PROJECT NO. F210205

CITY OF GRAND JUNCTION
CROSBY AVE IMPROVEMENTS
Final/Bid Documents
January 12, 2026

FOR AND ON BEHALF OF THE CITY OF GRAND JUNCTION

CIVIL ENGINEER SCOPE OF RESPONSIBILITY: CIVIL SHEETS 1–134,
EXCLUDES ALL SURVEYING, LANDSCAPING, IRRIGATION, AND ELECTRICAL

CITY OF Grand Junction COLORADO

Engineering and Transportation
Engineering Division

DESCRIPTION	DATE
REVISION ⚠ REV_1	– DATE
REVISION ⚠ REV_2	– DATE
REVISION ⚠ REV_3	– DATE
REVISION ⚠ REV_4	– DATE

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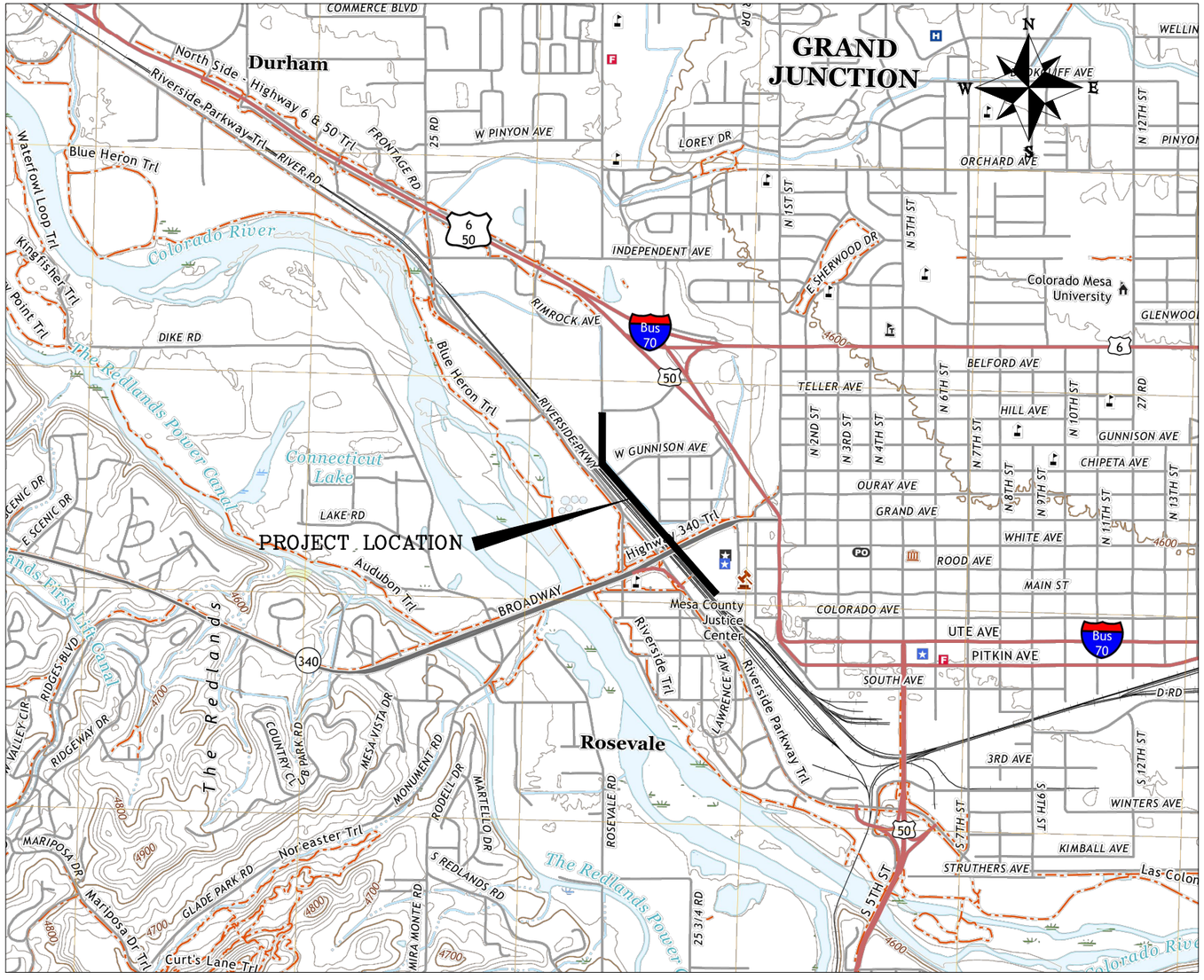
PROJECT NO. F210205

CITY OF GRAND JUNCTION
CROSBY AVE IMPROVEMENTS

Final/Bid Documents – January 12, 2026



VICINITY MAP

0 1000 2000

CITY OF Grand Junction COLORADO

Sheet Index

NOTE: NOTIFY AFFECTED UTILITY VENDOR PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE S.U.E. NOTES 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.

Engineering and Transportation
Engineering Division

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

\\Publicworks–wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave improvements)\60CAD\ODESIGN\Construction Drawings\001 COVER.dwg – PLOTTED 1/12/2026 2:34:18 PM

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COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARDS PLANS LIST

July 31, 2019

Revised on April 25, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

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■ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) ***(NEW, ISSUED ON SEPTEMBER 30, 2020)***	
■ S-613-3	PULL BOX DETAIL (2 SHEETS) ***(NEW, ISSUED ON APRIL 4, 2024)***	
□ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) ***(NEW, ISSUED ON JUNE 15, 2023)***	
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Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: DLK	(R-X)		
Last Modification Date: 04/25/25	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Construction Engineering Services DLK

STANDARD PLANS LIST

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
STANDARDS PLANS LIST
Standard Sheet No. 1 of 1
Project Sheet Number:

REVISION	DESCRIPTION	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CDOT M-STANDARDS SHEET
January 12, 2026

3

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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

7' C, G, & SW

CONCRETE CURB,GUTTER, & SIDEWALK

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 FULL DEPTH ASPHALT REMOVAL

HATCHING: REMOVAL OF ASPHALT AT (MILLING). (2" DEPTH)

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

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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)

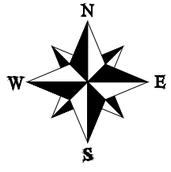
VEGETATION (TREE) (CALIPER SIZE NOTED) — 6"

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 DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

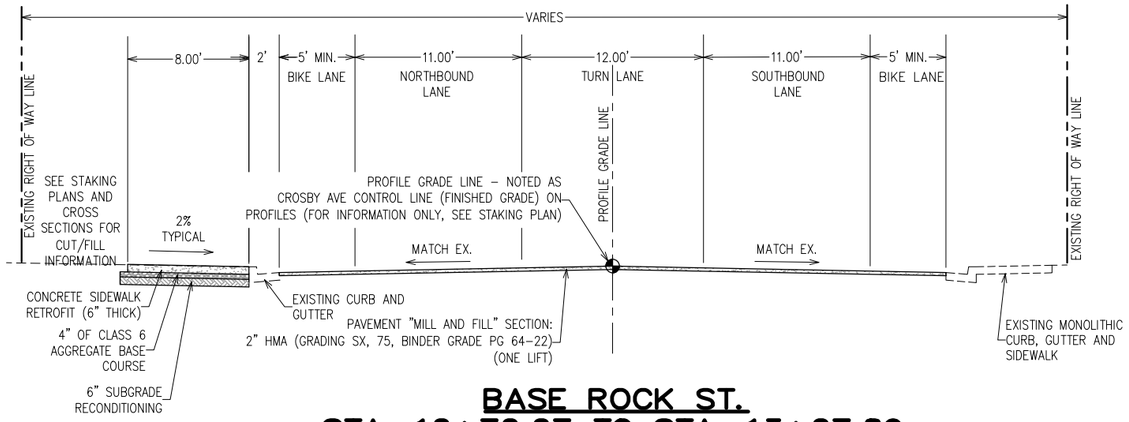
SCALES: NO SCALE

CITY OF Grand Junction COLORADO

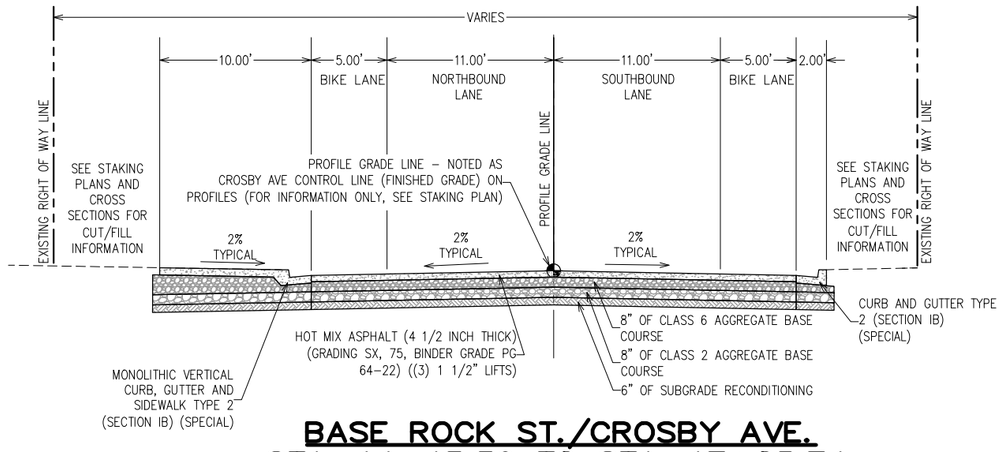
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STANDARD ABBREVIATIONS
January 12, 2026

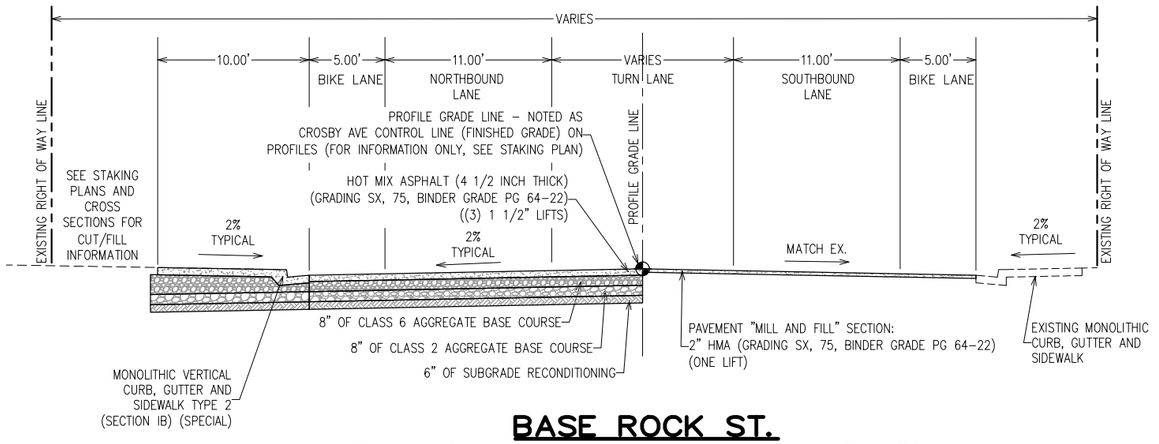
\\Publicworks-w\s\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\003 STANDARD ABBREVIATIONS LEGENDS AND SYMBOLS.dwg - PLOTTED 1/12/2026 2:34:25 PM



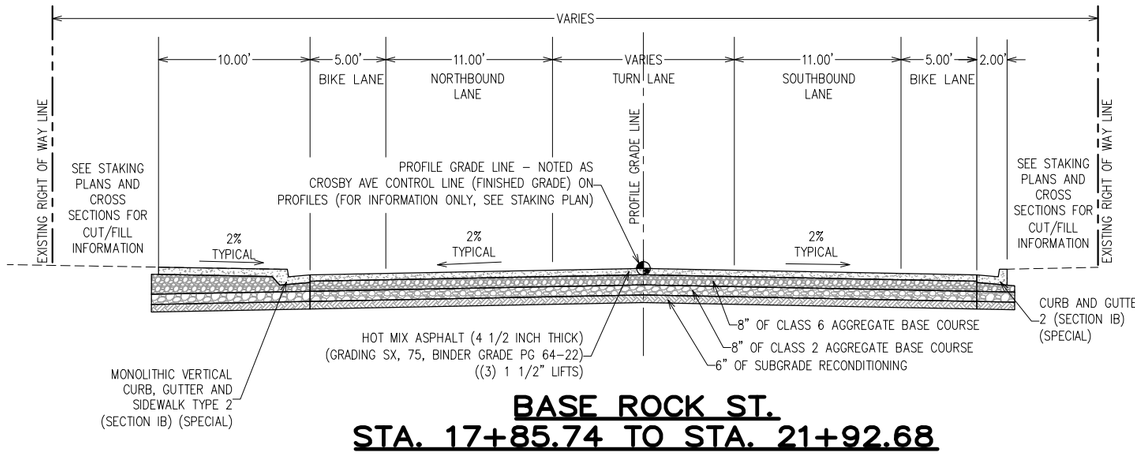
BASE ROCK ST.
STA. 12+72.27 TO STA. 13+27.89



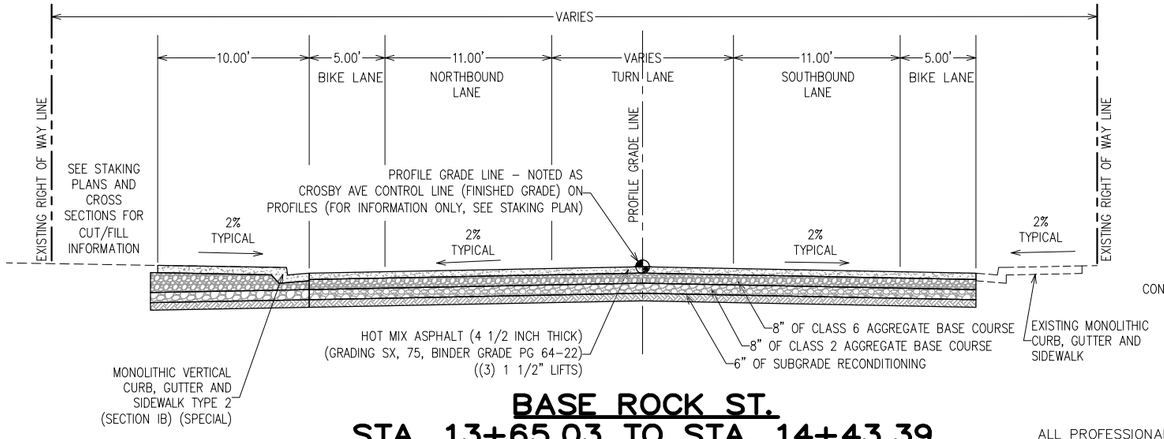
BASE ROCK ST./CROSBY AVE.
STA. 14+43.39 TO STA. 17+85.74



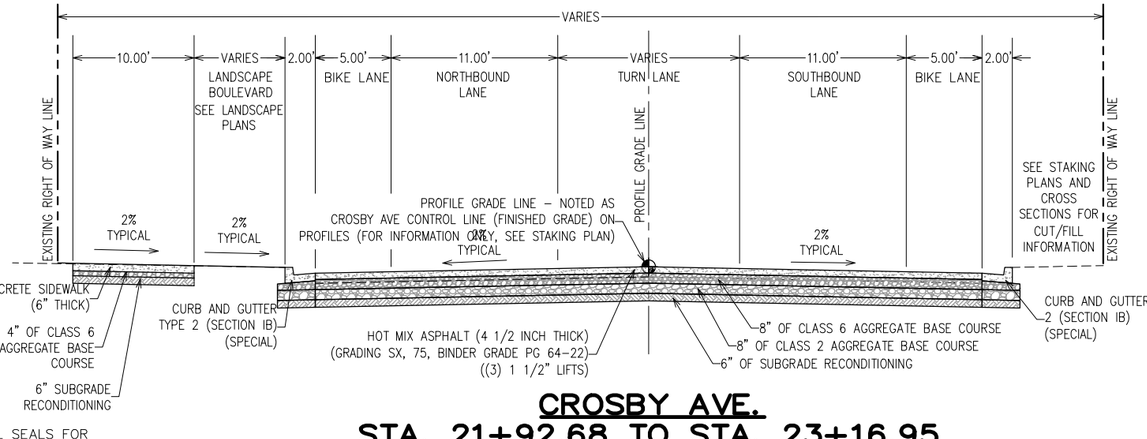
BASE ROCK ST.
STA. 13+27.89 TO STA. 13+65.03



BASE ROCK ST.
STA. 17+85.74 TO STA. 21+92.68



BASE ROCK ST.
STA. 13+65.03 TO STA. 14+43.39



CROSBY AVE.
STA. 21+92.68 TO STA. 23+16.95

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

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DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

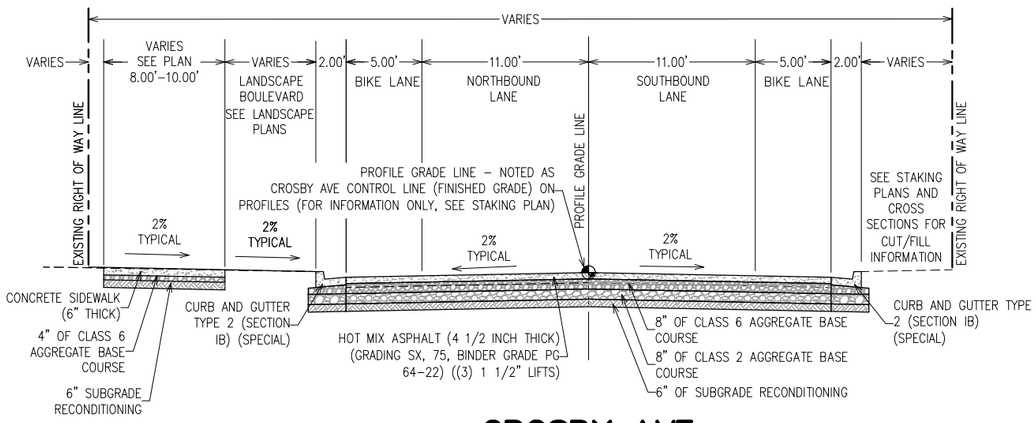
SCALES: NO SCALE

CITY OF Grand Junction COLORADO

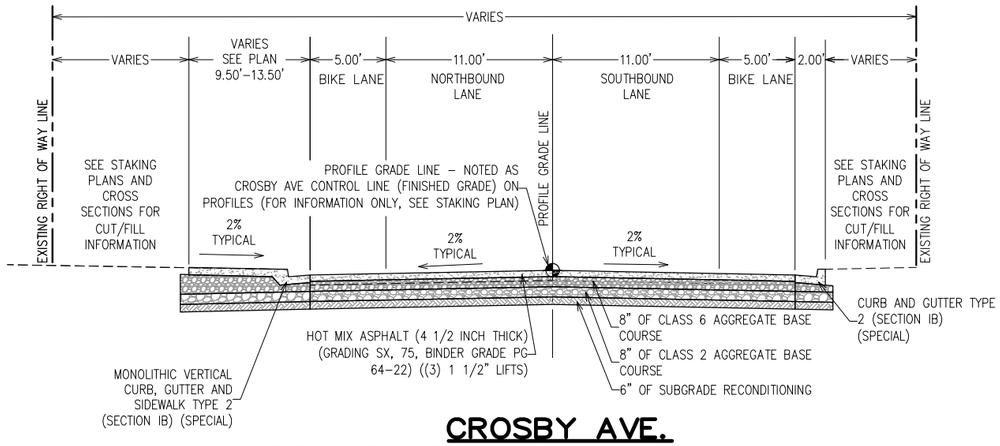
ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TYPICAL CROSS SECTION–1
January 12, 2026

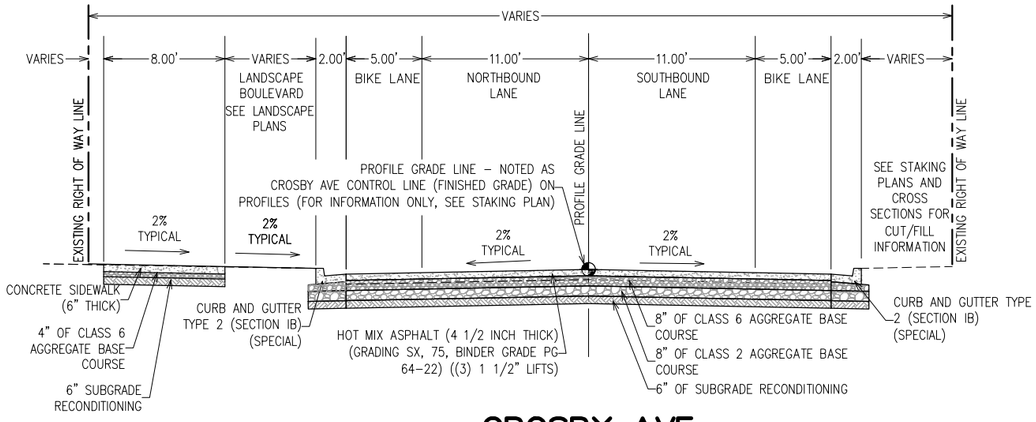
\\Publicworks-wfs\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\004 TYPICAL CROSS SECTION.dwg – PLOTTED 1/12/2026 2:34:28 PM



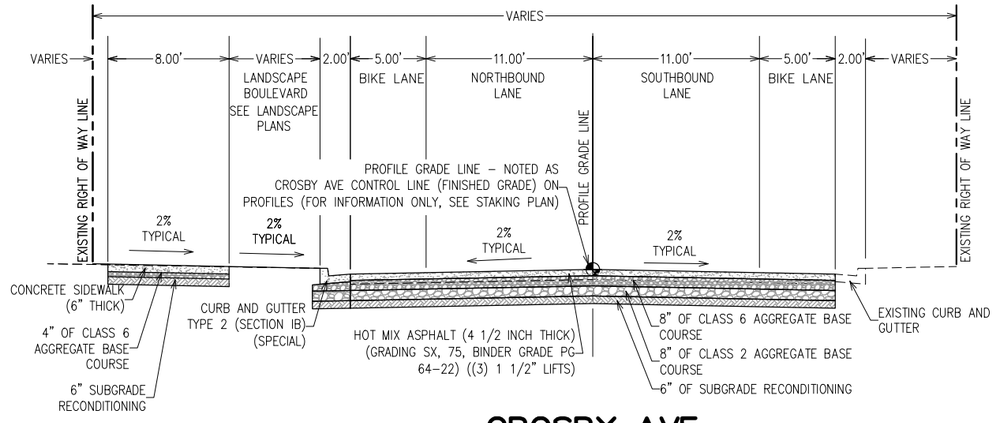
CROSBY AVE.
STA. 23+16.95 TO STA. 34+79.40



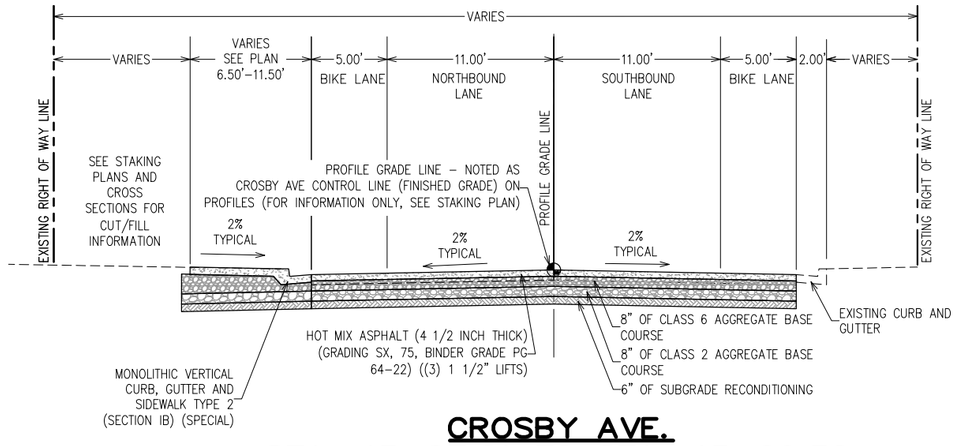
CROSBY AVE.
STA. 34+79.40 TO STA. 41+18.96



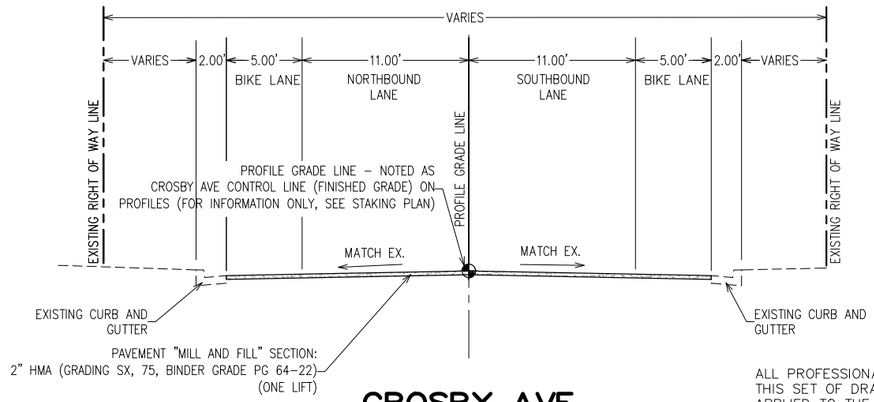
CROSBY AVE.
STA. 41+18.96 TO STA. 42+92.49



CROSBY AVE.
STA. 42+92.49 TO STA. 43+67.01



CROSBY AVE.
STA. 43+67.01 TO STA. 43+99.30



CROSBY AVE.
STA. 43+99.30 TO STA. 44+20.00

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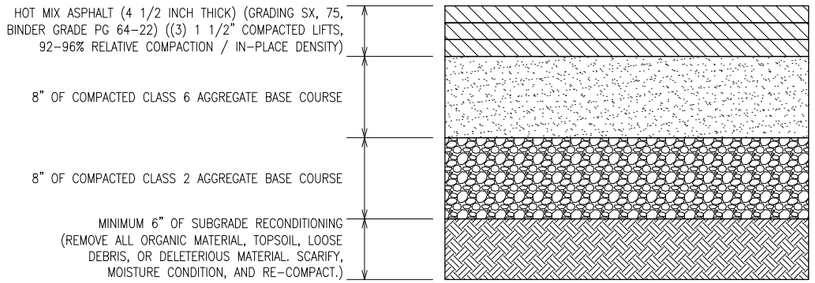
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

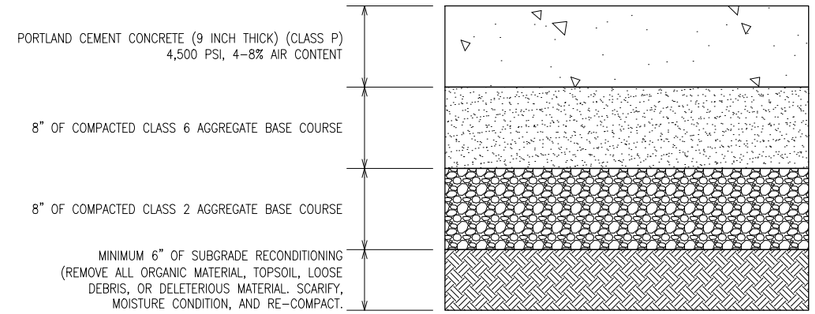
CROSBY AVE IMPROVEMENTS
TYPICAL CROSS SECTION–2
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\004 TYPICAL CROSS SECTION.dwg – PLOTTED 1/12/2026 2:34:29 PM



TYPICAL ASPHALT PAVEMENT SECTION

(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS ASPHALT PAVEMENT DETAIL. SEE SUBGRADE STABILIZATION DETAIL FOR PROOF ROLL AND STABILIZATION REQUIREMENTS)



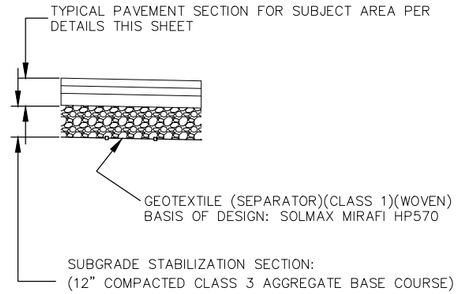
TYPICAL CONCRETE PAVEMENT SECTION

(SEE IMPROVEMENT PLAN FOR EXTENTS OF THIS CONCRETE PAVEMENT DETAIL.

SEE SUBGRADE STABILIZATION DETAIL FOR PROOF ROLL AND STABILIZATION REQUIREMENTS)

Soil Reconditioning Note:

– Materials classified as AASHTO A–1, A–2–4, A–2–5, and A–3 soils shall be compacted at plus or minus 2 percent of Optimum Moisture Content (OMC) and to at least 95 percent of maximum dry density determined in accordance with AASHTO T 180 as modified by CDOT CP 23. All other soil types shall be compacted to 95 percent of the maximum dry density determined in accordance with AASHTO T 99 as modified by CDOT CP 23. Soils with 35 percent fines or less shall be compacted at plus or minus 2 percent of OMC. Soils with greater than 35 percent fines shall be compacted at a moisture content equal to or above OMC to achieve stability of the compacted lift. Stability is defined as the absence of rutting or pumping as observed and documented by the Contractor's Process Control Representative and as approved by the Project Engineer. If the soils cannot be compacted and prove to be unstable at a moisture content equal to or above OMC, then the required moisture content for compaction may be reduced below OMC if approved by the Engineer.

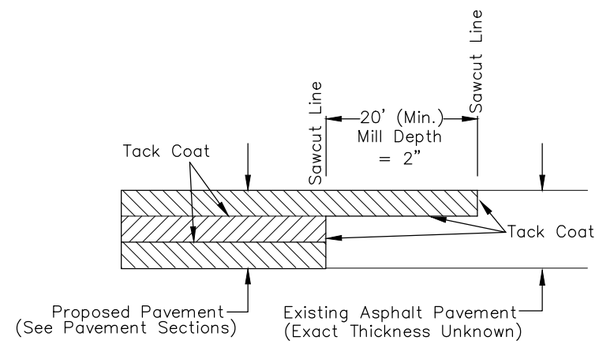


SUBGRADE STABILIZATION

Subgrade Stabilization Notes:

– Prior to pavement section construction, subgrade proof rolling with pneumatic tire equipment shall be performed using a minimum axle load of 18 kips per axle after specified subgrade compaction has been obtained. Areas found to be weak and those areas which exhibit soft spots, non–uniform deflection or excessive deflection as determined by the project engineer shall be ripped, scarified, wetted, or dried if necessary, and re–compacted to the requirements for density and moisture. Complete coverage of the proof roller will be required. Where areas of unstable subgrade soils remain after proof rolling, 12 inches of the unstable material shall be removed and a woven geotextile shall be placed along with 12 inches of CDOT Class 3 ABC. If the area remains unstable after proof rolling the Class 3 ABC, another layer of woven geotextile shall be placed on top of the Class 3 ABC prior to placing the Class 2 ABC.

– The Contractor shall account for up to 30% 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 the schedule. The work for subgrade stabilization will be paid for separately as Unclassified Excavation, Aggregate Base Course (Class 3), and Geotextile (Separator) (Class 1) (Woven).



MILL & FILL DETAIL

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REVISION 4	–

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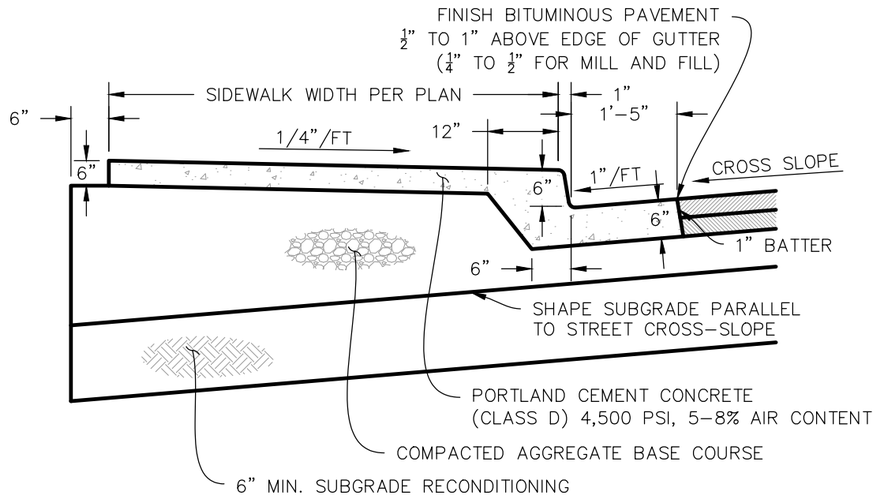
SCALES: NO SCALE

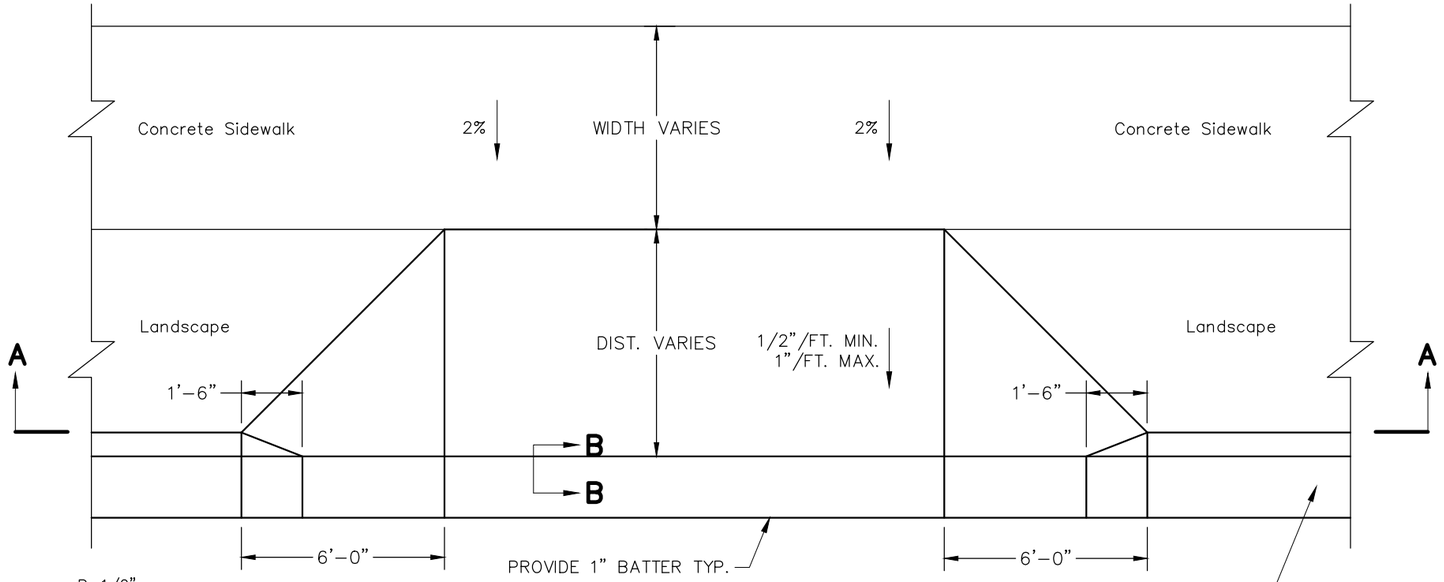
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

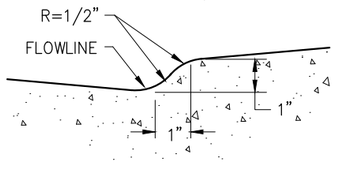
CROSBY AVE IMPROVEMENTS
PAVEMENT DETAILS
January 12, 2026



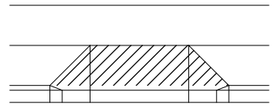
MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2
(SECTION IB) (SPECIAL)



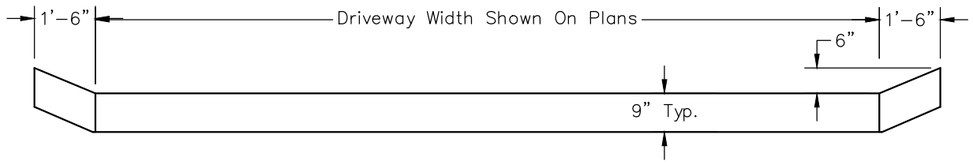
CURB CUT FOR DRIVEWAY (SPECIAL)



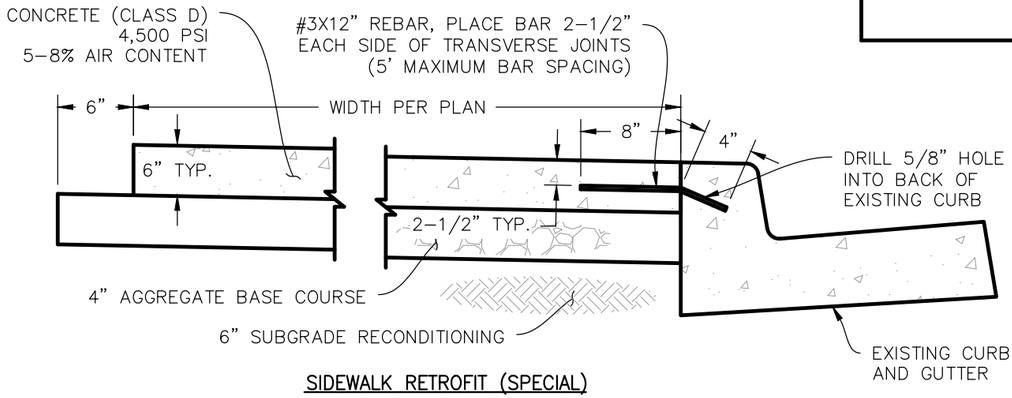
SECTION B–B



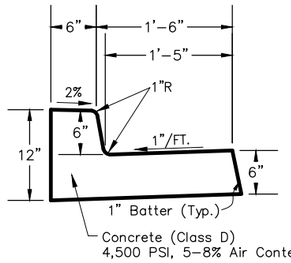
Pay Item: 412–00900 Concrete Pavement (9 Inch)



SECTION A–A



SIDEWALK RETROFIT (SPECIAL)



Curb and Gutter Notes:
– Gutter Cross–Slope shall be 1/2" per ft. when draining away from curb and 1" per ft. when draining towards curb.
– Tie Bars between the concrete gutter and the concrete pavement shall be installed per Standard Plan M–412–1.
– Tie–bars shall be Grade 40, epoxy coated, and deformed. Bar size shall be as designated on the Standard Plan M–412–1.
– All Curb and Gutter shall be monolithic and shall not be Key–Way Type 4 Curbs.
– Where gutter is adjacent to Concrete Pavement, the gutter thickness shall match that of the adjacent Concrete Pavement. See General Notes in M&S Standards M–609–1 for more information.

CURB AND GUTTER TYPE 2
(SECTION IB) (SPECIAL)

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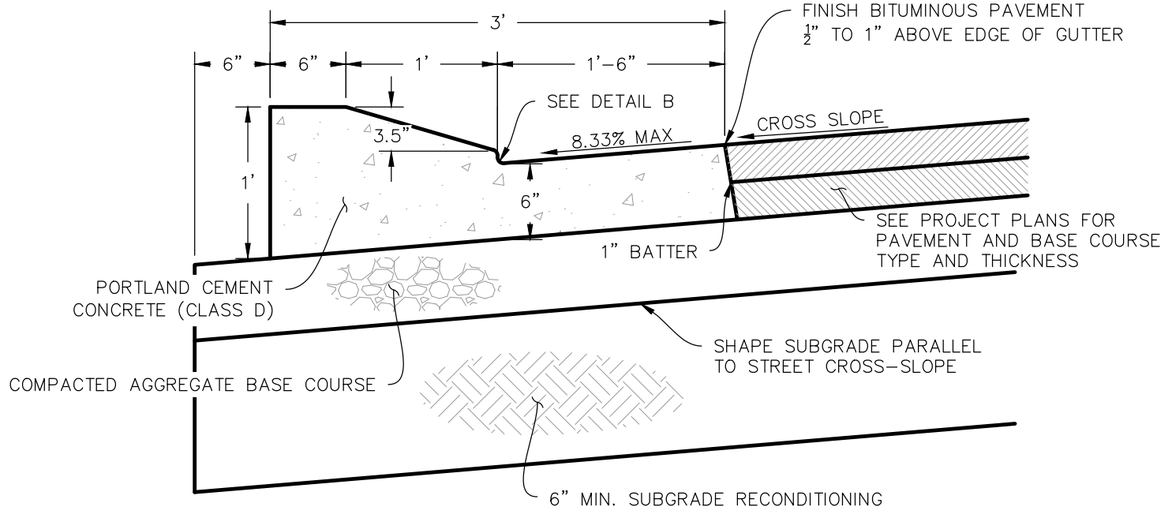
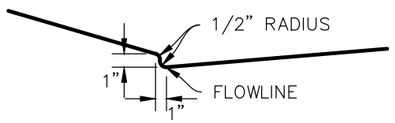
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

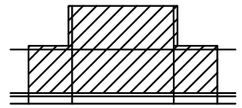
CROSBY AVE IMPROVEMENTS
DETAILS–1
January 12, 2026

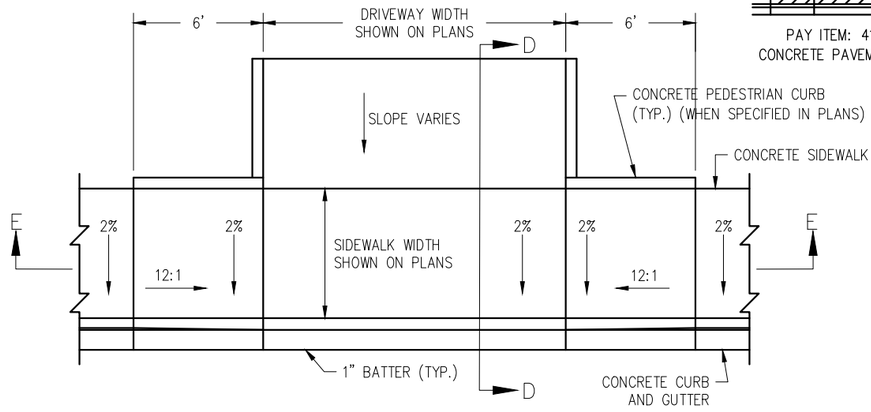




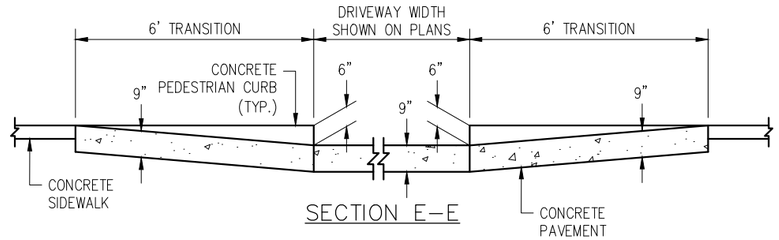
DETAIL B

CURB AND GUTTER (TYPE 2) (SECTION IM) (SPECIAL)

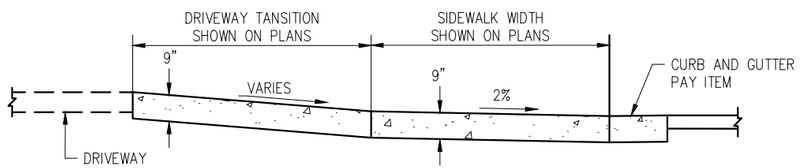




CONCRETE DRIVEWAY ENTRANCE TYPE 2 (SPECIAL)



SECTION E–E



SECTION D–D

DRIVEWAY NOTES

1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, AND OTHER OBSTRUCTIONS SHOULD NOT BE PLACED IN FRONT OF DRIVEWAY RAMP ACCESSS AREAS.
2. FOR THE CURB AND GUTTER SHOWN, SEE PLANS FOR CURB TYPE.
3. RAMP SLOPES SHALL BE 12:1 OR FLATTER.
4. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE PAVEMENT.

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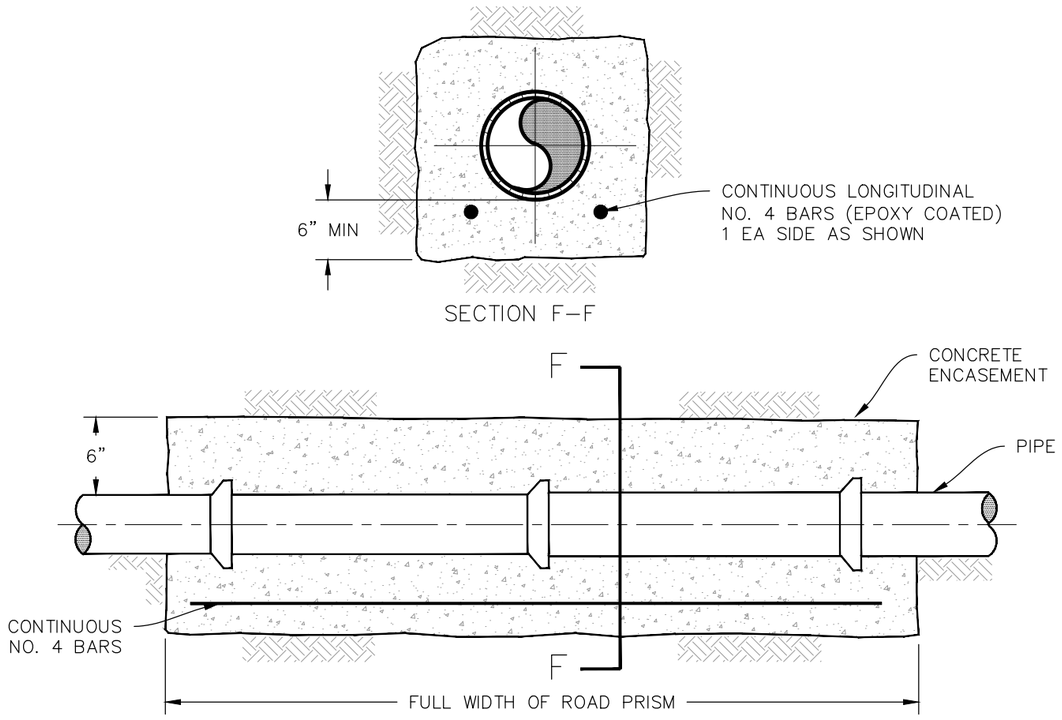
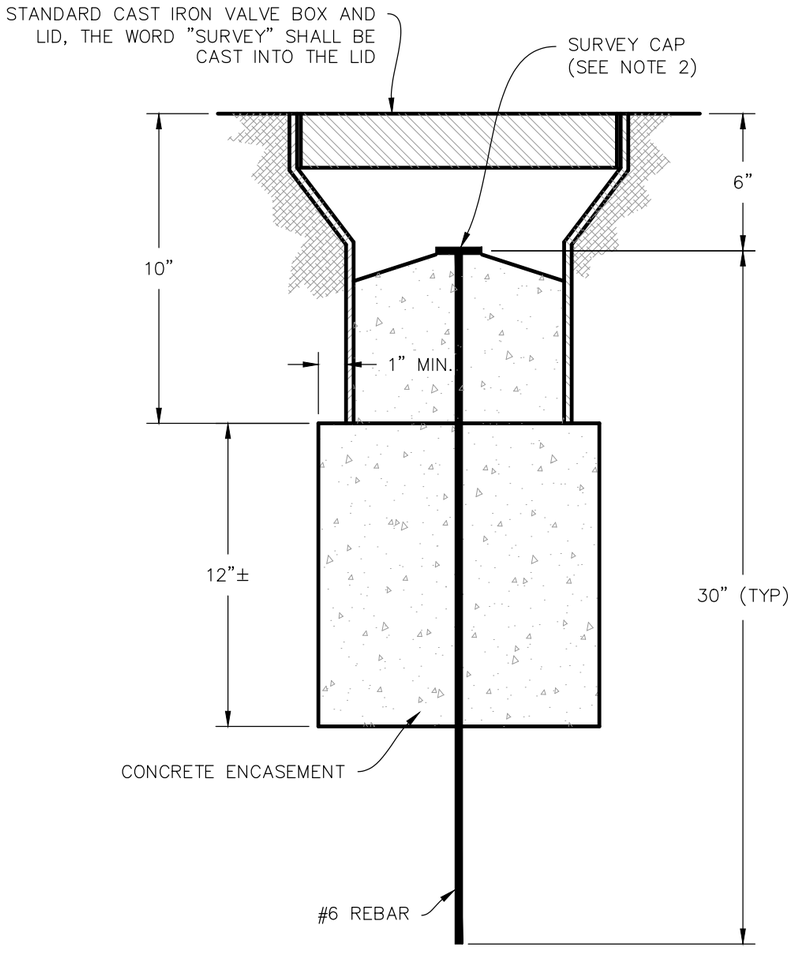
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
DETAILS–2
January 12, 2026



PIPE ENCASEMENT



CITY OF GRAND JUNCTION STANDARDS SURVEY MONUMENT BOX – ALIQUOT CORNER

SURVEY MONUMENT BOX NOTES:

1. CAST IRON GRADE ADJUSTMENT RINGS ARE ALLOWED ONLY FOR PAVEMENT OVERLAYS.
2. REFERENCES:
   - A. C.R.S. 38–51–104(4) MONUMENTATION OF LAND SURVEYS
   - B. C.R.S. 38–53–104 SUBMISSION OF MONUMENT RECORD REQUIRED
   - C. STATE BOARD RULES AND REGULATIONS, SECTION 1.6 D. STANDARDS FOR PUBLIC LAND SURVEY SYSTEM MONUMENTS.

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ENGINEERING AND TRANSPORTATION DEPARTMENT
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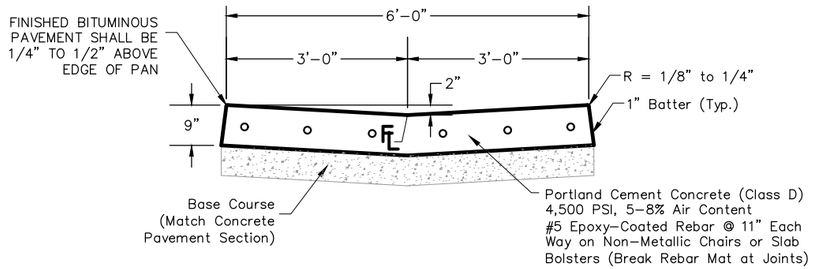
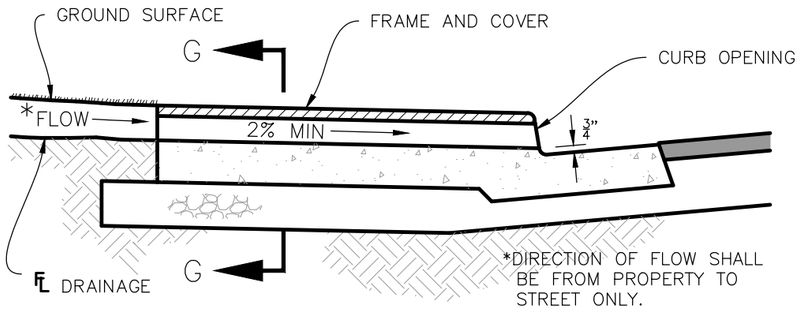
CROSBY AVE IMPROVEMENTS
DETAILS–3
January 12, 2026

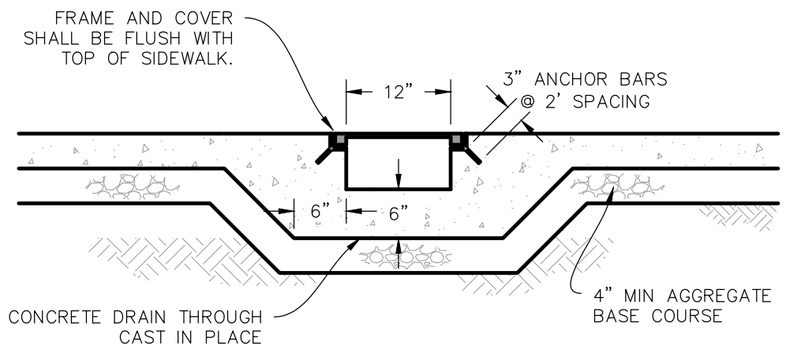


GUTTER TYPE 2 (SPECIAL)

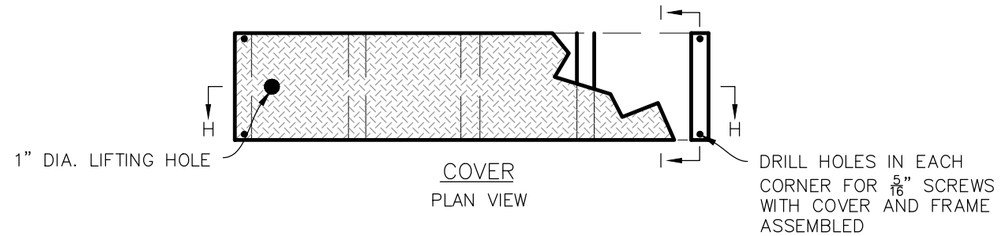
Note: Provide Equally-Spaced Contraction Joints (10' Max.) with 3/4"x18" Smooth Dowel Bars @ 12" Centers. Lubricate Dowels on One Side of Joint and Provide Expansion Caps. All Joints Shall Be Sealed With An Approved Concrete Joint Sealant.



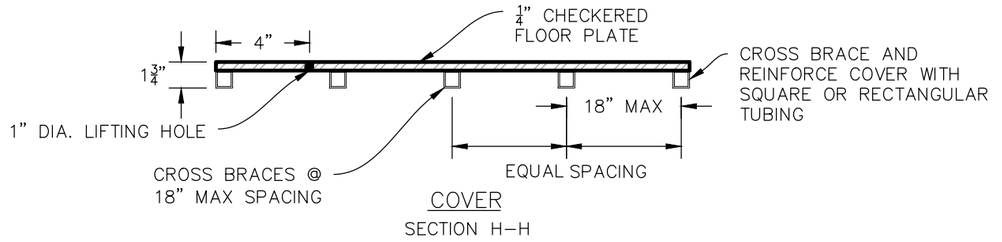
SIDEWALK CHANNEL (SPECIAL)



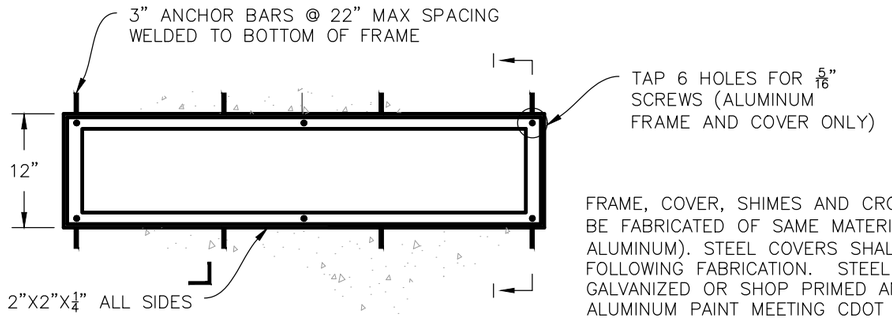
SECTION G-G



COVER
PLAN VIEW

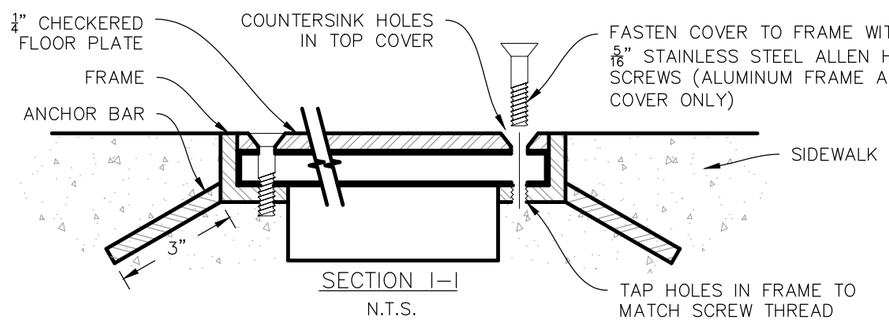


COVER
SECTION H-H



FRAME, COVER, SHIMES AND CROSS BRACING SHALL BE FABRICATED OF SAME MATERIAL (STEEL OR ALUMINUM). STEEL COVERS SHALL BE GALVANIZED FOLLOWING FABRICATION. STEEL FRAMES SHALL BE GALVANIZED OR SHOP PRIMED AND PAINTED WITH ALUMINUM PAINT MEETING CDOT SPEC. 708.04

FRAME
PLAN VIEW



SECTION I-I
N.T.S.

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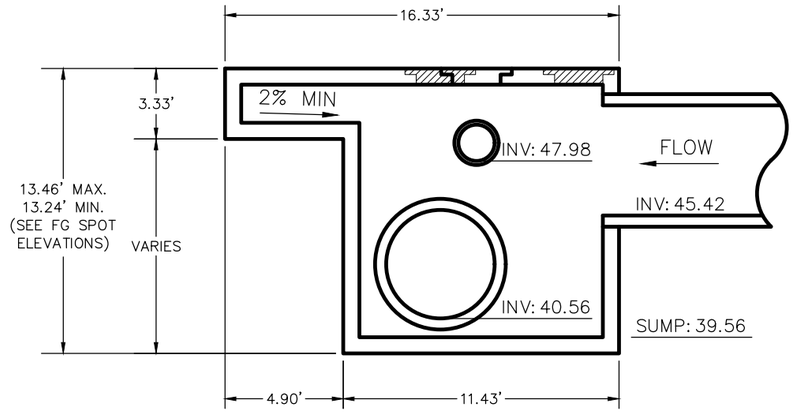
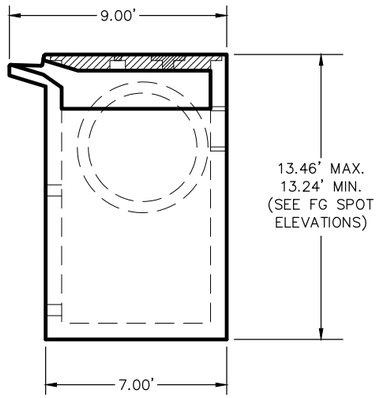
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

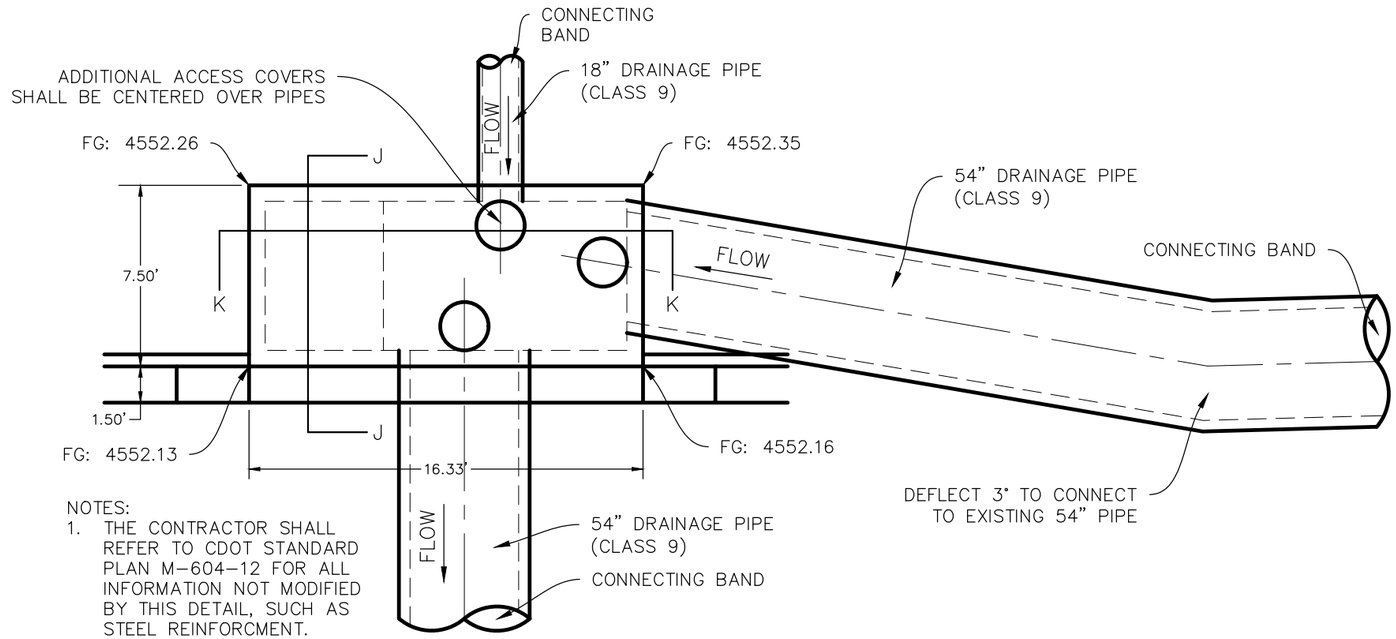
CROSBY AVE IMPROVEMENTS
DETAILS-4
January 12, 2026



SECTION K–K

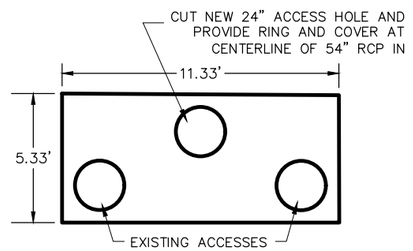


SECTION J–J



NOTES:
1. THE CONTRACTOR SHALL REFER TO CDOT STANDARD PLAN M–604–12 FOR ALL INFORMATION NOT MODIFIED BY THIS DETAIL, SUCH AS STEEL REINFORCMENT.
2. CONTRACTOR SHALL DETERMINE MATERIAL QUANTITIES REQUIRED.
3. CONCRETE WALLS SHALL BE 8 INCHES THICK.
4. INLET STEPS SHALL NOT BE PROVIDED.

DETAIL #1 – INLET TYPE R (SPECIAL) (15 FOOT)



DETAIL #2 – NEW ACCESS AND COVER FOR STRUCTURE D3–252–084
PAY ITEM: 604–19411 MODIFY INLET TYPE R

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
DETAILS–5
January 12, 2026

1. A TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:

- BEFORE PLACING NEW PAVEMENT OVER EXISTING OR NEW PAVEMENT.
- ADJACENT TO EXISTING PAVEMENT, AND OTHER SURFACES WHICH ASPHALT IS PLACED.
- BETWEEN PAVEMENT COURSES.

2. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.

3. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED.

4. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.

5. ASPHALT LONGITUDINAL JOINTS SHALL BE CONSTRUCTED 6 TO 12 INCHES FROM CENTERLINES, LANE LINES AND OUTSIDE EDGE OF TRAVEL LANES IN ACCORDANCE WITH SECTION 401.16. THE CONTRACTOR SHALL SUBMIT A JOINT PLAN 3 DAYS PRIOR TO THE PRE–PAVE MEETING.

6. ROAD APPROACHES WHICH REQUIRE BITUMINOUS PAVEMENT SHALL MATCH THE TYPICAL PAVEMENT SECTION.

7. PUBLIC APPROACHES AND ENTRANCES TO BUILDINGS OR RESIDENCES SHALL BE PAVED IN ACCORDANCE WITH STANDARD PLAN M–203–1.

8. MILLINGS SHALL BECOME THE PROPERTY OF THE CITY. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY EQUIPMENT AND HAUL MILLINGS TO 2620 LEGACY WAY, GRAND JUNCTION, COLORADO.

9. PRIOR TO PLACING ANY LAYER OF BITUMINOUS PAVEMENT, THE PAVED SURFACE SHALL BE SWEPT AND CLEANED BEFORE APPLICATION OF THE TACK COAT. THIS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE HOT MIX ASPHALT PAVEMENT ITEM. A TACK COAT SHALL BE APPLIED BETWEEN EVERY BITUMINOUS LAYER AND ON THE MILLED SURFACE.

10. THE PAVEMENT SHALL BE CUT TO A NEAT LINE. THIS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE HOT MIX ASPHALT PAVEMENT ITEM.

11. THE SEVERITY OF SULFATE EXPOSURE FOR THIS PROJECT IS CLASS 2.

12. EXCAVATION REQUIRED FOR COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED AS SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.

13. SOIL COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 203.07.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ONSITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAYBE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REFER TO THE UTILITY SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

15. THE FOLLOWING CLEAR ZONE CRITERIA SHALL BE USED DURING THIS PROJECT: CITY OF GRAND JUNCTION MUNICIPAL CODE SECTION 29.28.080 (C) CLEAR ZONES, AND SECTION 29.36.060 BREAKAWAY STRUCTURES AND LATERAL CLEARANCES.

16. WHERE NEW PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE USING A CUTTING SAW OR OTHER METHOD. SAW CUTTING ASPHALT WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF REMOVAL OF ASPHALT MAT.

17. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR THAT ARE NOT DESIGNATED FOR RELOCATION, SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION. SEE TABULATION OF SURVEY.

18. PROPERTY BOUNDARIES ARE SHOWN ON PLANS FOR CONTEXT ONLY. THIS IS NOT A BOUNDARY SURVEY. REFER TO RIGHT OF WAY PLANS FOR BOUNDARY INFORMATION.

19. DURING SUBSURFACE ACTIVITIES, WORKERS SHALL BE ALERT FOR VISUAL AND OLFACTORY SIGNS OF CONTAMINATION. IF CONTAMINATION IS ENCOUNTERED, WORK SHALL STOP AND PROCEDURES ESTABLISHED IN THE CDOT 250 PROJECT SPECIAL SHALL BE FOLLOWED. ANY CONTAMINATED SOILS OR LANDFILL MATERIAL SHALL BE PROPERLY HANDLED AND SAMPLED PRIOR TO DISPOSAL.

20. KEEP ALL STAGING, PARKING, AND MATERIAL STOCKPILES TO PREVIOUSLY DISTURBED AREAS.

21. THE CDPHE GENERAL PERMIT FOR STORMWATER DISCHARGES SHALL BE OBTAINED BY THE CITY OF GRAND JUNCTION THEN TRANSFERRED TO THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION FOLLOWING CDOT SPECIFICATIONS.

22. SPECIFIC MANUFACTURERS / MODELS SHOWN ARE BASIS OF DESIGN ONLY AND SHALL BE CONSTRUED AS "OR ENGINEER APPROVED EQUAL". SUBSTITUTIONS REQUIRE PRIOR WRITTEN APPROVAL BY THE ENGINEER.

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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REVISION 4	–

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SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
GENERAL NOTES
January 12, 2026

SUMMARY OF EARTHWORK QUANTITIES

	PROJECT TOTAL	
203-00010 UNCLASSIFIED EXCAVATION (CIP) (QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION)	**CU. YD.**	*As Const.*
UNCLASSIFIED EXCAVATION	1140	
ADDITION OF ROADWAY CROSS SECTION PRISM	11427	
RECONDITIONING	2938	
REMOVAL OF PAVEMENT/CONCRETE PAY ITEMS	-1316	
TOTAL FOR PAY QUANTITIES	**14189**	
EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY) QUANTITY CALCULATED FROM CIVIL3D - TIN SUBTRACTION	**CU. YD.**	
UNCLASSIFIED EMBANKMENT	874	
TOTAL	**874**	

ROADWAY QUANTITIES BALANCE (FOR INFORMATION ONLY)	**PROJECT TOTAL**	
	CU. YD.	*As Const.*
Total Unclassified Excavation	14189	
Total Embankment (net)	874	
EMBANKMENT TIMES FACTOR 1.15	1005	
Excess material leftover (Material to be hauled away from site by Contractor)	13184	

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
SUMMARY OF EARTHWORK QUANTITIES–1
January 12, 2026

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
1	201-00000	CLEARING AND GRUBBING	Lump	Sum	- - -	$ _____
2	202-00002	REMOVAL OF INLET TYPE R (SEE PLAN FOR DIMENSIONS)	1.	EA	$ _____	$ _____
3	202-00010	REMOVAL OF TREE	2.	EA	$ _____	$ _____
4	202-00019	REMOVAL OF INLET	2.	EA	$ _____	$ _____
5	202-00034	REMOVAL OF VALVE / CLEANOUT COVER AND BOX	2.	EA	$ _____	$ _____
6	202-00035	REMOVAL OF PIPE	107.	LF	$ _____	$ _____
7	202-00201	REMOVAL OF CURB	59.	LF	$ _____	$ _____
8	202-00201	REMOVAL OF CONCRETE PAVEMENT	51.	SY	$ _____	$ _____
9	202-00202	REMOVAL OF GUTTER	88.	LF	$ _____	$ _____
10	202-00203	REMOVAL OF CURB AND GUTTER	1,090.	LF	$ _____	$ _____
11	202-00204	REMOVAL OF CURB, GUTTER AND SIDEWALK	1,776.	LF	$ _____	$ _____
12	202-00206	REMOVAL OF CONCRETE CURB RAMP	67.	SY	$ _____	$ _____
13	202-00240	REMOVAL OF ASPHALT MAT (PLANING) (2 INCH DEPTH) (INCLUDES HAULING MILLINGS TO 2620 LEGACY WAY, GRAND JUNCTION, CO)	487.	SY	$ _____	$ _____
14	202-00240	REMOVAL OF ASPHALT MAT (PLANING) (FULL DEPTH) (INCLUDES HAULING MILLINGS TO 2620 LEGACY WAY, GRAND JUNCTION, CO)	10,042.	SY	$ _____	$ _____
15	202-04060	DUST ABATEMENT	Lump	Sum	- - -	$ _____
16	202-00810	REMOVAL OF GROUND SIGN	5.	EA	$ _____	$ _____
17	203-00010	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	14,189.	CY	$ _____	$ _____
18	203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	1,005.	CY	$ _____	$ _____
19	203-00100	MUCK EXCAVATION	110.	CY	$ _____	$ _____
20	203-01597	POTHOLING	20.	HR	$ _____	$ _____
21	208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	1.	EA	$ _____	$ _____
22	208-00051	STORM DRAIN INLET PROTECTION (TYPE 1)	60.	LF	$ _____	$ _____
23	208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	2.	EA	$ _____	$ _____

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES-1
January 12, 2026

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
24	208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	2.	EA	$ _____	$ _____
25	208-00106	SWEEPING (SEDIMENT REMOVAL) (AS DIRECTED BY ENGINEER)	80.	HR	$ _____	$ _____
26	208-00107	REMOVAL OF TRASH (AS DIRECTED BY ENGINEER)	80.	HR	$ _____	$ _____
27	208-00207	EROSION CONTROL MANAGEMENT (ECM)	180.	DAY	$ _____	$ _____
28	208-00300	TEMPORARY BERM	150.	LF	$ _____	$ _____
29	210-00010	RESET MAILBOX STRUCTURE	1.	EA	$ _____	$ _____
30	210-00020	ADJUST CLEANOUT / PROVIDE VALVE BOX AND COVER	1.	EA	$ _____	$ _____
31	210-00035	RESET WATER METER	1.	EA	$ _____	$ _____
32	210-00036	ADJUST BACKFLOW PREVENTER ASSEMBLY / PROVIDE MANHOLE COVER	1.	EA	$ _____	$ _____
33	210-00064	RESET MONUMENT	4.	EA	$ _____	$ _____
34	210-00420	RESET TIMBERS (INCLUDES REPLACEMENT OF ROTTEN TIMBERS)	Lump	Sum	- - -	$ _____
35	210-00810	RESET GROUND SIGN	10.	EA	$ _____	$ _____
36	210-04010	ADJUST / MODIFY MANHOLE	24.	EA	$ _____	$ _____
37	210-04016	REMOVE AND REPLACE MANHOLE D2-252-026 IN-KIND (COMPLETE IN PLACE) (INCLUDES CONNECTION TO PIPES)	1.	EA	$ _____	$ _____
38	210-04017	TEMPORARY SANITARY SEWER BYPASS FOR MANHOLE D2-252-026 RELOCATION (COMPLETE IN PLACE)	5.	DAY	$ _____	$ _____
39	210-04050	ADJUST VALVE BOX	39.	EA	$ _____	$ _____
40	211-03005	DEWATERING	21.	DAY	$ _____	$ _____
41	212-00090	COMPOST	0.4	AC	$ _____	$ _____
42	213-00065	ROCK MULCH (D, LA SAL PURPLE)	2.4	CY	$ _____	$ _____
43	213-00067	ROCK MULCH (A, 1-1/2" TAN GRANITE)	3,101.	SF	$ _____	$ _____
44	213-00068	ROCK MULCH (B, 1" TAN GRANITE)	1,146.	SF	$ _____	$ _____
45	213-00069	ROCK MULCH (C, 3/4" WASHED GRAY)	2,855.	SF	$ _____	$ _____

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
46	213-00705	LANDSCAPE BOULDER	66.	EA	$ _____	$ _____
47	214-00220	DECIDUOUS TREE (2 INCH CALIPER)	8.	EA	$ _____	$ _____
48	214-00350	DECIDUOUS SHRUBS (#5 CONTAINER)	92.	EA	$ _____	$ _____
49	214-00604	EVERGREEN SHRUBS (#5 CONTAINER)	26.	EA	$ _____	$ _____
50	214-01706	PERENNIALS/ORNAMENTAL GRASSES (#1 CONTAINER)	115.	EA	$ _____	$ _____
51	217-00000	HERBICIDE TREATMENT	2,210.	SY	$ _____	$ _____
52	240-00000	WILDLIFE BIOLOGIST	20.	HR	$ _____	$ _____
53	250-00010	ENVIRONMENTAL HEALTH AND SAFETY MANAGEMENT	Lump	Sum	- - -	$ _____
54	250-00050	MONITORING TECHNICIAN	20.	HR	$ _____	$ _____
55	250-00110	HEALTH AND SAFETY OFFICER	20.	HR	$ _____	$ _____
56	250-00224	HAZARDOUS WASTE DISPOSAL (RADIOACTIVE)	40.	CY	$ _____	$ _____
57	304-02000	AGGREGATE BASE COURSE (CLASS 2)	6,531.	TON	$ _____	$ _____
58	304-03000	AGGREGATE BASE COURSE (CLASS 3) (SUBGRADE STABILIZATION)	3,322.	TON	$ _____	$ _____
59	304-06000	AGGREGATE BASE COURSE (CLASS 6)	7,052.	TON	$ _____	$ _____
60	306-01000	RECONDITIONING (6")	17,630.	SY	$ _____	$ _____
61	403-34741	HOT MIX ASPHALT (GRADING SX) (75) (PG 64-22)	3,101.	TON	$ _____	$ _____
62	412-00900	CONCRETE PAVEMENT (CLASS P) (9 INCH)	287.	SY	$ _____	$ _____
63	420-00132	GEOTEXTILE (SEPARATOR) (CLASS 1) (WOVEN) (SUBGRADE STABILIZATION)	5,575.	SY	$ _____	$ _____
64	506-00207	RIP RAP (6 INCH)	4.	TON	$ _____	$ _____
65	603-01245	24 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	200.	LF	$ _____	$ _____
66	603-50026	24 INCH PLASTIC PIPE (COMPLETE IN PLACE)	20.	LF	$ _____	$ _____
67	604-19411	MODIFY INLET TYPE R (D3-252-084) (SPECIAL)	1.	EA	$ _____	$ _____
68	604-19415	INLET TYPE R (15 FOOT) (SPECIAL) (COMPLETE IN PLACE)	1.	EA	$ _____	$ _____

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES-3
January 12, 2026

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
69	607-11525	FENCE (PLASTIC)	150.	LF	$ _____	$ _____
70	608-00006	CONCRETE SIDEWALK (6" THICK)	1,677.	SY	$ _____	$ _____
71	608-00010	CONCRETE CURB RAMP	230.	SY	$ _____	$ _____
72	608-10000	SIDEWALK CHANNEL (SPECIAL)	10.	LF	$ _____	$ _____
73	609-20010	CURB TYPE 2 (SECTION B)	38.	LF	$ _____	$ _____
74	609-21013	CURB AND GUTTER TYPE 2 (SECTION IM) (SPECIAL)	40.	LF	$ _____	$ _____
75	609-21023	CURB AND GUTTER TYPE 2 (SECTION IB) (SPECIAL)	4,599.	LF	$ _____	$ _____
76	609-22030	MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (WIDTH = 7 FEET)	94.	LF	$ _____	$ _____
77	609-22031	MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (WIDTH = 9.5 FEET)	258.	LF	$ _____	$ _____
78	609-22032	MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (WIDTH = 10 FEET)	748.	LF	$ _____	$ _____
79	609-22033	MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (WIDTH = 11.5 FEET)	284.	LF	$ _____	$ _____
80	609-22034	MONOLITHIC CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (WIDTH =13.5 FEET)	64.	LF	$ _____	$ _____
81	609-24006	GUTTER TYPE 2 (SPECIAL)	104.	LF	$ _____	$ _____
82	613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC) (FOR ELECTRICAL) (INCLUDES SWEEPS AND FITTINGS)	3,707.	LF	$ _____	$ _____
83	613-07001	TYPE 2 PULL BOX (ELECTRICAL)	40.	EA	$ _____	$ _____
84	613-10000	WIRING	Lump Sum		- - -	$ _____
85	613-30001	LIGHT STANDARD AND LUMINAIRE SINGLE (PEDESTRIAN) (INSTALL ONLY)	35.	EA	$ _____	$ _____
86	613-30002	LIGHT STANDARD AND LUMINAIRE SINGLE (WALL PACK, PEDESTRIAN) (INSTALL ONLY)	2.	EA	$ _____	$ _____
87	613-40012	LIGHT STANDARD FOUNDATION (PEDESTRIAN) (SPECIAL)	35.	EA	$ _____	$ _____
88	613-50106	LIGHTING CONTROL CENTER (SPECIAL)	2.	EA	$ _____	$ _____

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
89	614-00011	SIGN PANEL (CLASS I)	39.	SF	$ _____	$ _____
90	614-00201	STEEL SIGNPOST (3# / FOOT U-CHANNEL) (SPECIAL)	60.	LF	$ _____	$ _____
91	620-00020	SANITARY FACILITY	1.	EA	$ _____	$ _____
92	623-00090	PIPE TRANSITION POINT ABOVE GRADE (PVC TO DRIP)	12.	EA	$ _____	$ _____
93	623-00162	DRIP EMITTER TUBING (3/4")	1,580.	LF	$ _____	$ _____
94	623-00164	DRIP EMITTER (A)	457.	EA	$ _____	$ _____
95	623-00167	DRIP EMITTER (B)	74.	EA	$ _____	$ _____
96	623-00169	DRIP EMITTER (C) (TREE RING)	8.	EA	$ _____	$ _____
97	623-00186	3/4 INCH FLUSH UNIT	16.	EA	$ _____	$ _____
98	623-00600	1-1/2" PLASTIC PIPE (MAINLINE)	1,300.	LF	$ _____	$ _____
99	623-00601	1" PLASTIC PIPE (LATERALS)	1,540.	LF	$ _____	$ _____
100	623-00604	4" PLASTIC PIPE (IRRIGATION/SLEEVE)	160.	LF	$ _____	$ _____
101	623-01706	1-1/2 INCH BACKFLOW PREVENTER	1.	EA	$ _____	$ _____
102	623-02006	3/4 INCH DRAIN VALVE	1.	EA	$ _____	$ _____
103	623-03106	1 INCH AUTOMATIC CONTROL VALVE	3.	EA	$ _____	$ _____
104	623-04000	2 WIRE CONTROL WIRE	640.	LF	$ _____	$ _____
105	623-04001	DECODER	4.	EA	$ _____	$ _____
106	623-04002	POWER SOURCE WIRE	20.	LF	$ _____	$ _____
107	623-04003	SURGE PROTECTION DEVICE (2 WIRE PATH)	4.	EA	$ _____	$ _____
108	623-04006	3/4" QUICK COUPLER	5.	EA	$ _____	$ _____
109	623-05012	1-1/2 INCH GATE VALVE (ISOLATION VALVE)	2.	EA	$ _____	$ _____
110	623-07600	FLOW SENSOR - (NETAFIM HYDROMETER)	1.	EA	$ _____	$ _____
111	623-08160	60 STATION AUTOMATIC CONTROLLER	1.	EA	$ _____	$ _____
112	623-08210	AUTOMATIC CONTROLLER TRANSMITTER/RECEIVER UNIT	1.	EA	$ _____	$ _____

