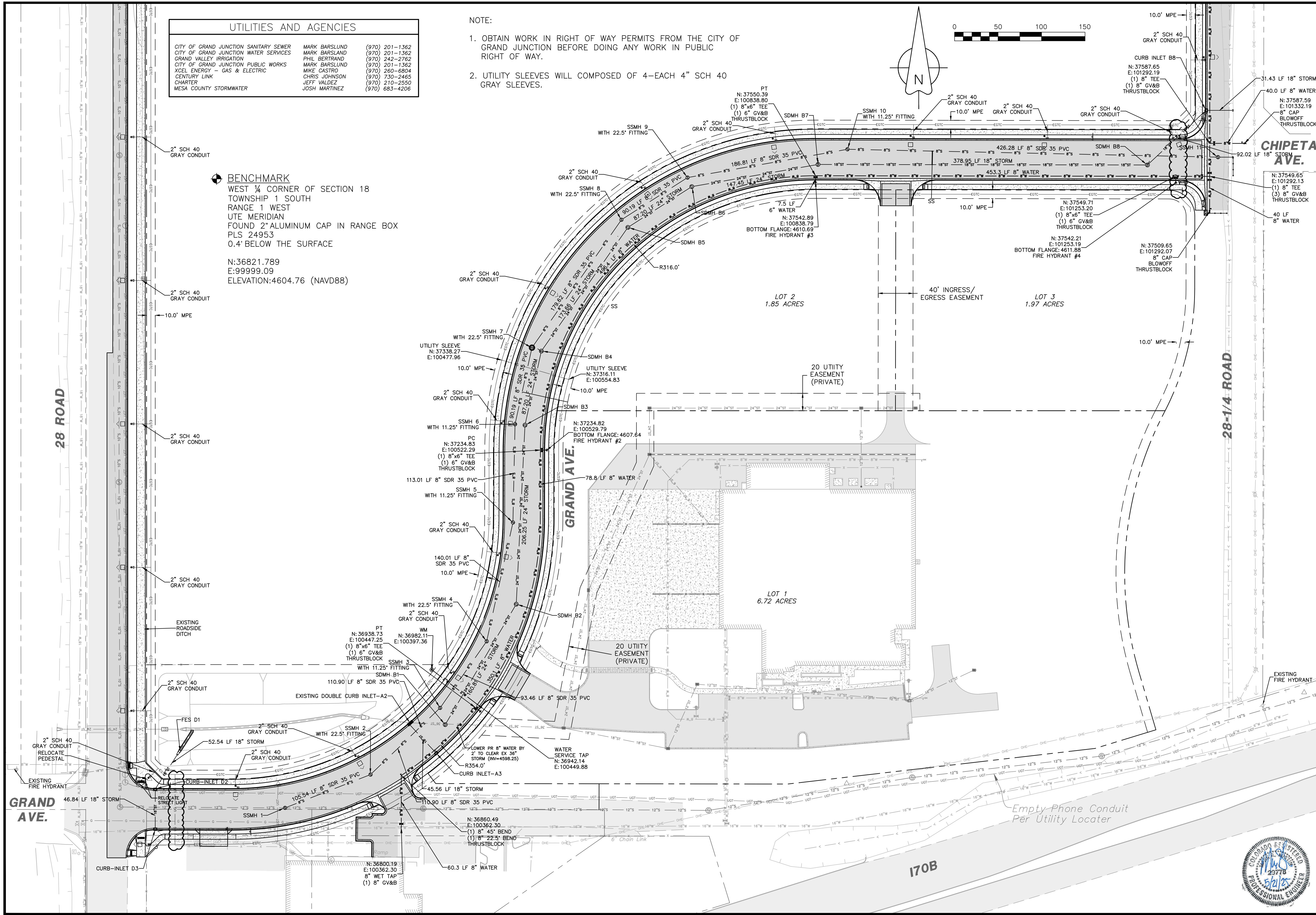


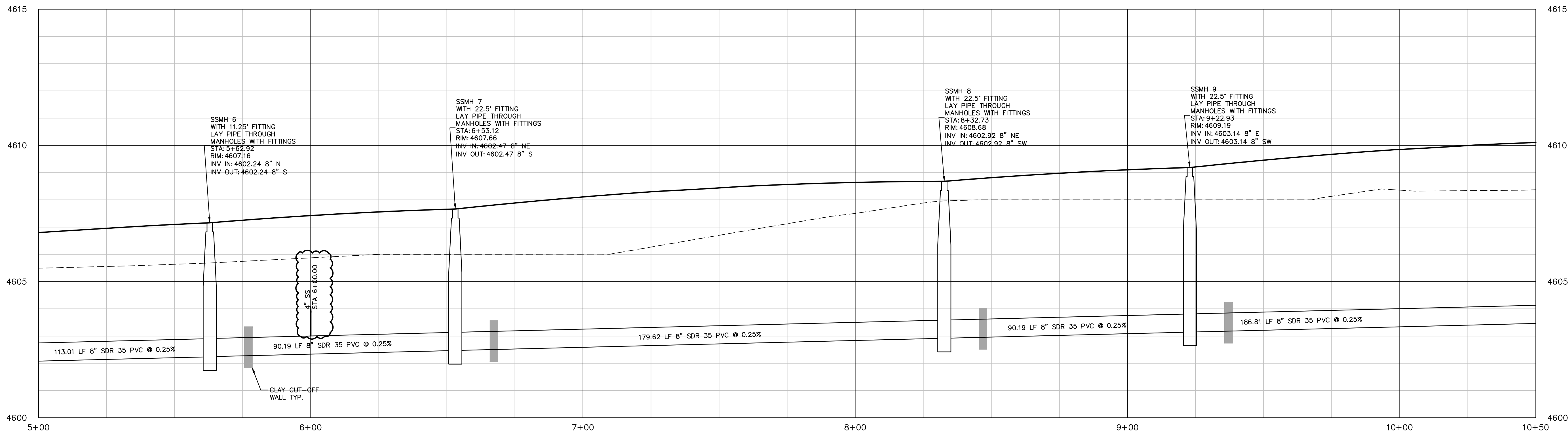
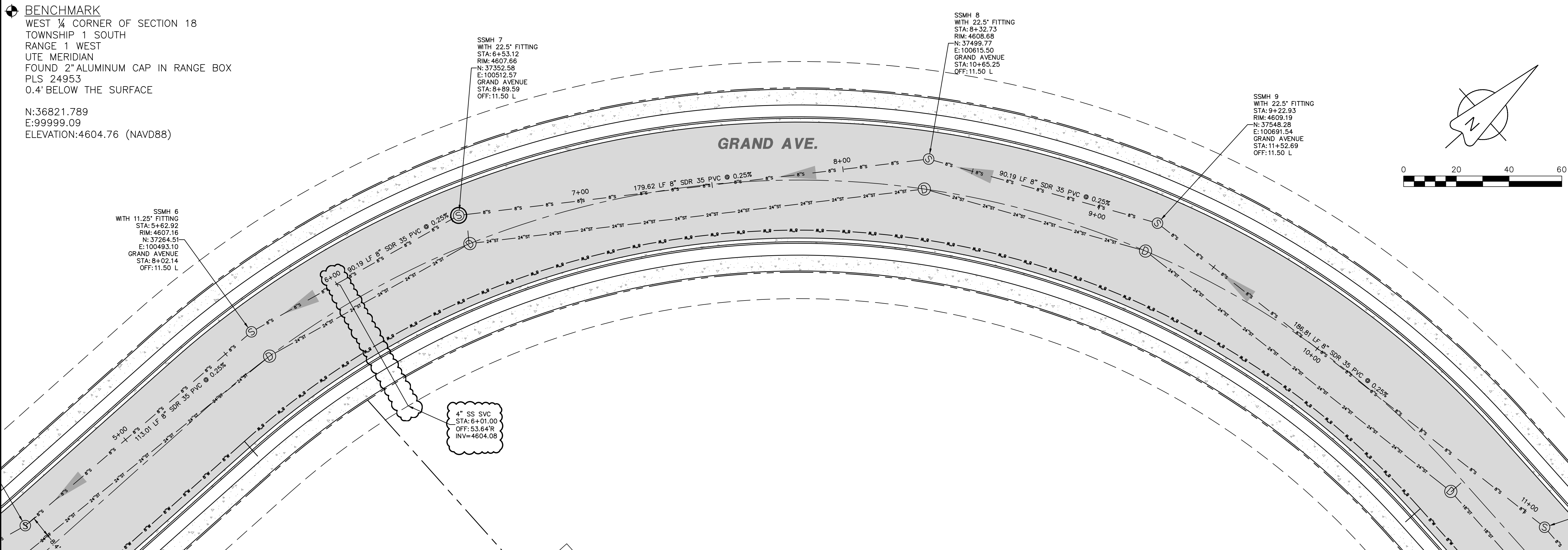
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A • C • G		AUSTIN CIVIL GROUP, INC.		Land Planning • Civil Engineering • Development Services		123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501		(970) 242-7540	
DRAWN BY: MRH		JOB NUMBER: 1024.0015		DATE: 5/22/25		SCALE: 1" = 50'		SHEET NO.: C-6	
DESIGNED BY: MRH		CHECKED BY:		APPROVED BY: MRA		GRAND VIEW COMMONS		SOUTH AREA UTILITY COMPOSITE	
450 28 ROAD		CITY OF GRAND JUNCTION		prepared for					

 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

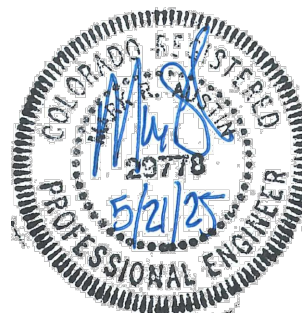
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 E:99999.09
 ELEVATION:4604.76 (NAVD88)



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

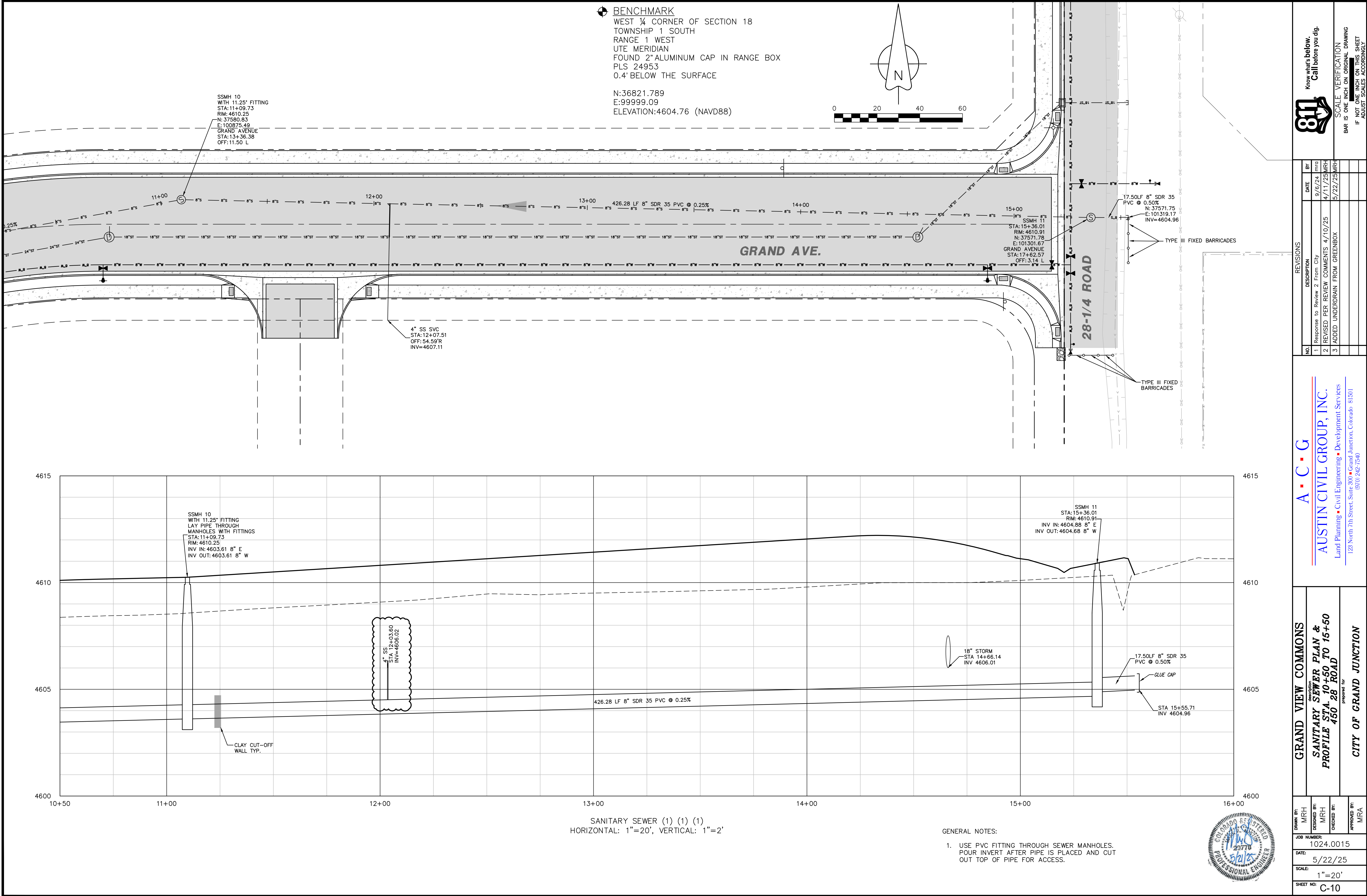
GENERAL NOTES:

