

Austin Civil Group, Inc.
123 North 7th Street
Suite 300
Grand Junction, CO 81501
(970) 242-7540

Huddleston-Berry
Engineering & Testing
2789 Riverside Parkway
Grand Junction, Colorado 81501
(970) 255-8005

High Desert Surveying, LLC
1673 Highway 50, Unit C
Grand Junction, Colorado 81502
(970) 254-8649

CITY OF GRAND JUNCTION
2303 W. Ridges Blvd.
Grand Junction, Colorado 81507
(970) 683-2483

PLANS FOR CONSTRUCTION OF

GRAND VIEW COMMONS

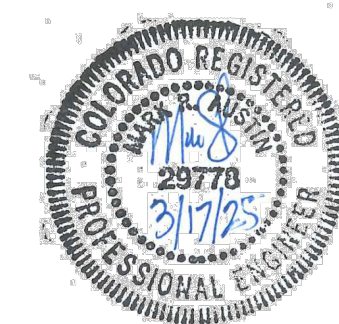
March 17, 2025



VICINITY MAP
NTS

PROJECT LOCATION

NO.	TITLE
C-1	COVER
C-2	TYPICAL CONSTRUCTION NOTES
C-3	EXISTING CONDITION & DEMOLITION PLAN
C-4	SITE PLAN
C-5	OVERALL UTILITY COMPOSITE PLAN
C-6	SOUTH AREA UTILITY COMPOSITE
C-7	NORTH AREA UTILITY COMPOSITE PLAN
C-8	SANITARY SEWER PLAN & PROFILE STA. 0+00 TO 5+00
C-9	SANITARY SEWER PLAN & PROFILE STA. 5+00 TO 10+50
C-10	SANITARY SEWER PLAN & PROFILE STA. 10+50 TO 15+50
C-11	STORM SEWER LINE A PLAN & PROFILE
C-12	STORM SEWER LINE B PLAN & PROFILE STA. 0+00 TO 4+75
C-13	STORM SEWER LINE B PLAN & PROFILE STA. 4+75 TO 9+50
C-14	STORM SEWER LINE B PLAN & PROFILE STA. 9+50 TO STA. 14+00
C-15	STORM SEWER LINE C PLAN & PROFILE
C-16	GRAND AVENUE PLAN & PROFILE STA. 0+00 TO 4+50
C-17	GRAND AVENUE PLAN & PROFILE STA. 4+50 TO 9+00
C-18	GRAND AVENUE PLAN & PROFILE STA. 9+00 TO 13+50
C-19	GRAND AVENUE PLAN & PROFILE STA. 13+50 TO 18+00
C-20	GRAND AVENUE & 28.25 ROAD HANDICAP RAMP TRANSITION PLAN
C-21	28.25 ROAD PLAN & PROFILE STA. 0+00 TO 7+25
C-22	28 ROAD PLAN & PROFILE
C-23	28 ROAD SECTIONS STA. 0+50 TO 6+50
C-24	28 ROAD SECTIONS STA. 7+00 TO 12+50
C-25	STRIPING PLAN, GRAND VIEW COMMONS
C-26	STRIPING PLAN, 28 & 28.25 ROADS
C-27	GRADING & DRAINAGE PLAN



DRAWN BY: MRH		GRAND VIEW COMMONS Austin Junction COVER 450 28 ROAD prepared for CITY OF GRAND JUNCTION
DESIGNED BY: MRH		
CHECKED BY:		
APPROVED BY: MRA		
JOB NUMBER: 1024.0015	DATE: 3/17/25	
SCALE: NTS		
SHEET NO: C-1		

A ■ C ■ G

AUSTIN CIVIL GROUP, INC.

Land Planning • Civil Engineering • Development Services

123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

REVISIONS		
NO.	DESCRIPTION	DATE BY
1	REVISED PER REVIEW COMMENTS 7/25/24	7/30/24 MRH
2	RESPONSE TO ROUND 4 CITY COMMENTS	11/18/24 MRA
3	REVISED PER REVIEW COMMENTS 2/12/25	2/25/25 MRH
4	REVISED PER REVIEW COMMENTS 2/12/25	2/25/25 MRH

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SCALE VERIFICATION
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GENERAL CONSTRUCTION NOTES

1. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging. All utility information is quality level "C".
2. The Contractor shall notify the engineer if unanticipated conditions are encountered during completion of the work which require modifications to the contract drawings. The engineer can be reached at 970-256-4034.
3. Contractor shall give 48-hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior commencement of work. Contractor shall assure himself that all construction permits are current.
4. Contractor shall confine his construction operations to the right-of-way, easements, and lots, as shown on plans and plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
5. All construction, related work, materials, performance and quality of work provided shall conform to the requirements of the City of Grand Junction Standard Specifications and Drawings and the applicable sections of the most current edition of the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction, Colorado Standard Plans, Division of Highways M & S Standards.
6. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling shall be tested.
7. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench back fill unless otherwise approved by the Engineer.
8. All utility installations are to be performed in accordance with the City of Grand Junction Standard Specifications for the Construction of Underground Utilities and Standard Details.
9. In the event of a discrepancy between the construction notes contained herein and the notes and details in the City of Grand Junction Standard Contract Documents for Capital Improvements Construction manual, the City's manual shall control.
10. All work within the City of Grand Junction Right-of-Way shall required a "Work in the Right-of-Way" Permit. All construction work shall be in accordance with the latest edition of the City of Grand Junction Standard Specifications.
11. The Contractor shall be required to comply with the requirements and recommendations of Huddleston Berry Geotech report titled Geotechnical and Geologic Hazards Investigation, 450 28 Road, Grand Junction, Colorado, Project#002450-0002 dated August 13, 2024, unless otherwise noted.

12. All fill, concrete or asphalt pavement areas shall be stripped of a minimum 12-inches of topsoil.
13. Contractor shall provide surveyed as-built drawings stamped by a licensed surveyor. As-built data shall include all water, storm and sanitary sewer line fitting locations, bends, and end of stub locations, horizontally and vertically.
14. Call Tom Lanam, (970)244-1573, prior to signing or striping.

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	(970) 201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSLUND	(970) 201-1362
GRAND VALLEY IRRIGATION	PHIL BERTRAND	(970) 242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	(970) 201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	(970) 260-6804
CENTURY LINK	CHRIS JOHNSON	(970) 730-2465
CHARTER	JEFF VALDEZ	(970) 210-2550
MESA COUNTY STORMWATER	JOSH MARTINEZ	(970) 683-4206

LEGEND

--- PROPERTY LINE	⊙ EXISTING STORM SEWER MANHOLE
--- ADJACENT PROPERTY LINE	⊙ PROPOSED STORM SEWER MANHOLE
--- EXISTING EASEMENT	⊙ PROPOSED INLINE DRAIN
--- PROPOSED EASEMENT	--- EXISTING 8" WATER MAIN
--- EXISTING BUILDING	--- PROPOSED 2" DOMESTIC SERVICE
--- PROPOSED BUILDING	--- PROPOSED 4" FIRE LINE
--- EXISTING CURB/GUTTER	⊙ EXISTING FIRE HYDRANT
--- PROPOSED CURB/GUTTER	⊙ PROPOSED FIRE HYDRANT
--- PROPOSED SPILL CURB/GUTTER	⊙ EXISTING WATER METER
--- PROPOSED TRANSITION CURB/GUTTER	⊙ PROPOSED WATER METER
--- EXISTING RETAINING WALL	⊙ PROPOSED METER/BACKFLOW VAULT
--- EXISTING 1-Ft CONTOUR	⊙ PROPOSED IRRIGATION MANHOLE
--- EXISTING 5-Ft CONTOUR	--- PROPOSED FENCE
--- PROPOSED 1-Ft CONTOUR	--- EXISTING FENCE
--- PROPOSED 5-Ft CONTOUR	➔ PROPOSED TRAFFIC FLOW
EXISTING GRAVEL	--- GRADE BREAK
PROPOSED GRAVEL	• ROOF DRAIN (RD)
EXISTING ASPHALT	⬇ STREET LIGHT POLE
PROPOSED ASPHALT	⬇ FIRE DEPARTMENT CONNETION
PROPOSED HEAVY DUTY ASPHALT	⬇ PARKING LOT LIGHT
EXISTING CONCRETE	⬇ PROPOSED BUILDING LIGHT
PROPOSED CONCRETE	⬇ POWER POLE
PROPOSED HEAVY DUTY CONCRETE	⬇ AS-BUILT
EXISTING SANITARY SEWER	⬇ FLOWLINE
PROPOSED SANITARY SEWER	⬇ FL
EXISTING SANITARY SEWER MANHOLE	⬇ EOP
PROPOSED SANITARY SEWER MANHOLE	⬇ TOC
PROPOSED SANITARY SEWER CLEANOUT	⬇ TOW
EXISTING STORM SEWER	⬇ BOW
PROPOSED STORM SEWER	⬇ TBW
EXISTING STORM SEWER INLET	⬇ TC
PROPOSED STORM SEWER INLET	⬇ BOC
PROPOSED DRY UTILITIES	⬇ LS
HGL HYDRAULIC GRADE LINE	⬇ LANDSCAPE AREA
	⬇ UTILITY PEDESTALS (TEL & ELEC)
	⬇ TRANSFORMER

STORM SEWER CONSTRUCTION NOTES

1. All storm sewer line materials & construction shall be in accordance with the City of Grand Junction Standards and Specifications.
2. All storm sewer curb inlet grates shall be Type R in sump locations and Type V or L in on-grade locations.
3. All Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
4. All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
5. All High Density Polyethylene (HDPE) pipe and fittings shall be smooth bore and shall conform to the following:
12 inch to 36 inch shall meet ASSHTO M294
42 inch to 48 inch shall meet ASSHTO MP6
All HDPE pipe up to 30" shall be backfilled to springline with Class-6.

FUGITIVE DUST CONTROL PLAN

1. Before stripping of the site preparation for overlot grading, the surface is to be pre-wet to control dust.
2. Any stockpiles of stripping materials are to be periodically sprayed with water or a crusting agent to stabilize potentially wind blown material.
3. Haul road both into and around the site are to be sprayed as needed to suppress dust.
4. The Storm Water Management Plan and permit shall be obtained and kept onsite before starting any construction work. Gravel pads are to be constructed at the entrances to the site to help in removing mud from the wheels of haulage trucks before they enter onto City streets.
5. Trucks hauling import fill are to be tarped to aid in the control of airborne dust.

PAVING CONSTRUCTION NOTES

1. All road widths and radii are to flow line unless noted otherwise. Any "spot" design elevations are to flow line of curb and gutter unless otherwise noted.
2. Prior to pavement placement, the pavement prism should be stripped of all unsuitable materials. It is recommended that the subgrade soils be scarified to a depth of 12-inches, moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of optimum moisture as determined by AASHTO T-99.
3. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered, or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
4. Where proposed pavement is to match existing pavement, existing pavement is to be squared cut, full base thickness is to be brought to match line and existing surface is milled for tee top patch & tack-coated before proposed surface is placed.
5. All handicap ramps, sidewalks and curb and gutter are to be constructed where indicated on the plans and in accordance The City of Grand Junction requirements. Handicap ramps shall be built per plan for horizontal and vertical layout.
6. Curb, gutter, and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet. Where length of pour precludes 10 foot intervals, the end sections may be less then 10 feet but not less than 5 feet.
7. PAVEMENT SECTION shall be as specified by the Geotech report, which is summarized below:

Grand Avenue ESAL's = 2,100,000; Structural Number = 5.00					
ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	5.0	17.0			22.0
B	6.0	14.0			20.0
C	5.0	6.0	15.0		26.0
Rigid Pavement		6.0		8.0	14.0

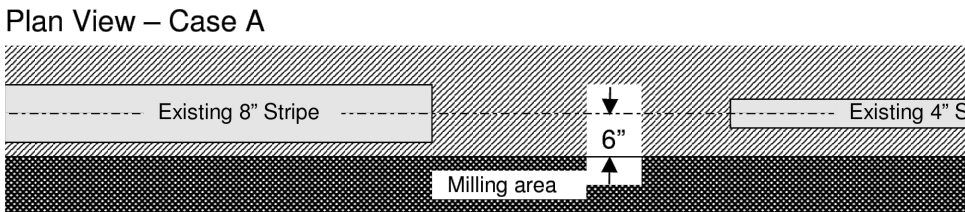
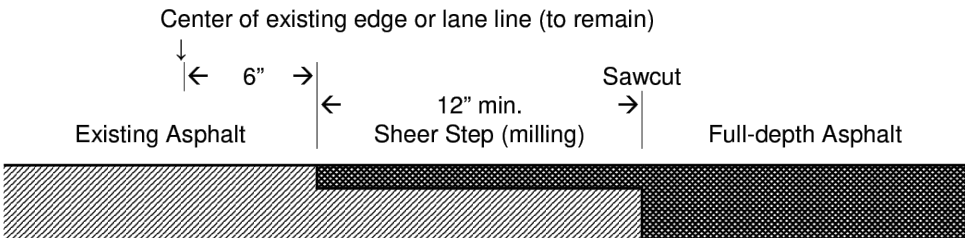
28 1/4 Road ESAL's = 4,150,000; Structural Number = 5.44					
ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	5.0	17.0			22.0
B	6.0	14.0			20.0
C	5.0	6.0	15.0		26.0
Rigid Pavement		6.0		8.0	14.0

WATER LINE CONSTRUCTION

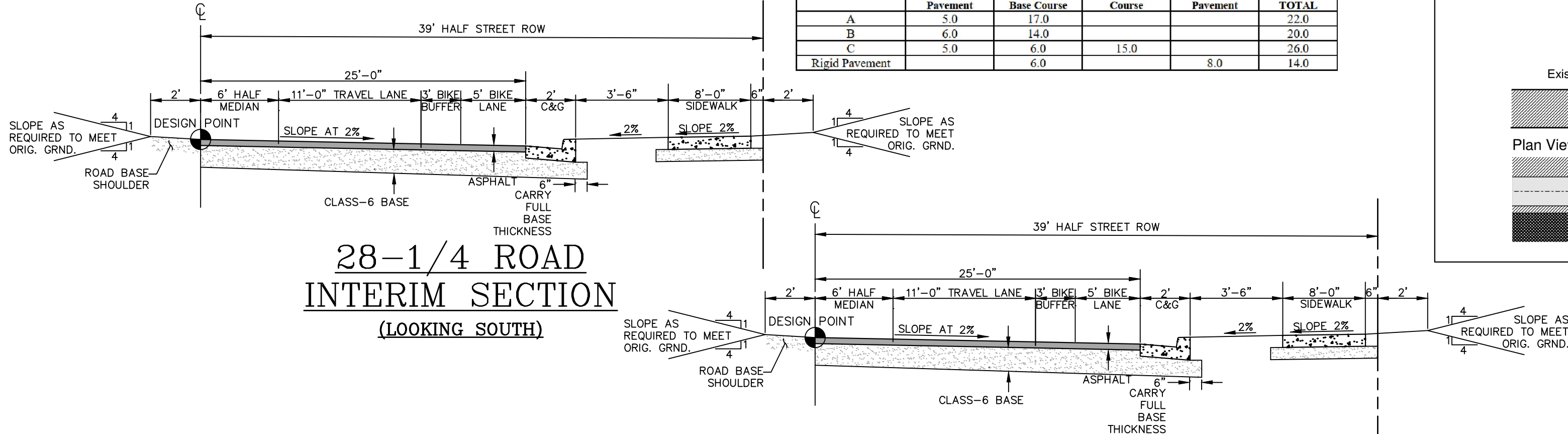
1. All water lines shall be constructed in accordance with the City of Grand Junction Standards and Specifications.
2. Contractor shall notify the City of Grand Junction 24 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Minimum cover required over top of new waterlines is 4'-6".
5. All water mains to be DR-18 PVC, Class 150 conforming to AWWA C-900.
8. Cast Iron fittings to conform to AWWA C-110.
9. Fire Hydrants shall conform to AWWA C-502, Mueller Super Centurian or Kennedy Guardian.
10. All materials labor and equipment required for testing and disaffection of water lines shall be furnished by Contractor. Disinfection of water lines shall conform to AWWA C-651-86 or latest revision thereof. No separate pay.
11. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per the City of Grand Junction details and Technical Specifications.
12. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for water line trench backfill unless otherwise approved by the Engineer.
13. All City of Grand Junction Water Mains are to be bedded per City of Grand Junction Standards.
14. All water service lines 2" and smaller shall be 200 psi rated "Pure Core" Blue HDPE, or approved equal.

Sheer Step/T-Top Detail

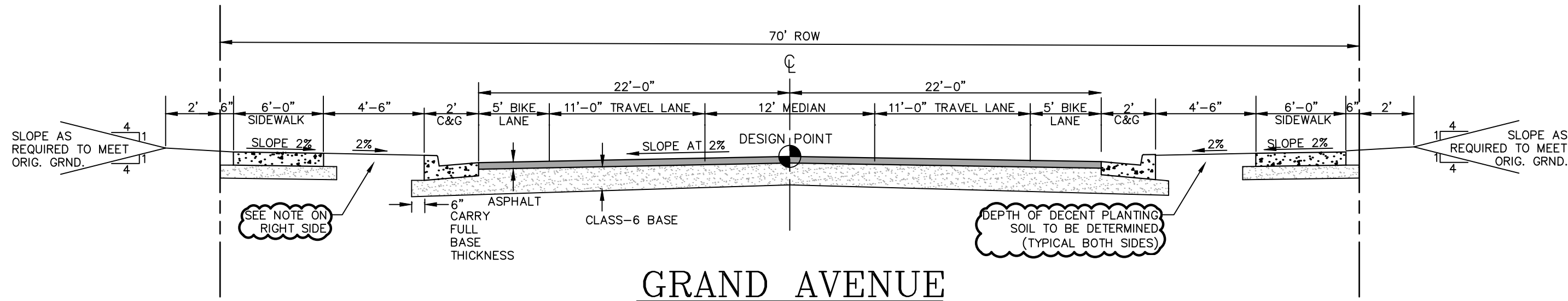
Case A - Existing edge line or lane line to remain: Mill to 6" offset short of the center of the edge or lane line that will remain.



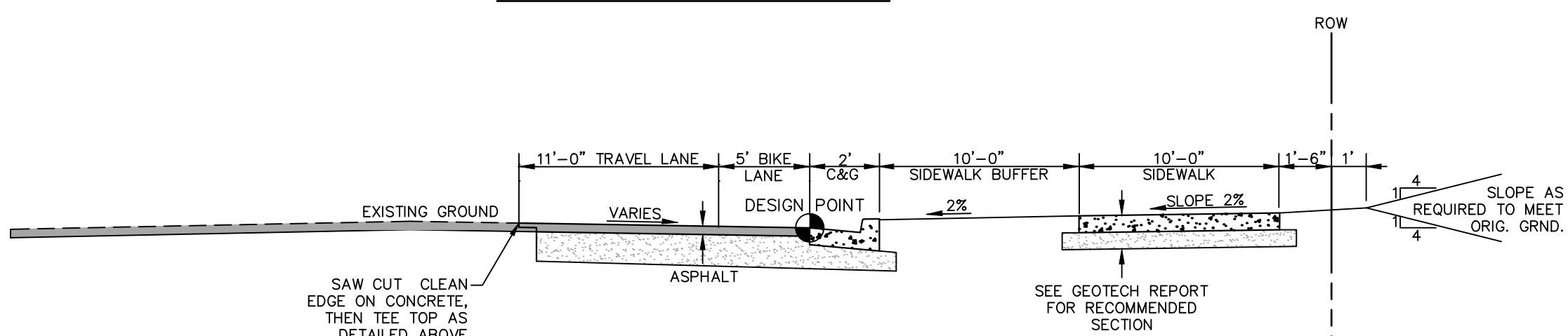
28-1/4 ROAD
INTERIM SECTION
(LOOKING SOUTH)



28-1/4 ROAD
INTERIM SECTION
(LOOKING SOUTH)



GRAND AVENUE



28 ROAD
EAST SIDE IMPROVEMENT

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REVISIONS		DESCRIPTION	DATE	BY
NO.	1	REVISED PER REVIEW COMMENTS	7/25/24	mra
2	2	Response to Review 2 From city	9/6/24	mra
3	3	REVISED PER REVIEW COMMENTS	2/12/25	2/25/25MRA

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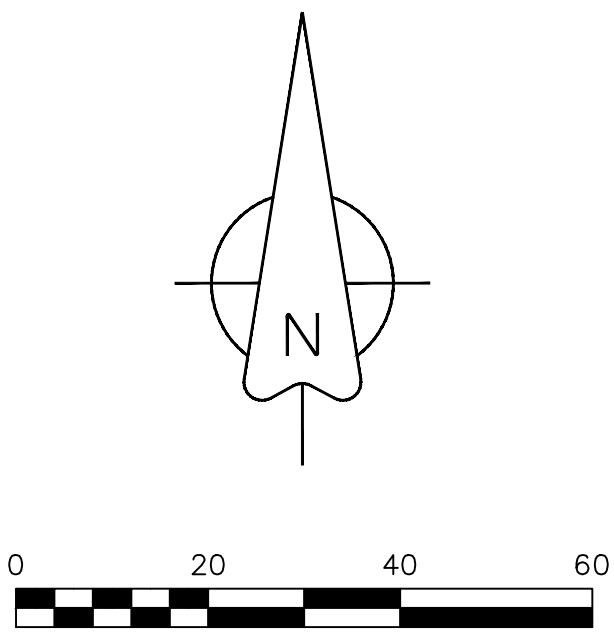
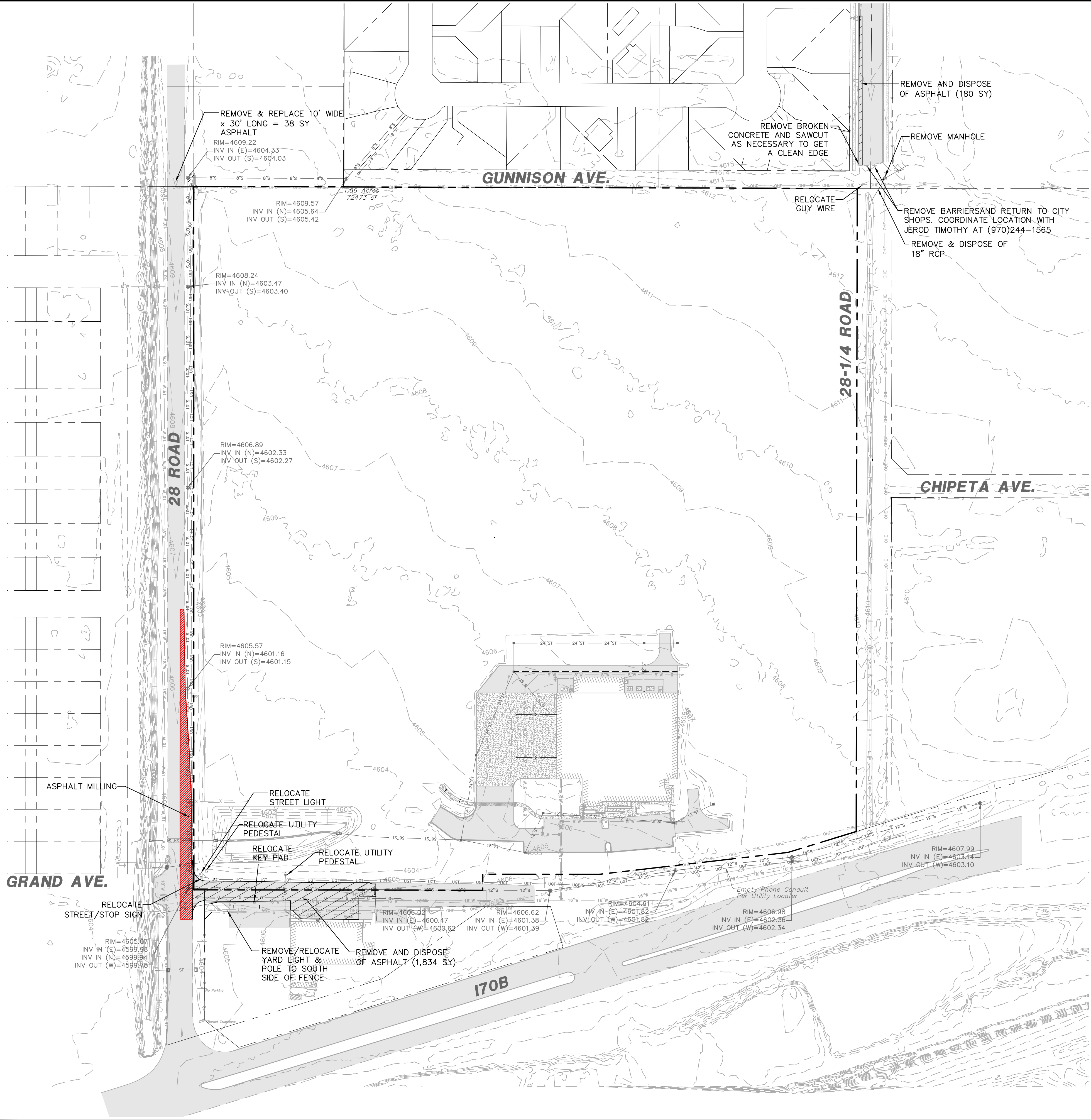
GRAND VIEW COMMONS
TYPICAL CONSTRUCTION NOTES

450 28 ROAD

CITY OF GRAND JUNCTION

DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	
APPROVED BY:	MRA
JOB NUMBER:	1024.0015
DATE:	3/17/25
SCALE:	NTS
SHEET NO:	C-2

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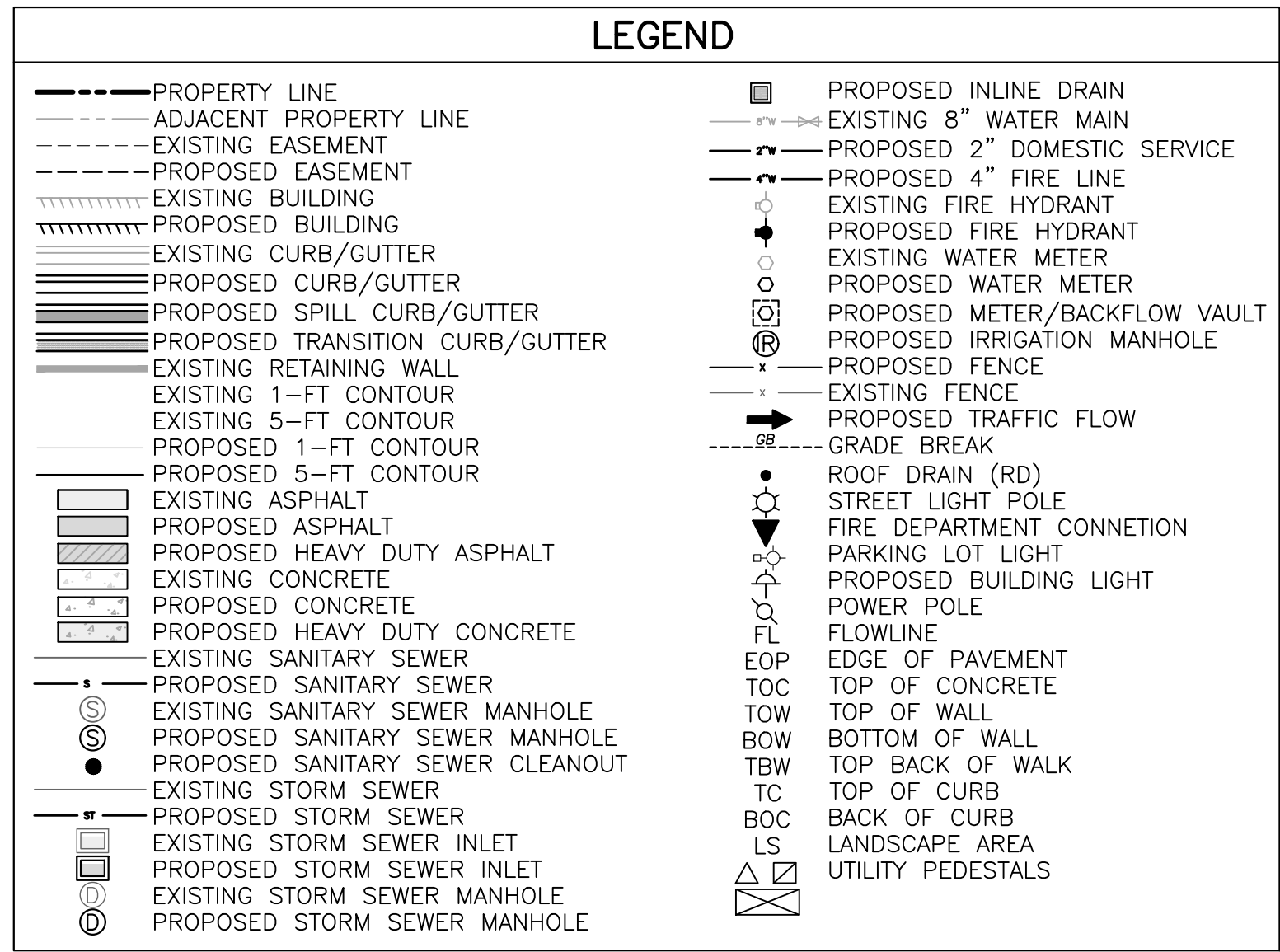
NOTE:
1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG GRAND AVENUE, 28 ROAD AND 28-1/4 ROAD.



