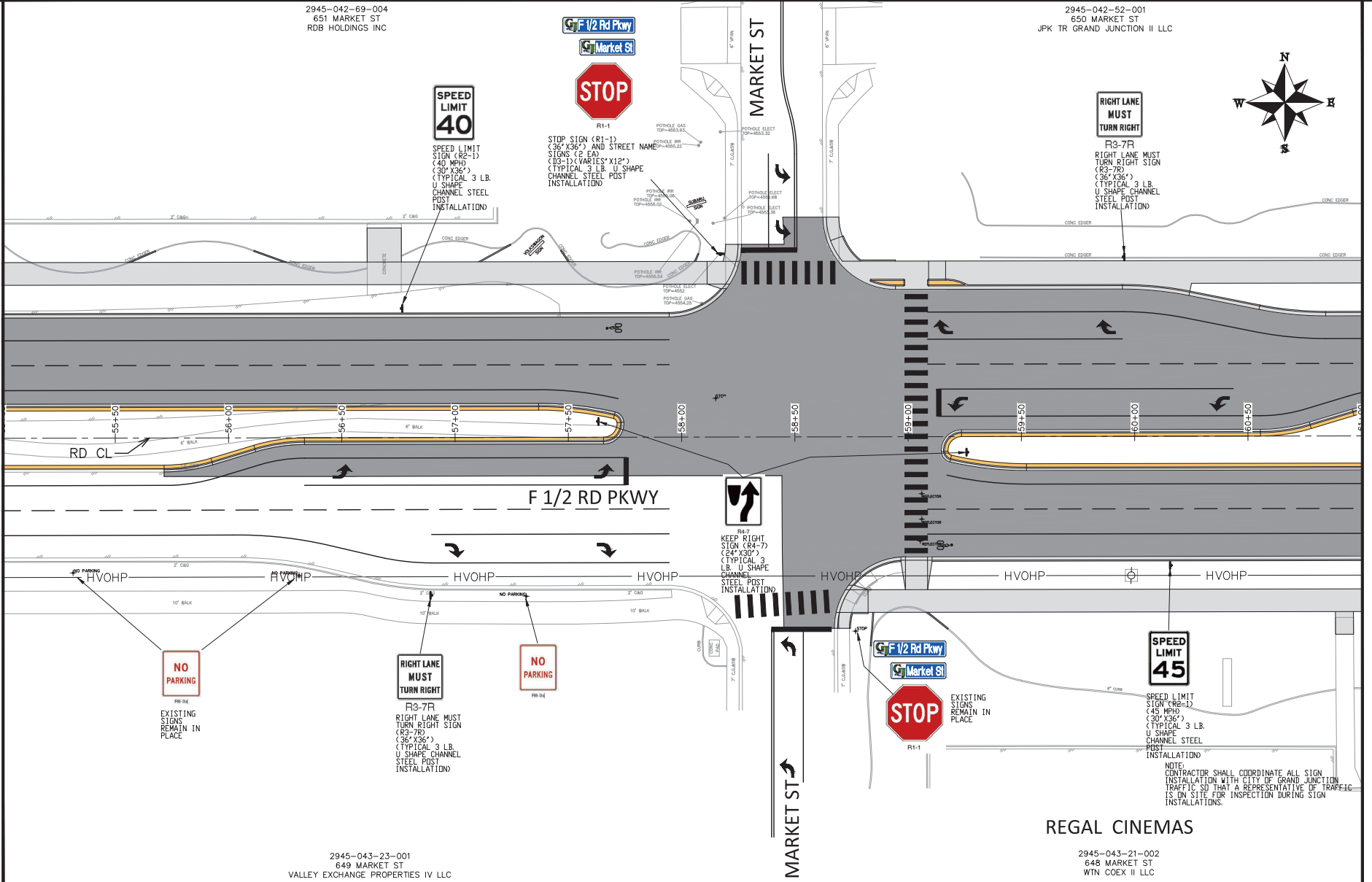
2945-043-21-002  
648 MARKET ST  
WTN COEX II LLC

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  
SIGNING PLAN - 2  
November 1, 2023