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

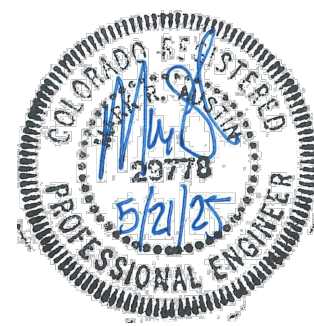
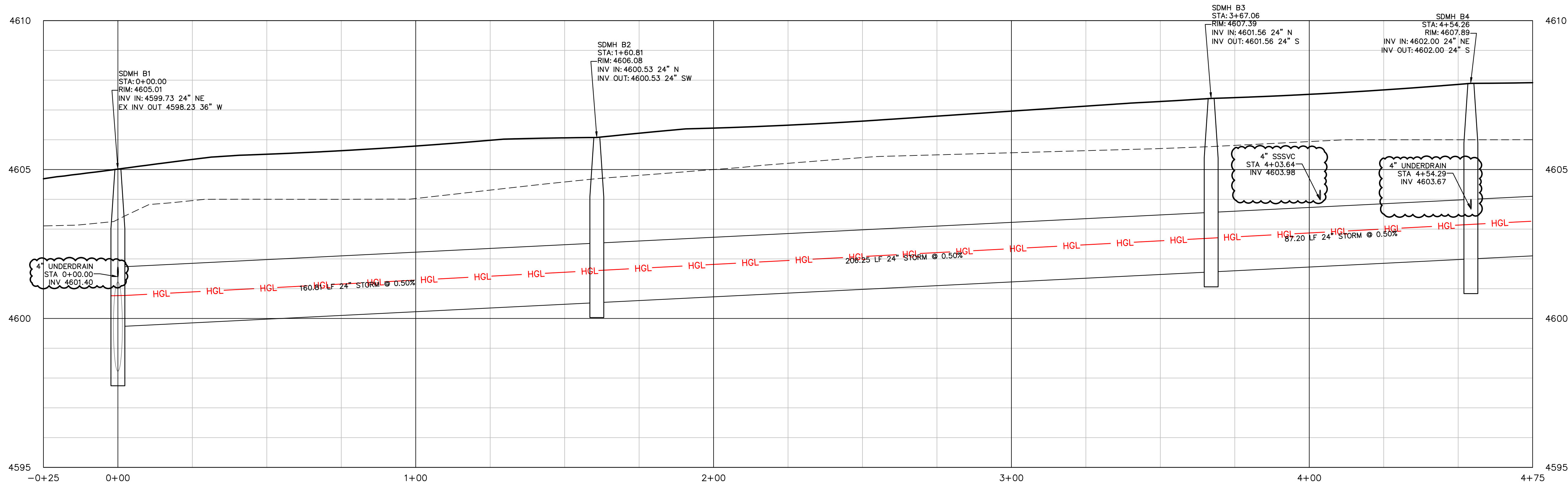
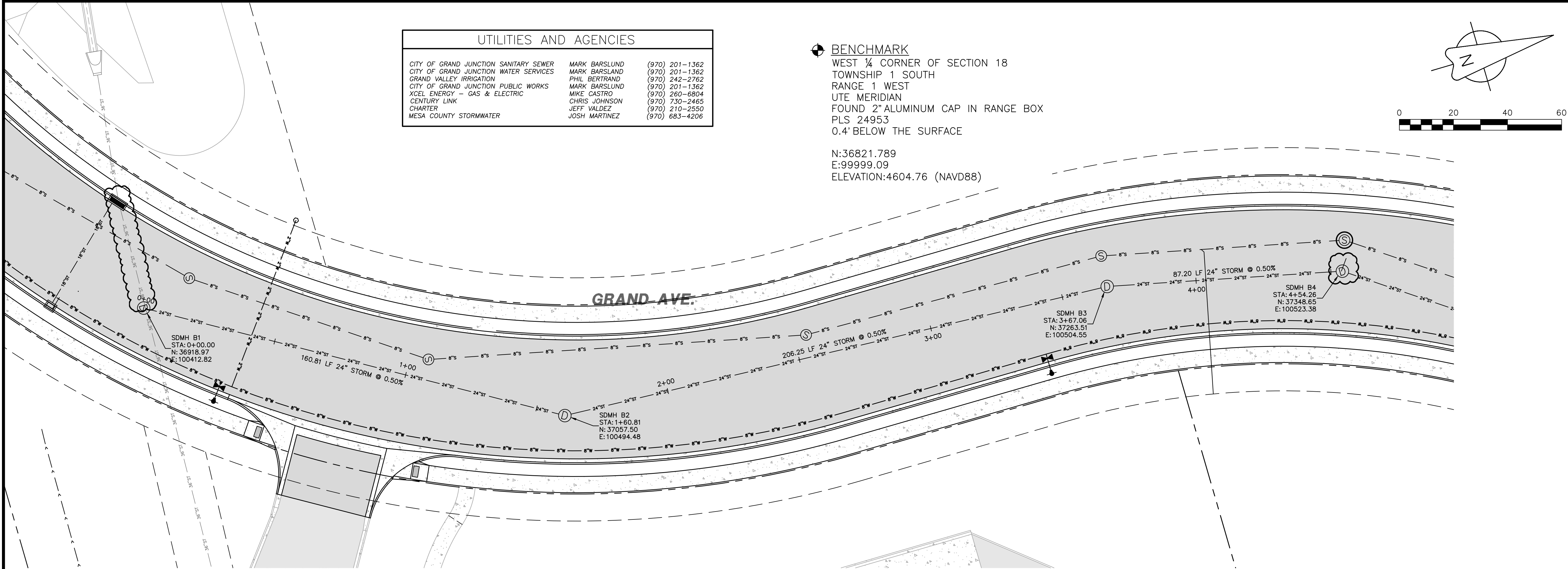


DRAWN BY: MRH DESIGNED BY: MRH CHECKED BY:		GRAND VIEW COMMONS <i>SANITARY SEWER PLAN & PROFILE STA. 5+00 TO 10+50</i> 450 28 ROAD prepared for CITY OF GRAND JUNCTION		A ■ C ■ G AUSTIN CIVIL GROUP, INC. Land Planning ■ Civil Engineering ■ Development Services 123 North 7th Street, Suite 300 ■ Grand Junction, Colorado 81501 (970) 242-7540		NO. DESCRIPTION DATE BY 1 Response to Review 2 From City 9/6/24 mra 2 REVISED PER REVIEW COMMENTS 4/10/25 4/11/25 MRH 3 ADDED UNDERDRAIN FROM GREENBOX 5/22/25 MRH		REVISIONS		 Know what's below. Call before you dig.	
SHEET NO: C-9 SCALE: 1" = 20' DATE: 5/22/25 JOB NUMBER: 1024.0015		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY									

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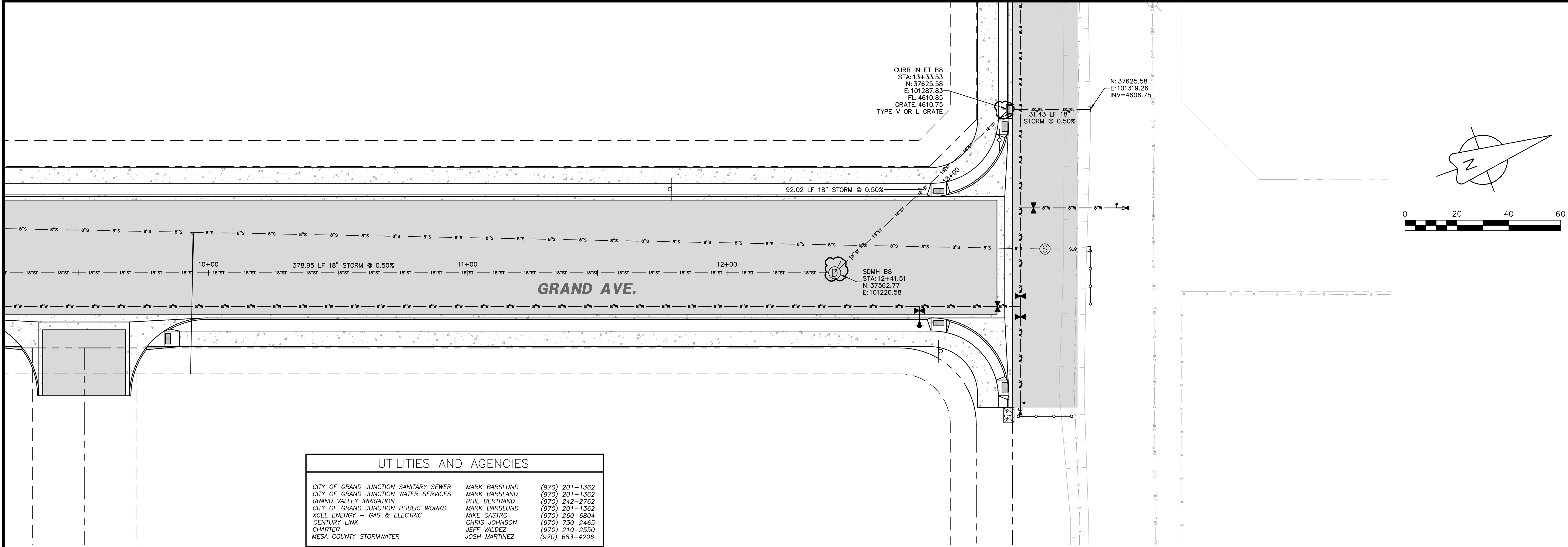


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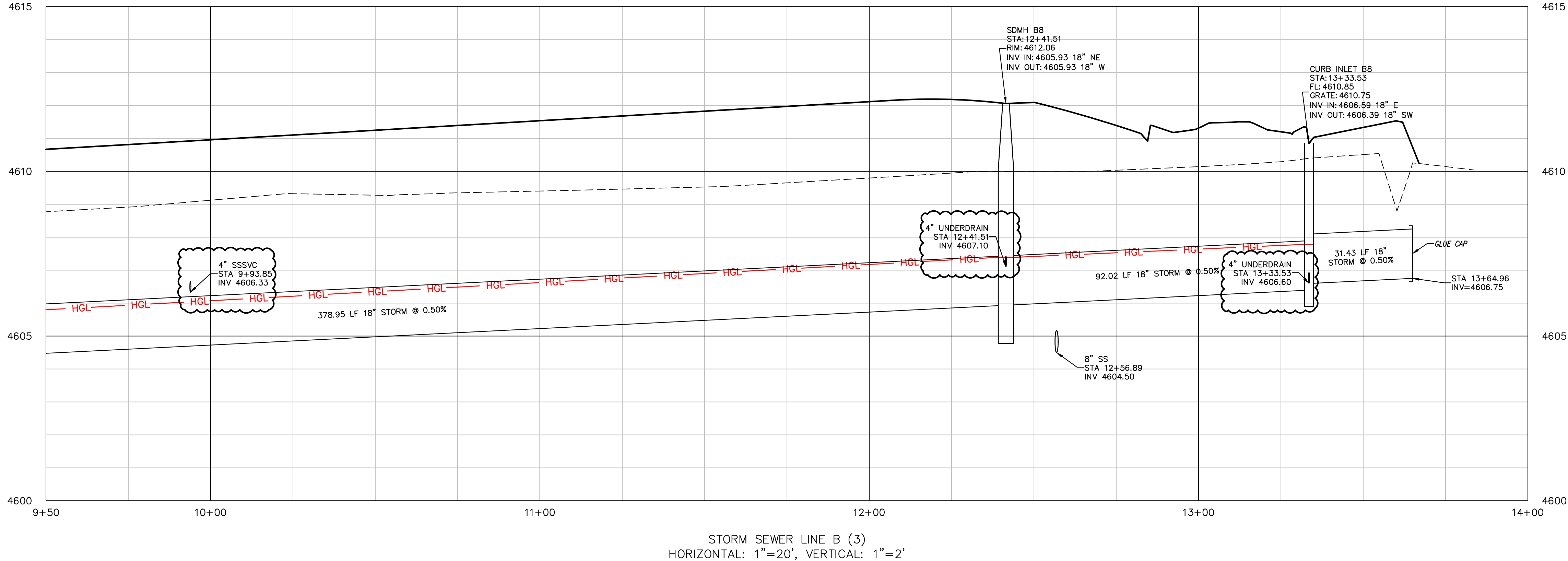


