

# CITY OF GRAND JUNCTION CROSBY AVE IMPROVEMENTS Final/Bid Documents January 28, 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

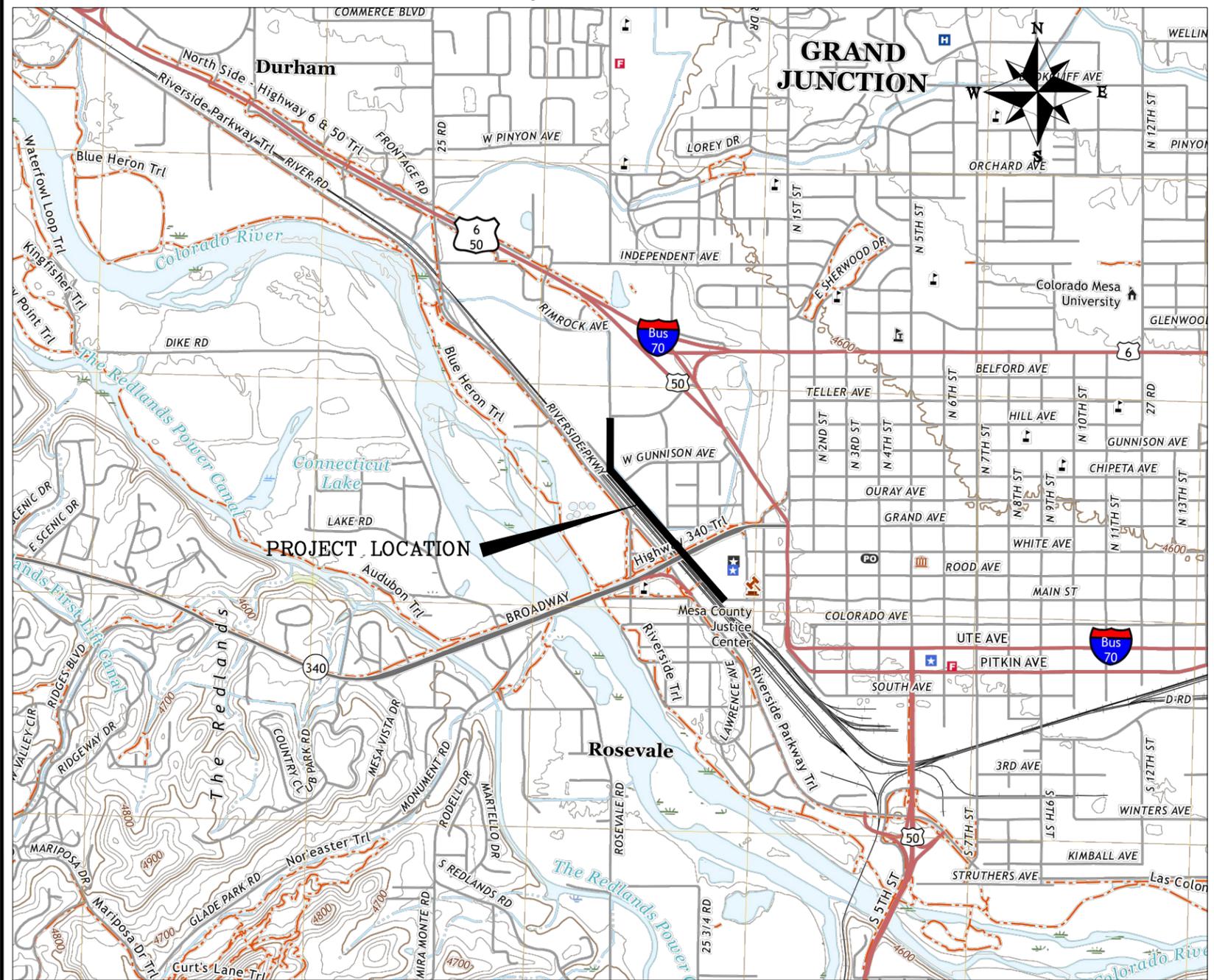


*Engineering and Transportation  
Engineering Division*

REVISION	DESCRIPTION	DATE
REVISION $\Delta$ REV. 1		- DATE
REVISION $\Delta$ REV. 2		- DATE
REVISION $\Delta$ REV. 3		- DATE
REVISION $\Delta$ REV. 4		- DATE

# CITY OF GRAND JUNCTION CROSBY AVE IMPROVEMENTS

## Final/Bid Documents – January 28, 2026



VICINITY MAP



*Engineering and Transportation  
Engineering Division*

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REVISION	DESCRIPTION	DATE
REV 1		
REV 2		
REV 3		
REV 4		



Know what's below.  
Call before you dig.

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COLORADO  
 DEPARTMENT OF TRANSPORTATION  
**M&S STANDARDS PLANS LIST**  
 July 31, 2019  
 Revised on January 16, 2026

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.

MY RESPONSIBILITY WITH RESPECT TO THIS PLAN SHEET IS LIMITED TO THE SELECTION OF THE STANDARD PLANS FOR THIS PROJECT AND A DETERMINATION THAT THE SELECTION IS APPROPRIATE FOR THE PROJECT.

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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 Construction Engineering Services: July 31, 2019

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

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**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
**CDOT M-STANDARDS SHEET**  
 January 28, 2026

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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
CL	CENTER LINE
CL	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMB	COMBINATION (AS IN STORM SEWER AND SANITARY SEWER)
CONC	CONCRETE
CSM	CITY SURVEY MONUMENT
CSP	CORRUGATED STEEL PIPE
CU	COPPER
DI	DUCTILE IRON
DWY	DRIVEWAY
E	ELECTRIC
ECR	END CURB RETURN
EG	EDGE OF GUTTER
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FB	FULL BODY
FC	FACE OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTICS
FS	FAR SIDE
FTG	FOOTING
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HBP	HOT BITUMINOUS PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
IRR	IRRIGATION
L	LENGTH OF ARC
LC	LONG CHORD
LF	LINEAR FEET
LL	LONG ARC
LS	SHORT ARC
LT	LEFT
MB	MAILBOX
MCSM	MESA COUNTY SURVEY MONUMENT
MH	MANHOLE
MJ	MECHANICAL JOINT
MW	MILL WRAP
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOP	NO ONE PERSON
NRCP	NON-REINFORCED CONCRETE PIPE
NS	NEAR SIDE
NTS	NOT TO SCALE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
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
Δ	DELTA ANGLE

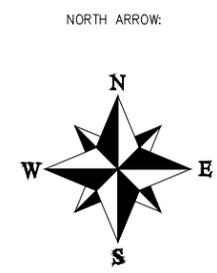
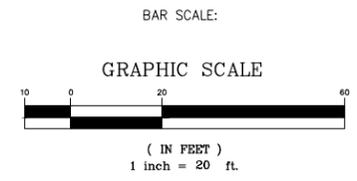
# LEGEND

BSWMP	PROPOSED CONCRETE DRAINAGE BASIN BOUNDARY	
BSWMP	PROPOSED CONCRETE ANCHORED STRAW BALES	
BSWMP	PROPOSED CONCRETE SILT FENCE	
BUILDING		
CONCRETE CURB AND GUTTER		
CONCRETE CURB, GUTTER, & SIDEWALK		
CONCRETE DITCH		
CONCRETE SIDEWALK		
CULVERT		
EARTH DITCH		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
FENCE (HT & MATL NOTED)		
GUARD RAIL		
HATCHING: INDICATES FULL DEPTH ASPHALT REMOVAL		
HATCHING: REMOVAL OF ASPHALT AT (MILLING). (2" DEPTH)		
HATCHING: INDICATES CONCRETE REMOVAL		
HATCHING: INDICATES STAGING AREA		
LINE (CENTER OF IMPROVEMENTS)		
LINE (CITY LIMITS)		
LINE (CONTROL)		
LINE (EASEMENT)		
LINE (MONUMENT/SECTION)		
LINE (PROPERTY)		
LINE (RIGHT OF WAY)		
MATCH LINE		
PIPE (IRRIGATION)		
PIPE (SIPHON)		
PROPOSED CONCRETE CURB AND GUTTER		
PROPOSED CONCRETE CURB, GUTTER, & SIDEWALK		
PROPOSED CONCRETE SIDEWALK		
PROPOSED "WET" UTILITIES (CONSTRUCTION NOTE WILL INDICATE TYPE, SIZE, AND MATERIAL OF NEW MAIN)		
ALL PROPOSED FEATURES NOT SHOWN IN LEGEND WILL BE SHOWN THE SAME AS THEIR EXISTING COUNTERPART, BUT INDICATED BY BOLDER LINETYPE		
RAIL ROAD		
RETAINING WALL		
STRIPING (CONTINUOUS WHITE)		
STRIPING (DASHED WHITE)		
STRIPING (CONTINUOUS YELLOW)		
STRIPING (DASHED YELLOW)		
TOP OF SLOPE		
CONTOUR LINES (SHOWN BETWEEN TOP & TOE)		
TOE OF SLOPE		
TRAFFIC DETECTOR LOOP		
UTILITY LINE (ABANDON) (THIS CASE A WATER LINE)		
UTILITY LINE (CABLE TV)		
UTILITY LINE (ELECTRIC)		
UTILITY LINE (FIBER OPTIC)		
UTILITY LINE (GAS)		
UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER)		
UTILITY LINE (OVERHEAD POWER)		
UTILITY LINE (OVERHEAD TELEPHONE)		
UTILITY LINE (SANITARY SEWER)		
UTILITY LINE (SANITARY SEWER FORCE MAIN)		
UTILITY LINE (SANITARY SEWER SERVICE)		
UTILITY LINE (STORM SEWER)		
UTILITY LINE (STORM SEWER, PERFORATED)		
UTILITY LINE (STORM/SANITARY SEWER SEWER COMBINATION)		
UTILITY LINE (TELEPHONE)		
UTILITY LINE (WATER)		

# SYMBOLS

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

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



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION A			DJM		
REVISION B			DJM		
REVISION C			WC		
REVISION D			WC		

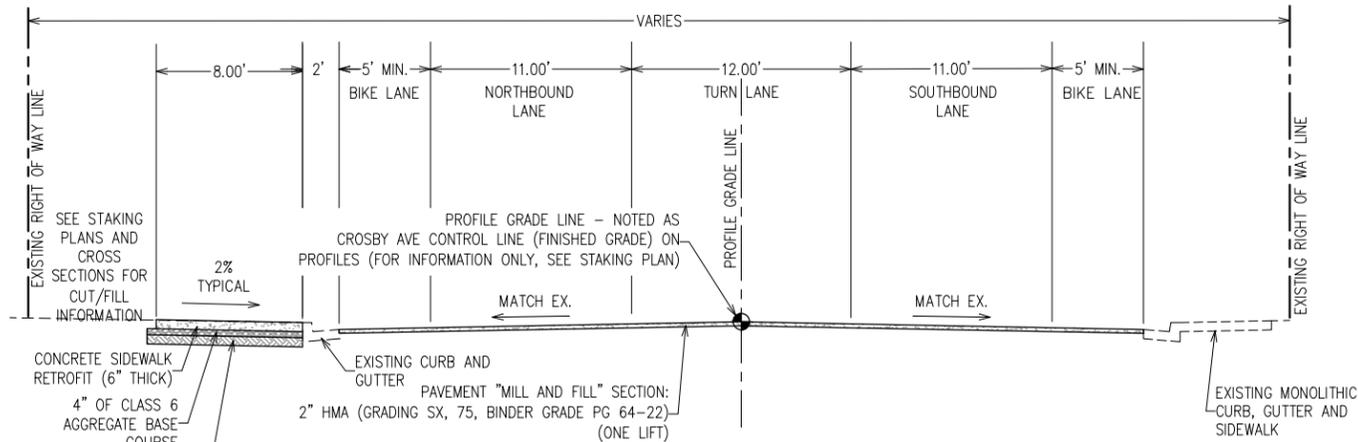
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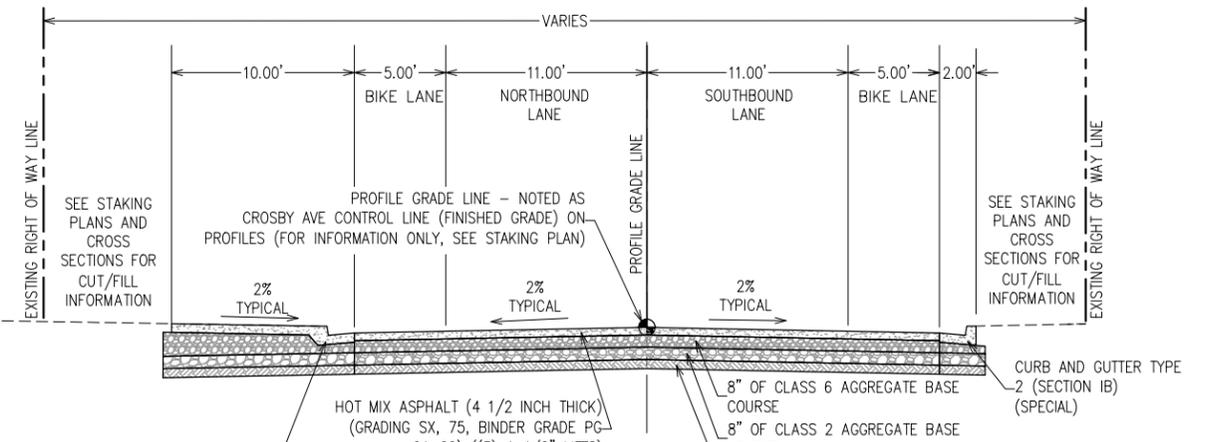
ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STANDARD ABBREVIATIONS  
January 12, 2026

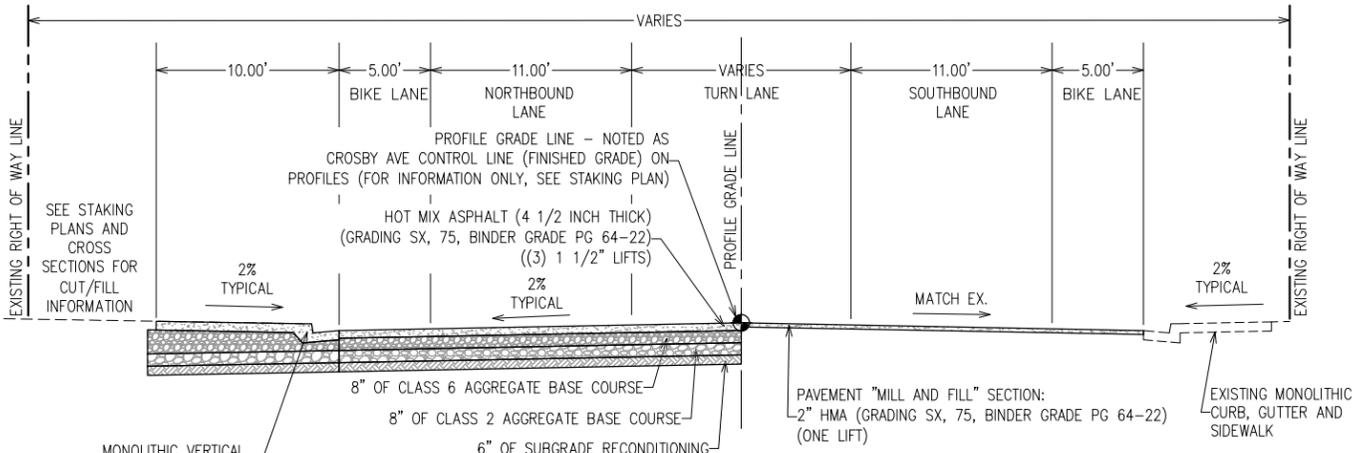
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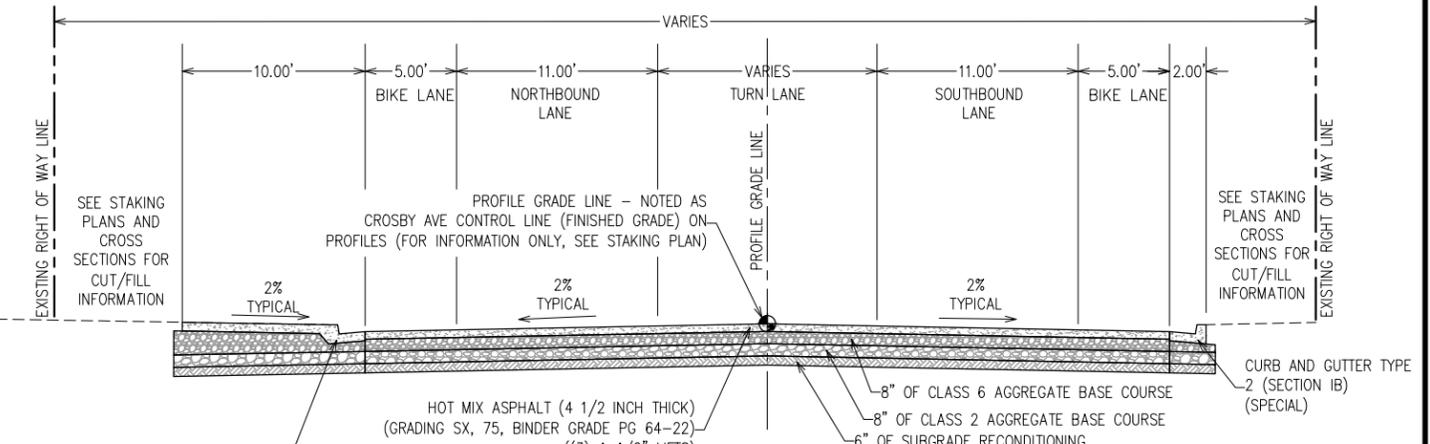
**BASE ROCK ST.  
STA. 12+72.27 TO STA. 13+27.89**



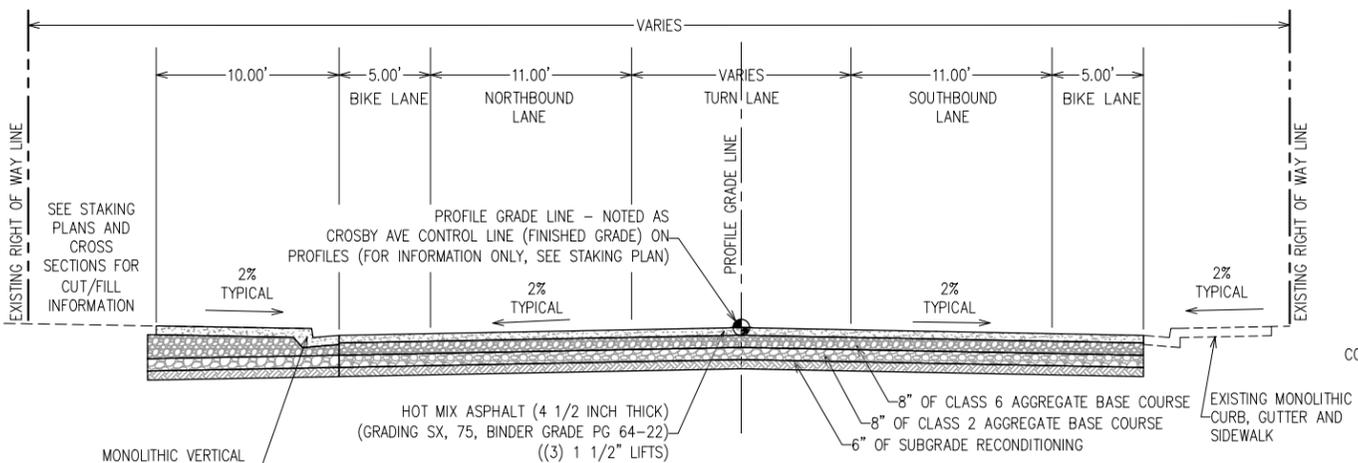
**BASE ROCK ST./CROSBY AVE.  
STA. 14+43.39 TO STA. 17+85.74**



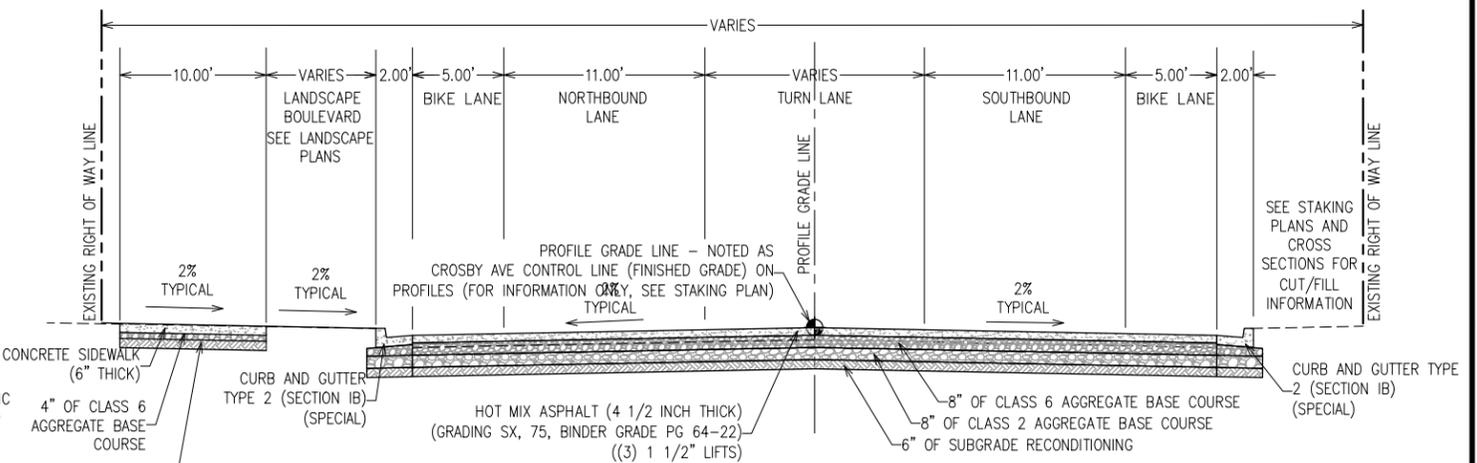
**BASE ROCK ST.  
STA. 13+27.89 TO STA. 13+65.03**



**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

REVISION	DESCRIPTION	DATE
REVISION A		
REVISION B		
REVISION C		

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

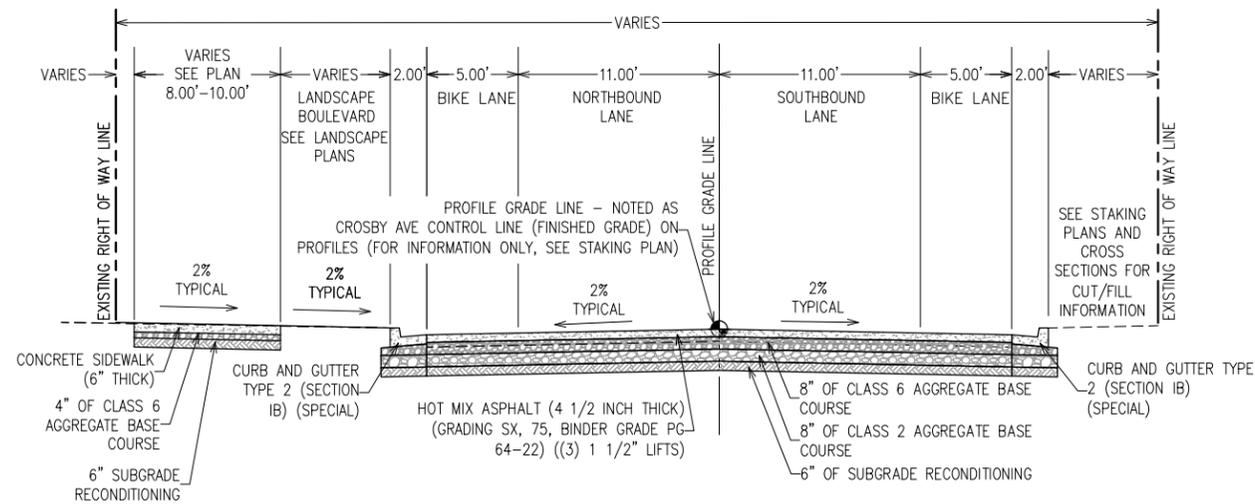
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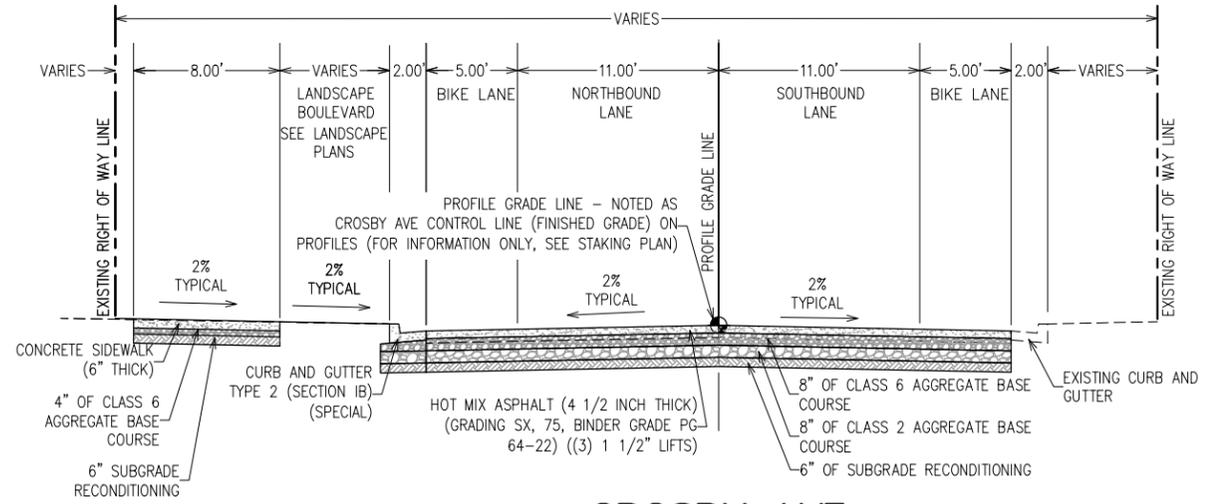
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
TYPICAL CROSS SECTION-1  
January 12, 2026

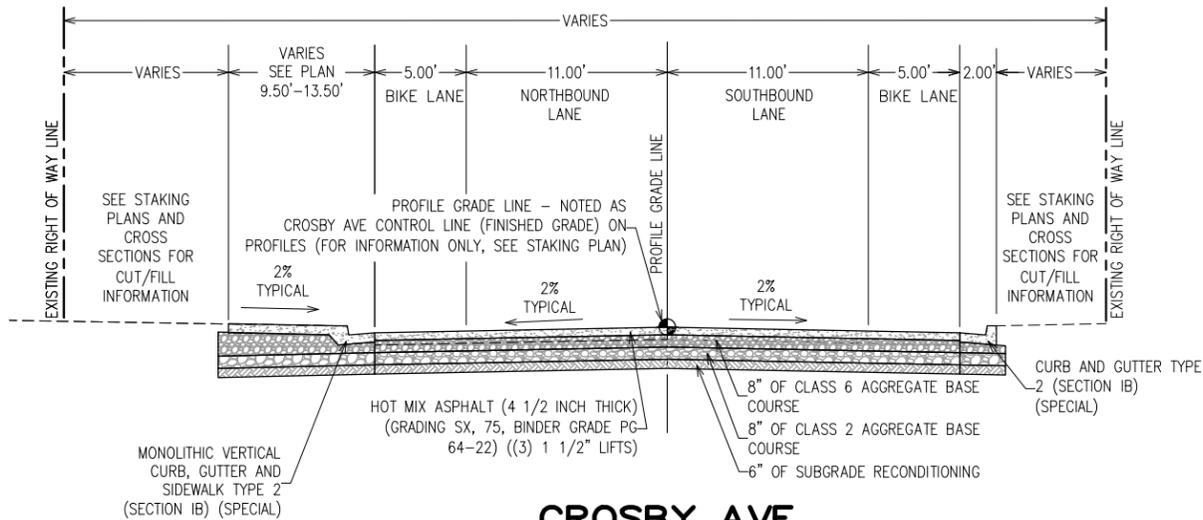
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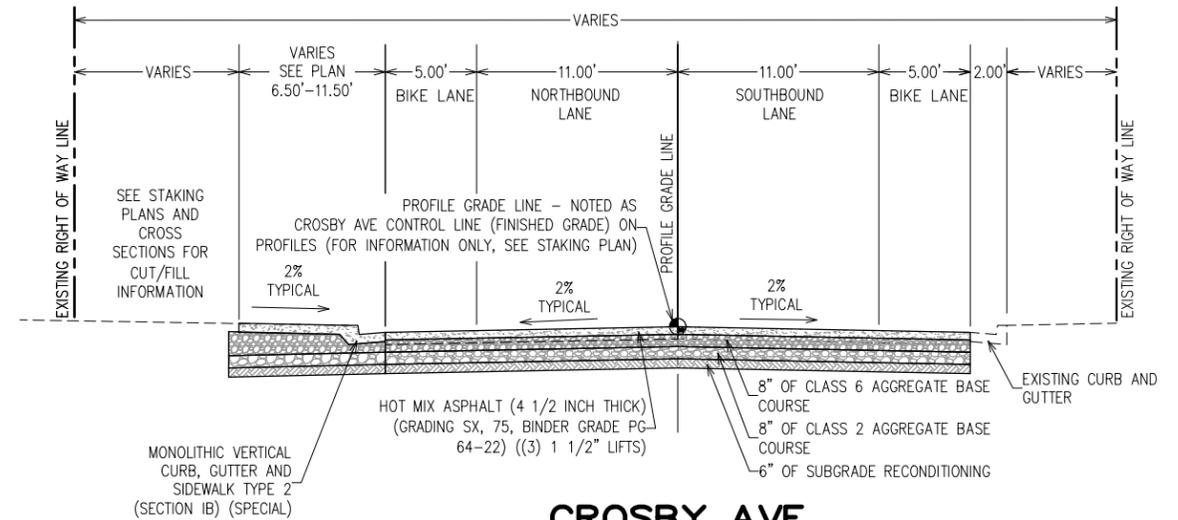
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**STA. 23+16.95 TO STA. 34+79.40**



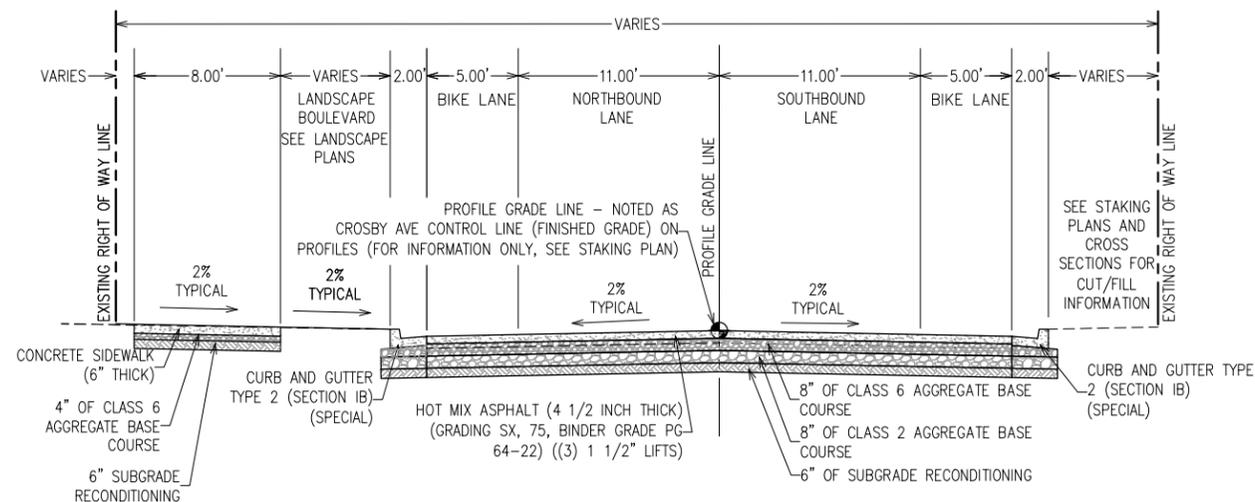
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**STA. 42+92.49 TO STA. 43+67.01**



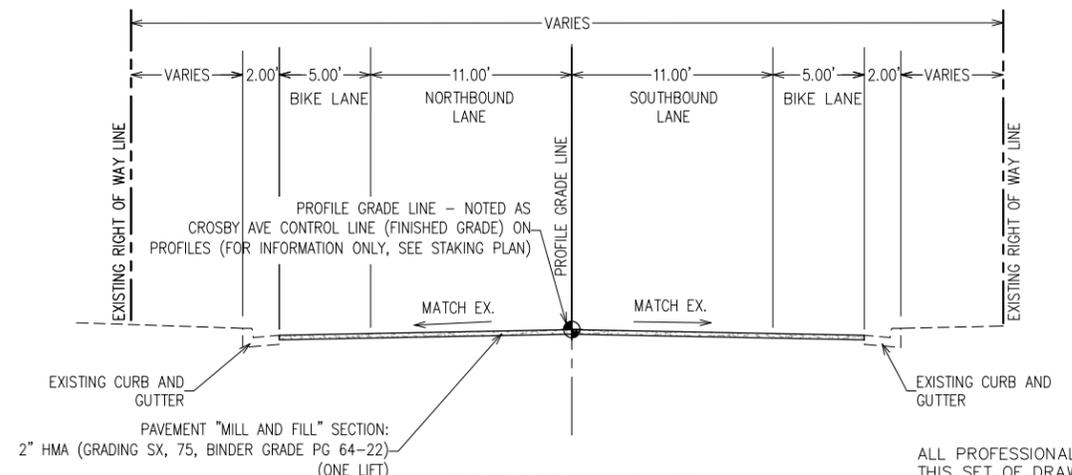
**CROSBY AVE.**  
**STA. 34+79.40 TO STA. 41+18.96**



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



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



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION B			DJM		
REVISION C			WC		
REVISION D			WC		

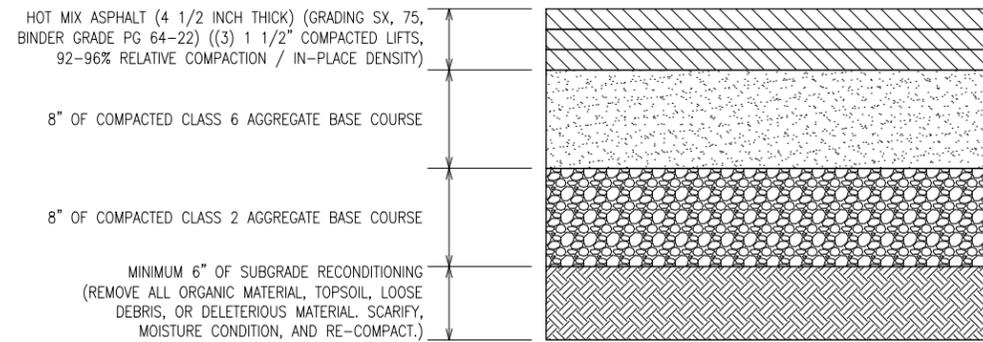
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**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

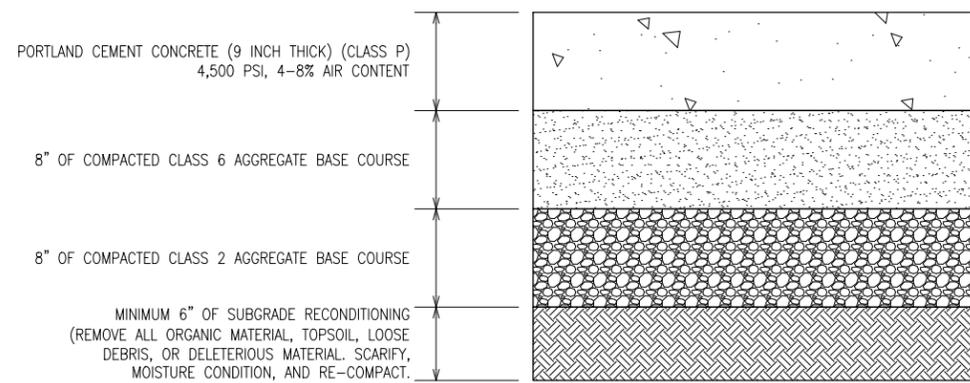
**CROSBY AVE IMPROVEMENTS  
TYPICAL CROSS SECTION-2**  
January 12, 2026

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**TYPICAL ASPHALT PAVEMENT SECTION**

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



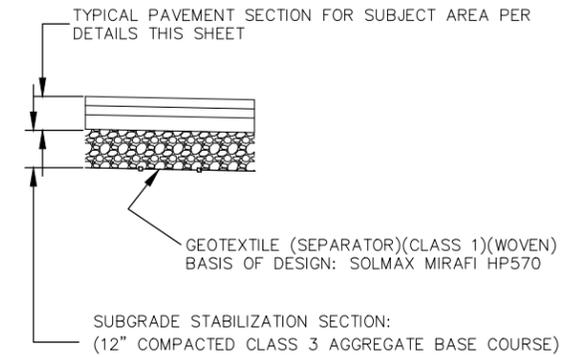
**TYPICAL CONCRETE PAVEMENT SECTION**

(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.

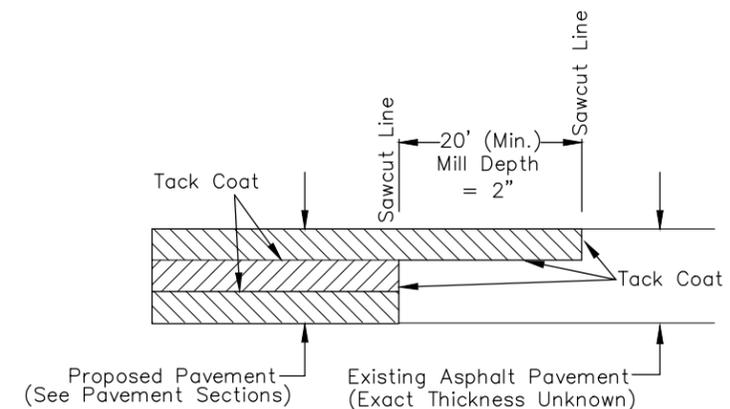


**SUBGRADE STABILIZATION**

**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**

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

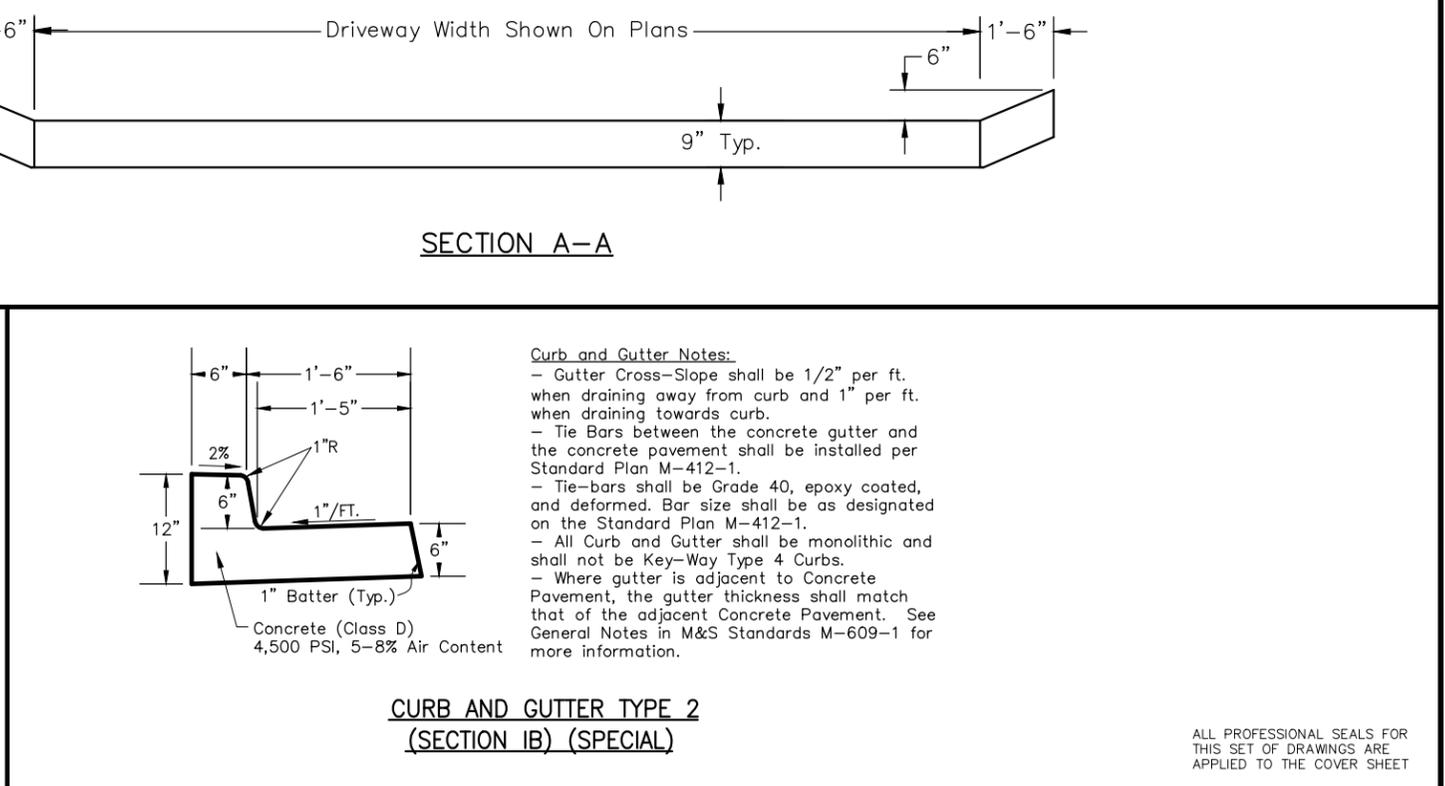
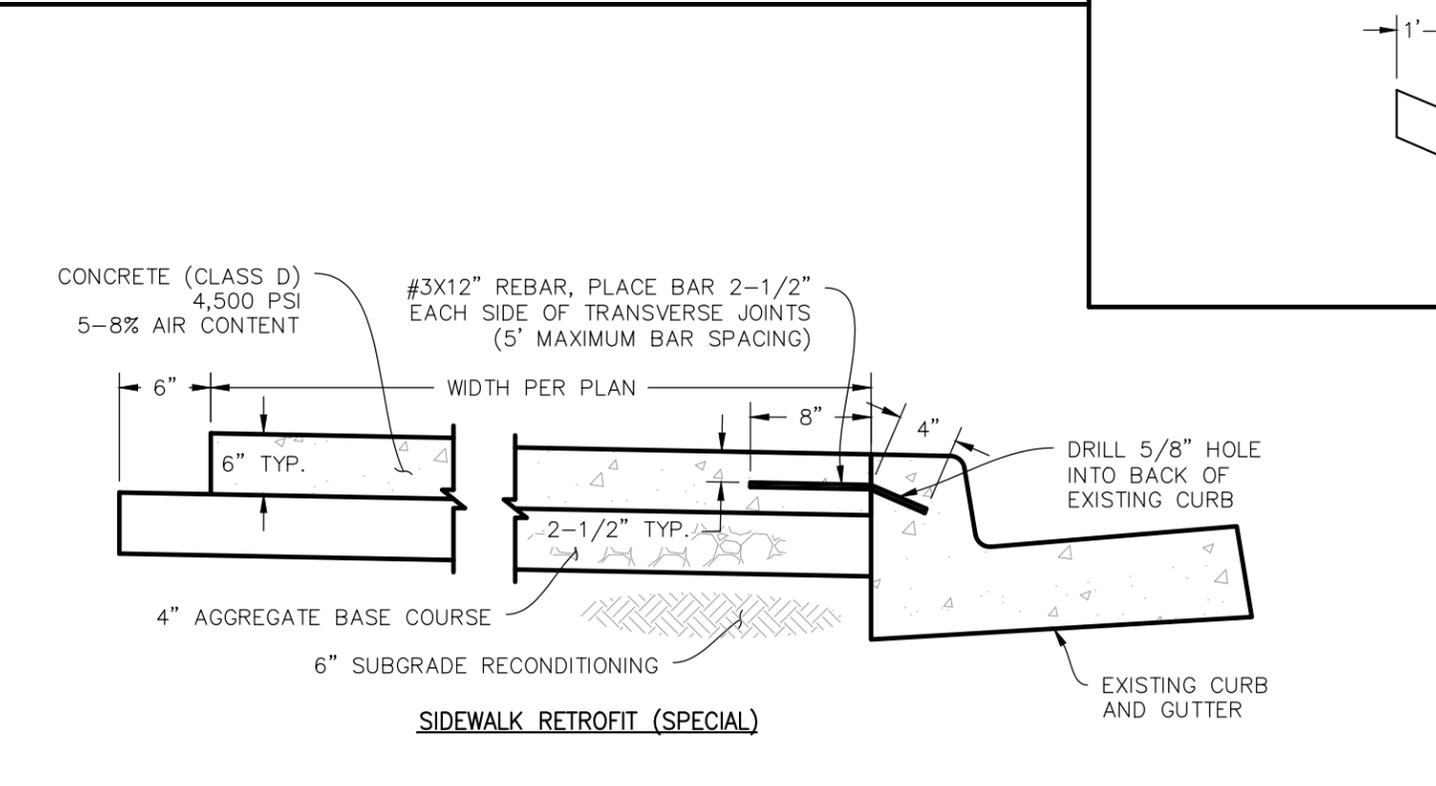
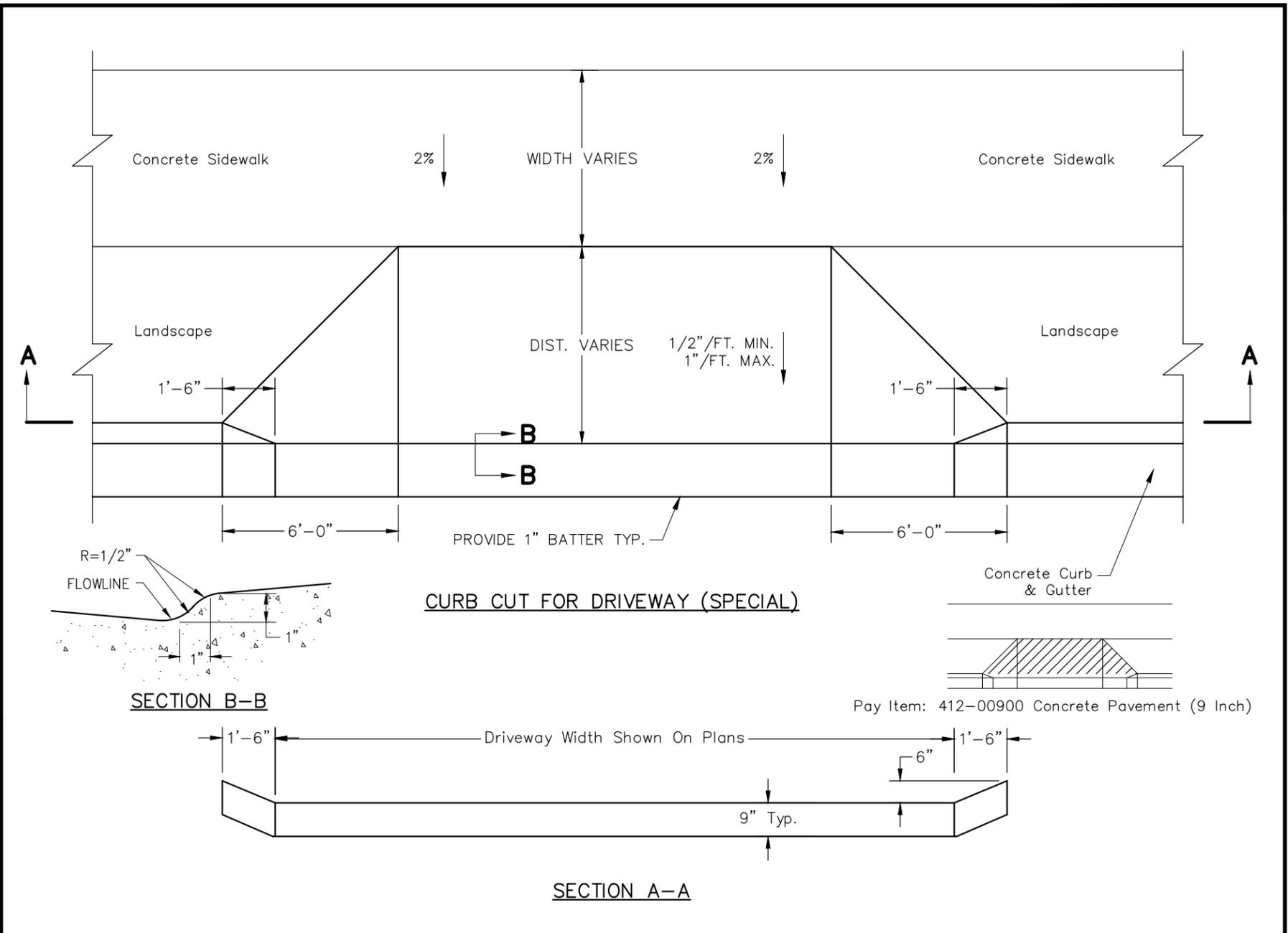
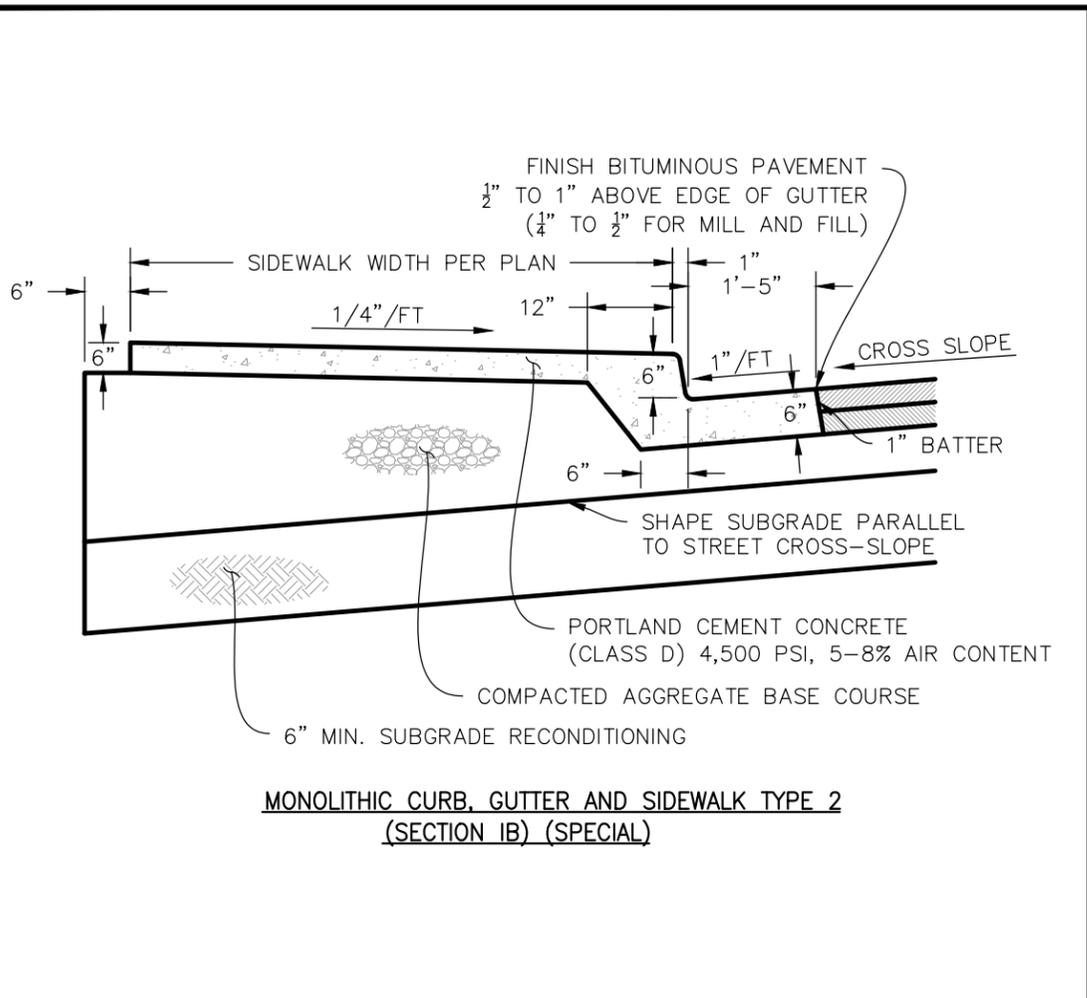
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**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS PAVEMENT DETAILS**  
January 12, 2026

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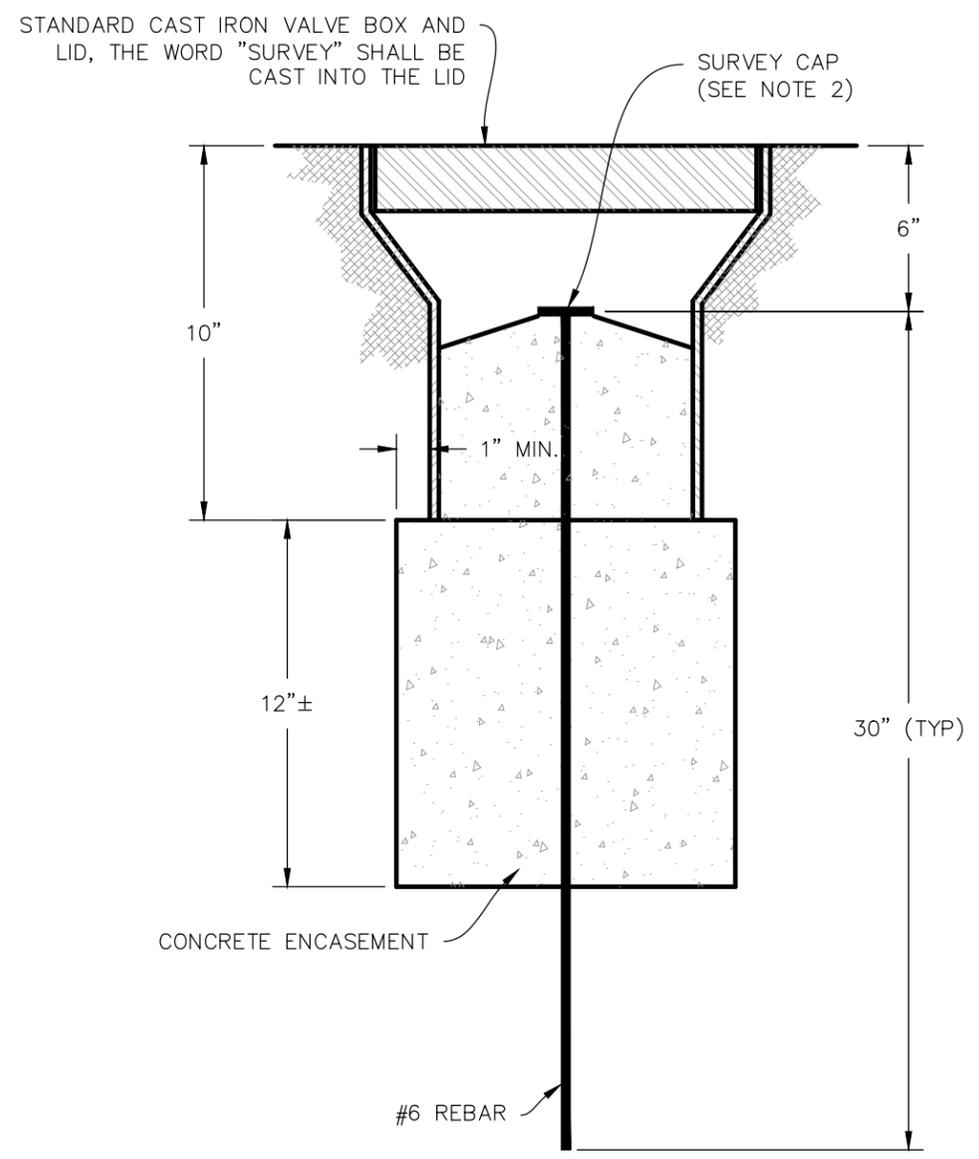
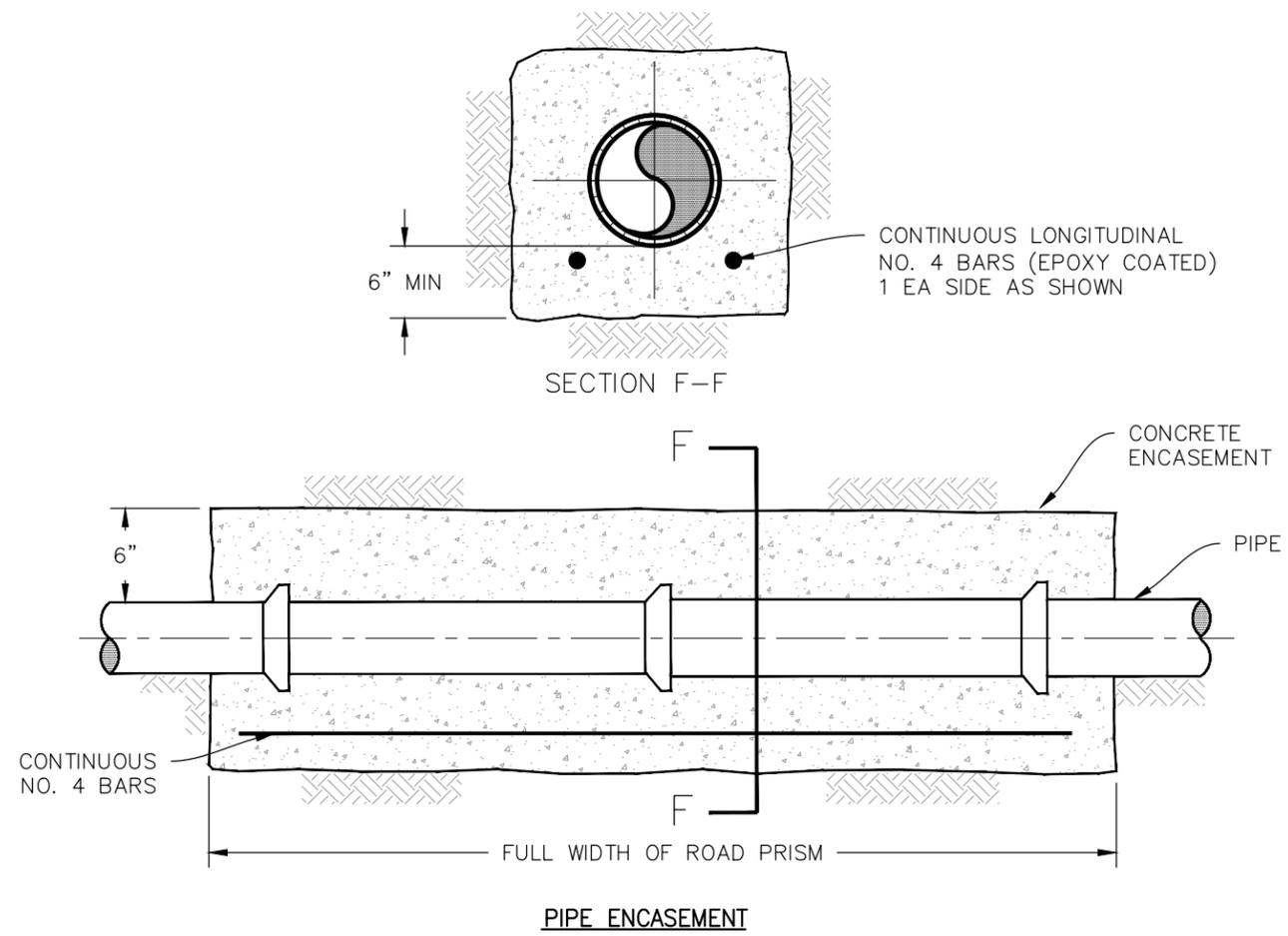


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
DETAILS-1  
January 12, 2026

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**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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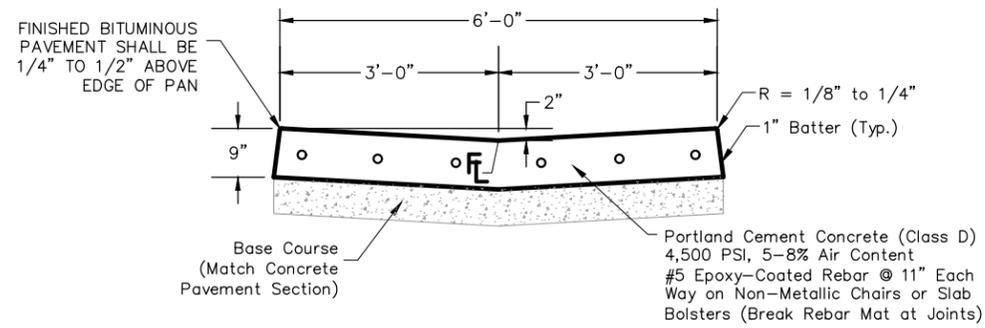
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**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

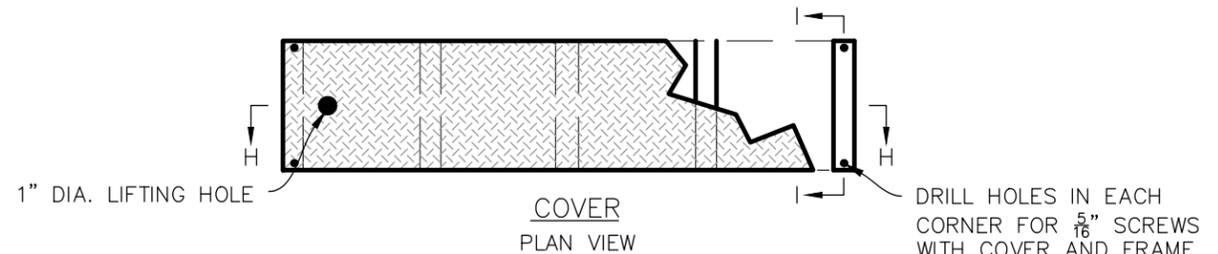
**CROSBY AVE IMPROVEMENTS**  
**DETAILS-3**  
January 12, 2026

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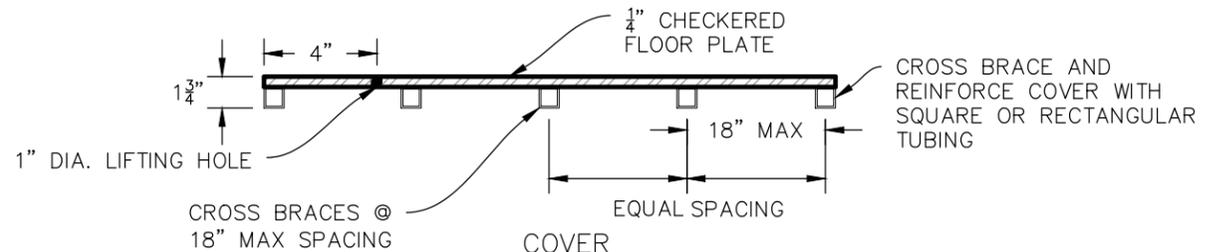


**GUTTER TYPE 2 (SPECIAL)**

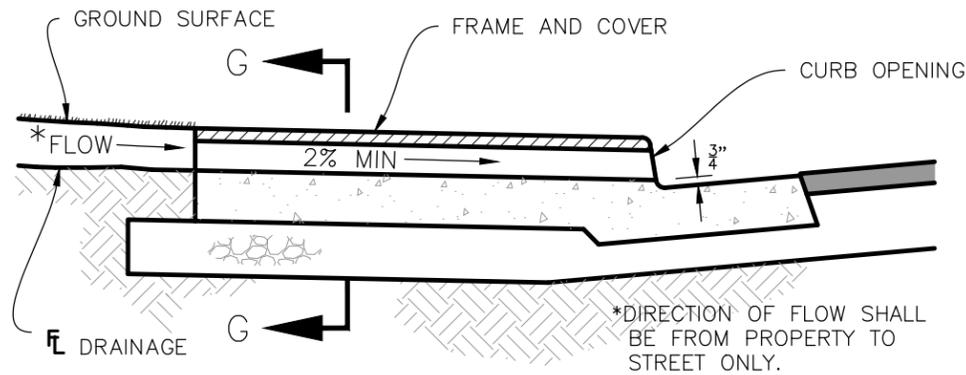
Note: Provide Equally-Spaced Contraction Joints (10' Max.) with 3/4"x18" Smooth Dowel Bars @ 12" Centers. Lubricate Dowels on One Side of Joint and Provide Expansion Caps. All Joints Shall Be Sealed With An Approved Concrete Joint Sealant.



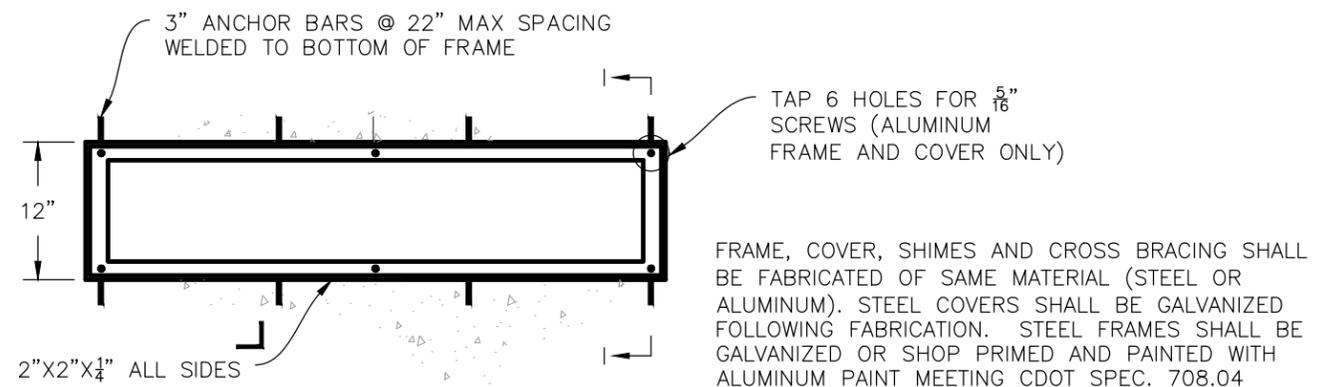
**COVER  
PLAN VIEW**



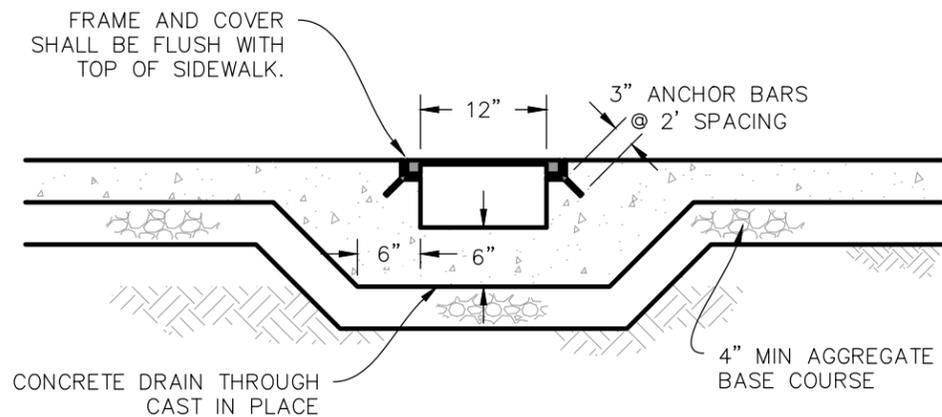
**COVER  
SECTION H-H**



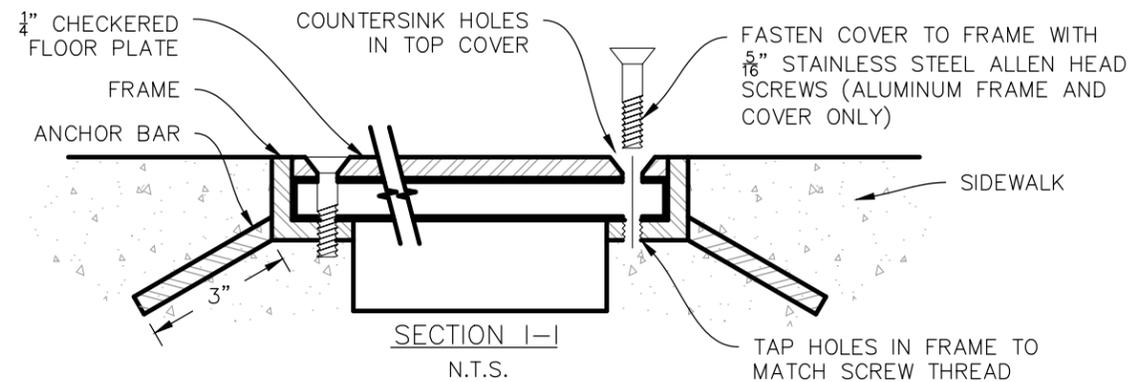
**SIDEWALK CHANNEL (SPECIAL)**



**FRAME  
PLAN VIEW**



**SECTION G-G**



**SECTION I-I  
N.T.S.**

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**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
DETAILS-4  
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 SWEEPED 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.

