PROJECT NO.207-F210306

CITY OF GRAND JUNCTION
FOUR CANYONS PKWY PH 2B
May 21, 2025



VICINITY MAP

0 1250 2500

Sheet Index

1	Cover Sheet
2	Standard Abbreviations, Legend, & Symbols
3	Summary of Earthwork Quantities
4–8	Project Overview
9	Project Control Map
10–11	Engineering Geology
12	Paving Plan
13–17	Typical Cross Sections, Pavement Sections, Road Details
18–37	Existing Condition Plan
38–57	Utility Plan
58	Ute Water General Notes
59–60	Ute Water Standard Details
61–75	Waterline Plan and Profile
76–94	Storm Drain Plan and Profiles
95–98	Underdrain Plan and Profiles
99–102	Irrigation Details
103–112	Irrigation Plan and Profile
113–132	Improvement Plan
133–142	Wall Plan and Profile
143–164	Road Profile
165–186	Road Cross Sections
187–191	Rain Garden Details
192–212	Staking Plan
213–230	Striping Plan
231–247	Signing Plan
248–252	Storm Water Management Plan
253–261	Truck Turn Analysis
262–264	Signal Plan

BY OTHERS	Irrigation Plans
BY OTHERS	Landscape Plans
BY OTHERS	Electrical Plans

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

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

811 Know what's below. Call before you dig.

CITY OF Grand Junction COLORADO

Engineering and Transportation Department

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
℄	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
℄	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
POC	POINT ON CURVE
POT	POINT ON TANGENT
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RG	RESTRAINED GLANDS
RL	LONG RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT
RR	RAIL ROAD
RS	SHORT RADIUS
RT	RIGHT
S	SLOPE
SAN	SANITARY
SC	SHORT CHORD
SCD	STANDARD CONTRACT DOCUMENTS
SCH	SCHEDULE
SF	SILT FENCE
SL	SECTION LINE
SSRB	STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
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
△	DELTA ANGLE

LEGEND

BSWMP DRAINAGE BASIN BOUNDARY

BSWMP ANCHORED STRAW BALES — ASB ASB ASB ASB ASB ASB ASB

BSWMP SILT FENCE — SF SF SF SF SF SF SF

BUILDING

CONCRETE CURB AND GUTTER — 2' CURB AND GUTTER

CONCRETE CURB,GUTTER, & SIDEWALK — 7' C, G, & SW

CONCRETE DITCH — CONCRETE

CONCRETE SIDEWALK — 4' SW

CULVERT — 18" RCP

EARTH DITCH — EARTH EARTH EARTH

EDGE OF GRAVEL

EDGE OF PAVEMENT

FENCE (HT & MATL NOTED) — 6' CHAINLINK

GUARD RAIL

HATCHING: INDICATES ASPHALT REMOVAL

HATCHING: INDICATES CONCRETE REMOVAL

HATCHING: INDICATES STAGING AREA — ~STAGING AREA~

LINE (CENTER OF IMPROVEMENTS) — CENTERLINE

LINE (CITY LIMITS) — CITY LIMITS

LINE (CONTROL) — CONTROL LINE

LINE (EASEMENT)

LINE (MONUMENT/SECTION) — MONUMENT/SECTION LINE

LINE (PROPERTY)

LINE (RIGHT OF WAY)

MATCH LINE — MATCH LINE

PIPE (IRRIGATION) — 4" IRR

PIPE (SIPHON) — 4" 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) — 8" PVC SANITARY SEWER

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 — 1' RETAINING WALL

STRIPING (CONTINUOUS WHITE) — WHITE

STRIPING (DASHED WHITE) — WHITE

STRIPING (CONTINUOUS YELLOW) — YELLOW

STRIPING (DASHED YELLOW) — YELLOW

TOP OF SLOPE — 4580

CONTOUR LINES (SHOWN BETWEEN TOP & TOE)

TOE OF SLOPE — 4570

TRAFFIC DETECTOR LOOP

UTILITY LINE (ABANDON) (THIS CASE A WATER LINE) — W (ABANDONED) 8" W

UTILITY LINE (CABLE TV) — TV TV

UTILITY LINE (ELECTRIC) — E E

UTILITY LINE (FIBER OPTIC) — FO QWEST FO

UTILITY LINE (GAS) — G 1 1/4" MW G

UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER) — HVOHP

UTILITY LINE (OVERHEAD POWER) — OHP

UTILITY LINE (OVERHEAD TELEPHONE) — OHT

UTILITY LINE (SANITARY SEWER) — 8" SAN

UTILITY LINE (SANITARY SEWER FORCE MAIN) — 8" FM

UTILITY LINE (SANITARY SEWER SERVICE) — SS

UTILITY LINE (STORM SEWER) — 8" STM

UTILITY LINE (STORM SEWER, PERFORATED) — 6" PERF

UTILITY LINE (STORM/SANITARY SEWER SEWER COMBINATION) — 18" COMB

UTILITY LINE (TELEPHONE) — T T

UTILITY LINE (WATER) — W 8" W

SYMBOLS

BENCH MARK — A

CATCH BASIN

CLEAN OUT — SSCO

CURB STOP

FIRE HYDRANT

GUY WIRE ANCHOR

HEADGATE

IRRIGATION PUMP

MAILBOX — MB

MANHOLE (ELECTRIC) — E

MANHOLE (GAS) — G

MANHOLE (SANITARY/STORM)

MANHOLE (TELEPHONE) — T

MANHOLE (TV) — TV

MANHOLE (WATER) — W

METER (GAS) — GM

METER (WATER)

PEDESTAL (TELEPHONE)

PEDESTAL (TV) — TV

PROPERTY PIN — PIN

PULL BOX

REDUCER FITTING

SIGN OR POST (SIGN TYPE NOTED) — STOP

SPRINKLER HEAD

STREET LIGHT

SURVEY MONUMENT (CITY) — CSM

SURVEY MONUMENT (TYPE NOTED) — MCSM

TEST HOLE — TH #1

TRAFFIC PAINT MARKING

TRAFFIC SIGNAL POLE AND MAST ARM

UTILITY POLE

VALVE (GAS) — GV

VALVE (IRRIGATION) — IRR

VALVE (WATER)

VEGETATION (HEDGE OR BUSH)

VEGETATION (TREE STUMP)

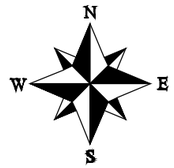
VEGETATION (TREE) (CALIPER SIZE NOTED) — 6"

WATER HYDRANT — WH

WEIR

YARD LIGHT

NORTH ARROW:



BAR SCALE:

GRAPHIC SCALE

10 0 20 60

(IN FEET)
1 inch = 20 ft.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SEE PLAN FOR SCALE INFO

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STANDARD ABREVIATIONS LEGENDS AND SYMBOLS
May 21, 2025

SUMMARY OF EARTHWORK QUANTITIES

INDEX Book	INDEX Page	INDEX Sheet		PROJECT TOTAL CU. YD.	PROJECT TOTAL *As Const.*
			203-00010 UNCLASSIFIED EXCAVATION (CIP)		
			ON SITE (QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION)		
			UNCLASSIFIED EXCAVATION	21106	
			ADDITION OF ROADWAY CROSS SECTIONS PRISM	55280	
			DEDUCT ASPHALT AND CONCRETE REMOVAL ITEMS	4010	
			TOTAL FOR PAY QUANTITIES	**72376**	
			EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY)	**CU. YD.**	
			QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION		
			UNCLASSIFIED EMBANKMENT	9370	
			TOTAL	**9370**	

INDEX Book	INDEX Page	INDEX Sheet	**EARTHWORK QUANTITIES BALANCE (FOR INFORMATION ONLY)**	**PROJECT TOTAL CU. YD.**	**PROJECT TOTAL** *As Const.*
			Total Unclassified Excavation	72376	
			Total Embankment (net)	9370	
			EMBANKMENT TIMES FACTOR 1.15 (compaction)	10776	
			Excess Material leftover (Material to be hauled away from site by Contractor)	61600	

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\SUMMARY OF EARTHWORK QUANTITIES.dwg, 5/29/2025 1:21:52 PM

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SUMMARY OF EARTHWORK QUANTITIES – 1
May 29, 2025

N

W E

S

24 1/2 ROAD

24 3/4 ROAD

3/4 MOVEMENT STYLE
UNSIGNALIZED INTERSECTION

HALLS ESTATES

TAMMERA LN

TRINITY WY

EMMA LN

HANNA LN

FOUR CANYONS PKWY

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

HVOHP

MATCH LINE

MODERN STYLE
ROUNDABOUT
CONSTRUCTED
PHASE 1

CARVILLE PROPERTY

HERITAGE HEIGHTS

FOUR CANYONS PKWY
CONSTRUCTION FROM 24 1/2
RD TO 24 3/4 RD

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE
0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 1
May 21, 2025

4

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PROJECT OVERVIEW.dwg – PLOTTED 5/21/2025 7:49:06 AM

MATCH LINE

HERITAGE ESTATES PUMP HOUSE

HERITAGE ESTATES

MATCH LINE

APPLEWOOD LANE

F 1/2 RD NEW ROADWAY CONST. FROM 25 RD TO 25 RD CT

HVOHP

HVOHP

HVOHP

PUBLIC SERVICE

HVOHP

F 1/2 RD

HVOHP

25 RD NEW ROADWAY CONSTRUCTION FROM FOUR CANYONS PKWY TO F 1/2 RD

25 ROAD

BARN LLC

HEIDEL-DAVIS

CONVENTIONAL T STYLE UNSIGNALIZED INTERSECTIONS

GRAP

HVOHP

25 RD CT NEW ROADWAY CONSTRUCTION FROM F 1/2 RD

SHERIFF'S POSSE

FOUR CANYONS PKWY CONSTRUCTION FROM 24 3/4 RD TO 25 RD

CHRONOS

FOUR CANYONS PKWY

25 RD COURT

HVOHP

CONVENTIONAL CUL-DE-SAC END OF ROADWAY

HERITAGE HEIGHTS

FLORIDA T STYLE UNSIGNALIZED INTERSECTION

N

W

E

S

COLORADO MESA UNIVERSITY

F 1/2 ROAD NEW PARKWAY CONSTRUCTION FROM 25 RD TO BLICHMANN AVE

MATCH LINE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW - 2
May 21, 2025

5

N:\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PROJECT OVERVIEW.dwg - PLOTTED 5/21/2025 7:49:07 AM

MATCH LINE

N
W E
S

F 1/4 RD NEW URBAN RESIDENTIAL COLLECTOR CONSTRUCTION FROM ZENITH LN TO 25 RD

HERITAGE HEIGHTS

BLICHMAN AVE

CMU

FULL MOVEMENT T STYLE UNSIGNALIZED INTERSECTION

HVOHP

FULL MOVEMENT UNSIGNALIZED INTERSECTION

FOUR CANYONS PKWY CONSTRUCTION FROM BLICHMANN AVE TO F 1/4 RD

HERITAGE HEIGHTS

MURRY

SANVILLE

COLORADO MESA UNIVERSITY

FULL MOVEMENT T STYLE UNSIGNALIZED INTERSECTION

F 1/4 RD

GUTIERREZ

FOUR CANYONS PKWY

HVOHP

SUNDANCE VILLAGE

ZENITH LN

FOUR CANYONS PKWY CONSTRUCTION FROM F 1/4 RD TO FORESIGHT CIR

SLATE ON 25

BRESNAN

FORESIGHT CIR COMMERCIAL STREET SECTION RE-ALIGNED

FORESIGHT CIR

MATCH LINE

DESCRIPTION	DATE
REVISION ⚠1 REV 1	– DATE
REVISION ⚠2 REV 2	– DATE
REVISION ⚠3 REV 3	– DATE
REVISION ⚠4 REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 25 50 100

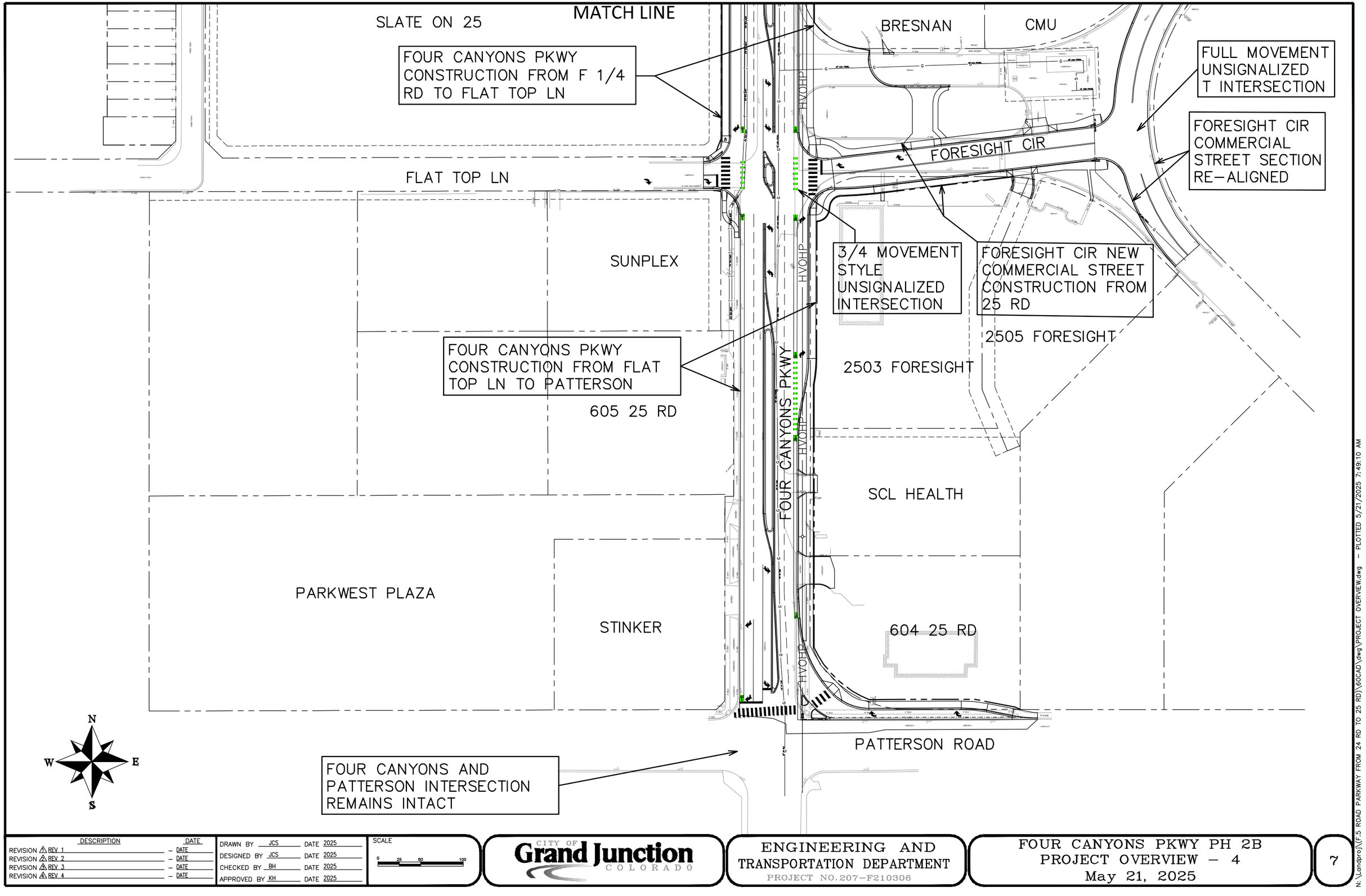
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 3
May 21, 2025

6

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PROJECT OVERVIEW.dwg – PLOTTED 5/21/2025 7:49:09 AM



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 25 50 100

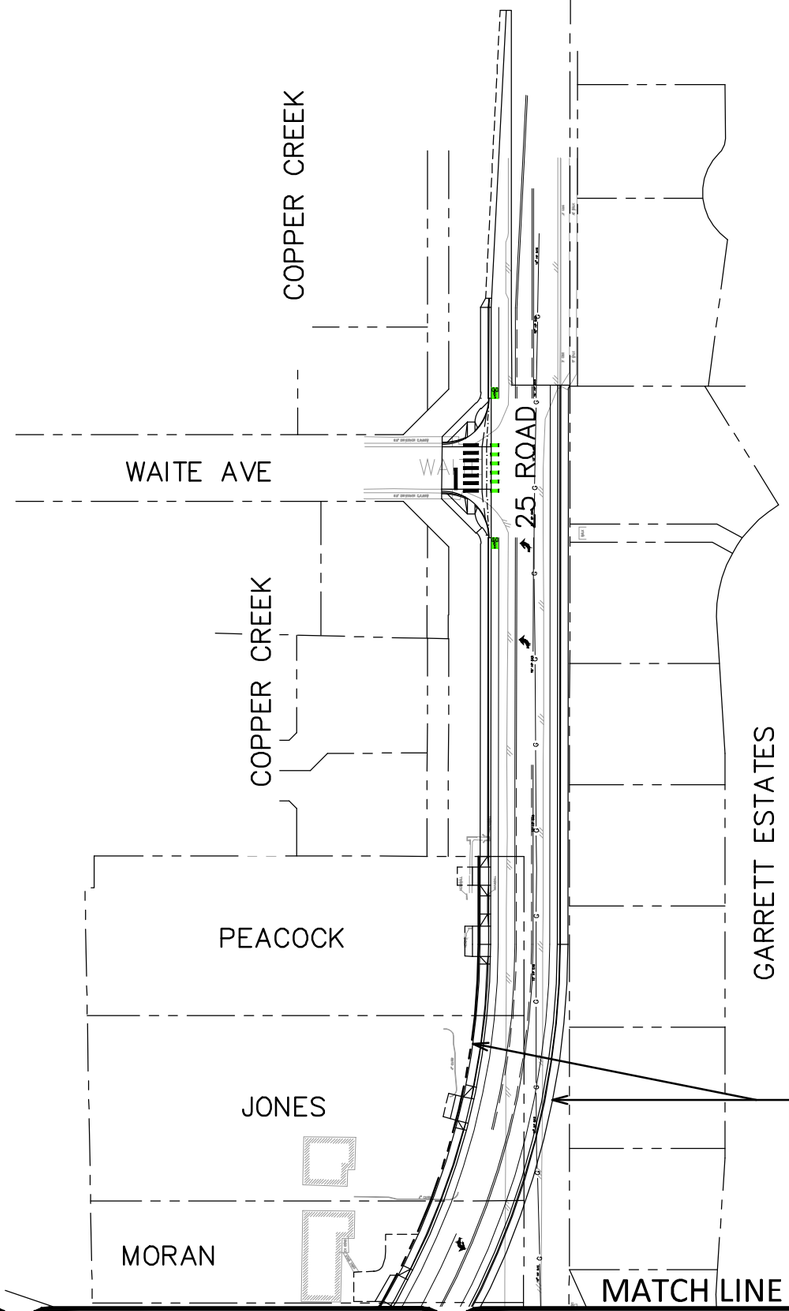
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 4
May 21, 2025

7

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PROJECT OVERVIEW.dwg – PLOTTED 5/21/2025 7:49:10 AM



N
W E
S

MATCH LINE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE
0 25 50 100

CITY OF Grand Junction COLORADO

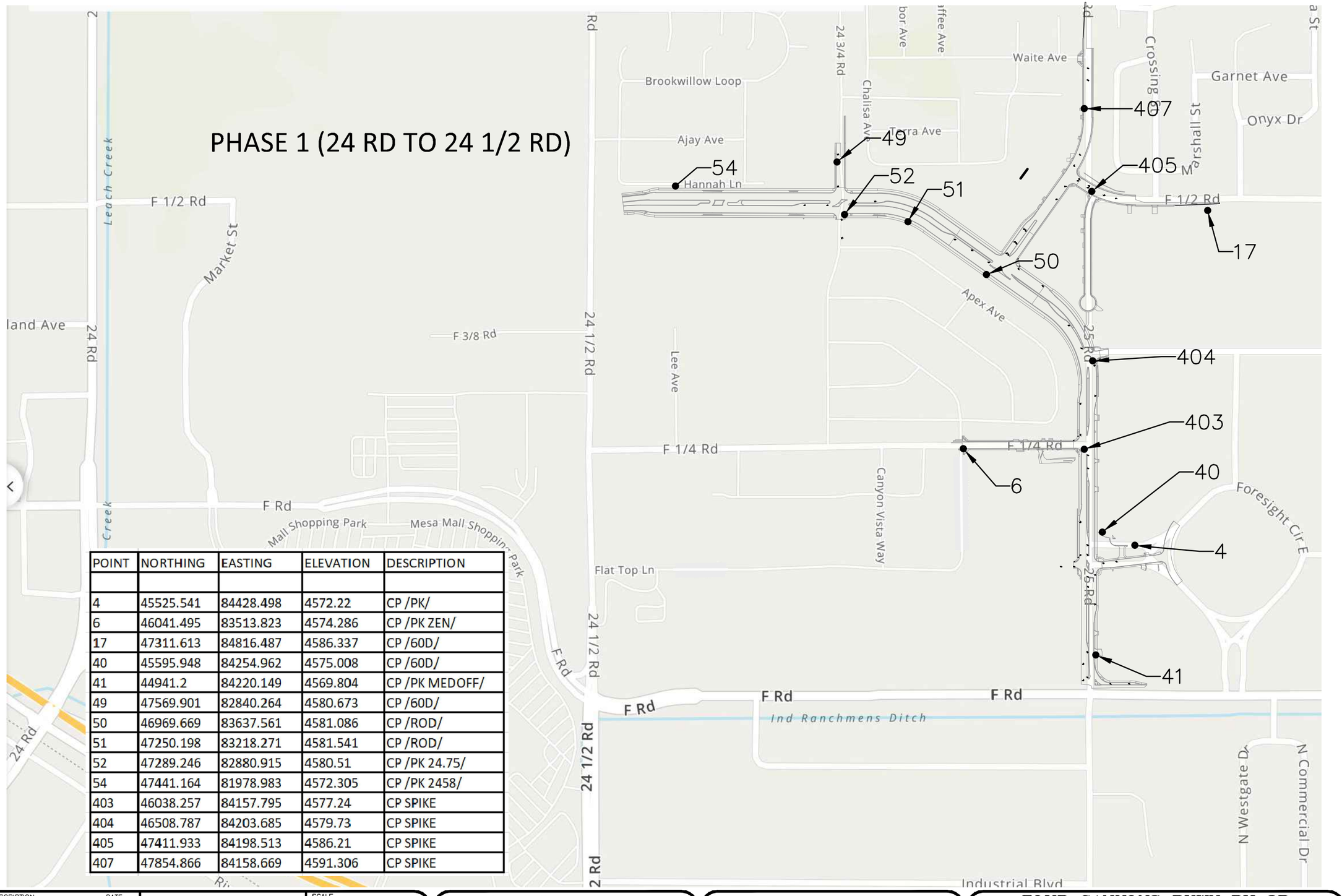
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT OVERVIEW – 5
May 21, 2025

8

N:\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\PROJECT OVERVIEW.dwg – PLOTTED 5/21/2025 7:49:11 AM

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

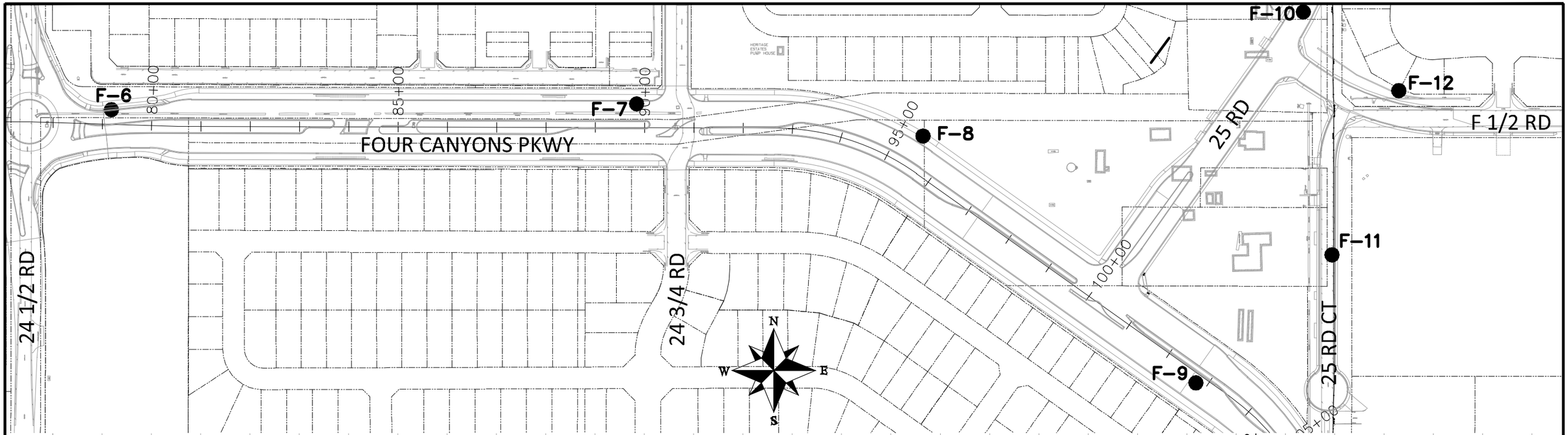
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

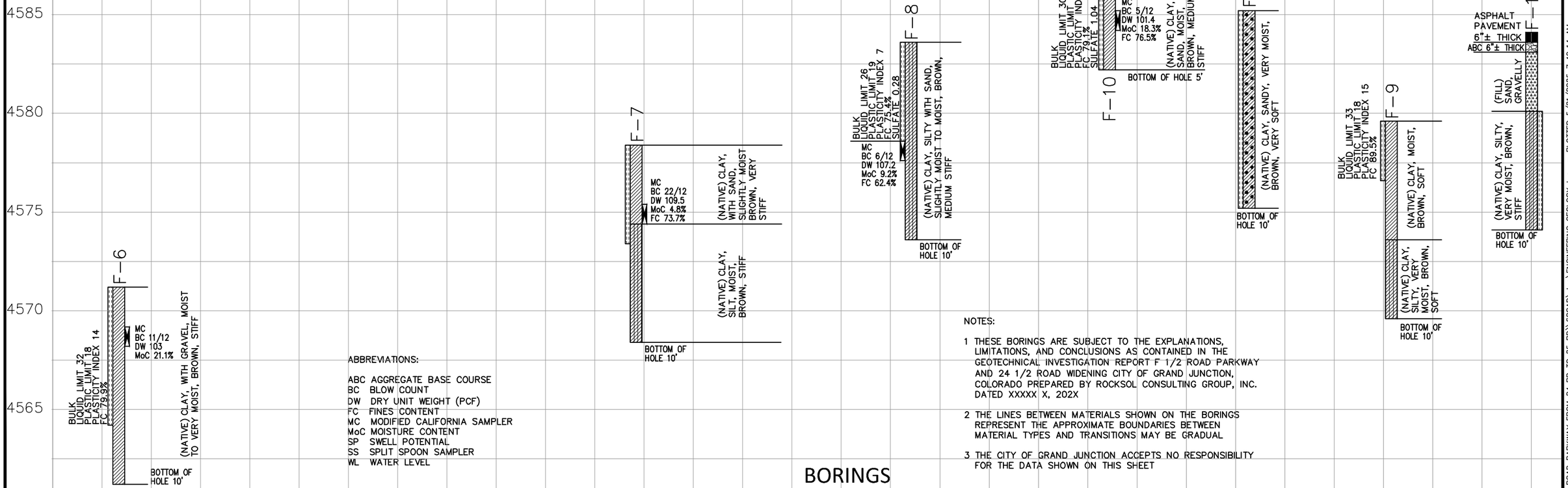
SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
PROJECT CONTROL MAP – X
May 21, 2025





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

NOTES:

1 THESE BORINGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT F 1/2 ROAD PARKWAY AND 24 1/2 ROAD WIDENING CITY OF GRAND JUNCTION, COLORADO PREPARED BY ROCKSOL CONSULTING GROUP, INC. DATED XXXXX X, 202X

2 THE LINES BETWEEN MATERIALS SHOWN ON THE BORINGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND TRANSITIONS MAY BE GRADUAL

3 THE CITY OF GRAND JUNCTION ACCEPTS NO RESPONSIBILITY FOR THE DATA SHOWN ON THIS SHEET

BORINGS

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES: PLAN & PROFILE
HORIZONTAL 0 100 200
VERTICAL 0 2.5 5

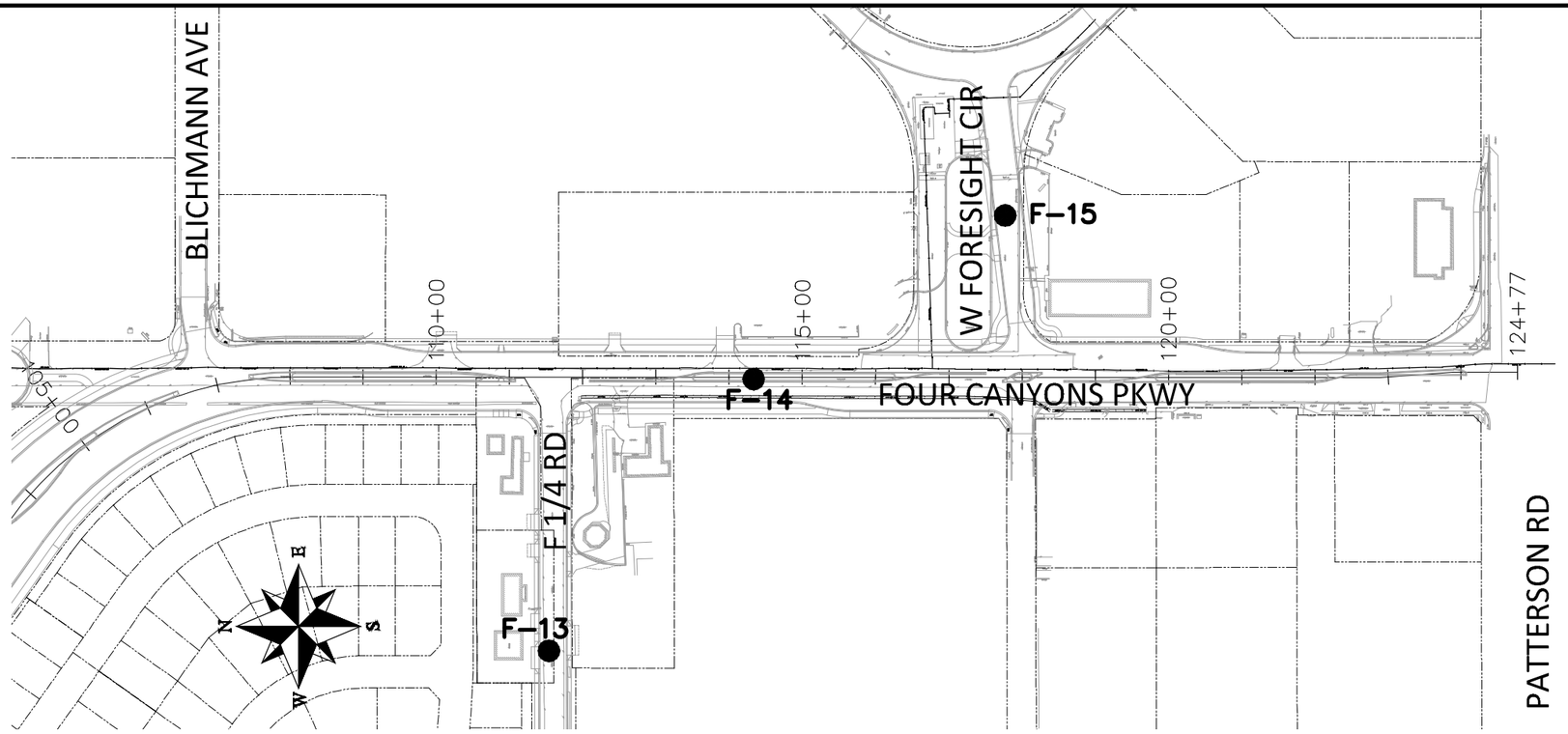
CITY OF Grand Junction COLORADO

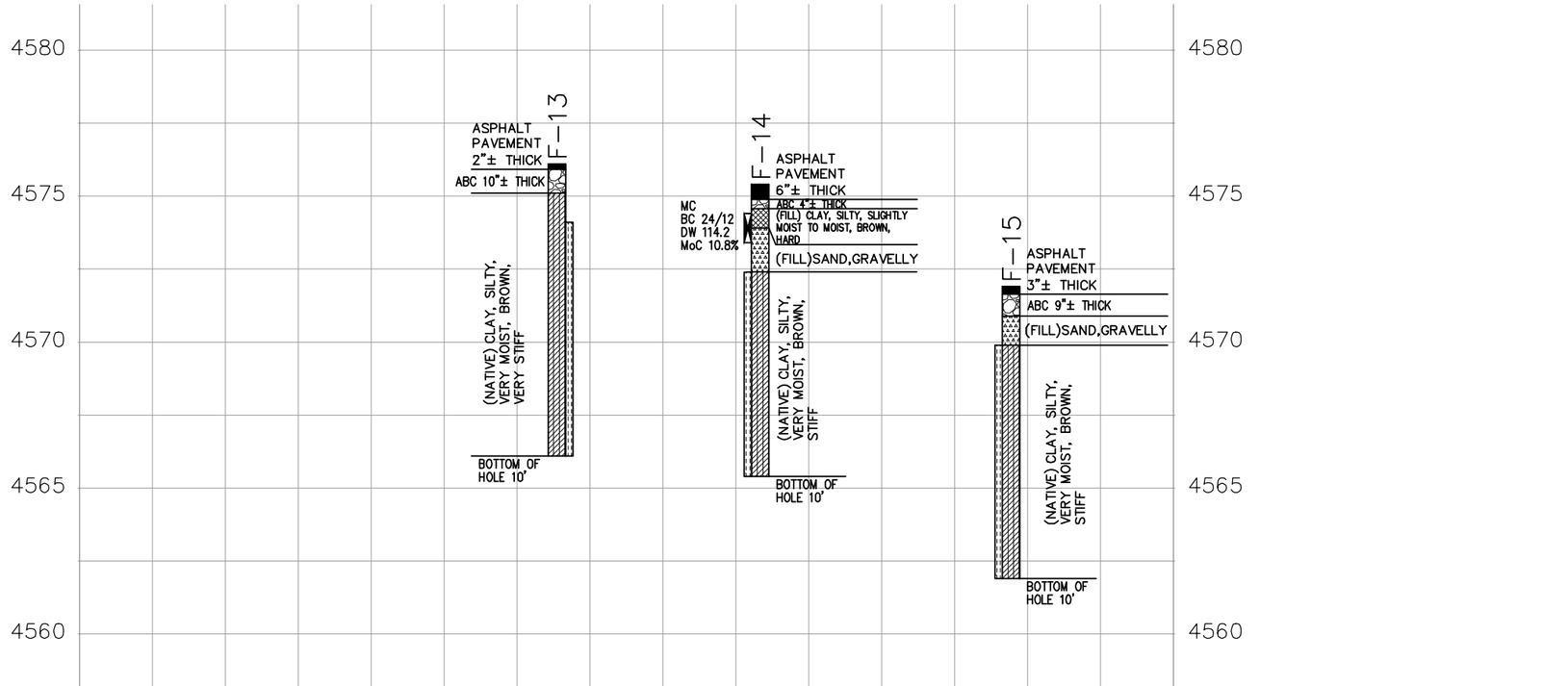
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
ENGINEERING GEOLOGY – 1
May 21, 2025

10

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\ENGINEERING GEOLOGY.dwg – PLOTTED 5/21/2025 7:49:14 AM





DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 100 200
VERTICAL 2.5 0 5

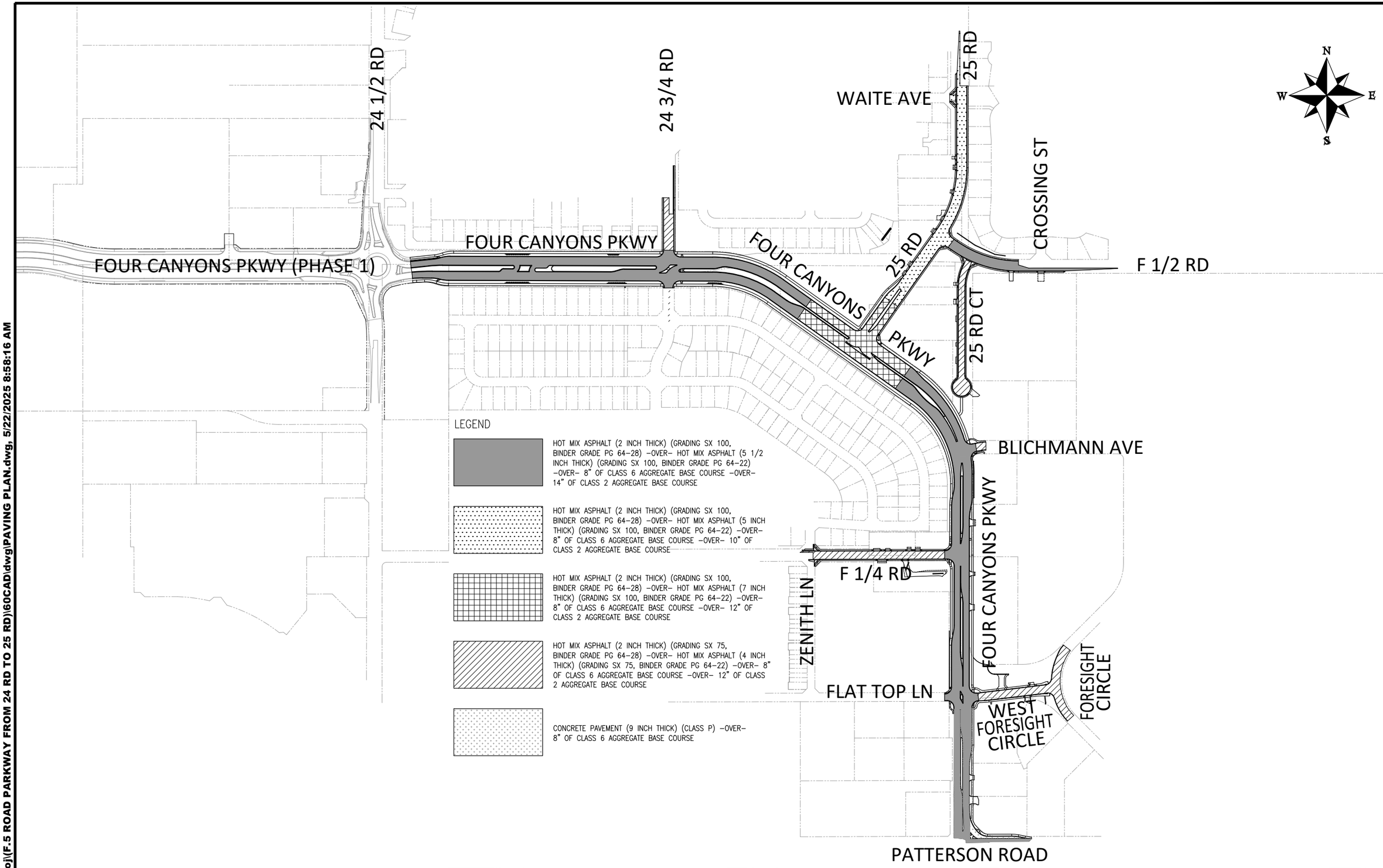
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ENGINEERING GEOLOGY – 2
May 21, 2025

11

N:\Landpro\(F-5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\ENGINEERING GEOLOGY.dwg – PLOTTED 5/21/2025 7:49:15 AM



LEGEND

HOT MIX ASPHALT (2 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-28) -OVER- HOT MIX ASPHALT (5 1/2 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-22) -OVER- 8" OF CLASS 6 AGGREGATE BASE COURSE -OVER- 14" OF CLASS 2 AGGREGATE BASE COURSE

HOT MIX ASPHALT (2 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-28) -OVER- HOT MIX ASPHALT (5 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-22) -OVER- 8" OF CLASS 6 AGGREGATE BASE COURSE -OVER- 10" OF CLASS 2 AGGREGATE BASE COURSE

HOT MIX ASPHALT (2 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-28) -OVER- HOT MIX ASPHALT (7 INCH THICK) (GRADING SX 100, BINDER GRADE PG 64-22) -OVER- 8" OF CLASS 6 AGGREGATE BASE COURSE -OVER- 12" OF CLASS 2 AGGREGATE BASE COURSE

HOT MIX ASPHALT (2 INCH THICK) (GRADING SX 75, BINDER GRADE PG 64-28) -OVER- HOT MIX ASPHALT (4 INCH THICK) (GRADING SX 75, BINDER GRADE PG 64-22) -OVER- 8" OF CLASS 6 AGGREGATE BASE COURSE -OVER- 12" OF CLASS 2 AGGREGATE BASE COURSE

CONCRETE PAVEMENT (9 INCH THICK) (CLASS P) -OVER- 8" OF CLASS 6 AGGREGATE BASE COURSE

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 200 400

CITY OF Grand Junction COLORADO

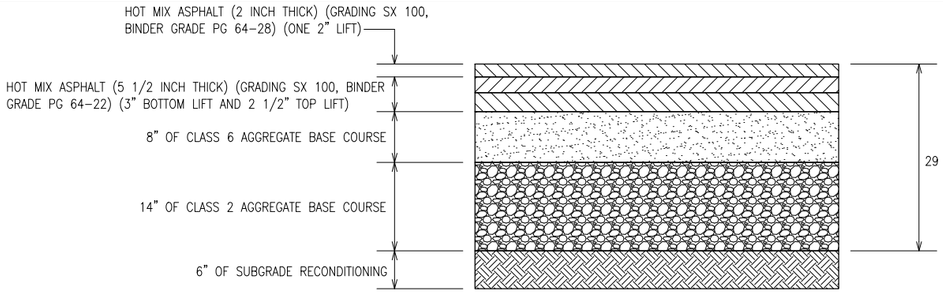
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
PAVING PLAN – 1
May 22, 2025

12

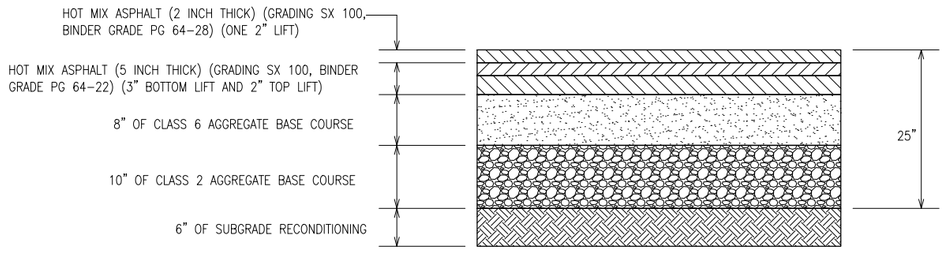
N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PAVING PLAN.dwg, 5/22/2025 8:58:16 AM

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\PAVING PLAN.dwg — PLOTTED 5/22/2025 8:58:16 AM



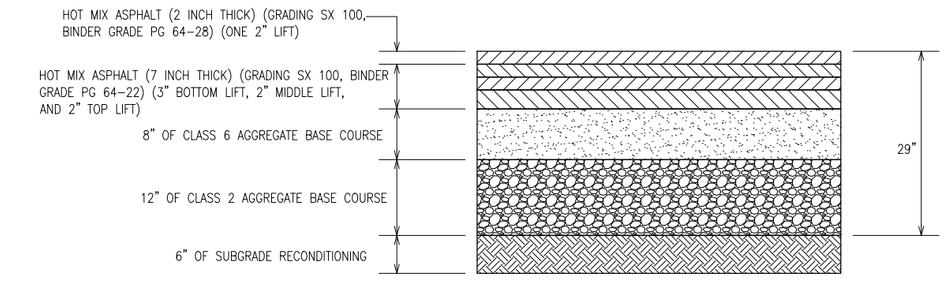
FOUR CANYONS PARKWAY ASPHALT PAVEMENT SECTION (24 1/2 RD TO PATTERSON) AND F 1/2 ROAD ASPHALT PAVEMENT SECTION (25 RD TO CROSSING ST) AND PATTERSON RD

(SEE PAVEMENT AND IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



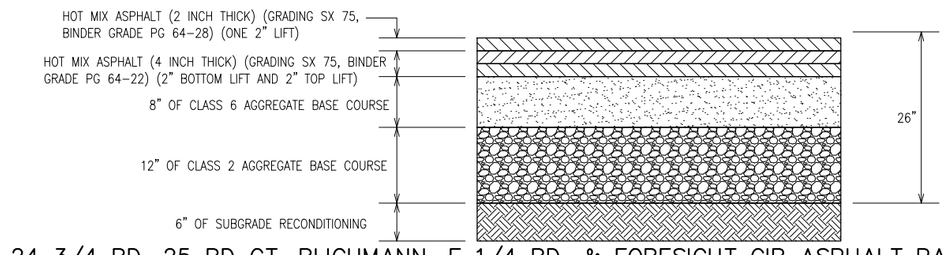
25 ROAD ASPHALT PAVEMENT SECTION (F 1/2 RD PKWY TO WAITE AVE)

(SEE PAVEMENT AND IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



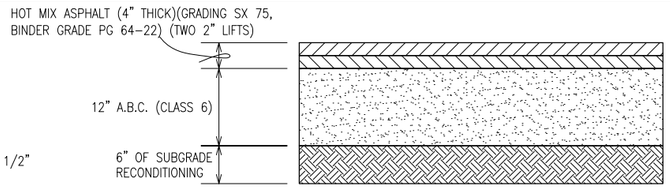
25 ROAD AND FOUR CANYONS PARKWAY INTERSECTION ASPHALT PAVEMENT SECTION

(SEE PAVEMENT AND IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



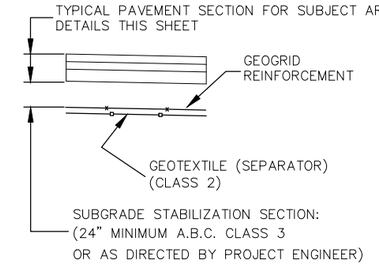
24 3/4 RD, 25 RD CT, BLICHMANN, F 1/4 RD, & FORESIGHT CIR ASPHALT PAVEMENT SECTION

(SEE PAVEMENT AND IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL)



DRIVEWAY ASPHALT PAVEMENT SECTION

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

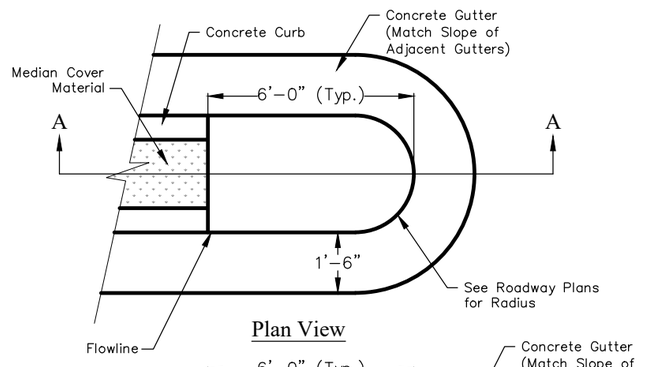


SUBGRADE STABILIZATION

(REQUIRED IN SOFT SPOTS AS DIRECTED BY PROJECT ENGINEER)

Note:

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

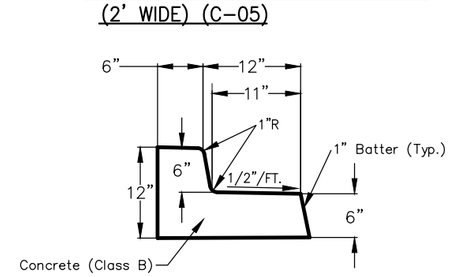


MEDIAN ISLAND NOSE DETAIL

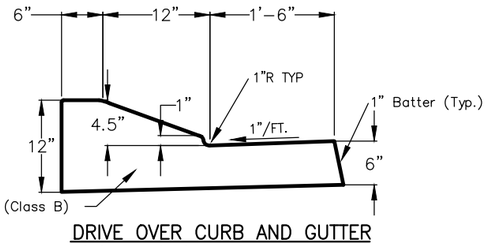
Notes:

– Median Nose will be included in the cost of curb and gutter and is measured at flow-line.

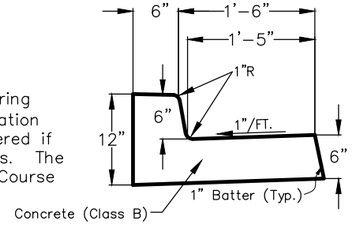
– Thickness of curb and gutter section shall match concrete pavement thickness.



CURB WITH SPILL GUTTER (1'-6" WIDE) (C-05)

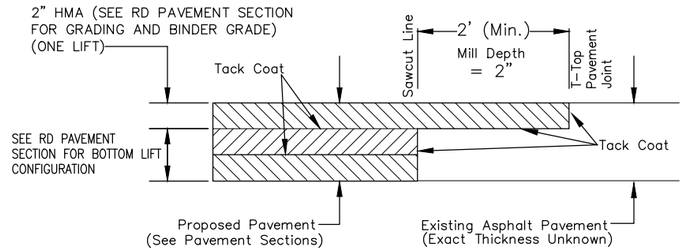


DRIVE OVER CURB AND GUTTER (3' WIDE) (C-04)



STANDARD CONC CURB AND GUTTER (2' WIDE) (C-05)

T-TOP DETAIL



T-TOP NOTES

1. THE MINIMUM T-TOP ASPHALT THICKNESS SHALL BE 2-INCH AND THE MINIMUM WIDTH SHALL BE 2-FEET.
2. THE T-TOP PAVEMENT JOINT SHALL NOT BE LOCATED IN A VEHICLE WHEEL PATH. THE CONTRACTOR SHALL ADJUST THE T-TOP PAVEMENT JOINT ACCORDINGLY.
3. T-TOP JOINTS SHALL OCCUR IN ALL INSTANCES WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT UNLESS OTHERWISE APPROVED BY PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠1 REV_1	– DATE
REVISION ⚠2 REV_2	– DATE
REVISION ⚠3 REV_3	– DATE
REVISION ⚠4 REV_4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

NO SCALE

CITY OF Grand Junction COLORADO

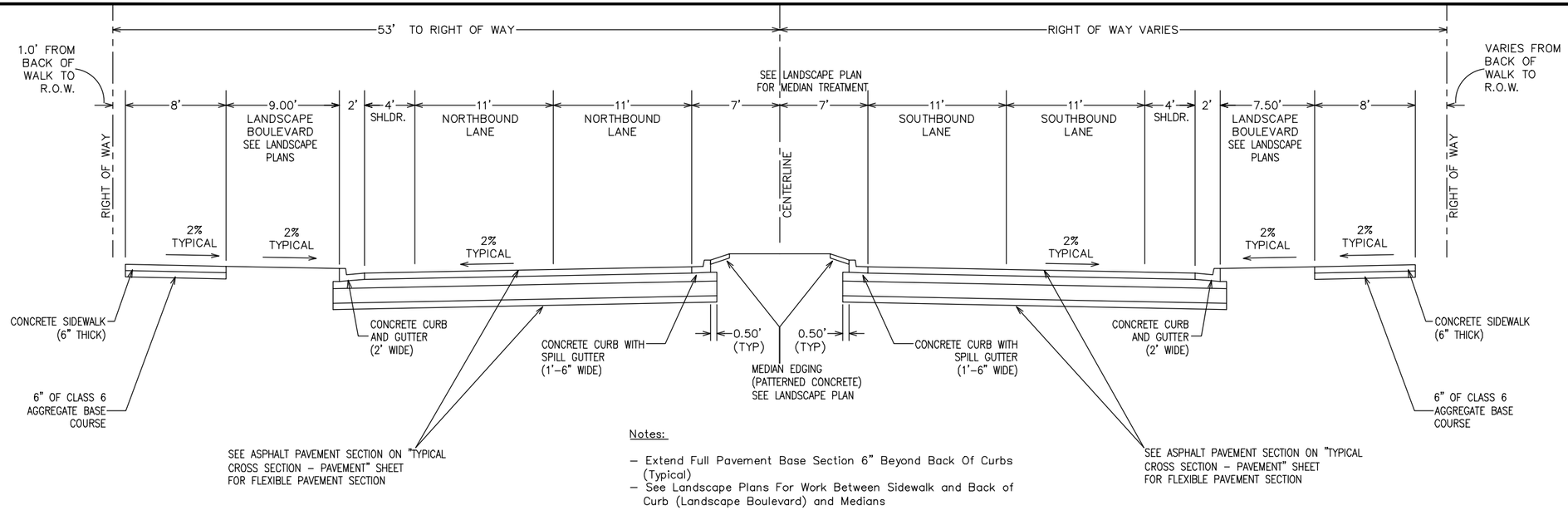
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TYPICAL CROSS SECTION – PAVEMENT
May 22, 2025

13

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg, 5/22/2025 9:04:16 AM

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg – PLOTTED 5/22/2025 9:04:17 AM



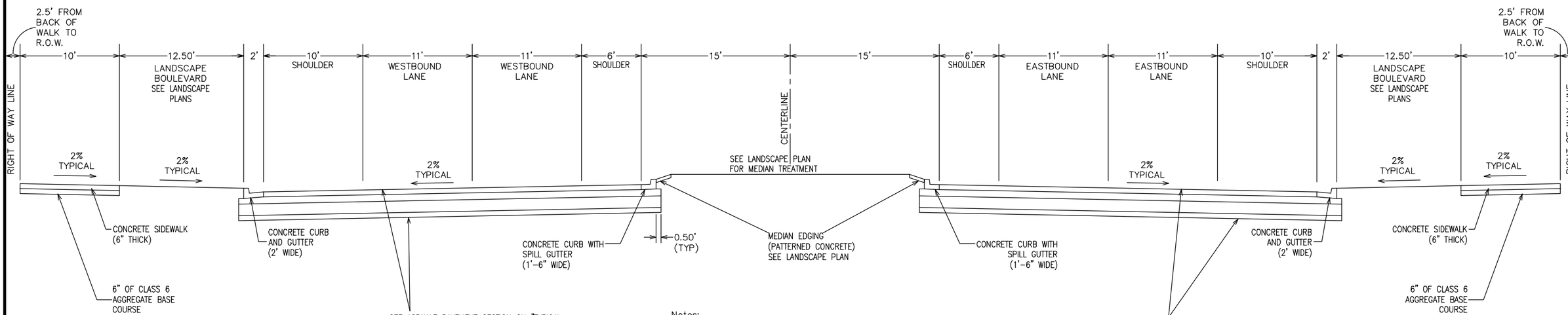
Notes:

- Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
- See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians

FOUR CANYONS PARKWAY FROM BLICHMANN TO W. FORESIGHT CIR.

- SEE PLANS FOR LEFT AND RIGHT HAND TURN LANES

~ROADWAY WIDTH TRANSITIONS ALONG CURVE IN ROADWAY BETWEEN NEW 25 RD INTERSECTION AND BLICHMANN~



Notes:

- Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
- See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians

FOUR CANYONS PARKWAY FROM 24 1/2 RD TO NEW 25 RD INTERSECTION

- SEE PLANS FOR LEFT AND RIGHT HAND TURN LANES

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

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

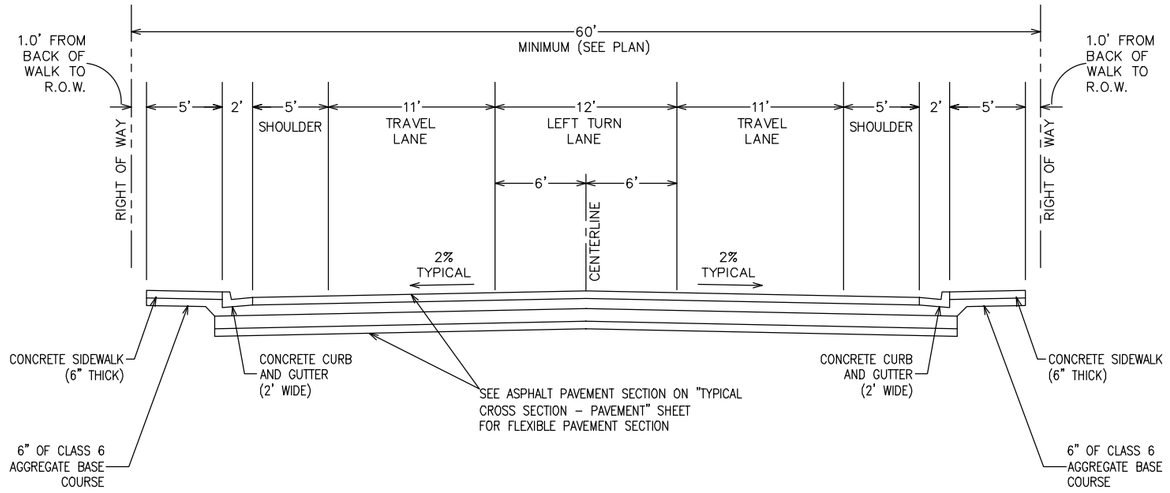
NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
TYPICAL CROSS SECTION – RD1
May 21, 2025

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg – PLOTTED 5/21/2025 7:49:19 AM

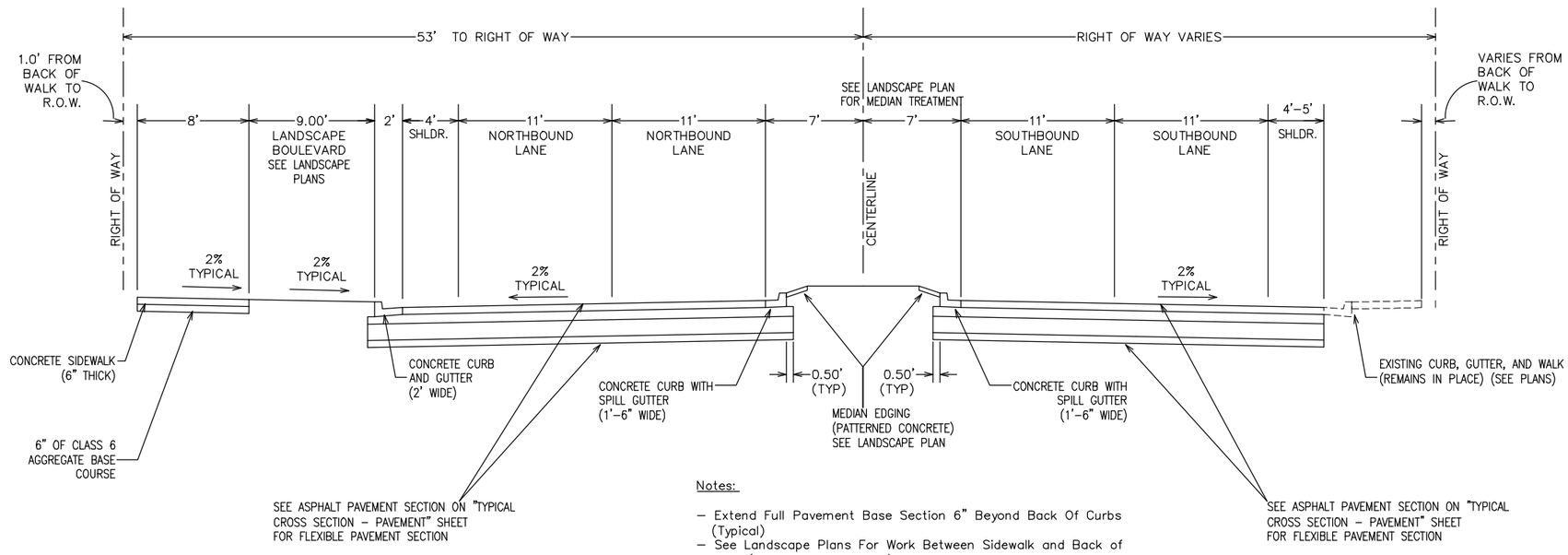


Note:

– Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)

24 3/4 RD, 25 RD (F 1/2 RD TO WAITE), & F 1/2 RD (25 RD TO CROSSING)

NOTE: 25 RD FROM F 1/2 RD PKWY TO F 1/2 RD IS COMBINATION OF MERGE LANE, LEFT/RIGHT TURN LANES, AND ROAD WIDTH TRANSITION SO THERE IS NO TYPICAL SECTION FOR THIS STRETCH



Notes:

– Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)
– See Landscape Plans For Work Between Sidewalk and Back of Curb (Landscape Boulevard) and Medians

FOUR CANYONS PARKWAY FROM W. FORESIGHT CIR. TO PATTERSON RD.

– SEE PLANS FOR LEFT AND RIGHT HAND TURN LANES

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

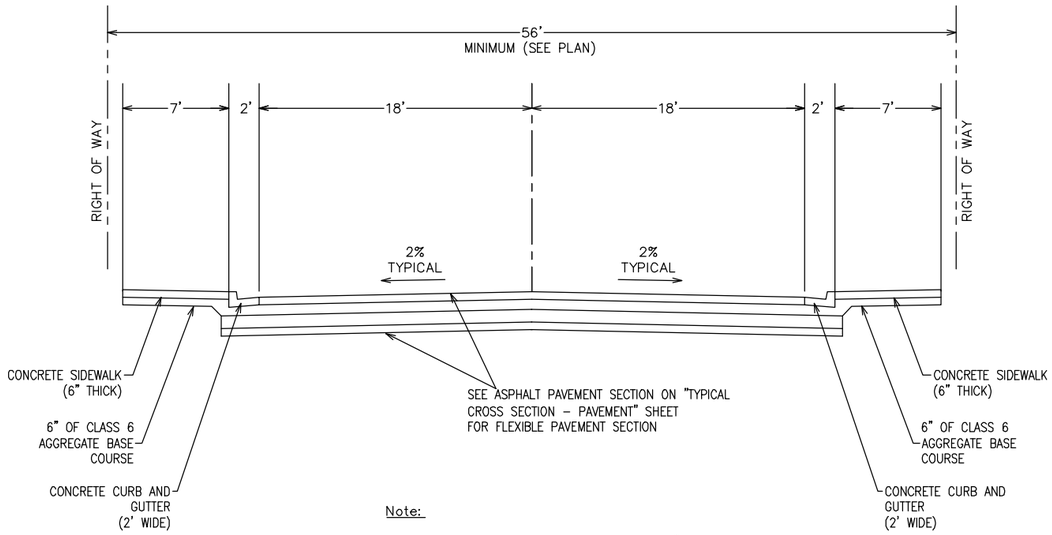
NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
TYPICAL CROSS SECTION – RD2
May 21, 2025

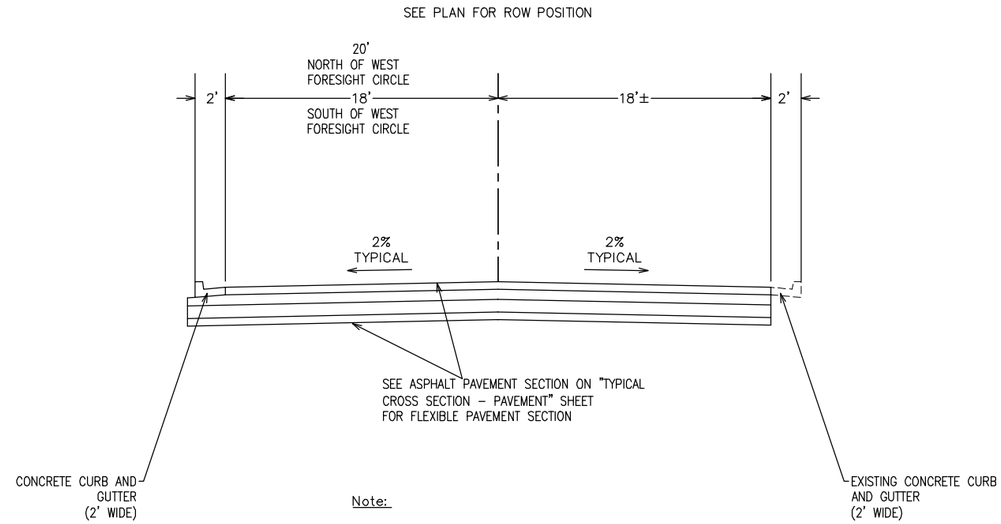
N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg – PLOTTED 5/21/2025 7:49:19 AM



Note:

– Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)

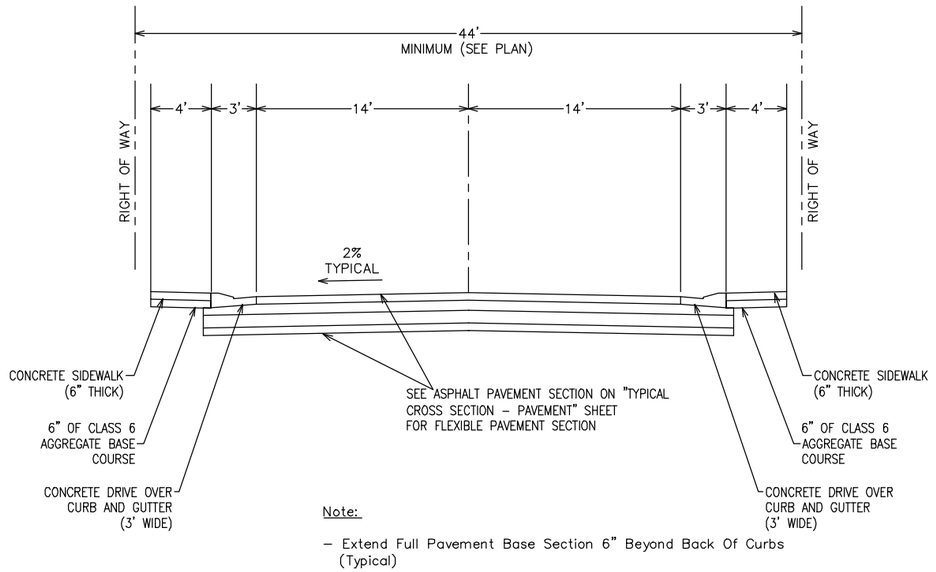
W. FORESIGHT CIR. & F 1/4 RD.



Note:

– Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)

FORESIGHT CIRCLE



Note:

– Extend Full Pavement Base Section 6" Beyond Back Of Curbs (Typical)

25 RD CT

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

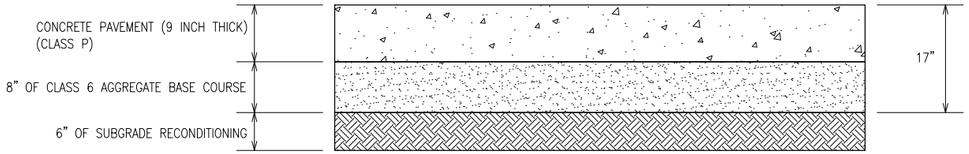
NO SCALE

CITY OF Grand Junction COLORADO

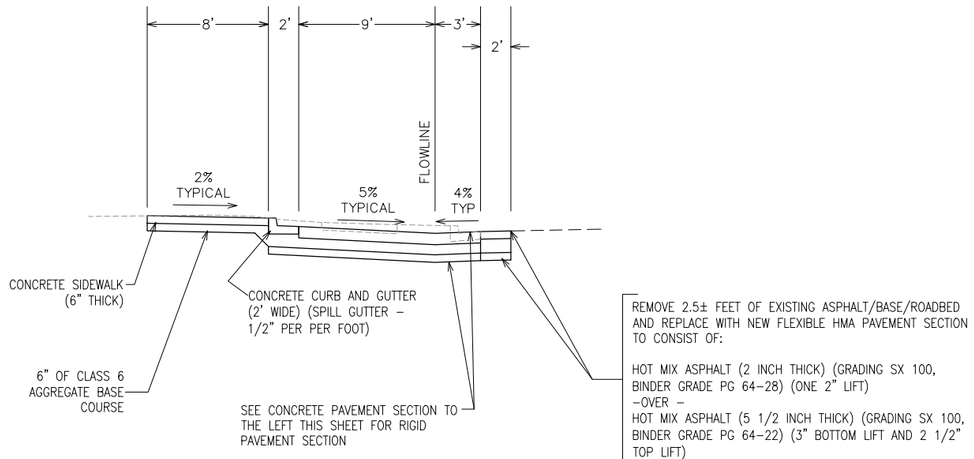
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TYPICAL CROSS SECTION – RD3
May 21, 2025

N:\Landpro\(F-5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg – PLOTTED 5/21/2025 7:49:20 AM



PATTERSON RD RT TURN CONCRETE PAVEMENT SECTION
(SEE IMPROVEMENT PLAN FOR EXTENTS
OF THIS ASPHALT PAVEMENT DETAIL)



PATTERSON RD RT TURN

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TYPICAL CROSS SECTION – RD4
May 22, 2025

17

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg, 5/22/2025 9:14:54 AM

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TYPICAL CROSS SECTION.dwg – PLOTTED 5/22/2025 9:14:54 AM

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

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN SHEET INDEX – (X)
May 21, 2025

HALLS ESTATES

TAMMERA LN

HANNAH LANE

PROTECT CURB AND GUTTER IN PLACE (TYP LENGTH OF HANNA LN)

THIS IRRIGATION IS DIGITIZED – FOUND ONE AS BUILT THAT SHOWS IT HERE – MAY OR MAY NOT BE HERE

R.O.W.

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

EX DITCH REMOVED TO 80+60± PHASE 1

RELOCATE UTILITY LINES (BY OTHERS)

LOCATE AND PROTECT EXISTING 2" PVC IRR FROM STATION 80+00 TO 86+50

RELOCATE UTILITY LINE (BY OTHERS)

REMOVE FENCE

REMOVE CONC. DITCH

REMOVE PIPE

REMOVE IRR MH

REMOVE PIPE TO NEW MH (SEE IRR. PLAN). INCLUDES HEADGATE, VALVES, RISERS, AND ANY OTHER ASSOCIATED APPURTENANCES. NO SEPARATE PAY.

FOUR CANYONS PKWY

RD CENTERLINE

RESET SURVEY MONUMENTS IN ACCORDANCE WITH CITY STANDARDS. CITY SURVEYOR WILL HAVE MONUMENT RECORDS

ADJUST MH TO FG

MATCH LINE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 1
May 21, 2025

19

MATCH LINE

MATCH LINE

TAMMERA LN

HALLS ESTATES

HALLS ESTATES

TRINITY WAY

EMMA LANE

24 3/4 ROAD

HANNAH LANE

FOUR CANYONS PKWY

PROTECT CURB AND GUTTER IN PLACE (TYP LENGTH OF HANNA LN)

PROTECT SIGN

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

R.O.W.

LOCATE AND PROTECT EXISTING 2" PVC IRR FROM STATION 80+00 TO 86+50

RELOCATE UTILITY LINE (BY OTHERS)

REMOVE CONC. DITCH

REMOVE PIPE

PROTECT UTILITY POLE (BY OTHERS)

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

RD CENTERLINE

REMOVE PIPE TO NEW MH (SEE IRR. PLAN). INCLUDES RISERS, AND ANY OTHER ASSOCIATED APPURTENANCES. NO SEPARATE PAY.

LOWER/RESET PRESSURIZED IRRIGATION. VERIFY LOCATION BY POTHOLING.

ADJUST STMH TO FG

REMOVE SIGN
REMOVE IRR MH

REMOVE PIPE

REMOVE CONC. DITCH

RELOCATE UTILITY LINES (BY OTHERS)

REMOVE FENCE

RESET SURVEY MONUMENTS IN ACCORDANCE WITH CITY STANDARDS.

PROTECT HVOP POLE AND FOUNDATION.

REMOVE DELINEATOR

REMOVE PIPE

REMOVE IRR MH

ADJUST MH TO FG

ADJUST MH TO FG

REMOVE EX. IRR MH. SEE IRRIGATION PLAN AND PROFILE FOR MORE INFORMATION.

LOWER PRESSURIZED IRRIGATION. VERIFY LOCATION BY TESTHOLING.

RESET SURVEY MONUMENTS IN ACCORDANCE WITH CITY STANDARDS.

REMOVE DELINEATOR

ADJUST WV'S

RELOCATE UTILITY LINES (BY OTHERS)

REMOVE DELINEATOR

PROTECT PROPERTY PINS

REMOVE PROPERTY PIN. NO RESET NEEDED

PROTECT PROPERTY PINS

PROTECT PROPERTY PINS, PEDESTALS, PULL BOXES, FENCE, ETC. THIS AREA.

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

NOTE:
PROTECT FENCE. TYP ALL PROPERTIES APEX AVE.

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 2
May 21, 2025

20

HERITAGE ESTATES

RESET EXISTING OUTLET STRUCTURE 10' NORTH OF CURRENT LOCATION TO BE OUT OF ROAD FILL. INCLUDES NEEDED PIPE ETC.. COMPLETE IN PLACE.

REMOVE SOD

REMOVE TREES

REMOVE BUSHES

UTILITY LINES AND PRESSURIZED IRRIGATION TO REMAIN IN PLACE

RESET IRR. SYSTEM AS NEEDED

ADJUST MH TO FG

REMOVE PIPE

REMOVE CONC. DITCH

REMOVE DELINEATOR

ADJUST INLET TO FG

REMOVE PIPE NORTH TO NEW IRR MH

REMOVE PIPE EAST TO NEW IRR MH

ADJUST MH TO FG

RD CENTERLINE

FOUR CANYONS PKWY

REMOVE FENCE

ADJUST MH TO FG

MATCH LINE

R.O.W.

REMOVE SOD

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

ABANDON PIPE BY PLUGGING EAST END WITH CONCRETE.

PROTECT HVOP/ POLE AND FOUNDATION.

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

NOTE:
PROTECT FENCE. TYP ALL PROPERTIES APEX AVE.

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

APEX AVE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 3
May 21, 2025

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

25 ROAD

201+50

201+00

200+50

200+00

199+50

199+00

96+00 96+50 97+00 97+50 98+00 98+50 99+00 99+50 100+00 100+50 101+00 101+50 102+00

MATCH LINE

MATCH LINE

R.O.W.

REMOVE FENCE

REMOVE TREE

REMOVE PROPERTY PIN. NO RESET NEEDED

REMOVE FENCE

REMOVE TREE

RD CENTERLINE

REMOVE FENCE

REMOVE FENCE

FOUR CANYONS PKWY

12" PVC
INV 4581.00
INV 4579.80

REMOVE PIPE

R.O.W.

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

2945-044-87-158	2945-044-87-157	2945-044-87-156	2945-044-87-155	2945-044-87-154	2945-044-87-153	2945-044-87-152	2945-044-87-151	2945-044-87-150	2945-044-87-149	2945-044-87-148
2480 APEX AVE #A	2480 APEX AVE #B	2480 APEX AVE #C	2482 APEX AVE #A	2482 APEX AVE #B	2482 APEX AVE #C	2484 APEX AVE #A	2484 APEX AVE #B	2484 APEX AVE #C	2486 APEX AVE #A	2486 APEX AVE #B
AMY BROOK PARONTO	SCOTT C PATTERSON	RYAN ANTHONY	PATRICIA M GANG	LORI LYNN ANDERSON	PAUL KENDLE	CHRISTOPHER R POTTER	JOHNATHAN MURPHY	CHRISTOPHER E FROBOM	RYAN KRAIG HAMIT	CHRISTOPHER KERWOOD

APEX AVE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 4
May 21, 2025

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

25 ROAD CT

FOUR CANYONS PKWY

BLICHMANN AVE

APEX AVE

MATCH LINE

MATCH LINE

EX. WATER WILL BE REPLACED BY OTHERS

ADJUST SSMH TO FC

REMOVE PIPE

REMOVE STMH

REMOVE PIPE

PROTECT HVOP POLE AND FOUNDATION.

RESET IRR SYSTEM AS NEEDED

INLETS REMAIN IN PLACE

RESET UTIL. PEDS (BY OTHERS)

REMOVE ASPHALT

ADJUST WV

LOWER UTILITY LINES (BY OTHERS)

REMOVE STMH

REMOVE CONC. DITCH

RESET "PARKING LOT 1" SIGN

REMOVE CONC. DRIVE

ABANDON PIPE PLUG END W CONC

RESET PEDESTAL (BY OTHERS)

RESET IRR. SYSTEM AS NEEDED

REMOVE WV AND FH (BY OTHERS)

ADJUST WV

REMOVE SOD

R.O.W.

REMOVE ASPHALT

PROTECT SIGN

REMOVE SIGN

TESTHOLE UTIL AHEAD OF CONST.

ADJUST WV

REMOVE CONC. DITCH

EX. WATER WILL BE REPLACED BY OTHERS

RD CENTERLINE

LOWER UTILITY LINES (BY OTHERS)

RESET PEDESTAL (BY OTHERS)

REMOVE POST

ADJUST TELMH TO FC

REMOVE PIPE

REMOVE ASPHALT

LOWER UTILITY LINES (BY OTHERS)

TESTHOLE UTIL AHEAD OF CONST.

EX. WATER WILL BE REPLACED BY OTHERS

ADJUST WV

REMOVE PIPE

REMOVE CONC. DITCH

ADJUST WV

R.O.W.

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

REMOVE BUSH

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN AVE

FOUR CANYONS PKWY

PROTECT EVERYTHING IN CIRCLED AREA.

RESET IRRIGATION SYSTEM AS NEEDED

RESOD DISTURBED AREA

PROTECT COMMERCIAL SIGN AND ALL ASSOCIATED APPURTENANCES.

IN THERE AN INLET HERE? WHERE IS IT PLUMBED TO?

REMOVE BUSHES

REMOVE BUSHES

REMOVE LIGHT POLE/FOUNDATION

REMOVE FENCE

REMOVE SIGN

RELOCATE UTILITY LINES (BY OTHERS)

REMOVE CONC. CURB AND GUTTER

~REMOVE ASPHALT~

RESET/ABANDON IRR. SYSTEM AS NEEDED

~REMOVE SOD~

ABANDON PIPE

ADJUST SSMH TO FG

REMOVE FENCE

REMOVE STMH

RESET PEDESTAL (BY OTHERS)

RESET PEDESTAL (BY OTHERS)

PROTECT TREE

REMOVE PROPERTY PIN, NO RESET NEEDED

RESET LANDSCAPE GROUND COVER

REMOVE BUSHES

REMOVE FENCE

RELOCATE UTILITY LINE (BY OTHERS)

REMOVE PIPE

~REMOVE ASPHALT~

RD CENTERLINE

REMOVE CONC. DITCH

EX. WATER WILL BE REPLACED BY OTHERS

REMOVE CONC. DITCH

REMOVE PROPERTY PIN, NO RESET NEEDED

R.O.W.

REMOVE TREE

RESET IRRIGATION SYSTEM AS NEEDED

REMOVE BUSH

REMOVE TREE/BUSH

SEE WATER PLAN

RESET IRRIGATION SYSTEM AS NEEDED

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

WILL WE PROVIDE DRIVE HERE??

PROTECT HVOP POLE AND FOUNDATION. IF NEED BE, PLACE EXPANSION JOINT MATERIAL AROUND POLE WHEN PLACING AND POURING DRIVEWAY AROUND POLE. NO SEPARATE PAY.

RESET FENCE AND GATES TO NEW ROW, gates do not need reset if dwy goes away

R.O.W.

RELOCATE UTILITY CABINET (BY OTHERS)

ABANDON PIPE

RESET PEDESTAL (BY OTHERS)

ADJUST SSMH TO FG

RELOCATE UTILITY LINE (BY OTHERS)

ADJUST MH

RESET UTIL. POLE/GUY (BY OTHERS)

FIBER LINES START RESET 111+25±

RESET MB

REMOVE TREES

REMOVE PIPE

REMOVE SIGN

REMOVE TREE STUMP

RESET IRRIGATION PUMP SUMP AND ALL ASSOCIATED APPURTENANCES BEHIND NEW BACK OF WALK. CONTRACTOR SHALL COORDINATE RESET WITH PROPERTY OWNER. SEE IRRIGATION PLAN AND PROFILE FOR MORE INFORMATION.

RELOCATE UTILITY LINE (BY OTHERS)

RESET PEDESTAL (BY OTHERS)

REMOVE CONC CURB

RESET UTIL. POLE/GUY (BY OTHERS)

RESET FENCE TO ROW

REMOVE PIPE

MATCH LINE

MATCH LINE

F 1/4 ROAD

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
OWEN WATSON

APEX AVE

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 6
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

FORESIGHT CIRCLE

FOUR CANYONS PKWY

FLAT TOP LANE

MATCH LINE

MATCH LINE

PROTECT FENCE/GATES
SEE WATER PLAN
TESTHOLE UTIL AHEAD OF CONST
REMOVE POST
REMOVE CONC. DITCH
REMOVE PIPE
RESET UTILITY LINE (BY OTHERS)
RESET FENCE TO ROW
RESET MB
REMOVE BUSHES
REMOVE SIGN
REMOVE POST
REMOVE TREE
RESET IRRIGATION SYS. AS NEEDED
REMOVE CONCRETE
REMOVE ASPHALT
RESET GATE POWER/CONTROLLER TO NEW ACCESS OFF OF F 1/4 RD
REMOVE BUSH
REMOVE CONC CURB & GUTTER
RESET UTILITY LINE (BY OTHERS)
PROTECT TELE DUCT ENCROACHES ROAD SUBGRADE
PROTECT GAS
REMOVE PIPE
RESET UTILITY LINE (BY OTHERS)
EX. WATER WILL BE REPLACED BY OTHERS
RESET UTILITY LINE (BY OTHERS)
RESET UTIL. POLE (BY OTHERS)
RESET PEDESTAL (BY OTHERS)
REMOVE PROPERTY PIN, NO RESET NEEDED.
REMOVE BUSHES
SEE WATER PLAN
RESET LANDSCAPE GROUND COVER
RESET UTILITY LINE (BY OTHERS)
REMOVE SOD
R.O.W.
RELOCATE UTILITY CABINET (BY OTHERS)
REMOVE BUSHES
TESTHOLE UTIL AHEAD OF CONST.
ABANDON PIPE
RESET IRRIGATION SYS. AS NEEDED
RESET PEDESTAL (BY OTHERS)
RD CENTERLINE
RESET UTILITY LINE (BY OTHERS) ~REMOVE ASPHALT~
RESET UTIL. POLES/GUYS (BY OTHERS)
RESET PEDESTAL (BY OTHERS)
REMOVE TREES (2 EA)
TESTHOLE TELE DUCT
REMOVE TREES (6 EA)
REMOVE MB
RESET UTIL. POLE (BY OTHERS)
SEE WATER PLAN
RESET PEDESTAL (BY OTHERS)
PROTECT HVOHP UTILITY POLE
RESET WM.(BY OTHERS)
REMOVE PROPERTY PIN, NO RESET NEEDED
REMOVE SIGN
ADJUST SSMH TO FG
RESET UTILITY LINE (BY OTHERS)
REMOVE LANDSCAPE ROCK FROM NEW LANDSCAPE CURB TO OLD CURB
PROTECT SPECTRUM SIGN
REMOVE SIGNS
REMOVE LIGHT POLE BASE
RESET LANDSCAPE ROCK
RESET LANDSCAPE BORD TO NEW BACK WALK
RESET IRRIGATION SYS. AS NEEDED
REMOVE BUSH
PROTECT LIGHT
REMOVE SOD TO BOW
PROTECT SIGN
TESTHOLE UTIL AHEAD OF CONST
REMOVE SIGNS
REMOVE CONC. INT. CORNER AND VPAN
ABANDON PIPE BY PLUGGING W/CONC 1.16+00
REMOVE PIPE 1.16+00 TO SOUTH
REMOVE CONC. CURB & GUTTER
RESET IRRIGATION SYS. AS NEEDED
RESET UTILITY LINE (BY OTHERS)
PROTECT GAS
PROTECT GAS, ENCROACHES SUBGRADE
RESET UTILITY LINE (BY OTHERS)
PROTECT TELE DUCT MAY ENCROACH ROAD SUBGRADE
RESET PEDESTAL (BY OTHERS)
TESTHOLE UTIL AHEAD OF CONST.
REMOVE TREE
REMOVE TREE
ADJUST WM TO FG
REMOVE TREE
RESET EXIST. INLET TO NEW LOCATION SHOWN ON STAKING PLANS. NEW BOX SECTION WILL BE NEEDED. EXISTING PIPE WILL NEED TO BE REMOVED TO NEW INLET LOCATON. INCLUDES ALL NECESSARY MATERIAL AND WORK.
RESET EXIST. FIRE HYDRANT TO NEW BACK OF WALK

NOTE:
ACCESS OFF OF 25 RD WILL BE CLOSED AND MOVED TO F 1/4 RD. COORDINATE GATE AND APPURTENANCES RESET WITH PROPERTY OWNER.

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-00-123
FREDERICK C NIPPLE

2945-044-00-122
621 25 RD
FREDERICK C NIPPLE

2945-044-00-124
619 25 RD
FREDERICK C NIPPLE

2945-044-00-123
FREDERICK C NIPPLE

LEGEND
ASPHALT REMOVAL
CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 7
May 21, 2025

25

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

MATCH LINE

REMOVE CONC INT. COR.

FORESIGHT CIRCLE

RESET UTILITY LINE TO 118+75±(BY OTHERS)

REMOVE TREES

RESET IRRIGATION SYS. AS NEEDED

REMOVE SOD

PROTECT TREES

TESTHOLE UTIL AHEAD OF CONST.

PROTECT UTIL CABINET

RESET LANDSCAPE GROUND COVER R.O.W.

RESET IRRIGATION SYS. AND LANDSCAPE GROUND COVER AS NEEDED

PROTECT TREE

REMOVE BUSHES

REMOVE CONC CURB

PROTECT SCL SIGN

TRIM HEDGE AS NEEDED

REMOVE POST

~NEED SURVEYED~

REMOVE BUSH

REMOVE SIGN

REMOVE CONC DWY/WALK

REMOVE ASPHALT

RESET COMMERCIAL SIGN, COORDINATE WITH OWNER

REMOVE WOOD BORDER

RESET IRRIGATION SYSTEM AS NEEDED

REMOVE SOD

RESET PEDESTAL (BY OTHERS)

REMOVE SIGNS

REMOVE PIPE

RESET PEDESTAL (BY OTHERS)

REMOVE BORDER

REMOVE PIPE

SEE WATER PLAN

REMOVE BORDER

PROTECT HVOHP POLE

REMOVE CONC. PAD
WHAT WAS THIS FOR?

REMOVE SIGN

ADJUST SSMH TO FG

RESET PEDESTAL (BY OTHERS)

REMOVE SIGN

RESET UTILITY (BY OTHERS)

RESET SIGN

RESET PEDESTAL (BY OTHERS)

REMOVE INLET

REMOVE MH

RESET UTILITY (BY OTHERS)

REMOVE POST

REMOVE CONC CURB&GUTTER

PROTECT GAS

TESTHOLE UTIL AHEAD OF CONST.

~REMOVE ASPHALT~

RESET UTIL BY OTHERS

REMOVE PIPE

TESTHOLE UTIL AHEAD OF CONST.

RESET UTILITY (BY OTHERS)

RD CENTERLINE

TESTHOLE UTIL AHEAD OF CONST.

~REMOVE ASPHALT~

REMOVE PIPE

REMOVE MH

RESET UTILITY LINE (BY OTHERS)

FOUR CANYONS PKWY

ADJUST WV

TESTHOLE UTIL AHEAD OF CONST.

REMOVE SIGNS

RESET NEEDED

REMOVE PROPERTY PIN

RESET UTILITY LINE (BY OTHERS)

REMOVE CONC. CURB,GUTTER,WALK

EX. WATER WILL BE REPLACED BY OTHERS

RESET UTILITY LINE TO 121+50±(BY OTHERS)

R.O.W.

REMOVE 6 BUSHES AND ONE TREE AS NEEDED TO FACILITATE CONST.

PROTECT VAULT IN PLACE

ADJUST UTIL BOX TO FIN. GRADE

FLAT TOP LANE

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLLP

MATCH LINE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

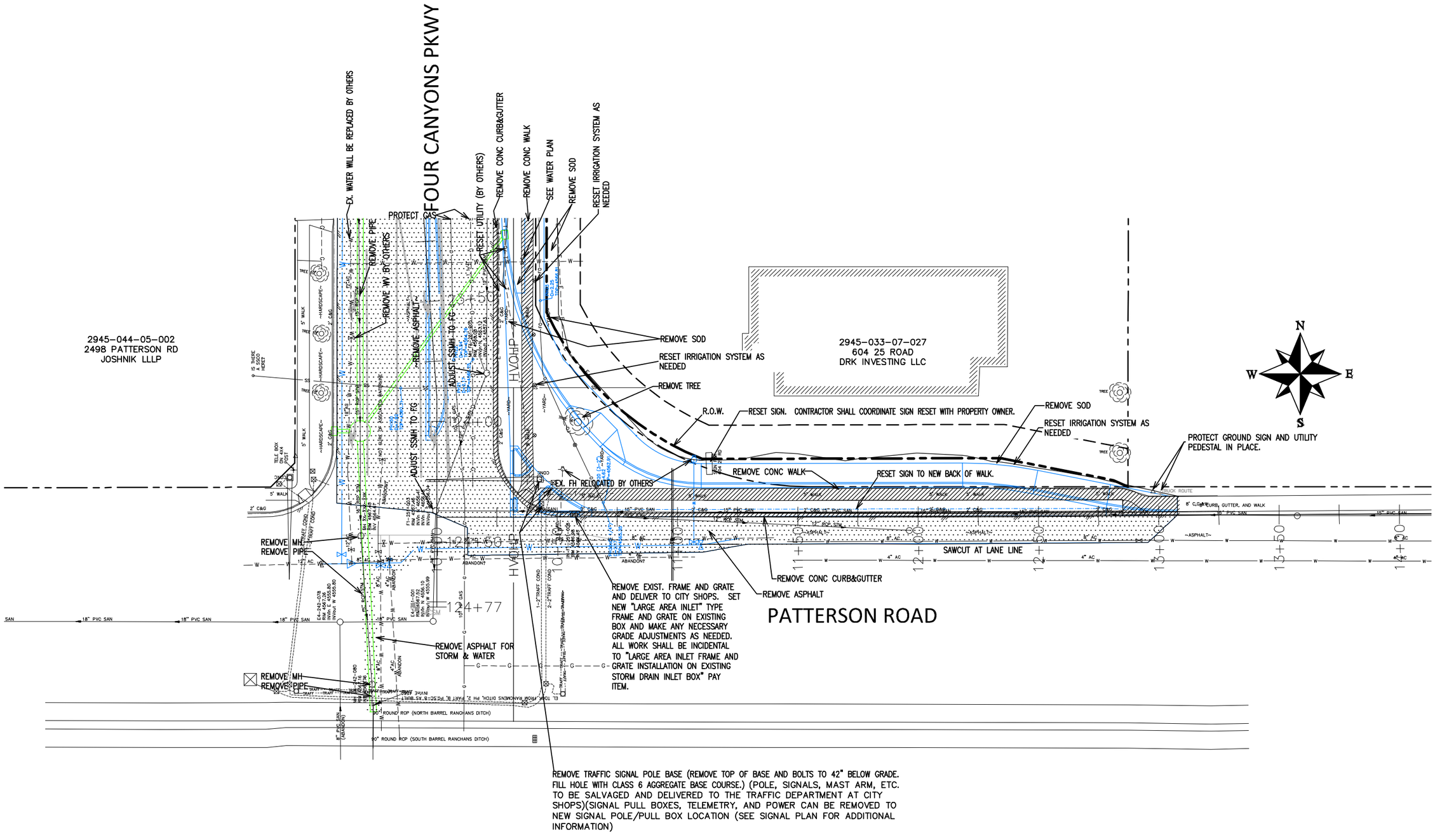
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 8
May 21, 2025



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 9
May 21, 2025

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

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

EMMA LANE

HALLS ESTATES

HANNA LN

FOUR CANYONS PKWY

HERITAGE ESTATES

HERITAGE ESTATES PUMP HOU

24 3/4 RD

PROTECT PROPERTY PIN.

REMOVE PROPERTY PIN. NO RESET NEEDED

RELOCATE UTILITY LINES (BY OTHERS)

LOWER PRESSURIZED IRR.

REMOVE PIPE

RESET SURVEY MONUMENTS IN ACCORDANCE WITH CITY STANDARDS.

RELOCATE UTILITY LINES (BY OTHERS)

REMOVE FENCE

REMOVE CONC DITCH

RELOCATE UTILITY LINES (BY OTHERS)

ADJUST MH TO FG

REMOVE PIPE. INCLUDES RISERS, AND ANY OTHER ASSOCIATED APPURTENANCES. NO SEPARATE PAY.

RESET LANDSCAPE GROUND COVER

NEED TO LOCATE IRRIGATION USING TESTHOLING METHODS

ADJUST MH TO FG

REMOVE ASPHALT

ADJUST WV'S

REMOVE DELINEATOR

REMOVE MH

PROTECT PP

~REMOVE ASPHALT~

REMOVE PIPES

~REMOVE ASPHALT~

RELOCATE UTILITY LINES (BY OTHERS)

ADJUST WV

LOWER PRESSURIZED IRR. UNDER RD BED

RD CENTERLINE

REMOVE ASPHALT

R.O.W.

PROTECT PROPERTY PINS, PEDESTALS, PULL BOXES, FENCE, ETC. THIS AREA

RELOCATE UTILITY LINES (BY OTHERS)

REMOVE DELINEATOR

REMOVE CONC DITCH

REMOVE PIPE

REMOVE DELINEATOR

REMOVE MH

REMOVE PIPE

REMOVE TREE

RESOD FILL SLOPE AND RESET IRR. SYSTEM AS NEEDED

RESET EXISTING OUTLET STRUCTURE 10' NORTH OF CURRENT LOCATION TO BE OUT OF ROAD FILL. INCLUDES NEEDED PIPE ETC.. COMPLETE IN PLACE.

REMOVE BUSHES

UTILITY LINES AND PRESSURIZED IRRIGATION TO REMAIN IN PLACE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

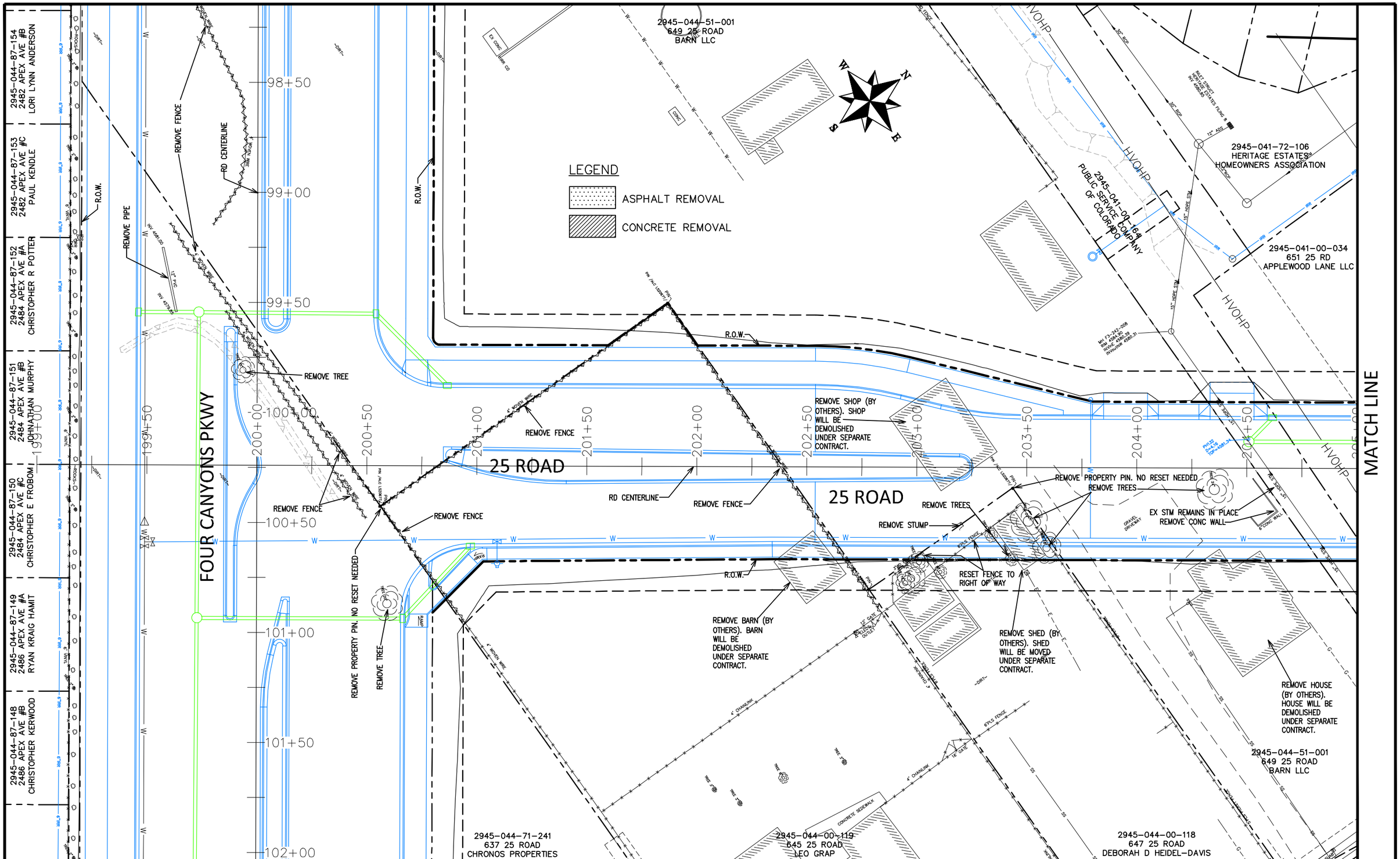
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 10
May 21, 2025

28



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 11
May 21, 2025

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

MATCH LINE

MATCH LINE

LOCATE AND PRESERVE EX. SEWER SERVICE

LOCATE AND PRESERVE EX. SEWER SERVICE

LOCATE AND PRESERVE EX. SEWER SERVICE

REMOVE SOUTH END OF FENCE AND 4'CURB AS NEEDED TO FACILITATE CONSTRUCTION.

REMOVE END OF PIPE - SEE IRR PLAN

REMOVE CONC HEADWALL

REMOVE PIPE

REMOVE TREE

REMOVE CONC DITCH
SEE WATER PLAN
REMOVE CONC HEADWALL

REMOVE CONC HEADWALL

REMOVE PIPE TO NEW IRR CONNECTION (SEE IRR. PLAN).

RESET BORDER

REMOVE TREE

REMOVE BUSH

PROTECT FENCE

REMOVE PIPE

SS (BY OTHERS)

SEWER SERVICE WILL BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION AT A GREATER DEPTH

RESET FENCE AS NEEDED TO PLACE GRAVEL DRIVE

RESET PP (BY OTHERS)

REMOVE PIPE

RESET MB

REMOVE MODULAR HOME (BY OTHERS). HOME WILL BE MOVED ON PROPERTY UNDER SEPARATE CONTRACT.

REMOVE CURB TO ROW
RESET FENCE TO ROW
R.O.W.

SEE WATER PLAN

~REMOVE ASPHALT~

ADJUST MH TO FG

PROTECT TREE

RESET UTILITY LINE (BY OTHERS)

PROTECT FENCE

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXTENTS AS SHOWN ON IMP. PLANS)

PROTECT TREE

REMOVE TREE

REMOVE TREE

REMOVE CONC PAD

RESTORE SERVICE TO PROPERTY (BY OTHERS)

25 ROAD

RD CENTERLINE
REMOVE TREES

REMOVE PP (BY OTHERS)

REMOVE STUMP
RESET UTIL PED (BY OTHERS)
REMOVE PIPE

SEE WATER PLAN

ADJUST WV

PROTECT PROPERTY PIN

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

RESET MB
RESET PP (BY OTHERS)

PUMP REMOVED BY OWNER

REMOVE PIPE

REMOVE POST

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXTENTS AS SHOWN ON IMP. PLANS)

RESET UTILITY LINE (BY OTHERS)

EX WATERLINE REPLACED BY OTHERS

10"HP GAS REMAINS IN PLACE NORTH OF POND

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

PROTECT HVOP POLE AND FOUNDATION.

CUT AND REMOVE PIPE NORTH OF HEADWALL. PROTECT HEADWALL.

REMOVE TREES

SEE WATER PLAN

~REMOVE ASPHALT~

R.O.W.

GARRETT WAY

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

RESET UTILITY LINES BELOW POND (BY OTHERS)

F 1/2 ROAD

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

REMOVE SIGN

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

INSTALL 4" THICK CONCRETE CAP OVER SEWER PIPE. CAP SHALL EXTEND FOR 1 FT BEYOND OUTER EDGE OF SEWER PIPE, BOTH SIDES AND SHALL BE PLACED FROM SPRINGLINE UP. (ANY PLACE THAT SEWER IS LESS THAN 48" DEEP WITHIN RIGHT OF WAY)

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN - 12
May 21, 2025

30

MATCH LINE

REMOVE PIPE TO NEW IRR CONNECTION (SEE IRR. PLAN)

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-003
2498 JOSEFINE LN
DALE W SUNDEEN

2945-041-60-001
2499 WAITE AVE
GENE KINSEY

WAITE AVE

2945-041-60-024
662 KORIMA LN
HANNAH CHIU

2945-041-60-023
664 KORIMA LN
MADDILYN KIRSTATTER

RESET PP (BY OTHERS)

REMOVE END OF PIPE - SEE IRR PLAN

RESET IRR. SYS. AS NEEDED

RESET IRR. SYS. AS NEEDED

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

R.O.W.

2945-041-60-027
COPPER CREEK H.O.A.

2945-041-60-028
COPPER CREEK H.O.A.

REMOVE EXISTING CONC HEADWALL, DITCH, ETC.. (SEE IRRIGATION PLAN)

EX. WATER WILL BE REPLACED BY OTHERS

PROTECT GAS

PROTECT TREES

RESET LP (BY OTHERS)

REMOVE SIGN

PROTECT GAS

PROTECT TREES

25 ROAD

RD CENTERLINE
~REMOVE ASPHALT~

RESET UTILITY LINE (BY OTHERS)

REMOVE 2' STRIP ASPHALT

TRIM BUSHES AS NEEDED

ADJUST MH TO FG

TRIM BUSHES AS NEEDED

TRIM BUSHES AS NEEDED

RESET PP & GUY (BY OTHERS)

R.O.W.

RESET PP & GUY (BY OTHERS)

PROTECT PINS

REMOVE CURB, GUTTER, AND WALK AS NEED TO MAKE A CLEAN CONNECTION AS SHOWN

TRIM ALL TREES ALONG ROW TO ALLOW FOR PEDESTRIAN AND TRAFFIC PASSAGE (TYP)

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXTENTS AS SHOWN ON IMP. PLANS) (TYPICAL ALL PROPERTIES GARRETT WAY THIS SHEET)

2945-032-81-000
GARRETT ESTATES HOME OWNERS ASSOC.

2945-032-81-008
665 GARRETT WAY
ANTHONY HUNDTOFT

2945-032-81-009
667 GARRETT WAY
LANDON L SATTERFIELD

2945-032-81-010
669 GARRETT WAY
WILLIAM R WELLBORN

2945-032-81-011
671 GARRETT WAY
NANCY J JOHNSON

2945-032-89-008
665 ARTHUR CT
RICHARD DAVID JOHANSEN

2945-032-89-007
667 ARTHUR CT
EMMA ZOE GATLEY

GARRETT WAY

ARTHUR CT

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

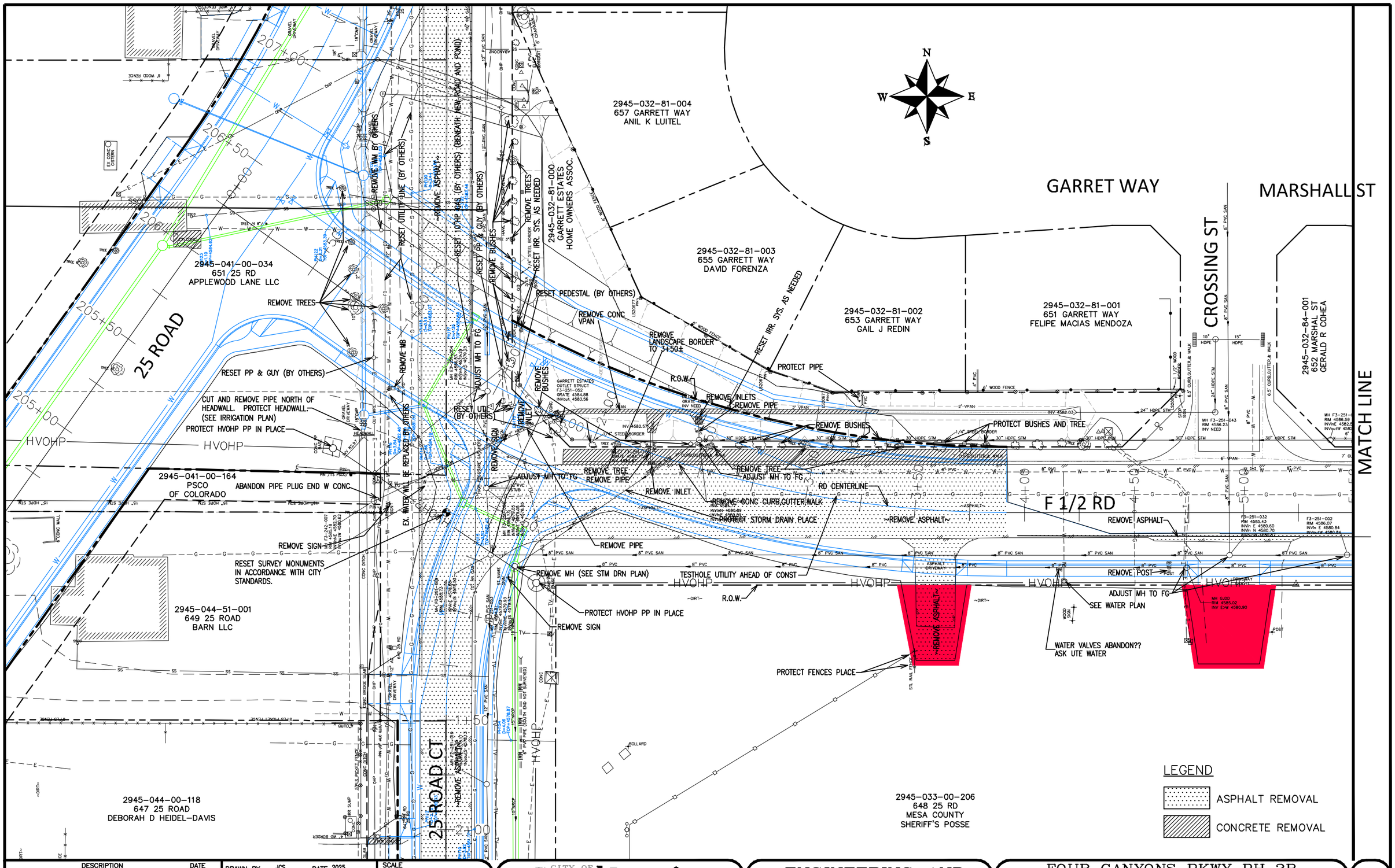
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 13
May 21, 2025



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 14
May 21, 2025

MATCH LINE

MARSHALL ST

2945-032-84-001
652 MARSHALL ST
GERALD R COHEA

2945-032-84-002
654 MARSHALL ST
MARCO PERALTA

2945-032-84-003
656 MARSHALL ST
JONATHAN CREED GUNTER

2945-032-73-000
DIAMOND RIDGE SUBDIVISION HOA

F 1/2 RD

REMOVE ASPHALT

RD CENTERLINE

R.O.W.

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 15
May 21, 2025

APEX AVE

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

FOUR CANYONS PKWY

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

CP-10
N 46570.5970
E 84154.59
EL 4580.21

R.O.W.

DITCH REMAINS IN PLACE

REMOVE CONC. DITCH

RELOCATE UTILITY LINES
(BY OTHERS)
(BENEATH ROADBED)

RD CENTERLINE

25 ROAD CT.
~REMOVE ASPHALT~

REMOVE CONC DWY

RESET UTIL.
PEDS (BY
OTHERS)

REMOVE PIPE

REMOVE WV
BY OTHERS

PROTECT HVAC
POLE AND
FOUNDATION

REMOVE STM H

EX. WATER WILL BE REPLACED BY OTHERS

SEE WATER PLAN

REMOVE SOD

RESET IRR. SYSTEM AS NEEDED

5' STL SPLIT RAIL FENCE

15' GATE

BLICHMANN AVE

SEE EX.CONDITIONS PLAN 5

MATCH LINE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 16
May 21, 2025

MATCH LINE

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

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

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

25 ROAD

25 RD CT

RELOCATE GAS LINE (BY OTHERS)
(BENEATH ROADBED) (1+25to3+75)

RESET SURVEY MONUMENTS
IN ACCORDANCE WITH CITY
STANDARDS.

PROTECT MB

RESET MB

PROTECT WM

REMOVE CONC WALK

EX. WATER WILL BE REPLACED BY OTHERS

RD CENTERLINE

~REMOVE ASPHALT~

ADJUST SSMH TO FG

REMOVE SIGN

REMOVE MH (SEE STM DRN PLAN)

REMOVE PIPE

CONFIRM PIPE ABANDON, IF SO REMOVE PIPE

PROTECT HVOHP PP IN PLACE

PROTECT STORM DRAIN PLACE

RELOCATE EX 10in HP GAS 1+00 NORTH

SEE EX. CONDITIONS PLAN - 14

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-032-81-002
653 GARRETT WAY
GAIL J REDIN

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 17
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

N
W E
S

FOUR CANYONS PKWY

SEE EX.CONDITIONS PLANS - 7&8

W FORESIGHT CIR

FORESIGHT CIR

REMOVE LANDSCAPE ROCK FROM NEW CONCRETE TO OLD CURB
REMOVE BUSH
RESET/EXTEND IRR. SYS. AS NEEDED
REMOVE CONC CURB&GUTTER
REMOVE CONCRETE
~REMOVE ASPHALT~
REMOVE CONC CURB&GUTTER
~ RESET/EXTEND IRR. SYS. AS NEEDED ~
PROTECT ALL TREES, BUSHES, GRASS ETC.. IN MEDIAN UNLESS OTHERWISE NOTED
REMOVE TREE
~REMOVE SOD AT DWY~
~ RESET/EXTEND IRR. SYS. AS NEEDED ~
REMOVE CONC CURB&GUTTER
RD CENTERLINE
~REMOVE ASPHALT~
REMOVE WV BY OTHERS
REMOVE TREE
REMOVE WALK
ADJUST MH TO FG
R.O.W.
RESET IRRIGATION SYS. AS NEEDED
PROTECT PEDESTAL
REMOVE SOD
RELOCATE UTIL'S (BY OTHERS) (BENEATH ROADBED)
SEE WATER PLAN
PROTECT SEWER
EX. WATER WILL BE REPLACED BY OTHERS
REMOVE SIGN
REMOVE CONC CURB&GUTTER
REMOVE CONC. VPAN AND DRIVE
REMOVE ASPHALT
REMOVE CONC CURB&GUTTER
REMOVE BLK WALK
EX. WATER WILL BE REPLACED BY OTHERS
REMOVE CONC CURB&GUTTER
~ RESET/EXTEND IRR. SYS. AS NEEDED ~
~REMOVE ASPHALT~
REMOVE PLASTIC BARRIER THIS AREA. COORDINATE WITH EXCEL ENERGY
~ RESET/EXTEND IRR. SYS. AS NEEDED ~
~REMOVE ASPHALT~
REMOVE CURB AND GUTTER (30 LF)
REMOVE WV BY OTHERS
ADJUST MH TO FG
PROTECT EASTERLY CURB&GUTTER IN PLACE
PROTECT UTIL'S IN PLACE
ADJUST MH TO FG

LEGEND
ASPHALT REMOVAL
CONCRETE REMOVAL

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-000

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 18
May 21, 2025

36

2945-044-81-065
2497 TIPTOP AVE #A
RYAN AND AMY WARRINER

2945-044-81-066
2497 TIPTOP AVE #B
DAVID & MEGAN YOACHUM

2945-044-81-067
2499 TIPTOP AVE #A
TIPTOP AVENUE LLC

2945-044-81-068
2499 TIPTOP AVE #B
TIPTOP AVENUE LLC

2945-044-81-090
HERITAGE HEIGHTS
HOMEOWNERS ASSOCIATION INC

2945-044-00-042
2494 F 1/4 RD
GENESIS BUILDERS

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

F 1/4 ROAD

ZENITH LN

RELOCATE UTILITY LINE (BY OTHERS)

RESET IRR. SYS. AS NEEDED

RESET LANDSCAPE GROUND COVER (MATCH EX. INCLUDES ANY AND ALL MATERIALS TO COMPLETE TO EXHENTS AS SHOWN ON IMP. PLANS)

PROTECT FENCES/GATES

REMOVE BUSHES

R.O.W.

REMOVE WALK TO ROW

RESET WM

RD CENTERLINE

~REMOVE ASPHALT~

RESET MB

RESET UTIL PEDESTAL (BY OTHERS)

REMOVE HEDGE AND BUSHES

REMOVE RR TIE BORDER TO ROW

RESET BOULDER

REMOVE SOD

PROTECT GAS

RESET GAS SERV AS NEEDED TO INSTALL IRR

RESET PROPERTY PIN

RELOCATE UTILITY LINES (BY OTHERS)

REPLACE C&G FOR IRRIGATION

RESET UTIL POLE/GUY (BY OTHERS)

REMOVE PIPES

RESET UTIL PED(BY OTHERS)

RESET UTIL POLE/GUY (BY OTHERS)

RELOCATE UTILITY LINE (BY OTHERS)

REMOVE PIPE

REMOVE CONC DITCH

REMOVE PIPE AS NEEDED TO MAKE CONNECTION (SEE IRR PLAN)

REMOVE SIGN

REMOVE CONC. CURB,GUTTER,PAVMENT

PROTECT WM

REMOVE PIPE

RESET FENCE AS NEEDED

REMOVE CONC DITCH

REMOVE RR TIE BORDER

RESET UTIL POLE/GUY (BY OTHERS)

RESET FENCE/GATE AS NEEDED

RESET IRRIGATION PUMP SUMP AND ALL ASSOCIATED APPURTENANCES. CONTRACTOR SHALL COORDINATE RESET WITH PROPERTY OWNER. SEE IRRIGATION PLAN AND PROFILE FOR MORE INFORMATION.

REMOVE CURB

REMOVE SOD

PROTECT BUSH DURING STM DRN CONST.

RESET FENCE/GATE TO ROW

PROTECT CURB AND GUTTER

PROTECT CONC PAD AND GAZEBO

REMOVE CONC CURB & GUTTER

RESET PLANTER

GATE POWER/CONTROLLER RESET FROM OLD ACCESS OFF OF 25 ROAD (623 25 RD)

PROTECT CURB AND GUTTER

RESET UTIL PEDESTAL (BY OTHERS)

LEGEND

ASPHALT REMOVAL

CONCRETE REMOVAL

2494 FLAT TOP

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

RESET IRR. SYS. THIS PROPERTY AS NEEDED. COORDINATE WITH PROPERTY OWNER AND PROJECT ENGINEER (SEE IRRIGATION PLAN)

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

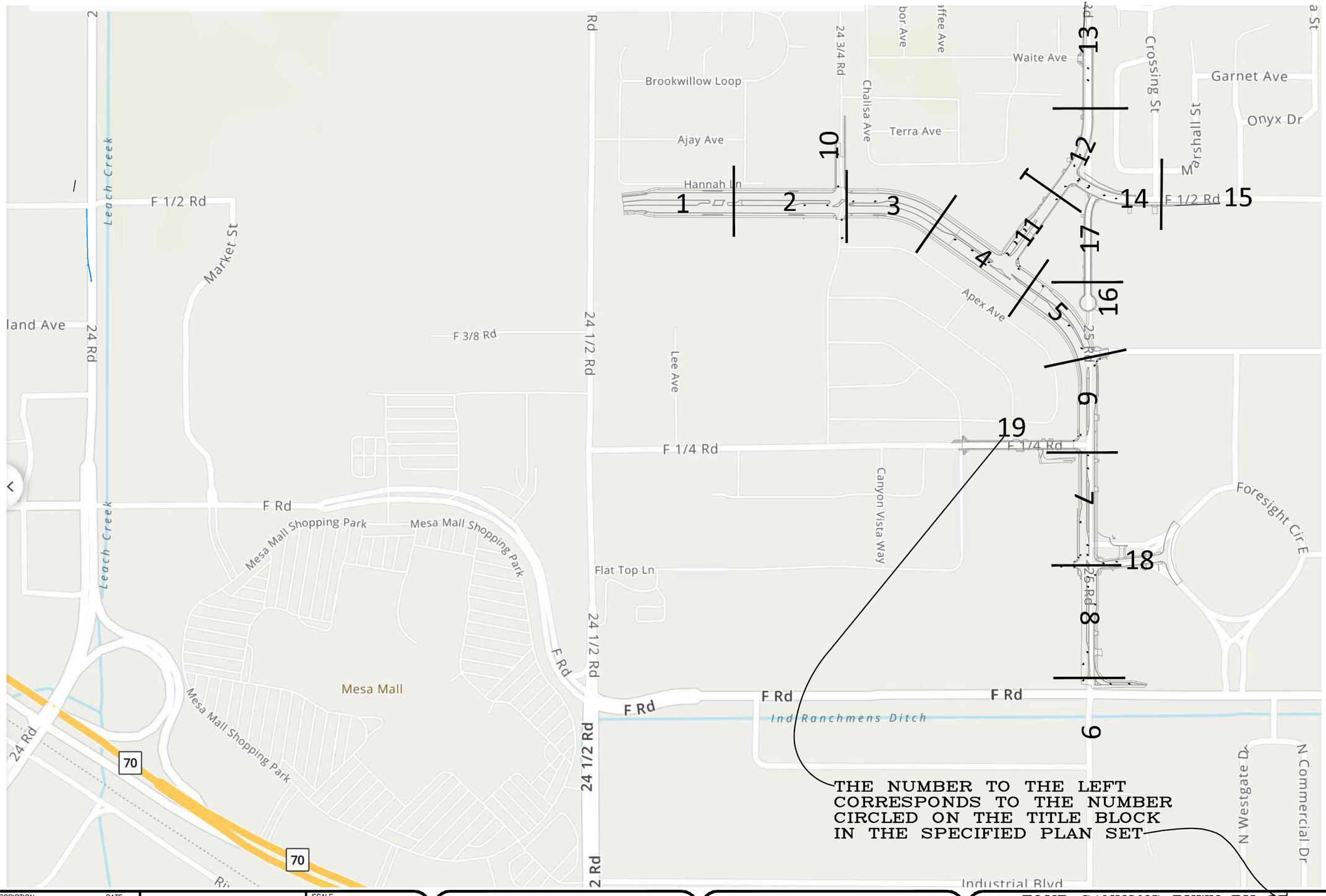
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
EXISTING CONDITIONS PLAN – 19
May 21, 2025

37



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

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN SHEET INDEX – X
May 21, 2025

HALLS ESTATES

TAMMERA LN

HANNAH LANE

FOUR CANYONS PKWY

MATCH LINE

MATCH LINE

PROPOSED UNDERDRAIN
(SEE UNDERDRAIN PLAN
AND PROFILE)

R.O.W.