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
113	624-00001	CONNECTING BAND (COMPLETE IN PLACE)	3.	EA	$ _____	$ _____
114	624-29019	18 INCH DRAINAGE PIPE (CLASS 9) (COMPLETE IN PLACE)	20.	LF	$ _____	$ _____
115	624-29055	54 INCH DRAINAGE PIPE (CLASS 9) (COMPLETE IN PLACE)	120.	LF	$ _____	$ _____
116	624-90000	PIPE ENCASEMENT (SPECIAL)	100.	LF	$ _____	$ _____
117	625-00000	CONSTRUCTION SURVEYING	Lump	Sum	- - -	$ _____
118	626-00000	MOBILIZATION	Lump	Sum	- - -	$ _____
119	627-00002	THERMOPLASTIC PAVEMENT MARKING (GREEN PAVEMENT MARKING) (INCLUDES WHITE LINE EDGES)	298.	SF	$ _____	$ _____
120	627-00013	PAVEMENT MARKING PAINT (HIGH BUILD) (TWO COATS)	137.	GAL	$ _____	$ _____
121	627-30407	THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL) (SPECIAL)	104.	SF	$ _____	$ _____
122	627-30411	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK- STOP LINE) (SPECIAL)	162.	SF	$ _____	$ _____
123	630-00000	FLAGGING	40.	HR	$ _____	$ _____
124	630-00007	TRAFFIC CONTROL INSPECTION	50.	DAY	$ _____	$ _____
125	630-00012	TRAFFIC CONTROL MANAGEMENT	130.	DAY	$ _____	$ _____
126	630-00016	TRAFFIC CONTROL PLAN (SPECIAL)	Lump	Sum	- - -	$ _____
127	630-80336	BARRICADE (TYPE 3 M-B) (TEMPORARY)	11.	EA	$ _____	$ _____
128	630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	14.	EA	$ _____	$ _____
129	630-80355	PORTABLE MESSAGE SIGN PANEL	2.	EA	$ _____	$ _____
130	630-80360	DRUM CHANNELIZING DEVICE	12.	EA	$ _____	$ _____
131	630-80364	DRUM CHANNELIZING DEVICE (WITH LIGHT) (STEADY)	17.	EA	$ _____	$ _____
132	700-70010	F/A MINOR CONTRACT REVISIONS	1.	F A	$ - - -	$ 75,000.00
133	700-70012	F/A ASPHALT PAVEMENT INCENTIVE	1.	F A	$ +6% of #61	$ _____
				Bid Amount:		**$** _____

Bid Amount:

_____ **dollars**

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES-6
January 12, 2026

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

TABULATION OF REMOVALS

STATION	(202-00002) REMOVAL OF INLET TYPE R		(202-00010) REMOVAL OF TREE		(202-00019) REMOVAL OF INLET		(202-00034) REMOVAL OF VALVE / CLEANOUT COVER AND BOX		(202-00035) REMOVAL OF PIPE		(202-00201) REMOVAL OF CURB		(202-00202) REMOVAL OF GUTTER		(202-00203) REMOVAL OF CURB AND GUTTER		(202-00204) REMOVAL OF CURB, GUTTER AND SIDEWALK		(202-00206) REMOVAL OF CONCRETE CURB RAMP		(202-00210) REMOVAL OF CONCRETE PAVEMENT		(202-00240) REMOVAL OF ASPHALT MAT (PLANING) (2 INCH DEPTH)		(202-00240) REMOVAL OF ASPHALT MAT (PLANING) (FULL DEPTH)		(202-00810) REMOVAL OF GROUND SIGN	
	EA		EA		EA		EA		LF		LF		LF		LF		LF		SY		SY		SY		SY		EA	
	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC
Base Rock St. & Crosby Ave.																												
12+72.27 to 13+65.03																							354					
13+27.93 to 16+00.00																									1015			
13+27.93 to 14+55.10 LT															128													
14+42.92 to 16+00.00 RT																	158											
14+42.34 to 14+54.71 LT											16																	
14+55.10 to 16+00.00 LT																	144											
14+71.49 LT											12																	
14+71.49 to 15+00.53 LT																									38			
14+71.49 to 15+00.53 LT																							6					
15+00.53 LT											13																	
15+43.07 LT											18																	
16+00.00 to 22+00.00																									1821			
16+00.00 to 21+00.39 LT																	494											
16+00.00 to 19+33.52 RT																	348											
16+51.27 RT																											1	
16+83.87 to 17+23.98 LT																									105			
16+83.87 to 17+23.98 LT																							9					
17+85.41 to 17+91.85 LT																					4							
18+29.05 LT			1																									
18+39.86 LT			1																									
18+39.86 RT							1																					
19+33.52 to 22+00.00															267													
19+71.5									51																			
19+80.00 LT																											1	
21+00.39 to 21+22.44 LT																			25									
21+00.39 to 21+22.70 LT																					10							
21+22.70 to 21+63.69 LT													41															
21+63.69 to 21+85.56 LT																					9							
21+63.51 to 21+85.56 LT																			17									
21+66.48 RT							1																					
21+85.56 to 22+00.00 LT																	15											
W Gunnison Ave.																												
100+41.46 to 101+67.63																									574			
100+54.72 to 101+30.67 RT																	76											
100+58.81 to 101+30.67 LT																	72											
101+67.63 to 101+69.63																							9					
TOTAL THIS SHEET	0		2		0		2		51		59		41		395		1307		42		23		378		3553		2	

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF REMOVALS-1
January 12, 2026

TABULATION OF REMOVALS (CONTINUED)

STATION	(202-00002) REMOVAL OF INLET TYPE R		(202-00010) REMOVAL OF TREE		(202-00019) REMOVAL OF INLET		(202-00034) REMOVAL OF VALVE / CLEANOUT COVER AND BOX		(202-00035) REMOVAL OF PIPE		(202-00201) (REMOVAL OF CURB		(202-00202) REMOVAL OF GUTTER		(202-00203) REMOVAL OF CURB AND GUTTER		(202-00204) REMOVAL OF CURB, GUTTER AND SIDEWALK		(202-00206) REMOVAL OF CONCRETE CURB RAMP		(202-00210) REMOVAL OF CONCRETE PAVEMENT		(202-00240) REMOVAL OF ASPHALT MAT (PLANING) (2 INCH DEPTH)		(202-00240) REMOVAL OF ASPHALT MAT (PLANING) (FULL DEPTH)		(202-00810) REMOVAL OF GROUND SIGN	
	EA		EA		EA		EA		LF		LF		LF		LF		LF		SY		SY		SY		SY		EA	
	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC
Base Rock St. & Crosby Ave.																												
22+00.00 to 28+00.00																									1677			
22+00.00 to 23+66.35 LT																	166											
22+00.00 to 23+65.71 RT															166													
23+93.91 LT	1																											
24+05.13 to 25+19.58 RT															114													
24+39.81 to 24+77.04 LT																									8			
24+39.81 LT															10													
24+77.04 LT															10													
25+12.72 RT																											1	
25+23.22 LT																											1	
28+00.00 to 34+00.00																									1441			
30+50.05 LT																											1	
34+00.00 to 40+00.00																									1521			
39+95.46 to 40+60.60 LT																	65											
40+00.00 to 43+99.29																									1593			
40+40.97 to 40+55.61 LT																									5			
40+41.60 to 40+73.20 LT															55													
40+42.48 to 41+23.03 LT																									258			
40+43.48 to 40+67.14									56																			
40+57.11 to 41+41.79 LT															109													
40+60.60 to 40+75.92 LT																			14									
40+62.32 to 42+92.49 RT															231													
40+64.66 to 40+75.92 LT																					3							
40+67.14 LT					1																							
40+67.14 RT					1																							
40+75.92 to 41+22.48 LT													47															
41+22.48 to 41+55.74 LT																					25							
41+41.79 to 41+52.72 LT																	11											
41+52.72 to 41+65.74 LT																			11									
41+65.74 to 43+99.30 LT																	227											
43+99.30 to 44+20.00																									95			
TOTAL THIS SHEET	1		0		2		0		56		0		47		695		469		25		28		109		6490		3	
PROJECT TOTAL	1		2		2		2		107		59		88		1090		1776		67		51		487		10042		5	

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF REMOVALS–2
January 12, 2026

TABULATION OF SURFACING

STATION	(304-02000) AGGREGATE BASE COURSE (CLASS 2)		(304-03000) AGGREGATE BASE COURSE (CLASS 3) (SUBGRADE STABILIZATION)		(304-06000) AGREGATE BASE COURSE (CLASS 6)		(306-01000) Reconditioning (6")		(403-34741) Hot Mix Asphalt (Grading SX) (75) (PG 64-22)		(412-00900) CONCRETE PAVEMENT (CLASS P) (9 INCH)		(420-00132) GEOTEXTILE (SEPARATOR) (CLASS 1) (WOVEN) (SUBGRADE STABILIZATION)		COMMENTS
	TON		TON		TON		SY		TON		SY		SY		
	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	
Base Rock St. & Crosby Ave.															
11+30.41 to 13+27.86 LT					35		173								Sidewalk
12+72.27 to 13+65.03									39						Mill & Fill, Base Rock St
13+27.89 to 16+00.00	406				391		966		236						Base Rock St
13+27.89 to 14+65.45 LT	68				99		161								10' Monolithic CG&SW
14+42.92 to 16+00.00 RT	18				18		44								C&G
14+65.45 to 15+06.64 LT	19				32		78		8		40				472 Base Rock St driveway
15+06.64 to 15+37.07 LT	15				20		35								10' Monolithic CG&SW
15+37.07 to 15+82.22 LT	21				48		119		17		43				470 Base Rock St driveway
15+82.22 to 16+00.00 LT	9				12		21								10' Monolithic CG&SW
16+00.00 to 22+00.00	1086				1047		2585		632						Base Rock / Crosby
16+00.00 to 16+87.67 LT	43				63		102								10' Monolithic CG&SW
16+00.00 to 22+00.00 RT	72				69		171								C&G
16+87.87 to 17+27.67 LT	19				56		138		23		38				464 Base Rock St driveway
16+91.20 to 17+21.20 RT					8		19								690 Crosby Ave driveway
17+27.67 to 20+89.70 LT	170				249		405								10' Monolithic CG&SW
20+89.70 to 21+92.68 LT	74				71		176				20				Curb ramps & gutter
21+92.68 to 22+00.00 LT	1				2		9								C&G, Sidewalk
22+00.00 to 28+00.00	938				905		2234		547						Crosby Ave
22+00.00 to 28+00.00 RT	70				68		167								C&G
22+00.00 to 23+84.11 LT	21				21		51								C&G
22+00.00 to 24+18.40 LT					49		242								Sidewalk
23+84.32 to 24+02.23 RT					2		9				9				Pavement at existing inlet
24+00.45 to 24+18.40 LT	2				2		5								C&G
24+18.40 to 24+98.46 LT	80				77		191		21						531 Maldonado St driveway
24+98.46 to 28+00.00 LT	35				103		423								CG, Sidewalk
26+47.24 to 26+87.24 LT	12				12		29				29				527 W Ouray Ave driveway
28+00.00 to 34+00.00	898		1347		866		2138		523				2138		Crosby Ave
28+00.00 to 34+00.00	56		56		54		333						333		C&G, both sides
28+00.00 to 34+00.00 LT					127		628								Sidewalk
30+81.33 to 31+25.33 LT	25		25		28		69				32		60		El Poso lift station driveway
32+66.47 to 33+24.47 LT	37		37		28		66				45		87		445 Crosby Ave driveway
34+00.00 to 40+00.00	896		1344		864		2133		522				2133		Crosby Ave
W Gunnison Ave.															
100+55.01 to 101+50.67	183				176		435		107						Gunnison Ave
100+84.64 to 101+30.66	32				43		77								7' Monolithic CG&SW, both sides
TOTAL THIS SHEET	**5306**		**2809**		**5643**		**14432**		**2675**		**256**		**4753**		

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF SURFACING-1
January 12, 2026

TABULATION OF SURFACING (CONTINUED)

STATION	(304-02000) AGGREGATE BASE COURSE (CLASS 2)		(304-03000) AGGREGATE BASE COURSE (CLASS 3) (SUBGRADE STABILIZATION)		(304-06000) AGREGATE BASE COURSE (CLASS 6)		(306-01000) Reconditioning (6")		(403-34741) Hot Mix Asphalt (Grading SX) (75) (PG 64-22)		(412-00900) CONCRETE PAVEMENT (CLASS P) (9 INCH)		(420-00132) GEOTEXTILE (SEPARATOR) (CLASS 1) (WOVEN) (SUBGRADE STABILIZATION)		COMMENTS
	TON		TON		TON		SY		TON		SY		SY		
	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	
Base Rock St. & Crosby Ave.															
34+00.00 to 40+00.00 RT	70		105		68		167						167		C&G
34+00.00 to 34+79.40 LT	9		9		25		102						22		C&G, Sidewalk
34+79.40 to 37+50.47 LT	152		227		231		361						361		11.5' Monolithic CG&SW
37+50.47 to 39+95.41 LT	119		172		165		272						272		9.5' Monolithic CG&SW
39+95.41 to 40+00.00 LT	3				5		8								13.5' Monolithic CG&SW
40+00.00 to 43+99.30	618				596		1471		360						Crosby Ave
40+00.00 to 42+92.49 RT	34				33		81								C&G
40+00.00 to 40+57.70 LT	37				60		89								13.5' Monolithic CG&SW
40+57.70 to 41+18.78 LT	141				136		335		57		31				215 Rice St driveway
41+18.78 to 43+67.01 LT	29				28		69								C&G
41+29.59 to 43+67.01 LT					43		211								Sidewalk
43+67.01 to 43+83.00 LT	7				11		17								11.5' Monolithic CG&SW
43+83.00 to 43+99.30 LT	6				9		14								9.5' Monolithic CG&SW
43+99.30 to 44+20.00									10						Mill & Fill, Crosby Ave
TOTAL THIS SHEET	**1225**		**513**		**1408**		**3198**		**427**		**31**		**822**		
PROJECT TOTAL	**6531**		**3322**		**7052**		**17630**		**3101**		**287**		**5575**		

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF SURFACING–2
January 12, 2026

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

TABULATION OF CURB RAMP, CURB, GUTTER, & SIDEWALK

STATION	(608-00006) Concrete Sidewalk (6" Thick)		(608-00010) Concrete Curb Ramp		(608-10000) Sidewalk Channel (Special)		(609-20010) Curb Type 2 (Section B)		(609-21013) Curb and Gutter Type 2 (Section IM) (Special)		(609-21023) Curb and Gutter Type 2 (Section IB) (Special)		(609-22030) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 7 Feet)		(609-22031) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 9.5 Feet)		(609-22032) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 10 Feet)		(609-22033) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 11.5 Feet)		(609-22034) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 13.5 Feet)		(609-24006) Gutter Type 2 (Special)		COMMENTS
	SY		SY		LF		LF		LF		LF		LF		LF		LF		LF		LF		LF		
	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	
Base Rock St. & Crosby Ave.																									
11+30.40 to 13+27.93 LT	172																								Per retrofit detail
13+27.93 to 16+00.00 LT																	272								
14+42.92 to 16+00.00 RT											158														
14+65.45 to 15+06.64 LT											41														
14+71.45 LT							10																		472 Base Rock St
15+00.17 LT							10																		472 Base Rock St
15+37.07 to 15+82.00 LT											46														
15+43.07 LT							18																		470 Base Rock St
16+00.00 to 16+86.20 RT											86														
16+00.00 to 20+89.70 LT																	476								
16+86.20 to 17+26.20 RT									40																690 Crosby Ave
16+87.67 to 17+27.67 LT											40														
17+26.20 to 22+00.00 RT											490														
17+85.79 to 17+90.45 LT	3																								464 Base Rock St
20+89.70 to 21+22.20 LT			65																						Gunnison Ave
21+22.50 to 21+63.51 LT																							41		Gunnison Ave
21+22.50 to 21+92.68 LT			66																						Gunnison Ave
21+92.68 to 22+00.00 LT	5																								
21+92.68 to 22+00.00 LT											7														
22+00.00 to 28+00.00 RT											601														
22+00.00 to 23+84.11 LT											185														
22+00.00 to 24+18.40 LT	238																								
24+00.45 to 24+31.74 LT											49														
24+18.40 to 24+38.31 LT			27																						531 Maldonado St
24+38.31 LT											5														531 Maldonado St
24+38.31 to 24+77.06 LT																							38		531 Maldonado St
24+77.06 LT											5														531 Maldonado St
24+77.06 to 24+98.46 LT			27																						531 Maldonado St
24+85.12 to 28+00.00 LT											317														
24+98.46 to 28+00.00 LT	336																								
28+00.00 to 34+00.00 LT											601														
28+00.00 to 34+00.00 RT											601														
W Gunnison Ave.																									
100+84.64 to 101+30.67 LT													47												
100+84.64 to 101+30.67 RT													47												
TOTAL THIS SHEET	**754**		**185**		**0**		**38**		**40**		**3232**		**94**		**0**		**748**		**0**		**0**		**79**		

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF SIDEWALK CURB & GUTTER-1
January 12, 2026

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

TABULATION OF CURB RAMP, CURB, GUTTER, & SIDEWALK (CONTINUED)

STATION	(608-00006) Concrete Sidewalk (6" Thick)		(608-00010) Concrete Curb Ramp		(608-10000) Sidewalk Channel (Special)		(609-20010) Curb Type 2 (Section B)		(609-21013) Curb and Gutter Type 2 (Section IM) (Special)		(609-21023) Curb and Gutter Type 2 (Section IB) (Special)		(609-22030) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 7 Feet)		(609-22031) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 9.5 Feet)		(609-22032) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 10 Feet)		(609-22033) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 11.5 Feet)		(609-22034) Monolithic Curb, Gutter, and Sidewalk Type 2 (Section IB) (Width = 13.5 Feet)		(609-24006) Gutter Type 2 (Special)		COMMENTS
	SY		SY		LF		LF		LF		LF		LF		LF		LF		LF		LF		LF		
	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	Plan	AC	
Base Rock St. & Crosby Ave.																									
28+00.00 to 34+00.00 LT	629																								Includes W Grand trail
34+00.00 to 34+79.40 LT											80														
34+00.00 to 34+79.40 LT	80																								
34+00.00 to 40+00.00 RT											601														
34+79.40 LT to 37+50.47 LT																			271						
37+04.81 LT					10																				
37+50.47 to 39+95.45 LT															245										
39+95.45 to 40+00.00 LT																					6				
40+00.00 to 42+92.49 RT											293														
40+00.00 to 40+57.67 LT																					58				
40+41.61 to 40+71.57 LT											61														215 Rice St
40+57.67 to 40+71.57 LT			17																						215 Rice St
40+57.94 to 41+03.99 LT											83														215 Rice St
40+75.94 to 41+01.03 LT																							25		215 Rice St
41+03.98 to 41+29.59 LT			28																						215 Rice St
41+18.78 to 43+67.20 LT											249														
41+29.59 to 43+67.01 LT	214																								
43+67.01 to 43+83.32 LT																			13						
43+83.32 to 43+99.30 LT															13										
TOTAL THIS SHEET	**923**		**45**		**10**		**0**		**0**		**1367**		**0**		**258**		**0**		**284**		**64**		**25**		
PROJECT TOTAL	**1677**		**230**		**10**		**38**		**40**		**4599**		**94**		**258**		**748**		**284**		**64**		**104**		

TABULATION OF MISCELLANEOUS ITEMS

STATION	(210-00010) Reset Mailbox Structure		(210-00064) Reset Monument		(210-00020) Adjust Cleanout / Provide Valve Box and Cover		(210-00035) Reset Water Meter		(210-00036) Adjust Backflow Preventer Assembly / Provide Manhole Cover		(210-00420) Reset Timbers (Includes Replacement of Rotten Timbers)		(210-04010) Adjust / Modify Manhole		(210-04050) Adjust Valve Box		(210-04016) Remove and Replace Manhole D2-252-026 In-Kind (Complete in Place)		(603-01245) 24 Inch Reinforced Concrete Pipe (Complete in Place)		(603-50026) 24 Inch Plastic Pipe (complete in Place)	
	EA		EA		EA		EA		EA		L S		EA		EA		EA		LF		LF	
	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const
Base Rock St. & Crosby Ave.																						
13+28.58 RT															1							
13+87.76 LT													1									
14+35.40 LT													1									
14+41.72 LT			1																			
14+55.15 RT			1																			
14+62.91 LT													1									
15+08.69 RT															1							
15+32.62 LT															1							
15+44.74 LT													1									
15+93.15 LT			1																			
17+91.98 to 18+35.21 LT											1											
18+08.08 LT					1																	
18+08.08 LT									1													
18+19.12 LT							1															
18+26.95 LT															1							
18+33.13 LT															1							
18+55.90 LT													1									
19+01.73 LT													1									
20+66.90 LT													1									
20+90.67 LT															1							
20+95.44 RT													1									
20+96.64 LT															1							
21+49.67 LT															1							
21+51.64 LT															1							
21+53.72 LT															1							
22+14.08 LT			1																			
23+63.58 LT															1							
23+66.26 LT															1							
23+99.17 RT													1									
25+30.79 RT													1									
25+34.41 LT															1							
25+47.45 LT															1							
25+49.21 LT															1							
25+53.69 LT															1							
W Gunnison Ave.																						
100+81.03 RT															1							
100+85.52 LT													1									
100+97.21 RT															1							
TOTAL THIS SHEET =	0		4		1		1		1		1		11		18		0		0		0	

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF MISCELLANEOUS ITEMS-1
January 12, 2026

TABULATION OF MISCELLANEOUS ITEMS (CONTINUED)

STATION	(210-00010) Reset Mailbox Structure		(210-00064) Reset Monument		(210-00020) Adjust Cleanout / Provide Valve Box and Cover		(210-00035) Reset Water Meter		(210-00036) Adjust Backflow Preventer Assembly / Provide Manhole Cover		(210-00420) Reset Timbers (Includes Replacement of Rotten Timbers)		(210-04010) Adjust / Modify Manhole		(210-04050) Adjust Valve Box		(210-04016) Remove and Replace Manhole D2-252.026 In-Kind (Complete in Place)		(603-01245) 24 Inch Reinforced Concrete Pipe (Complete in Place)		(603-50026) 24 Inch Plastic Pipe (complete in Place)	
	EA		EA		EA		EA		EA		L S		EA		EA		EA		LF		LF	
	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const
25+56.75 RT															1							
25+58.83 LT															1							
25+85.98 LT													1									
25+86.81 LT															1							
25+93.30 LT															1							
25+94.78 LT															1							
26+01.02 LT													1									
26+14.91 LT													1									
26+59.01 LT															1							
26+59.01 LT															1							
26+59.01 LT															1							
26+75.33 LT	1																					
28+44.75 LT															1							
28+44.75 LT															1							
28+44.75 LT															1							
28+58.78 LT													1									
28+66.35 LT															1							
29+13.12 LT															1							
29+13.12 LT															1							
29+13.12 LT															1							
29+13.12 LT															1							
30+32.98 RT															1							
30+43.41 RT																	1		200		20	
30+77.51 RT															1							
33+01.00 RT													1									
36+11.40 LT															1							
36+82.29 LT													1									
36+96.40 LT													1									
40+58.47 LT															1							
41+00.75 LT													1									
41+17.63 LT															1							
41+56.06 RT													1									
43+62.77 RT													1									
43+80.57 LT													1									
43+84.04 RT													1									
43+85.15 LT															1							
44+11.75 RT													1									
TOTAL THIS SHEET =	1		0		0		0		0		0		13		21		1		200		20	
PROJECT TOTAL =	1		4		1		1		1		1		24		39		1		200		20	

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF MISCELLANEOUS ITEMS-2
January 12, 2026

TABULATION OF DRAINAGE ITEMS

STATION	(506-00207) RIPRAP (6 INCH)		(604-19411) MODIFY INLET TYPE R D3-252-084 (SPECIAL)		(604-19415) INLET TYPE R (15 FOOT) (SPECIAL) (COMPLETE IN PLACE)		(624-00001) CONNECTING BAND (COMPLETE IN PLACE)		(624-29019) 18 INCH DRAINAGE PIPE (CLASS 9) (COMPLETE IN PLACE)		(624-29055) 54 INCH DRAINAGE PIPE (COMPLETE IN PLACE)		(624-90000) PIPE ENCASEMENT (SPECIAL)		COMMENTS
	TON		EA		EA		EA		LF		LF		LF		
	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	Plan	As Const	
Base Rock St. & Crosby Ave.															
23+92.28 LT					1										
23+93.04			1				1				20				
23+94.54 LT							1		20						
24+00.45 to 24+83.82 LT							1				100				
25+67.08 to 25+97.22													50		
30+46.37 to 30+77.54													50		
37+04.81 LT	4														
PROJECT TOTAL	**4**		**1**		**1**		**3**		**20**		**120**		**100**		

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REVISION 4	–

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SCALES: NO SCALE

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF DRAINAGE ITEMS–1
January 12, 2026

TABULATION OF FINAL SIGNING

SIGN NO.	ALIGNMENT	STATION	SIDE	NORTHING	EASTING	DIMENSIONS	SIGN CODE	LEGEND	(210-00810) RESET GROUND SIGN		(614-00011) SIGN PANEL (CLASS I)		(614-00201) Steel Signpost (3# / foot U-channel) (Special)		NOTES
									EA		SF		LF		
									Plan	As Const	Plan	As Const	Plan	As Const	
1A	BASE ROCK	11+29.56	LT	38472.50	86842.90	30x30	W11-2	PEDESTRIAN CROSSING	1						
1B	BASE ROCK	11+29.56	LT	38472.50	86842.90	21x15	W16-7PL	ARROW	1						
2	BASE ROCK	13+26.81	LT	38274.06	86845.64	24x30	R2-1	SPEED LIMIT 30 MPH	1						
3	BASE ROCK	15+73.55	RT	38030.20	86783.55	24x30	R2-1	SPEED LIMIT 30 MPH			5.00		12		
4A	BASE ROCK	17+37.00	RT	37866.75	86783.85	30x30	W1-1L	LEFT TURN			6.25		12		
4B	BASE ROCK	17+37.00	RT	37866.75	86783.85	18x18	W13-1P	ADVISORY SPEED 20 MPH			2.25				
5A	CROSBY	18+78.72	LT	37738.99	86850.83		D3-1	STREET NAME - BASE ROCK ST	1						
5B	CROSBY	18+78.72	LT	37738.99	86850.83		D3-1	STREET NAME - CROSBY AVENUE	1						
6A	CROSBY	19+88.61	LT	37660.12	86912.27	30x30	W1-1R	RIGHT TURN			6.25		12		
6B	CROSBY	19+88.61	LT	37660.12	86912.27	18x18	W13-1P	ADVISORY SPEED 20 MPH			2.25				
7	GUNNISON	21+12.74	LT	37579.50	87007.64	30x30	R1-1	STOP	1						
8	CROSBY	21+43.74	RT	37504.00	86967.57	48x24	W1-7	TWO-DIRECTION LARGE ARROW	1						
9	CROSBY	24+84.30	LT	37289.00	87239.74	CUSTOM	CUSTOM	GRMCD SIGN "STAFF ONLY"	1						
10	CROSBY	42+82.99	LT	35934.39	88377.85	24x30	R2-1	SPEED LIMIT 30 MPH	1						
11A	CROSBY	42+69.83	RT	35896.47	88358.07	30x30	W1-1L	LEFT TURN			6.25		12		
11B	CROSBY	42+69.83	RT	35896.47	88358.07	18x18	W13-1P	ADVISORY SPEED 15 MPH			2.25				
12	CROSBY	42+72.99	LT	35919.44	88391.13	24x24	R8-3	NO PARKING	1						
13A	CROSBY	45+56.43	RT	35822.63	88617.59	30x30	W1-1R	RIGHT TURN			6.25		12		
13B	CROSBY	45+56.43	RT	35822.63	88617.59	18x18	W13-1P	ADVISORY SPEED 15 MPH			2.25				
								PROJECT TOTAL	**10**		**39.00**		**60**		

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF FINAL SIGNING-1
January 12, 2026

TABULATION OF FINAL STRIPING

LOCATION	(627-00013) PAVEMENT MARKING PAINT (HIGH BUILD) (TWO COATS)		(627-30407) THERMOPLASTIC PAVEMENT MARKING (WORD-SYMBOL) (SPECIAL)				(627-00002) THERMOPLASTIC PAVEMENT MARKING (GREEN PAVEMENT MARKING) (INCLUDES WHITE LINE EDGES)		(627-30411) PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK- STOP LINE) (SPECIAL)		COMMENTS
			ASPHALT								
	DOUBLE YELLOW SOLID	WHITE SOLID	LEFT ARROW (16.1 SF)		BIKE SYMBOL (11.9 SF)						
	4 INCH	4 INCH									
	GAL	GAL	EA	SF	EA	SF	LF	SF	LF	SF	
Base Rock St. & Crosby Ave.											
11+30.41 to 16+00.00	14.76										
11+30.41 to 16+00.00 LT		4.47									
11+30.41 to 16+00.00 RT		4.47									
11+34.97 LT					1	11.90					
11+34.97 RT					1	11.90					
16+00.00 to 22+00.00	14.10										
16+00.00 to 22+00.00 LT		4.62									
16+00.00 to 22+00.00 RT		6.28									
20+46.26			1	16.10							
20+84.80			1	16.10							
20+86.04 LT					1	11.90					
20+90.82 to 21+94.63 LT							103.81	173.02			
21+19.94 to 21+65.73 LT									45.79	91.58	CROSSWALK
21+94.49 RT					1	11.90					
21+97.40 LT					1	11.90					
22+00.00 to 28+00.00	13.54										
22+00.00 to 28+00.00 LT		5.71									
22+00.00 to 28+00.00 RT		5.71									
28+00.00 to 34+00.00	11.31										
28+00.00 to 34+00.00 LT		5.71									
28+00.00 to 34+00.00 RT		5.71									
34+00.00 to 40+00.00	11.31										
34+00.00 to 40+00.00 LT		5.71									
34+00.00 to 40+00.00 RT		5.71									
40+00.00 to 44+20.71	7.92										
40+00.00 to 44+20.71 LT		3.21									
40+00.00 to 44+20.71 RT		4.07									
40+52.54 to 41+27.33 LT							74.79	124.65			
40+74.53 to 40+99.45 LT									24.92	49.84	CROSSWALK
41+30.88 LT					1	11.90					
W Gunnison Ave.											
100+69.30 LT									20.00	20.00	STOP LINE
100+68.01 to 101+67.63	1.88										
	74.83	**61.38**	**2**	**32.20**	**6**	**71.40**	**178.60**	**297.67**	**90.71**	**161.42**	

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF FINAL STRIPING-1
January 12, 2026

TABULATION OF TRAFFIC CONTROL DEVICES

Ref. No.	Item	Quantity	Unit
630-80336	Barricade (Type 3 M-B) (Temporary)	7.00	EA
630-80341	Construction Traffic Sign (Panel Size A)	7.00	EA
630-80355	Portable Message Sign Panel	2.00	EA
630-80360	Drum Channelizing Device	12.00	EA
630-80364	Drum Channelizing Device (With Light) (Steady)	17.00	EA

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
TABULATION OF TRAFFIC CONTROL DEVICES–1
January 12, 2026

S.U.E. GENERAL NOTES:

1 PROJECT DESCRIPTION: THE PROJECT WILL CONSIST OF THE RECONSTRUCTION OF CROSBY AVENUE AND BASE ROCK STREET FROM WEST MAIN STREET TO AMERICAN WAY. THE PROJECT WILL CONVERT THE NARROW TWO-LANE ASPHALT ROAD INTO A COMPLETE STREET WITH BIKE LANES, A DETACHED MULTI-MODAL PATH, AND LIGHTING. THE ELEVATED DITCH ALONG CROSBY AVENUE WILL BE PIPED AND DRAINAGE FACILITIES WILL BE INSTALLED.

2 SUBSURFACE UTILITY ENGINEERING (SUE) SCOPE: OBTAIN GENERAL INFORMATION AS TO THE DESCRIPTION, NATURE, AND LOCATION OF SUBSURFACE UTILITIES IN THE AREA OF PROPOSED EXCAVATION AND DEPICT SUBSURFACE UTILITIES WITH RISK-BASED QUALITY LEVELS AS DEFINED IN ASCE 38-22 ON THE SUE PLANS TO INFORM THE CONTRACTOR OF THEIR EXISTENCE.

3 RISK-BASED QUALITY LEVEL DEFINITIONS FOR DEPICTED SUBSURFACE UTILITIES AS DEFINED BY ASCE 38-22:

1 QUALITY LEVEL D (QL-D): A VALUE ASSIGNED TO A SUBSURFACE UTILITY SEGMENT OR UTILITY FEATURE NOT VISIBLE AT THE GROUND SURFACE WHOSE ESTIMATED POSITION IS JUDGED THROUGH UTILITY RECORDS, INFORMATION FROM OTHERS, OR FROM VISUAL CLUES SUCH AS PAVEMENT CUTS, OBVIOUS TRENCHES, OR EXISTENCE OF SERVICE. QL-D UTILITIES ARE NOT REFERENCED TO THE PROJECT SURVEY DATUM.

2 QUALITY LEVEL C (QL-C): A VALUE ASSIGNED TO A SUBSURFACE UTILITY SEGMENT OR UTILITY FEATURE NOT VISIBLE AT THE GROUND SURFACE WHOSE ESTIMATED POSITION IS JUDGED THROUGH CORRELATING UTILITY RECORDS OR SIMILAR EVIDENCE TO UTILITY FEATURES, VISIBLE ABOVEGROUND AND/OR UNDERGROUND. QL-C UTILITIES ARE NOT REFERENCED TO THE SURVEY PROJECT DATUM.

3 QUALITY LEVEL B (QL-B): A VALUE ASSIGNED TO SUBSURFACE UTILITY SEGMENT OR SUBSURFACE UTILITY FEATURE WHOSE EXISTENCE AND HORIZONTAL POSITION IS BASED ON GEOPHYSICAL METHODS COMBINED WITH PROFESSIONAL JUDGEMENT AND WHOSE LOCATION IS TIED TO THE PROJECT SURVEY DATUM. THE HORIZONTAL LOCATION OF SUBSURFACE UTILITY FACILITIES MUST BE RESOLVED WITH A TOLERANCE OF 0.2 FEET TO BE QL-B.

4 QUALITY LEVEL A (QL-A): A VALUE ASSIGNED TO THAT PORTION (X-, Y-, AND Z-GEOMETRY) OF A SUBSURFACE UTILITY SEGMENT OR SUBSURFACE UTILITY FEATURE THAT IS DIRECTLY EXPOSED AND MEASURED AND WHOSE LOCATION AND DIMENSIONS ARE TIED TO THE PROJECT SURVEY DATUM. THE HORIZONTAL LOCATION OF UTILITY FACILITIES MUST BE RESOLVED WITH A TOLERANCE OF 0.2 FEET AND THE VERTICAL LOCATION OF UTILITY FACILITIES MUST BE RESOLVED WITH A TOLERANCE OF 0.1 FEET TO BE QL-A.

4 SUE PLAN LIMITATIONS:

1 THE PURPOSE OF THE SUE PLANS IS TO AID IN THE IDENTIFICATION AND RESOLUTION OF UTILITY CONFLICTS. THE SUE PLANS ARE NOT INTENDED TO CONVEY ALL OF THE INFORMATION REQUIRED TO RELOCATE OR CONSTRUCT THE EXISTING OR PROPOSED UTILITIES. REFER TO THE RELEVANT CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION.

2 PER ASCE 38-22 THE SUE PLANS ARE ITERATIVE DOCUMENTS, CHANGING OVER TIME AS NEW DATA IS COLLECTED AND PROJECT DELIVERY PROGRESSES. RISK-BASED UTILITY QUALITY LEVELS MAY BE DEVELOPED AND DELIVERED IN ANY ORDER, OR CONTEMPORANEOUSLY, AS THE PROJECT PROGRESSES THROUGH PROJECT DELIVERY.

3 ALL DEPICTED SUBSURFACE UTILITIES ARE QL-D UNLESS NOTED. SUBSURFACE UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. MORE THAN ONE OF THE SAME TYPE OF UTILITY FACILITY MAY BE PRESENT AT LOCATIONS INDICATED.

4 SUBSURFACE UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE SUE PLANS. SEE UTILITY LOCATING EQUIPMENT LIMITATIONS.

5 UTILITY LOCATION AND NOTIFICATION OF THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) MEMBER UTILITIES AND NON-MEMBER UTILITIES PRIOR TO CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY.

NOTE: THE UNION PACIFIC RAILROAD IS NOT A UNCC MEMBER AND MUST BE CONTACTED SEPARATELY.

6 RELIANCE UPON SUE PLANS DURING BIDDING DOES NOT RELIEVE THE CONTRACTOR FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND PROCEDURES DURING EXCAVATION.

7 UTILITY INVESTIGATIONS PERFORMED BY THE CITY OF GRAND JUNCTION WERE COMPLETED ON 06/22/2023, 08/22/2023, 10/02/2023, AND 07/22/2025. UTILITY FACILITIES MAY HAVE BEEN CHANGED OR ADDED AFTER THESE DATES.

8 THE SUBSURFACE UTILITY INVESTIGATION WAS LIMITED IN SOME AREAS DUE TO THICK VEGETATION AT THE DITCH, INOPERABLE MANHOLE LIDS AT MANHOLES D2-252-039 AND D3-252-012, AND PARKED VEHICLES.

5 UTILITY LOCATING EQUIPMENT LIMITATIONS:

1 ELECTROMAGNETIC LINE LOCATING TECHNIQUES (CONDUCTION): THE SUCCESSFUL DETECTION OF UNDERGROUND UTILITIES IS DEPENDENT PRIMARILY UPON THE COMPOSITION AND CONSTRUCTION OF THE LINE OF INTEREST, AND DEPTH OF BURIAL. THE UTILITIES MUST BE EXPOSED AT THE SURFACE OR IN ACCESSIBLE UTILITY VAULTS CLOSE TO THE SURVEY AREA. UTILITIES THAT MAY NOT BE DETECTABLE USING THESE TECHNIQUES INCLUDE CERTAIN ABANDONED UTILITIES, UTILITIES NOT EXPOSED AT THE GROUND SURFACE, OR THOSE MADE OF NON-ELECTRICALLY CONDUCTIVE MATERIALS SUCH AS PVC, FIBERGLASS, VITRIFIED CLAY, AND METAL PIPES WITH INSULATING JOINTS. PIPES GENERALLY DEEPER THAN ABOUT FIVE FEET MAY NOT BE DETECTED.

THE DETECTION OF UNDERGROUND UTILITIES USING THE CONDUCTION MODE IS ALSO DEPENDENT UPON THE PROXIMITY OF THOSE UTILITIES TO BENDS, TEES, CHANGES IN DEPTH, OTHER SUBSURFACE UTILITIES, AND/OR ABOVE GROUND CULTURAL OBJECTS. NEARBY BURIED UTILITIES CAN MASK OR DISTORT SIGNALS ASSOCIATED WITH THE UTILITY IN QUESTION. SHALLOW UTILITIES WILL GENERALLY PRODUCE A STRONGER RESPONSE THAN ADJACENT DEEPER UTILITIES AND WILL GENERALLY MASK EFFECTS FROM THE DEEPER UTILITIES. SUBSURFACE UTILITIES LOCATED BENEATH OR IN CLOSE PROXIMITY TO SURFACE METAL OBJECTS SUCH AS REBAR IN CONCRETE, RAILROAD TRACKS, AND SURFACE PIPELINES ARE DIFFICULT TO ACCURATELY DETECT OR DELINEATE.

2 ELECTROMAGNETIC LINE LOCATING TECHNIQUES (PASSIVE): THE ABILITY TO DETECT PASSIVE SIGNALS ASSOCIATED WITH 60 HZ ELECTRIC LINES IS DEPENDENT UPON CURRENT FLOWING THROUGH THE LINE. ENERGIZED ELECTRIC LINES MAY NOT BE DETECTED IF THE LOAD IS SWITCHED OFF AND ARE STILL DANGEROUS IF CONTACTED DURING EXCAVATION.

3 METAL DETECTION TECHNIQUES (INDUCTION): THE DETECTION OF BURIED METAL UTILITIES, USING THE HANDHELD INDUCTION TECHNIQUE, IS DEPENDENT UPON THE SIZE OF THE UTILITY, ITS DEPTH OF BURIAL, AND ITS PROXIMITY TO ABOVE GROUND METAL OBJECTS. AS THE SIZE OR DIAMETER OF THE BURIED METAL UTILITY DECREASES, THE DEPTH AT WHICH IT CAN BE DETECTED ALSO DECREASES. A RELATIVELY LARGE UTILITY SUCH AS A CORRUGATED STEEL DRAIN LINE CAN BE DETECTED AT DEPTHS OF 3 TO 4 FEET. A SMALLER UTILITY, SUCH AS AN ELECTRIC LINE ASSOCIATED WITH STREET LIGHTS, MAY BE DETECTED ONLY AT DEPTHS OF 1 TO 2 FEET. THE ABILITY TO DETECT A BURIED METAL UTILITY IS ALSO BASED ON ITS PROXIMITY TO ABOVE GROUND METAL OBJECTS OR STRUCTURES. CULTURAL FEATURES SUCH AS CHAIN LINK FENCES, BUILDINGS, DEBRIS, RAILROAD TRACKS, GUARD RAILS, AND OTHER UTILITIES MAY PRODUCE A RESPONSE THAT CAN MASK EFFECTS FROM THE NEARBY BURIED METAL UTILITY.

4 GROUND PENETRATING RADAR (GPR): UTILITIES DETECTABLE WITH GPR TECHNIQUES INCLUDE BOTH METALLIC AND NONMETALLIC PIPES. THE ABILITY TO DETECT PIPES IS DEPENDENT ON SITE SPECIFIC CONDITIONS SUCH AS DEPTH OF BURIAL, DIAMETER OF THE PIPE, CONDITION OF THE PIPE, TYPE OF BACKFILL MATERIAL, AND SURFACE CONDITIONS OVER THE PIPE.

6 EQUIPMENT AND SOFTWARE USED TO COLLECT AND DEPICT SUBSURFACE UTILITY INFORMATION: PIPE AND CABLE LOCATOR, TRUCK-MOUNTED VAC UNIT, TOTAL STATION, AND AUTODESK CIVIL 3D 2024.

7 SURFACE CONDITIONS: GROUND COVER CONSISTS OF BARE EARTH, VEGETATION, AN ACTIVE DITCH, CONCRETE PAVING, AND ASPHALT PAVING. SNOW AND OTHER SURFACE WATER WERE NOT PRESENT. THE UTILITY INVESTIGATIONS WERE PERFORMED DURING FAIR WEATHER.

8 SOIL GEOPHYSICAL QUALITIES: THE NATIVE SOILS ARE TYPICALLY SILTY TO SANDY CLAY, AND SILTY TO CLAYEY SAND. THE FILL SOILS CONSIST OF SILTY TO GRAVELLY SAND WITH CLAY. BEDROCK WAS NOT ENCOUNTERED DURING THE PROJECT SOIL INVESTIGATION. GROUNDWATER WAS ENCOUNTERED AT DEPTHS RANGING FROM 3 FEET TO 8.4 FEET BELOW EXISTING GRADES AT THE TIME OF DRILLING OPERATIONS (MAY 30, 2023). THE CONCENTRATION OF WATER-SOLUBLE SULFATE CONTENT IN TEST SAMPLES RANGED FROM 0.08 TO 0.27 PERCENT BY WEIGHT.

9 SUE INVESTIGATION COMMENTARY:

1 QL-B COULD NOT ACHIEVED ON ALL UTILITIES FOR THE FOLLOWING REASONS:

1 MANY OF THE GAS, ELECTRIC, AND TELECOM UTILITIES ARE BURIED AT DEPTHS GREATER THAN SIX FEET DUE TO THE SITE'S CLOSE PROXIMITY TO THE UNION PACIFIC RAILROAD. SEE UTILITY EQUIPMENT LOCATING LIMITATIONS.

2 TEST HOLES WERE COMPLETED AT VARIOUS WATER, GAS, TELECOM, AND ELECTRIC FACILITY LOCATIONS TO VERIFY DEPTH AND BEARING.

3 THE NRCS RATES THE SITE'S SOILS AS UNSUITABLE FOR GPR. SIGNAL ATTENUATION DUE TO HIGH LEVELS OF SALTS, SULFATES, AND CARBONATES IS RATED SEVERE. SIGNAL ATTENUATION DUE TO WATER AND EXCHANGEABLE IONS IS RATED MODERATE.

2 QL-A POINTS WERE ATTEMPTED AT ALL LOCATIONS OF POTENTIAL CONFLICT WITH THE PROPOSED GRAVITY-FED SYSTEMS. THE TEST HOLES HAD TO BE ABNORMALLY WIDE DUE TO A LARGE QUANITITY OF LARGE COBBLES IN THE SOIL. IN MANY CASES THE TEST HOLE WAS TOO WIDE TO PLACE A LEVEL ROD AND RECORD A MEASUREMENT. RELATIVE DEPTH AND LOCATION (X-, Y-) MEASUREMENTS WERE OBTAINED IN THESE CASES.

3 CONFLICTS WITH FINISHED GRADE HAVE BEEN EVALUATED AND ARE NOT ANTICIPATED.

10 SEE THE STANDARD ABBREVIATIONS, LEGEND, AND SYMBOLS FOR UTILITY LINE TYPE DEPICTIONS, UTILITY APPURTENANCES SYMBOLS, AND ABBREVIATIONS USED FOR THE SUE PLANS.

UTILITIES AND AGENCIES

AGENCY	NAME	POSITION	ROLE	MAILING ADDRESS	STREET ADDRESS	CITY, STATE	VOICE-WK	FAX
CITY OF GRAND JUNCTION	WILLIAM COMERER	PROJECT ENGINEER	WATER, STORM, & SEWER	244 N 7TH ST.	244 N 7TH ST.	GRAND JCT., CO 81501	(970) 244-1417	
XCEL	SARAH DARRICAU	UNIT MANAGER	ELECTRIC & GAS	2538 BLICHMANN AVE	2538 BLICHMANN AVE	GRAND JCT., CO 81506	(970) 244-2656	(970) 244-2656
CENTURYLINK / LUMEN	CHRIS JOHNSON	ENGINEER	FIBER & TELCO	2524 BLICHMANN AVE	2524 BLICHMANN AVE	GRAND JCT., CO 81504	(970) 244-4311	(970) 240-4349
HIGHLINE / NEXTCITY NETWORKS	NICK JONES	SENIOR PROJECT MANAGER	FIBER	7200 NW 4TH ST [2369]	7200 NW 4TH ST [2369]	PLANTATION, FL 33317	(954) 205-3813	
EMERY	GARY GREEN	PROJECT ENGINEER	FIBER	445 UT-29 E	445 UT-29 E	ORANGEVILLE, UT 84537	(435) 748-3127	

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
0 10 20 40
VERTICAL: 1" = 10'
0 2.5 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. GENERAL NOTES
January 12, 2026

PNT 2691
D4-252-042

PNT 2692
D4-252-0191

QL-C
C.O.G.J. 6" PVC
WATER LINE

PNT 1720
D4-252-062
RIM 4552.28
INV N 4549.38
INV S 4549.35

AMERICAN WAY

PNT 1734
D4-252-061
RIM 4552.21
INV N 4549.48

2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION, CO 81501
KREL INVESTMENTS & CONSULTING LLC

QL-C
C.O.G.J. 18" CMP
STORM DRAIN

EX. STOP SIGN

QL-C
C.O.G.J. 6"
PVC
WATER LINE

QL-C
C.O.G.J. 8" PVC
SANITARY SEWER

QL-C
C.O.G.J. 18" RCP
STORM DRAIN

EX CONCRETE

EX CONCRETE

QL-D
FIBER OPTIC LINE

14' MPE

PNT 104
D4-252-058
RIM 4552.48
INV N 4548.38
INV E 4549.70
INV S 4548.40
INV W 4548.39

PNT 1767
D4-252-041
RIM 4552.08
INV W 4548.96

C.O.G.J. 15" VCP
ABANDONED SANITARY
SEWER

BH#1
N 38298.99
E 86829.61

EX. PED XING SIGN

PNT 102
D4-252-057
RIM 4553.24
INV N 4547.06
INV S 4547.14

QL-C
C.O.G.J. 30" HDPE
STORM DRAIN

33' ROW

QL-C
C.O.G.J. 24"x38" HDPE
STORM DRAIN

QL-C
C.O.G.J. 24"x38" HDPE
STORM DRAIN

10+00 10+50 11+00 11+50 12+00 12+50 13+00

BASE ROCK ST CENTERLINE

BASE ROCK ST

QL-C
C.O.G.J. 12" HDPE
STORM DRAIN

PNT 103
D4-251-052
RIM 4552.74
INV N 4549.73
INV E 4549.75
INV W 4549.70

PNT 2693
D4-252-044

PNT 2695
D4-252-043

QL-C
C.O.G.J. 12" HDPE
STORM DRAIN

PNT 101
D4-251-017
RIM 4553.17
INV N 4548.19
INV E 4548.28
INV S 4548.31
INV W 4548.29

QL-C
C.O.G.J. 8" PVC
WATER LINE

30' ROW

QL-C
C.O.G.J. 12" HDPE
STORM DRAIN

QL-C
C.O.G.J. 10" PVC
SANITARY SEWER

EX CONCRETE

EX. 4' METAL FENCE

10' PSCO EASEMENT

PNT 100
D4-251-030
RIM 4553.23
INV N 4547.73
INV E 4547.83
INV S 4547.71
INV W 4547.73

C.O.G.J. 15" ABANDONED
SANITARY SEWER

XCEL UNDERGROUND
PRIMARY

XCEL 4" GAS LINE

10' PSCO EASEMENT

PNT 1604
D4-251-020
RIM 4552.30
INV E 4550.09

QL-C
C.O.G.J. 8" PVC
WATER LINE

QL-C
C.O.G.J. 8" PVC
SANITARY SEWER

2945-152-00-006
100 RAILYARD LOOP #101-128
GRAND JUNCTION, CO 81505
RAILYARD AT RIMROCK LLC

MATCH LINE

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D) UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-1
January 12, 2026

MATCH LINE

MATCH LINE

2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION, CO 81501
JAWS LLC

2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION, CO 81501
TCS VENTURES LLC

2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION, CO 81501
TCS VENTURES LLC

10' DRAINAGE EASEMENT

10' UTILITY EASEMENT

PNT 116
D4-252-084
RIM 4556.38
INV S 4548.68
INV W 4549.16

QL-C
C.O.G.J. 30" HDPE
STORM DRAIN

EX RIVER ROCK

EX CONCRETE

QL-C
PRIVATE IRRIGATION
LATERAL 18" CMP
IRRIGATION LINE

PNT 1870
D3-252-052

PNT 1874
D3-252-001
RIM 4554.26
INV N 4546.43
INV S 4546.37

14' MPE

SWALE

SLOPE EASEMENT

EX GRASS

EX ASPHALT

EX RIVER ROCK

EX GRASS

ASPHALT

15' UTILITY AND IRRIGATION EASEMENT

20' TCE

QL-D
FIBER OPTIC LINE

EX. SPEED LIMIT SIGN

C.O.G.J. 15" VCP
ABANDONED SANITARY
SEWER

MFCP
PLS 37904

BH#1

33' ROW

24"x38" ELLIPTICAL HDPE STM

QL-C
C.O.G.J. 24"x38" HDPE
STORM DRAIN

PNT 105
D4-252-059
RIM 4553.38
INV N 4548.73
INV SE 4548.80

QL-C
PRIVATE IRRIGATION
LATERAL 24" CMP
IRRIGATION LINE

XCEL UNDERGROUND
PRIMARY

QL-C
C.O.G.J. 15" VCP
LINED W/ 8" PVC
SANITARY SEWER

ROW
VARIES

C.O.G.J. WATER SERVICE
WATER LINE

PNT 2716
D4-251-010

QL-C
C.O.G.J. 15" VCP
LINED W/ 8" PVC
SANITARY SEWER

BASE ROCK ST CENTERLINE

XCEL 4" GAS LINE

8" PVC

PNT 2705
D4-251-011

QL-C
C.O.G.J. 8" PVC
WATER LINE

QL-C
C.O.G.J. 8" PVC
WATER LINE

30' ROW

BASE ROCK ST

33' ROW

QL-C
C.O.G.J. 6" PVC
WATER LINE

QL-C
C.O.G.J. 8" AC
ABANDONED WATER LINE

C.O.G.J. WATER SERVICE
WATER LINE

EX. 4' METAL FENCE

EX CONCRETE

10' PSCO EASEMENT

C.O.G.J. 15" ABANDONED
SANITARY SEWER

XCEL 4" GAS LINE

PNT NOT LOCATED
D4-251-084
RIM 4556.48
INV E 4548.98
INV W 4550.58

PNT 1924
POWER POLE

2' SANITARY
SEWER EASEMENT

XCEL 4" GAS LINE

PNT 1938
D3-251-001

PNT 1944
POWER POLE

XCEL UNDERGROUND
PRIMARY

XCEL ABOVE GROUND
SECONDARY
1/0 ALUM

2945-152-00-006
100 RAILYARD LOOP #101-128
GRAND JUNCTION, CO 81505
RAILYARD AT RIMROCK LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION, CO 81505
VENEGAS JUAN F

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

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THIS SET OF DRAWINGS ARE
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REVISION 1	–
REVISION 2	–
REVISION 3	–
REVISION 4	–

DRAWN BY DJM DATE Value
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SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-2
January 12, 2026

35

\\Publicworks-wls\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg – PLOTTED 1/12/2026 2:35:12 PM

MATCH LINE

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION, CO 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION, CO 81501
HARRISON REAL ESTATE
INVESTMENTS LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION, CO 81501
KOLOHA GUNNISON WEST LLC

QL-C
C.O.G.J. 15" VCP
LINED W/ 8" PVC
SANITARY SEWER

QL-C
PRIVATE IRRIGATION
LATERAL18" CMP
IRRIGATION LINE

EX ASPHALT

TEMPORARY CONSTRUCTION
EASEMENT

RIGHT OF WAY

15' UTILITY AND
IRRIGATION EASEMENT

QL-C
8" PVC PRIVATE
IRRIGATION LATERAL

TEMPORARY CONSTRUCTION
EASEMENT

15' UTILITY AND
IRRIGATION EASEMENT

EX. TIMBER RETAINING WALL

PNT 2730
D3-252-001

PNT 2018
D3-252-060

EX STREET
SIGN

ROW
VARIES

QL-C
C.O.G.J. 8" PVC
WATER LINE

C.O.G.J. WATER SERVICE
WATER LINE

PNT 106
D3-252-002
RIM 4553.29
INV N 4546.04
INV SE 4545.96

16+50
17+00
17+50
18+00
18+50

QL-C
C.O.G.J. 8" AC
ABANDONED WATER LINE

BASE ROCK ST CENTERLINE

33' ROW

BASE ROCK ST

BH#2
N 37789.73
E 86794.62

EX CAUTION
CURVE SIGN

EX SIDEWALK

EX GRAVEL

C.O.G.J. 15" ABANDONED
SANITARY SEWER

XCEL 4" GAS LINE

2' SANITARY
SEWER EASEMENT

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

UNION PACIFIC RAILROAD

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION, CO 81505
VENEGAS JUAN F

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

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THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

MATCH LINE

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-3
January 12, 2026

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION, CO 81501
KOLOHA GUNNISON WEST LLC

MATCH LINE

MATCH LINE

W GUNNISON AVE

CROSBY AVE

CROSBY AVE CENTERLINE

EX STREET SIGN

EX CAUTION CURVE SIGN

EX STOP / STREET SIGN

EX ARROW

EX. CONCRETE PAD

TEMPORARY CONSTRUCTION EASEMENT

14' MPE

10' UTILITY EASEMENT

15' UTILITY AND IRRIGATION EASEMENT

ROW VARIES

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

XCEL GAS

XCEL 4" GAS LINE

XCEL UNDERGROUND ELECTRIC AND FIBER OPTIC

XCEL VAULT ELECTRIC AND FIBER OPTIC

QWEST FIBER OPTIC PEDESTAL

QL-C
8" PVC PRIVATE IRRIGATION LATERAL

QL-C
C.O.G.J. 8" PVC SANITARY SEWER

QL-C
C.O.G.J. 8" PVC SANITARY SEWER

QL-C
PRIVATE 18" CMP IRRIGATION WASTEWAY (ABANDONED)

QL-C
C.O.G.J. 15" RCP SANITARY SEWER

QL-C
C.O.G.J. 8" AC ABANDONED WATER LINE

QL-C
C.O.G.J. 24" PVC SANITARY SEWER/STORM SEWER

QL-C
C.O.G.J. 24" PVC SANITARY SEWER/STORM SEWER

QL-C
C.O.G.J. 15" CIPP SANITARY SEWER

PNT 106
D3-252-002
RIM 4553.29
INV N 4546.04
INV SE 4545.96

PNT 108
D3-252-011
RIM 4553.56
INV NE 4547.16
INV SW 4547.04

PNT 107
D3-252-008
RIM 4552.76
INV SE 4547.68
INV SW 4547.64

PNT 121
D3-252-007
RIM 4554.56
INV NE 4546.72
INV NW 4546.26
INV SW 4546.21

TH#3, -31"T, -37"B
N 37549.12
E 86971.79

TH#5 -39"
N 37544.76
E 86987.73

TH#4, -50"
N 37543.61
E 86965.69

TH#2, -60"
N 37530.68
E 86951.48

101+00

100+50

100+00

19+00

19+50

20+00

20+50

21+00

21+50

8" IRR

8" PVC

8" PVC SAN

15" SAN

15"SAN

15" CMP STM

24" PVC COMB

15" CIPP SAN

ABANDON

E, FO

G

W

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D) UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

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DESCRIPTION	DATE
REVISION 1	–
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REVISION 3	–
REVISION 4	–

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DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-4
January 12, 2026

MATCH LINE

10' UTILITY EASEMENT

2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION, CO 81501
HITCHBORN LIVESTOCK LLC

10' UTILITY EASEMENT

2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION, CO 81501
GRAND RIVER MOSQUITO
CONTROL DIST

CHAINLINK FENCE

TEMPORARY CONSTRUCTION EASEMENT

EX. 6' CHAINLINK FENCE

GRMCD (PRIVATE)
18" ADS N-12 HDPE
STORM SEWER

GRMCD (PRIVATE)
LOW VOLTAGE

FIBER OPTIC OR
CABLE RISER

QL-C
8" PVC PRIVATE
IRRIGATION LATERAL

15' UTILITY AND
IRRIGATION EASEMENT

8" IRR

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

BH#3
N 37394.01
E 87108.88

ROW
VARIES

EX SIDEWALK

TH#8, -15"T
-30"B
N 37331.81
E 87156.17

PNT 122
D3-252-083
RIM 4551.74
INV IN NE 4547.98
INV IN SE 4545.42
INV OUT SW 4540.56

QL-C
C.O.G.J. 54" RCP
STORM SEWER

54" RCP STM

QL-C
C.O.G.J. 8" AC
ABANDONED WATER LINE

22+00 22+50 23+00 23+50 24+00 24+50

E, FO

8" PVC

ABANDON

TH#7, 37"
N 37329.19
E 87153.08

TH#8

TH#7

CROSBY AVE CENTERLINE

CROSBY AVE

24" PVC COMB

QL-C
C.O.G.J. 54" RCP
STORM SEWER

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

XCEL 4" GAS LINE

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

8" PVC STM

PNT 109
D3-252-012
RIM 4551.69

PNT 2416
STORM MH
RIM 4551.82

PNT 2415
D3-252-084
RIM 4551.85
INV IN NE 4540.58
INV STUB SE 4540.57
INV OUT SW 4537.07

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

QL-C
C.O.G.J. 54" RCP
STORM SEWER

TO D3-251-041
RIM 4557.87
INV IN E 4544.40
INV OUT W 4544.43

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

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THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION	–
REVISION	–
REVISION	–
REVISION	–

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DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-5
January 12, 2026

38

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2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION, CO 81501
GRAND RIVER MOSQUITO
CONTROL DIST

2945-151-09-009
GRAND JUNCTION, CO 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-008
GRAND JUNCTION, CO 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION, CO 81501
JONES AMANDA NICOLE
MAHAN KEVIN

MATCH LINE

MATCH LINE

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' STORM SEWER & UTILITY EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

C.O.G.J. 8" AC ABANDONED WATER LINE

QL-C C.O.G.J. 54" RCP STORM SEWER

QL-C C.O.G.J. 24" RCP STORM SEWER

QL-C 8" PVC PRIVATE IRRIGATION LATERAL

QL-C 18" PVC IRRIGATION LATERAL

EX. 6' CHAINLINK FENCE

EX STAFF ONLY SIGN

EX CAUTION DIP SIGN

EX CAUTION DIP SIGN

EX. TOE OF SLOPE

EX. TOE OF SLOPE

PNT 124
D3-252-076
RIM 4556.70
INV NW 4545.93
INV E 4546.02

PNT 125
D3-252-075
RIM 4556.92
INV E 4550.45
INV W 4550.43

PNT 2764
D3-252-074

PNT 2765
D3-252-075

PNT 2767
D3-252-017

TH#9, -24"
-41"B
N 37238.18
E 87238.06

TH#10, -41"
N 37235.03
E 87234.46

TH#11, -65"
N 37239.38
E 87206.73

BH#4
N 37123.93
E 87344.10

ROW VARIES

ROW VARIES

CROSBY AVE CENTERLINE

CROSBY AVE

NEXTCITY NETWORKS FIBER

XCEL UNDERGROUND ELECTRIC AND FIBER OPTIC

QL-C C.O.G.J. 8" PVC WATER LINE

QL-C C.O.G.J. 6" PVC WATER LINE

QL-C C.O.G.J. 8" PVC WATER LINE

QL-C C.O.G.J. 24" PVC SANITARY SEWER/STORM SEWER

XCEL 4" GAS LINE

QL-C C.O.G.J. 24" RCP STORM SEWER

QL-C C.O.G.J. 12" CMP STORM SEWER

QL-C C.O.G.J. 36" CMP STORM SEWER

PNT 123
D3-252-013
RIM 4554.40
INV N 4549.62
INV E 4549.57
INV W 4549.50

UNION PACIFIC RAILROAD

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D) UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-6
January 12, 2026

39

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MATCH LINE

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION, CO 81501
JONES AMANDA NICOLE
MAHAN KEVIN

2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION, CO 81501
VENEGAS JUAN F

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION, CO 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

15' UTILITY EASEMENT

5' IRRIGATION EASEMENT

EX. HOUSE

BH#5

QL-C
18" PVC IRRIGATION
LATERAL

NEXTCITY NETWORKS FIBER

NEXTCITY NETWORKS FIBER

XCEL MANHOLE
ELECTRIC AND FIBER
OPTIC

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

WATER SERVICE
WATER LINE

ROW
VARIES

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

QL-C
C.O.G.J. 24" CIPP
SANITARY SEWER/STORM SEWER

TH#14,-32"T
-45"B
N 36847.96
E 87581.13

QL-C
C.O.G.J. 4" FM
SANITARY SEWER

TH#13,-65"
N 36845.73
E 87575.18

TH#14

TH#1

PNT 2772
WATER VALVE

C.O.G.J. 8" PVC
WATER LINE

XCEL 4" GAS LINE

CROSBY AVE CENTERLINE

CROSBY AVE

TH#12,-32"
N 36837.78
E 87555.54

TH#??

TH#12

PNT 12041
D3-252-076

PNT 125
D2-252-026
RIM 4558.27
INV E 4551.69
INV E 4555.69
INV W 4551.19

XCEL POWER
POLE

QL-C
C.O.G.J. 8" PVC
WATER LINE

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

XCEL 4" GAS LINE

C.O.G.J. 8" CI
WATER LINE

XCEL OVERHEAD
ELECTRIC

UNION PACIFIC RAILROAD

QL-C
C.O.G.J. 30" CIPP
SANITARY SEWER/STORM SEWER

EX. TOE OF SLOPE

EX. TOE OF SLOPE

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/
STORM SEWER

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

MATCH LINE

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-7
January 12, 2026

40

\\Publicworks-ws\vol_pw\Data\EngPro\F210205 (Crosby Ave improvements)\60CAD\0DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:16 PM

MATCH LINE

MATCH LINE

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION, CO 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION, CO 81501
GAMBLE MARK L

ALLEY
BLOCK7 – CARPENTER'S
SUBDIVISION No. 2

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

RESERVED AS MULTI-PURPOSE EASEMENT
VACATED R.O.W.

XCEL UNDERGROUND
ELECTRIC

PNT 1190
D2-252-032
RIM EL 4558.48
INV E 4552.11

EX. WOOD FENCE

NEXTCITY NETWORKS FIBER

GAS SERVICE, -30"

QL-C
C.O.G.J. 4" FM
SANITARY SEWER

QL-C
C.O.G.J. 8" PVC
WATER LINE

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

TH#15,-40"T
-57"B
N 36715.73
E 87692.90

PNT 110
D2-252-033
RIM 4555.53
INV N 4549.45
INV S 4549.45

ROW
VARIES

CROSBY AVE

CROSBY AVE CENTERLINE

TH#15

TH#16

TH#16,-32"
N 36700.19
E 87675.61

BH#6

BH#6
N 36652.94
E 87725.52

XCEL 4" GAS LINE

QL-C
C.O.G.J. 24" RCP
SANITARY SEWER/STORM SEWER

XCEL OVERHEAD
ELECTRIC

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

XCEL POWER
POLE

XCEL OVERHEAD
ELECTRIC

QL-C
C.O.G.J. 24" CIPP
SANITARY SEWER/STORM SEWER

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

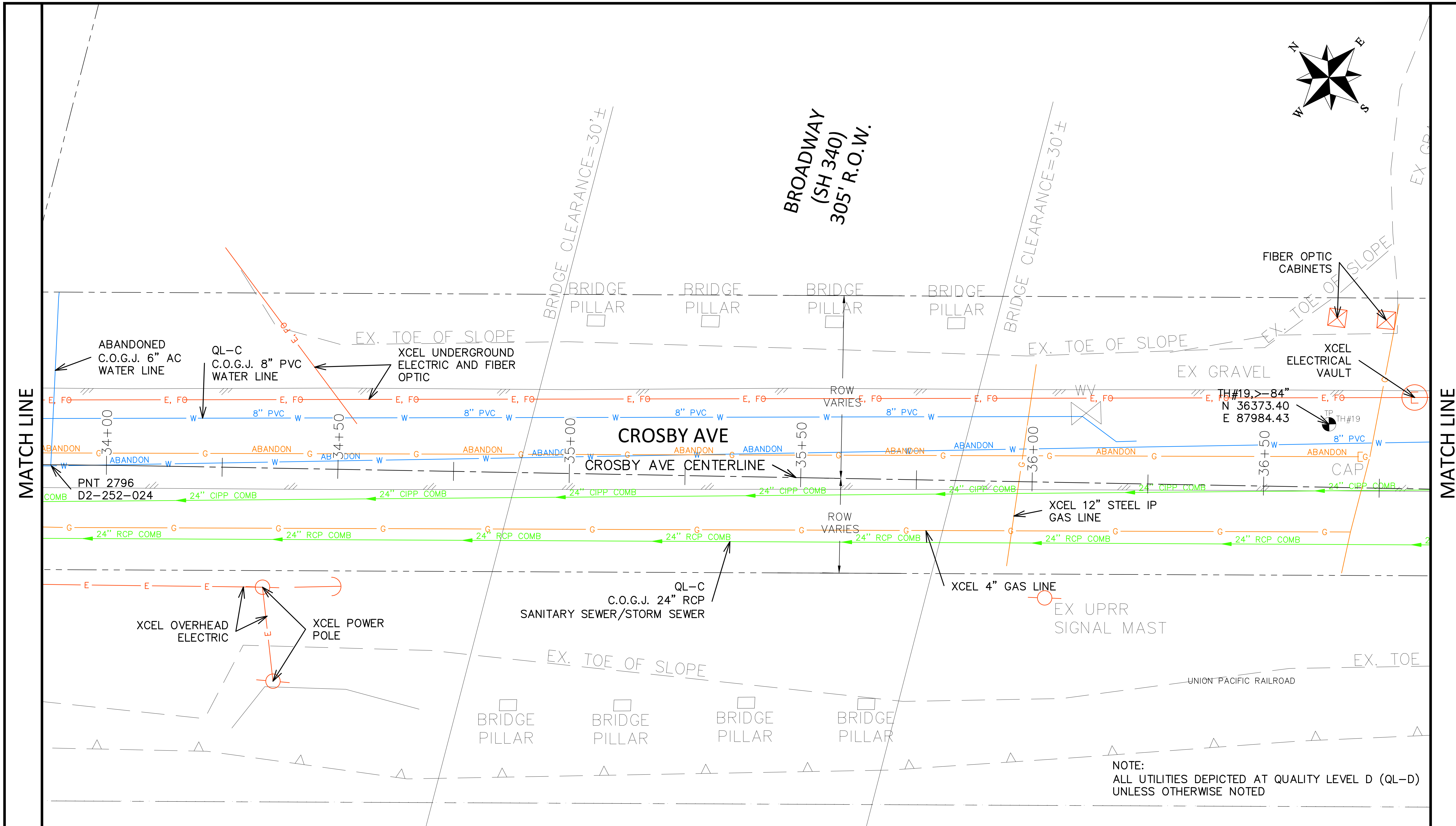
SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-8
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg – PLOTTED 1/12/2026 2:35:16 PM



NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL–D) UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: PLAN HORIZONTAL 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN–9
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg – PLOTTED 1/12/2026 2:35:17 PM

MATCH LINE

MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION, CO 81501
MESA COUNTY

EX. 6' HIGH CHAINLINK FENCE

EX. TOE OF SLOPE

EX GRAVEL

PNT 15394
D2-252-182
RIM 4567.53
INV SE 4558.14
INV NW 4558.11

QL-C
C.O.G.J. 12" RCP
STORM SEWER

12" RCP STM

QL-C
C.O.G.J. 12" RCP
STORM SEWER

12" RCP STM

QL-C
C.O.G.J. 12" RCP
STORM SEWER

PNT 15283
D2-252-183
RIM 4565.76
INV SW 4559.48

PNT 15305
D2-252-181
RIM 4567.37
INV NE 4558.75
INV NW 4558.72

BH#7
BH#7
N 36363.57
E 88018.40

TH#21,-24"T
-40"B
N 36314.93
E 88039.32

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

EX RAMP

EX RAMP

E, FO

TH#21

TH#20

TH#20,-52"
N 36310.51
E 88035.41

QL-C
C.O.G.J. 8" PVC
WATER LINE

CROSBY AVE

ROW
VARIES

8" PVC

W

37+00

37+50

38+00

38+50

39+00

39+50

24" CIPP COMB

D2-252-039

CROSBY AVE CENTERLINE

ROW
VARIES

QL-C
C.O.G.J. 24" CIPP
SANITARY SEWER/STORM SEWER

24" RCP COMB

QL-C
C.O.G.J. 24" RCP
SANITARY SEWER/STORM SEWER

OF SLOPE

EX. TOE OF SLOPE

EX TOE OF SLOPE

UNION PACIFIC RAILROAD

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
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G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-10
January 12, 2026

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2945-154-32-003
215 RICE ST
GRAND JUNCTION, CO 81501
MESA COUNTY

EX. 6' HIGH CHAINLINK FENCE

TEMPORARY CONSTRUCTION EASEMENT

EX RESTRICTED AREA SIGN

EX CAMERA POLE

PNT 3015
D2-252-048
RIM 4565.44
INV SW 4562.39

PNT 2820
WATER VALVE

QL-C
C.O.G.J. 6" PVC
WATER LINE

C.O.G.J. 8" PVC
WATER LINE

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

EX. 6' HIGH CHAINLINK FE

EX STAIRS

EX STAIRS

EX STREET SIGN

EX NO PARKING SIGN

EX SIDEWALK

QL-C
C.O.G.J. 12" RCP
STORM SEWER

XCEL UNDERGROUND ELECTRIC AND FIBER OPTIC

PNT 2816
D2-252-108

PNT 2819
D2-252-031

ROW VARIES

QL-C
C.O.G.J. 8" PVC
WATER LINE

CROSBY AVE

BH#8
BH#8
N 36023.08
E 88273.54

CROSBY AVE CENTERLINE

QL-C
C.O.G.J. 24" CIPP
SANITARY SEWER/STORM SEWER

PNT 111
D2-252-049
RIM 4566.54

ROW VARIES

QL-C
C.O.G.J. 27" VCP
SANITARY SEWER/STORM SEWER

PEDESTRIAN BRIDGE COLUMN

QL-C
C.O.G.J. 12" RCP
STORM SEWER

PNT 3078
D2-252-047
RIM 4565.38
INV NE 4562.18
INV NW 4562.15

QL-C
C.O.G.J. 24" RCP
SANITARY SEWER/STORM SEWER

PNT 126
D2-252-050
RIM 4566.92
INV NW 4557.69
INV SE 4558.44

UNION PACIFIC RAILROAD

PEDESTRIAN BRIDGE

MATCH LINE

MATCH LINE

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D) UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-11
January 12, 2026

44

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MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION, CO 81501
MESA COUNTY

2945-154-08-001
GRAND JUNCTION, CO 81501
MESA COUNTY BOARD OF
COUNTY COMMISSIONERS

W MAIN ST

CROSBY AVE

CROSBY AVE CENTERLINE

QL-C
C.O.G.J. 6" PVC
SANITARY SEWER

QL-C
C.O.G.J. 24" VCP
(ABANDONED)
STORM SEWER

PNT 3185
D2-252-061
RIM 4569.31
INV SW 4565.57

XCEL
UNDERGROUND
ELECTRIC

PNT 127
D2-252-129
RIM 4570.12
INV E 4560.14
INV SW 4560.06

PNT 114
D2-252-057
RIM 4569.76
INV NW 4557.44
INV SE 4557.53
INV W 4561.98
INV E 4559.50
INV E 4562.16 (ABANDONED)

EX NO PARKING SIGN

PNT 2826
D2-252-039

QL-C
C.O.G.J. 36" RCP
STORM SEWER

EX STREET
LIGHT

QL-C
C.O.G.J. 24" CIPP
SANITARY SEWER/STORM SEWER

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/
STORM SEWER

XCEL UNDERGROUND
ELECTRIC AND FIBER
OPTIC

C.O.G.J. 8" PVC
WATER LINE

ROW
VARIES

PNT 2827
D2-252-011

QL-C
C.O.G.J. 12" RCP
STORM SEWER

EX STREET
NAME SIGN

PNT 15395
D2-252-062
RIM 4570.25
INV E 4558.26
INV NW 4558.04

QL-C
C.O.G.J. 27" VCP
SANITARY SEWER/
STORM SEWER

PNT 112
D2-252-052
RIM 4569.50
INV NW 4558.88
INV SW 4560.20
INV W 4561.92
INV E 4561.92

QL-C
C.O.G.J. 36" RCP
STORM SEWER

QL-C
C.O.G.J. 24" PVC
SANITARY SEWER/STORM SEWER

EX. 4' HIGH WOOD FENCE

PNT 113
D2-252-056
RIM 4569.72
INV N 4560.42
INV S 4560.42

PNT 115
D2-252-059
RIM 4569.96
INV NE 4564.36
INV W 4563.83
INV E 4563.88

QL-C
C.O.G.J. 24" VCP
(ABANDONED)
STORM SEWER

PNT 128
D2-252-053
RIM 4569.74
INV N 4563.40
INV W 4561.49
INV E 4563.29

QL-C
C.O.G.J. 36" RCP
STORM SEWER

UNION PACIFIC RAILROAD

QL-C
C.O.G.J. 6" VCP
(ABANDONED)
SANITARY SEWER

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

NOTE:
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)
UNLESS OTHERWISE NOTED

ACRONYMS:
C.O.G.J. – CITY OF GRAND JUNCTION
G.V.I.C. – GRAND VALLEY IRRIGATION COMPANY
G.V.P. – GRAND VALLEY POWER
XCEL – XCEL ENERGY

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

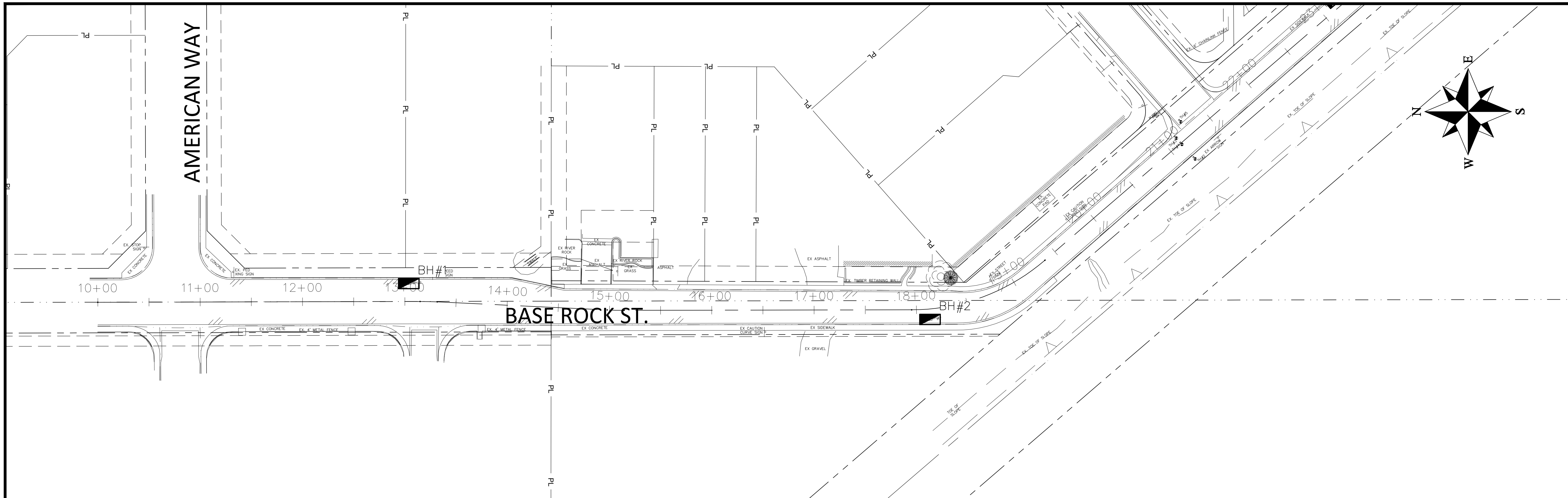
DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5 10 20

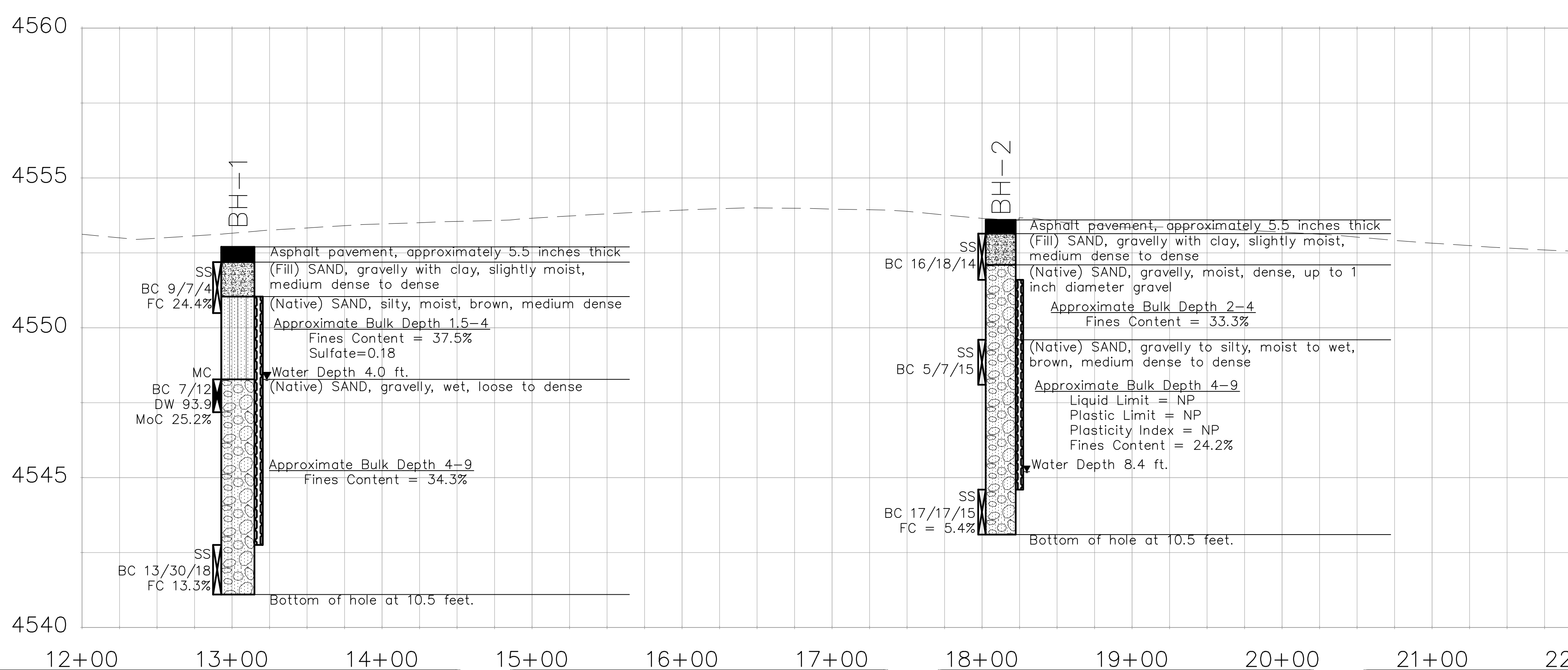
CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
S.U.E. PLAN-12
January 12, 2026



MATCH LINE



ABBREVIATIONS:

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

NOTES:

1. THESE BORINGS LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THE GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN REPORT CROSBY AVENUE IMPROVEMENTS CITY OF GRAND JUNCTION, COLORADO PREPARED BY ROCKSOL CONSULTING GROUP, INC. DATED JULY 14, 2023.