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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
GENERAL NOTES  
January 12, 2026

## SUMMARY OF EARTHWORK QUANTITIES

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

<u>ROADWAY QUANTITIES BALANCE</u> (FOR INFORMATION ONLY)	PROJECT TOTAL	
	CU. YD.	<i>As Const.</i>
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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THIS SET OF DRAWINGS ARE  
APPLIED TO THE COVER SHEET

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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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**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	202-00032	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	202-00210	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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**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
SUMMARY OF APPROXIMATE QUANTITIES-1  
January 28, 2026

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**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)	12,887.	SF	\$ _____	\$ _____
44	213-00068	ROCK MULCH (B, 1" TAN GRANITE)	3,101.	SF	\$ _____	\$ _____
45	213-00069	ROCK MULCH (C, 3/4" WASHED GRAY)	2,855.	SF	\$ _____	\$ _____
46	213-00705	LANDSCAPE BOULDER	66.	EA	\$ _____	\$ _____

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DJM	DATE	Value	SCALES:
REVISION			DESIGNED BY	DJM	DATE	Value	NO SCALE
REVISION			CHECKED BY	WC	DATE	Value	
REVISION			APPROVED BY	WC	DATE	Value	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
**SUMMARY OF APPROXIMATE QUANTITIES-2**  
January 28, 2026

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**Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements**

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
47	214-00220	DECIDUOUS TREE (2 INCH CALIPER)	8.	EA	\$ _____	\$ _____
48	214-00350	DECIDUOUS SHRUBS (#5 CONTAINER)	92.	EA	\$ _____	\$ _____
49	214-00650	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) (INCLUDES IRRIGATION DIVERSION PER 107.15)	1.	EA	\$ _____	\$ _____
69	607-11525	FENCE (PLASTIC)	150.	LF	\$ _____	\$ _____

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

REVISION $\Delta$	DESCRIPTION	DATE	DRAWN BY DJM	DATE Value	SCALES:
REVISION $\Delta$			DESIGNED BY DJM	DATE Value	NO SCALE
REVISION $\Delta$			CHECKED BY WC	DATE Value	
REVISION $\Delta$			APPROVED BY WC	DATE Value	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
SUMMARY OF APPROXIMATE QUANTITIES-3  
January 28, 2026

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## Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
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	609-21110	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	613-07002	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	\$ _____	\$ _____
89	614-00011	SIGN PANEL (CLASS I)	39.	SF	\$ _____	\$ _____

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

REVISION $\Delta$ _____	DESCRIPTION _____	DATE _____	DRAWN BY <u>DJM</u>	DATE _____	Value _____	SCALES:  NO SCALE
REVISION $\Delta$ _____	DESIGNED BY <u>DJM</u>	DATE _____	CHECKED BY <u>WC</u>	DATE _____	Value _____	
REVISION $\Delta$ _____	APPROVED BY <u>WC</u>	DATE _____				
REVISION $\Delta$ _____						



ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
SUMMARY OF APPROXIMATE QUANTITIES- 4

January 28, 2026

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## Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
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	\$ _____	\$ _____
113	624-00001	CONNECTING BAND (COMPLETE IN PLACE)	3.	EA	\$ _____	\$ _____

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DJM	DATE	Value	SCALES:
REVISION			DESIGNED BY	DJM	DATE	Value	NO SCALE
REVISION			CHECKED BY	WC	DATE	Value	
REVISION			APPROVED BY	WC	DATE	Value	



ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
SUMMARY OF APPROXIMATE QUANTITIES-5

January 28, 2026

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## Final / Bid Schedule: 25359 - Crosby Avenue Multimodal Improvements

Item No.	CDOT Bid Item Code	Description	Quantity	Units	Unit Price	Total Price
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	\$ _____
134	202-00009	TREE TRIMMING (464 BASE ROCK ST)		Lump Sum	---	\$ _____

**Bid Amount:** \$ \_\_\_\_\_

**Bid Amount:** \_\_\_\_\_

**dollars**

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

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

SCALES:  
NO SCALE



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
SUMMARY OF APPROXIMATE QUANTITIES-6  
January 28, 2026

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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	
<b>Base Rock St. &amp; Crosby Ave.</b>																													
12+72.27 to 13+65.03																													
13+27.93 to 16+00.00																													
13+27.93 to 14+55.10 LT																													
14+42.92 to 16+00.00 RT																													
14+42.34 to 14+54.71 LT																													
14+55.10 to 16+00.00 LT																													
14+71.49 LT																													
14+71.49 to 15+00.53 LT																													
14+71.49 to 15+00.53 LT																													
15+00.53 LT																													
15+43.07 LT																													
16+00.00 to 22+00.00																													
16+00.00 to 21+00.39 LT																													
16+00.00 to 19+33.52 RT																													
16+51.27 RT																													
16+83.87 to 17+23.98 LT																													
16+83.87 to 17+23.98 LT																													
17+85.41 to 17+91.85 LT																													
18+29.05 LT																													
18+39.86 LT																													
18+39.86 RT																													
19+33.52 to 22+00.00																													
19+71.5																													
19+80.00 LT																													
21+00.39 to 21+22.44 LT																													
21+00.39 to 21+22.70 LT																													
21+22.70 to 21+63.69 LT																													
21+63.69 to 21+85.56 LT																													
21+63.51 to 21+85.56 LT																													
21+66.48 RT																													
21+85.56 to 22+00.00 LT																													
<b>W Gunnison Ave.</b>																													
100+41.46 to 101+67.63																													
100+54.72 to 101+30.67 RT																													
100+58.81 to 101+30.67 LT																													
101+67.63 to 101+69.63																													
<b>TOTAL THIS SHEET</b>	0		2		0		2		51		59		41		395		1307		42		23		378		3553		2		

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

SCALES:  
NO SCALE



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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**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	
<b>Base Rock St. &amp; Crosby Ave.</b>																													
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																													
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																													1593
40+00.00 to 43+99.29																													
40+40.97 to 40+55.61 LT																													
40+41.60 to 40+73.20 LT																													
40+42.48 to 41+23.03 LT																													
40+43.48 to 40+67.14										56																			258
40+57.11 to 41+41.79 LT																													
40+60.60 to 40+75.92 LT																													
40+62.32 to 42+92.49 RT																													
40+64.66 to 40+75.92 LT																													
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																													
41+41.79 to 41+52.72 LT																													
41+52.72 to 41+65.74 LT																													
41+65.74 to 43+99.30 LT																													
43+99.30 to 44+20.00																													95
<b>TOTAL THIS SHEET</b>	1		0		2		0		56		0		47		695		469		25		28		109		6490		3		
<b>PROJECT TOTAL</b>	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

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

SCALES:  
NO SCALE



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
TABULATION OF REMOVALS-2**  
January 12, 2026

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**TABULATION OF SURFACING**

STATION	(304-02000) AGGREGATE BASE COURSE (CLASS 2)		(304-03000) AGGREGATE BASE COURSE (CLASS 3) (SUBGRADE STABILIZATION)		(304-06000) AGGREGATE 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	
<b>Base Rock St. &amp; Crosby Ave.</b>															
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
<b>W Gunnison Ave.</b>															
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
<b>TOTAL THIS SHEET</b>	<b>5306</b>		<b>2809</b>		<b>5643</b>		<b>14432</b>		<b>2675</b>		<b>256</b>		<b>4753</b>		

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SCALES:  
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**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

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

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TABULATION OF SURFACING (CONTINUED)

STATION	(304-02000) AGGREGATE BASE COURSE (CLASS 2)		(304-03000) AGGREGATE BASE COURSE (CLASS 3) (SUBGRADE STABILIZATION)		(304-06000) AGGREGATE 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	
<b>Base Rock St. &amp; Crosby Ave.</b>															
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
<b>TOTAL THIS SHEET</b>	<b>1225</b>		<b>513</b>		<b>1408</b>		<b>3198</b>		<b>427</b>		<b>31</b>		<b>822</b>		
<b>PROJECT TOTAL</b>	<b>6531</b>		<b>3322</b>		<b>7052</b>		<b>17630</b>		<b>3101</b>		<b>287</b>		<b>5575</b>		

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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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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		
<b>Base Rock St. &amp; Crosby Ave.</b>																										
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											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														
<b>W Gunnison Ave.</b>																										
100+84.64 to 101+30.67 LT														47												
100+84.64 to 101+30.67 RT														47												
<b>TOTAL THIS SHEET</b>	<b>754</b>		<b>185</b>		<b>0</b>		<b>38</b>		<b>40</b>		<b>3232</b>		<b>94</b>		<b>0</b>		<b>748</b>		<b>0</b>		<b>0</b>		<b>79</b>			

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SCALES:  
NO SCALE



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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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			
<b>Base Rock St. &amp; Crosby Ave.</b>																											
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																											
<b>TOTAL THIS SHEET</b>	<b>923</b>		<b>45</b>		<b>10</b>		<b>0</b>		<b>0</b>		<b>1367</b>		<b>0</b>		<b>258</b>		<b>0</b>		<b>284</b>		<b>64</b>		<b>25</b>				
<b>PROJECT TOTAL</b>	<b>1677</b>		<b>230</b>		<b>10</b>		<b>38</b>		<b>40</b>		<b>4599</b>		<b>94</b>		<b>258</b>		<b>748</b>		<b>284</b>		<b>64</b>		<b>104</b>				

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ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
TABULATION OF SIDEWALK CURB & GUTTER-2  
January 12, 2026

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**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
<b>Base Rock St. &amp; Crosby Ave.</b>																						
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							
<b>W Gunnison Ave.</b>																						
100+81.03 RT															1							
100+85.52 LT													1									
100+97.21 RT															1							
<b>TOTAL THIS SHEET =</b>	<b>0</b>		<b>4</b>		<b>1</b>		<b>1</b>		<b>1</b>		<b>1</b>		<b>11</b>		<b>18</b>		<b>0</b>		<b>0</b>		<b>0</b>	

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**ENGINEERING AND  
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PROJECT NO. F210205

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

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**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							
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									
<b>TOTAL THIS SHEET =</b>	1		0		0		0		0		0		13		21		1		200		20	
<b>PROJECT TOTAL =</b>	1		4		1		1		1		1		24		39		1		200		20	

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REVISION			APPROVED BY	WC	DATE	Value	



**ENGINEERING AND  
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PROJECT NO. F210205

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

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**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	
<b>Base Rock St. &amp; Crosby Ave.</b>															
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														
<b>PROJECT TOTAL</b>	<b>4</b>		<b>1</b>		<b>1</b>		<b>3</b>		<b>20</b>		<b>120</b>		<b>100</b>		

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REVISION			APPROVED BY	WC	DATE	Value

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**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

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

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**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				
<b>PROJECT TOTAL</b>									<b>10</b>		<b>39.00</b>		<b>60</b>		

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

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

SCALES:  
NO SCALE



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

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

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**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 GAL	4 INCH GAL	EA	SF	EA	SF	LF	SF	LF	SF	
<b>Base Rock St. &amp; Crosby Ave.</b>											
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					
<b>W Gunnison Ave.</b>											
100+69.30 LT									20.00	20.00	STOP LINE
100+68.01 to 101+67.63	1.88										
	<b>74.83</b>	<b>61.38</b>	<b>2</b>	<b>32.20</b>	<b>6</b>	<b>71.40</b>	<b>178.60</b>	<b>297.67</b>	<b>90.71</b>	<b>161.42</b>	

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

SCALES:  
NO SCALE



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
TABULATION OF FINAL STRIPING-1  
January 28, 2026

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### 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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THIS SET OF DRAWINGS ARE  
APPLIED TO THE COVER SHEET

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REVISION			DESIGNED BY	DJM	DATE	Value	NO SCALE
REVISION			CHECKED BY	WC	DATE	Value	
REVISION			APPROVED BY	WC	DATE	Value	



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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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 QUANTITY 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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	Value
REVISION			DJM	DATE	Value
REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
REVISION			WC	DATE	Value

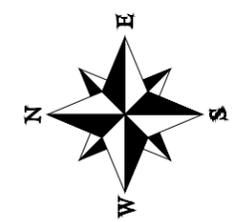
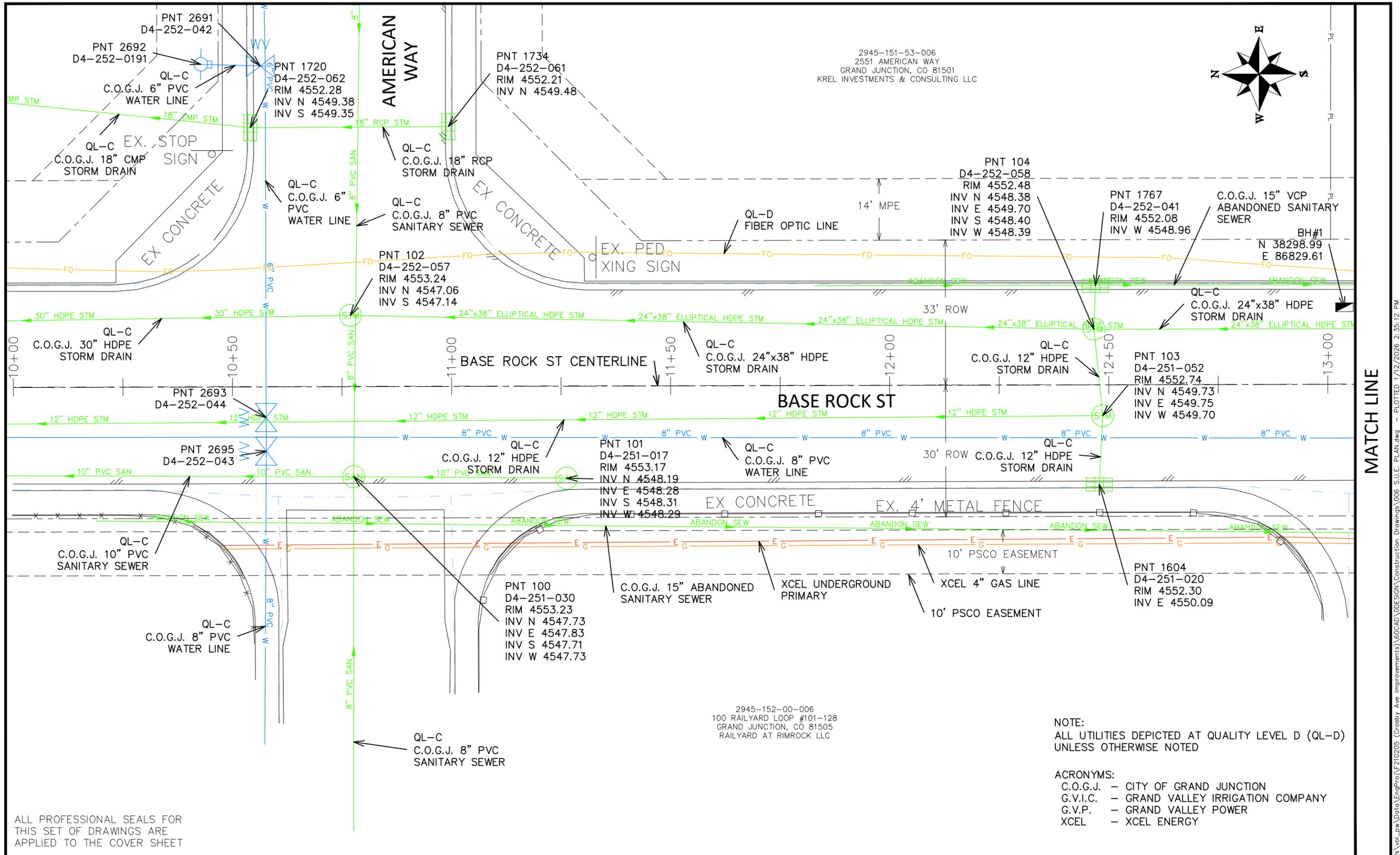
SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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

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

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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 APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
REVISION			DJM			PLAN HORIZONTAL: 1" = 20' 0 5 10 20
REVISION			DJM			
REVISION			WC			
REVISION			WC			



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

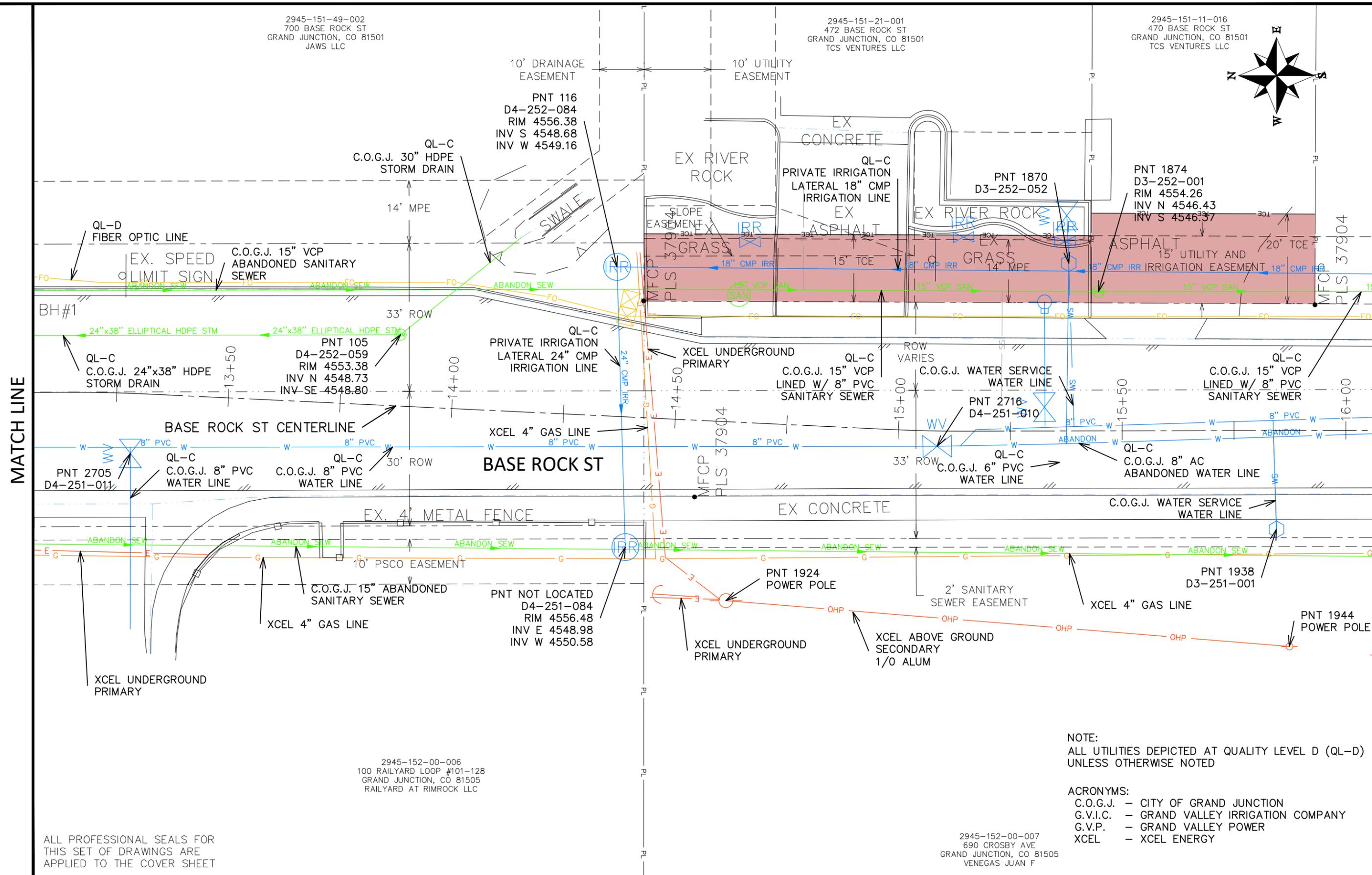
CROSBY AVE IMPROVEMENTS  
 S.U.E. PLAN-1  
 January 12, 2026

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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



MATCH LINE

MATCH LINE

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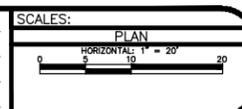
2945-152-00-006  
100 RAILYARD LOOP #101-128  
GRAND JUNCTION, CO 81505  
RAILYARD AT RIMROCK LLC

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY DJM	DATE	Value
REVISION			CHECKED BY WC	DATE	Value
REVISION			APPROVED BY WC	DATE	Value



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

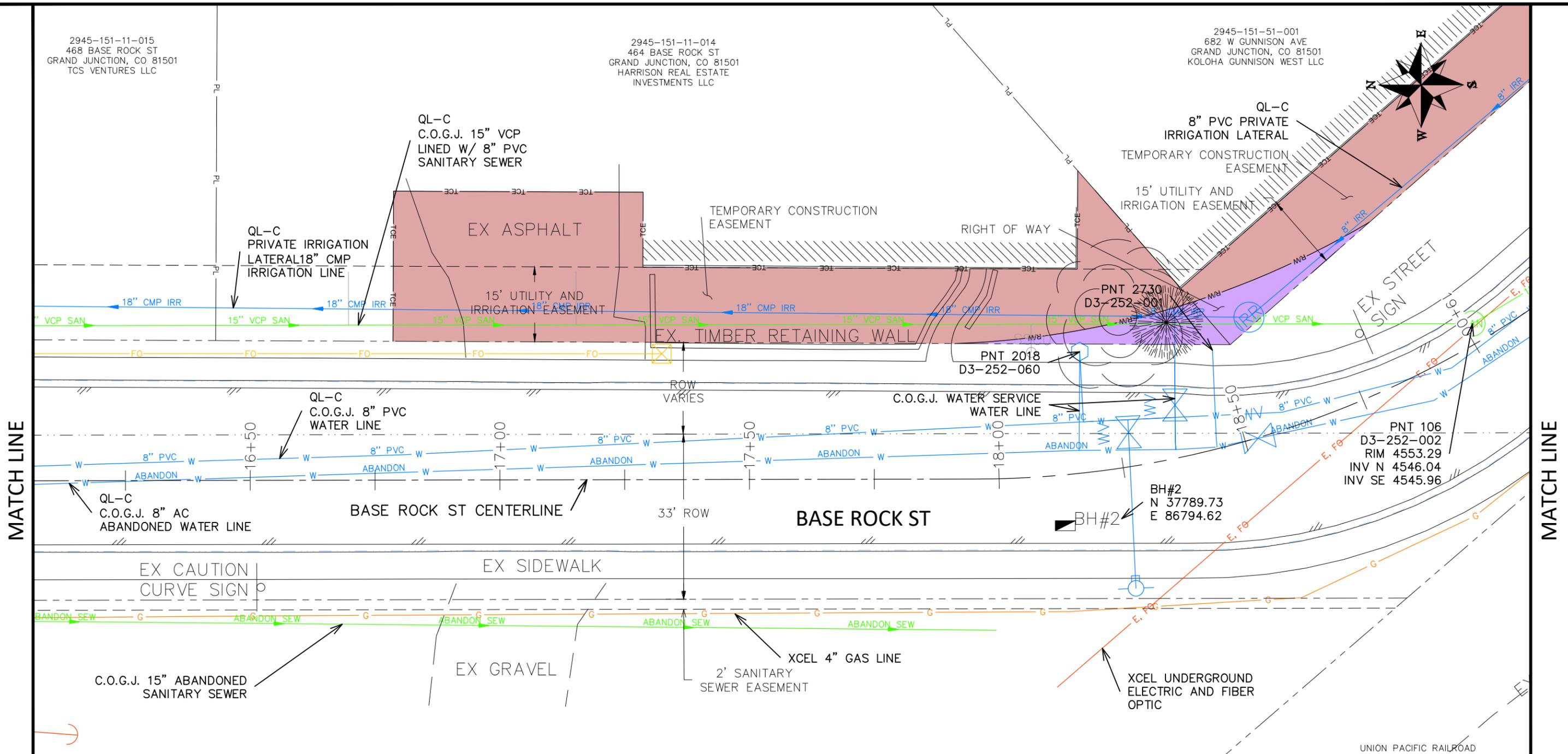
CROSBY AVE IMPROVEMENTS  
S.U.E. PLAN-2  
January 12, 2026

\\Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:12 PM

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



MATCH LINE

MATCH LINE

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

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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REVISION			DJM	DATE	Value	
REVISION			WC	DATE	Value	
REVISION			WC	DATE	Value	



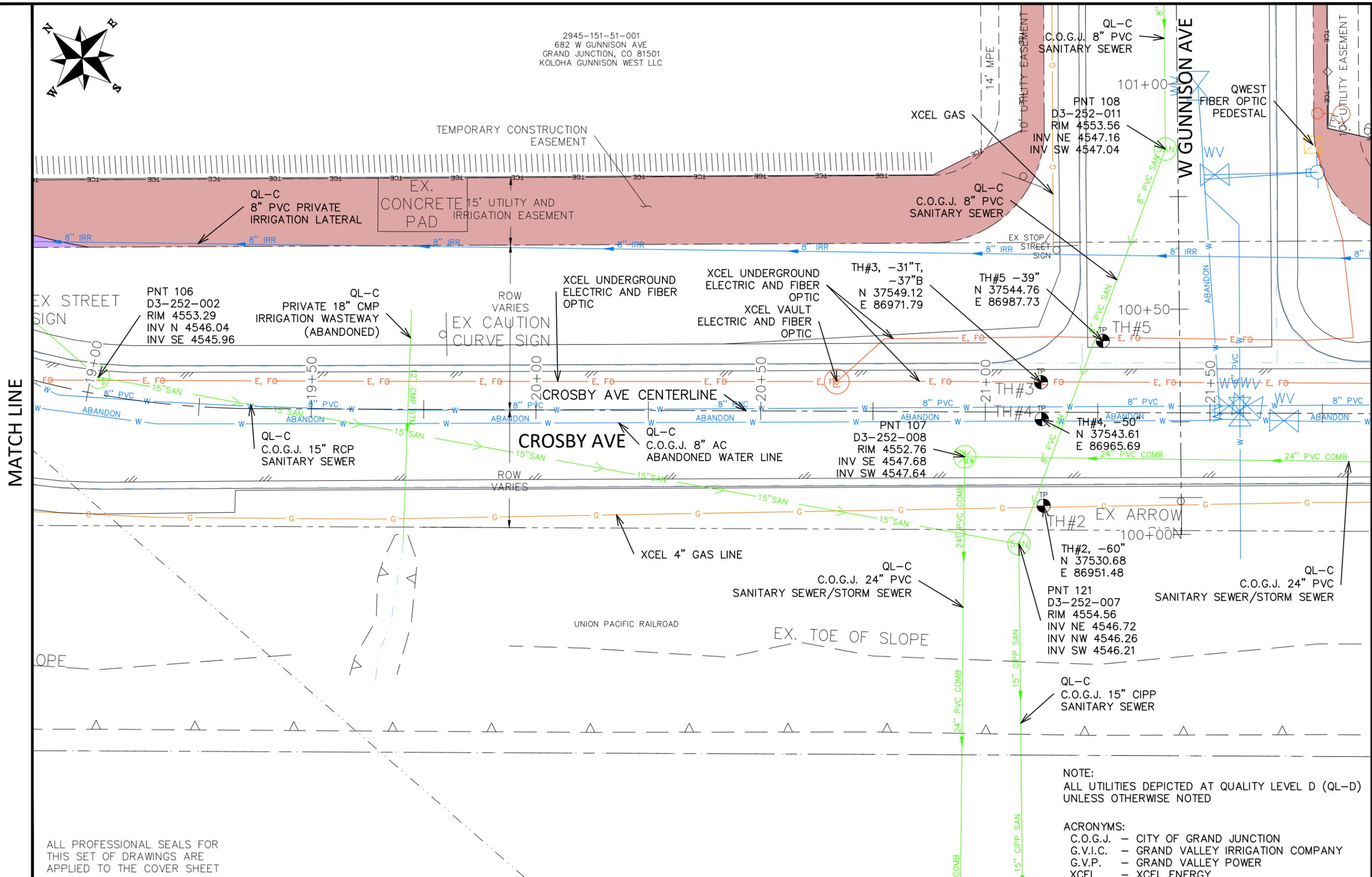
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

\\Publicworks-wfs\vol\_pw\Data\Eng\Proj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:13 PM



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



MATCH LINE

MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		

SCALES:	PLAN
	HORIZONTAL: 1" = 20'
	VERTICAL: 1" = 5'



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

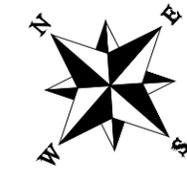
**CROSBY AVE IMPROVEMENTS**  
S.U.E. PLAN-4  
January 12, 2026

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



XCEL UNDERGROUND  
ELECTRIC AND FIBER  
OPTIC

BH#3  
N 37394.01  
E 87108.88

ROW  
VARIES

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



MATCH LINE

MATCH LINE

CROSBY AVE CENTERLINE

CROSBY AVE

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

ROW  
VARIES



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

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

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

EX. TOE OF SLOPE

EX. TOE OF SLOPE

UNION PACIFIC RAILROAD

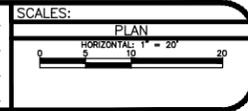
NOTE:  
ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)  
UNLESS OTHERWISE NOTED

ACRONYMS:  
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

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

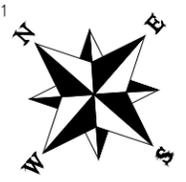
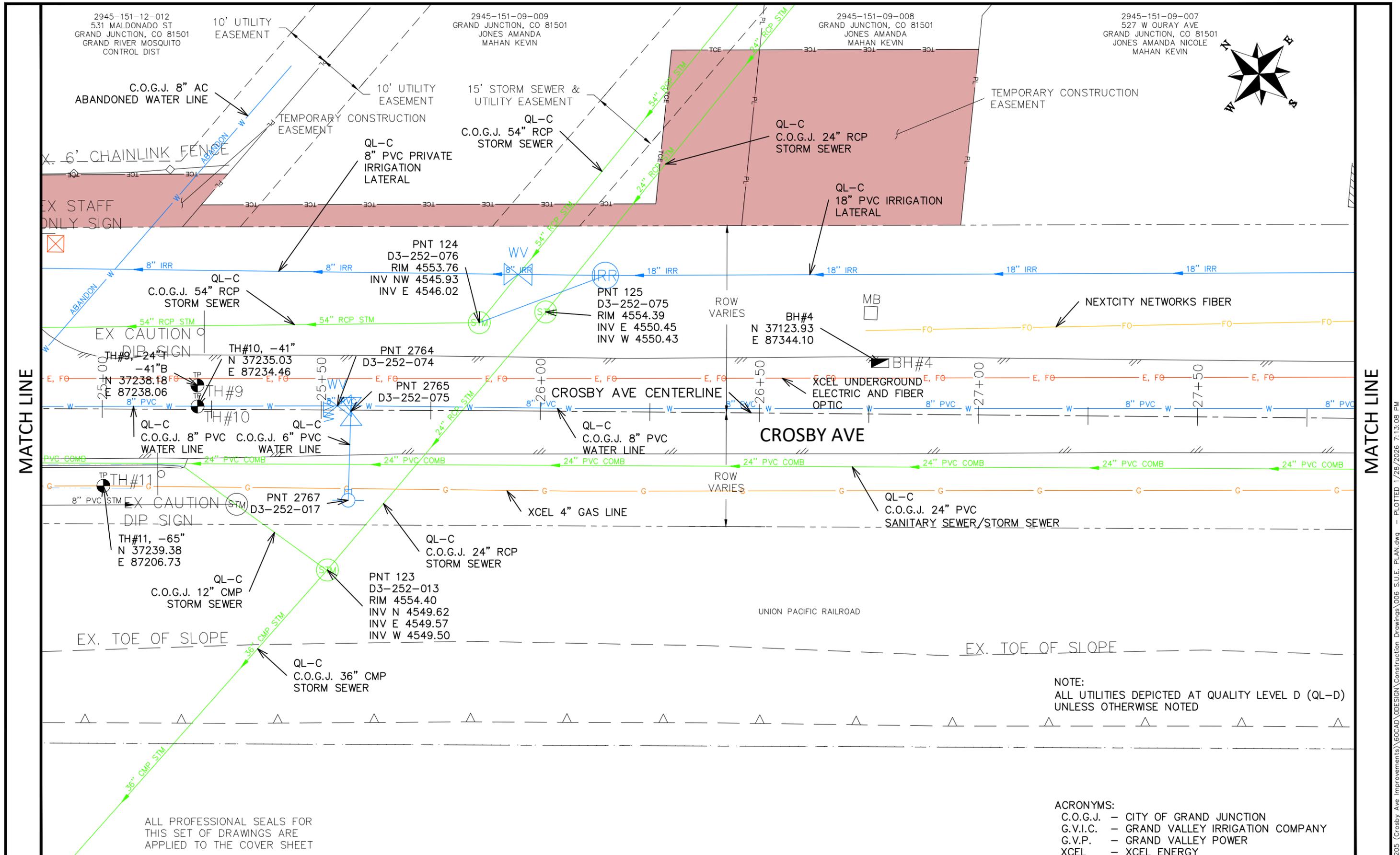
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:14 PM

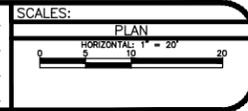


NOTE:  
 ALL UTILITIES DEPICTED AT QUALITY LEVEL D (QL-D)  
 UNLESS OTHERWISE NOTED

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	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 S.U.E. PLAN-6  
 January 28, 2026

N:\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg - PLOTTED 1/28/2026 7:13:08 PM

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

QL-C  
18" PVC IRRIGATION  
LATERAL

NEXTCITY NETWORKS FIBER

BH#5

XCEL MANHOLE  
ELECTRIC AND FIBER  
OPTIC

WATER SERVICE  
WATER LINE

XCEL UNDERGROUND  
ELECTRIC AND FIBER  
OPTIC

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

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

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

TH#13, -65"  
N 36845.73  
E 87575.18

TH#14  
TP  
TH#14

TH#12, -32"  
N 36837.78  
E 87555.54

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

PNT 12041  
D3-252-076

XCEL POWER  
POLE

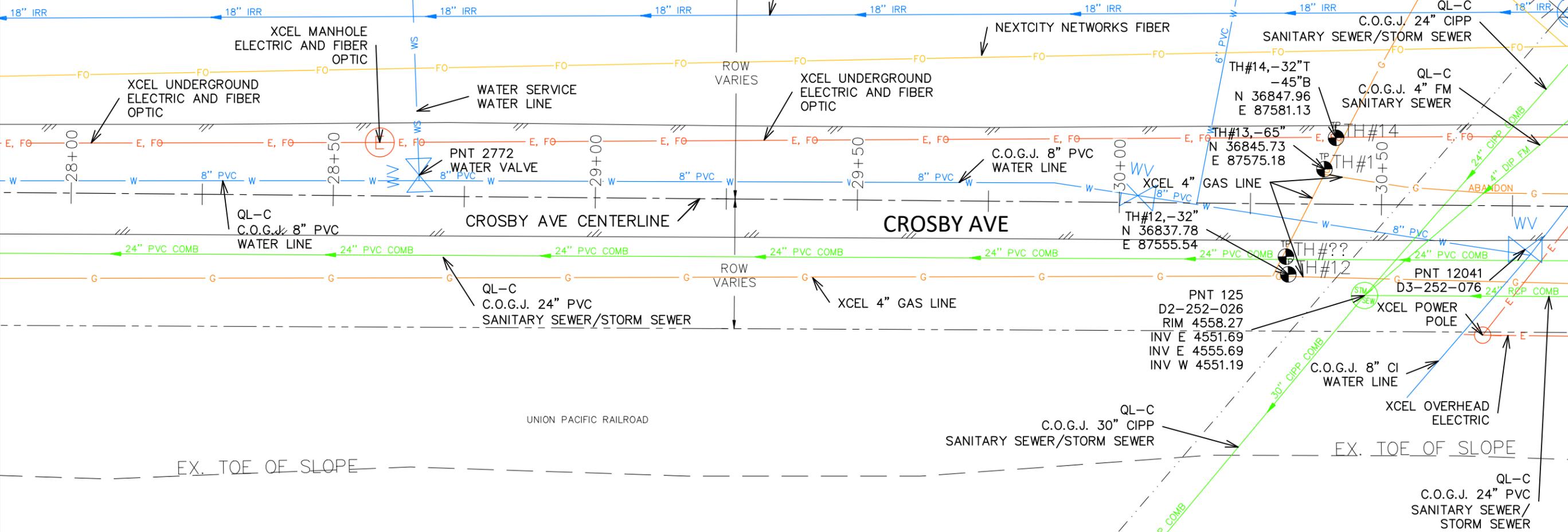
C.O.G.J. 8" CI  
WATER LINE

XCEL OVERHEAD  
ELECTRIC

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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REVISION			DJM	DATE	Value	
REVISION			WC	DATE	Value	
REVISION			WC	DATE	Value	



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

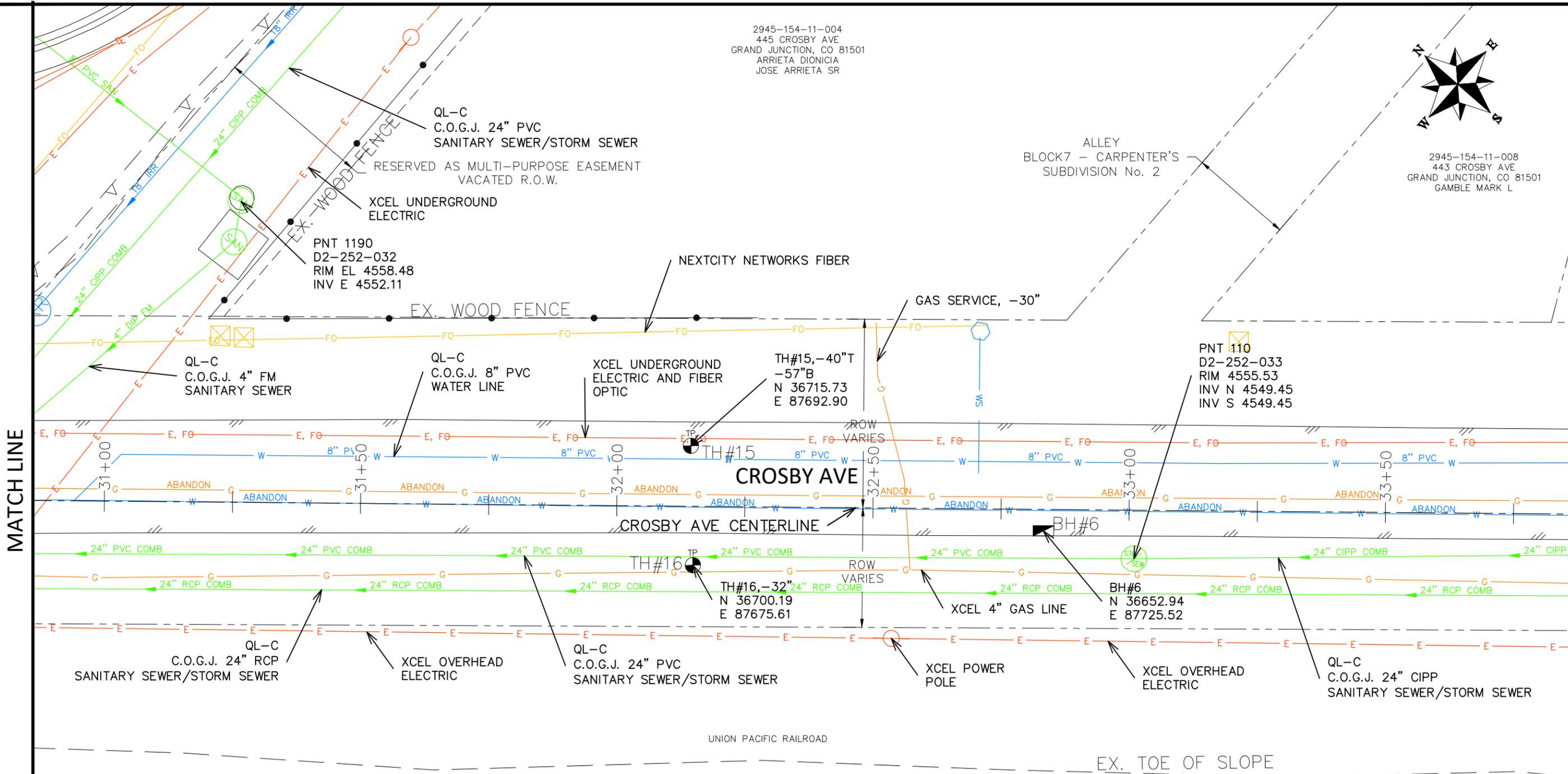
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2945-154-11-004  
 445 CROSBY AVE  
 GRAND JUNCTION, CO 81501  
 ARRIETA DIONICIA  
 JOSE ARRIETA SR



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

ALLEY  
 BLOCK7 - CARPENTER'S  
 SUBDIVISION No. 2



MATCH LINE

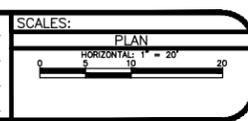
MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

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

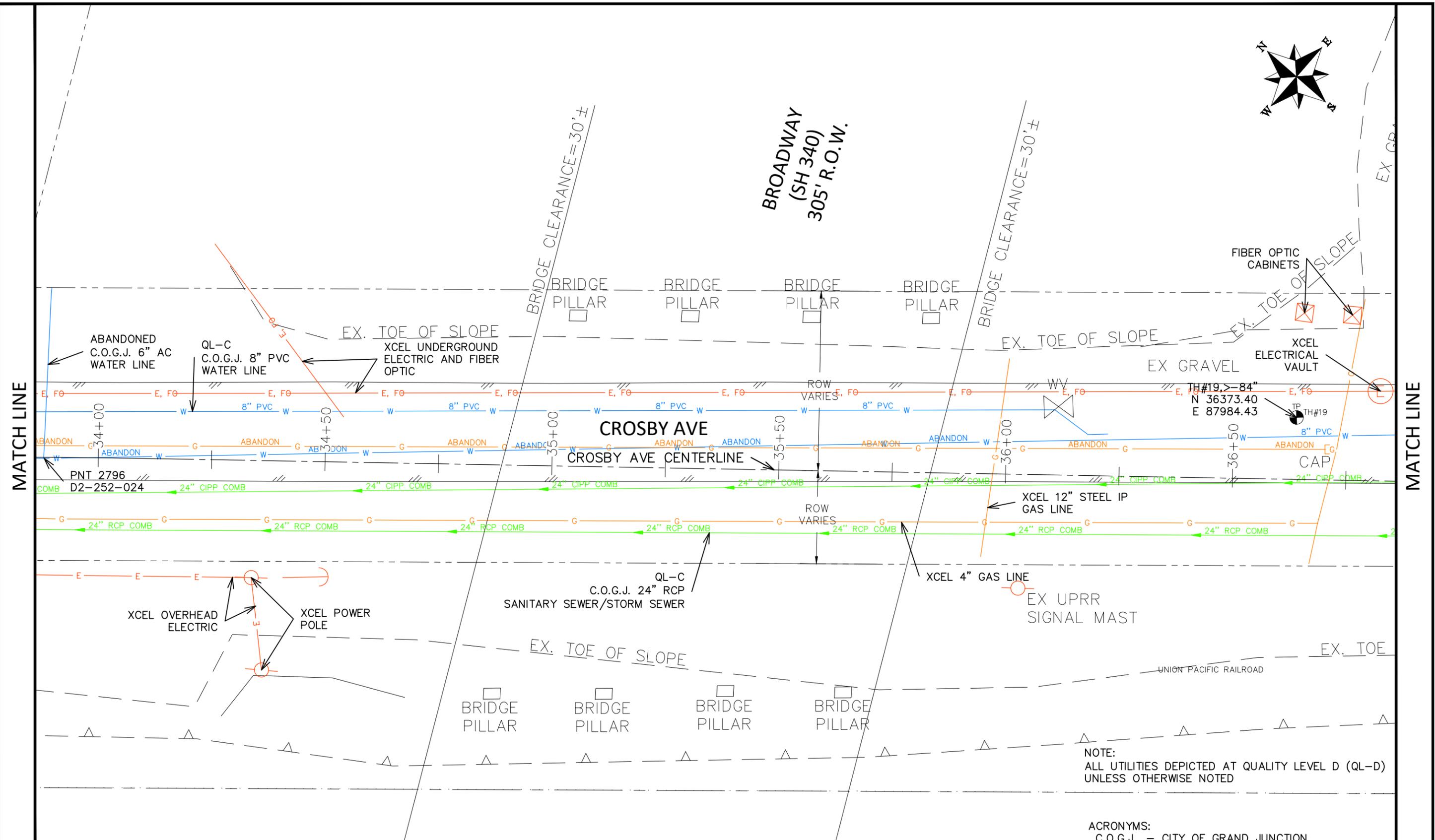
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BROADWAY  
(SH 340)  
305' R.O.W.

BRIDGE CLEARANCE=30'±

BRIDGE CLEARANCE=30'±



MATCH LINE

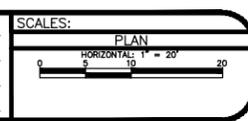
MATCH LINE

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  
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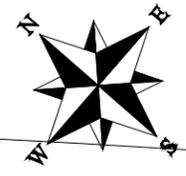
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REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE



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\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:17 PM



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

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

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

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

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

XCEL UNDERGROUND  
ELECTRIC AND FIBER  
OPTIC

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

BH#7  
N 36363.57  
E 88018.40

CROSBY AVE

CROSBY AVE CENTERLINE

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

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

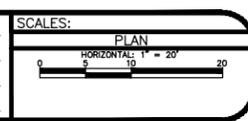
UNION PACIFIC RAILROAD

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

ALL PROFESSIONAL SEALS FOR  
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APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			DJM		
REVISION			WC		
REVISION			WC		

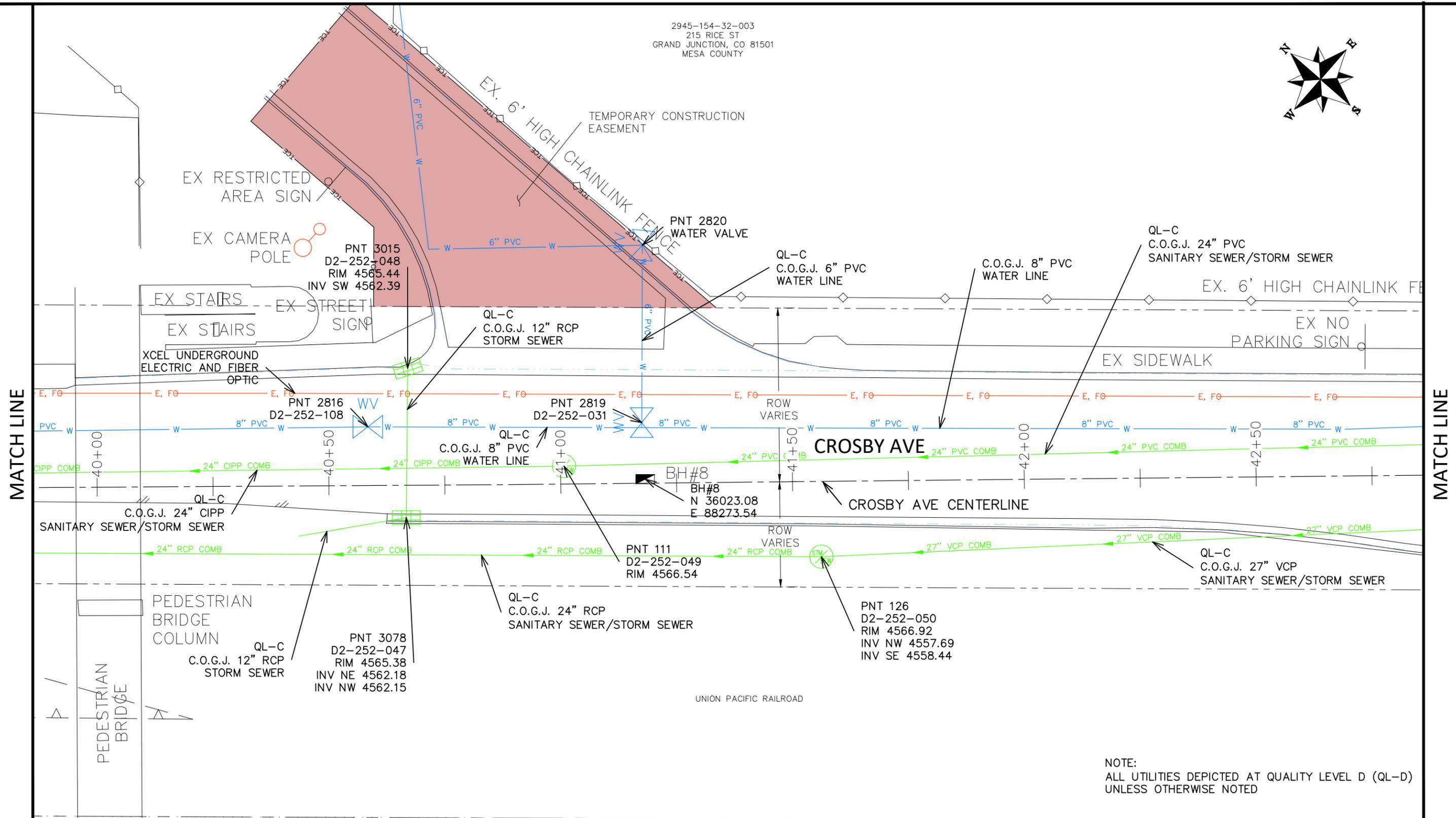


ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

\\Publicworks-wfs\vol\_pw\Data\Eng\Proj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\006 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:18 PM

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



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	DRAWN BY	DATE	VALUE	SCALES:
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REVISION			DJM	DATE	Value	HORIZONTAL: 1" = 20'
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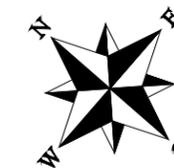


ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

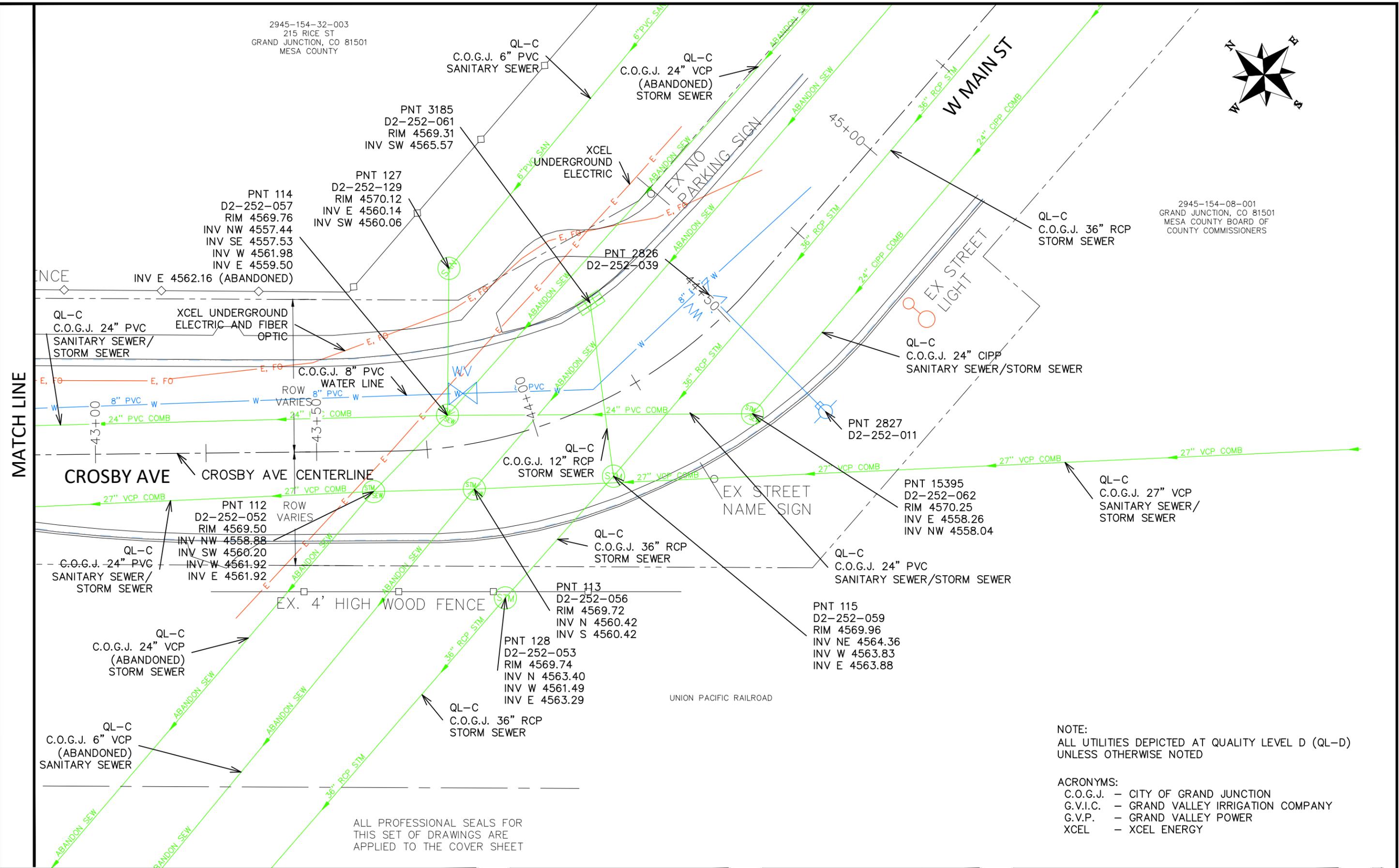
CROSBY AVE IMPROVEMENTS  
 S.U.E. PLAN-11  
 January 12, 2026

\\Publicworks-wfs\vol\_pw\Data\Eng\Proj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:18 PM

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



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

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	Value	SCALES:
REVISION			DJM		Value	PLAN HORIZONTAL: 1" = 20' 
REVISION			DJM		Value	
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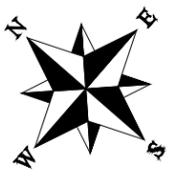
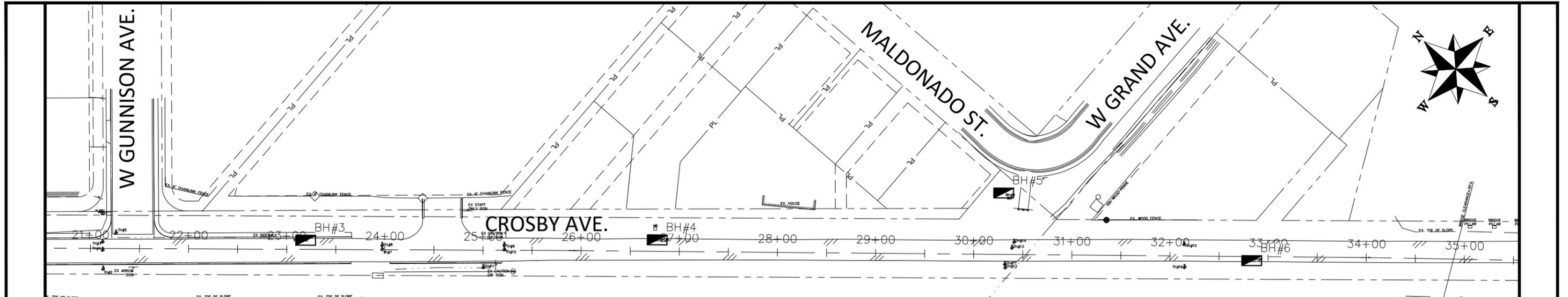


**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

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

\\Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 S.U.E. PLAN.dwg - PLOTTED 1/12/2026 2:35:19 PM





**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.

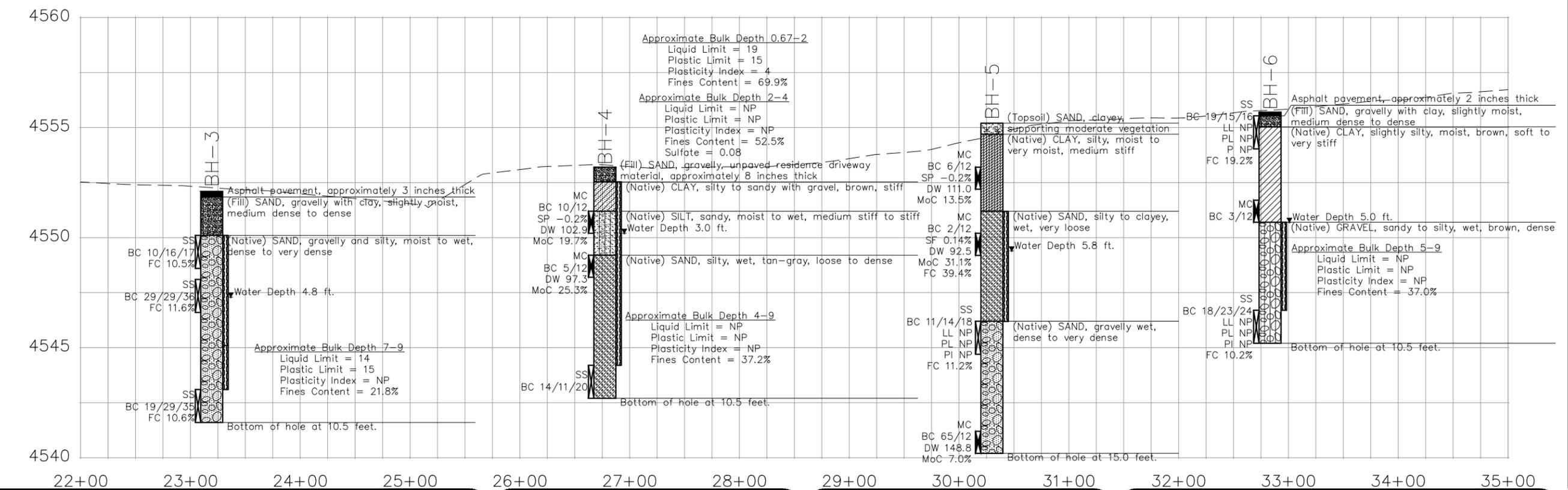
**ABBREVIATIONS:**

- 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

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

MATCH LINE

MATCH LINE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE

**SCALES:**

PLAN & PROFILE  
HORIZONTAL: 1" = 100'

VERTICAL: 1" = 5'

**CITY OF Grand Junction COLORADO**

**ENGINEERING AND TRANSPORTATION DEPARTMENT**

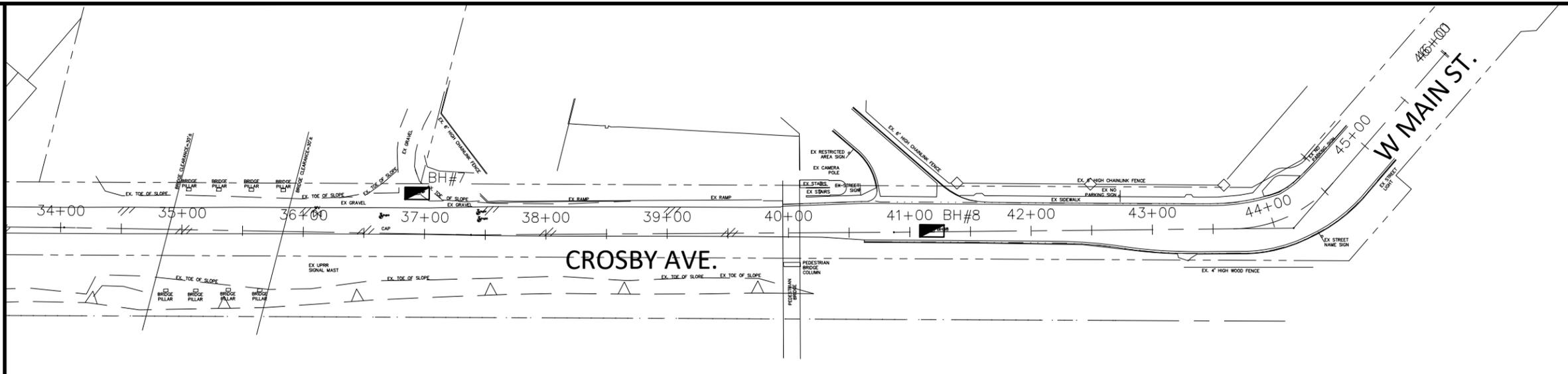
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**

**ENGINEERING GEOLOGY-2**

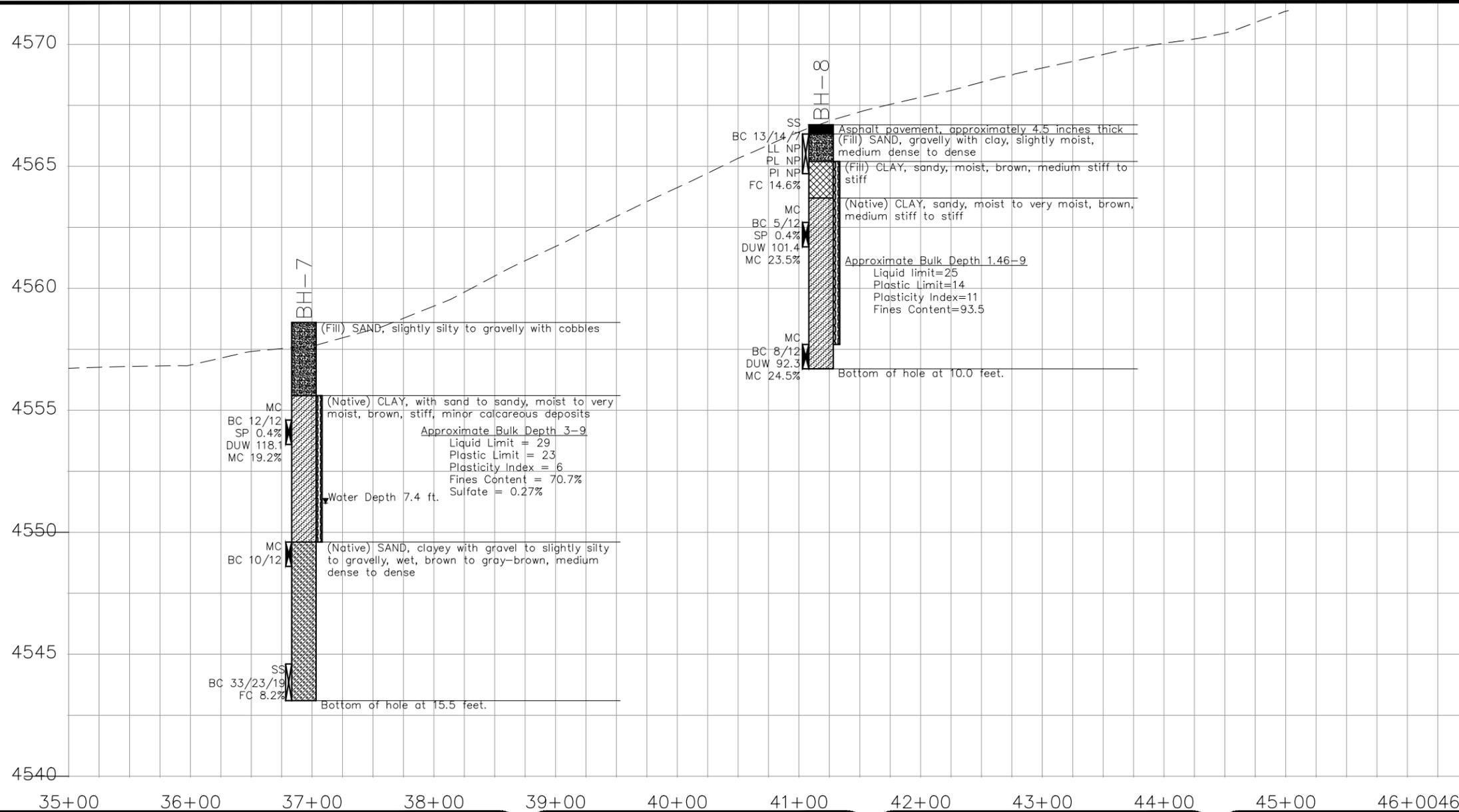
January 12, 2026

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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.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE

SCALES:

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



ENGINEERING AND TRANSPORTATION DEPARTMENT  
 PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
 ENGINEERING GEOLOGY-3  
 January 12, 2026

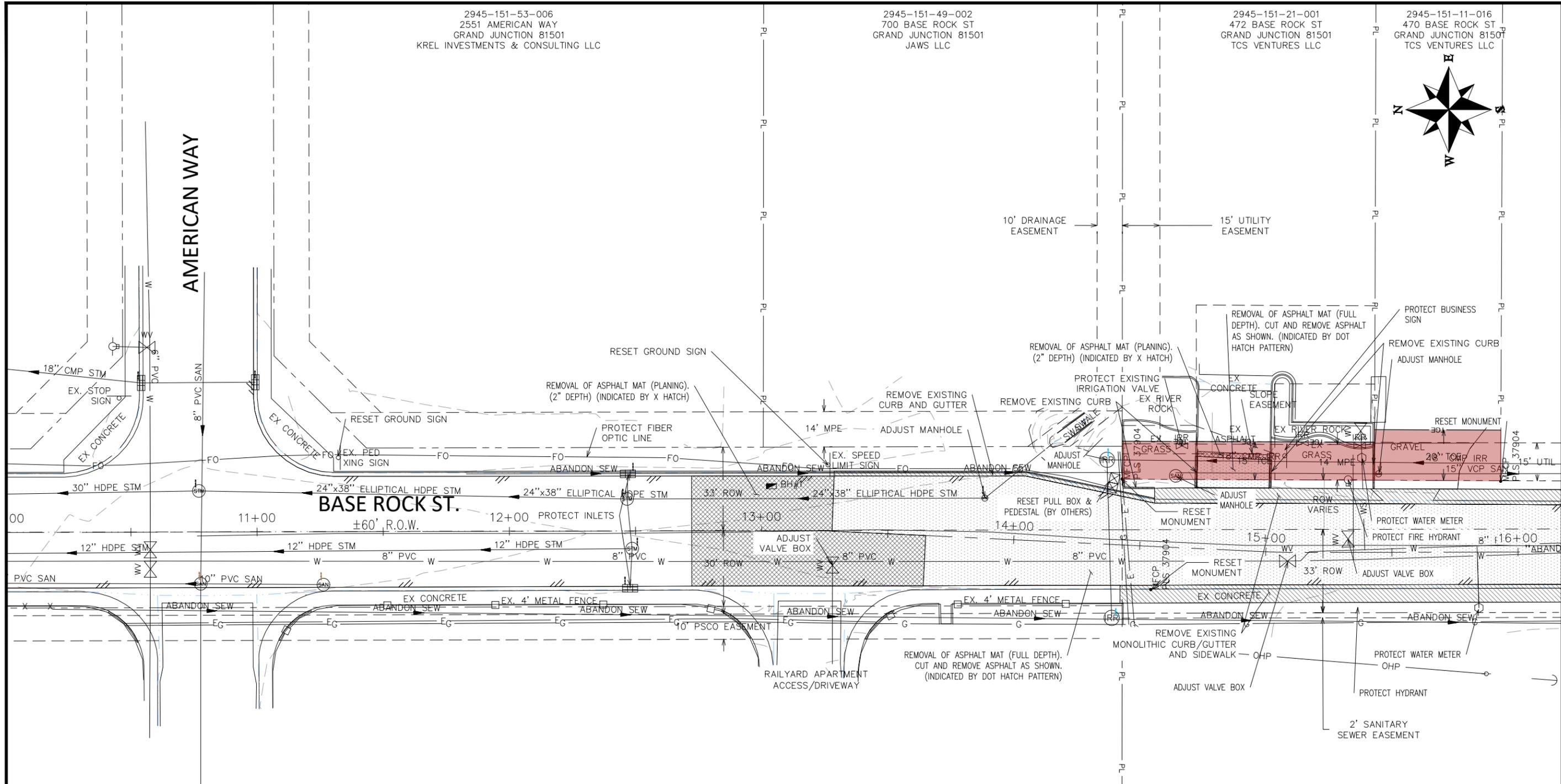
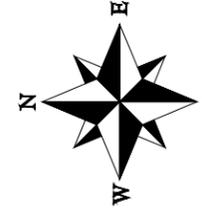
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2945-151-53-006  
2551 AMERICAN WAY  
GRAND JUNCTION 81501  
KREL INVESTMENTS & CONSULTING LLC

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



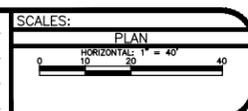
MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		Value
REVISION			DJM		Value
REVISION			WC		Value
REVISION			WC		Value



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS**  
REMOVAL PLAN-1  
January 12, 2026

\\Publicworks-wis\pw\_data\EngPro\F210205 (Crosby Ave Improvements)\GOCAD\ODESIGN\Construction Drawings\REMOVAL PLAN F210205.DWG - PLOTTED 1/12/2026 2:35:50 PM



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

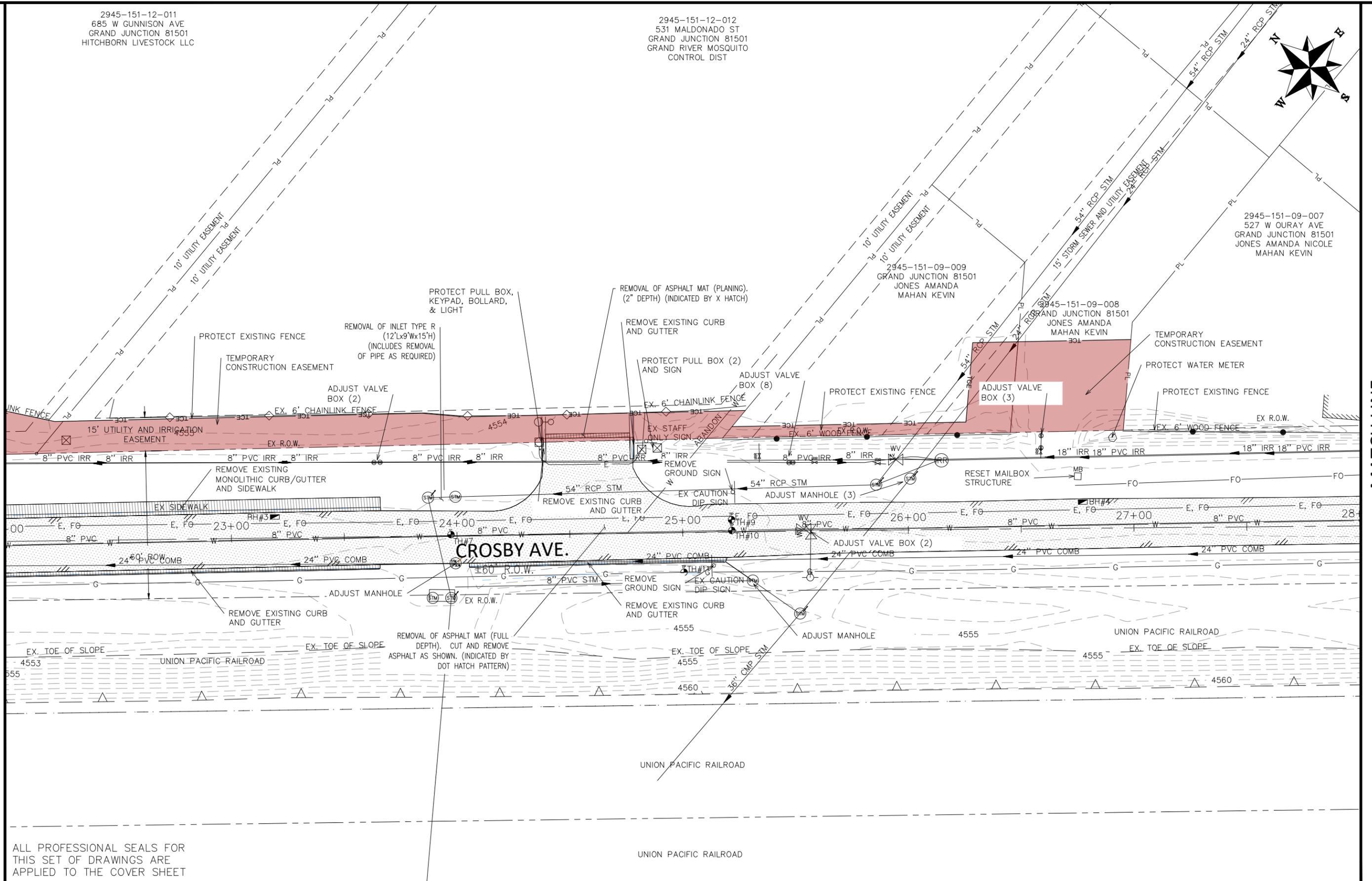
2945-151-09-009  
GRAND JUNCTION 81501  
JONES AMANDA  
MAHAN KEVIN

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



MATCH LINE

MATCH LINE



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			DJM	DATE	Value
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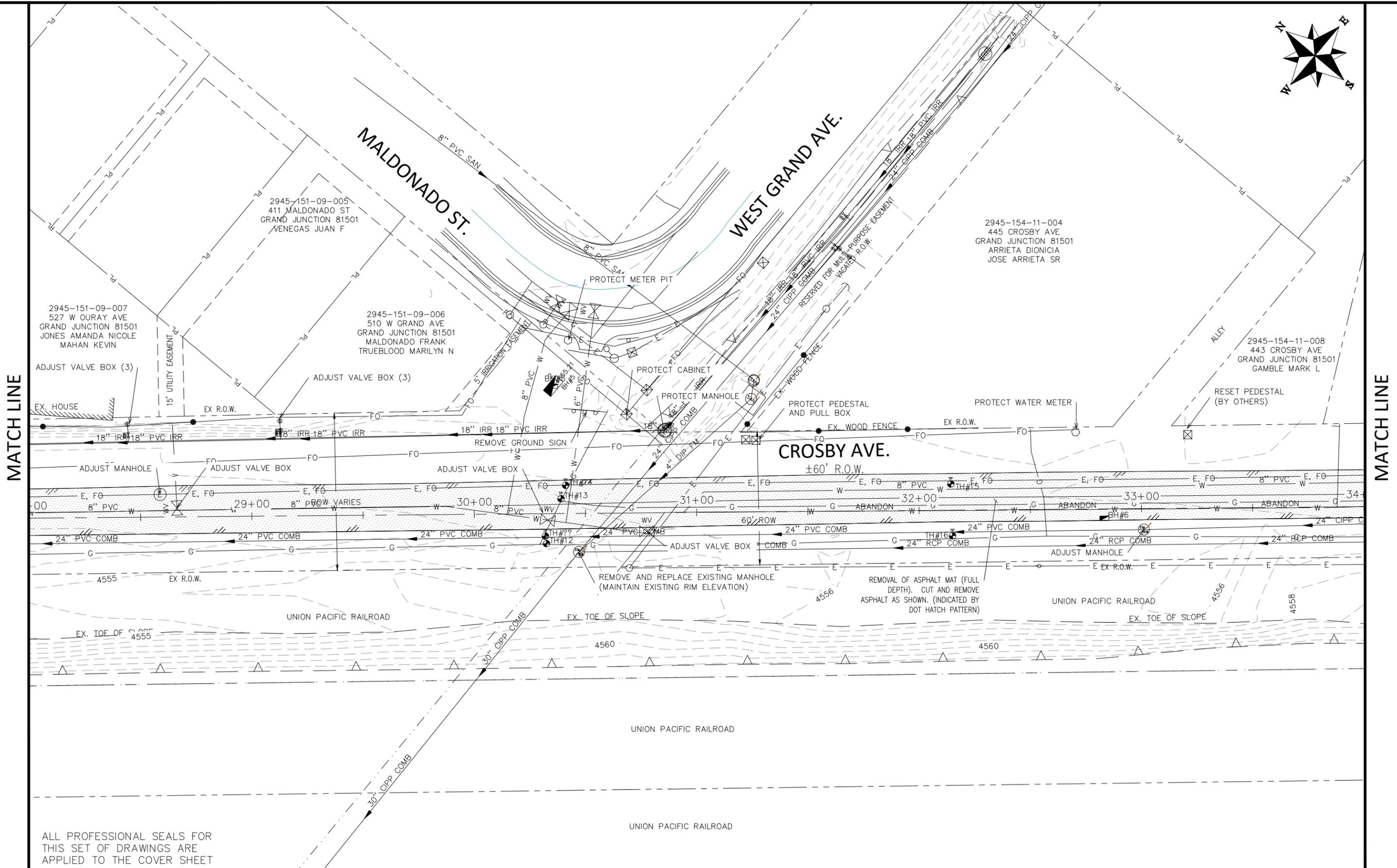
SCALES:	
PLAN	HORIZONTAL: 1" = 40'
	VERTICAL: 1" = 20'



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
REMOVAL PLAN-3  
January 12, 2026

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



MATCH LINE

MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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REVISION			DESIGNED BY	DATE	Value	
REVISION			CHECKED BY	DATE	Value	
REVISION			APPROVED BY	DATE	Value	



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
REMOVAL PLAN-4**  
 January 12, 2026

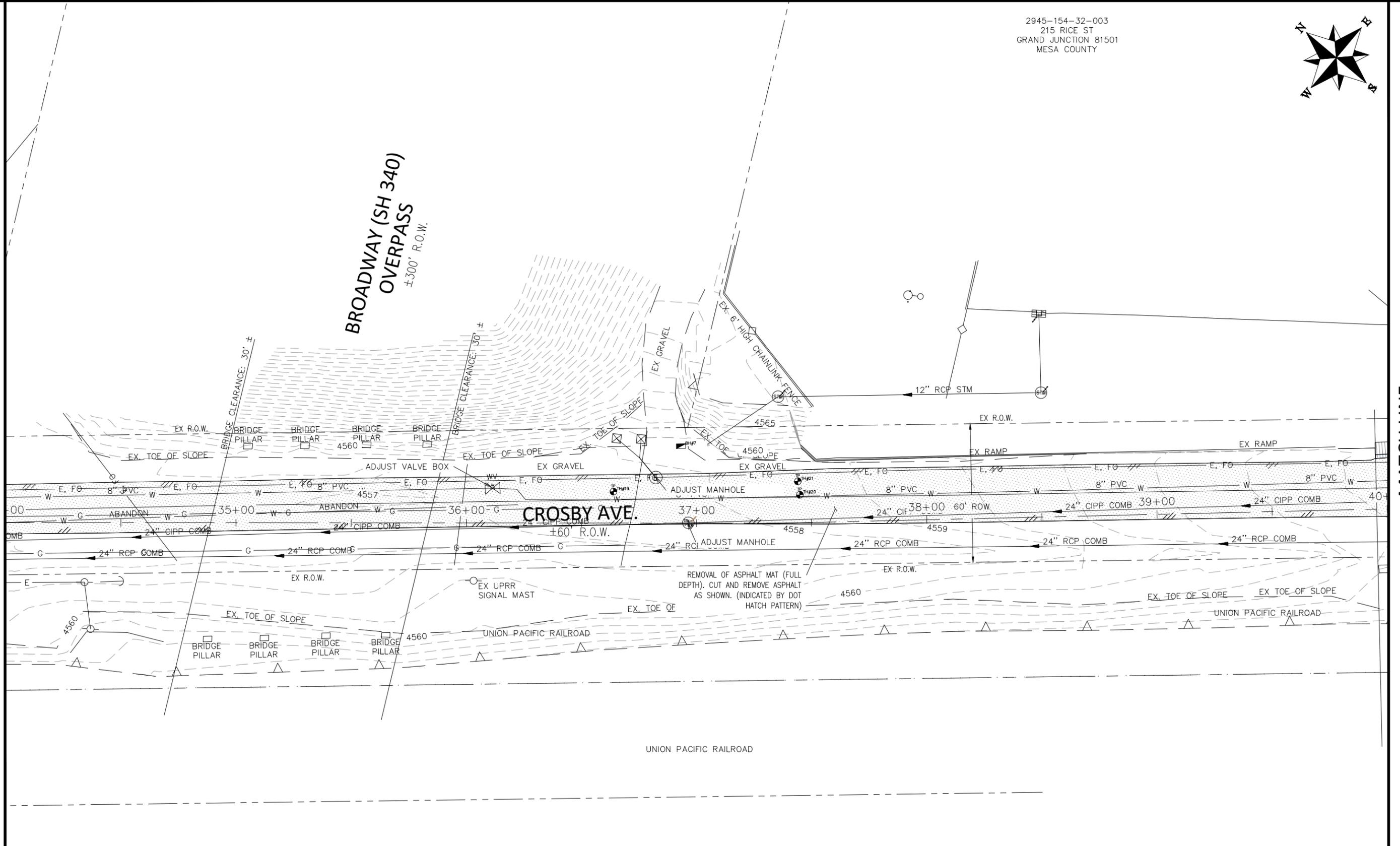
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**BROADWAY (SH 340)  
 OVERPASS  
 ±300' R.O.W.**

MATCH LINE

MATCH LINE



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		

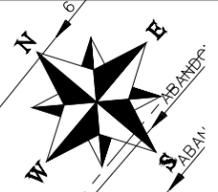
SCALES:
PLAN
HORIZONTAL: 1" = 40'



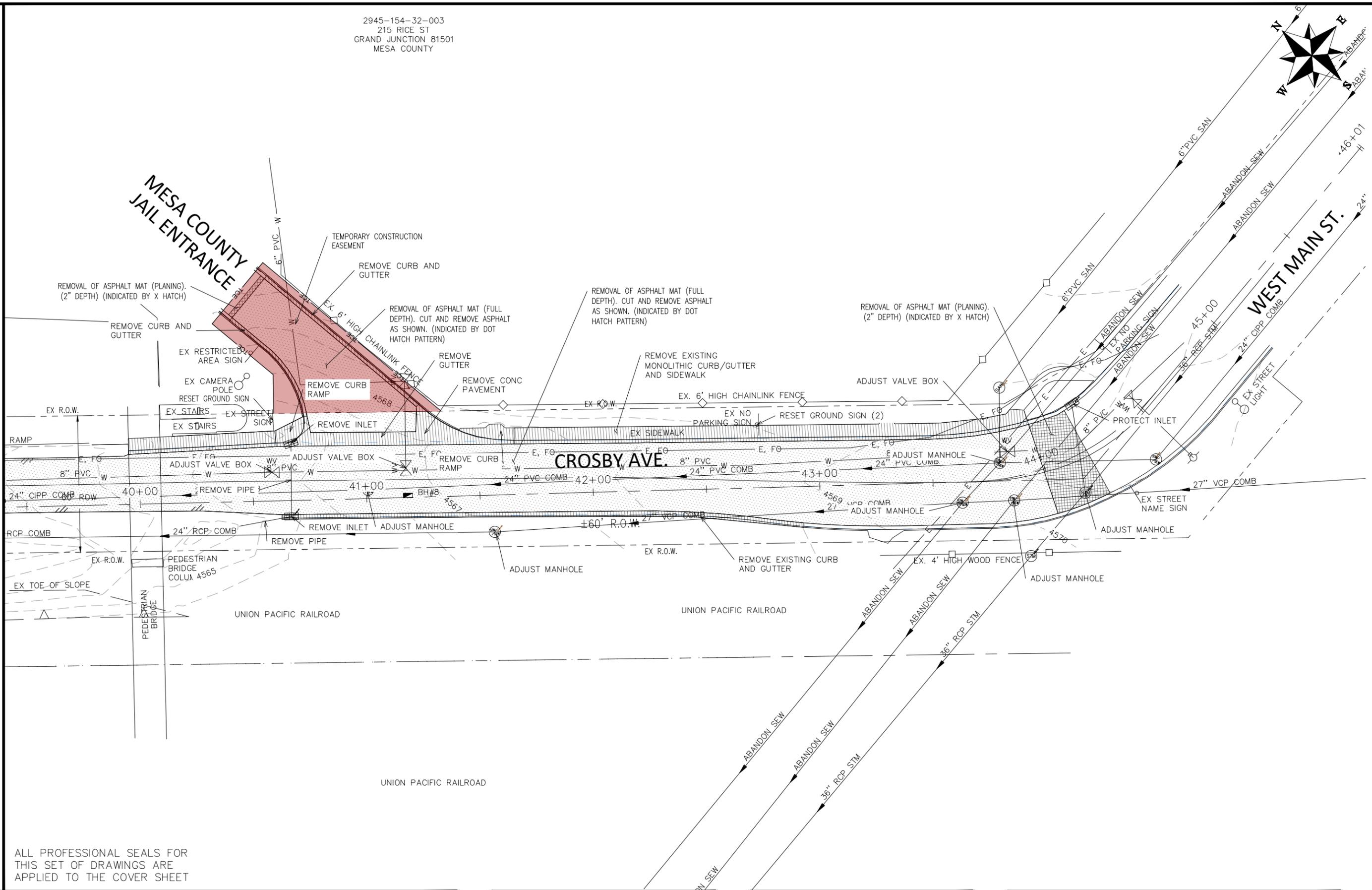
**ENGINEERING AND  
 TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
 REMOVAL PLAN-5  
 January 12, 2026**

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



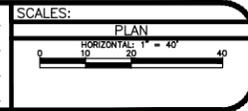
MATCH LINE



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

REVISION	DESCRIPTION	DATE

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



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
 REMOVAL PLAN-6  
 January 12, 2026

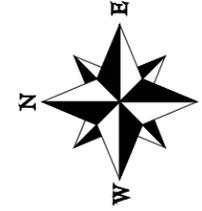
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2945-151-53-006  
2551 AMERICAN WAY  
GRAND JUNCTION 81501  
KREL INVESTMENTS & CONSULTING LLC

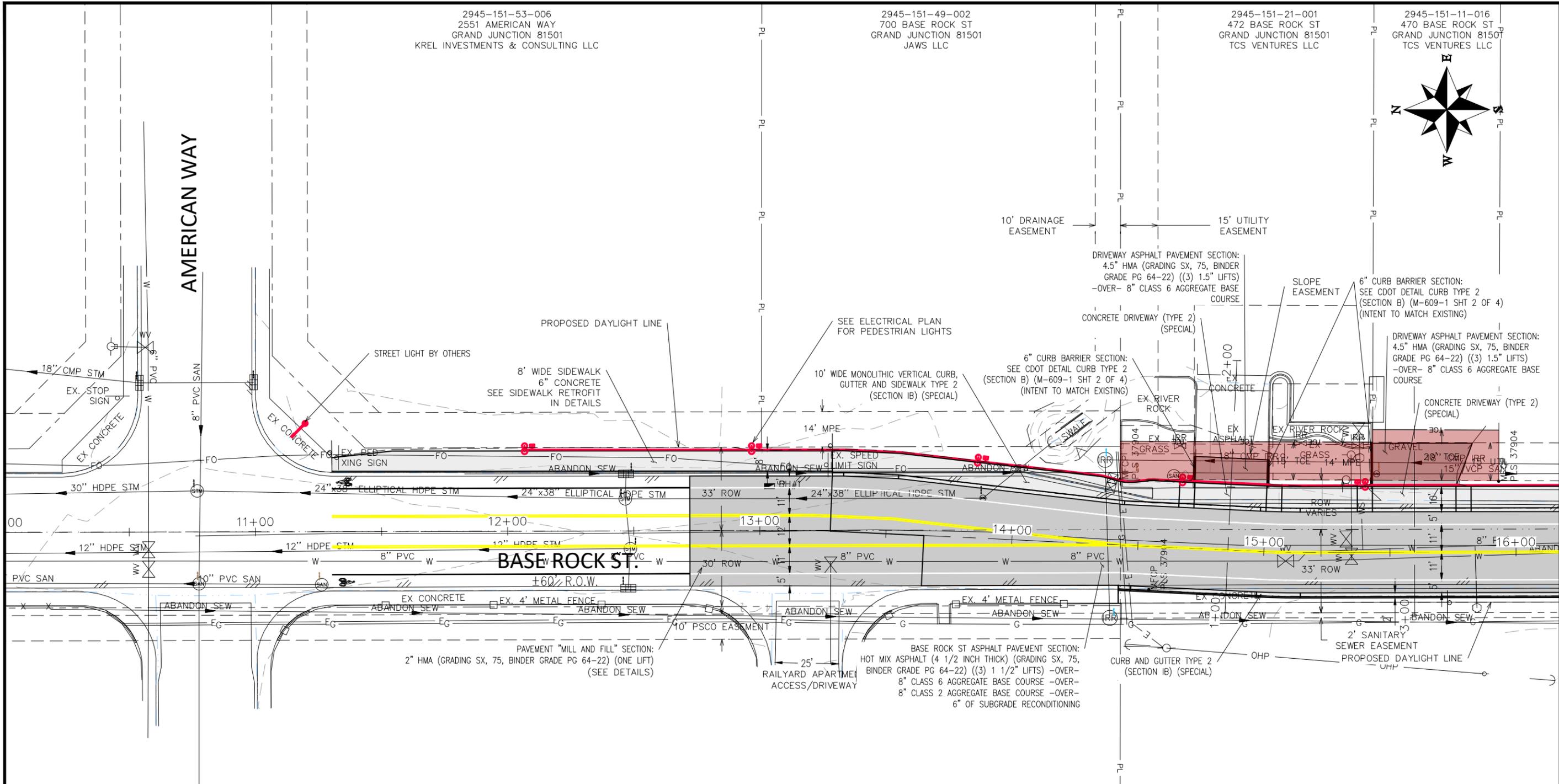
2945-151-49-002  
700 BASE ROCK ST  
GRAND JUNCTION 81501  
JAWS LLC

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



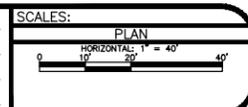
MATCH LINE

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

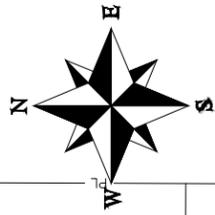
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REVISION			WC		Value
REVISION			WC		Value



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
IMPROVEMENT PLAN-1  
January 12, 2026

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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

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

10' 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

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

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

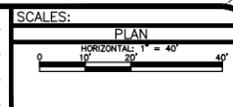
BASE ROCK ST.  
±50' R.O.W.