811		Know what's below. Call before you dig.	
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(970) 242-7540

GRAND VIEW COMMONS
EXISTING CONDITION & DEMOLITION
PLAN
450 28 ROAD
CITY OF GRAND JUNCTION

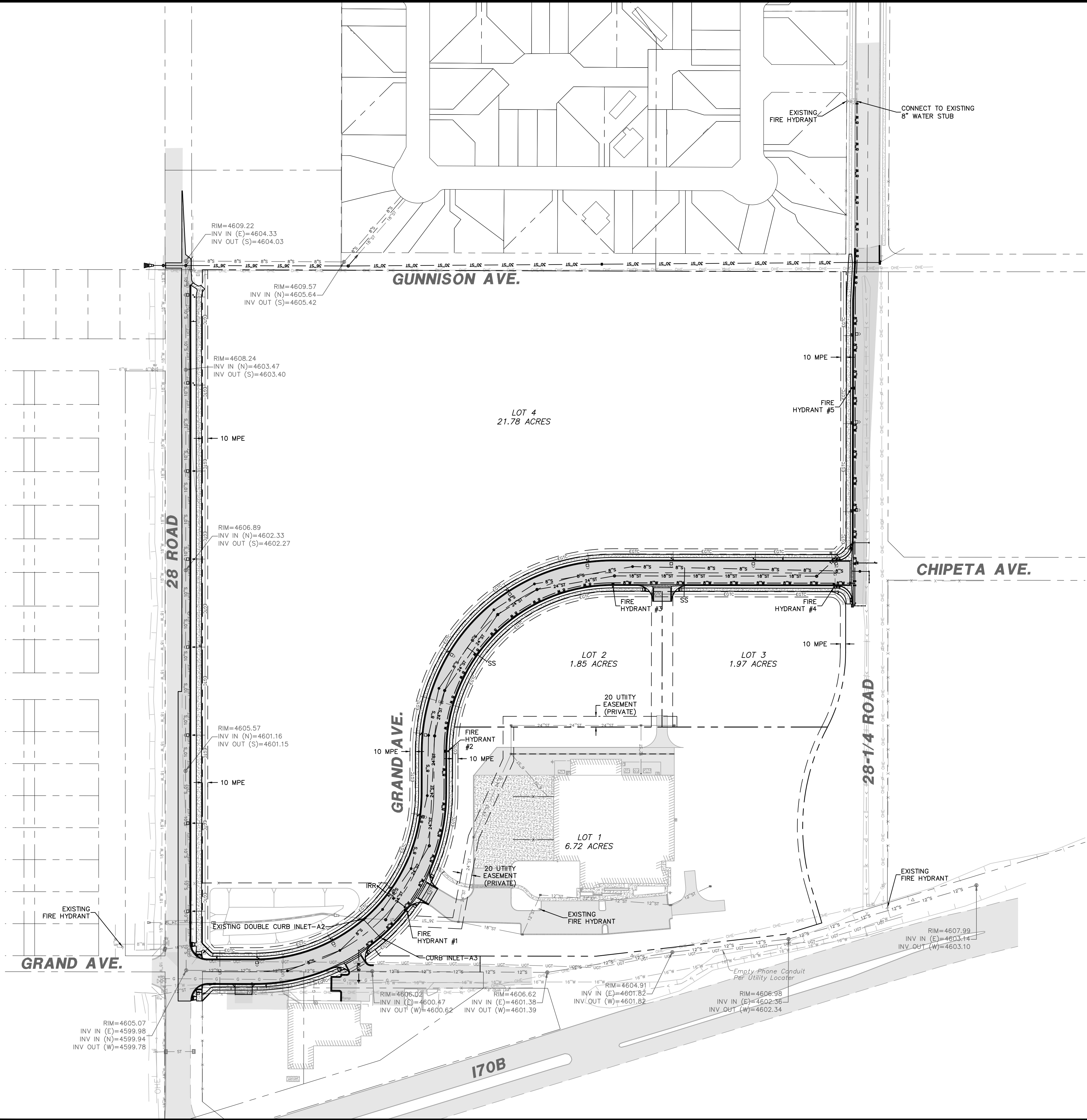


LAND USE SUMMARY		
USE	ACRES	PERCENT
LOTS	32.32	88.3%
ROW	4.27	11.7%
TOTAL	36.59	100%
TOTAL ACRES: 36.59 Acres		

UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	(970) 201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSLUND	(970) 201-1362
GRAND VALLEY IRRIGATION	PHIL BERTRAND	(970) 242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	(970) 201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	(970) 260-6804
CENTURY LINK	CHRIS JOHNSON	(970) 730-2465
CHARTER	JEFF VALDEZ	(970) 210-2550
MESA COUNTY STORMWATER	JOASH MARTINEZ	(970) 683-4206

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

DRAWN BY: MRH CHECKED BY: MRH APPROVED BY: MPA		GRAND VIEW COMMONS <i>SITE PLAN</i> 450 28 ROAD prepared for		A ■ C ■ G <u>AUSTIN CIVIL GROUP, INC.</u> Land Planning ■ Civil Engineering ■ Development Services 123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540		NO. DESCRIPTION DATE BY 1 REVISED PER REVIEW COMMENTS 7/25/24 7/30/24-MRH 2 REVISED PER REVIEW COMMENTS 9/6/24 9/10/24-MRH 3 REVISED PER REVIEW COMMENTS 10/25/24 1/11/24-MRH		811 Know what's below. Call before you dig.	
SHEET NO: C-4 SCALE: 1" = 100' DATE: 3/17/25 JOB NUMBER: 1024.0015		CITY OF GRAND JUNCTION		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY					



NOTE:
1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK IN PUBLIC RIGHT OF WAY

BENCHMARK
WEST 1/4 CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

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REVISIONS		NO.		DATE		BY	
DESCRIPTION		NO.		DATE		BY	
1 REVISED PER REVIEW COMMENTS 7/25/24		1		7/25/24		MRH	
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SCALE VERIFICATION							
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GRAND VIEW COMMONS
OVERALL UTILITY COMPOSITE PLAN
450 28 ROAD
prepared for
CITY OF GRAND JUNCTION

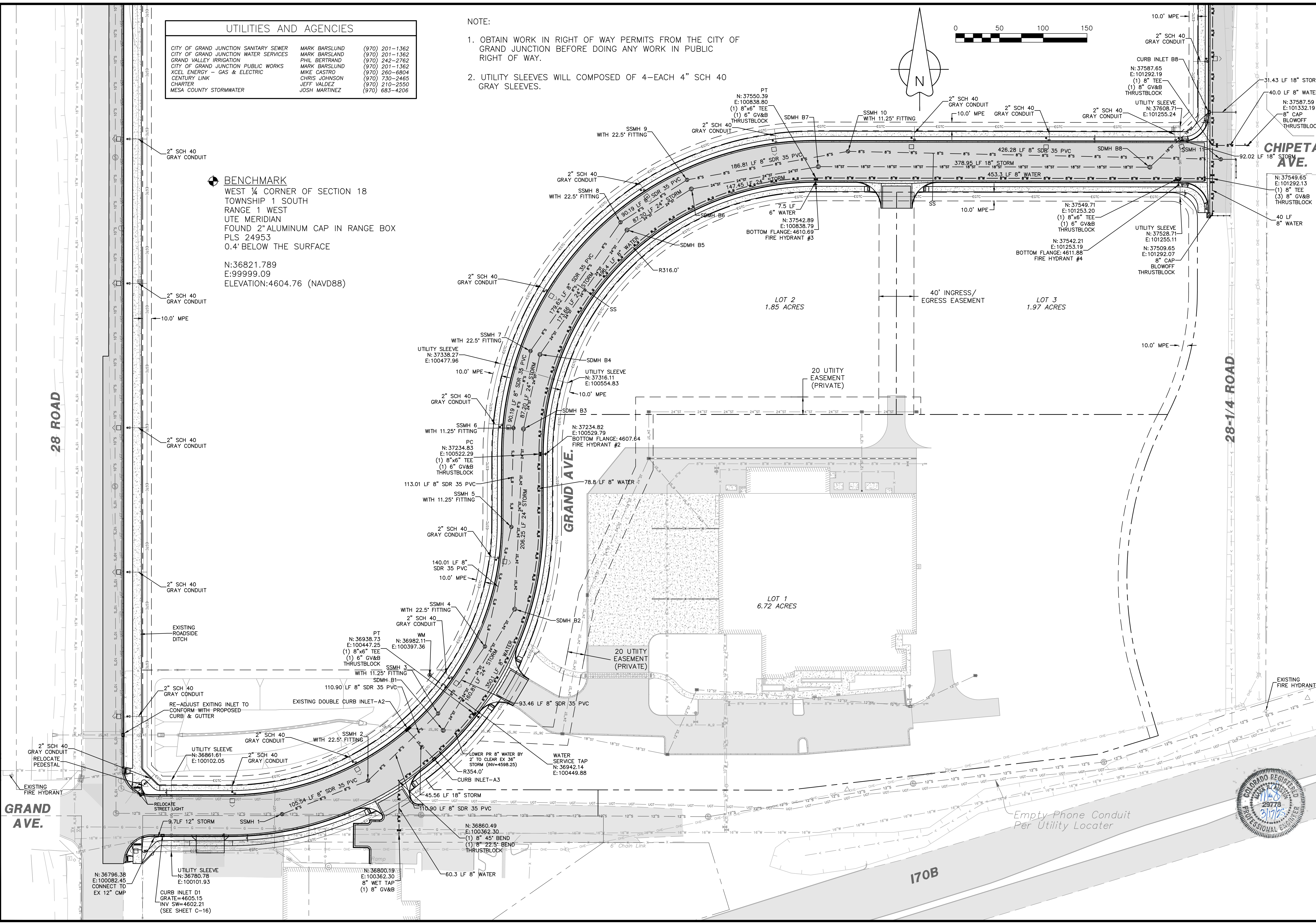
DRAWN BY: MRH
DESIGNED BY: MRH
CHECKED BY: MRH
APPROVED BY: MRA

JOB NUMBER: 1024.0015
DATE: 3/17/25
SCALE: 1"=100'
SHEET NO: C-5

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	(970) 201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSLUND	(970) 201-1362
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N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK IN PUBLIC RIGHT OF WAY.
2. UTILITY SLEEVES WILL COMPOSED OF 4-EACH 4" SCH 40 GRAY SLEEVES.



SCALE VERIFICATION
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1	REVISED PER REVIEW COMMENTS 7/25/24	7/30/24	MRH	
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3	REVISED PER REVIEW COMMENTS 2/12/25	2/25/25	MRH	

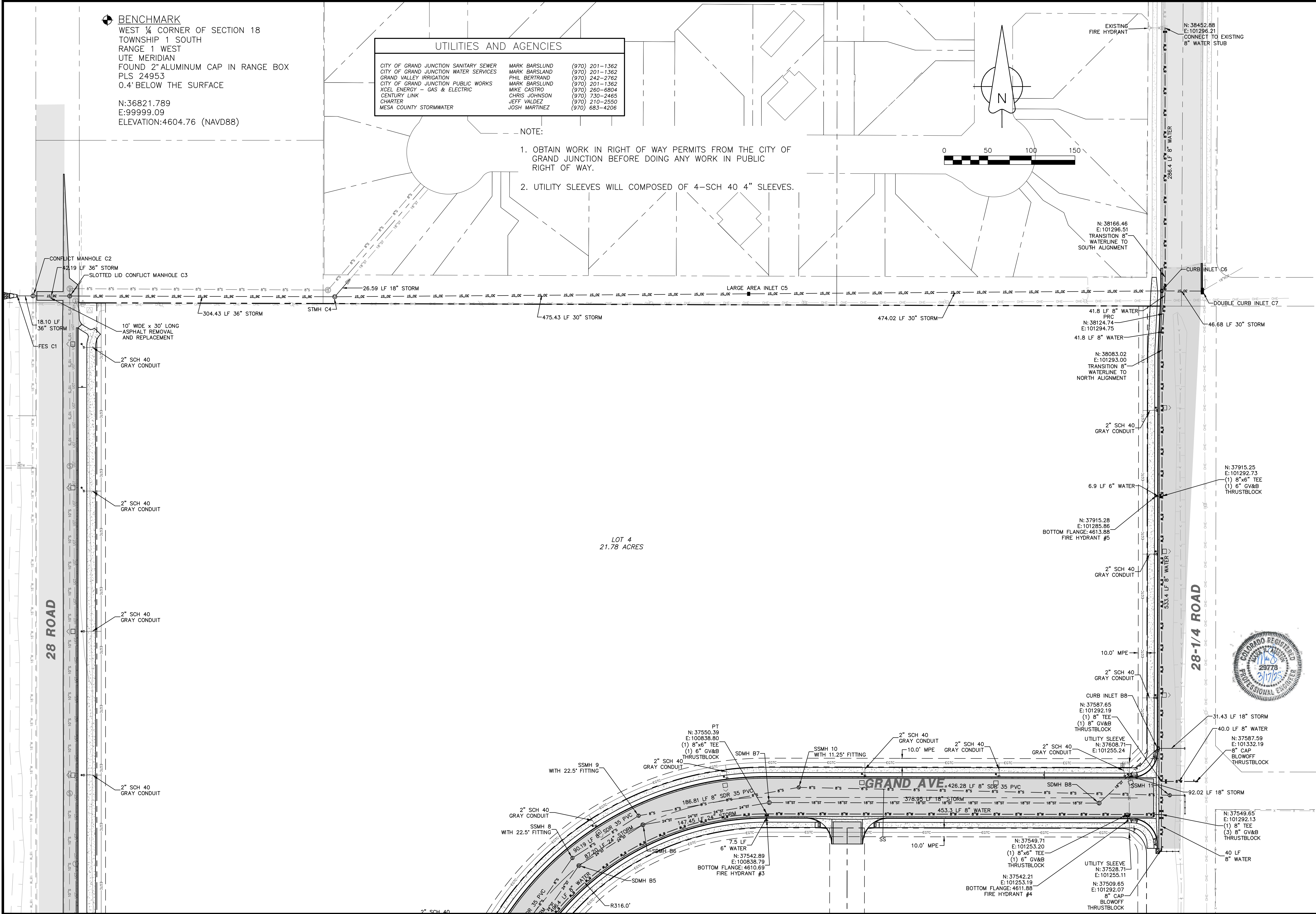
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(970) 242-7540

CITY OF GRAND JUNCTION

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY:	APPROVED BY: MRA
JOB NUMBER: 1024.0015			
DATE: 3/17/25			
SCALE: 1"=50'			
SHEET NO: C-6			

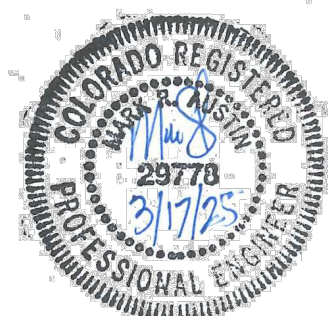
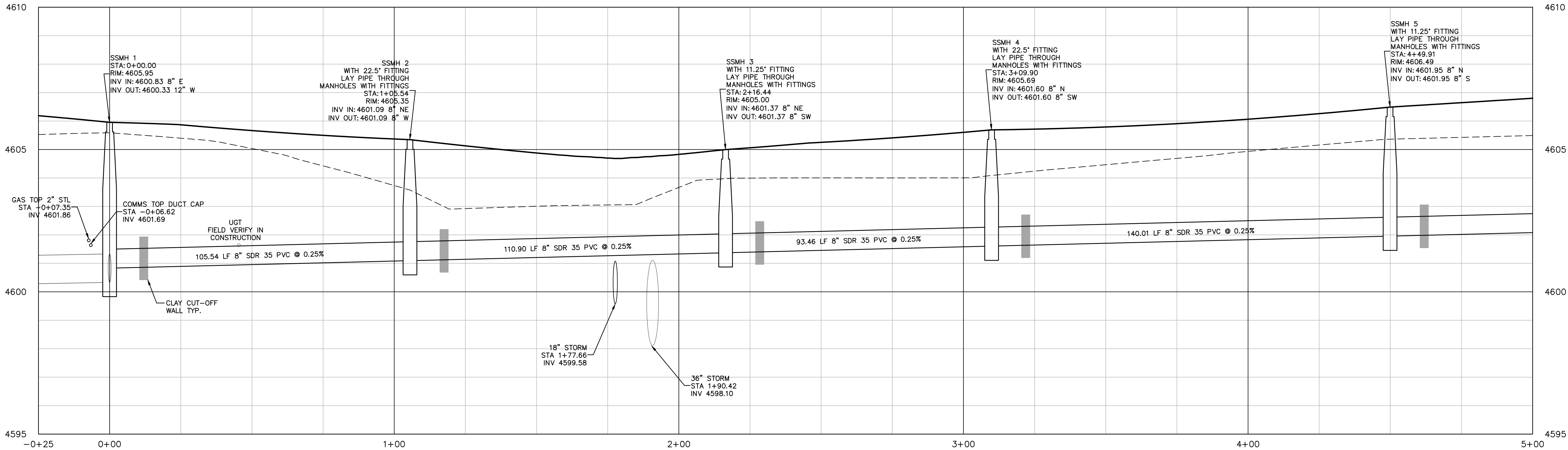
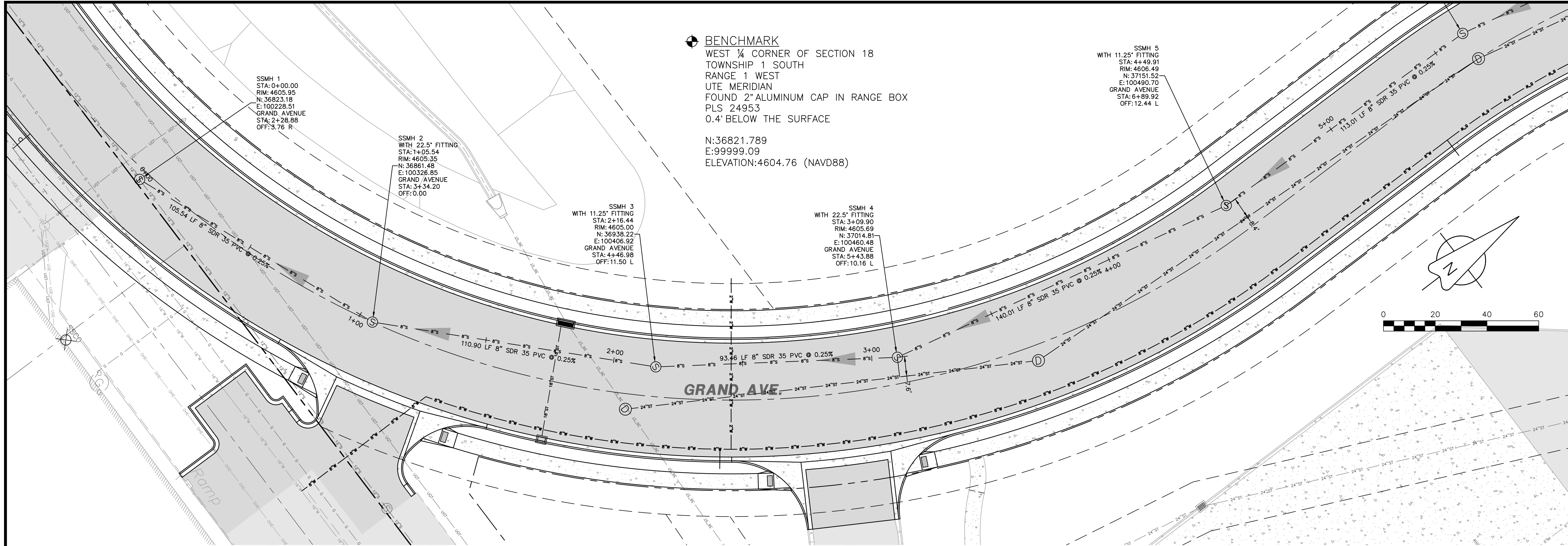


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Know what's below. Call before you dig.		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
REVISIONS		AUSTIN CIVIL GROUP, INC. Land Planning • Civil Engineering • Development Services 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501 (970) 242-7540	
NO.	DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS	7/25/24	7/30/24-MRH
2	REVISED PER REVIEW COMMENTS	2/12/25	2/25/25-MRH
JOB NUMBER:		1024.0015	
DATE:		3/17/25	
SCALE:		1"=50'	
SHEET NO:		C-7	
DRAWN BY:		MRH	
DESIGNED BY:		MRH	
CHECKED BY:		MRH	
APPROVED BY:		MRA	
JOB NUMBER:		1024.0015	
DATE:		3/17/25	
SCALE:		1"=50'	
SHEET NO:		C-7	

p:\1388.0002 - grand view commons\dwg\C3d\production.dwg\PROD SITE-Grand View Commons.dwg SAN SEWER P&P (1) 3/17/2025 4:30:09 PM



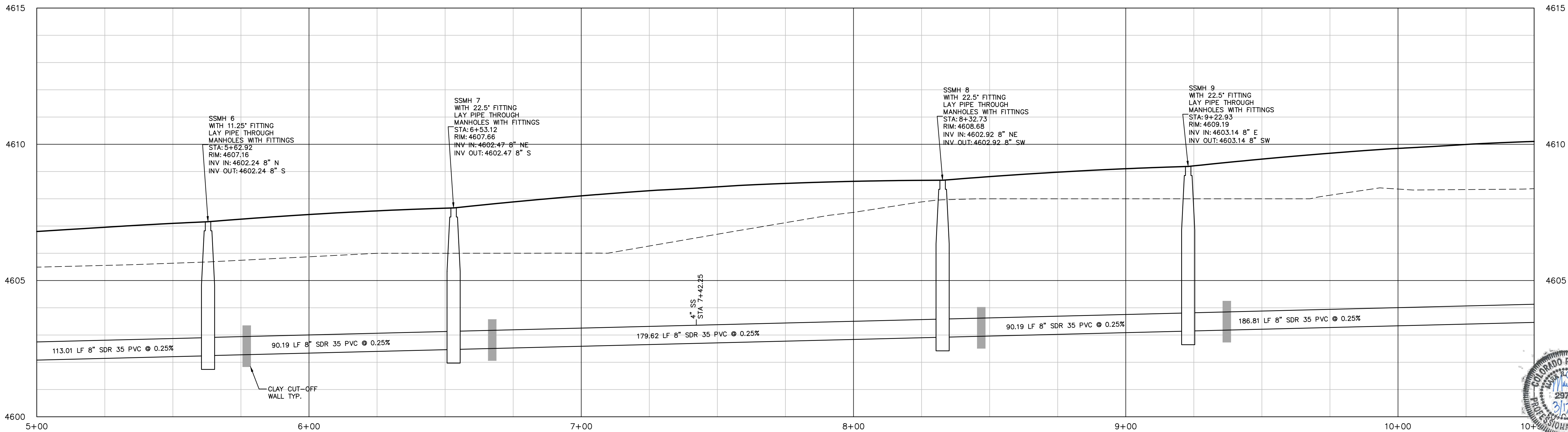
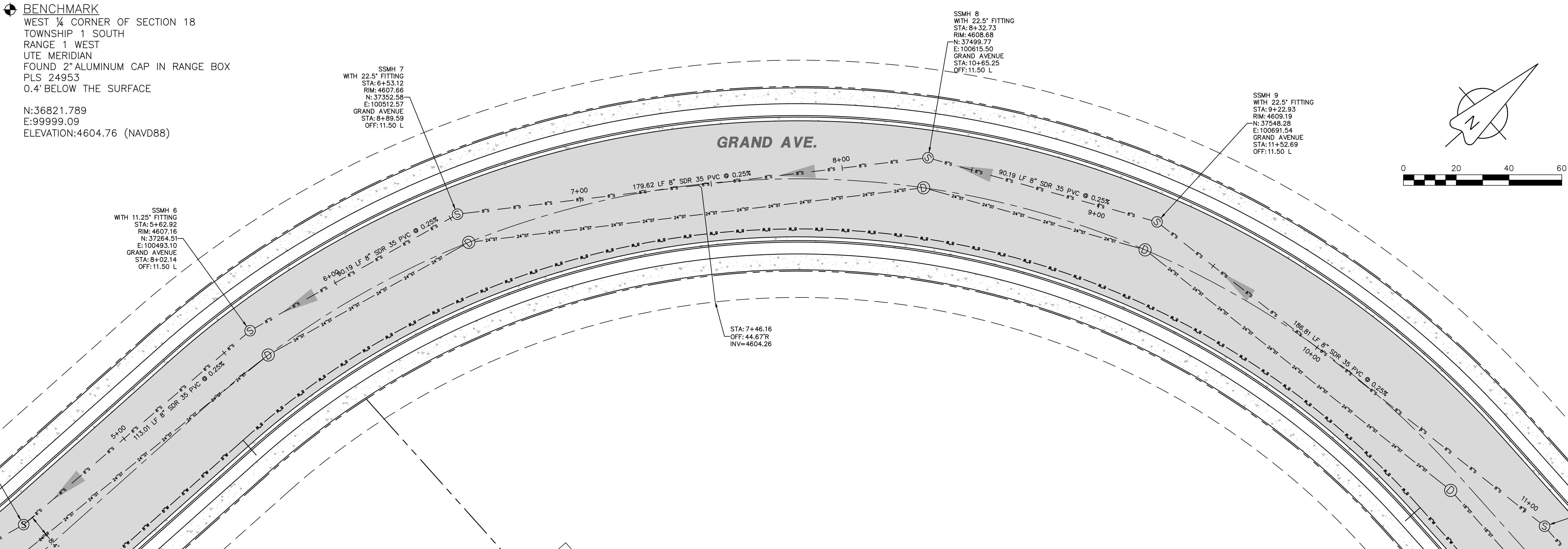
GENERAL NOTES:

1. USE PVC FITTING THROUGH SEWER MANHOLES. POUR INVERT AFTER PIPE IS PLACED AND CUT OUT TOP OF PIPE FOR ACCESS.

Know what's below. Call before you dig.				SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
NO.		REVISIONS		DATE	
1		Response to Review 2 From City		9/6/24	
2		REVISED PER REVIEW COMMENTS		2/12/25	
2		REVISED PER REVIEW COMMENTS		2/25/25	
A • C • G		AUSTIN CIVIL GROUP, INC.		Land Planning • Civil Engineering • Development Services	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501		(970) 242-7540			
GRAND VIEW COMMONS		description		SANITARY SEWER PLAN & PROFILE STA. 0+00 TO 5+00	
DRAWN BY: MRH		DESIGNED BY: MRH		CHECKED BY: MRH	
JOB NUMBER: 1024.0015		DATE: 3/17/25		SCALE: 1"=20'	
SHEET NO: C-8		APPROVED BY: MRA		CITY OF GRAND JUNCTION	

BENCHMARK
WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

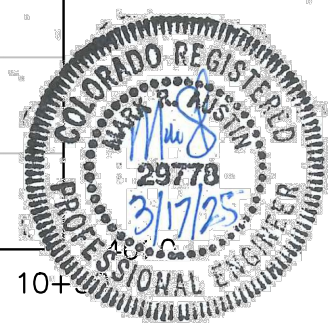
N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)



SANITARY SEWER (2)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'

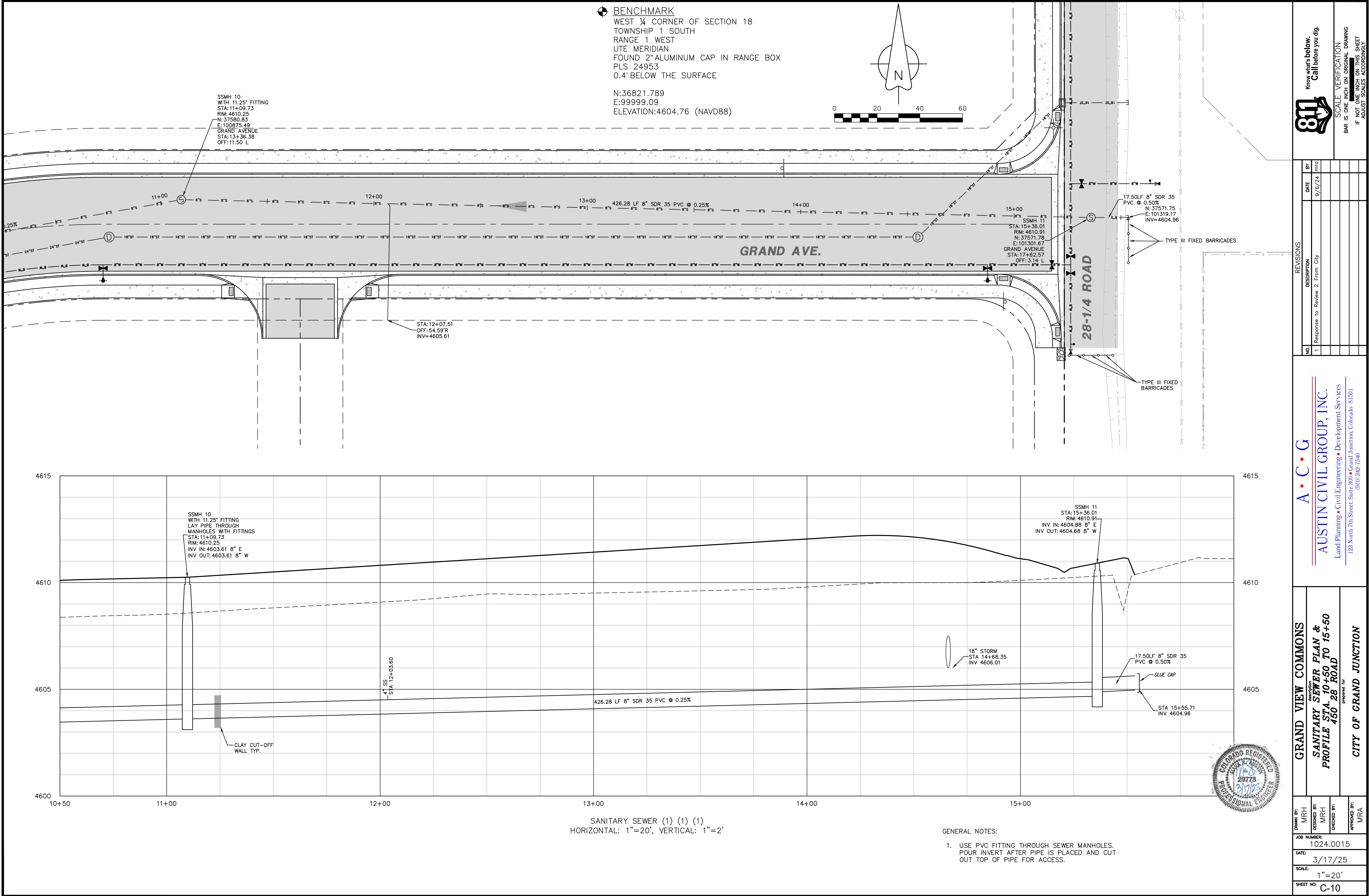
GENERAL NOTES:

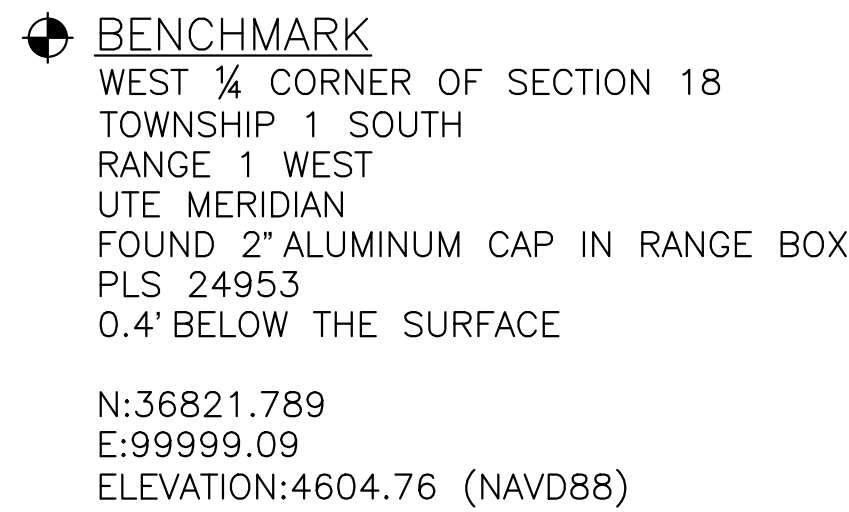
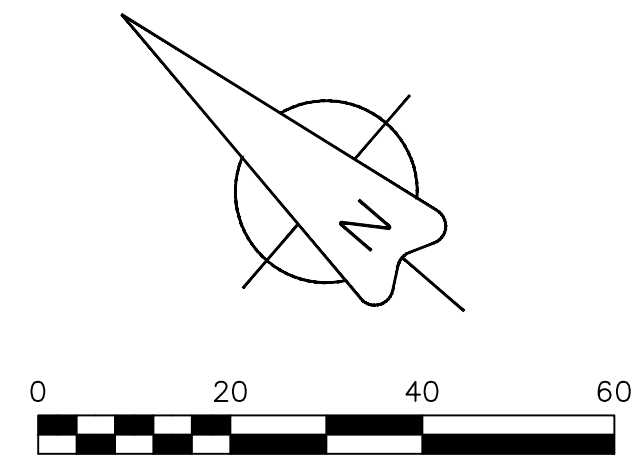
- USE PVC FITTING THROUGH SEWER MANHOLES. POUR INVERT AFTER PIPE IS PLACED AND CUT OUT TOP OF PIPE FOR ACCESS.



Know what's below. Call before you dig.		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
NO.	REVISIONS	DATE	BY
1	Response to Review 2 From City	9/6/24	mra
AUSTIN CIVIL GROUP, INC.		CITY OF GRAND JUNCTION	
Land Planning • Civil Engineering • Development Services		123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501	
970.242.7540			
GRAND VIEW COMMONS		SANITARY SEWER PLAN & PROFILE STA. 5+00 TO 10+50	
CITY OF GRAND JUNCTION		CITY OF GRAND JUNCTION	
DRAWN BY:	MRH	DESIGNED BY:	MRH
CHECKED BY:	MRH	APPROVED BY:	MRA
JOB NUMBER:		1024.0015	
DATE:		3/17/25	
SCALE:		1"=20'	
SHEET NO:		C-9	

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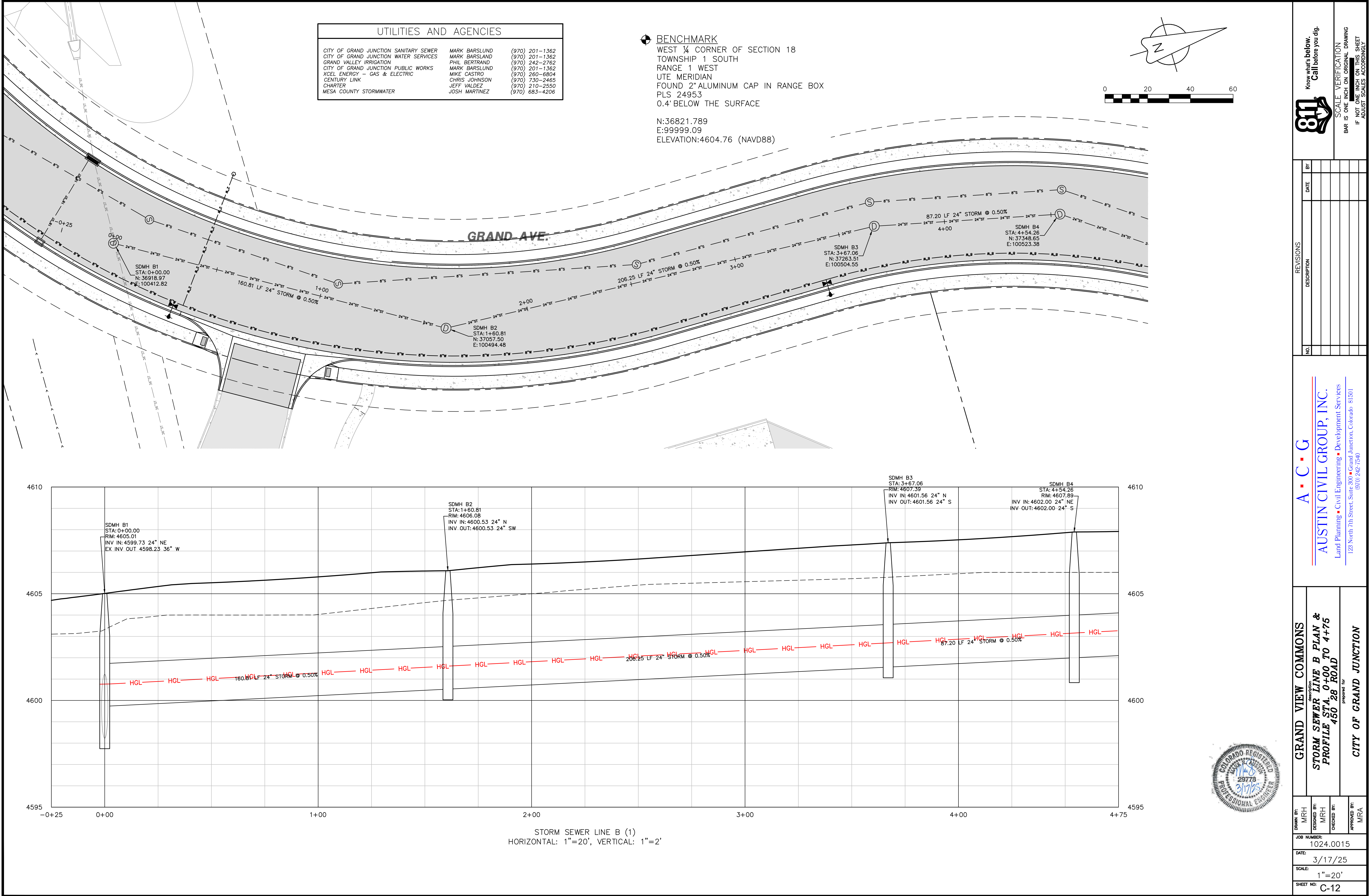


UTILITIES AND AGENCIES			
CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	(970)	201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSLUND	(970)	201-1362
GRAND VALLEY IRRIGATION	PHIL BERTRAND	(970)	242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	(970)	201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	(970)	260-6804
CENTURY LINK	CHRIS JOHNSON	(970)	730-2465
CHARTER	JEFF VALDEZ	(970)	210-2850
MESA COUNTY STORMWATER	JOSH MARTINEZ	(970)	683-4206

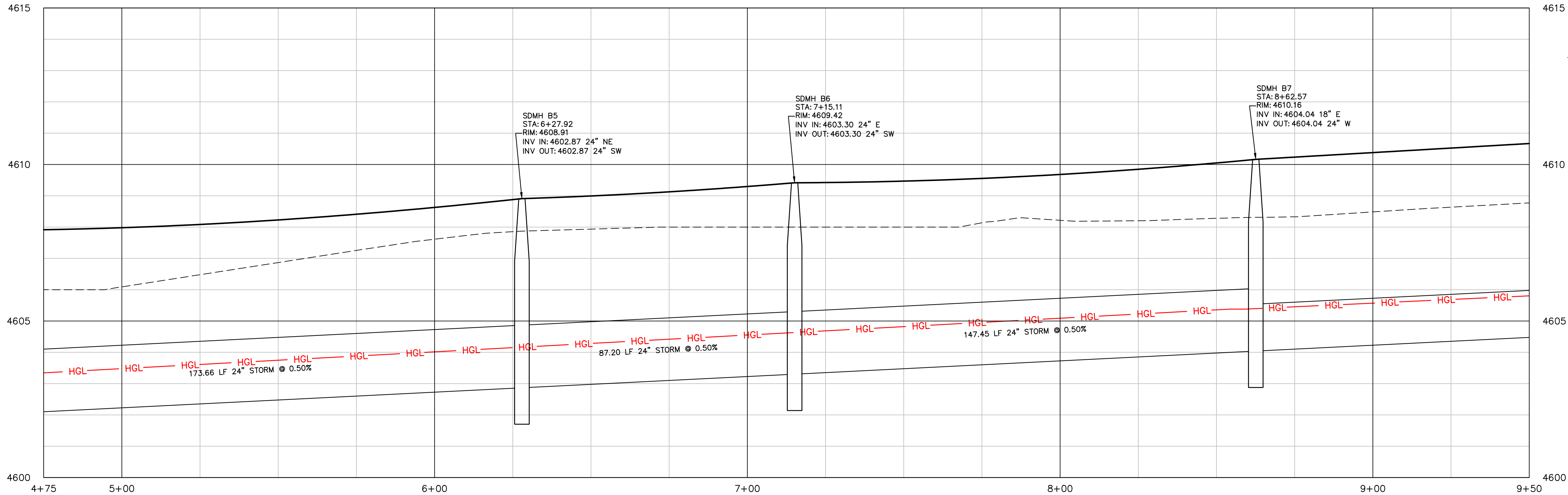
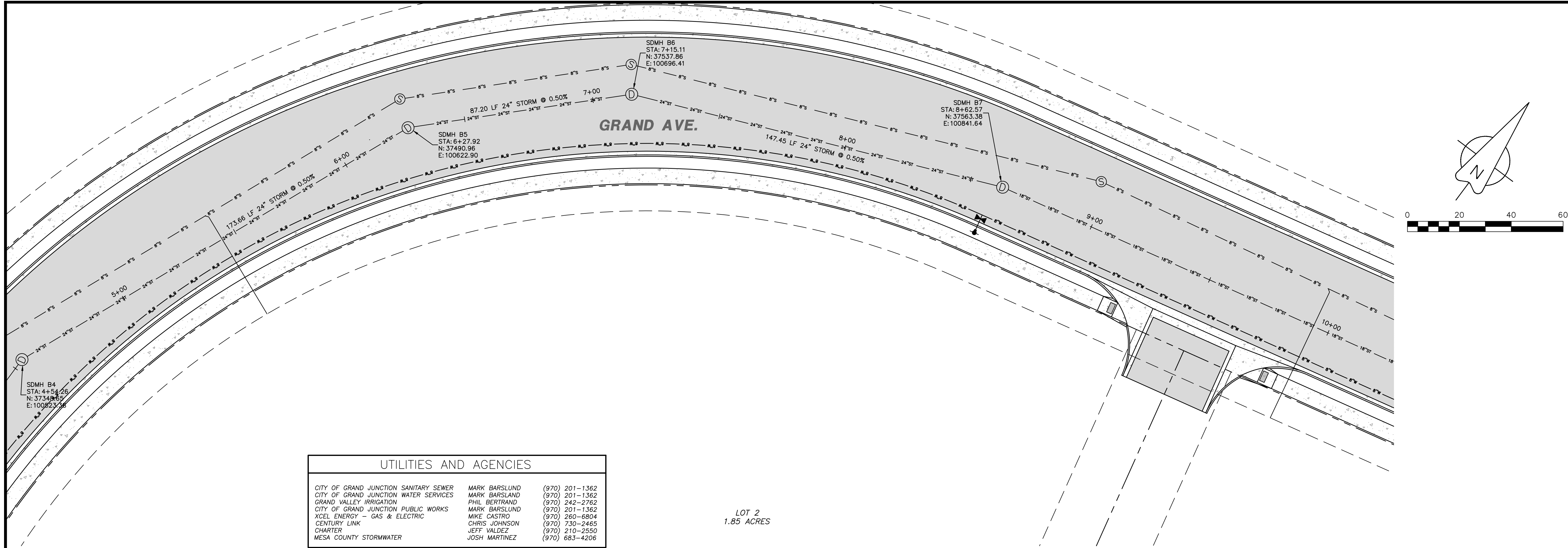


SHEET NO: C-11		SCALE: 1"=20'	DATE: 3/17/25	JOB NUMBER: 1024.0015	DOWN BY: MRH	GRAND VIEW COMMONS										
DESIGNED BY: MRH		STORM SEWER LINE A PLAN & PROFILE 450 28 ROAD prepared for				description										
CHECKED BY:						CITY OF GRAND JUNCTION										
123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540																
Land Planning ■ Civil Engineering ■ Development Services																
AUSTIN CIVIL GROUP, INC.																
A ■ C ■ G																
<table><tr><th colspan="2">REVIEWS</th></tr><tr><th>NO.</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>REVISED PER REVIEW COMMENTS: 7/16/24</td></tr><tr><td>2</td><td>Response to Review 2 From City</td></tr><tr><td>4</td><td>REVISED PER REVIEW COMMENTS: 2/12/25</td></tr></table>							REVIEWS		NO.	DESCRIPTION	1	REVISED PER REVIEW COMMENTS: 7/16/24	2	Response to Review 2 From City	4	REVISED PER REVIEW COMMENTS: 2/12/25
REVIEWS																
NO.	DESCRIPTION															
1	REVISED PER REVIEW COMMENTS: 7/16/24															
2	Response to Review 2 From City															
4	REVISED PER REVIEW COMMENTS: 2/12/25															
NO. 1		DATE: 7/17/24	BY: MRH		Know what's below. Call before you dig.											
2		9/6/24	mra		811 CALL BEFORE YOU DIG											
4		2/25/25	MRH													
BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY					SCALE: VERIFICATION											

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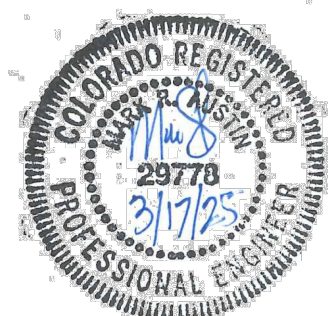


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BENCHMARK
WEST 1/4 CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

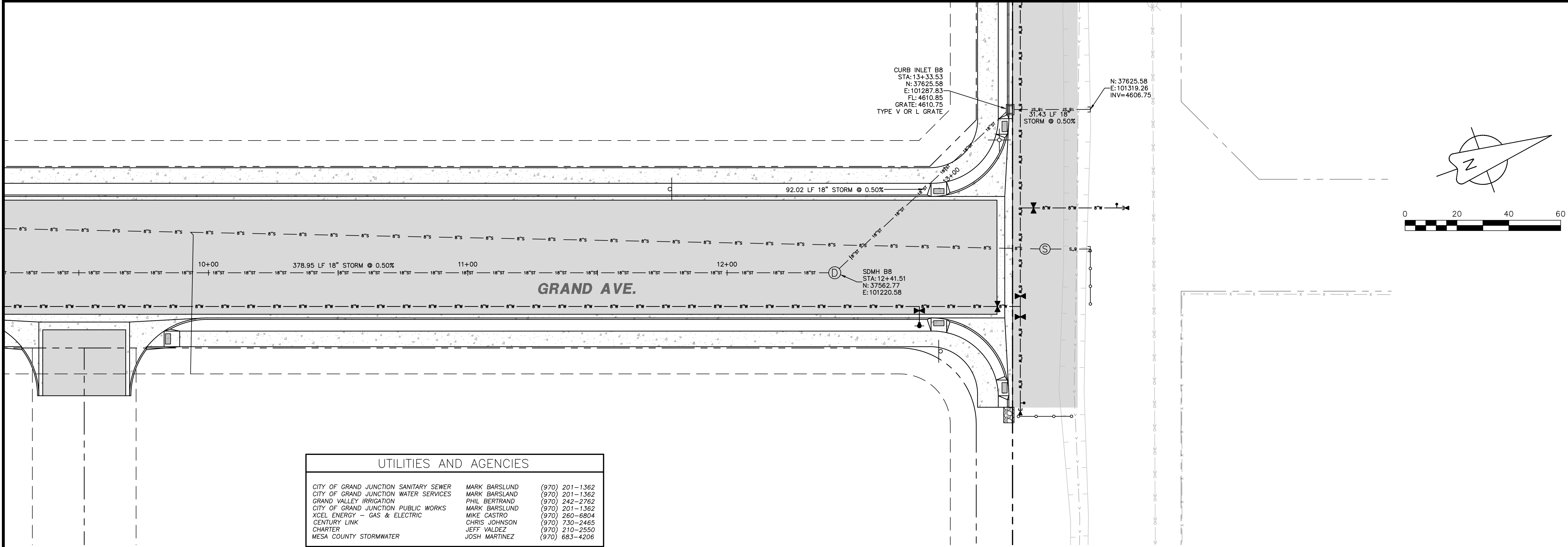


REVISIONS		NO.	
DATE	DESCRIPTION		

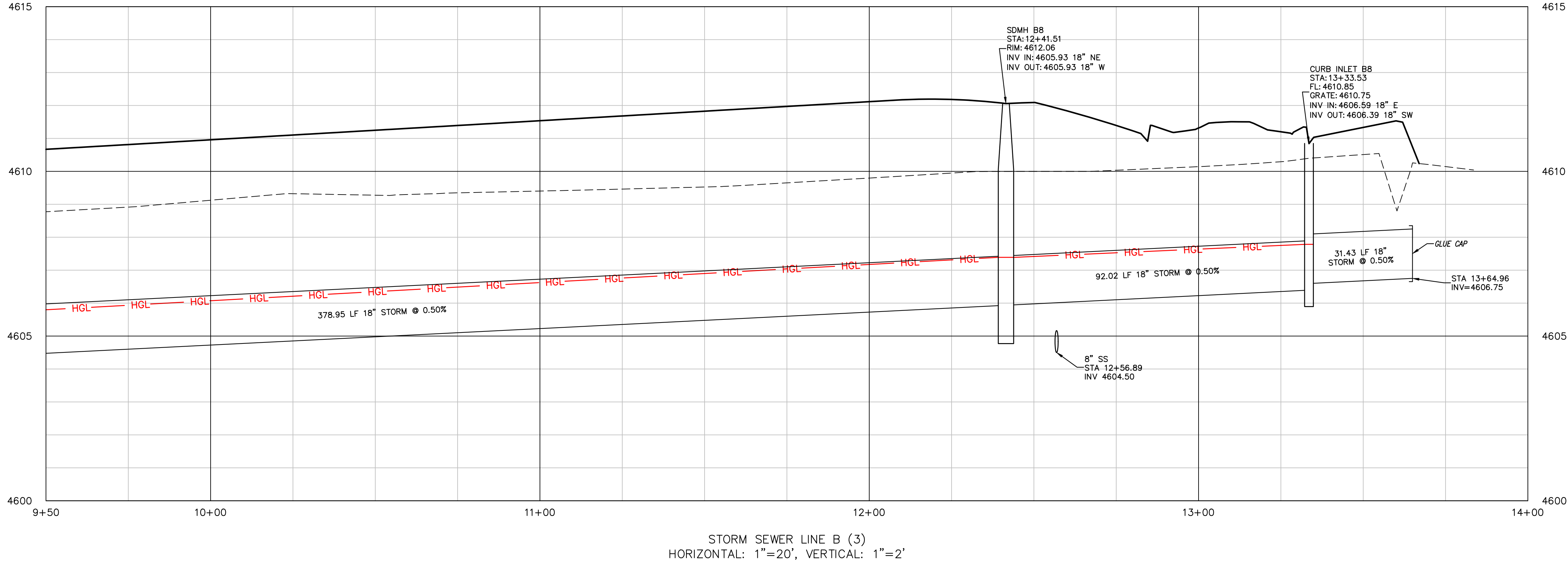
AUSTIN CIVIL GROUP, INC.	
Land Planning • Civil Engineering • Development Services	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501	
(970) 242-7540	
Know what's below. Call before you dig.	
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	

GRAND VIEW COMMONS	
STORM SEWER LINE B PLAN & PROFILE STA. 4+75 TO 9+50	
CITY OF GRAND JUNCTION	
DRAWN BY: MRH	DESIGNED BY: MRH
CHECKED BY: MRH	APPROVED BY: MRA
JOB NUMBER: 1024.0015	
DATE: 3/17/25	
SCALE: 1"=20'	
SHEET NO: C-13	

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UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSUND	(970) 201-1362
CITY OF GRAND JUNCTION WATER SERVICES	MARK BARSUND	(970) 201-1362
GRAND VALLEY IRRIGATION	PHIL BERTRAND	(970) 242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSUND	(970) 201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	(970) 260-6804
CENTURY LINK	CHRIS JOHNSON	(970) 730-2465
CHARTER	JEFF VALDEZ	(970) 210-2550
MESA COUNTY STORMWATER	JOSH MARTINEZ	(970) 683-4206