Know what's below. Call before you dig.		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
811			
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ADDED UNDERDRAIN FROM GREENBOX	5/22/25	
AUSTIN CIVIL GROUP, INC.			
Land Planning • Civil Engineering • Development Services			
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501			
(970) 242-7540			
GRAND VIEW COMMONS			
STORM SEWER LINE B PLAN & PROFILE STA. 0+00 TO 4+75			
450 28 ROAD			
CITY OF GRAND JUNCTION			
DRAWN BY:	MRH	JOB NUMBER:	1024.0015
DESIGNED BY:	MRH	DATE:	5/22/25
CHECKED BY:		SCALE:	1"=20'
APPROVED BY:	MRA	SHEET NO.:	C-12

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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) 210-2550
MESA COUNTY STORMWATER	JOSH MARTINEZ	(970) 683-4206



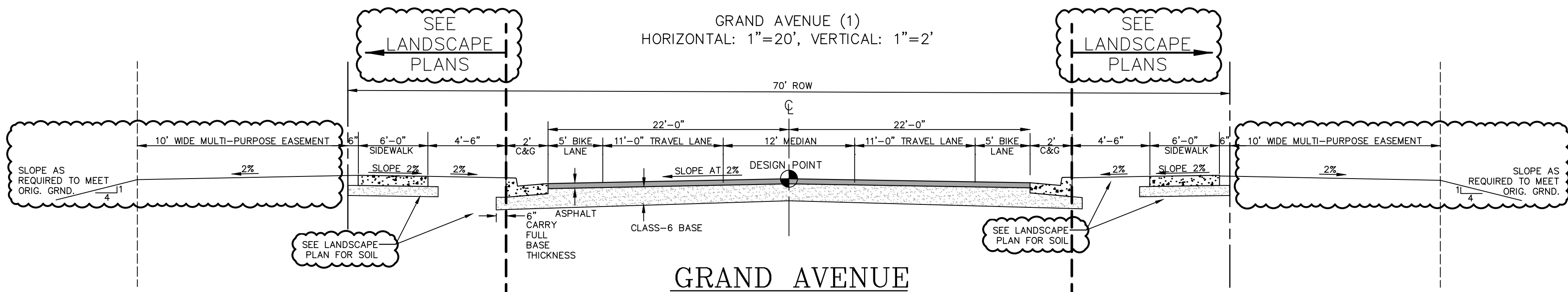
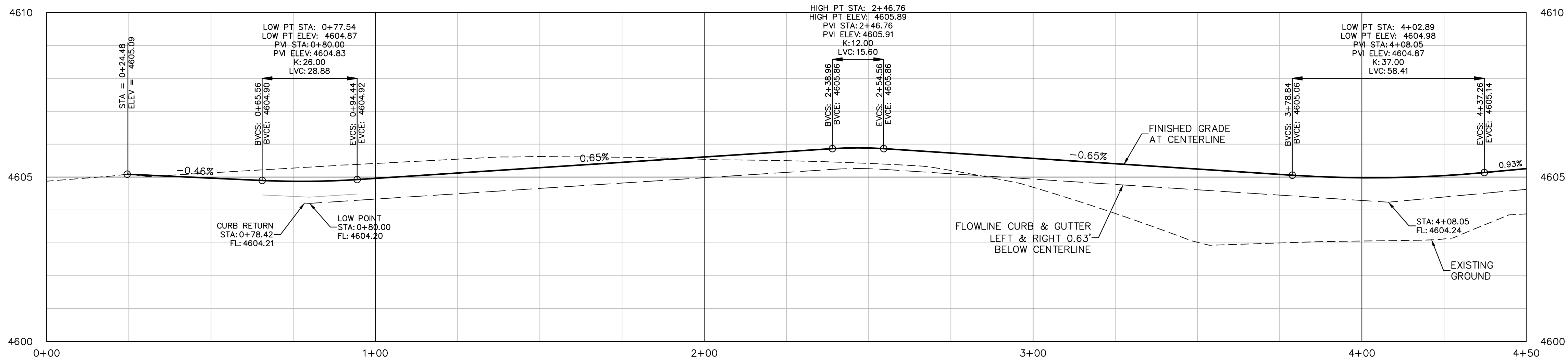
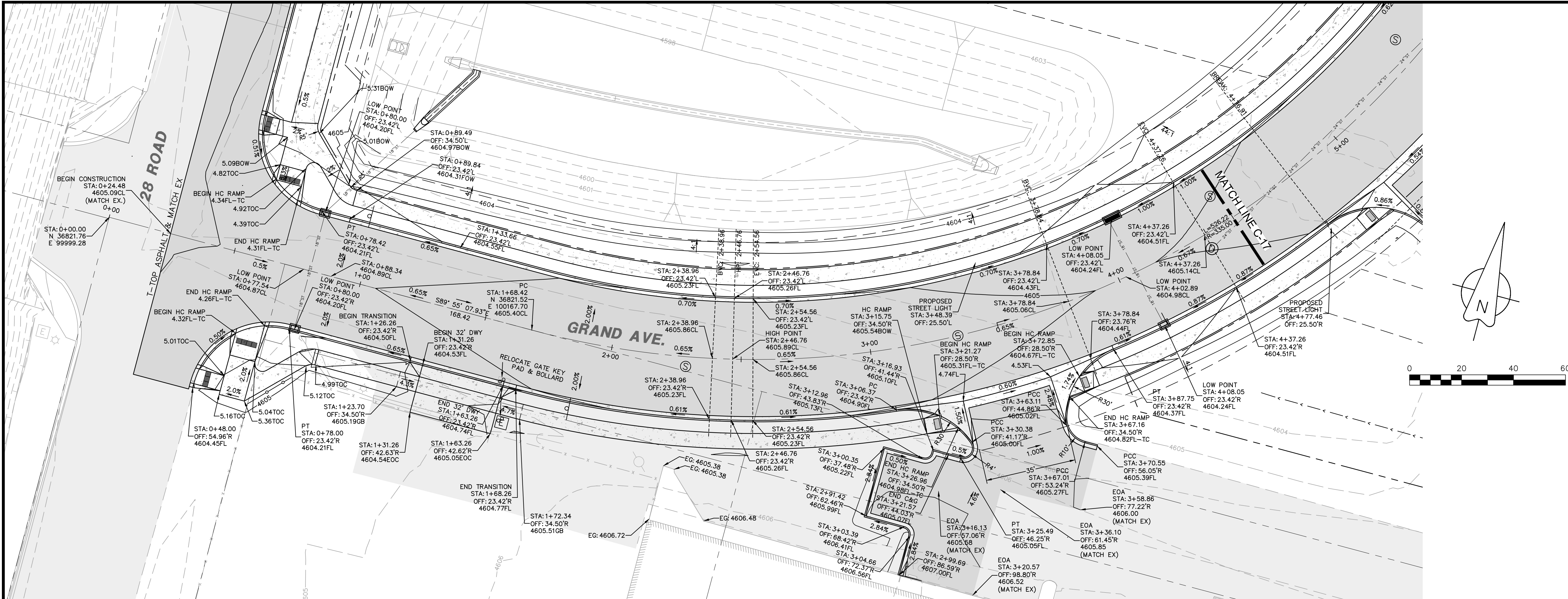
BENCHMARK
WEST ¼ CORNER OF SECTION 18
TOWNSHIP 1 SOUTH
RANGE 1 WEST
UTE MERIDIAN
FOUND 2" ALUMINUM CAP IN RANGE BOX
PLS 24953
0.4' BELOW THE SURFACE

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



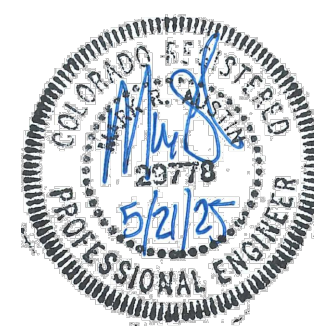
Know what's below. Call before you dig.		SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY	
NO.	REVISIONS	DATE	BY
1	Response to Review 2 From City	9/6/24	mrh
2	ADDED UNDERDRAIN FROM GREENBOX	5/22/25	mrh
AUSTIN CIVIL GROUP, INC.		CITY OF GRAND JUNCTION	
Land Planning • Civil Engineering • Development Services 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501 (970) 242-7540		GRAND VIEW COMMONS STORM SEWER LINE B PLAN & PROFILE STA. 9+50 TO STA. 14+00 450th Road	
DRAWN BY:	MRH	DESIGNED BY:	MRH
CHECKED BY:	MRH	APPROVED BY:	MRA
JOB NUMBER:		1024.0015	
DATE:		5/22/25	
SCALE:		1"=20'	
SHEET NO:		C-14	

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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.	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
5		5	MOVED LOW POINT TO GRAND AVENUE	3/20/25	MRH
6		6	REVISED PER REVIEW COMMENTS 5/12/25	5/21/25	MRH

Know what's below.
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SCALE VERIFICATION
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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: MRH

