

# MEMORANDUM



**TO:** William Reis  
**FROM:** Scott Murphy  
**DATE:** January 17, 2022  
**RE:** Crossroads Park II Subdivision Preliminary Plat Public Works Fifth Review  
**CC:** Jace Hochwalt, Archie Byers, David Bries, Mark Bray, Ben Morris

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City of Montrose Public Works staff have performed a fifth review of the preliminary plat (dated 1/11/2023) and subdivision development plans (dated 1/5/2023) for the Crossroads Park II Subdivision. This does not include the recently-submitted PD plan which was reviewed separately. All documents were prepared by Mesa Engineering. We have the following comments. These comments are for the record and do not require an additional submittal at this stage of the project.

## PRELIMINARY PLAT

1. As infrastructure is built, please keep the City updated of any alignment changes to utilities for review and approval. During closeout for the final plat, it will also be necessary to as-built all utility locations and ensure adequate private and public utility easements exist to cover all utilities. In this tight of a corridor, it is anticipated that private utility easements may end up being necessary across neighboring lots in select locations in order to access public mains.
2. It is our current understanding that the project is being subdivided such that each lot will have one individually-conveyable unit. If split further at a later date (e.g., to split units vertically to create condo airspace and individually convey top and bottom floors separate), we understand this would be performed with a follow-up condo plat to be reviewed and approved separately.

## CIVIL PLANS

1. A detail we can work out at the pre-construction meeting: the transition between the 6600/Locust frontage sidewalks and the interior sidewalks may be prove challenging to meet ADA compliance or may create an abrupt edge as currently designed. It may be worth extending the frontage sidewalks so the face of the ramp lines up with the flowline of the interior sidewalks. We can discuss this at the pre-construction meeting to develop a workable path forward on these.
2. If any changes occur to building ownership or units (e.g., switching from a single unit to double unit), please keep the City updated for review and approval of the associated utility changes.

ATTACHED PLANS OTHERWISE APPROVED FOR CONSTRUCTION  
SUBJECT TO APPLICABLE PRELIMINARY PLAT PROCESSES

A handwritten signature in blue ink that reads "Scott Murphy".

From Murphy

# CROSSROADS PARK, III

&lt;div[](https://www.westlaw.com/~/media/westlaw/property/real-estate/land-use/land-use-primer/land-use-primer-01-01-2018/land-use-primer-01-01-2018-001.ashx)

6600 RD

SITE LOCATION

LOCUST ST

WILSON ADD

WILLIAMS ADD

ROSEMONT ADDITION NO 5

HILLCREST DR

NO 2

NO 3

NO 3

NO 4

BROWN MINOR

E MAIN ST

ALL PUBLIC IMPROVEMENTS SHALL BE  
INSPECTED BY THE CITY OF MONTROSE.  
CONSTRUCTION WITHOUT INSPECTION WILL  
BE BASIS FOR REJECTION. MUST GIVE 48  
HOUR NOTICE.

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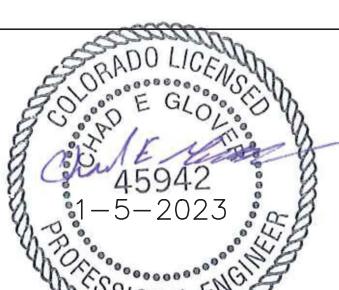


UNCC  
ALL BEFORE  
YOU DIG  
**811**

1-800-922-1987

## Utility Notification Center of Colorado

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR  
CAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



MESA ENGINEERING &  
SURVEYING CO., INC.  
330 SOUTH 5TH STREET  
MONTROSE, CO 81401  
PHONE: (970) 249-7771  
FAX: (970) 249-7773

**CROSSROADS PARK, II  
600 ROAD AND LOCUST ROAD  
MONROSE, COLORADO**

*Tom Murphy*



# CROSSROADS PARK, II

PREPARED FOR:  
CROSSROADS PARK II, LLC

#### Water Distribution System

- City of Montrose Water Specifications:** The Contractor shall construct the water system in conformance with these plans and with the City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition, except as modified or augmented herein.
- Water System Survey Control:** The Owner will provide one (1) set of stakes for water line construction designating water main alignment, valve locations, tees, service locations, meter pit locations and elevations, and fire hydrant locations and flange elevations. Hydrants shall be set 1' behind sidewalks, with flanges set 4" to 6" above top back of walk. Stakes will be set at offsets satisfactory to the Contractor.
- Connection to Existing Water System** will be made in accordance with the City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition.
- Conflicts with Other Utilities:** The Contractor shall verify clearance between water mains and other buried utilities, including sewer and storm drain lines, and shall adjust the depth of the water main as needed to provide minimum required clearances from other utilities, and minimum required depth of cover on water mains.
- Bedding Materials:** Pipe shall be hand bedded in rock free material as per City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition.
- Inspection by The City of Montrose:** The Engineer will inspect the installation of the water system. 48 hours Prior to commencing construction the Contractor shall notify the City of Montrose Public Works Department to insure that the City of Montrose has adequate opportunity to observe the work.
- Valves shall be located as shown** on the drawings, and are generally isolated "in line" valves. Those valves that are mounted on tees and crosses shall be flanged by a mechanical joint. Valves for hydrants shall be bolted directly to the tee. All valves shall be installed on concrete pads with a minimum bearing area of 4 sf. The use of pre-cast pads are encouraged. Cast in place pads shall be formed sufficient to preclude contact between concrete and the bolt flanges on the valves.
- Valve Box Tops:** See Street Specifications, Note 11.
- Water Services and meter pits shall** be constructed in conformance with The City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition. The Contractor shall furnish all materials except the meter itself. Copper service line shall be extended from the meter pit to the easement line, where it shall be capped and marked with a 4x4 treated wooden post painted blue.
- Thrust Blocks shall be sized** in accordance with the thrust block details herein. The concrete for thrust blocks shall be formed to control concrete placement, and to prevent concrete from coming in contact with bolt circles on fittings. Place plastic sheeting between the fitting and the concrete to prevent bonding. The Contractor shall call the City to observe thrust block bearing area and forming prior to casting blocks.
- Locations for Record Drawings:** The Contractor shall provide provisions for the Engineer to measure tap locations from the nearest downstream valve, and shall include that information in the Record Drawings to be submitted to the Owner.
- Disinfection:** The Contractor shall disinfect (chlorinate) and flush the pipelines in conformance with The City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition.
- Pressure Testing:** The Contractor shall pressure test the water main in conformance with The City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition. The Contractor shall call the City of Montrose and the Design Engineer to observe the pressure testing.

#### Cable Utilities

- Cable Utilities:** The Contractor shall provide trenching, backfilling, and compaction for the installation of power, phone, and cable TV lines in conformance with utility company requirements. The Contractor shall coordinate and schedule all such work with the respective utility companies.
- Cable Utility Survey Control:** The Owner will provide one (1) set of stakes at lot corners for the Contractor to locate power, gas, phone, and CTV utilities. The Contractor shall provide adequate means to ensure that the cable utilities are installed at uniform depth and uniform distance behind the sidewalk, including where necessary incidental grading behind the sidewalk to provide a uniform surface from which to begin work. Cable utilities will be installed 42" below top back of walk unless otherwise approved by the Engineer.
- Cable Installation:** After the utility companies have placed their cables, the Contractor shall be responsible to ensure that all cables and conduits are arranged in a neat, uniform, straight, untangled, uncrossed manner, at uniform depth and spacing, and in trenches that are a uniform distance behind the sidewalk. Cables and conduits shall be hand bedded using select bedding conforming to the utility company requirements. In no event shall bedding be dumped directly on the cables and conduits from a loader bucket. Labor to straighten, bed, backfill, and compact shall be included in the unit price for Cable Utilities.
- Cable Backfill & Compaction:** No cable utilities shall be backfilled until the installation has been observed by the Engineer for compliance with this specification. All cable utility trenches shall be backfilled in shallow lifts. Trenches on lots shall be compacted to 90% Standard Proctor density at 0% to +4% of optimum moisture. Trenches across streets shall be compacted to 95% Standard Proctor density at 0% to +4% of optimum moisture or granular soils compacted to +2% optimum moisture content. Backfill and compaction methods and equipment are subject to the approval of the Engineer. Expect density testing on utility trench backfill.

#### Natural Gas

- Natural Gas pipelines will be** installed by Black Hills Energy. The Contractor shall provide the trenches, coordinate the work with Source Gas, and backfill and compact the trenches. The Contractor is responsible for ensuring that all road crossing conduits, in proper size, type, and quantity, are in place at the locations required by the gas company to allow road construction to progress in advance of gas line installation. Trenches on lots shall be compacted to 90% Standard Proctor density at 0% to +4% of optimum moisture. Trenches across streets shall be compacted to 95% Standard Proctor density at 0% to +4% of optimum moisture or granular soils compacted to +2% optimum moisture content.

#### Streets

- City of Montrose Specifications:** All street construction work shall be performed in conformance with these plans and The City of Montrose Standards and Specification for the design & construction of public improvements, 2012 edition, supplemented as needed by CDOT Standard Specifications for Roads and Bridges, latest edition.
- Survey Control:** The Owner will provide one (1) set of cut/fill stakes at 50' intervals, plus PC's, PT's, and grade breaks on both sides of each street, at offsets designated by the Contractor, for street excavation and subgrade preparation. The Contractor shall preserve street excavation stakes during utility installation for use in final subgrade preparation. Stakes lost during construction will be replaced at the Owner's expense, including stakes needed for the Engineer to evaluate the Contractor's work.
- Subgrade Preparation:** Scarp the subgrade to 12" deep, moisture condition, and compact to 95% of Standard Proctor, AASHTO T 99 at 0 to +4% of optimum moisture, prior to placement of subbase course gravel, unless otherwise directed by the Engineer. Density testing will be provided by the Owner. Retesting in areas where density tests failed to meet the specification will be made at the Contractor's expense. The Contractor shall finish the subgrade to within +05'/-015' of design elevation. The Engineer shall set bluetop hubs left, right, and center, at not more than 50' intervals to control subgrade finishing operations, and shall replace any hubs lost during finishing operations to facilitate final elevation checks by the Engineer.
- Subsurface Soil Conditions:** Existing native soil conditions at subgrade elevation may not be satisfactory for road construction without remedial measures at some locations within the project. The Geotechnical Engineer will evaluate the subgrade prior to placement of subbase. At any location where unstable subgrade conditions are encountered, the Geotechnical Engineer will determine appropriate remedial measures, and the Engineer will issue a Change Order to compensate the Contractor for the cost of correcting the unstable subgrade conditions.
- Compensation for Extra Work to Stabilize Subgrade:** The Contractor shall be compensated for extra work required to stabilize the subgrade for those specific areas and quantities designated by the Engineer by Change Order. The Contractor's bid unit prices for Over-Excavation, Geotextile Stabilization Fabric, and Subbase Gravel shall be the basis for compensation for this Extra Work, if required.
- Proof Roll Observation by the Engineer:** The Contractor shall proof roll the subgrade prior to placement of fill, subbase, or base course gravel, to demonstrate the stability, uniformity, and compaction of the subgrade. Proof rolling is incidental to the work, and the cost thereof shall be included in the Contractor's unit prices. Any areas that yield excessively, in the judgment of the Engineer, will be reprocessed and recompacted to specifications at the Contractor's expense, and shall be proof rolled again to demonstrate competence of the subgrade.
- Subbase Gravel**, if required, shall conform to CDOT Class 2 Specifications, compacted to 95% Modified Proctor, AASHTO T 180, at +/- 2% of optimum moisture. Density testing will be provided by the Owner. Retesting in areas where density tests failed to meet the specifications will be made at the Contractor's expense.
- Base Course Gravel** shall conform to CDOT Class 6 Specifications, compacted to 95% Modified Proctor, AASHTO T 180, at +/- 2% of optimum moisture. Density testing will be provided by the Owner. Retesting in areas where density tests failed to meet the specification will be made at the Contractor's expense.
- Proof Roll Observation by the Engineer:** The Contractor shall proof roll the subbase and base course prior to placement of pavement or concrete to demonstrate to the Engineer the stability, uniformity, and compaction of the base. Any areas that yield excessively, in the judgment of the Engineer, will be reprocessed and re-compacted to meet specifications and to adequately carry the proof roll load. The City of Montrose shall be given at least 24 hours notice and be present for all proof rolling.
- Manhole Covers** shall be installed flush to 1/2" below finish grade of the base course gravel. Upon completion of paving operations the top of the cover shall be set to match street grade longitudinally, and to match the cross slope perpendicularly (generally 2%). Grout placed under the ring shall be full width of the base of the ring. Allowable tolerance from design elevation and slope shall be +/- 1/4". Expect the Engineer to check manhole ring placement with a 10' straightedge. Compaction tests will be performed adjacent the ring. At the time of placement of the 3" thick asphalt mat, a 2" or 2 1/2" manhole riser ring shall be installed, leaving the top of the cover 3/4" maximum to 1/2" minimum below finished pavement surface.
- Water Valve Boxes** shall be installed vertical, with the tops set 1" to 2" below top of gravel, and marked with steel fence posts pending completion of street construction. Tops shall be raised to within 1/2" to 3/4" of finished pavement grade during paving operations.
- Concrete Survey Control:** The Owner will provide one (1) set of cut/fill stakes at 50' intervals, plus BCR's, ECR's, grade breaks, and radius points, on both sides of each street, to construct the curb, gutter, and sidewalks. Stakes lost during construction will be replaced at the Owner's expense.
- Concrete** shall conform to City of Montrose Specifications. The Contractor shall submit a concrete mix design to the Engineer for approval at least 10 days prior to the first concrete placement. Concrete shall achieve 4,500 psi strength at 28 days. Slump shall not exceed 4". Sprinkling water on the surface during finishing is prohibited. Freshly placed concrete shall be protected from rain for 24 hours. Concrete flatwork shall be protected with curing compound approved by the Engineer applied immediately after finishing work is complete. Cold weather construction of concrete shall follow City of Montrose specifications. The Owner will provide quality assurance testing.
- Concrete Pounding Tolerances:** All concrete surfaces shall be finished to drain. Gutters and pans shall be checked for ponding by the Engineer. Any areas that hold water more than 1/2" deep, or which covers more than 2 sf, shall be repaired or reconstructed as determined by the Engineer.
- Tolerances for Paving Preparation:** Base course gravel shall be finished to match curb or pan at a depth of 2 1/2" below the lip of the gutter prior to paving. Allowable tolerance for compacted base prior to paving shall be +/- 1/4" at curbline, and -0" to + 1/2" at centerline. The Engineer shall set bluetop hubs on 50' intervals at centerline to control gravel finishing operations. Call the Engineer to observe base course finishing tolerances at least 48 hours prior to paving.
- Asphalt Pavement:** Paving shall conform to The City of Montrose Standards & Specifications for the Design & Construction of Public Improvements, 2004 edition. The hot bituminous pavement mixture shall be a mix currently being used on CDOT work in this area, and shall conform to the tolerances specified in Table 401-1, CDOT Standards for Road & Bridge Construction, current edition. The Contractor shall submit a mix design to the Engineer for approval at least 10 days prior to paving. Aggregate gradation shall be CDOT Grading S or SX, or a substitute approved by the Engineer. Three inch mats shall be placed in a single lift, and 4 mats placed in two each two inch lifts. Pavement shall be compacted to 92% to 96% of maximum theoretical density. CDOT temperature restrictions for asphalt placement will be fully observed. Quality assurance testing will be provided by the Owner. The Contractor shall notify the Engineer at least 72 hours in advance of paving in order to schedule testing.
- Pavement** shall be finished off 1/4" to 1/2" above the lip of gutter, and above the lip of all cross pans.

#### LEGEND

	4" CONCRETE SANITARY SEWER MANHOLE		RIGHT-OF-WAY LINE
	8" SDR 35, ASTM D3034 PVC SEWER LINE		CENTERLINE
	2 - 4" SEWER SERVICE LINES		EASEMENT LINE
	8" AWWA C900 CL 235 PVC WATER LINE		PROPERTY BOUNDARY LINE
	1-1/2" AWWA C901 PURE CORE WATER SUB MAIN		DRAINAGE FLOW LINE
	3/4" AWWA C901 PURE CORE WATER SERVICE LINE		GAS MARKER
	6" WEDGE GATE VALVE WITH RISER AND LID		EXISTING SANITARY SEWER MANHOLE
	8" WEDGE GATE VALVE WITH RISER AND LID		12 SAN
	6" FIRE HYDRANT WITH STORTZ CONNECTION		EXISTING 12" PVC SEWER
	CONCRETE THRUST BLOCK		EXISTING ROAD SIGN
	DECORATIVE STREET LIGHT (DMEA SUPPLIED)		E---OH
			EXISTING POWER PEDESTAL
			EXISTING OVERHEAD POWER

**MESA ENGINEERING & SURVEYING CO., INC.**  
330 SOUTH 5TH STREET  
MONTROSE, CO 81401  
PHONE: (970) 249-7773  
FAX: (970) 249-7773



DATE: JULY 29, 2022  
MATERIAL: PAPER  
DRAFTED BY: CGB / AAS  
DESIGNED BY: CGB  
CHECKED BY: RBF  
FILE NO: MR-2021-42  
CAD FILE: SITE PLAN

SHEET: 2 OF 14  
PAGE: 2 OF 14  
NT.1

REVISIONS	DATE	REVIEWS	DATE

CROSSROADS PARK, II  
6600 ROAD AND LOCUST ROAD  
MONTROSE, COLORADO

CROSSROADS PARK II NOTES 1

Scott Murphy



# CROSSROADS PARK, II

PREPARED FOR:  
CROSSROADS PARK II, LLC

## STREET & UTILITY SPECIFICATIONS

### General

**1. Safety Requirements:** The Contractor shall have full and complete responsibility for job site safety, and shall perform all work in full conformance with all Federal, State, and local safety regulations.

**2. City of Montrose Specifications and Standard Details:** The streets, water, sewer, and storm drainage systems shall be constructed in accordance with current City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition. The Contractor shall keep a copy of the current City Specification on the job site whenever work is in progress.

**3. Storm Water Pollution Prevention Plan and Permit:** In coordination with the Engineer, the Contractor shall prepare a Storm water Pollution Prevention Plan, shall apply for and obtain the requisite Permit from the State of Colorado for the Owner. The Contractor shall construct and maintain the requisite facilities necessary to implement the Plan, and shall comply with the requirements of the Permit during construction. Upon completion of the work, the Owner shall close out the permit with the State.

**4. Contractor Investigation:** The Contractor shall familiarize himself with local conditions and the specifications of the governing entities, evaluate the soils report, and examine the site. The Contractor shall make such tests, and perform such explorations as he deems necessary to evaluate the surface and subsurface physical conditions of the site, in order to perform the work under the conditions that exist on the site, in accordance with the Contract Documents for the Contract Price.

**5. Underground Utility Locates:** The Contractor shall have full responsibility to identify, locate, and protect all existing utility lines. The Contractor shall contact the Utility Notification Center of Colorado at 1-800-922-1987, and the individual utility companies as needed, to locate and properly protect existing utilities prior to construction.

**6. Hazardous Materials:** In the event that the Contractor should encounter hazardous materials on the site (including but not limited to asbestos cement pipe), the Contractor shall leave such materials undisturbed and shall contact the Owner for directions regarding disposal of said materials.

**7. Notifications:** The Contractor shall notify the Montrose Public Works Department at least 48 hours prior to commencing construction, in order to arrange for an inspection by the City.

**8. Connections:** The Contractor shall coordinate and/or make the connections to existing water and sewer mains in conformance with City of Montrose requirements.

**9. Topsoil:** The Contractor shall manage the work so that all topsoil is preserved for use in final landscaping. The Contractor shall separate topsoil from subsoil during grading operations, and shall store the materials separately. In general, topsoil shall be stored on the back of the adjoining lots, and subsoil shall be used for overlot grading.

**10. Embankment shall be placed and compacted in accordance with CDOT Standard Specification for Road and Bridge Construction (current edition) Section 203.**

**11. Extra Work:** A Change Order signed by the Owner's Representative is required to qualify any extra work for extra payment. Any extra work undertaken by the Contractor without having a Change Order signed by the Owner's Representative, shall be deemed to be undertaken for the Contractor's convenience, and shall not be eligible for extra compensation.

**12. Record Drawings:** The Contractor shall make provision for the Engineer to measure and record precise locations of water and sewer taps, and all variations from the design, on Record drawings showing the locations and dimensions of any element of the utility system that is not installed as designed.

### Trenching

**1. Trench Compaction:** Place all trench backfill in shallow lifts and compact to 95% of Standard Proctor, AASHTO T 99, at 0 to +4% of optimum moisture in accordance with City of Montrose Standards and Specifications for the Design and Construction of Public Improvements, 2012 edition. Granular soils shall be compacted at +2% of the soils optimum moisture content at 95% of Modified Proctor, AASHTO T-180.

**2. Moisture Conditioning of Backfill:** The Contractor shall thoroughly moisture condition (wetting or drying as required, and and mixing thoroughly) all backfill materials prior to placement in the trenches. Watering of loose backfill after it has been placed in the trench is prohibited.

