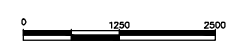


# CITY OF GRAND JUNCTION FOUR CANYONS PKWY PH 2A

December 3, 2024



VICINITY MAP



## Public Works Engineering Division

Sheet Index

- 1 Cover Sheet
- 2 Standard Abbreviations, Legend, & Symbols
- 3 Project Control Map
- 4 Engineering Geology
- 5-7 Utility Plan
- 8-10 Sanitary Sewer Plan and Profile
- 11-17 Storm Drain Plan and Profiles
- 18-20 Irrigation Details
- 21-28 Irrigation Plan and Profile
- 29-30 Pipe Cover and Borrow Plan
- 31 Summary of Earthwork Quantity
- 32-35 Storm Water Management Plan

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.

REVISION	DESCRIPTION	DATE
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____



Know what's below.  
Call before you dig.

**ABBREVIATIONS**

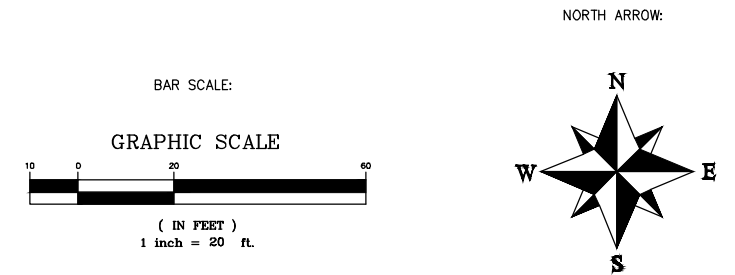
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
AC	ASBESTOS CEMENT
AP	ANGLE POINT
ASB	ANCHORED STRAW BALES
ASP	ALUMINIZED STEEL PIPE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BUTTERFLY VALVE
BOW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

**LEGEND**

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

**SYMBOLS**

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



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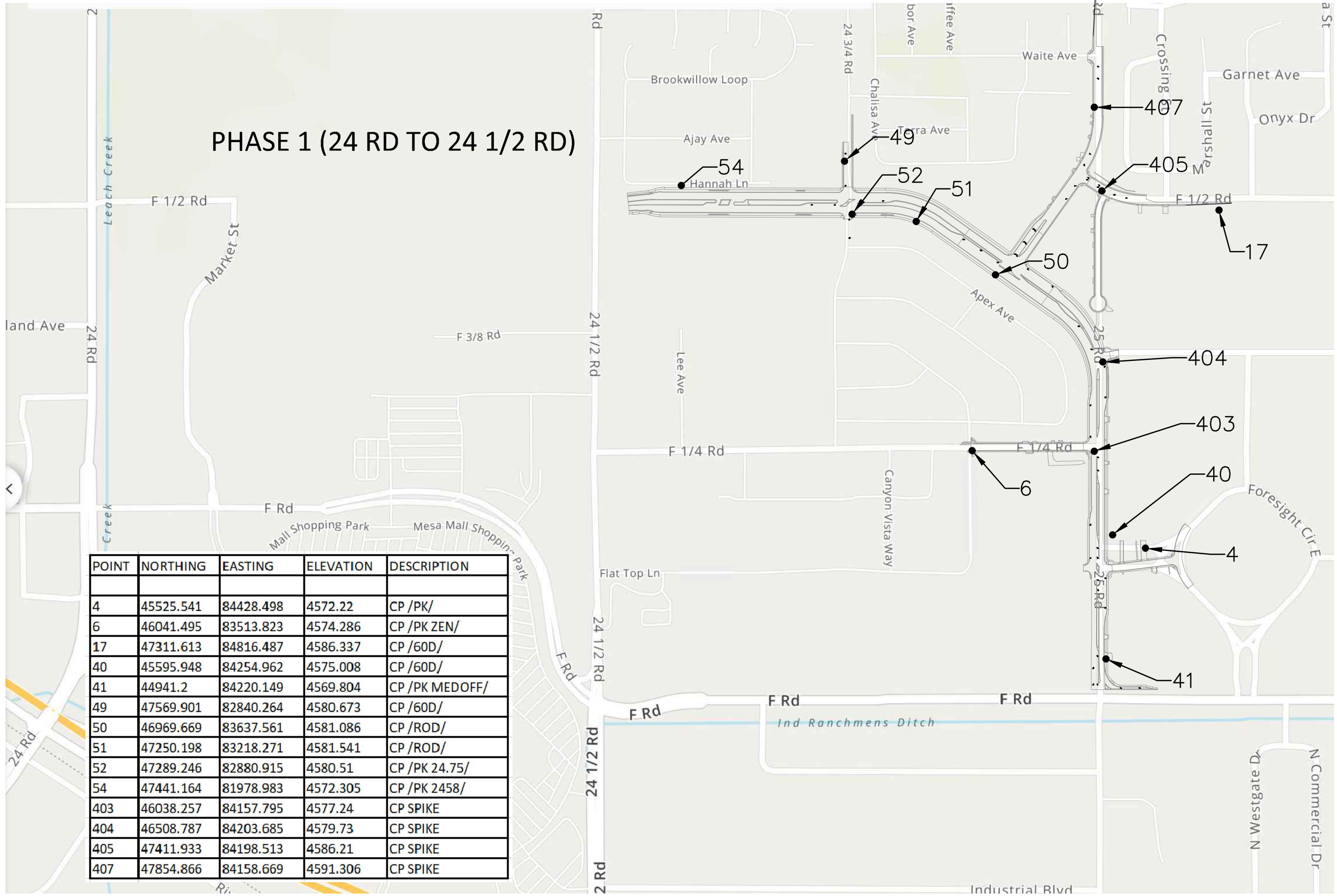
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DESIGNED BY	JCS	DATE	2024
CHECKED BY	BH	DATE	2024
APPROVED BY	KH	DATE	2024



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

**FOUR CANYONS PKWY PH 2A**  
**STANDARD ABBREVIATIONS LEGENDS AND SYMBOLS**  
November 1, 2024

# PHASE 1 (24 RD TO 24 1/2 RD)



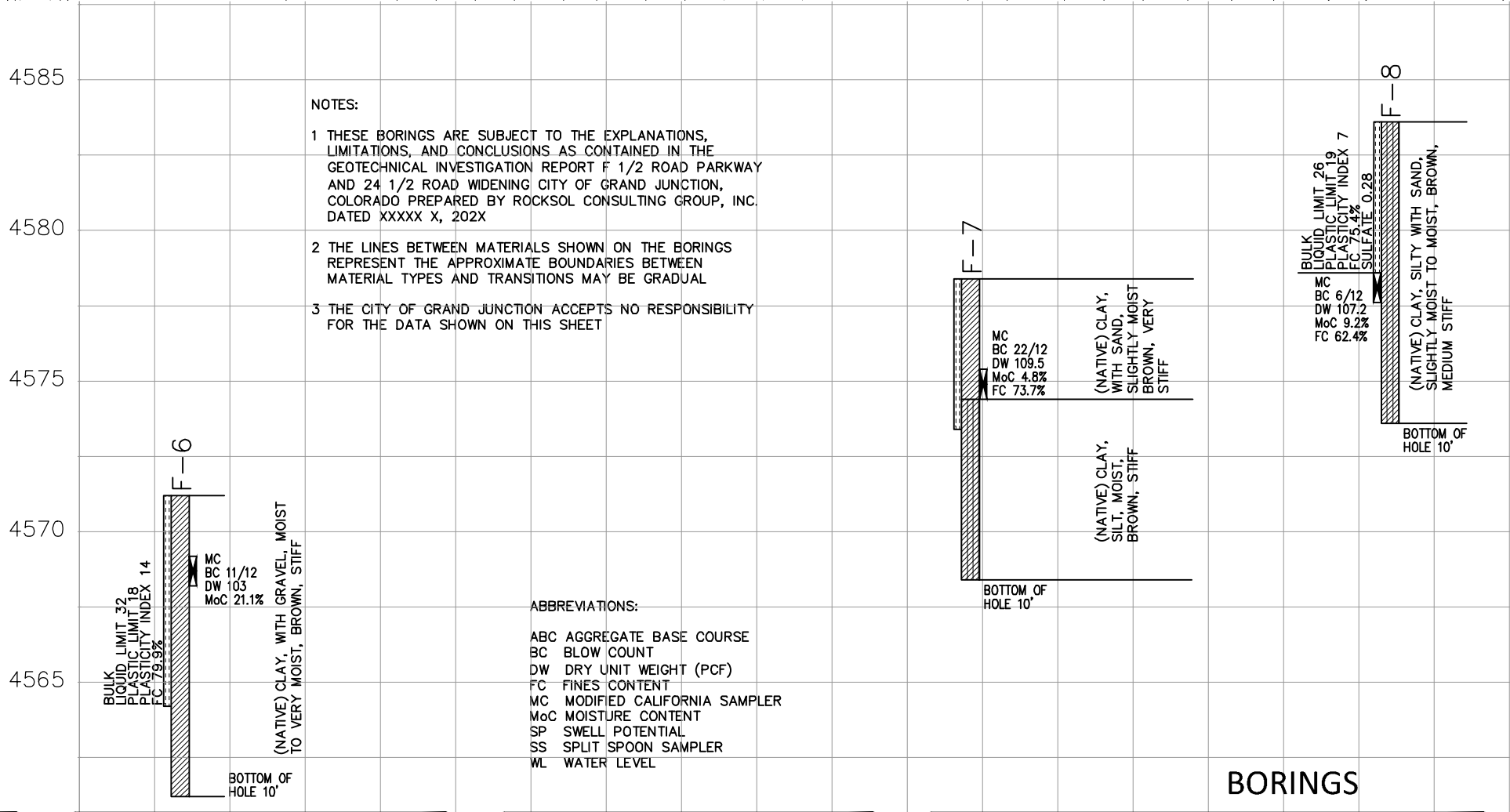
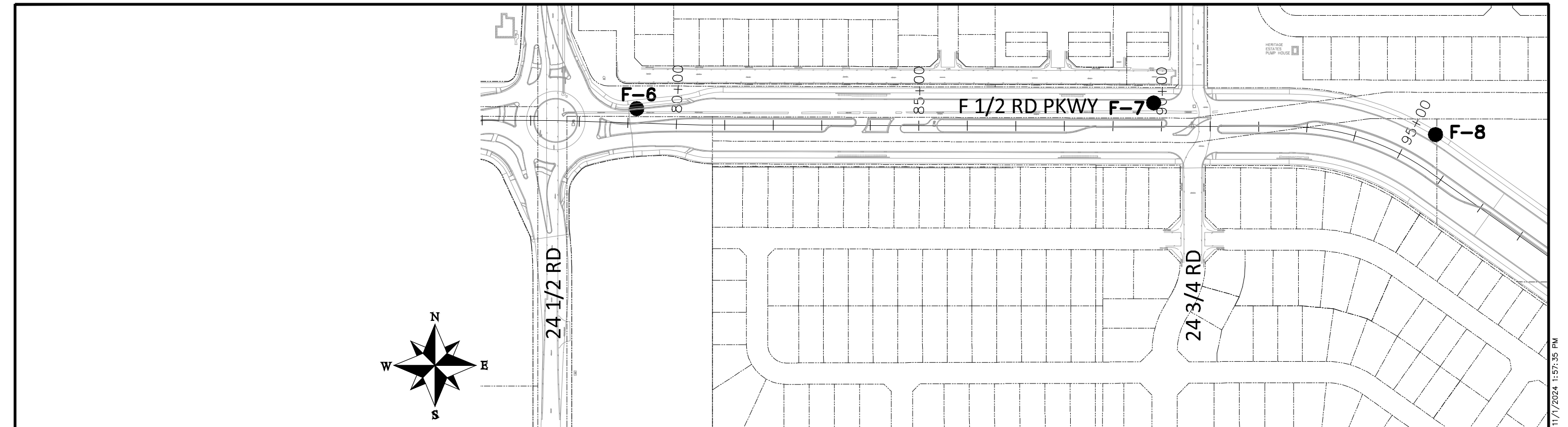
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
4	45525.541	84428.498	4572.22	CP /PK/
6	46041.495	83513.823	4574.286	CP /PK ZEN/
17	47311.613	84816.487	4586.337	CP /60D/
40	45595.948	84254.962	4575.008	CP /60D/
41	44941.2	84220.149	4569.804	CP /PK MEDOFF/
49	47569.901	82840.264	4580.673	CP /60D/
50	46969.669	83637.561	4581.086	CP /ROD/
51	47250.198	83218.271	4581.541	CP /ROD/
52	47289.246	82880.915	4580.51	CP /PK 24.75/
54	47441.164	81978.983	4572.305	CP /PK 2458/
403	46038.257	84157.795	4577.24	CP SPIKE
404	46508.787	84203.685	4579.73	CP SPIKE
405	47411.933	84198.513	4586.21	CP SPIKE
407	47854.866	84158.669	4591.306	CP SPIKE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2024
REVISION			JCS	2024
REVISION			BH	2024
REVISION			KH	2024



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

**FOUR CANYONS PKWY PH 2A  
PROJECT CONTROL MAP**  
November 1, 2024



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

ABBREVIATIONS:

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			JCS	2024	JCS	2024	BH	2024	KH	2024
REVISION										
REVISION										
REVISION										



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ENGINEERING DIVISION  
PROJECT NO. F210306

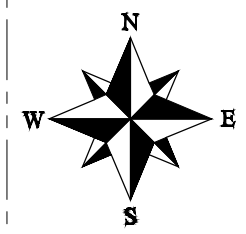
FOUR CANYONS PKWY PH 2A  
ENGINEERING GEOLOGY - 1  
November 1, 2024

N:\Landpro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\2024 Four Canyons Parkway, Phase 2a\ENGINEERING GEOLOGY.dwg - PLOTTED 11/1/2024 1:57:35 PM



HALLS ESTATES

TAMMERA LN

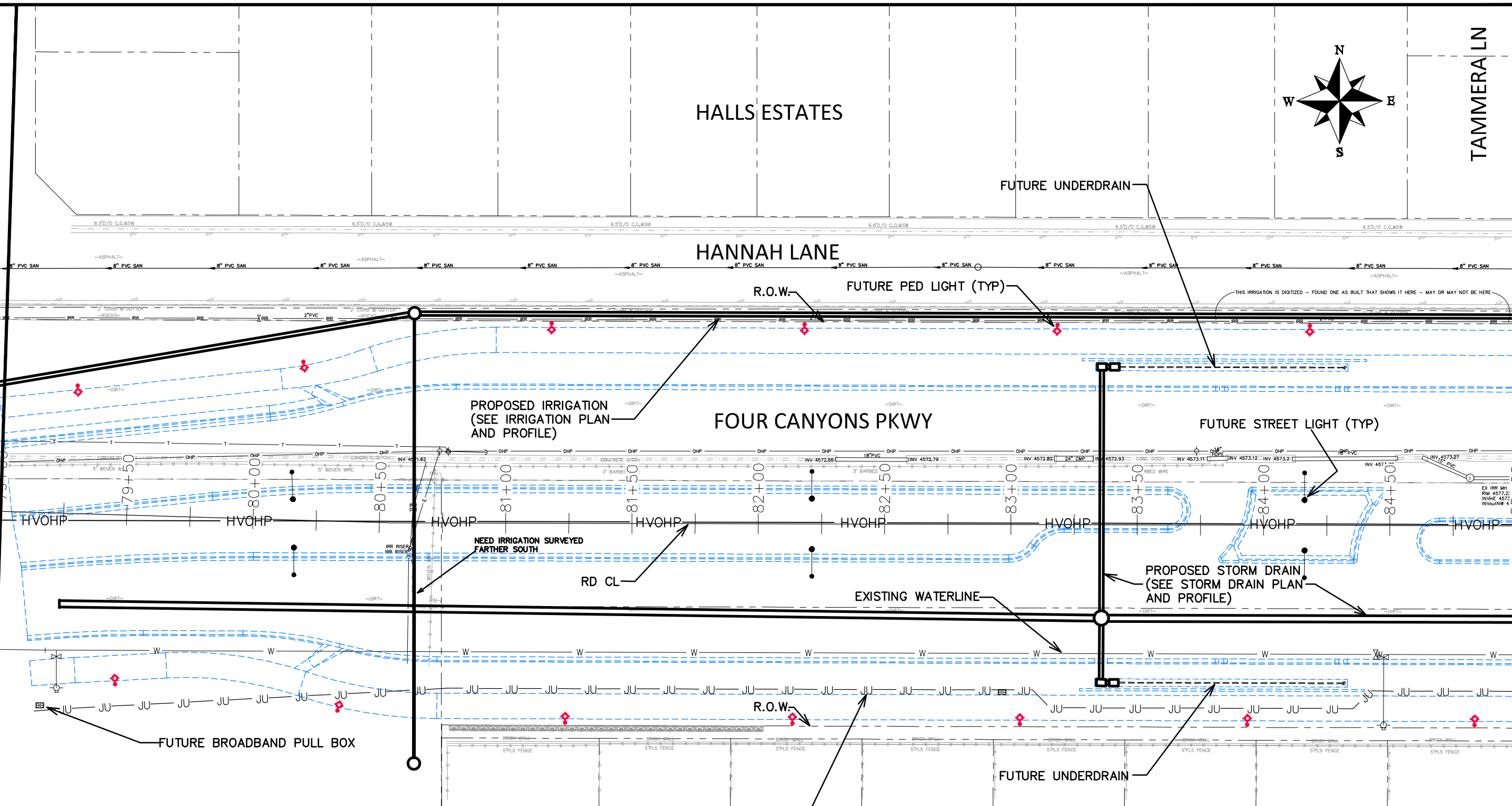


HANNAH LANE

FOUR CANYONS PKWY

MATCH LINE

MATCH LINE



PROPOSED IRRIGATION  
(SEE IRRIGATION PLAN  
AND PROFILE)

FUTURE PED LIGHT (TYP)

FUTURE STREET LIGHT (TYP)

NEED IRRIGATION SURVEYED  
FARTHER SOUTH

PROPOSED STORM DRAIN  
(SEE STORM DRAIN PLAN  
AND PROFILE)

FUTURE BROADBAND PULL BOX

EXISTING WATERLINE

FUTURE JOINT UTILITY  
TRENCH LOCATION

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

2945-044-00-189  
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

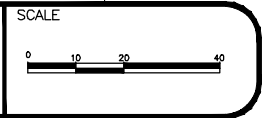
2945-044-93-221  
2464 APEX AVE #A

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

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

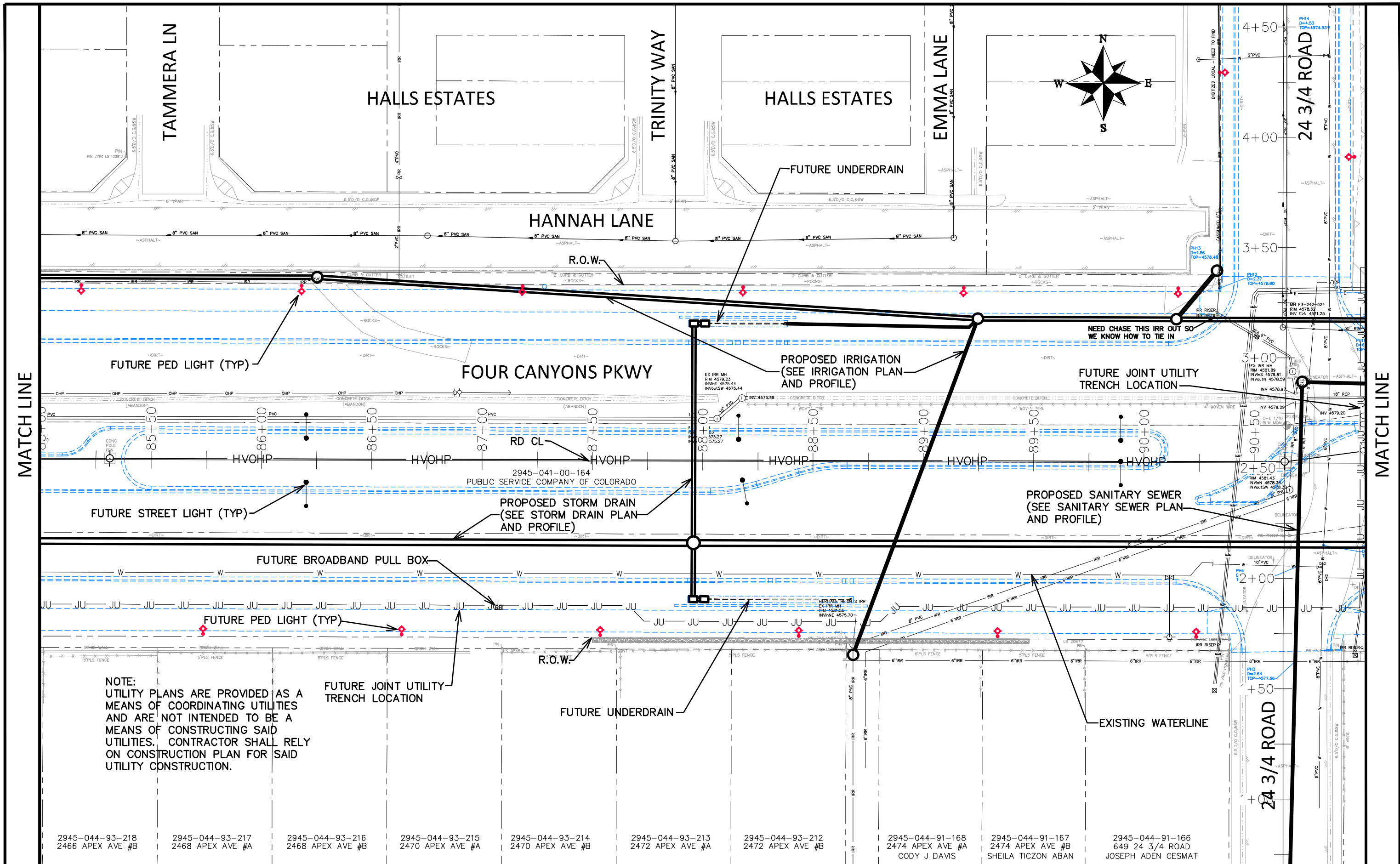
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REVISION 3		
REVISION 4		

DRAWN BY JCS DATE 2024  
 DESIGNED BY JCS DATE 2024  
 CHECKED BY BH DATE 2024  
 APPROVED BY KH DATE 2024



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
 UTILITY PLAN - 1  
 November 1, 2024



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

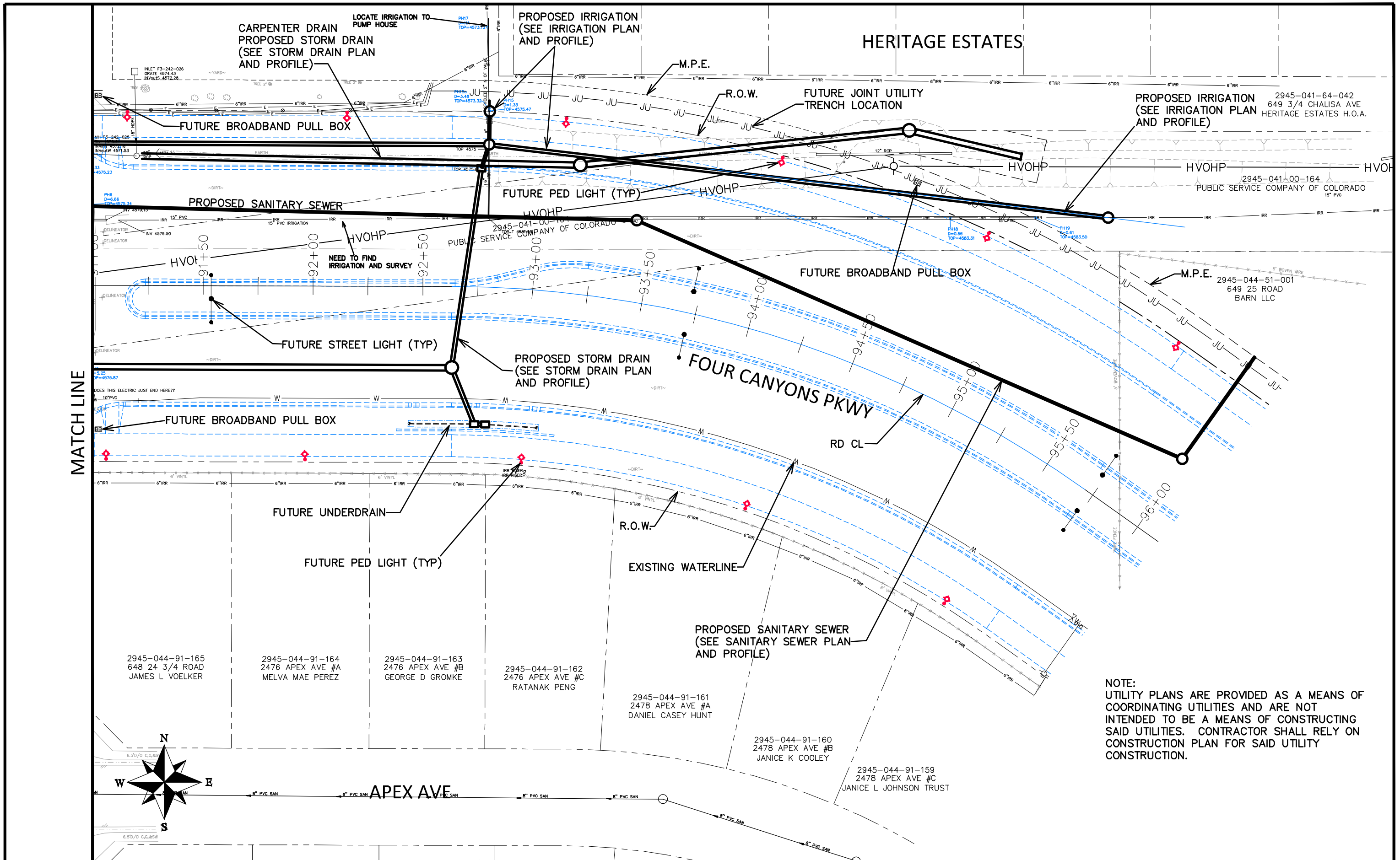
- 2945-044-93-218 2466 APEX AVE #B
- 2945-044-93-217 2468 APEX AVE #A
- 2945-044-93-216 2468 APEX AVE #B
- 2945-044-93-215 2470 APEX AVE #A
- 2945-044-93-214 2470 APEX AVE #B
- 2945-044-93-213 2472 APEX AVE #A
- 2945-044-93-212 2472 APEX AVE #B
- 2945-044-91-168 2474 APEX AVE #A  
CODY J DAVIS
- 2945-044-91-167 2474 APEX AVE #B  
SHEILA TICZON ABAN
- 2945-044-91-166 649 24 3/4 ROAD  
JOSEPH ADEN CESMAT

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV 1			JCS	2024	
REVISION Δ REV 2			JCS	2024	
REVISION Δ REV 3			BH	2024	
REVISION Δ REV 4					
			KH	2024	



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

**FOUR CANYONS PKWY PH 2A  
UTILITY PLAN - 2**  
November 1, 2024



MATCH LINE

LOCATE IRRIGATION TO PUMP HOUSE

CARPENTER DRAIN  
PROPOSED STORM DRAIN  
(SEE STORM DRAIN PLAN  
AND PROFILE)

PROPOSED IRRIGATION  
(SEE IRRIGATION PLAN  
AND PROFILE)

M.P.E.

