

LAS COLONIAS BUSINESS PARK PHASE 1 IMPROVEMENTS

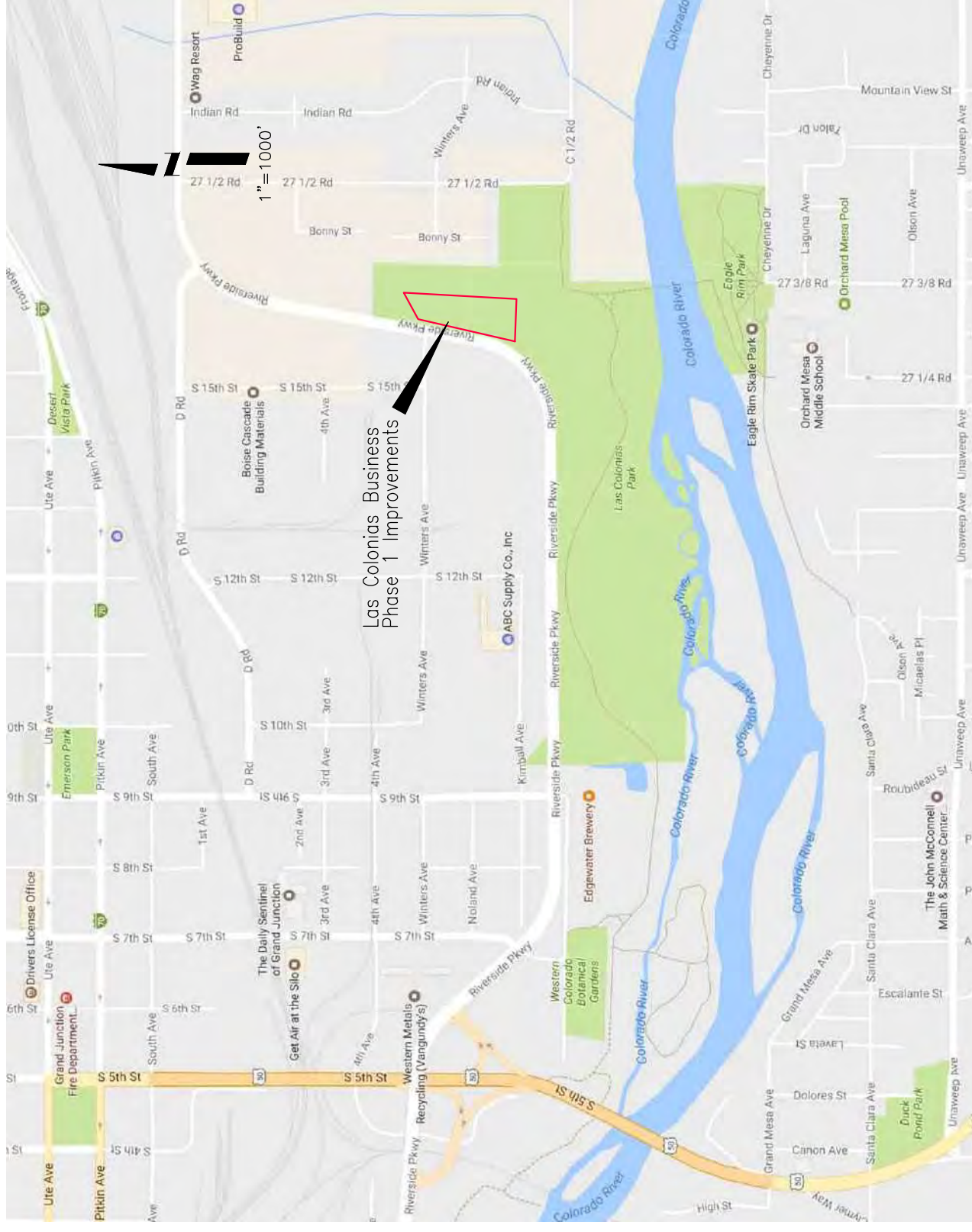
FEBRUARY, 2018

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Know what's below.
Call before you dig.

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



REVISION	DESCRIPTION	DATE
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SCALE:	PLAN & PROFILE
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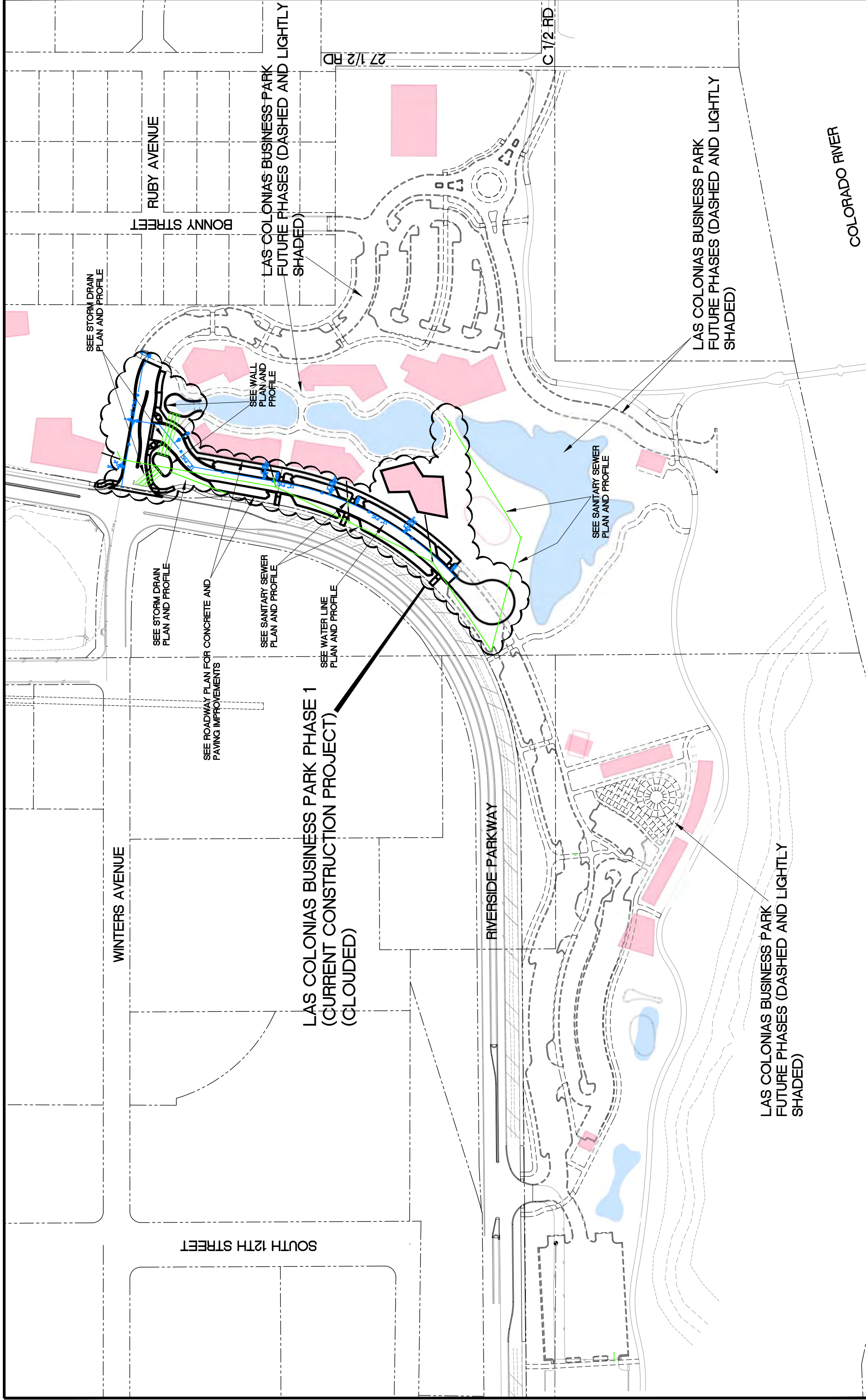
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APPROVED BY	TOP	DATE	2018



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COVER SHEET

1



SEE STORM DRAIN
PLAN AND PROFILE

SEE STORM DRAIN
PLAN AND PROFILE

SEE ROADWAY PLAN FOR CONCRETE AND
PAVING IMPROVEMENTS

SEE SANITARY SEWER
PLAN AND PROFILE

SEE WATER LINE
PLAN AND PROFILE

SEE WALL
PLAN AND
PROFILE

SEE SANITARY SEWER
PLAN AND PROFILE

**LAS COLONIAS BUSINESS PARK PHASE 1
(CURRENT CONSTRUCTION PROJECT)
(CLOUDED)**

**LAS COLONIAS BUSINESS PARK
FUTURE PHASES (DASHED AND LIGHTLY
SHADED)**

**LAS COLONIAS BUSINESS PARK
FUTURE PHASES (DASHED AND LIGHTLY
SHADED)**

**LAS COLONIAS BUSINESS PARK
FUTURE PHASES (DASHED AND LIGHTLY
SHADED)**

WINTERS AVENUE

SOUTH 12TH STREET

RUBY AVENUE
BONNY STREET

RIVERSIDE PARKWAY

27 1/2 RD
C 1/2 RD

COLORADO RIVER

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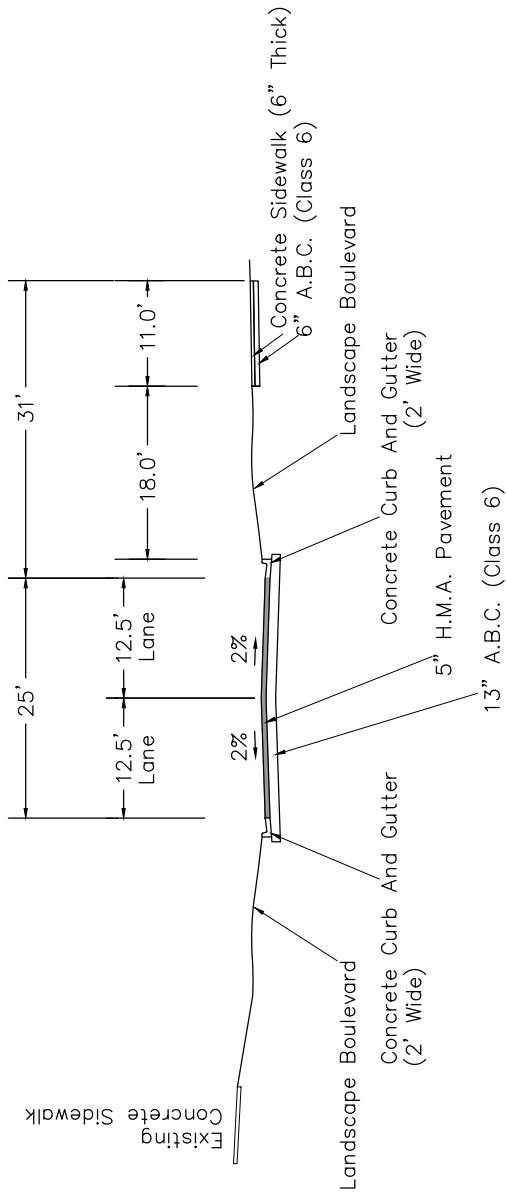
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PLAN & PROFILE	1" = 100'
HORIZONTAL	1" = 50'
VERTICAL	1" = 10'



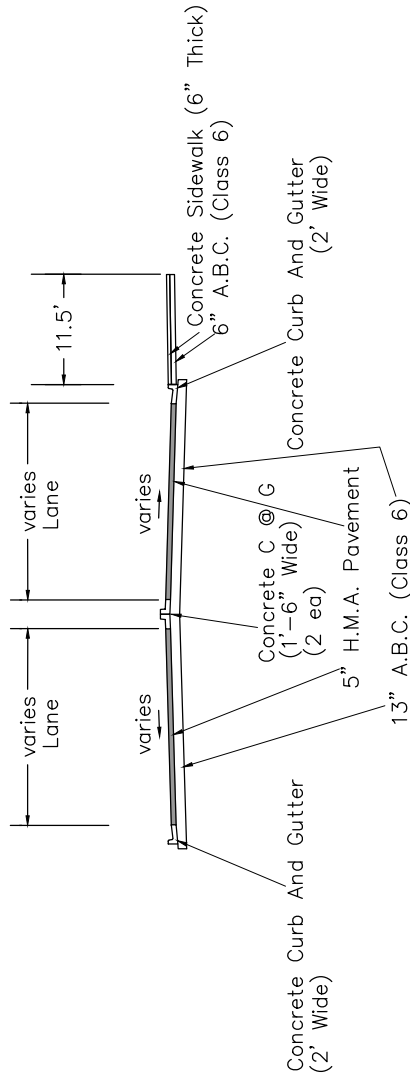
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ENGINEERING DIVISION**

PROJECT OVERVIEW

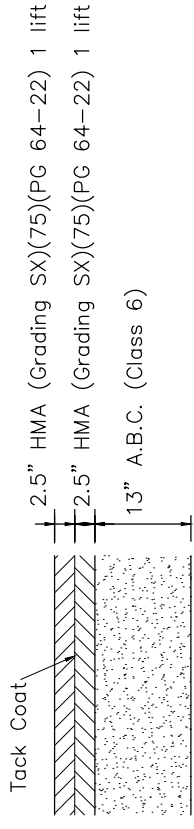
MEDIAN PLACEMENT AND LANES VARY SO AS TO ACCOMMODATE TRUCK TURN MOVEMENTS BETWEEN MAIN AND SECONDARY ROAD AND TO PROVIDE FOR A LEFT TURN FROM THE SECONDARY ROAD TO RIVERSIDE PARKWAY SEE PLANS FOR ADDITIONAL INFORMATION



Main Road
Landscape Section

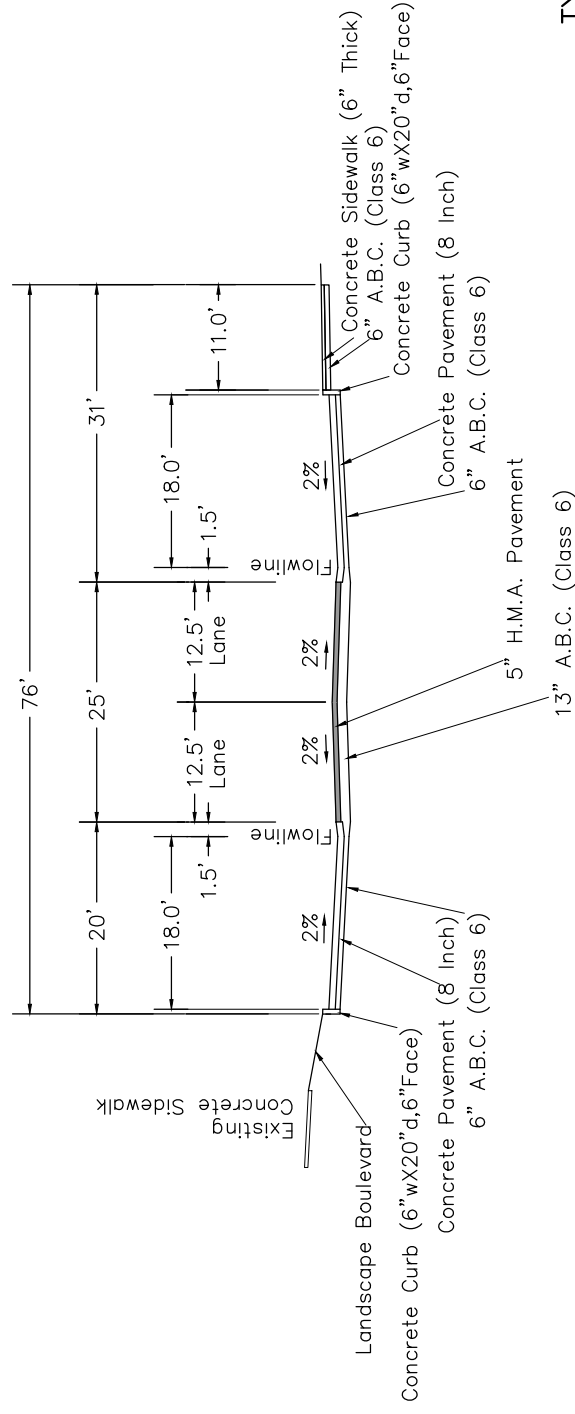


Secondary Road

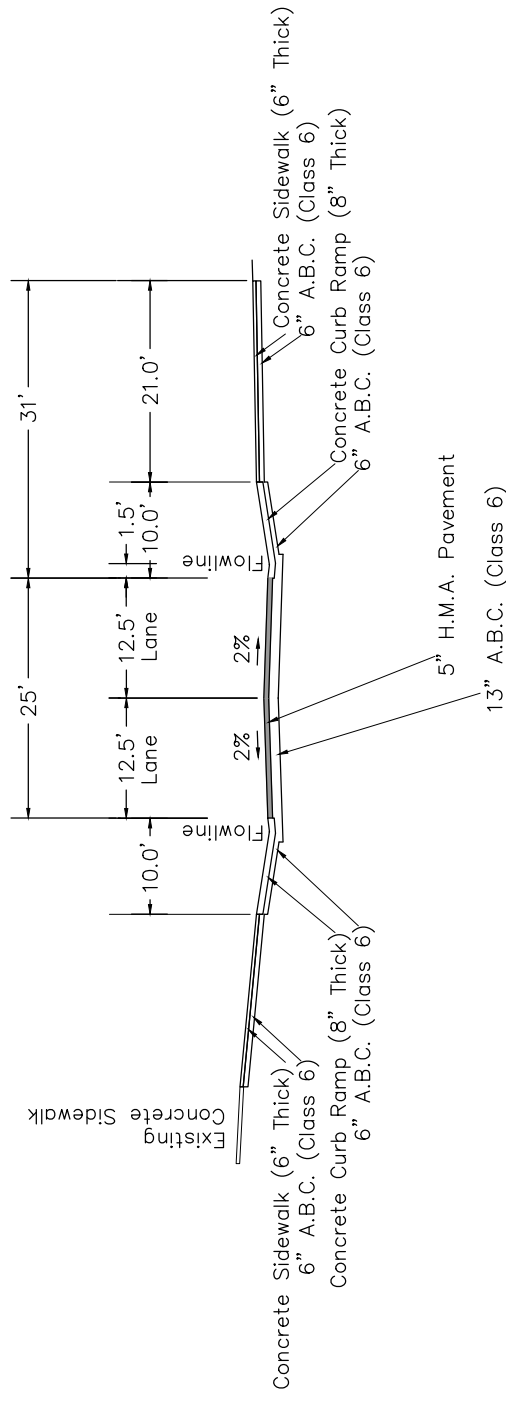


ROADWAY ASPHALT PAVEMENT DETAIL

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



Main Road
On Street Parking Section



Main Road
Curb Ramp Section

TYPICAL SECTION NOTES

- P.C.C.P. ~ Portland Cement Concrete Pavement
- H.M.A. ~ Hot Mix Asphalt
- A.B.C. ~ Aggregate Base Course

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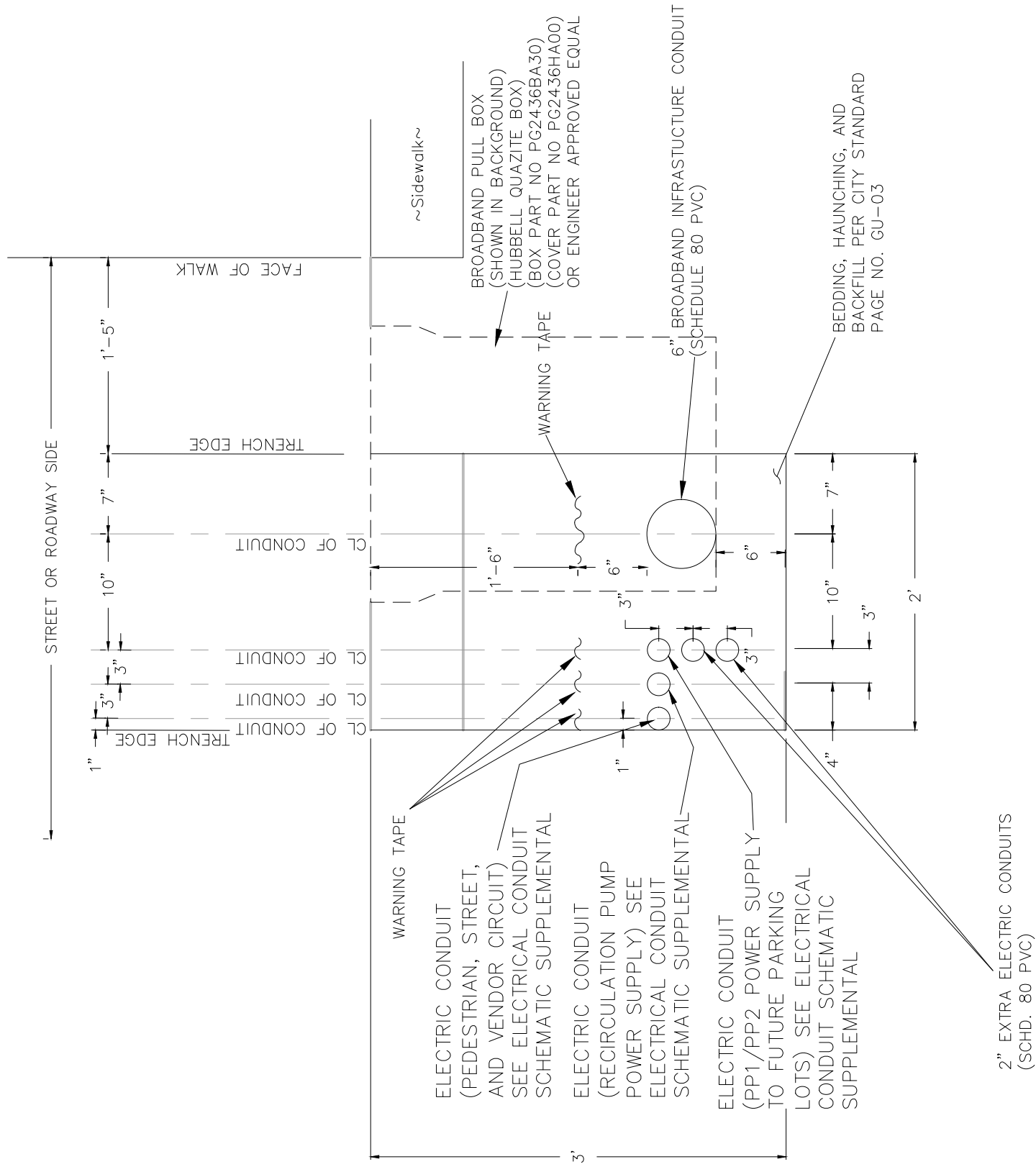
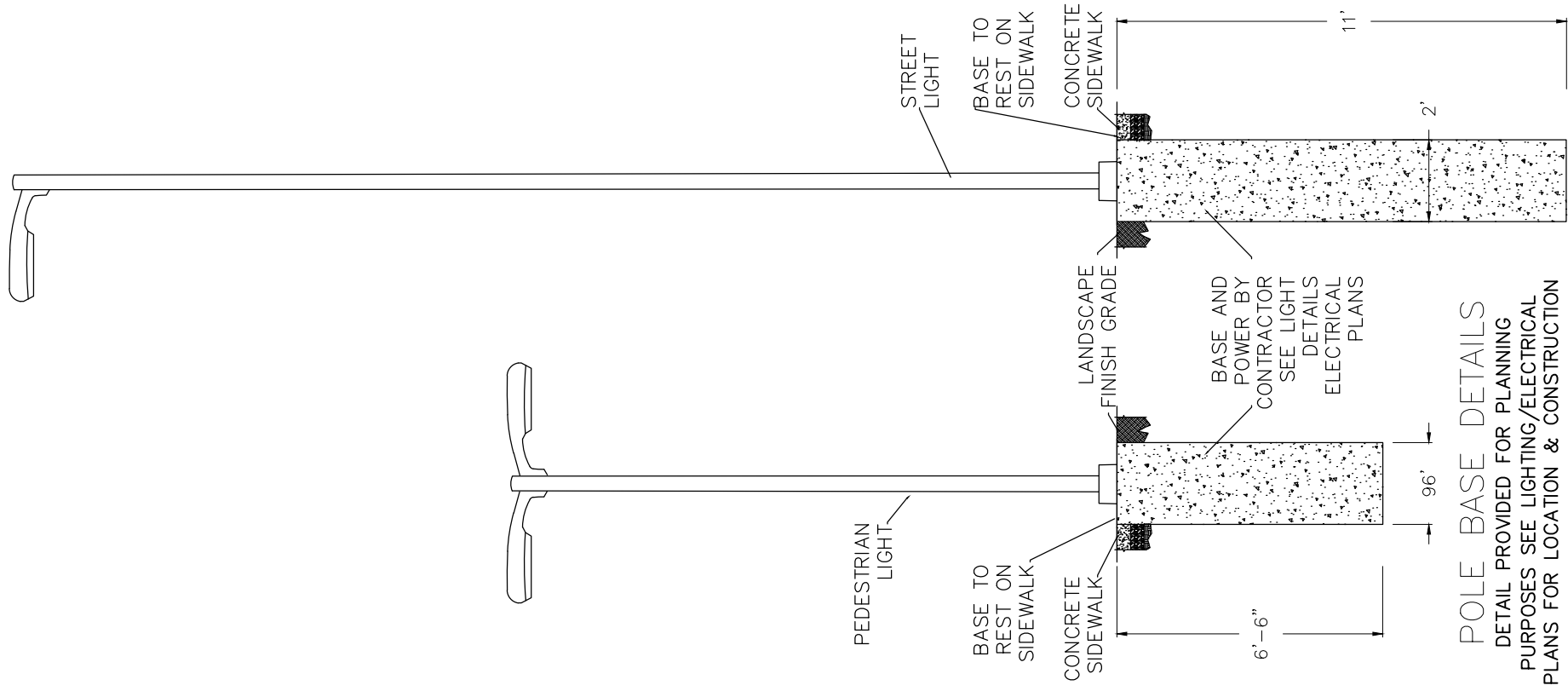
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DESIGNED BY	JCS	DATE	2017
CHECKED BY	TOP	DATE	2017
APPROVED BY	TOP	DATE	2017

SCALE:	PLAN & PROFILE
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0	1 VERTICAL
0	1/4" = 1'



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Las Colonias Business Park
Typical Cross Sections

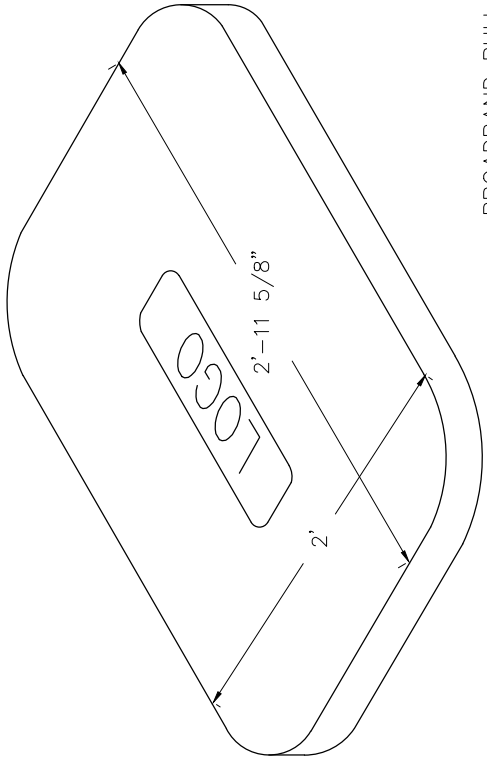


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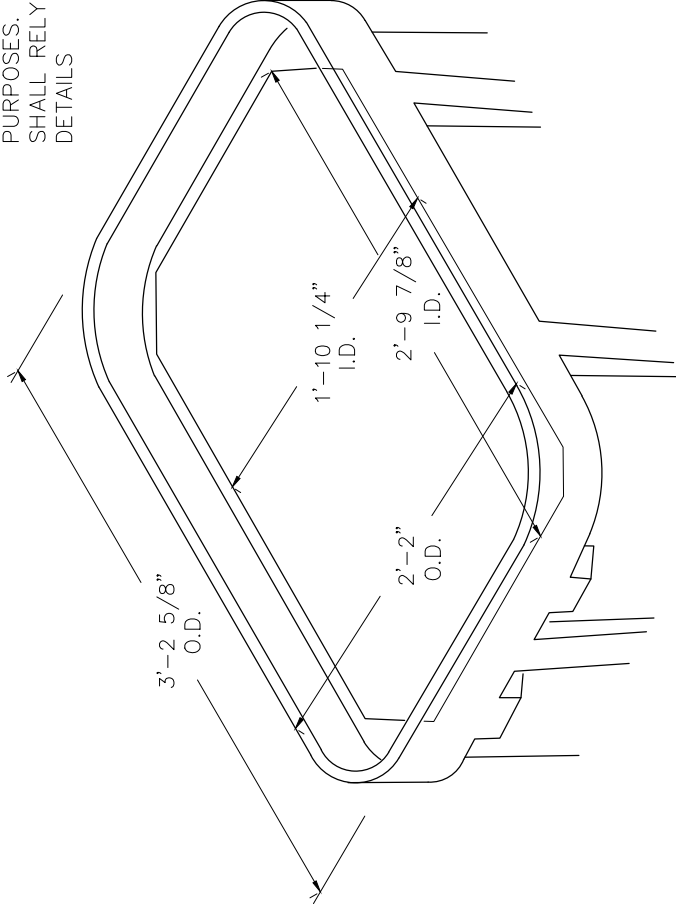
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APPROVED BY TOP	2017	2017	2017

PLAN & PROFILE	REVISION	DATE
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PROFILE	0	NA



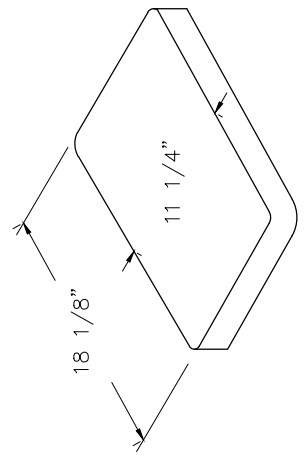
COVER

BROADBAND PULL BOX
(HUBBELL QUAZITE BOX) (BOX
PART NO PG2436BA30) (COVER
PART NO PG2436HA00) OR
ENGINEER APPROVED EQUAL
DIMENSIONS SHOWN HERE FOR
LAYOUT AND PLANNING
PURPOSES. CONTRACTOR
SHALL RELY ON MANUFACTURE
DETAILS



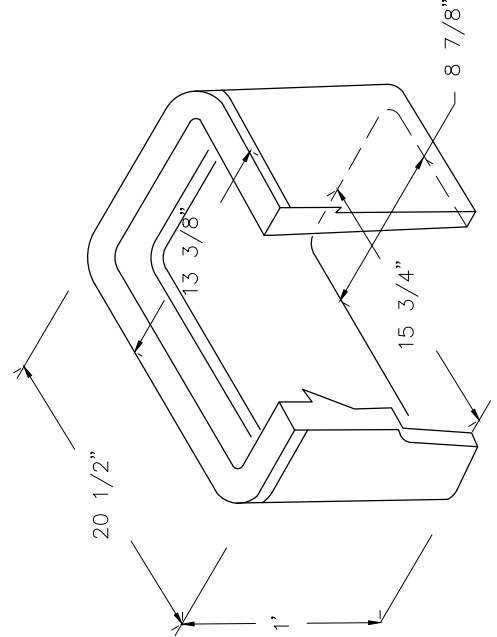
BOX

BROADBAND PULL BOX
DIMENSIONS SHOWN HERE FOR
LAYOUT AND PLANNING
PURPOSES. CONTRACTOR
SHALL RELY ON MANUFACTURE
DETAILS



STREET LIGHT AND PED LIGHT
PULL BOX

DIMENSIONS SHOWN HERE FOR
LAYOUT AND PLANNING
PURPOSES. CONTRACTOR
SHALL RELY ON MANUFACTURE
DETAILS



NOTES

1. PULL BOXES, PULL BOX COVERS AND EXTENSIONS SHALL BE MADE OF FIBERGLASS REINFORCED POLYMER CONCRETE. PULL BOXES SHALL BE VERIFIED BY 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. FAINTING 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 THE ON THE UNDER SIDE OF THE COVER. THE COVER SHALL BE ATTACHED TO THE PULL BOX BODY BY MEANS OF A MINIMUM 3/8- 7 UNIFIED NATIONAL COURSE (UNC) STAINLESS STEEL PENTA HEAD BOLTS AND SHALL HAVE TWO LIFT SLOTS TO AID IN THE REMOVAL OF THE LID.
2. PULL SLOTS SHALL BE RATED FOR A MINIMUM PULL OUT OF 3,000 POUNDS. MAGNESIUM CHLORIDE TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST ANSI/SCTE 77 SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY, TIER 22 RATING.