APPROVED BY: MRA

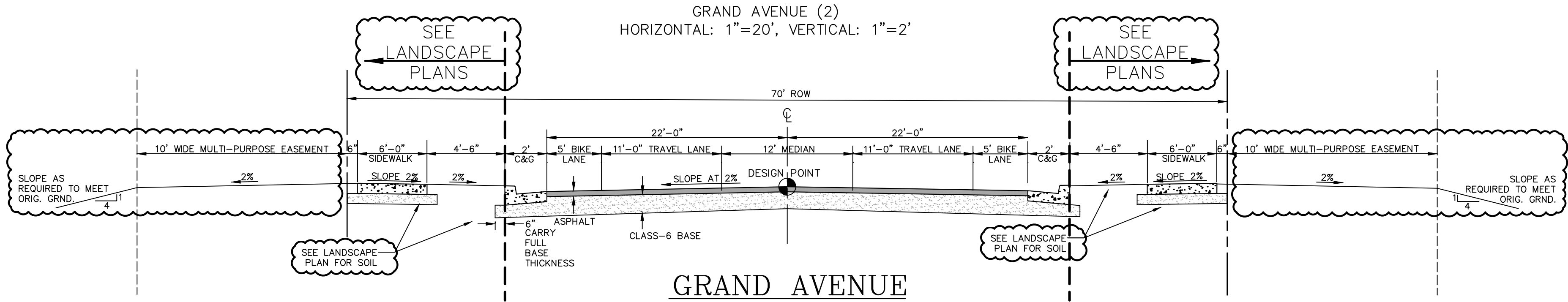
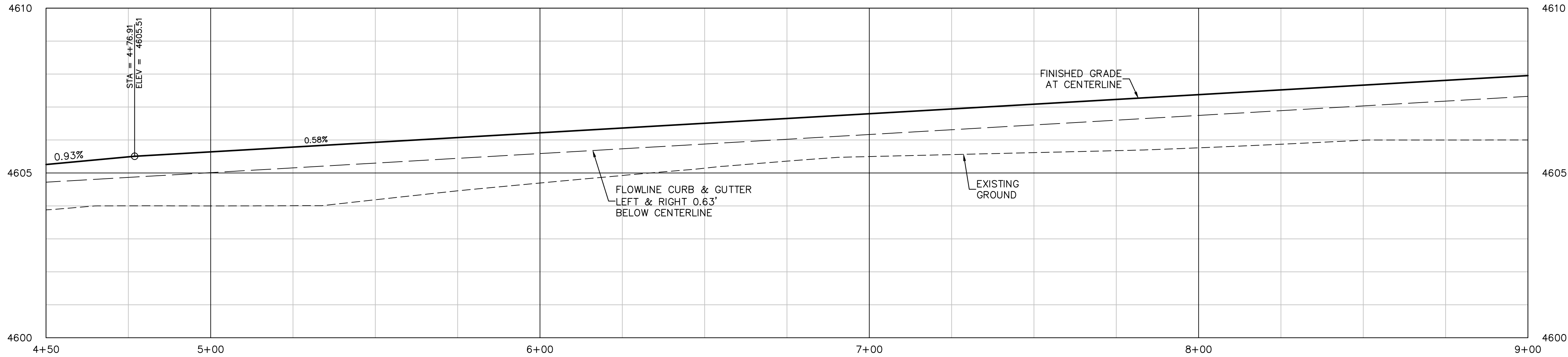
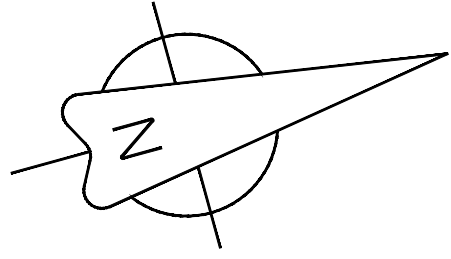
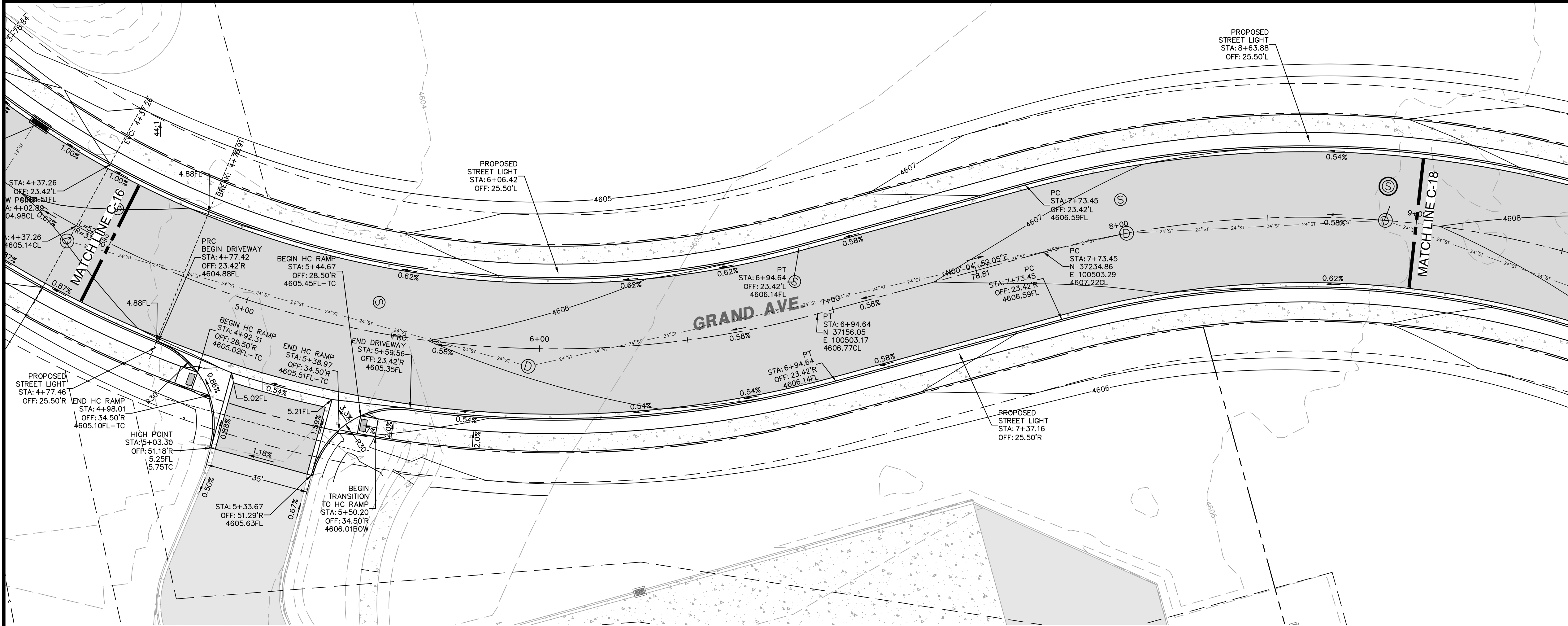
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DATE: 5/22/25

SCALE: 1"=20'

SHEET NO: C-16

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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)



REVISIONS		NO.		DATE		BY	
DESCRIPTION		NO.		DATE		BY	
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2 REVISED PER REVIEW COMMENTS, 9/6/24		2		9/10/24		MRH	
3 REVISED PER REVIEW COMMENTS, 5/12/25		3		5/21/25		MRH	
SCALE VERIFICATION							
BAR IS ONE INCH ON ORIGINAL DRAWING							
IF NOT ONE INCH ON THIS SHEET							
ADJUST SCALES ACCORDINGLY							

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SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET

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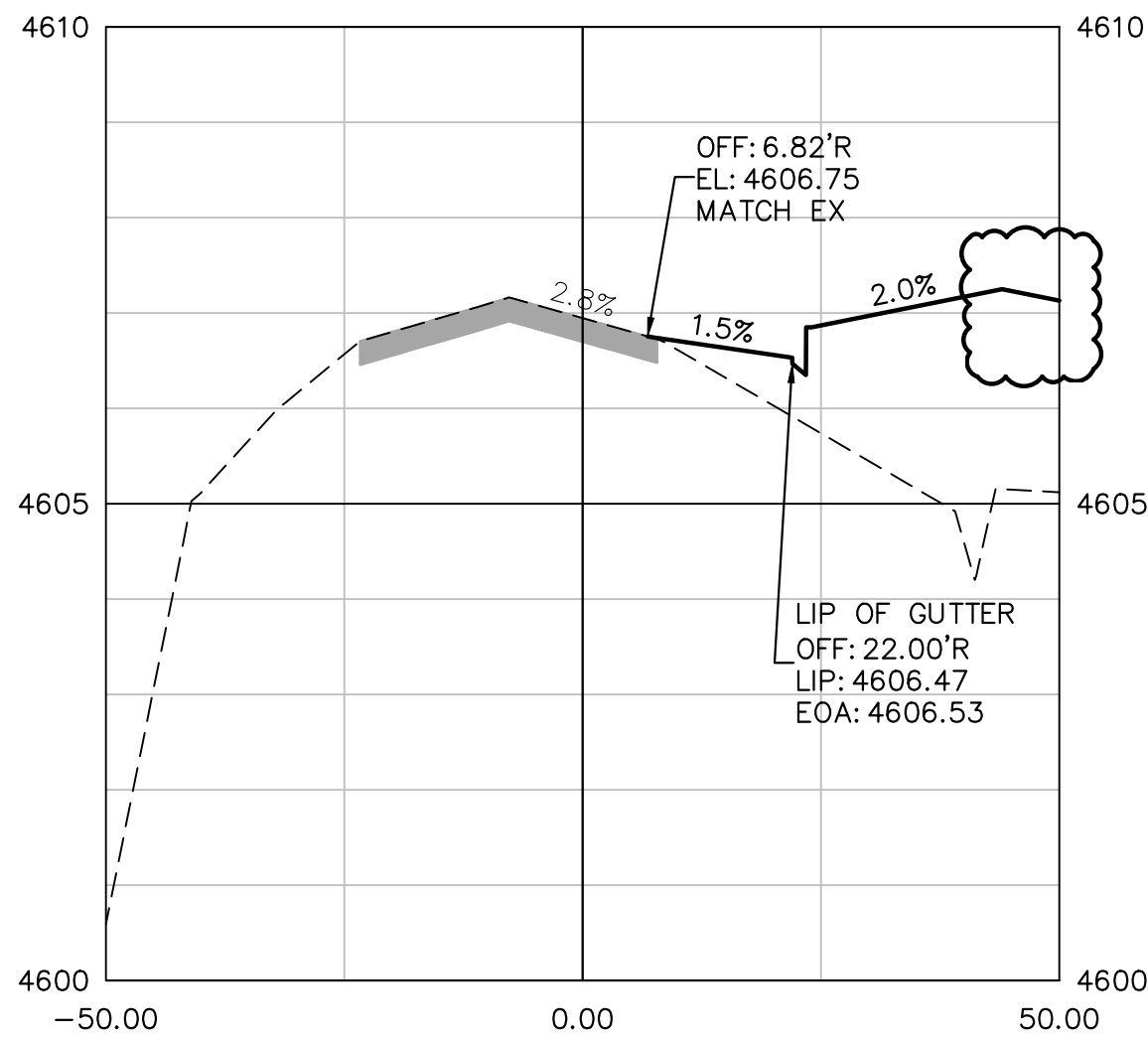
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(970) 242-7540	

GRAND VIEW COMMONS	
GRAND AVENUE PLAN & PROFILE	
STA. 4+50 TO 9+00	
450 28 ROAD	
CITY OF GRAND JUNCTION	

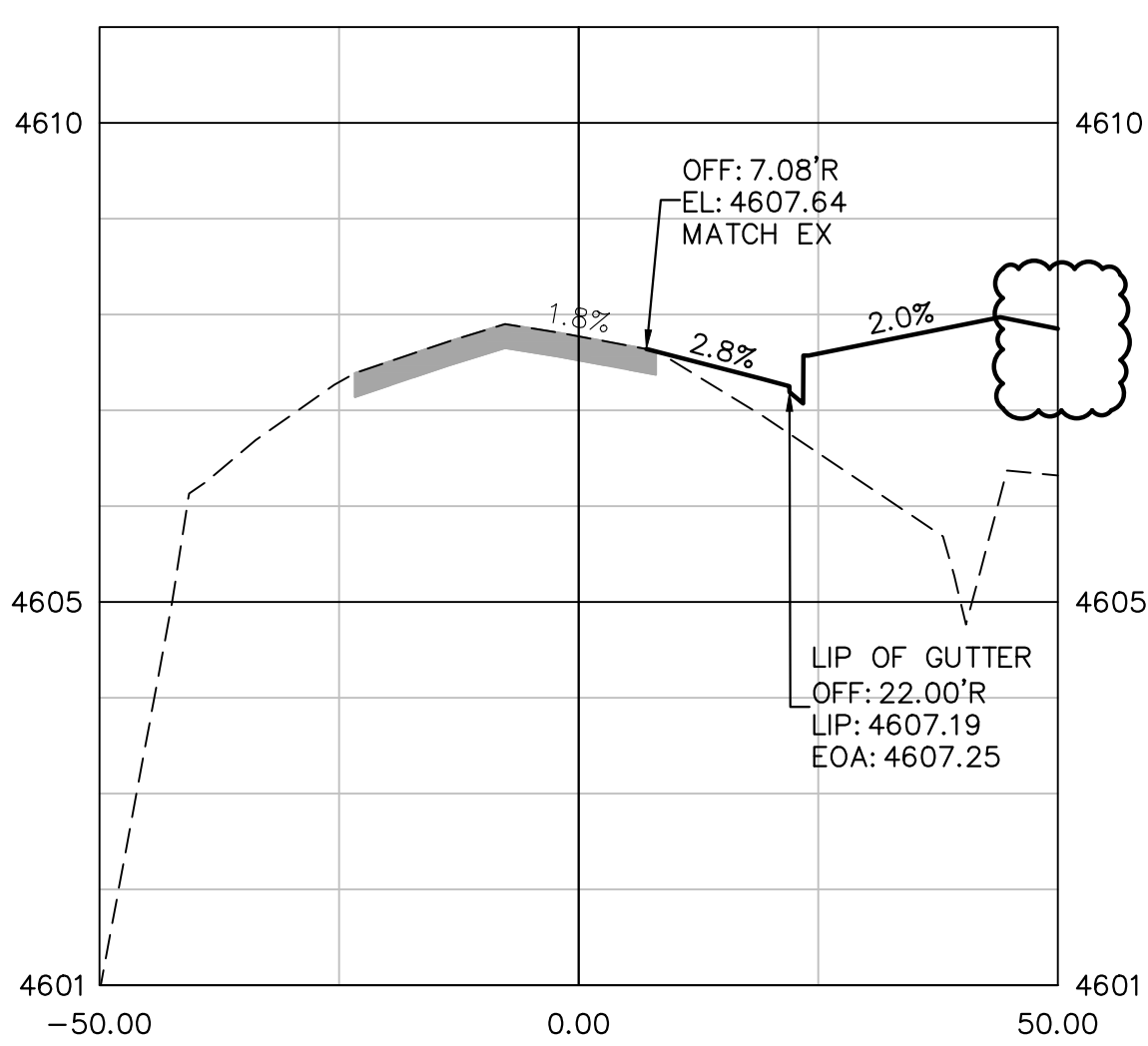
DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	
APPROVED BY:	MRA