**3. Allowable Lift depths will depend** upon the type, weight, and power of the Contractor's compaction equipment, and are subject to the approval of the Engineer. In general, loose lift depths in excess of 12" will not achieve specified density for the full depth of the lift.

**4. Density Testing will be provided by the Owner.** Testing is performed for the benefit of the Owner, to demonstrate general conformance with the design and specifications. The Contractor is responsible for compacting all backfill in conformance with the specifications, and shall coordinate the testing schedule with the Engineer, and shall normally be responsible for notifying the testing agency of readiness for testing. The Contractor may expect density testing on every lift until effective methods have been demonstrated, and testing in conformance with the City's testing frequency protocol thereafter. Retests in areas where density tests failed to meet the specifications will be made at the Contractor's expense.

**5. Trench Subsidence:** The Contractor is responsible for the quality of the installation of all facilities within this project. The Contractor is wholly responsible to thoroughly, diligently, and completely compact all backfill of trenches and excavations around manholes, drainage structures, and other underground facilities in conformance with the specifications. In the event surface subsidence occurs during the warranty period anywhere within the City right of way, the Contractor shall be wholly responsible for all remedial measures necessary to repair such damage. The existence of passing density tests, proof rolling results, or approval or acceptance of the work by the Owner, the Engineer, or the City of Montrose does not relieve the Contractor of the responsibility for surface subsidence during the warranty period.

**6. Trench Stabilization Rock:** If unstable conditions are encountered in the bottom of trenches, 1 1/2" washed rock will be used to stabilize the bottom of the trench prior to installing the pipelines. Payment will be made under the Trench Stabilization Rock item. A signed change order is required to qualify for payment. Rock furnished and installed without a signed change order will be considered work performed for the convenience of the Contractor, and will not be eligible for payment.

**7. Proof Roll of the Subgrade:** Upon completion of utility installation, backfill, and compaction, the contractor shall demonstrate the competence of the subgrade and the trench backfill by proof rolling the street subgrade and utility trenches (using a fully loaded dump truck or water truck) in the presence of the Engineer. Proof rolling shall be considered incidental to the work, and the cost thereof shall be included in other unit prices. Any section of the subgrade which, in the opinion of the Engineer, yields excessively under load shall be excavated and recompacted to the specifications, and proof rolled again. Satisfactory completion of the proof roll is a prerequisite for placement of the gravel base. Any future settlement of Contractor placed fill shall remain wholly the responsibility of the Contractor regardless of the results of the proof rolling.

**8. Existing Wet Subgrade:** Any trenches in the street subgrade that are wet and unstable at the time of trench backfill may require remedial measures. The Engineer will evaluate the subgrade prior to backfill. At any location where unstable subgrade conditions are encountered, the Engineer will determine appropriate remedial measures, and the Engineer will issue a change order to compensate the contractor for the cost of correcting the unstable subgrade conditions.

**9. Replacement Stakes:** The Contractor shall be responsible to maintain the survey stakes for use in the work. The Engineer will replace lost survey stakes at the Owner's expense, including replacing any lost stakes needed by the Engineer to evaluate the Contractor's work.

**10. Grade Transfer:** The Contractor is responsible for transferring grades from the stakes to the work.

**NOTE:**  
VERTICAL DATUM DERIVED FROM CITY OF MONTROSE GIS STATION 94-017

ALL PUBLIC IMPROVEMENTS SHALL BE  
INSPECTED BY THE CITY OF MONTROSE.  
CONSTRUCTION WITHOUT INSPECTION WILL  
BE BASIS FOR REJECTION. MUST GIVE 48  
HOUR NOTICE.

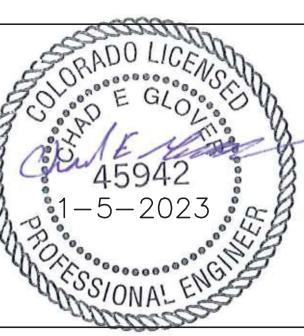
FOR ALL CONCRETE DETAILS SEE CITY OF  
MONTROSE STANDARDS AND  
SPECIFICATIONS FOR DESIGN AND  
CONSTRUCTION OF PUBLIC IMPROVEMENTS

GENERAL NOTE:  
ALL CONCRETE TO CONTAIN  
FIBERMESH PER CITY OF  
MONTROSE SPECIFICATIONS.

GENERAL NOTE:  
ALL CONCRETE WITHIN CITY ROW  
MUST BE CDOT CLASS B OR D  
AND FROM CDOT APPROVED  
PRODUCT LIST.

Responsibility	Company	Contact	Contact Number
Developer	Crossroads Park II, LLC	Tim Clifford	(714) 722-0230
Civil Engineer	Mesa Engineering	Chad Glover	(970) 249-7771
Surveyor	Mesa Surveying	Mesa Surveying	(970) 240-9994
City Engineer	City of Montrose—Public Works	Scott Murphey	(970) 240-1498
Planning & Zoning	City of Montrose—Community Development	William Reis	(970) 240-1475
Building	City of Montrose—Building Inspection	Archie Byers	(970) 240-1437
Electric	DMEA	Shelby Bear	(970) 240-1238
Gas	Black Hills Energy	Scott Hunter	(970) 596-1924
Cable	Charter	Jeff Valdez	(970) 210-2550
Telephone	Centurylink	Greg Pelham	(702) 673-8404
Fire Department	Montrose Fire Protection District	Mark Bray	(970) 249-9181

MEZA ENGINEERING &  
SURVEYING CO., INC.  
330 SOUTH 5TH STREET  
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PHONE: (970) 249-7773  
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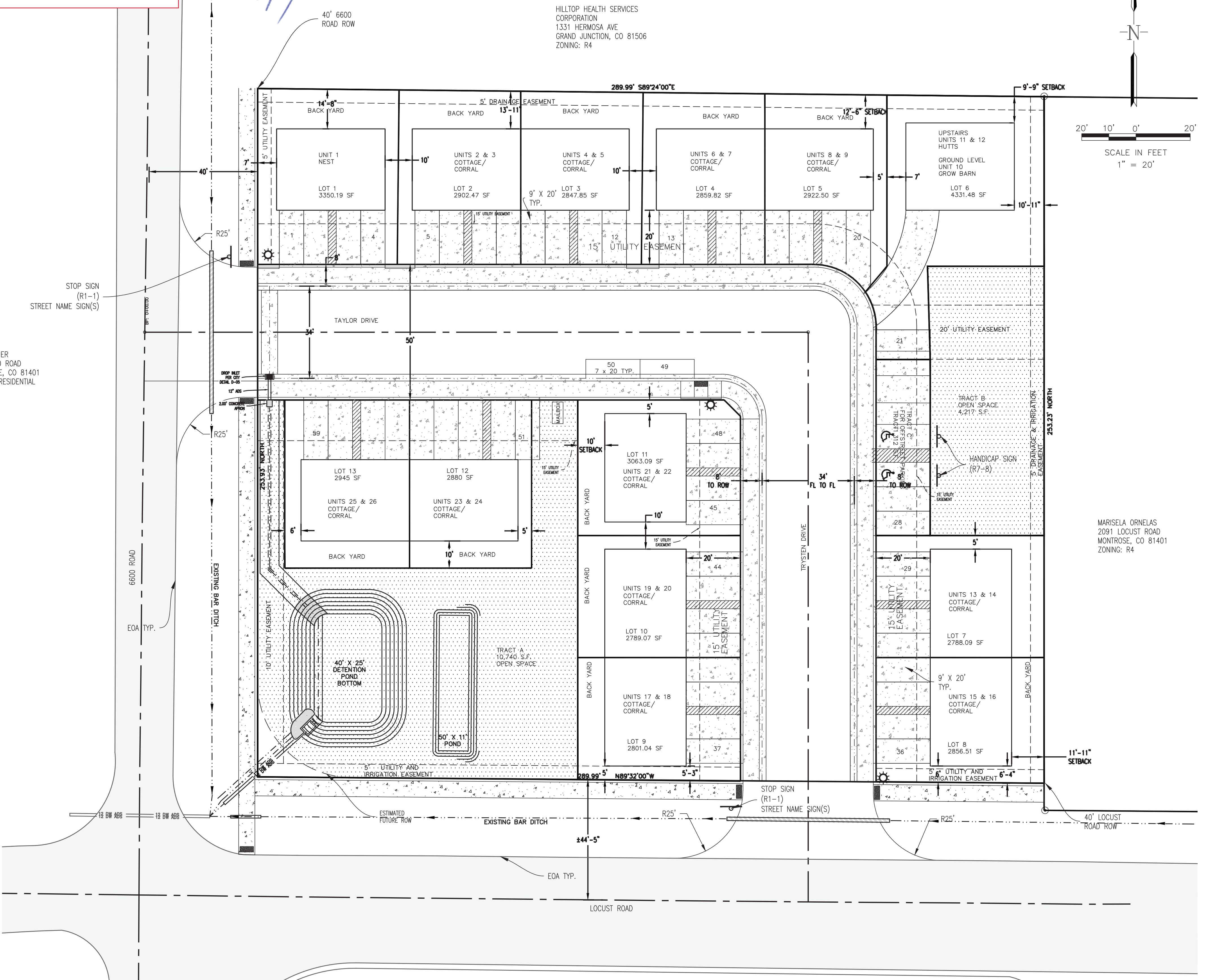
DATE: JULY 29, 2022  
MATERIAL: CONCRETE  
DRAFTED BY: CEG / AAS  
DESIGNED BY: CEG  
CHECKED BY: RRF  
FILE NO: MR-2021-42  
CAD FILE: SITE PLAN

SHEET: 3 OF 14  
NT.2

CROSSROADS PARK II NOTES 2  
REVISIONS DATE REVISIONS DATE  
CROSSROADS PARK, II  
6600 ROAD AND LOCUST ROAD  
MONTROSE, COLORADO

Civil plans approved through City of Montrose preliminary plat process. Developer is responsible for ensuring construction meets all applicable City Codes and engineering specifications.

Scott Murphy



CROSSROADS PARK OWNERS  
ASSOCIATION INC.  
C/O MOUNTAIN MGMT LLC  
P.O. BOX 828  
RIDGWAY, CO 81432  
ZONING: R2

STEVE DEINES  
1920 LOCUST ROAD  
MONTROSE, CO 81401  
ZONING: R2

CALVIN MIER  
674 6600 ROAD  
MONTROSE, CO 81401  
ZONING: RESIDENTIAL

HILLTOP HEALTH SERVICES  
CORPORATION  
1331 HERMOSA AVE  
GRAND JUNCTION, CO 81506  
ZONING: R4

289.99° S89°24'00"E

251.23° N

LOCUST  
ROAD

ESTIMATED  
FUTURE ROW

EOA TYP.

EXISTING  
BAR DITCH

EOA TYP.

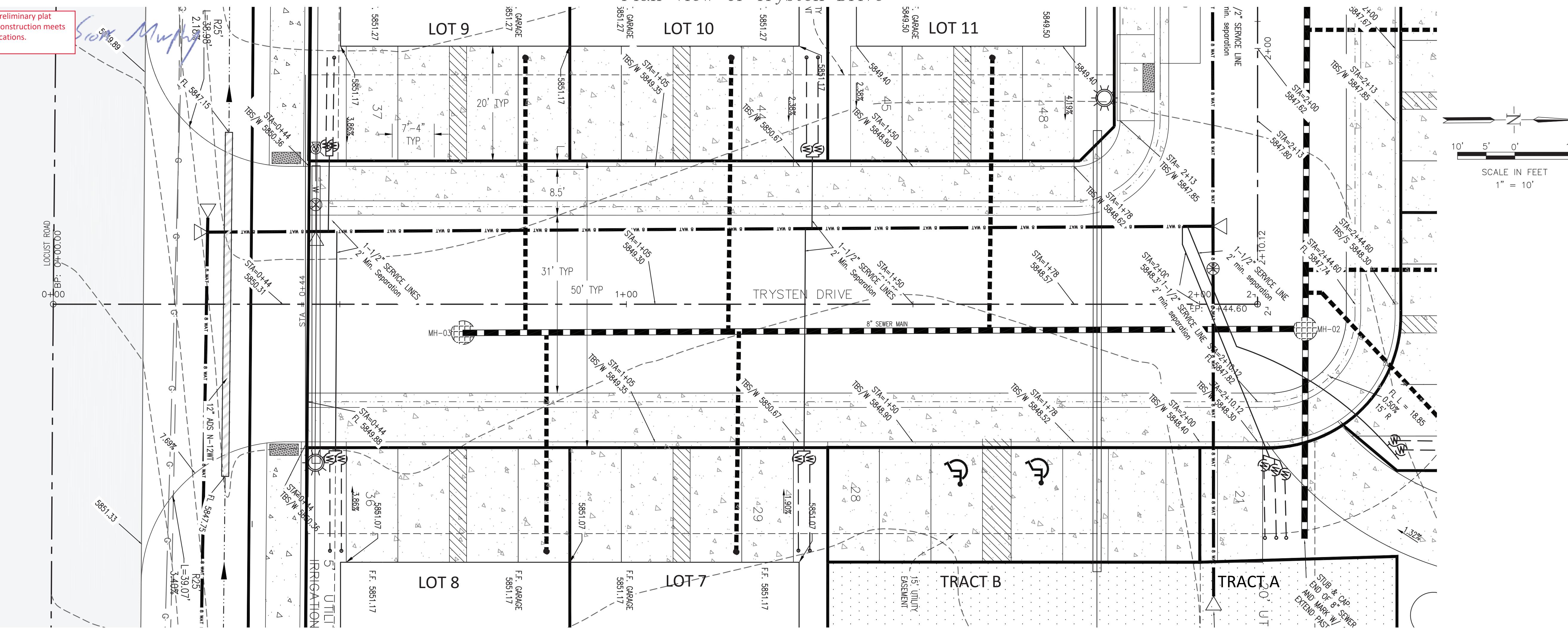
44'-5"

R25'

Civil plans approved through City of Montrose preliminary plat process. Developer is responsible for ensuring construction meets all applicable City Codes and engineering specifications.



## Plan View of Trysten Drive

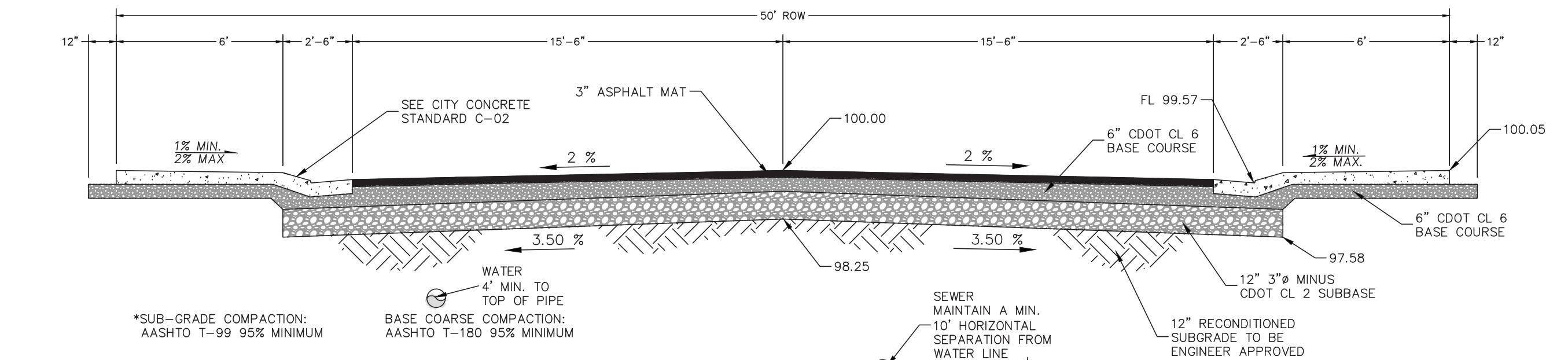


## LEGEND

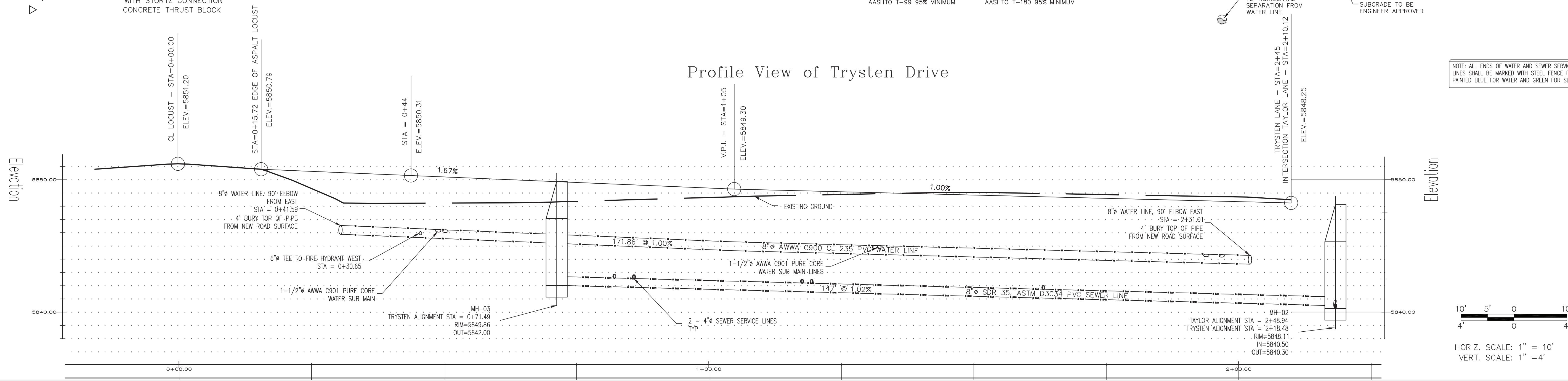
	4" CONCRETE SANITARY SEWER MANHOLE
	8" SDR 35, ASTM D3034 PVC SEWER LINE
	2 - 4" SEWER SERVICE LINES
	8" AWWA C900 CL 235 PVC WATER LINE
	1-1/2" AWWA C901 PURE CORE SUB MAIN
	3/4" AWWA C901 PURE CORE WATER SERVICE LINE
	6" WEDGE GATE VALVE WITH RISER AND LID
	8" WEDGE GATE VALVE WITH RISER AND LID
	6" FIRE HYDRANT WITH STORTZ CONNECTION CONCRETE THRUST BLOCK

## DECORATIVE STREET LIGHT (DMEA SUPPLIED)

	RIGHT-OF-WAY LINE
	CENTERLINE
	EASEMENT LINE
	PROPERTY BOUNDARY LINE
	DRAINAGE FLOW LINE
	GAS MARKER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING 12" PVC SEWER
	EXISTING ROAD SIGN
	EXISTING POWER PEDESTAL
	EXISTING OVERHEAD POWER

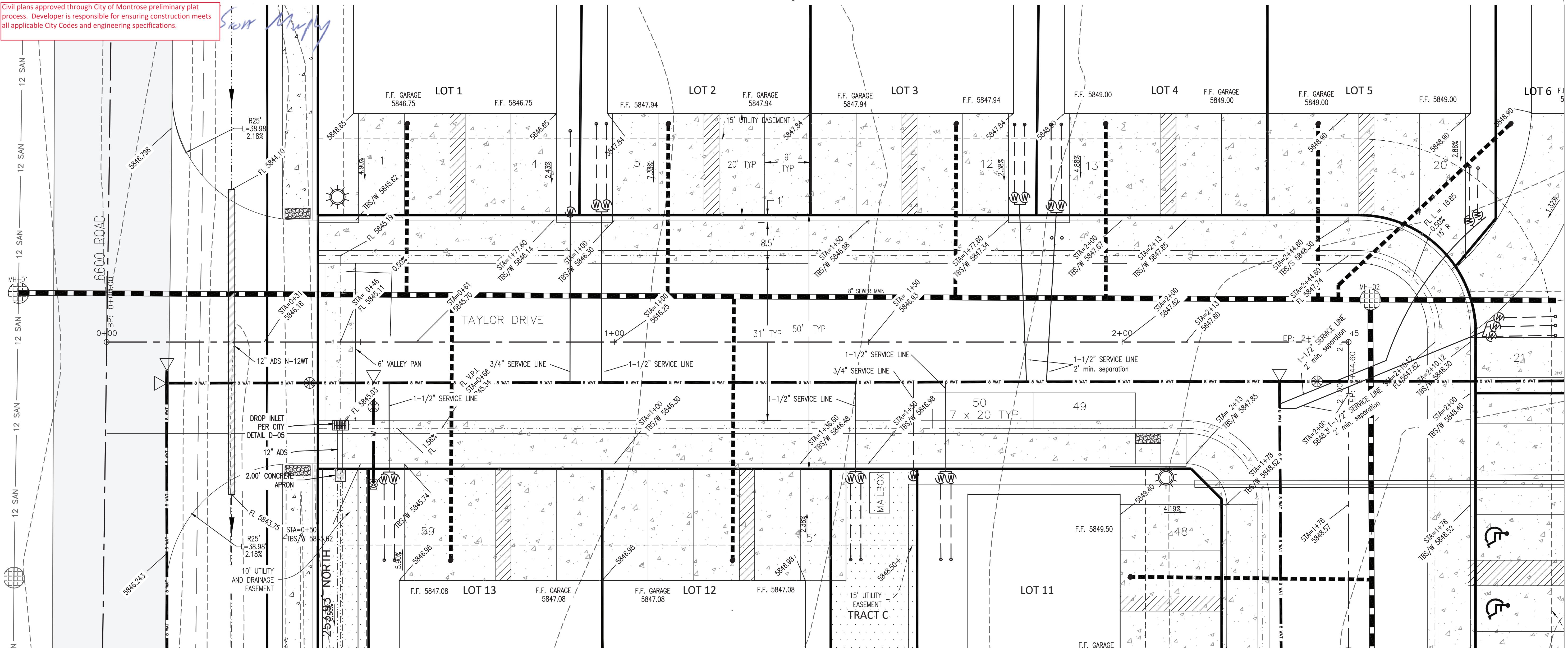


## Profile View of Trysten Drive



# Plan View of Taylor Drive

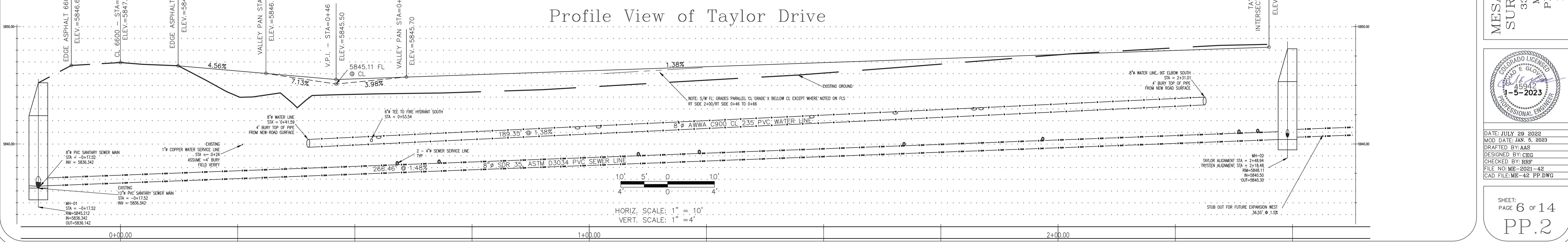
Civil plans approved through City of Montrose preliminary plat process. Developer is responsible for ensuring construction meets all applicable City Codes and engineering specifications.



