

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: 207-F1903
	Description: F ½ Road Parkway Improvement Project
	Owner(s): Barn, LLC
	Parcels: RW-15A, RW-15B, MPE-15A, MPE-15B, MPE-15C, TCE-15A, TCE-15B, TCE-15C

This Memorandum of Agreement (“Agreement”) is made and entered into this 2 day of May, 2024, by and between **Barn, LLC** hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City is proceeding with implementation of the F ½ Road Parkway Improvement Project (“Project”). The Project will create a fully developed street section from 24 Road on the west to 25 Road on the east. The project will also add street improvements to 25 Road from Patterson Road on the south to Waite Avenue on the north. Improvements include additional travel lanes, auxiliary lanes, facilities to accommodate pedestrian and bicycle mobility, storm drainage facilities, street lighting, landscaped medians and parkways, and a new roundabout at the intersection of F ½ Road Parkway and 24 ½ Road (“Project Improvements”). The City Council of the City has determined that the Project is necessary for the health, safety and welfare of the inhabitants of the City of Grand Junction. All costs associated with installation of the Project Improvements will be borne by the City.
- B. The Owner owns certain real property within the limits of the Project located at 649 25 Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2945-044-51-001, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-15A: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 61,278 square feet (1.41 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “B”; and

Parcel No. RW-15B: A parcel of land in fee simple to be used as public right of way for F 1/2 Road, containing a total area of 17,448 square feet (0.40 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and

Parcel No. MPE-15A: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 7,211 square feet (0.17 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “E” and depicted on the accompanying graphic illustration labeled Exhibit “F”; and

Parcel No. MPE-15B: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures; public sidewalks and trails, containing a total area of 3,286 square feet (0.08 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “G” and depicted on the accompanying graphic illustration labeled Exhibit “H”; and

Parcel No. MPE-15C: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 1,629 square feet (0.04 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “I” and depicted on the accompanying graphic illustration labeled Exhibit “J”; and

Parcel No. TCE-15A: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 2,580 square feet (0.06 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “K”. The City’s required duration of use for Parcel No. TCE-15A is 24 months; and

Parcel No. TCE-15B: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 1,174 square feet (0.03 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “L”. The City’s required duration of use for Parcel No. TCE-15B is 24 months; and

Parcel No. TCE-15C: A Temporary Construction Easement to facilitate prudent, proper, safe and efficient installation of the Project Improvements, containing a total area of 6,916 square feet (0.16 acres), more or less, as more particularly depicted on the accompanying graphic illustration labeled Exhibit “M”. The City’s required

duration of use for Parcel No. TCE-15C is 24 months. The subject Parcels are described in the accompanying legal descriptions and depicted on the accompanying graphic illustrations.

The above referenced real property interests may be referred to collectively hereafter as the "Acquired Property".

D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-15A:	61,278 sq.ft. @ \$6.50/sq.ft.	= \$398,307
Parcel No. RW-15B:	17,448 sq.ft. @ \$6.50/sq.ft.	= \$113,412
Parcel No. MPE-15A:	7,211 sq.ft. @ \$6.50/sq.ft. x 50%	= \$23,435
Parcel No. MPE-15B:	3,286 sq.ft. @ \$6.50/sq.ft. x 50%	= \$10,679
Parcel No. MPE-15C:	1,629 sq.ft. @ \$6.50/sq.ft. x 50%	= \$5,294
Parcel No. TCE-15A:	2,580 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$3,354
Parcel No. TCE-15B:	1,174 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$1,526
Parcel No. TCE-15C:	6,916 sq.ft. @ \$6.50/sq.ft. x 10% /year x 2 years	= \$8,991
Total Land & Easement Value		= \$564,998
Improvements:		
• House		= \$75,000
• Metal Hay Barn		= \$11,160 (depreciated)
• Other		= \$2,000
Total Improvements Contributory Value		= \$88,160
Administrative Settlement		= \$75,800
Total Consideration		= \$729,000 (Rounded)

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-15A and 15B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcels No. MPE-15A, MPE-15B and MPE-15C.
 - d. One (1) good and sufficient Temporary Construction Easement Agreement for Parcels Nos. TCE-15A, TCE-15B and TCE-15C.
 - e. One (1) completed and executed Federal Form W-9.
 - f. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.

