

# CITY OF GRAND JUNCTION

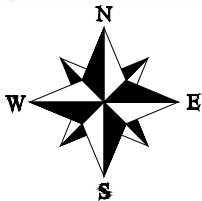
## SAFE ROUTES TO SCHOOL – HERMOSA AVE. IMPROVEMENTS

February 10, 2026



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VICINITY MAP



*Engineering and  
Transportation Department*

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

| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
| REVISION |             |      |
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Know what's below.  
Call before you dig.

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                                                    |
| F        | 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                                        |

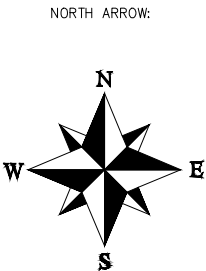
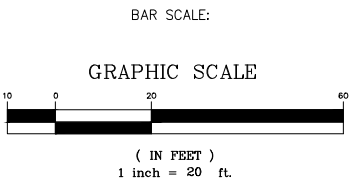
LEGEND

|                                      |                       |
|--------------------------------------|-----------------------|
| BSWMP                                |                       |
| DRAINAGE BASIN BOUNDARY              |                       |
| BSWMP                                |                       |
| ANCHORED STRAW BALES                 | ASB ASB ASB           |
| BSWMP                                |                       |
| SILT FENCE                           | SF SF SF              |
| BUILDING                             |                       |
| CONCRETE CURB AND GUTTER             | 2' CURB AND GUTTER    |
|                                      | 7' C. G. & SW         |
| CONCRETE CURB,GUTTER, & SIDEWALK     |                       |
| CONCRETE DITCH                       | CONCRETE              |
| CONCRETE SIDEWALK                    | 4' SW                 |
| CULVERT                              | 18" RCP               |
| EARTH DITCH                          | EARTH                 |
| EDGE OF GRAVEL                       |                       |
| EDGE OF PAVEMENT                     |                       |
| FENCE (HT & MATL NOTED)              | 6' CHAINLINK          |
| GUARD RAIL                           |                       |
| HATCHING: INDICATES ASPHALT REMOVAL  |                       |
| HATCHING: INDICATES CONCRETE REMOVAL |                       |
| HATCHING: INDICATES STAGING AREA     | *STAGING AREA*        |
| LINE (CENTER OF IMPROVEMENTS)        | CENTERLINE            |
| LINE (CITY LIMITS)                   | CITY LIMITS           |
| LINE (CONTROL)                       | CONTROL LINE          |
| LINE (EASEMENT)                      |                       |
| LINE (MONUMENT/SECTION)              | MONUMENT/SECTION LINE |
| LINE (PROPERTY)                      |                       |
| LINE (RIGHT OF WAY)                  |                       |
| MATCH LINE                           | MATCH LINE            |
| PIPE (IRRIGATION)                    |                       |
| 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)                                  | 8" PVC SANITARY SEWER |
| ALL PROPOSED FEATURES NOT SHOWN IN LEGEND WILL BE SHOWN THE SAME AS THEIR EXISTING COUNTERPART, BUT INDICATED BY BOLDER LINETYPE |                       |
| RAIL ROAD                                                                                                                        |                       |
| RETAINING WALL                                                                                                                   | 1' RETAINING WALL     |
| STRIPING (CONTINUOUS WHITE)                                                                                                      | WHITE                 |
| STRIPING (DASHED WHITE)                                                                                                          | WHITE                 |
| STRIPING (CONTINUOUS YELLOW)                                                                                                     | YELLOW                |
| STRIPING (DASHED YELLOW)                                                                                                         | YELLOW                |
| TOP OF SLOPE                                                                                                                     | 4580                  |
| CONTOUR LINES (SHOWN BETWEEN TOP & TOE)                                                                                          | 4570                  |
| TOE OF SLOPE                                                                                                                     |                       |
| TRAFFIC DETECTOR LOOP                                                                                                            |                       |
| UTILITY LINE (ABANDON) (THIS CASE A WATER LINE)                                                                                  | (ABANDONED)           |
| UTILITY LINE (CABLE TV)                                                                                                          | TV TV                 |
| UTILITY LINE (ELECTRIC)                                                                                                          | E E                   |
| UTILITY LINE (FIBER OPTIC)                                                                                                       | FO QWEST FO           |
| UTILITY LINE (GAS)                                                                                                               | G 1.1/4" MW G         |
| UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER)                                                                                       | HVHWP                 |
| UTILITY LINE (OVERHEAD POWER)                                                                                                    | OHP                   |
| UTILITY LINE (OVERHEAD TELEPHONE)                                                                                                | OHT                   |
| UTILITY LINE (SANITARY SEWER)                                                                                                    | 8" SAN                |
| UTILITY LINE (SANITARY SEWER FORCE MAIN)                                                                                         | 8" FM                 |
| UTILITY LINE (SANITARY SEWER SERVICE)                                                                                            | SS                    |
| UTILITY LINE (STORM SEWER)                                                                                                       | 8" STM                |
| UTILITY LINE (STORM SEWER, PERFORATED)                                                                                           | 6" PERF               |
| UTILITY LINE (STORM/SANITARY SEWER SEWER COMBINATION)                                                                            | 18" COMB              |
| UTILITY LINE (TELEPHONE)                                                                                                         | T T                   |
| UTILITY LINE (WATER)                                                                                                             | W 8" W                |

SYMBOLS

|                                        |       |
|----------------------------------------|-------|
| BENCH MARK                             | A     |
| CATCH BASIN                            | BBB   |
| CLEAN OUT                              | SSGO  |
| CURB STOP                              | ◄     |
| FIRE HYDRANT                           | ⊕     |
| GUY WIRE ANCHOR                        | →     |
| HEADGATE                               | 田     |
| IRRIGATION PUMP                        | 田     |
| MAILBOX                                | MB    |
| MANHOLE (ELECTRIC)                     | ⓔ     |
| MANHOLE (GAS)                          | ⓖ     |
| MANHOLE (SANITARY/STORM)               | ○     |
| MANHOLE (TELEPHONE)                    | Ⓣ     |
| MANHOLE (WATER)                        | Ⓦ     |
| METER (GAS)                            | GM    |
| METER (WATER)                          | ○     |
| PEDESTAL (TELEPHONE)                   | △     |
| PEDESTAL (TV)                          | △TV   |
| PROPERTY PIN                           | Pin   |
| PULL BOX                               | ☒     |
| REDUCER FITTING                        | ◄     |
| SIGN OR POST (SIGN TYPE NOTED)         | ↑STOP |
| SPRINKLER HEAD                         | ⊗     |
| STREET LIGHT                           | ○-○   |
| SURVEY MONUMENT (CITY)                 | CSM   |
| SURVEY MONUMENT (TYPE NOTED)           | MCSM  |
| TEST HOLE                              | TH #1 |
| TRAFFIC PAINT MARKING                  | ➡     |
| TRAFFIC SIGNAL POLE AND MAST ARM       | ☒     |
| UTILITY POLE                           | ○-○   |
| VALVE (GAS)                            | GV    |
| VALVE (IRRIGATION)                     | IV    |
| VALVE (WATER)                          | WV    |
| VEGETATION (HEDGE OR BUSH)             | ☁     |
| VEGETATION (TREE STUMP)                | ☪     |
| VEGETATION (TREE) (CALIPER SIZE NOTED) | 6"☪   |
| WATER HYDRANT                          | ⊕     |
| WEIR                                   | ≡     |
| YARD LIGHT                             | ☼     |



| REVISION   | DESCRIPTION | DATE |
|------------|-------------|------|
| REVISION A |             |      |
| REVISION A |             |      |
| REVISION A |             |      |
| REVISION A |             |      |

|             |     |      |         |
|-------------|-----|------|---------|
| DRAWN BY    | DJM | DATE | 01/2026 |
| DESIGNED BY | DJM | DATE | 01/2026 |
| CHECKED BY  | LMF | DATE | 01/2026 |
| APPROVED BY | KH  | DATE | 01/2026 |

SCALES:

NO SCALE



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

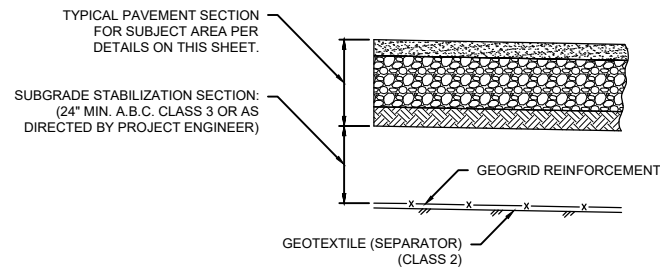
SRTS – HERMOSA AVE IMPROVEMENTS  
HERMOSA – LEGEND  
February 10, 2026

| ITEM NO. | CDOT / CITY REF. | DESCRIPTION                                                                                                     | QUANTITY | UNIT |
|----------|------------------|-----------------------------------------------------------------------------------------------------------------|----------|------|
| 1        | 108.2            | 4" Storm Pipe (PVC SDR 35)                                                                                      | 450      | LF   |
| 2        | 201              | Clearing and Grubbing                                                                                           | 1        | LS   |
| 3        | 202              | Removal of Existing Concrete<br>(Includes Curb & Gutter, Sidewalk & Pavement)                                   | 127.6    | SY   |
| 4        | 202              | Removal of Asphalt Mat (Full Depth)                                                                             | 707.2    | SY   |
| 5        | 202              | Removal of Asphalt Mat (Planing)(2" Depth)                                                                      | 911.5    | SY   |
| 6        | 202              | Removal Shrub                                                                                                   | 2        | EA   |
| 7        | 203              | Unclassified Excavation (Complete in Place)                                                                     | 400      | CY   |
| 8        | 203              | Embankment Material (Complete in Place)                                                                         | 100      | CY   |
| 9        | 203              | Muck Excavation (Subgrade Stabilization as directed by Project Engineer)                                        | 100      | CY   |
| 10       | 208              | Erosion Control (Complete in Place)                                                                             | 1        | LS   |
| 11       | 208              | Concrete Washout Facility                                                                                       | 1        | EA   |
| 12       | 210              | Reset Mailbox                                                                                                   | 10       | EA   |
| 13       | 210              | Reset Sign                                                                                                      | 2        | EA   |
| 14       | 210              | Adjust Water Meter to Grade                                                                                     | 1        | EA   |
| 15       | 210              | Relocate Water Meter                                                                                            | 1        | EA   |
| 16       | 304              | Class 3 Aggregate Base Course (Subgrade Stabilization as directed by Project Engineer)                          | 171      | TON  |
| 17       | 304              | Aggregate Base Course (Class 6)                                                                                 | 427.6    | TON  |
| 18       | 306              | Reconditioning (6" Deep)                                                                                        | 1465.8   | SY   |
| 19       | 401              | Hot Mix Asphalt (5" Thick) (Grading SX, 75 Binder Grade, PG 64-22) (One (1) - 3" Lift & Two (2) - 1 1/2" Lifts) | 220      | TON  |
| 20       | 401              | Hot Mix Asphalt (2" & Variable Thickness) (Grading SX, 75 Binder Grade, PG 64-22) (One (1) - 2" Lift)           | 100.3    | TON  |
| 21       | 420              | Geotextile Separator (CI 2) (Subgrade Stabilization as directed by Project Engineer)                            | 415.1    | SY   |
| 22       | 608              | Concrete Driveway (4" Thick)                                                                                    | 100.7    | SY   |
| 23       | 608              | Monolithic Vertical Concrete Curb, Gutter & Sidewalk (7.5') (City of Grand Junction Std. Detail C-03)           | 118      | SY   |
| 24       | 608              | Concrete Curb Ramp<br>(Per CDOT M&S Std. Plan M-608-1, Sht. 5)                                                  | 60.2     | SY   |
| 25       | 608              | Detectable Warnings (Per CDOT M&S Std. Plan M-608-1, Sht. 9)                                                    | 8        | EA   |
| 26       | 620              | Sanitary Facility                                                                                               | 1        | LS   |
| 27       | 625              | Construction Surveying                                                                                          | 1        | LS   |
| 28       | 626              | Mobilization                                                                                                    | 1        | LS   |
| 29       | 630              | Traffic Control (Complete in Place)                                                                             | 1        | LS   |
| 30       | 630              | Traffic Control Plan                                                                                            | 1        | LS   |
| MCR      |                  | Minor Contract Revisions                                                                                        |          |      |