## LEGEND

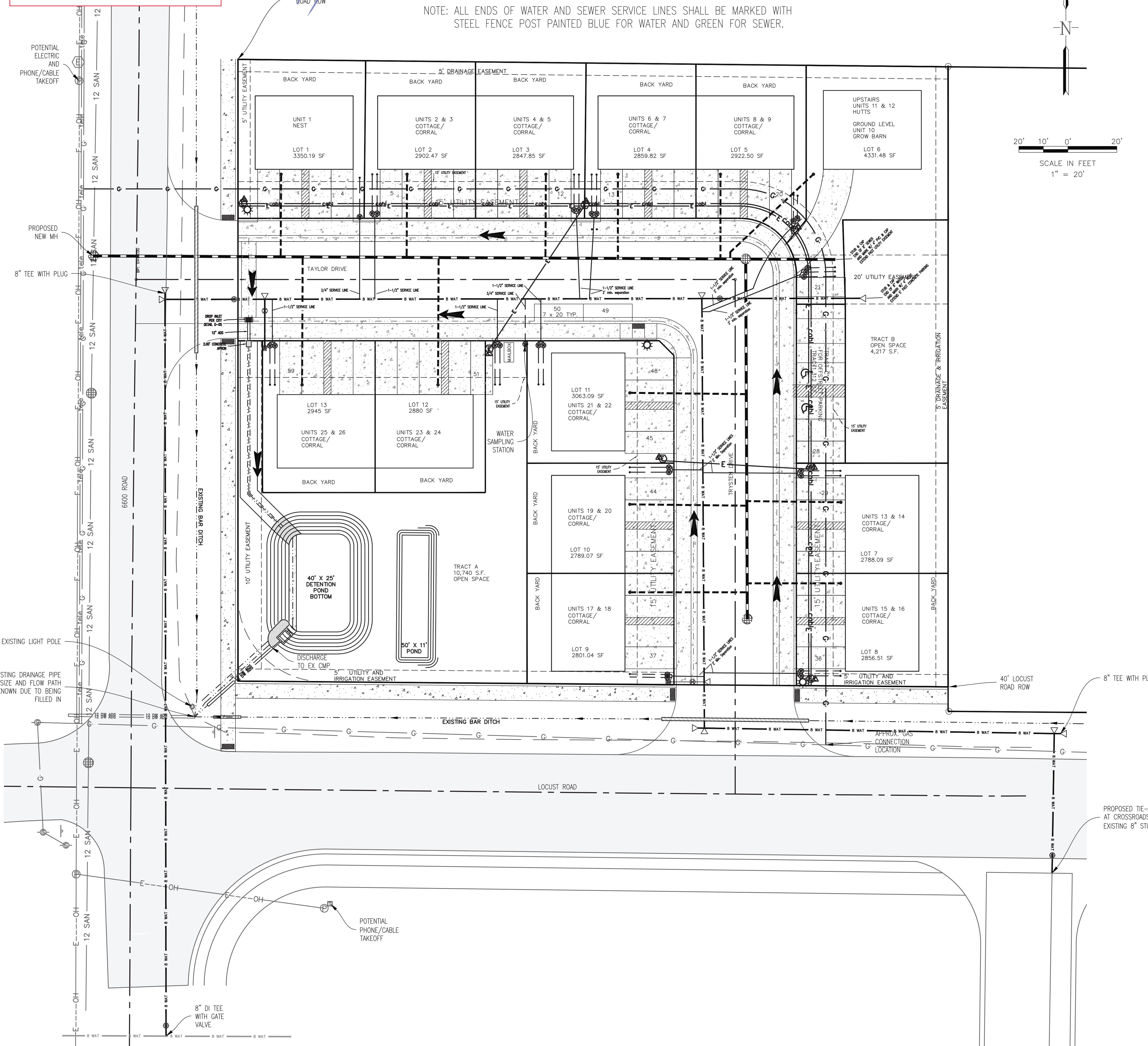
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	EXISTING ROAD SIGN
	EXISTING POWER PEDESTAL
	EXISTING OVERHEAD POWER
	CONCRETE THRUST BLOCK

NOTE: ALL ENDS OF WATER AND SEWER SERVICE LINES SHALL BE MARKED WITH STEEL FENCE POST PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



S. *Son Murphy* 40-660  
10/12/1948

NOTE: ALL ENDS OF WATER AND SEWER SERVICE LINES SHALL BE MARKED WITH STEEL FENCE POST PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



## LEGEND

4'Ø CONCRETE SANITARY SEWER MANHOLE  
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WITH STORTZ CONNECTION  
CONCRETE THRUST BLOCK  
DECORATIVE STREET LIGHT (DMEA SUPPLIED)  
  
PROPOSED POWER PEDESTAL  
  
RIGHT-OF-WAY LINE  
CENTERLINE  
EASEMENT LINE  
PROPERTY BOUNDARY LINE  
DRAINAGE FLOW LINE  
GAS MARKER  
EXISTING SANITARY SEWER MANHOLE  
  
EXISTING 12" PVC SEWER  
  
EXISTING ROAD SIGN  
EXISTING POWER PEDESTAL  
  
EXISTING OVERHEAD POWER  
  
DRAINAGE FLOW

BY: CFG  
12-5-2022

VIEW  
DATED

330 SOUTH SPRUCE  
MONTROSE, CO 81401  
PHONE: (970) 249-7771

LICENSED  
GLOVE  
942  
2023

, 2022  
5, 2023  
EG/AAS  
CEG  
RF  
2021-42  
PLAN

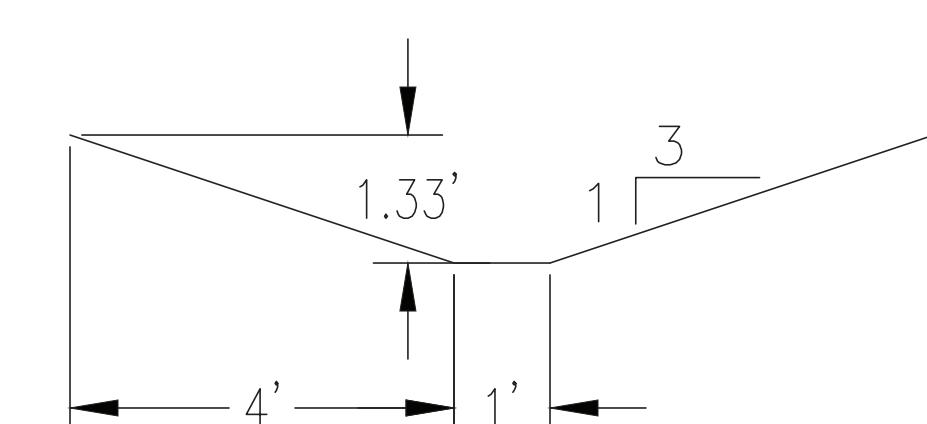
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at  
meets

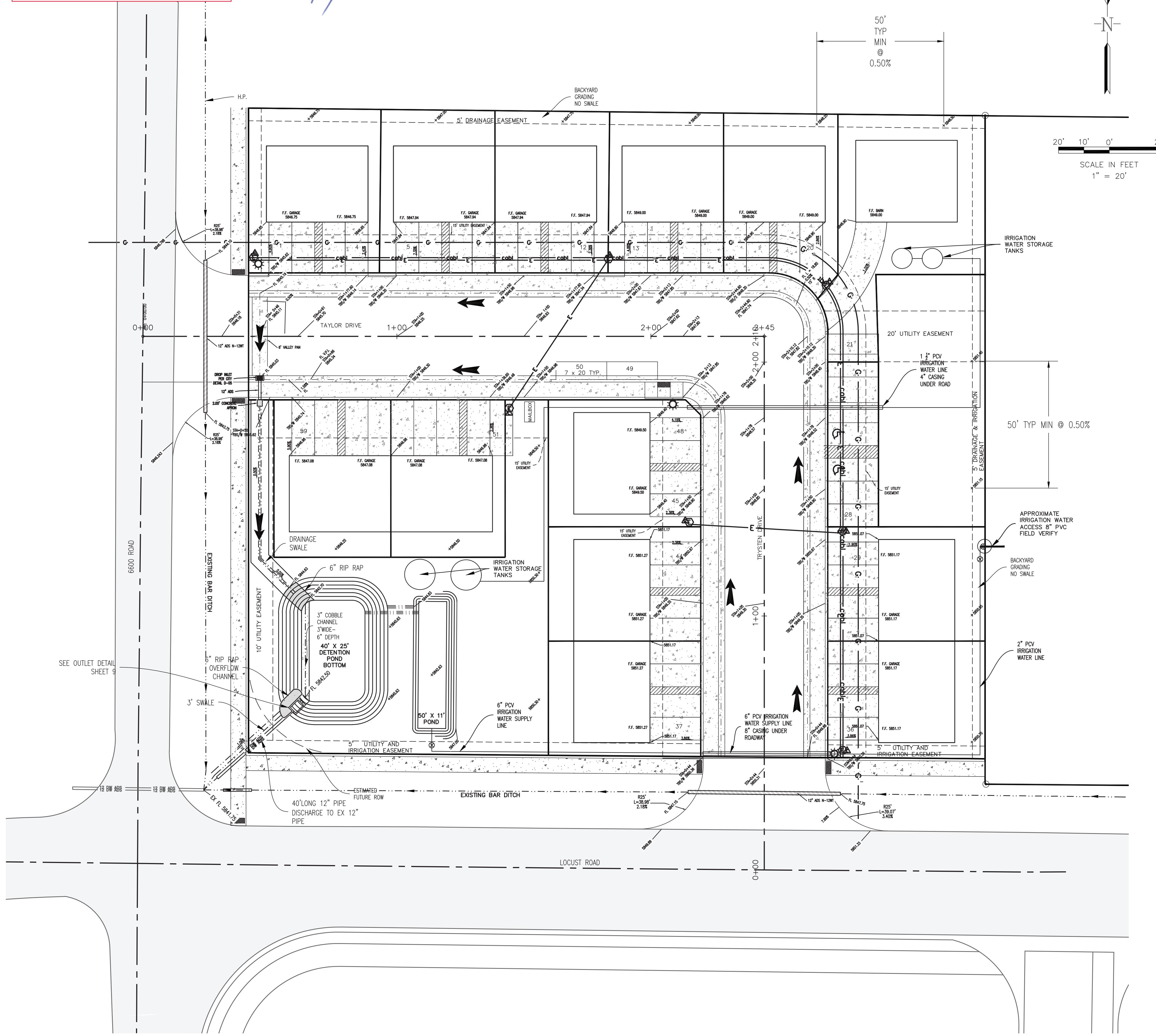
Scott Murphy

## &lt;div[](https://www.w3schools.com/html/legend\_ex1.asp)

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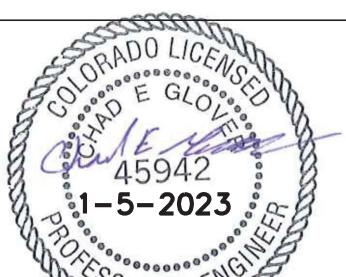
DRAINAGE SWALE  
1/2" = 1'-0"



12-2-2022		

12

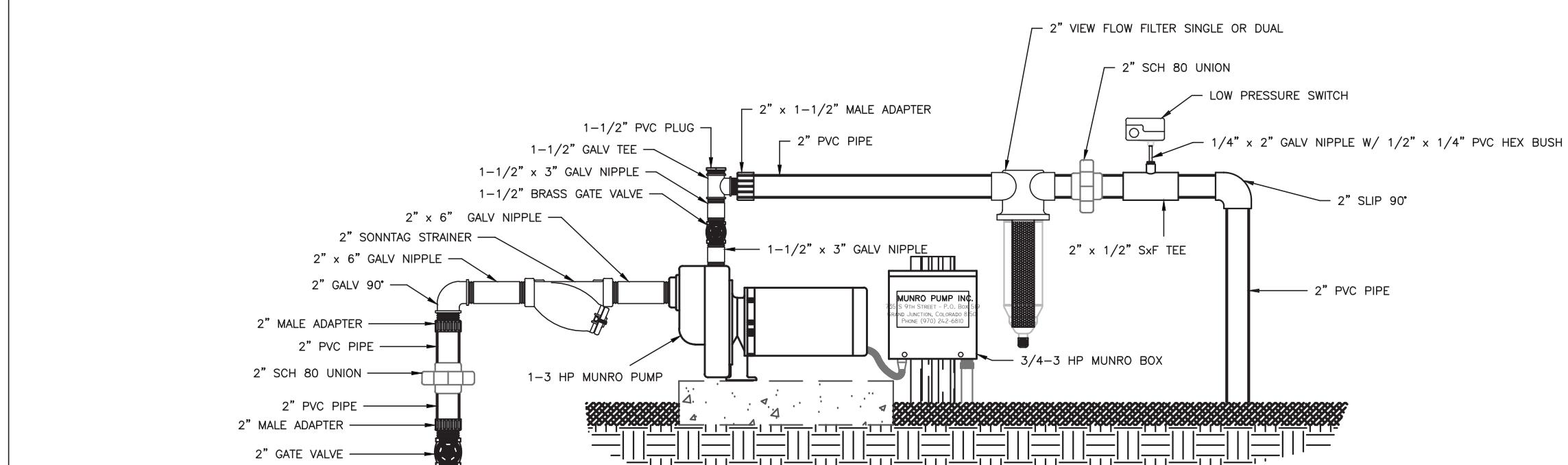
330 SOUILL JUN SIRELL  
MONTROSE, CO 81401  
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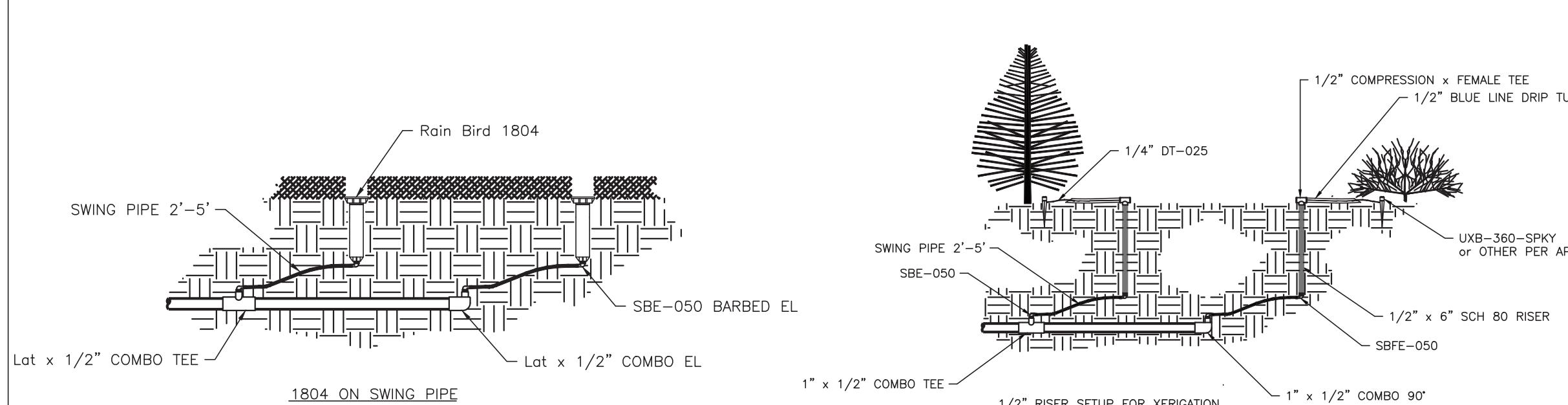
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CAD FILE: SITE PLAN