EXISTING IRRIGATION
INSTALLED SPRING 2025

THIS IRRIGATION IS DIGITIZED – FOUND ONE AS BUILT THAT SHOWS IT HERE – MAY OR MAY NOT BE HERE

NEED IRRIGATION SURVEYED
FARTHER SOUTH

RD CL

EXISTING STORM DRAIN
INSTALLED SPRING 2025

EXISTING WATERLINE

R.O.W.

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED UNDERDRAIN
(SEE UNDERDRAIN PLAN
AND PROFILE)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 1
May 21, 2025

MATCH LINE

MATCH LINE

TAMMERA LN

HALLS ESTATES

TRINITY WAY

HALLS ESTATES

EMMA LANE

24 3/4 ROAD

HANNAH LANE

PROPOSED UNDERDRAIN (SEE UNDERDRAIN PLAN AND PROFILE)

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.

R.O.W.

NEED CHASE THIS IRR OUT SO WE KNOW HOW TO TIE IN

EXISTING IRRIGATION INSTALLED SPRING 2025

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

RD CL

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

EXISTING STORM DRAIN INSTALLED SPRING 2025

FOUR CANYONS PKWY

EXISTING SANITARY SEWER INSTALLED SPRING 2025

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

R.O.W.

PROPOSED UNDERDRAIN (SEE UNDERDRAIN PLAN AND PROFILE)

EXISTING WATERLINE

24 3/4 ROAD

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 2
May 21, 2025

HERITAGE ESTATES

MATCH LINE

MATCH LINE

CARPENTER DRAIN
EXISTING STORM DRAIN
INSTALLED SPRING 2025

LOCATE IRRIGATION TO PUMP HOUSE

EXISTING IRRIGATION
INSTALLED SPRING 2025

M.P.E.

R.O.W.

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

EXISTING IRRIGATION
INSTALLED SPRING 2025

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

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

HVOHP

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

EXISTING SANITARY SEWER
INSTALLED SPRING 2025

NEED TO FIND
IRRIGATION AND SURVEY

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

M.P.E.
2945-044-51-001
649 25 ROAD
BARN LLC

EXISTING STORM DRAIN
INSTALLED SPRING 2025

FOUR CANYONS PKWY

RD CL

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED UNDERDRAIN
(SEE UNDERDRAIN PLAN
AND PROFILE)

R.O.W.

EXISTING WATERLINE

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

APEX AVE

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.

DESCRIPTION	DATE
REVISION 1 REV_1	DATE
REVISION 2 REV_2	DATE
REVISION 3 REV_3	DATE
REVISION 4 REV_4	DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 3
May 21, 2025

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

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.

MATCH LINE

MATCH LINE

25 ROAD

201+50

201+00

200+50

200+00

199+50

199+00

96+00

96+50

97+00

97+50

98+00

98+50

99+00

99+50

100+00

100+50

101+00

101+50

M.P.E.

R.O.W.

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

FOUR CANYONS PKWY

RD CL

EXISTING WATERLINE

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

12" PVC

INV 4581.00

INV 4579

R.O.W.

2945-044-87-158
2480 APEX AVE #A
AMY BROOK PARONTO

2945-044-87-157
2480 APEX AVE #B
SCOTT C PATTERSON

2945-044-87-156
2480 APEX AVE #C
RYAN ANTHONY

2945-044-87-155
2482 APEX AVE #A
PATRICIA M GANG

2945-044-87-154
2482 APEX AVE #B
LORI LYNN ANDERSON

2945-044-87-153
2482 APEX AVE #C
PAUL KENDLE

2945-044-87-152
2484 APEX AVE #A
CHRISTOPHER R POTTER

2945-044-87-151
2484 APEX AVE #B
JOHNATHAN MURPHY

2945-044-87-150
2484 APEX AVE #C
CHRISTOPHER E FROBOM

2945-044-87-149
2486 APEX AVE #A
RYAN KRAIG HAMIT

2945-044-87-148
2486 APEX AVE #B
CHRISTOPHER KERWOOD

APEX AVE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 4
May 21, 2025

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

25 ROAD CT

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

M.P.E.

R.O.W.

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

EXISTING SANITARY SEWER REMAINS IN PLACE

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

BLICHMANN AVE

PROPOSED WATERLINE
(SEE WATERLINE PLAN

RD CL

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

MATCH LINE

FOUR CANYONS PKWY

MATCH LINE

R.O.W.

EXISTING WATERLINE

APEX AVE

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

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.

DESCRIPTION	DATE
REVISION 1 REV_1	DATE
REVISION 2 REV_2	DATE
REVISION 3 REV_3	DATE
REVISION 4 REV_4	DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN AVE

MATCH LINE

MATCH LINE

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

EXISTING SANITARY SEWER
REMAINS IN PLACE

R.O.W.

RD CL

FOUR CANYONS PKWY

R.O.W.

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

F 1/4 ROAD

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
STEPHANIE WHITE

APEX AVE

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

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.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 6
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

PROTECT SS DURING ROAD CONSTRUCTION SO AS TO NOT CRUSH PIPE

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

M.P.E.

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

R.O.W.

EXISTING SANITARY SEWER REMAINS IN PLACE

RD CL

ROAD CENTERLINE

FOUR CANYONS PKWY

FORESIGHT CIR

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

MATCH LINE

MATCH LINE

R.O.W.

M.P.E.

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

CONTRACTOR TO PAY SPECIAL ATTENTION TO LOCATION OF PED LIGHTS TO AVOID CONFLICT WITH WALL

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

2945-044-98-001
2494 FLAT TOP BLDG 1
APR GRAND JUNCTION 2 LLC

PROTECT SS DURING ROAD CONSTRUCTION SO AS TO NOT CRUSH PIPE

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

FLAT TOP LANE

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.

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-00-123
FREDERICK C NIPPLE

2945-044-00-122
621 25 RD
FREDERICK C NIPPLE

2945-044-00-123
FREDERICK C NIPPLE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 7
May 21, 2025

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

M.P.E.

R.O.W.

RD CL

EXISTING SANITARY SEWER REMAINS IN PLACE

FOUR CANYONS PKWY

R.O.W.

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

FLAT TOP LANE

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.

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLLP

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

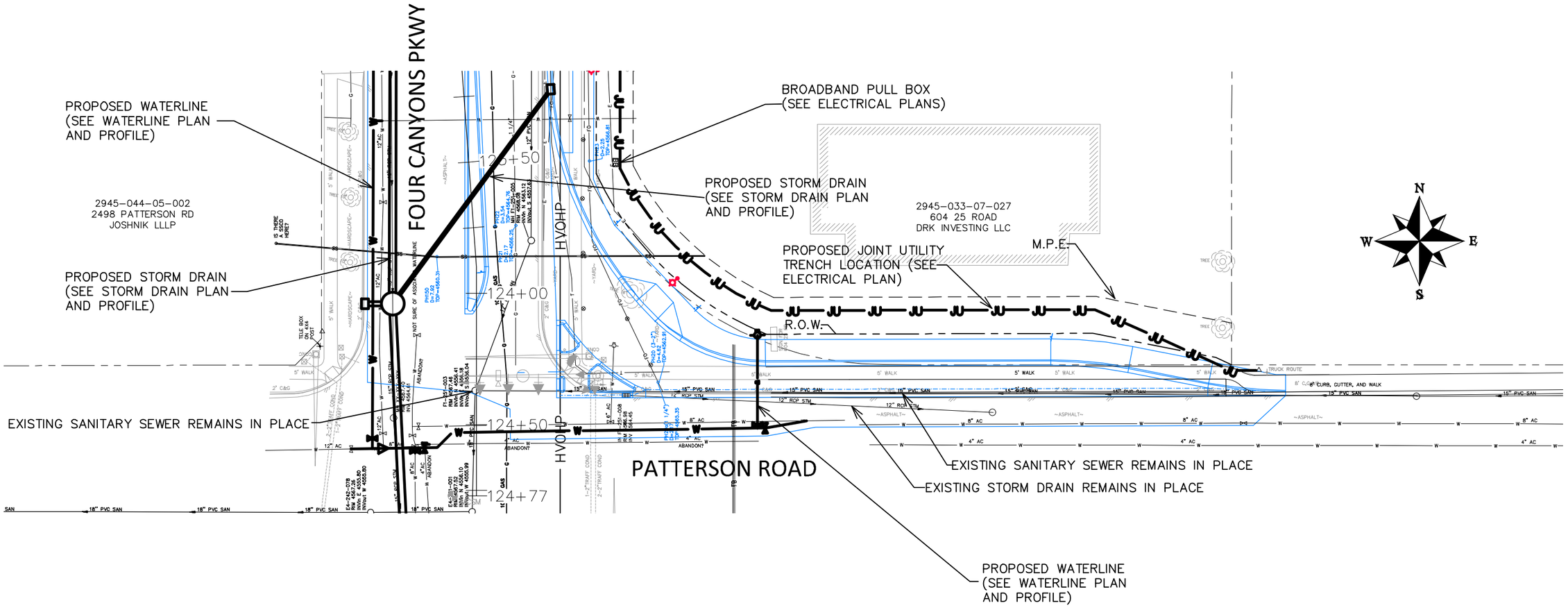
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 8
May 21, 2025



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.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 9
May 21, 2025

HANNA LN

EMMA LANE

HALLS ESTATES

HERITAGE ESTATES

24 3/4 RD

FOUR CANYONS PKWY

HVOHP

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

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

EXISTING IRRIGATION REMAINS IN PLACE – STILL NEED TO FIND AND SURVEY

NEED CHASE THIS IRR OUT SO WE KNOW HOW TO TIE IN

EXISTING STORM DRAIN REMAINS IN PLACE

EXISTING WATERLINE REMAINS IN PLACE

R.O.W.

RD CL

M.P.E.

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

PROPOSED SANITARY SEWER (SEE SANITARY SEWER PLAN AND PROFILE)

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED IRRIGATION (SEE IRRIGATION PLAN AND PROFILE)

NEED TO FIND IRRIGATION AND SURVEY

LOCATE IRRIGATION TO PUMP HOUSE

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.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 10
May 21, 2025

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.

DOES EITHER STRUCTURE HAVE RESTROOM OR SEWER IF SO DO WE NEED TO RECONNECT?

WE NEED TO FIGURE OUT HOW THIS WATER IS FED SO WE CAN RE-ESTABLISH IF WE NEED TO RECONNECT

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

M.P.E.

R.O.W.

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

RD CL

EXISTING STORM DRAIN REMAINS IN PLACE

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

EXISTING SEWER AND GAS SERV'S WILL BE ABANDON/REMOVED BY OTHERS AS A PART OF HOUSE DEMOLITION.

FOUR CANYONS PKWY

25 ROAD

MATCH LINE

2945-044-87-154 | 2482 APEX AVE #B | LORI LYNN ANDERSON
2945-044-87-153 | 2482 APEX AVE #C | PAUL KENDLE
2945-044-87-152 | 2484 APEX AVE #A | CHRISTOPHER R POTTER
2945-044-87-151 | 2484 APEX AVE #B | JOHNATHAN MURPHY
2945-044-87-150 | 2484 APEX AVE #C | CHRISTOPHER E FROBOM
2945-044-87-149 | 2486 APEX AVE #A | RYAN KRAIG HAMIT
2945-044-87-148 | 2486 APEX AVE #B | CHRISTOPHER KERWOOD

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

2945-041-72-106 | HERITAGE ESTATES HOMEOWNERS ASSOCIATION

2945-041-00-064 | PUBLIC SERVICE CO OF COLORADO

2945-041-00-034 | 651 25 RD | APPLEWOOD LANE LLC

2945-044-71-241 | 637 25 ROAD | CHRONOS PROPERTIES

2945-044-00-119 | 645 25 ROAD | LEO GRAP

2945-044-00-118 | 647 25 ROAD | DEBORAH D HEIDEL-DAVIS

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 11
May 21, 2025

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

NEED TO FIND SS AND
DETERMINE DEPTH AS BEST WE CAN
TO MAKE SURE WE ARE NOT DISTURBING

SS (BY OTHERS)

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

NO SS FOUND

MATCH LINE

MATCH LINE

M.P.E.

R.O.W.

25 RD

EXIST. GAS AND SEWER SERV'S
WILL BE ABANDON/MOVED BY OTHERS
AT HOUSE AS A PART OF HOME REMOVAL

RD CL

F 1/2 RD

HVOHP

HVOHP

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

R.O.W.

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

GARRETT WAY

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO & SOURCEGAS INC

2945-044-51-002
649 25 RD
BARN LLC

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

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 12
May 21, 2025

50

MATCH LINE

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-003
2498 JOSEFINE LN
DALE W SUNDEEN

2945-041-60-001
2499 WAITE AVE
GENE KINSEY

2945-041-60-024
662 KORIMA LN
HANNAH CHIU

2945-041-60-023
664 KORIMA LN
MADDILYN KIRSTATTER

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

PROPOSED IRRIGATION (SEE IRRIGATION PLAN AND PROFILE)

R.O.W.

WAITE AVE

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

2945-041-60-027
COPPER CREEK H.O.A.

2945-041-60-028
COPPER CREEK H.O.A.

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

RD CL

25 ROAD

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

EXISTING SANITARY SEWER REMAINS IN PLACE

R.O.W.

2945-032-81-000
GARRETT ESTATES HOME OWNERS ASSOC.

2945-032-81-008
665 GARRETT WAY
ANTHONY HUNDTOFT

2945-032-81-009
667 GARRETT WAY
LANDON L SATTERFIELD

2945-032-81-010
669 GARRETT WAY
WILLIAM R WELLBORN

2945-032-81-011
671 GARRETT WAY
NANCY J JOHNSON

2945-032-89-008
665 ARTHUR CT
RICHARD DAVID JOHANSEN

2945-032-89-007
667 ARTHUR CT
EMMA ZOE GATLEY

GARRETT WAY

ARTHUR CT

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.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 13
May 21, 2025

BROADBAND PULL BOX (SEE ELECTRICAL PLANS)

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED JOINT UTILITY TRENCH LOCATION (SEE ELECTRICAL PLAN)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

EXISTING SANITARY SEWER REMAINS IN PLACE

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED IRRIGATION (SEE IRRIGATION PLAN AND PROFILE)

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

EXISTING STORM DRAIN REMAIN IN PLACE

PROPOSED STORM DRAIN (SEE STORM DRAIN PLAN AND PROFILE)

PROPOSED WATERLINE (SEE WATERLINE PLAN AND PROFILE)

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-002
653 GARRETT WAY
GAIL J REDIN

2945-032-81-001
651 GARRETT WAY
FELIPE MACIAS MENDOZA

2945-032-84-001
652 MARSHAL ST
GERALD R COHEA

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

GARRET WAY

MARSHALL ST

CROSSING ST

25 ROAD

25 1/2 RD

25 ROAD CT

R.O.W.

RD CL

HVOHP

NEED DIPS

MATCH LINE

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.

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

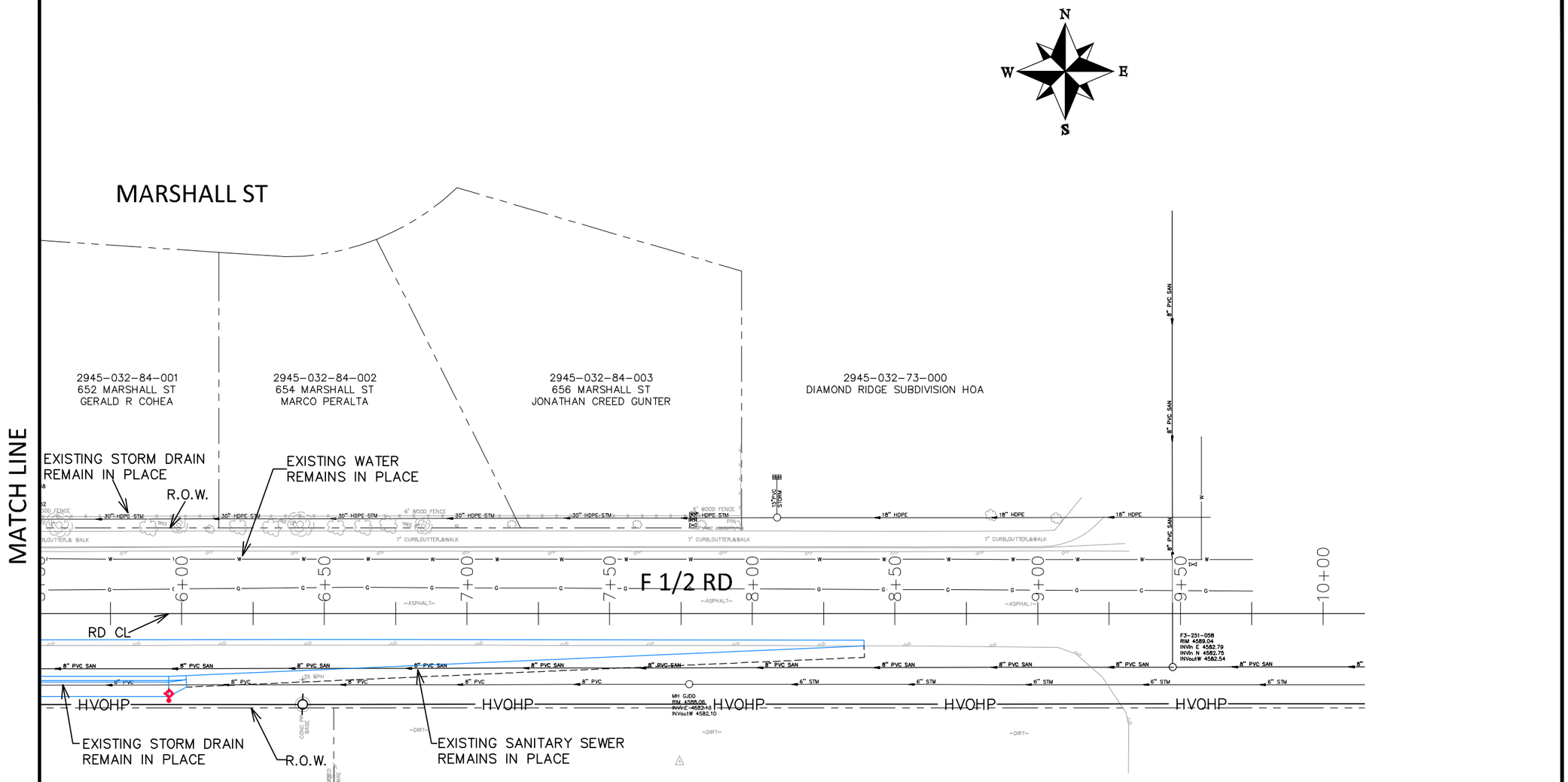
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN - 14
May 21, 2025



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.

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 15
May 21, 2025

APEX AVE

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

EXISTING WATERLINE

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

FOUR CANYONS PKWY

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

2945-044-77-241
637 25 ROAD
CHRONOS PROPERTIES

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

M.P.E.

R.O.W.

25 ROAD CT.

RD CL

MATCH LINE

EXISTING SANITARY SEWER
REMAINS IN PLACE

R.O.W.

SS XING STORM – POSSIBLE
CONFLICT, RD DEPTH OKAY

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

BLICHMANN AVE

SEE UTILITY PLAN - 5

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.

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 16
May 21, 2025

MATCH LINE

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

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

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-032-81-002
653 GARRETT WAY
GAIL J REDIN

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

25 ROAD

25 ROAD COURT

25 2/2 RD

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

EXISTING SEWER AND
GAS SERV'S WILL BE
ABANDON/REMOVED
BY OTHERS AS A
PART OF HOUSE
DEMOLITION.

PROTECT SS DURING ROAD CONSTRUCTION
SO AS TO NOT CRUSH PIPE
EXISTING IRRIGATION DITCH
AND CULVERTS REMAIN IN
PLACE THIS STRETCH

R.O.W.

M.P.E.

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

EXISTING SANITARY SEWER
REMAINS IN PLACE

R.O.W.

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

EXISTING STORM DRAIN
REMAINS IN PLACE

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 17
May 21, 2025

55

2945-044-00-124
619 25 RD
FREDERICK C NIPPLE

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

25 ROAD

FLAT TOP LN

W FORESIGHT CIR

FORESIGHT CIR

RD CL

R.O.W.

EXISTING SANITARY SEWER
REMAINS IN PLACE

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

PROPOSED WATERLINE
(SEE WATERLINE PLAN
AND PROFILE)

ADJUST MH TO FG
WILL REQUIRE
SWITCHING TO A 2'
CONE SECTION WITH
INVERTED LID AND
COVER.

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

EXISTING SANITARY SEWER
REMAINS IN PLACE

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

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.

EXISTING STORM DRAIN
REMAINS IN PLACE

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-000

DESCRIPTION	DATE
REVISION 1 REV_1	DATE
REVISION 2 REV_2	DATE
REVISION 3 REV_3	DATE
REVISION 4 REV_4	DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 18
May 21, 2025

2945-044-81-065
2497 TIPTOP AVE #A
RYAN AND AMY WARRINER

2945-044-81-066
2497 TIPTOP AVE #B
DAVID & MEGAN YOACHUM

2945-044-81-067
2499 TIPTOP AVE #A
TIPTOP AVENUE LLC

2945-044-81-068
2499 TIPTOP AVE #B
TIPTOP AVENUE LLC

2945-044-81-090
HERITAGE HEIGHTS
HOMEOWNERS ASSOCIATION INC

2945-044-00-042
2494 F 1/4 RD
GENESIS BUILDERS LLC

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

2945-044-00-078
2491 F 1/4 RD
FREDERICK C & DIANTHA J NIPPLE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

F 1/4 ROAD

ZENITH LN

R.O.W.

RD CL

EXISTING WATERLINE
REMAINS IN PLACE

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

make a at light?

move across?

MOVE JOINT UTIL TO NORTH SIDE OF STREET

PROPOSED JOINT UTILITY
TRENCH LOCATION (SEE
ELECTRICAL PLAN)

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

BROADBAND PULL BOX
(SEE ELECTRICAL PLANS)

R.O.W.

M.P.E.

PROPOSED IRRIGATION
(SEE IRRIGATION PLAN
AND PROFILE)

PROPOSED STORM DRAIN
(SEE STORM DRAIN PLAN
AND PROFILE)

move to BOW, MOVE OUT DWY

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.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTILITY PLAN – 19
May 21, 2025

57

GENERAL NOTES:

1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED.

2. PRIOR TO THE COMMENCEMENT OF WATERLINE CONSTRUCTION, THE CONTRACTOR SHALL GIVE UTE WATER CONSERVANCY DISTRICT (970-242-7491, CONTACT DAVE PRISKE), 48 HOURS ADVANCED NOTICE. THE CONTRACTOR SHALL ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH UTE WATER AND THE PROJECT ENGINEER PRIOR TO THE START OF ANY WATERLINE CONSTRUCTION.

3. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH ALL UTILITY LOCATE REQUIREMENTS.

4. THE CONTRACTOR SHALL KEEP TWO SETS OF CONTRACT DRAWINGS MARKED UP TO FULLY INDICATE AS-BUILT CONDITIONS. ONE COPY SHALL BE PROVIDED TO THE UTE WATER DISTRICT UPON COMPLETION OF THIS WORK. PROJECT ENGINEER TO PROVIDE THE UTE WATER DISTRICT WITH A DIGITAL COPY OF THE AS-BUILT DRAWINGS UPON COMPLETION.

5. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO UTE WATER DISTRICT STANDARD SPECIFICATIONS. ALL REFERENCES ON THIS SHEET PERTAIN TO THE UTE WATER STANDARD TECHNICAL SPECIFICATIONS, which are available at http://www.utewater.org.

6. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION IN THEIR RESPECTIVE AREAS. WHERE NEW FACILITIES CROSS AND A GRADE OR ALIGNMENT MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION.

7. ALL EXISTING FACILITIES ARE TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE UTILITIES AND ENGINEER.

8. ALL REQUIRED EXCAVATION MATERIAL NOT MEETING THE REQUIREMENTS FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

9. UTE WATER DISTRICT PERSONNEL WILL OPERATE ALL VALVES ON THE EXISTING WATERLINE MAINS.

10. THE WORK SHALL BE PERFORMED IN A MANNER DESIGNED TO MAINTAIN EXISTING WATER SERVICE. SERVICE TO ANY MAIN LINE OR BUILDING SHALL NOT BE INTERRUPTED FOR MORE THAN TWO (2) HOURS ON ANY GIVEN DAY. CONTRACTOR SHALL NOTIFY UTE WATER AND ALL AFFECTED RESIDENCES AND BUSINESSES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTED SERVICE.

11. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXPOSED WATER AND SEWER MAINS AND SERVICES DURING CONSTRUCTION.

12. NO TRENCHES SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORKING DAY AND NORMAL TRAFFIC FLOWS RESTORED. CONTRACTOR SHALL COMPLETE EACH DAY'S PIPELINE INSTALLATION TO A FINISHED CONDITION BEFORE LEAVING THE JOB SITE FOR THE DAY. THE ONLY EXCEPTION WOULD BE THE ASPHALT CONCRETE RESTORATION WHICH SHALL FOLLOW AS SOON AS PRACTICAL.

13. CONTRACTOR SHALL FURNISH ALL MATERIALS, INCLUDING PIPE, PIPE FITTINGS, VALVES, VALVE BOXES, CUSTOMER SERVICE PIPING, FIRE HYDRANT ASSEMBLIES, BOLTS, GASKETS, POLYETHELENE ENCASEMENT MATERIALS, ALL LABOR, EQUIPMENT, PIPE BEDDING, PIPE ZONE, AND PIPE TRENCH BACKFILL MATERIAL, AND ALL SURFACE RESTORATION MATERIALS INCLUDING REPLACEMENT OF CONCRETE AND OF ASPHALT CONCRETE. CONTRACTOR SHALL ALSO FURNISH THE TRAFFIC CONTROL AND BE RESPONSIBLE FOR UTILITY LOCATES.

PIPE CONSTRUCTION NOTES:

1. CHLORINATE, FLUSH, PRESSURE TEST, AND OBTAIN APPROVED BACTERIA TEST PRIOR TO COMPLETING TIE-INS TO EXISTING LINES AND SERVICES. THE CONTRACTOR SHALL USE A TYPE "A" BLOWOFF ASSEMBLY OR ENGINEER APPROVED EQUAL. THE COST FOR PROVIDING FLUSHING MATERIALS PER THE TYPE "A" BLOWOFF DETAIL WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WATERLINE WORK.

2. TRENCH CLASSIFICATION AND SURFACE RESTORATION REQUIREMENTS SHALL BE AS CALLED OUT IN THE DRAWING AND DEFINED UNDER SPECIFICATIONS SECTION 02226

3. COMPACTION REQUIREMENTS SHALL BE CALLED OUT ON THE DRAWINGS AND DEFINED UNDER SPECIFICATIONS SECTION 02226, PARAGRAPH 3.09.

4. ALL MAINLINE WATER MAINS 4" – 12" SHALL BE PVC C-900 (DR-18) PER ASTM D1784, ASTM F477, AND ASTM D3139.

5. ALL DUCTILE IRON PIPE & FITTINGS SHALL BE CEMENT MORTAR-LINED WITH ASPHALTIC COATINGS, POLYETHYLENE ENCASEMENT, AND FULLY RESTRAINED JOINTS W/ COR-BLUE T-BOLTS & NUTS. MINIMUM PRESSURE CLASS 250 AND IN ACCORDANCE WITH THE LATEST REVISION OF AWWA.

6. ALL PVC PIPE SHALL BE AWWA C900 OR C905 DR18 WITH DUCTILE IRON PIPE FITTINGS IN ACCORDANCE WITH PIPELINE CONSTRUCTION NOTE 5 ABOVE AND THE LATEST REVISION OF AWWA.

7. ALL VALVES SHALL MEET THE MINIMUM REQUIREMENTS OF AWWA THE LATEST REVISION AND BE NSF/ANSI 61 COMPLIANT. ALL VALVES SHALL BE EPOXY COATED AND LINED. ALL VALVES SHALL BE SUITABLE FOR DIRECT BURY WITH THE EXCEPTION OF THE AR/AV VALVES. SUBMIT RESULTS OF ALL QA/QC VERIFICATION TESTS PER AWWA. INSTALL PER MANUFACTURER'S WRITTEN PROCEDURES.

8. ALL PIPE, VALVES, FITTINGS, AND PIPELINE APPURTENANCES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 105 PSI; TEST PRESSURE OF 150 PSI; AND A SURGE PRESSURE OF 235 PSI. REQUIRED TEST PRESSURE APPLIES AT LOWEST POINT (ELEVATION) BETWEEN STATIONS INDICATED.

9. TONING (TRACING) WIRE PER SECTION 02667 SHALL BE SECURELY ATTACHED ALONG THE PIPE CENTERLINE AND EXTENDED INTO EACH VALVE BOX OR CATHODIC TEST STATION.

10. ALL BOLTS, NUTS, AND WASHERS EXCEPT PER NOTE 5 ABOVE SHALL BE ASTM A193 GR B8 (STAINLESS STEEL).

11. ALL WATER SERVICE PIPING SIZES 3/4" – 1" SHALL BE SEAMLESS TYPE "K" COPPER CONFORMING TO AWWA C-800, 160 PSI RATED.

12. ALL WATER SERVICE PIPING SIZES 1-1/2" – 3" SHALL BE SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D1785.

13. WHERE THE EXCAVATION IS FOUND TO CONSIST OF MUCK, ORGANIC MATTER OR ANY OTHER MATERIAL THAT IS DETERMINED, BY THE PROJECT ENGINEER, TO BE UNSUITABLE FOR SUPPORTING AND MAINTAINING THE LINE AND GRADE OF THE PIPE, THE TRENCH SHALL BE EXCAVATED TO AN ADDITIONAL DEPTH AS DIRECTED BY THE PROJECT ENGINEER AND REPLACED WITH AN APPROVED TRENCH STABILIZATION MATERIAL.

14. THE FOLLOWING LIST OF MATERIALS AND ITEMS OF WORK WILL BE CONSIDERED INCIDENTAL TO THE WATERLINE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
    - 14.1.1. PLUGGING/ABANDONING THE EXISTING WATERLINE WHERE CUTS ARE MADE WITH CLASS B CONCRETE.
    - 14.1.2. ENCASE AND/OR CAPPING THE EXISTING SANITARY SEWER PIPE AT WATERLINE CROSSINGS WITH CLASS B CONCRETE PER UTE WATER'S STANDARD DETAIL.

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

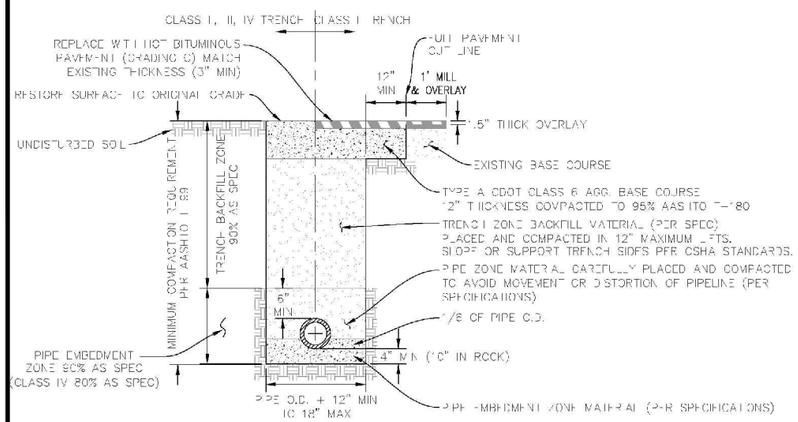
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SEE PLAN FOR SCALE INFO

CITY OF Grand Junction COLORADO

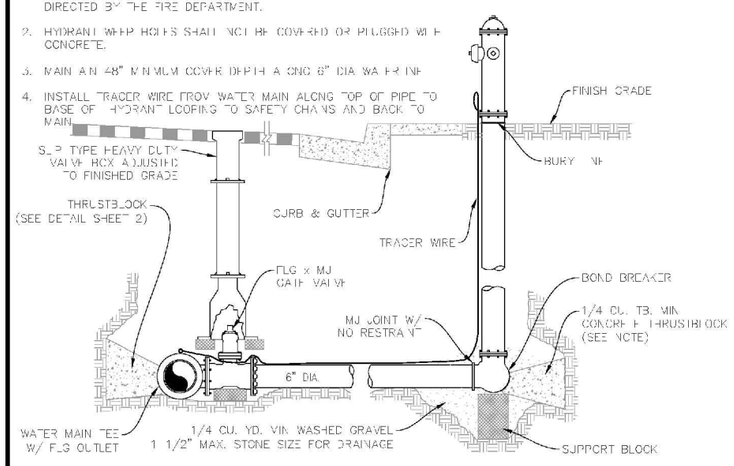
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UTE WATER GENERAL NOTES – .

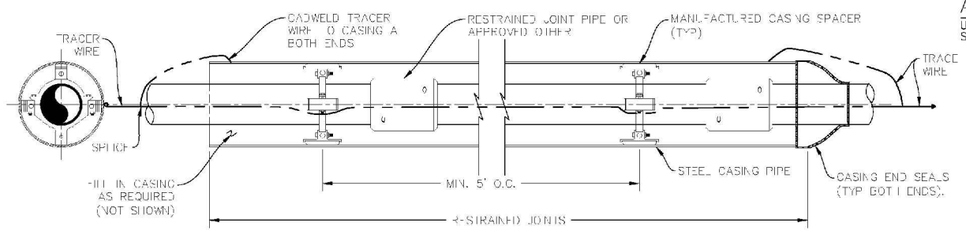


TRENCH DETAIL (A)
UTE WATER STANDARD DETAILS
SCALE: NTS

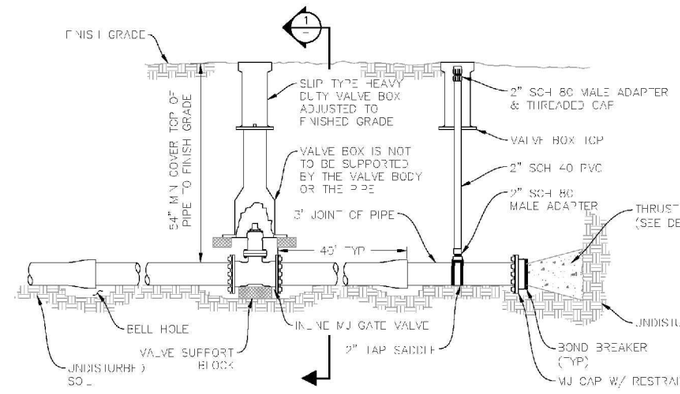
NOTES:
1. FIRE HYDRANTS ARE TO BE PLACED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE FIRE DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL NOT BE COVERED OR PLUGGED WITH CONCRETE.
3. MAIN AN 48" MINIMUM COVER DEPTH A ONG 8" DIA WATER INE
4. INSTALL TRACER WIRE ROV WATER MAIN ALONG TOP OF PIPE TO BASE OF HYDRANT LOOPING TO SAFETY CHAINS AND BACK TO MAIN



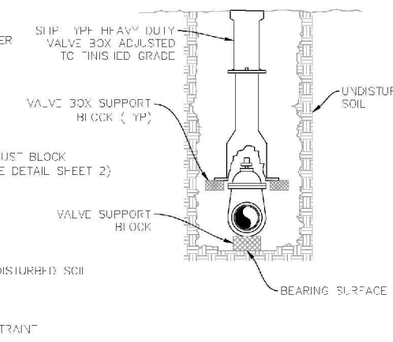
FIRE HYDRANT DETAIL (D)
UTE WATER STANDARD DETAILS
SCALE: NTS



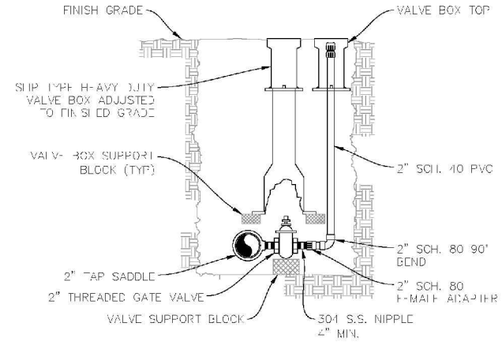
PIPLINE ENCASEMENT DETAIL (G)
UTE WATER STANDARD DETAILS
SCALE: NTS



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

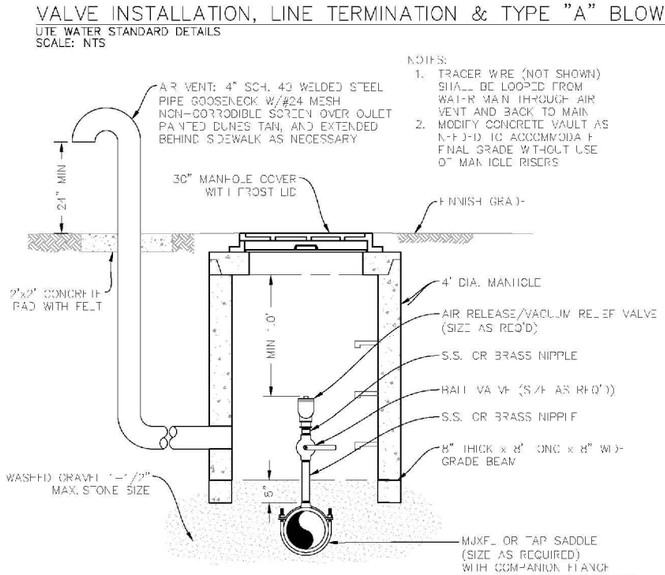


VALVE SECTION (1)
SCALE: NTS



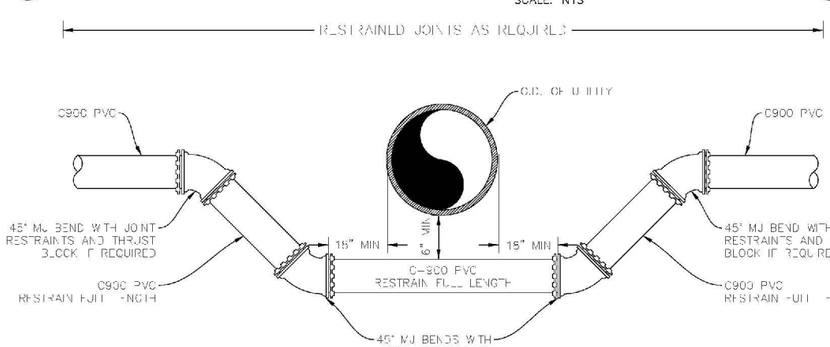
TYPE "B" BLOWOFF DETAIL (C)
UTE WATER STANDARD DETAILS
SCALE: NTS

NOTES:
1. TRACER WIRE (NOT SHOWN) SHALL BE LOOPED FROM WATER MAIN THROUGH AIR VENT AND BACK TO MAIN
2. MODIFY CONCRETE VAULT AS NEEDED TO ACCOMMODATE FINAL GRADE WITHOUT USE OF MANHOLE RISERS

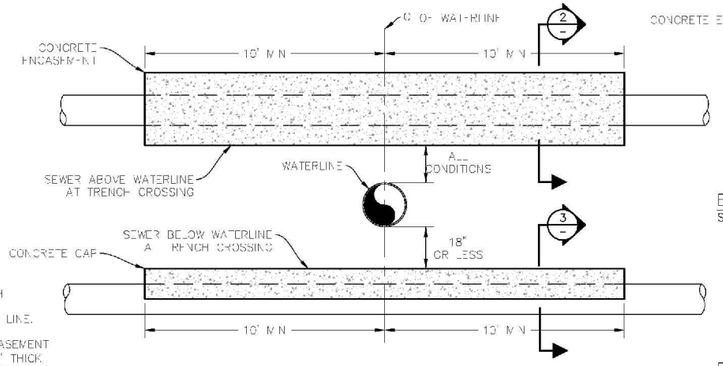


AIR RELEASE VALVE DETAIL (E)
UTE WATER STANDARD DETAILS
SCALE: NTS

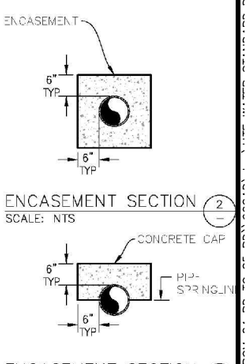
NOTE:
1. CONCRETE WITH FIBER MESH REQUIRED FOR SEWER LINE ENCASEMENT ABOVE WATER LINE.
2. CONCRETE COLLAR OR ENCASEMENT SHALL BE A MINIMUM OF 6" THICK ON ALL SIDES OF SEWER LINE.



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



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



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

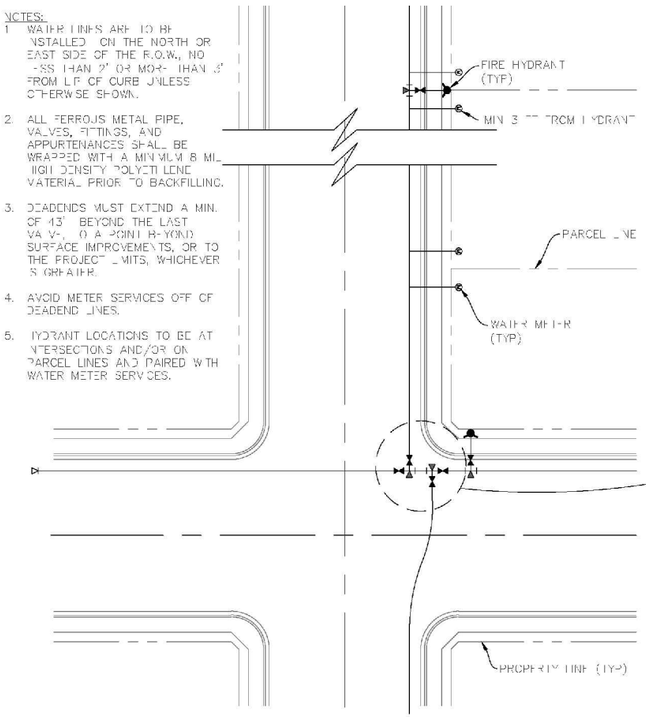
NO SCALE

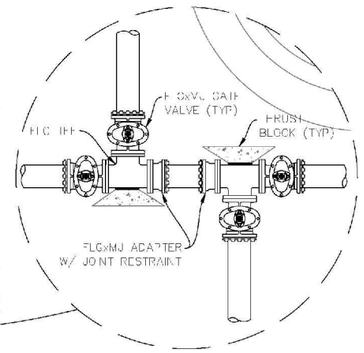
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTE WATER STANDARD DETAILS – 1

NOTES:
1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 5' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.
2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHYLENE MATERIAL PRIOR TO BACKFILLING.
3. DEADENDS MUST EXTEND A MIN. OF 13' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.
4. AVOID METER SERVICES OFF OF DEADEND LINES.
5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES.





TYPICAL TRACT PLAN (1)
UTE WATER STANDARD DETAILS
SCALE: NTS

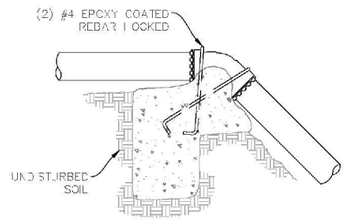
TABLE FOR CONCRETE THRUST BLOCKING

BEARING AREAS (IN SQ. FT.)				
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0
FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.				

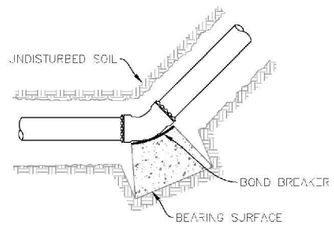
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

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

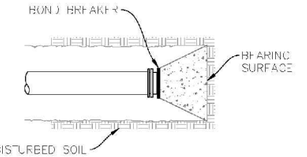
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs PER SQ. INCH / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs



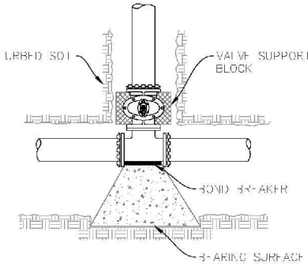
OVER BENDS



BENDS OF 22 1/2° OR GREATER

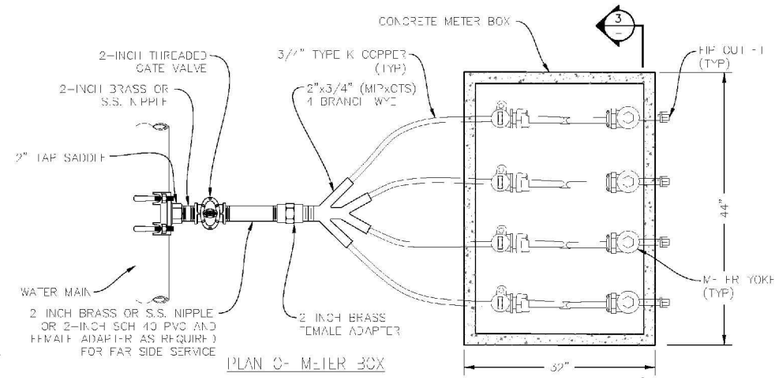


DEAD ENDS

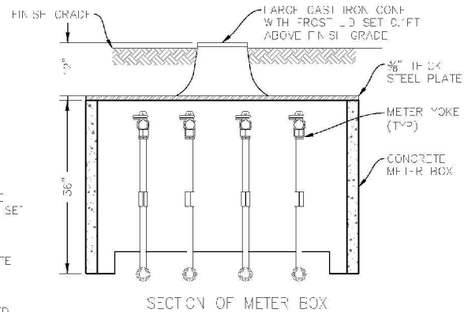


TEES

THRUST BLOCK DETAILS (J)
UTE WATER STANDARD DETAILS
SCALE: NTS



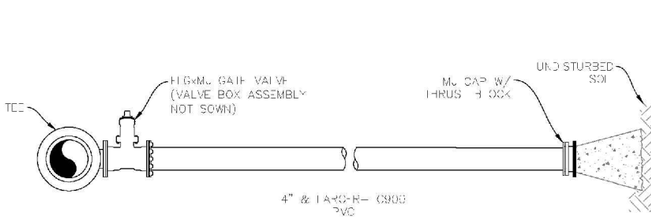
PLAN OF METER BOX

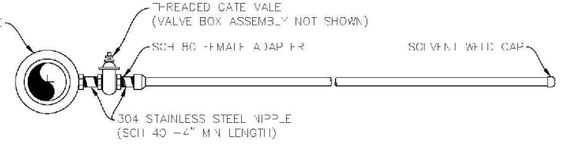


SECTION OF METER BOX

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

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

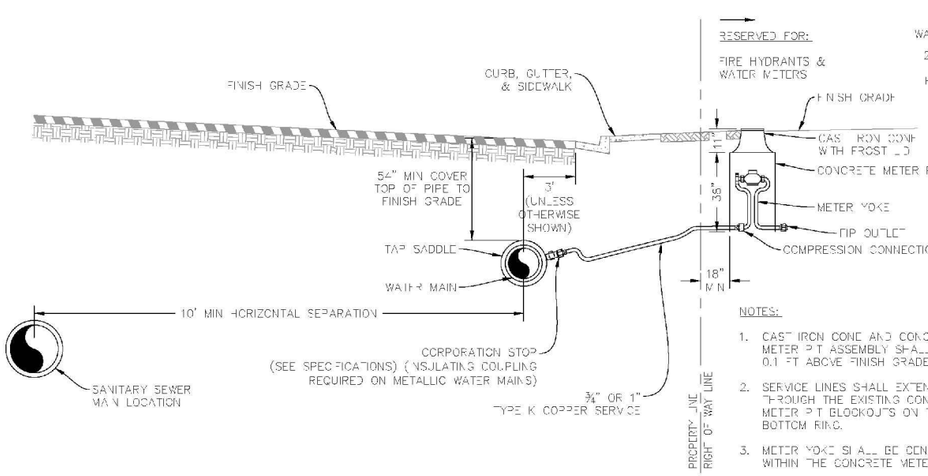




1" TO 3" SCHEDULE 40 PVC PIPE

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

1-1/2 & LARGER SERVICE DETAILS (M)
UTE WATER STANDARD DETAILS
SCALE: NTS



NOTES:
1. CAST IRON CONE AND CONCRETE METER PIT ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE.
2. SERVICE LINES SHALL EXTEND THROUGH THE EXISTING CONCRETE METER PIT BLOCKOUTS ON THE BOTTOM RING.
3. METER YOKE SHALL BE CENTERED WITHIN THE CONCRETE METER PIT.

DOMESTIC SERVICE DETAIL (K)
UTE WATER STANDARD DETAILS
SCALE: NTS

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

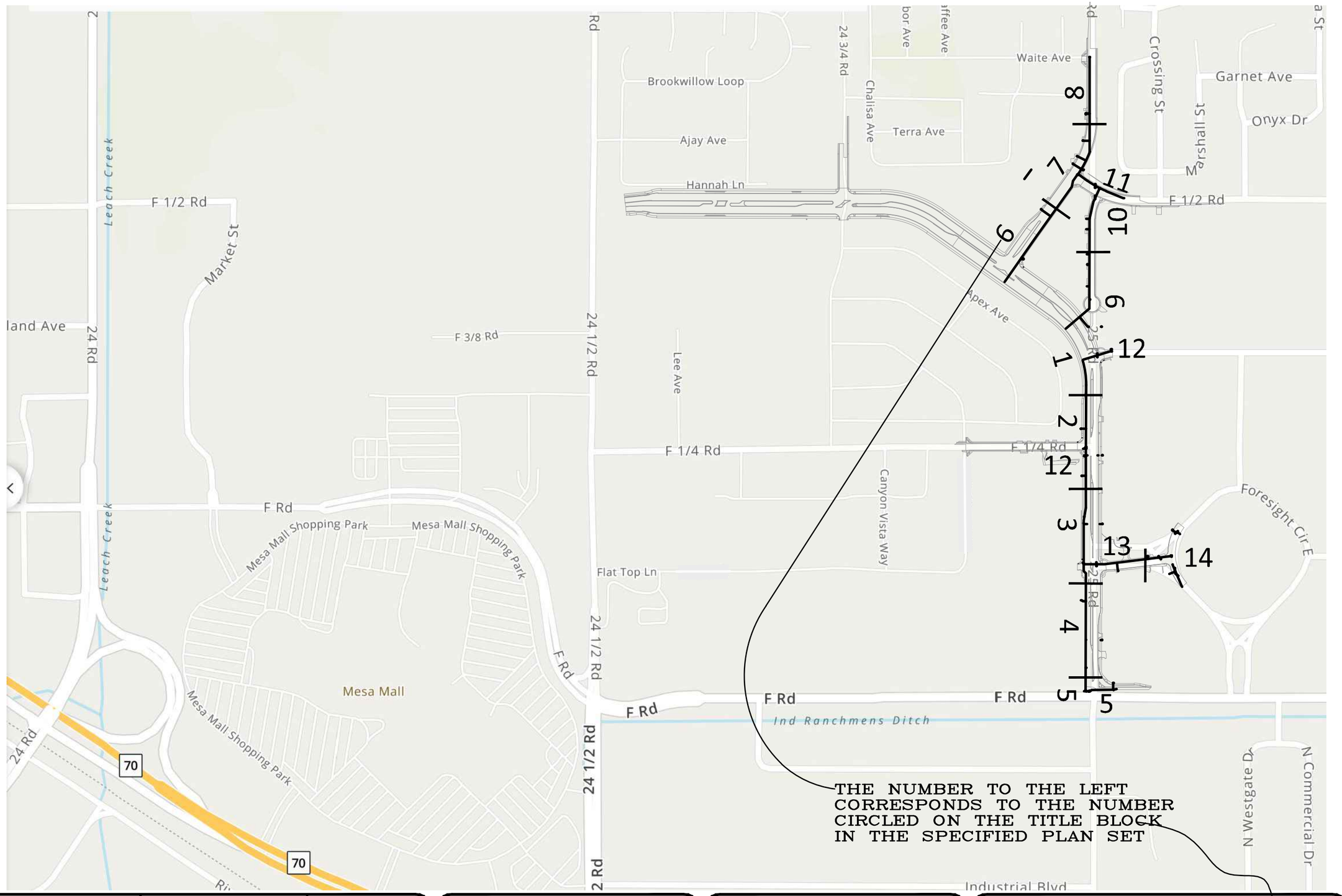
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
UTE WATER STANDARD DETAILS – 2



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

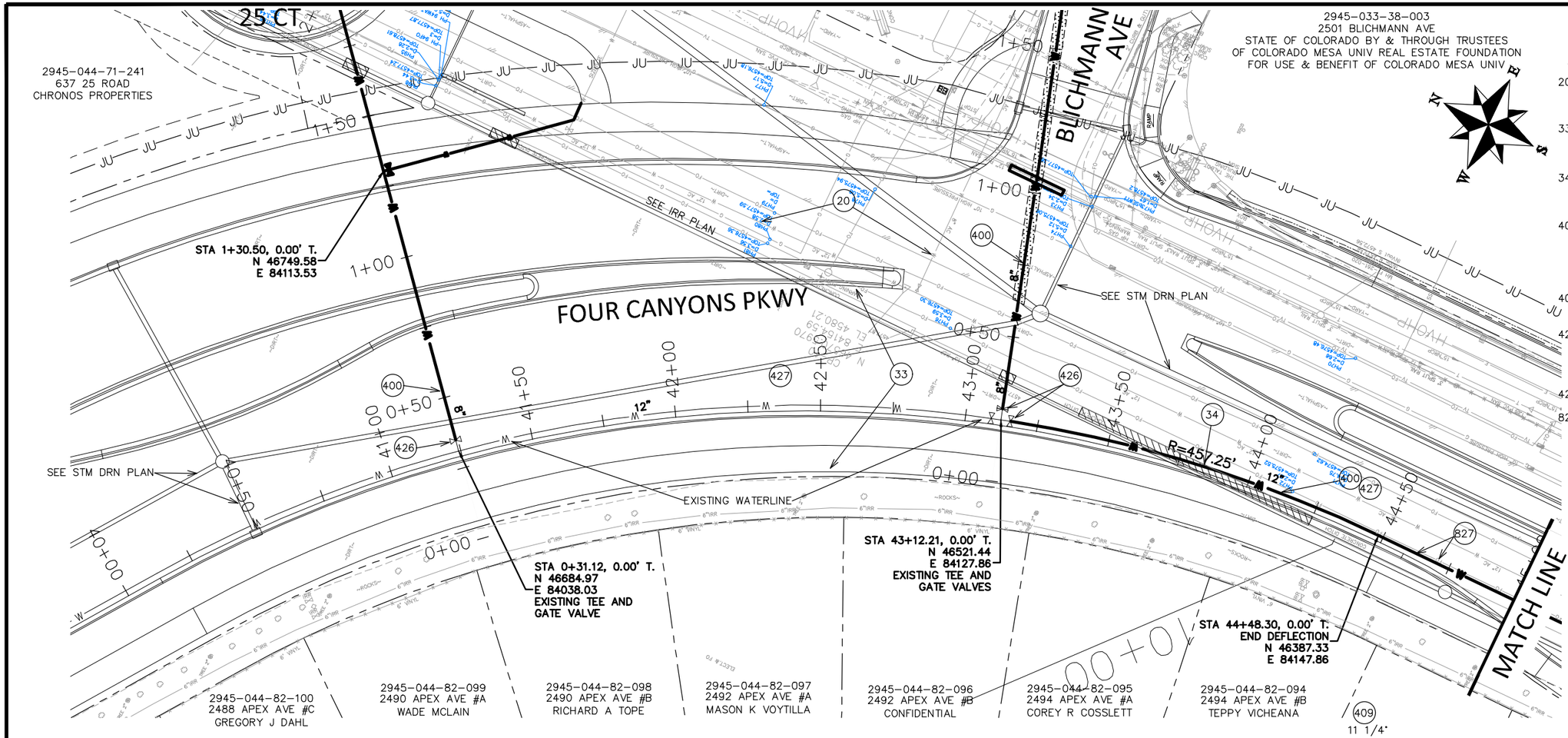
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE SHEET INDEX – (X)
May 21, 2025



CONSTRUCTION NOTES

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

34 202 /608 – REMOVE CONCRETE DITCH AS NEEDED AND REPLACE WITH SUITABLE EARTH DITCH AFTER WATERLINE CONSTRUCTION.

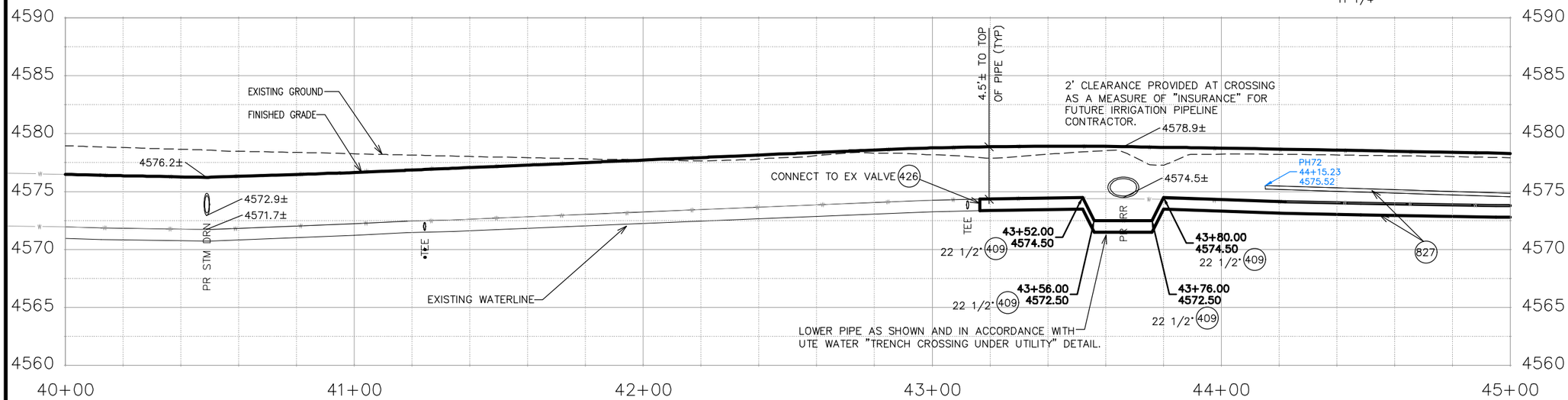
400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

427 DEFLECT PIPE AS SHOWN.

827 PROTECT FIBER LINE IN PLACE. POTHOLE AHEAD OF CONSTRCUTION. CONTRACTOR MAY NEED TO SLIGHTLY ADUST WATERLINE ALIGNMENT AS NEEDED TO PROTECT FIBER. COORDINATE ANY NEEDED CHANGES IN ALIGNMENT WITH UTE WATER PREVIOUS TO WATERLINE INSTALLATION.



DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 1
May 21, 2025

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

MATCH LINE

FOUR CANYONS PKWY

F 1/4 ROAD

STA 46+80.18, 0.00' RT.
N 46155.45
E 84147.67

STA 46+80.20, 27.54' RT.
N 46155.45
E 84120.14

STA 47+80.94, 0.00' T.
N 46054.68
E 84147.60

STA 0+62.17, 30.00' T.
N 46054.68
E 84142.32

STA 48+24.05, 0.00' T.
N 46011.57
E 84147.56

STA 0+54.83, 0.00' T.
N 46049.49
E 84137.12

STA 49+29.98, 0.00' LT.
N 45905.64
E 84147.49

STA 49+29.98, 22.50' RT.
N 45905.66
E 84124.99

SEE IRR PLAN

SEE STM DRN PLAN

CAP SS

ENCASE SS

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

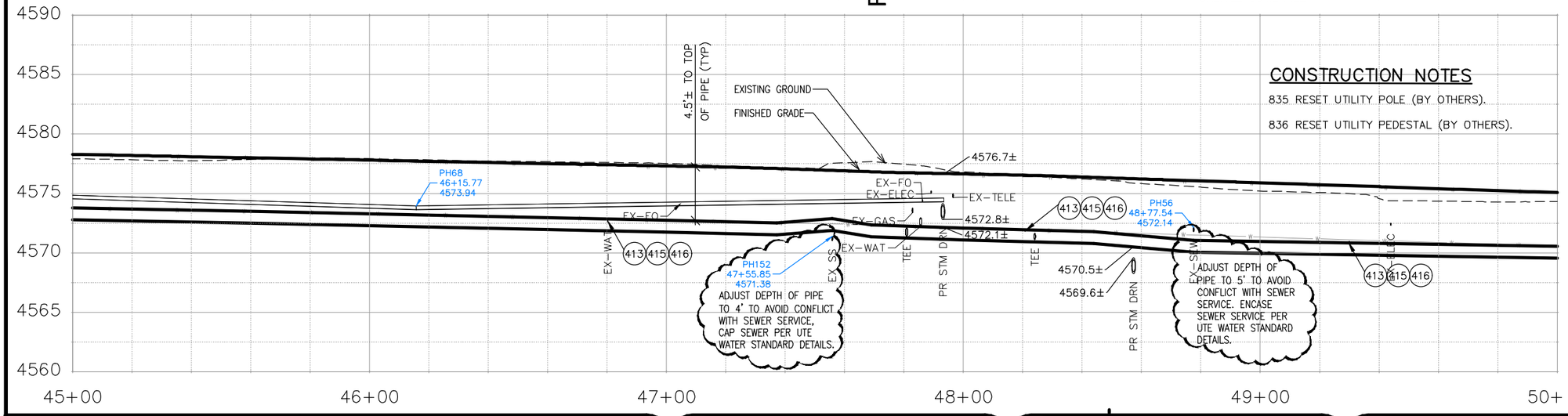
2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
OWEN WATSON

2945-044-00-043
625 25 ROAD
JAMES E SANVILLE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-98-001
APR GRAND JUNCTION 2 LLC



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

8 202 – REMOVAL OF TREE STUMP (SIZE AS SHOWN ON PLAN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE & TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

35 202/608 – REMOVE CONCRETE DRIVEWAY AS NEEDED AND REPLACE IN KIND AFTER WATERLINE CONSTRUCTION.

36 202 – REMOVE WATER METER.

37 202 – REMOVE PROPERTY PIN – NO RESET NECESSARY (ADDITIONAL ROW WILL BE ACQUIRED BY CITY)

102 210 – RESET FENCE AND GATE AS NEEDED. (HEIGHT AND MATERIAL AS SHOW ON PLAN)

108 210 – RESET MAILBOX TO NEW 4X4 POST.

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

827 PROTECT FIBER LINE IN PLACE. POTHOLE AHEAD OF CONSTRCUTION. CONTRACTOR MAY NEED TO SLIGHTLY ADJUST WATERLINE ALIGNMENT AS NEEDED TO PROTECT FIBER. COORDINATE ANY NEEDED CHANGES IN ALIGNMENT WITH UTE WATER PREVIOUS TO WATERLINE INSTALLATION.

CONSTRUCTION NOTES

835 RESET UTILITY POLE (BY OTHERS).

836 RESET UTILITY PEDESTAL (BY OTHERS).

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

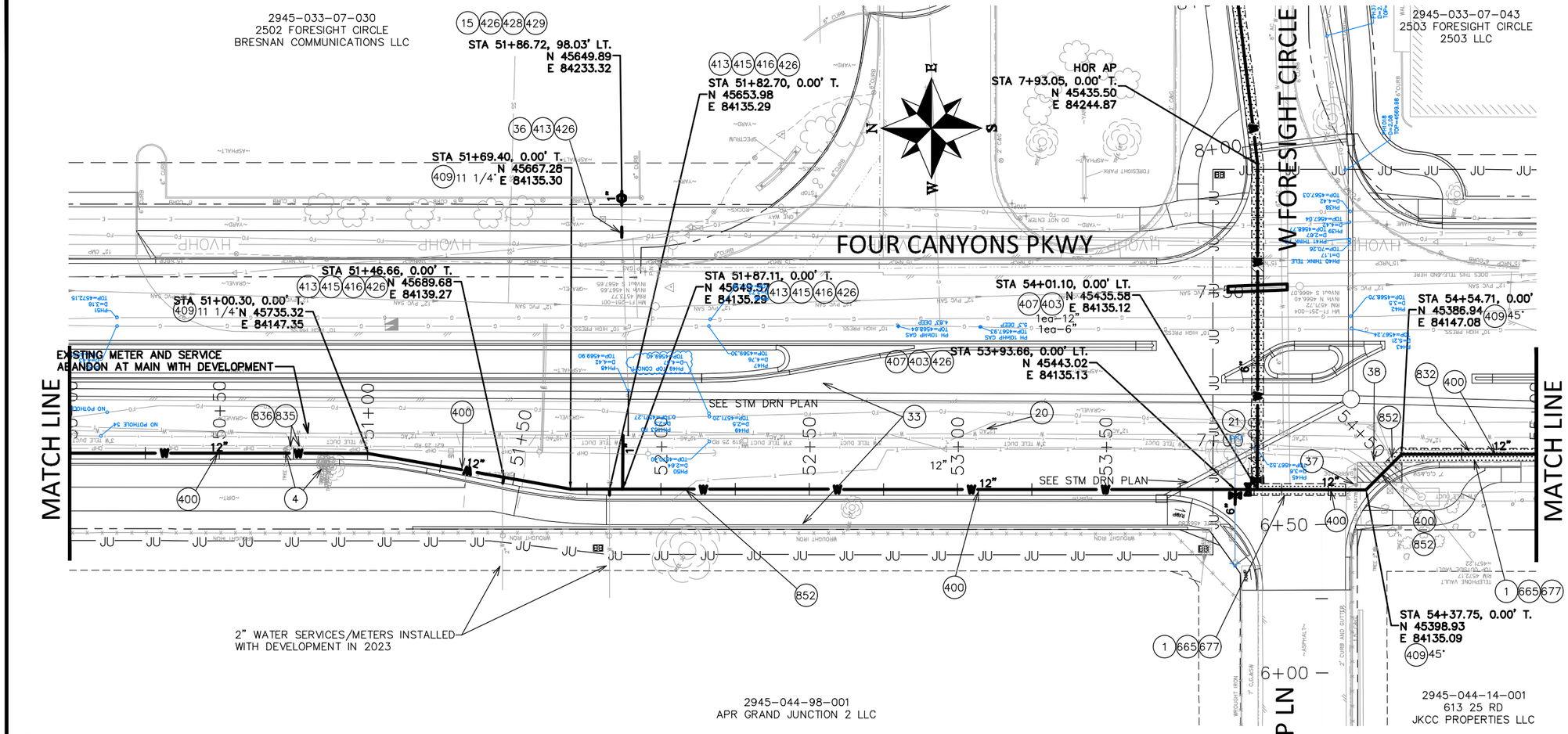
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 2
May 21, 2025

63



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

4 202 – REMOVAL OF TREE (SIZE AS SHOWN ON PLAN)

15 202 – REMOVAL OF PIPE AS SHOWN.

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

36 202 – REMOVE WATER METER.

37 202 – REMOVE PROPERTY PIN – NO RESET NECESSARY (ADDITIONAL ROW WILL BE ACQUIRED BY CITY)

38 202 – REMOVE CONCRETE CURB, GUTTER, AND WALK AS NEEDED. NO REPLACEMENT NEEDED.

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

832 RESET TELEPHONE LINE (BY OTHERS).

835 RESET UTILITY POLE (BY OTHERS).

836 RESET UTILITY PEDESTAL (BY OTHERS).

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

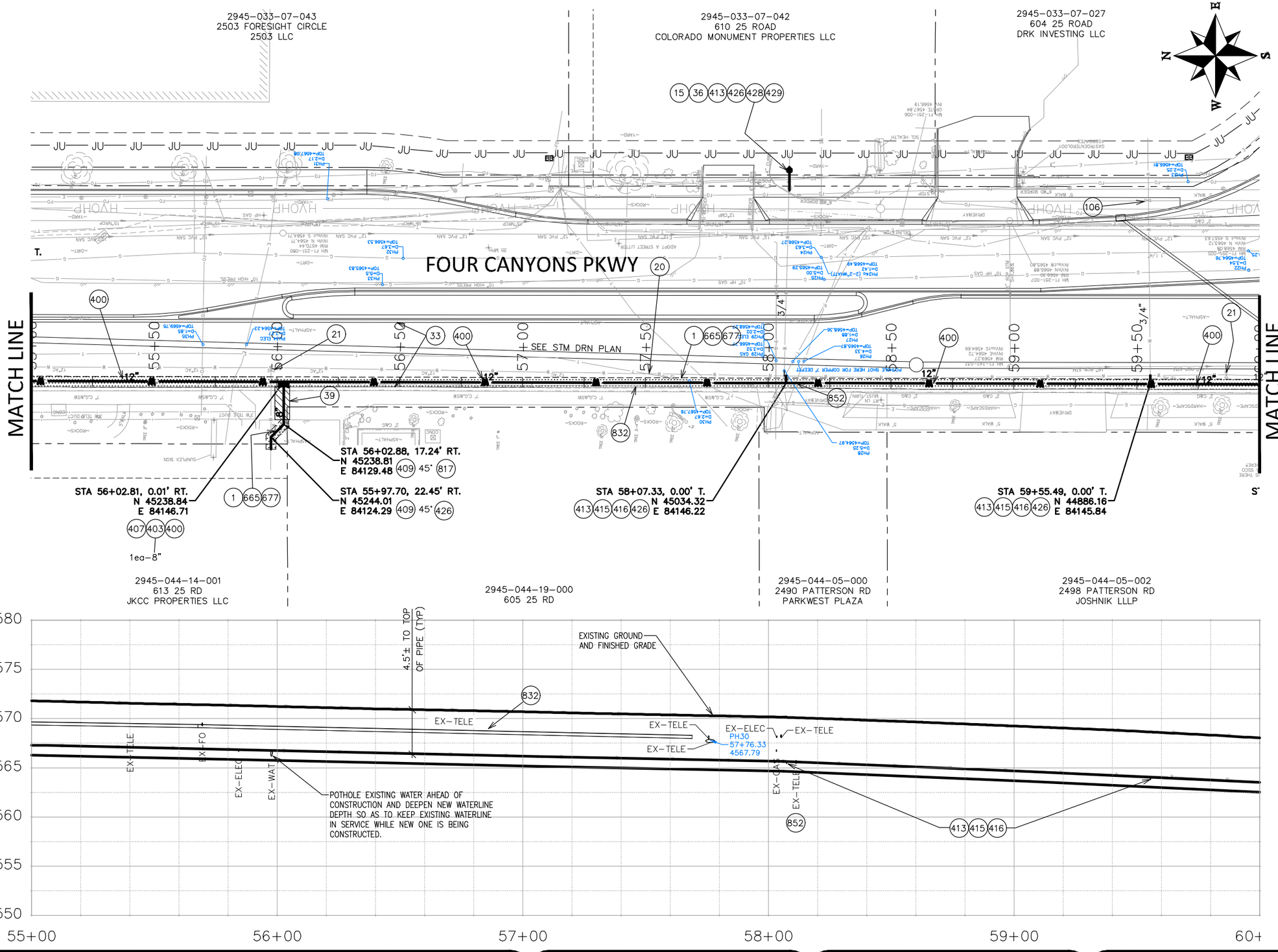
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 3
May 21, 2025



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE & TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

36 202 – REMOVE WATER METER.

39 202/608 – REMOVE CONCRETE V-PAN AS NEEDED AND REPLACE IN KIND AFTER WATERLINE CONSTRUCTION.

106 210 – ADJUST WATER VALVE BOX TO FINISHED GRADE.

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GYR. = 75) (TWO 2" LIFTS)

817 PROTECT OR REFERENCE AND RESET PROPERTY PIN/MONUMENT. COST IS INCIDENTAL TO COST OF CONSTRUCTION.

832 RESET TELEPHONE LINE (BY OTHERS).

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

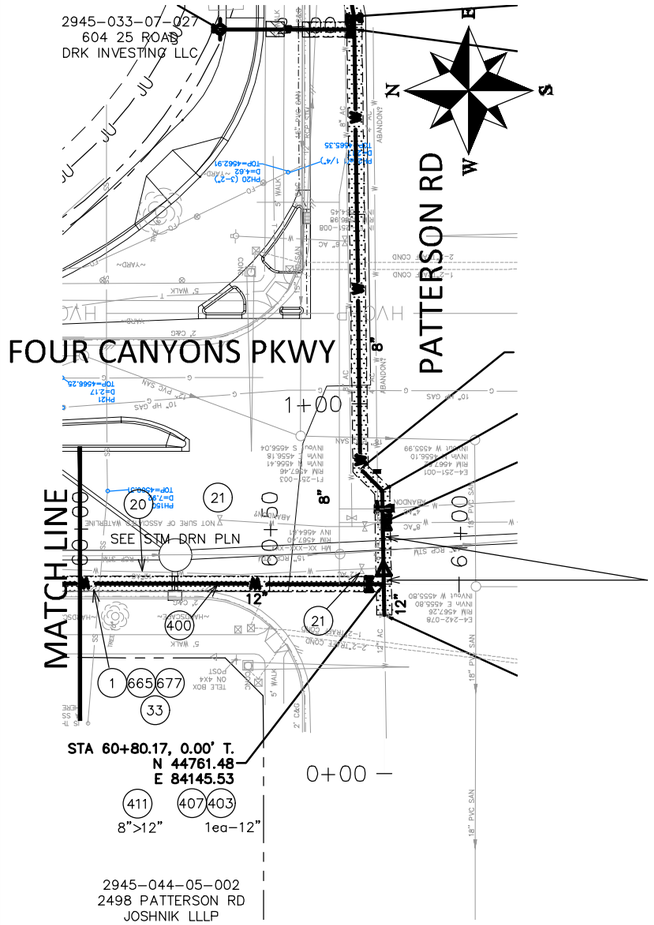
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

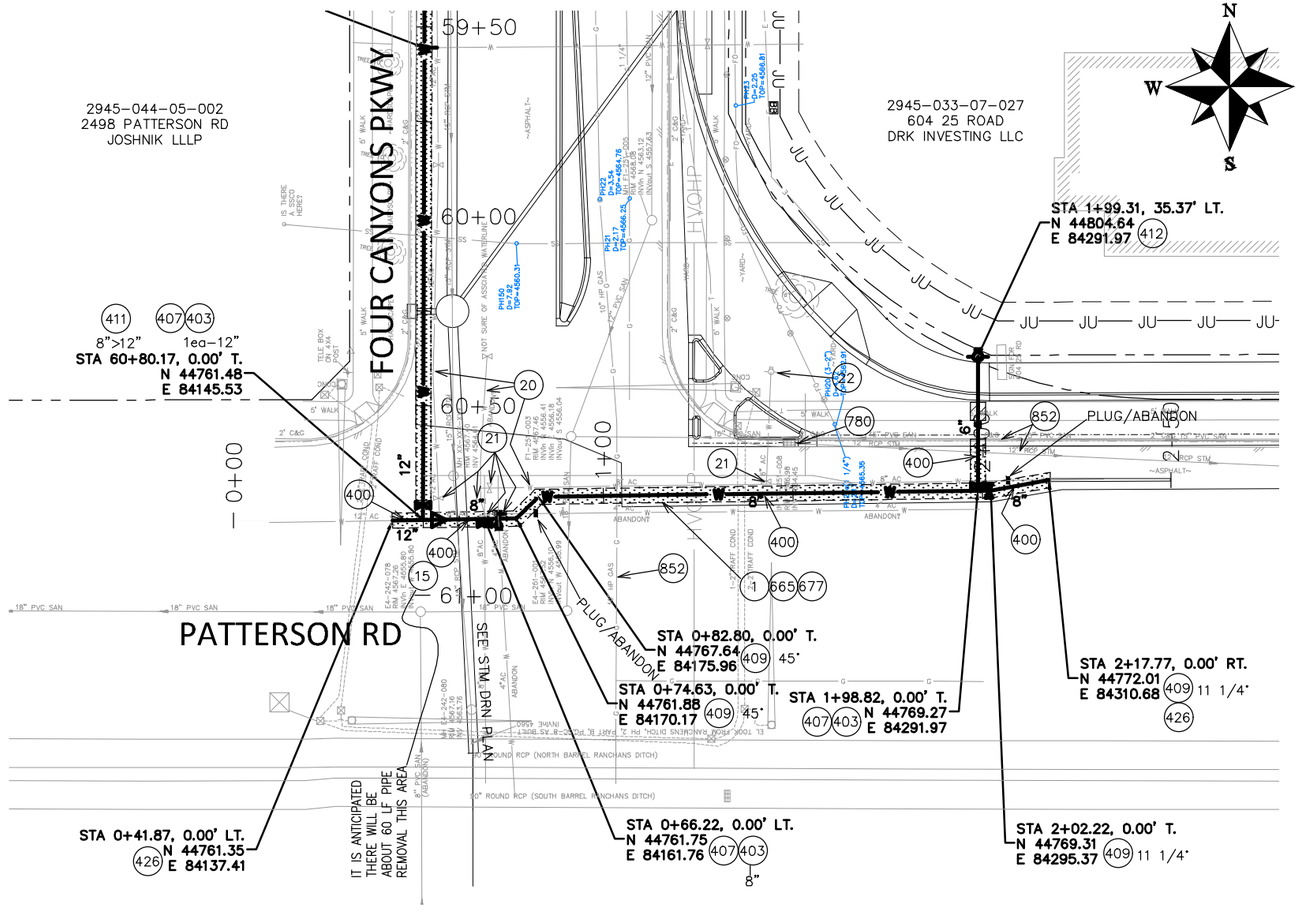
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

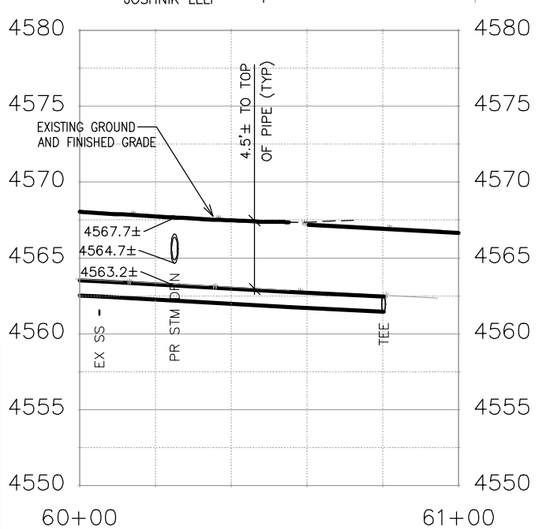
CITY OF Grand Junction COLORADO

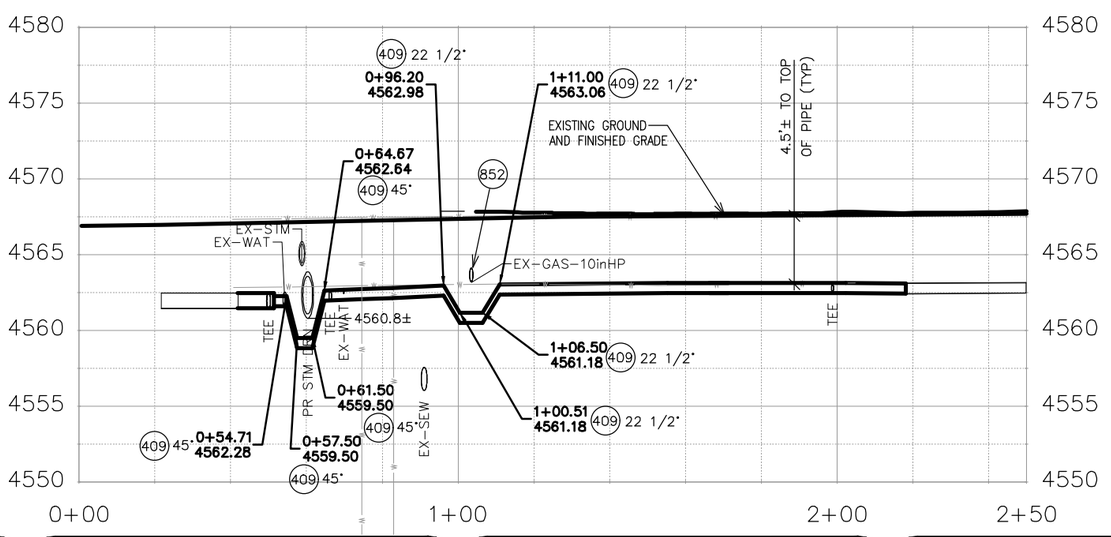
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 4
May 21, 2025









CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

22 202 – REMOVE EXISTING FIRE HYDRANT AND RETURN TO UTE WATER.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

411 102.8/108.3 – REDUCER (SIZE AS SHOWN).

412 102.8A/108.3 – FIRE HYDRANT

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

780 208 – STORM DRAIN INLET PROTECTION (SILT SACK)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 5
May 21, 2025

CONTRACTOR SHALL COORDINATE WATER SERVICE LOCATION WITH UTE WATER AND THE PROPERTY OWNER.

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

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

2945-044-87-152
2484 APEX AVE #A
CHRISTOPHER R POTTER

2945-044-87-151
2484 APEX AVE #B
JOHNATHAN MURPHY

2945-044-87-150
2484 APEX AVE #C
CHRISTOPHER E FROBOM

2945-044-87-149
2486 APEX AVE #A
RYAN KRAIG HAMIT

2945-044-87-148
2486 APEX AVE #B
CHRISTOPHER KERWOOD

36+00
36+50
37+00
37+50
38+00
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50

EX WATER LINE

25 ROAD

FOUR CANYONS PKWY

STA 0+20.00, 0.00' T.
N 46932.68
E 83713.25
EXISTING TEE AND WATER VALVES

STA 1+80.25, 0.00' T.
N 47064.24
E 83804.73 (407)(403) 1ea-6"

STA 4+50.00, 63.00' LT.
N 47321.35
E 83908.65 (428)(429)

STA 4+50.00, 0.00'
N 47284.84
E 83959.99 (415)(416)

STA 1+80.25, 11.00' RT.
N 47057.96
E 83813.76 (412)

MATCH LINE

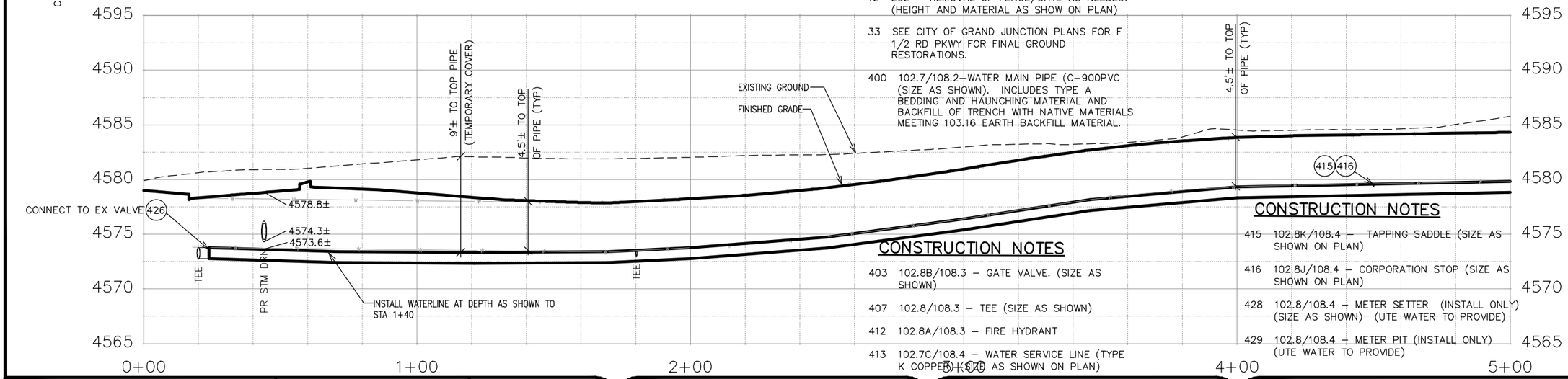
SEE STM DRN PLAN

EXISTING STRUCTURES WILL BE REMOVED, FENCES RESET OR REMOVED, AND TREES REMOVED BY CITY PRIOR TO WATERLINE CONSTRUCTION. IF WORK HAS NOT BEEN COMPLETED BY A MONTH PREVIOUS TO INSTALLATION OF WATERLINE IN THIS AREA CONTRACTOR SHALL CONTACT AND COORDINATE WORK WITH BRENDAN HINES (PROJECT ENGINEER) AT 256-4038

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS



CONSTRUCTION NOTES

12 202 – REMOVAL OF FENCE/GATE AS NEEDED. (HEIGHT AND MATERIAL AS SHOW ON PLAN)

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

400 102.7/108.2-WATER MAIN PIPE (C-900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CONSTRUCTION NOTES

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

CONSTRUCTION NOTES

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

428 102.8/108.4 – METER SETTER (INSTALL ONLY) (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE)

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 6
May 21, 2025

CONTRACTOR SHALL COORDINATE WATER SERVICE LOCATION WITH UTE WATER AND THE PROPERTY OWNER.

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-00-032
653 25 RD
JIMMY A JONES

STA 6+73.52, 0.00' T.
N 47472.00
E 84078.38
409 22 1/2°

STA 6+42.16, 0.00' T.
N 47441.43
E 84071.36
409 22 1/2°

STA 7+52.07, 51.97' LT.
N 47563.00
E 84077.88
426 428 429

STA 7+51.06, 0.00' LT.
N 47535.91
E 84122.25
415 416

STA 7+18.55, 0.00' LT.
N 47508.77
E 84104.37
407 403 1ea-12" 1ea-8"

STA 7+52.77, 0.05' RT.
N 47537.37
E 84123.16
407 403 1ea-6"

STA 8+03.02, 51.89' LT.
N 47603.77
E 84100.09
426 428 429

STA 7+51.79, 11.01' RT.
N 47530.99
E 84132.12
412

STA 9+11.33, 35.73' LT.
N 47685.92
E 84130.67
426 428 429

STA 9+11.32, 0.02' RT.
N 47685.90
E 84166.42
415 416

MATCH LINE

25 RD

SEE STM DRN PLAN

SEE IRRIGATION PLAN

REMOVE/ABANDON WATER SERVICE CONNECTION TO PROPERTY. REMOVE WATER METER AND SERVICE LINE AS NEEDED, CLOSE OFF VALVE AT CORP. STOP, AND CRIMP COPPER LINE.

STA 8+52.45, 0.00' T.
N 47627.03
E 84166.37
409 22 1/2°

STA 8+02.66, 0.01' RT.
N 47581.24
E 84146.84
415 416

BEGIN DEFLECTION
STA 0+83.22, 0.00' T.
N 47472.30
E 84155.64

F 1/2 ROAD

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

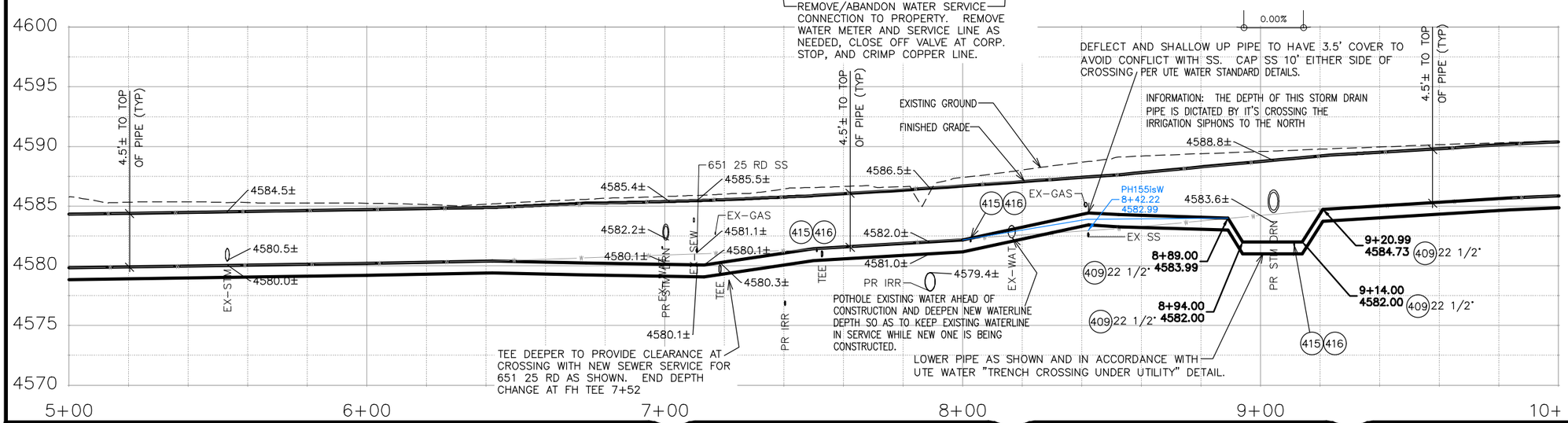
2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

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

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

REMOVE/ABANDON WATER SERVICE CONNECTION TO PROPERTY. REMOVE WATER METER AND SERVICE LINE AS NEEDED, CLOSE OFF VALVE AT CORP. STOP, AND CRIMP COPPER LINE.



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

124 210 – RESET IRRIGATION PUMP

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

427 DEFLECT PIPE AS SHOWN.

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

NOTE:
WATER SERVICES FOR 651 AND 653 1/2 25 RD SHALL BE INSTALLED 5.5' DEEP AT STORM DRAIN CROSSING SO AS TO AVOID FUTURE CONFLICT.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

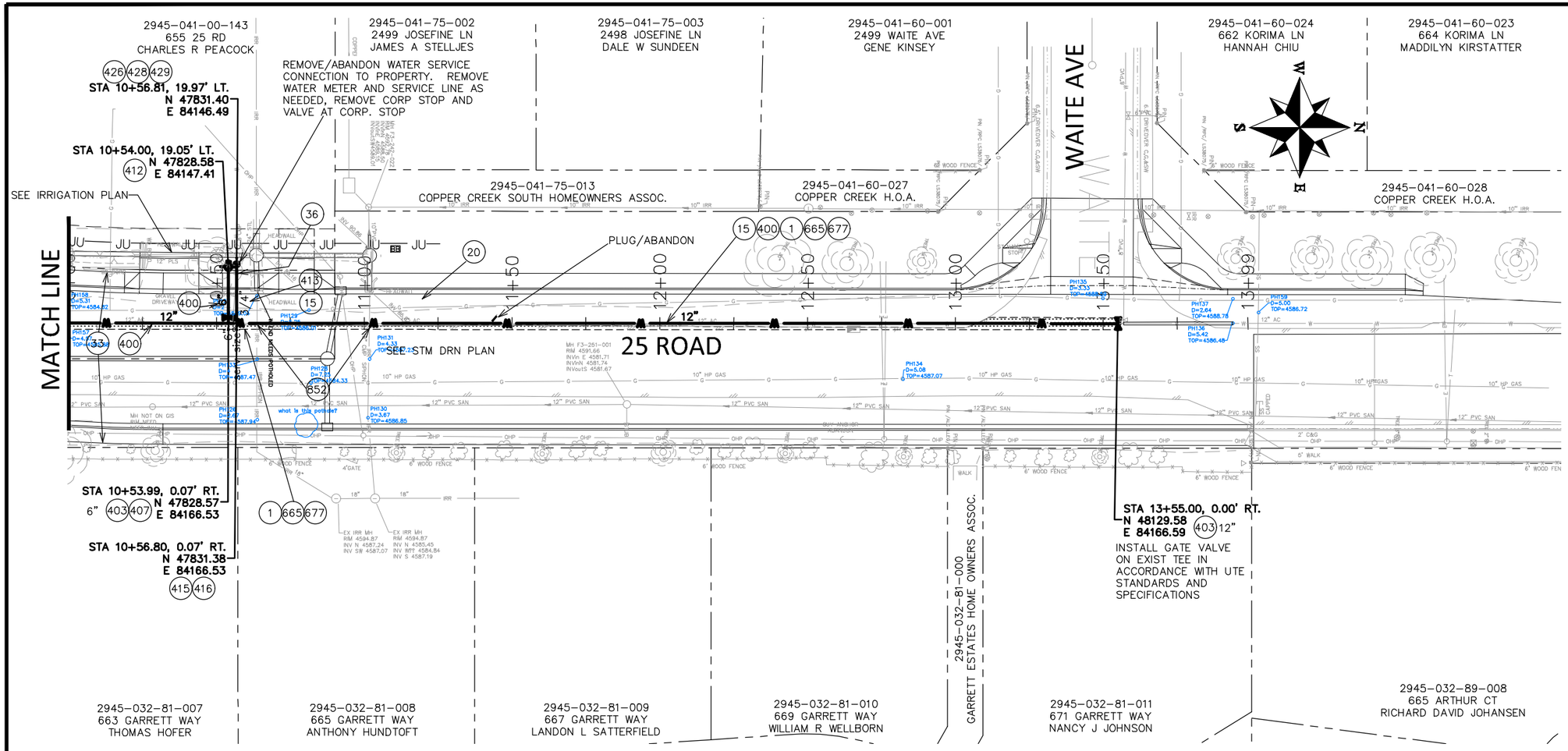
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

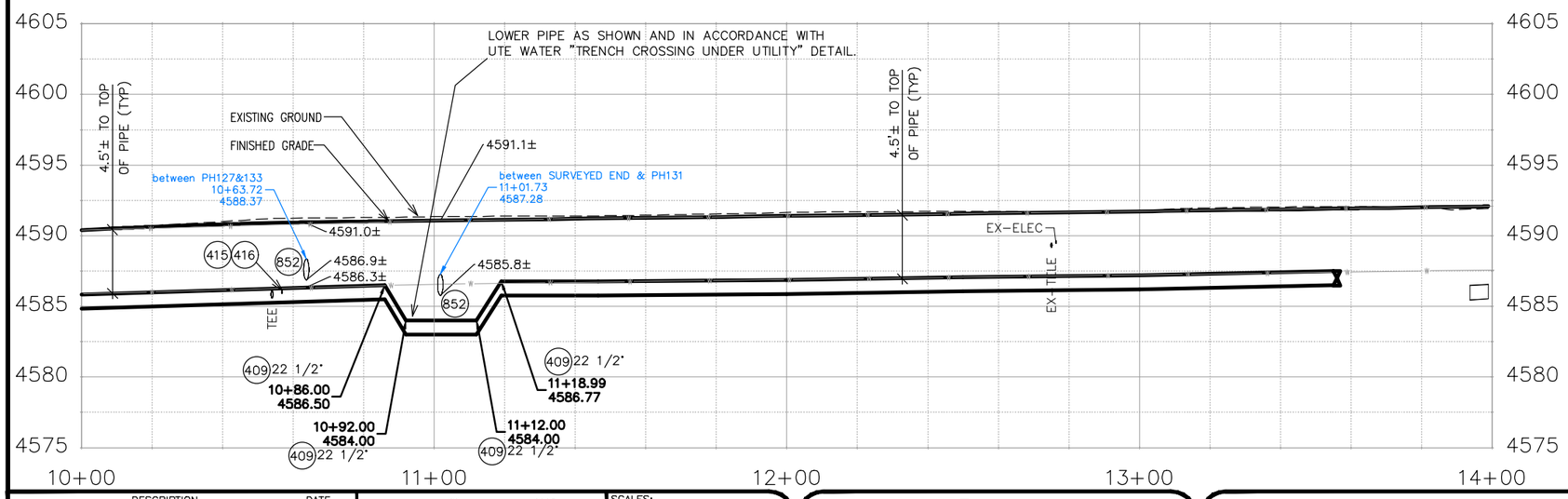
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 7
May 21, 2025





CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE AND TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

36 202 – REMOVE WATER METER

400 102.7/108.2–WATER MAIN PIPE (C-900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

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

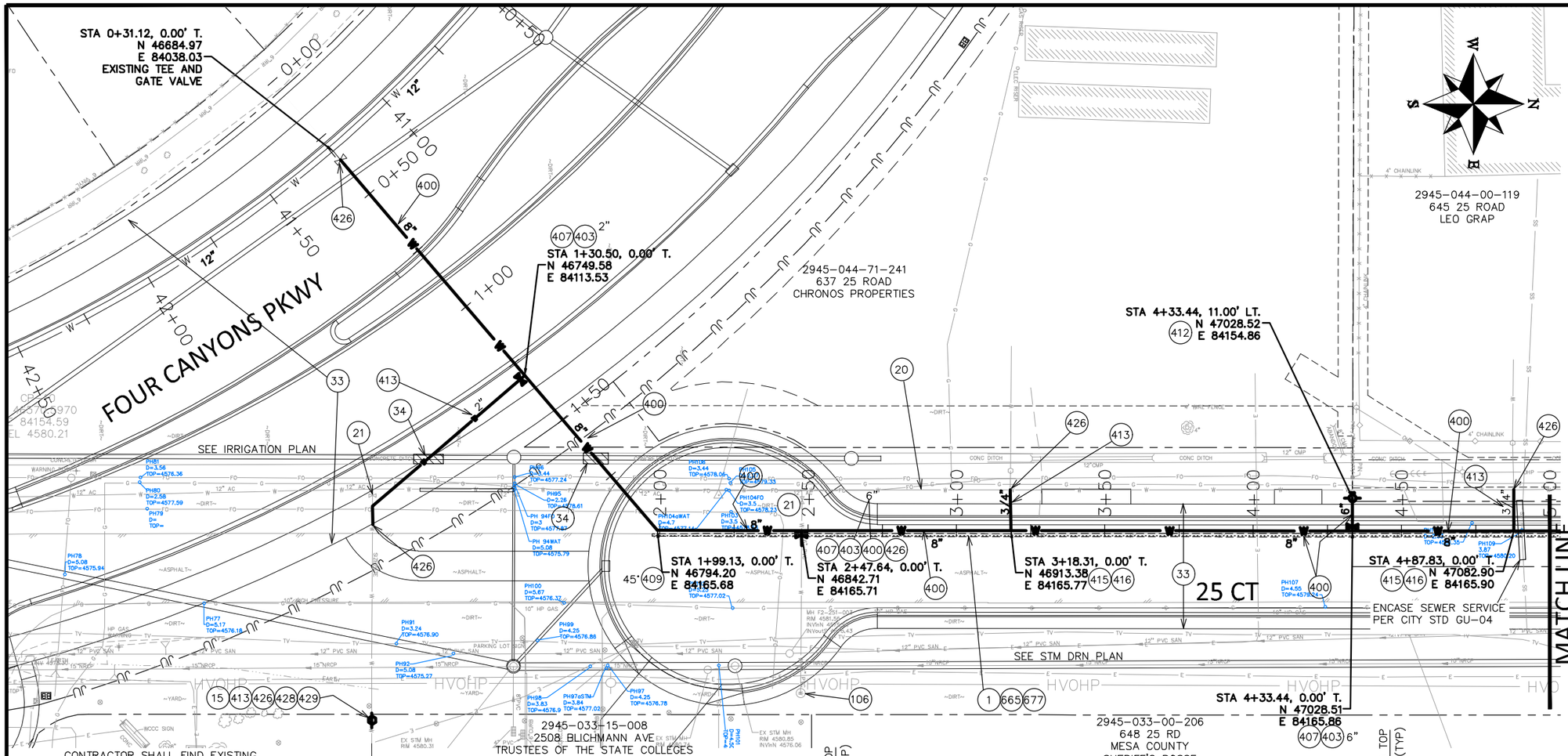
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 8
May 21, 2025



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE & TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

34 202 /608 – REMOVE CONCRETE DITCH AS NEEDED AND REPLACE WITH SUITABLE EARTH DITCH AFTER WATERLINE CONSTRUCTION.

36 202 – REMOVE WATER METER.

106 210 ADJUST WATER MH TO FG

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GYR. = 75) (TWO 2" LIFTS)

ENCASE SEWER SERVICE PER UTE WATER STANDARD DETAILS.

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

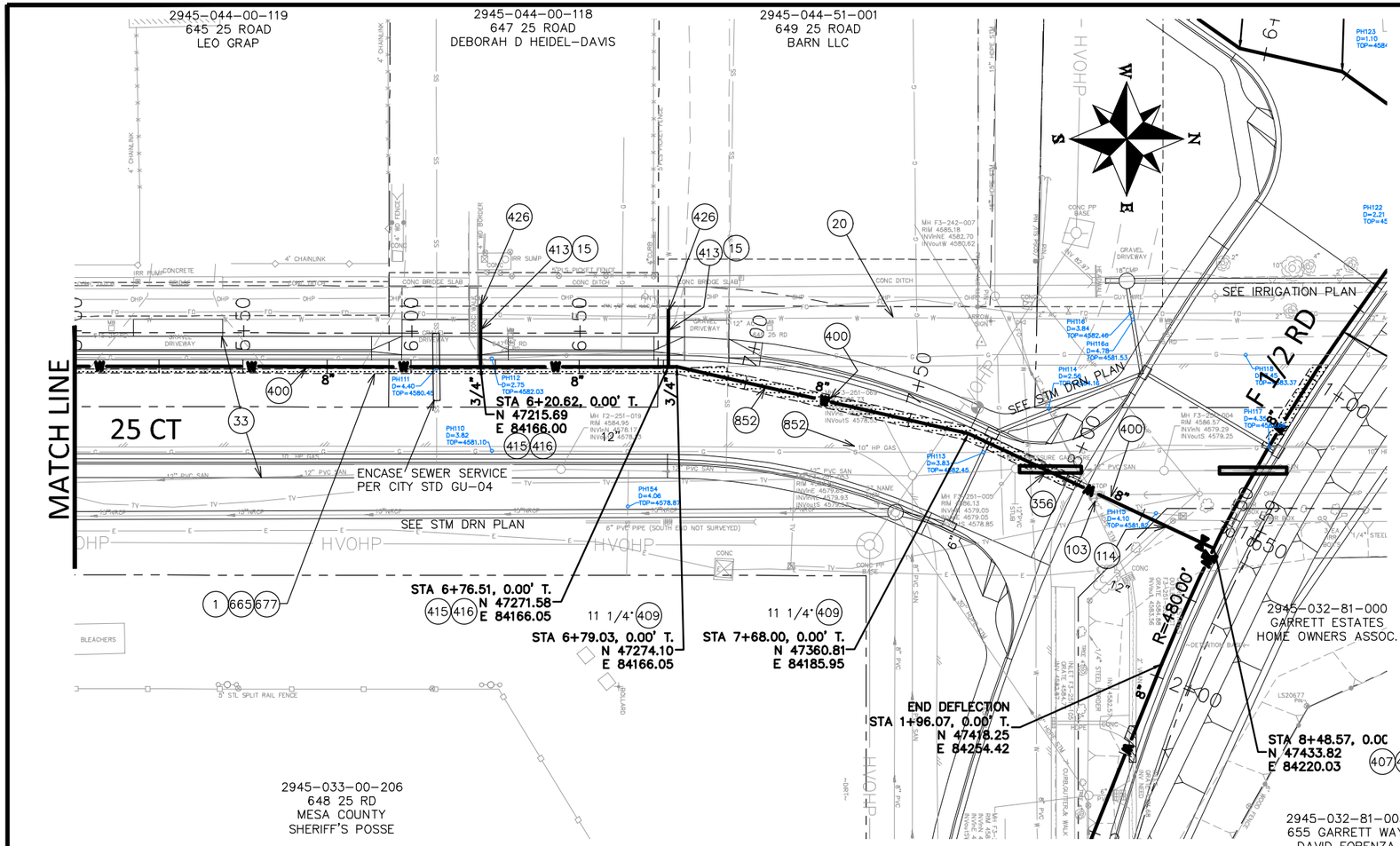
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

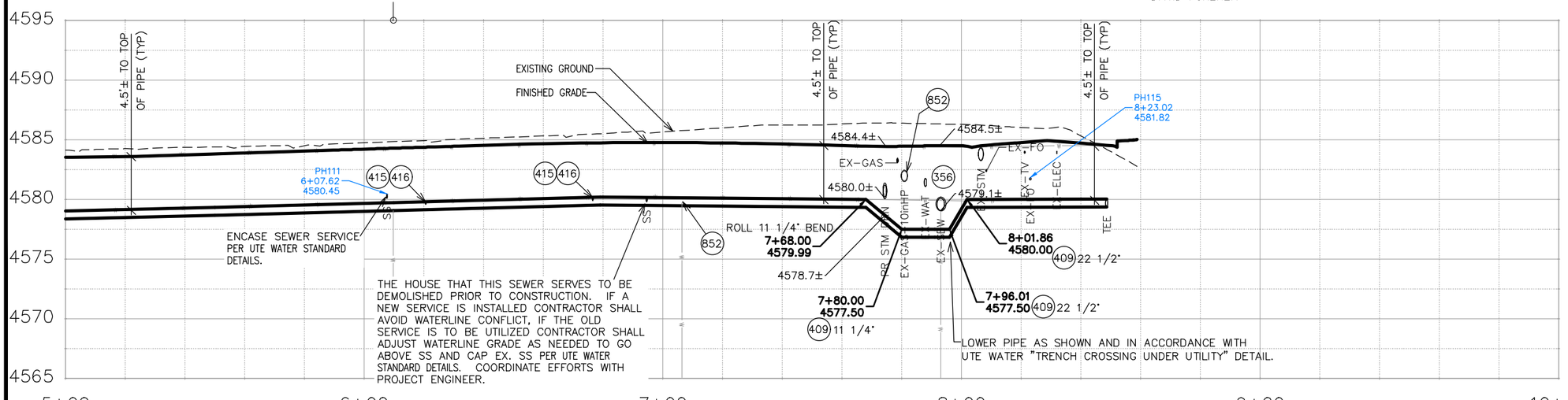
SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 9
May 21, 2025





CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

15 202 – REMOVAL OF PIPE AS SHOWN. (SIZE & TYPE AS SHOWN ON PLAN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

103 210 – RESET SIGN.

114 210 – RESET LANDSCAPE BORDER. (SIZE AND MATERIAL AS SHOWN)

356 104.40 – ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER UTE WANTER STANDARD DETAILS. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)

400 102.7/108.2–WATER MAIN PIPE (C-900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN).

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

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

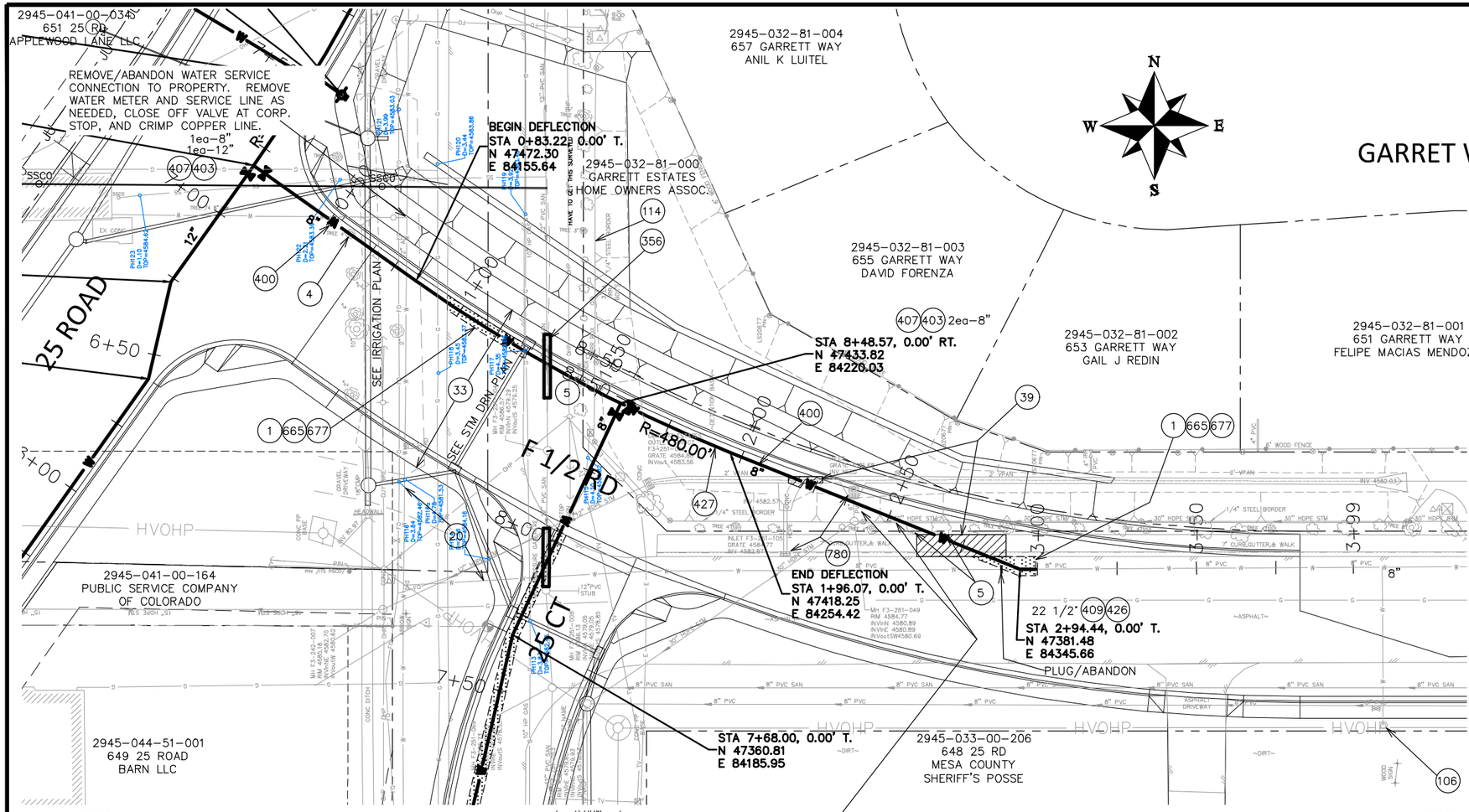
DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

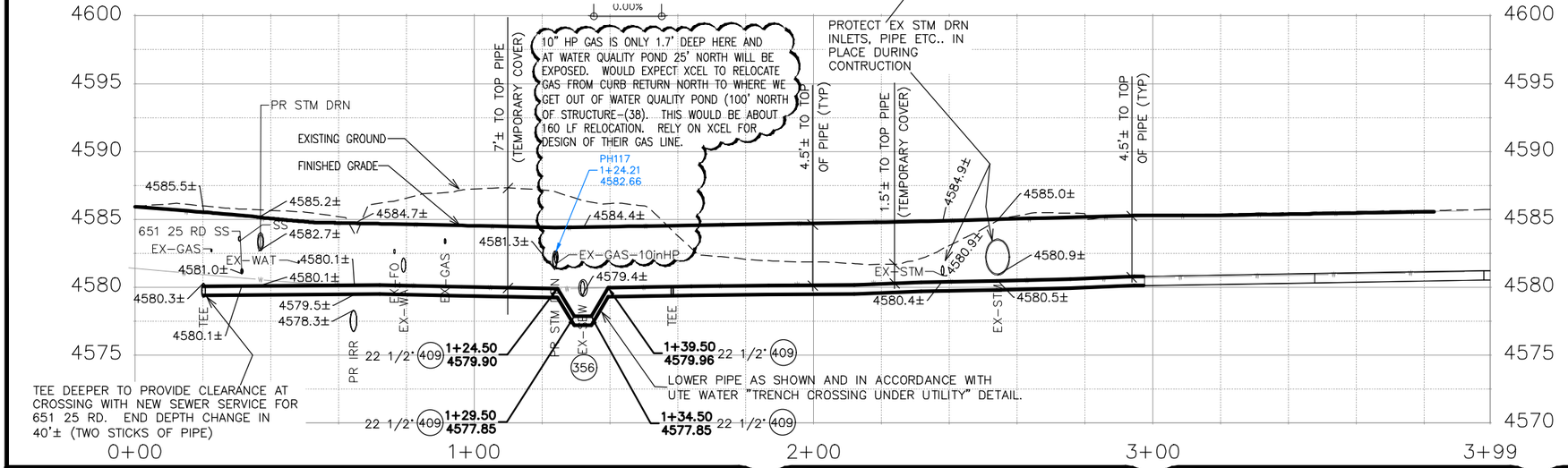
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 10
May 21, 2025





CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

4 202 – REMOVAL OF TREE (SIZE AS SHOWN ON PLAN)

5 202 – REMOVAL OF BUSH

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

39 202/608 – REMOVE CONCRETE CURB, GUTTER, AND WALK AS NEEDED AND REPLACE IN KIND AFTER WATERLINE CONSTRUCTION.

114 210 – RESET LANDSCAPE BORDER. (SIZE AND MATERIAL AS SHOWN)

356 104.40 – ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER UTE WANTER STANDARD DETAILS. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)

400 102.7/108.2–WATER MAIN PIPE (C-900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

427 DEFLECT PIPE AS SHOWN.

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64-22) (GYR. = 75) (TWO 2" LIFTS)

780 208 – STORM DRAIN INLET PROTECTION (SILT SACK)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

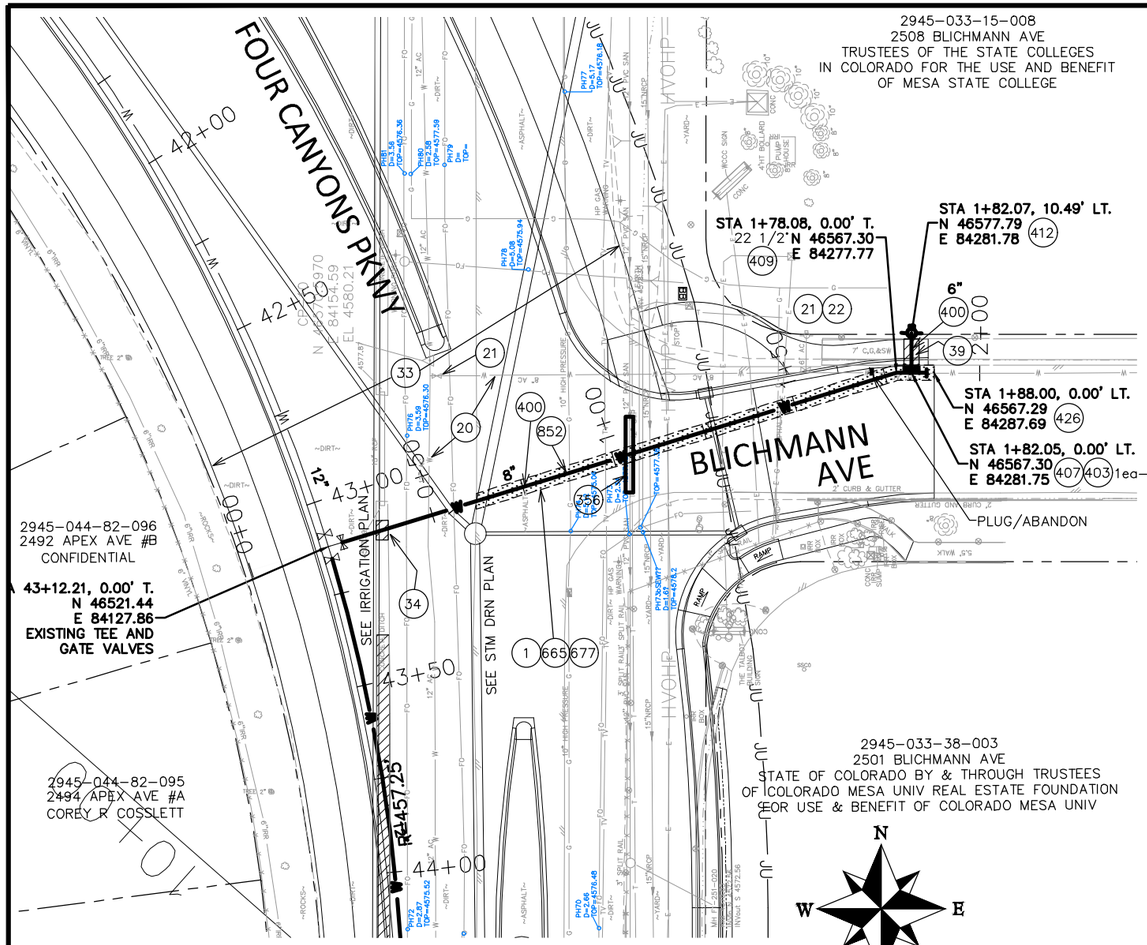
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 11
May 21, 2025



CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

22 202 – REMOVE EXISTING FIRE HYDRANT AND RETURN TO UTE WATER

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

34 202 /608 – REMOVE CONCRETE DITCH AS NEEDED AND REPLACE WITH SUITABLE EARTH DITCH AFTER WATERLINE CONSTRUCTION.

39 202/608 – REMOVE CONCRETE CURB, GUTTER, AND WALK AS NEEDED AND REPLACE IN KIND AFTER WATERLINE CONSTRUCTION.

103 210 – RESET SIGN.

356 104.40 – ENCASE ENTIRE SEWER IN REINFORCED CONCRETE PER UTE WANTER STANDARD DETAILS. (ALL CASES WHERE WATER LINE BELOW SEWER LINE OR AT WATERWAY CROSSING)

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

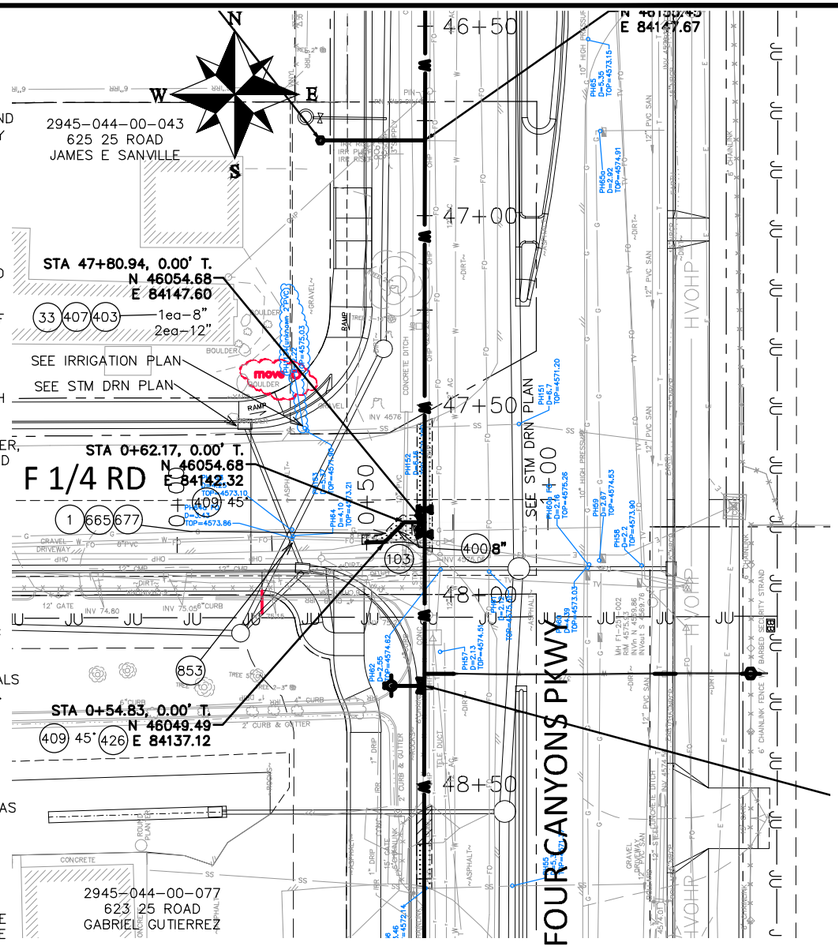
426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

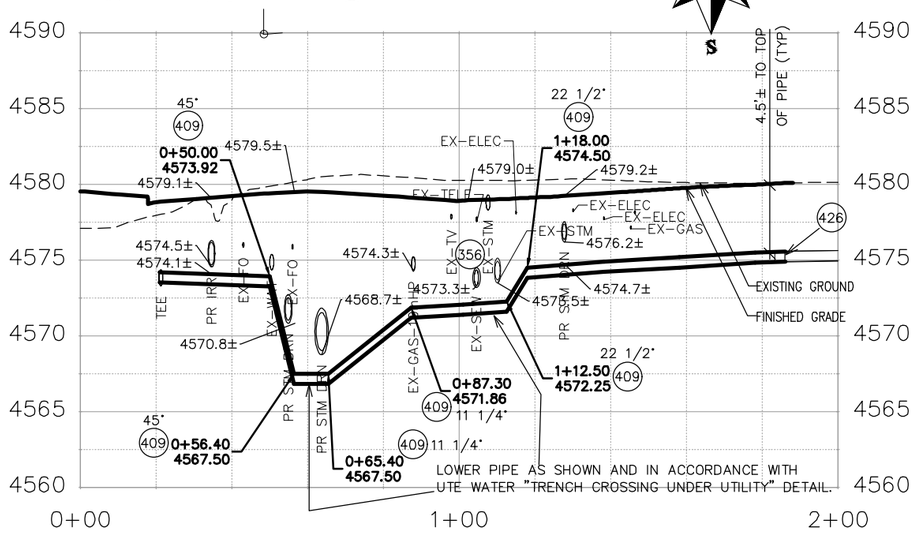
665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

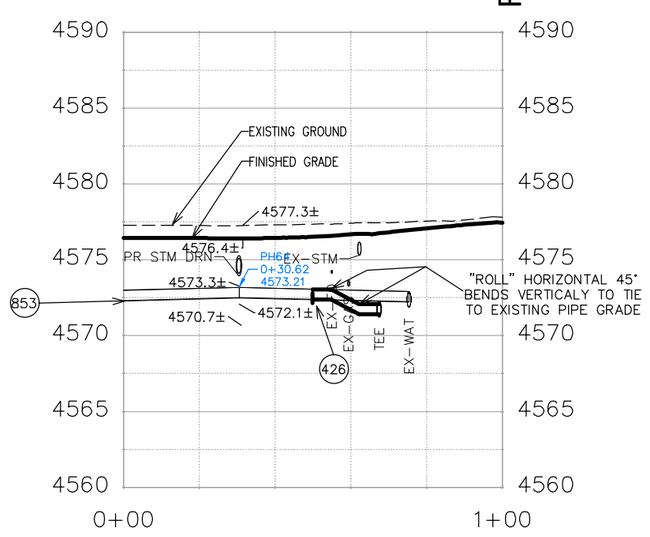
677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

853 POTHOLE EXISTING WATERLINE AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT WITH PROPOSED STORM DRAIN AND PROPOSED IRRIGATION IF ANY WITH PROJECT ENGINEER. IF WATERLINE ADJUSTMENT IS REQUIRED THAT WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION BY UTE WATER.







