

Know what's below.
Call before you dig.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS	
NO.	DESCRIPTION

DOWN BY:
STS

DESIGNED BY:
STS

CHECKED BY:

APPROVED BY:

DATE:
6-17-25

SCALE:
1"=20'

SHEET NO:
C2

ALBERTSONS PARKING LOT

description

SITE PLAN

1803 N 12TH STREET

GRAND JUNCTION, CO

prepared for

COLORADO MESA UNIVERSITY

A • C • G

AUSTIN CIVIL GROUP, INC

Land Planning • Civil Engineering • Development Services

123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

GENERAL CONSTRUCTION NOTES

1. Contractor shall contact Mark Barslund, City of Grand Junction Development Inspector at (970) 201-1362, a minimum of 72 hours in advance for a pre-construction meeting prior to beginning work.
1. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
2. The Contractor shall notify the engineer if unanticipated conditions are encountered during completion of the work which require modifications to the contract drawings. The engineer can be reached at 970-242-7540.
3. Contractor shall give 48-hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior commencement of work. Contractor shall assure himself that all construction permits are current.
4. Contractor shall confine his construction operations to the right-of-way, easements, and lots, as shown on plans and plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
5. All road construction, related work, materials, performance and quality of work provided shall conform to the requirements of the City of Grand Junction Standard Specifications and Drawings and the applicable sections of the most current edition of the Division of Highways, State of Colorado Standard Specifications for Road and Bridge Construction, Colorado Standard Plans, Division of Highways M & S Standards.
6. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling shall be tested.
7. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench back fill unless otherwise approved by the Engineer.
8. All utility installations are to be performed in accordance with the City of Grand Junction Standard Specifications for the Construction of Underground Utilities and Standard Details.
9. All sewer lines must be tested and approved PRIOR to street construction. Contractor is required to notify the Owner's representative PRIOR to testing. The Owner's representative must be present to witness testing of water and sewer lines or the City will not approve the installation.
10. In the event of a discrepancy between the construction notes contained herein and the notes and details in the City of Grand Junction Standard Contract Documents for Capital Improvements Construction manual, the City's manual shall control.
11. All work within the City of Grand Junction Right-of-Way shall required a "Work in the Right-of-Way" Permit. All construction work shall be in accordance with the latest edition of the City of Grand Junction Standard Specifications.