From Murphy

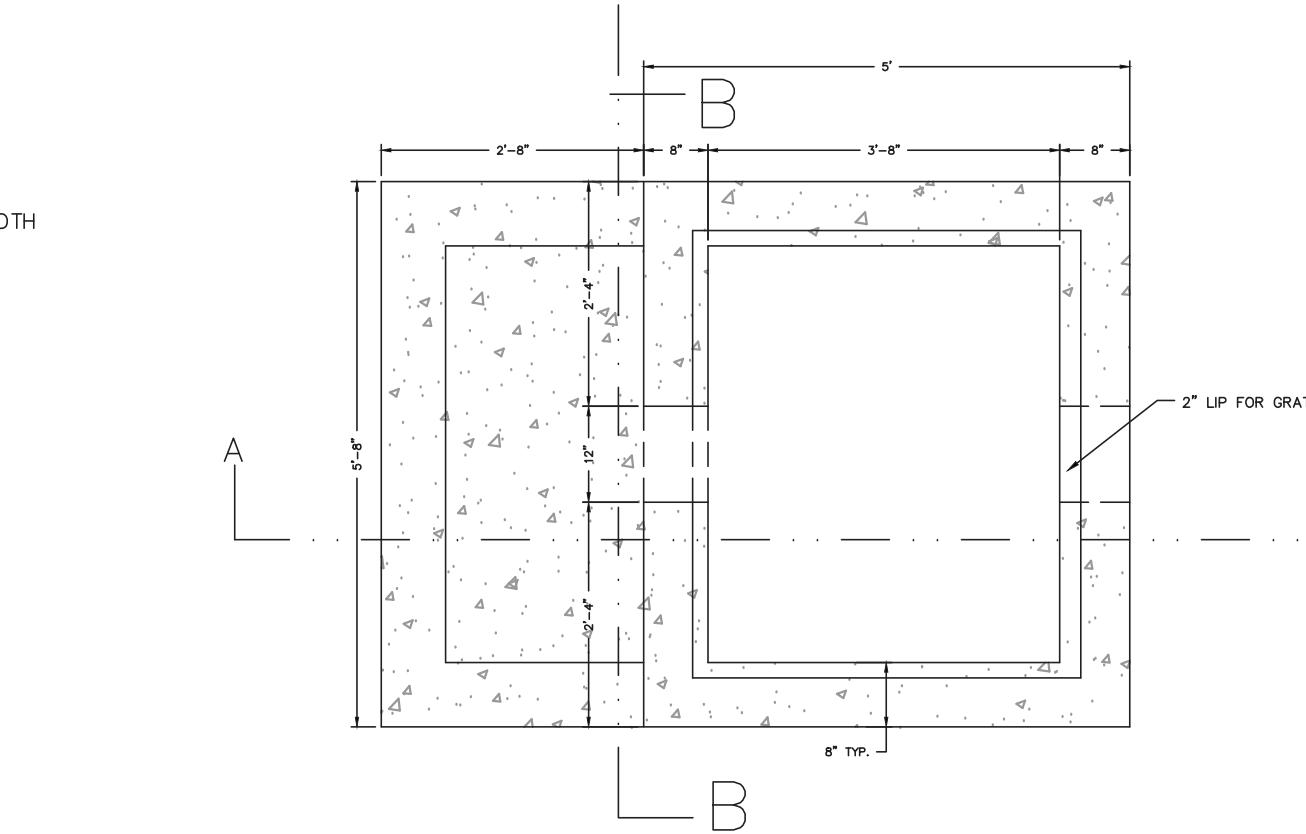
# CROSSROADS PARK, II GRADING AND DRAINAGE DETAILS



STANDARD PUMP SFTU

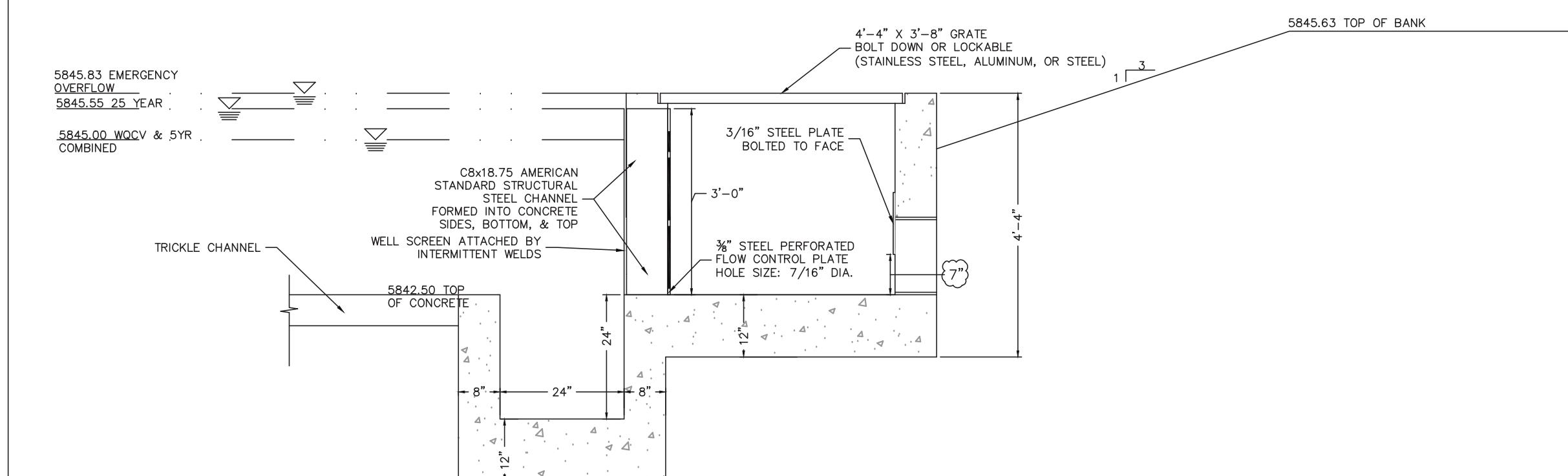


## 804 ON SWING PIPE

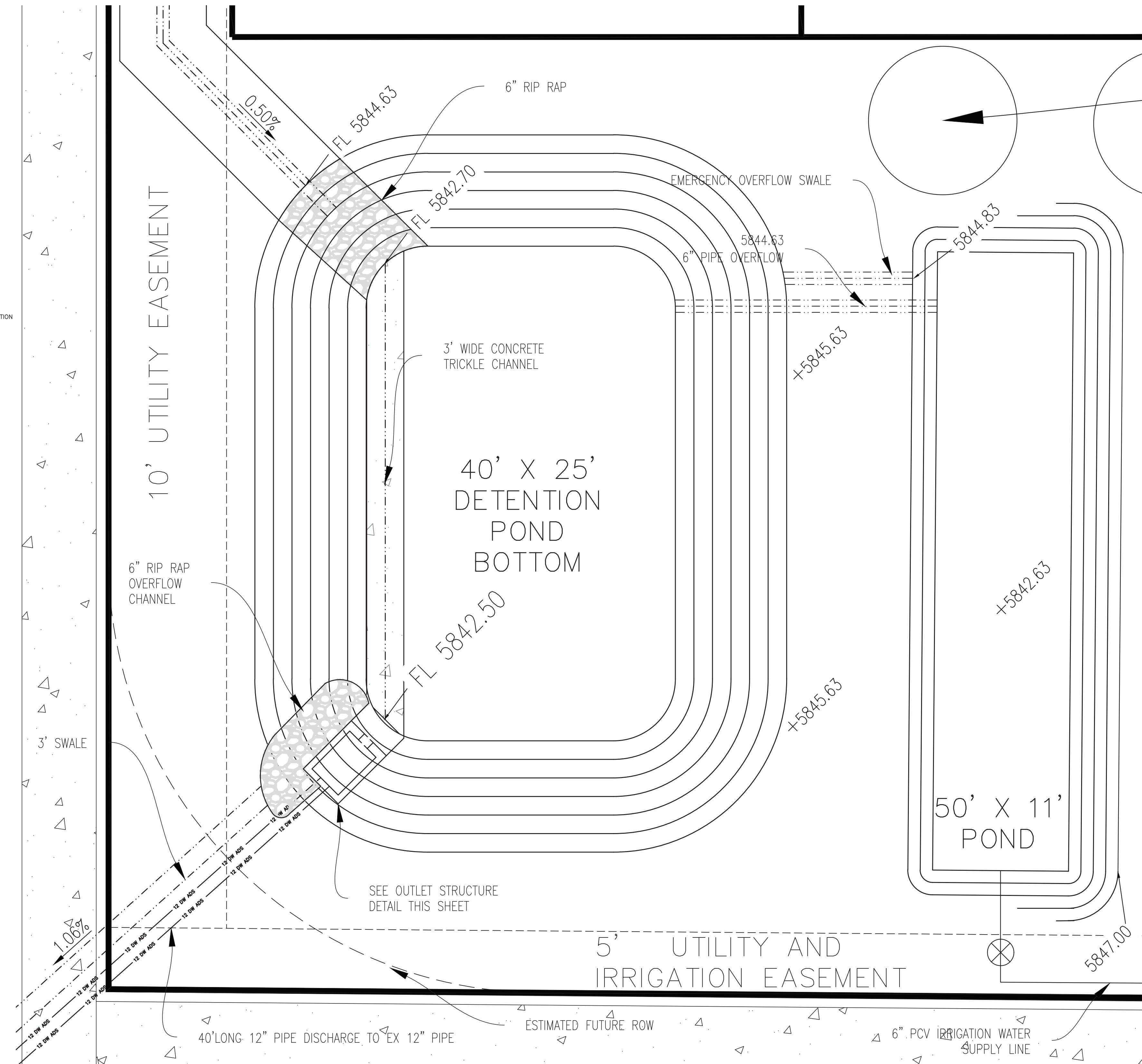


## POND OUTLET STRUCTURE SECTION B-B

$$1/2'' = 1' - 0''$$



POND OUTLET STRUCTURE  
SECTION A-A  
1/2" ≡ 1'-0"