JOB NUMBER:	1024.0015
DATE:	5/22/25
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SHEET NO.:	C-17

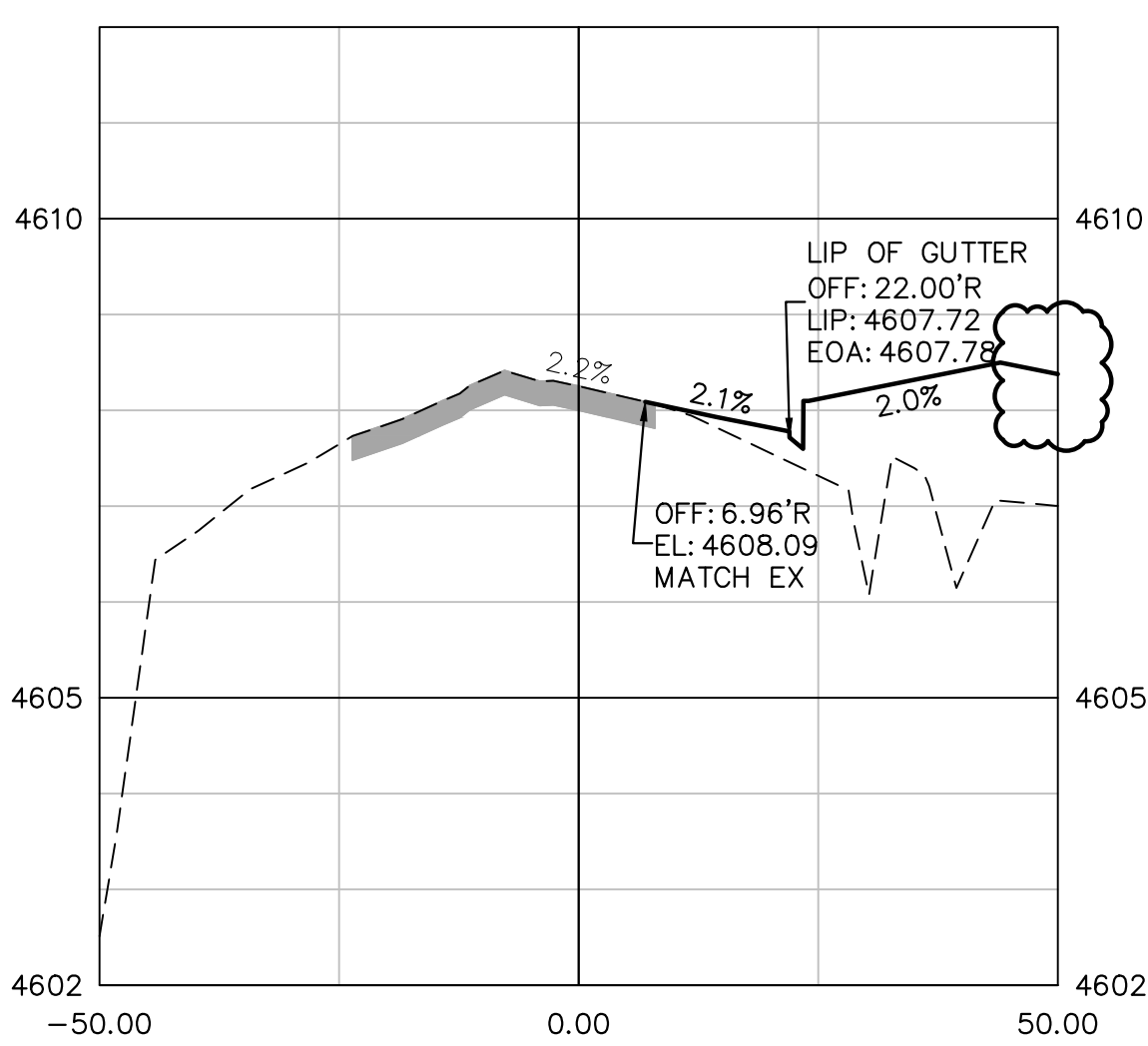
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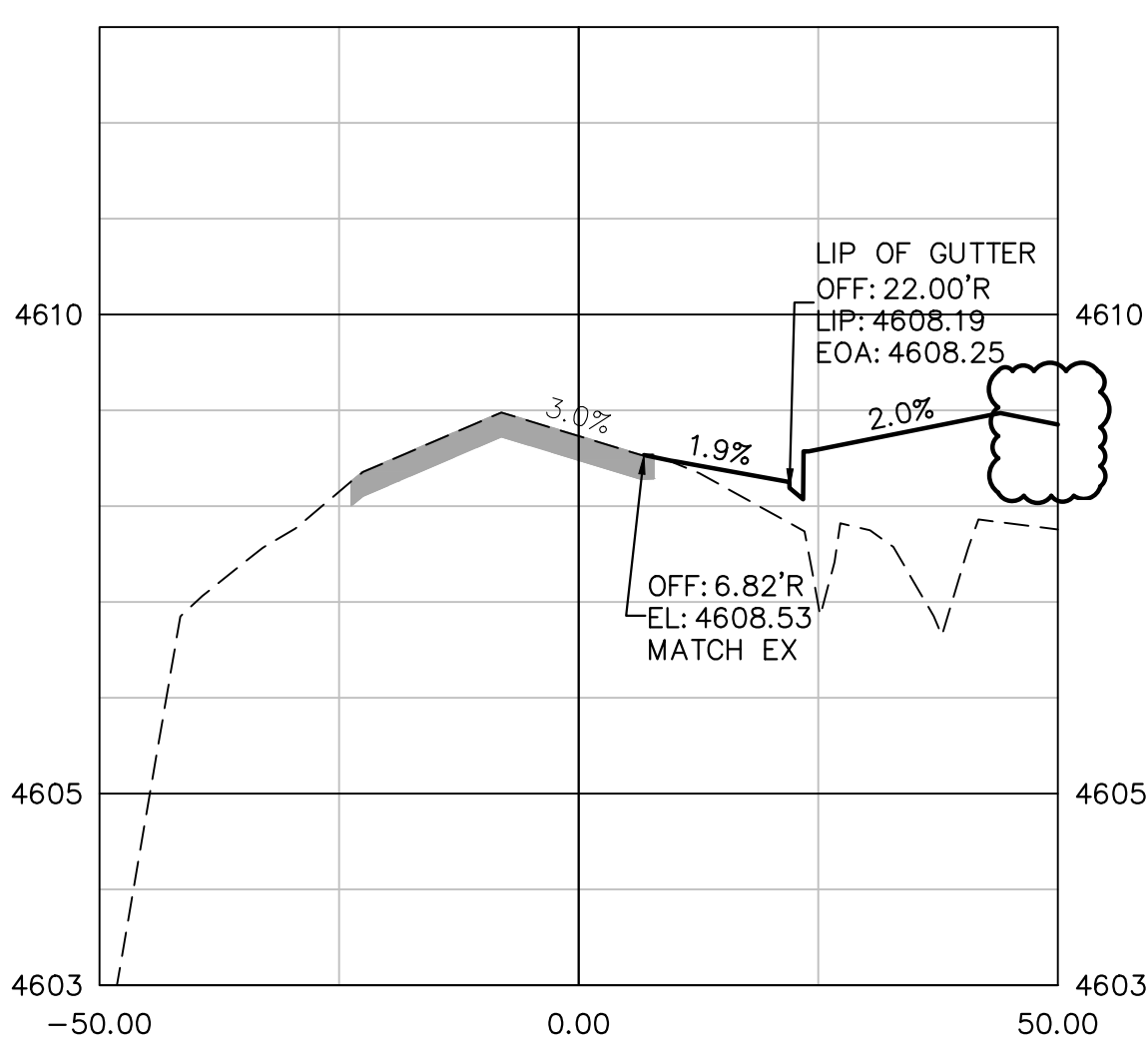
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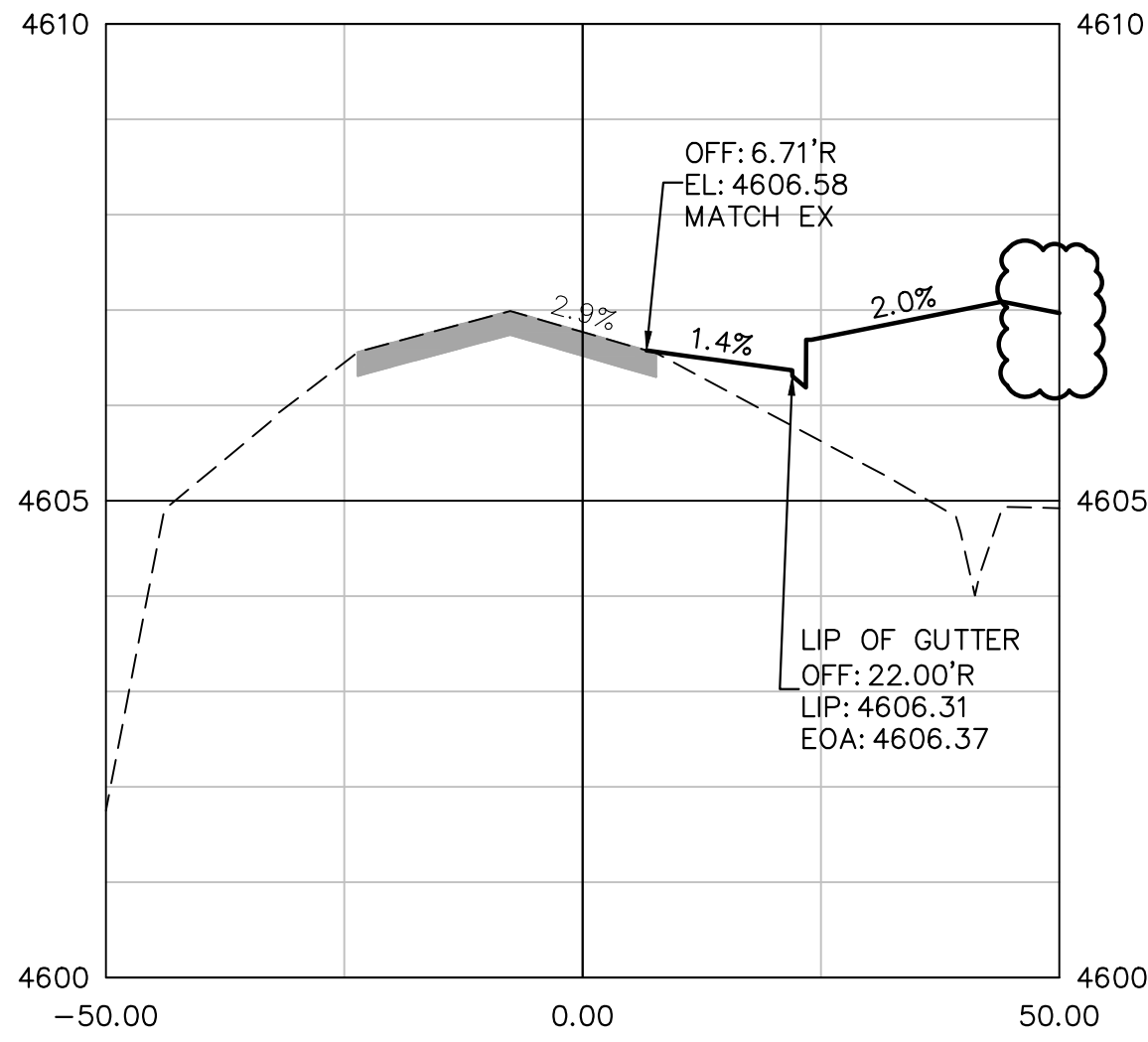