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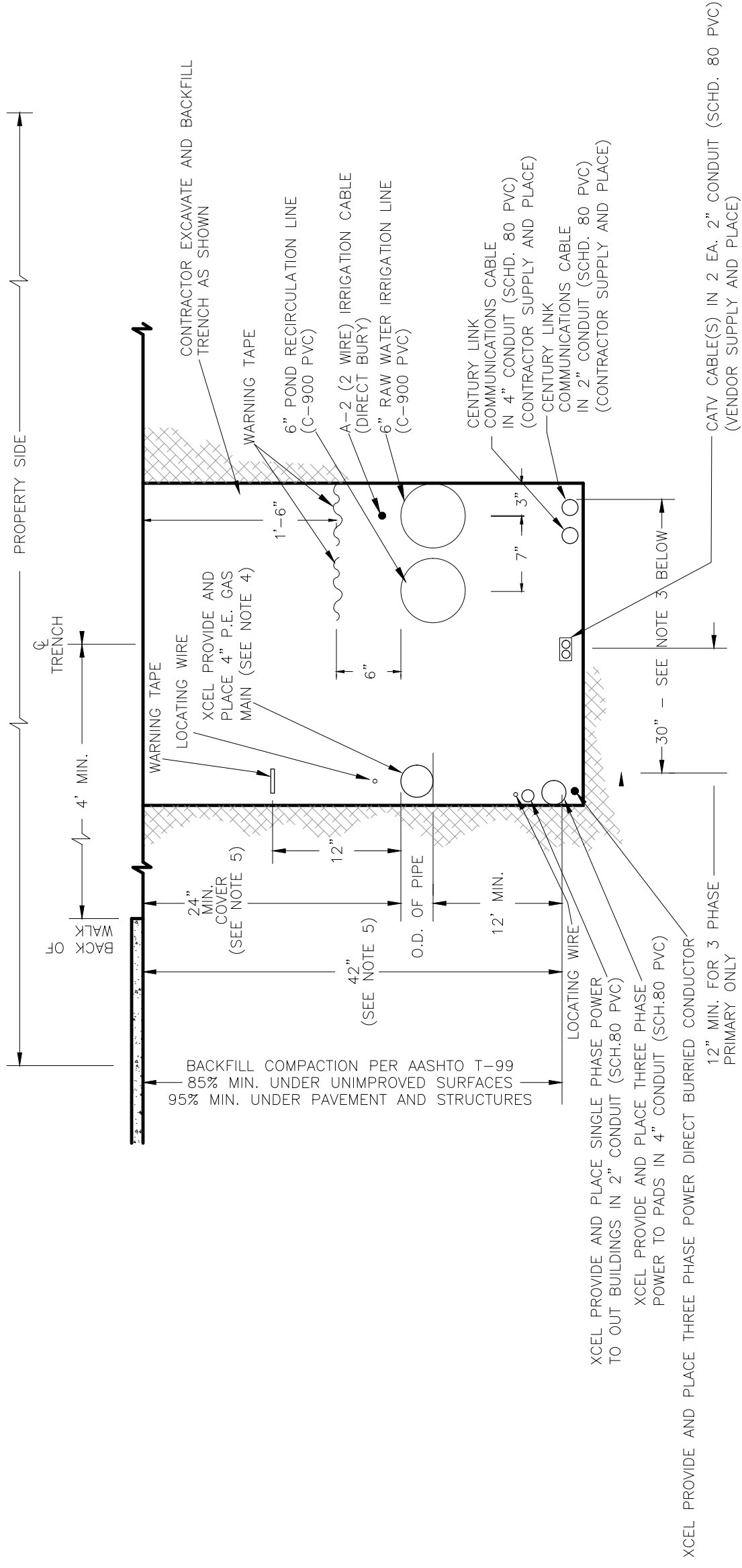
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PLAN & PROFILE	DATE	DATE



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LAS COLONIAS BUSINESS PARK
UTILITY DETAILS



NOTES:

- FOR EASE OF CONSTRUCTION AND MAINTENANCE, PRIMARY CABLE SHOULD BE 12" TO 24" FROM COMMUNICATION CABLES. HOWEVER, NESC REQUIREMENTS PERMIT "SUPPLY AND COMMUNICATION SEE CABLES TO BE BURIED TOGETHER AT THE SAME DEPTH WITH NO DELIBERATE SEPARATION BETWEEN FACILITIES PROVIDED ALL PARTIES ARE IN AGREEMENT."
- ONLY SINGLE PHASE SUPPLY CABLES CAN BE BURIED AT THE SAME DEPTH WITH NO DELIBERATE SEPARATION WITH COMMUNICATION CABLES. THREE PHASE CABLES MUST BE SEPARATED BY A MINIMUM OF 1 FOOT (REFERENCE NESC 354.D.3A).
- 30" TRENCH WIDTH SHOULD BE USED WHEN ALL FOUR UTILITIES ARE INCLUDED.
- STEEL GAS PIPE OR STEEL DUCT IS NOT ALLOWED FOR JOINT TRENCH CONSTRUCTION.
- WHERE UNDERGROUND UTILITIES CROSS OR ENCR OACH INTO CITY STREETS THEY SHALL BE INSTALLED TO A DEPTH PROVIDING 3' MINIMUM COVER BELOW FINISHED GRADE.

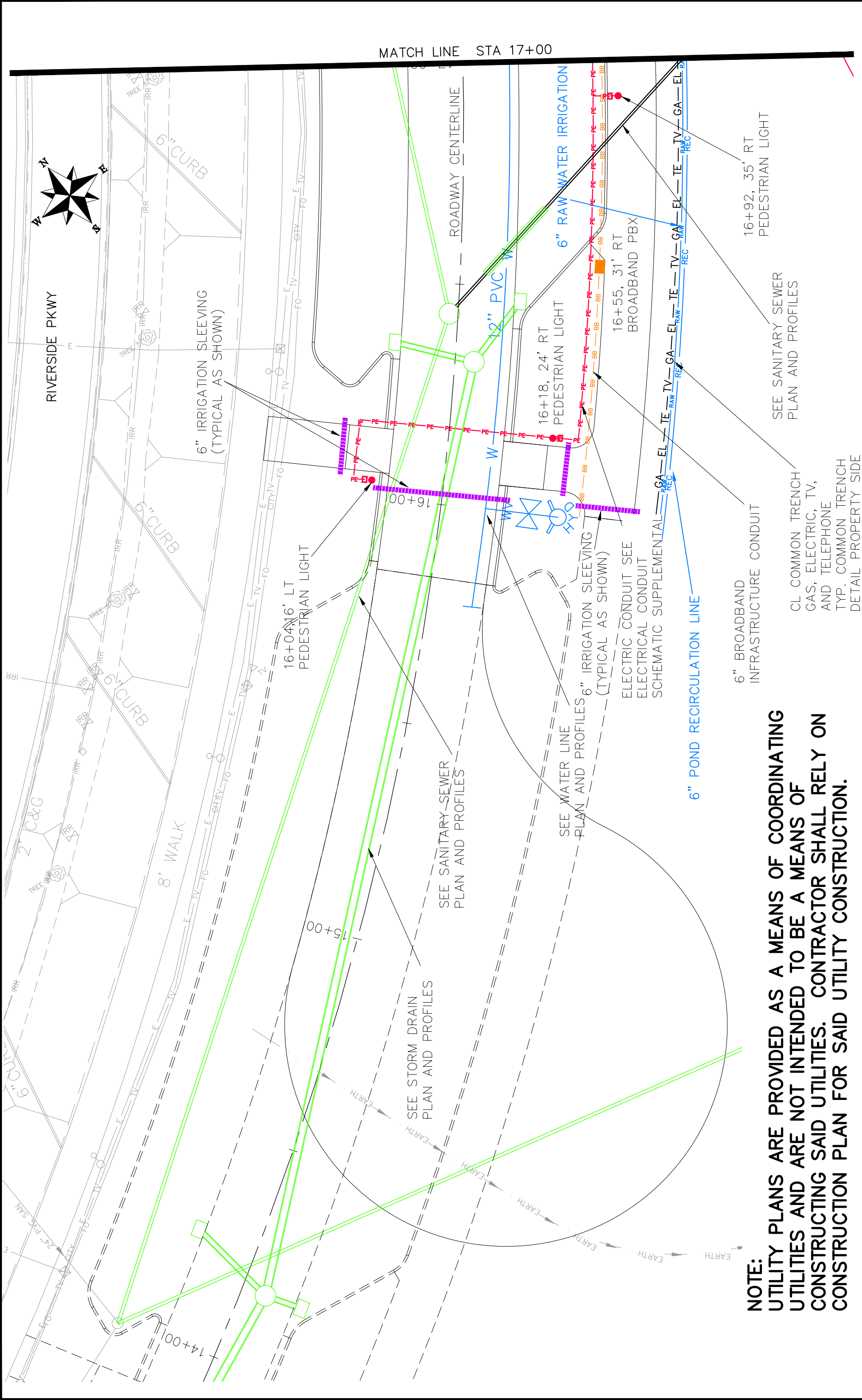
TYPICAL COMMON TRENCH DETAIL
PROPERTY SIDE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION 1			JCS	2017	PLAN & PROFILE
REVISION 2			JCS	2017	HORIZONTAL
REVISION 3			TOP	2017	VERTICAL
REVISION 4			TOP	2017	VERTICAL



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LAS COLONIAS BUSINESS PARK
UTILITY DETAILS



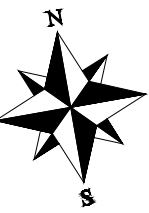
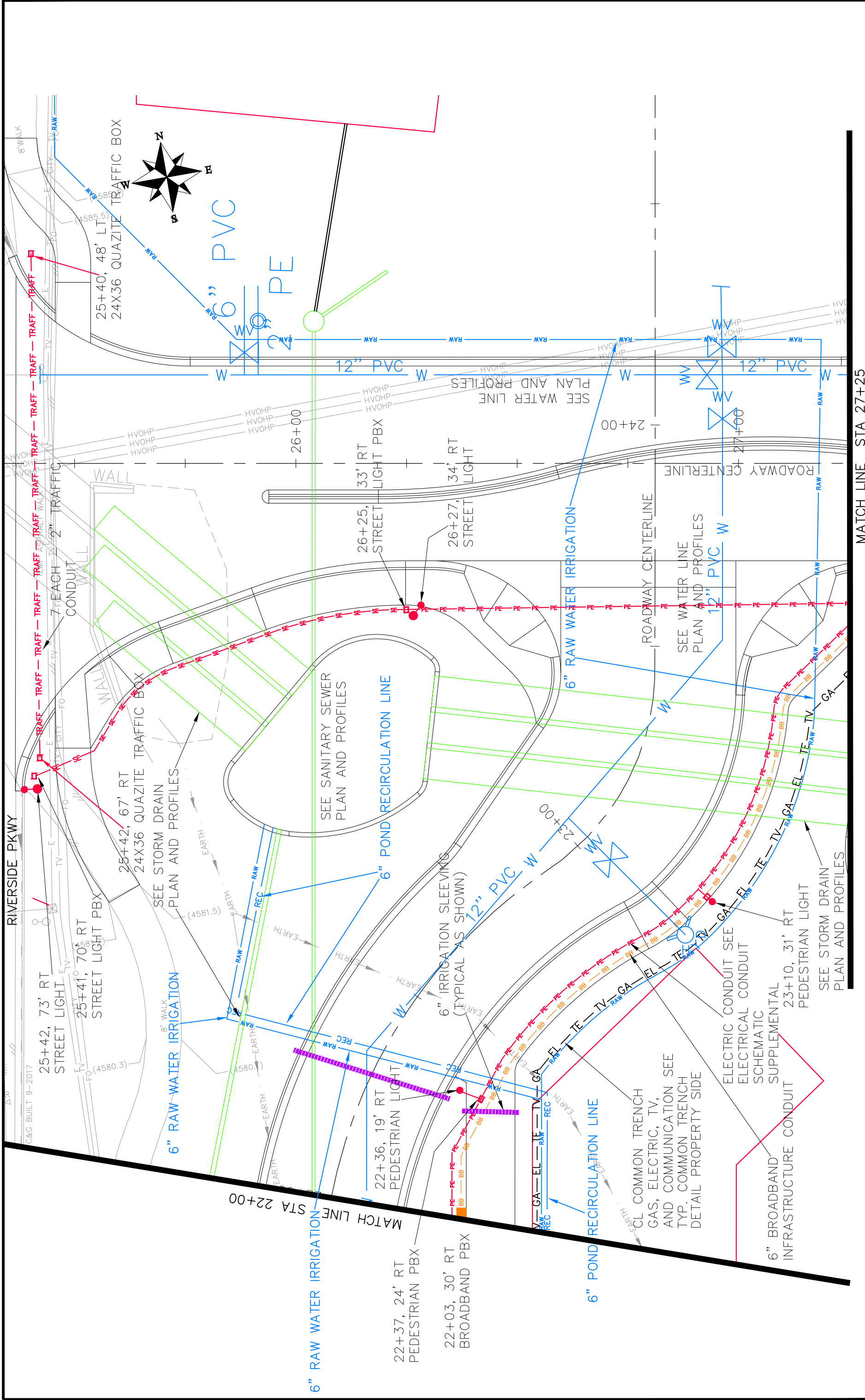
NOTE:
 UTILITY PLANS ARE PROVIDED AS A MEANS OF COORDINATING UTILITIES AND ARE NOT INTENDED TO BE A MEANS OF CONSTRUCTING SAID UTILITIES. CONTRACTOR SHALL RELY ON CONSTRUCTION PLAN FOR SAID UTILITY CONSTRUCTION.

REVISION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
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CITY OF
Grand Junction
 COLORADO

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LAS COLONIAS BUSINESS PARK
 COMPOSITE UTILITY PLAN



REVISION Δ	DATE	DRAWN BY JCS	DATE 2017
REVISION Δ	DATE	DESIGNED BY JCS	DATE 2017
REVISION Δ	DATE	CHECKED BY TCP	DATE 2017
REVISION Δ	DATE	APPROVED BY TCP	DATE 2017

DESCRIPTION

SCALE: PLAN & PROFILE 1" = 30' HORIZONTAL 1" = 20' VERTICAL

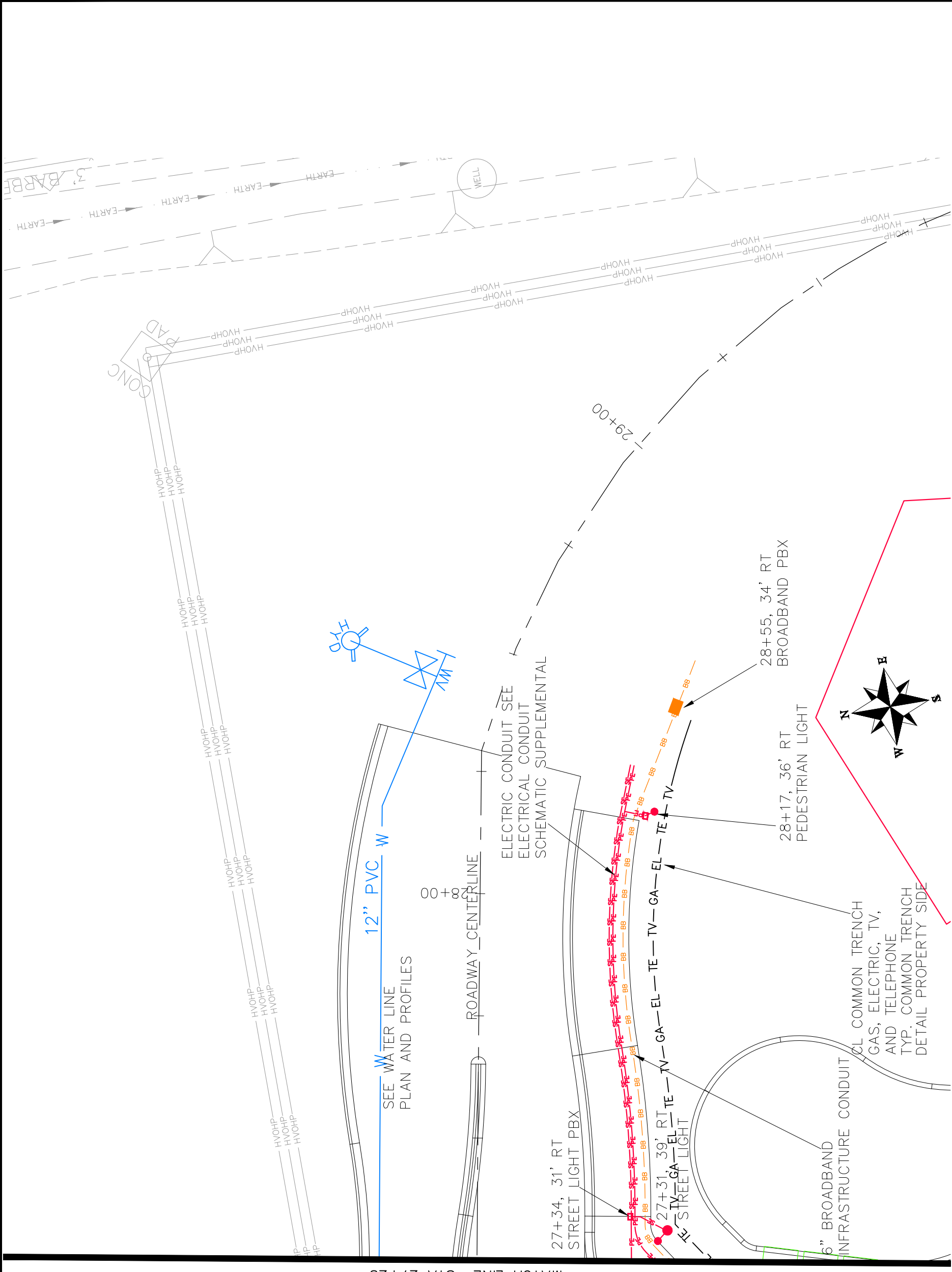
CITY OF **Grand Junction** COLORADO

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LAS COLONIAS BUSINESS PARK COMPOSITE UTILITY PLAN

MATCH LINE STA 27+25

10



MATCH LINE STA 27+25

REVISION	DESCRIPTION	DATE

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DESIGNED BY	DATE
JCS	2017

CHECKED BY	DATE
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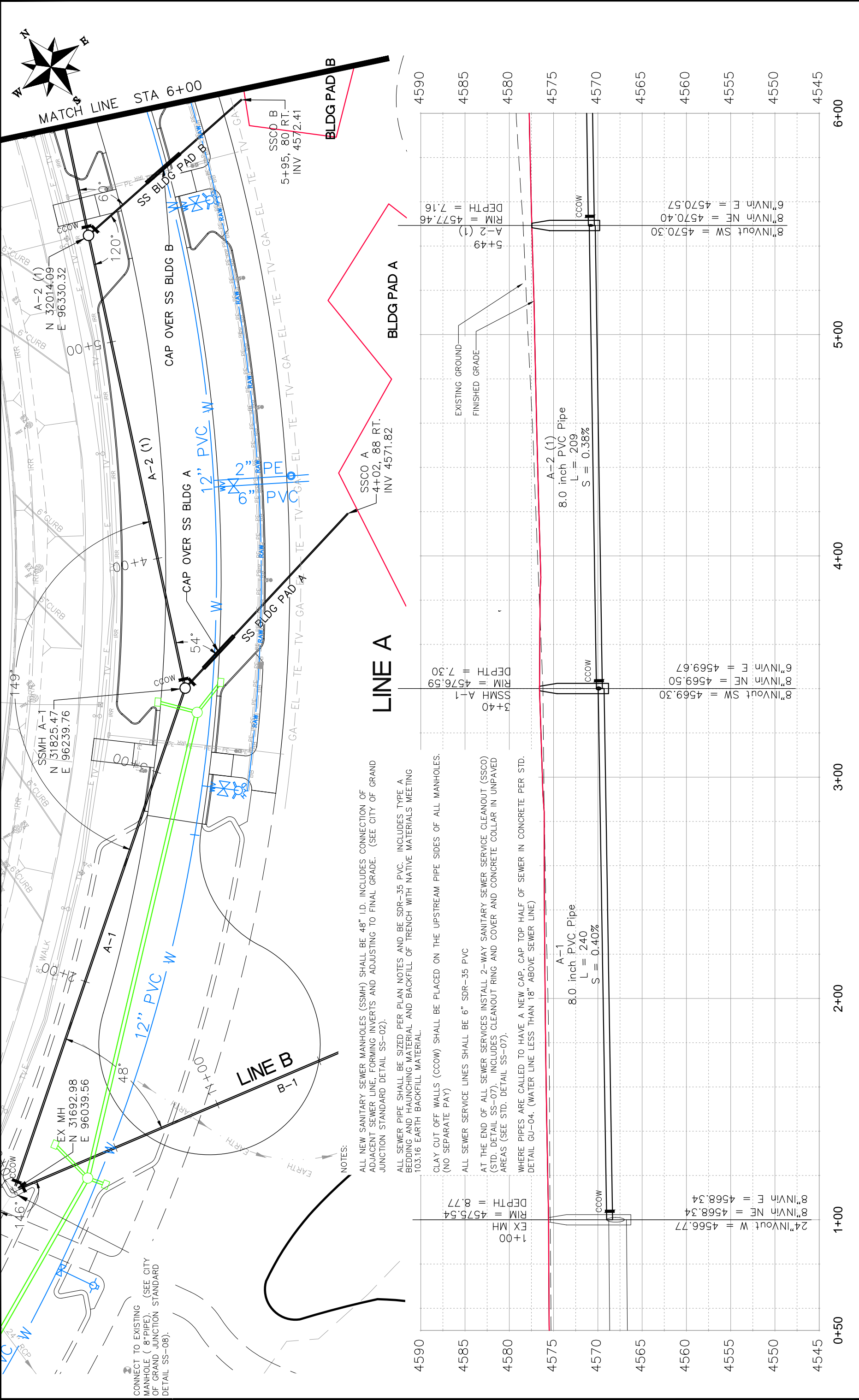
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PLAN & PROFILE	
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20	VERTICAL



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LAS COLONIAS BUSINESS PARK
COMPOSITE UTILITY PLAN



N:\landproj\2017 Las Colonias Business Park\Phase I\SANITARY SEWER.dwg, Layout1, 1/31/2018 4:15:03 PM

NOTES:

ALL NEW SANITARY SEWER MANHOLES (SSMH) SHALL BE 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).

ALL SEWER PIPE SHALL BE SIZED PER PLAN NOTES AND BE SDR-35 PVC. INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.

CLAY CUT OFF WALLS (CCOW) SHALL BE PLACED ON THE UPSTREAM PIPE SIDES OF ALL MANHOLES. (NO SEPARATE PAY)

ALL SEWER SERVICE LINES SHALL BE 6" SDR-35 PVC

AT THE END OF ALL SEWER SERVICES INSTALL 2-WAY SANITARY SEWER SERVICE CLEANOUT (SSCO) (STD. DETAIL SS-07). INCLUDES CLEANOUT RING AND COVER AND CONCRETE COLLAR IN UNPAVED AREAS (SEE STD. DETAIL SS-07).

WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

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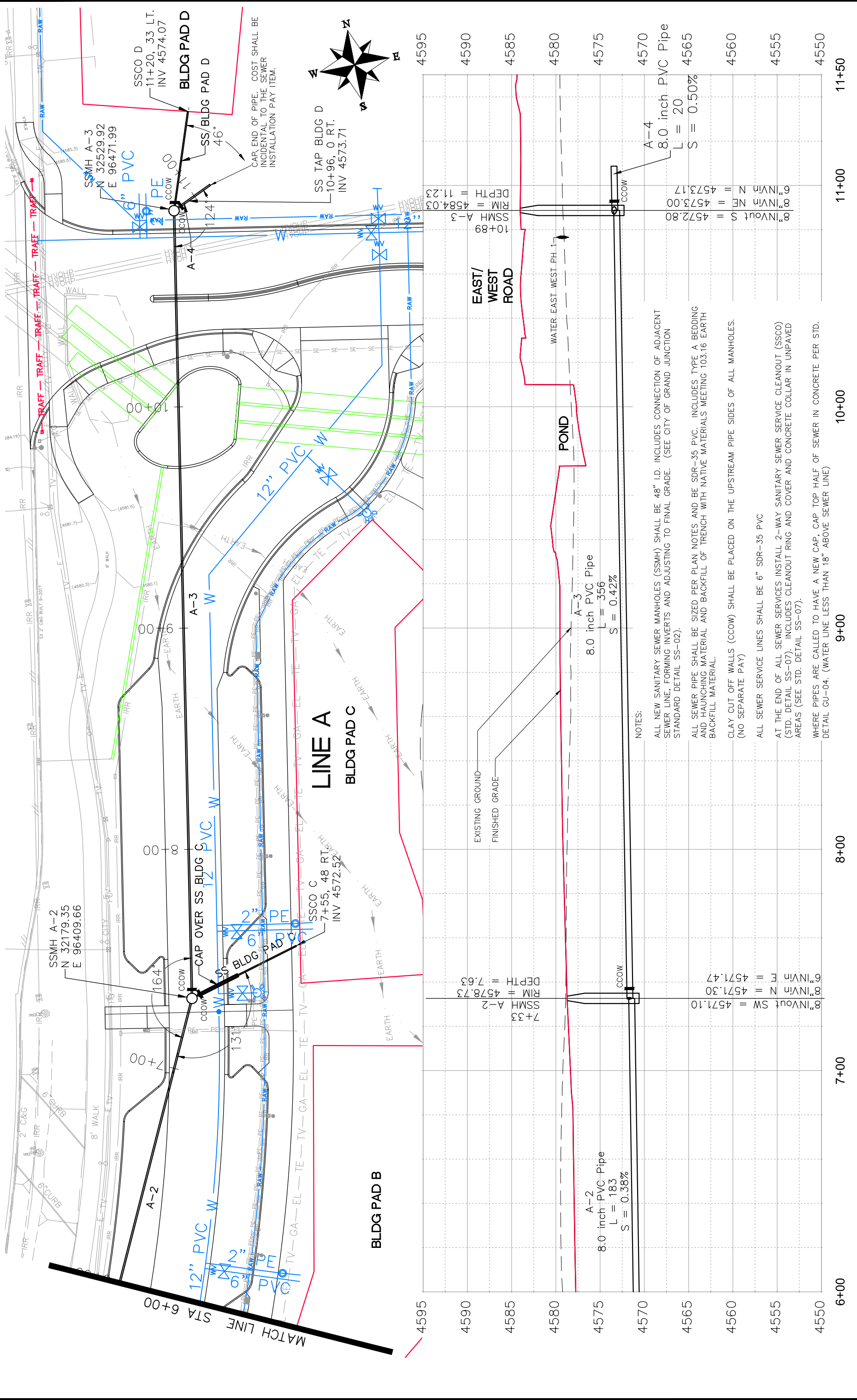
SCALES: PLAN & PROFILE 1" = 40' HORIZONTAL 1" = 2.5' VERTICAL

Grand Junction
CITY OF COLORADO

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ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
SANITARY SEWER PLAN AND PROFILE

12



NOTES:

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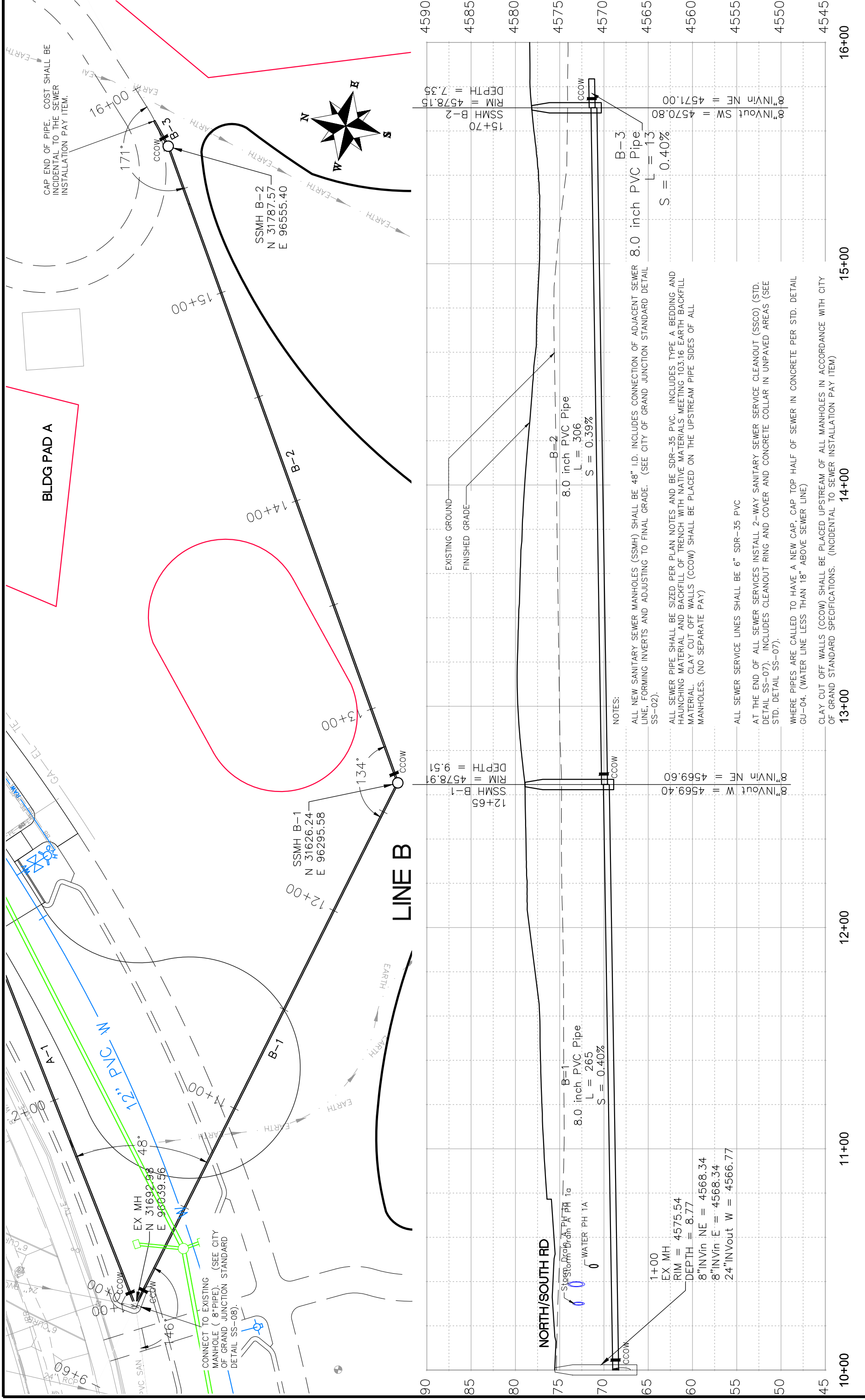
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DESIGNED BY	JCS	DATE	2018
CHECKED BY	TOP	DATE	2018
APPROVED BY	TOP	DATE	2018

SCALE:	PLAN & PROFILE
0	1" = 20'
10	1" = 10'
25	1" = 4'
40	1" = 2.5'



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ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
SANITARY SEWER PLAN AND PROFILE



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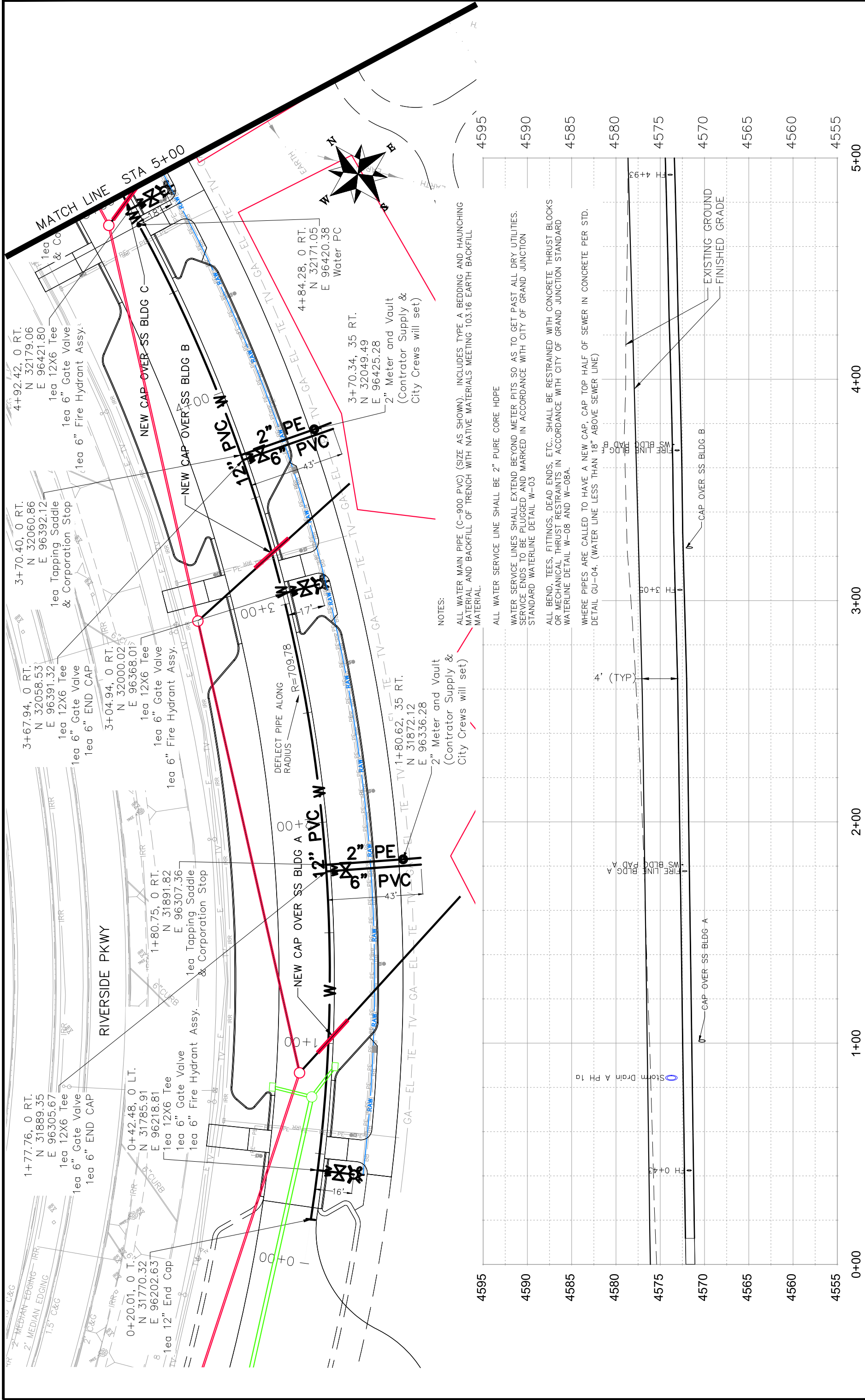
Grand Junction
COLORADO

SCALE: PLAN & PROFILE 1" = 20' HORIZONTAL 1" = 2.5' VERTICAL

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LAS COLONIAS BUSINESS PARK
SANITARY SEWER PLAN AND PROFILE

14



NOTES:

- ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
- ALL WATER SERVICE LINE SHALL BE 2" PURE CORE HDPE
- WATER SERVICE LINES SHALL EXTEND BEYOND METER PITS SO AS TO GET PAST ALL DRY UTILITIES. SERVICE ENDS TO BE PLUGGED AND MARKED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-03
- ALL BEND, TEES, FITTINGS, DEAD ENDS, ETC.. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS OR MECHANICAL THRUST RESTRAINTS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD WATERLINE DETAIL W-08 AND W-08A.
- WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)

REVISION	DATE	DESCRIPTION

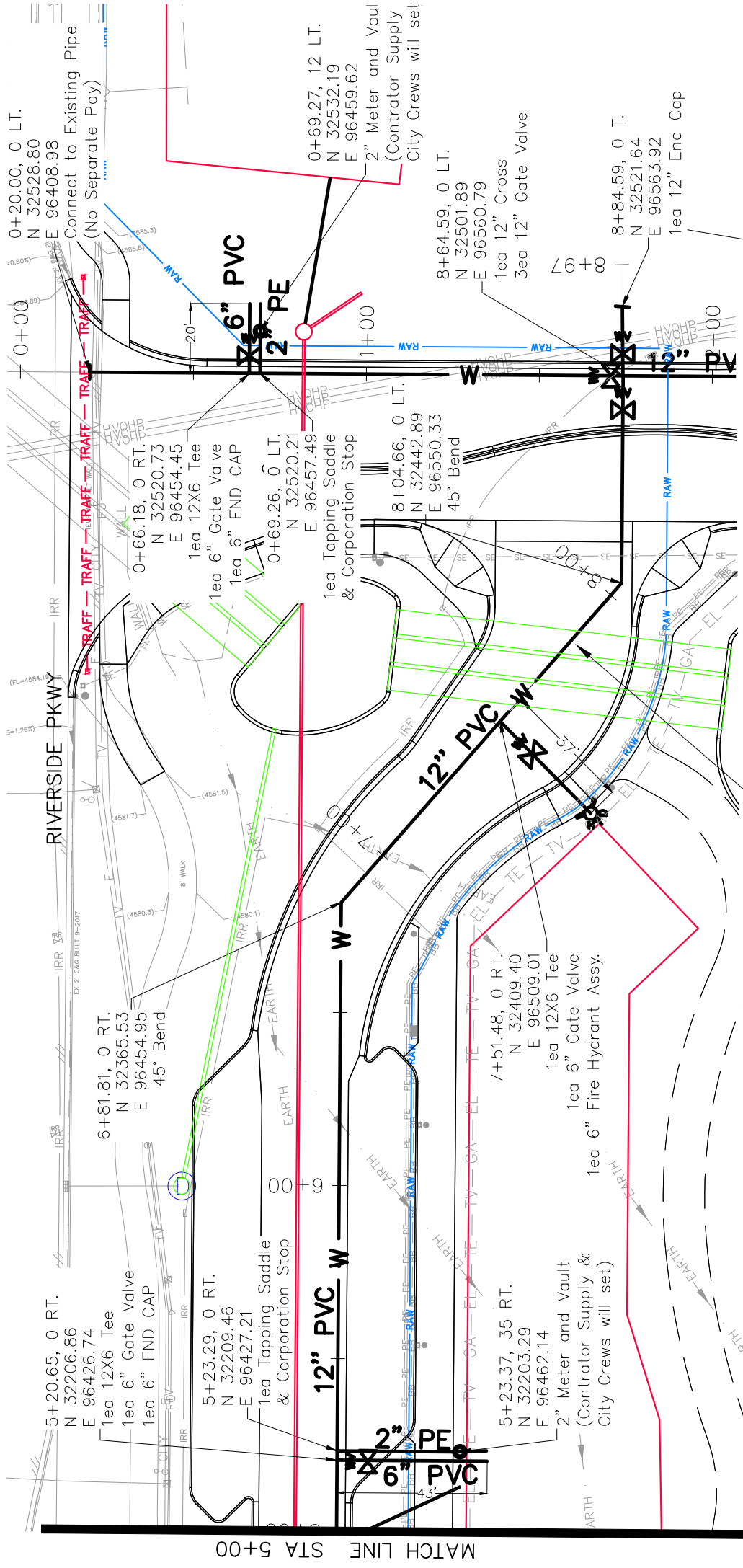
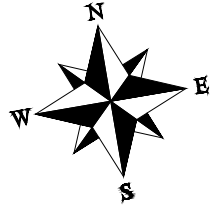
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SCALE:	PLAN & PROFILE
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0	2.5
0	10



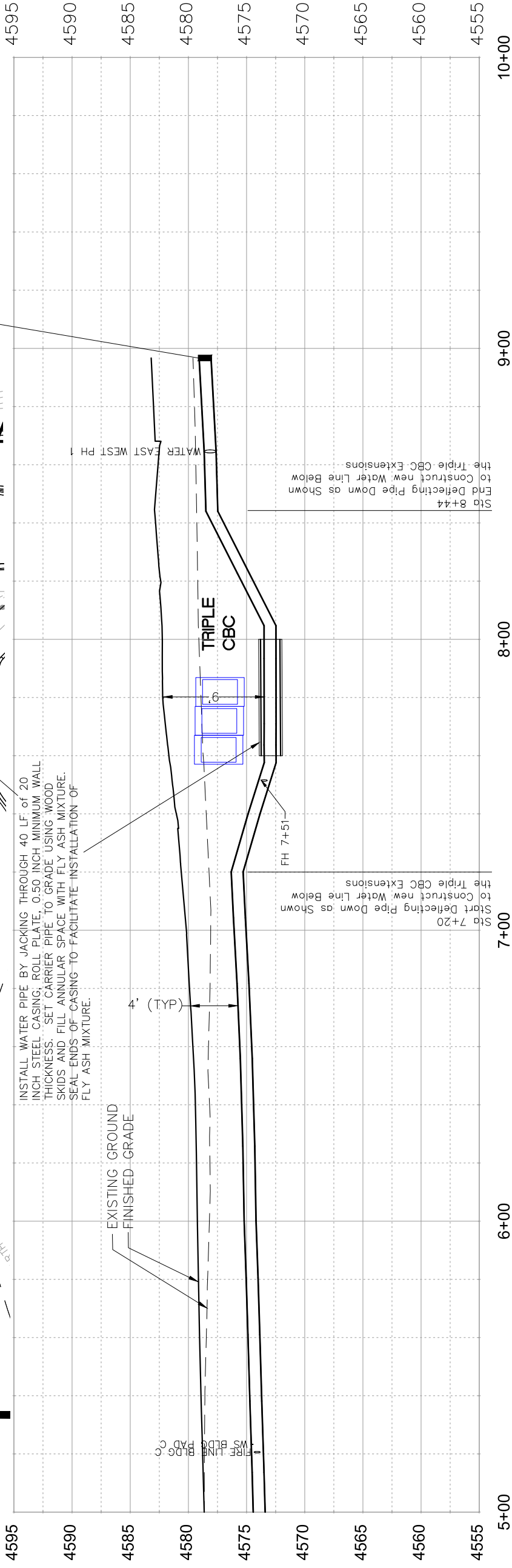
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ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
WATERLINE PLAN AND PROFILE



NOTES:

- ALL WATER MAIN PIPE (C-900 PVC) (SIZE AS SHOWN). INCLUDES TYPE A BEDDING AND HAUNCHING MATERIAL AND BACKFILL OF TRENCH WITH NATIVE MATERIALS MEETING 103.16 EARTH BACKFILL MATERIAL.
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- WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



Stn 7+20
Start Deflecting Pipe Down as Shown
to Construct new Water Line Below
the Triple CBC Extensions

Stn 8+44
End Deflecting Pipe Down as Shown
to Construct new Water Line Below
the Triple CBC Extensions

REVISION	DATE	BY	DATE

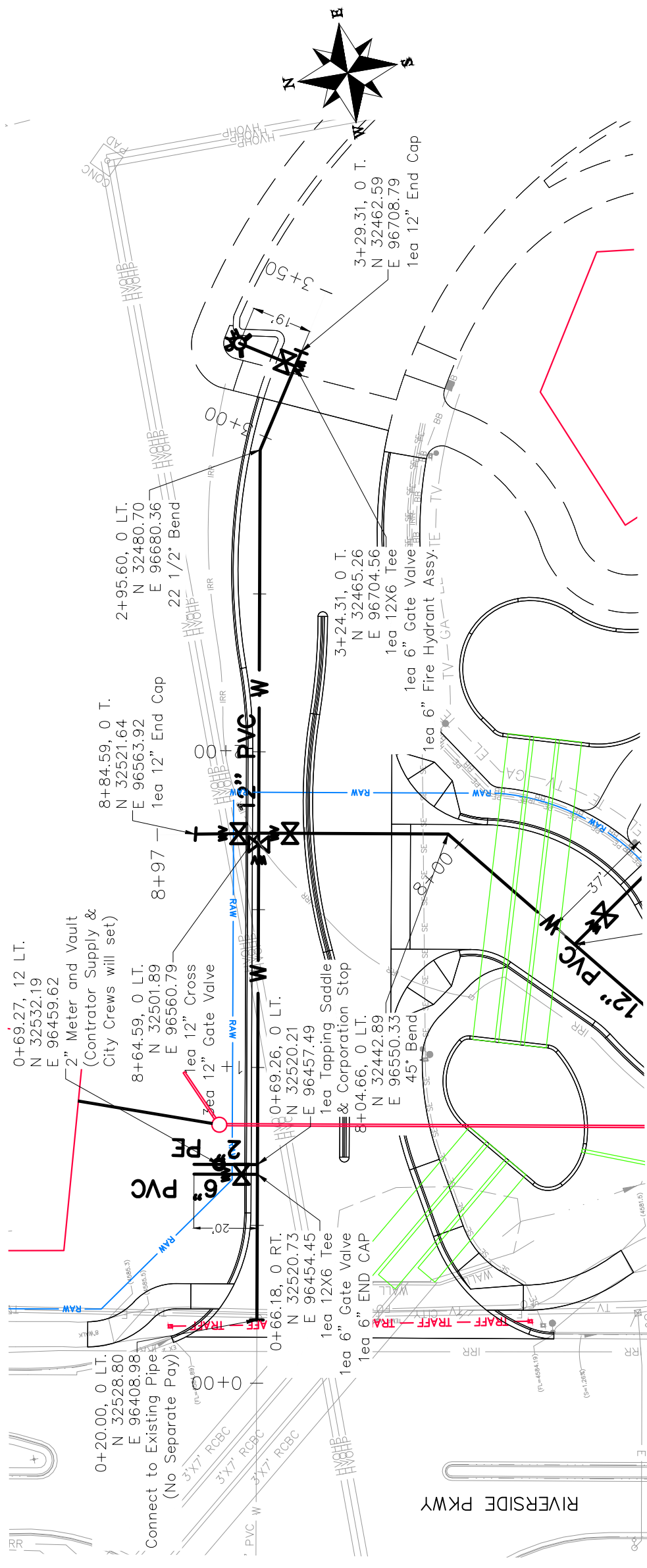
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SCALE:	PLAN & PROFILE
0	HORIZONTAL
10	VERTICAL
2.5	VERTICAL

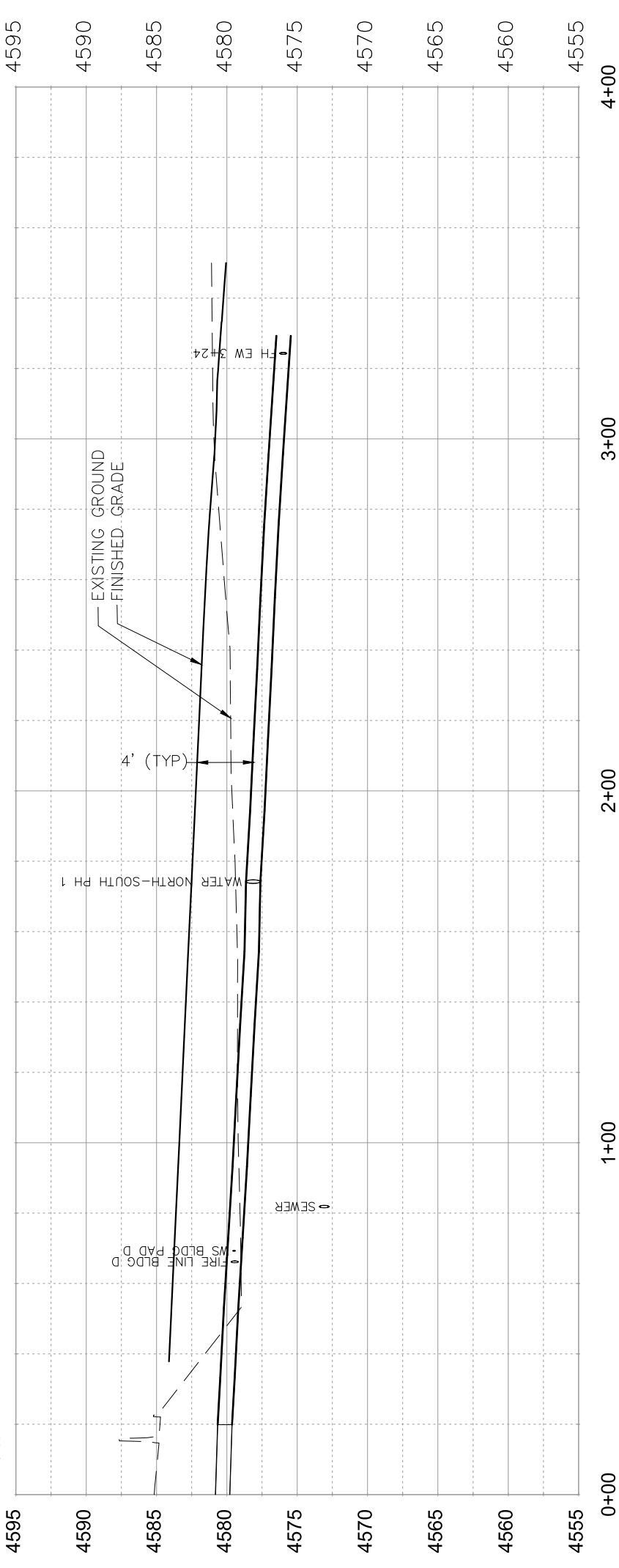


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LAS COLONIAS BUSINESS PARK
WATERLINE PLAN AND PROFILE



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 WHERE PIPES ARE CALLED TO HAVE A NEW CAP, CAP TOP HALF OF SEWER IN CONCRETE PER STD. DETAIL GU-04. (WATER LINE LESS THAN 18" ABOVE SEWER LINE)



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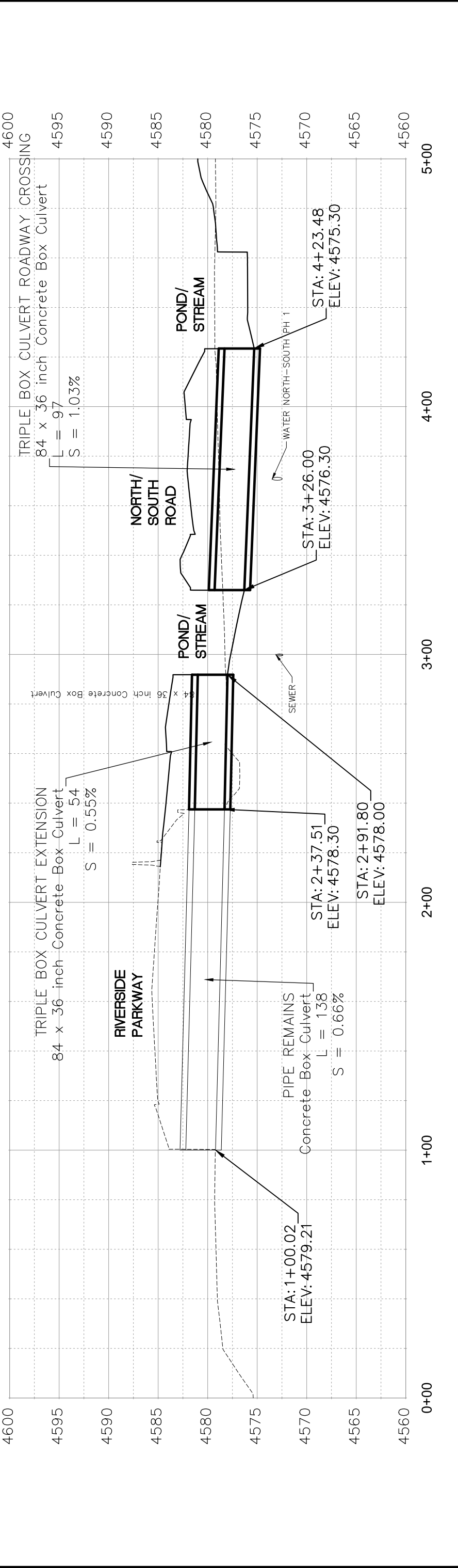
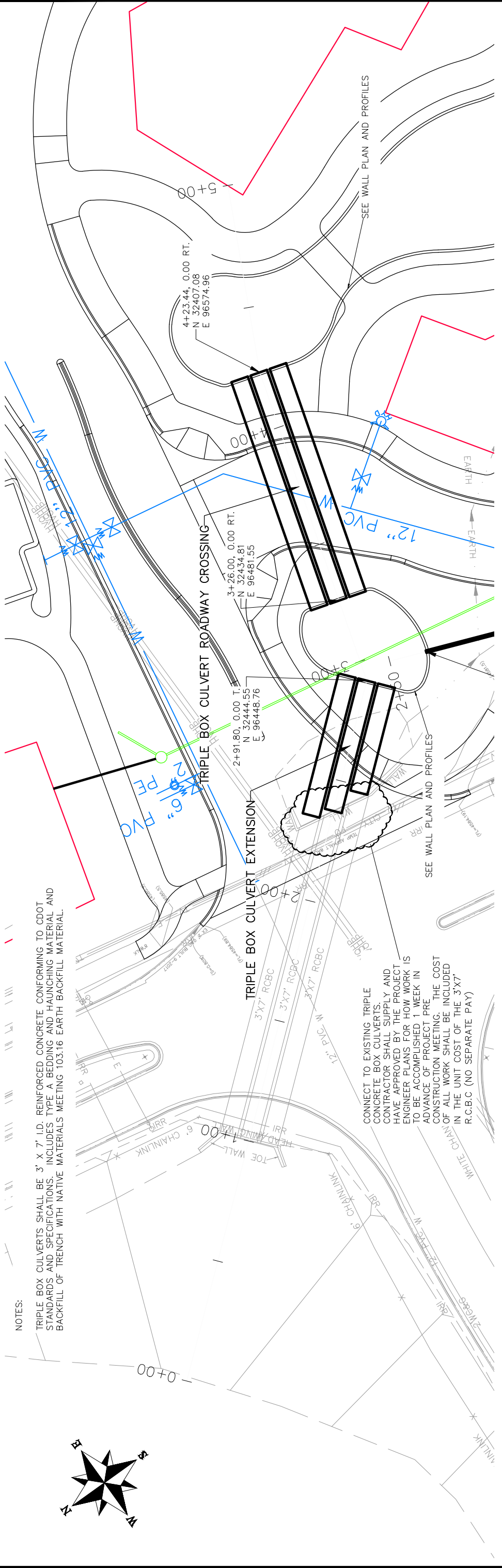
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APPROVED BY	TCJ	DATE	2017

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



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LAS COLONIAS BUSINESS PARK
 WATERLINE PLAN AND PROFILE



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
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			TOP	2017	VERTICAL
			TOP	2017	VERTICAL