|                                                                                              |             |      |                        |                     |          |
|----------------------------------------------------------------------------------------------|-------------|------|------------------------|---------------------|----------|
| REVISION  | DESCRIPTION | DATE | DRAWN BY <u>DJM</u>    | DATE <u>01/2026</u> | SCALES:  |
| REVISION  |             |      | DESIGNED BY <u>DJM</u> | DATE <u>01/2026</u> | NO SCALE |
| REVISION  |             |      | CHECKED BY <u>LMF</u>  | DATE <u>01/2026</u> |          |
| REVISION  |             |      | APPROVED BY <u>KH</u>  | DATE <u>01/2026</u> |          |



|                                                                   |                                                                              |
|-------------------------------------------------------------------|------------------------------------------------------------------------------|
| ENGINEERING AND<br>TRANSPORTATION DEPARTMENT<br>PROJECT NO. C1074 | SRTS – HERMOSA AVE IMPROVEMENTS<br>HERMOSA – QUANTITIES<br>February 10, 2026 |
|-------------------------------------------------------------------|------------------------------------------------------------------------------|



**SUBGRADE STABILIZATION DETAIL**  
(FOR UNSTABLE AREAS AS DIRECTED BY PROJECT ENGINEER)

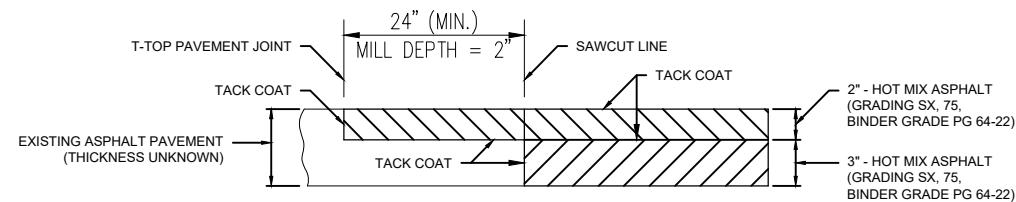
**NOTE:**

CONTRACTOR SHALL ACCOUNT FOR UP TO 25% OF THE TOTAL ROADWAY RECONSTRUCTION IN THE AREAS REQUIRING SUBGRADE STABILIZATION (BASE COURSE & SURFACING AREAS), AS SHOWN ON THE "SUBGRADE STABILIZATION DETAIL" WHEN PREPARING THE PROJECT CONSTRUCTION SCHEDULE.

NO ADJUSTMENT IN ALLOWABLE WORKING TIME WILL BE CONSIDERED IF THE AMOUNT OF SUBGRADE STABILIZATION IS LESS THAN 25% OF THE TOTAL ROADWAY RECONSTRUCTION AREA.

THE WORK FOR SUBGRADE STABILIZATION WILL BE PAID FOR SEPARATELY AS FOLLOWS:

1. MUCK EXCAVATION
2. AGGREGATE BASE COURSE (CLASS 3)
3. GEOTEXTILE (SEPARATOR)(CLASS 2)
4. GEOGRID REINFORCEMENT

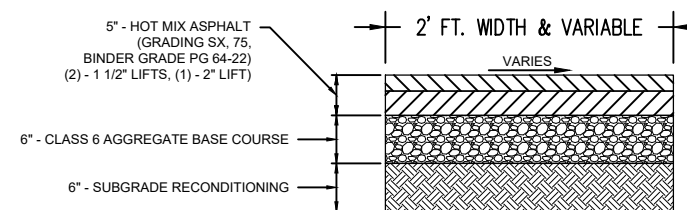


**T-TOP NOTES:**

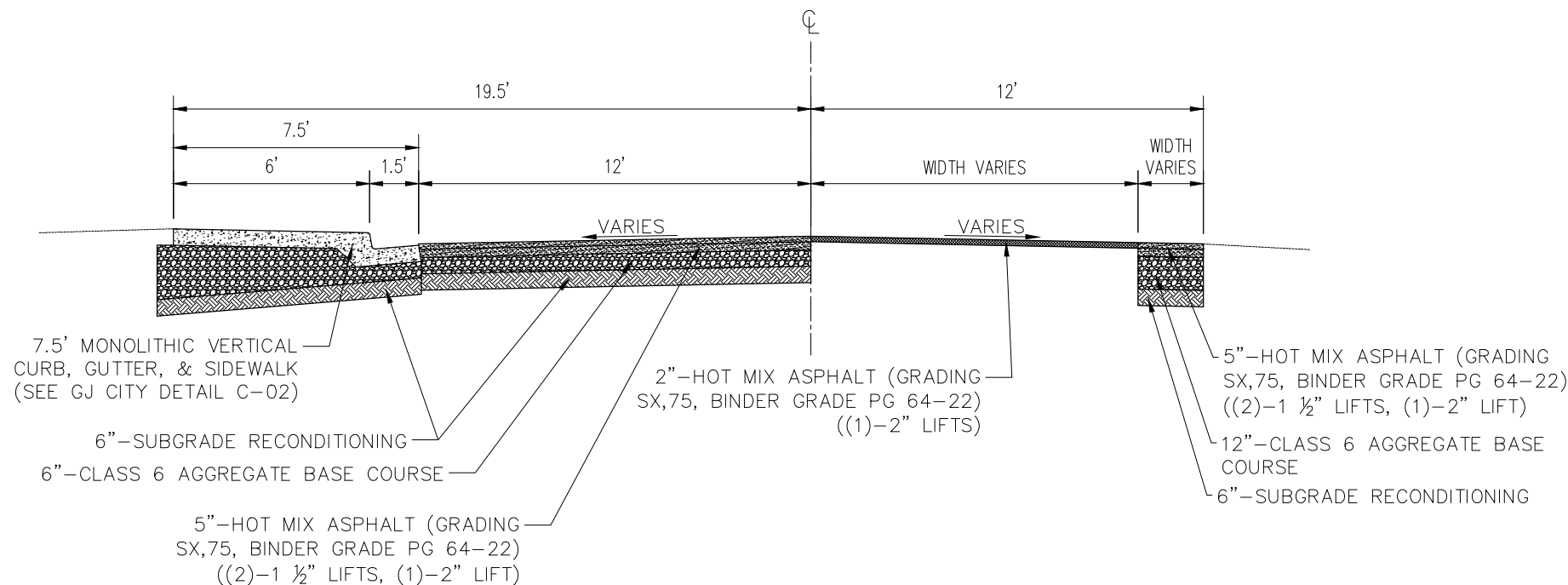
1. THE MINIMUM T-TOP ASPHALT THICKNESS SHALL BE 2-INCH AND THE MINIMUM WIDTH SHALL BE TWO (2') FEET.
2. THE T-TOP PAVEMENT JOINT SHALL NOT BE LOCATED IN A VEHICLE WHEEL PATH. THE CONTRACTOR SHALL ADJUST THE T-TOP PAVEMENT JOINT ACCORDINGLY.

**T-TOP DETAIL**

(LOCATIONS AS DIRECTED BY PROJECT ENGINEER)



**TYPICAL ASPHALT PAVEMENT SECTION**  
(SEE IMPROVEMENT PLANS FOR EXTENTS OF ASPHALT PAVEMENT)



**TYPICAL ROADWAY SECTION**

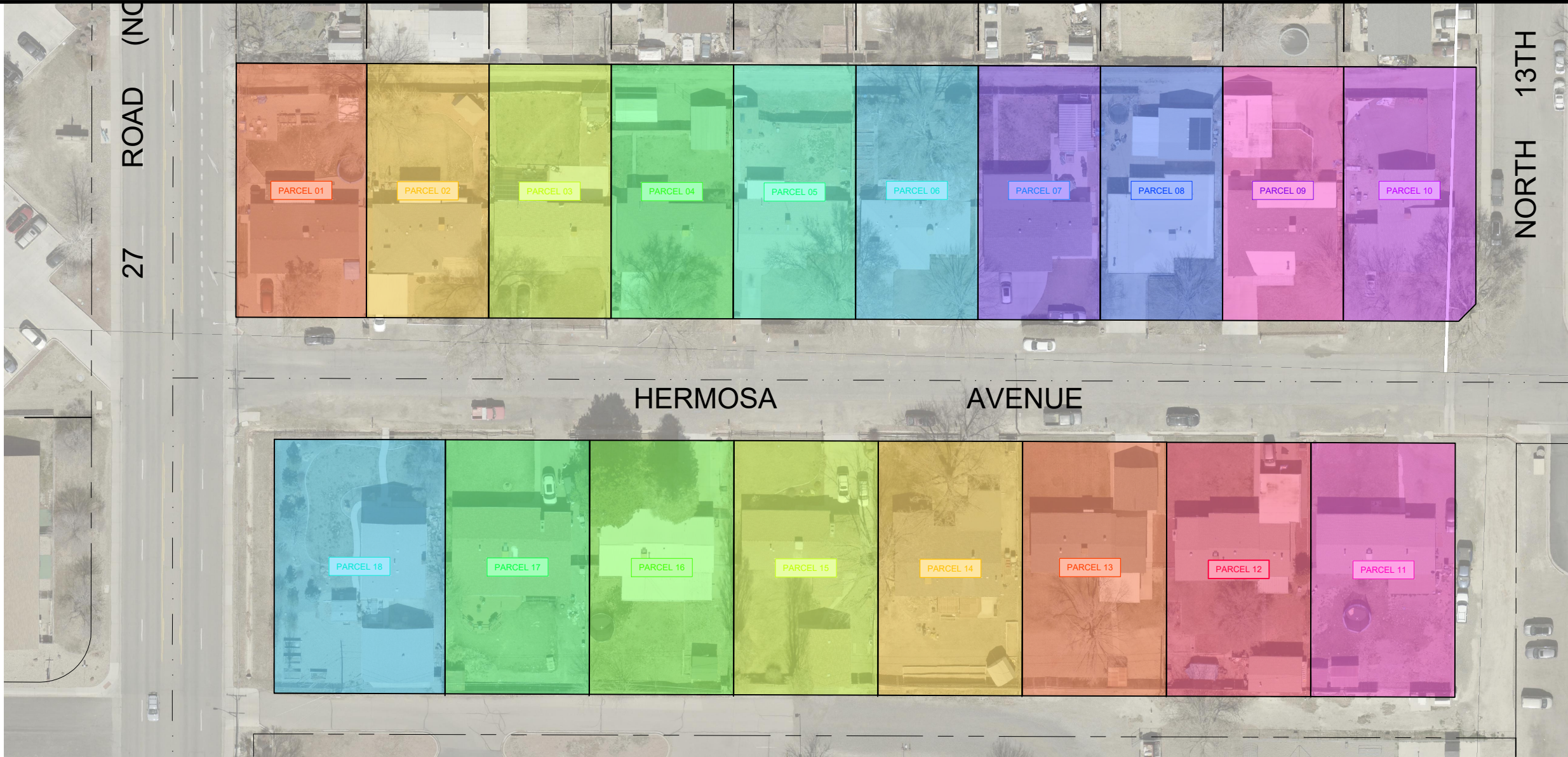
| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE    | DATE |
|----------|-------------|------|----------|---------|------|
| REVISION |             |      | DJM      | 01/2026 |      |
| REVISION |             |      | DJM      | 01/2026 |      |
| REVISION |             |      | LMF      | 01/2026 |      |
| REVISION |             |      | KH       | 01/2026 |      |