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

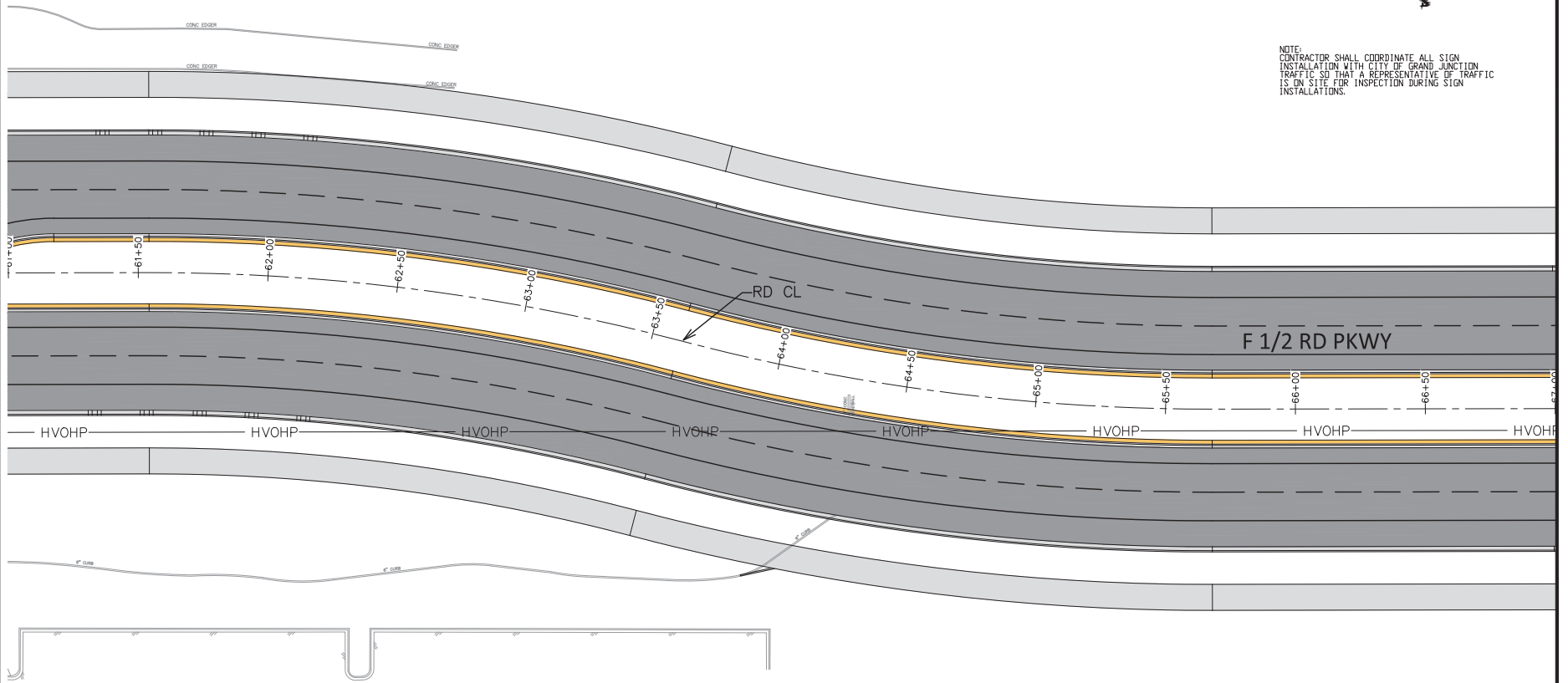
2945-042-00-024  
GRAND JUNCTION LAND LLC



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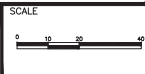
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2945-043-21-002  
648 MARKET ST  
WTN COEX II LLC

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

REVISION	DESCRIPTION	DATE
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  
SIGNING PLAN - 3  
November 1, 2023

140

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MATCH LINE

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

APPROVED BY KAH DATE 2023

2945-042-00-024  
GRAND JUNCTION LAND LLC

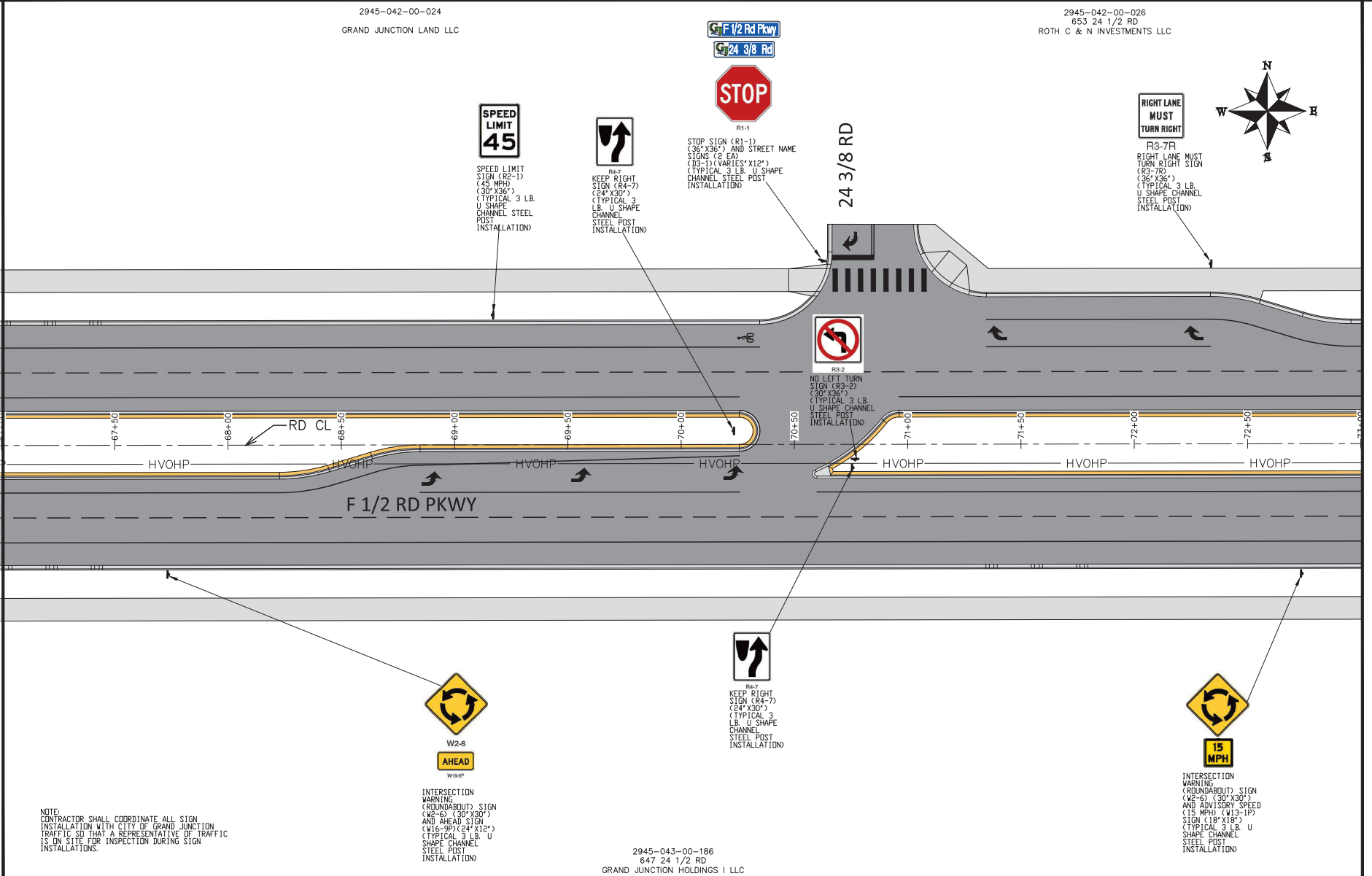
2945-043-00-186  
647 24 1/2 RD  
GRAND JUNCTION HOLDINGS I LLC

PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

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

141

N:\Landpro\F 1/2 RD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\SIGNING PLAN.dwg - PLOTTED 11/1/2023 12:26:21 PM



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.

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)

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)

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

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

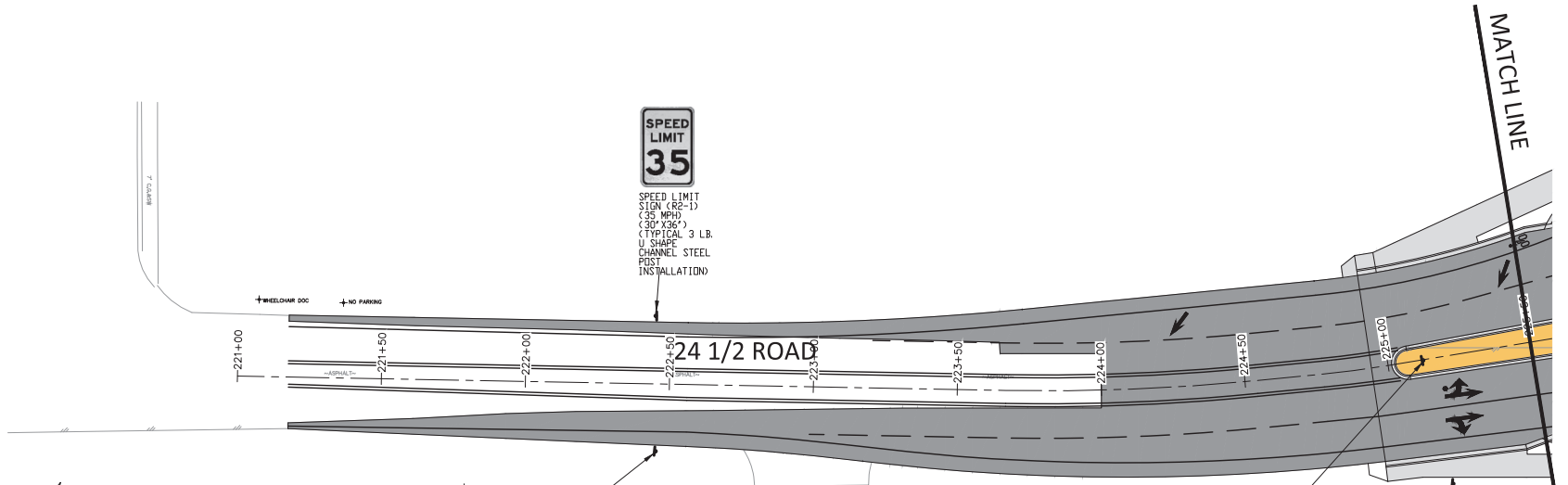
R3-2  
NO LEFT TURN  
SIGN (R3-2)  
(30" X36")  
(TYPICAL 3 LB.  
U SHAPE CHANNEL  
STEEL POST  
INSTALLATION)

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)





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



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)



R4-7  
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 (R4-7)  
(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 SHALL BE USED - NO SEPARATE PAY)



SPECIAL DIRECTIONAL ARROW SIGN (S1-1) (TYPICAL ROUND STEEL POST 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)