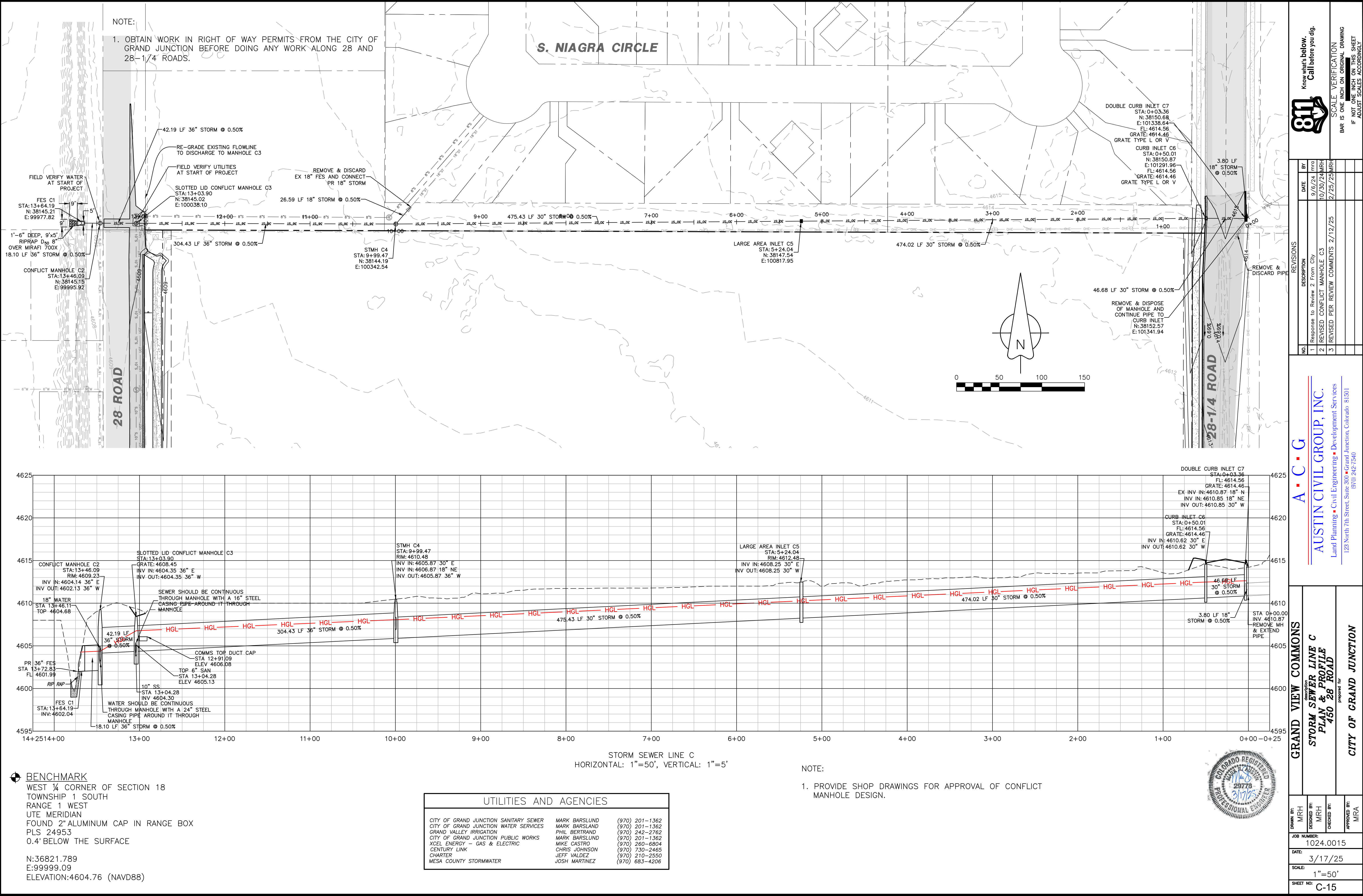
BENCHMARK
WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)



Know what's below. Call before you dig. 811		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
NO.	REVISIONS	DATE	BY
1	Response to Review 2 From City	9/6/24	mra
AUSTIN CIVIL GROUP, INC.		SCALE VERIFICATION	
Land Planning • Civil Engineering • Development Services		IF NOT ONE INCH ON THIS SHEET	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501		ADJUST SCALES ACCORDINGLY	
GRAND VIEW COMMONS		CITY OF GRAND JUNCTION	
STORM SEWER LINE B PLAN & PROFILE STA. 9+50 TO STA. 14+00		PREPARED FOR	
4501 1st Road		CITY OF GRAND JUNCTION	
DRAWN BY:	MRH	JOB NUMBER:	1024.0015
DESIGNED BY:	MRH	DATE:	3/17/25
CHECKED BY:	MRH	SCALE:	1"=20'
APPROVED BY:	MRA	SHEET NO:	C-14

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Call before you dig.

NO.	REVISIONS	DESCRIPTION	DATE	BY
1	Response to Review 2 From City		9/6/24	mtg
2	REVISED CONFLICT MANHOLE C3		10/30/24	MPH
3	REVISED PER REVIEW COMMENTS		2/12/25	
			2/25/25	MPH

SCALE VERIFICATION
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IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

AUSTIN CIVIL GROUP, INC.

Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

GRAND VIEW COMMONS

STORM SEWER LINE C
PLAN & PROFILE
450 28 ROAD

CITY OF GRAND JUNCTION

DRAWN BY: MRH

DESIGNED BY: MRH

CHECKED BY:

APPROVED BY: MRA

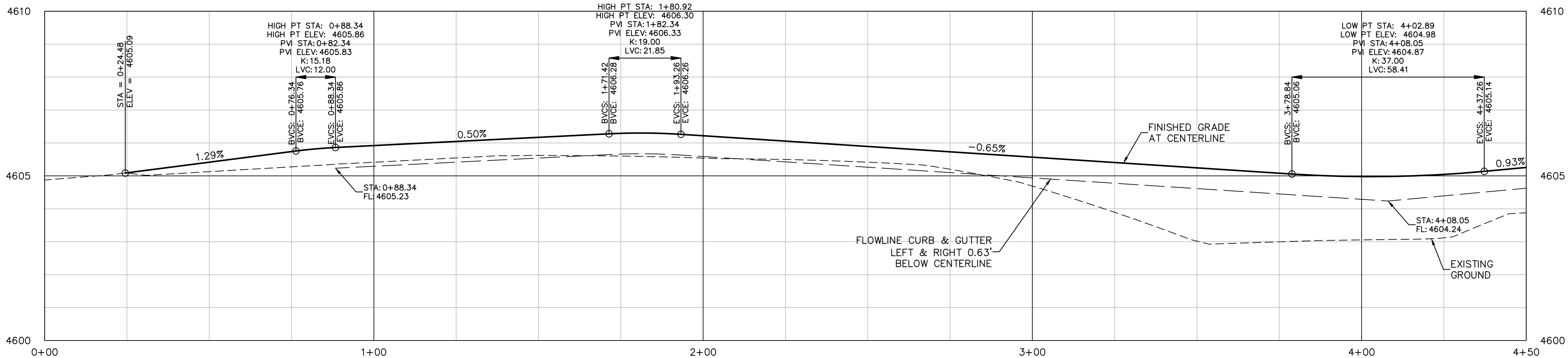
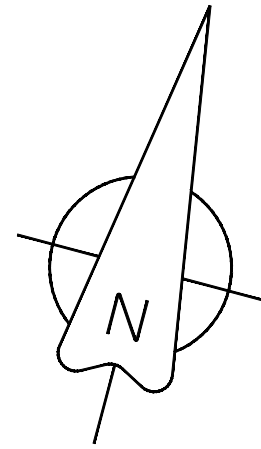
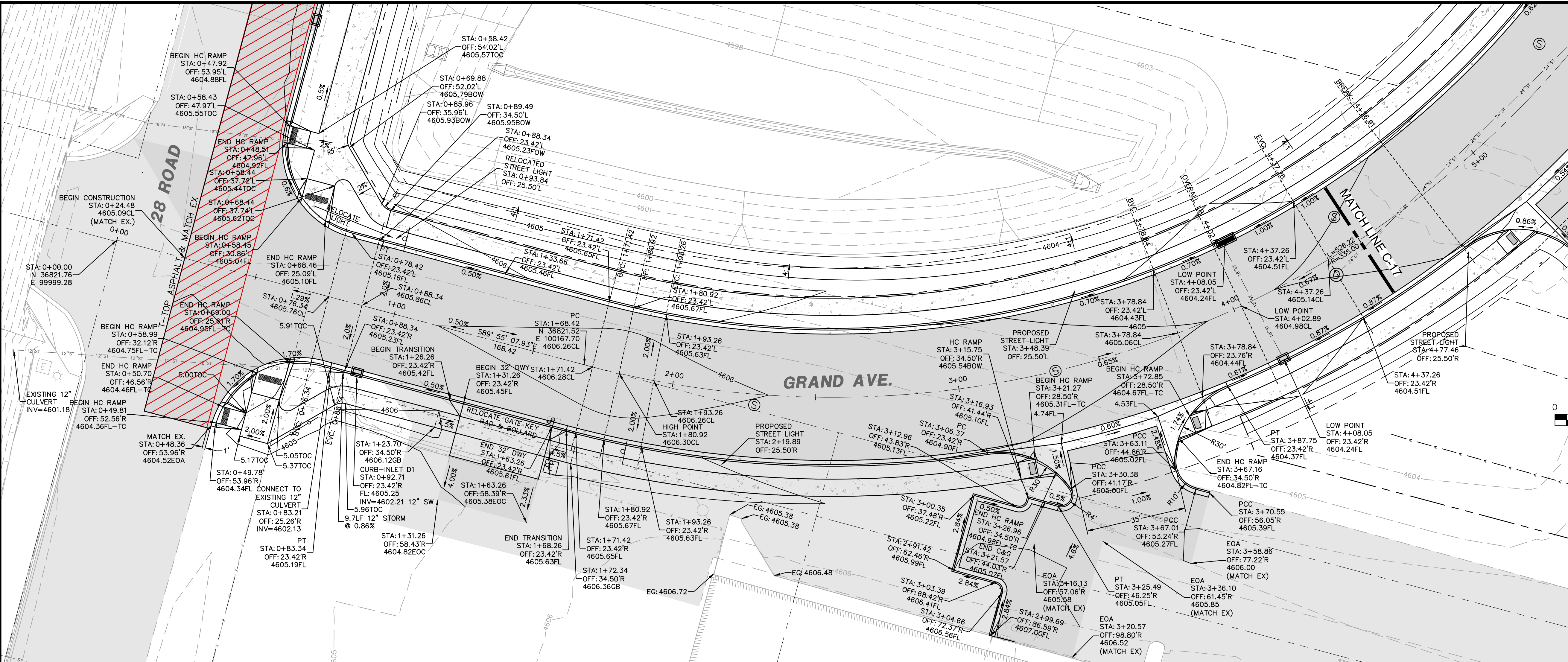
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DATE: 3/17/25

SCALE: 1"=50'

SHEET NO: C-15

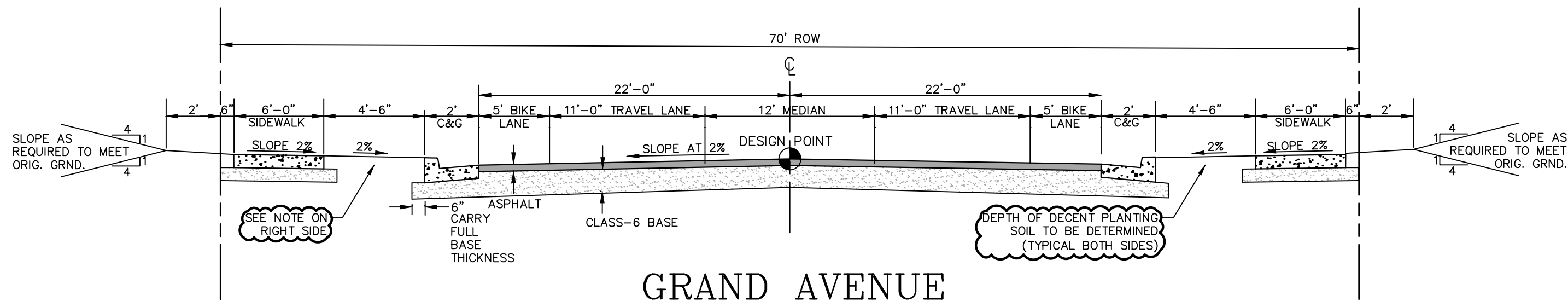
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GRAND AVENUE (1)
HORIZONTAL: 1"=20', VERTICAL: 1"=2'

BENCHMARK
WEST 1/4 CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)



REVISIONS		NO.	DESCRIPTION	DATE	BY
1		1	REVISED PER REVIEW COMMENTS, 7/16/24	7/17/24	MRH
2		2	REVISED PER REVIEW COMMENTS 9/6/24	9/10/24	MRH
3		3	REVISED ASPHALT AROUND INLET & FL ELEV	10/30/24	MRH
4		4	REVISED PER REVIEW COMMENTS 2/12/25	2/25/25	MRH

Know what's below. Call before you dig.	
811	
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	

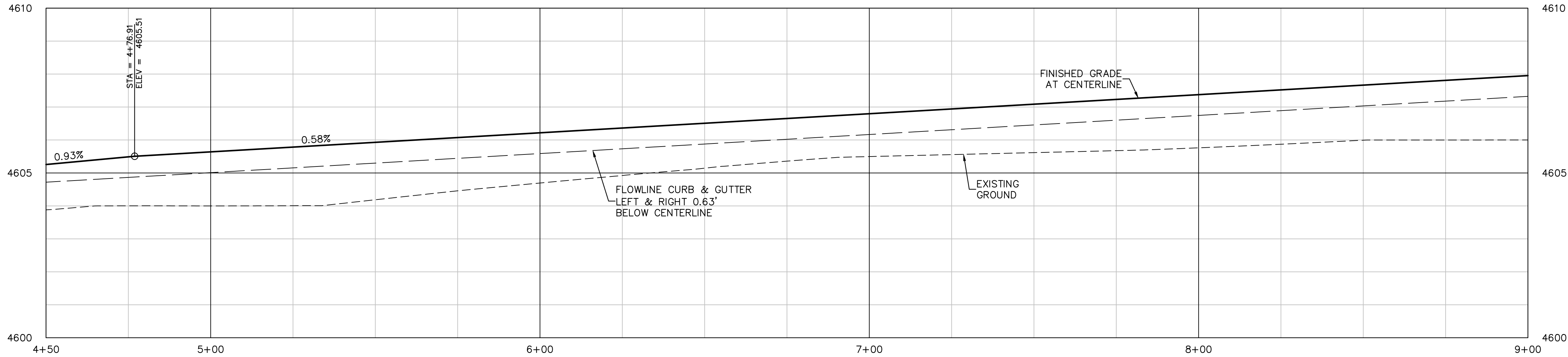
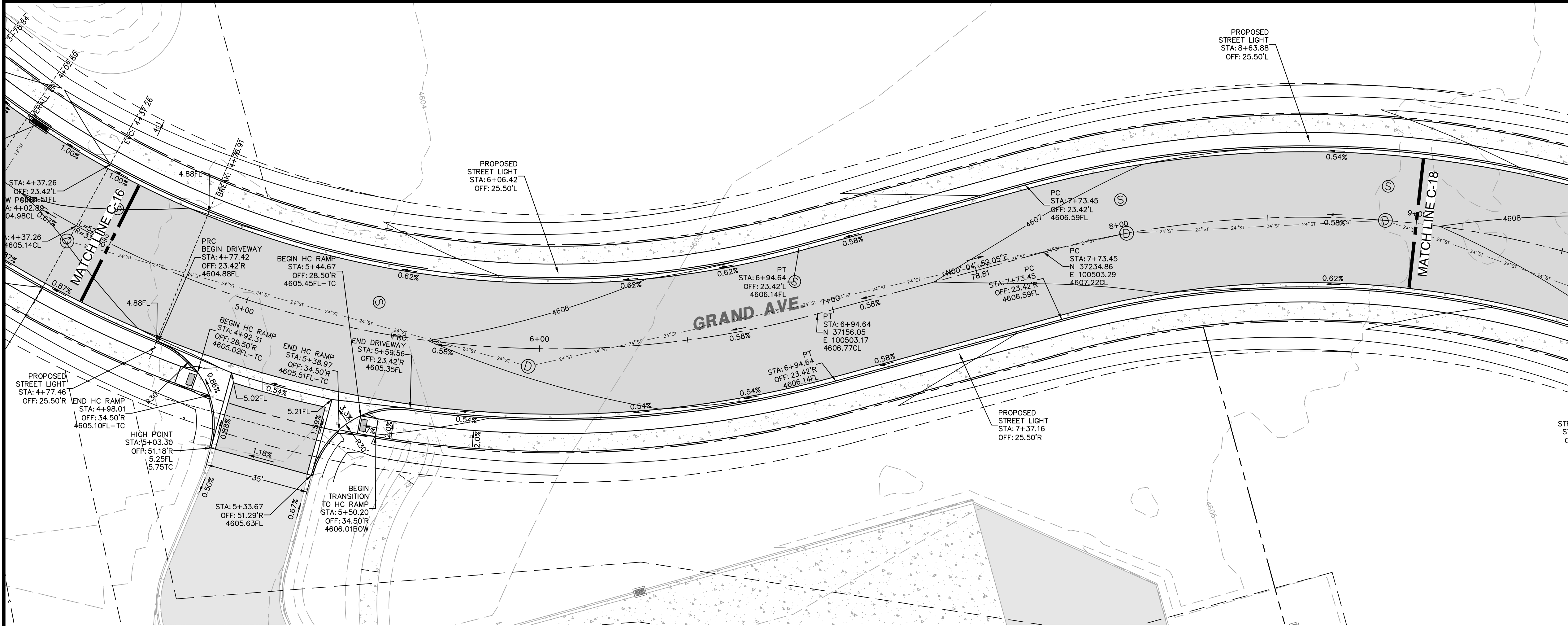
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AUSTIN CIVIL GROUP, INC.	
Land Planning • Civil Engineering • Development Services	
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501	
(970) 242-7540	

GRAND VIEW COMMONS	
GRAND AVENUE PLAN & PROFILE	
STA. 0+00 TO 4+50	
450 28 ROAD	
CITY OF GRAND JUNCTION	

DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	
APPROVED BY:	MRA

JOB NUMBER:	1024.0015
DATE:	3/17/25
SCALE:	1"=20'
SHEET NO.:	C-16

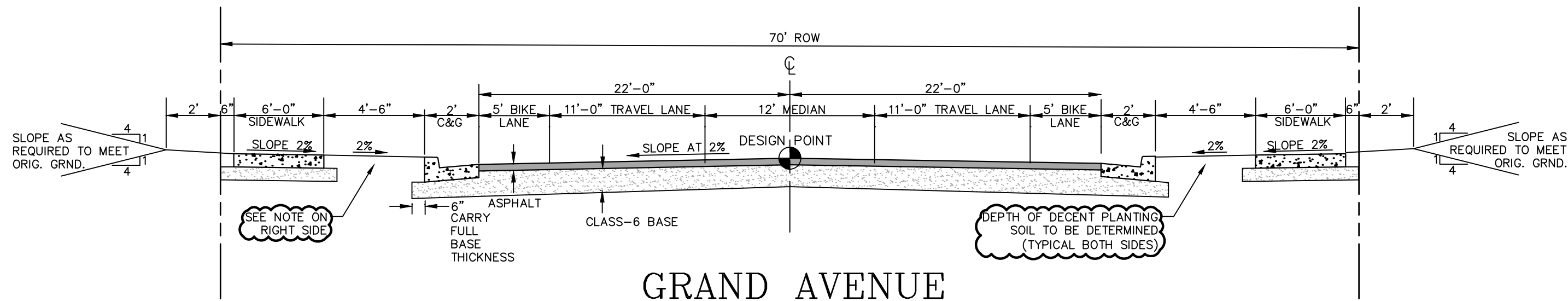
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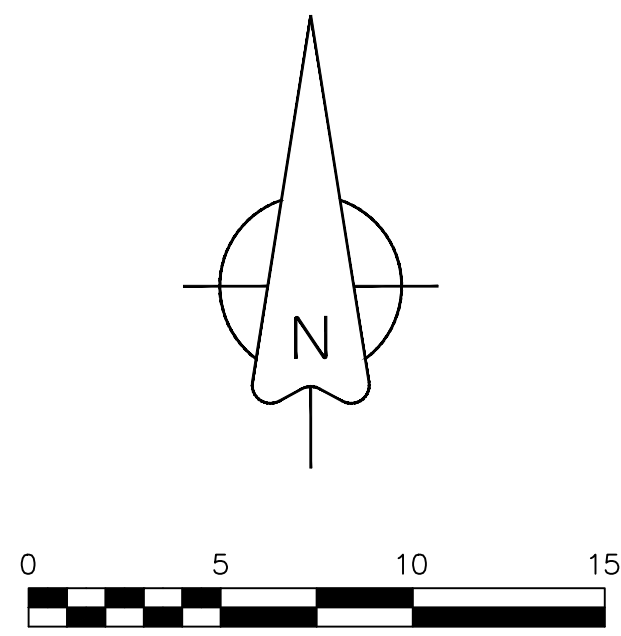
GRAND AVENUE (2)
HORIZONTAL: 1"=20'; VERTICAL: 1"=2'

BENCHMARK
WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

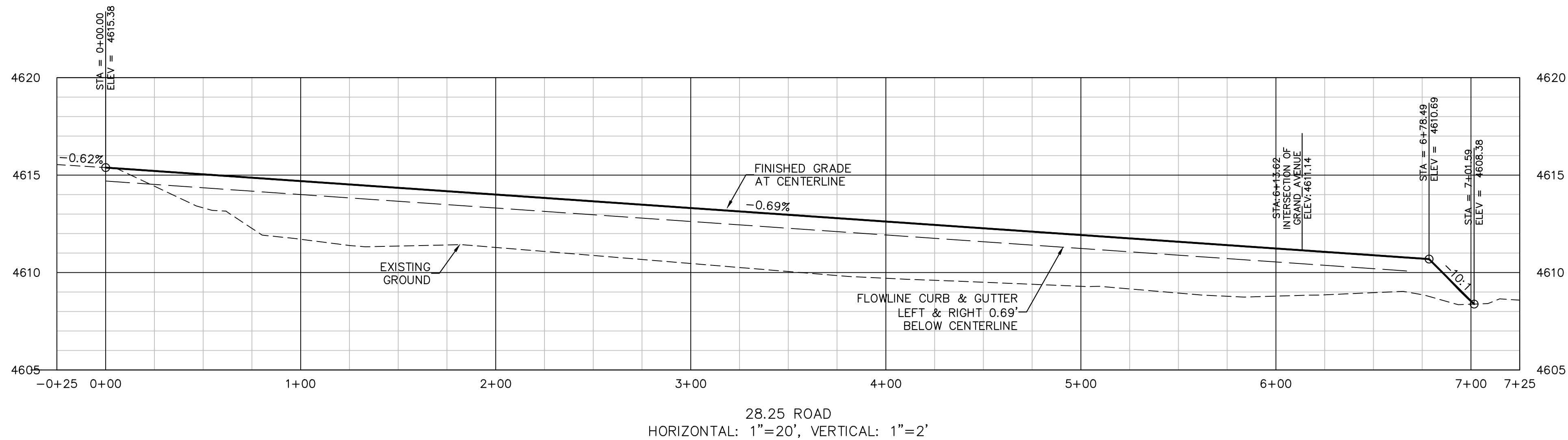
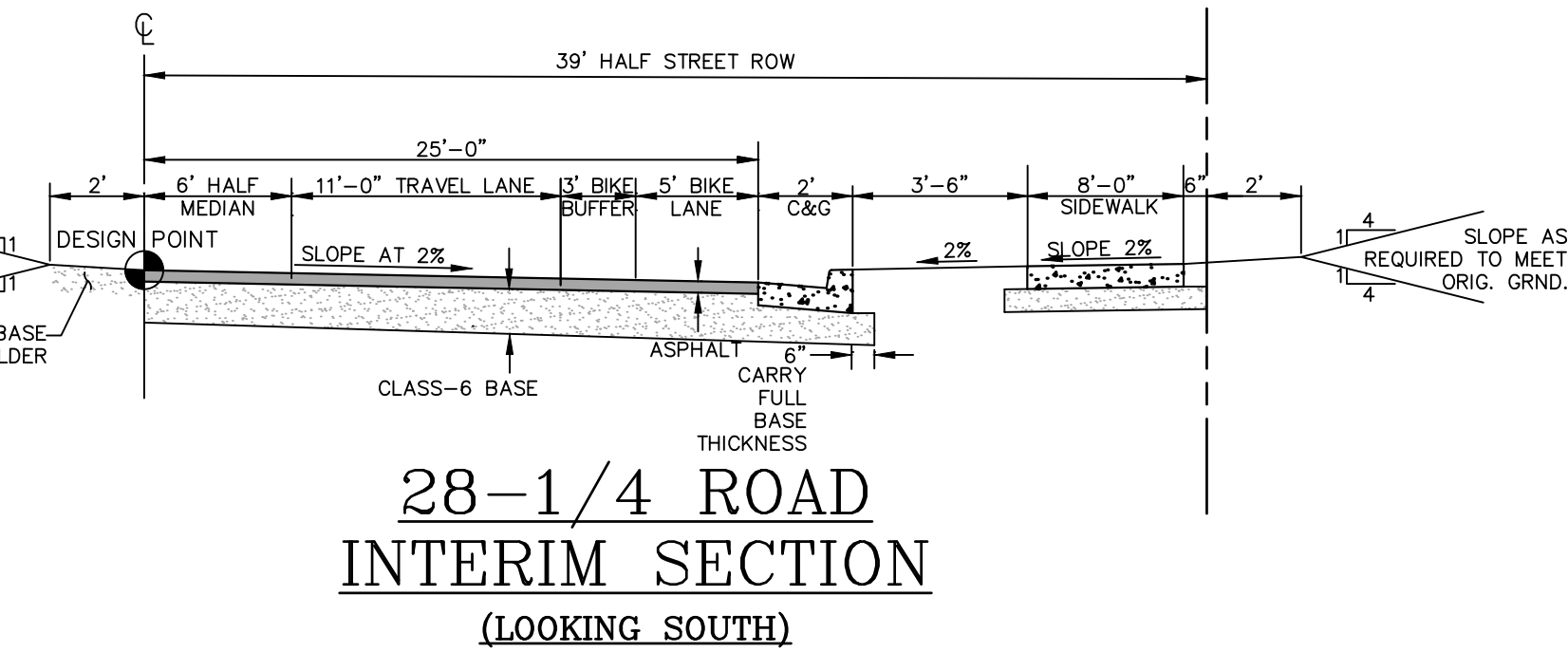
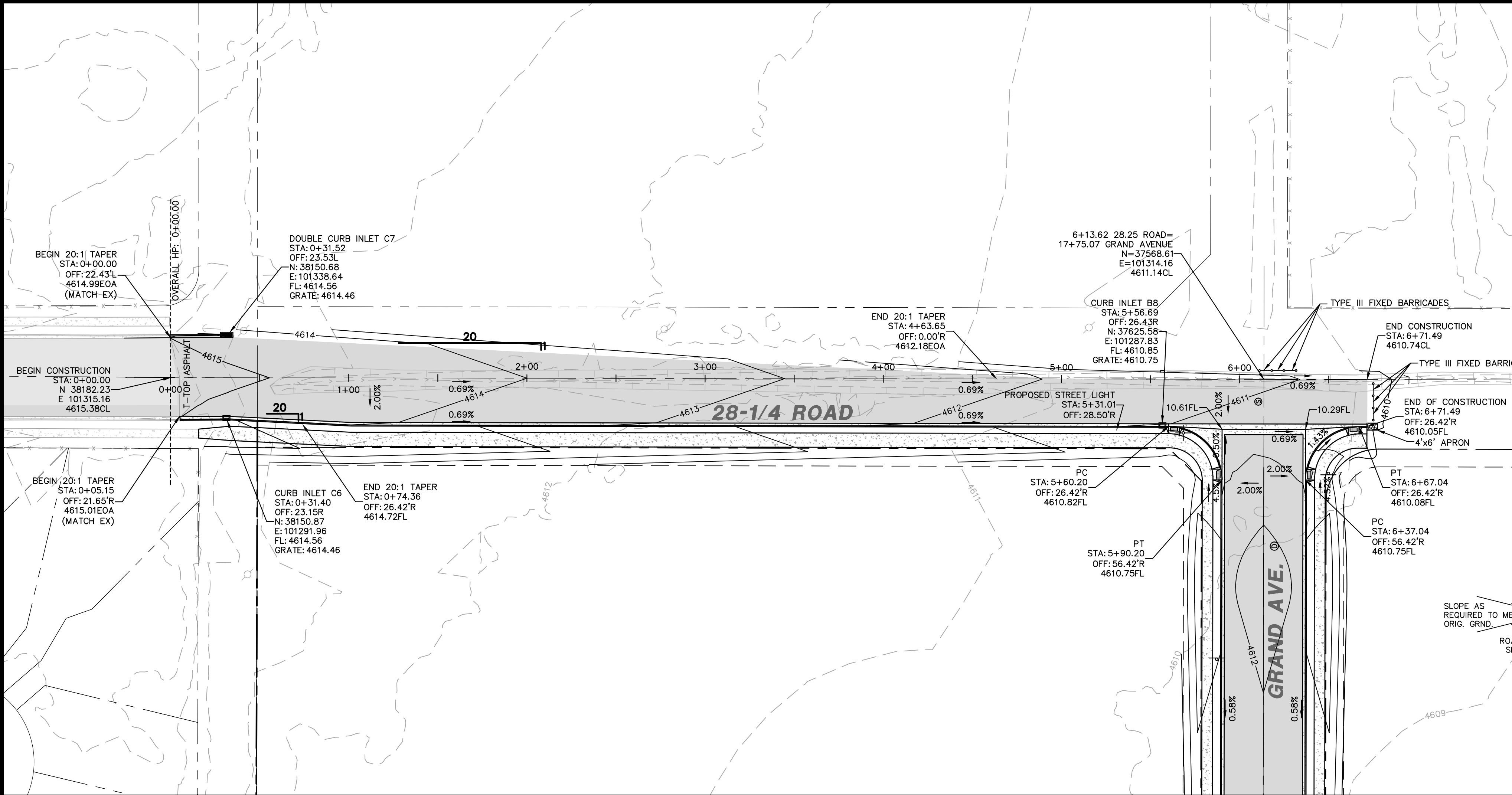