R.O.W.

FUTURE JOINT UTILITY  
TRENCH LOCATION

PROPOSED IRRIGATION  
(SEE IRRIGATION PLAN  
AND PROFILE)

2945-041-64-042  
649 3/4 CHALISA AVE  
HERITAGE ESTATES H.O.A.

HVOHP

HVOHP

2945-041-00-164  
PUBLIC SERVICE COMPANY OF COLORADO  
15" PVC

PROPOSED SANITARY SEWER

FUTURE PED LIGHT (TYP)

HVOHP

NEED TO FIND  
IRRIGATION AND SURVEY

FUTURE BROADBAND PULL BOX

FUTURE BROADBAND PULL BOX

M.P.E.

2945-044-51-001  
649 25 ROAD  
BARN LLC

FUTURE STREET LIGHT (TYP)

PROPOSED STORM DRAIN  
(SEE STORM DRAIN PLAN  
AND PROFILE)

FOUR CANYONS PKWY

RD CL

FUTURE UNDERDRAIN

FUTURE PED LIGHT (TYP)

R.O.W.

EXISTING WATERLINE

PROPOSED SANITARY SEWER  
(SEE SANITARY SEWER PLAN  
AND PROFILE)

2945-044-91-165  
648 24 3/4 ROAD  
JAMES L VOELKER

2945-044-91-164  
2476 APEX AVE #A  
MELVA MAE PEREZ

2945-044-91-163  
2476 APEX AVE #B  
GEORGE D GROMKE

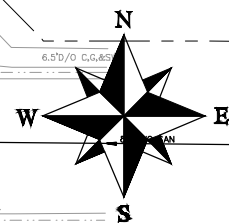
2945-044-91-162  
2476 APEX AVE #C  
RATANAK PENG

2945-044-91-161  
2478 APEX AVE #A  
DANIEL CASEY HUNT

2945-044-91-160  
2478 APEX AVE #B  
JANICE K COOLEY

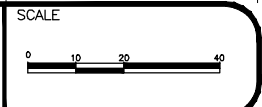
2945-044-91-159  
2478 APEX AVE #C  
JANICE L JOHNSON TRUST

**NOTE:**  
UTILITY PLANS ARE PROVIDED AS A MEANS OF  
COORDINATING UTILITIES AND ARE NOT  
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SAID UTILITIES. CONTRACTOR SHALL RELY ON  
CONSTRUCTION PLAN FOR SAID UTILITY  
CONSTRUCTION.



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

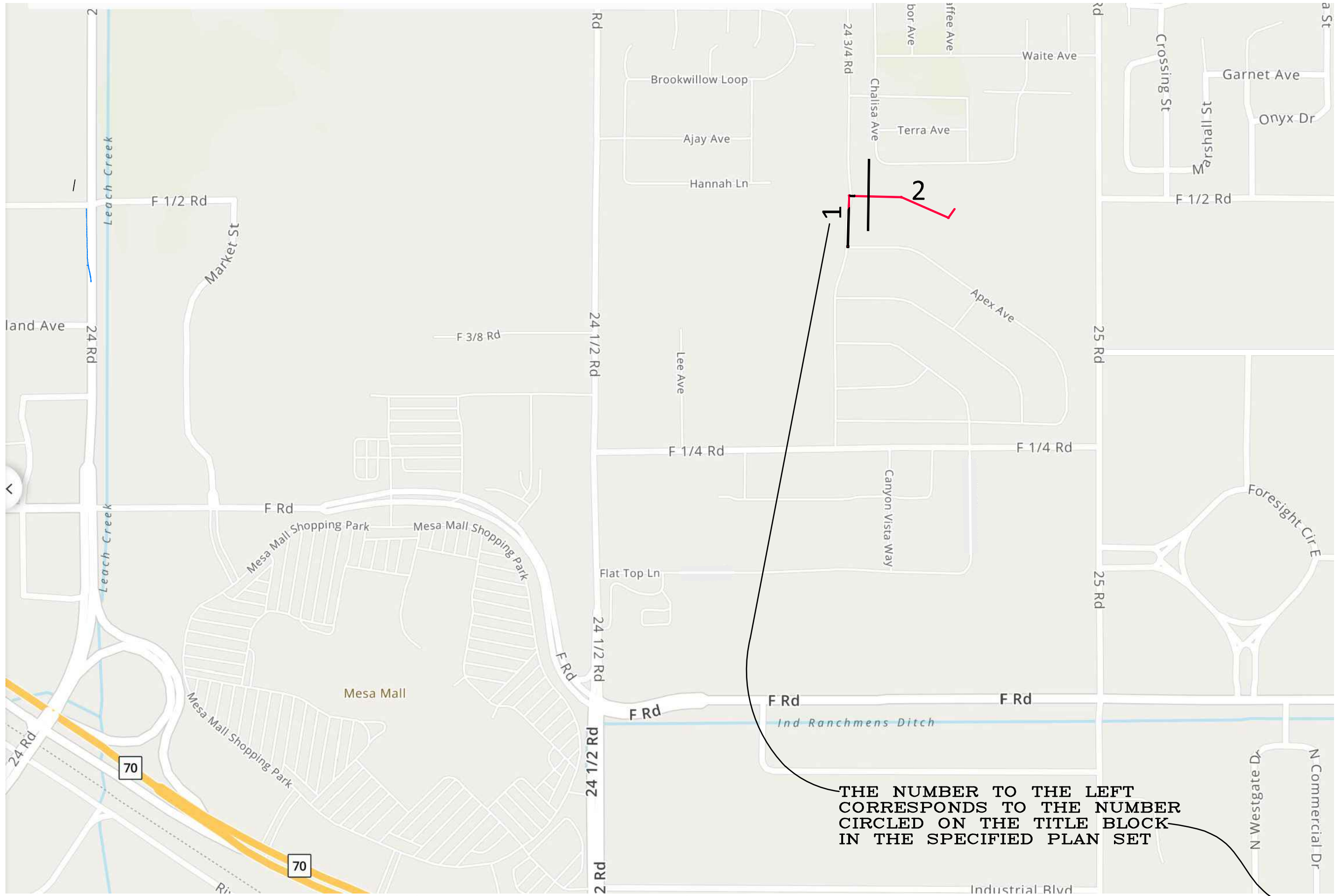
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DESIGNED BY	JCS	DATE	2024
CHECKED BY	BH	DATE	2024
APPROVED BY	KH	DATE	2024



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

**FOUR CANYONS PKWY PH 2A  
UTILITY PLAN - 3**  
November 1, 2024





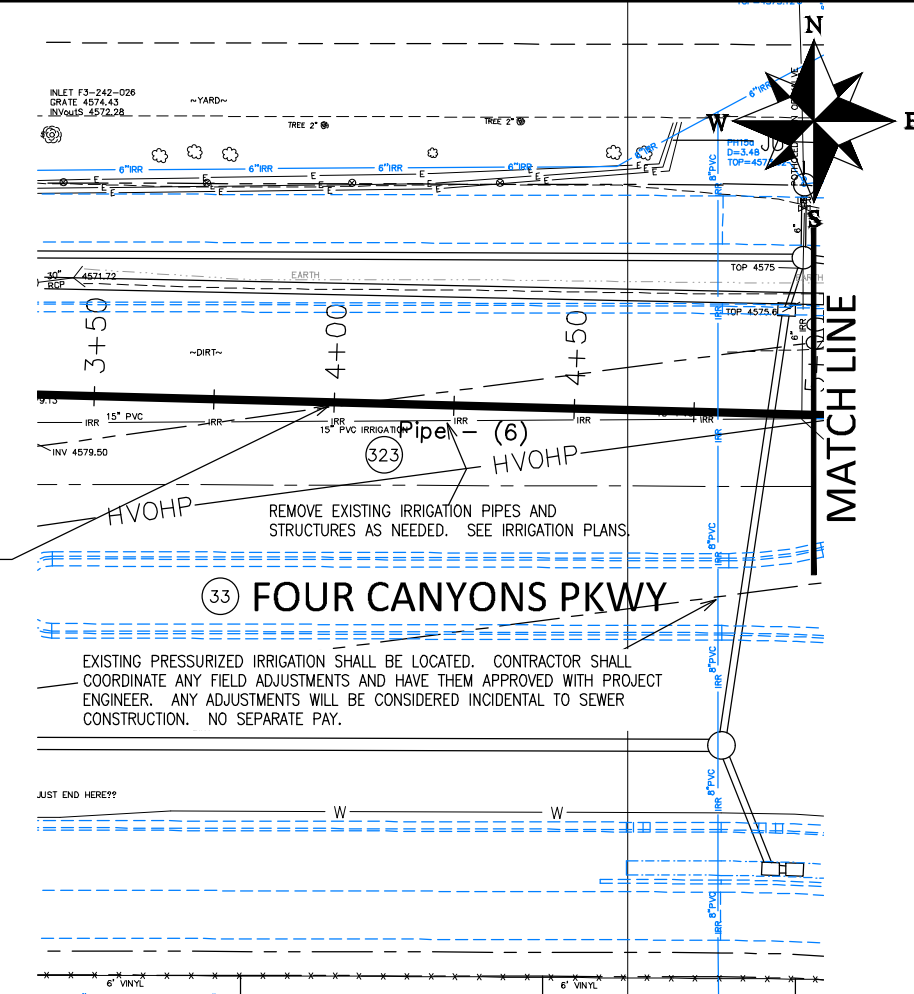
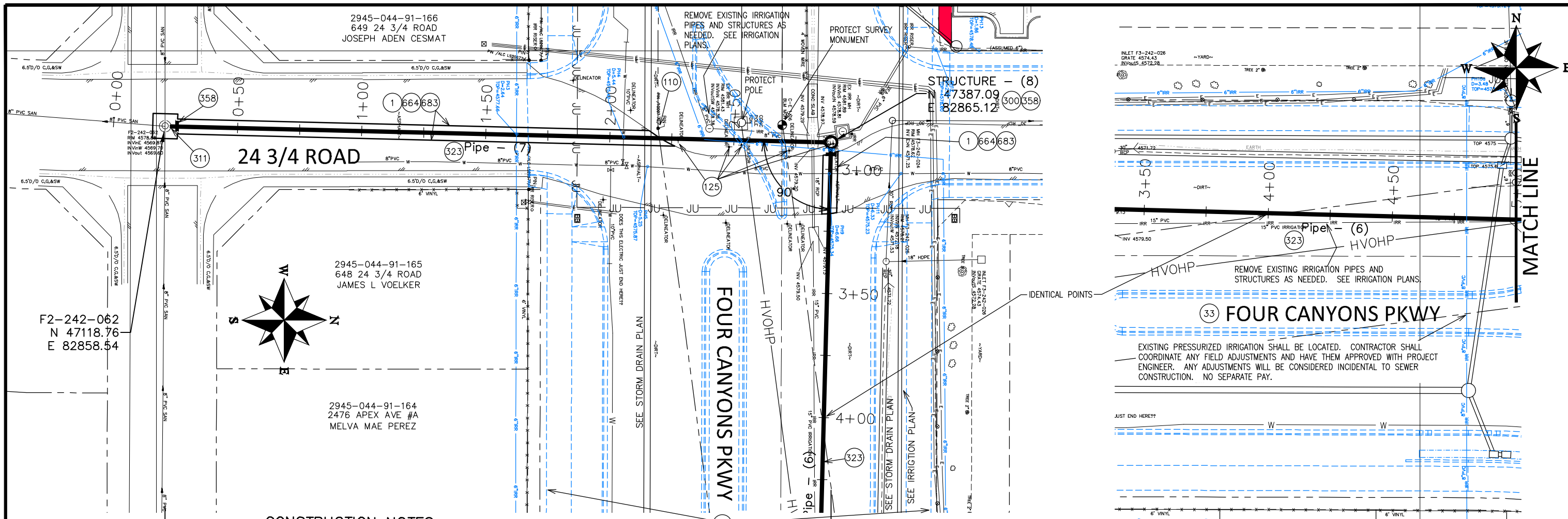
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REVISION			JCS	2024	
REVISION			BH	2024	
REVISION			KH	2024	



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

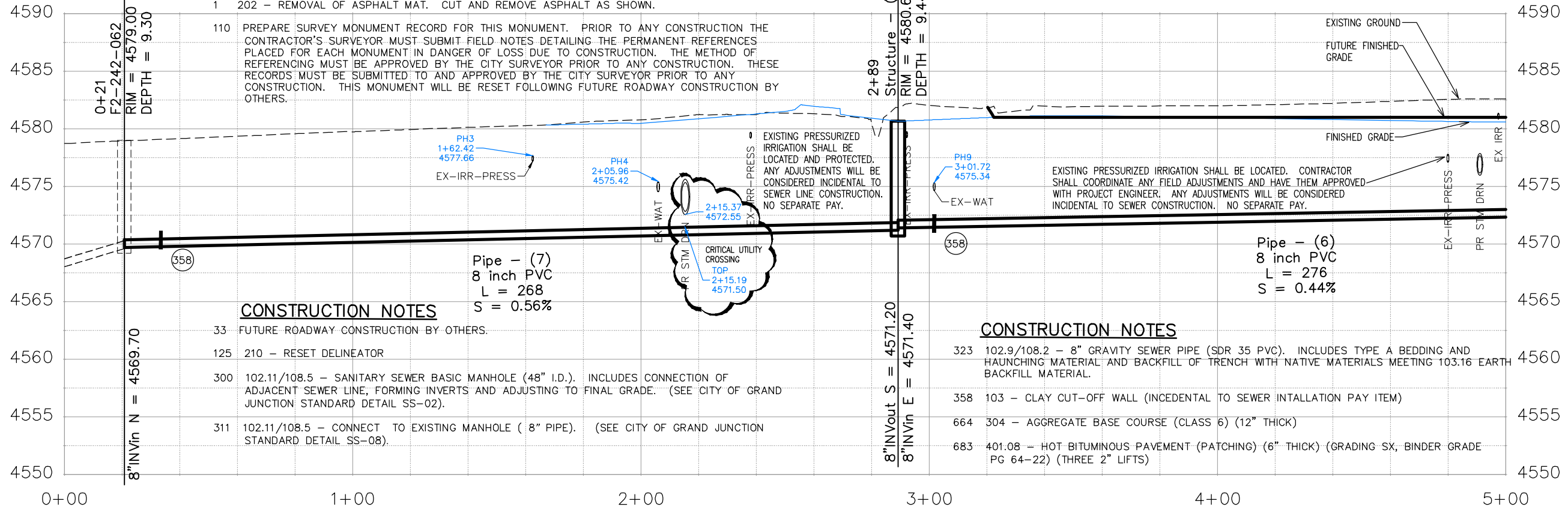
**FOUR CANYONS PKWY PH 2A  
SANITARY SEWER SHEET INDEX - (X)**  
November 1, 2024





**CONSTRUCTION NOTES**

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN.
- 110 PREPARE SURVEY MONUMENT RECORD FOR THIS 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. THESE RECORDS MUST BE SUBMITTED TO AND APPROVED BY THE CITY SURVEYOR PRIOR TO ANY CONSTRUCTION. THIS MONUMENT WILL BE RESET FOLLOWING FUTURE ROADWAY CONSTRUCTION BY OTHERS.



**CONSTRUCTION NOTES**

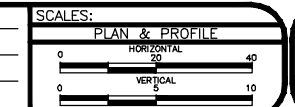
- 33 FUTURE ROADWAY CONSTRUCTION BY OTHERS.
- 125 210 - RESET DELINEATOR
- 300 102.11/108.5 - SANITARY SEWER BASIC MANHOLE (48" I.D.). INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
- 311 102.11/108.5 - CONNECT TO EXISTING MANHOLE ( 8" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-08).

**CONSTRUCTION NOTES**

- 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 (INCEDENTAL TO SEWER INTALLATION PAY ITEM)
- 664 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK)
- 683 401.08 - HOT BITUMINOUS PAVEMENT (PATCHING) (6" THICK) (GRADING SX, BINDER GRADE PG 64-22) (THREE 2" LIFTS)

REVISION	DATE	DESCRIPTION
REV 1		
REV 2		
REV 3		
REV 4		

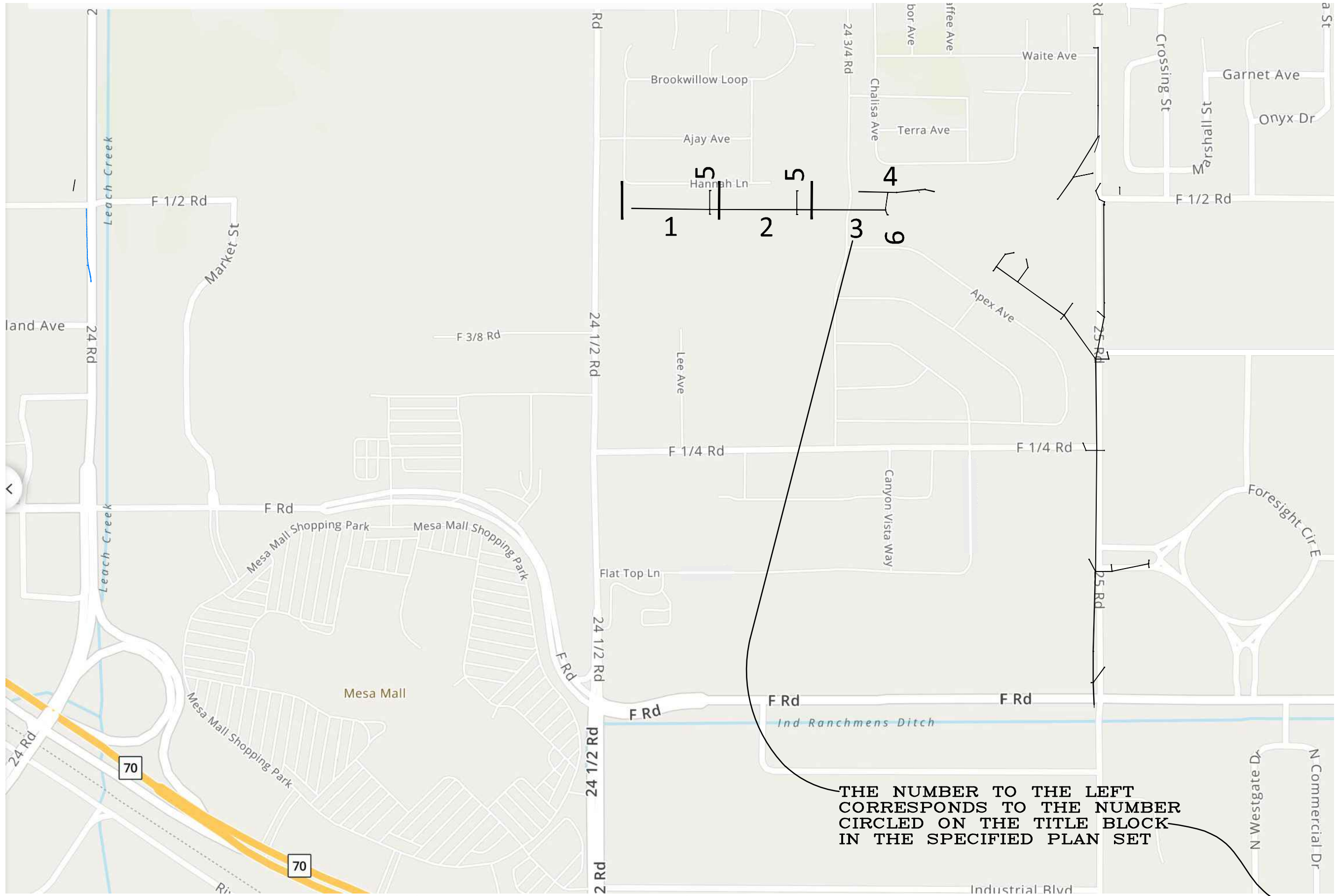
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 APPROVED BY KH DATE 2024



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

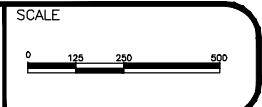
**FOUR CANYONS PKWY PH 2A**  
**SANITARY SEWER PLAN AND PROFILE - 1**  
 December 4, 2024