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

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

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DESIGNED BY	DATE	VALUE
REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE



ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
IMPROVEMENT PLAN-2  
January 12, 2026

\\Publicworks-wfs\vol\_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\007 IMPROVEMENT PLAN F210205.DWG - PLOTTED 1/12/2026 2:36:11 PM

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

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

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

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

DRIVEWAY 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)

SEE ELECTRICAL PLAN  
FOR PEDESTRIAN LIGHTS

TEMPORARY  
CONSTRUCTION EASEMENT

PROPOSED  
DAYLIGHT LINE

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

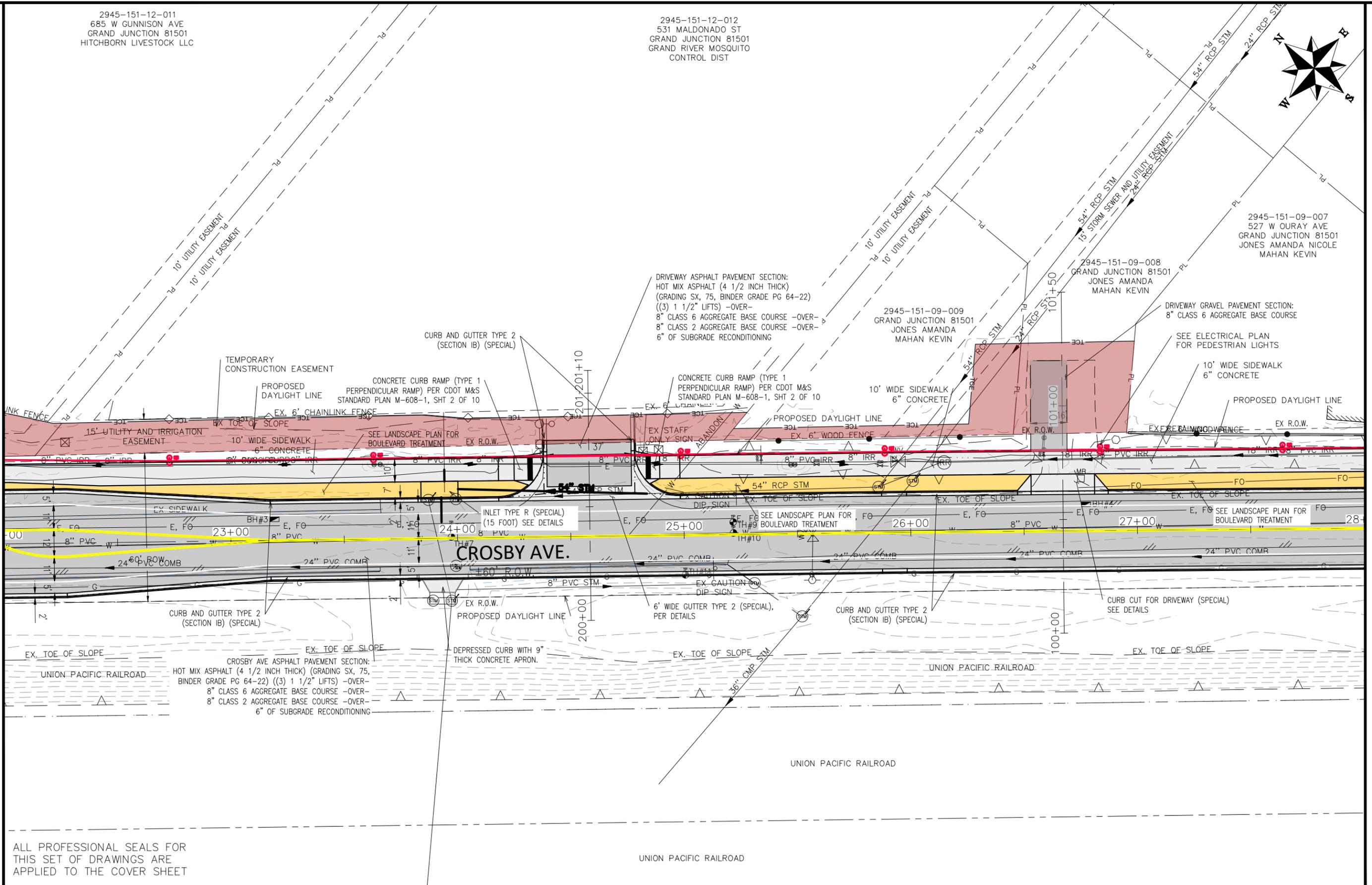
CONCRETE CURB RAMP (TYPE 1  
PERPENDICULAR RAMP) PER CDOT M&S  
STANDARD PLAN M-608-1, SHT 2 OF 10

10' WIDE SIDEWALK  
6" CONCRETE

10' WIDE SIDEWALK  
6" CONCRETE

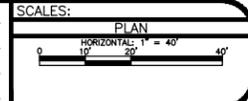
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MATCH LINE



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REVISION			DJM		
REVISION			WC		
REVISION			WC		

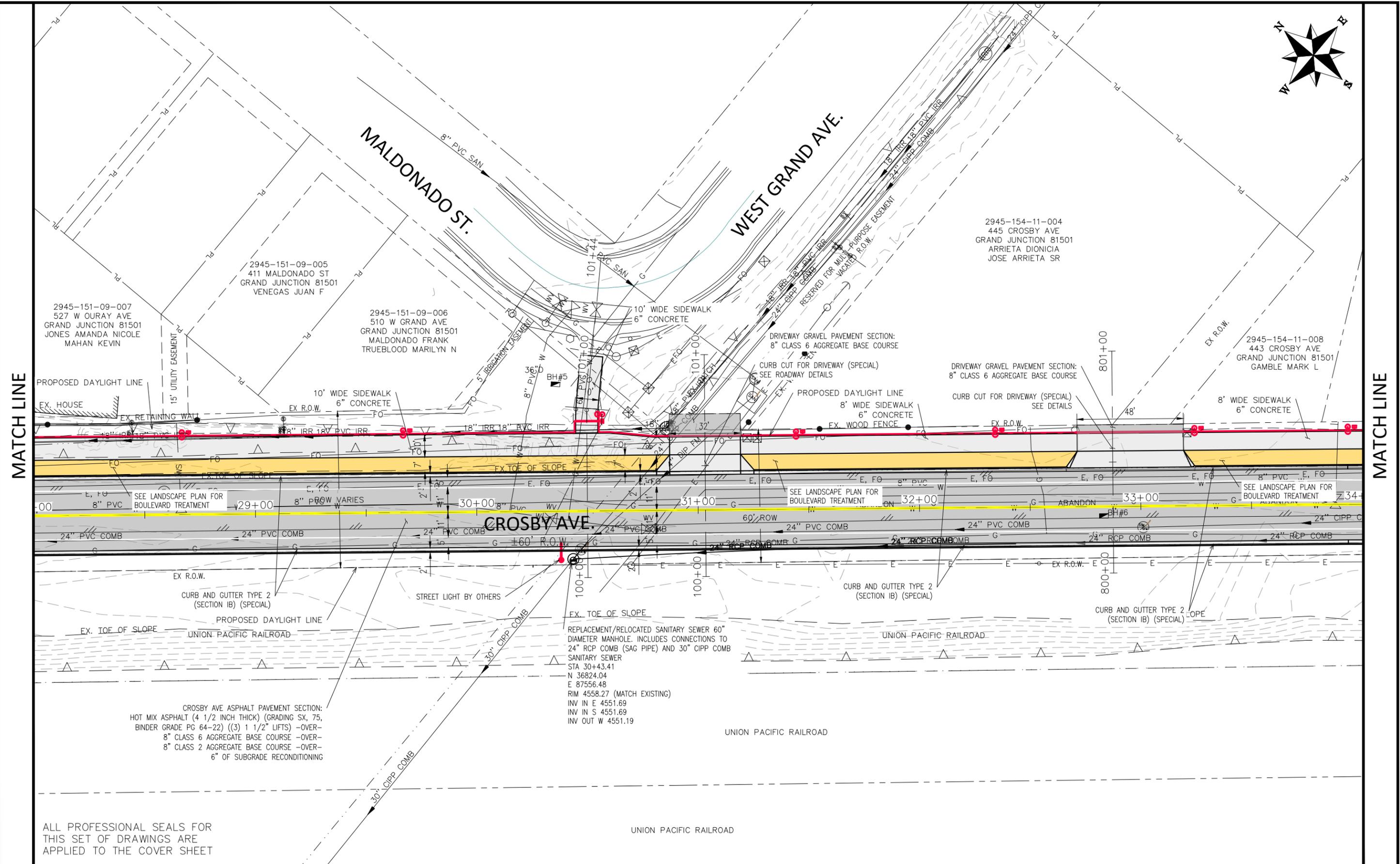
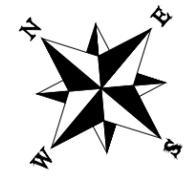
DESIGNED BY	DATE	VALUE
DJM		
WC		
WC		



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS  
IMPROVEMENT PLAN-3**  
January 12, 2026

\\Publicworks-wis\pw\_data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\07 IMPROVEMENT PLAN F210205.DWG - PLOTTED 1/12/2026 2:36:12 PM

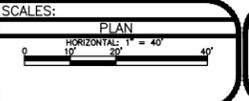


MATCH LINE

MATCH LINE

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

DRAWN BY	DATE	VALUE
DJM		
DJM		
WC		
WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
IMPROVEMENT PLAN-4  
January 12, 2026

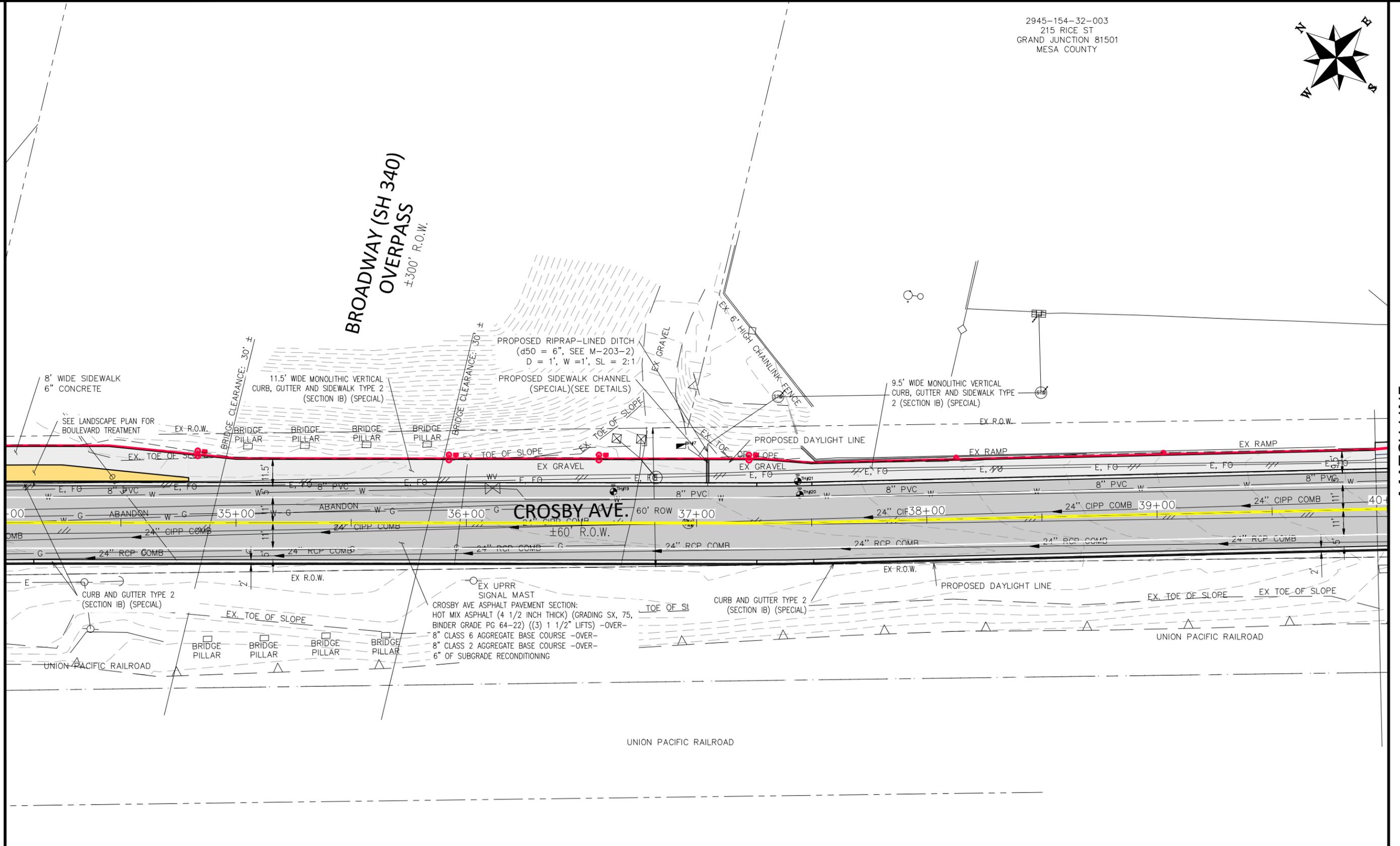
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**BROADWAY (SH 340)  
 OVERPASS**  
 ±300' R.O.W.

MATCH LINE

MATCH LINE



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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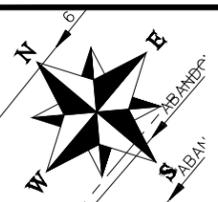
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HORIZONTAL: 1" = 40'



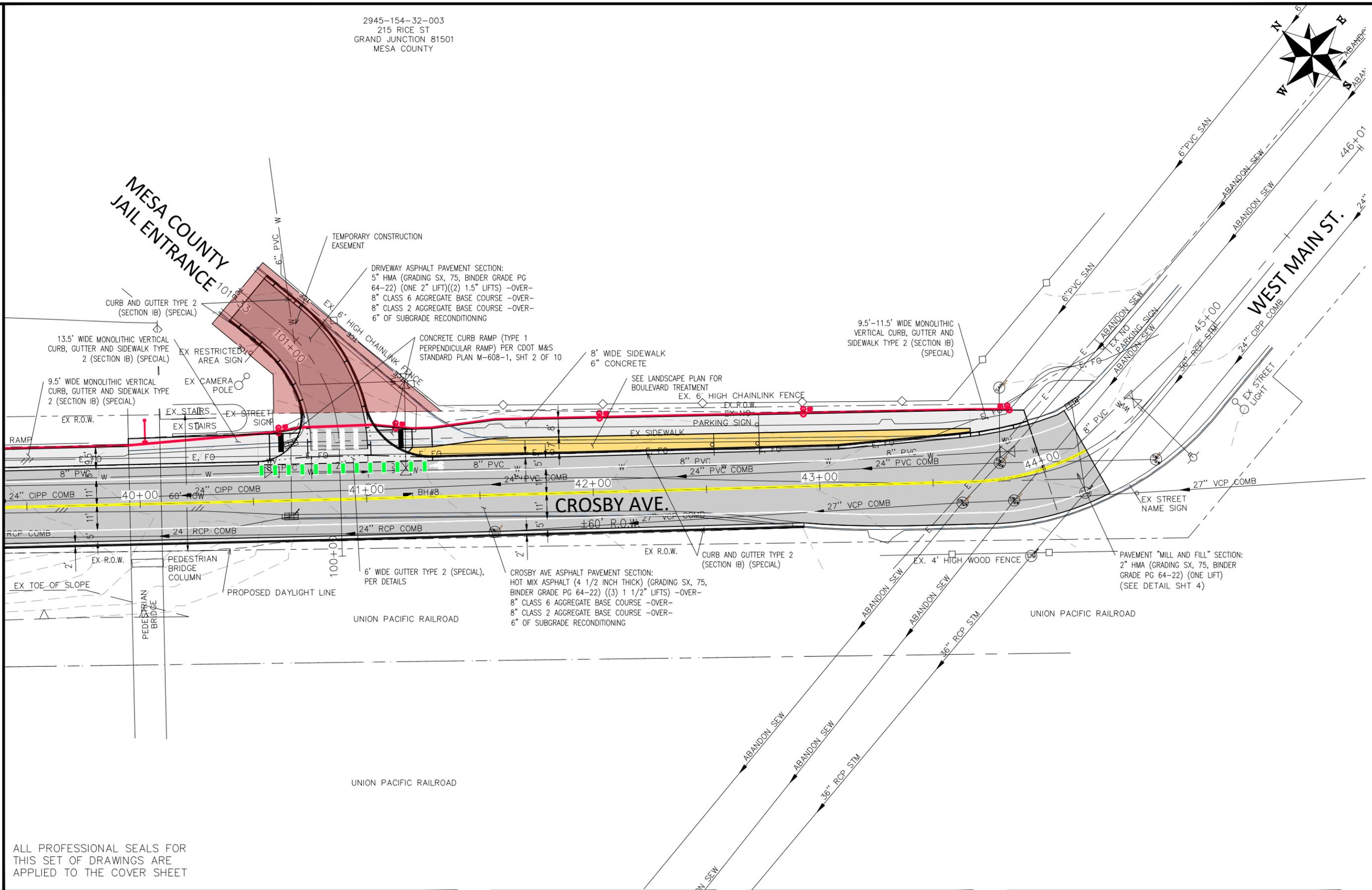
**ENGINEERING AND  
 TRANSPORTATION DEPARTMENT**  
 PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS  
 IMPROVEMENT PLAN-5**  
 January 12, 2026

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

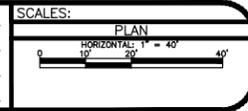


MATCH LINE



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

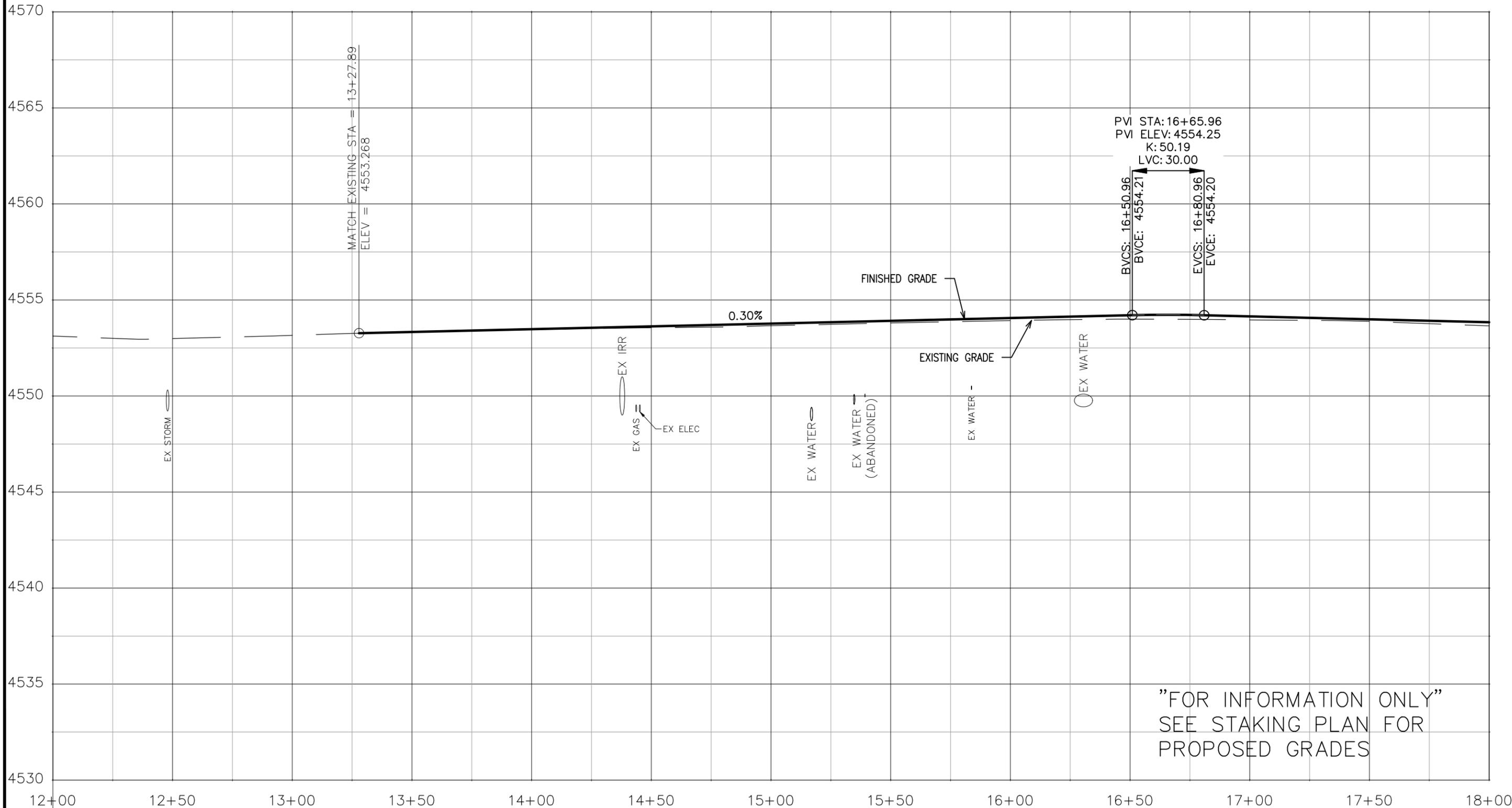
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**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS IMPROVEMENT PLAN-6**  
 January 12, 2026

Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\07 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.

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REVISION			DJM	DATE	Value
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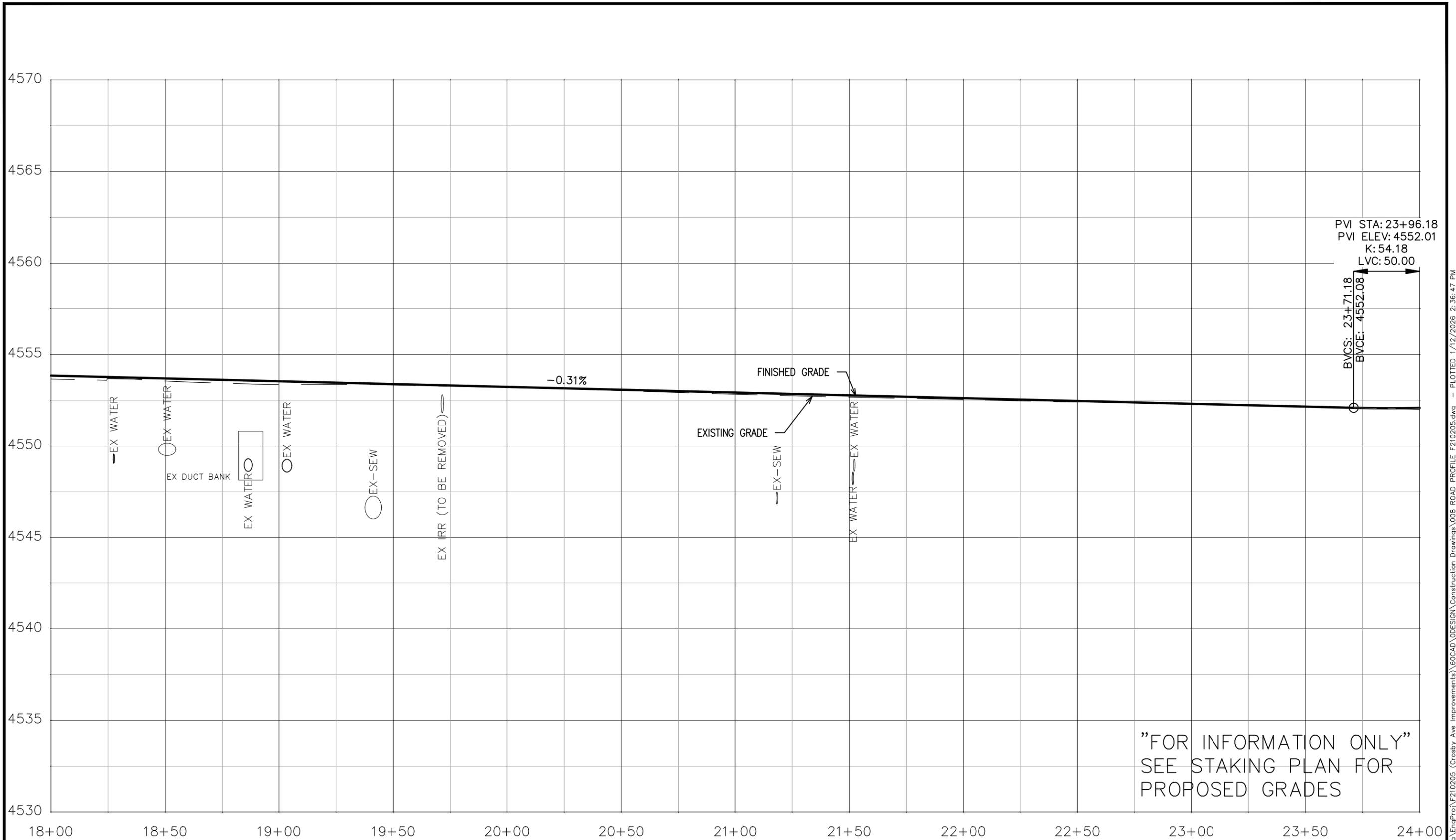
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-1  
January 12, 2026

\\Publicworks-wfs\vol\_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\0DESIGN\Construction Drawings\008 ROAD PROFILE F210205.dwg - PLOTTED 1/12/2026 2:36:39 PM



"FOR INFORMATION ONLY"  
SEE STAKING PLAN FOR  
PROPOSED GRADES

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.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	Value
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REVISION			DJM	Value	
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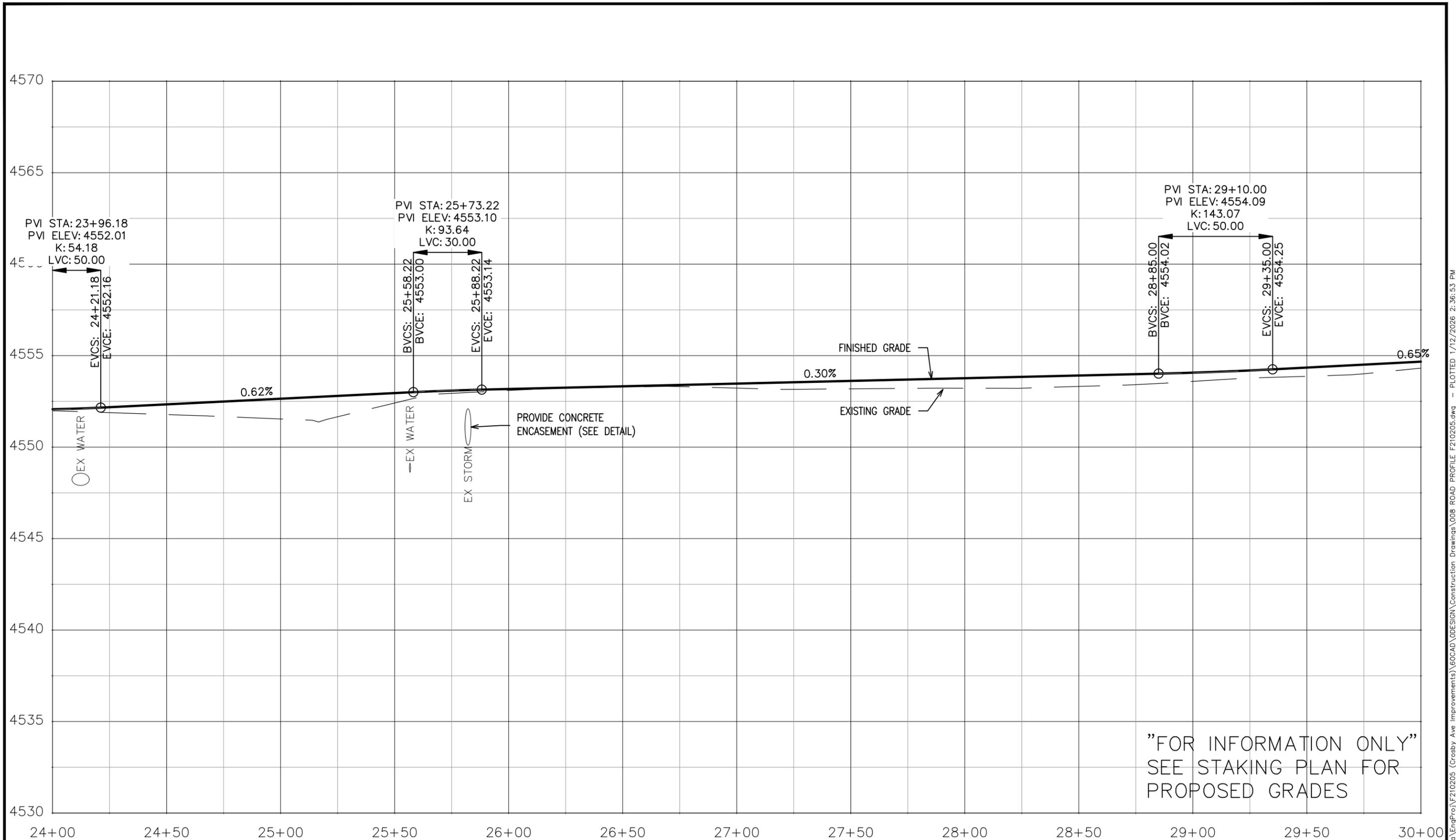
SCALES:	
PLAN & PROFILE	HORIZONTAL: 1" = 40'
	VERTICAL: 1" = 5'



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-2  
January 12, 2026

\\Publicworks-wfs\vol\_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\006 ROAD PROFILE F210205.dwg - PLOTTED 1/12/2026 2:36:47 PM



"FOR INFORMATION ONLY"  
SEE STAKING PLAN FOR  
PROPOSED GRADES

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.

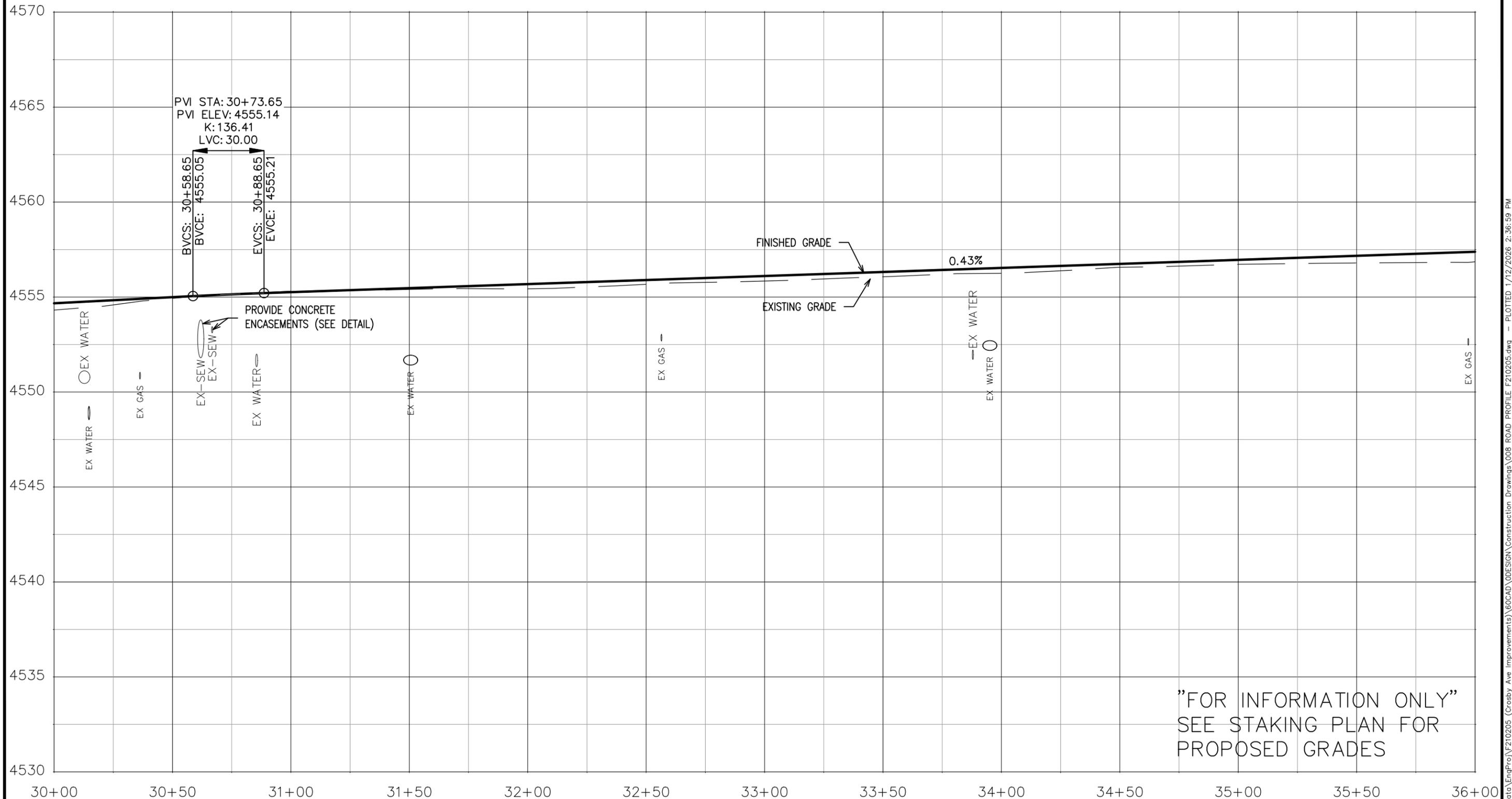
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REVISION			DESIGNED BY	DATE	Value	
REVISION			CHECKED BY	DATE	Value	
REVISION			APPROVED BY	DATE	Value	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
ROAD PROFILE-3  
January 12, 2026

Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\006 ROAD PROFILE F210205.dwg - PLOTTED 1/12/2026 2:36:53 PM



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CROSBY AVE CL

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

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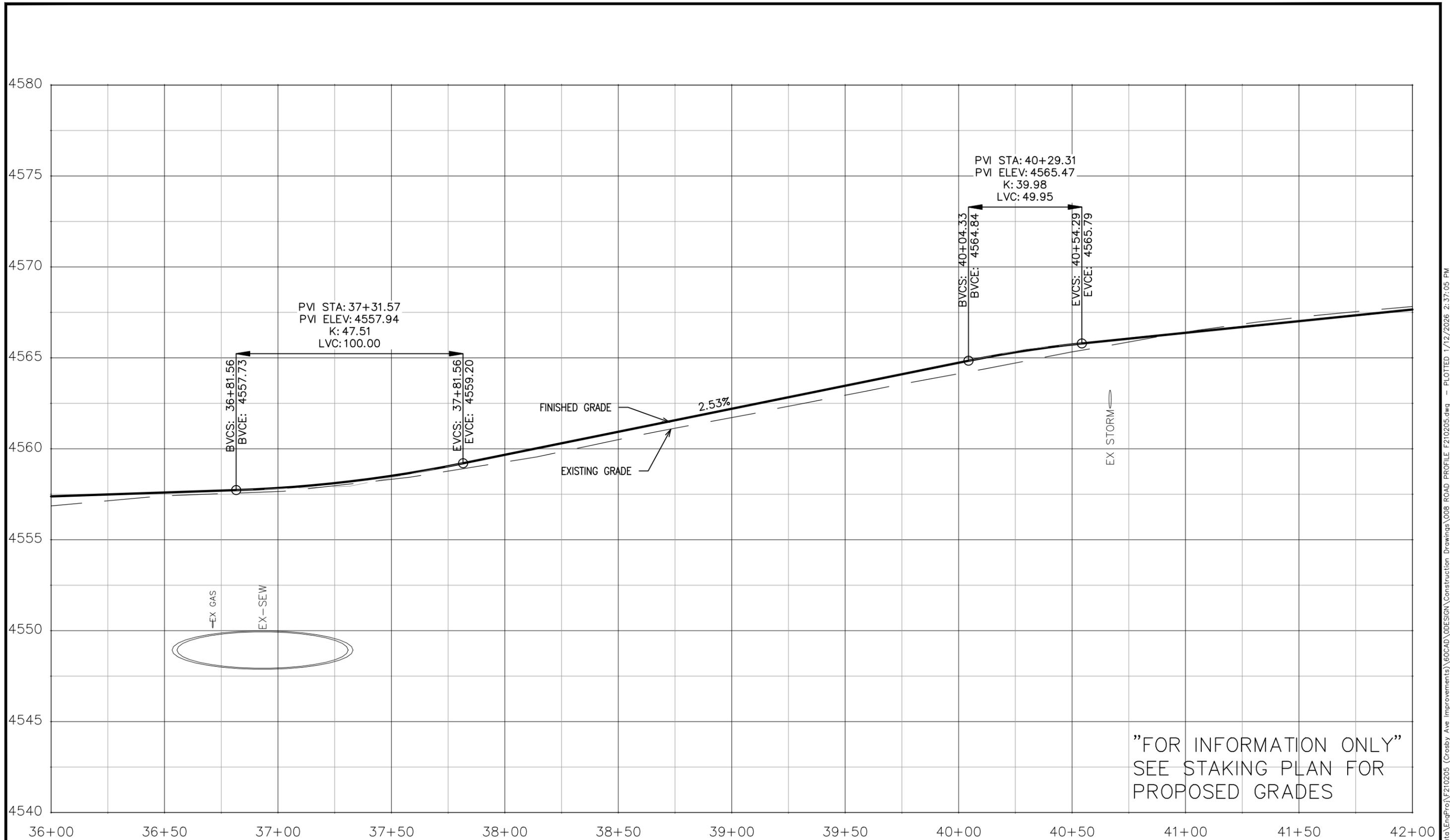
PLAN & PROFILE	
HORIZONTAL: 1" = 40'	0 10 20 40
VERTICAL: 1" = 5'	0 1.25 2.5 5



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-4  
January 12, 2026

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APPLIED TO THE COVER SHEET

**CROSBY AVE CL**

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

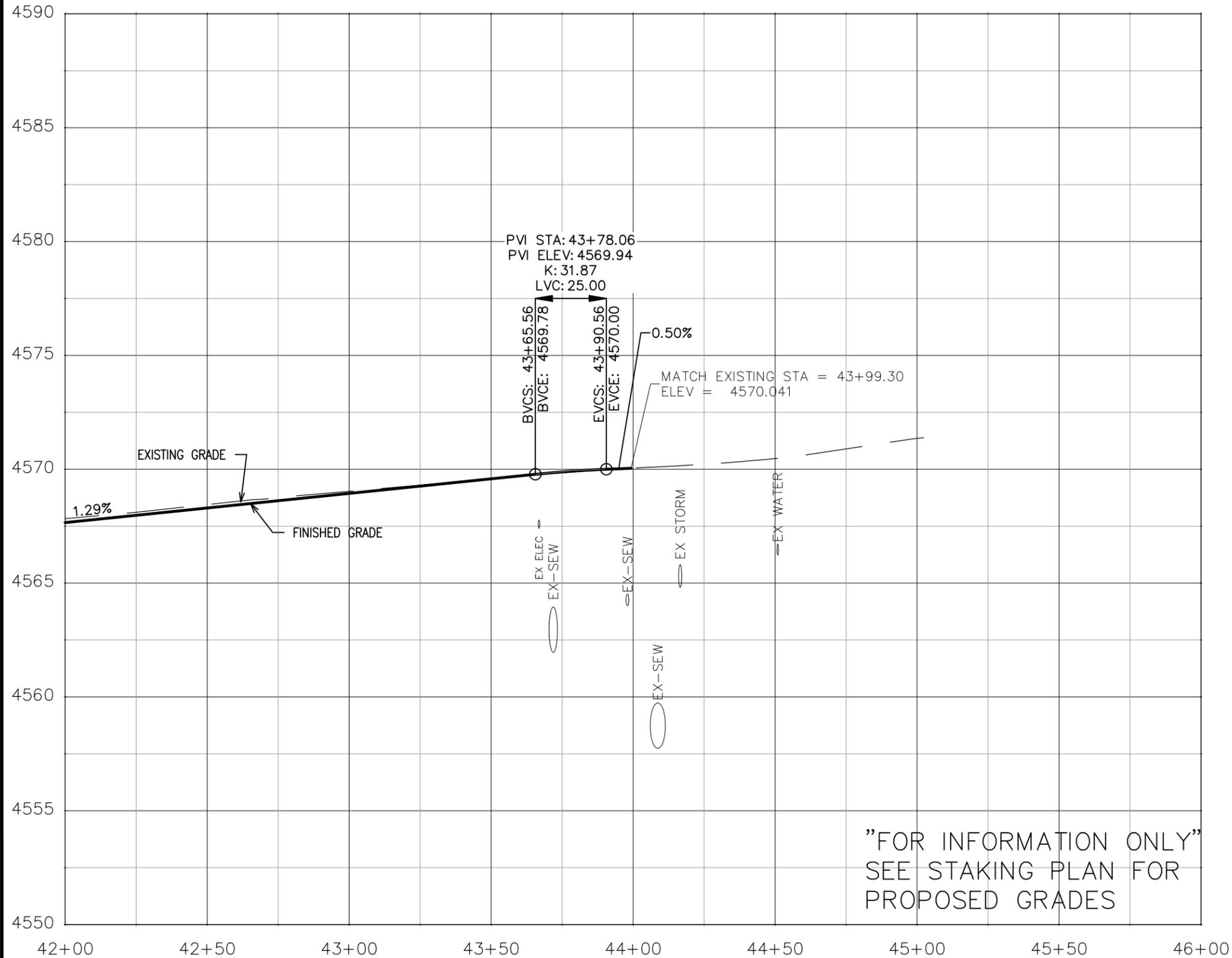
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REVISION			WC		Value	
REVISION			WC		Value	



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-5  
January 12, 2026**

\\Publicworks-wfs\vol\_pw\proj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\06 ROAD PROFILE F210205.dwg - PLOTTED 1/12/2026 2:37:05 PM



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CROSBY AVE CL

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

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REVISION			CHECKED BY WC	DATE	Value
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PLAN & PROFILE	
HORIZONTAL: 1" = 40'	
VERTICAL: 1" = 5'	

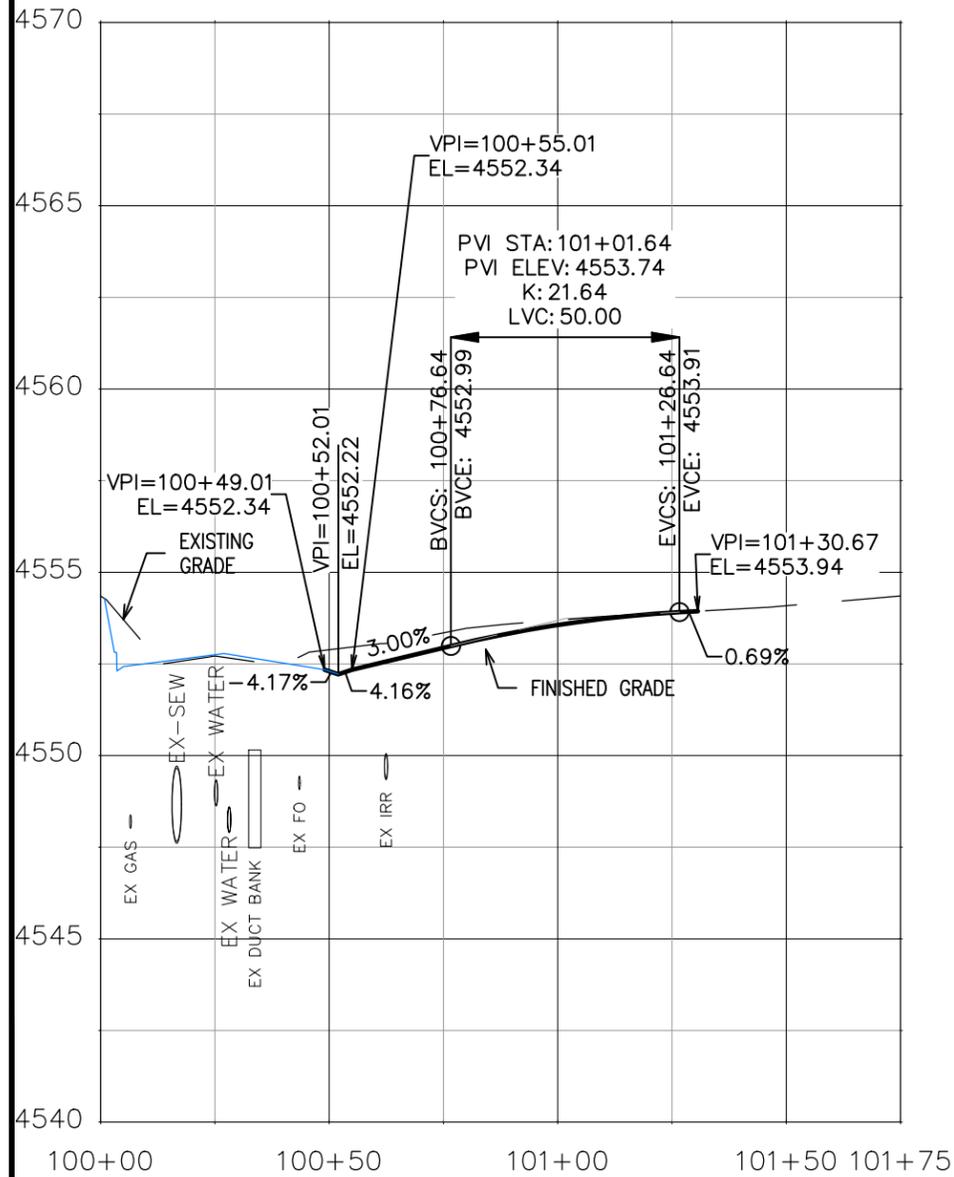


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

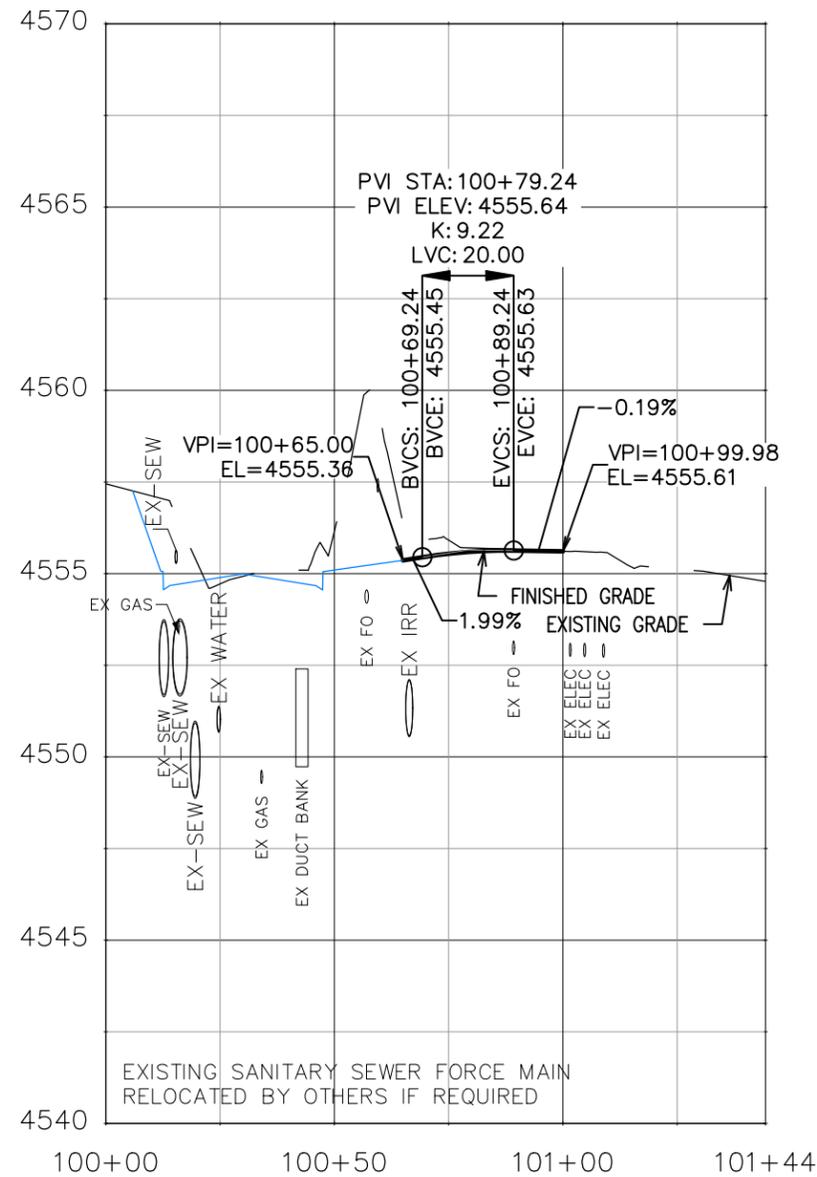
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ROAD PROFILE-6  
January 12, 2026

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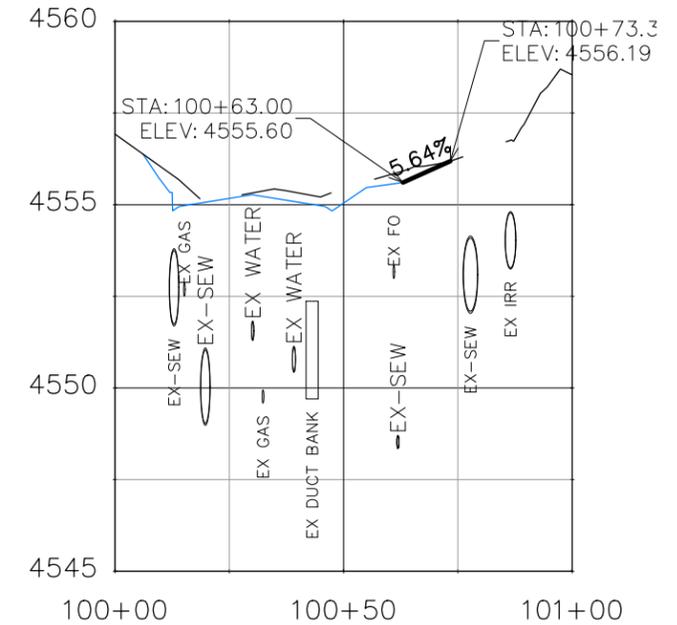
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SEE STAKING PLAN FOR PROPOSED GRADES



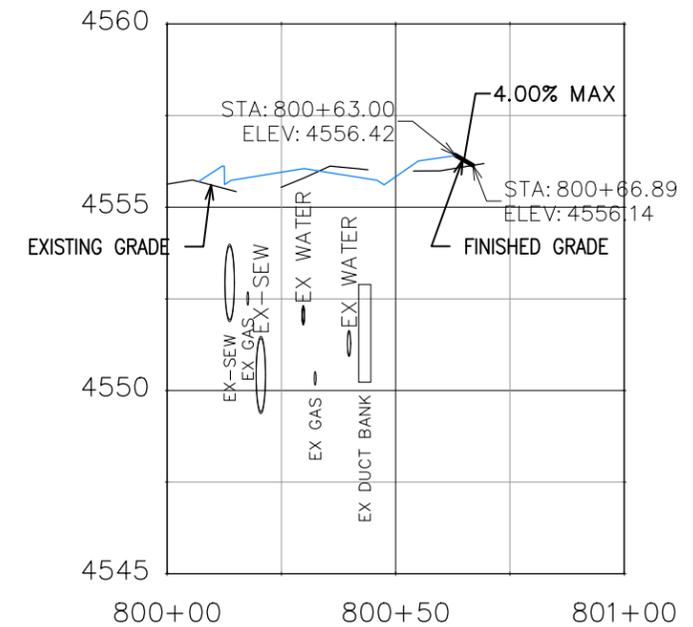
WEST GUNNISON AVE



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.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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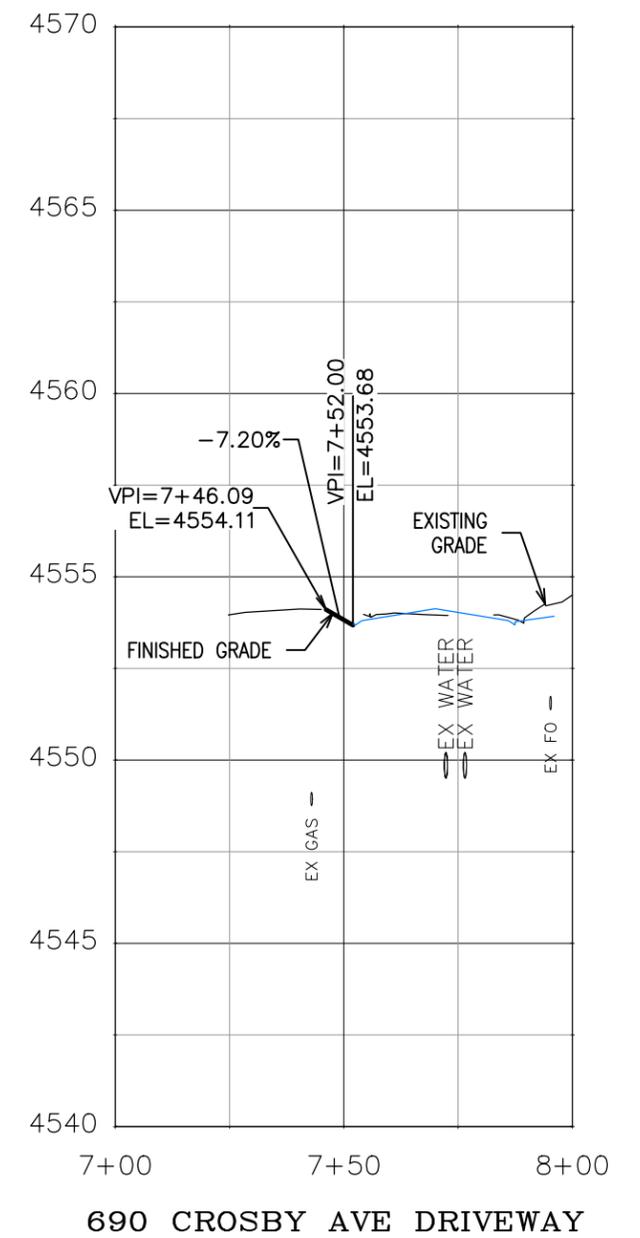
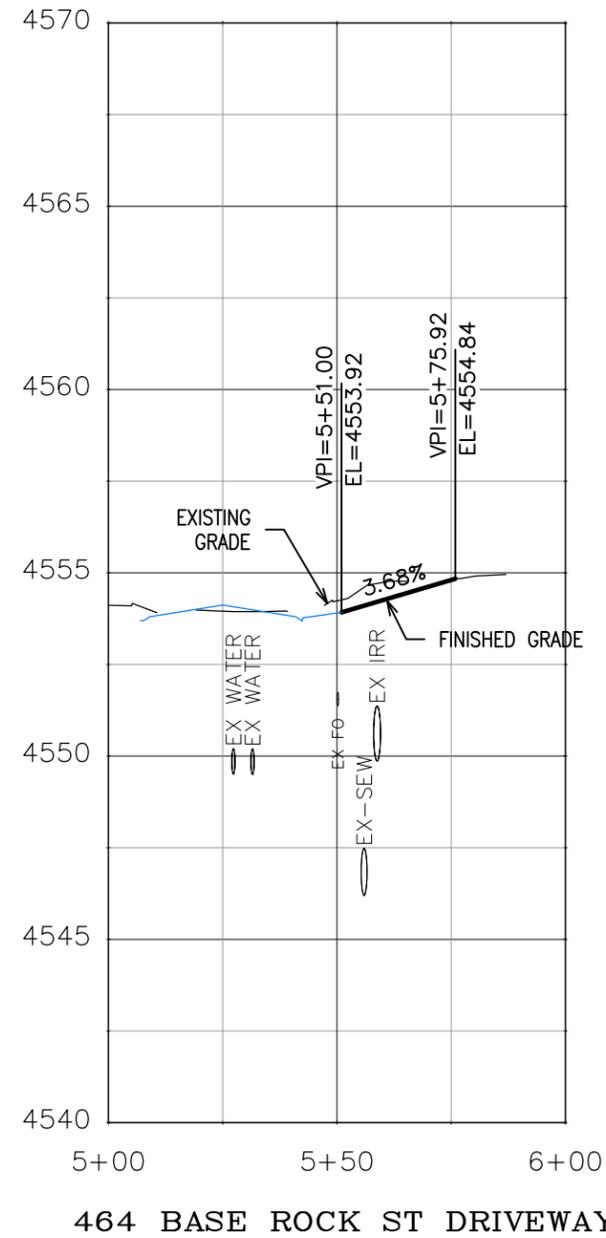
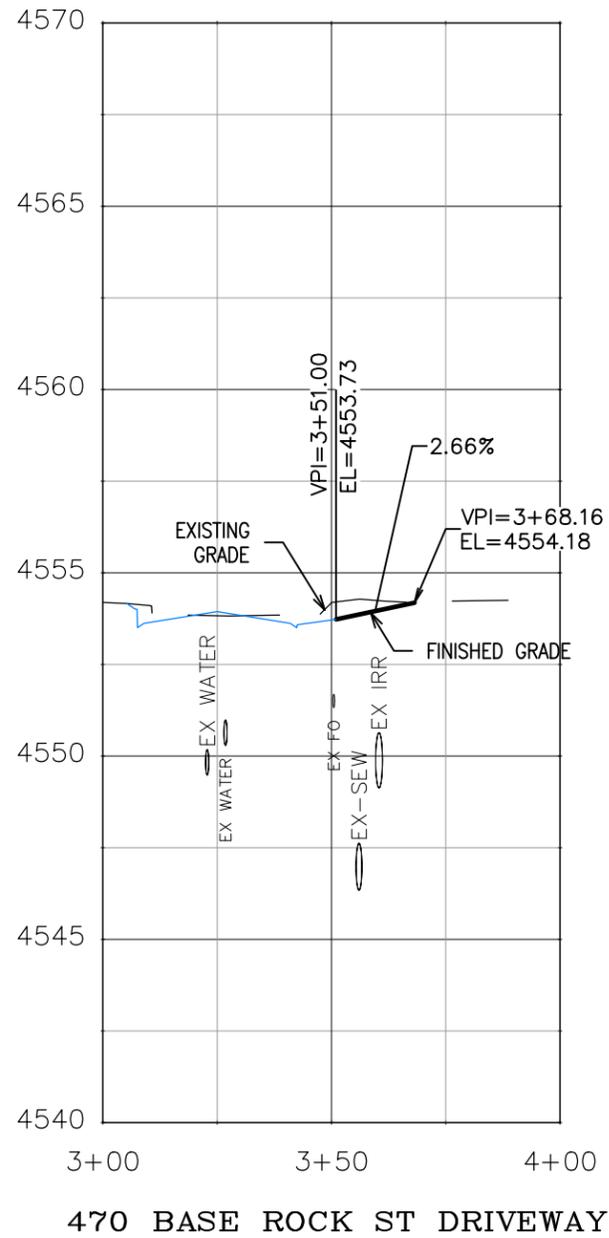
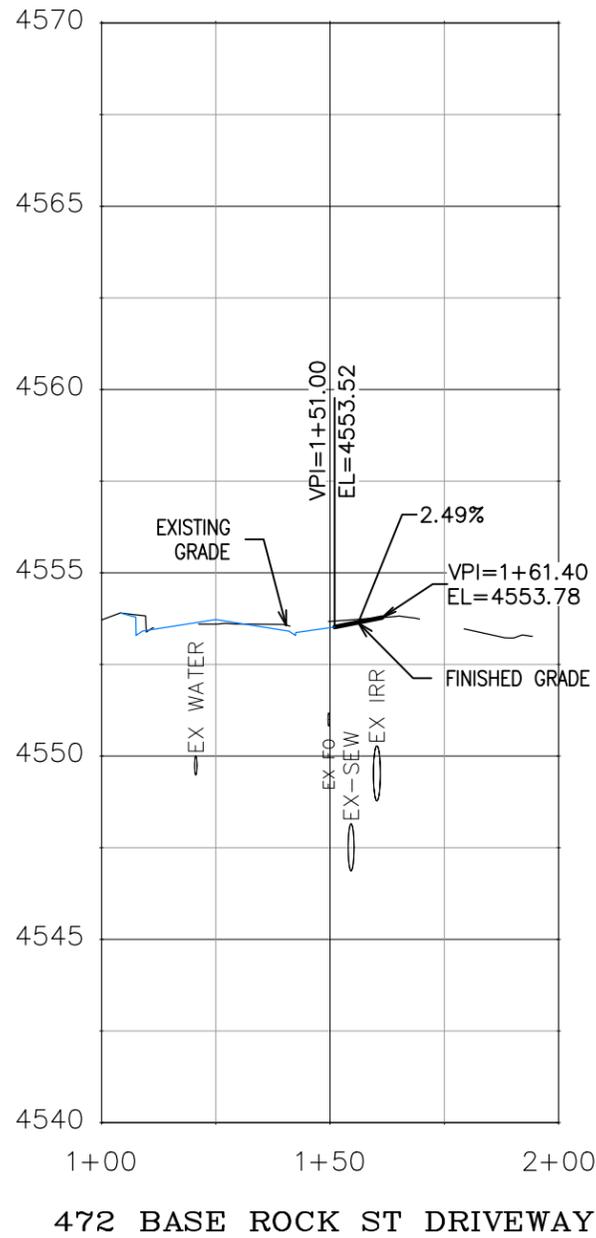


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-7  
January 12, 2026

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	Value
REVISION			DESIGNED BY	DATE	Value
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REVISION			APPROVED BY	DATE	Value

SCALES:	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



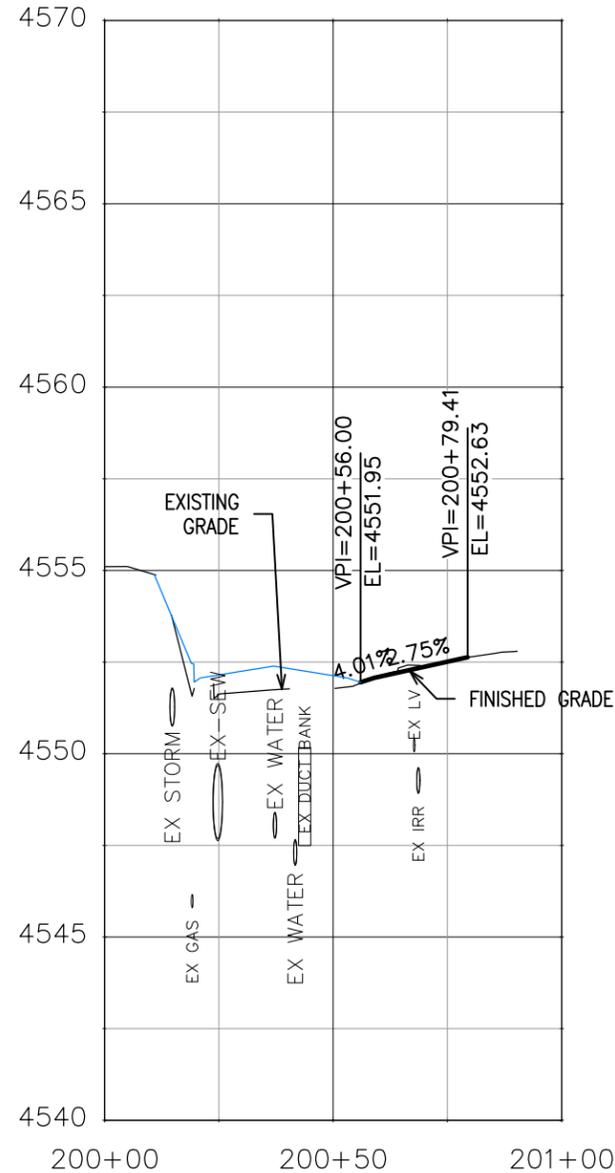
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-8  
January 12, 2026

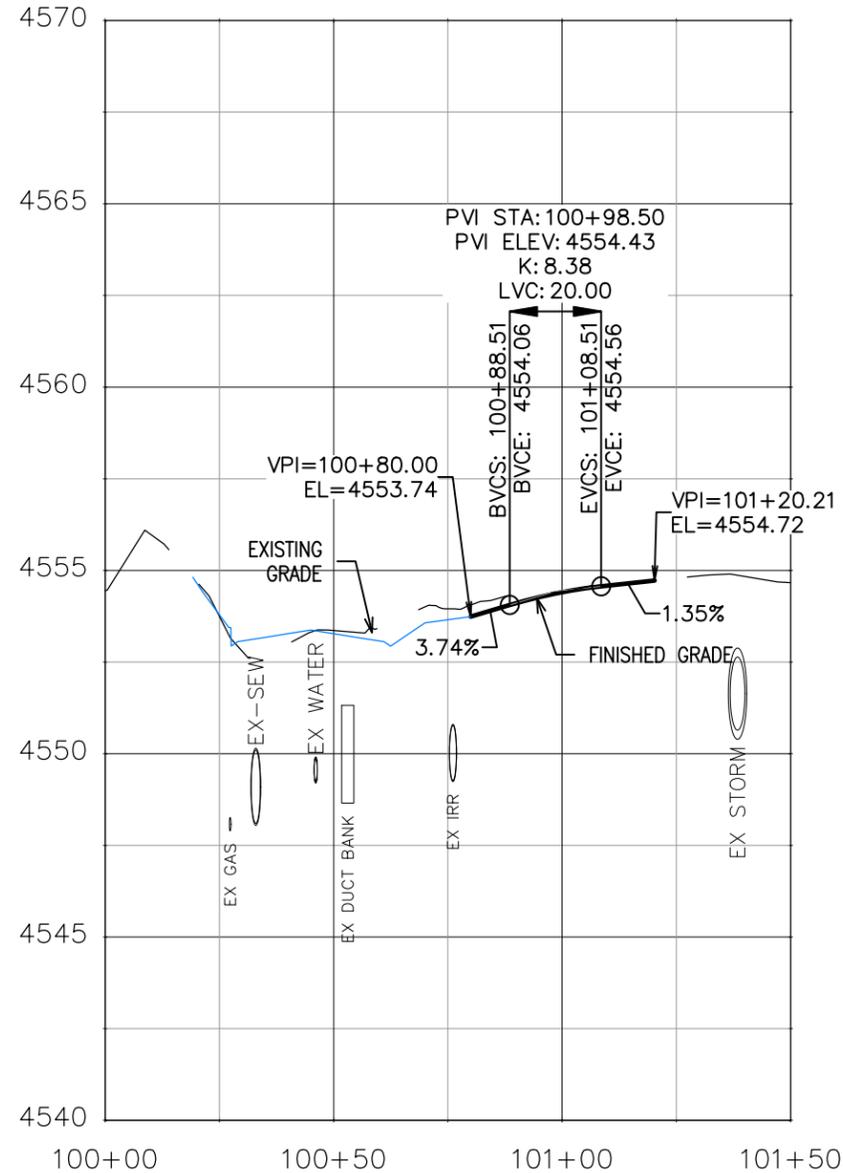
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ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

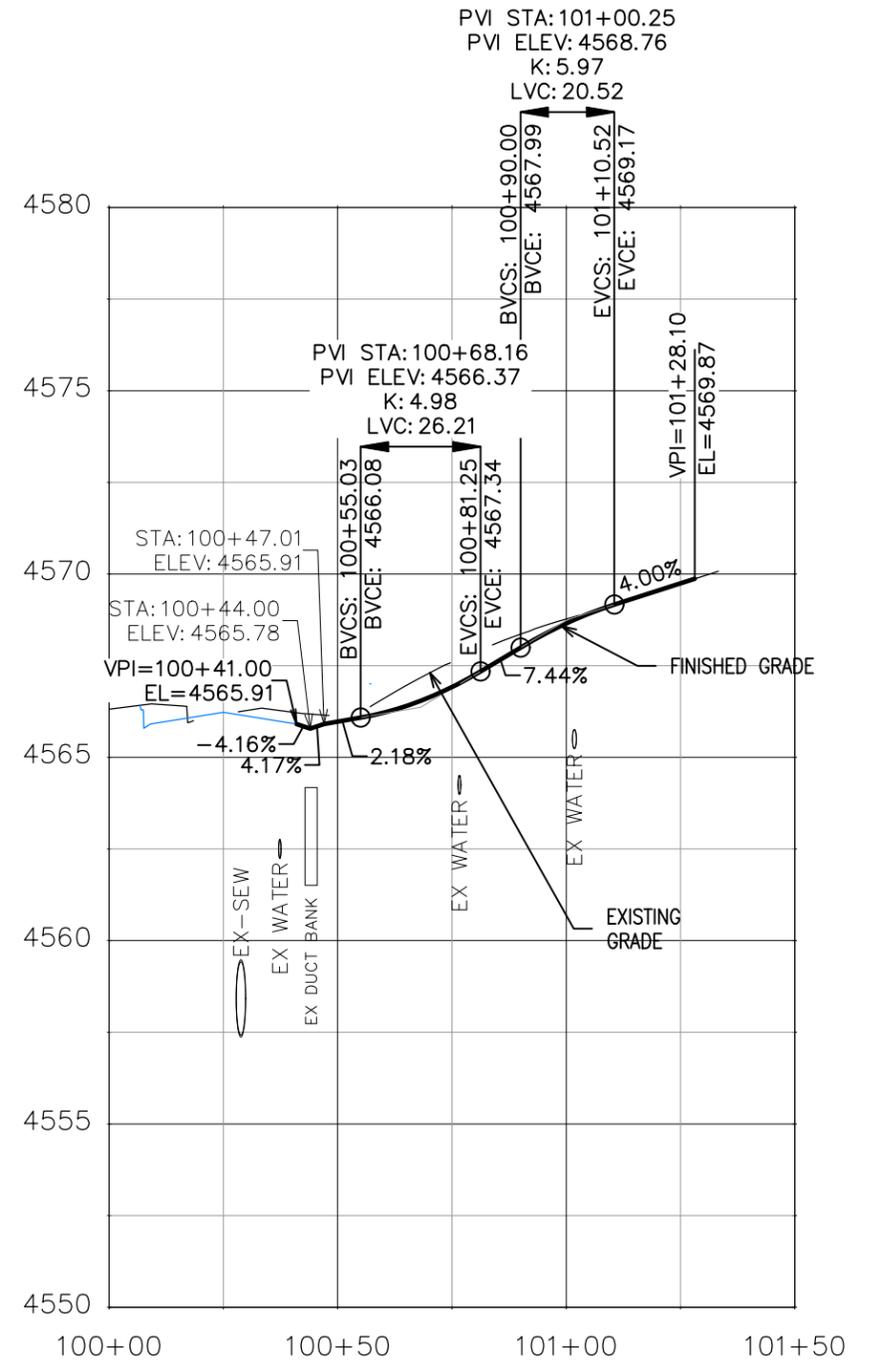
”FOR INFORMATION ONLY”  
SEE STAKING PLAN FOR PROPOSED GRADES



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.

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		Value
REVISION			DJM		Value
REVISION			WC		Value
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SCALES:
PLAN & PROFILE
HORIZONTAL: 1" = 40'
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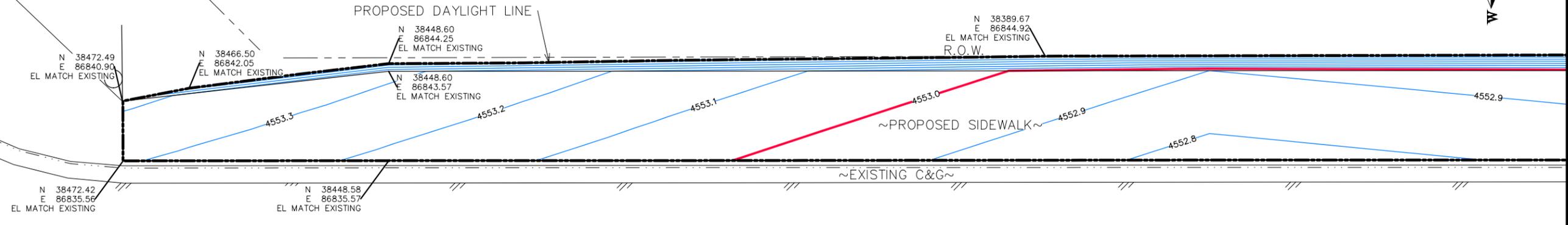
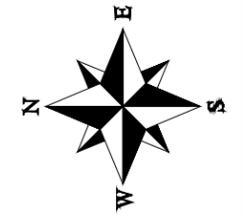


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROAD PROFILE-9  
January 12, 2026

Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\008 ROAD PROFILE F210205.dwg - PLOTTED 1/12/2026 2:38:10 PM

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



EXISTING ROADWAY NORTHBOUND LANE

BASE ROCK ST. 12+00

CROSBY RD. CONTROL LINE

EXISTING ROADWAY SOUTHBOUND LANE

~EXISTING C&G~

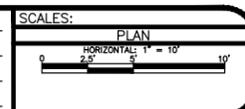
~EXISTING SIDEWALK~

R.O.W.