Know what's below. Call before you dig.		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
811			
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS, 7/16/24	7/17/24	MRH
2	REVISED PER REVIEW COMMENTS 9/6/24	9/10/24	MRH
A • C • G			
AUSTIN CIVIL GROUP, INC.			
Land Planning • Civil Engineering • Development Services			
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501			
(970) 242-7540			
GRAND VIEW COMMONS			
GRAND AVENUE PLAN & PROFILE			
STA. 4+50 TO 9+00			
450 28 RD			
CITY OF GRAND JUNCTION			
DRAWN BY:	MRH	JOB NUMBER:	1024.0015
DESIGNED BY:	MRH	DATE:	3/17/25
CHECKED BY:		SCALE:	1"=20'
APPROVED BY:	MRA	SHEET NO:	C-17



DRAWN BY: MRH		JOB NUMBER: 1024.0015	
DESIGNED BY: MRH		DATE: 3/17/25	
CHECKED BY:		SCALE: 1"=5'	
APPROVED BY: MRA		SHEET NO.: C-20	
GRAND VIEW COMMONS description GRAND AVENUE & 28.25 ROAD HANDICAP RAMP TRANSITION PLAN 450 28 ROAD			
CITY OF GRAND JUNCTION prepared for			
A ■ C ■ G <u>AUSTIN CIVIL GROUP, INC.</u> Land Planning ■ Civil Engineering ■ Development Services 123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540			
NO.		REVISIONS	
1		REVISED PER COMMENT 2/12/25	
		DATE 2/25/25MRH	
		BY	
Know what's below. Call before you dig. SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY			

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BENCHMARK
WEST 1/4 CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)



REVISIONS		BY		DATE	
NO.	DESCRIPTION	BY	DATE	DATE	DATE
1	REVISED PER REVIEW COMMENTS 7/25/24		7/30/24	7/30/24	7/30/24
2	REVISED PER REVIEW COMMENTS 9/6/24		9/10/24	9/10/24	9/10/24
3	REVISED PER REVIEW COMMENTS 2/12/25		2/25/25	2/25/25	2/25/25

Know what's below.
Call before you dig.

811

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET

ADJUST SCALES ACCORDINGLY

GRAND VIEW COMMONS

28.25 ROAD PLAN & PROFILE STA. 0+00 TO 7+25

450 28 ROAD

CITY OF GRAND JUNCTION

DRAWN BY: MRH

DESIGNED BY: MRH

CHECKED BY:

APPROVED BY: MRA

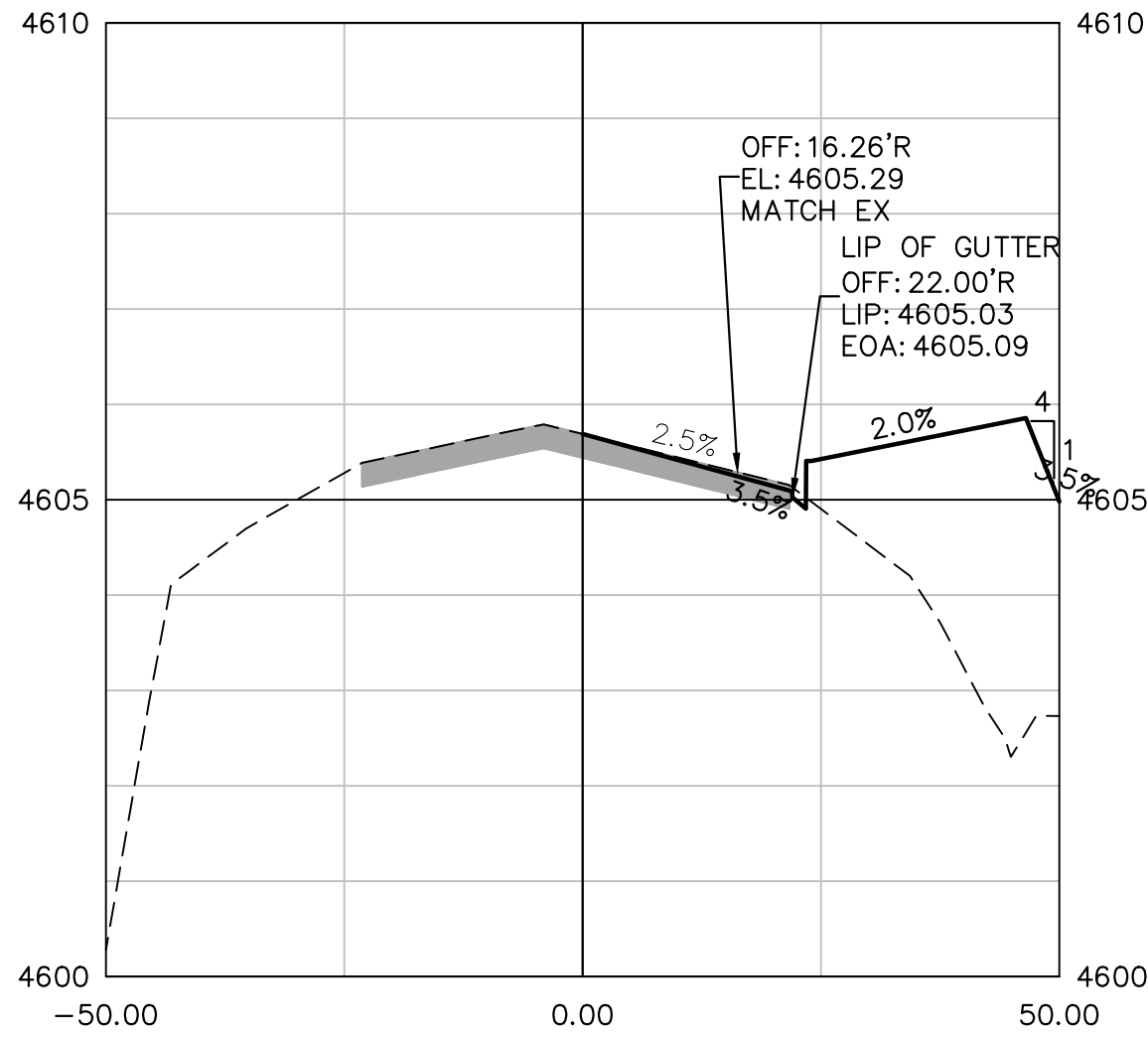
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DATE: 3/17/25

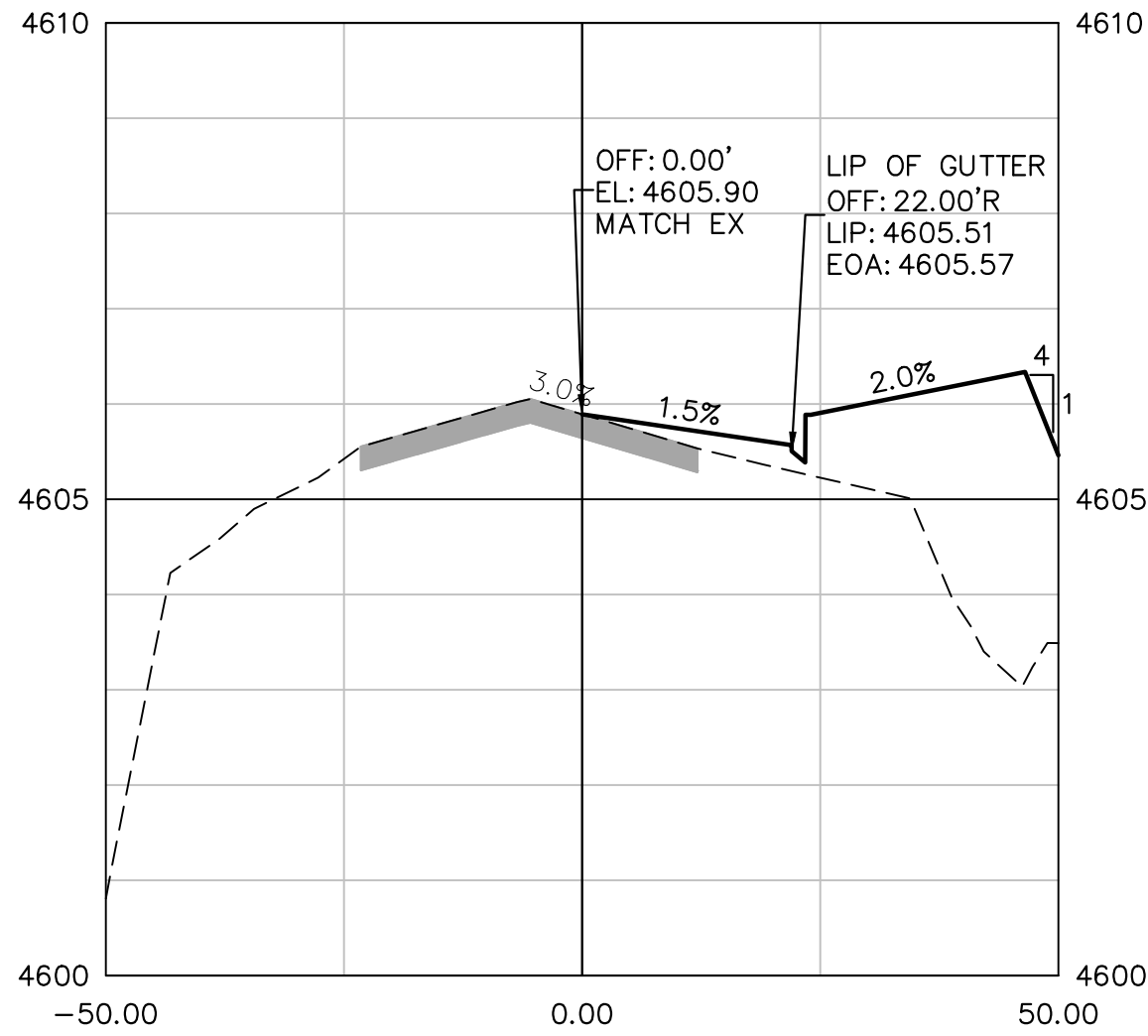
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SHEET NO: C-21

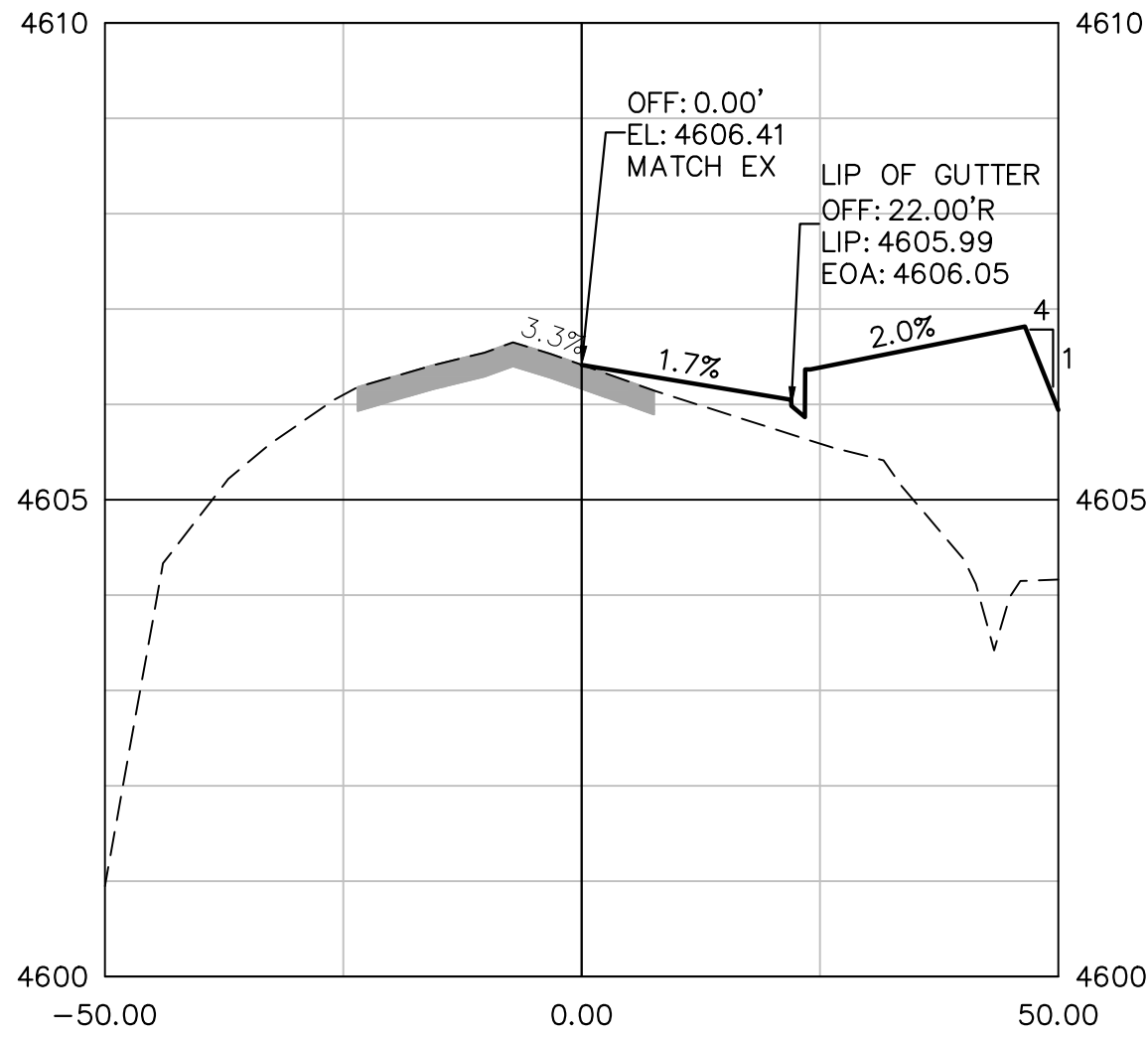
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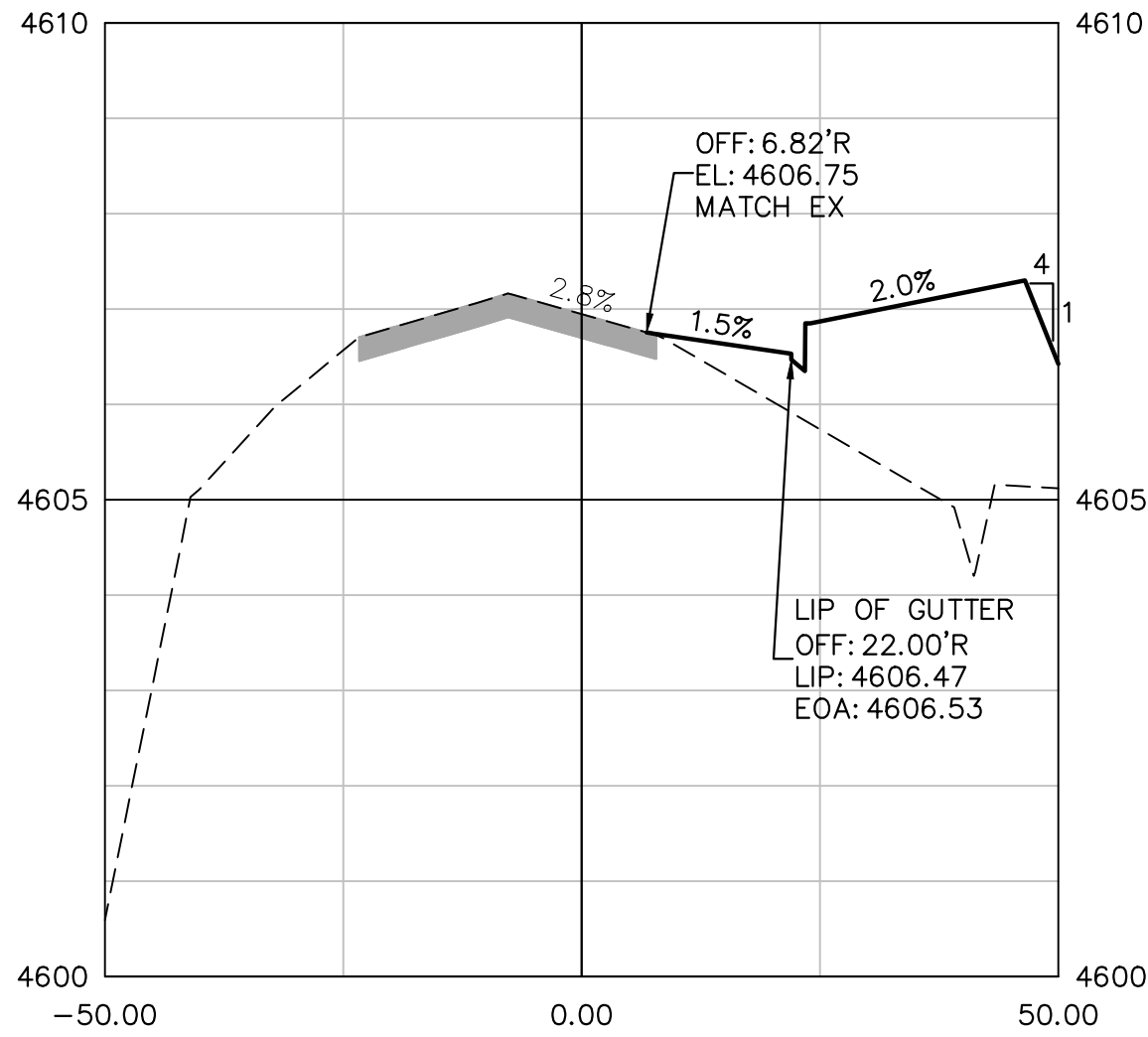
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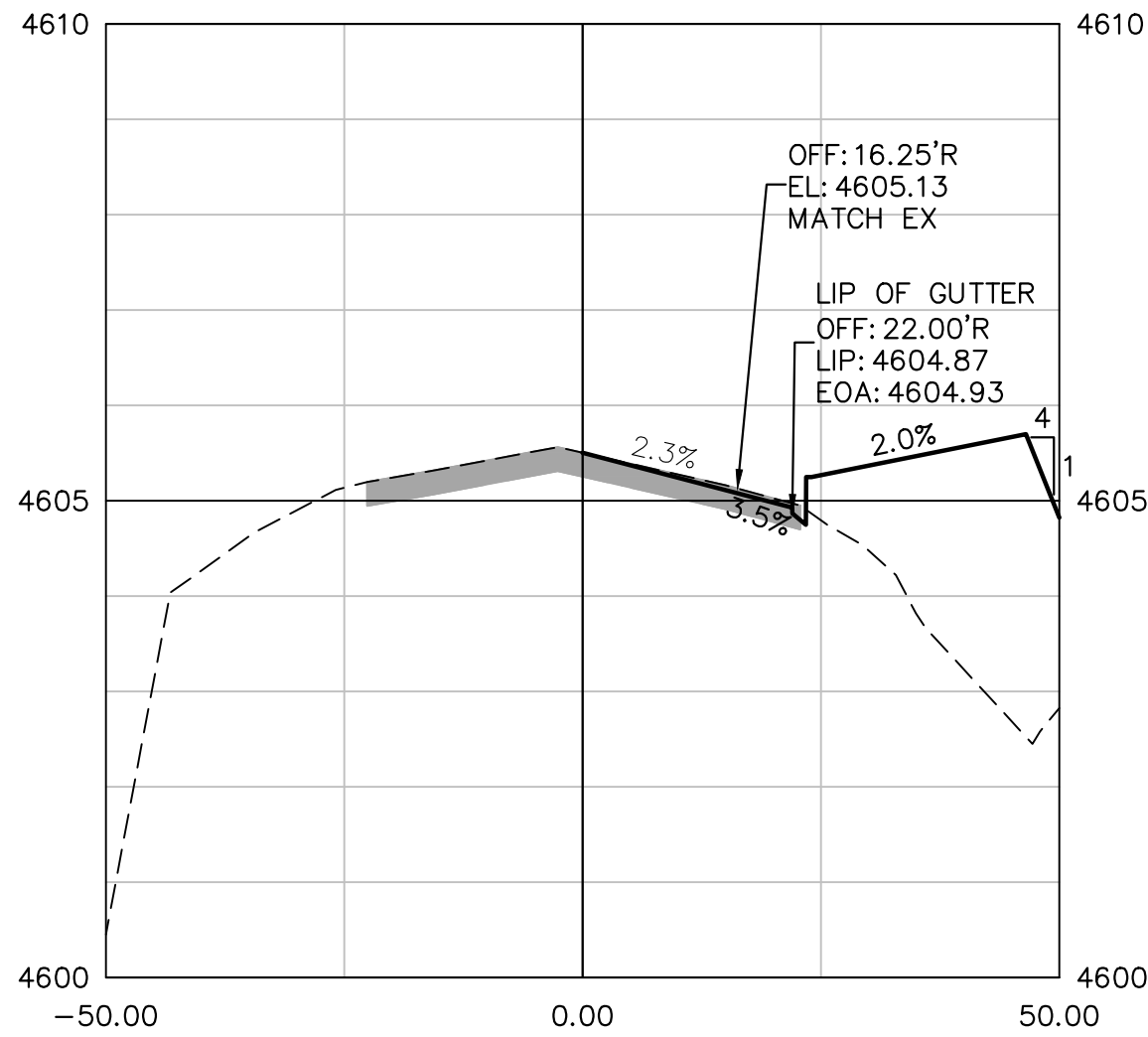
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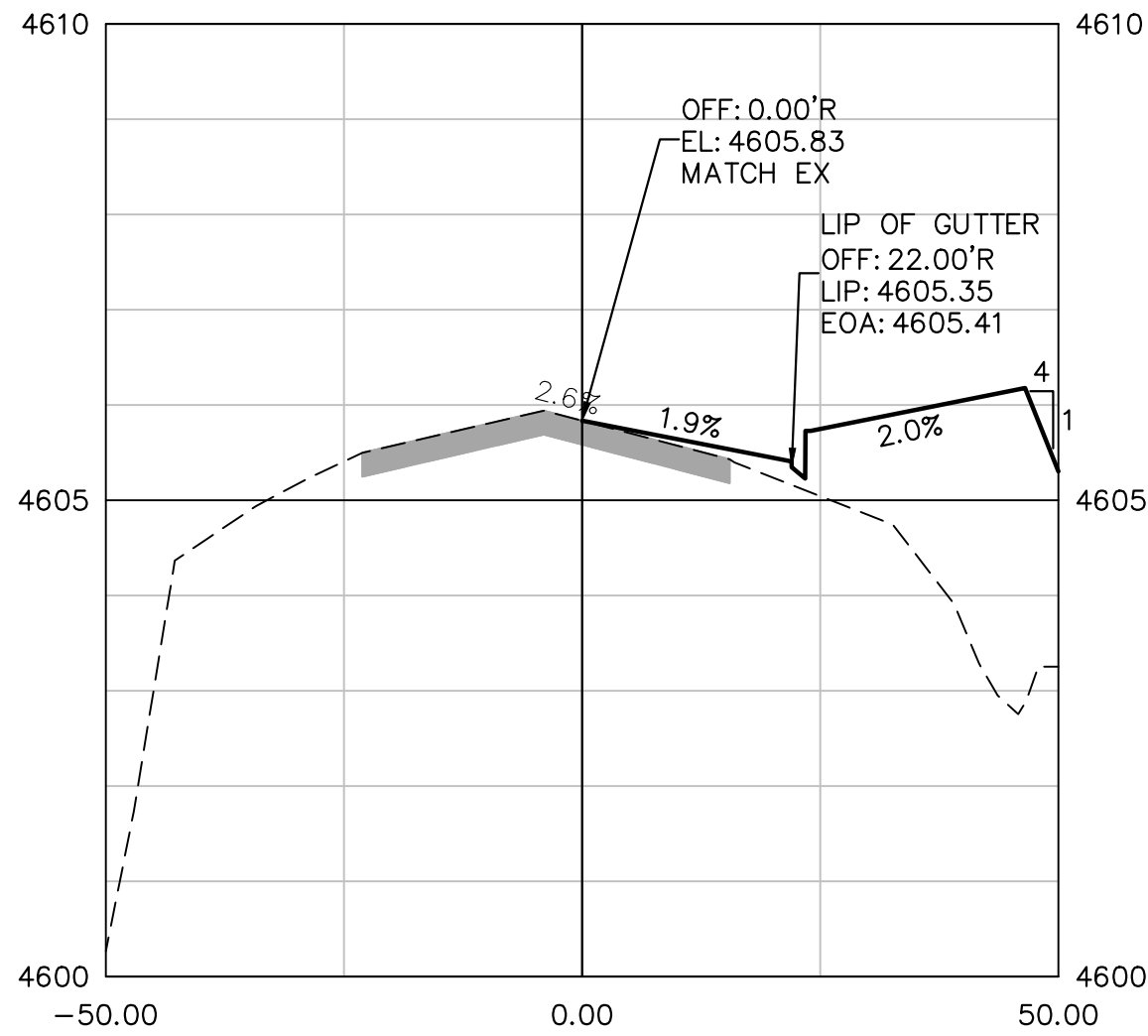
4+50.00