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

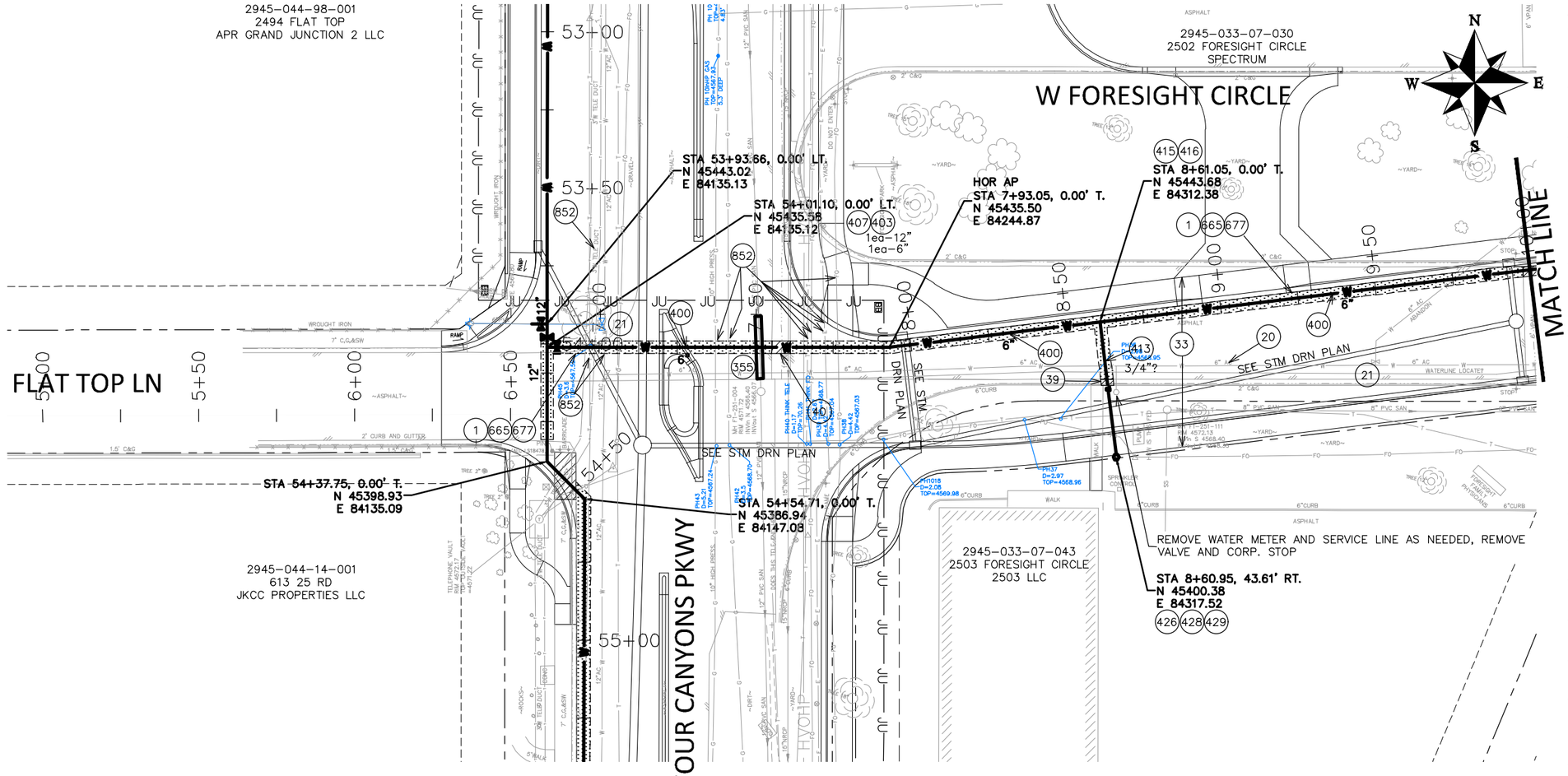
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

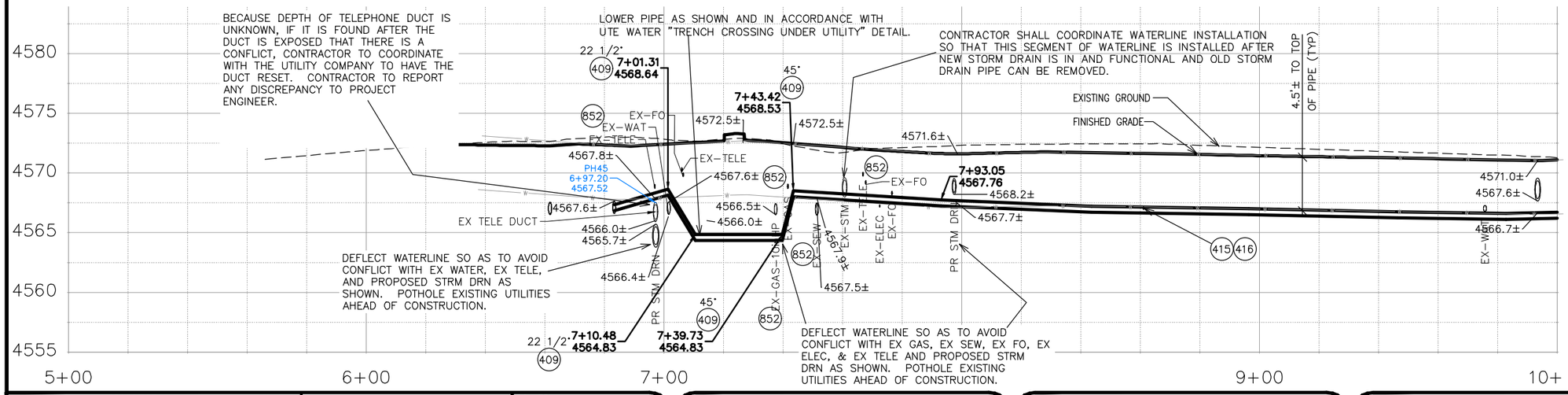
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 12
May 21, 2025





CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

21 202 – REMOVE EXISTING WATER VALVE.

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

39 202/608 – REMOVE CONCRETE CURB, GUTTER, AND WALK AS NEEDED AND REPLACE IN KIND AFTER WATERLINE CONSTRUCTION.

40 202/608 – REMOVE CONCRETE GUTTER/APRON AS NEEDED AND REPLACE WITH ASPHALT/ABC AS SPECIFIED ON EITHER SIDE.

355 104.40 – CAP TOP HALF OF SEWER IN CONCRETE PER STD. UTE WATERLINE DETAILS (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

415 102.8K/108.4 – TAPPING SADDLE (SIZE AS SHOWN ON PLAN)

416 102.8J/108.4 – CORPORATION STOP (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

428 102.8/108.4 – METER SETTER (INSTALL ONLY (SIZE AS SHOWN) (UTE WATER TO PROVIDE)

429 102.8/108.4 – METER PIT (INSTALL ONLY) (UTE WATER TO PROVIDE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

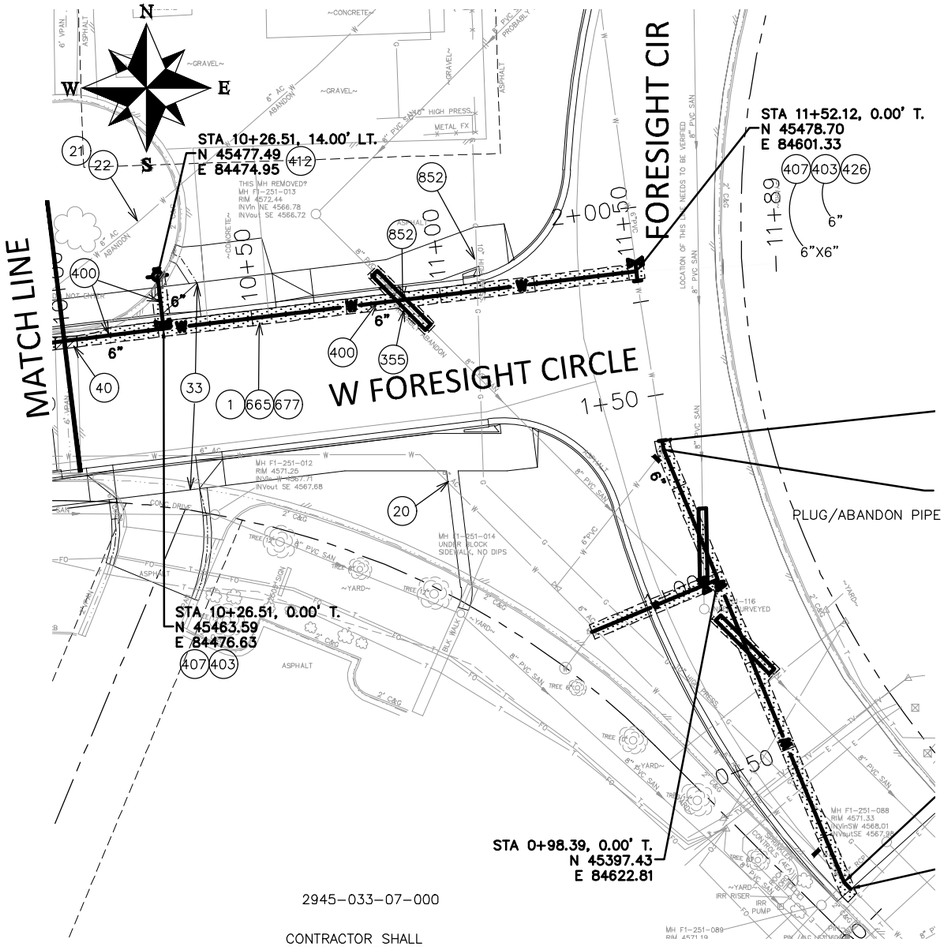
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

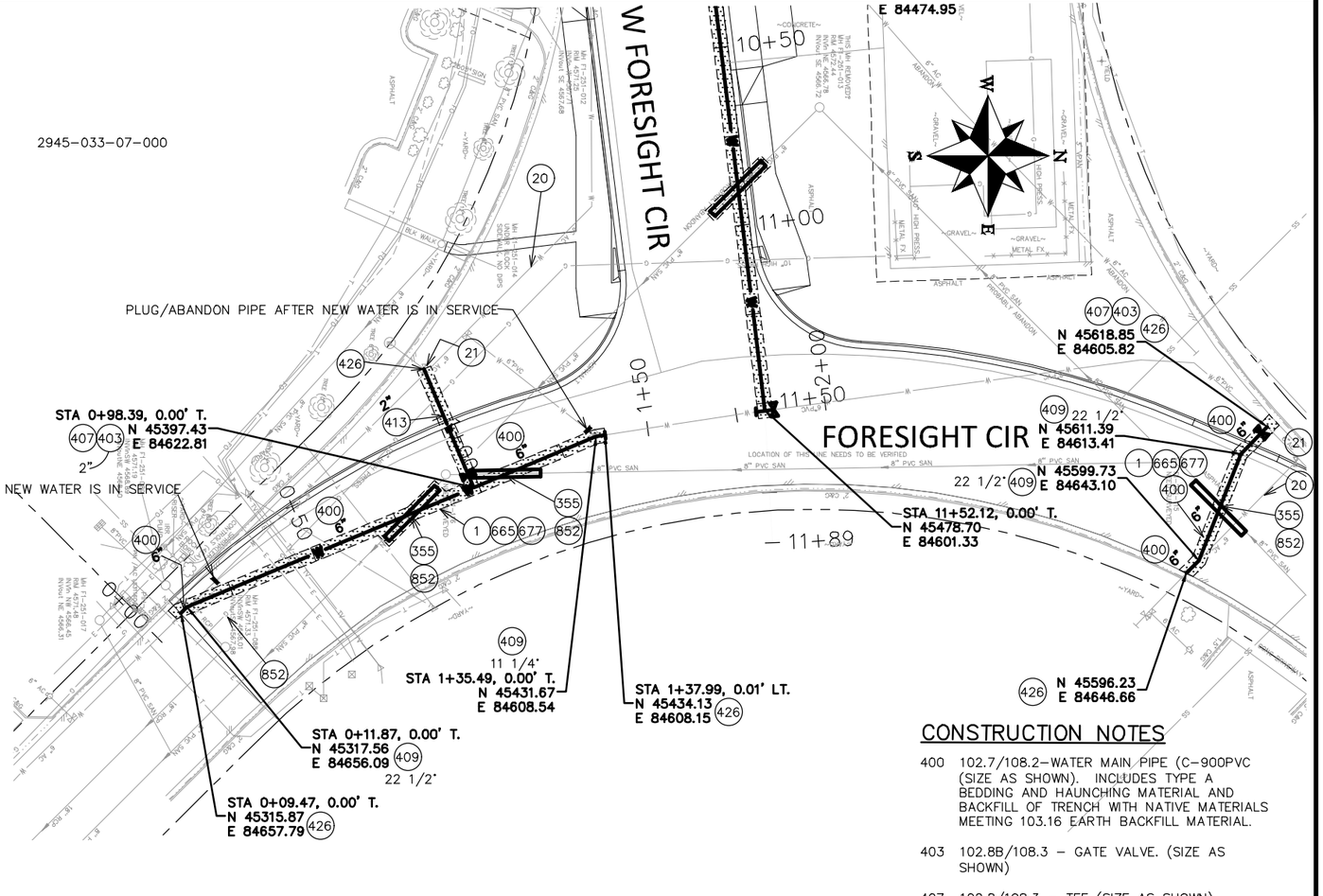
SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

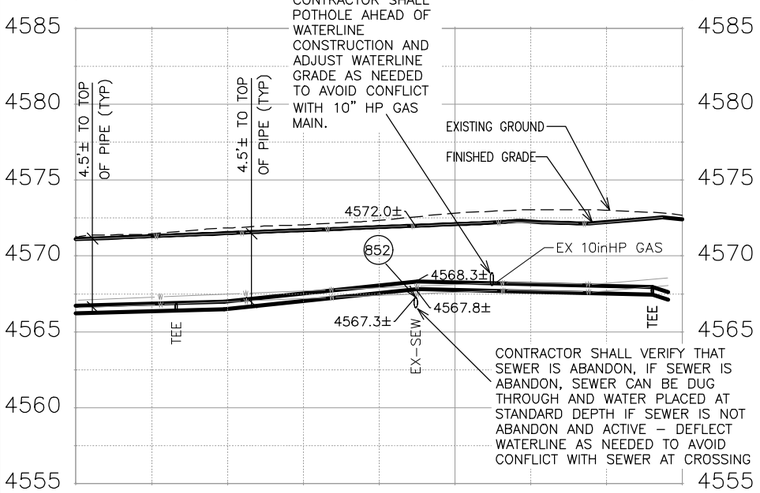
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 13
May 21, 2025







CONSTRUCTION NOTES

1 202 – REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)

20 202 – AFTER NEW WATERLINE HAS BEEN INSTALLED, TESTED, APPROVED, AND IN SERVICE EXISTING LINE CAN BE ABANDON.

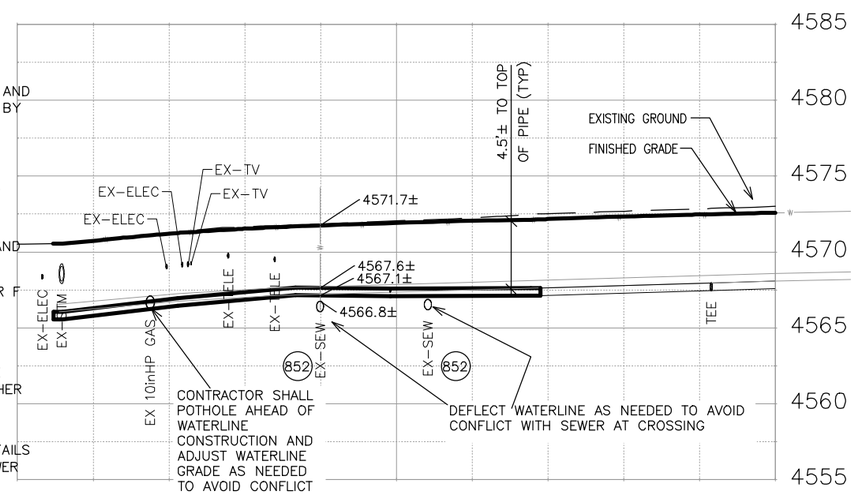
21 202 – REMOVE EXISTING WATER VALVE.

22 202 – REMOVE EXISTING FIRE HYDRANT AND RETURN TO UTE WATER

33 SEE CITY OF GRAND JUNCTION PLANS FOR F 1/2 RD PKWY FOR FINAL GROUND RESTORATIONS.

40 202/608 – REMOVE CONCRETE GUTTER/APRON AS NEEDED AND REPLACE WITH ASPHALT/ABC AS SPECIFIED ON EITHER SIDE.

355 104.40 – CAP TOP HALF OF SEWER IN CONCRETE PER STD. UTE WATERLINE DETAILS (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



CONSTRUCTION NOTES

400 102.7/108.2–WATER MAIN PIPE (C–900PVC (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

403 102.8B/108.3 – GATE VALVE. (SIZE AS SHOWN)

407 102.8/108.3 – TEE (SIZE AS SHOWN)

409 102.8/108.3 – ELBOW (SIZE AND ANGLE AS SHOWN)

412 102.8A/108.3 – FIRE HYDRANT

413 102.7C/108.4 – WATER SERVICE LINE (TYPE K COPPER) (SIZE AS SHOWN ON PLAN)

426 CONNECT TO EXISTING WATER PIPE/VALVE/FITTING. THE CONTRACT UNIT PRICE FOR WATER PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

665 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)

677 401.08 – HOT BITUMINOUS PAVEMENT (PATCHING) (4" THICK) (GRADING SX, PG 64–22) (GYR. = 75) (TWO 2" LIFTS)

852 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. REPORT AND COORDINATE CONFLICT IF ANY WITH PROJECT ENGINEER.

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

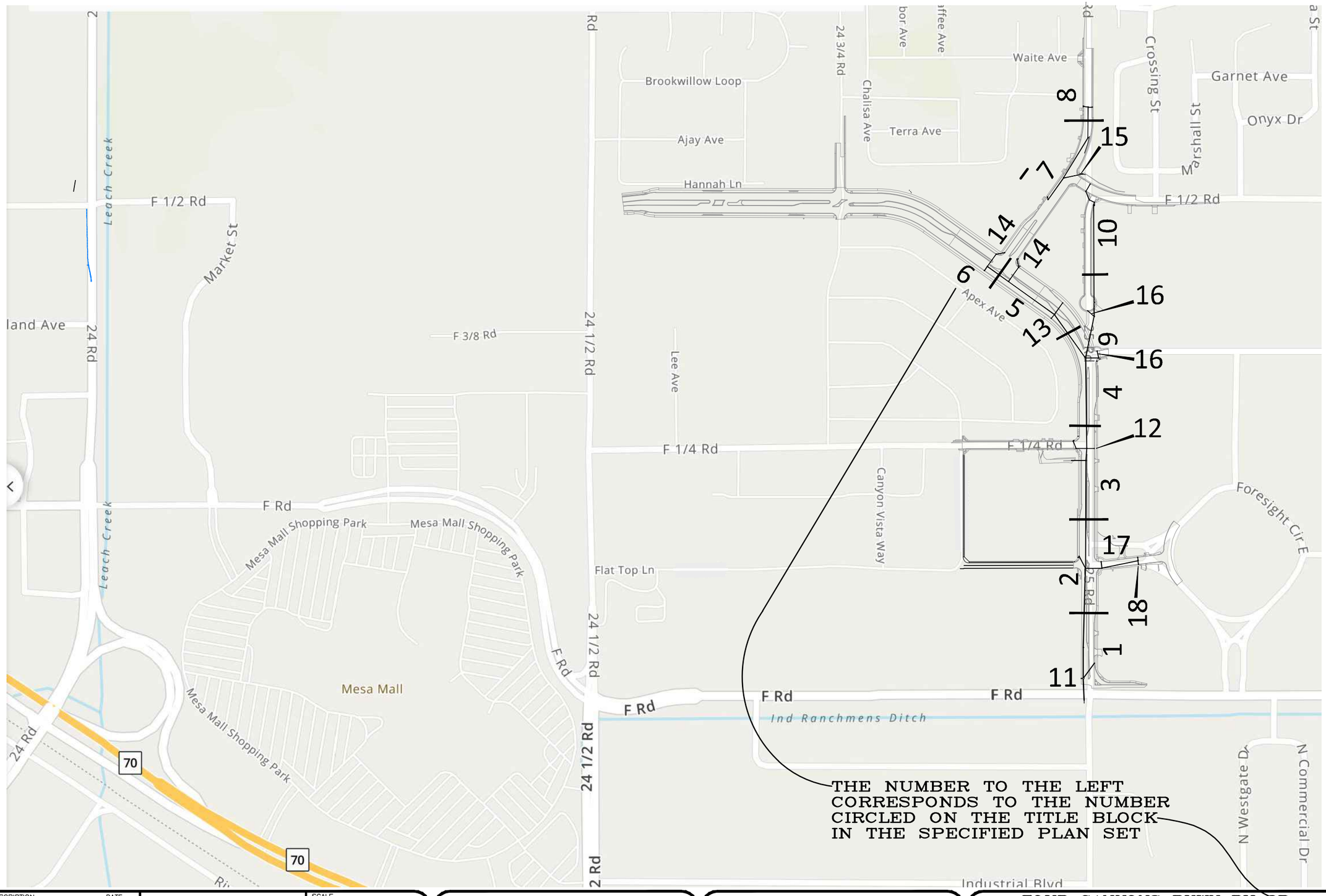
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WATERLINE PLAN AND PROFILE – 14
May 21, 2025



DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

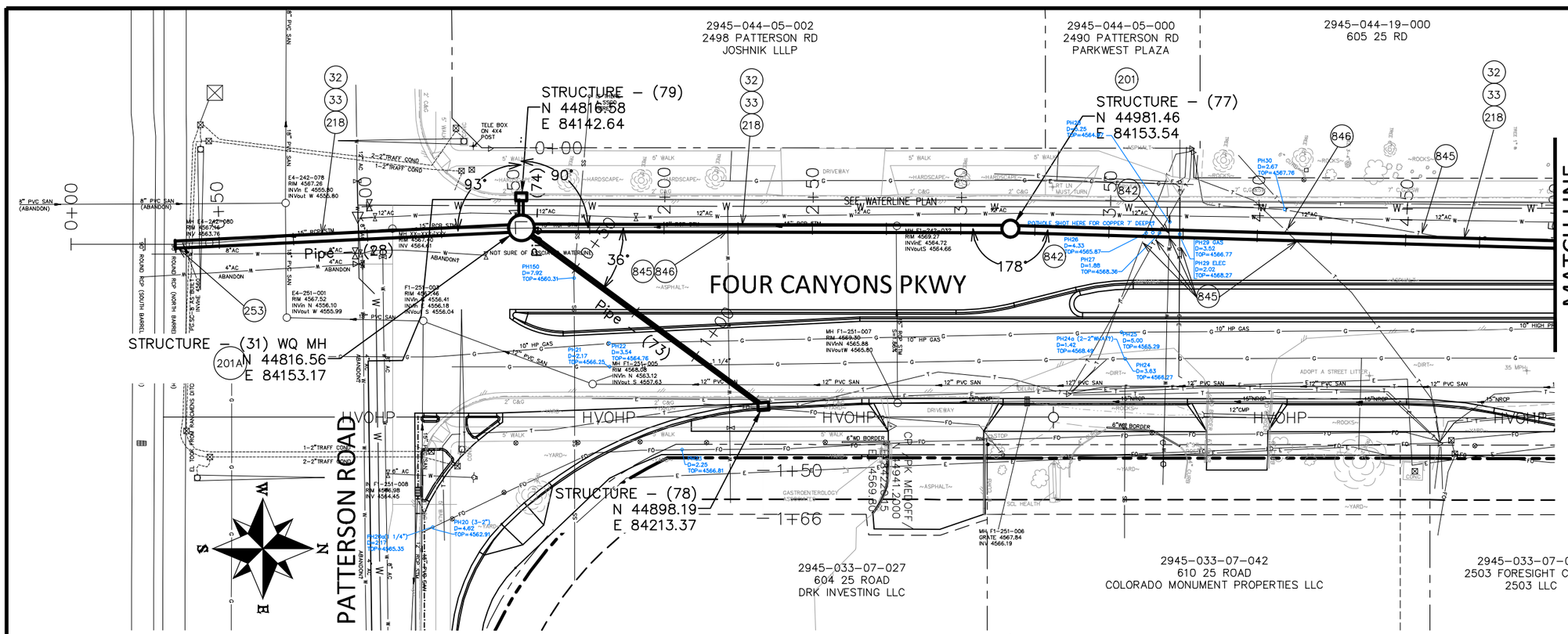
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

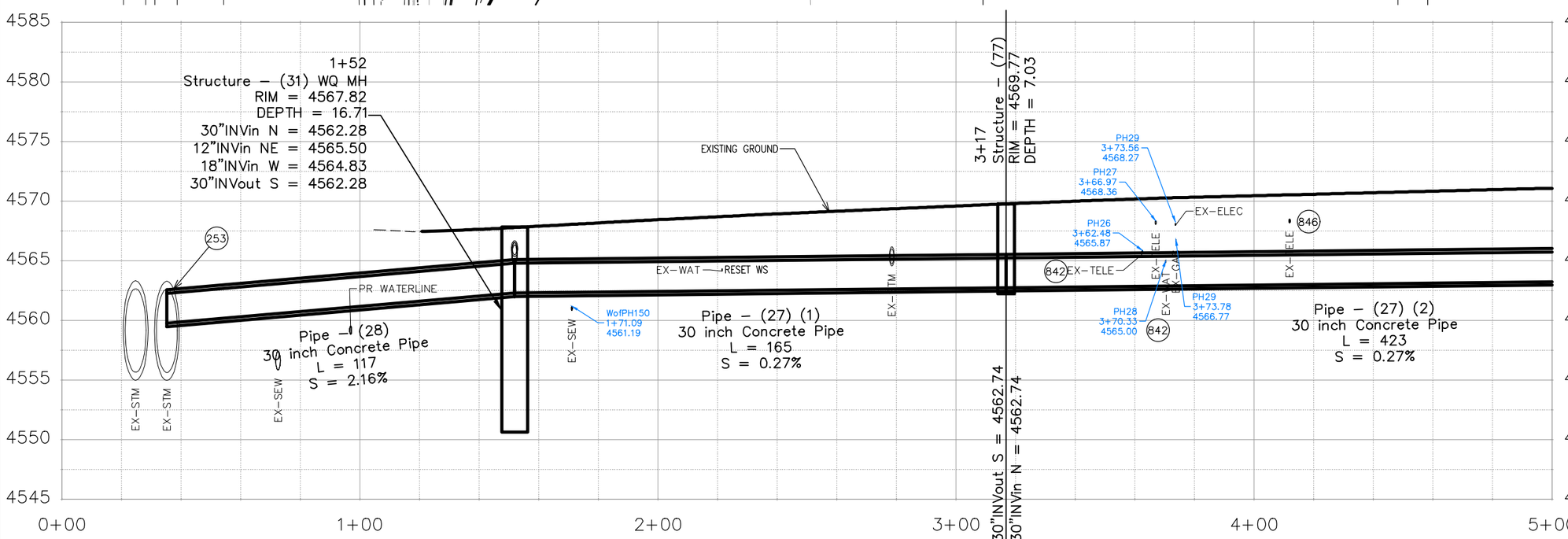
SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN SHEET INDEX – (X)
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–03).

201A 102.11/108.5 – WQ MANHOLE. ADS STORMWATER TREATMENT UNIT BARRACUDA S8 OR ENGINEER APPROVED EQUAL. INCLUDES 96" CONCRETE MANHOLE SUPPLIED BY MANUFACTURER AND 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.

842 RESET UTILTY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

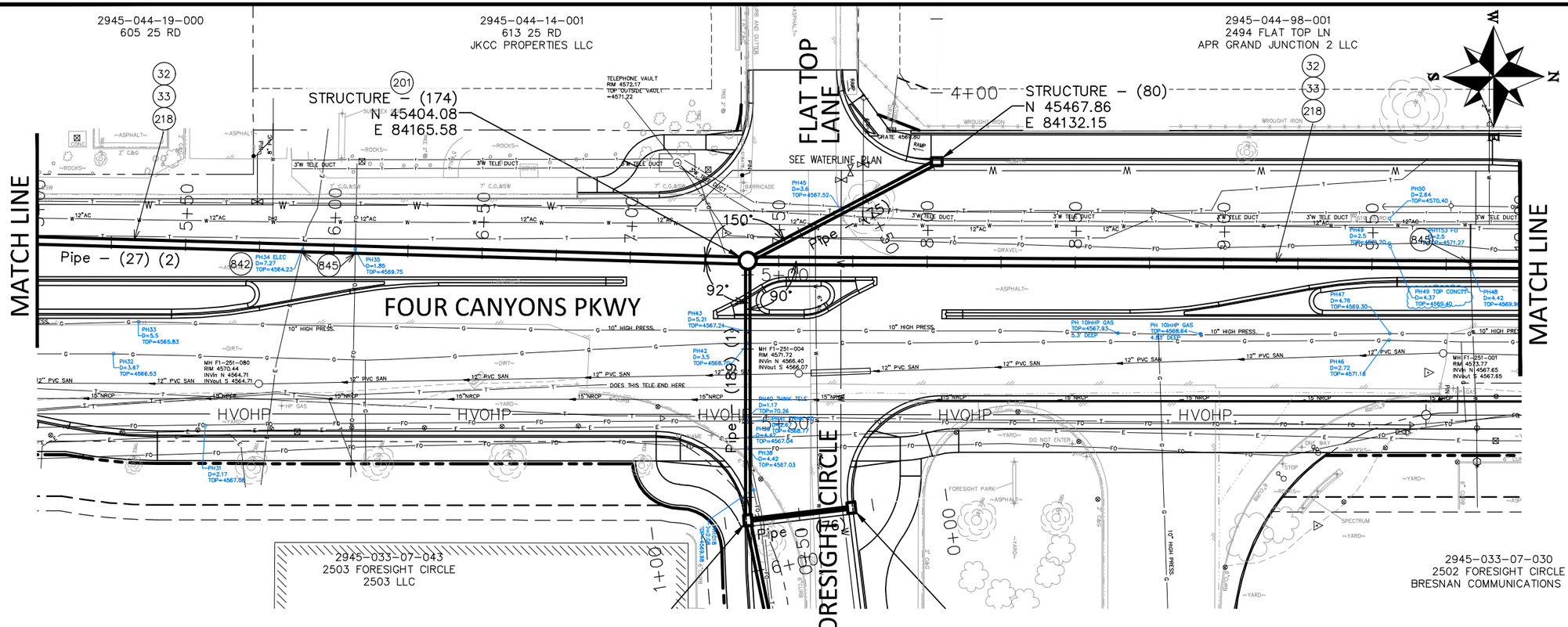
SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

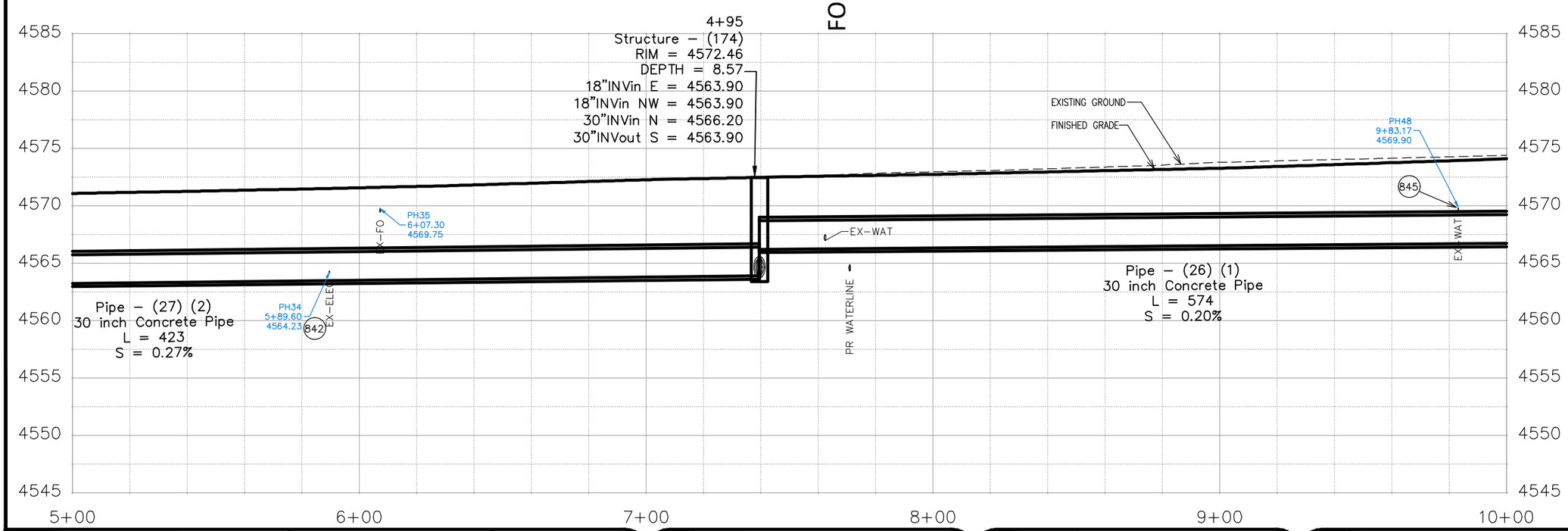
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 1
May 21, 2025

77





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

218 102.10/108.2 – 30" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

842 RESET UTILITY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

847 CONTRACTOR WILL NEED TO SLIGHTLY ADJUST DEPTH OF WATER SERVICE TO FACILITATE STORM DRAIN CONSTRUCTION. COST WILL BE INCEDENTAL TO COST OF STORM DRAIN PIPE. NO SEPARATE PAY.

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

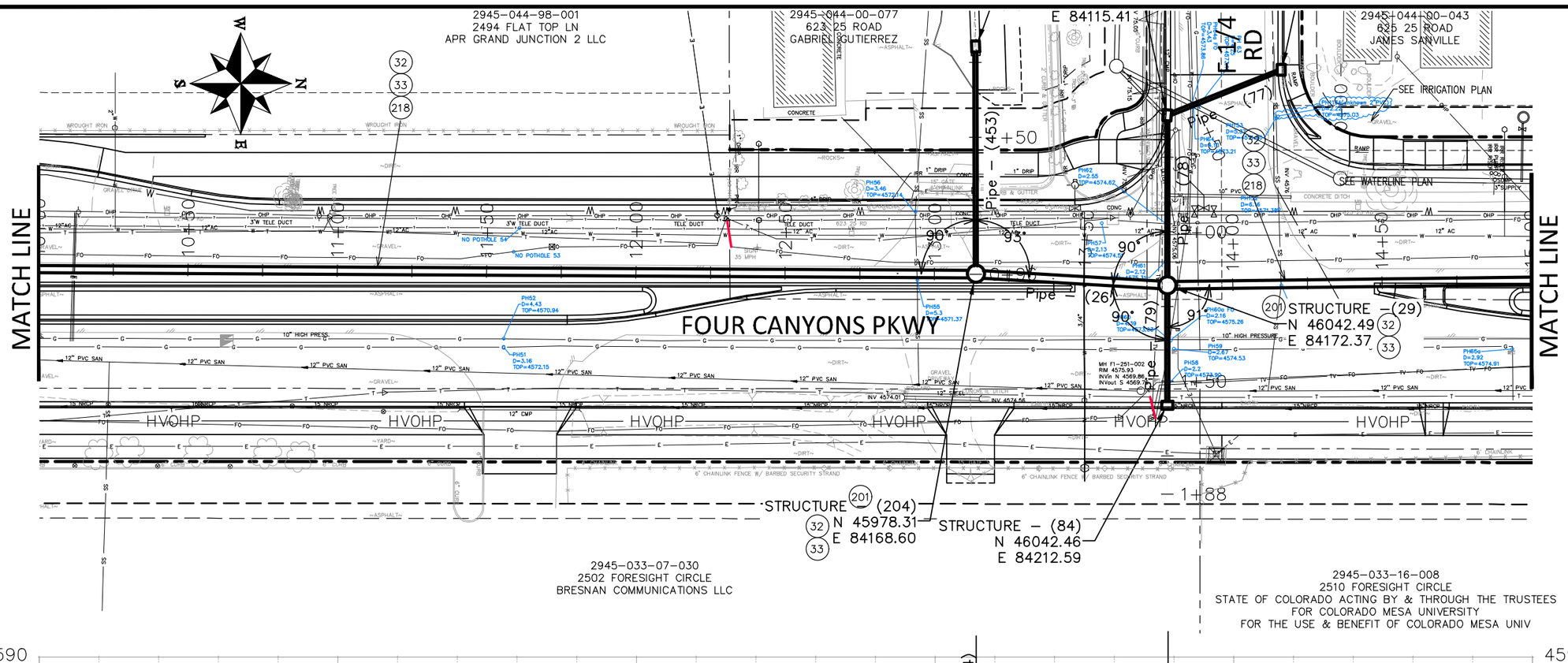
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 2
May 21, 2025



CONSTRUCTION NOTES

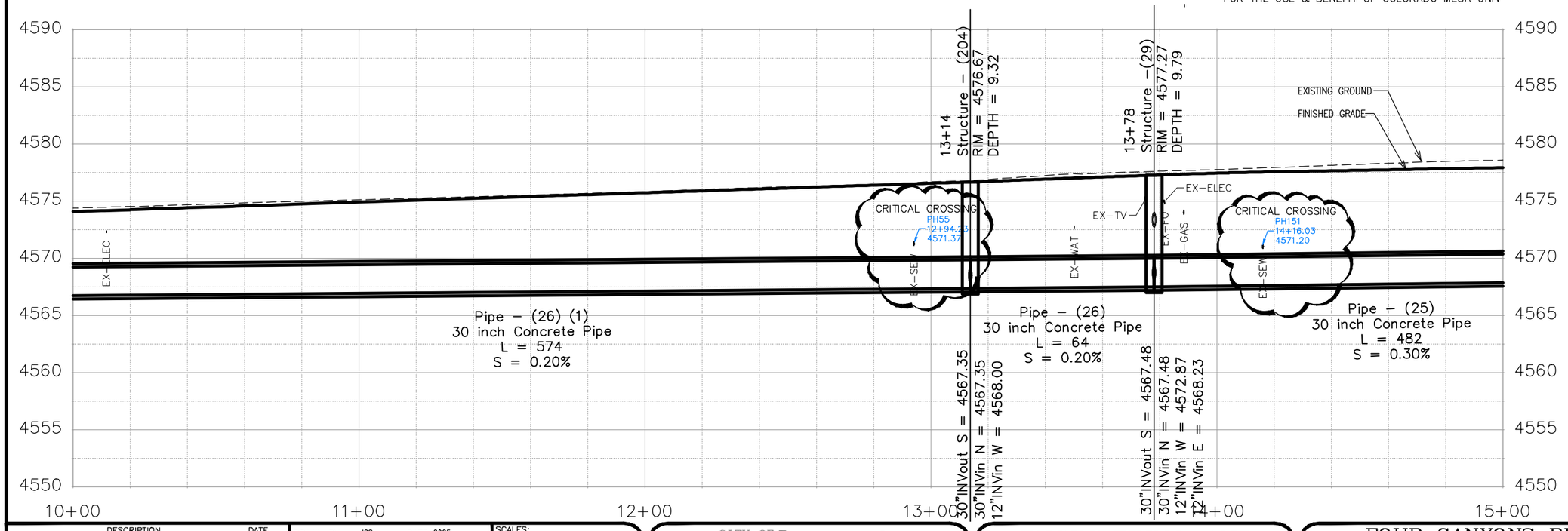
32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–03).

218 102.10/108.2 – 30" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

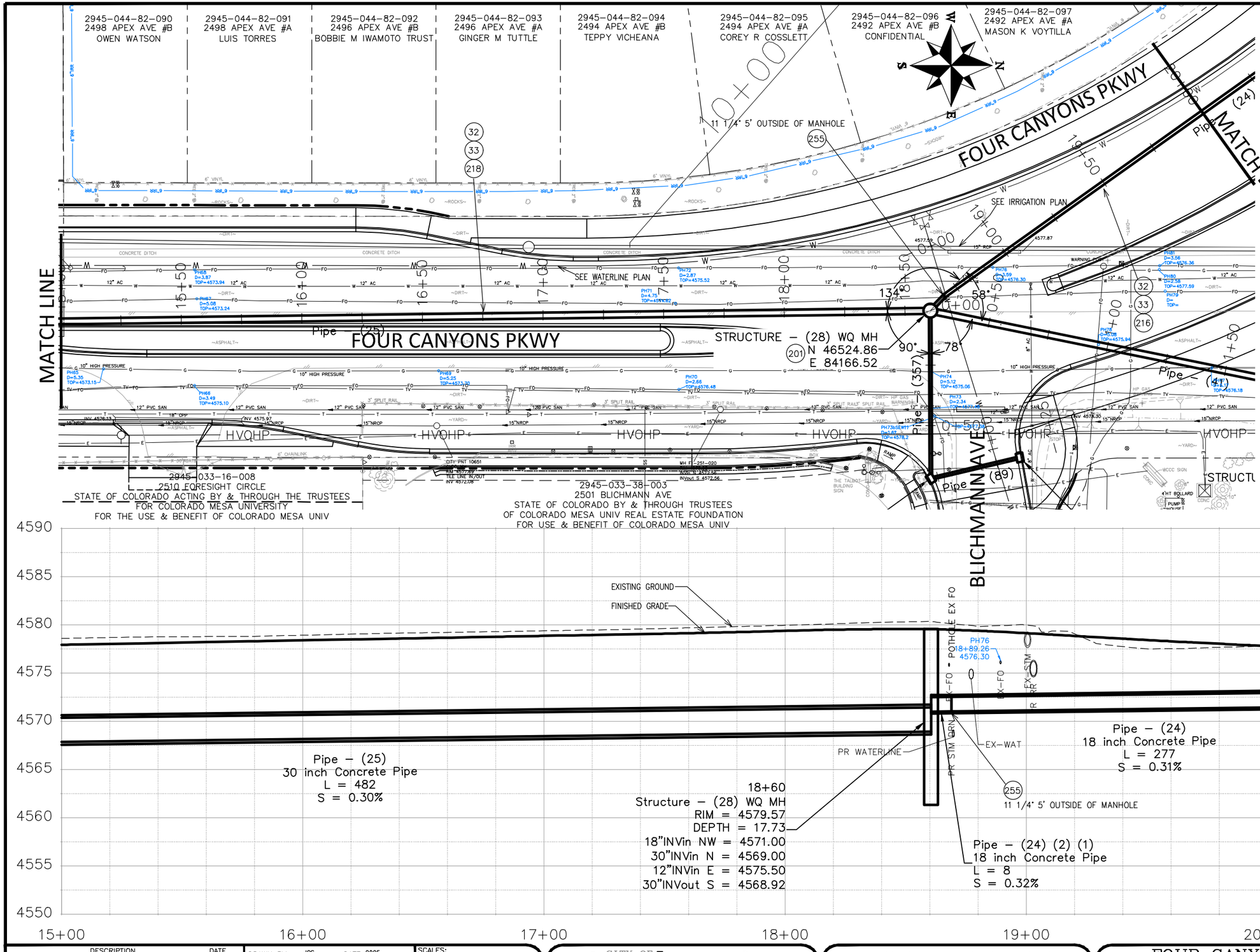
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 3
May 21, 2025



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – WQ MANHOLE. ADS STORMWATER TREATMENT UNIT BARRACUDA MAX S6 OR ENGINEER APPROVED EQUAL. INCLUDES 72" CONCRETE MANHOLE SUPPLIED BY MANUFACTURER AND CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03)

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.

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.

255 108.2 – ELBOW (SIZE AND ANGLE AS SHOWN) SHALL BE INCLUDED IN COST OF PIPE. NO SEPARATE PAY.

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

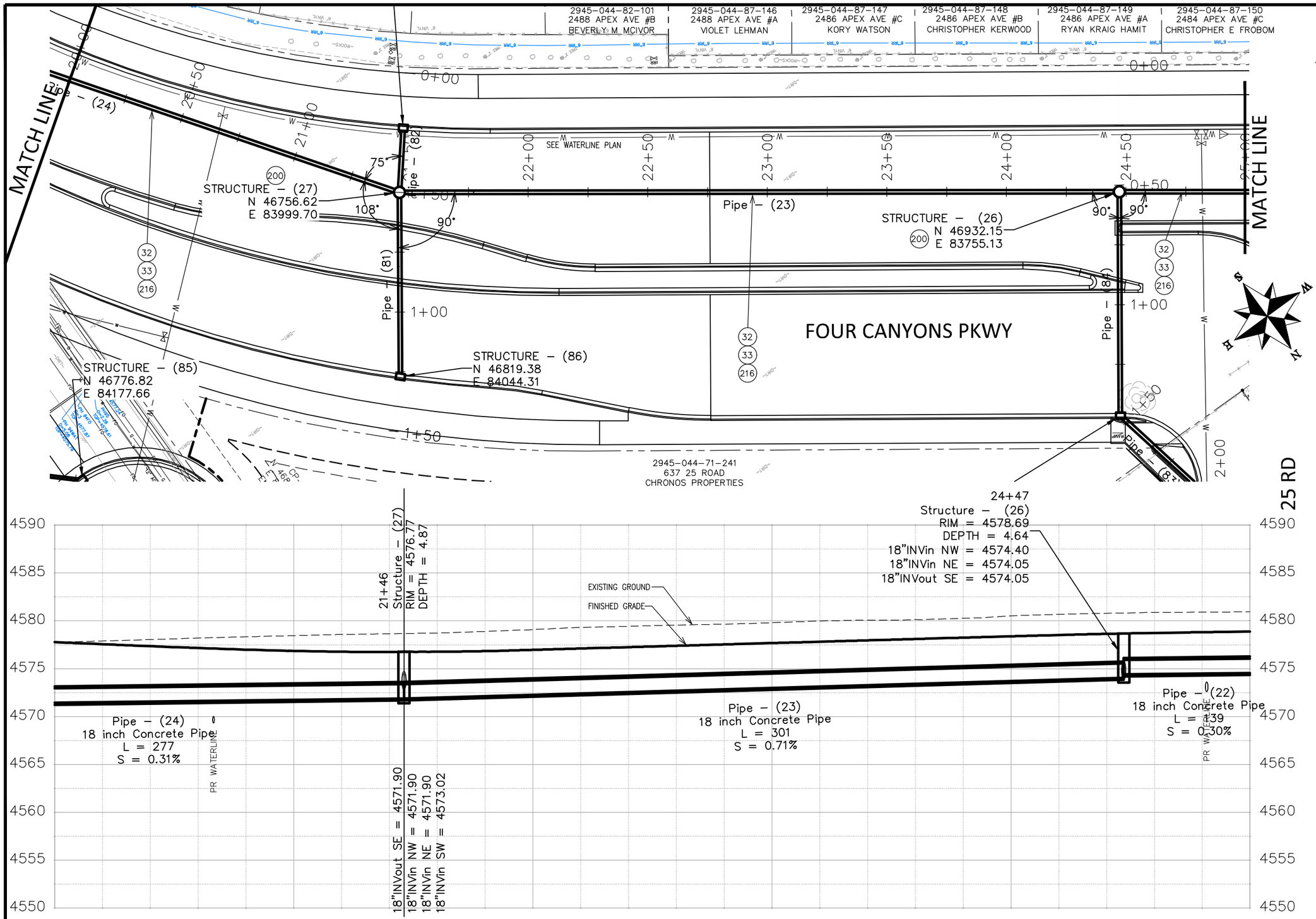
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 4
May 21, 2025



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

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.

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

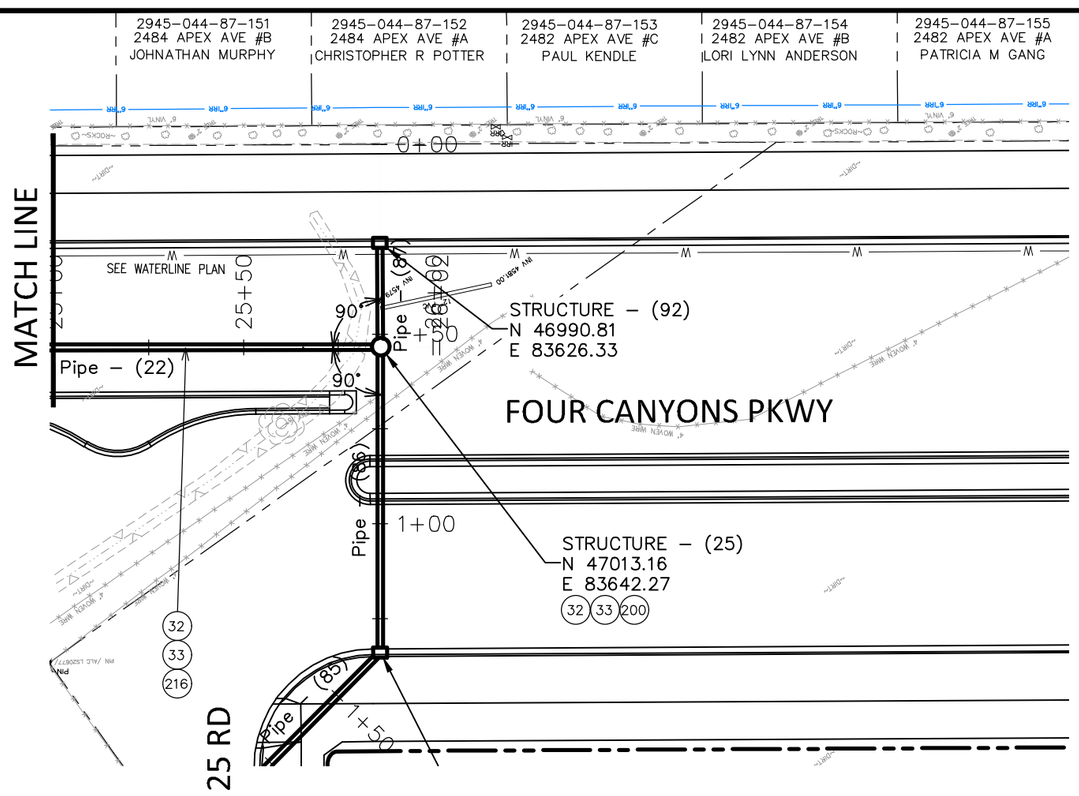
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 5
May 21, 2025





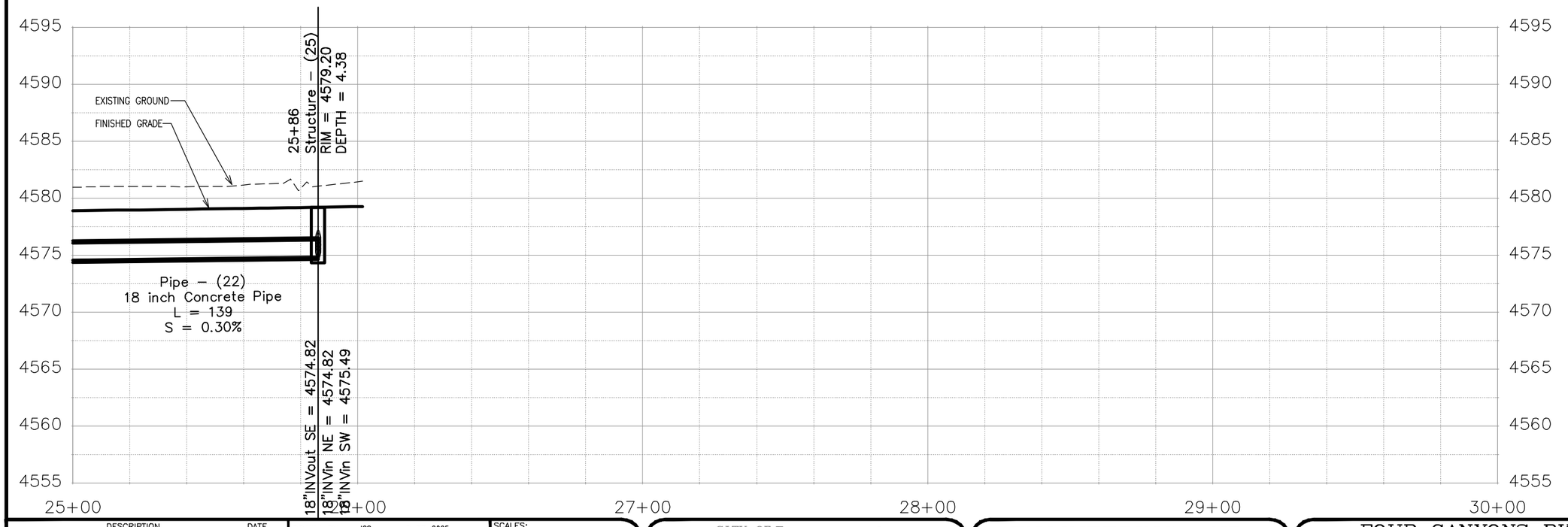
CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

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.



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

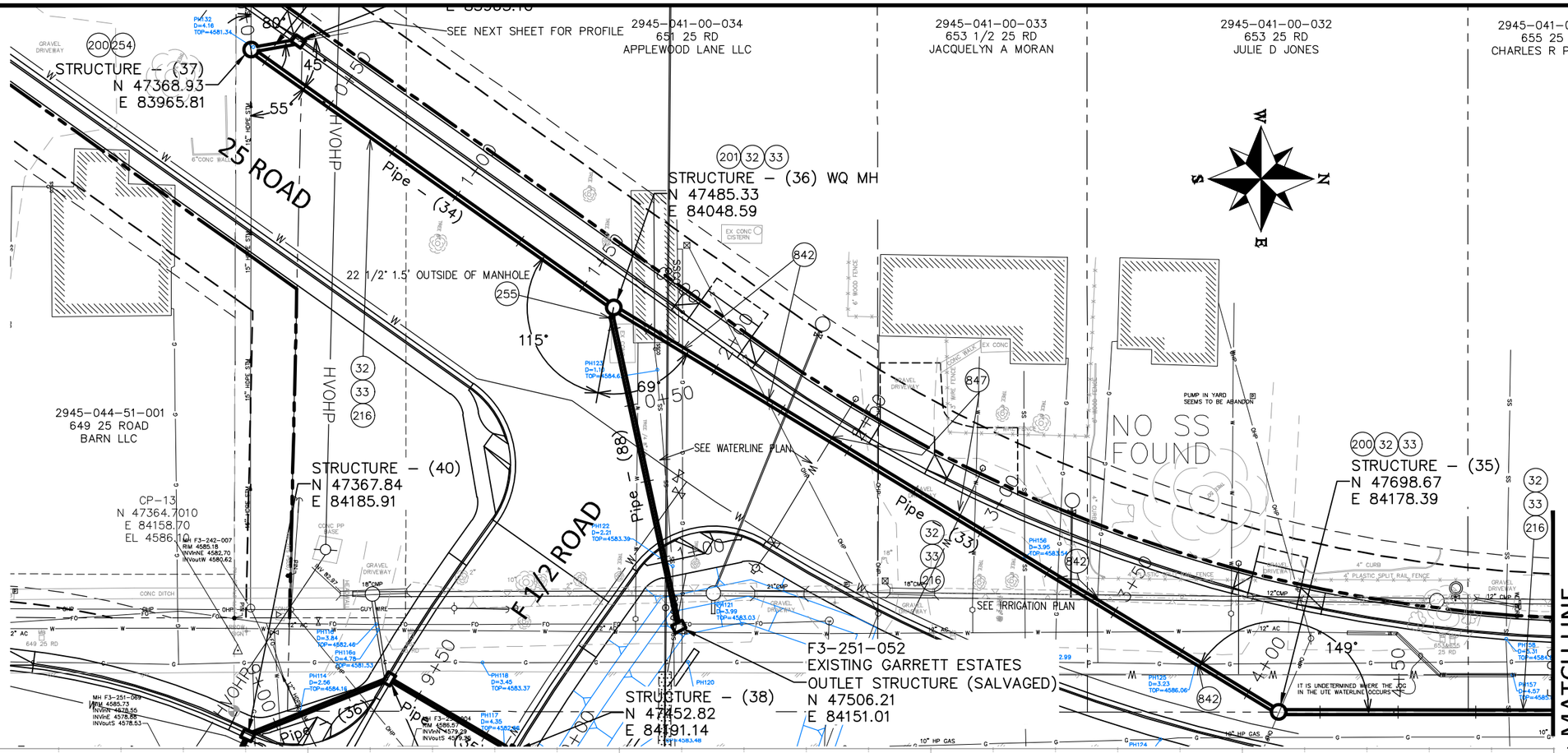
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

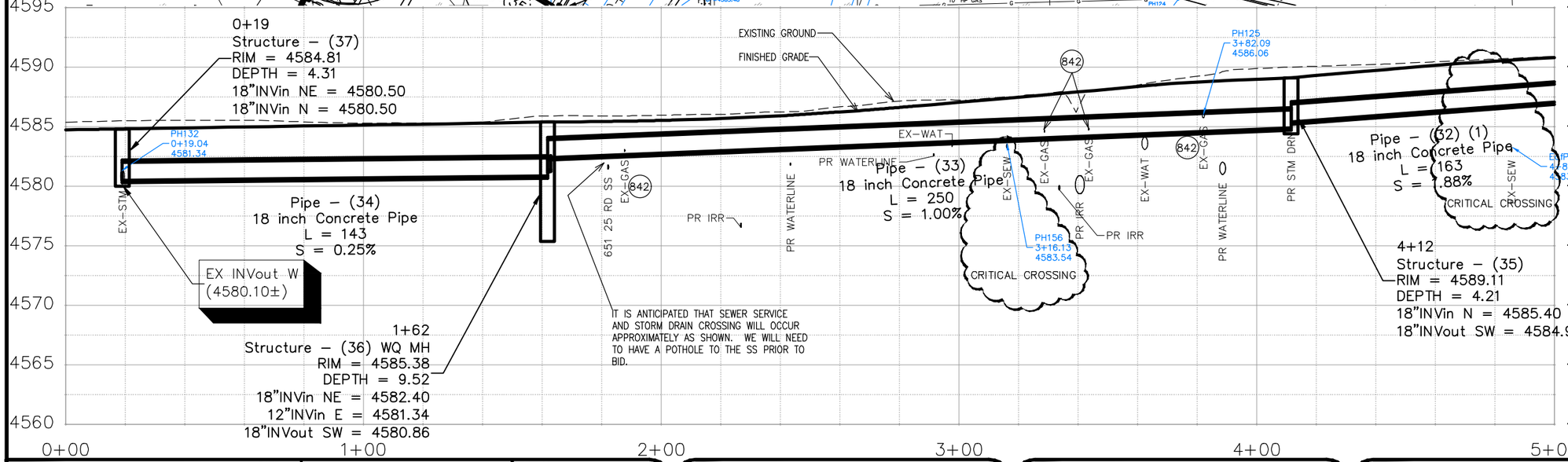
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 6
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

201 102.11/108.5 – WQ MANHOLE. ADS STORMWATER TREATMENT UNIT BARRACUDA MAX S3 OR ENGINEER APPROVED EQUAL. INCLUDES 36" HP (36" ADS TRIPLE WALL POLYPROPYLENE BARREL SECTION) MANHOLE WITH DUCTILE IRON FLAT TOP LID SUPPLIED BY MANUFACTURER AND CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE.

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.

254 CONNECT EXISTING PIPE TO NEW MANHOLE. THE COST FOR CONNECTION TO THE EXISTING PIPE SHALL BE INCLUDED IN THE COST OF THE MANHOLE. NO SEPARATE PAY.

255 108.2 – ELBOW (SIZE AND ANGLE AS SHOWN) SHALL BE INCLUDED IN COST OF PIPE. NO SEPARATE PAY.

842 RESET UTILTY (BY OTHERS)

847 WATER SERVICES MAY NEED TO BE INSTALLED AT NON-STANDARD DEPTH AT STORM DRAIN CROSSING SO AS TO AVOID CONFLICT. CONTRACTOR TO COORDINATE THESE EFFORTS.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

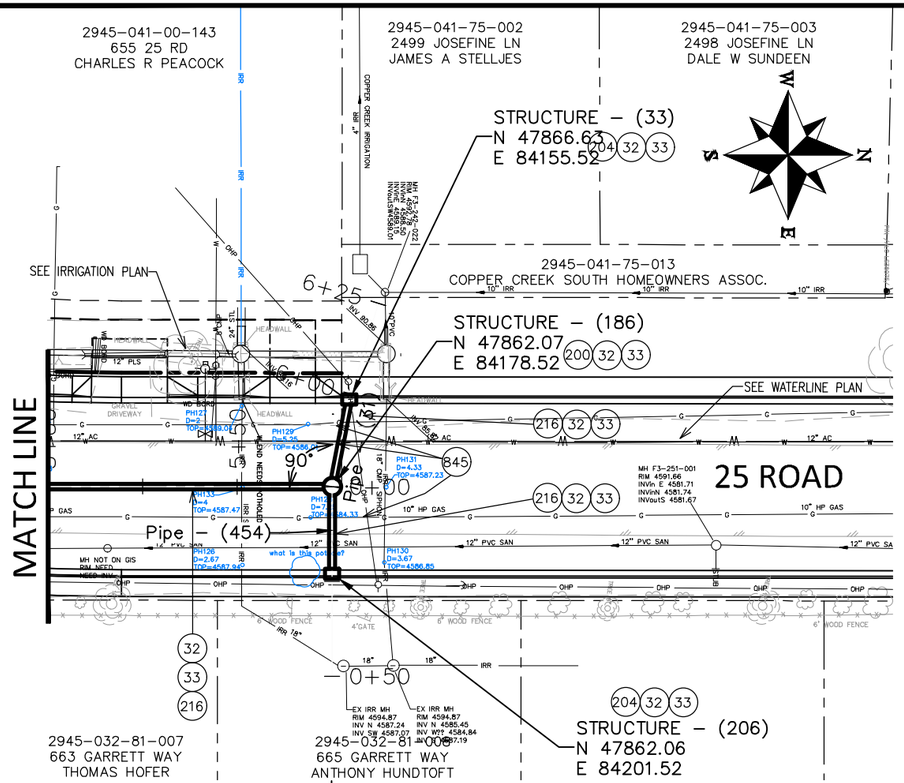
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 7
May 21, 2025



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

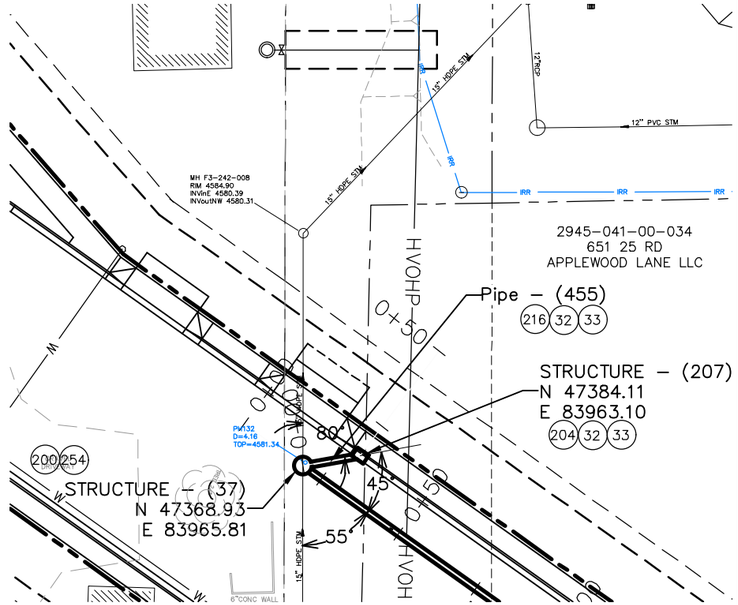
204 102.13/108.6 – SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL

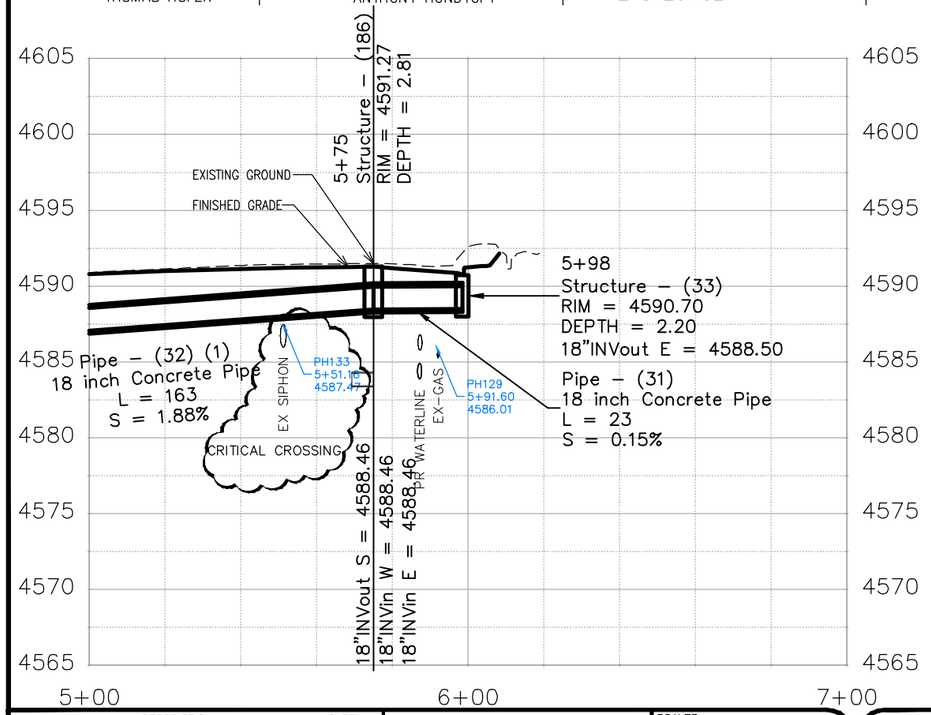
216 102.10/108.2 – 18" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

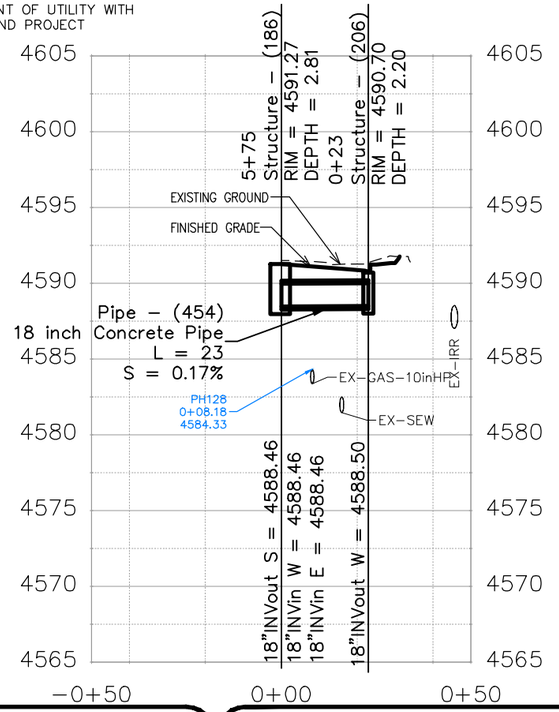
842 RESET UTILTY (BY OTHERS)

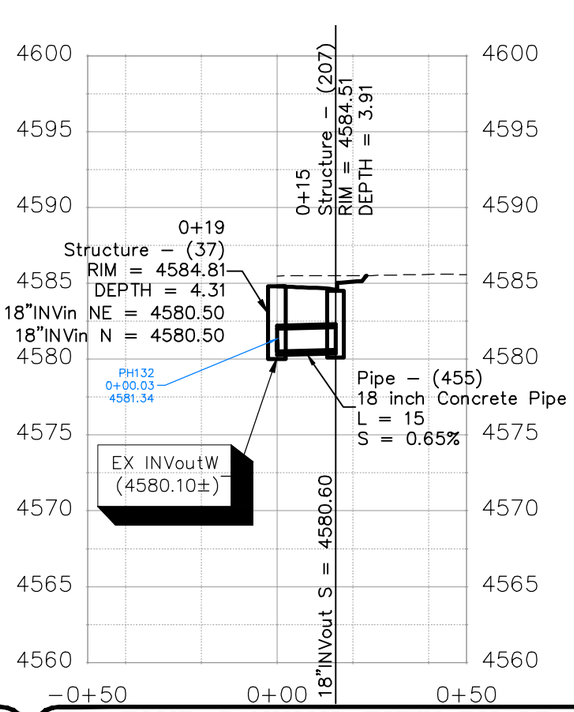
845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.









DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

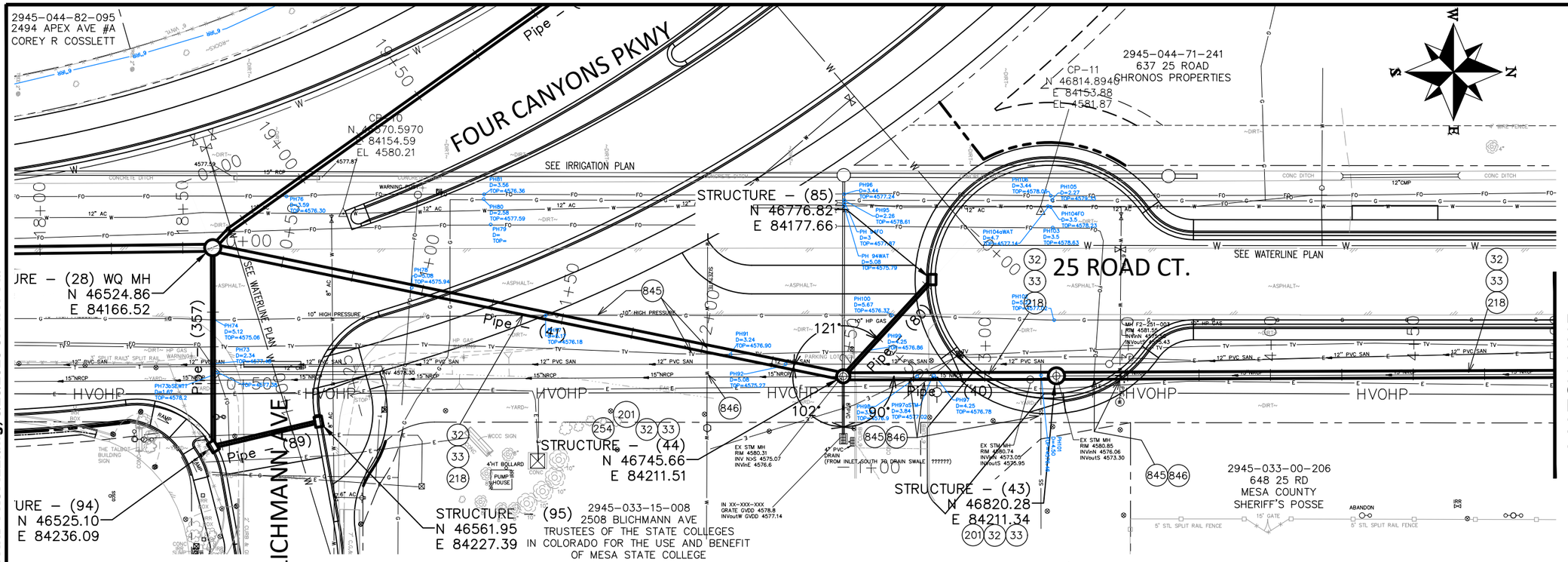
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

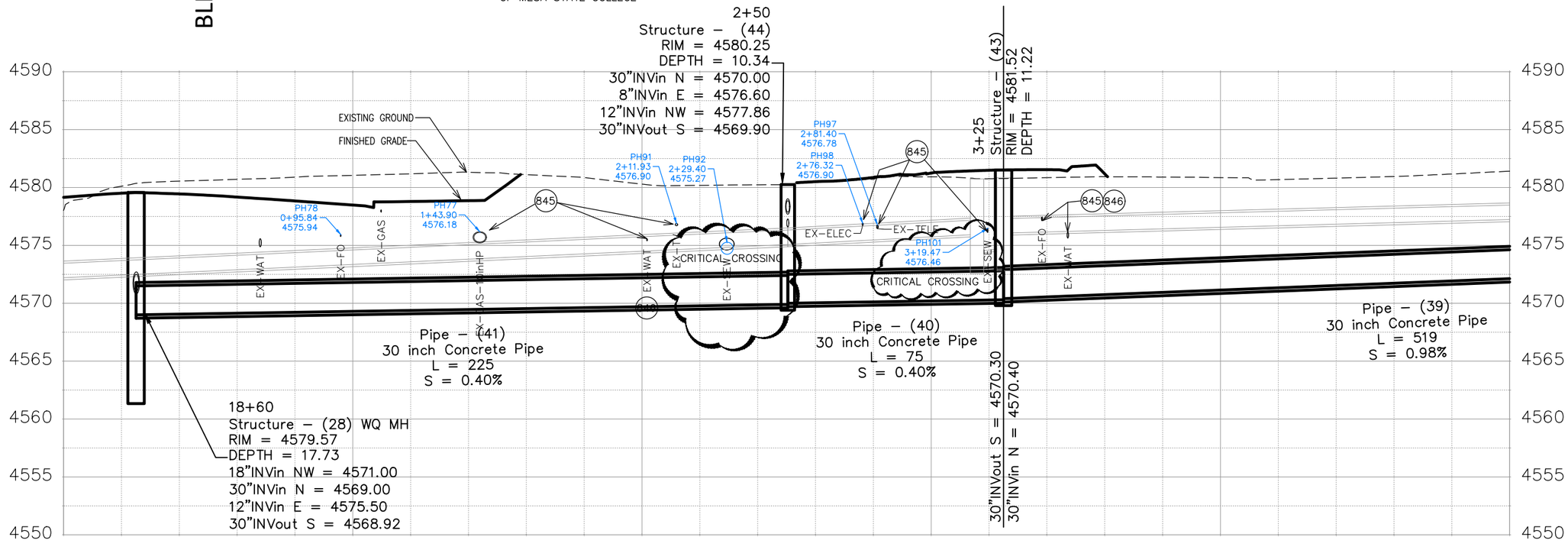
SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 8
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

218 102.10/108.2 – 30" STORM DRAIN PIPE (RCP, CL II). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

254 CONNECT EXISTING PIPE TO NEW MANHOLE. THE COST FOR CONNECTION TO THE EXISTING PIPE SHALL BE INCLUDED IN THE COST OF THE MANHOLE. NO SEPARATE PAY.

842 RESET UTILTY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 9
May 29, 2025

85

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\STORM DRAIN PLAN AND PROFILE.dwg, 5/29/2025 3:14:17 PM

645 25 ROAD

647 25 ROAD

649 25 ROAD

25 ROAD CT.

MATCH LINE

E 84158.70
EL 4586.10

SEE IRRIGATION PLAN

SEE WATER PLAN

GAS IS 3' DEEP

HIGH PRESSURE GAS HERE

HAVE TO GET THIS SURVEYED

F 1/2 RD

STRUCTURE – (38)
N 47452.82
E 84191.14

STRUCTURE – (39)
N 47413.22
E 84167.74

STRUCTURE – (42)
N 47339.02
E 84209.32

STRUCTURE – (41)
N 47355.08
E 84213.07

CP–12
N 47045.4190
E 84197.80
EL 4583.49

BLEACHERS

EAST & NORTHEAST

2945–033–00–206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

CONSTRUCTION NOTE

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

GAS IS 2' DEEP

EXISTING GROUND

8+44
Structure – (42)
RIM = 4584.74
DEPTH = 9.24
18"INVin N = 4579.97
30"INVout S = 4575.50

Pipe – (38)
18 inch Concrete Pipe
L = 16
S = 0.50%

CRITICAL CROSSING

Pipe – (39)
30 inch Concrete Pipe
L = 519
S = 0.98%

Pipe – (37)
12 inch Concrete Pipe
L = 30
S = 0.60%

CONTRACTOR SHALL INSTALL PIPE SO AS TO BE ABOVE 12" SANITARY SEWER AND BELOW 10" HP GAS AS SHOWN. ADJUSTING PIPE GRADES AS PIPE IS LAID MAY BE NECESSARY.

8+60
Structure – (41)
RIM = 4584.28
DEPTH = 4.23
18"INVout S = 4580.05
12"INVin NW = 4580.05

8+90
Structure – (40)
RIM = 4584.28
DEPTH = 4.05
12"INVout SE = 4580.23
12"INVin N = 4581.30

9+39
Structure – (39)
RIM = 4584.24
DEPTH = 2.84
12"INVout S = 4581.40
12"INVin NE = 4581.40

9+85
Structure – (38)
RIM = 4584.24
DEPTH = 2.74
12"INVout SW = 4581.50

Pipe – (36)
12 inch Concrete Pipe
L = 49
S = 0.20%

Pipe – (35)
12 inch Concrete Pipe
L = 46
S = 0.22%

FINISHED GROUND

EX–GAS–10inHP

EX–SEW

EX–FO

EX–STM

EX–WAT

EX–TV

PR WATERLINE

10" HP GAS IS ONLY 1.7' DEEP HERE AND AT WATER QUALITY POND 25' NORTH WILL BE EXPOSED. WOULD EXPECT XCEL TO RELOCATE GAS FROM CURB RETURN NORTH TO WHERE WE GET OUT OF WATER QUALITY POND (100' NORTH OF STRUCTURE–(38). THIS WOULD BE ABOUT 160 LF RELOCATION. RELY ON XCEL FOR DESIGN OF THEIR GAS LINE.

CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

104 210 – ADJUST MANHOLE RIM TO GRADE.

105 PLUG REMAINING HOLE IN MH FROM PIPE REMOVAL WITH GROUT. NO SEPARATE PAY.

199 102.11/108.5 – STORM SEWER BASIC MANHOLE (90" 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). CONE SECTION OF MANHOLE WILL NEED TO BE ROTATED SO THAT LID IS IN WALK AND NOT CURB OR GUTTER. BECAUSE OF THE NUMBER AND SIZE OF PIPES ENTERING/EXITING THE MANHOLE, THE CONTRACTOR SHALL SUBMIT SHOP DRAWING OF MANHOLE CONSTRUCTION PRIOR TO INSTALLATION.

204 102.13/108.6 – SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–07).

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

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.

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.

254 CONNECT EXISTING PIPE TO NEW MANHOLE. THE COST FOR CONNECTION TO THE EXISTING PIPE SHALL BE INCLUDED IN THE COST OF THE MANHOLE. NO SEPARATE PAY.

842 RESET UTILTY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

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

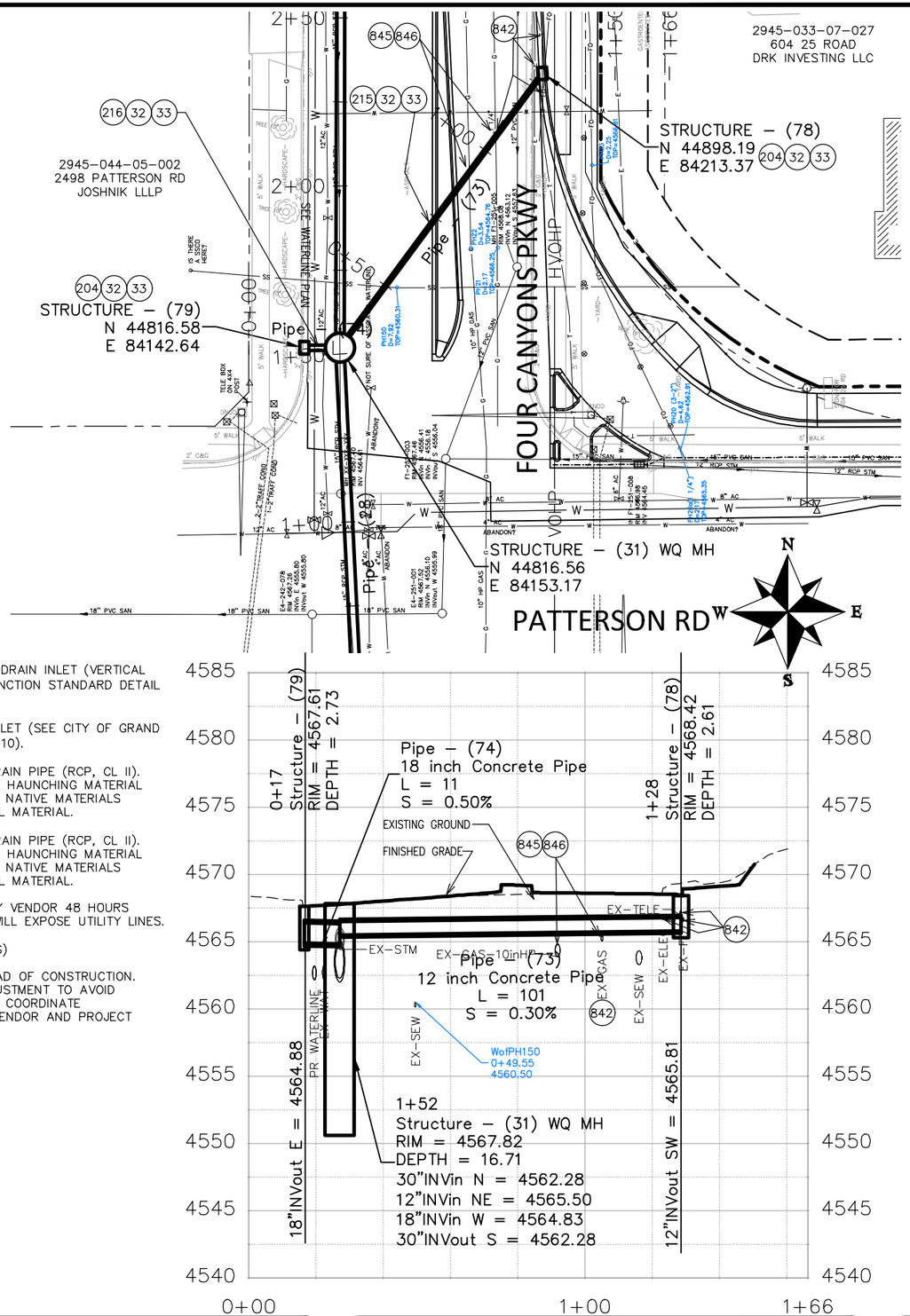
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 10
May 21, 2025



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

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 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

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

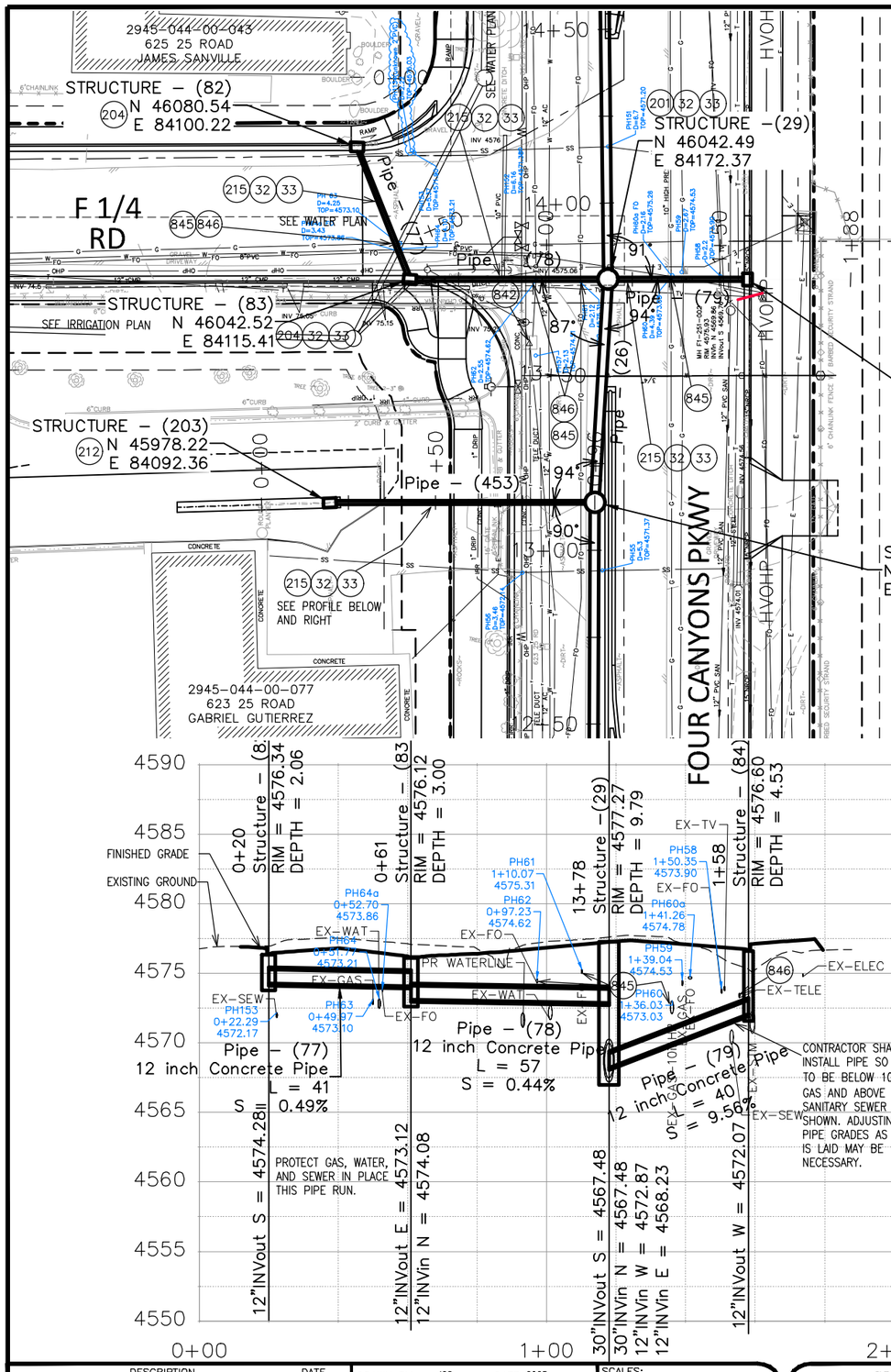
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

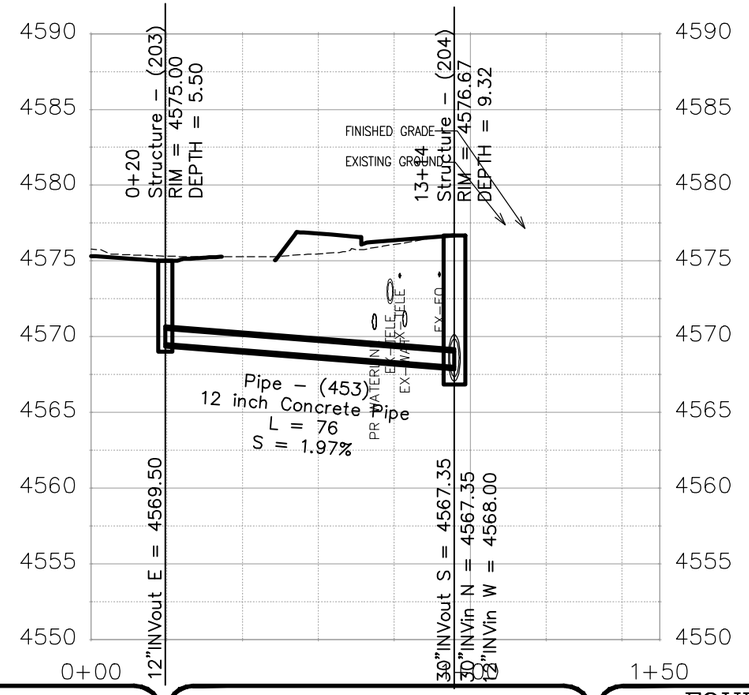
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 11
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

201 102.11/108.5 – STORM SEWER BASIC MANHOLE (60" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–03).

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.

842 RESET UTILTY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION 1 REV_1	– DATE
REVISION 2 REV_2	– DATE
REVISION 3 REV_3	– DATE
REVISION 4 REV_4	– DATE

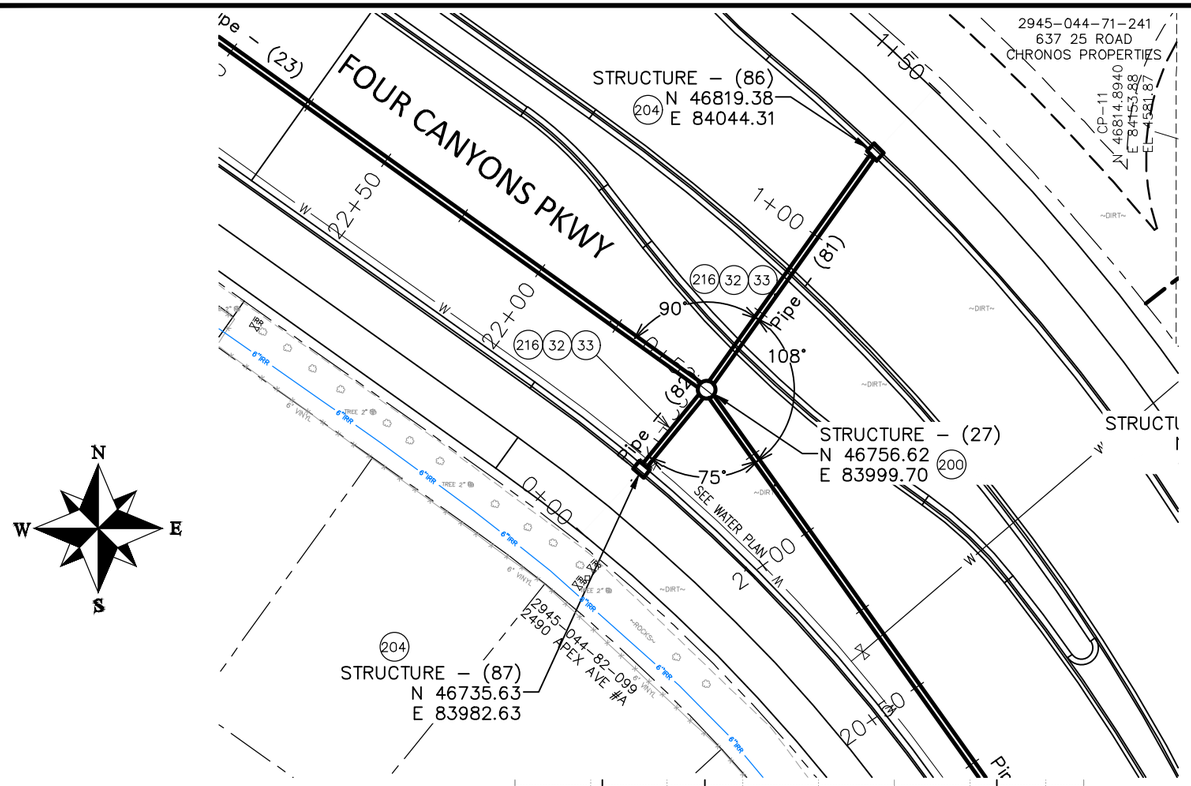
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

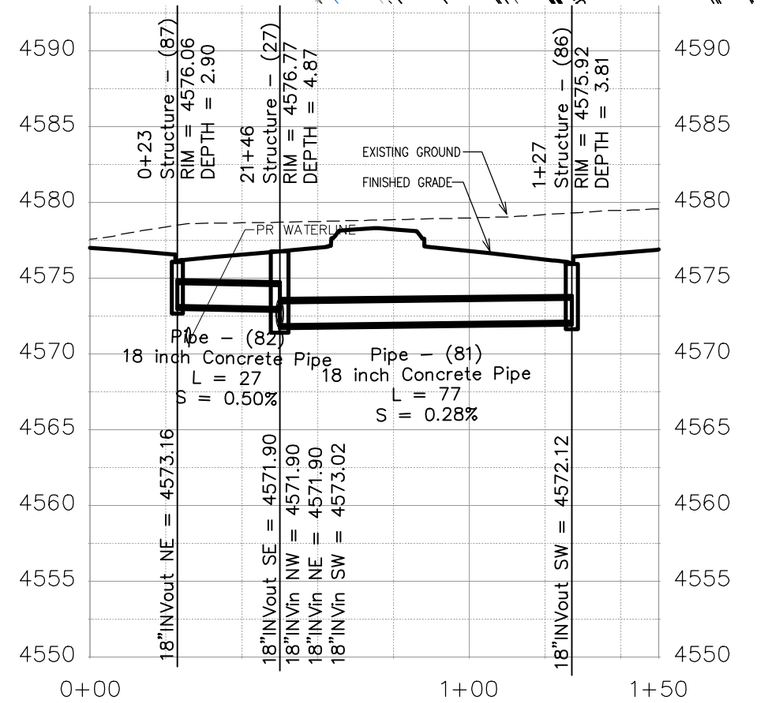
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 12
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

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.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

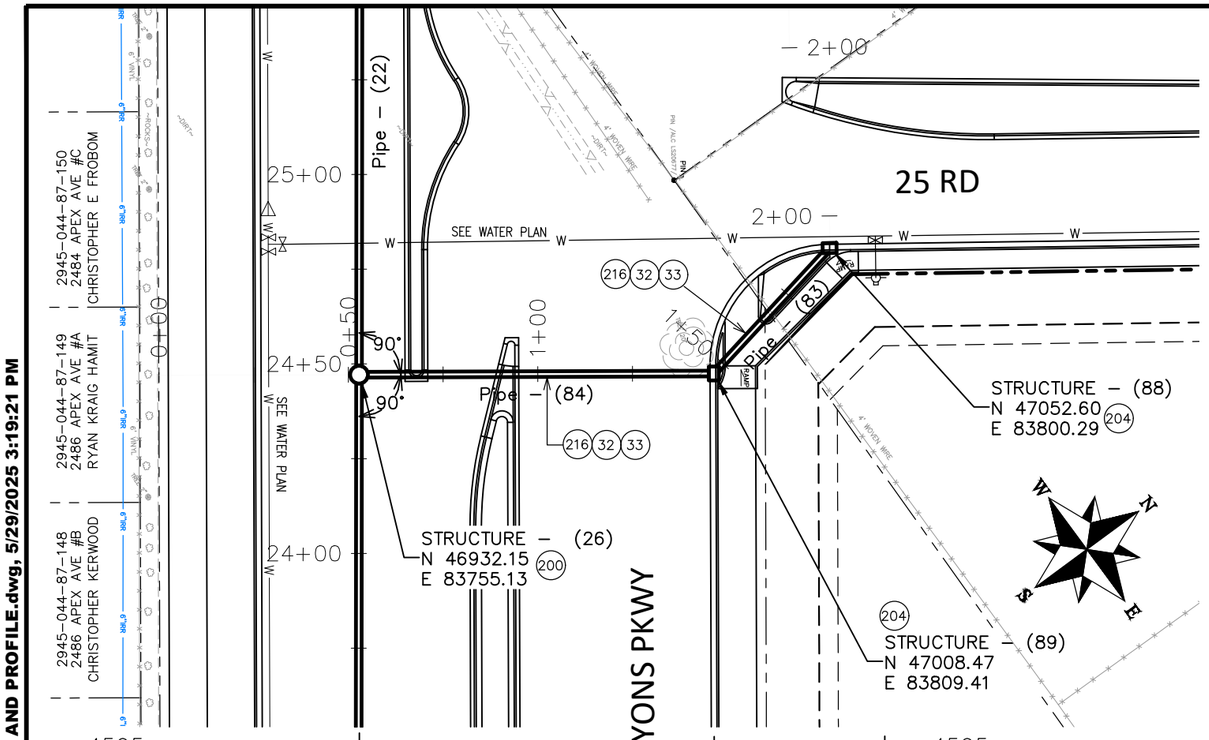
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

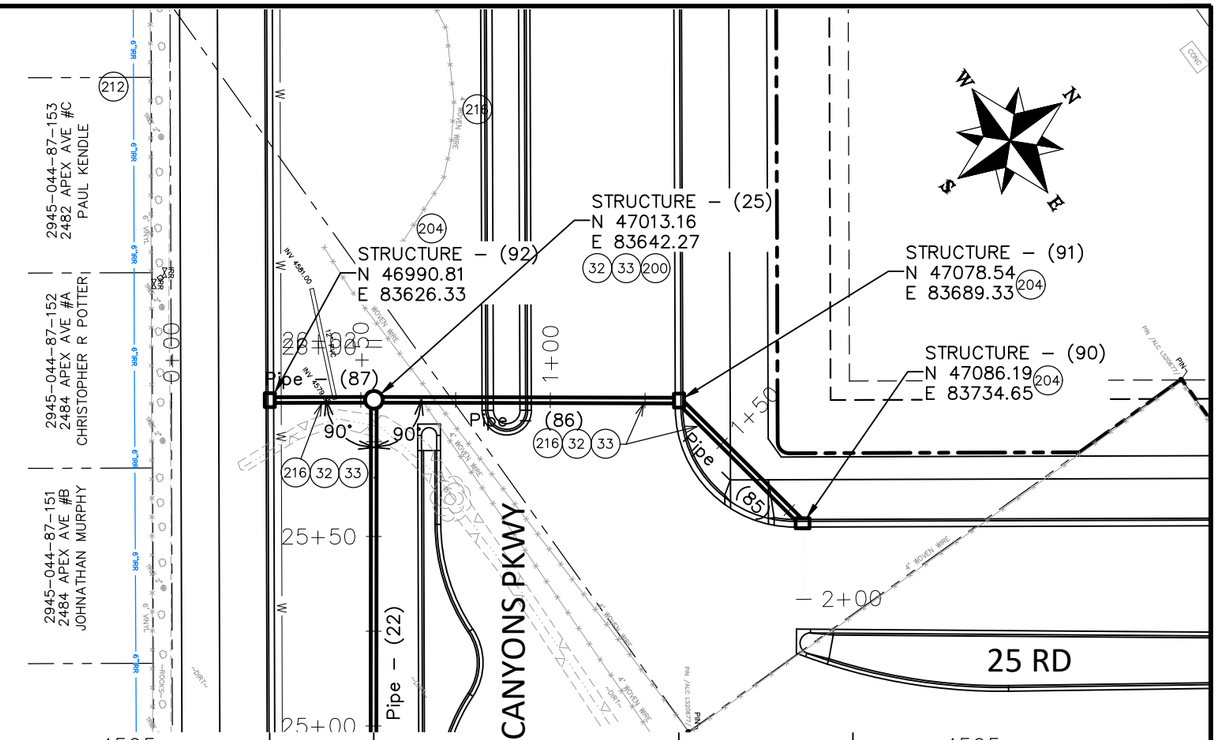
CITY OF Grand Junction COLORADO

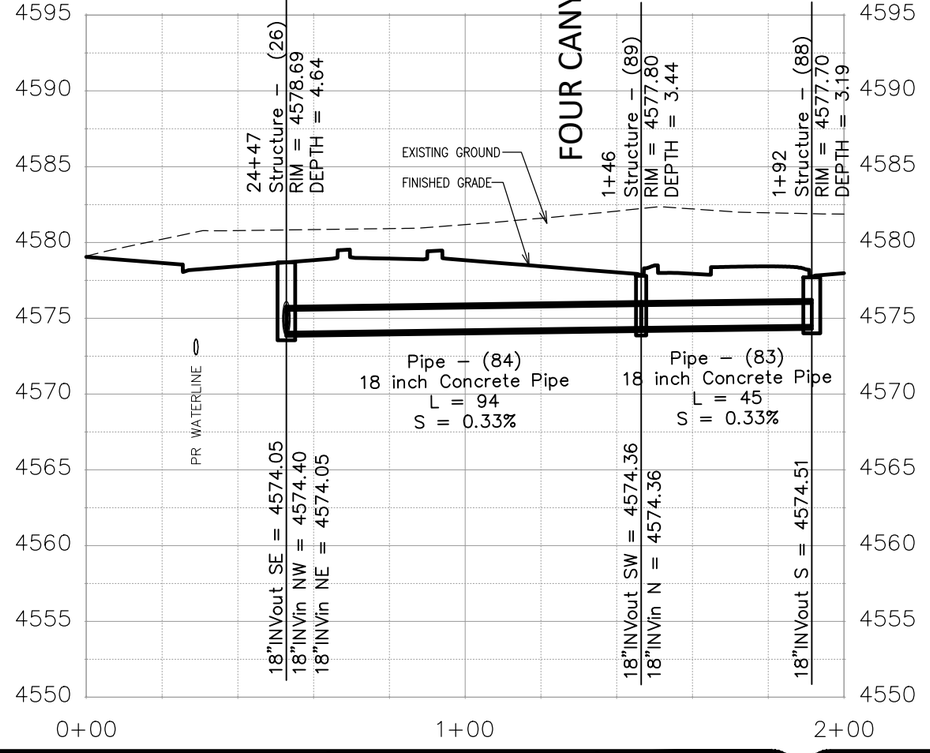
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

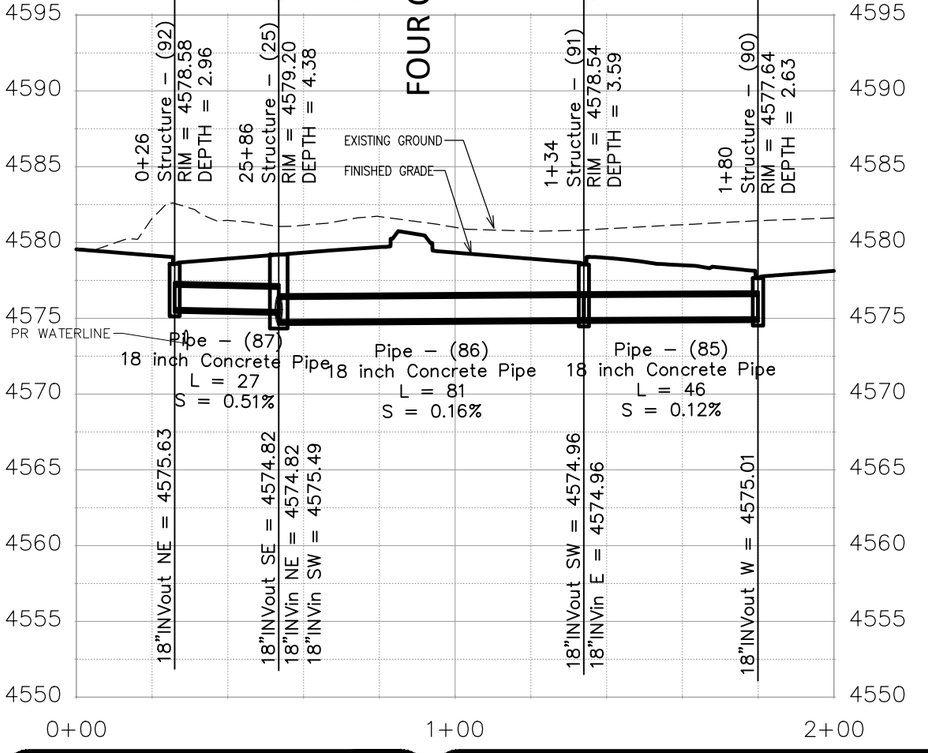
FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 13
May 21, 2025

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\STORM DRAIN PLAN AND PROFILE.dwg, 5/29/2025 3:19:21 PM









CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

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.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

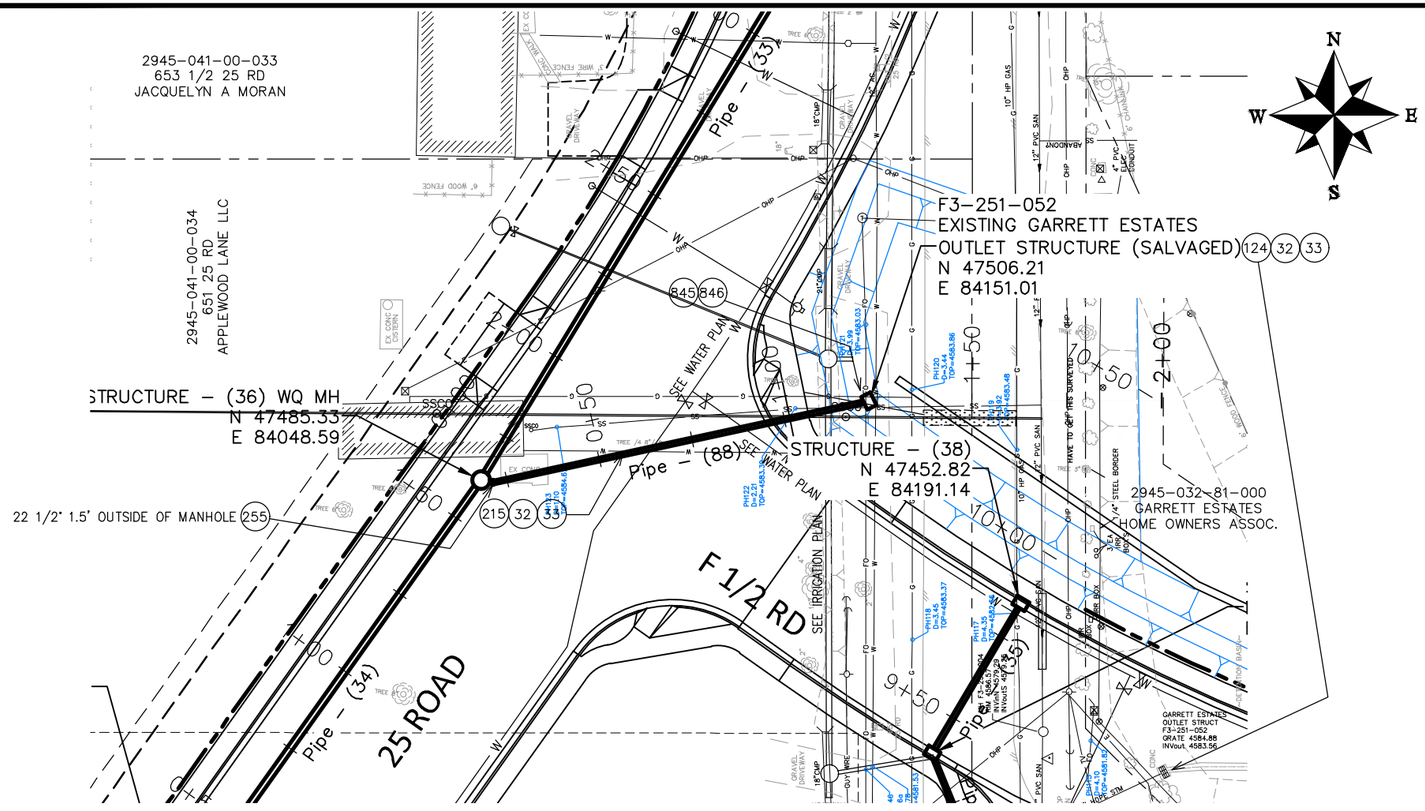
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

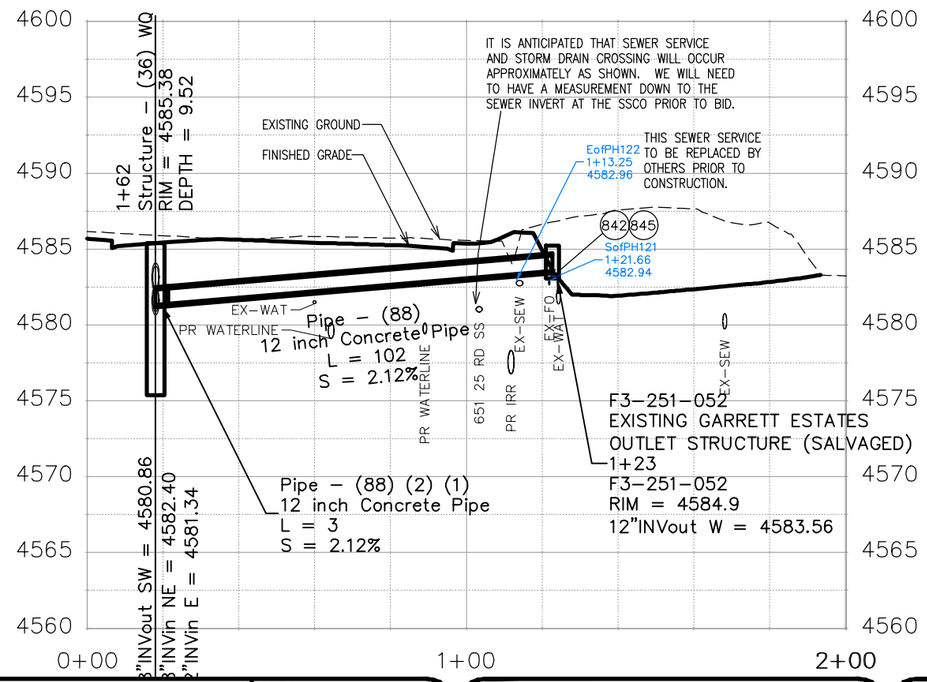
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 14
May 29, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

124 210 – RESET GARRETT ESTATES OUTLET STRUCTURE FROM EXISTING LOCATION TO PROPOSED LOCATION. CONTRACTOR TO TAKE CARE IN SALVAGING EXISTING STRUCTURE SO AS TO NOT DAMAGE IT. ANY DAMAGE AND OR REPLACEMENT COSTS SHALL BE PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE APPROVED BY PROJECT ENGINEER.

204 102.13/108.6 – SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-07).

255 108.2 – ELBOW (SIZE AND ANGLE AS SHOWN) SHALL BE INCLUDED IN COST OF PIPE. NO SEPARATE PAY.

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.

842 RESET UTILTY (BY OTHERS)

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.

DESCRIPTION	DATE
REVISION ⚠ REV_1	– DATE
REVISION ⚠ REV_2	– DATE
REVISION ⚠ REV_3	– DATE
REVISION ⚠ REV_4	– DATE

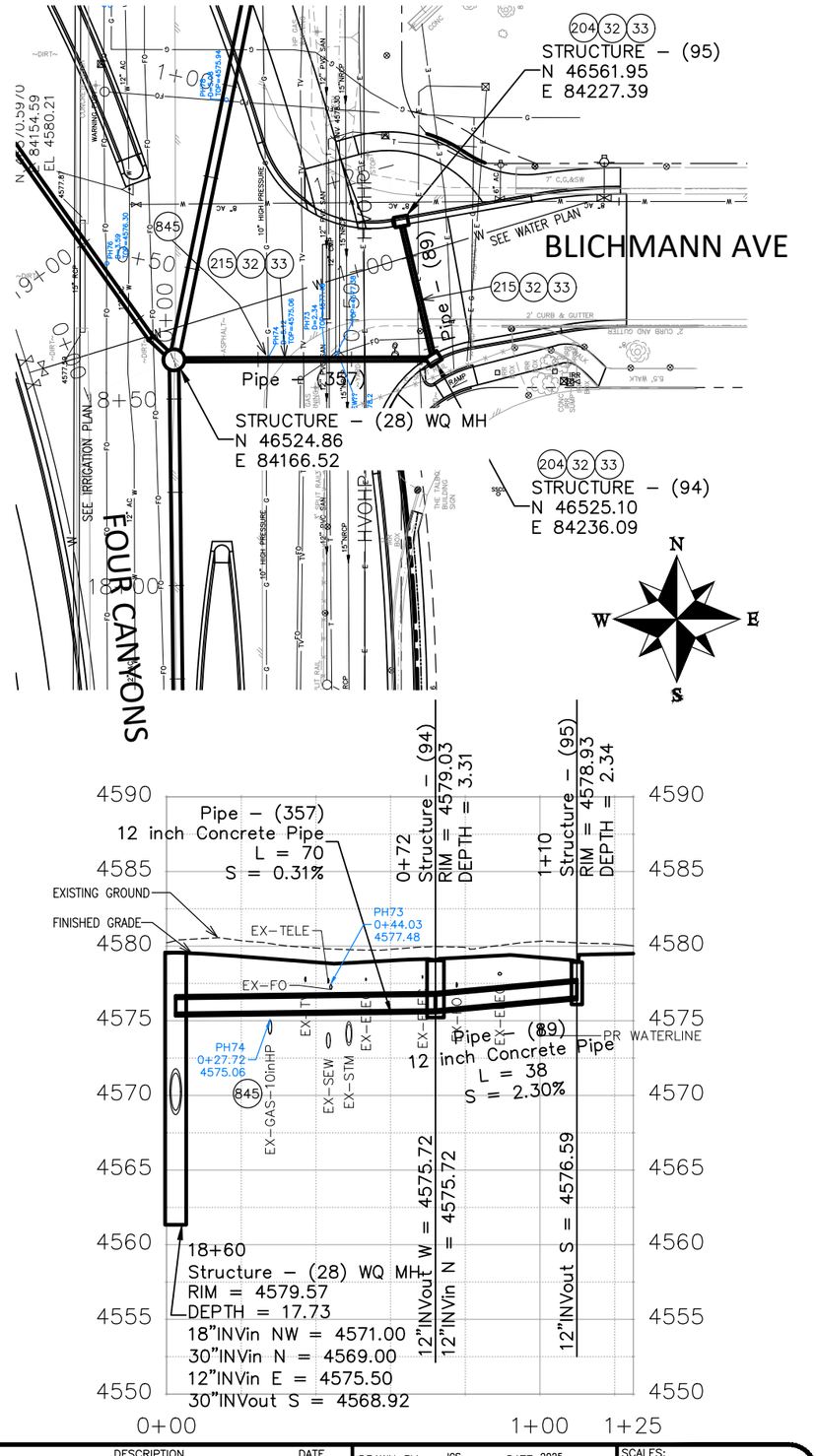
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 15
May 21, 2025



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

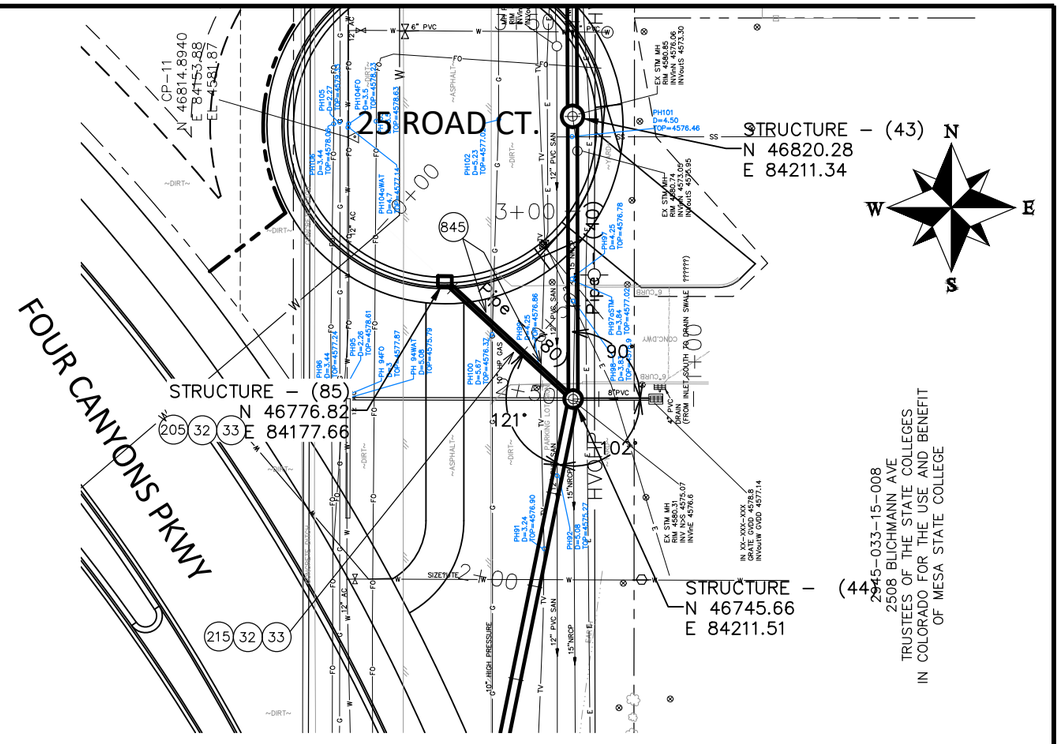
204 102.13/108.6 – SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–07).

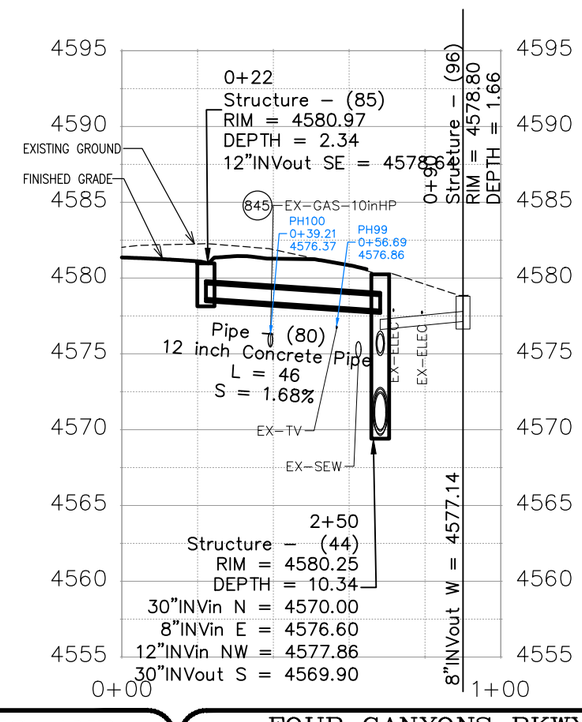
205 102.13/108.6 – SINGLE STORM DRAIN INLET (DRIVE OVER CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–06).