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM	DATE	Value
REVISION			DJM	DATE	Value
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ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

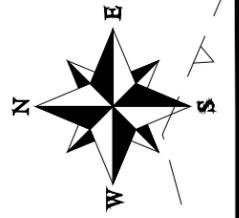
CROSBY AVE IMPROVEMENTS  
 STAKING PLAN-1  
 January 28, 2026

MATCH LINE

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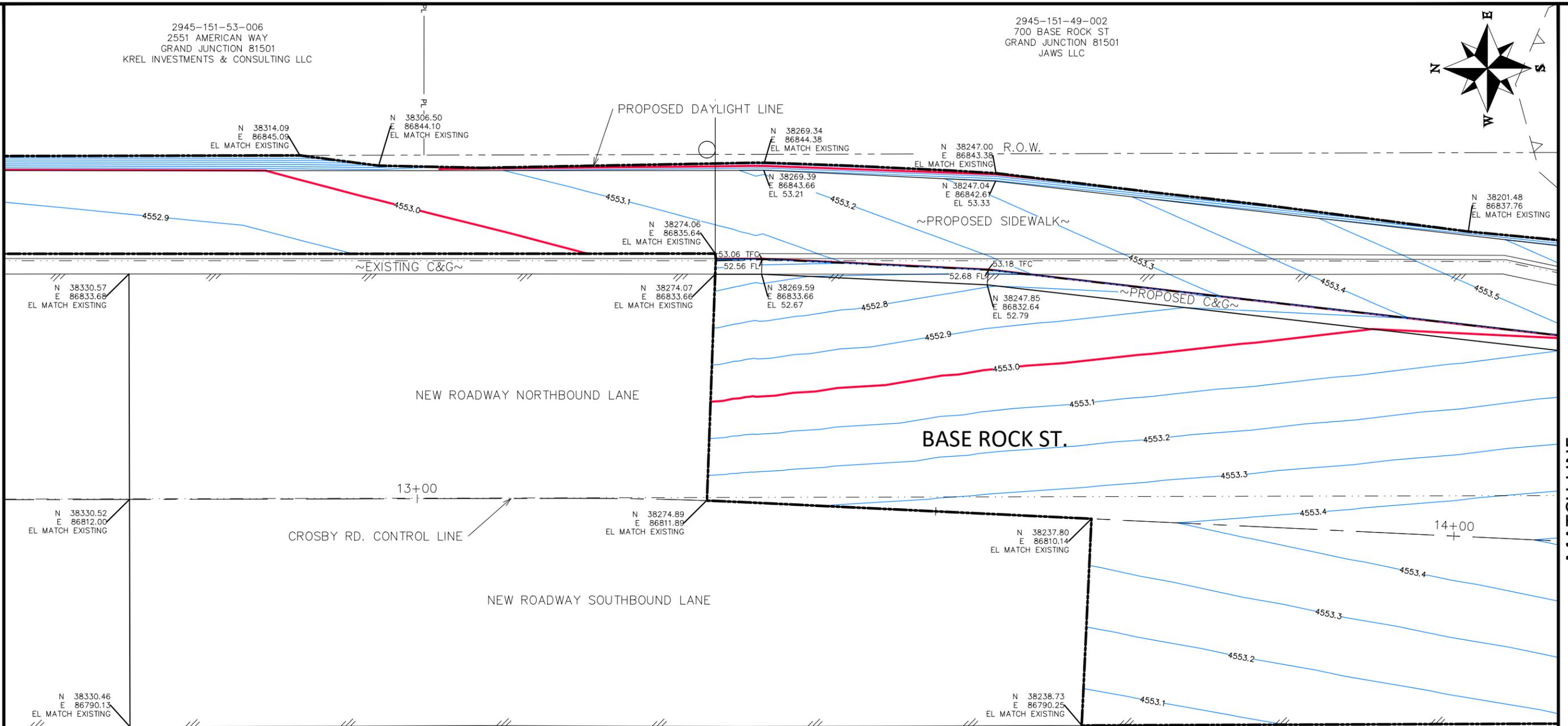
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2551 AMERICAN WAY  
GRAND JUNCTION 81501  
KREL INVESTMENTS & CONSULTING LLC

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



MATCH LINE

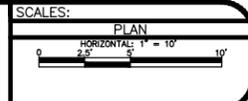
MATCH LINE



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

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GRAND JUNCTION 81505  
RAILYARD AT RIMROCK LLC

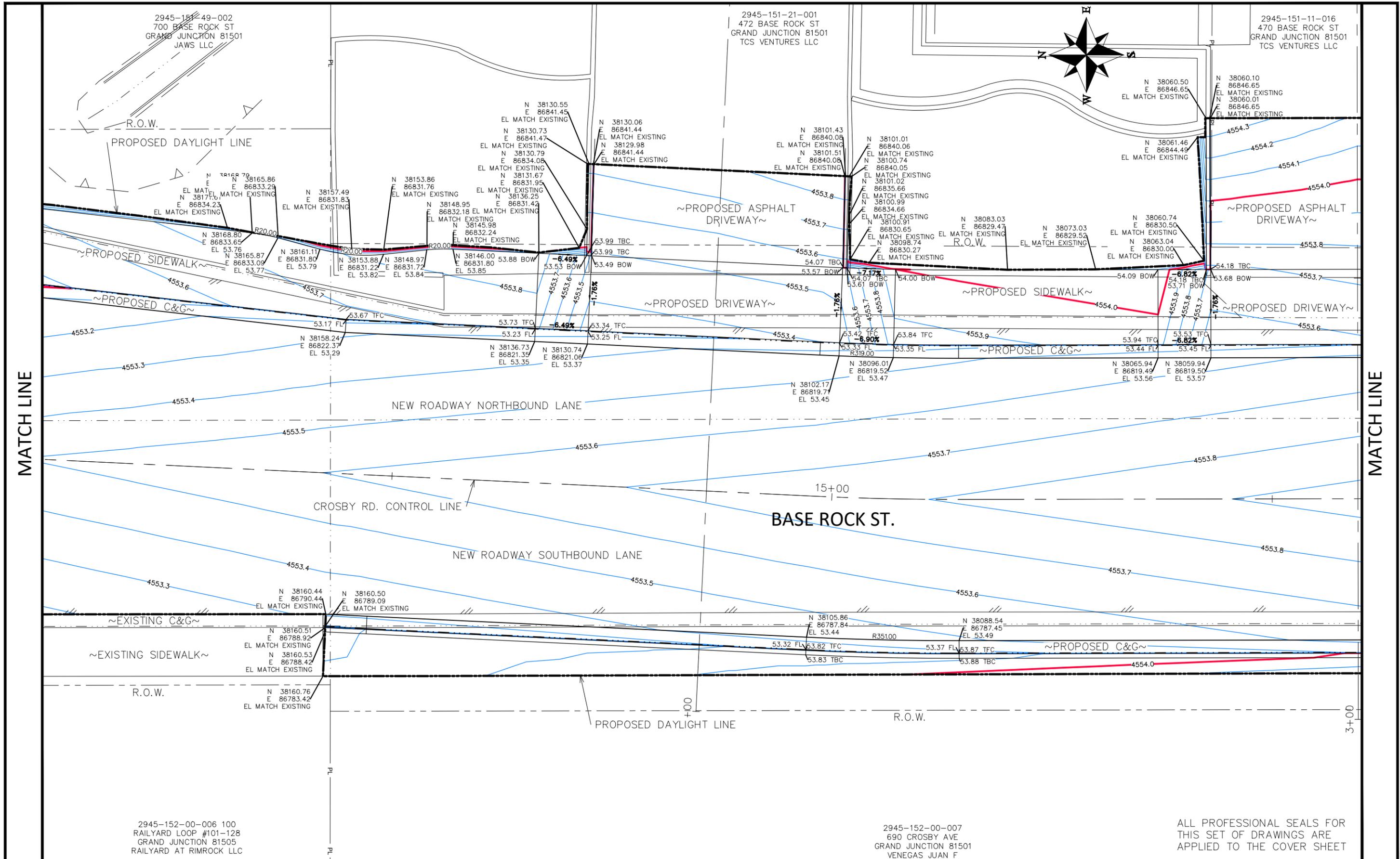
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REVISION			DJM		
REVISION			WC		
REVISION			WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-2  
January 28, 2026

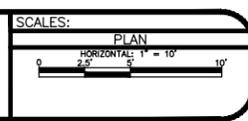
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MATCH LINE

MATCH LINE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

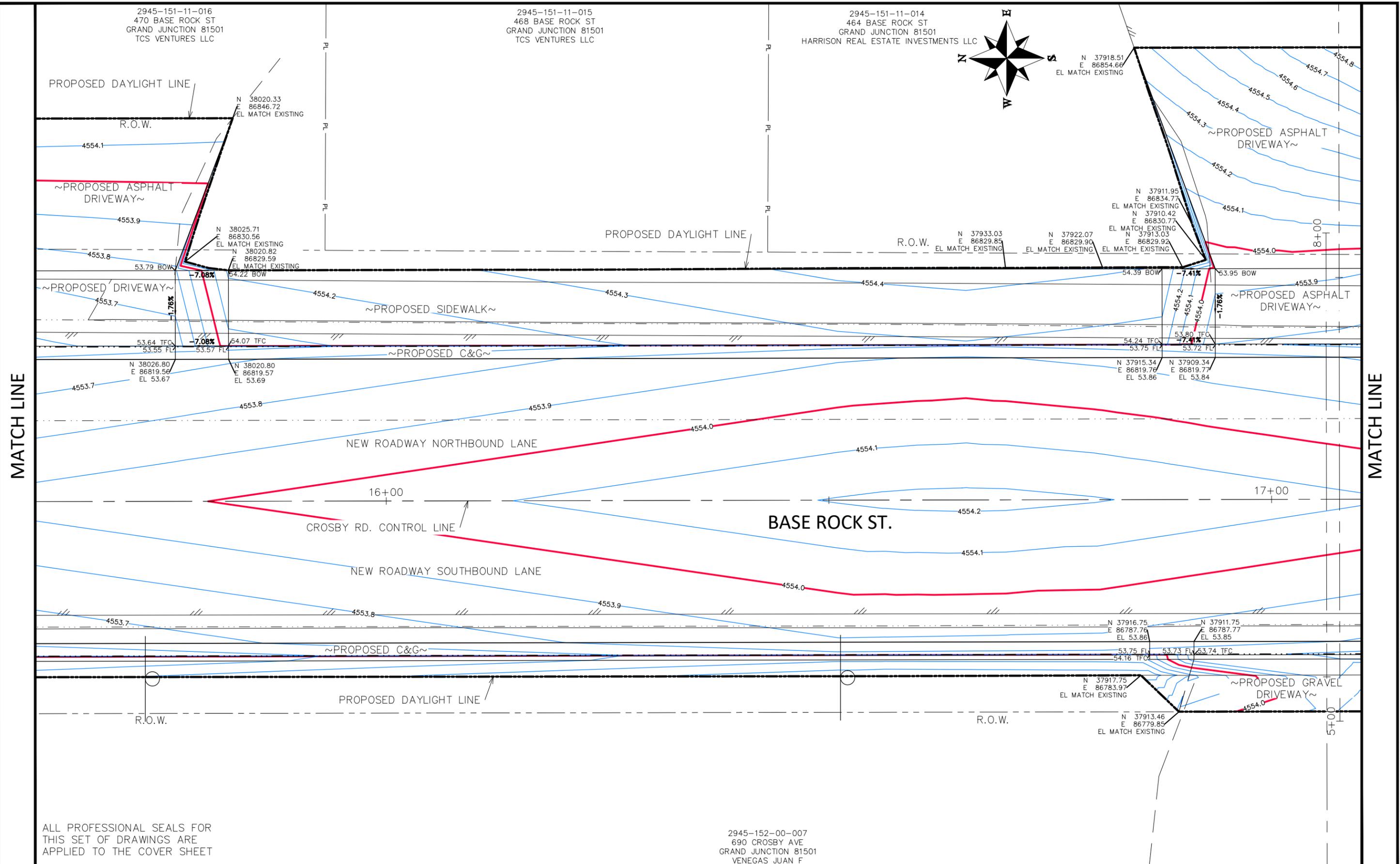
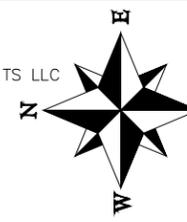
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STAKING PLAN-3  
January 28, 2026

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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



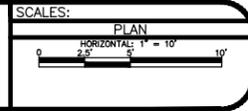
MATCH LINE

MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	Value
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REVISION			DJM	DATE	Value
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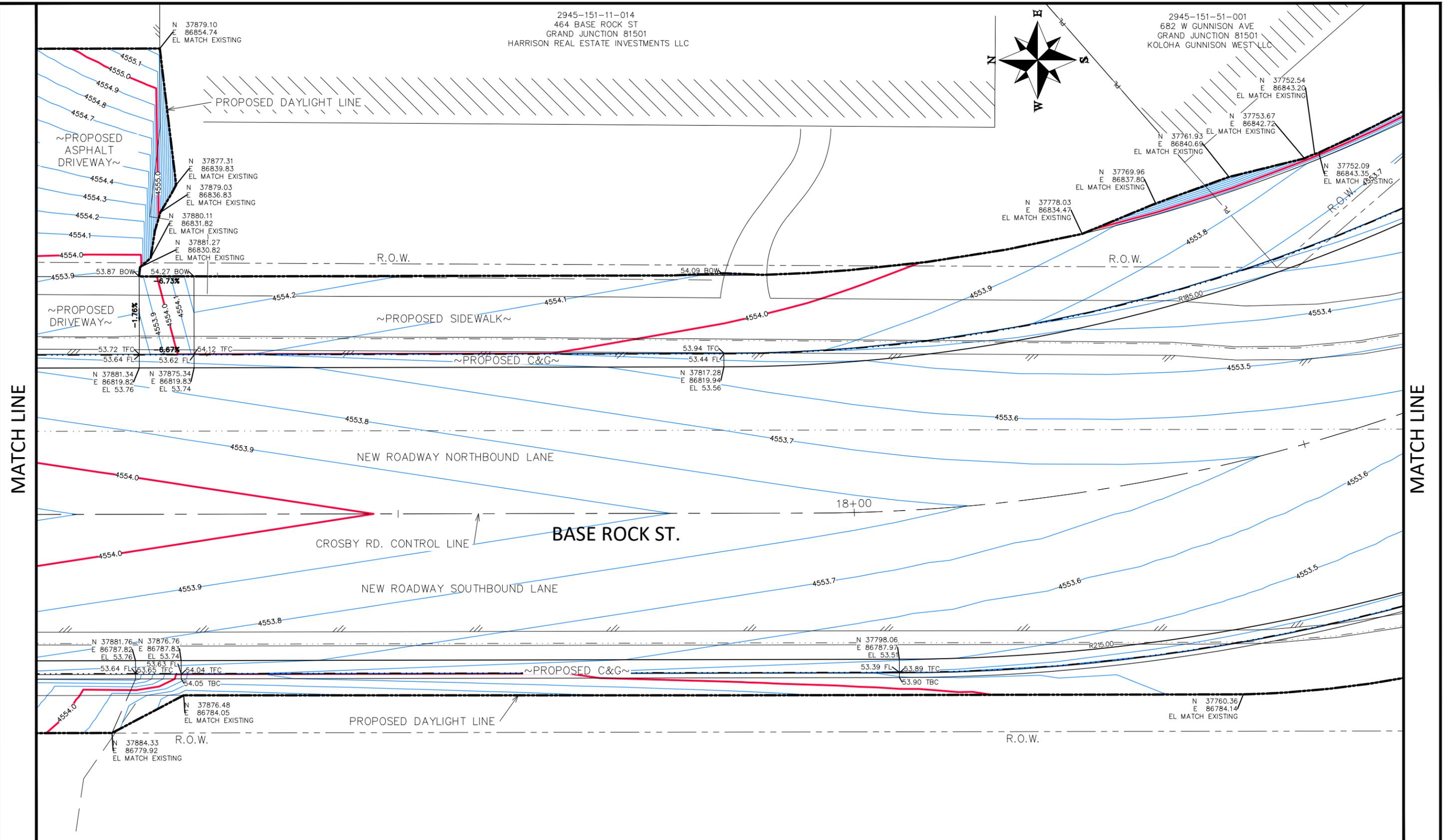
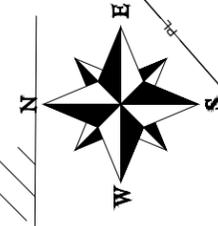
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
STAKING PLAN-4  
January 28, 2026

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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

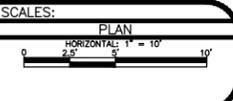


MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			DJM		
REVISION			WC		
REVISION			WC		



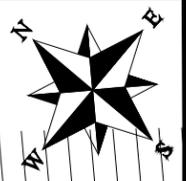
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
STAKING PLAN-5  
January 28, 2026

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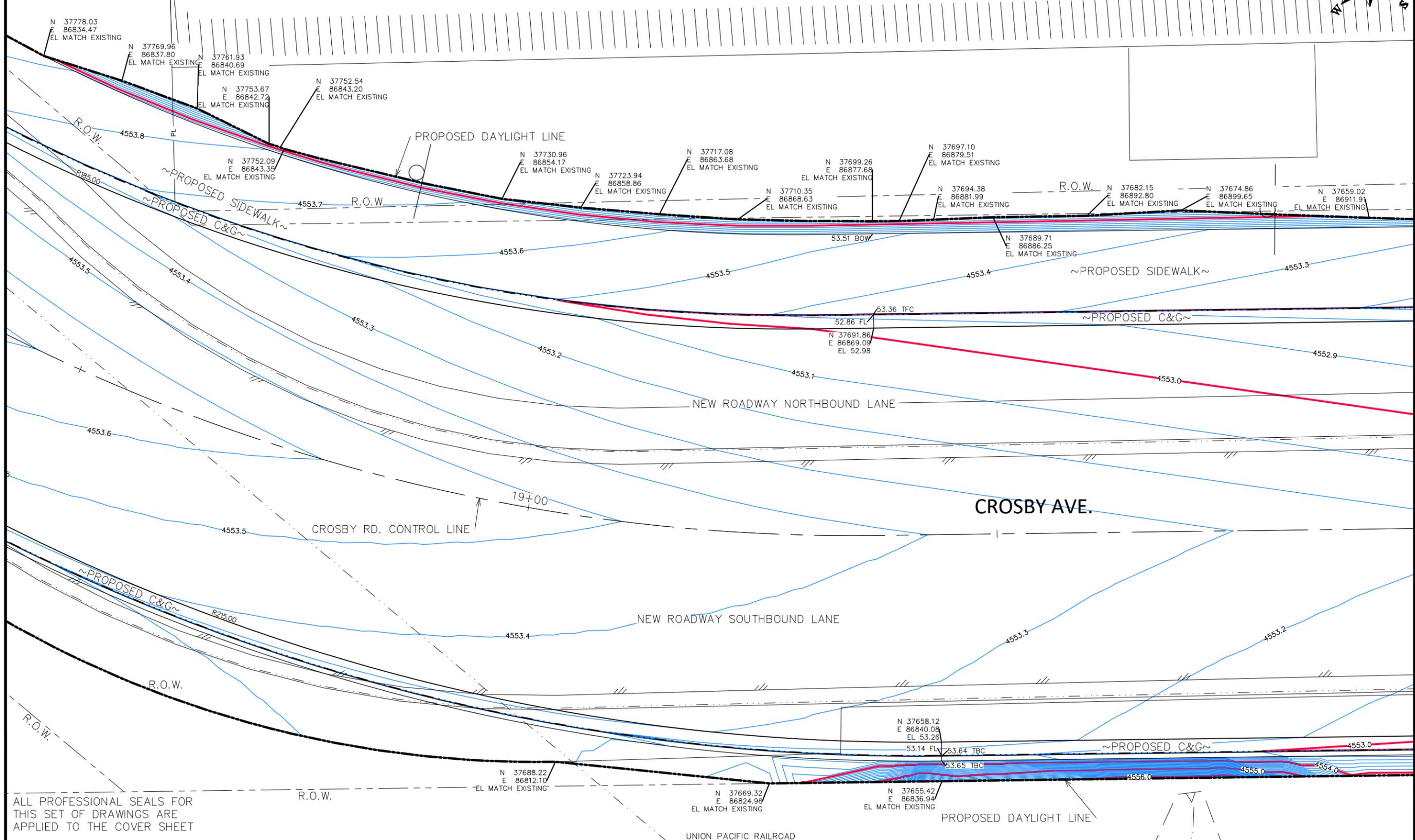
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464 BASE ROCK ST  
GRAND JUNCTION 81501  
HARRISON REAL  
ESTATE INVESTMENTS  
LLC

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



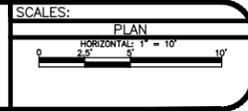
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MATCH LINE



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

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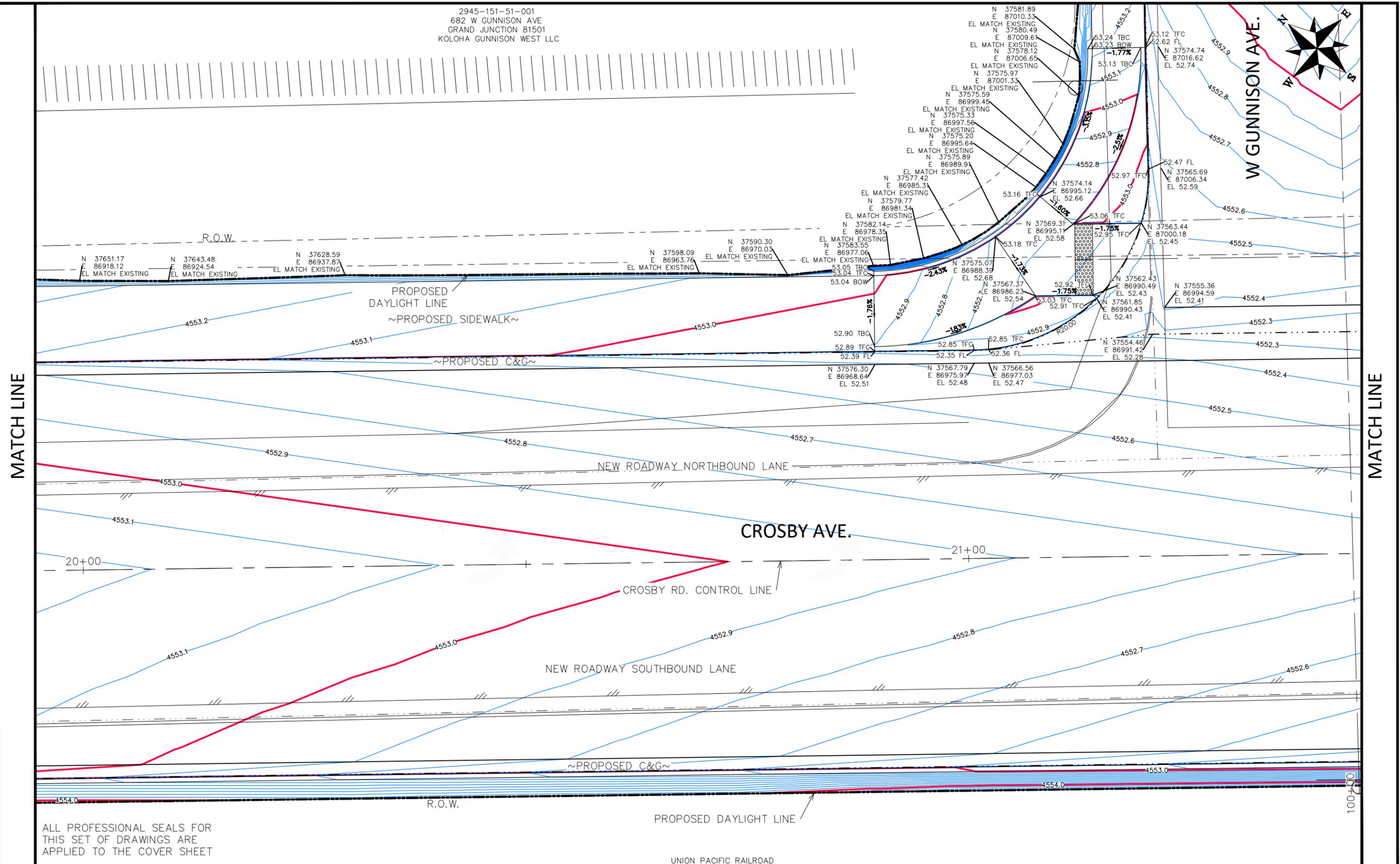


**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
STAKING PLAN-6  
January 28, 2026

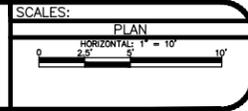
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2945-151-51-001  
 682 W GUNNISON AVE  
 GRAND JUNCTION 81501  
 KOLOHA GUNNISON WEST LLC



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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		Value
REVISION			DJM		Value
REVISION			WC		Value
REVISION			WC		Value



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
**STAKING PLAN-7**  
 January 28, 2026

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W GUNNISON AVE.

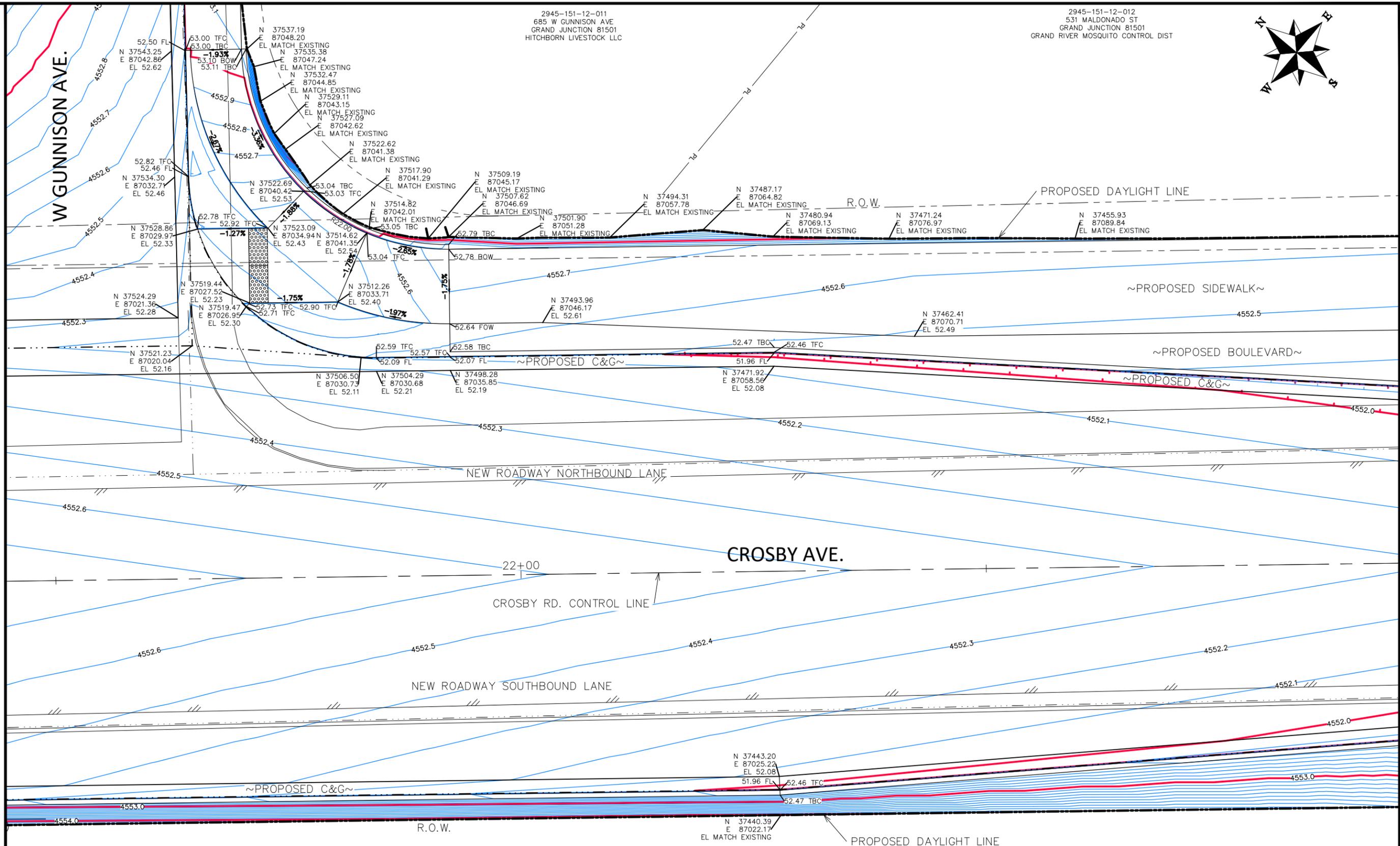
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685 W GUNNISON AVE  
GRAND JUNCTION 81501  
HITCHBORN LIVESTOCK LLC

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



MATCH LINE

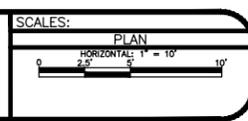
MATCH LINE



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

UNION PACIFIC RAILROAD

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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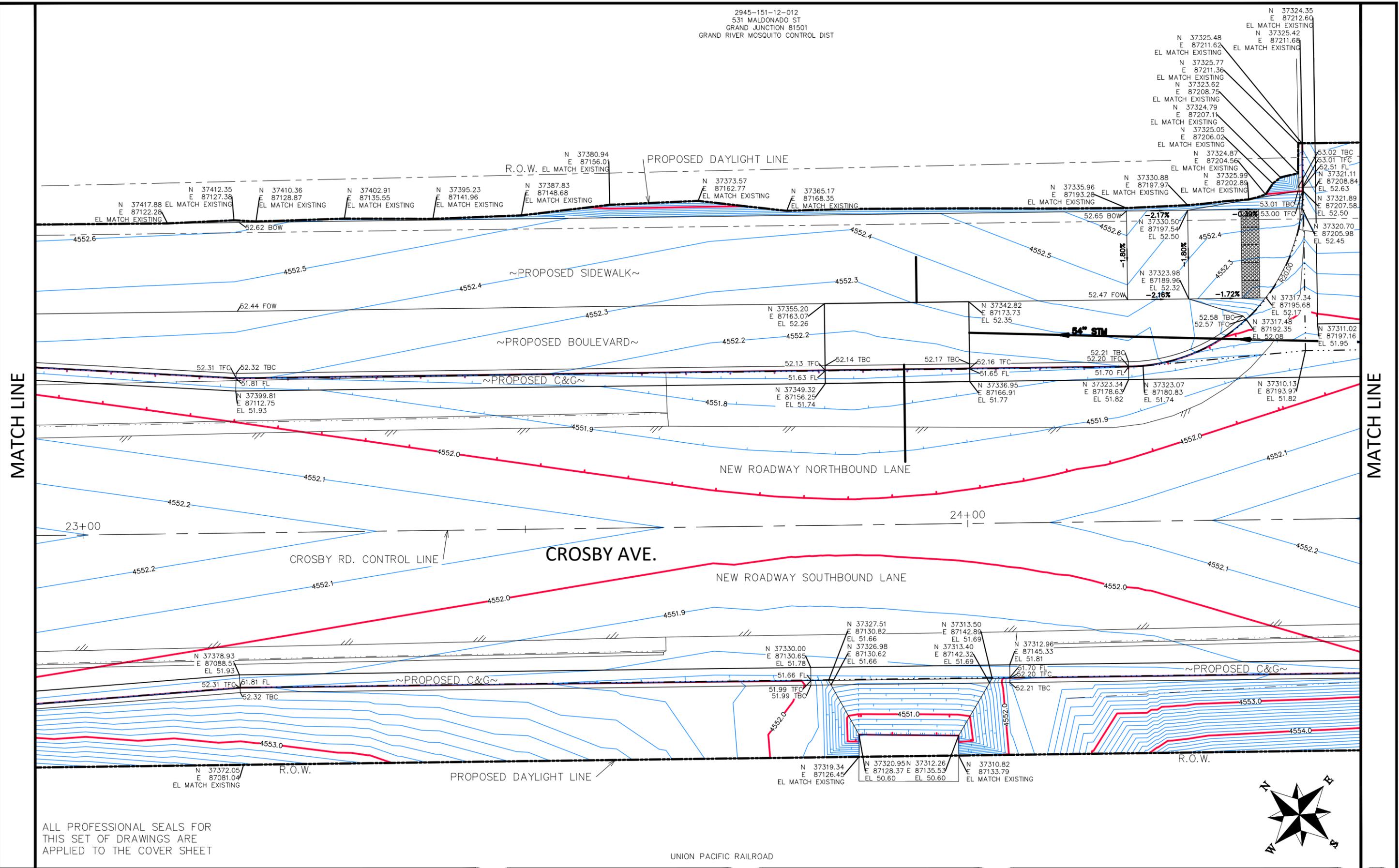


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-8  
January 28, 2026

Publicworks-wfs\vol\_pw\Data\EngProj\F210205 (Crosby Ave Improvements)\BODAC\DESIGN\Construction Drawings\STAKING PLAN.dwg - PLOTTED 1/28/2026 6:05:33 PM

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



MATCH LINE

MATCH LINE

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UNION PACIFIC RAILROAD

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
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REVISION			WC		

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



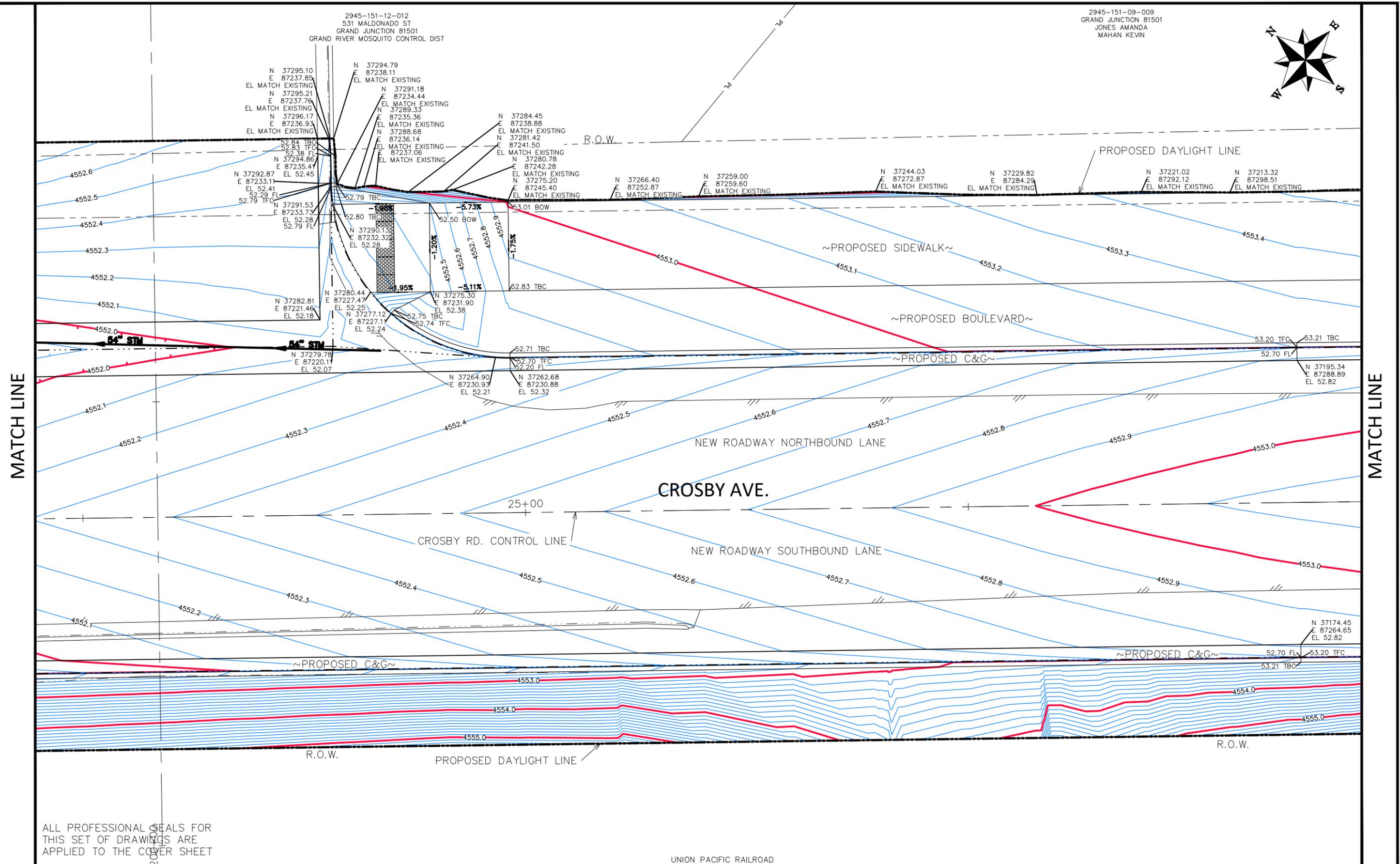
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
**STAKING PLAN-9**  
 January 28, 2026

\\Publicworks-wfs\vol\_pw\Data\Eng\Proj\F210205 (Crosby Ave Improvements)\BODAC\DESIGN\Construction Drawings\STAKING PLAN.dwg - PLOTTED 1/28/2026 6:05:36 PM



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



MATCH LINE

MATCH LINE

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		Value
REVISION			DJM		Value
REVISION			WC		Value
REVISION			WC		Value

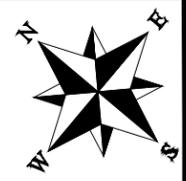
SCALES:
PLAN
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'



ENGINEERING AND TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 STAKING PLAN-10  
 January 28, 2026

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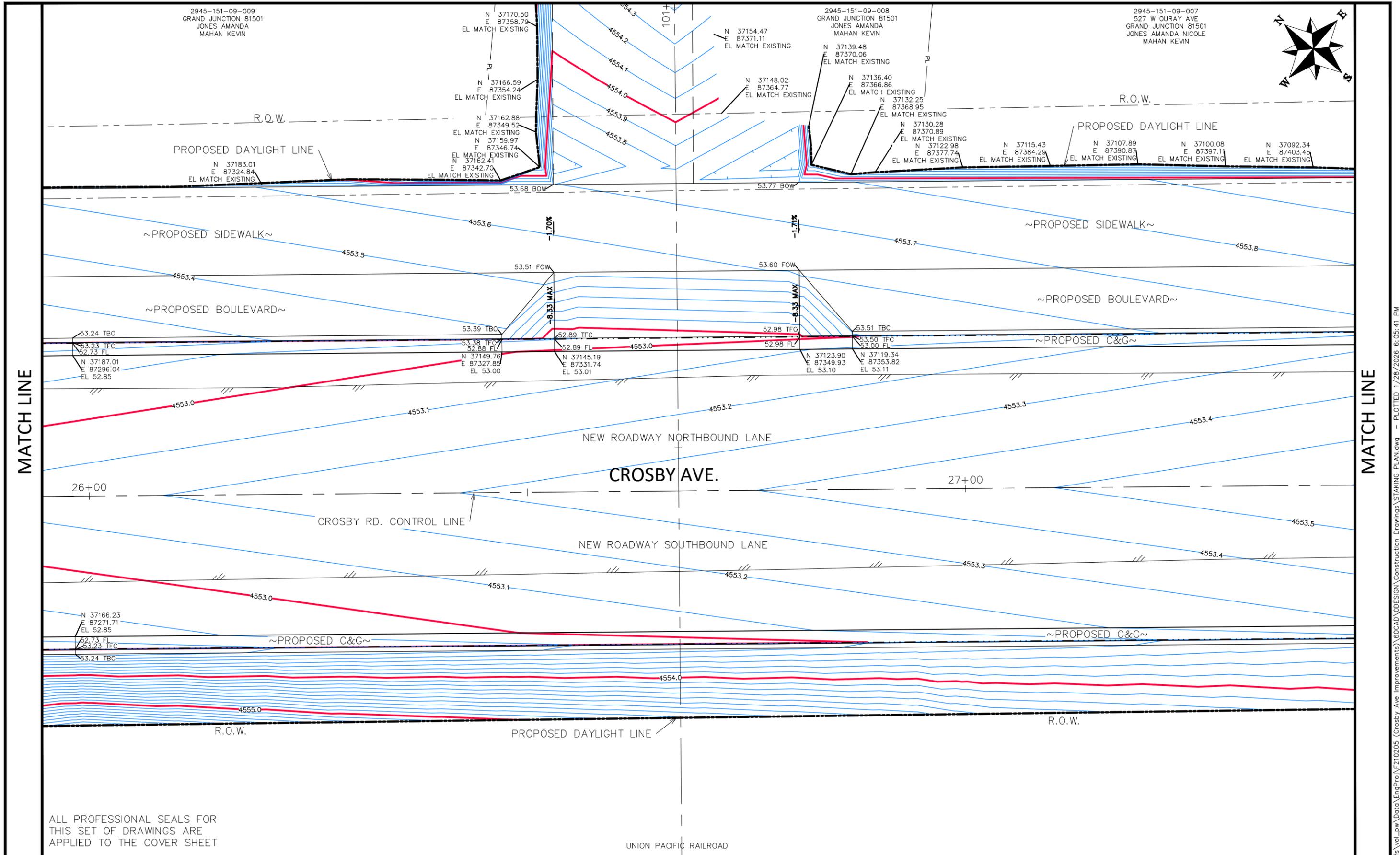


2945-151-09-009  
GRAND JUNCTION 81501  
JONES AMANDA  
MAHAN KEVIN

N 37170.50  
E 87358.79  
EL MATCH EXISTING

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



MATCH LINE

MATCH LINE

### CROSBY AVE.

NEW ROADWAY NORTHBOUND LANE

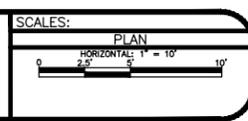
NEW ROADWAY SOUTHBOUND LANE

CROSBY RD. CONTROL LINE

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

UNION PACIFIC RAILROAD

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			DJM	DATE	Value
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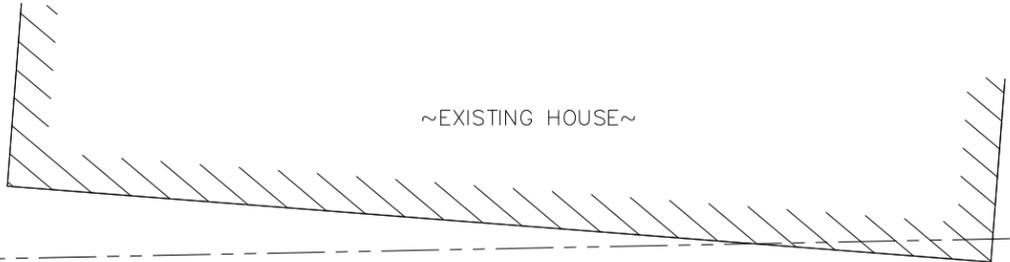


ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-11  
January 28, 2026

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



~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 36978.41  
 E 87501.02  
 EL MATCH EXISTING  
 N 36982.28  
 E 87497.86  
 EL MATCH EXISTING  
 N 36986.03  
 E 87494.55  
 EL MATCH EXISTING

MATCH LINE

MATCH LINE

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

CROSBY RD. CONTROL LINE

NEW ROADWAY SOUTHBOUND LANE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

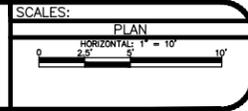
R.O.W.

28+00

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UNION PACIFIC RAILROAD

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REVISION			DJM	DATE	Value
REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
REVISION			WC	DATE	Value



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 STAKING PLAN-12  
 January 28, 2026

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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 36864.13 E 87598.19 EL MATCH EXISTING  
 N 36871.70 E 87591.65 EL MATCH EXISTING

MATCH LINE

MATCH LINE

~PROPOSED SIDEWALK~

~PROPOSED BOULEVARD~

~PROPOSED C&G~

NEW ROADWAY NORTHBOUND LANE

CROSBY AVE.

NEW ROADWAY SOUTHBOUND LANE

CROSBY RD. CONTROL LINE

~PROPOSED C&G~

~PROPOSED C&G~

R.O.W.

PROPOSED DAYLIGHT LINE

R.O.W.

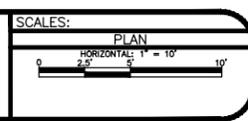
29+00

30+00

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

UNION PACIFIC RAILROAD

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
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ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-13  
January 28, 2026

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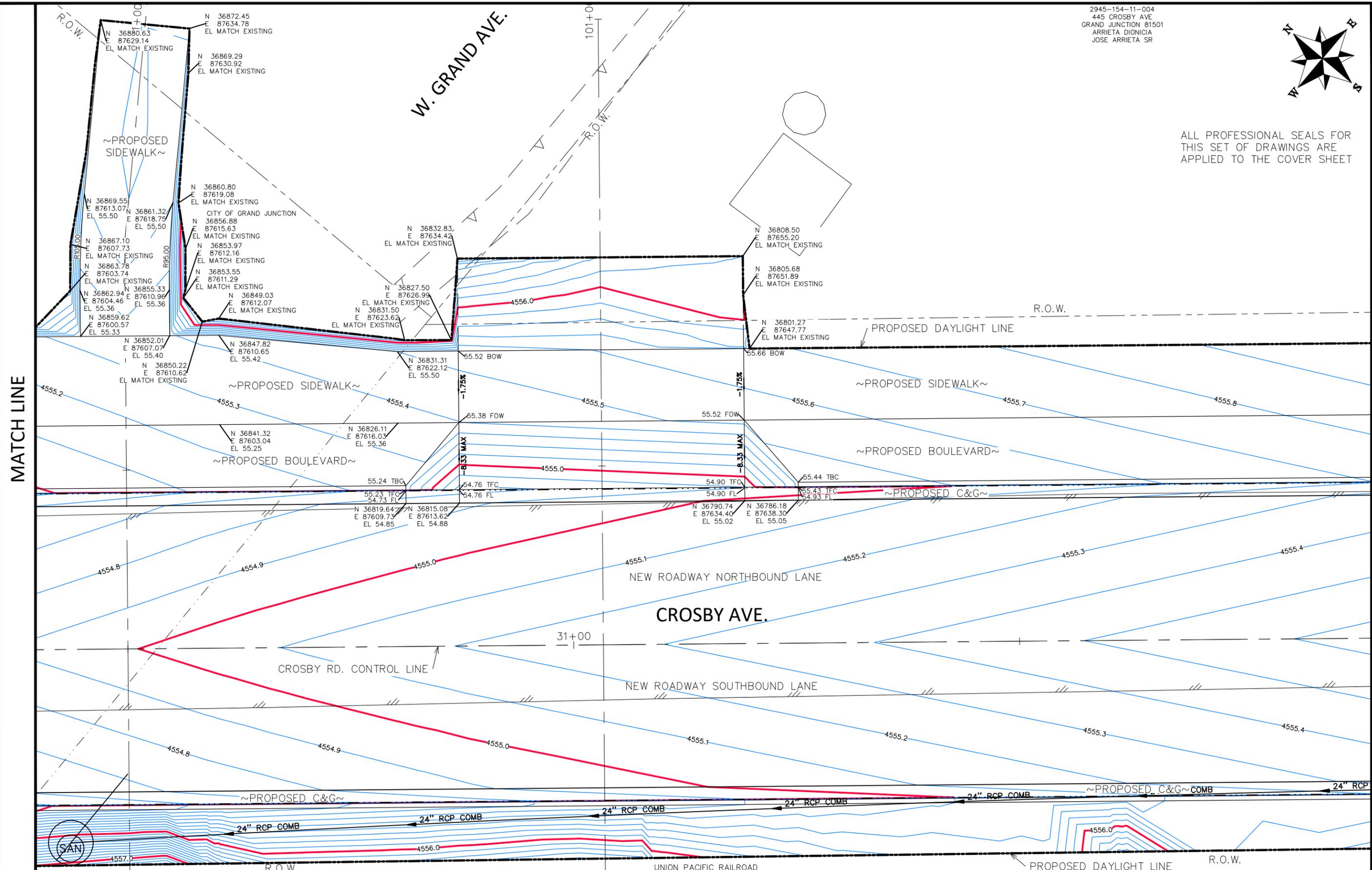
2945-154-11-004  
 445 CROSBY AVE  
 GRAND JUNCTION 81501  
 ARRIETA DIONICIA  
 JOSE ARRIETA SR



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

W. GRAND AVE.

CROSBY AVE.

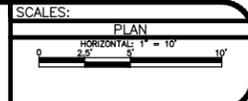


MATCH LINE

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REVISION		
REVISION		

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



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 STAKING PLAN-14  
 January 28, 2026

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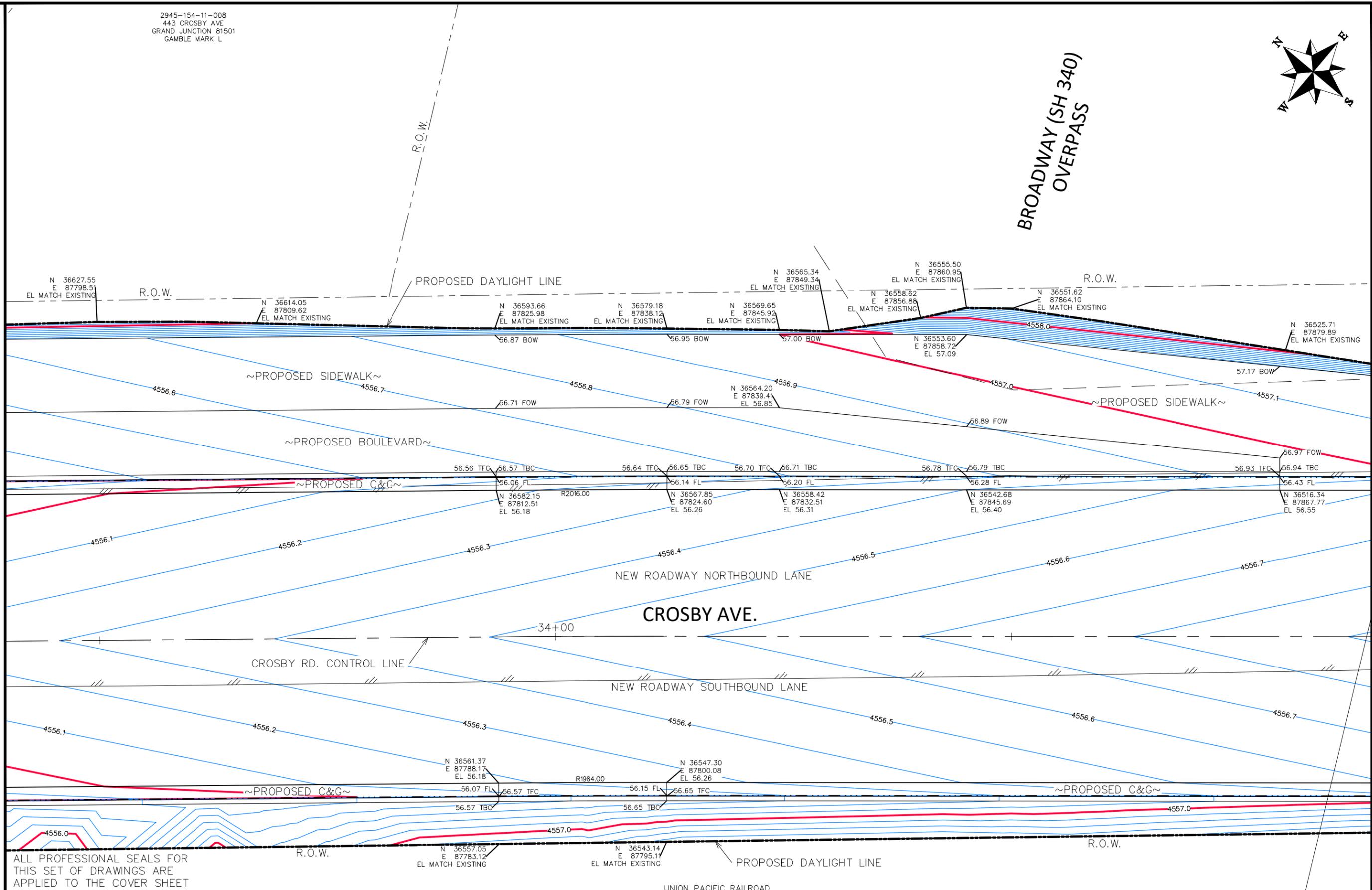
2945-154-11-008  
 443 CROSBY AVE  
 GRAND JUNCTION 81501  
 GAMBLE MARK L



BROADWAY (SH 340)  
 OVERPASS

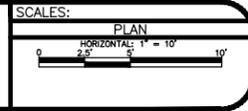
MATCH LINE

MATCH LINE



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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		



ENGINEERING AND TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS

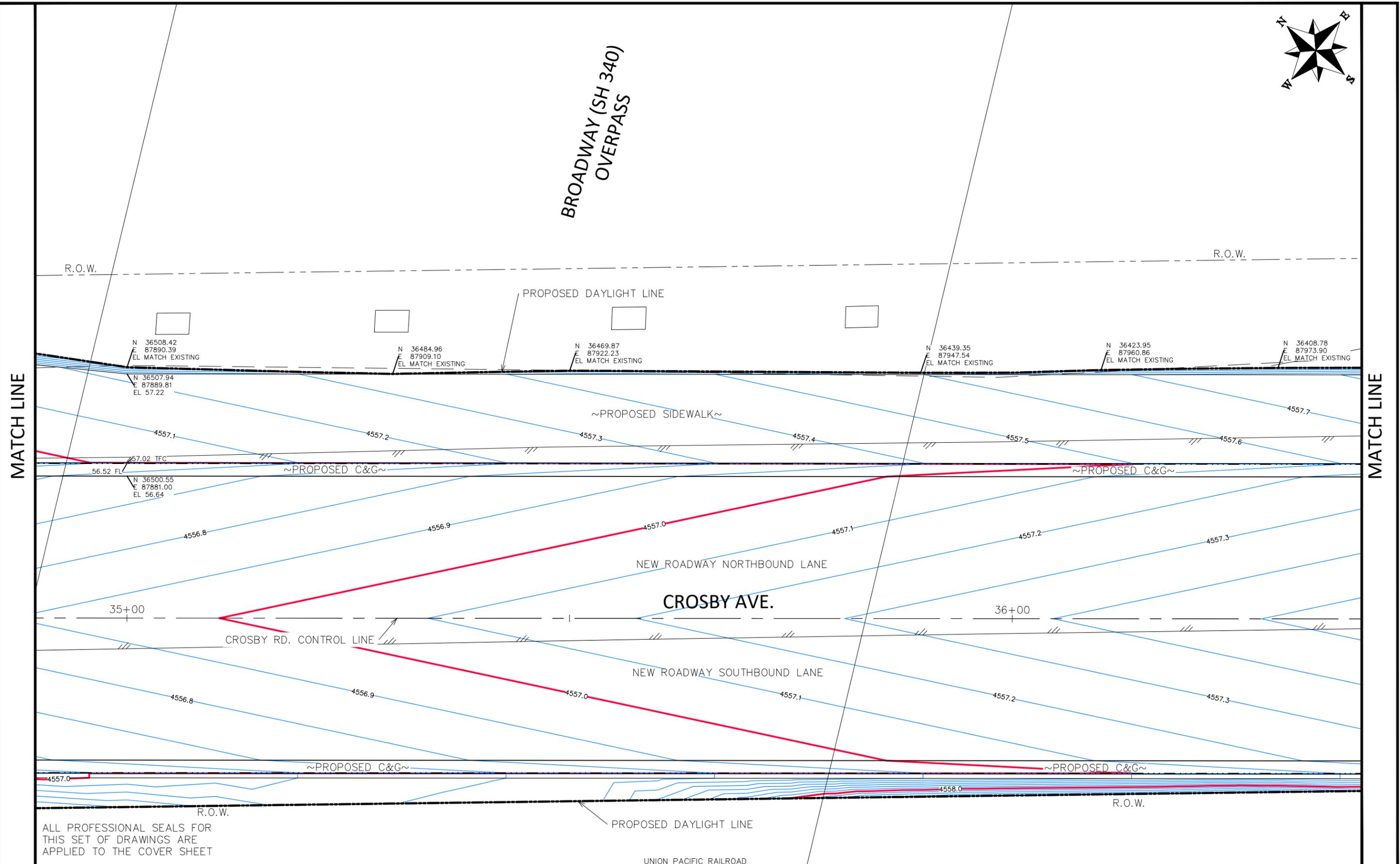
STAKING PLAN-16

January 28, 2026

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BROADWAY (SH 340)  
OVERPASS

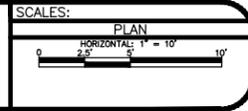


MATCH LINE

MATCH LINE

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

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REVISION			WC		Value



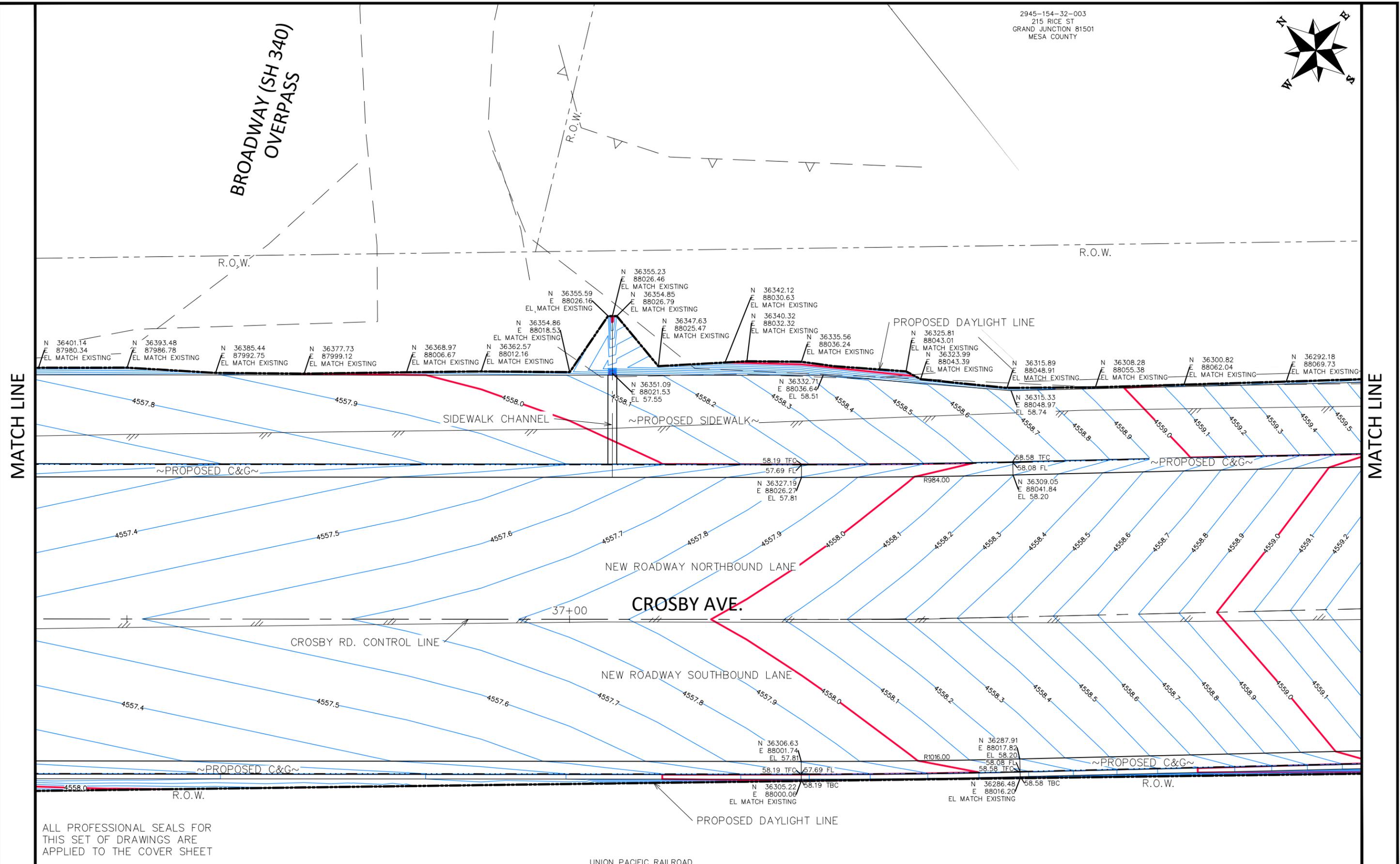
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-17  
January 28, 2026

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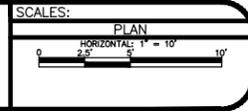


BROADWAY (SH 340)  
 OVERPASS



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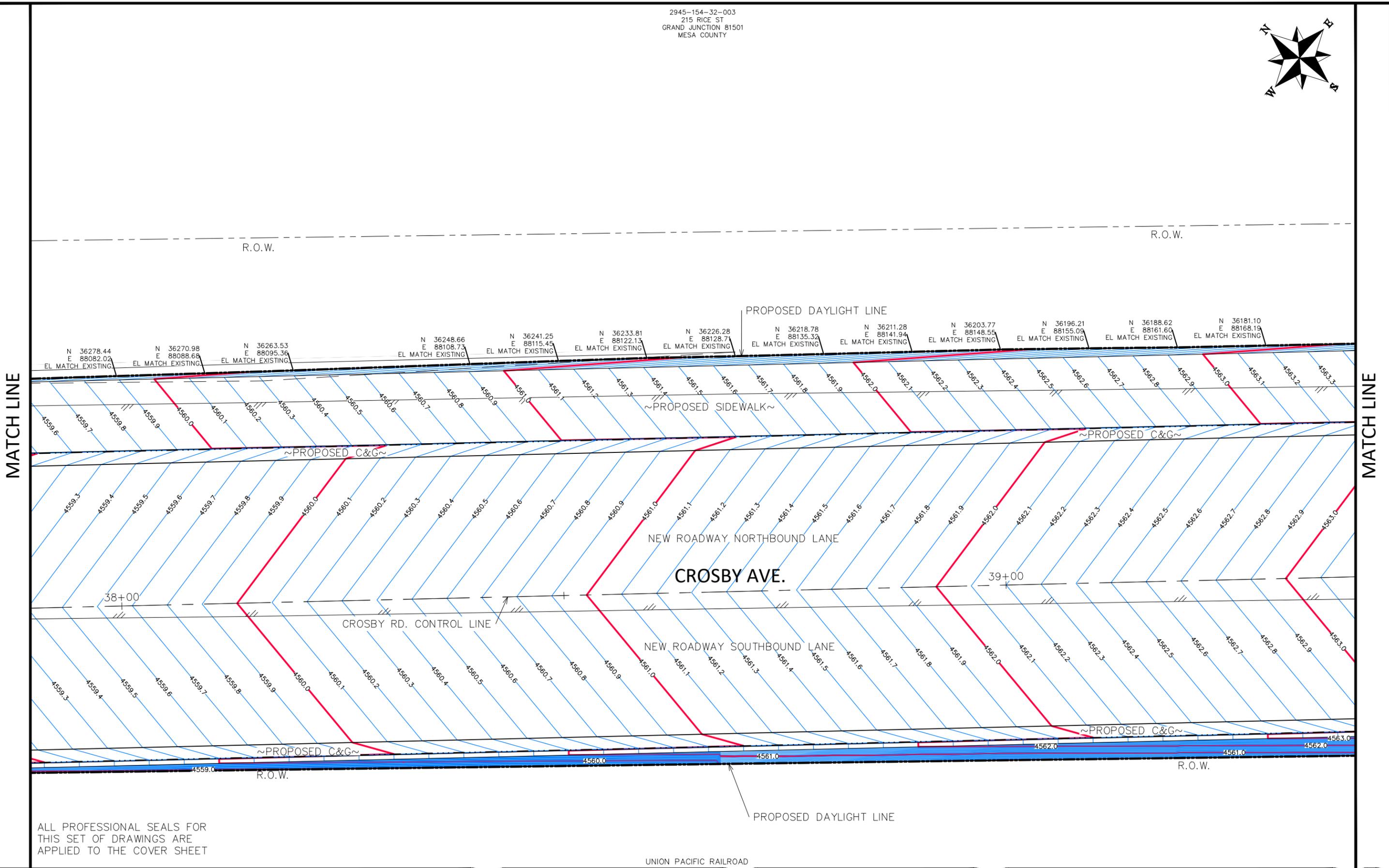
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REVISION			WC		Value
REVISION			WC		Value



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
 STAKING PLAN-18  
 January 28, 2026

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REVISION			WC	DATE	Value

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



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
 STAKING PLAN-19  
 January 28, 2026

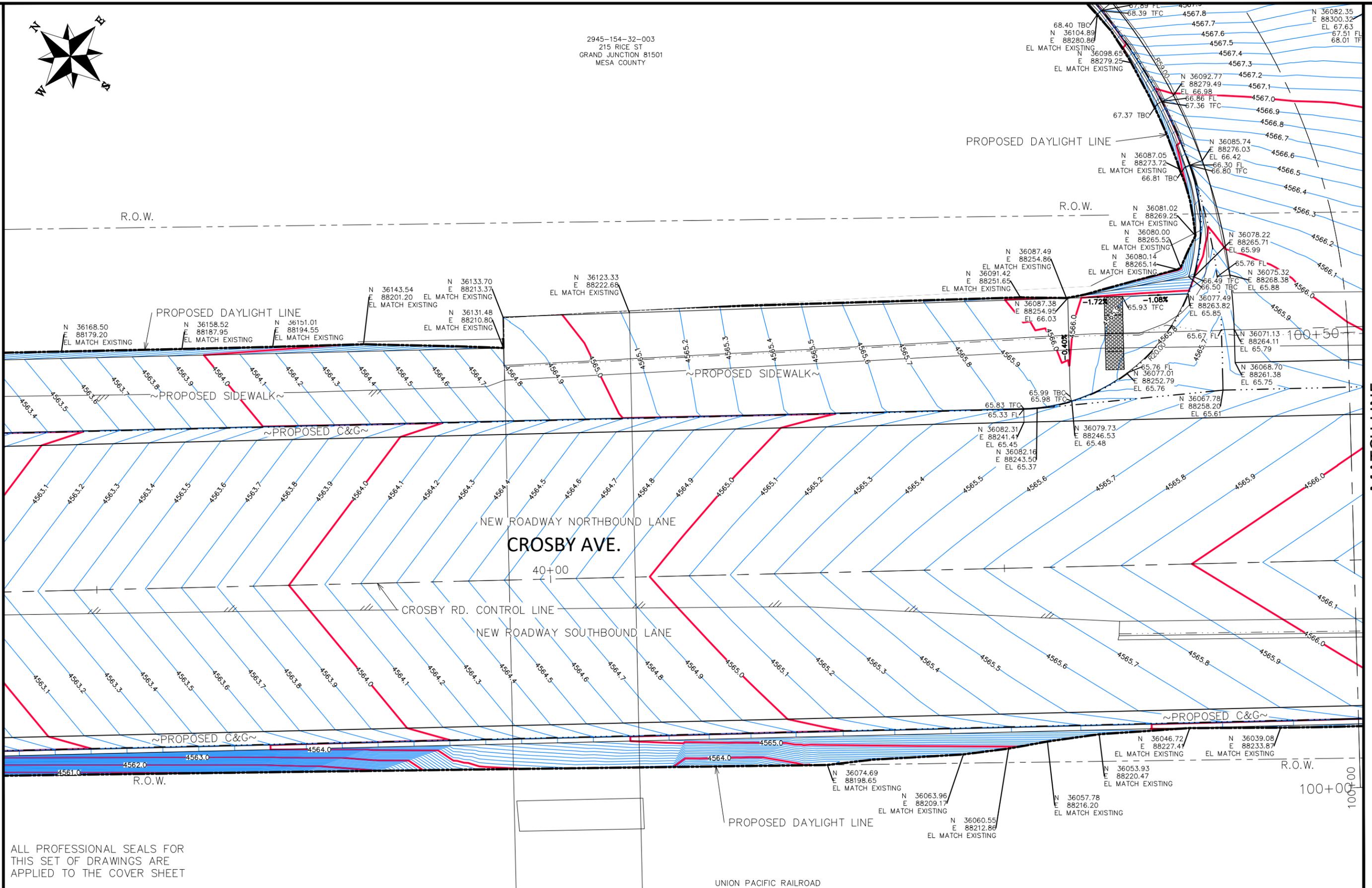
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2945-154-32-003  
215 RICE ST  
GRAND JUNCTION 81501  
MESA COUNTY

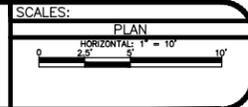
MATCH LINE

MATCH LINE



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

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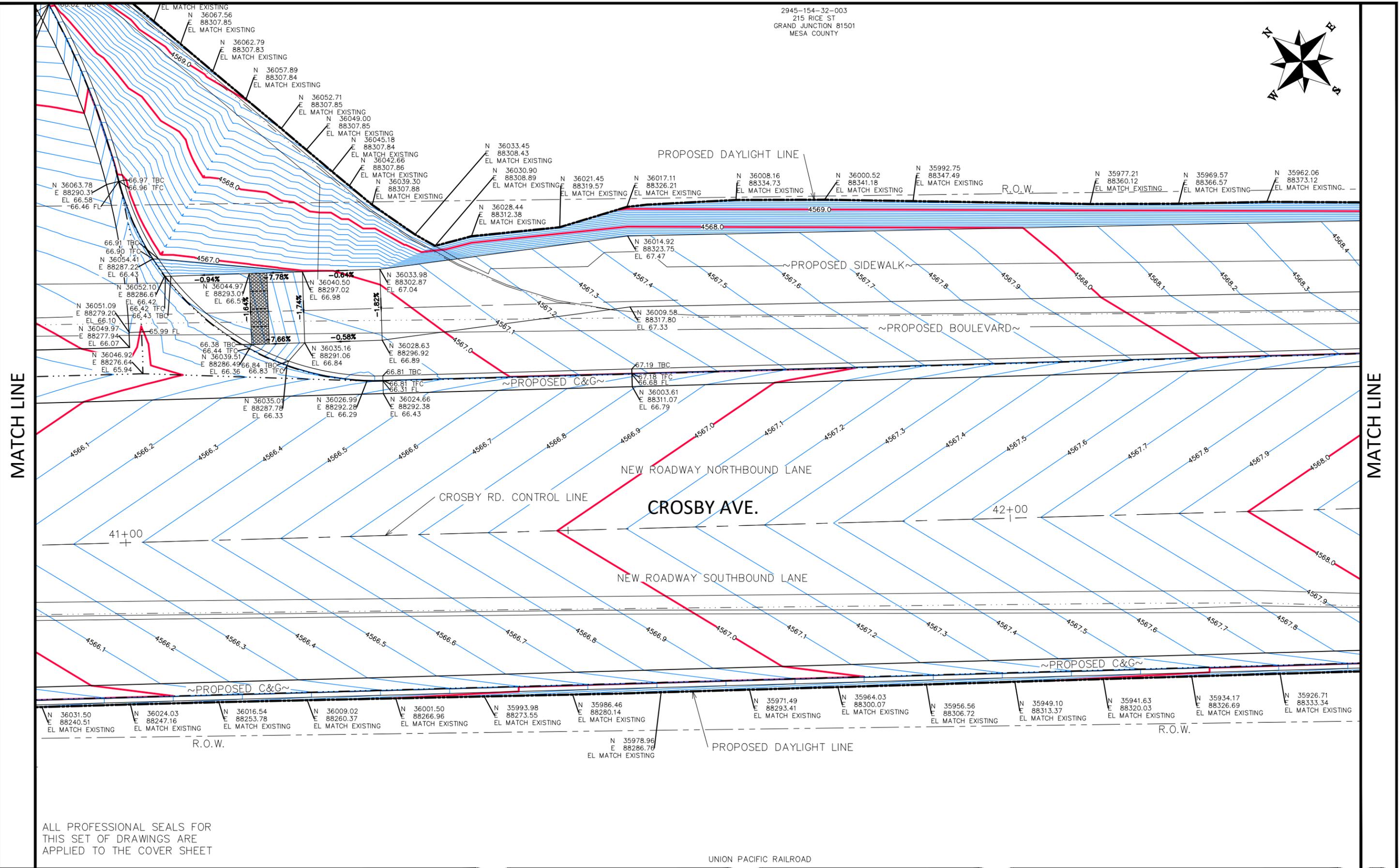


ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-20  
January 28, 2026

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



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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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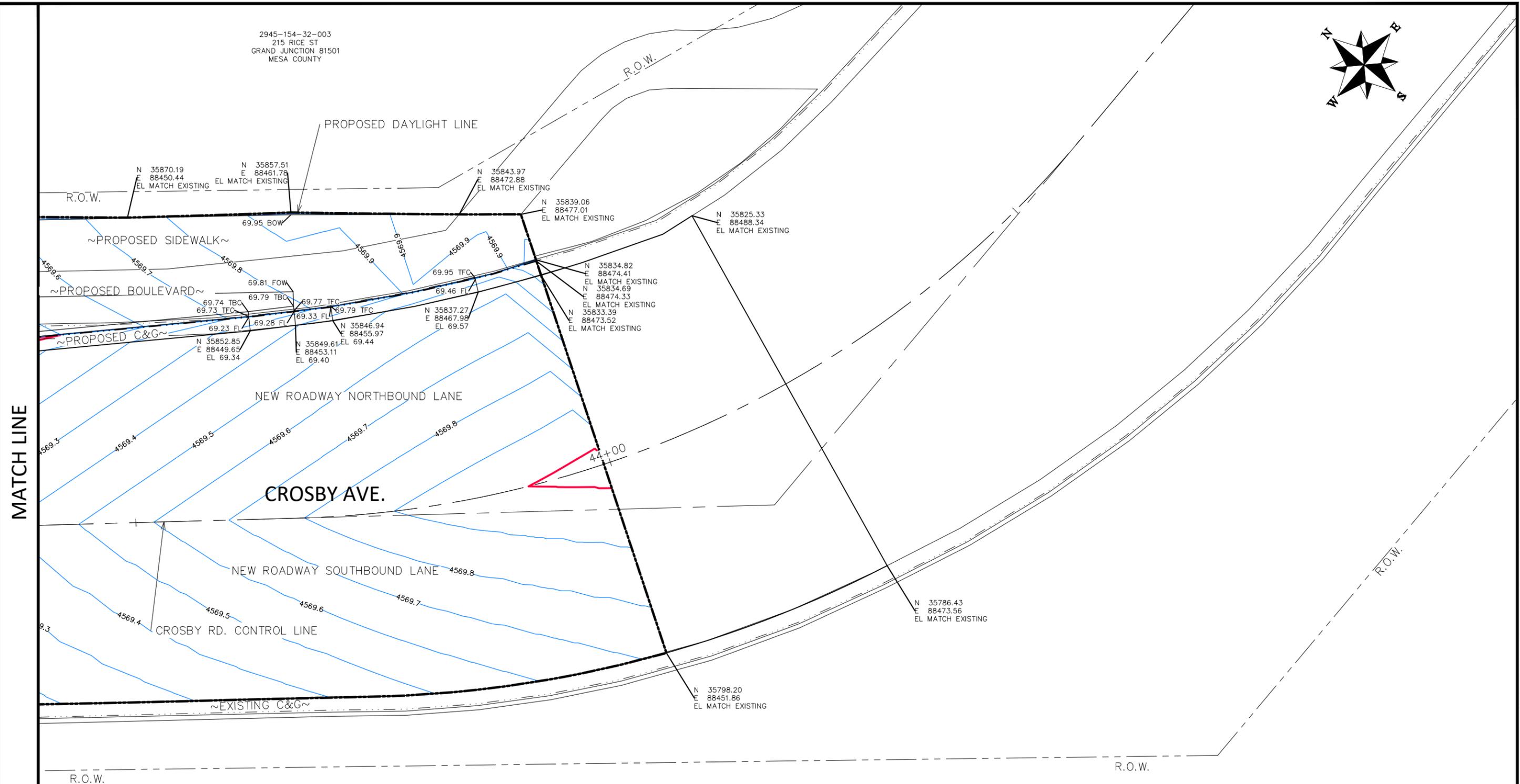
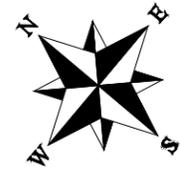
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
STAKING PLAN-21  
January 28, 2026

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

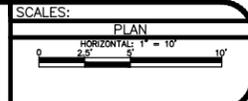


MATCH LINE

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APPLIED TO THE COVER SHEET

UNION PACIFIC RAILROAD

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REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
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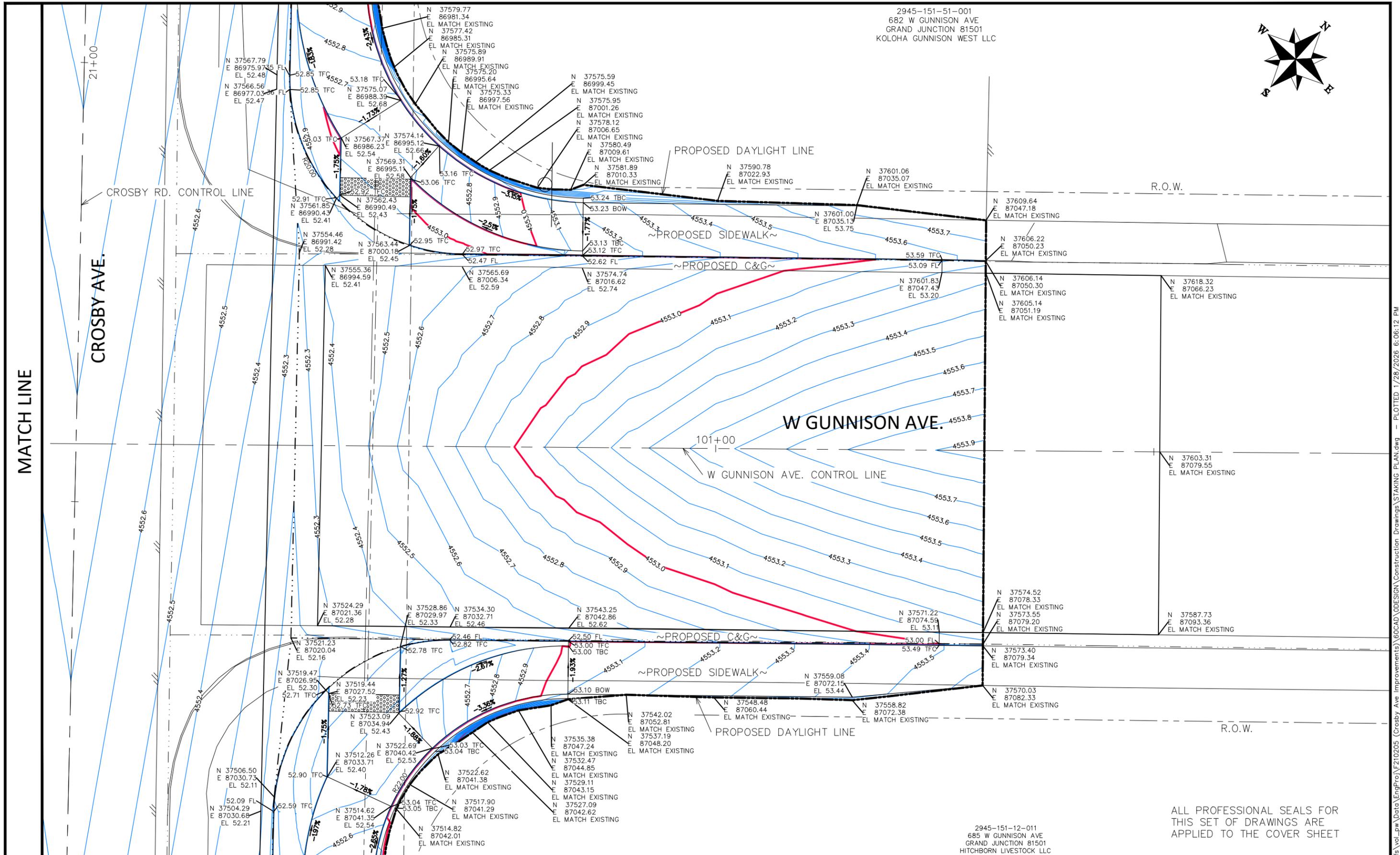
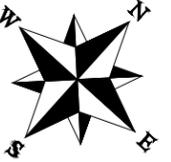


**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
STAKING PLAN-23  
January 28, 2026**

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



R.O.W.

W GUNNISON AVE.

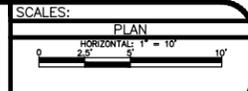
W GUNNISON AVE. CONTROL LINE

R.O.W.