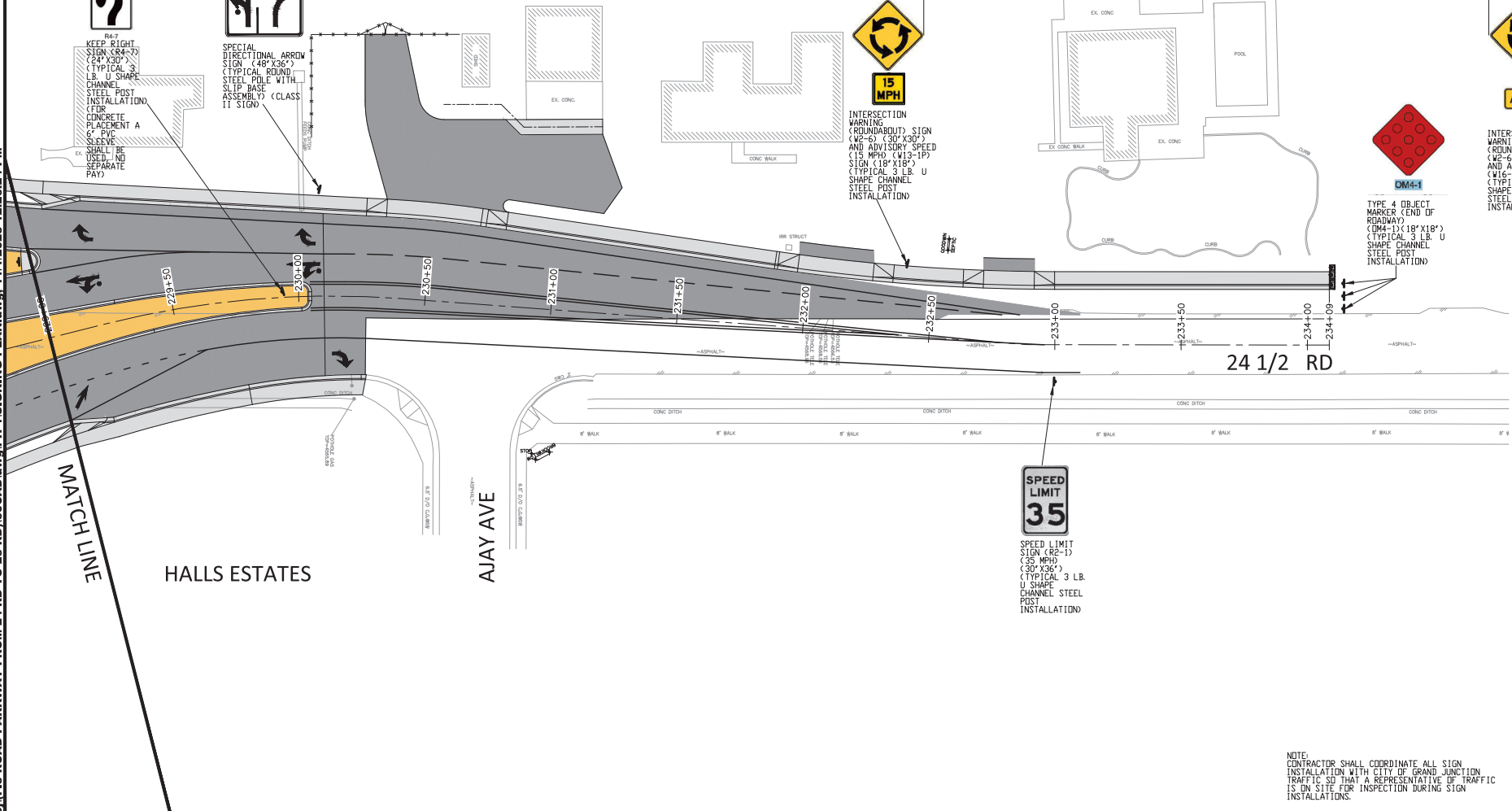


TYPE 4 OBJECT MARKER (END OF ROADWAY) (DM-1) (18" X18") (TYPICAL 3 LB U SHAPE CHANNEL STEEL POST INSTALLATION)

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

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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

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.



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



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**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:**

- Total area of construction site (LOC (PERMITTED AREA)): 13 acres
- Total area of proposed disturbance (LDA): 11.6 acres
- Total area of seeding: 0.8 acres
- Total area of pre-project impervious surface: 1.7 acres
- 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:**

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

- Ultimate receiving water(s): Colorado River
- Horizontal distance to nearest ultimate receiving water from project: 1 mile
- 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
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  
SWMP - 01 NOTES  
November 1, 2023

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**3. QUALIFIED STORMWATER MANAGERS:**

**A. SWMP ADMINISTRATOR FOR DESIGN:**

Name/Title	Contact Information [phone & email]	Certification #
Brendan Hines, Project Engineer	970-256-4038 <a href="mailto:brendanh@qcity.org">brendanh@qcity.org</a>	

**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 <a href="mailto:XXXconstruction@gmail.com">XXXconstruction@gmail.com</a>		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	DESCRIPTION	DATE	DRAWN BY	DATE	NO 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  
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
<b>TOTAL</b>		<b>25.00</b>

- 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
REVISION 1			JCS	2023
REVISION 2			JCS	2023
REVISION 3			BH	2023
REVISION 4			KAH	2023