# DETENTION POND DETAIL

$$1^{\prime \prime} = 5'$$



CROSSROADS PARK, II  
OO ROAD AND LOCUST ROAD  
MONROSE, COLORADO

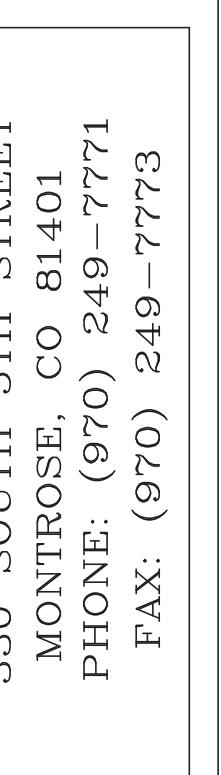
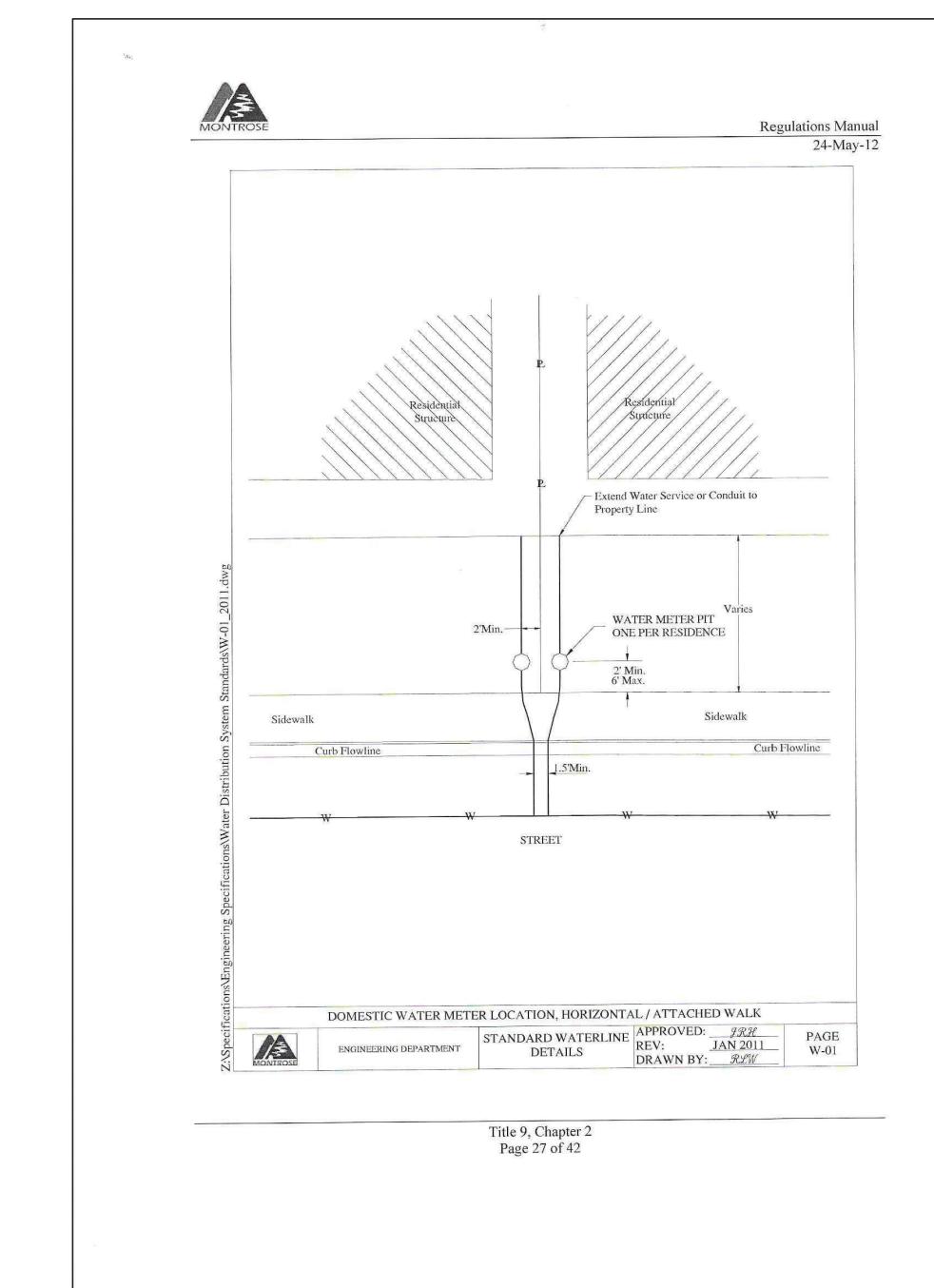
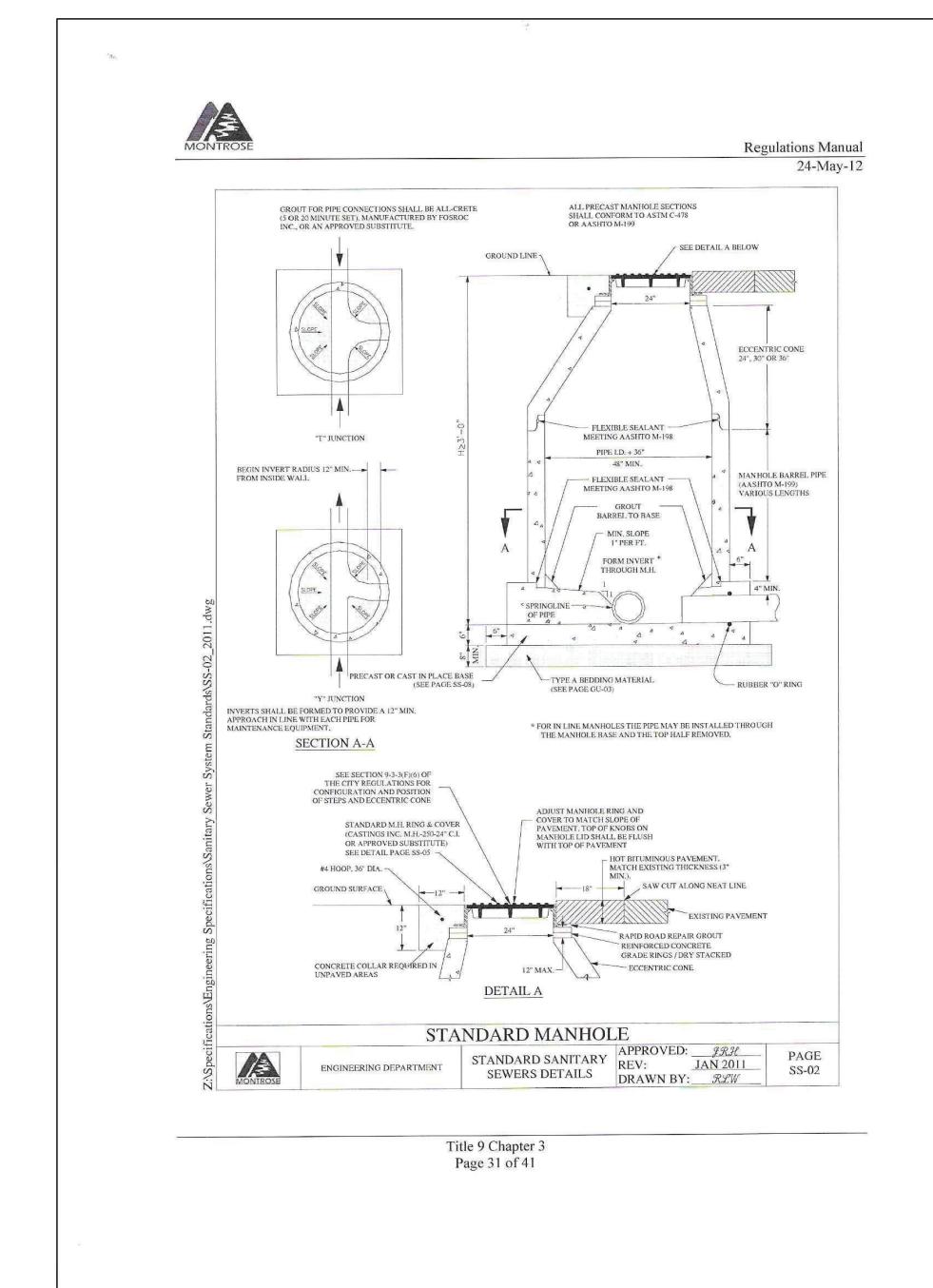
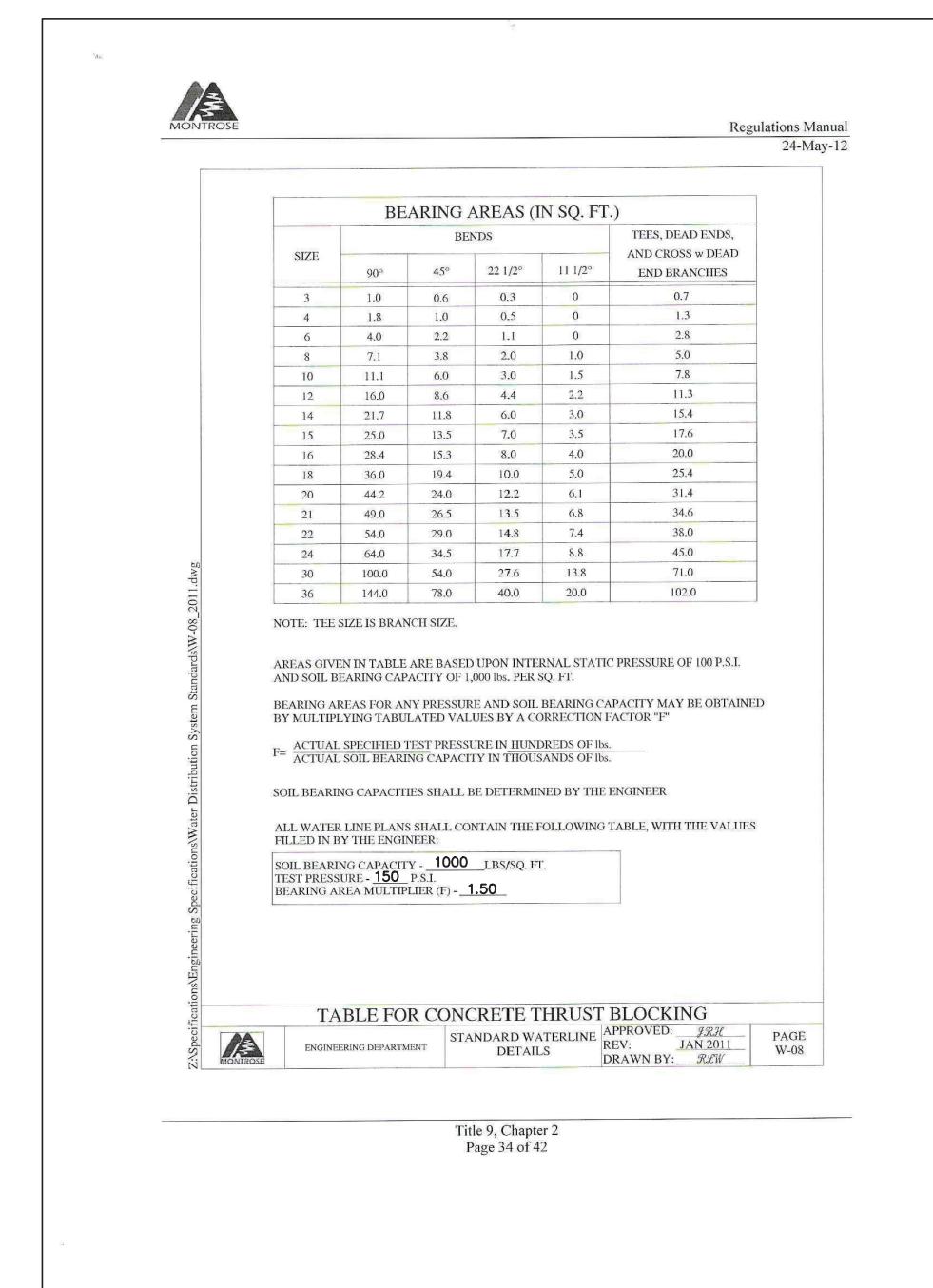
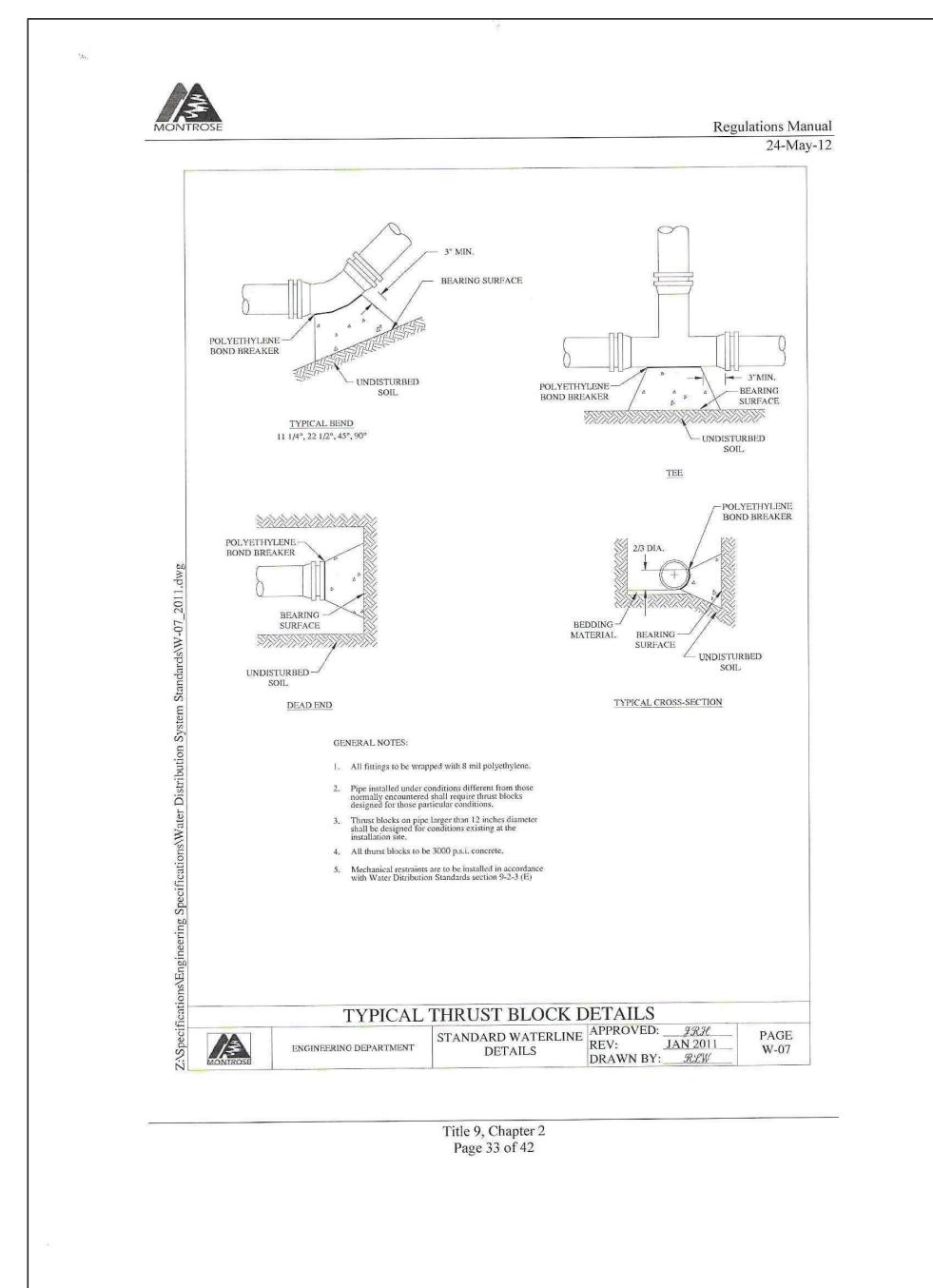
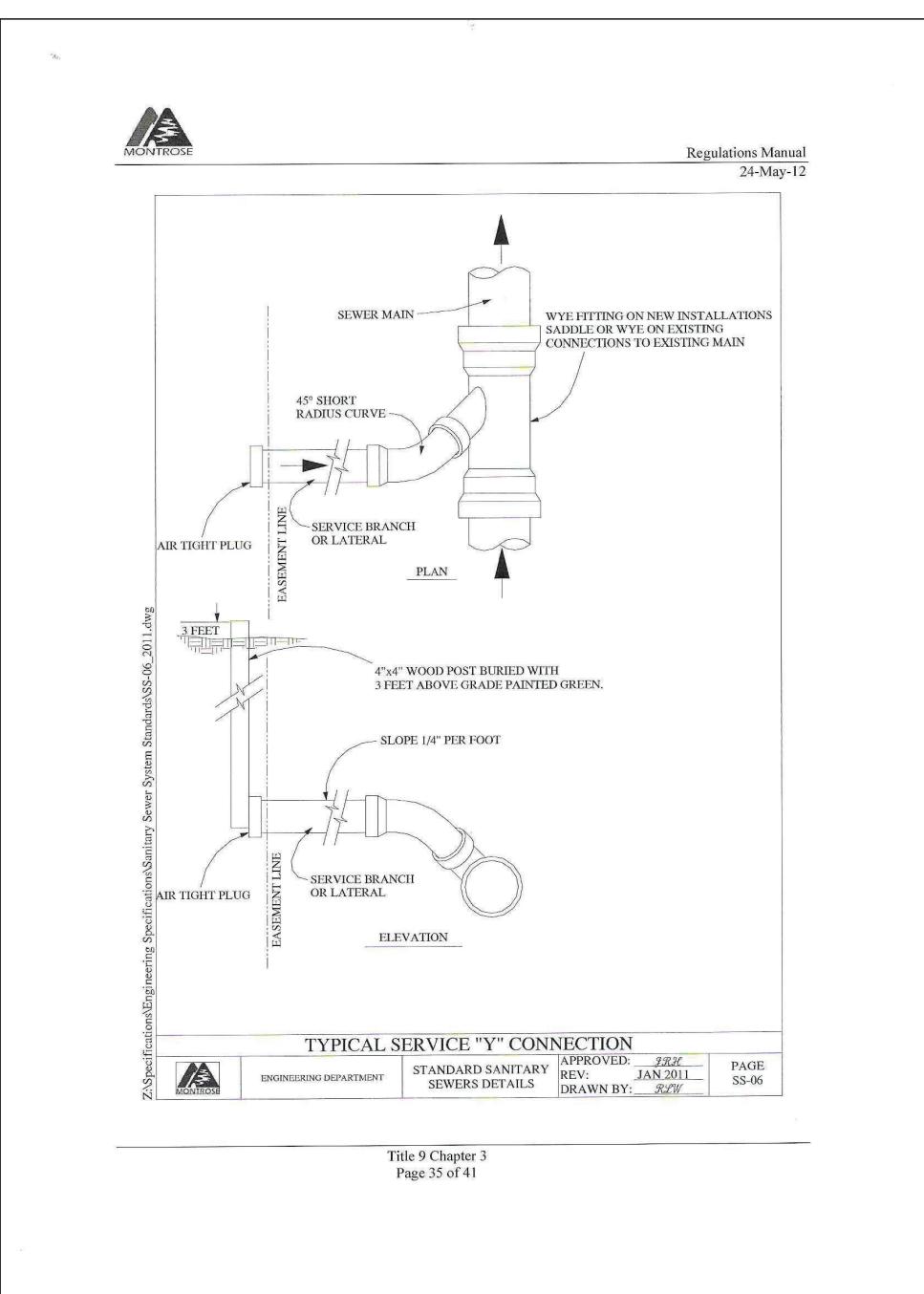
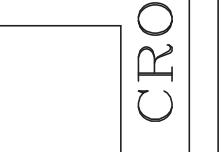
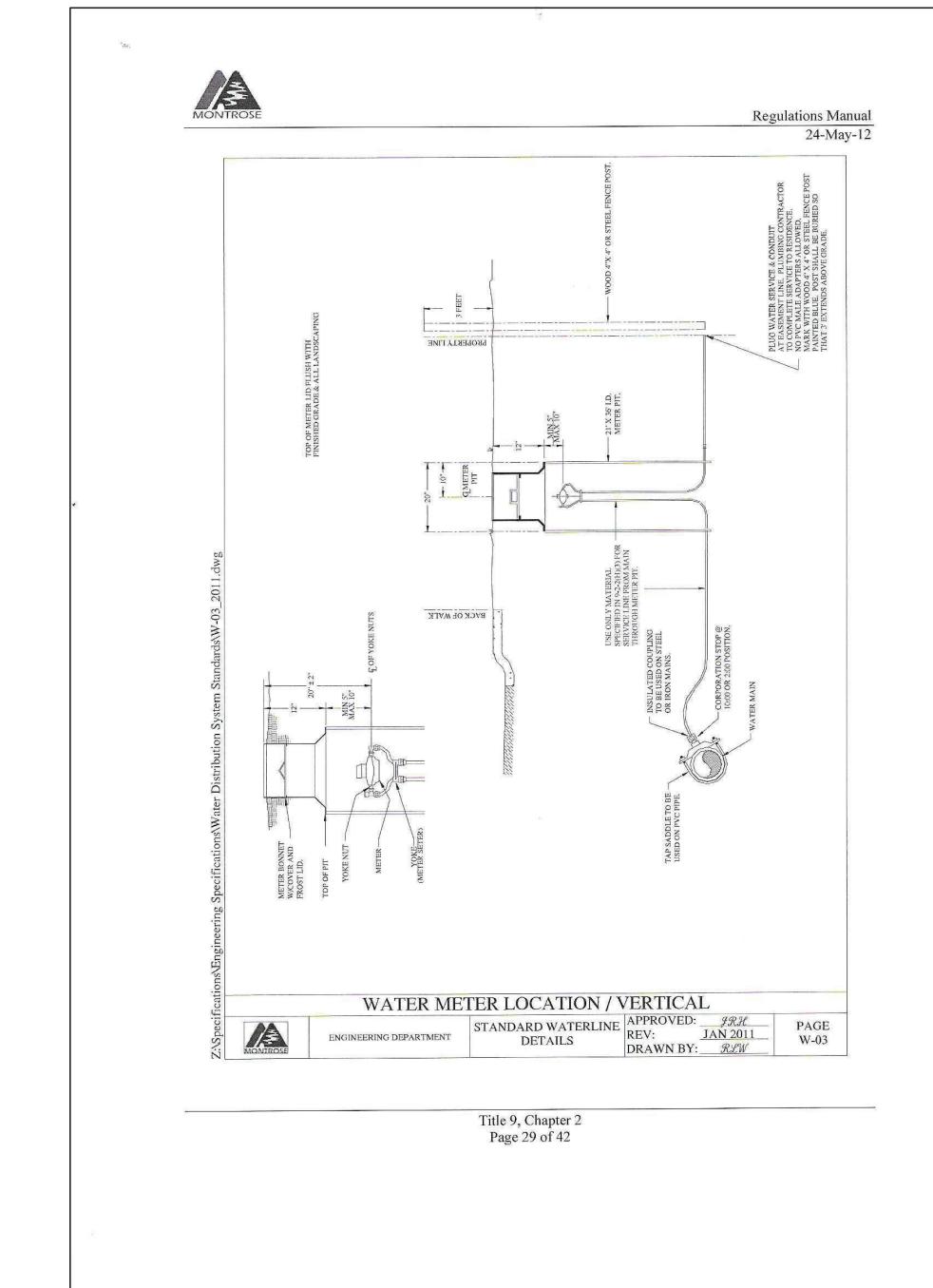
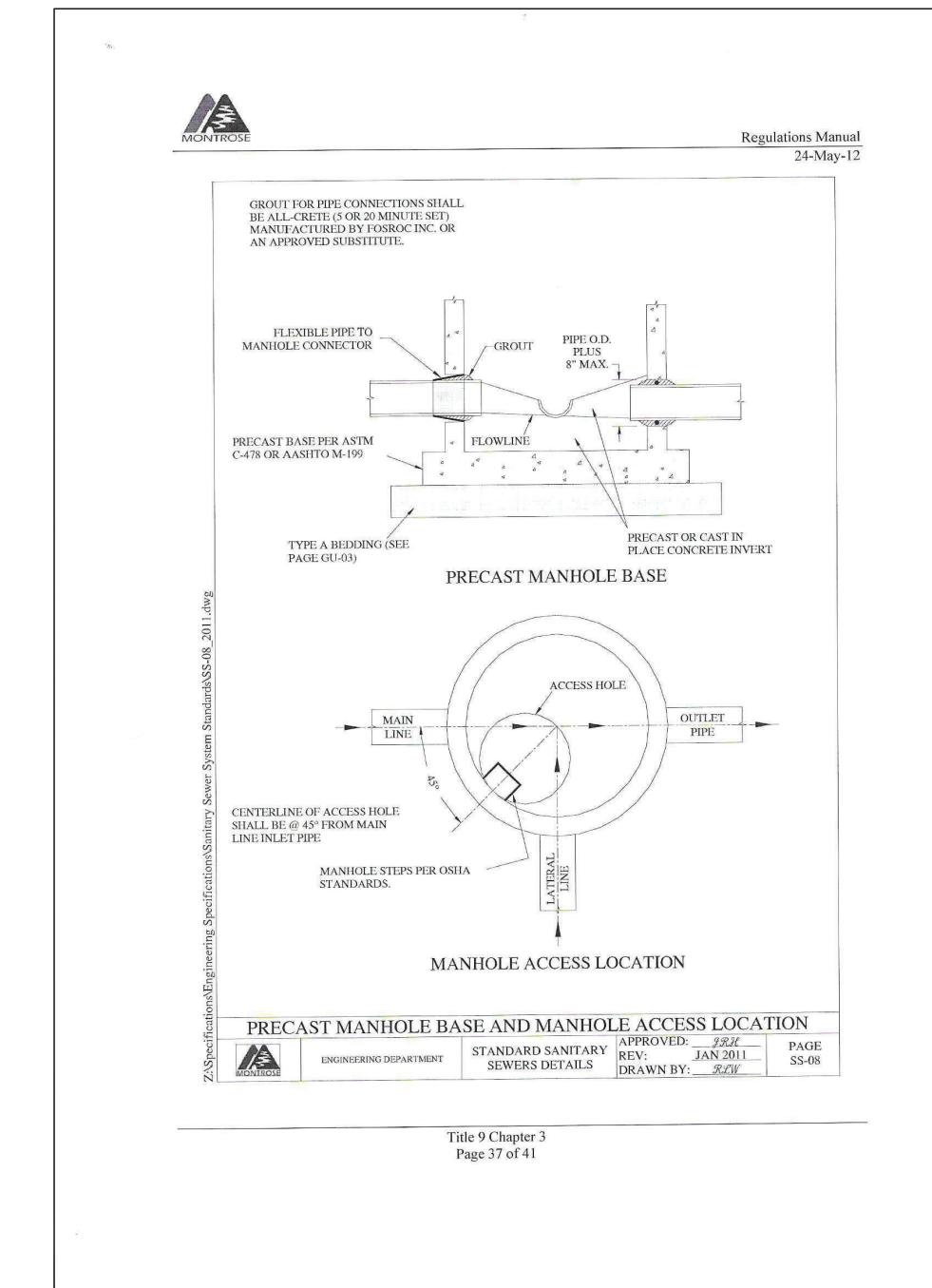
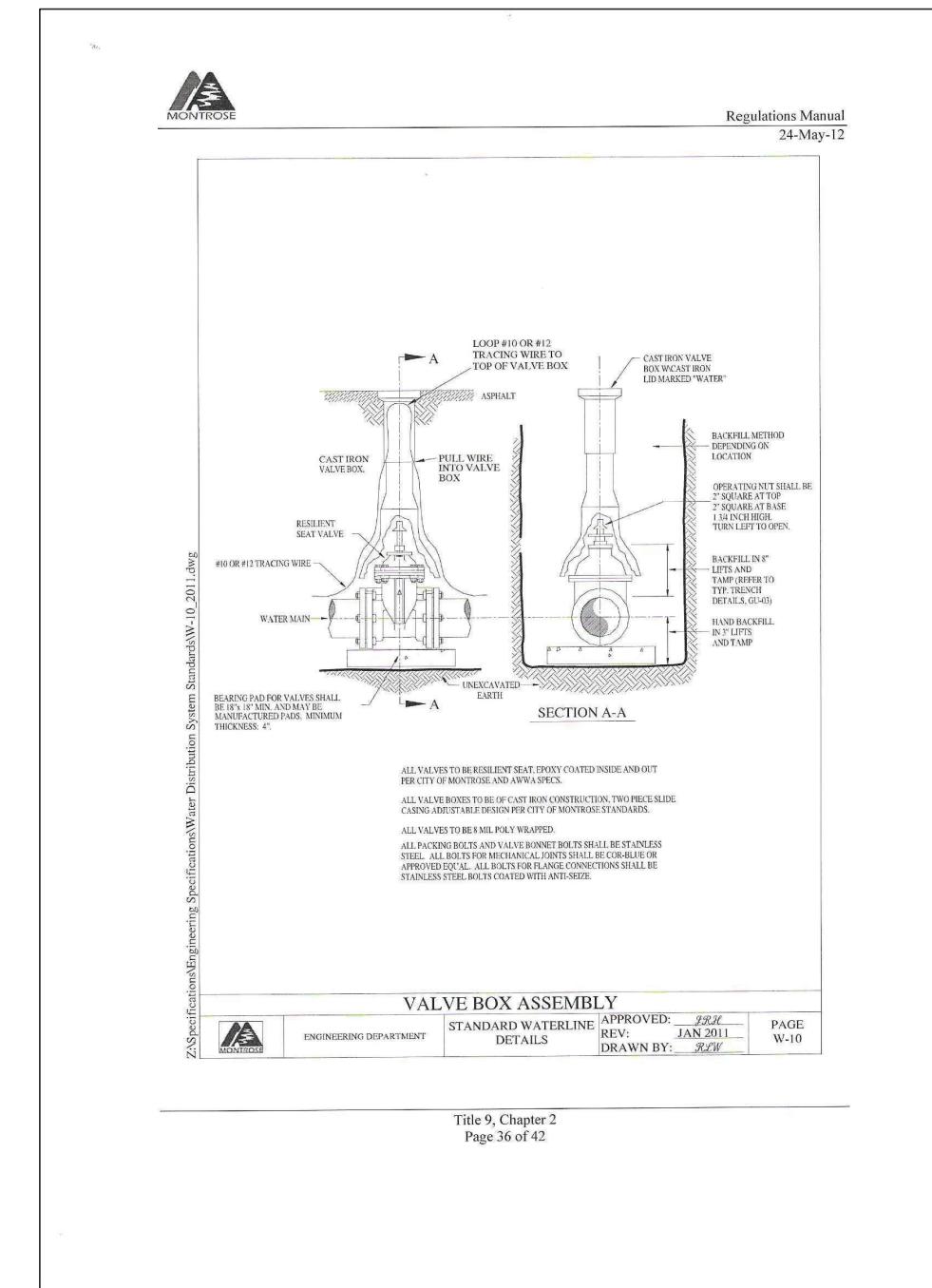
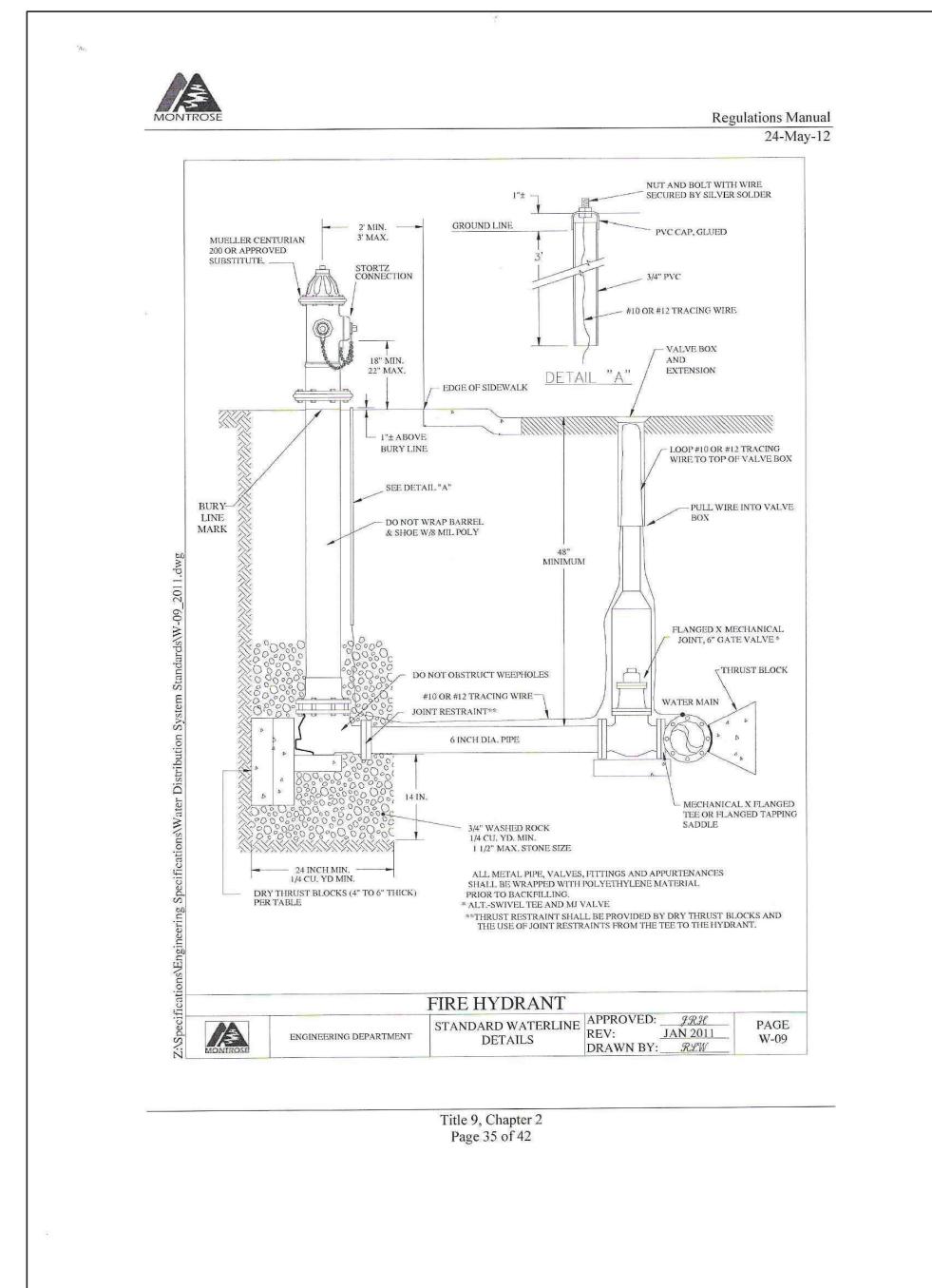
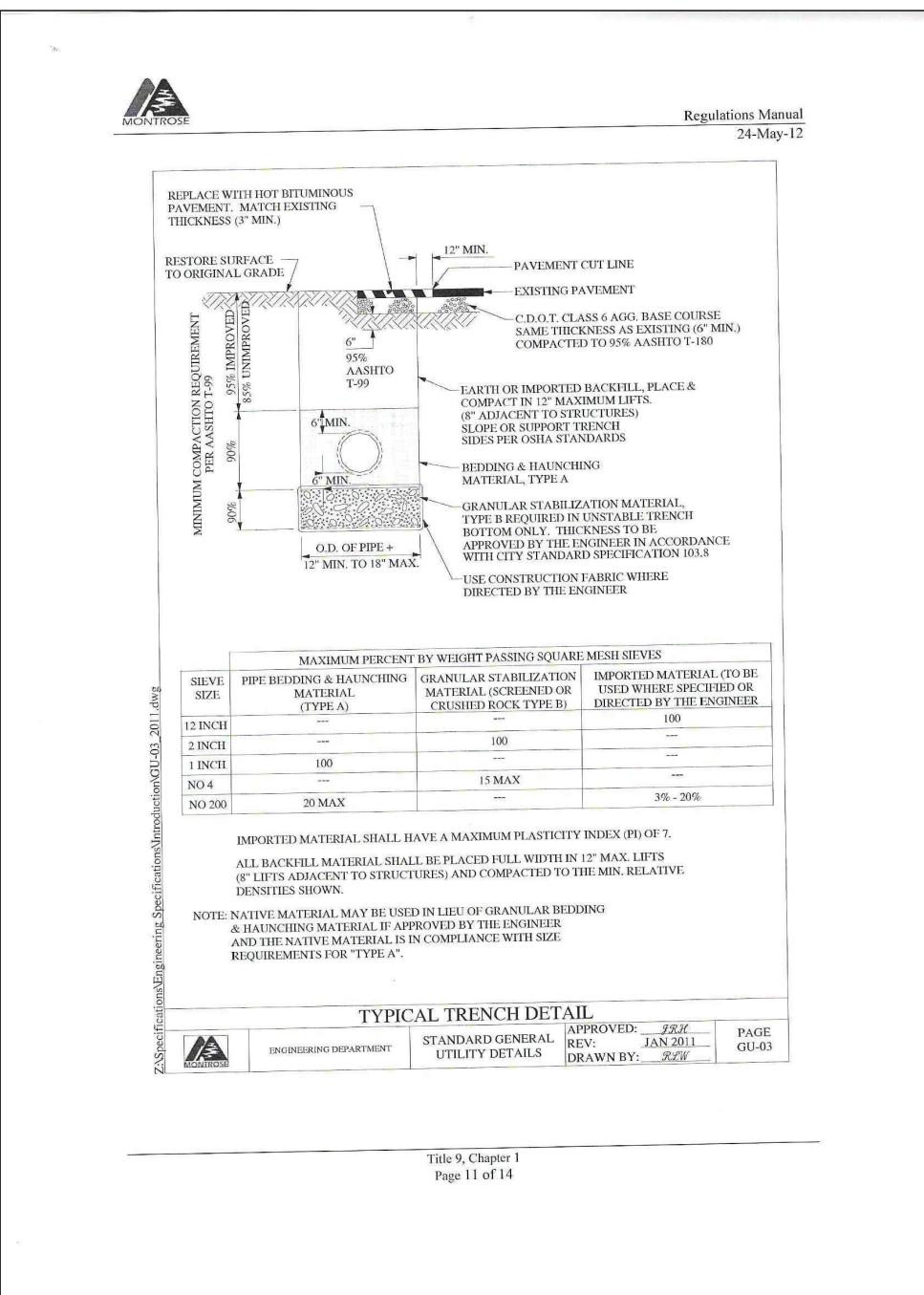
MESA ENGINEERING &  
SURVEYING CO., INC.  
330 SOUTH 5TH STREET  
MONTROSE, CO 81401  
PHONE: (970) 249-7771  
FAX: (970) 219-2223