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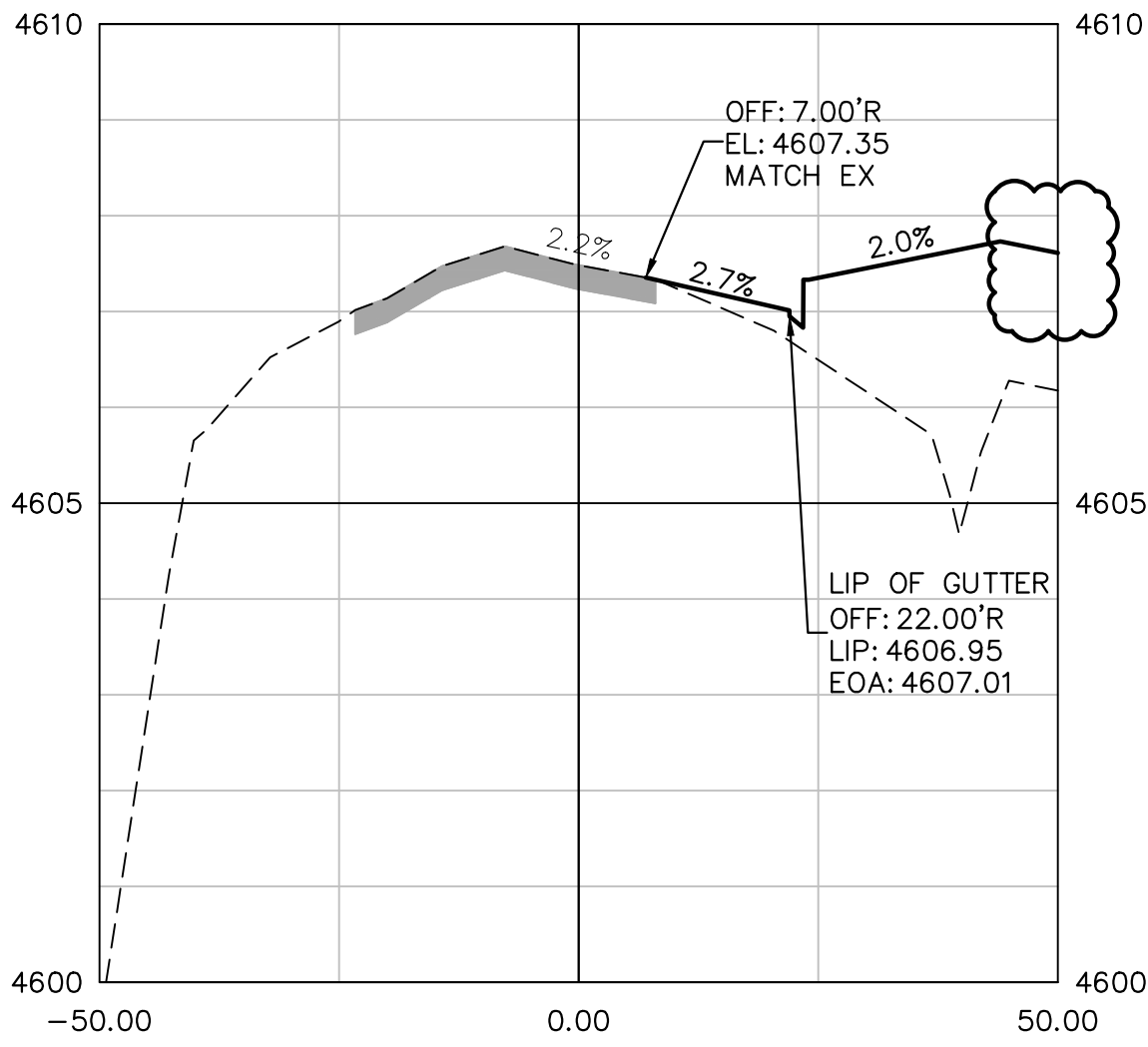
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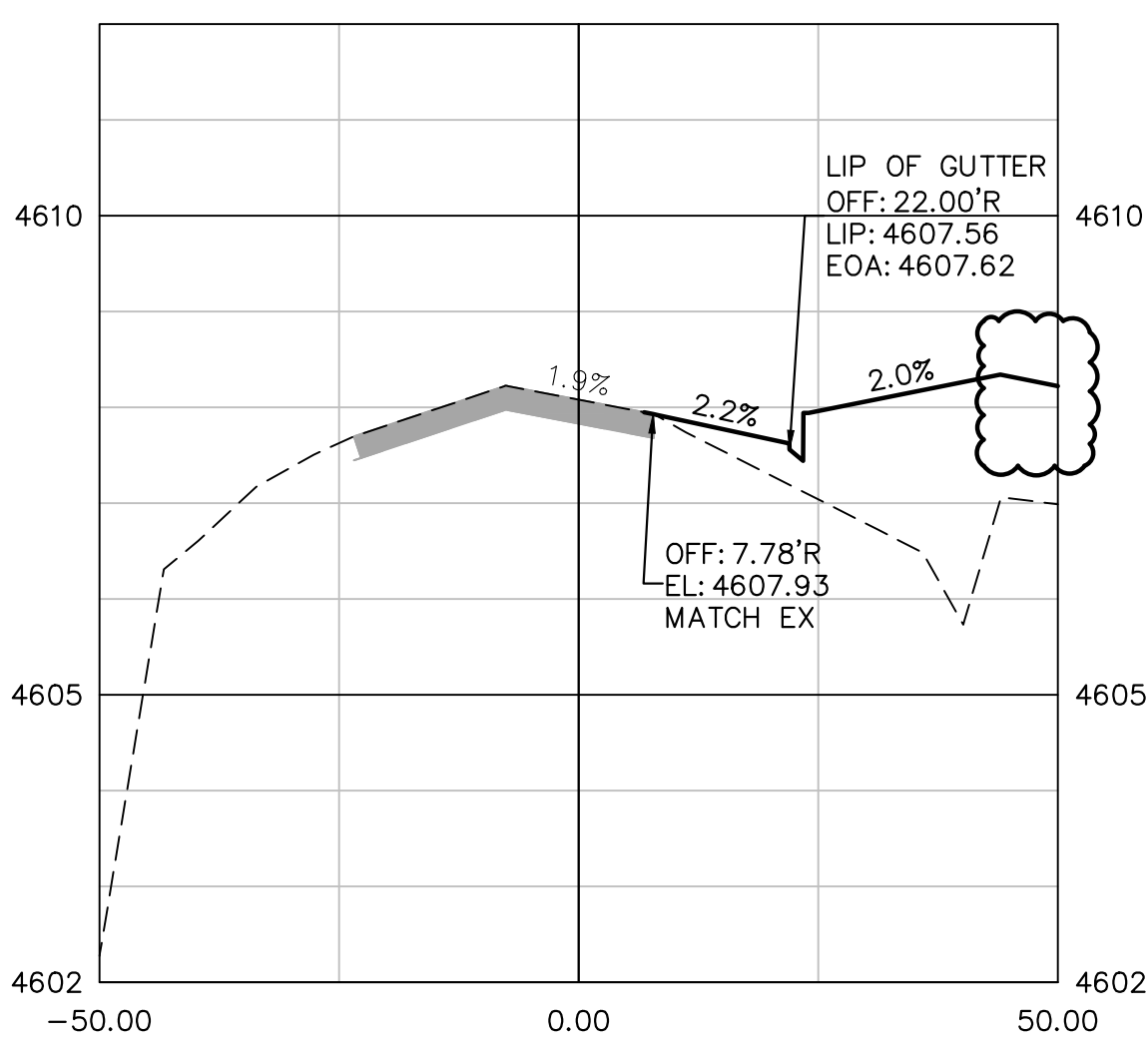
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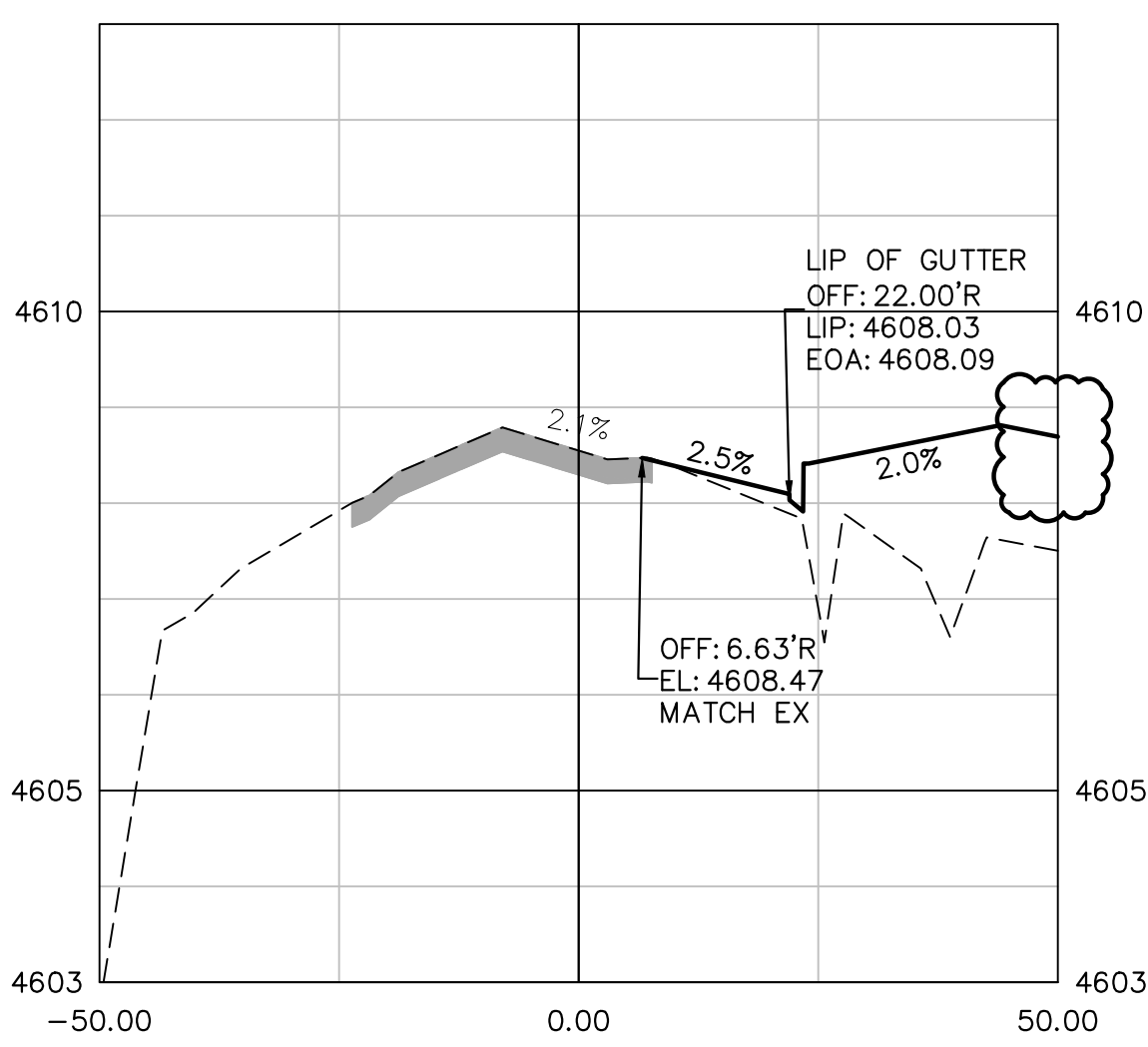
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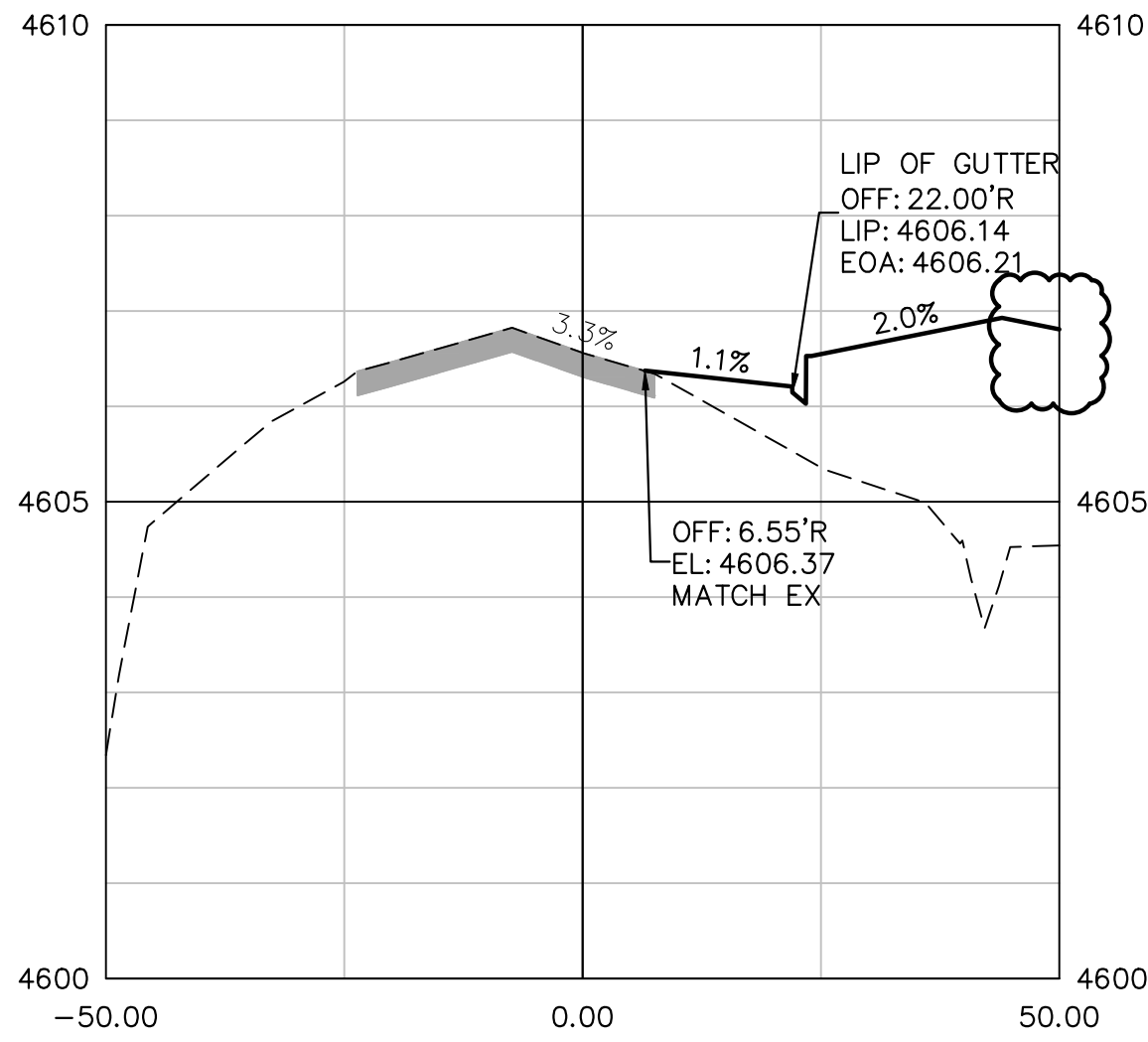