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

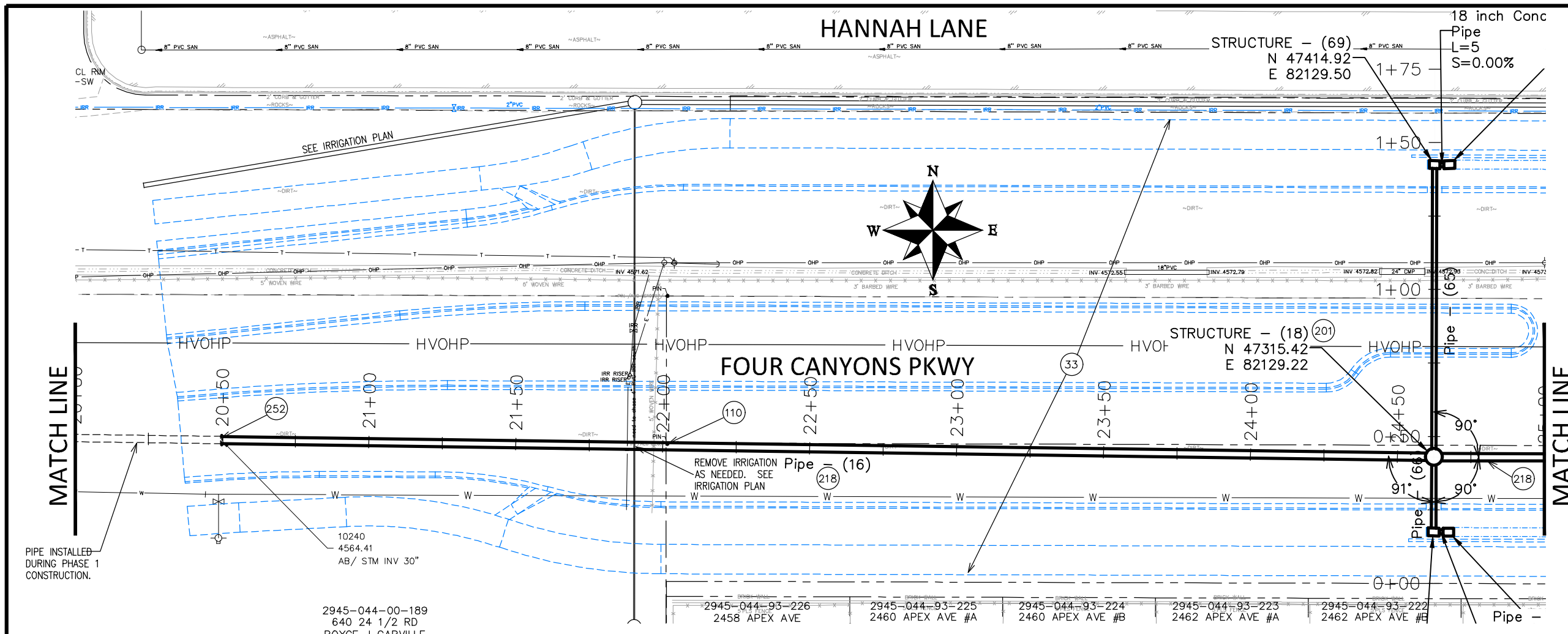
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APPROVED BY	KH	DATE	2024



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

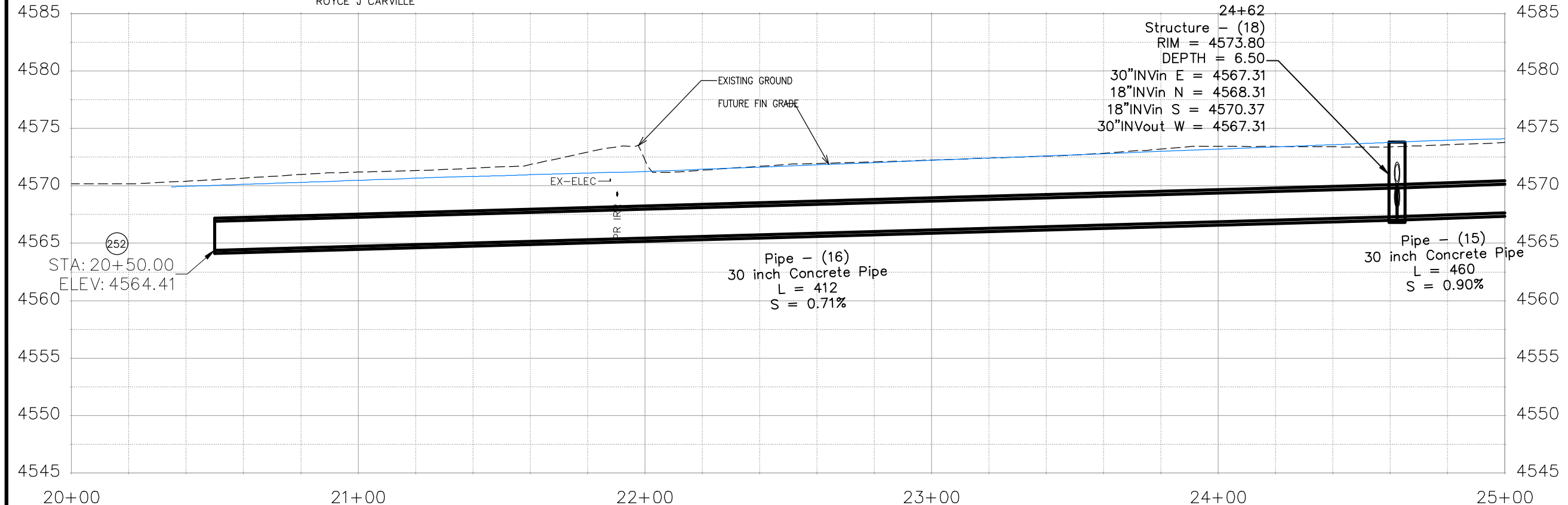
FOUR CANYONS PKWY PH 2A  
STORM DRAIN SHEET INDEX -  $\text{\textcircled{X}}$   
November 1, 2024





**CONSTRUCTION NOTES**

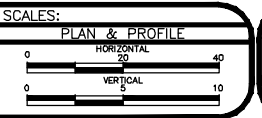
- 33 FUTURE ROADWAY CONSTRUCTION.
- 110 PREPARE SURVEY MONUMENT RECORD FOR THIS MONUMENT. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR'S SURVEYOR MUST SUBMIT FIELD NOTES DETAILING THE PERMANENT REFERENCES PLACED FOR EACH MONUMENT IN DANGER OF LOSS DUE TO CONSTRUCTION. THE METHOD OF REFERENCING MUST BE APPROVED BY THE CITY SURVEYOR PRIOR TO ANY CONSTRUCTION. THESE RECORDS MUST BE SUBMITTED TO AND APPROVED BY THE CITY SURVEYOR PRIOR TO ANY CONSTRUCTION. THIS MONUMENT WILL BE RESET FOLLOWING FUTURE ROADWAY CONSTRUCTION BY OTHERS.
- 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.
- 252 CONNECT NEW STORM SEWER PIPE TO EXISTING. COST OF CONNECTION SHALL BE INCLUDED IN THE COST OF THE NEW PIPE. NO SEPARATE PAY.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2024
REV 2			JCS	2024
REV 3			BH	2024
REV 4			KH	2024

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



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

**FOUR CANYONS PKWY PH 2A  
P2A STORM DRAIN PLAN AND PROFILE - 1**  
December 4, 2024

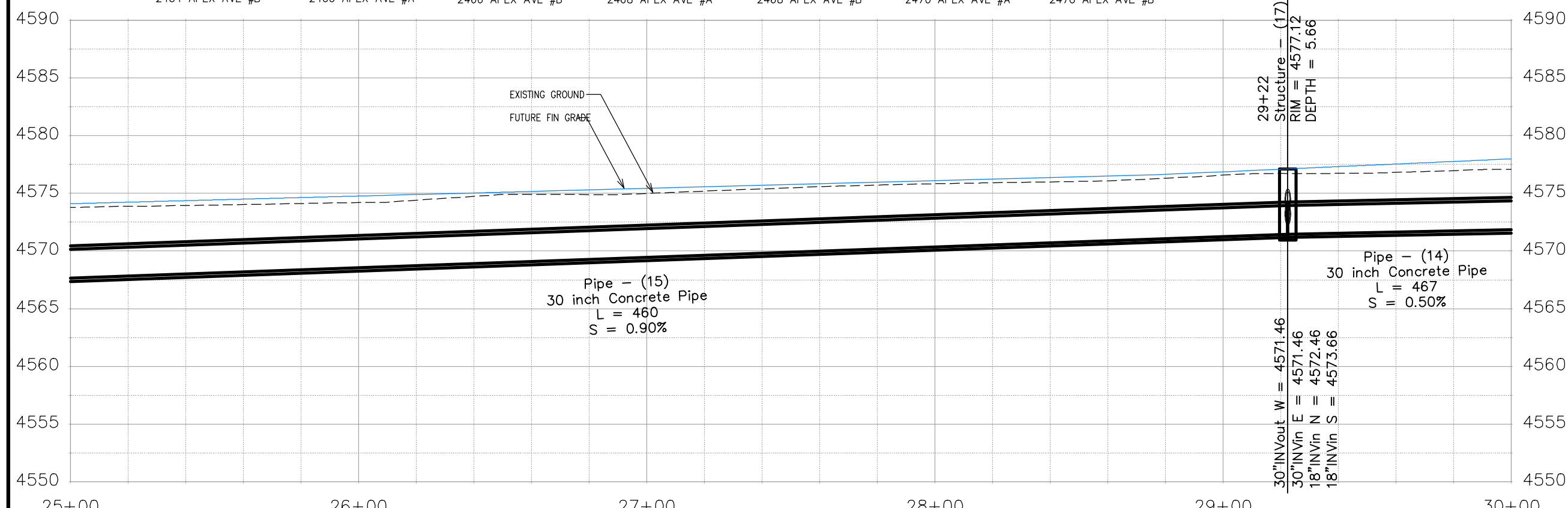
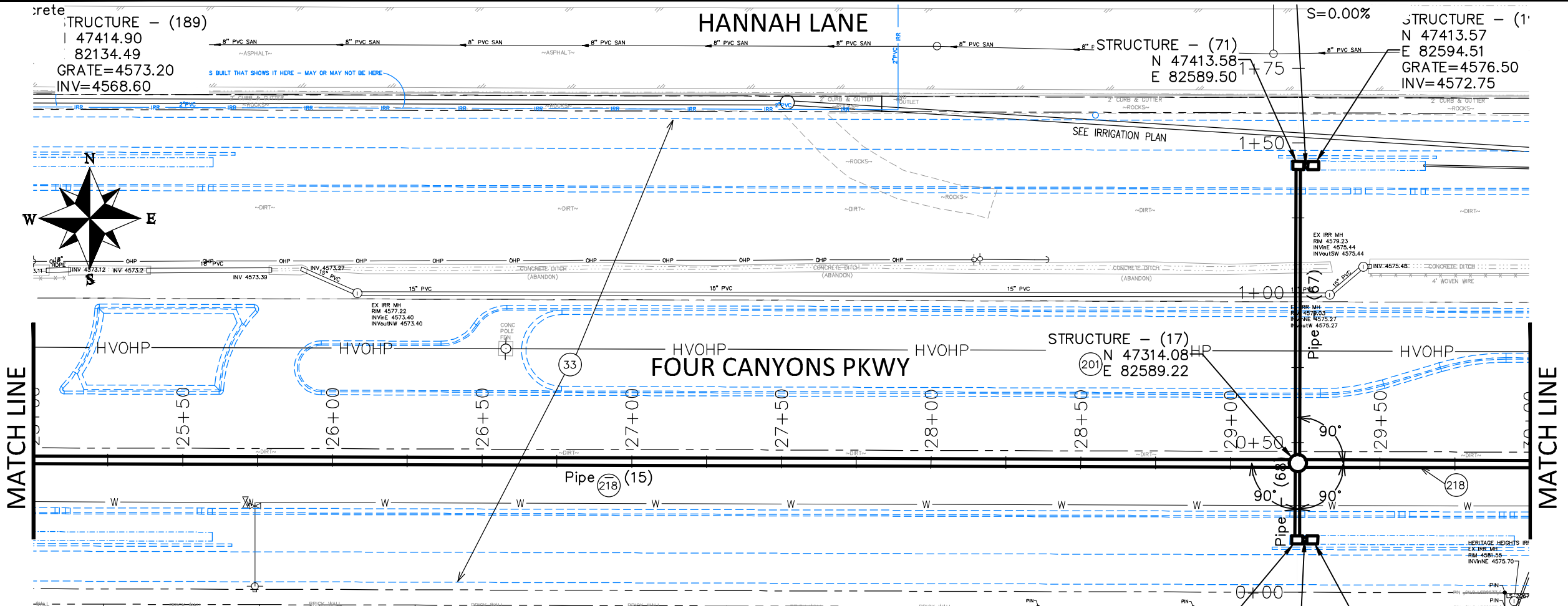


HANNAH LANE

FOUR CANYONS PKWY

CONSTRUCTION NOTES

- 33 FUTURE ROADWAY CONSTRUCTION.
- 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.



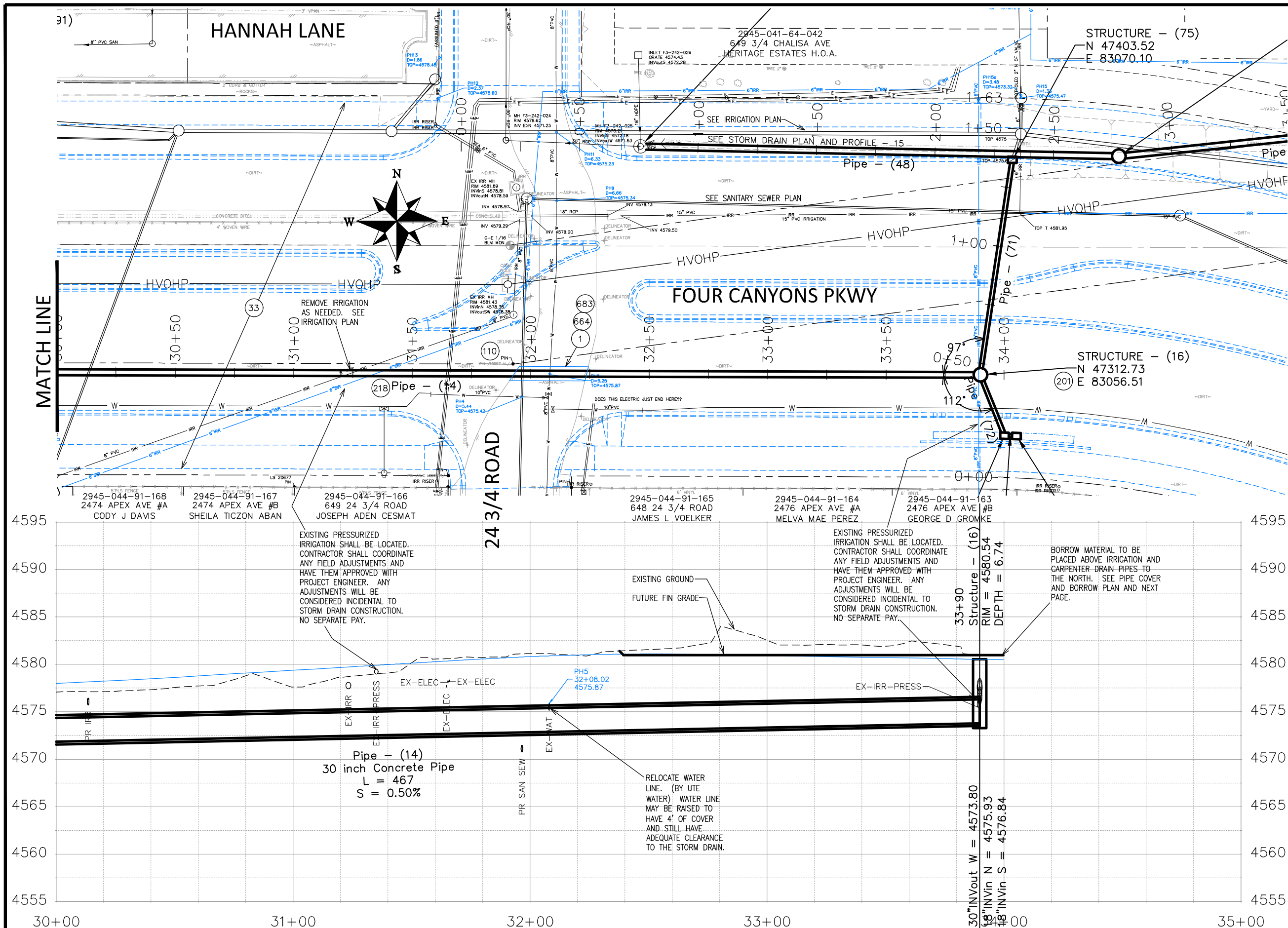
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REVISION Δ REV 4	-	-	-

DATE	DATE	DATE	DATE
2024	2024	2024	2024
2024	2024	2024	2024
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PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
P2A STORM DRAIN PLAN AND PROFILE - 2  
November 14, 2024



**CONSTRUCTION NOTES**

- 1 202 - REMOVE ASPHALT.
- 33 FUTURE ROADWAY CONSTRUCTION.
- 110 PREPARE SURVEY MONUMENT RECORD FOR THIS 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. THESE RECORDS MUST BE SUBMITTED TO AND APPROVED BY THE CITY SURVEYOR PRIOR TO ANY CONSTRUCTION. THIS MONUMENT WILL BE RESET FOLLOWING FUTURE ROADWAY CONSTRUCTION BY OTHERS.
- 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.
- 664 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK)
- 683 401.08 - HOT BITUMINOUS PAVEMENT (PATCHING) (6" THICK) (GRADING SX, BINDER GRADE PG 64-22) (THREE 2" LIFTS)

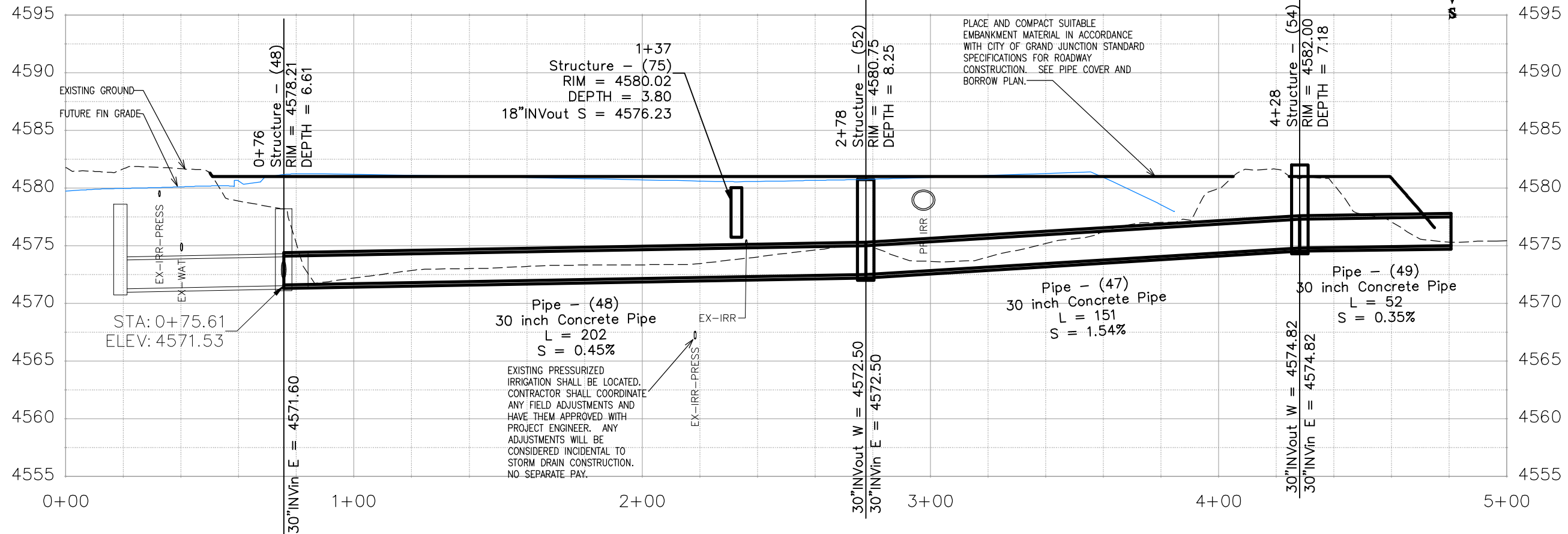
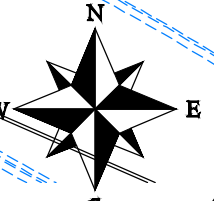
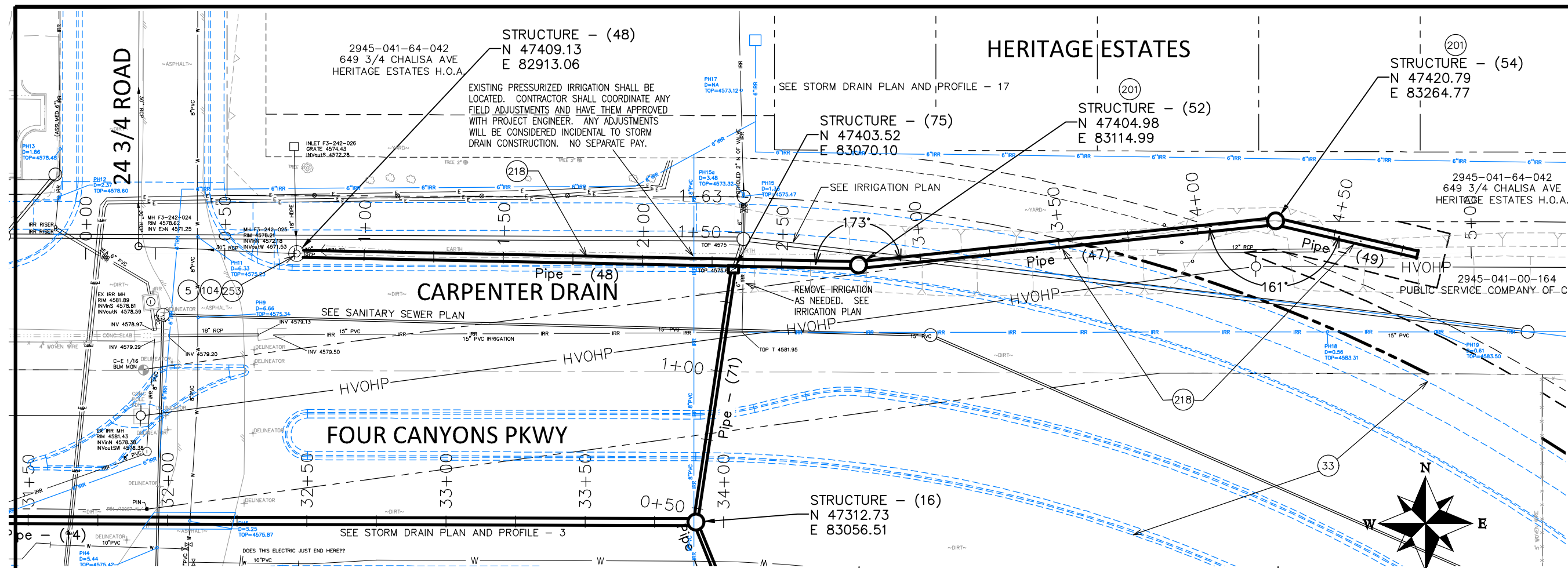
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REVISION A REV 1			JCS	2024
REVISION B REV 2			JCS	2024
REVISION C REV 3			BH	2024
REVISION D REV 4			KH	2024

SCALES:  
 HORIZONTAL 1" = 20'  
 VERTICAL 1" = 10'

**CITY OF Grand Junction COLORADO**

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

**FOUR CANYONS PKWY PH 2A**  
**P2A STORM DRAIN PLAN AND PROFILE - 3**  
 December 4, 2024

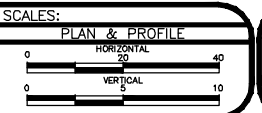


**CONSTRUCTION NOTES**

- 5 REMOVE EXISTING PIPE AND FLARED END SECTION. INCIDENTAL TO STORM DRAIN CONSTRUCTION. NO SEPARATE PAY.
- 33 FUTURE ROADWAY CONSTRUCTION.
- 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.
- 253 CONNECT TO EXISTING MANHOLE OR PIPE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-12) COST OF CONNECTION SHALL BE INCLUDED IN THE COST OF THE NEW PIPE. NO SEPARATE PAY.

REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		

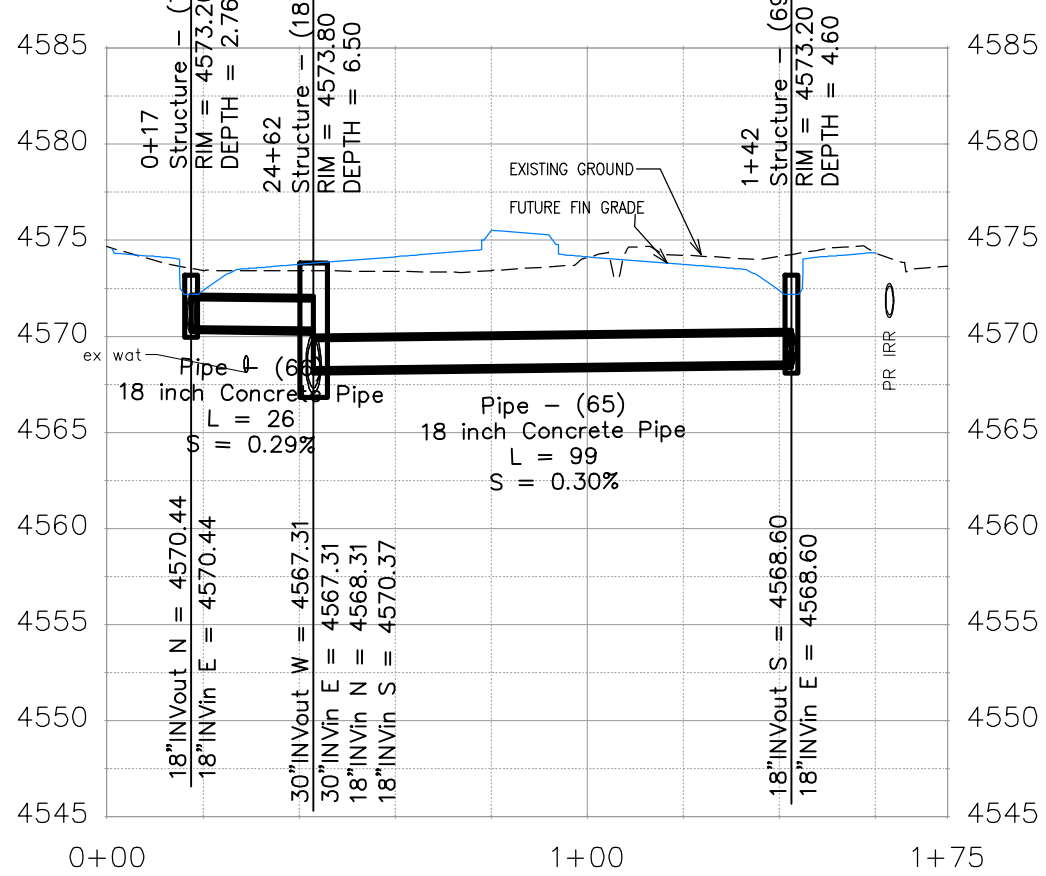
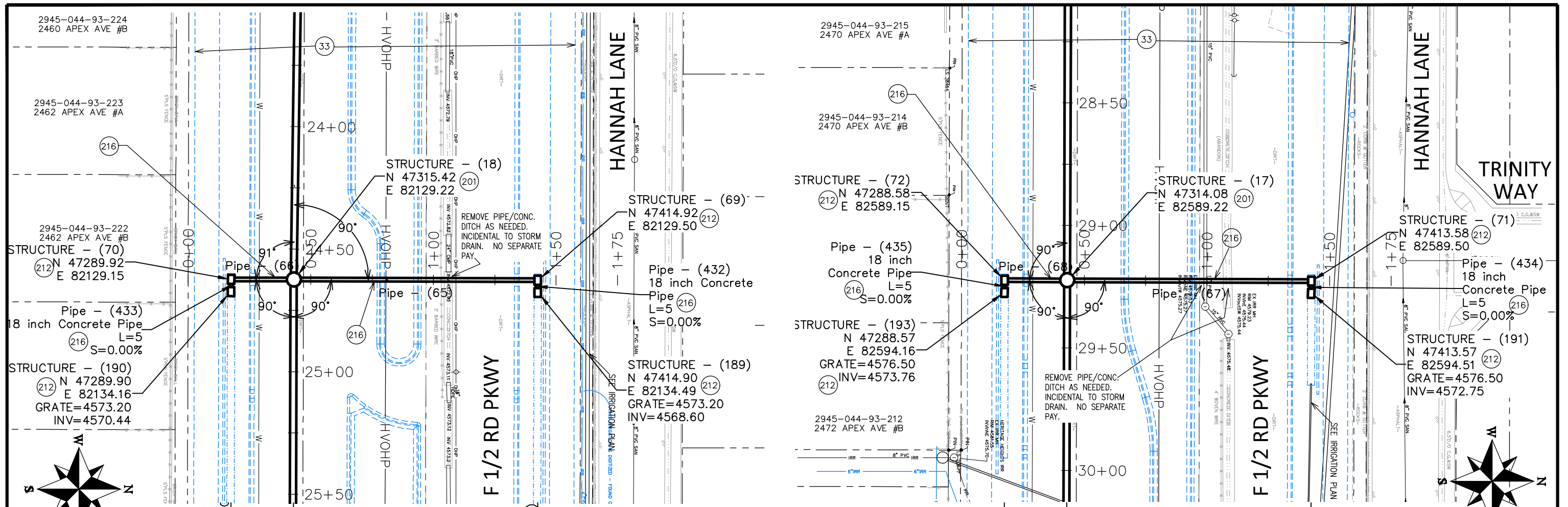
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**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 PROJECT NO. F210306

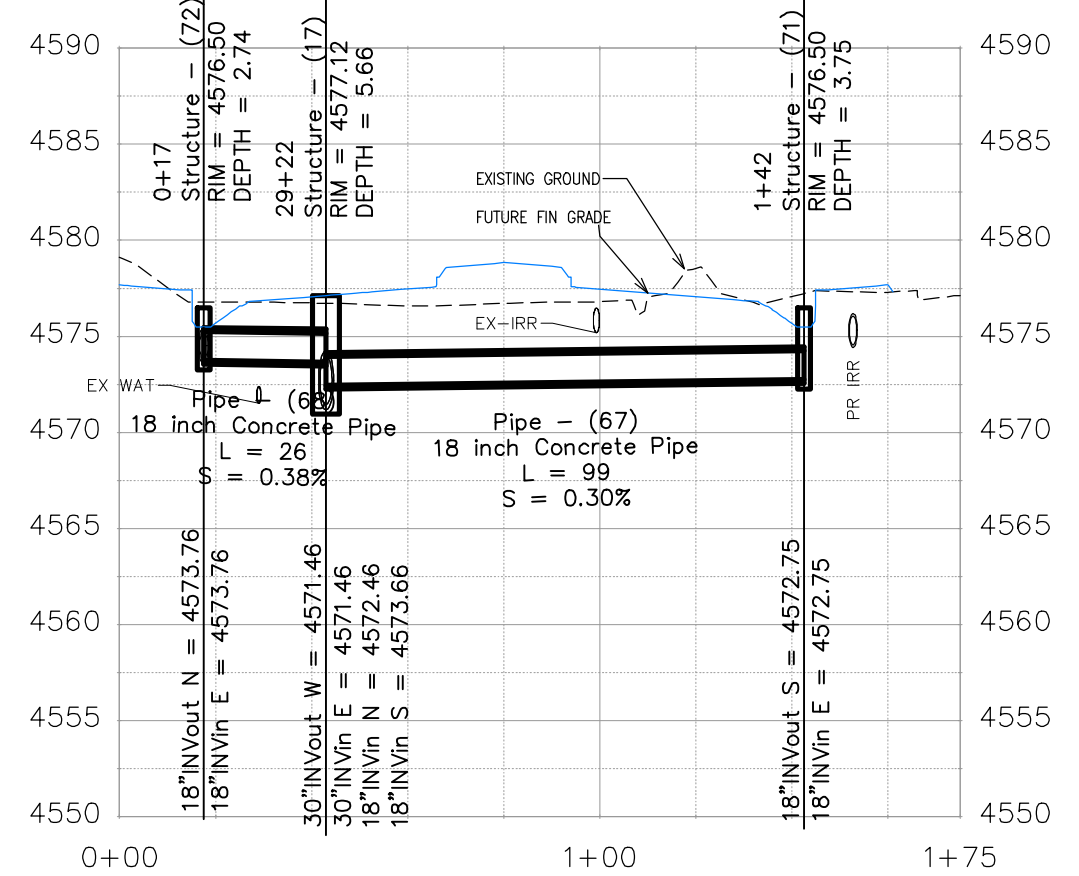
**FOUR CANYONS PKWY PH 2A**  
**P2A STORM DRAIN PLAN AND PROFILE - 4**  
 December 4, 2024





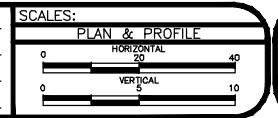
**CONSTRUCTION NOTES**

- 33 FUTURE ROADWAY CONSTRUCTION.
- 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.



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

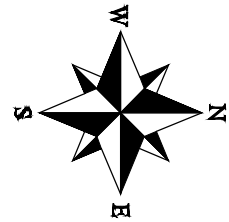
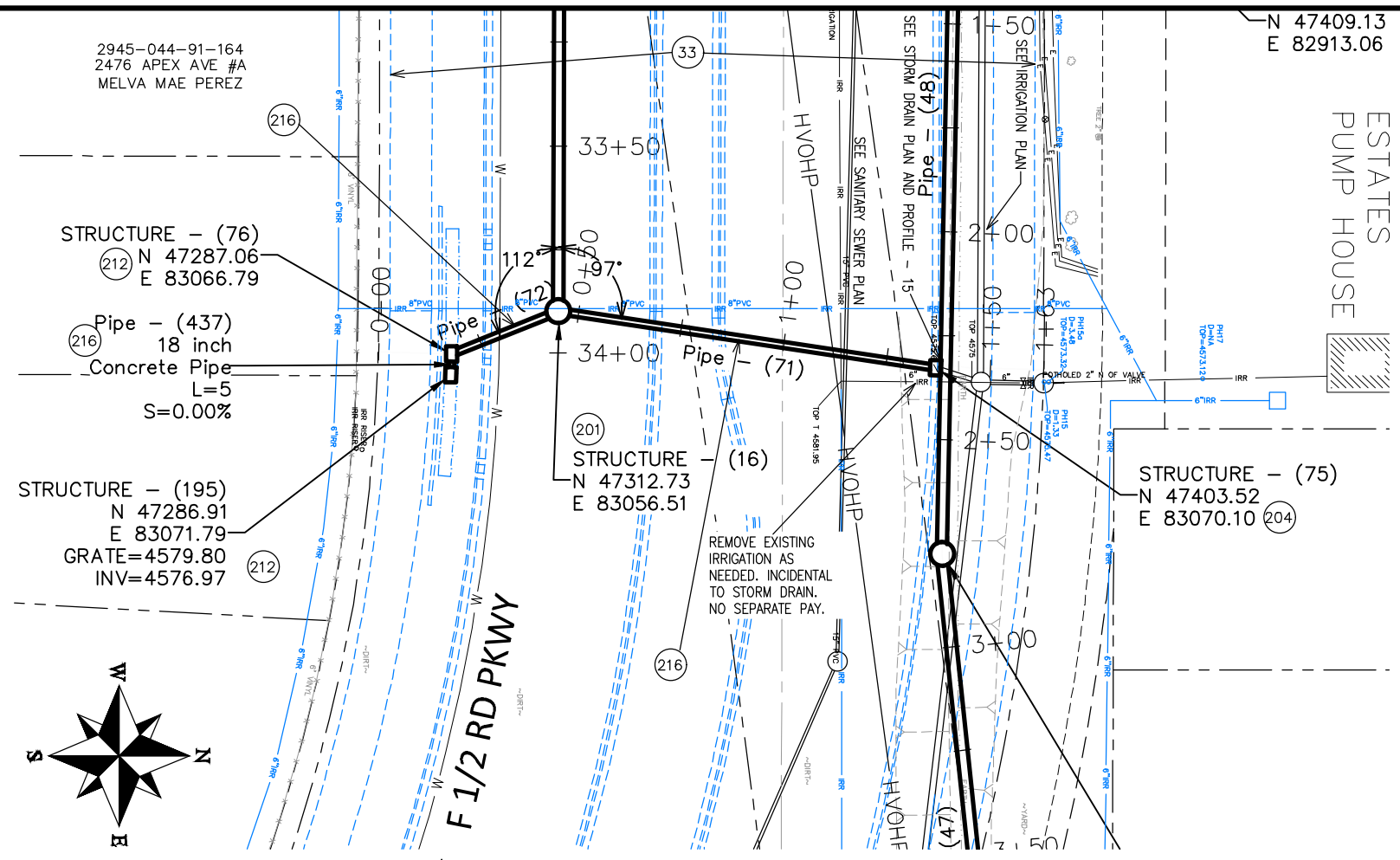
DRAWN BY JCS	DATE 2024
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APPROVED BY KH	DATE 2024



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

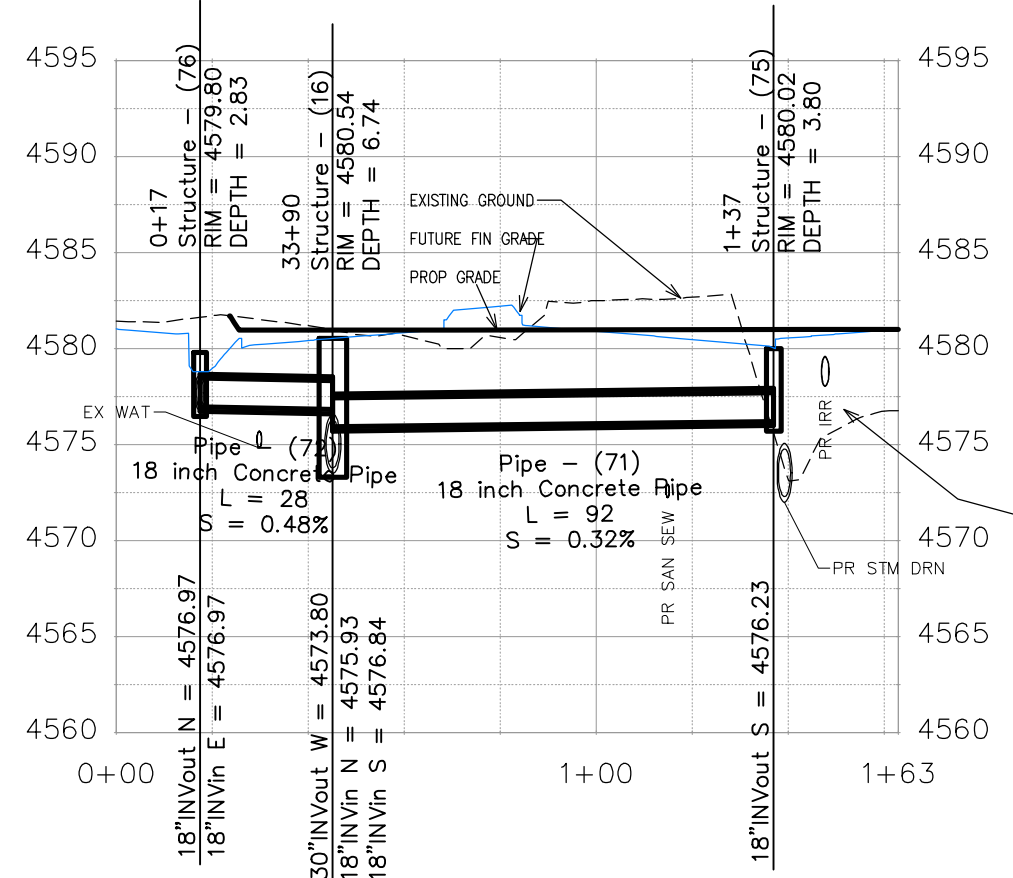
**FOUR CANYONS PKWY PH 2A  
P2A STORM DRAIN PLAN AND PROFILE - 5**  
November 14, 2024



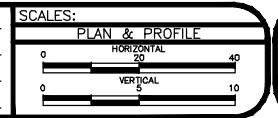


**CONSTRUCTION NOTES**

- 33 FUTURE ROADWAY CONSTRUCTION.
- 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).
- 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).
- 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.
- 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.
- 845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.
- 842 RESET UTILITY LINE (BY OTHERS)
- 846 POT HOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

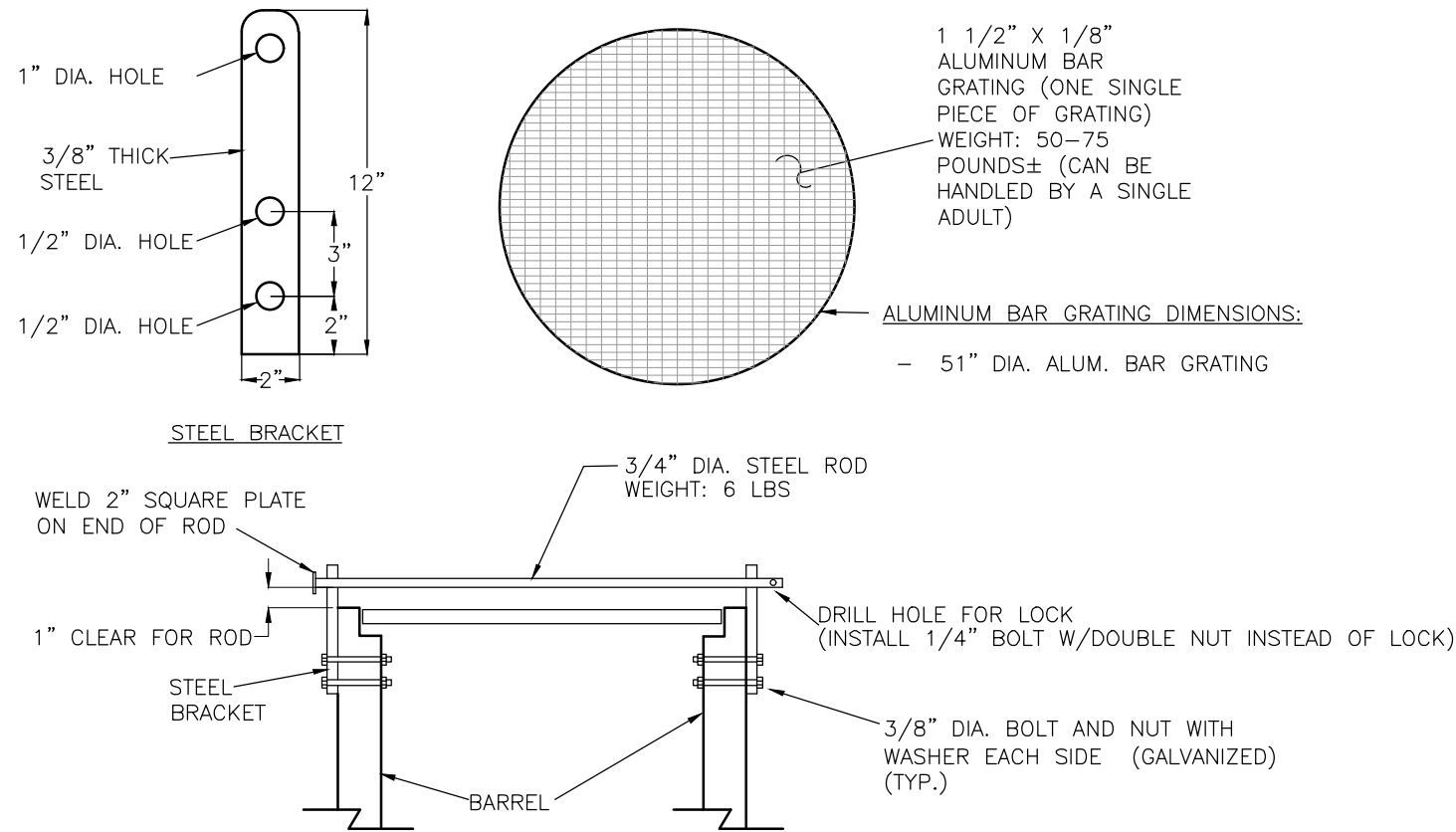


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION Δ REV 4			KH	2024



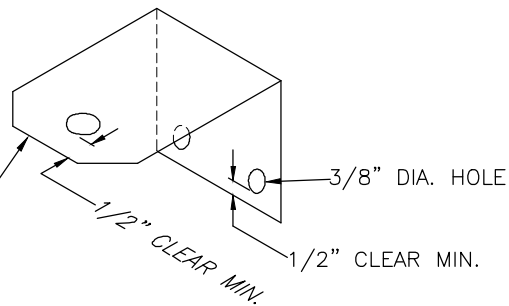
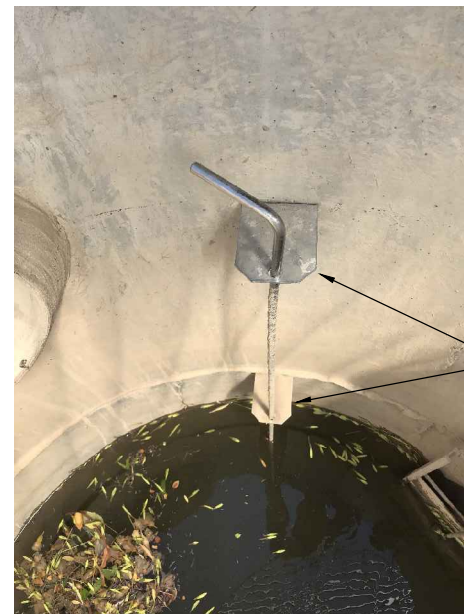
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
P2A STORM DRAIN PLAN AND PROFILE - 6  
December 4, 2024



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

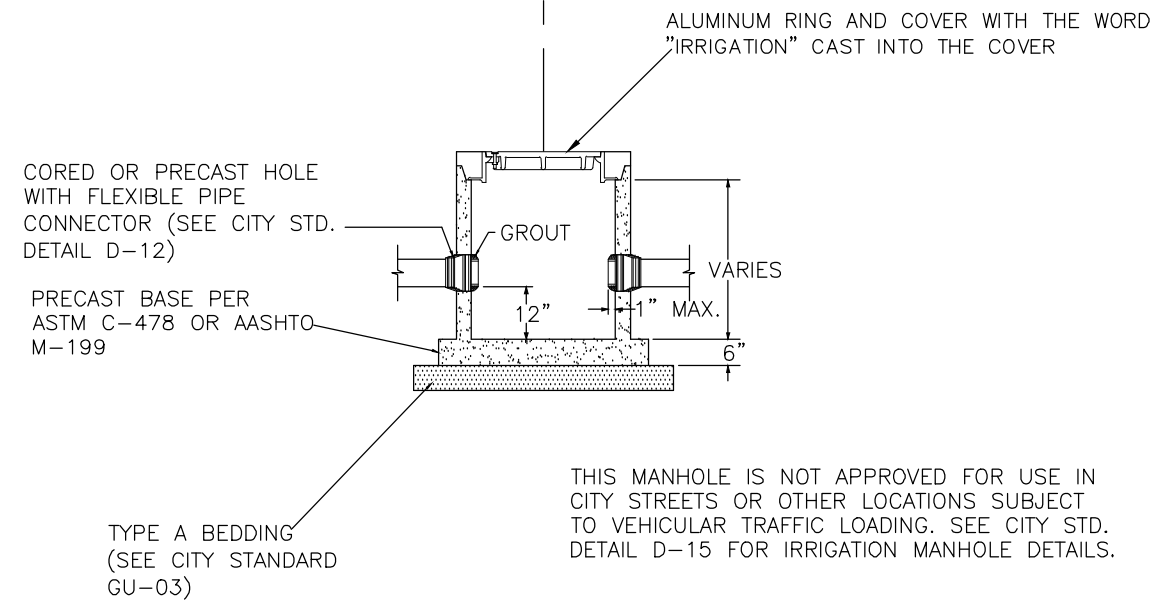
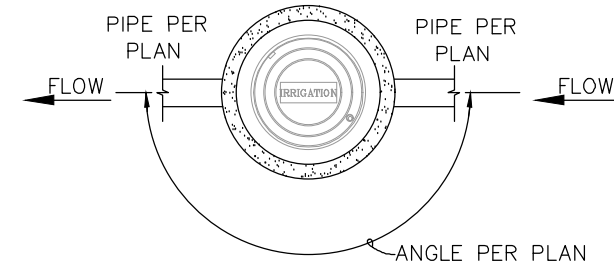
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FIELD OR SHOP FABRICATE 1/16 THICK ALUMINUM GATE STEM GUIDE TO OPERATE WITH INDIVIDUAL GATES APPROXIMATELY AS SHOWN. GUIDE CAN BE "RED HEADED" OR LAG BOLTED TO MANHOLE WALL WITH 1/4" BOLTS. FIRST GUIDE SHOULD BE INSTALLED APPROXIMATELY 1' ABOVE GATE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