DATE: JULY 29, 2022  
MOD DATE: OCT. 20, 2022  
DRAFTED BY: CEG/AAS  
DESIGNED BY: CEG  
CHECKED BY: RRF  
FILE NO: ME-2021-42  
CAD FILE: SITE PLAN

Steve Murphy

# CROSSROADS PARK, II DETAILS



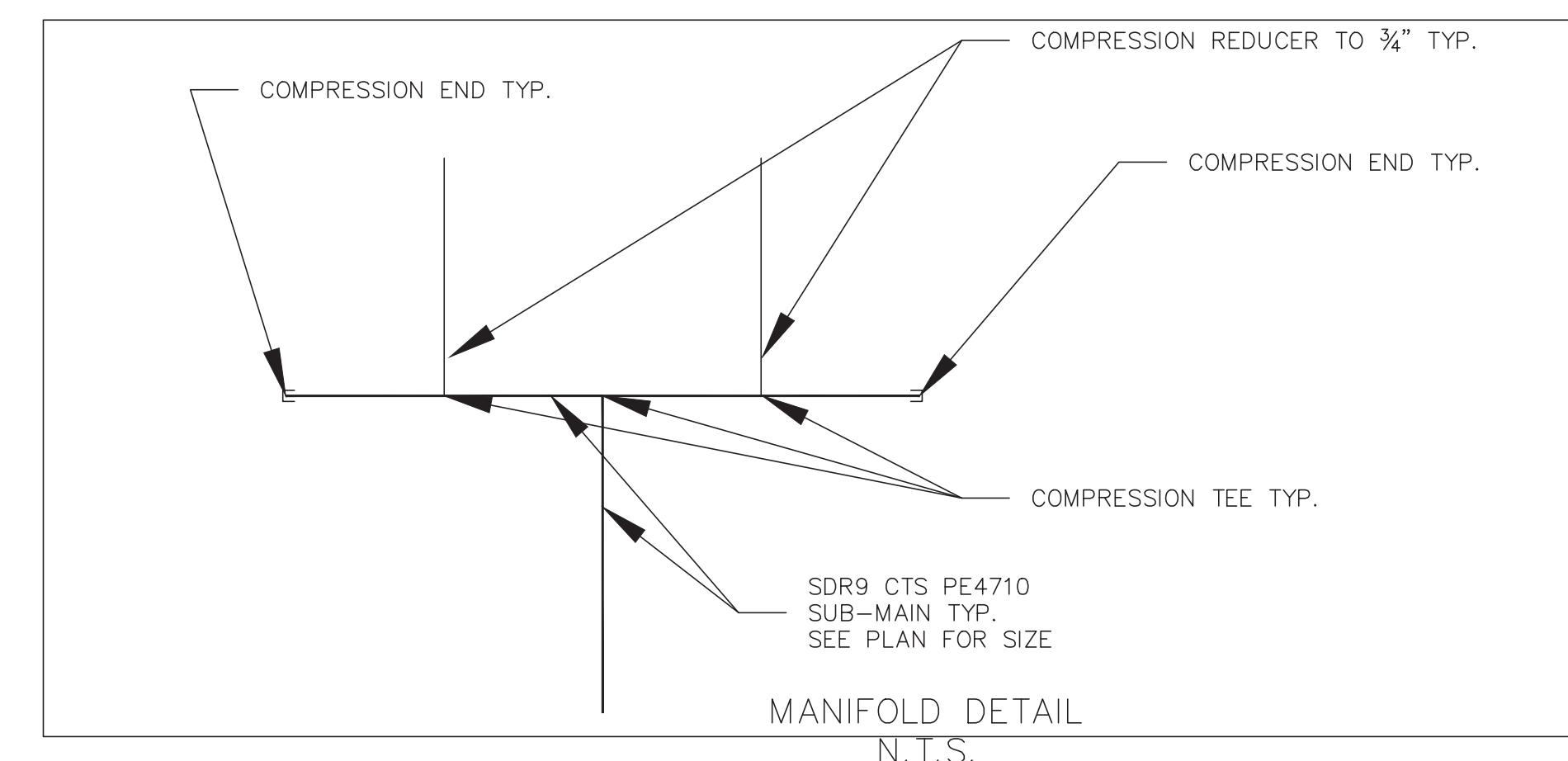
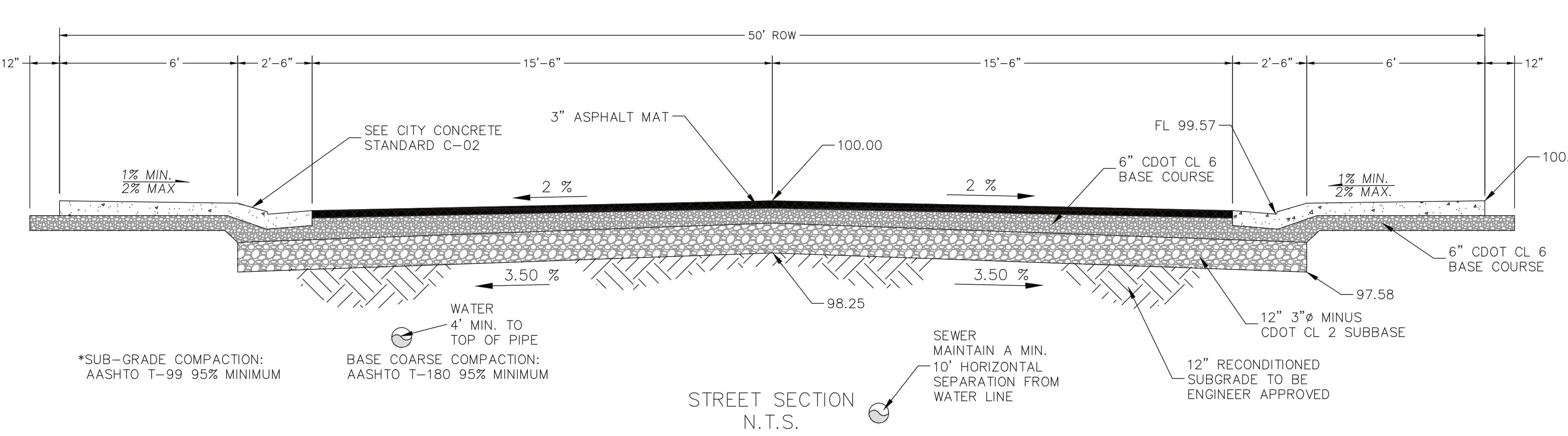
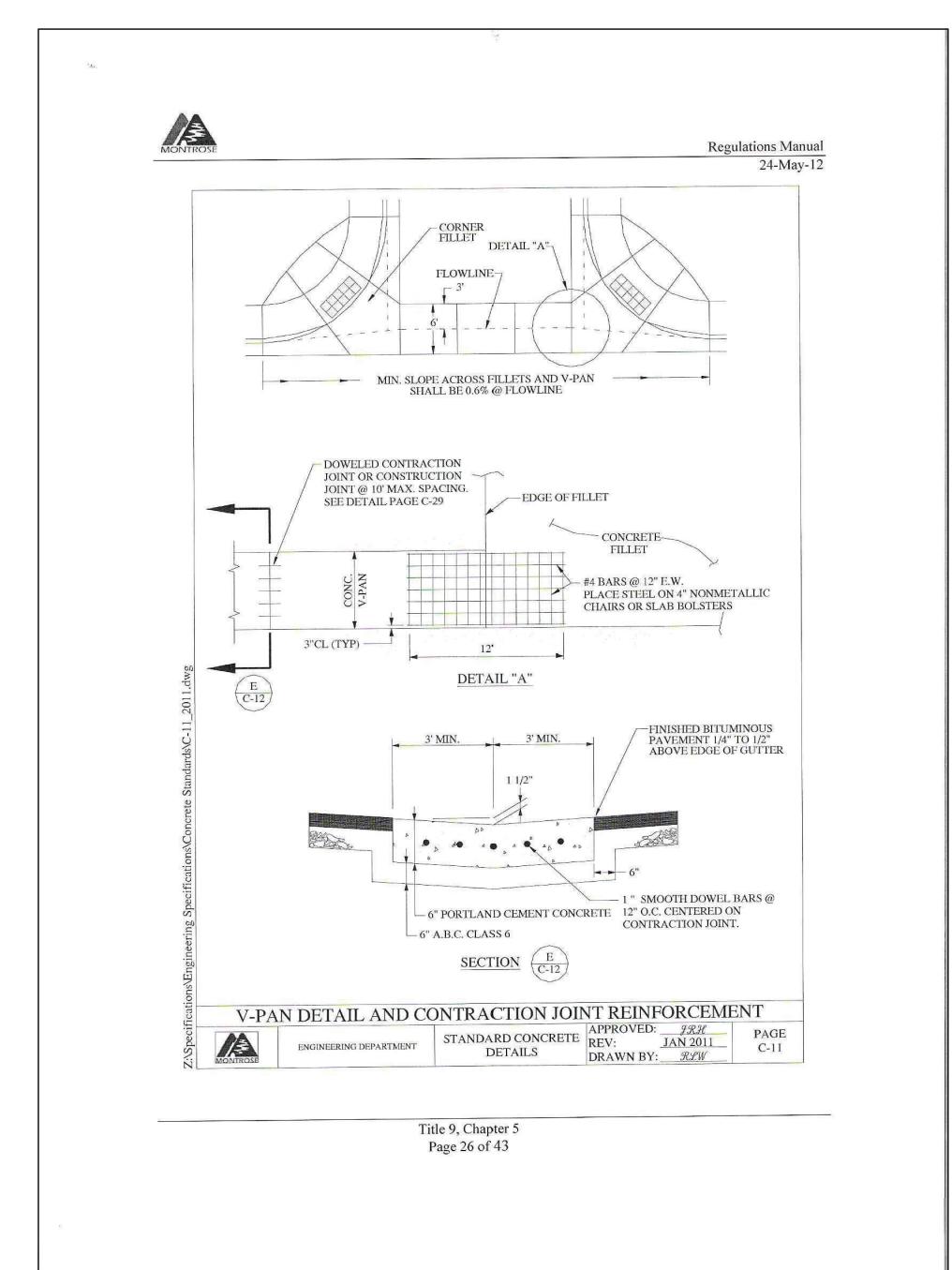
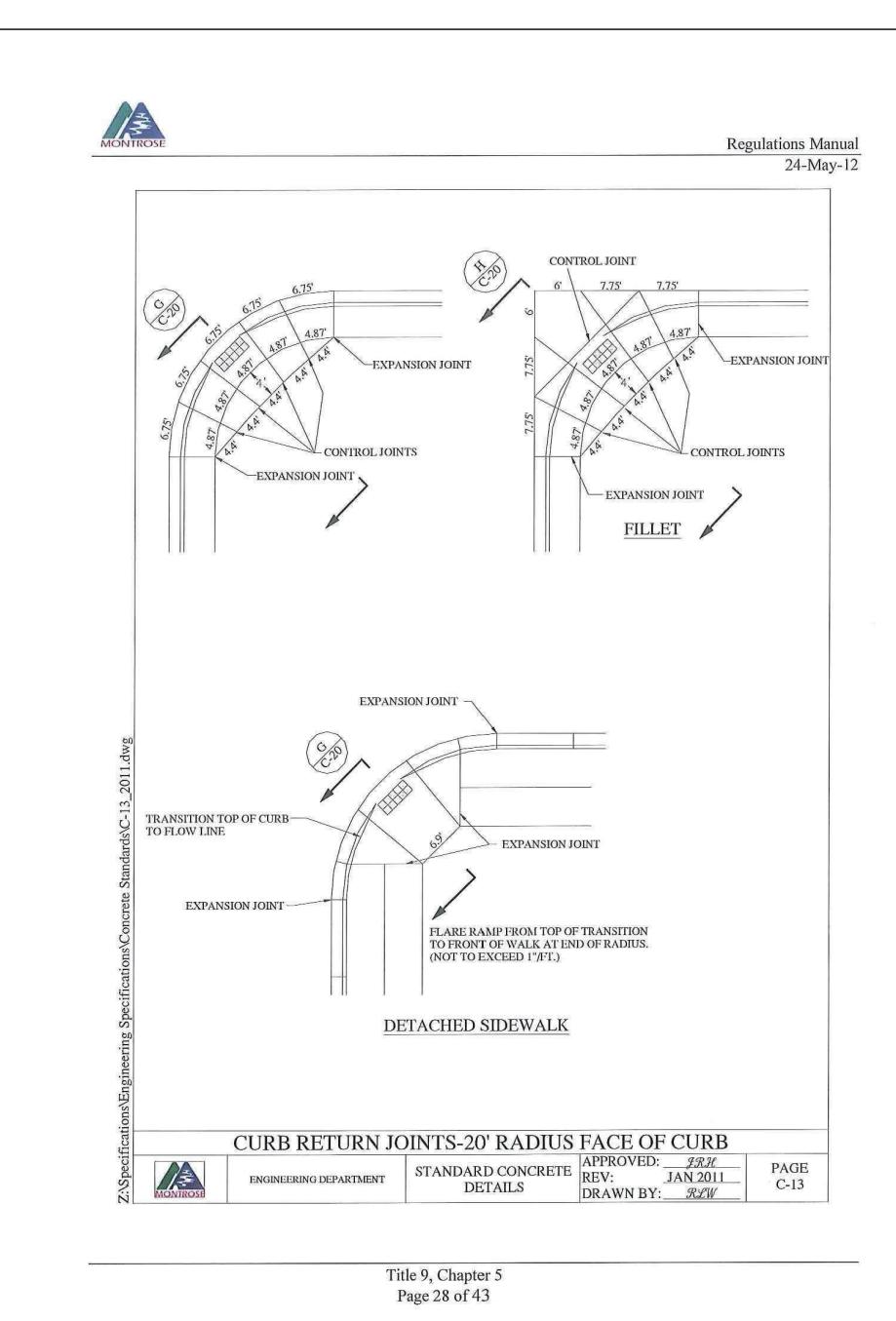