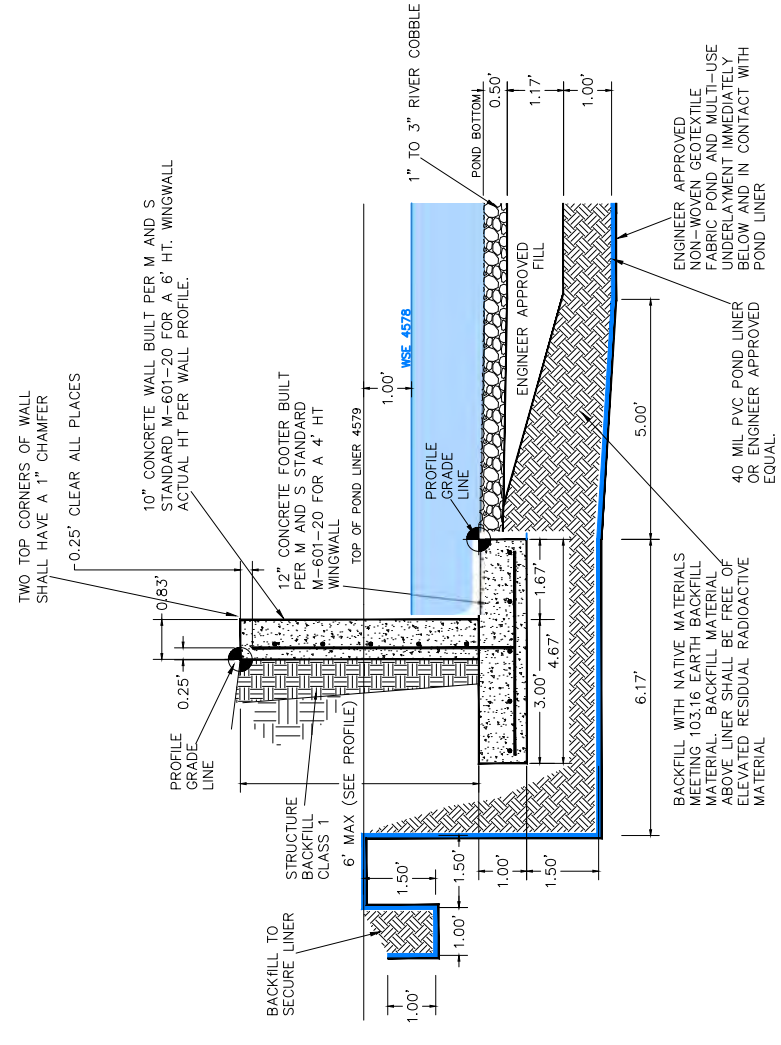
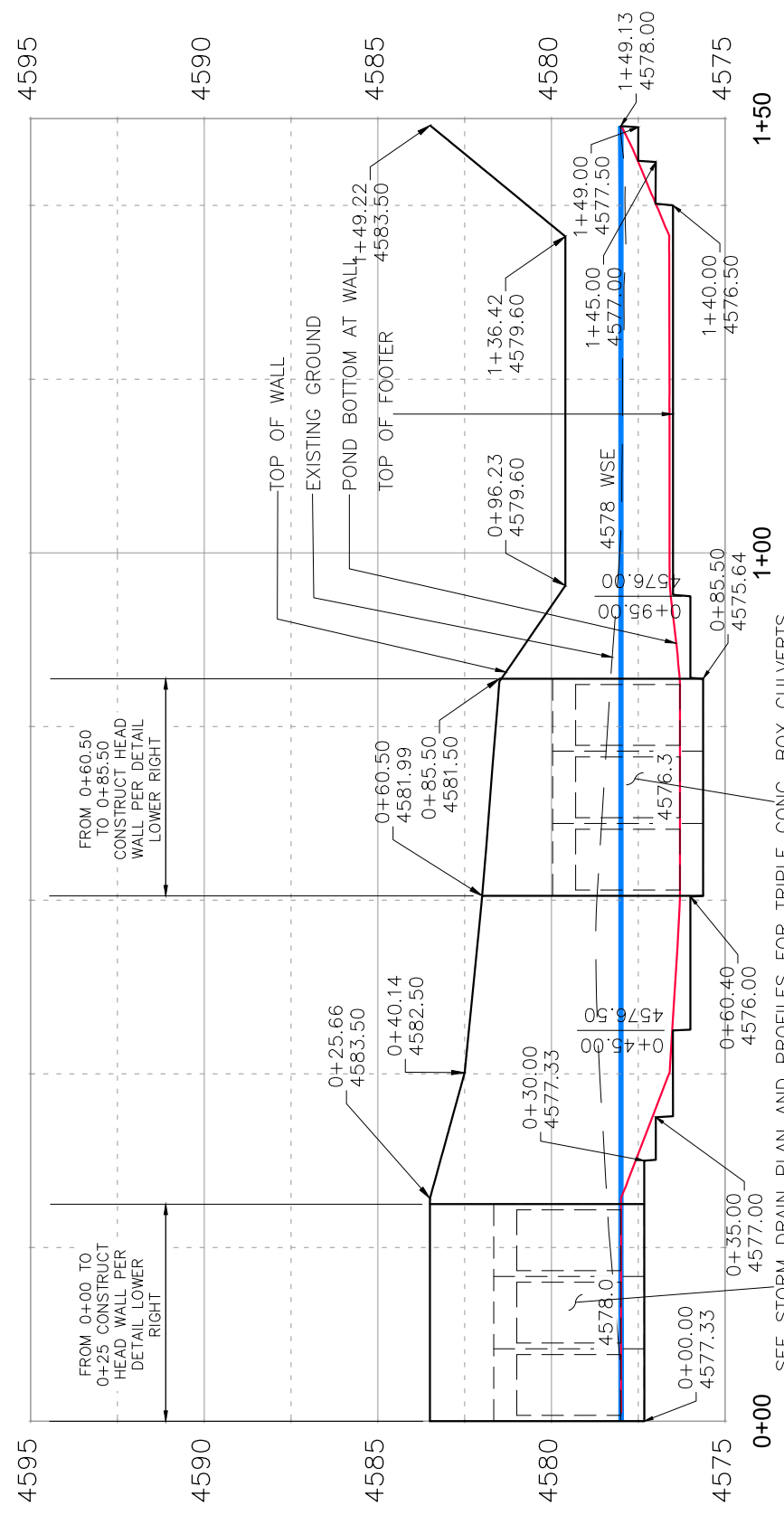
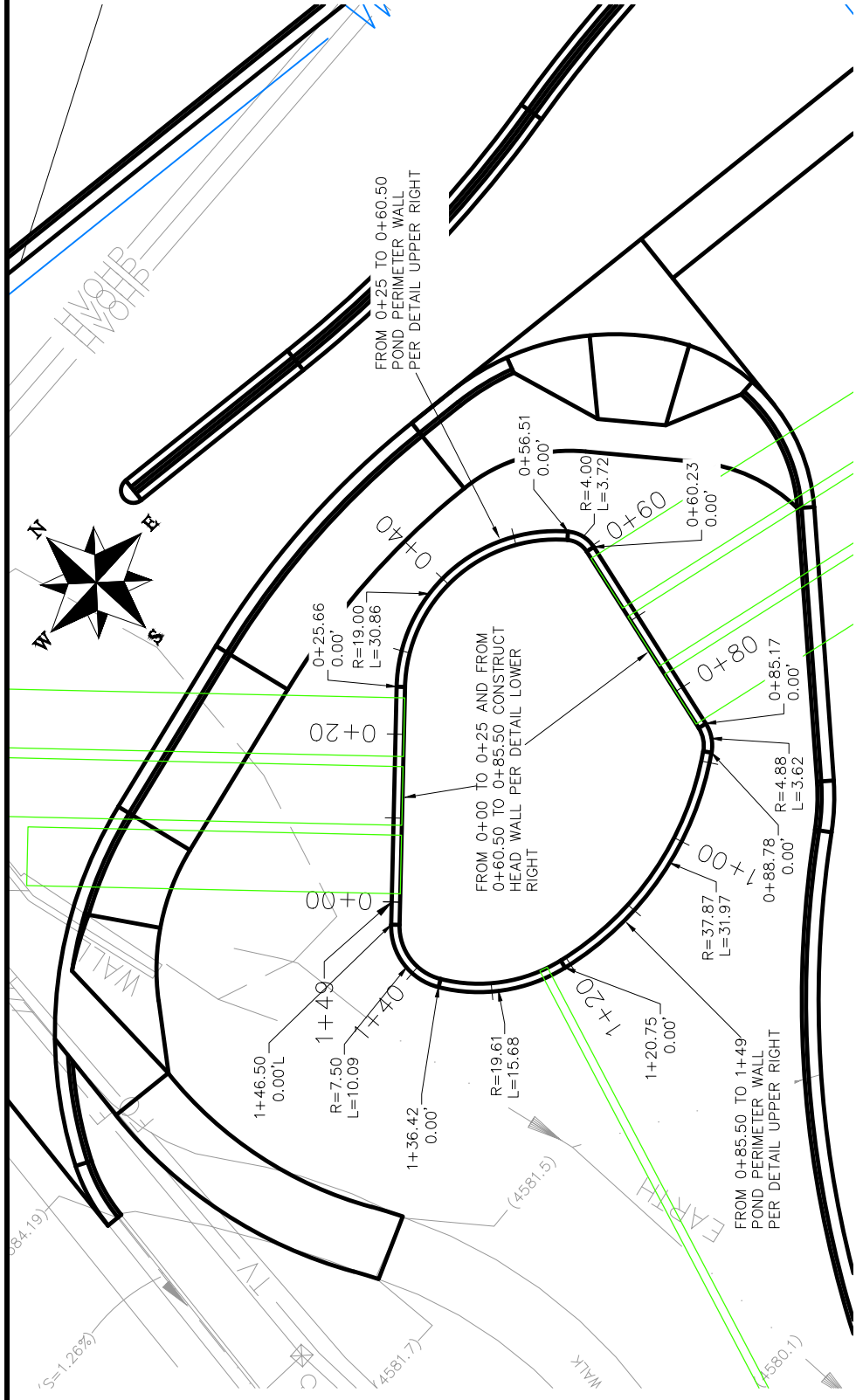
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 CHECKED BY: TOP DATE: 2017
 APPROVED BY: TOP DATE: 2017

Grand Junction
 CITY OF COLORADO

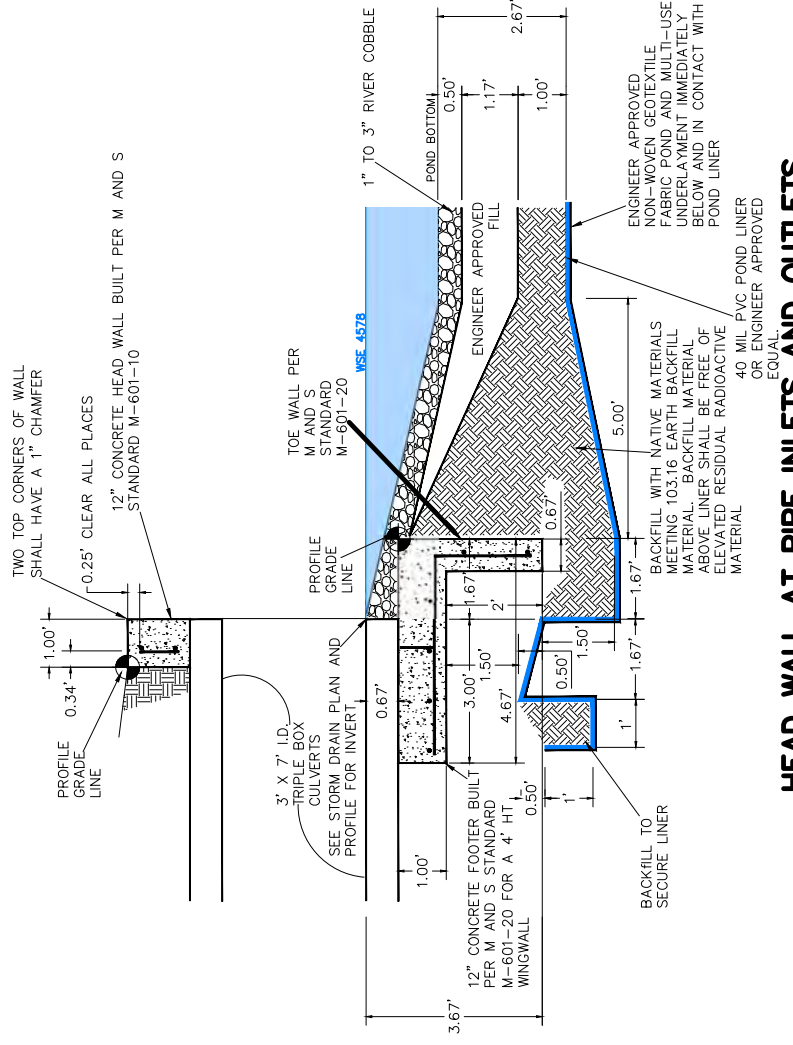
PUBLIC WORKS
 ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
 STORM DRAIN PLAN AND PROFILE

18



POND PERIMETER WALL AND POND LINER



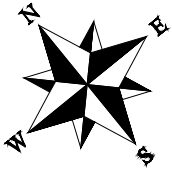
HEAD WALL AT PIPE INLETS AND OUTLETS

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2	2017	JCS	2017
3	2017	JCS	2017
4	2017	JCS	2017

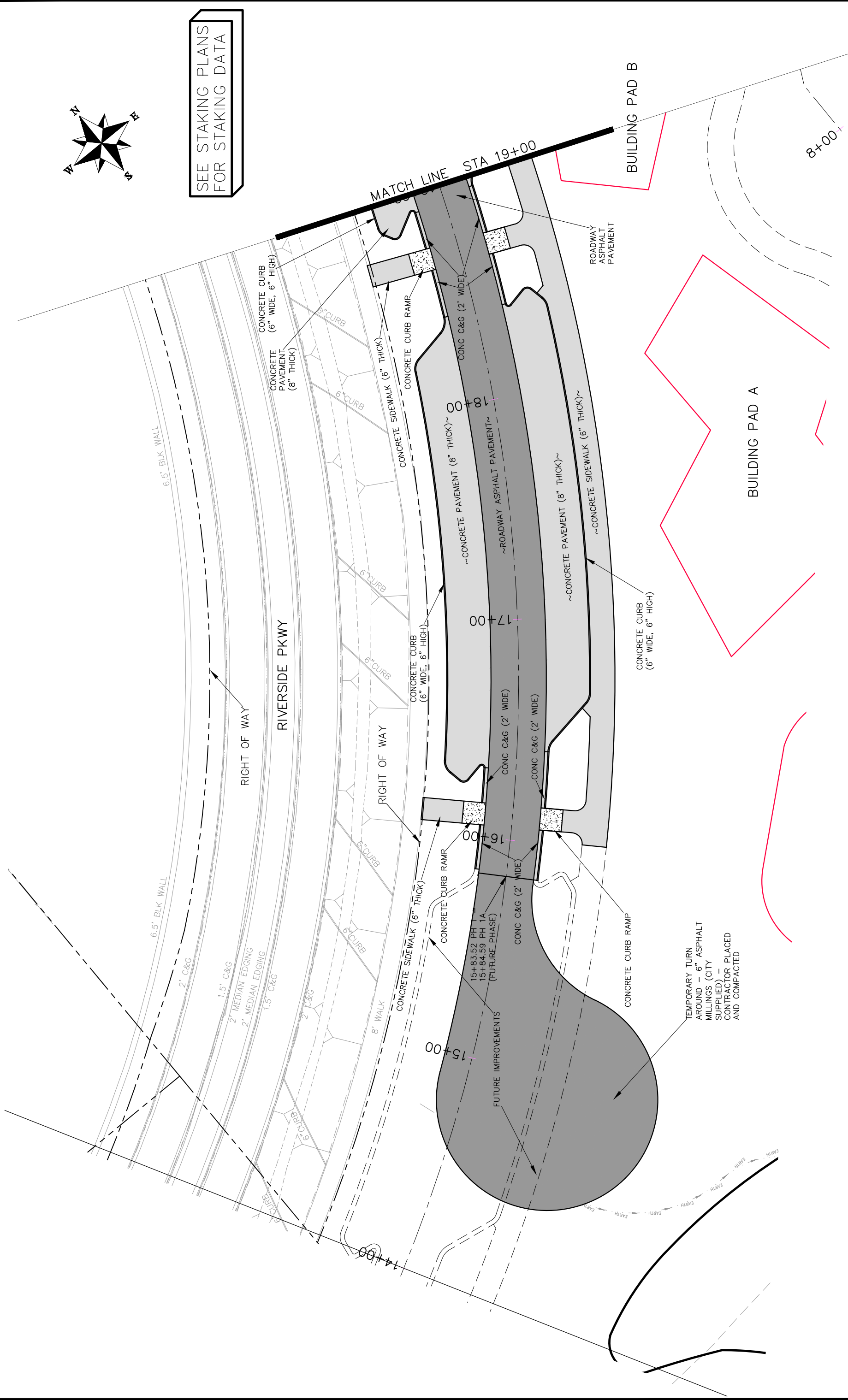
CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
 ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
 WALL PLAN AND PROFILE



SEE STAKING PLANS
FOR STAKING DATA



REVISION	DESCRIPTION	DATE
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Δ		
Δ		
Δ		

DRAWN BY	JCS	DATE	2017
DESIGNED BY	JCS	DATE	2017
CHECKED BY	TCP	DATE	2017
APPROVED BY	TCP	DATE	2017

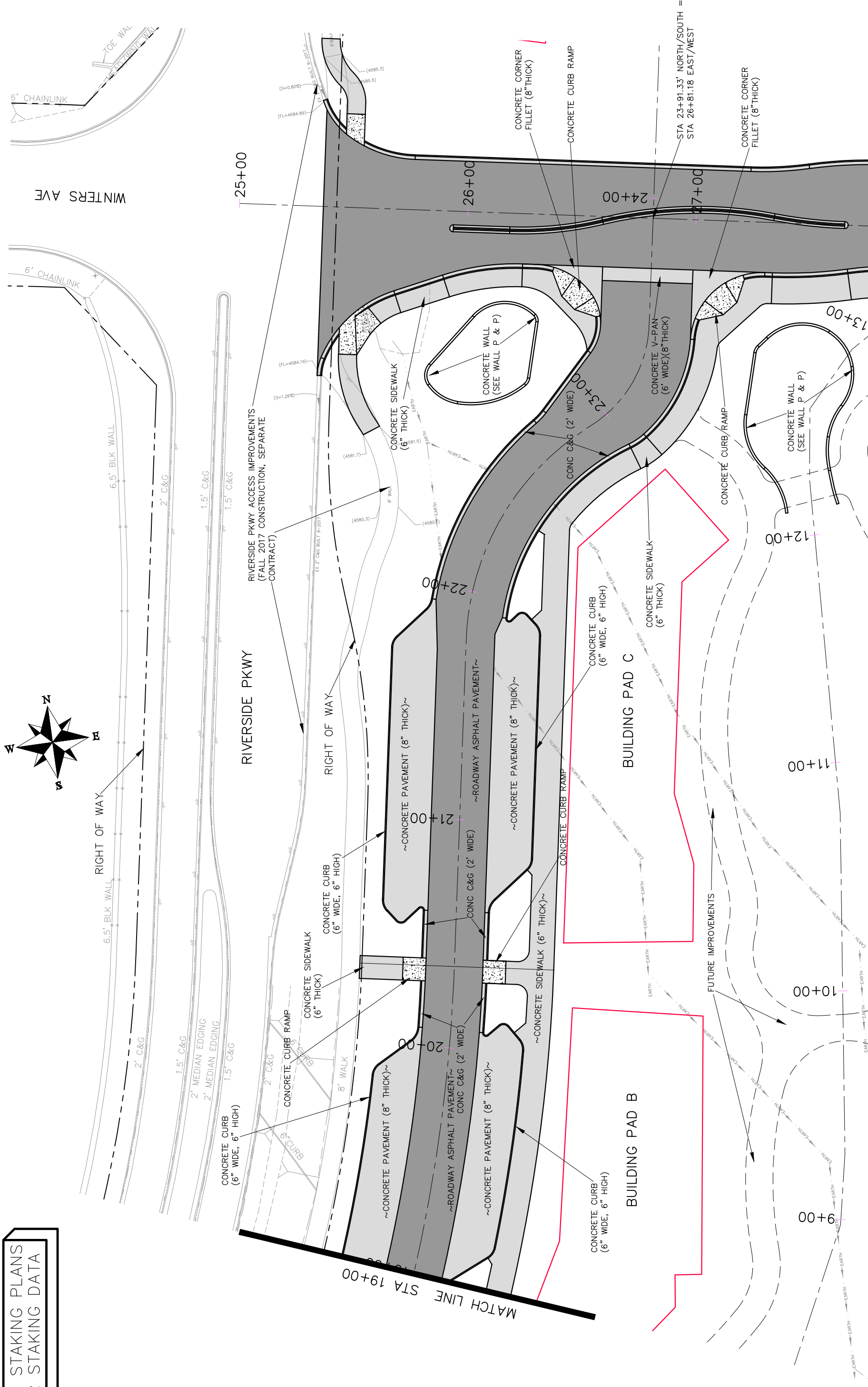
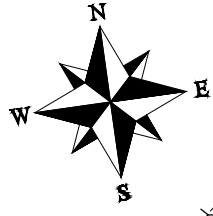
SCALE:	PLAN & PROFILE
0	10
0	20
0	40
0	80
0	160
0	320
0	640
0	1280
0	2560
0	5120
0	10240



PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park Phase I
Roadway Plan

SEE STAKING PLANS
FOR STAKING DATA



REVISION	DATE	DESCRIPTION
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Δ		
Δ		
Δ		

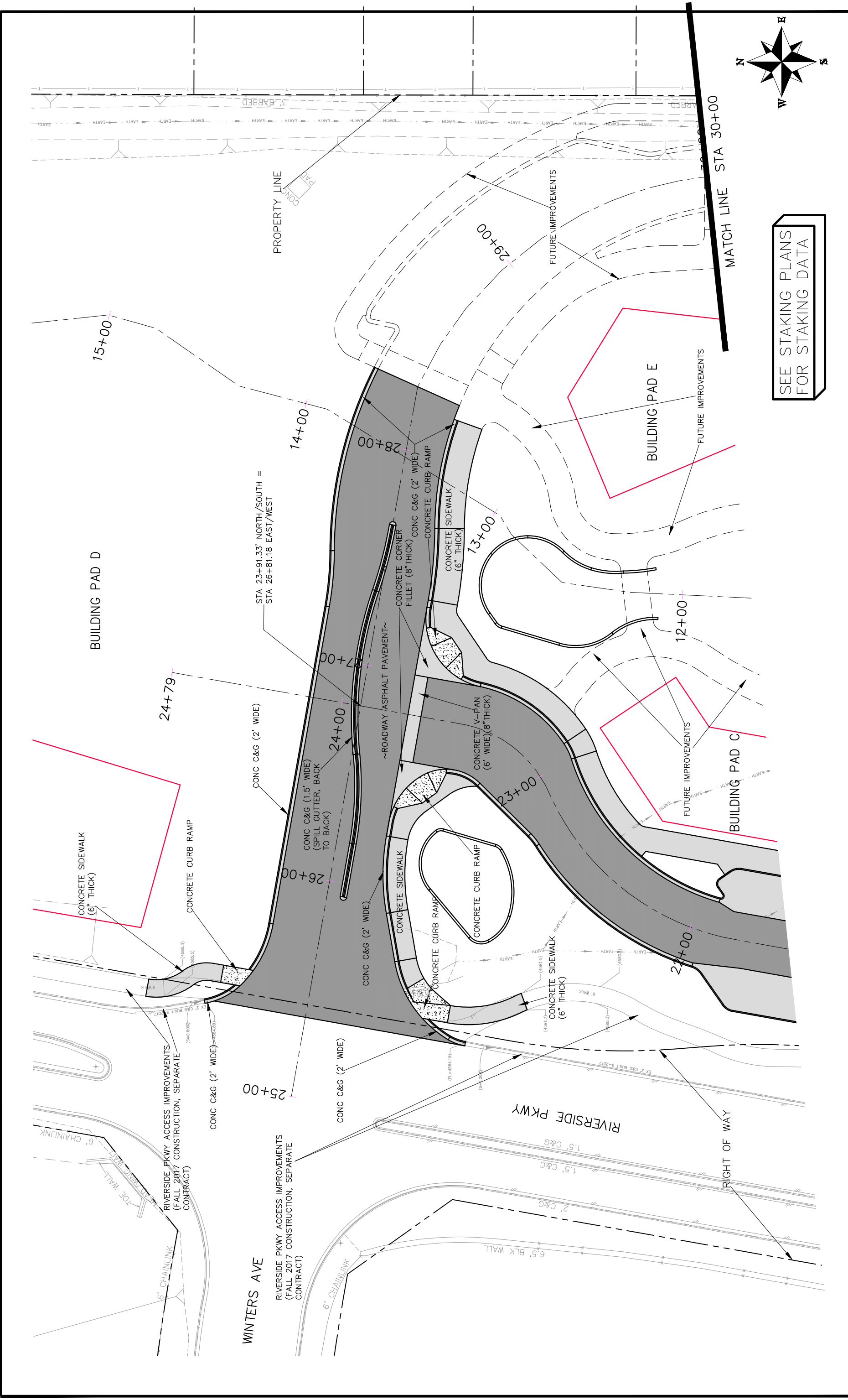
DRAWN BY	JCS	DATE	2017
DESIGNED BY	JCS	DATE	2017
CHECKED BY	TCP	DATE	2017
APPROVED BY	TCP	DATE	2017

SCALE:	PLAN & PROFILE
0	HORIZONTAL
0	VERTICAL
0	NA
0	NA

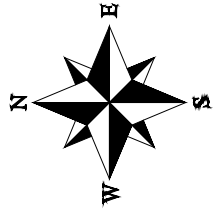


PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park Phase I
Roadway Plan

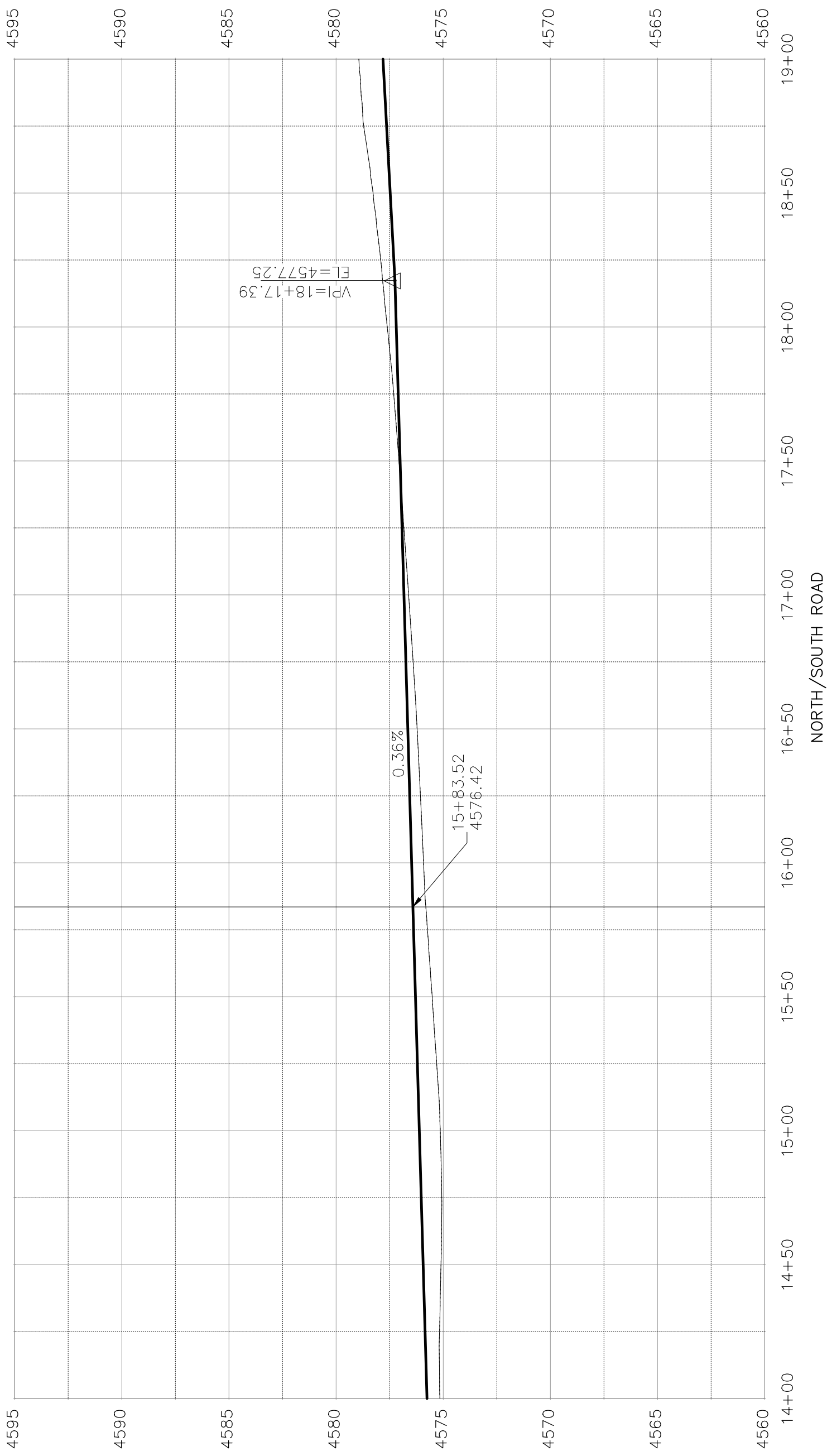


SEE STAKING PLANS
FOR STAKING DATA



REVISION Δ REVISION Δ REVISION Δ REVISION Δ	DESCRIPTION DATE DATE DATE DATE	DRAWN BY JCS DESIGNED BY JCS CHECKED BY TCP APPROVED BY TCP	DATE 2017 DATE 2017 DATE 2017 DATE 2017
SCALES: PLAN & PROFILE 1" = 10' HORIZONTAL 1" = 4' VERTICAL		CITY OF Grand Junction COLORADO	
PUBLIC WORKS ENGINEERING DIVISION		Las Colonias Business Park Phase I Roadway Plan	
24		24	