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.

845 NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES.

846 POTHOLE EXISTING UTILITY AHEAD OF CONSTRUCTION. UTILITY LINE MAY REQUIRE ADJUSTMENT TO AVOID CONFLICT. CONTRACTOR SHALL COORDINATE ADJUSTMENT OF UTILITY WITH VENDOR AND PROJECT ENGINEER.





DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

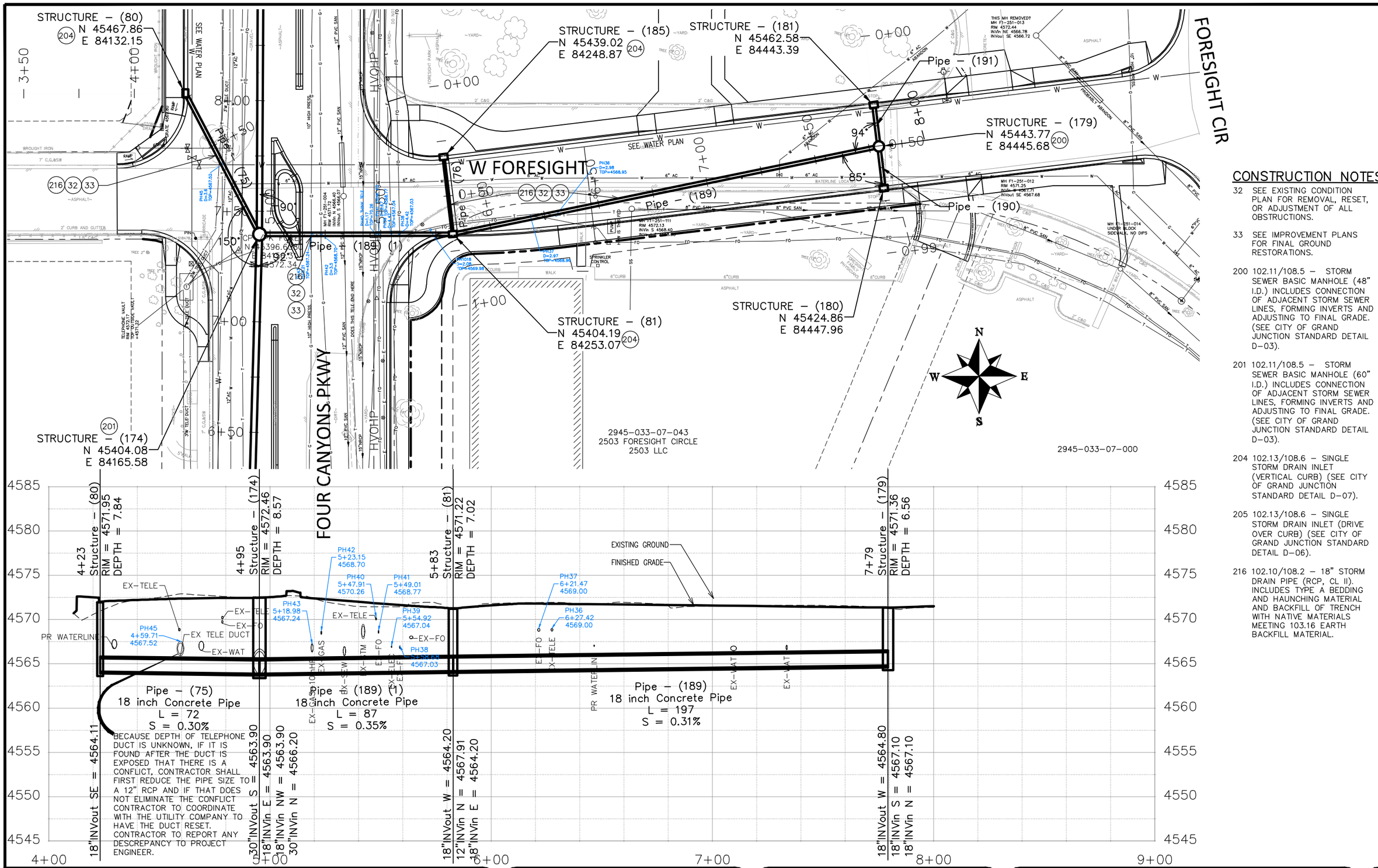
FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 16
May 29, 2025

92

CP–11
N 46814.8940
E 84153.38
EL 4581.87

2945–033–15–008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES IN COLORADO FOR THE USE AND BENEFIT OF MESA STATE COLLEGE

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\STORM DRAIN PLAN AND PROFILE.dwg, 5/29/2025 3:22:26 PM



CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" 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).

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).

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

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.

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

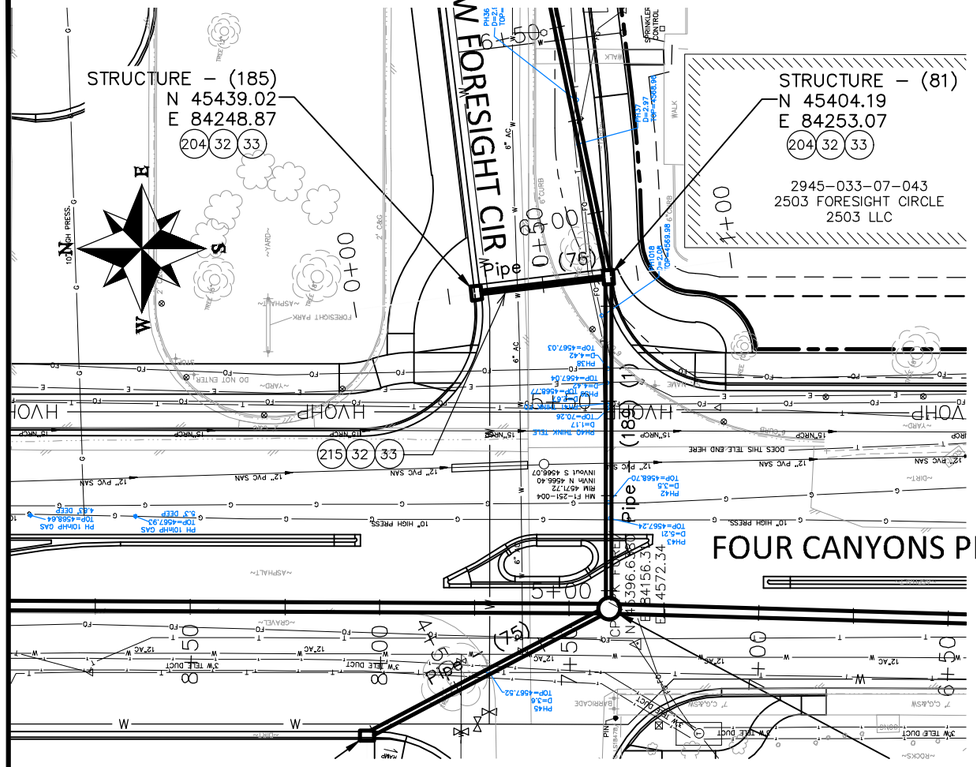
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

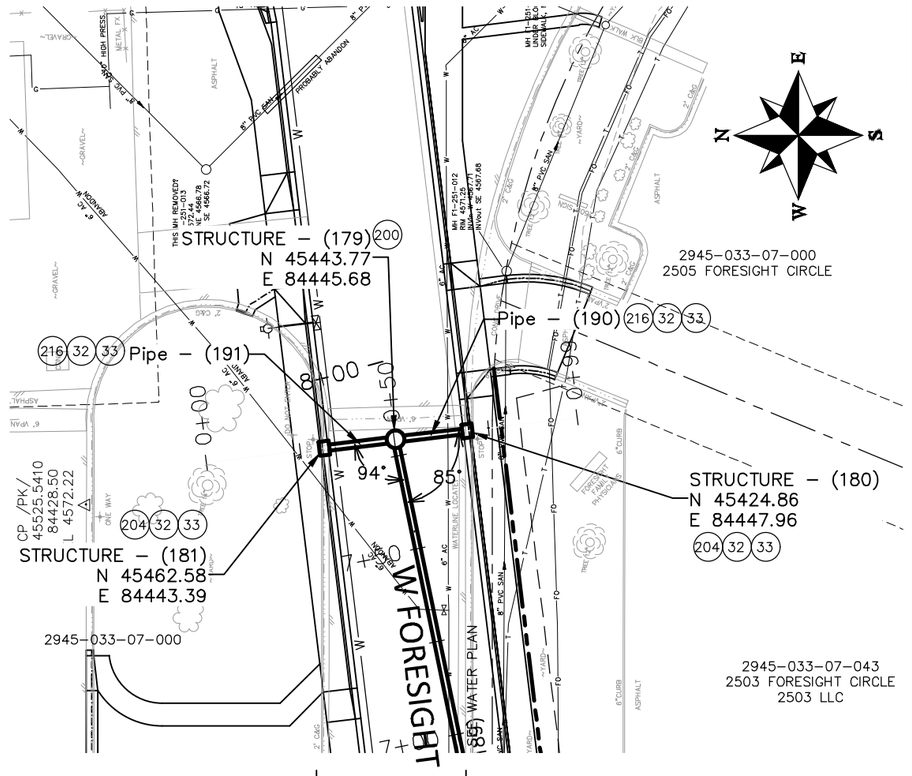
SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 17
May 21, 2025





CONSTRUCTION NOTES

32 SEE EXISTING CONDITION PLAN FOR REMOVAL, RESET, OR ADJUSTMENT OF ALL OBSTRUCTIONS.

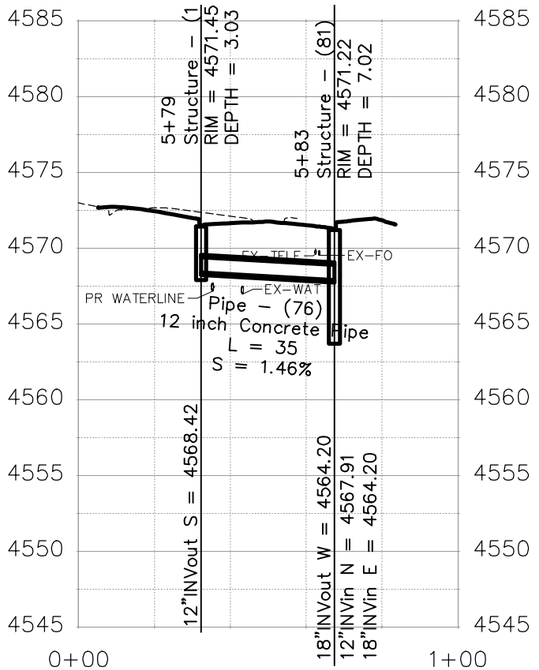
33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

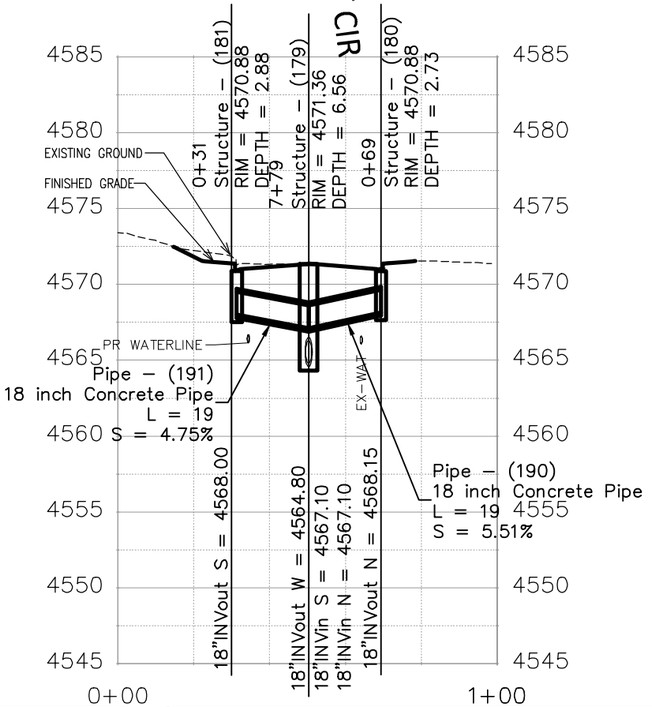
200 102.11/108.5 – STORM SEWER BASIC MANHOLE (48" I.D.) INCLUDES CONNECTION OF ADJACENT STORM SEWER LINES, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-03).

204 102.13/108.6 – SINGLE STORM DRAIN INLET (VERTICAL CURB) (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-07).

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.





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

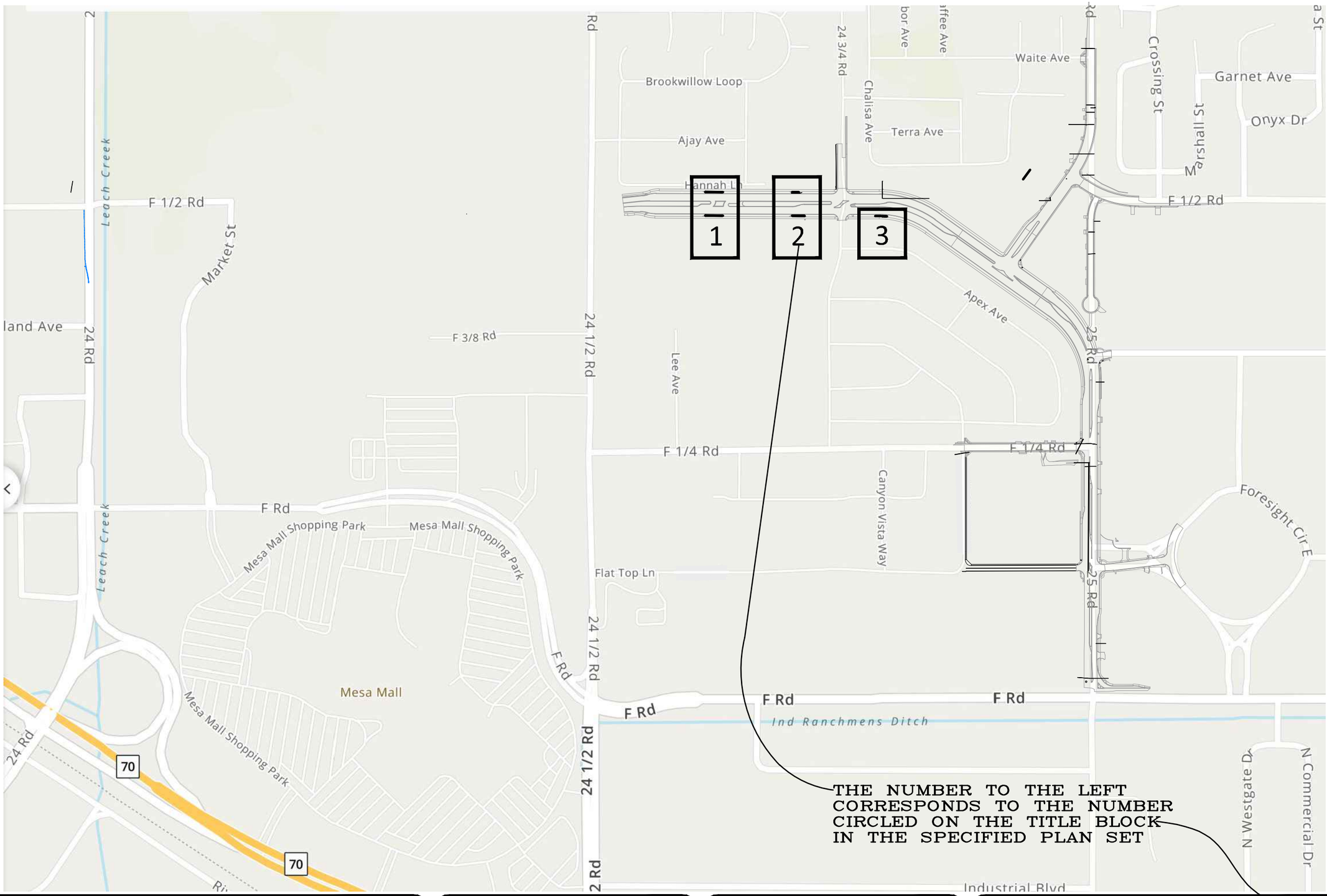
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STORM DRAIN PLAN AND PROFILE – 18
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV_1	– DATE
REVISION ⚠ REV_2	– DATE
REVISION ⚠ REV_3	– DATE
REVISION ⚠ REV_4	– DATE

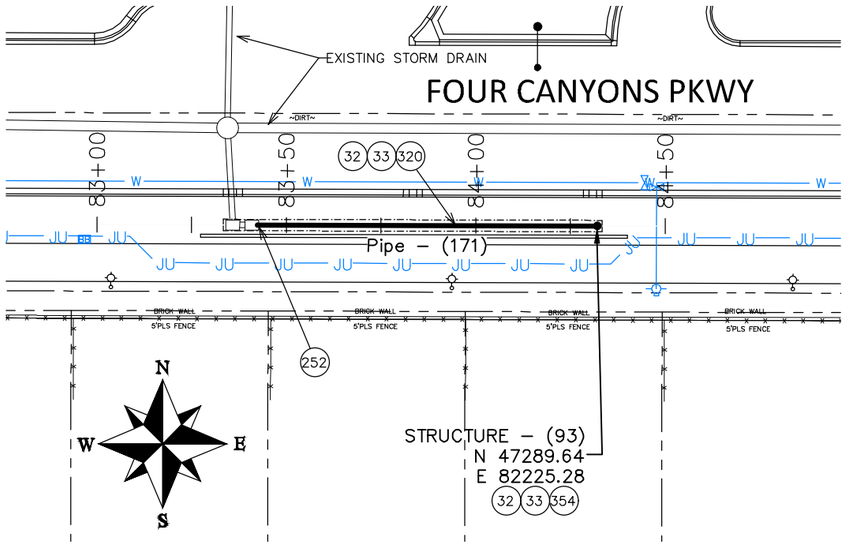
DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
UNDERDRAIN SHEET INDEX – (X)
May 21, 2025



CONSTRUCTION NOTES

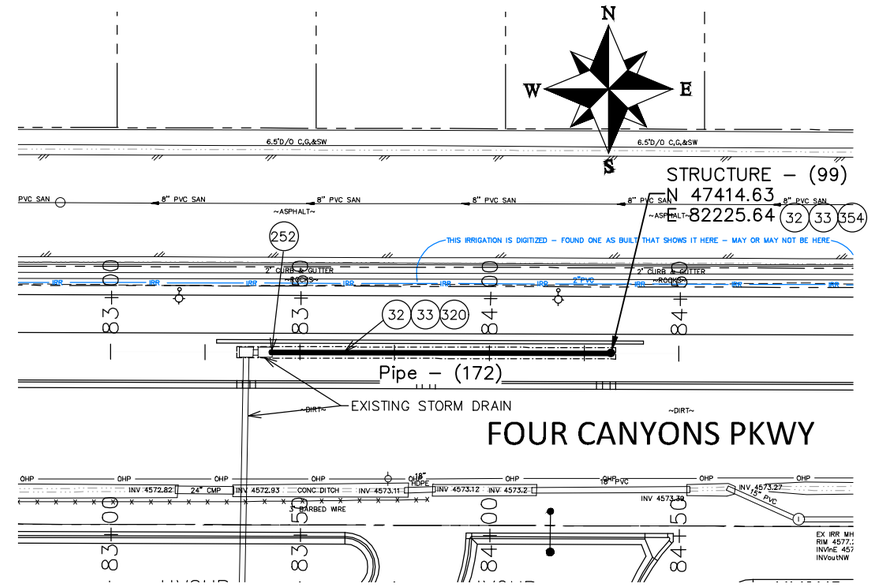
32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

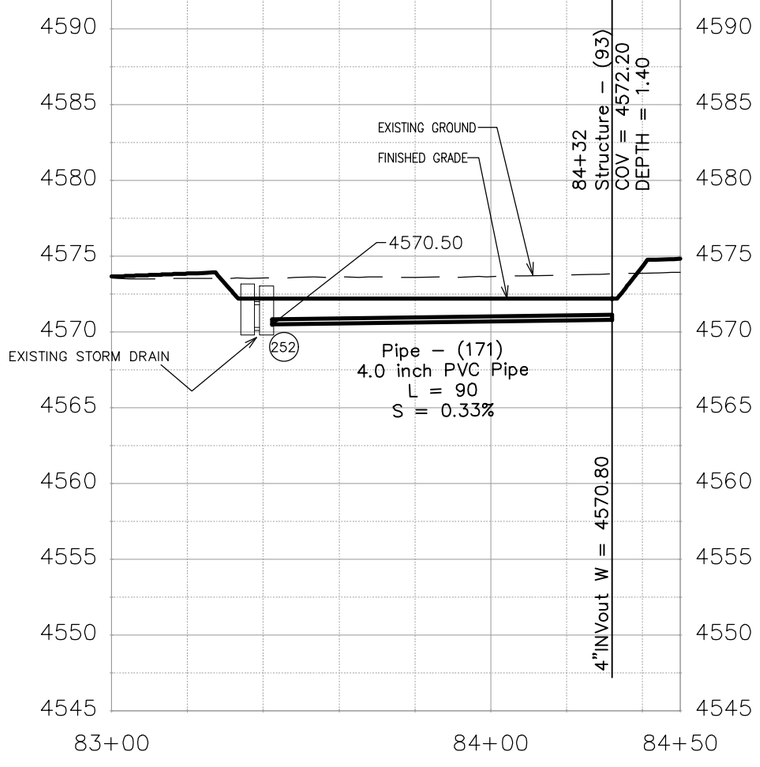
33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

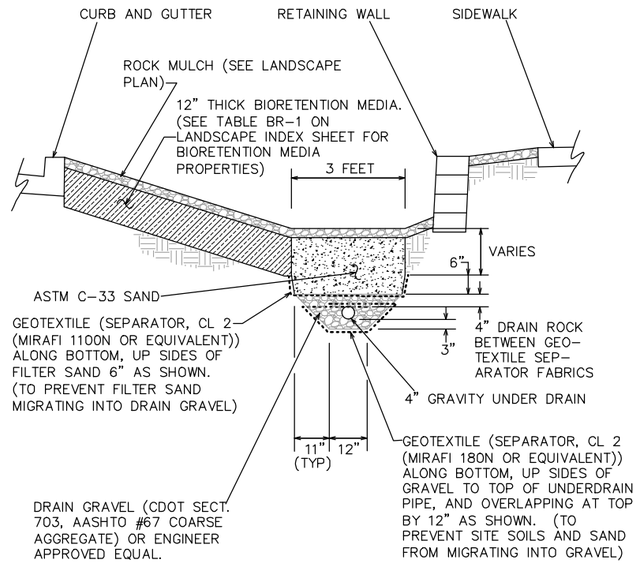
252 CORE AND CONNECT NEW UNDER DRAIN PIPE TO EXISTING INLET. COST OF CONNECTION SHALL BE INCLUDED IN THE COST OF THE NEW PIPE. NO SEPARATE PAY.

320 102.9/108.2 – 4" GRAVITY UNDER DRAIN PIPE (FACTORY SLOTTED SDR 17 PVC). SEE UNDERDRAIN CROSS SECTION FOR BEDDING AND BACKFILL OF PIPE.

354 104.20 – INSTALL 2–WAY SANITARY SEWER SERVICE CLEANOUT (STD. DETAIL SS–07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS–07).

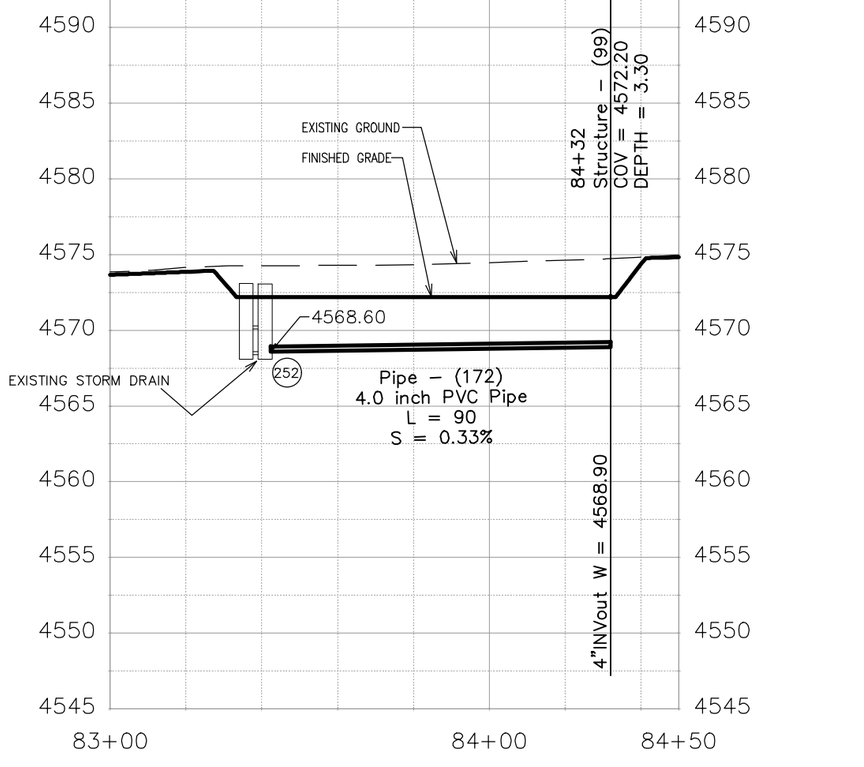






UNDERDRAIN CROSS SECTION

N.T.S.



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

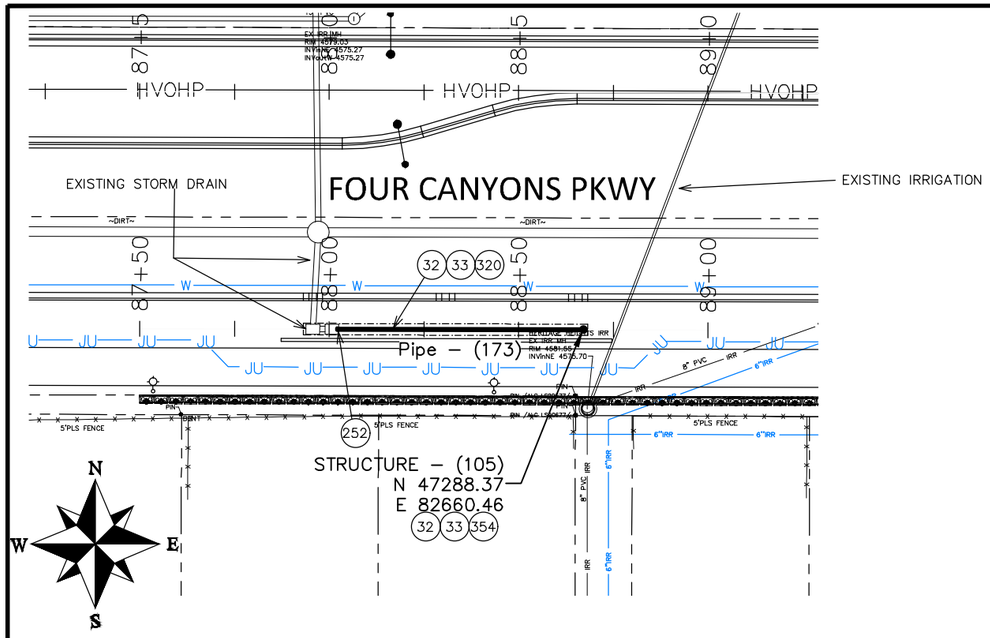
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

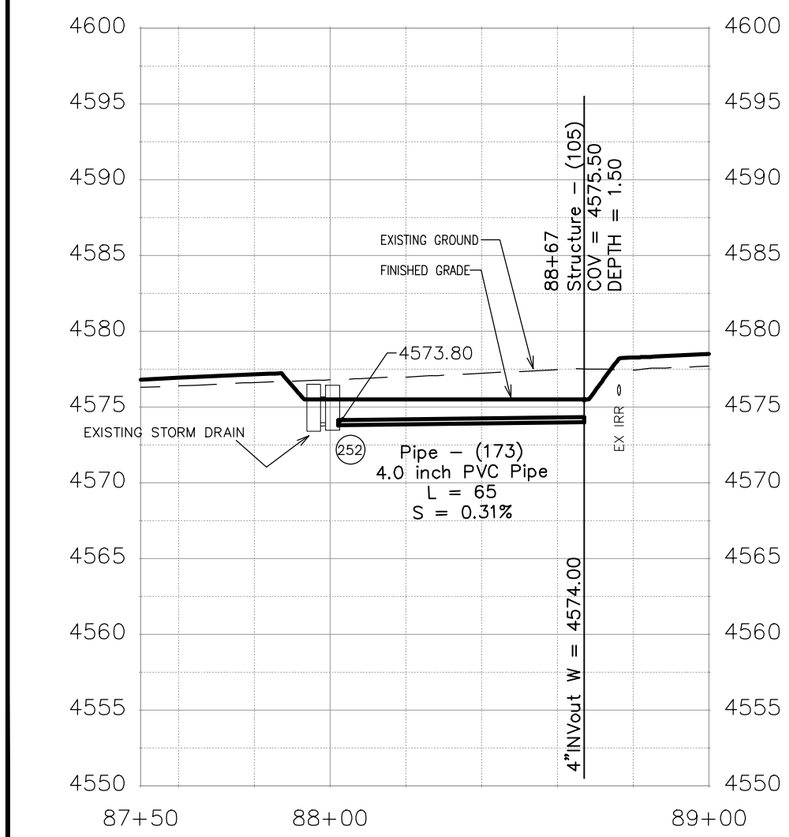
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
UNDERDRAIN PLAN AND PROFILE – 1
May 21, 2025

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\UNDERDRAIN PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:27:20 AM





CONSTRUCTION NOTES

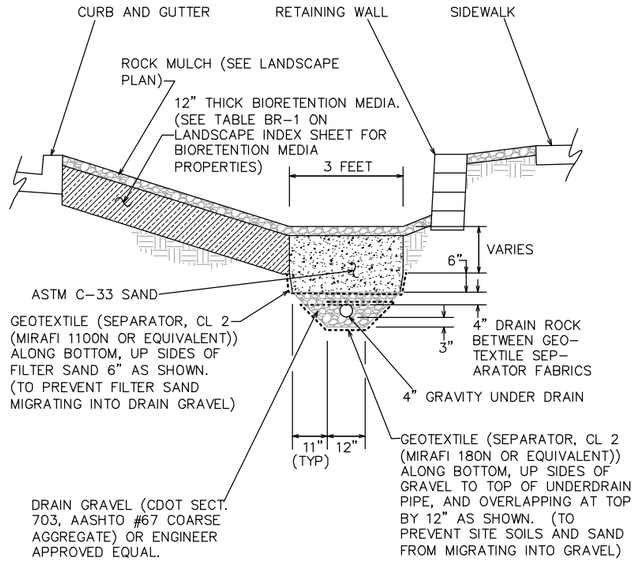
32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

252 CORE AND CONNECT NEW UNDER DRAIN PIPE TO EXISTING INLET. COST OF CONNECTION SHALL BE INCLUDED IN THE COST OF THE NEW PIPE. NO SEPARATE PAY.

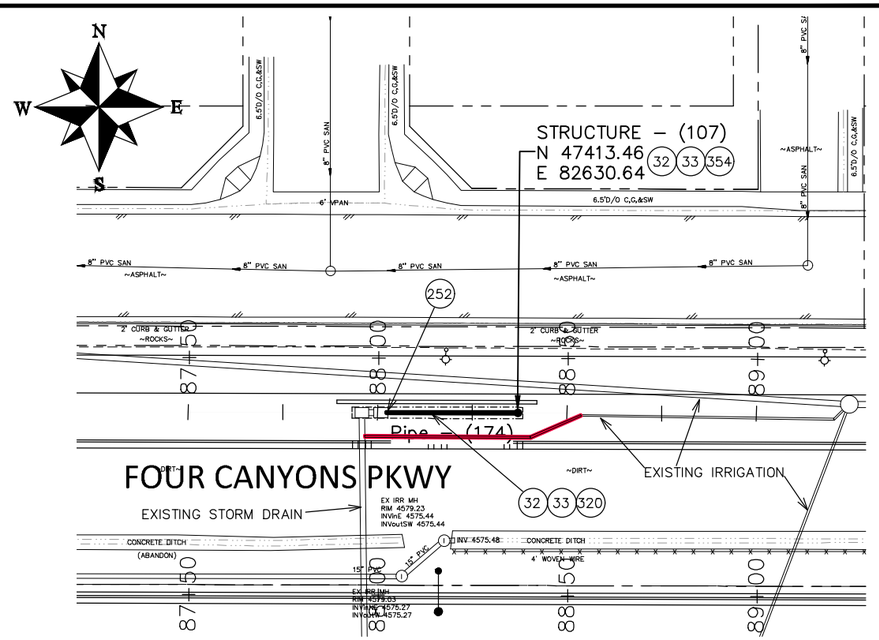
320 102.9/108.2 – 4" GRAVITY UNDER DRAIN PIPE (FACTORY SLOTTED SDR 17 PVC). SEE UNDERDRAIN CROSS SECTION FOR BEDDING AND BACKFILL OF PIPE.

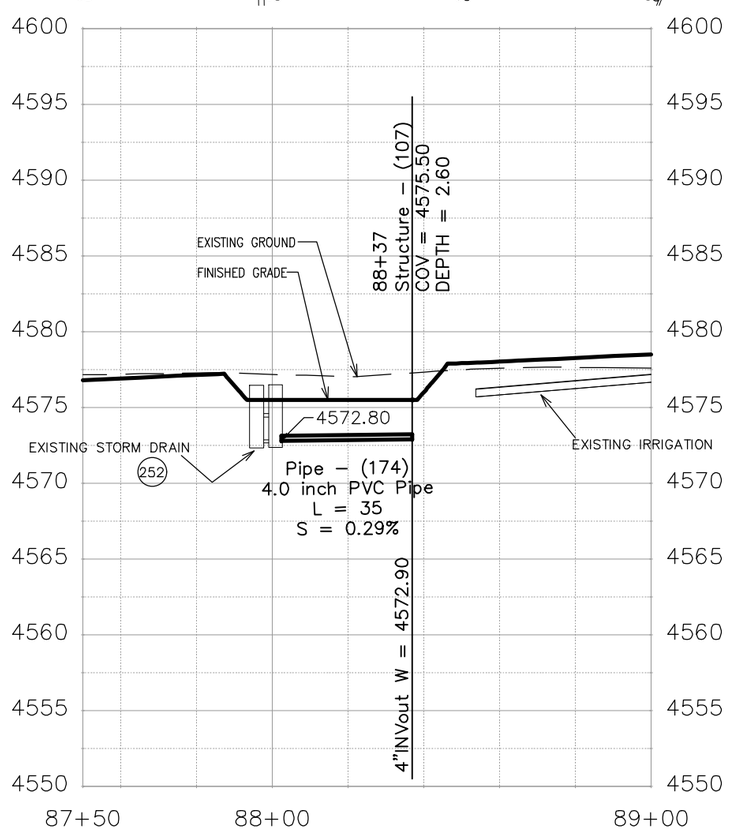
354 104.20 – INSTALL 2–WAY SANITARY SEWER SERVICE CLEANOUT (STD. DETAIL SS–07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS–07).



UNDERDRAIN CROSS SECTION

N.T.S.





DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
UNDERDRAIN PLAN AND PROFILE – 2
May 21, 2025

97

N:\Landpro\(F-5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\UNDERDRAIN PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:27:32 AM

CONSTRUCTION NOTES

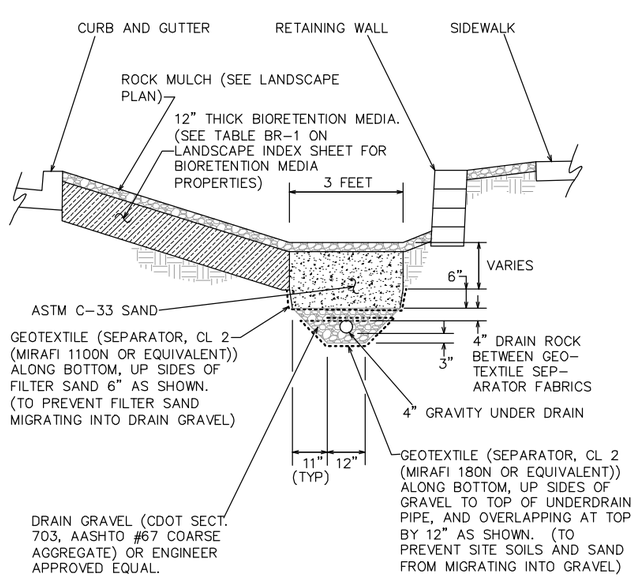
32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

252 CORE AND CONNECT NEW UNDER DRAIN PIPE TO EXISTING INLET. COST OF CONNECTION SHALL BE INCLUDED IN THE COST OF THE NEW PIPE. NO SEPARATE PAY.

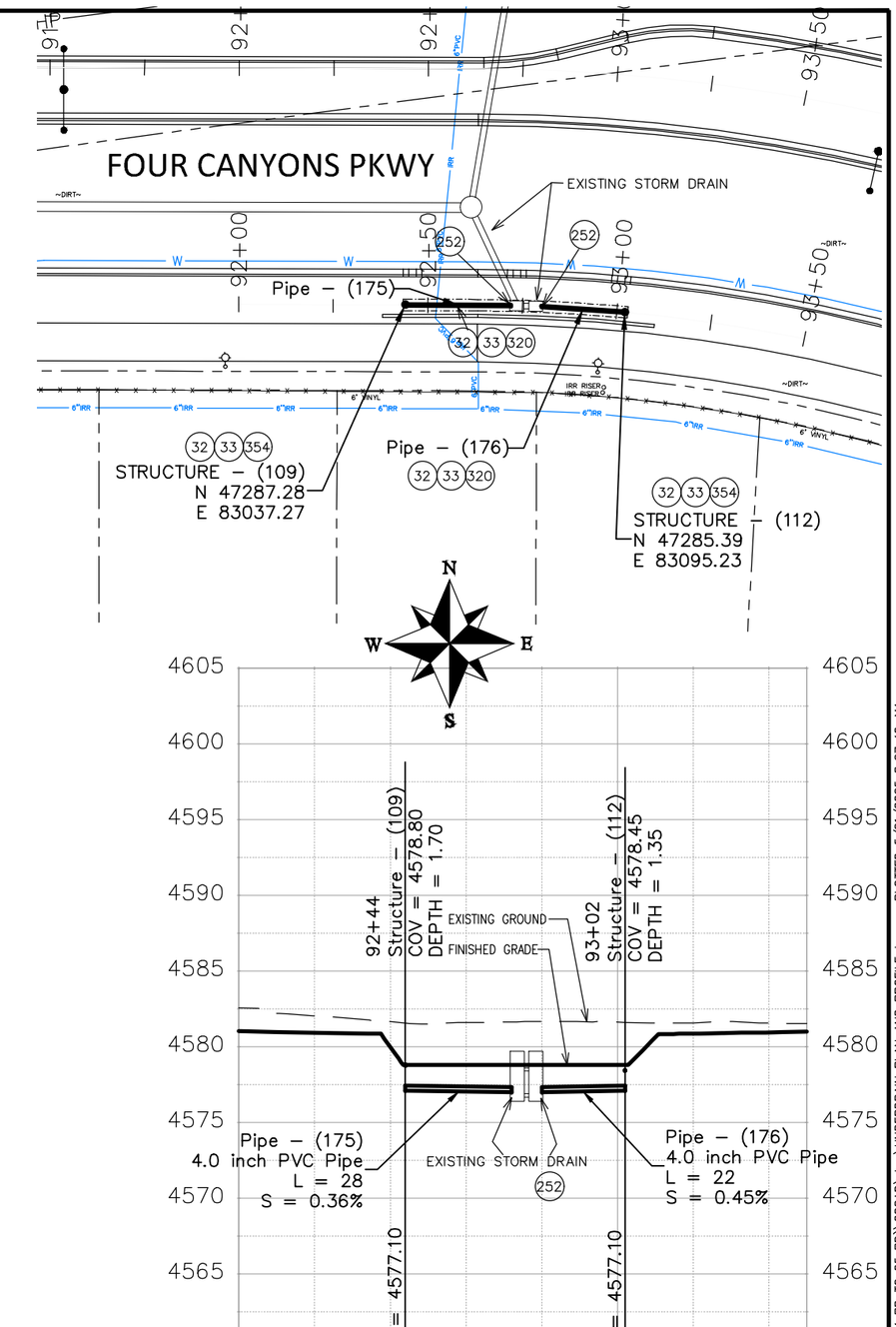
320 102.9/108.2 – 4" GRAVITY UNDER DRAIN PIPE (FACTORY SLOTTED SDR 17 PVC). SEE UNDERDRAIN CROSS SECTION FOR BEDDING AND BACKFILL OF PIPE.

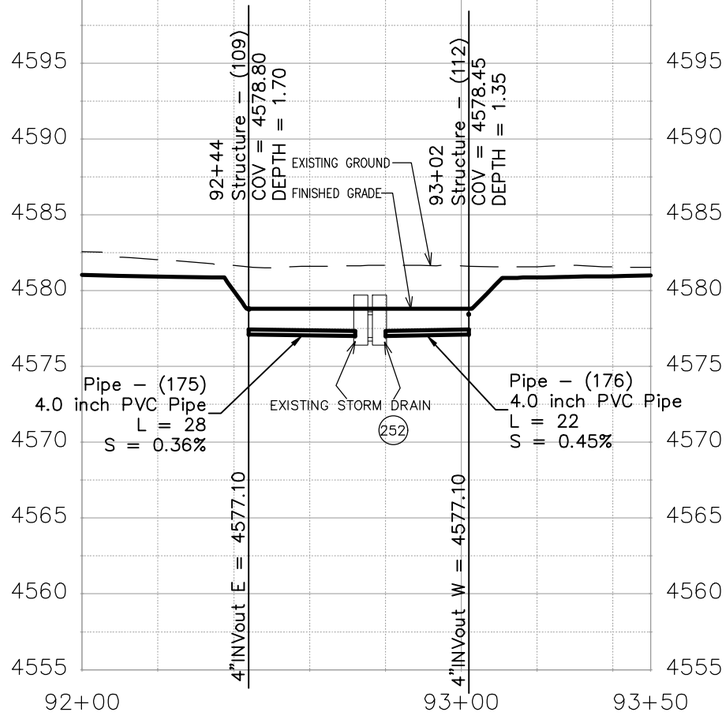
354 104.20 – INSTALL 2–WAY SANITARY SEWER SERVICE CLEANOUT (STD. DETAIL SS–07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS–07).



UNDERDRAIN CROSS SECTION

N.T.S.





DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

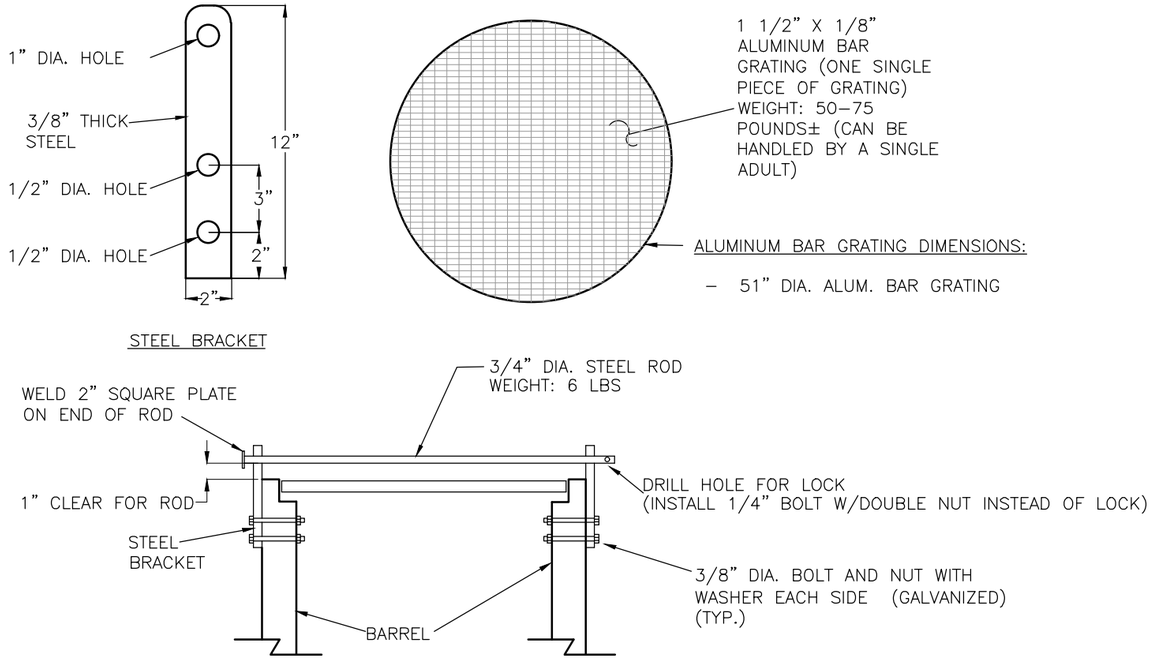
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207–F210306

FOUR CANYONS PKWY PH 2B
UNDERDRAIN PLAN AND PROFILE – 3
May 21, 2025

98

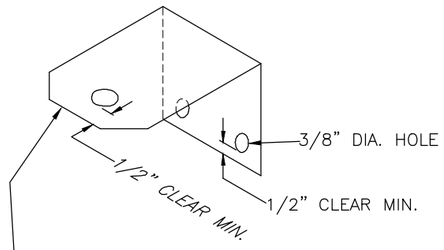
N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\UNDERDRAIN PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:27:40 AM



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

NTS

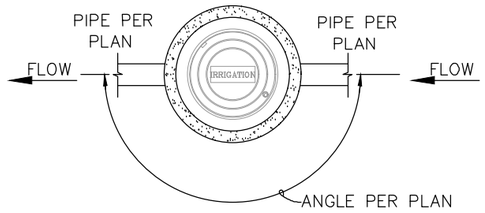


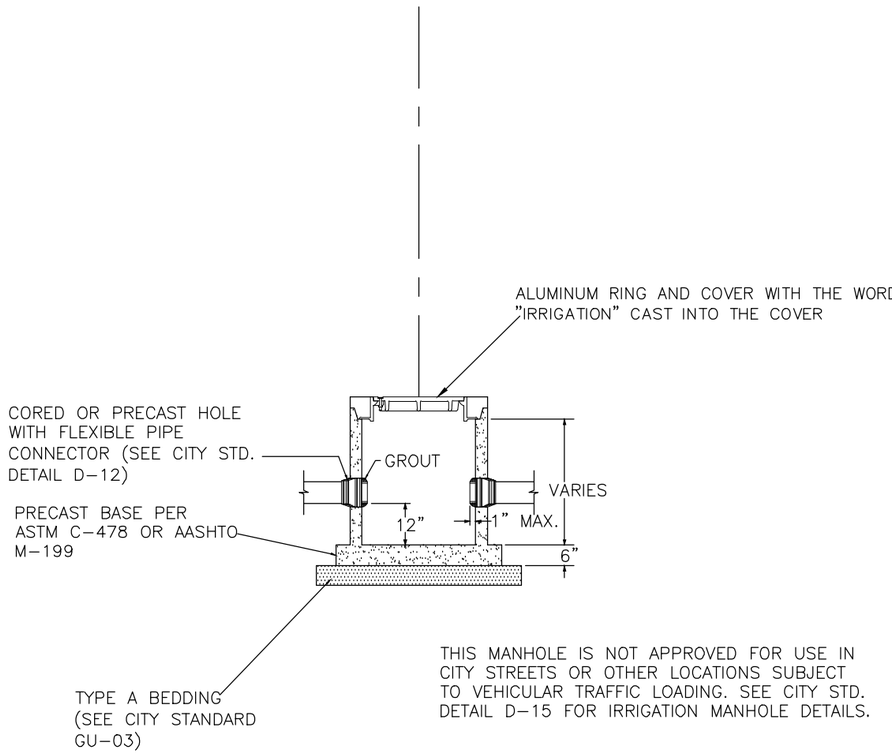


FIELD OR SHOP FABRICATE 1/16 THICK ALUMINUM GATE STEM GUIDE TO OPERATE WITH INDIVIDUAL GATES APPROXIMATELY AS SHOWN. GUIDE CAN BE "RED HEADED" OR LAG BOLTED TO MANHOLE WALL WITH 1/4" BOLTS. FIRST GUIDE SHOULD BE INSTALLED APPROXIMATELY 1' ABOVE GATE FRAME AND THEN GUIDES SHALL BE INSTALLED EVERY 2' THEREAFTER.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

GATE STEM GUIDE

NTS





TYPICAL 36" IRRIGATION MANHOLE DETAIL

NTS

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

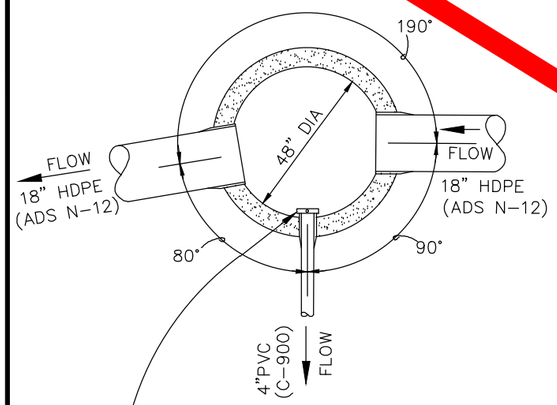
SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

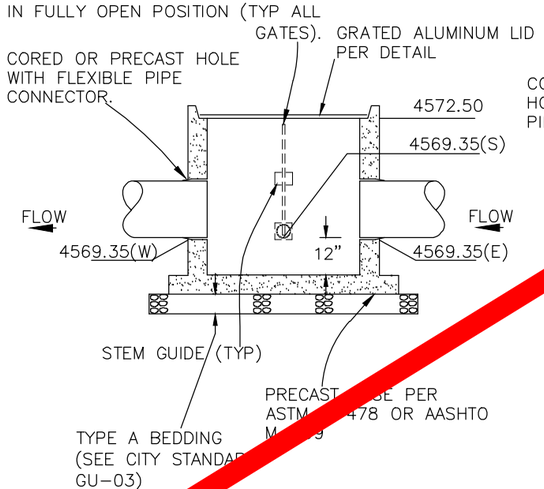
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION DETAILS – 1
May 21, 2025

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



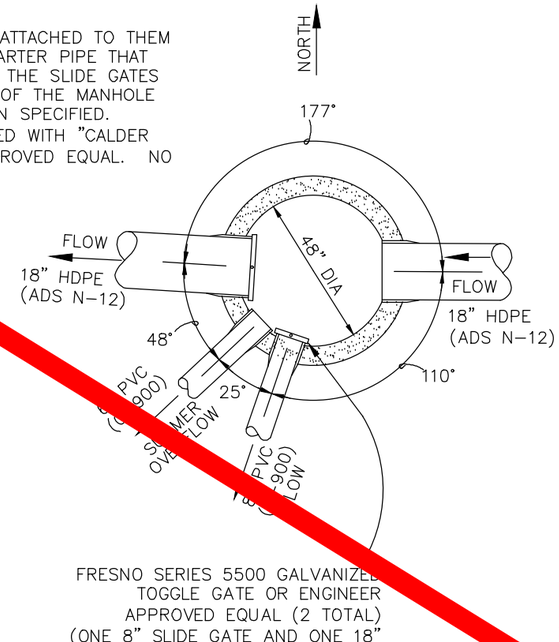
FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (1 TOTAL) (ONE 4" SLIDE GATE) ONE ON 4" OUTLET. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).



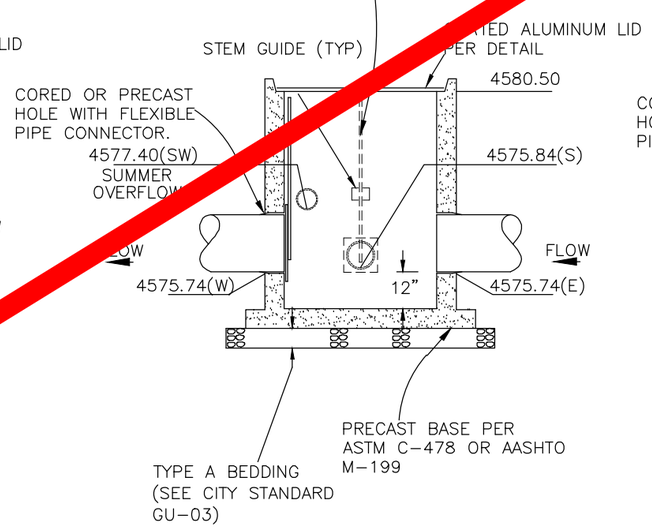
STRUCTURE - (21) IRRIGATION MANHOLE DETAIL

NTS

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



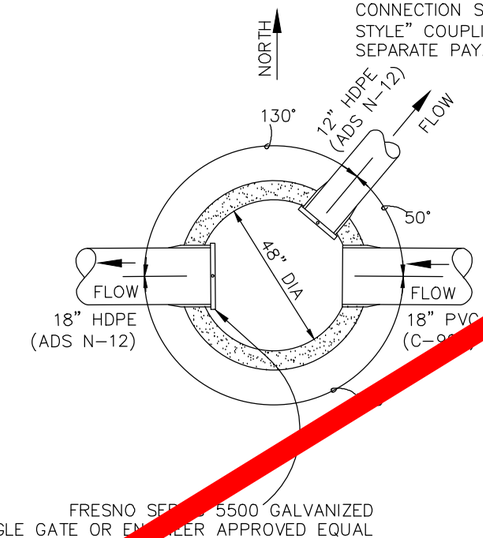
FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 8" SLIDE GATE AND ONE 18" SLIDE GATE) ONE ON 8" SERVICE OUTLET SOUTH AND ONE ON 18" OUTLET WEST. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATES 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY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



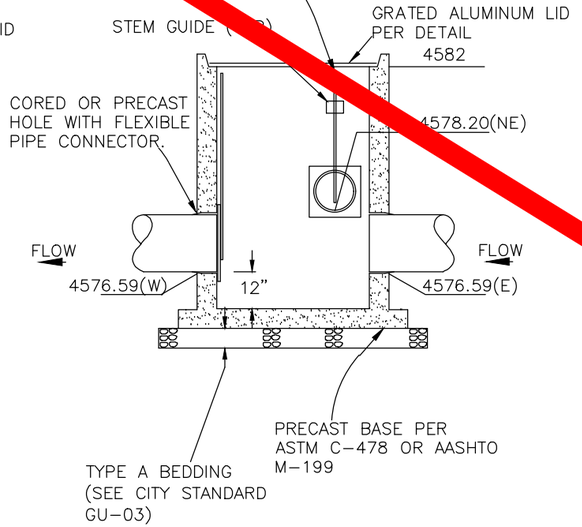
STRUCTURE - (19) IRRIGATION MANHOLE DETAIL

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 CONNECT TO PIPE MATERIAL AS PLAN SPECIFIED. CONNECTION SHALL BE ACCOMPLISHED WITH "CALDER STYLE" COUPLING OR ENGINEER APPROVED EQUAL. NO SEPARATE PAY.

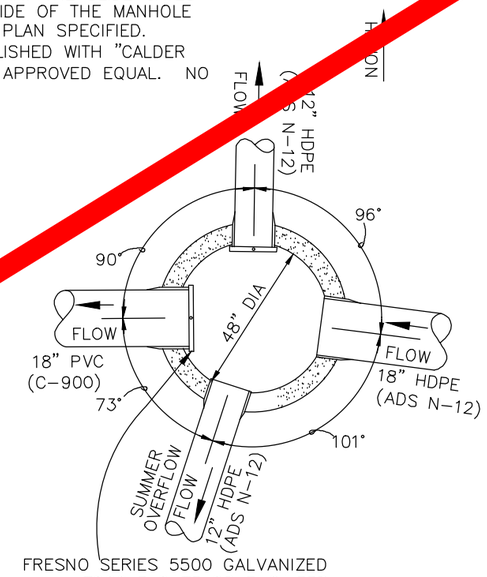


FRESNO SERIES 5500 GALVANIZED TOGGLE GATE OR ENGINEER APPROVED EQUAL (2 TOTAL) (ONE 12" SLIDE GATE AND ONE 8" SLIDE GATE) ONE ON 12" SERVICE OUTLET NORTHEAST AND ONE ON 18" OUTLET WEST. GATE STEM LENGTH SIZED SUCH THAT STEM AND BEND NEEDED TO OPEN/CLOSE GATE IS 2" MINIMUM BELOW ALUMINUM GRATING COVER IN FULLY OPEN POSITION (TYP ALL GATES).

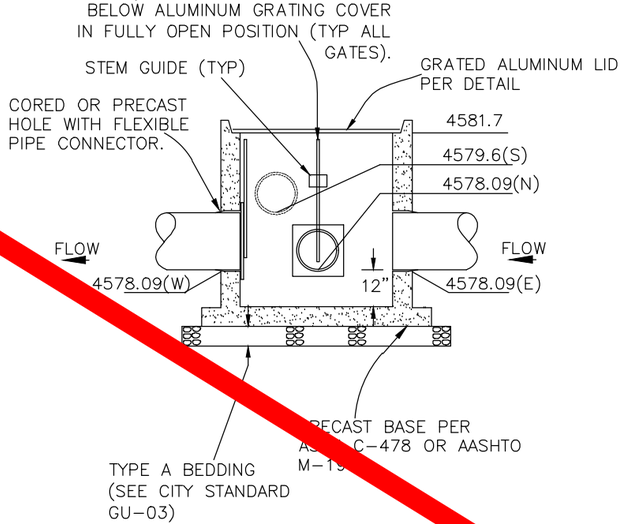


STRUCTURE - (18) IRRIGATION MANHOLE DETAIL

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 GATES).



STRUCTURE - (17) IRRIGATION MANHOLE DETAIL

NTS

NOT IN CONTRACT

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

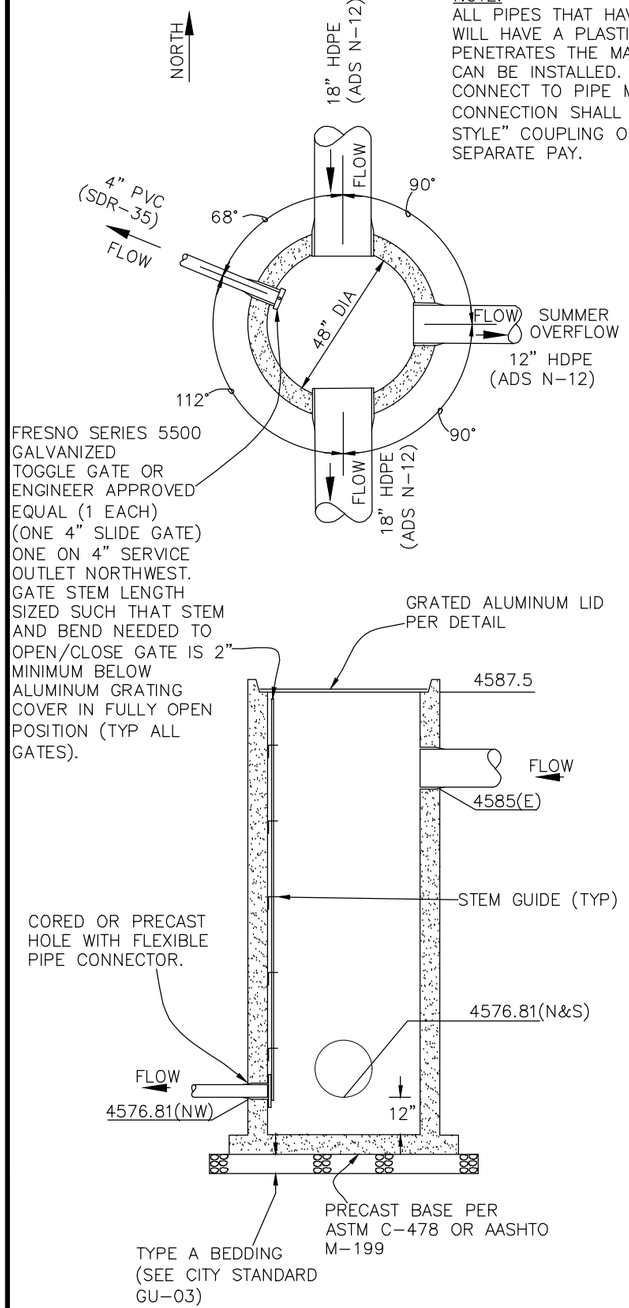
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

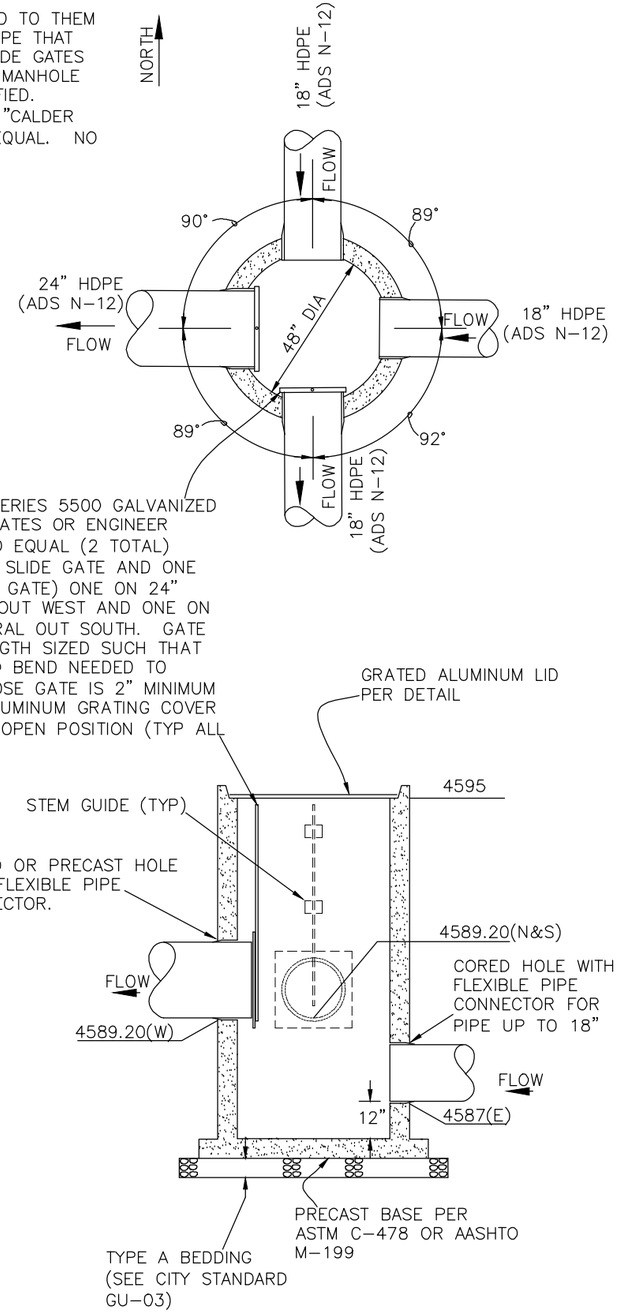
FOUR CANYONS PKWY PH 2B
IRRIGATION DETAILS – 2
May 21, 2025



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

STRUCTURE - (29) IRRIGATION MANHOLE DETAIL

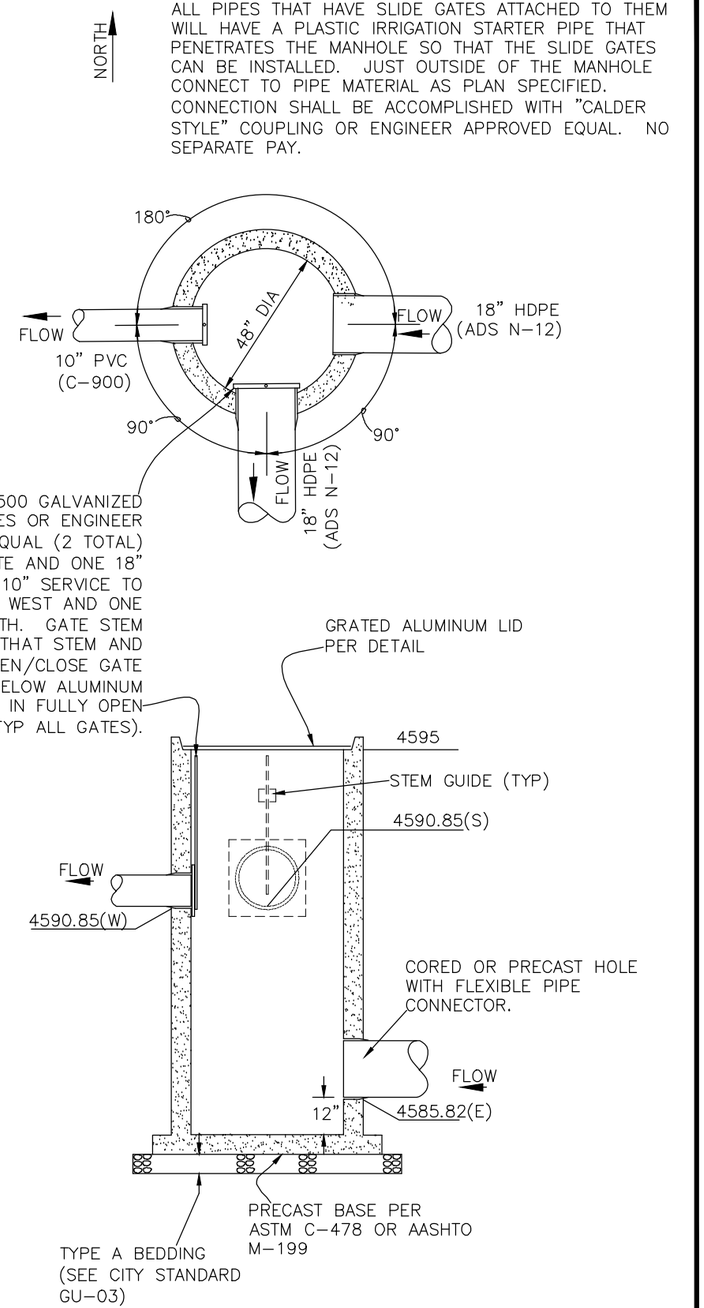
NTS



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

STRUCTURE - (28) IRRIGATION MANHOLE DETAIL

NTS



STRUCTURE - (27) IRRIGATION MANHOLE DETAIL

NTS

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

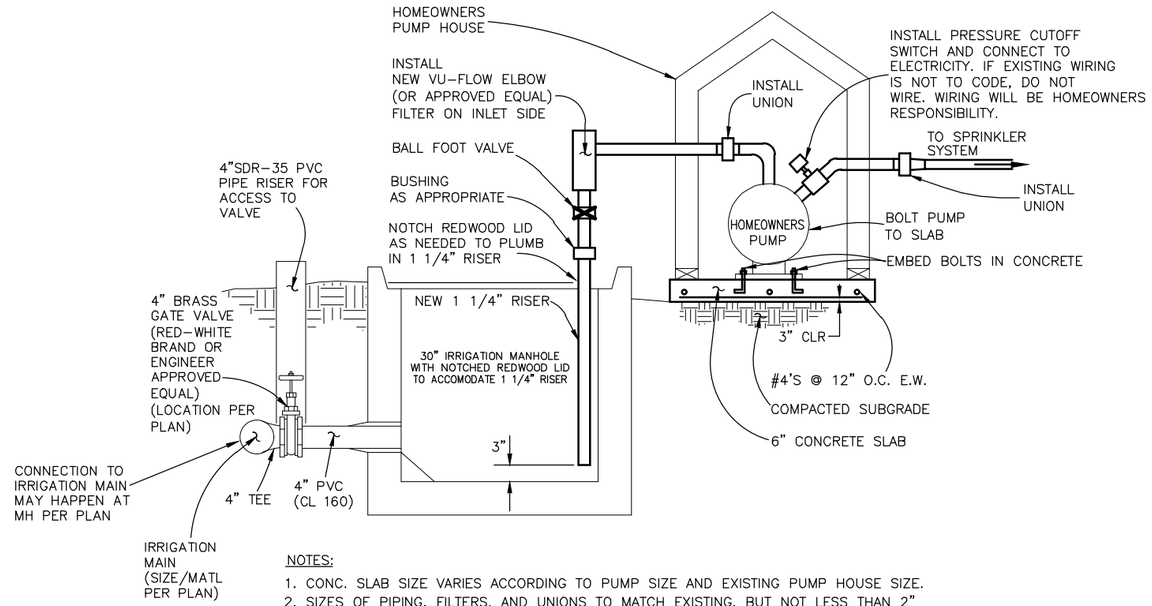
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

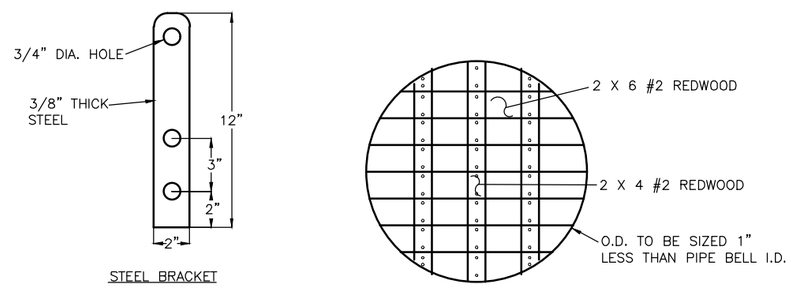
FOUR CANYONS PKWY PH 2B
IRRIGATION DETAILS – 3
May 21, 2025



NOTES:

1. CONC. SLAB SIZE VARIES ACCORDING TO PUMP SIZE AND EXISTING PUMP HOUSE SIZE.
2. SIZES OF PIPING, FILTERS, AND UNIONS TO MATCH EXISTING, BUT NOT LESS THAN 2" (EXCEPT FOR RISER FROM SUMP, AS SHOWN) ON INTAKE SIDE.

IRRIGATION PUMP CONNECTION DETAIL



REDWOOD COVER DETAIL FOR IRRIGATION SUMP STRUCTURE

NTS

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

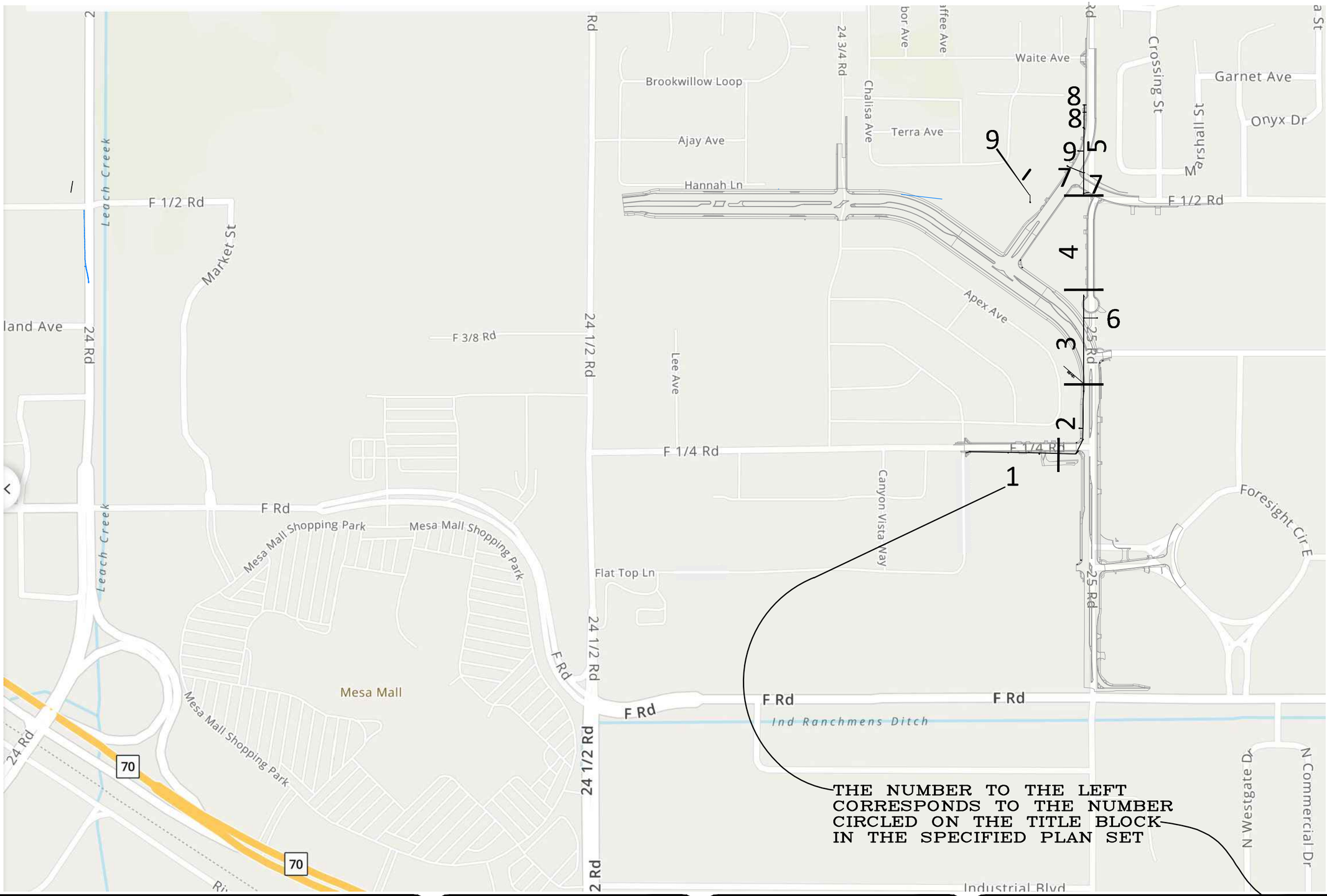
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION DETAILS – 4
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE

0 125 250 500

CITY OF Grand Junction COLORADO

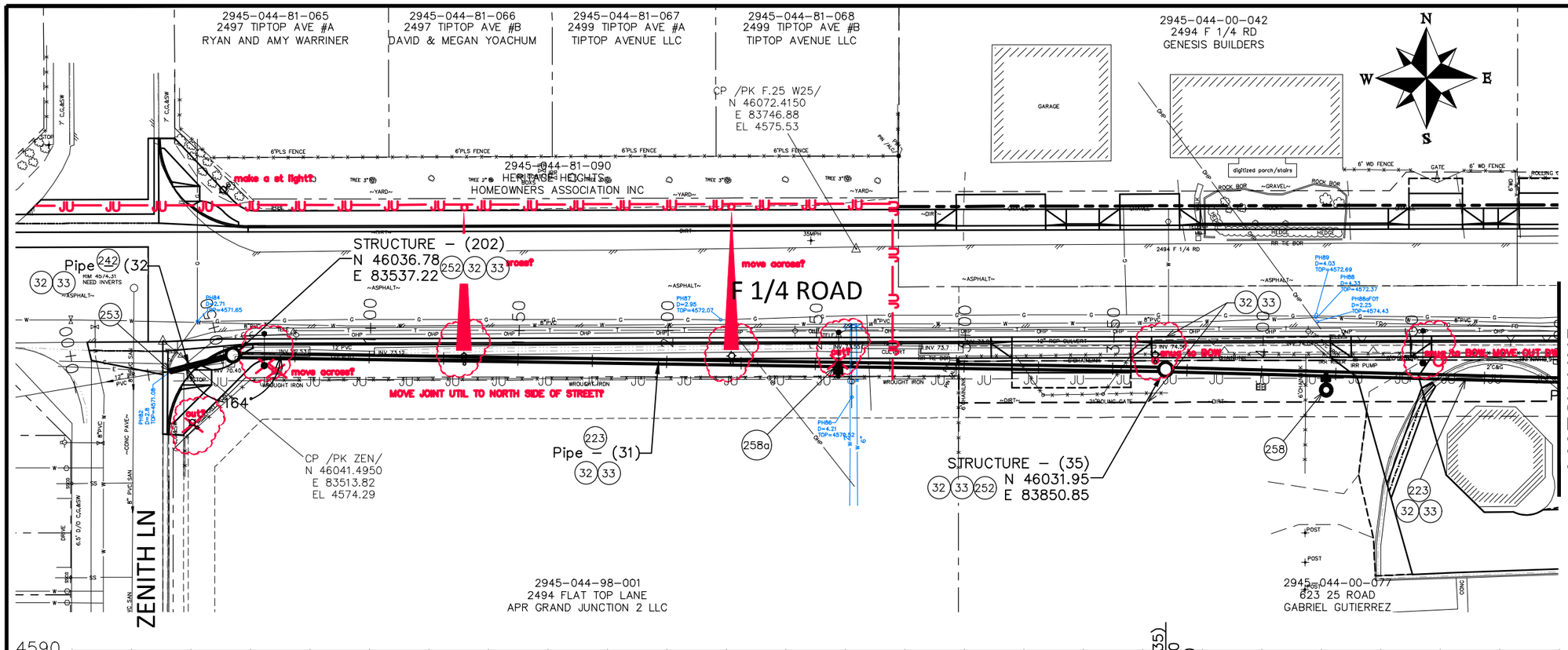
ENGINEERING AND TRANSPORTATION DEPARTMENT

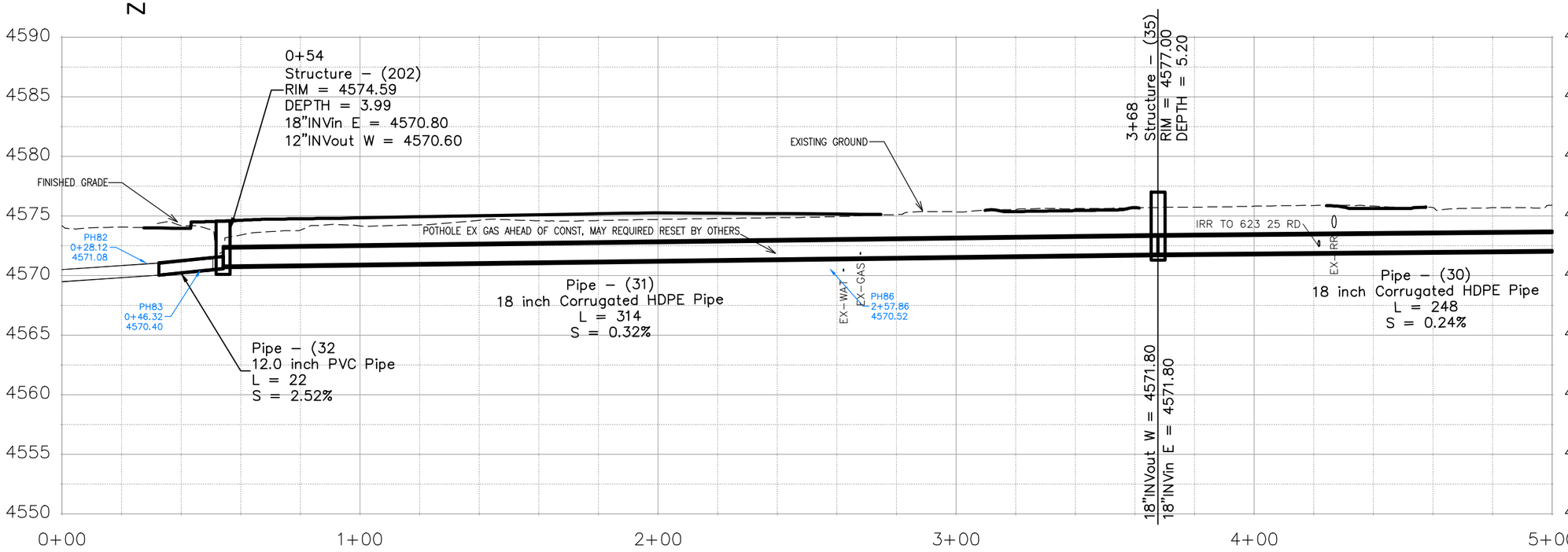
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B

IRRIGATION SHEET INDEX – (X)

May 21, 2025





CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

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)

242 102.10/108.2 – 12" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

252 102.12/108.5 – IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)

253 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR IRRIGATION PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (3 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

258a SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (3 LF PLUS OR MINUS) AND AN END CAP FOR SERVICE PIPE. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

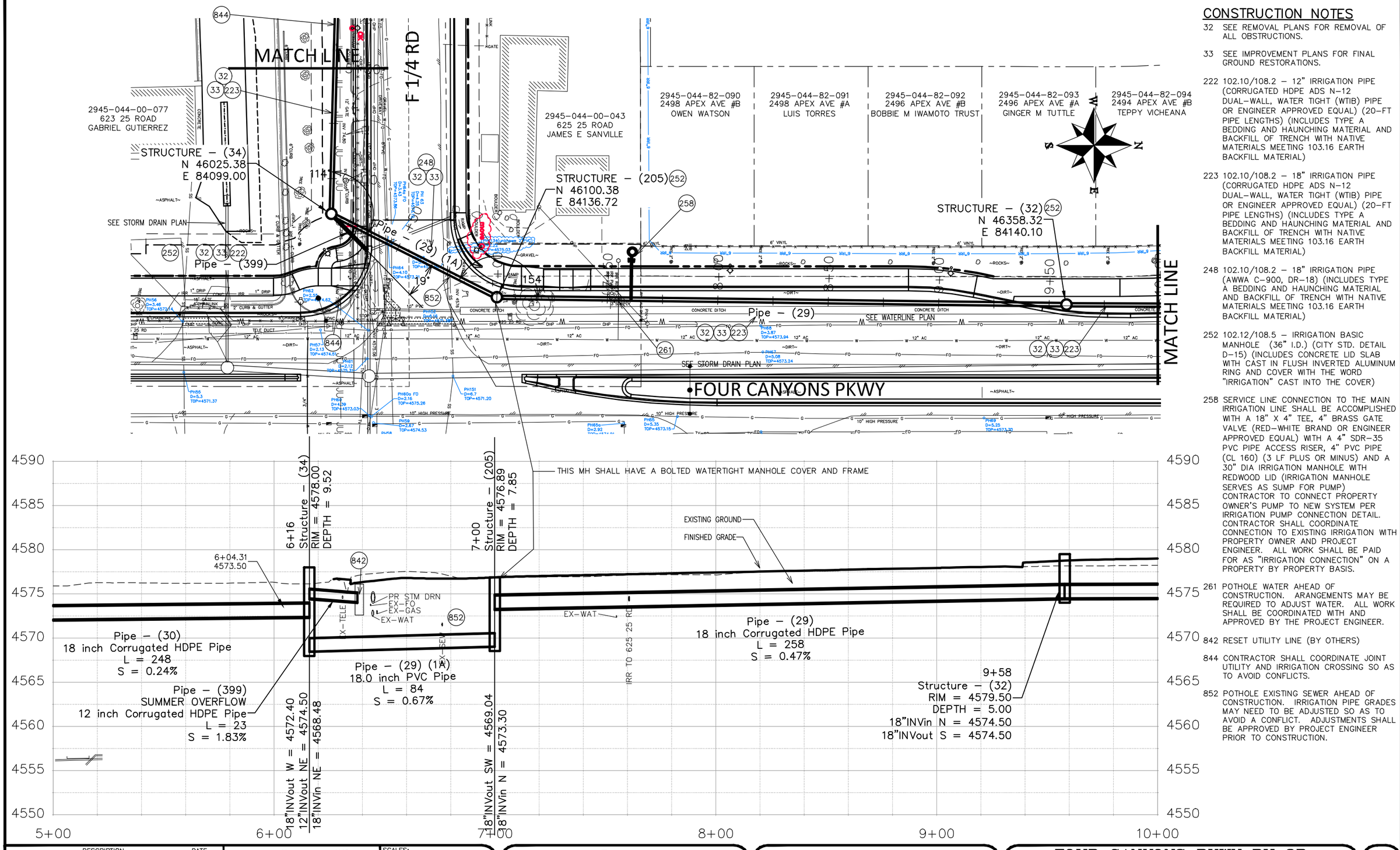
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 1
May 21, 2025

104



CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

222 102.10/108.2 – 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N–12 DUAL–WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20–FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

223 102.10/108.2 – 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N–12 DUAL–WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20–FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

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)

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)

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE (RED–WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR–35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (3 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

261 POTHOLE WATER AHEAD OF CONSTRUCTION. ARANGEMENTS MAY BE REQUIRED TO ADJUST WATER. ALL WORK SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ENGINEER.

842 RESET UTILITY LINE (BY OTHERS)

844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.

852 POTHOLE EXISTING SEWER AHEAD OF CONSTRUCTION. IRRIGATION PIPE GRADES MAY NEED TO BE ADJUSTED SO AS TO AVOID A CONFLICT. ADJUSTMENTS SHALL BE APPROVED BY PROJECT ENGINEER PRIOR TO CONSTRUCTION.

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

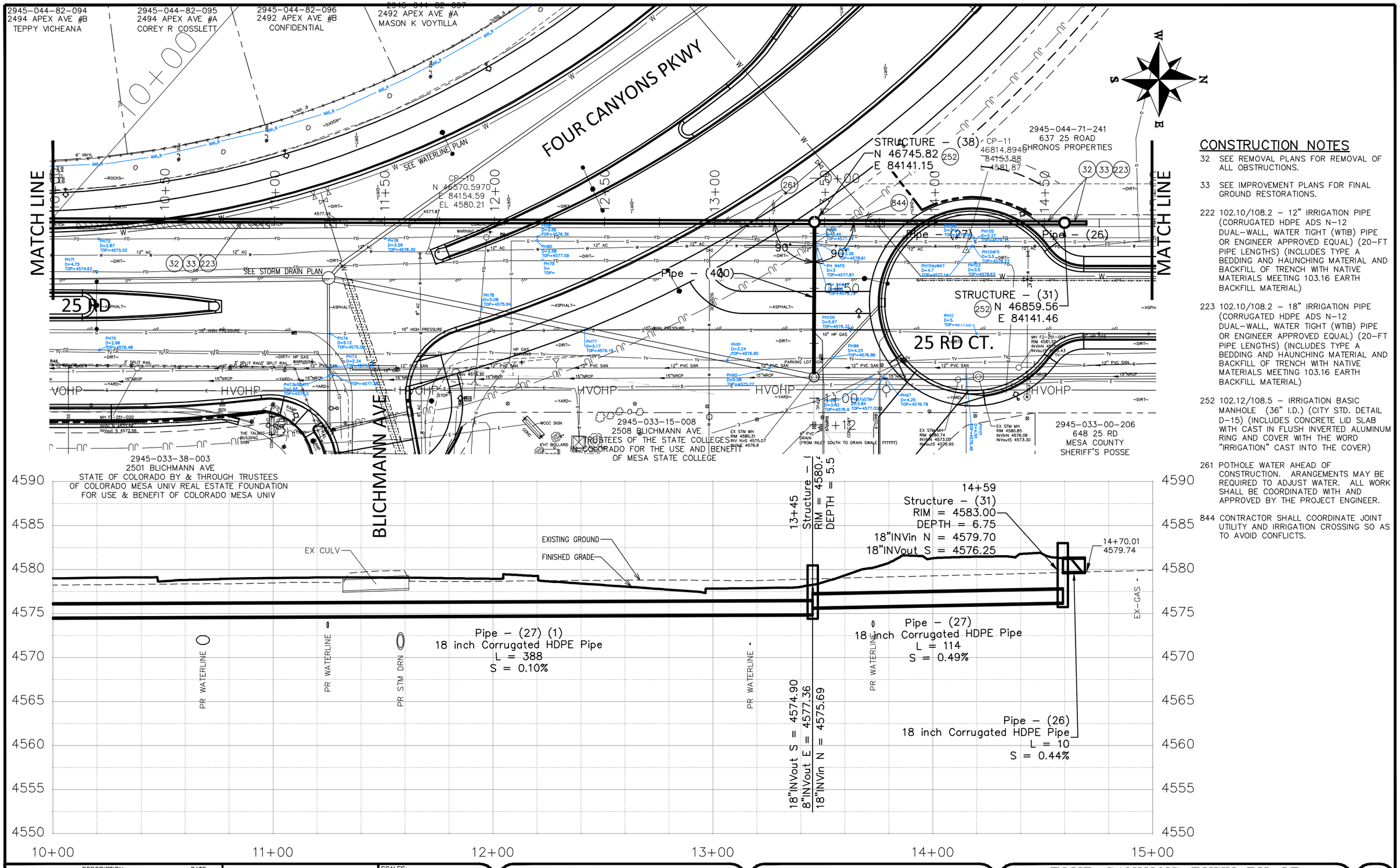
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 2
May 21, 2025



CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

222 102.10/108.2 – 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

223 102.10/108.2 – 18" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

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)

261 POTHOLE WATER AHEAD OF CONSTRUCTION. ARANGEMENTS MAY BE REQUIRED TO ADJUST WATER. ALL WORK SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ENGINEER.

844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 3
May 21, 2025

106

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO CRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

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

CUT AND REMOVE PIPE NORTH OF HEADWALL. PROTECT HEADWALL. IF HEADWALL IS DAMAGED OR REMOVED IT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE

CP-13
N 47364.7010
E 84158.7000
EL 4586.1[illegible]

MATCH LINE

MATCH LINE

25 ROAD CT.

F 1/2 RD

649 25 RD

CP-12
N 47045.4190
E 84197.80

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

6" PVC PIPE (SOUTH END NOT SURVEYED)

EXISTING GROUND

FINISHED GRADE

19+97.29
4582.97

EX-STM

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 4
May 21, 2025

CUT AND REMOVE PIPE NORTH OF HEADWALL. PROTECT HEADWALL. IF HEADWALL IS DAMAGED OR REMOVED IT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

CONTRACTOR TO VERIFY THAT IRRIGATION TO THIS PROPERTY IS NOT OFF OF PIPED DITCH. IF IT IS OFF PIPED DITCH PROVIDE IRRIGATION CONNECTION PER DETAIL.

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

STRUCTURE – (29)
N 47517.27
E 84140.26

STRUCTURE – (171)
N 47407.84
E 84140.54

SUMP 653.5
N 47632.40
E 84110.56

STRUCTURE – (192)
N 47749.54
E 84142.62

STRUCTURE – (28)
N 47838.01
E 84143.52

STRUCTURE – (27)
N 47876.36
E 84143.55

Pipe – (355)

Pipe – (353)

Pipe – (25)

Pipe – (401)

Pipe – (402)

Pipe – (24)

Pipe – (403)

Pipe – (354)

F 1/2 RD

25 RD

NO FOUND

SEE STORM DRAIN PLAN

SEE WATERLINE PLAN

HAVE TO GET THIS SURVEYED

NORTH 17'± PIPE WILL BE CUT AND REMOVED. 4'± OF SOUTH END OF PIPE WILL REMAIN ALONG WITH HEADWALL.

20+07
Structure – (171)
RIM = 4587.00
DEPTH = 10.31
18"INVin N = 4576.69
18"INVout S = 4583.00
12"INVout E = 4584.70

Pipe – (25)
18.0 inch PVC Pipe
L = 109
S = 0.11%

21+17
Structure – (29)
RIM = 4587.50
DEPTH = 10.69
18"INVin N = 4576.81
18"INVout S = 4576.81
12"INVout E = 4585.00
4"INVout W = 4576.81

Pipe – (24) (1)
18.0 inch PVC Pipe
L = 232
S = 2.13%

23+49
Structure – (192)
RIM = 4592.00
DEPTH = 10.25
18"INVin N = 4586.85
18"INVout S = 4581.75

RIM = 4590.00
THOMAS HOFER
DEPTH = 7.32
18"INVin N = 4589.20
18"INVin E = 4587.68
18"INVout S = 4589.20
24"INVout W = 4589.20

Pipe – (24)
18 inch Corrugated HDPE Pipe
L = 88
S = 2.65%

Pipe – (23)
18 inch Corrugated HDPE Pipe
L = 38
S = 4.30%

24+76
Structure – (27)
RIM = 4595.00
DEPTH = 9.18
18"INVin E = 4585.82
18"INVout S = 4590.85
10"INVout W = 4590.85

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

2945-032-81-008
665 GARRETT WAY
ANDREW V HUNDTOFT

EXISTING GROUND

FINISHED GRADE

BetweenPH155&156
22+17.24
4583.31

EofPH158
23+72.08
4585.06

IRR CONN TO 653.5 25 RD

IRR CONN TO 653 25 RD

EX-SEW
651 25 RD SS

PR WATERLINE

EX-WAT

EX-SEW

EX-GAS

PR STM DRN

EX-GAS

PR WATERLINE

EX-WAT

EX-GAS

CONSTRUCTION NOTES

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (31 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS. (SEE IRRIGATION PLAN AND PROFILE – 15 FOR ADDITIONAL INFORMATION)

258a SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (1.5 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

900 CONTRACTOR SHALL BACKFILL OVER PIPE SO AS TO PROVIDE 6" MINIMUM COVER. NO SEPARATE PAY.

CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

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)

252 102.12/108.5 – IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)

253 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR IRRIGATION PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

255 102.12/108.5 – 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)

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

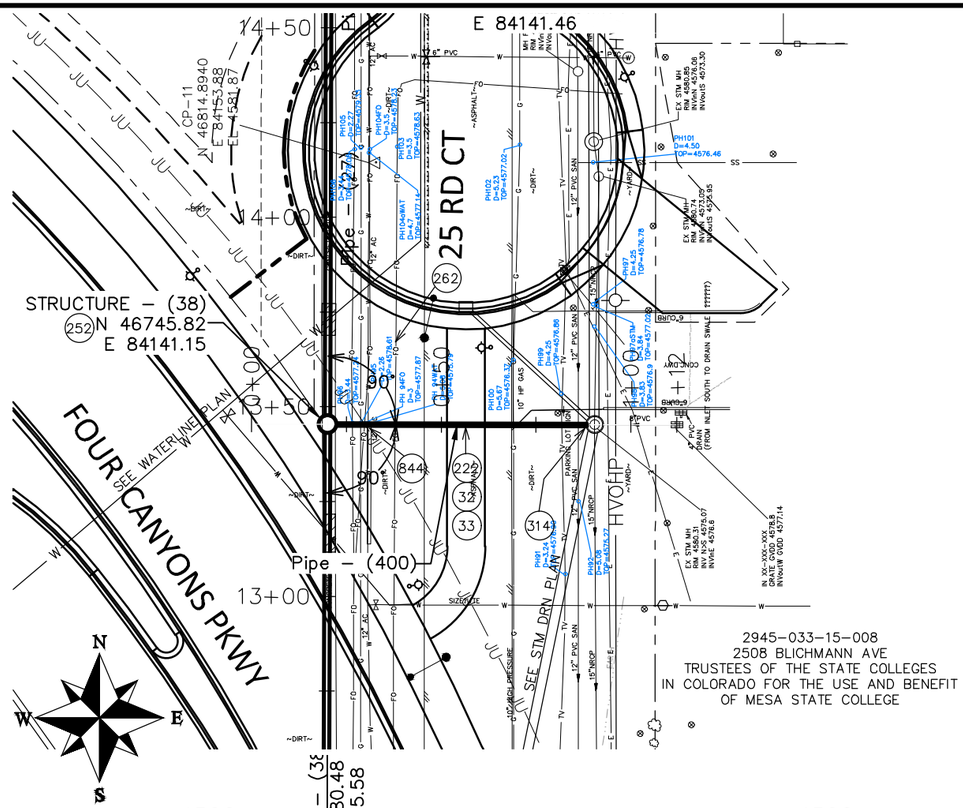
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

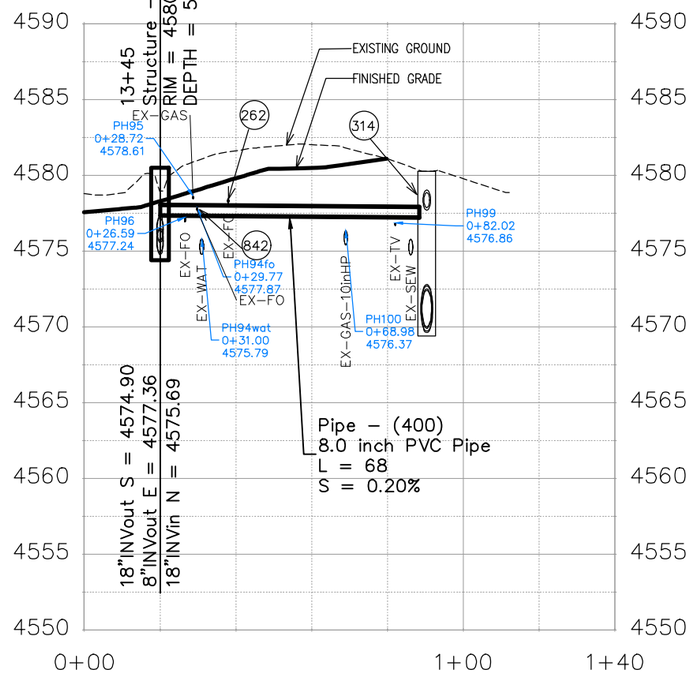
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 5
May 21, 2025

108





CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

222 102.10/108.2 – 8" IRRIGATION PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

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)

262 POTHOLE UTILITY AHEAD OF CONSTRUCTION. ARANGEMENTS MAY BE REQUIRED TO ADJUST IRRIGATION OR UTILITY LINE. ALL WORK SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ENGINEER.

314 102.11/108.5 – CONNECT TO STORM DRAIN MH OR INLET. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D–12).

842 RESET UTILITY LINE BY OTHERS

844 CONTRACTOR SHALL COORDINATE JOINT UTILITY AND IRRIGATION CROSSING SO AS TO AVOID CONFLICTS.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

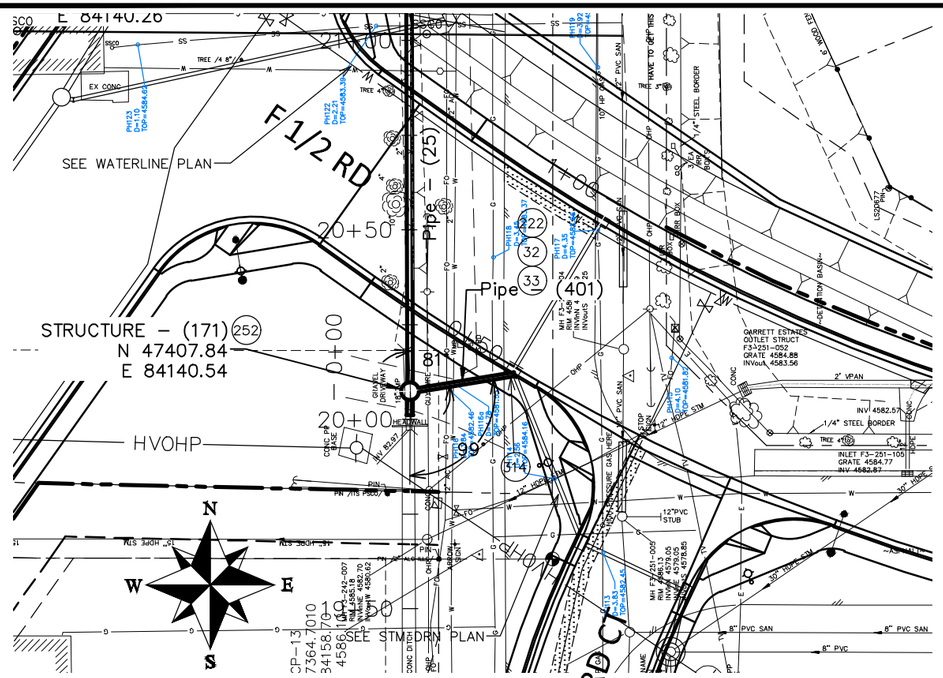
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 6
May 21, 2025



CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

222 102.10/108.2 – 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N-12 DUAL-WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20-FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

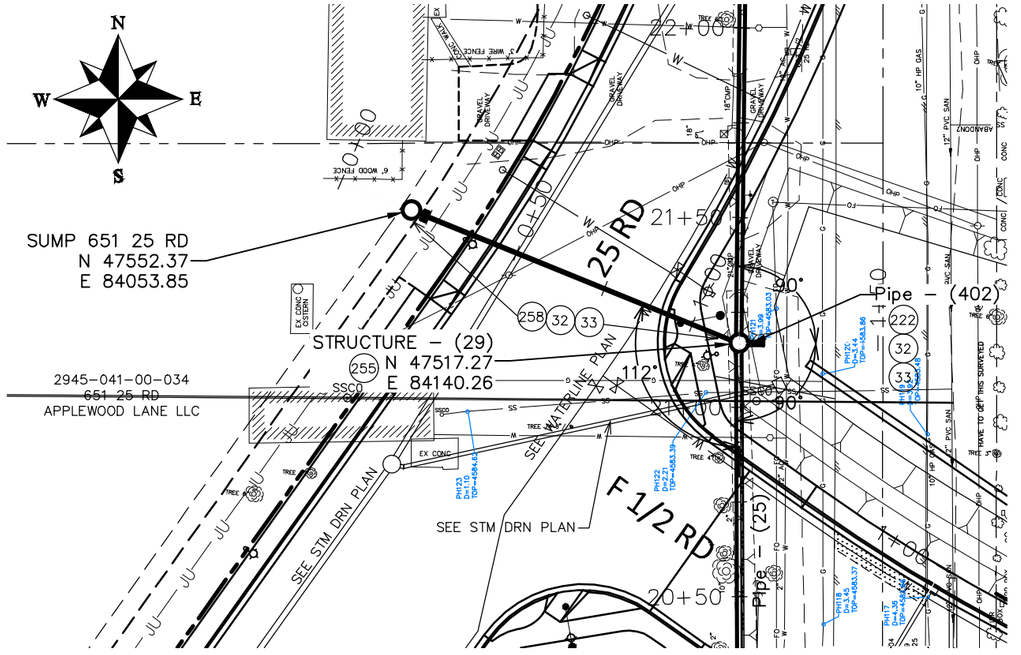
252 102.12/108.5 – IRRIGATION BASIC MANHOLE (36" I.D.) (CITY STD. DETAIL D-15) (INCLUDES CONCRETE LID SLAB WITH CAST IN FLUSH INVERTED ALUMINUM RING AND COVER WITH THE WORD "IRRIGATION" CAST INTO THE COVER)

255 102.12/108.5 – 102.12/108.5 – IRRIGATION STRUCTURE MANHOLE (48" I.D.) (STRUCTURE WILL BE DETAILED IF GATES ARE NEEDED) (STRUCTURE WILL INCLUDE FRESNO SERIES 5500 GALVANIZED TOGGLE GATES OR ENGINEER APPROVED EQUAL AS SHOWN IN SPECIFIC STRUCTURE DETAIL AND ALUMINUM BAR GRATING AND LOCKING BAR ASSEMBLY AS SHOWN IN DETAIL FOR ALL 48" MH'S)

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION AT IRRIGATION MANHOLE, 4" BRASS GATE VALVE INSTALLED CLOSE TO PUMP SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (93 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP)
CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

314 102.11/108.5 – CONNECT TO STORM DRAIN MH OR INLET. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL D-12).

842 RESET UTILITY LINE BY OTHERS.



DESCRIPTION	DATE
REVISION ⚠ REV_1	– DATE
REVISION ⚠ REV_2	– DATE
REVISION ⚠ REV_3	– DATE
REVISION ⚠ REV_4	– DATE

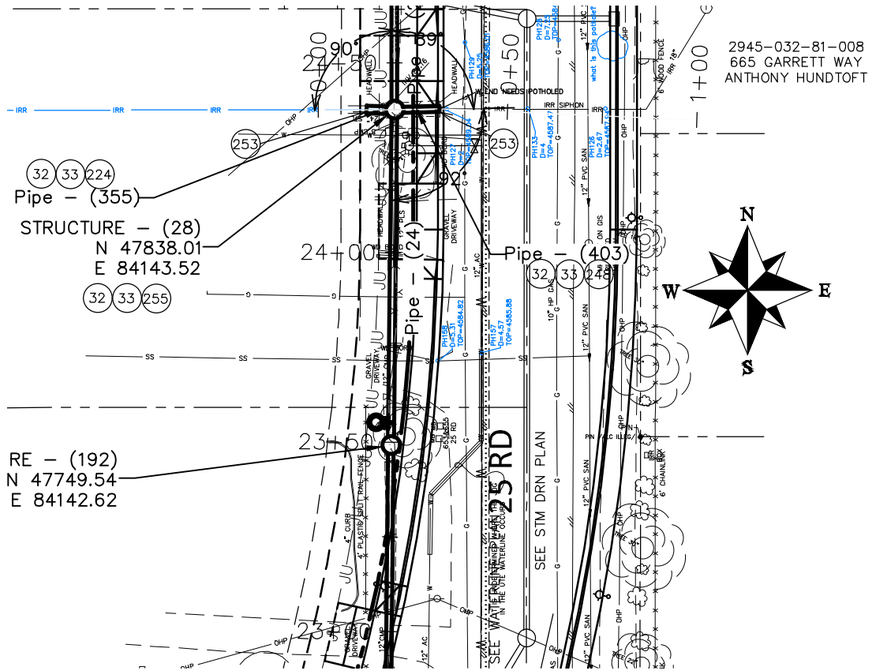
DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALES: PLAN & PROFILE HORIZONTAL 0 20 40 VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 7
May 21, 2025



CONSTRUCTION NOTES

32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.

33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.

222 102.10/108.2 – 12" IRRIGATION PIPE (CORRUGATED HDPE ADS N–12 DUAL–WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20–FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

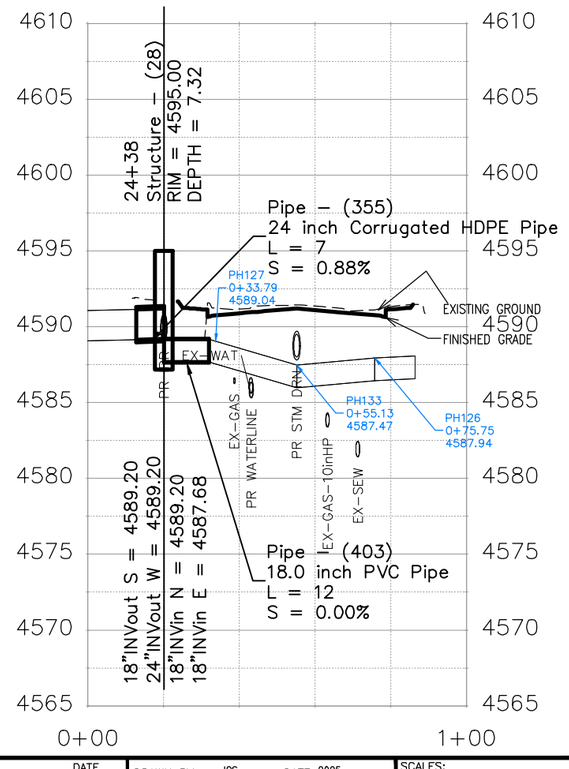
224 102.10/108.2 – 24" IRRIGATION PIPE (CORRUGATED HDPE ADS N–12 DUAL–WALL, WATER TIGHT (WTIB) PIPE OR ENGINEER APPROVED EQUAL) (20–FT PIPE LENGTHS) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

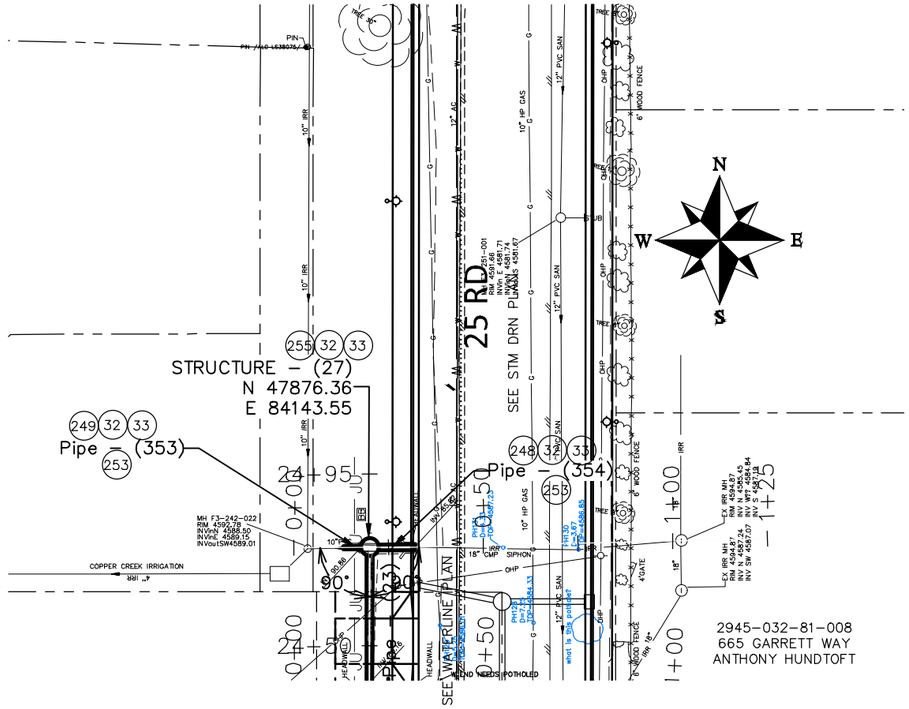
248 102.10/108.2 – 18" IRRIGATION PIPE (AWWA C–900, DR–18) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

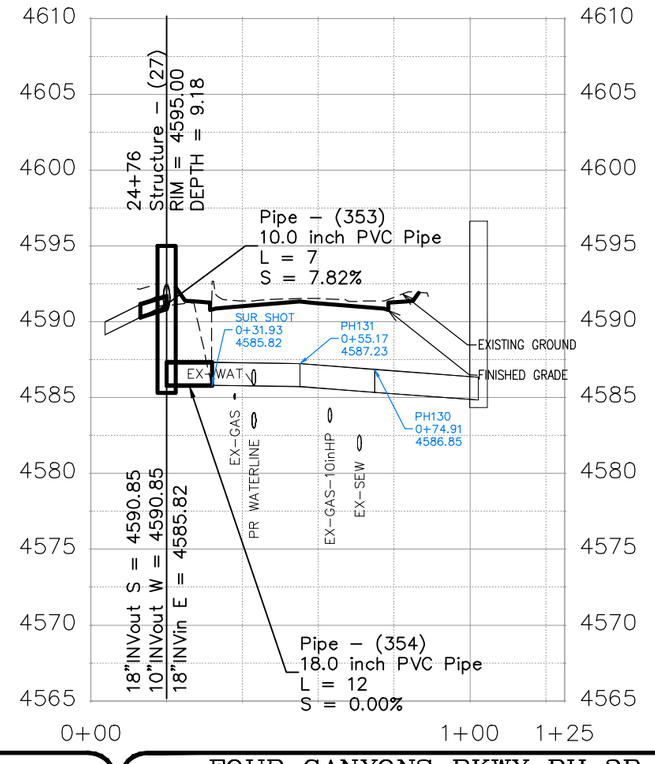
249 102.10/108.2 – 10" IRRIGATION PIPE (AWWA C–900, DR–18) (INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL)

253 CONNECT TO EXISTING IRRIGATION PIPE. THE CONTRACT PRICE FOR IRRIGATION PIPE SHALL INCLUDE THE COST OF CONNECTION TO EXISTING PIPELINE

255 102.12/108.5 – 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)







DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

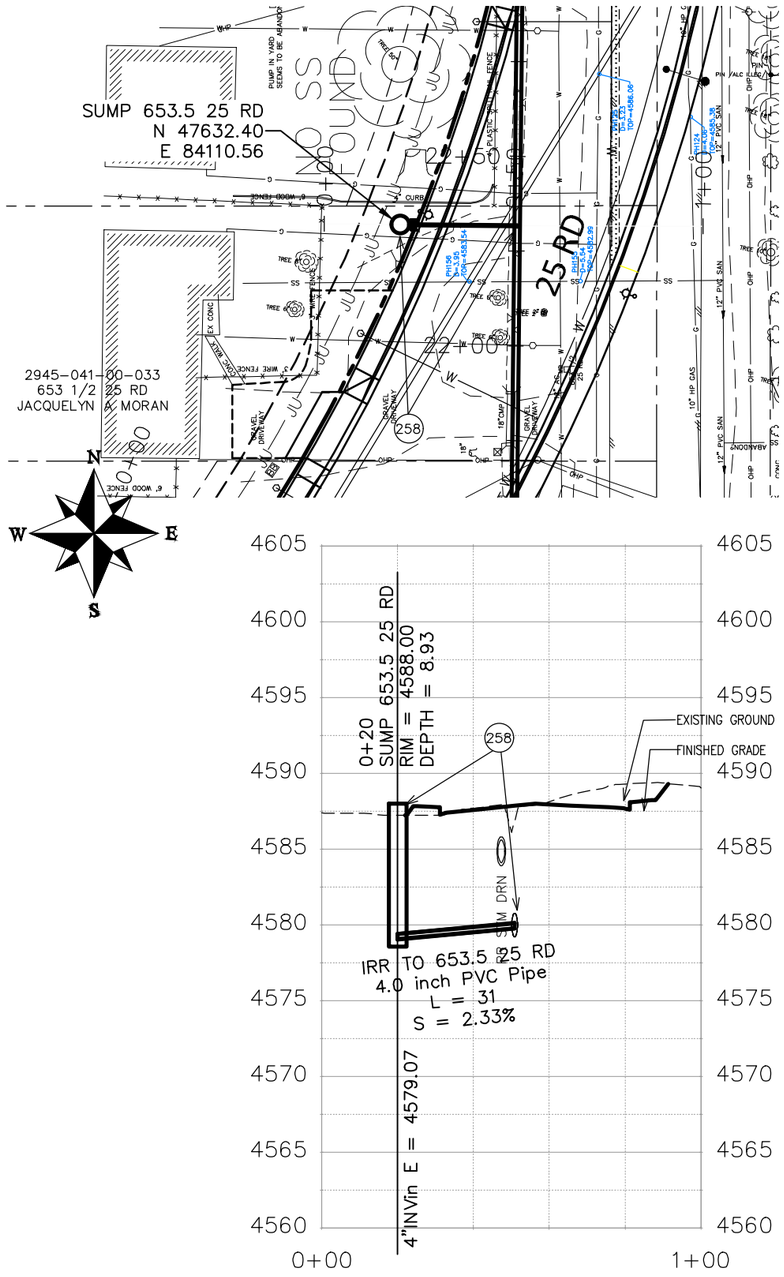
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

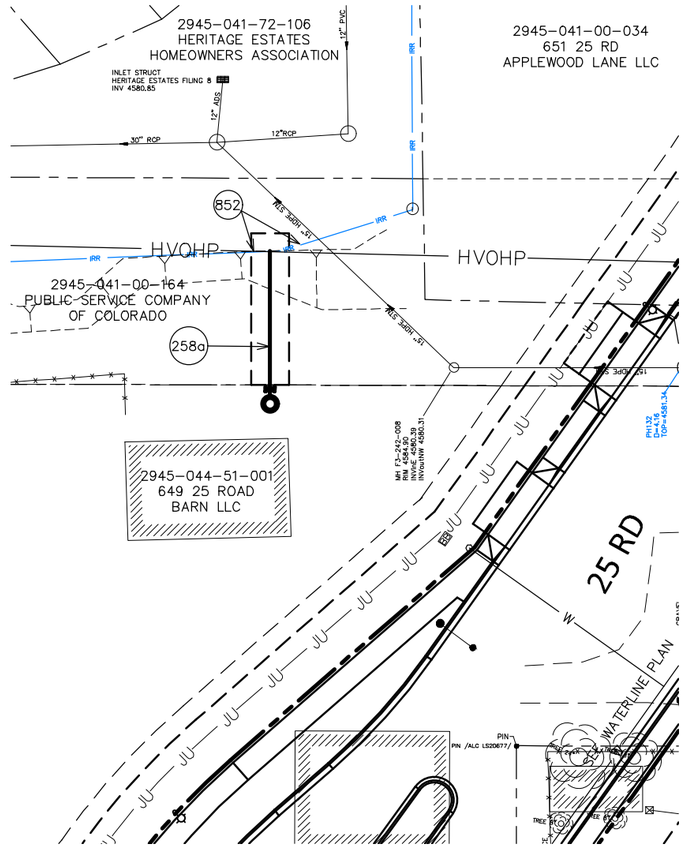
SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207–F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 8
May 21, 2025





CONSTRUCTION NOTES

258a SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 15" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (40 LF PLUS OR MINUS) (INCLUDES ANY NECESSARY VERTICAL BENDS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

852 POTHOLE EXISTING IRRIGATION PRIOR TO BEGINNING CONSTRUCTION. ESTABLISH EXISTING SIZE, MATERIAL, ALIGNMENT AND VERTICAL LOCATION. COORDINATE CONNECTION TO EXISTING WITH PROJECT ENGINEER.