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.

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 100' (0, 25', 50', 100')
VERTICAL: 1" = 5' (0, 1.25, 2.5, 5)

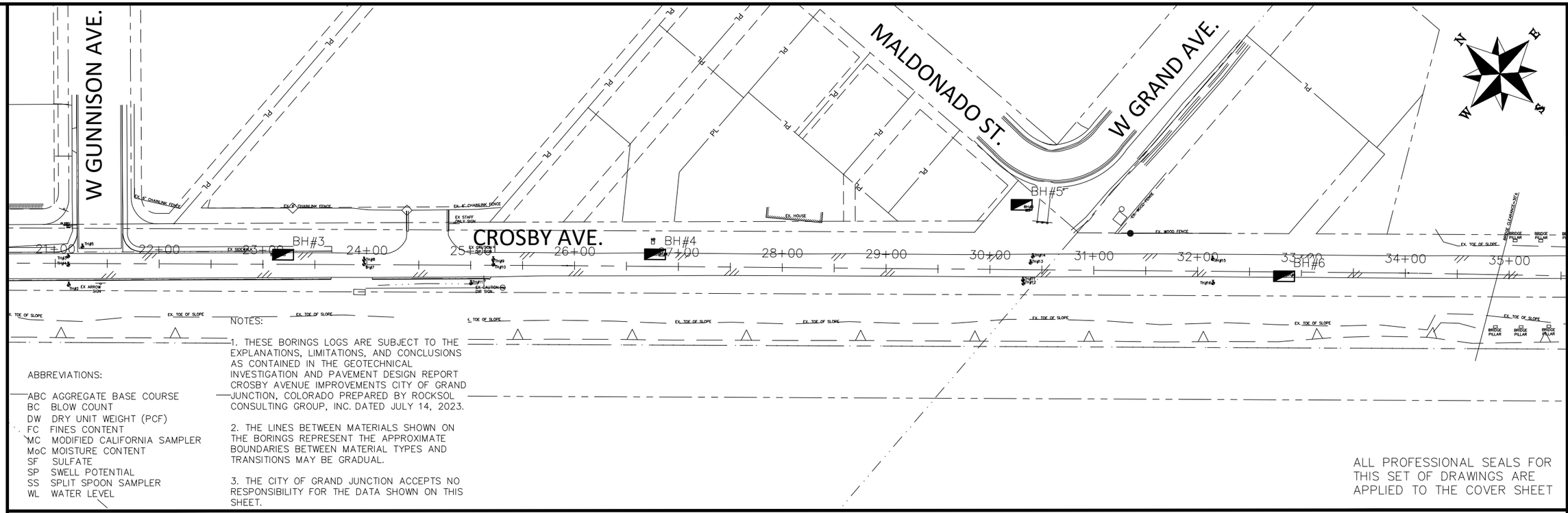
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ENGINEERING GEOLOGY-1
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\BORE LOCATION P&P.dwg – PLOTTED 1/12/2026 2:35:35 PM

MATCH LINE



ABBREVIATIONS:

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

NOTES:

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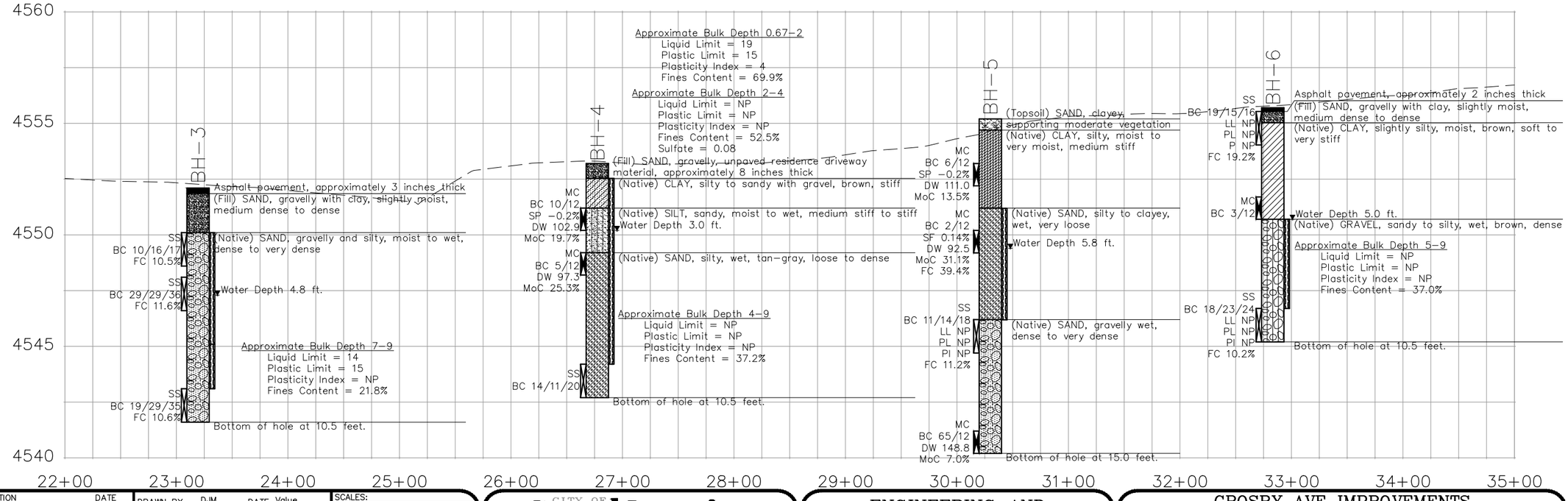
ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET



MATCH LINE

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

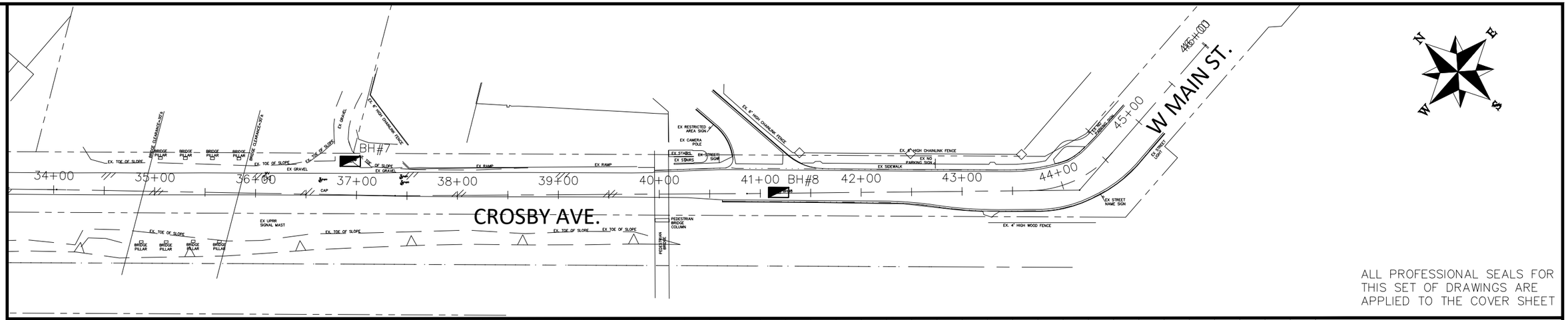
SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 100'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

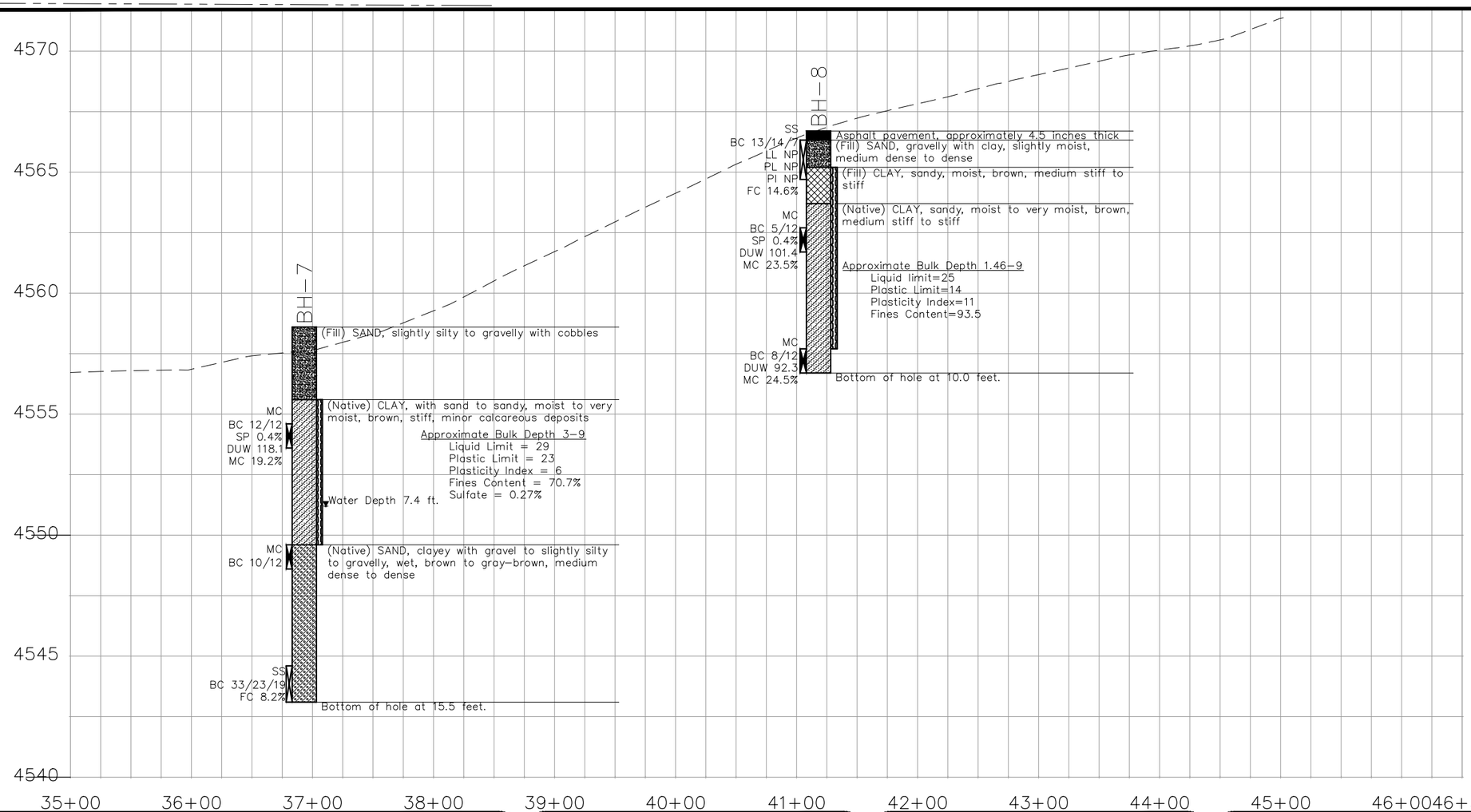
CROSBY AVE IMPROVEMENTS
ENGINEERING GEOLOGY-2
January 12, 2026

\\Publicworks--wls\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\BORE LOCATION P&P.dwg - PLOTTED 1/12/2026 2:35:37 PM



ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

MATCH LINE



ABBREVIATIONS:

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

NOTES:

1. THESE BORINGS LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THE GEOTECHNICAL INVESTIGATION AND PAVEMENT DESIGN REPORT CROSBY AVENUE IMPROVEMENTS CITY OF GRAND JUNCTION, COLORADO PREPARED BY ROCKSOL CONSULTING GROUP, INC. DATED JULY 14, 2023.

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.

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

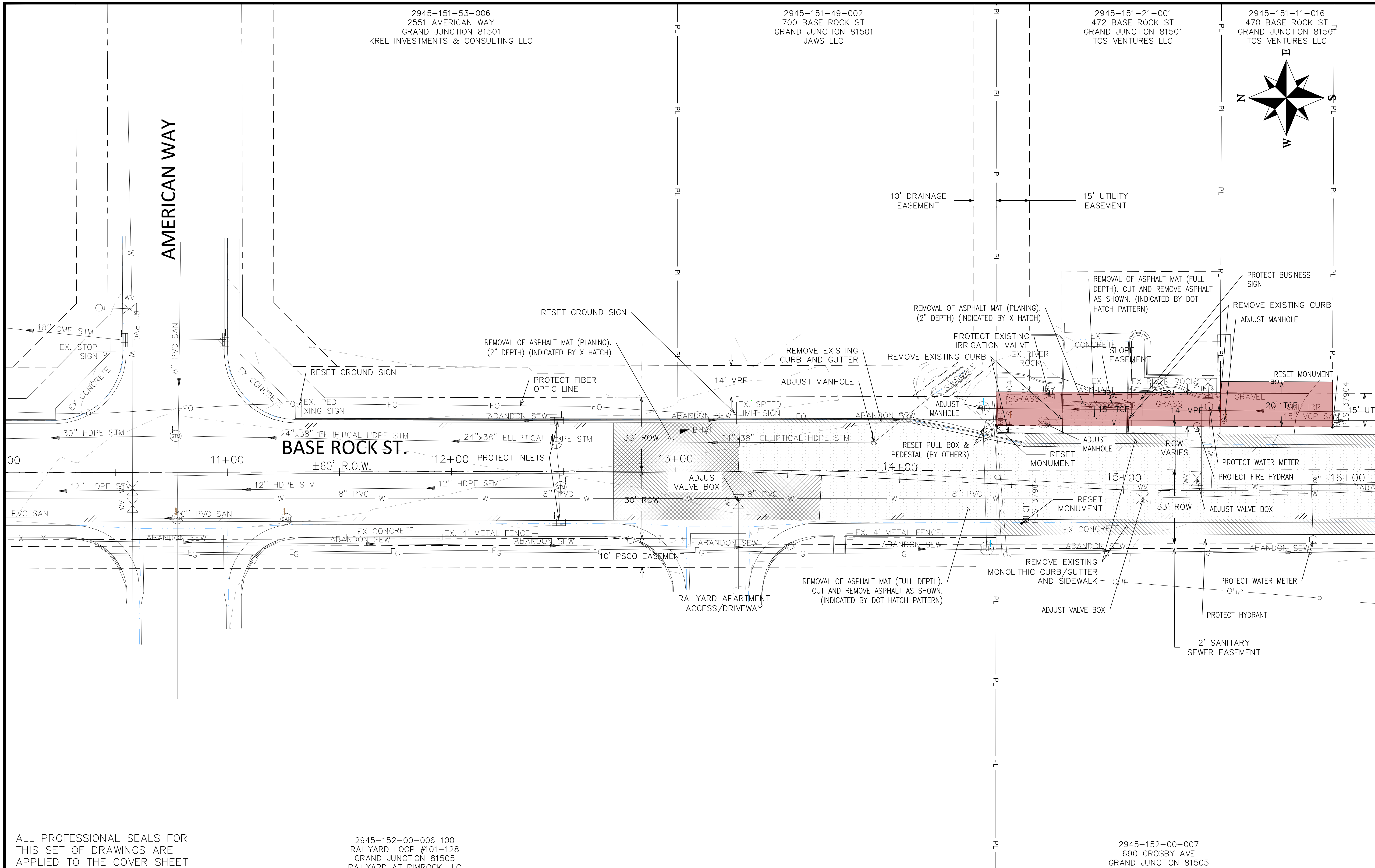
DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 100'
0 25' 50' 100'
VERTICAL: 1" = 5'
0 1.25 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ENGINEERING GEOLOGY–3
January 12, 2026


2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC
2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION 81501
JAWS LLC
2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC
2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC
AMERICAN WAY
BASE ROCK ST.
±60' R.O.W.
MATCH LINE
10' DRAINAGE EASEMENT
15' UTILITY EASEMENT
RESET GROUND SIGN
REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY X HATCH)
PROTECT FIBER OPTIC LINE
14' MPE
REMOVE EXISTING CURB AND GUTTER
ADJUST MANHOLE
REMOVE EXISTING CURB
PROTECT EXISTING IRRIGATION VALVE
REMOVAL OF ASPHALT MAT (FULL DEPTH). CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
PROTECT BUSINESS SIGN
ADJUST MANHOLE
SLOPE EASEMENT
RESET MONUMENT
15' TCE
20' TCE
15' UTIL
RESET PULL BOX & PEDESTAL (BY OTHERS)
ROW VARIES
PROTECT WATER METER
PROTECT FIRE HYDRANT
ADJUST VALVE BOX
33' ROW
30' ROW
PROTECT INLETS
10' PSCO EASEMENT
RAILYARD APARTMENT ACCESS/DRIVEWAY
REMOVE EXISTING MONOLITHIC CURB/GUTTER AND SIDEWALK
PROTECT HYDRANT
2' SANITARY SEWER EASEMENT
11+00
12+00
13+00
14+00
15+00
16+00
30" HDPE STM
24"x38" ELLIPTICAL HDPE STM
12" HDPE STM
8" PVC
10" PVC SAN
18" CMP STM
EX. STOP SIGN
EX. PED XING SIGN
EX. SPEED LIMIT SIGN
EX CONCRETE
EX. 4' METAL FENCE
ABANDON SEW
ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET
2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC
2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81505
VENEGAS JUAN F

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES: PLAN HORIZONTAL: 1" = 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-1
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\REMOVAL PLAN F210205.DWG - PLOTTED 1/12/2026 2:35:50 PM

MATCH LINE

MATCH LINE

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE
INVESTMENTS LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

BASE ROCK ST.
±50' R.O.W.

WEST GUNNISON AVE.

CROSBY AVE.
±60' R.O.W.

RESET TIMBERS HERE FOR SIDEWALK. REPLACE ROTTEN TIMBERS. PROTECT REMAINING TIMBERS IN PLACE. WRITTEN APPROVAL BY ENGINEER IS REQUIRED FOR ANY DISTURBANCE OF THE TIMBERS, LANDSCAPING, OR TREES BEYOND WHAT IS INDICATED HERE.

REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY X HATCH)

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

RESET PULL BOX (BY OTHERS)

RESET WATER METER OUT OF SIDEWALK

REMOVE CONCRETE PAVEMENT

REMOVE TREE

REMOVE TREE

REMOVE PIPE

TEMPORARY CONSTRUCTION EASEMENT

COMMERCIAL BUILDING

EX ASPHALT

REMOVE EXISTING MONOLITHIC CURB/GUTTER AND SIDEWALK

EX TIMBER RETAINING WALL

RESET GROUND SIGN

EX STREET SIGN

ADJUST MANHOLE

ADJUST VALVE BOX (2)

REMOVE VALVE COVER AND BOX

EX CAUTION CURVE SIGN

REMOVE GROUND SIGN

EX GRAVEL

EX SIDEWALK

ADJUST AND PROVIDE COVERS FOR EXISTING CLEANOUT & BACKFLOW PREVENTER

2' SANITARY SEWER EASEMENT

PROTECT FIRE HYDRANT

REMOVE EXISTING MONOLITHIC CURB/GUTTER AND SIDEWALK

TEMPORARY CONSTRUCTION EASEMENT

PROTECT STREET LIGHT

PROTECT PEDESTAL

RESET MONUMENT

PROTECT PULL BOX

PROTECT FIRE HYDRANT

ADJUST VALVE BOX

REMOVE CURB RAMP

REMOVE CONCRETE PAVEMENT

REMOVE VALVE COVER AND BOX

ADJUST VALVE BOX (3)

RESET GROUND SIGN

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

ADJUST MANHOLE

REMOVE CURB AND GUTTER

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES: PLAN HORIZONTAL 1" = 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-2
January 12, 2026

50

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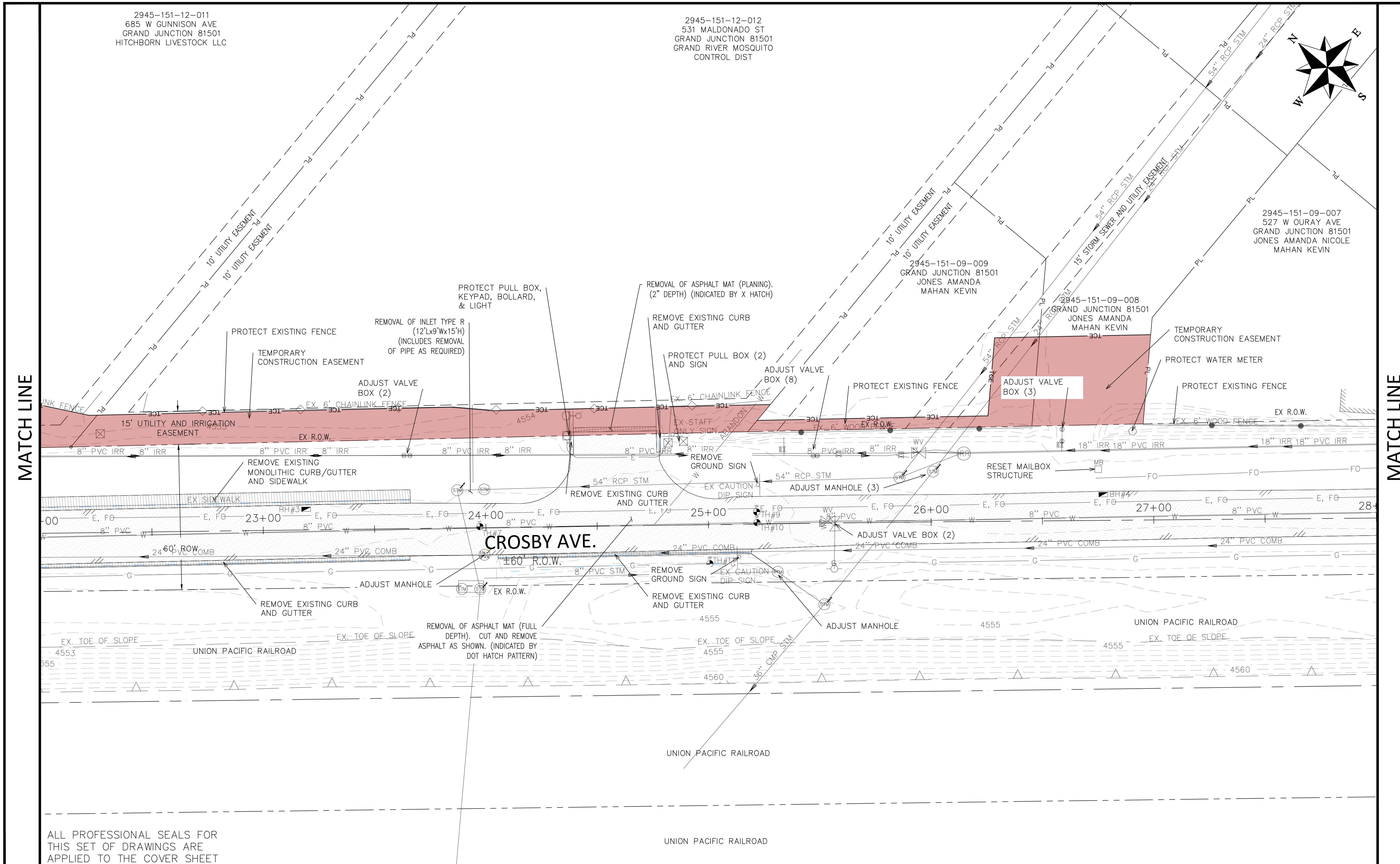
MATCH LINE
2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION 81501
HITCHBORN LIVESTOCK LLC
2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO
CONTROL DIST
2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN
2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN
2945-151-09-008
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN
10' UTILITY EASEMENT
15' STORM SEWER AND UTILITY EASEMENT
54" RCP STM
24" RCP STM
PROTECT EXISTING FENCE
TEMPORARY CONSTRUCTION EASEMENT
REMOVAL OF INLET TYPE R (12'Lx9'Wx15'H) (INCLUDES REMOVAL OF PIPE AS REQUIRED)
PROTECT PULL BOX, KEYPAD, BOLLARD, & LIGHT
REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY X HATCH)
REMOVE EXISTING CURB AND GUTTER
PROTECT PULL BOX (2) AND SIGN
ADJUST VALVE BOX (8)
ADJUST VALVE BOX (2)
ADJUST VALVE BOX (3)
PROTECT WATER METER
15' UTILITY AND IRRIGATION EASEMENT
EX. 6' CHAINLINK FENCE
EX. 6' WOOD FENCE
EX R.O.W.
EX STAFF ONLY SIGN
ABANDON
8" PVC IRR
18" PVC IRR
REMOVE EXISTING MONOLITHIC CURB/GUTTER AND SIDEWALK
REMOVE GROUND SIGN
EX CAUTION DIP SIGN
ADJUST MANHOLE (3)
RESET MAILBOX STRUCTURE
REMOVE EXISTING CURB AND GUTTER
EX SIDEWALK
23+00
24+00
25+00
26+00
27+00
28+
8" PVC
CROSBY AVE.
60' ROW
160' R.O.W.
24" PVC COMB
8" PVC STM
ADJUST MANHOLE
REMOVE GROUND SIGN
REMOVE EXISTING CURB AND GUTTER
ADJUST MANHOLE
ADJUST VALVE BOX (2)
REMOVAL OF ASPHALT MAT (FULL DEPTH). CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
EX. TOE OF SLOPE
UNION PACIFIC RAILROAD
36" CMP STM
4553
4554
4555
4560
ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\REMOVAL PLAN F210205.DWG - PLOTTED 1/12/2026 2:35:53 PM

REVISION	DESCRIPTION	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-3
January 12, 2026

MATCH LINE

MATCH LINE

MALDONADO ST.

WEST GRAND AVE.

CROSBY AVE.
±60' R.O.W.

2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION 81501
VENEGAS JUAN F

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

ALLEY

EX. HOUSE

EX R.O.W.

15' UTILITY EASEMENT

5' IRRIGATION EASEMENT

RESERVED FOR MULTI-PURPOSE EASEMENT
VACATED R.O.W.

EX. WOOD FENCE

8" PVC SAN

8" PVC

6" PVC

ADJUST VALVE BOX (3)

ADJUST VALVE BOX

ADJUST MANHOLE

ADJUST MANHOLE

PROTECT METER PIT

PROTECT CABINET

PROTECT MANHOLE

PROTECT PEDESTAL
AND PULL BOX

PROTECT WATER METER

RESET PEDESTAL
(BY OTHERS)

REMOVE GROUND SIGN

18" IRR 18" PVC IRR

18" IRR 18" CMP COMB

24" CIPP COMB

4" DIP FM

30" CIPP COMB

24" PVC COMB

24" RCP COMB

ABANDON

ROW VARIES

60' ROW

REMOVE AND REPLACE EXISTING MANHOLE
(MAINTAIN EXISTING RIM ELEVATION)

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

TH#??
TH#12
TH#13
TH#14
TH#15
TH#16
BH#5
BH#6

29+00
30+00
31+00
32+00
33+00

4555
4556
4558
4560

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-4
January 12, 2026

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MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

BROADWAY (SH 340)
OVERPASS
±300' R.O.W.

CROSBY AVE.
±60' R.O.W.

EX R.O.W.
BRIDGE CLEARANCE: 30' ±
BRIDGE PILLAR
EX TOE OF SLOPE
EX GRAVEL
EX. 6' HIGH CHAINLINK FENCE
12" RCP STM
STM
4565
4560
4557
4558
4559
EX RAMP
ADJUST VALVE BOX
ADJUST MANHOLE
8" PVC
W
E, FO
ABANDON
G
24" CIPP COMB
24" RCP COMB
35+00
36+00
37+00
38+00
39+00
60' ROW
EX UPRR
SIGNAL MAST
REMOVAL OF ASPHALT MAT (FULL DEPTH). CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
UNION PACIFIC RAILROAD

MATCH LINE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-5
January 12, 2026

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MESA COUNTY JAIL ENTRANCE

TEMPORARY CONSTRUCTION EASEMENT

REMOVE CURB AND GUTTER

REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY X HATCH)

REMOVE CURB AND GUTTER

EX RESTRICTED AREA SIGN

EX CAMERA POLE

RESET GROUND SIGN

EX STAIRS

EX STREET SIGN

EX STAIRS

RAMP

EX R.O.W.

EX. 6' HIGH CHAINLINK FENCE

REMOVE CURB RAMP

REMOVE INLET

REMOVE GUTTER

REMOVE CONC PAVEMENT

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

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

REMOVE EXISTING MONOLITHIC CURB/GUTTER AND SIDEWALK

EX SIDEWALK

EX NO PARKING SIGN

RESET GROUND SIGN (2)

REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY X HATCH)

ADJUST VALVE BOX

CROSBY AVE.

WEST MAIN ST.

6"PVC SAN

ABANDON SEW

EX NO PARKING SIGN

8" PVC

PROTECT INLET

ADJUST MANHOLE

24" CIPP COMB

36" RCP STM

EX STREET LIGHT

EX STREET NAME SIGN

27" VCP COMB

ADJUST MANHOLE

ADJUST VALVE BOX

8" PVC

24" PVC COMB

REMOVE PIPE

BH#8

24" RCP COMB

REMOVE INLET

ADJUST MANHOLE

±60' R.O.W.

REMOVE PIPE

ADJUST MANHOLE

REMOVE EXISTING CURB AND GUTTER

EX. 4' HIGH WOOD FENCE

ADJUST MANHOLE

ADJUST MANHOLE

EX R.O.W.

PEDESTRIAN BRIDGE COLUM 4565

EX TOE OF SLOPE

PEDESTRIAN BRIDGE

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

ABANDON SEW

36" RCP STM

40+00

41+00

42+00

43+00

44+00

45+00

46+01

4567

4568

4569

4570

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
REMOVAL PLAN-6
January 12, 2026

54

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2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC

2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION 81501
JAWS LLC

2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

AMERICAN WAY

BASE ROCK ST.
±60' R.O.W.

PROPOSED DAYLIGHT LINE

SEE ELECTRICAL PLAN FOR PEDESTRIAN LIGHTS

STREET LIGHT BY OTHERS

8' WIDE SIDEWALK 6" CONCRETE SEE SIDEWALK RETROFIT IN DETAILS

10' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

6" CURB BARRIER SECTION: SEE CDOT DETAIL CURB TYPE 2 (SECTION B) (M-609-1 SHT 2 OF 4) (INTENT TO MATCH EXISTING)

10' DRAINAGE EASEMENT

15' UTILITY EASEMENT

SLOPE EASEMENT

DRIVEWAY ASPHALT PAVEMENT SECTION: 4.5" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1.5" LIFTS) -OVER- 8" CLASS 6 AGGREGATE BASE COURSE

CONCRETE DRIVEWAY (TYPE 2) (SPECIAL)

PAVEMENT "MILL AND FILL" SECTION: 2" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) (ONE LIFT) (SEE DETAILS)

BASE ROCK ST ASPHALT PAVEMENT SECTION: HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER- 8" CLASS 6 AGGREGATE BASE COURSE -OVER- 8" CLASS 2 AGGREGATE BASE COURSE -OVER- 6" OF SUBGRADE RECONDITIONING

CURB AND GUTTER TYPE 2 (SECTION IB) (SPECIAL)

2' SANITARY SEWER EASEMENT

PROPOSED DAYLIGHT LINE

RAILYARD APARTMENT ACCESS/DRIVEWAY

10' PSCO EASEMENT

33' ROW

30' ROW

ROW VARIES

EX. STOP SIGN

EX. RED XING SIGN

EX. SPEED LIMIT SIGN

EX. RIVER ROCK

EX. GRASS

EX. ASPHALT

EX. GRAVEL

EX. CONCRETE

EX. 4' METAL FENCE

18" CMP STM

30" HDPE STM

24"x38" ELLIPTICAL HDPE STM

12" HDPE STM

8" PVC SAN

10" PVC SAN

8" PVC

6" PVC

20" TOP IRR

15" VCP SAN

8" CMP IRR

15" TCE

14' MPE

ABANDON SEW

00 11+00 12+00 13+00 14+00 15+00 16+00

2+00 3+00

MATCH LINE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81505
VENEGAS JUAN F

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: PLAN HORIZONTAL: 1" = 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN-1
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\007 IMPROVEMENT PLAN F210205.DWG - PLOTTED 1/12/2026 2:36:08 PM

MATCH LINE

MATCH LINE

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE
INVESTMENTS LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

WEST GUNNISON AVE.

CROSBY AVE.

BASE ROCK ST.
±50' R.O.W.

PAVEMENT "MILL AND FILL" SECTION:
2" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) (ONE LIFT)
(SEE DETAILS)

7' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

WEST GUNNISON AVE ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

CONCRETE CURB RAMP (TYPE 1 COMBINATION RAMP) PER CDOT M&S STANDARD PLAN M-608-1, SHT 6 OF 10

SEE ELECTRICAL PLAN FOR PEDESTRIAN LIGHTS

PROPOSED DAYLIGHT LINE

TEMPORARY CONSTRUCTION EASEMENT

10' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

CONCRETE DRIVEWAY (TYPE 2) (SPECIAL)

10' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

DRIVEWAY ASPHALT PAVEMENT SECTION:
4.5" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1.5" LIFTS) -OVER- 8" CLASS 6 AGGREGATE BASE COURSE

PROPOSED DAYLIGHT LINE

TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY

COMMERCIAL BUILDING

EX ASPHALT

EX TIMBER RETAINING WALL

CURB AND GUTTER TYPE 2 (SECTION IM) (SPECIAL) AT DRIVEWAY, WIDTH = 40'

DRIVEWAY GRAVEL PAVEMENT SECTION:
8" CLASS 6 AGGREGATE BASE COURSE

CURB AND GUTTER TYPE 2 (SECTION IB) (SPECIAL)

BASE ROCK ST ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

2' SANITARY SEWER EASEMENT

EX GRAVEL

EX SIDEWALK

EX CAUTION CURVE SIGN

STREET LIGHT BY OTHERS

BH#2

CROSBY AVE ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

8' WIDE SIDEWALK 6" CONCRETE

CONCRETE CURB RAMP (TYPE 1 COMBINATION RAMP) PER CDOT M&S STANDARD PLAN M-608-1, SHT 6 OF 10

6' WIDE GUTTER TYPE 2 (SPECIAL), PER DETAILS

PROPOSED DAYLIGHT LINE

EX 6' CHAINLINK FENCE

UNION PACIFIC RAILROAD

EX TOE OF SLOPE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

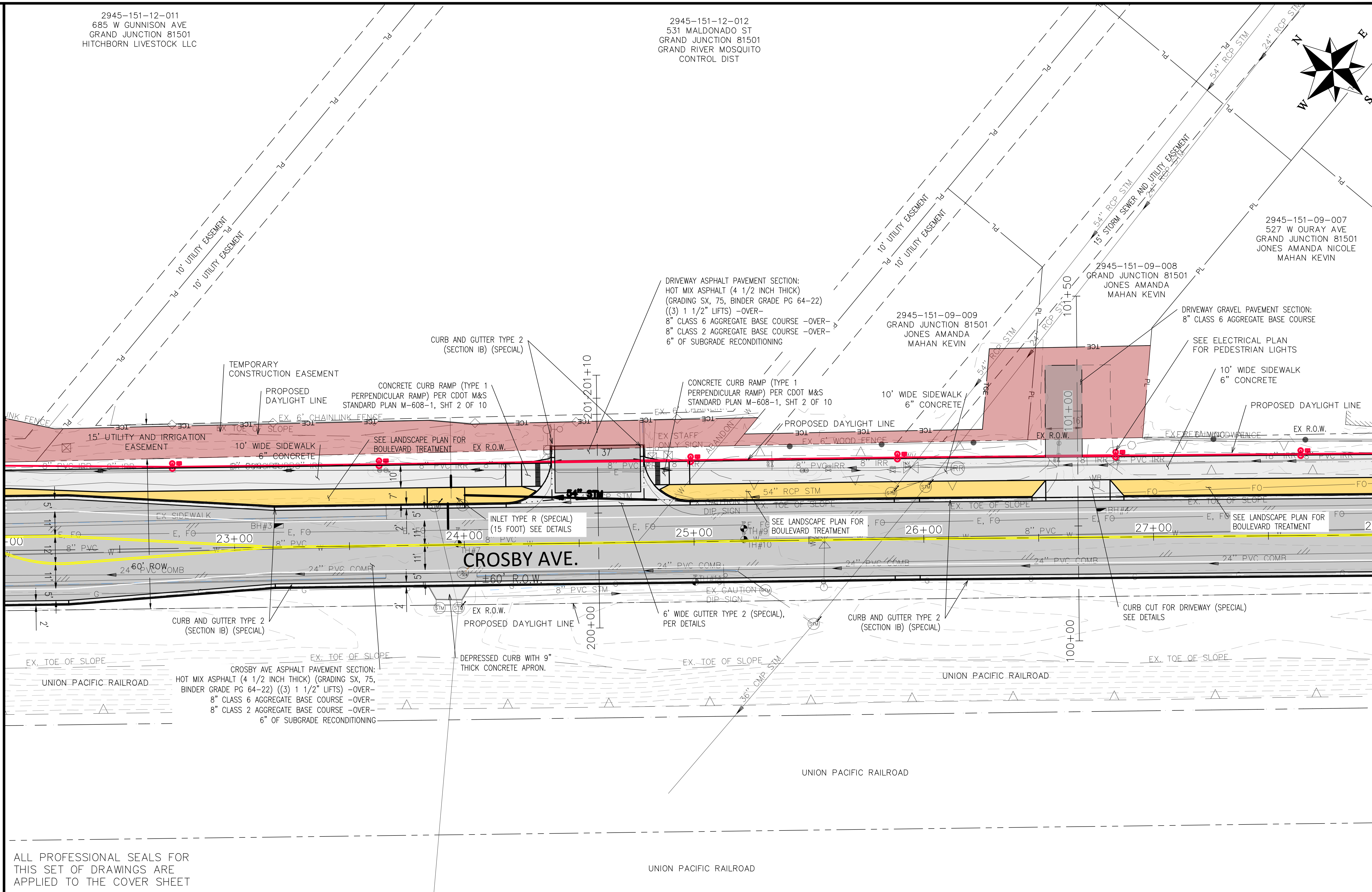
DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN-2
January 12, 2026



ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

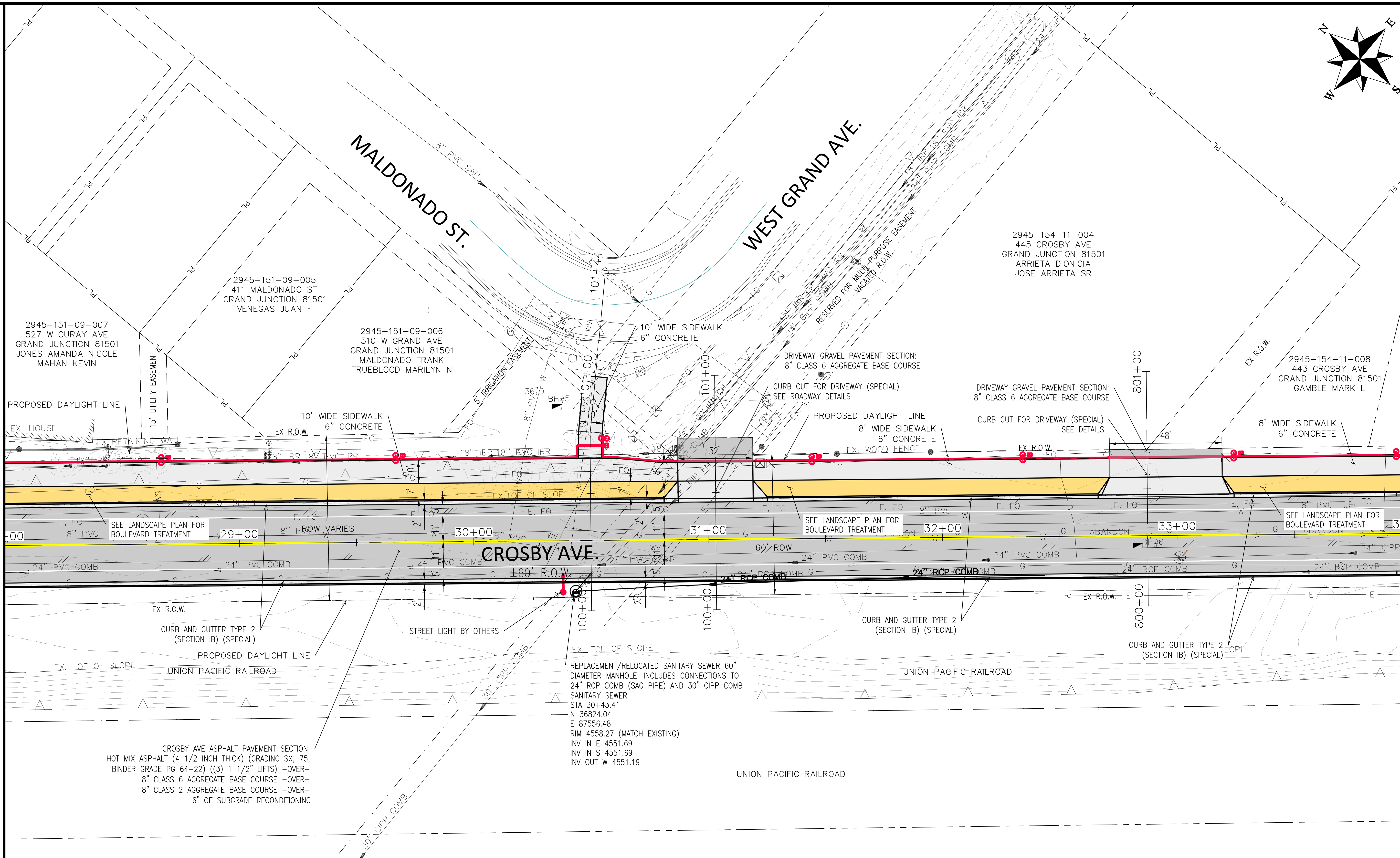
SCALES: PLAN HORIZONTAL: 1" = 40' (0, 10', 20', 40')

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN–3
January 12, 2026

MATCH LINE


MALDONADO ST.
WEST GRAND AVE.
CROSBY AVE.
±60' R.O.W.
2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN
2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION 81501
VENEGAS JUAN F
2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N
2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR
2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L
PROPOSED DAYLIGHT LINE
15' UTILITY EASEMENT
5' IRRIGATION EASEMENT
EX. HOUSE
EX. RETAINING WALL
10' WIDE SIDEWALK
6" CONCRETE
EX R.O.W.
BH#5
BH#6
RESERVED FOR MULTI-PURPOSE EASEMENT
VACATED R.O.W.
DRIVEWAY GRAVEL PAVEMENT SECTION:
8" CLASS 6 AGGREGATE BASE COURSE
CURB CUT FOR DRIVEWAY (SPECIAL)
SEE ROADWAY DETAILS
8' WIDE SIDEWALK
6" CONCRETE
EX. WOOD FENCE
CURB CUT FOR DRIVEWAY (SPECIAL)
SEE DETAILS
EX R.O.W.
48'
32'
SEE LANDSCAPE PLAN FOR
BOULEVARD TREATMENT
ROW VARIES
60' ROW
EX TOE OF SLOPE
29+00
30+00
31+00
32+00
33+00
101+44
101+00
100+00
801+00
800+00
8" PVC
24" PVC COMB
24" RCP COMB
24" CIPP COMB
30" CIPP COMB
8" PVC SAN
18" IRR 18" PVC IRR
ABANDON
EX R.O.W.
CURB AND GUTTER TYPE 2
(SECTION IB) (SPECIAL)
PROPOSED DAYLIGHT LINE
STREET LIGHT BY OTHERS
EX. TOE OF SLOPE
UNION PACIFIC RAILROAD
REPLACEMENT/RELOCATED SANITARY SEWER 60" DIAMETER MANHOLE. INCLUDES CONNECTIONS TO 24" RCP COMB (SAG PIPE) AND 30" CIPP COMB SANITARY SEWER
STA 30+43.41
N 36824.04
E 87556.48
RIM 4558.27 (MATCH EXISTING)
INV IN E 4551.69
INV IN S 4551.69
INV OUT W 4551.19
CROSBY AVE ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD
UNION PACIFIC RAILROAD

MATCH LINE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE
REVISION △		-
REVISION △		-
REVISION △		-
REVISION △		-

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10' 20' 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN-4
January 12, 2026

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\007 IMPROVEMENT PLAN F210205.DWG - PLOTTED 1/12/2026 2:36:14 PM

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE

BROADWAY (SH 340)
OVERPASS
±300' R.O.W.

CROSBY AVE.
±60' R.O.W.

8' WIDE SIDEWALK
6" CONCRETE

SEE LANDSCAPE PLAN FOR
BOULEVARD TREATMENT

11.5' WIDE MONOLITHIC VERTICAL
CURB, GUTTER AND SIDEWALK TYPE 2
(SECTION IB) (SPECIAL)

BRIDGE CLEARANCE: 30' ±

BRIDGE CLEARANCE: 30' ±

PROPOSED RIPRAP-LINED DITCH
(d50 = 6", SEE M-203-2)
D = 1', W =1', SL = 2:1

PROPOSED SIDEWALK CHANNEL
(SPECIAL)(SEE DETAILS)

EX GRAVEL

EX. 6' HIGH CHAINLINK FENCE

9.5' WIDE MONOLITHIC VERTICAL
CURB, GUTTER AND SIDEWALK TYPE
2 (SECTION IB) (SPECIAL)

EX R.O.W.

BRIDGE PILLAR

TOE OF SLOPE

EX TOE OF SLOPE

PROPOSED DAYLIGHT LINE

EX RAMP

EX GRAVEL

8" PVC

ABANDON

24" CIPP COMB

24" RCP COMB

35+00

36+00

37+00

38+00

39+00

40+

CURB AND GUTTER TYPE 2
(SECTION IB) (SPECIAL)

EX UPRR
SIGNAL MAST

CROSBY AVE ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75,
BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

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REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 20' 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN-5
January 12, 2026

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MESA COUNTY JAIL ENTRANCE

MATCH LINE

TEMPORARY CONSTRUCTION EASEMENT

DRIVEWAY ASPHALT PAVEMENT SECTION:
5" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) (ONE 2" LIFT)((2) 1.5" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

CURB AND GUTTER TYPE 2 (SECTION IB) (SPECIAL)

13.5' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

9.5' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

EX RESTRICTED AREA SIGN

EX CAMERA POLE

EX STAIRS

EX STREET SIGN

CONCRETE CURB RAMP (TYPE 1 PERPENDICULAR RAMP) PER CDOT M&S STANDARD PLAN M-608-1, SHT 2 OF 10

8' WIDE SIDEWALK
6" CONCRETE

SEE LANDSCAPE PLAN FOR BOULEVARD TREATMENT

EX. 6' HIGH CHAINLINK FENCE

9.5'-11.5' WIDE MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK TYPE 2 (SECTION IB) (SPECIAL)

EX NO PARKING SIGN

EX SIDEWALK

EX STREET LIGHT

EX STREET NAME SIGN

CROSBY AVE.

WEST MAIN ST.

6" PVC SAN

ABANDON SEW

8" PVC W

24" PVC COMB

24" CIPP COMB

24" RCP COMB

27" VCP COMB

36" RCP STM

24" CIPP COMB

EX R.O.W.

EX TOE OF SLOPE

PEDESTRIAN BRIDGE COLUMN

PEDESTRIAN BRIDGE

PROPOSED DAYLIGHT LINE

6' WIDE GUTTER TYPE 2 (SPECIAL), PER DETAILS

CROSBY AVE ASPHALT PAVEMENT SECTION:
HOT MIX ASPHALT (4 1/2 INCH THICK) (GRADING SX, 75, BINDER GRADE PG 64-22) ((3) 1 1/2" LIFTS) -OVER-
8" CLASS 6 AGGREGATE BASE COURSE -OVER-
8" CLASS 2 AGGREGATE BASE COURSE -OVER-
6" OF SUBGRADE RECONDITIONING

CURB AND GUTTER TYPE 2 (SECTION IB) (SPECIAL)

EX. 4' HIGH WOOD FENCE

PAVEMENT "MILL AND FILL" SECTION:
2" HMA (GRADING SX, 75, BINDER GRADE PG 64-22) (ONE LIFT)
(SEE DETAIL SHT 4)

UNION PACIFIC RAILROAD

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REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10' 20' 40'

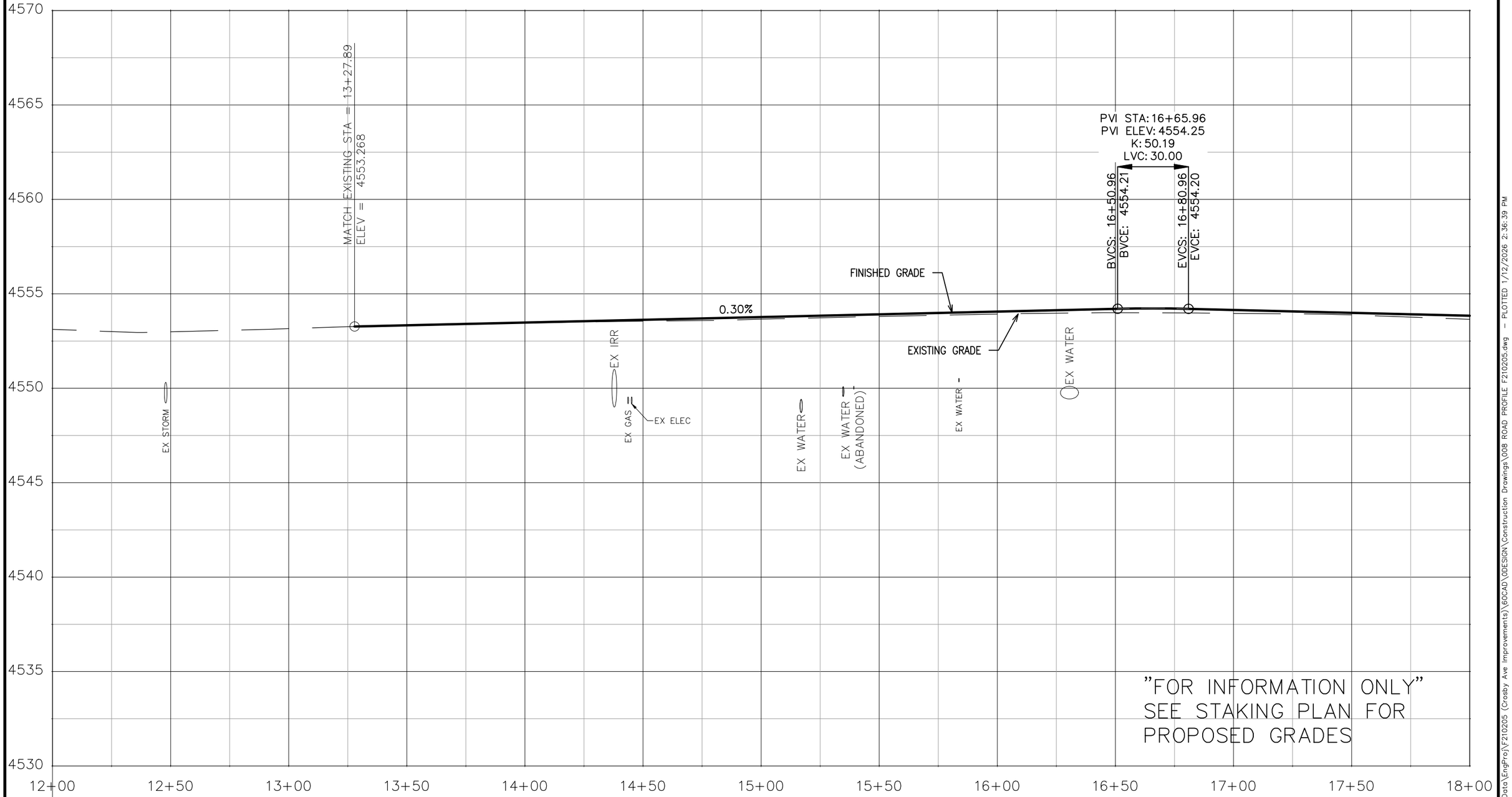
CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
IMPROVEMENT PLAN-6
January 12, 2026

60

\\Publicworks-wfs\vol_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\007 IMPROVEMENT PLAN F210205.DWG - PLOTTED 1/12/2026 2:36:17 PM



ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

BASE ROCK ST CL

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

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

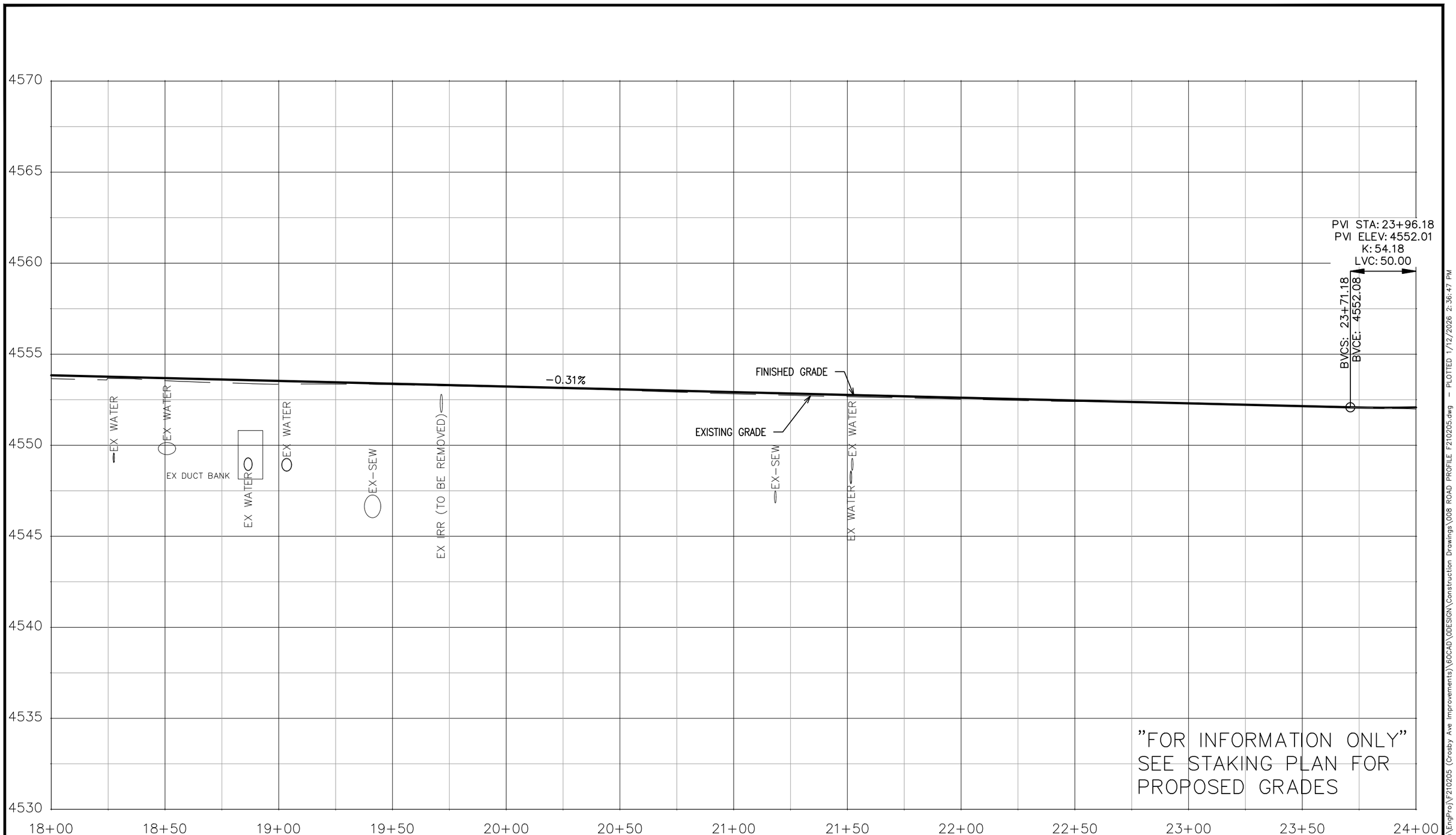
DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL 1" = 40'
0 10 20 40
VERTICAL 1" = 5'
0 1.25 2.5 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE–1
January 12, 2026



ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

BASE ROCK ST / CROSBY AVE CL

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
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REVISION 2	–
REVISION 3	–
REVISION 4	–

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SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE-2
January 12, 2026

62

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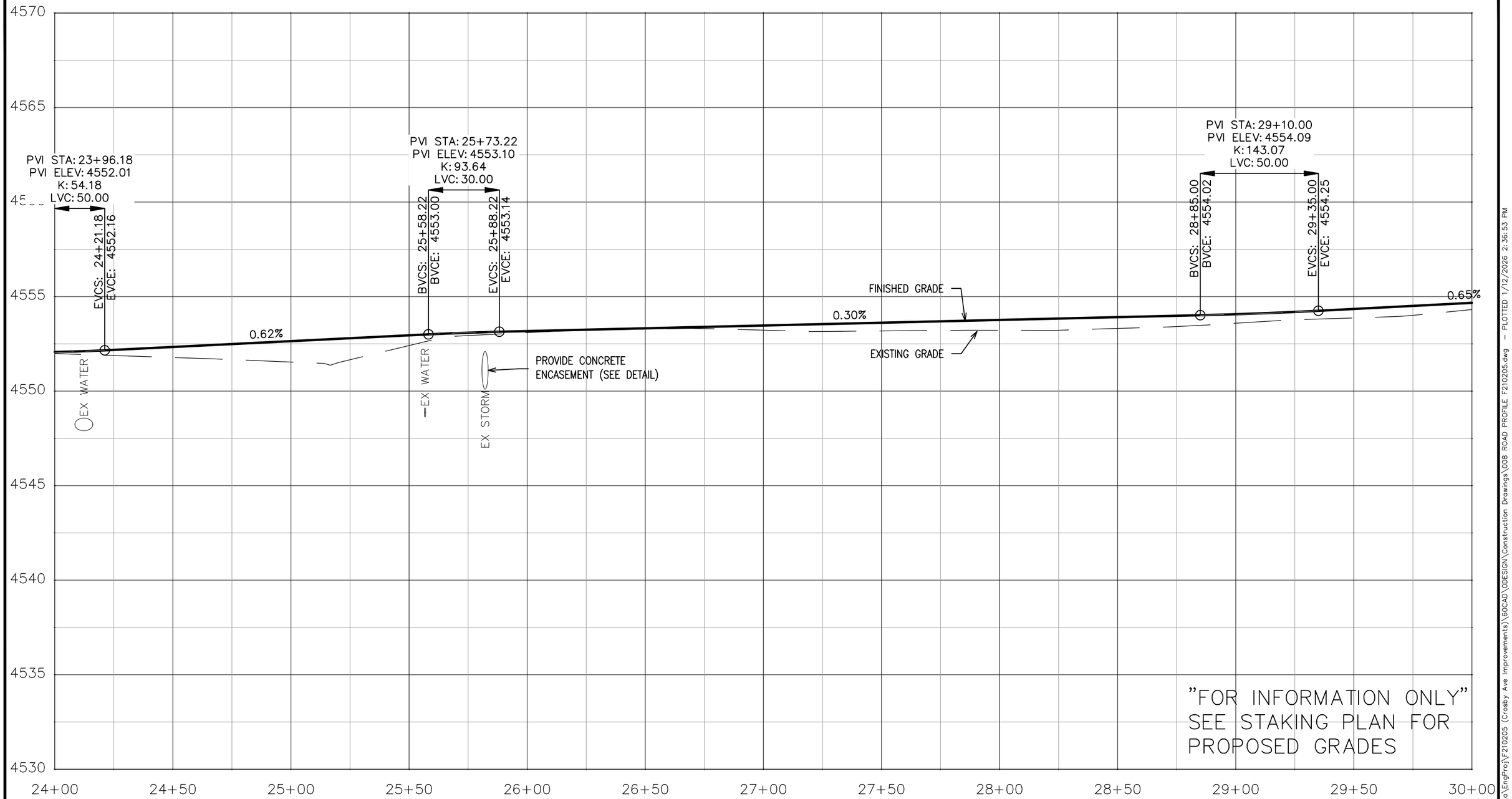

CROSBY AVE CL

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ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
REVISION 1	–
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REVISION 3	–
REVISION 4	–

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APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
0 10 20 40
VERTICAL: 1" = 5'
0 1.25 2.5 5

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE–3
January 12, 2026

63

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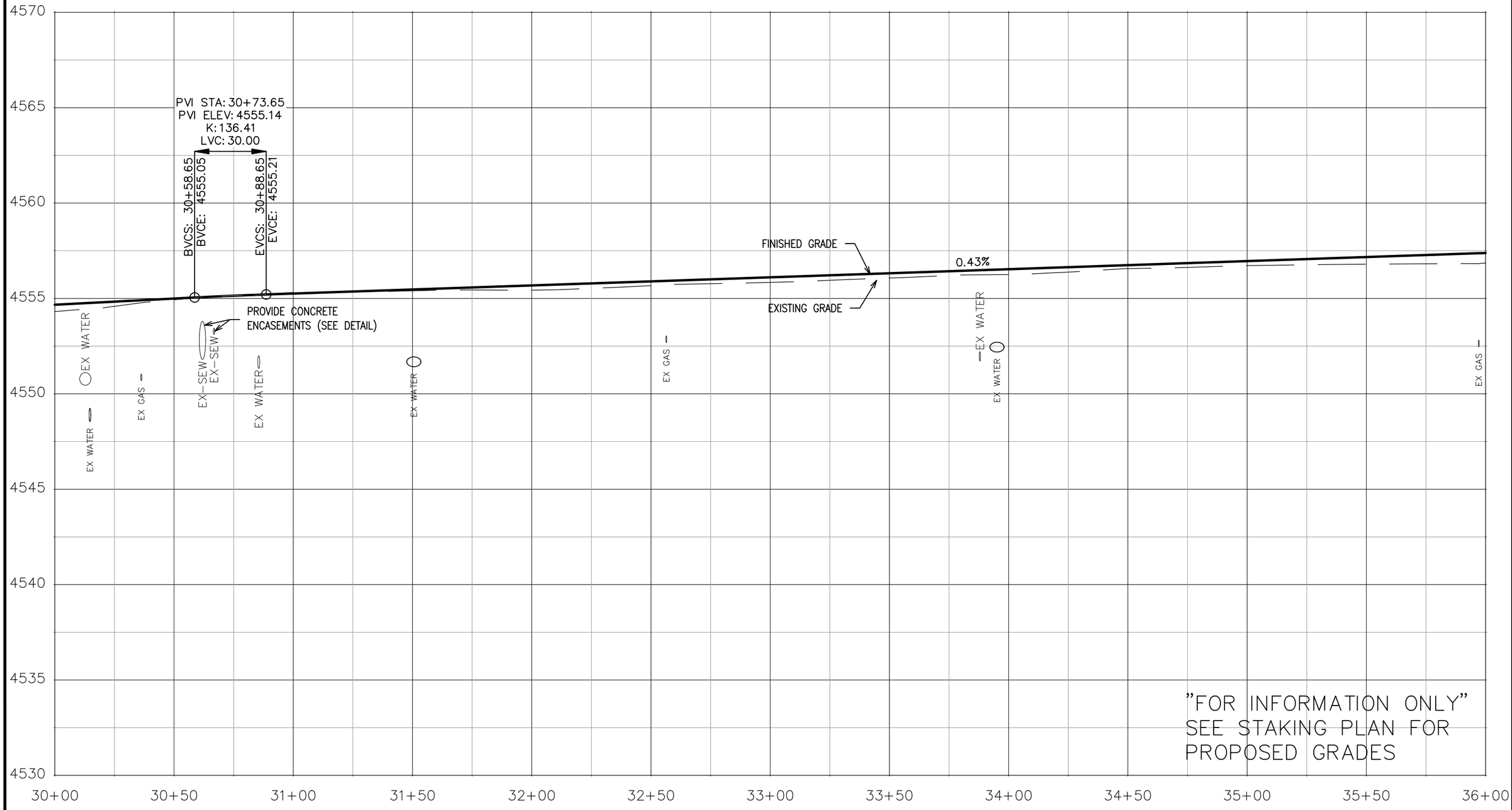

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CROSBY AVE CL

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REVISION 3	–
REVISION 4	–

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SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE–4
January 12, 2026

64

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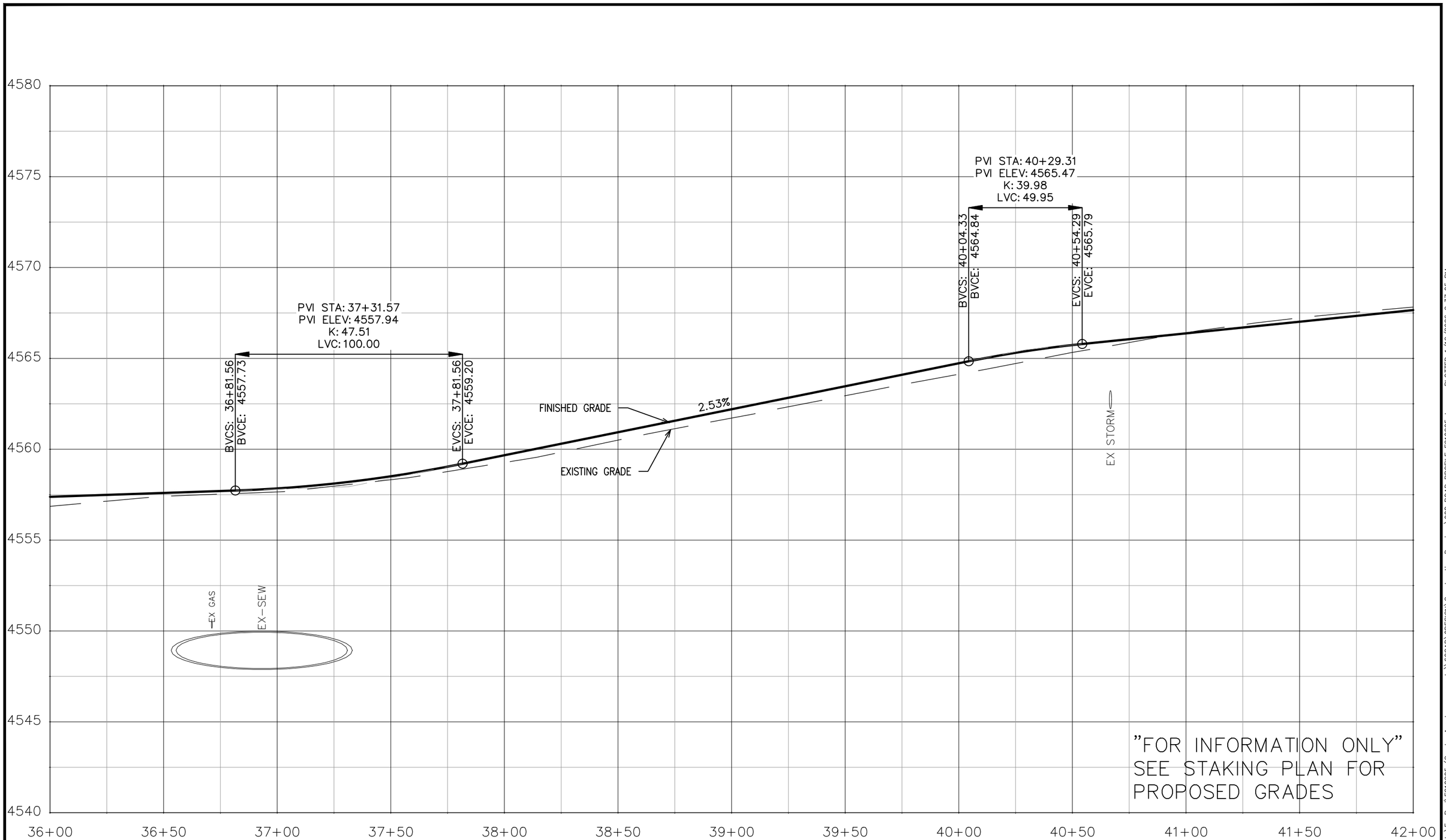

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CROSBY AVE CL

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REVISION 4	–

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DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE–5
January 12, 2026

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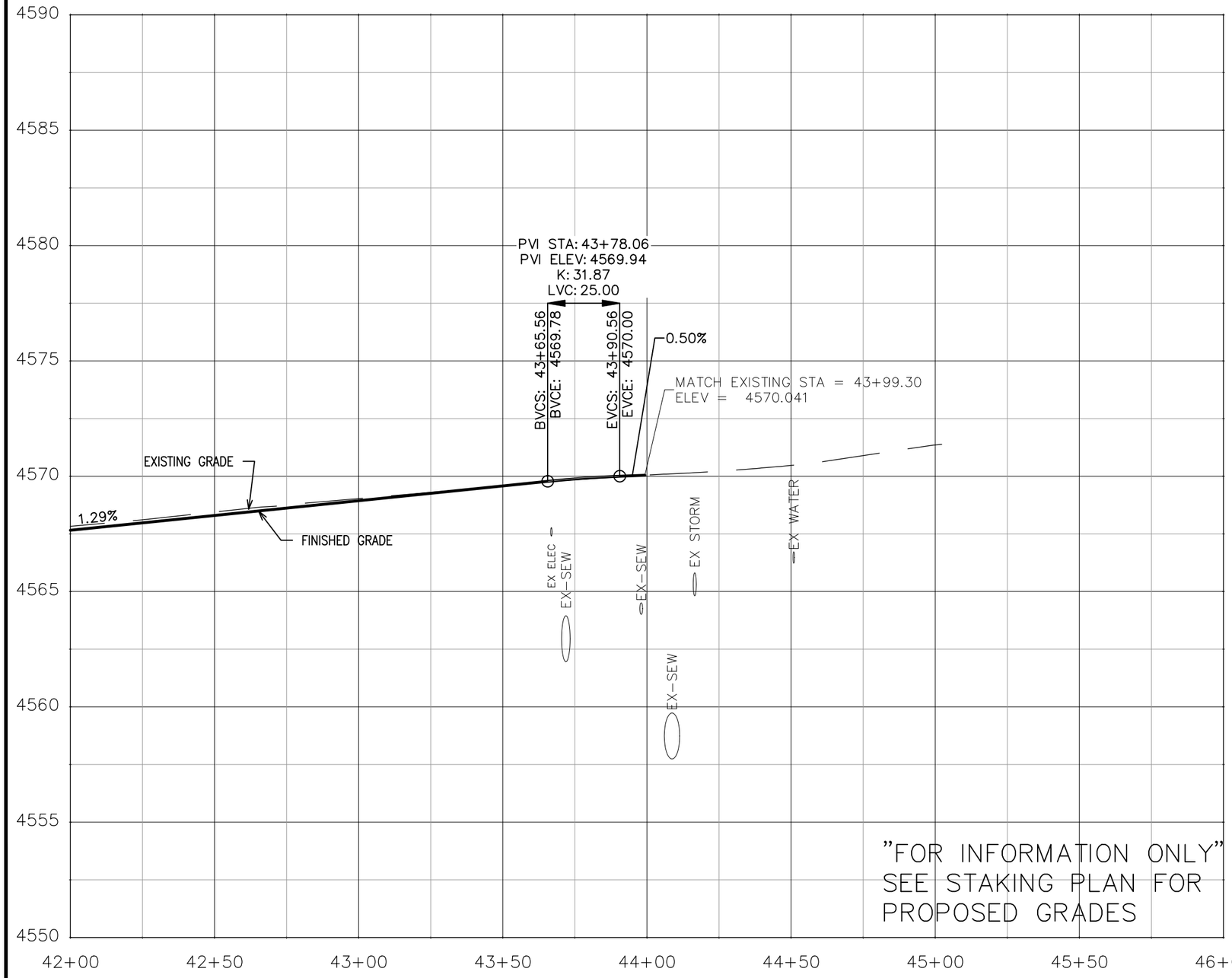

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

CROSBY AVE CL

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

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

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DESIGNED BY DJM DATE Value
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PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE–6
January 12, 2026

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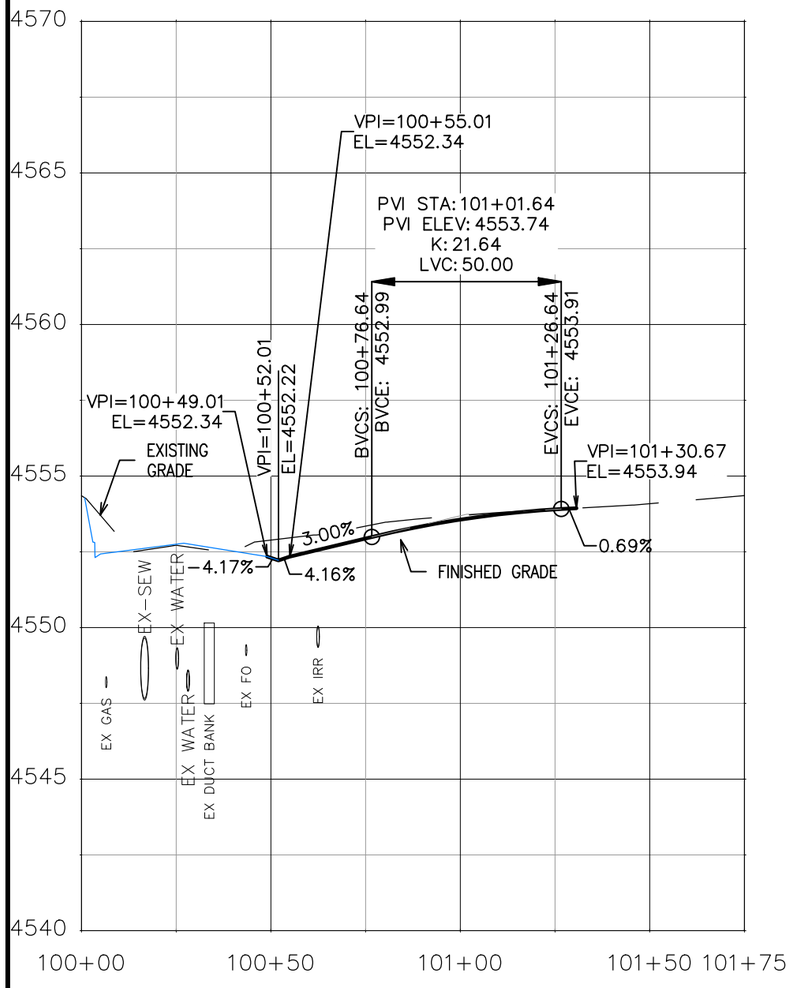
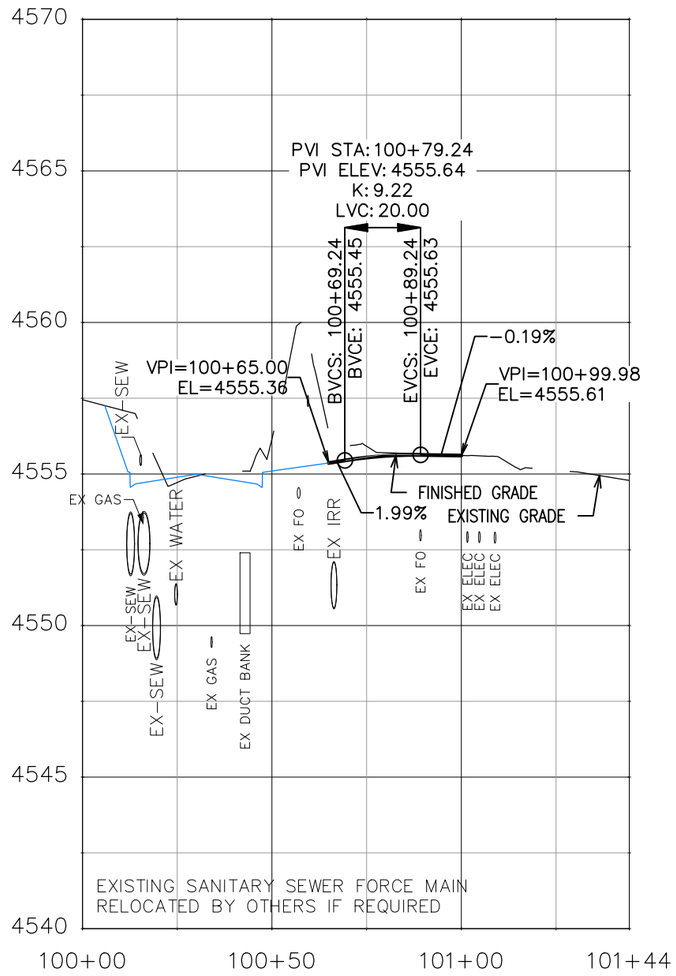
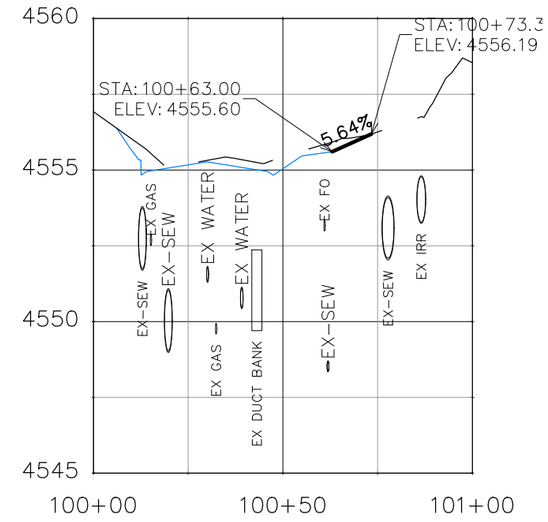
"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES



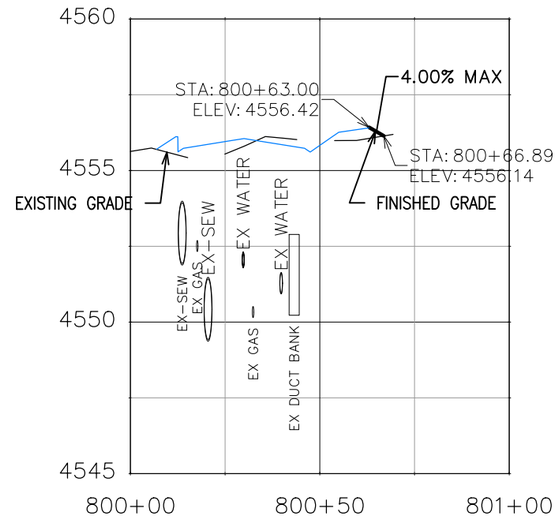
WEST GUNNISON AVE



BIKE PATH AT W GRAND AVE



LIFT STATION ACCESS DRIVEWAY



445 CROSBY AVE DRIVEWAY

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
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REVISION 4	

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DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE-7
January 12, 2026