NO SCALE

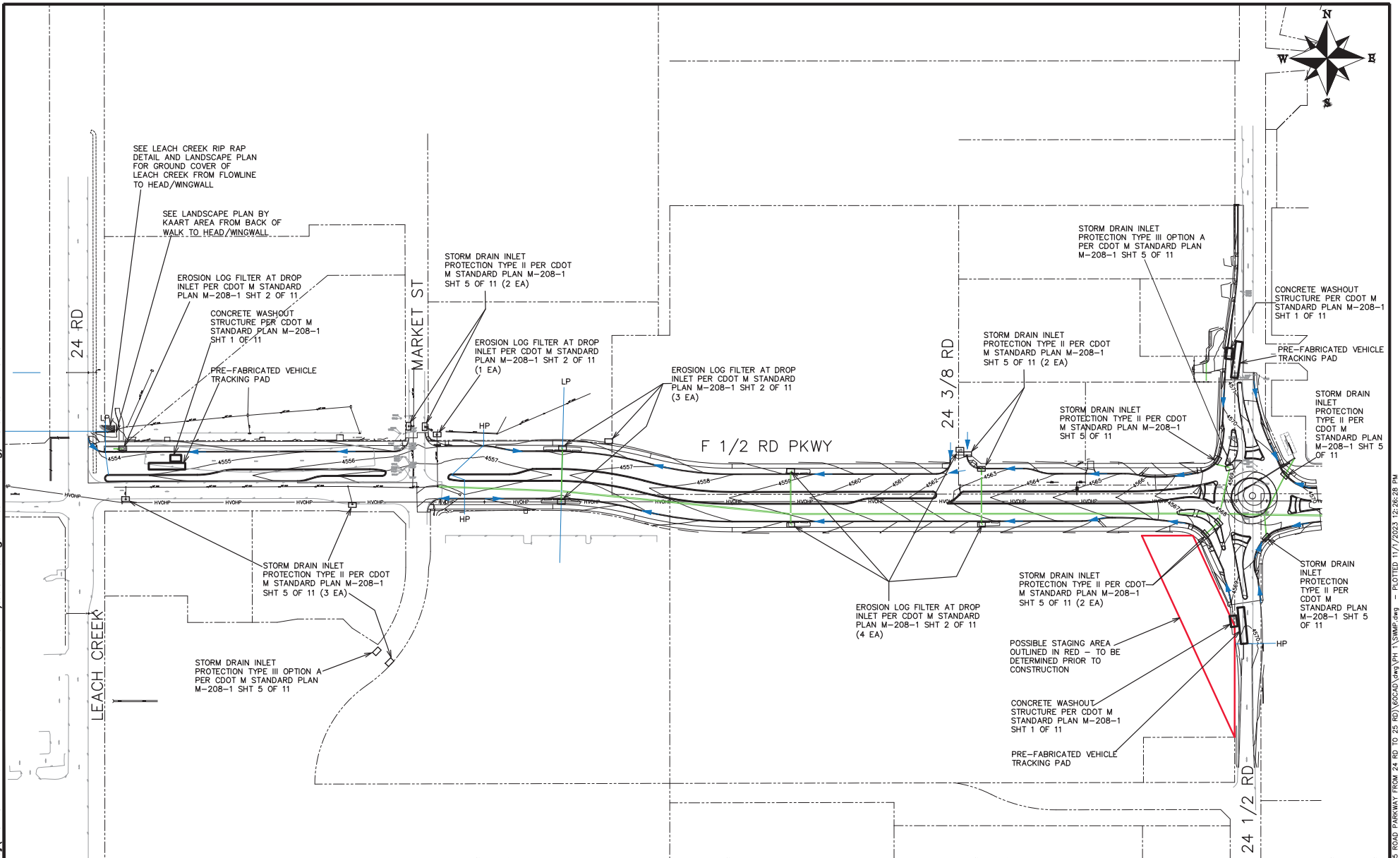


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

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

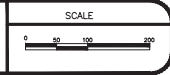
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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
Δ RV. 1			JCS	2023
Δ RV. 2			JCS	2023
Δ RV. 3			BH	2023
Δ RV. 4			KAH	2023