SCALES:  
NO SCALE



**ENGINEERING AND  
TRANSPORTATION DEPARTMENT**  
PROJECT NO. C1074

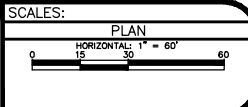
**SRTS – HERMOSA AVE IMPROVEMENTS  
ROADWAY DETAILS AND SIDEWALK SECTIONS**  
February 10, 2026



| PARCEL DESIGNATION | PARCEL NO.      | PARCEL OWNER         | PARCEL ADDRESS                                 | MAILING ADDRESS                                  | PARCEL DESIGNATION | PARCEL NO.      | PARCEL OWNER       | PARCEL ADDRESS                                 | MAILING ADDRESS                          |
|--------------------|-----------------|----------------------|------------------------------------------------|--------------------------------------------------|--------------------|-----------------|--------------------|------------------------------------------------|------------------------------------------|
| PARCEL 01          | 2945-013-01-020 | ROBERTS CORINNA D    | 1204 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  | PARCEL 11          | 2945-013-04-008 | MAZZUCA MITCHELL   | 1291 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 02          | 2945-013-01-019 | ANGELES EVELYN J     | 1208 HERMOSA AVE<br>GRAND JUNCTION, CO. 81506  |                                                  | PARCEL 12          | 2945-013-04-007 | AKERS RYAN TOBY    | 1281 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 03          | 2945-013-01-018 | TUNNEL KEVIN         | 1210 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  | PARCEL 13          | 2945-013-04-006 | DEAN PATRICIA A    | 1267 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 04          | 2945-013-01-017 | JOLLEY JEREMY B      | 1214 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 | 967 PIONEER DR<br>FRUITA, CO. 81521              | PARCEL 14          | 2945-013-04-005 | MYKYTIUK SHADRACH  | 1257 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 05          | 2945-013-01-016 | LUELLEN THERESE      | 1220 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 | 2624 HAWTHORNE AVE.<br>GRAND JUNCTION, CO. 81506 | PARCEL 15          | 2945-013-04-004 | MARKS LOWAINE      | 1245 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 06          | 2945-261-22-002 | JAMES A. HIGGINSON   | 1224 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  | PARCEL 16          | 2945-013-04-003 | COMBS KIMBERLY A   | 1235 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 07          | 2945-013-01-014 | ATENCIO CARMEN MARY  | 1228 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  | PARCEL 17          | 2945-013-04-002 | HAYNES SETH ADAM   | 1221 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                          |
| PARCEL 08          | 2945-013-01-013 | SLAUGHTER AMBER RENE | 1234 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  | PARCEL 18          | 2945-013-04-001 | OTTENBERG KELLIE A | 1211 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 | 4520 S LIPAN CT.<br>ENGLEWOOD, CO. 80110 |
| PARCEL 09          | 2945-013-01-012 | LEWELLEN GEORGE W    | 1240 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 |                                                  |                    |                 |                    |                                                |                                          |
| PARCEL 10          | 2945-013-01-011 | OUSLEY TODD D        | 1242 HERMOSA AVE.<br>GRAND JUNCTION, CO. 81506 | 642 PINENEEDLE CT.<br>GRAND JUNCTION, CO. 81506  |                    |                 |                    |                                                |                                          |

|          | DESCRIPTION | DATE |
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| REVISION |             |      |
| REVISION |             |      |
| REVISION |             |      |
| REVISION |             |      |

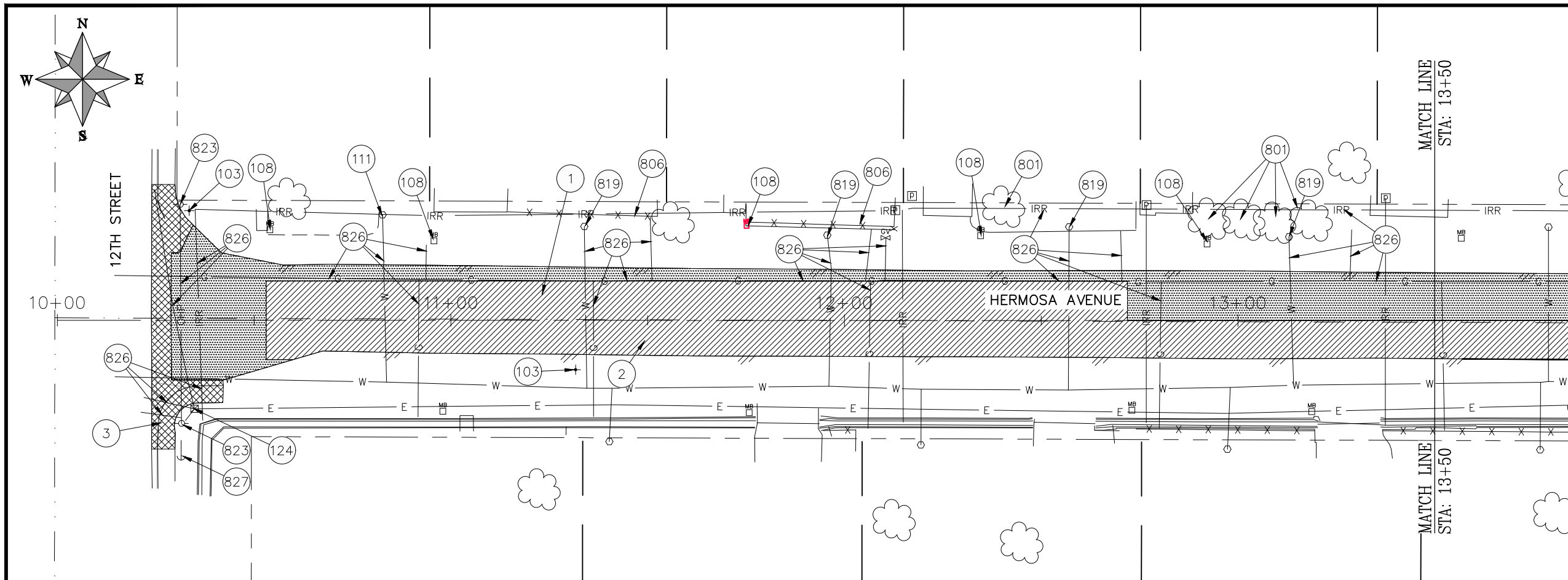
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| DRAWN BY    | DJM | DATE | 01/2026 |
| DESIGNED BY | DJM | DATE | 01/2026 |
| CHECKED BY  | LMF | DATE | 01/2026 |
| APPROVED BY | KH  | DATE | 01/2026 |



ENGINEERING AND  
TRANSPORTATION DEPARTMENT

PROJECT NO. C1074

SRTS – HERMOSA AVE IMPROVEMENTS  
HERMOSA – PARCEL MAP  
February 10, 2026



IMPROVEMENT PLAN NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
- 2 202.09 - REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY CROSS HATCH PATTERN)
- 3 202 - REMOVAL OF CONCRETE. SAW CUT AND REMOVE CONCRETE AS SHOWN. INCLUDES BUT NOT LIMITED TO CURB, GUTTER, SIDEWALK, DRIVEWAY, SLABS, V-PAN, CURB RAMPS, INTERSECTION CORNERS, APRONS, AND LANDSCAPE BORDERS.
- 103 210 - RESET SIGN.
- 108 210 - RESET MAILBOX TO NEW 4X4 POST.
- 111 210 - ADJUST WATER METER PIT TO FINISHED GRADE.
- 124 210 - ADJUST PULL BOX
- 801 PROTECT TREE.
- 806 PROTECT FENCE.
- 811 PROTECT WATER VALVE.
- 812 PROTECT FIRE HYDRANT.
- 819 PROTECT WATER METER.
- 823 PROTECT UTILITY POLE.
- 826 PROTECT EXISTING UTILITY LINE IN PLACE.
- 827 PROTECT GUY WIRE.

REMOVAL & RESET NOTES:

1. EXISTING MAILBOXES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RE-SET A MINIMUM OF ONE FOOT BEHIND THE BACK OF THE NEW SIDEWALK IMPROVEMENTS AS DIRECTED BY THE PROJECT ENGINEER.
2. EXISTING LANDSCAPE FEATURES REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RE-SET A MINIMUM OF ONE FOOT BEHIND THE NEW SIDEWALK IMPROVEMENTS AS DIRECTED BY THE PROJECT ENGINEER.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES AND/OR NEW CONSTRUCTION IMPROVEMENTS SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE PROJECT ENGINEER.
4. EXISTING UTILITIES TO BE ADJUSTED TO MEET NEW IMPROVEMENT ELEVATIONS SHALL BE RE-SET AS DIRECTED BY THE PROJECT ENGINEER AND/OR PROVIDER UTILITY COMPANY.

REMOVAL PLAN LEGEND

-  CONCRETE REMOVAL
-  FULL DEPTH ASPHALT REMOVAL
-  2" MILL ASPHALT REMOVAL

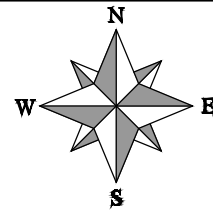
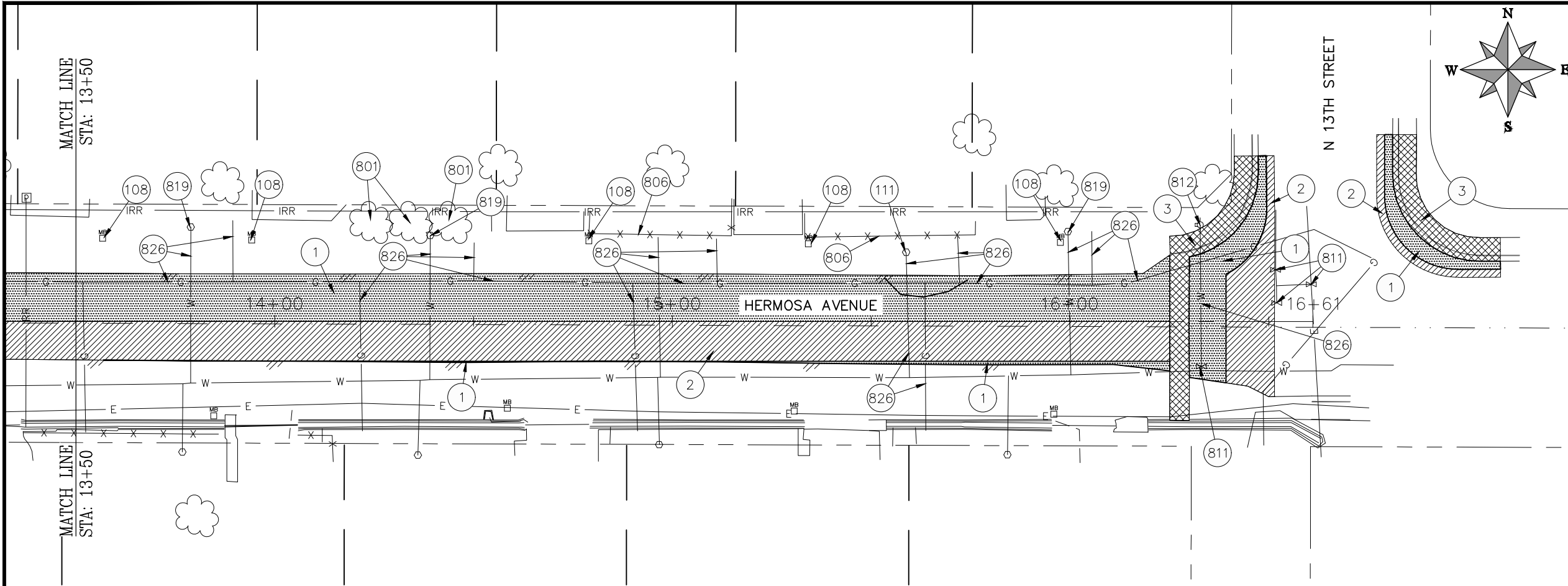
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|----------|-------------|------|----------|---------|
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| 2        |             |      | DJM      | 01/2026 |
| 3        |             |      | LMF      | 01/2026 |
| 4        |             |      | KH       | 01/2026 |

| SCALES:              | PLAN |
|----------------------|------|
| HORIZONTAL: 1" = 30' |      |
| VERTICAL: 1" = 10'   |      |