ALL PROFESSIONAL SEALS FOR
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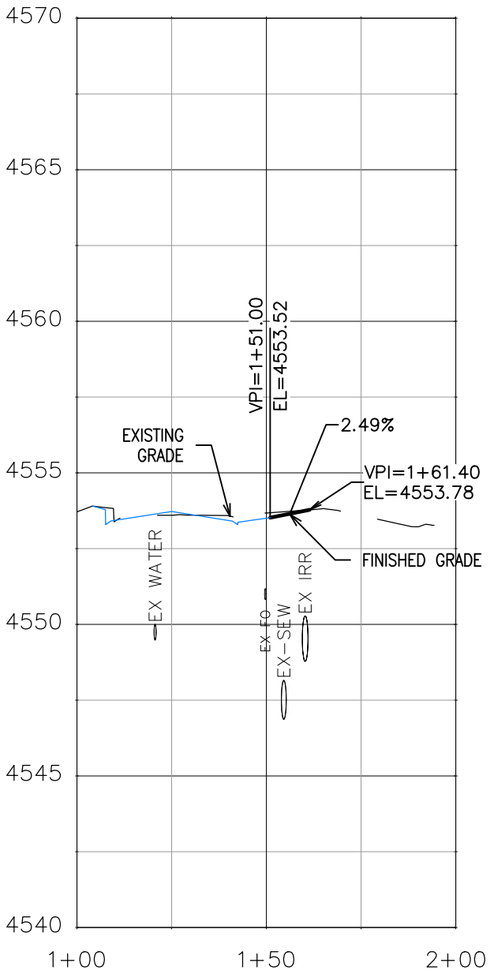
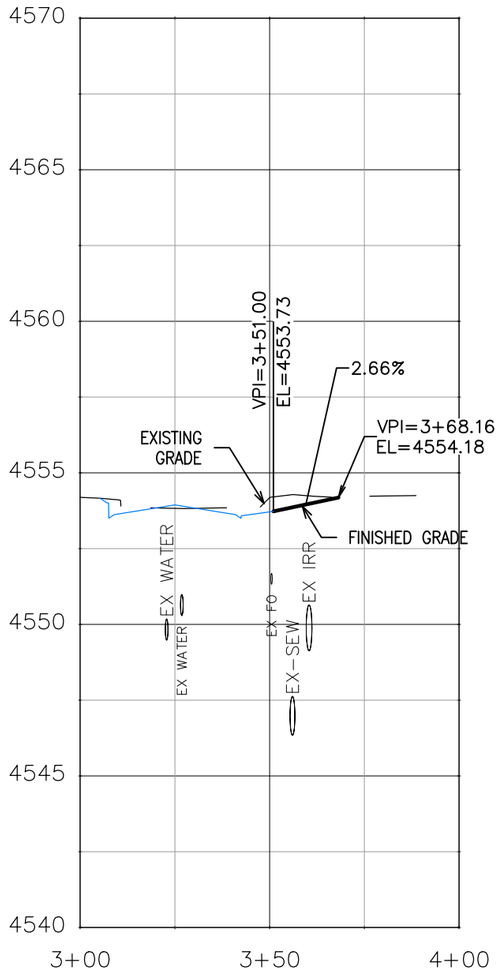
APPLIED TO THE COVER SHEET

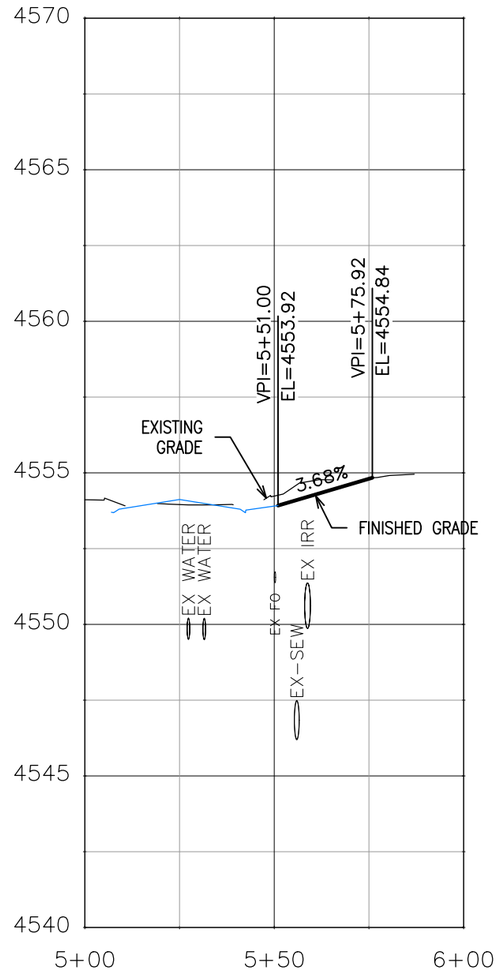
"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES



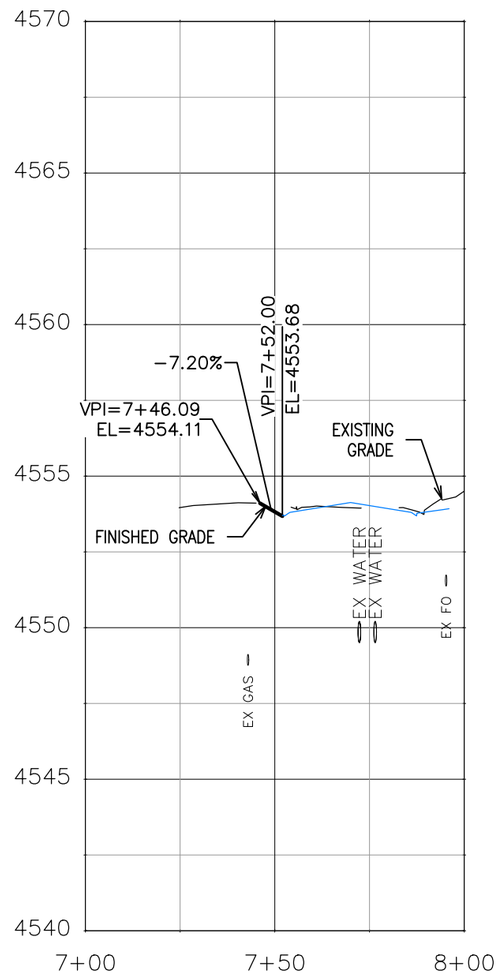
472 BASE ROCK ST DRIVEWAY



470 BASE ROCK ST DRIVEWAY



464 BASE ROCK ST DRIVEWAY



690 CROSBY AVE DRIVEWAY

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

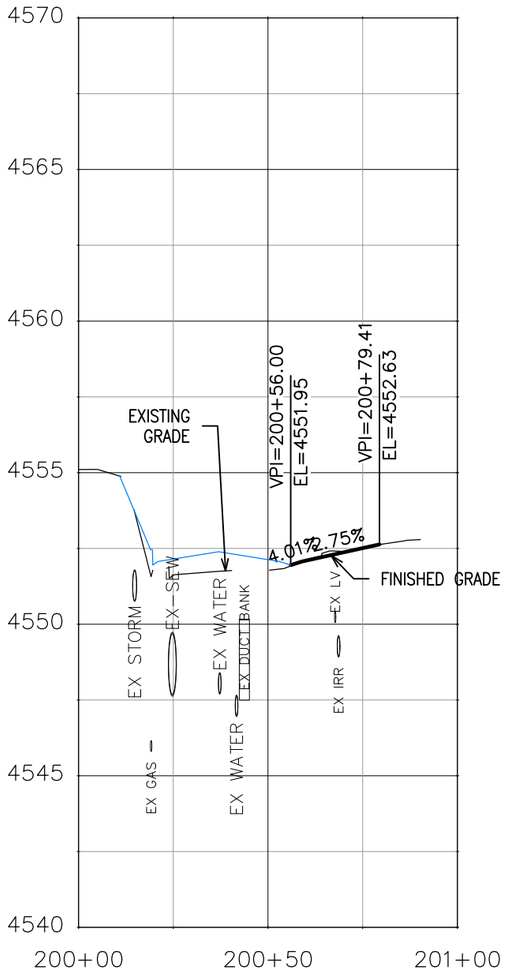
CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

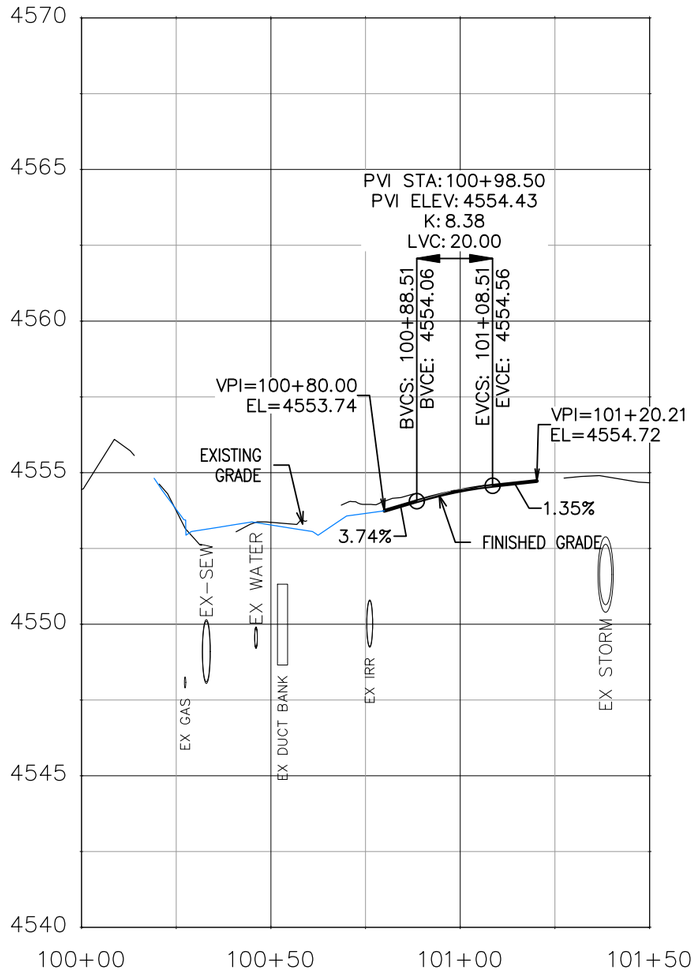
CROSBY AVE IMPROVEMENTS
ROAD PROFILE-8
January 12, 2026

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

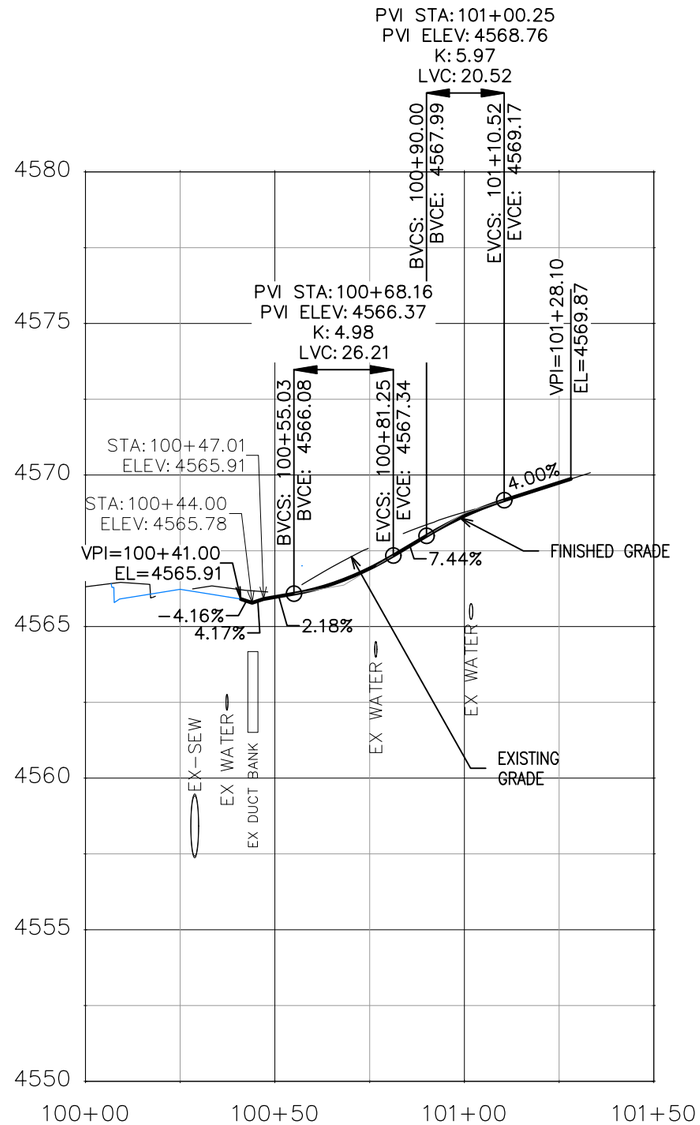
"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES



531 MALDONADO ST DRIVEWAY



527 OURAY AVE DRIVEWAY



215 RICE AVE DRIVEWAY

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROAD PROFILE-9
January 12, 2026

2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC

PROPOSED DAYLIGHT LINE

N 38472.49
E 86840.90
EL MATCH EXISTING

N 38466.50
E 86842.05
EL MATCH EXISTING

N 38448.60
E 86844.25
EL MATCH EXISTING

N 38448.60
E 86843.57
EL MATCH EXISTING

N 38389.67
E 86844.92
EL MATCH EXISTING

R.O.W.

~PROPOSED SIDEWALK~

~EXISTING C&G~

N 38472.42
E 86835.56
EL MATCH EXISTING

N 38448.58
E 86835.57
EL MATCH EXISTING

EXISTING ROADWAY NORTHBOUND LANE

BASE ROCK ST.

12+00

CROSBY RD. CONTROL LINE

EXISTING ROADWAY SOUTHBOUND LANE

~EXISTING C&G~

~EXISTING SIDEWALK~

R.O.W.

MATCH LINE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-1
January 12, 2026

2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC

2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION 81501
JAWS LLC

MATCH LINE

MATCH LINE

PROPOSED DAYLIGHT LINE

N 38314.09
E 86845.09
EL MATCH EXISTING

N 38306.50
E 86844.10
EL MATCH EXISTING

N 38269.34
E 86844.38
EL MATCH EXISTING

N 38247.00
E 86843.38
EL MATCH EXISTING

R.O.W.

N 38269.39
E 86843.66
EL 53.21

N 38247.04
E 86842.67
EL 53.33

N 38201.48
E 86837.76
EL MATCH EXISTING

~PROPOSED SIDEWALK~

N 38274.06
E 86835.64
EL MATCH EXISTING

53.06 TFC
52.56 FL

~EXISTING C&G~

53.18 TFC
52.68 FL

~PROPOSED C&G~

N 38330.57
E 86833.68
EL MATCH EXISTING

N 38274.07
E 86833.66
EL MATCH EXISTING

N 38269.59
E 86833.66
EL 52.67

N 38247.85
E 86832.64
EL 52.79

NEW ROADWAY NORTHBOUND LANE

BASE ROCK ST.

13+00

14+00

N 38330.52
E 86812.00
EL MATCH EXISTING

CROSBY RD. CONTROL LINE

N 38274.89
E 86811.89
EL MATCH EXISTING

N 38237.80
E 86810.14
EL MATCH EXISTING

NEW ROADWAY SOUTHBOUND LANE

N 38330.46
E 86790.13
EL MATCH EXISTING

N 38238.73
E 86790.25
EL MATCH EXISTING

~EXISTING C&G~

~EXISTING SIDEWALK~

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-2
January 12, 2026

2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION 81501
JAWS LLC

2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

MATCH LINE

MATCH LINE

R.O.W.

PROPOSED DAYLIGHT LINE

~PROPOSED SIDEWALK~

~PROPOSED C&G~

~PROPOSED ASPHALT DRIVEWAY~

~PROPOSED DRIVEWAY~

~PROPOSED SIDEWALK~

~PROPOSED ASPHALT DRIVEWAY~

~PROPOSED DRIVEWAY~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY RD. CONTROL LINE

15+00

BASE ROCK ST.

NEW ROADWAY SOUTHBOUND LANE

~EXISTING C&G~

~EXISTING SIDEWALK~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

+00

3+00

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-3
January 12, 2026

72

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2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE INVESTMENTS LLC

MATCH LINE

MATCH LINE

PROPOSED DAYLIGHT LINE

N 38020.33
E 86846.72
EL MATCH EXISTING

R.O.W.

~PROPOSED ASPHALT DRIVEWAY~

N 38025.71
E 86830.56
EL MATCH EXISTING

N 38020.82
E 86829.59
EL MATCH EXISTING

53.79 BOW

-7.08%

54.22 BOW

~PROPOSED DRIVEWAY~

-1.76%

~PROPOSED SIDEWALK~

53.64 TFC
53.55 FL

-7.08%

54.07 TFC
53.57 FL

~PROPOSED C&G~

N 38026.80
E 86819.56
EL 53.67

N 38020.80
E 86819.57
EL 53.69

PROPOSED DAYLIGHT LINE

R.O.W.

N 37933.03
E 86829.85
EL MATCH EXISTING

N 37922.07
E 86829.90
EL MATCH EXISTING

N 37918.51
E 86854.66
EL MATCH EXISTING

~PROPOSED ASPHALT DRIVEWAY~

N 37911.95
E 86834.77
EL MATCH EXISTING

N 37910.42
E 86830.77
EL MATCH EXISTING

N 37913.03
E 86829.92
EL MATCH EXISTING

8+00

54.39 BOW

-7.41%

53.95 BOW

~PROPOSED ASPHALT DRIVEWAY~

-1.76%

54.24 TFC
53.75 FL

-7.41%

53.80 TFC
53.72 FL

N 37915.34
E 86819.76
EL 53.86

N 37909.34
E 86819.77
EL 53.84

NEW ROADWAY NORTHBOUND LANE

16+00

CROSBY RD. CONTROL LINE

17+00

BASE ROCK ST.

NEW ROADWAY SOUTHBOUND LANE

N 37916.75
E 86787.76
EL 53.86

N 37911.75
E 86787.77
EL 53.85

53.75 FL
54.16 TFC

53.73 FL

53.74 TFC

~PROPOSED C&G~

PROPOSED DAYLIGHT LINE

R.O.W.

N 37917.75
E 86783.97
EL MATCH EXISTING

~PROPOSED GRAVEL DRIVEWAY~

N 37913.46
E 86779.85
EL MATCH EXISTING

R.O.W.

5+00

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-4
January 12, 2026

73

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MATCH LINE

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE INVESTMENTS LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

N 37879.10
E 86854.74
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

~PROPOSED ASPHALT DRIVEWAY~

N 37877.31
E 86839.83
EL MATCH EXISTING

N 37879.03
E 86836.83
EL MATCH EXISTING

N 37880.11
E 86831.82
EL MATCH EXISTING

N 37881.27
E 86830.82
EL MATCH EXISTING

R.O.W.

53.87 BOW
54.27 BOW
-6.73%
54.09 BOW

~PROPOSED DRIVEWAY~
-1.76%

~PROPOSED SIDEWALK~

53.72 TFC
53.64 FL
-6.67%
53.62 FL
54.12 TFC

~PROPOSED C&G~

53.94 TFC
53.44 FL

N 37881.34
E 86819.82
EL 53.76

N 37875.34
E 86819.83
EL 53.74

N 37817.28
E 86819.94
EL 53.56

N 37752.54
E 86843.20
EL MATCH EXISTING

N 37753.67
E 86842.72
EL MATCH EXISTING

N 37761.93
E 86840.69
EL MATCH EXISTING

N 37769.96
E 86837.80
EL MATCH EXISTING

N 37778.03
E 86834.47
EL MATCH EXISTING

N 37752.09
E 86843.35
EL MATCH EXISTING

R.O.W.

R165.00

NEW ROADWAY NORTHBOUND LANE

18+00

CROSBY RD. CONTROL LINE

BASE ROCK ST.

NEW ROADWAY SOUTHBOUND LANE

N 37881.76
E 86787.82
EL 53.76

N 37876.76
E 86787.83
EL 53.74

53.64 FL
53.63 FL
53.65 TFC
54.04 TFC
54.05 TBC

~PROPOSED C&G~

N 37798.06
E 86787.97
EL 53.51

R215.00

53.39 FL
53.89 TFC
53.90 TBC

N 37876.48
E 86784.05
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 37760.36
E 86784.14
EL MATCH EXISTING

R.O.W.

R.O.W.

N 37884.33
E 86779.92
EL MATCH EXISTING

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

MATCH LINE

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-5
January 12, 2026

74

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2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL
ESTATE INVESTMENTS
LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

MATCH LINE

MATCH LINE

N 37778.03
E 86834.47
EL MATCH EXISTING

N 37769.96
E 86837.80
EL MATCH EXISTING

N 37761.93
E 86840.69
EL MATCH EXISTING

N 37753.67
E 86842.72
EL MATCH EXISTING

N 37752.54
E 86843.20
EL MATCH EXISTING

N 37752.09
E 86843.35
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 37730.96
E 86854.17
EL MATCH EXISTING

N 37723.94
E 86858.86
EL MATCH EXISTING

N 37717.08
E 86863.68
EL MATCH EXISTING

N 37710.35
E 86868.63
EL MATCH EXISTING

N 37699.26
E 86877.68
EL MATCH EXISTING

N 37697.10
E 86879.51
EL MATCH EXISTING

N 37694.38
E 86881.99
EL MATCH EXISTING

N 37689.71
E 86886.25
EL MATCH EXISTING

N 37682.15
E 86892.80
EL MATCH EXISTING

N 37674.86
E 86899.65
EL MATCH EXISTING

N 37659.02
E 86911.91
EL MATCH EXISTING

R.O.W.

R185.00

~PROPOSED SIDEWALK~

~PROPOSED C&G~

R.O.W.

53.51 BOW

~PROPOSED SIDEWALK~

53.36 TFC

52.86 FL

~PROPOSED C&G~

N 37691.86
E 86869.09
EL 52.98

NEW ROADWAY NORTHBOUND LANE

19+00

CROSBY RD. CONTROL LINE

CROSBY AVE.

~PROPOSED C&G~

R215.00

NEW ROADWAY SOUTHBOUND LANE

R.O.W.

R.O.W.

N 37658.12
E 86840.08
EL 53.26

53.14 FL

53.64 TBC

53.65 TBC

~PROPOSED C&G~

N 37688.22
E 86812.10
EL MATCH EXISTING

R.O.W.

N 37669.32
E 86824.96
EL MATCH EXISTING

N 37655.42
E 86836.94
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-6
January 12, 2026

75

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2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

MATCH LINE

MATCH LINE

W GUNNISON AVE.

R.O.W

PROPOSED
DAYLIGHT LINE

~PROPOSED SIDEWALK~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

20+00

21+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

100+00

R.O.W.

PROPOSED DAYLIGHT LINE

UNION PACIFIC RAILROAD

N 37651.17
E 86918.12
EL MATCH EXISTING

N 37643.48
E 86924.54
EL MATCH EXISTING

N 37628.59
E 86937.87
EL MATCH EXISTING

N 37598.09
E 86963.76
EL MATCH EXISTING

N 37590.30
E 86970.03
EL MATCH EXISTING

N 37583.55
E 86977.06
EL MATCH EXISTING

N 37581.89
E 87010.33
EL MATCH EXISTING

N 37580.49
E 87009.61
EL MATCH EXISTING

N 37578.12
E 87006.65
EL MATCH EXISTING

N 37575.97
E 87001.33
EL MATCH EXISTING

N 37575.59
E 86999.45
EL MATCH EXISTING

N 37575.33
E 86997.56
EL MATCH EXISTING

N 37575.20
E 86995.64
EL MATCH EXISTING

N 37575.89
E 86989.91
EL MATCH EXISTING

N 37577.42
E 86985.31
EL MATCH EXISTING

N 37579.77
E 86981.34
EL MATCH EXISTING

N 37582.14
E 86978.35
EL MATCH EXISTING

53.05 TBC
53.04 TFC
53.04 BOW

53.24 TBC
53.23 BOW
53.13 TBC

53.12 TFC
52.62 FL
N 37574.74
E 87016.62
EL 52.74

-1.77%

-3.65%

-2.51%

53.16 TFC

N 37574.14
E 86995.12
EL 52.66

52.97 TFC

52.47 FL
N 37565.69
E 87006.34
EL 52.59

-1.60%

53.06 TFC

N 37569.31
E 86995.11
EL 52.58

53.18 TFC

-1.75%

52.95 TFC

N 37563.44
E 87000.18
EL 52.45

-2.43%

N 37575.07
E 86988.39
EL 52.68

-1.73%

N 37567.37
E 86986.23
EL 52.54

52.92 TFC

-1.75%

53.03 TFC
52.91 TFC

N 37562.43
E 86990.49
EL 52.43

N 37561.85
E 86990.43
EL 52.41

N 37555.36
E 86994.59
EL 52.41

-1.76%

-1.83%

R20.00

52.90 TBC
52.89 TFC
52.39 FL

52.85 TFC
52.35 FL

52.85 TFC
52.36 FL

N 37554.46
E 86991.42
EL 52.28

N 37576.30
E 86968.64
EL 52.51

N 37567.79
E 86975.97
EL 52.48

N 37566.56
E 86977.03
EL 52.47

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-7
January 12, 2026

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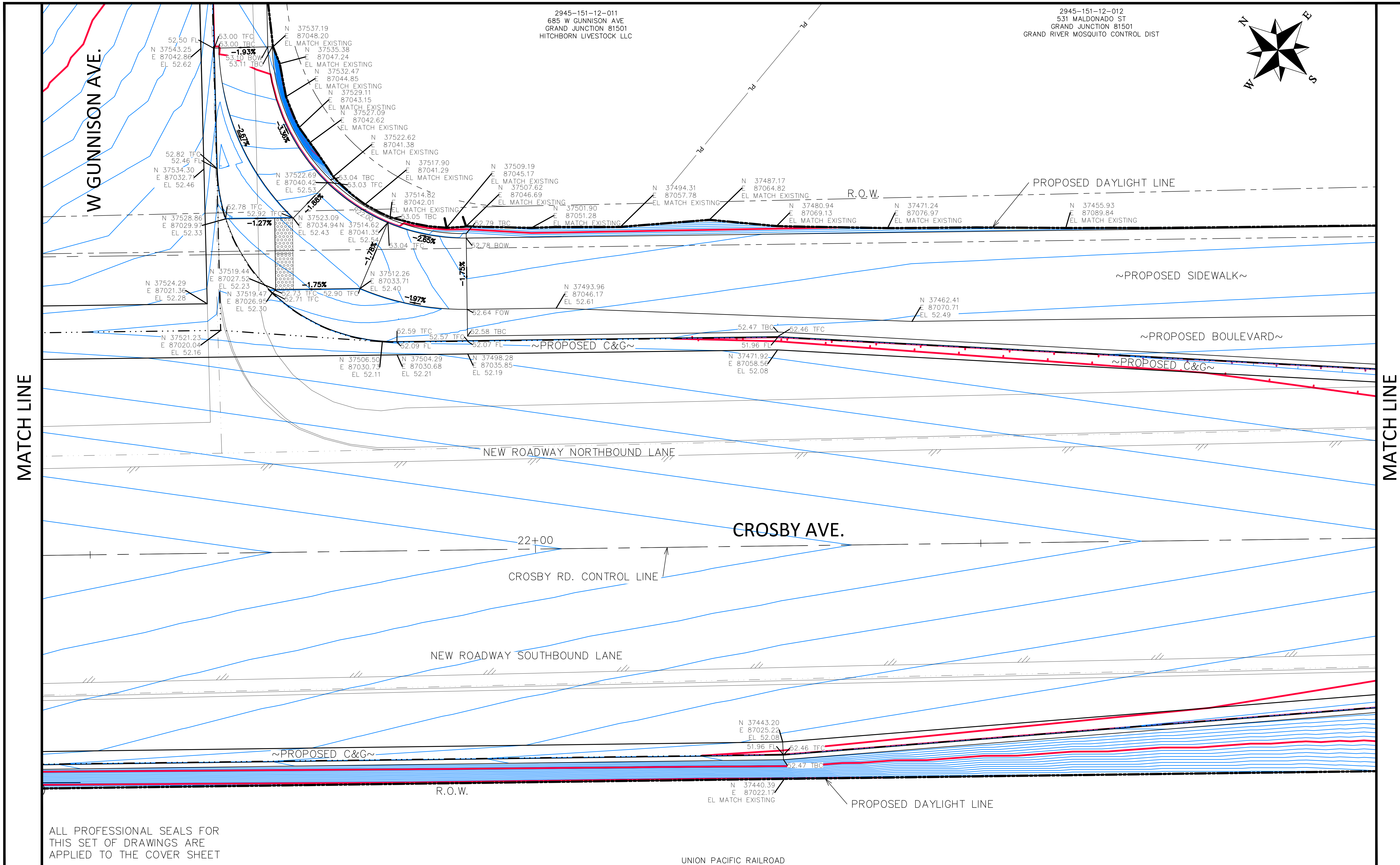
2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION 81501
HITCHBORN LIVESTOCK LLC
2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO CONTROL DIST
N
E
S
W
W GUNNISON AVE.
MATCH LINE
MATCH LINE
PL
R.O.W.
PROPOSED DAYLIGHT LINE
~PROPOSED SIDEWALK~
~PROPOSED BOULEVARD~
~PROPOSED C&G~
~PROPOSED C&G~
NEW ROADWAY NORTHBOUND LANE
CROSBY AVE.
22+00
CROSBY RD. CONTROL LINE
NEW ROADWAY SOUTHBOUND LANE
~PROPOSED C&G~
R.O.W.
PROPOSED DAYLIGHT LINE
N 37537.19
E 87048.20
EL MATCH EXISTING
N 37535.38
E 87047.24
EL MATCH EXISTING
N 37532.47
E 87044.85
EL MATCH EXISTING
N 37529.11
E 87043.15
EL MATCH EXISTING
N 37527.09
E 87042.62
EL MATCH EXISTING
N 37522.62
E 87041.38
EL MATCH EXISTING
N 37517.90
E 87041.29
EL MATCH EXISTING
N 37509.19
E 87045.17
EL MATCH EXISTING
N 37507.62
E 87046.69
EL MATCH EXISTING
N 37501.90
E 87051.28
EL MATCH EXISTING
N 37494.31
E 87057.78
EL MATCH EXISTING
N 37487.17
E 87064.82
EL MATCH EXISTING
N 37480.94
E 87069.13
EL MATCH EXISTING
N 37471.24
E 87076.97
EL MATCH EXISTING
N 37455.93
E 87089.84
EL MATCH EXISTING
N 37543.25
E 87042.86
EL 52.62
52.50 FL
53.00 TFC
53.00 TBC
-1.93%
53.10 BOW
53.11 TBC
-2.67%
-3.36%
52.82 TFC
52.46 FL
N 37534.30
E 87032.71
EL 52.46
N 37522.69
E 87040.42
EL 52.53
53.04 TBC
53.03 TFC
-1.86%
N 37514.82
E 87042.01
EL MATCH EXISTING
53.05 TBC
52.79 TBC
52.78 BOW
-2.85%
53.04 TFC
-1.78%
-1.75%
52.78 TFC
52.92 TFC
-1.27%
N 37528.86
E 87029.97
EL 52.33
N 37523.09
E 87034.94
EL 52.43
N 37514.62
E 87041.35
EL 52.54
N 37519.44
E 87027.52
EL 52.23
N 37519.47
E 87026.95
EL 52.30
N 37524.29
E 87021.36
EL 52.28
-1.75%
52.73 TFC
52.71 TFC
52.90 TFC
-1.97%
N 37512.26
E 87033.71
EL 52.40
N 37493.96
E 87046.17
EL 52.61
52.64 FOW
N 37462.41
E 87070.71
EL 52.49
52.59 TFC
52.57 TFC
52.09 FL
52.58 TBC
52.07 FL
52.47 TBC
52.46 TFC
51.96 FL
N 37521.23
E 87020.04
EL 52.16
N 37506.50
E 87030.75
EL 52.11
N 37504.29
E 87030.68
EL 52.21
N 37498.28
E 87035.85
EL 52.19
N 37471.92
E 87058.56
EL 52.08
N 37443.20
E 87025.22
EL 52.08
51.96 FL
52.46 TFC
52.47 TBC
N 37440.39
E 87022.17
EL MATCH EXISTING

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

REVISION	DESCRIPTION	DATE
REVISION ⚠		–
REVISION ⚠		–
REVISION ⚠		–
REVISION ⚠		–

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-8
January 12, 2026

2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO CONTROL DIST

MATCH LINE

MATCH LINE

N 37380.94
E 87156.01
R.O.W. EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 37412.35
E 87127.36
N 37417.88 EL MATCH EXISTING
E 87122.28
EL MATCH EXISTING

N 37410.36
E 87128.87
EL MATCH EXISTING

N 37402.91
E 87135.55
EL MATCH EXISTING

N 37395.23
E 87141.96
EL MATCH EXISTING

N 37387.83
E 87148.68
EL MATCH EXISTING

N 37373.57
E 87162.77
EL MATCH EXISTING

N 37365.17
E 87168.35
EL MATCH EXISTING

52.62 BOW

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

52.44 FOW

52.31 TFC
52.32 TBC
51.81 FL
N 37399.81
E 87112.75
EL 51.93

N 37355.20
E 87163.07
EL 52.26

52.13 TFC
52.14 TBC
51.63 FL
N 37349.32
E 87156.25
EL 51.74

52.17 TBC
52.16 TFC
51.65 FL
N 37336.95
E 87166.91
EL 51.77

N 37342.82
E 87173.73
EL 52.35

N 37335.96
E 87193.28
EL MATCH EXISTING

N 37330.88
E 87197.97
EL MATCH EXISTING

N 37325.48
E 87211.62
EL MATCH EXISTING

N 37325.77
E 87211.36
EL MATCH EXISTING

N 37323.62
E 87208.75
EL MATCH EXISTING

N 37324.79
E 87207.11
EL MATCH EXISTING

N 37325.05
E 87206.02
EL MATCH EXISTING

N 37324.87
E 87204.56
EL MATCH EXISTING

N 37325.99
E 87202.89
EL MATCH EXISTING

N 37324.35
E 87212.60
EL MATCH EXISTING

N 37325.42
E 87211.68
EL MATCH EXISTING

52.65 BOW

-2.17%

N 37330.50
E 87197.54
EL 52.50

-1.80%

-1.80%

N 37323.98
E 87189.96
EL 52.32

52.47 FOW

-2.16%

-1.72%

-0.39%

53.02 TBC
53.01 TFC
52.51 FL
N 37321.11
E 87208.84
EL 52.63

53.01 TBC
53.00 TFC
N 37321.89
E 87207.58
EL 52.50

N 37320.70
E 87205.98
EL 52.45

R20.00

N 37317.34
E 87195.68
EL 52.17

52.58 TBC
52.57 TFC
N 37317.48
E 87192.35
EL 52.08

54" STM

N 37311.02
E 87197.16
EL 51.95

52.21 TBC
52.20 TFC
51.70 FL
N 37323.34
E 87178.63
EL 51.82

N 37323.07
E 87180.83
EL 51.74

N 37310.13
E 87193.97
EL 51.82

23+00

24+00

CROSBY RD. CONTROL LINE

CROSBY AVE.

NEW ROADWAY NORTHBOUND LANE

NEW ROADWAY SOUTHBOUND LANE

N 37378.93
E 87088.5
EL 51.93

52.31 TFC
51.81 FL
52.32 TBC

~PROPOSED C&G~

N 37372.05
E 87081.04
EL MATCH EXISTING

R.O.W.

PROPOSED DAYLIGHT LINE

N 37330.00
E 87130.65
EL 51.78

N 37327.51
E 87130.82
EL 51.66

N 37326.98
E 87130.62
EL 51.66

51.66 FL
51.99 TFC
51.99 TBC

N 37319.34
E 87126.45
EL MATCH EXISTING

N 37320.95
E 87128.37
EL 50.60

N 37312.26
E 87135.53
EL 50.60

N 37313.50
E 87142.89
EL 51.69

N 37313.40
E 87142.32
EL 51.69

N 37312.96
E 87145.33
EL 51.81

51.70 FL
52.20 TFC
52.21 TBC

~PROPOSED C&G~

N 37310.82
E 87133.79
EL MATCH EXISTING

R.O.W.

N
E
S
W

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-9
January 12, 2026

78

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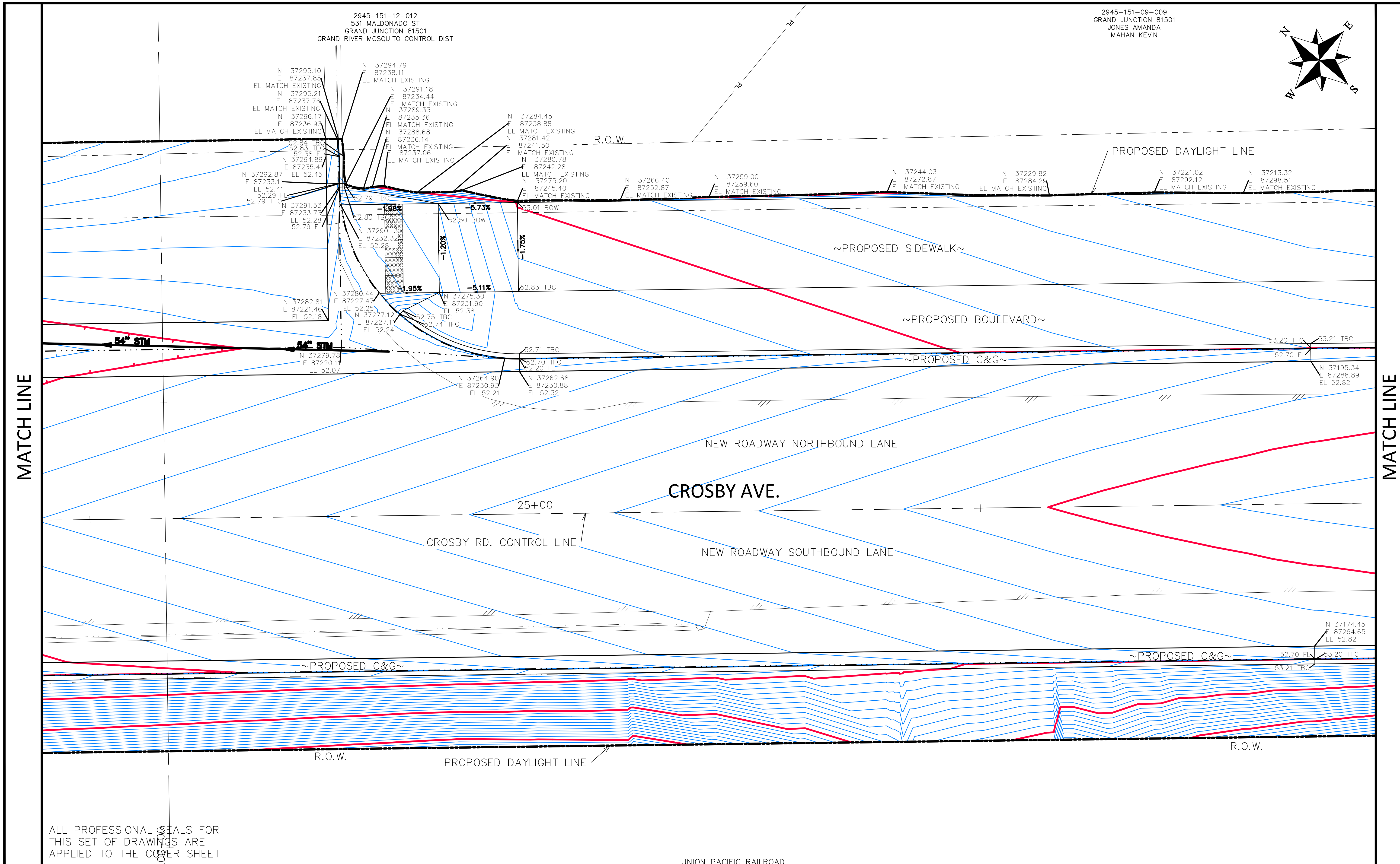
MATCH LINE
2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO CONTROL DIST
2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN
N
E
S
W
PL
PL
R.O.W.
PROPOSED DAYLIGHT LINE
N 37295.10
E 87237.85
EL MATCH EXISTING
N 37295.21
E 87237.76
EL MATCH EXISTING
N 37296.17
E 87236.93
EL MATCH EXISTING
N 37294.79
E 87238.11
EL MATCH EXISTING
N 37291.18
E 87234.44
EL MATCH EXISTING
N 37289.33
E 87235.36
EL MATCH EXISTING
N 37288.68
E 87236.14
EL MATCH EXISTING
N 37281.42
E 87241.50
EL MATCH EXISTING
N 37284.45
E 87238.88
EL MATCH EXISTING
N 37280.78
E 87242.28
EL MATCH EXISTING
N 37275.20
E 87245.40
EL MATCH EXISTING
N 37266.40
E 87252.87
EL MATCH EXISTING
N 37259.00
E 87259.60
EL MATCH EXISTING
N 37244.03
E 87272.87
EL MATCH EXISTING
N 37229.82
E 87284.29
EL MATCH EXISTING
N 37221.02
E 87292.12
EL MATCH EXISTING
N 37213.32
E 87298.51
EL MATCH EXISTING
52.84 TBC
52.83 TFC
52.38 FL
N 37294.86
E 87235.47
EL 52.45
N 37292.87
E 87233.11
EL 52.41
52.29 FL
52.79 TFC
N 37291.53
E 87233.73
EL 52.28
52.79 FL
52.79 TBC
52.80 TBC
-1.98%
-5.73%
52.50 BOW
53.01 BOW
N 37290.13
E 87232.32
EL 52.28
-1.20%
-1.75%
-1.95%
-5.11%
52.83 TBC
N 37282.81
E 87221.46
EL 52.18
N 37280.44
E 87227.47
EL 52.25
N 37275.30
E 87231.90
EL 52.38
N 37277.12
E 87227.11
EL 52.24
52.75 TBC
52.74 TFC
54" STM
54" STM
N 37279.78
E 87220.11
EL 52.07
52.71 TBC
52.70 TFC
52.20 FL
N 37264.90
E 87230.93
EL 52.21
N 37262.68
E 87230.88
EL 52.32
~PROPOSED SIDEWALK~
~PROPOSED BOULEVARD~
~PROPOSED C&G~
53.20 TFC
53.21 TBC
52.70 FL
N 37195.34
E 87288.89
EL 52.82
NEW ROADWAY NORTHBOUND LANE
CROSBY AVE.
25+00
CROSBY RD. CONTROL LINE
NEW ROADWAY SOUTHBOUND LANE
N 37174.45
E 87264.65
EL 52.82
~PROPOSED C&G~
52.70 FL
53.20 TFC
53.21 TBC
~PROPOSED C&G~
R.O.W.
PROPOSED DAYLIGHT LINE
R.O.W.
MATCH LINE

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

	DESCRIPTION	DATE
REVISION ⚠		–
REVISION ⚠		–
REVISION ⚠		–
REVISION ⚠		–

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-10
January 12, 2026

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MATCH LINE

2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-008
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

N 37170.50
E 87358.79
EL MATCH EXISTING

N 37166.59
E 87354.24
EL MATCH EXISTING

N 37162.88
E 87349.52
EL MATCH EXISTING

N 37159.97
E 87346.74
EL MATCH EXISTING

N 37162.41
E 87342.70
EL MATCH EXISTING

N 37183.01
E 87324.84
EL MATCH EXISTING

101+

N 37154.47
E 87371.11
EL MATCH EXISTING

N 37148.02
E 87364.77
EL MATCH EXISTING

N 37139.48
E 87370.06
EL MATCH EXISTING

N 37136.40
E 87366.86
EL MATCH EXISTING

N 37132.25
E 87368.95
EL MATCH EXISTING

N 37130.28
E 87370.89
EL MATCH EXISTING

N 37122.98
E 87377.74
EL MATCH EXISTING

N 37115.43
E 87384.29
EL MATCH EXISTING

N 37107.89
E 87390.87
EL MATCH EXISTING

N 37100.08
E 87397.11
EL MATCH EXISTING

N 37092.34
E 87403.45
EL MATCH EXISTING

R.O.W.

PROPOSED DAYLIGHT LINE

53.68 BOW

53.77 BOW

~PROPOSED SIDEWALK~

-1.70%

-1.71%

53.51 FOW

53.60 FOW

-8.33 MAX

-8.33 MAX

~PROPOSED BOULEVARD~

53.24 TBC
53.23 TFC
52.73 FL
N 37187.01
E 87296.04
EL 52.85

53.39 TBC
53.38 TFC
52.88 FL
N 37149.76
E 87327.85
EL 53.00

52.89 TFC
52.89 FL
N 37145.19
E 87331.74
EL 53.01

52.98 TFC
52.98 FL
N 37123.90
E 87349.93
EL 53.10

53.51 TBC
53.50 TFC
53.00 FL
N 37119.34
E 87353.82
EL 53.11

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

26+00

27+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

N 37166.23
E 87271.71
EL 52.85
52.73 FL
53.23 TFC
53.24 TBC

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

R.O.W.

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

MATCH LINE

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-11
January 12, 2026

80

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2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

MATCH LINE

MATCH LINE

~EXISTING HOUSE~

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

N 37076.76
E 87416.01
EL MATCH EXISTING

N 37069.73
E 87423.18
EL MATCH EXISTING

N 37062.04
E 87429.57
EL MATCH EXISTING

N 37046.35
E 87441.99
EL MATCH EXISTING

N 37038.68
E 87448.41
EL MATCH EXISTING

N 37031.60
E 87455.52
EL MATCH EXISTING

N 37023.97
E 87461.99
EL MATCH EXISTING

N 37016.34
E 87468.45
EL MATCH EXISTING

N 37009.01
E 87475.27
EL MATCH EXISTING

N 36986.03
E 87494.55
EL MATCH EXISTING

N 36982.28
E 87497.86
EL MATCH EXISTING

N 36978.41
E 87501.02
EL MATCH EXISTING

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

28+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-12
January 12, 2026

MATCH LINE

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

CITY OF GRAND JUNCTION

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

N 36954.69
E 87519.44
EL MATCH EXISTING

N 36947.09
E 87525.95
EL MATCH EXISTING

N 36933.96
E 87537.62
EL MATCH EXISTING

N 36931.54
E 87539.71
EL MATCH EXISTING

N 36924.36
E 87545.53
EL MATCH EXISTING

N 36909.10
E 87558.45
EL MATCH EXISTING

N 36902.34
E 87565.94
EL MATCH EXISTING

N 36877.88
E 87587.36
EL MATCH EXISTING

N 36871.70
E 87591.65
EL MATCH EXISTING

N 36864.13
E 87598.19
EL MATCH EXISTING

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

29+00

30+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

MATCH LINE

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-13
January 12, 2026

82

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2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

MATCH LINE

MATCH LINE

W. GRAND AVE.

R.O.W.

101+00

~PROPOSED SIDEWALK~

N 36872.45
E 87634.78
EL MATCH EXISTING

N 36880.63
E 87629.14
EL MATCH EXISTING

N 36869.29
E 87630.92
EL MATCH EXISTING

N 36860.80
E 87619.08
EL MATCH EXISTING

CITY OF GRAND JUNCTION

N 36869.55
E 87613.07
EL 55.50

N 36861.32
E 87618.75
EL 55.50

N 36856.88
E 87615.63
EL MATCH EXISTING

R107.00

R95.00

N 36867.10
E 87607.73
EL MATCH EXISTING

N 36853.97
E 87612.16
EL MATCH EXISTING

N 36863.78
E 87603.74
EL MATCH EXISTING

N 36853.55
E 87611.29
EL MATCH EXISTING

N 36855.33
E 87610.96
EL 55.36

N 36862.94
E 87604.46
EL 55.36

N 36849.03
E 87612.07
EL MATCH EXISTING

N 36859.62
E 87600.57
EL 55.33

N 36852.01
E 87607.07
EL 55.40

N 36847.82
E 87610.65
EL 55.42

N 36850.22
E 87610.62
EL MATCH EXISTING

N 36832.83
E 87634.42
EL MATCH EXISTING

N 36827.50
E 87626.99
EL MATCH EXISTING

N 36831.50
E 87623.62
EL MATCH EXISTING

N 36831.31
E 87622.12
EL 55.50

55.52 BOW

N 36808.50
E 87655.20
EL MATCH EXISTING

N 36805.68
E 87651.89
EL MATCH EXISTING

N 36801.27
E 87647.77
EL MATCH EXISTING

55.66 BOW

R.O.W.

PROPOSED DAYLIGHT LINE

~PROPOSED SIDEWALK~

~PROPOSED SIDEWALK~

-1.75%

-1.75%

55.38 FOW

55.52 FOW

N 36841.32
E 87603.04
EL 55.25

N 36826.11
E 87616.03
EL 55.36

-8.33 MAX

-8.33 MAX

~PROPOSED BOULEVARD~

~PROPOSED BOULEVARD~

55.24 TBC

55.23 TFC
54.73 FL

54.76 TFC
54.76 FL

54.90 TFC
54.90 FL

55.44 TBC

55.43 TFC
54.93 FL

~PROPOSED C&G~

N 36819.64
E 87609.73
EL 54.85

N 36815.08
E 87613.62
EL 54.88

N 36790.74
E 87634.40
EL 55.02

N 36786.18
E 87638.30
EL 55.05

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

31+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

24" RCP COMB

24" RCP COMB

24" RCP COMB

24" RCP COMB

24" RCP COMB

~PROPOSED C&G~ COMB

24" RCP

SAN

R.O.W.

UNION PACIFIC RAILROAD

PROPOSED DAYLIGHT LINE

R.O.W.

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-14
January 12, 2026

83

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ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

NOTE: CONTRACTOR CONFIRM FINAL GRADING ALLOWS DRAINAGE AWAY FROM 445 CROSBY AVE

MATCH LINE

801

R.O.W.

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

N 36740.48
E 87699.78
EL MATCH EXISTING

N 36725.48
E 87713.01
EL MATCH EXISTING

N 36720.63
E 87717.26
EL MATCH EXISTING

N 36717.97
E 87719.60
EL MATCH EXISTING

N 36710.24
E 87725.95
EL MATCH EXISTING

N 36702.48
E 87732.27
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 36686.94
E 87746.71
EL MATCH EXISTING

N 36687.41
E 87745.42
EL MATCH EXISTING

N 36688.56
E 87749.03
EL MATCH EXISTING

66.30 BOW

56.51 BOW

N 36652.05
E 87780.19
EL MATCH EXISTING

N 36652.01
E 87780.23
EL MATCH EXISTING

N 36649.58
E 87778.60
EL MATCH EXISTING

N 36647.69
E 87780.47
EL MATCH EXISTING

N 36641.04
E 87786.45
EL MATCH EXISTING

R.O.W.

~PROPOSED SIDEWALK~

-1.81%

-1.77%

56.16 FOW

56.37 FOW

~PROPOSED BOULEVARD~

-8.33 MAX

-8.33 MAX

55.53 TFC
56.03 TBC
56.02 TFC
55.52 FL

55.54 TFC
55.53 FL

55.55 FL

55.76 TFC
55.75 TFC
55.75 FL

66.28 FOW
56.27 TFC
55.77 FL
55.76 FL

~PROPOSED C&G~

N 36678.84
E 87729.95
EL 55.64

N 36677.70
E 87730.92
EL 55.65

N 36675.04
E 87733.19
EL 55.66

N 36638.54
E 87764.36
EL 55.87

N 36634.73
E 87767.61
EL 55.89

N 36635.88
E 87766.64
EL 55.88

NEW ROADWAY NORTHBOUND LANE

CROSBY RD. CONTROL LINE

CROSBY AVE.

32+00

33+00

NEW ROADWAY SOUTHBOUND LANE

COMB

24" RCP COMB

24" RCP COMB

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

UNION PACIFIC RAILROAD

MATCH LINE

N
W E
S

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-15
January 12, 2026

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MATCH LINE

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

R.O.W.

BROADWAY (SH 340)
OVERPASS

N 36627.55
E 87798.51
EL MATCH EXISTING

R.O.W.

PROPOSED DAYLIGHT LINE

N 36614.05
E 87809.62
EL MATCH EXISTING

N 36593.66
E 87825.98
EL MATCH EXISTING

N 36579.18
E 87838.12
EL MATCH EXISTING

N 36569.65
E 87845.92
EL MATCH EXISTING

N 36565.34
E 87849.34
EL MATCH EXISTING

N 36555.50
E 87860.95
EL MATCH EXISTING

N 36558.62
E 87856.88
EL MATCH EXISTING

N 36551.62
E 87864.10
EL MATCH EXISTING

R.O.W.

N 36525.71
E 87879.89
EL MATCH EXISTING

56.87 BOW

56.95 BOW

57.00 BOW

N 36553.60
E 87858.72
EL 57.09

57.17 BOW

~PROPOSED SIDEWALK~

56.71 FOW

56.79 FOW

N 36564.20
E 87839.41
EL 56.85

56.89 FOW

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

56.97 FOW

56.56 TFC 56.57 TBC
56.06 FL
~PROPOSED C&G~
N 36582.15
E 87812.51
EL 56.18

R2016.00

56.64 TFC 56.65 TBC
56.14 FL
N 36567.85
E 87824.60
EL 56.26

56.70 TFC 56.71 TBC
56.20 FL
N 36558.42
E 87832.51
EL 56.31

56.78 TFC 56.79 TBC
56.28 FL
N 36542.68
E 87845.69
EL 56.40

56.93 TFC 56.94 TBC
56.43 FL
N 36516.34
E 87867.77
EL 56.55

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

34+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

N 36561.37
E 87788.17
EL 56.18

R1984.00

N 36547.30
E 87800.08
EL 56.26

~PROPOSED C&G~
56.07 FL 56.57 TFC
56.57 TBC

56.15 FL 56.65 TFC
56.65 TBC

~PROPOSED C&G~

R.O.W.

N 36557.05
E 87783.12
EL MATCH EXISTING

N 36543.14
E 87795.11
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

MATCH LINE

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-16
January 12, 2026

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MATCH LINE

MATCH LINE

BROADWAY (SH 340)
OVERPASS

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

N 36508.42
E 87890.39
EL MATCH EXISTING

N 36507.94
E 87889.81
EL 57.22

N 36484.96
E 87909.10
EL MATCH EXISTING

N 36469.87
E 87922.23
EL MATCH EXISTING

N 36439.35
E 87947.54
EL MATCH EXISTING

N 36423.95
E 87960.86
EL MATCH EXISTING

N 36408.78
E 87973.90
EL MATCH EXISTING

~PROPOSED SIDEWALK~

57.02 TFC
56.52 FL
N 36500.55
E 87881.00
EL 56.64

~PROPOSED C&G~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

35+00

36+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN–17
January 12, 2026

86

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2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE

BROADWAY (SH 340)
OVERPASS

R.O.W.

R.O.W.

R.O.W.

N 36401.14
E 87980.34
EL MATCH EXISTING

N 36393.48
E 87986.78
EL MATCH EXISTING

N 36385.44
E 87992.75
EL MATCH EXISTING

N 36377.73
E 87999.12
EL MATCH EXISTING

N 36368.97
E 88006.67
EL MATCH EXISTING

N 36362.57
E 88012.16
EL MATCH EXISTING

N 36355.59
E 88026.16
EL MATCH EXISTING

N 36355.23
E 88026.46
EL MATCH EXISTING

N 36354.85
E 88026.79
EL MATCH EXISTING

N 36354.86
E 88018.53
EL MATCH EXISTING

N 36347.63
E 88025.47
EL MATCH EXISTING

N 36351.09
E 88021.53
EL 57.55

N 36342.12
E 88030.63
EL MATCH EXISTING

N 36340.32
E 88032.32
EL MATCH EXISTING

N 36335.56
E 88036.24
EL MATCH EXISTING

N 36332.71
E 88036.64
EL 58.51

PROPOSED DAYLIGHT LINE

N 36325.81
E 88043.01
EL MATCH EXISTING

N 36323.99
E 88043.39
EL MATCH EXISTING

N 36315.89
E 88048.91
EL MATCH EXISTING

N 36315.33
E 88048.97
EL 58.74

N 36308.28
E 88055.38
EL MATCH EXISTING

N 36300.82
E 88062.04
EL MATCH EXISTING

N 36292.18
E 88069.73
EL MATCH EXISTING

SIDEWALK CHANNEL

~PROPOSED SIDEWALK~

~PROPOSED C&G~

58.19 TFC
57.69 FL

R984.00

58.58 TFC
58.08 FL

N 36327.19
E 88026.27
EL 57.81

N 36309.05
E 88041.84
EL 58.20

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

37+00

CROSBY AVE.

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

N 36306.63
E 88001.74
EL 57.81

R1016.00

N 36287.91
E 88017.82
EL 58.20

58.08 FL
58.58 TFC

~PROPOSED C&G~

~PROPOSED C&G~

58.19 TFC
57.69 FL

N 36305.22
E 88000.06
EL MATCH EXISTING

58.19 TBC

N 36286.48
E 88016.20
EL MATCH EXISTING

58.58 TBC

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-18
January 12, 2026

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2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

N 36278.44
E 88082.02
EL MATCH EXISTING

N 36270.98
E 88088.68
EL MATCH EXISTING

N 36263.53
E 88095.36
EL MATCH EXISTING

N 36248.66
E 88108.73
EL MATCH EXISTING

N 36241.25
E 88115.45
EL MATCH EXISTING

N 36233.81
E 88122.13
EL MATCH EXISTING

N 36226.28
E 88128.71
EL MATCH EXISTING

N 36218.78
E 88135.32
EL MATCH EXISTING

N 36211.28
E 88141.94
EL MATCH EXISTING

N 36203.77
E 88148.55
EL MATCH EXISTING

N 36196.21
E 88155.09
EL MATCH EXISTING

N 36188.62
E 88161.60
EL MATCH EXISTING

N 36181.10
E 88168.19
EL MATCH EXISTING

~PROPOSED SIDEWALK~

~PROPOSED C&G~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

38+00

39+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-19
January 12, 2026

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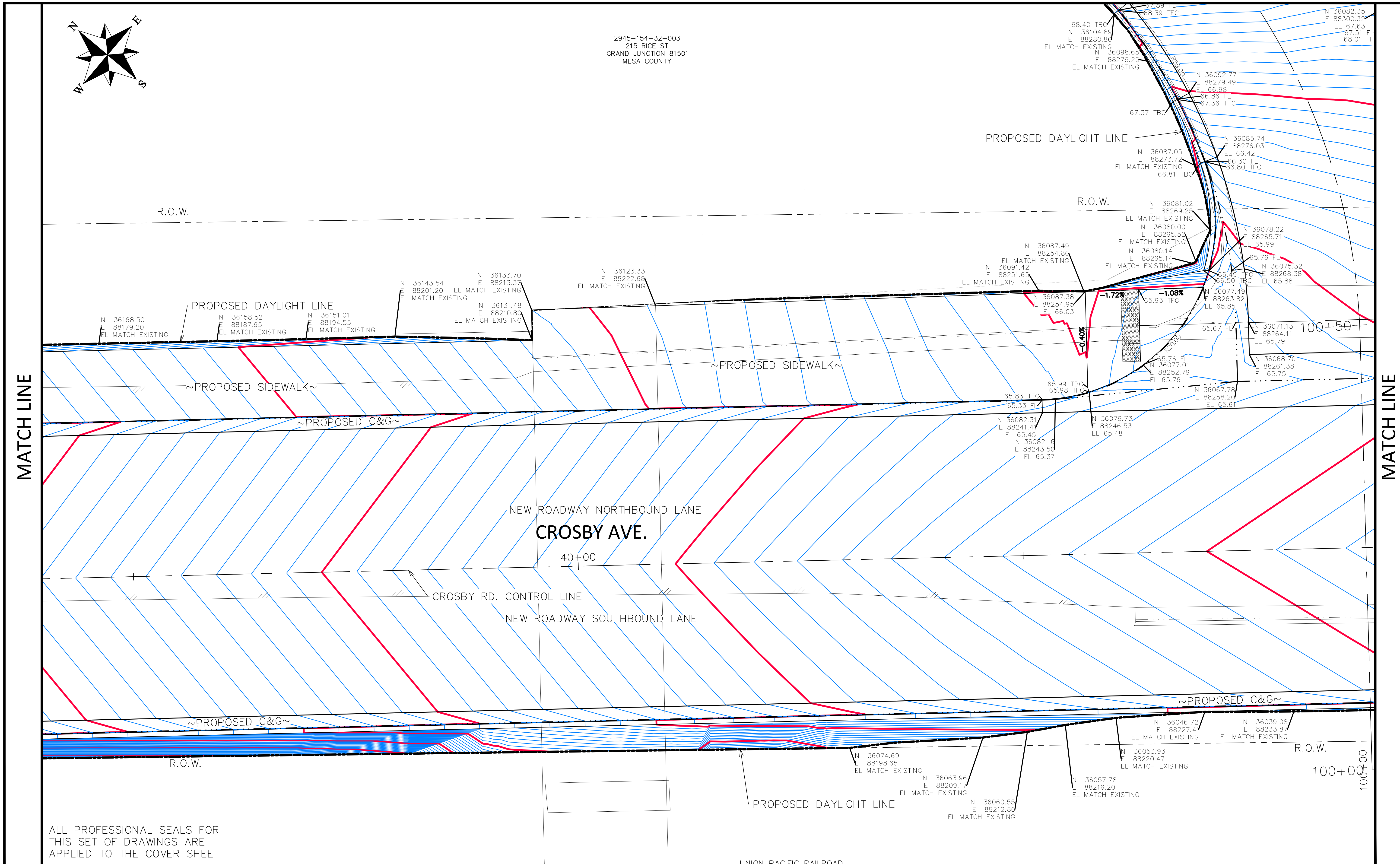

N
E
W
S
2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY
MATCH LINE
R.O.W.
PROPOSED DAYLIGHT LINE
N 36168.50
E 88179.20
EL MATCH EXISTING
N 36158.52
E 88187.95
EL MATCH EXISTING
N 36151.01
E 88194.55
EL MATCH EXISTING
N 36143.54
E 88201.20
EL MATCH EXISTING
N 36133.70
E 88213.37
EL MATCH EXISTING
N 36131.48
E 88210.80
EL MATCH EXISTING
N 36123.33
E 88222.68
EL MATCH EXISTING
~PROPOSED SIDEWALK~
~PROPOSED C&G~
N 36087.49
E 88254.86
EL MATCH EXISTING
N 36091.42
E 88251.65
EL MATCH EXISTING
N 36087.38
E 88254.95
EL 66.03
-1.72%
-1.08%
-0.40%
65.93 TFC
68.40 TBC
N 36104.89
E 88280.86
EL MATCH EXISTING
N 36098.65
E 88279.25
EL MATCH EXISTING
67.89 FL
68.39 TFC
N 36082.35
E 88300.32
EL 67.63
67.51 FL
68.01 TFC
N 36092.77
E 88279.49
EL 66.98
66.86 FL
67.36 TFC
67.37 TBC
N 36085.74
E 88276.03
EL 66.42
66.30 FL
66.80 TFC
N 36087.05
E 88273.72
EL MATCH EXISTING
66.81 TBC
N 36081.02
E 88269.25
EL MATCH EXISTING
N 36080.00
E 88265.55
EL MATCH EXISTING
N 36080.14
E 88265.14
EL MATCH EXISTING
N 36078.22
E 88265.71
EL 65.99
65.76 FL
N 36075.32
E 88268.38
EL 65.88
66.49 TFC
66.50 TBC
N 36077.49
E 88263.82
EL 65.85
65.67 FL
N 36071.13
E 88264.11
EL 65.79
100+50
N 36068.70
E 88261.38
EL 65.75
65.76 FL
N 36077.01
E 88252.79
EL 65.76
N 36067.78
E 88258.20
EL 65.61
65.99 TBC
65.98 TFC
65.83 TFC
65.33 FL
N 36082.31
E 88241.41
EL 65.45
N 36082.16
E 88243.50
EL 65.37
N 36079.73
E 88246.53
EL 65.48
NEW ROADWAY NORTHBOUND LANE
CROSBY AVE.
40+00
CROSBY RD. CONTROL LINE
NEW ROADWAY SOUTHBOUND LANE
~PROPOSED C&G~
N 36046.72
E 88227.47
EL MATCH EXISTING
N 36039.08
E 88233.87
EL MATCH EXISTING
N 36053.93
E 88220.47
EL MATCH EXISTING
N 36074.69
E 88198.65
EL MATCH EXISTING
N 36063.96
E 88209.17
EL MATCH EXISTING
N 36060.55
E 88212.86
EL MATCH EXISTING
N 36057.78
E 88216.20
EL MATCH EXISTING
100+00
UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-20
January 12, 2026

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE

N 36067.56
E 88307.85
EL MATCH EXISTING

N 36062.79
E 88307.83
EL MATCH EXISTING

N 36057.89
E 88307.84
EL MATCH EXISTING

N 36052.71
E 88307.85
EL MATCH EXISTING

N 36049.00
E 88307.85
EL MATCH EXISTING

N 36045.18
E 88307.84
EL MATCH EXISTING

N 36042.66
E 88307.86
EL MATCH EXISTING

N 36039.30
E 88307.88
EL MATCH EXISTING

N 36033.45
E 88308.43
EL MATCH EXISTING

N 36030.90
E 88308.89
EL MATCH EXISTING

N 36028.44
E 88312.38
EL MATCH EXISTING

N 36021.45
E 88319.57
EL MATCH EXISTING

N 36017.11
E 88326.21
EL MATCH EXISTING

N 36008.16
E 88334.73
EL MATCH EXISTING

N 36000.52
E 88341.18
EL MATCH EXISTING

N 35992.75
E 88347.49
EL MATCH EXISTING

N 35977.21
E 88360.12
EL MATCH EXISTING

N 35969.57
E 88366.57
EL MATCH EXISTING

N 35962.06
E 88373.12
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

R.O.W.

N 36063.78
E 88290.31
EL 66.58
66.46 FL

66.97 TBC
66.96 TFC

66.91 TBC
66.90 TFC
N 36054.41
E 88287.22
EL 66.43

N 36052.10
E 88286.61
EL 66.42

66.42 TFC
66.43 TBC

N 36051.09
E 88279.20
EL 66.10

N 36049.97
E 88277.94
EL 66.07

65.99 FL

N 36046.92
E 88276.64
EL 65.94

-0.94%
-0.64%
-1.64%
-1.74%
-1.82%
-0.58%
7.78%
7.66%

N 36044.97
E 88293.07
EL 66.5

N 36040.50
E 88297.02
EL 66.98

N 36033.98
E 88302.87
EL 67.04

N 36035.16
E 88291.06
EL 66.84

N 36028.63
E 88296.92
EL 66.89

66.38 TBC
66.44 TFC
N 36039.51
E 88286.49
EL 66.36

66.84 TBC
66.83 TFC

N 36035.01
E 88287.78
EL 66.33

N 36026.99
E 88292.28
EL 66.29

66.81 TBC
66.81 TFC
66.31 FL

N 36024.66
E 88292.38
EL 66.43

N 36014.92
E 88323.75
EL 67.47

~PROPOSED SIDEWALK~

N 36009.58
E 88317.80
EL 67.33

~PROPOSED BOULEVARD~

67.19 TBC
67.18 TFC
66.68 FL

N 36003.61
E 88311.07
EL 66.79

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY RD. CONTROL LINE

CROSBY AVE.

41+00

42+00

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

N 36031.50
E 88240.51
EL MATCH EXISTING

N 36024.03
E 88247.16
EL MATCH EXISTING

N 36016.54
E 88253.78
EL MATCH EXISTING

N 36009.02
E 88260.37
EL MATCH EXISTING

N 36001.50
E 88266.96
EL MATCH EXISTING

N 35993.98
E 88273.55
EL MATCH EXISTING

N 35986.46
E 88280.14
EL MATCH EXISTING

N 35978.96
E 88286.76
EL MATCH EXISTING

N 35971.49
E 88293.41
EL MATCH EXISTING

N 35964.03
E 88300.07
EL MATCH EXISTING

N 35956.56
E 88306.72
EL MATCH EXISTING

N 35949.10
E 88313.37
EL MATCH EXISTING

N 35941.63
E 88320.03
EL MATCH EXISTING

N 35934.17
E 88326.69
EL MATCH EXISTING

N 35926.71
E 88333.34
EL MATCH EXISTING

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-21
January 12, 2026

90

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\STAKING PLAN.dwg – PLOTTED 1/12/2026 2:39:19 PM

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE

PROPOSED DAYLIGHT LINE

N 35938.84
E 88392.21
EL MATCH EXISTING

N 35923.46
E 88405.01
EL MATCH EXISTING

R.O.W.

N 35915.90
E 88411.55
EL MATCH EXISTING

N 35908.32
E 88418.07
EL MATCH EXISTING

N 35900.83
E 88424.50
EL MATCH EXISTING

N 35893.21
E 88431.05
EL MATCH EXISTING

N 35878.00
E 88443.98
EL MATCH EXISTING

N 35870.19
E 88450.44
EL MATCH EXISTING

N 35857.51
E 88461.78
EL MATCH EXISTING

R.O.W.

N 35843.
E 88472.
EL MATCH

69.95 BOW

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

69.81 FOW
69.79 TBC
69.74 TBC
69.73 TFC
69.23 FL
N 35852.85
E 88449.65
EL 69.34

69.77 TFC
69.33 FL
69.28 FL
N 35849.61
E 88453.11
EL 69.40

69.79 TFC
N 35846.94
E 88455.97
EL 69.44

69.95 TFC
69.46 FL
N 35837.27
E 88467.98
EL 69.57

69.12 TBC
69.11 TFC
68.61 FL
N 35890.64
E 88411.33
EL 68.73

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

43+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

N 35881.55
E 88376.61
EL MATCH EXISTING

N 35880.63
E 88375.56
EL MATCH EXISTING

N 35885.29
E 88373.29
EL 68.48

68.37 FL
68.87 TFC
68.87 TBC

N 35880.51
E 88375.43
EL MATCH EXISTING

N 35880.20
E 88375.09
EL MATCH EXISTING

N 35915.51
E 88343.32
EL MATCH EXISTING

N 35908.06
E 88349.99
EL MATCH EXISTING

N 35900.62
E 88356.67
EL MATCH EXISTING

N 35893.18
E 88363.35
EL MATCH EXISTING

N 35885.70
E 88370.00
EL MATCH EXISTING

R.O.W.

R.O.W.

PROPOSED DAYLIGHT LINE

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-22
January 12, 2026

MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

R.O.W.

PROPOSED DAYLIGHT LINE

N 35870.19
E 88450.44
EL MATCH EXISTING

N 35857.51
E 88461.78
EL MATCH EXISTING

N 35843.97
E 88472.88
EL MATCH EXISTING

N 35839.06
E 88477.01
EL MATCH EXISTING

N 35825.33
E 88488.34
EL MATCH EXISTING

69.95 BOW

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

69.81 FOW
69.79 TBC
69.74 TBC
69.73 TFC
69.77 TFC
69.33 FL
69.79 TFC
69.28 FL
69.23 FL
69.95 TFC
69.46 FL

N 35852.85
E 88449.65
EL 69.34

N 35849.61
E 88453.11
EL 69.40

N 35846.94
E 88455.97
EL 69.44

N 35837.27
E 88467.98
EL 69.57

N 35834.82
E 88474.41
EL MATCH EXISTING

N 35834.69
E 88474.33
EL MATCH EXISTING

N 35833.39
E 88473.52
EL MATCH EXISTING

NEW ROADWAY NORTHBOUND LANE

44+00

CROSBY AVE.

NEW ROADWAY SOUTHBOUND LANE

CROSBY RD. CONTROL LINE

N 35786.43
E 88473.56
EL MATCH EXISTING

N 35798.20
E 88451.86
EL MATCH EXISTING

~EXISTING C&G~

R.O.W.

R.O.W.

R.O.W.

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-23
January 12, 2026

92

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2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

MATCH LINE

CROSBY AVE.

21+00

CROSBY RD. CONTROL LINE

PROPOSED DAYLIGHT LINE

R.O.W.

~PROPOSED SIDEWALK~

~PROPOSED C&G~

W GUNNISON AVE.

101+00

W GUNNISON AVE. CONTROL LINE

N 37579.77
E 86981.34
EL MATCH EXISTING
N 37577.42
E 86985.31
EL MATCH EXISTING
N 37575.89
E 86989.91
EL MATCH EXISTING
N 37575.20
E 86995.64
EL MATCH EXISTING
N 37575.33
E 86997.56
EL MATCH EXISTING
N 37575.59
E 86999.45
EL MATCH EXISTING
N 37575.95
E 87001.26
EL MATCH EXISTING
N 37578.12
E 87006.65
EL MATCH EXISTING
N 37580.49
E 87009.61
EL MATCH EXISTING
N 37581.89
E 87010.33
EL MATCH EXISTING
N 37590.78
E 87022.93
EL MATCH EXISTING
N 37601.06
E 87035.07
EL MATCH EXISTING
N 37601.00
E 87035.13
EL 53.75
N 37609.64
E 87047.18
EL MATCH EXISTING
N 37606.22
E 87050.23
EL MATCH EXISTING
N 37606.14
E 87050.30
EL MATCH EXISTING
N 37605.14
E 87051.19
EL MATCH EXISTING
N 37618.32
E 87066.23
EL MATCH EXISTING
N 37603.31
E 87079.55
EL MATCH EXISTING
N 37601.83
E 87047.43
EL 53.20
N 37574.74
E 87016.62
EL 52.74
N 37565.69
E 87006.34
EL 52.59
N 37555.36
E 86994.59
EL 52.41
N 37554.46
E 86991.42
EL 52.28
N 37563.44
E 87000.18
EL 52.45
N 37562.43
E 86990.49
EL 52.43
N 37561.85
E 86990.43
EL 52.41
N 37567.79
E 86975.97
EL 52.48
N 37566.56
E 86977.03
EL 52.47
N 37575.07
E 86988.39
EL 52.68
N 37574.14
E 86995.12
EL 52.66
N 37569.31
E 86995.11
EL 52.58
N 37567.37
E 86986.23
EL 52.54
52.91 TFC
52.95 TFC
52.97 TFC
52.47 FL
52.62 FL
53.13 TBC
53.12 TFC
53.24 TBC
53.23 BOW
53.59 TFC
53.09 FL
53.18 TFC
53.03 TFC
53.06 TFC
53.16 TFC
52.85 TFC
52.85 TFC
52.92 TFC
-2.43%
-1.83%
-1.73%
-1.75%
-1.80%
-3.15%
-2.51%
-1.77%
R20.00

N 37524.29
E 87021.36
EL 52.28
N 37528.86
E 87029.97
EL 52.33
N 37534.30
E 87032.71
EL 52.46
N 37543.25
E 87042.86
EL 52.62
N 37571.22
E 87074.59
EL 53.11
N 37574.52
E 87078.33
EL MATCH EXISTING
N 37573.55
E 87079.20
EL MATCH EXISTING
N 37587.73
E 87093.36
EL MATCH EXISTING
N 37573.40
E 87079.34
EL MATCH EXISTING
N 37570.03
E 87082.33
EL MATCH EXISTING
N 37559.08
E 87072.15
EL 53.44
N 37558.82
E 87072.38
EL MATCH EXISTING
N 37548.48
E 87060.44
EL MATCH EXISTING
N 37542.02
E 87052.81
EL MATCH EXISTING
N 37537.19
E 87048.20
EL MATCH EXISTING
N 37535.38
E 87047.24
EL MATCH EXISTING
N 37532.47
E 87044.85
EL MATCH EXISTING
N 37529.11
E 87043.15
EL MATCH EXISTING
N 37527.09
E 87042.62
EL MATCH EXISTING
N 37522.62
E 87041.38
EL MATCH EXISTING
N 37517.90
E 87041.29
EL MATCH EXISTING
N 37514.82
E 87042.01
EL MATCH EXISTING
N 37521.23
E 87020.04
EL 52.16
N 37519.47
E 87026.95
EL 52.30
N 37519.44
E 87027.52
EL 52.23
N 37523.09
E 87034.94
EL 52.43
N 37522.69
E 87040.42
EL 52.53
N 37512.26
E 87033.71
EL 52.40
N 37514.62
E 87041.35
EL 52.54
N 37506.50
E 87030.73
EL 52.11
N 37504.29
E 87030.68
EL 52.21
52.46 FL
52.82 TFC
52.50 FL
53.00 TFC
53.00 TBC
53.00 FL
53.49 TFC
52.78 TFC
52.73 TFC
52.92 TFC
53.10 BOW
53.11 TBC
53.03 TFC
53.04 TBC
53.04 TFC
53.05 TBC
52.90 TFC
52.09 FL
52.59 TFC
-2.67%
-1.27%
-1.93%
-3.35%
-1.75%
-1.86%
-1.78%
-1.97%
-2.85%
R220.00

2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION 81501
HITCHBORN LIVESTOCK LLC

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-24
January 12, 2026

93

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2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-008
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

MATCH LINE

MATCH LINE

N 37184.46
E 87376.07
EL MATCH EXISTING

N 37183.53
E 87376.87
EL MATCH EXISTING

N 37169.66
E 87388.37
EL MATCH EXISTING

N 37163.67
E 87381.66
EL MATCH EXISTING

N 37175.93
E 87364.67
EL MATCH EXISTING

N 37170.50
E 87358.79
EL MATCH EXISTING

101+00

N 37154.47
E 87371.11
EL MATCH EXISTING

N 37166.59
E 87354.24
EL MATCH EXISTING

N 37148.02
E 87364.77
EL MATCH EXISTING

N 37139.48
E 87370.06
EL MATCH EXISTING

N 37136.40
E 87366.86
EL MATCH EXISTING

N 37132.25
E 87368.95
EL MATCH EXISTING

R.O.W.

N 37162.88
E 87349.52
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 37183.01
E 87324.84
EL MATCH EXISTING

N 37159.97
E 87346.74
EL MATCH EXISTING

N 37162.41
E 87342.70
EL MATCH EXISTING

53.68 BOW

53.77 BOW

N 37130.28
E 87370.89
EL MATCH EXISTING

N 37122.98
E 87377.74
EL MATCH EXISTING

N 37115.43
E 87384.29
EL MATCH EXISTING

PROPOSED DAYLIGHT LINE

N 37107.89
E 87390.87
EL MATCH EXISTING

N 37100.08
E 87397.11
EL MATCH EXISTING

N 37092.34
E 87403.45
EL MATCH EXISTING

R.O.W.