4. Owner and City executed a Rental Lease Agreement effective May 1, 2023 ("Lease"). The original term of the Lease is for the period of May 1, 2023 through October 31, 2023. The Lease was extended based on the City's option by (6) additional months, from November 1, 2023 through April 30, 2024, for a monthly rental of \$2,000/month payable by the City, in advance, as a lump sum of \$12,000. If closing on the transaction contemplated herein occurs prior to April 30, 2024, the Owner shall credit the City, at closing, with the pro-rated balance of any prepaid rent from the date of closing through April 30, 2024.
5. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
6. Due to the bifurcation of the Owner's property by Project Improvements, the City agrees to the following concerning the availability utilities on the remainder properties.

A. Barn, LLC property lying west of the 25 Road as realigned:

- **Irrigation:** An irrigation service connection will be constructed near the north property line as identified on the Irrigation Plan and Profile Sheet 132 attached and labeled as Exhibit "N".
- **Sanitary Sewer:** The City will provide a stub from the City's sewer main within proposed F ½ Parkway right of way to the property line. The sewer stub is near the west end of the property, as depicted on Sewer Plan and Profile Sheet 63 attached and labeled as Exhibit "O".
- **Potable Water:** The City will coordinate with Ute Water to install a pipe from Ute Water's water line within the proposed 25 Road right of way to a meter pit set on Barn LLC's property near the east property line as depicted on Waterline Plan and Profile Sheet 78 attached and labeled as Exhibit "P".
- **Electricity:** Xcel will make electric service available to the property, at no cost to the Owner for a residential service. However, physical connections to the electric service will be at the Owners sole cost and expense. Specific electric facility location and service for the property will be determined based on future location of proposed dwelling and/or improvements and shall be coordinated with Xcel by property owner.
- **Gas:** Xcel will make natural gas service available to the property, at no cost to the Owner for a residential service. However, physical connections to the natural gas service will be at the Owners sole cost and expense. Specific natural gas facility location and service for the property will be determined based on future location of proposed dwelling and/or improvements and shall be coordinated with Xcel by property owner.

Physical connections to the sewer and water stubs and the City's Plant Investment Fee and Ute Waters's Fees ("Tap Fees") for the sewer and water service connections will be at the Owners sole cost, effort and expense at the time those services are developed.

B. Barn LLC property lying east of 25 Road as realigned:

- **Irrigation:** Irrigation water will be delivered in the manner that presently exists.
- **Sanitary Sewer:** Sanitary sewer will be available in the location which presently exists from proposed 25 Road Court.
- **Potable Water:** Potable water will be available in the location which presently exists from proposed 25 Road Court.
- **Electricity:** Electricity will be available from Xcel. Future connection to Xcel electricity will be coordinated between Owner and Xcel.
- **Gas:** Gas service will be available from Xcel. Future connection to Xcel gas will be coordinated between Owner and Xcel.

As the improvements at 649 25 Road will be razed by the City to accommodate construction of public improvements, the City, at its expense, will disconnect the existing utilities and properly cap or safely terminate the utility connections within the multi-purpose easement.

7. The owner acknowledges Tap Fees for potable water and sewer appurtenant to the property east of 25 Road as realigned will remain vested with the property for single family residential use. All future costs associated with connection, permitting, or upsizing to connect to the respective utility providers infrastructure or to extend services on either site will be at the Owners sole cost, effort and expense at the time those services are developed.
8. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
9. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
10. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
11. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:
Barn, LLC

The City of Grand Junction,
a Colorado home rule municipality:

By: Katie E. Brewer / Karl W. Brewer

Andrea Phillips
~~Greg Caton, City Manager~~

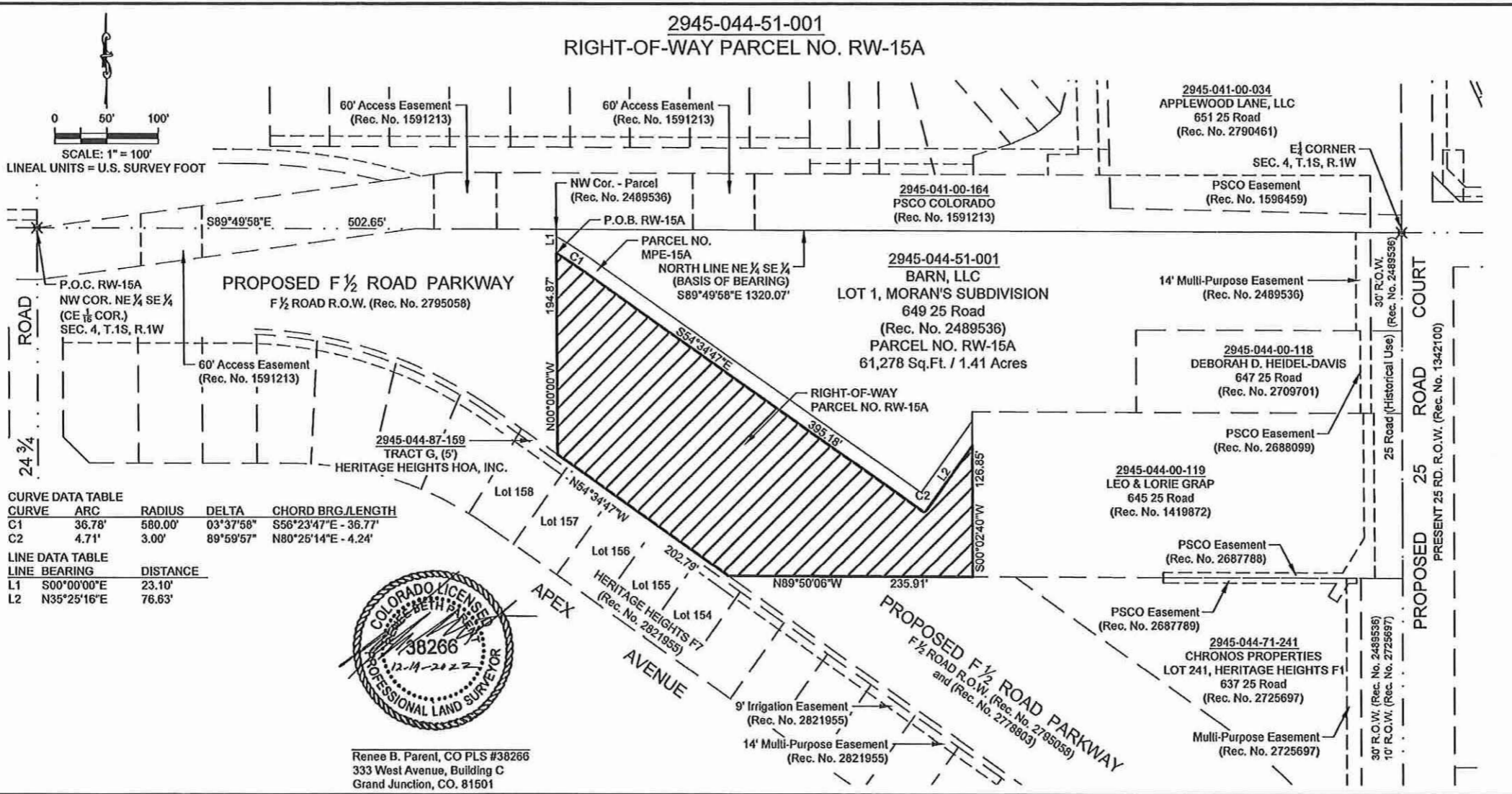
Name: Karl W Brewer / Karl W Brewer

Andrea Phillips, Interim City Manager

Title: Owners, Barn LLC

EXHIBIT B

2945-044-51-001
RIGHT-OF-WAY PARCEL NO. RW-15A



CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG./LENGTH
C1	36.78'	580.00'	03°37'58"	S56°23'47"E - 36.77'
C2	4.71'	3.00'	89°59'57"	N80°25'14"E - 4.24'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	23.10'
L2	N35°25'16"E	76.63'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 100'

Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction
COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210306

\\Publicworks\mvs\vol_rw\Draw\Landpro\F-1/2 ROAD PARKWAY FROM 24 RD TO 25 RD\SHOW Acquisition\Parcel 15\CAD\Parcel 15A Acquisition Docs.dwg - PLOTTED 2022-12-14

EXHIBIT G

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15B

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,065.13 feet to the Point of Beginning;

thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet to the NW Corner of Right-of-Way Parcel No. RW-15B; thence along the Westerly line of said RW-15B for the following four (4) courses:

S35°25'16"W, a distance of 52.30 feet; S48°54'52"W a distance of 85.32 feet; Southwesterly along the arc of a 184.50 foot radius curve concave Southeasterly, a distance of 43.45 feet through a central angle of 13°29'36", whose chord bears S42°10'04"W, a distance of 43.35 feet; S35°25'16"W, a distance of 53.67 feet to a point lying on the North line of land as described in Reception Number 1419872;

thence N89°49'58"W along said North line a distance of 17.14 feet; thence N35°25'16"E, a distance of 63.56 feet; thence Northeasterly along the arc of a 198.50 foot radius curve concave Southeasterly, a distance of 46.75 feet through a central angle of 13°29'36", whose chord bears N42°10'04"E, a distance of 46.64 feet; thence N48°54'52"E a distance of 83.66 feet; thence N35°25'16"E, a distance of 40.76 feet to the Point of Beginning.