DATE	DESIGNED BY	DATE
	JCS	2023
	BH	2023
	KAH	2023



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

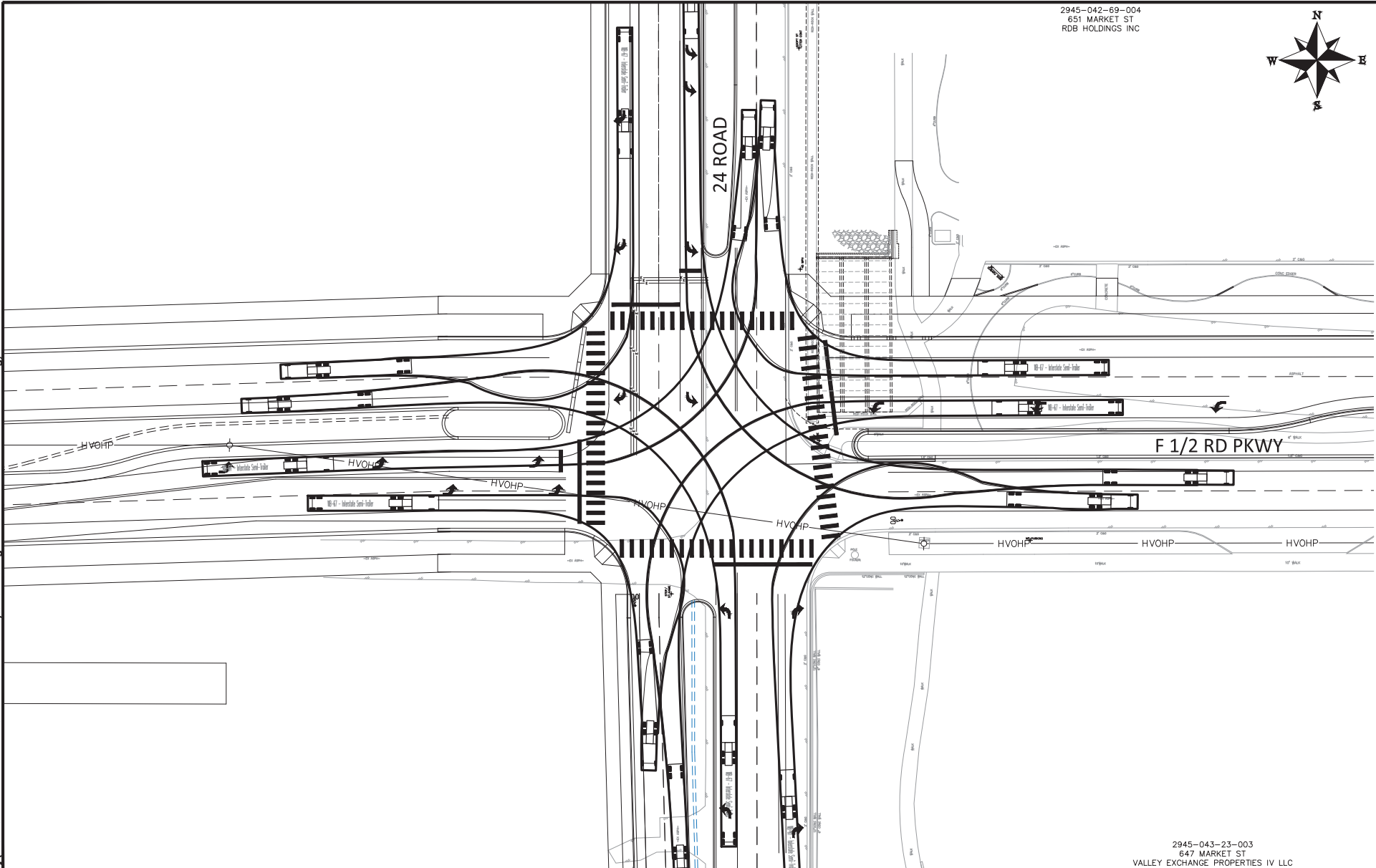
**F 1/2 RD PARKWAY, PH 1**  
**SWMP - 04 SITE MAP**  
November 1, 2023

148

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N:\Landpro\F 1/2 RD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\TRUCK TURN ANALYSIS.dwg, 11/1/2023 12:26:29 PM

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 KAH DATE 2023



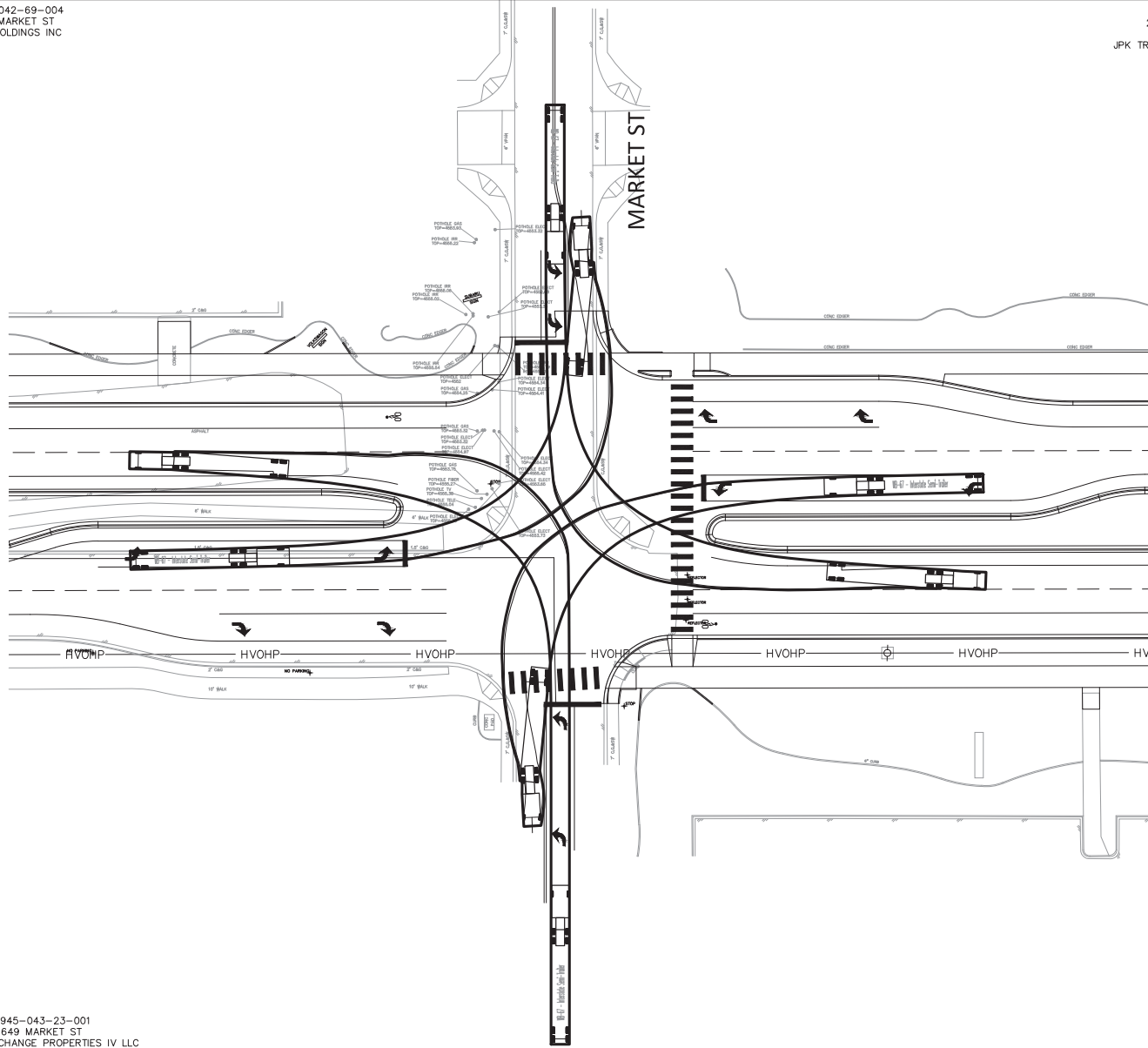
PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