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

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REVISION			DJM			DJM			WC			WC		
REVISION														
REVISION														



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 STAKING PLAN-24  
 January 28, 2026

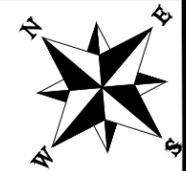
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2945-151-09-009  
GRAND JUNCTION 81501  
JONES AMANDA  
MAHAN KEVIN

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

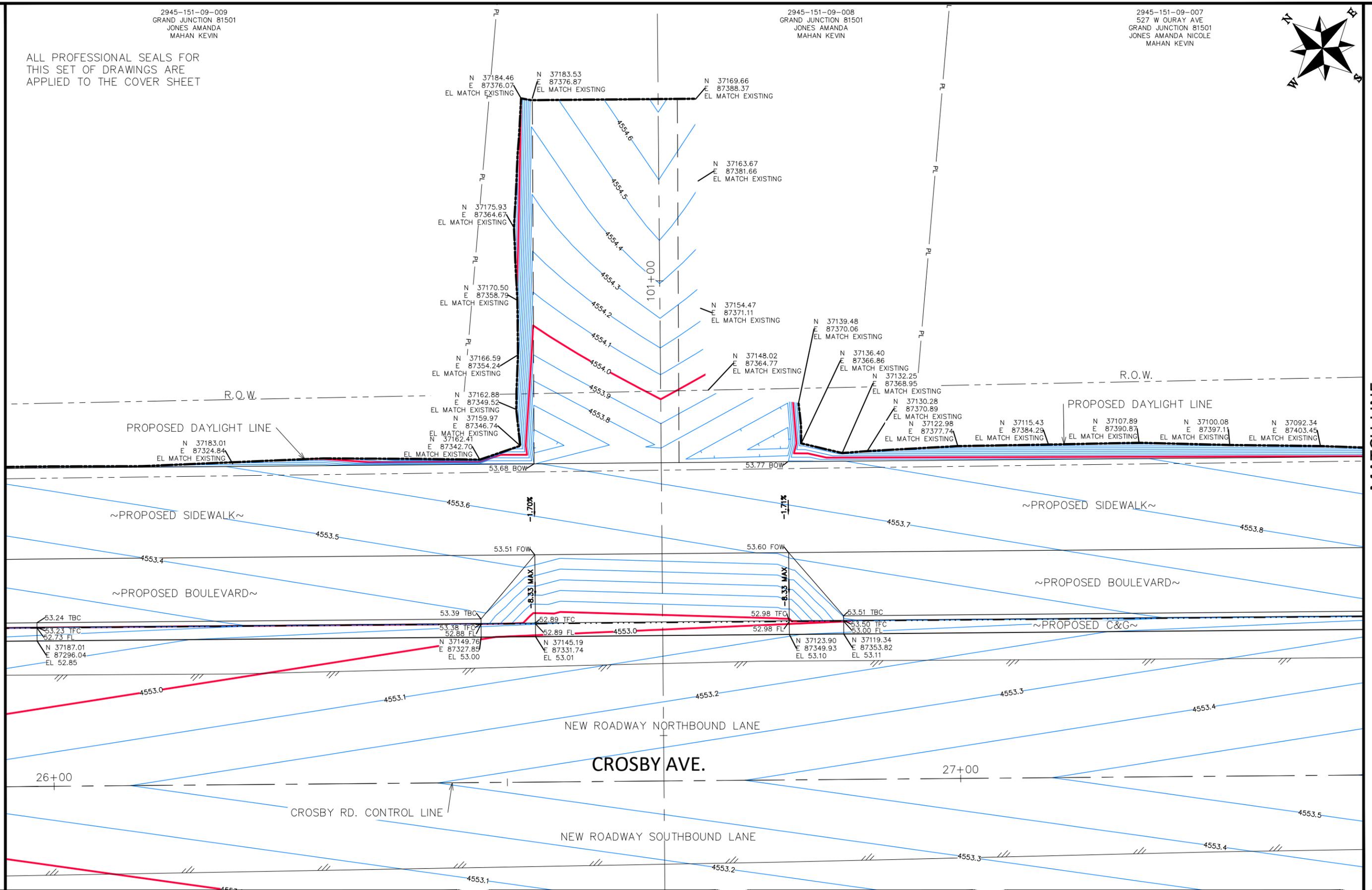
2945-151-09-007  
527 W OURAY AVE  
GRAND JUNCTION 81501  
JONES AMANDA NICOLE  
MAHAN KEVIN

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



MATCH LINE

MATCH LINE



REVISION	DESCRIPTION	DATE

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



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
STAKING PLAN-25  
January 28, 2026**

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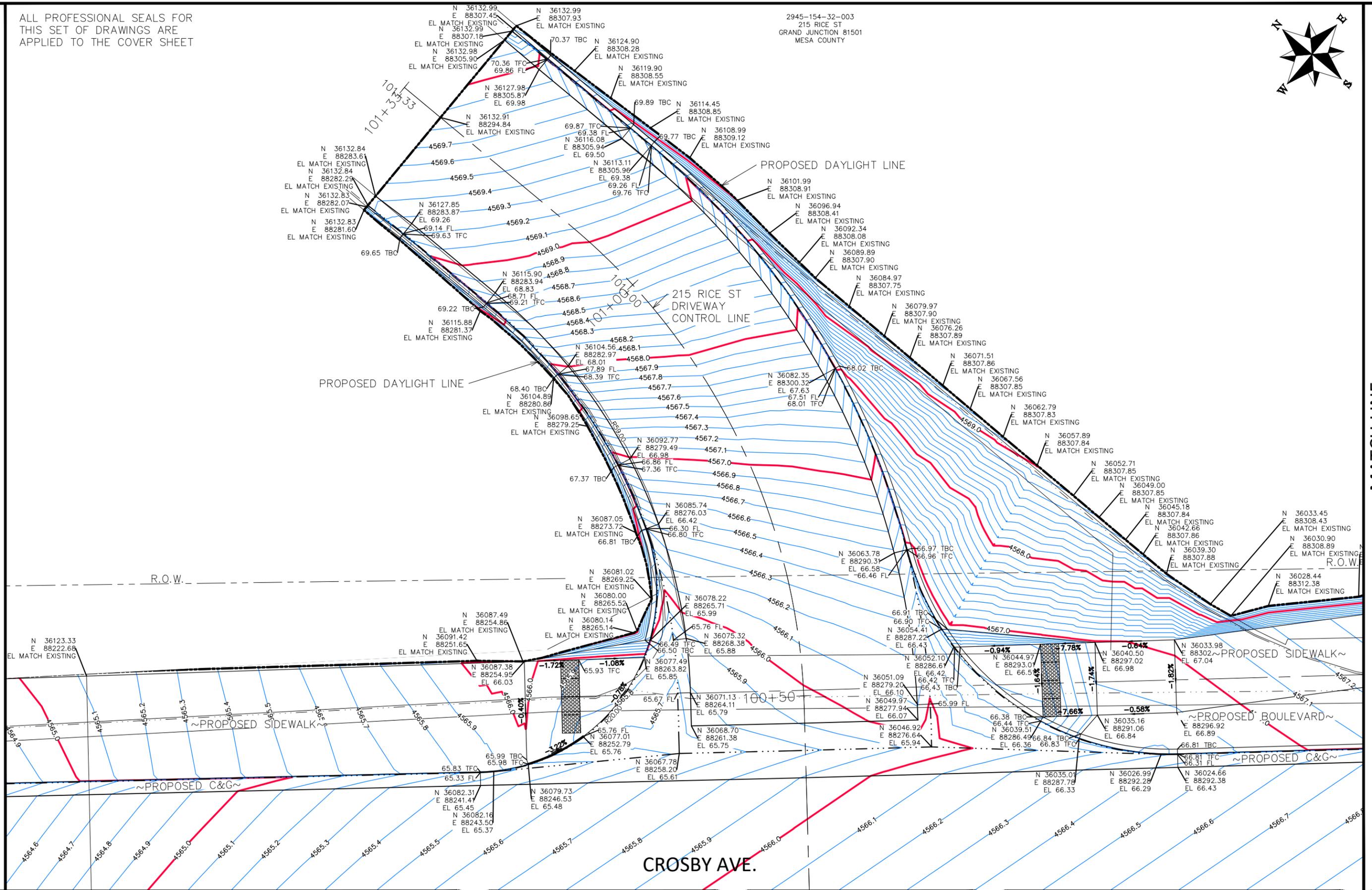
ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

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



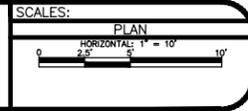
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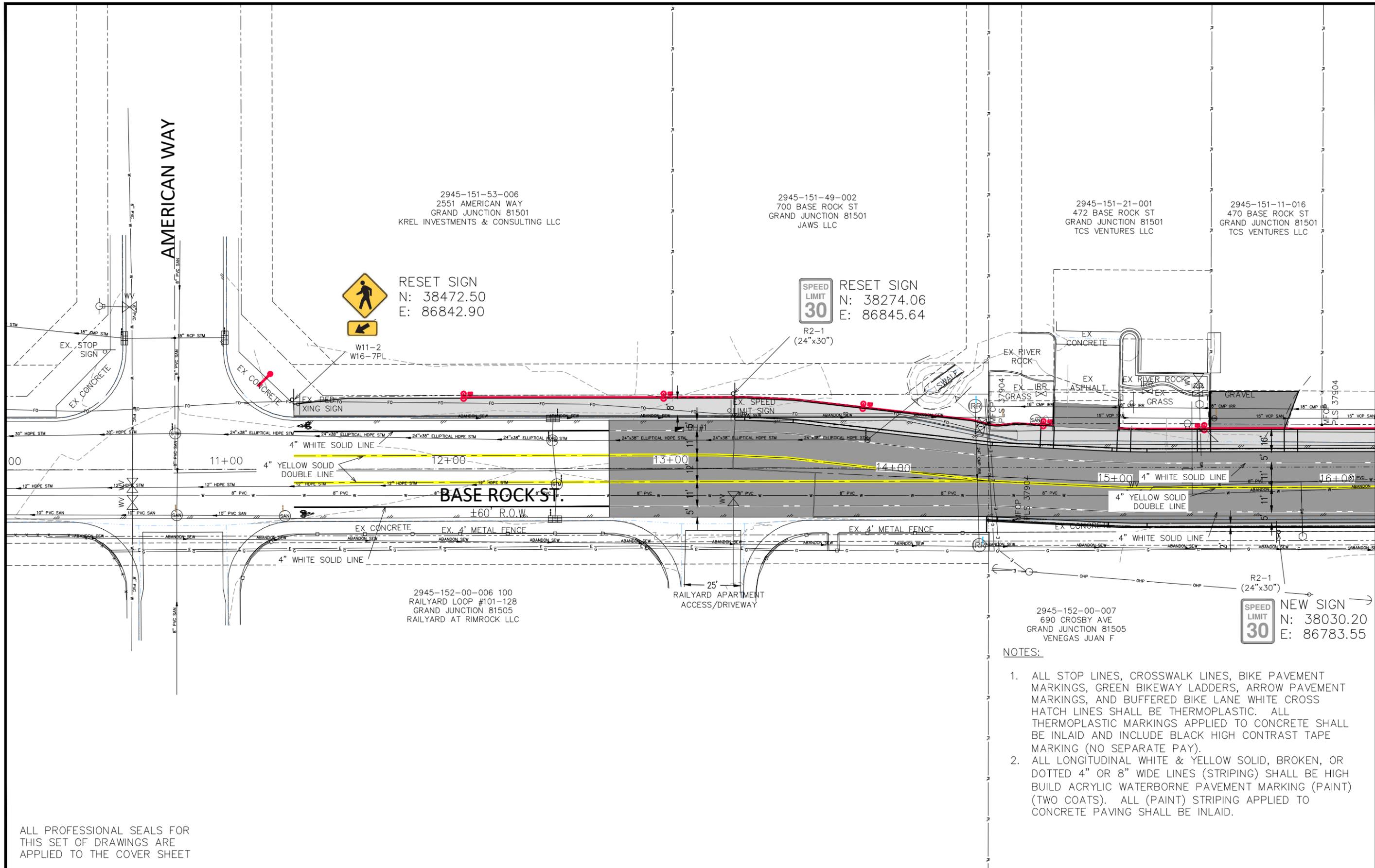
DESIGNED BY	DATE	VALUE
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DJM		
WC		
WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STAKING PLAN-26  
January 28, 2026

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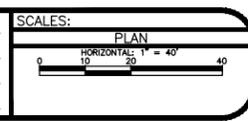


MATCH LINE

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

- 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.

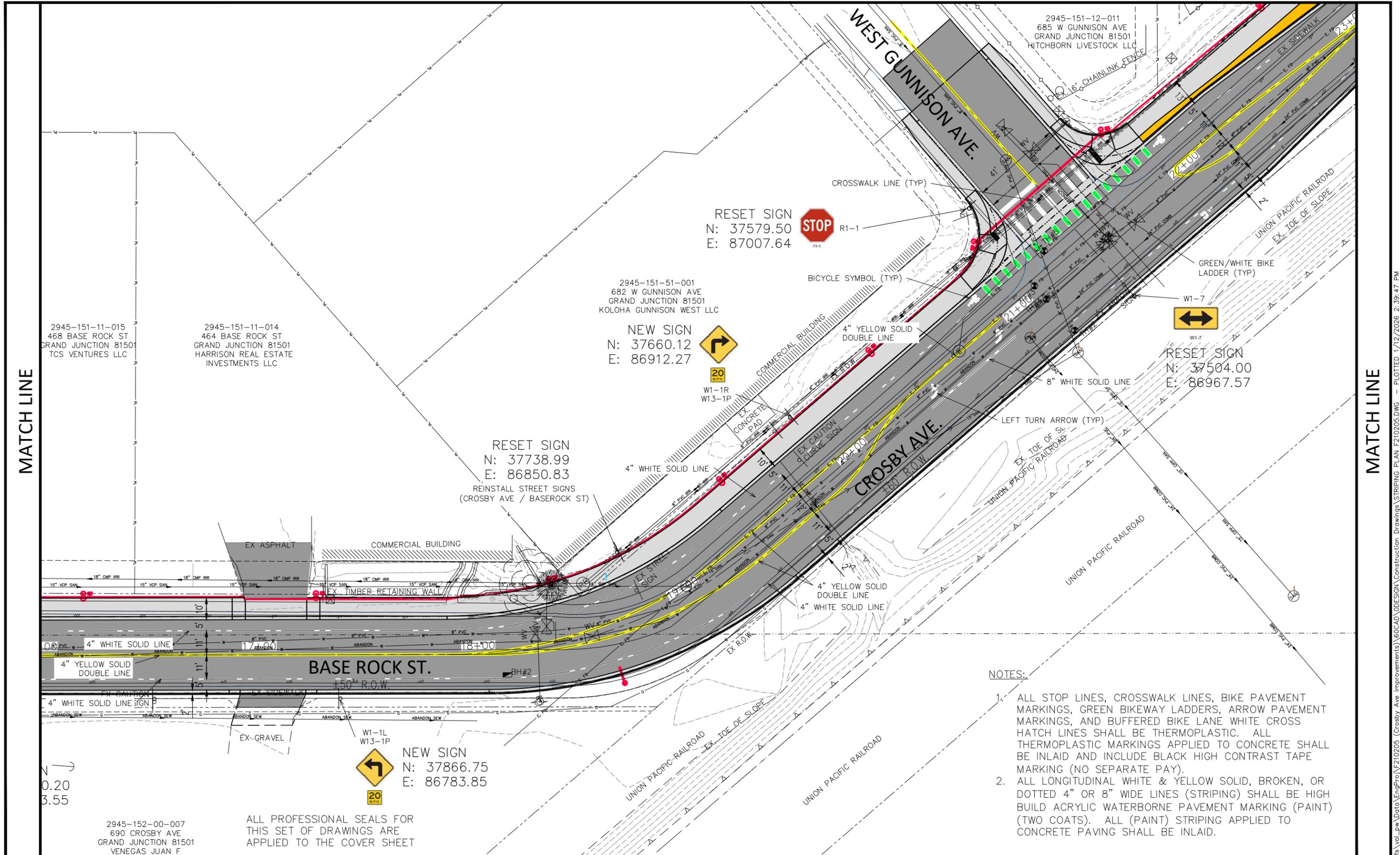
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REVISION			DJM		
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REVISION			WC		



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

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

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

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REINSTALL STREET SIGNS  
(CROSBY AVE / BASEROCK ST)

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NOTES:

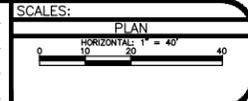
1. ALL STOP LINES, CROSSWALK LINES, BIKE PAVEMENT MARKINGS, GREEN BIKEWAY LADDERS, ARROW PAVEMENT MARKINGS, AND BUFFERED BIKE LANE WHITE CROSS HATCH LINES SHALL BE THERMOPLASTIC. ALL THERMOPLASTIC MARKINGS APPLIED TO CONCRETE SHALL BE INLAID AND INCLUDE BLACK HIGH CONTRAST TAPE MARKING (NO SEPARATE PAY).
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REVISION	DESCRIPTION	DATE

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ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
STRIPING AND SIGNAGE PLAN-2

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

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

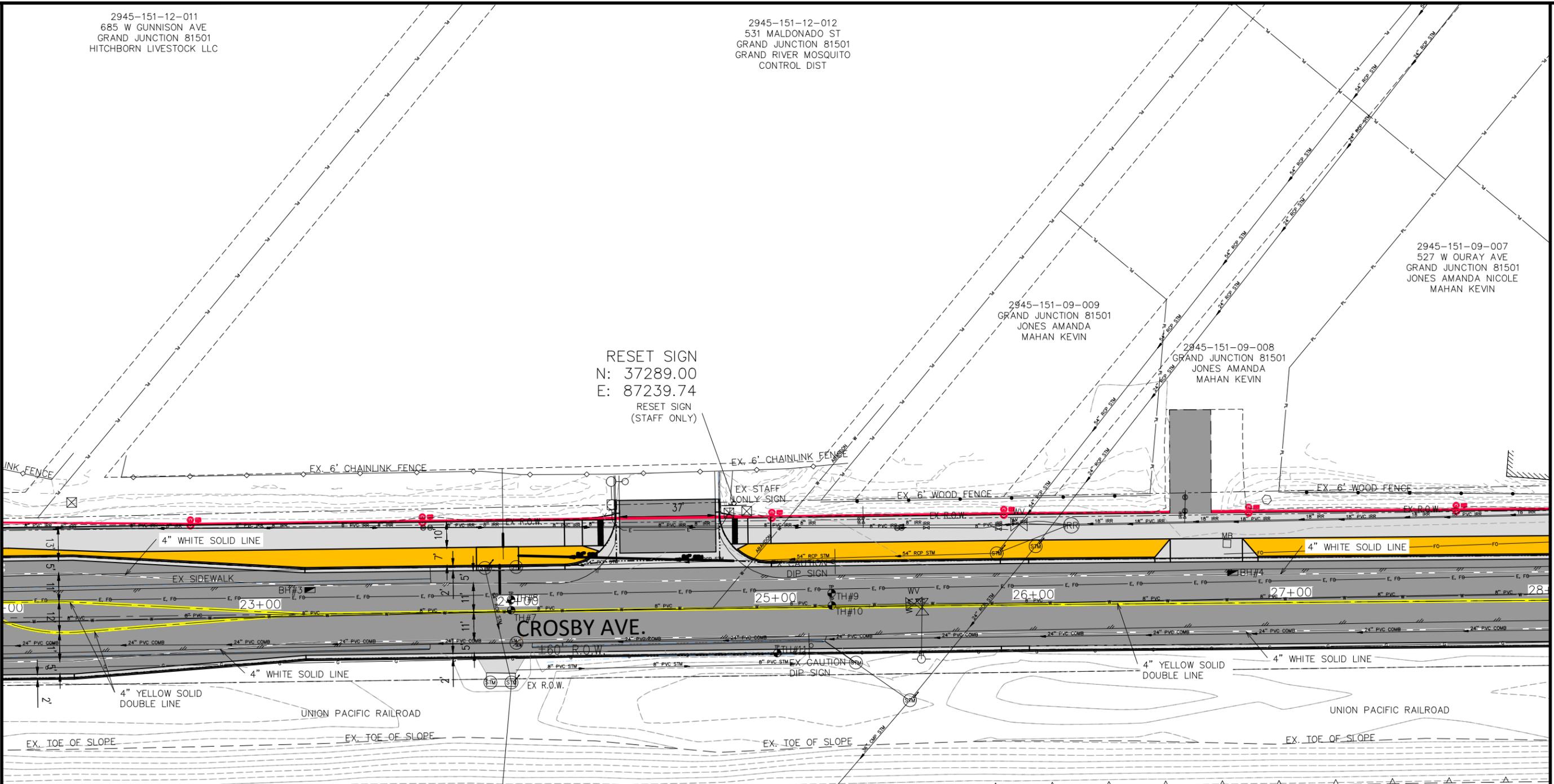
2945-151-09-009  
GRAND JUNCTION 81501  
JONES AMANDA  
MAHAN KEVIN

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

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(STAFF ONLY)

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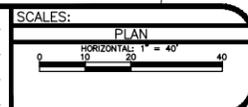


NOTES:

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION			CHECKED BY	DATE	VALUE
REVISION			APPROVED BY	DATE	VALUE



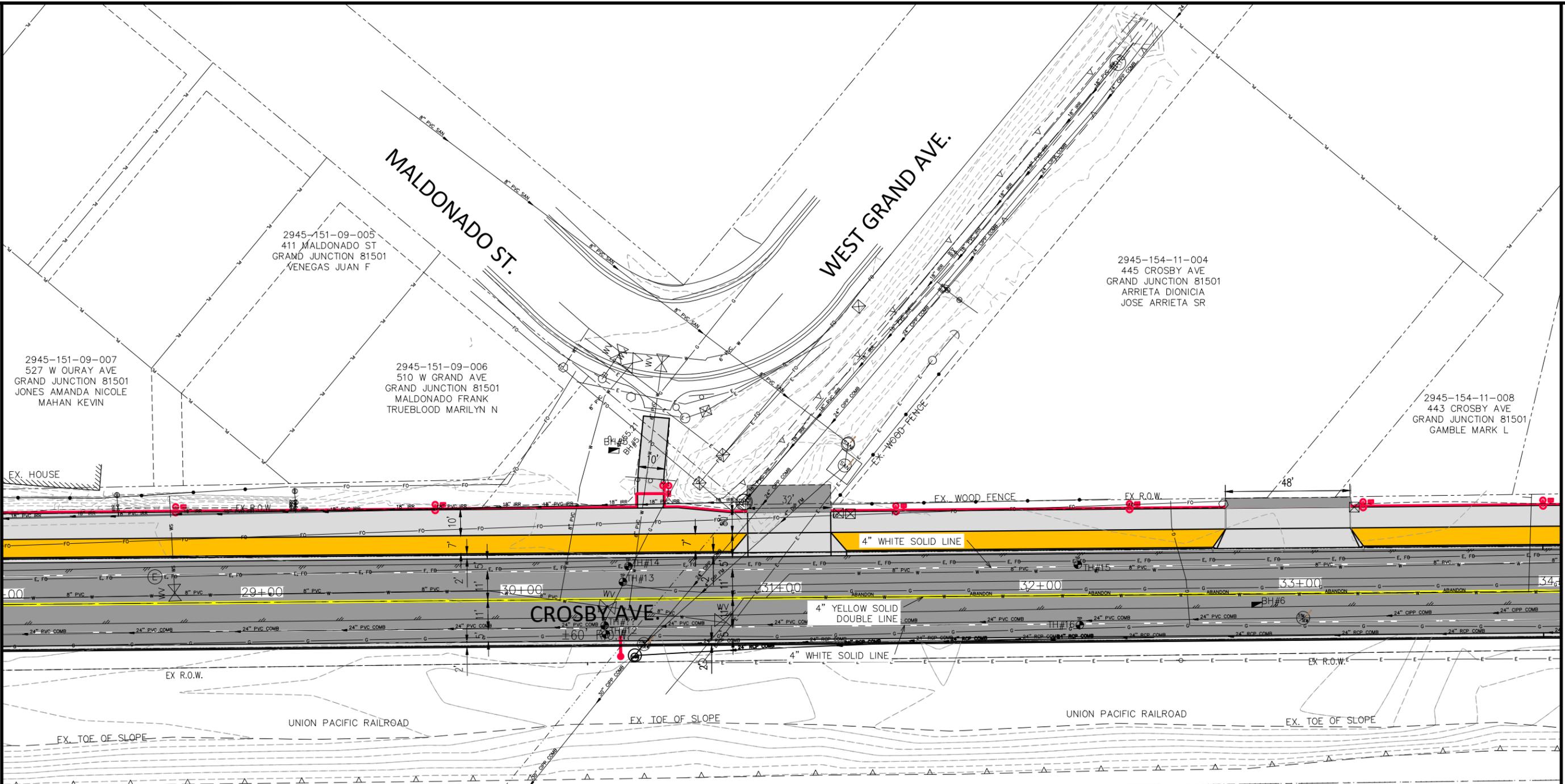
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. P210205

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

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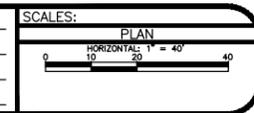


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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

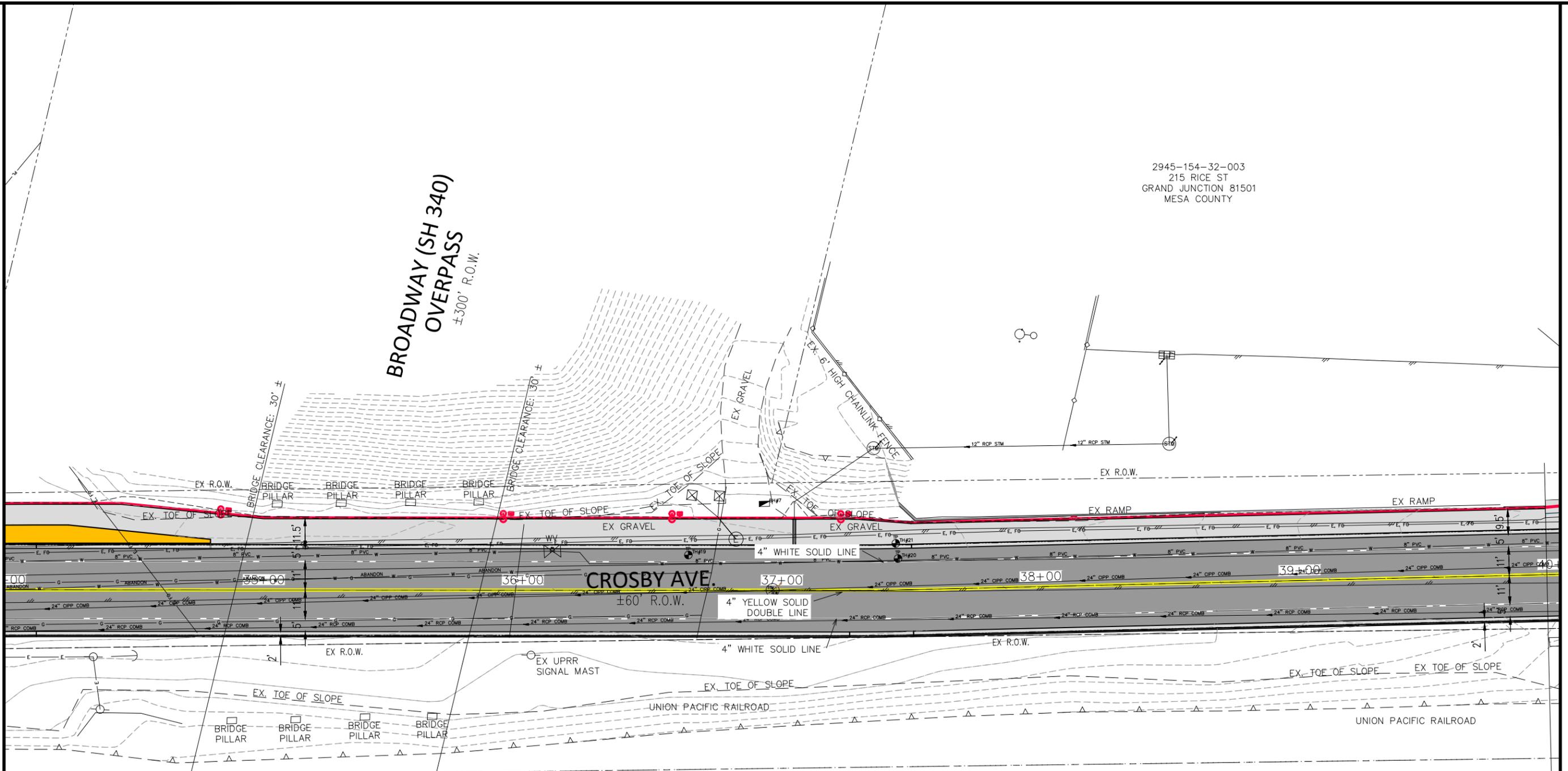
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2945-154-32-003  
 215 RICE ST  
 GRAND JUNCTION 81501  
 MESA COUNTY

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

MATCH LINE

MATCH LINE



**NOTES:**

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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REVISION			DESIGNED BY	DATE	Value	
REVISION			CHECKED BY	DATE	Value	
REVISION			APPROVED BY	DATE	Value	



**ENGINEERING AND  
 TRANSPORTATION DEPARTMENT**  
 PROJECT NO. P210205

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

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

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RESET SIGN  
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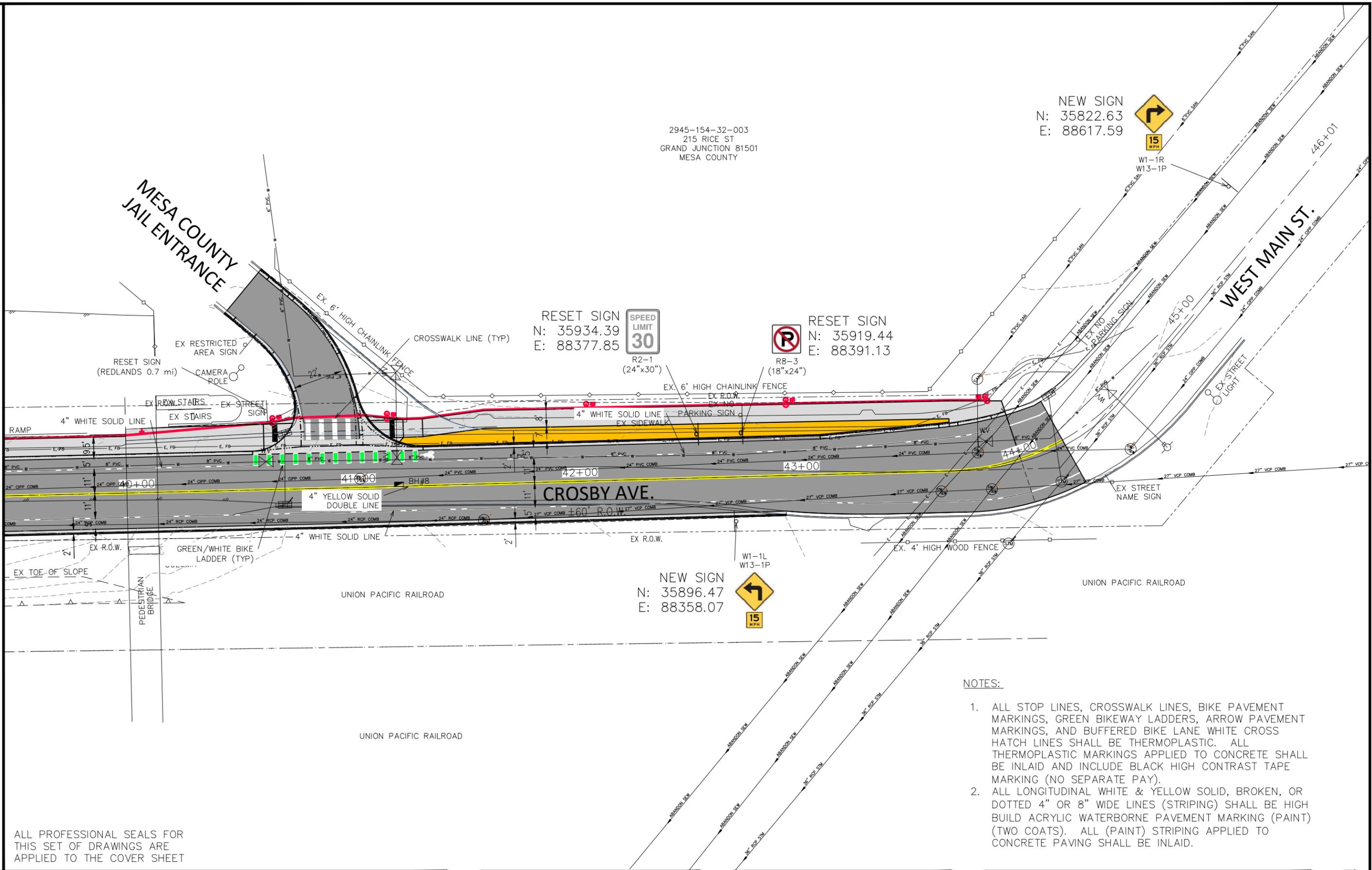
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NOTES:

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MATCH LINE



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

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REVISION			DESIGNED BY	DATE	Value	PLAN HORIZONTAL: 1" = 40' 
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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

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

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**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.
  - 0.486/0.619 = 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.

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION A REV 1			DJM		
REVISION A REV 2			DJM		
REVISION A REV 3			WC		
REVISION A REV 4			WC		

NO SCALE

PUBLIC WORKS ENGINEERING DIVISION

CROSBY AVE IMPROVEMENTS SWMP NOTES-1

January 12, 2026

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**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:

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION Δ REV 1			DJM		
REVISION Δ REV 2			DJM		
REVISION Δ REV 3			WC		
REVISION Δ REV 4			WC		

NO SCALE

**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.

**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.

- 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

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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION Δ REV 1			DJM		
REVISION Δ REV 2			DJM		
REVISION Δ REV 3			WC		
REVISION Δ REV 4			WC		

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**11. NARRATIVES**

**Control Measure Matrixes During Construction:**

- 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).
- The SWMP Administrator for Construction shall place an "X" in the column In Use On Site when the control measure has been installed.
- 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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REVISION Δ REV 4			APPROVED BY WC	DATE	VALUE

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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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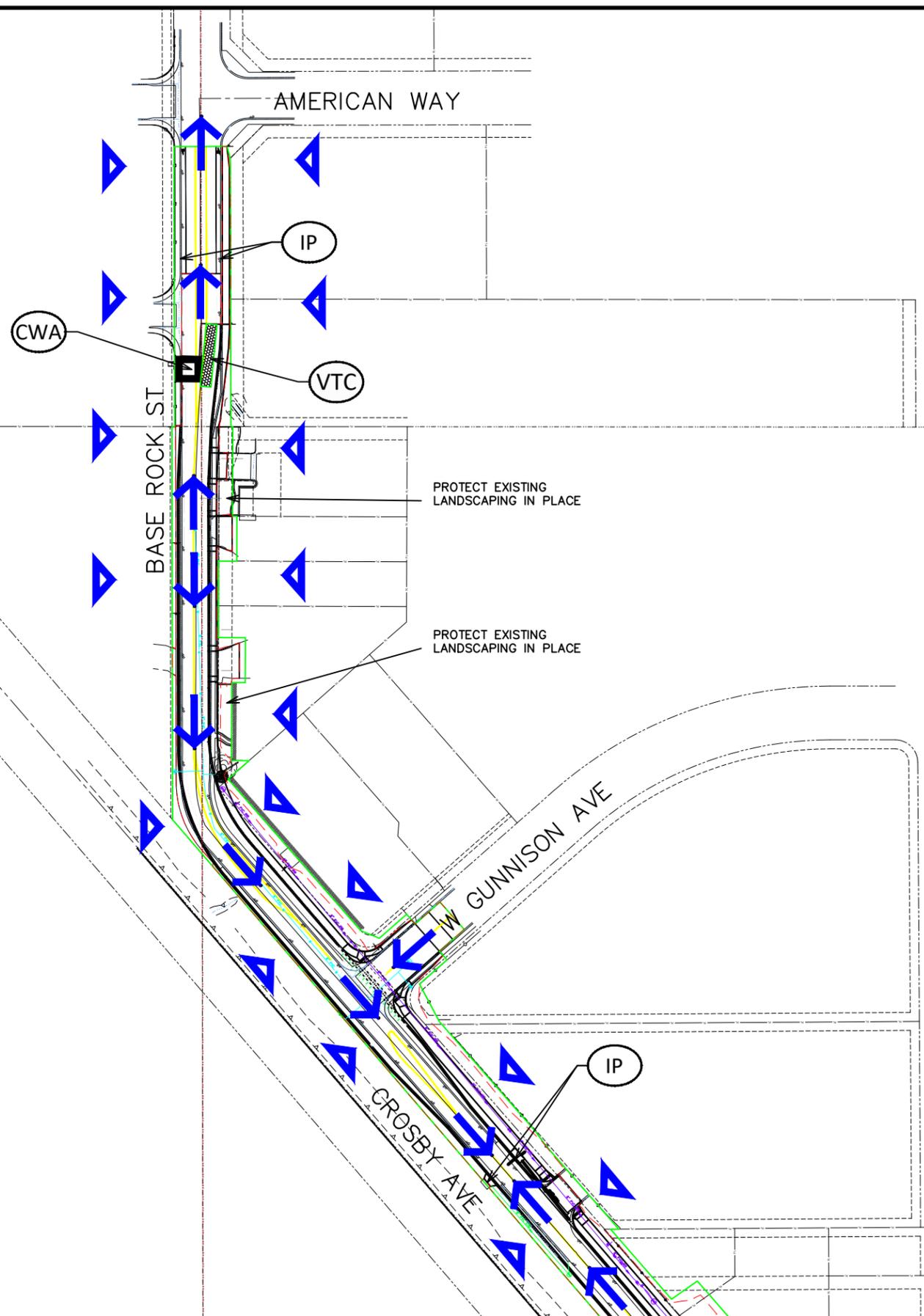
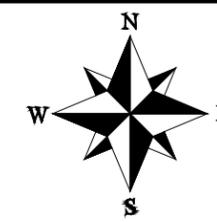


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CROSBY AVE IMPROVEMENTS  
SWMP NOTES-5  
January 12, 2026

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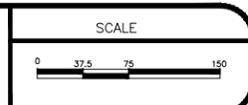


**TEMPORARY EROSION CONTROL MEASURES**

- 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

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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REVISION <b>△</b> REV 2			DJM		
REVISION <b>△</b> REV 3			WC		
REVISION <b>△</b> REV 4			WC		

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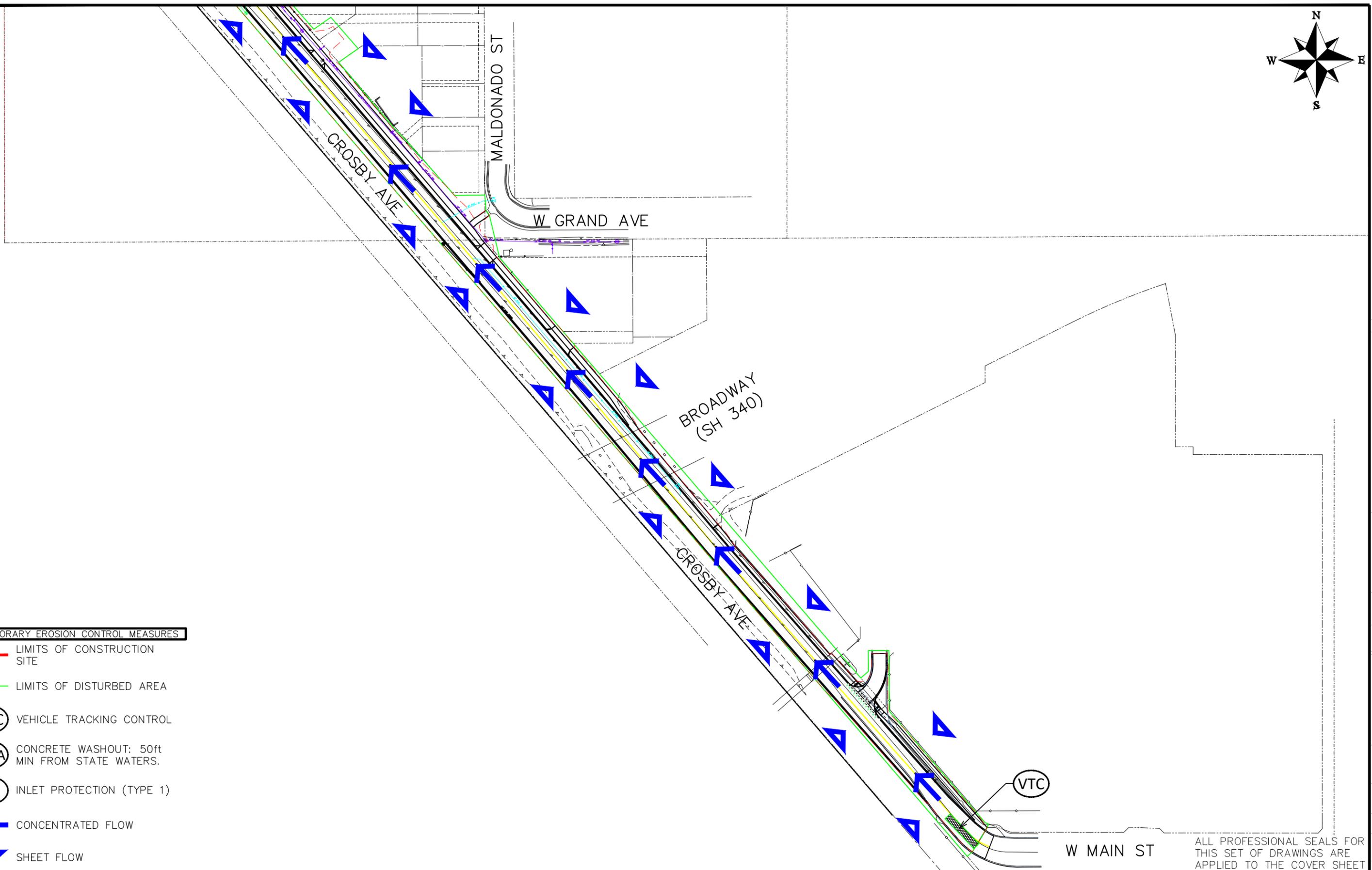
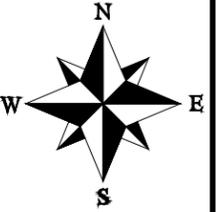


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CROSBY AVE IMPROVEMENTS  
SWMP SITE MAP-1  
January 12, 2026

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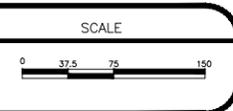


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- LIMITS OF DISTURBED AREA
- (VTC)** VEHICLE TRACKING CONTROL
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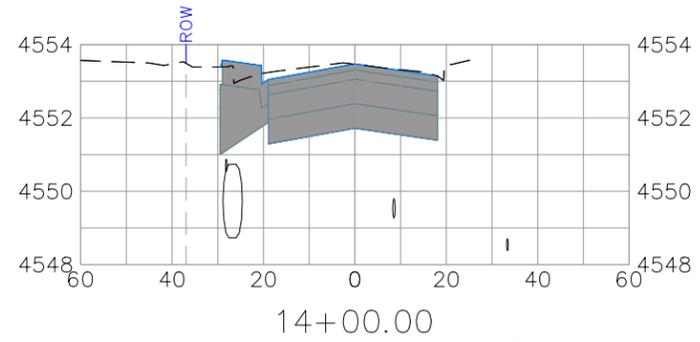
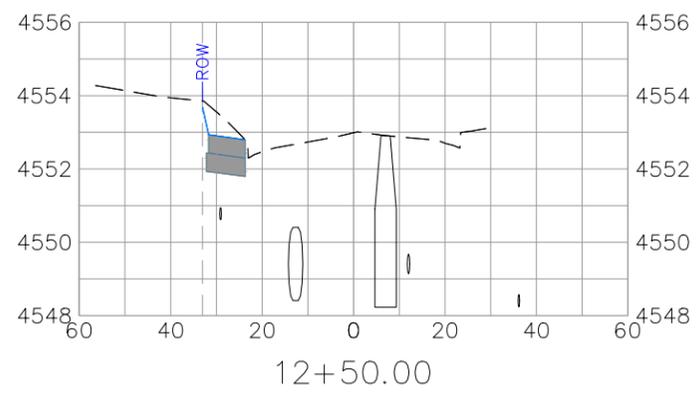
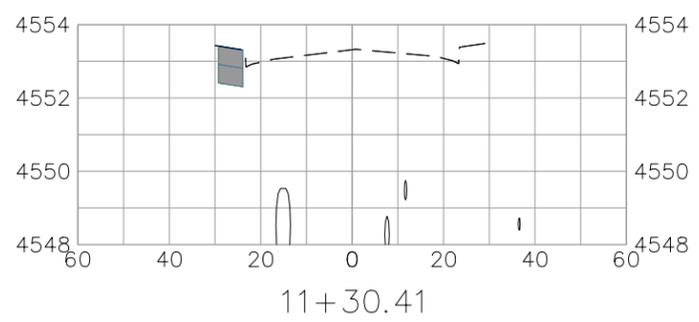
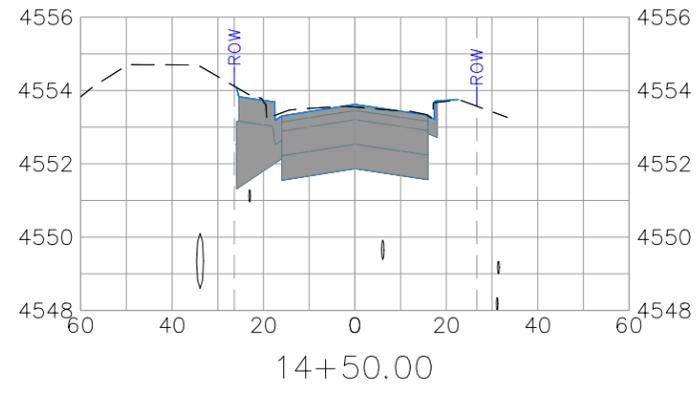
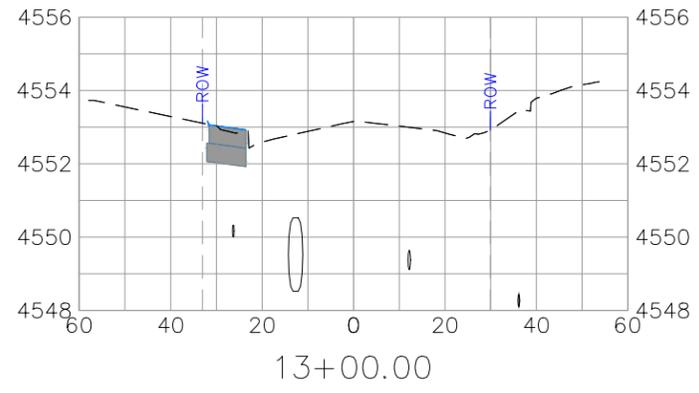
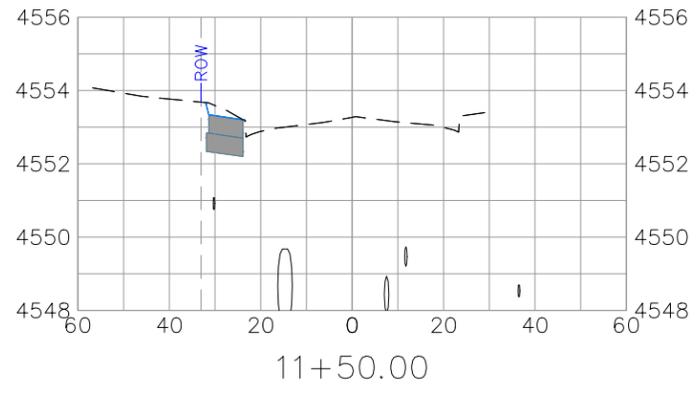
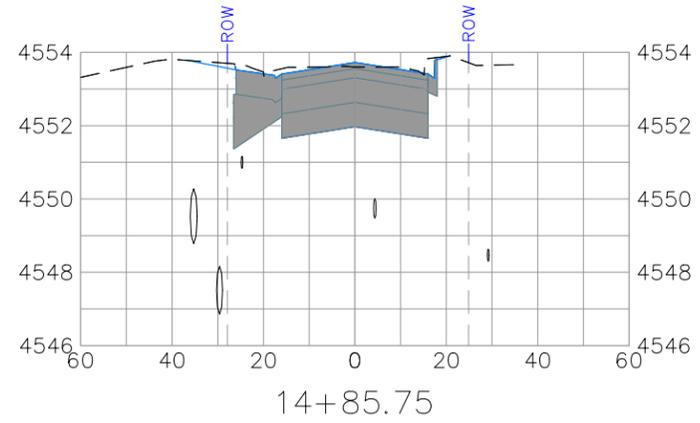
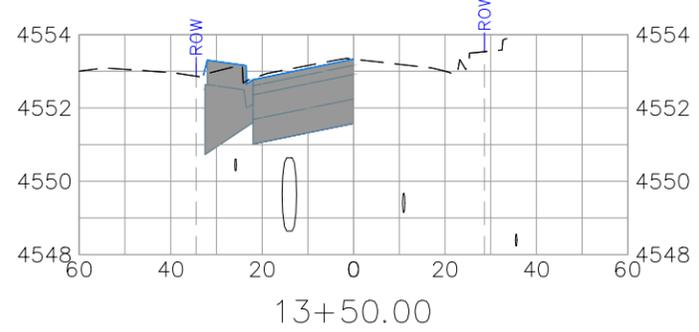
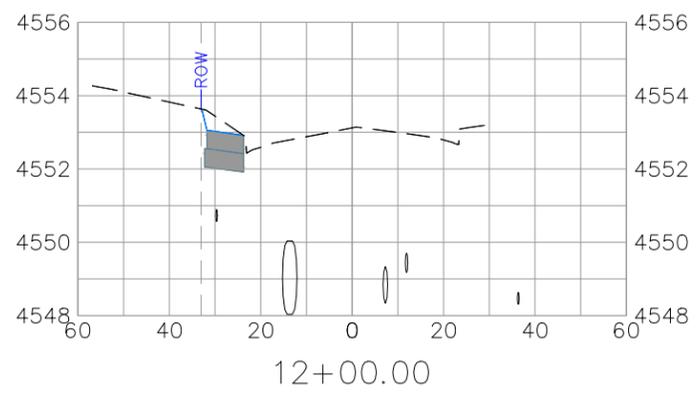


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SWMP SITE MAP-2  
January 12, 2026**

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HORIZONTAL	1" = 40'
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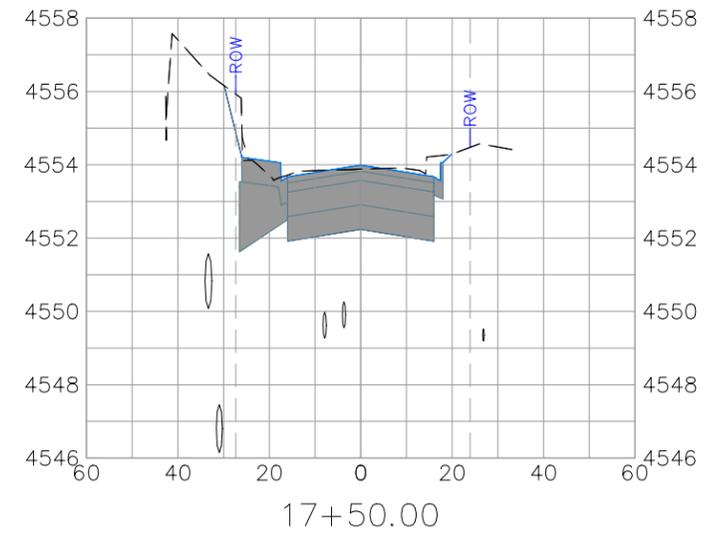
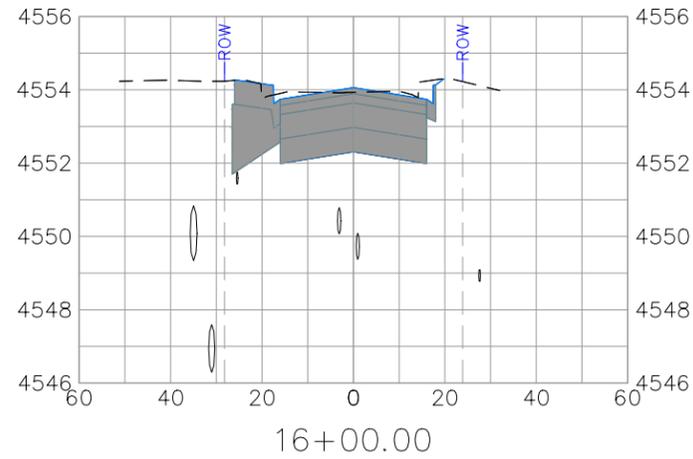
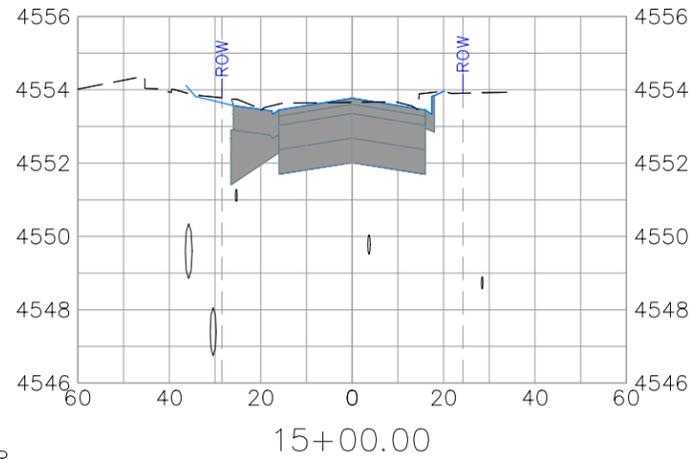
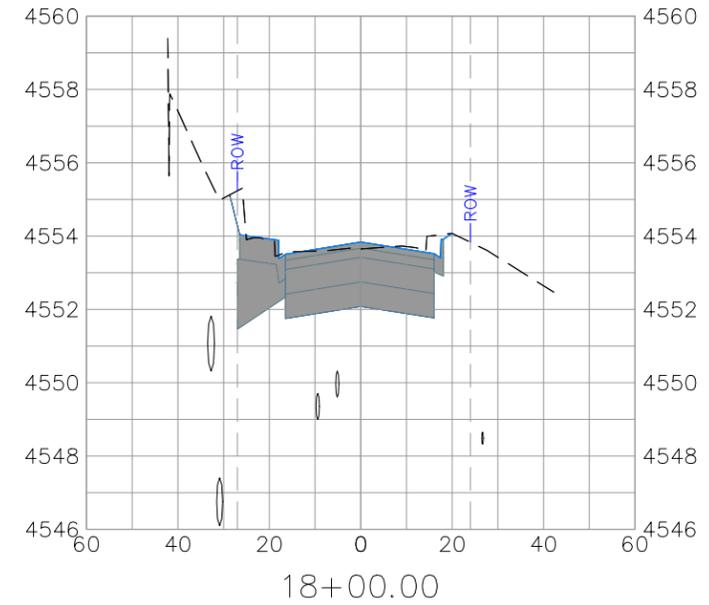
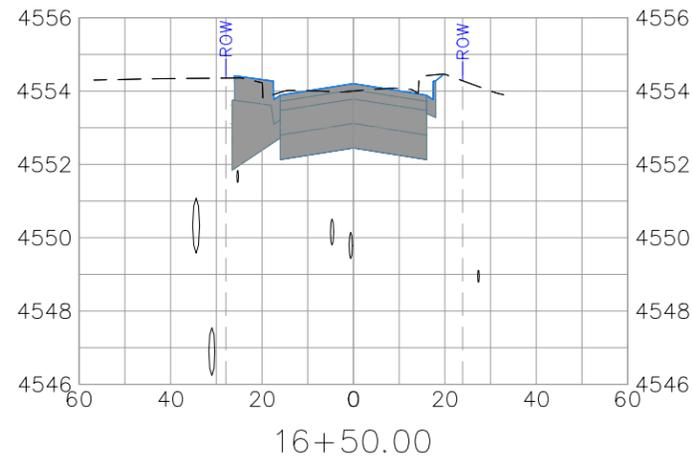
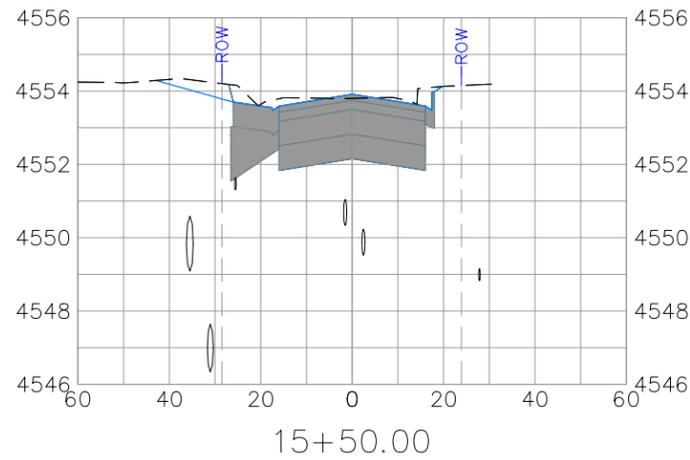
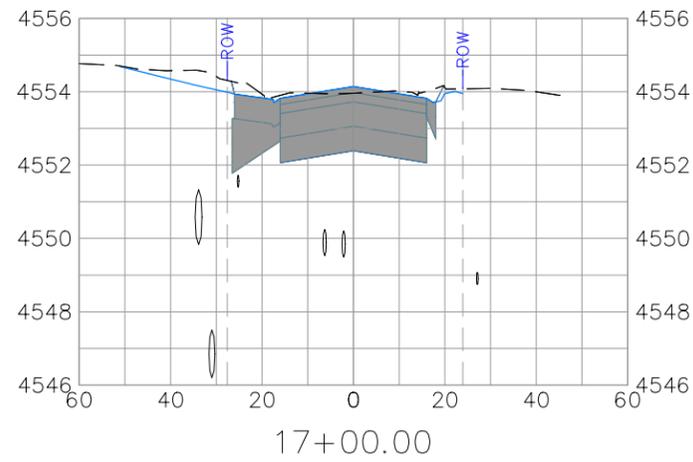


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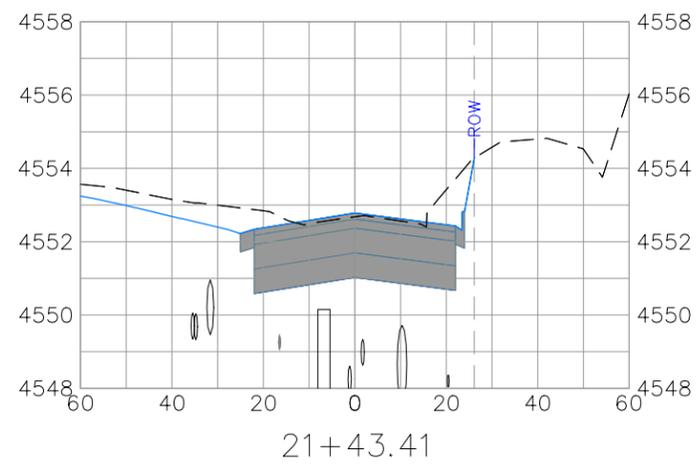
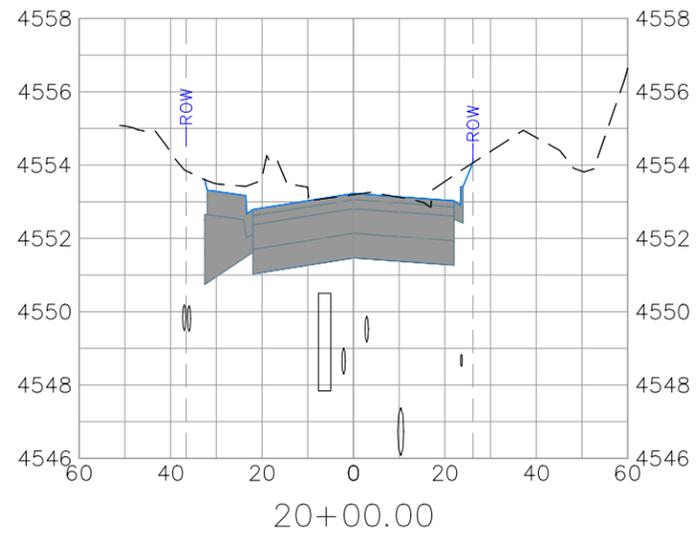
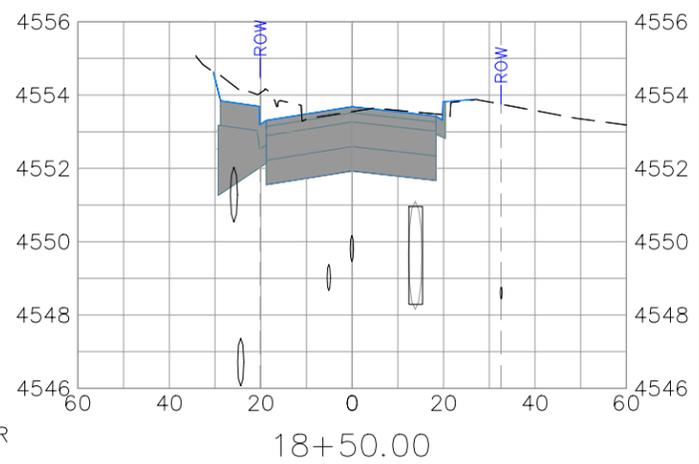
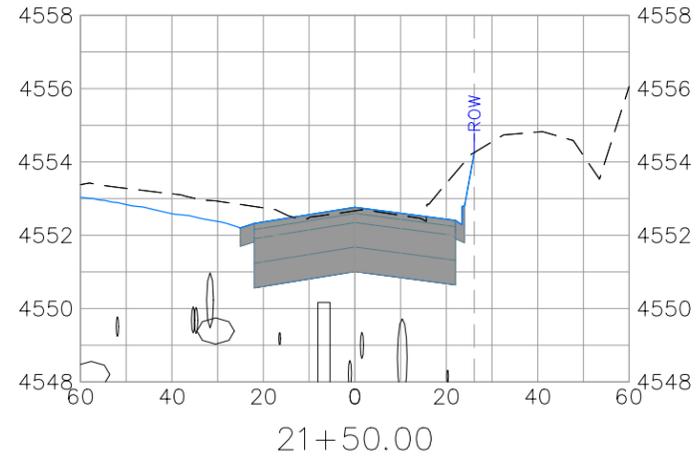
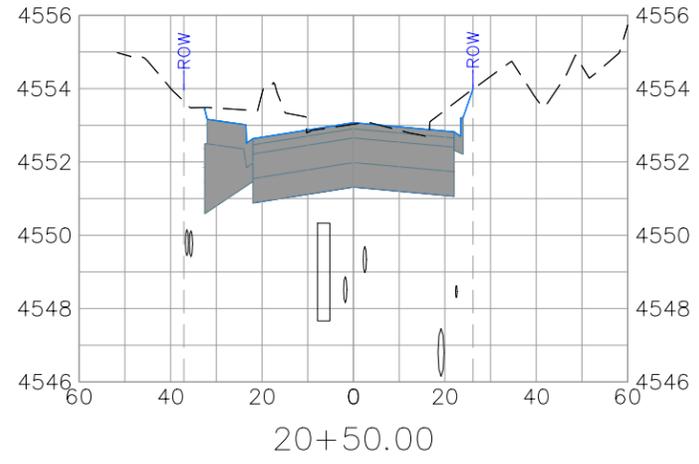
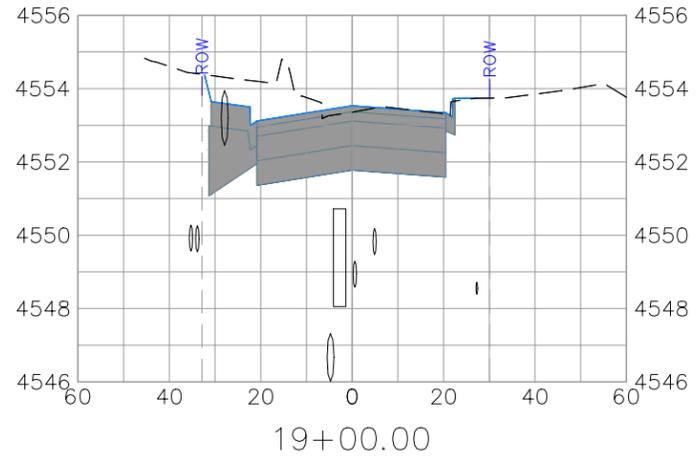
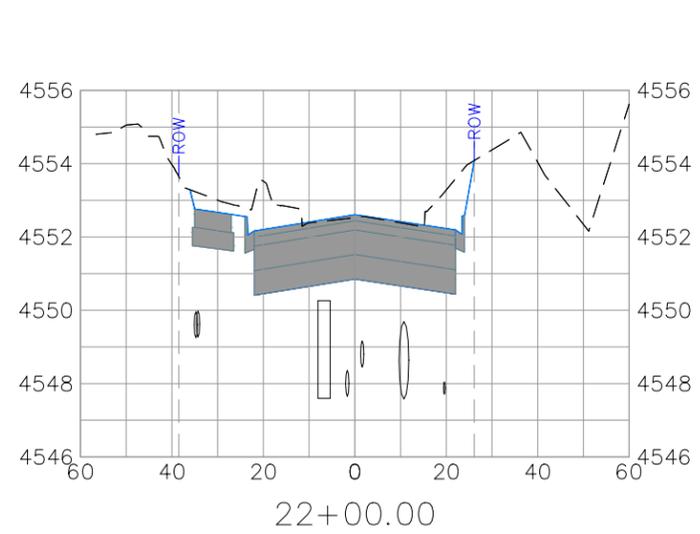
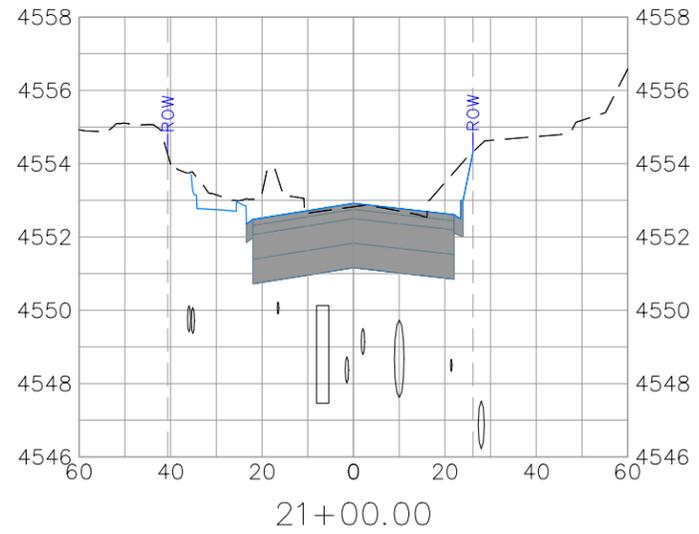
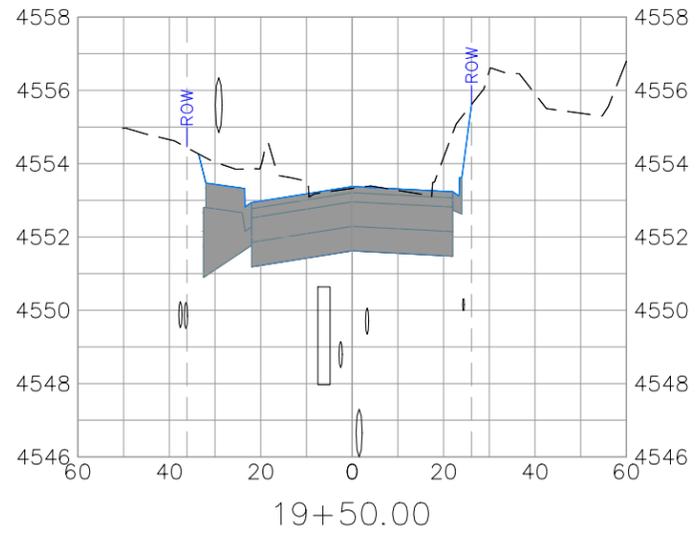
  

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**CROSBY AVE IMPROVEMENTS  
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January 12, 2026**



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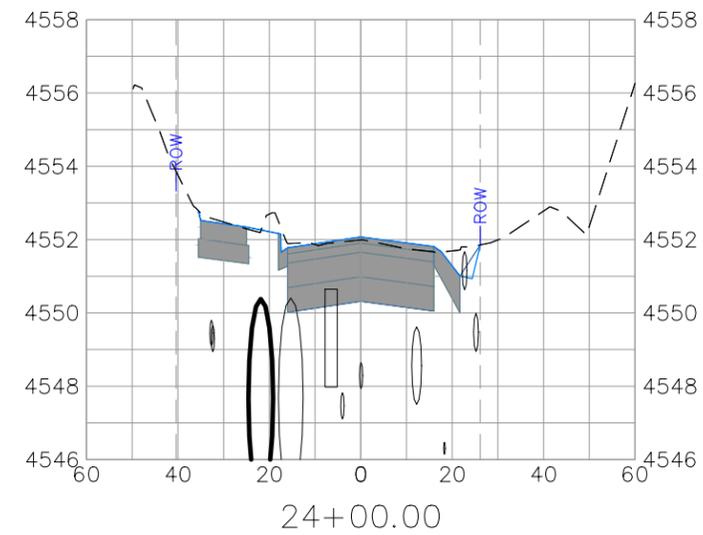
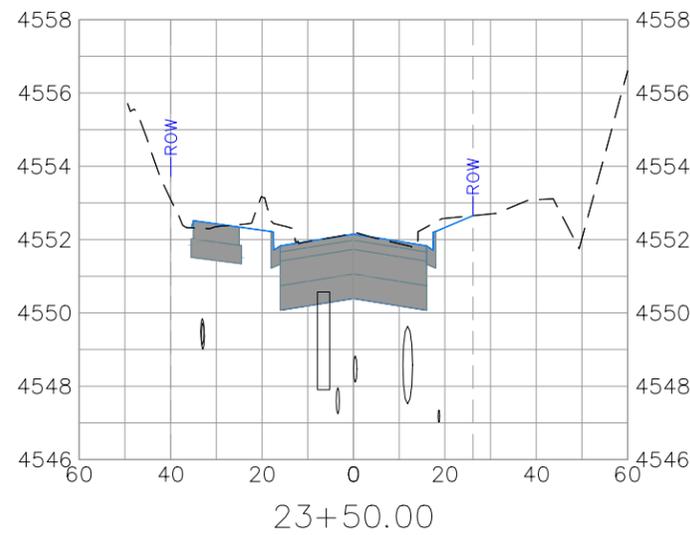
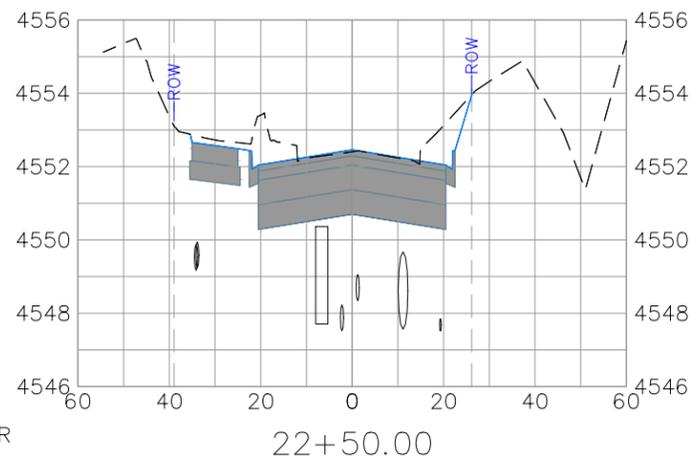
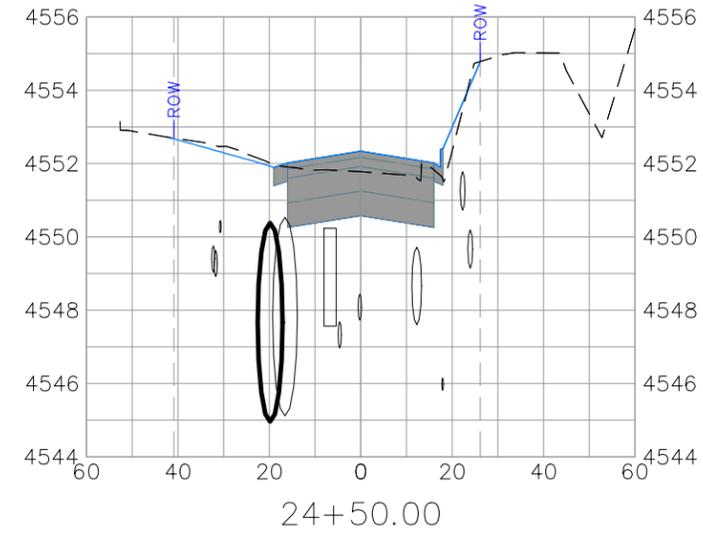
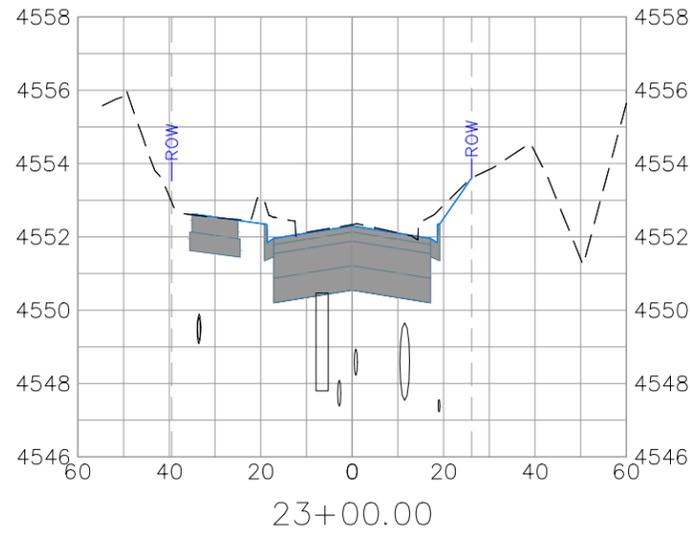


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**CROSBY AVE IMPROVEMENTS  
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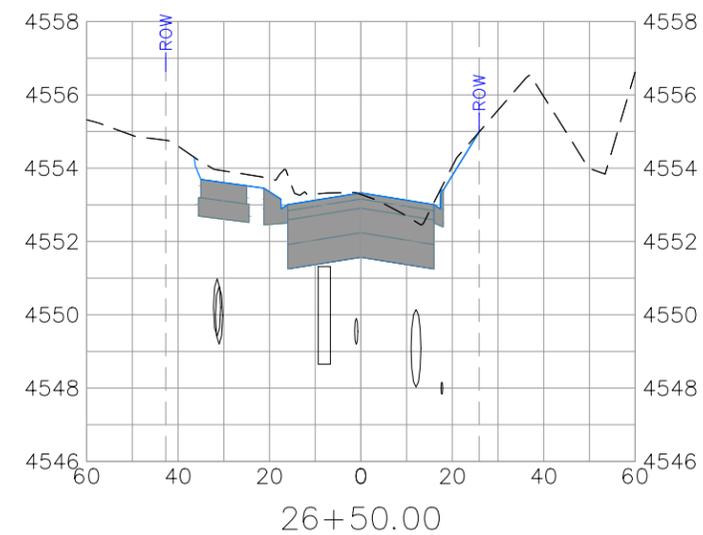
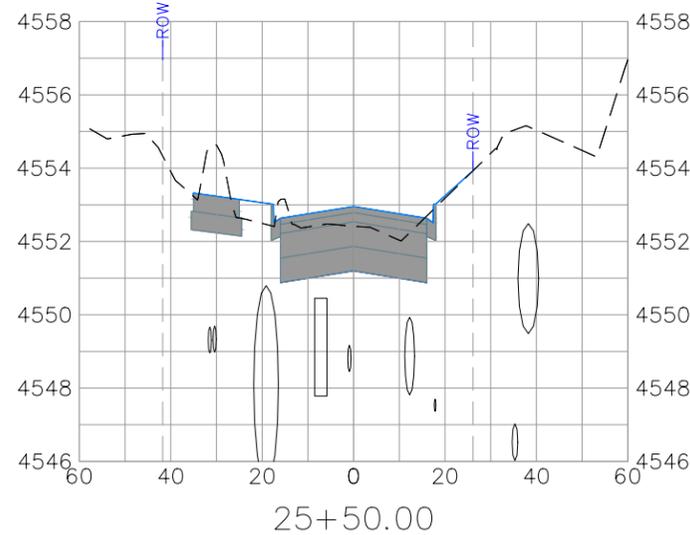
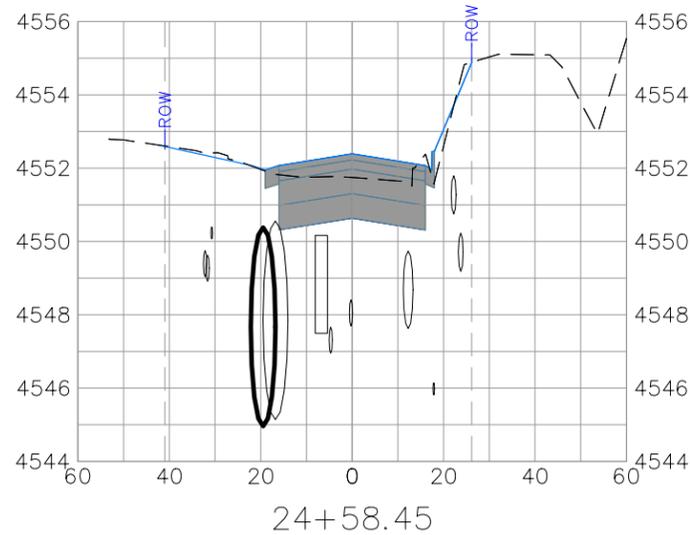
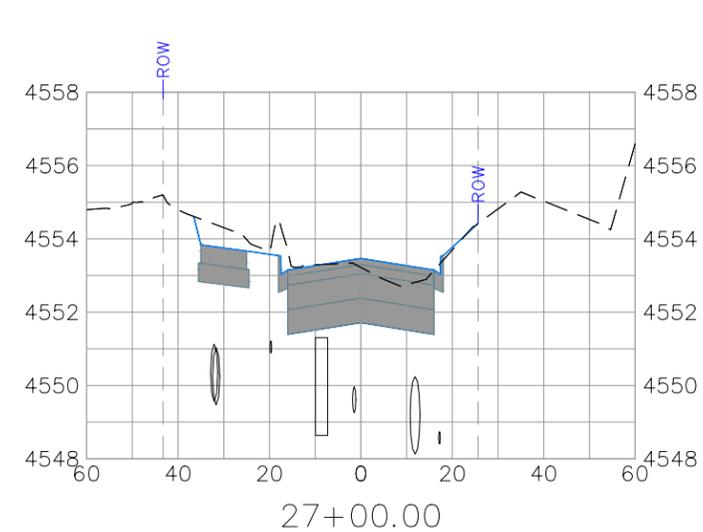
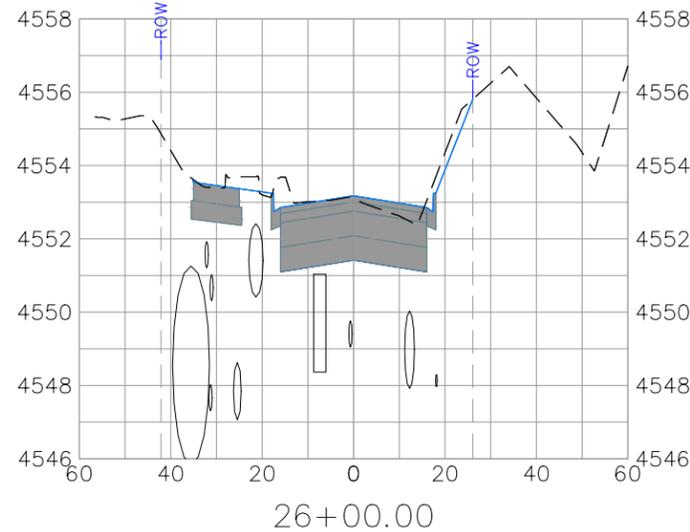
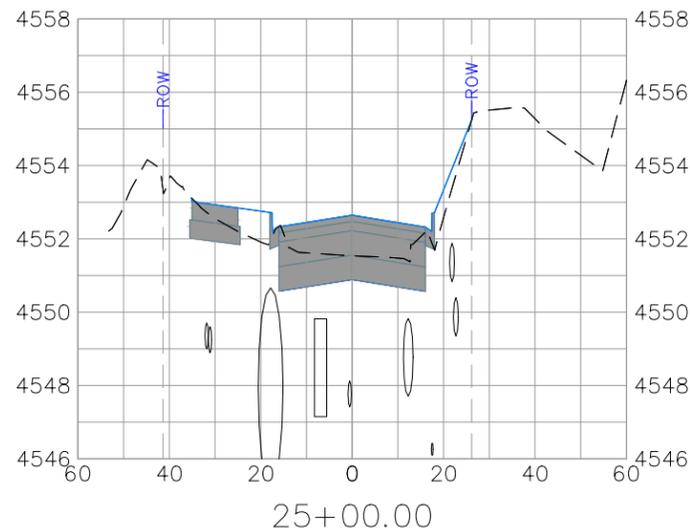
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**CROSBY AVE IMPROVEMENTS  
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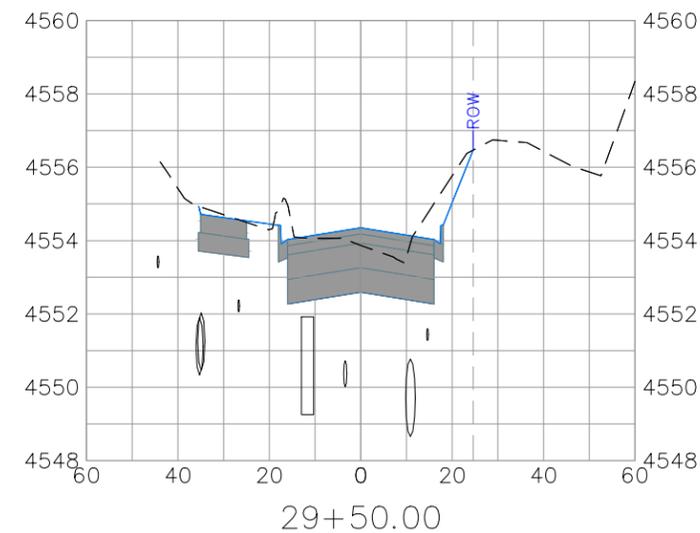
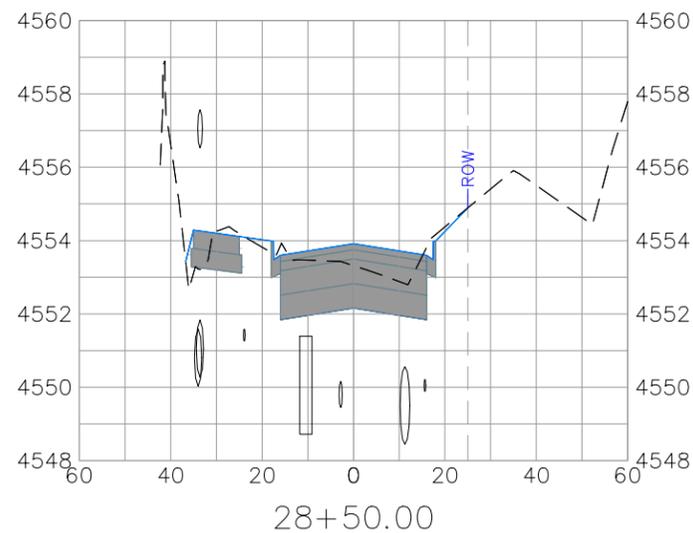
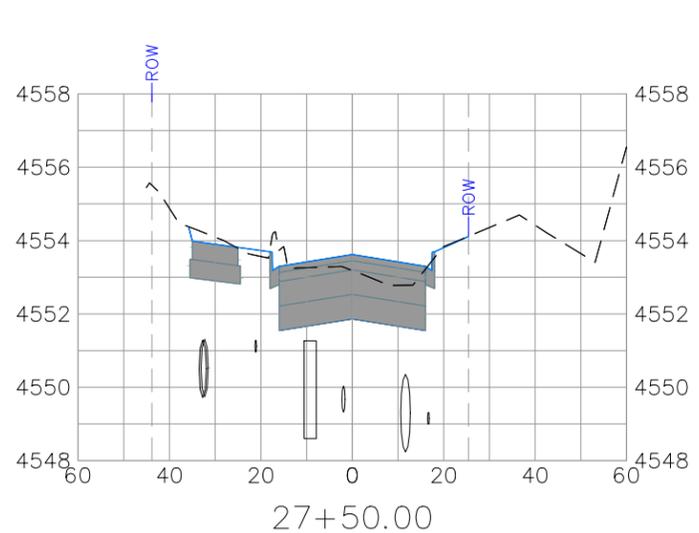
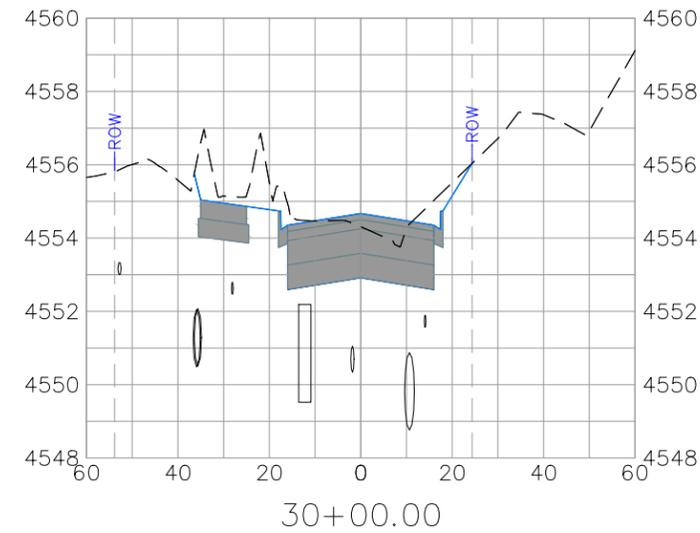
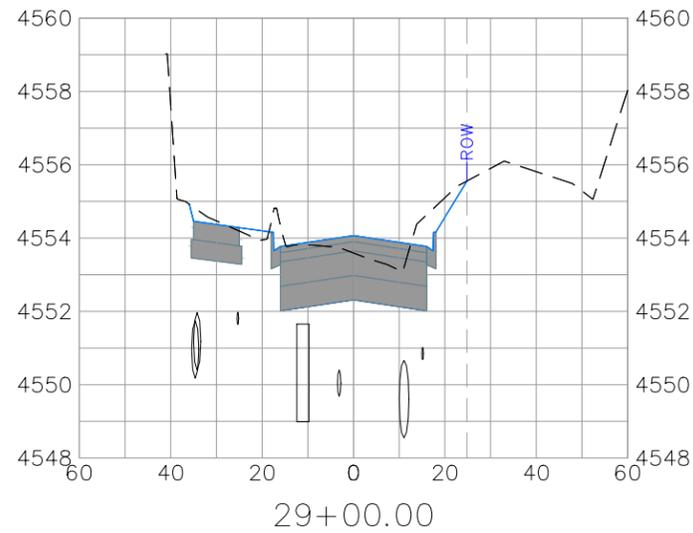
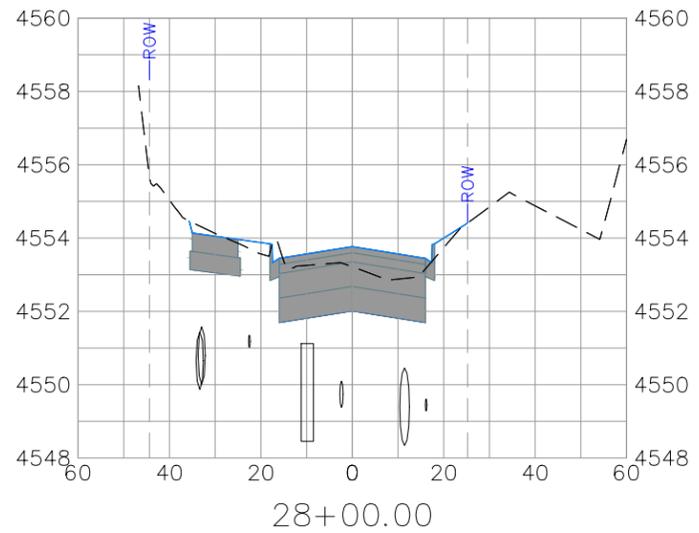