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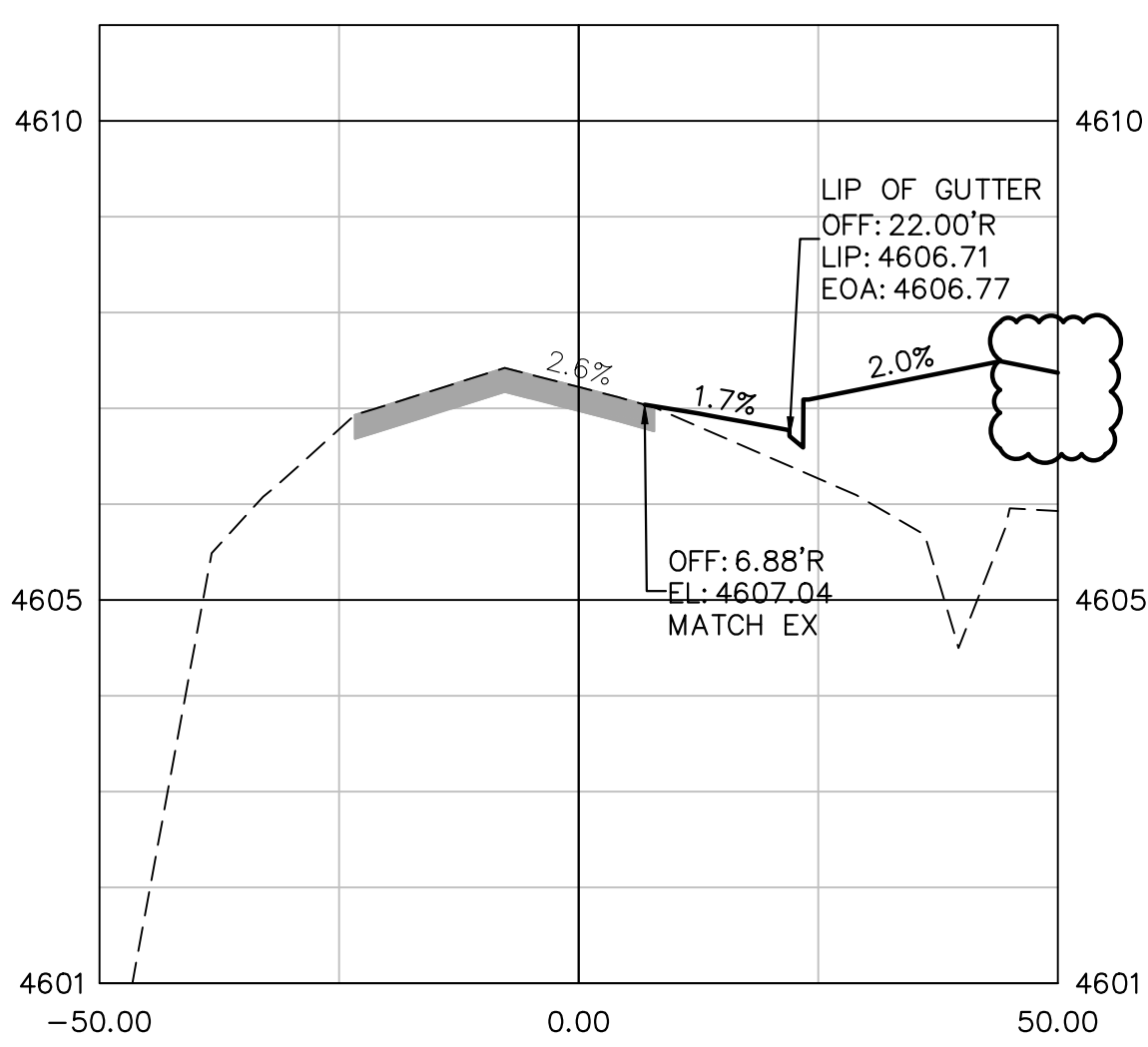
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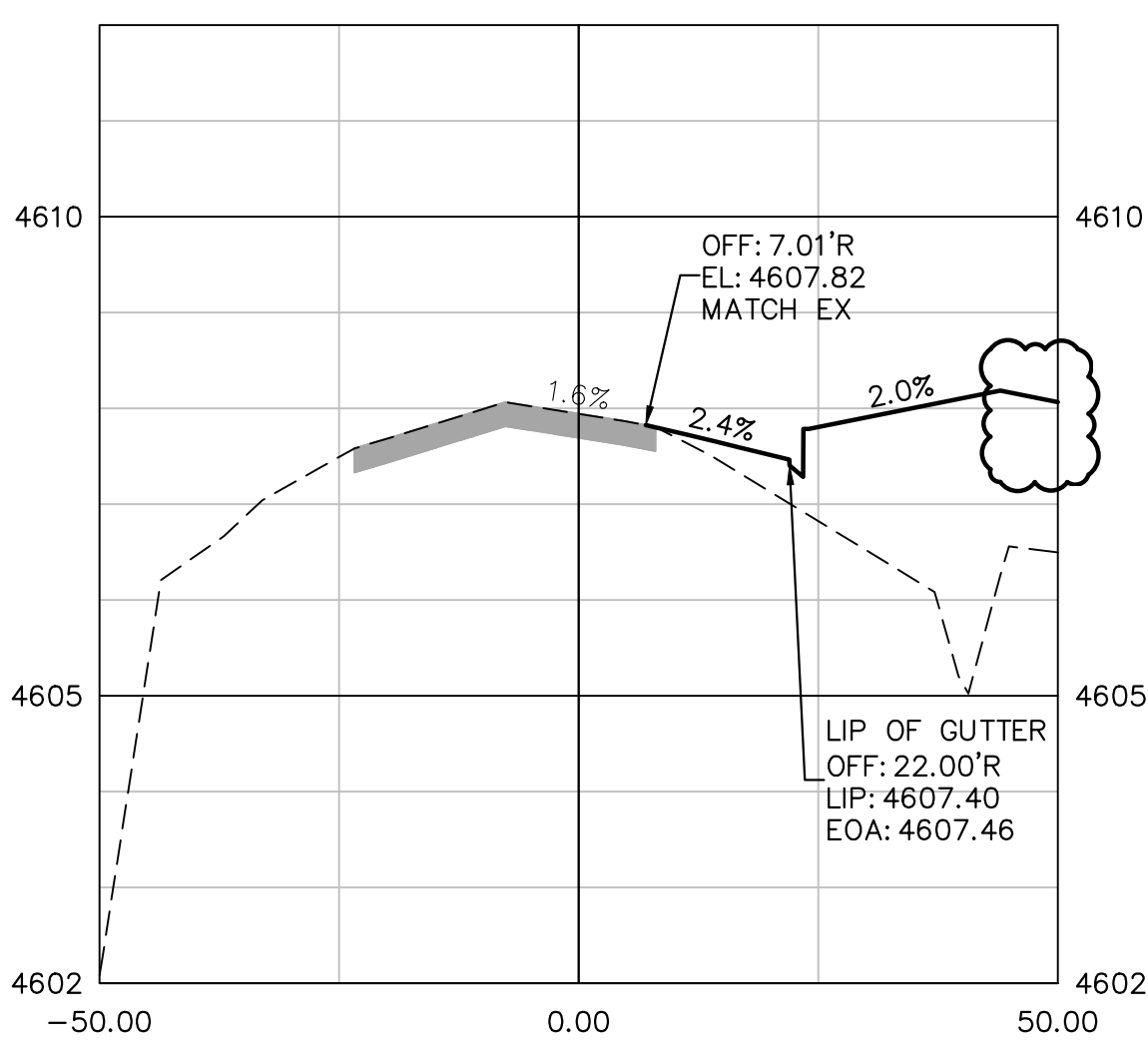
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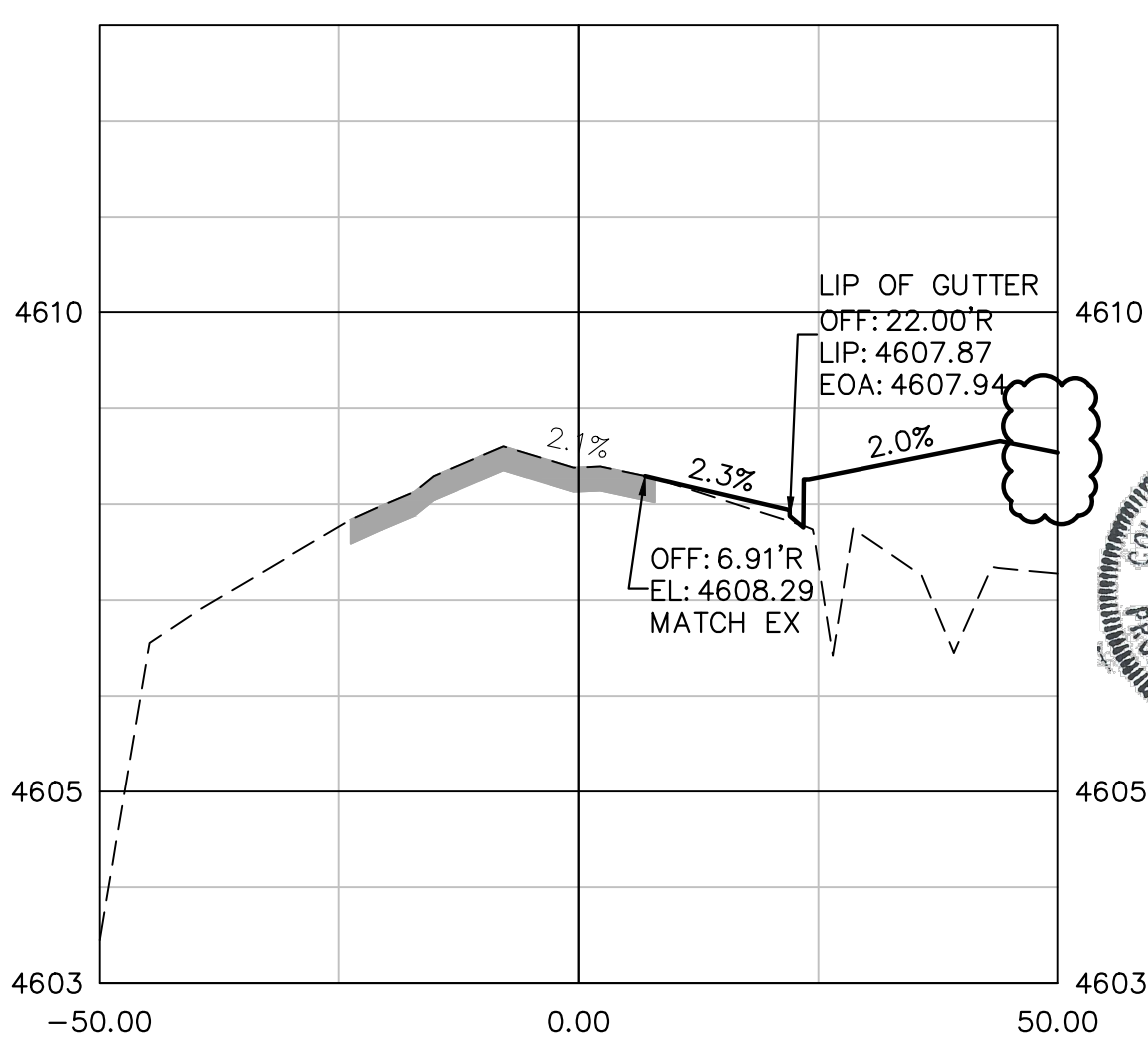
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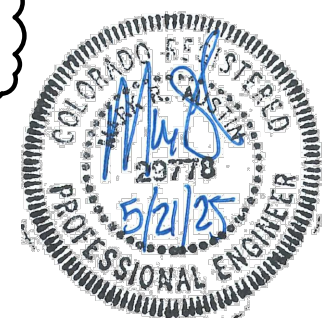
6+50.00