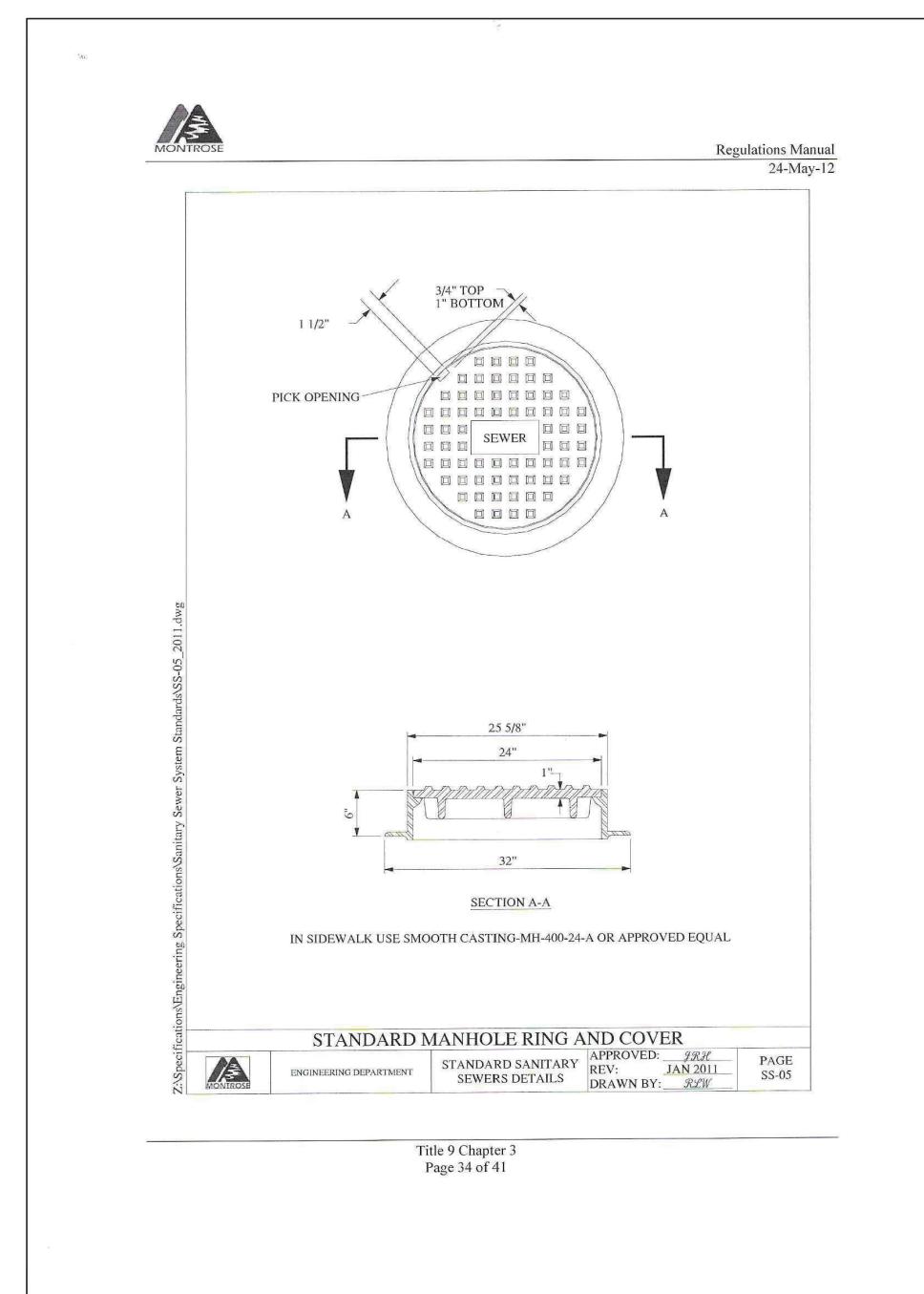
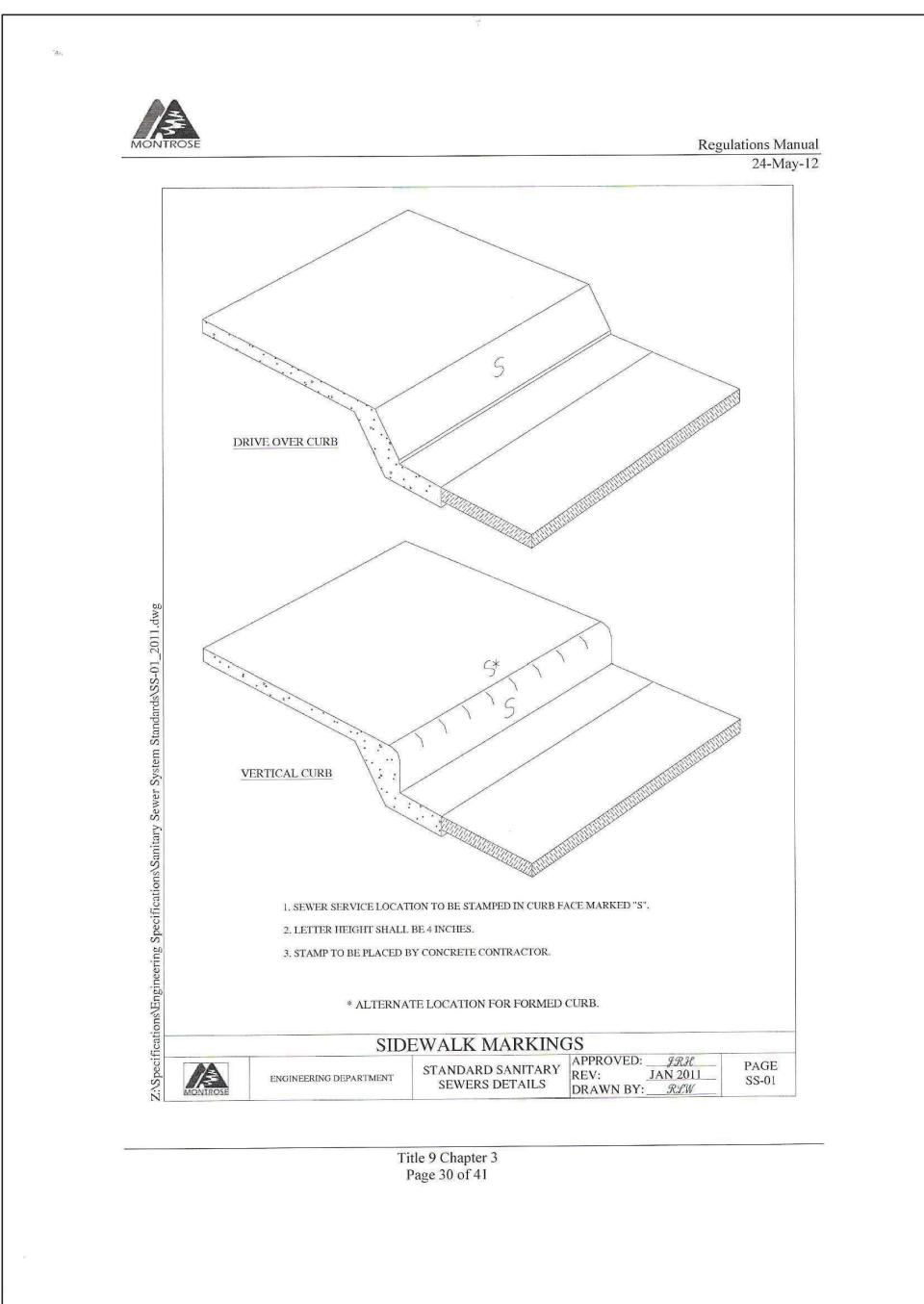
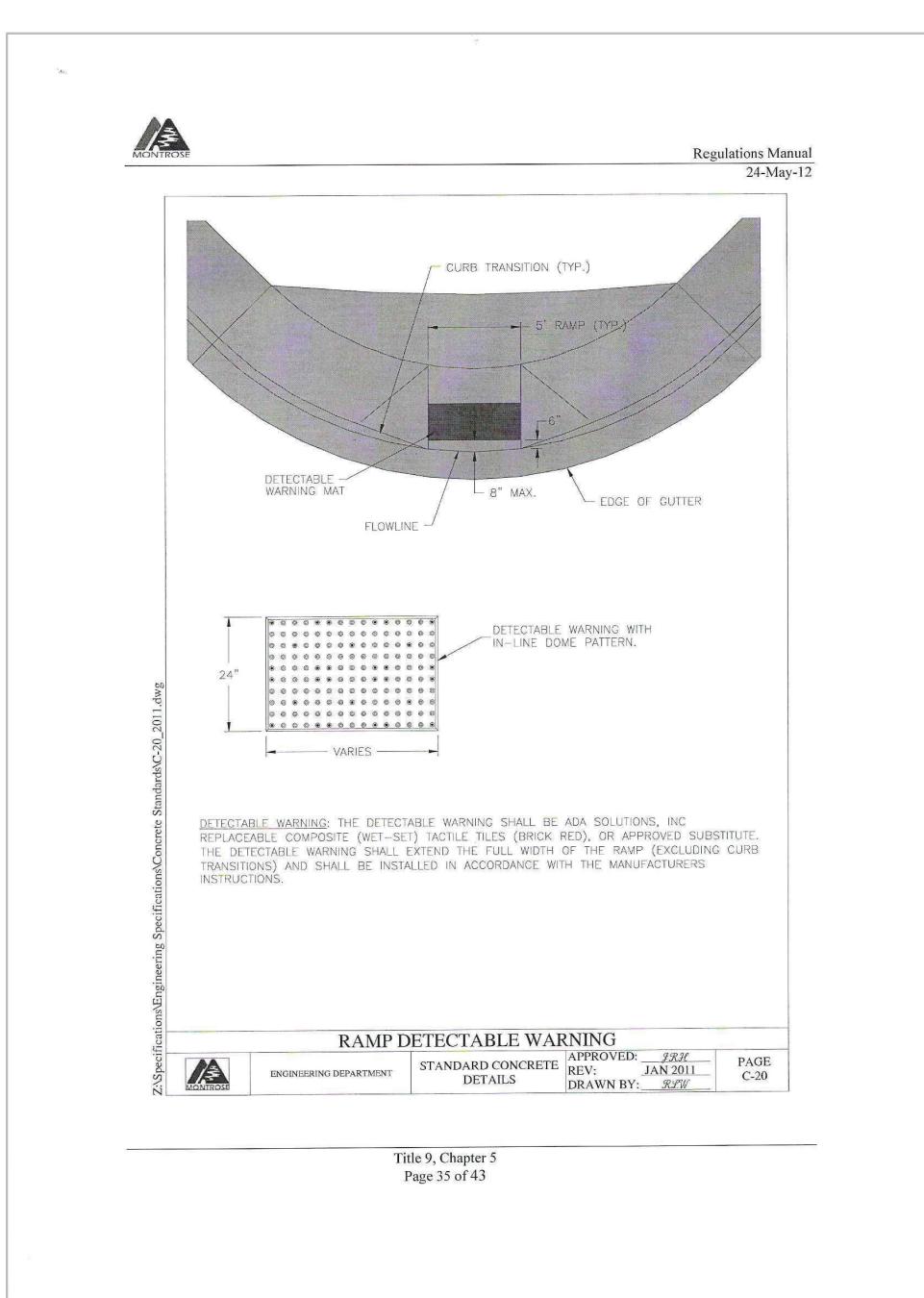
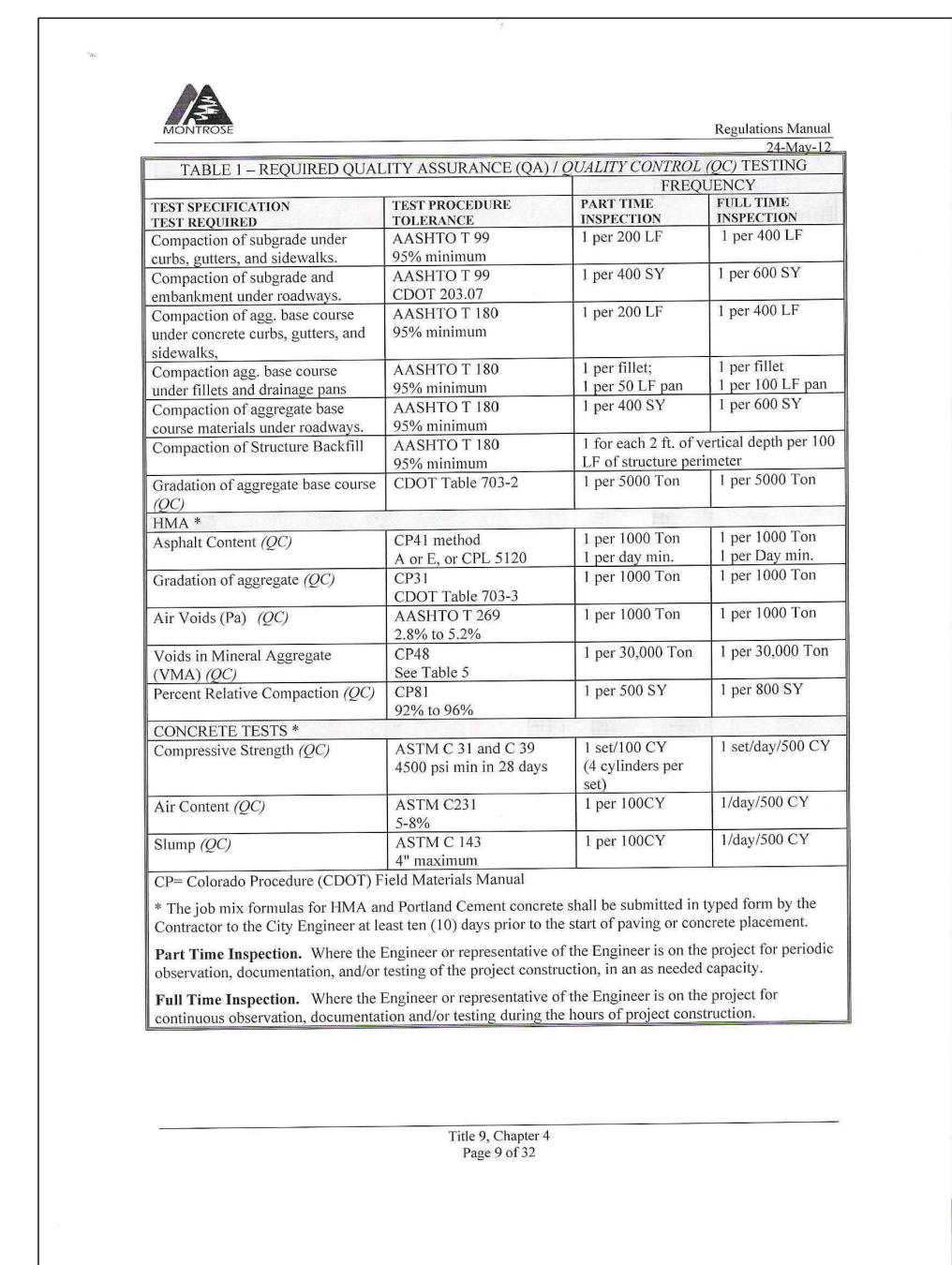
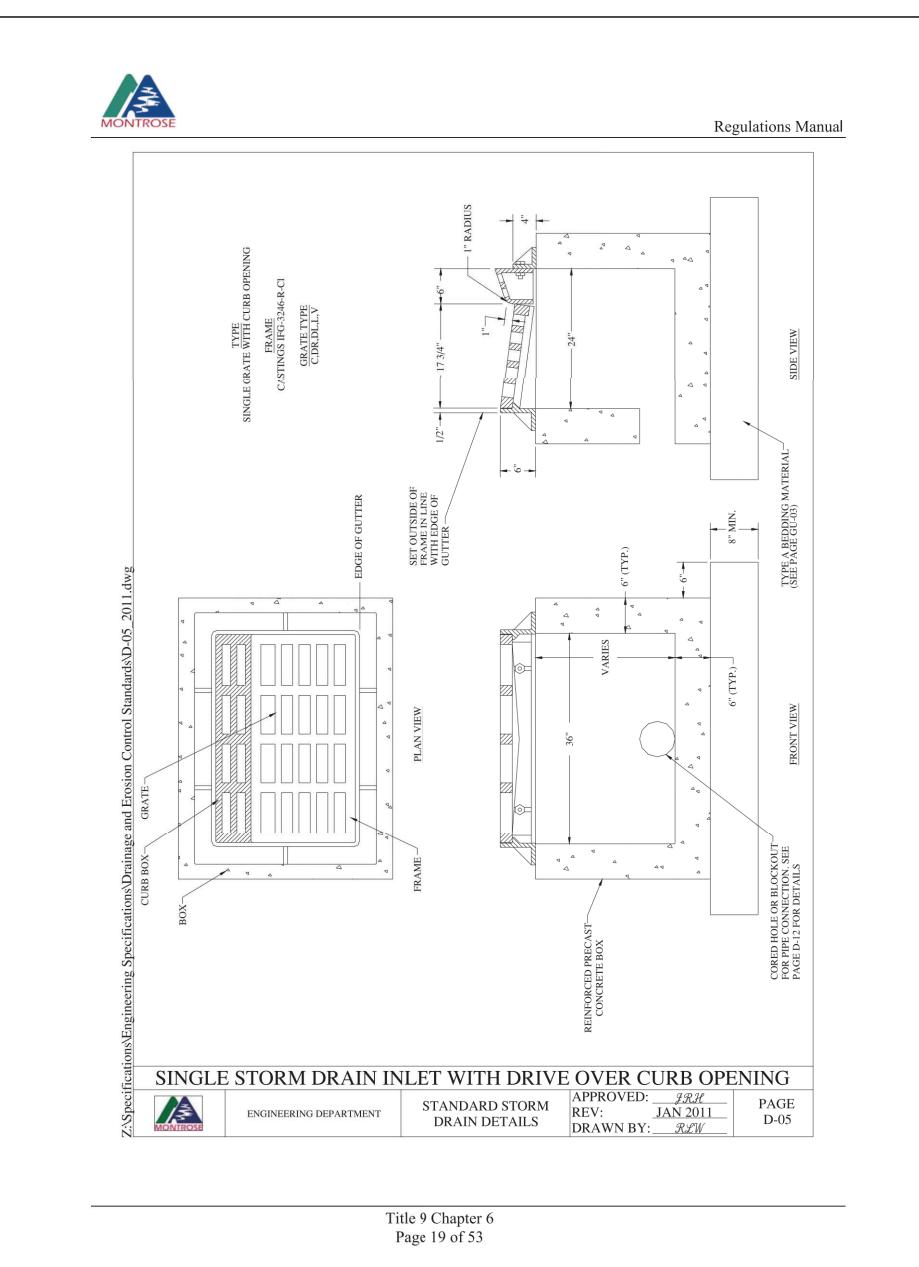
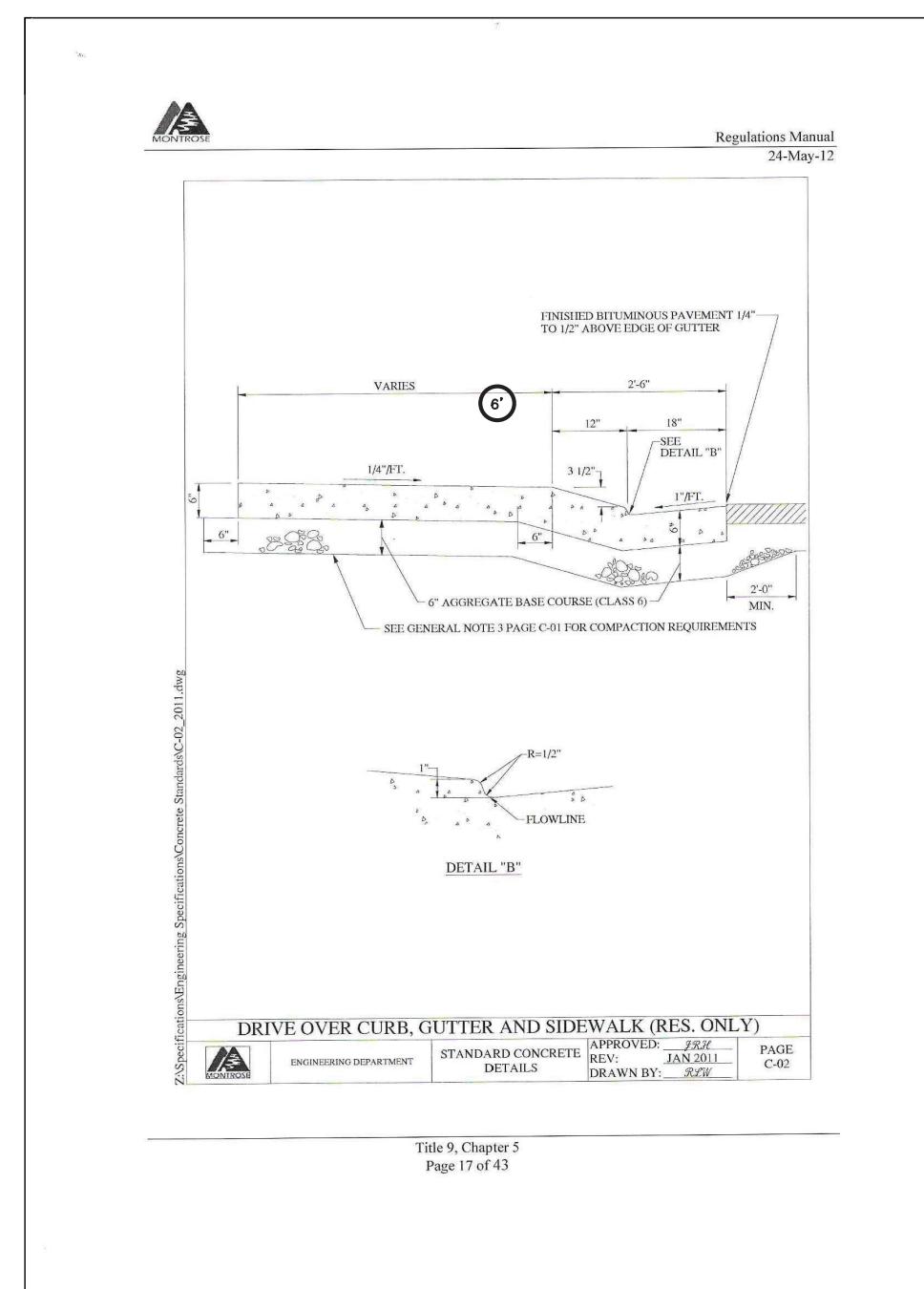
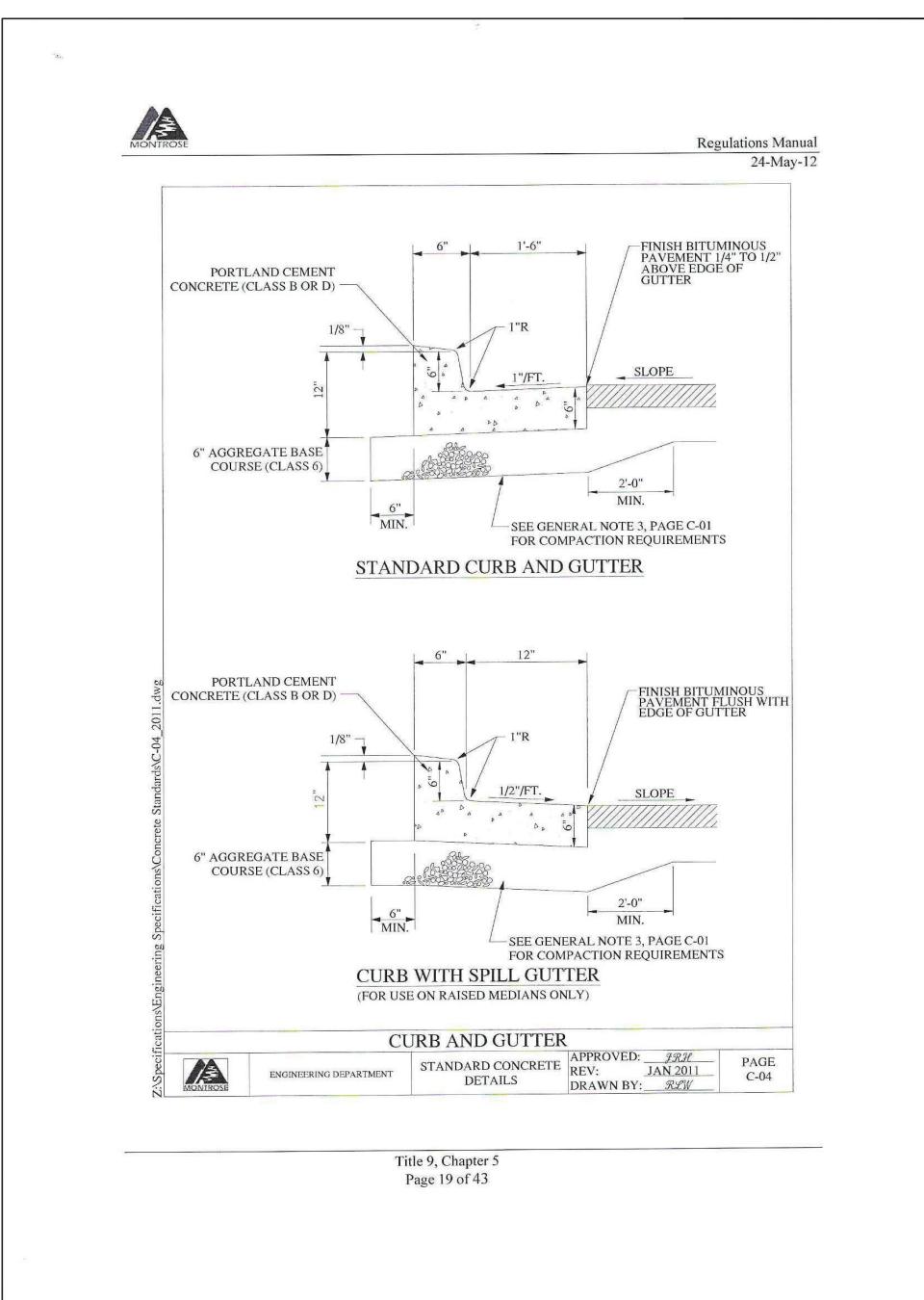
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AD FILE: SITE PLAN