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CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-5  
January 12, 2026

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

SCALES:	
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HORIZONTAL	1" = 40'
VERTICAL	1" = 5'

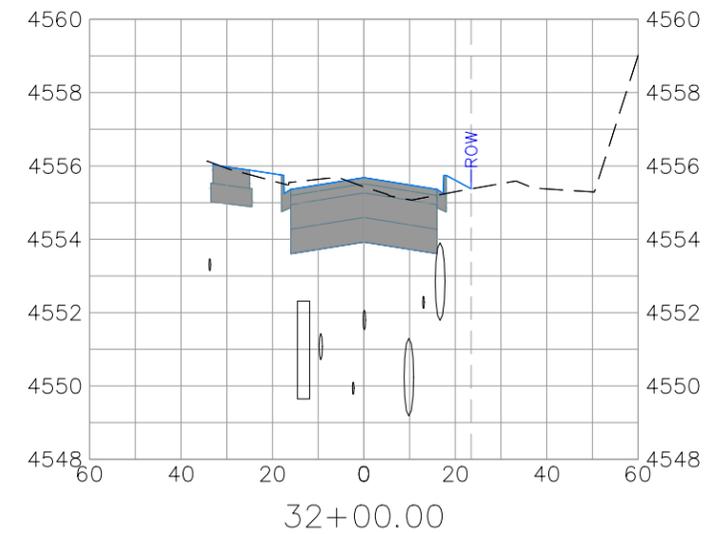
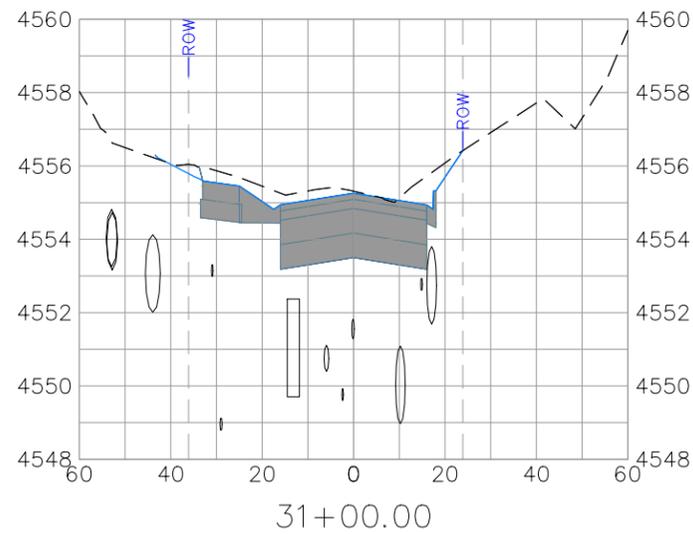
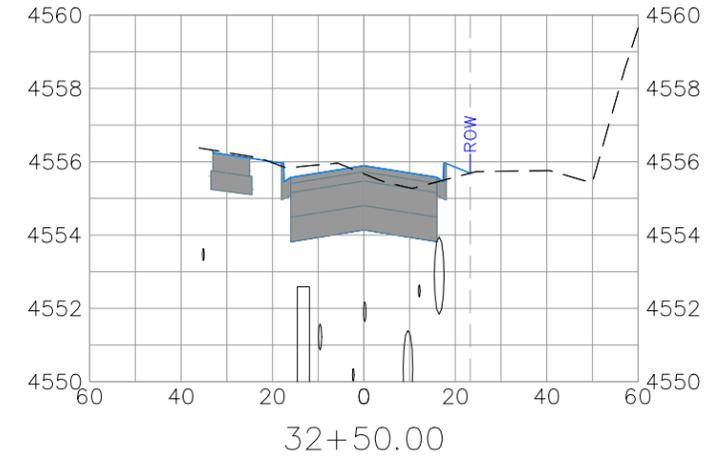
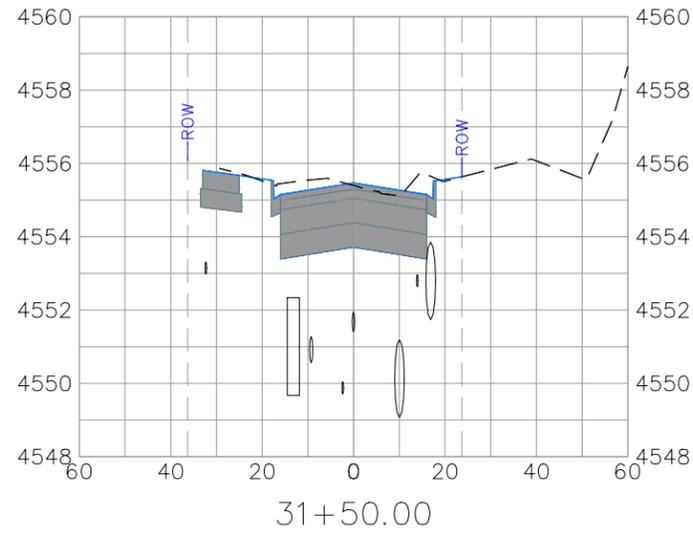
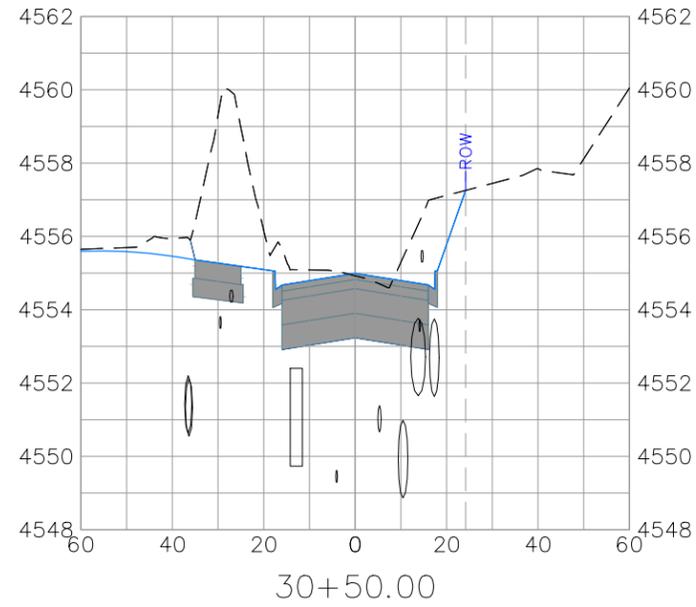


ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-6  
January 12, 2026

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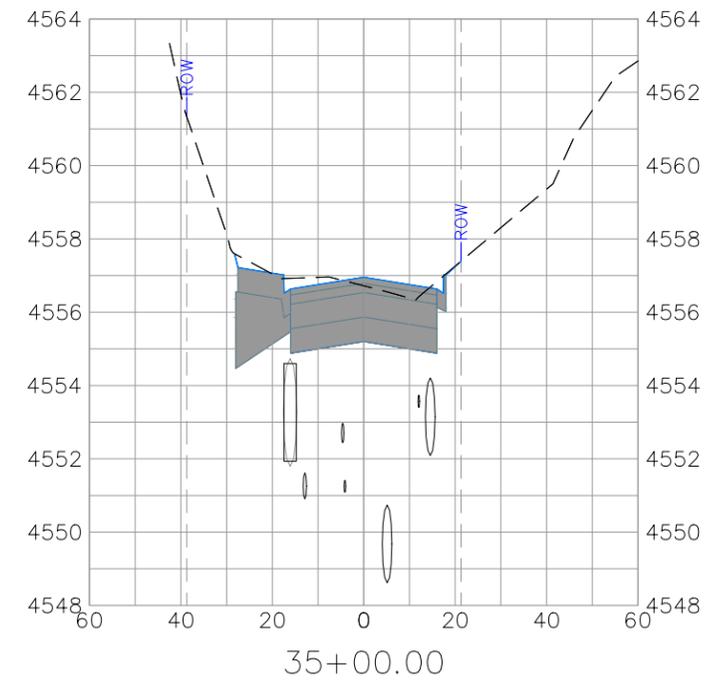
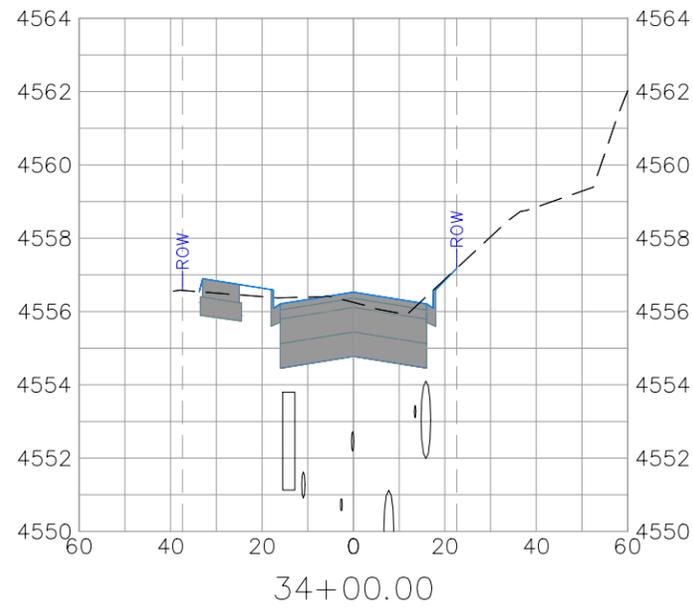
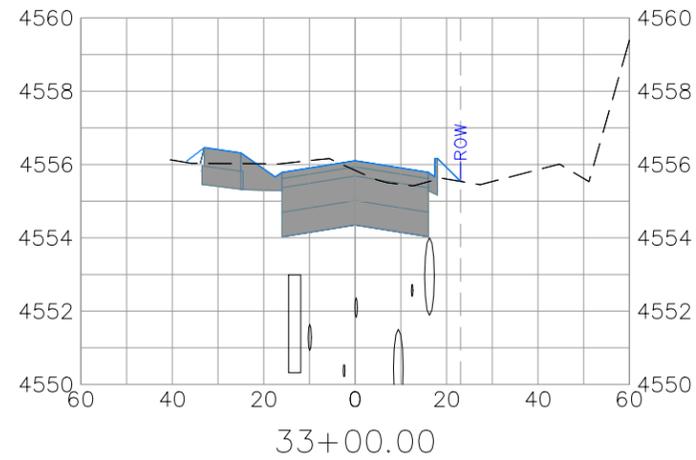
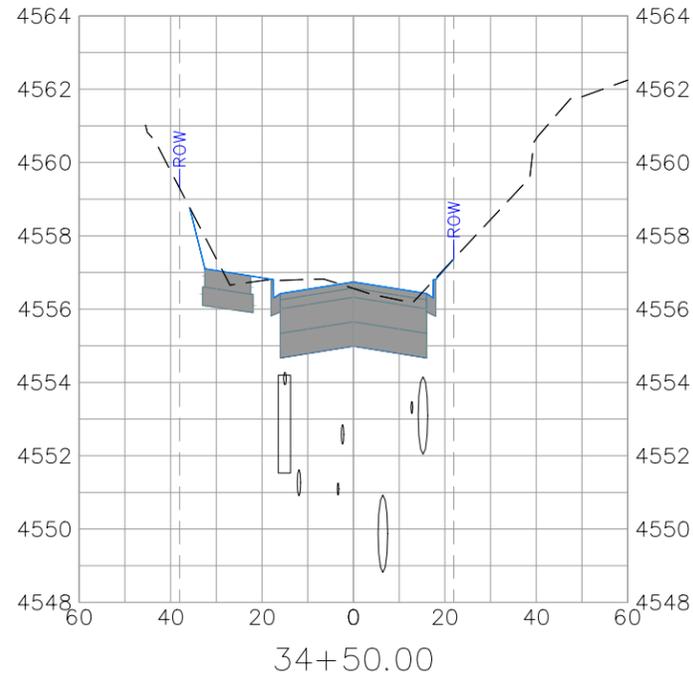
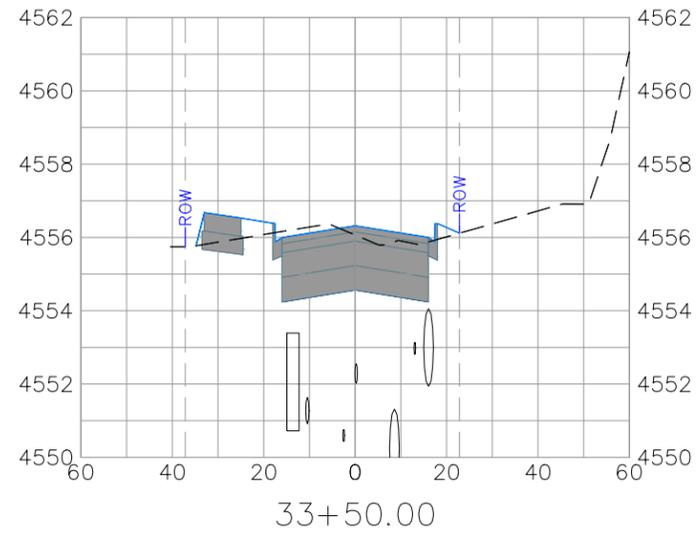
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REVISION			CHECKED BY	WC	DATE	Value
REVISION			APPROVED BY	WC	DATE	Value



ENGINEERING AND  
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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-7  
January 12, 2026

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE	SCALES:
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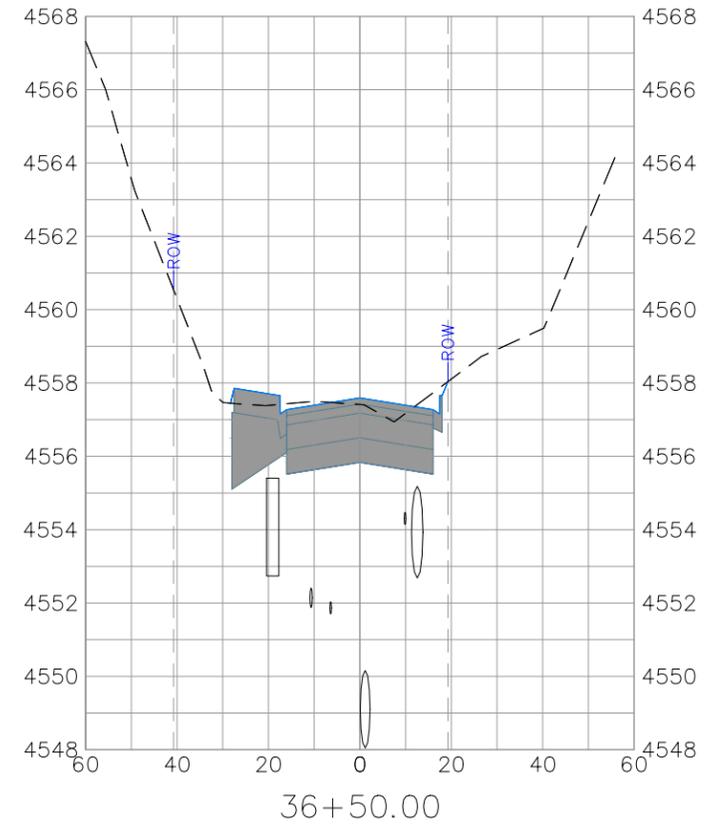
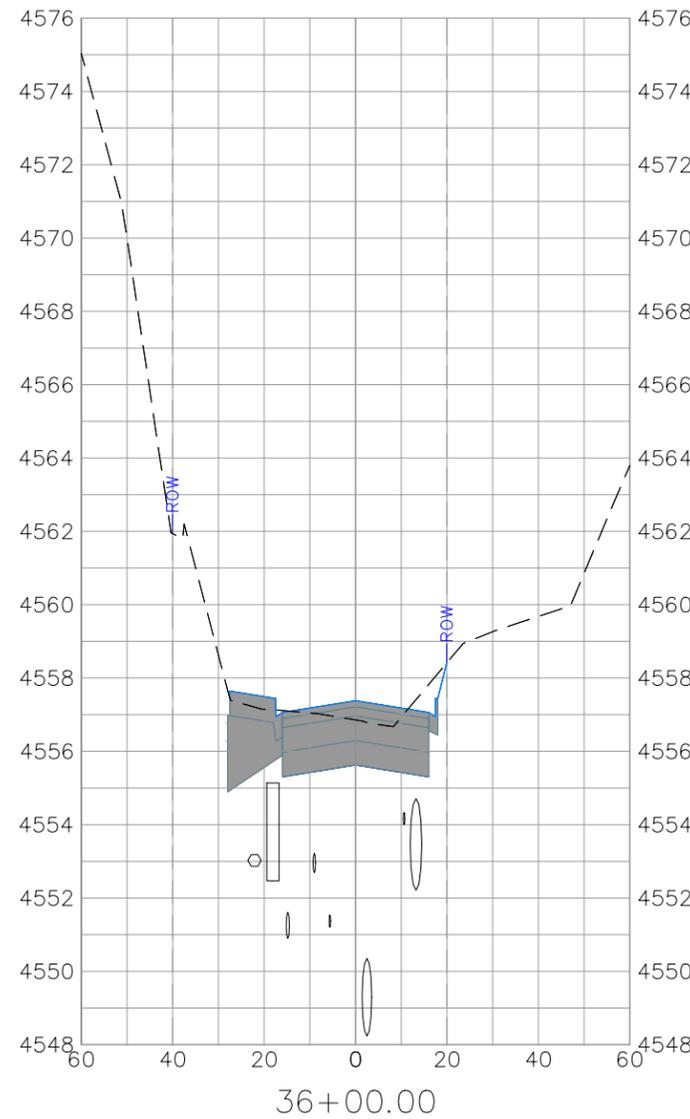
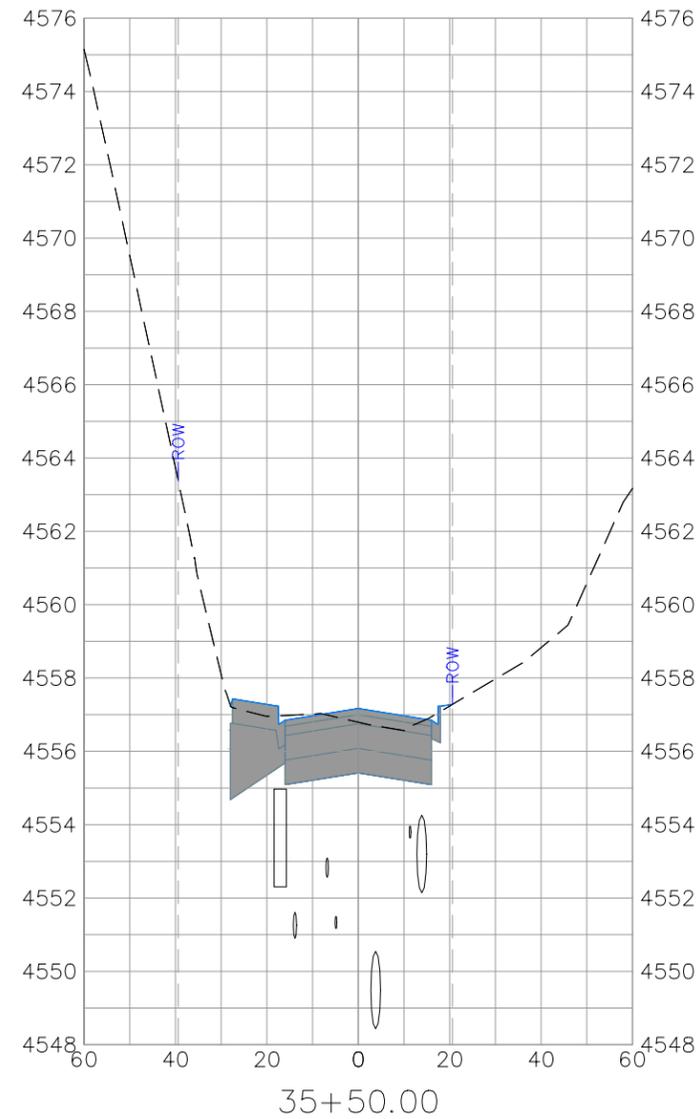


ENGINEERING AND  
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PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-8  
January 12, 2026

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
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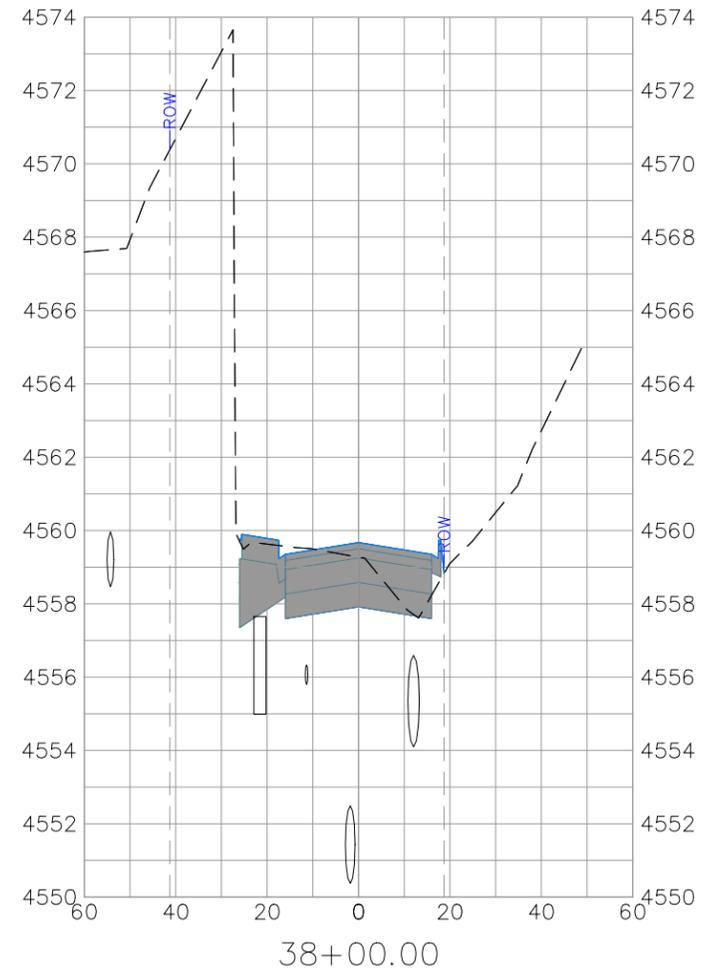
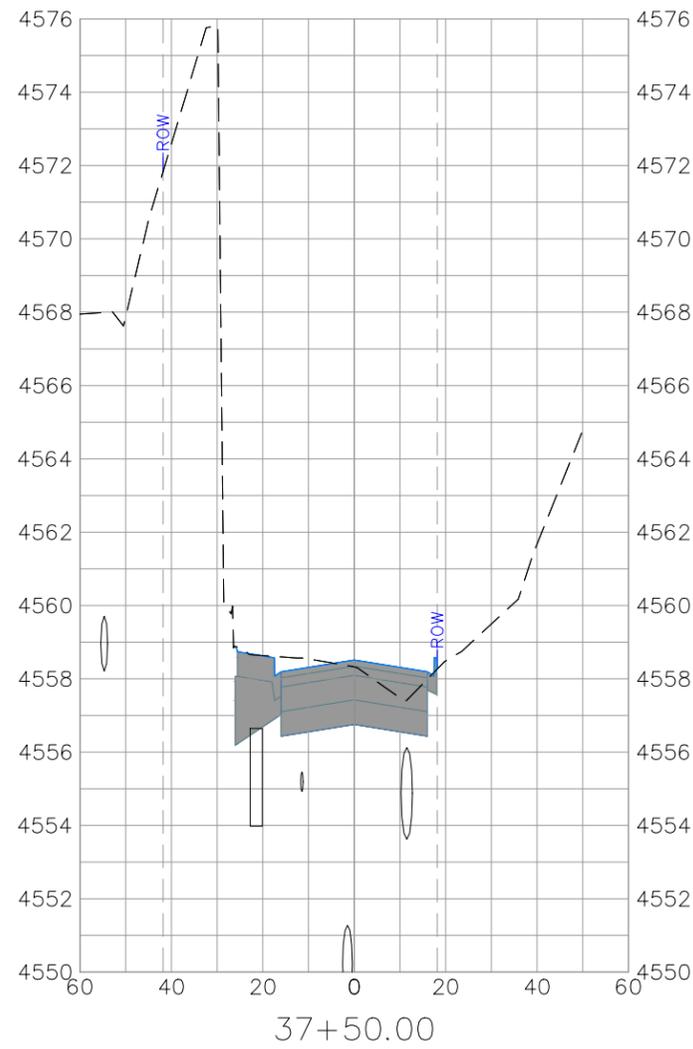
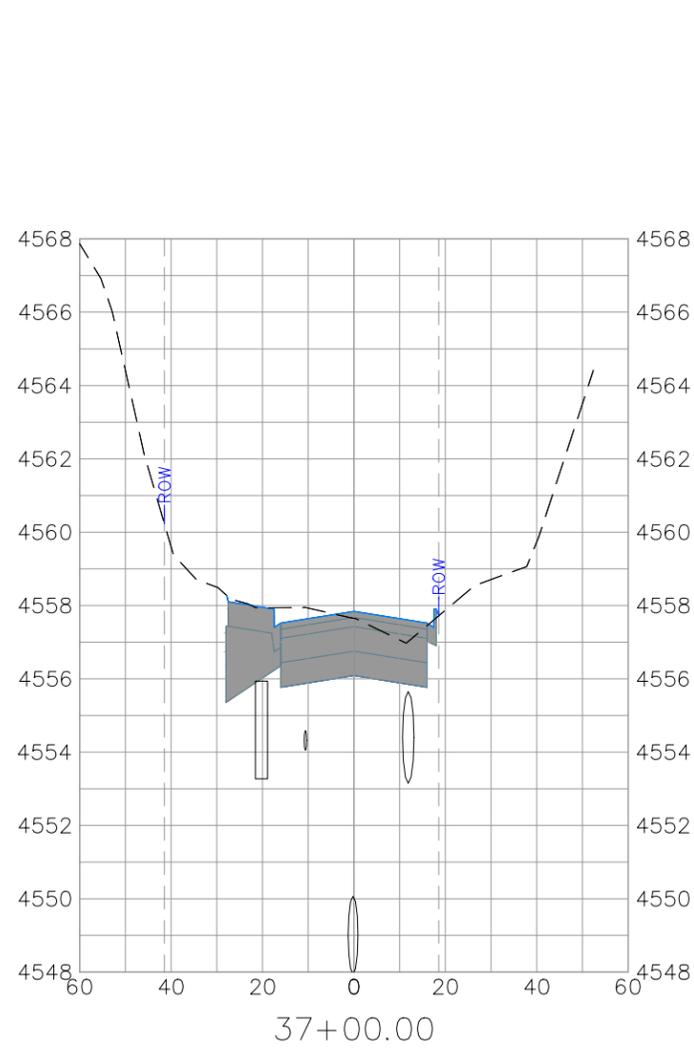
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 5'



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS**  
CROSS SECTIONS-9  
January 12, 2026

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REVISION			DJM	Value	
REVISION			WC	Value	
REVISION			WC	Value	

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

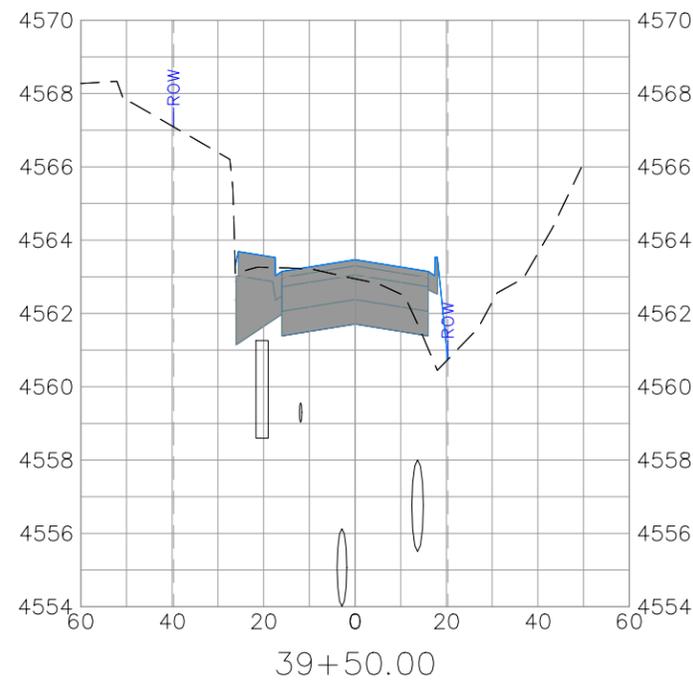
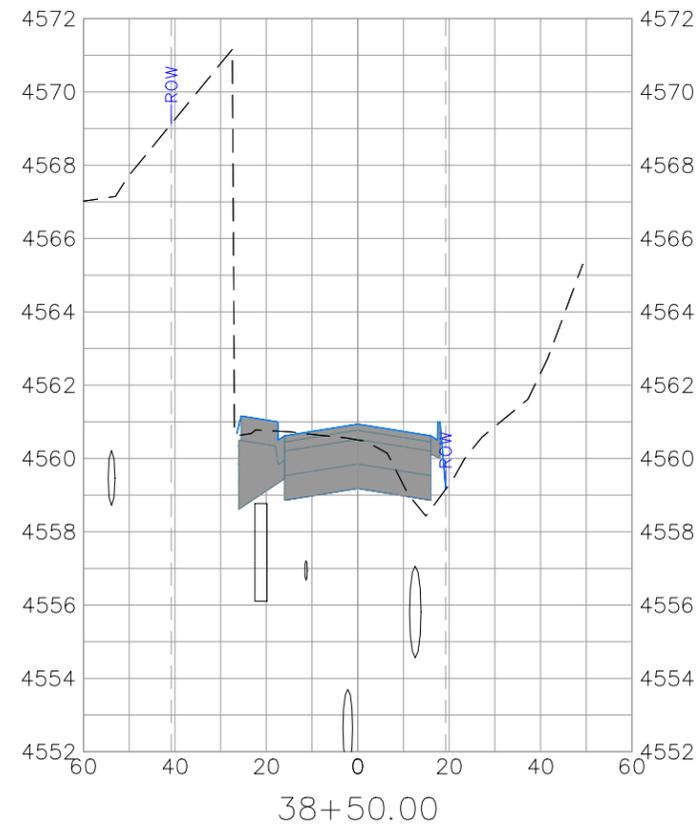
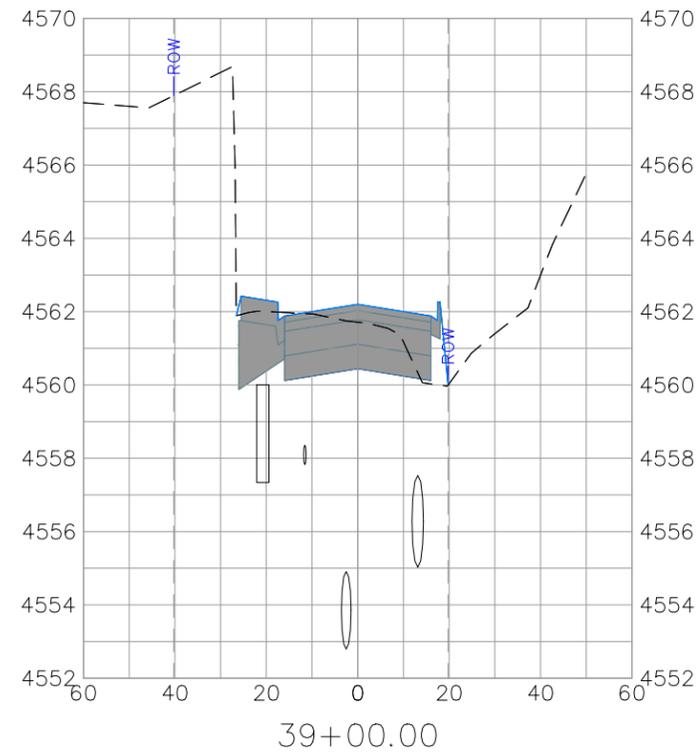


**ENGINEERING AND  
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PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-10**  
January 12, 2026

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

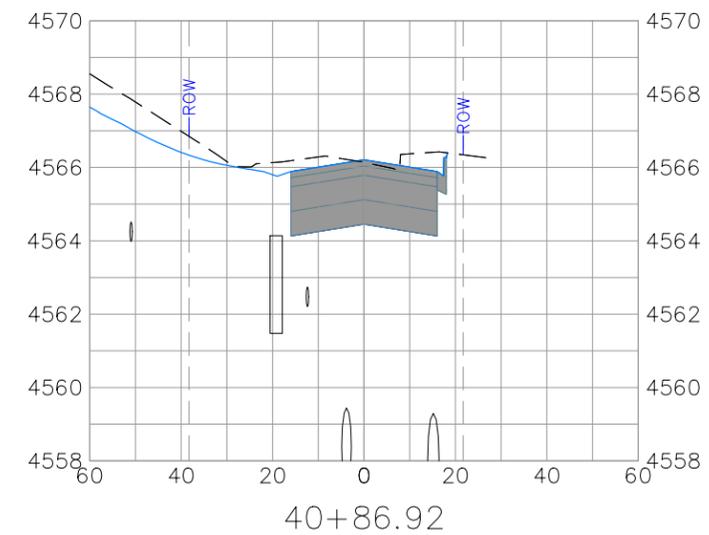
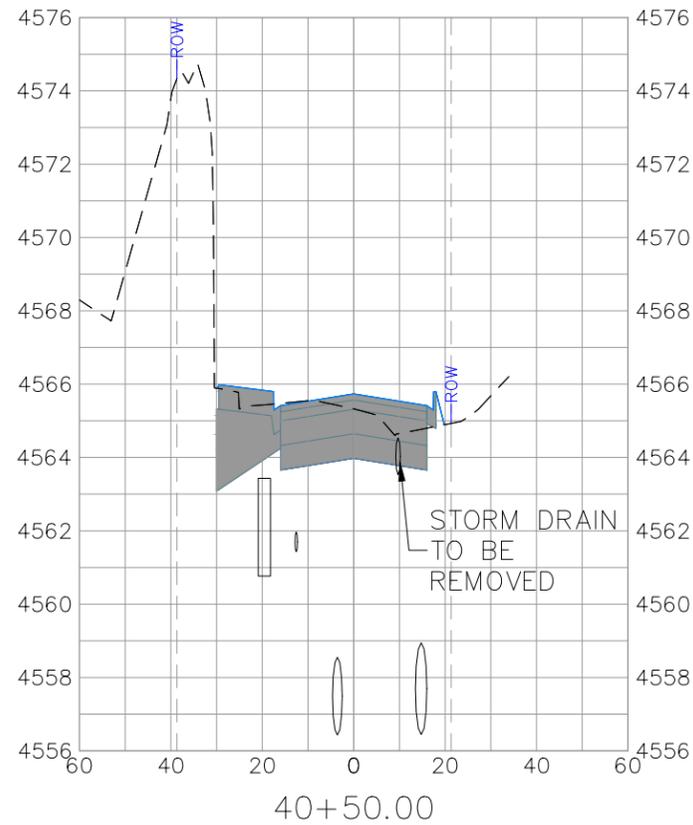
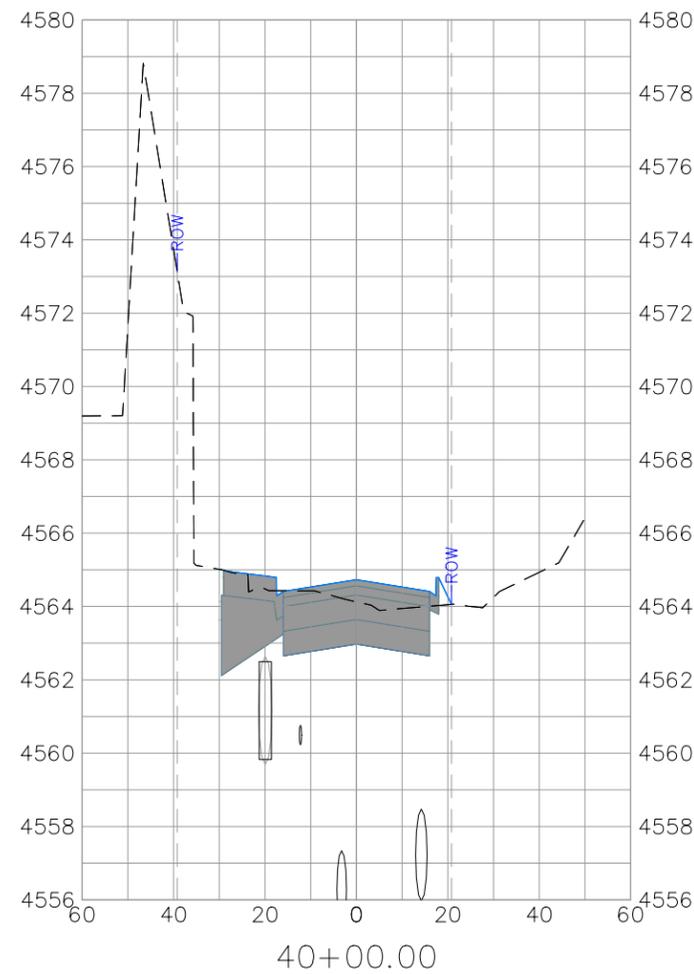


**ENGINEERING AND  
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PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-11  
January 12, 2026**

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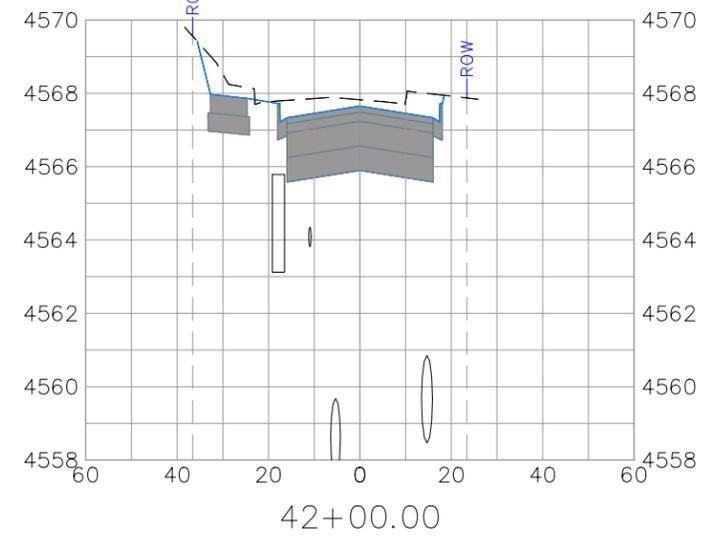
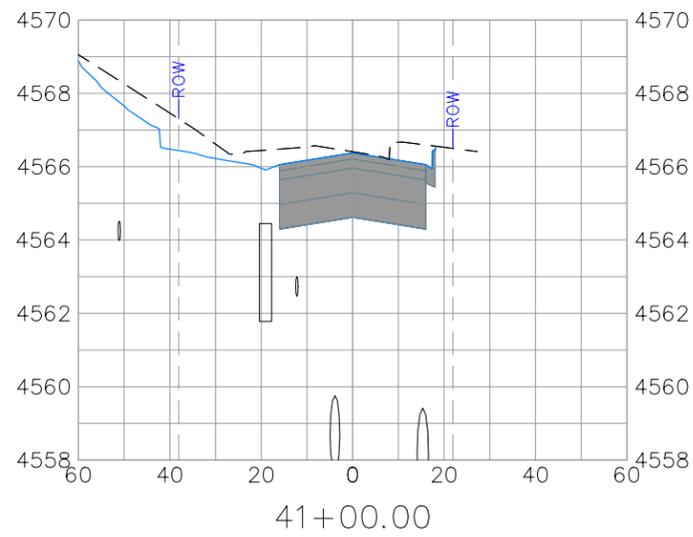
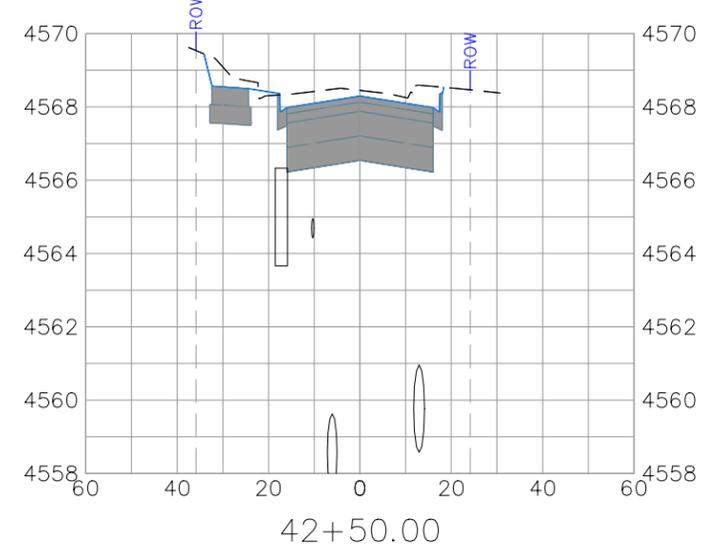
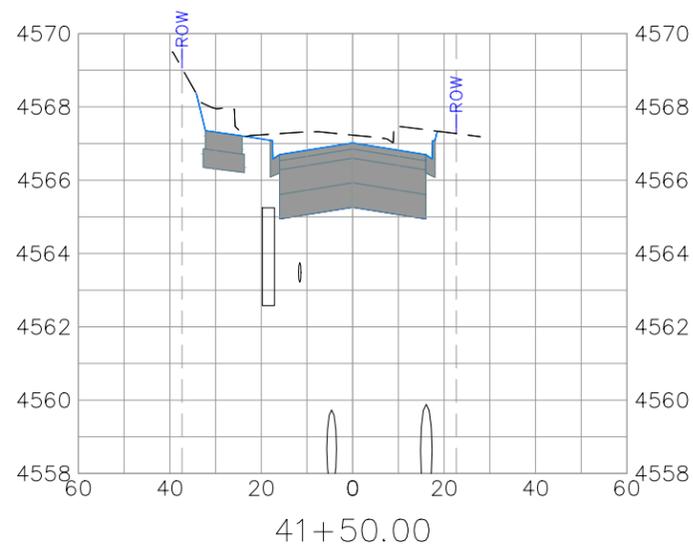
SCALES:	
PLAN & PROFILE	
HORIZONTAL: 1" = 40'	
VERTICAL: 1" = 5'	



**ENGINEERING AND  
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PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS  
CROSS SECTIONS-12  
January 12, 2026**

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		

SCALES:	
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HORIZONTAL: 1" = 40'	
VERTICAL: 1" = 5'	

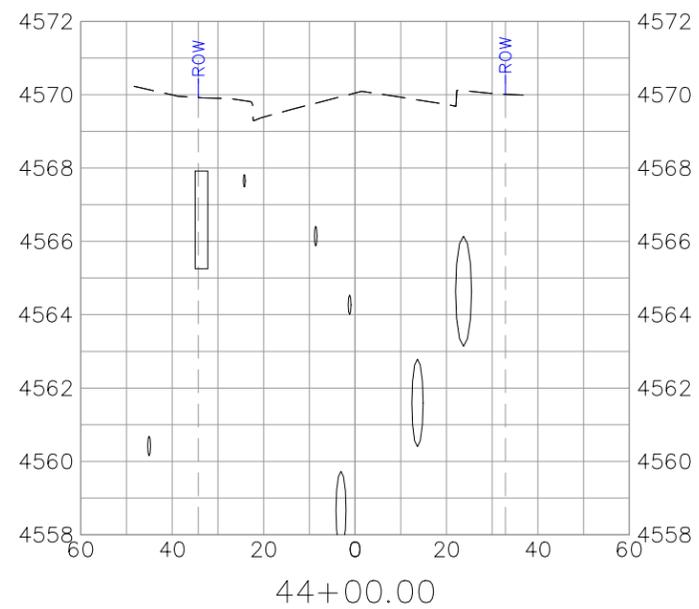


**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

**CROSBY AVE IMPROVEMENTS**  
**CROSS SECTIONS-13**  
**January 12, 2026**

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REVISION														
REVISION														
REVISION														

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



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 CROSS SECTIONS-14  
 January 12, 2026

TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

Format *	
<input checked="" type="checkbox"/> Horizontal Control	PLAN SHEET
<input checked="" type="checkbox"/> Vertical Control	PLAN SHEET
<input checked="" type="checkbox"/> Roadway Alignment	PLAN SHEET
<input checked="" type="checkbox"/> Original Terrain Data	PLAN SHEET
<input type="checkbox"/> 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	
<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Major Reconstruction
<input type="checkbox"/> Signalization	<input type="checkbox"/> New Roadway Construction
<input checked="" type="checkbox"/> Safety Improvement	<input type="checkbox"/> Bridge Replacement
<input checked="" type="checkbox"/> Asphalt Overlay	<input type="checkbox"/> Bridge Widening
<input type="checkbox"/> Concrete Overlay	<input type="checkbox"/> New Bridge
<input type="checkbox"/> Minor Widening	<input type="checkbox"/> 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)

- 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:

Excavation	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
	YES	-	-	25 FT
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	

Embankment	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
	YES	-	-	25 FT
YES	-	-	25 FT	
-	-	-	-	
-	-	-	-	

Roadway Bases	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
	-	-	-	-
-	-	-	-	
-	YES	-	25 FT	
-	YES	-	25 FT	
-	-	-	-	
-	-	-	-	

- 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:

Pavements	Grid (Y/N)	Special Interval	Special Offset
	YES	-	25 FT
YES	-	25 FT	
-	-	-	
-	-	-	
-	-	-	

Curb & Gutter	Tangent Interval	Curve Interval	Special Offset
	25 FT	5 FT	25 FT

Stationing	Left Interval	Center Interval	Right Interval
	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 CDDT 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 CDDT 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 (ie. 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

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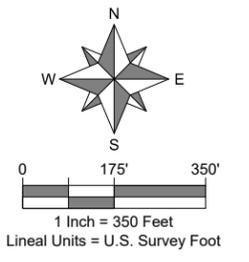
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REVISION			ABL	08/2025	
REVISION			WC	####	
REVISION			WC	####	



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. 210205

CROSBY AVENUE IMPROVEMENTS SURVEY TABULATION

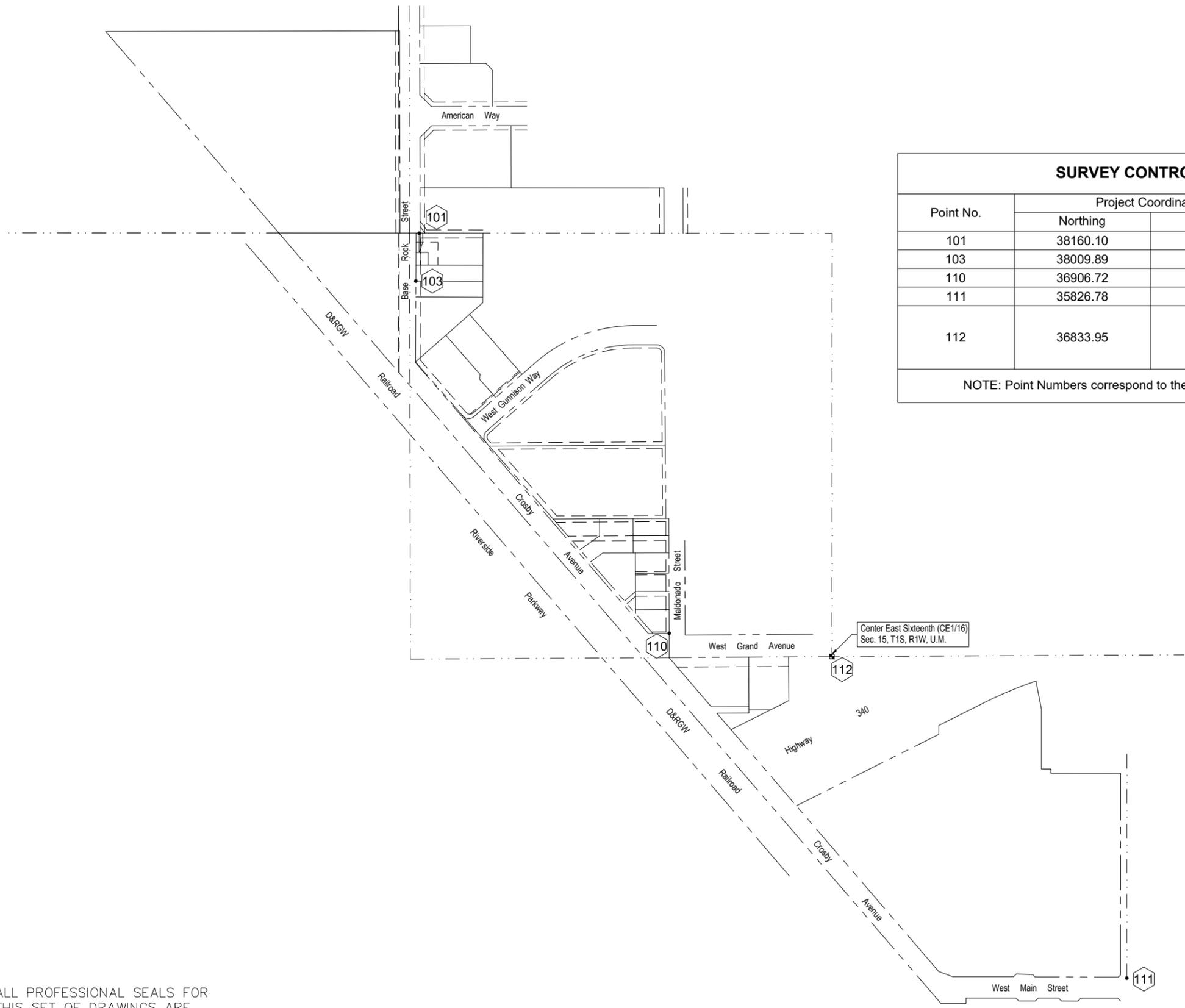
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**SURVEY CONTROL POINTS (CROSBY AVENUE IMPROVEMENTS)**

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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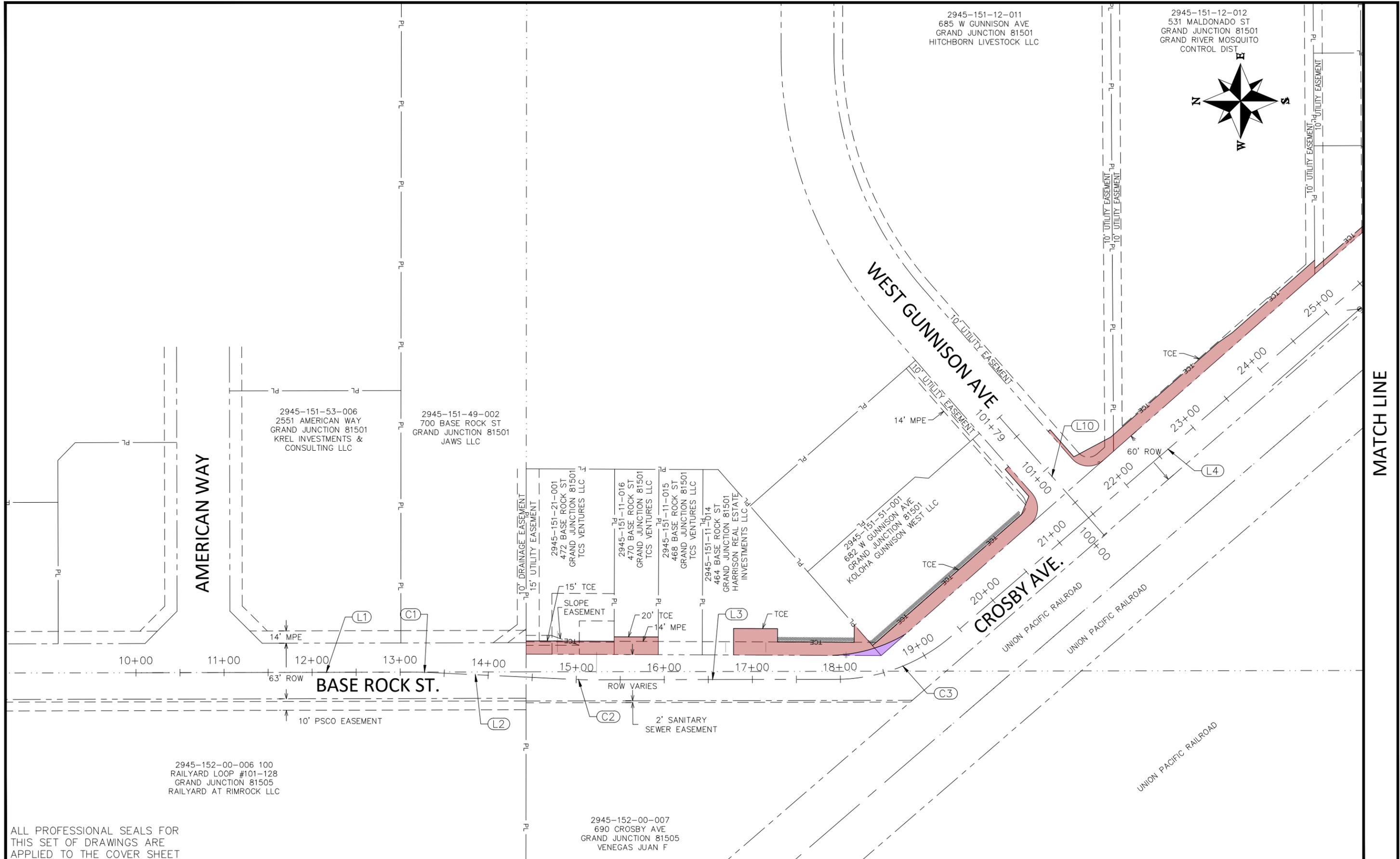
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REVISION			DESIGNED BY	ABL	DATE	08/2025	
REVISION			CHECKED BY	WC	DATE	####	
REVISION			APPROVED BY	WC	DATE	####	



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. 210205

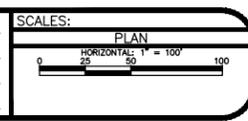
**CROSBY AVENUE IMPROVEMENTS  
SURVEY CONTROL PLAN**

Publicworks-wfs\vol\_pw\Data\EngPro\F210205 (Crosby Ave Improvements)\60CAD\DESIGN\Construction Drawings\SURVEY TABULATION & CONTROL PLAN.dwg - PLOTTED 1/12/2025 2:44:09 PM



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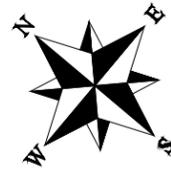


**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS**  
ROADWAY GEOMETRIC CONTROL PLAN-1  
January 12, 2026

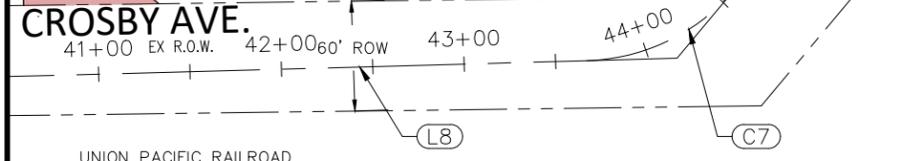
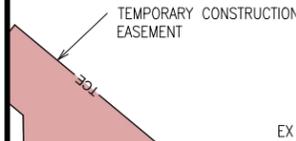
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2945-154-32-003  
215 RICE ST  
GRAND JUNCTION 81501  
MESA COUNTY

MATCH LINE

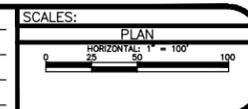


WEST MAIN ST.

UNION PACIFIC RAILROAD

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APPLIED TO THE COVER SHEET

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REVISION			DJM	DATE	Value
REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
REVISION			WC	DATE	Value



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROADWAY GEOMETRIC CONTROL PLAN-3  
January 12, 2026



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

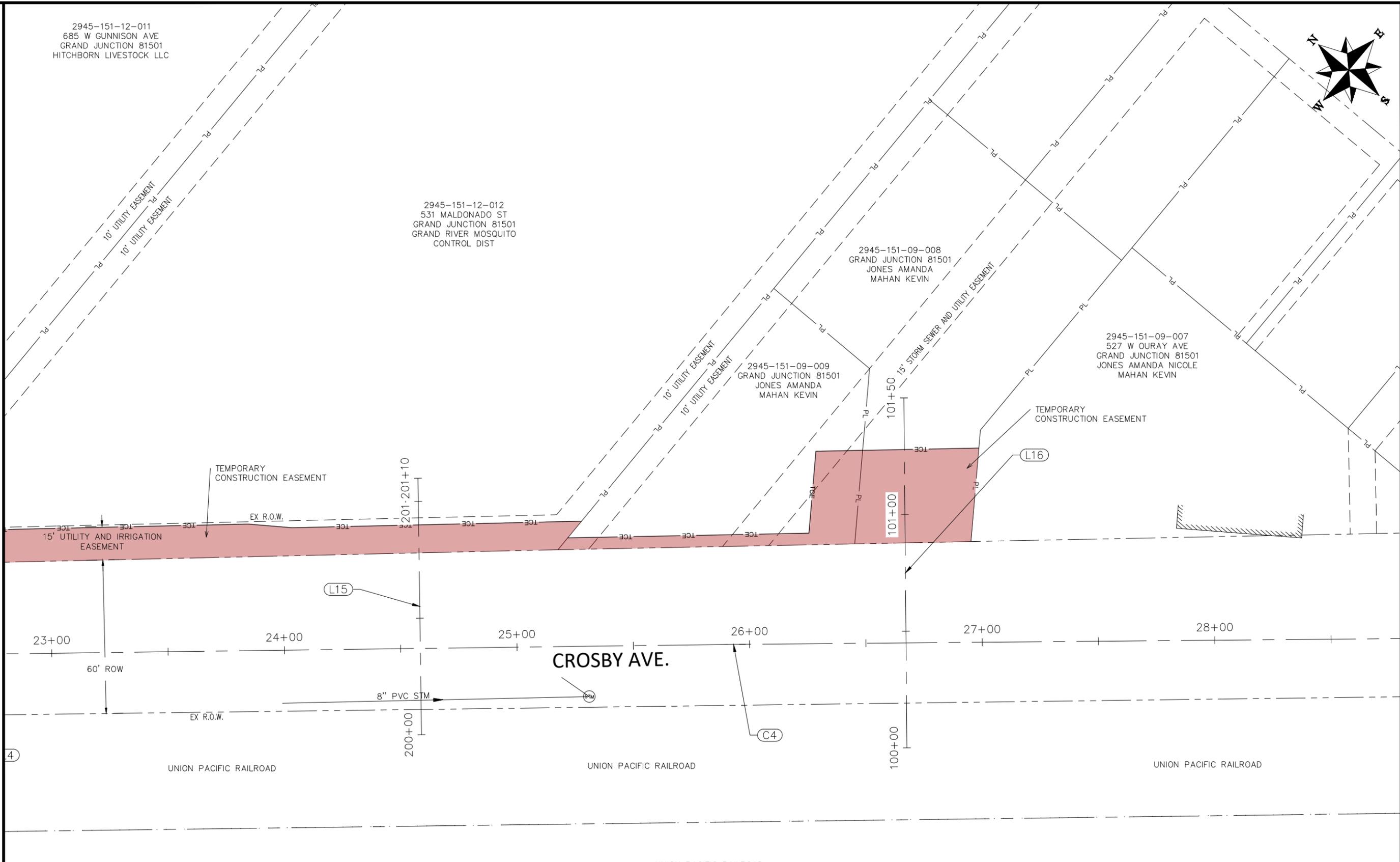
2945-151-09-007  
527 W OURAY AVE  
GRAND JUNCTION 81501  
JONES AMANDA NICOLE  
MAHAN KEVIN

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



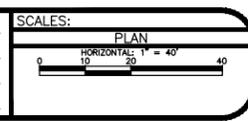
MATCH LINE

MATCH LINE



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THIS SET OF DRAWINGS ARE  
APPLIED TO THE COVER SHEET

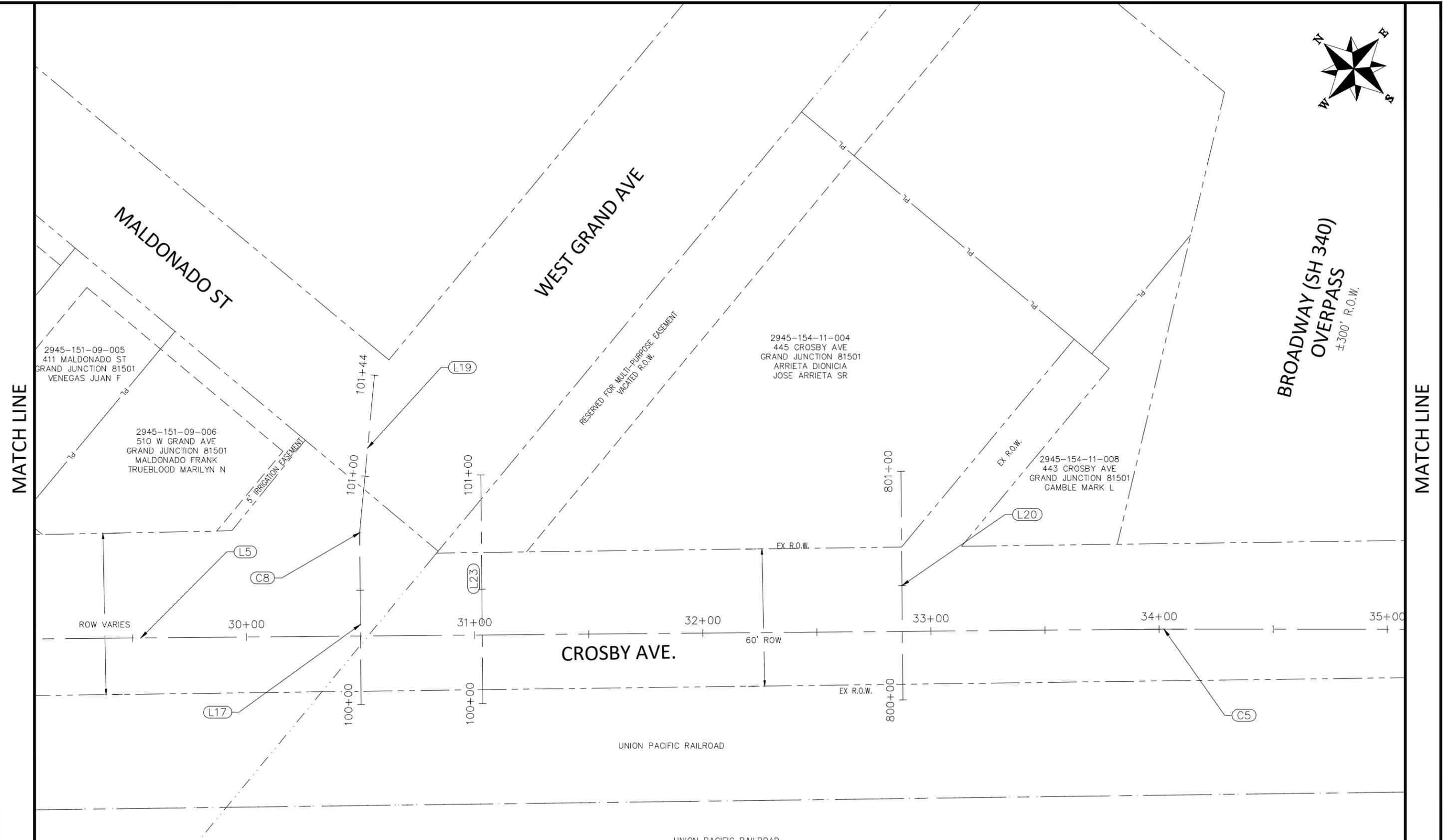
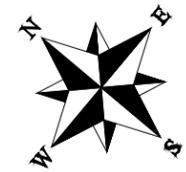
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM	DATE	Value
REVISION			DJM	DATE	Value
REVISION			WC	DATE	Value
REVISION			WC	DATE	Value



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS  
ROADWAY GEOMETRIC CONTROL PLAN-5**  
January 12, 2026

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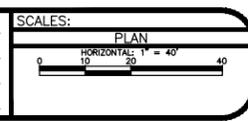
MATCH LINE

MATCH LINE

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

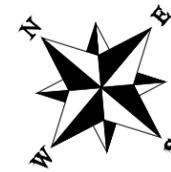
ALL PROFESSIONAL SEALS FOR THIS SET OF DRAWINGS ARE APPLIED TO THE COVER SHEET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	VALUE
REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

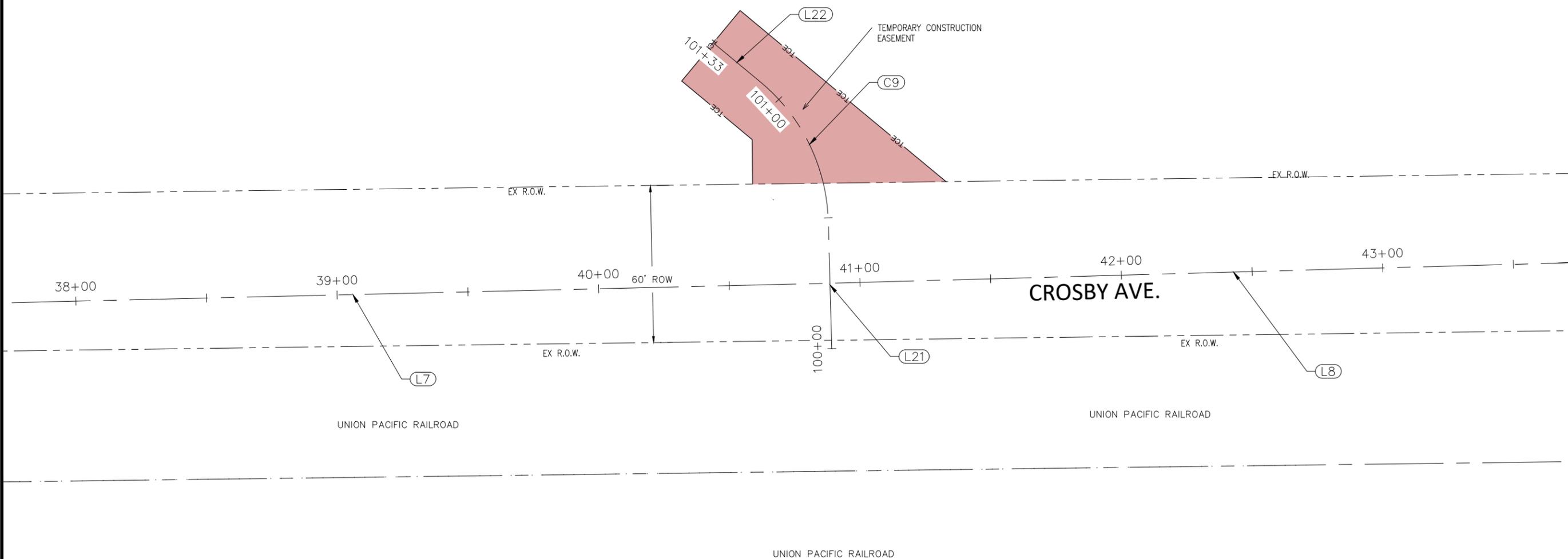
CROSBY AVE IMPROVEMENTS  
ROADWAY GEOMETRIC CONTROL PLAN-6  
January 12, 2026



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

MATCH LINE

MATCH LINE



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REVISION			DJM		
REVISION			DJM		
REVISION			WC		
REVISION			WC		

SCALES:	
PLAN	HORIZONTAL: 1" = 40'



ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 ROADWAY GEOMETRIC CONTROL PLAN-7  
 January 12, 2026

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

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



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ROADWAY GEOMETRIC CONTROL DATA-1  
January 12, 2026

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

SCALES:	PLAN
	HORIZONTAL: 1" = 40'



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. P210205

CROSBY AVE IMPROVEMENTS  
ROADWAY GEOMETRIC CONTROL DATA-2  
January 12, 2026

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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-H55-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 #CP3B51C1HA22C5XC5L97 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 #CP3B51C1HA22C5XC5L97 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", REFERENCE "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.

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.