Said Parcel of land CONTAINING 3,286 Square Feet or 0.08 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	RIGHT-OF-WAY
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately		

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DRAWN BY: NCW/MJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: NTS

Portion of 2945-044-51-001
Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT I

LEGAL DESCRIPTION

2945-044-51-001

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-15C

A fourteen foot (14') wide Parcel of land being a portion of Lot 1, Moran's Subdivision as described in Reception Number 2489536 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NE1/4 SE1/4 of Section 4, Whence the East Quarter Corner bears S89°49'58"E a distance of 1320.07 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S89°49'58"E along said North line, a distance of 1,170.44 feet to the NE Corner of Right-of-Way Parcel 15B being the Point of Beginning;

thence continuing S89°49'58"E, along said North line, a distance of 17.14 feet; thence S35°25'16"W, a distance of 116.34 feet to a point lying on the North line of land as described in Reception Number 2709701; thence N89°49'58"W, along said North line, a distance of 17.14 feet; thence N35°25'16"E, a distance of 116.34 feet along the Easterly line of said Right-of-Way Parcel 15B to the Point of Beginning.

Said Parcel of land CONTAINING 1,629 Square Feet or 0.04 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
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PSCO	Public Service Company of Of Colorado		

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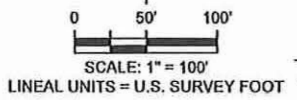
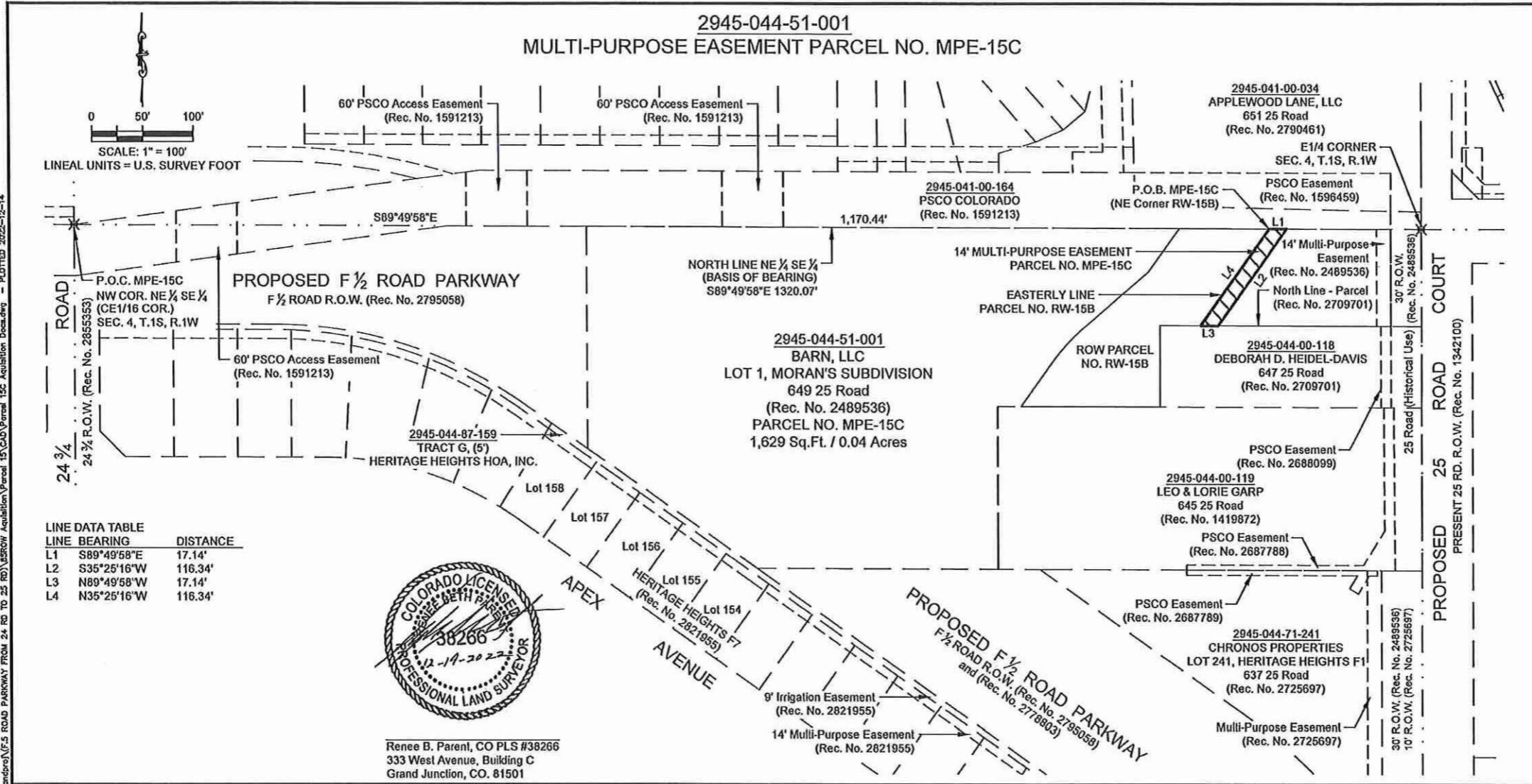
DRAWN BY: NCWMJH
DATE: 12-12-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: NTS