**GATE STEM GUIDE**

NTS



**TYPICAL 36" IRRIGATION MANHOLE DETAIL**

NTS

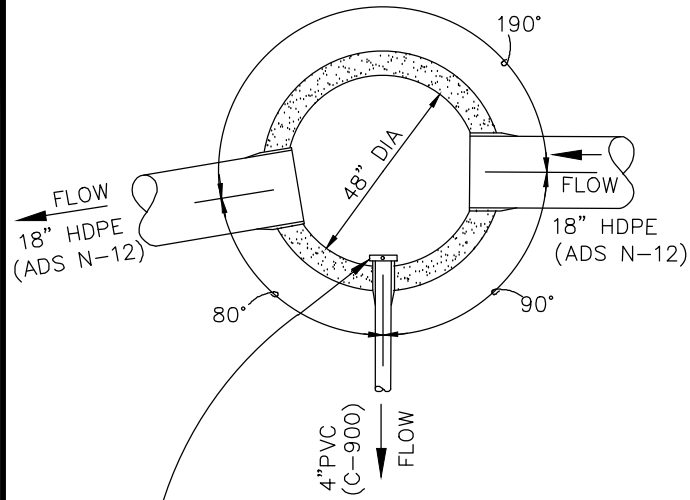
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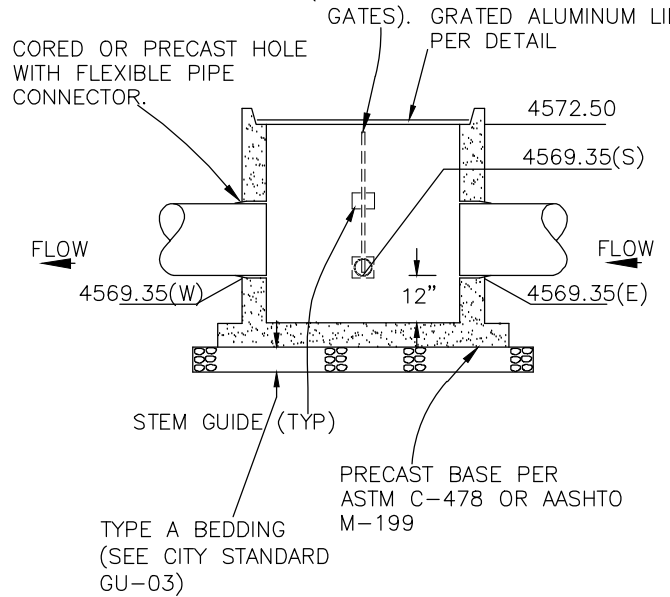
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
IRRIGATION DETAILS - 1  
November 1, 2024

**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 CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.

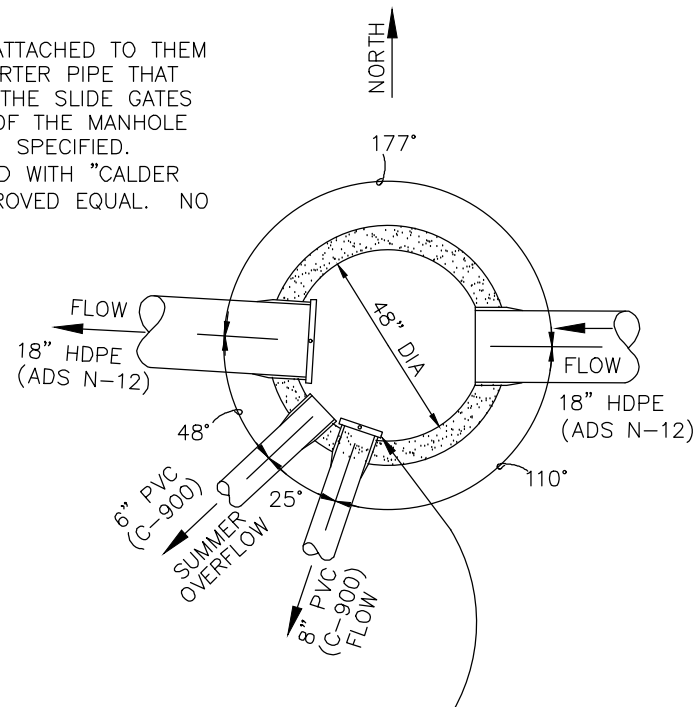


FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (1 TOTAL) (ONE 4" SLIDE GATE) ONE ON 4" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL

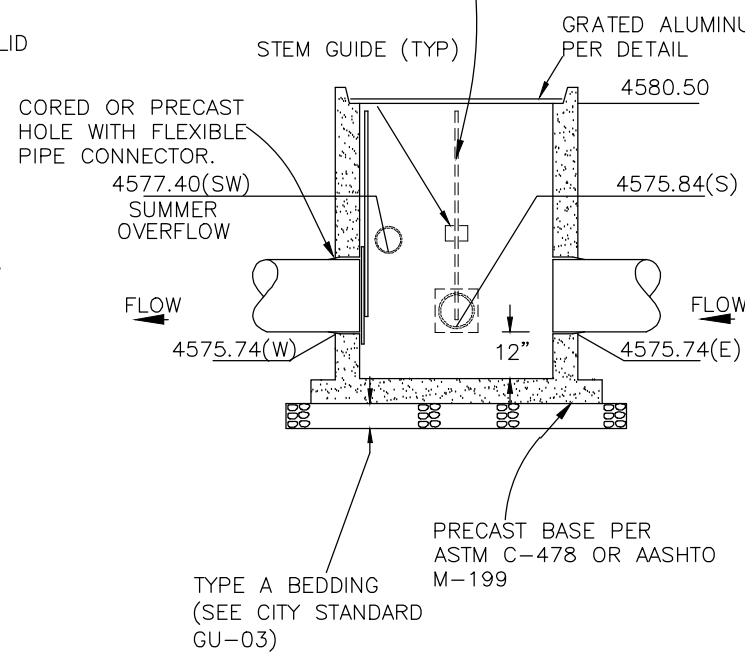


**STRUCTURE - (21) IRRIGATION MANHOLE DETAIL**

NTS



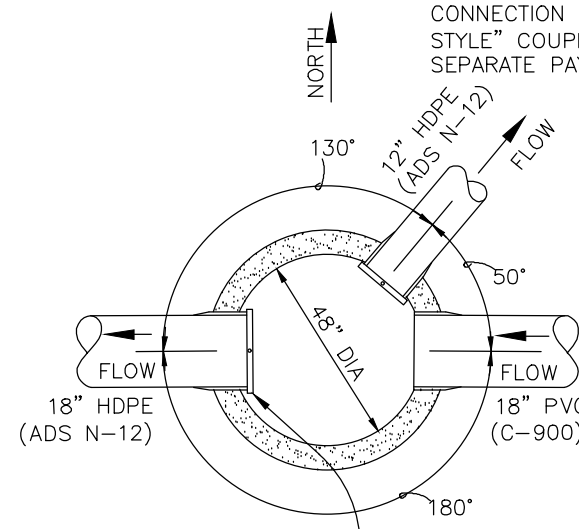
FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 8" SLIDE GATE AND ONE 18" SLIDE GATE) ONE ON 8" SERVICE OUTLET SOUTH AND ONE ON 18" OUTLET WEST. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



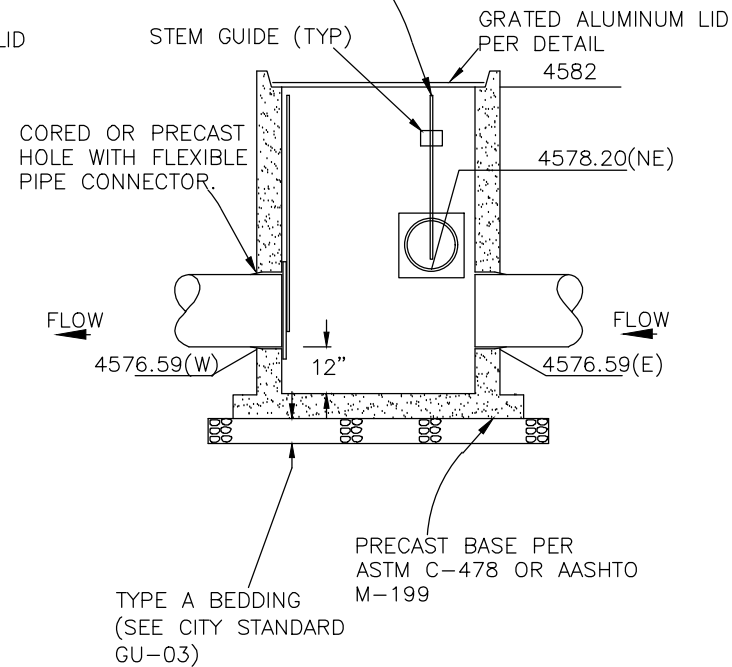
**STRUCTURE - (19) IRRIGATION MANHOLE DETAIL**

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 CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.

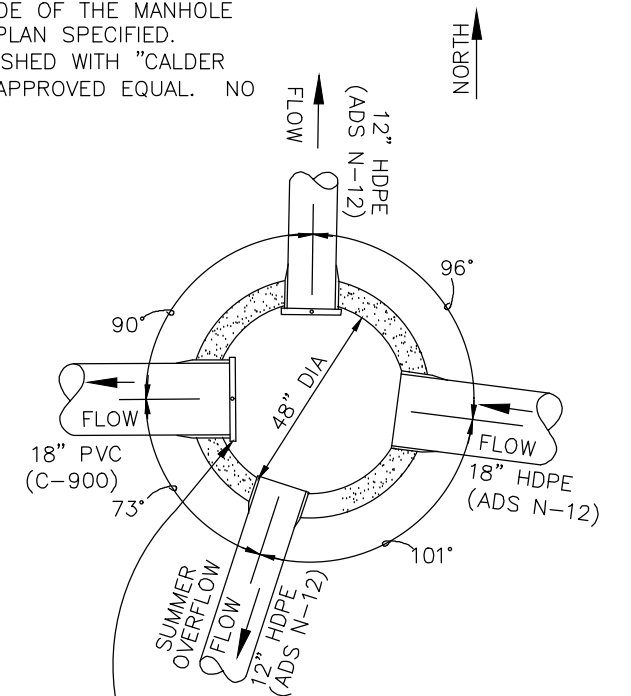


FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 12" SLIDE GATE AND ONE 18" SLIDE GATE) ONE ON 12" SERVICE OUTLET NORTHEAST AND ONE ON 18" OUTLET WEST. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).

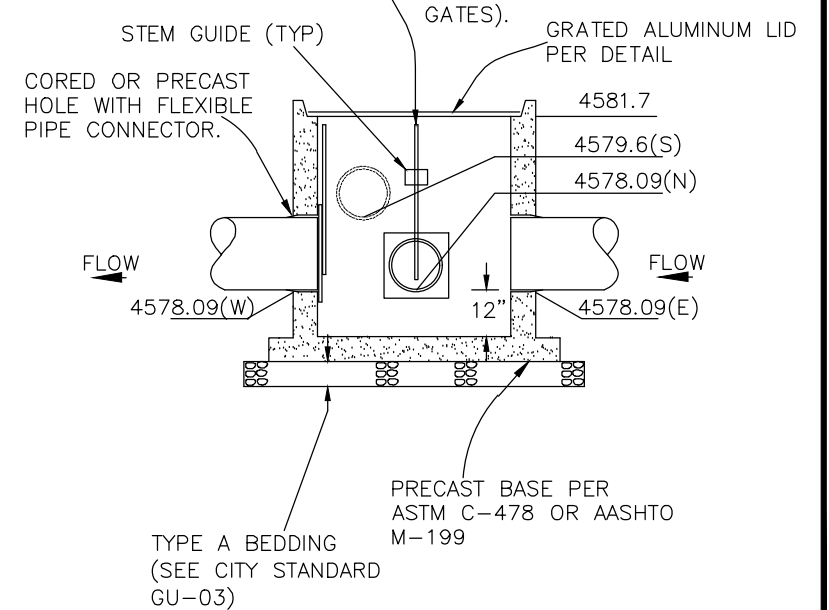


**STRUCTURE - (18) IRRIGATION MANHOLE DETAIL**

NTS



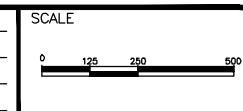
FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 12" SLIDE GATE AND ONE 18" SLIDE GATE) ONE ON 12" SERVICE OUTLET NORTHWEST AND ONE ON 18" OUTLET WEST. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL



**STRUCTURE - (17) IRRIGATION MANHOLE DETAIL**

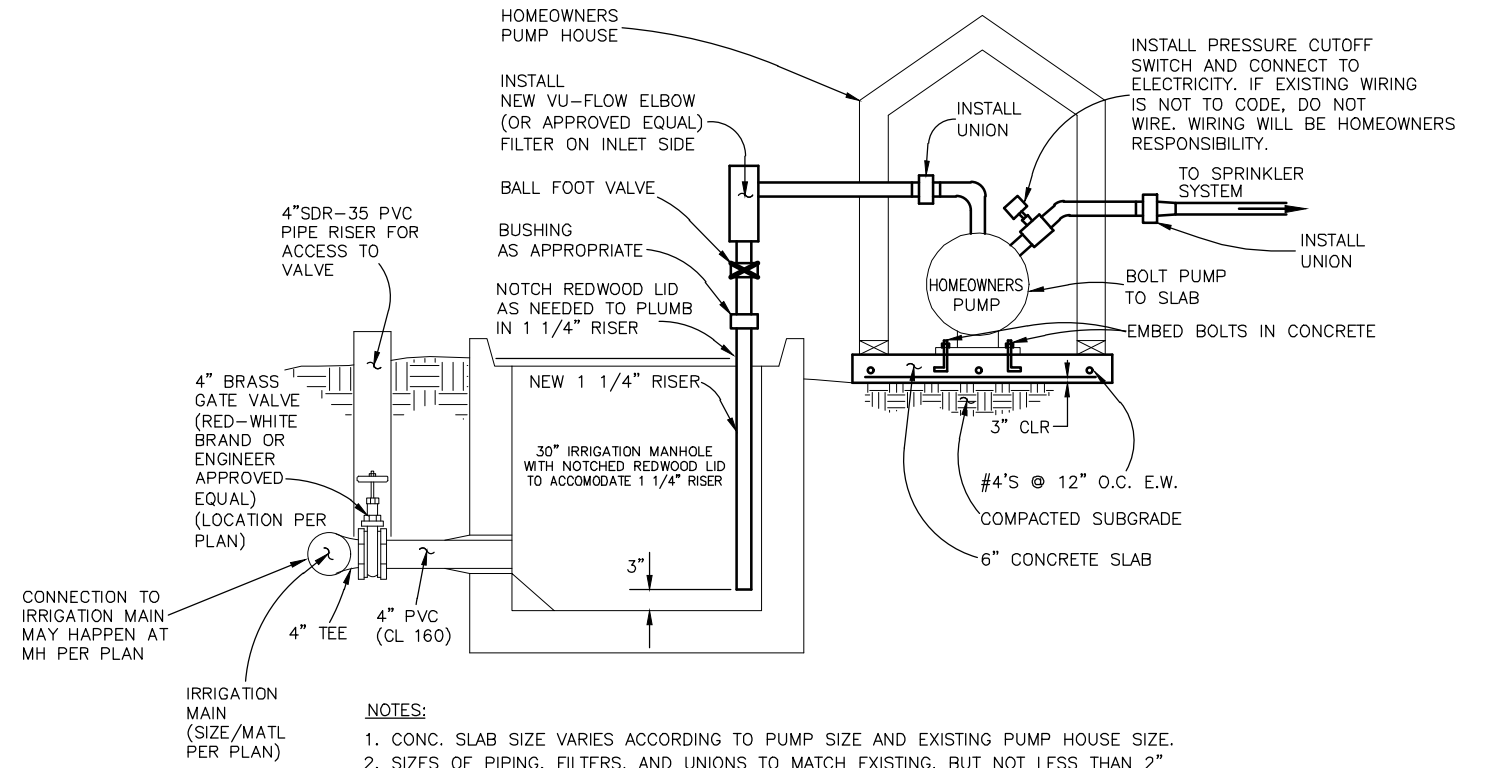
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REV 4			KH	2024

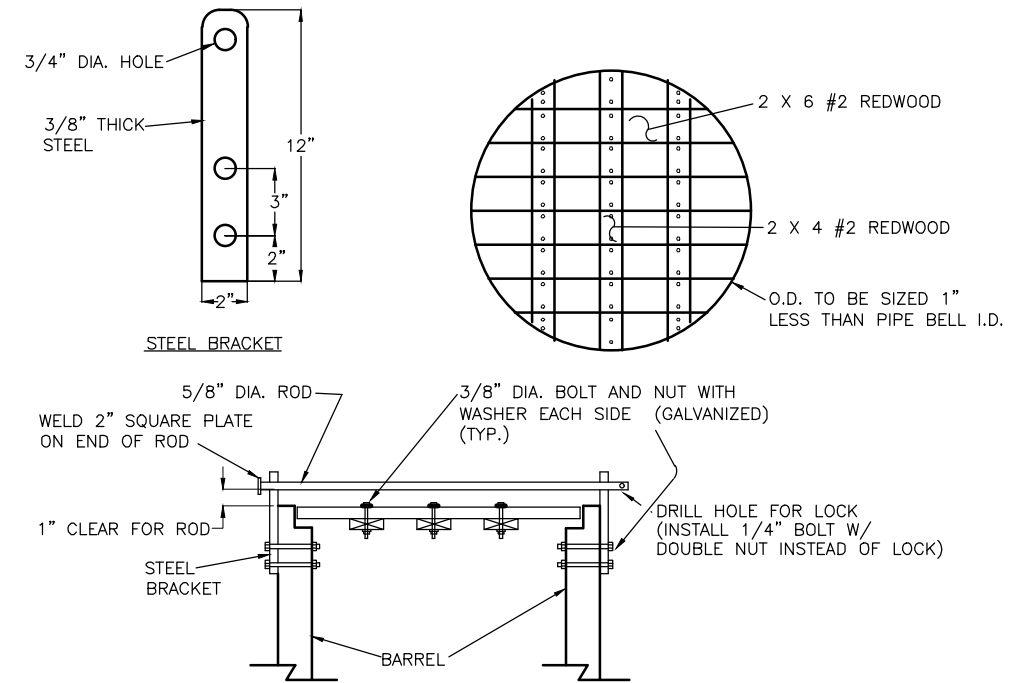


**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210306

**FOUR CANYONS PKWY PH 2A IRRIGATION DETAILS - 2**  
November 1, 2024



**IRRIGATION PUMP CONNECTION DETAIL**



**REDWOOD COVER DETAIL FOR IRRIGATION SUMP STRUCTURE**

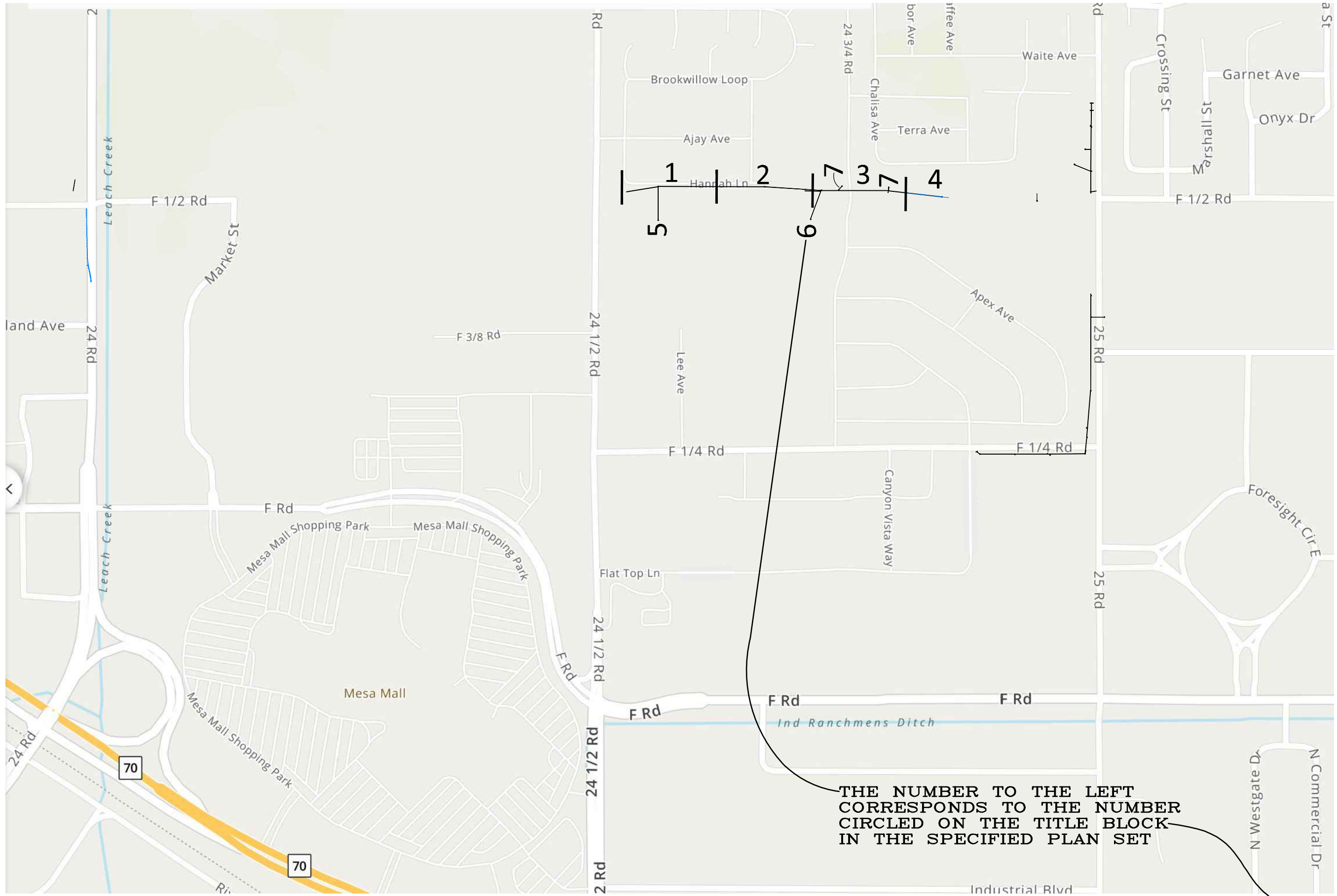
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PUBLIC WORKS  
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PROJECT NO. F210306

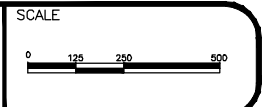
FOUR CANYONS PKWY PH 2A  
IRRIGATION DETAILS - 3  
November 1, 2024