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REVISION Δ REV 3			WC		
REVISION Δ REV 4			WC		



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
COVER SHEET



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		1,2
E8	SA-18	27+64.95	L=39.53	1		1,2
E8	SA-17	28+67.59	L=39.84	1		1,2
E8	SA-16	29+67.59	L=40.15	1		1,2
E8	SA-15	30+57.63	L=46.9	1		1,2
E9	SA-14	31+45.41	L=38.4	1		1,2
E9	SA-13	32+35.41	L=37.91	1		1,2
E9	SA-12	33+25.41	L=37.42	1		1,2
E9	SA-11	33+94.7	L=37.05	1		1,2
E9	SA-10	34+84.18	L=32.93	1		1,2
E9	SA-9	35+40.97	L=31.08	1		1,2
E9	SA-8	35+93.25	L=30.92	1		1,2
E10	SA-7	36+58.39	L=30.72	1		1,2
E10	SA-6	37+24.17	L=29.87	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 Δ REV 3			WC		
REVISION Δ REV 4			WC		



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PROJECT NO. F210205

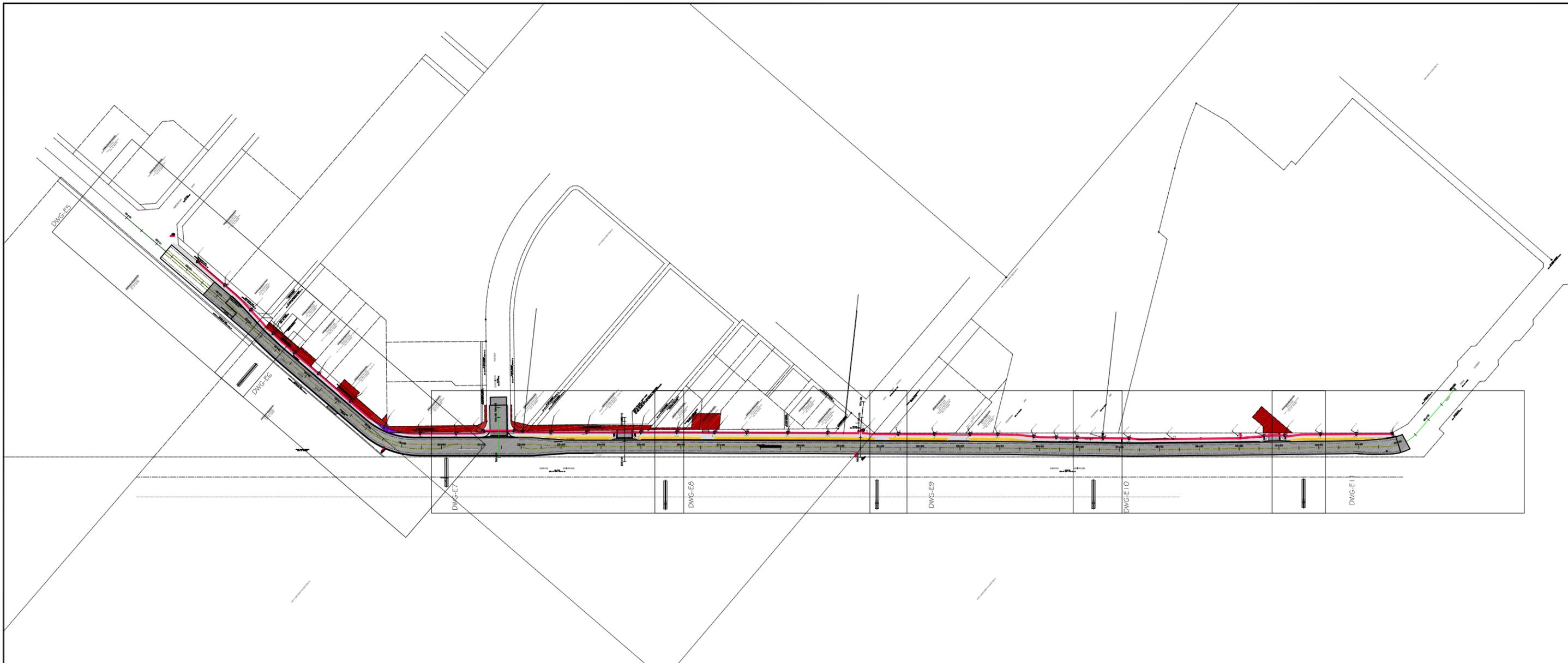
CROSBY AVE IMPROVEMENTS  
LIGHTING SCHEDULES



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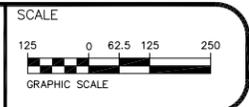


**LIGHTING/ELECTRICAL PLAN KEY MAP**  
 SCALE: 1"=250'

**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 Δ REV 3			WC	
REVISION Δ REV 4			WC	



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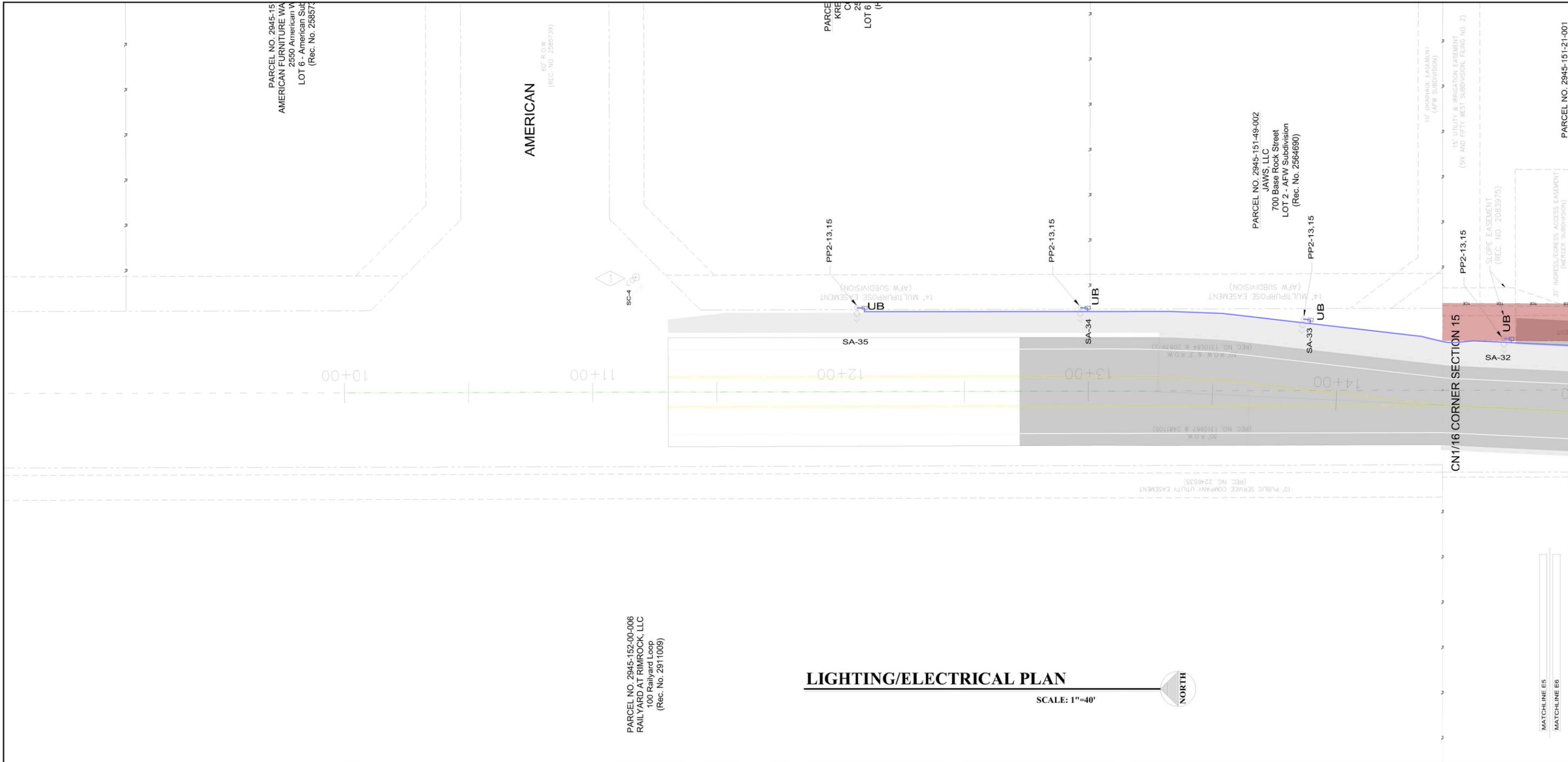
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 LIGHTING/ELECTRICAL PLAN KEY**



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- 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:

SC-4 STREET LIGHT "SC-4" TO BE PURCHASED INSTALLED AND WIRED BY XCEL ENERGY, TYPICAL.

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REVISION 3			WC		
REVISION 4			WC		



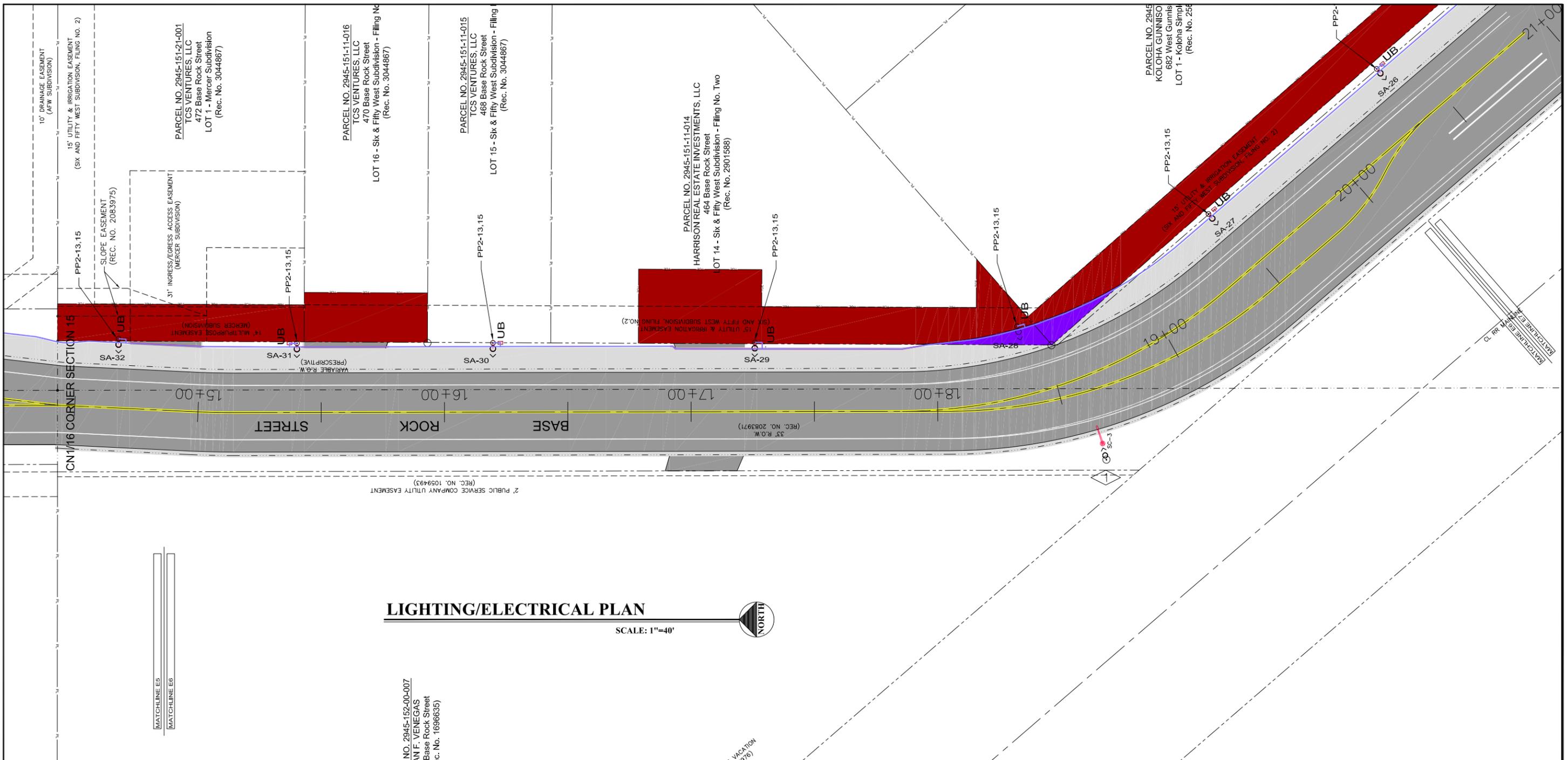
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CROSBY AVE IMPROVEMENTS  
SITE LIGHTING PLAN



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**LIGHTING/ELECTRICAL PLAN**

SCALE: 1"=40'



**FLAG NOTES:**

- 1. STREET LIGHT "SC-3" 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.



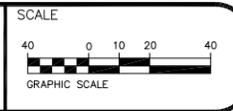
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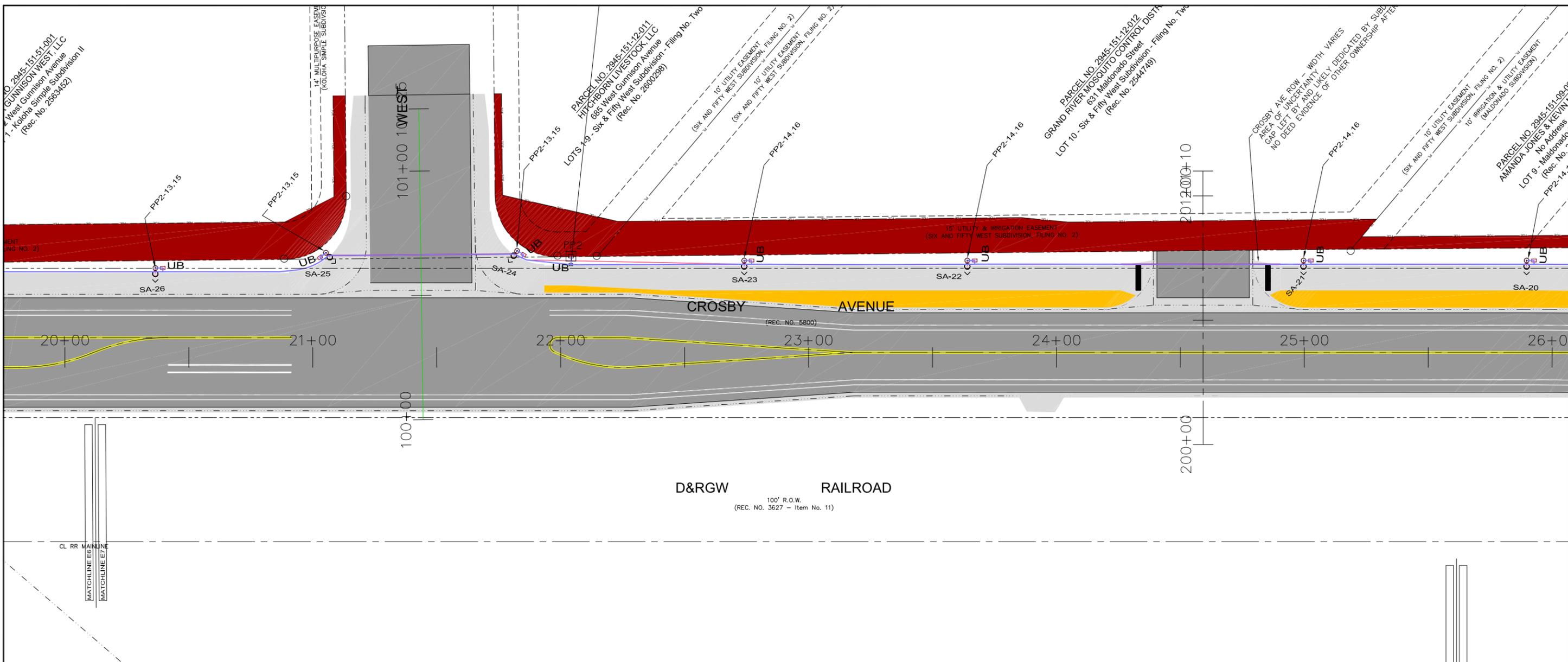
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REVISION Δ REV 1		
REVISION Δ REV 2		
REVISION Δ REV 3		
REVISION Δ REV 4		

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DESIGNED BY	AJM	DATE	12/9/2024
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APPROVED BY	WC	DATE	



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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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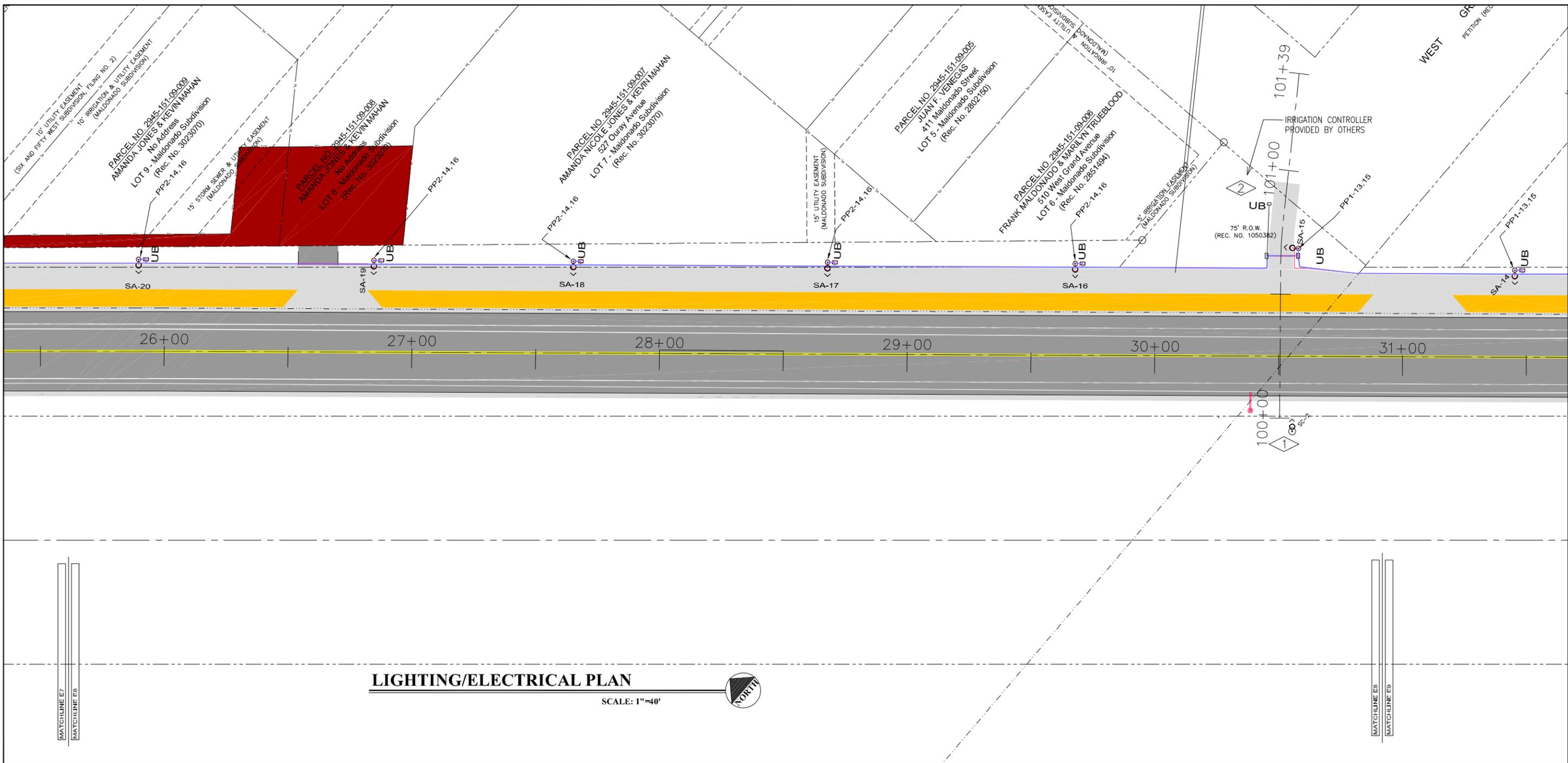
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REVISION Δ REV 4			WC		



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CROSBY AVE IMPROVEMENTS  
 SITE LIGHTING PLAN



**LIGHTING/ELECTRICAL PLAN**  
SCALE: 1"=40'

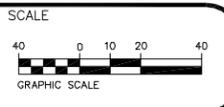
**GENERAL NOTES:**

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.

**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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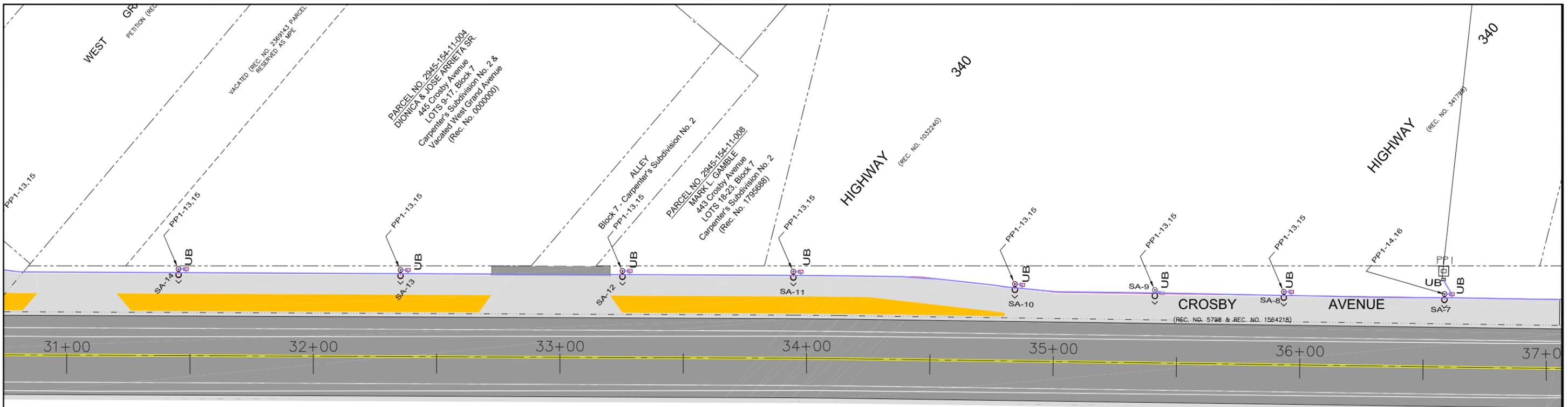
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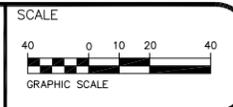
**LIGHTING/ELECTRICAL PLAN**  
 SCALE: 1"=40'



**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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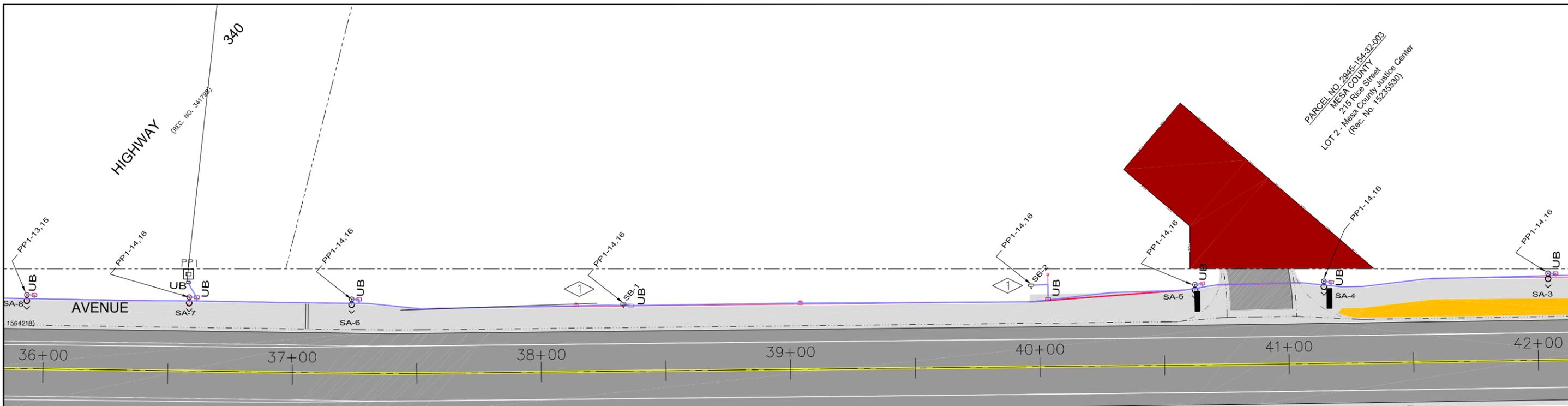
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RAILROAD  
11)

**LIGHTING/ELECTRICAL PLAN**

SCALE: 1"=40'



FLAG NOTES:

- 1) REFERENCE DRAWING "E-11" FOR LOCATION AND MOUNTING HEIGHT OF TYPE B WALL PACK, TYPICAL.

GENERAL NOTES:

- POWER CIRCUIT AS SHOWN ON DRAWING, TYPICAL.
- LIGHT TO BE ORIENTED TO BE PERPENDICULAR TO SIDEWALK AND SHINE ON SIDEWALK, TYPICAL.
- 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.

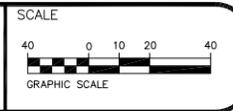


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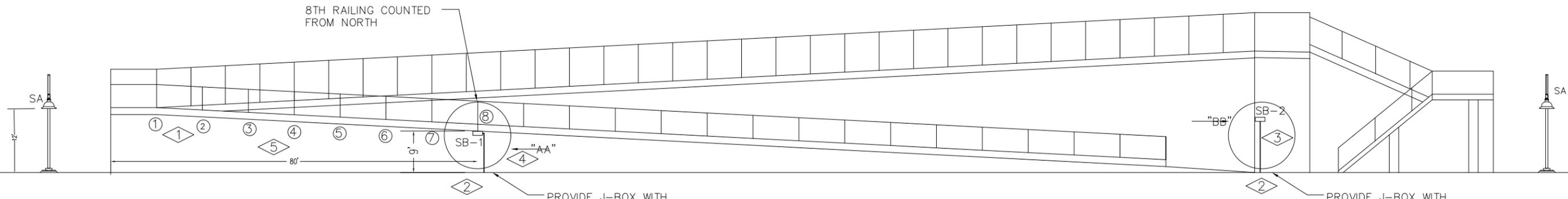
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CROSBY AVE IMPROVEMENTS  
SITE LIGHTING PLAN



**LIGHTING/PEDESTRIAN BRIDGE WEST ELEVATION PLAN**

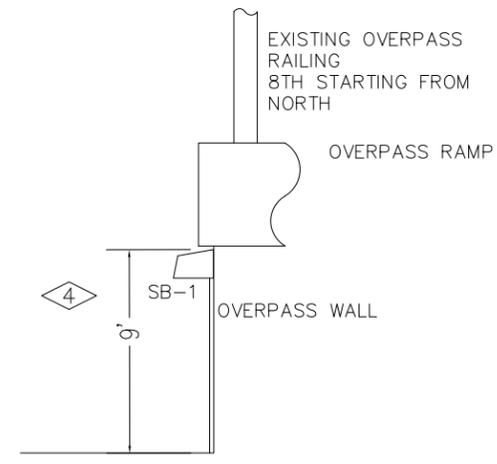
SCALE: N.T.S

PROVIDE J-BOX WITH TOP LEVEL TO NEW FINISHED SIDEWALK. CONDUIT TO BE RUN UNDER CONCRETE AND TRANSITION UP TO 3/4" IMC.

PROVIDE J-BOX WITH TOP LEVEL TO NEW FINISHED SIDEWALK. CONDUIT TO BE RUN UNDER CONCRETE AND TRANSITION UP TO 3/4" IMC.

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 BE 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.

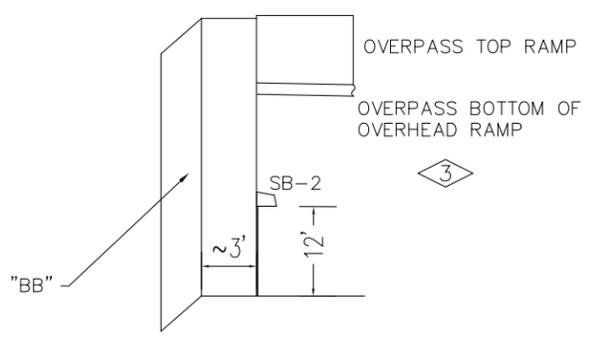


**DETAIL "AA" LOOKING NORTH ALONG OVERPASS WALL**

SCALE: N.T.S

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.



**DETAIL "BB" LOOKING SOUTH ALONG OVERPASS WALL**

SCALE: N.T.S



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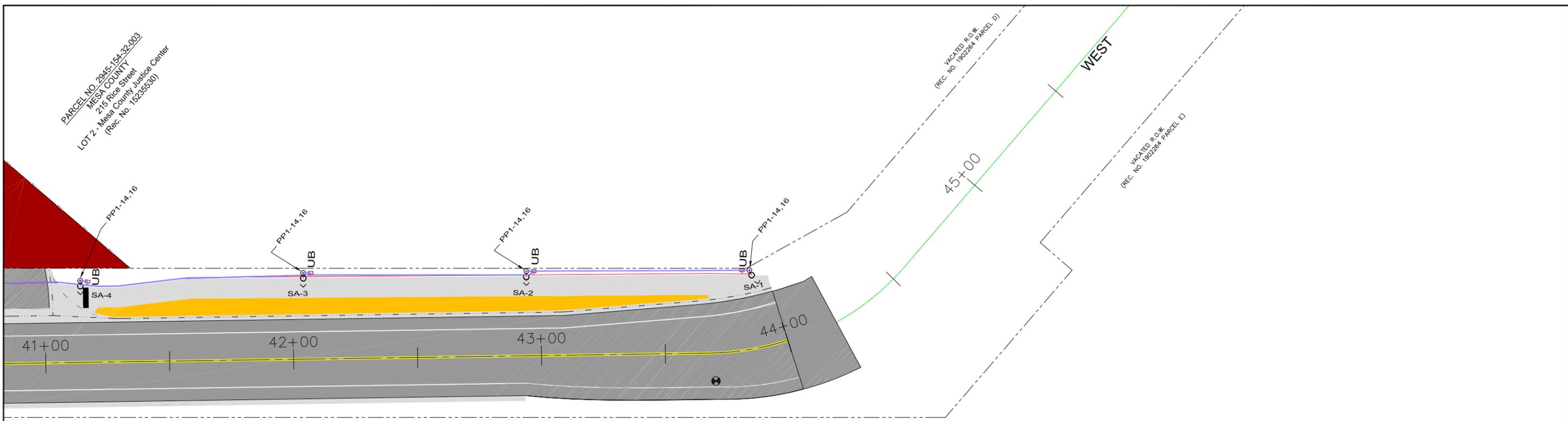
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REVISION Δ REV 4	-	WC		



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PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
PEDESTRIAN OVERPASS ELEVATION



MATCHLINE E10  
MATCHLINE E11

**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.



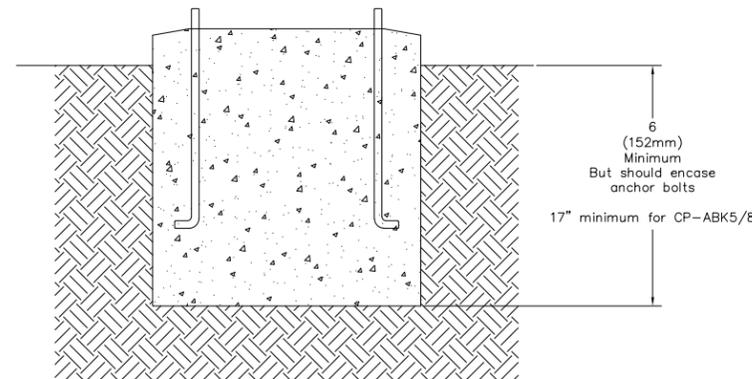
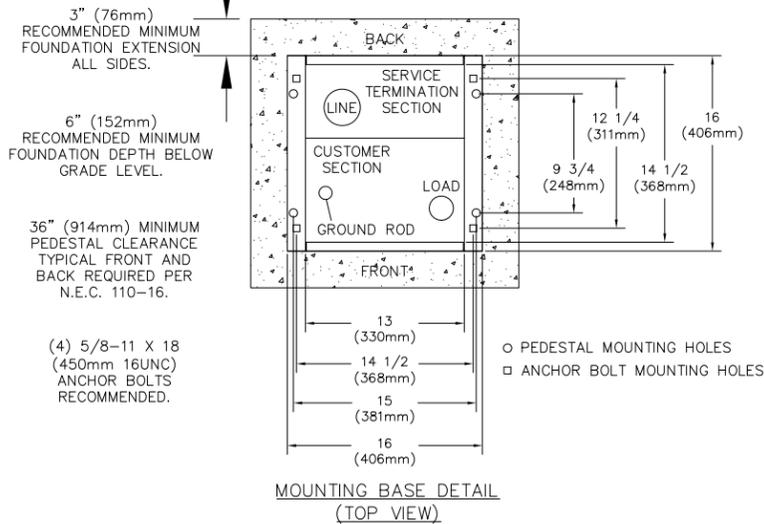
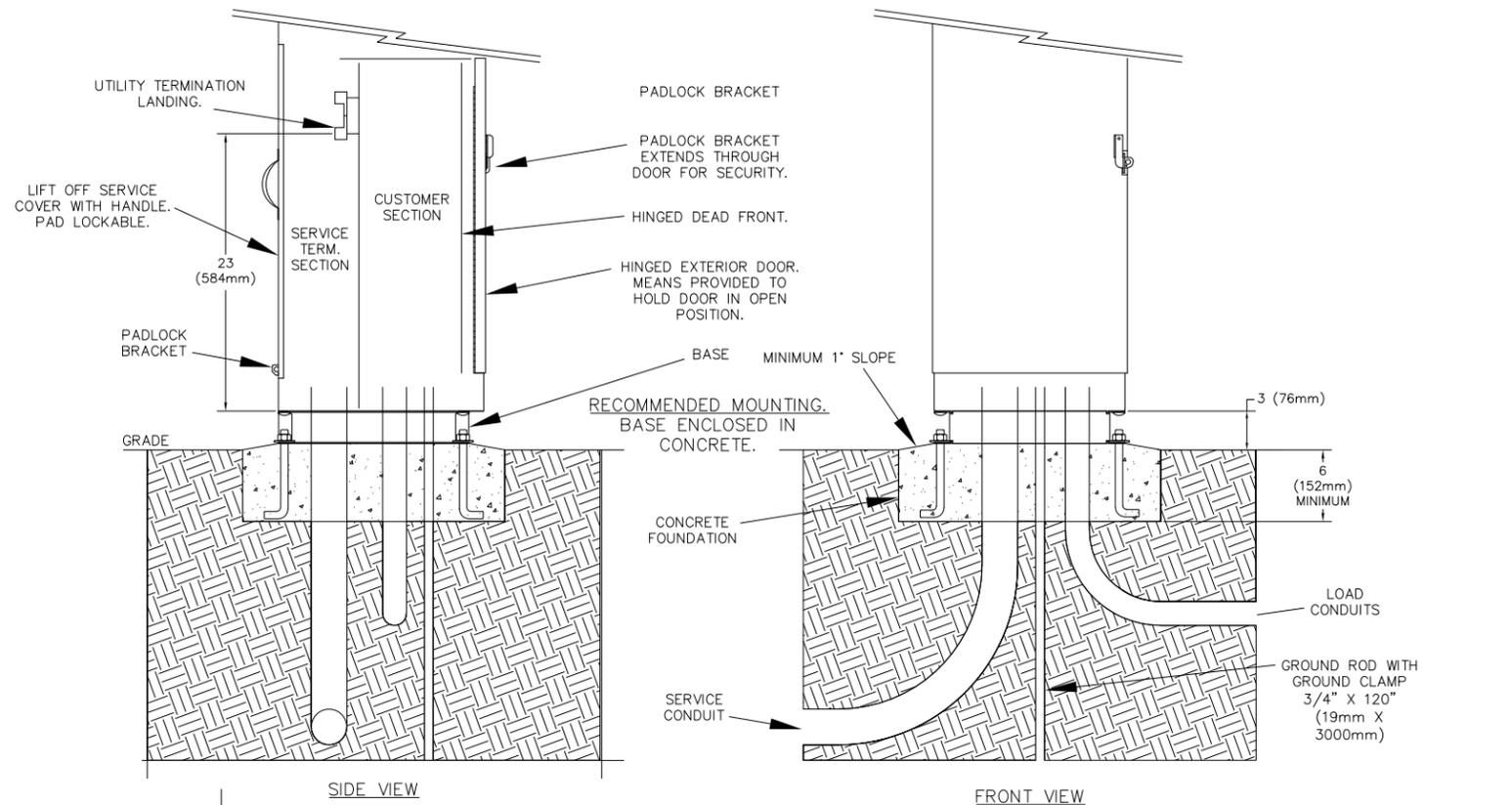
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REVISION Δ REV 3			WC		
REVISION Δ REV 4			WC		



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CROSBY AVE IMPROVEMENTS  
SITE LIGHTING PLAN

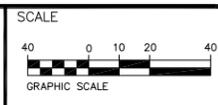


**NOTES**

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.

**B** TYPICAL POWER PEDESTAL/LIGHTING CONTROL CENTER (SPECIAL) PLAN  
 1 NOT TO SCALE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			AJM	12/9/2024
REVISION Δ REV 2			AJM	12/9/2024
REVISION Δ REV 3			WC	
REVISION Δ REV 4			WC	



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210205

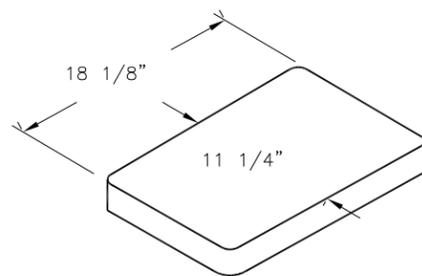
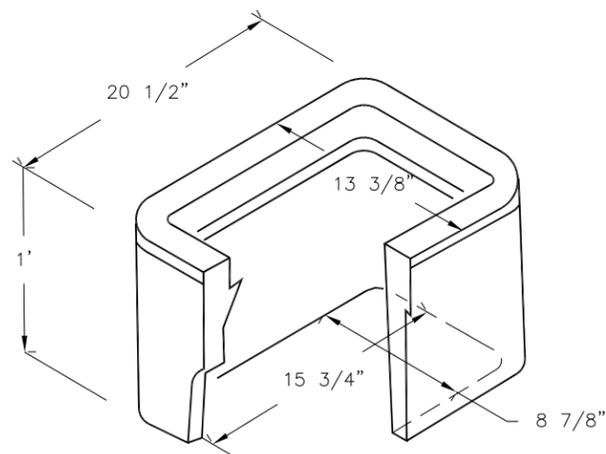
CROSBY AVE IMPROVEMENTS  
 PEDESTAL DETAILS



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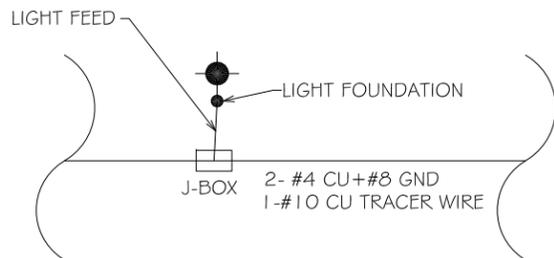


**STREET LIGHT AND PEDESTRIAN LIGHT PULL BOX**

DIMENSIONS SHOWN HERE FOR LAYOUT AND PLANNING PURPOSES. CONTRACTOR SHALL RELY ON MANUFACTURER DETAILS. REFERENCE CDOT S-613-3

- 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.
- 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.
- 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.

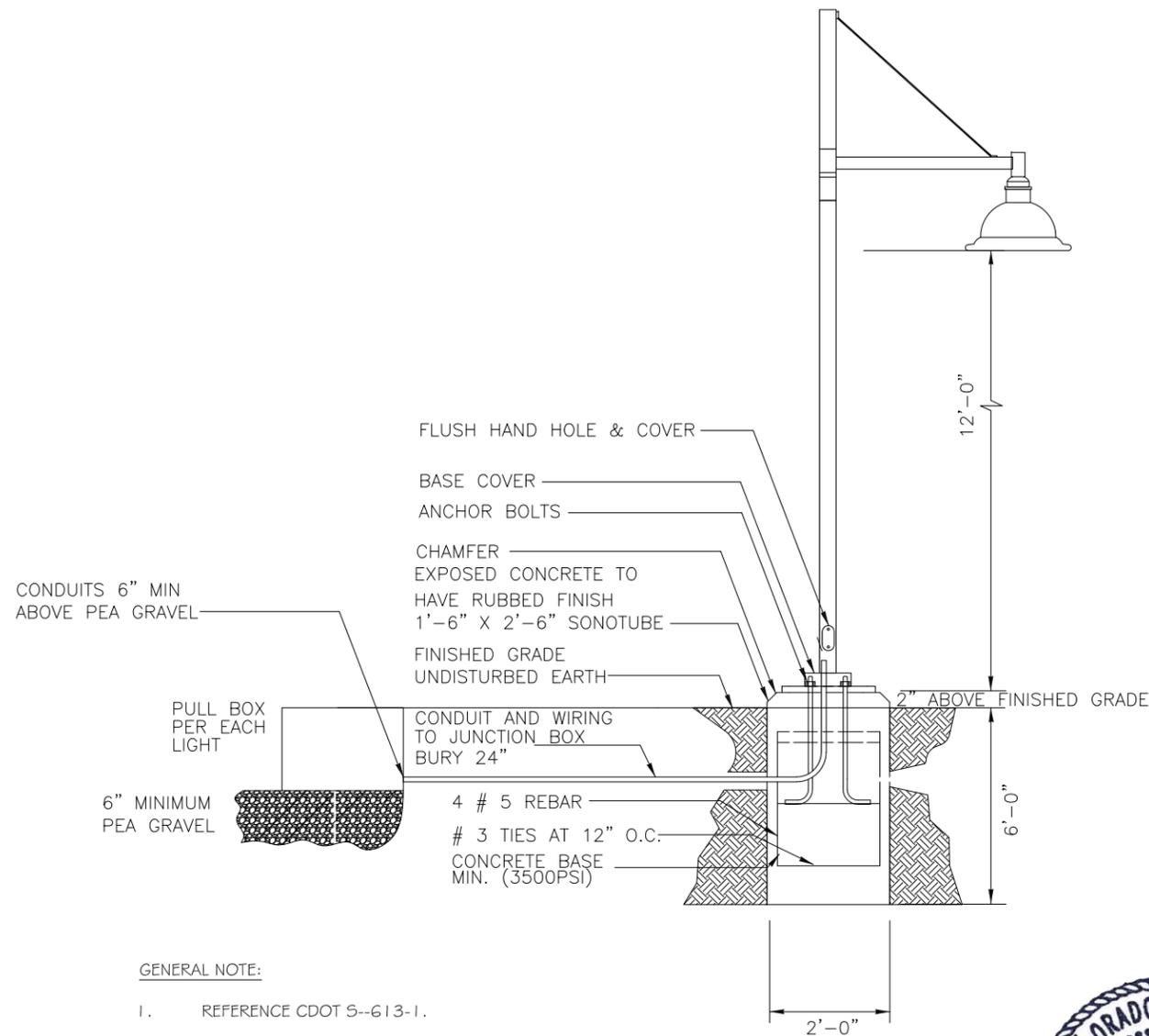
**C UTILITY BOX DETAIL**  
1 NOT TO SCALE



**C UTILITY BOX CONNECTION DETAIL**  
2 NOT TO SCALE

NOTES:

- ALL WIRING TO LIGHTS WILL BE WIRED IN PARALLEL NOT IN SERIES WITH #4 WIRE FEED TO REDUCE VOLTAGE DROP.
- PROVIDE #10 TRACER WIRE IN ALL NEW CONDUIT.



**C TYPICAL TYPE SA LIGHT DETAIL**  
3 NOT TO SCALE

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER MODEL NUMBER	APPROVAL	VOLTAGE MOUNTING # OF LAMPS	BALLAST LAMPE TYPE LAMP CAT. #	DESCRIPTION
SA	STERNBERG LIGHTING 1A-1527FLED-SM-SV1-4ARC-35(00)K-T2-F-MDL03-BK	OWNER REQUESTED	UNV POLE 1	ELECTRONIC LED 66 W	PEDESTRIAN LUMINAIRE, ARM MOUNTED, LED, CUTOFF, ORDER POLE SO THAT LAMP HEIGHT IS 12' AFG MEASURED AT BOTTOM OF LUMINAIRE. ORDER WITH BRD ARM COLOR OF POLE AND ARM TO MATCH POLE.
SB	CURRENT LIGHTING, BEACON RL1-48L-15-4K7-3-UNV-DBT	OWNER REQUESTED	UNV SURFACE WALL 1	ELECTRONIC LED 48W	WALL PACK ATTACHED TO PEDESTRIAN OVER PASS WALLS AS SHOWN IN DRAWINGS.



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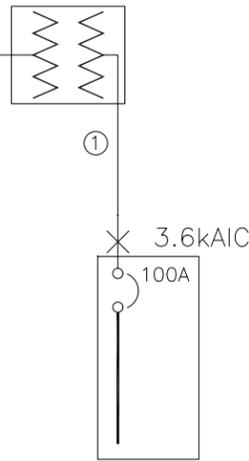
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION Δ REV 1			AJM	12/9/2024	N.T.S.
REVISION Δ REV 2			AJM	12/9/2024	
REVISION Δ REV 3			WC		
REVISION Δ REV 4			WC		



**PUBLIC WORKS ENGINEERING DIVISION**  
PROJECT NO. F210205

**CROSBY AVE IMPROVEMENTS LIGHTING DETAILS**

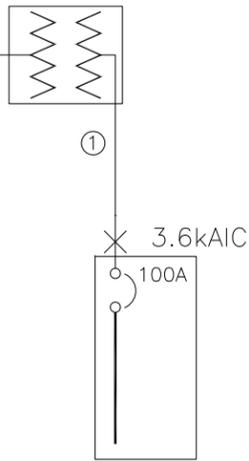
NEW PAD MOUNTED  
TRANSFORMER 50KVA  
240/120 VOLT, 1PH  
BY XCEL



NEW "PP1" 100A MCB MILBANK  
PEDESTAL CP3B51C1HA22CSXCSL97,  
12 UNSWITCHED/12 SWITCHED CKTS  
240/120V 1PH, 3W  
22 kAIC

① 1 SET(S)[2" PVC  
SCHED. 80  
(3#3(CU,THWN)+1#8(CU)GND]

NEW PAD MOUNTED  
TRANSFORMER 50KVA  
240/120 VOLT, 1PH  
BY XCEL



NEW "PP2" 100A MCB MILBANK  
PEDESTAL CP3B51C1HA22CSXCSL97,  
12 UNSWITCHED/12 SWITCHED CKTS  
240/120V 1PH, 3W  
22 kAIC

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.

**A**  
**ONE-LINE DIAGRAM**  
**1**  
NOT TO SCALE

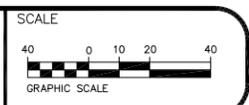


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REVISION Δ REV 1			AJM	12/9/2024
REVISION Δ REV 2			AJM	12/9/2024
REVISION Δ REV 3			WC	
REVISION Δ REV 4			WC	



PUBLIC WORKS  
ENGINEERING DIVISION  
PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
ONE-LINE DIAGRAMS

PANEL: PP1      DC 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

FLAG NOTES:

① CIRCUITS 1-12 ARE UNSWITCHED, CIRCUITS 13 TO 24 ARE SWITCHED AND CONTROLLED WITH THE CONTRACTOR SUPPLIED PHOTOCCELL, TYPICAL..

DC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE A	LOADS B	VA C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	DC AMPS P
100 2		MAIN	GENERAL	0	1	180			2	180	GENERAL	CONTROL POWER		15 1
20 1		SPARE	SPARE	0	3		0		4					
20 1		SPARE	SPARE	0	5				6					
				0	7		0		8					
					9				10					
					11				12					
0 2		LTS NW	NONE	240	13	510			14	270	NONE	LTS SE	①	0 2
20 1		SPARE	SPARE	240	15		510		16	270				
20 1		SPARE	SPARE	0	17		0		18					
				0	19				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      DC 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

DC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE A	LOADS B	VA C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	DC AMPS P
100 2		MAIN	GENERAL	0	1	180			2	180	GENERAL	CONTROL POWER		15 1
20 1		SPARE	SPARE	0	3		0		4					
20 1		SPARE	SPARE	0	5				6					
0 1		IRR CONTROL	NONE	240	7		0		8					
					9		240		10					
					11				12					
0 2		LTS-NW	NONE	360	13	600			14	240	NONE	LTS-SE	①	0 2
20 1		SPARE	SPARE	360	15		600		16	240				
20 1		SPARE	SPARE	0	17		0		18					
				0	19				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		



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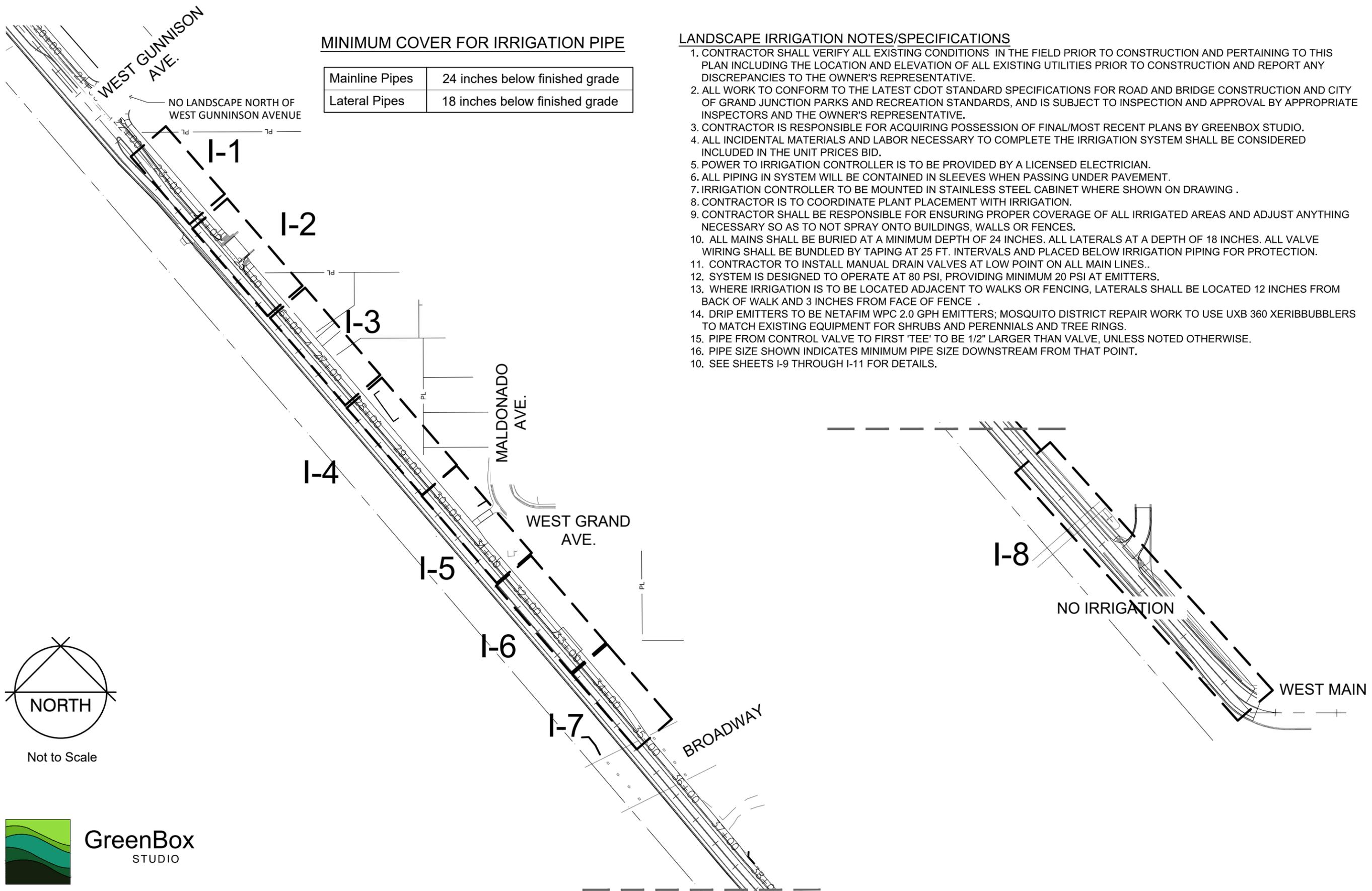
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REVISION Δ REV 4			WC		



PUBLIC WORKS  
 ENGINEERING DIVISION  
 PROJECT NO. F210205

CROSBY AVE IMPROVEMENTS  
 ONE-LINE DIAGRAMS

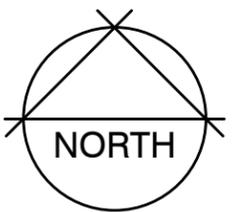


**MINIMUM COVER FOR IRRIGATION PIPE**

Mainline Pipes	24 inches below finished grade
Lateral Pipes	18 inches below finished grade

**LANDSCAPE IRRIGATION NOTES/SPECIFICATIONS**

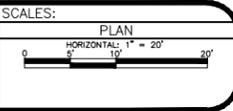
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND PERTAINING TO THIS PLAN INCLUDING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. ALL WORK TO CONFORM TO THE LATEST CDOT 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 XERIBUBBLERS 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.



Not to Scale



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			MH	01-05-2026	MH	01-05-2026	MR	01-05-2026	##	####
REVISION										
REVISION										
REVISION										



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan Index**  
Sta 22+00–Sta 44+00

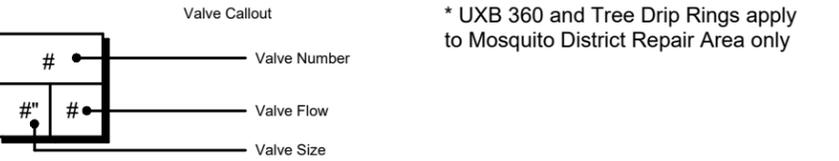
I-C

# IRRIGATION SCHEDULE

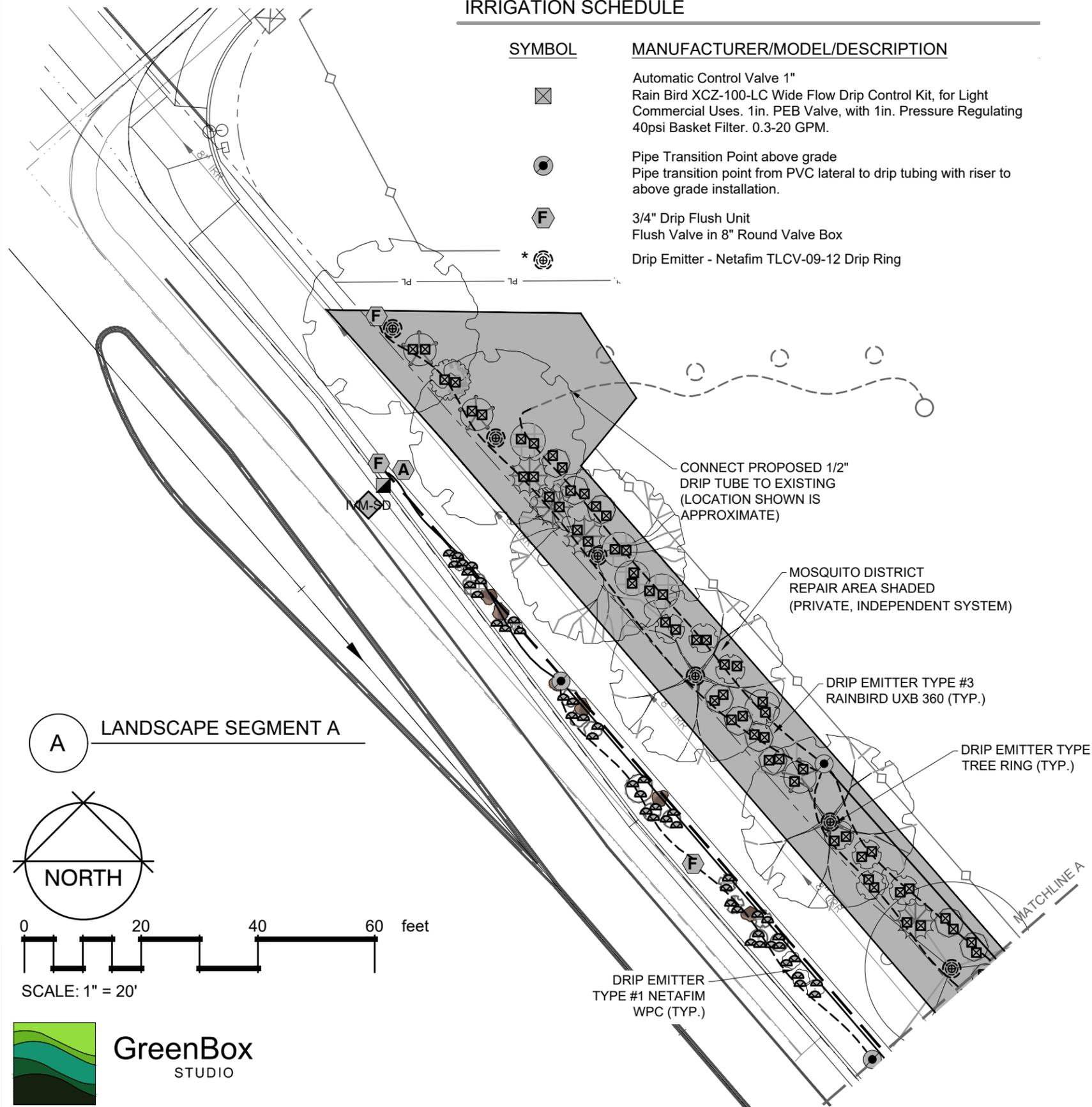
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird XZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	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
	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
	Air/Vacuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
	1-1/2" Backflow Preventer - Febco 825Y Reduced Pressure Backflow Preventer
	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.
	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.
	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.
	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



	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	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	##	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan**  
Sta 22+00–Sta 23+75

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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

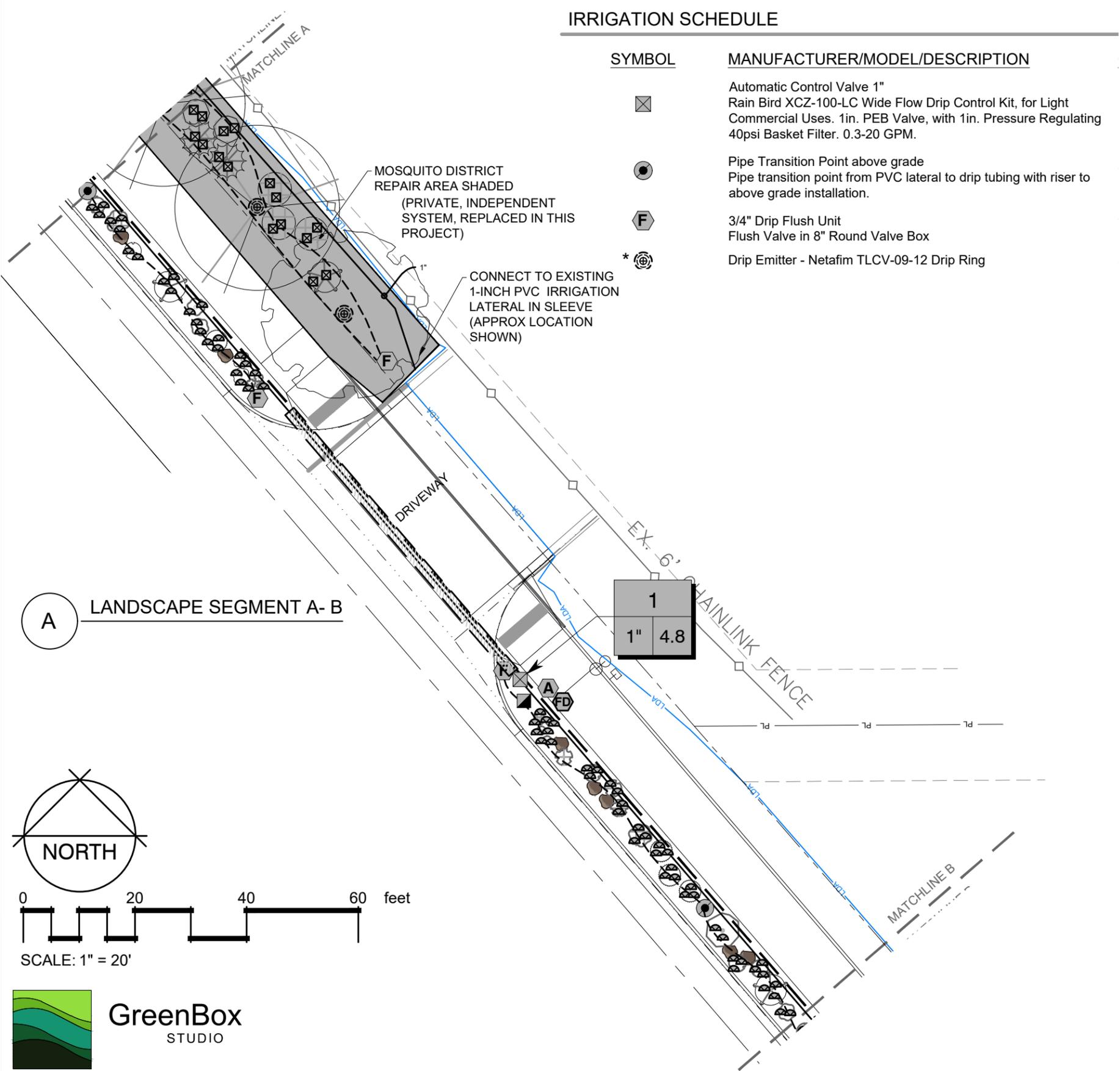
* ☉	Drip Emitter, 2.0 gph 2.0 Single Outlet Pressure Compensating Netafim WPC Emitter, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet.
☒	Drip Emitter; Rain Bird UXB-360-025 UXB-360 Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 1/4in. Barb. Adjust flow as required 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
Ⓜ	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/Vacuum 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.
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

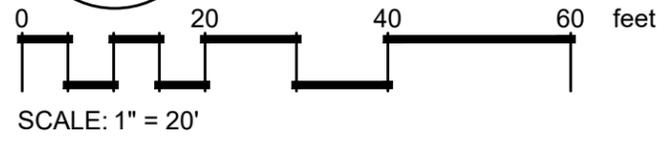
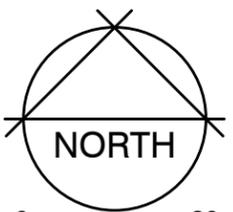
Valve Callout  
 \* UXB 360 and Tree Drip Rings apply to Mosquito District Repair Area only



- 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"



A LANDSCAPE SEGMENT A-B



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			MH	01-05-2026	MH	01-05-2026	MR	01-05-2026	##	####



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan**  
Sta 23+75 - Sta 25+75

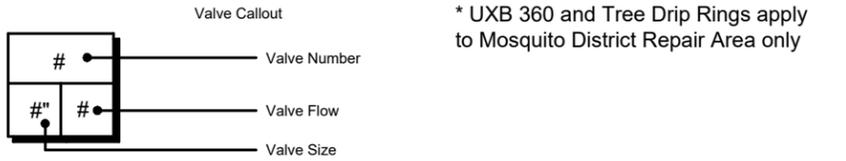
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IRRIGATION SCHEDULE

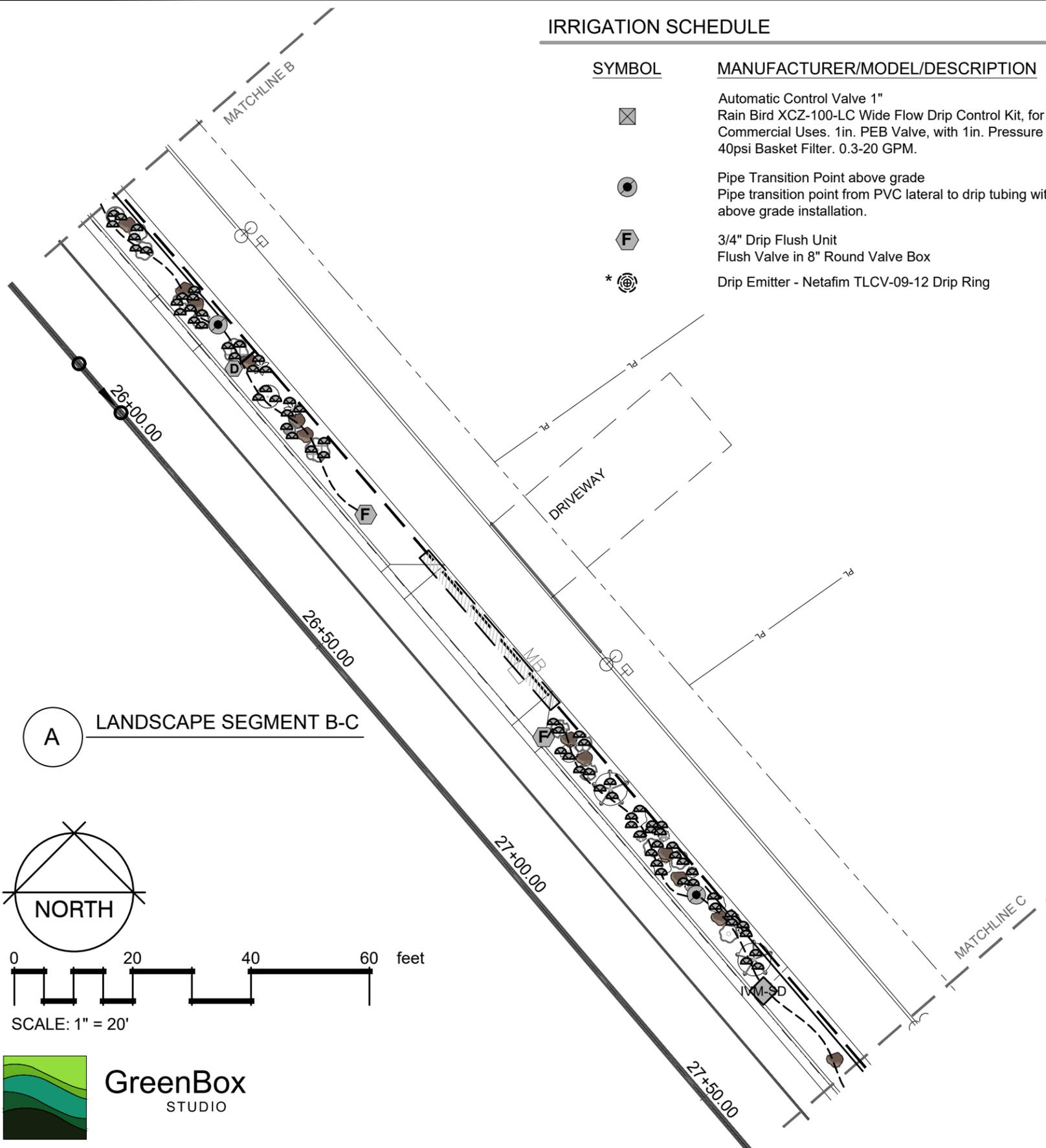
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	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.

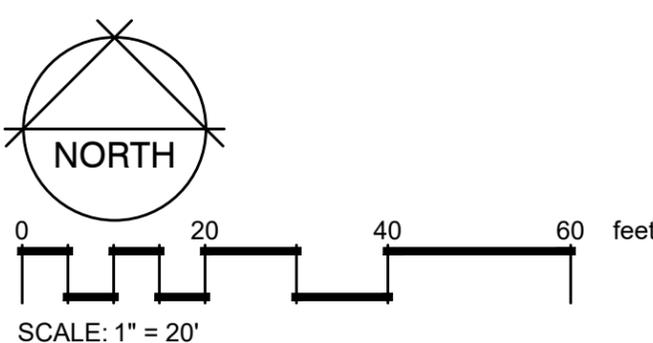
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
	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
	Air/Vacuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
	1-1/2" Backflow Preventer - Febco 825Y Reduced Pressure Backflow Preventer
	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.
	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.
	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.
	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



	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"



A LANDSCAPE SEGMENT B-C



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

Crosby Avenue Improvements  
Landscape Irrigation Plan  
Sta 25+75–Sta 27+65

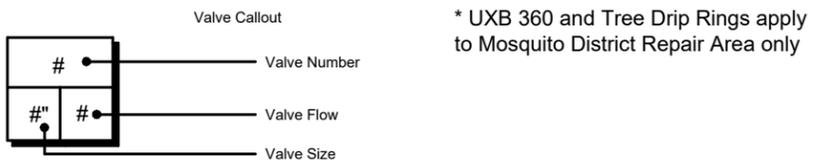
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# IRRIGATION SCHEDULE

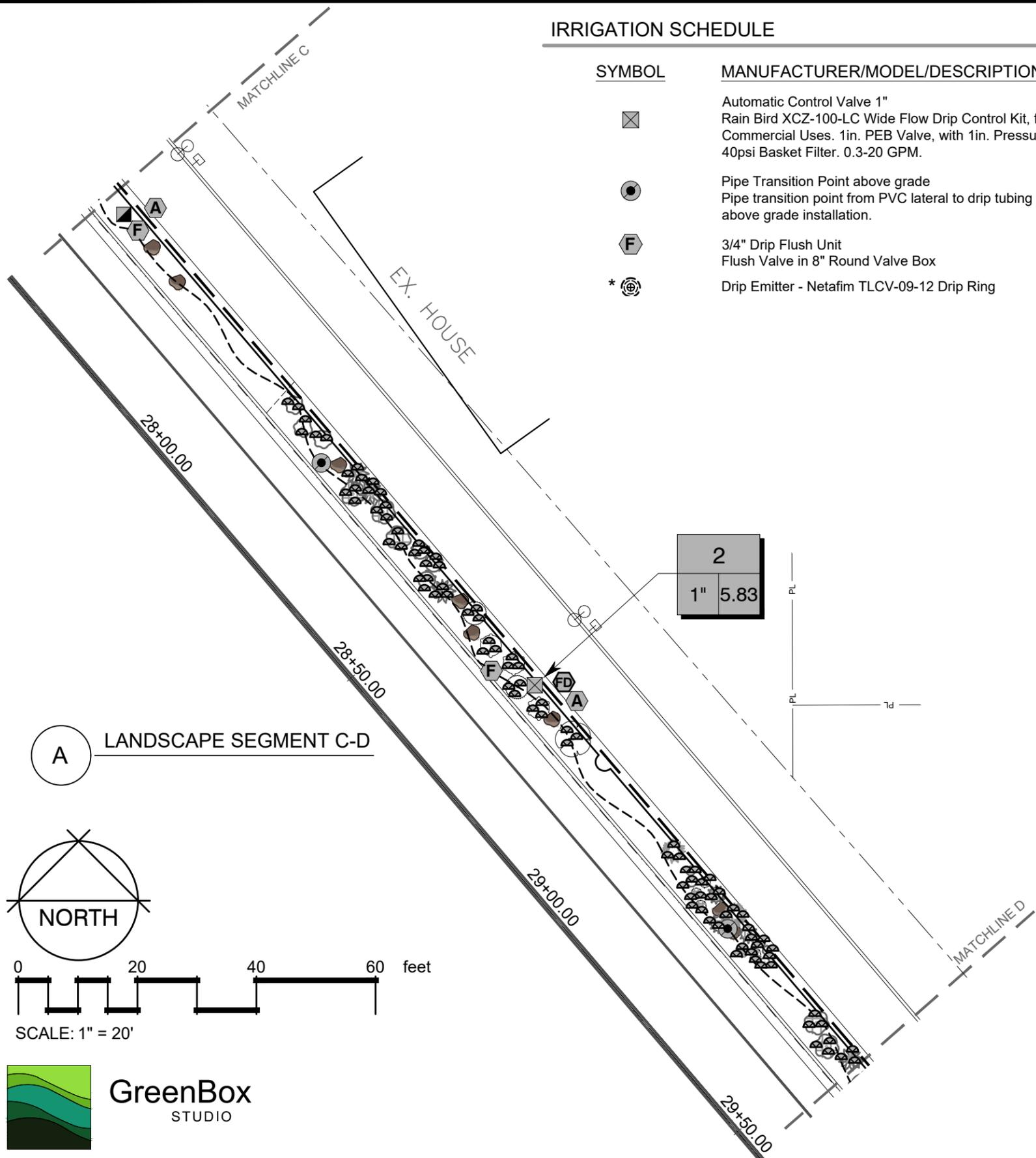
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	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.

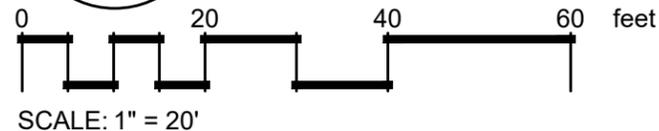
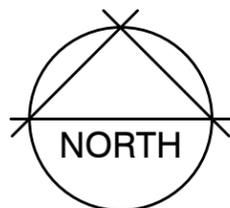
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
	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
	Air/Vacuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
	1-1/2" Backflow Preventer - Febco 825Y Reduced Pressure Backflow Preventer
	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.
	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.
	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.
	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



	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"



A LANDSCAPE SEGMENT C-D



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

Crosby Avenue Improvements  
Landscape Irrigation Plan  
Sta 27+65 - Sta 26+60

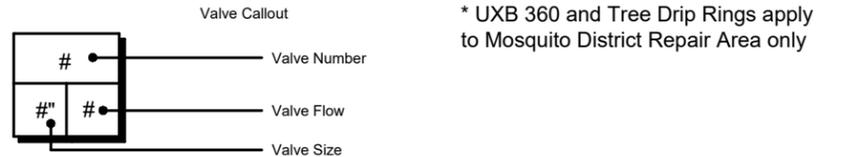
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# IRRIGATION SCHEDULE

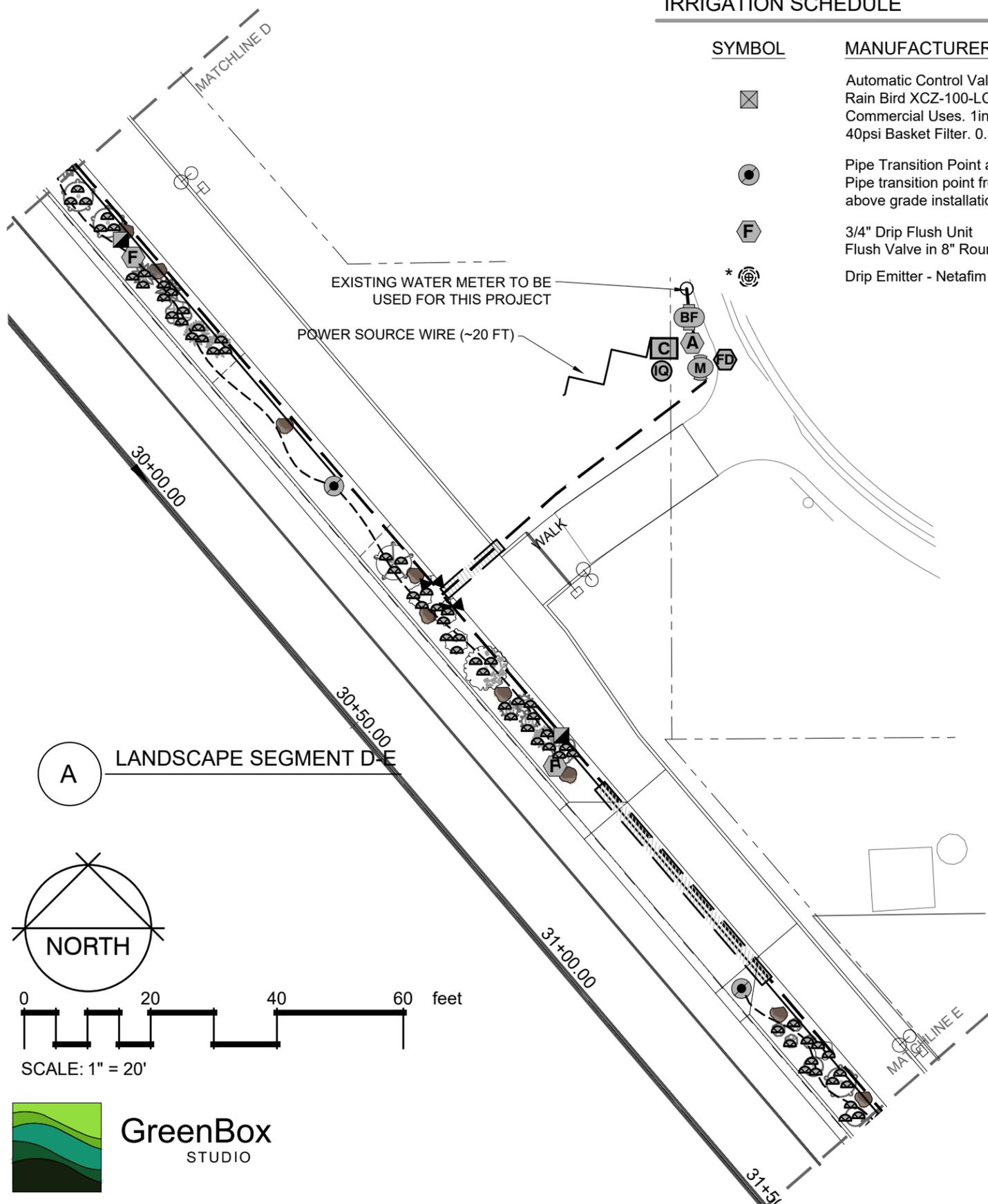
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	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.

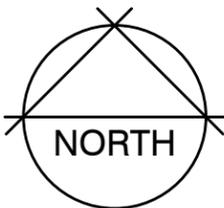
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DRC Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
	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
	Air/Vacuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
	1-1/2" Backflow Preventer - Febco 825Y Reduced Pressure Backflow Preventer
	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.
	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.
	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.
	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



	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"



A LANDSCAPE SEGMENT D/E



0 20 40 60 feet  
SCALE: 1" = 20'



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

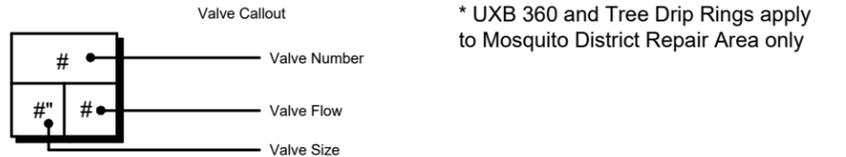
Crosby Avenue Improvements  
Landscape Irrigation Plan  
Sta 29+60–Sta 31+50

# IRRIGATION SCHEDULE

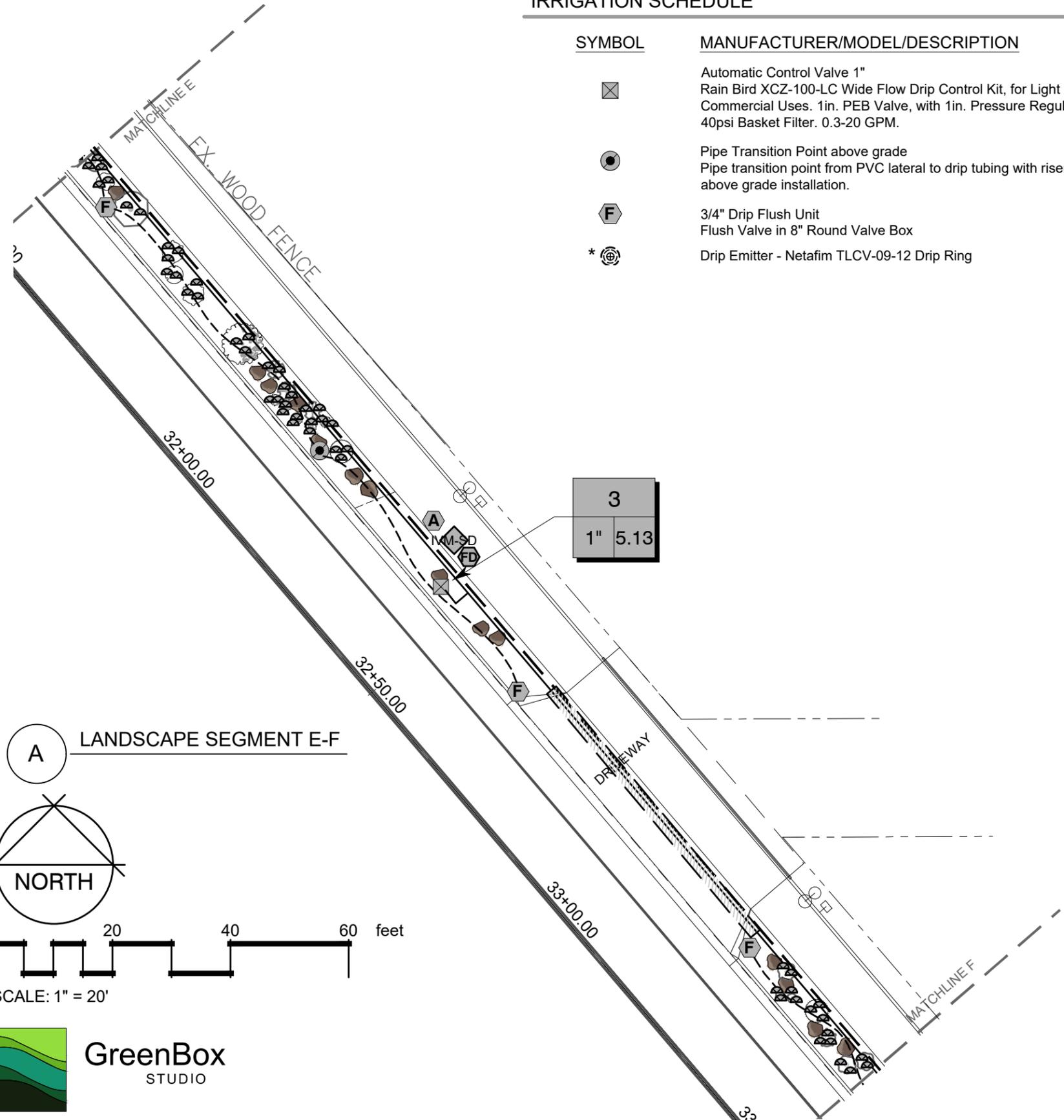
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Automatic Control Valve 1" Rain Bird X CZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	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.