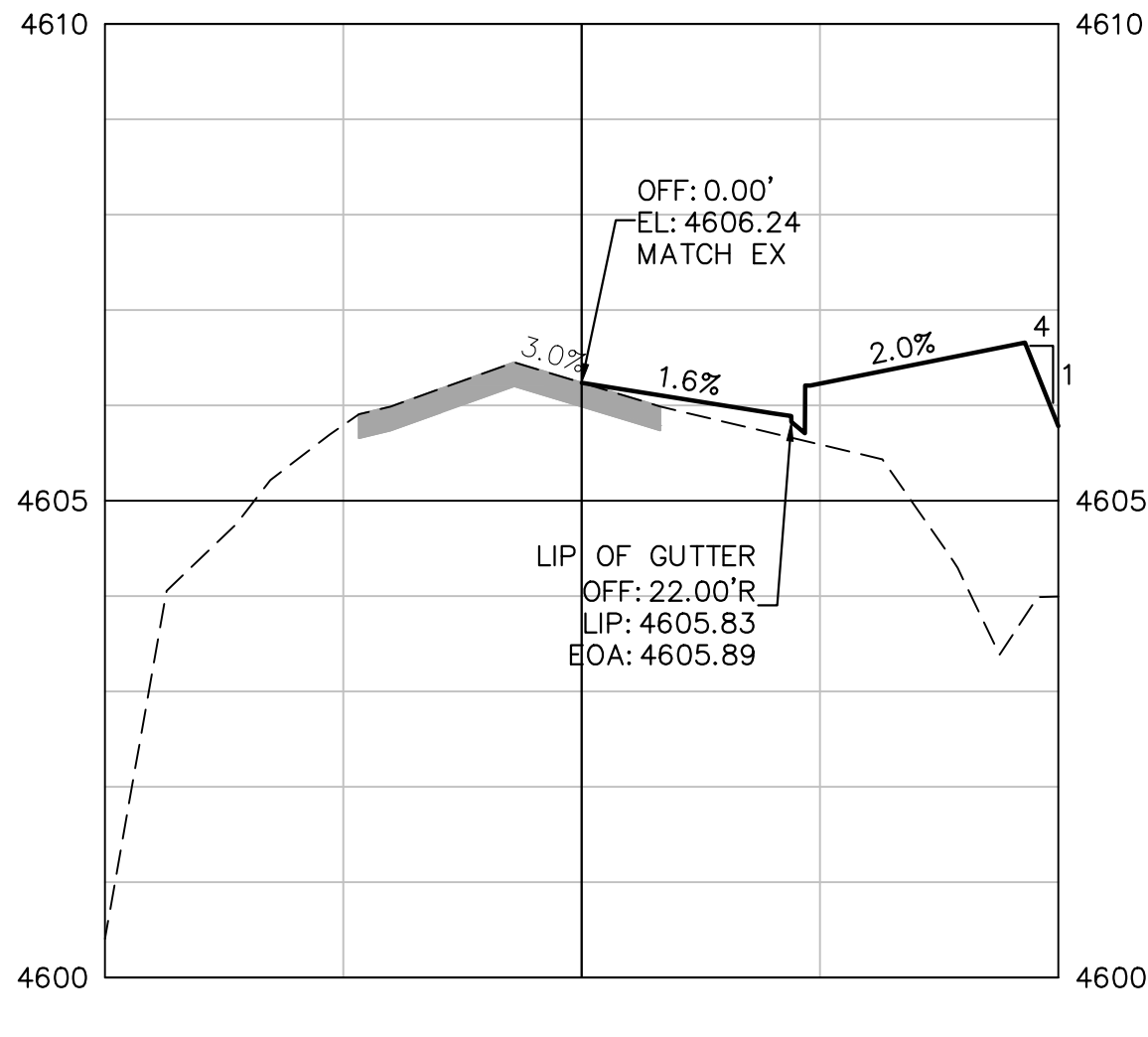
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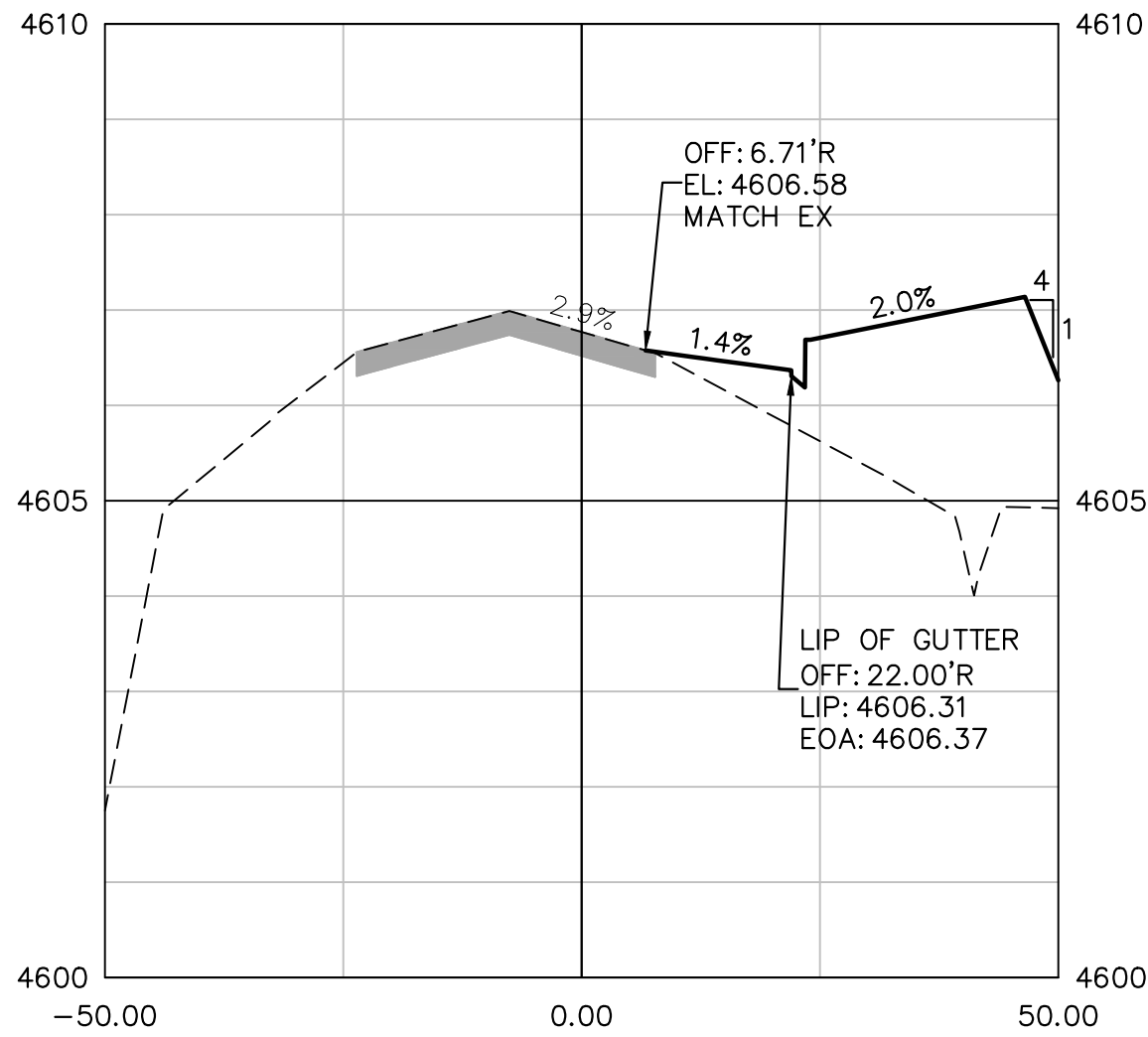
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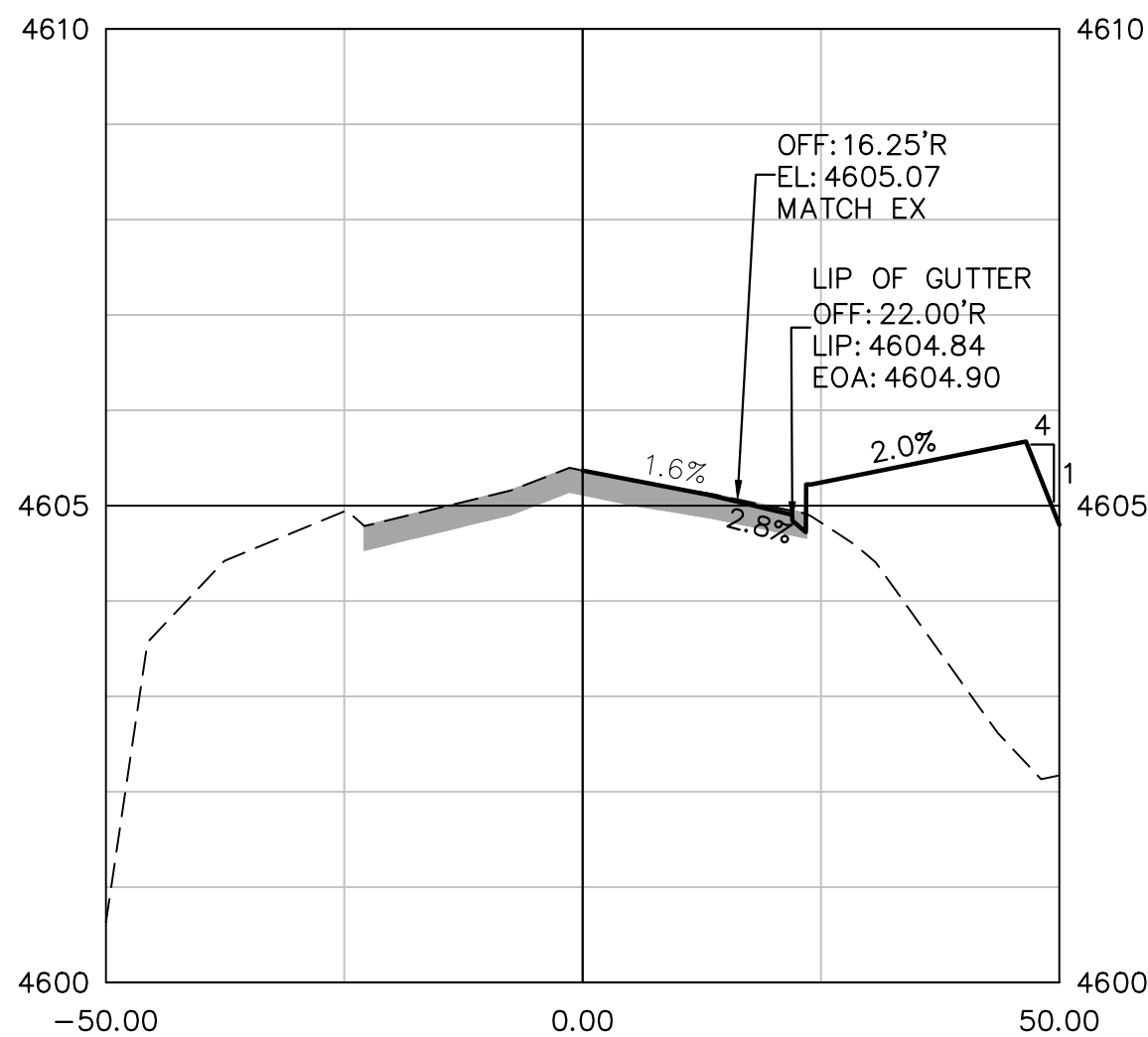
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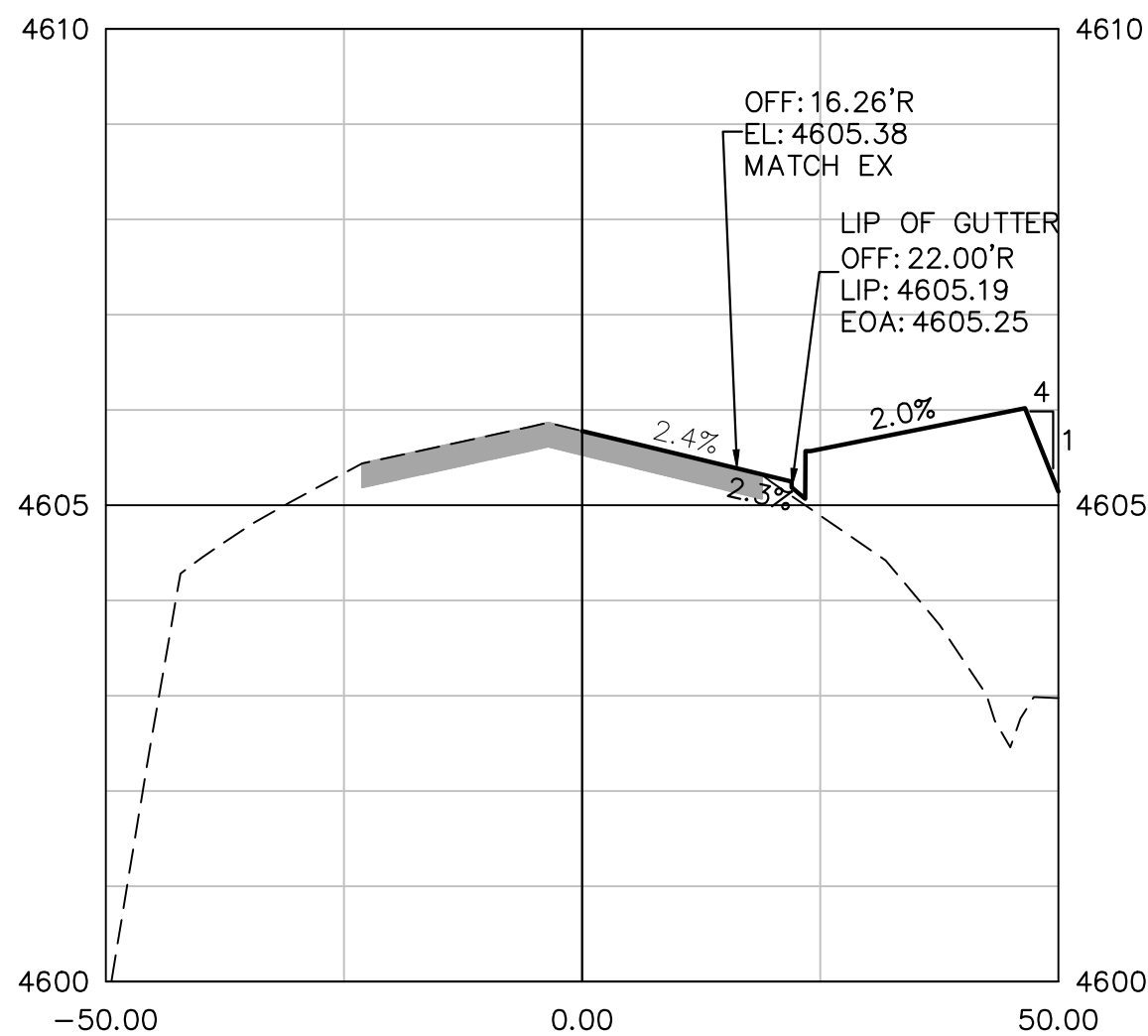
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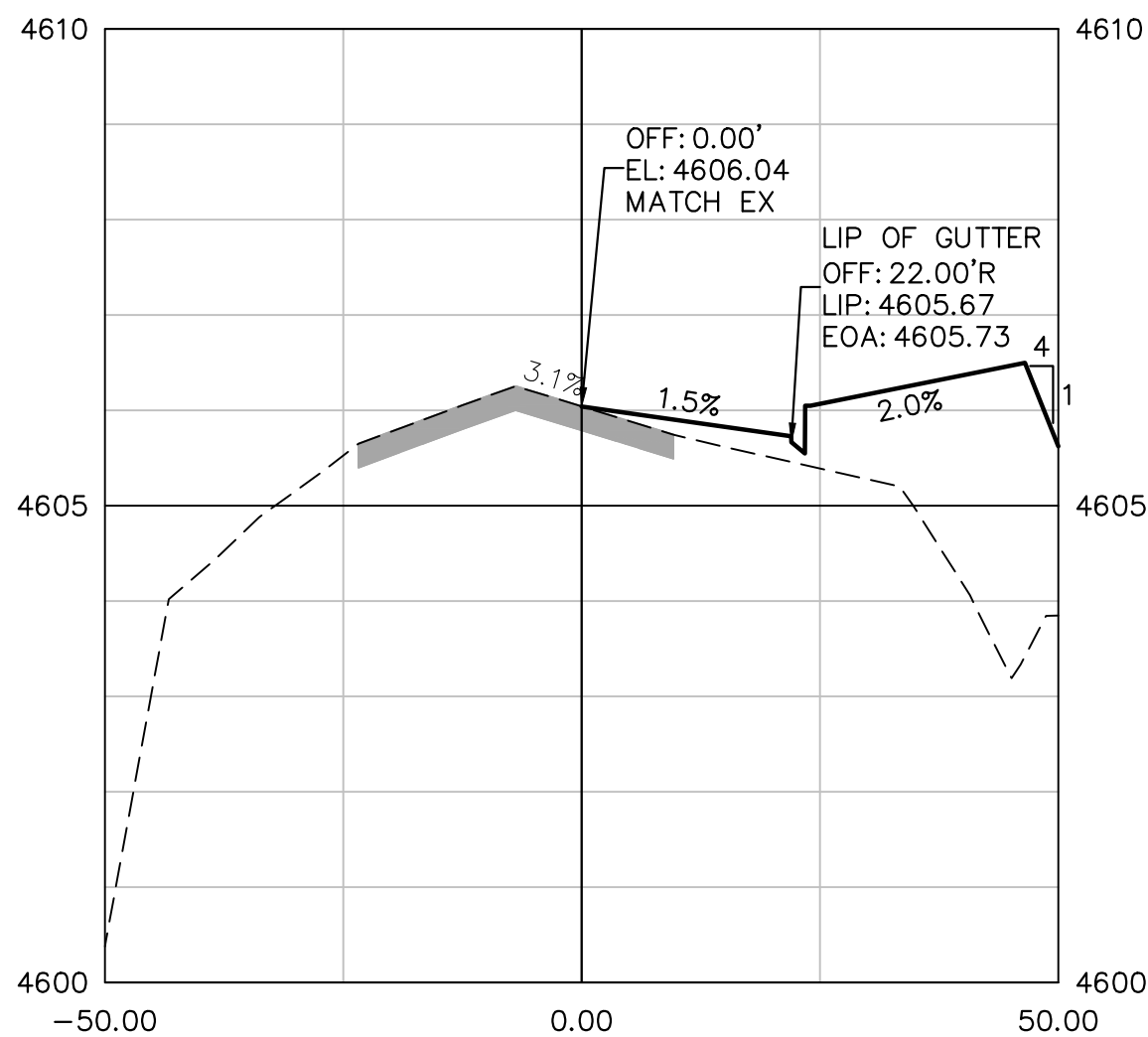
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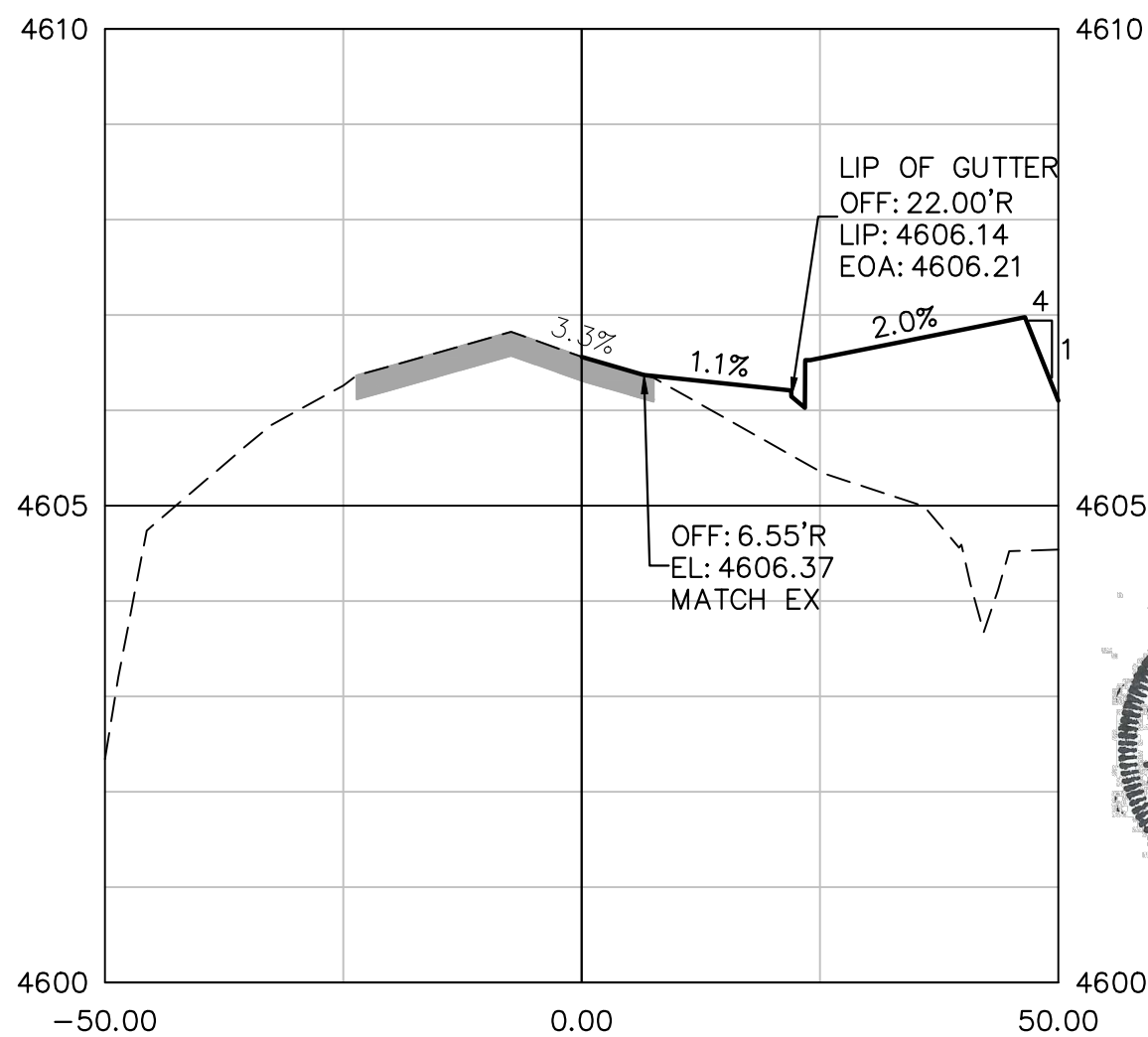
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2+00.00



3+50.00



4+99.77



GRAND VIEW COMMONS

28 ROAD SECTIONS STA. 0+50 TO 6+50
450 28 ROAD

CITY OF GRAND JUNCTION

DRAWN BY: MRH
DESIGNED BY: MRH
CHECKED BY:
APPROVED BY: MRA
JOB NUMBER: 1024.0015
DATE: 3/17/25
SCALE: 1"=20'
SHEET NO: C-23

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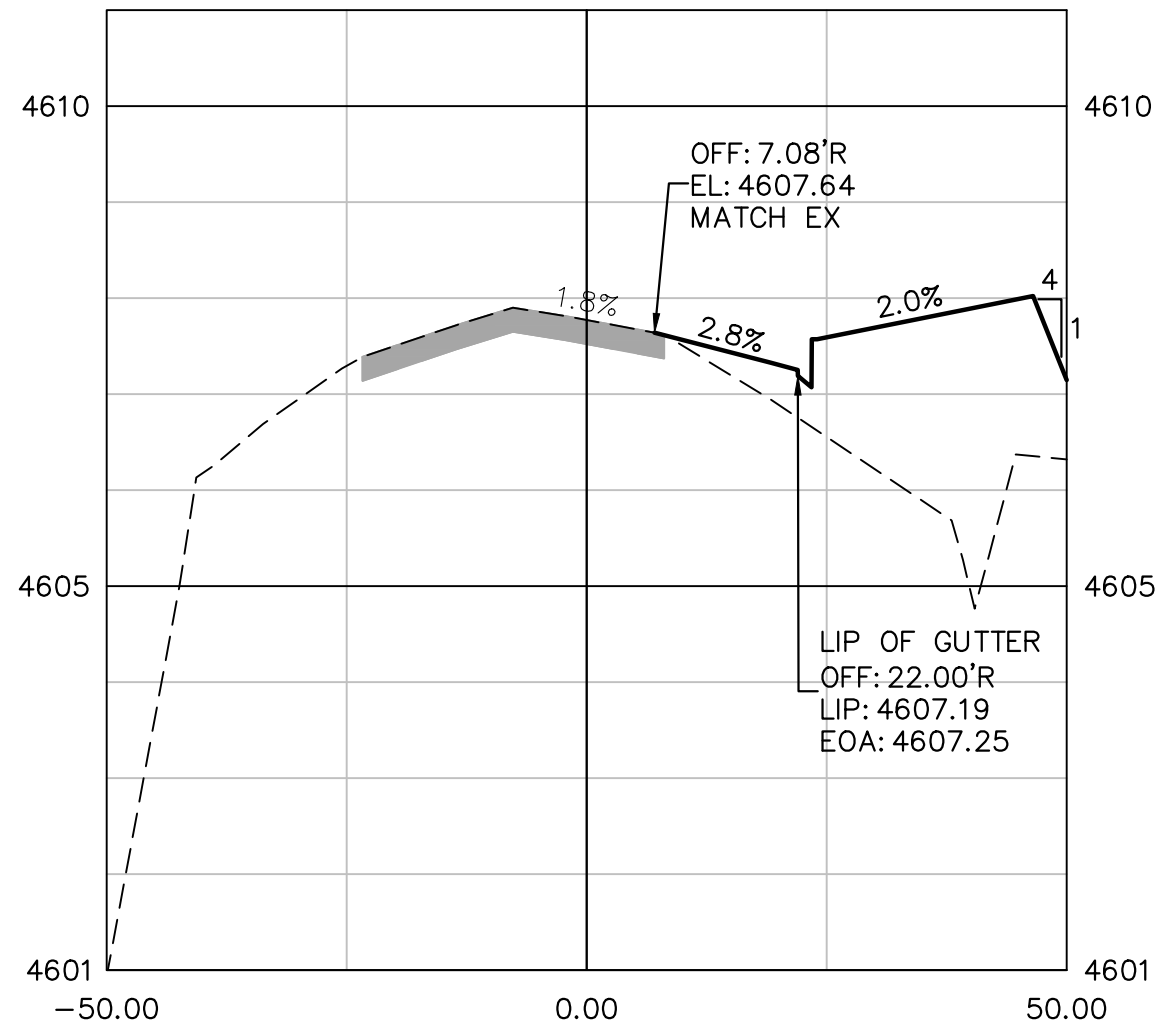
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1	REVISED PER REVIEW COMMENTS	2/12/25			2/25/25