Portion of 2945-044-51-001
Located in a part of the NE ¼ SE ¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT J



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°49'58"E	17.14'
L2	S35°25'16"W	116.34'
L3	N89°49'58"W	17.14'
L4	N35°25'16"W	116.34'



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
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ABBREVIATIONS

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SCALE: 1" = 100'

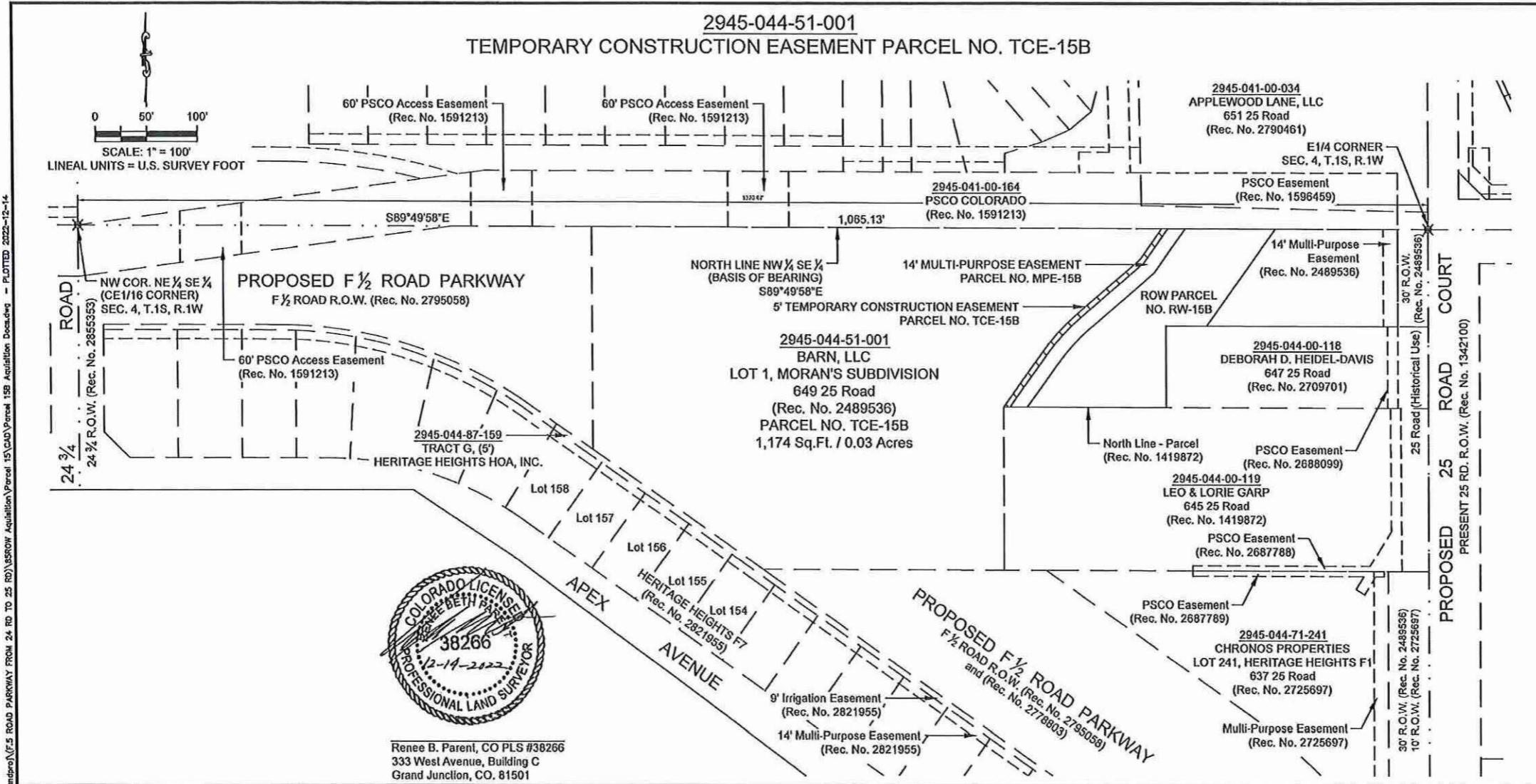
Portion of 2945-044-51-001
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction
COLORADO

PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. 207-F210308

\\Publicworks\mfs\vol_1\m_data\landinfo\PLS\Grand Junction\Acquisition\Parcel 15(CAD)\Parcel 15C Acquisition Drawing - PLOTTED 2022-12-14

EXHIBIT L



\\publicworks\wfs\vol_data\lump\proj\15\5 ROAD PARKWAY FROM 24 RD TO 25 RD\BSP01 Acquisition\Parcel 15\CAD\Parcel 15B Acquisition Drawing - PLOTTED 2022-12-14

ABBREVIATIONS

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Portion of 2945-044-51-001
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 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
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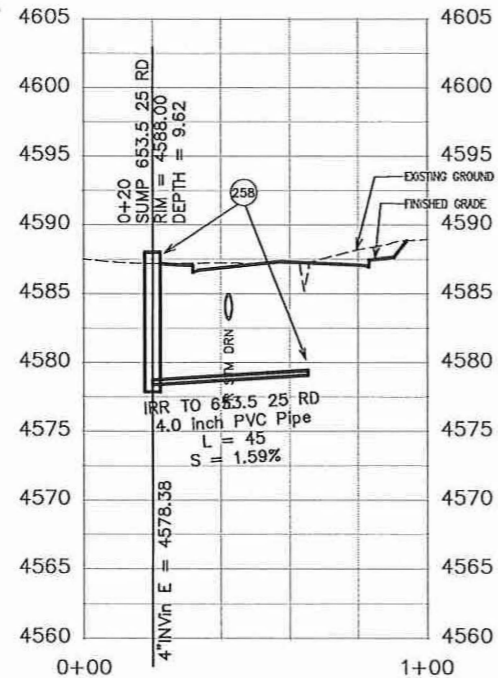
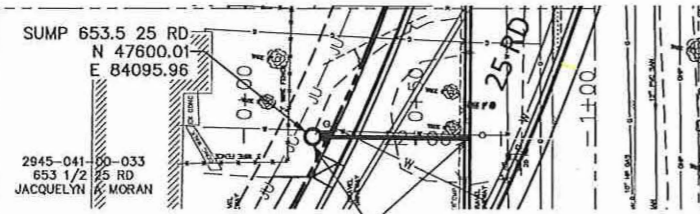
CITY OF Grand Junction COLORADO

PUBLIC WORKS ENGINEERING DIVISION
 PROJECT NO. 207-F210306

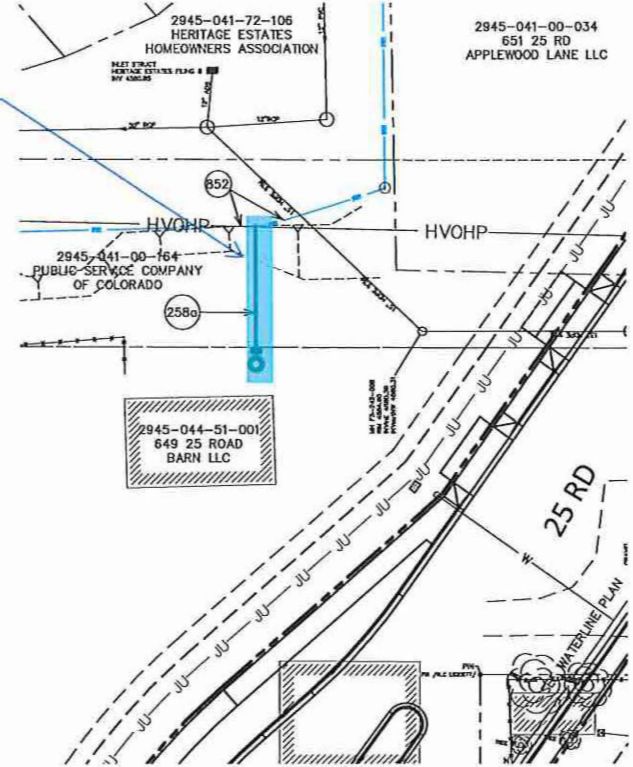
EXHIBIT N

CONSTRUCTION NOTES

25B SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 18" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (45 LF PLUS OR MINUS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS. (SEE IRRIGATION PLAN AND PROFILE - 9 FOR ADDITIONAL INFORMATION)