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 A REV. 1		
REVISION A REV. 2		
REVISION A REV. 3		
REVISION A REV. 4		

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

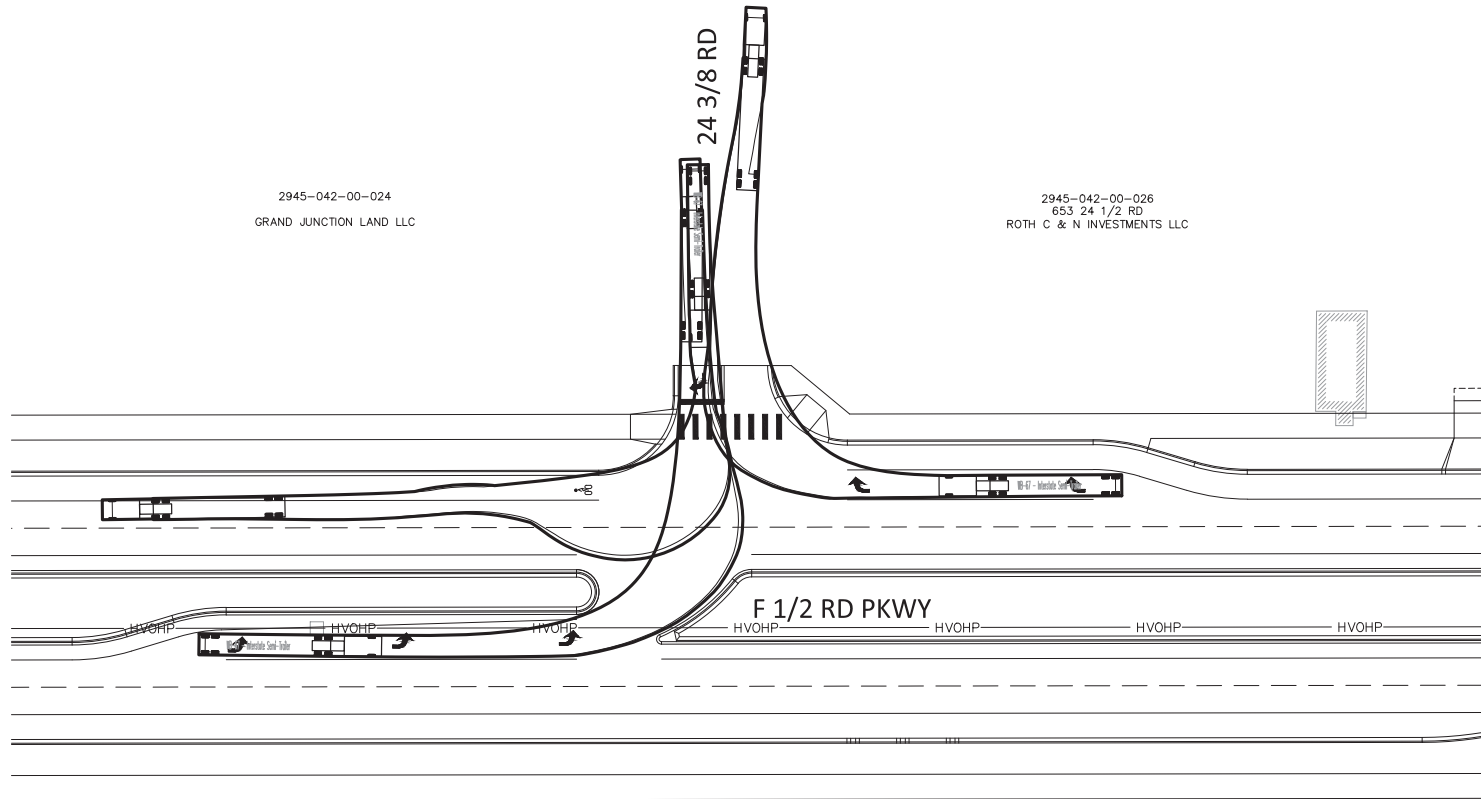


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

F 1/2 RD PARKWAY, PH 1  
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	



PUBLIC WORKS  
ENGINEERING DIVISION  
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 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			KAH	2023	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