PAVING CONSTRUCTION NOTES

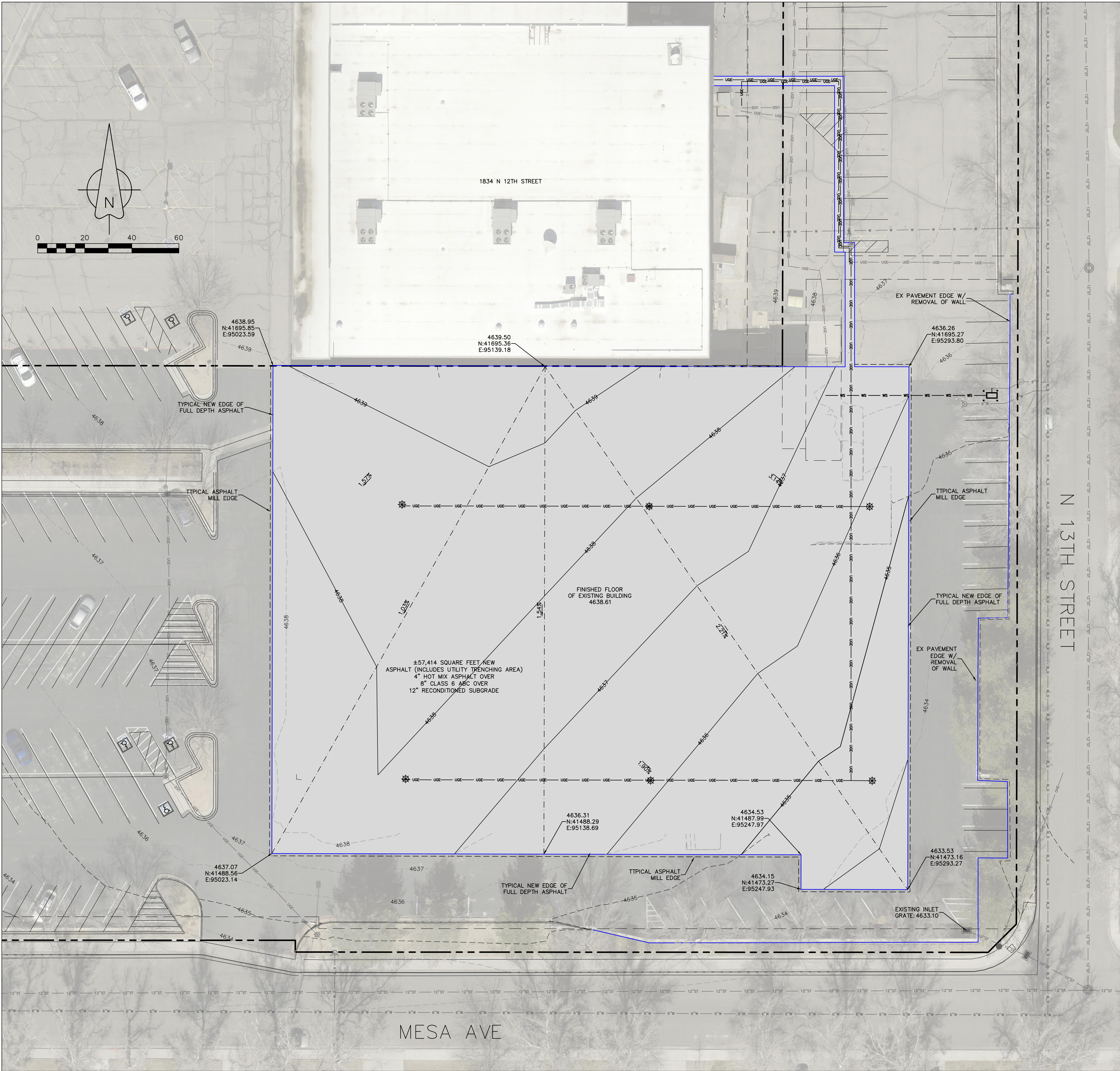
1. All road widths and radii are to flow line unless noted otherwise. Any "spot" design elevations are to flow line of curb and gutter unless otherwise noted.
2. Prior to pavement placement, the pavement prism should be stripped of all unsuitable materials. It is recommended that the subgrade soils be scarified to a depth of 12-inches, moisture conditioned, and recompactd to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of optimum moisture as determined by AASHTO T-99.
3. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered, or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
4. Where proposed pavement is to match existing pavement, existing pavement is to be squared cut, full base thickness is to be brought to match line and existing surface is to be tack-coated before proposed surface is placed.
5. All handicap ramps, sidewalks and curb and gutter are to be constructed where indicated on the plans and in accordance The City of Grand Junction requirements..

WATER LINE CONSTRUCTION

1. All water lines shall be constructed in accordance with the City of Grand Junction Standards and Specifications.
2. Contractor shall notify the City of Grand Junction 24 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Minimum cover required over top of new waterlines is 4'-6".
5. Cast Iron fittings to conform to AWWA C-110.
6. Fire Hydrants shall conform to AWWA C-502, Mueller Super Centurian or Kennedy Guardian.
7. All materials labor and equipment required for testing and disaffectation of water lines shall be furnished by Contractor. Disinfection of water lines shall conform to AWWA C-651-86 or latest revision thereof. No separate pay.
8. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per the City of Grand Junction details and Technical Specifications.
9. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for water line trench backfill unless otherwise approved by the Engineer.
10. All water service lines 2" and smaller shall be 200 psi rated "Pure Core" Blue HDPE, or approved equal.

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	RANDI KIM	244-1429
CITY OF GRAND JUNCTION WATER	RANDI KIM	244-1429
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARS Lund	201-1362
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	260-6804
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750
MESA COUNTY STORMWATER	JOSH MARTINEZ	683-4206
CDOT	JOEL BERSCHAUER	683-6288



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GRAND JUNCTION, CO
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APPROVED BY:	
JOB NUMBER:	1162.0043
DATE:	6-17-25
SCALE:	1"=20'
SHEET NO:	C3