~PROPOSED SIDEWALK~

-1.70%

-1.71%

~PROPOSED SIDEWALK~

53.51 FOW

53.60 FOW

-8.33 MAX

-8.33 MAX

~PROPOSED BOULEVARD~

~PROPOSED BOULEVARD~

53.24 TBC
53.23 TFC
52.73 FL
N 37187.01
E 87296.04
EL 52.85

53.39 TBC
53.38 TFC
52.88 FL
N 37149.76
E 87327.85
EL 53.00

52.89 TFC
52.89 FL
N 37145.19
E 87331.74
EL 53.01

52.98 TFC
52.98 FL
N 37123.90
E 87349.93
EL 53.10

53.51 TBC
53.50 TFC
53.00 FL
N 37119.34
E 87353.82
EL 53.11

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

26+00

27+00

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL 1" = 10'
0 2.5' 5' 10'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

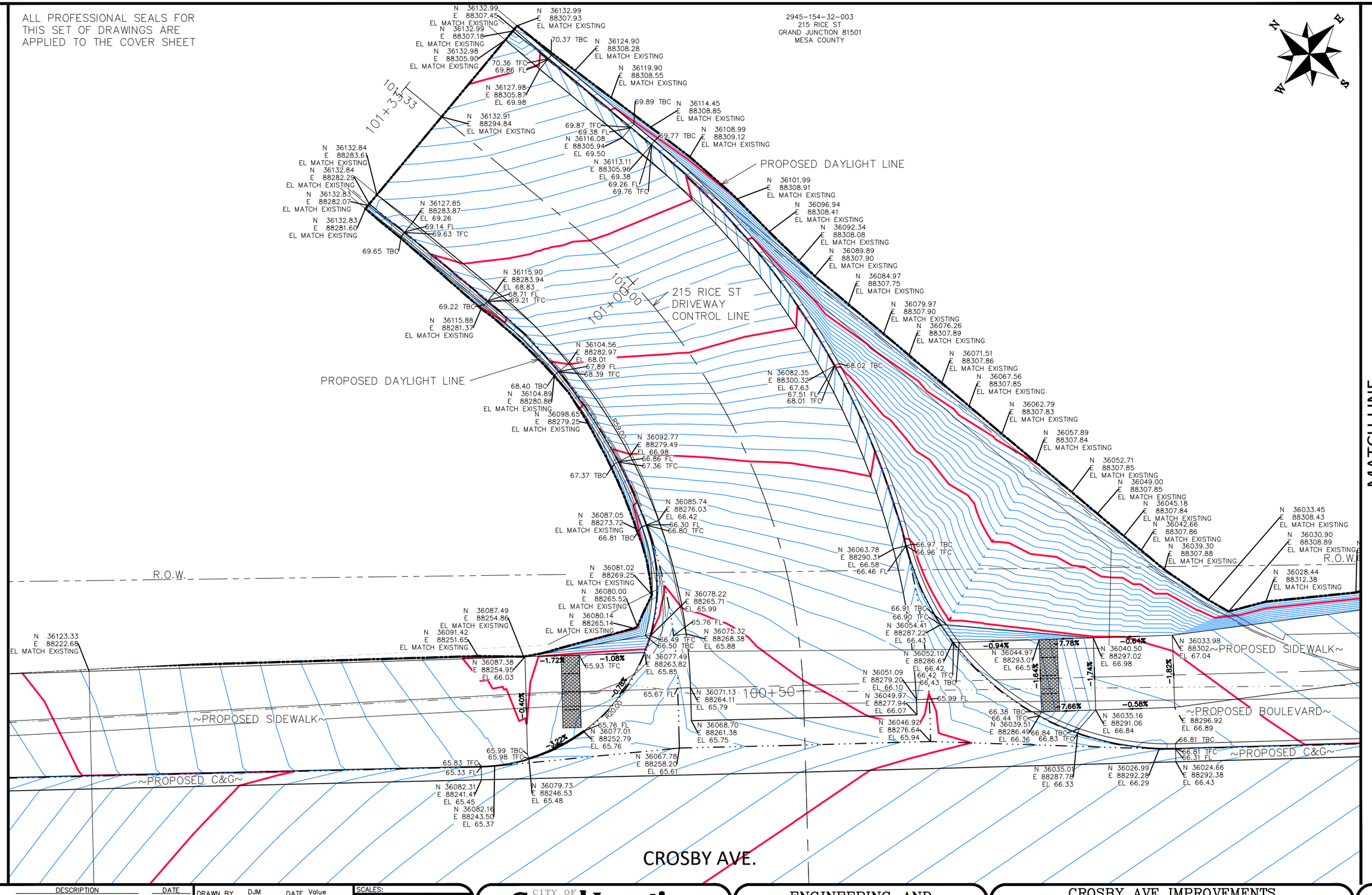
CROSBY AVE IMPROVEMENTS
STAKING PLAN–25
January 12, 2026

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

MATCH LINE

MATCH LINE



CROSBY AVE.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 10'
0 5 10

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STAKING PLAN-26
January 12, 2026

95

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AMERICAN WAY

2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC

2945-151-49-002
700 BASE ROCK ST
GRAND JUNCTION 81501
JAWS LLC

2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

RESET SIGN
N: 38472.50
E: 86842.90

W11-2
W16-7PL

EX. PED. XING SIGN

RESET SIGN
N: 38274.06
E: 86845.64

R2-1
(24"x30")

EX. SPEED LIMIT SIGN

EX. STOP SIGN

EX CONCRETE

EX. RIVER ROCK

EX ASPHALT

EX GRASS

GRAVEL

SWALE

18" CMP STM

18" RCP STM

8" PVC SAN

30" HDPE STM

24"x38" ELLIPTICAL HDPE STM

12" HDPE STM

8" PVC W

10" PVC SAN

15" VCP SAN

18" CMP IRR

4" WHITE SOLID LINE

4" YELLOW SOLID DOUBLE LINE

11+00

12+00

13+00

14+00

15+00

16+00

BASE ROCK ST.
±60' R.O.W.

EX. 4' METAL FENCE

EX CONCRETE

25'
RAILYARD APARTMENT
ACCESS/DRIVEWAY

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81505
VENEGAS JUAN F

R2-1
(24"x30")

NEW SIGN
N: 38030.20
E: 86783.55

MATCH LINE

NOTES:

1. 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).
2. 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.

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-1
January 12, 2026

96

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MATCH LINE

MATCH LINE

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE
INVESTMENTS LLC

2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION 81501
HITCHBORN LIVESTOCK LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

WEST GUNNISON AVE.

CROSBY AVE.

BASE ROCK ST.

RESET SIGN
N: 37579.50
E: 87007.64
R1-1

NEW SIGN
N: 37660.12
E: 86912.27
W1-1R
W13-1P

RESET SIGN
N: 37738.99
E: 86850.83
REINSTALL STREET SIGNS
(CROSBY AVE / BASEROCK ST)

NEW SIGN
N: 37866.75
E: 86783.85
W1-1L
W13-1P

RESET SIGN
N: 37504.00
E: 86967.57
W1-7

CROSSWALK LINE (TYP)

BICYCLE SYMBOL (TYP)

GREEN/WHITE BIKE
LADDER (TYP)

4" YELLOW SOLID
DOUBLE LINE

8" WHITE SOLID LINE

LEFT TURN ARROW (TYP)

4" WHITE SOLID LINE

4" YELLOW SOLID
DOUBLE LINE

4" WHITE SOLID LINE

EX. 6' CHAINLINK FENCE

EX. SIDEWALK

EX. TIMBER RETAINING WALL

EX ASPHALT

EX GRAVEL

EX. CONCRETE PAD

EX. CAUTION
SIGN

EX. STREET
SIGN

COMMERCIAL BUILDING

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

EX R.O.W.

BH#1

BH#2

NOTES:

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

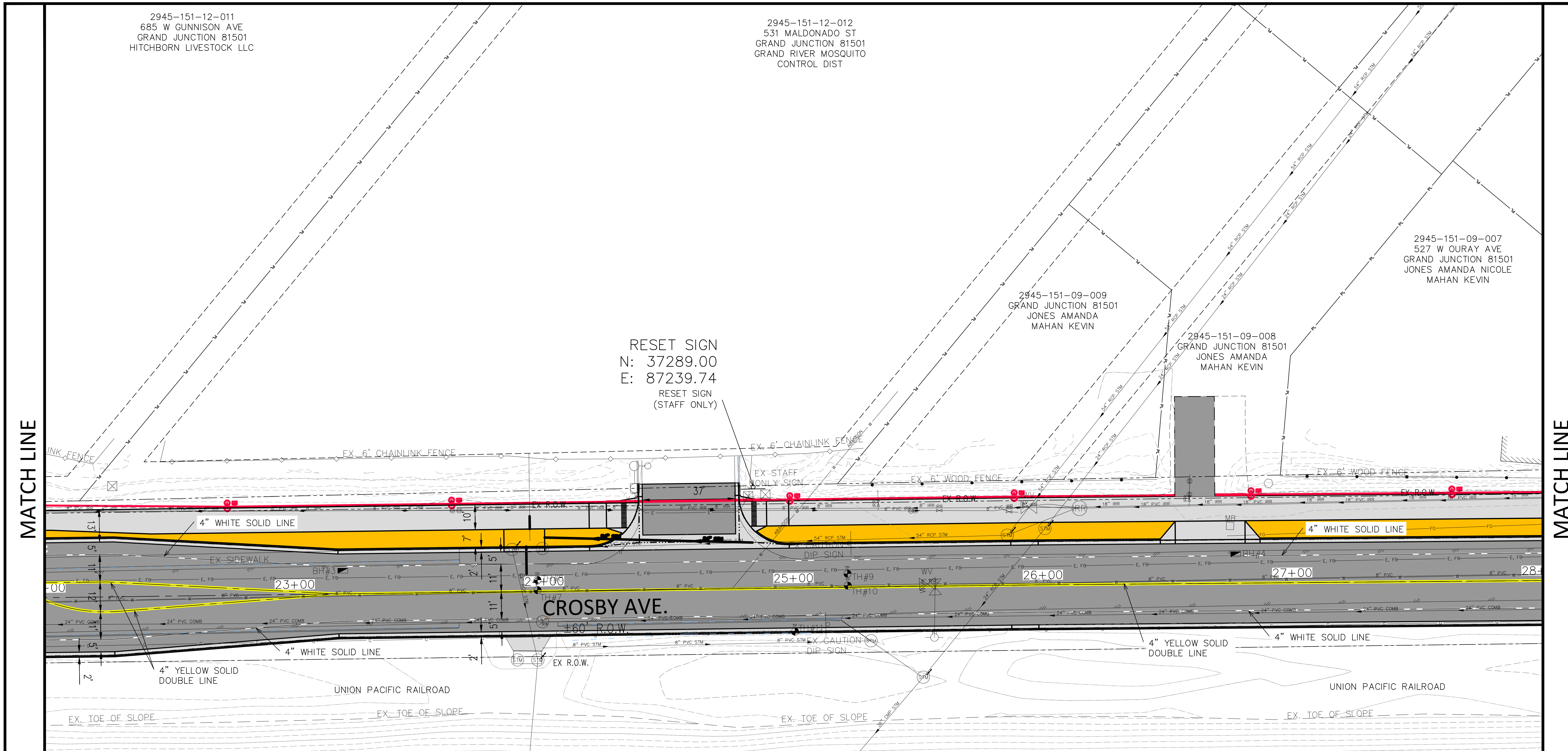
DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-2
January 12, 2026



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UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

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REVISION 2		-
REVISION 3		-
REVISION 4		-

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-3
January 12, 2026

MATCH LINE

MALDONADO ST.

WEST GRAND AVE.

2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION 81501
VENEGAS JUAN F

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

EX. HOUSE

EX. WOOD FENCE

EX R.O.W.

4" WHITE SOLID LINE

4" YELLOW SOLID DOUBLE LINE

CROSBY AVE.
60' R.O.W.

UNION PACIFIC RAILROAD

EX. TOE OF SLOPE

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REVISION 4	

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DESIGNED BY	DJM	DATE	Value
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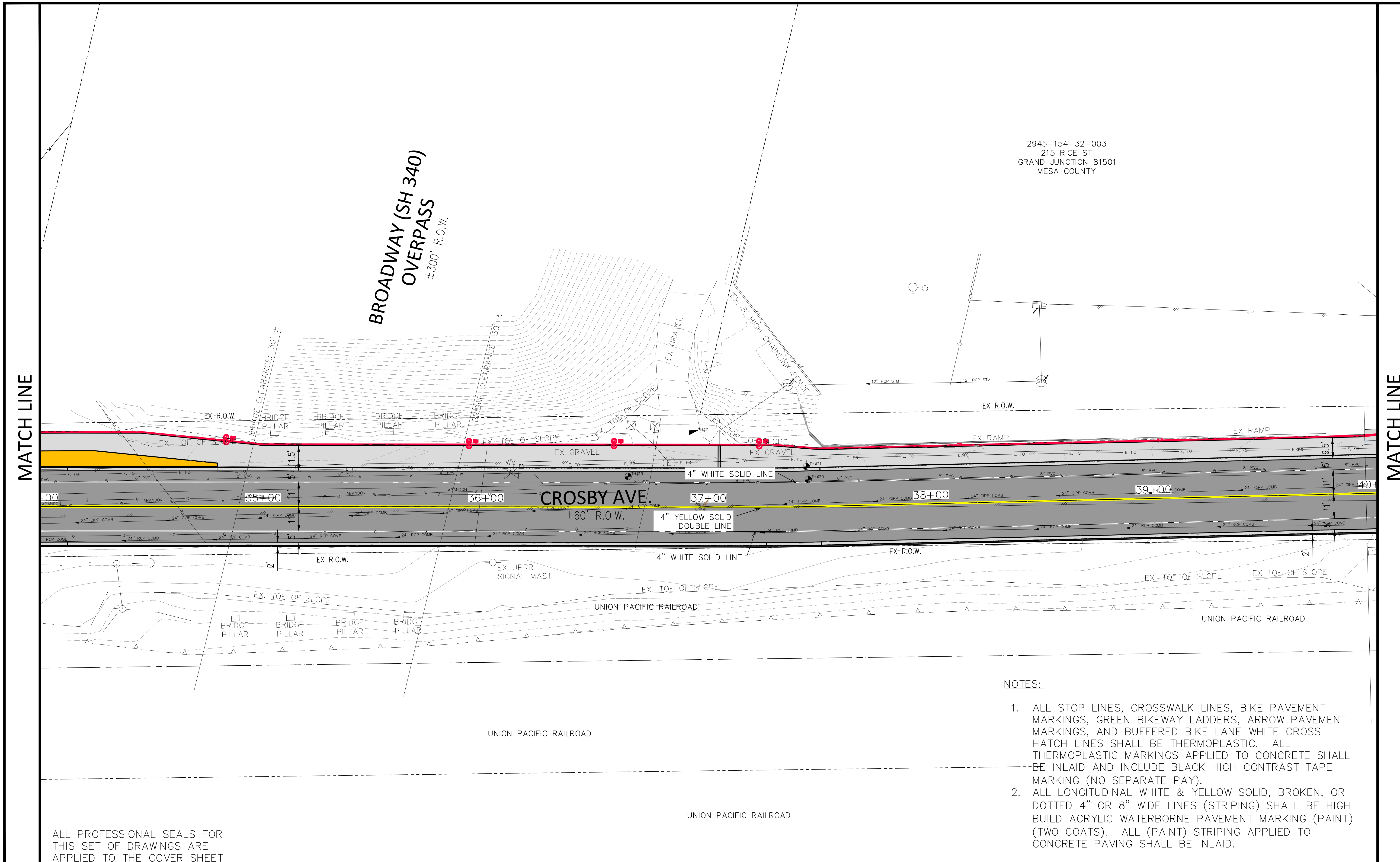
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-4
January 12, 2026



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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-5
January 12, 2026

MATCH LINE

MESA COUNTY JAIL ENTRANCE

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

NEW SIGN
N: 35822.63
E: 88617.59
15 MPH
W1-1R
W13-1P

RESET SIGN
N: 35934.39
E: 88377.85
SPEED LIMIT 30
R2-1 (24"x30")

RESET SIGN
N: 35919.44
E: 88391.13
R8-3 (18"x24")

NEW SIGN
N: 35896.47
E: 88358.07
15 MPH
W1-1L
W13-1P

EX. 6' HIGH CHAINLINK FENCE
CROSSWALK LINE (TYP)
EX RESTRICTED AREA SIGN
RESET SIGN (REDLANDS 0.7 mi)
CAMERA POLE
EX STAIRS
EX STREET SIGN
4" WHITE SOLID LINE
RAMP
EX R.O.W.
EX NO PARKING SIGN
EX SIDEWALK
WEST MAIN ST.
45+00
EX STREET LIGHT
44+00
43+00
42+00
41+00
40+00
BH#8
4" YELLOW SOLID DOUBLE LINE
CROSBY AVE.
±60' R.O.W.
EX STREET NAME SIGN
EX. 4' HIGH WOOD FENCE
GREEN/WHITE BIKE LADDER (TYP)
EX TOE OF SLOPE
PEDESTRIAN BRIDGE
UNION PACIFIC RAILROAD
ABANDON SEW
6" PVC SAN
8" PVC W
24" CIPP COMB
24" RCP COMB
24" PVC COMB
27" VCP COMB
36" RCP STM

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CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
STRIPING AND SIGNAGE PLAN-6
January 12, 2026

101

\\Publicworks--wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\STRIPING PLAN F210205.DWG - PLOTTED 1/12/2026 2:39:53 PM

1. SITE DESCRIPTION

The Contractor shall comply with all contractual requirements, and all requirements associated with the SWMP on this project. The SWMP Administrator for Construction shall update the SWMP to reflect current project site conditions.

A. PROJECT SITE LOCATION:
Crosby Avenue and Base Rock Street from West Main Street to American Way.
Location or address of construction office: _____

B. PROJECT SITE DESCRIPTION:
This roadway project consists of widening Crosby Avenue and Base Rock Street, providing a multi-modal path separated from the street with landscaping. The proposed groundcover will consist of asphalt and concrete paving, rock mulch, and vegetation. Vegetation and rock mulch will be provided according to the landscape architecture plans.

C. PROPOSED SCHEDULE FOR SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES:
Initial erosion control measures including perimeter control will be installed. Existing groundcover including vegetation, concrete, and asphalt will be removed from the active work areas as needed. Interim erosion control measures will be installed as required. The road improvements will be constructed. Final stabilization will be achieved through paving, rock mulch, or vegetation in accordance with the project landscaping architecture plan.

D. ACRES OF DISTURBANCE (PRELIMINARY ESTIMATES FOR DESIGN PURPOSES):
1. Total area of construction site (LOC (PERMITTED AREA)): 5.30 acres
2. Total area of proposed disturbance (LDA): 4.45 acres
3. Total area of seeding: N/A.
4. Total area of pre-project impervious surface: 109,208 sq. ft.
5. Total area of final impervious surface: 130,371 sq. ft.
6. A Permanent Water Quality facility is not required. The project adds less than 1 acre of paved area per mile of roadway:
0.486 Added acres of paved area.
0.619 Miles of roadway.
0.486/0619 = 0.785 Added acres of paved area per mile of roadway.

E. EXISTING SOIL DATA:
The dominant site soils are identified by the NRCS as the Green River clay loam and the Massadona silty clay loam. Both soils are rated moderately susceptible to sheet and rill erosion, and somewhat susceptible to wind erosion. Soil types identified during the site geotechnical investigation include sandy to silty clay and silty to gravelly sand.
Data Source(s): NRCS Web Soil Survey, and geotechnical engineering investigation performed by Rocksol Consulting Group, Inc. dated July 14, 2023, titled "Geotechnical Investigation and Pavement Design Report, Crosby Avenue Improvements, City of Grand Junction, Colorado," Rocksol Project No. 599.81.

F. EXISTING VEGETATION, INCLUDING PERCENT OF VEGETATIVE COVER:
Pre-Construction Date of survey: Percent Existing Vegetative Cover:
Description of existing vegetation: Existing vegetation consists primarily of invasive, monoculture weeds such as Kochia, Smooth Brome, and Canary Reed Grass. Existing trees include a ornamental trees in the landscaping on Base Rock Street.
Method for determining percent vegetative cover:

Post-Construction Date of survey: _____ Percent Vegetative Cover: _____
Description of vegetation:
_____
_____
_____
Method for determining percent vegetative cover:

G. POTENTIAL POLLUTANTS SOURCES:
Refer to Potential Pollutant Sources in SWMP Section 4A. The SWMP Administrator for Construction shall prepare a list of all potential pollutants and their locations in accordance with subsection 107.25.

H. DRAINAGE PATTERNS AND RECEIVING WATER(S):
1. Description of drainage patterns from the Site: The Site is a low point of the surrounding area. Stormwater runoff is discharged into the City's storm drain system.
2. Names of immediate and ultimate receiving water(s) on site: Immediate receiving waters are the City of Grand Junction storm drain facilities. The stormwater is discharged to a water quality treatment swale approximately 1,100 feet downstream operated by the City of Grand Junction, south of the Riverside Parkway at City Shops. The ultimate receiving water is the Colorado River, which the swale discharges directly into.
3. Description of all stream crossings located within the Construction Site Boundary: N/A

I. ALLOWABLE NON-STORMWATER DISCHARGES:

Discharge Description	Site Map #	Method Statement (Location)
Dewatering – Also see SWMP Section 13B.		
Concrete Washout Water (in-ground washout structure)		
Landscape Irrigation Return Flows		
Emergency Fire Fighting		

2. SITE MAP COMPONENTS:

A. PROJECT CONSTRUCTION POTENTIAL SITE BOUNDARIES:
See SWMP Site Maps. Construction will be confined to the ROW and easements.

B. FLOW ARROWS THAT DEPICT STORMWATER FLOW DIRECTIONS ON-SITE, RUN-ON AND RUNOFF DIRECTION:
See SWMP Site Maps. The Site is located in a low point and discharges to City of Grand Junction storm drain facilities.

C. ALL AREAS OF GROUND SURFACE DISTURBANCE:
See SWMP Site Maps. Ground disturbance will be limited to the ROW and easements.

D. AREAS OF CUT AND FILL:
See SWMP Site Maps. Finished grades will be similar to existing.

E. AREAS USED FOR STORING AND STOCKPILING OF MATERIALS, STAGING AREAS (field trailer, fueling, etc.) and LOCATIONS OF ALL WASTE ACCUMULATION and BATCH PLANTS INCLUDING MASONRY MIXING STATIONS:
See SWMP Site Maps.

F. LOCATION OF ALL STRUCTURAL CONTROL MEASURES IDENTIFIED IN THE SWMP:
See SWMP Site Maps.

G. LOCATION OF NON-STRUCTURAL CONTROL MEASURES AS APPLICABLE IN THE SWMP:
See SWMP Site Maps.

H. SPRINGS, STREAMS, WETLANDS, DIVERSIONS, AND OTHER STATE WATERS, INCLUDING AREAS THAT REQUIRE PRE-EXISTING VEGETATION BE MAINTAINED WITHIN 50 FEET OF A RECEIVING WATER:
See SWMP Site Maps.

I. LOCATIONS OF ALL STREAM CROSSING LOCATED WITHIN THE CONSTRUCTION SITE BOUNDARY:
N/A.

J. PROTECTION OF TREES, SHRUBS, SENSITIVE HABITAT, AND CULTURAL RESOURCES:
See SWMP Site Maps.

K. LOCATIONS WHERE ALTERNATIVE TEMPORARY STABILIZATION SCHEDULES APPLY:
N/A.

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REVISION 4 REV_4	DATE

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NO SCALE

PUBLIC WORKS
ENGINEERING DIVISION

CROSBY AVE IMPROVEMENTS
SWMP NOTES–1
January 12, 2026

3. QUALIFIED STORMWATER MANAGERS:

A. SWMP ADMINISTRATOR FOR DESIGN:
Individual responsible for developing SWMP Plan Sheets and SWMP Site Maps during the design phase.

Name/Title	Contact Information
William Comerer, P.E., CFM Project Engineer	970-244-1417 williamc@gjcity.org

B. SWMP ADMINISTRATOR FOR CONSTRUCTION: (As defined in Section 208) The Contractor shall designate a SWMP Administrator for Construction upon accepting 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 in accordance with 208.03, the SWMP shall remain the property of the City of Grand Junction. 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)	Start Date

C. EROSION CONTROL INSPECTOR: (As defined in Section 208) The Contractor may designate an Erosion Control Inspector. The Erosion Control Inspector shall complete duties in accordance with subsection 208.03 (c).

Name/Title	Contact Information (phone & email)	Start Date

4. STORMWATER MANAGEMENT CONTROLS FOR 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 subsection 107.25, CDPS-SCP and place in the SWMP. Potential pollutant sources include sediment from ground disturbance and stockpiled soil, vehicle tracking of sediment, trash, liquid and solid construction waste, paints, solvents, adhesives, concrete washout water, concrete saw water, and asphalt waste. All control measures related to potential pollutants shall be shown on the SWMP Site Map by the Contractor's SWMP Administrator for Construction. Potential sources of pollution will include the following, as applicable:

- All disturbed and stored soils (grading, spoils, stockpiles, clearing, grubbing, haul roads, staging areas).
- Vehicle tracking of sediment (all permitted area vehicle traffic).
- Management of contaminated soils (fluid spills).
- Loading and unloading activities (construction materials).
- Outdoor storage activities (erodible building materials, fertilizers, chemicals).
- Vehicle and equipment maintenance and fueling (gas, diesel, oil, lubricants, hydraulic fluids).
- Dust control (wind transport, saw cutting activities).
- Routine maintenance activities (detergents, fuels, solvents, oils).
- On-site waste management practices.
- Concrete truck/equipment washing.
- Non-industrial waste sources (worker trash and portable toilets).
- Waste from geotechnical testing, potholing, saw cutting, and utility borings for locates.
- Fly ash (concrete, flow fill).
- Demolition of structures (concrete, asphalt, steel).
- Construction dewatering.

B. OFFSITE DRAINAGE (RUN ON WATER):
Describe and record control measures on the SWMP Site Map that have been implemented to address off site run-on water in accordance with subsection 208.03.

C. VEHICLE TRACKING CONTROL:
Control measures shall be implemented in accordance with subsection 208.04.

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. Perimeter control shall be in accordance with subsection 208.04
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: Considered a "living document", the SWMP is continuously reviewed and modified throughout the construction phases. During construction, SWMP Administrator for Construction shall add, update, or amend the items A-G below as needed in accordance with subsection 208.03.

During construction, indicate how items that were not addressed during design are being handled in construction. If items are covered in other sections of the SWMP, indicate below what section the discussion takes place.

A. MATERIALS HANDLING AND SPILL PREVENTION AND RESPONSE PLAN: Prior to construction commencing the Contractor shall submit a Materials handling and Spill Response Plan. Materials handling and Spill Response Plan shall be in accordance with subsection 208.06.

The Materials Handling Plan will include the following:

- Construction equipment, fuels, lubricants, and other petroleum distillates shall not be stored or stockpiled within 50 horizontal feet of any State waters.
- Equipment fueling and servicing shall occur only within approved designated areas.
- Bulk storage structures for petroleum products and other chemicals shall have impervious secondary containment or equivalent adequate protection to contain all spills and prevent any spilled material from entering State waters. Secondary containment shall be capable of containing the combined volume of all the storage containers plus at least 10 percent freeboard. For secondary containment that is used and may result in accumulation of stormwater within the containment, a plan shall be implemented to properly manage and dispose of all accumulated stormwater deemed to be contaminated (has an unusual odor or sheen).
- Sanitary facilities and trash collection sites shall be located 50 horizontal feet away from State waters.
- Material stockpiles shall be located 50 horizontal feet away from State waters and shall be confined so that no potential pollutants will enter State waters and other sensitive areas.
- Erodible stockpiles (including topsoil) shall be contained with acceptable control measures at the toe (or within 20 feet of the toe) throughout construction.

The Spill Response Plan will include the following:

- Quantities of chemicals and locations stored on-site.
- Location of clean-up kits.
- Clean-up procedures to be implemented in the event of a spill that does not enter State waters or ground water.
- Locations of areas on the project site where equipment fueling and servicing operations are permitted.
- The Contractor shall inspect equipment, vehicles, and repair areas daily to ensure petroleum, oils, and lubricants (POL) are not leaking onto the soil or pavement.
- A description of the absorbent material and containers that shall be used to prevent leaking POL from reaching the soil or pavement.
- Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water cannot discharge from the site, and not into a storm drain system or stream.
- Procedures for spills of any size that enter surface waters or ground water, or have the potential to do so:

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PUBLIC WORKS
ENGINEERING DIVISION

CROSBY AVE IMPROVEMENTS
SWMP NOTES–2
January 12, 2026

Reporting Spills

Any spill or discharge of any pollutant, including but not limited to oil, paints, fuels, hazardous liquids, sediment, or super-chlorinated water that reaches storm drains or enters "Waters of the State" must be reported to the CDPHE Emergency Spill Reporting line at 1-877-518-5608, and the Mesa County Stormwater Division Hotline at 970-263-8201.

If a spill or leak is of a hazardous substance that exceeds 1 pint or is of an unknown substance of any amount, call 911 and notify the Colorado Department Public Health and Environment (CDPHE) 24-hour emergency spill notification hotline at 1-877-518-5608 and the Mesa County Stormwater Division Hotline at 970-263-8201, immediately.

If the spill is more than 25 gallons of a petroleum product from a regulated storage tank or delivery truck or any amount that causes a sheen on nearby surface water, it must be reported to the Division of Oil and Public Safety at the Colorado Department of Labor and Employment within 24 hours at 1-303-318-8547 or to the CDPHE Emergency Spill Reporting line at 1-877-518-5608 – if after normal business hours. If cleanup cannot be accomplished within 24 hours, the Division of Oil and Public Safety must be notified immediately.

Report spills to the SWMP Administrator for Construction (Name): _____
Phone: (____)_____

Report spills that reach storm drains or waterways to:
Mesa County Stormwater Coordinator, Josh Martinez at (970) 683-4206.

B. OTHER CDPS PERMITS: List applicable CDPS permits associated with the permitted site and activities: N/A.

C. STOCKPILE MANAGEMENT: Shall be done in accordance with subsections 107.25 and 208.07.

D. CONCRETE WASHOUT: Concrete washout 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 subsections 107.25, 208.04, 208.05

F. STREET SWEEPING: Shall be done in accordance with subsection 208.04.

6. INSPECTIONS

A. Water Quality Inspections shall be in accordance with subsection 208.03(c).

B. Permanent Stabilization Inspections shall be in accordance with subsections 208.04(e)4 and 208.10.

7. CONTROL MEASURE MAINTENANCE

Maintenance shall be in accordance with subsection 208.04(f).

8. RECORD KEEPING

Records shall be kept in accordance with subsection 208.03(d).

9. INTERIM, PERMANENT STABILIZATION and LONG-TERM STORMWATER MANAGEMENT

The Contractor shall comply with all interim stabilization and permanent stabilization requirements in accordance with subsection 208.04(e).

A. SEEDING PLAN:
The following seed mix(es), rates, and application method(s) shall be used: N/A.

B. RESEEDING OPERATIONS/CORRECTIVE STABILIZATION:
N/A.

C. LOCATION AND DESCRIPTION OF PLANNED PERMANENT CONTROL MEASURES: N/A

10. PRIOR TO PROJECT FINAL ACCEPTANCE

A. Removal and disposal of temporary control measures shall be included in the cost of work.

B. At the end of the project, all ditch checks shall consist of either temporary erosion logs (or equivalent) or permanent riprap.

C. All storm drains shall be cleaned prior to the Final Acceptance of the project.

D. Refer to subsection 208.10 for Items to be completed prior to requesting partial acceptance of water quality work.

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PUBLIC WORKS
ENGINEERING DIVISION

CROSBY AVE IMPROVEMENTS
SWMP NOTES–3
January 12, 2026

11. NARRATIVES

Control Measure Matrixes During Construction:

1. Control measure narratives have been included for the CDOT Standard Specifications and Standard Plan M-208 and M-216 along with any non-standard control measures approved during the design process. If a Non-Standard Control Measure not included in the SWMP is proposed and approved by the Engineer the SWMP Administrator for Construction shall do the following: Place an "X" in the column for non-standard and complete a Non-Standard Control Measure Specification and Narrative covering the what, when, where and why the control measure is being used shall be add to the SWMP. The appropriate "X" shall also be added to the implementation phase(s).
2. The SWMP Administrator for Construction shall place an "X" in the column In Use On Site when the control measure has been installed.
3. A "B" in the Initial Activities Column indicates that the control measure shall be installed **before** construction activity starts. Locations and quantities will be discussed during the Environmental Pre-Construction Conference with the Regional Water Pollution Control Manager.

STRUCTURAL Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to the following:

APPLICATION, CONTROL MEASURE	NARRATIVE	M- 208 STANDARD or "X" for NON-STANDARD	IN USE ON SITE	CONTROL MEASURE IMPLEMENTATION PHASE		
				INITIAL ACTIVITIES	INTERIM ACTIVITIES	PERMANENT STABILIZATION
PROTECTION OF EXISTING TREES/LANDSCAPING Fence (plastic)	Fence (plastic) shall be used in areas indicated in the plans to prevent encroachment of construction traffic and sediment for the protection of sensitive habitat, mature trees and/or existing landscaping prior to start of construction disturbances.			B or X	X	
Storm Drain Inlet Protection In Paved Roadways (Type I as shown on M-208-1, sheet 5 of 11)	Manufactured storm drain inlet protection placed prior to construction disturbances as detailed in M-208-1, to protect existing inlets or immediately upon completion of new inlets to prevent sediment from entering the inlet throughout construction.	M-208		B or X	X	X
STOCKPILE PROTECTION Temporary berm	Placed within specified distance, in accordance with subsection 208.06, from toe to contain sediment around stockpile.	M-208			X	
TOE OF FILL PROTECTION Temporary berm	Place prior to slope/embankment work to capture sediment and protect and delineate undisturbed areas.	M-208		X	X	
PERIMETER CONTROL Temporary berm	Placed prior to construction commencing to address potential run-on water from off site, and to divert around disturbed area.	M-208		B or X	X	
CONCRETE WASHOUT Pre-fabricated (Type I)	Construction control, used for waste management of concrete and concrete equipment cleaning. Place prior to the start of concrete activities.	M-208		X	X	
PRE-FABRICATED VEHICLE TRACKING PAD	Source control, placed to prevent tracking of sediment from disturbed area to offsite surface. Place prior to the start of construction disturbances.	M-208		B or X	X	
DEWATERING (Contractor is responsible for obtaining a permit from Colorado Department of Health and Environment.)	Shall be done in such a manner to prevent potential pollutants from entering state waters.			X	X	

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CROSBY AVE IMPROVEMENTS
SWMP NOTES—4
January 12, 2026

NON-STRUCTURAL Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to:
Erosion control devices are used to limit the amount of soil loss on site. Sediment control devices are designed to capture sediment on the project site. Construction controls are control measures related to construction access and staging. Control Measure locations are indicated on the SWMP Site Map.

* **Use of vegetative buffer strip requirements.** The CDPHE Water Quality Control Division Technical Memorandum dated August 27, 2015 clarifies the requirements for utilization of existing vegetation as a buffer type of sediment control measure, while maintaining compliance with the CDPS permit for Stormwater Discharges Associated with Construction Activity – CDPS Permit No. COR4000000. In general, the division does not recommend that vegetated buffers be implemented as a sediment removal control measure for runoff from disturbed areas at construction sites, unless implemented as a "finishing" component of a treatment train comprised of additional, adequate up-gradient Control Measures. The entire memorandum can be found at: **https://www.colorado.gov/pacific/sites/default/files/Vegetative%20Buffer%20Memo.pdf**

APPLICATION, CONTROL MEASURE	NARRATIVE	M-STANDARD or "For NON-STANDARD	IN USE ON SITE	CONTROL MEASURE IMPLEMENTATION PHASE		
				INITIAL ACTIVITY	INTERIM ACTIVITIES	PERMANENT STABILIZATION
** VEGETATIVE BUFFER STRIP*	Finishing component for filtering sediment-laden runoff from disturbance area. Area within ROW or temporary easement to be identified on SWMP prior to construction starting.			X	X	X
GRADING APPLICATIONS (LANDFORM)	Existing or created landforms may be used as a control measure if they prevent sediment from entering or leaving the disturbance area. If a landform directs flow of water to a concentrated outfall point, the outfall point shall be protected to prevent erosion. Area to be identified on SWMP prior to construction starting.	M-208		X	X	
TOPSOIL MANAGEMENT STOCKPILE/SALVAGE Stockpile	Prior to any site disturbance work commencing, existing topsoil shall be scraped to a depth six inches or as specified, and placed in stockpiles or windrows. Upon completion of final grading, topsoil shall be evenly distributed over embankment to a depth of six inches or as specified.	M-208		X	X	X
SURFACE ROUGHENING / GRADING TECHNIQUES	Temporary stabilization of disturbance and to minimize wind and erosion.				X	
Sweeping	Source control, used to remove sediment tracked onto paved surfaces and to prevent sediment from entering drainage system. Sweep daily and at the end of the construction shift as needed. Kick brooms shall not be permitted.			X	X	X

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ENGINEERING DIVISION

CROSBY AVE IMPROVEMENTS
SWMP NOTES–5
January 12, 2026

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12. TABULATION OF STORMWATER QUANTITIES

A. All control measure maintenance shall be included in the cost of the control measure.

PSP Spec.	Pay Item	Description	Pay Unit	Initial Const.	Interim Const.	Permanent Stabilization	*Total Quantity
	208-00046	Pre-fabricated Concrete Washout Structure (Type 1)	Each		1		1
	208-00051	Storm Drain Inlet Protection (Type I)	LF	60			60
	208-00054	Storm Drain Inlet Protection (Type II)	Each	2			2
	208-00070	Pre-Fabricated Vehicle Tracking Pad	Each	2			2
	208-00106	Sweeping (Sediment Removal)	Hour		80		80
	208-00107	Removal of Trash	Hour		80		80
	208-00207	Erosion Control Management (ECM)	Day		180		180
	208-00300	Temporary Berm	LF		150		150
	607-11525	Fence (Plastic)	LF	150			150

*It is anticipated that additional control measures and control measure quantities not shown on the SWMP Site Maps shall be required on the project for unforeseen conditions and replacement of items that are beyond their useful service life, see subsections 208.03 and 208.04. **Quantities for all control measures shown above are estimated and have been increased for unforeseen conditions and normal control measure life expectancy.**

Quantities shall be adjusted according to the conditions encountered in the field as directed and approved by the Engineer. Payment shall be for the actual work completed and material used.

13. BIOLOGICAL IMPACTS and DEWATERING

A. ENVIRONMENTAL IMPACTS:
1. Wetland Impacts: NO
2. Stream Impacts: NO
3. Threatened and Endangered Species: No species are anticipated to be impacted by the project.

B. DEWATERING:
(Not covered under the CDPHE guidance document Low Risk Discharge Guidance Discharges of Uncontaminated Groundwater to Land):
1. Dewatering: Refer to other environmental permits in accordance with subsection 107.02.
2. If groundwater does not meet water quality standards for receiving water a separate CDPS Dewatering Permit shall be obtained by the Contractor from CDPHE in accordance with subsections 107.02 and 107.25.

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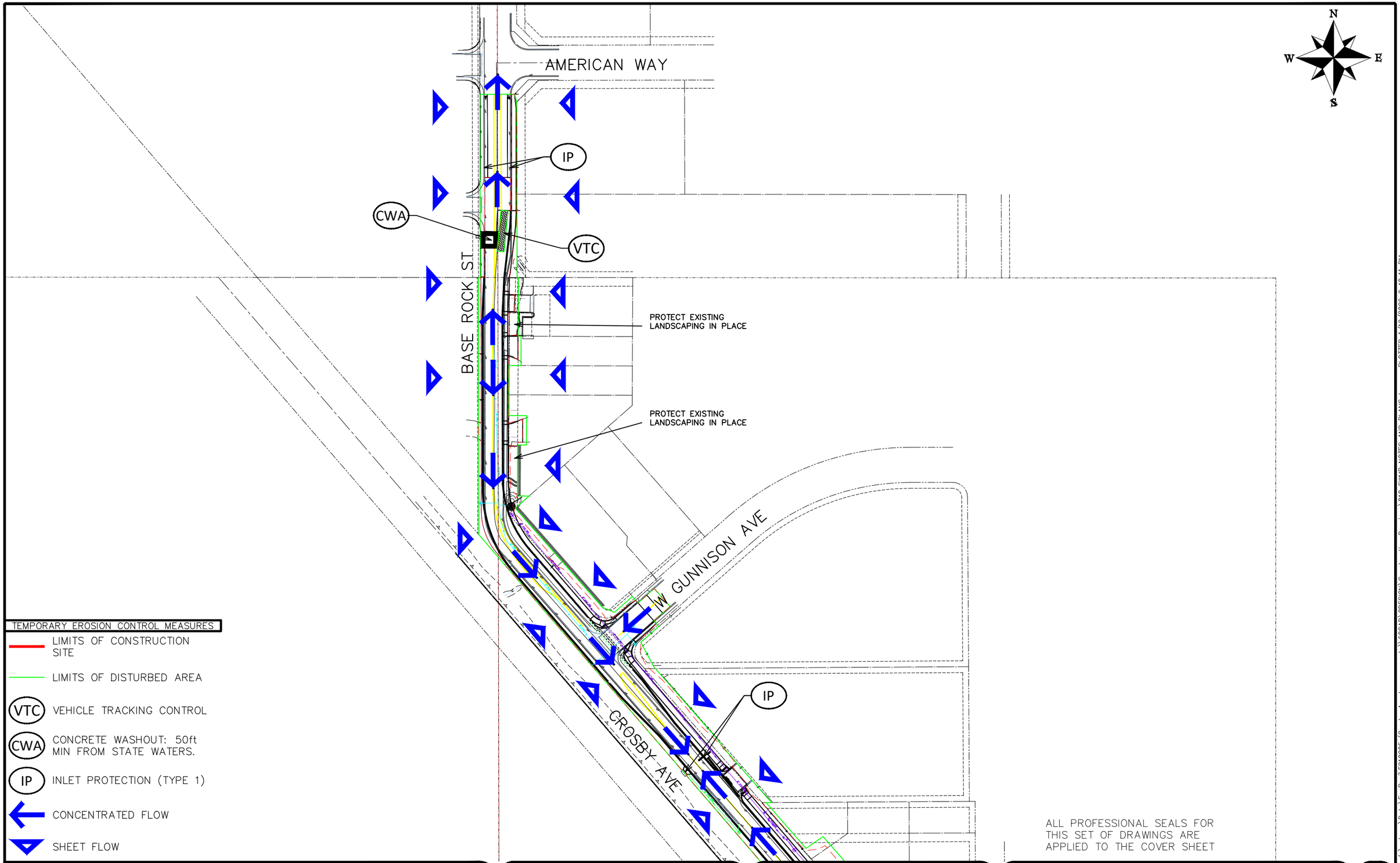
CROSBY AVE IMPROVEMENTS
SWMP NOTES–6
January 12, 2026



TEMPORARY EROSION CONTROL MEASURES

- LIMITS OF CONSTRUCTION SITE
- LIMITS OF DISTURBED AREA
- VTC — VEHICLE TRACKING CONTROL
- CWA — CONCRETE WASHOUT: 50ft MIN FROM STATE WATERS.
- IP — INLET PROTECTION (TYPE 1)
- CONCENTRATED FLOW
- SHEET FLOW

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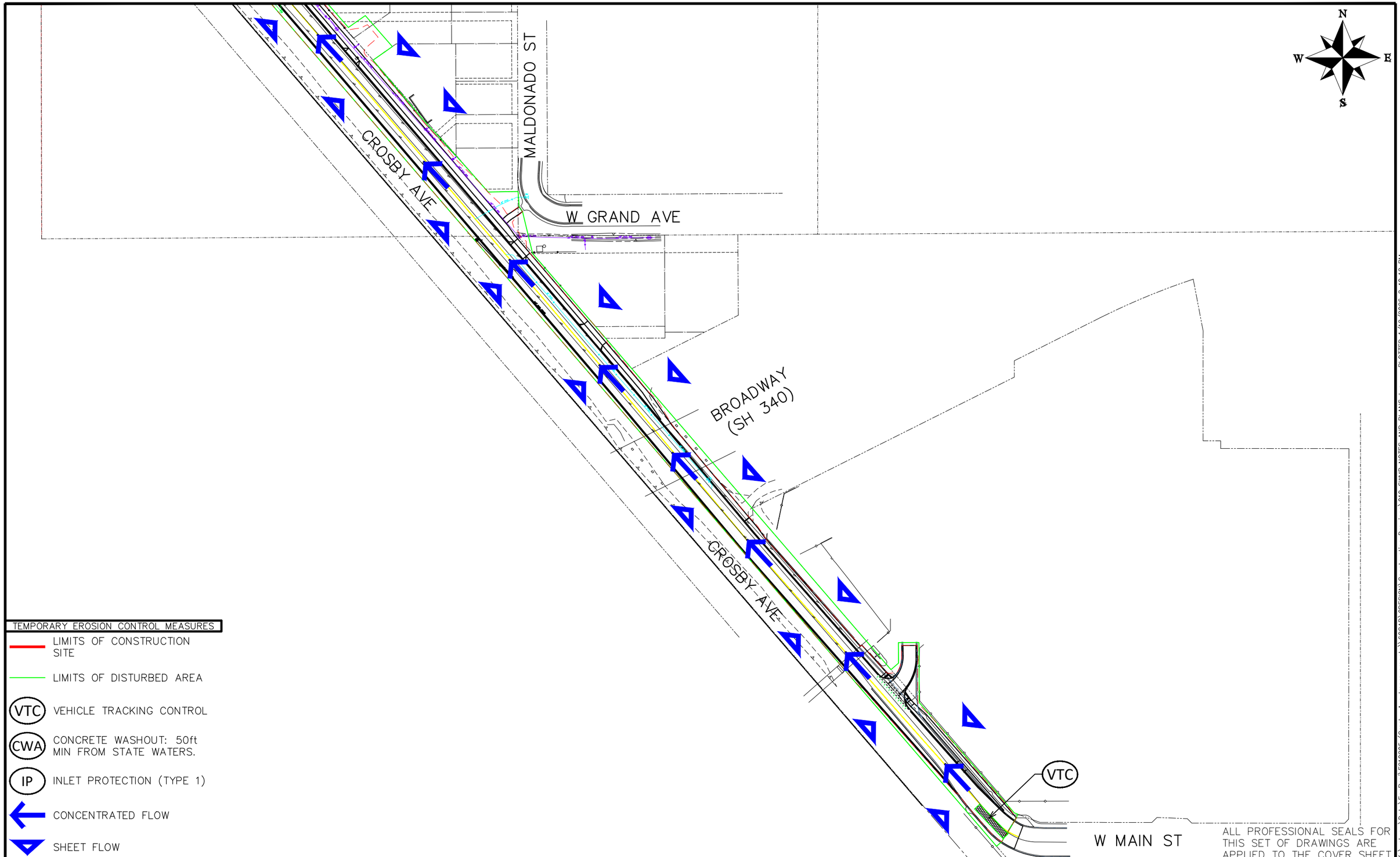
CROSBY AVE IMPROVEMENTS
SWMP SITE MAP–1
January 12, 2026



TEMPORARY EROSION CONTROL MEASURES

- LIMITS OF CONSTRUCTION SITE
- LIMITS OF DISTURBED AREA
- (VTC) VEHICLE TRACKING CONTROL
- (CWA) CONCRETE WASHOUT: 50ft MIN FROM STATE WATERS.
- (IP) INLET PROTECTION (TYPE 1)
- CONCENTRATED FLOW
- SHEET FLOW

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CROSBY AVE IMPROVEMENTS
SWMP SITE MAP–2
January 12, 2026

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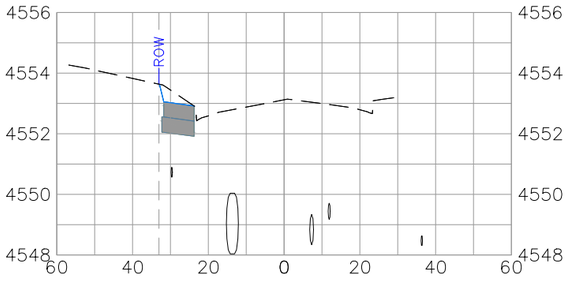

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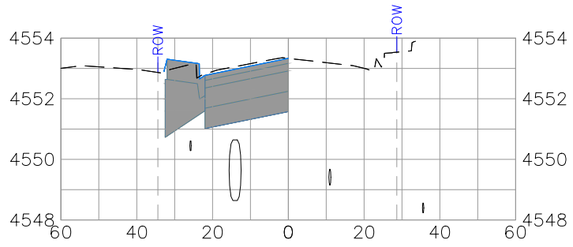

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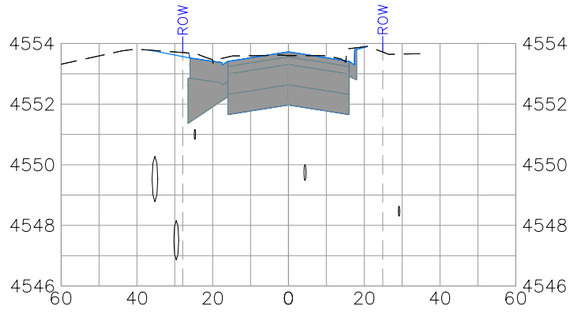

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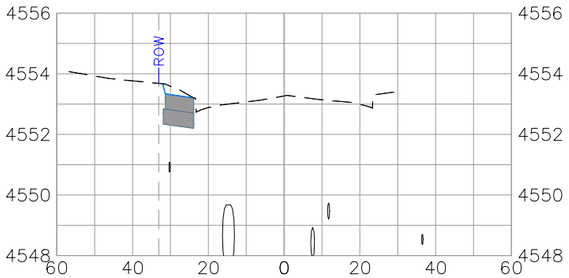

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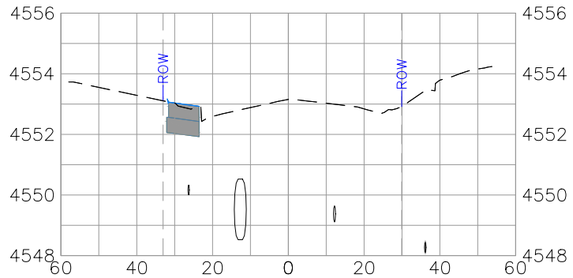

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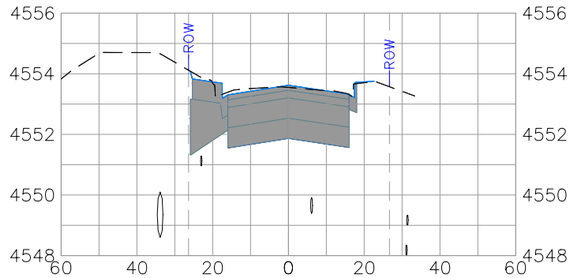

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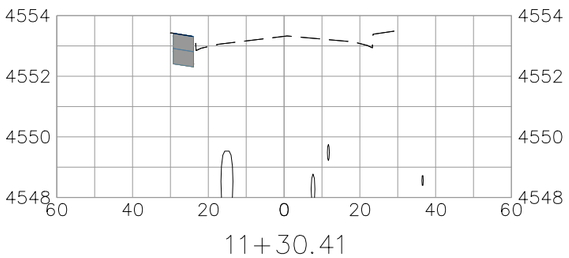

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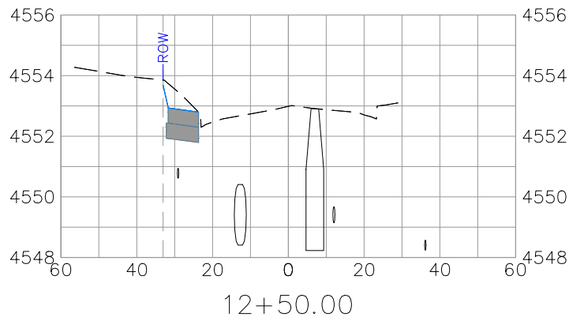

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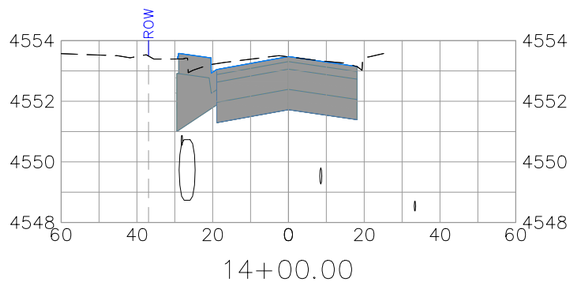

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CITY OF Grand Junction COLORADO

ENGINEERING AND
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-1
January 12, 2026

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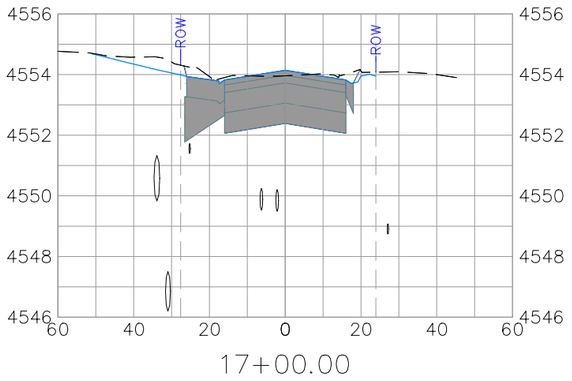

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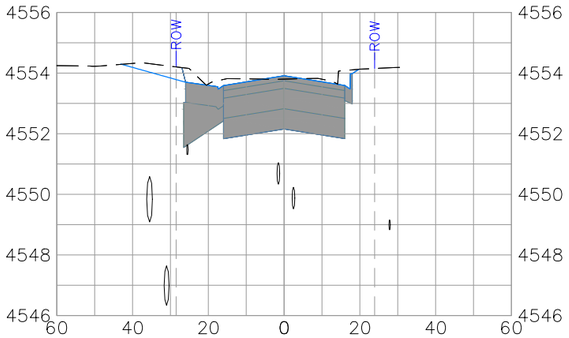

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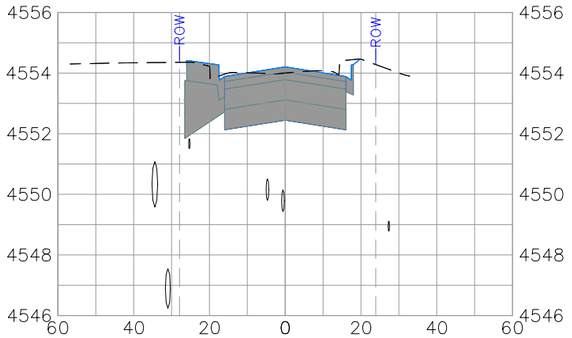

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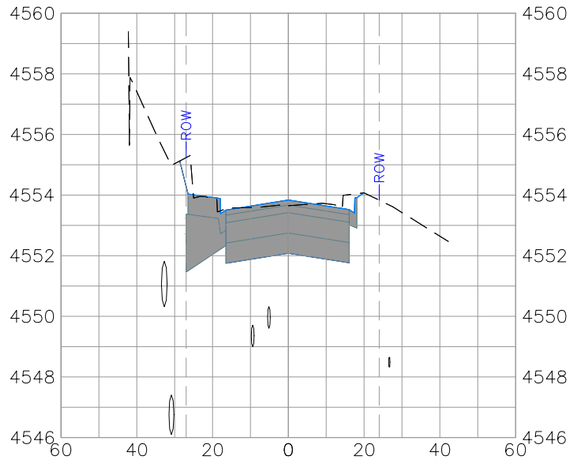

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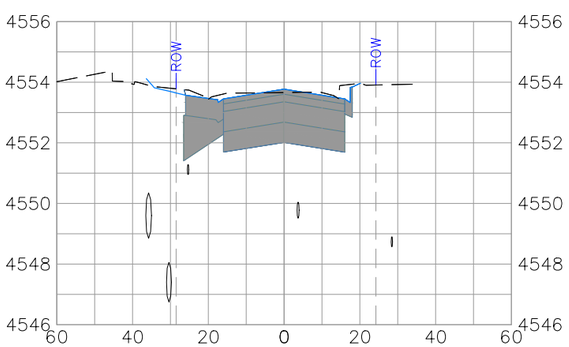

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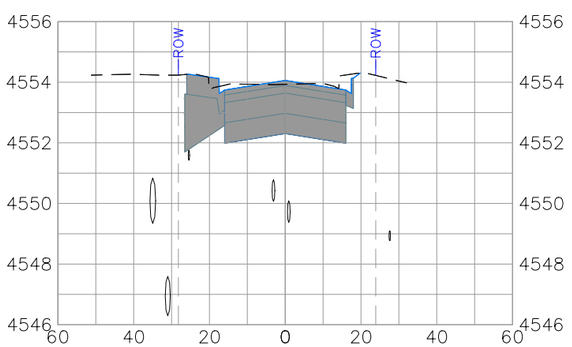

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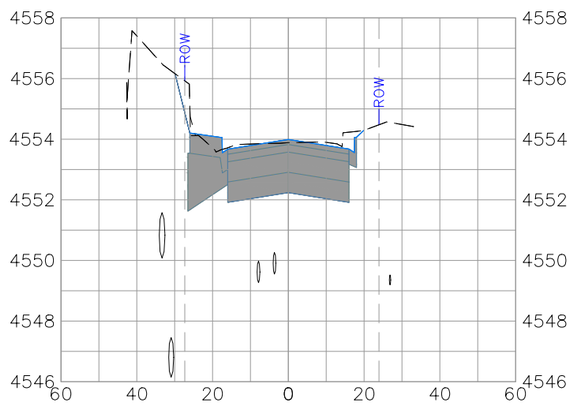

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CROSBY AVE IMPROVEMENTS
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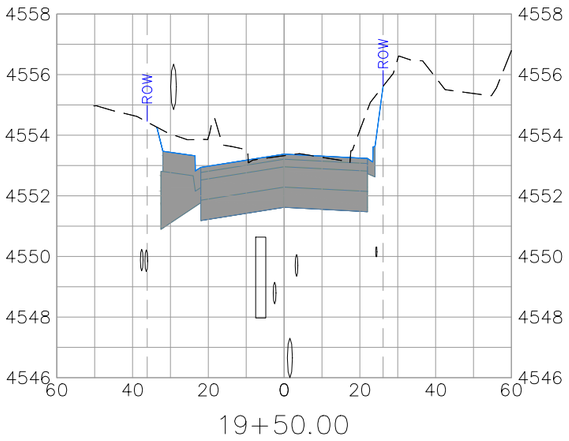

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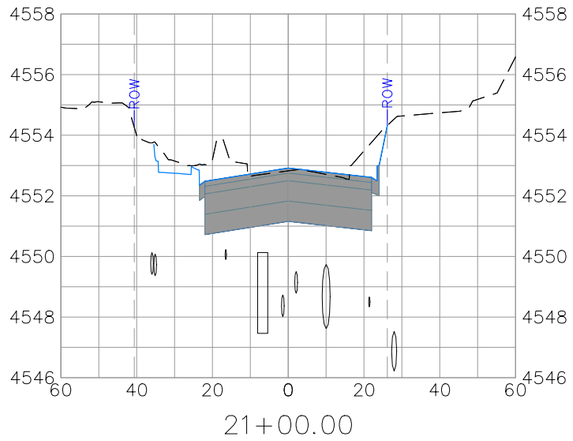

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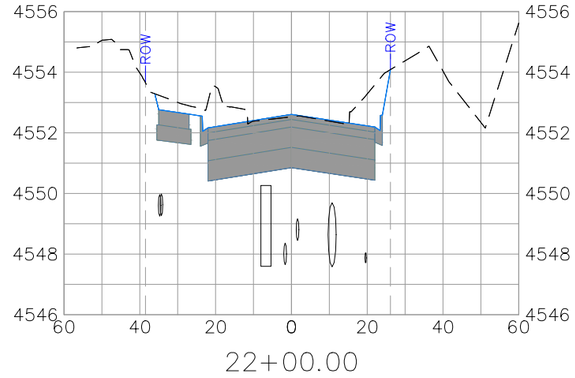

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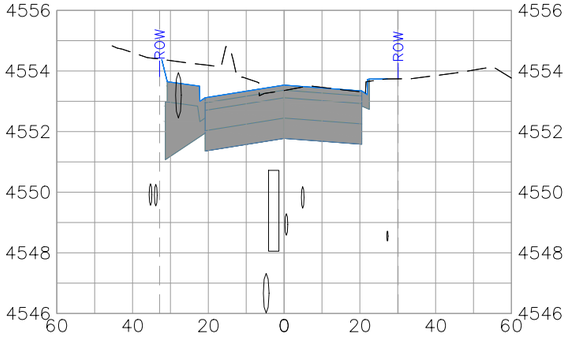

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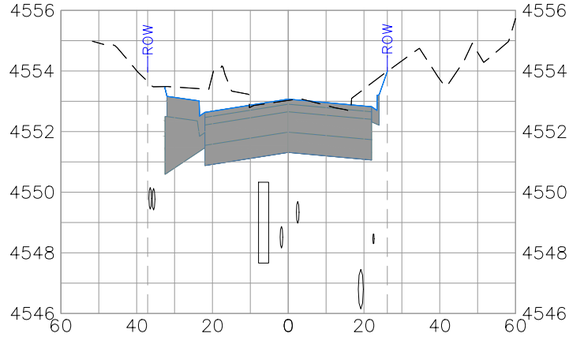

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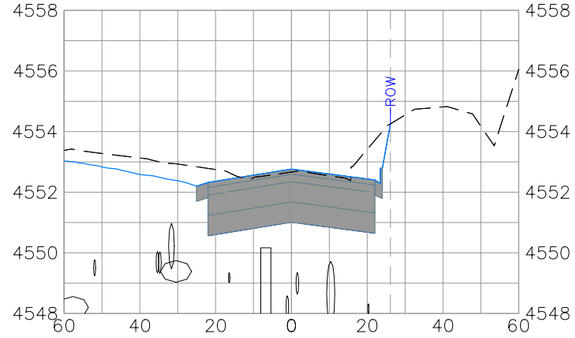

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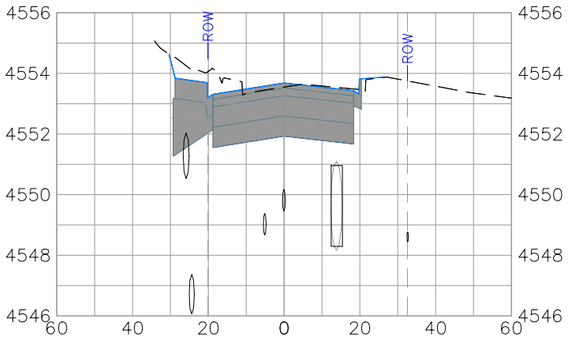

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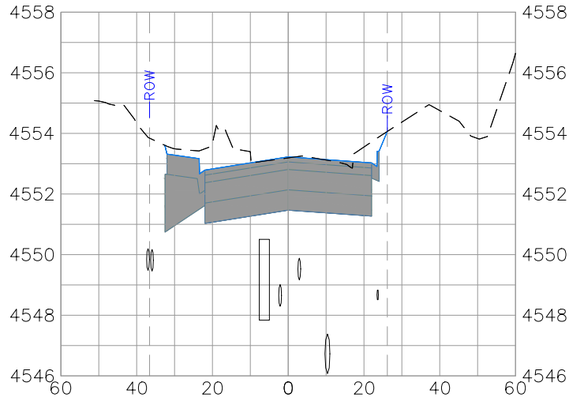

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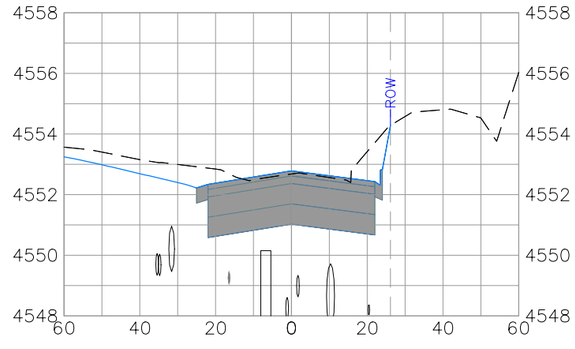

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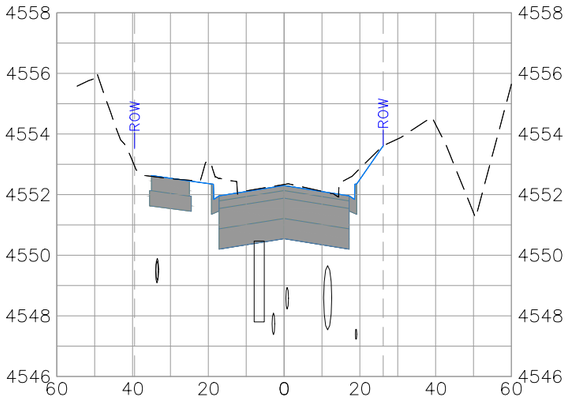

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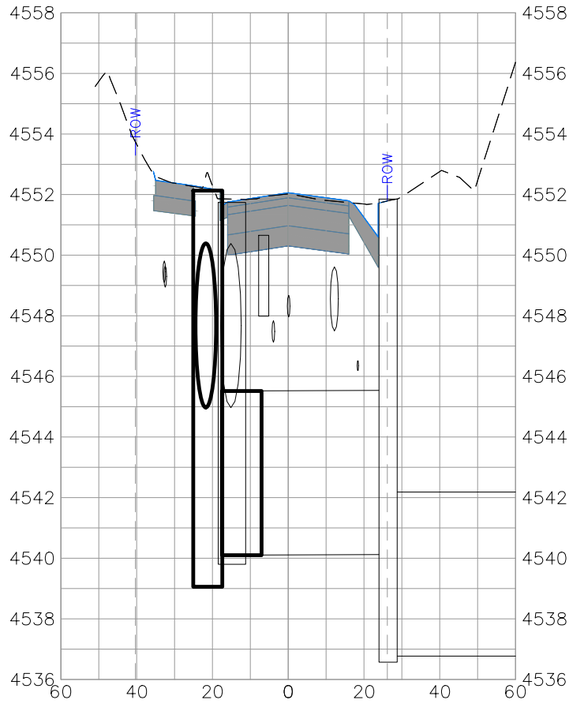

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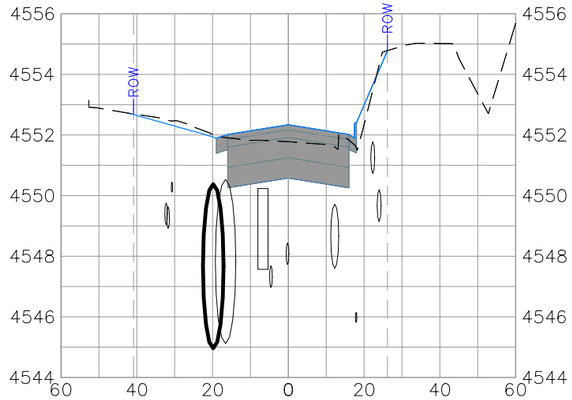

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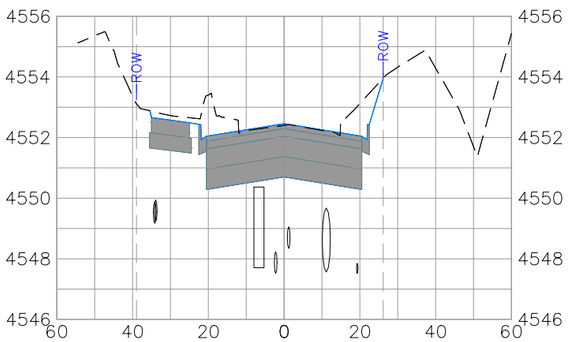

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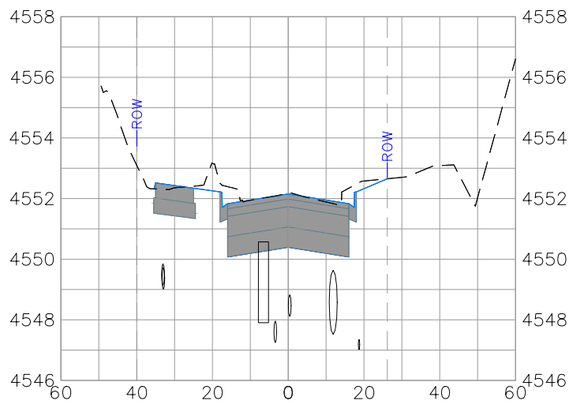

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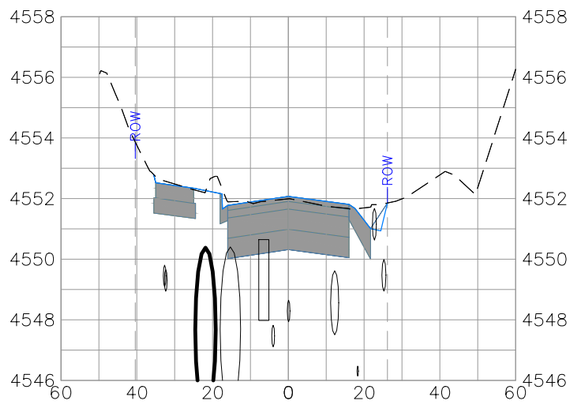

24+00.00

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ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
0 10' 20' 40'
VERTICAL: 1" = 5'
0 1.25' 2.5' 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–4
January 12, 2026

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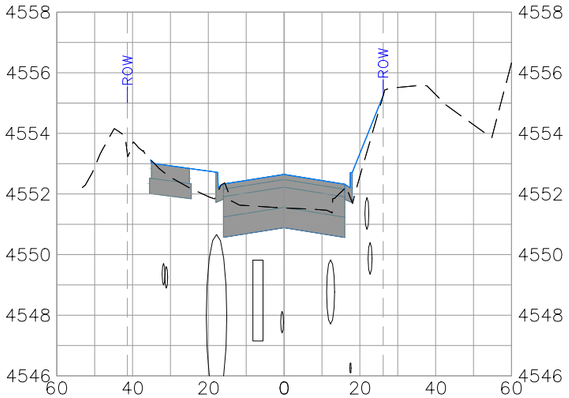
PROPOSED GRADES



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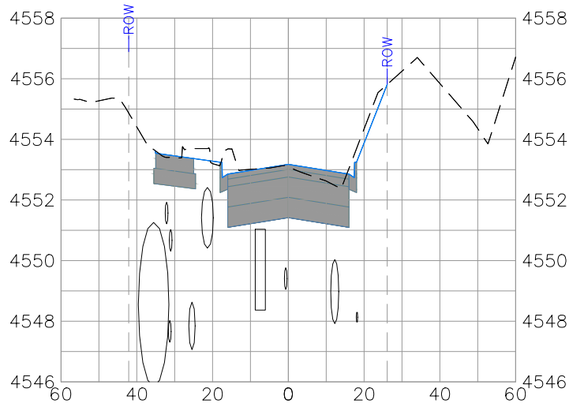

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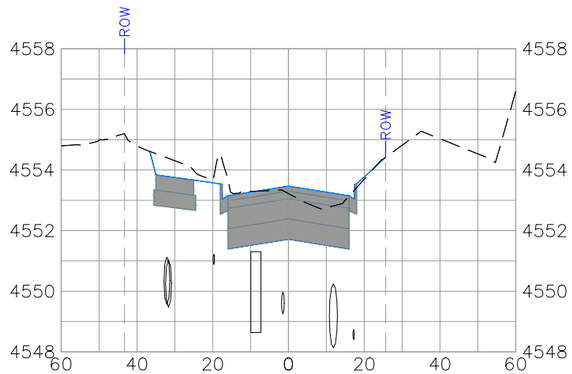

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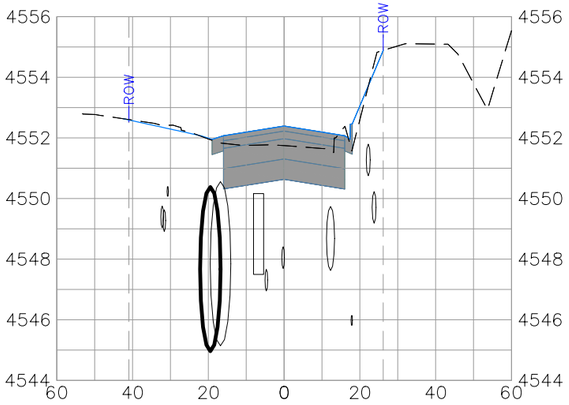

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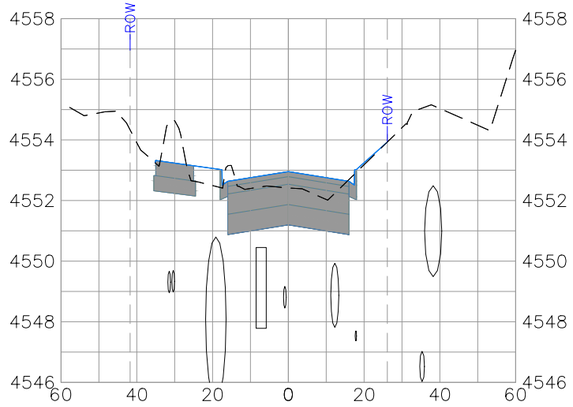

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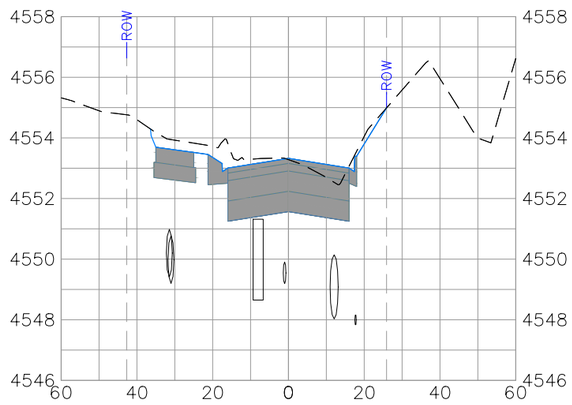

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REVISION 3	
REVISION 4	

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DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-5
January 12, 2026

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"FOR INFORMATION ONLY"
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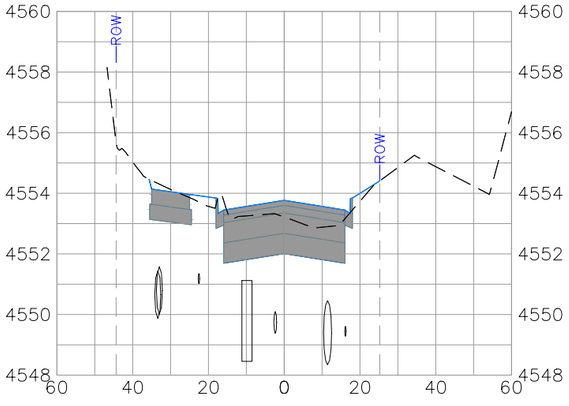

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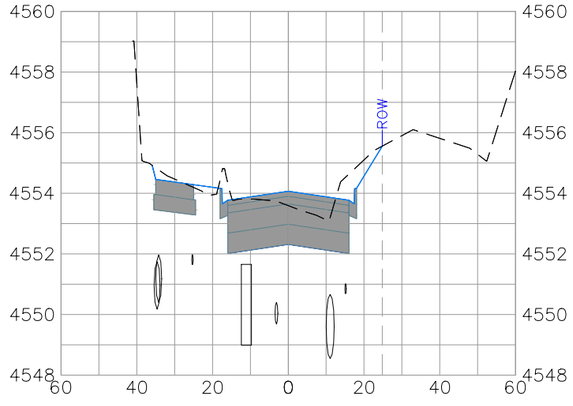

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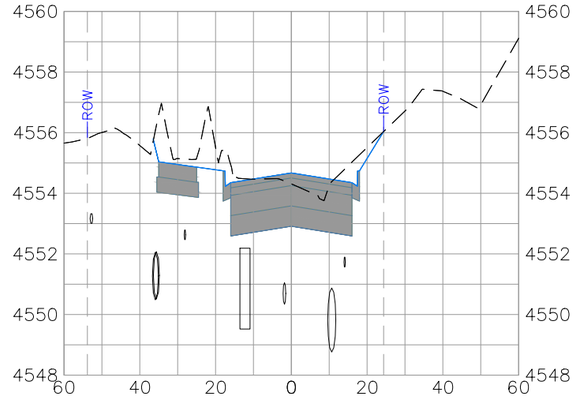

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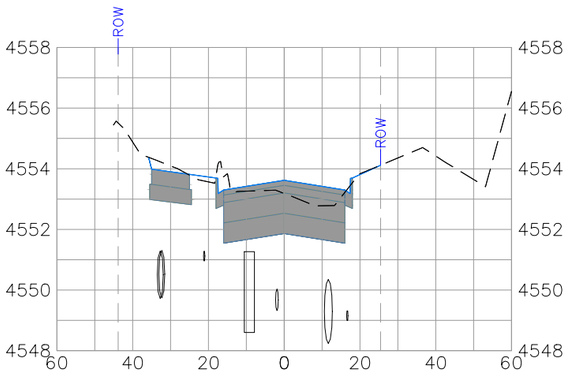

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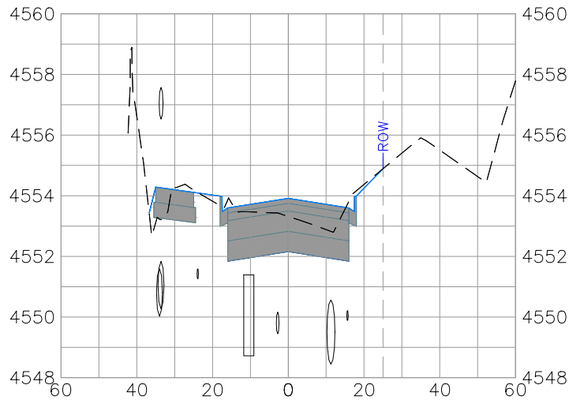

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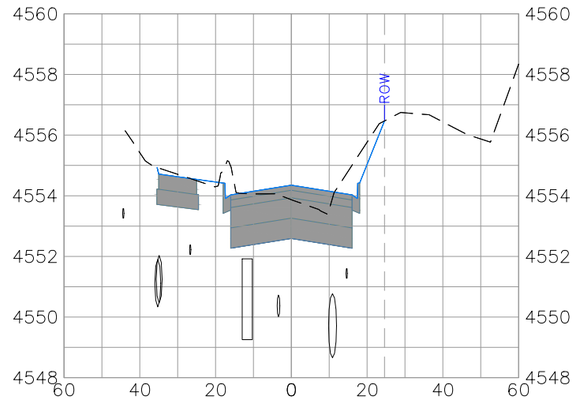

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REVISION 3	–
REVISION 4	–

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DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–6
January 12, 2026

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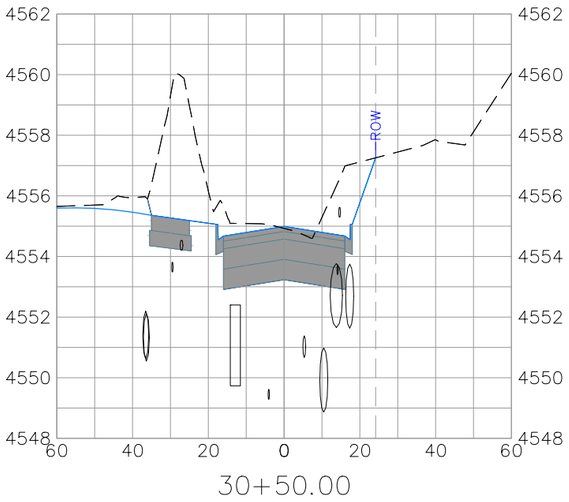

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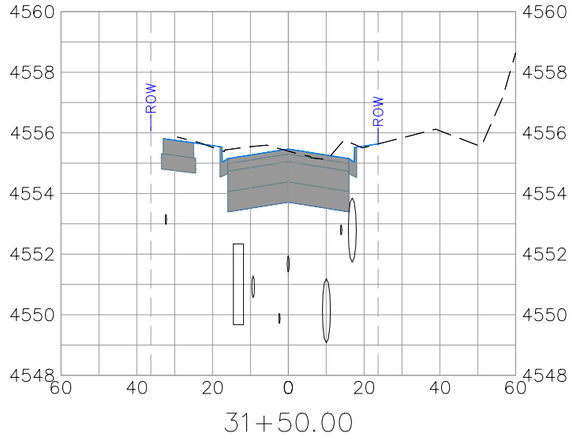

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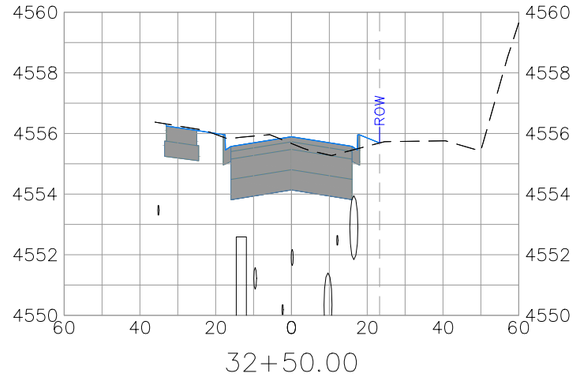

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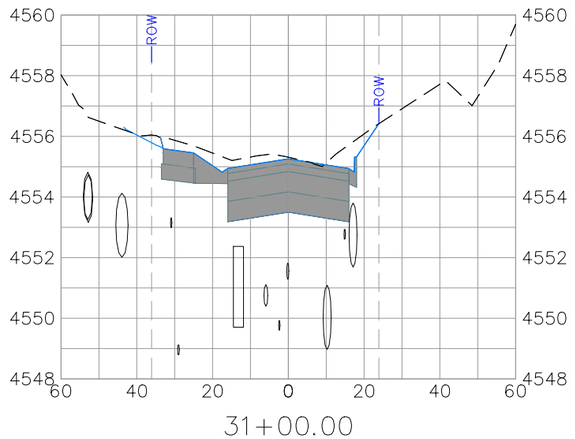

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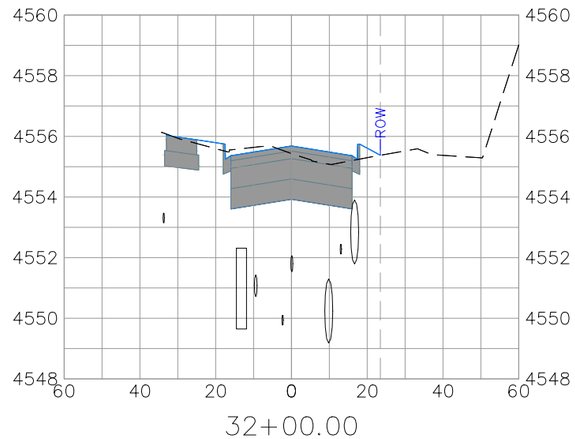

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REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-7
January 12, 2026