8+00.00



9+50.00



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SCALE VERIFICATION
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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	REVISED PER REVIEW COMMENTS 2/12/25	2/25/25	MRH
2	REVISED PER REVIEW COMMENTS 5/12/25	5/21/25	MRH

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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

28 ROAD SECTIONS STA. 5+00 TO 10+50

450 28 ROAD

prepared for
CITY OF GRAND JUNCTION

DRAWN BY: MRH

DESIGNED BY: MRH

CHECKED BY:

APPROVED BY: MRA

JOB NUMBER: 1024.0015

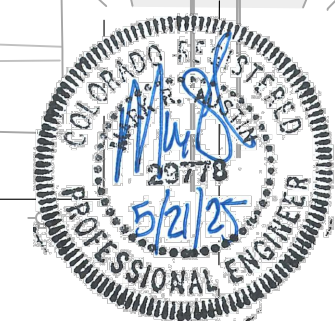
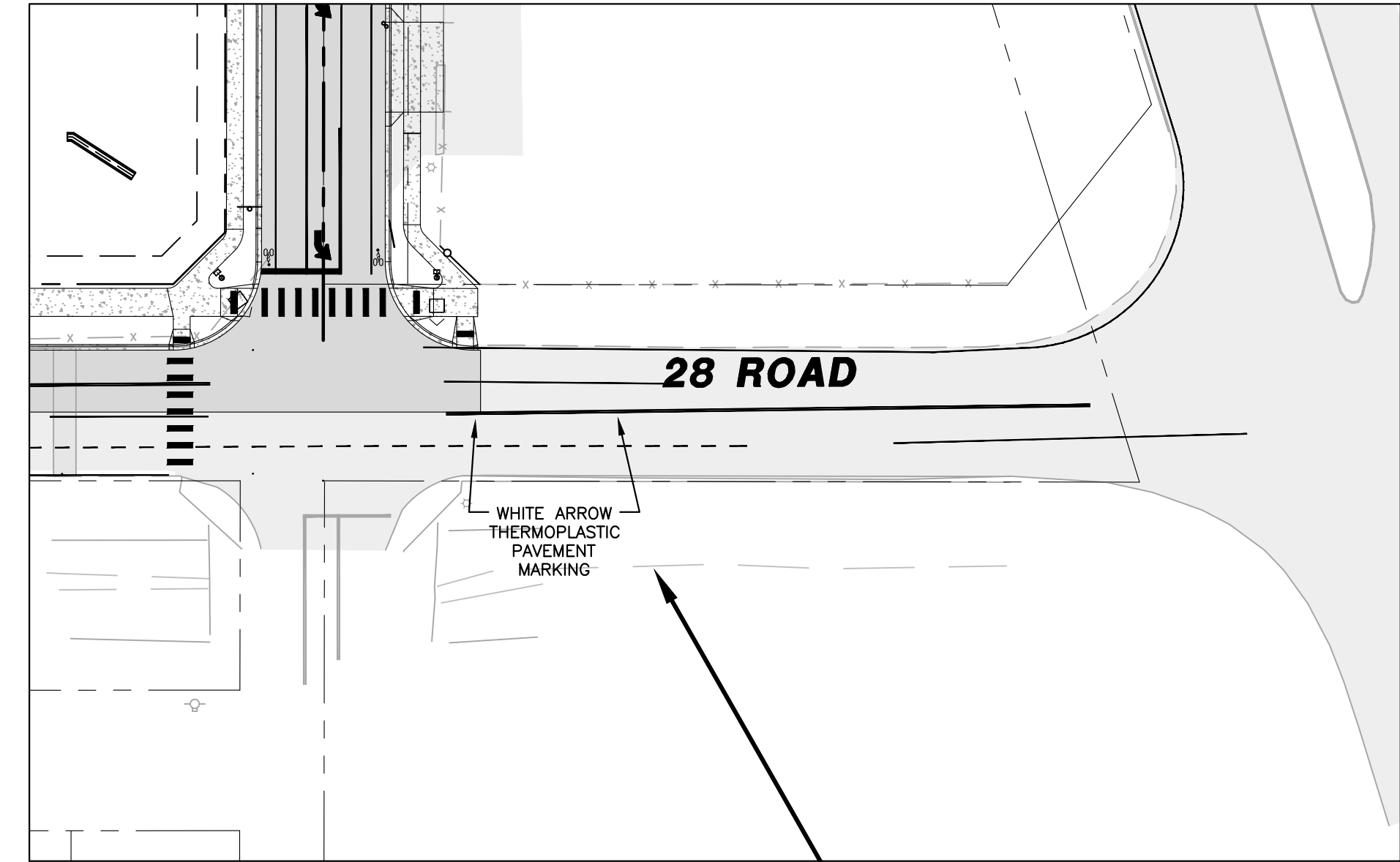
DATE: 5/22/25

SCALE: 1"=20'

SHEET NO: C-24

1. CONTACT TOM LANUM @ (970)244-1573 BEFORE INSTALLING STRIPING OR SIGNAGE

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ELEVATION:4604.76 (NAVD88)



170B

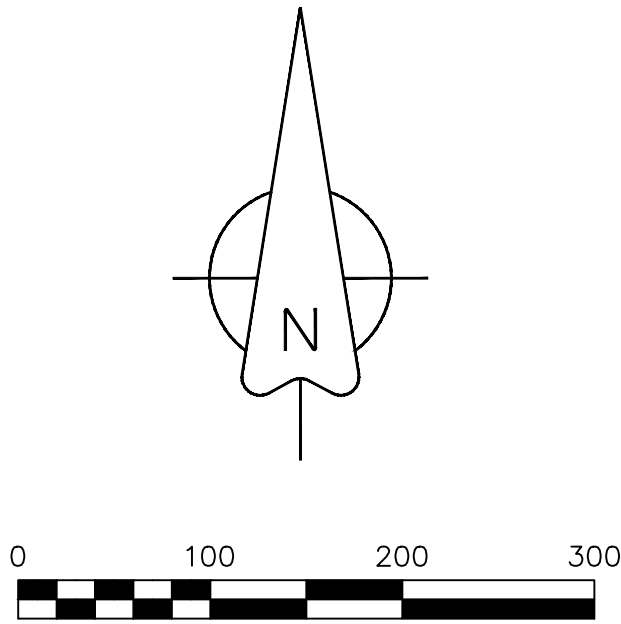
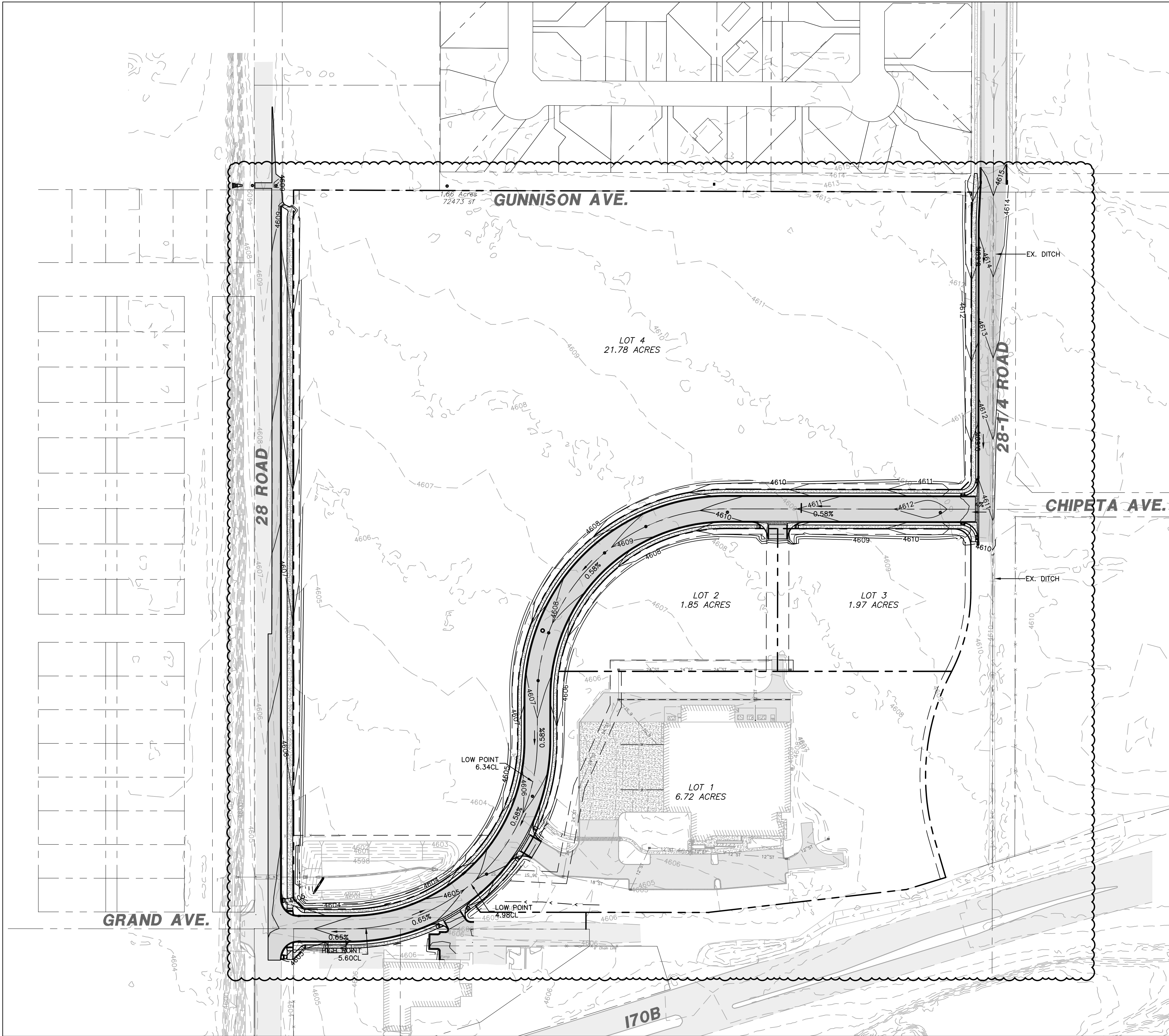
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AUSTIN CIVIL GROUP, INC.
 Land Planning ■ Civil Engineering ■ Development Services

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

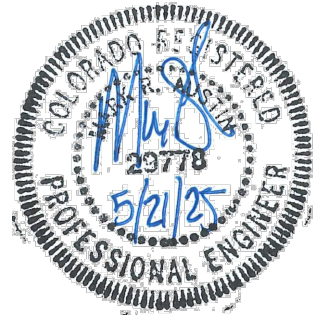
DRAWN BY: MRH DESIGNED BY: MRH CHECKED BY: APPROVED BY: MRA	JOB NUMBER: 1024.0015	
	DATE: 5/22/25	
	SCALE: 1" = 50'	
	SHEET NO: C-26	
	GRAND VIEW COMMONS DESCRIPTION STRIPING PLAN, 28 & 28.25 ROADS 450 28 ROAD prepared for CITY OF GRAND JUNCTION	

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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)



DRAWN BY: MRH		JOB NUMBER: 1024.0015		DATE: 5/22/25		SCALE: 1"=100'		SHEET NO: C-27		GRAND VIEW COMMONS		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		450 28 ROAD		GRADING & DRAINAGE PLAN		CITY OF GRAND JUNCTION		prepared for		450 28 ROAD		description		REVISIONS		No.		DESCRIPTION		DATE		BY		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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