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

SRTS - HERMOSA AVE IMPROVEMENTS  
REMOVAL PLAN - 1  
February 10, 2026



REMOVAL PLAN NOTES

- 1 202 - REMOVAL OF ASPHALT MAT. CUT AND REMOVE ASPHALT AS SHOWN. (INDICATED BY DOT HATCH PATTERN)
- 2 202.09 - REMOVAL OF ASPHALT MAT (PLANING). (2" DEPTH) (INDICATED BY CROSS HATCH PATTERN)
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- 812 PROTECT FIRE HYDRANT.
- 819 PROTECT WATER METER.
- 823 PROTECT UTILITY POLE.
- 826 PROTECT EXISTING UTILITY LINE IN PLACE.
- 827 PROTECT GUY WIRE.

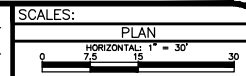
REMOVAL & RESET NOTES:

- 1. EXISTING MAILBOXES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RE-SET A MINIMUM OF ONE FOOT BEHIND THE BACK OF THE NEW SIDEWALK IMPROVEMENTS AS DIRECTED BY THE PROJECT ENGINEER.
- 2. EXISTING LANDSCAPE FEATURES REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RE-SET A MINIMUM OF ONE FOOT BEHIND THE NEW SIDEWALK IMPROVEMENTS AS DIRECTED BY THE PROJECT ENGINEER.
- 3. EXISTING ASPHALT PAVEMENT TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES AND/OR NEW CONSTRUCTION IMPROVEMENTS SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE PROJECT ENGINEER.
- 4. EXISTING UTILITIES TO BE ADJUSTED TO MEET NEW IMPROVEMENT ELEVATIONS SHALL BE RE-SET AS DIRECTED BY THE PROJECT ENGINEER AND/OR PROVIDER UTILITY COMPANY.

REMOVAL PLAN LEGEND

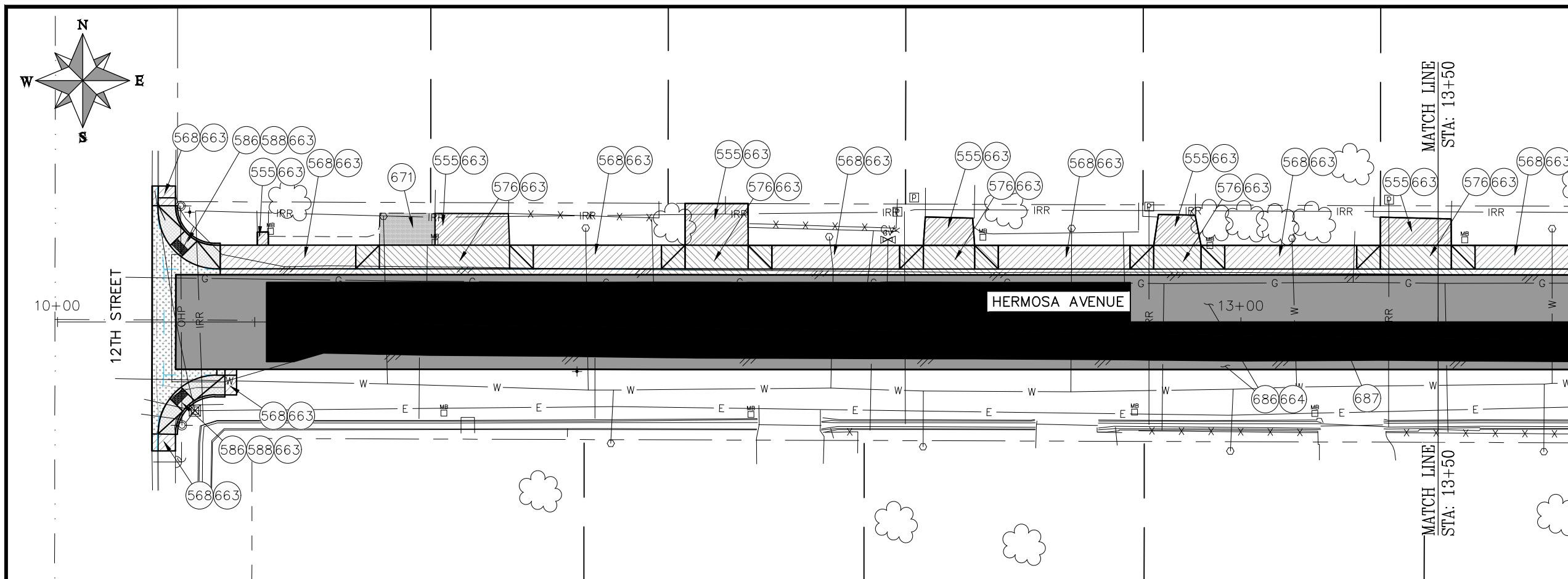
- CONCRETE REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- 2" MILL ASPHALT REMOVAL

| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE    |
|----------|-------------|------|----------|---------|
| 1        |             |      | DJM      | 01/2026 |
| 2        |             |      | DJM      | 01/2026 |
| 3        |             |      | LMF      | 01/2026 |
| 4        |             |      | KH       | 01/2026 |

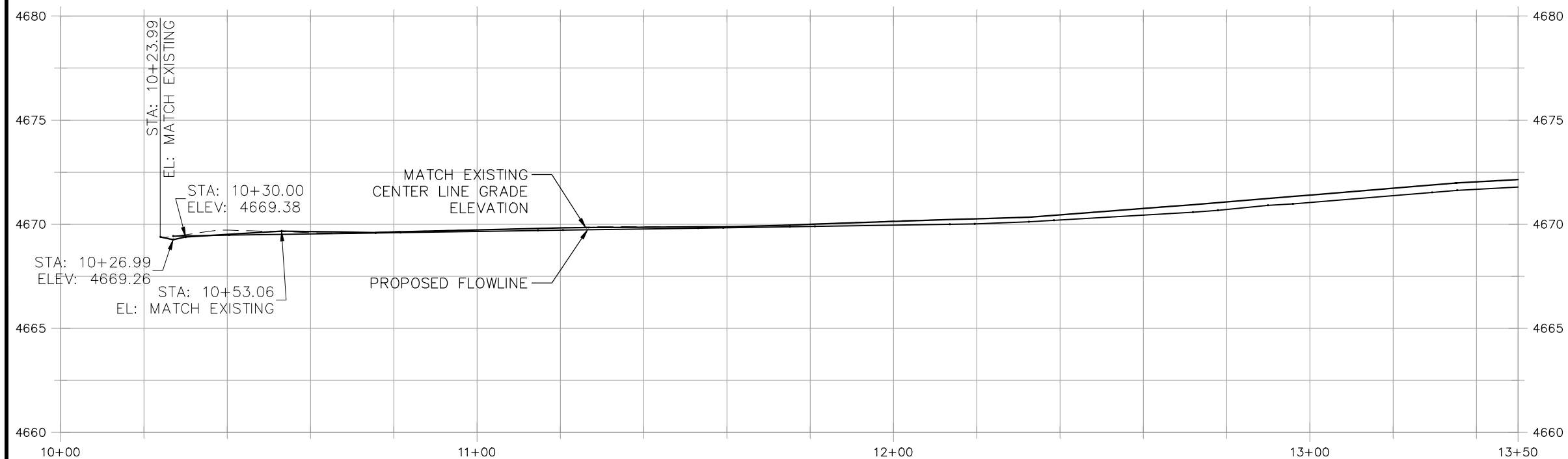


ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

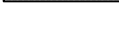
SRTS - HERMOSA AVE IMPROVEMENTS  
REMOVAL PLAN - 2  
February 10, 2026



- ## IMPROVEMENT PLAN NOTES
- 555 608.06 - CONCRETE SIDEWALK & DRIVEWAY (4" THICK)
  - 568 608.06 - MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK (7.5' WIDE)(SEE CITY DETAIL SHT. C-02)
  - 576 608.06 - DRIVEWAY - MONOLITHIC CURB, GUTTER & SIDEWALK (7.5' WIDE) (SEE CITY STD DETAIL SHT. C-08)
  - 586 608.06 - CONCRETE CURB RAMP WITH VERTICAL CURB (15 FT. RADIUS) TYPE 2 SMALL RADIUS CURB RAMPS FOR CROSSINGS ON DIRECTION PER CDOT STD. PLAN NO. M-608-1 (STD. SHT NO. 5)
  - 588 608.06 - DETECTABLE WARNING
  - 663 304 - AGGREGATE BASE COURSE (CLASS 6) (6" THICK)
  - 664 304 - AGGREGATE BASE COURSE (CLASS 6) (12" THICK)
  - 671 304 - WASHED ROCK SURFACE COURSE FOR GRAVEL DRIVEWAYS. MATCH EXISTING TYPE. THICKNESS IS 2" MIN. AND 3" MAX.
  - 686 401.08 - HOT BITUMINOUS PAVEMENT (5" THICK) (GRADING SX, BINDER GRADE PG 64-22) (TWO 1 1/2" LIFTS AND ONE 2" LIFT) (SEE TYPICAL ROADWAY SECTIONS)
  - 687 401.08 - T-TOP HOT BITUMINOUS PAVEMENT (2" THICK) (ONE 2" LIFT) (GRADING SX, BINDER GRADE PG 64-22) (SEE TYPICAL ROADWAY SECTIONS)
- ISSA IMPROVEMENT PLAN.dwg - PLOTTED 2/10/2026 11:08:48 AM



### IMPROVEMENT PLAN LEGEND

- |                                                                                       |                                        |
|---------------------------------------------------------------------------------------|----------------------------------------|
|  | 4" CONCRETE SIDEWALK                   |
|  | 6" MONOLITHIC CONCRETE SIDEWALK        |
|  | 6" CONCRETE DRIVEWAY                   |
|  | 8" VALLEY PAN                          |
|  | CONCRETE CURB RAMP                     |
|  | HOT MIX ASPHALT (TYPICAL SECTION – 5") |
|  | HOT MIX ASPHALT (T-TOP SECTION – 2")   |

| DESCRIPTION |   | DATE | DRAWN BY    | DJM | DATE    |
|-------------|---|------|-------------|-----|---------|
| REVISION    | Δ | -    |             |     | 01/2026 |
| REVISION    | Δ | -    | DESIGNED BY | DJM | 01/2026 |
| REVISION    | Δ | -    | CHECKED BY  | LMF | 01/2026 |
| REVISION    | Δ | -    | APPROVED BY | KH  | 01/2026 |

SCALES:

PLAN

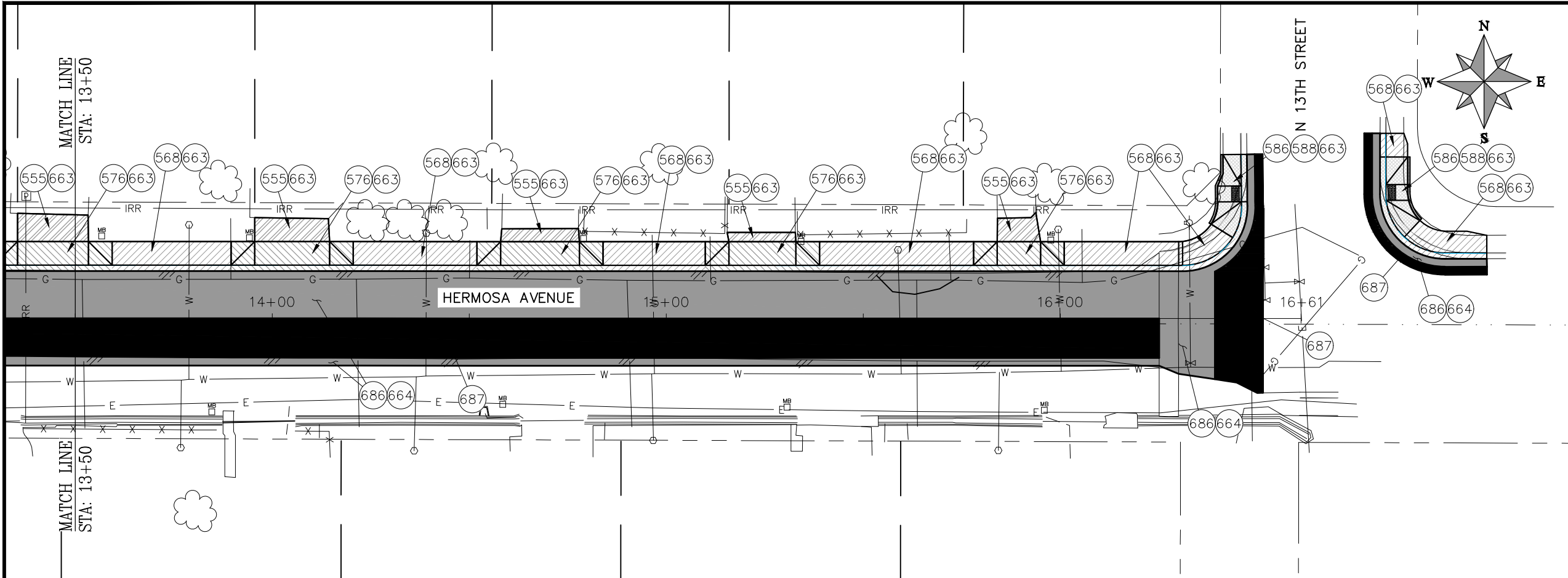
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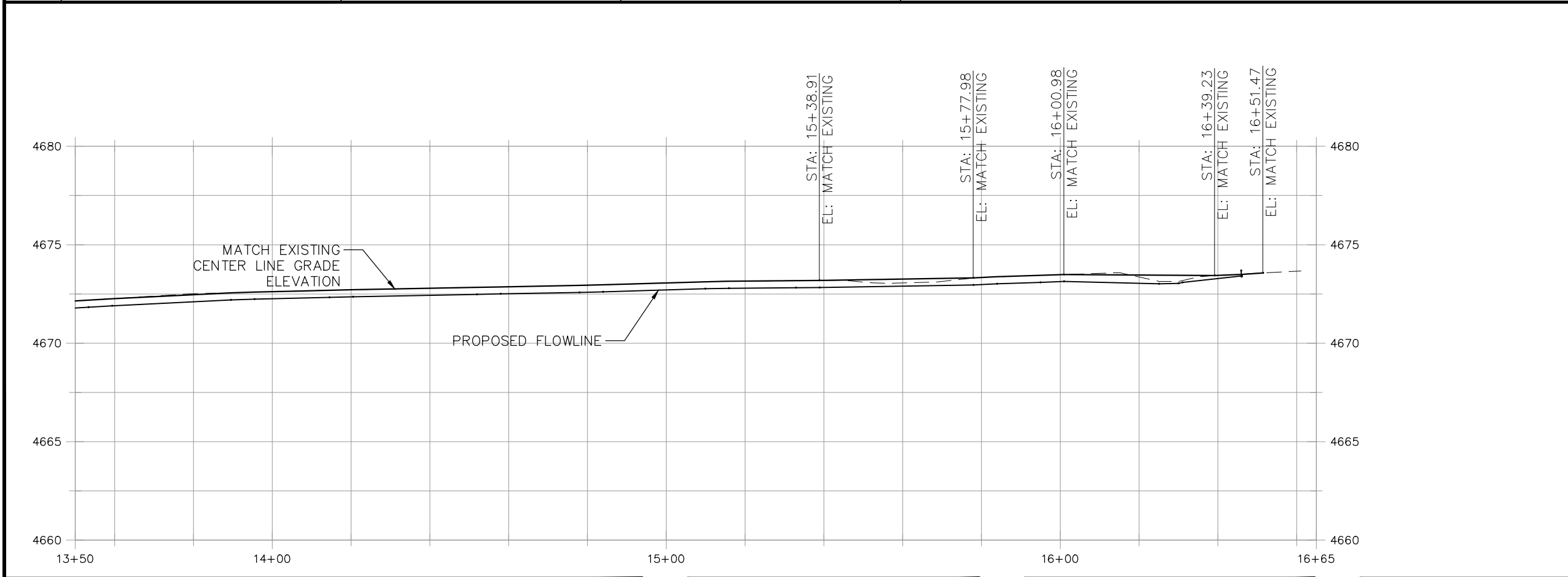


# ENGINEERING AND TRANSPORTATION DEPARTMENT

SRTS – HERMOSA AVE IMPROVEMENTS  
IMPROVEMENT PLAN –1  
February 10, 2026



- IMPROVEMENT PLAN NOTES**
- 555 608.06 – CONCRETE SIDEWALK & DRIVEWAY (4" THICK)
  - 568 608.06 – MONOLITHIC VERTICAL CURB, GUTTER AND SIDEWALK (7.5' WIDE)(SEE CITY DETAIL SHT. C-02)
  - 576 608.06 – DRIVEWAY – MONOLITHIC CURB, GUTTER & SIDEWALK (7.5' WIDE) (SEE CITY STD DETAIL SHT. C-08)
  - 586 608.06 – CONCRETE CURB RAMP WITH VERTICAL CURB (15 FT. RADIUS) TYPE 2 SMALL RADIUS CURB RAMP FOR CROSSINGS ON DIRECTION PER CDOT STD. PLAN NO. M-608-1 (STD. SHT NO. 5)
  - 588 608.06 – DETECTABLE WARNING
  - 663 304 – AGGREGATE BASE COURSE (CLASS 6) (6" THICK)
  - 664 304 – AGGREGATE BASE COURSE (CLASS 6) (12" THICK)
  - 686 401.08 – HOT BITUMINOUS PAVEMENT (5" THICK) (GRADING SX, BINDER GRADE PG 64-22) (TWO 1 1/2" LIFTS AND ONE 2" LIFT) (SEE TYPICAL ROADWAY SECTIONS)
  - 687 401.08 – T-TOP HOT BITUMINOUS PAVEMENT (2" THICK) (ONE 2" LIFT) (GRADING SX, BINDER GRADE PG 64-22) (SEE TYPICAL ROADWAY SECTIONS)