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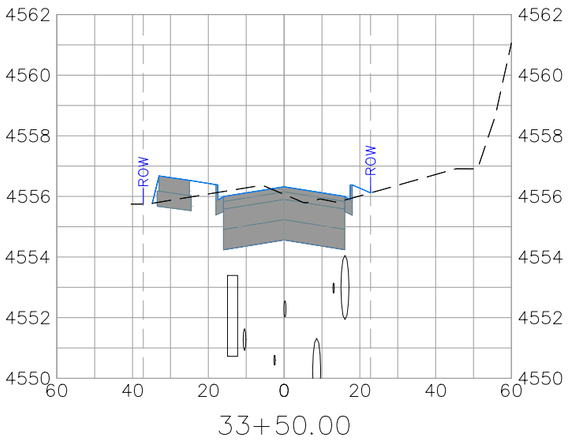
PROPOSED GRADES



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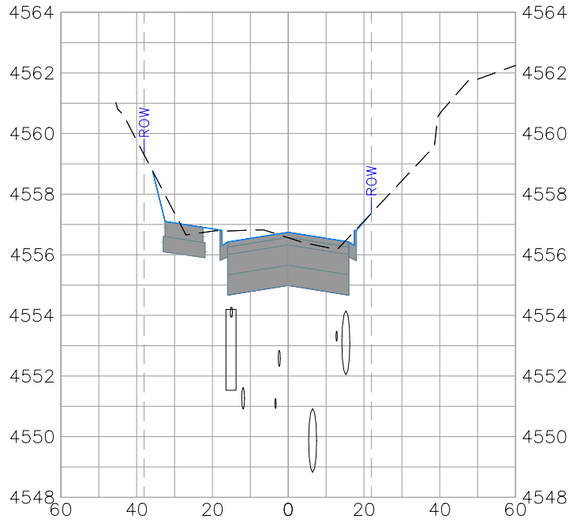

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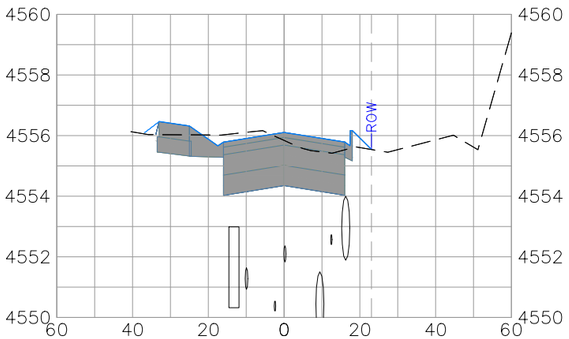

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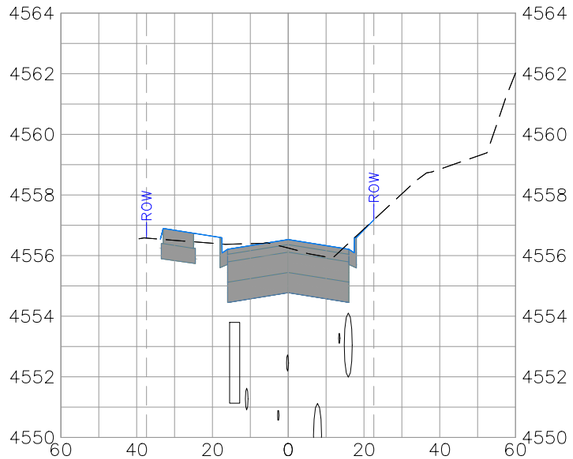

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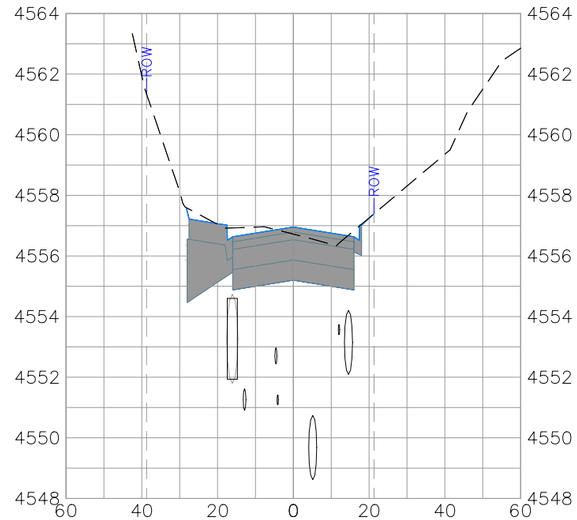

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REVISION 3	
REVISION 4	

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DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-8
January 12, 2026

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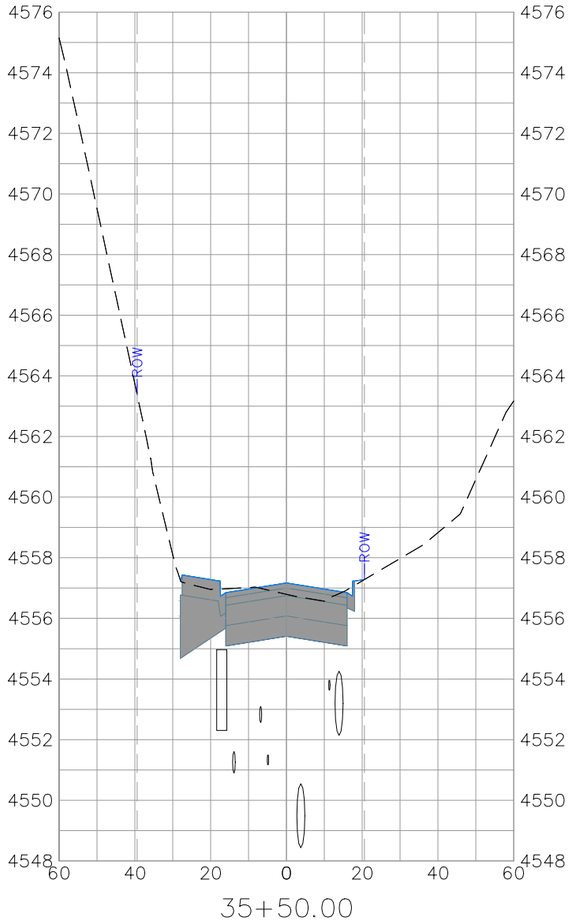
PROPOSED GRADES



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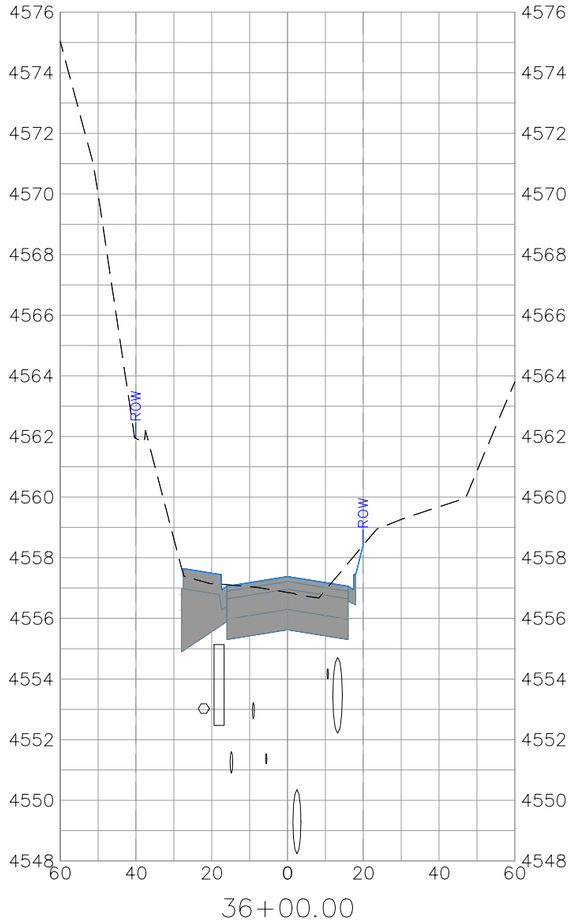

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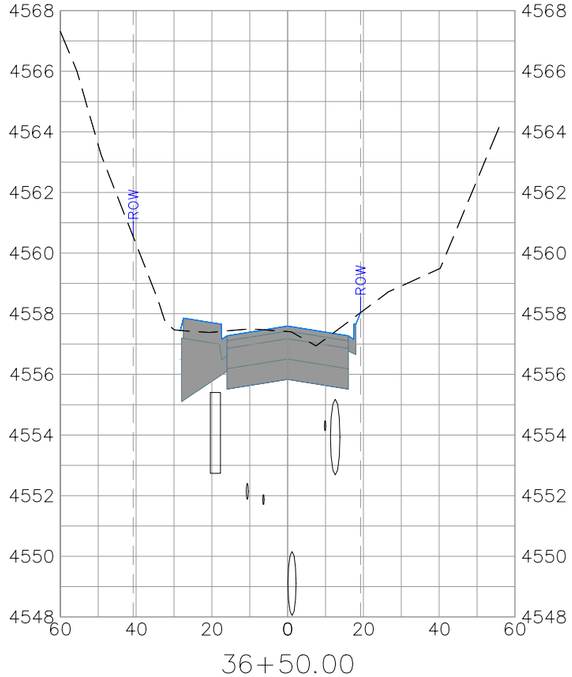

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REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
0 10' 20' 40'
VERTICAL: 1" = 5'
0 1.25' 2.5' 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-9
January 12, 2026

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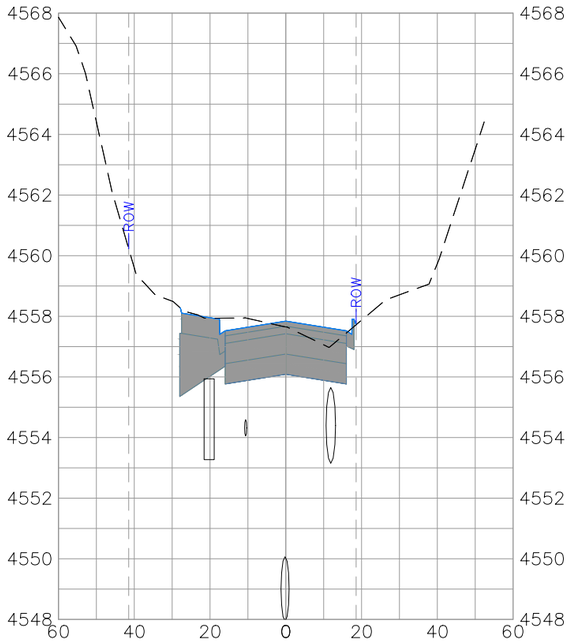

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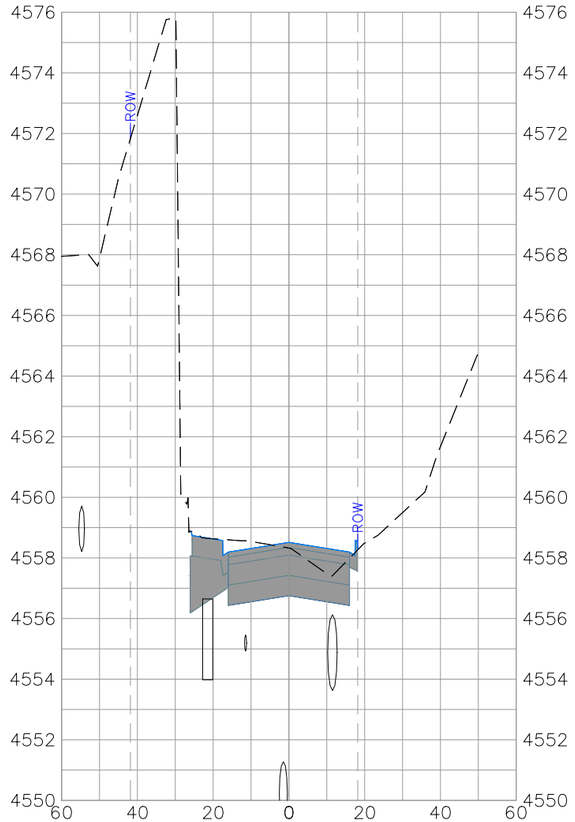

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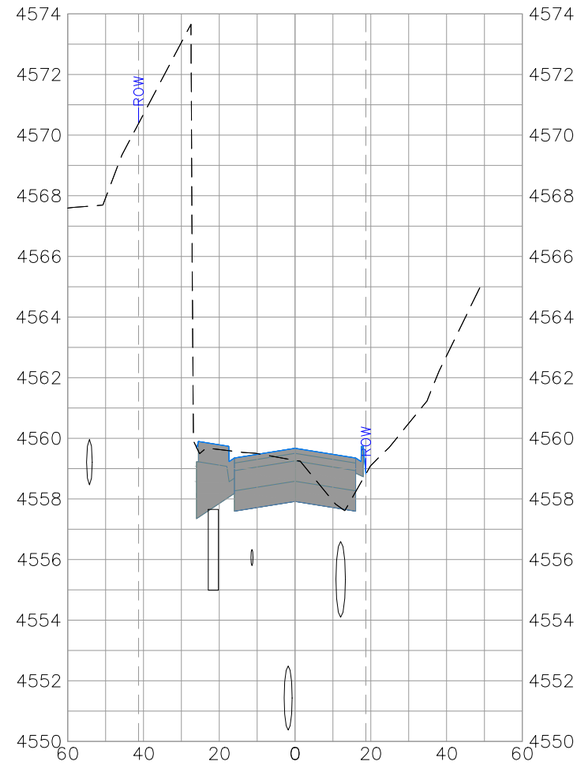

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REVISION 4	–

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APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
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0 10' 20' 40'
VERTICAL: 1" = 5'
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CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–10
January 12, 2026

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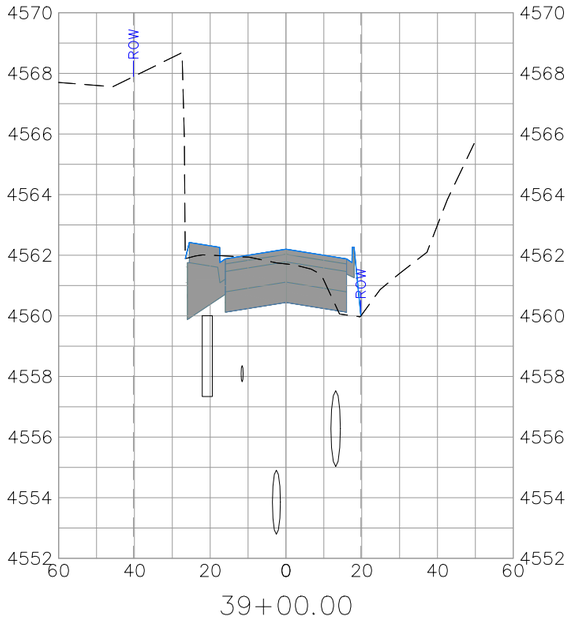

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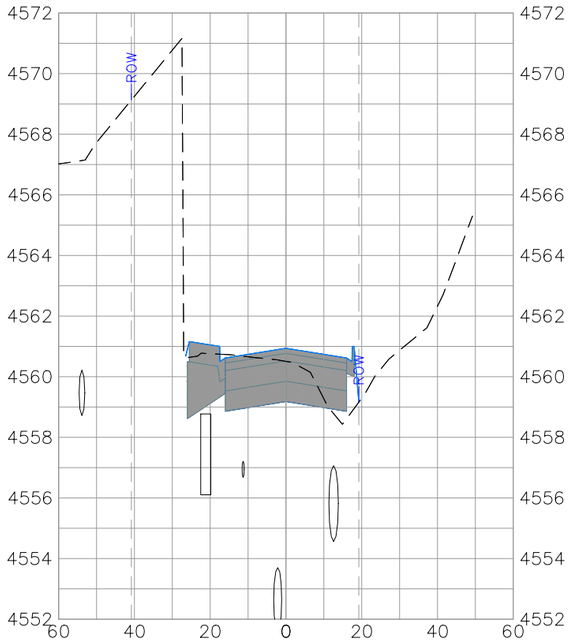

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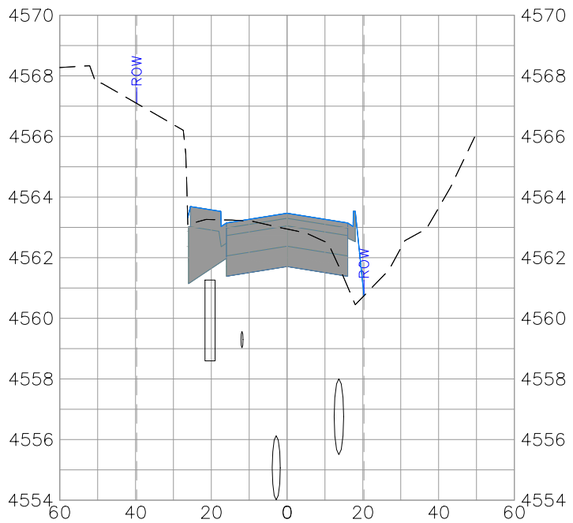

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APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–11
January 12, 2026

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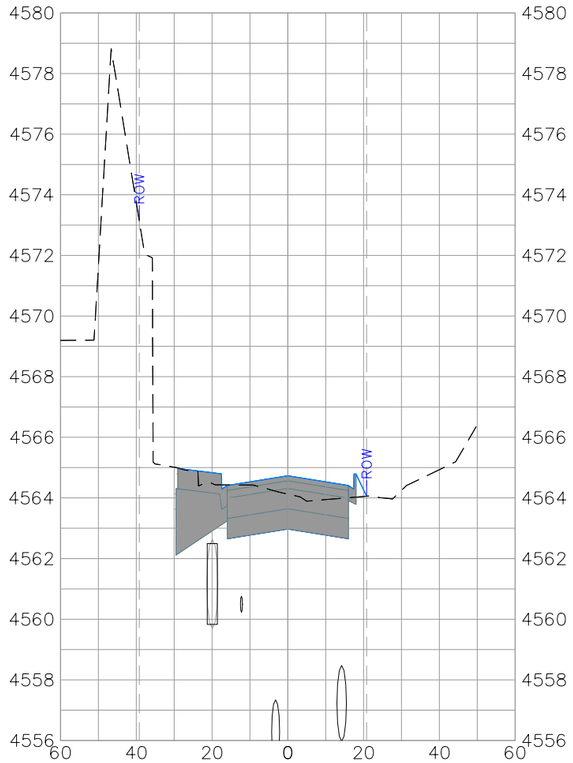
SEE STAKING PLAN FOR
PROPOSED GRADES



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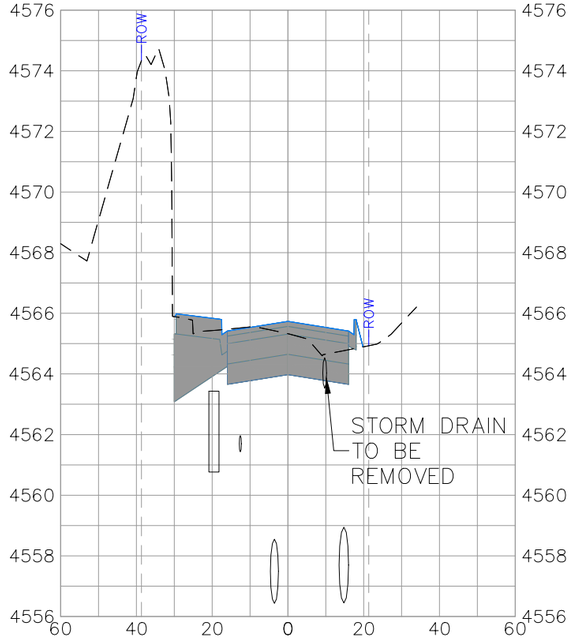

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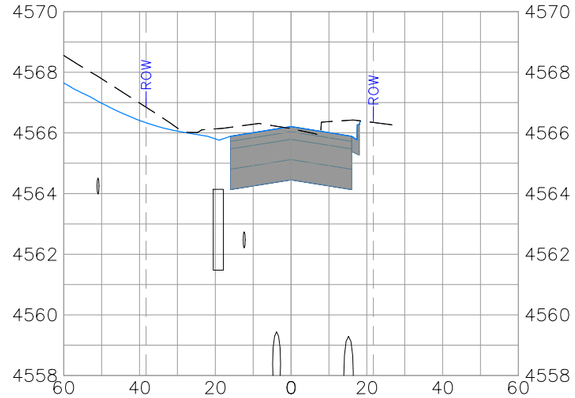

40+86.92

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REVISION 3	–
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APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–12
January 12, 2026

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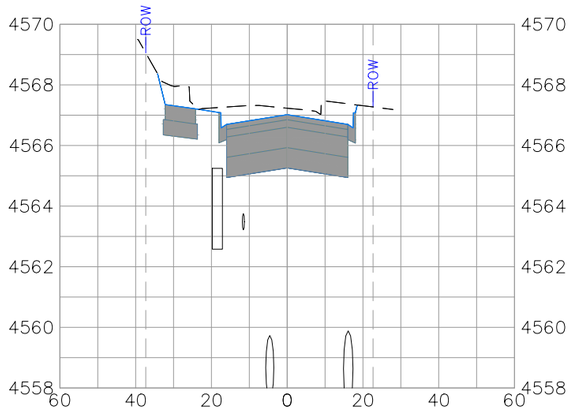

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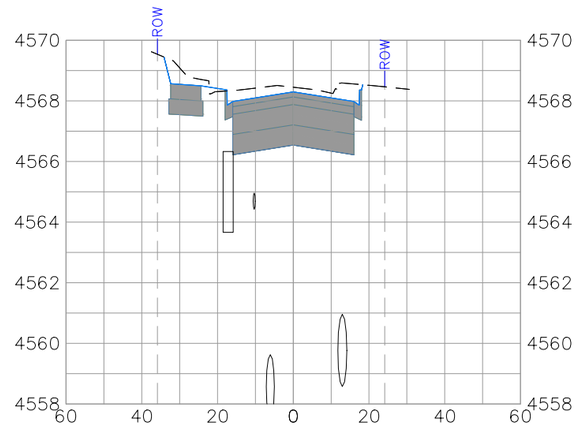

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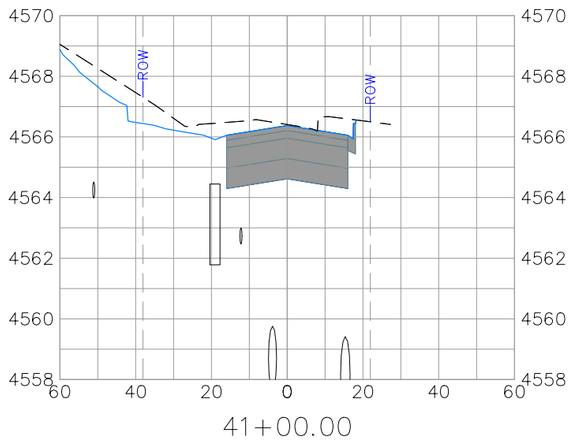
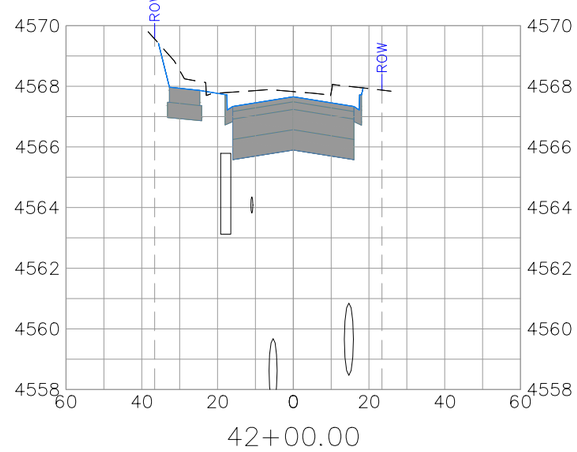


41+00.00



42+00.00

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

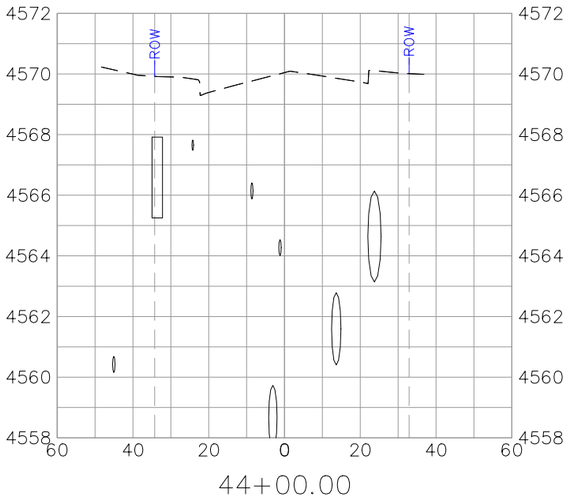
ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS–13
January 12, 2026

122

\\Publicworks-wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\ROAD CROSS SECTION.dwg – PLOTTED 1/12/2026 2:43:52 PM

"FOR INFORMATION ONLY"
SEE STAKING PLAN FOR
PROPOSED GRADES



44+00.00

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

ALL UTILITY DEPTHS SHOWN ARE APPROXIMATE. REFER TO SUE PLANS FOR TEST HOLE DEPTH DATA.

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
CROSS SECTIONS-14
January 12, 2026

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TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

	Format *
■ Horizontal Control	PLAN SHEET
■ Vertical Control	PLAN SHEET
■ Roadway Alignment	PLAN SHEET
■ Original Terrain Data	PLAN SHEET
□ Other:	

* Specify the information format, ie., plan sheet, computer disk, computer printout, or other. The information marked is either contained on the plans or is available from the Engineer.

TYPE OF PROJECT

- ■ Landscaping
- □ Signalization
- ■ Safety Improvement
- ■ Asphalt Overlay
- □ Concrete Overlay
- □ Minor Widening
- ■ Major Reconstruction
- □ New Roadway Construction
- □ Bridge Replacement
- □ Bridge Widening
- □ New Bridge
- □ Other:

SURVEY WORK TO BE PERFORMED BY OTHERS: NONE

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 625:

- ___ ■ Establish and Maintain Project Centerline or Engineer Approved Offset Line(s)
- ___ ■ Verification and Maintenance of Horizontal and Vertical Control
- ___ ■ Verify or Determine existing grades and alignments
- ___ ■ Verify or Determine existing topography
- ___ ■ GPS/RTS (Global Positioning System/Robotic Total Station) Construction Machine Control
- ___ ■ Clearing and Grubbing Limits (Section 201)
- ___ ■ Removal Limits (Section 202)
- ___ ■ Reset Items (Section 210)
- ___ ■ Excavation and Embankment (Section 203)
  - ___ ■ Excavation
    - ___ ■ Unclassified
    - ___ □ Stripping
    - ___ □ Muck
    - ___ □ Rock
    - ___ □ Borrow
    - ___ □ Other:
    - ___ ■ Potholing
  - ___ ■ Embankment
  - ___ ■ Site Grading
  - ___ □ Erosion Control (Perm)
  - ___ □ Other:
  - ___ □ As Staked Earthwork Quantities (See General Notes)

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Excavation	YES	-	-	25 FT
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Embankment	YES	-	-	25 FT
	YES	-	-	25 FT
	-	-	-	-
	-	-	-	-

- ___ □ Landscaping
  - ___ □ Top Soil (Section 207)
  - ___ □ Seeding (Section 212)
  - ___ ■ Mulching (Section 213)
  - ___ ■ Planting (Section 214)
  - ___ □ Herbicide (Section 217)
  - ___ ■ Other: IRRIGATION SYSTEM
- ___ □ Erosion Control (Section 208)
  - ___ □ Seeding (Temp)
  - ___ □ Silt Fence
  - ___ □ Erosion Bales
  - ___ □ Erosion Logs
  - ___ □ Riprap (Temp)
  - ___ □ Other:
- ___ ■ Roadway Bases
  - ___ □ Untreated Subgrade
  - ___ □ Treated Subgrade
  - ___ ■ Aggregate Base Course (Section 304)
  - ___ ■ Reconditioning
  - ___ □ PMBB - Plant Mix Bituminous Base
  - ___ □ Other:

	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
Roadway Bases	-	-	-	-
	-	-	-	-
	-	YES	-	25 FT
	-	YES	-	25 FT
	-	-	-	-
	-	-	-	-

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

- ___ ■ Pavements
  - ___ ■ HMA - Hot Mix Asphalt (Section 403)
  - ___ ■ Concrete (Section 412)
  - ___ □ Heating & Scarifying Treatment
  - ___ □ Prime Coat, Tack Coat & Rejuvenating Agent (Section 407)
  - ___ □ Seal Coat or Chip Seal (Section 409)
  - ___ □ Other:
- ___ ■ Roadway Elements
  - ___ ■ Curb and Gutter (Section 609)
  - ___ □ Drop inlets - alignment and grades (Section 604)
  - ___ □ Retaining Walls
  - ___ □ Guard Rail (Section 606)
  - ___ ■ Sidewalk (Section 608)
  - ___ ■ Overlay Stationing
  - ___ □ Other:
- ___ □ Riprap (Perm) (Section 506)
- ___ □ Slope and Ditch Paving (Section 507)
- ___ ■ Minor Structures
  - ___ □ Structure Excavation limits (Section 206)
  - ___ □ Culverts (Section 603)
  - ___ □ Culverts w/ Headwalls and Wingwalls (Section 601)
  - ___ □ Concrete Box Culverts w/ Headwalls and Wingwalls
  - ___ ■ Pipes (Section 603)
    - ___ □ Sanitary Sewer
    - ___ ■ Storm Sewer
    - ___ □ Water
    - ___ ■ Irrigation
    - ___ □ Miscellaneous
  - ___ □ Manholes (Section 604)
  - ___ ■ Inlets (Section 604)
  - ___ □ Permanent Water Quality BMP (Section 208)
  - ___ □ Other:
- ___ □ Major Structures - Overhead Signs (Section 614), Concrete Box Culverts, Bridges - and all other structures assigned a structure number
  - ___ □ Structure Excavation limits (Section 206)
  - ___ □ Concrete Box Culverts (Section 603) w/ Headwalls and Wingwalls (Section 601)
  - ___ □ Piling locations and cut off elevations (Section 502)
  - ___ □ Caisson locations and elevations (Section 503)
  - ___ □ Footing locations, alignment, and elevations
  - ___ □ Abutment/Pier locations, alignment, and elevations
  - ___ □ Wingwall skew angles/offsets
  - ___ □ Structural concrete form locations
  - ___ □ Substructure As-constructed survey required for Bridges (Subsection 601 .12) and Overhead signs (S-614-50)
  - ___ □ Bridge expansion joint(s) alignment and grade (longitudinal and transverse)
  - ___ □ Deck grades at Girder 10th or 'n' th point locations and elevations
  - ___ □ Slope and Ditch Paving (Section 507)
  - ___ □ Other:
- ___ □ Fencing (Section 607)
  - ___ □ Temporary
  - ___ □ Permanent
  - ___ □ Sound Barrier
  - ___ □ Other:
- ___ □ Delineators (Section 612)
  - ___ □ Temporary
  - ___ □ Permanent
- ___ ■ Lighting (Section 613) and Traffic Control Devices (Permanent) (Section 614)
  - ___ □ Signal pole locations and elevations
  - ___ ■ Light pole locations and elevations
  - ___ ■ Sign locations
  - ___ ■ Field verify sign post locations, elevations, and lengths before fabrication.
  - ___ □ Other:

	Grid (Y/N)	Special Interval	Special Offset
Pavements	YES	-	25 FT
	YES	-	25 FT
	-	-	-
	-	-	-
	-	-	-
	-	-	-

	Tangent Interval	Curve Interval	Special Offset
Curb & Gutter	25 FT	5 FT	25 FT

	Left Interval	Center Interval	Right Interval
Stationing	25 FT	25 FT	25 FT

- ___ ■ Pavement Marking (Section 627)
  - ___ □ Striping (Temp)
  - ___ ■ Striping (Perm)
  - ___ ■ Symbols
  - ___ □ Other:
- ___ □ Temporary Lighting and Construction Traffic Control Devices (Section 630)
  - ___ □ Signal pole locations and elevations (Temp)
  - ___ □ Light pole locations and elevations (Temp)
  - ___ □ Sign Locations (Temp)
  - ___ □ Other:
- ___ ■ All Easements (Temp Staking by P.L.S. Only)
- ___ ■ Right of Way (Temp Staking by P.L.S. Only)

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 629:

- ___ ■ Monumentation (Section 629)
  - ___ ■ Control
  - ___ ■ Right of Way
  - ___ ■ Land corners, Aliquot corners
  - ___ ■ Easements
  - ___ ■ Reference the specified existing monuments: **
  - ___ ■ Replace the specified existing monuments: **
  - ___ ■ Locate monuments. It is estimated 4 hours are required. of evidence for monuments to be set.

** A Tabulation of Survey Monuments may be provided on the plans.

GENERAL NOTES:

1. Unless indicated otherwise on this Survey Tabulation Sheet, all survey work and staking intervals shall be done in accordance with the latest edition of the CDOT Survey Manual.
2. Adequate information establishing lines, grades, and locations for all work items have been specified on the plans. Any additional information required to stake the item or element shall be generated by the Contractor's surveyor.
3. It is recommended that the contractor's surveyor have a hammer drill and long drill bits to help facilitate setting type one monuments. All monuments shall be countersunk so that cap is not likely to be sheered off.
4. The Contractor's surveyor shall provide an estimate of man-hours necessary to complete the work items indicated on this sheet. A copy of this sheet, with estimated man-hours written on the blank line to the left of the specified items, shall be submitted with the Survey Schedule to the Engineer 10 days prior to the Presurvey Conference - Construction Survey.
5. Stakes and Monuments which are damaged or destroyed by the progress of construction shall be replaced by the Contractor at no additional cost to the Department.
6. The Contractor shall furnish an As Staked (or 3D Design Modeling Electronic Files) Earthwork Quantity report to the Engineer prior to completion of twenty percent (20%) of the planned earthwork in any phase as per the CDOT Survey Manual. A printed copy of the As Staked (or 3D Design Modeling Electronic Files) Earthwork Quantity report and a computer disk with that information on it, in the specified format shall be submitted to the Engineer. The Contractor shall field verify original ground cross sections at a maximum 50 feet intervals.
7. Prior to beginning of work on any subsequent operation, such as placing base course or paving, the Contractor shall certify in writing to the Engineer that the final grade is within specified tolerance.
8. The Contractor's surveyor shall perform all field surveying and calculations necessary to tie plan grades into field grades.
9. The Contractor shall coordinate construction staking on the project with any utility work.
10. The Contractor shall refer to the City of Grand Junction Standards Survey Monument Box - Aliquot Corner and Valve Box Assembly for any monument box adjustments or replacements.
11. Field books shall contain daily records of points set and or measurements observed. The information recorded shall contain: date, crew members' names, point no., description, staking information, and sketches. If the survey information is collected electronically, information recorded shall be provided to the Project Engineer in a hard copy format that is intuitive, clear and related to the supplemental information recorded in the field books. All linear surveys, such as slope stakes and blue tops, shall have the station and offset information related to the measured information. Non-linear surveys such as structures staking shall have sketches relating electronic information, such as points numbers, to the sketch.
12. The Contractor's surveyor shall submit the following field books to the Engineer:
    - ■ Horizontal Control (Primary & Secondary)
    - ■ Vertical Control (i.e. Benchmarks)
    - ■ Property Pin Ties
    - ■ Horizontal Alignment
    - ■ Grading
    - ■ Slope Staking
    - ■ Minor Structures
    - □ Major Structures
    - ■ One fieldbook for each work category shown on this sheet
    - □ Other Fieldbook(s):
13. The Contractor's surveyor shall submit the following (prior to surveying on the project) to the Engineer:
    - ■ Log of all instrument calibrations

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

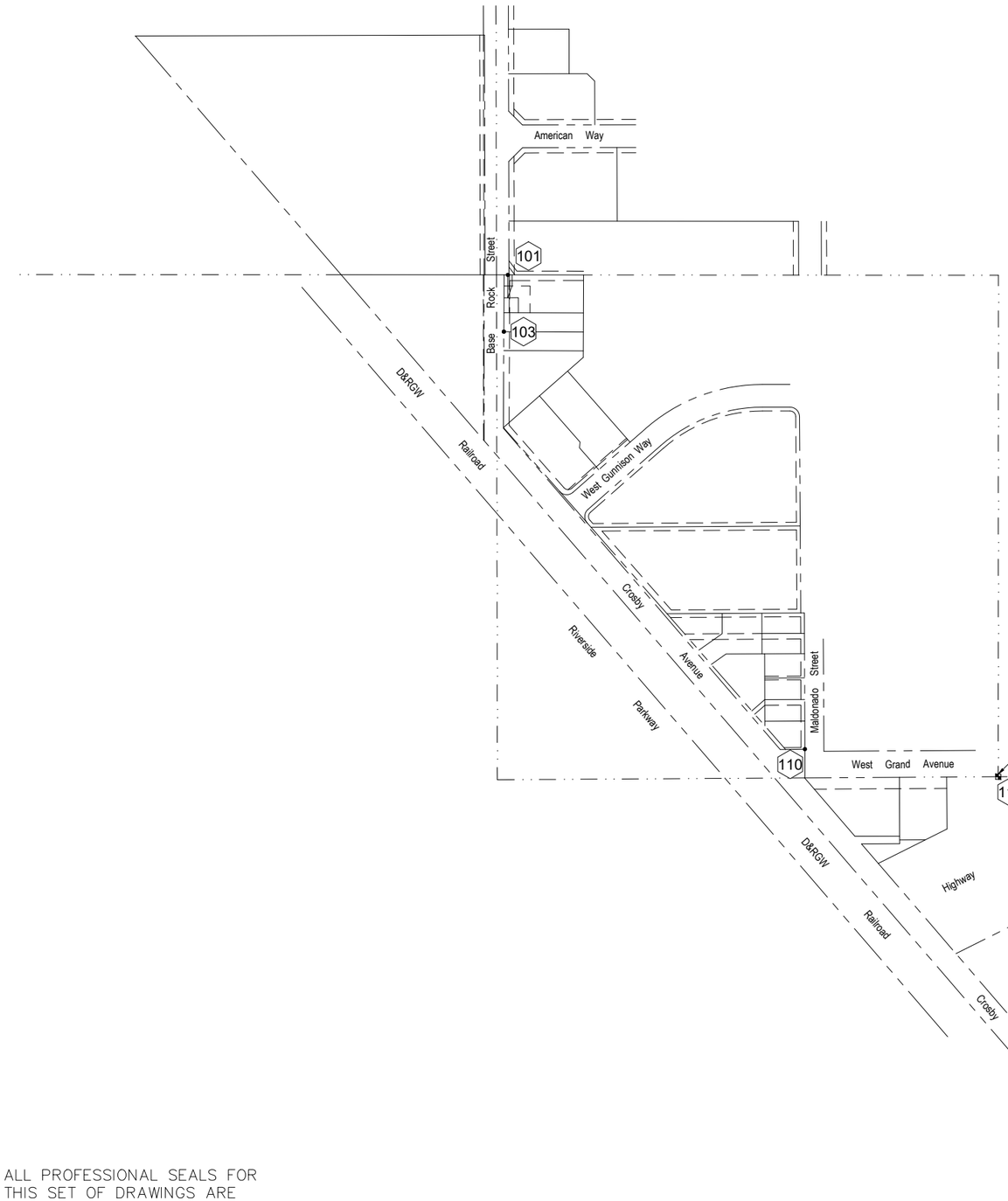
DRAWN BY NCW DATE 08/2025
DESIGNED BY ABL DATE 08/2025
CHECKED BY WC DATE #####
APPROVED BY WC DATE #####

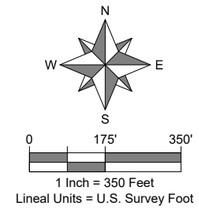
SCALES: AS NOTED

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 210205

CROSBY AVENUE IMPROVEMENTS
SURVEY TABULATION





SURVEY CONTROL POINTS (CROSBY AVENUE IMPROVEMENTS)

Point No.	Project Coordinates		Point Elevation	Point Description
	Northing	Easting		
101	38160.10	86842.14		2" Aluminum Cap
103	38009.89	86831.62		2" Aluminum Cap PLS 37904
110	36906.72	87627.65	4555.40	2" Aluminum Cap PLS 20677
111	35826.78	89063.66	4575.97	2" Aluminum Cap PLS 28662
112	36833.95	88138.15	4560.14	CE1/16 Sec. 15, T1S, R1W, U.M. (Found Damaged 2 1/4" Brass Cap on 1" Pipe 0.3' below surface (Stamped "E1/16, S15")

NOTE: Point Numbers correspond to the designation as shown on the Right-of-Way (R.O.W.) plans for the subject project.

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

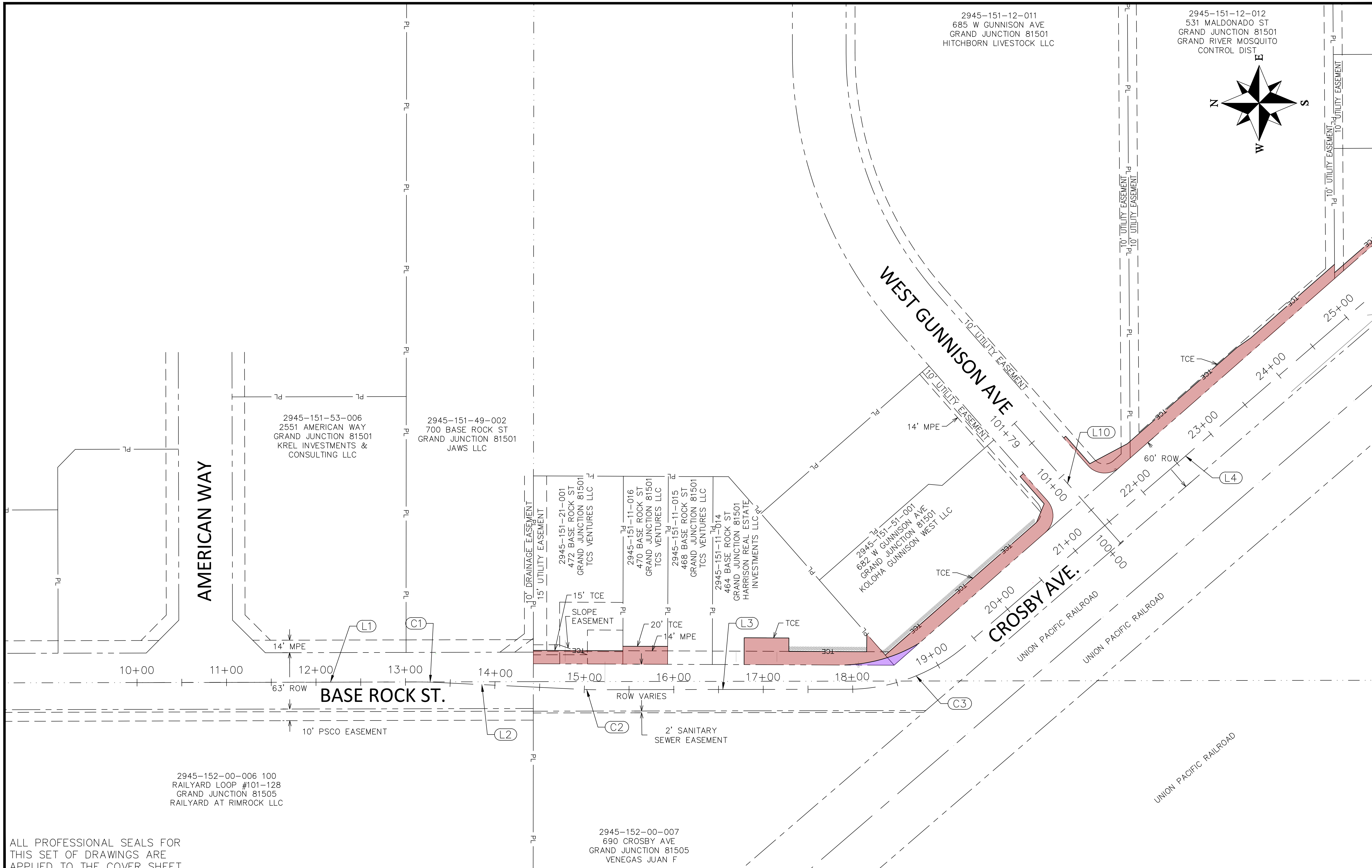
DRAWN BY NCW DATE 08/2025
DESIGNED BY ABL DATE 08/2025
CHECKED BY WC DATE #####
APPROVED BY WC DATE #####

SCALES: AS NOTED

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. 210205

CROSBY AVENUE IMPROVEMENTS
SURVEY CONTROL PLAN



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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 100'
0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN–1
January 12, 2026

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MATCH LINE

2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO
CONTROL DIST

15' STORM SEWER
AND UTILITY EASEMENT

MALDONADO ST

WEST GRAND AVE

2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION 81501
VENEGAS JUAN F

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-008
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

TG UTILITY EASEMENT
10' UTILITY EASEMENT

PL

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

TCE

EX R.O.W.

5' IRRIGATION
EASEMENT

RESERVED FOR MULTI-PURPOSE EASEMENT
VACATED R.O.W.

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

BROADWAY (SH 340)
OVERPASS
±300' R.O.W.

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

L5

60' ROW

26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 36+00 37+00 38+00 39+00 40+00

CROSBY AVE.

C4 C5 C6 L6 L7

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

MATCH LINE

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APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 100'
0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-2
January 12, 2026

MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

TEMPORARY CONSTRUCTION EASEMENT

RICE

EX R.O.W.

CROSBY AVE.

41+00 EX R.O.W. 42+00 60' ROW 43+00 44+00 45+00 46+01

EX R.O.W.

WEST MAIN ST.

EX R.O.W.

L8

C7

L9

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 100'
0 25 50 100

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-3
January 12, 2026

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MATCH LINE

2945-151-53-006
2551 AMERICAN WAY
GRAND JUNCTION 81501
KREL INVESTMENTS & CONSULTING LLC

2945-151-21-001
472 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-016
470 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-015
468 BASE ROCK ST
GRAND JUNCTION 81501
TCS VENTURES LLC

2945-151-11-014
464 BASE ROCK ST
GRAND JUNCTION 81501
HARRISON REAL ESTATE INVESTMENTS LLC

2945-151-51-001
682 W GUNNISON AVE
GRAND JUNCTION 81501
KOLOHA GUNNISON WEST LLC

10' DRAINAGE EASEMENT

15' UTILITY EASEMENT

SLOPE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY

14' MPE

15' TCE

14' MPE

20' TCE

15' MPE

33' ROW

30' ROW

ROW VARIES

10' PSCO EASEMENT

2' SANITARY SEWER EASEMENT

L2 L11 L12 L13 L14 C2 C3

14+00 15+00 16+00 17+00 18+00 19+00

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00

BASE ROCK ST. 33' ROW

CROSBY AVE 60' ROW

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

2945-152-00-006 100
RAILYARD LOOP #101-128
GRAND JUNCTION 81505
RAILYARD AT RIMROCK LLC

2945-152-00-007
690 CROSBY AVE
GRAND JUNCTION 81501
VENEGAS JUAN F

ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

MATCH LINE

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES: PLAN HORIZONTAL: 1" = 40'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-4
January 12, 2026

129

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MATCH LINE

MATCH LINE

2945-151-12-011
685 W GUNNISON AVE
GRAND JUNCTION 81501
HITCHBORN LIVESTOCK LLC

2945-151-12-012
531 MALDONADO ST
GRAND JUNCTION 81501
GRAND RIVER MOSQUITO
CONTROL DIST

2945-151-09-008
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-009
GRAND JUNCTION 81501
JONES AMANDA
MAHAN KEVIN

2945-151-09-007
527 W OURAY AVE
GRAND JUNCTION 81501
JONES AMANDA NICOLE
MAHAN KEVIN

10' UTILITY EASEMENT

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' STORM SEWER AND UTILITY EASEMENT

TEMPORARY
CONSTRUCTION EASEMENT

TEMPORARY
CONSTRUCTION EASEMENT

15' UTILITY AND IRRIGATION
EASEMENT

EX R.O.W.

EX R.O.W.

60' ROW

L15

L16

C4

8" PVC STM

STM

CROSBY AVE.

201+10

200+00

101+50

101+00

100+00

23+00

24+00

25+00

26+00

27+00

28+00

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-5
January 12, 2026

130

\\Publicworks--wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\GEOMETRIC PLAN F210205.DWG - PLOTTED 1/12/2026 2:44:25 PM

MATCH LINE

MALDONADO ST

WEST GRAND AVE

BROADWAY (SH 340)
OVERPASS
±300' R.O.W.

2945-151-09-005
411 MALDONADO ST
GRAND JUNCTION 81501
VENEGAS JUAN F

2945-151-09-006
510 W GRAND AVE
GRAND JUNCTION 81501
MALDONADO FRANK
TRUEBLOOD MARILYN N

5' IRRIGATION EASEMENT

RESERVED FOR MULTI-PURPOSE EASEMENT
VACATED R.O.W.

2945-154-11-004
445 CROSBY AVE
GRAND JUNCTION 81501
ARRIETA DIONICIA
JOSE ARRIETA SR

EX R.O.W.

2945-154-11-008
443 CROSBY AVE
GRAND JUNCTION 81501
GAMBLE MARK L

L19
L20
L5
C8
L23
L17
C5

101+44
101+00
801+00
ROW VARIES
30+00
31+00
32+00
33+00
34+00
35+00
60' ROW
EX R.O.W.
100+00
800+00

CROSBY AVE.

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

ALL PROFESSIONAL SEALS FOR
THIS SET OF DRAWINGS ARE
APPLIED TO THE COVER SHEET

MATCH LINE

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

DRAWN BY	DJM	DATE	Value
DESIGNED BY	DJM	DATE	Value
CHECKED BY	WC	DATE	Value
APPROVED BY	WC	DATE	Value

SCALES:
PLAN
HORIZONTAL 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-6
January 12, 2026

131

\\Publicworks--wfs\vol_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\GEOMETRIC PLAN F210205.DWG – PLOTTED 1/12/2026 2:44:26 PM

MATCH LINE

2945-154-32-003
215 RICE ST
GRAND JUNCTION 81501
MESA COUNTY

L22

TEMPORARY CONSTRUCTION EASEMENT

C9

101+33

101+00

TOE

EX R.O.W.

EX R.O.W.

60' ROW

38+00

39+00

40+00

41+00

42+00

43+00

CROSBY AVE.

100+00

L7

L21

L8

EX R.O.W.

EX R.O.W.

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

UNION PACIFIC RAILROAD

MATCH LINE

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

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
CHECKED BY WC DATE Value
APPROVED BY WC DATE Value

SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL PLAN-7
January 12, 2026

CROSBY AVE.											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L1	10+00.00	38602.79	86811.34	S0° 08' 17.70"E	314.87	13+14.87	38287.91	86812.10			
C1	13+14.87	38287.91	86812.10	S01° 17' 34.63"W	16.73	13+31.61	38271.18	86811.73	335	16.74	2.862°
L2	13+31.61	38271.18	86811.73	S2° 43' 26.96"W	166.27	14+97.88	38105.10	86803.82			
C2	14+97.88	38105.10	86803.82	S01° 18' 36.42"W	16.53	15+14.42	38088.57	86803.44	335	16.54	2.828°
L3	15+14.42	38088.57	86803.44	S0° 06' 14.12"E	280.90	17+95.32	37807.67	86803.95			
C3	17+95.32	37807.67	86803.95	S20° 25' 24.45"E	138.90	19+37.18	37677.50	86852.43	200	141.86	40.639°
L4	19+37.18	37677.50	86852.43	S40° 44' 34.78"E	650.17	25+87.35	37184.90	87276.77			
C4	25+87.35	37184.90	87276.77	S40° 37' 04.78"E	10.91	25+98.26	37176.62	87283.87	2500	10.91	0.250°
L5	25+98.26	37176.62	87283.87	S40° 29' 34.77"E	795.35	33+93.61	36571.76	87800.34			
C5	33+93.61	36571.76	87800.34	S40° 13' 36.72"E	18.58	34+12.19	36557.58	87812.34	2000	18.58	0.532°
L6	34+12.19	36557.58	87812.34	S39° 57' 38.66"E	313.99	37+26.18	36316.91	88014.00			
C6	37+26.18	36316.91	88014.00	S40° 39' 24.01"E	24.29	37+50.47	36298.48	88029.83	1000	24.29	1.392°
L7	37+50.47	36298.48	88029.83	S41° 21' 09.36"E	336.45	40+86.92	36045.92	88252.12			
L8	40+86.92	36045.92	88252.12	S41° 35' 22.95"E	280.09	43+67.01	35836.44	88438.04			
C7	43+67.01	35836.44	88438.04	S65° 47' 40.73"E	90.20	44+59.95	35799.45	88520.31	110	92.94	48.410°
L9	44+59.95	35799.45	88520.31	S89° 59' 58.50"E	141.19	46+01.14	35799.45	88661.50			

MEETS TEDS 29.20.060(b), ADVISORY SPEED 20 MPH

NOTE: EXISTING CURVE RADIUS OUTSIDE OF ROAD RECONSTRUCTION LIMITS, ADVISORY SPEED 15 MPH

WEST GUNNISON AVE.											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L10	100+00.00	37503.33	86966.82	N48° 25' 53.54"E	179.37	101+79.37	37622.35	87101.02			

472 BASEROCK DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L11	1+00.00	38118.41	86779.43	S87° 16' 33.04"E	100.00	2+00.00	38113.65	86879.31			

470 BASEROCK DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L12	3+00.00	38043.21	86778.53	N89° 53' 45.88"E	100.00	4+00.00	38043.39	86878.53			

690 CROSBY DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L13	7+00.00	37896.66	86733.79	N89° 53' 45.88"E	100.00	8+00.00	37896.84	86833.79			

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REVISION 4	–

DRAWN BY DJM DATE Value
DESIGNED BY DJM DATE Value
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SCALES:
PLAN
HORIZONTAL: 1" = 40'
0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL DATA–1
January 12, 2026

464 BASEROCK DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L14	5+00.00	37895.27	86778.80	N89° 53' 45.88"E	100.00	6+00.00	37895.45	86878.80			

531 MALDONADO ST DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L15	200+00.00	37258.38	87164.63	N49° 11' 49.03"E	110.00	201+10.00	37330.26	87247.90			

527 W OURAY AVE DW											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L16	100+00.00	37094.91	87294.47	N49° 30' 25.23"E	150.00	101+50.00	37192.32	87408.54			

BIKE PATH CL											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L17	100+00.00	36813.59	87554.40	N49° 30' 25.23"E	70.14	100+70.14	36859.14	87607.74			
C8	100+70.14	36859.14	87607.74	N52° 27' 26.84"E	10.29	100+80.44	36865.41	87615.90	100	10.30	5.901°
L19	100+80.44	36865.41	87615.90	N55° 24' 28.45"E	63.87	101+44.30	36901.67	87668.48			

445 CROSBY AVE											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L20	800+00.00	36633.00	87708.60	N49° 30' 25.23"E	100.00	801+00.00	36697.94	87784.65			

215 RICE ST											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L21	100+00.00	36028.13	88234.49	N48° 24' 37.05"E	48.70	100+48.70	36060.45	88270.91			
C9	100+48.70	36060.45	88270.91	N24° 01' 55.83"E	59.02	101+09.55	36114.36	88294.95	71	60.84	48.756°
L22	101+09.55	36114.36	88294.95	N0° 20' 45.40"W	23.72	101+33.27	36138.08	88294.81			

LIFT STATION ACCESS											
ID	BEGIN STATION	NORTHING	EASTING	BEARING	DISTANCE	END STATION	NORTHING	EASTING	RADIUS	CURVE LENGTH	DELTA
L23	100+00.00	36773.04	87589.03	N49° 30' 25.23"E	100.00	101+00.00	36837.97	87665.08			

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REVISION 3	
REVISION 4	

DRAWN BY DJM DATE Value
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0 10 20 40

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ROADWAY GEOMETRIC CONTROL DATA-2
January 12, 2026

PP1-X ELECTRICAL CIRCUIT NUMBER (REFER TO PANEL SCHEDULES)

UB ☐ NEW HEAVY DUTY, TRAFFIC RATED, FLUSH-TO-GRADE POLYMER CONCRETE SPLICE BOX WITH HEAVY DUTY, TRAFFIC RATED, BOLTED COVER. 11"X18"X12" TYPE 1. NUMBER ASSOCIATED IS NOT THE QUANTITY BUT THE IDENTIFIER ONLY.

UNDER GROUND BURIED RACEWAY (2#6 THWN CU AND 1#8 GND) IN 2" PVC CONDUIT (UNLESS NOTED OTHERWISE ON PLANS) IN 24" DEEP TRENCH, BURY AND COMPACTED BACKFILL TO CITY STANDARDS.

INSTALL SINGLE ARM PEDESTRIAN STANDARD OR STREET STANDARD AS SPECIFIED. NUMBER ASSOCIATED IS NOT THE QUANTITY BUT THE IDENTIFIER ONLY.

PEDESTRIAN LIGHTING GENERAL NOTES:

1. THIS PROJECT WILL BE BID FOR THE INSTALLATION OF PEDESTRIAN LIGHTING, AND INSTALLATION OF POWER PEDESTALS PP1 AND PP2. BASE PROJECT: COMPLETE THE PEDESTRIAN LIGHTING AROUND THE CROSBY PROJECT AS SHOWN IN THIS DRAWING SET .

2. THIS PROJECT CONSISTS OF WORK TO INSTALL ALL WIRING, CONDUIT, PULL BOXES, AND POWER PANELS. REFERENCE SCHEDULE OF LIGHTING DEVICES AND SUMMARY OF QUANTITIES.

3. TYPES "SA" LIGHT STANDARD & LUMINARIES (PEDESTRIAN LIGHT), PAY ITEM 613-30001, SHALL INCLUDE THE FOLLOWING ITEMS FROM ILLUMINATION SYSTEMS LIGHTING LOCATED AT 5 SOUTH KALAMATH STREET, DENVER, CO 80223, 303.295.2900. THE ITEMS NUMBERS ARE AS FOLLOWS: TYPE "SA" STERNBERG LIGHTING #1A-1527LED-R-12L-40-T2-MDL018-SV1-EZ-HSS-OAPT/450P414-.125/BK

4. TYPES "SB" LIGHT STANDARD & LUMINARIES (PEDESTRIAN LIGHT), PAY ITEM 613-30002, SHALL INCLUDE THE FOLLOWING ITEMS FROM M& H LIGHTING LOCATED AT 1044 SPEER BOULEVARD, DENVER, CO 80204, 303.573.0222. THE ITEMS NUMBERS ARE AS FOLLOWS: TYPE "SB" CURRENT LIGHTING, BEACON, #RL1-48L-15-4K7-3-UNV-DBT.

5. PROVIDE COLLISION BREAK AWAY CONNECTORS FOR TYPE "SA" FIXTURES. TYPE "SA" FIXTURES TO BE 12 FOOT ABOVE FINISHED GRADE TO BOTTOM OF LIGHT.

6. PROVIDE NEW MILBANK PANEL "PP1", 240/120V, 1ϕ, 3W 100A , 12 CIRCUITS SWITCHED AND 12 CIRCUITS NOT SWITCHED, MODEL #CP3B51C1HA22CSXCSL97 LOCATED AS SHOWN IN DRAWINGS. XCEL ENERGY TO PROVIDE 240/120V TRANSFORMER FOR POWER TO PANEL, COORDINATE CONNECTIONS WITH XCEL PRIOR TO TRENCHING.

7. PROVIDE NEW MILBANK PANEL "PP2", 240/120V, 1ϕ, 3W 100A , 12 CIRCUITS SWITCHED AND 12 CIRCUITS NOT SWITCHED, MODEL #CP3B51C1HA22CSXCSL97 LOCATED AS SHOWN IN DRAWINGS. XCEL ENERGY TO PROVIDE 240/120V TRANSFORMER FOR POWER TO PANEL, COORDINATE CONNECTIONS WITH XCEL PRIOR TO TRENCHING.

8. ALL PEDESTRIAN LIGHTING FIXTURES(TYPE "SA" AND "SB") INSTALLED ON THE PROJECT WILL BE CONTROLLED WITH A ELECTRICAL CONTRACTOR SUPPLIED PHOTOCELL, NSI INDUSTRIES 2007A OR EQUAL, TO BE LOCATED IN NEW MILBANK POWER PEDESTAL IN SWITCHED SECTION OF PANEL. ORIENT PANEL SO THAT PHOTOCELL WILL BE ORIENTED TO NORTH, TYPICAL.

9. PROVIDE 2" PVC SCHEDULE 80 CONDUIT BETWEEN EACH JUNCTION BOX LABELED "UB".

10. PROVIDE #10 THWN TRACER WIRE IN NEW CONDUIT TO FACILITATE LOCATION OF CONDUIT IN THE FUTURE.

11. ELEVATIONS SHOWN IN THE SCHEDULE OF LIGHTING DEVICES ON THE PLANS SHEETS REPRESENT THE DESIGN FINISHED GRADE OR THE EXISTING GROUND FINISHED GRADE. THESE ELEVATIONS DO NOT INDICATE THE TOP ELEVATION OF THE LUMINARIES (PEDESTRIAN) FOUNDATION. PEDESTRIAN LIGHTING FOUNDATIONS SHALL BE CONSTRUCTED PER THE MANUFACTURERS RECOMMENDATIONS.

12. PULL BOXES FOR LIGHT STANDARD (PEDESTRIAN AND STREET) WILL BE TYPE 1 PULL BOXES 11"X18"X12" WITH NAMEPLATE LABELED "ELECTRICAL", REFEREENCE "UTILITY BOX DETAIL" DRAWING E14 OF THIS DRAWING SET.

13. PULL BOXES WILL BE INSTALLED IN GRADES WITHOUT CONCRETE WHERE POSSIBLE.

14. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 80 PVC UNLESS NOTED OTHERWISE, TYPICAL.

15. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS SHALL INCLUDE PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. FURNISH ALL REQUIRED ITEMS WHETHER SUCH ARE SPECIFICALLY SHOWN OR NOT.

16. INFORMATION SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. OBTAIN VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS AMONG TRADES AND FOR ADJUSTING THE WORK REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDER GROUND OBSTRUCTIONS AND MAKING ALLOWANCES FOR FIELD ADJUSTMENT OF LOCATION OF LUMINARIES TO AVOID SHUT DOWN OF ANY SERVICES OR SYSTEMS THAT ARE TO REMAIN.

17. BEFORE SUBMITTING THE BID ELECTRICAL CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND/OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS IN WHICH THE CONTRACTOR WILL BE OBLIGED TO OPERATE IN PERFORMING HIS PART OF THE CONTRACT TO ANTICIPATE ANY POSSIBLE SPACE RESTRICTIONS OR CONSTRAINTS THAT COULD AFFECT THE TIMELY COMPLETION OF THE ELECTRICAL WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS. THE ELECTRICAL CONTRACTOR SHALL REPORT TO THE THE PROJECT ENGINEER OR GENERAL CONTRACTOR ANY CONDITIONS THAT MIGHT PREVENT THE SPECIFIED ELECTRICAL WORK FROM BEING PERFORMED IN THE MANNER INTENDED. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED TO THE ELECTRICAL CONTRACTOR FOR FAILURE TO VISIT THE PROJECT SITE, OR FOR ANY ALLEGED MISUNDERSTANDING OF THE MATERIALS TO BE FURNISHED OR WORK TO BE DONE..

18. THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE DRAWINGS OF ALL TRADES WHOSE WORK RELATES TO OR IS DEPENDENT ON ELECTRICAL WORK TO BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF THEIR SPECIFIED WORK AND BE ABLE TO COORDINATE WITH OTHER TRADES WHILE AVOIDING POSSIBLE INTERFERENCE WITH THE ELECTRICAL WORK.

19. THE CONTRACTOR SHALL USE CONDUIT PLUGS AND SEALING PLUGS FOR SEALING ALL EMPTY CONDUITS AND CONDUITS OCCUPIED WITH CABLING, RESPECTIVELY, INSTALLED UNDER THIS CONTRACT. CONDUIT PLUGS SHALL BE MANUFACTURED FROM HIGH-IMPACT PLASTIC COMPONENTS, COMBINED WITH DURABLE ELASTIC GASKETS. THEY SHALL BE CORROSION PROOF AND APPROPRIATE FOR USE AS EITHER A LONG-TERM OR TEMPORARY SEAL. CONDUIT PLUGS SHALL BE REMOVABLE AND REUSABLE. THEY SHALL BE BOTH WATERTIGHT AND AIRTIGHT TO PREVENT THE FLOW OF WATER AND BUILDUP OF SEDIMENTATION WITHIN THE CONDUIT. EACH CONDUIT PLUG SHALL BE EQUIPPED WITH A ROPE TIE DEVICE TO ALLOW THE SECURING OF PULL ROPE TO THE PLUG'S BACK COMPRESSION PLATE. THE CONTRACTOR SHALL ATTACH THE PULL ROPE TO THE BACK COMPRESSION PLATE OF THE PLUG AND STORE EXCESS SLACK PULL ROPE BEHIND THE PLUG WITHIN THE CONDUIT FOR FUTURE USE.

COLORADO REGISTERED PROFESSIONAL ENGINEER — JOEL MARTINEZ — 37580 — 1/1/26

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

ACM CONSULTING
ELECTRICAL DESIGN, CONSULTING ENGINEERS; PH: 970-245-7292
PO 3211 GRAND JCT., CO 81502
EMAIL: joelm@ACMengrs.com

Schedule of Lighting Devices

ITEM No.				613-30001	613-40012	613-30002	
LONG DESCRIPTION				LIGHT STANDARD AND LUMINAIRE SINGLE POST TOP(PEDESTRIAN)	LIGHT STANDARD FOUNDATION SPECIAL (PEDESTRIAN)	LIGHT STANDARD SPECIAL (WALL PACK PEDESTRIAN)	NOTES
UNITS				EACH PLAN	EACH PLAN		
SHEET NO.	I.D. NO.	STATION	OFFSET				.
E5	SA-35	12+6.78	L=33.75	1	1		1,2
E5	SA-34	12+96.79	L=33.57	1	1		1,2
E5	SA-33	13+85.13	L=31.95	1	1		1,2
E5	SA-32	14+66.47	L=28	1	1		1,2
E6	SA-31	15+40.21	L=28	1	1		1,2
E6	SA-30	16+19.7	L=28	1	1		1,2
E6	SA-29	17+25.88	L=28	1	1		1,2
E6	SA-28	18+38.64	L=30.94	1	1		1,2
E6	SA-27	19+46.52	L=36	1	1		1,2
E7	SA-26	20+36.52	L=36	1	1		1,2
E7	SA-25	21+5.31	L=42.11	1	1		1,2
E7	SA-24	21+82.46	L=42.87	1	1		1,2
E7	SA-23	22+74.06	L=39	1	1		1,2
E7	SA-22	23+64.06	L=39	1	1		1,2
E7	SA-21	24+99.68	L=39	1	1		1,2
E8	SA-20	25+89.68	L=39	1	1		1,2
PROJECT TOTALS				16	16	0	

SCHEDULE OF LIGHTING DEVICES NOTES:

1. THIS LUMINAIRE, IS INCLUDED IN SCOPE OF THIS CONTRACT, INSTALL PER MANUFACTURER
2. FOUNDATION TOP HEIGHT EQUAL TO ADJACENT SIDEWALK

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOEL MARTINEZ
37580
1/1/26

811
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PO 3211 GRAND JCT., CO 81502
EMAIL: joelm@ACMengrs.com

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

DRAWN BY AJM DATE 12/9/2024
DESIGNED BY AJM DATE 12/9/2024
CHECKED BY WC DATE
APPROVED BY WC DATE

SCALE 0 10 20 40

CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
LIGHTING SCHEDULES

Schedule of Lighting Devices

ITEM No.				613-30001	613-40012	613-30002	
LONG DESCRIPTION				LIGHT STANDARD AND LUMINAIRE SINGLE POST TOP(PEDESTRIAN)	LIGHT STANDARD FOUNDATION SPECIAL (PEDESTRIAN)	LIGHT STANDARD SPECIAL (WALL PACK PEDESTRIAN)	NOTES
UNITS				EACH PLAN	EACH PLAN		
SHEET NO.	I.D. NO.	STATION	OFFSET				.
E8	SA-19	26+84.39	L=39.28	1	1		1,2
E8	SA-18	27+64.95	L=39.53	1	1		1,2
E8	SA-17	28+67.59	L=39.84	1	1		1,2
E8	SA-16	29+67.59	L=40.15	1	1		1,2
E8	SA-15	30+57.63	L=46.9	1	1		1,2
E9	SA-14	31+45.41	L=38.4	1	1		1,2
E9	SA-13	32+35.41	L=37.91	1	1		1,2
E9	SA-12	33+25.41	L=37.42	1	1		1,2
E9	SA-11	33+94.7	L=37.05	1	1		1,2
E9	SA-10	34+84.18	L=32.93	1	1		1,2
E9	SA-9	35+40.97	L=31.08	1	1		1,2
E9	SA-8	35+93.25	L=30.92	1	1		1,2
E10	SA-7	36+58.39	L=30.72	1	1		1,2
E10	SA-6	37+24.17	L=29.87	1	1		1,2
E10	SB-1	38+33.02	L=27.04			1	1,4
E10	SB-2	39+96.79	L=32.64			1	1,5
E10	SA-5	40+62.53	L=33.1816	1	1		1,2
E10	SA-4	41+14.39	L=32.84	1	1		1,2
E11	SA-3	42+4.37	L=34.67	1	1		1,2
E11	SA-2	42+94.37	L=34.04	1	1		1,2
E11	SA-1	43+90.16	L=31.99	1	1		1,2
PROJECT TOTALS				19	19	2	

SCHEDULE OF LIGHTING DEVICES NOTES:

1. THIS LUMINAIRE, IS INCLUDED IN SCOPE OF THIS CONTRACT, INSTALL PER MANUFACTURER
2. FOUNDATION TOP HEIGHT EQUAL TO ADJACENT SIDEWALK
4. MOUNT AT 9' AFG ON OVERPASS WALL, FIELD VERIFY LOCATION WITH OWNER
5. MOUNT AT 12' AFG ON OVERPASS WALL, FIELD VERIFY LOCATION WITH OWNER

Schedule of Lighting Devices(XCEL ENERGY)

ITEM No.				613-30003	613-40014	
LONG DESCRIPTION				LIGHT STANDARD AND LUMINAIRE SINGLE ROADWAY	LIGHT STANDARD FOUNDATION SPECIAL ROADWAY	NOTES
UNITS				EACH PLAN	EACH PLAN	
SHEET NO.	I.D. NO.	STATION	OFFSET			.
E5	SC-4	11+17.51	L=46.25	1	1	1,2,3
E6	SC-3	18+60.07	R=30.57	1	1	1,2,3
E8	SC-2	30+55.72	R=26.81	1	1	1,2,3
PROJECT TOTALS				3	3	

SCHEDULE OF LIGHTING DEVICES NOTES:

1. PURCHASE AND INSTALLATION BY XCEL ENERGY
2. FOUNDATION BY XCEL ENERGY
3. LIGHT, POLE AND WIRING PURCHASE AND INSTALLED BY XCEL ENERGY

Tabulation of Approximate Quantities

Item No.	Construction Note Description	Quantity	Unit	NOTES
613-01200	2 Inch Electrical Conduit (Plastic)(For Electrical)	3707	LF	1
613-07001	Type 2 Pull Box(Electrical)	40	EA	
613-50106	Lighting Control Center (Special)	2	EA	
613-30001	Light Standard and Luminaire Single (Pedestrian)	35	EA	
613-40012	Light Standard Foundation (Pedestrian Special)	35	EA	
613-10000	Wiring	1	LS	
613-30002	Light standard and luminaire single(Wall Pack, Pedestrian)	2	EA	

NOTES:

1. INCLUDES SWEEPS AND FITTINGS

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REVISION 3 REV 3	DATE
REVISION 4 REV 4	DATE

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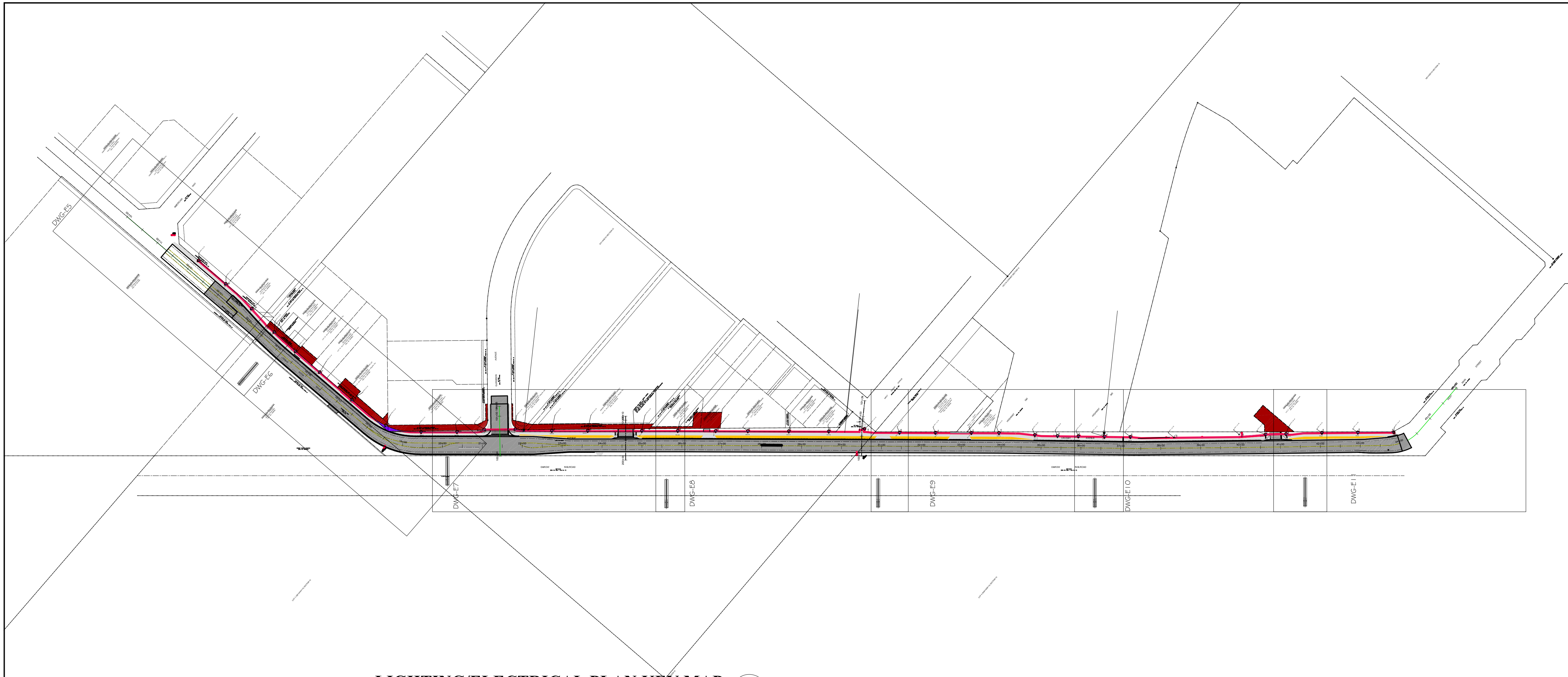
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
LIGHTING SCHEDULES



LIGHTING/ELECTRICAL PLAN KEY MAP

SCALE: 1"=250'

NORTH

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

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REVISION REV 4	DATE

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SCALE 125 0 62.5 125 250 GRAPHIC SCALE

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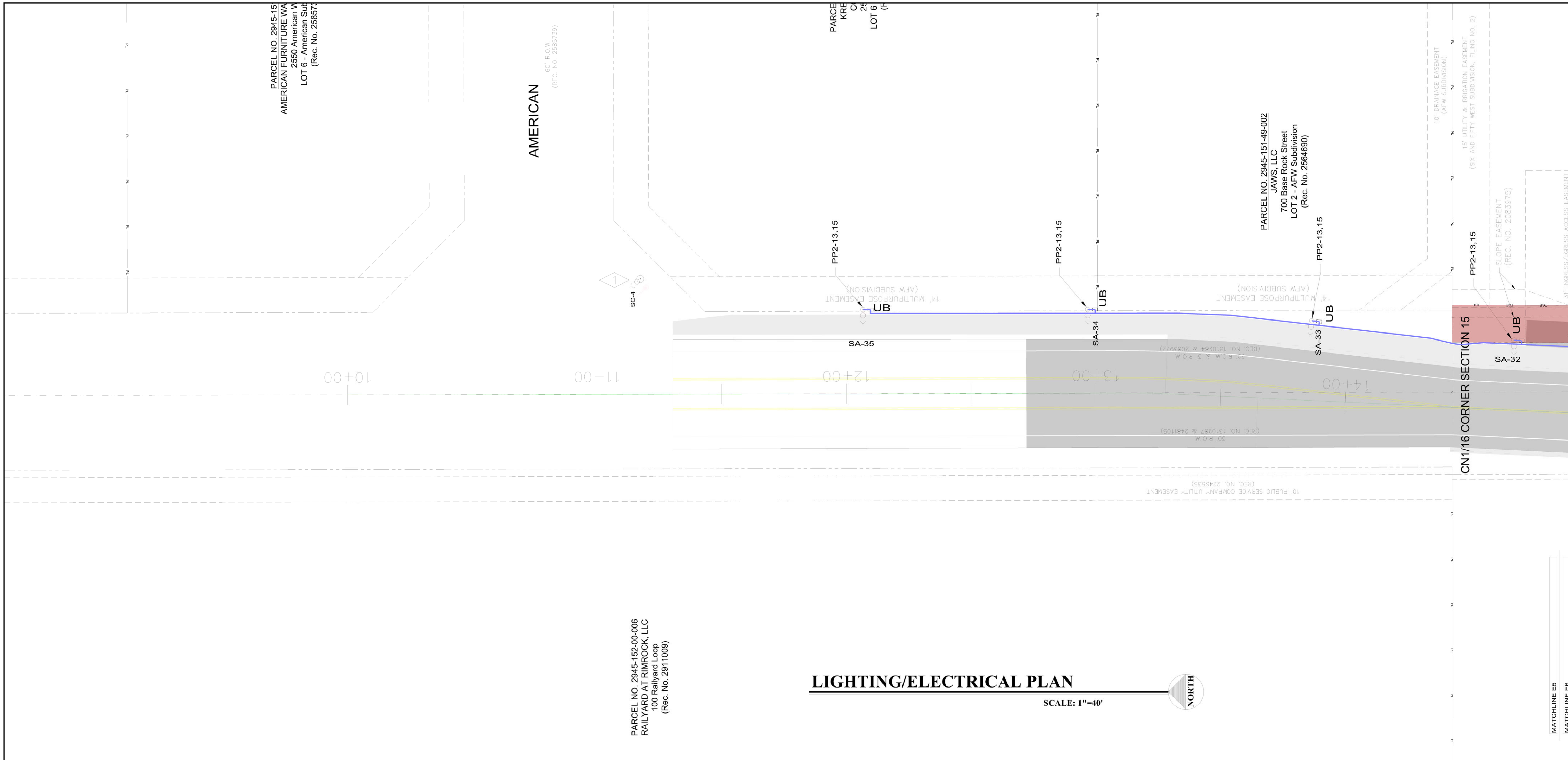
CROSBY AVE IMPROVEMENTS
LIGHTING/ELECTRICAL PLAN KEY

E4 of 16



LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

FLAG NOTES:

1. STREET LIGHT "SC-4" TO BE PURCHASED INSTALLED AND WIRED BY XCEL ENERGY, TYPICAL.

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

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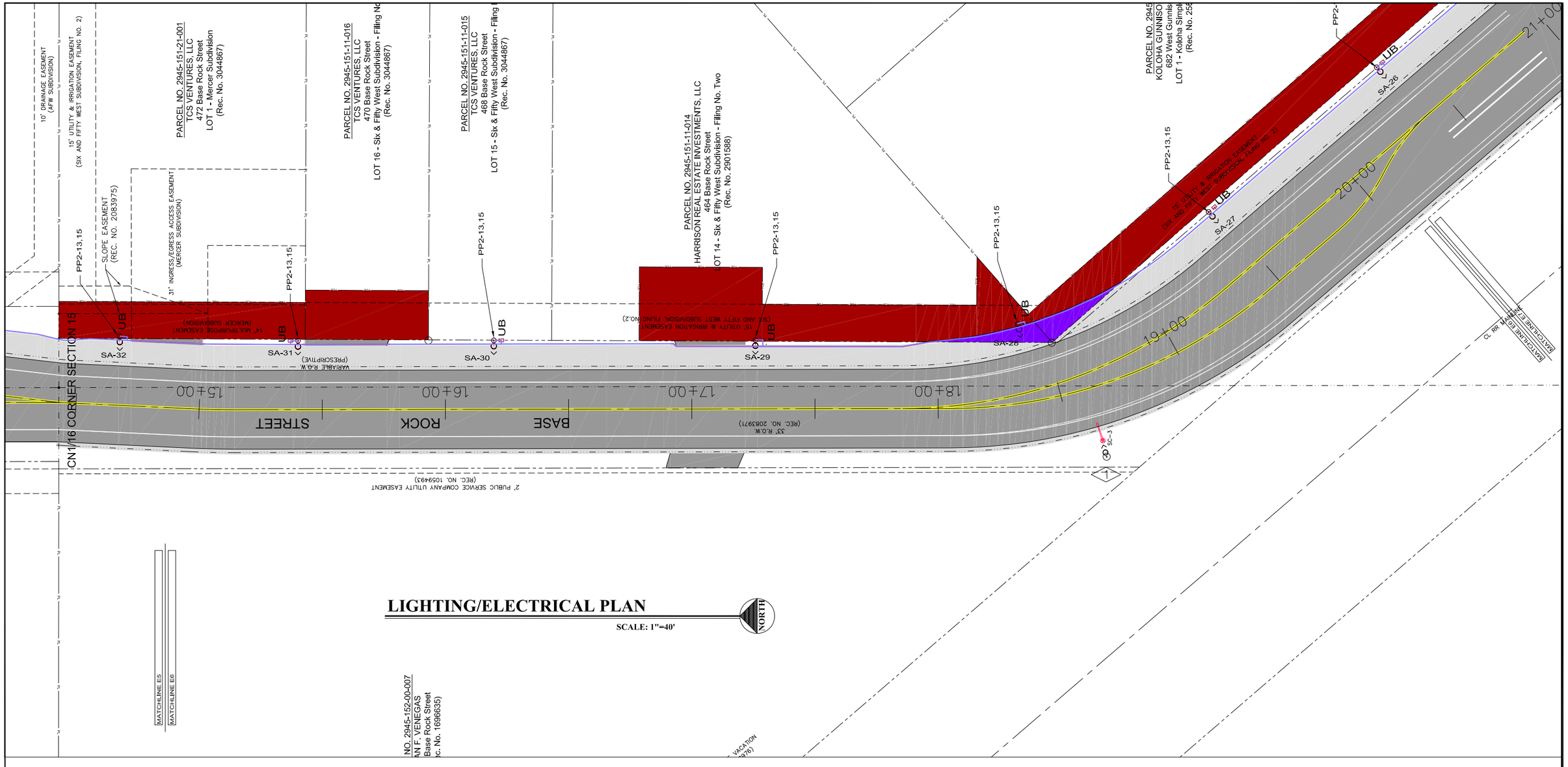
CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN



LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

NORTH

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

FLAG NOTES:

1 STREET LIGHT "SC-3" TO BE PURCHASED INSTALLED AND WIRED BY XCEL ENERGY, TYPICAL.

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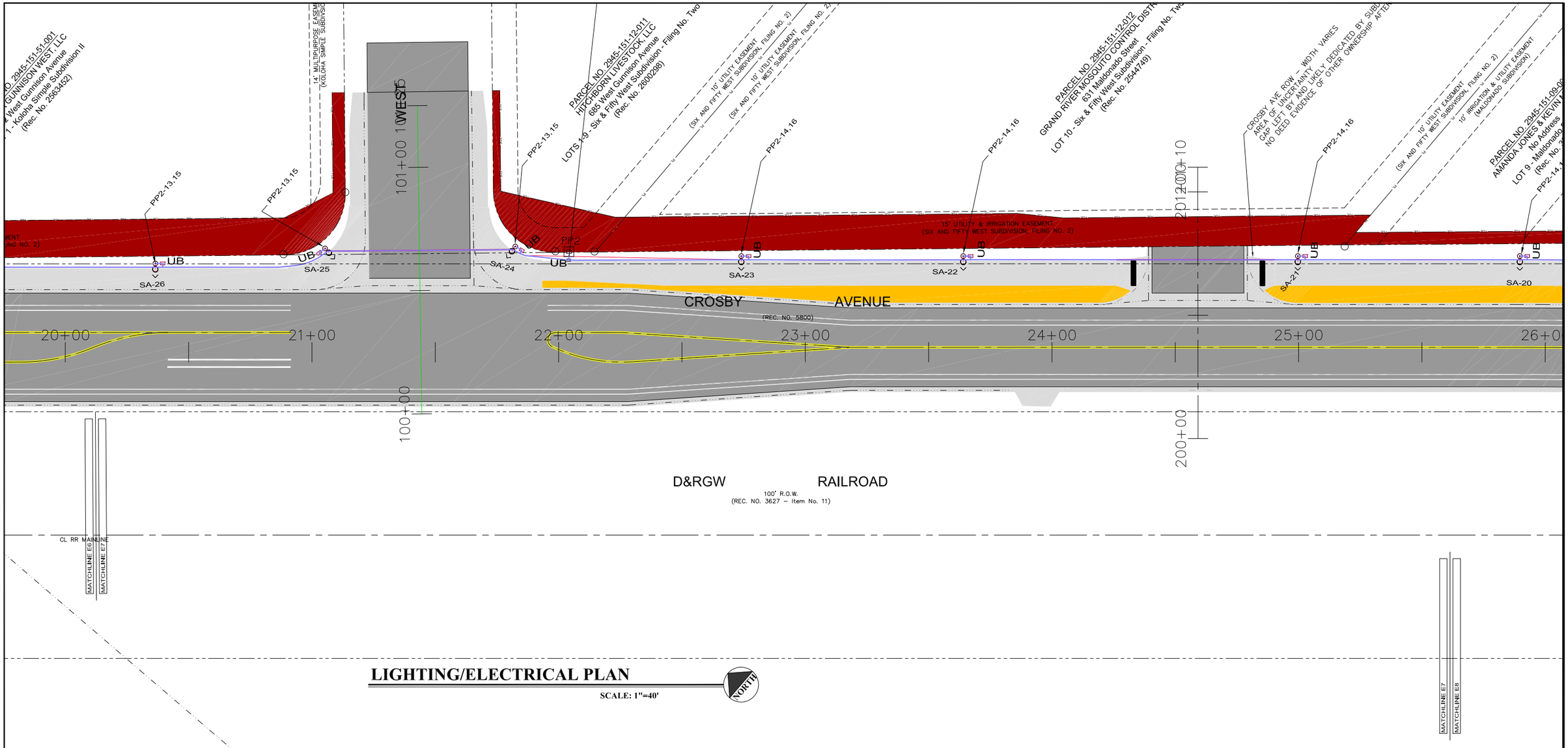
CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN



LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

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CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN

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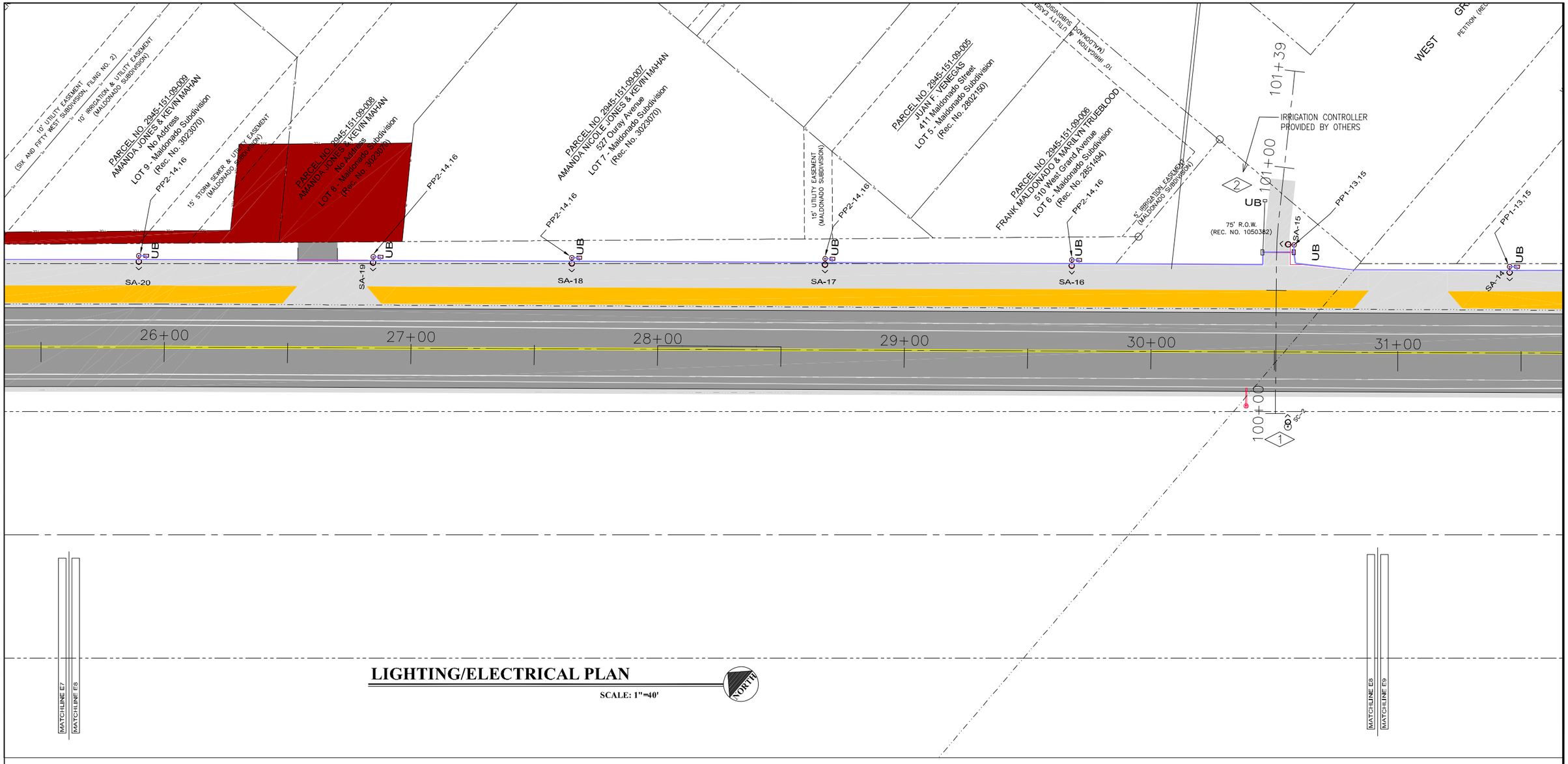
of 16



LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

FLAG NOTES:

<1> STREET LIGHT "SC-2" TO BE PURCHASED INSTALLED AND WIRED BY XCEL ENERGY, TYPICAL.