CONSTRUCTION NOTES

258 SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (31 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL. CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS. (SEE IRRIGATION PLAN AND PROFILE – 9 FOR ADDITIONAL INFORMATION)

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

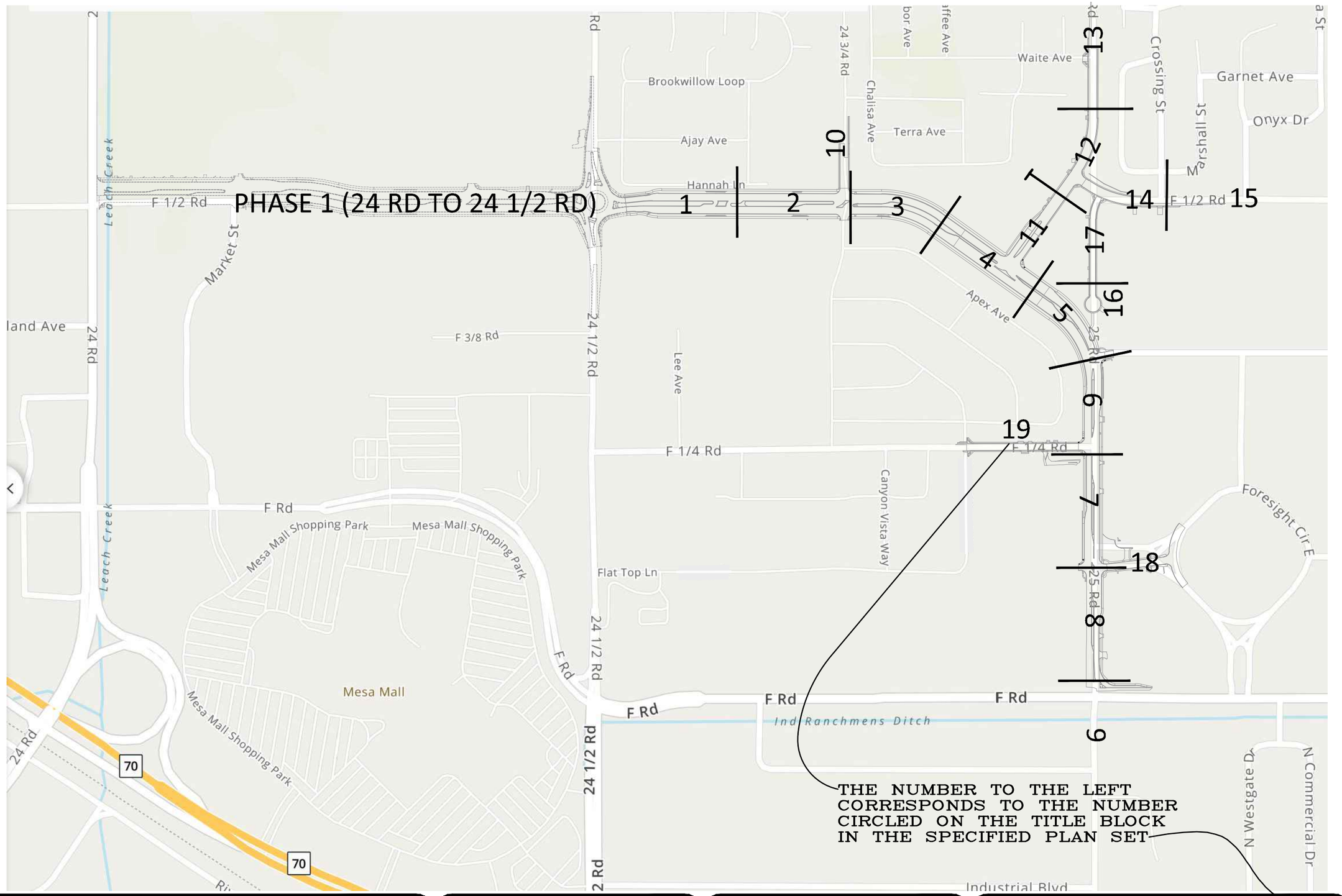
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 20 40
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IRRIGATION PLAN AND PROFILE – 9
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

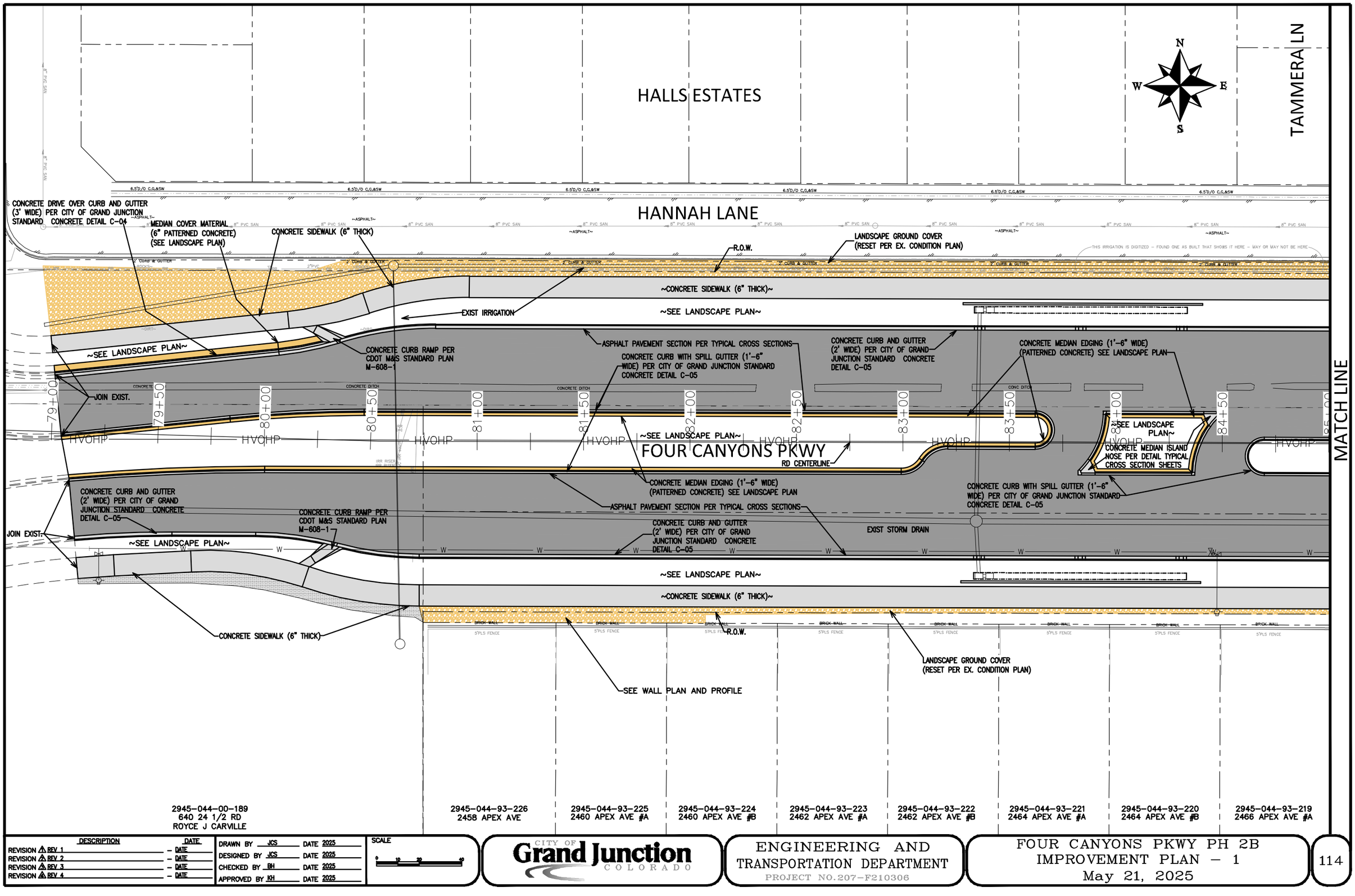
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN SHEET INDEX – (X)
May 21, 2025



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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 1
May 21, 2025

TAMMERA LN

HALLS ESTATES

TRINITY WAY

HALLS ESTATES

EMMA LANE

HANNAH LANE

24 3/4 ROAD

MATCH LINE

MATCH LINE

~ASPHALT~

~CONCRETE SIDEWALK (6" THICK)~

~SEE LANDSCAPE PLAN~

~ROCKS~

6.5'D/O C,G,&SW

6" VPAN

3" VPAN

8" PVC SAN

2" CURB & GUTTER

4+50

4+00

3+50

3+00

2+50

2+00

1+50

1+00

85+00

85+50

86+00

86+50

87+00

87+50

88+00

88+50

89+00

89+50

90+00

90+50

91+00

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

R.O.W.

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

CONCRETE CURB (6" WIDE)

EXIST IRRIGATION

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

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

CONCRETE DITCH (ABANDON)

CONC SLAB

CONC POLE FDN

RD CENTERLINE

HVOHP

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

FOUR CANYONS PKWY

SEE LANDSCAPE PLAN

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

EXIST STORM DRAIN

JOIN EXIST.

EXIST SANITARY SEWER

SEE WALL PLAN AND PROFILE

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

BRICK WALL

5'PLS FENCE

6"IRR

8" PVC

6" VNTL

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 2
May 21, 2025

115

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

SOD

HERITAGE ESTATES

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

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

EXIST IRRIGATION

EXIST STORM DRAIN

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

~SEE LANDSCAPE PLAN~

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

HVOHP

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

SOD

91+50 92+00 92+50 93+00 93+50 94+00 94+50 95+00 95+50

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

NATIVE SEEDING

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

RD CENTERLINE

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

EXIST SANITARY SEWER

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

CONCRETE PAVEMENT (6" THICK)

EXIST STORM DRAIN

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

~SEE LANDSCAPE PLAN~

~CONCRETE SIDEWALK (6" THICK)~

FOUR CANYONS PKWY

MATCH LINE

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

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

R.O.W.

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

MATCH LINE

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

APEX AVE

N W E S

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 3
May 21, 2025

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

25 ROAD

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

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

NATIVE SEEDING

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

~SEE LANDSCAPE PLAN~

CONCRETE CURB (6" WIDE)

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

RD CENTERLINE

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

FOUR CANYONS PKWY

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

MATCH LINE

MATCH LINE

96+00 | 96+50 | 97+00 | 97+50 | 98+00 | 98+50 | 99+00 | 99+50 | 100+00 | 100+50 | 101+00 | 101+50 | 102+00 | 102+50 | 103+00 | 103+50 | 104+00 | 104+50 | 105+00 | 105+50 | 106+00 | 106+50 | 107+00 | 107+50 | 108+00 | 108+50 | 109+00 | 109+50 | 110+00 | 110+50 | 111+00 | 111+50 | 112+00 | 112+50 | 113+00 | 113+50 | 114+00 | 114+50 | 115+00 | 115+50 | 116+00 | 116+50 | 117+00 | 117+50 | 118+00 | 118+50 | 119+00 | 119+50 | 120+00 | 120+50 | 121+00 | 121+50 | 122+00 | 122+50 | 123+00 | 123+50 | 124+00 | 124+50 | 125+00 | 125+50 | 126+00 | 126+50 | 127+00 | 127+50 | 128+00 | 128+50 | 129+00 | 129+50 | 130+00 | 130+50 | 131+00 | 131+50 | 132+00 | 132+50 | 133+00 | 133+50 | 134+00 | 134+50 | 135+00 | 135+50 | 136+00 | 136+50 | 137+00 | 137+50 | 138+00 | 138+50 | 139+00 | 139+50 | 140+00 | 140+50 | 141+00 | 141+50 | 142+00 | 142+50 | 143+00 | 143+50 | 144+00 | 144+50 | 145+00 | 145+50 | 146+00 | 146+50 | 147+00 | 147+50 | 148+00 | 148+50 | 149+00 | 149+50 | 150+00 | 150+50 | 151+00 | 151+50 | 152+00 | 152+50 | 153+00 | 153+50 | 154+00 | 154+50 | 155+00 | 155+50 | 156+00 | 156+50 | 157+00 | 157+50 | 158+00 | 158+50 | 159+00 | 159+50 | 160+00 | 160+50 | 161+00 | 161+50 | 162+00 | 162+50 | 163+00 | 163+50 | 164+00 | 164+50 | 165+00 | 165+50 | 166+00 | 166+50 | 167+00 | 167+50 | 168+00 | 168+50 | 169+00 | 169+50 | 170+00 | 170+50 | 171+00 | 171+50 | 172+00 | 172+50 | 173+00 | 173+50 | 174+00 | 174+50 | 175+00 | 175+50 | 176+00 | 176+50 | 177+00 | 177+50 | 178+00 | 178+50 | 179+00 | 179+50 | 180+00 | 180+50 | 181+00 | 181+50 | 182+00 | 182+50 | 183+00 | 183+50 | 184+00 | 184+50 | 185+00 | 185+50 | 186+00 | 186+50 | 187+00 | 187+50 | 188+00 | 188+50 | 189+00 | 189+50 | 190+00 | 190+50 | 191+00 | 191+50 | 192+00 | 192+50 | 193+00 | 193+50 | 194+00 | 194+50 | 195+00 | 195+50 | 196+00 | 196+50 | 197+00 | 197+50 | 198+00 | 198+50 | 199+00 | 199+50 | 200+00 | 200+50 | 201+00 | 201+50

2945-044-87-158
2480 APEX AVE #A
AMY BROOK PARONTO

2945-044-87-157
2480 APEX AVE #B
SCOTT C PATTERSON

2945-044-87-156
2480 APEX AVE #C
RYAN ANTHONY

2945-044-87-155
2482 APEX AVE #A
PATRICIA M GANG

2945-044-87-154
2482 APEX AVE #B
LORI LYNN ANDERSON

2945-044-87-153
2482 APEX AVE #C
PAUL KENDLE

2945-044-87-152
2484 APEX AVE #A
CHRISTOPHER R POTTER

2945-044-87-151
2484 APEX AVE #B
JOHNATHAN MURPHY

2945-044-87-150
2484 APEX AVE #C
CHRISTOPHER E FROBOM

2945-044-87-149
2486 APEX AVE #A
RYAN KRAIG HAMIT

2945-044-87-148
2486 APEX AVE #B
CHRISTOPHER KERWOOD

APEX AVE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 4
May 21, 2025

25 ROAD COURT

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

CONCRETE SIDEWALK (6" THICK)

SOD

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

NATIVE SEEDING

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

~SEE LANDSCAPE PLAN~

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

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

SEE IRRIGATION PLAN

BLICHMANN AVE

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

~SEE LANDSCAPE PLAN~

FOUR CANYONS PKWY

RD CENTERLINE

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

MATCH LINE

MATCH LINE

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

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

~SEE LANDSCAPE PLAN~

~CONCRETE SIDEWALK (6" THICK)~

R.O.W.

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

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

SEE STORM DRAIN PLAN

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

APEX AVE

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN AVE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

APEX AVE

F 1/4 ROAD

CONCRETE SIDEWALK (6" THICK)

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

JOIN TO AND MATCH EX

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

CONCRETE DRAINAGE PAN (3' WIDE) (8" THICK)

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

2" THICK WASHED ROCK

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

~LANDSCAPED~

~SEE LANDSCAPE PLAN~

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

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

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

RD CENTERLINE

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

107+50 | 108+00 | 108+50 | 109+00 | 109+50 | 110+00 | 110+50 | 111+00 | 7+00 | 111+50

SEE STORM DRAIN PLAN

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

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

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE PAVEMENT (6" THICK)

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

SEE IRRIGATION PLAN

CONCRETE DITCH

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

6+50

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

SOD (IRR TRENCH)

6+00

5+50

5+00

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

2" THICK WASHED ROCK

CONCRETE SIDEWALK (6" THICK)

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
STEPHANIE WHITE

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 6
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

FORESIGHT CIRCLE

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

2" THICK WASHED ROCK

RESET LANDSCAPE ROCK PER EX. CONDITION PLAN

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

SOD

R.O.W.

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

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

8+50

8+00

CONC WALK (6" THK)

~LANDSCAPED~

~CONCRETE SIDEWALK (6" THICK)~

~SEE LANDSCAPE PLAN~

HVOHP

~SOD~

7+50

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

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

RD CENTERLINE

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

112+50 113+00 113+50 114+00 114+50 115+00 115+50 116+00 116+50 117+00 117+50 118+00

MATCH LINE

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

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

SEE STORM DRAIN PLAN

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

FOUR CANYONS PARKWAY

7+00

~LANDSCAPED~

~SEE LANDSCAPE PLAN~

~CONCRETE SIDEWALK (6" THICK)~

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

CONCRETE SIDEWALK (6" THICK)

SOD

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

2" THICK WASHED ROCK

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

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

6+50

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

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

6+00

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

CONCRETE V-PAN (6" THICK) (3' WIDE)

2" THICK WASHED ROCK

CONCRETE SIDEWALK (6" THICK)

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

5+50

FLAT TOP LANE

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

2945-044-98-001
2494 FLAT TOP BLDG 1
APR GRAND JUNCTION 2 LLC

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

5+00

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 7
May 21, 2025

120

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

FORESIGHT CIRCLE

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

MATCH LINE

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

LANDSCAPED

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

CONCRETE SIDEWALK (6" THICK)

SOD

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

~CONCRETE SIDEWALK (6" THICK)~

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

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

R.O.W.

~SEE LANDSCAPE PLAN~

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

TRANSITION CURB HT.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

TRANSITION CURB HT.

CONCRETE CURB TYPE 2 (SECTION B) 6IN. BARRIER

TRANSITION CURB HT.

SOD

CONCRETE SIDEWALK (6" THICK)

SEE LANDSCAPE PLAN

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

CONCRETE MEDIAN ISLAND NOSE PER DETAIL TYPICAL CROSS SECTION SHEETS

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

RD CENTERLINE

~SEE LANDSCAPE PLAN~

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

FOUR CANYONS PKWY

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

SEE STORM DRAIN PLAN

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

JOIN EXIST.

~LANDSCAPE~

CONCRETE SIDEWALK (6" THICK)

R.O.W.

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

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

CONCRETE MEDIAN EDGING (1'-6" WIDE) (PATTERNED CONCRETE) SEE LANDSCAPE PLAN

FLAT TOP LANE

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

JOIN EXIST.

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLLP

MATCH LINE

PER CITY OF GRAND JUNCTION

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

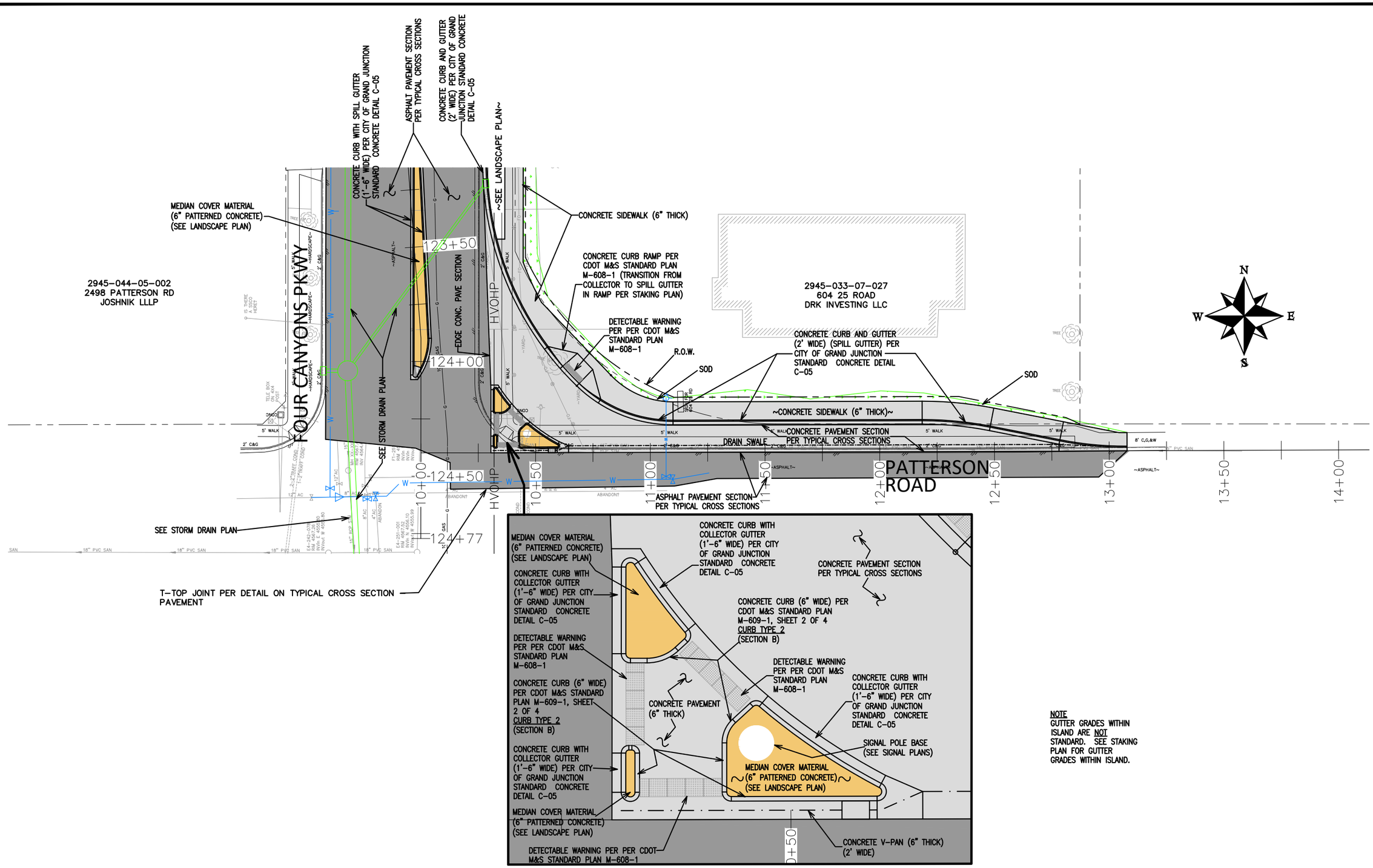
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 8
May 21, 2025

121



ISLAND DETAIL - 1"=10'

NOTE
GUTTER GRADES WITHIN ISLAND ARE NOT STANDARD. SEE STAKING PLAN FOR GUTTER GRADES WITHIN ISLAND.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN - 9
May 22, 2025

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\IMPROVEMENT PLAN.DWG, 5/22/2025 9:49:29 AM

EMMA LANE

HALLS ESTATES

HANNA LN

HERITAGE ESTATES

FOUR CANYONS PKWY

24 3/4 RD

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

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

89+00
89+50
90+00
90+50
91+00
91+50
92+00
92+50
1+50
2+00
2+50
3+00
3+50
4+00
4+50
5+00
5+50
6+00
6+50
7+00

EXIST IRRIGATION

EXIST STORM DRN

EXIST SEWER

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

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

~CONCRETE SIDEWALK (6" THICK)~

R.O.W.

NATIVE SEEDING

RD CENTERLINE

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION - PAVEMENT

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

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

SOD

LANDSCAPED

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

~CONCRETE SIDEWALK (6" THICK)~

HVOHP

CONCRETE DITCH

V-PAN

6.5'D/O C,G,&SW

7' C,G,&SW

8" PVC SAN

10"PVC

18" HDPE

~ASPHALT~

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 10
May 21, 2025

2945-044-87-154
2482 APEX AVE #B
LORI LYNN ANDERSON

2945-044-87-153
2482 APEX AVE #C
PAUL KENDLE

2945-044-87-152
2484 APEX AVE #A
CHRISTOPHER R POTTER

2945-044-87-151
2484 APEX AVE #B
JOHNATHAN MURPHY

2945-044-87-150
2484 APEX AVE #C
CHRISTOPHER E FROBOM

2945-044-87-149
2486 APEX AVE #A
RYAN KRAIG HAMIT

2945-044-87-148
2486 APEX AVE #B
CHRISTOPHER KERWOOD

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

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

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

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

FOUR CANYONS PKWY

25 RD

98+50
99+00
99+50
100+00
100+50
101+00
101+50
102+00
196+50
199+00
200+00
200+50
201+00
201+50
202+00
202+50
203+00
203+50
204+00
204+50

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

~SEE LANDSCAPE PLAN~

~CONCRETE SIDEWALK (6" THICK)~

SEE STORM DRAIN PLAN

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

NATIVE SEEDING

R.O.W.

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

~WALK~

~CONC WALK (6" THICK)~

RD CENTERLINE

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

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE CURB (6" WIDE)

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

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

HVOHP

MATCH LINE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN - 11
May 21, 2025

124

2945-041-00-032
653 25 RD
JIMMY A JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

MATCH LINE

MATCH LINE

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

CONCRETE DRIVEWAY SECTION (6" THICK) (COMMERCIAL)

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

SOD

SOD

SOD

WALK

HEADWALL

SOD

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

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

NATIVE SEEDING

CONC WALK (6" THICK)

209+00

209+50

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

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

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

NATIVE SEEDING

208+50

208+00

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

CONC WALK (6" THICK)

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

NATIVE SEEDING

CONC WALK (6" THICK)

R.O.W.

~CONCRETE SIDEWALK (6" THICK)~

SEE STM DRN PLAN

205+50

206+00

206+50

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

207+00

207+50

RD CENTERLINE

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE SIDEWALK (6" THICK)

25 RD

0+00

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

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

NATIVE SEEDING

R.O.W.

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

~CONCRETE SIDEWALK (6" THICK)~

LAND

LAND

LAND

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

0+50

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

CONCRETE SIDEWALK (6" THICK)

NATIVE SEEDING

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

CONCRETE SIDEWALK (6" THICK)

SOD

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

SEE IRRIGATION PLAN

CONC C & G (2' WIDE) PER CITY STD DET. C-05.

F 1/2 RD

1+00

GARRETT WAY

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

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

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

1+50

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 12
May 21, 2025

125

MATCH LINE

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-003
2498 JOSEFINE LN
DALE W SUNDEEN

2945-041-60-001
2499 WAITE AVE
GENE KINSEY

WAITE AVE

2945-041-60-024
662 KORIMA LN
HANNAH CHIU

2945-041-60-023
664 KORIMA LN
MADDILYN KIRSTATTER

CONCRETE V-PAN (6' WIDE) PER CITY OF GRAND JUNCTION STANDARD CONCRETE DETAIL C-12

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION - PAVEMENT

JOIN EXIST.

JOIN EXIST.

CONCRETE SIDEWALK (6" THICK)

CONCRETE SIDEWALK (6" THICK)

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

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

SEE IRRIGATION PLAN

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

R.O.W.

2945-041-60-027
COPPER CREEK H.O.A.

2945-041-60-028
COPPER CREEK H.O.A.

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

SOD

SOD

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

~CONC WALK (6" THICK)~

CONCRETE SIDEWALK (6" THICK)

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

25 RD

RD CENTERLINE

CONCRETE INTERSECTION CORNER (TYP BOTH SIDES)

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

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

~CONCRETE SIDEWALK (6" THICK)~

R.O.W.

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION - PAVEMENT

LANDSCAPE GROUND COVER (RESET PER EX. CONDITION PLAN)

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

2945-032-81-000
GARRETT ESTATES HOME OWNERS ASSOC.

2945-032-81-008
665 GARRETT WAY
ANTHONY HUNDTOFT

2945-032-81-009
667 GARRETT WAY
LANDON L SATTERFIELD

2945-032-81-010
669 GARRETT WAY
WILLIAM R WELLBORN

2945-032-81-011
671 GARRETT WAY
NANCY J JOHNSON

2945-032-89-008
665 ARTHUR CT
RICHARD DAVID JOHANSEN

2945-032-89-007
667 ARTHUR CT
EMMA ZOE GATLEY

GARRETT WAY

ARTHUR CT

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN - 13
May 21, 2025

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-032-81-002
653 GARRETT WAY
GAIL J REDIN

2945-032-81-001
651 GARRETT WAY
FELIPE MACIAS MENDOZA

2945-032-84-001
652 MARSHAL ST
GERALD R COHEA

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

GARRET WAY

MARSHALL ST

CROSSING ST

25 ROAD

F 1/2 RD

25 ROAD CT

MATCH LINE

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

SOD

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

CONCRETE V-PAN (6" THICK) (2' WIDE)

SEE STM DRN PLAN

R.O.W.

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION - PAVEMENT

JOIN EXIST.

SEE IRRIGATION PLAN

NATIVE SEEDING

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

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

CONCRETE V-PAN (6" THICK) (8' WIDE)

CONCRETE INTERSECTION CORNER (TYP BOTH SIDES)

RD CENTERLINE

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONCRETE SIDEWALK (6" THICK)

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

2" THICK WASHED ROCK

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

CONC WALK (6" THICK)

HVOHP

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 14
May 21, 2025

MATCH LINE

MARSHALL ST

2945-032-84-001
652 MARSHALL ST
GERALD R COHEA

2945-032-84-002
654 MARSHALL ST
MARCO PERALTA

2945-032-84-003
656 MARSHALL ST
JONATHAN CREED GUNTER

2945-032-73-000
DIAMOND RIDGE SUBDIVISION HOA

R.O.W.

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION - PAVEMENT

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

RD CENTERLINE

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

CONC WALK (6" THICK)

R.O.W.

2" THICK WASHED ROCK

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

F 1/2 RD

6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00

~ASPHALT~ ~DIRT~ HVOHP

CP /60D/
N 47311.6130
E 84816.49
EL 4586.34

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 15
May 21, 2025

APEX AVE

2945-044-82-093
2498 APEX AVE #A
GINGER M TUTTLE

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

FOUR CANYONS PARKWAY

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

CP-11
N 46814.8940
E 84153.88
EL 4581.87

BLICHMANN AVE

25 RD CT.

SEE IMPROVEMENT PLAN - 5

MATCH LINE

CONCRETE DITCH

CONCRETE SIDEWALK (6" THICK)

R.O.W.

NATIVE SEEDING

SEE IRRIGATION PLAN

CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) PER CITY OF GRAND JUNCTION STANDARD CONCRETE DETAIL C-04

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

RD CENTERLINE

SEE STORM DRAIN PLAN

SOD

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

2" THICK WASHED ROCK (STORM TRENCH)

CONCRETE SIDEWALK (6" THICK)

CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) PER CITY OF GRAND JUNCTION STANDARD CONCRETE DETAIL C-04

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 16
May 21, 2025

MATCH LINE

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

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

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

25 ROAD

25 RD CT

F 1/2 RD

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

NATIVE SEEDING

~CONCRETE SIDEWALK (6" THICK)~

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

RD CENTERLINE

R.O.W.

WASHED ROCK SURFACE COURSE (2" THICK) OVER 4" CL.6 A.B.C.

CONCRETE SIDEWALK (6" THICK)

CONCRETE DRIVE OVER CURB AND GUTTER (3' WIDE) PER CITY OF GRAND JUNCTION STANDARD CONCRETE DETAIL C-04

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

2" THICK WASHED ROCK (DISTURBED AREA AT BACK OF WALK AND STORM TRENCH)

CP-12
N 47045.4190
E 84197.80
EL 4583.49

SEE STM DRN PLAN

SEE IRRIGATION PLAN

HAVE TO GET THIS SURVEYED

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

2945-032-81-002
653 GARRETT WAY
GAIL J REDIN

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 17
May 21, 2025

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

2945-044-00-124
619 25 RD
FREDERICK C NIPPLE

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-000

FOUR CANYONS PKWY

FLAT TOP LN

FORESIGHT CIR

W FORESIGHT CIR

HVOHP

115+50
116+00
116+50
117+00
117+50
118+00
118+50
119+00

1+00
1+50
2+00
2+50
3+00
3+50
4+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
11+00
11+50
11+87

RESET LANDSCAPE ROCK PER EX. CONDITION PLAN

IRRIGATION EXTENDED INTO ALL NEW SOD AREAS PER EX. CONDITION PLAN (TYPICAL)

CONC. LANDSCAPE CURBING

CP 6DD/
N 45595.9480
E 84254.96
EL 4575.01

JOIN EXIST.

R.O.W.

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

CONCRETE V-PAN (3' WIDE)

TRANSITION CURB HT.

CP PK/
N 45525.5410
E 84428.50
EL 4572.22

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

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

CONCRETE SIDEWALK (6" THICK)

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

SEE STORM DRAIN PLAN

CONC WALK (6" THICK)

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

CONCRETE DRIVEWAY SECTION (8" THICK) (COMMERCIAL)

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

CONCRETE CURB (6" WIDE)

DETECTABLE WARNING PER PER CDOT M&S STANDARD PLAN M-608-1

RD CENTERLINE

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

ASPHALT PAVEMENT SECTION PER TYPICAL CROSS SECTIONS

MEDIAN COVER MATERIAL (6" PATTERNED CONCRETE) (SEE LANDSCAPE PLAN)

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

SOD

CONCRETE V-PAN (8" THICK) (2' WIDE)

DRIVEWAY ASPHALT PAVEMENT PER TYPICAL CROSS SECTIONS.

IRRIGATION EXTENDED INTO ALL NEW SOD AREAS PER EX. CONDITION PLAN (TYPICAL)

ALL EASTERLY EXIST. CURB AND GUTTER WILL REMAIN IN PLACE.

T-TOP JOINT PER DETAIL ON TYPICAL CROSS SECTION — PAVEMENT

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 18
May 21, 2025

131

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\IMPROVEMENT PLAN.DWG, 5/22/2025 9:46:19 AM

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
IMPROVEMENT PLAN – 19
May 22, 2025

132

RG2
RG4
RG1
RG3
RG5
1
2
LS7
LS6
THE NUMBER TO THE LEFT CORRESPONDS TO THE NUMBER CIRCLED ON THE TITLE BLOCK IN THE SPECIFIED PLAN SET
Brookwillow Loop
Ajay Ave
Waite Ave
Terra Ave
Garnet Ave
Onyx Dr
Crossing St
Marshall St
Chalisa Ave
24 3/4 Rd
F 1/2 Rd
Leach Creek
Market St
24 Rd
F 3/8 Rd
24 1/2 Rd
Lee Ave
Apex Ave
25 Rd
F 1/4 Rd
Canyon Vista Way
Foresight Cir E
Flat Top Ln
F Rd
Mesa Mall Shopping Park
Mesa Mall
Ind Ranchmens Ditch
N Westgate Dr
N Commercial Dr
Industrial Blvd
70

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

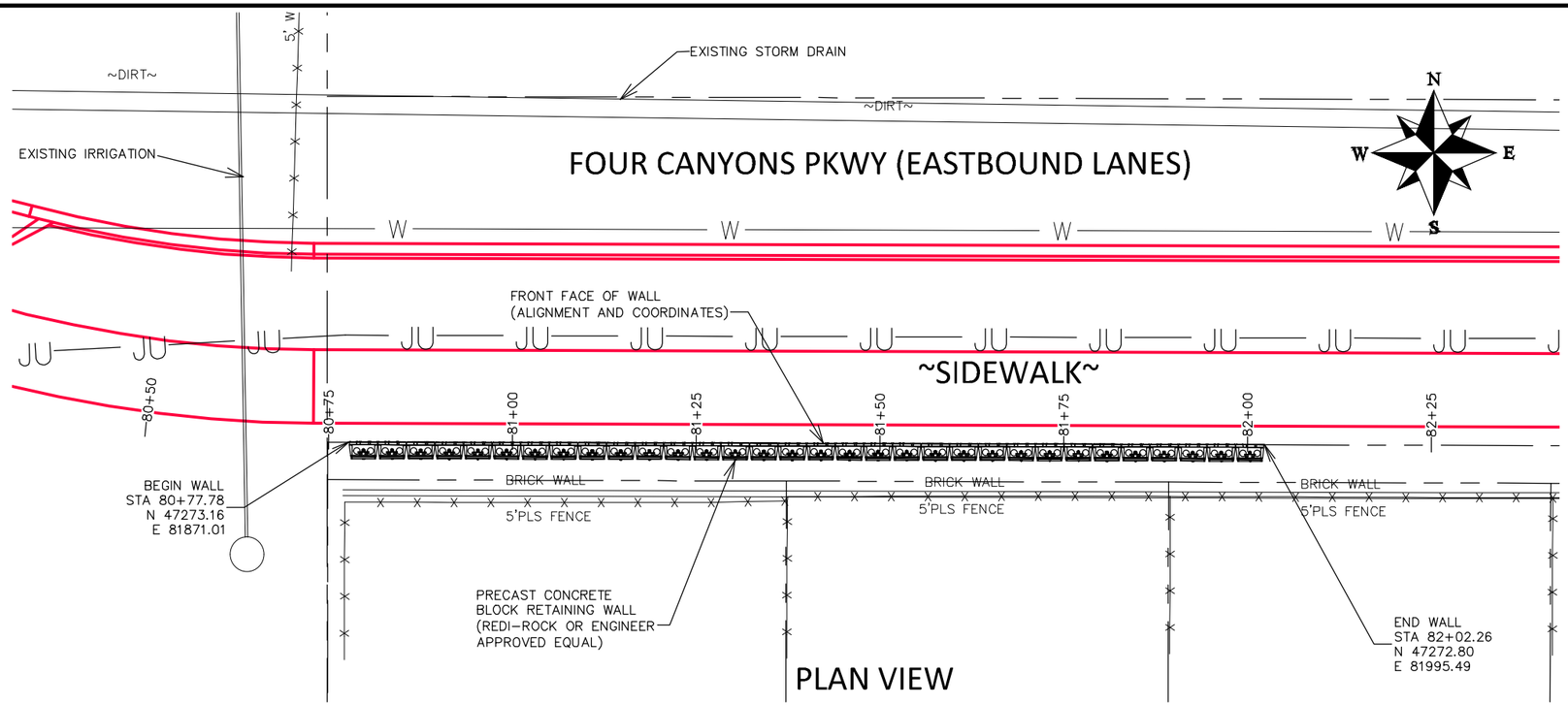
SCALE 0 125 250 500

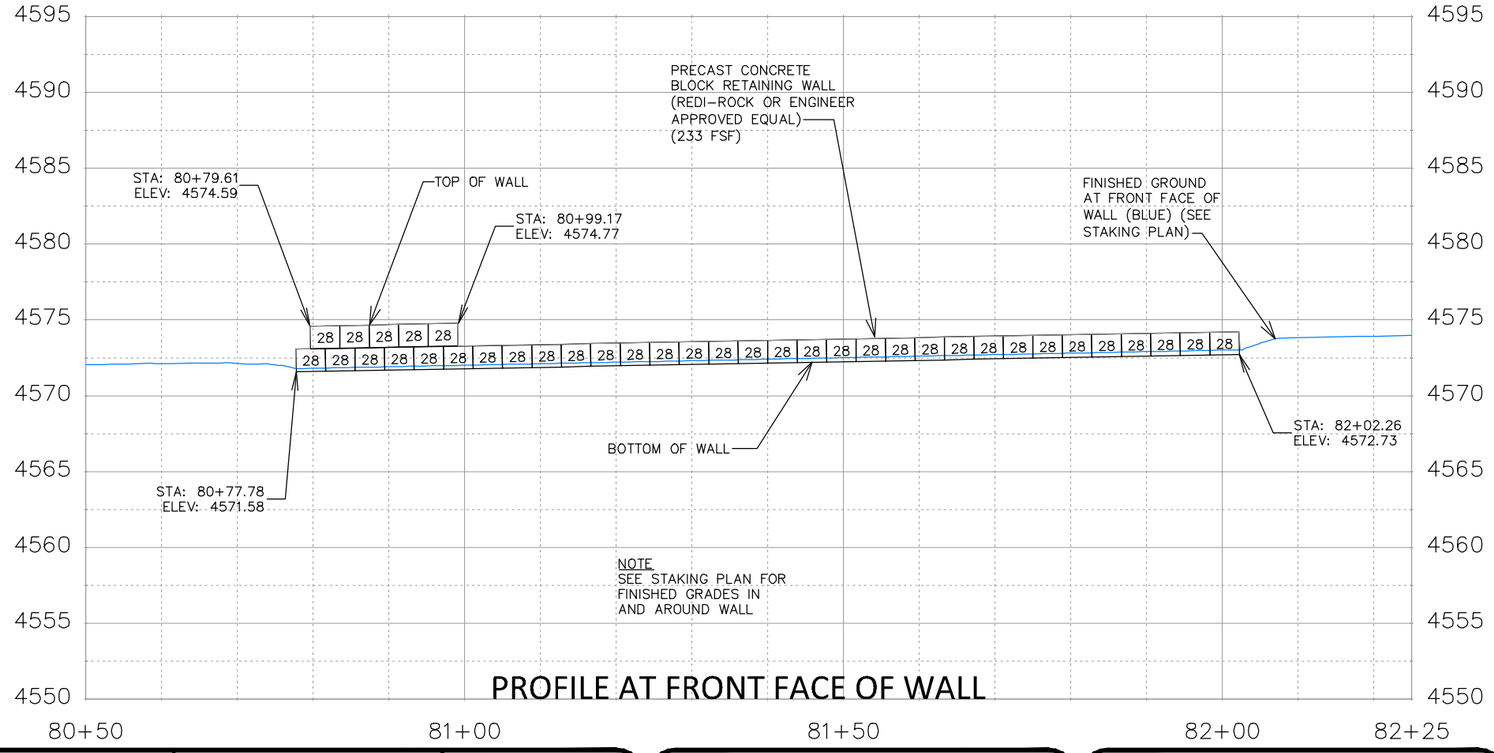
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
WALL SHEET INDEX – X
May 21, 2025

133





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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

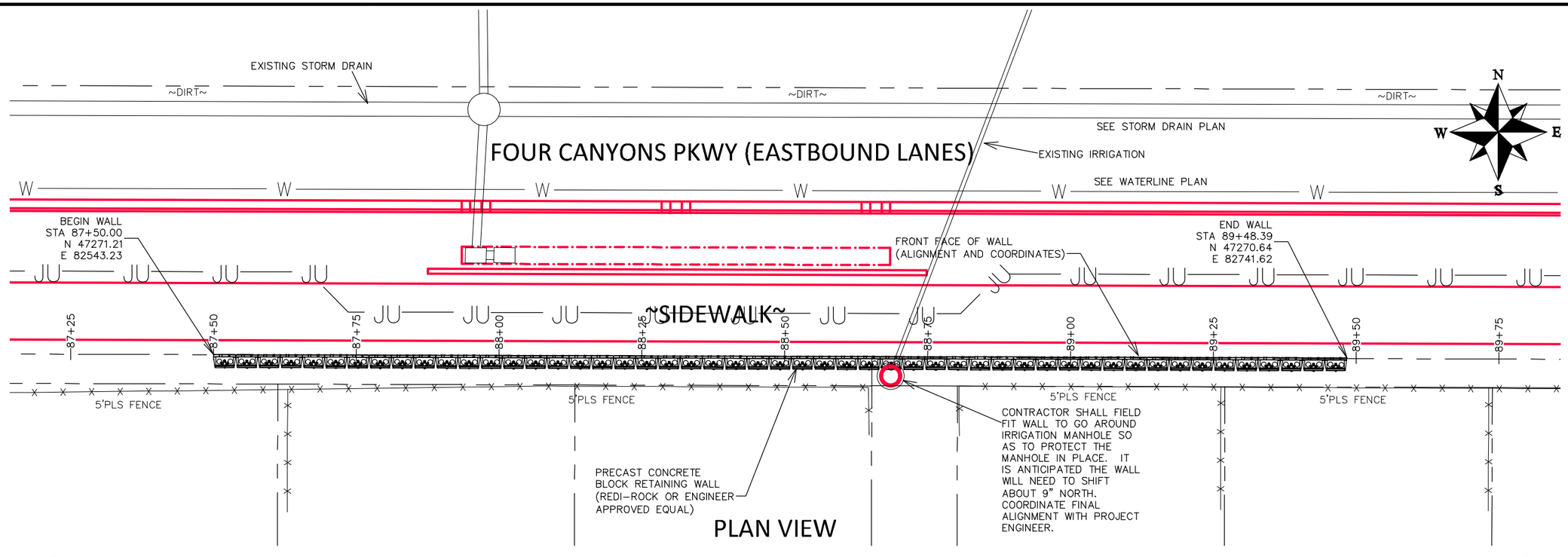
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20
VERTICAL 0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
WALL PLAN AND PROFILE – 1
May 21, 2025

N:\comdpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:01 AM



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

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

CITY OF Grand Junction COLORADO

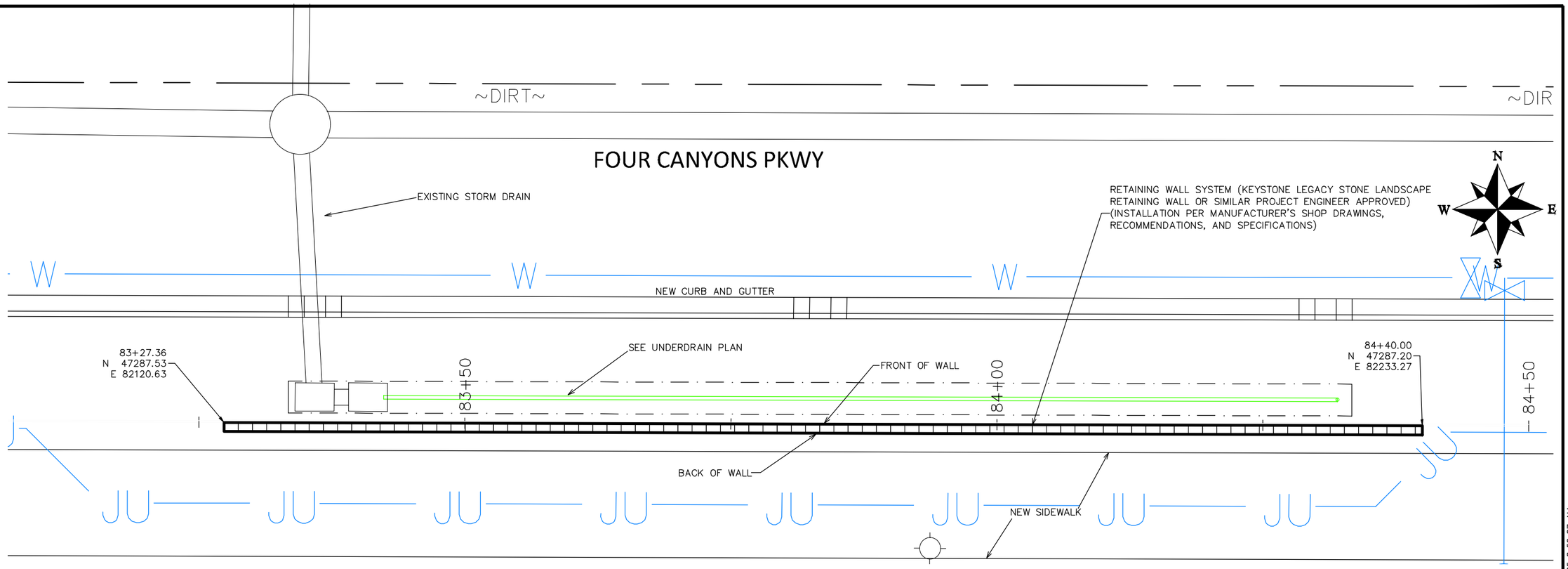
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

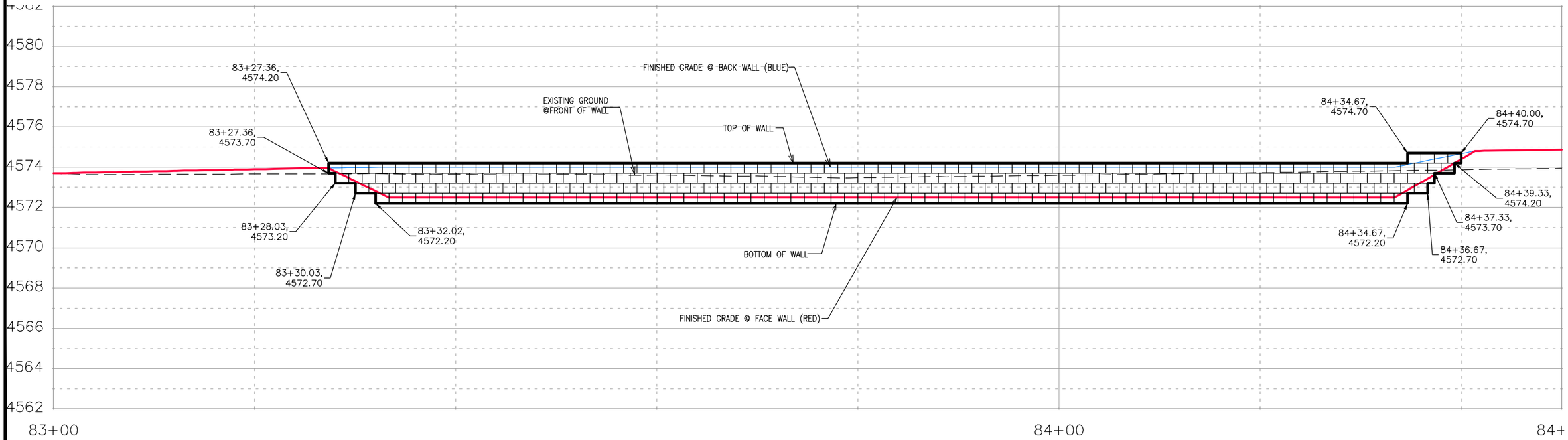
FOUR CANYONS PKWY PH 2B
WALL PLAN AND PROFILE – 2
May 21, 2025

135

N:\comdpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:04 AM

FOUR CANYONS PKWY





DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 0 2.5 5

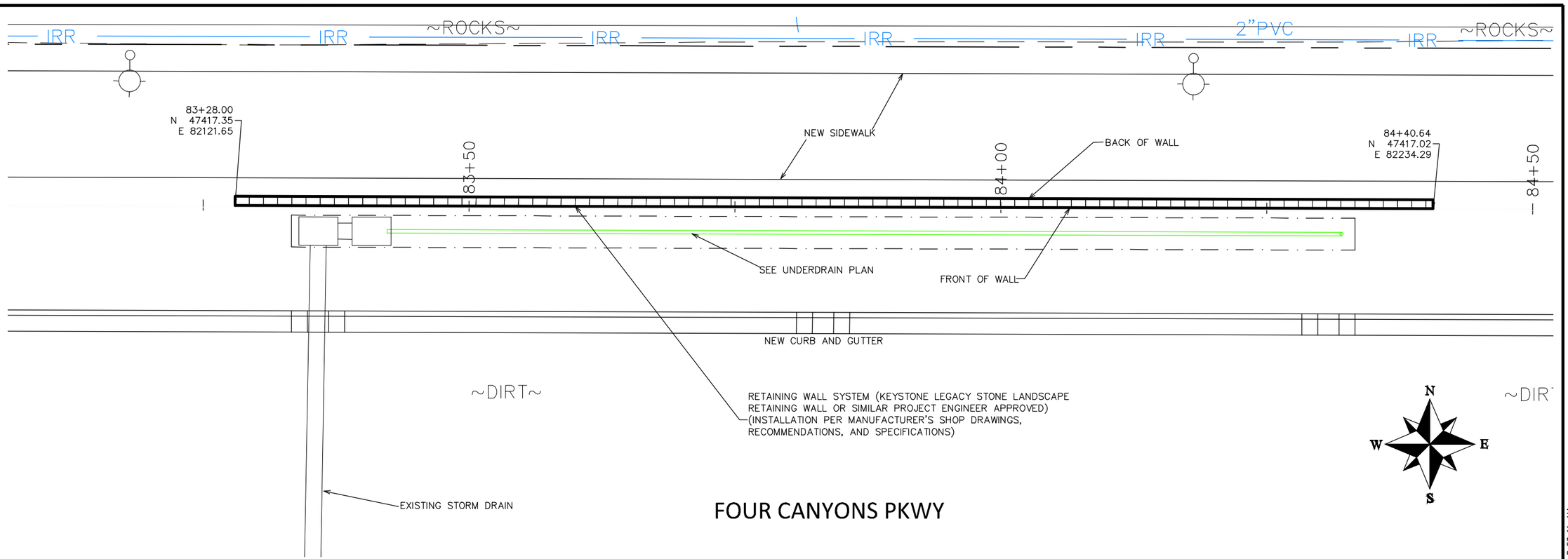
CITY OF Grand Junction COLORADO

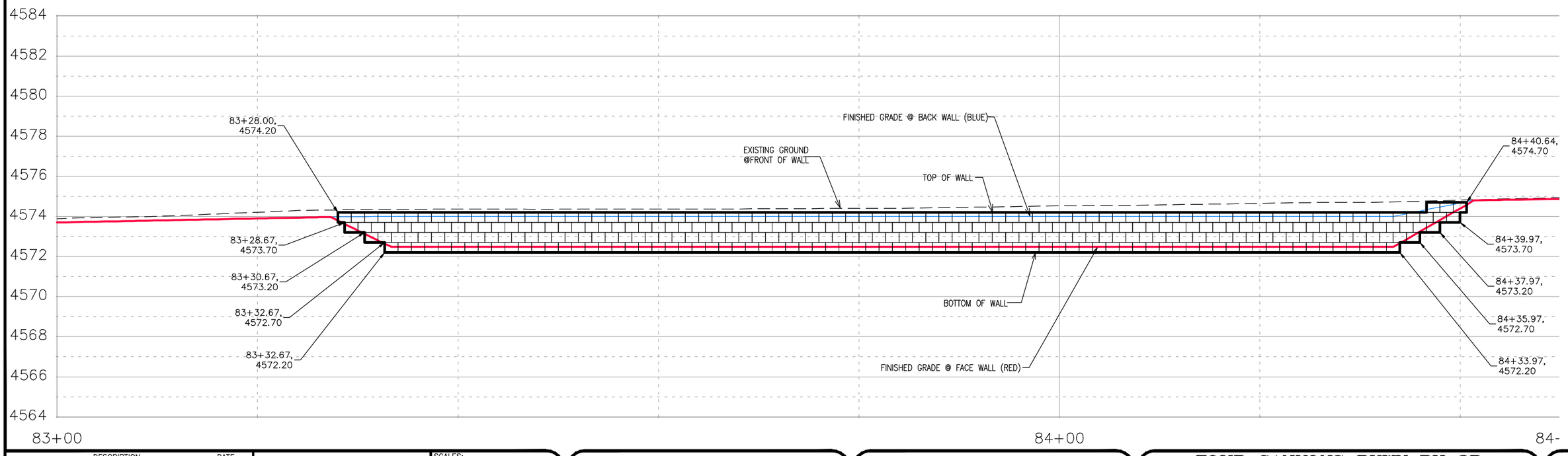
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RG WALL PLAN AND PROFILE – 1
May 21, 2025

136

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:07 AM





DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 2.5 0 5

CITY OF Grand Junction COLORADO

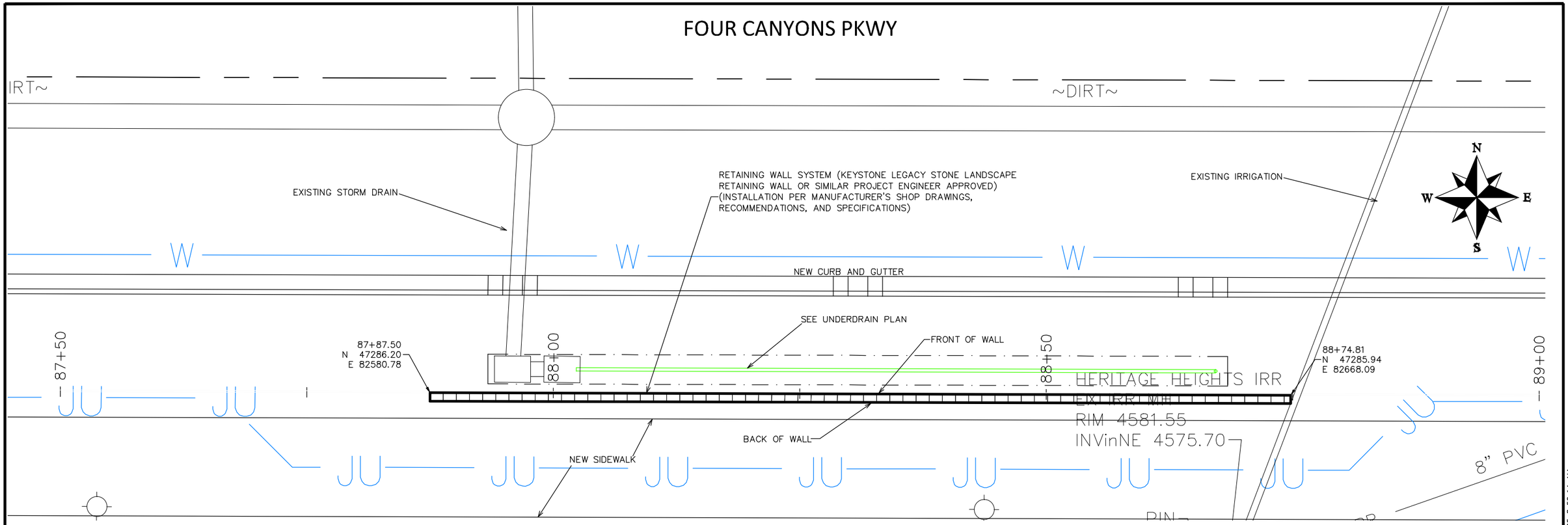
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

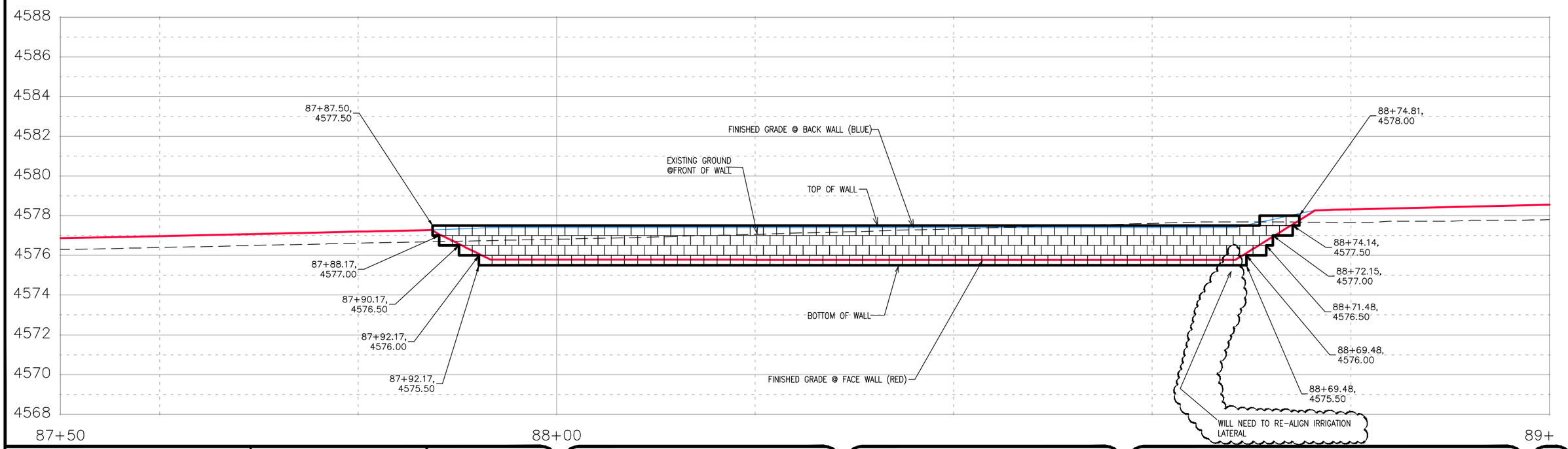
FOUR CANYONS PKWY PH 2B
RG WALL PLAN AND PROFILE – 2
May 21, 2025

137

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:11 AM

FOUR CANYONS PKWY





DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RG WALL PLAN AND PROFILE – 3
May 21, 2025

138

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:14 AM

~ROCKS~

EXISTING IRRIGATION

NEW SIDEWALK

BACK OF WALL

87+50

88+00

88+50

89+00

87+87.50
N 47416.02
E 82581.15

EXISTING STORM DRAIN

SEE UNDERDRAIN PLAN

FRONT OF WALL

88+45.49
N 47415.85
E 82639.13

NEW CURB AND GUTTER

RT~

~DIRT~

RETAINING WALL SYSTEM (KEYSTONE LEGACY STONE LANDSCAPE RETAINING WALL OR SIMILAR PROJECT ENGINEER APPROVED) (INSTALLATION PER MANUFACTURER'S SHOP DRAWINGS, RECOMMENDATIONS, AND SPECIFICATIONS)

EX IRR MH
RIM 4579.23
INVinE 4575.44
INVoutSW 4575.44

N
W E
S

FOUR CANYONS PKWY

4588
4586
4584
4582
4580
4578
4576
4574
4572
4570
4568

87+87.50,
4577.50

87+88.17,
4577.00

87+90.17,
4576.50

87+92.17,
4576.00

87+92.17,
4575.50

EXISTING GROUND
@FRONT OF WALL

FINISHED GRADE @ BACK WALL (BLUE)

TOP OF WALL

BOTTOM OF WALL

FINISHED GRADE @ FACE WALL (RED)

88+45.49,
4578.00

88+45.49,
4577.50

88+44.82,
4577.50

88+42.82,
4577.00

88+40.82,
4576.50

88+40.15,
4576.00

88+40.15,
4575.50

87+50

88+00

89+

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 0 2.5 5

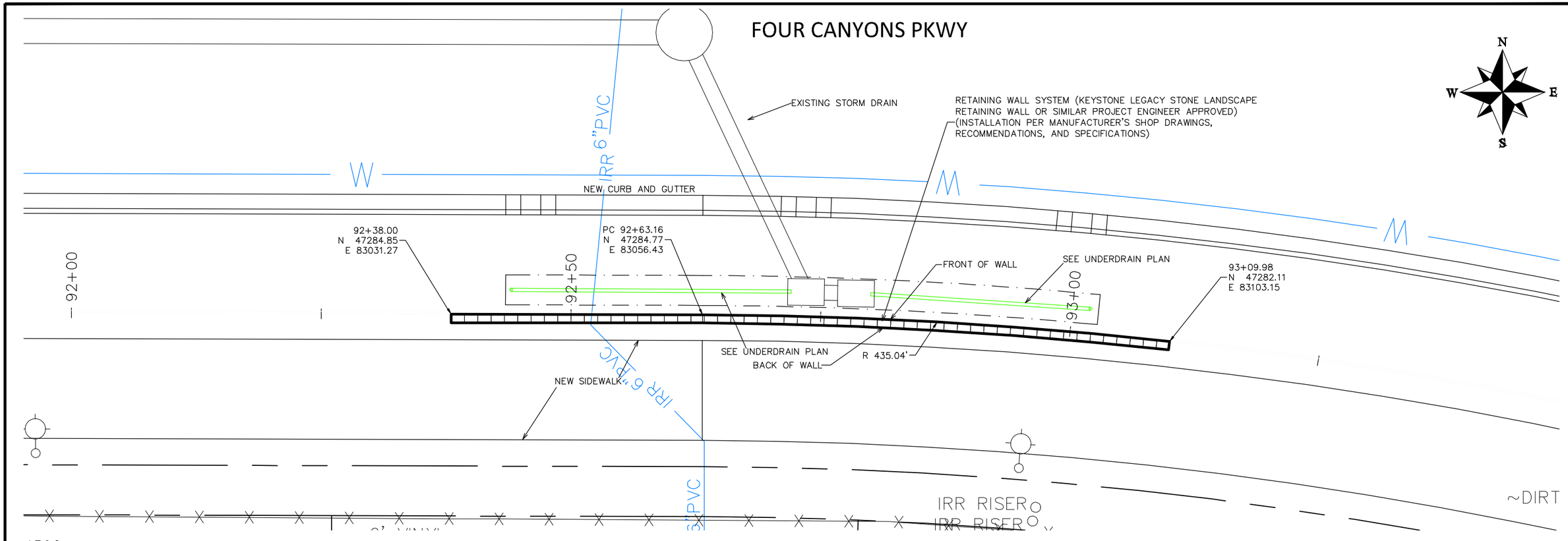
CITY OF Grand Junction COLORADO

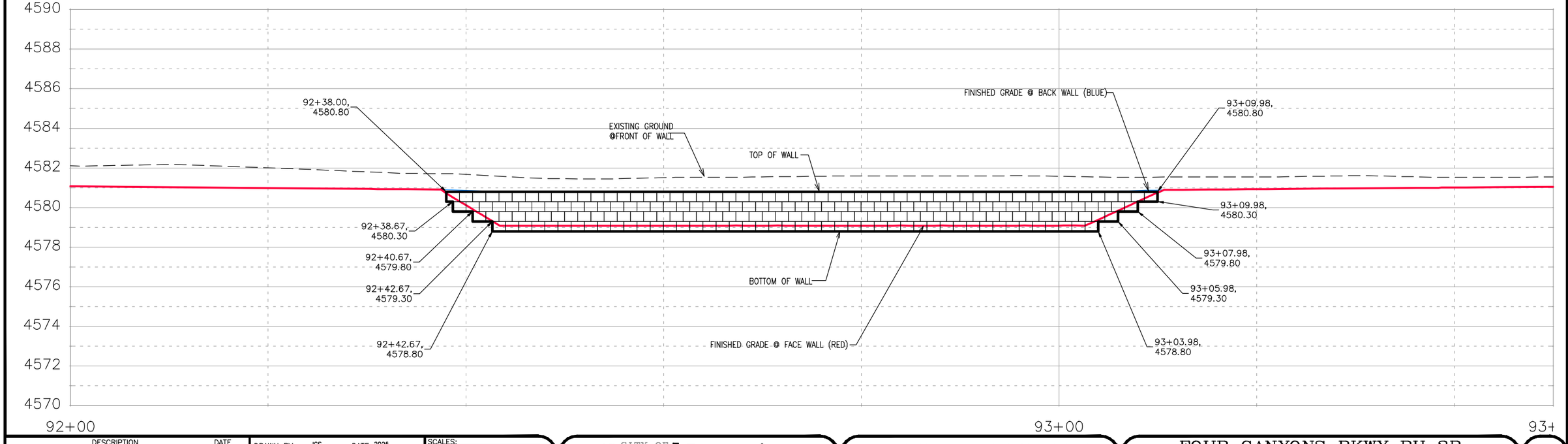
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RG WALL PLAN AND PROFILE – 4
May 21, 2025

N:\Londpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:18 AM

FOUR CANYONS PKWY





DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 0 2.5 5

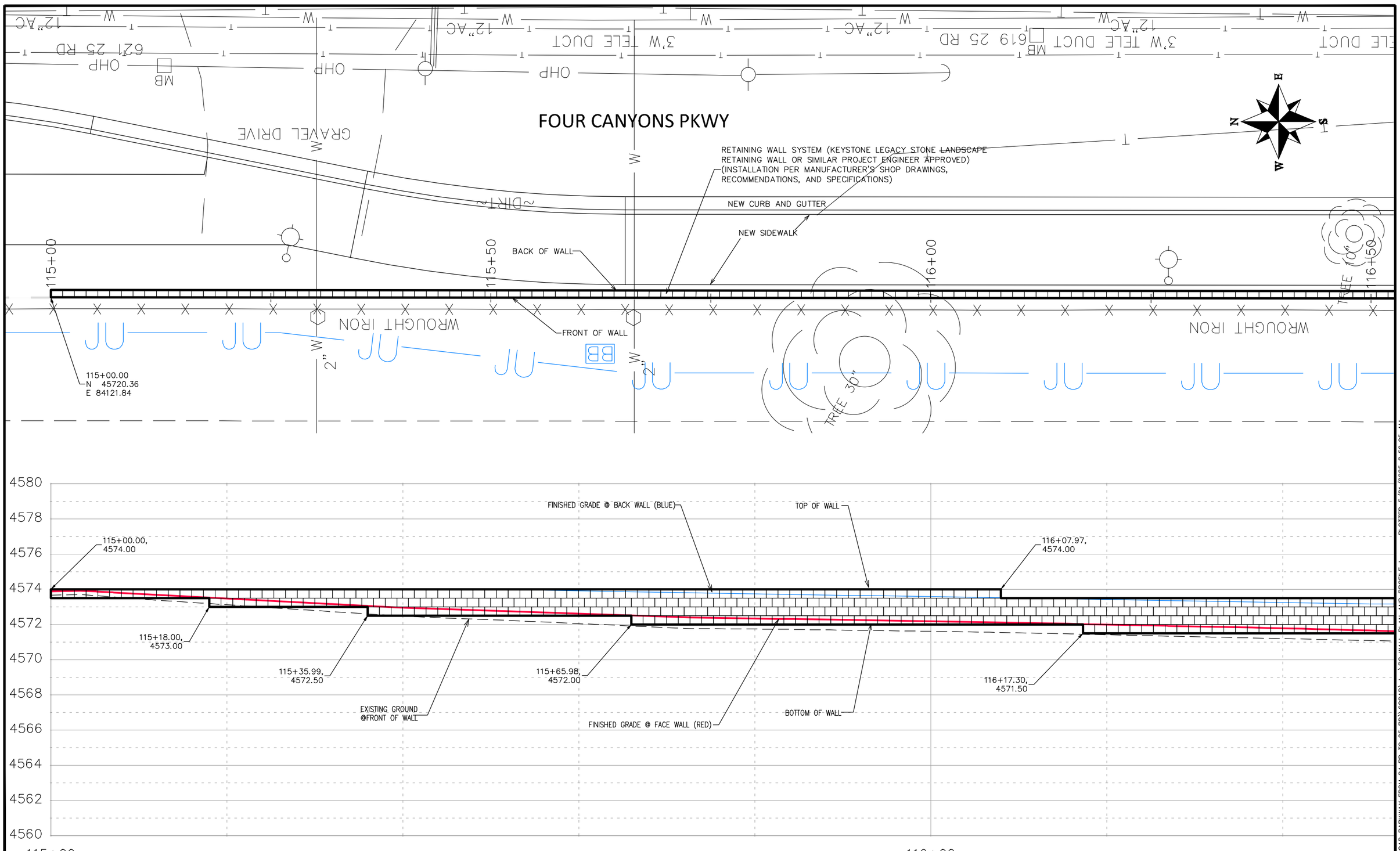
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RG WALL PLAN AND PROFILE – 5
May 21, 2025

140

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:22 AM



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 2.5 0 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
LS WALL PLAN AND PROFILE – 6
May 21, 2025

141

N:\Londpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:25 AM

FOUR CANYONS PKWY

RETAINING WALL SYSTEM (KEYSTONE LEGACY STONE LANDSCAPE RETAINING WALL OR SIMILAR PROJECT ENGINEER APPROVED) (INSTALLATION PER MANUFACTURER'S SHOP DRAWINGS, RECOMMENDATIONS, AND SPECIFICATIONS)

NEW CURB AND GUTTER

NEW SIDEWALK

BACK OF WALL

FRONT OF WALL

TREE 10"

TREE 24"

16+50

17+00

17+50

RAMP

WROUGHT IRON

WROUGHT IRON

3'W TELE DUCT

3'W TELE DUCT

3'W TELE DUCT

3'W TE

12"W

W

T

JU

STORM DRAIN

69" RCP

117+61.27
N 45459.10
E 84121.64

FINISHED GRADE @ BACK WALL (BLUE)

116+80.62,
4573.50

TOP OF WALL

117+55.94,
4573.00

117+59.27,
4572.50

117+61.27,
4571.50

116+59.29,
4571.00

FINISHED GRADE @ FACE WALL (RED)

BOTTOM OF WALL

EXISTING GROUND
@FRONT OF WALL

117+60.60,
4571.00

117+00

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 5 10
VERTICAL 2.5 0 5

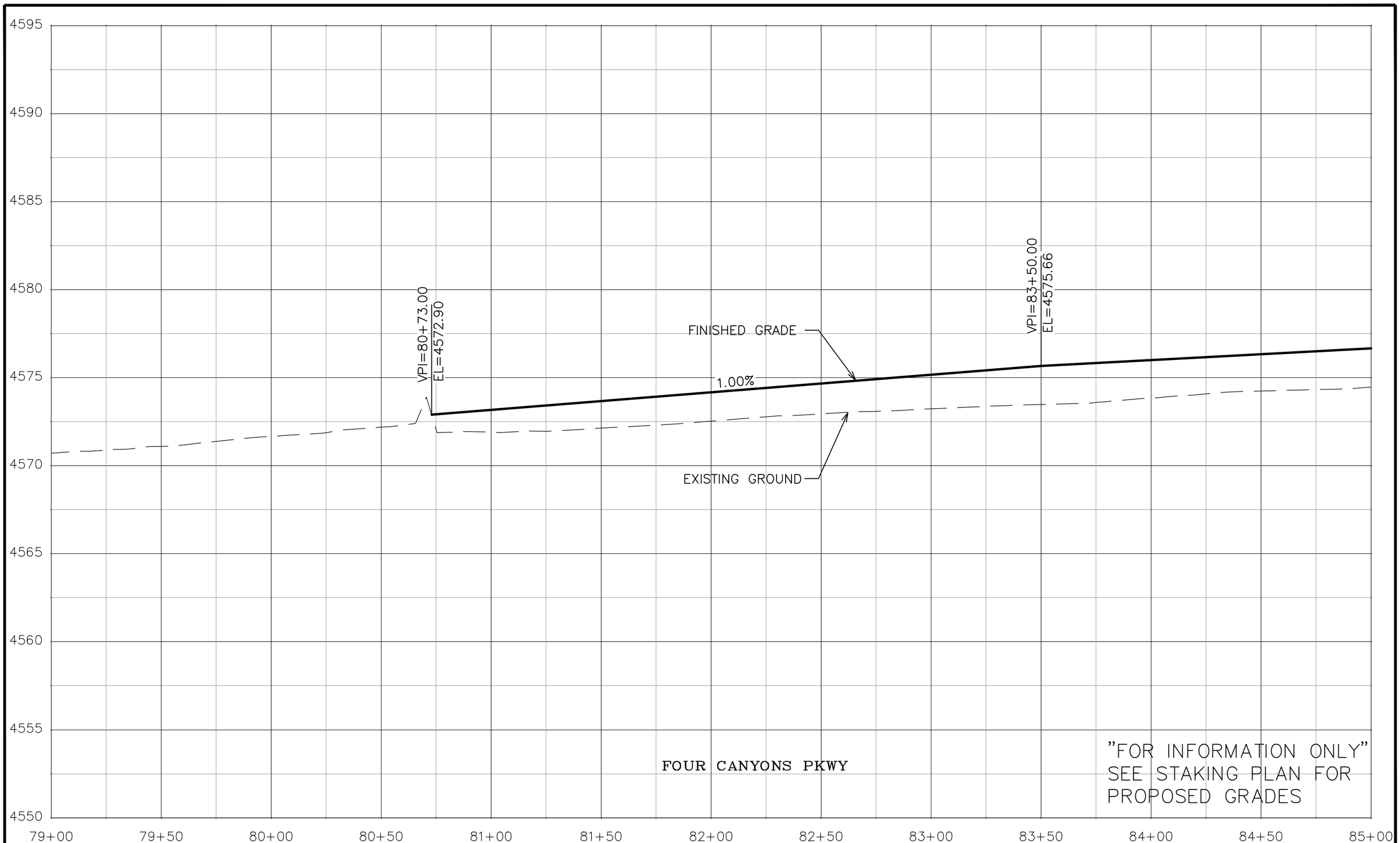
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
LS WALL PLAN AND PROFILE – 7
May 21, 2025

142

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RG WALL PLAN AND PROFILE.dwg – PLOTTED 5/21/2025 8:59:29 AM



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

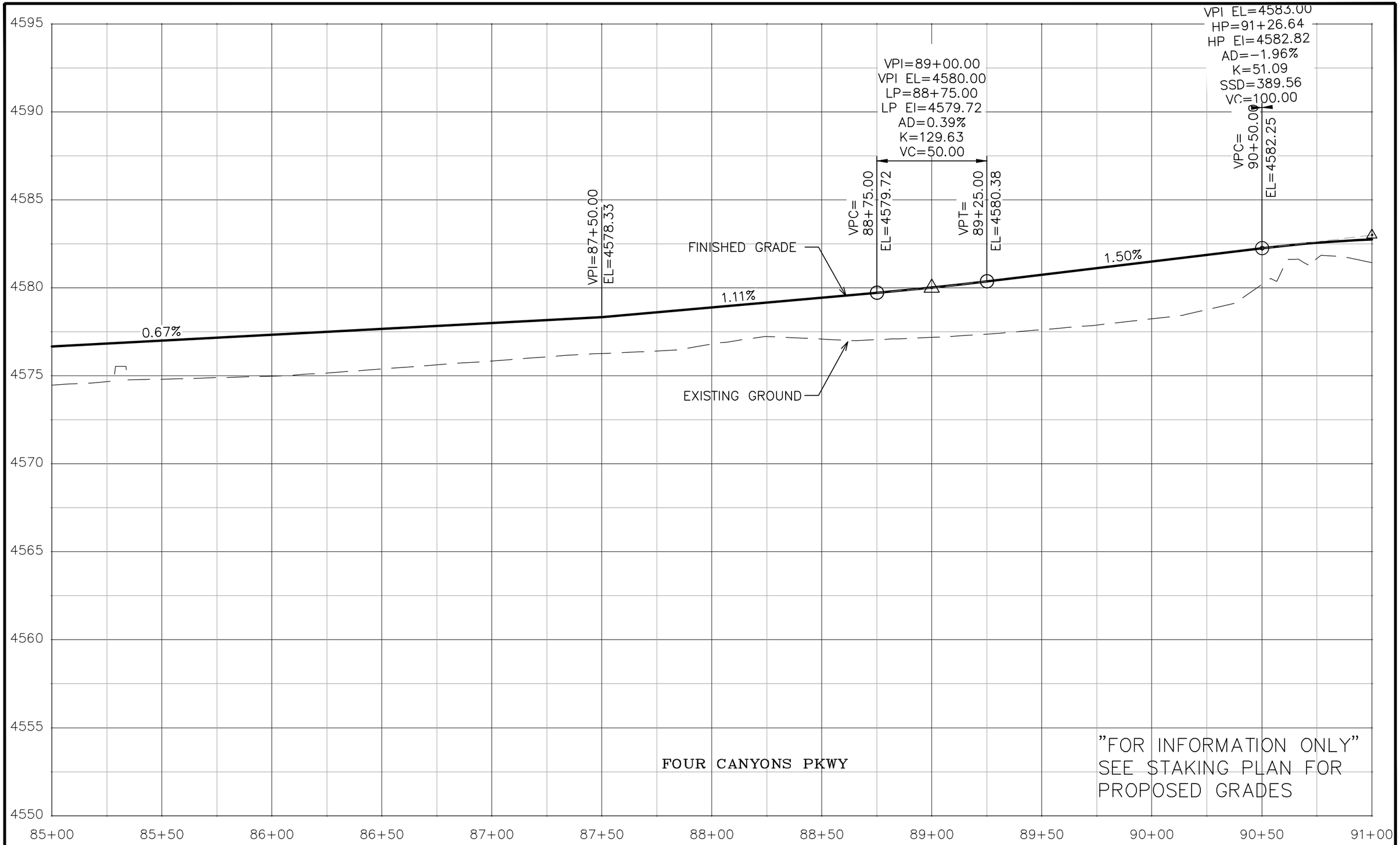
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 1
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

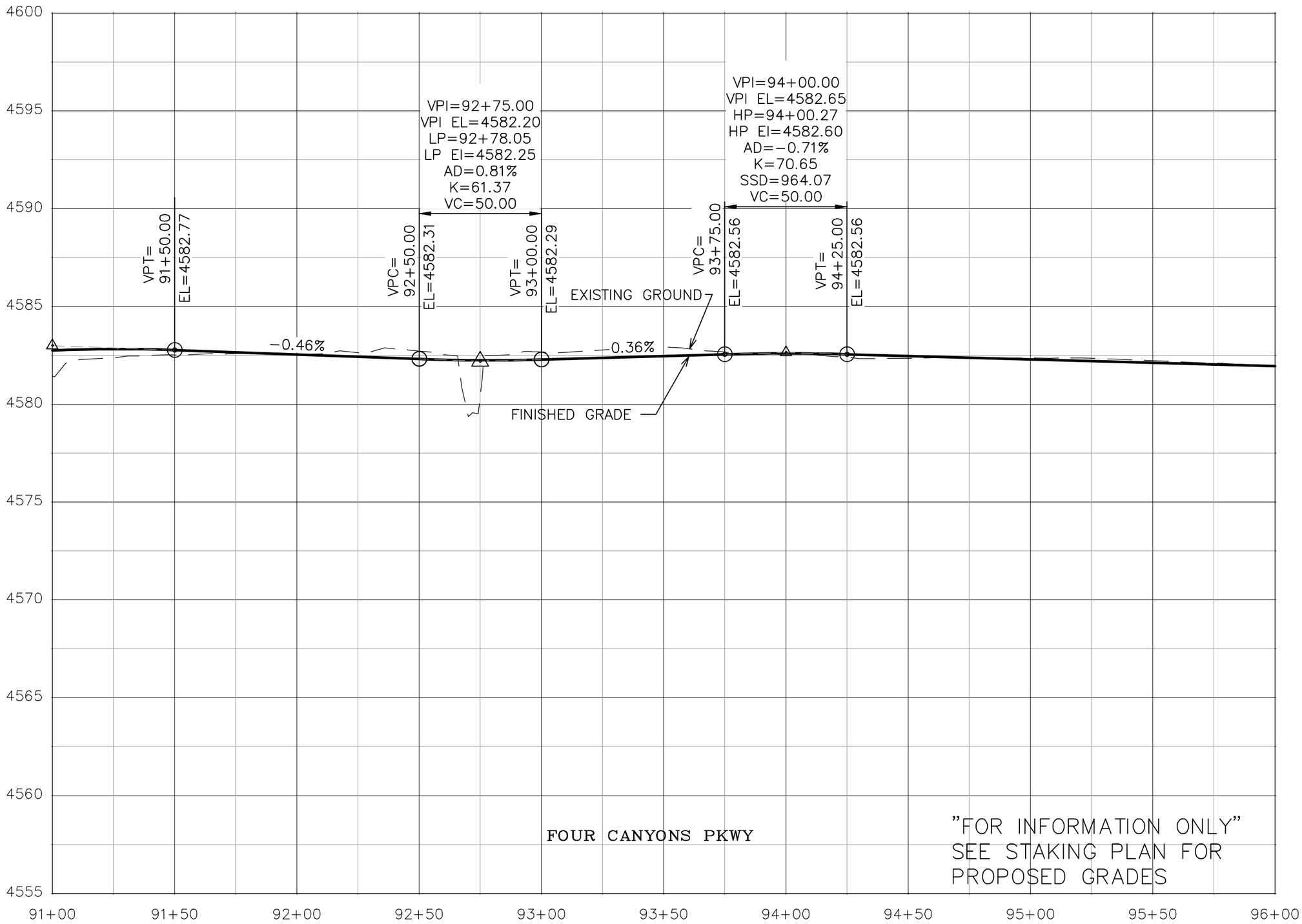
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 2
May 21, 2025

144



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

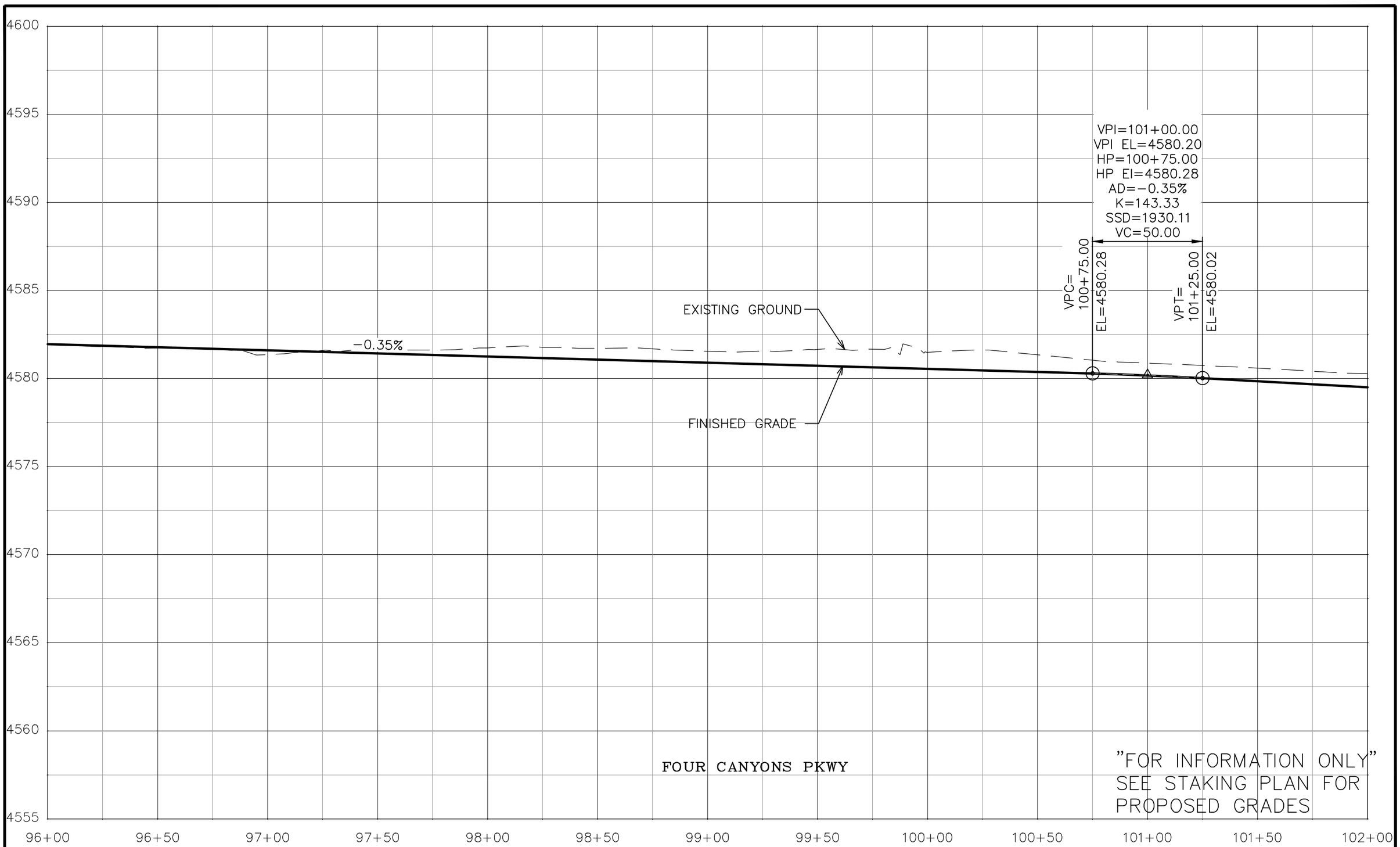
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 3
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

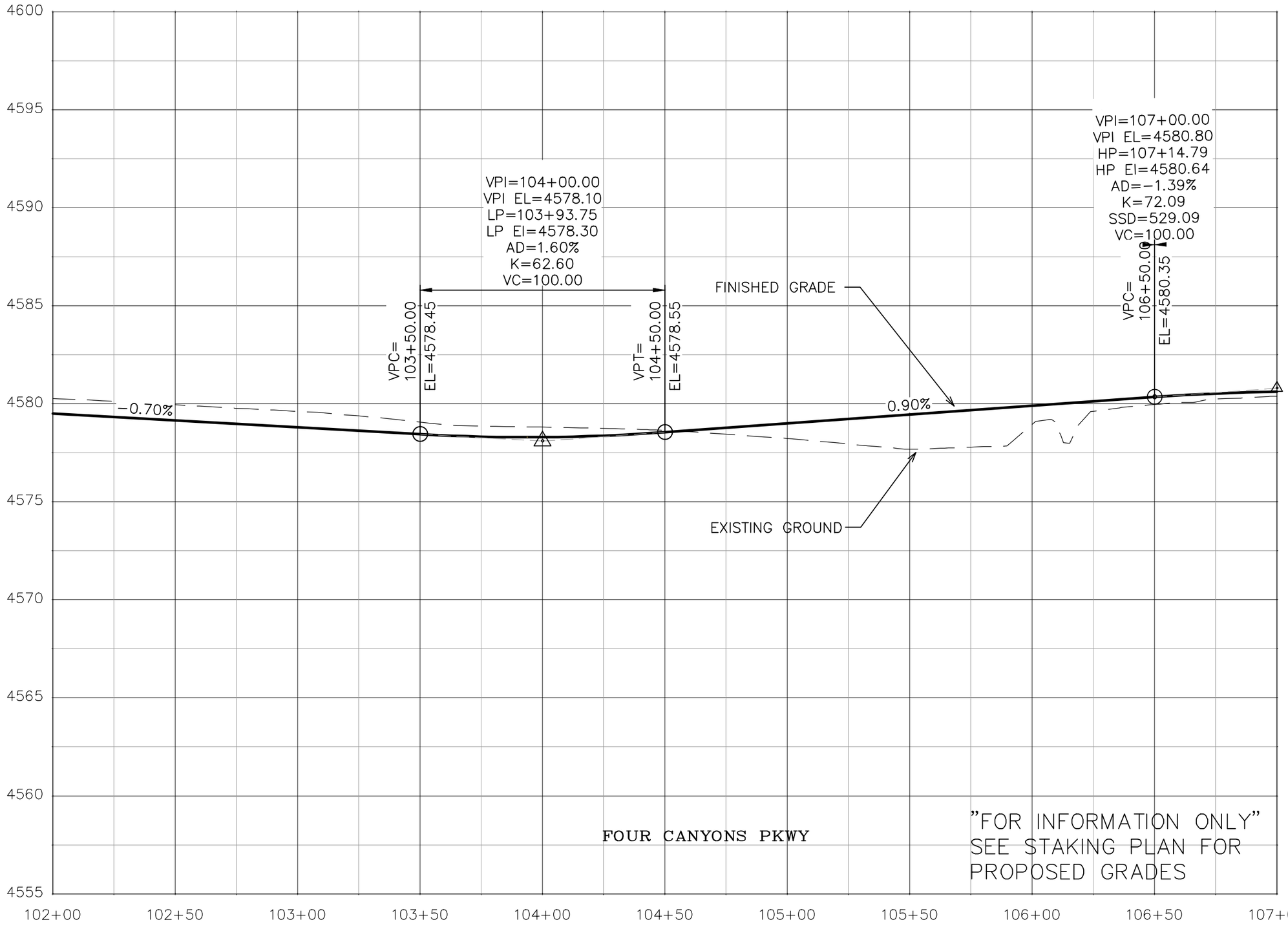
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 4
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

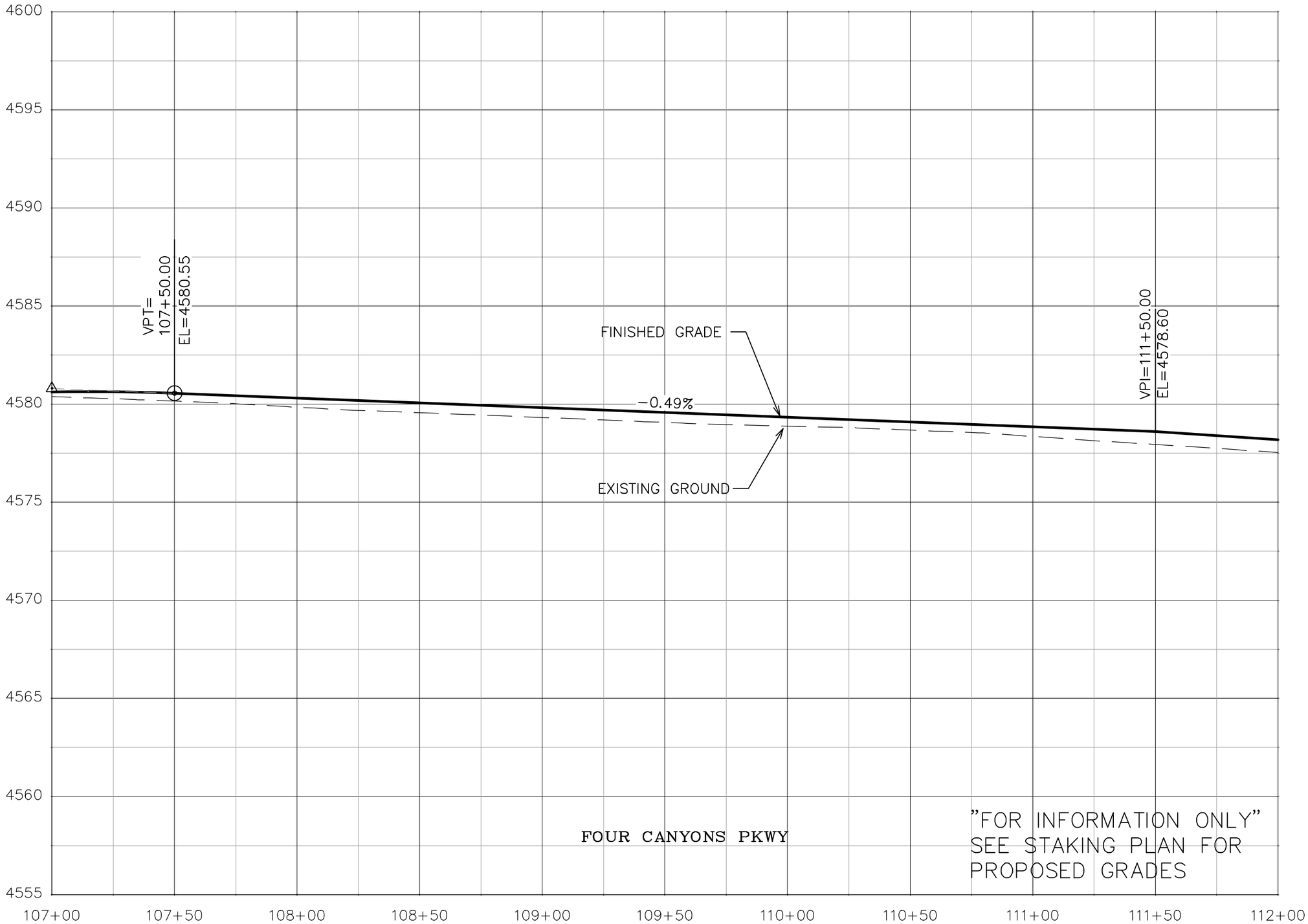
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 5
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

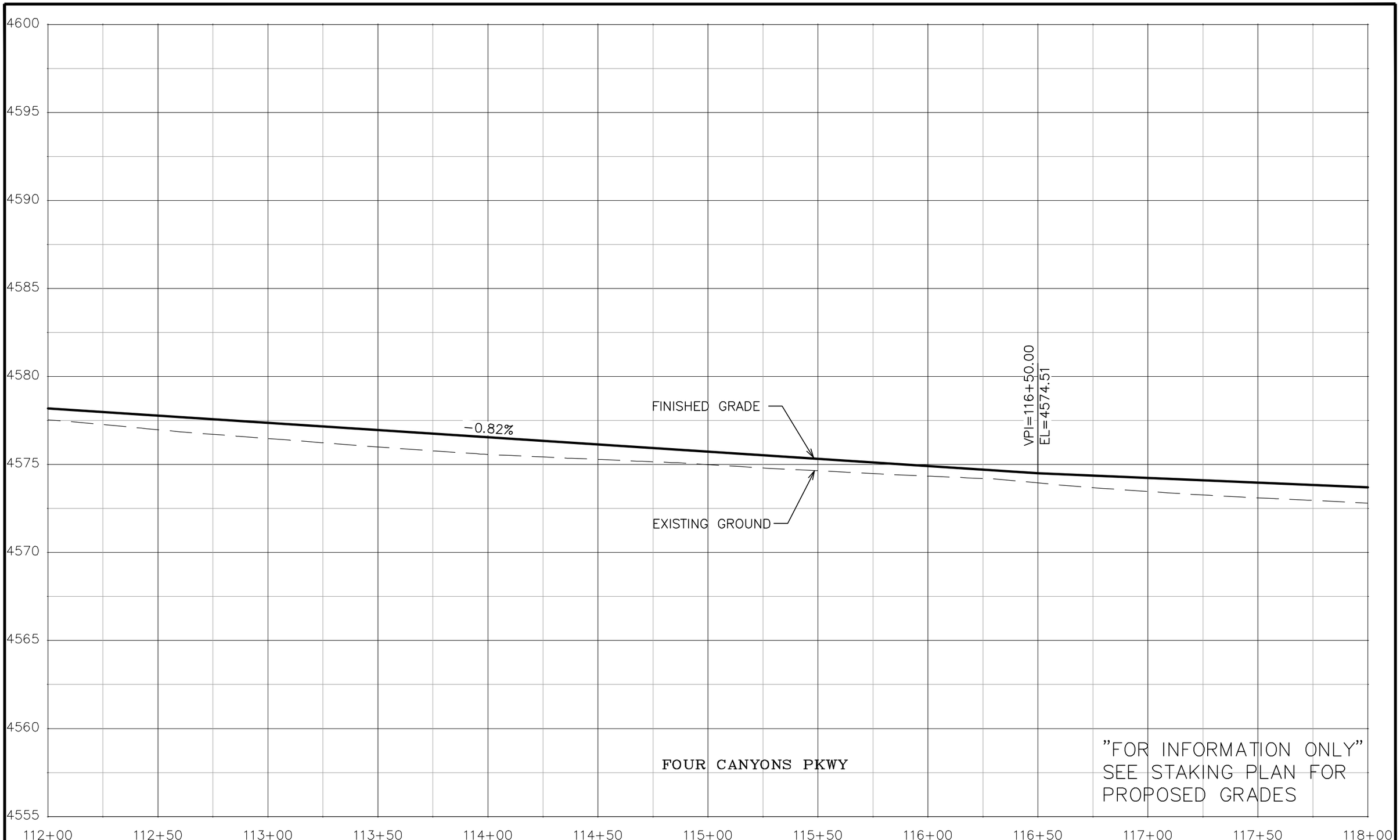
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE - 6
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

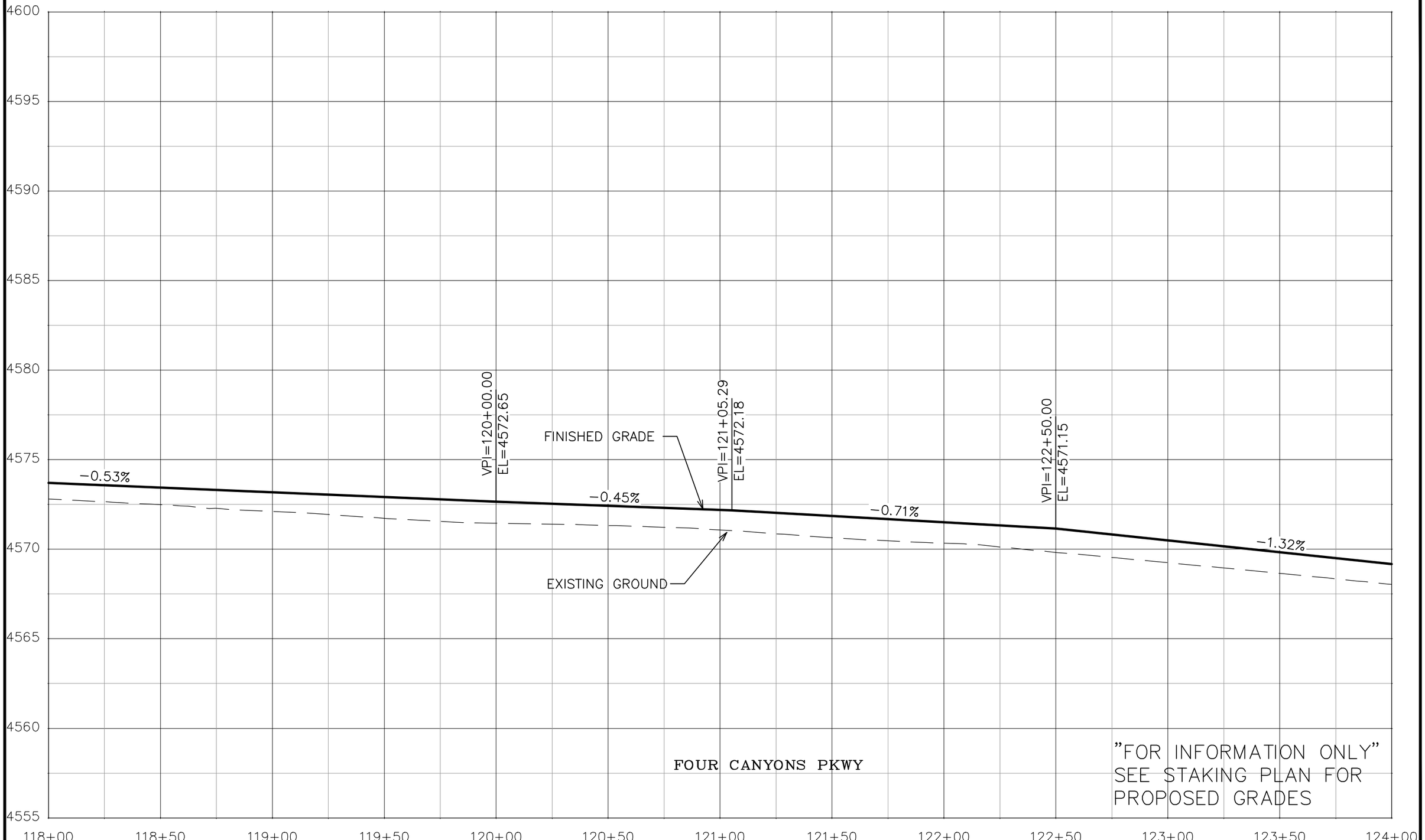
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 7
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

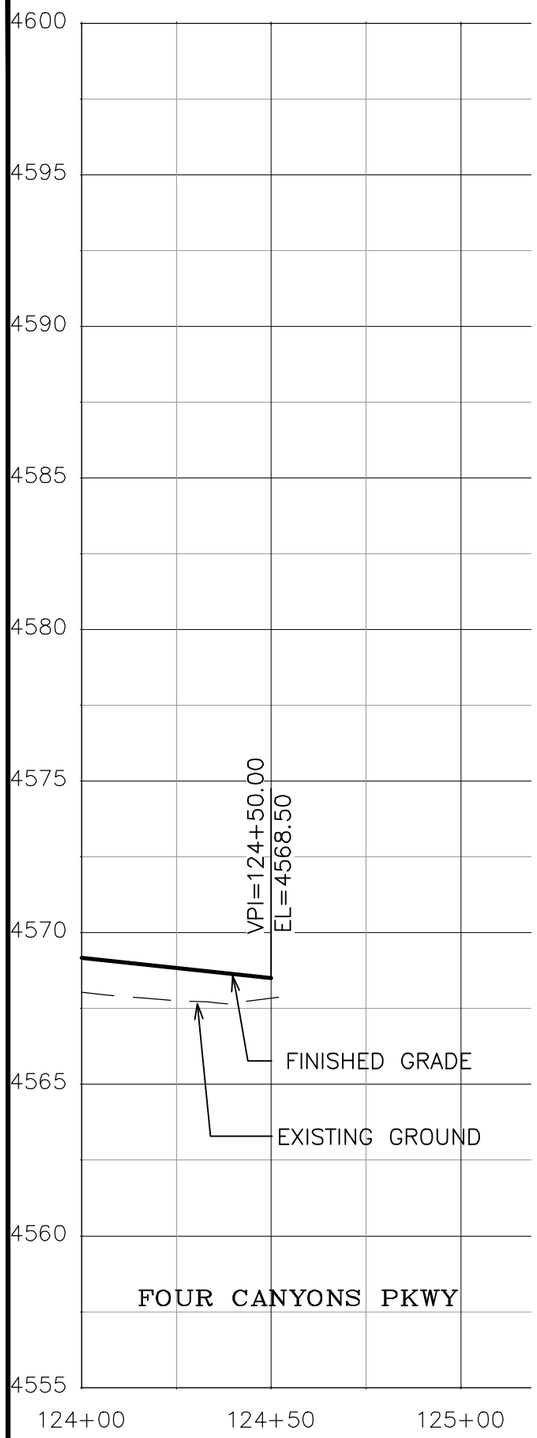
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

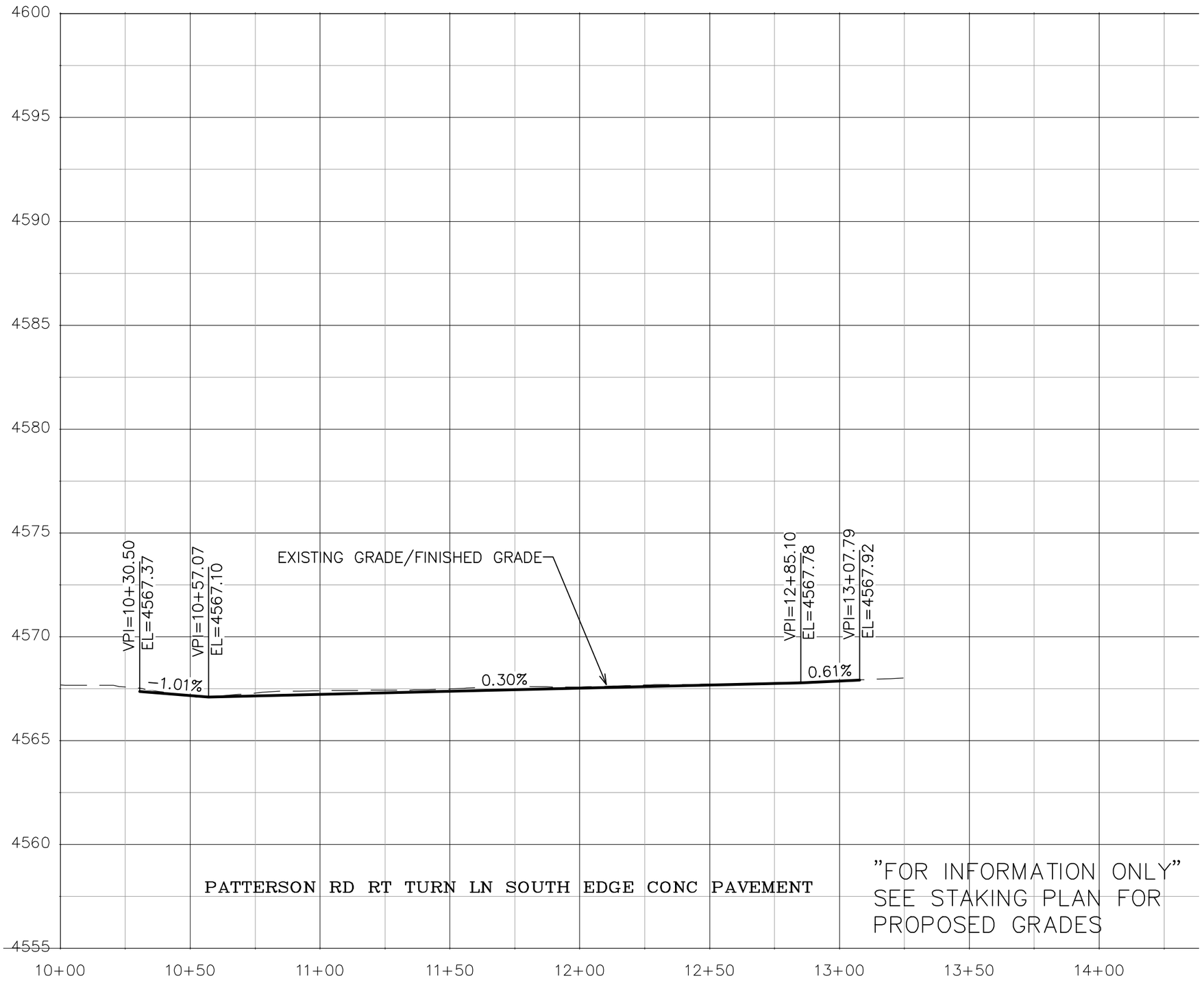
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 8
May 21, 2025



FOUR CANYONS PKWY



PATTERSON RD RT TURN LN SOUTH EDGE CONC PAVEMENT

"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

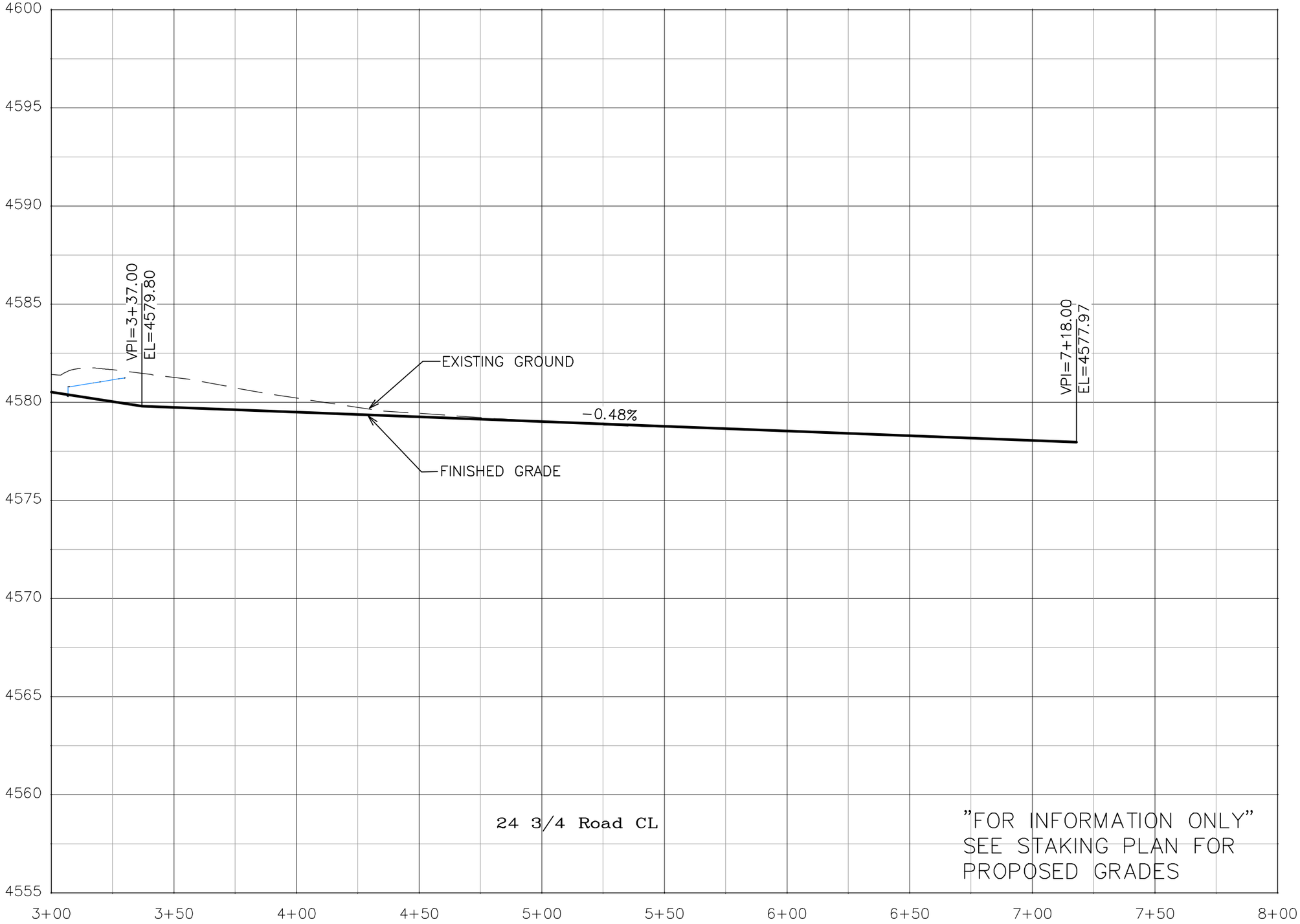
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 9
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

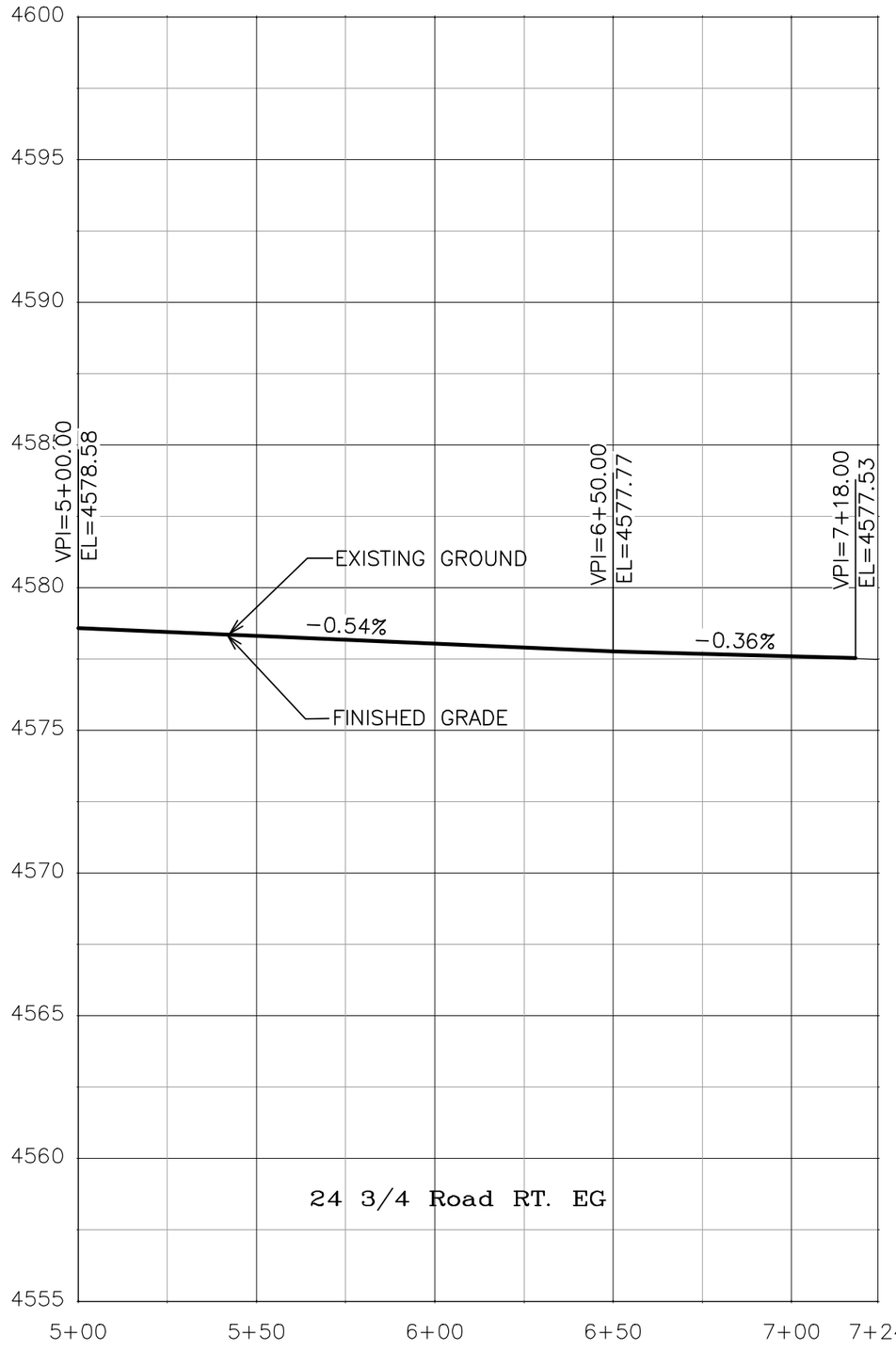
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 10
May 21, 2025



"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

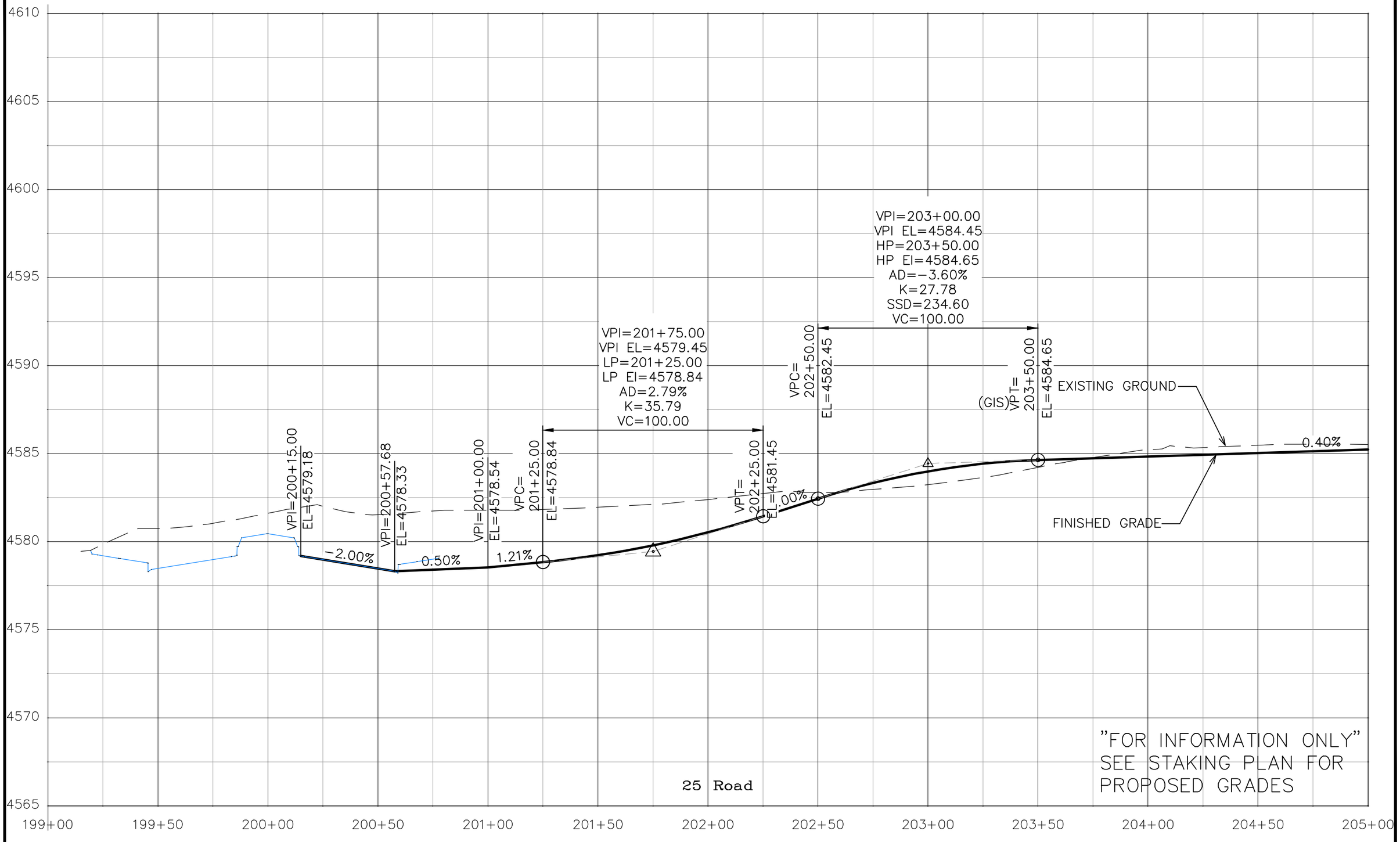
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 11
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

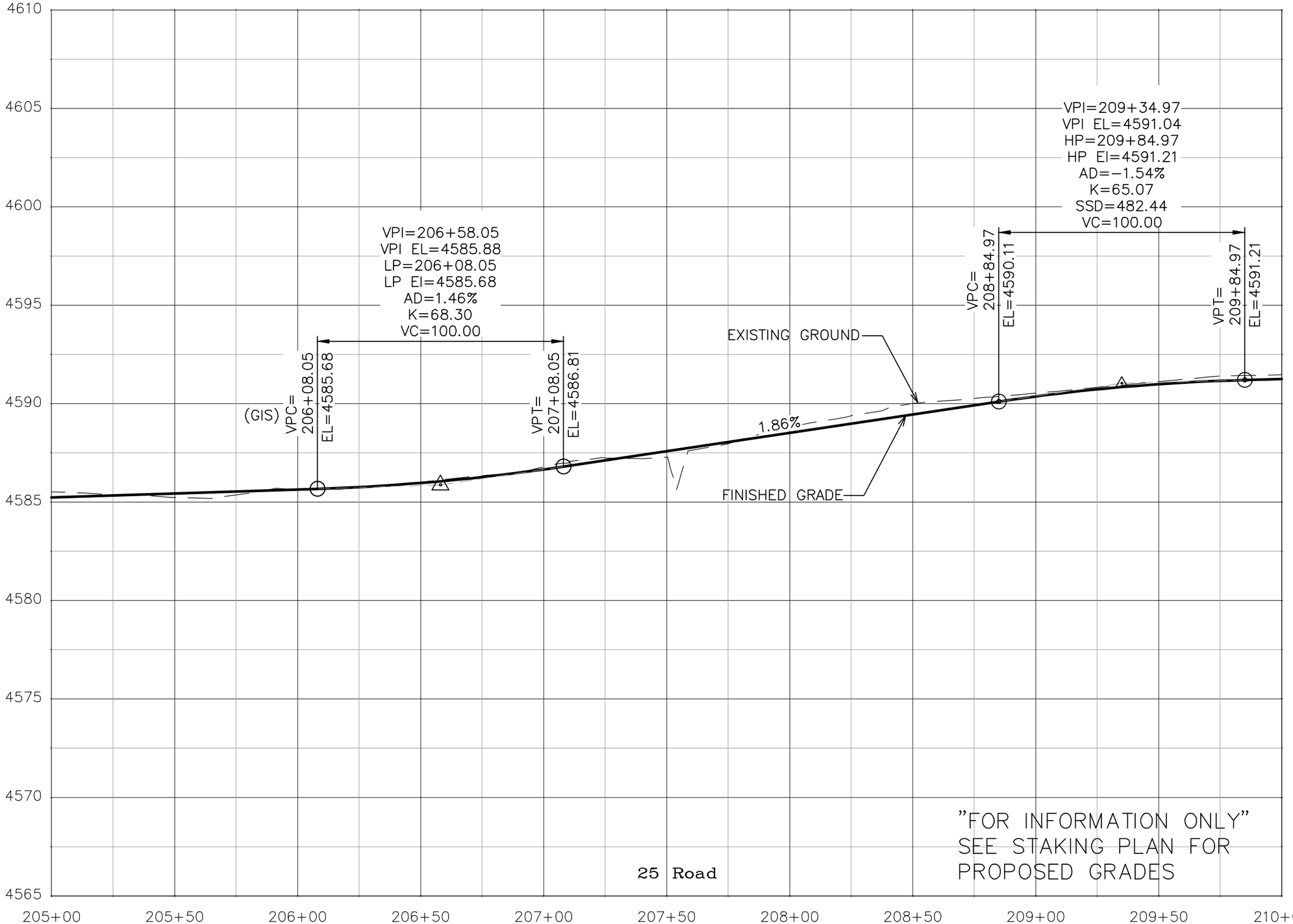
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 12
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