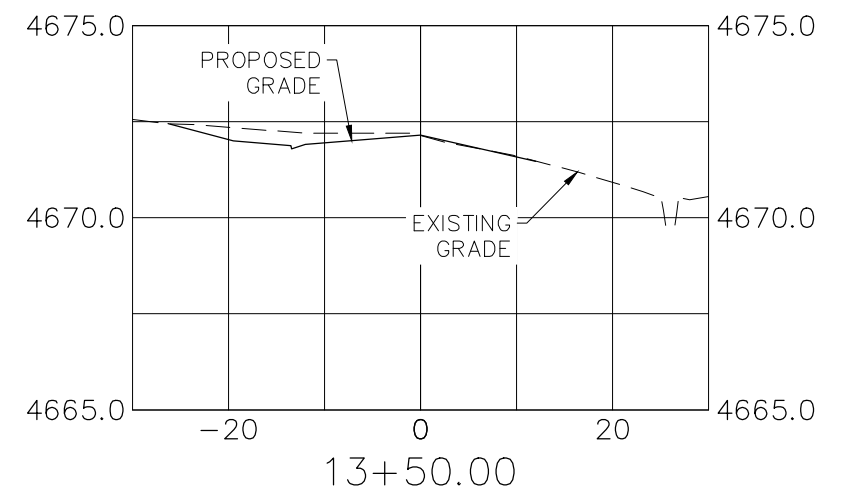
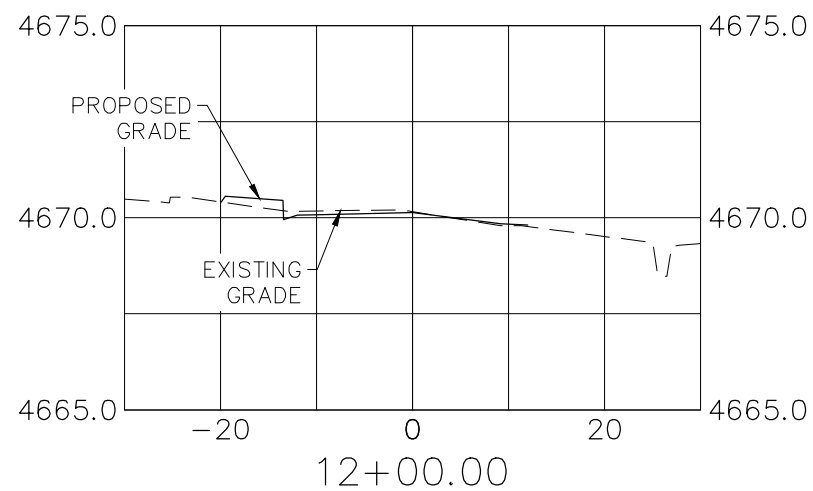
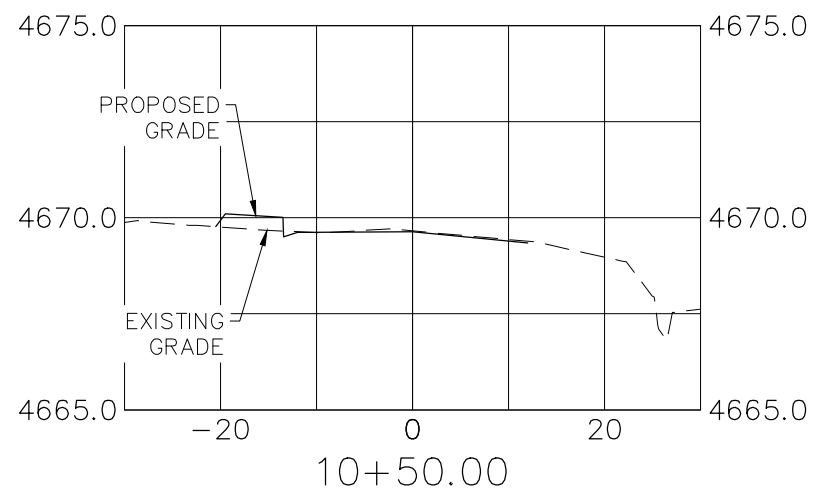
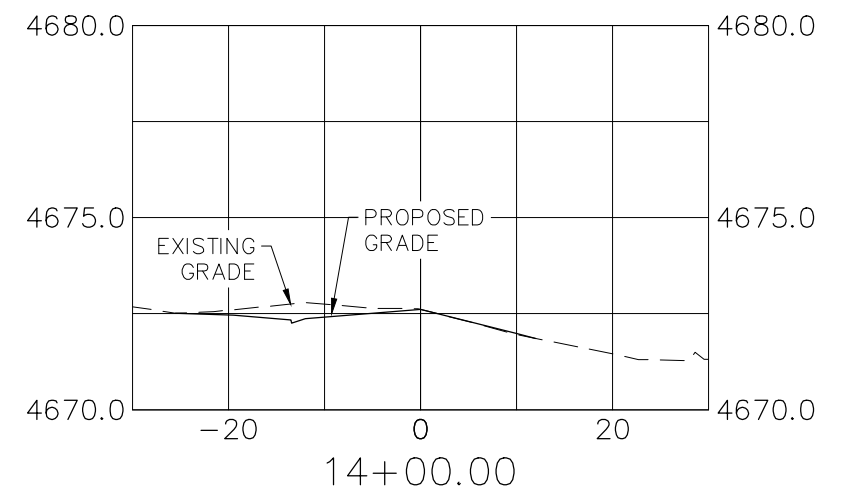
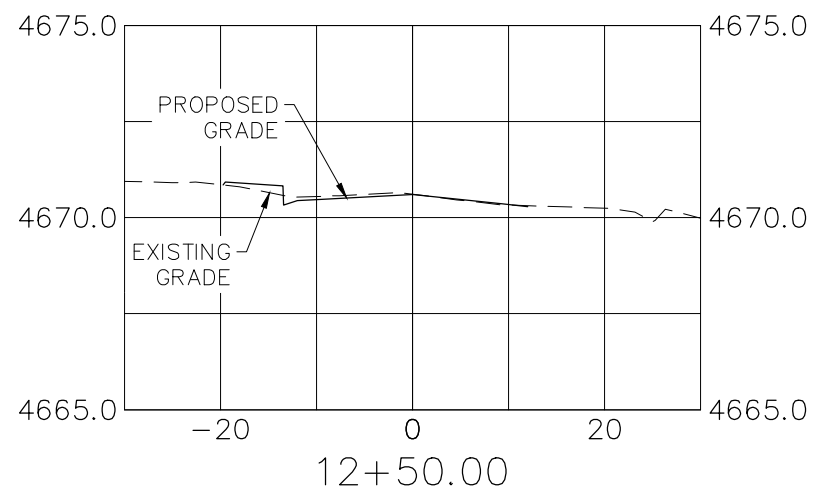
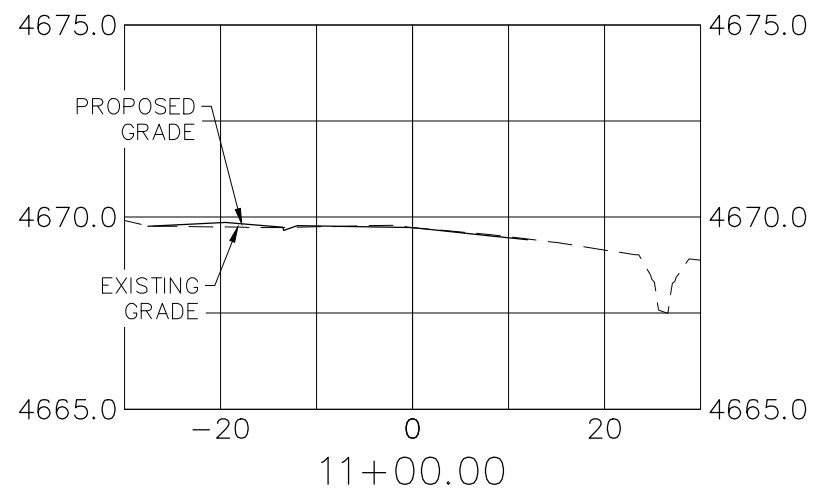
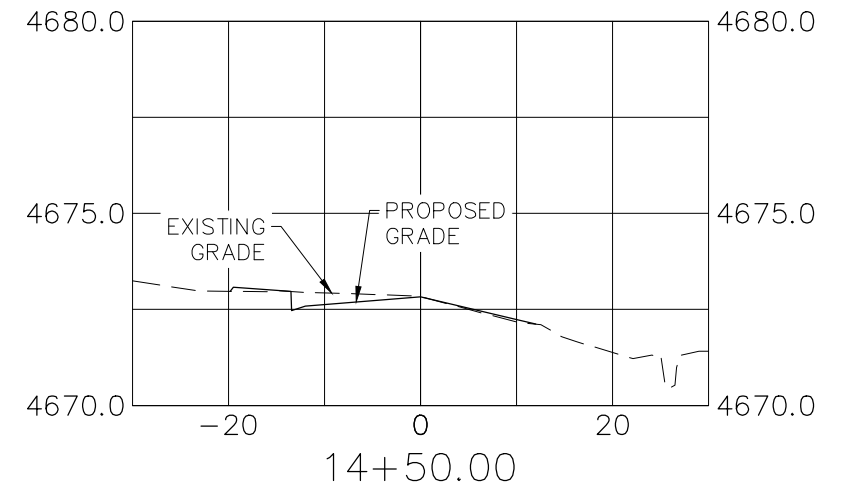
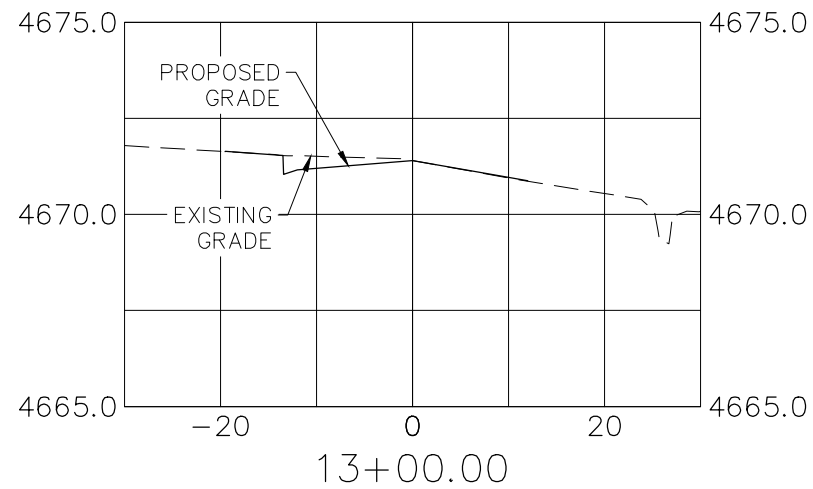
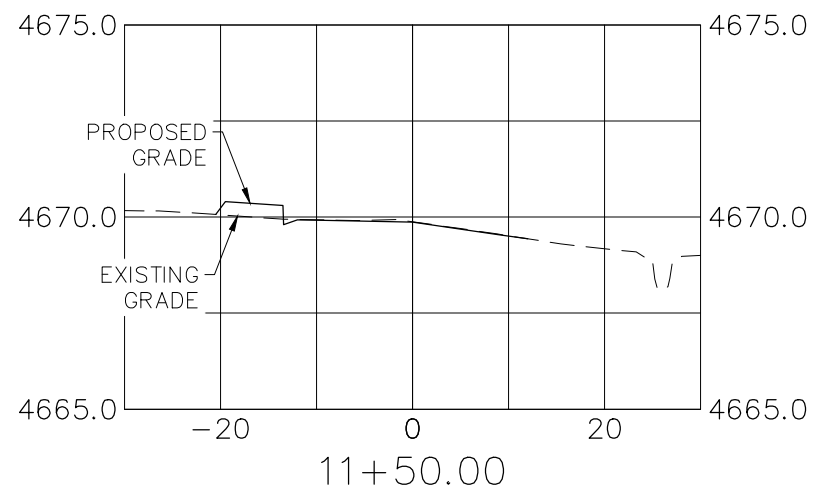
- IMPROVEMENT PLAN LEGEND**
- 4" CONCRETE SIDEWALK
  - 6" MONOLITHIC CONCRETE SIDEWALK
  - 6" CONCRETE DRIVEWAY
  - 8" VALLEY PAN
  - CONCRETE CURB RAMP
  - HOT MIX ASPHALT (TYPICAL SECTION – 5")
  - HOT MIX ASPHALT (T-TOP SECTION – 2")

| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE    | DESIGNED BY | DATE    | CHECKED BY | DATE    | APPROVED BY | DATE    |
|----------|-------------|------|----------|---------|-------------|---------|------------|---------|-------------|---------|
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| 2        |             |      |          |         |             |         |            |         |             |         |
| 3        |             |      |          |         |             |         |            |         |             |         |
| 4        |             |      |          |         |             |         |            |         |             |         |