SEE STAKING PLANS
FOR STAKING DATA



REVISION	DESCRIPTION	DATE

DRAWN BY	JCS	DATE	2018
DESIGNED BY	JCS	DATE	2018
CHECKED BY	TOP	DATE	2018
APPROVED BY	TOP	DATE	2018

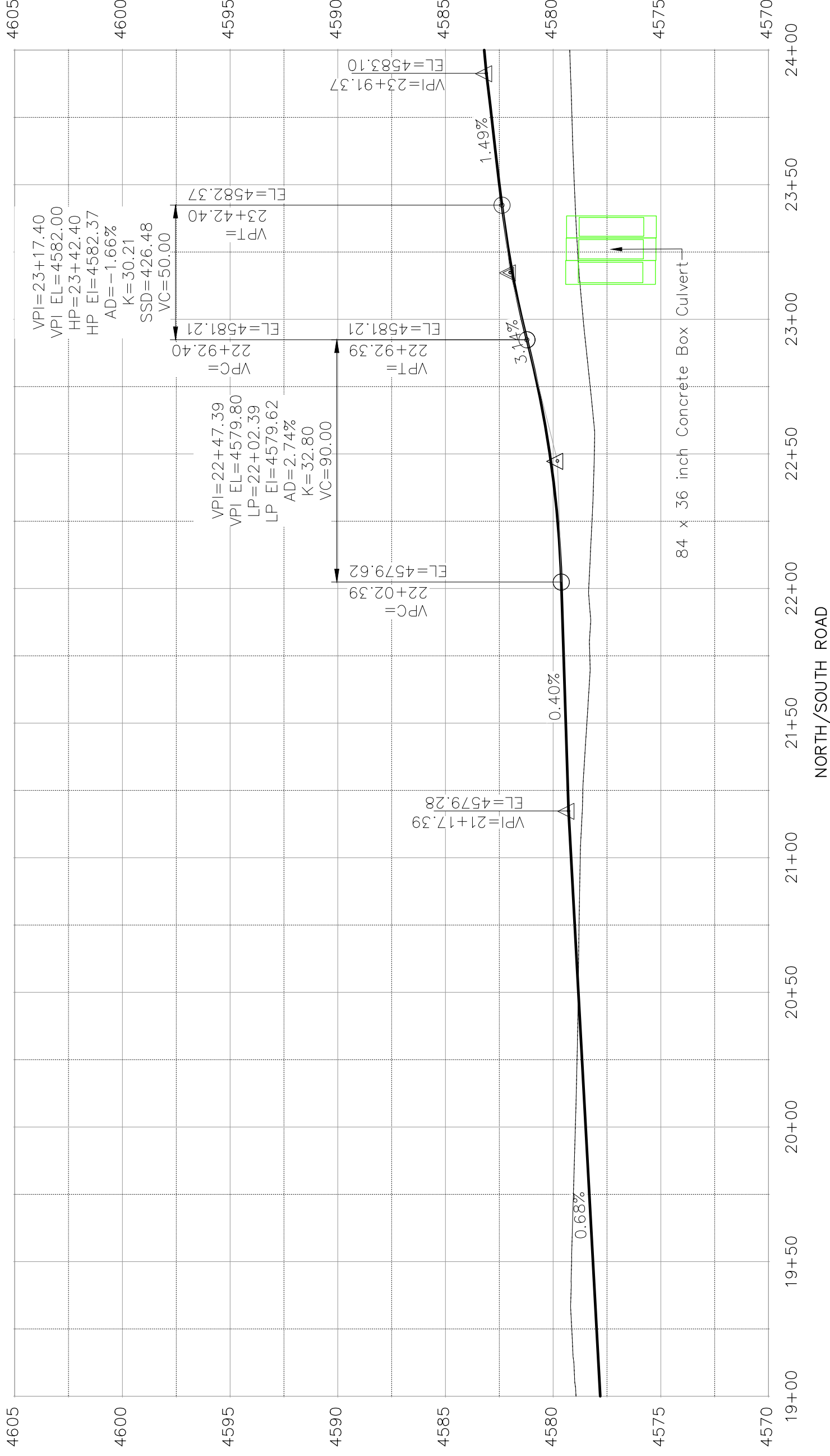
SCALES:	
PLAN & PROFILE	1" = 40'
HORIZONTAL	1" = 100'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK PHASE 1
ROADWAY PROFILE

SEE STAKING PLANS
FOR STAKING DATA



REVISION	DESCRIPTION	DATE

DRAWN BY	DATE
JCS	2018
DESIGNED BY	DATE
JCS	2018
CHECKED BY	DATE
TCP	2018
APPROVED BY	DATE
TCP	2018

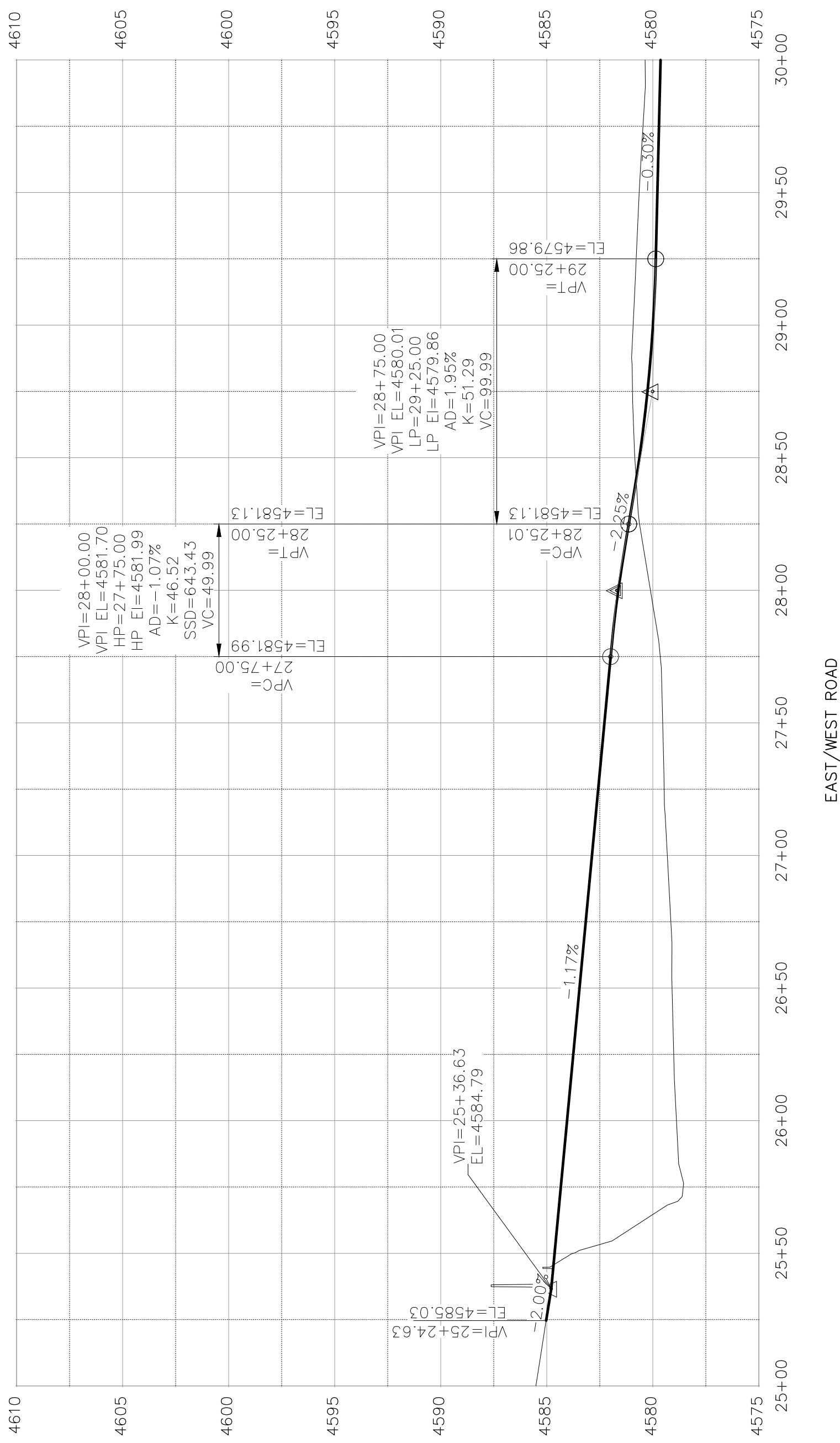
PLAN & PROFILE	SCALE
HORIZONTAL	1" = 20'
VERTICAL	1" = 5'



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK PHASE 1
ROADWAY PROFILE

SEE STAKING PLANS
FOR STAKING DATA



REVISION	DESCRIPTION	DATE

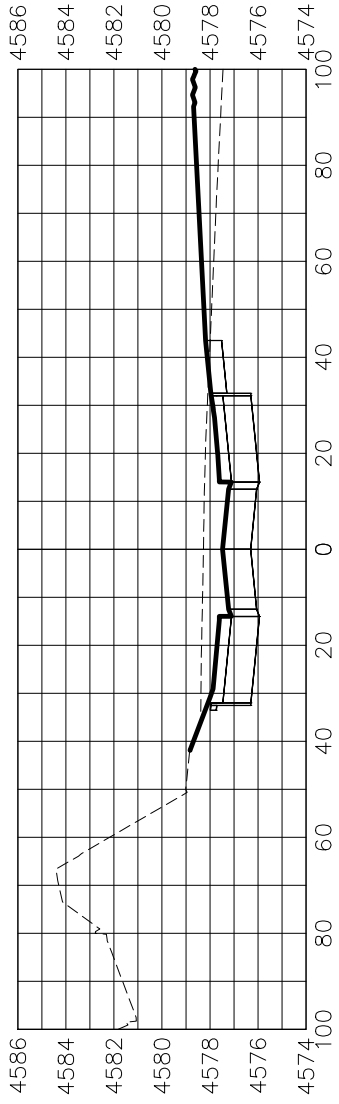
DRAWN BY	DATE
JCS	2018
JCS	2018
JCS	2018
JCS	2018

SCALE	PLAN & PROFILE
0 10 20	HORIZONTAL
0 1.25 2.5	VERTICAL

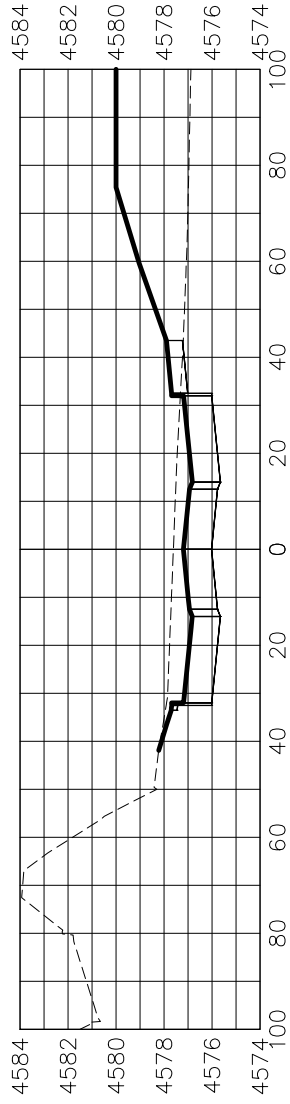


PUBLIC WORKS
ENGINEERING DIVISION

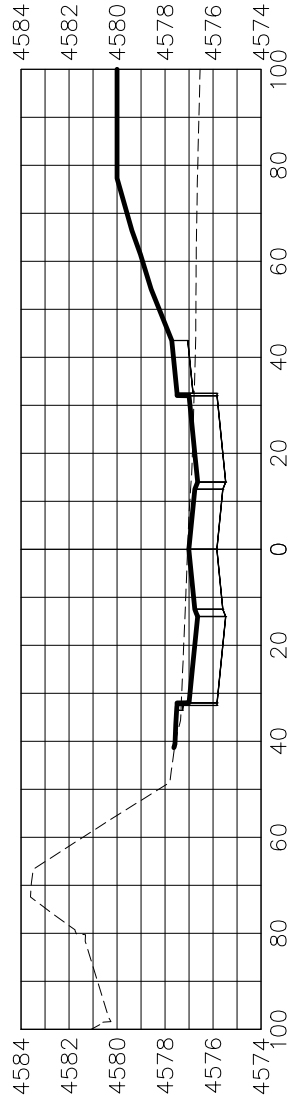
LAS COLONIAS BUSINESS PARK PHASE 1
ROADWAY PROFILE



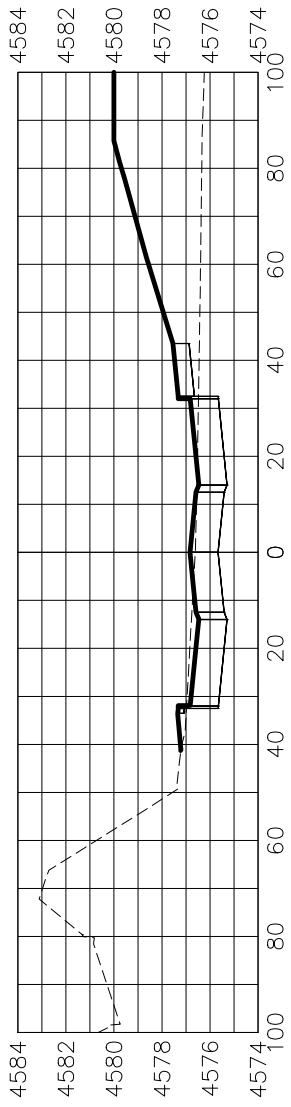
18+50.00



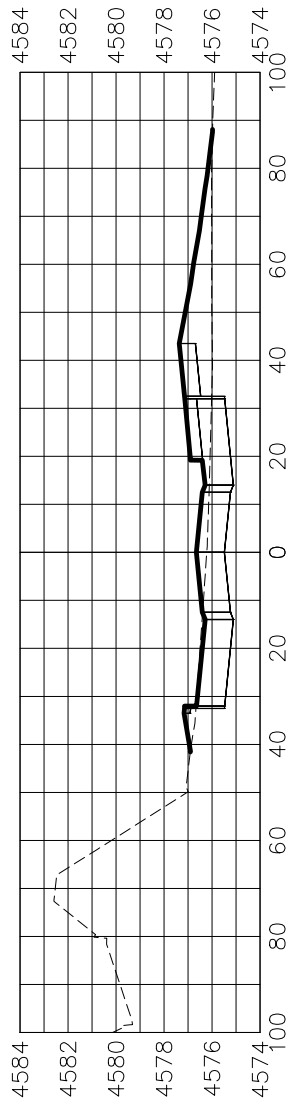
18+00.00



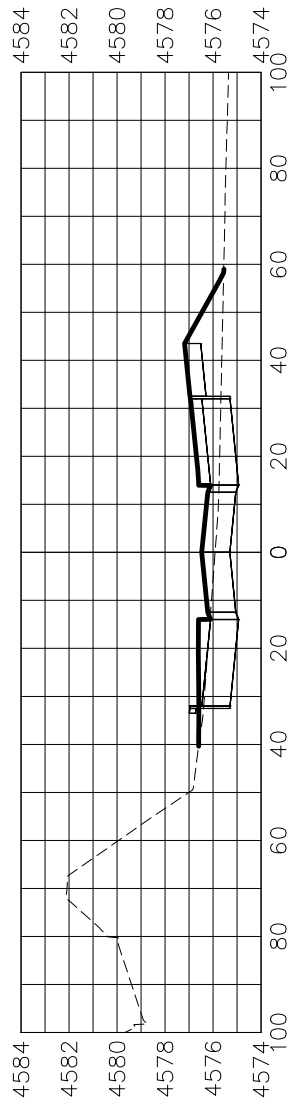
17+50.00



17+00.00



16+50.00



16+00.00

REVISION	DESCRIPTION	DATE

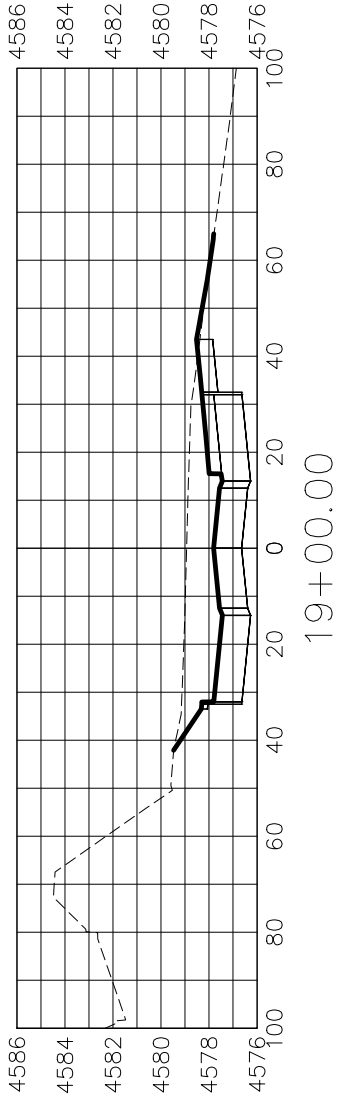
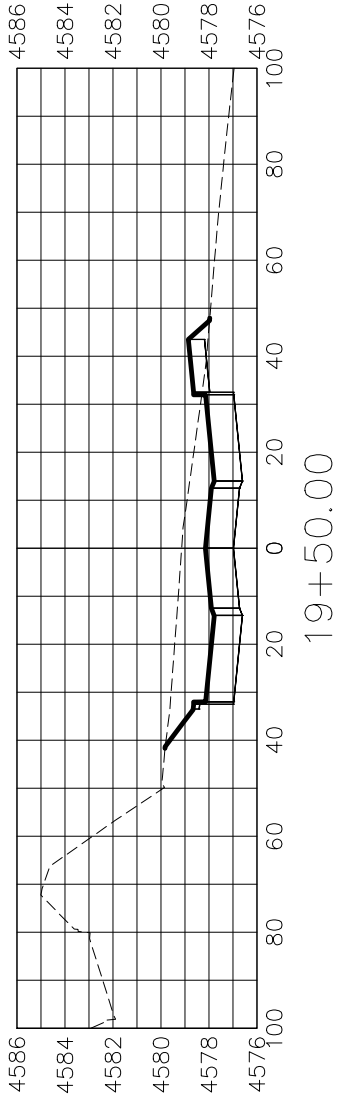
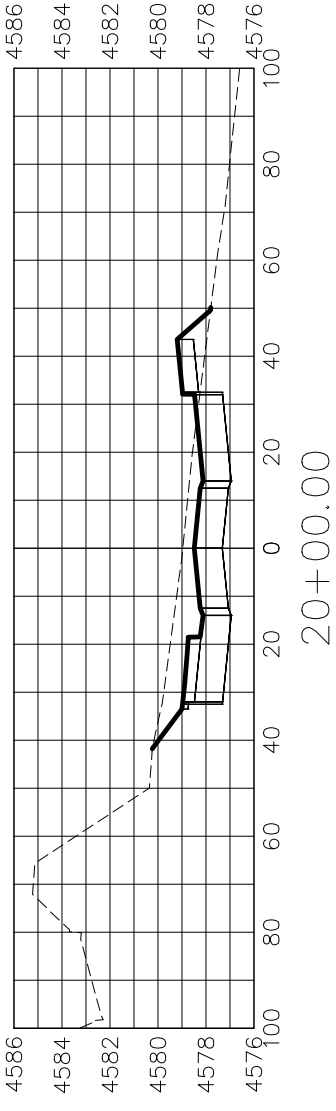
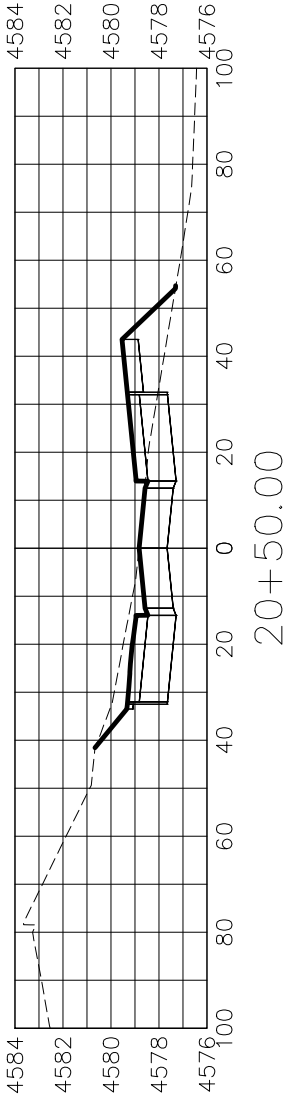
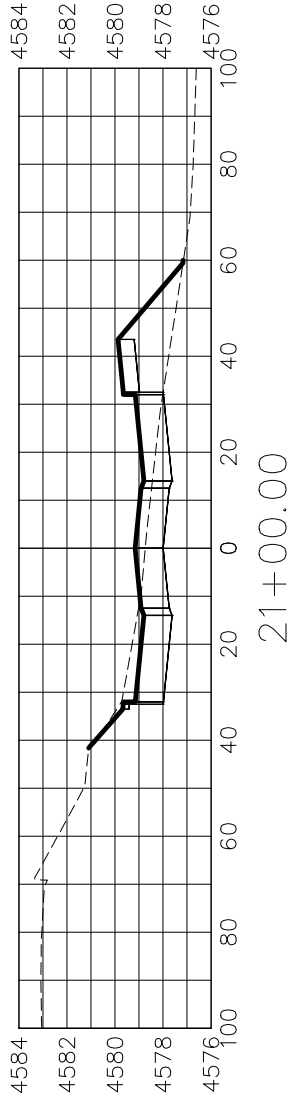
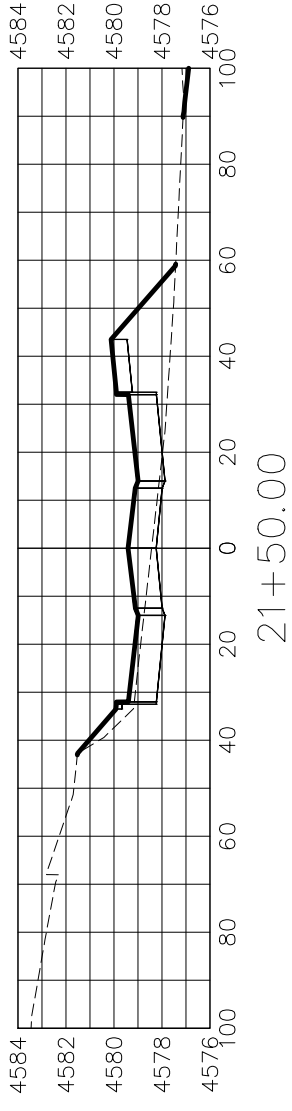
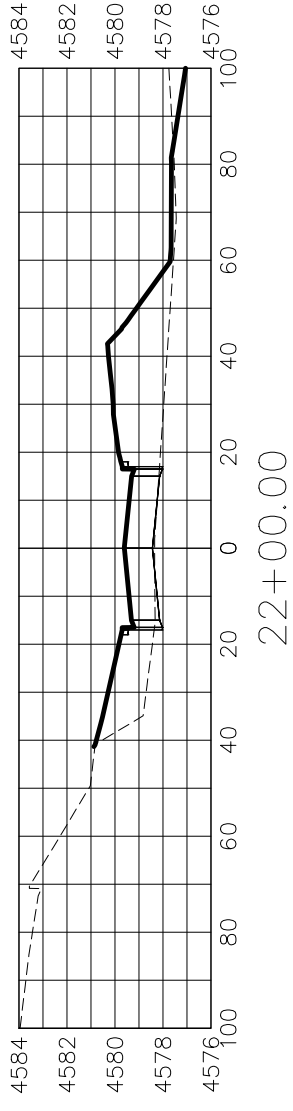
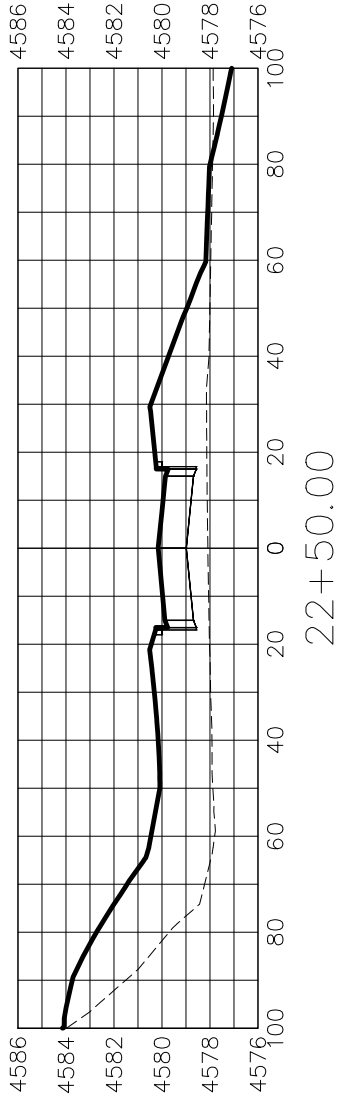
DRAWN BY	JCS	DATE	2018
DESIGNED BY	JCS	DATE	2018
CHECKED BY	TCP	DATE	2018
APPROVED BY	TCP	DATE	2018

SCALES:	PLAN & PROFILE
	HORIZONTAL
	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
ROADWAY CROSS SECTIONS



REVISION	DATE

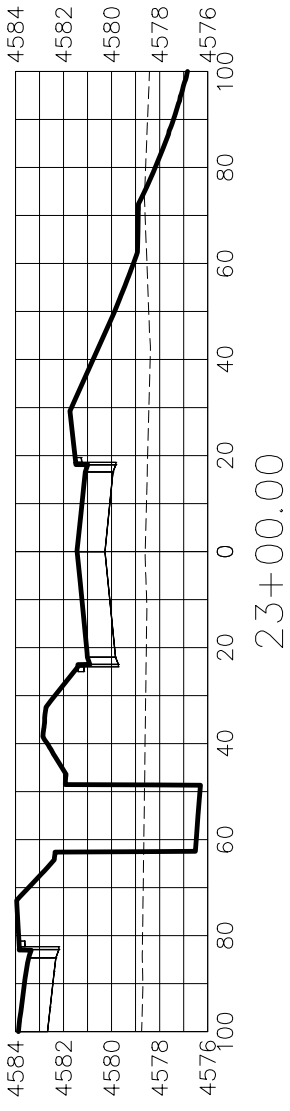
DESCRIPTION	DATE

DRAWN BY	JCS	DATE	2018
DESIGNED BY	JCS	DATE	2018
CHECKED BY	TCP	DATE	2018
APPROVED BY	TCP	DATE	2018



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
ROADWAY CROSS SECTIONS



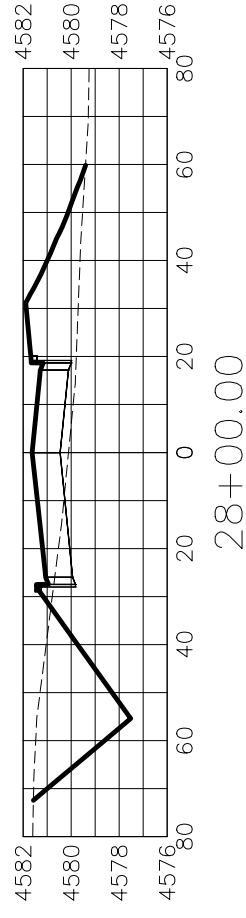
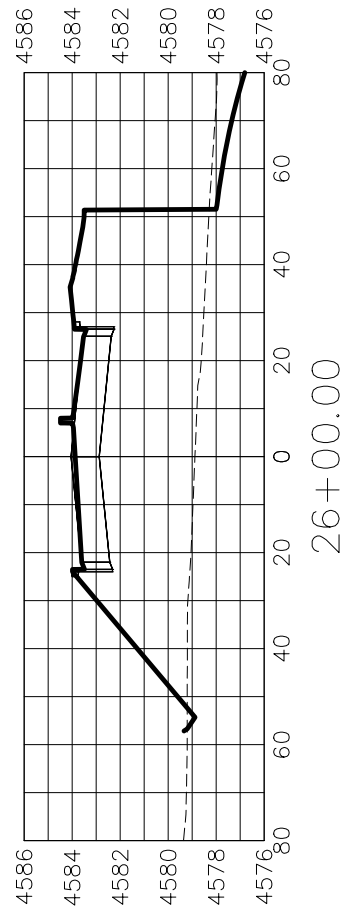
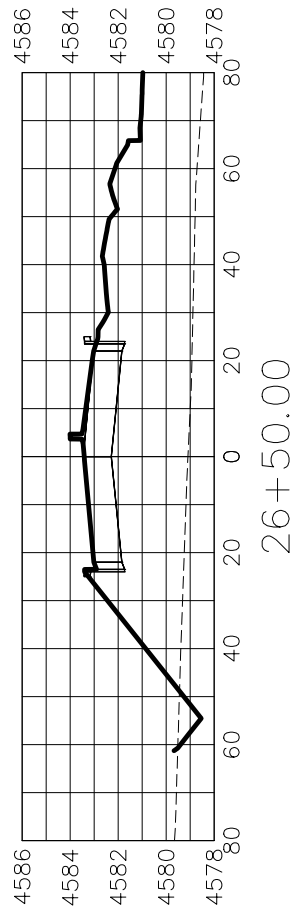
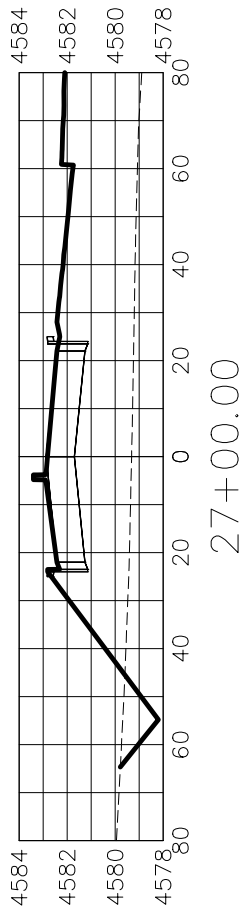
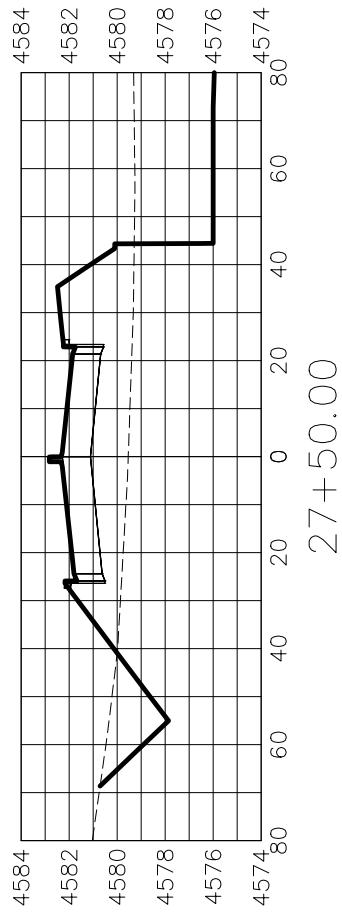
REVISION	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2018	SCALE:	PLAN & PROFILE
1						2018	0	HORIZONTAL
2						2018	20	VERTICAL
3						2018	4	VERTICAL
4						2018	8	VERTICAL