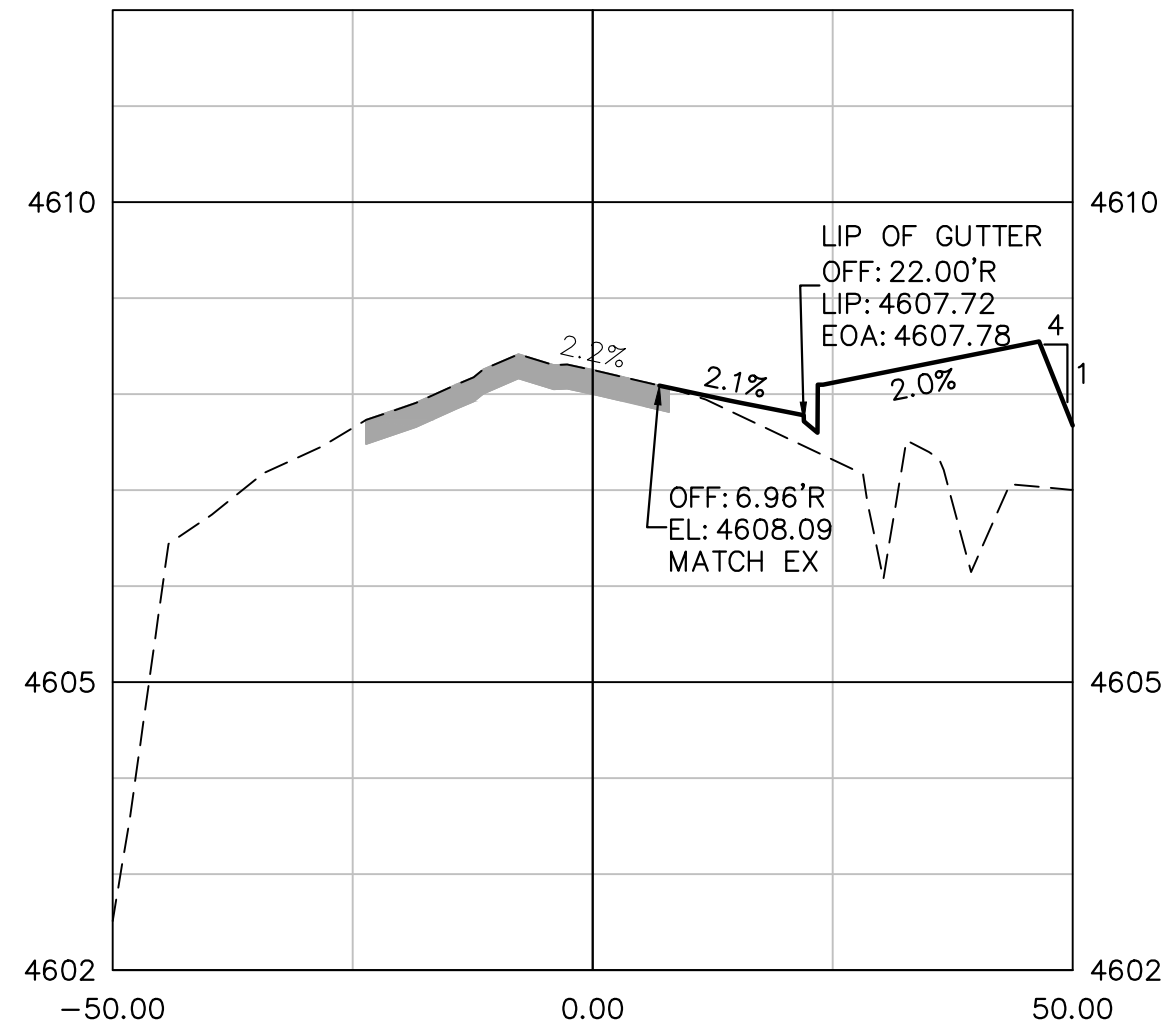
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SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
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ADJUST SCALES ACCORDINGLY

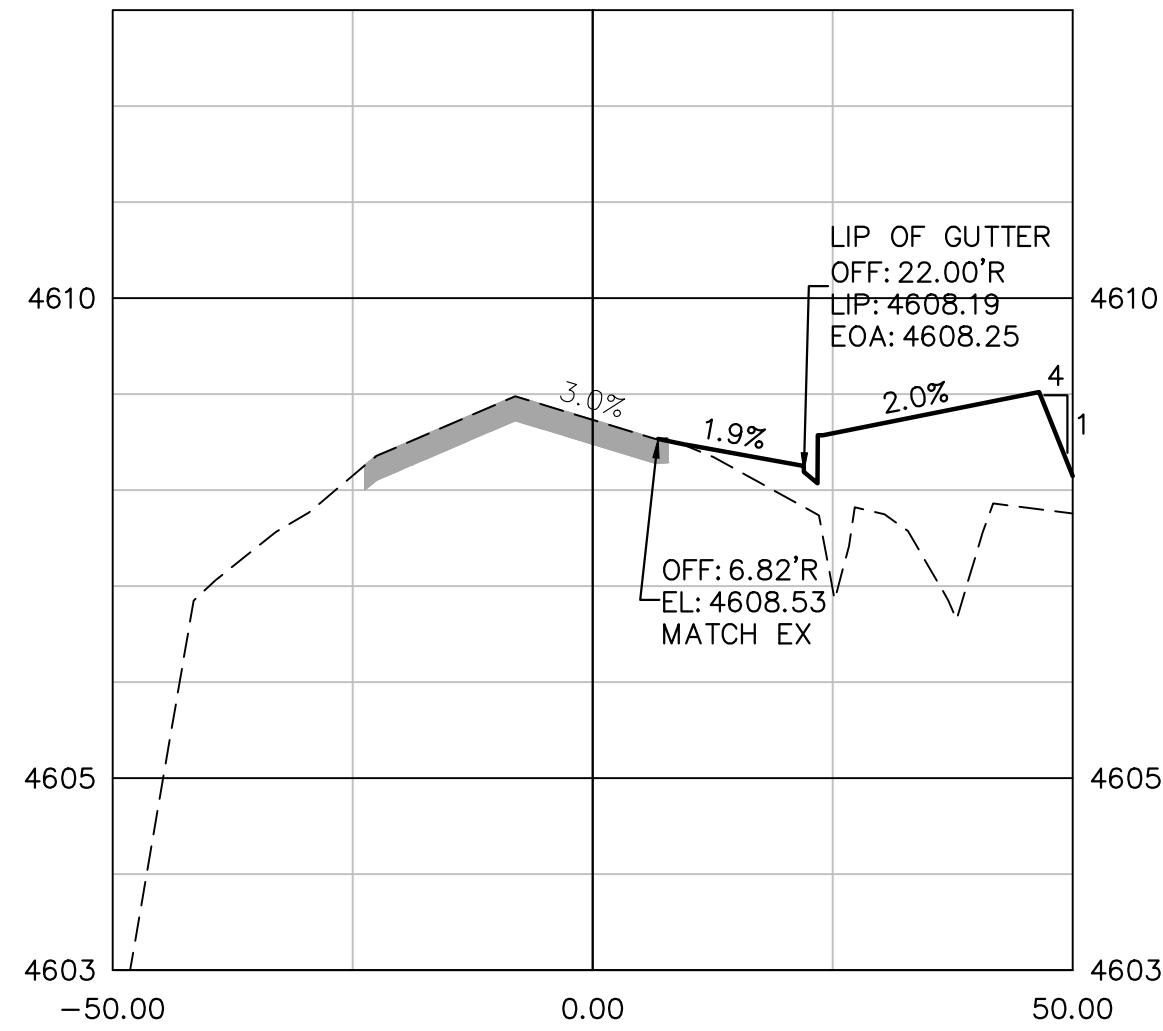
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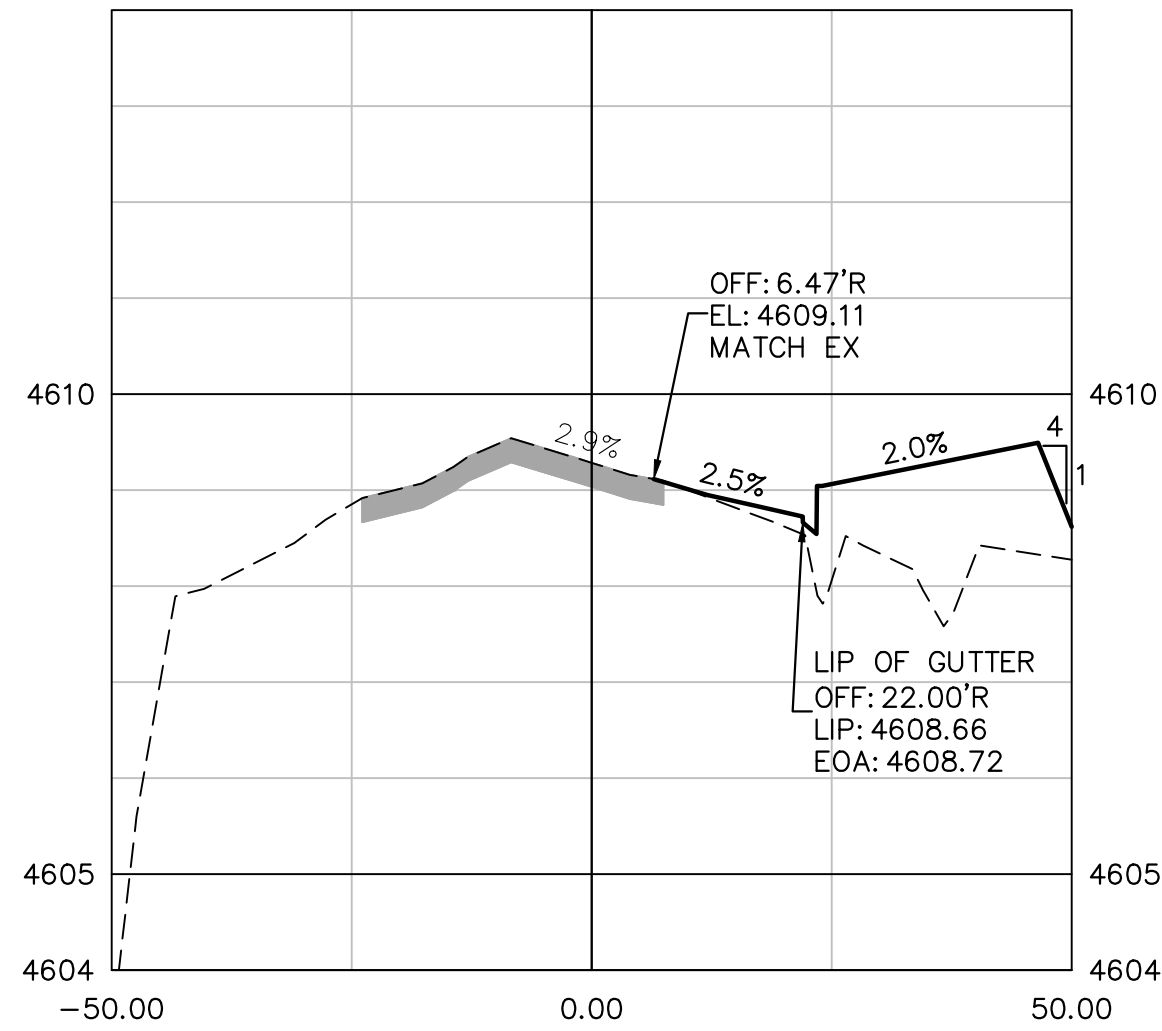
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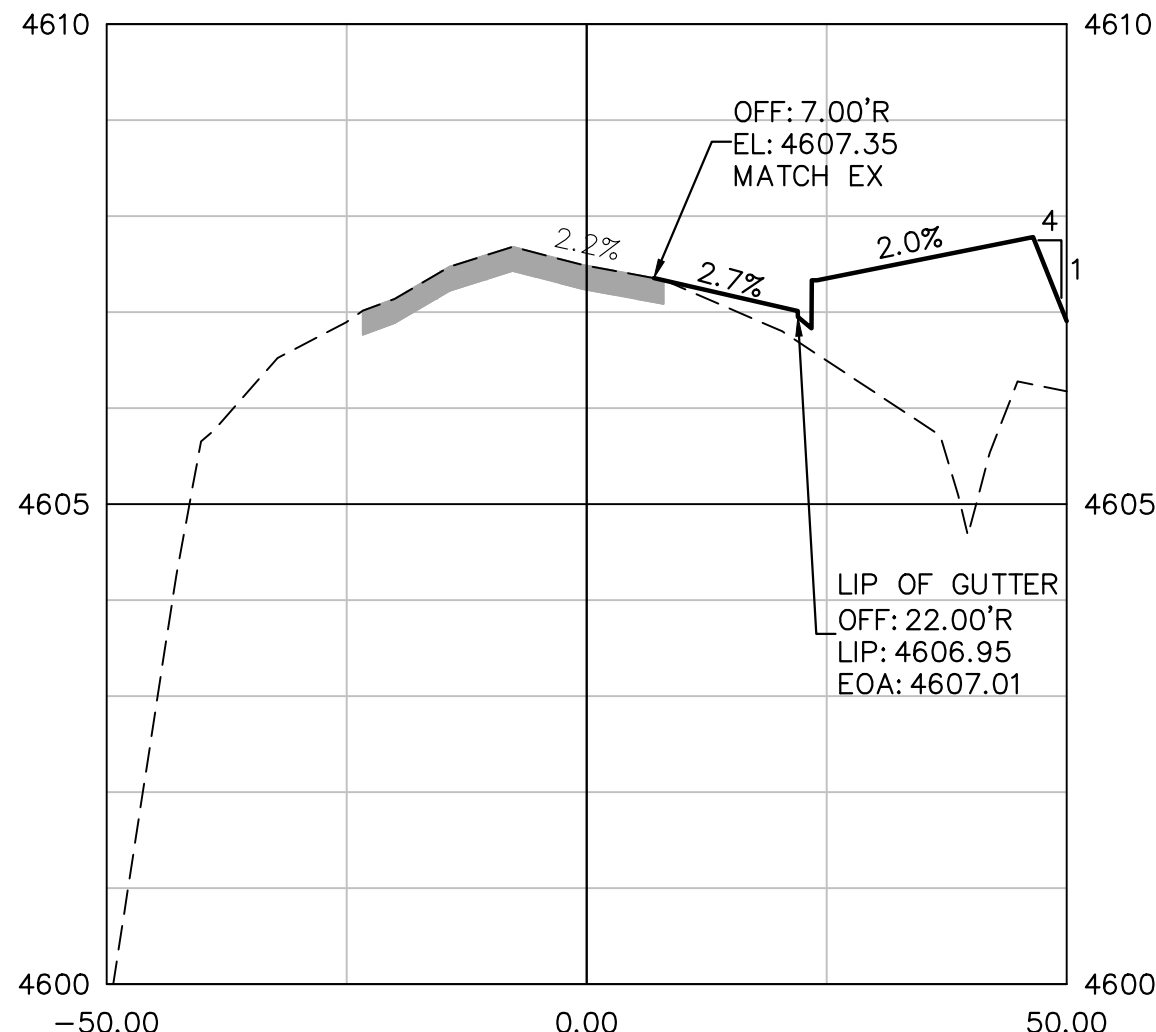
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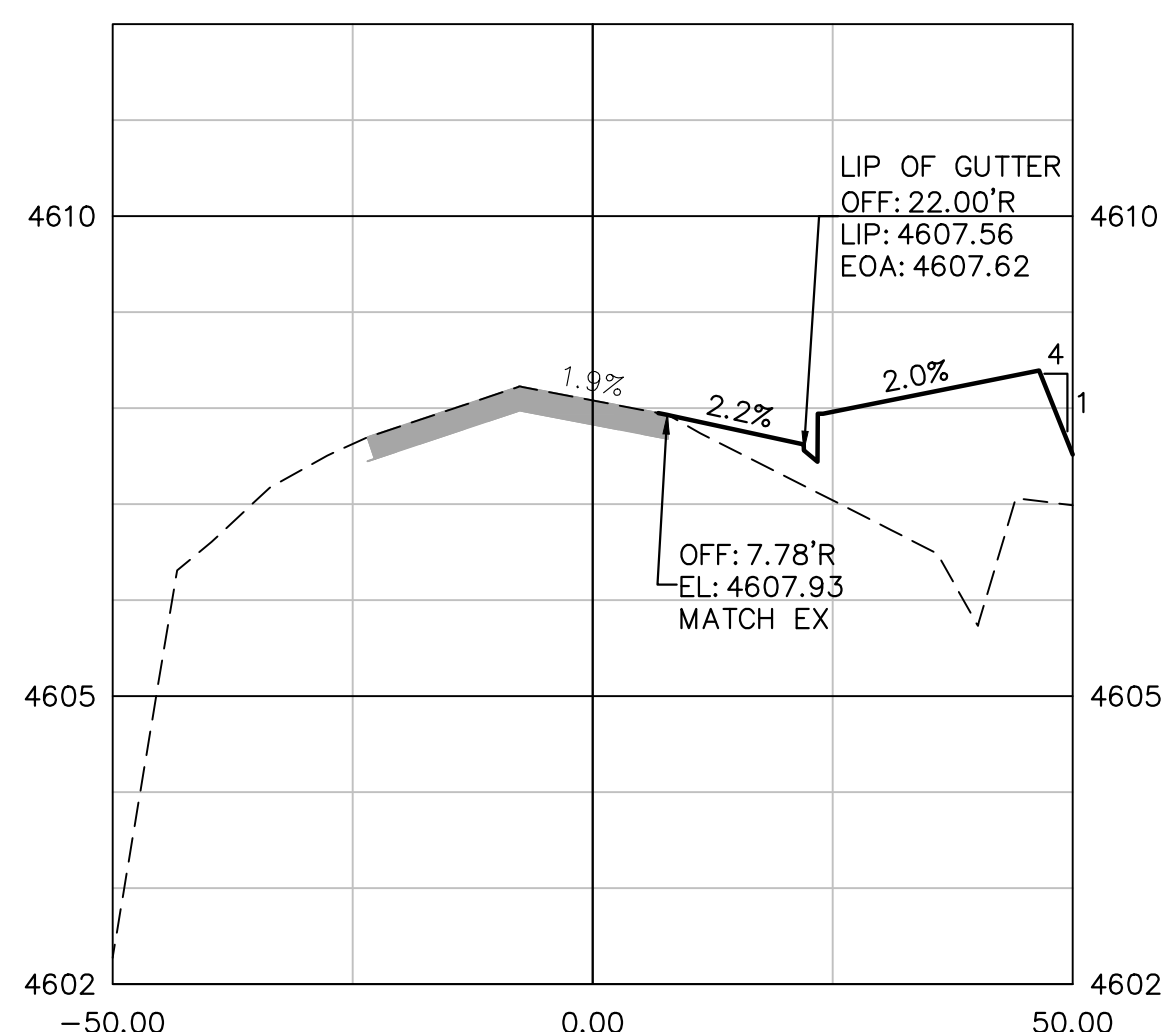
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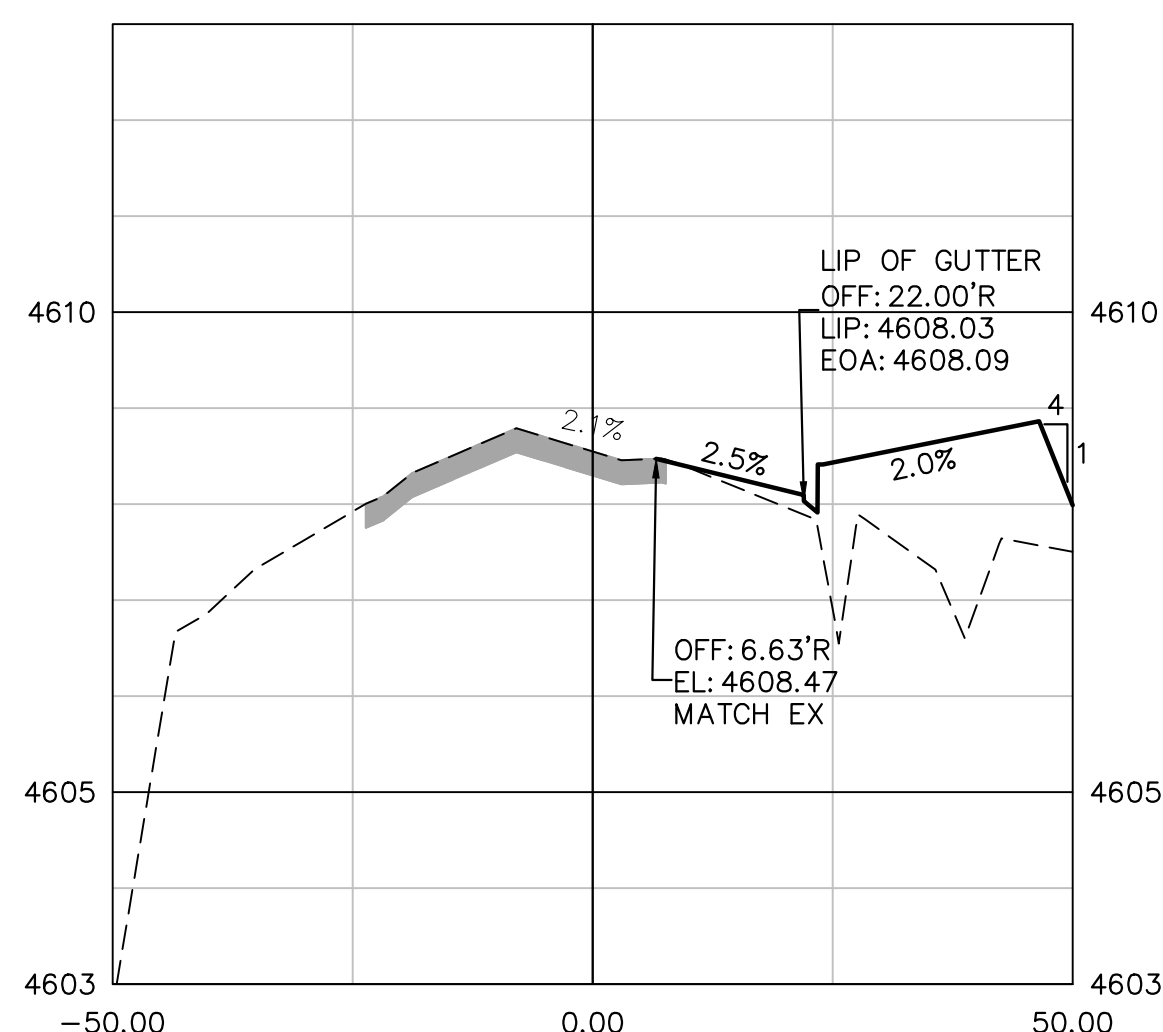
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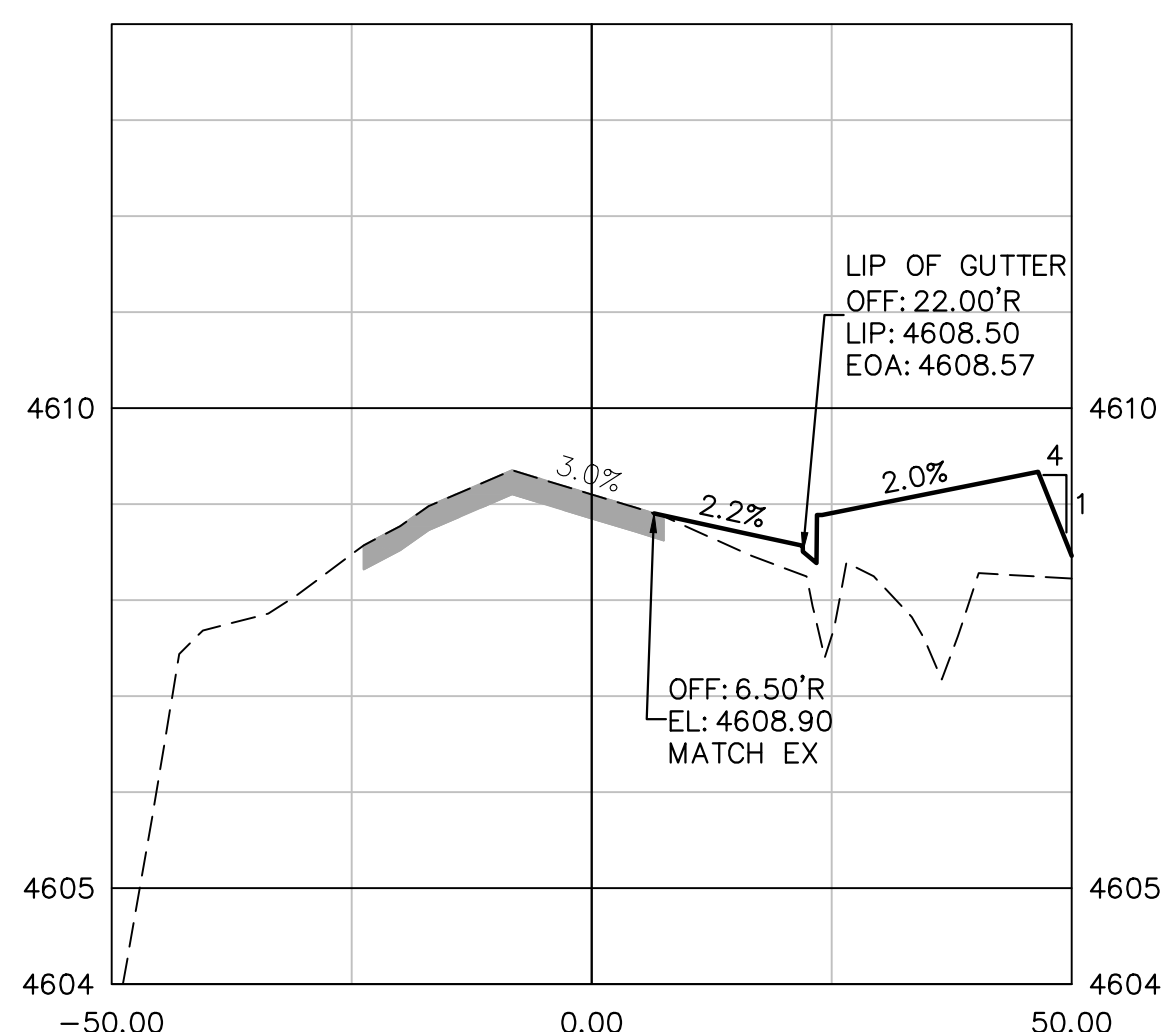
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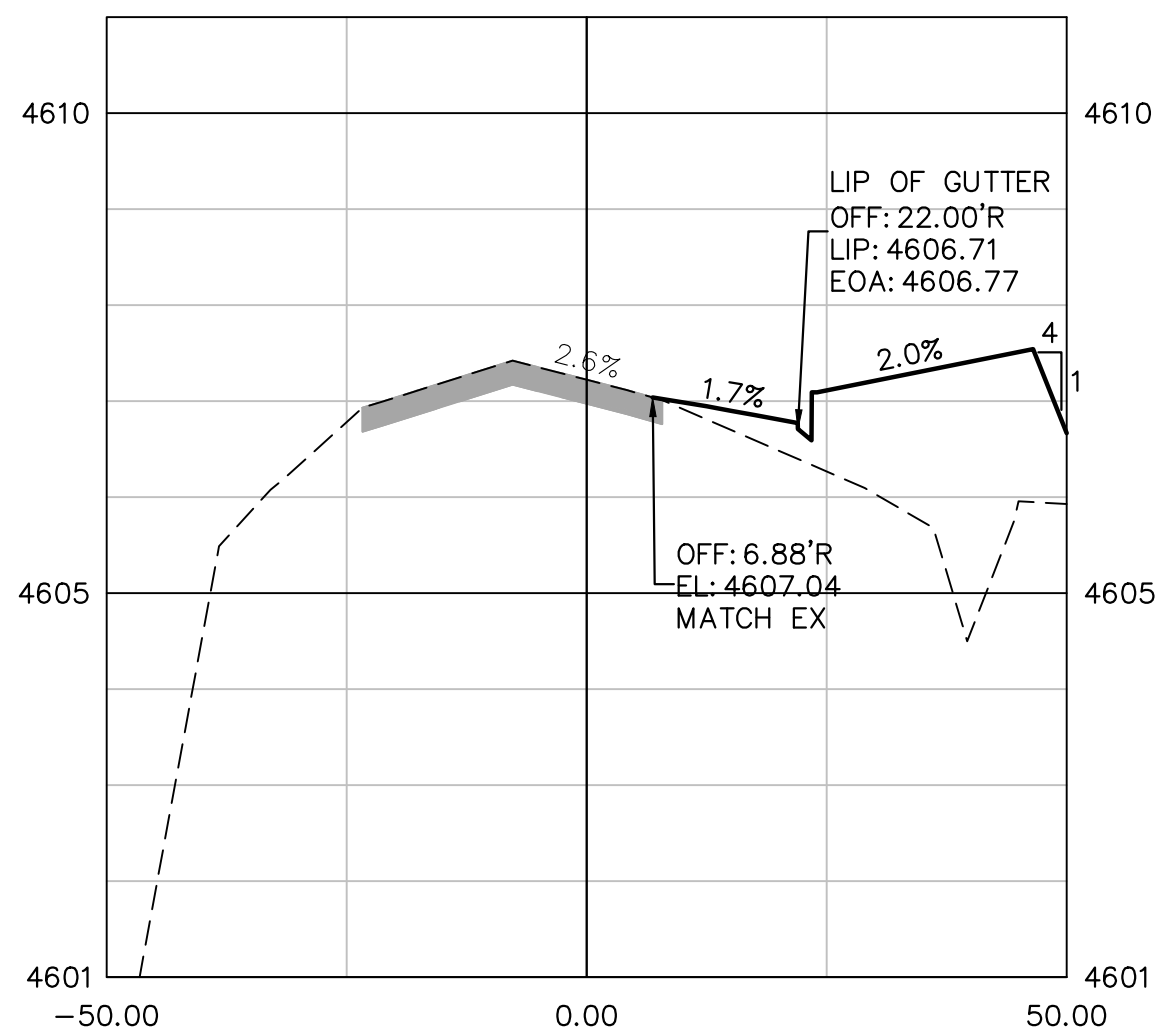
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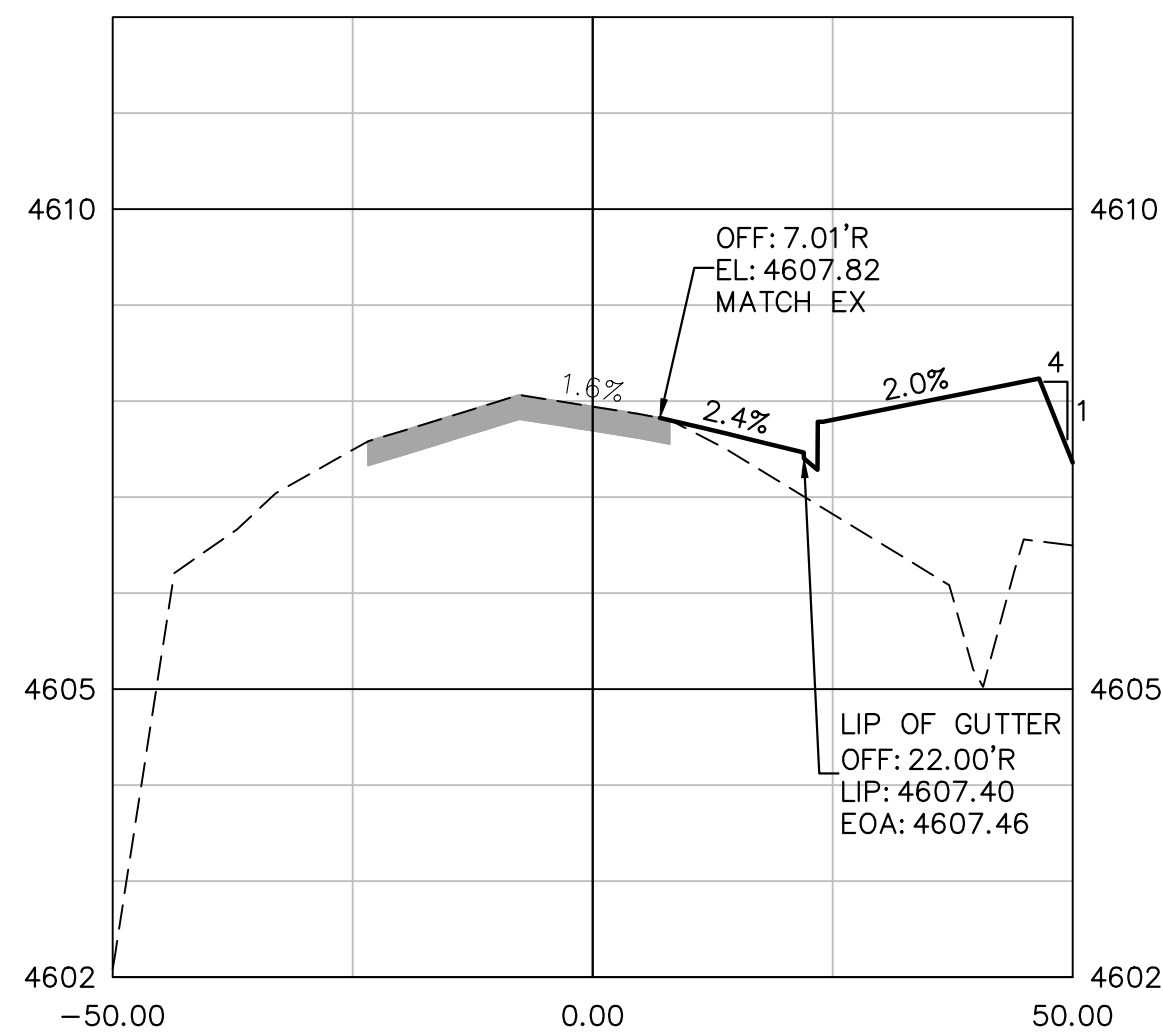
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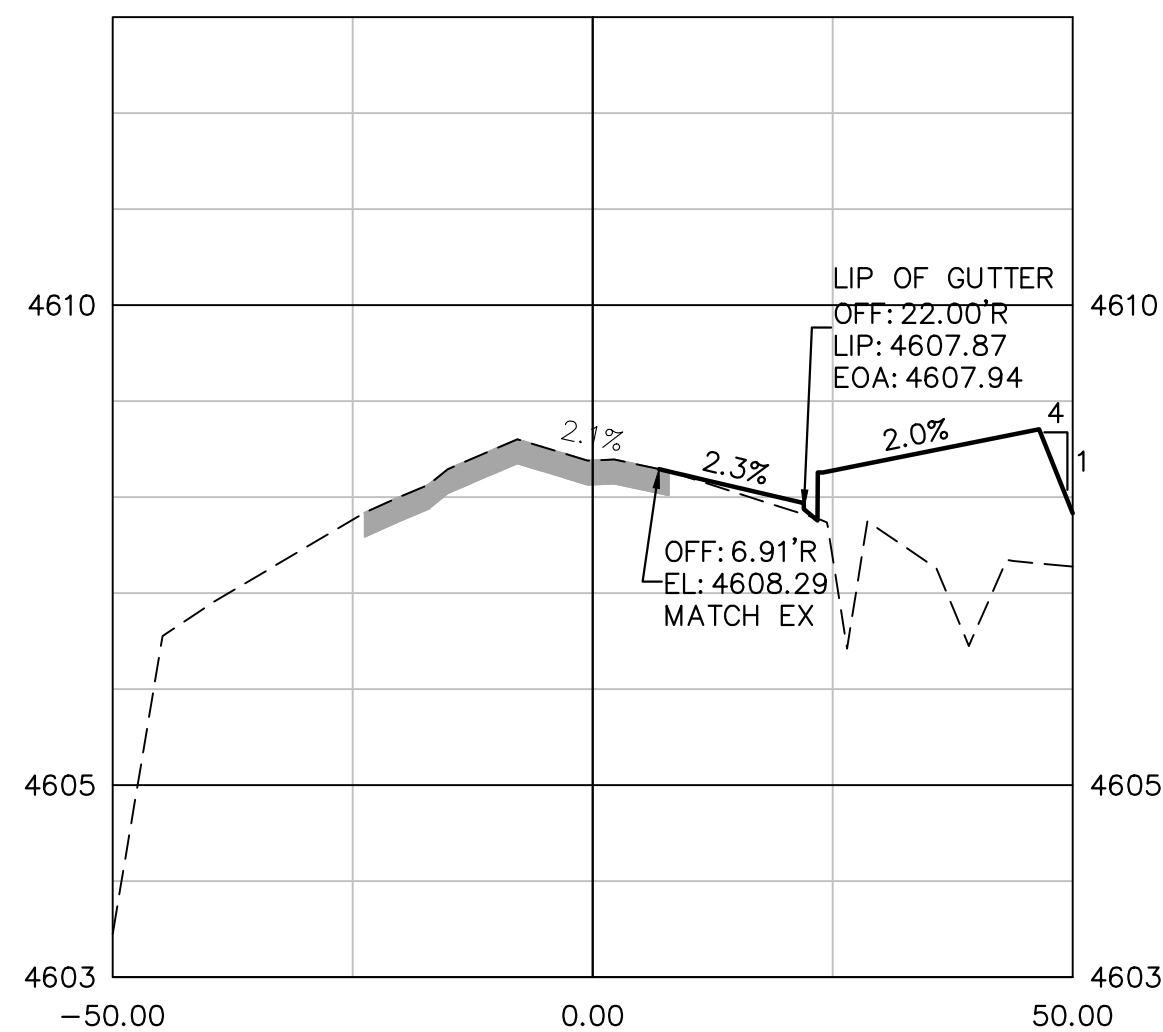
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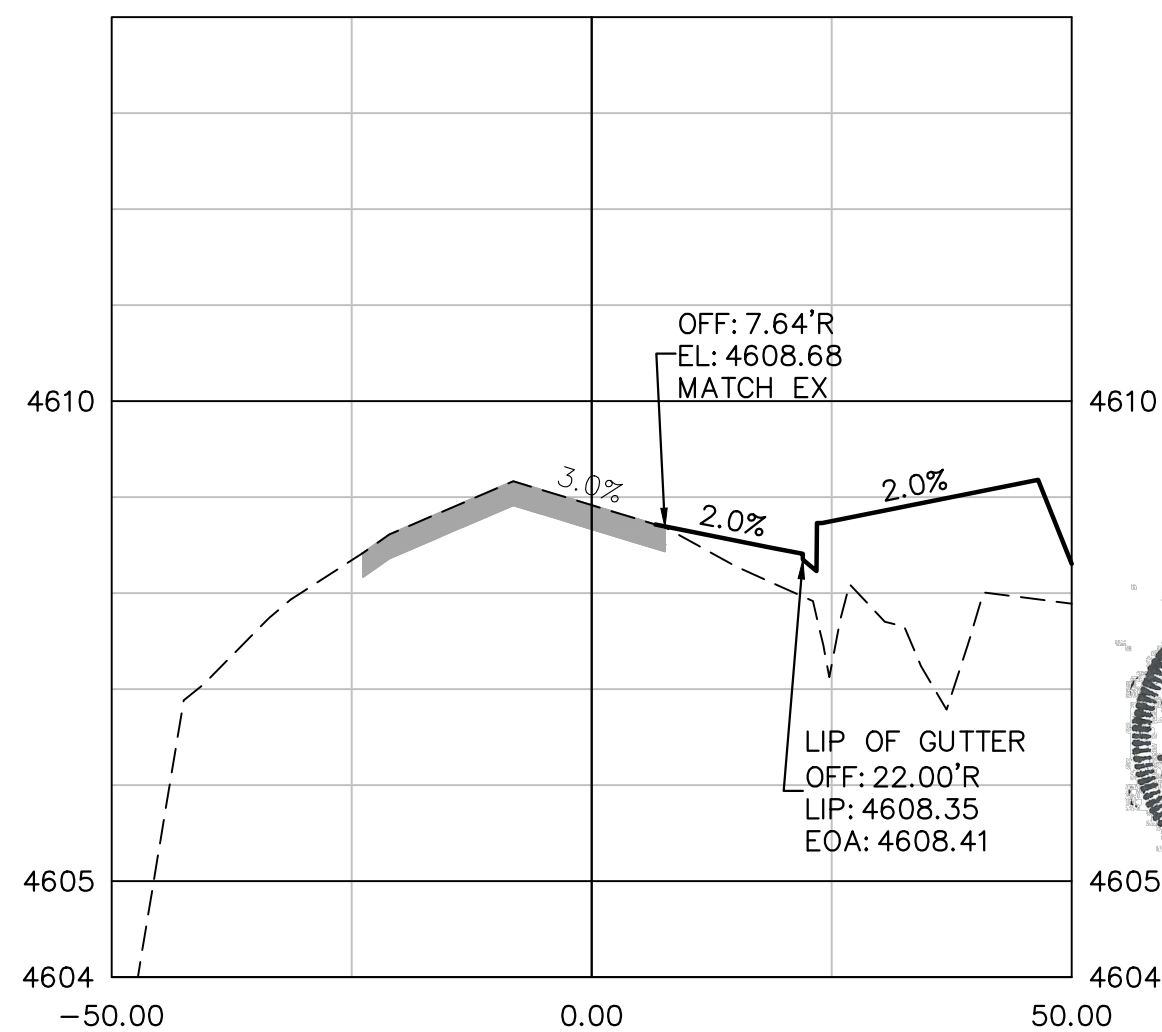
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8+00.00