<2> PROVIDE (2#6 THWN +#6 GND) IN 2" SCHEDULE 80 PVC FROM PANEL PP2 FOR NEW IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION OF CONTROLLER AND WIRING REQUIREMENTS WITH PROVIDER PRIOR TO TRENCHING.

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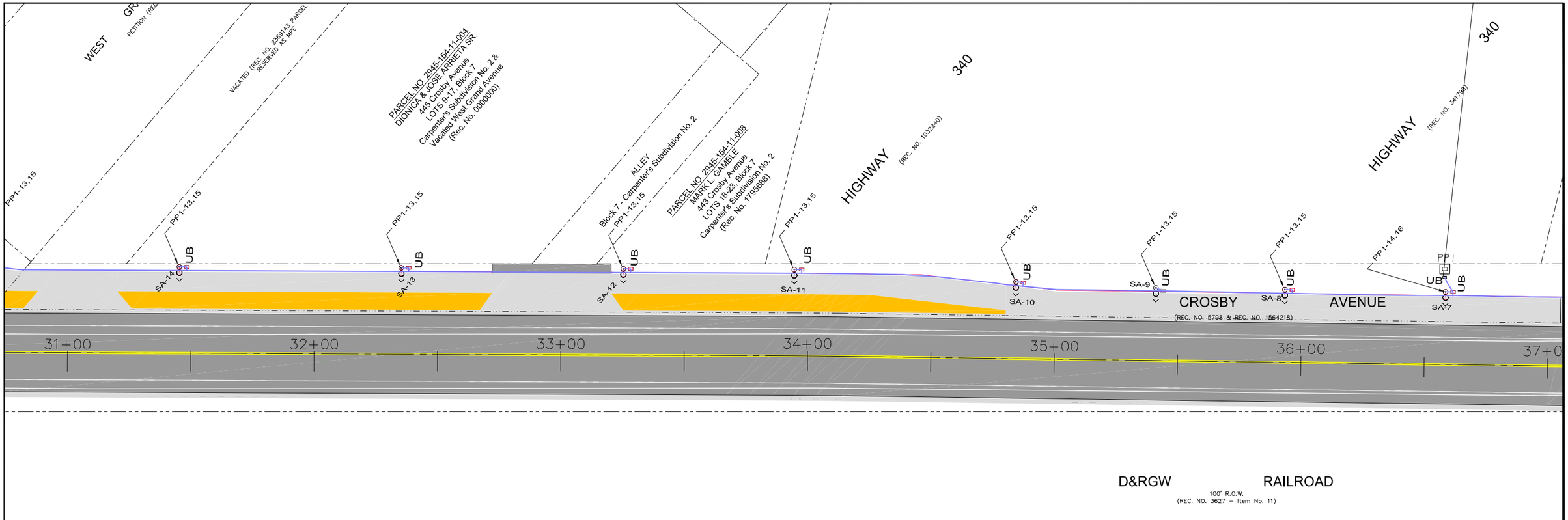
CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN



MATCHLINE E8

MATCHLINE E9

MATCHLINE E9

MATCHLINE E10

LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

NORTH

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

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CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN

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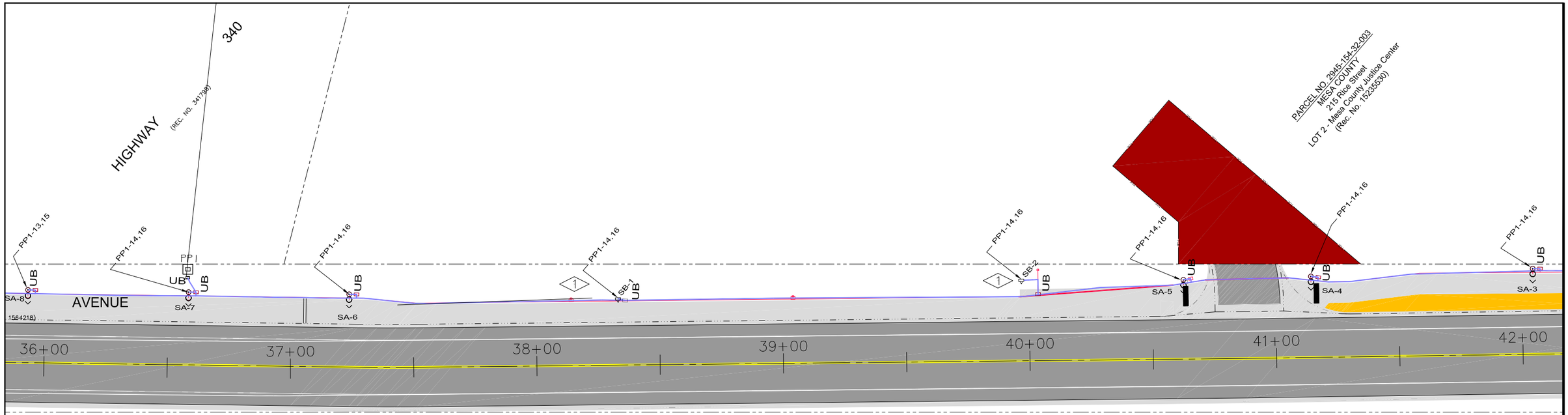
of 16



RAILROAD

11)

MATCHLINE E9

MATCHLINE E10

MATCHLINE E10

MATCHLINE E11

LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

NORTH

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

FLAG NOTES:

<1> REFERENCE DRAWING "E-11" FOR LOCATION AND MOUNTING HEIGHT OF TYPE B WALL PACK, TYPICAL.

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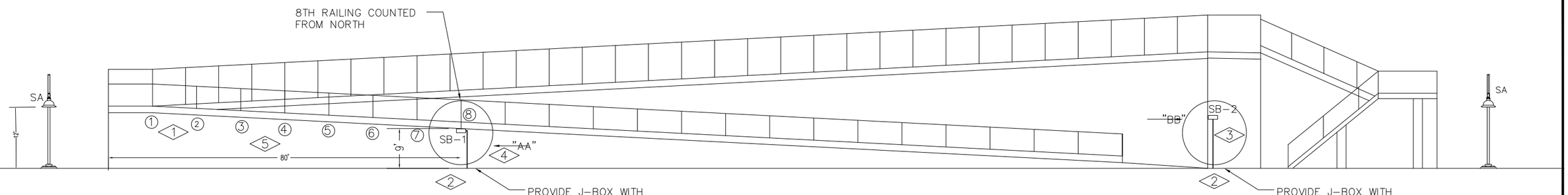
CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN

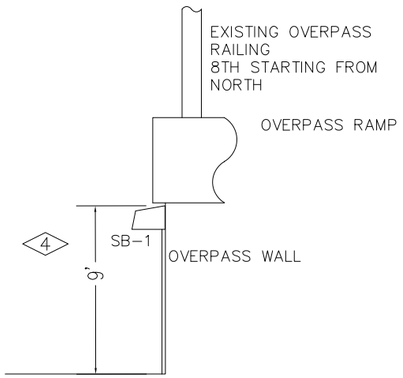


LIGHTING/PEDESTRIAN BRIDGE WEST ELEVATION PLAN

SCALE: N.T.S

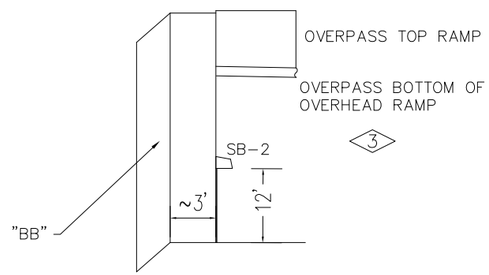
FLAG NOTES:

1. CIRCLED NUMBER INDICATES THE EXISTING WALKWAY RAILING COUNTED FROM THE NORTH TO THE SOUTH.
2. USE INTERMEDIATE METAL CONDUIT IMC CONDUIT TO RUN # 6 WIRE TO TYPE "SB" WALL PACK UNDER SIDEWALK TRANSITIONING TO SURFACE ON WALL. AFTER CONDUIT IS INSTALLED PAINT CONDUIT THE SAME COLOR TO MATCH THE PEDESTRIAN OVERPASS WALL THAT IT IS MOUNTED TO, TYPICAL.
3. MOUNT TYPE "SB" LIGHT AT THIS LOCATION UNDER PEDESTRIAN WALKWAY AT A HEIGHT OF 12' ABOVE FINISHED GRADE.
4. WALL PACK TO ME MOUNTED AT 9' AFG TO WALL UNDER PEDESTRIAN OVERPASS. USE IMC CONDUIT WITH 2 #6 CU + #8 GND IN SCHEDULE 80 PVC UNDER GROUND AND TRANSITION UP WALL TO 3/4" CONDUIT TO NEW WALL PACK LOCATION. ON COMPLETION PAINT CONDUIT TO MATCH WALL.
5. MEASURE TO "SB-1" LOCATION FROM END OF OVERPASS IS APPROXIMATE. LIGHT IS TO BE INSTALLED BELOW THE BOTTOM LIP OF THE CONCRETE WALK WAY UNDER EXISTING 8TH RAILING COUNTED NORTH TO SOUTH.



DETAIL "AA" LOOKING NORTH ALONG OVERPASS WALL

SCALE: N.T.S



DETAIL "BB" LOOKING SOUTH ALONG OVERPASS WALL

SCALE: N.T.S

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.
4. DO NOT SCALE THIS DRAWING. THIS DRAWING IS TO GIVE LOCATIONS FOR TYPE "SB" LIGHTS ONLY.
5. LIGHTS WILL BE MOUNTED TO WALL UNDER BOTTOM "LIP" OF CONCRETE WALK WAY WALL.

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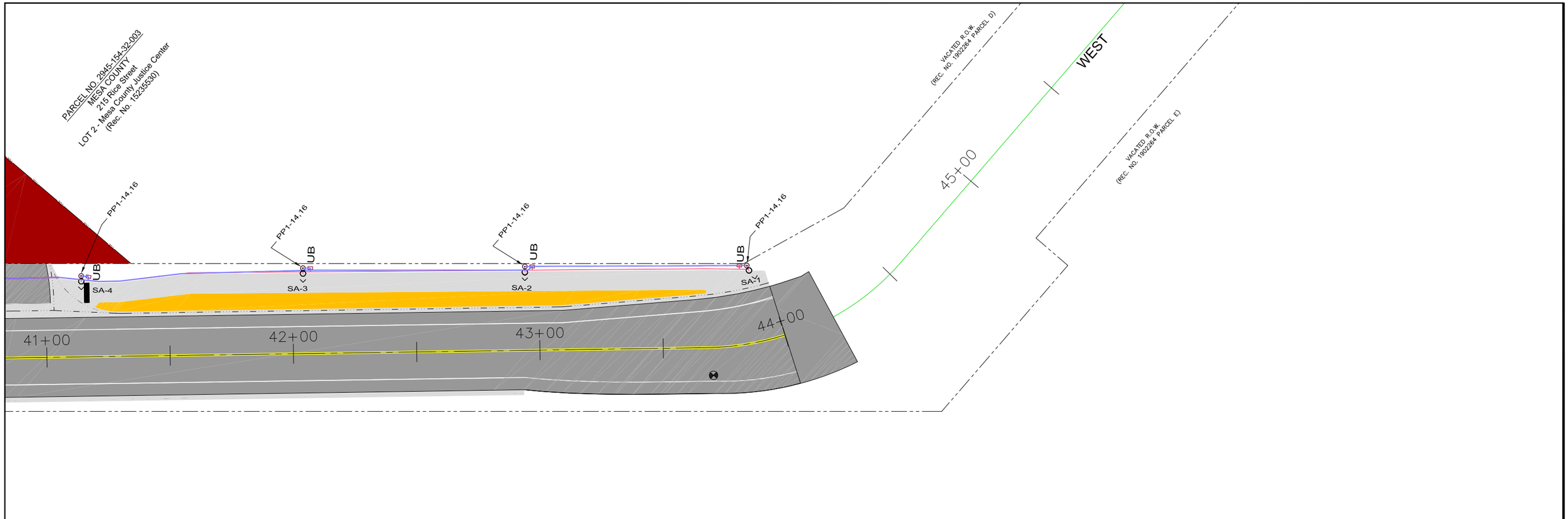
CROSBY AVE IMPROVEMENTS
PEDESTRIAN OVERPASS ELEVATION



MATCHLINE E10

MATCHLINE E11

LIGHTING/ELECTRICAL PLAN

SCALE: 1"=40'

NORTH

GENERAL NOTES:

1. POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
2. LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
3. PROVIDE 2-#6 THWN + #8GND IN 2" PVC SCHEDULE 80 CONDUIT BETWEEN PULL BOXES UNLESS SHOWN OTHERWISE, TYPICAL. WIRE LIGHTS IN PARALLEL NOT SERIES TO REDUCE VOLTAGE DROP.

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CROSBY AVE IMPROVEMENTS
SITE LIGHTING PLAN

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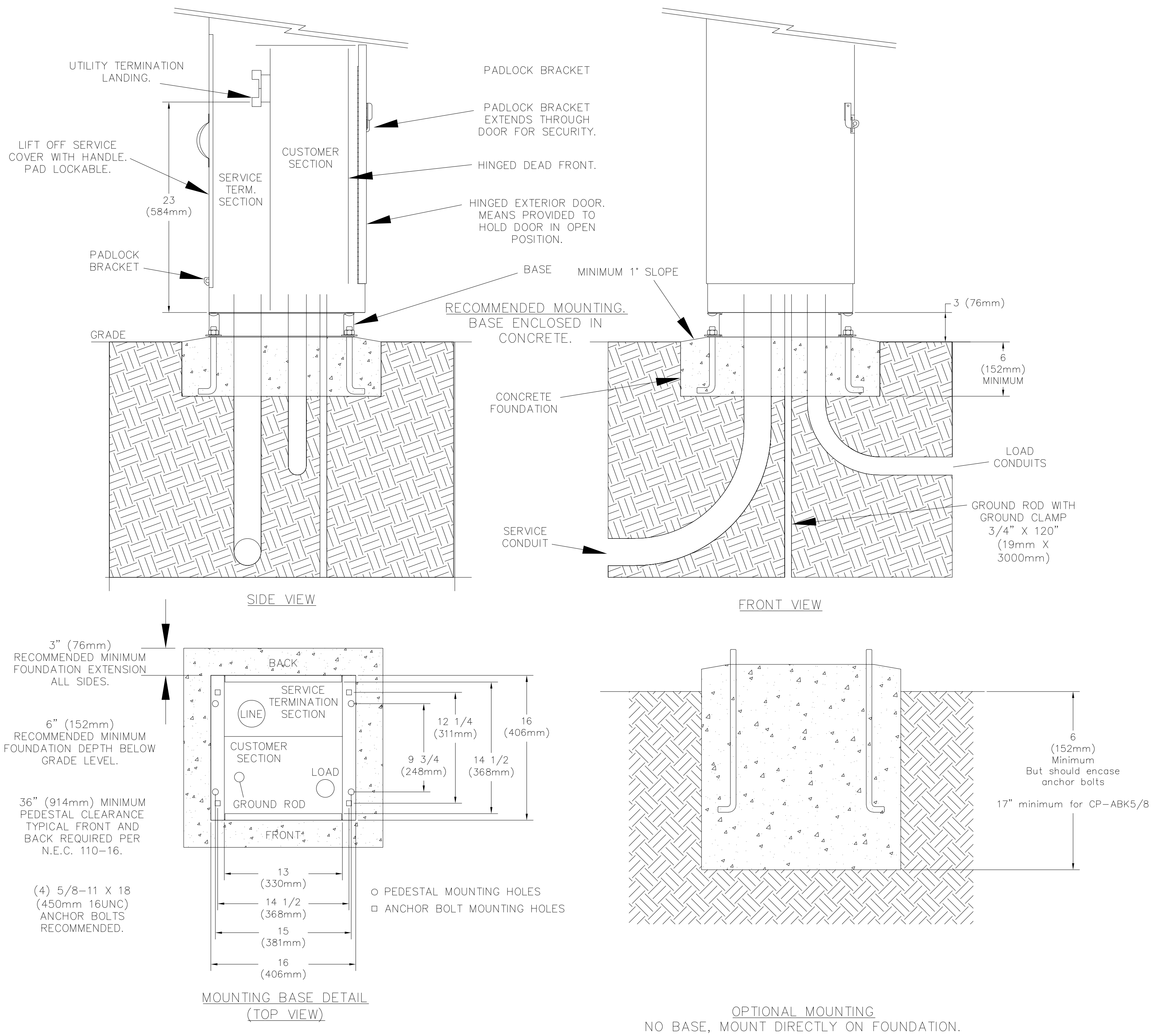
of 16



B
1
TYPICAL POWER PEDESTAL/LIGHTING CONTROL CENTER (SPECIAL) PLAN
NOT TO SCALE

NOTES

1. DRAWING DEPICTS TYPICAL INSTALLATION, COORDINATE EXACT INSTALLATION FOR SPECIFIC MODEL WITH PROVIDER PRIOR TO PURCHASING. CONTROL CABINET SHALL BE U/L LISTED "INDUSTRIAL CONTROL PANEL" PER UL 508.

2. CONSTRUCTION SHALL BE NEMA 3R. 12 GA. A60 STEEL POWDER COATED MINT GREEN WITH PHOTO ELECTRIC CELL IN SERVICE CABINET. ELECTRICAL CONTRACTOR TO PROVIDE PHOTOCELL.

3. VOLTAGE RATINGS OF SERVICE EQUIPMENT SHALL CONFORM TO THE SERVICE VOLTAGES INDICATED ON THE PLANS.

4. SERVICE EQUIPMENT ENCLOSURE AND METERING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE SERVING UTILITY. WHEN THE SERVING UTILITY PROVIDES BOTH METERED AND UN-METERED CIRCUITS, A SEPARATE BUS SHALL BE PROVIDED FOR EACH CIRCUIT. THE METER AREA SHALL HAVE A SEALING, LOCKABLE, RAIN TIGHT COVER THAT CAN BE REMOVED WITHOUT THE USE OF TOOLS.

5. SERVICE EQUIPMENT SHALL BE FACTORY WIRED AND CONFORM TO NEMA STANDARDS.

6. THE EXTERIOR DOOR SHALL HAVE PROVISIONS FOR PADLOCKING. THE PADLOCK HOLE SHALL BE A MINIMUM DIAMETER OF 11mm.

7. ALL TERMINALS FOR INCOMING SERVICE CONDUCTORS SHALL BE COMPATIBLE WITH EITHER COPPER OR ALUMINUM CONDUCTORS SIZED TO SUIT THE CONDUCTORS SHOWN ON THE PLAN. TERMINAL LUGS SHALL BE COPPER OR TIN-PLATED ALUMINUM. SOLID NEUTRAL TERMINAL STRIP SHALL BE RATED 125A UNLESS OTHERWISE SPECIFIED AND FOR USE WITH COPPER OR ALUMINUM CONDUCTORS. THE TERMINAL SHOULD INCLUDE BUT NOT BE LIMITED TO:
   A) INCOMING TERMINALS (LANDING LUGS)
   B) NEUTRAL LUGS
   C) SOLID NEUTRAL TERMINAL STRIP.
   D) TERMINAL STRIPS FOR CONDUCTORS WITHIN THE ENCLOSURE.

8. AT LEAST 4 STANDARD SINGLE POLE 208V AND 1 SINGLE POLE 120 CIRCUIT BREAKER SPACES (20mm NOMINAL) SHALL BE PROVIDED FOR BRANCH CIRCUITS. CIRCUIT BREAKER INTERIORS SHALL BE COPPER. INTERIORS SHALL ACCEPT PLUG-IN OR CABLE-IN/ CABLE-OUT CIRCUIT BREAKERS.

9. PLUG-IN CIRCUIT BREAKERS MAY BE MOUNTED IN THE VERTICAL OR HORIZONTAL POSITION. CABLE-IN/ CABLE-OUT CIRCUIT BREAKERS SHALL BE MOUNTED IN THE VERTICAL POSITION.

10. FASTENERS ON THE EXTERIOR OF THE ENCLOSURE SHALL BE VANDAL RESISTANT AND SHALL NOT BE REMOVABLE FROM THE EXTERIOR. ALL NUTS, BOLTS, SCREWS, WASHERS, AND HINGES SHALL BE STAINLESS STEEL.

11. PHENOLIC NAME PLATES SHALL BE PROVIDED AS REQUIRED.

12. A PLASTIC COVERED WIRING DIAGRAM SHALL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.

13. FOUNDATION SHALL EXTEND 50mm MINIMUM BEYOND EDGE OF ENCLOSURE.

COLORADO REGISTERED PROFESSIONAL ENGINEER 37580 1/1/26

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REVISION REV 1	DATE
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REVISION REV 3	DATE
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DRAWN BY AJM DATE 12/9/2024
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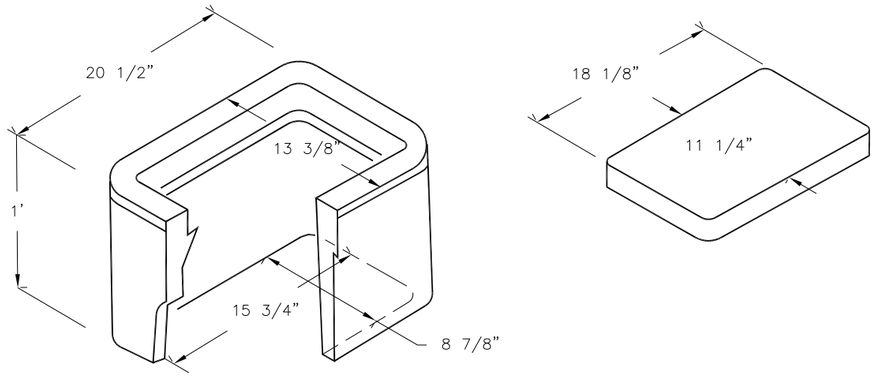
SCALE 40 0 10 20 40 GRAPHIC SCALE

CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
PEDESTAL DETAILS

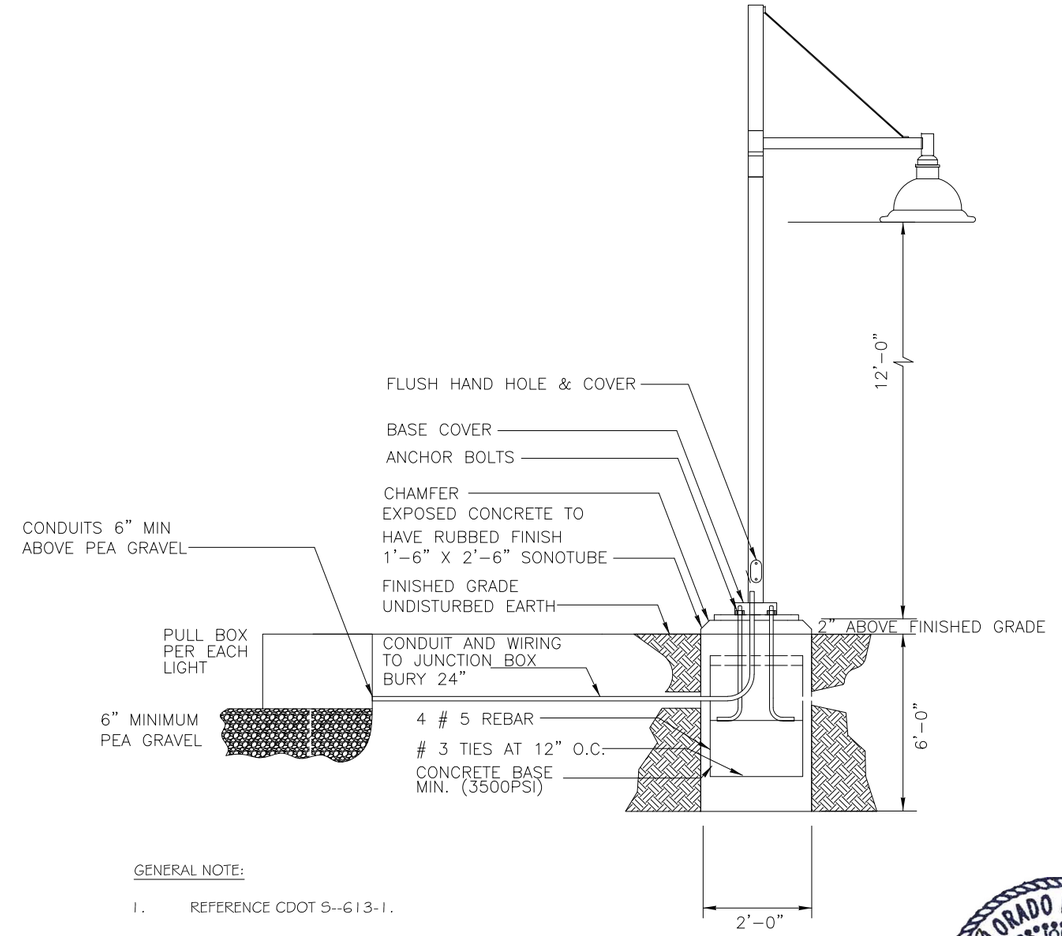


STREET LIGHT AND PEDESTRIAN LIGHT PULL BOX

DIMENSIONS SHOWN HERE FOR LAYOUT AND PLANNING PURPOSES. CONTRACTOR SHALL RELY ON MANUFACTURER DETAILS. REFERENCE CDOT S-613-3

1. PULL BOXES, PULL BOX COVERS AND EXTENSIONS SHALL BE MADE OF FIBERGLASS REINFORCED POLYMER CONCRETE. PULL BOXES SHALL BE VERIFIED BY A 3RD PARTY NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY AS MEETING ALL TEST PROVISIONS OF THE LATEST ANSI/SCTE 77 SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY, TIER 22 RATING. CERTIFICATION DOCUMENTS SHALL BE SUBMITTED WITH MATERIALS SUBMITTALS. THE PULL BOX SHALL HAVE A DETACHABLE COVER WITH A SKID RESISTANT SURFACE AND HAVE THE WORDS ELECTRICAL CAST INTO THE SURFACE. PAINTING THE WORDS SHALL NOT BE ACCEPTED. MARKINGS SHOWING THE TIER 22 RATING MUST BE LABELED OR STENCILED ON THE INSIDE AND OUTSIDE OF THE BOX AND ON THE UNDER SIDE OF THE COVER. THE COVER SHALL BE ATTACHED TO THE PULL BOX BODY BY MEANS OF A MINIMUM 3/8 - 7 UNIFIED NATIONAL COURSE (UNC) STAINLESS STEEL PENTA HEAD BOLTS AND SHALL HAVE TWO LIFT SLOTS TO AID IN THE REMOVAL OF THE LID.
2. PULL SLOTS SHALL BE RATED FOR A MINIMUM PULL OUT OF 3,000 POUNDS. MAGNESIUM CHLORIDE TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST ANSI/SCTE 77 SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY, TIER 22 RATING.
3. PROVIDE AT LEAST 6 INCHES OF PEA GRAVEL MEASURED FROM BOTTOM OF PULL BOX FOR DRAINAGE. PEA GRAVEL IS INCLUDED IN PULL BOX PAY ITEM.

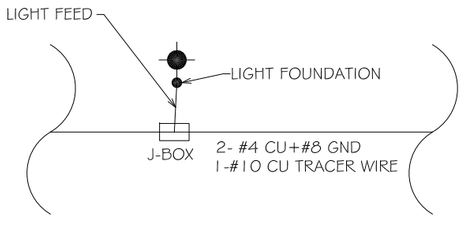
C 1 UTILITY BOX DETAIL
NOT TO SCALE



GENERAL NOTE:

1. REFERENCE CDOT S--613-1.

C 3 TYPICAL TYPE SA LIGHT DETAIL
NOT TO SCALE



C 2 UTILITY BOX CONNECTION DETAIL
NOT TO SCALE

NOTES:

1. ALL WIRING TO LIGHTS WILL BE WIRED IN PARALLEL NOT IN SERIES WITH #4 WIRE FEED TO REDUCE VOLTAGE DROP.
2. PROVIDE #10 TRACER WIRE IN ALL NEW CONDUIT.

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	APPROVAL	VOLTAGE	BALLAST	
	MODEL NUMBER		MOUNTING	LAMPE TYPE	DESCRIPTION
			# OF LAMPS	LAMP CAT. #	
SA	STERNBERG LIGHTING		UNV	ELECTRONIC	PEDESTRIAN LUMINAIRE, ARM MOUNTED, LED, CUTOFF, ORDER POLE SO
	1A-1527FLED-SM-SV1-4ARC-	OWNER	POLE	LED	THAT LAMP HEIGHT IS 12' AFG MEASURED AT BOTTOM OF LUMINAIRE. ORDER
	35(00)K-T2-F-MDL03-BK	REQUESTED	1	66 W	WITH BRD ARM COLOR OF POLE AND ARM TO MATCH POLE.
SB	CURRENT LIGHTING, BEACON		UNV	ELECTRONIC	WALL PACK ATTACHED TO PEDESTRIAN OVER PASS WALLS AS SHOWN IN
	RL1-48L-15-4K7-3-UNV-DBT	OWNER	SURFACE WALL	LED	DRAWINGS.
		REQUESTED	1	48W	

COLORADO REGISTERED JOEL A. MOLINEZ 37580 11/1/26 PROFESSIONAL ENGINEER

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PO 3211 GRAND JCT., CO 81502
EMAIL: joelm@ACMengrs.com

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CROSBY AVE IMPROVEMENTS
LIGHTING DETAILS

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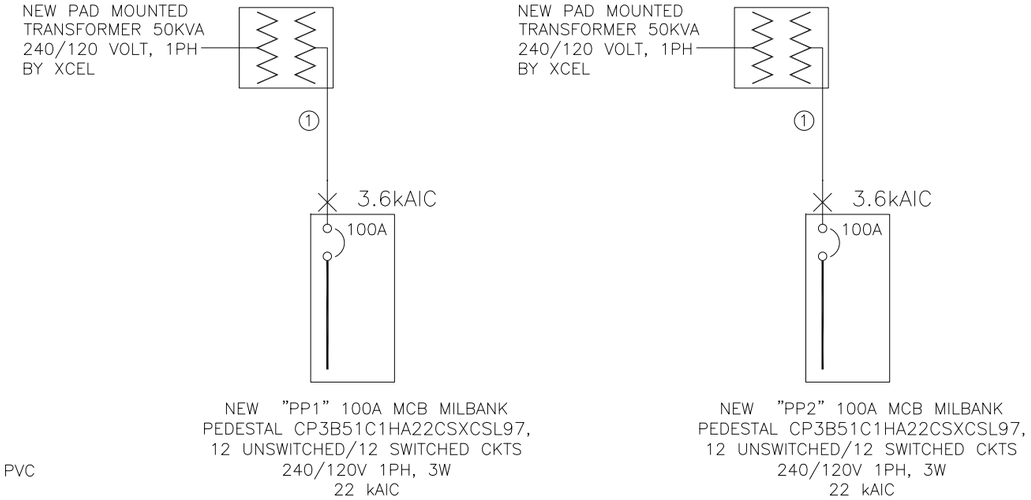
of 16



① 1 SET(S)[2" PVC
SCHED. 80
(3#3(CU,THWN)+1#8(CU)GND]

A/1 ONE-LINE DIAGRAM

NOT TO SCALE

GENERAL NOTES:

1. IN AS MUCH AS DESIGN REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED. FIELD COORDINATION DURING CONSTRUCTION SERVICES IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
2. THE SERVING ELECTRICAL ASSOCIATION SHALL ADVISE THE OWNER/ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.
3. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES AS REQUIRED: REFERENCE CIVIL LANDSCAPE AND IRRIGATION DRAWINGS.
4. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
5. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
6. ALL WIRE TO LIGHTING TO BE #6 UNLESS NOTED OTHERWISE.
7. CONDUCTOR COUNT IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL ENSURE THAT ANY AND ALL DEVICES AND EQUIPMENT ARE CIRCUITED PROPERLY. CONTRACTOR SHALL ENSURE THAT NO EQUIPMENT OR DEVICES ARE COMBINED OTHER THAN WHAT IS DEPICTED.
8. FIELD VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS.
9. COORDINATE INSTALLATION OF METER AND ELECTRICAL REQUIREMENTS WITH XCEL ENERGY.
10. NEW PEDESTAL MUST MEET ALL XCEL ENERGY REQUIREMENTS I.E. COLD SEQUENCE PADLOCK SLIP LATCH ON METER COVER, HOLD OPEN BAR ON METER HOOD.

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GRAPHIC SCALE

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS
ONE-LINE DIAGRAMS

PANEL: PP1 | OC DEVICE TYPE: Breaker | ENCLOSURE: NEMA 3R | MAINS(A): BKR | CONTINUOUS(A): 100
LOCATION: | DEVICE FAMILY: Bolt On | MOUNTING: Surface | WIRING: Single-Phase 3-Wire | BUS SC RATING(A) 12000
FED FROM: BUS-XFMR | | VOLTAGE: 240/120 | | FAULT CURRENT(A): 1867

OC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE LOADS VA A	B	C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	OC AMPS P
100 2		MAIN	GENERAL	0	1	180			2	180	GENERAL	CONTROL POWER		15 1
" "		" "		0	3		0		4					
20 1		SPARE	SPARE	0	5	0			6					
20 1		SPARE	SPARE	0	7		0		8					
					9				10					
					11				12					
0 2		LTS NW	NONE	240	13	510			14	270	NONE	LTS SE		0 2
" "		" "		240	15		510		16	270		" " <1>		" "
20 1		SPARE	SPARE	0	17	0			18					
20 1		SPARE	SPARE	0	19		0		20					
					21				22					
					23				24					

ALL CONNECTED	KVA	3P AVE AMPS	* PHASE TOTALS	VA	AMPS	BUS TOTALS	KVA
TOTAL CONNECTED	1.17	2.8	* A-N	662.9	5.5	CONNECTED	1.17
TOTAL DEMAND	1.17	2.8	* B-N	510.0	4.3	DEMAND	1.17
TOTAL DESIGN	1.17	2.8	* C-N	0.0	0.0	DESIGN	1.17

PANEL: PP2 | OC DEVICE TYPE: Breaker | ENCLOSURE: NEMA 3R | MAINS(A): BKR | CONTINUOUS(A): 100
LOCATION: | DEVICE FAMILY: Bolt On | MOUNTING: Surface | WIRING: Single-Phase 3-Wire | BUS SC RATING(A) 12000
FED FROM: BUS-XFMR | | VOLTAGE: 240/120 | | FAULT CURRENT(A): 1867

OC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE LOADS VA A	B	C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	OC AMPS P
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" "		" "		0	3		0		4					
20 1		SPARE	SPARE	0	5	0			6					
20 1		SPARE	SPARE	0	7		0		8					
0 1		IRR CONTROL	NONE	240	9	240			10					
					11				12					
0 2		LTS-NW	NONE	360	13	600			14	240	NONE	LTS-SE		0 2
" "		" "		360	15		600		16	240		" " <1>		" "
20 1		SPARE	SPARE	0	17	0			18					
20 1		SPARE	SPARE	0	19		0		20					
					21				22					
					23				24					

ALL CONNECTED	KVA	3P AVE AMPS	* PHASE TOTALS	VA	AMPS	BUS TOTALS	KVA
TOTAL CONNECTED	1.59	3.8	* A-N	989.9	8.2	CONNECTED	1.59
TOTAL DEMAND	1.59	3.8	* B-N	600.0	5.0	DEMAND	1.59
TOTAL DESIGN	1.59	3.8	* C-N	0.0	0.0	DESIGN	1.59

FLAG NOTES:

<1> CIRCUITS 1-12 ARE UNSWITCHED, CIRCUITS 13 TO 24 ARE SWITCHED AND CONTROLLED WITH THE CONTRACTOR SUPPLIED PHOTOCELL, TYPICAL..

COLORADO REGISTERED JOEL M. GREENLEE 37580 1/1/26 PROFESSIONAL ENGINEER

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CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F210205

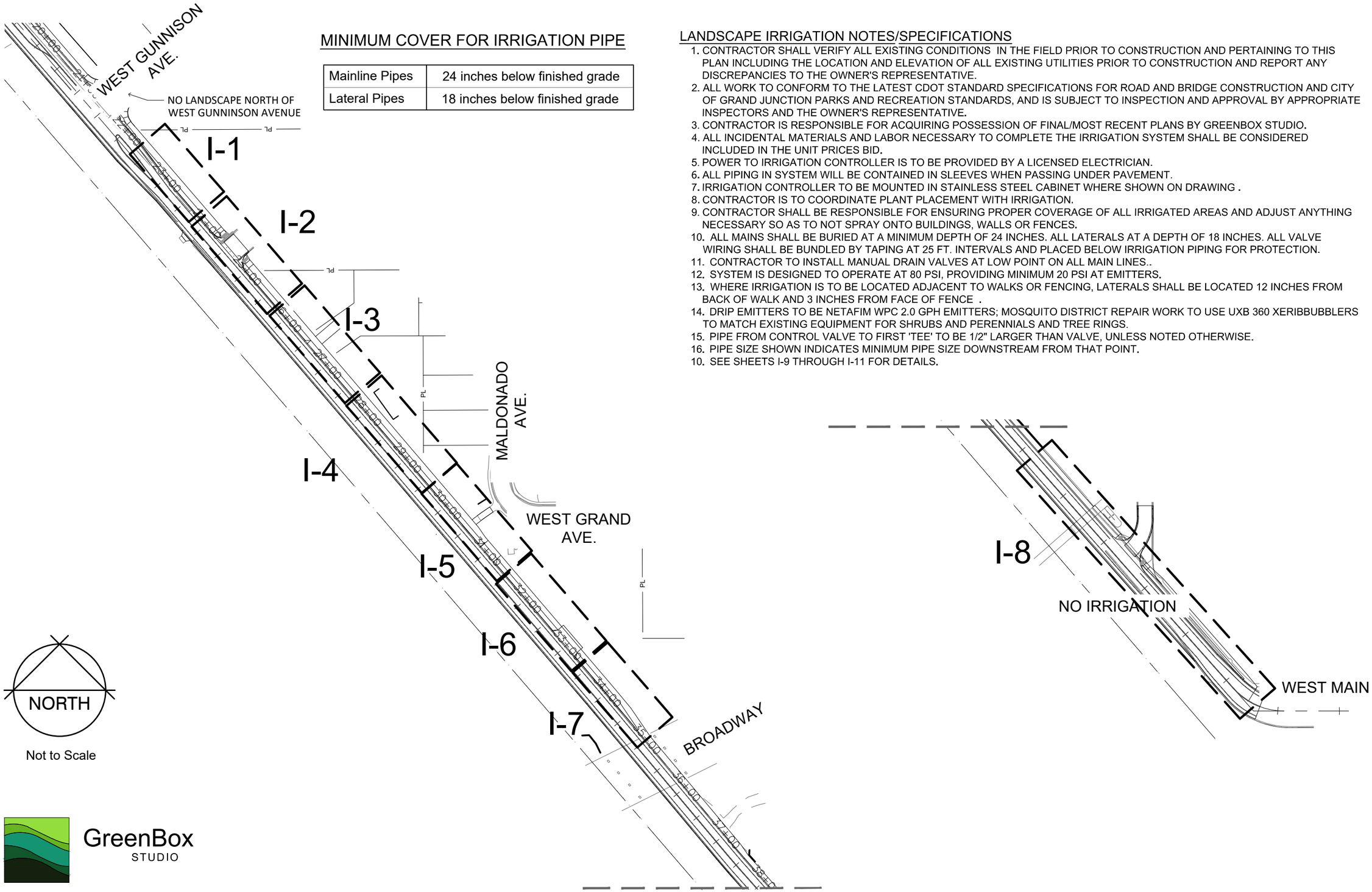
CROSBY AVE IMPROVEMENTS
ONE-LINE DIAGRAMS

MINIMUM COVER FOR IRRIGATION PIPE

Mainline Pipes	24 inches below finished grade
Lateral Pipes	18 inches below finished grade

LANDSCAPE IRRIGATION NOTES/SPECIFICATIONS

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND PERTAINING TO THIS PLAN INCLUDING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. ALL WORK TO CONFORM TO THE LATEST CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND CITY OF GRAND JUNCTION PARKS AND RECREATION STANDARDS, AND IS SUBJECT TO INSPECTION AND APPROVAL BY APPROPRIATE INSPECTORS AND THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING POSSESSION OF FINAL/MOST RECENT PLANS BY GREENBOX STUDIO.
4. ALL INCIDENTAL MATERIALS AND LABOR NECESSARY TO COMPLETE THE IRRIGATION SYSTEM SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICES BID.
5. POWER TO IRRIGATION CONTROLLER IS TO BE PROVIDED BY A LICENSED ELECTRICIAN.
6. ALL PIPING IN SYSTEM WILL BE CONTAINED IN SLEEVES WHEN PASSING UNDER PAVEMENT.
7. IRRIGATION CONTROLLER TO BE MOUNTED IN STAINLESS STEEL CABINET WHERE SHOWN ON DRAWING .
8. CONTRACTOR IS TO COORDINATE PLANT PLACEMENT WITH IRRIGATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS AND ADJUST ANYTHING NECESSARY SO AS TO NOT SPRAY ONTO BUILDINGS, WALLS OR FENCES.
10. ALL MAINS SHALL BE BURIED AT A MINIMUM DEPTH OF 24 INCHES. ALL LATERALS AT A DEPTH OF 18 INCHES. ALL VALVE WIRING SHALL BE BUNDLED BY TAPING AT 25 FT. INTERVALS AND PLACED BELOW IRRIGATION PIPING FOR PROTECTION.
11. CONTRACTOR TO INSTALL MANUAL DRAIN VALVES AT LOW POINT ON ALL MAIN LINES..
12. SYSTEM IS DESIGNED TO OPERATE AT 80 PSI, PROVIDING MINIMUM 20 PSI AT EMITTERS.
13. WHERE IRRIGATION IS TO BE LOCATED ADJACENT TO WALKS OR FENCING, LATERALS SHALL BE LOCATED 12 INCHES FROM BACK OF WALK AND 3 INCHES FROM FACE OF FENCE .
14. DRIP EMITTERS TO BE NETAFIM WPC 2.0 GPH EMITTERS; MOSQUITO DISTRICT REPAIR WORK TO USE UXB 360 XERIBBUBBLERS TO MATCH EXISTING EQUIPMENT FOR SHRUBS AND PERENNIALS AND TREE RINGS.
15. PIPE FROM CONTROL VALVE TO FIRST 'TEE' TO BE 1/2" LARGER THAN VALVE, UNLESS NOTED OTHERWISE.
16. PIPE SIZE SHOWN INDICATES MINIMUM PIPE SIZE DOWNSTREAM FROM THAT POINT.
10. SEE SHEETS I-9 THROUGH I-11 FOR DETAILS.



GreenBox STUDIO

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SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan Index
Sta 22+00–Sta 44+00

I–C

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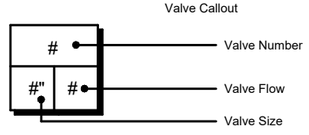
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
◉	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
F	3/4" Drip Flush Unit Flush Valve in 8" Round Valve Box
*	Drip Emitter - Netafim TLCV-09-12 Drip Ring
*	Drip Emitter, 2.0 gph 2.0 Single Outlet Pressure Compensating Netafim WPC Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet.
⊠	Drip Emitter; Rain Bird UXB-360-025 UXB-360 Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 1/4in. Barb. Adjust flow as required for planting.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◪	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
⋈	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
M	1-1/2" Flow Meter / Master Valve 1-1/2" 1-1/2in. Netafim Hydrometer w/ ER Register. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type
A	Air/Vaccuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
D	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
BF	1-1/2" Backflow Preventc - Febco 825Y Reduced Pressure Backflow Preventer
C	Automatic Controller Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology.Indoor/Outdoor, mounted in SS Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surface Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
IQ	Automatic Controller Transmitter/Receiver Unit Rain Bird IQ NCC 4G Cellular Cartridge to upgrade ESP-LX Series IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna.
FD	Rain Bird FD-101 Decoder ESP-2WIRE Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Install with standard direct burial irrigation wire and standard irrigation wire connectors.
IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions

Valve Callout



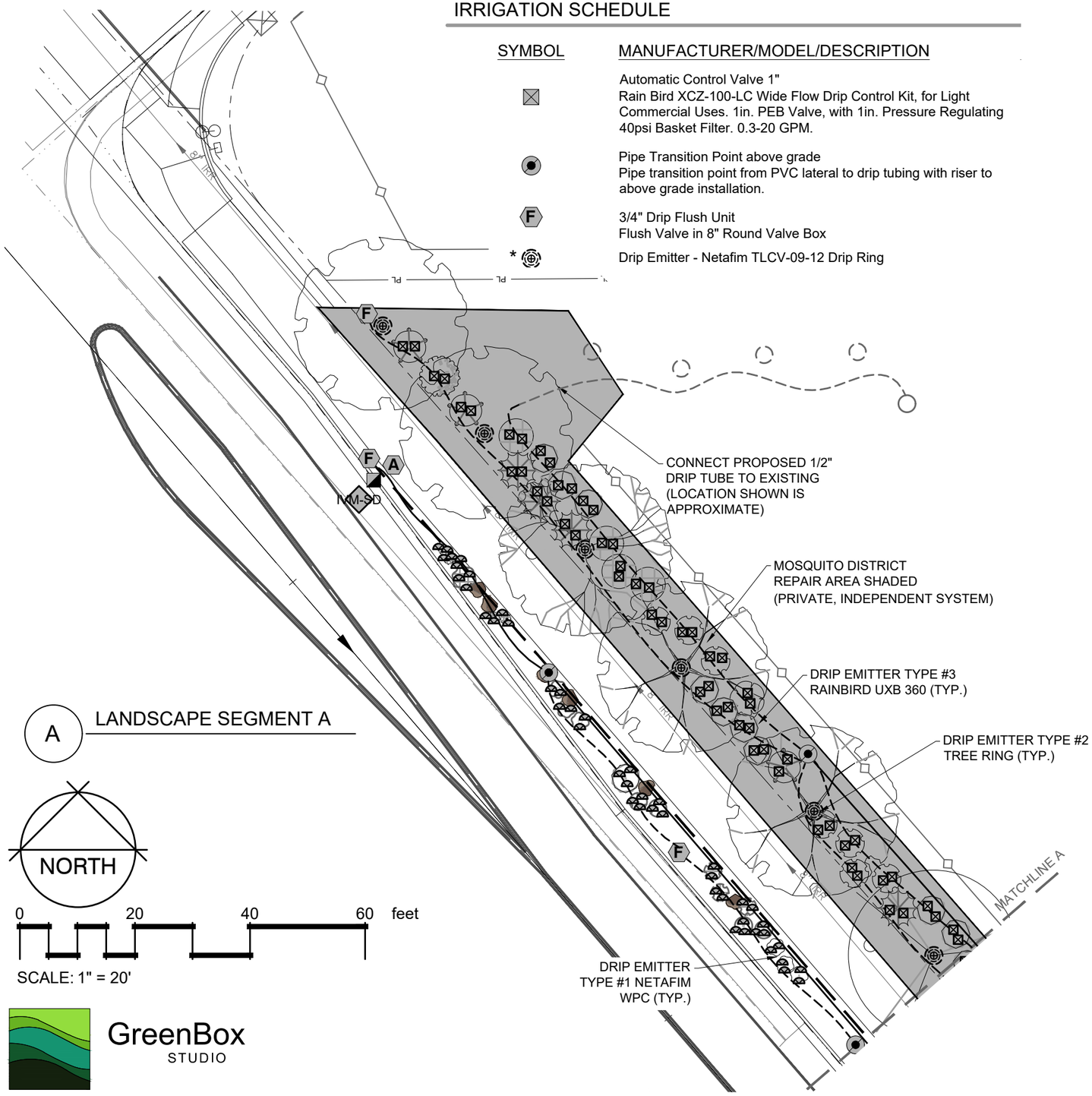
* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only

1-1/2" Schedule 40 PVC Irrigation Mainline; 2 - Wire Control Wire follows with same length

1 inch Plastic Pipe - Class 200 PVC Zone Lateral Pipe

4 inch Pipe - Sch 80 PVC sleeving

Drip Emitter Tubing - 3/4"



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SCALES: PLAN HORIZONTAL 1" = 20'

CITY OF Grand Junction COLORADO

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PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 22+00–Sta 23+75

I–1

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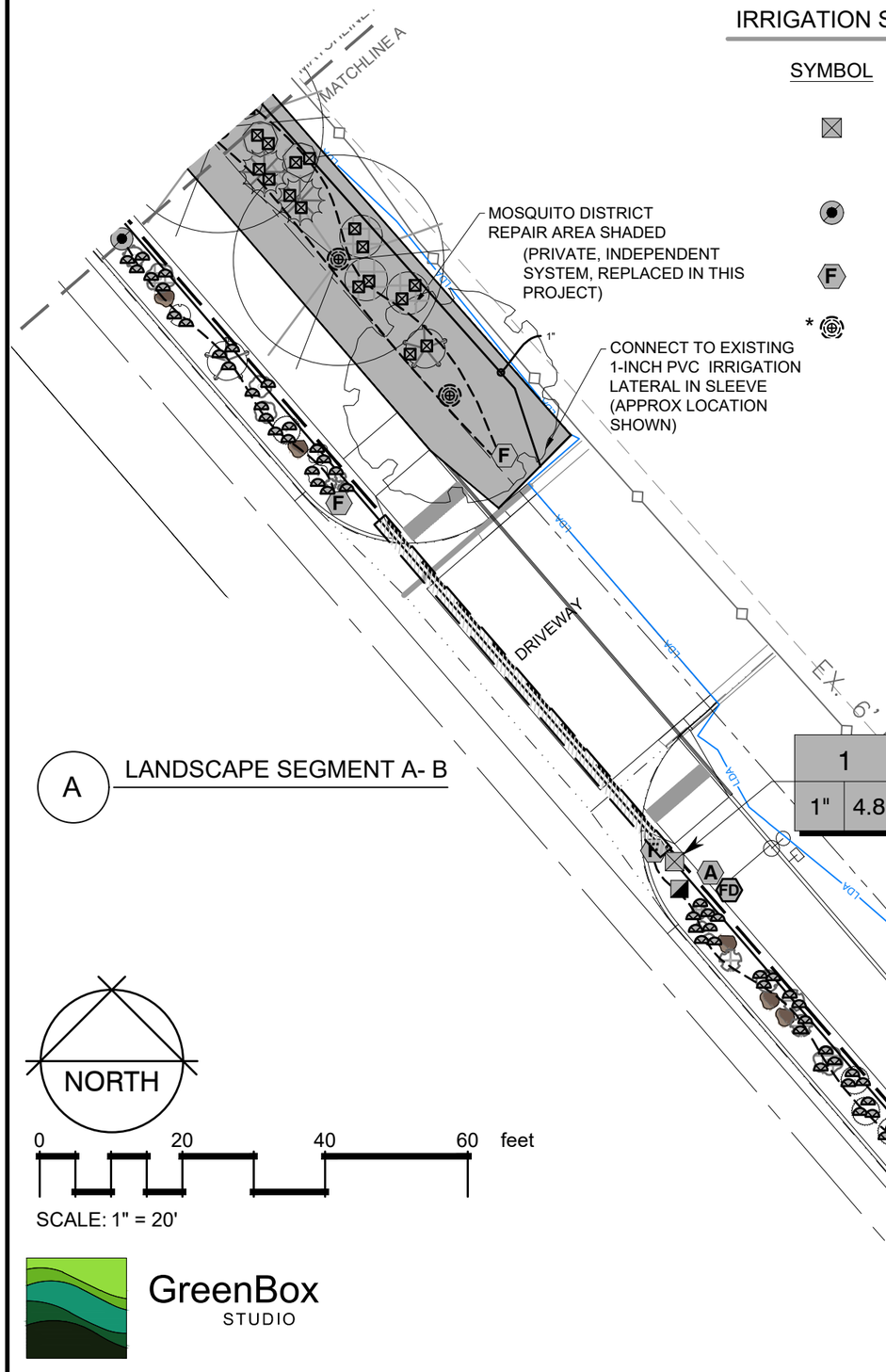

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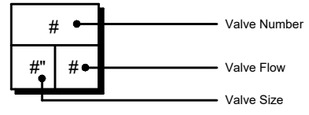

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PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 23+75–Sta 25+75

I–2

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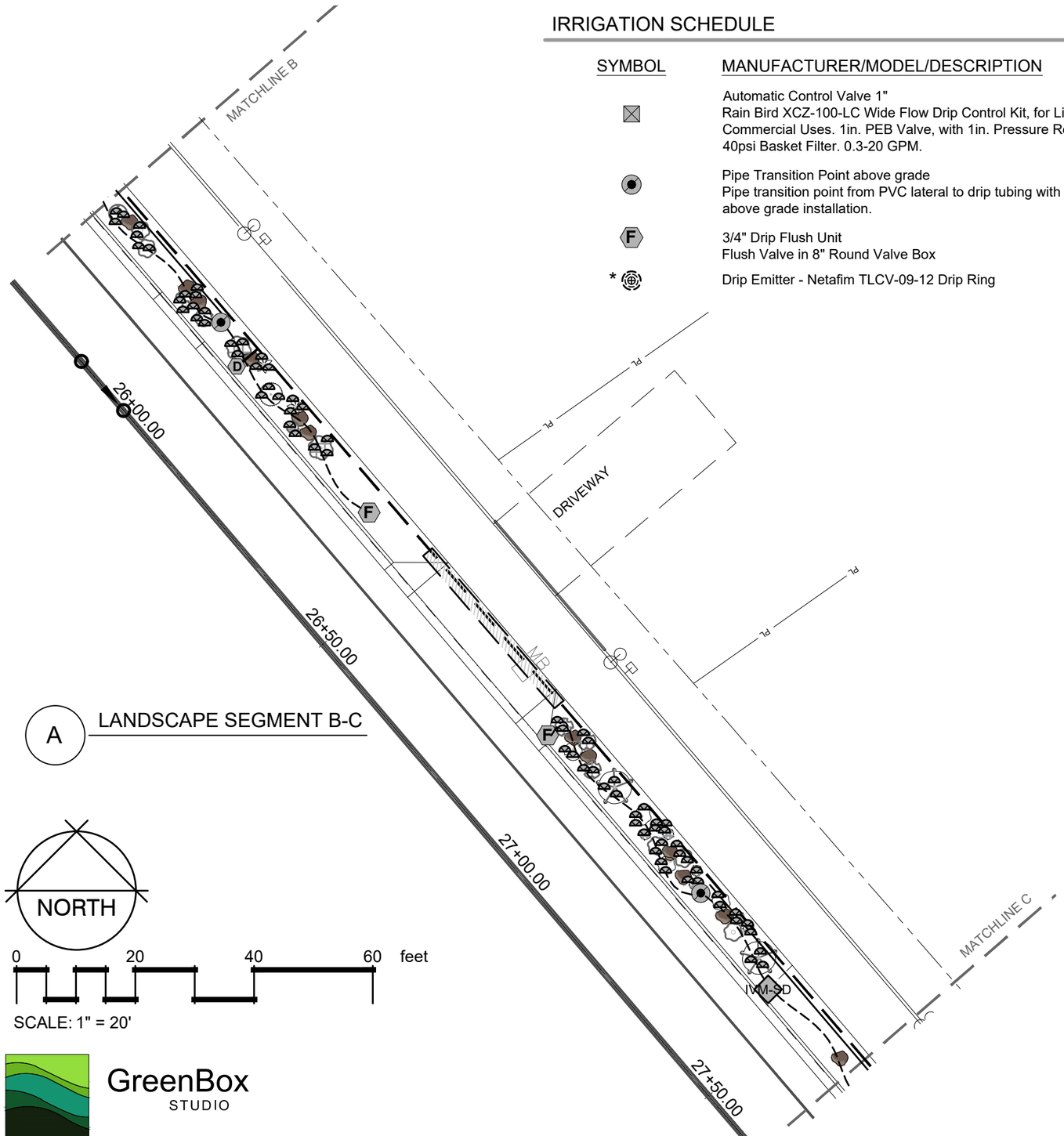

A LANDSCAPE SEGMENT B-C

SCALE: 1" = 20'

GreenBox STUDIO

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
◉	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
F	3/4" Drip Flush Unit Flush Valve in 8" Round Valve Box
*	Drip Emitter - Netafim TLCV-09-12 Drip Ring
*	Drip Emitter, 2.0 gph 2.0 Single Outlet Pressure Compensating Netafim WPC Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet.
⊠	Drip Emitter; Rain Bird UXB-360-025 UXB-360 Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 1/4in. Barb. Adjust flow as required for planting.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◪	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
⋈	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
M	1-1/2" Flow Meter / Master Valve 1-1/2" 1-1/2in. Netafim Hydrometer w/ ER Register. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type
A	Air/Vaccuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
D	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
BF	1-1/2" Backflow Preventc - Febco 825Y Reduced Pressure Backflow Preventer
C	Automatic Controller Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology.Indoor/Outdoor, mounted in SS Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
IQ	Automatic Controller Transmitter/Receiver Unit Rain Bird IQ NCC 4G Cellular Cartridge to upgrade ESP-LX Series IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna.
FD	Rain Bird FD-101 Decoder ESP-2WIRE Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Install with standard direct burial irrigation wire and standard irrigation wire connectors.
IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions

Valve Callout

* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only

1-1/2" Schedule 40 PVC Irrigation Mainline; 2 - Wire Control Wire follows with same length

1 inch Plastic Pipe - Class 200 PVC Zone Lateral Pipe

4 inch Pipe - Sch 80 PVC sleeving

Drip Emitter Tubing - 3/4"

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

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 25+75–Sta 27+65

I–3

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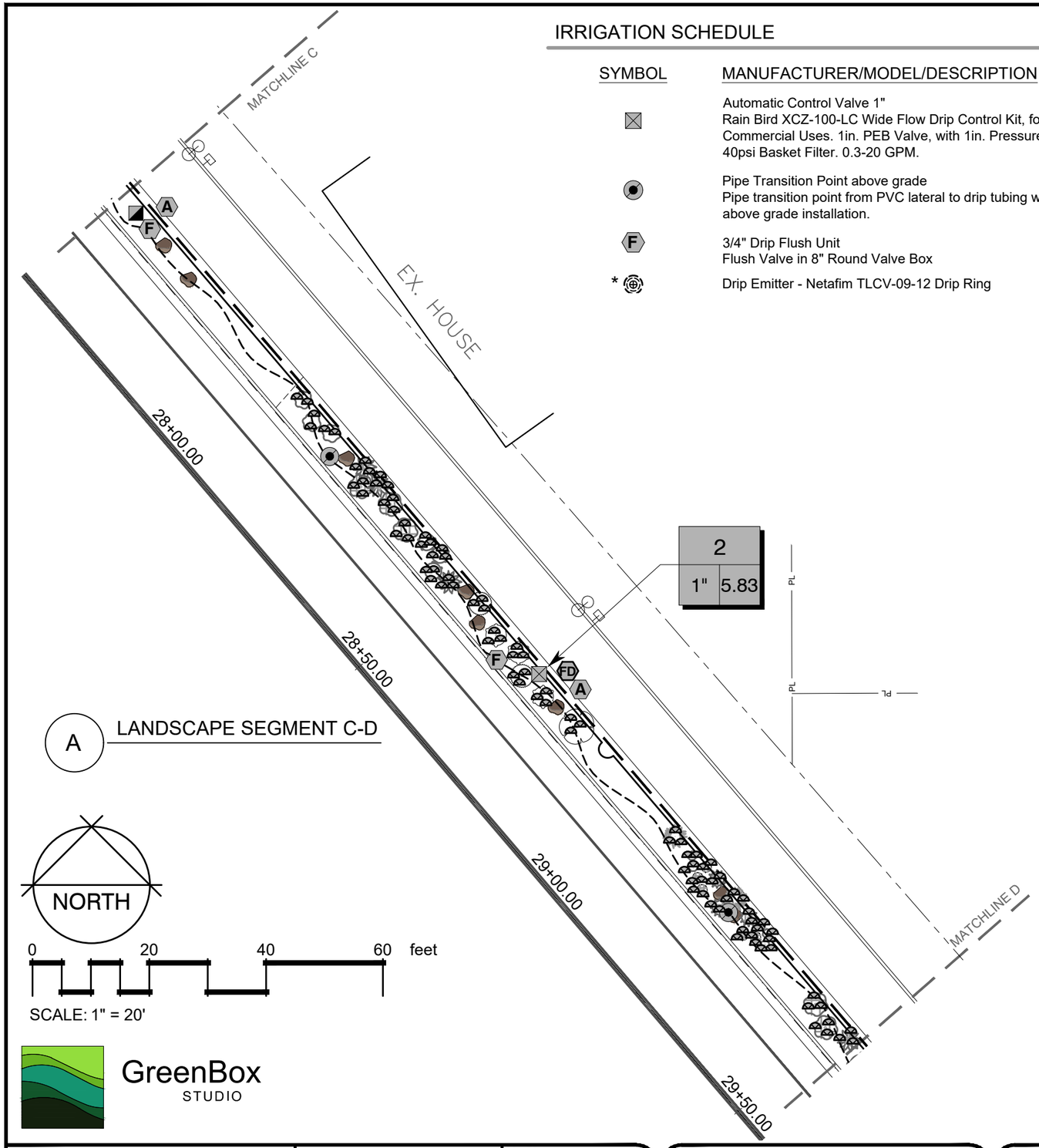

A LANDSCAPE SEGMENT C-D

GreenBox STUDIO

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
◉	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
F	3/4" Drip Flush Unit Flush Valve in 8" Round Valve Box
* ◎	Drip Emitter - Netafim TLCV-09-12 Drip Ring
*	Drip Emitter, 2.0 gph 2.0 Single Outlet Pressure Compensating Netafim WPC Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet.
⊠	Drip Emitter; Rain Bird UXB-360-025 UXB-360 Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 1/4in. Barb. Adjust flow as required for planting.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◪	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
⋈	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
M	1-1/2" Flow Meter / Master Valve 1-1/2" 1-1/2in. Netafim Hydrometer w/ ER Register. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type
A	Air/Vaccuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
D	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
BF	1-1/2" Backflow Prevent - Febco 825Y Reduced Pressure Backflow Preventer
C	Automatic Controller Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology.Indoor/Outdoor, mounted in SS Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
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IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions

Valve Callout

* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only

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1 inch Plastic Pipe - Class 200 PVC Zone Lateral Pipe

4 inch Pipe - Sch 80 PVC sleeving

Drip Emitter Tubing - 3/4"

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 27+65–Sta 26+60

I–4

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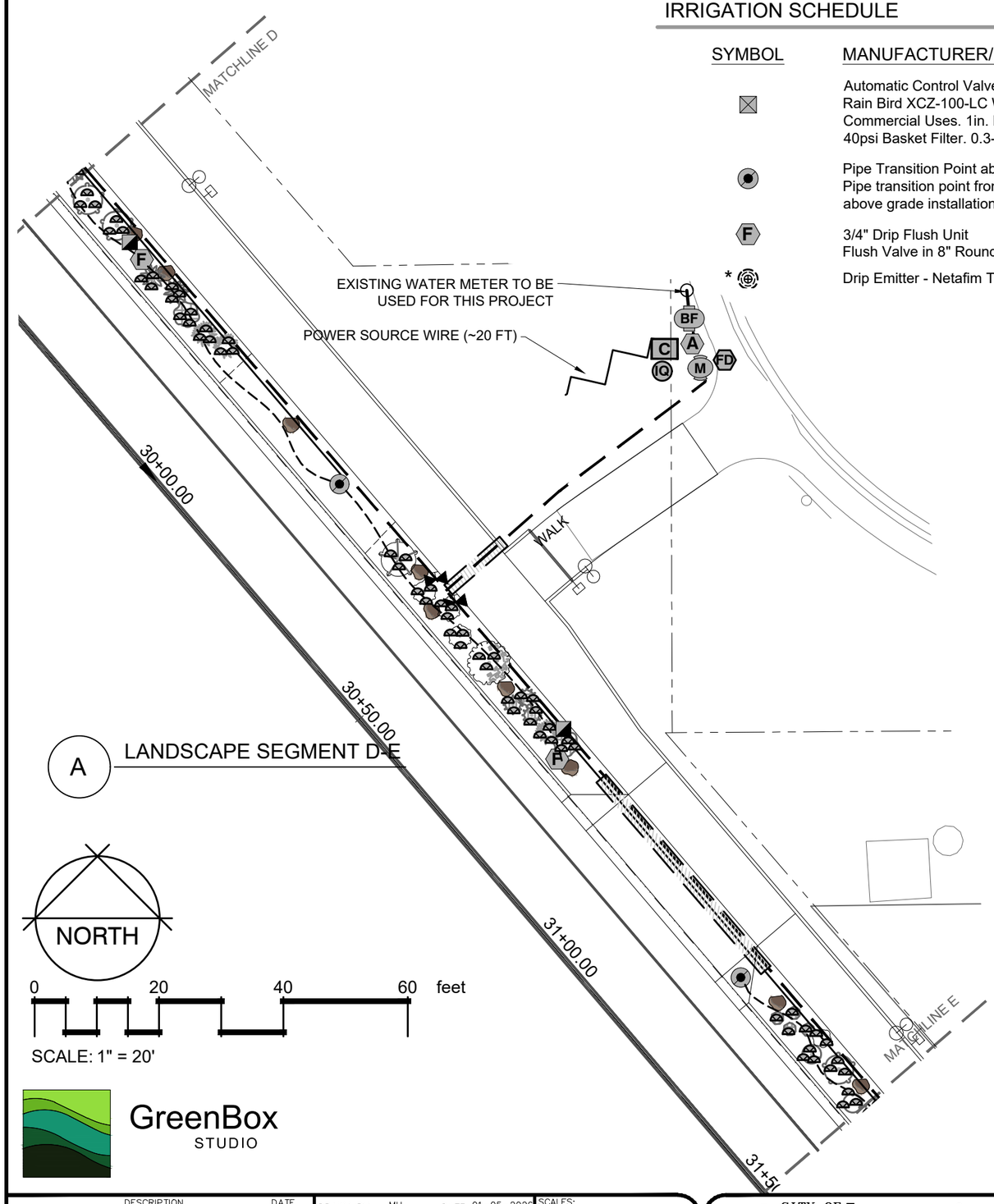
IRRIGATION SCHEDULE



GreenBox STUDIO

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
F	3/4" Drip Flush Unit Flush Valve in 8" Round Valve Box
*	Drip Emitter - Netafim TLCV-09-12 Drip Ring
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	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
M	1-1/2" Flow Meter / Master Valve 1-1/2" 1-1/2in. Netafim Hydrometer w/ ER Register. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Male Pipe Thread Connection, ER Register, High Frequency. Solenoid shall be DC-latching type
A	Air/Vaccuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
D	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
BF	1-1/2" Backflow Preventa - Febco 825Y Reduced Pressure Backflow Preventer
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IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions

Valve Callout

* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only

	1-1/2" Schedule 40 PVC Irrigation Mainline; 2 - Wire Control Wire follows with same length
	1 inch Plastic Pipe - Class 200 PVC Zone Lateral Pipe
	4 inch Pipe - Sch 80 PVC sleeving
	Drip Emitter Tubing - 3/4"

REVISION	DESCRIPTION	DATE
1		
2		
3		
4		

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
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APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 29+60–Sta 31+50

I–5

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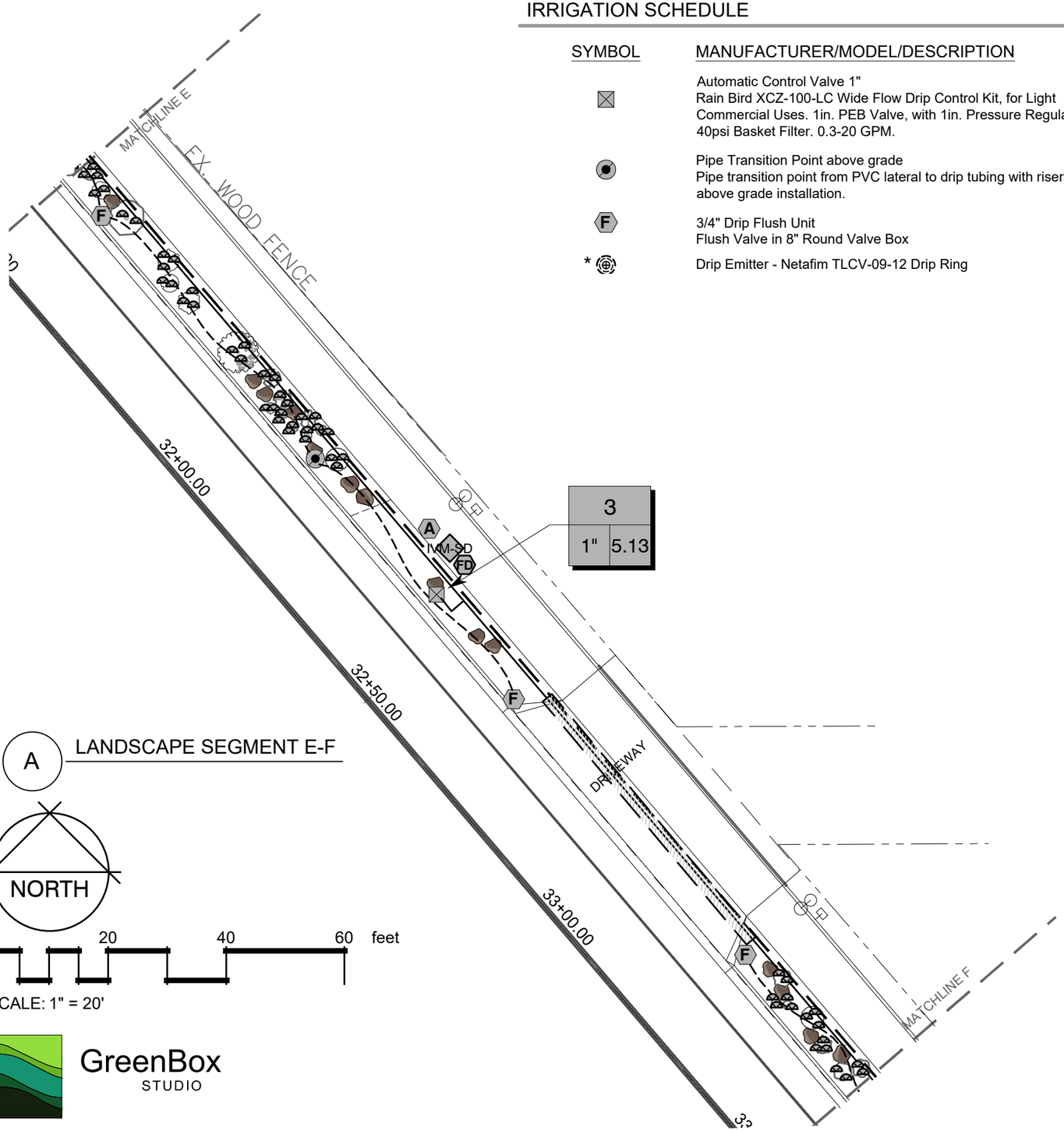