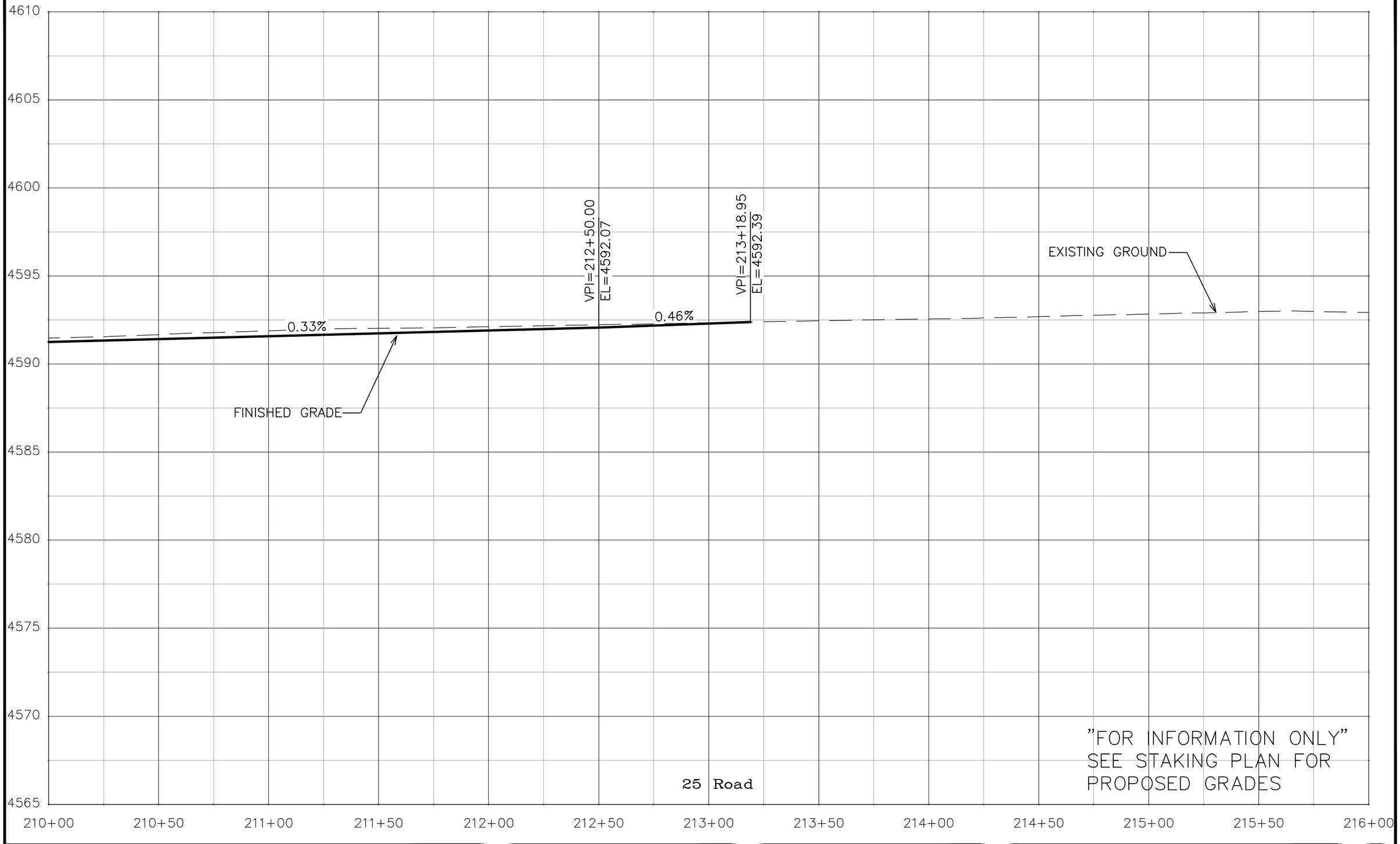
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 13
May 21, 2025



DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

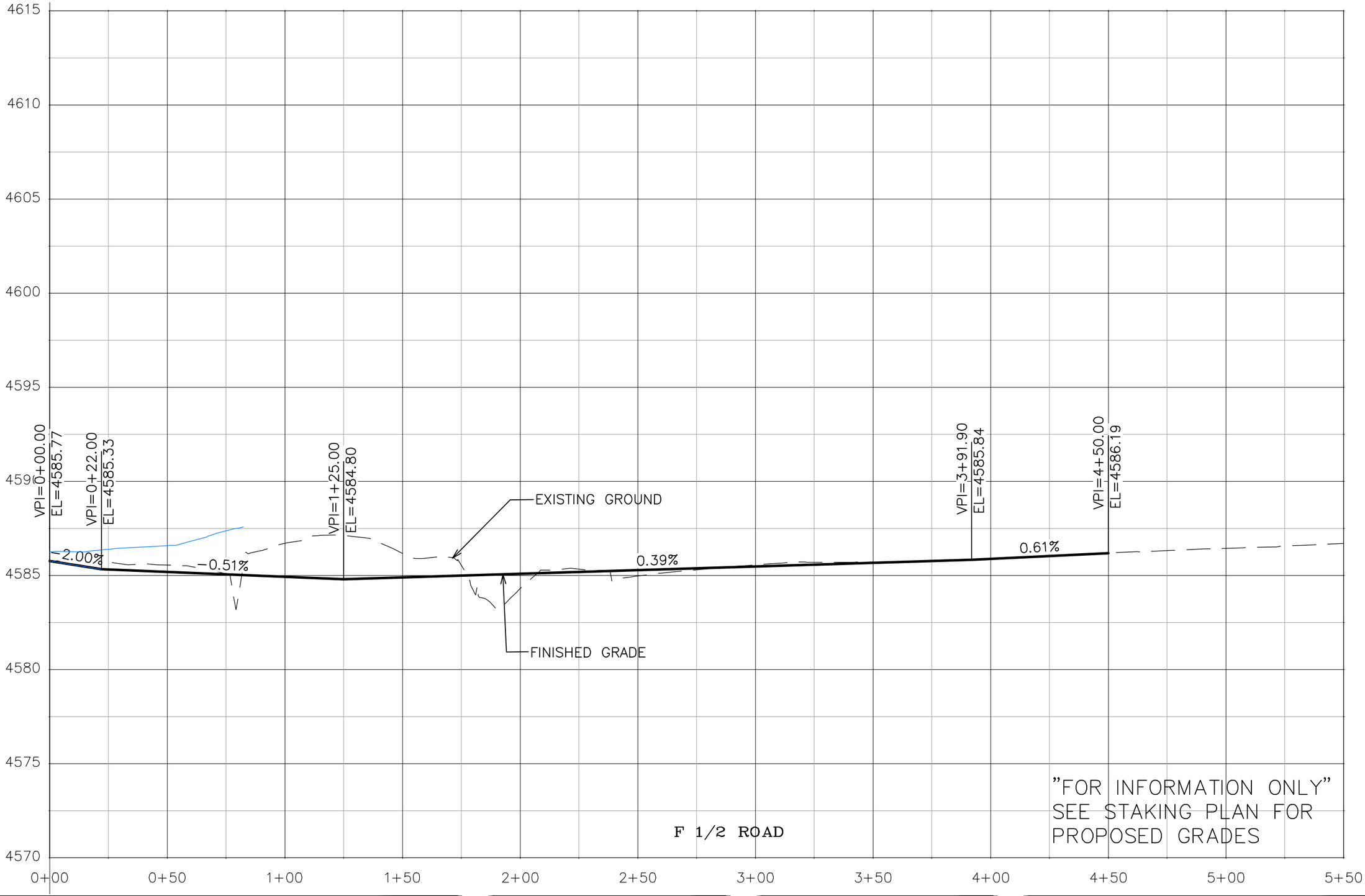
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 14
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

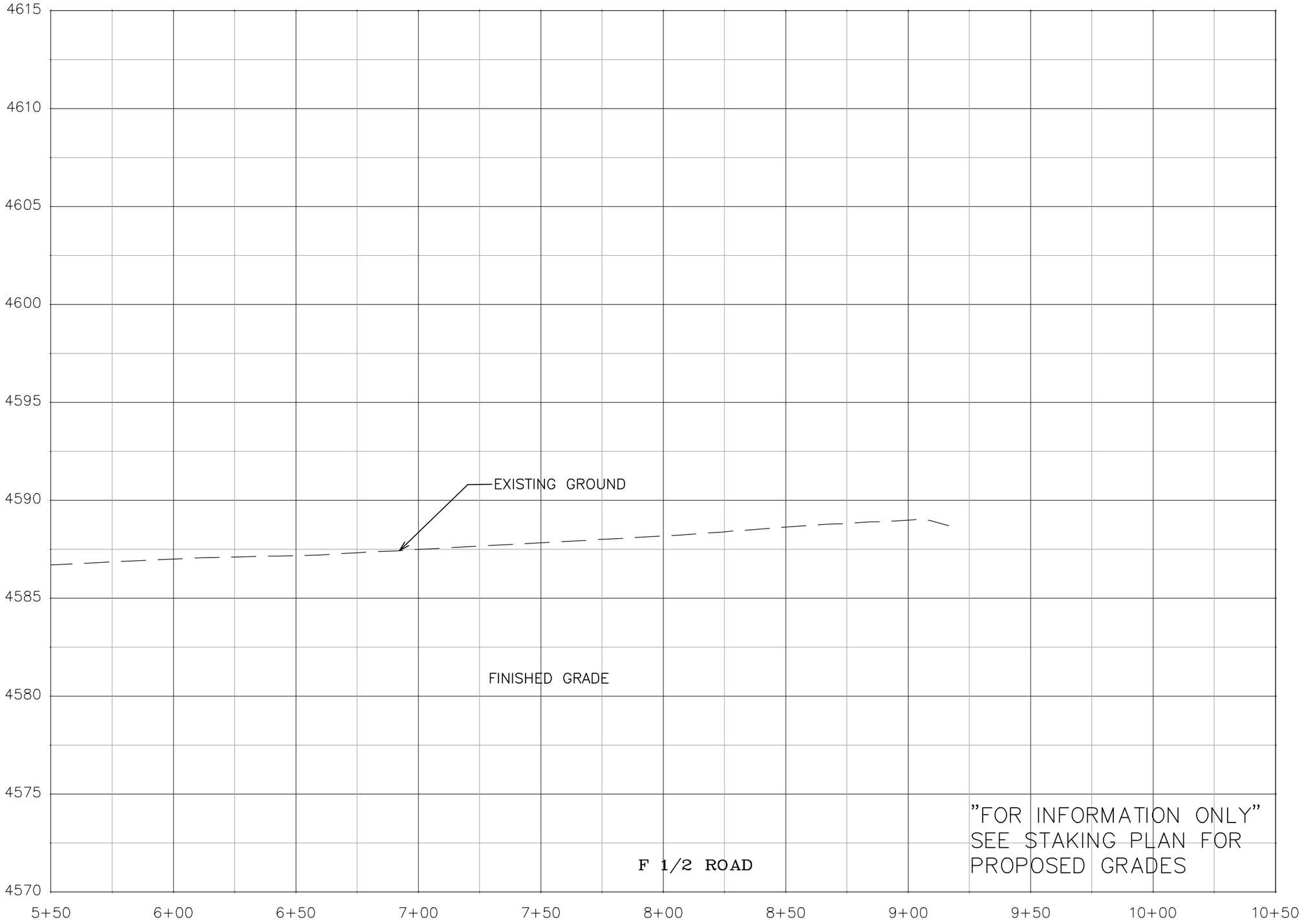
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 15
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

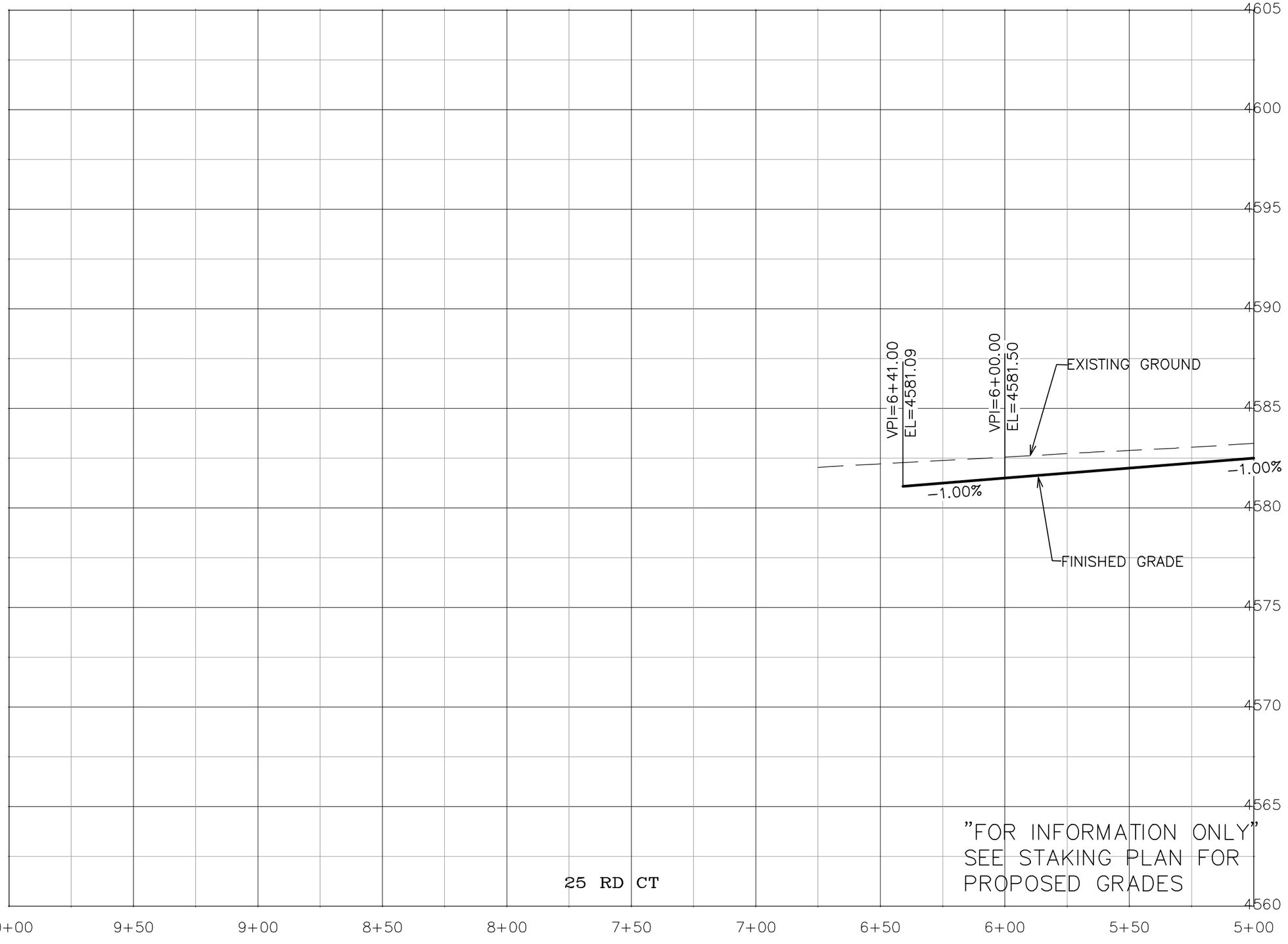
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 16
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

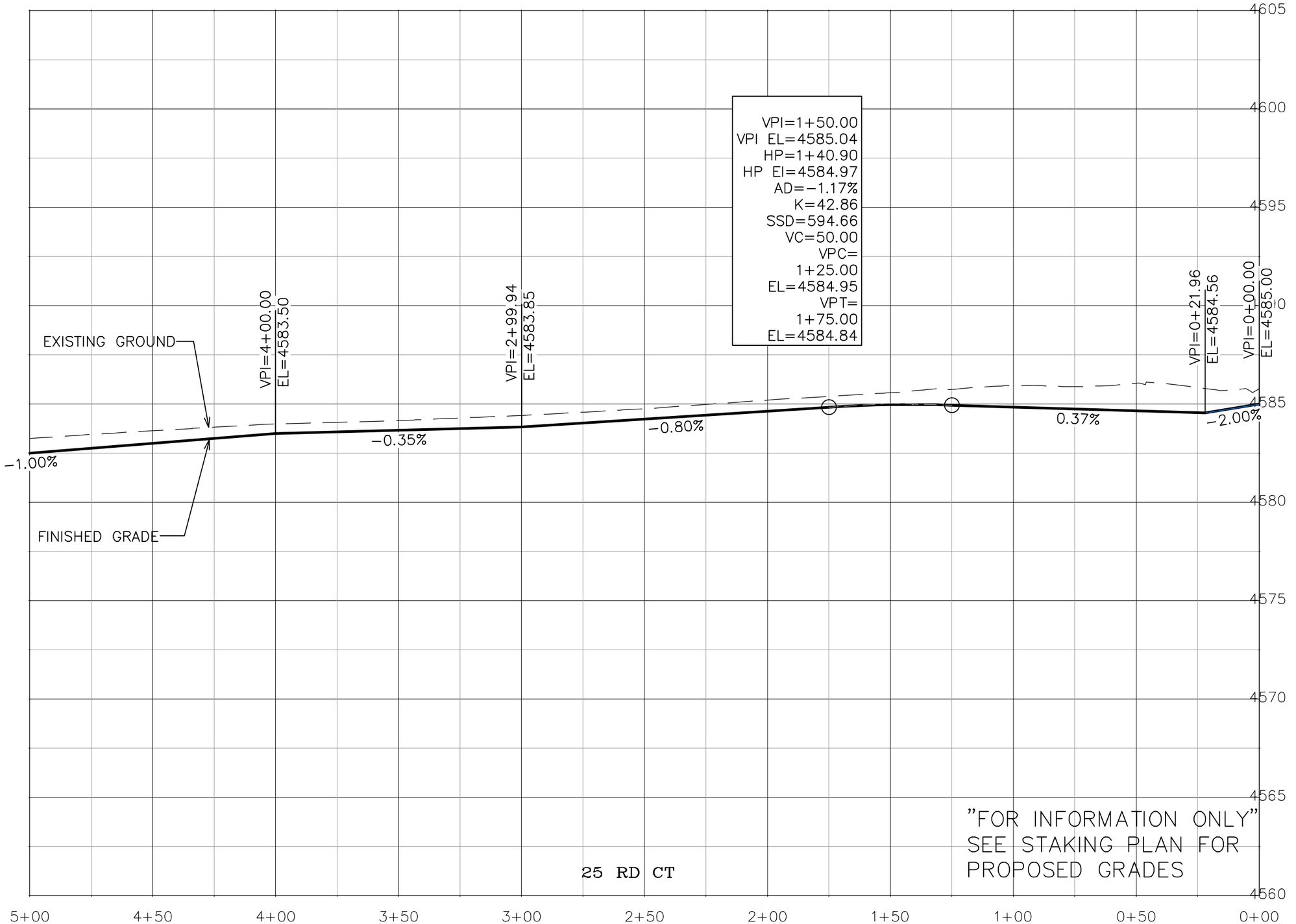
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 17
May 21, 2025



DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

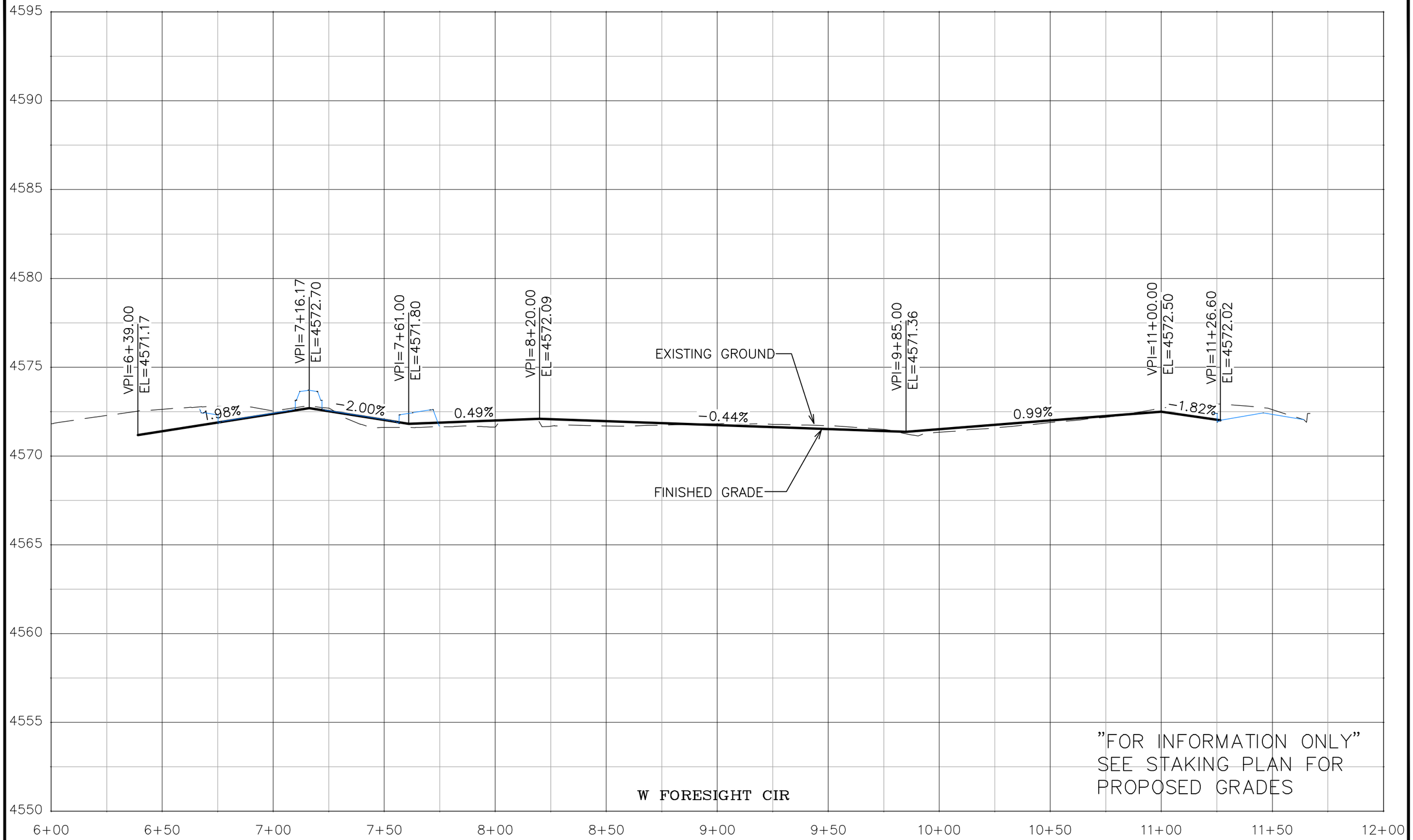
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 18
May 21, 2025

160



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

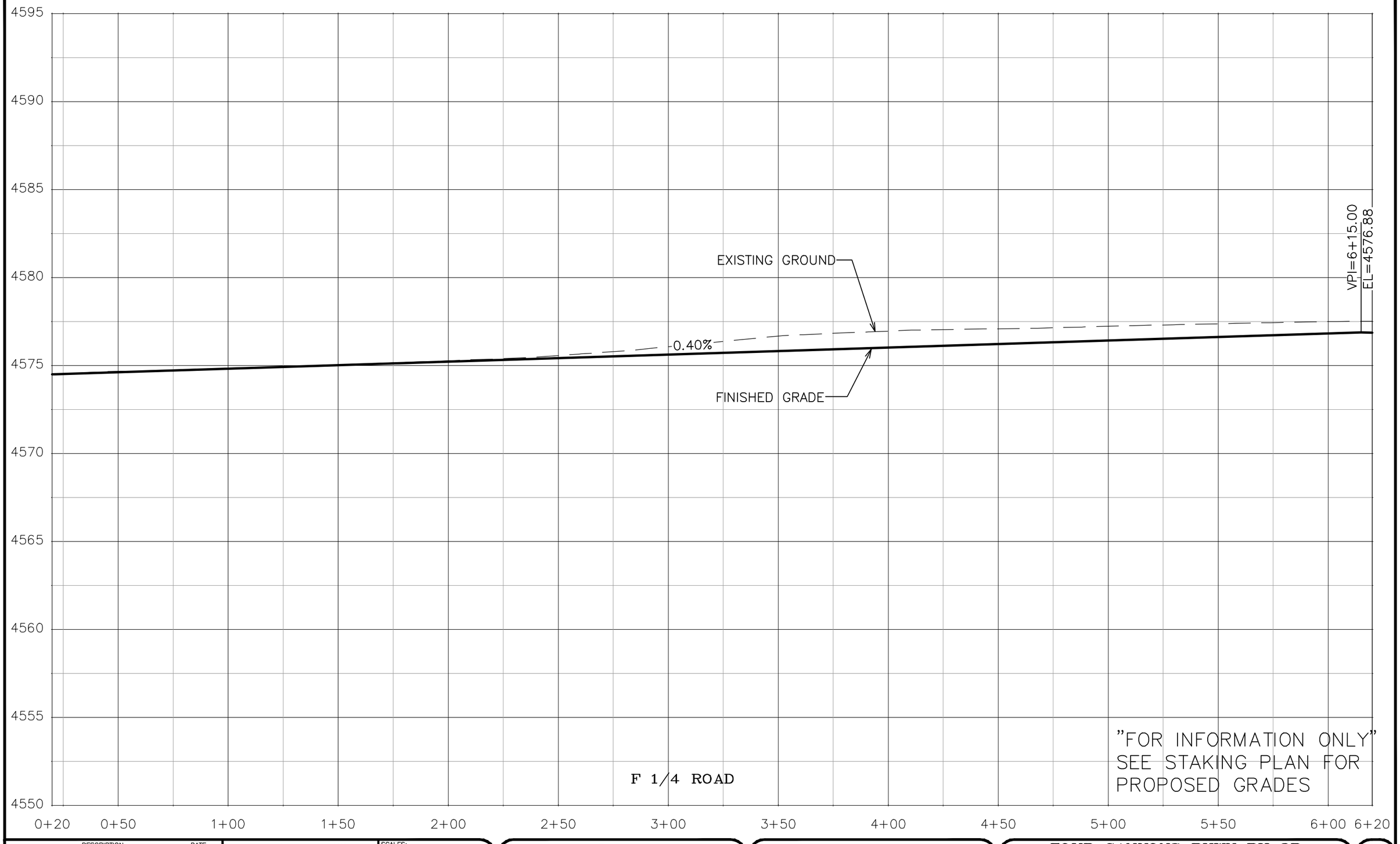
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 19
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

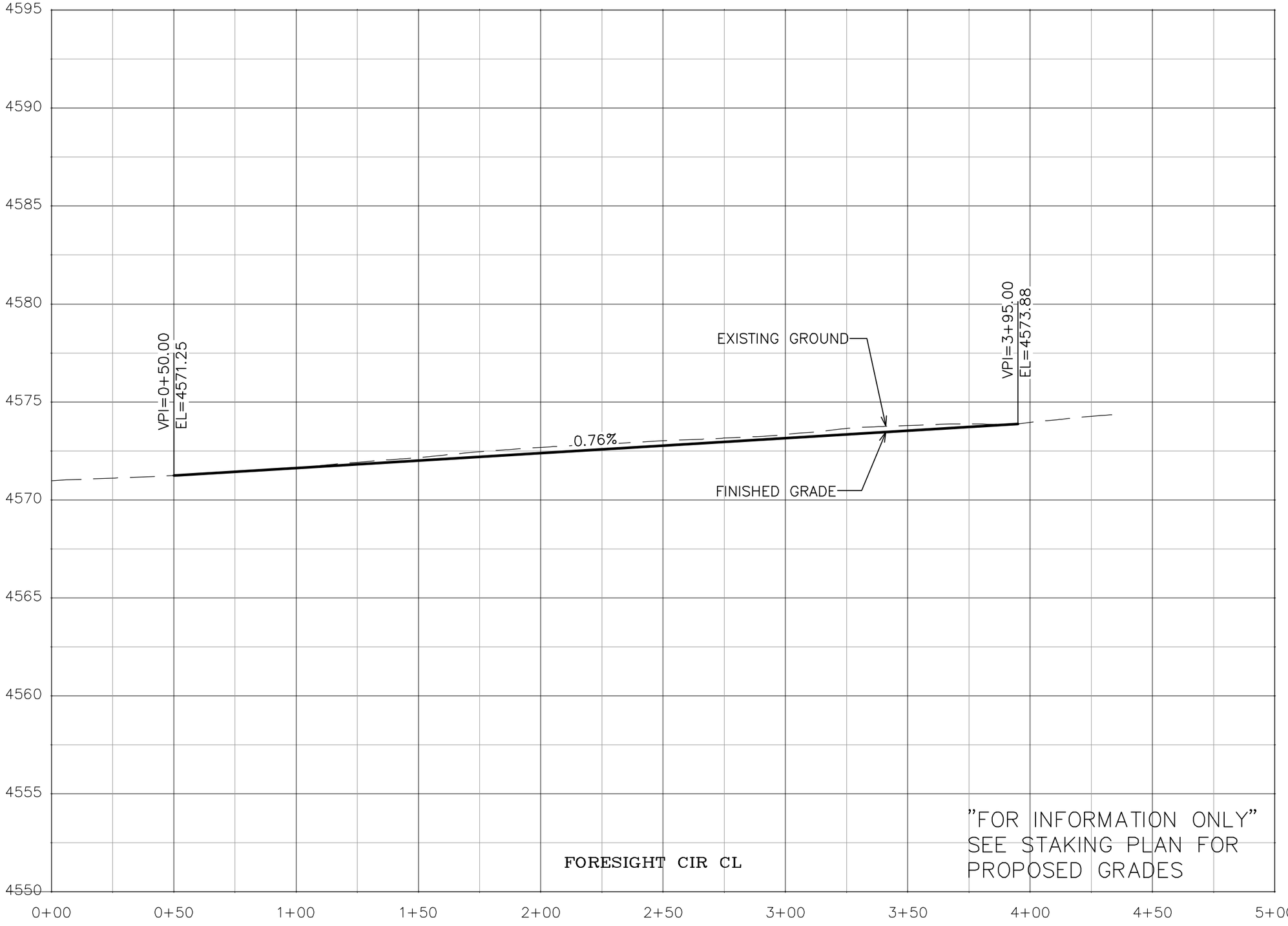
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 20
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

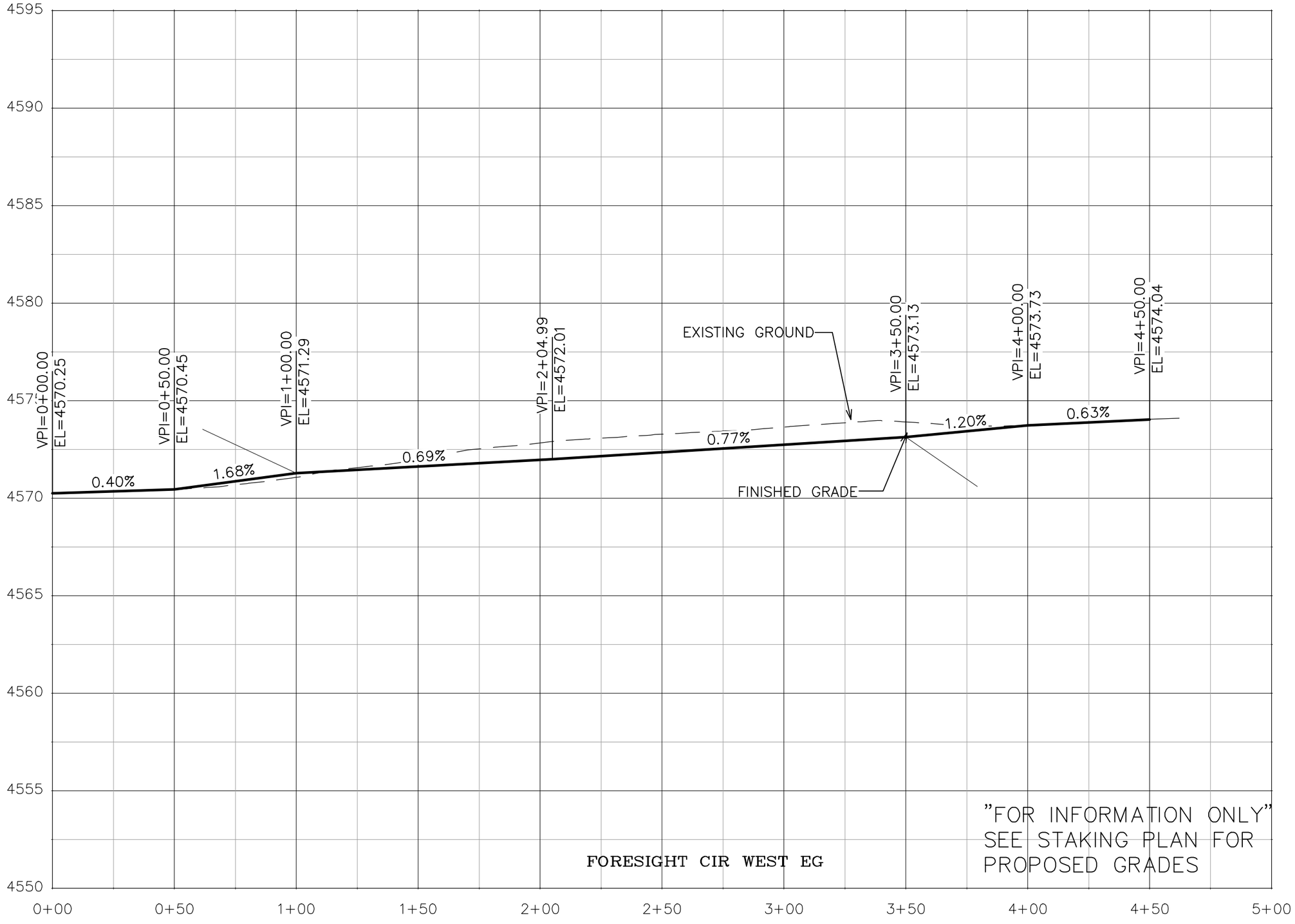
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 21
May 21, 2025



DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

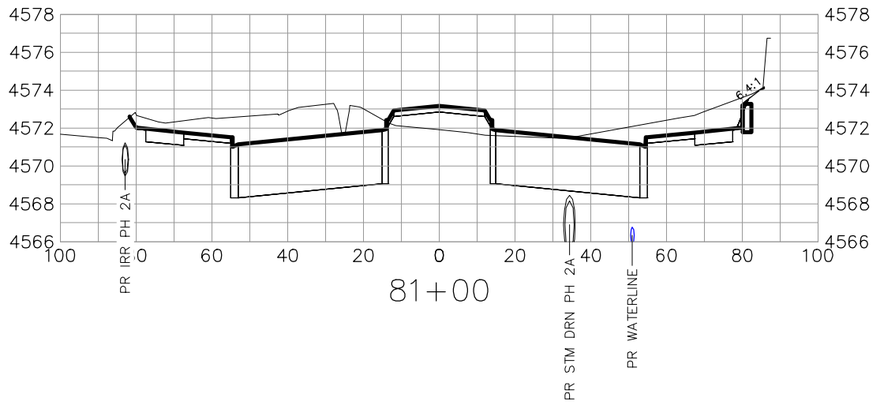
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

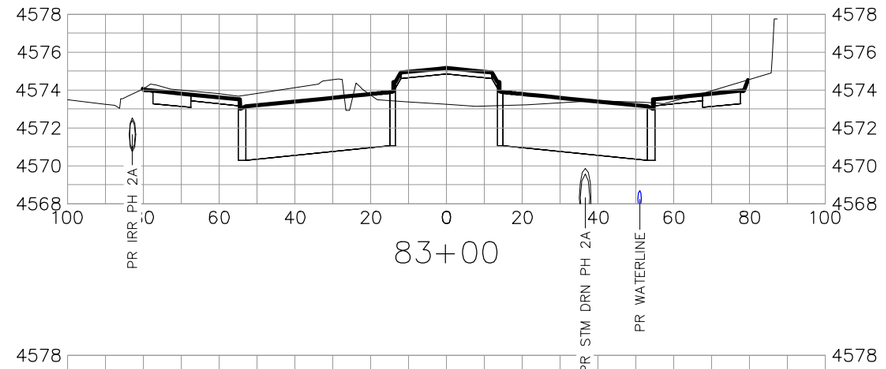
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 2.5 5

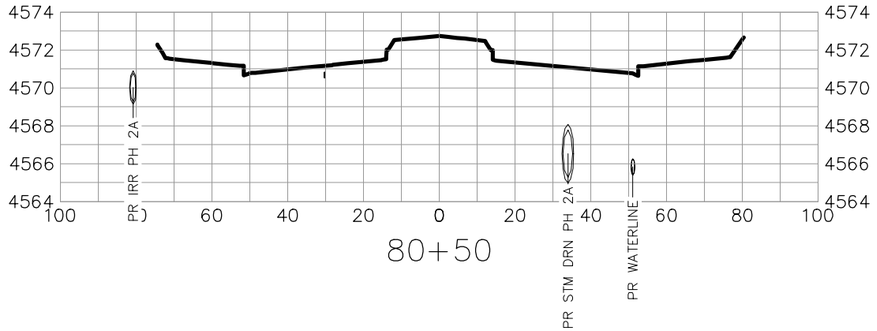
CITY OF Grand Junction COLORADO

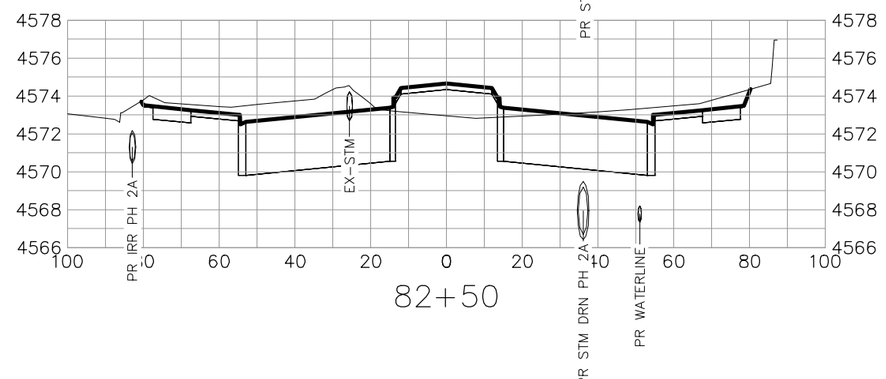
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

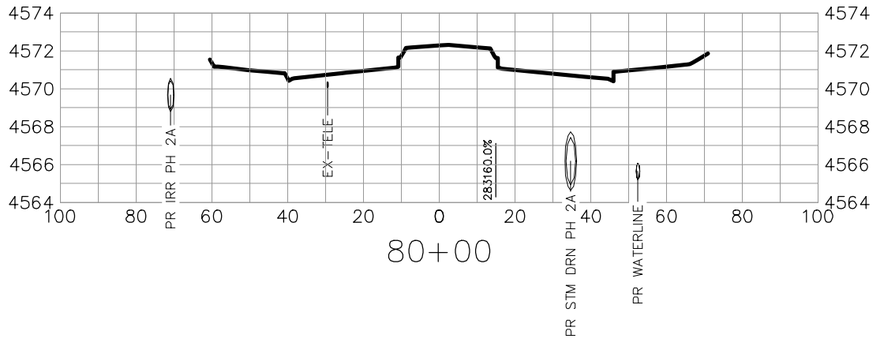
FOUR CANYONS PKWY PH 2B
ROAD PROFILE – 22
May 21, 2025

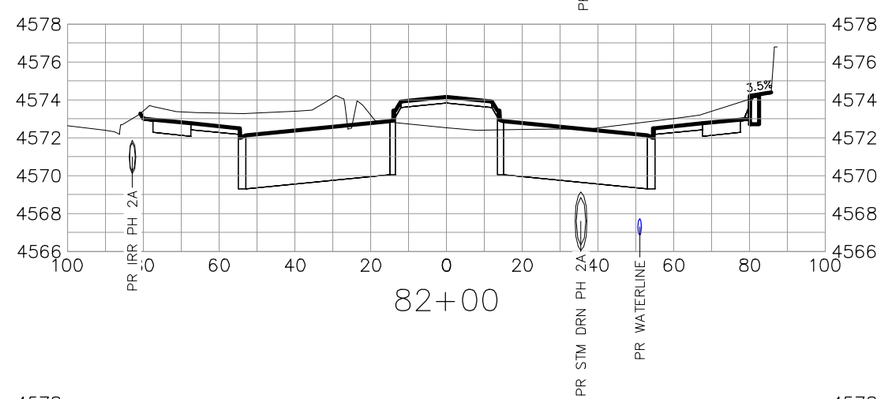


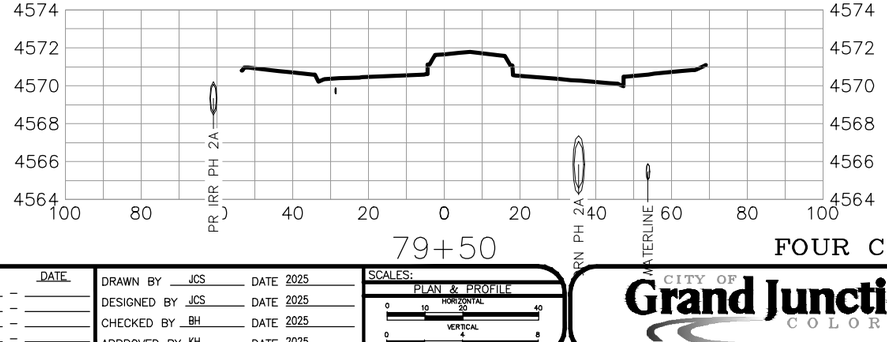


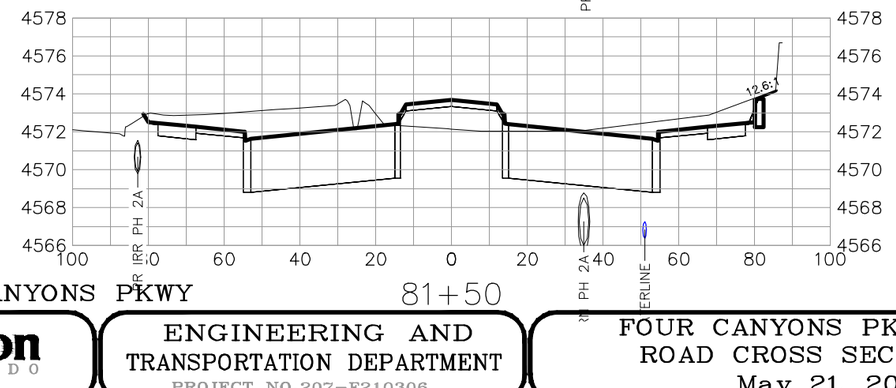












FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

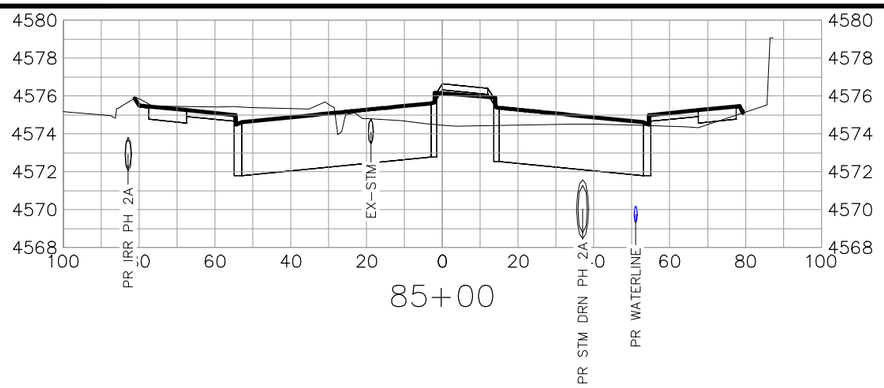
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

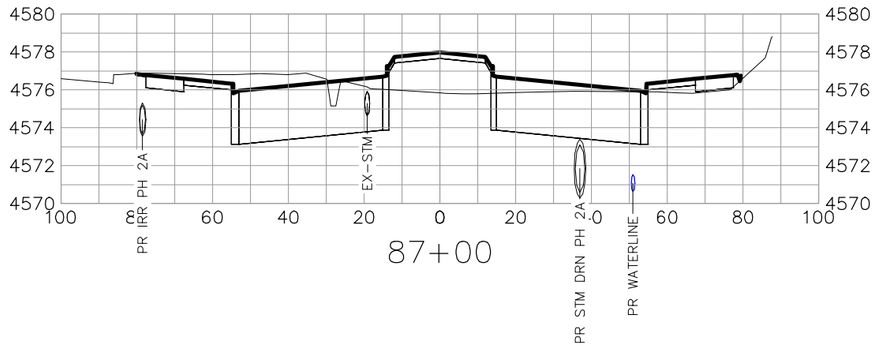
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 4 8

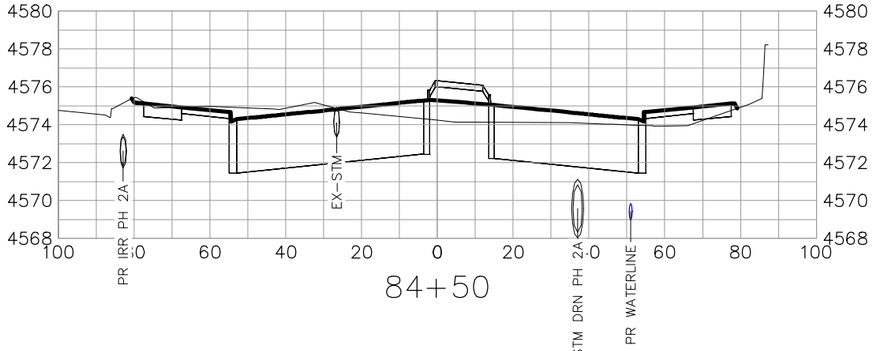
CITY OF Grand Junction COLORADO

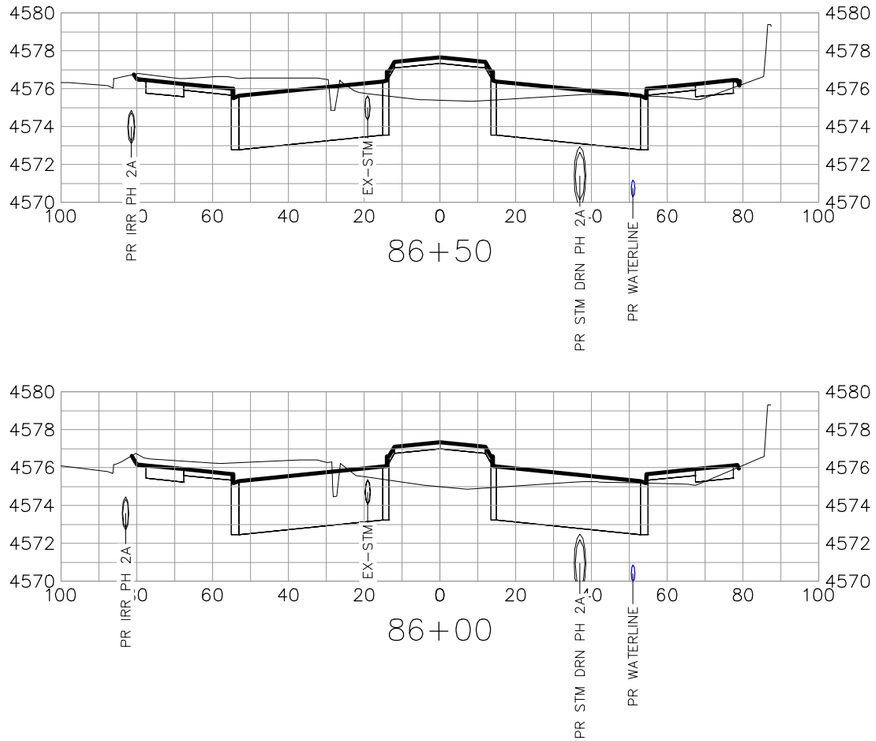
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

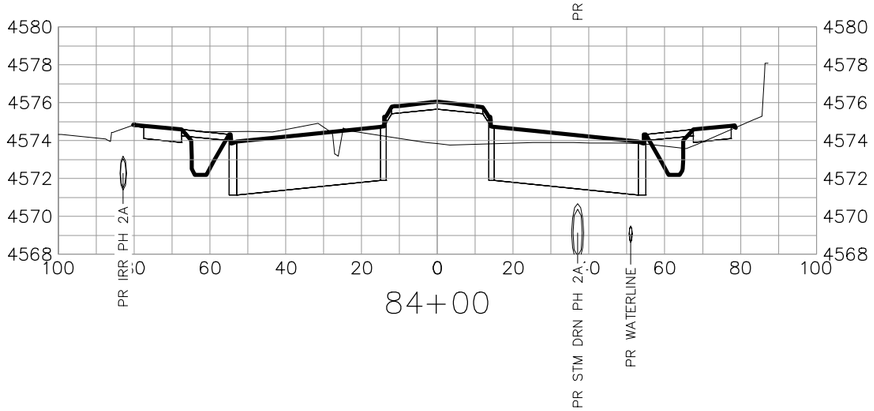
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 1
May 21, 2025

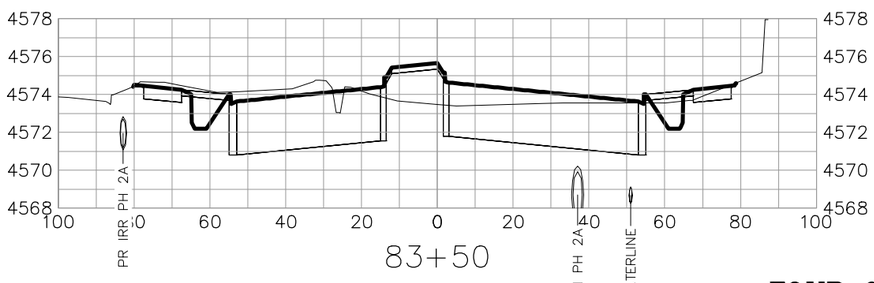


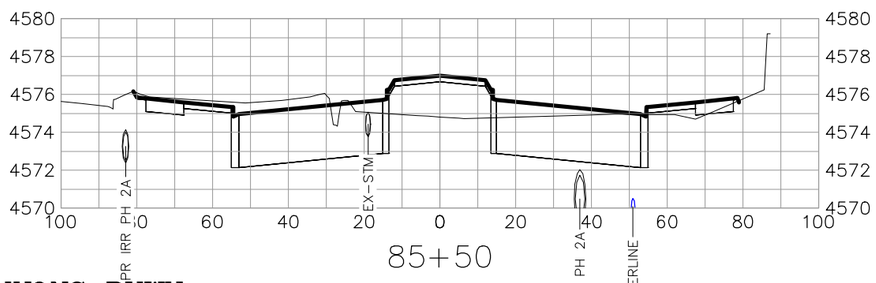












FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

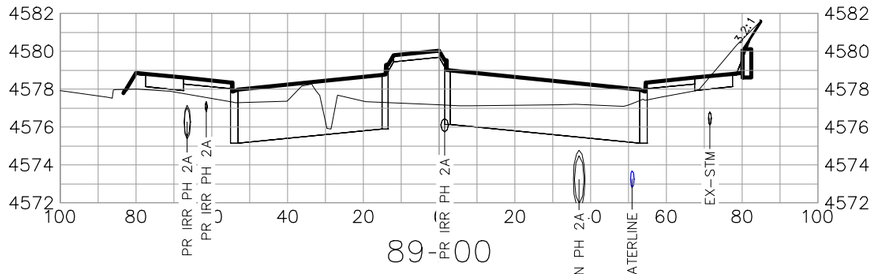
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

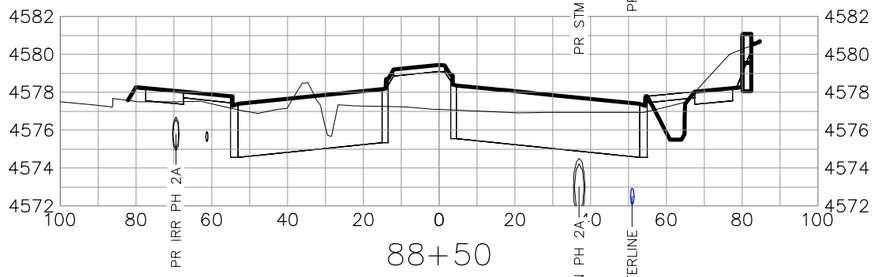
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

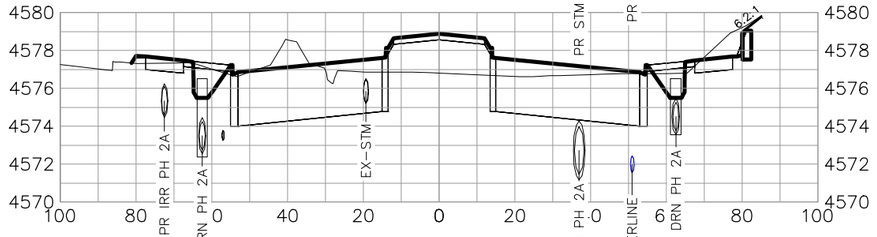
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 2
May 21, 2025



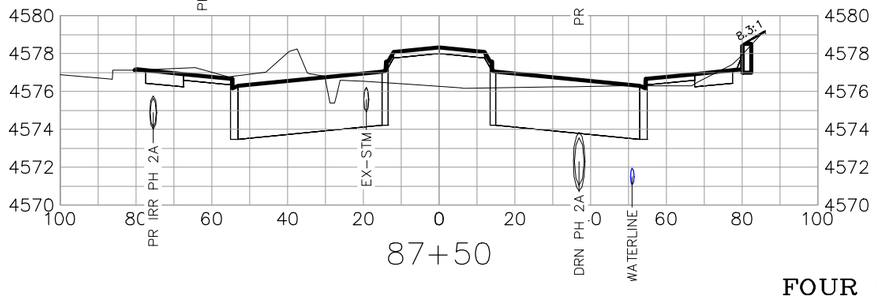
89+00



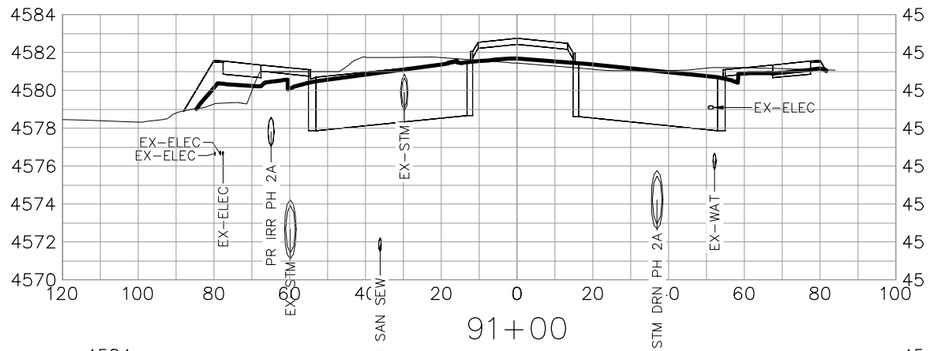
88+50



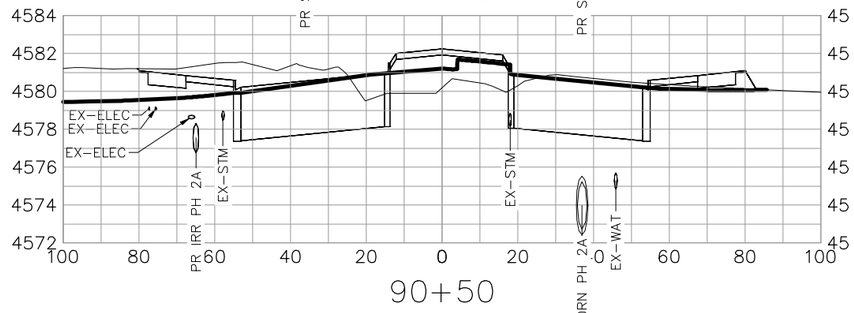
88+00



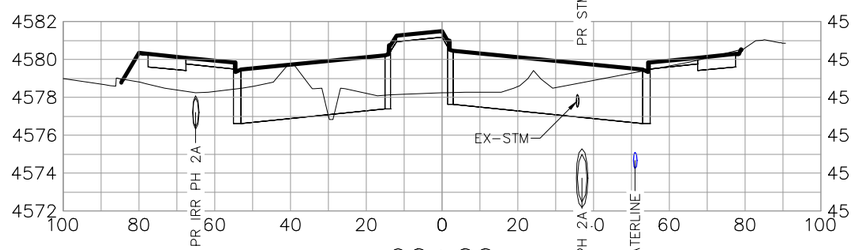
87+50



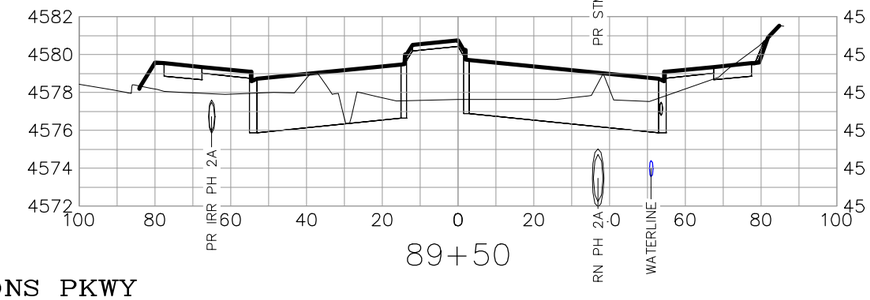
91+00



90+50



90+00



89+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

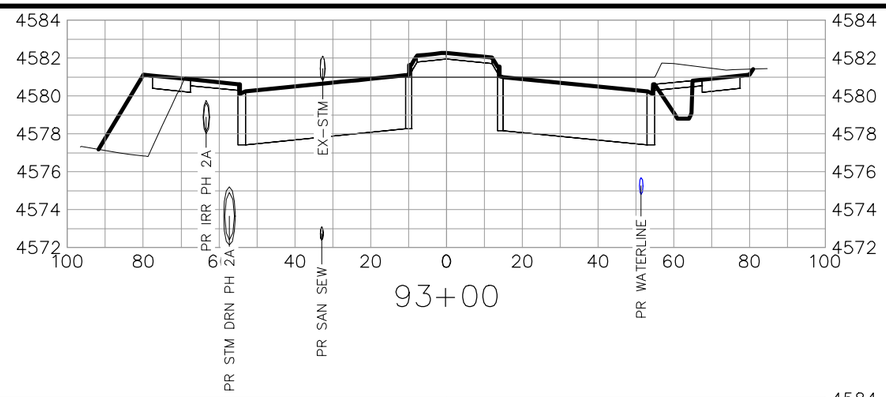
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

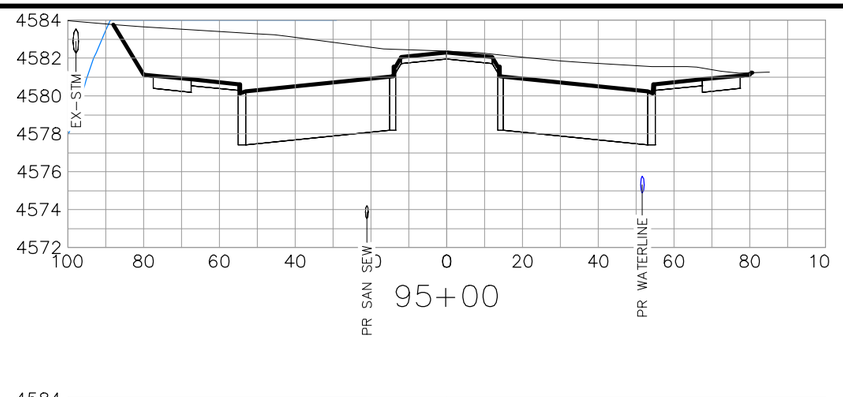
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 4 8

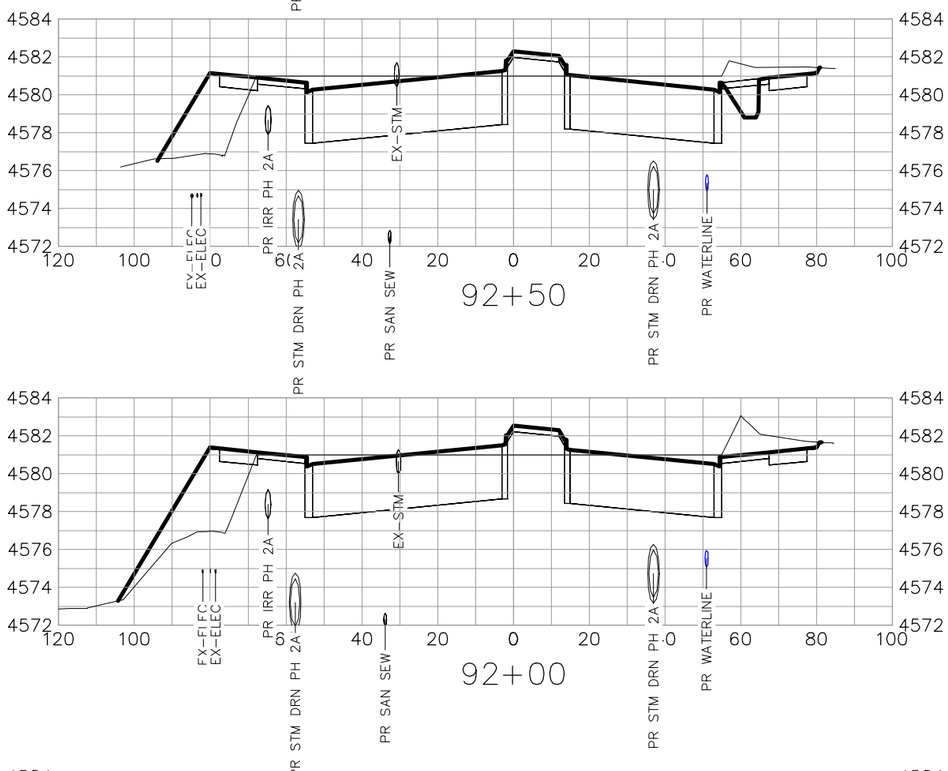
CITY OF Grand Junction COLORADO

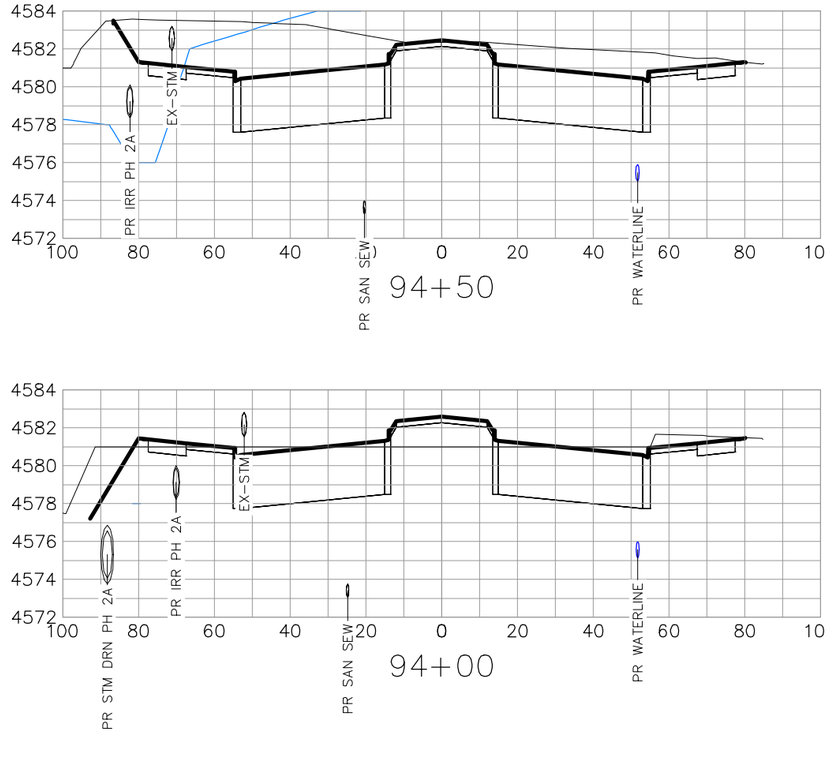
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

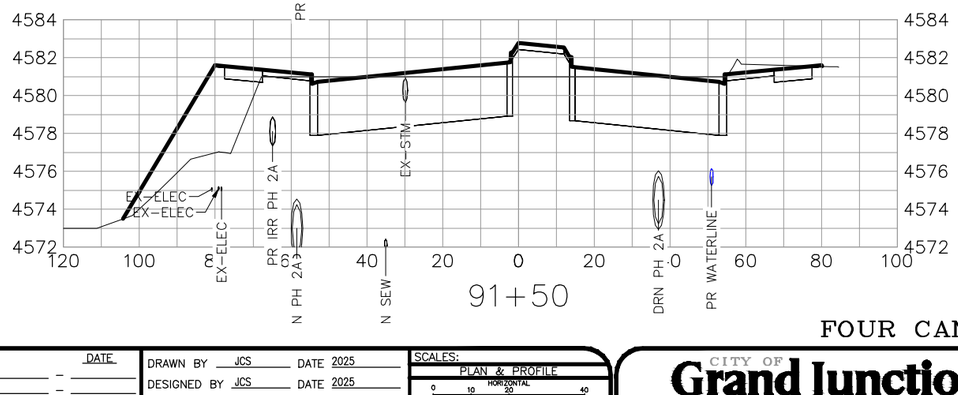
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 3
May 21, 2025

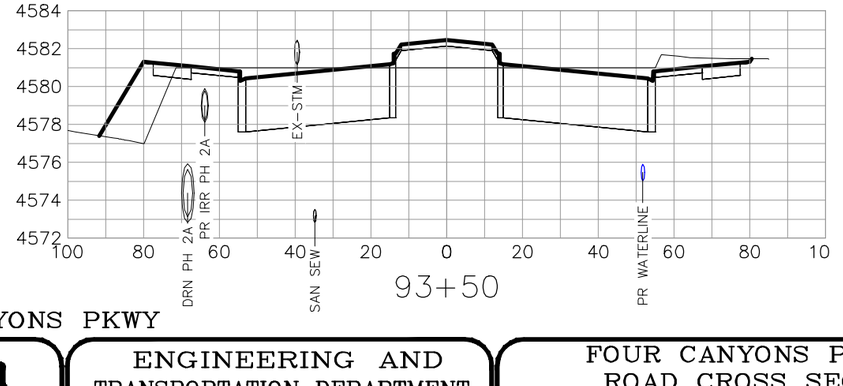












FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

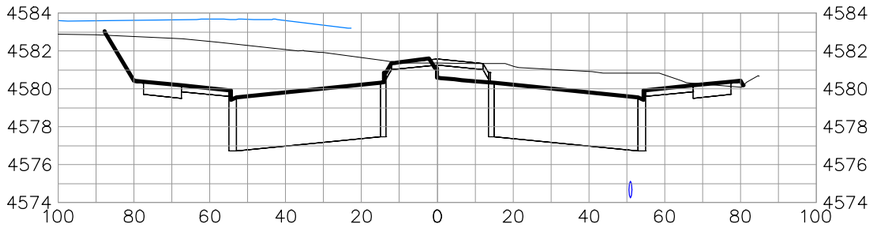
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

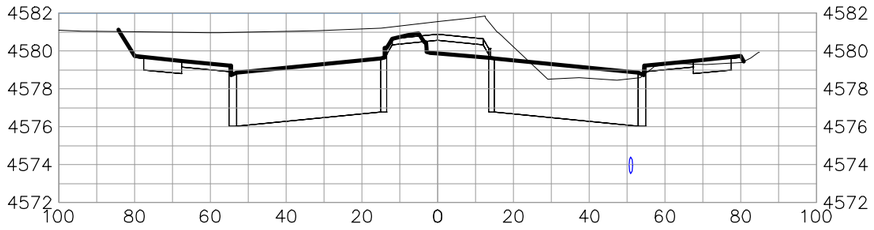
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

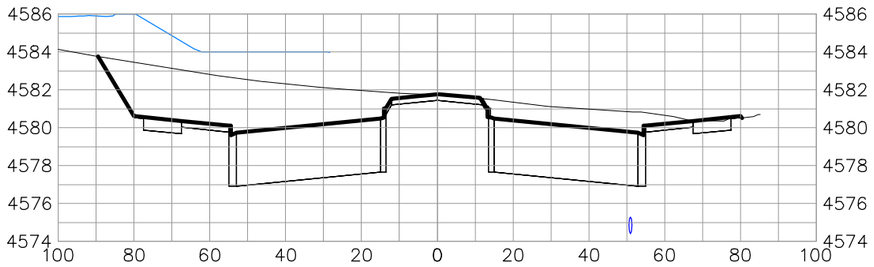
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 4
May 21, 2025



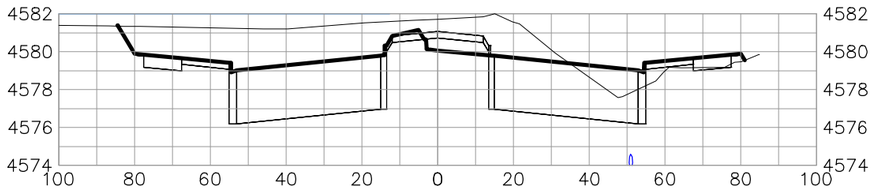
97+00



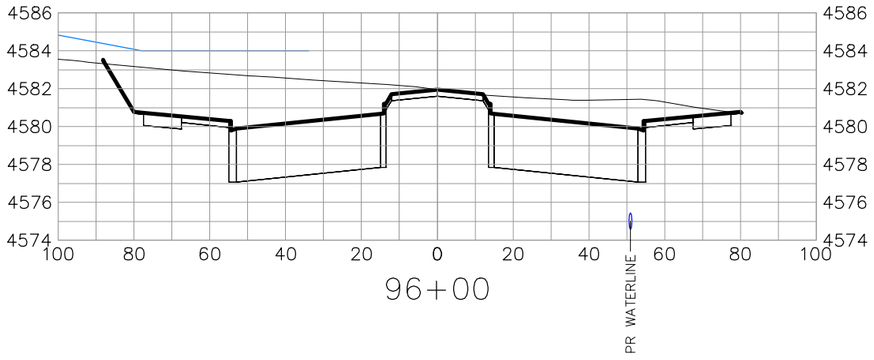
99+00



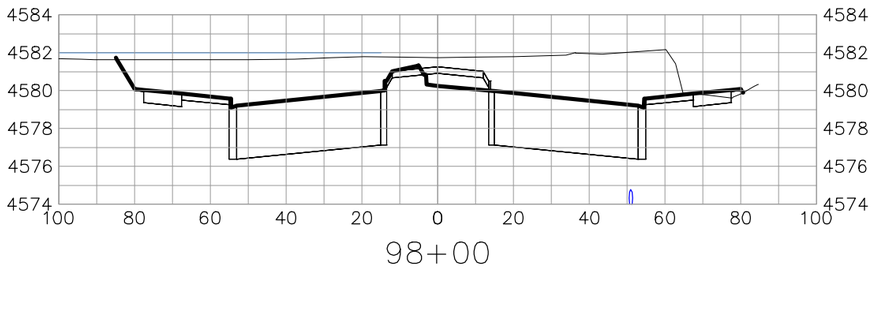
96+50



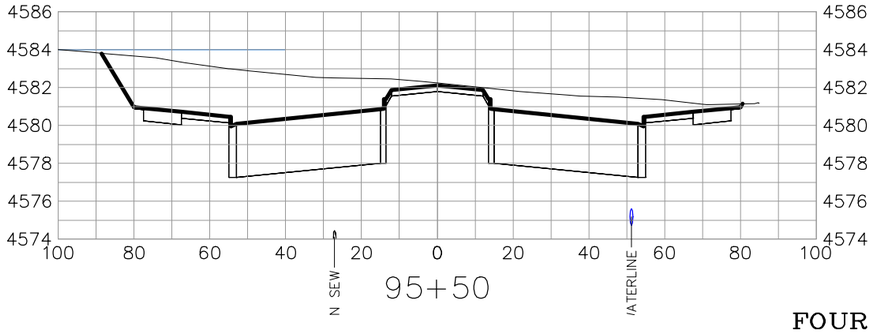
98+50



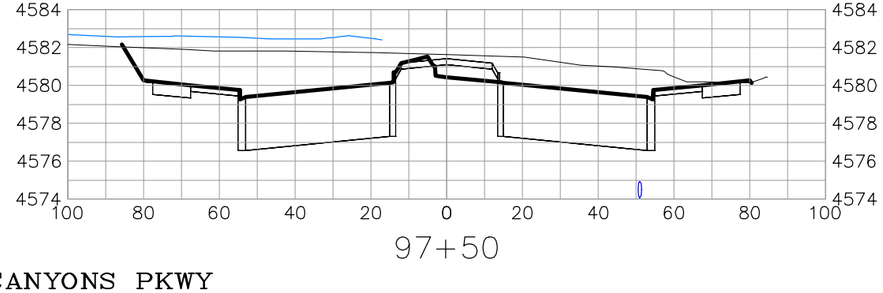
96+00



98+00



95+50



97+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

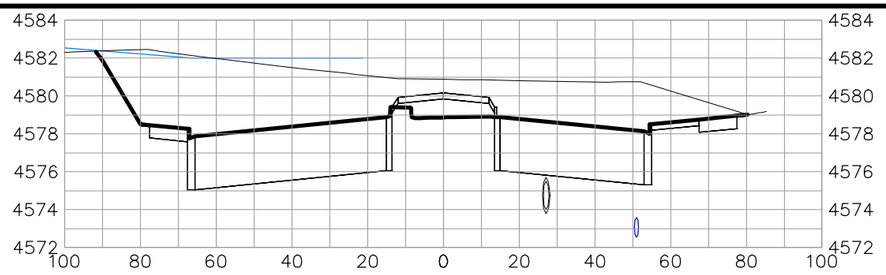
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

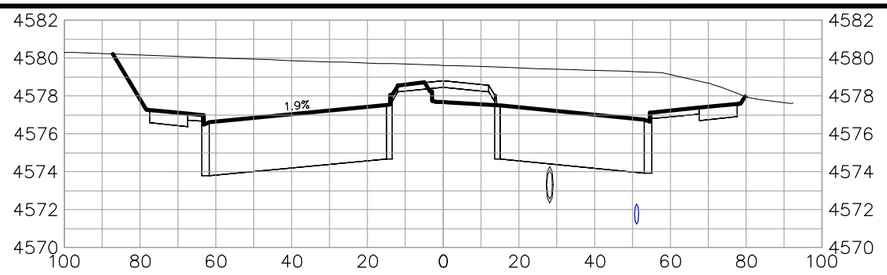
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

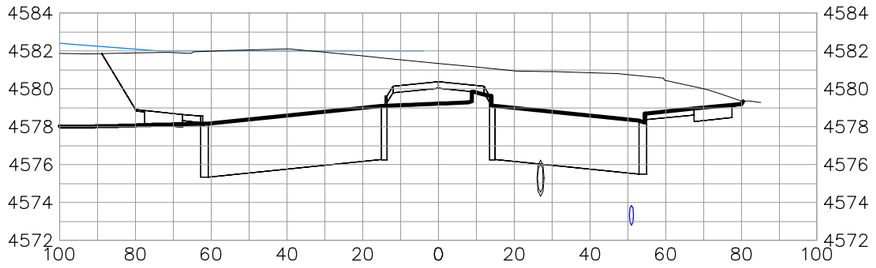
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 5
May 21, 2025



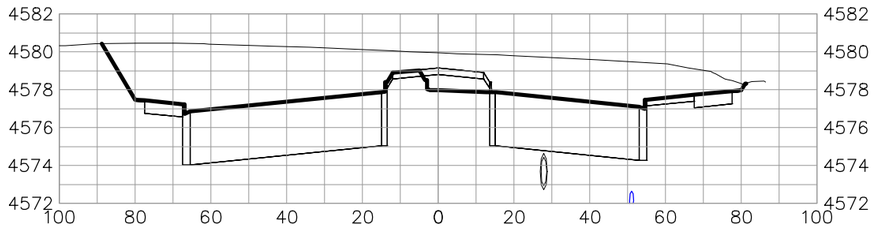
101+00



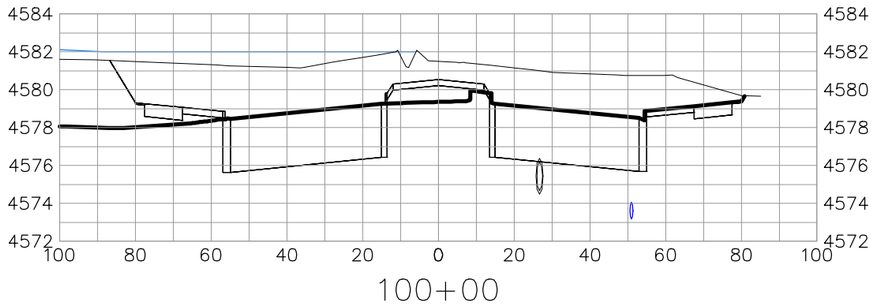
103+00



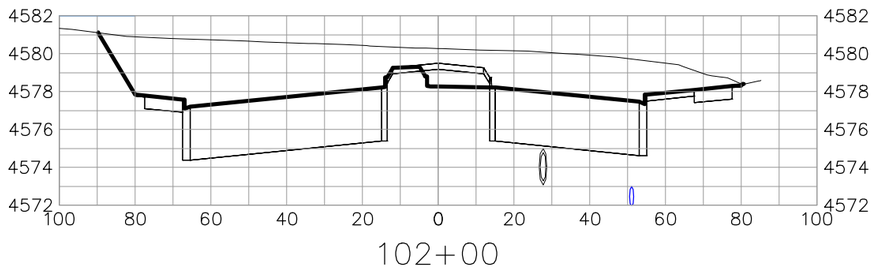
100+50



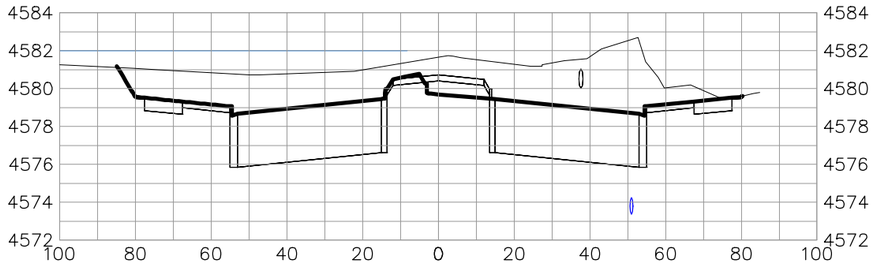
102+50



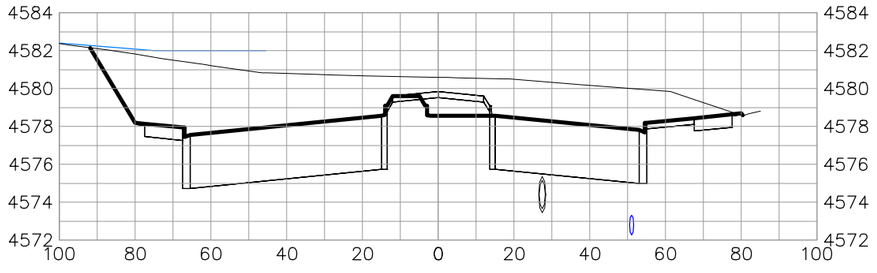
100+00



102+00



99+50



101+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

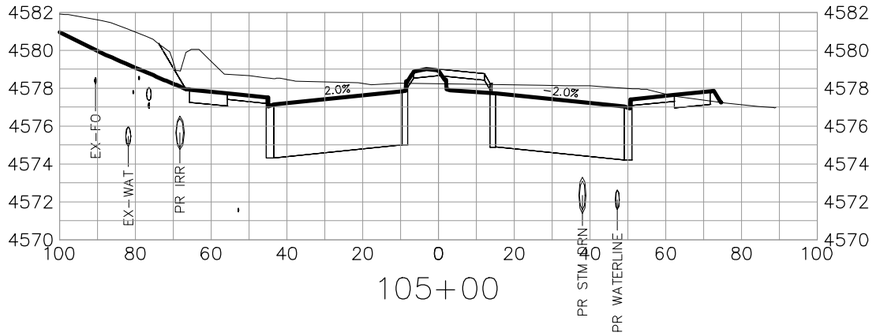
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

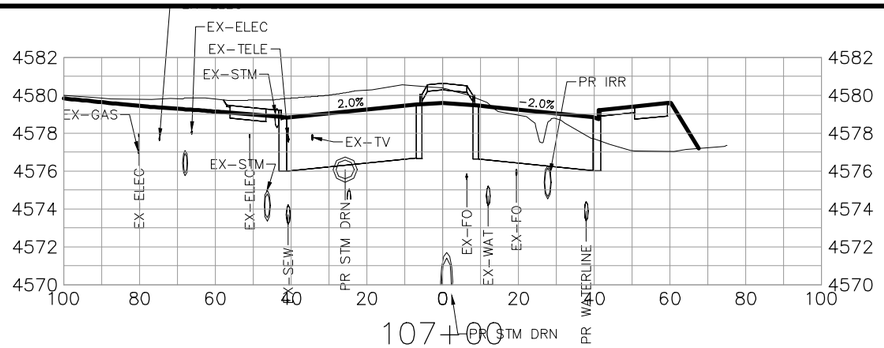
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

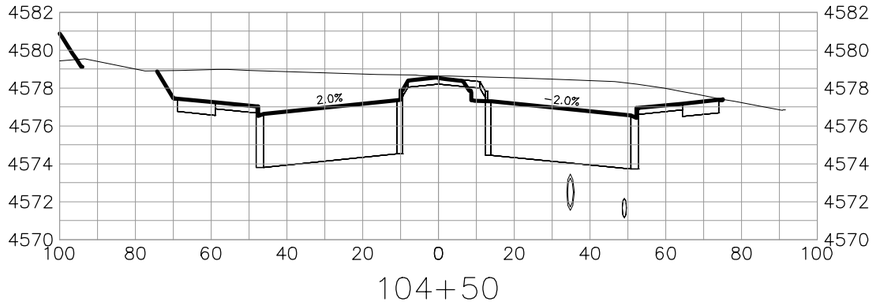
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 6
May 21, 2025



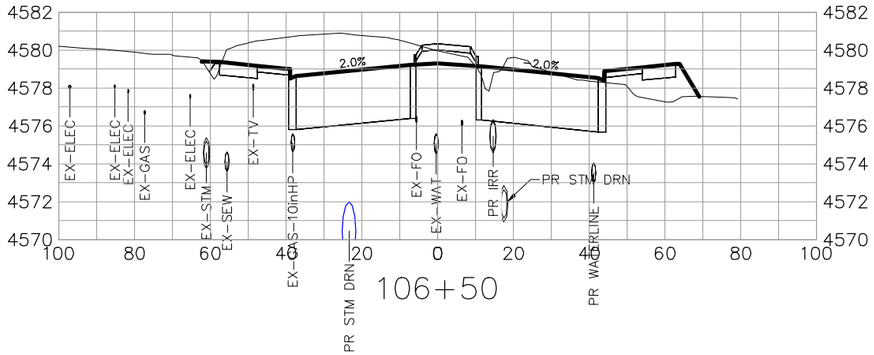
105+00



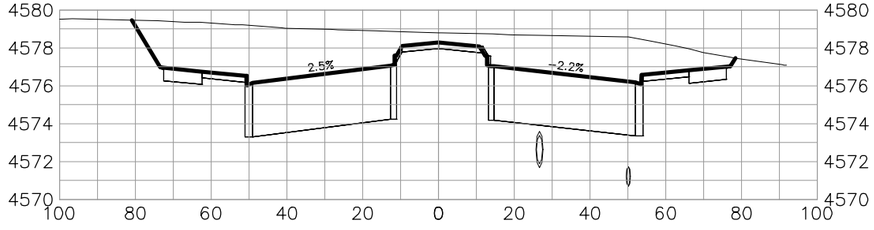
107+00



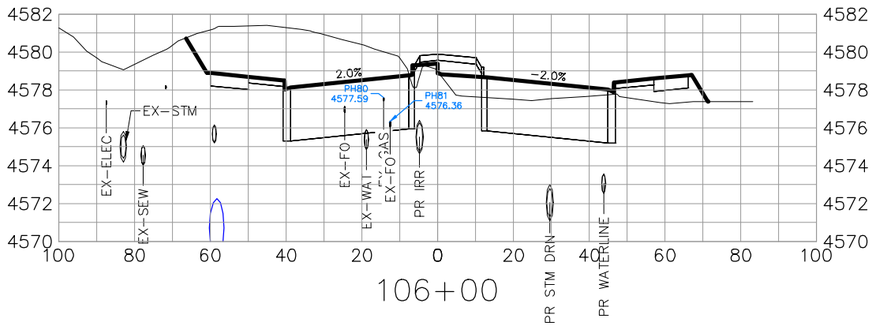
104+50



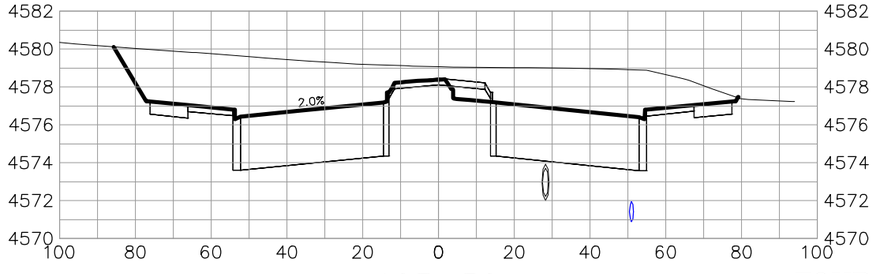
106+50



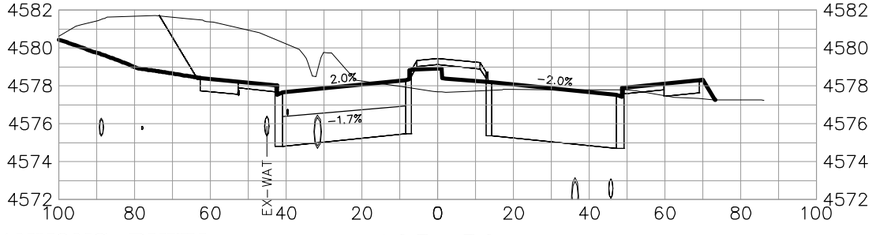
104+00



106+00



103+50



105+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

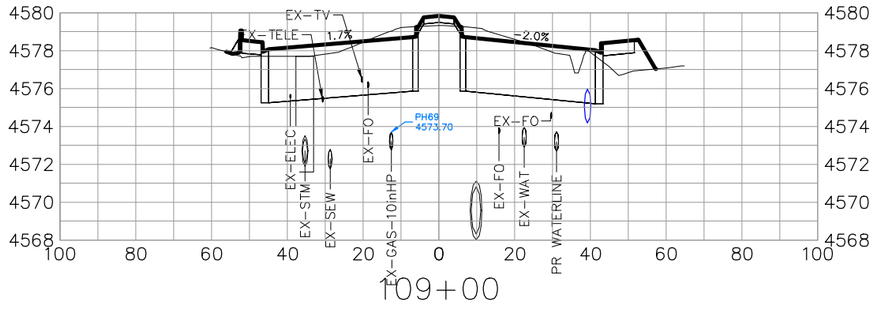
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

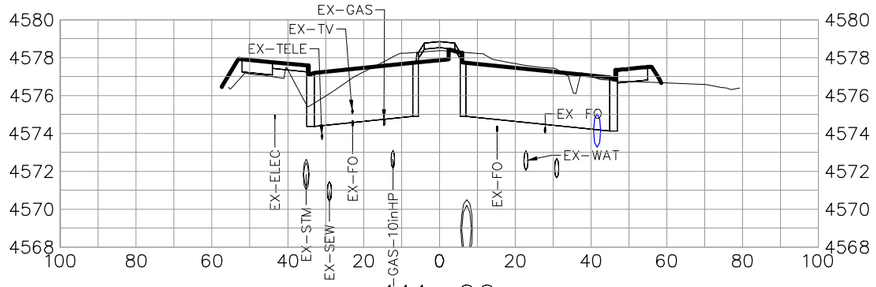
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

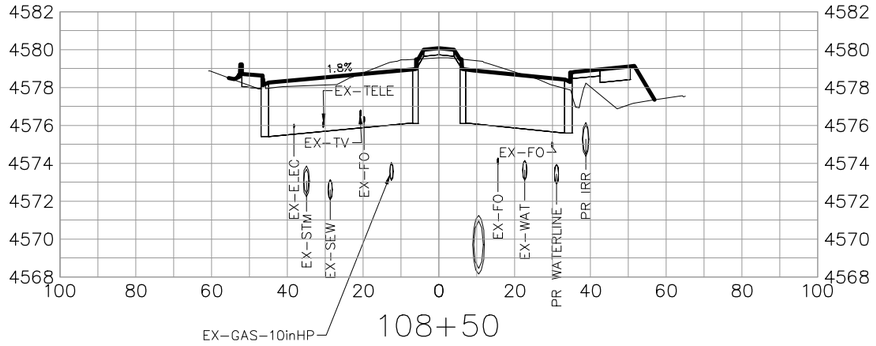
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 7
May 21, 2025



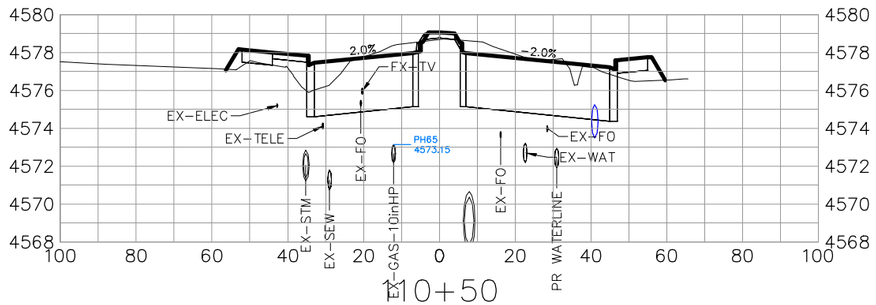
109+00



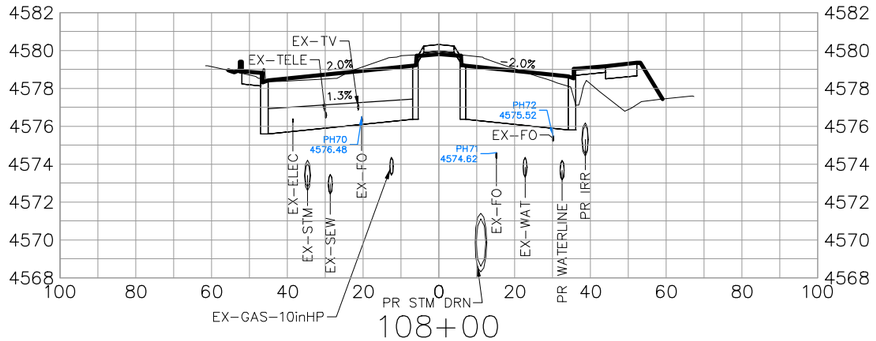
111+00



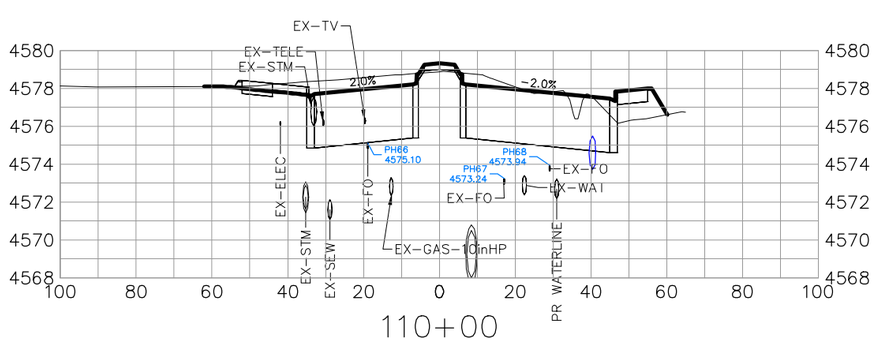
108+50



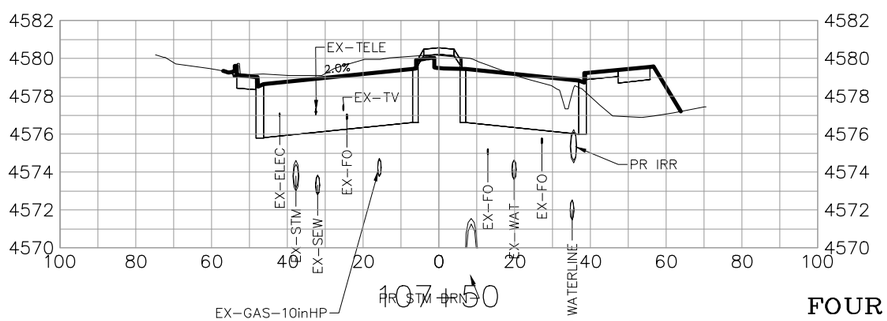
110+50



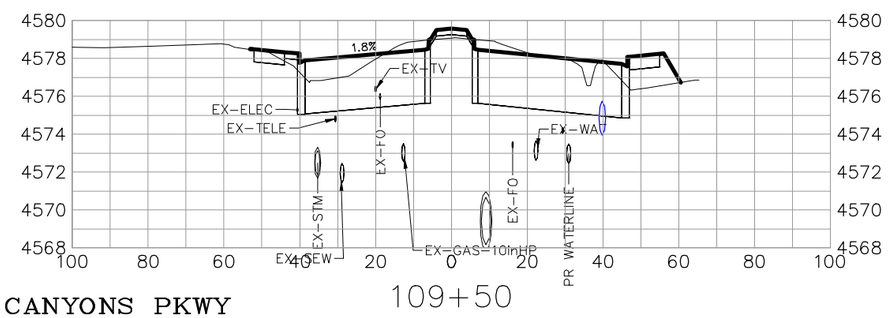
108+00



110+00



107+50



109+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

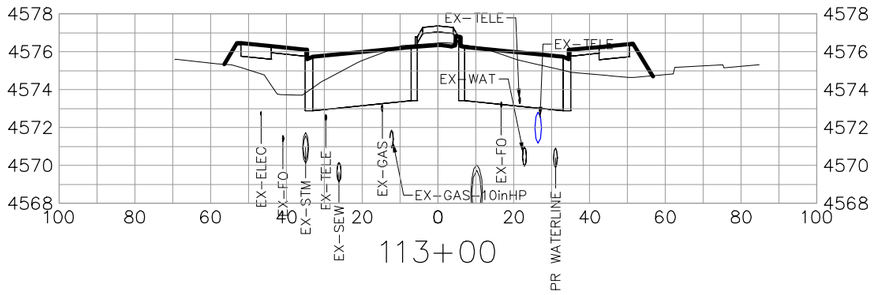
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

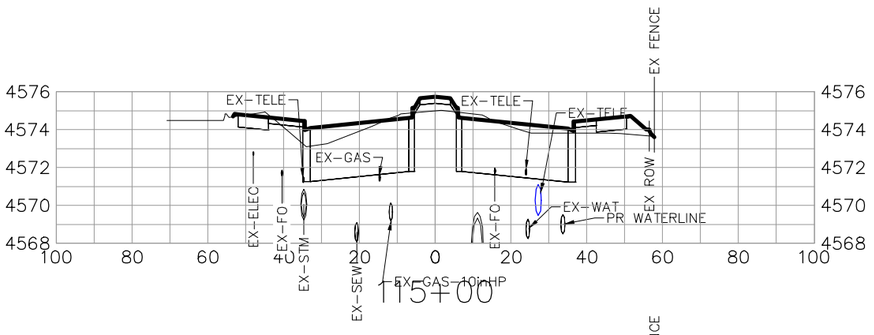
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

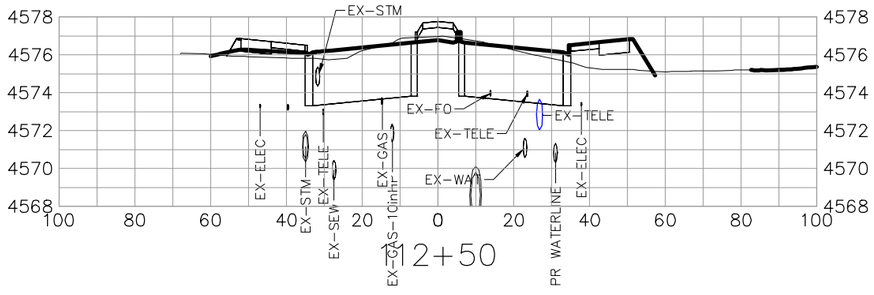
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 8
May 21, 2025



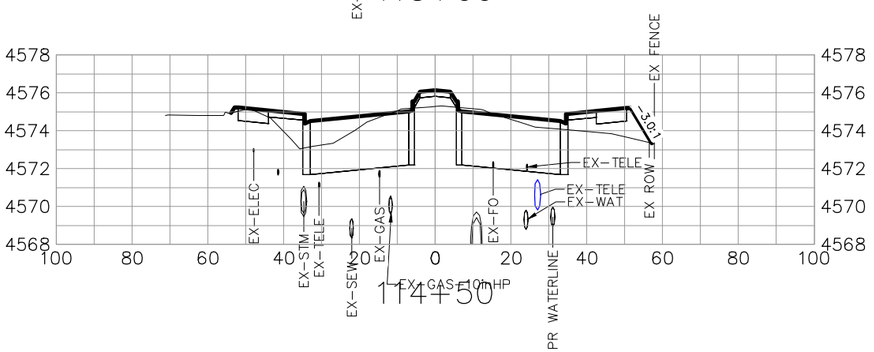
113+00



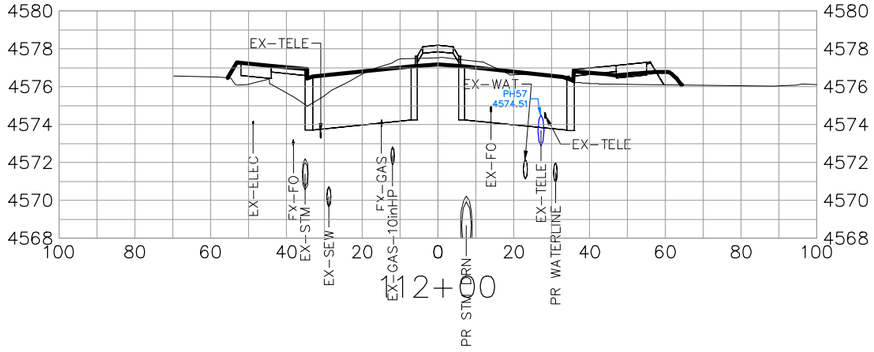
115+00



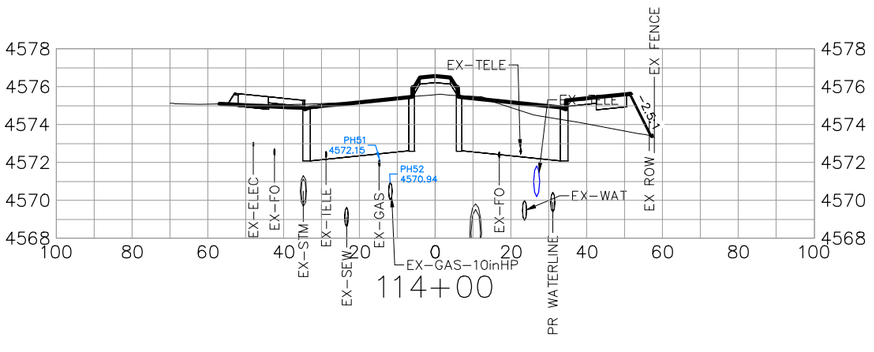
112+50



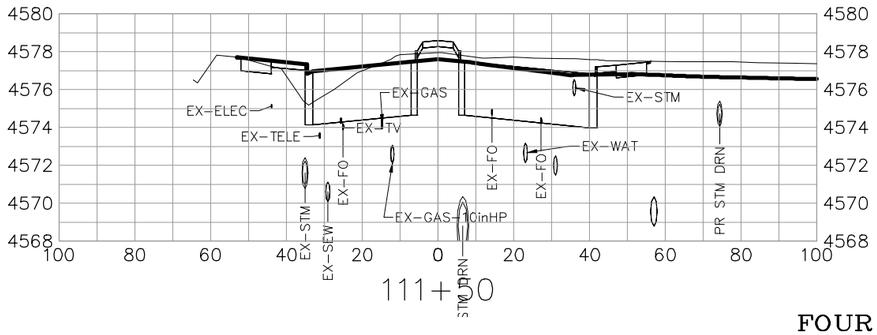
114+50



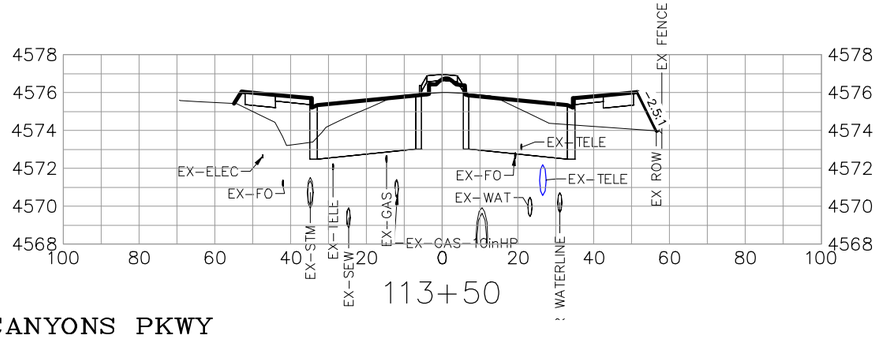
112+00



114+00



111+00



113+50

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

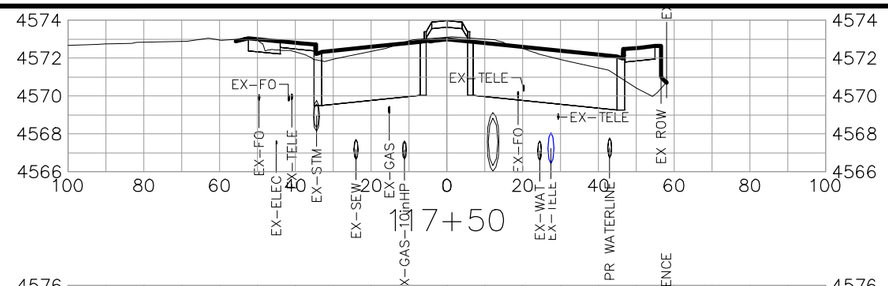
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

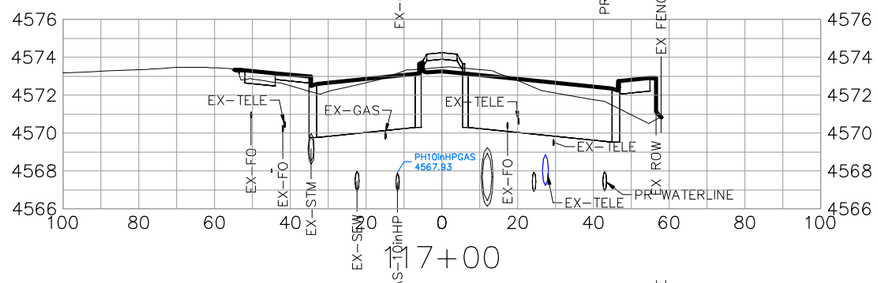
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 4 8

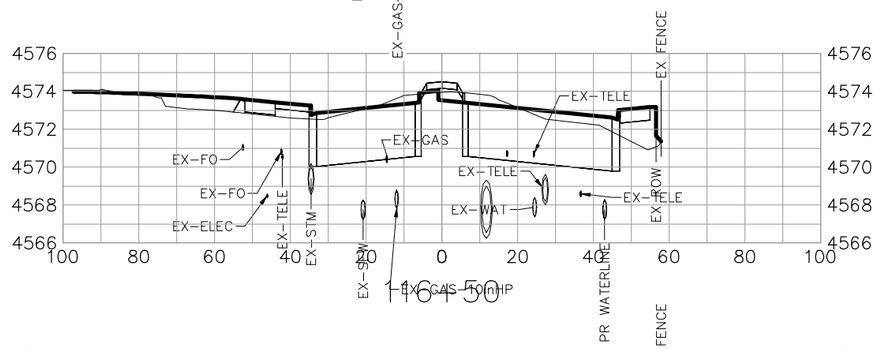
CITY OF Grand Junction COLORADO

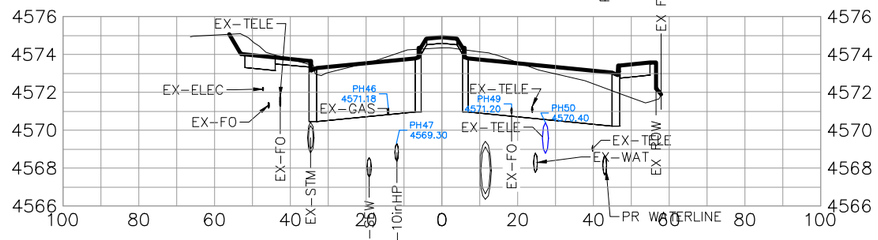
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

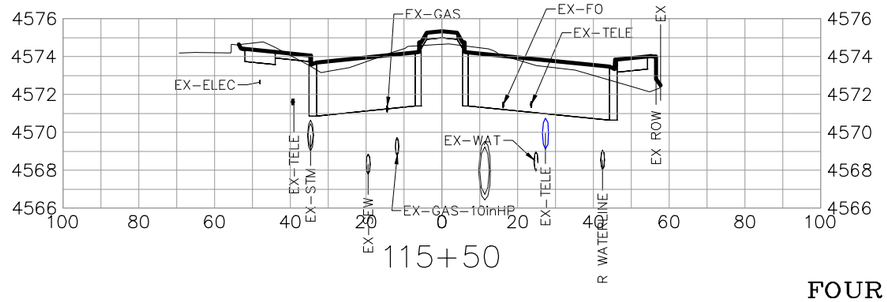
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 9
May 21, 2025

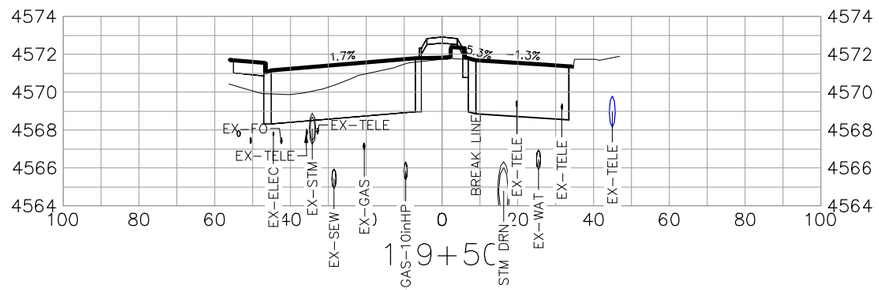


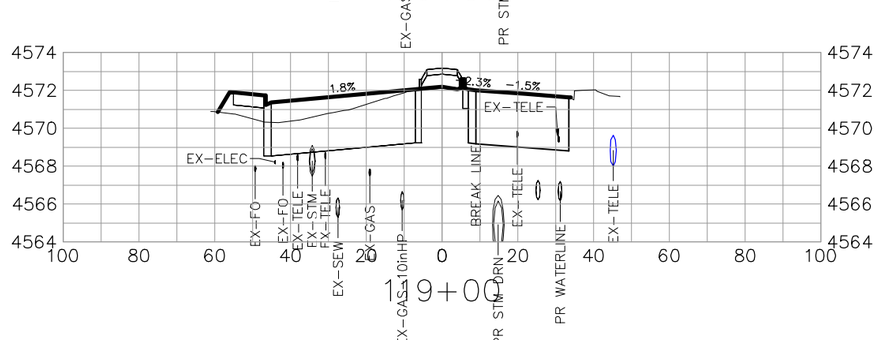


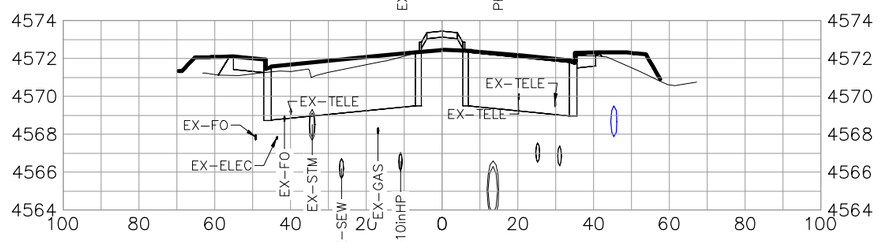


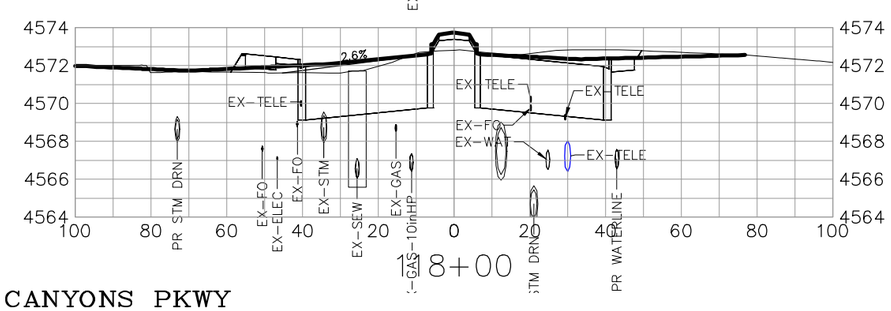












FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

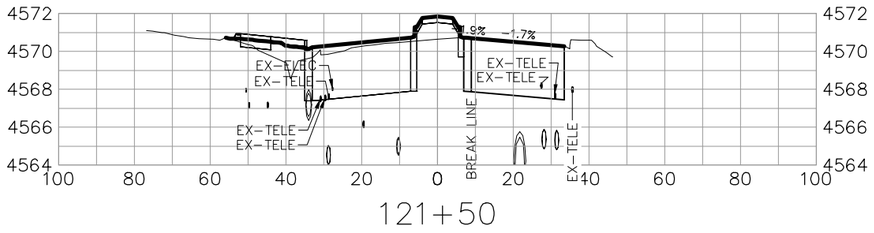
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

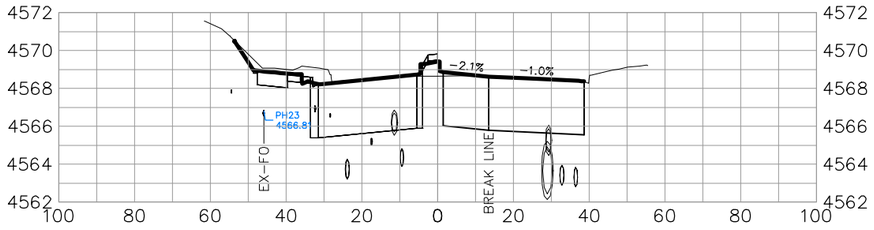
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

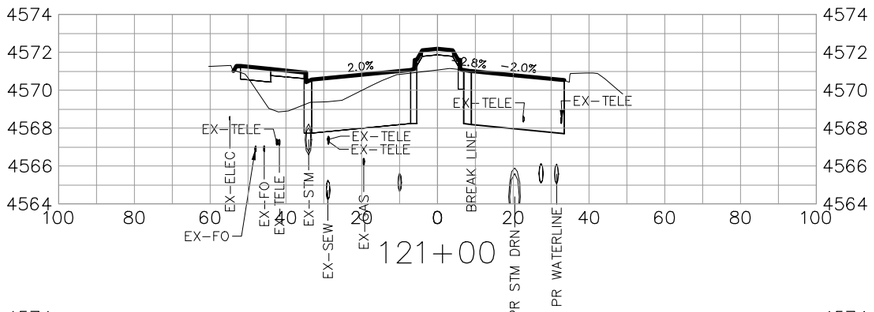
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 10
May 21, 2025



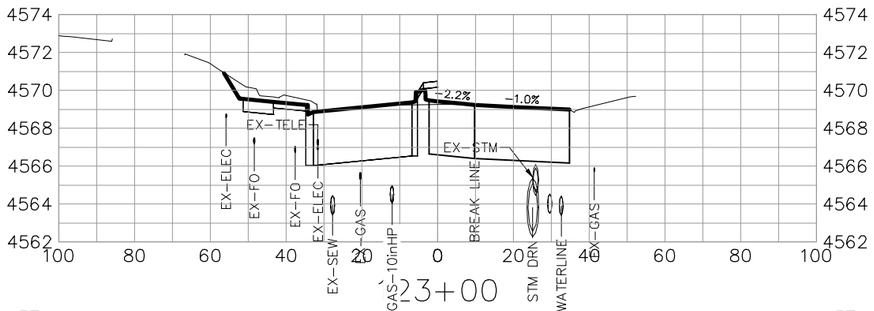
121+50



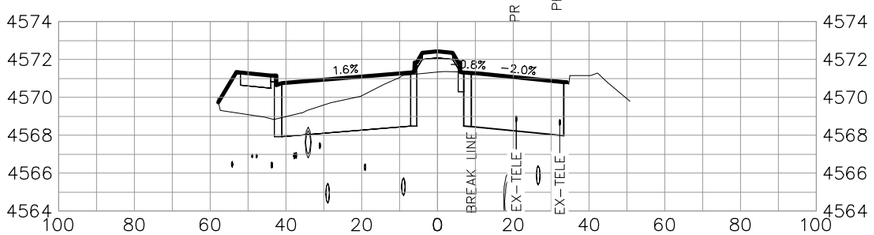
123+50



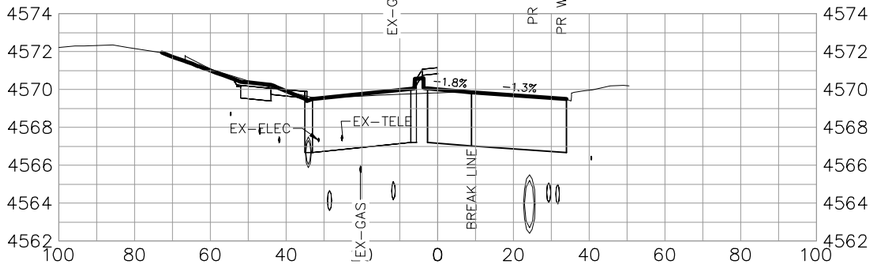
121+00



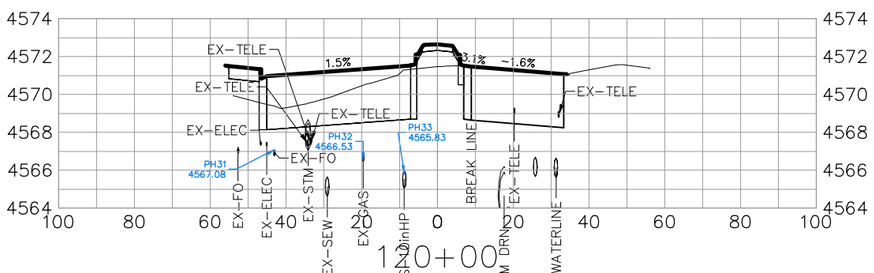
123+00



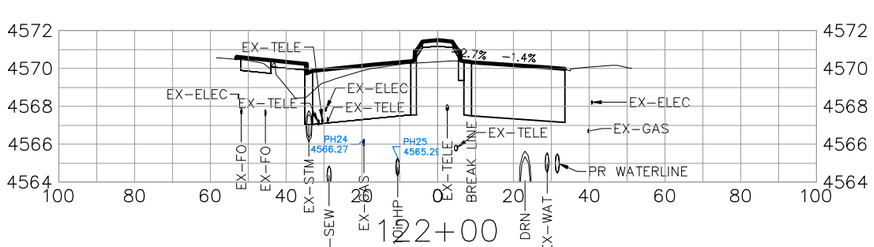
120+50



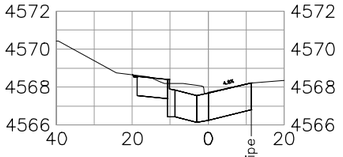
122+50



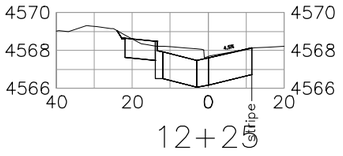
120+00



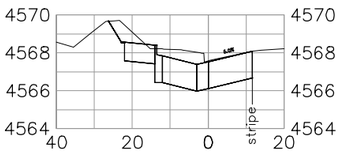
122+00



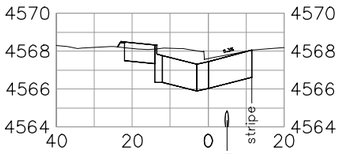
12+50



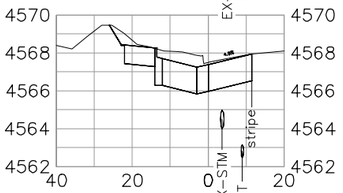
12+25



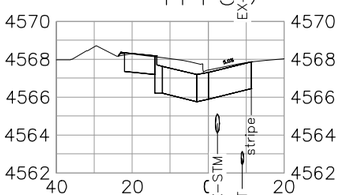
12+00



11+75



11+50



11+25

PATTERSON ROAD
RIGHT TURN LANE

FOUR CANYONS PKWY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

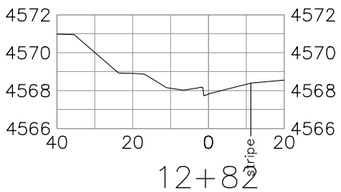
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

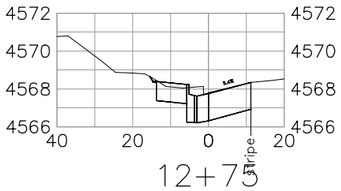
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