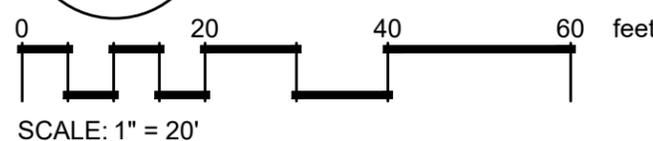
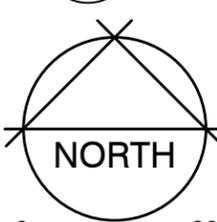
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	3/4" Quick Coupler Valve 3/4" Rain Bird 33-DR C Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.
	1-1/2" Gate Valve 1-1/2" Brass Isolation Gate Valve; Sized to Mainline
	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
	Air/Vacuum Relief Valve Netafim 65ARIB1-150 1" Combination Air Vent
	3/4" Drain Valve (Manual) 3/4" Mueller Brass Ball Stop with Key for Gravel Sump
	1-1/2" Backflow Preventer - Febco 825Y Reduced Pressure Backflow Preventer
	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.
	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.
	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.
	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



	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"



A LANDSCAPE SEGMENT E-F



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan**  
Sta 31+50 - Sta 33+55

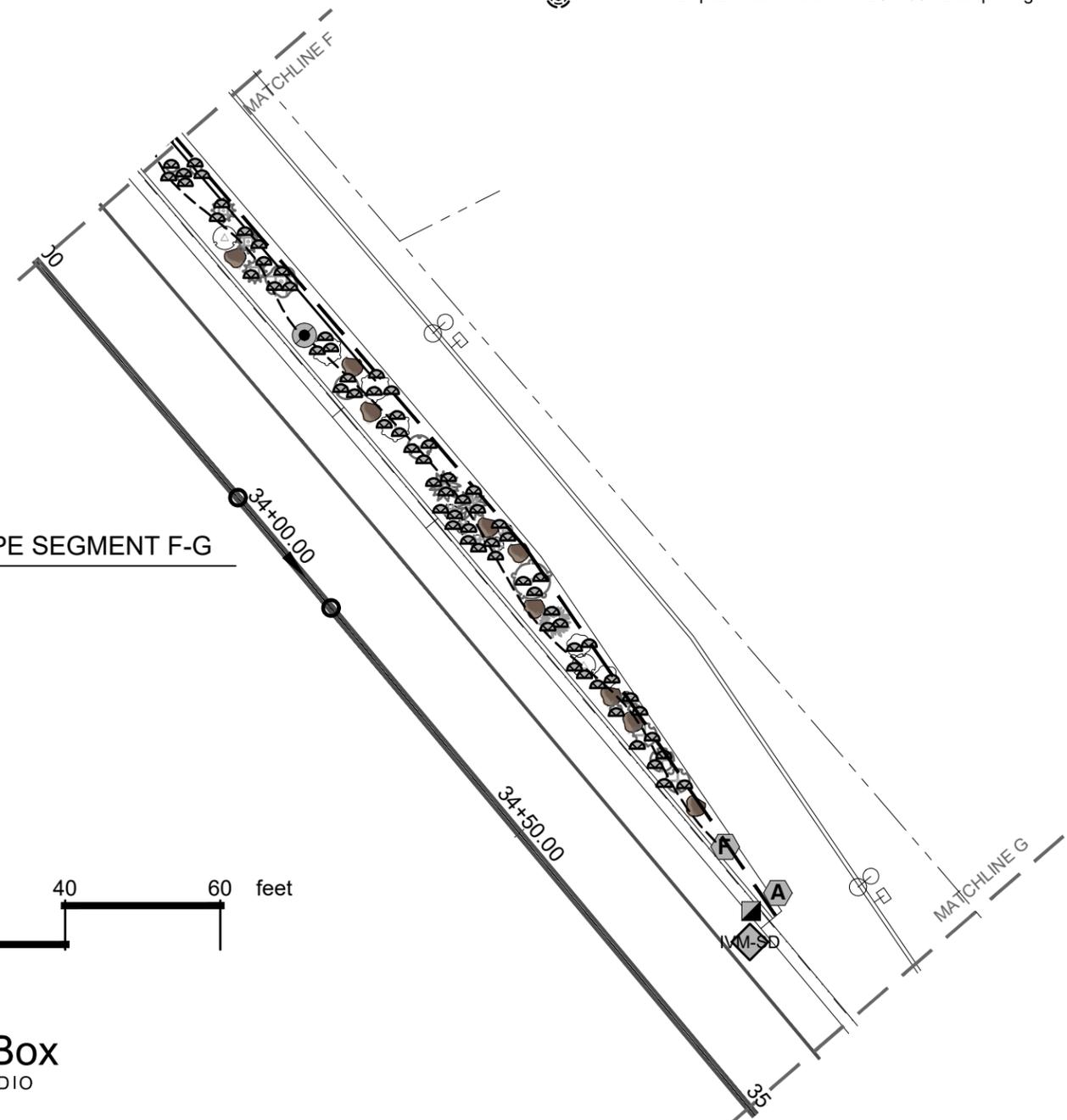
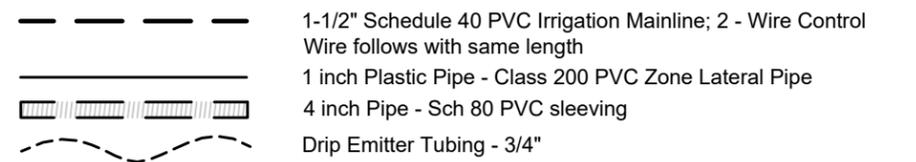
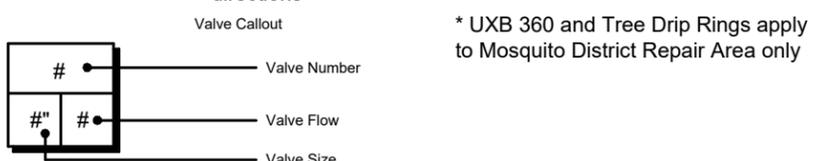
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# IRRIGATION SCHEDULE

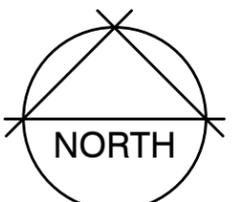
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊗	Automatic Control Valve 1" Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	3
●	Pipe Transition Point above grade Pipe transition point from PVC lateral 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.
⊗	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.

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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/Vacuum 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
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IVM-SD	Surge Protection Device Rain Bird IVM-SD Surge Protector; Install per Manufacturer's directions



A LANDSCAPE SEGMENT F-G



SCALE: 1" = 20'



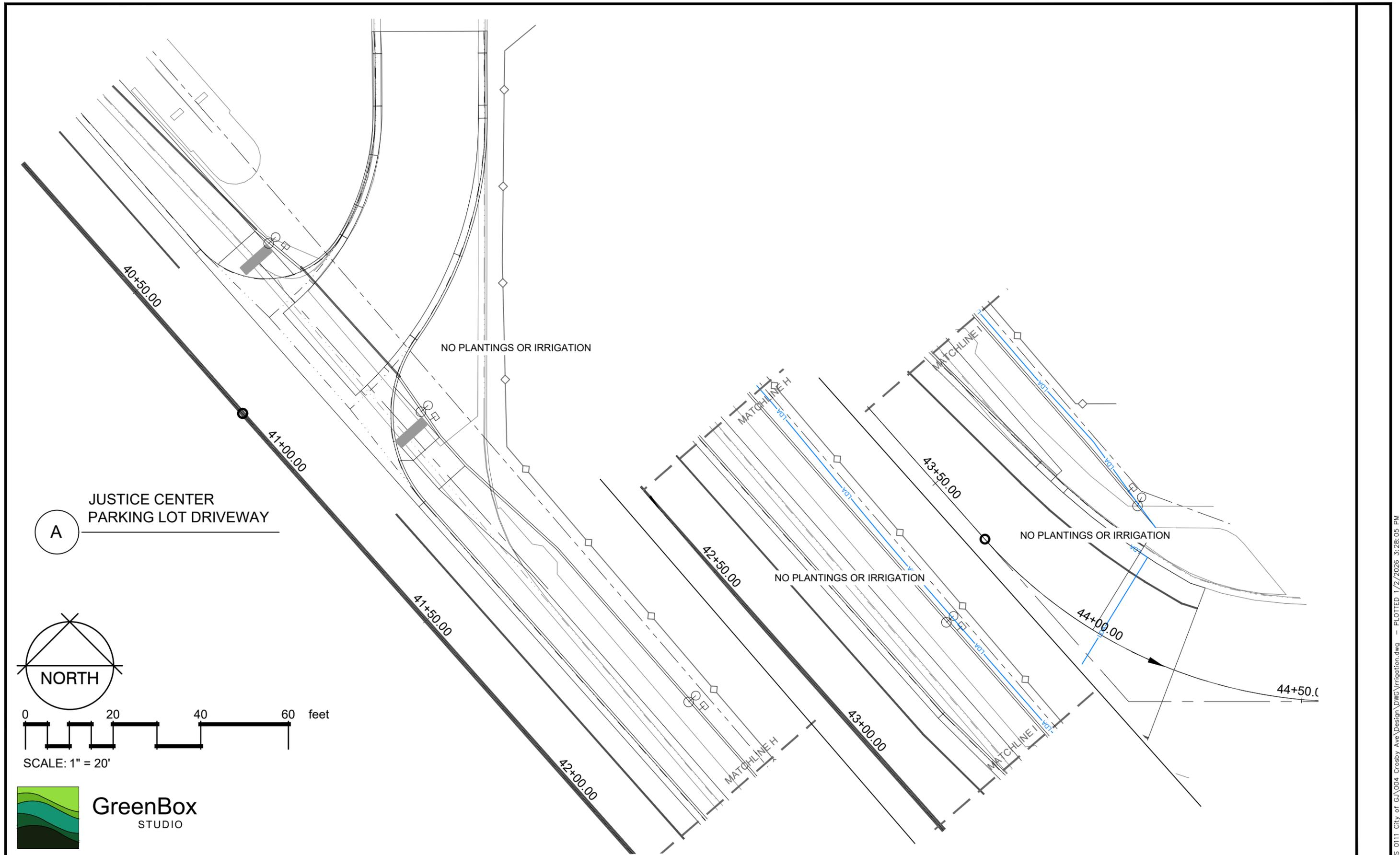
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			MH	01-05-2026	MH	01-05-2026	MR	01-05-2026	##	####



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan**  
Sta 33+55–Sta 36+95

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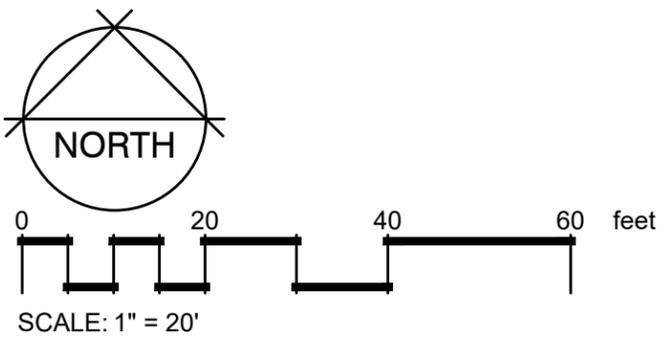


A JUSTICE CENTER PARKING LOT DRIVEWAY

NO PLANTINGS OR IRRIGATION

NO PLANTINGS OR IRRIGATION

NO PLANTINGS OR IRRIGATION

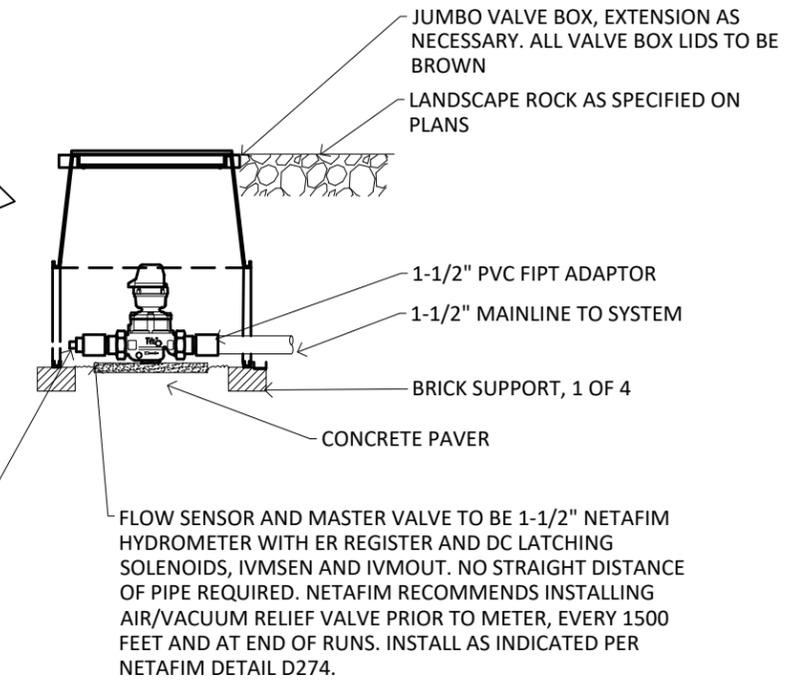
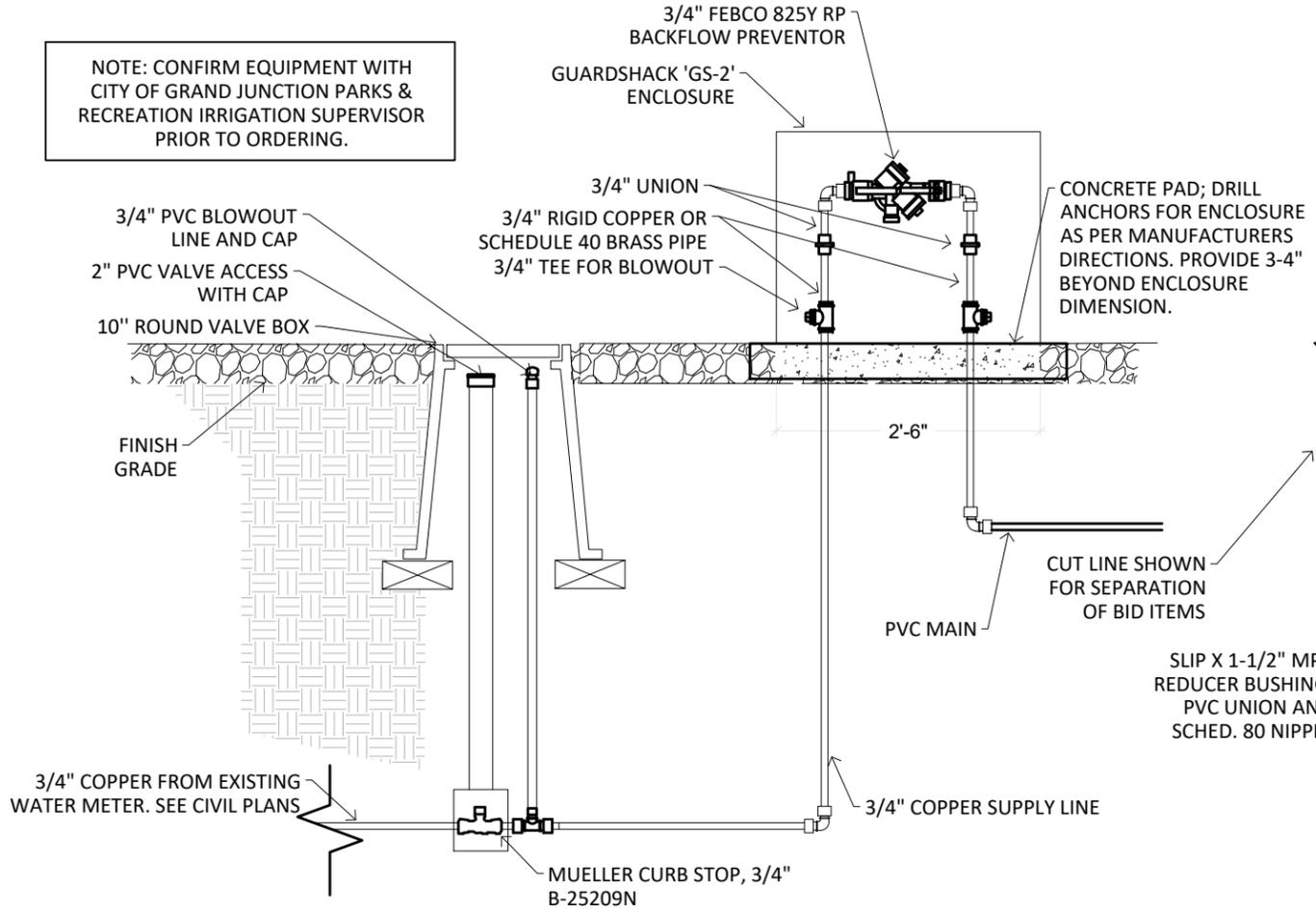


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REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



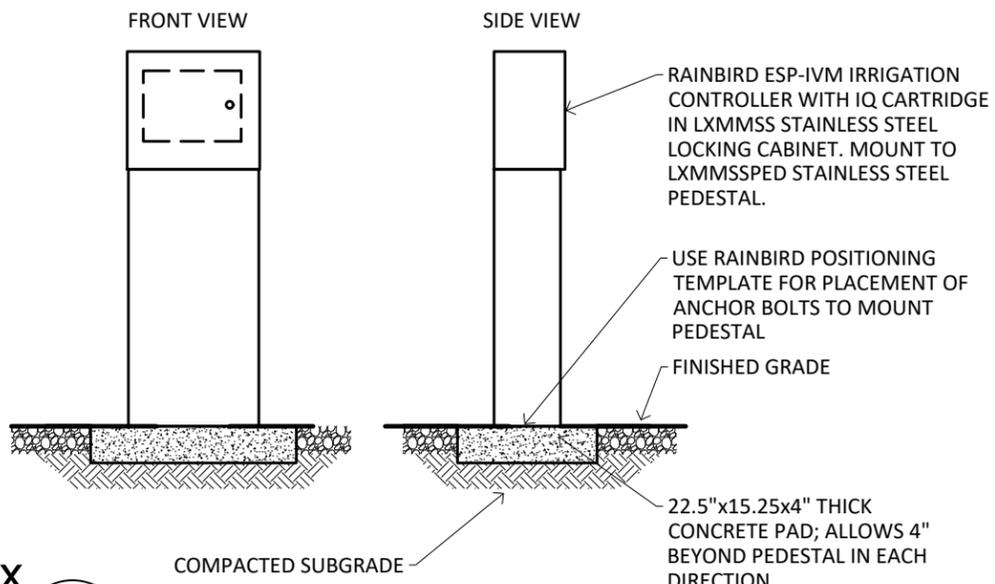
**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Irrigation Plan**  
Sta 40+10–Sta 44+00



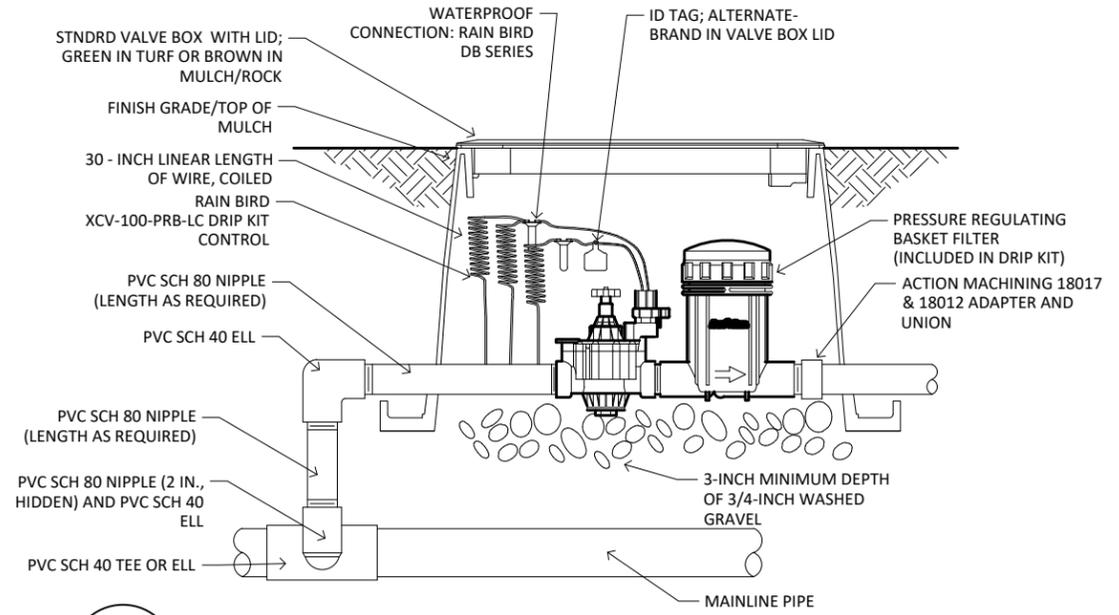
**A BACKFLOW PREVENTOR AND FLOW SENSOR/MASTER VALVE ASSEMBLY**

NOT TO SCALE



**B AUTOMATIC CONTROLLER & PEDESTAL**

NOT TO SCALE



**C CONTROL VALVE**

NOT TO SCALE



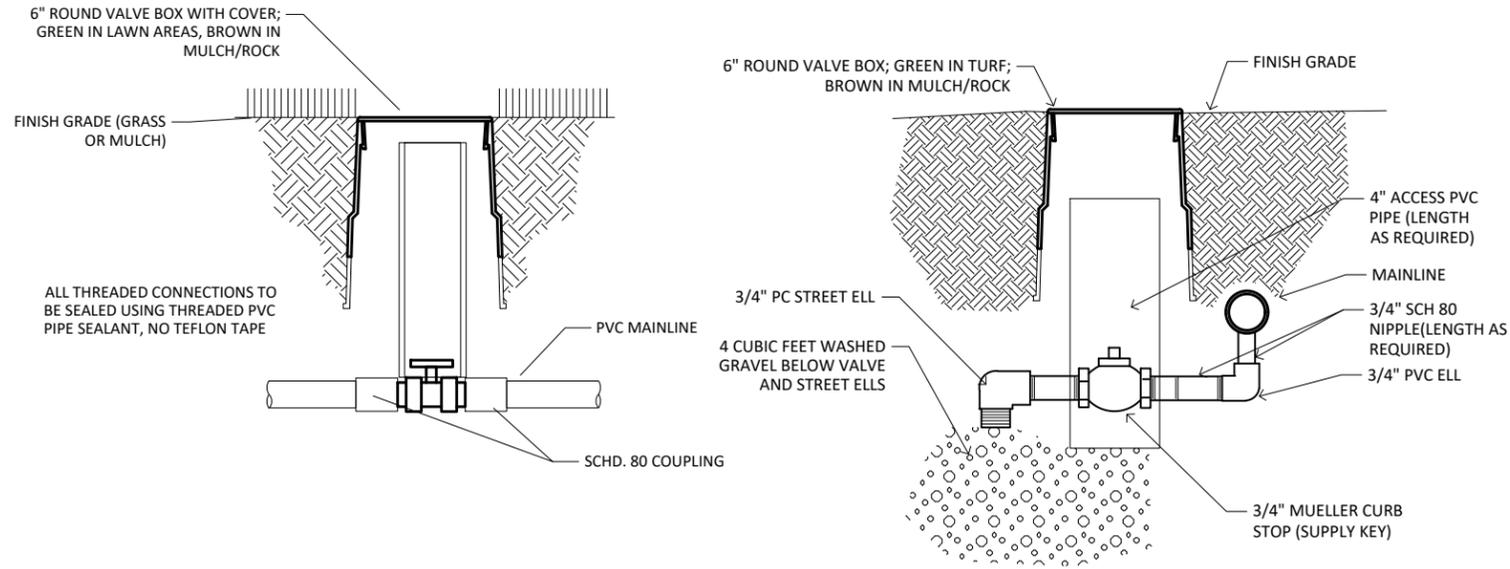
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REVISION			##	####	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements Landscape Irrigation Plan Irrigation Details**

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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			EMITTERS	PRECIP RATE	GPM	PGRM	RUN TIME	NOMINAL GALLONS SETTING	STARTS/DAY	DAYS/WEEK	NET APPLIED IN./WK
VALVE #	SIZE	TYPE									
#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

WATER BUDGET SETTINGS	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT
	90%	100%	160%	140%	120%	90%	70%

**NOTES**

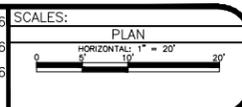
- THIS CHART PROVIDES WATERING SCHEDULE RECOMENDATIONS FOR ESTABLISHED PLANTS AND TURF.
- CONTRACTOR IS OBLIGATED TO MONITOR SOIL MOISTURE TO AVOID SATURATION OR DROUGHT AND ADJUST SCHEDULE ACCORDINGLY DURING ESTABLISHMENT PERIOD .
- TURF ZONE RUN TIMES ARE CALCULATED TO 80% EFFICIENCY, DRIP ZONES TO 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



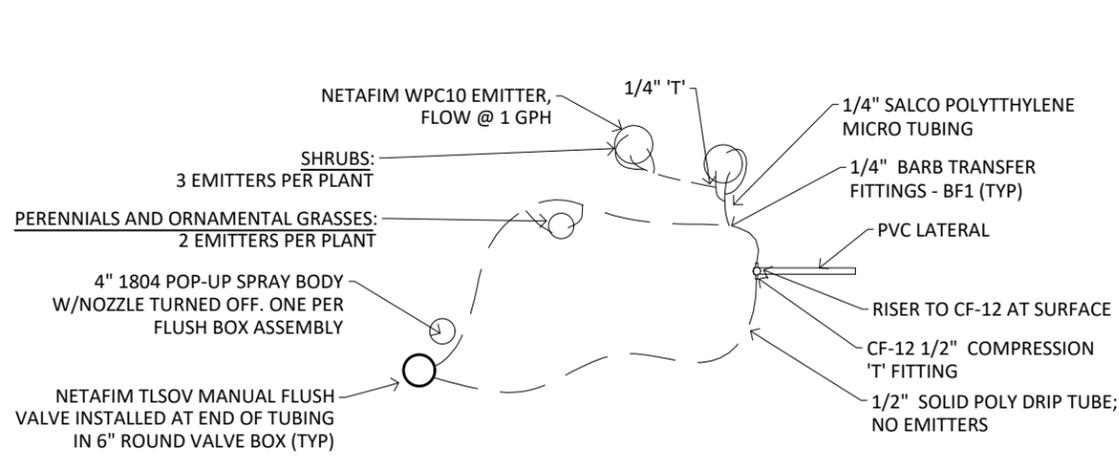
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REVISION			MR	01-05-2026
REVISION			##	####



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements  
Landscape Irrigation Plan  
Irrigation Details & Quantities**

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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).

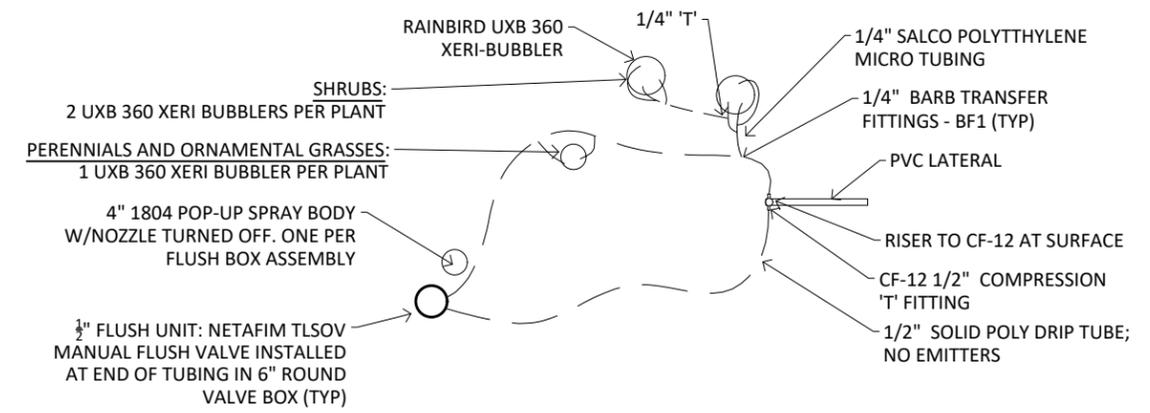
**FLUSH BOX NOTES:**

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.

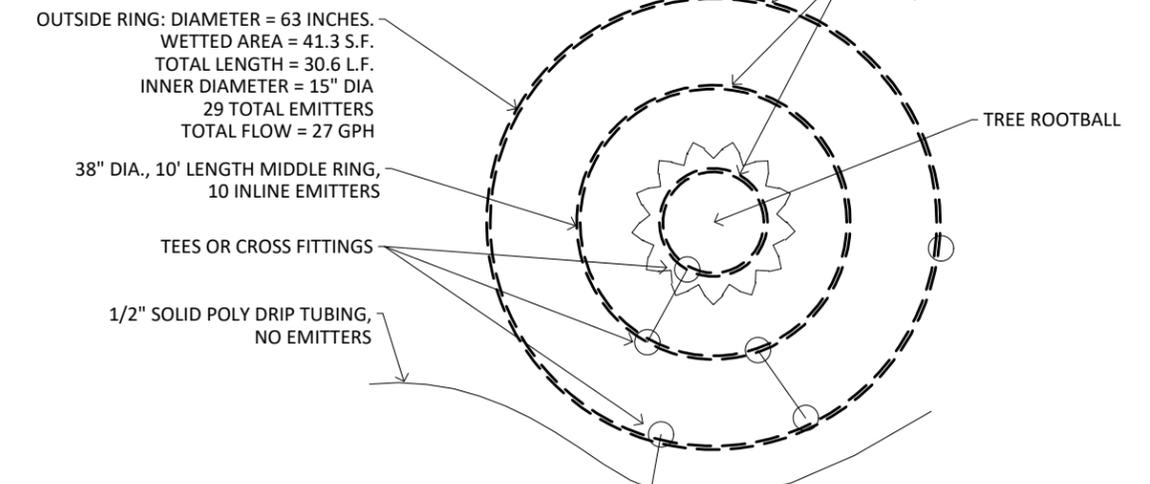
**PLACEMENT OF EMITTER NOTES:**

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



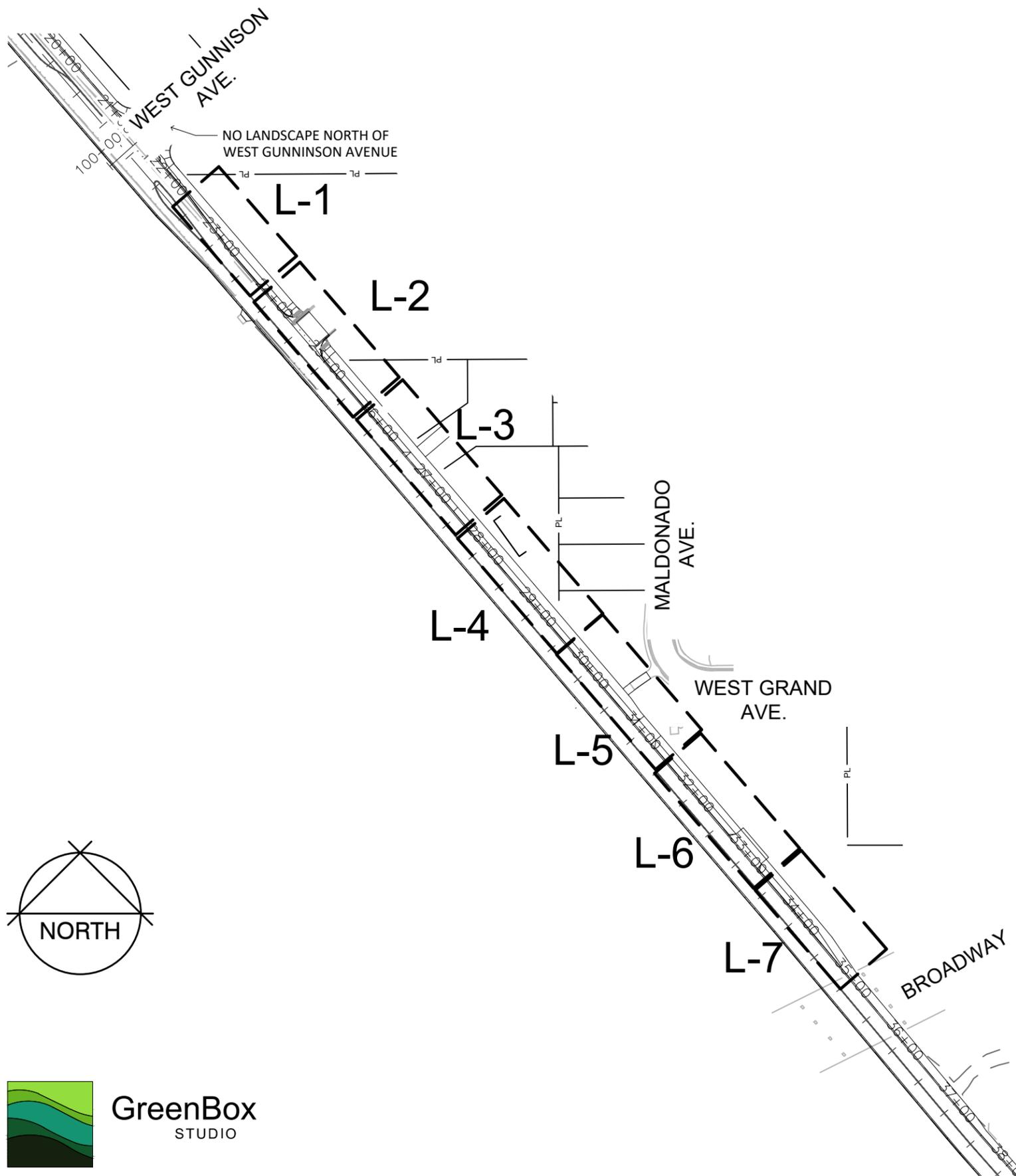
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REVISION			MR	01-05-2026	
REVISION			##	####	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. P210205

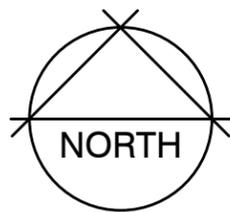
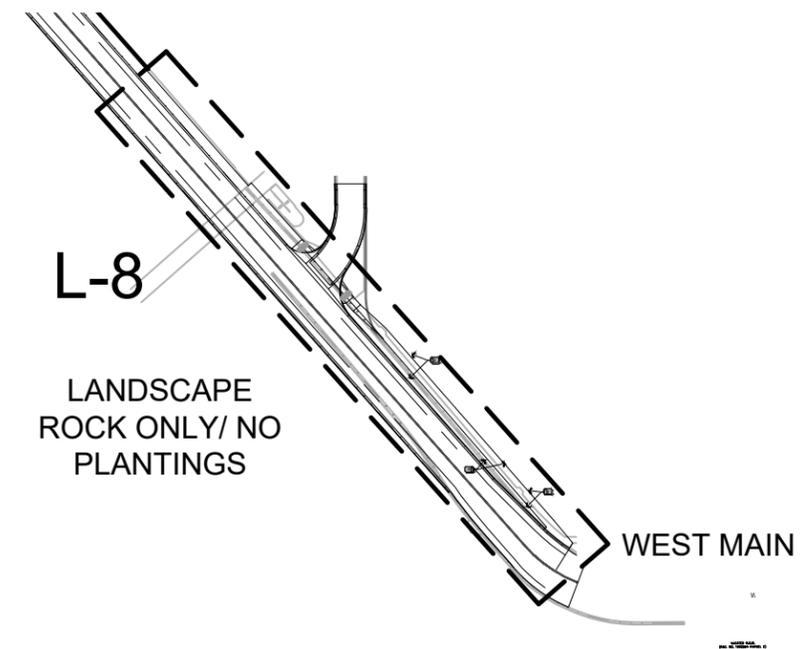
**Crosby Avenue Improvements Landscape Irrigation Plan Irrigation Details**

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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 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 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 be 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.



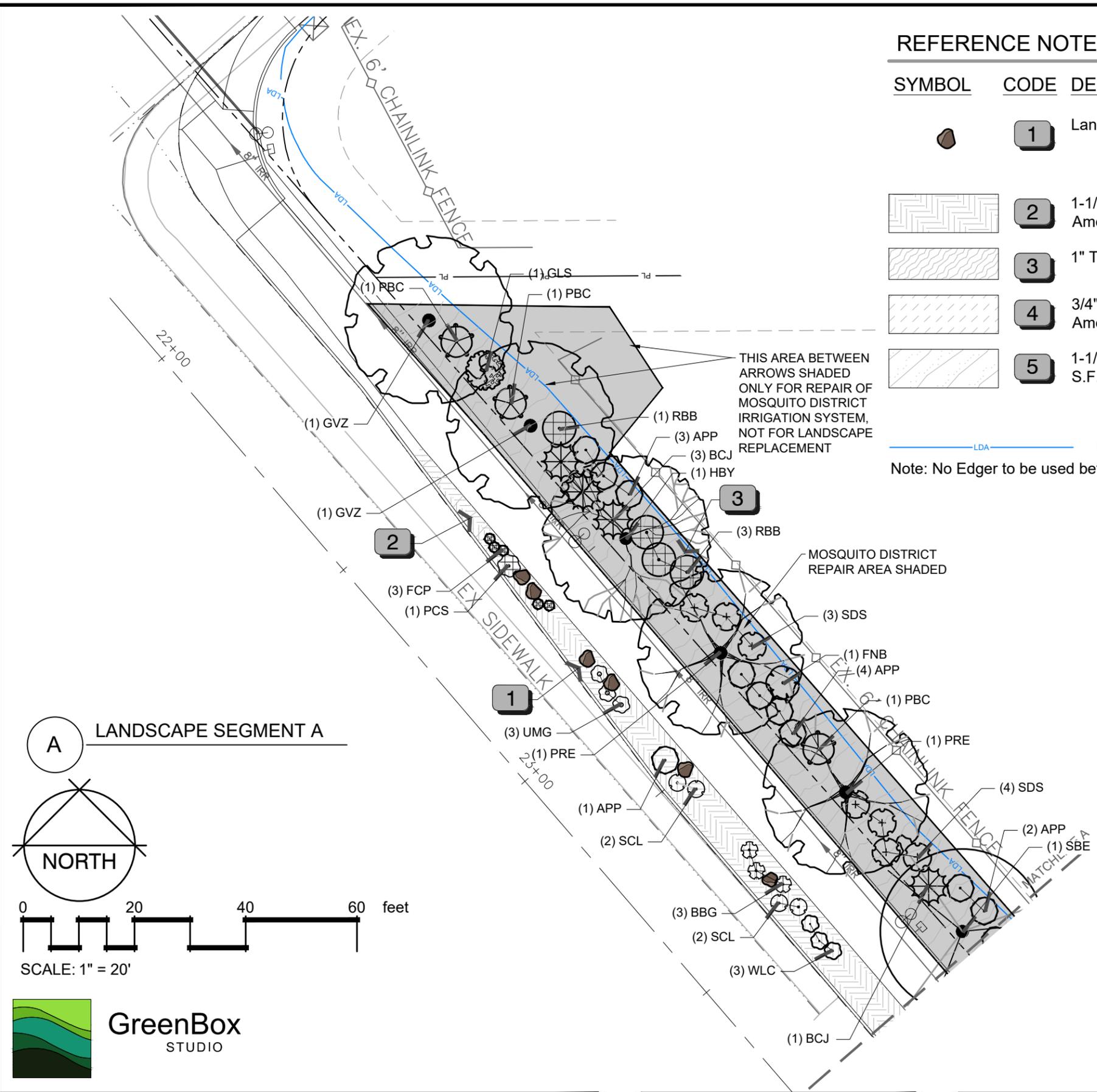
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REVISION			MR	01-05-2026	
REVISION			##	####	



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements  
Landscape Plan Index**  
Sta 22+00–Sta 44+00

L-C

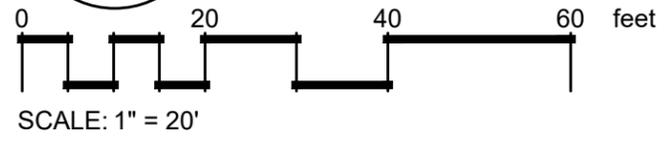
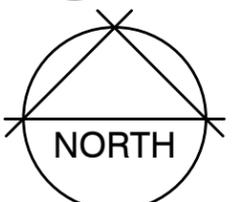


REFERENCE NOTES SCHEDULE

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



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REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
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ENGINEERING AND TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

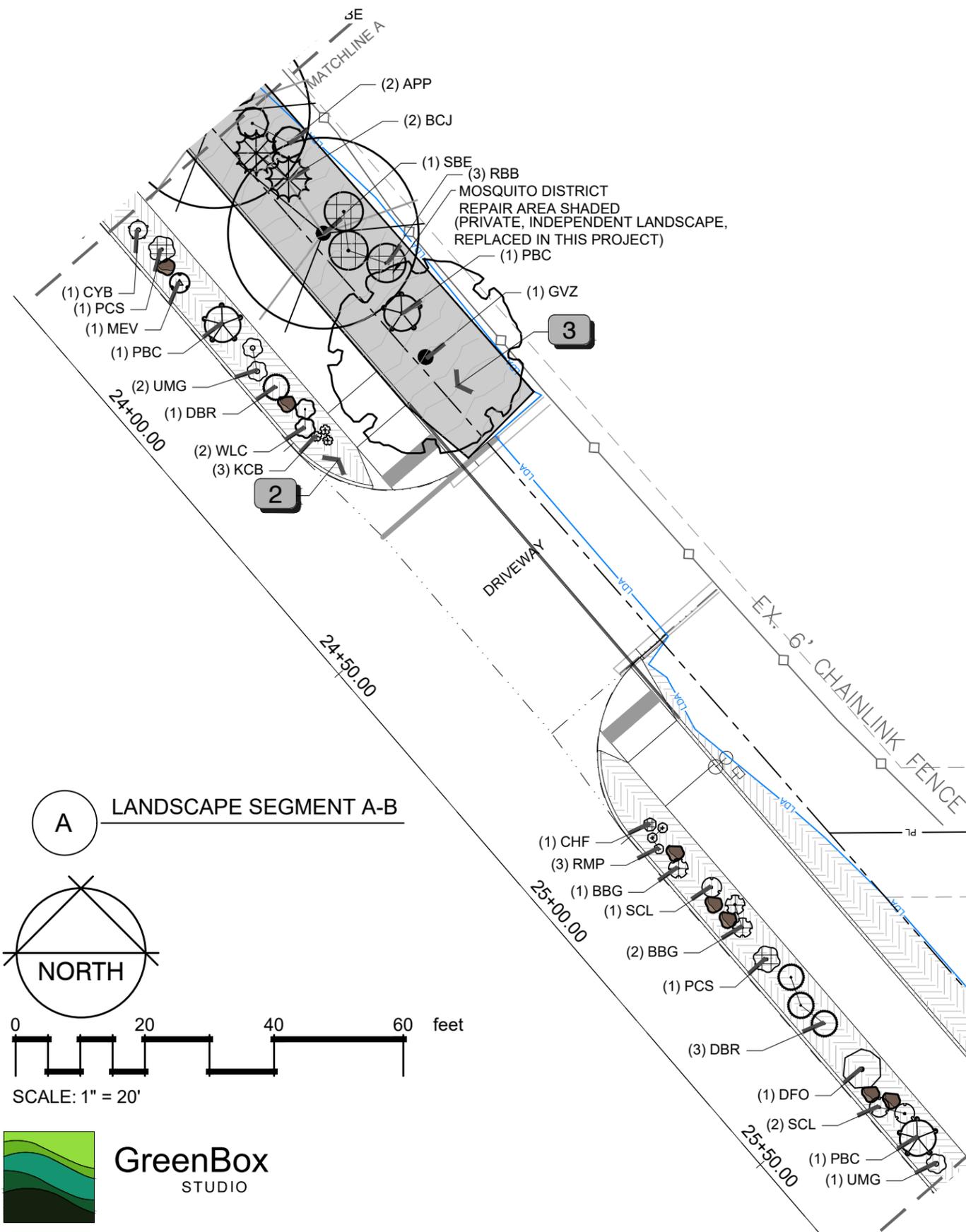
Crosby Avenue Improvements  
 Landscape Plan  
 Sta 22+00–Sta 23+75

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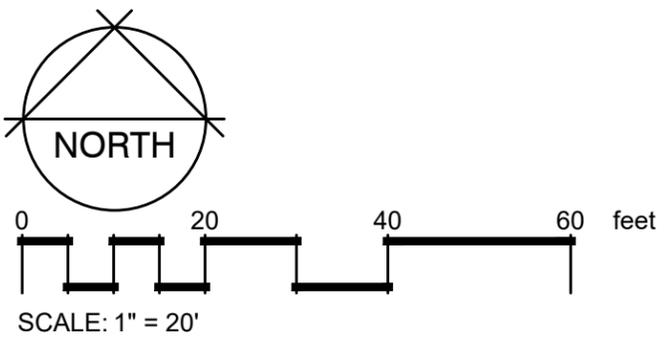
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SYMBOL	CODE	DESCRIPTION	QTY
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	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" 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-B



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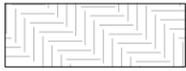


ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

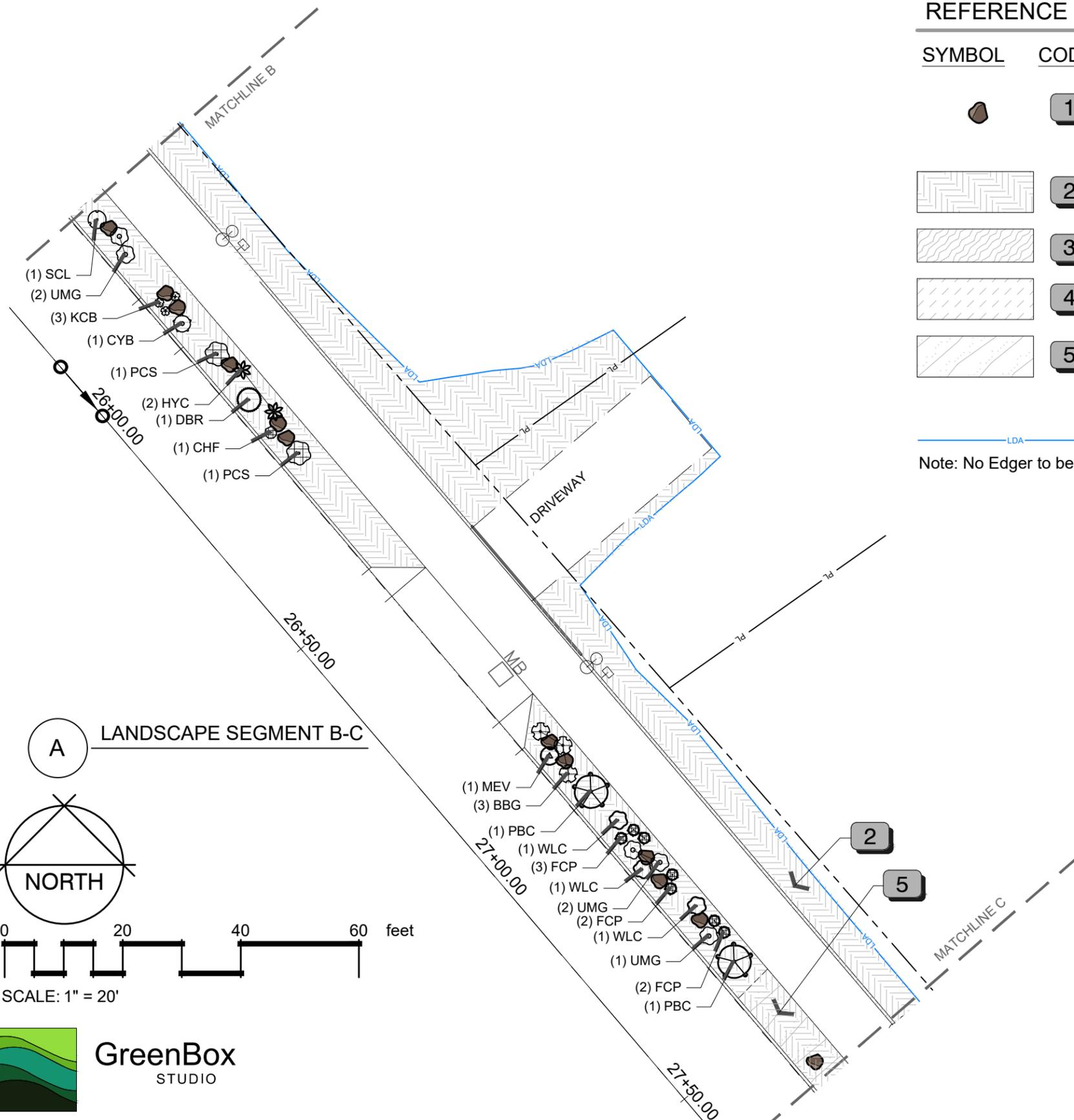
Crosby Avenue Improvements  
 Landscape Plan  
 Sta 23+75–Sta 25+75

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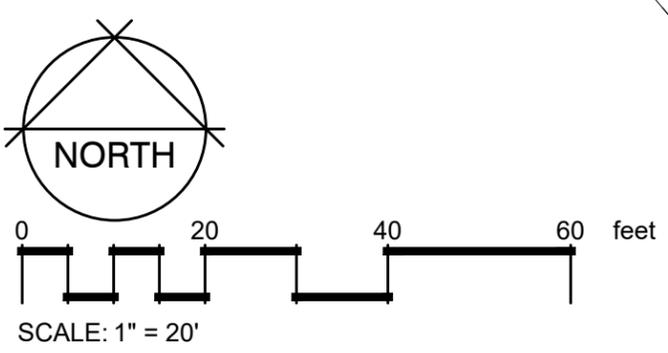
REFERENCE NOTES SCHEDULE

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 B-C



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
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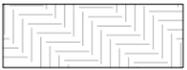
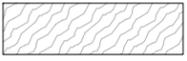


**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Plan**  
 Sta 25+75–Sta 27+65

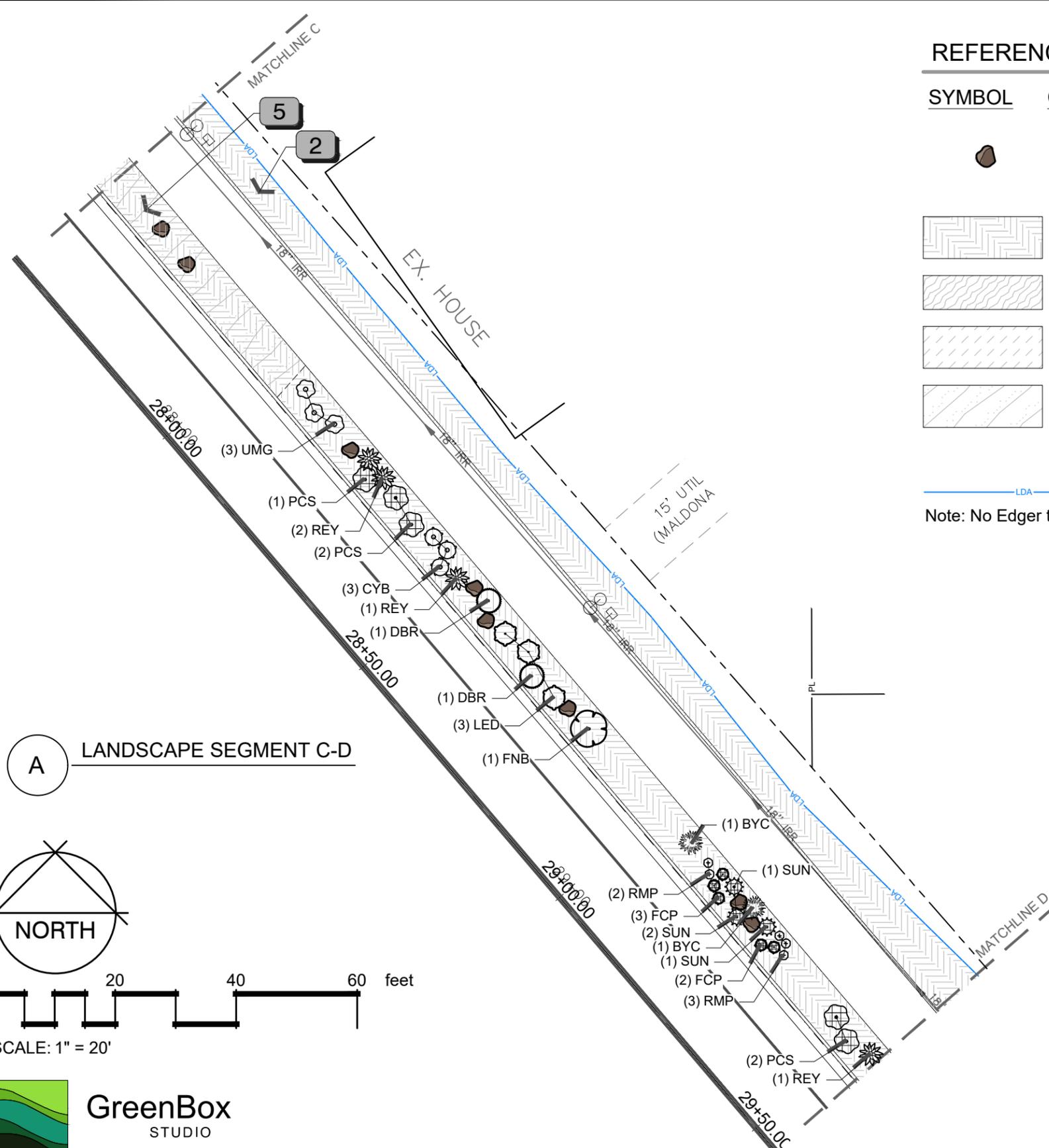
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REFERENCE NOTES SCHEDULE

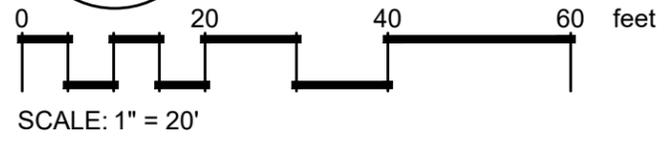
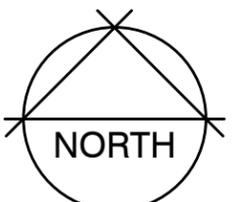
SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	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 C-D



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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

Crosby Avenue Improvements  
Landscape Plan  
Sta 27+65–Sta 29+60

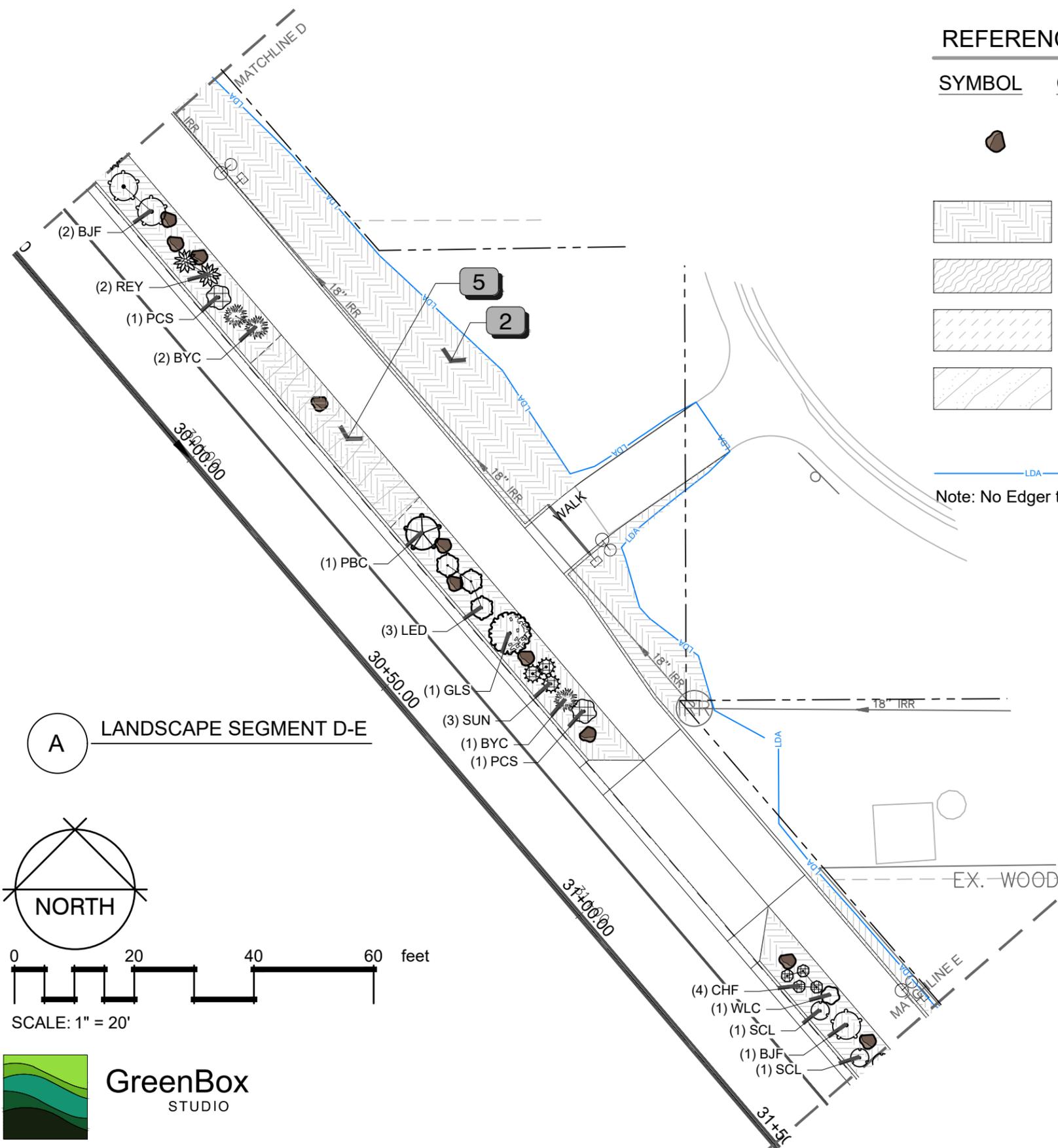
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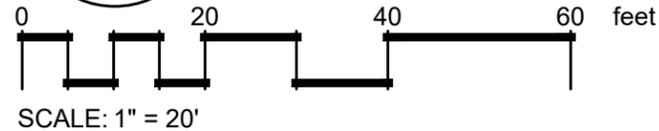
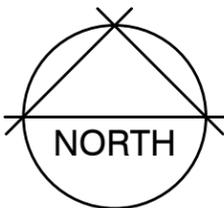
SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	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 D-E



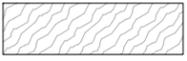
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ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

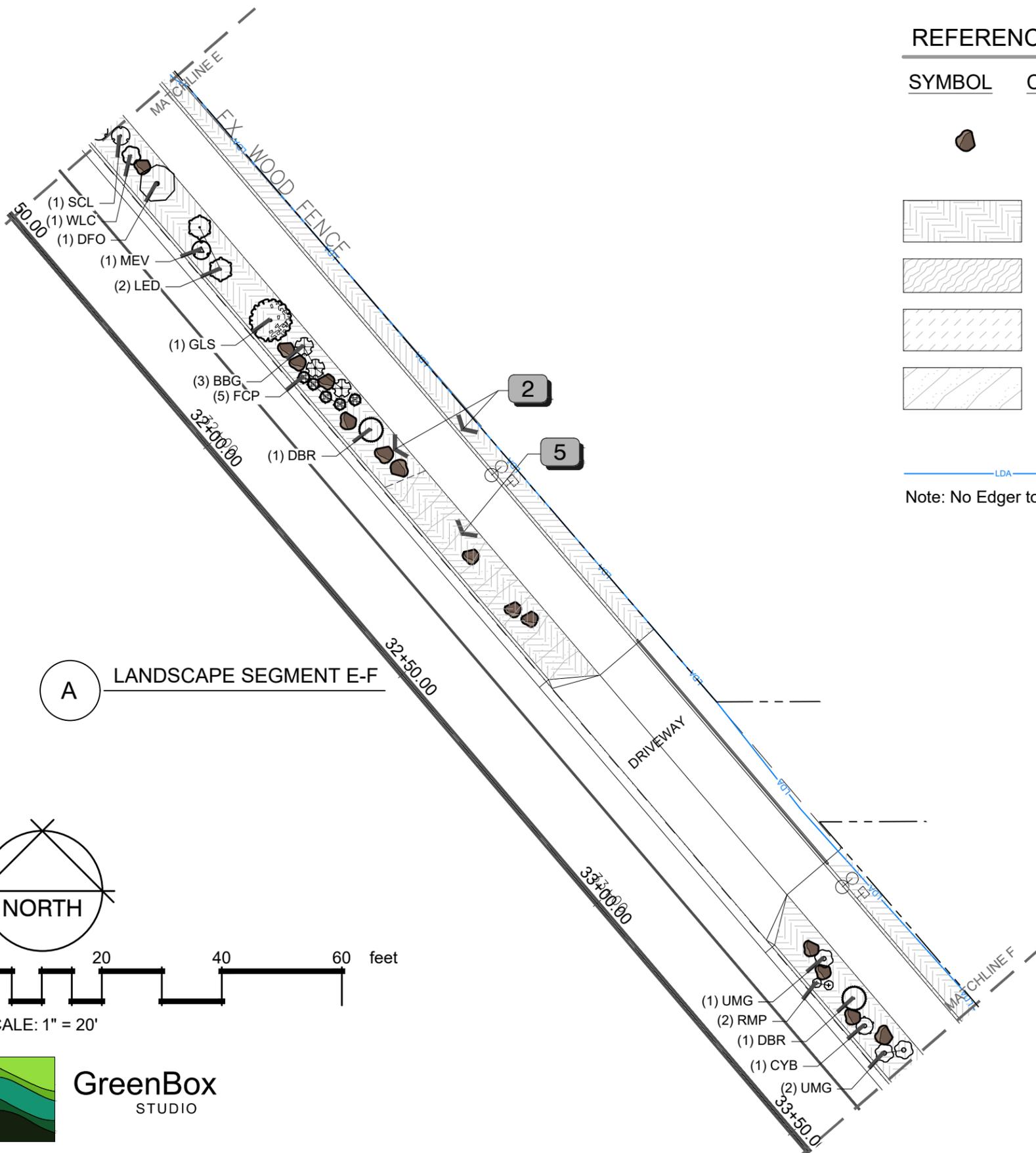
Crosby Avenue Improvements  
Landscape Plan  
Sta 29+60–Sta 31+50

REFERENCE NOTES SCHEDULE

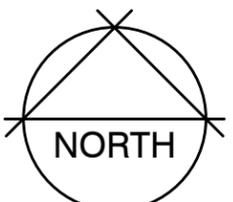
SYMBOL	CODE	DESCRIPTION	QTY
	1	Landscape Boulder (2x2x3), Granite	66
	2	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	3	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	4	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	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 E-F



SCALE: 1" = 20'

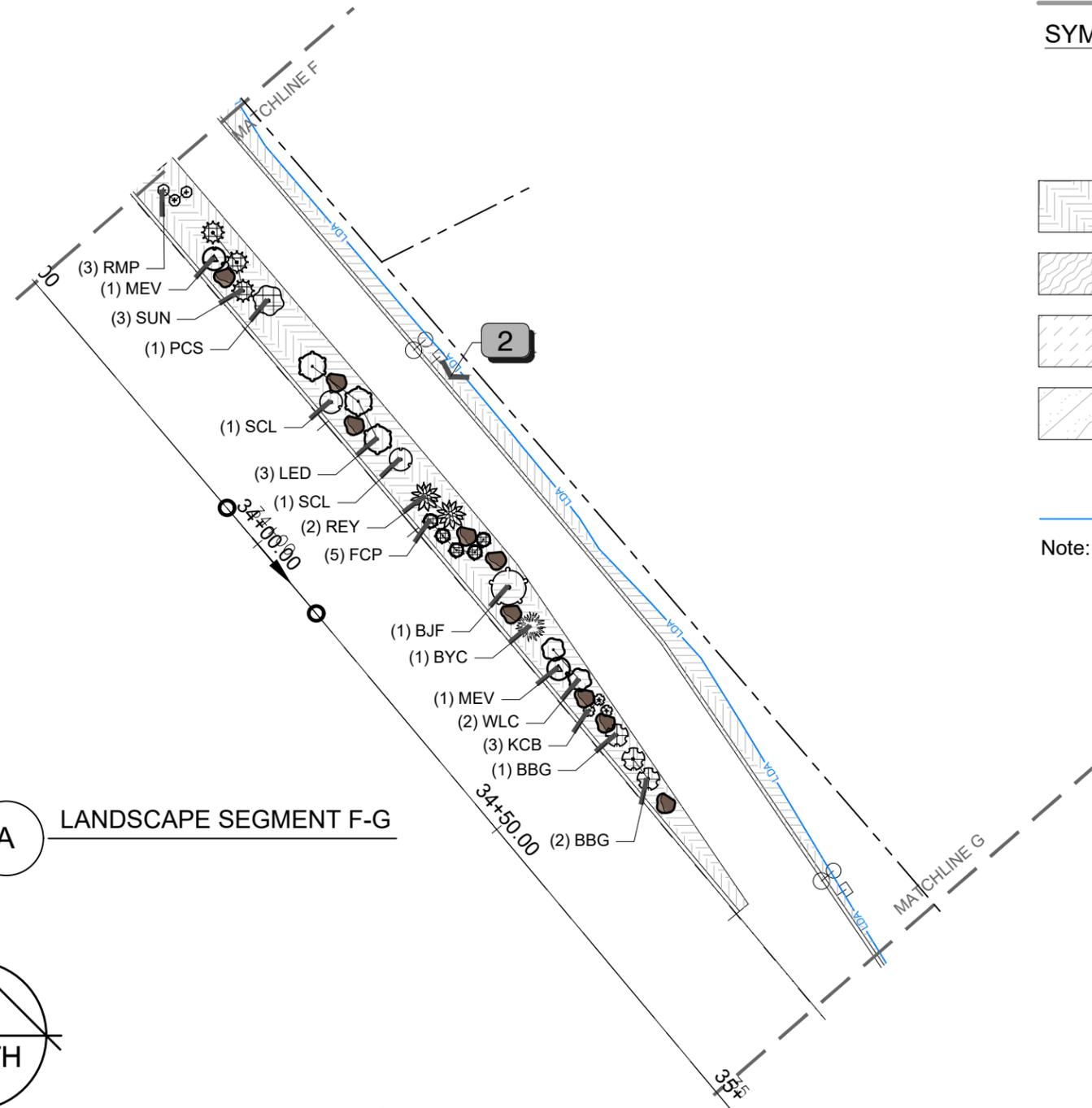


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	01-05-2026	PLAN
REVISION			MH	01-05-2026	HORIZONTAL: 1" = 20'
REVISION			MR	01-05-2026	
REVISION			##	####	



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

**Crosby Avenue Improvements**  
**Landscape Plan**  
Sta 29+60–Sta 31+50

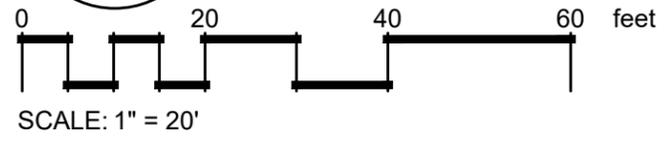
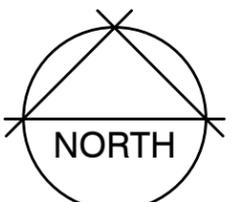


REFERENCE NOTES SCHEDULE

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.)

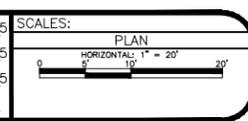
— LDA — Limits of Disturbance (Per Civil Drawings)  
 Note: No Edger to be used between rock types

A LANDSCAPE SEGMENT F-G



F.O.R. SET

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			MH	10-13-2025	MH	10-13-2025	MR	10-13-2025	##	####
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ENGINEERING AND  
 TRANSPORTATION DEPARTMENT  
 PROJECT NO. F210205

Crosby Avenue Improvements  
 Landscape Plan  
 Sta 33+85–Sta 35+95

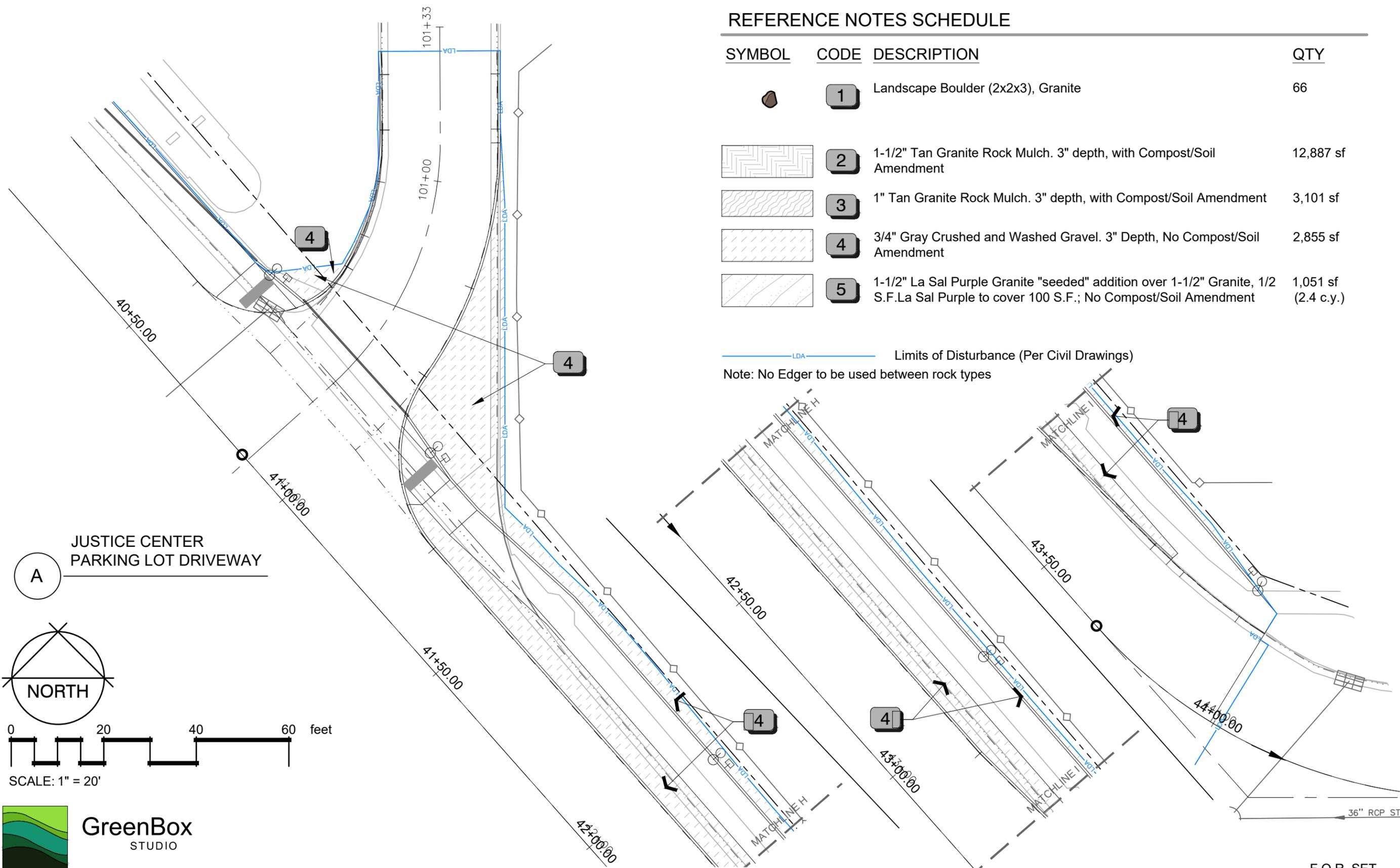
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REFERENCE NOTES SCHEDULE

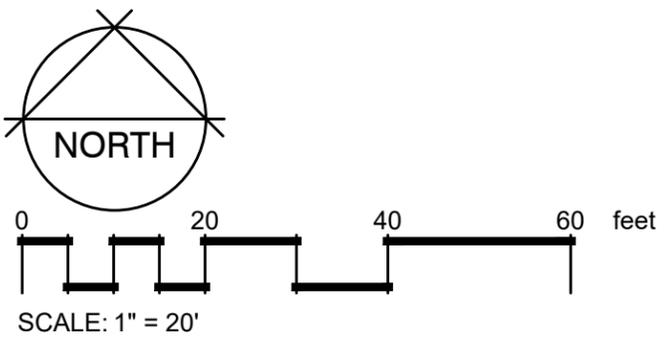
SYMBOL	CODE	DESCRIPTION	QTY
	<b>1</b>	Landscape Boulder (2x2x3), Granite	66
	<b>2</b>	1-1/2" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	12,887 sf
	<b>3</b>	1" Tan Granite Rock Mulch. 3" depth, with Compost/Soil Amendment	3,101 sf
	<b>4</b>	3/4" Gray Crushed and Washed Gravel. 3" Depth, No Compost/Soil Amendment	2,855 sf
	<b>5</b>	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 JUSTICE CENTER PARKING LOT DRIVEWAY



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			MH	10-13-2025	PLAN
REVISION			MH	10-13-2025	HORIZONTAL: 1" = 20'
REVISION			MR	10-13-2025	VERTICAL: 1" = 10'
REVISION			##	####	



ENGINEERING AND TRANSPORTATION DEPARTMENT  
PROJECT NO. F210205

Crosby Avenue Improvements  
Landscape Plan  
Sta 40+10–Sta 44+00

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**PLANT SCHEDULE**

SYMBOL CODE QTY COMMON / BOTANICAL NAME REMARKS CAL

**DECIDUOUS TREES**

	GVZ	3	Green Vase Japanese Zelkova Zelkova serrata 'Green Vase'	40-60' Height 30-45' Spread	2"
	HBV	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:		

SYMBOL CODE QTY COMMON / BOTANICAL NAME REMARKS SIZE

**DECIDUOUS SHRUBS**

	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)	1,051	SF
213-00067	Rock Mulch (a, 1-1/2" Tan Granite)	12,887	SF
213-00068	Rock Mulch (b, 1" Tan Granite)	3,101	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



REVISION	DESCRIPTION	DATE	DRAWN BY	MH	DATE	01-05-2026	SCALES:	PLAN
REVISION			DESIGNED BY	MH	DATE	01-05-2026	HORIZONTAL: 1" = 20'	
REVISION			CHECKED BY	MR	DATE	01-05-2026	0 5' 10' 20'	
REVISION			APPROVED BY	##	DATE	####		

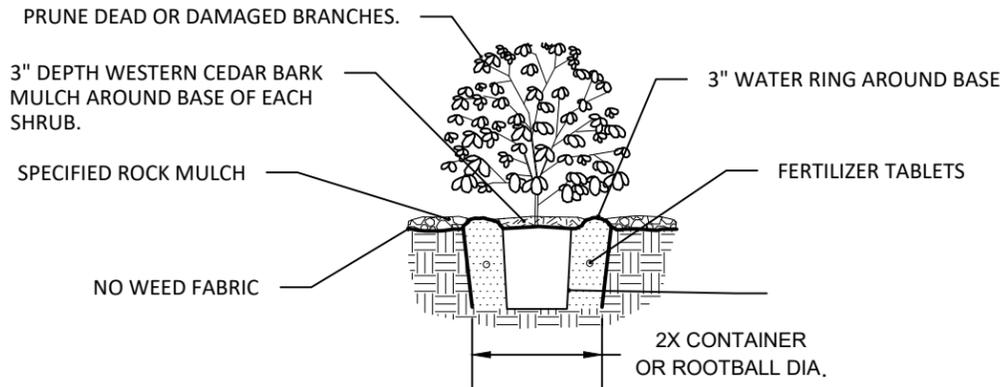


**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. F210205

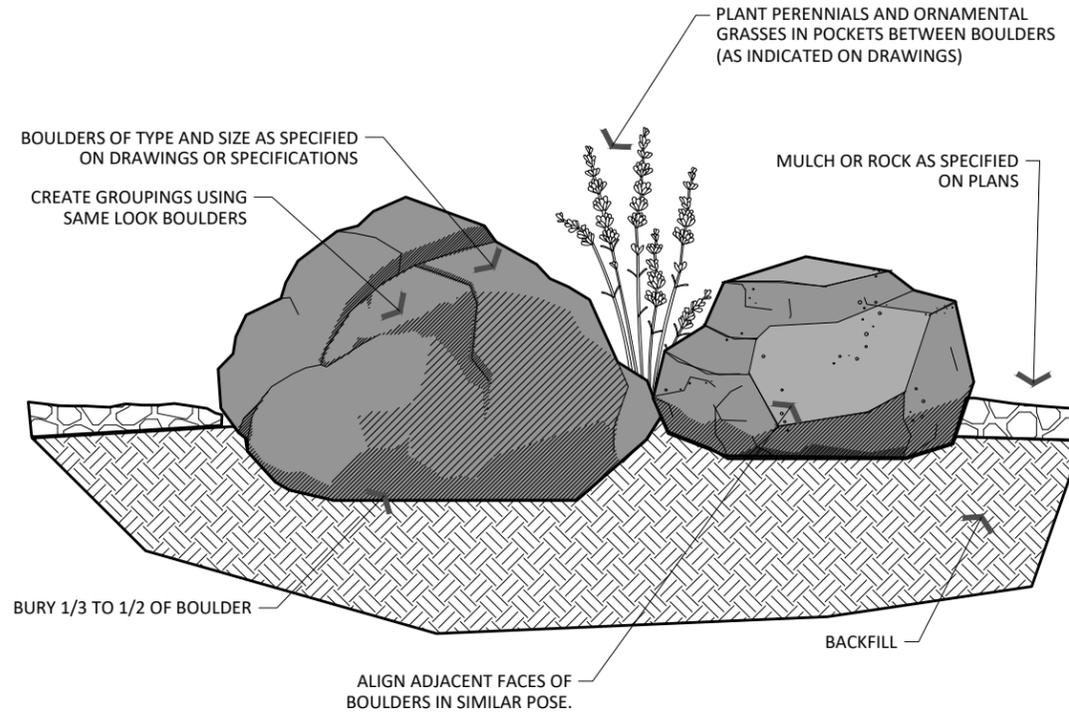
**Crosby Avenue Improvements Landscape Plan Plant List and Quantities**

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



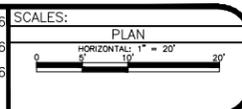
**B** BOULDER INSTALLATION  
 NOT TO SCALE

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 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 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 be 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.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
REVISION			MH	01-05-2026	MH	01-05-2026	MR	01-05-2026	##	####
REVISION										
REVISION										
REVISION										



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
 PROJECT NO. F210205

**Crosby Avenue Improvements Landscape Plan**  
**Landscape Notes & Details**