GreenBox STUDIO

IRRIGATION SCHEDULE

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Drip Emitter Tubing - 3/4"

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 31+50–Sta 33+55

I–6

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	C
⊠	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	3
●	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	1
F	3/4" Drip Flush Unit Flush Valve in 8" Round Valve Box	1
*	Drip Emitter - Netafim TLCV-09-12 Drip Ring	8
*	Drip Emitter, 2.0 gph 2.0 Single Outlet Pressure Compensating Netafim WPC Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet.	
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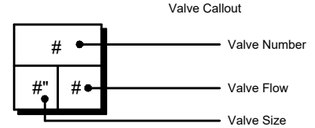
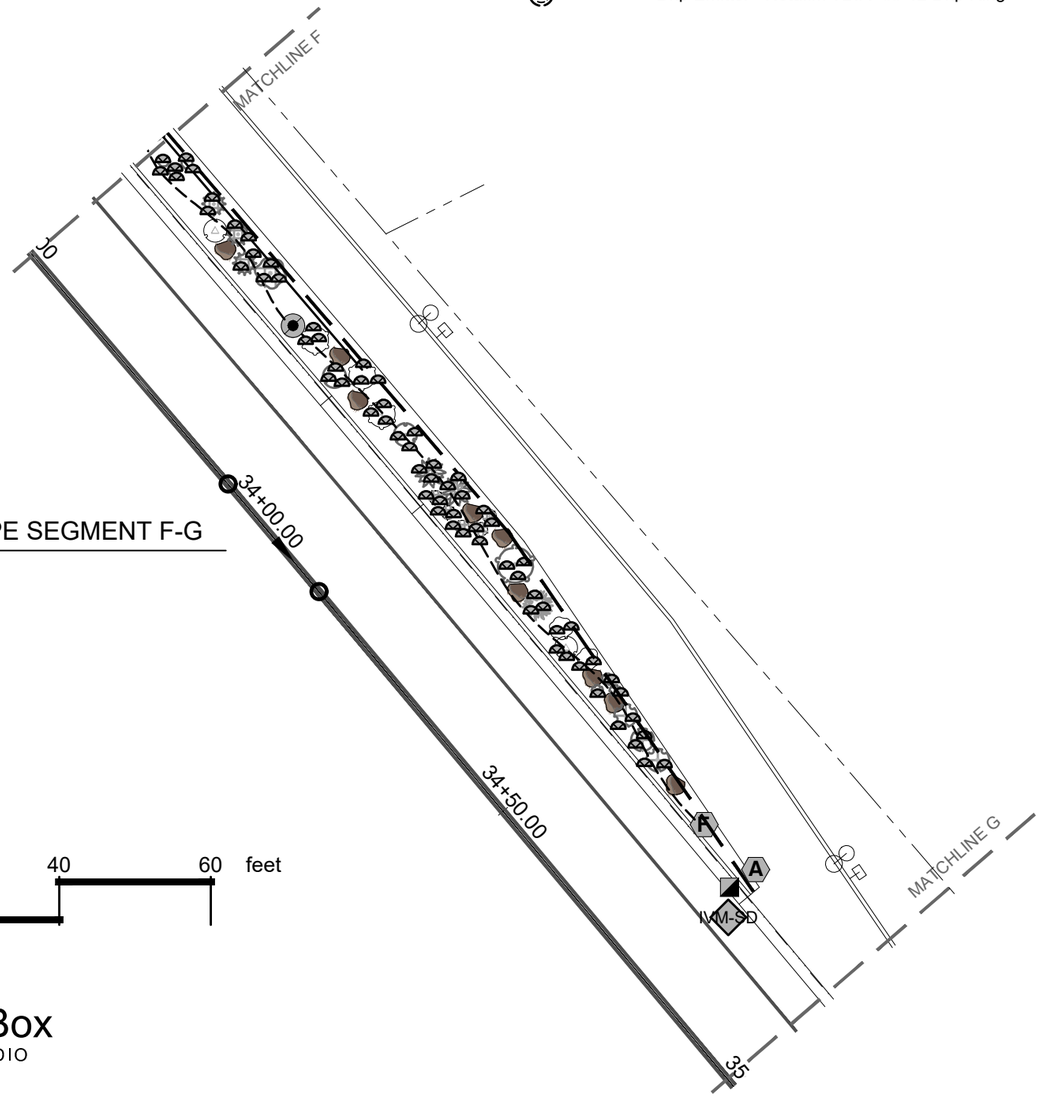
IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions

Valve Callout



* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only



A LANDSCAPE SEGMENT F-G

1-1/2" Schedule 40 PVC Irrigation Mainline; 2 - Wire Control Wire follows with same length

1 inch Plastic Pipe - Class 200 PVC Zone Lateral Pipe

4 inch Pipe - Sch 80 PVC sleeving

Drip Emitter Tubing - 3/4"

GreenBox STUDIO

REVISION	DESCRIPTION	DATE
1		
2		
3		
4		

DRAWN BY	MH	DATE	01-05-2026
DESIGNED BY	MH	DATE	01-05-2026
CHECKED BY	MR	DATE	01-05-2026
APPROVED BY	##	DATE	#####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 33+55–Sta 36+95

I–7

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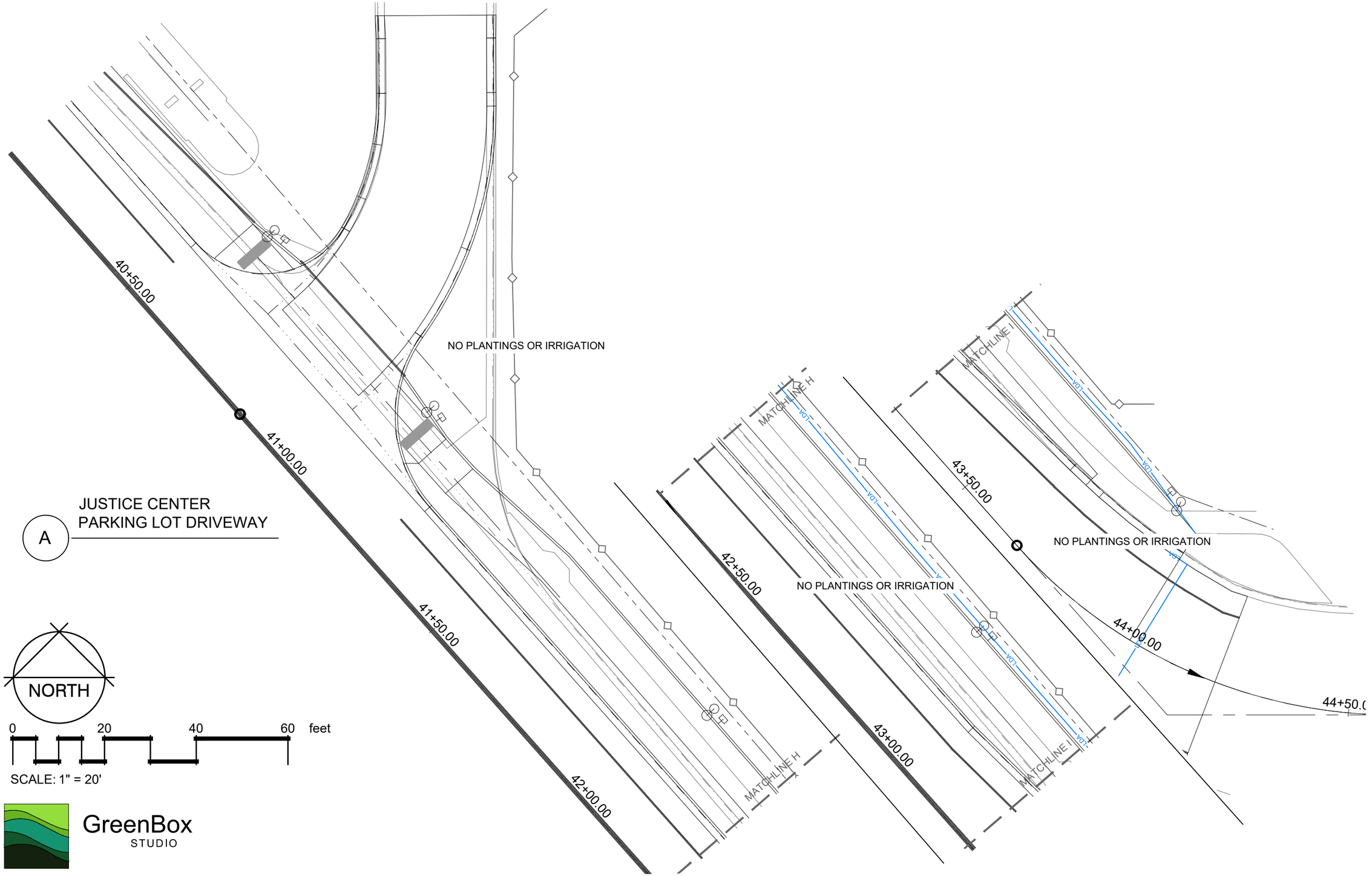

JUSTICE CENTER
PARKING LOT DRIVEWAY

A

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox
STUDIO

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

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DESIGNED BY	MH	DATE	01-05-2026
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APPROVED BY	##	DATE	#####

SCALES:
PLAN
HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Sta 40+10–Sta 44+00

I–8

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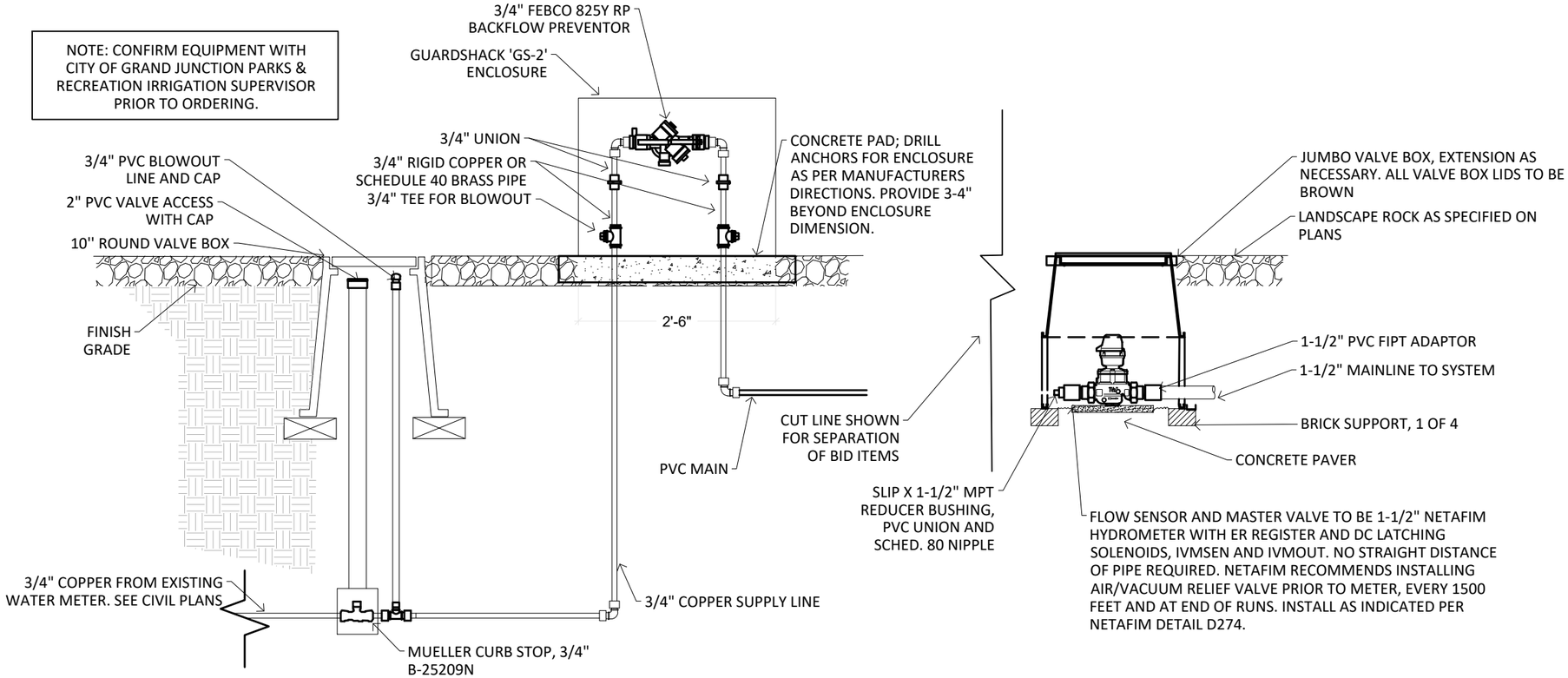
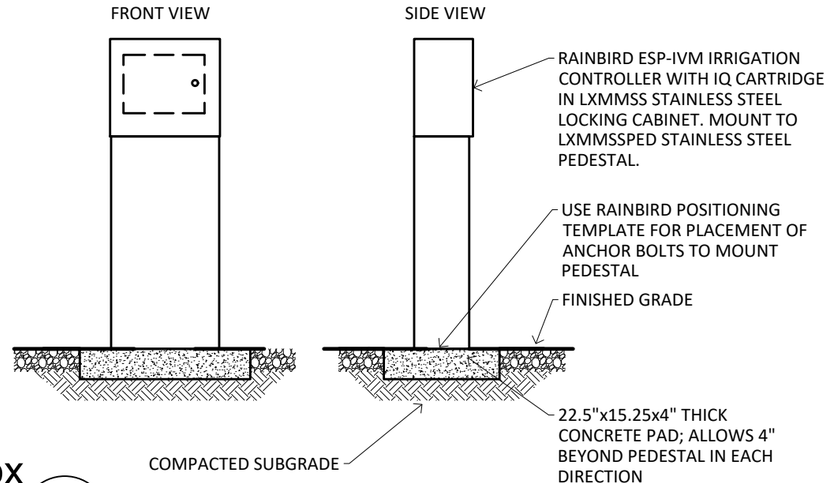
NOTE: CONFIRM EQUIPMENT WITH CITY OF GRAND JUNCTION PARKS & RECREATION IRRIGATION SUPERVISOR PRIOR TO ORDERING.



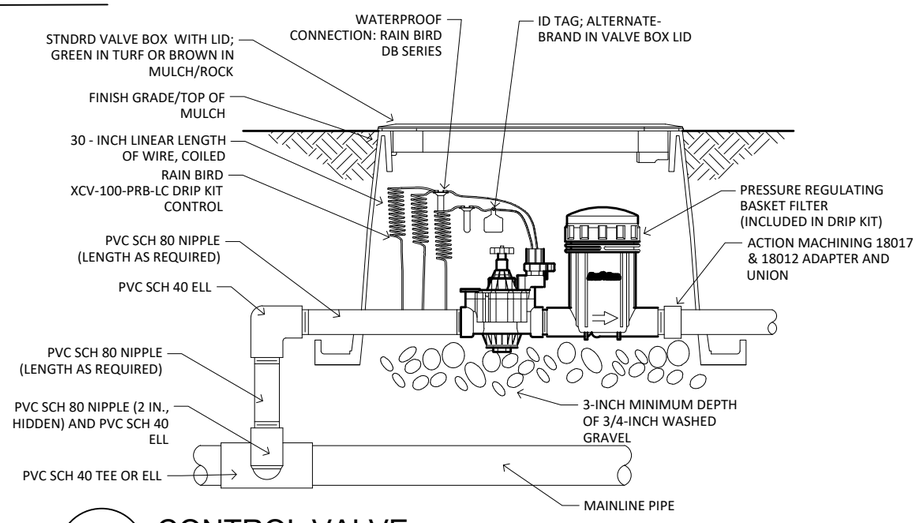
A BACKFLOW PREVENTOR AND FLOW SENSOR/MASTER VALVE ASSEMBLY

NOT TO SCALE



B AUTOMATIC CONTROLLER & PEDESTAL

NOT TO SCALE



C CONTROL VALVE

NOT TO SCALE

GreenBox STUDIO

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	01-05-2026
DESIGNED BY	MH	DATE	01-05-2026
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SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Irrigation Details

I-9

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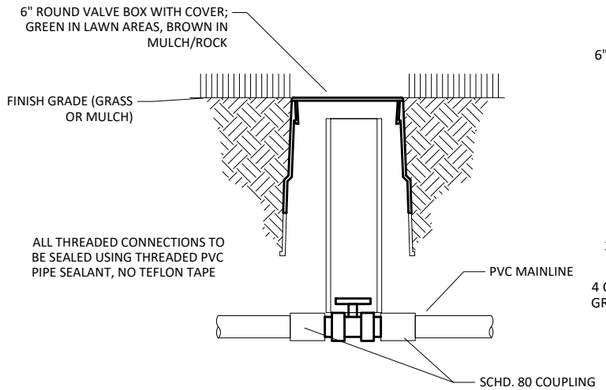
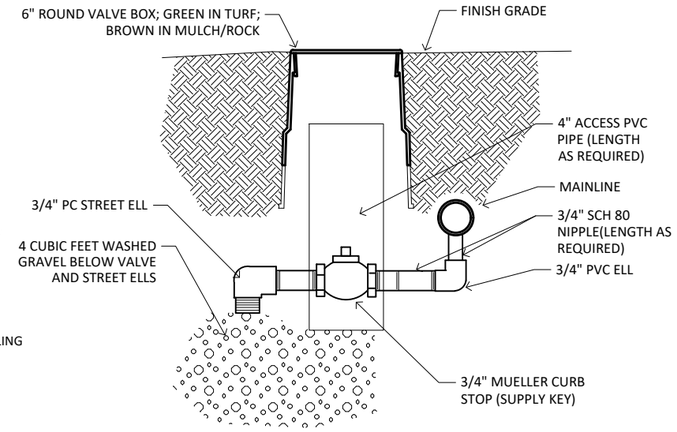


A 1-1/2 INCH GATE (ISOLATION) VALVE

NOT TO SCALE



B 3/4 INCH DRAIN VALVE (MAINLINE MANUAL)

NOT TO SCALE

IRRIGATION VALVE SCHEDULE VALVE #	SIZE	TYPE	EMITTERS	PRECIP RATE	GPM	PGRM	RUN TIME	NOMINAL GALLONS SETTING	STARTS/ DAY	DAYS/ WEEK	NET APPLIED IN./WK
#1	1"	DRIP - NORTH	144	2 GPH	4.8	B	32 MIN	1.0 GAL	1	3	3.0 GAL
#2	1"	DRIP - MEDIUM	178	2 GPH	5.93	B	32 MIN	1.0 GAL	1	3	3.0 GAL
#3	1"	DRIP - SOUTH	135	2 GPH	4.5	B	32 MIN	1.0 GAL	1	3	3.0 GAL

	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT
WATER BUDGET SETTINGS	90%	100%	160%	140%	120%	90%	70%

NOTES

1. THIS CHART PROVIDES WATERING SCHEDULE RECOMENDATIONS FOR ESTABLISHED PLANTS AND TURF.
2. CONTRACTOR IS OBLIGATED TO MONITOR SOIL MOISTURE TO AVOID SATURATION OR DROUGHT AND ADJUST SCHEDULE ACCORDINGLY DURING ESTABLISHMENT PERIOD .
3. TURF ZONE RUN TIMES ARE CALCULATED TO 80% EFFICIENCY, DRIP ZONES TO 95%

SECTION 623 PAY ITEM LEGEND

ITEM NO.	DESCRIPTION	QTY	UNITS
623-00162	Drip emitter tubing (3/4")	1580	LF
623-00164	Drip emitter(a)	457	EACH
623-00167	Drip Emitter (b)	74	EACH
623-00169	Drip Emitter (c) (Tree Ring	8	EACH
623-00186	3/4 inch flush unit	16	EACH
623-00600	1-1/2" Plastic pipe (mainline)	1,300	LF
623-00601	1" Plastic Pipe (laterals)	1,540	LF
623-00604	4" Plastic pipe (Irrigation Sleeve)	160	LF
623-01706	1-1/2 Inch Backflow Preventer	1	EACH
623-02006	3/4 Inch Drain Valve	1	EACH
623-03106	1 Inch Automatic Control Valve	3	EACH
623-04000	2 Wire Control Wire	640	LF
623-04001	Decoder	4	EACH
623-04002	Power Source Wire	20	LF
623-04003	Surge Protection Device (2 Wire Path)	4	EACH
623-04006	3/4" Quick Coupler	5	EACH
623-05012	1-1/2 Inch Gate Valve (Isolation Valve)	2	EACH
623-07600	Flow Sensor - (Netafim Hydrometer)	1	EACH
623-08160	60 Station Automatic Controller	1	EACH
623-08210	Automatic Controller Transmitter/Receiver Unit	1	EACH
623-00090	Pipe Transition Point above grade (PVC to drip)	12	EACH

GreenBox STUDIO

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Irrigation Details & Quantities

I–10

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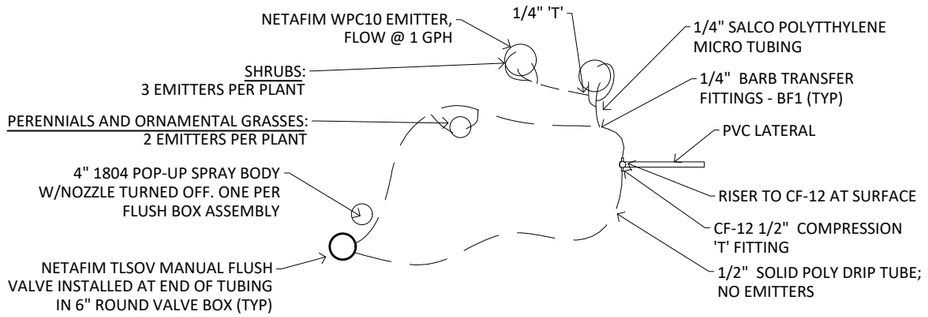


PLACEMENT OF TUBING AND FLOW LIMIT NOTES:

1. ALL TUBING TO BE PLACED BELOW WEED CONTROL FABRIC (WHERE FABRIC OCCURS).
2. TUBING TO BE STAKED AT EMITTER AND AT MAX 5' INTERVALS WITH MIN. 8" STAPLES.
   - *1/2" DISTRIBUTION TUBE: MAX FLOW = 200 GPH PER LENGTH. MAX LENGTH = 200' . (EACH BRANCH TO END WITH FLUSH CAP IN 6" ROUND VALVE BOX).
   - *1/4" DISTRIBUTION TUBE: MAX FLOW = 12 GPH PER LENGTH (12 EMITTERS). MAX LENGTH =10'. (CONNECTION TO 1/2" TUBE TO BE 1/4" COUPLER, NOT AN EMITTER).

FLUSH BOX NOTES:

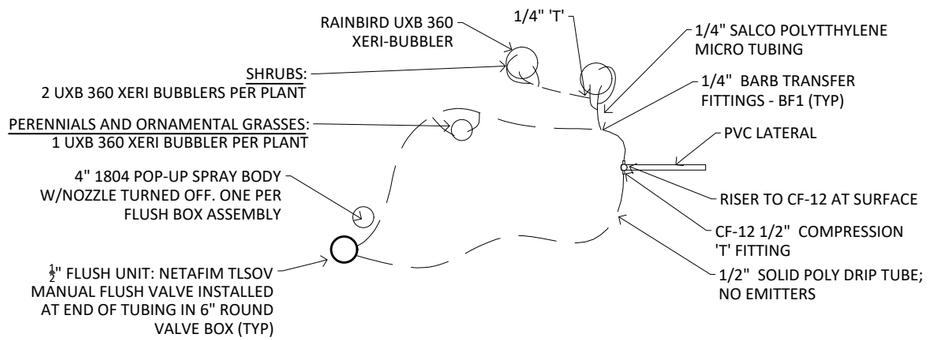
1. MINIMIZE NUMBER OF FLUSH BOXES.
2. LOCATE ADJACENT TO WALKS OR DRIVES FOR EASY MAINTENANCE ACCESS AND WINTERIZATION.
3. INSTALL 1804 SPRAY W/NOZZLE CLOSED. SPRAY HEAD IS TO INDICATE WHEN ZONE IS ON AND LOCATION OF FLUSH BOX.

PLACEMENT OF EMITTER NOTES:

1. ALL EMITTERS ARE TO BE EVENLY PLACED AND STAKED AT PERIMETER OF ROOT BALL.
   - *PERENNIALS AND ORNAMENTAL GRASSES: (2) EMITTERS PER PLANT
   - *SHRUBS: THREE (3) EMITTERS PER PLANT

A DRIP EMITTER LAYOUT (a) STREETSCAPE ON CROSBY AVENUE

NOT TO SCALE



PLACEMENT OF TUBING AND FLOW LIMIT NOTES:

1. ALL TUBING TO BE PLACED BELOW WEED CONTROL FABRIC (WHERE FABRIC OCCURS).
2. TUBING TO BE STAKED AT EMITTER AND AT MAX 5' INTERVALS WITH MIN. 8" STAPLES.
   - *1/2" DISTRIBUTION TUBE: MAX FLOW = 200 GPH PER LENGTH. MAX LENGTH = 200' . (EACH BRANCH TO END WITH FLUSH CAP IN 6" ROUND VALVE BOX).
   - *1/4" DISTRIBUTION TUBE: MAX FLOW = 12 GPH PER LENGTH (1 EMITTER/XERIBUBBLER). MAX LENGTH =10'. (CONNECTION TO 1/2" TUBE TO BE 1/4" COUPLER, NOT AN EMITTER).

FLUSH BOX NOTES:

1. MINIMIZE NUMBER OF FLUSH BOXES.
2. LOCATE ADJACENT TO WALKS OR DRIVES FOR EASY MAINTENANCE ACCESS AND WINTERIZATION.
3. INSTALL 1804 SPRAY W/NOZZLE CLOSED. SPRAY HEAD IS TO INDICATE WHEN ZONE IS ON AND LOCATION OF FLUSH BOX.

PLACEMENT OF EMITTER NOTES:

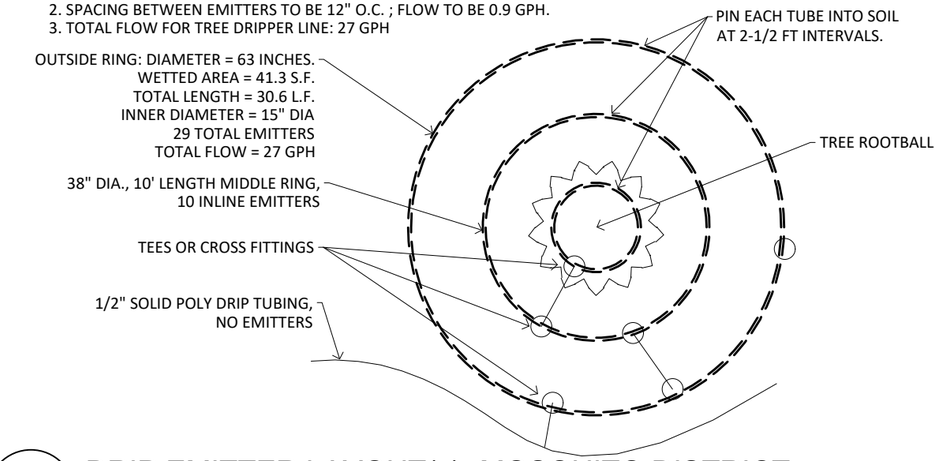
1. ALL EMITTERS /XERIBUBBLERS ARE TO BE EVENLY PLACED AND STAKED AT PERIMETER OF ROOT BALL.
   - *PERENNIALS AND ORNAMENTAL GRASSES: (1) XERIBUBBLERS PER PLANT
   - *SHRUBS: (2) XERIBUBBLERS PER PLANT
   - *TREES: 3 DRIPPER LINE RINGS: AS SHOWN BELOW. NO SEPARATE EMITTERS.

B DRIP EMITTER LAYOUT(b) -MOSQUITO DISTRICT

NOT TO SCALE

TREE RING ASSEMBLY ENLARGEMENT

1. TREE RINGS TO BE CONSTRUCTED WITH PRESSURE COMPENSATING INLINE DRIP TUBING.
2. SPACING BETWEEN EMITTERS TO BE 12" O.C. ; FLOW TO BE 0.9 GPH.
3. TOTAL FLOW FOR TREE DRIPPER LINE: 27 GPH



C DRIP EMITTER LAYOUT(c) -MOSQUITO DISTRICT

NOT TO SCALE

GreenBox STUDIO

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

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Irrigation Plan
Irrigation Details

I–11

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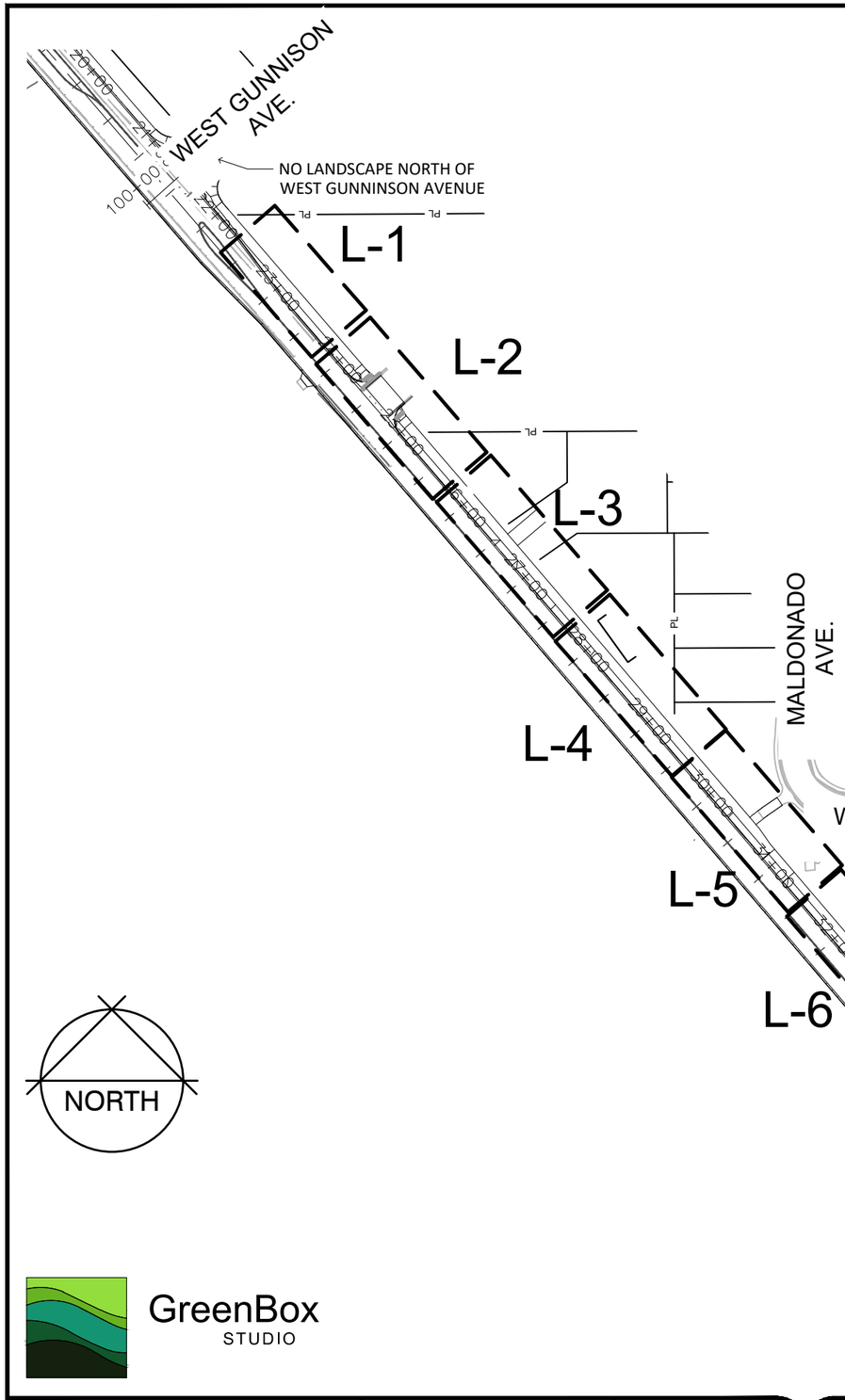

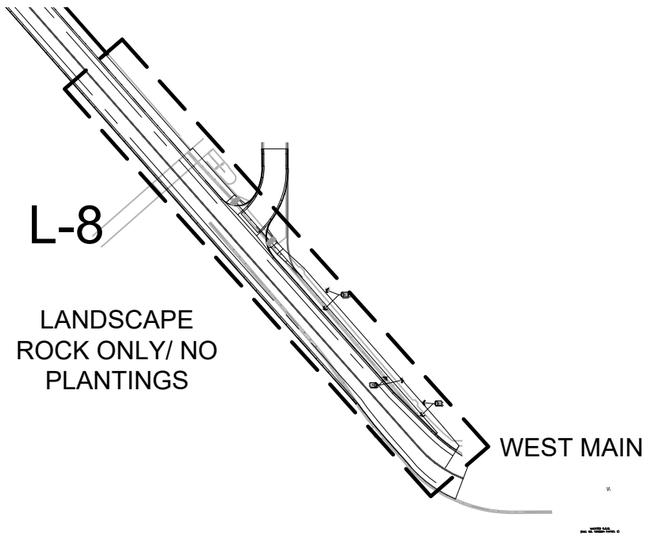

LANDSCAPE PLANTING NOTES

1. Contractor shall verify all Existing Conditions in the field prior to construction and pertaining to this plan, including the presence, location and elevation of all utilities prior to construction and report any descrepancies to the owner's representative.
2. All work to conform to the latest CDOT Standard Specifications for Road and Bridge Construction and City of Grand Junction Parks and Recreation standards, and is subject to inspection and approval by appropriate inspectors and the Owner's Representative.
3. Contractor is responsible for acquiring possession of final plans by Greenbox Studio.
4. All incidental materials and labor necessary to complete the Landscape shall be considered included in the Unit Prices bid.
5. Contractor shall coordinate and adjust plant placement with Irrigation System.
6. All landscape areas to receive 12" depth of Topsoil and 6 yds/ 1000 s.f. Soil Conditioning and 3 inch depth of Landscape rock/ mulch. Scarify all areas to receive soil amendment to a depth of 6".
7. Soil Amendment is to consist of 50% Compost and 50% finely ground and aged wood chips. Amendment is to be incorporated with fertilizer into all shrub areas.
8. No Weed fabric to be used on this project.
9. Soil is to be compacted to 85% modified proctor (wheel roll) to minimize settling. Beds shall slope toward adjacent edge of curb or following drainage patterns per the grading plan. Maximum shrub bed grades to be 3:1. Slope from 2" below adjacent concrete (allowing for mulch depth at edge) to finish grade.
10. Requests for plant substitutions must be made to the Owner's Representative prior to purchase and planting operations. Shrubs and trees are to spaced as scaled from the planting plan. Contractor is to leave plant tags on plants following installation until inspection by Owner's Representative has been completed.
11. Install 3" depth of western red cedar bark around the base of each plant installed. Mulch is to be kept clear of crown of installed trees, shrubs or perennials to avoid holding moisture against base of the plant.
12. An underground pressurized irrigation system will be provided. See Landscape Irrigation Plans.
13. Contractor is to maintain and Guarantee all plant materials per CDOT Specifications.

GreenBox STUDIO

REVISION	DESCRIPTION	DATE
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

DRAWN BY	MH	DATE	01-05-2026
DESIGNED BY	MH	DATE	01-05-2026
CHECKED BY	MR	DATE	01-05-2026
APPROVED BY	##	DATE	#####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan Index
Sta 22+00–Sta 44+00

L–C

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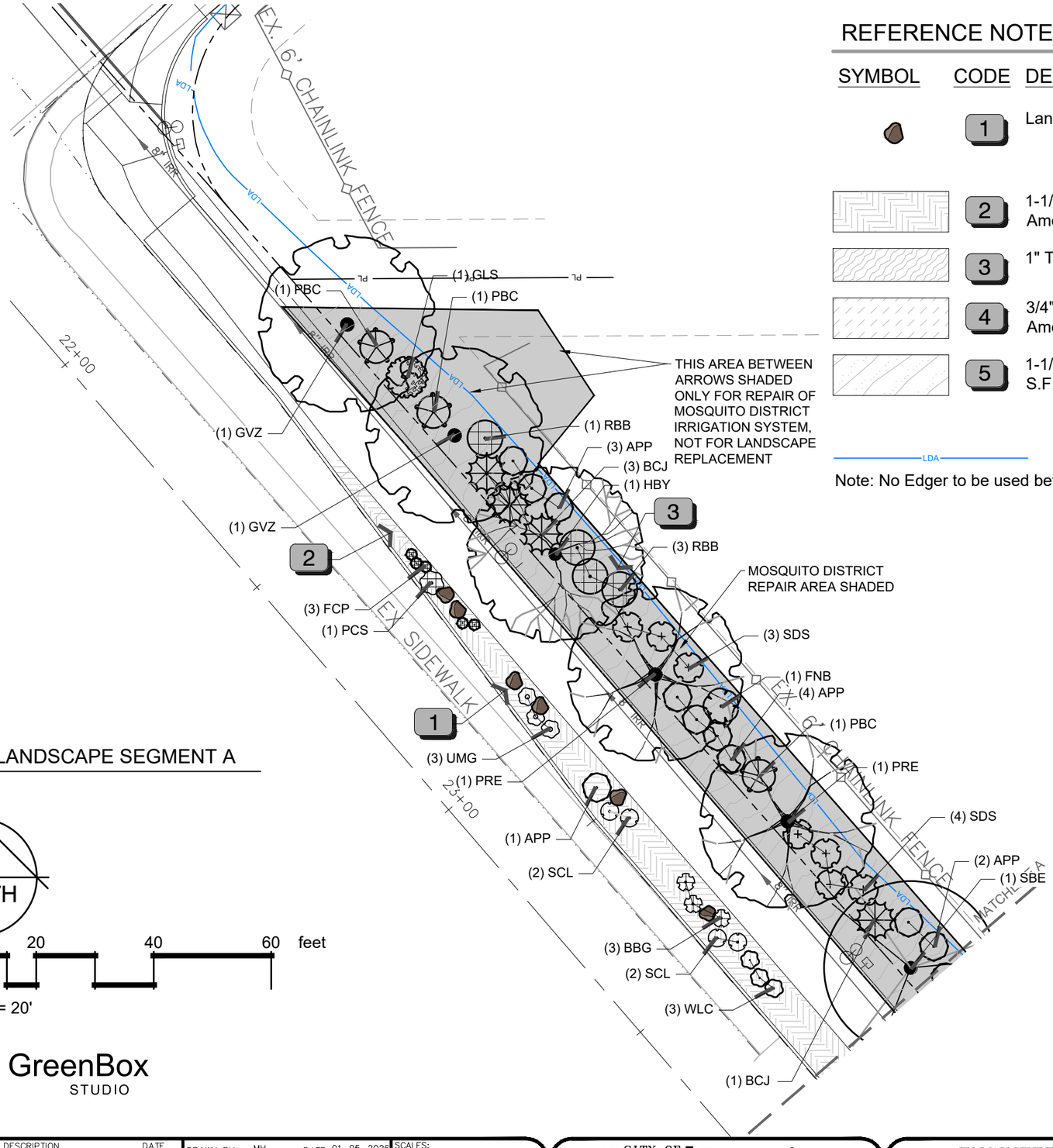

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA — Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

A LANDSCAPE SEGMENT A

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
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APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 22+00–Sta 23+75

L-1

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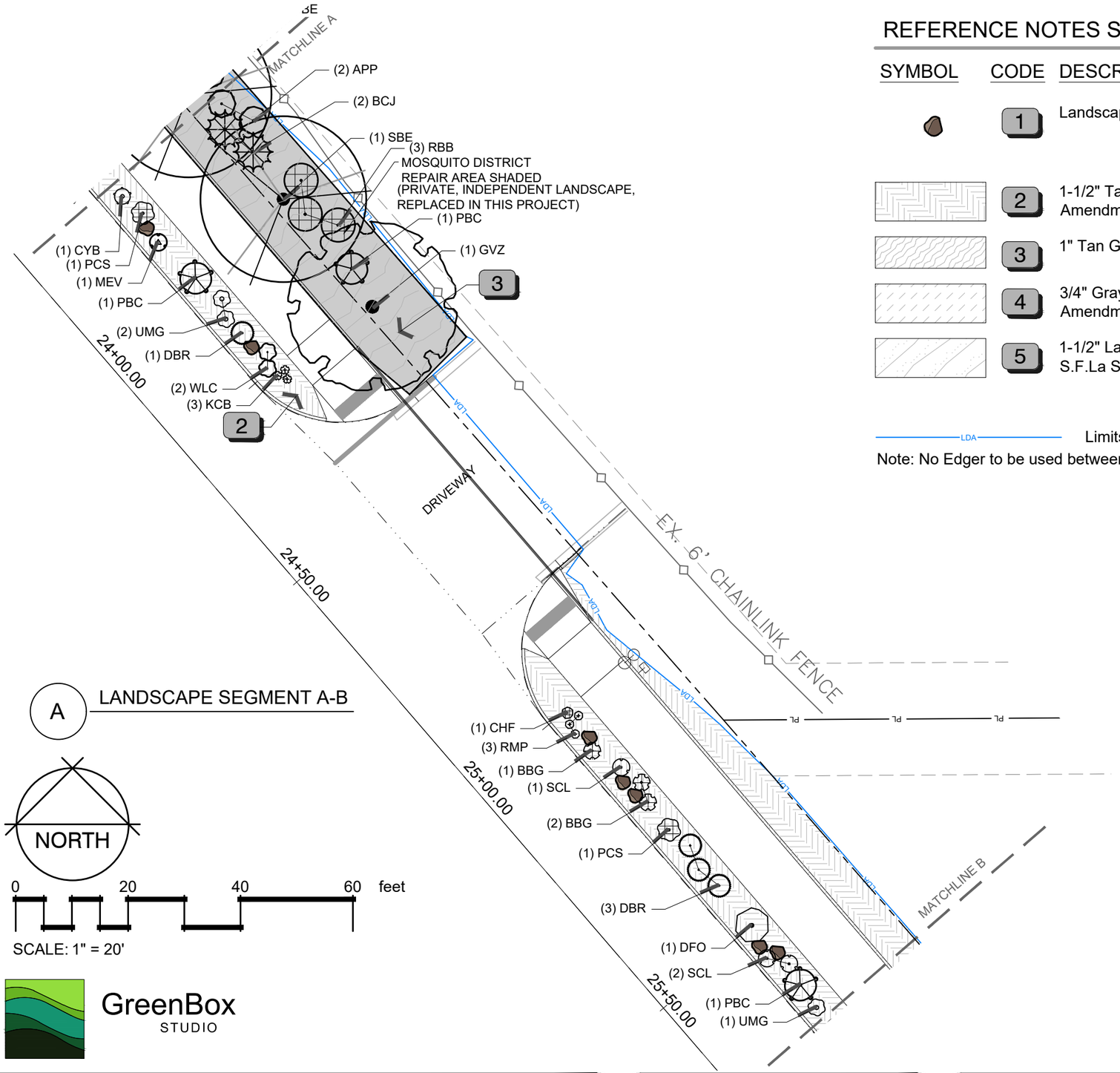

A LANDSCAPE SEGMENT A-B

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	01-05-2026
DESIGNED BY	MH	DATE	01-05-2026
CHECKED BY	MR	DATE	01-05-2026
APPROVED BY	##	DATE	#####

SCALES: PLAN HORIZONTAL 1" = 20' (0, 5', 10', 20')

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 23+75–Sta 25+75

L–2

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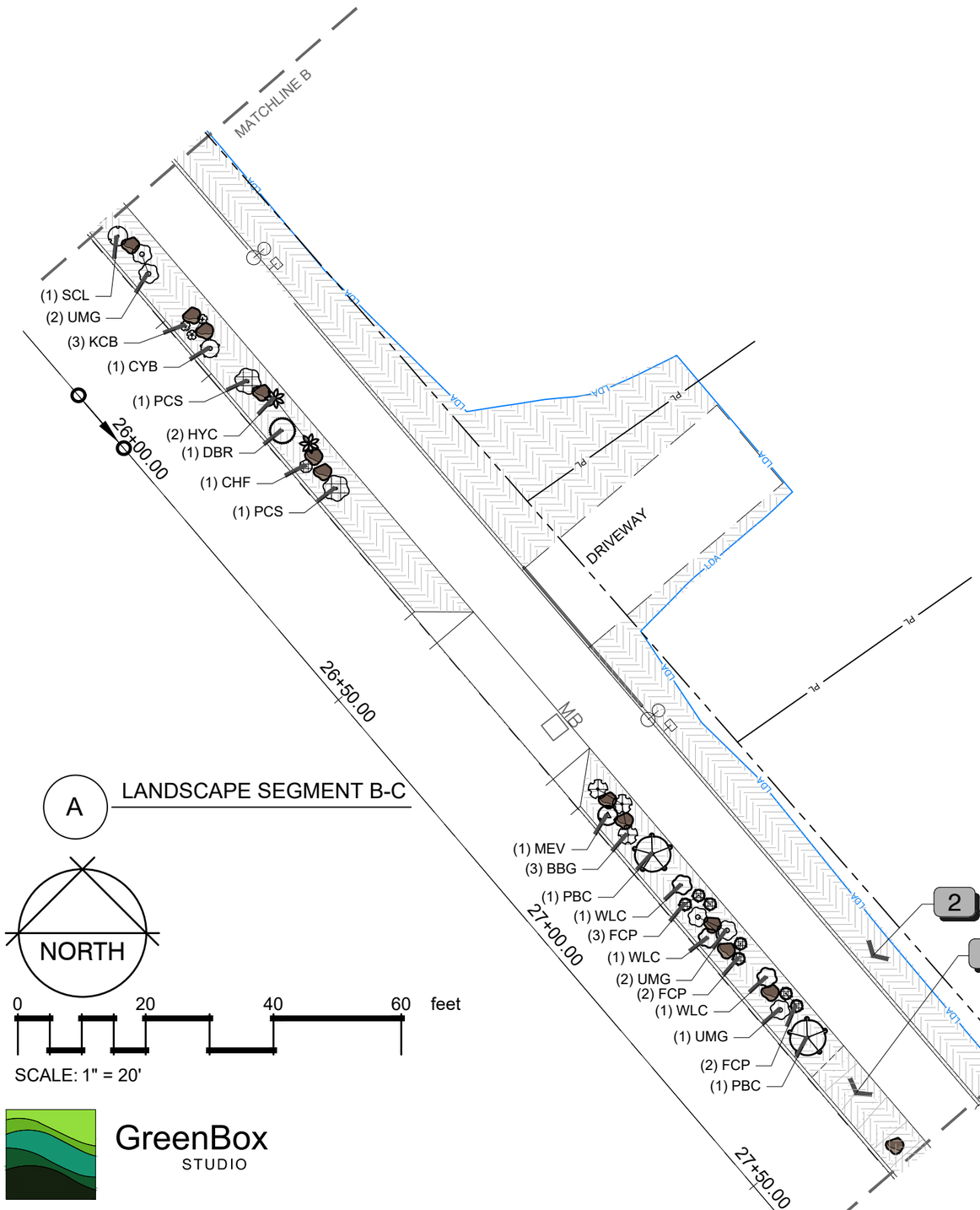

A LANDSCAPE SEGMENT B-C

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
DESIGNED BY MH DATE 01-05-2026
CHECKED BY MR DATE 01-05-2026
APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 25+75–Sta 27+65

L-3

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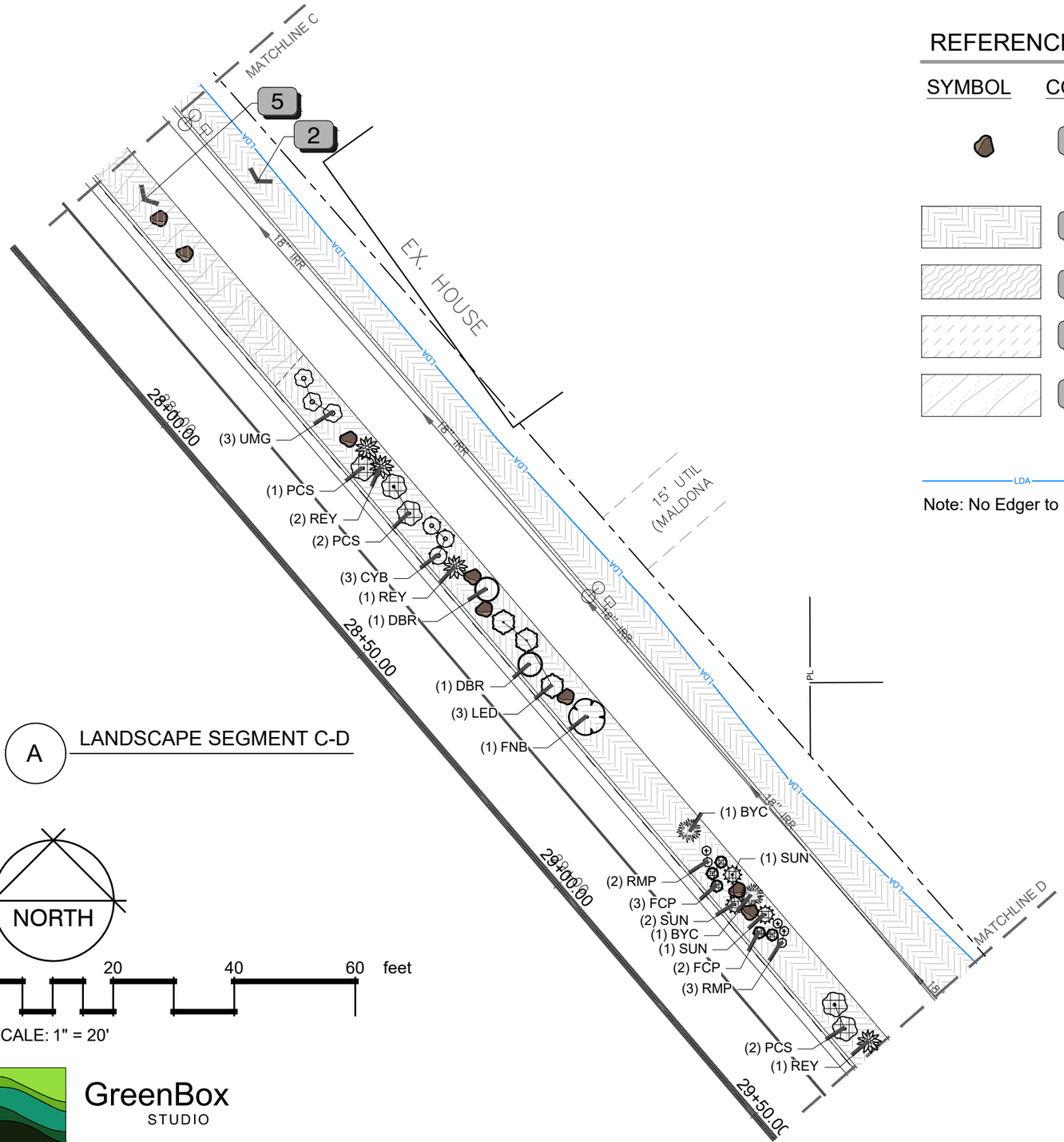

A LANDSCAPE SEGMENT C-D

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

GreenBox STUDIO

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	01-05-2026
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SCALES: PLAN HORIZONTAL 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 27+65–Sta 29+60

L–4

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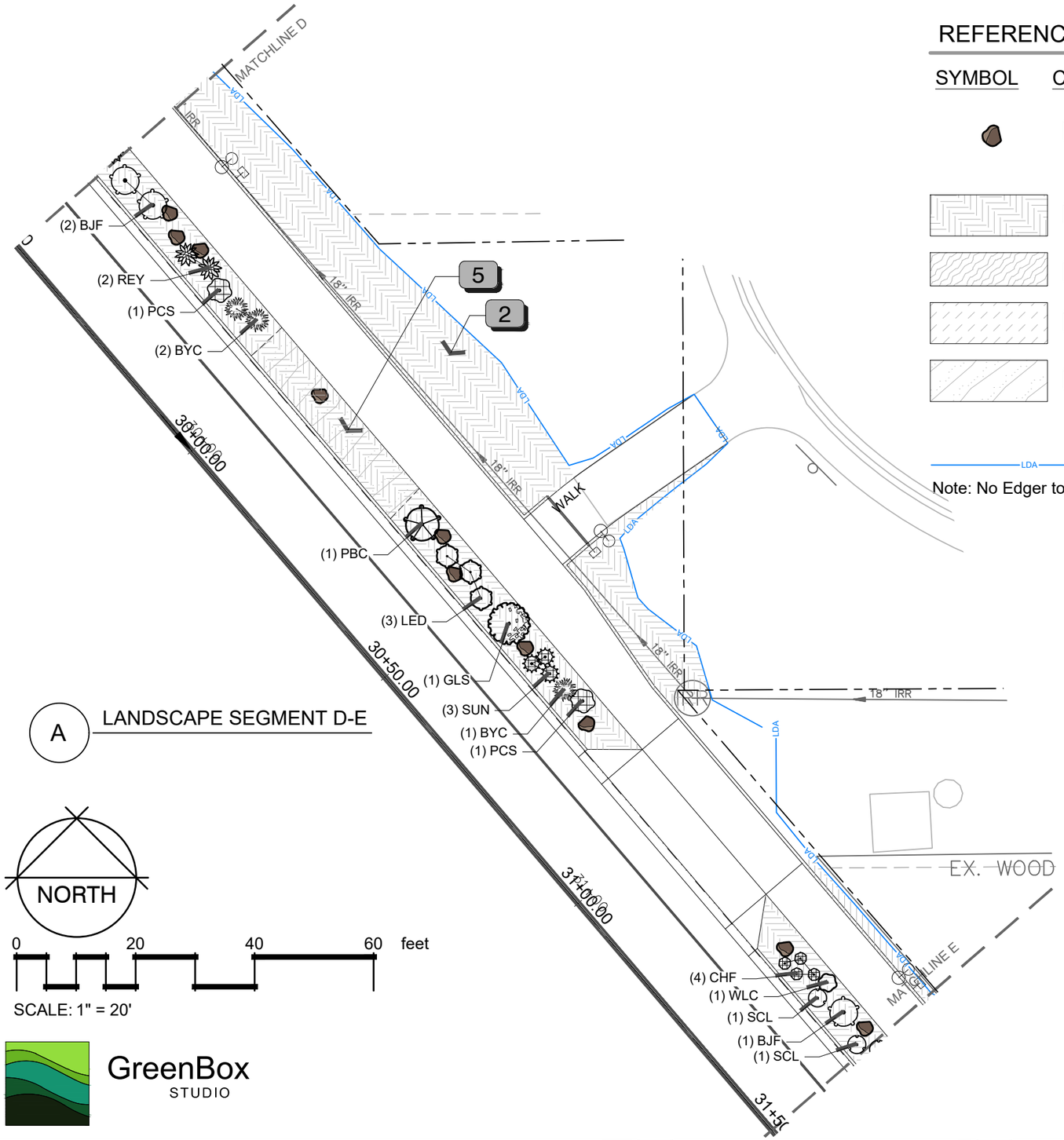

A LANDSCAPE SEGMENT D-E

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	01-05-2026
DESIGNED BY	MH	DATE	01-05-2026
CHECKED BY	MR	DATE	01-05-2026
APPROVED BY	##	DATE	#####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 29+60–Sta 31+50

L–5

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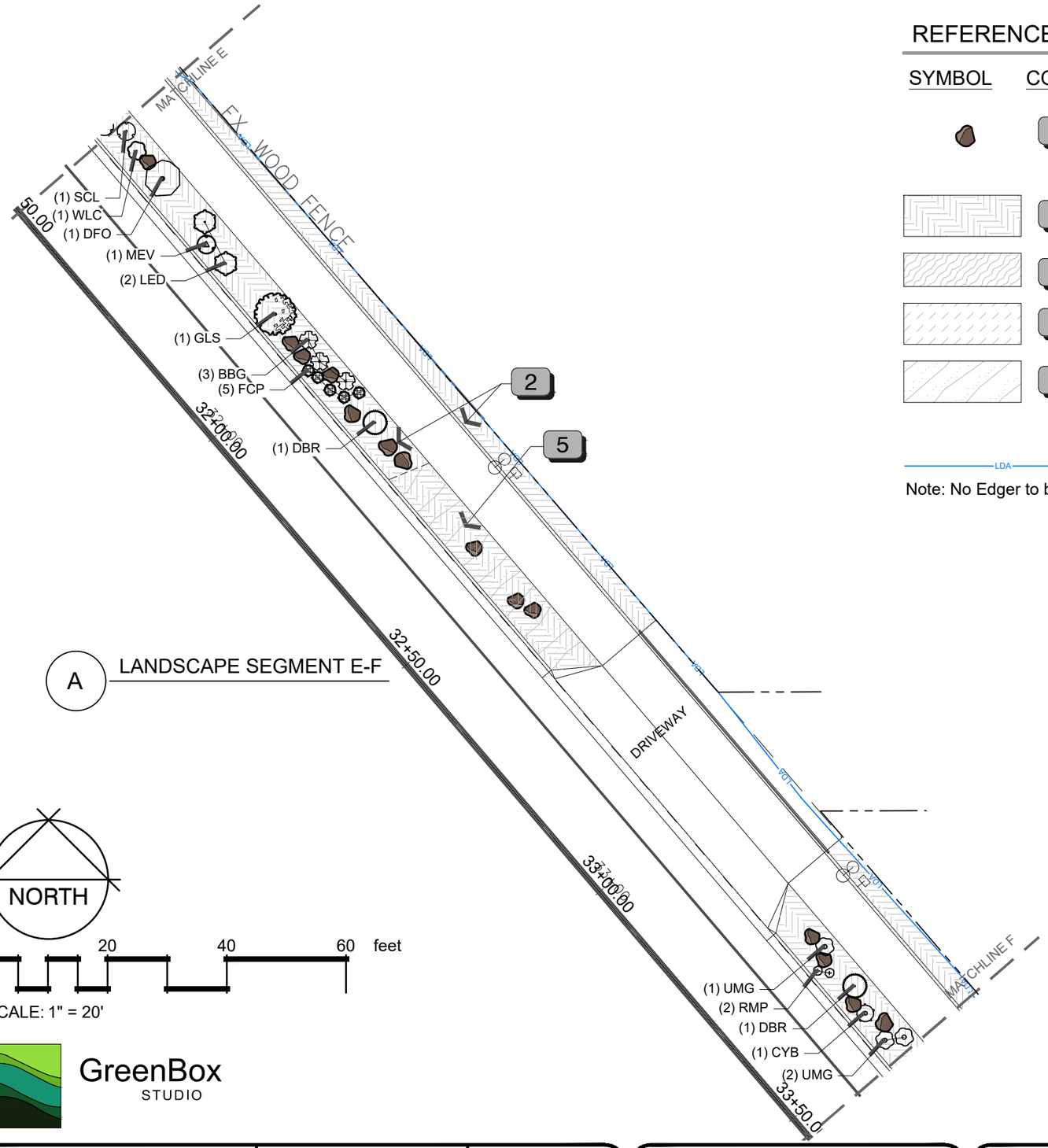

A LANDSCAPE SEGMENT E-F

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY MH DATE 01-05-2026
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APPROVED BY ## DATE #####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 29+60–Sta 31+50

L–6

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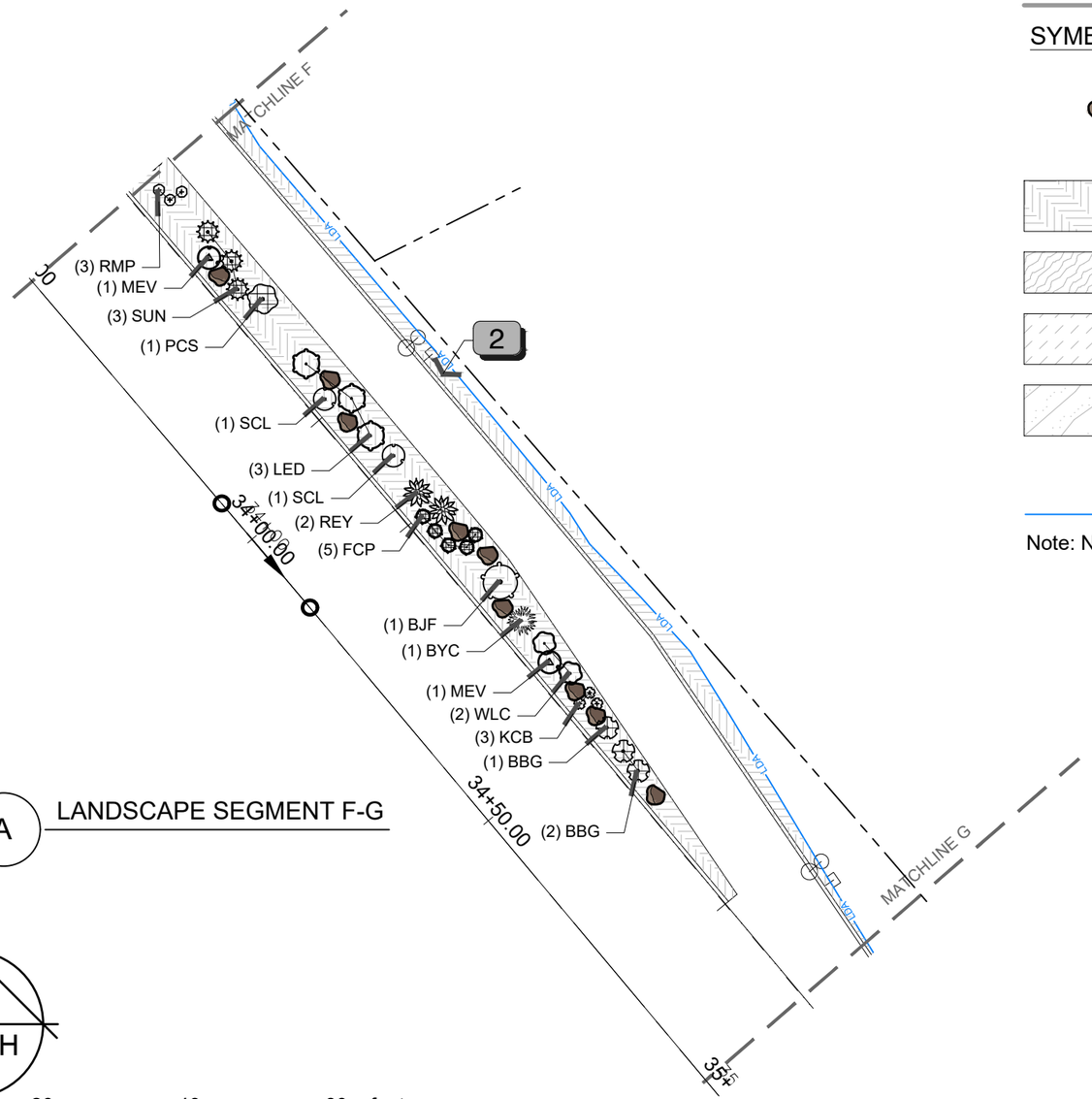
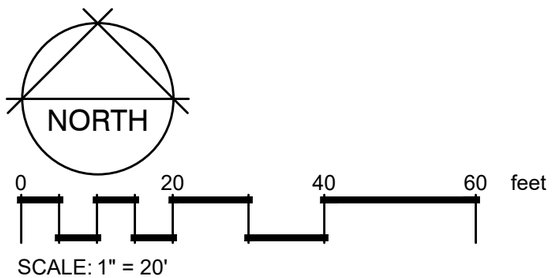


A LANDSCAPE SEGMENT F-G



GreenBox STUDIO

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

F.O.R. SET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	10-13-2025
DESIGNED BY	MH	DATE	10-13-2025
CHECKED BY	MR	DATE	10-13-2025
APPROVED BY	##	DATE	#####

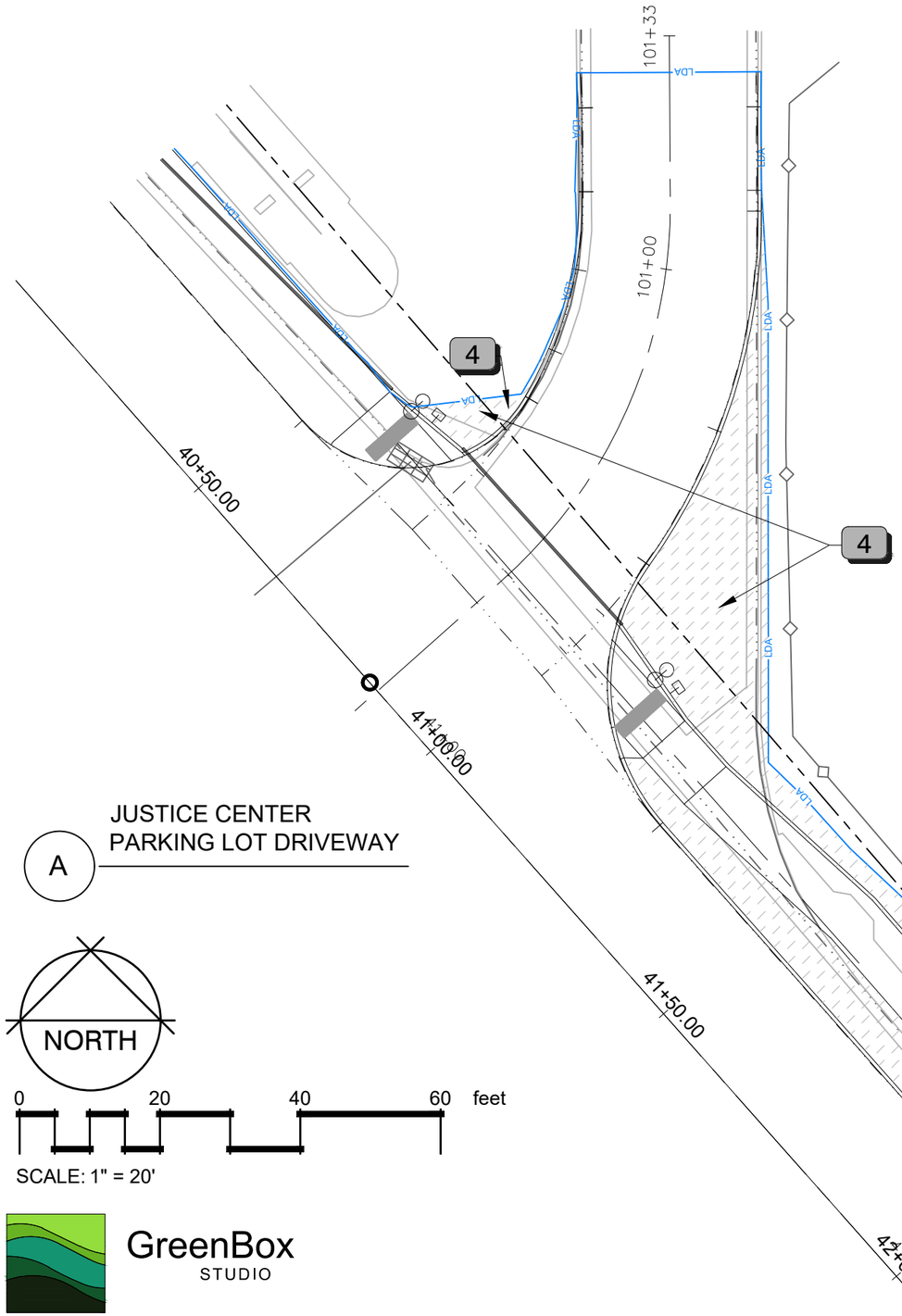
SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 33+85–Sta 35+95

L–7



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	5	1-1/2" La Sal Purple Granite "seeded" addition over 1-1/2" Granite, 1/2 S.F.La Sal Purple to cover 100 S.F.; No Compost/Soil Amendment	1,051 sf (2.4 c.y.)

LDA — Limits of Disturbance (Per Civil Drawings)

Note: No Edger to be used between rock types

JUSTICE CENTER
PARKING LOT DRIVEWAY

A

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

GreenBox STUDIO

F.O.R. SET

DESCRIPTION	DATE
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

DRAWN BY	MH	DATE	10-13-2025
DESIGNED BY	MH	DATE	10-13-2025
CHECKED BY	MR	DATE	10-13-2025
APPROVED BY	##	DATE	#####

SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Sta 40+10–Sta 44+00

L–8

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PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	REMARKS	CAL
	GVZ	3	Green Vase Japanese Zelkova Zelkova serrata 'Green Vase'	40-60' Height 30-45' Spread	2"
	HBY	1	Common Hackberry Celtis occidentalis	30-60' Height 40-60' Spread	2"
	PRE	2	Princeton American Elm Ulmus americana 'Princeton'	30-60' Height 30-60' Spread	2"
	SBE	2	Sensation Box Elder Acer negundo 'Sensation'	25-40' Height 30-50' Spread	2"
		8	SUBTOTAL:		

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	REMARKS	SIZE
	APP	12	Apache Plume Fallugia paradoxa	3-5' Height 4-7' Spread	5 Gal
	CYB	6	Corymb (Crispleaf) Buckwheat Eriogonum corymbosum	1-2' Height 2-4' Spread	5 Gal
	DBR	9	Dwarf Blue Rabbitbrush Chrysothamnus nauseosus nauseosus	1-3' Height 2-4' Spread	5 Gal
	FNB	2	Fernbush Chamaebatiaria millefolium	4-6' Height 4-7' Spread	5 Gal
	GLS	3	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'	1.5-3' Height 5-9' Spread	5 Gal
	LED	11	Leadplant Amorpha canescens	1.5-3.5' Height 3-5' Spread	5 Gal
	PBC	9	Pawnee Buttes® Sand Cherry Prunus besseyi 'P011S'	1-1.5 Height 5-7' Spread	5 Gal
	PCS	13	Powis Castle Artemisia Artemisia x 'Powis Castle'	0.5-1.5' Height 2-4' Spread	5 Gal
	RBB	7	Yellow Rabbitbrush Chrysothamnus viscidiflorus	3-7' Height 4-7' Spread	5 Gal
	SCL	13	Shadscale Atriplex confertifolia	1-2' Height 2-4' Spread	5 Gal
	SDS	7	Sand Sagebrush Artemisia filifolia	3-5' High 4-5' Spread	5 Gal
		92	SUBTOTAL:		

EVERGREEN SHRUBS

BCJ	6	Blue Chip Creeping Juniper Juniperus horizontalis 'Blue Chip'	0.5-1.5' Height 7-9' Spread	5 Gal
BJF	4	Bluestem Joint Fir Ephedra equisetina	2-4' Height 3-6' Spread	5 Gal
BYC	6	Banana Yucca Yucca baccata	1.5-3' Height 3-5' Spread	5 Gal
HYC	2	Harriman's Yucca Yucca harrimaniae	1-3' High 2-4' Spread	5 Gal
REY	8	Red Yucca Hesperaloe parviflora	2-4' High 3-5' Spread	5 Gal
	26	SUBTOTAL:		

GRASSES

BBG	15	Blonde Ambition Blue Grama Bouteloua gracilis 'Blonde Ambition'	2-3' High 2-3' Spread	1 Gal
UMG	17	Undaunted® Ruby Muhly Muhlenbergia reverchonii 'PUND01S'	1.5-3' Height 1-3' Spread	1 Gal
	32	SUBTOTAL:		

PERENNIALS

CHF	6	Chocolate Flower Berlandiera lyrata	0.5-1'Height 1-2.5' Spread	1 Gal
DFO	2	Colorado Four O'Clock Mirabilis multiflora	.5-1' Height 3-8' Spread	1 Gal
FCP	27	Firecracker Penstemon Penstemon eatonii	1-2' Height 1-2.5' Spread	1 Gal
KCB	9	Kannah Creek® Sulphur Buckwheat Eriogonum umbellatum aureum 'Psdowns'	0.5-1.5' Height 1-1.5' Spread	1 Gal
MEV	5	Missouri Evening Primrose Oenothera missouriensis	.5-1' Height 1.5-3.5' Spread	1 Gal
RMP	13	Rocky Mountain Penstemon Penstemon strictus	1-2' Height 1-2' Spread	1 Gal
SUN	9	Apache Sunset Threadleaf Hyssop Agastache rupestris 'Apache Sunset'	2-3' Height 2-4' Spread	1 Gal
WLC	12	Walker's Low Catmint Nepeta x 'Walker's Low'	0.5-2' Height 1.5-3.5' Spread	1 Gal
	83	SUBTOTAL:		

SECTION 212,213, 214 & 217 PAY ITEM LEGEND

ITEM NO.	DESCRIPTION	QTY	UNITS
212-00090	Compost	0.4	AC
213-00065	Rock Mulch (d, La Sal Purple)	2.4	CY
213-00067	Rock Mulch (a, 1-1/2" Tan Granite)	3,101	SF
213-00068	Rock Mulch (b, 1" Tan Granite)	1,146	SF
213-00069	Rock Mulch (c, 3/4" Washed Gray)	2,855	SF
213-00705	Landscape Boulder	66	EACH
214-00220	Deciduous Tree (2 Inch Caliper)	8	EACH
214-00350	Deciduous Shrubs (#5 Container)	92	EACH
214-00604	Evergreen Shrubs (#5 Container)	26	EACH
214-01706	Perennials/Ornamental Grasses (#1 Container)	115	EACH
217-00000	Herbicide Treatment	2210	SY

GreenBox STUDIO

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REVISION 3	
REVISION 4	

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SCALES: PLAN HORIZONTAL: 1" = 20'

CITY OF Grand Junction COLORADO

ENGINEERING AND TRANSPORTATION DEPARTMENT
PROJECT NO. F210205

Crosby Avenue Improvements
Landscape Plan
Plant List and Quantities

L-9

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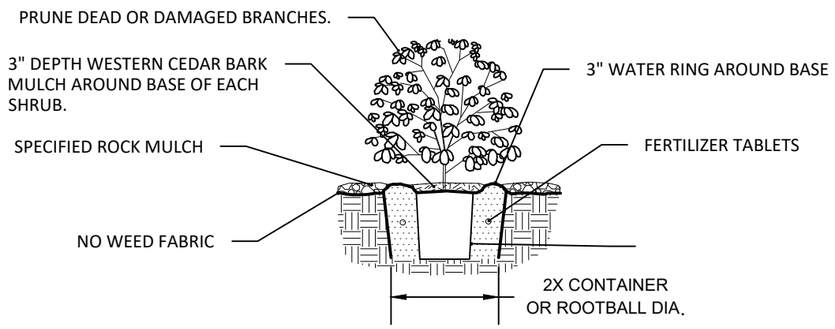
NOTES:
1. NO WEED FABRIC ON THIS PROJECT.
2. SHRUBS, PERENNIAL AND GRASSES PLANTED AT OR 2" ABOVE FINISH GRADE. ALL BEDS ALL BE PITCHED TO DRAIN AT 3% MIN.
3. BACKFILL MIX:
   1/3 SOIL AMENDMENT (SEE LANDSCAPE NOTE #8 ON THIS SHEET)
   2/3 SOIL FROM PIT

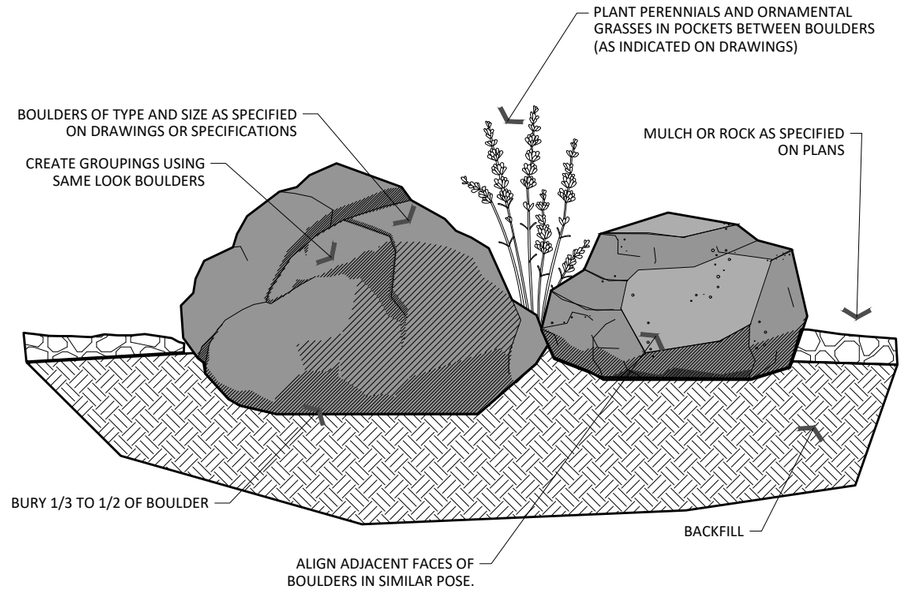
INCORPORATE BIOSOL PLANTERS MIX, OR A MIX OF 50 LBS BIOSOL, 10 LBS HUME, 1 LB ALL PURPOSE MYCORRHIZAE AT THE FOLLOWING RATES:
   1/2 CUP PER 1 GAL PERENNIAL
   1 CUP PER 5 GAL SHRUB
   2 CUPS PER 2" CALIPER TREE

MIX THOROUGHLY PRIOR TO BACKFILLING.
CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-15. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



A SHRUB, PERENNIAL & ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE



B BOULDER INSTALLATION

NOT TO SCALE

LANDSCAPE PLANTING NOTES

1. Contractor shall verify all Existing Conditions in the field prior to construction and pertaining to this plan, including the presence, location and elevation of all utilities prior to construction and report any descrepancies to the owner's representative.
2. All work to conform to the latest CDOT Standard Specifications for Road and Bridge Construction and City of Grand Junction Parks and Recreation standards, and is subject to inspection and approval by appropriate inspectors and the Owner's Representative.
3. Contractor is responsible for acquiring possession of final plans by Greenbox Studio.
4. All incidental materials and labor necessary to complete the Landscape shall be considered included in the Unit Prices bid.
5. Contractor shall coordinate and adjust plant placement with Irrigation System.
6. All landscape areas to receive 12" depth of Topsoil and 6 yds/ 1000 s.f. Soil Conditioning and 3 inch depth of Landscape rock/ mulch. Scarify all areas to receive soil amendment to a depth of 6".
7. Soil Amendment is to consist of 50% Compost and 50% finely ground and aged wood chips. Amendment is to be incorporated with fertilizer into all shrub areas.
8. No Weed fabric to be used on this project.
9. Soil is to be compacted to 85% modified proctor (wheel roll) to minimize settling. Beds shall slope toward adjacent edge of curb or following drainage patterns per the grading plan. Maximum shrub bed grades to be 3:1. Slope from 2" below adjacent concrete (allowing for mulch depth at edge) to finish grade.
10. Requests for plant substitutions must be made to the Owner's Representative prior to purchase and planting operations. Shrubs and trees are to spaced as scaled from the planting plan. Contractor is to leave plant tags on plants following installation until inspection by Owner's Representative has been completed.
11. Install 3" depth of western red cedar bark around the base of each plant installed. Mulch is to be kept clear of crown of installed trees, shrubs or perennials to avoid holding moisture against base of the plant.
12. An underground pressurized irrigation system will be provided. See Landscape Irrigation Plans.
13. Contractor is to maintain and Guarantee all plant materials per CDOT Specifications.

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SCALES:
PLAN
HORIZONTAL: 1" = 20'
0 5' 10' 20'

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Crosby Avenue Improvements
Landscape Plan
Landscape Notes & Details

L-10

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