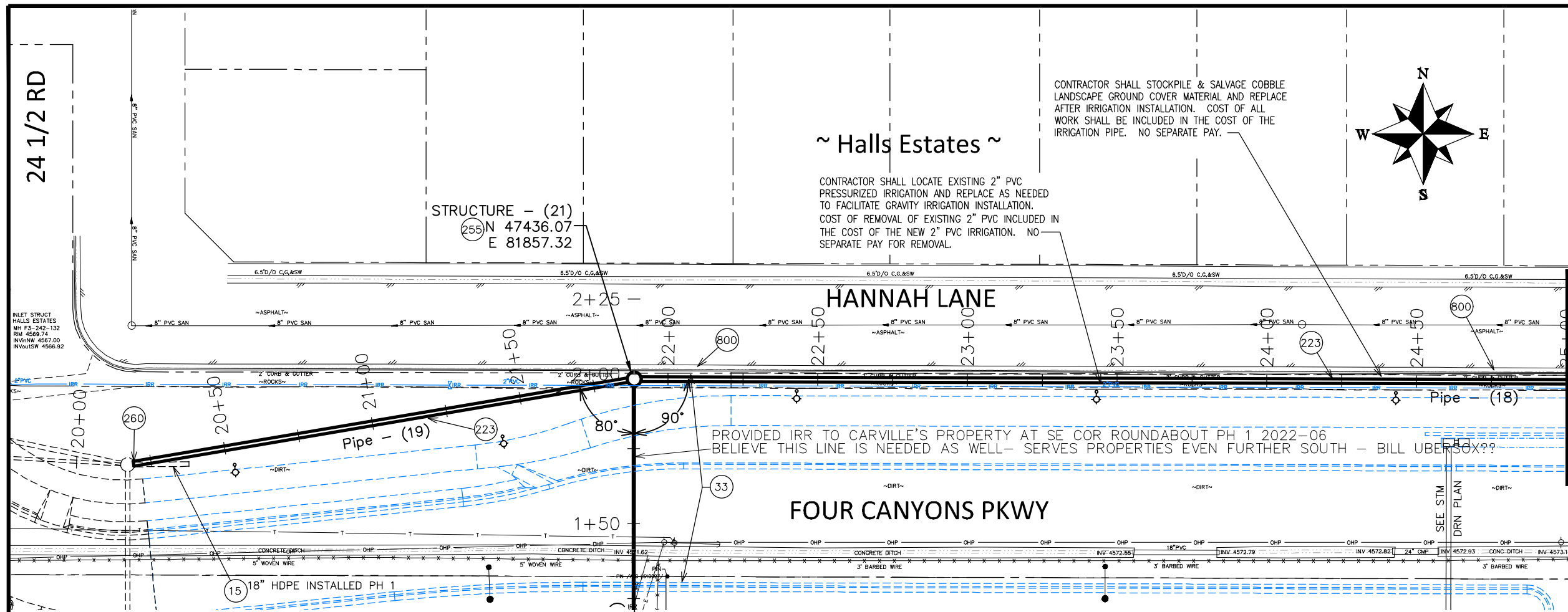
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DRAWN BY JCS DATE 2024  
 DESIGNED BY JCS DATE 2024  
 CHECKED BY BH DATE 2024  
 APPROVED BY KH DATE 2024

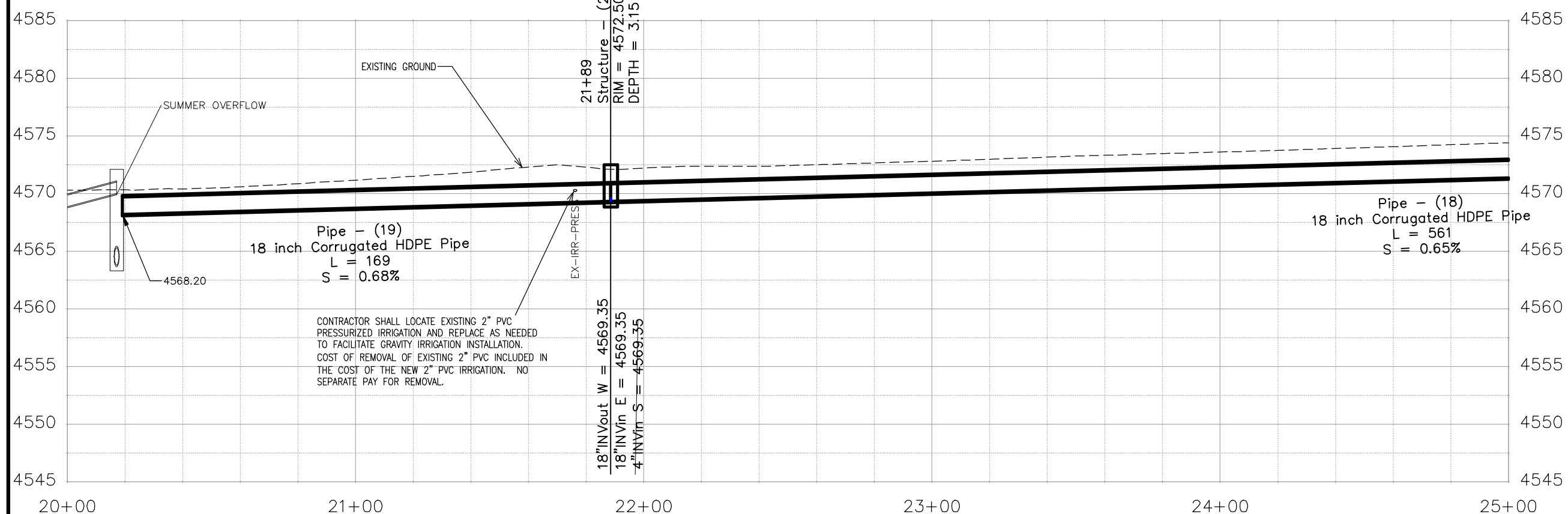
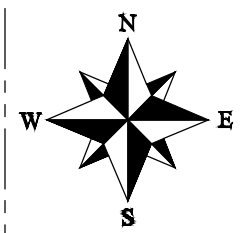


PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

FOUR CANYONS PKWY PH 3A  
 IRRIGATION SHEET INDEX - (X)  
 November 1, 2024



- ### CONSTRUCTION NOTES
- 15 REMOVE/SALVAGE PIPE. CONTRACTOR MAY REMOVE AND REALIGN PIPE IF POSSIBLE OR DISPOSE OF PIPE IF CONDITION OF PIPE WARRANTS. WORK SHALL BE INCIDENTAL TO IRRIGATION CONSTRUCTION. NO SEPARATE PAY.
  - 33 FUTURE ROADWAY CONSTRUCTION.
  - 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)
  - 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)
  - 260 102.11/108.5 - CONNECT TO EXISTING MANHOLE (18" PIPE). (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-12). COST OF CONNECTION SHALL BE INCIDENTAL TO COST OF PIPE. NO SEPARATE PAY.
  - 800 PROTECT CONCRETE CURB AND GUTTER. ANY DAMAGE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			JCS	2024	PLAN & PROFILE
REVISION			JCS	2024	HORIZONTAL 1" = 20'
REVISION			BH	2024	VERTICAL 1" = 10'
REVISION			KH	2024	

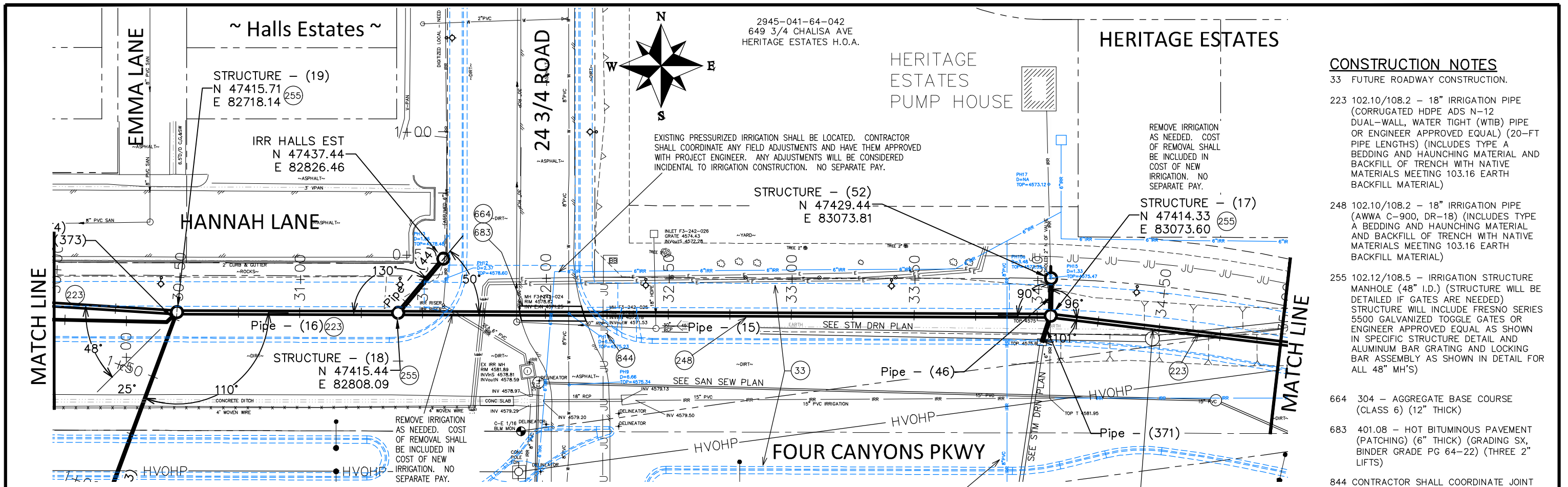


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

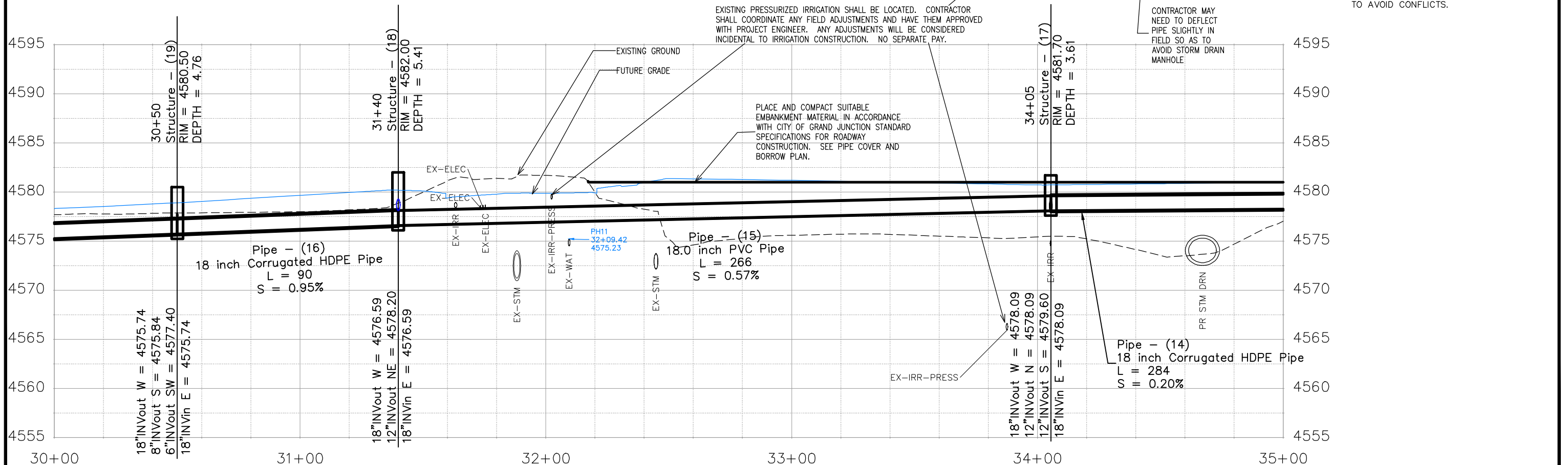
**FOUR CANYONS PKWY PH 2A  
P2A IRRIGATION PLAN AND PROFILE - 1**  
November 14, 2024







- CONSTRUCTION NOTES**
- 33 FUTURE ROADWAY CONSTRUCTION.
  - 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)
  - 248 102.10/108.2 - 18" IRRIGATION PIPE (AWWA C-900, DR-18) (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)
  - 664 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK)
  - 683 401.08 - HOT BITUMINOUS PAVEMENT (PATCHING) (6" THICK) (GRADING SX, BINDER GRADE PG 64-22) (THREE 2" LIFTS)
  - 844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2024
REVISION			JCS	2024
REVISION			BH	2024
REVISION			KH	2024

SCALES:

PLAN & PROFILE  
HORIZONTAL 1" = 40'

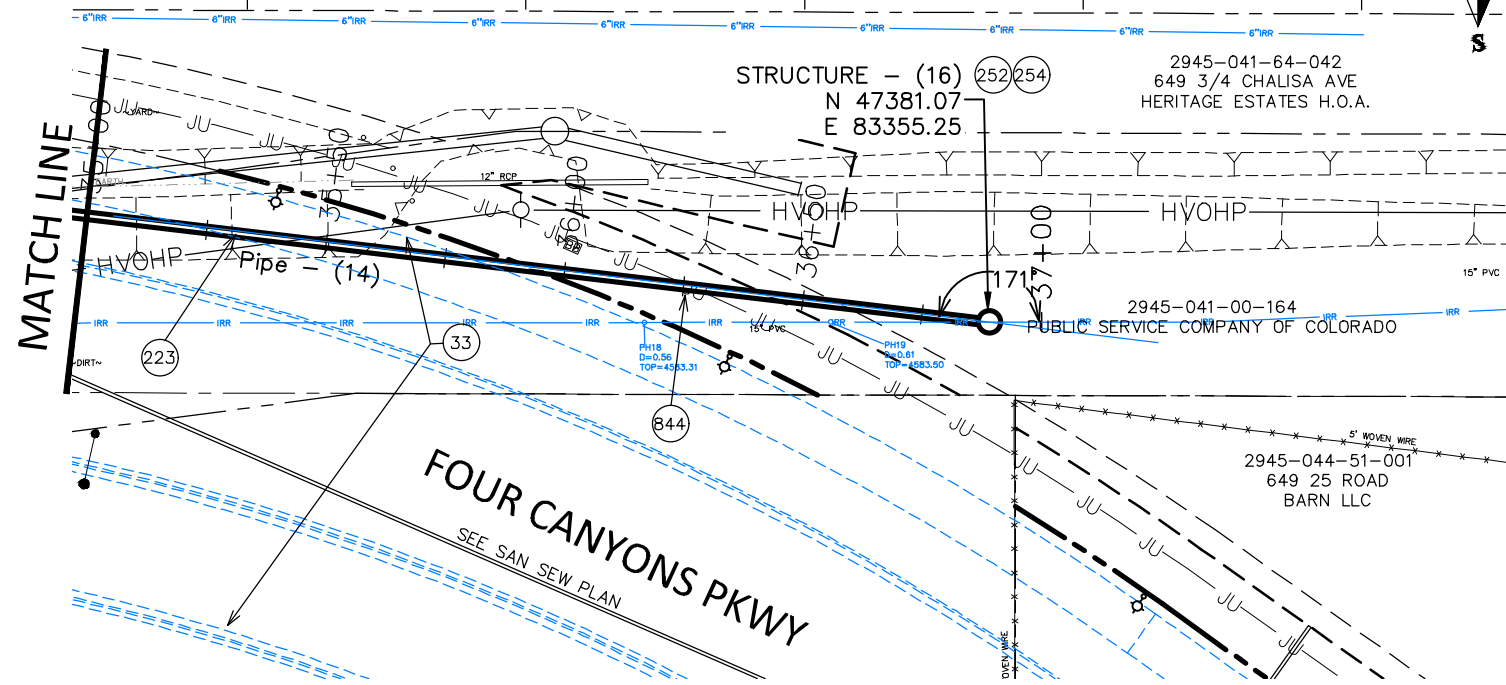
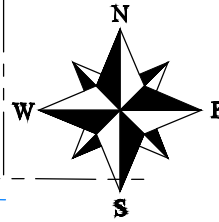
VERTICAL 1" = 10'



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

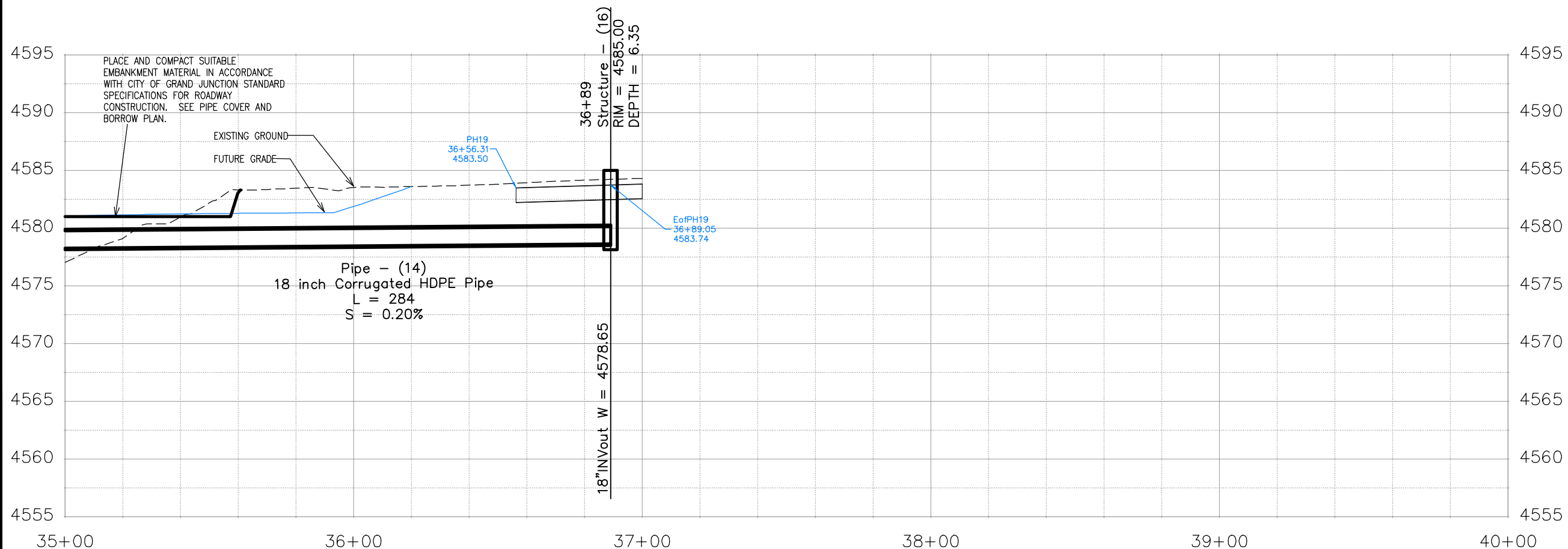
FOUR CANYONS PKWY PH 2A  
P2A IRRIGATION PLAN AND PROFILE - 3  
December 4, 2024

# HERITAGE ESTATES



## CONSTRUCTION NOTES

- 33 FUTURE ROADWAY CONSTRUCTION.
- 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)
- 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)
- 254 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR THE IRRIGATION MANHOLE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 844 FUTURE JOINT UTILITY LOCATION



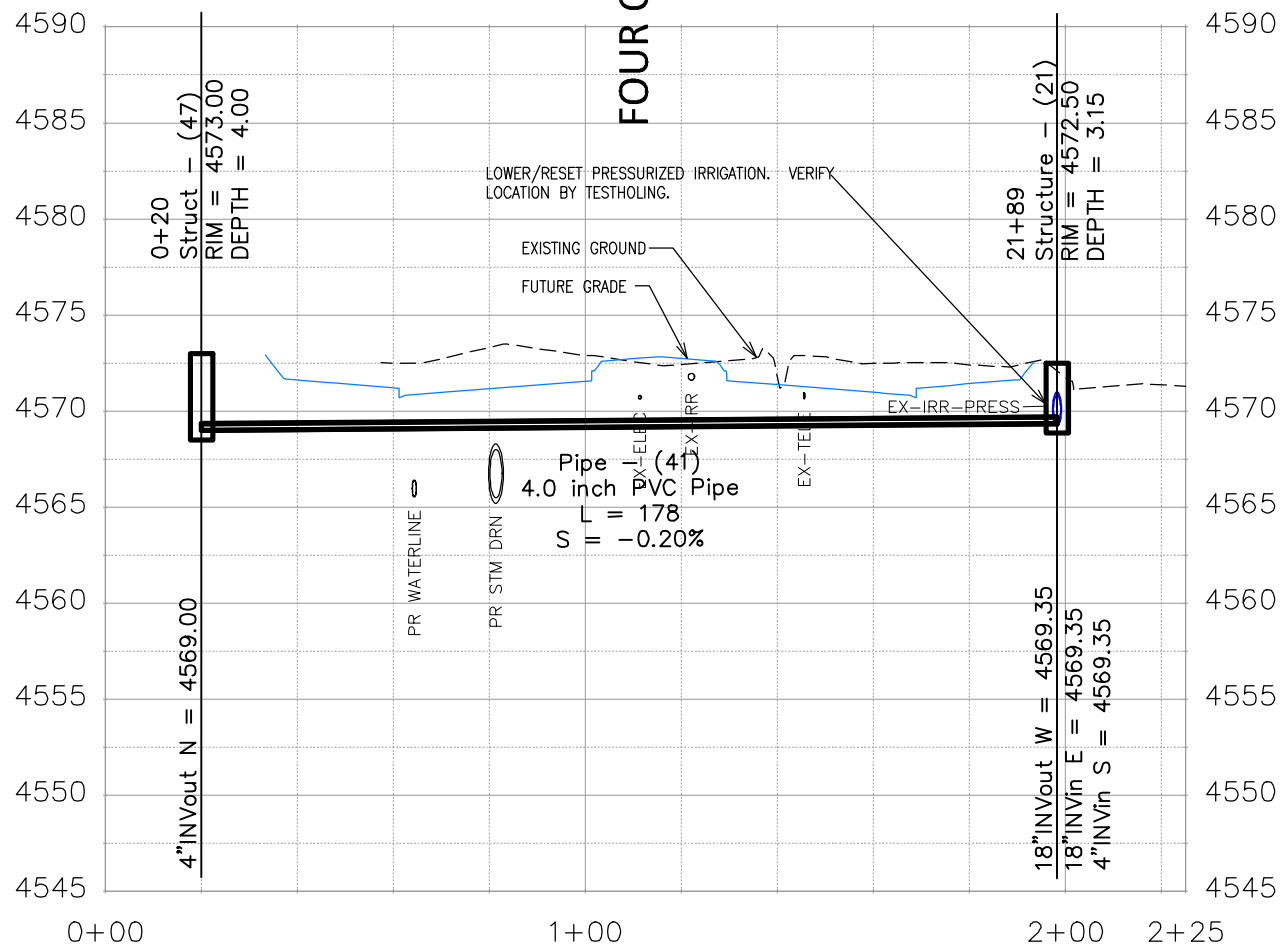
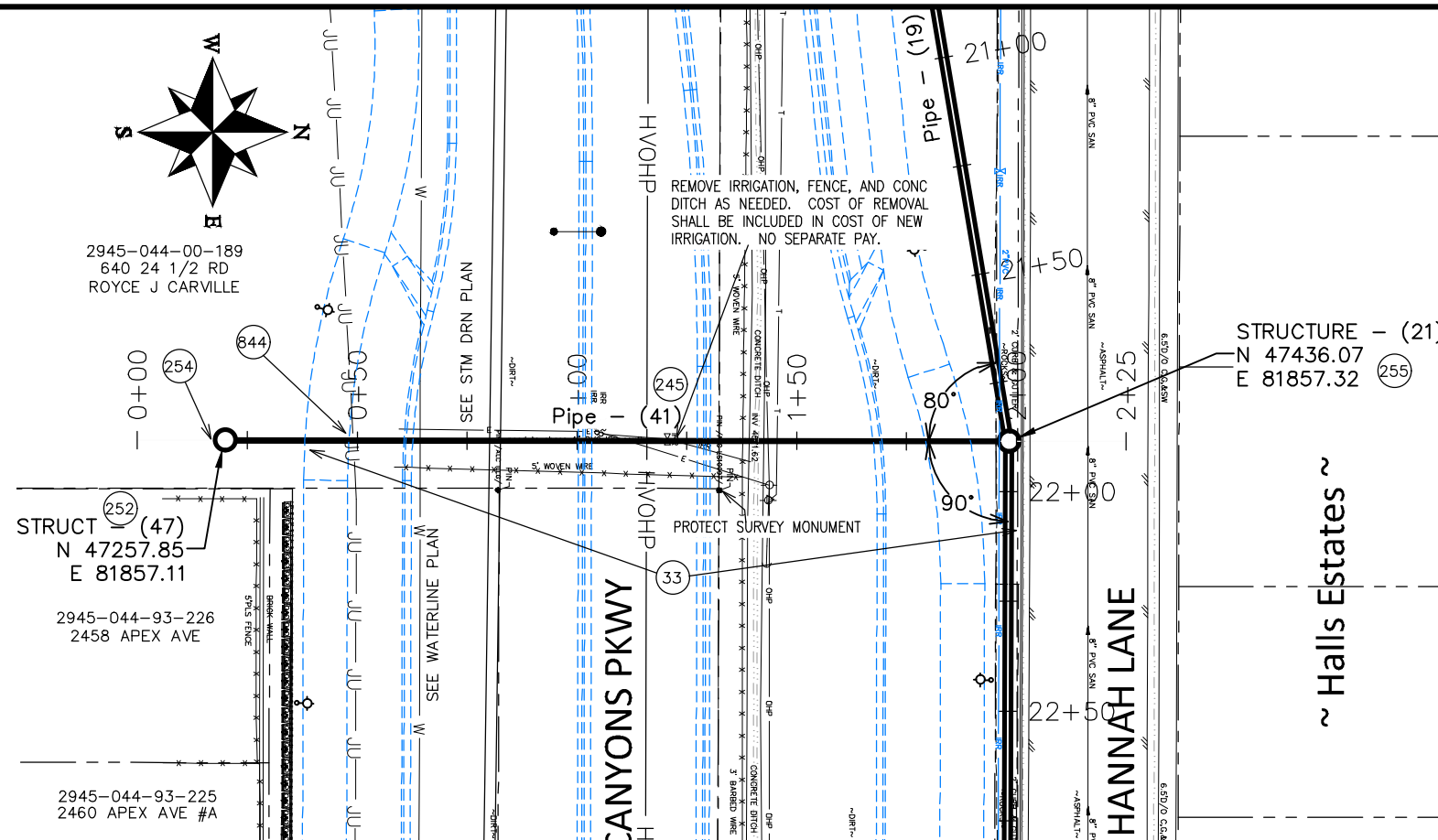
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2024
REVISION			JCS	2024
REVISION			BH	2024
REVISION			KH	2024

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



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
P2A IRRIGATION PLAN AND PROFILE - 4  
November 14, 2024



**CONSTRUCTION NOTES**

- 33 FUTURE ROADWAY CONSTRUCTION.
- 245 102.10/108.2 - 4" IRRIGATION PIPE (AWWA C-900, DR-18) (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)
- 254 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR THE IRRIGATION MANHOLE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 255 102.12/108.5 - 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)
- 844 FUTURE JOINT UTILITY LOCATION.