9+50.00



11+00.00



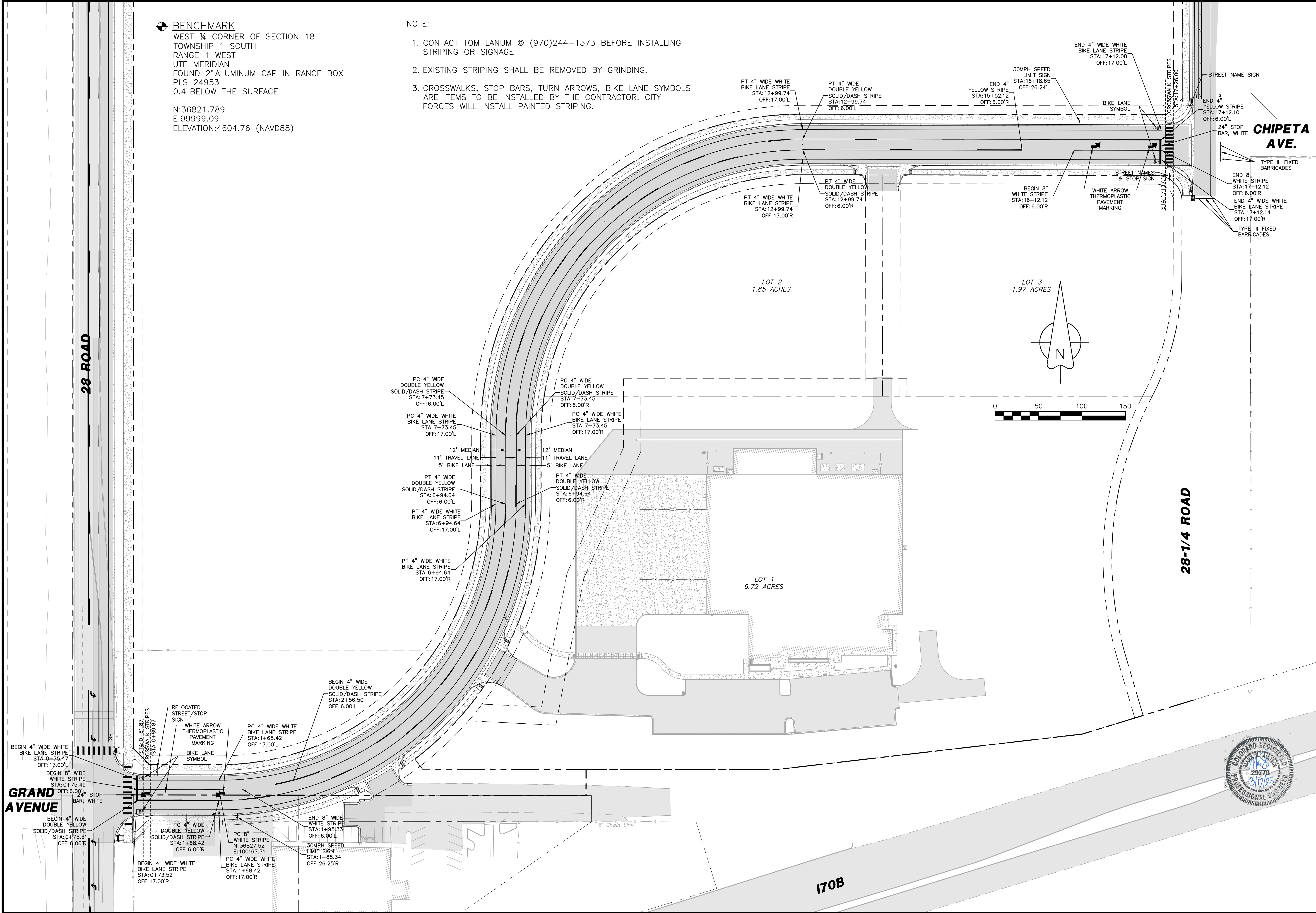
DRAWN BY: MRH		GRAND VIEW COMMONS 28 ROAD SECTIONS STA. 7+00 TO 12+50 450 28 ROAD CITY OF GRAND JUNCTION	
JOB NUMBER: 1024.0015			
DATE: 3/17/25			
SCALE: 1"=20'			
SHEET NO: C-24			
DESIGNED BY: MRH			
CHECKED BY:			
APPROVED BY: MRA			

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REVOLUTIONS			
NO.	DESCRIPTION	DATE	BY
4	REVISED PER REVIEW COMMENTS	2/12/25	2/25/25/MRH

28 RD SECTIONS STA. 7+00 TO 12+50
12+50
450 28 ROAD
CITY OF GRAND JUNCTION

p:\1388.0002 - grand view commons\dwg\3d\production.dwg\PROD SITE-Grand View Commons.dwg STRIPING 3/17/2025 4:32:54 PM



BENCHMARK
WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2"ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

N:36821.789
E:99999.09
ELEVATION:4604.76 (NAVD88)

- NOTE:
1. CONTACT TOM LANUM © (970)244-1573 BEFORE INSTALLING STRIPING OR SIGNAGE
 2. EXISTING STRIPING SHALL BE REMOVED BY GRINDING.
 3. CROSSWALKS, STOP BARS, TURN ARROWS, BIKE LANE SYMBOLS ARE ITEMS TO BE INSTALLED BY THE CONTRACTOR. CITY FORCES WILL INSTALL PAINTED STRIPING.

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REVISIONS	
NO.	DESCRIPTION
1	REVISED PER REVIEW COMMENTS 7/16/24
2	REVISED PER REVIEW COMMENTS 9/6/24
3	REVISED PER REVIEW COMMENTS 2/12/25

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GRAND VIEW COMMONS

STRIPING PLAN, GRAND VIEW COMMONS

450 28 ROAD

CITY OF GRAND JUNCTION

DRAWN BY: MRH

DESIGNED BY: MRH

CHECKED BY:

APPROVED BY: MRA

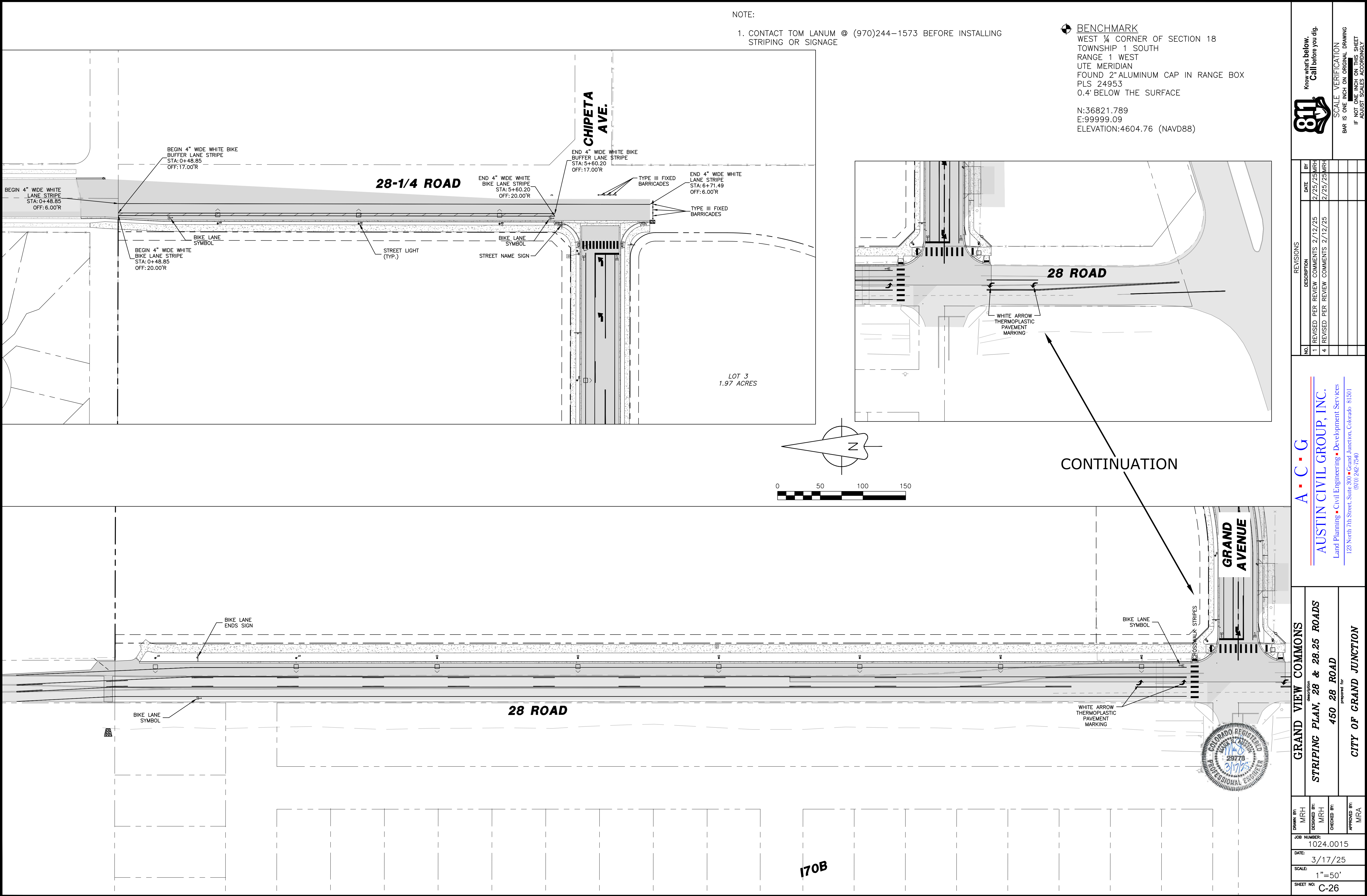
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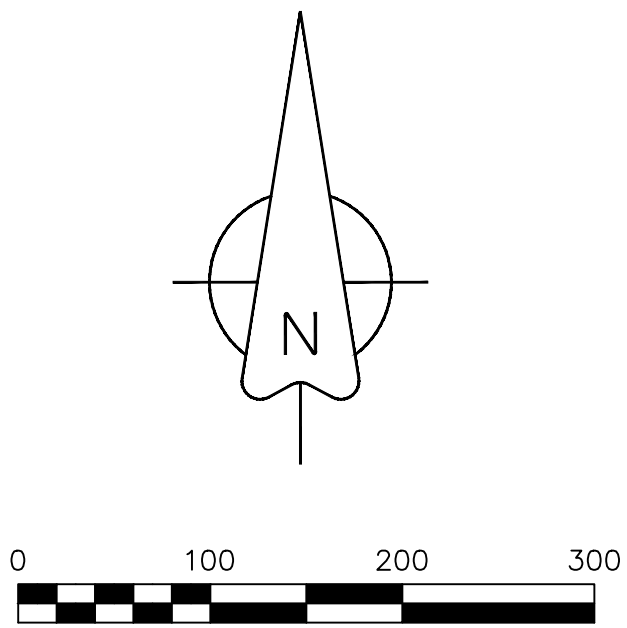
DATE: 3/17/25

SCALE: 1"=50'

SHEET NO: C-25

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DRAWN BY: MRH		JOB NUMBER: 1024.0015		SHEET NO: C-27	
DESIGNED BY: MRH		DATE: 3/17/25		SCALE: 1" = 100'	
CHECKED BY:		prepared for			
APPROVED BY: MRA		CITY OF GRAND JUNCTION			
GRAND VIEW COMMONS		description			
GRADING & DRAINAGE PLAN		450 28 ROAD			
A ■ C ■ G		AUSTIN CIVIL GROUP, INC. Land Planning ■ Civil Engineering ■ Development Services 123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540			
NO.		DESCRIPTION		DATE	
1		REVISED PER REVIEW COMMENTS		2/12/25	
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