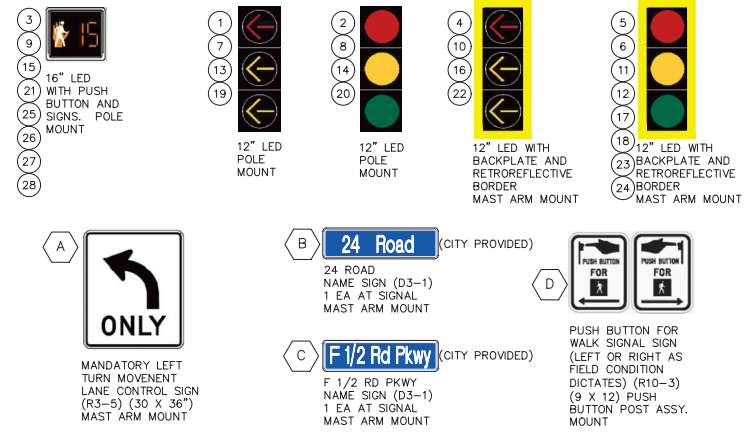
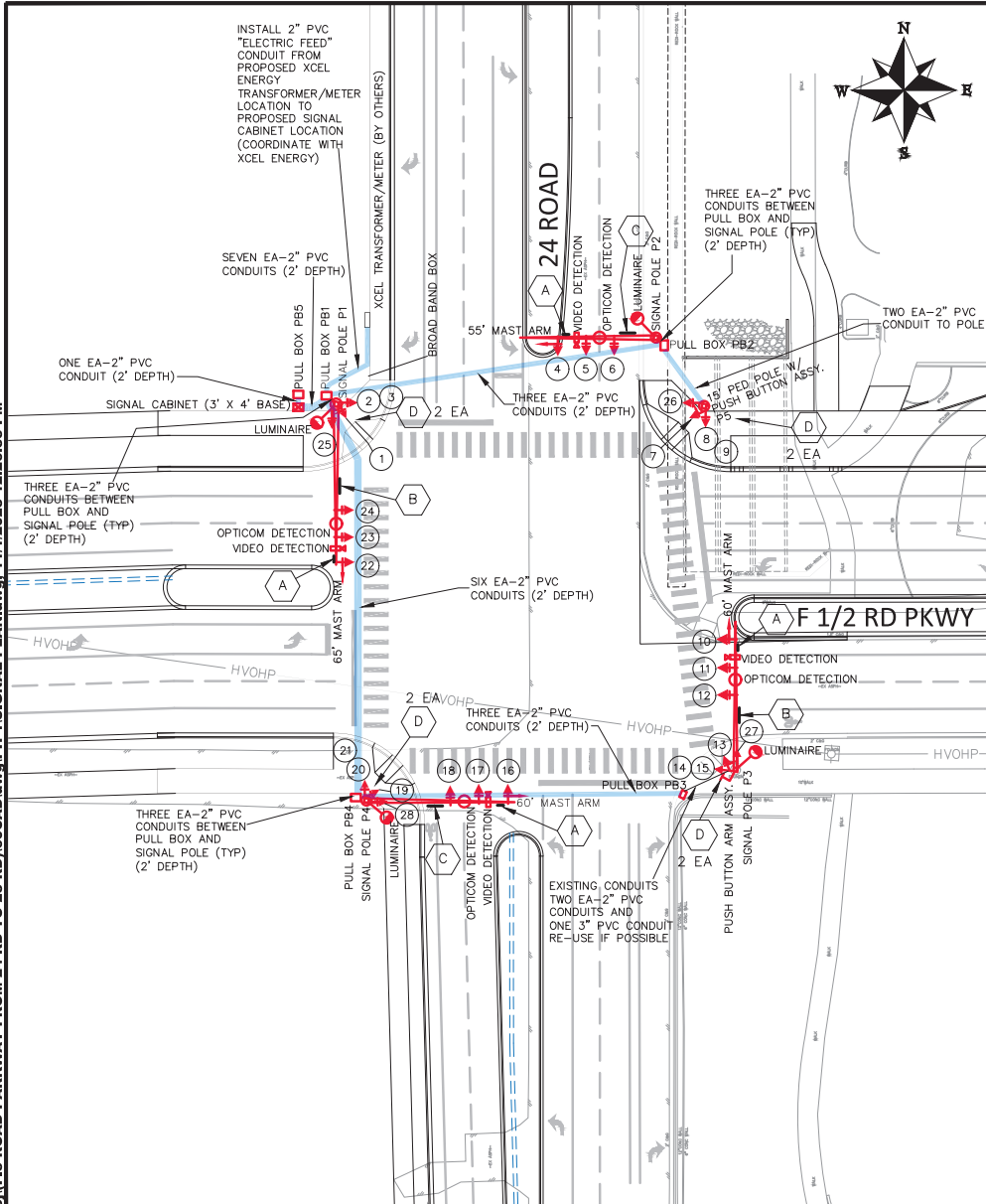
F 1/2 RD PARKWAY, PH 1  
TRUCK TURN ANALYSIS - 4 24.5 RD ROUNDABOUT  
November 1, 2023

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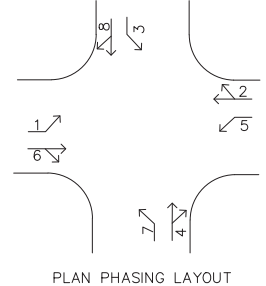
N:\Landproj\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PH 1\SIGNAL PLAN.dwg, 11/1/2023 12:26:33 PM



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