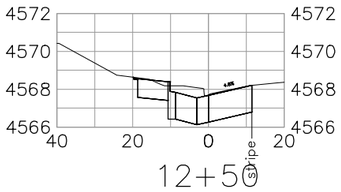
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 11
May 21, 2025



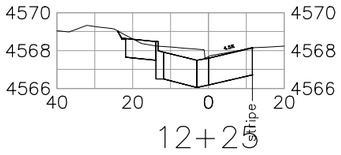
12+82



12+75

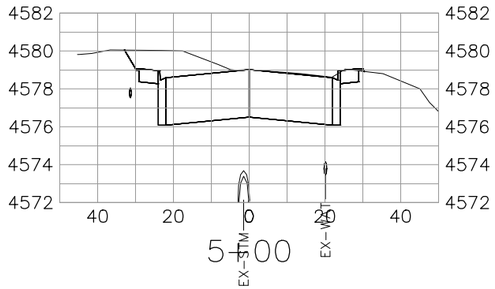


12+50

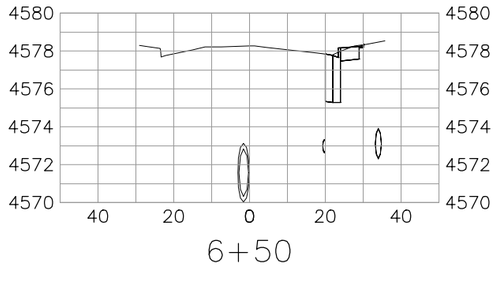


12+25

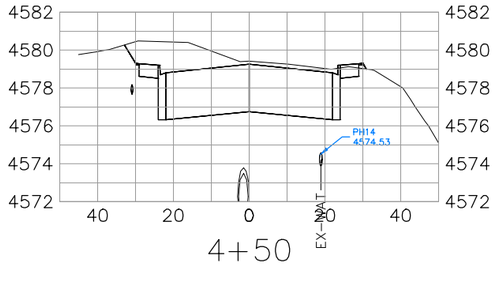
PATTERSON ROAD
RIGHT TURN LANE



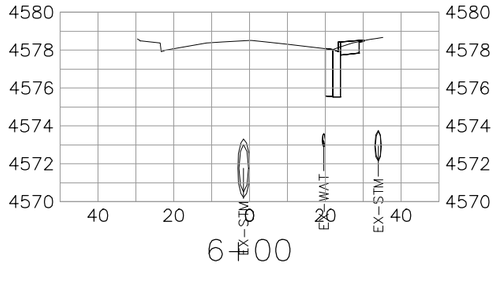
5+00



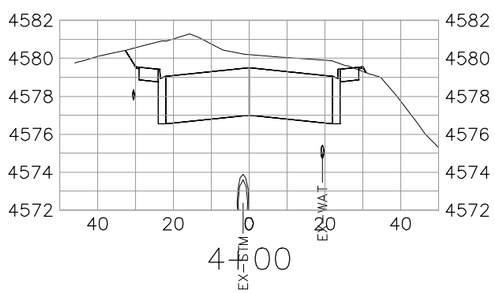
6+50



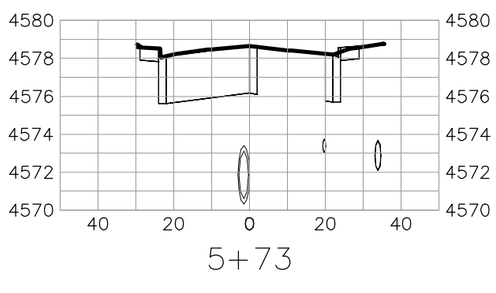
4+50



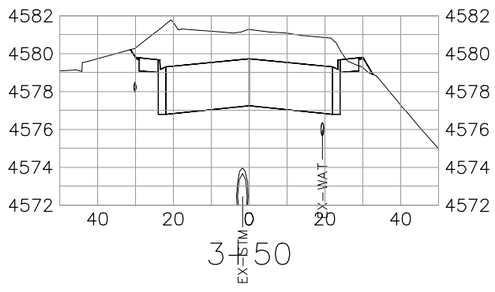
6+00



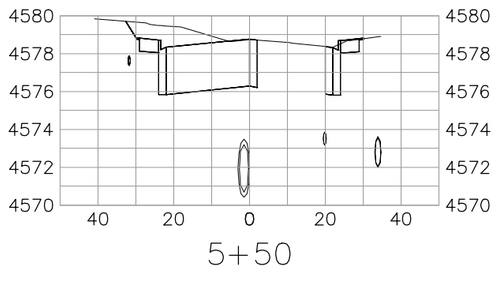
4+00



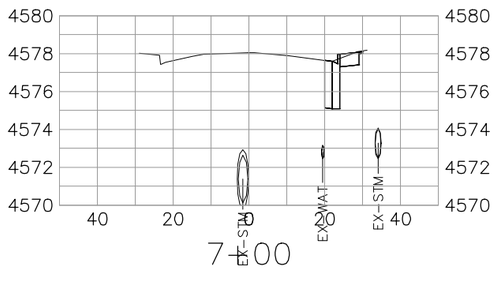
5+73



3+50



5+50



7+00

24 3/4 ROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

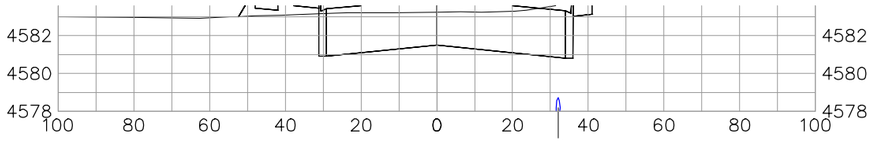
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

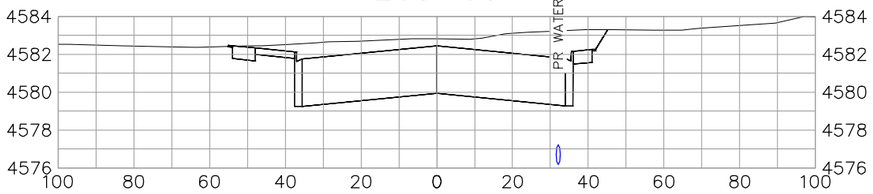
CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

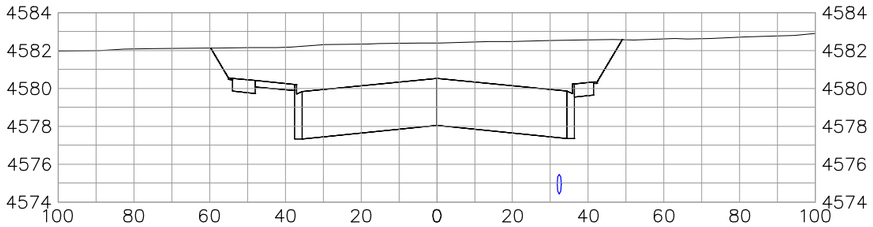
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 12
May 21, 2025



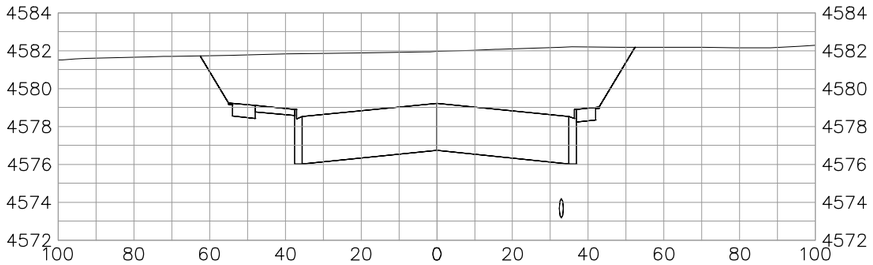
203+00



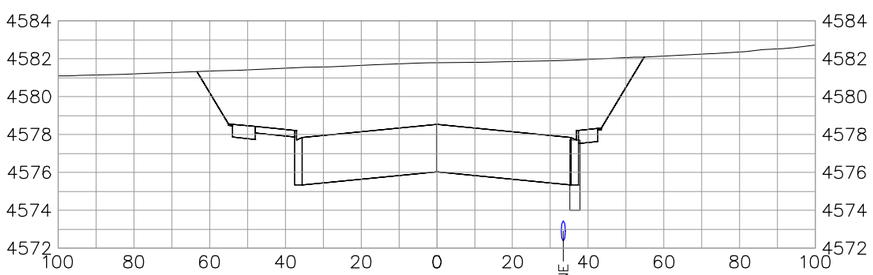
202+50



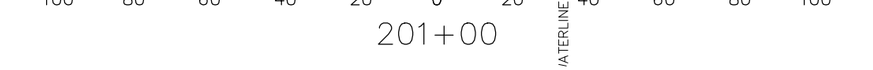
202+00

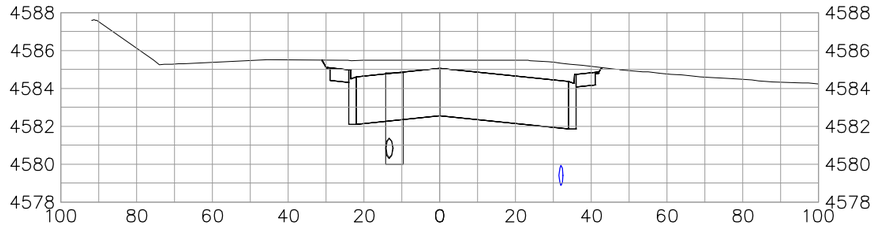


201+50

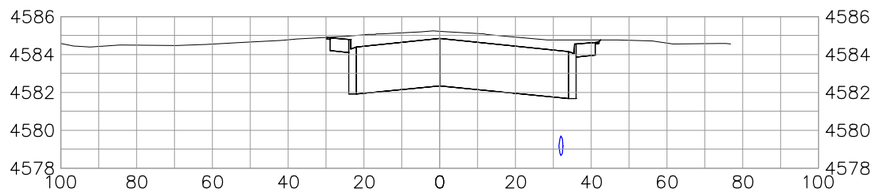


201+00

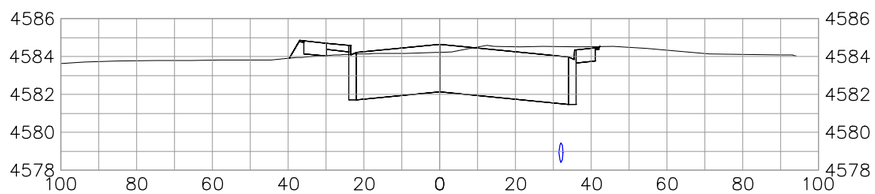




204+50



204+00



203+50

25 ROAD

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

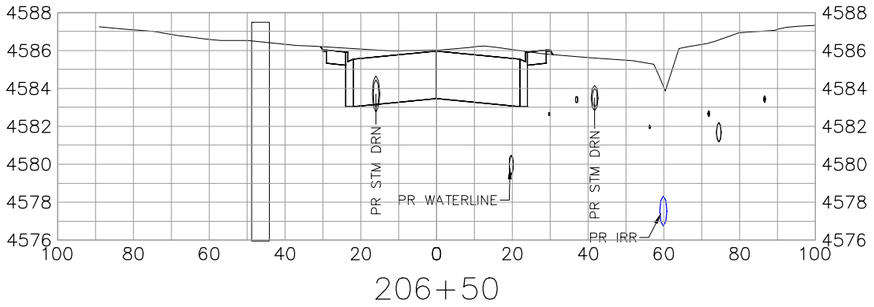
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

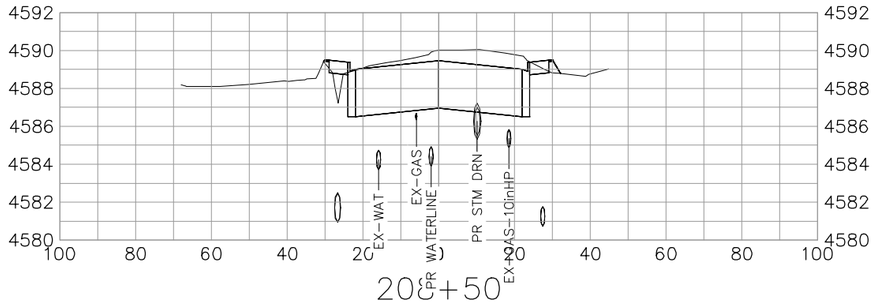
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

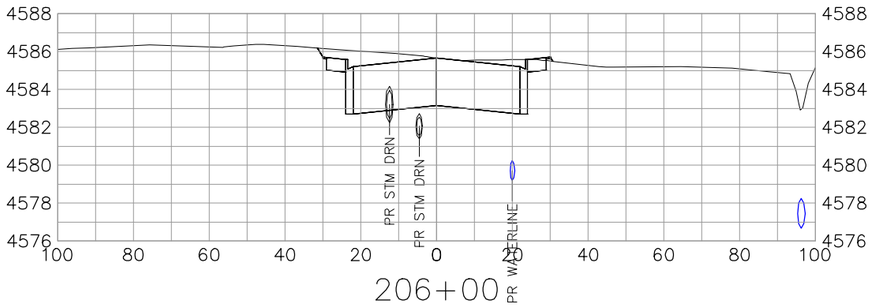
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 13
May 21, 2025



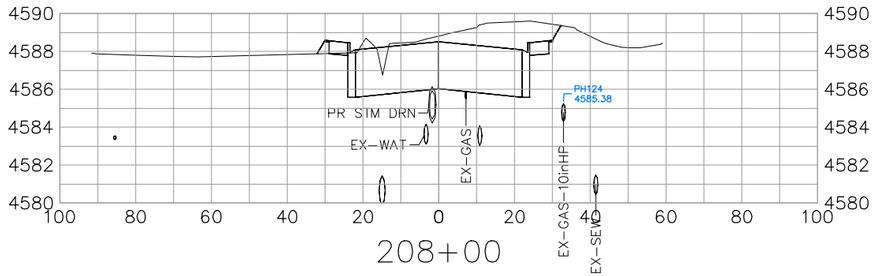
206+50



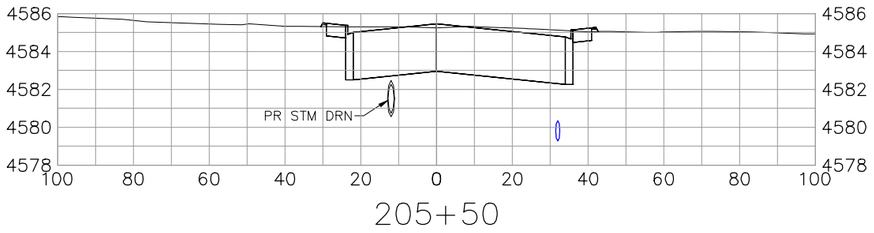
208+50



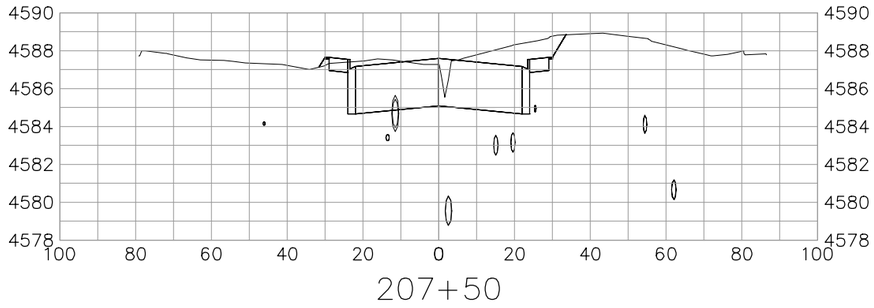
206+00



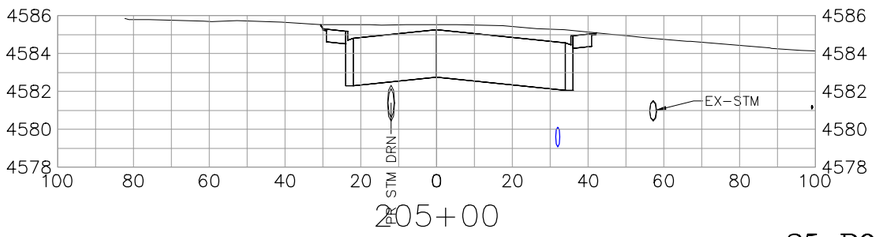
208+00



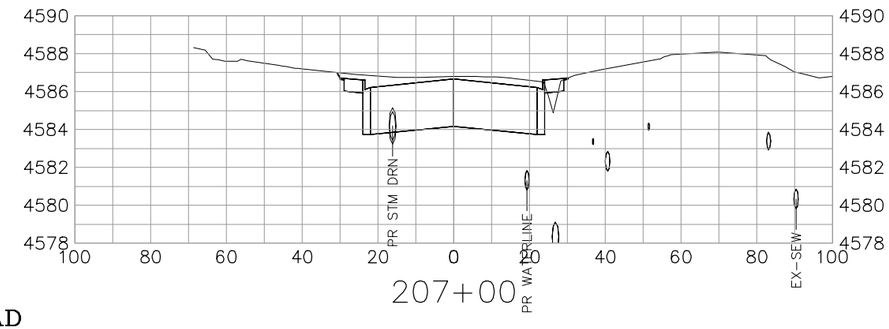
205+50



207+50



205+00



207+00

25 ROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

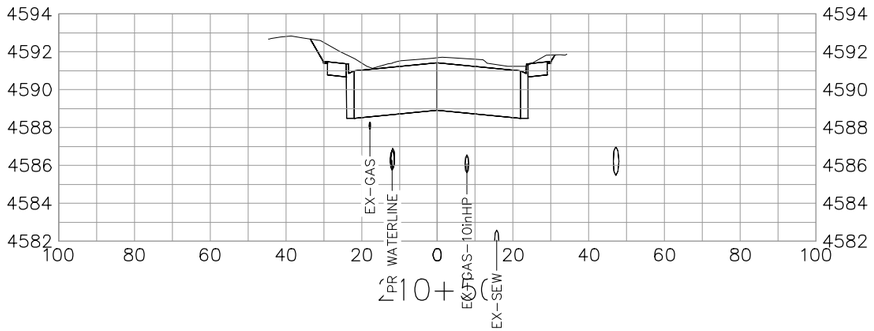
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

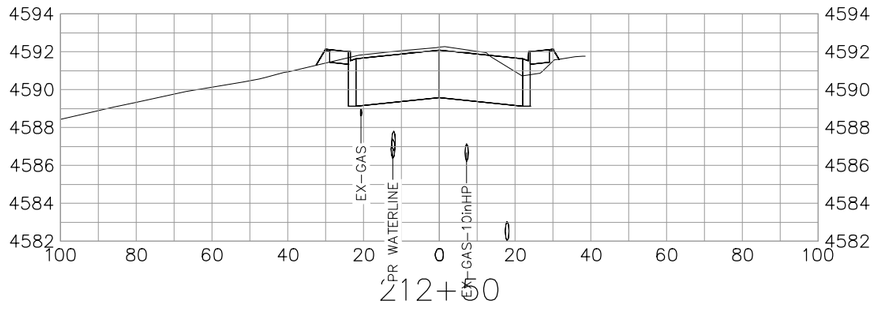
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

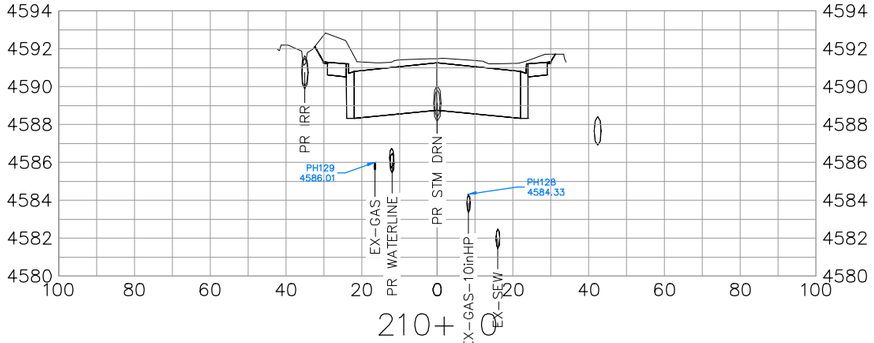
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 14
May 21, 2025



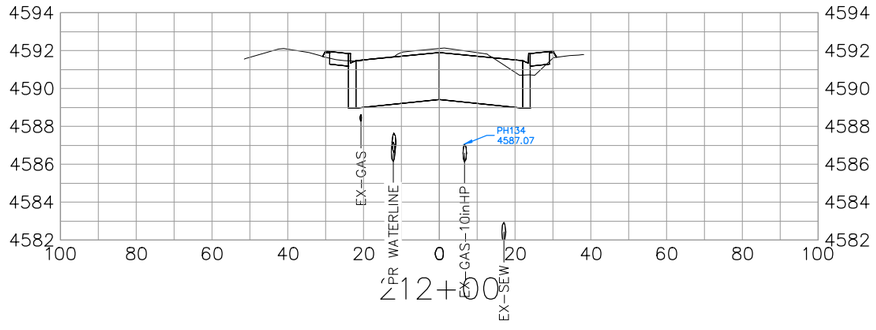
210+50



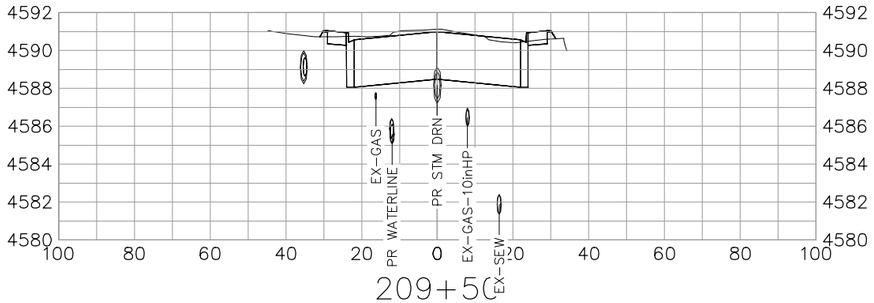
212+50



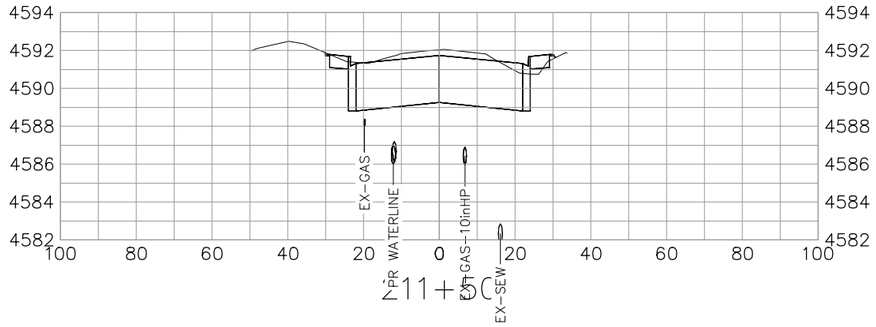
210+00



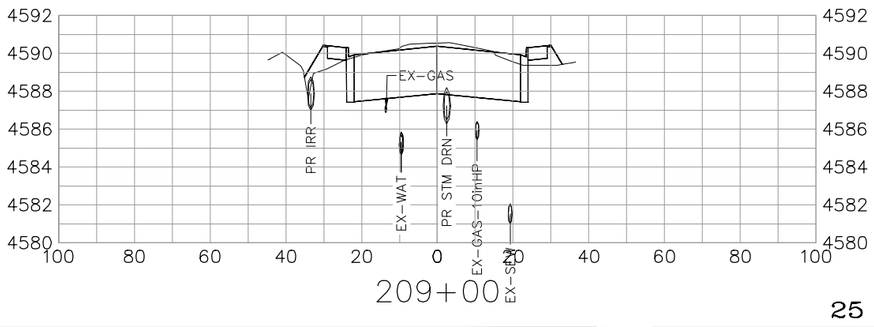
212+00



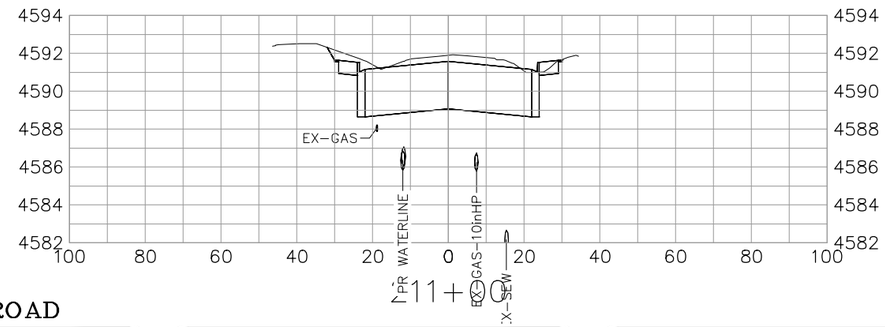
209+50



211+50



209+00



211+00

25 ROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

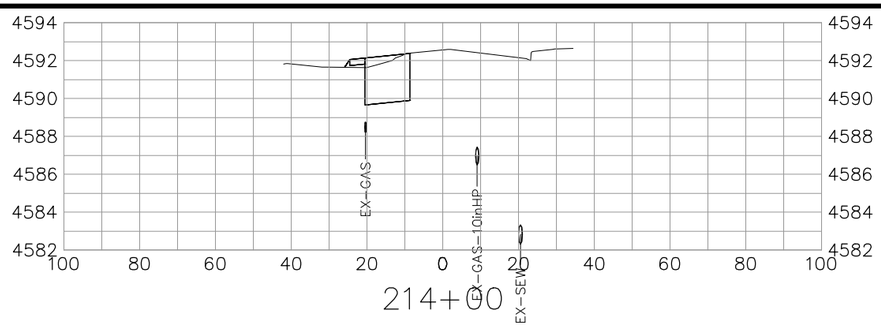
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

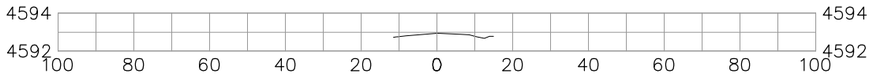
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

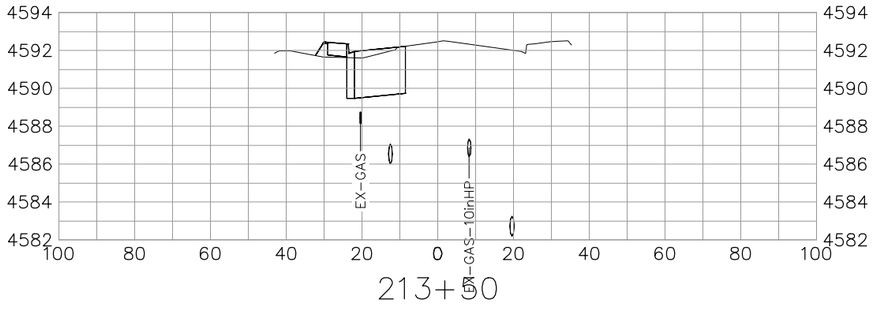
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 15
May 21, 2025



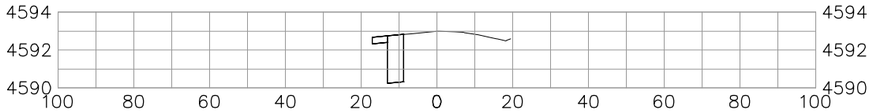
214+00



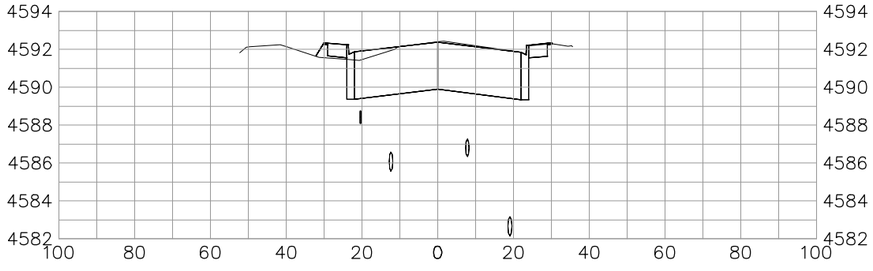
216+00



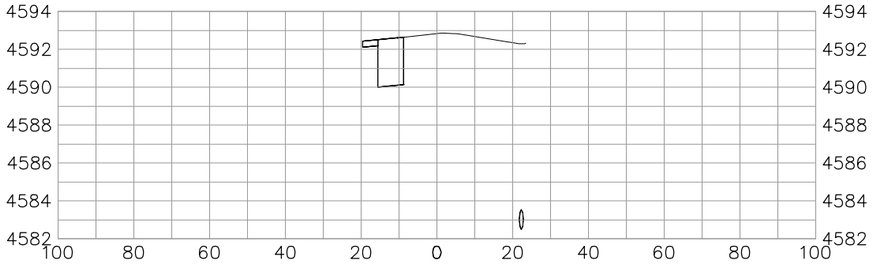
213+50



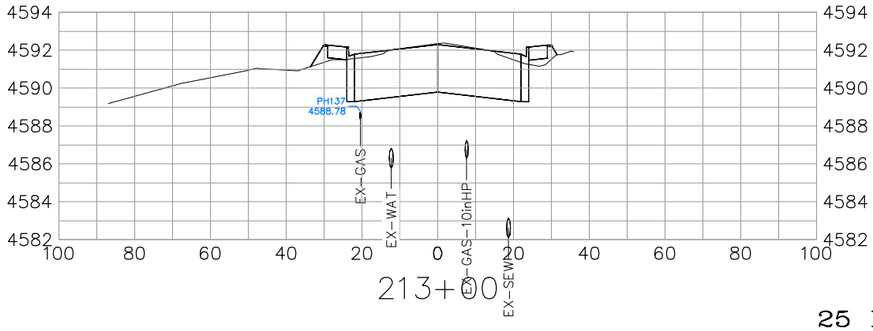
215+50



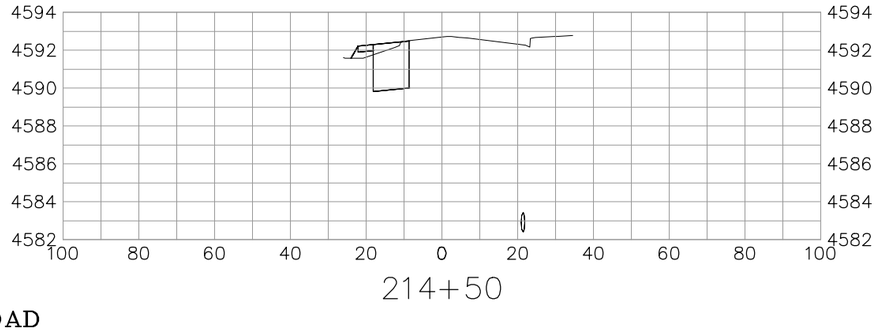
213+19



215+00



213+00



214+50

25 ROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

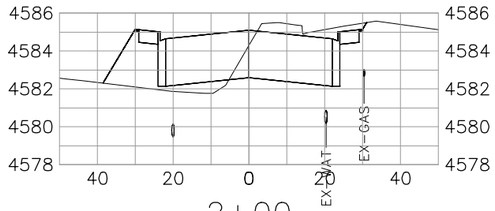
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

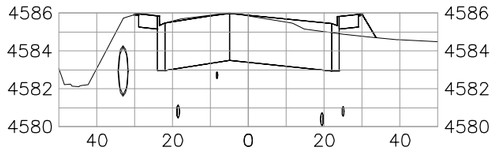
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

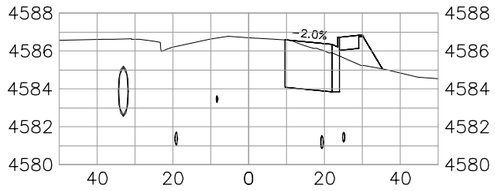
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 16
May 21, 2025



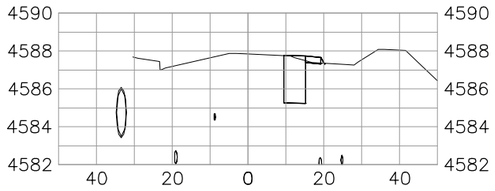
2+00



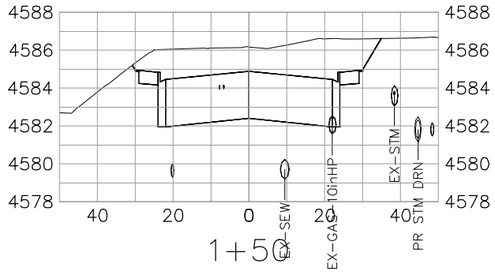
3+92



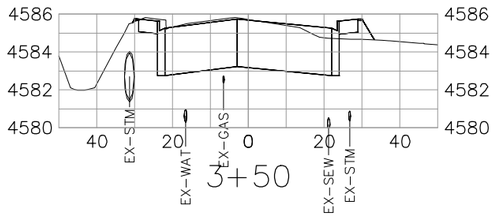
5+50



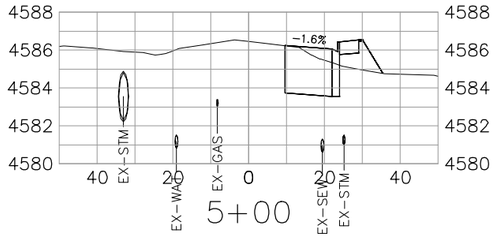
7+50



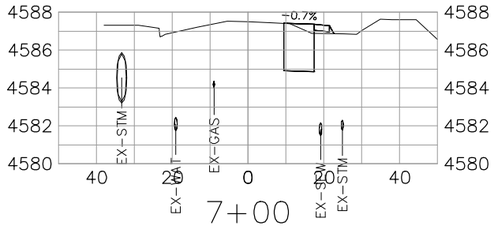
1+50



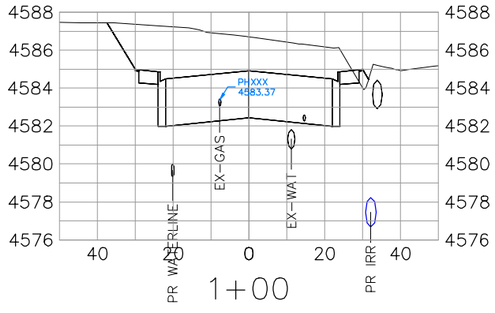
3+50



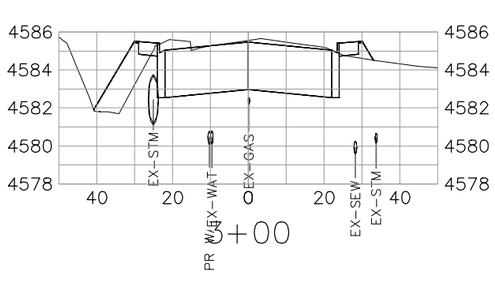
5+00



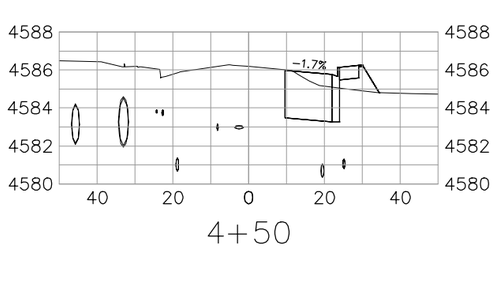
7+00



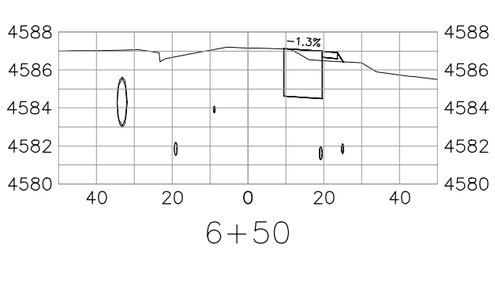
1+00



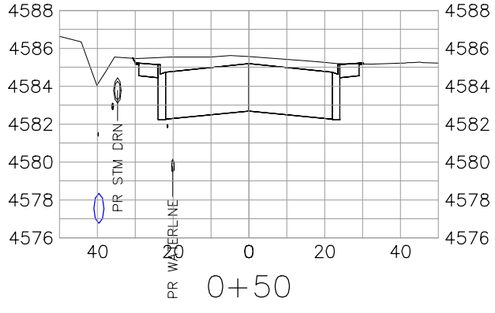
0+00



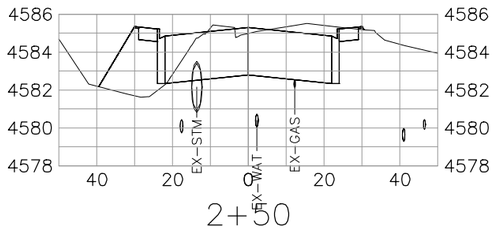
4+50



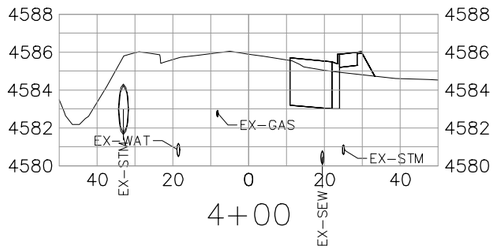
6+50



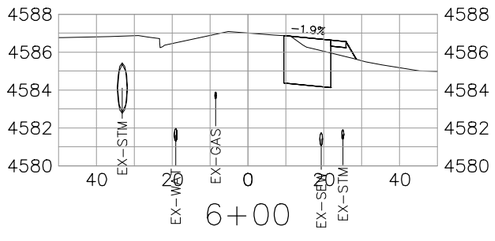
0+50



2+50



4+00



6+00

F 1/2 ROAD

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

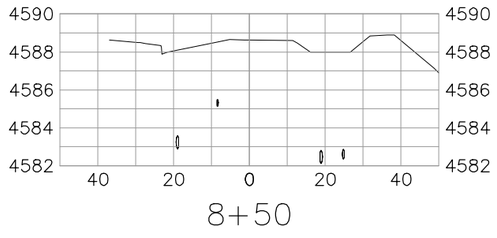
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

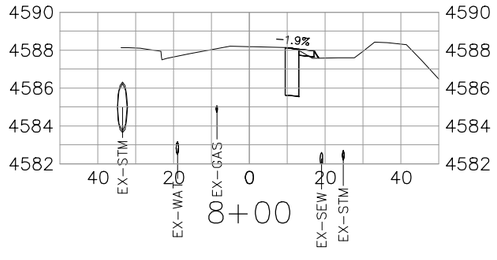
SCALES:
PLAN & PROFILE
HORIZONTAL 0 10 20 40
VERTICAL 0 4 8

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 17
May 21, 2025





F 1/2 ROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

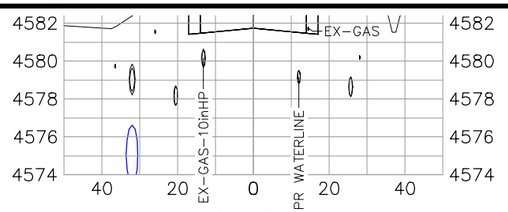
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

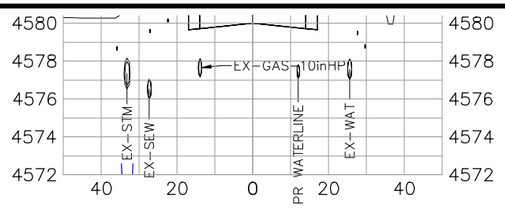
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

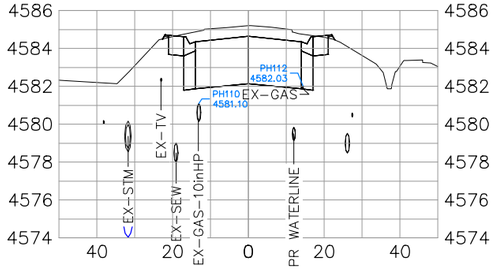
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 18
May 21, 2025



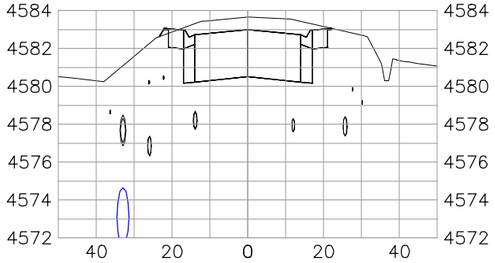
2+50



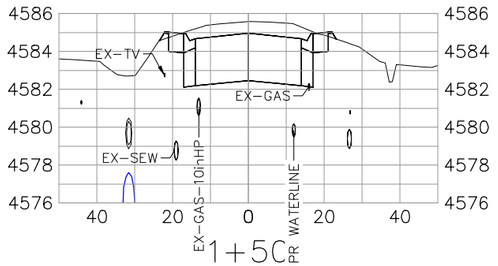
5+00



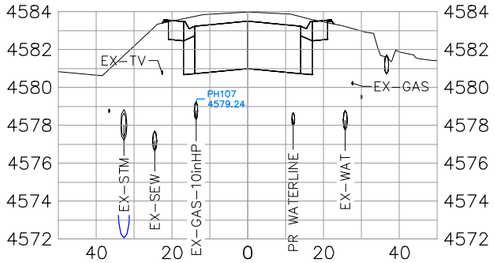
2+00



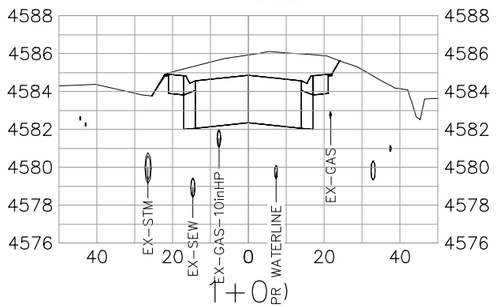
4+50



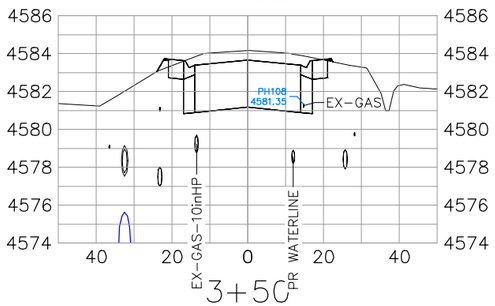
1+50



4+00

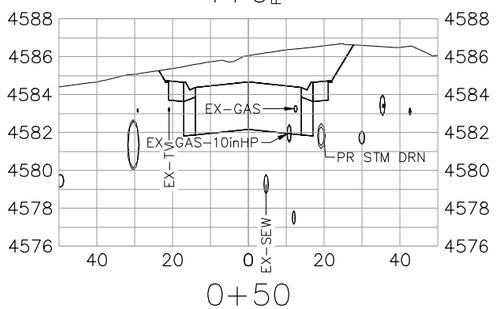


1+00

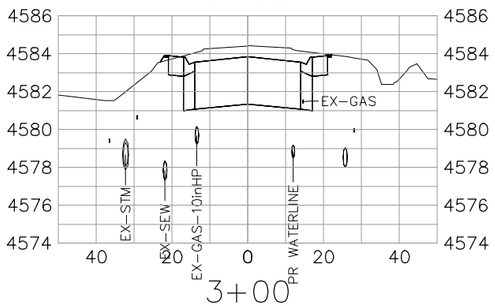


3+50

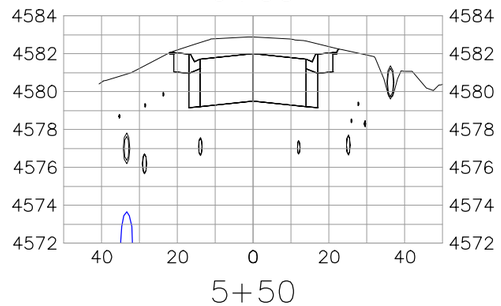
6+00



0+50



3+00



5+50

25 RD CT

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

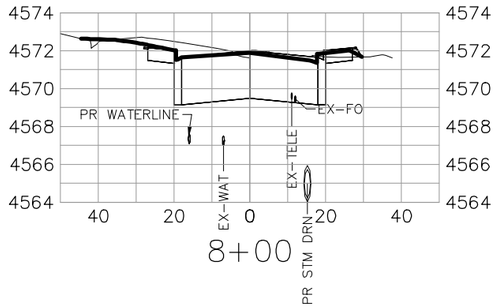
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

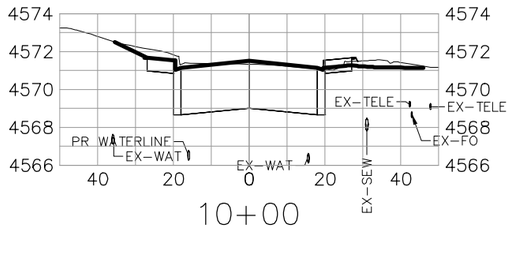
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

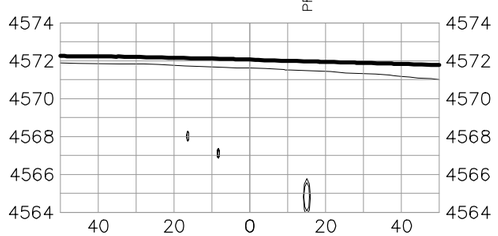
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 19
May 21, 2025



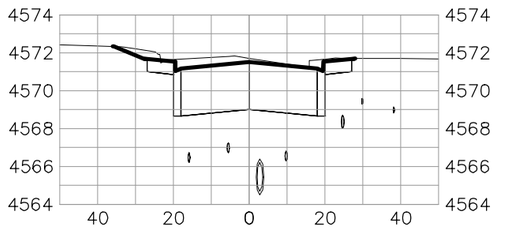
8+00



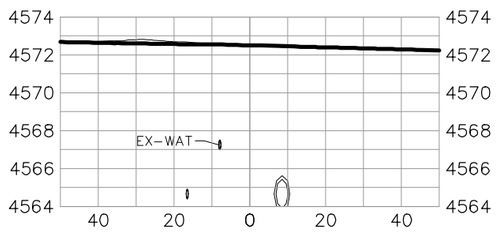
10+00



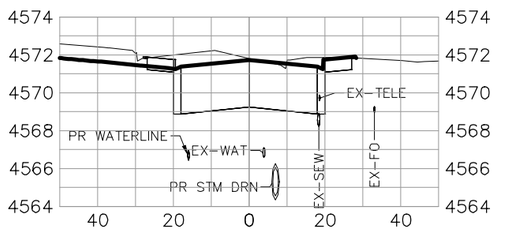
7+50



9+50



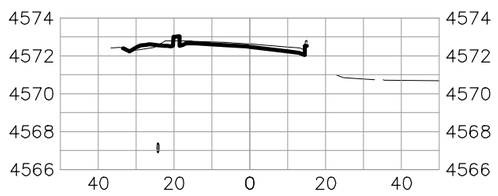
7+00



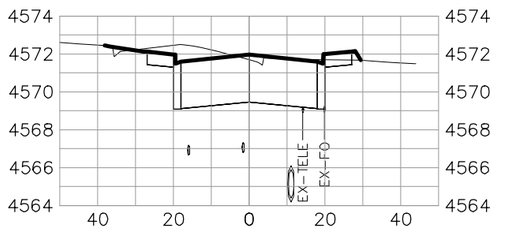
9+00



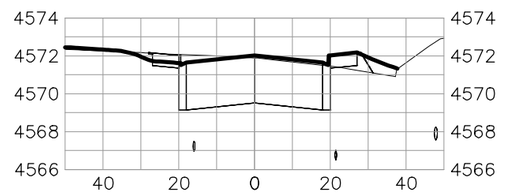
11+00



6+50



8+50



10+50

W FORESIGHT CIR

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

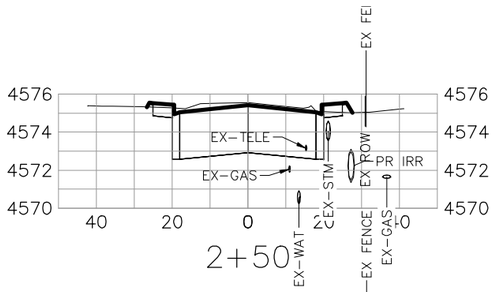
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

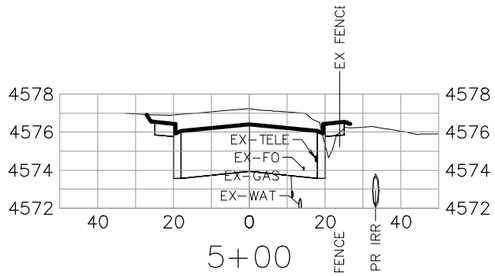
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

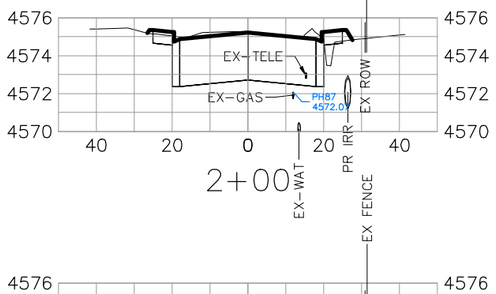
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 20
May 21, 2025



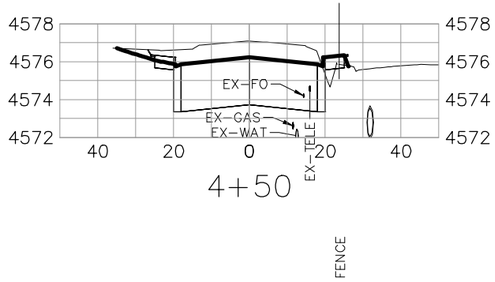
2+50



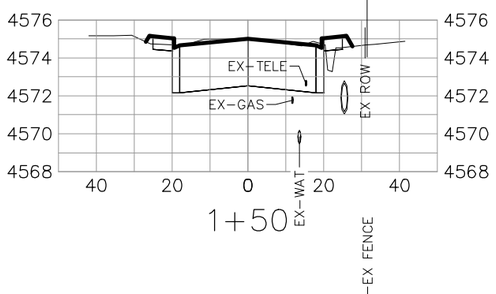
5+00



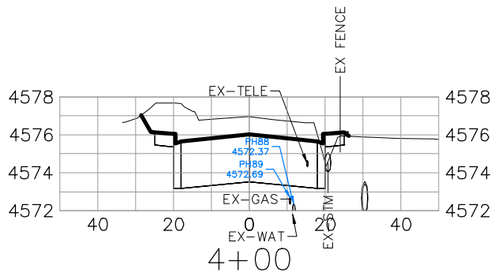
2+00



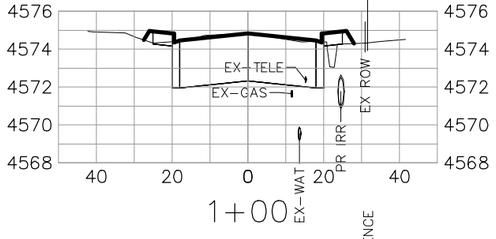
4+50



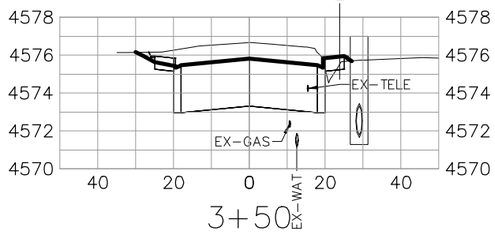
1+50



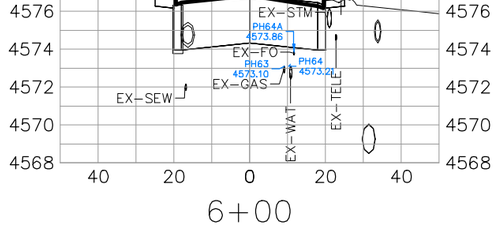
4+00



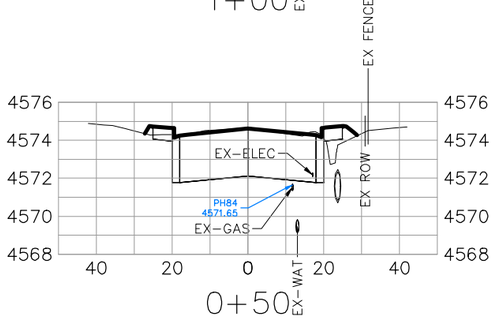
1+00



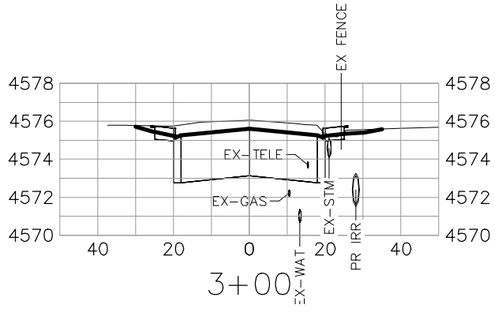
3+50



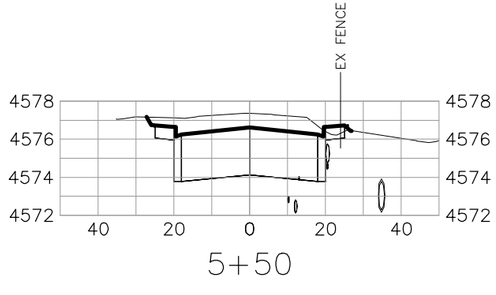
6+00



0+50



3+00



5+50

F 1/4 RD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

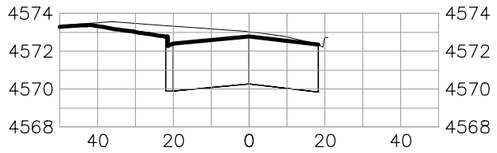
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

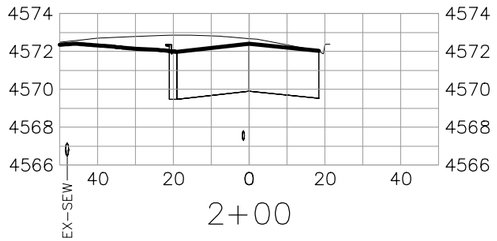
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

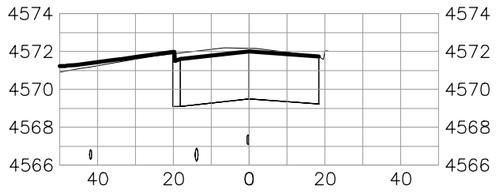
FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 21
May 21, 2025



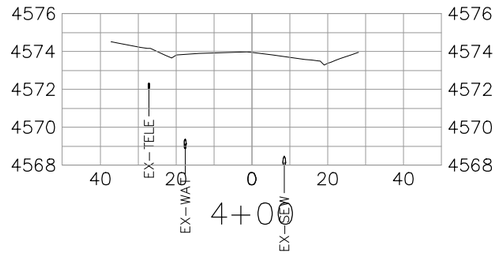
2+50



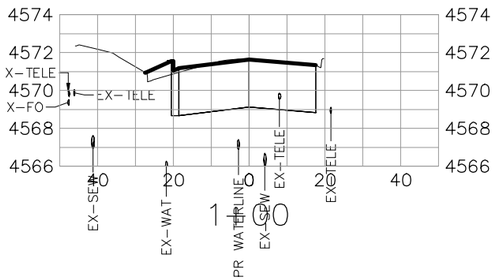
2+00



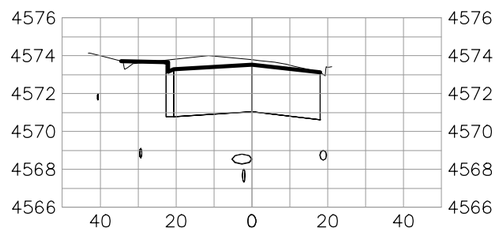
1+50



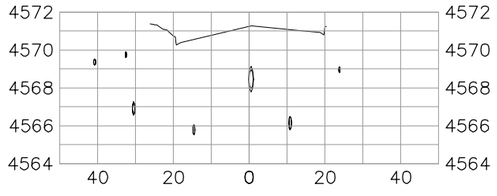
4+00



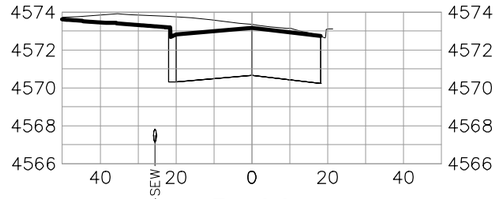
1+00



3+50



0+50



3+00

FORESIGHT CIR

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

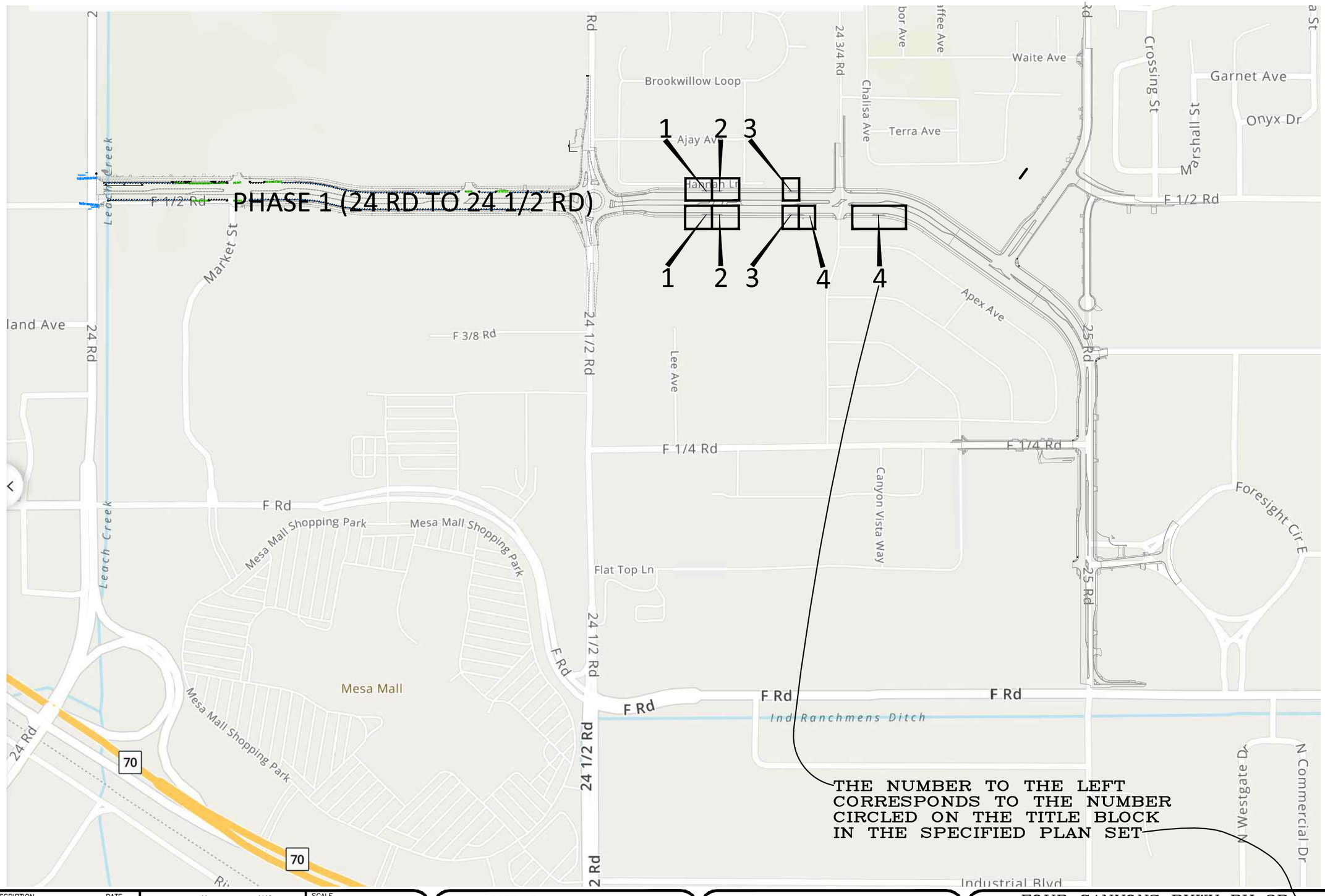
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

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

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
ROAD CROSS SECTION – 22
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RAIN GARDEN DETAIL SHEET INDEX – X
May 21, 2025

~NEW SIDEWALK~

SEE WALL PLAN & PROFILE

74.48

74.03

74.11

4574.0

73.98

N 47416.42
E 82126.98
EL 72.20

72.48

N 47413.42
E 82126.96
EL 72.20

72.20

72.20

72.49

72.20

SEE UNDERDRAIN PLAN

72.20

72.20

72.20

4573.0

73.78

73.36

73.26

73.42

73.89

73.84

73.34

73.43

73.27

73.37

73.39

74.00

4574.0

73.50

74.21

73.78

73.58

73.72

74.24

73.71

73.80

73.60

73.73

73.74

4573.4

N 47405.42
E 82126.97
EL 73.46

73.47

73.48

73.49

N 47405.41
E 82131.97
EL 73.51

N 47405.37
E 82143.56
EL 73.62

N 47405.28
E 82174.44
EL 73.83

73.84

73.85

N 47405.27
E 82179.44
EL 73.86

EXISTING STORM DRAIN

NEW CURB AND GUTTER

FOUR CANYONS PKWY

FOUR CANYONS PKWY

EXISTING STORM DRAIN

4573.4

N 47299.42
E 82126.66
EL 73.46

73.47
73.48
73.49

N 47299.41
E 82131.66
EL 73.51

N 47299.37
E 82143.29
EL 73.62

NEW CURB AND GUTTER

N 47299.29
E 82174.18
EL 73.83

73.84
73.85

N 47299.27
E 82179.18
EL 73.86

73.34
73.43
73.27
73.37
73.39
73.84
73.89
73.50
74.00
73.78
73.42
73.26
73.36
4574.0
73.71
73.80
73.73
73.75
74.24
74.21
73.78
73.71
73.60
73.59
4573.0

4573.2

N 47288.42
E 82126.66
EL 72.20

72.20

N 47291.42
E 82126.66
EL 72.20

72.20

SEE UNDERDRAIN PLAN

72.20

72.20

72.20

72.20

72.50

72.50

73.98

74.03

74.11

74.48

4574.0

SEE WALL PLAN & PROFILE

~NEW SIDEWALK~

4574.5

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

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE

0 2.5 5

CITY OF Grand Junction COLORADO

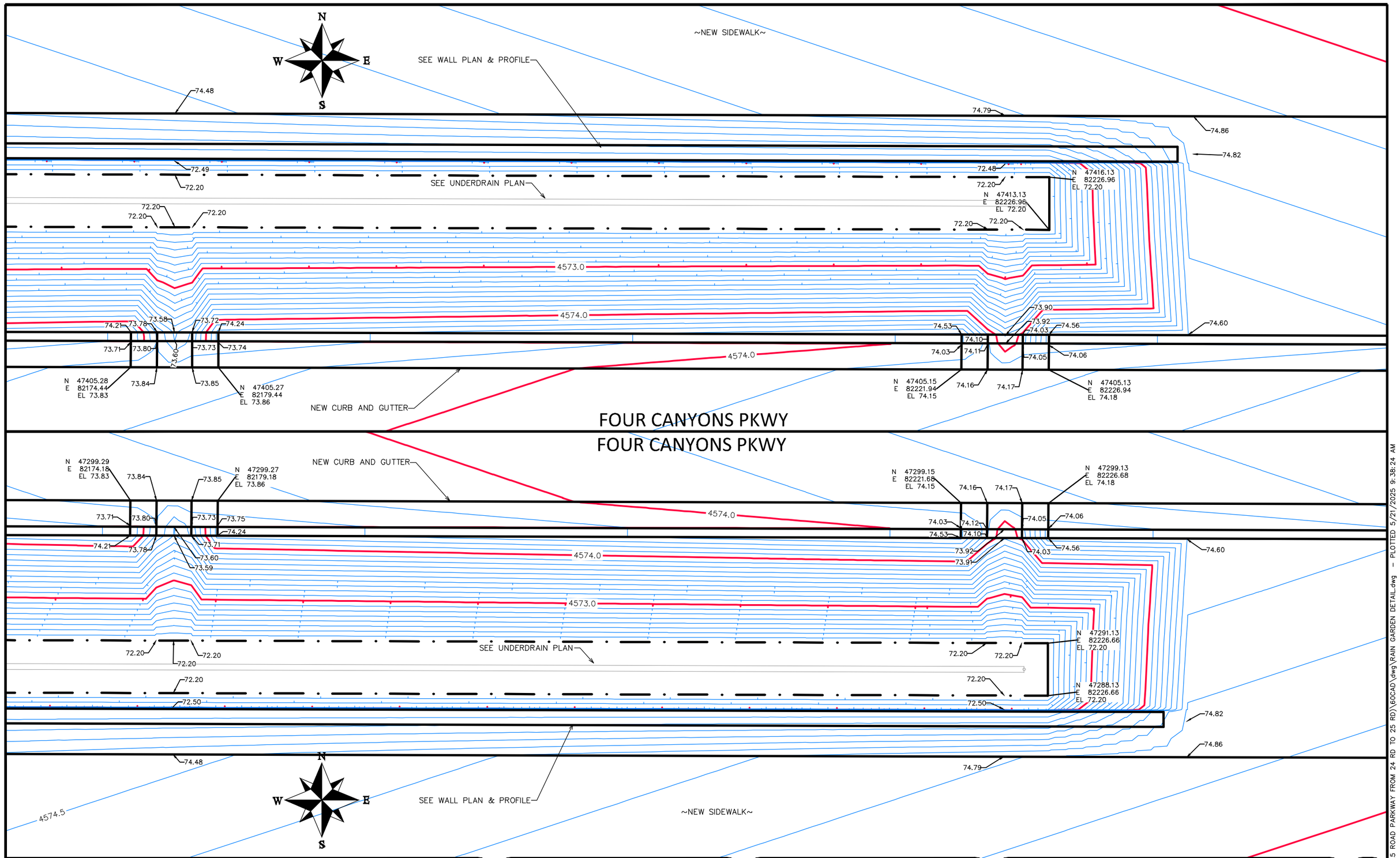
ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RAIN GARDEN DETAIL – 1
May 21, 2025

188

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RAIN GARDEN DETAIL.dwg – PLOTTED 5/21/2025 9:38:19 AM



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RAIN GARDEN DETAIL – 2
May 21, 2025

189

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RAIN GARDEN DETAIL.dwg – PLOTTED 5/21/2025 9:38:24 AM

~NEW SIDEWALK~

SEE WALL PLAN & PROFILE

SEE UNDERDRAIN PLAN

EXISTING STORM DRAIN

NEW CURB AND GUTTER

FOUR CANYONS PKWY

FOUR CANYONS PKWY

see next sheet

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

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 2.5 5

CITY OF Grand Junction COLORADO

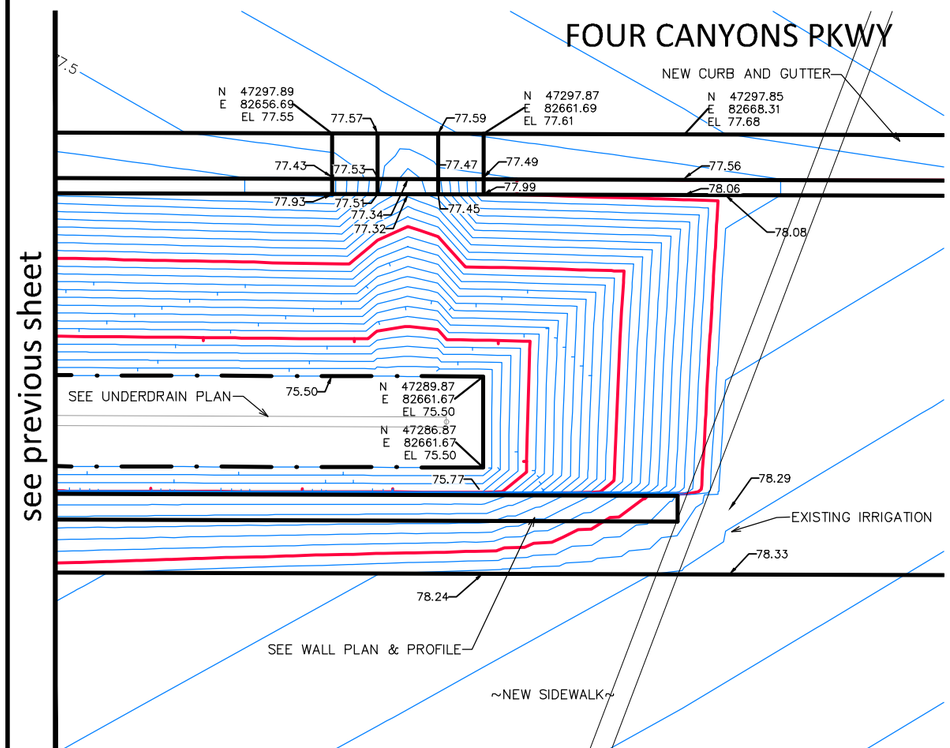
ENGINEERING AND TRANSPORTATION DEPARTMENT

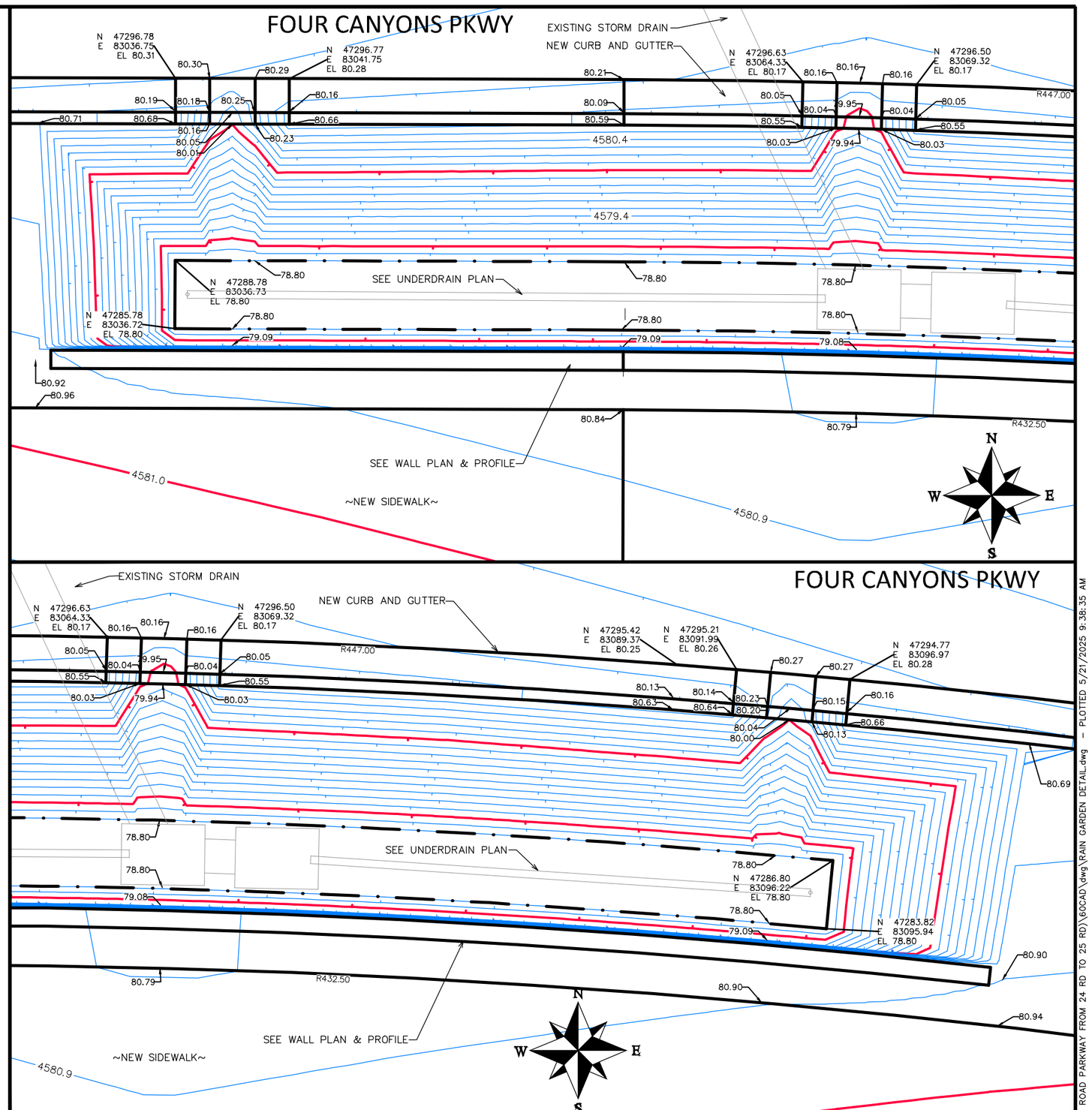
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RAIN GARDEN DETAIL – 3
May 21, 2025

190

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RAIN GARDEN DETAIL.dwg – PLOTTED 5/21/2025 9:38:28 AM





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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 2.5 5

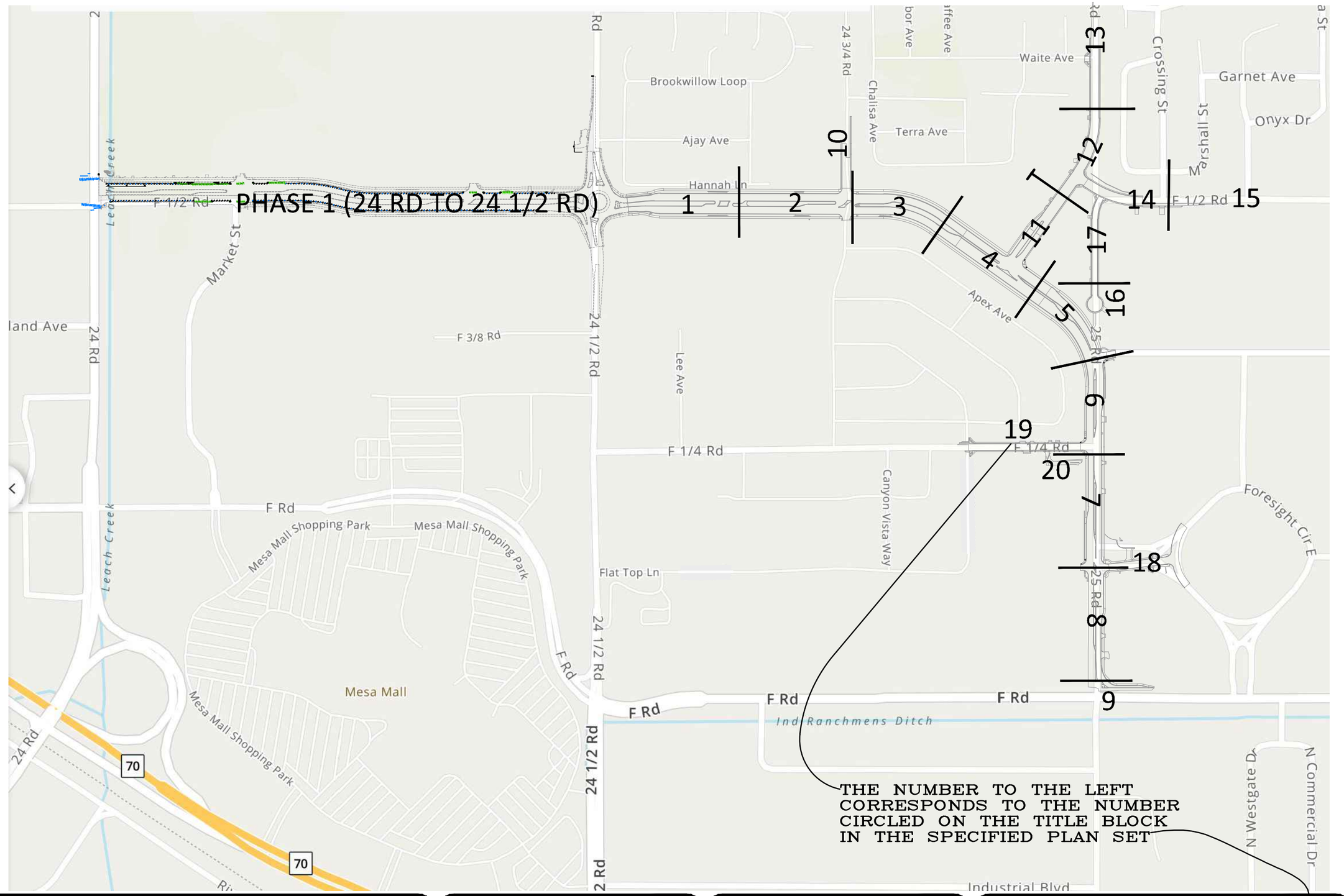
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
RAIN GARDEN DETAIL – 4
May 21, 2025

191

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\RAIN GARDEN DETAIL.dwg – PLOTTED 5/21/2025 9:38:35 AM



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN SHEET INDEX – (X)
May 21, 2025

HALLS ESTATES

TAMMERA LN

HANNAH LANE

FOUR CANYONS PKWY

MATCH LINE

DAYLIGHT LINE
R.O.W.

RD CENTERLINE

SEE RAIN GARDEN DETAILS

PROPOSED STORM DRAIN

SHOULDER WIDTCH REDUCED TO 1' WIDE BETWEEN WALLS

SEE WALL PLAN AND PROFILE

VPI

111.661
S84° 08' 01.30"W

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 1
May 21, 2025

TAMMERA LN

HALLS ESTATES

TRINITY WAY

HALLS ESTATES

EMMA LANE

24 3/4 ROAD

N
W E
S

N 47496.07
E 82825.70
EL 80.40

SEE STAKING PLAN - 10

HANNAH LANE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

N 47428.71
E 82543.57
EL 77.12

R.O.W.

DAYLIGHT LINE

SEE RAIN GARDEN DETAILS

N 47434.94
E 82836.17
EL 79.36

N 47435.14
E 82793.75
EL 78.77

N 47434.67
E 82880.17
EL 79.36

N 47428.35
E 82668.69
EL 78.51

N 47428.28
E 82693.69
EL 78.81

N 47428.21
E 82718.69
EL 79.17

N 47403.46
E 82804.58
EL 79.63

N 47360.88
E 82314.12
EL 75.63

N 47366.85
E 82325.09
EL 75.59

N 47354.91
E 82304.14
EL 75.69

N 47365.48
E 82795.47
EL 80.25

N 47369.27
E 82869.26
EL 81.21

RD CENTERLINE

N 47344.78
E 82637.35
EL 78.27

N 47347.88
E 82658.91
EL 78.58

N 47347.48
E 82795.42
EL 80.49

N 47336.06
E 82596.86
EL 77.65

N 47339.16
E 82618.42
EL 77.95

N 47331.42
E 82818.54
EL 80.52

N 47331.34
E 82843.29
EL 80.89

PROPOSED STORM DRAIN

SEE RAIN GARDEN DETAILS

N 47273.72
E 82543.12
EL 77.12

N 47273.35
E 82668.24
EL 78.51

N 47273.28
E 82693.24
EL 78.81

N 47273.21
E 82718.24
EL 79.16

N 47297.45
E 82808.00
EL 79.68

N 47265.68
E 82876.41
EL 80.03

N 47265.92
E 82839.41
EL 79.99

R.O.W.

DAYLIGHT LINE

SHOULDER WIDTCH REDUCED TO 1' WIDE BETWEEN WALLS

SEE WALL PLAN AND PROFILE

VPI

VPC

POVC

50' VC

VPT

POVC

100' VC

POVC

BREAK IN CURB TO ALLOW DRAINAGE AWAY FROM POLE FOUNDATION (TYP BOTH SIDES)

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 2
May 21, 2025

194

HERITAGE ESTATES

MATCH LINE

DAYLIGHT LINE

R.O.W.

RD CENTERLINE

PROPOSED STORM DRAIN

SEE RAIN GARDEN DETAILS

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

FOUR CANYONS PKWY

APEX AVE

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

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 3
May 21, 2025

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

25 RD

MATCH LINE

MATCH LINE

DAYLIGHT LINE

R.O.W.

FOUR CANYONS PKWY

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION
– PAVEMENT" SHEET)

RD CENTERLINE

PROPOSED STORM DRAIN

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION
– PAVEMENT" SHEET)

R.O.W.

APEX AVE

50' VC

2945-044-87-158	2945-044-87-157	2945-044-87-156	2945-044-87-155	2945-044-87-154	2945-044-87-153	2945-044-87-152	2945-044-87-151	2945-044-87-150	2945-044-87-149	2945-044-87-148
2480 APEX AVE #A	2480 APEX AVE #B	2480 APEX AVE #C	2482 APEX AVE #A	2482 APEX AVE #B	2482 APEX AVE #C	2484 APEX AVE #A	2484 APEX AVE #B	2484 APEX AVE #C	2486 APEX AVE #A	2486 APEX AVE #B
AMY BROOK PARONTO	SCOTT C PATTERSON	RYAN ANTHONY	PATRICIA M GANG	LORI LYNN ANDERSON	PAUL KENDLE	CHRISTOPHER R POTTER	JOHNATHAN MURPHY	CHRISTOPHER E FROBOM	RYAN KRAIG HAMIT	CHRISTOPHER KERWOOD

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 4
May 21, 2025

25 ROAD COURT

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

DAYLIGHT LINE

PROPOSED STORM DRAIN

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION
– PAVEMENT" SHEET)

FOUR CANYONS PKWY

BLICHMANN AVE

RD CENTERLINE

R.O.W.

MATCH LINE

MATCH LINE

APEX AVE

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

F 1/4 ROAD

APEX AVE

DAYLIGHT LINE

RD CENTERLINE

R.O.W.

PROPOSED STORM DRAIN

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
OWEN WATSON

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 6
May 21, 2025

198

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

DAYLIGHT LINE

R.O.W.

PROPOSED STORM DRAIN

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

RESET INLET TO THIS LOCATION
NEW GRATE EL 72.00

SEE WALL PLAN AND PROFILE

FLAT TOP LANE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-98-001
2494 FLAT TOP LN
APR GRAND JUNCTION 2 LLC

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 7
May 21, 2025

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

DAYLIGHT LINE

R.O.W.

RD CENTERLINE

FOUR CANYONS PKWY

R.O.W.

PROPOSED STORM DRAIN

FLAT TOP LANE

CONTRACTOR TO VERIFY GRADES AT TIE IN AND REPORT ANY POTENTIAL PROBLEMS TO PROJECT ENGINEER. FLAT TOP LANE BY OTHERS AND NOT COMPLETE AT TIME OF DESIGN

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLLP

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

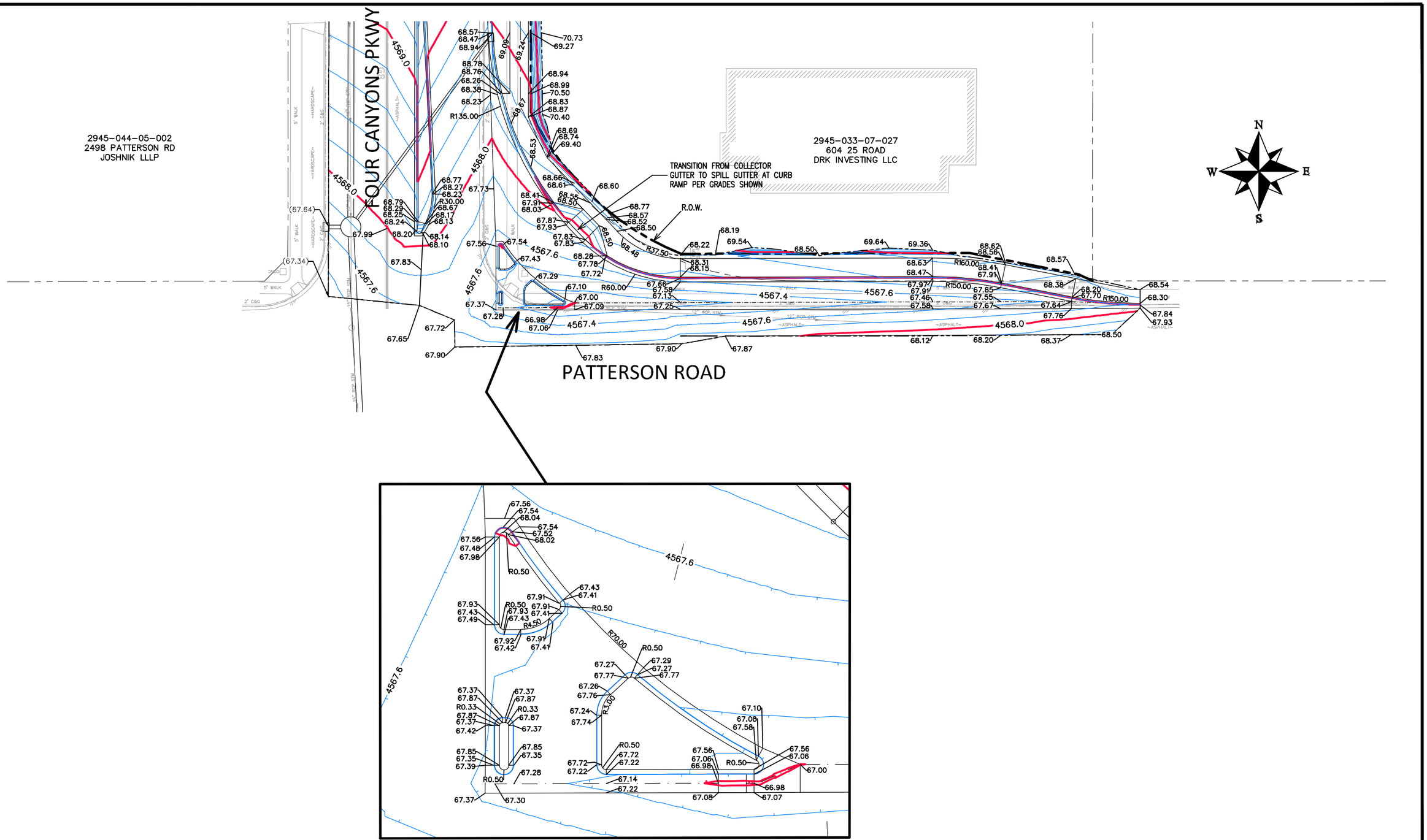
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 8
May 21, 2025

200



ISLAND DETAIL - 1"=10'

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

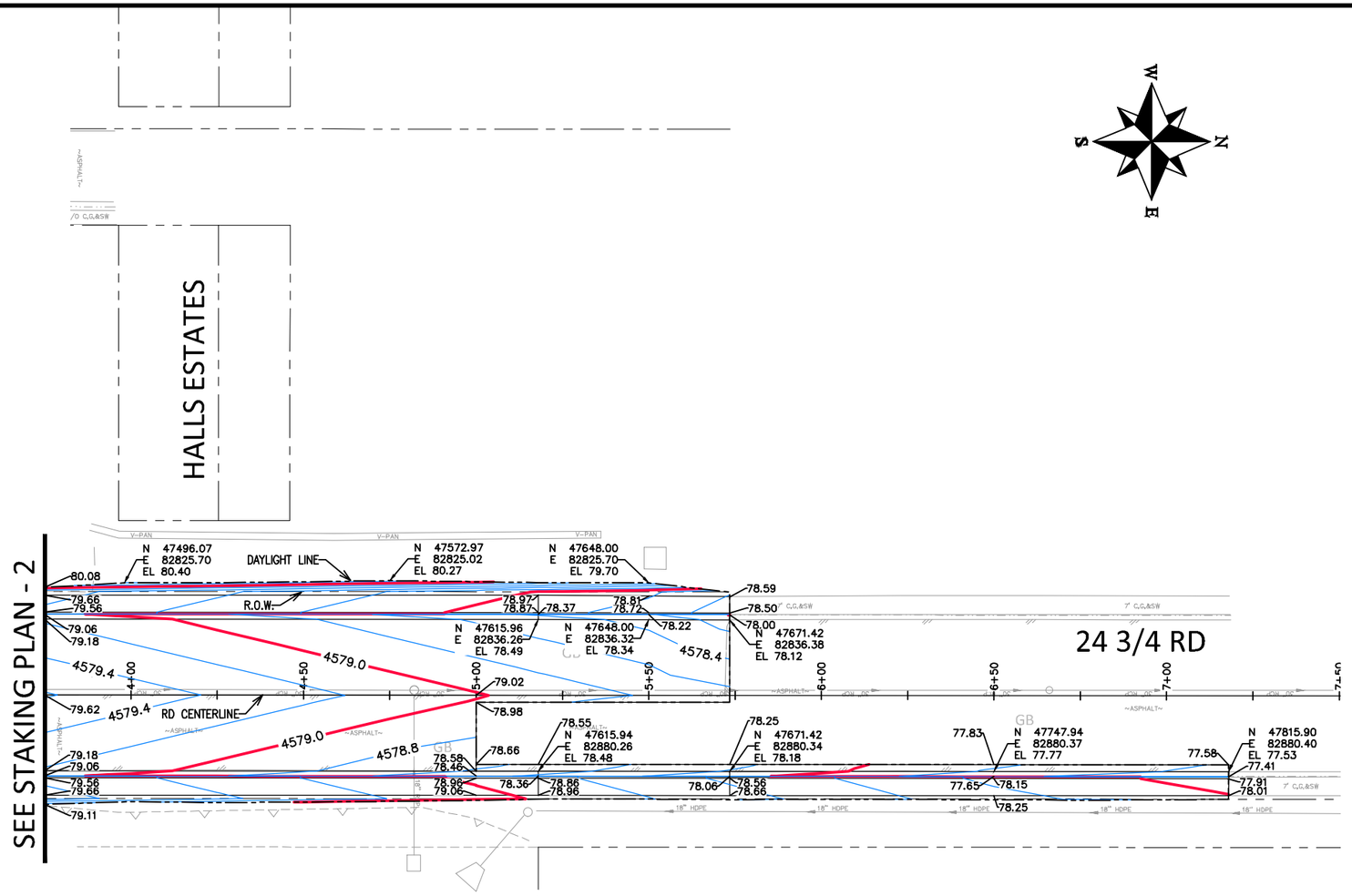
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 9
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 10
May 21, 2025

202

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

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

MATCH LINE

100' VC

DAYLIGHT LINE

SEE RAIN GARDEN DETAILS

BVC POVC POVC POVC EVC

N 47132.89
E 83735.41
EL 81.51

N 47230.37
E 83814.02
EL 82.41

N 47232.74
E 83817.41
EL 82.60

N 47250.88
E 83827.88
EL 82.64

N 47264.14
E 83839.68
EL 82.85

N 47264.70
E 83846.35
EL 84.04

N 47320.84
E 83910.74
EL 84.80

N 47318.24
E 83904.63
EL 84.44

N 47222.02
E 83832.48
EL 81.89

N 47250.75
E 83858.51
EL 83.20

N 47263.12
E 83872.69
EL 83.68

N 47258.44
E 83894.47
EL 84.23

N 47291.86
E 83898.72
EL 84.20

N 47165.85
E 83877.82
EL 81.14

N 47251.37
E 83904.40
EL 84.23

N 47192.38
E 83907.78
EL 83.44

N 47065.31
E 83830.43
EL 82.14

R.O.W.

R183.50

R165 83.09

R165.00

R6.10

PROPOSED STORM DRAIN

RD CENTERLINE

25 RD

PAVEMENT SECTION BORDER (SEE "TYPICAL CROSS SECTION - PAVEMENT" SHEET)

4578.4
4579.0
4580.0
4581.0
4582.2
4583.0
4584.0
4585.0

200+00
204+00

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-NAVA

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

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 11
May 21, 2025

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

MATCH LINE

MATCH LINE

25 RD

F 1/2 RD

GARRETT WAY

DAYLIGHT LINE

R.O.W.

RD CENTERLINE

PROPOSED STORM DRAIN

PAVEMENT SECTION BORDER
(SEE "TYPICAL CROSS SECTION
– PAVEMENT" SHEET)

N 47759.78
E 84140.84
EL 88.73

N 47646.26
E 84117.38
EL 87.38

N 47533.94
E 84062.30
EL 85.93

N 47806.49
E 84207.47
EL 91.03

N 47779.87
E 84210.85
EL 89.77

N 47726.88
E 84205.34
EL 89.01

N 47674.94
E 84192.32
EL 89.17

N 47364.62
E 84177.79
EL 84.76

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 12
May 21, 2025

204

MATCH LINE

WAITE AVE

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-003
2498 JOSEFINE LN
DALE W SUNDEEN

2945-041-60-001
2499 WAITE AVE
GENE KINSEY

2945-041-60-024
662 KORIMA LN
HANNAH CHIU

2945-041-60-023
664 KORIMA LN
MADDILYN KIRSTATTER

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

2945-041-60-028
COPPER CREEK H.O.A.

R.O.W.

DAYLIGHT LINE

N 47906.56
E 84144.97
EL 92.67

N 48006.56
E 84148.38
EL 91.89

N 48077.82
E 84146.75
EL 91.70

N 48070.73
E 84149.69
EL 91.99

N 48100.39
E 84124.14
EL 90.63

N 48141.22
E 84124.47
EL 90.60

N 48163.78
E 84146.83
EL 91.82

N 48170.84
E 84149.77
EL 92.32

N 48226.79
E 84146.47
EL 91.74

N 48226.76
E 84149.81
EL 92.51

N 48232.97
E 84153.12
EL 91.97

N 48074.81
E 84156.69
EL 91.53

N 48166.75
E 84156.76
EL 91.83

N 48422.64
E 84166.76
EL 92.80

RD CENTERLINE

PROPOSED STORM DRAIN

25 RD

RIDGE LINE TO PROHIBIT DRAINAGE TO WAITE AVE

6.5" DRIVEOVER G.O.&S.W.

2" C&G

5' WALK

WALK

GB

N 48175.37
E 84208.89
EL 92.30

N 48173.43
E 84207.77
EL 92.31

2945-032-81-000
GARRETT ESTATES HOME OWNERS ASSOC.

2945-032-81-008
665 GARRETT WAY
ANTHONY HUNDTOFT

2945-032-81-009
667 GARRETT WAY
LANDON L SATTERFIELD

2945-032-81-010
669 GARRETT WAY
WILLIAM R WELLBORN

2945-032-81-011
671 GARRETT WAY
NANCY J JOHNSON

2945-032-89-008
665 ARTHUR CT
RICHARD DAVID JOHANSEN

2945-032-89-007
667 ARTHUR CT
EMMA ZOE GATLEY

GARRETT WAY

ARTHUR CT

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

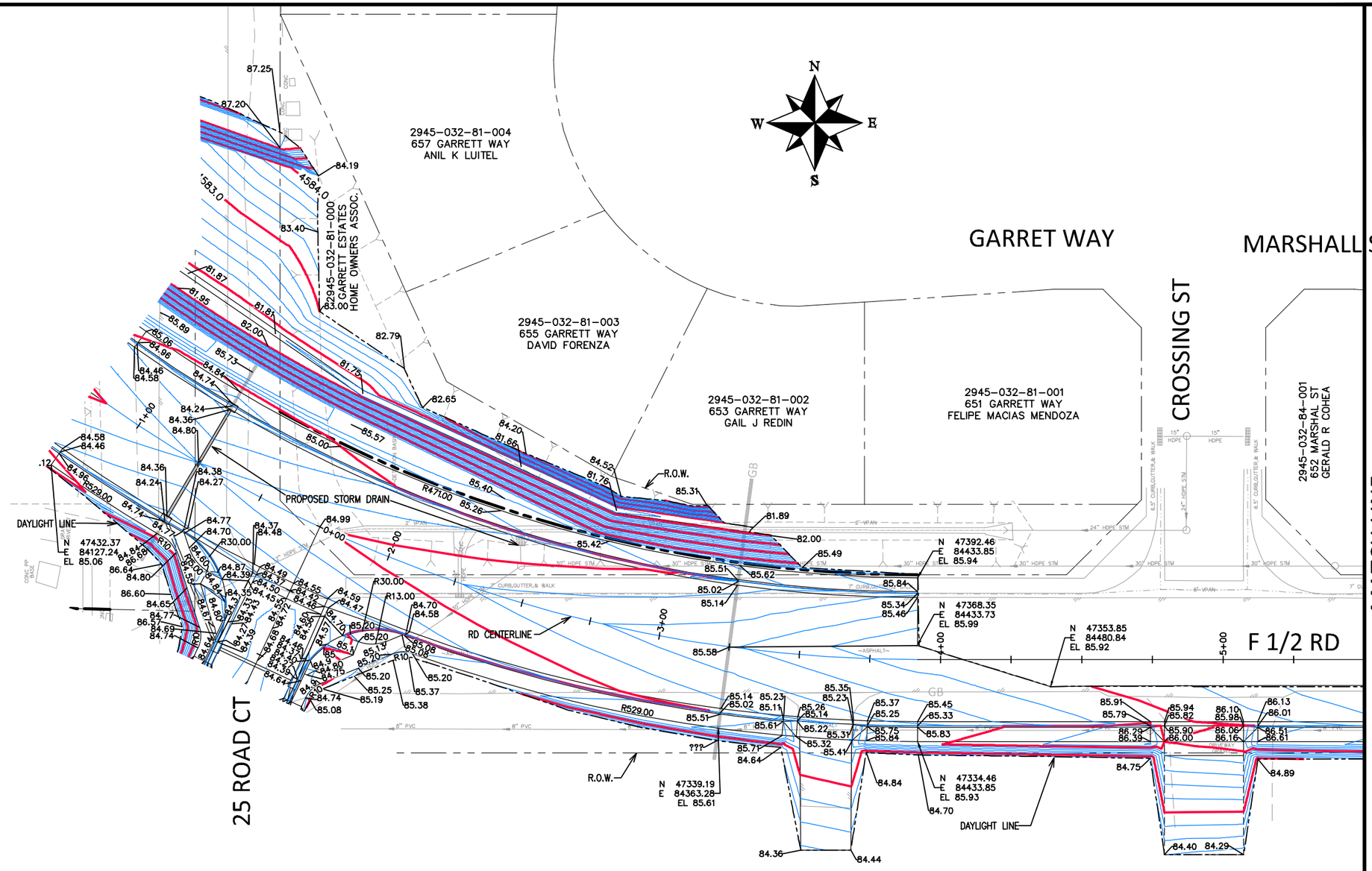
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 13
May 21, 2025

205



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 14
May 21, 2025

206

MATCH LINE

MARSHALL ST

2945-032-84-001
652 MARSHALL ST
GERALD R COHEA

2945-032-84-002
654 MARSHALL ST
MARCO PERALTA

2945-032-84-003
656 MARSHALL ST
JONATHAN CREED GUNTER

2945-032-73-000
DIAMOND RIDGE SUBDIVISION HOA

R.O.W.

30" HDPE STM | 30" HDPE STM | 30" HDPE STM | 30" HDPE STM | 30" HDPE STM | 30" HDPE STM

14"DIA STORM

18" HDPE | 18" HDPE | 18" HDPE

7" CURB,GUTTER,& WALK | 7" CURB,GUTTER,&WALK | 7" CURB,GUTTER,&WALK | 7" CURB,GUTTER,&WALK

F 1/2 RD

RD CENTERLINE

6+00 | ~ASPHALT~ | 7+00 | ~ASPHALT~ | 8+00 | ~ASPHALT~ | 9+00 | 10+00

GB
N 47350.43
E 84841.95
EL 88.05

88.12

N 47352.14
E 84881.06
EL 88.49

4588.0

87.97

86.85

4586.6

86.60
86.48

86.64
86.61

86.56

4587.0

86.98

8" PVC | 8" PVC | 8" PVC | 6" STM | 6" STM | 6" STM | 6" STM | 6" STM

N 47334.80
E 84643.43
EL 86.00

GB
N 47334.46
E 84637.45
EL 87.08

CABLE TV BOX

N 47328.05
E 84637.47
EL 85.29

R.O.W.

DAYLIGHT LINE

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 15
May 21, 2025

207

APEX AVE

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

FOUR CANYONS PKWY

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

DAYLIGHT LINE

COVER NEW IRRIGATION PIPE AND FILL IN DITCH TO LIMITS SHOWN

R.O.W.

25 RD CT

RD CENTERLINE

DAYLIGHT LINE

R.O.W.

SEE STAKING PLAN - 5

MATCH LINE

BLICHMANN AVE

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 16
May 21, 2025

208

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

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

MATCH LINE

25 RD CT

RD CENTERLINE

R.O.W.

DAYLIGHT LINE

SEE STAKING PLAN - 14

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 17
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

N
W E
S

W FORESIGHT CIR

FORESIGHT CIR

R.O.W.

TRANSITION TO VPAN

CURB HEIGHT TRANSITION

CURB HEIGHT TRANSITION

TRANSITION TO DRAIN APRON

DAYLIGHT LINE

DAYLIGHT LINE

DAYLIGHT LINE

PROPOSED STORM DRAIN

PRD CENTERLINE

NEED A SMALL CULVERT

ALL EASTERLY EXIST. CURB AND GUTTER WILL REMAIN IN PLACE.

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-000

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 18
May 21, 2025

210

2945-044-81-065
2497 TIPTOP AVE #A
RYAN AND AMY WARRINER

2945-044-81-066
2497 TIPTOP AVE #B
DAVID & MEGAN YOACHUM

2945-044-81-067
2499 TIPTOP AVE #A
TIPTOP AVENUE LLC

2945-044-81-068
2499 TIPTOP AVE #B
TIPTOP AVENUE LLC

2945-044-81-090
HERITAGE HEIGHTS
HOMEOWNERS ASSOCIATION INC

2945-044-00-042
2494 F 1/4 RD
GENESIS BUILDERS

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

2945-044-98-001
2494 FLAT TOP LN
APR GRAND JUNCTION 2 LLC

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

F 1/4 RD

ZENITH LN

JOIN EXIST.