Irrigation connection



CONSTRUCTION NOTES

258a SERVICE LINE CONNECTION TO THE MAIN IRRIGATION LINE SHALL BE ACCOMPLISHED WITH A 15" X 4" TEE, 4" BRASS GATE VALVE INSTALLED CLOSER TO SUMP AS SHOWN (RED-WHITE BRAND OR ENGINEER APPROVED EQUAL) WITH A 4" SDR-35 PVC PIPE ACCESS RISER, 4" PVC PIPE (CL 160) (40 LF PLUS OR MINUS) (INCLUDES ANY NECESSARY VERTICAL BENDS) AND A 30" DIA IRRIGATION MANHOLE WITH REDWOOD LID (IRRIGATION MANHOLE SERVES AS SUMP FOR PUMP) CONTRACTOR TO CONNECT PROPERTY OWNER'S PUMP TO NEW SYSTEM PER IRRIGATION PUMP CONNECTION DETAIL CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING IRRIGATION WITH PROPERTY OWNER AND PROJECT ENGINEER. ALL WORK SHALL BE PAID FOR AS "IRRIGATION CONNECTION" ON A PROPERTY BY PROPERTY BASIS.

852 POTHOLE EXISTING IRRIGATION PRIOR TO BEGINNING CONSTRUCTION. ESTABLISH EXISTING SIZE, MATERIAL, ALIGNMENT AND VERTICAL LOCATION. COORDINATE CONNECTION TO EXISTING WITH PROJECT ENGINEER.

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\60CAD.dwg\IRRIGATION PLAN AND PROFILE.dwg, 8/1/2023 9:47:48 AM

DESCRIPTION	DATE	DRAWN BY	DATE	SCALE:
REVISION A REV. 1		JCS	2024	PLAN & PROFILE
REVISION A REV. 2		JCS	2024	1" = 10'
REVISION A REV. 3		BH	2024	1" = 10'
REVISION A REV. 4		JH	2024	1" = 10'