DRAWN BY _____ JCS DATE _____ 2018
 DESIGNED BY _____ JCS DATE _____ 2018
 CHECKED BY _____ TCP DATE _____ 2018
 APPROVED BY _____ TCP DATE _____ 2018



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
ROADWAY CROSS SECTIONS



REVISION	DESCRIPTION	DATE
1		
2		
3		
4		

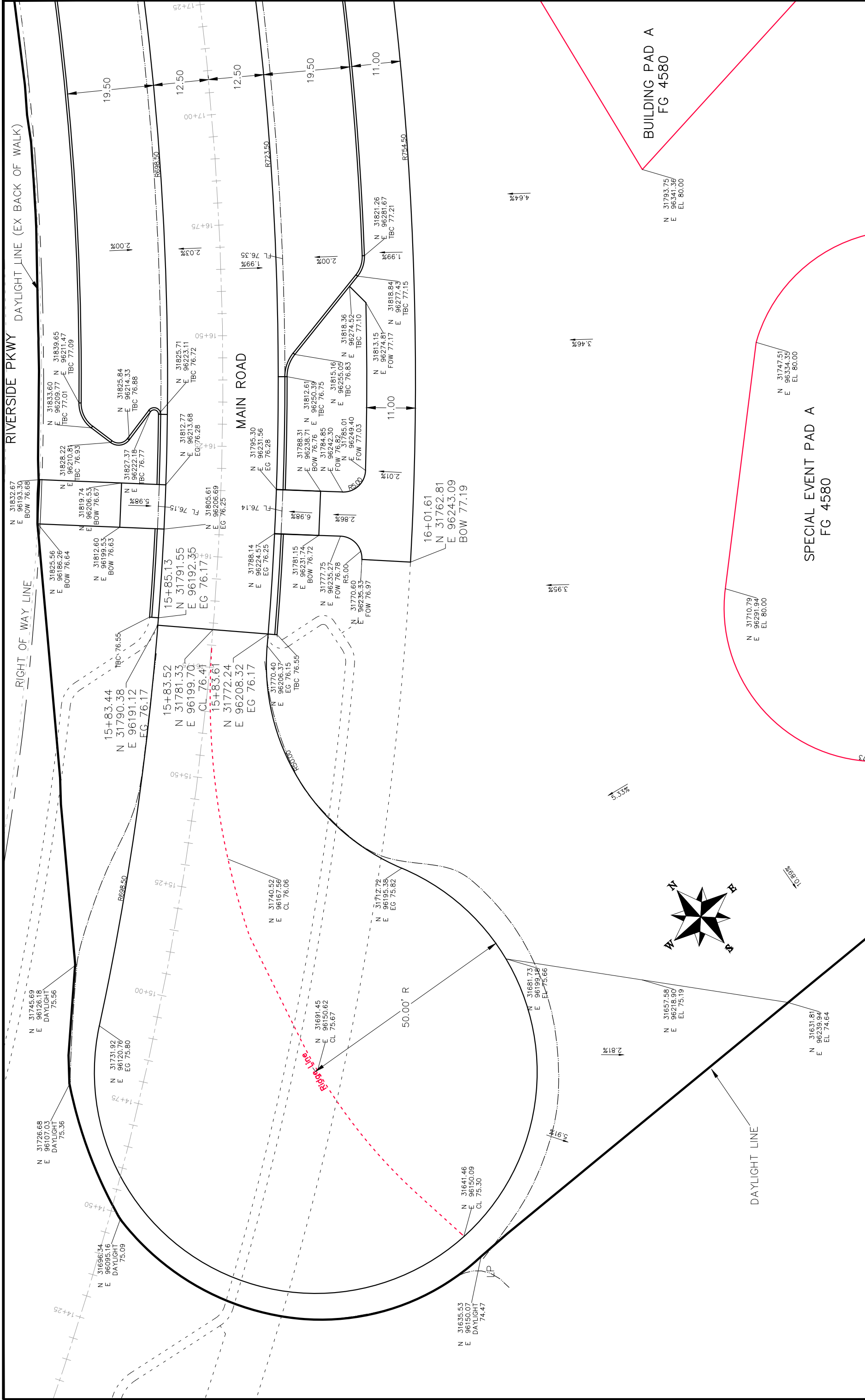
DRAWN BY	JCS	DATE	2018
DESIGNED BY	JCS	DATE	2018
CHECKED BY	TCP	DATE	2018
APPROVED BY	TCP	DATE	2018

SCALE:	PLAN & PROFILE
0	HORIZONTAL
0	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK
ROADWAY CROSS SECTIONS

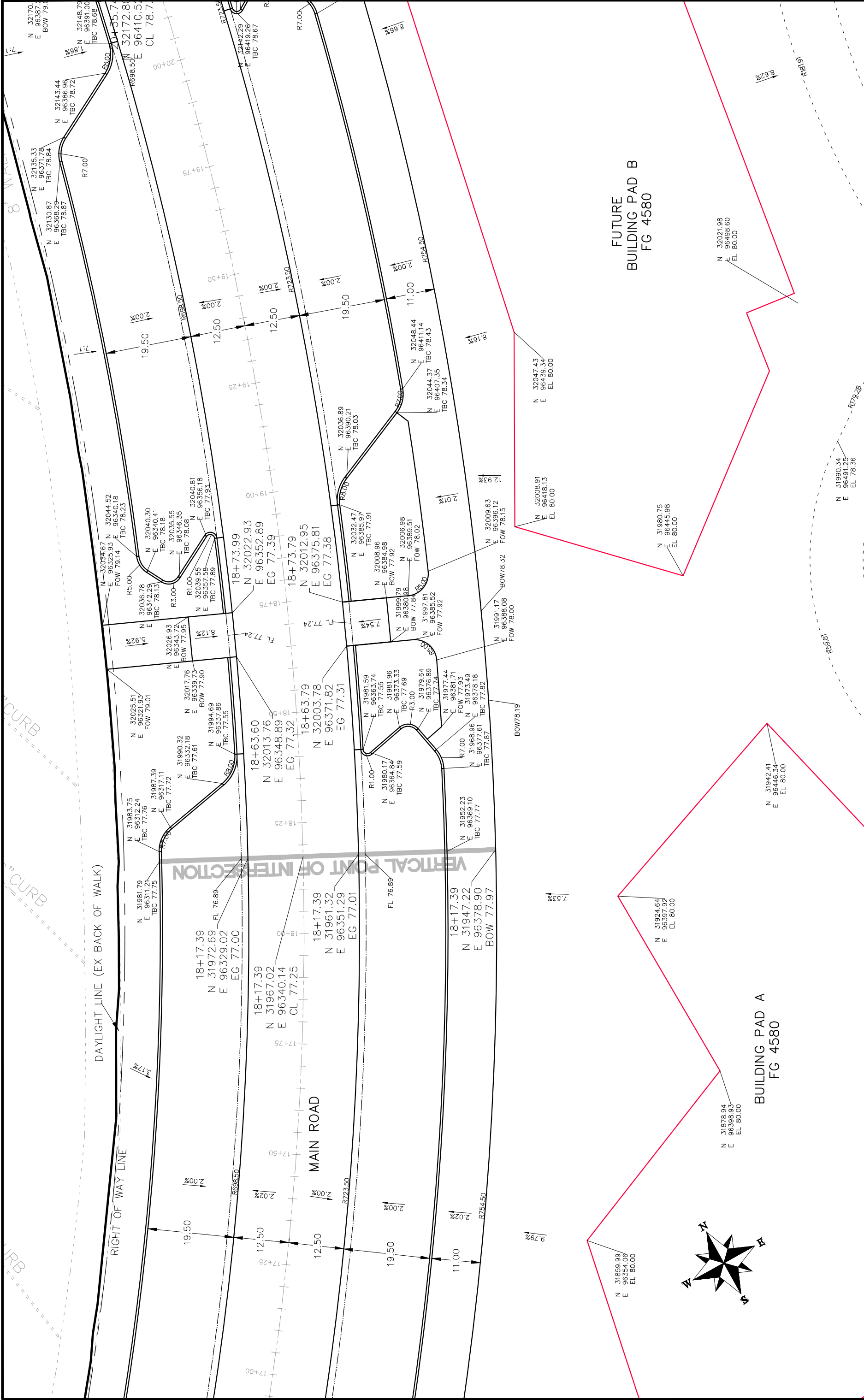


REVISION	DATE	DESCRIPTION
REVISION 1	DATE	DESCRIPTION
REVISION 2	DATE	DESCRIPTION
REVISION 3	DATE	DESCRIPTION
REVISION 4	DATE	DESCRIPTION

Grand Junction
 CITY OF
 COLORADO

PUBLIC WORKS
 ENGINEERING DIVISION

Las Colonias Business Park
 20th Scale Staking Plan



REVISION	DATE	DESCRIPTION
1	2017	PLAN & PROFILE
2	2017	HORIZONTAL
3	2017	VERTICAL
4	2017	NA
5	2017	NA

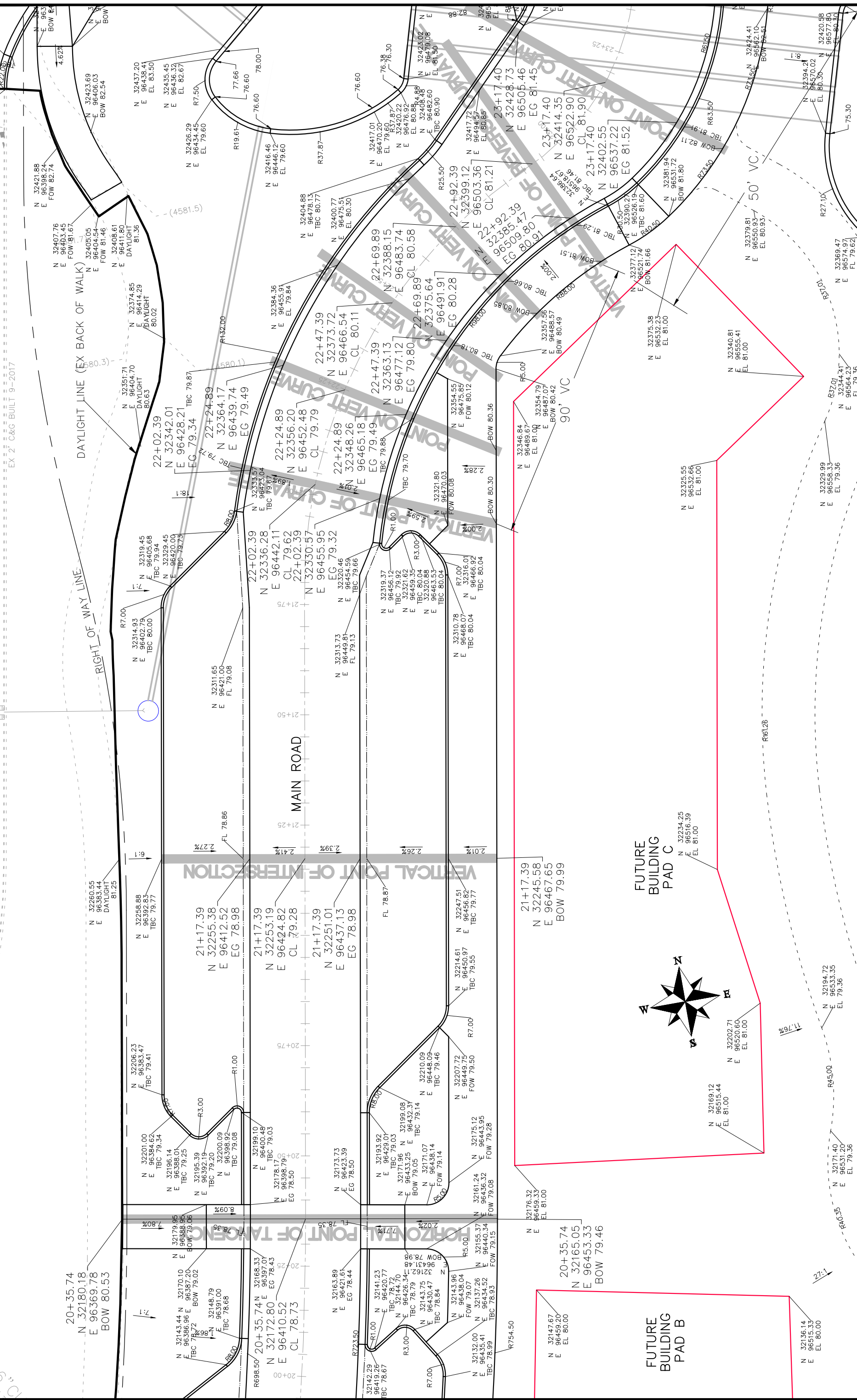
DATE	DATE	DATE	DATE
2017	2017	2017	2017

SCALE:	PLAN & PROFILE
1" = 40'	1" = 20'



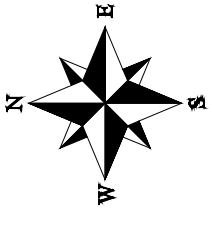
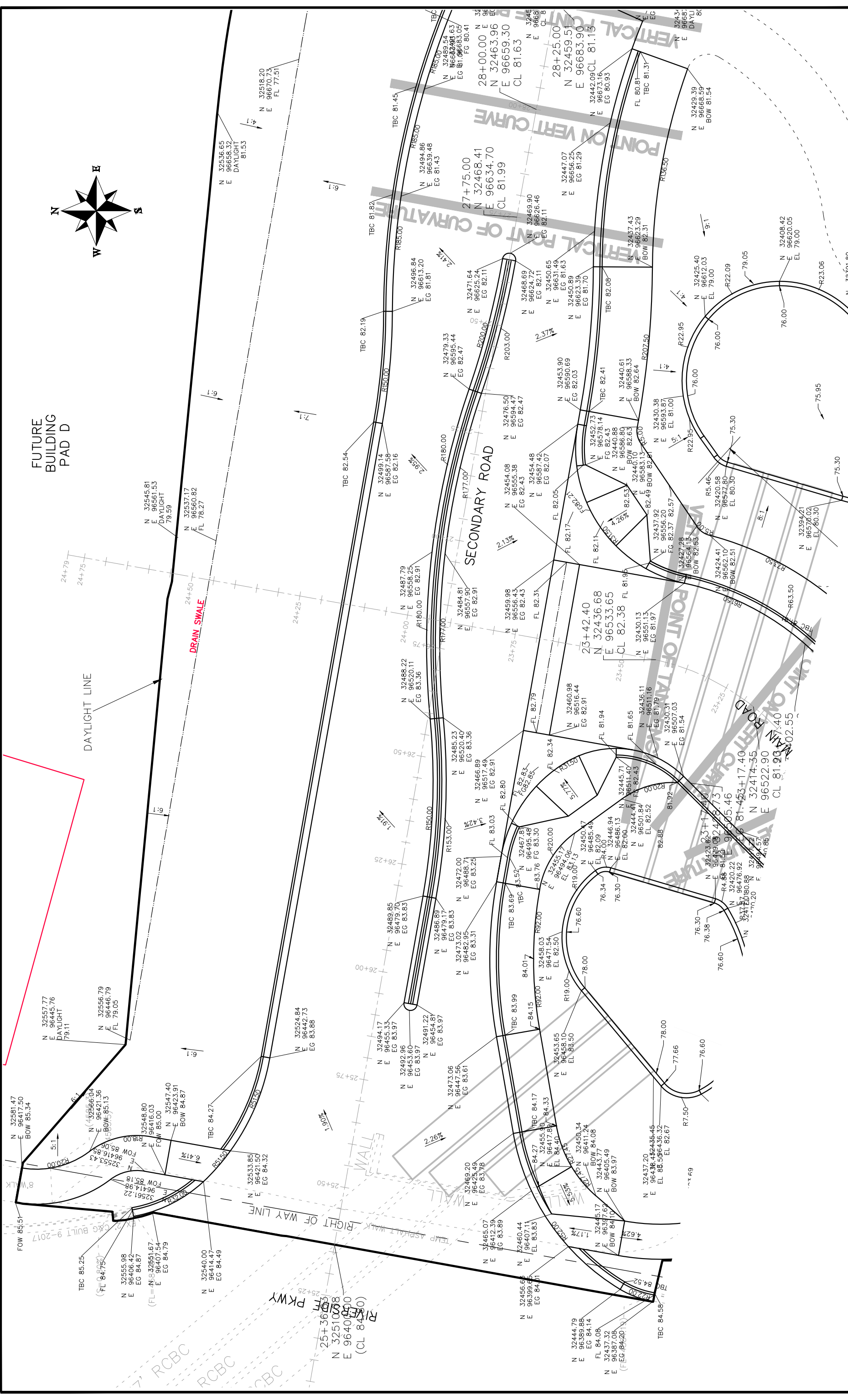
PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park
20th Scale Staking Plan

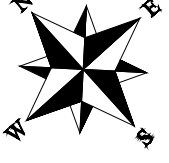
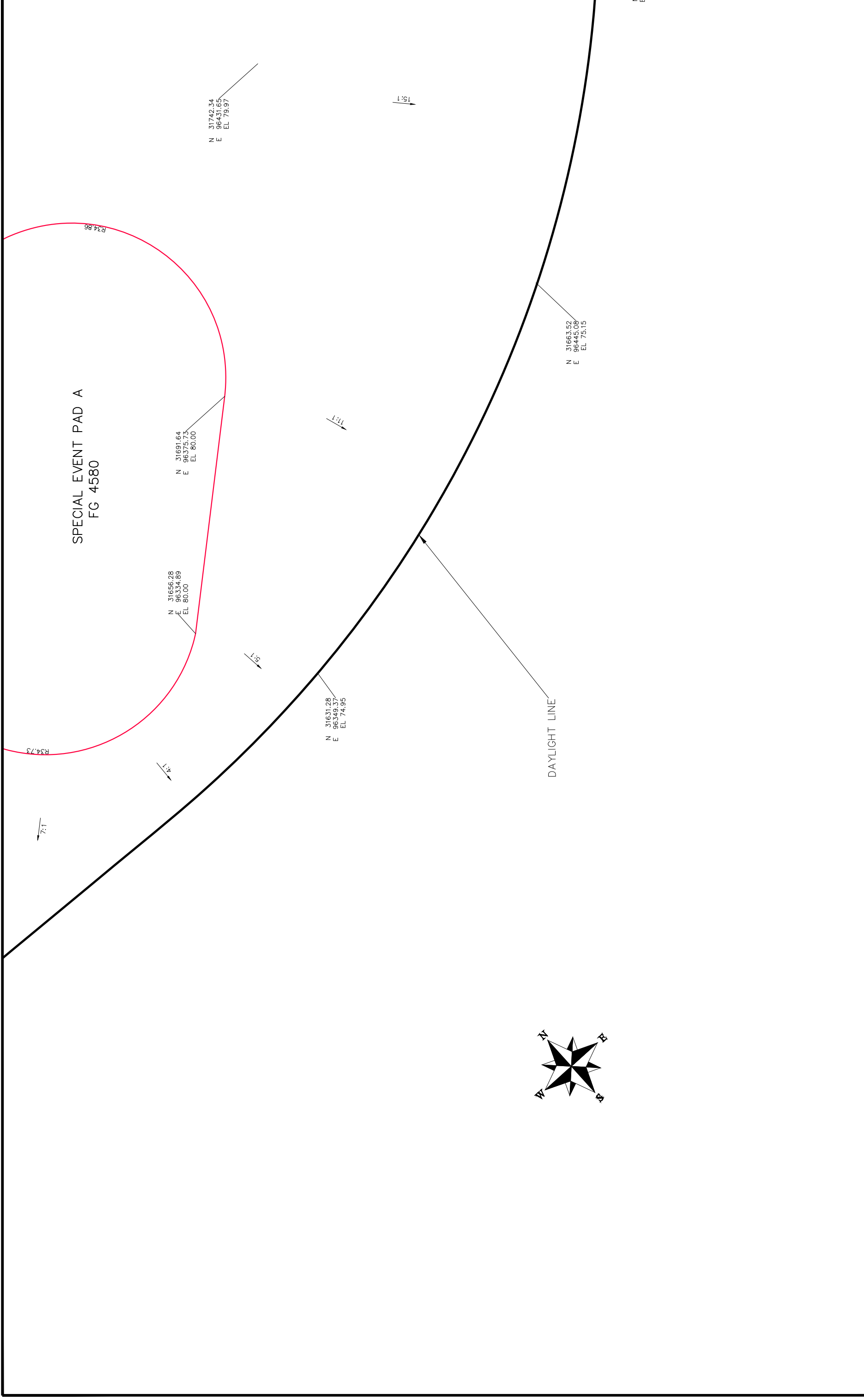


EX 2' C&G BUILT 9-2017

 Grand Junction COLORADO		PUBLIC WORKS ENGINEERING DIVISION	Las Colonias Business Park 20th Scale Staking Plan	34
REVISION Δ REV1_INT REVISION Δ REV2_INT REVISION Δ REV3_INT REVISION Δ REV4_INT		DRAWN BY JCS DESIGNED BY JCS CHECKED BY TCP APPROVED BY TCP	DATE 2017 DATE 2017 DATE 2017 DATE 2017	PLAN & PROFILE HORIZONTAL VERTICAL NA NA NA NA
SCALE: 1" = 40'		NORTH ARROW		



Las Colonias Business Park																																	
20th Scale Staking Plan																																	
PUBLIC WORKS	ENGINEERING DIVISION																																
Grand Junction CITY OF GRAND JUNCTION, COLORADO																																	
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>PLAN & PROFILE</th> <th>DATE</th> <th>2017</th> </tr> <tr> <td>HORIZONTAL</td> <td>DATE</td> <td>2017</td> </tr> <tr> <td>VERTICAL</td> <td>DATE</td> <td>2017</td> </tr> <tr> <td>NA</td> <td>DATE</td> <td>2017</td> </tr> </table>	PLAN & PROFILE	DATE	2017	HORIZONTAL	DATE	2017	VERTICAL	DATE	2017	NA	DATE	2017								
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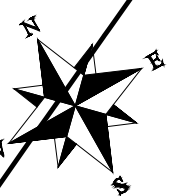
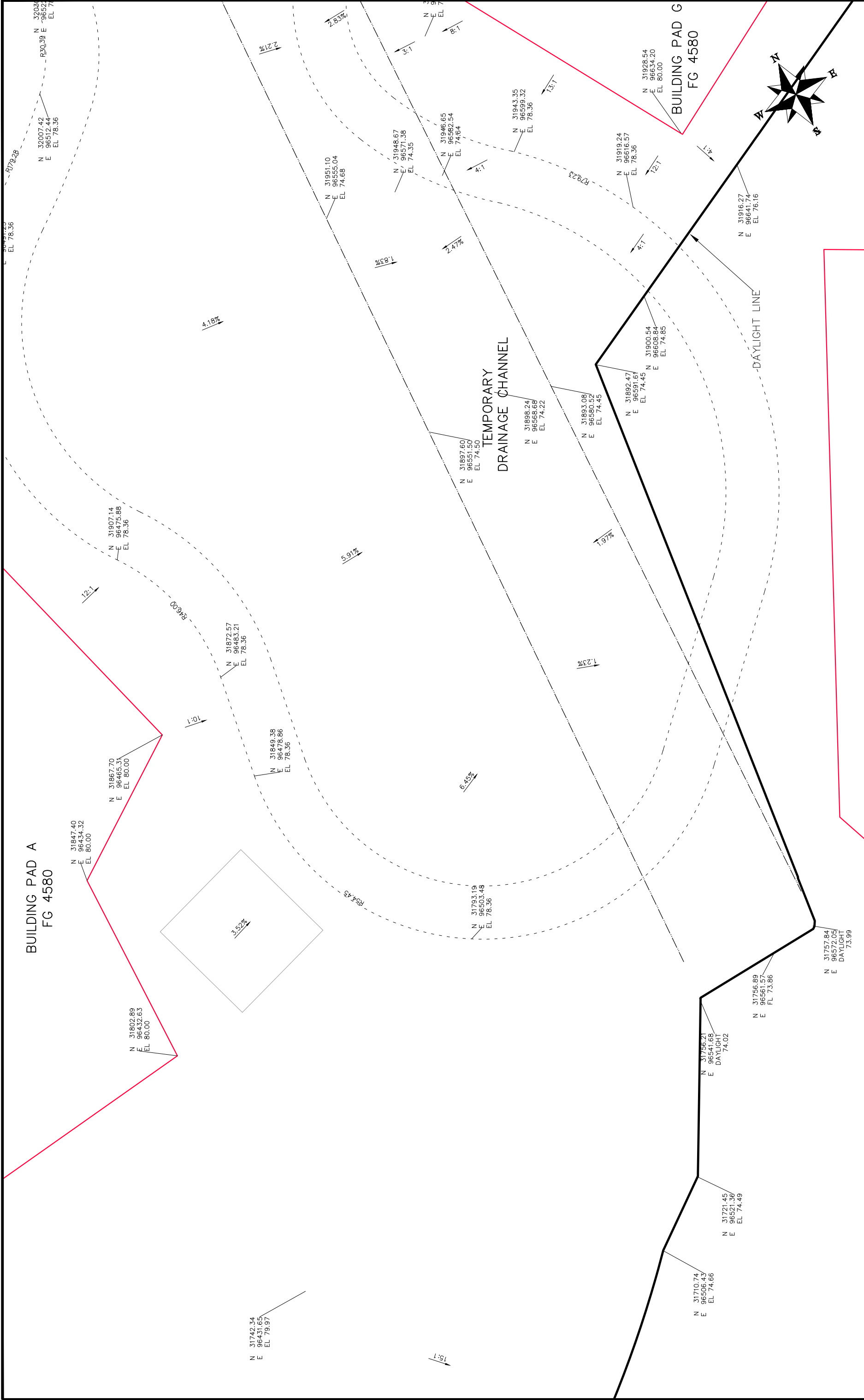
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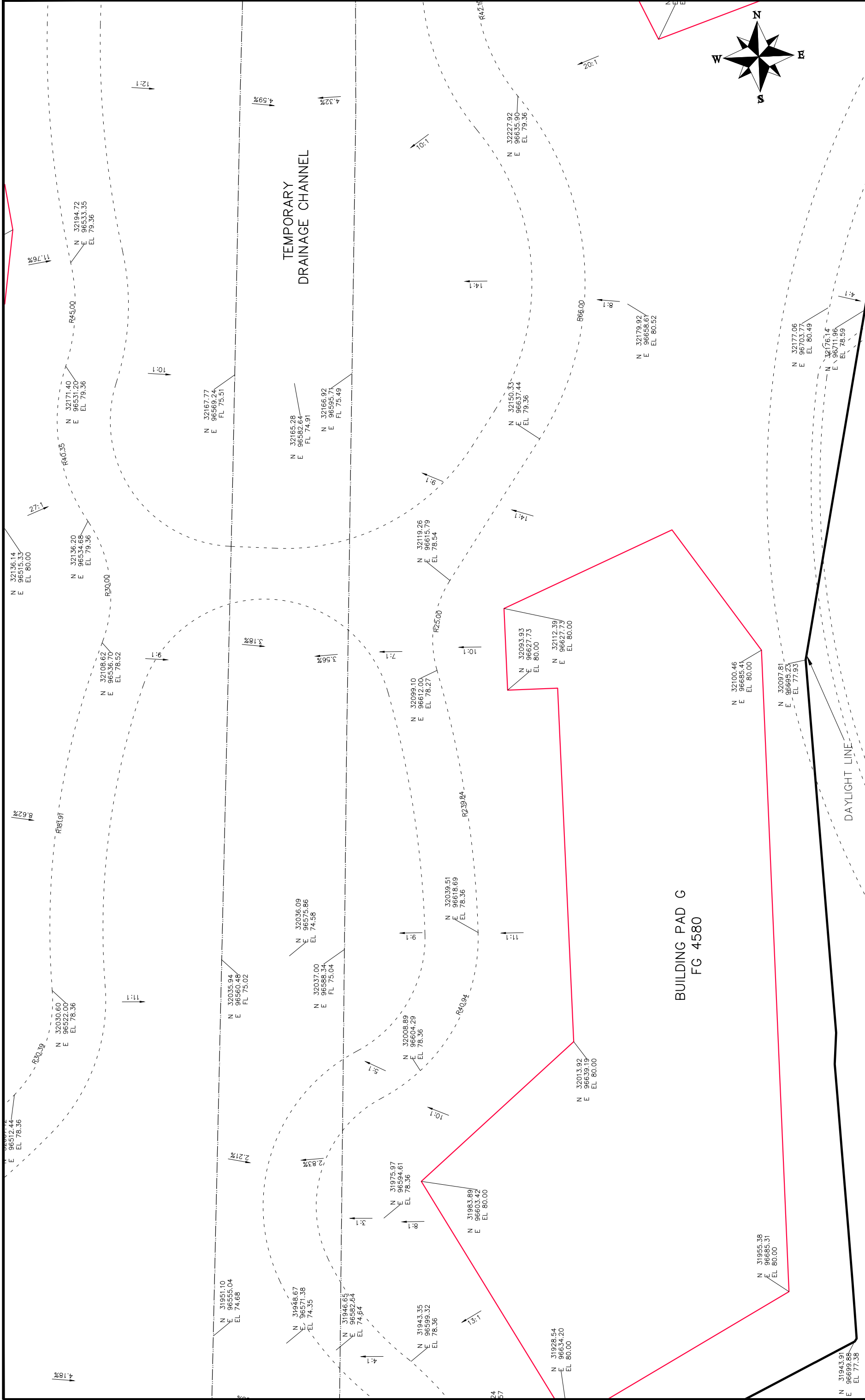


PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park
20th Scale Staking Plan



		Las Colonias Business Park 20th Scale Staking Plan	37																																								
PUBLIC WORKS ENGINEERING DIVISION																																											
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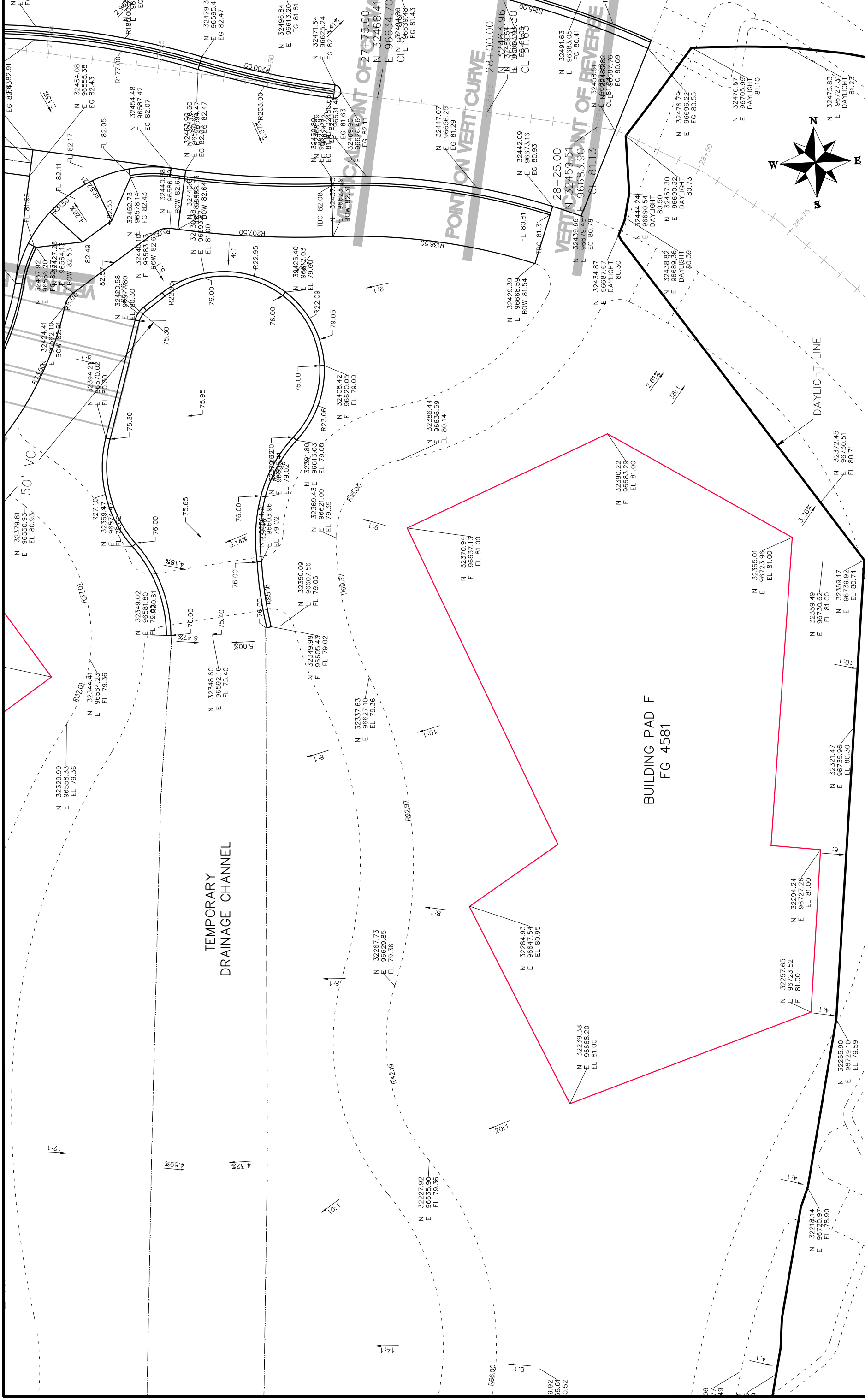
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CITY OF
Grand Junction
 COLORADO

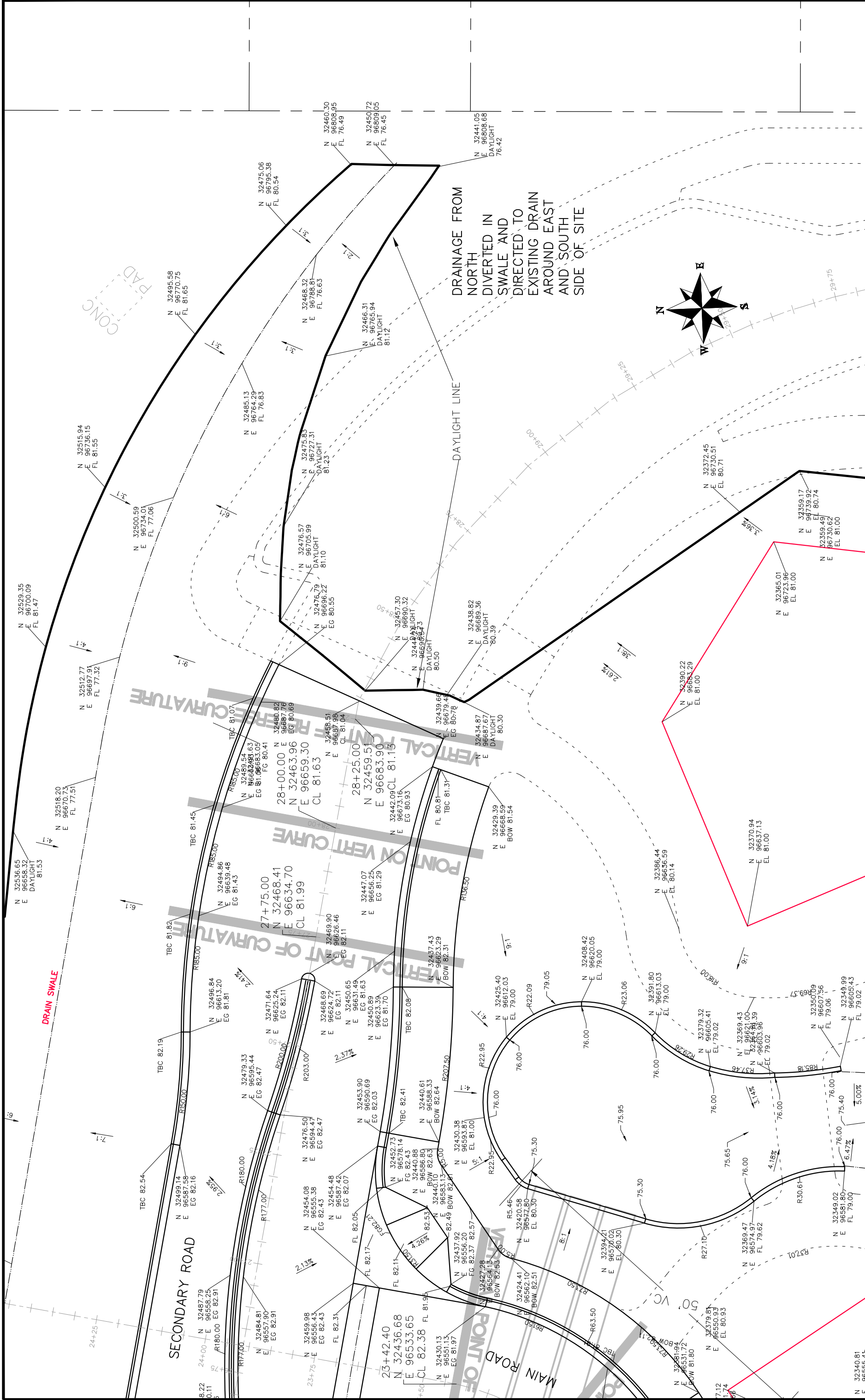
PUBLIC WORKS
ENGINEERING DIVISION

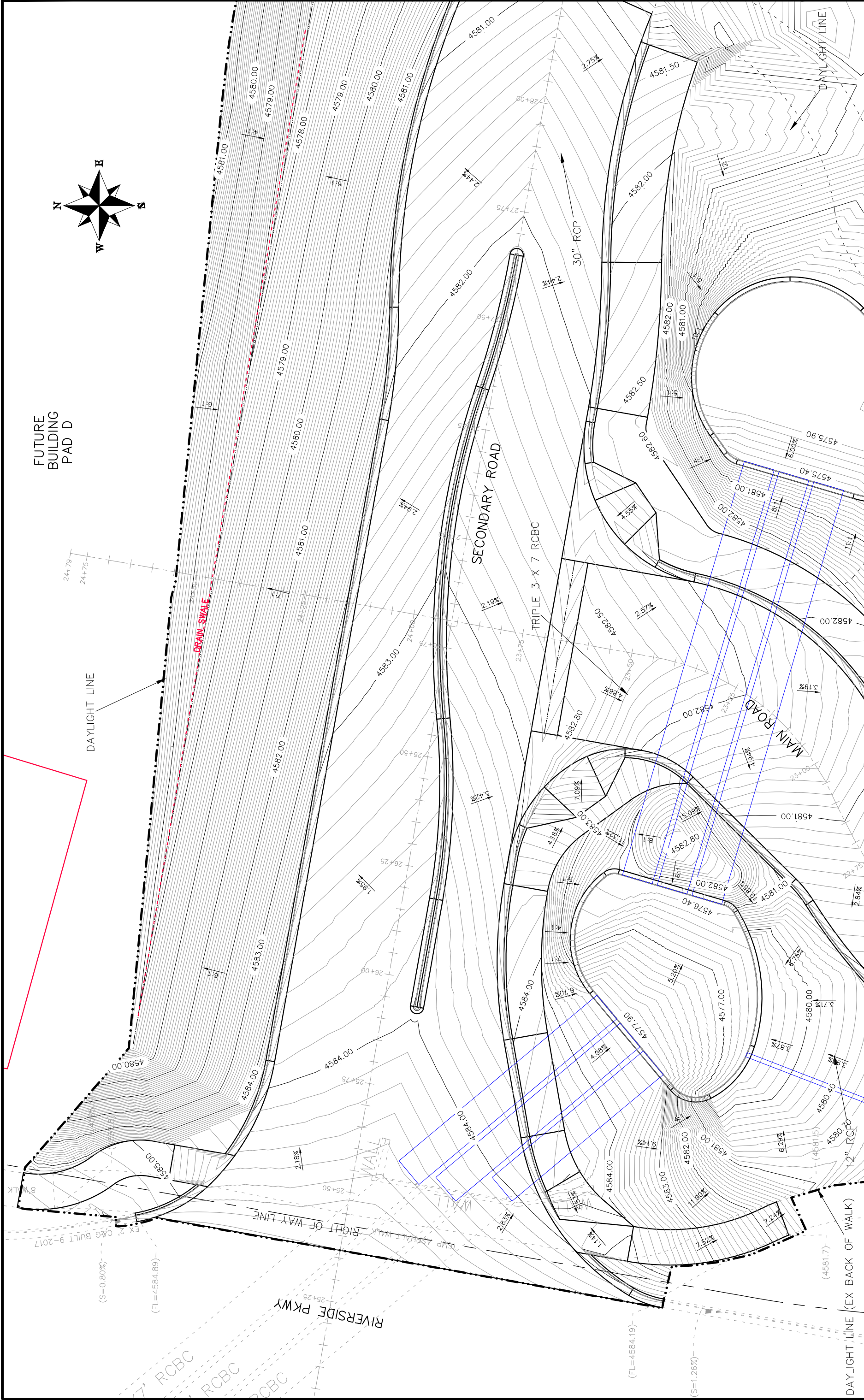
Las Colonias Business Park
20th Scale Staking Plan

38

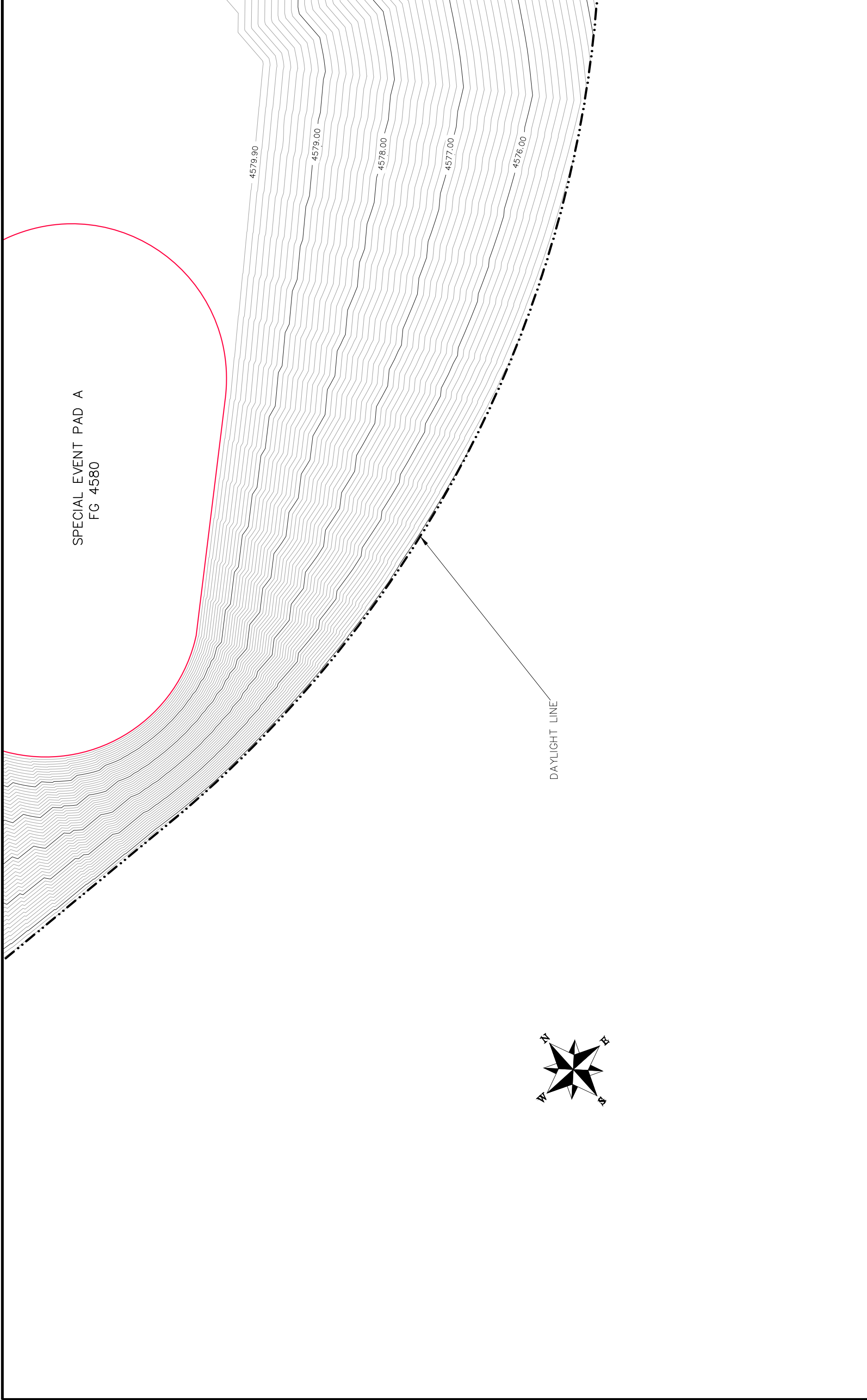


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CITY OF Grand Junction COLORADO		PUBLIC WORKS ENGINEERING DIVISION		Las Colonias Business Park 20th Scale Staking Plan	
39					





<p>Grand Junction COLORADO</p>		<p>PUBLIC WORKS ENGINEERING DIVISION</p>		<p>Las Colonias Business Park 20th Scale Tenth Foot Contour Plan</p>		<p>44</p>
<p>DATE: _____</p>		<p>DATE: 2017</p>		<p>DATE: 2017</p>		<p>SCALE: PLAN & PROFILE</p>
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<p>REVISION Δ REV2_INT _____</p>		<p>DATE: 2017</p>		<p>DATE: 2017</p>		<p>3 VERTICAL</p>
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<p>REVISION Δ REV4_INT _____</p>		<p>DATE: 2017</p>		<p>DATE: 2017</p>		<p>NA NA NA</p>



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REVISION	Δ	REV3	_INT	DATE	2017	CHECKED BY	TOP	DATE	2017
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SCALES:

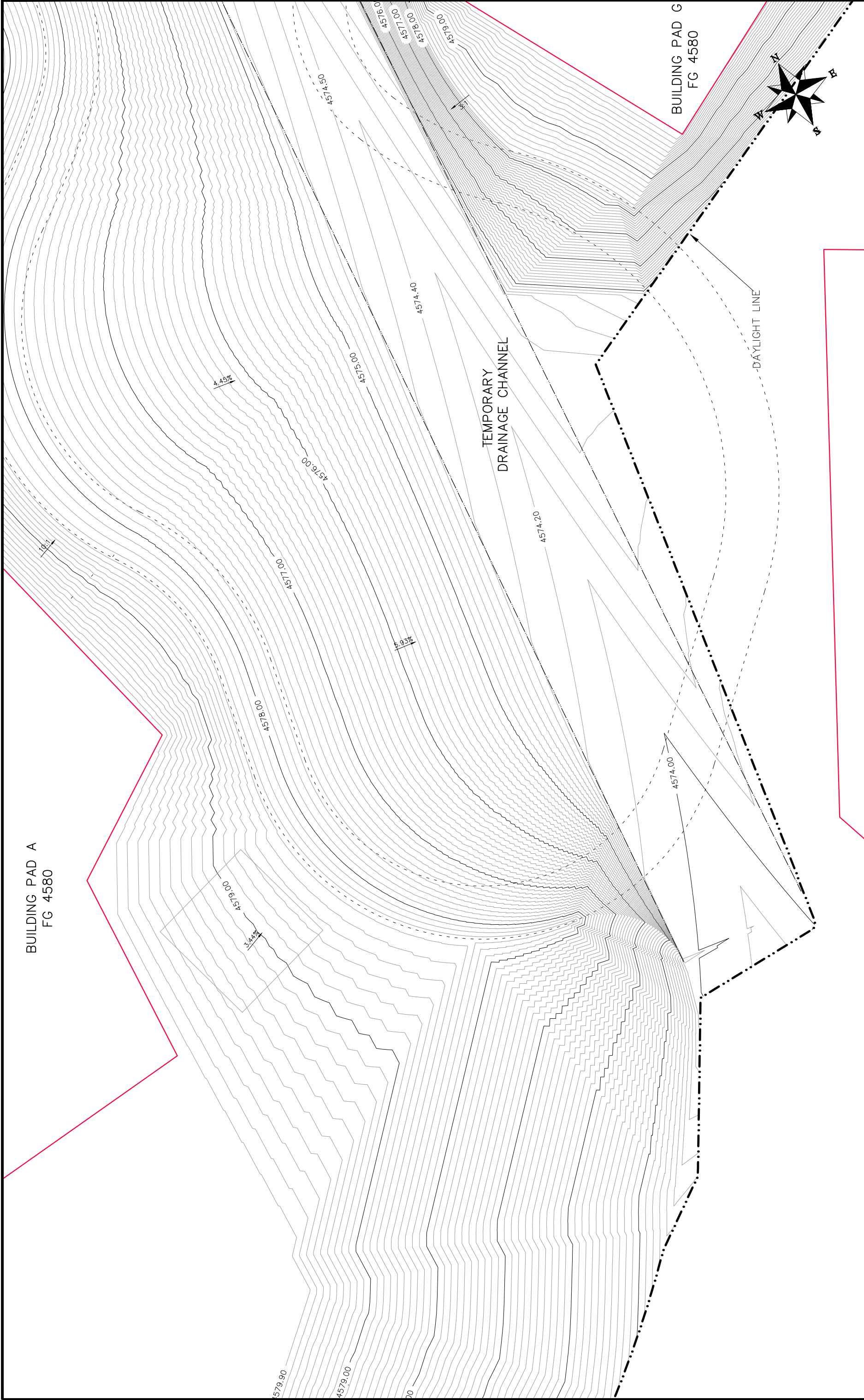
PLAN & PROFILE	3	20
HORIZONTAL	1" = 30'	1" = 20'
VERTICAL	1" = 10'	1" = 10'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park
20th Scale Tenth Foot Contour Plan

45



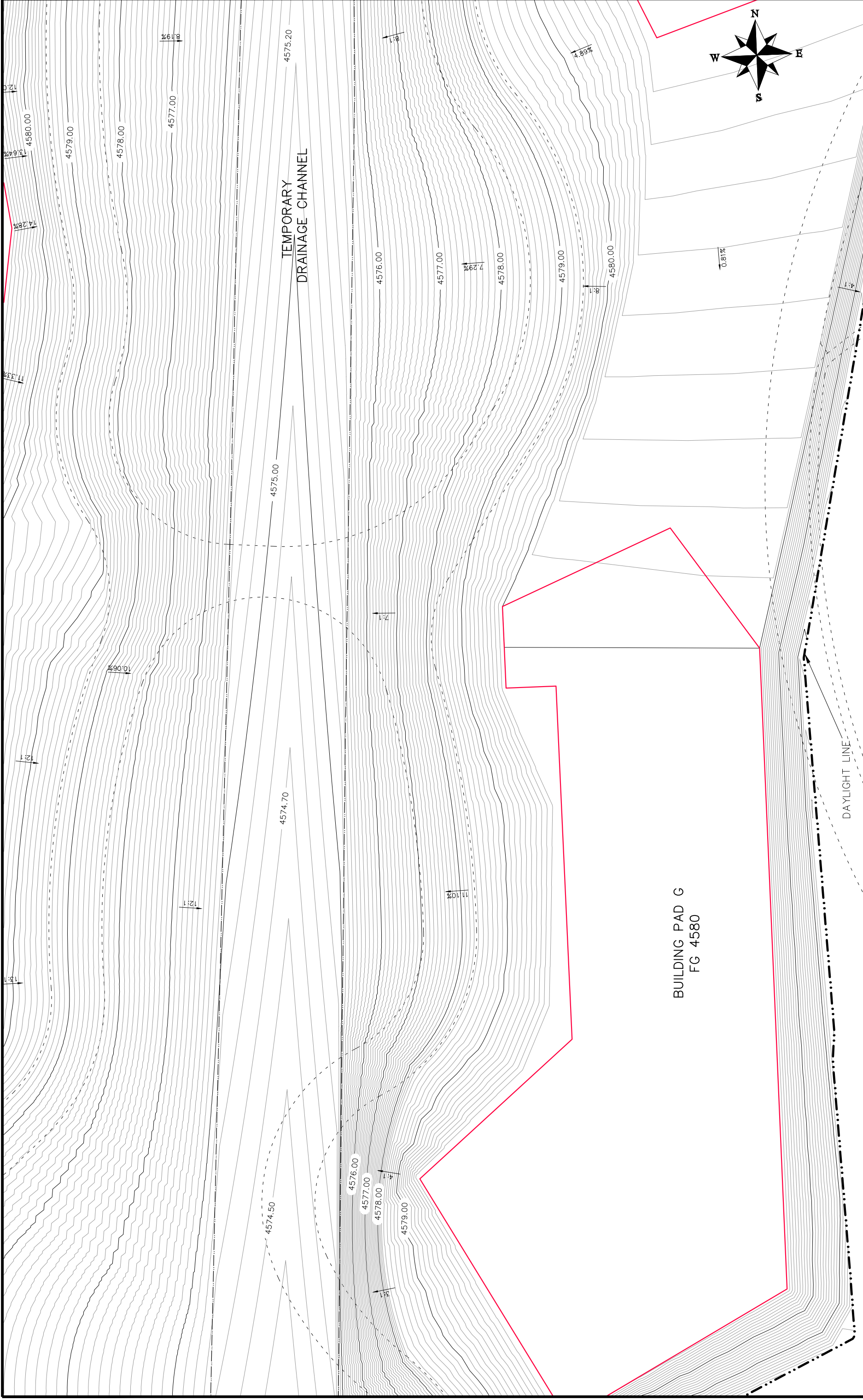
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SCALES:	PLAN & PROFILE
3	HORIZONTAL
20	VERTICAL



PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park
20th Scale Tenth Foot Contour Plan

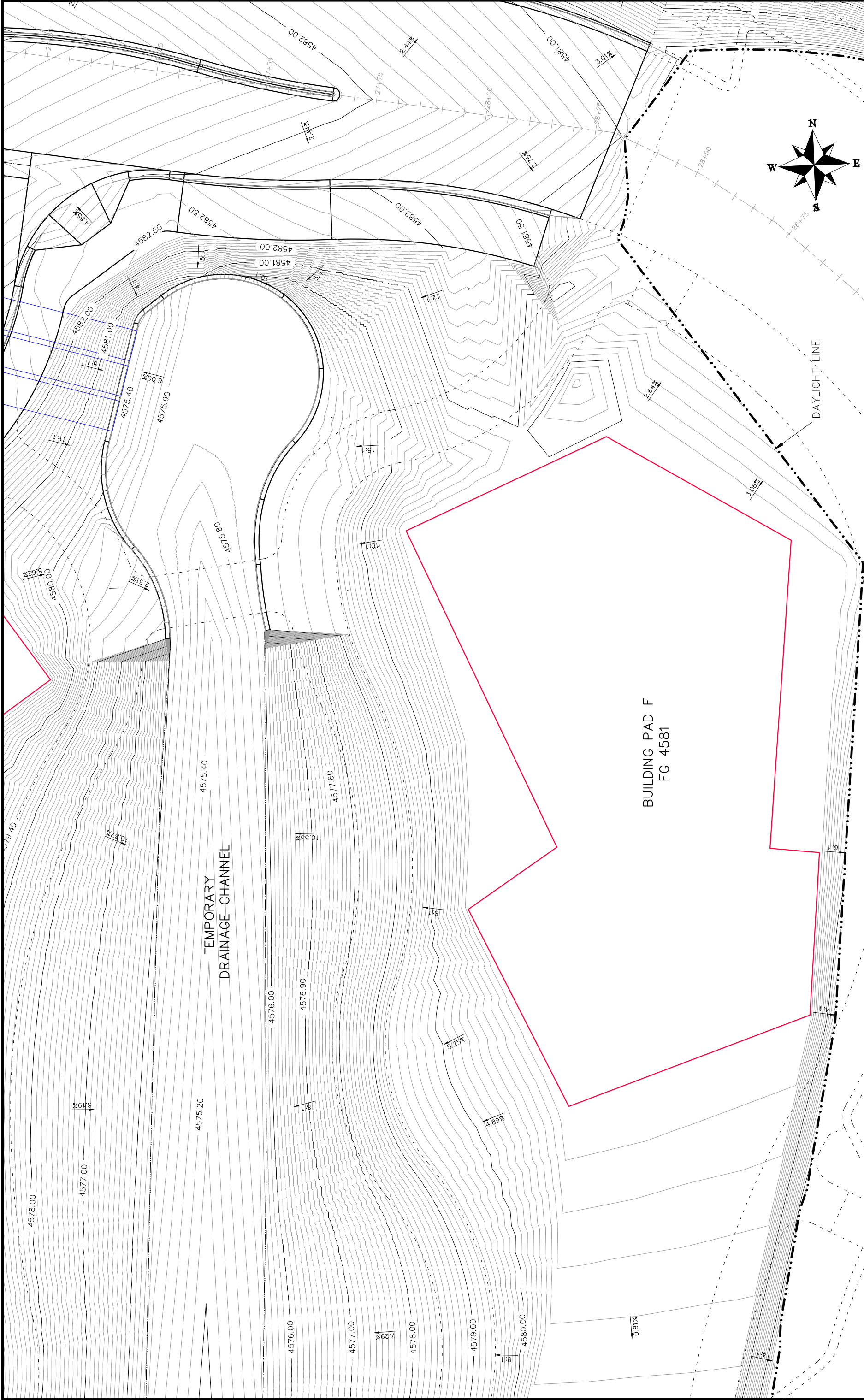


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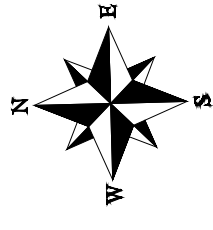
BUILDING PAD G
FG 4580

TEMPORARY
DRAINAGE CHANNEL

DAYLIGHT LINE



REVISION Δ REV1_INT REVISION Δ REV2_INT REVISION Δ REV3_INT REVISION Δ REV4_INT		DATE DATE DATE DATE	JCS JCS JCS JCS	DRAWN BY DESIGNED BY CHECKED BY APPROVED BY	DATE 2017 DATE 2017 DATE 2017 DATE 2017
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BUILDING PAD F FC 4581		CITY OF Grand Junction COLORADO		PUBLIC WORKS ENGINEERING DIVISION	
Las Colonias Business Park 20th Scale Tenth Foot Contour Plan		48		DAYLIGHT LINE	