**ENGINEERING AND TRANSPORTATION DEPARTMENT**  
PROJECT NO. C1074

**SRTS – HERMOSA AVE IMPROVEMENTS**  
**IMPROVEMENT PLAN – 2**  
**February 10, 2026**

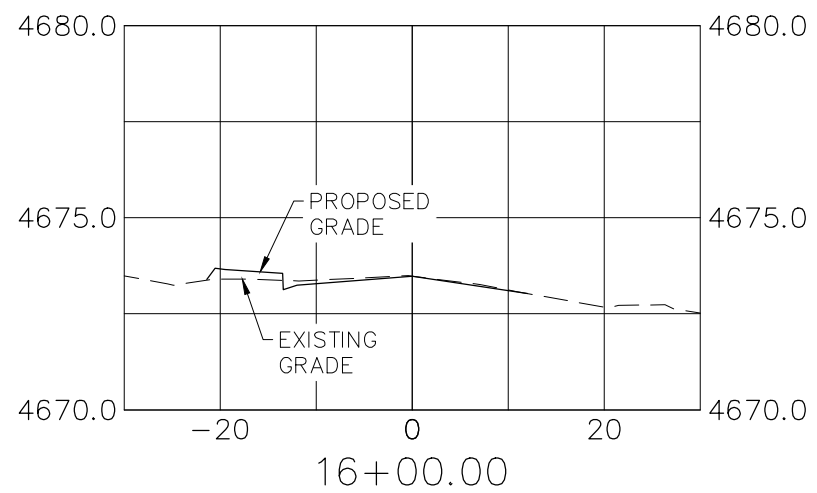
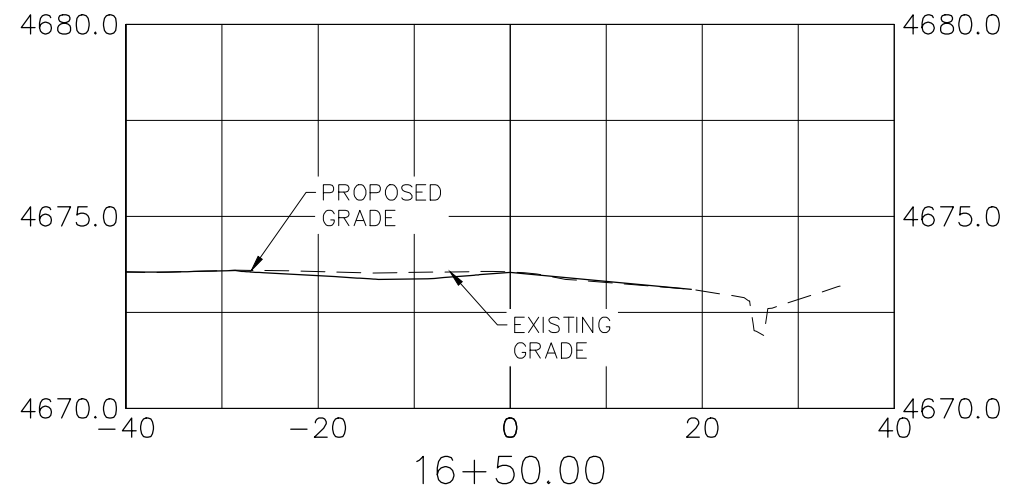
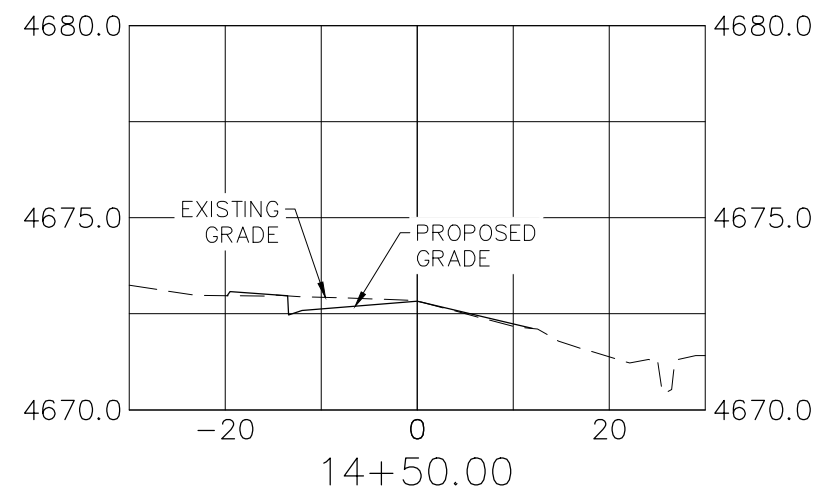
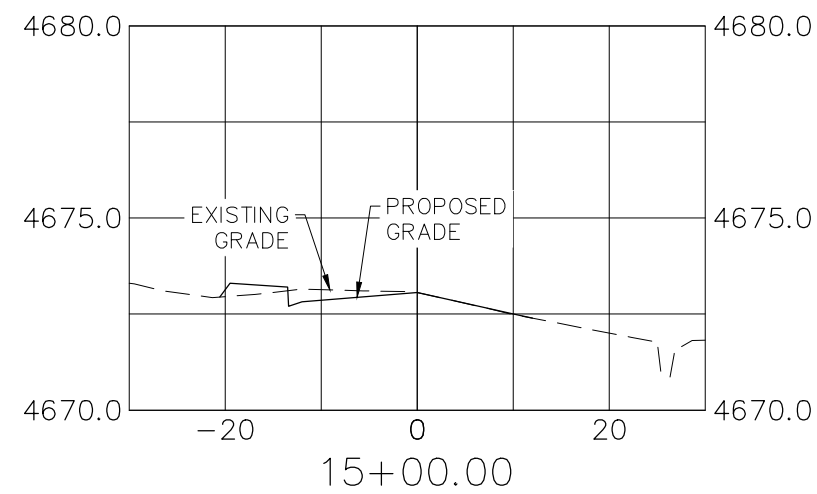
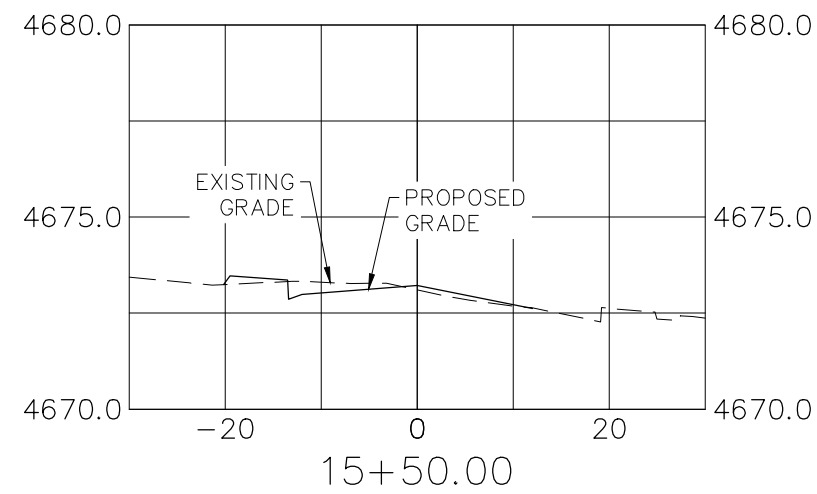


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|----------|-------------|------|----------|---------|-------------|---------|------------|---------|-------------|---------|----------------------|
| 1        |             |      | DJM      | 01/2026 | DJM         | 01/2026 | LMF        | 01/2026 | KH          | 01/2026 | PLAN & PROFILE       |
| 2        |             |      |          |         |             |         |            |         |             |         | HORIZONTAL: 1" = 20' |
| 3        |             |      |          |         |             |         |            |         |             |         | VERTICAL: 1" = 5'    |
| 4        |             |      |          |         |             |         |            |         |             |         |                      |



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

SRTS - HERMOSA AVE IMPROVEMENTS  
CROSS SECTIONS - 1  
February 10, 2026

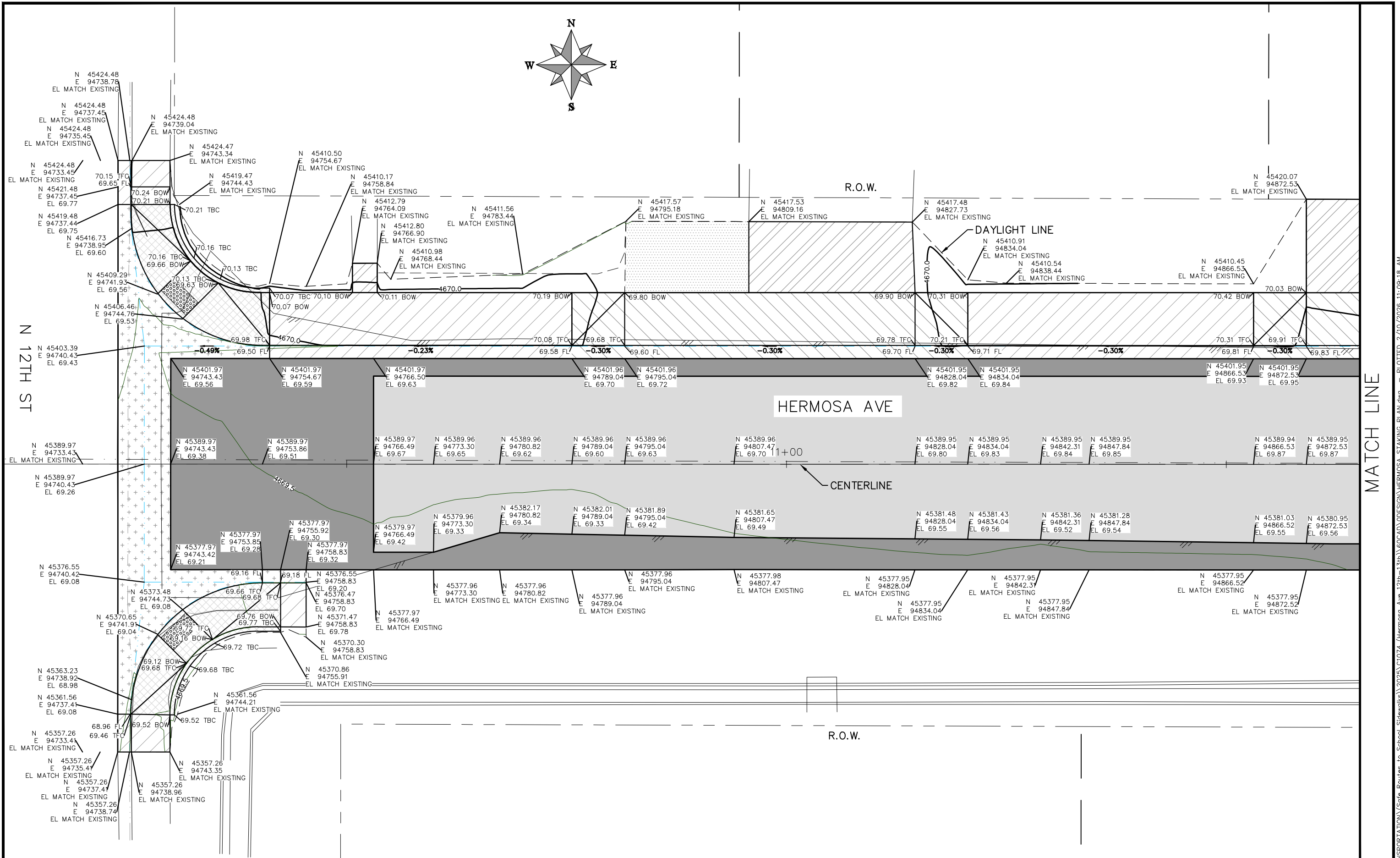
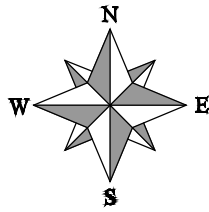


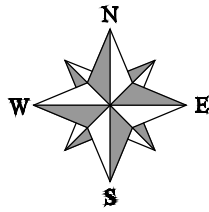
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| REVISION |             |      | DJM         | 01/2026 |         | PLAN & PROFILE       |
| REVISION |             |      | DESIGNED BY | DJM     | 01/2026 | HORIZONTAL: 1" = 20' |
| REVISION |             |      | CHECKED BY  | LMF     | 01/2026 | VERTICAL: 1" = 5'    |
| REVISION |             |      | APPROVED BY | KH      | 01/2026 |                      |



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

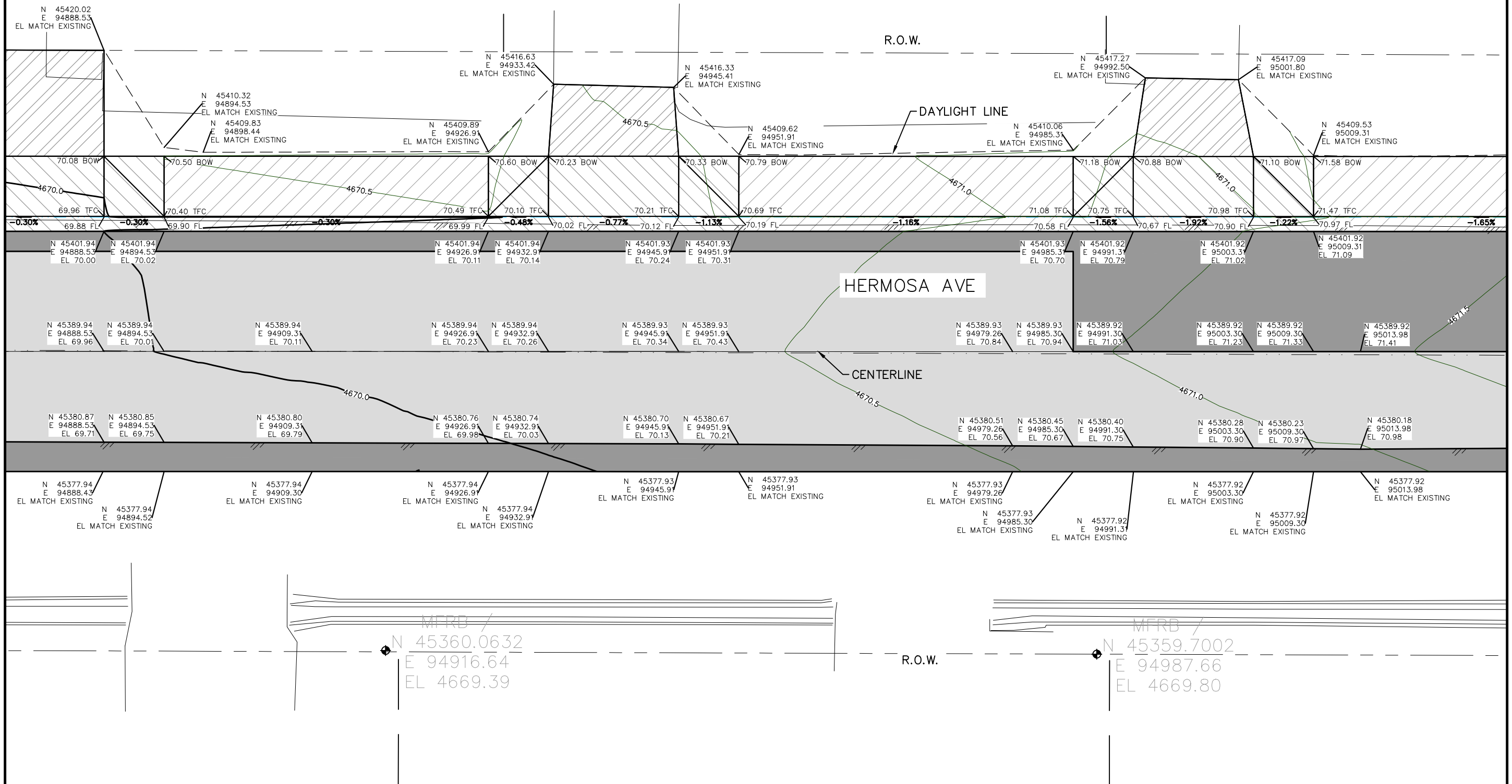
SRTS - HERMOSA AVE IMPROVEMENTS  
CROSS SECTIONS - 2  
February 10, 2026