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

**F 1/2 ROAD PARKWAY
IRRIGATION PLAN AND PROFILE - 15**
August 1, 2023

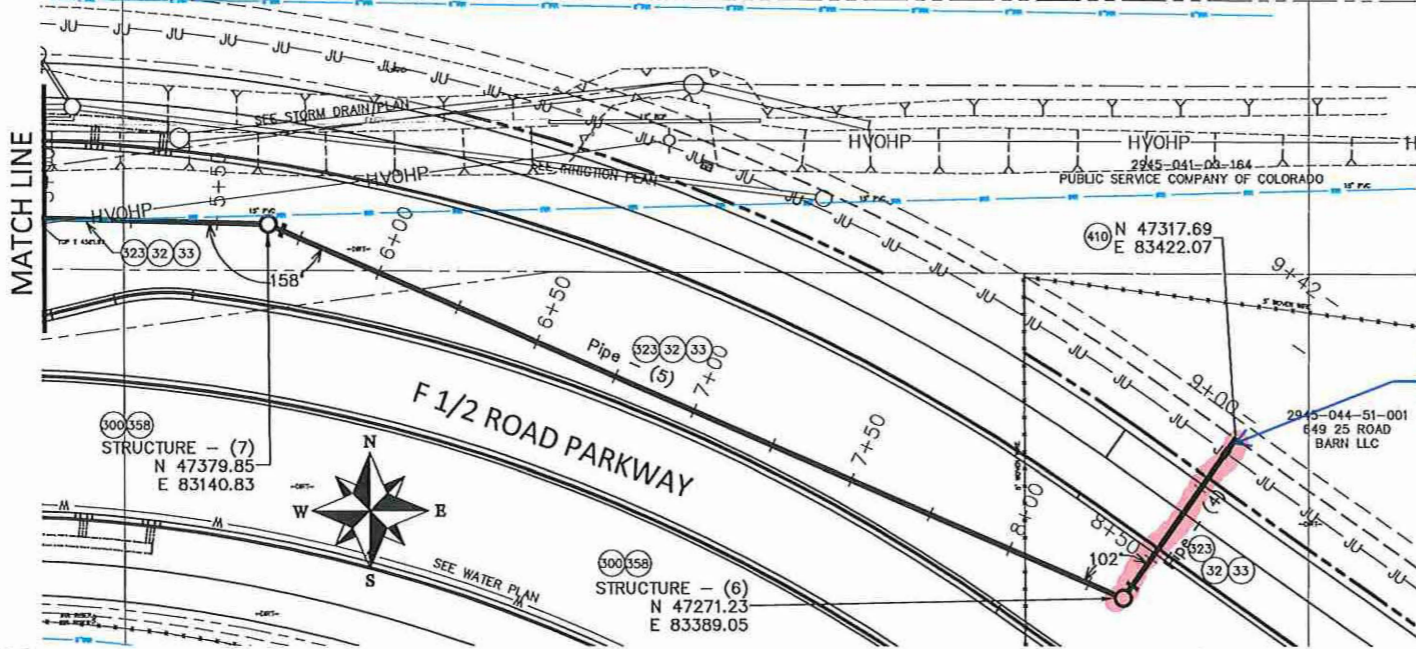
EXHIBIT O

HERITAGE ESTATES

CONSTRUCTION NOTES

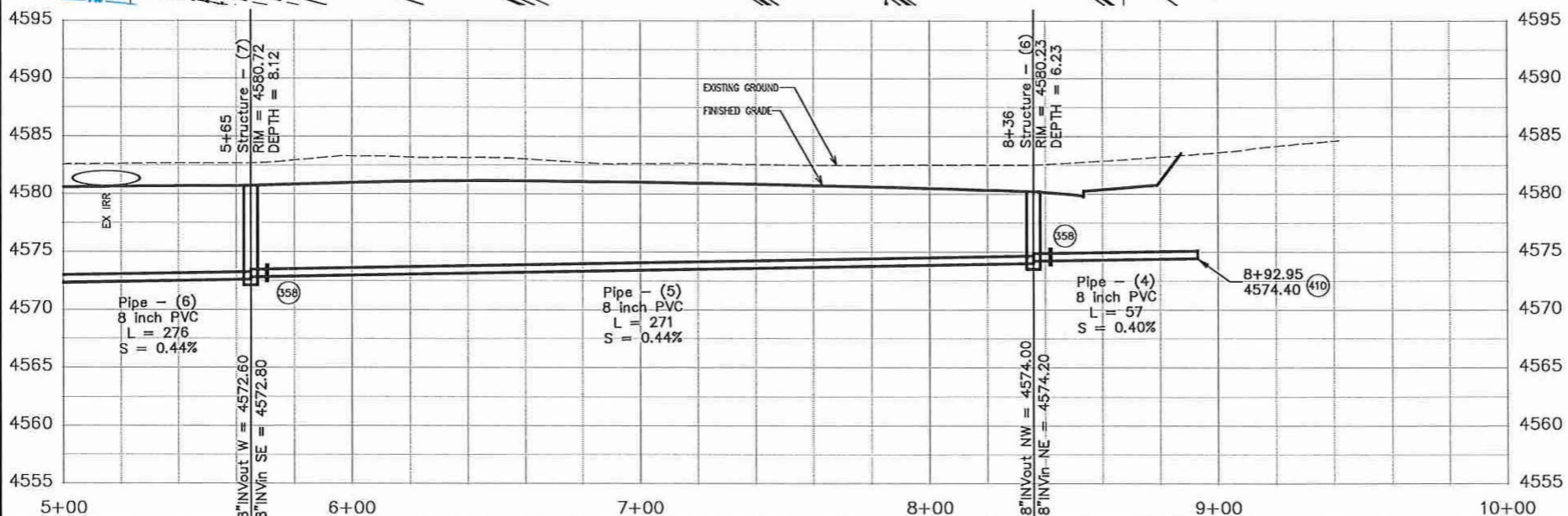
- 32 SEE REMOVAL PLANS FOR REMOVAL OF ALL OBSTRUCTIONS.
- 33 SEE IMPROVEMENT PLANS FOR FINAL GROUND RESTORATIONS.
- 300 102.11/108.5 - SANITARY SEWER BASIC MANHOLE (48" I.D.). INCLUDES CONNECTION OF ADJACENT SEWER LINE, FORMING INVERTS AND ADJUSTING TO FINAL GRADE. (SEE CITY OF GRAND JUNCTION STANDARD DETAIL SS-02).
- 323 102.9/108.2 - 8" GRAVITY SEWER PIPE (SDR 35 PVC). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- 358 103 - CLAY CUT-OFF WALL (INCEDENTAL TO SEWER INTALLATION PAY ITEM)
- 410 102.8/108.3 - END CAP / PLUG (SIZE AS SHOWN).

MATCH LINE



Sanitary Sewer Stub Location (western end of property)

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REV 1			JCS	2024
REV 2			JCS	2024
REV 3			BH	2024
REV 4			JH	2024

CITY OF Grand Junction

 COLORADO

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 PROJECT NO. 207-F210306

F 1/2 ROAD PARKWAY

SANITARY SEWER PLAN AND PROFILE - 2

 August 1, 2023