CONC
PAD

DRAINAGE FROM
NORTH
DIVERTED IN
SWALE AND
DIRECTED TO
EXISTING DRAIN
AROUND EAST
AND SOUTH
SIDE OF SITE

DAYLIGHT LINE

DRAIN SWALE

DAYLIGHT LINE

SECONDARY ROAD

MAIN ROAD

REVISION	DATE	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY
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REVISION 2	REV2_DATE	REV2_INT	DATE	JCS	DATE	JCS	DATE	JCS	DATE	JCS
REVISION 3	REV3_DATE	REV3_INT	DATE	JCS	DATE	JCS	DATE	JCS	DATE	JCS
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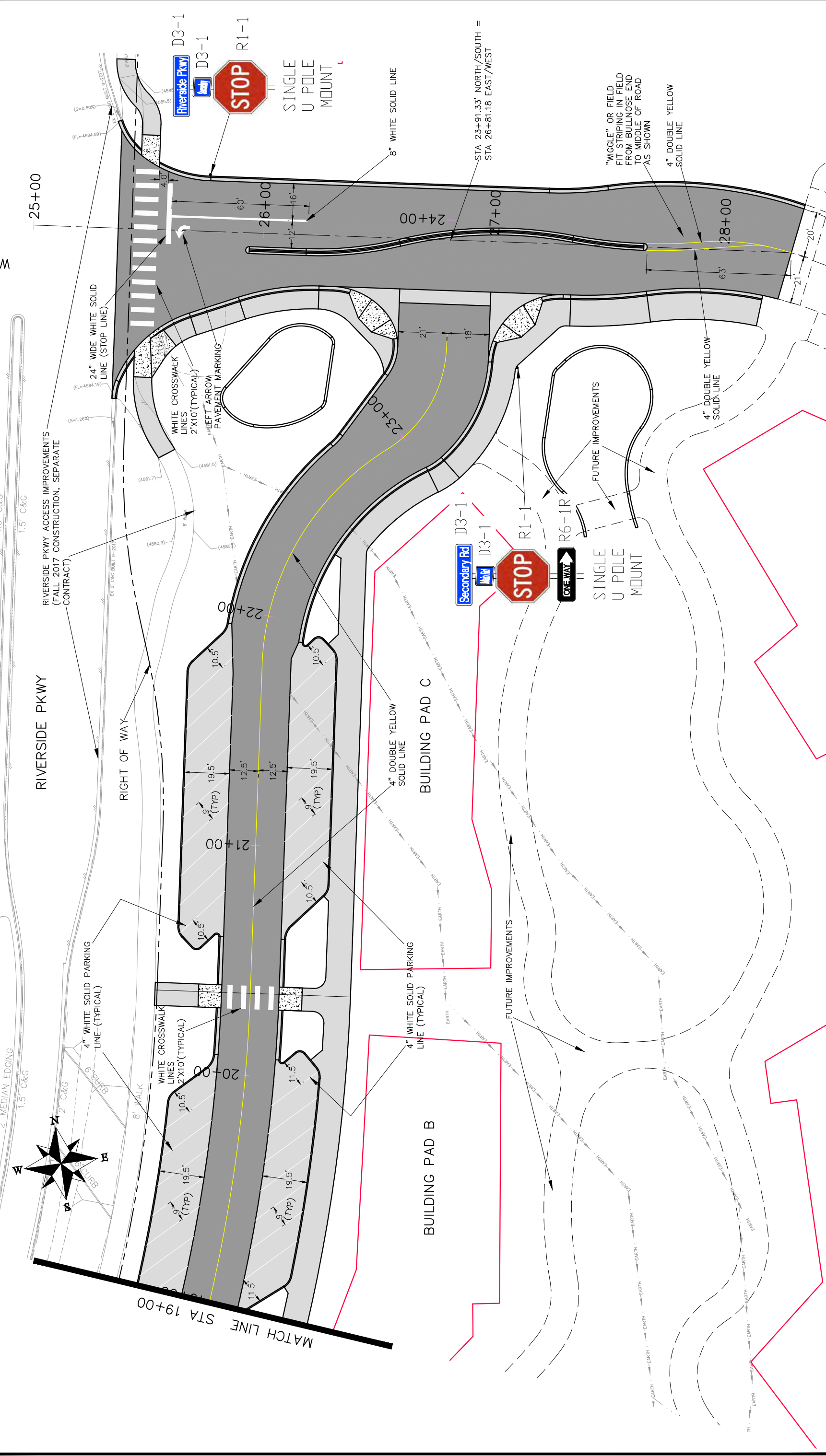
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0	VERTICAL
NA	NA
NA	NA



PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park
20th Scale Tenth Foot Contour Plan

SEE STAKING PLANS FOR STAKING DATA



REVISION	DATE	DATE	DATE	DATE
REVISION Δ XXX	201X	JCS	2017	2017
REVISION Δ XXX	201X	JCS	2017	2017
REVISION Δ XXX	201X	TOP	2017	2017
REVISION Δ XXX	201X	TOP	2017	2017



PUBLIC WORKS AND UTILITIES ENGINEERING DIVISION

LAS COLONIAS BUSINESS PARK STRIPING AND SIGNAGE PLAN STA 19+00 TO STA 24+00

EROSION CONTROL MEASURES

Contractor to update the SWMP according to specific construction phasing and stormwater management practices for current construction activity when warranted.

Site Description

1. The site has a total disturbance area of 7.56 acres with the majority of disturbance being caused by the development of Phase 1 of the Las Colonias Business Park.
2. Stormwater leaves the site through double 3' x 6' Reinforced Concrete Box Culverts where it drains directly to the Colorado River.
3. Proposed utilities for this project include: storm drain, sanitary sewer, potable water, gas, electricity, telephone, cable television, and broadband infrastructure.

EROSION CONTROL MEASURES

Performance Standards

The general requirements for erosion control work shall be as follows:

1. Any grading shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.
2. All grading shall be designed, constructed and completed in such a manner so that exposed area of any disturbed land shall be limited to the shortest time period.
3. Sediment caused by accelerated soil erosion shall be removed from runoff water before leaving the site.
4. The contractor shall try to minimize the amount of disturbance necessary for the construction project by preserving established vegetation to act as a BMP.

During Construction (Temporary Measures)

1. **Anchored Straw Bales (ASB):** The use of hay bales is proposed as a culvert outlet trap at the junction of the outlet of the tripple 3x7 and double 3x6 RCBC's to stop any sediment produced from stormwater runoff from continuing to the new temporary drain channel as shown on the construction drawings. Hay bales will also be used further as a sediment trap where the new temporary channel ties to the existing channel downstream of the culvert outlet trap.
2. **Erosion Logs:** The use of erosion logs is proposed at the toe of cut and fill slopes and other areas where sediment from upstream flows may spill to existing drainage ways. Other locations are shown on the plan. Installation shall be in accordance with the detail as shown on the plans.

After Construction (Permanent Measures)

1. **Reseeding:** Native seed mix will be applied to all disturbed areas and protected with a bonded fiber matrix for soil protection and stability.

Maintenance

1. The contractor or his designated representative shall make routine checks on all erosion control measures to determine if repairs or sediment removal is necessary.
2. After each rainfall or moderate snow melt, erosion control measures are to be checked. If repairs are needed, they shall be completed immediately.
3. Silt and sediment shall be removed when they reach a height of one-half of the barrier (erosion log or anchored straw bale).
4. When temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in fill areas.

General Notes

1. The SWMP establishes the minimum acceptable requirements for stormwater pollution prevention on site. The Contractor may supplement these requirements as appropriate for specific construction activities. Any changes to the practices shown on this plan must be reviewed by Project Inspector/Engineer prior to implementation.
2. At all times during construction, erosion and sediment control shall be maintained by the contractor or his designated representative.
3. Erosion control systems shall be installed as grading progresses.
4. The Contractor shall provide and maintain a portable concrete washout facility.
5. Details shown are schematic only. Adjust as necessary to fit field conditions.
6. Erosion bales shall be placed to avoid runoff flowing between, around or under bales. Bales shall be anchored with 2" x 2" x 4' wooden stakes or #4 reinforcing bars, two per bale (see details for further instructions).
7. Negative impacts to downstream areas (or receiving waters) caused by the slope grading to be monitored and corrected by the contractor.
8. Construction traffic entrances shall be cleaned on a continual basis during slope grading.
9. A copy of the SWMP and construction plans shall be maintained on site at all times.

REVISION	DESCRIPTION	DATE

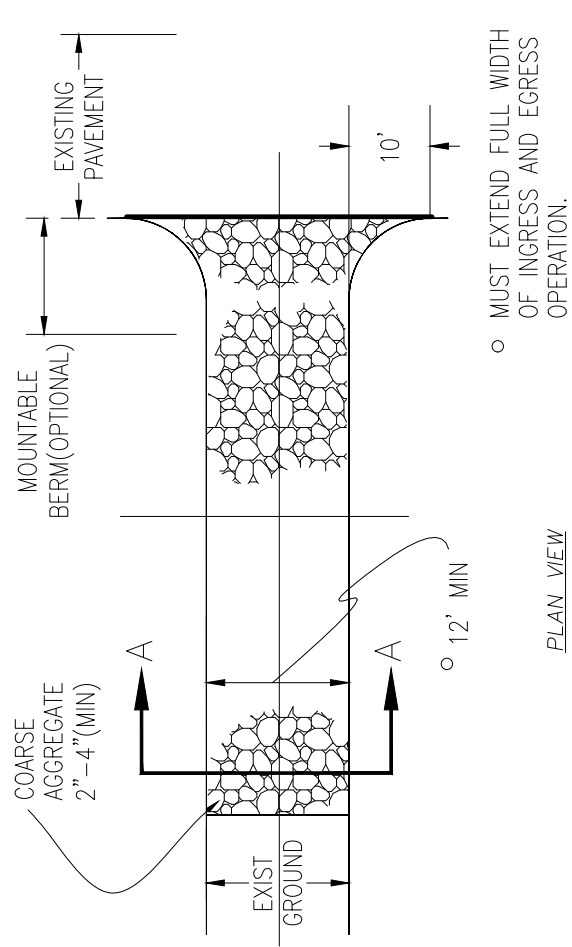
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SCALE:	PLAN & PROFILE
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0	VERTICAL



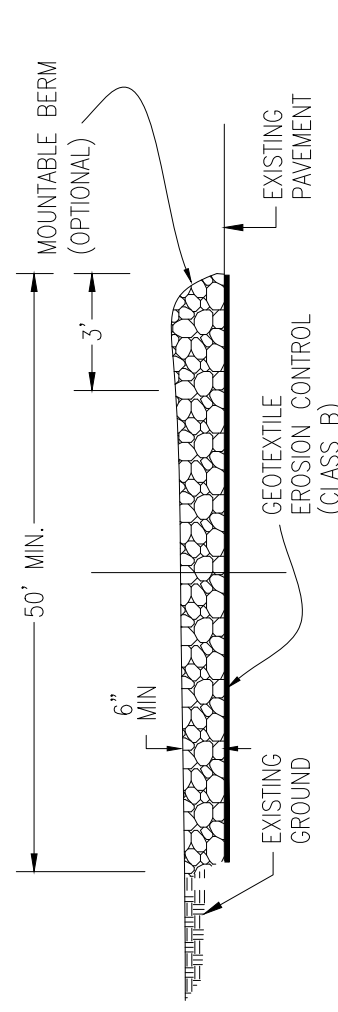
PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park Phase I
Storm Water Management Plan

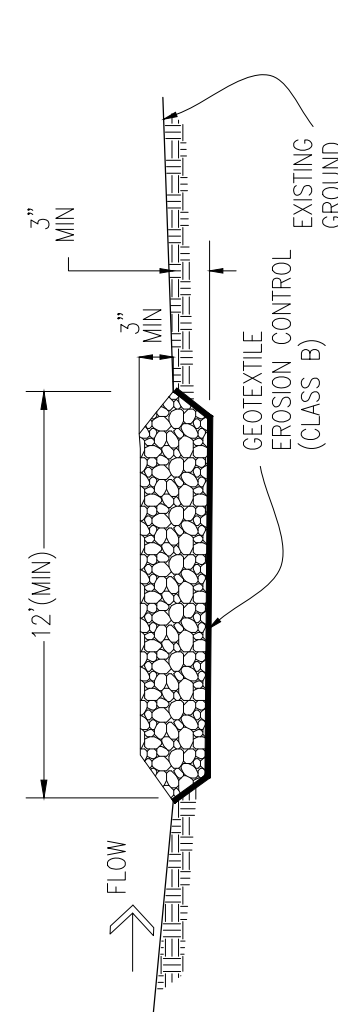


○ MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

PLAN VIEW

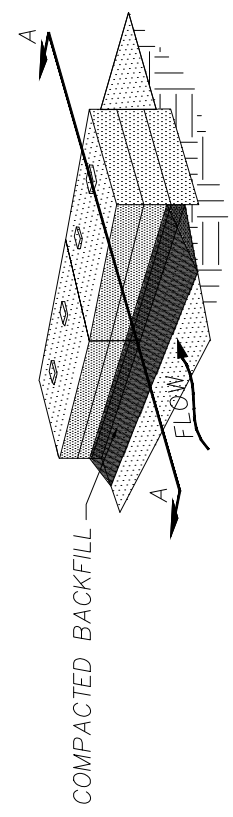


SIDE ELEVATION

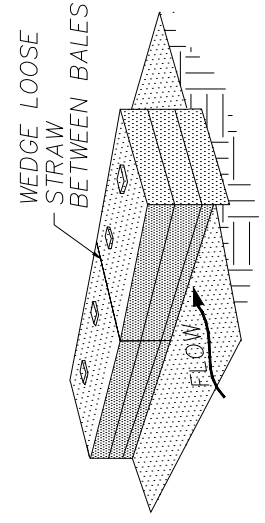


SECTION A-A

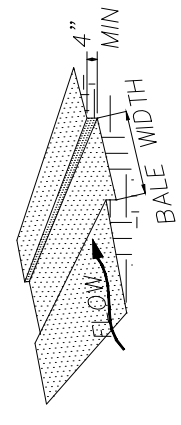
STABILIZED CONSTRUCTION ENTRANCE



STEP 3. PLACE COMPACTED BACKFILL AGAINST THE UPSTREAM FACE.

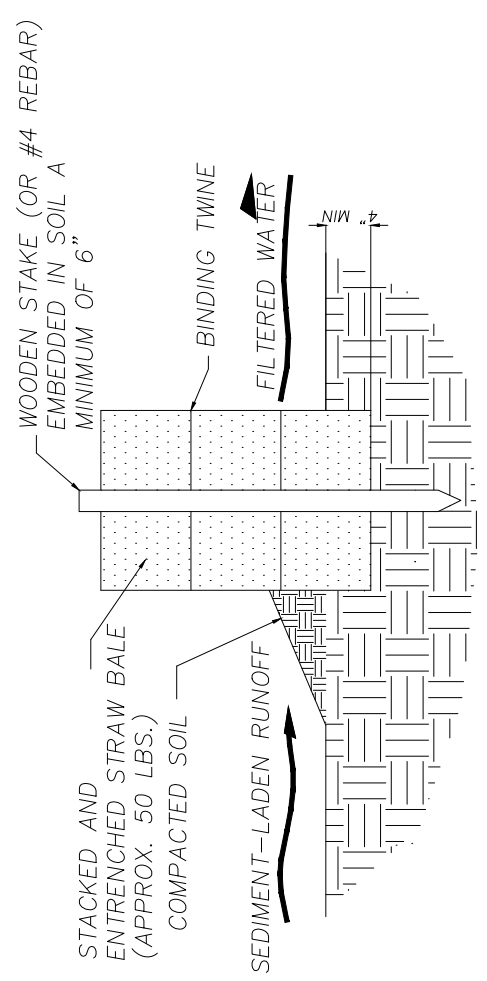


STEP 2. PLACE BALE IN TRENCH, STAKE IN PLACE

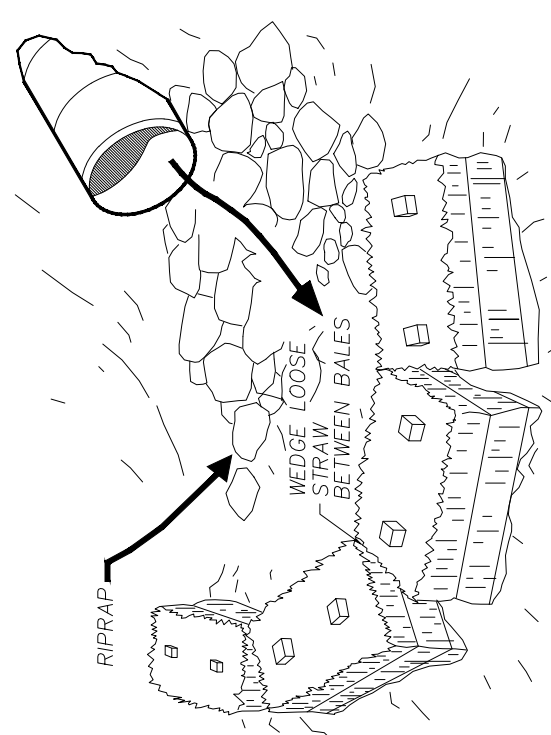


STEP 1. EXCAVATE TRENCH FOR BALES

BALE INSTALLATION PROCEDURE



SECTION A-A



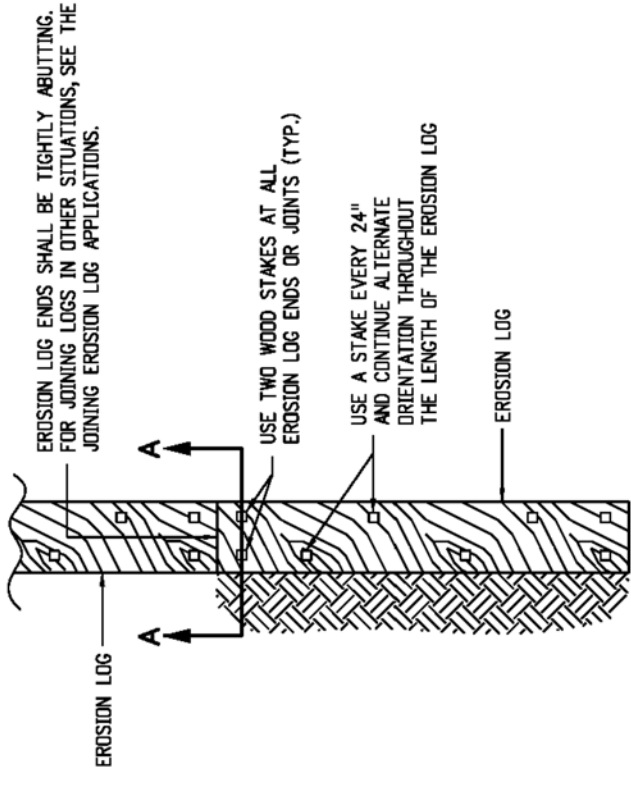
CULVERT OUTLET TRAP
N.T.S.
ANCHORED STRAW BALE (A.S.B.)

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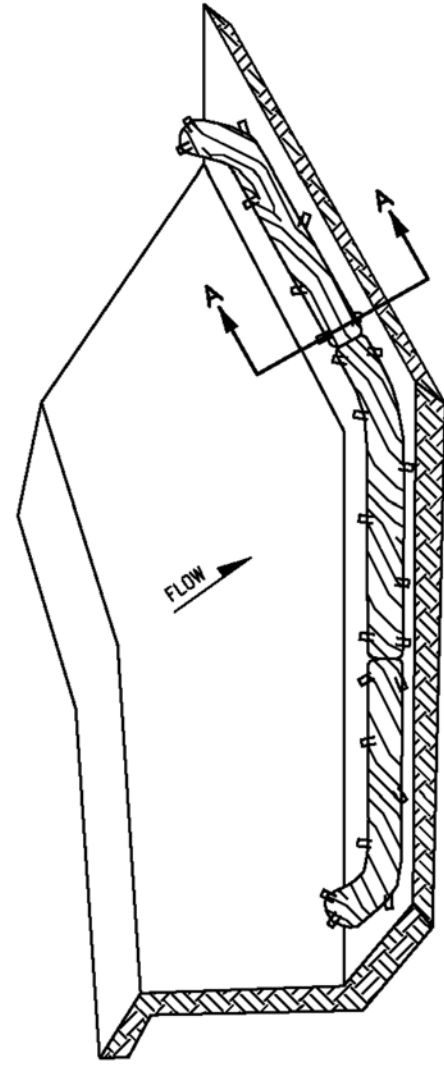


PUBLIC WORKS
ENGINEERING DIVISION

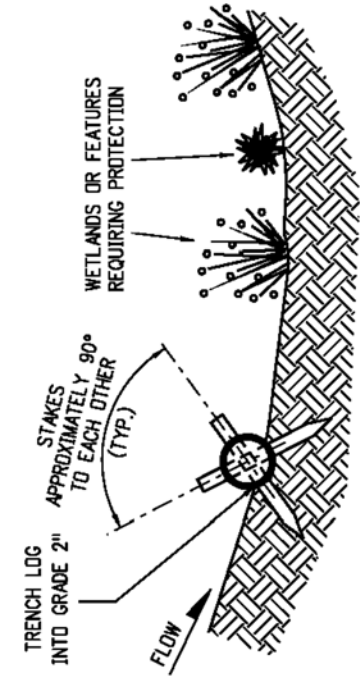
Las Colonias Business Park Phase I
Storm Water Management Plan



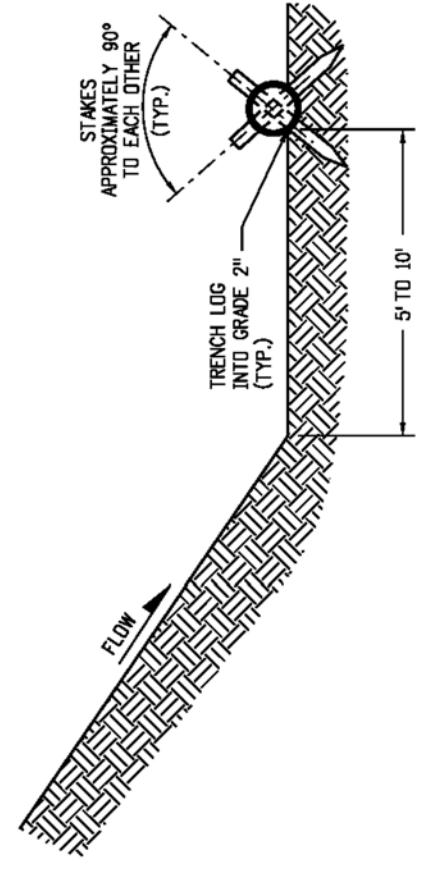
PLAN VIEW



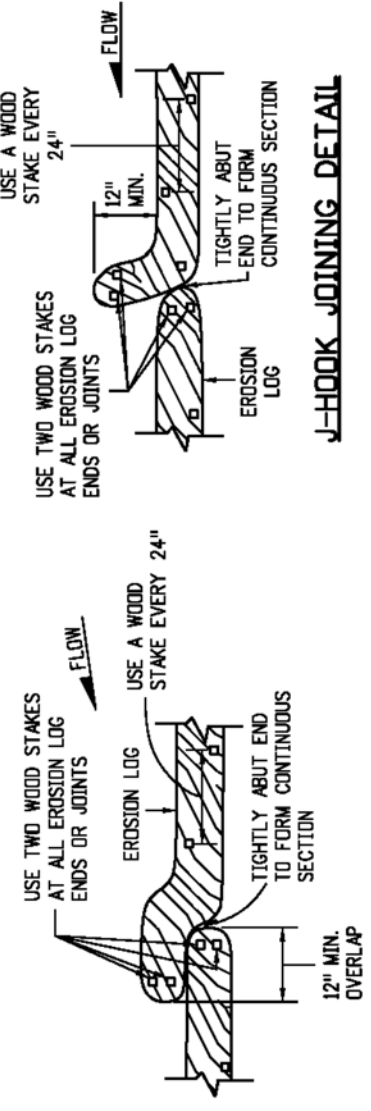
ISOMETRIC VIEW



SECTION A-A



SECTION A-A



OVERLAP JOINING DETAIL

J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS

- NOTES:**
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
 2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
 3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOGS NUMBER	PAY DESCRIPTION	ITEMS
208-00012	TYPE 1 (9'')	
208-00002	TYPE 1 (12'')	
208-00013	TYPE 1 (20'')	
208-00007	TYPE 2 (8'')	
208-00008	TYPE 2 (12'')	
208-00009	TYPE 2 (18'')	

EROSION LOG TOE OF SLOPE PROTECTION

REVISION	DESCRIPTION	DATE

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DESIGNED BY	JCS	DATE	2018
CHECKED BY	TOP	DATE	2018
APPROVED BY	TOP	DATE	2018

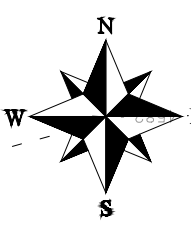
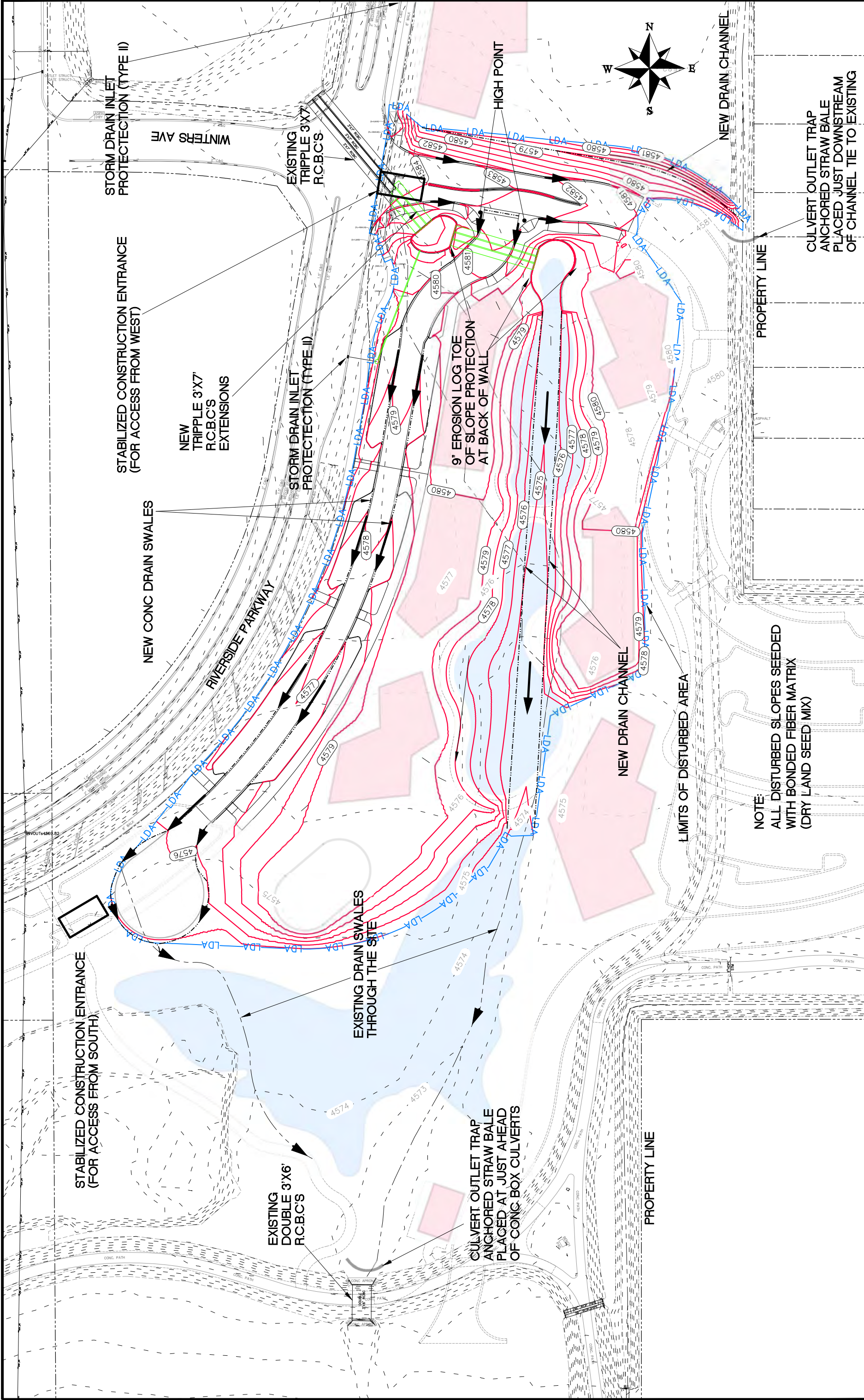
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0	25' HORIZONTAL
0	1" VERTICAL



PUBLIC WORKS ENGINEERING DIVISION

Las Colonias Business Park Phase I Storm Water Management Plan

N:\Landproj\2017 Las Colonias Business Park\dwg\Phase I\SWMP.dwg, Layout(3), 2/6/2018 6:54:45 AM



NOTE:
ALL DISTURBED SLOPES SEEDED
WITH BONDED FIBER MATRIX
(DRY LAND SEED MIX)

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



PUBLIC WORKS
ENGINEERING DIVISION

Las Colonias Business Park Phase I
Storm Water Management Plan