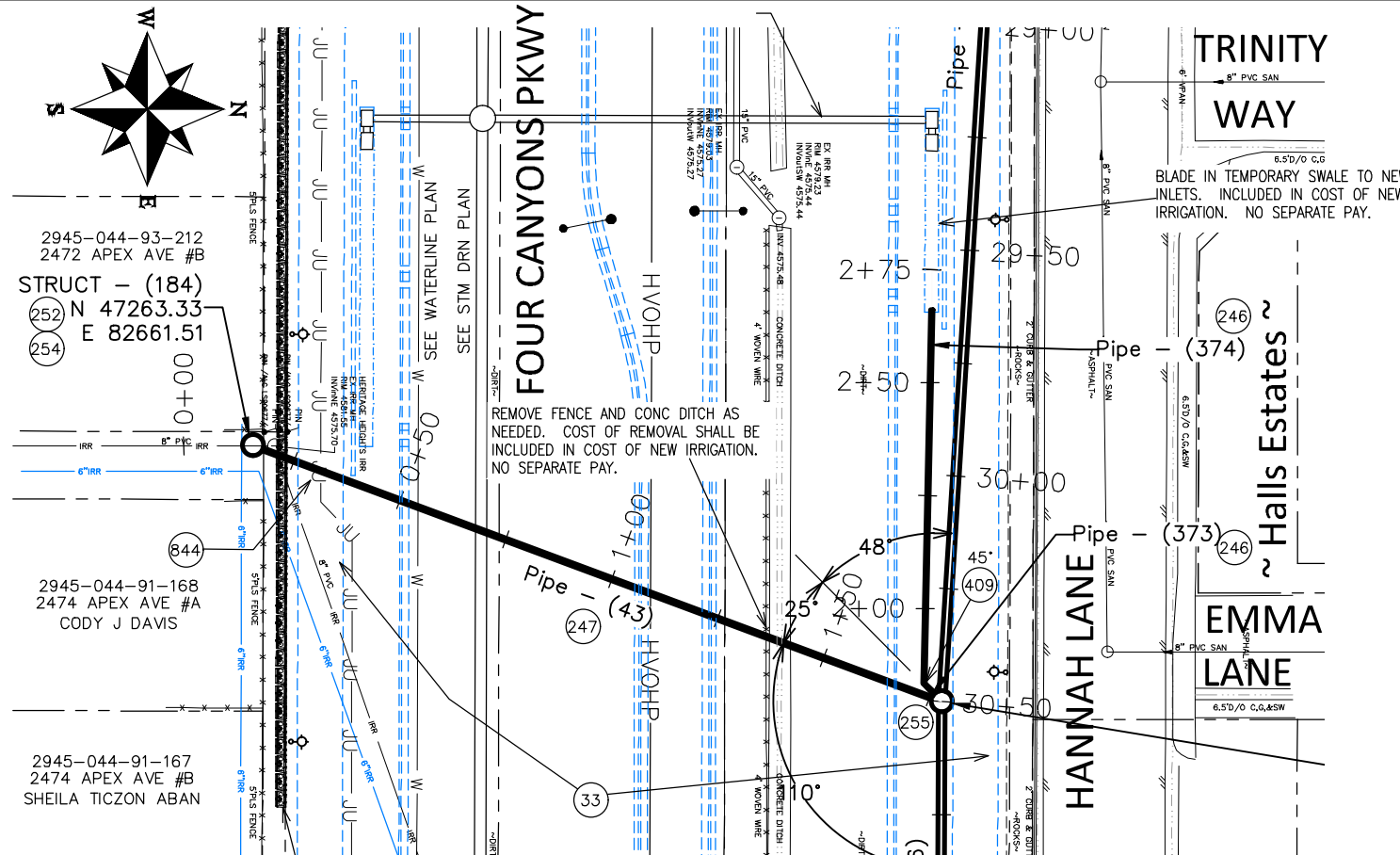
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REVISION			JCS	2024	PLAN & PROFILE
REVISION			JCS	2024	HORIZONTAL 1" = 20'
REVISION			BH	2024	VERTICAL 1" = 10'
REVISION			KH	2024	



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

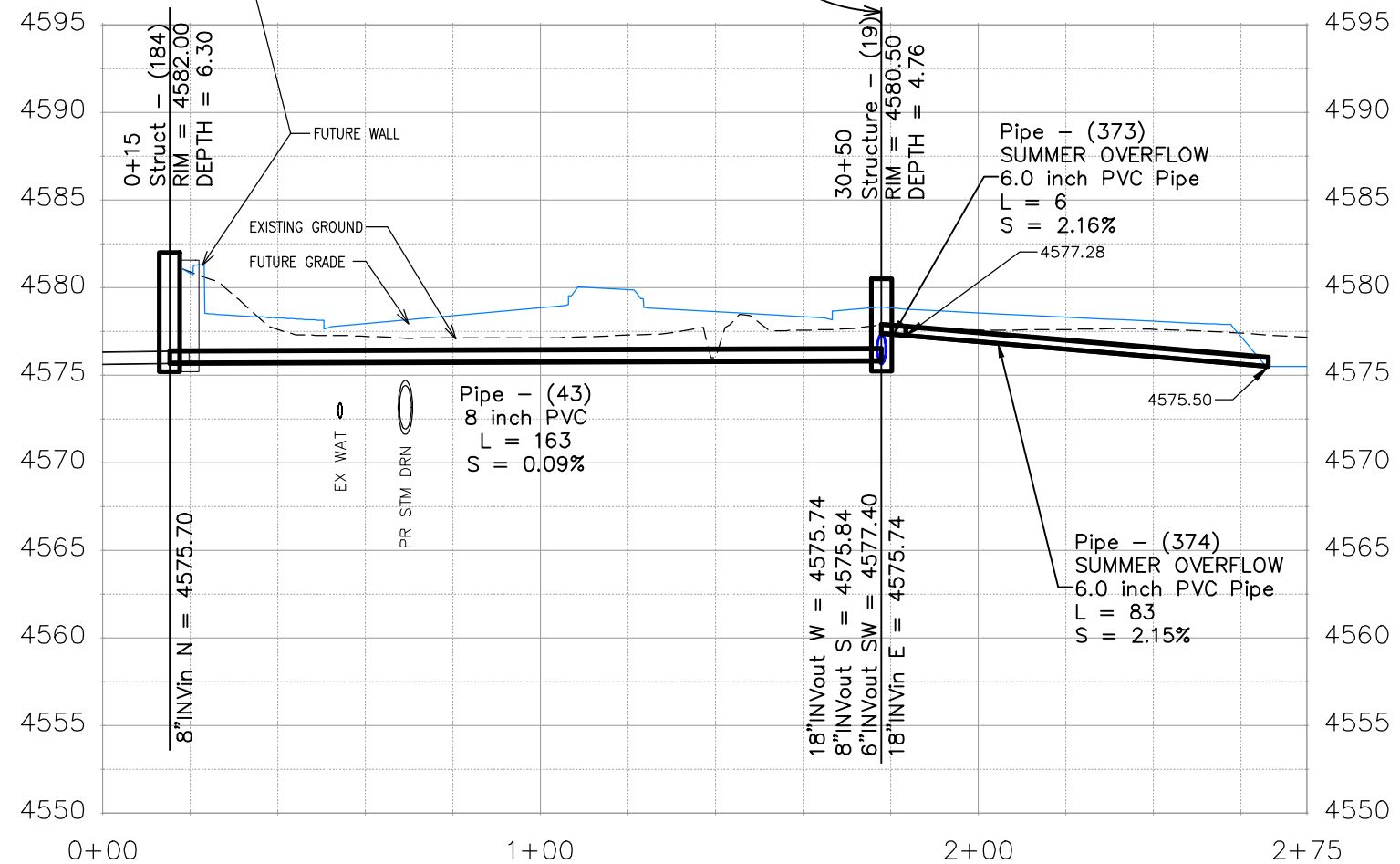
**FOUR CANYONS PKWY PH 2A  
P2A IRRIGATION PLAN AND PROFILE - 5**  
November 14, 2024



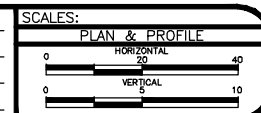


**CONSTRUCTION NOTES**

- 33 FUTURE ROADWAY CONSTRUCTION.
- 246 102.10/108.2 - 6" IRRIGATION PIPE (AWWA C-900, DR-18) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)
- 247 102.10/108.2 - 8" IRRIGATION PIPE (AWWA C-900, DR-18) (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)
- 254 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR THE IRRIGATION MANHOLE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE
- 255 102.12/108.5 - 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)
- 409 102.8/108.3 - ELBOW (SIZE AND ANGLE AS SHOWN)
- 844 FUTURE JOINT UTILITY LOCATION

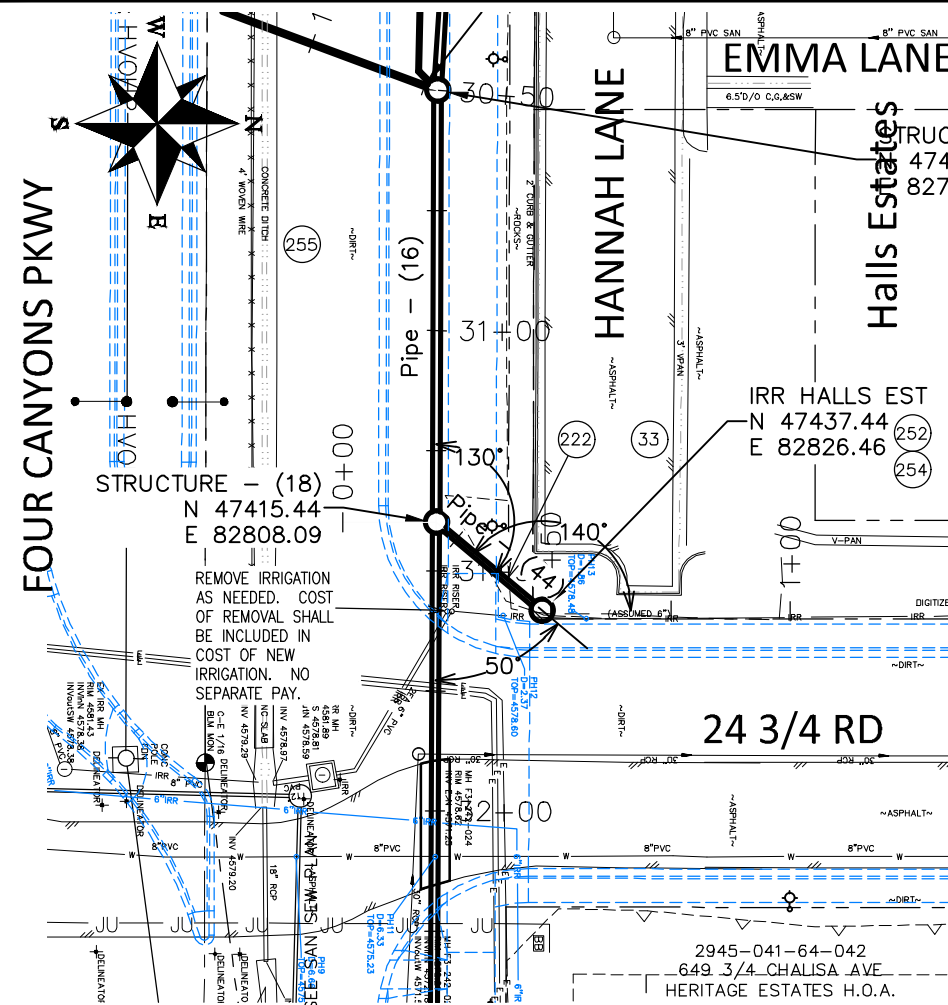


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2024
REVISION			BH	2024
REVISION			KH	2024



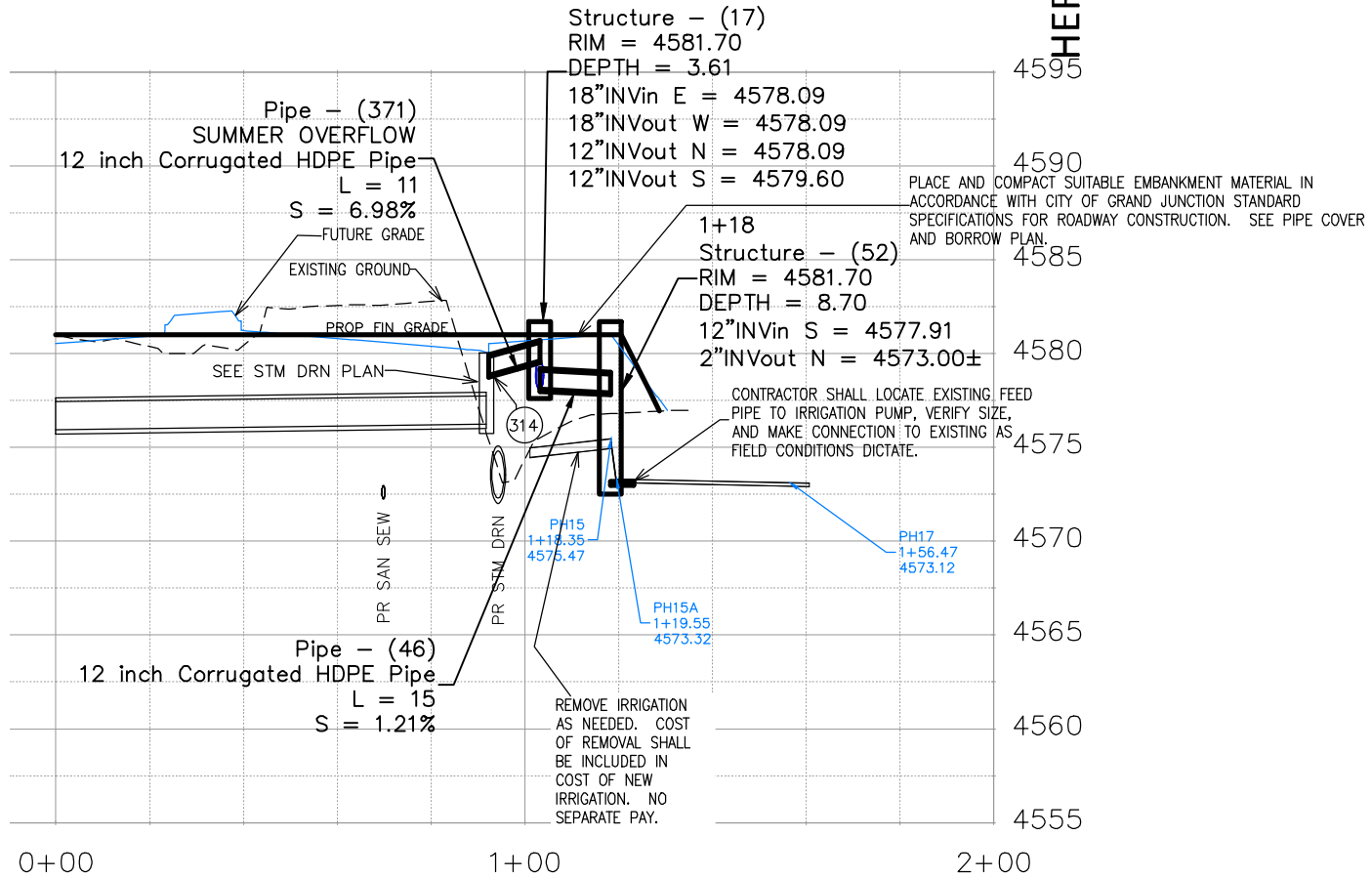
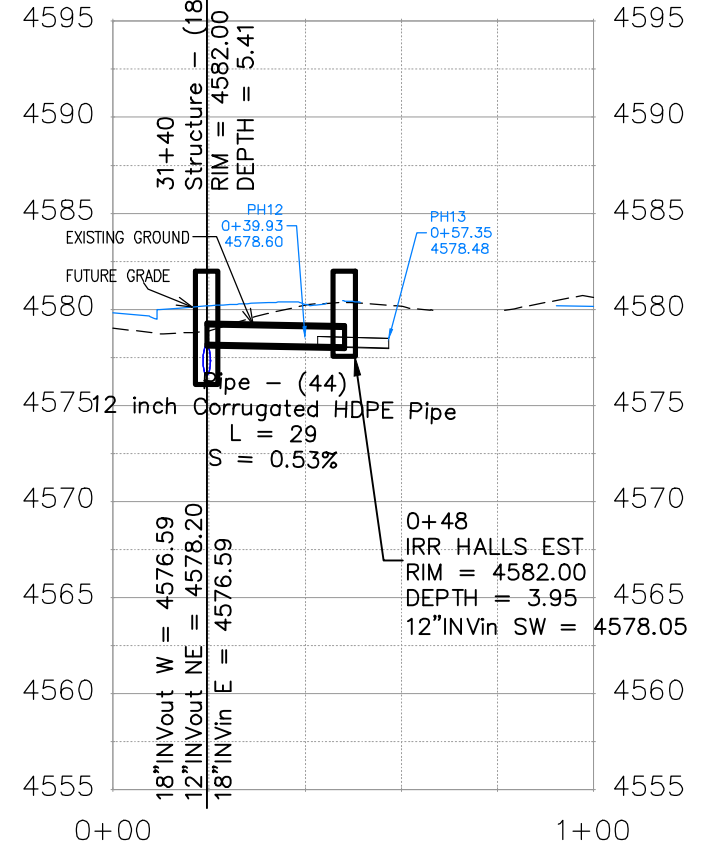
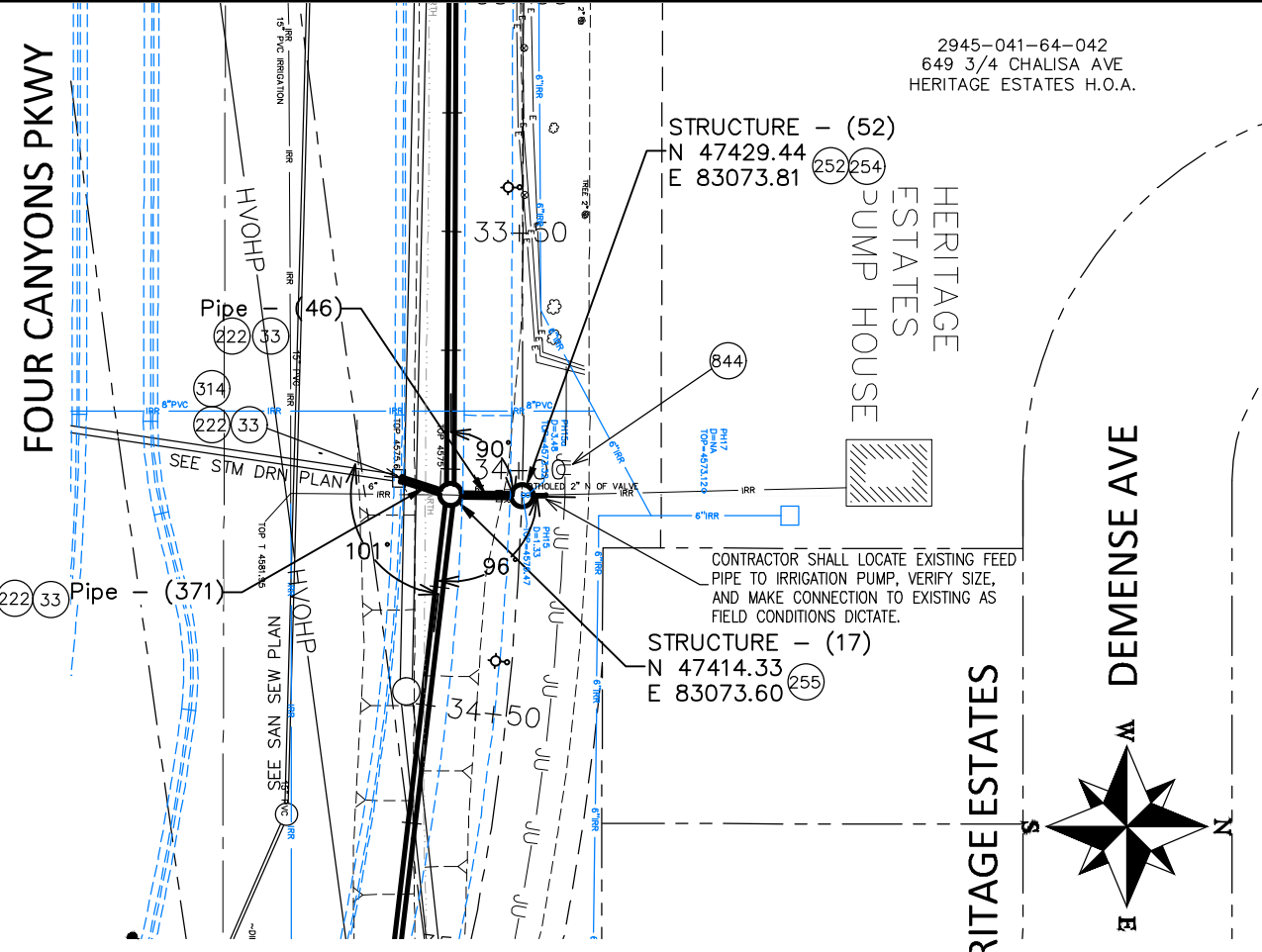
PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
P2A IRRIGATION PLAN AND PROFILE - 6  
November 14, 2024



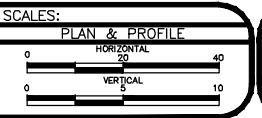
**CONSTRUCTION NOTES**

- 33 FUTURE ROADWAY CONSTRUCTION.
- 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)
- 254 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR THE IRRIGATION MANHOLE 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)
- 314 102.11/108.5 - CONNECT TO STORM DRAIN MH OR INLET. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-12).
- 844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.