MATCH LINE

MATCH LINE

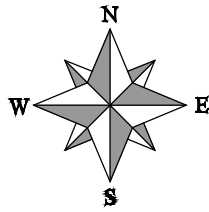


| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE    | SCALES:              |
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| REVISION |             |      | DJM      | 01/2026 | HORIZONTAL: 1" = 10' |
| REVISION |             |      | LMF      | 01/2026 | VERTICAL: 1" = 5'    |
| REVISION |             |      | KH       | 01/2026 |                      |



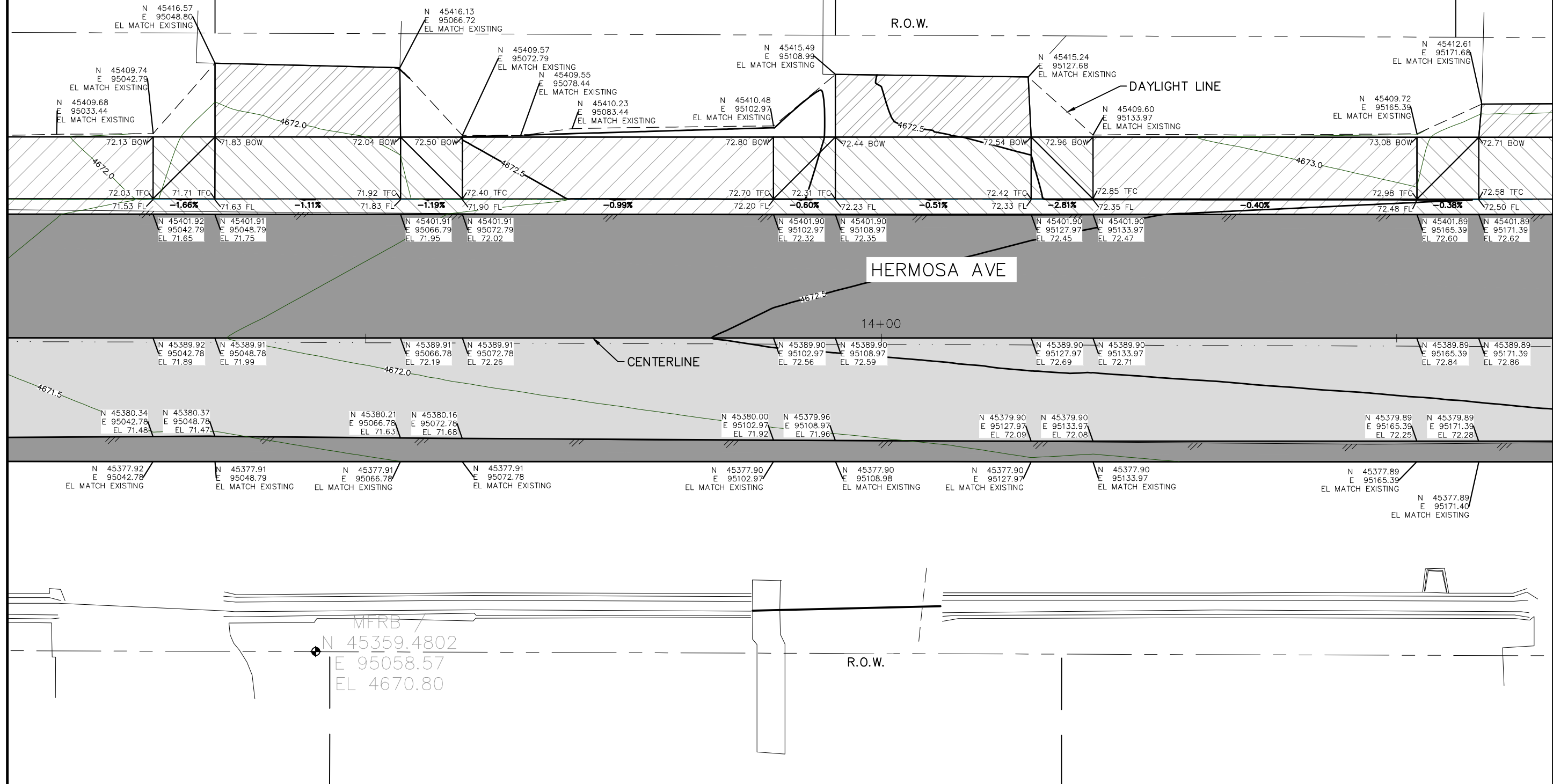
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

SRTS - HERMOSA AVE IMPROVEMENTS  
STAKING PLAN - 2  
February 10, 2026

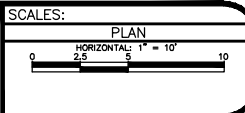


MATCH LINE

MATCH LINE

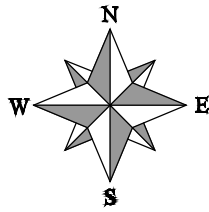


| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE    | DESIGNED BY | DATE    | CHECKED BY | DATE    | APPROVED BY | DATE    |
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| 1        |             |      | DJM      | 01/2026 | DJM         | 01/2026 | LMF        | 01/2026 | KH          | 01/2026 |
| 2        |             |      |          |         |             |         |            |         |             |         |
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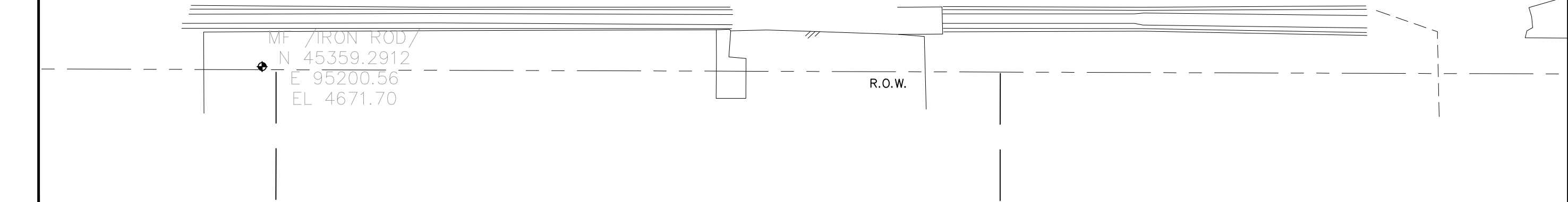
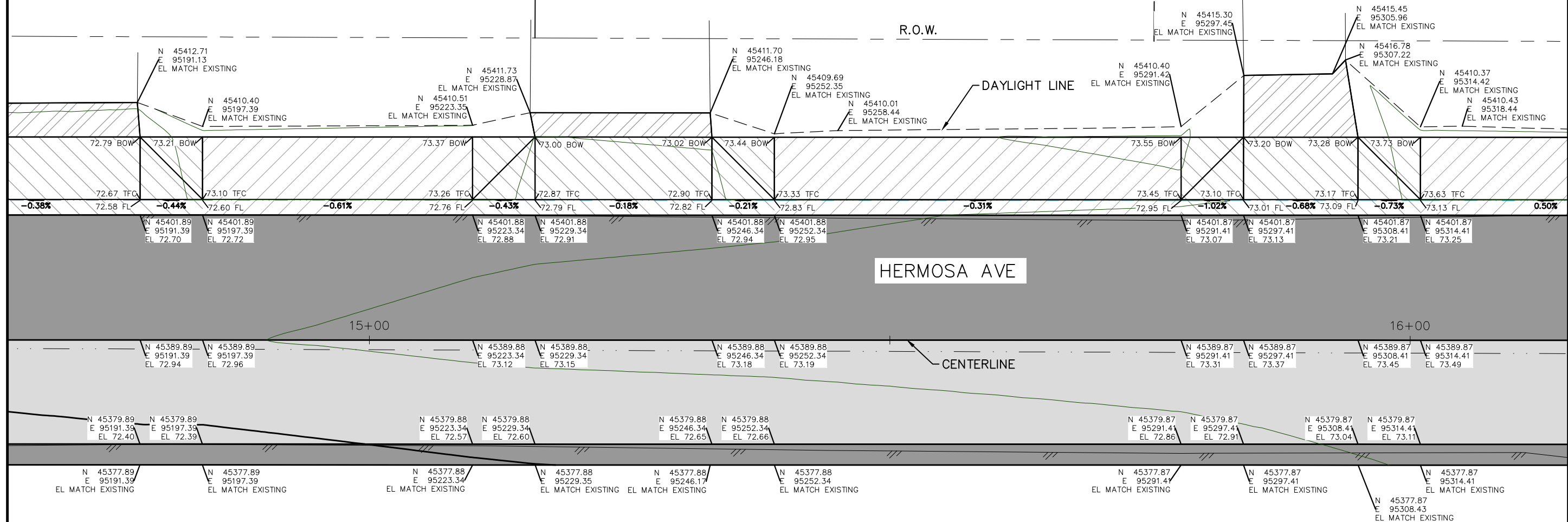
ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

SRTS - HERMOSA AVE IMPROVEMENTS  
STAKING PLAN - 3  
February 10, 2026



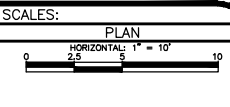
MATCH LINE

MATCH LINE



| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
| 1        |             |      |
| 2        |             |      |
| 3        |             |      |
| 4        |             |      |

|             |     |      |         |
|-------------|-----|------|---------|
| DRAWN BY    | DJM | DATE | 01/2026 |
| DESIGNED BY | DJM | DATE | 01/2026 |
| CHECKED BY  | LMF | DATE | 01/2026 |
| APPROVED BY | KH  | DATE | 01/2026 |



ENGINEERING AND  
TRANSPORTATION DEPARTMENT  
PROJECT NO. C1074

SRTS - HERMOSA AVE IMPROVEMENTS  
STAKING PLAN - 4  
February 10, 2026