DAYLIGHT LINE

RD CENTERLINE

R.O.W.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 19
May 21, 2025

211

F 1/4 RD

GABRIEL GUTIERREZ

FOUR CANYONS PKWY

HIGH POINT

LOW POINT

N 46078.98
E 83862.57
EL 75.51

N 46079.13
E 83925.74
EL 75.76

N 46079.21
E 83957.74
EL 75.89

N 46079.22
E 83962.70
EL 75.91

N 46079.30
E 83998.70
EL 76.05

N 46043.08
E 83906.27
EL 75.68

N 46043.17
E 83940.27
EL 75.82

N 46007.73
E 84126.19
EL 76.94

N 45999.27
E 84128.06
EL 77.07

N 46010.03
E 84171.57
EL 76.99

N 84145.57
EL 76.48

DESCRIPTION	DATE
REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

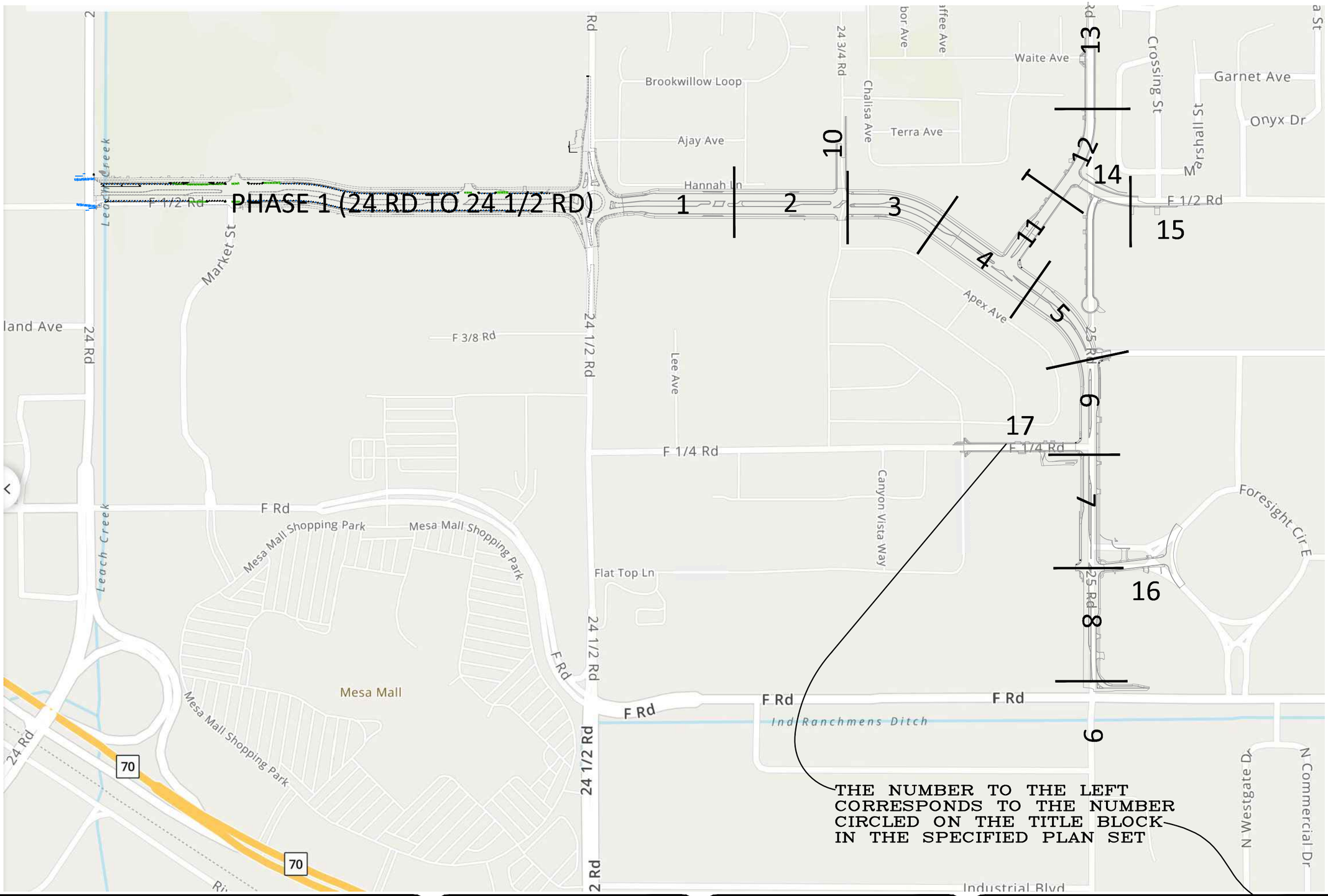
SCALE 0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STAKING PLAN – 20
May 21, 2025

212



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

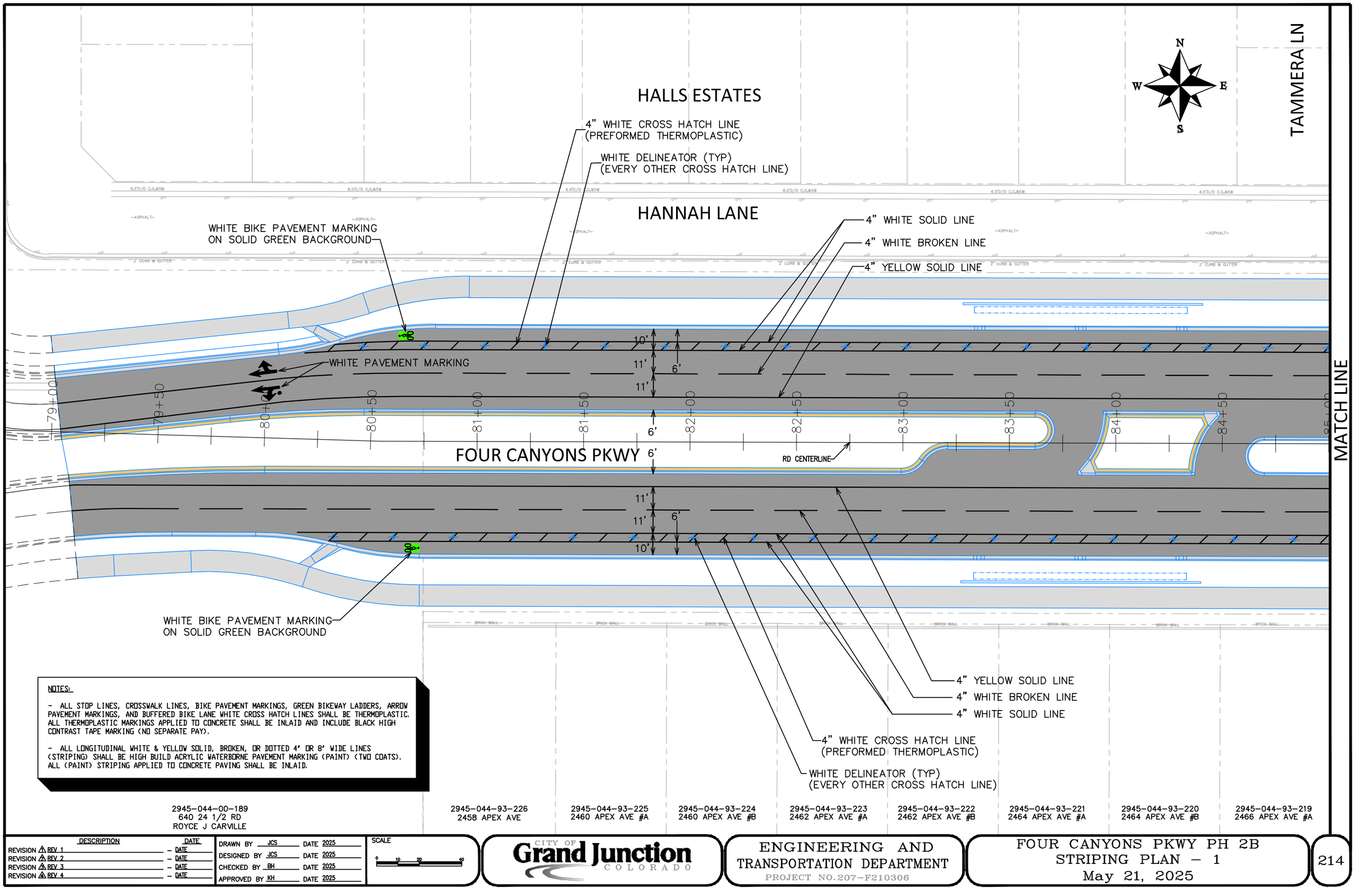
DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH ~~2B~~ X
STRIPING PLAN SHEET INDEX – (X)
May 21, 2025



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

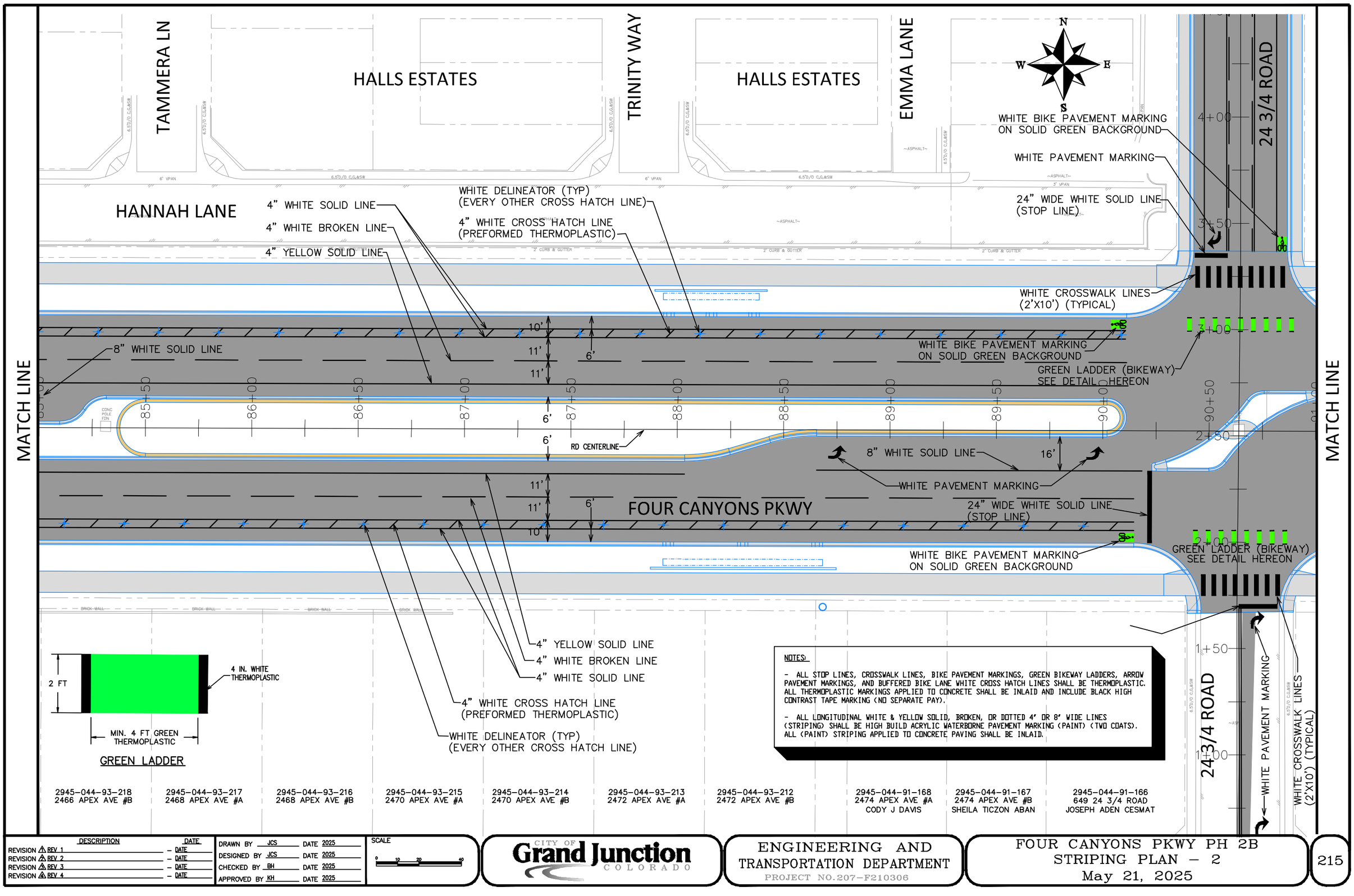
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 1
May 21, 2025



GREEN LADDER

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 2
May 21, 2025

HERITAGE ESTATES

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

24" WIDE WHITE SOLID LINE
(STOP LINE)

4" WHITE CROSS HATCH LINE
(PREFORMED THERMOPLASTIC)

WHITE DELINEATOR (TYP)
(EVERY OTHER CROSS HATCH LINE)

4" WHITE SOLID LINE

4" WHITE BROKEN LINE

4" YELLOW SOLID LINE

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

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

MATCH LINE

8" WHITE SOLID LINE

WHITE PAVEMENT MARKING

RD CENTERLINE

FOUR CANYONS PKWY

MATCH LINE

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

WHITE CROSSWALK LINES
(2'X10') (TYPICAL)

4" YELLOW SOLID LINE
4" WHITE BROKEN LINE
4" WHITE SOLID LINE

WHITE DELINEATOR (TYP)
(EVERY OTHER CROSS HATCH LINE)

4" WHITE CROSS HATCH LINE
(PREFORMED THERMOPLASTIC)

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

APEX AVE

N
W
E
S

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 3
May 21, 2025

216

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-044-00-119
645 25 ROAD
LEO GRAP

4 IN. WHITE THERMOPLASTIC
2 FT
MIN. 4 FT GREEN THERMOPLASTIC
GREEN LADDER

WHITE DELINEATOR (TYP)
(EVERY OTHER CROSS HATCH LINE)
4" WHITE CROSS HATCH LINE
(PREFORMED THERMOPLASTIC)
4" WHITE SOLID LINE
4" WHITE BROKEN LINE
4" YELLOW SOLID LINE
WHITE PAVEMENT MARKING
8" WHITE SOLID LINE
4" WHITE SOLID LINE
WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND
24" WIDE WHITE SOLID LINE
(STOP LINE)
WHITE CROSSWALK LINES
(2'X10') (TYPICAL)
4" WHITE BROKEN LINE
4" YELLOW SOLID LINE
GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

25 ROAD
FOUR CANYONS PKWY
APEX AVE
MATCH LINE
MATCH LINE
RD CENTERLINE

5' 11' varies 11' 11' 5'
6' 10' 11' 11' 6'
6' 11' 11' 11' 12' 11' 11' 6'
6' 6.5 10.5' 12'
17'

201+50
201+00
200+50
200+00
199+50
199+00
96+50
97+00
97+50
98+00
98+50
99+00
99+50
100+00
100+50
101+00
101+50

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

2945-044-87-158	2945-044-87-157	2945-044-87-156	2945-044-87-155	2945-044-87-154	2945-044-87-153	2945-044-87-152	2945-044-87-151	2945-044-87-150	2945-044-87-149	2945-044-87-148
2480 APEX AVE #A	2480 APEX AVE #B	2480 APEX AVE #C	2482 APEX AVE #A	2482 APEX AVE #B	2482 APEX AVE #C	2484 APEX AVE #A	2484 APEX AVE #B	2484 APEX AVE #C	2486 APEX AVE #A	2486 APEX AVE #B
AMY BROOK PARONTO	SCOTT C PATTERSON	RYAN ANTHONY	PATRICIA M GANG	LORI LYNN ANDERSON	PAUL KENDLE	CHRISTOPHER R POTTER	JOHNATHAN MURPHY	CHRISTOPHER E FROBOM	RYAN KRAIG HAMIT	CHRISTOPHER KERWOOD

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 4
May 21, 2025

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

25 ROAD COURT

BLICHMANN AVE

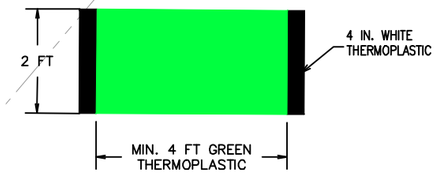
FOUR CANYONS PKWY

MATCH LINE

MATCH LINE

APEX AVE

MIDPOINT OF CURVE



GREEN LADDER

4" WHITE CROSS HATCH LINE (PREFORMED THERMOPLASTIC)

8" WHITE SOLID LINE

4" WHITE SOLID LINE

4" WHITE BROKEN LINE

4" YELLOW SOLID LINE

GREEN LADDER (BIKEWAY) SEE DETAIL HEREON

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

WHITE PAVEMENT MARKING

WHITE DELINEATOR (TYP) (EVERY OTHER CROSS HATCH LINE)

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

4" DOUBLE YELLOW SOLID LINE

24" WIDE WHITE SOLID LINE (STOP LINE)

WHITE CROSSWALK LINES (2'X10') (TYPICAL)

GREEN LADDER (BIKEWAY) SEE DETAIL HEREON

RD CENTERLINE

8" WHITE SOLID LINE

WHITE PAVEMENT MARKING

VARIES

8" WHITE SOLID LINE

WHITE PAVEMENT MARKING

4" YELLOW SOLID LINE

4" WHITE BROKEN LINE

4" WHITE SOLID LINE

WHITE DELINEATOR (TYP) (EVERY OTHER CROSS HATCH LINE)

4" WHITE CROSS HATCH LINE (PREFORMED THERMOPLASTIC)

R=523'

R=460'

7.76'

4.35'

5.86'

9.6'

2.3'

4.6'

8.6'

12'

10.5'

6.5'

11'

11'

6'

23'

10'

17'

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN AVE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

RD CENTERLINE

F 1/4 ROAD

APEX AVE

WHITE CROSSWALK LINES
(2'X10') (TYPICAL)

WHITE PAVEMENT MARKING

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

8" WHITE SOLID LINE

4" WHITE SOLID LINE

4" WHITE BROKEN LINE

24" WIDE WHITE SOLID LINE
(STOP LINE)

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

WHITE DELINEATOR (TYP)
(EVERY OTHER CROSS HATCH LINE)

4" WHITE BROKEN LINE

4" WHITE SOLID LINE

8" WHITE SOLID LINE

4" WHITE CROSS HATCH LINE
(PREFORMED THERMOPLASTIC)

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

WHITE PAVEMENT MARKING

WHITE CROSSWALK LINES
(2'X10') (TYPICAL)

24" WIDE WHITE SOLID LINE
(STOP LINE)

4" DOUBLE YELLOW
SOLID LINE

24" WIDE WHITE SOLID LINE
(STOP LINE)

12'
4'
11'
11'
11'
11'
4'
11'
11'
4'
11'
12'
4'
18'
18'

107+50
108+00
108+50
109+00
109+50
110+00
110+50
111+00
111+50
112+00
7+50
6+50
6+00
5+50
5+00

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

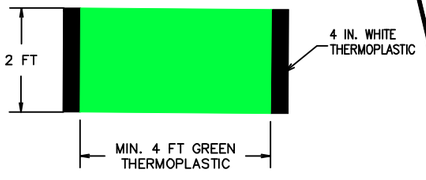
2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

2945-044-82-090
2498 APEX AVE #B
OWEN WATSON

2945-044-00-043
625 25 ROAD
JAMES E SANVILLE



GREEN LADDER

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 6
May 21, 2025

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

MATCH LINE

MATCH LINE

FORESIGHT CIRCLE

FOUR CANYONS PKWY

FLAT TOP LANE

4" WHITE SOLID LINE
4" WHITE BROKEN LINE
8" WHITE SOLID LINE

4" DOUBLE YELLOW SOLID LINE

24" WIDE WHITE SOLID LINE (STOP LINE)

WHITE CROSSWALK LINES (2'X10') (TYPICAL)

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

RD CENTERLINE

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

8" WHITE SOLID LINE

GREEN LADDER (BIKEWAY) SEE DETAIL HEREON

WHITE PAVEMENT MARKING

WHITE PAVEMENT MARKING

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

GREEN LADDER (BIKEWAY) SEE DETAIL HEREON

WHITE CROSSWALK LINES (2'X10') (TYPICAL)

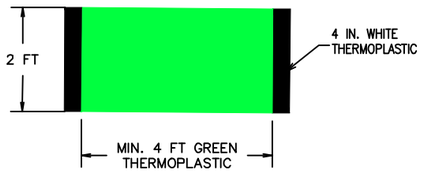
4" WHITE BROKEN LINE
4" WHITE SOLID LINE
8" WHITE SOLID LINE

WHITE PAVEMENT MARKING

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-98-001
2494 FLAT TOP LN
APR GRAND JUNCTION 2 LLC



GREEN LADDER

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 7
May 21, 2025

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

FLAT TOP LANE

8" WHITE SOLID LINE

4" WHITE SOLID LINE

4" WHITE BROKEN LINE

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

WHITE PAVEMENT MARKING

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

WHITE PAVEMENT MARKING

RD CENTERLINE

12'
4'
11'
11'
11'
11'
4'±

118+50
119+00
119+50
120+00
120+50
121+00
121+50
122+00
122+50
123+00

4'
11'
11'
10'

WHITE BIKE PAVEMENT MARKING
ON SOLID GREEN BACKGROUND

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

14'

WHITE CROSSWALK LINES
(2'X10') (TYPICAL)

24" WIDE WHITE SOLID LINE
(STOP LINE)

WHITE PAVEMENT MARKING

4" DOUBLE YELLOW
SOLID LINE

WHITE PAVEMENT MARKING

4" WHITE BROKEN LINE

4" WHITE SOLID LINE

WHITE PAVEMENT MARKING

8" WHITE SOLID LINE

2 FT

4 IN. WHITE
THERMOPLASTIC

MIN. 4 FT GREEN
THERMOPLASTIC

GREEN LADDER

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLLP

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

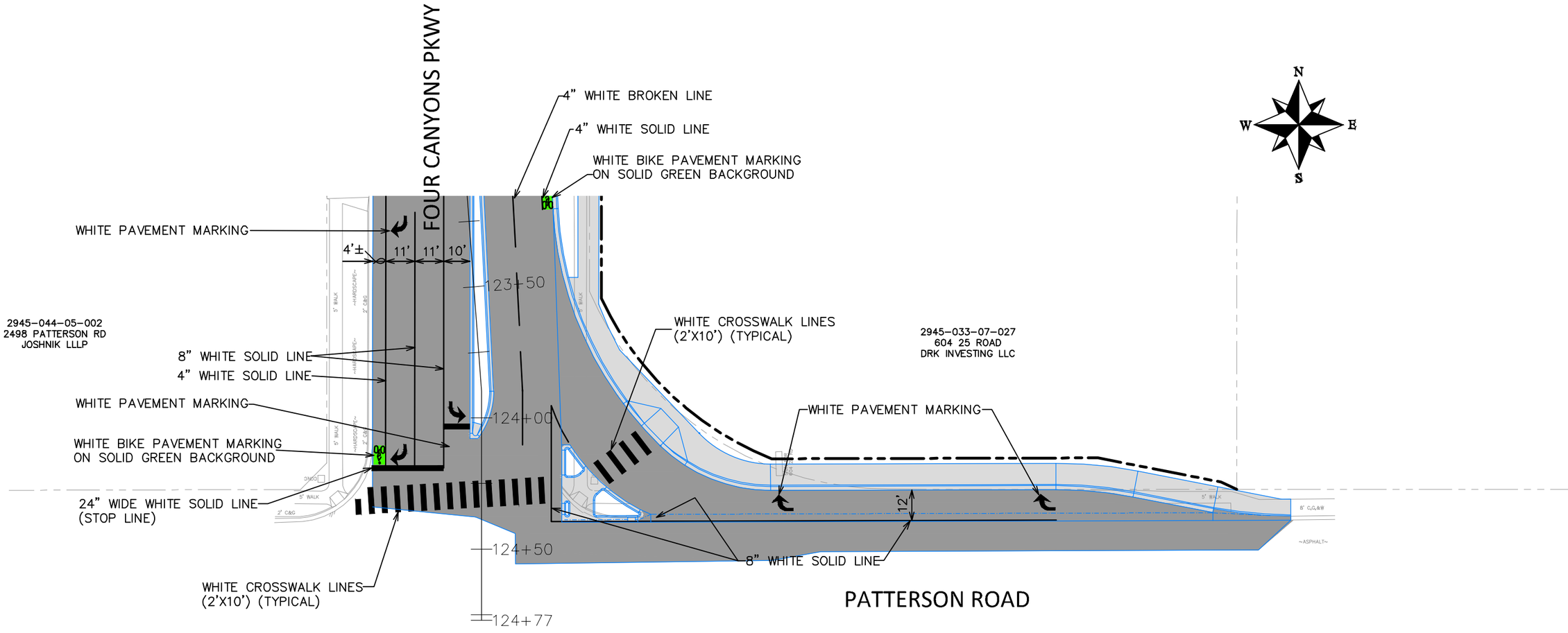
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 8
May 21, 2025

221



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

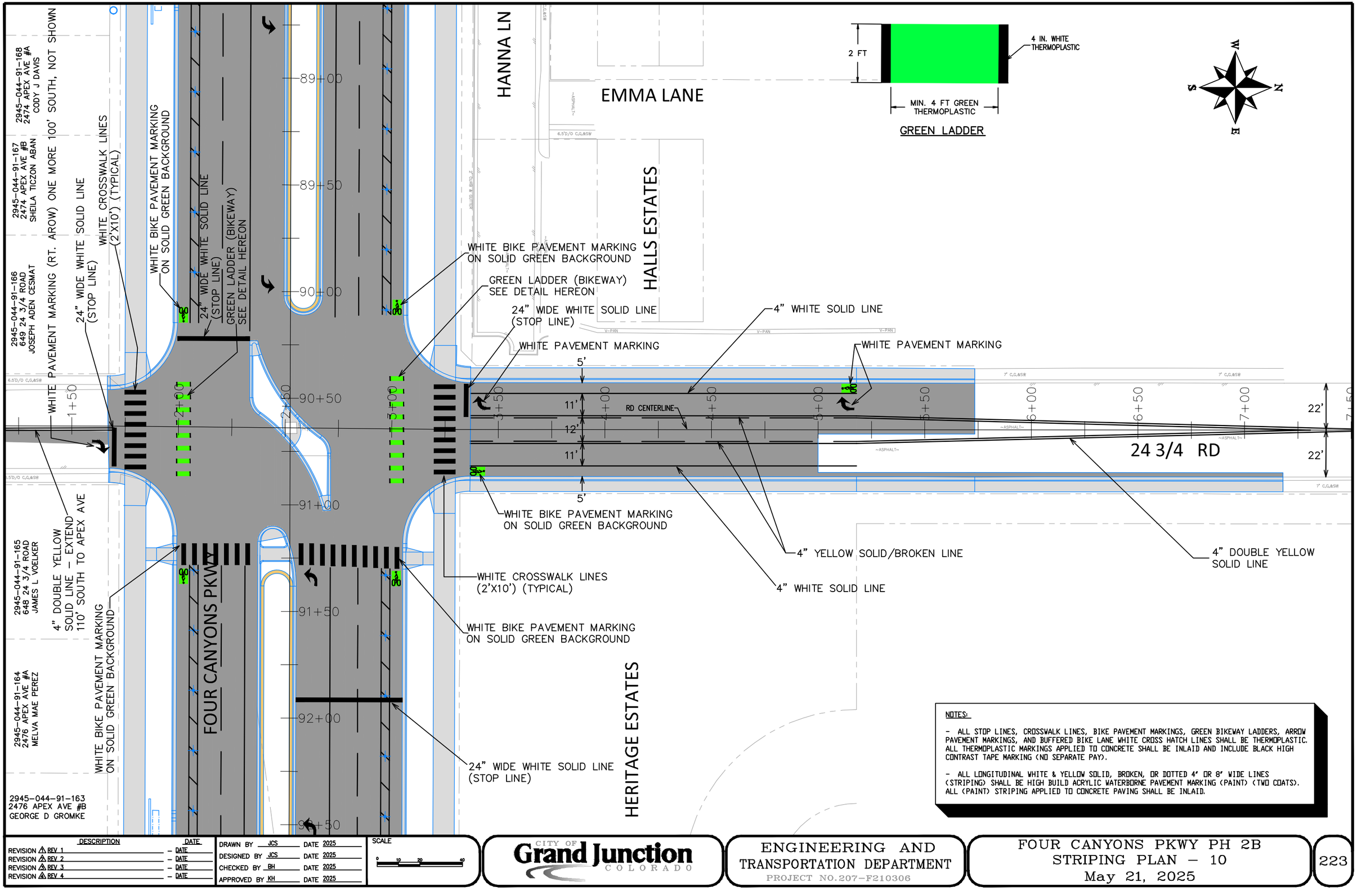
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 9
May 21, 2025



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

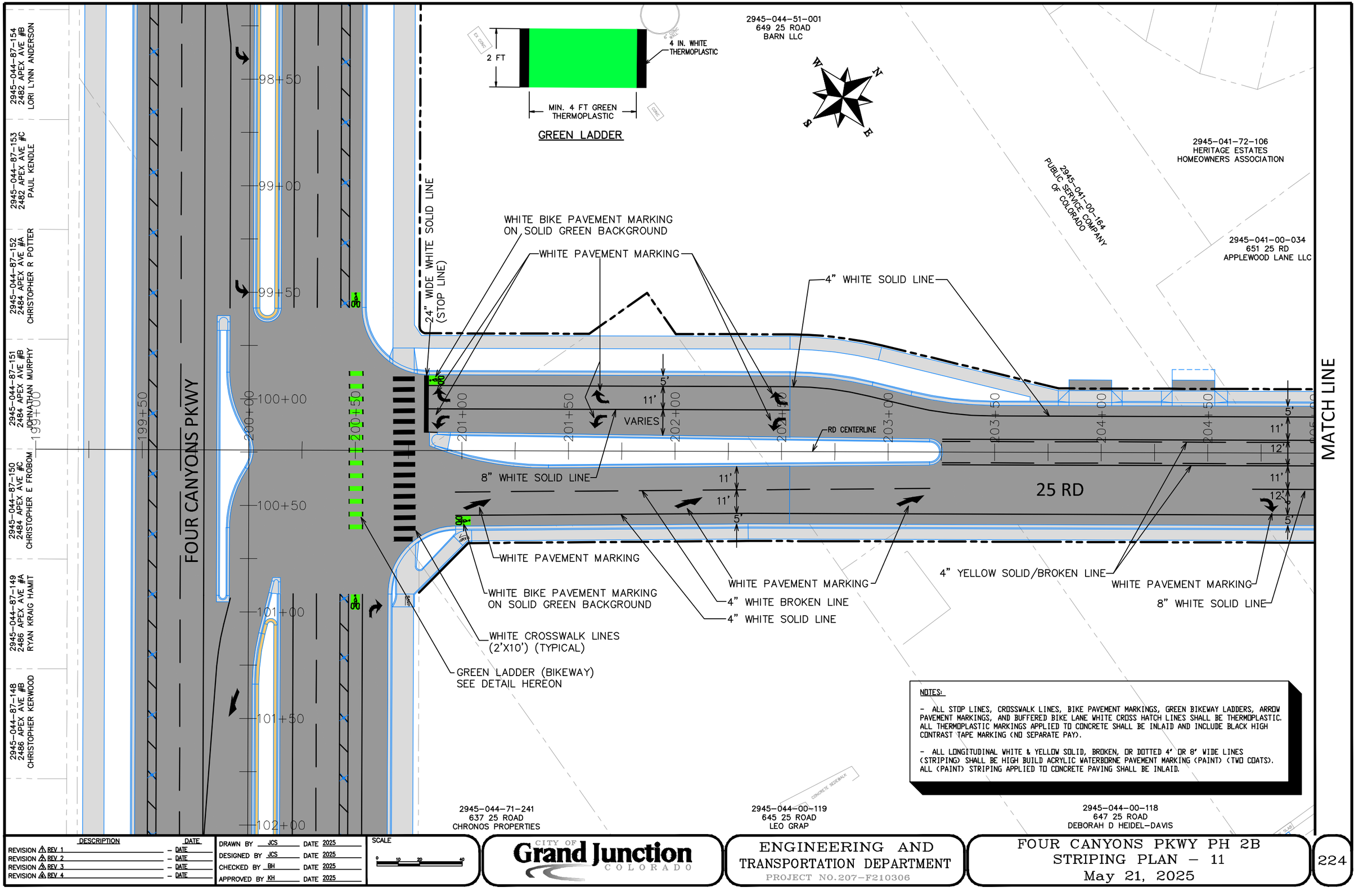
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 10
May 21, 2025

223



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 11
May 21, 2025

224

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

2 FT

4 IN. WHITE THERMOPLASTIC

MIN. 4 FT GREEN THERMOPLASTIC

GREEN LADDER

MATCH LINE

MATCH LINE

4" YELLOW SOLID/BROKEN LINE

4" WHITE SOLID LINE

8" WHITE SOLID LINE

RD CENTERLINE

5'
11'
12'
11'
5'

205+50
206+00
206+50
207+00
207+50
208+00
208+50
209+00
209+50

25 RD
0+00
0+50
1+00
1+50
F 1/2 RD

WHITE PAVEMENT MARKING

GREEN LADDER (BIKEWAY)
SEE DETAIL HEREON

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

4" DOUBLE YELLOW SOLID LINE

WHITE CROSSWALK LINES (2'X10') (TYPICAL)

24" WIDE WHITE SOLID LINE (STOP LINE)

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

GARRETT WAY

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4' OR 8' WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

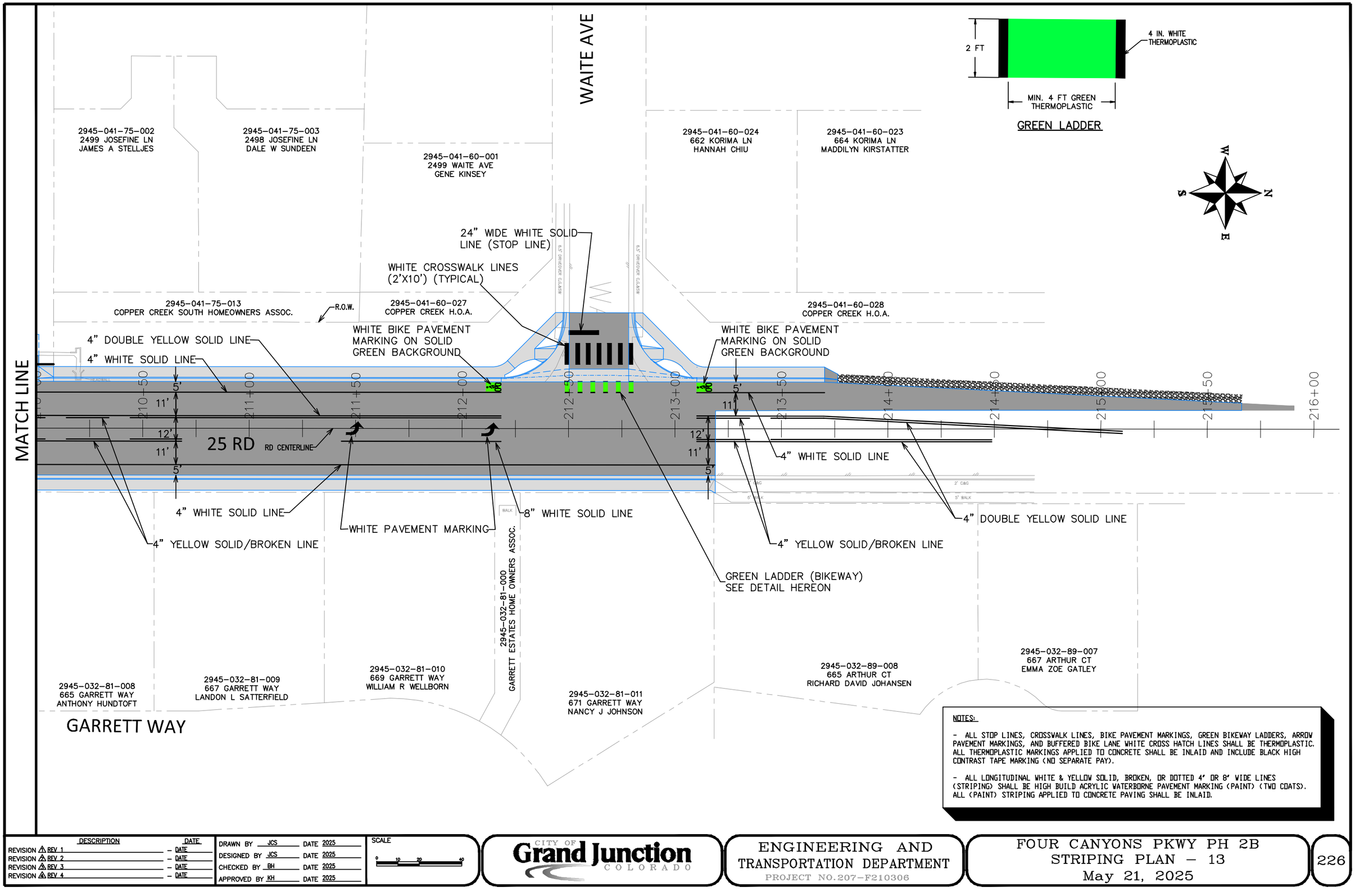
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 12
May 21, 2025

225



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

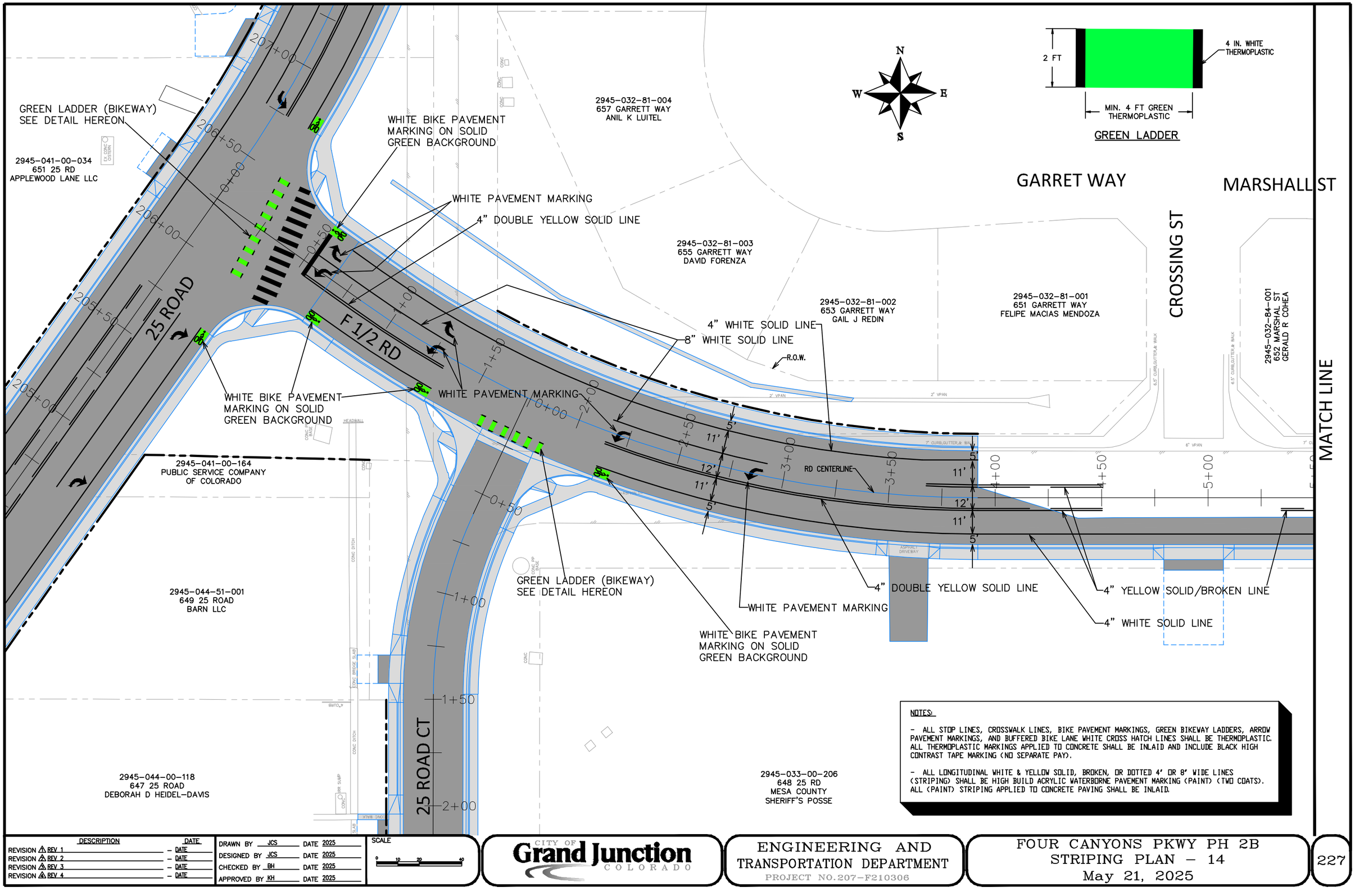
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 13
May 21, 2025



NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 14
May 21, 2025

MARSHALL ST

2945-032-84-001
652 MARSHALL ST
GERALD R COHEA

2945-032-84-002
654 MARSHALL ST
MARCO PERALTA

2945-032-84-003
656 MARSHALL ST
JONATHAN CREED GUNTER

2945-032-73-000
DIAMOND RIDGE SUBDIVISION HOA

MATCH LINE

4" DOUBLE YELLOW SOLID LINE

F 1/2 RD

6+00 6+50 7+00 7+50 8+00 8+50 9+00 9+50 10+00

~ASPHALT~

11'

5'

4" YELLOW SOLID/BROKEN LINE

4" WHITE SOLID LINE

MATCH TO EXISTING DOUBLE YELLOW

2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.

- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.

- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 15
May 21, 2025

228

2945-044-00-124
619 25 RD
FREDERICK C NIPPLE

2 FT

4 IN. WHITE THERMOPLASTIC

MIN. 4 FT GREEN THERMOPLASTIC

GREEN LADDER

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

N
W E
S

FOUR CANYONS PKWY

115+50
116+00
116+50
117+00
117+50
118+00
118+50
119+00

W FORESIGHT CIR

6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
11+00
11+50
11+87

0+00
1+00
1+50
2+00
2+50
3+00
3+50
4+00

RD CENTERLINE

16'±
18'
18'
18'
16'±

20'
20'
18'

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

WHITE CROSSWALK LINES (2'X10') (TYPICAL)

24" WIDE WHITE SOLID LINE (STOP LINE)

TRANSITION DBL. YELLOW STRIPING WITHIN ROADWAY APPROXIMATELY AS SHOWN

GREEN LADDER (BIKEWAY) SEE DETAIL HEREON

WHITE BIKE PAVEMENT MARKING ON SOLID GREEN BACKGROUND

4" DOUBLE YELLOW SOLID LINE

4" DOUBLE YELLOW SOLID LINE

MATCH TO EXISTING DOUBLE YELLOW

MATCH TO EXISTING DOUBLE YELLOW

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 16
May 21, 2025

N
W E
S

2945-044-81-065
2497 TIPTOP AVE #A
RYAN AND AMY WARRINER

2945-044-81-066
2497 TIPTOP AVE #B
DAVID & MEGAN YOACHUM

2945-044-81-067
2499 TIPTOP AVE #A
TIPTOP AVENUE LLC

2945-044-81-068
2499 TIPTOP AVE #B
TIPTOP AVENUE LLC

2945-044-00-042
2494 F 1/4 RD
GENESIS BUILDERS

2945-044-00-043
625 25 ROAD
JAMES E SANVILLE

WHITE CROSSWALK LINES
(2'X10') (TYPICAL)

0+00 0+50 1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00

18'
18'

RD CENTERLINE

F 1/4 RD

4" DOUBLE YELLOW
SOLID LINE

24" WIDE WHITE SOLID LINE
(STOP LINE)

ZENITH LN

2945-044-00-078
2491 F 1/4 RD
FREDERICK C & DIANTHA J NIPPLE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

NOTES:

- ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).

- ALL LONGITUDINAL WHITE & YELLOW SOLID, BROKEN, OR DOTTED 4" OR 8" WIDE LINES (STRIPING) SHALL BE HIGH BUILD ACRYLIC WATERBORNE PAVEMENT MARKING (PAINT) (TWO COATS). ALL (PAINT) STRIPING APPLIED TO CONCRETE PAVING SHALL BE INLAID.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

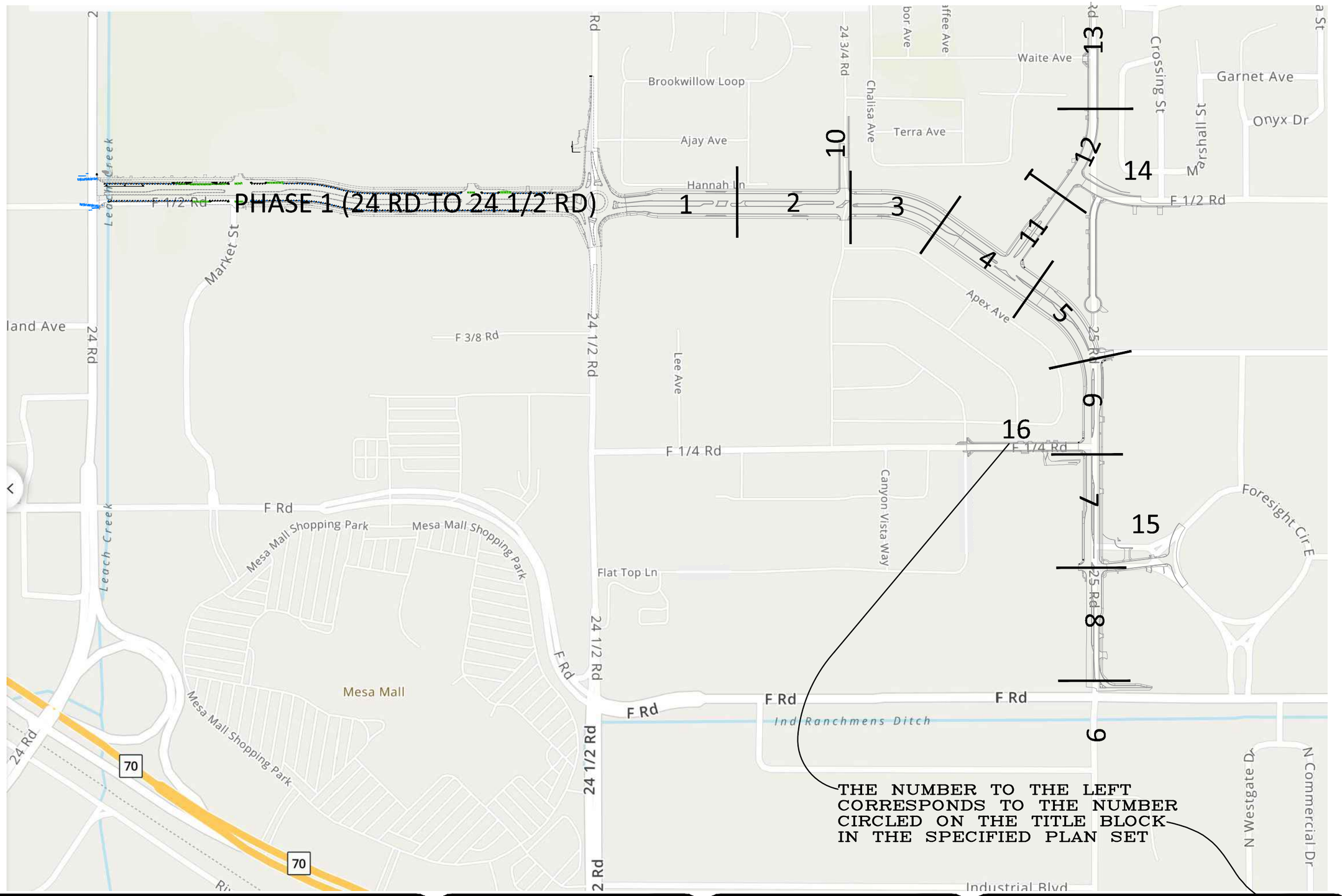
SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
STRIPING PLAN – 17
May 21, 2025

230



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH ~~2B~~ X
SIGNING PLAN SHEET INDEX –
May 21, 2025

HALLS ESTATES

TAMMERA LN

HANNAH LANE

FOUR CANYONS PKWY

RD CENTERLINE

MATCH LINE

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

15 MPH

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

N W E S

R4-7

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

6.5'D/O C.G.&SW

~ASPHALT~

2' CURB & GUTTER

BRICK WALL

30

79+00 79+50 80+00 80+50 81+00 81+50 82+00 82+50 83+00 83+50 84+00 84+50 85+00

SPEED LIMIT 40

SPEED LIMIT SIGN (R2-1) (40 MPH) (30"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

AUTHORIZED VEHICLES ONLY

R5-11

AUTHORIZED VEHICLES ONLY SIGN (R5-11) (30"X24") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

R4-7

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

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 1
May 21, 2025

N
W E
S

TAMMERA LN

TRINITY WAY

EMMA LANE

COPPER CREST DR

HANNAH LANE

FOUR CANYONS PKWY

24 3/4 ROAD

MATCH LINE

MATCH LINE

AUTHORIZED VEHICLES ONLY
R5-11

AUTHORIZED VEHICLES ONLY SIGN (R5-11) (30"X24") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

DEAD END

PROTECT EXISTING SIGN ON HANNAH LANE

W2-6

AHEAD
W16-9P

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

SPEED LIMIT 40

SPEED LIMIT SIGN (R2-1) (40 MPH) (30"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

R4-7

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

ONE WAY
R6-1R

ONE WAY SIGN (RIGHT)(R6-1R) (54"X18") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

Four Canyons Pkwy
Copper Crest Dr

STOP
R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

RD CENTERLINE

NOTE:
ALL EXISTING DELINEATORS TO BE REMOVED IN INTERSECTION (SEE EXISTING CONDITIONS PLAN)

DELINEATOR

RIGHT LANE MUST TURN RIGHT
R3-7R

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

Four Canyons Pkwy
24 3/4 Rd

ONE WAY
R6-1R

ONE WAY SIGN (RIGHT)(R6-1R) (54"X18") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

STOP
R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

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

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 2
May 21, 2025

233

HERITAGE ESTATES

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

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

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

MATCH LINE

DELINEATOR

91+50 92+00 92+50 93+00 93+50 94+00 94+50 95+00 95+50

RD CENTERLINE

FOUR CANYONS PKWY

MATCH LINE

NOTE:
SEE SIGNAL PLAN FOR HIGH INTENSITY CROSSWALK BEACON (HAWK) AND SIGNS RELATED THERETO.

R4-7

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

SPEED LIMIT 40

SPEED LIMIT SIGN (R2-1) (40 MPH) (30"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

2 EACH OF BOTH SIGNS - MOUNTED ON NORTH AND SOUTH SIDES OF POLE

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

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

N
W E
S

PEDESTRIAN SIGN FLUORESCENT YELLOW-GREEN (W11-2) (36"X36") AND DOWNWARD DIAGONAL ARROW SIGN FLUORESCENT YELLOW-GREEN (W16-7P) (24"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

APEX AVE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN - 3
May 21, 2025

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

Four Canyons Pkwy
25 Road

STOP
R1-1

STOP SIGN (R1-1)
(36"X36") AND
STREET NAME SIGNS
(2 EA)
(D3-1)(VARIES"X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)

SPEED LIMIT 40

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

R4-7

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

2945-044-00-119
645 25 ROAD
LEO GRAP

R4-7

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

25 ROAD

201+50
201+00
200+50
200+00
199+50
199+00

FOUR CANYONS PKWY

MATCH LINE

RD CENTERLINE

96+50
97+00
97+50
98+00
98+50
99+00
99+50

SAFE HIT FLEXIBLE DELINEATOR
SH248GP3-WS 09 TO INCLUDE 4"
PVC SLEEVE.

100+00
100+50
101+00
101+50

SAFE HIT FLEXIBLE DELINEATOR
SH248GP3-WS 09 TO INCLUDE 4" PVC
SLEEVE.

TWO-DIRECTION
LARGE ARROW (W1-7)
(48"X24")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)(FOR
CONCRETE
PLACEMENT A 6"
PVC SLEEVE SHALL
BE USED, NO
SEPARATE PAY)

MATCH LINE

2945-044-87-158 2480 APEX AVE #A AMY BROOK PARONTO	2945-044-87-157 2480 APEX AVE #B SCOTT C PATTERSON	2945-044-87-156 2480 APEX AVE #C RYAN ANTHONY	2945-044-87-155 2482 APEX AVE #A PATRICIA M GANG	2945-044-87-154 2482 APEX AVE #B LORI LYNN ANDERSON	2945-044-87-153 2482 APEX AVE #C PAUL KENDLE	2945-044-87-152 2484 APEX AVE #A CHRISTOPHER R POTTER	2945-044-87-151 2484 APEX AVE #B JOHNATHAN MURPHY	2945-044-87-150 2484 APEX AVE #C CHRISTOPHER E FROBOM	2945-044-87-149 2486 APEX AVE #A RYAN KRAIG HAMIT	2945-044-87-148 2486 APEX AVE #B CHRISTOPHER KERWOOD

APEX AVE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 4
May 21, 2025

25 ROAD COURT

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-033-15-008
2508 BLICHMANN AVE
TRUSTEES OF THE STATE COLLEGES
IN COLORADO FOR THE USE AND BENEFIT
OF MESA STATE COLLEGE

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

SPEED LIMIT 40
SPEED LIMIT SIGN (R2-1) (40 MPH) (30"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

RESET "PARKING LOT 1" SIGN TO NEW "U" POST

Four Canyons Pkwy
Blichmann Ave
STOP
R1-1
STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

PROTECT HIGH PRESSURE GAS LINE WARNING SIGN

BLICHMANN AVE

MATCH LINE

RD CENTERLINE

FOUR CANYONS PKWY

MATCH LINE

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

SAFE HIT FLEXIBLE DELINEATOR SH248GP3-WS 09 TO INCLUDE 4" PVC SLEEVE.

2945-044-82-099
2490 APEX AVE #A
WADE MCLAIN

2945-044-82-098
2490 APEX AVE #B
RICHARD A TOPE

2945-044-82-097
2492 APEX AVE #A
MASON K VOYTILLA

2945-044-82-096
2492 APEX AVE #B
CONFIDENTIAL

2945-044-82-100
2488 APEX AVE #C
GREGORY J DAHL

2945-044-82-101
2488 APEX AVE #B
BEVERLY M MCIVOR

APEX AVE

2945-044-87-147
2486 APEX AVE #C
KORY WATSON

2945-044-87-146
2488 APEX AVE #A
VIOLET LEHMAN

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 5
May 21, 2025

2945-033-38-003
2501 BLICHMANN AVE
STATE OF COLORADO BY & THROUGH TRUSTEES
OF COLORADO MESA UNIV REAL ESTATE FOUNDATION
FOR USE & BENEFIT OF COLORADO MESA UNIV

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

BLICHMANN AVE

MATCH LINE

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

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

RD CENTERLINE

FOUR CANYONS PKWY

10+00
10+50
11+00
11+50
7+50
6+50

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

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

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

NOTE:
SEE SIGNAL PLAN FOR HIGH INTENSITY CROSSWALK BEACON (HAWK) AND SIGNS RELATED THERETO.

2945-044-82-095
2494 APEX AVE #A
COREY R COSSLETT

2945-044-82-094
2494 APEX AVE #B
TEPPY VICHEANA

2945-044-82-093
2496 APEX AVE #A
GINGER M TUTTLE

2945-044-82-092
2496 APEX AVE #B
BOBBIE M IWAMOTO TRUST

2945-044-82-091
2498 APEX AVE #A
LUIS TORRES

APEX AVE

2945-044-00-043
625 25 ROAD
JAMES SANVILLE

6+00
5+50
5+00
18'
18'
F 1/4 ROAD

Four Canyons Pkwy
F 1/4 Road

STOP
R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

MATCH LINE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 6
May 21, 2025

237

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

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

ONE WAY

R3-2

ONE WAY RIGHT SIGN (R6-1R) (54"X18") AND NO LEFT TURN (R3-2)(36" X 36")(TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)(FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

25 Road

W Foresight Cir

STOP

R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

RD CENTERLINE

FOUR CANYONS PKWY

112+50 113+00 113+50 114+00 114+50 115+00 115+50 116+00 116+50 117+00 117+50

8+50 8+00 7+50 7+00 6+50 6+00 5+50 5+00

SAFE HIT FLEXIBLE DELINEATOR SH248GP3-WS 09 TO INCLUDE 4" PVC SLEEVE.

R4-7

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

SPEED LIMIT 35

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

RIGHT LANE MUST TURN RIGHT

R3-7R

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

R4-7

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

SAFE HIT FLEXIBLE DELINEATOR SH248GP3-WS 09 TO INCLUDE 4" PVC SLEEVE.

FLAT TOP LANE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2945-044-98-001
2494 FLAT TOP LN
APR GRAND JUNCTION 2 LLC

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 7
May 21, 2025

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

2945-033-07-042
610 25 ROAD
COLORADO MONUMENT PROPERTIES LLC

2945-033-07-027
604 25 ROAD
DRK INVESTING LLC

FORESIGHT CIRCLE

MATCH LINE

MATCH LINE

FOUR CANYONS PKWY

FLAT TOP LANE

RD CENTERLINE

SAFE HIT FLEXIBLE DELINEATOR SH248GP3-WS 09 TO INCLUDE 4" PVC SLEEVE.

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

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

SALVAGE AND RESET ADOPT A STREET ACKNOWLEDGMENT SIGN (36"X36") ON NEW (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

STOP
R1-1
STOP SIGN (R1-1) (30"X30") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

RESET GASTROENTEROLOGY ASSOCIATES SIGN

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

ONE WAY
R3-2
ONE WAY RIGHT SIGN (R6-1R) (54"X18") AND NO LEFT TURN (R3-2)(36" X 36")(TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)(FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

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

Four Canyons Pkwy
Flat Top Ln

STOP
R1-1
STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

RIGHT LANE MUST TURN RIGHT
R3-7R
PROTECT EXISTING SIGN IN PLACE (RIGHT LANE MUST TURN RIGHT)

2945-044-14-001
613 25 RD
JKCC PROPERTIES LLC

2945-044-19-000
605 25 RD

2945-044-05-000
2490 PATTERSON RD
PARKWEST PLAZA

2945-044-05-002
2498 PATTERSON RD
JOSHNIK LLP

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

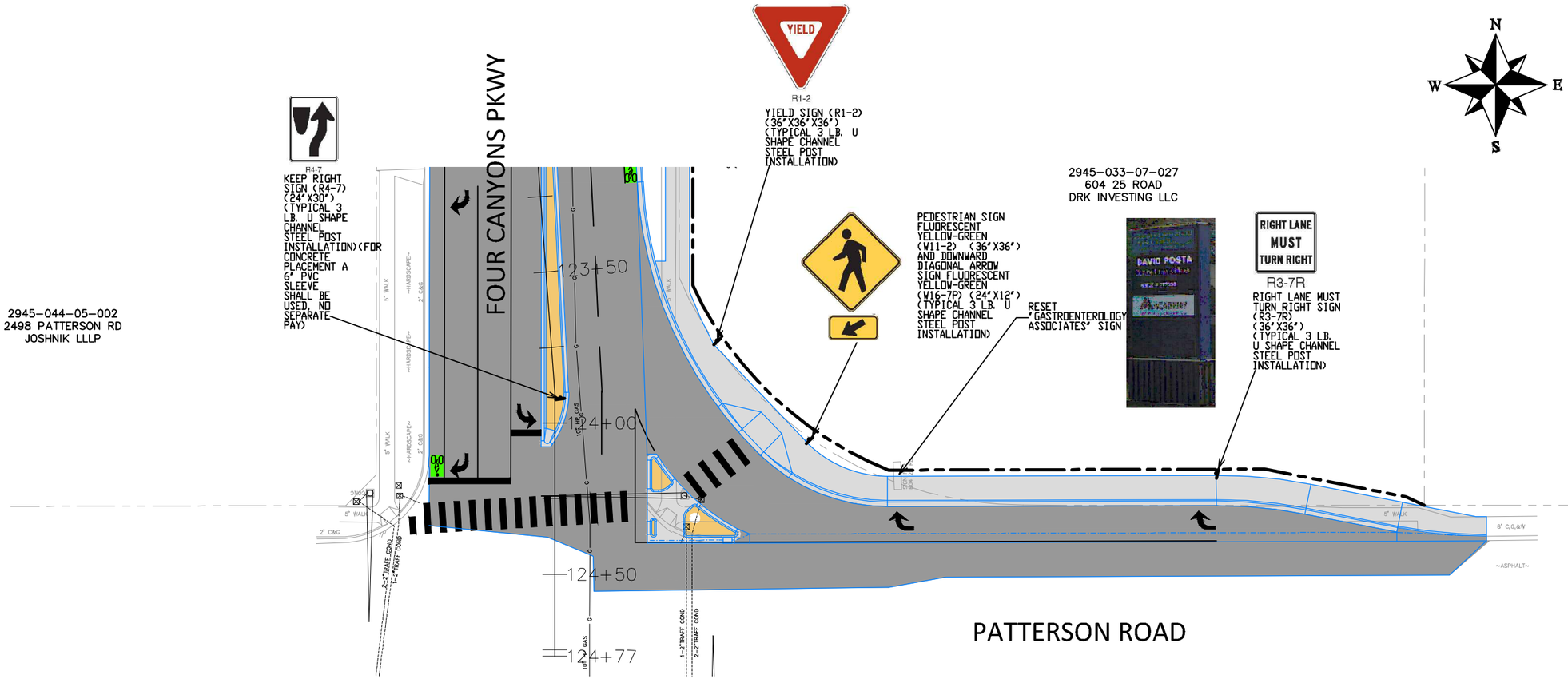
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 8
May 21, 2025



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 9
May 21, 2025

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

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

HANNA LN

EMMA LANE

HALLS ESTATES

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

RD CENTERLINE

COPPER CREST DR

FOUR CANYONS PKWY

NOTE:
SEE SIGNAL PLAN FOR HIGH INTENSITY CROSSWALK BEACON (HAWK) AND SIGNS RELATED THERETO.

SEE SIGNING PLAN - 2 FOR SIGNS AT THIS INTERSECTION

HERITAGE ESTATES

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 10
May 21, 2025

2945-044-87-154
2482 APEX AVE #B
LORI LYNN ANDERSON

2945-044-87-153
2482 APEX AVE #C
PAUL KENDLE

2945-044-87-152
2484 APEX AVE #A
CHRISTOPHER R POTTER

2945-044-87-151
2484 APEX AVE #B
JOHNATHAN MURPHY

2945-044-87-150
2484 APEX AVE #C
CHRISTOPHER E FROBOM

2945-044-87-149
2486 APEX AVE #A
RYAN KRAIG HAMIT

2945-044-87-148
2486 APEX AVE #B
CHRISTOPHER KERWOOD

FOUR CANYONS PKWY

SEE SIGNING PLAN - 4 FOR SIGNS AT THIS INTERSECTION

98+50
99+00
99+50
100+00
100+50
101+00
101+50
102+00
199+00
199+50
200+00
200+50

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

EX CONC

CONC

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

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

2945-041-00-164
PUBLIC SERVICE COMPANY OF COLORADO

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

201+00
201+50
202+00
202+50
203+00
203+50
204+00
204+50
205+00

RD CENTERLINE

25 RD

MATCH LINE

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

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

CONCRETE SIDEWALK

2945-044-71-241
637 25 ROAD
CHRONOS PROPERTIES

2945-044-00-119
645 25 ROAD
LEO GRAP

2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 11
May 21, 2025

NOTES:

– EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.

– PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.

– CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

2945-041-00-032
653 25 RD
JULIE D JONES

2945-041-00-143
655 25 RD
CHARLES R PEACOCK

2945-041-00-033
653 1/2 25 RD
JACQUELYN A MORAN

2945-041-72-106
HERITAGE ESTATES
HOMEOWNERS ASSOCIATION

2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC

MATCH LINE

MATCH LINE

25 RD

F 1/2 RD

RD CENTERLINE

205+50
206+00
206+50
207+00
207+50
208+00
208+50
209+00
209+50

0+00
0+50
1+00
1+50

25 Road
F 1/2 Road

STOP
R1-1

STOP SIGN (R1-1)
(36"X36") AND
STREET NAME SIGNS
(2 EA)
(D3-1)(VARIES"X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)

SPEED
LIMIT
35

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

2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO

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

2945-032-81-000
GARRETT ESTATES
HOME OWNERS ASSOC.

2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL

2945-032-81-005
659 GARRETT WAY
JEREMIAH JOHN TRUJILLO

2945-032-81-006
661 GARRETT WAY
PAULO DE MATTOS FALCAO

2945-032-81-007
663 GARRETT WAY
THOMAS HOFER

2945-032-81-003
655 GARRETT WAY
DAVID FORENZA

GARRETT WAY

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 12
May 21, 2025

MATCH LINE

2945-041-75-002
2499 JOSEFINE LN
JAMES A STELLJES

2945-041-75-003
2498 JOSEFINE LN
DALE W SUNDEEN

WAITE AVE

25 Road

Waite Ave

2945-041-60-001
2499 WAITE AVE
GENE KINSEY

STOP

R1-1

2945-041-60-024
662 KORIMA LN
HANNAH CHIU

2945-041-60-023
664 KORIMA LN
MADDILYN KIRSTATTER

SPEED LIMIT 35

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

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

2945-041-75-013
COPPER CREEK SOUTH HOMEOWNERS ASSOC.

2945-041-60-027
COPPER CREEK H.O.A.

2945-041-60-028
COPPER CREEK H.O.A.

6.5" DRIVEOVER C&GASW

ST. NAME STOP

210+50 211+00 211+50 212+00 212+50 213+00 213+50 214+00 214+50 215+00 215+50 216+00

25 RD

RD CENTERLINE

10" HP GAS

2" C&G

5' WALK

2945-032-81-008
665 GARRETT WAY
ANTHONY HUNDTOFT

2945-032-81-009
667 GARRETT WAY
LANDON L SATTERFIELD

2945-032-81-010
669 GARRETT WAY
WILLIAM R WELLBORN

WALK

2945-032-81-000
GARRETT ESTATES HOME OWNERS ASSOC.

2945-032-81-011
671 GARRETT WAY
NANCY J JOHNSON

2945-032-89-008
665 ARTHUR CT
RICHARD DAVID JOHANSEN

2945-032-89-007
667 ARTHUR CT
EMMA ZOE GATLEY

GARRETT WAY

ARTHUR CT

NOTES:

- EPOXY PAVEMENT MARKING SHALL BE APPLIED ONLY TO ASPHALT PAVEMENT.

- PREFORMED PLASTIC PAVEMENT MARKING (TYPE II) (INLAID) SHALL BE APPLIED ONLY TO CONCRETE PAVEMENT.

- CONTRACTOR SHALL COORDINATE ALL STRIPING WITH CITY OF GRAND JUNCTION TRAFFIC SO THAT A REPRESENTATIVE OF TRAFFIC IS ON SITE FOR INSPECTION DURING STRIPING ACTIVITIES.

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 13
May 21, 2025

25 Road
F 1/2 Road
STOP
R1-1
STOP SIGN (R1-1)
(36"X36") AND
STREET NAME SIGNS
(2 EA)
(D3-1)(VARIES"X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)
RIGHT LANE
MUST
TURN RIGHT
R3-7R
RIGHT LANE MUST
TURN RIGHT SIGN
(R3-7R)
(36"X36")
(TYPICAL 3 LB.
U SHAPE CHANNEL
STEEL POST
INSTALLATION)
N
W
E
S
2945-032-81-004
657 GARRETT WAY
ANIL K LUITEL
2945-041-00-034
651 25 RD
APPLEWOOD LANE LLC
2945-032-81-003
655 GARRETT WAY
DAVID FORENZA
2945-032-81-002
653 GARRETT WAY
GAIL J REDIN
2945-032-81-001
651 GARRETT WAY
FELIPE MACIAS MENDOZA
GARRET WAY
MARSHALL ST
CROSSING ST
2945-032-84-001
652 MARSHAL ST
GERALD R COHEA
2945-041-00-164
PUBLIC SERVICE COMPANY
OF COLORADO
2945-044-51-001
649 25 ROAD
BARN LLC
2945-044-00-118
647 25 ROAD
DEBORAH D HEIDEL-DAVIS
2945-033-00-206
648 25 RD
MESA COUNTY
SHERIFF'S POSSE
25 ROAD
F 1/2 RD
25 ROAD CT
RD CENTERLINE
F 1/2 Road
25 Road Ct
STOP
R1-1
STOP SIGN (R1-1)
(36"X36") AND
STREET NAME SIGNS
(2 EA)
(D3-1)(VARIES"X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)
SPEED
LIMIT
35
SPEED LIMIT
SIGN (R2-1)
(35 MPH)
(30"X36")
(TYPICAL 3 LB.
U SHAPE
CHANNEL STEEL
POST
INSTALLATION)
MATCH LINE

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 14
May 21, 2025

2945-044-00-124
619 25 RD
FREDERICK C NIPPLE

2945-033-07-030
2502 FORESIGHT CIRCLE
BRESNAN COMMUNICATIONS LLC

2945-033-16-008
2510 FORESIGHT CIRCLE
STATE OF COLORADO ACTING BY & THROUGH THE TRUSTEES
FOR COLORADO MESA UNIVERSITY
FOR THE USE & BENEFIT OF COLORADO MESA UNIV

FOUR CANYONS PKWY

W FORESIGHT CIR

FORESIGHT CIR

RD CENTERLINE

MATCH TO EXISTING DOUBLE YELLOW

MATCH TO EXISTING DOUBLE YELLOW

SEE SIGNING PLAN - 7 & 8
FOR SIGNS AT THIS INTERSECTION

2945-033-07-043
2503 FORESIGHT CIRCLE
2503 LLC

W Foresight Cir

Foresight Cir

STOP
R1-1

STOP SIGN (R1-1)
(36"X36") AND
STREET NAME SIGNS
(2 EA)
(D3-1)(VARIES"X12")
(TYPICAL 3 LB. U
SHAPE CHANNEL
STEEL POST
INSTALLATION)

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 15
May 21, 2025

N
W E
S

2945-044-81-065
2497 TIPTOP AVE #A
RYAN AND AMY WARRINER

2945-044-81-066
2497 TIPTOP AVE #B
DAVID & MEGAN YOACHUM

2945-044-81-067
2499 TIPTOP AVE #A
TIPTOP AVENUE LLC

2945-044-81-068
2499 TIPTOP AVE #B
TIPTOP AVENUE LLC

SPEED LIMIT 35

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

2945-044-00-042
2494 F 1/4 RD
GENESIS BUILDERS

2945-044-00-043
625 25 ROAD
JAMES E SANVILLE

0+00 0+50 1+00 1+50 2+00 35MPH 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00

RD CENTERLINE

F 1/4 RD

RAMP

ZENITH LN

1STOP

F 1/4 Road
Zenith Ln

STOP
R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

2945-044-00-078
2491 F 1/4 RD
FREDERICK C & DIANTHA J NIPPLE

2945-044-00-077
623 25 ROAD
GABRIEL GUTIERREZ

2'C&G
6"CURB
6"CURB
6"CURB
6"CURB
4" CURB
2' CURB & GUTTER
2' CURB & GUTTER
CONC
~ASPHALT~

25 Road
F 1/4 Road

STOP
R1-1

STOP SIGN (R1-1) (36"X36") AND STREET NAME SIGNS (2 EA) (D3-1)(VARIES"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNING PLAN – 16
May 21, 2025

1. SITE DESCRIPTION

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

A. PROJECT SITE LOCATION: F 1/2 Road Parkway from 24 ½ Road to 25 Road, 25 Road from Patterson to Waite Ave, F ½ Road from 25 Road to Crossing St, W. Foresight Cir, and a small portion of Foresight Cir at the west side.

Location or address of construction office: 637 25 RD, Grand Junction, CO 81505

PROJECT SITE DESCRIPTION: The F ½ Road Parkway Project is to construct an urban arterial parkway section for F 1/2 Road Parkway from 24 ½ Road to 25 Road, construct an urban arterial parkway section for 25 Road from Patterson to the F ½ Road Parkway, to construct and tie to an urban collector street section for 24 ¾ Road from the F ½ Road Parkway north about 300 feet to the existing collector section, to construct an urban collector street section for 25 Road from the F ½ Road Parkway north to Waite Ave, to construct an urban collector street section for F 1/2 Road from 25 Road to Crossing St., to construct an urban residential cul-de-sac for 25 Rd Ct from F ½ Rd south to where the new F ½ Road Parkway cuts off 25 Rd, to construct an urban residential collector for F ¼ Road from 25 Rd west to Zenith Ln, to construct a commercial street for W Foresight Cir. From 25 Rd to Foresight Cir., to reconstruct a small portion of Foresight Cir. To tie back to existing, to construct an unsignalized intersection at 24 ¾ Rd and F ½ Road Parkway, to construct an unsignalized Florida T style intersection at F ½ Road Parkway and 25 Rd, to construct a conventional T style unsignalized intersection at 25 Road and F ½ Road, to construct a conventional T style unsignalized intersection at F ½ Road and 25 Rd Ct, to construct a full movement T style unsignalized intersection at Blichman and 25 Rd, to construct a full movement T style unsignalized intersection at F ¼ Road and 25 Rd, to complete a full movement unsignalized intersection at F ¼ Road and Zenith Ln, to construct a ¾ movement style unsignalized intersection at W Foresight Cir and 25 Rd, to construct a full movement unsignalized T intersection at W Foresight Cir and Foresight Cir, and tie back and match the existing Signalized intersection of 25 Rd and Patterson. F ½ Road Parkway and the South leg of 25 Road Improvements will include a center median, two west and east bound lanes, curb, gutter, landscape boulevard, and sidewalk on both sides of the roadway. Along with the roadway construction described above, Utilities will be extended, replaced, and/or relocated as needed to facilitate the new roadway and intersections construction. This is a 2019 Ballot Initiative funded project which includes unclassified excavation, aggregate base course, concrete pavement, asphalt pavement, curb, gutter, walk, retaining wall, utility relocations, pedestrian lighting, landscaping, and revegetation. The improvements whether by surface drainage or via storm drainpipe conveyance drain to Leach Creek which directly discharges to the Colorado River; erosion log slope protection is proposed at the toe of banks of F 1/2 Road Parkway. Storm Drain inlet protection is proposed ahead of storm drain pipe conveyance into N. Leach Creek; final landscaping will be furnished per the landscaping plans in most other areas of disturbance immediately following construction efforts; other small pockets of disturbance not covered with paving, revegetation, or landscaping will be hydroseeded with a native seed.

C. PROPOSED SEQUENCING FOR MAJOR CONSTRUCTION ACTIVITIES: The project will begin with installation of tracking pad, concrete washout structure, and perimeter sediment controls, clearing and grubbing, utility relocation, all needed removals, grading of the construction area, construction of all roadways described above, final landscaping. Disturbed areas not otherwise covered with paving, revegetation, or landscaping will receive hydroseeding.

D. ACRES OF DISTURBANCE:

1. Total area of construction site (LOC (PERMITTED AREA)): 24 acres
2. Total area of proposed disturbance (LDA): 22 acres
3. Total area of seeding: 0.6 acres
4. Total area of pre-project impervious surface: 5.2 acres
5. Total area of final impervious surface: 16.5 acres

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

F. EXISTING VEGETATION, INCLUDING PERCENT COVER:

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

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

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

H. RECEIVING WATER:

1. Outfall locations: See site map
2. Names of immediate receiving water(s) on site: Leach Creek
3. Ultimate receiving water(s): Colorado River
4. Horizontal distance to nearest ultimate receiving water from project: 1.5 miles
5. Description of all stream crossings located within the Construction Site Boundary: North Leach Creek.

Location	Stream Name	Description Of Any Disturbed Upland Areas

I. NON-STORMWATER DISCHARGES:

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

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

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

2. SITE MAP COMPONENTS:

Pre-construction

A. PROJECT CONSTRUCTION POTENTIAL SITE BOUNDARIES See SWMP Site Map

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

C. AREAS OF CUT AND FILL See SWMP Site Map and Road Cross Sections

D. LOCATION OF ALL STRUCTURAL CONTROL MEASURES IDENTIFIED IN THE SWMP N/A

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

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

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

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

DESCRIPTION	DATE
REVISION ⚠1 REV 1	– DATE
REVISION ⚠2 REV 2	– DATE
REVISION ⚠3 REV 3	– DATE
REVISION ⚠4 REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
SWMP – 01 NOTES
May 21, 2025

N:\Landpro\VF.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\SWMP.dwg – PLOTTED 5/21/2025 10:19:33 AM

I. AREAS USED FOR STORING AND STOCKPILING OF MATERIALS, STAGING AREAS (field trailer, fueling, etc.) WASTE ACCUMULATION and BATCH PLANTS INCLUDING MASONARY MIXING STATIONS See SWMP Site Map

J. LOCATIONS OF ALL STREAM CROSSINGS LOCATED WITHIN THE CONSTRUCTION SITE BOUNDARY
N/A

3. QUALIFIED STORMWATER MANAGERS:

A. SWMP ADMINISTRATOR FOR DESIGN:

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

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

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

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

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

4. STORMWATER MANAGEMENT CONTROLS FIRST CONSTRUCTION ACTIVITIES

THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

A. POTENTIAL POLLUTANT SOURCES

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

B. OFFSITE DRAINAGE (RUN ON WATER)

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

C. VEHICLE TRACKING PAD/VEHICLE TRACKING CONTROL

1. Control measures shall be implemented.

D. PERIMETER CONTROL

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

5. DURING CONSTRUCTION

RESPONSIBILITIES OF THE SWMP Administrator for Construction

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

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

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

Environmentally Sensitive Areas:

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

Identification of Spill Cleanup Coordinators:

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

Location of Clean-up Kits:

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

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

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

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

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

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

B. MATERIALS HANDLING:

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

Material	Quantity	Staging/Storage Location(s)

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

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

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

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

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

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

6. INSPECTIONS

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

7. CONTROL MEASURE MAINTENANCE

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

8. RECORD KEEPING

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

9. INTERIM, PERMANENT STABILIZATON and LONG TERM STORMWATER MANAGEMENT

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

A. SEEDING PLAN

Seeding will be required for an estimated 0.6 acre of disturbed area within the construction limits which are not surfaced, permanently landscaped, or revegetated. The following types and rates shall be used:

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

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

C. LONG TERM STORMWATER MANAGEMENT

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

10. PRIOR TO PROJECT FINAL ACCEPTANCE

A. Partial Acceptance shall be in accordance with subsection 107.25 (d), 208.10 and 214.04. At the Partial Acceptance of the project, it shall be determined by the SWMP Administrator for Construction and the Engineer which temporary control measures shall remain until 70% revegetation is established or which shall be removed.
B. At the end of the project, all ditch checks shall either consist of temporary erosion logs (or equivalent) or permanent riprap.
C. All storm drains shall be cleaned prior to the Final Acceptance of the project.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SWMP – 03 NOTES
May 21, 2025

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\SWMP.dwg – PLOTTED 5/21/2025 10:19:35 AM

N

W E

S

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

EX INLET F3-242-015

EX INLET F3-242-146

COPPERCREST DR

DRAINAGE FROM THE END OF COPPERCREST DRIVE TURNS AND EVENTUALLY ENDS UP IN INLET F3-242-015

LEGEND:

COLLECTED CONVEYANCE – GUTTER, EARTH DITCH, SWALE ETC.. PER PLANS

WAITE AVE

PRE-FABRICATED VEHICLE TRACKING PAD

CONCRETE WASHOUT STRUCTURE PER CDOT M STANDARD PLAN M-208-1 SHT 1 OF 11

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

EROSION LOG CULVERT INLET PROTECTION PER CDOT M STANDARD PLAN M-208-1 SHT 2 OF 11

WATER QUALITY/DETENTION POND RESHAPED (SEE STAKING PLAN)

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

PRE-FABRICATED VEHICLE TRACKING PAD

CONCRETE WASHOUT STRUCTURE PER CDOT M STANDARD PLAN M-208-1 SHT 1 OF 11

EROSION LOG FILTER AT DROP INLET PER CDOT M STANDARD PLAN M-208-1 SHT 2 OF 11

EROSION LOG TOE OF SLOPE PROTECTION PER CDOT M STANDARD PLAN M-208-1 SHT 3 OF 11.

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

EROSION LOG FILTER AT DROP INLET PER CDOT M STANDARD PLAN M-208-1 SHT 2 OF 11

EROSION LOG CULVERT INLET PROTECTION PER CDOT M STANDARD PLAN M-208-1 SHT 2 OF 11

EX INLET DOUBLE INLET

EX INLET DOUBLE INLET

FOUR CANYONS PKWY

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

EROSION LOG FILTER AT DROP INLET PER CDOT M STANDARD PLAN M-208-1 SHT 2 OF 11

EX INLET F2-242-029

EX INLET F2-242-030

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

25 RD

25 RD CT

F 1/2 RD

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

POSSIBLE STAGING AREA

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

STORM DRAIN INLET PROTECTION TYPE II PER CDOT M STANDARD PLAN M-208-1 SHT 5 OF 11

EROSION LOG TOE OF SLOPE PROTECTION PER CDOT M STANDARD PLAN M-208-1 SHT 3 OF 11.

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

DRAWN BY JCS DATE 2025

DESIGNED BY JCS DATE 2025

CHECKED BY BH DATE 2025

APPROVED BY KH DATE 2025

SCALE 0 50 100 200

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B

SWMP – 04 SITE MAP 1

May 21, 2025

251

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\SWMP.dwg – PLOTTED 5/21/2025 10:19:37 AM

EX INLET F1-242-043
TRIPLE INLET

EX INLET F2-242-021
DOUBLE INLET

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

EX INLET F1-242-078

EX INLET F1-242-083
CDOT CURB INLET TYPE R

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

ZENITH LANE

PRE-FABRICATED VEHICLE
TRACKING PAD

CONCRETE WASHOUT STRUCTURE
PER CDOT M STANDARD PLAN
M-208-1 SHT 1 OF 11

F 1/4 RD

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

PATTERSON RD

PRE-FABRICATED VEHICLE
TRACKING PAD

CONCRETE WASHOUT STRUCTURE
PER CDOT M STANDARD PLAN
M-208-1 SHT 1 OF 11

EROSION LOG TOE OF SLOPE
PROTECTION PER CDOT M
STANDARD PLAN M-208-1
SHT 3 OF 11.

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

EROSION LOG TOE OF SLOPE
PROTECTION PER CDOT M
STANDARD PLAN M-208-1
SHT 3 OF 11.

FOUR CANYONS PKWY

W FORESIGHT CIR

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

FORESIGHT CIR

EX INLET F1-251-117
DOUBLE INLET

EX INLET F1-251-118

STORM DRAIN INLET
PROTECTION TYPE II PER CDOT
M STANDARD PLAN M-208-1
SHT 5 OF 11

MATCH LINE - SEE SITE MAP 1

FOUR CANYONS PKWY

25 RD

25 RD CT

CONCRETE
WASHOUT
STRUCTURE PER
CDOT M STANDARD
PLAN M-208-1
SHT 1 OF 11

PRE-FABRICATED VEHICLE
TRACKING PAD

MATCH LINE - SEE SITE MAP 1

CROSSING ST

F 1/2 RD

LEGEND:

COLLECTED CONVEYANCE - GUTTER, EARTH DITCH, SWALE ETC.. PER PLANS

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 50 100 200

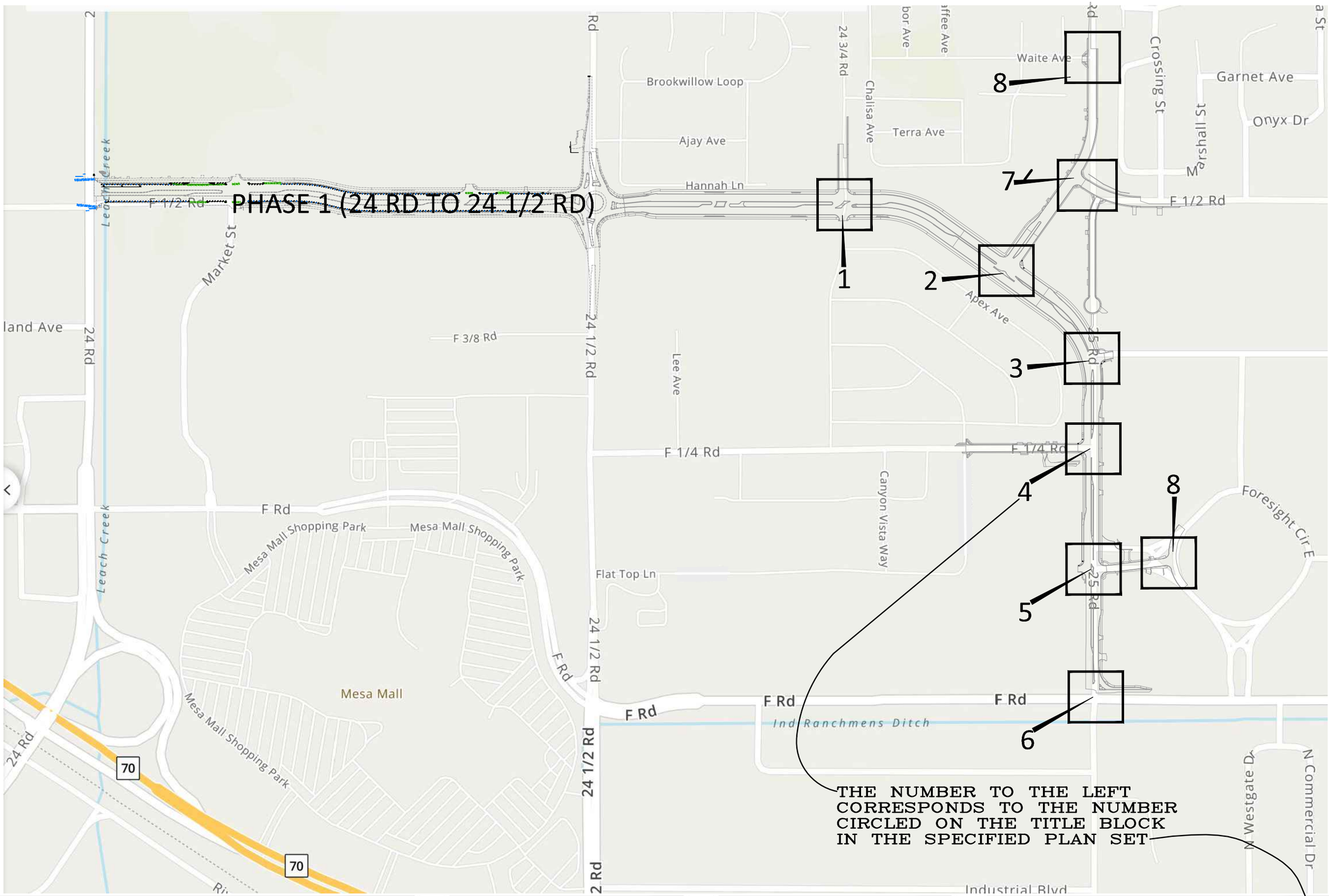
CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

FOUR CANYONS PKWY PH 2B
SWMP - 05 SITE MAP 2
May 21, 2025

252

N:\Landproj\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\SWMP.dwg - PLOTTED 5/21/2025 10:19:39 AM



DESCRIPTION	DATE
REVISION ⚠ REV 1	– DATE
REVISION ⚠ REV 2	– DATE
REVISION ⚠ REV 3	– DATE
REVISION ⚠ REV 4	– DATE

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 125 250 500

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS SHEET INDEX – X
May 21, 2025

N

W E

S

24 3/4 ROAD

HERITAGE
ESTATES
PUMP HOUSE

FOUR CANYONS PKWY

HVOHP

MB-67 - Interstate Semi-Trailer

DELINEATOR

~ASPHALT~

CONCRETE DITCH
(ABANDON)

2' CURB & GUTTER

6" VPAN

3' VPAN

6.5'D/D C.C.&S.W.

BRICK WALL

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE
0 25 50

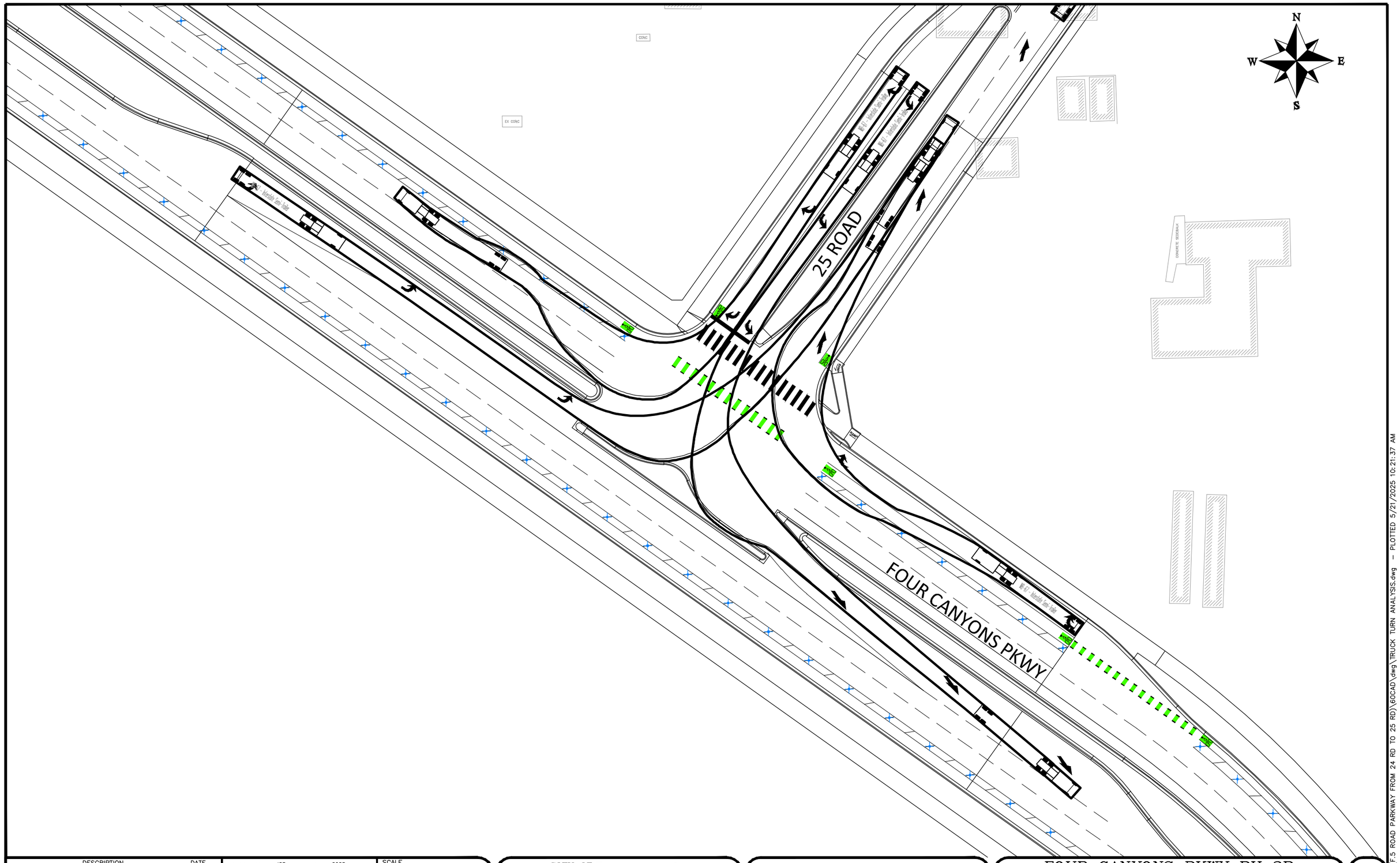
CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS – 1
May 21, 2025

254

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\TRUCK TURN ANALYSIS.dwg – PLOTTED 5/21/2025 10:21:36 AM



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 25 50

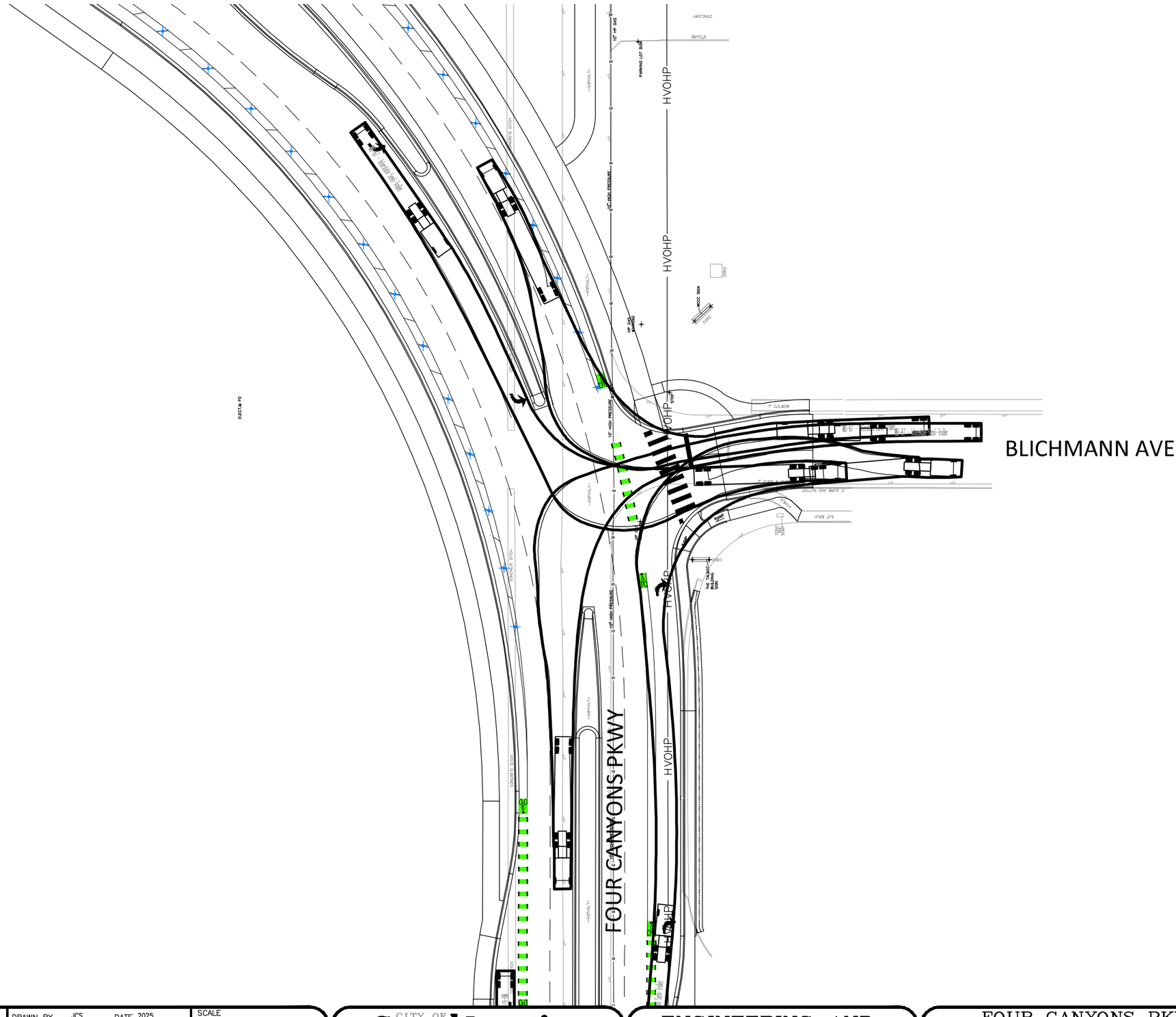
CITY OF Grand Junction COLORADO

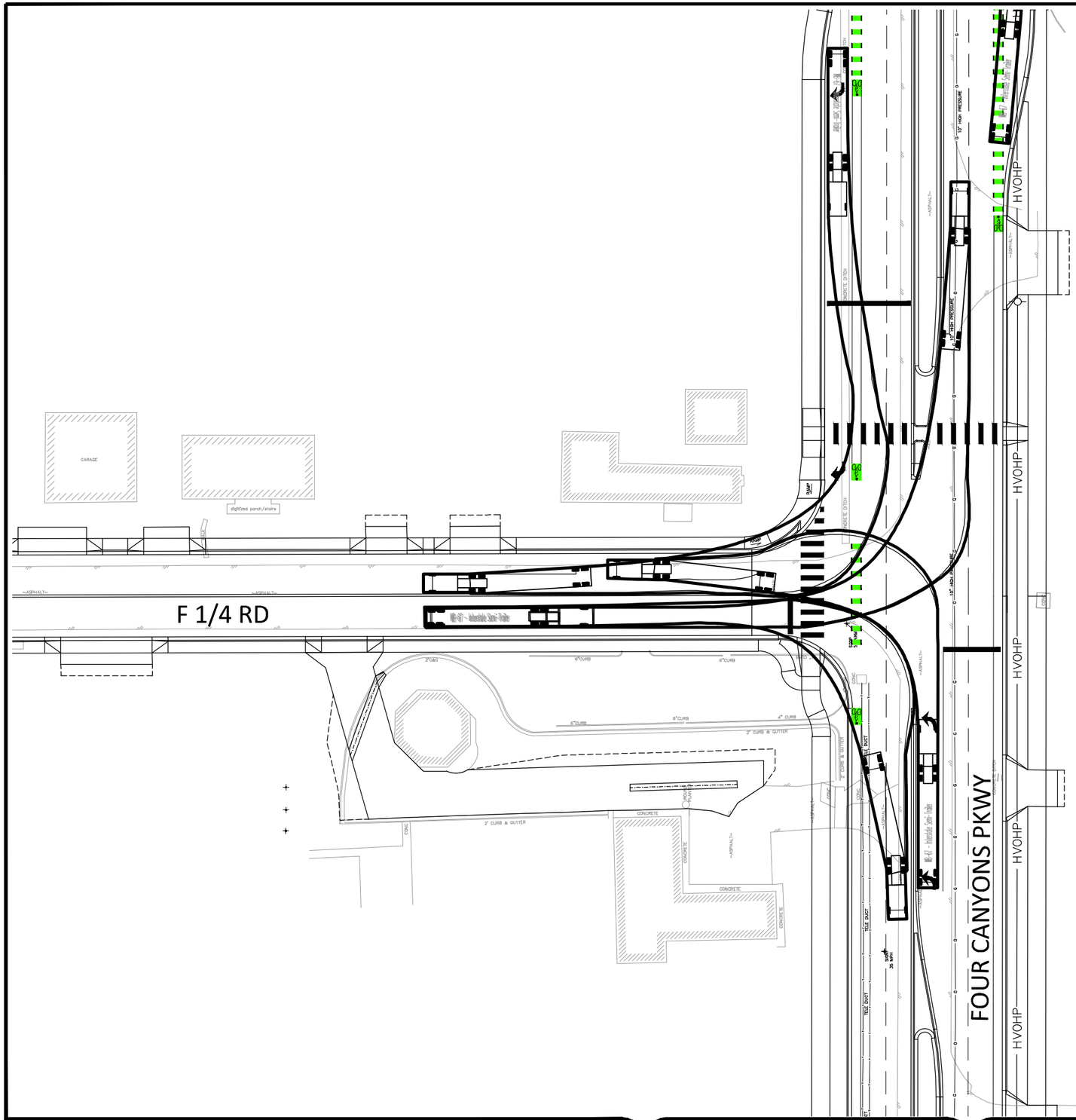
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

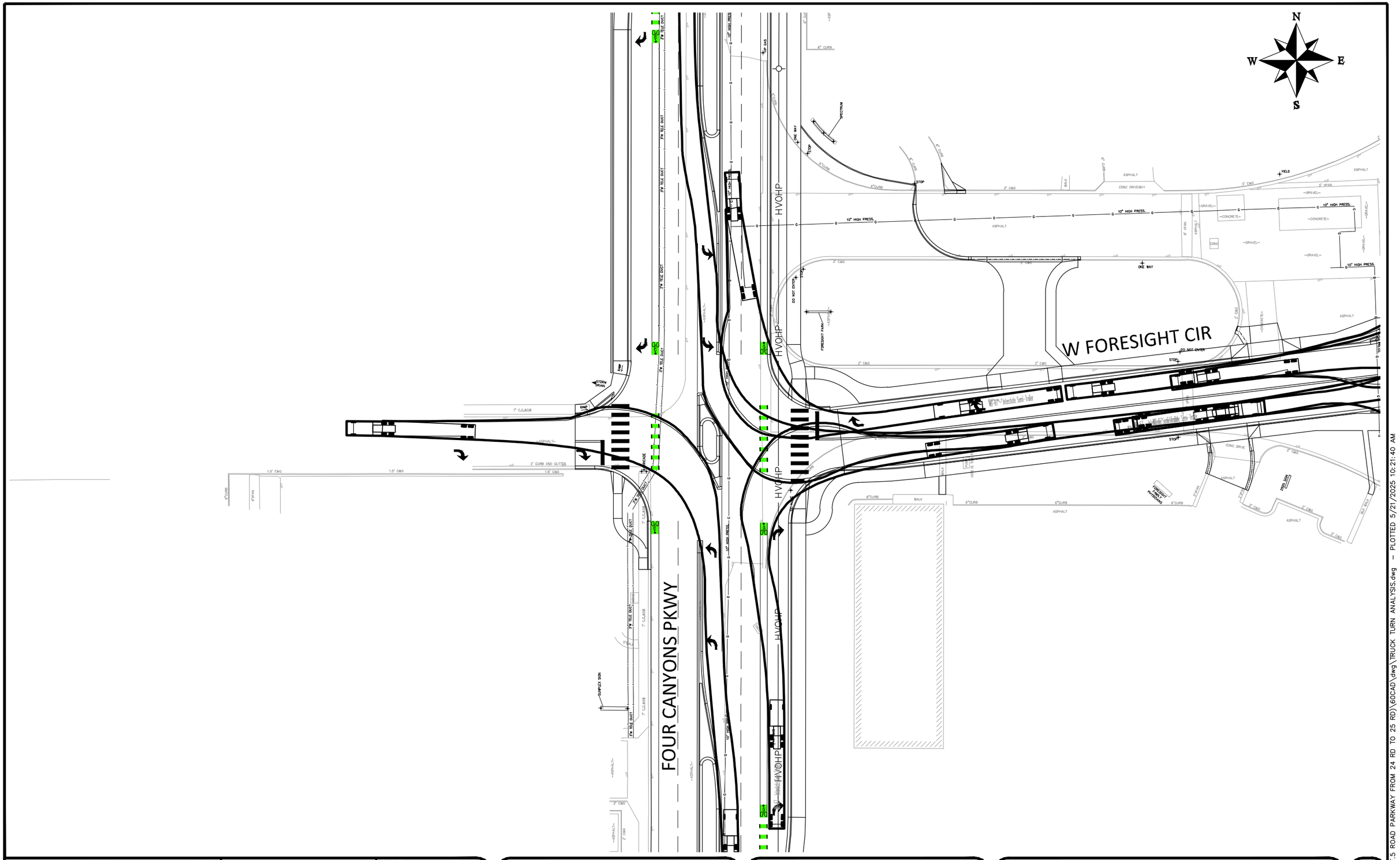
FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS – 2
May 21, 2025

255

N:\Landpro\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\TRUCK TURN ANALYSIS.dwg – PLOTTED 5/21/2025 10:21:37 AM


N
W
E
S
BLICHMANN AVE
FOUR CANYONS PKWY
HVOHP
HVOHP STOP
HVOHP
HVOHP
HVOHP
HVOHP
HVOHP
10" HIGH PRESSURE
10" HIGH PRESSURE
10" HP GAS
PARKING LOT SIGN
NOC SIGN
CONCRETE DITCH
CONCRETE DITCH
CONCRETE DITCH
~ASPHALT~
~ASPHALT~
~ASPHALT~
~ASPHALT~
CONCRETE
CONCRETE
CONCRETE


N
W
E
S
F 1/4 RD
FOUR CANYONS PKWY
HVOHP
HVOHP
HVOHP
HVOHP
HVOHP
CARAGE
digitized porch/stairs
~ASPHALT~
~ASPHALT~
~ASPHALT~
~ASPHALT~
CONCRETE
CONCRETE
CONCRETE
CONCRETE
CONCRETE
2'C&G
6"CURB
6"CURB
6"CURB
6"CURB
4" CURB
2' CURB & GUTTER
2' CURB & GUTTER
2' CURB & GUTTER
2' CURB & GUTTER
CONC
CONC
CONC



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

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE

0 25 50

CITY OF Grand Junction COLORADO

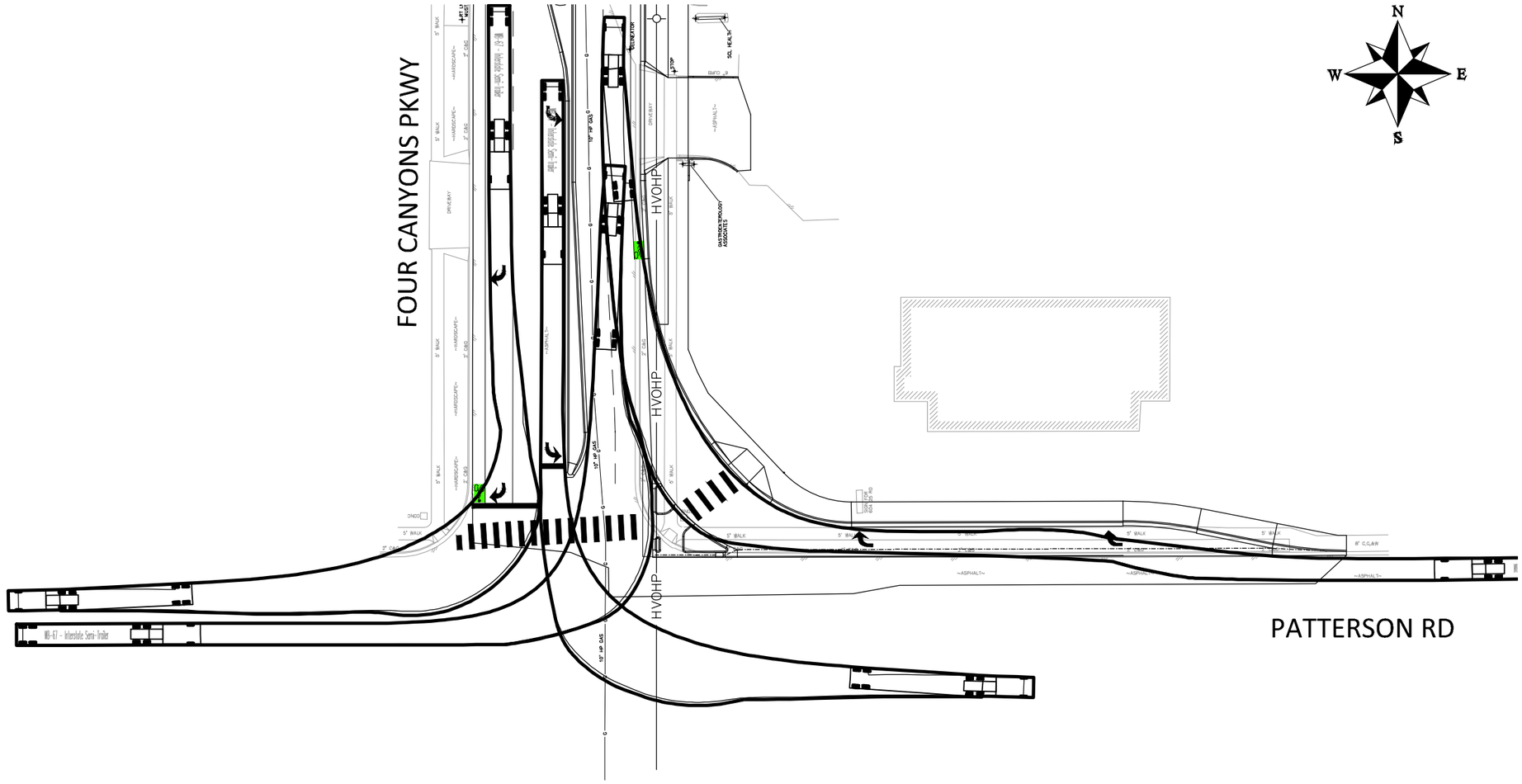
ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS - 5
May 21, 2025

258

N:\Landpro\(F.5 ROAD PARKWAY FROM 24 RD TO 25 RD)\60CAD\dwg\TRUCK TURN ANALYSIS.dwg – PLOTTED 5/21/2025 10:21:40 AM



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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 25 50

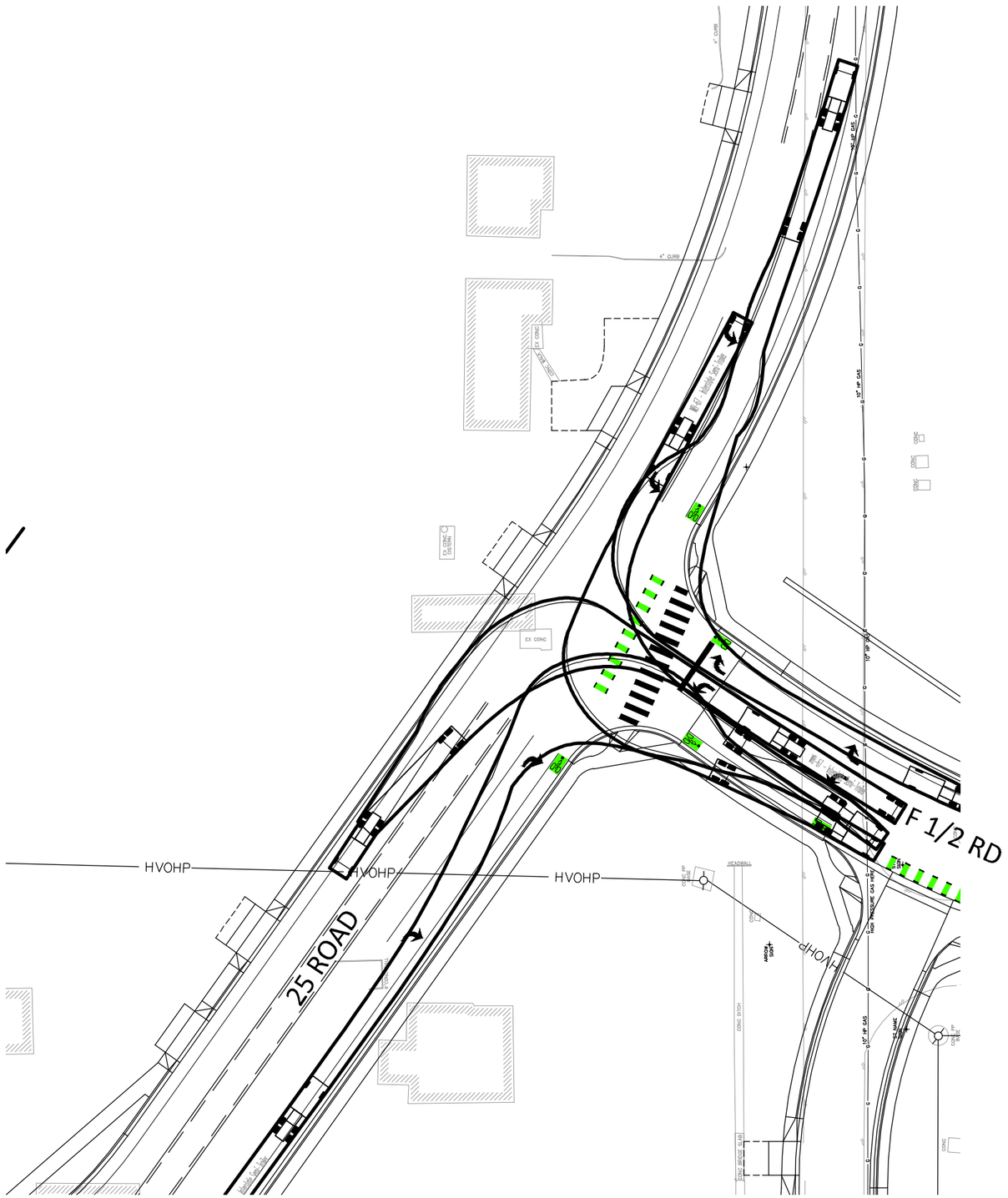
CITY OF Grand Junction COLORADO

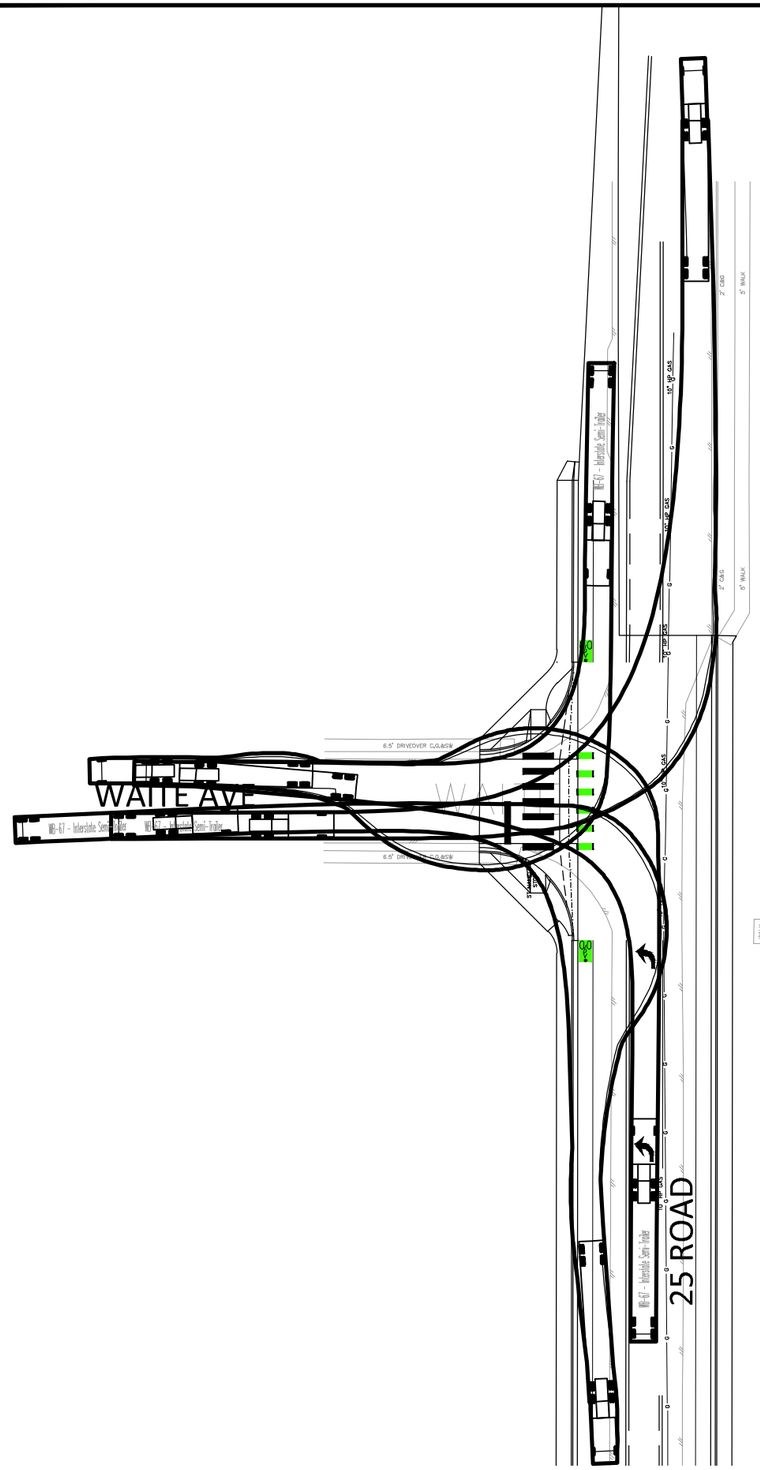
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

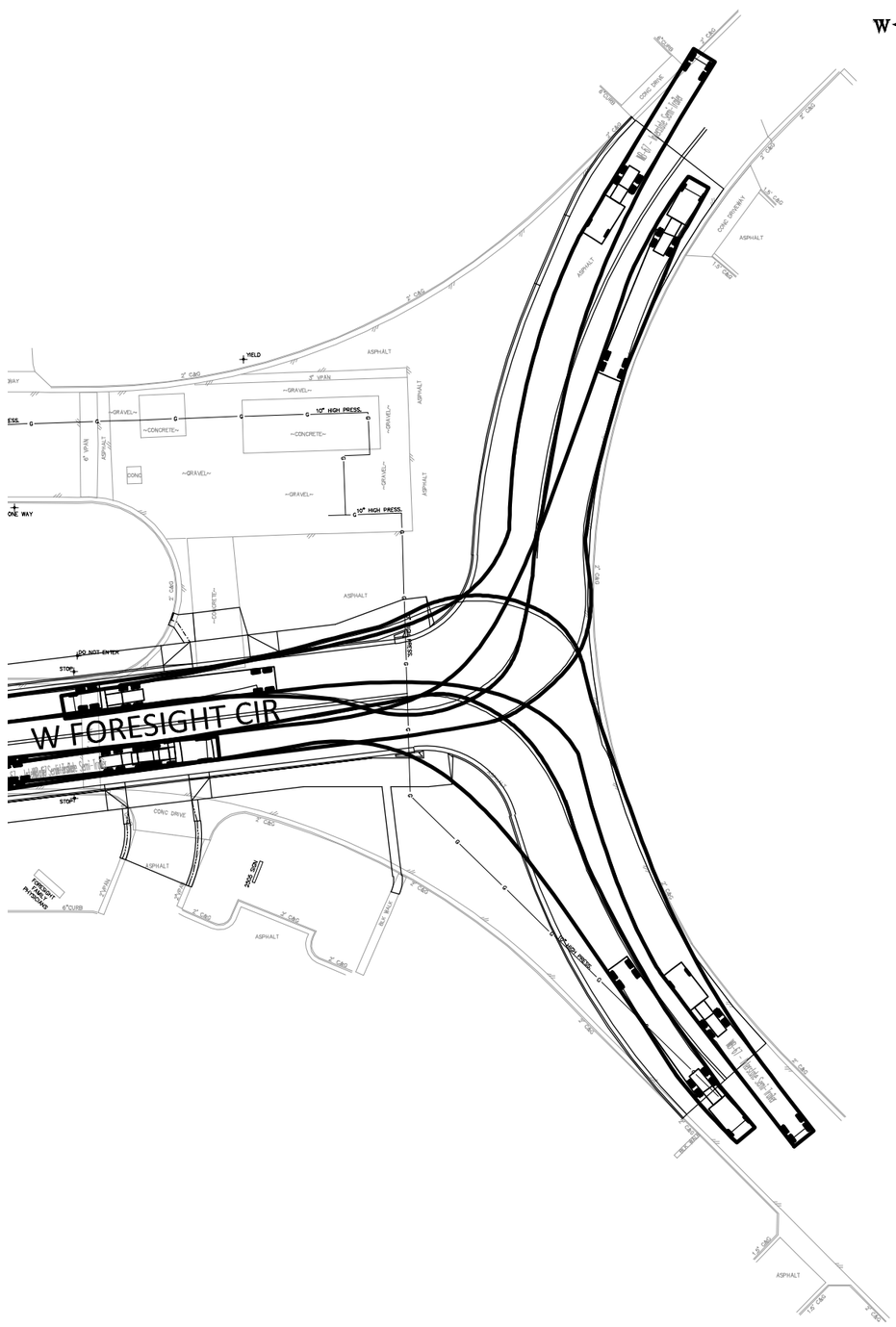
FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS – 6
May 21, 2025

259

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\TRUCK TURN ANALYSIS.dwg – PLOTTED 5/21/2025 10:21:41 AM


4" CURB
EX CONC
DI CONC SIDEWALK
DI CONC DRIVE
DI CONC DRIVE
DI CONC SIDEWALK





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

DRAWN BY	JCS	DATE	2025
DESIGNED BY	JCS	DATE	2025
CHECKED BY	BH	DATE	2025
APPROVED BY	KH	DATE	2025

SCALE
0 25 50

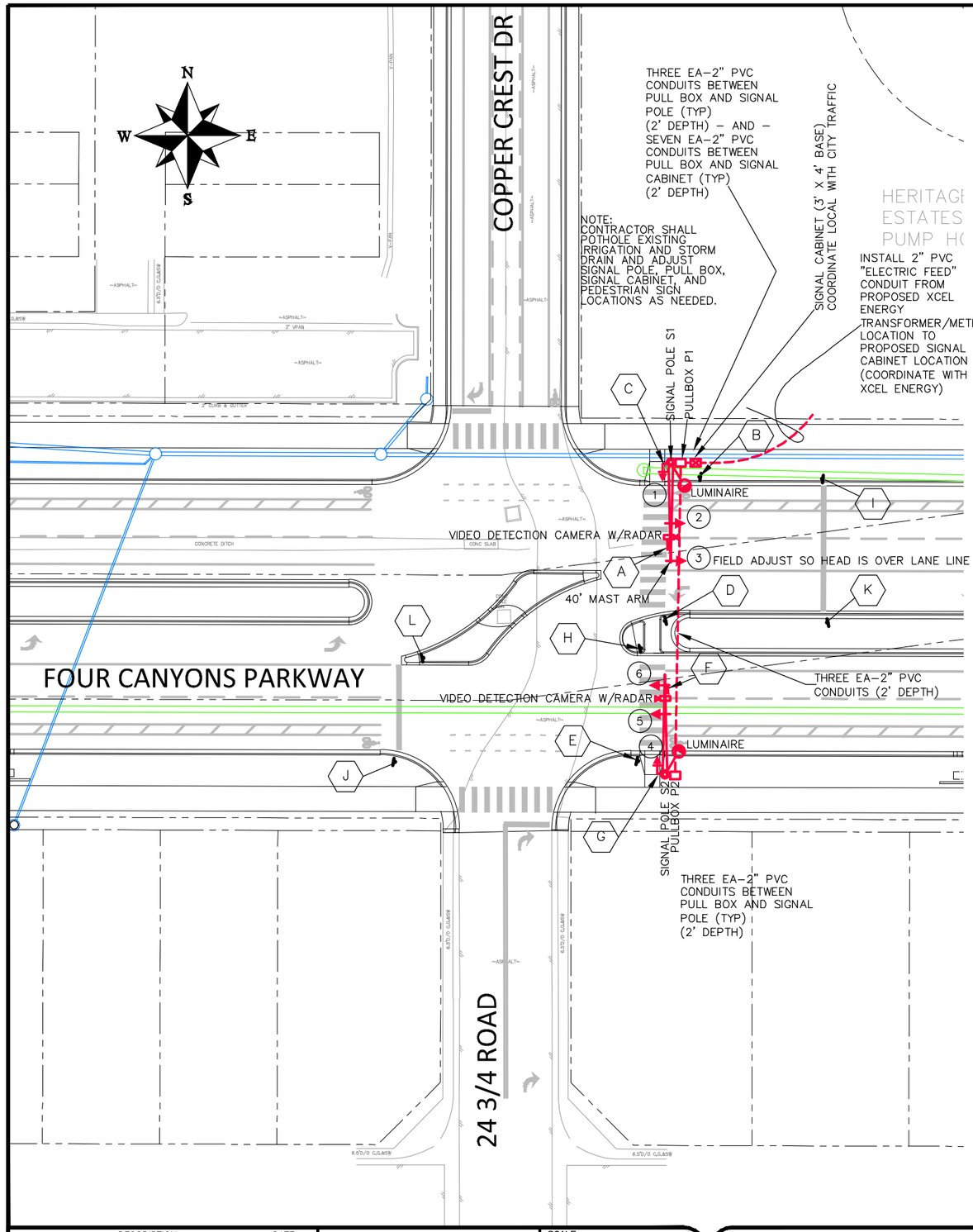
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
TRUCK TURN ANALYSIS – 8
May 21, 2025

261

N:\Landproj\F.5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD\dwg\TRUCK TURN ANALYSIS.dwg – PLOTTED 5/21/2025 10:21:43 AM





CROSSWALK STOP ON RED SIGN (R10-23a) (48"X36") (SIGNAL MAST ARM MOUNT)





16" LED WITH PUSH BUTTON AND SIGNS. POLE MOUNT



PUSH BUTTON TO CROSS LEFT (R10-3B) (9 X 12) SIGNAL POLE MOUNT



STOP HERE ON RED (R10-6) (24"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)



STOP HERE ON RED (ARROW DOWN RIGHT) (R10-6R) (24"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

PEDESTRIAN SIGN FLUORESCENT YELLOW-GREEN (W11-2) (36"X36") AND DOWNWARD DIAGONAL ARROW SIGN FLUORESCENT YELLOW-GREEN (W16-7P) (24"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION) (FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

PEDESTRIAN SIGN FLUORESCENT YELLOW-GREEN (W11-2) (36"X36") AND DOWNWARD DIAGONAL ARROW SIGN FLUORESCENT YELLOW-GREEN (W16-7P) (24"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION) (FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

PULL BOX SCHEDULE

ID	NORTHING	EASTING	EL	SIZE
P1	47412.20	82927.87	4581.40	30"X48"X24" (CDOT TYPE 5 PULL BOX)
P2	47287.20	82925.50	4581.40	30"X48"X24" (CDOT TYPE 5 PULL BOX)

SIGNAL POLE SCHEDULE

ID	NORTHING	EASTING	EL	CAISON DIAMETER/LENGTH
S1	47412.20	82923.90	4581.40	36inches/14.5feet
S2	47287.65	82921.60	4581.40	36inches/14.5feet

NOTES

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

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

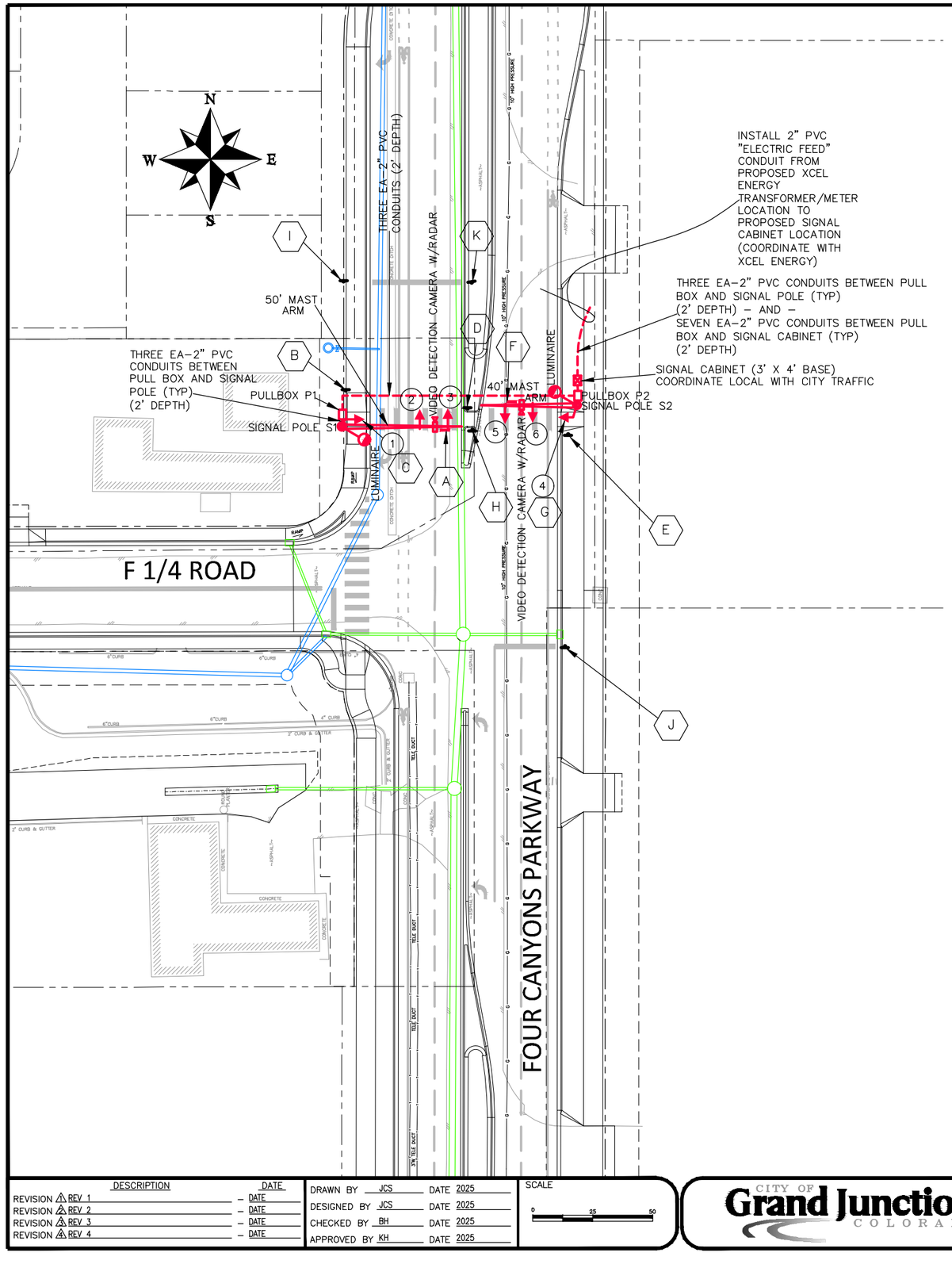
DRAWN BY	JCS	DATE 2025
DESIGNED BY	JCS	DATE 2025
CHECKED BY	BH	DATE 2025
APPROVED BY	KH	DATE 2025

SCALE 0 25 50

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNAL PLAN - 1-HAWK 24.75 RD
May 21, 2025



A F



CROSSWALK STOP ON RED SIGN (R10-23a) (48"X36") (SIGNAL MAST ARM MOUNT)

2 3 5 6



1 4



16" LED WITH PUSH BUTTON AND SIGNS. POLE MOUNT

C G



PUSH BUTTON TO CROSS LEFT (R10-3B) (9 X 12) SIGNAL POLE MOUNT



STOP HERE ON RED (R10-6) (24"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

I J



STOP HERE ON RED (ARROW DOWN RIGHT) (R10-6R) (24"X36") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION)

K

D H



PEDESTRIAN SIGN FLUORESCENT YELLOW-GREEN (W11-2) (36"X36") AND DOWNWARD DIAGONAL ARROW SIGN FLUORESCENT YELLOW-GREEN (W16-7P) (24"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION) (FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

B E



PEDESTRIAN SIGN FLUORESCENT YELLOW-GREEN (W11-2) (36"X36") AND DOWNWARD DIAGONAL ARROW SIGN FLUORESCENT YELLOW-GREEN (W16-7P) (24"X12") (TYPICAL 3 LB. U SHAPE CHANNEL STEEL POST INSTALLATION) (FOR CONCRETE PLACEMENT A 6" PVC SLEEVE SHALL BE USED, NO SEPARATE PAY)

PULL BOX SCHEDULE

ID	NORTHING	EASTING	EL	SIZE
P1	46133.81	84122.24	4577.50	30'X48'X24' (CDOT TYPE 5 PULL BOX)
P2	46141.71	84220.06	4577.80	30'X48'X24' (CDOT TYPE 5 PULL BOX)

SIGNAL POLE SCHEDULE

ID	NORTHING	EASTING	EL	CAISON DIAMETER/LENGTH
S1	46128.81	84121.95	4577.40	42inches/16.5feet
S2	46137.74	84219.71	4577.80	36inches/14.5feet

NOTES

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

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

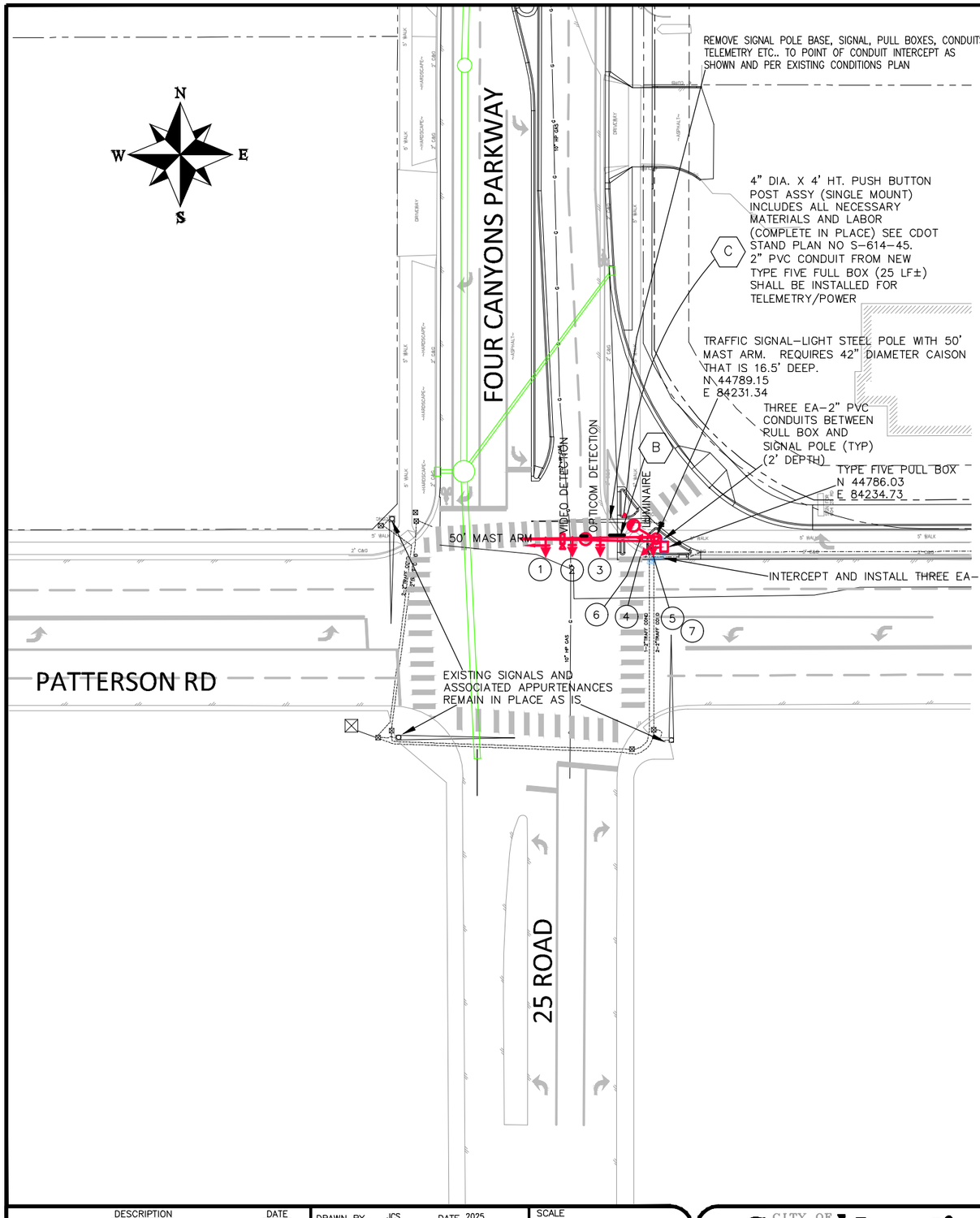
DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE 0 25 50

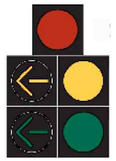
CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNAL PLAN - 2-HAWK F.25 RD
May 21, 2025



1



12" LED WITH BACKPLATE MAST ARM MOUNT

2 3



12" LED WITH BACKPLATE MAST ARM MOUNT

4



12" LED POLE MOUNT

5



12" LED POLE MOUNT

6 7



16" LED WITH PUSH BUTTON AND SIGNS. POLE MOUNT

B



(CITY PROVIDED)

Patterson Rd
NAME SIGN (D3-1)
1 EA AT SIGNAL
MAST ARM MOUNT

C



PUSH BUTTON FOR WALK SIGNAL SIGN (LEFT OR RIGHT AS FIELD CONDITION DICTATES) (R10-3) (9 X 12) PUSH BUTTON POST ASSY. MOUNT

NOTES

1. Contractor shall furnish and install conduit, pull boxes, pull tape for conduit runs, signal pole bases signal poles, mast arms, all appurtenances mounted on the mast arms, and all other items as needed to complete signal installation and as shown in the summary of approximate quantities.

2. Notify City of Grand Junction Traffic a week prior to scheduled work. The City of Grand Junction Traffic will inspect and oversee Signal installation.

3. Contractor shall coordinate closely with City of Grand Junction Traffic crews during signal installation, provide suitable access to the site, and traffic control as needed.

4. The City of Grand Junction Traffic will provide final signal controller and cabinet set up. The City of Grand Junction must be notified 72 hours prior to day of which signal is intended to be fully operational.

5. Signal Phasing will remain as is.

6. The Existing NE corner signal pole/mast arm shall remain in place and operational until the new signal pole/mast arm is placed and operational.

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

DRAWN BY JCS DATE 2025
DESIGNED BY JCS DATE 2025
CHECKED BY BH DATE 2025
APPROVED BY KH DATE 2025

SCALE
0 25 50

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO.207-F210306

FOUR CANYONS PKWY PH 2B
SIGNAL PLAN - 3-PATTERSON INTERSECTION
May 21, 2025