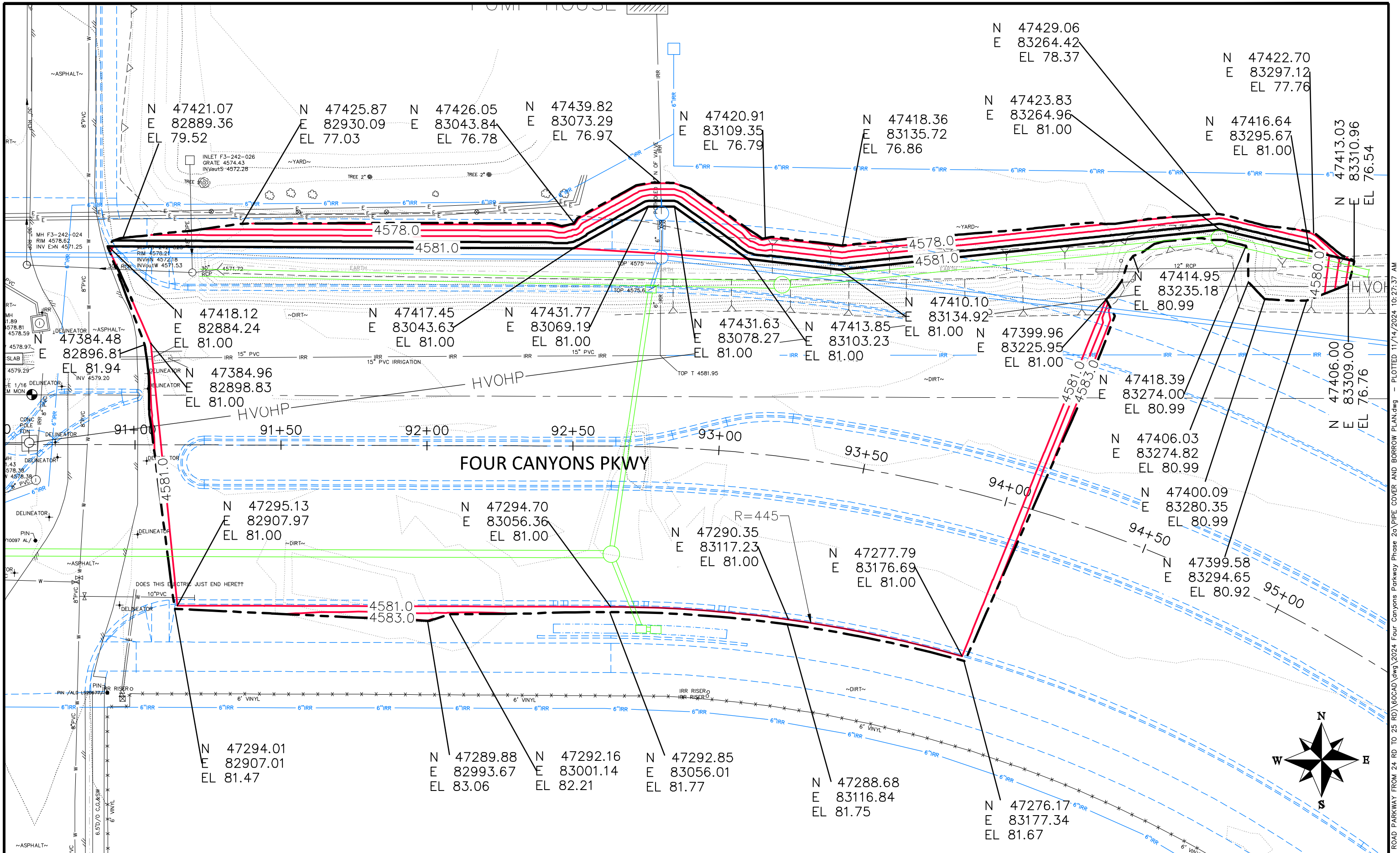
REVISION	DESCRIPTION	DATE

DRAWN BY JCS DATE 2024  
 DESIGNED BY JCS DATE 2024  
 CHECKED BY BH DATE 2024  
 APPROVED BY KH DATE 2024



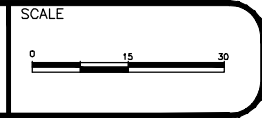
**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 PROJECT NO. F210306

**FOUR CANYONS PKWY PH 2A**  
**P2A IRRIGATION PLAN AND PROFILE - 7**  
 December 4, 2024



REVISION	DESCRIPTION	DATE
REVISION Δ		
REVISION Δ		
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REVISION Δ		

DRAWN BY	JCS	DATE	2024
DESIGNED BY	JCS	DATE	2024
CHECKED BY	BH	DATE	2024
APPROVED BY	KH	DATE	2024

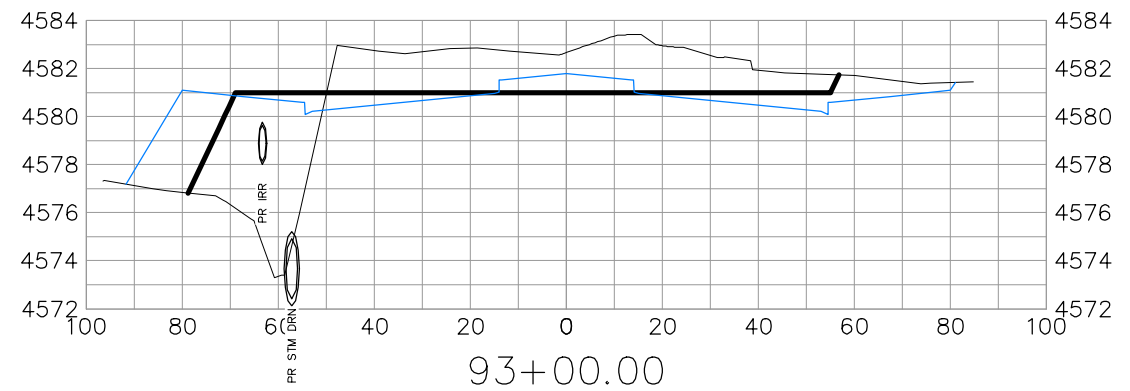
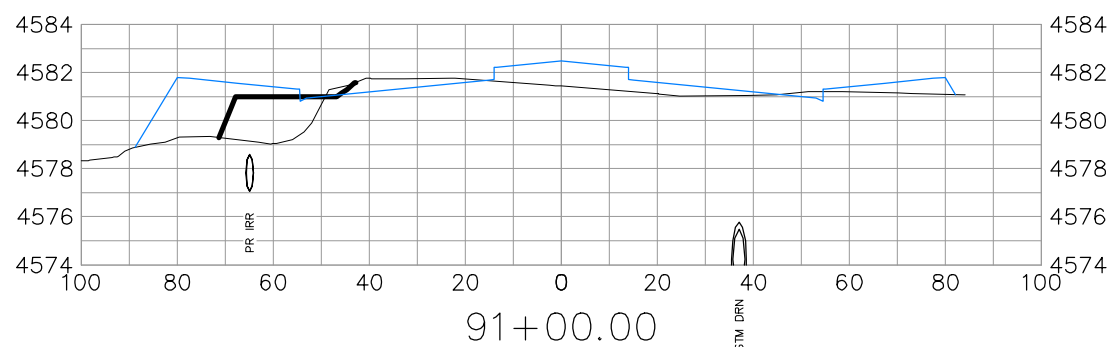
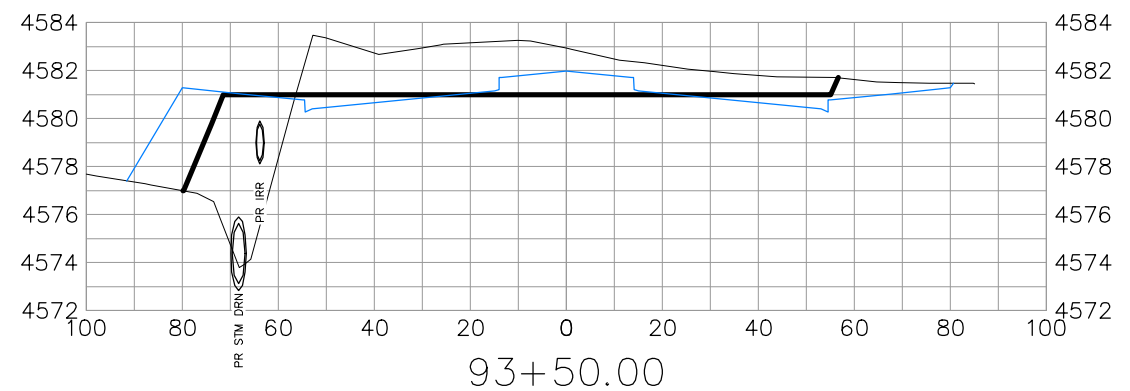
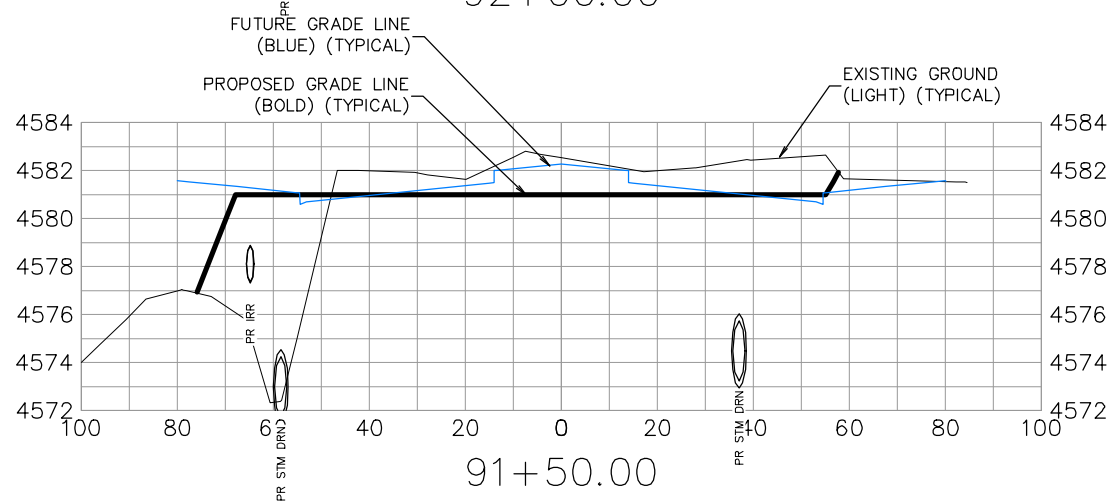
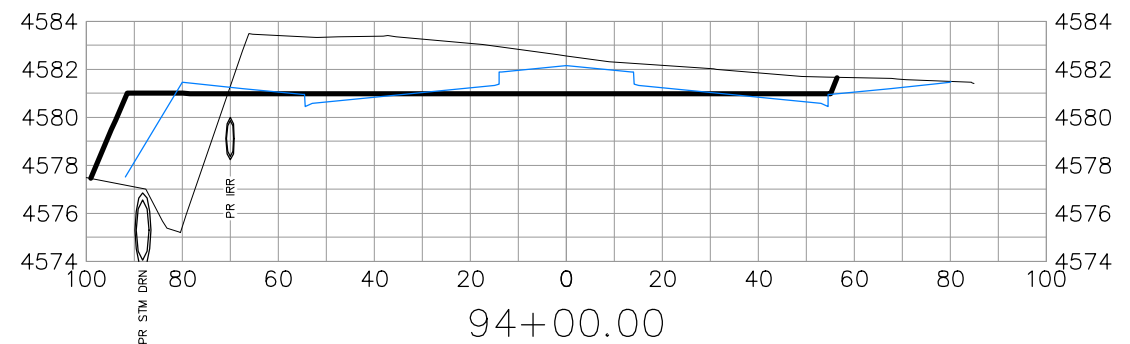
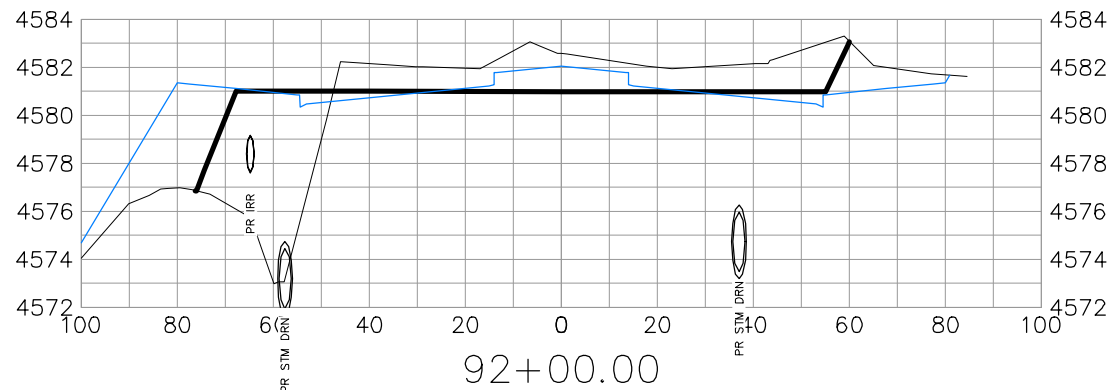
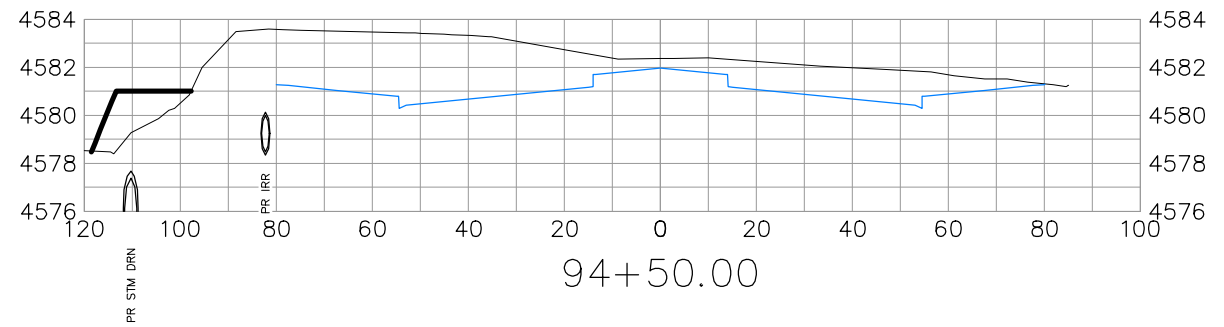
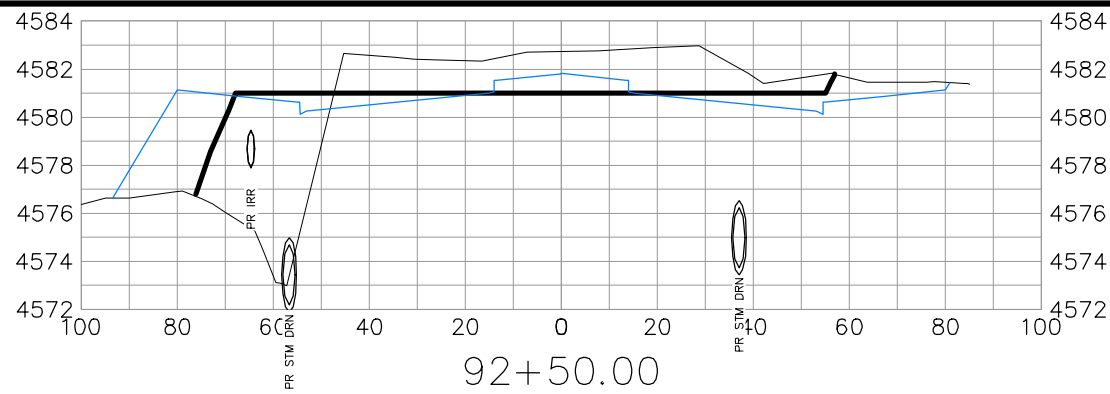


**PUBLIC WORKS  
ENGINEERING DIVISION**  
PROJECT NO. F210306

**FOUR CANYONS PKWY PH 2A  
PIPE COVER AND BORROW PLAN - 1**  
November 14, 2024

N:\Londro\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg 2024 Four Canyons Parkway Phase 2a\PIPE COVER AND BORROW PLAN.dwg - PLOTTED 11/14/2024 10:27:37 AM





PIPE COVER AND BORROW SECTIONS

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
△			JCS	2024
△			JCS	2024
△			BH	2024
△			KH	2024

SCALE AS SHOWN



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
PIPE COVER AND BORROW PLAN - 2  
November 14, 2024

### 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)		
			1725		
			<b>TOTAL FOR PAY QUANTITIES</b>		
			1725		
			<b>EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY)</b> QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION		
			1500		
			<b>TOTAL</b>		
			1500		

INDEX			<b>EARTHWORK QUANTITIES BALANCE</b> <b>(FOR INFORMATION ONLY)</b>	PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			Total Unclassified Excavation	1725	
			Total Embankment (net)	1500	
			EMBANKMENT TIMES FACTOR 1.15 (compaction)	1725	
			Indicates that a balance can be achieved easily as field conditions dictate. Pipe Cover and Borrow plan supplied for general direction.	0	

**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 $\Delta$	DESCRIPTION	DATE	DRAWN BY JCS	DATE 2024
REVISION $\Delta$			DESIGNED BY JCS	DATE 2024
REVISION $\Delta$			CHECKED BY BH	DATE 2024
REVISION $\Delta$			APPROVED BY KH	DATE 2024

NTS

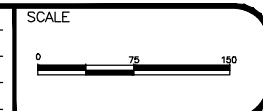


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
SUMMARY OF EARTHWORK QUANTITY  
November 26, 2024

REVISION	DESCRIPTION	DATE
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____

DRAWN BY JCS DATE 2024  
 DESIGNED BY JCS DATE 2024  
 CHECKED BY BH DATE 2024  
 APPROVED BY KH DATE 2024



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
 SWMP - 1  
 December 3, 2024



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION $\Delta$	_____	_____	JCS	2024	
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REVISION $\Delta$	_____	_____	BH	2024	
REVISION $\Delta$	_____	_____	KH	2024	

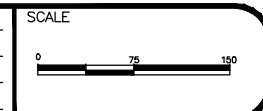


PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
SWMP - 2  
December 3, 2024

REVISION	DESCRIPTION	DATE
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____
REVISION $\Delta$	_____	_____

DRAWN BY JCS DATE 2024  
 DESIGNED BY JCS DATE 2024  
 CHECKED BY BH DATE 2024  
 APPROVED BY KH DATE 2024



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210306

FOUR CANYONS PKWY PH 2A  
 SWMP - 3  
 December 3, 2024

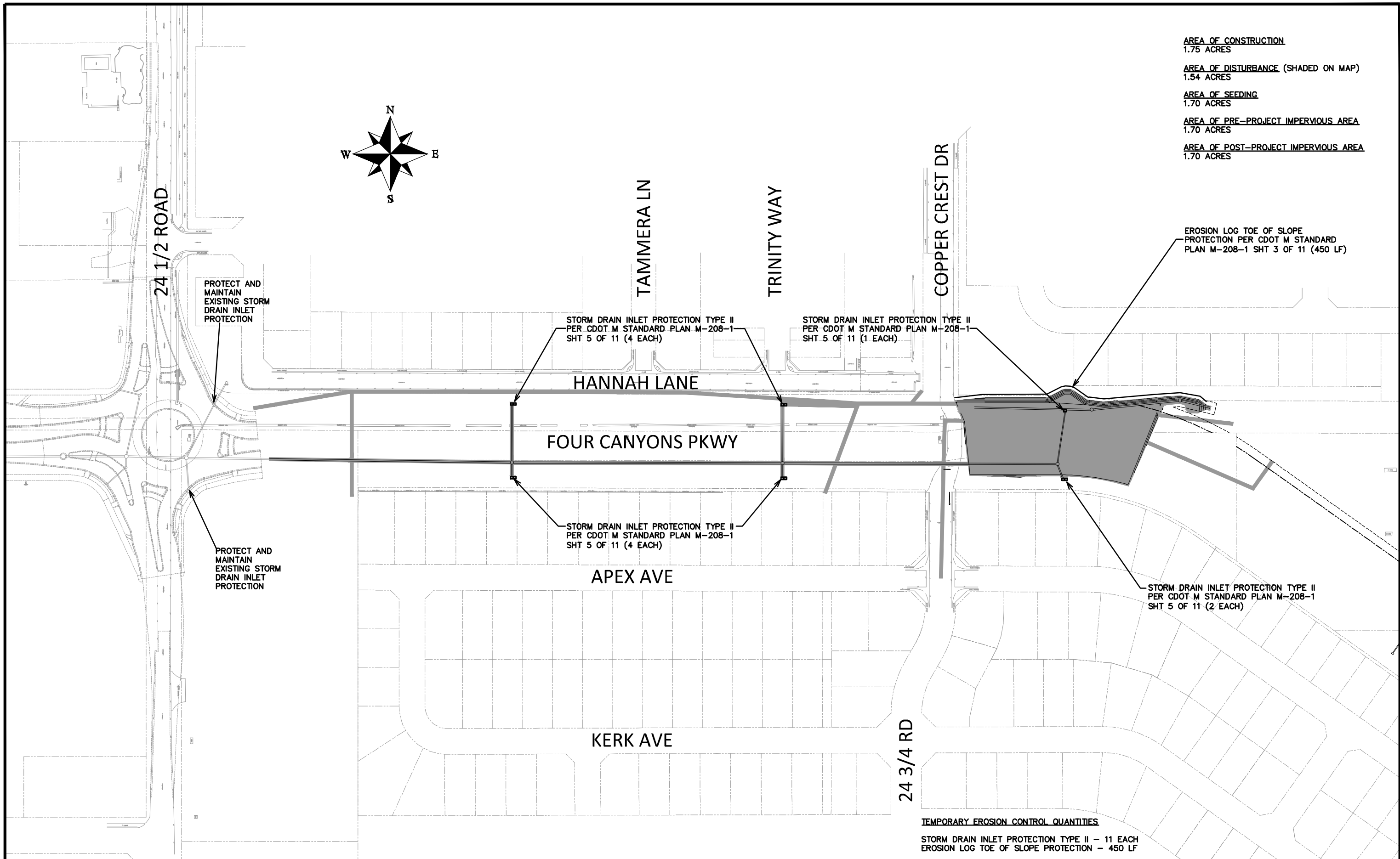
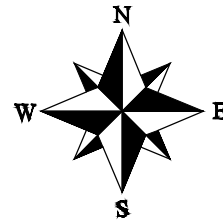
**AREA OF CONSTRUCTION**  
1.75 ACRES

**AREA OF DISTURBANCE (SHADED ON MAP)**  
1.54 ACRES

**AREA OF SEEDING**  
1.70 ACRES

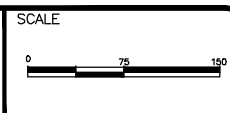
**AREA OF PRE-PROJECT IMPERVIOUS AREA**  
1.70 ACRES

**AREA OF POST-PROJECT IMPERVIOUS AREA**  
1.70 ACRES



**TEMPORARY EROSION CONTROL QUANTITIES**  
STORM DRAIN INLET PROTECTION TYPE II - 11 EACH  
EROSION LOG TOE OF SLOPE PROTECTION - 450 LF

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION			JCS	2024
REVISION			JCS	2024
REVISION			BH	2024
REVISION			KH	2024



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

**FOUR CANYONS PKWY PH 2A  
SWMP - SITE MAP**  
December 3, 2024