10 OF 14

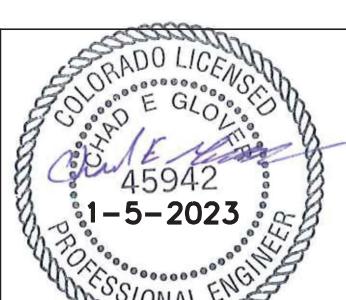
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Scott Murphy

## CROSSROADS PARK, II DETAILS



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330 SOUTH 5TH STREET  
MONTROSE, CO 81401  
PHONE: (970) 249-7773

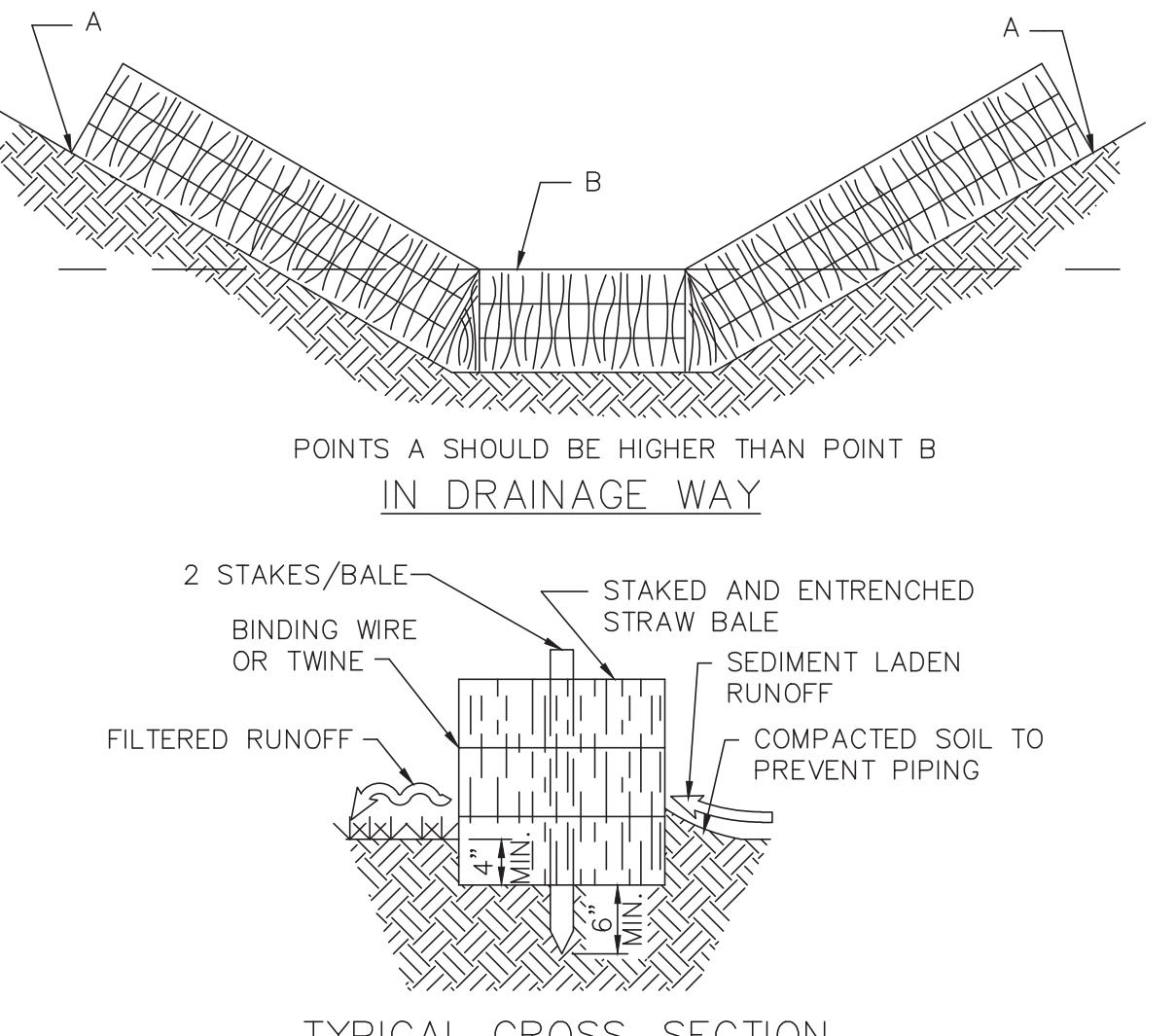


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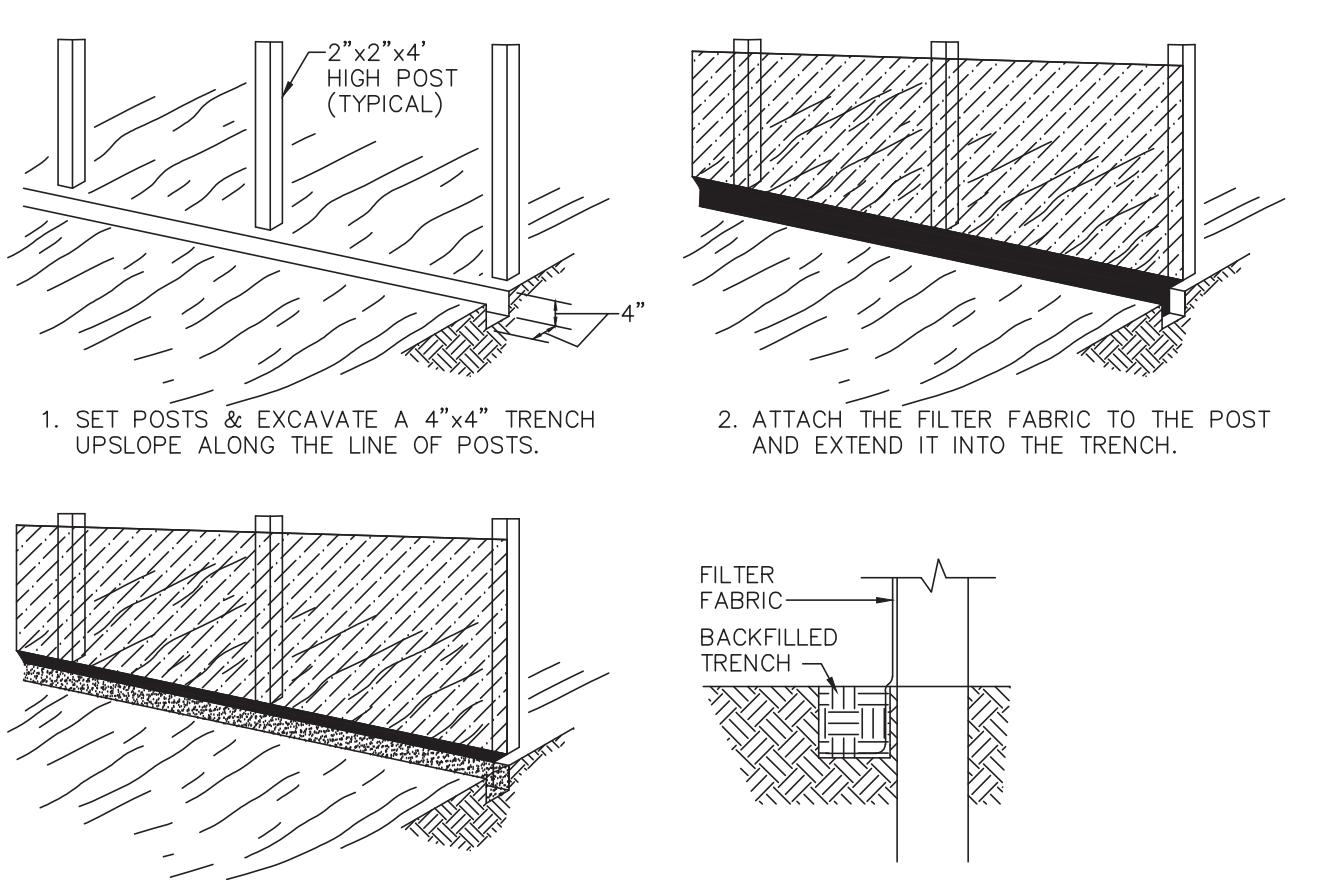
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Scott Murphy

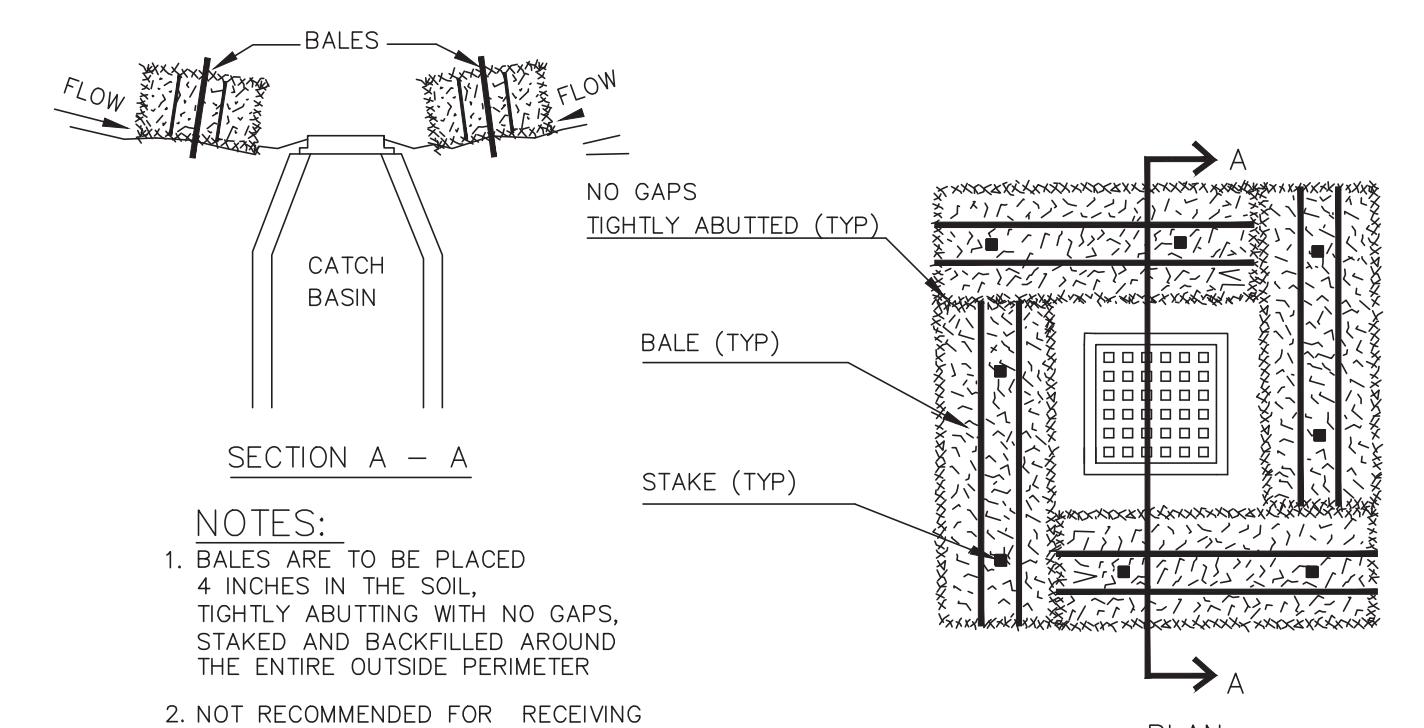
# CROSSROADS PARK, II EROSION CONTROL DETAILS



**TYPICAL CROSS-SECTION**  
**SB** STRAW BALE BARRIER DETAILS  
NOT TO SCALE



**SF** SILT FENCE DETAILS  
NOT TO SCALE



**HB** HAY BALES AROUND INLET DETAIL  
NOT TO SCALE

## EROSION CONTROL STANDARD NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THIS PROJECT AND APPEARS TO FULFILL THE CITY OF MONTROSE EROSION CONTROL CRITERIA AND REQUIREMENTS. IT IS UNDERSTOOD THAT ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE DUE TO UNPREDICTED EROSION PROBLEMS WHICH ARE SUBMITTED AND DO NOT FUNCTION AS INTENDED. IF UNPREDICTED EROSION PROBLEMS DO OCCUR OR IF THE PLAN DOES NOT FUNCTION AS INTENDED, THE CITY INSPECTOR MAY REQUIRE MODIFICATIONS, ADDITIONS, OR REPAIRS AT THE TIME OF INSPECTION.
2. THESE REQUIREMENTS SHALL BE THE OBLIGATION OF THE PERMITTEE, OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS, UNTIL SUCH TIME AS THE PLAN IS CERTIFIED AS PROPERLY COMPLETED, OR UNTIL SUCH TIME AS OTHERWISE ALLOWED BY THE CITY TO BE VOIDED, MODIFIED, OR REPLACED.
3. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
4. ANY DISCREPANCY BETWEEN THIS PLAN AND AN APPROVED STORMWATER MANAGEMENT PLAN FOR THIS SITE SHALL REQUIRE COMPLIANCE WITH THE MORE RESTRICTIVE PLAN.
5. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES, PRIVATE PROPERTY, AND PUBLIC RIGHTS OF WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT. REMOVAL SHALL BE CONDUCTED WITHIN 48 HOURS.
6. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, AND CONSTRUCTION ACTIVITIES. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS, OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
7. ROUGH-CUT STREETS SHALL BE MULCHED OR SIMILARLY PROTECTED WITHIN THE 30-DAY PERIOD AFTER COMPLETION OF OVERLOT GRADING.
8. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT LOSS OF CUT AND FILL MATERIAL BEING TRANSPORTED TO AND FROM THE SITE BY TAKING APPROPRIATE MEASURES. ALL MUD AND SEDIMENT TRACKED ONTO PUBLIC STREETS SHALL BE CLEANED IMMEDIATELY BY OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS. STREET CLEANING INCLUDES SHOVELING AND SWEEPING ACTIVITIES. AT NO TIME SHALL SEDIMENTS BE WASHED DOWN UNPROTECTED INLETS INTO THE CITY STORM SEWER SYSTEM.
9. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN 7 DAYS OF STOCKPILE CONSTRUCTION.
10. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKE OR SILT FENCE SHALL BE REQUIRED.
11. TOPSOIL SHALL BE SALVAGED AND NOT REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. SUITABLE OVERBURDEN AND THEN TOPSOIL SHALL BE RE-DISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE VEGETATED. RUNOFF FROM STOCKPILE AREAS SHALL BE CONTROLLED TO PREVENT SEDIMENT ENTERING RECEIVING WATERS.
12. FINAL OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED: (1) TO DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED, (2) WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS, AND (3) WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION ON ANY STOCKPILE WHICH WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS.
13. FINAL SOIL STABILIZATION SHALL BE THE FINAL GROUND COVER DEFINED BY THE SITE PLAN OR ASSOCIATED DOCUMENTS. TEMPORARY SOIL STABILIZATION SHALL INCLUDE GRASSES FROM SEED AND MULCHING AS DESCRIBED BELOW: SEVENTY PERCENT OF PRE-EXISTING GROUND COVERAGE MUST BE RE-ESTABLISHED.
14. THE SEEDED SHALL BE WELL SETTLED AND FIRM, BUT FRIBLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAK-UP RESTRICTIVE LAYER(S) AND THEN HARROWE, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRSEEDBED.
15. MULCH SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE AND SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORM IN A CONTINUOUS BLANKET, AFTER SEEDING. THE MULCH SHALL BE CLEAN AND FREE OF STICKY, STICKY, OR STICKY SUBSTANCES. MULCH SHALL BE SPREAD UNIFORM IN AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE 10 INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF THE PROJECT AND PROGRESSIVELY FLAT AREA(S) ON THE DOWN-STREAM SIDE OF THE PROJECT UNIFORM UNTIL THE AREA IS COMPLETE. MULCH WHICH WILL BE BUNDLED IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DICK LAND PACKER DESIGN TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING.
16. THE SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS (HYDRO SEEDING SHALL NOT BE USED):

SPECIES	VARIETY (PREFERRED)	PERCENT BY WEIGHT	POUNDS/ACRE OF PLS
		BROADCAST	DRILLED
WESTERN WHEATGRASS	ARRIBA OR BARTON	42	13.2
SMOOTH BROMUS	LAWNS	35	11.4
SIDEGRASS GRAMA	VAUGH OR BUTTE	23	7.2
TOTAL		100	31.2
			15.6

17. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" SHALL BE MAINTAINED AND FULLY FUNCTIONAL FOR THE DURATION OF THIS PROJECT.
18. INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ARE THE CONTINUOUS OBLIGATIONS OF THE PERMITTEE, OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS. BMP'S SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY PRECIPITATION EVENT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED WITHIN 48 HOURS UNLESS OTHERWISE AGREED. THE INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST.
19. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
20. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES, EXCEPT IN DESIGNATED AREAS, IS PROHIBITED AT THE JOB SITE.
21. THE DISCHARGE OF WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PROTECT ALL STORM SEWER SYSTEM FACILITIES AND LOCATIONS WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, OR CUTTING ON ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.
22. ALL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT. HAUL ROUTE MUST BE PRE-APPROVED BY THE CITY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE IN THE CITY WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY.
23. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING REASONABLY AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT.
24. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF, IN THE OPINION OF THE CITY'S INSPECTOR, THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGE TO THE DESIGN OF THE WORK OR THE CONSTRUCTION OF PUBLIC OR PRIVATE FACILITIES, THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE AND RECONSTRUCT THE APPROVED PLANS AND SUBMIT THEM TO THE CITY OF MONTROSE FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED.
25. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) AND OTHER AFFECTED UTILITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
26. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR UPON INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES 24 HOURS PRIOR TO STARTING GRADING WORK.
27. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED BY THE CITY PRIOR TO GRADING ACTIVITIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE INSTALLED WITHIN 48 HOURS OF NOTIFICATION BY THE CITY. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND AS NECESSARY TO PREVENT SEDIMENT DEPOSITION OFF-SITE.
28. THE DISCHARGE OF POTENTIAL POLLUTION SOURCES, VEHICLE FUEL, FERTILIZERS, CHEMICALS, ETC., WILL OCCUR IN A CENTRALIZED MANNER. AN EARTH DIKE WILL BE CONSTRUCTED TO PREVENT ACCIDENTAL SPILLAGE FROM ENTERING A PUBLIC STORM SEWER SYSTEM.
29. THE PERMITTEE SHALL HAVE A REGISTERED LAND SURVEYOR OR REGISTERED PROFESSIONAL ENGINEER CERTIFY THAT THE DETENTION POND IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE REQUIRED DETENTION VOLUME, INCLUDING THE WCCV WHEN USED, IS MET. THIS CERTIFICATION SHALL BE PROVIDED TO THE CITY BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
30. OWNER/CONTRACTOR MUST OBTAIN N.P.D.E.S. STORM WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH IF REQUIRED.

## EROSION AND SEDIMENT CONTROL MEASURES:

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF MONTROSE. THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE RESERVES THE OPTION TO REQUIRE ADDITIONAL SOIL EROSION CONTROL PROTECTION DUE TO UNPREDICTED CONDITIONS OR AS DETERMINED NECESSARY UPON FIELD INSPECTION. CHANGES PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER.

### A. STRUCTURAL PRACTICES:

1. TEMPORARY CONSTRUCTION ENTRANCE: A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS THE INITIAL EROSION CONTROL MEASURE. CLEANING, GRUBBING AND OVERLOT GRADING MAY OCCUR ON THIS ENTRANCE IN PLACE. A 6" DEPTH OF 1-1/2" TO 3" CRUSHED GRAVEL STONE STABILIZED PAD SIX (6) INCHES THICK WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.

### B. SILT FENCE BARRIER:

2. THE SILT FENCE SHOWN ON THE ENCLOSED EROSION CONTROL PLAN SHALL BE SECURED ACCORDING TO THE DETAILS CONTAINED ON THIS PLAN. THE SILT FENCE BARRIER WILL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO OVERLOT GRADING.

### C. CONSTRUCTION SEDIMENTATION TRAP:

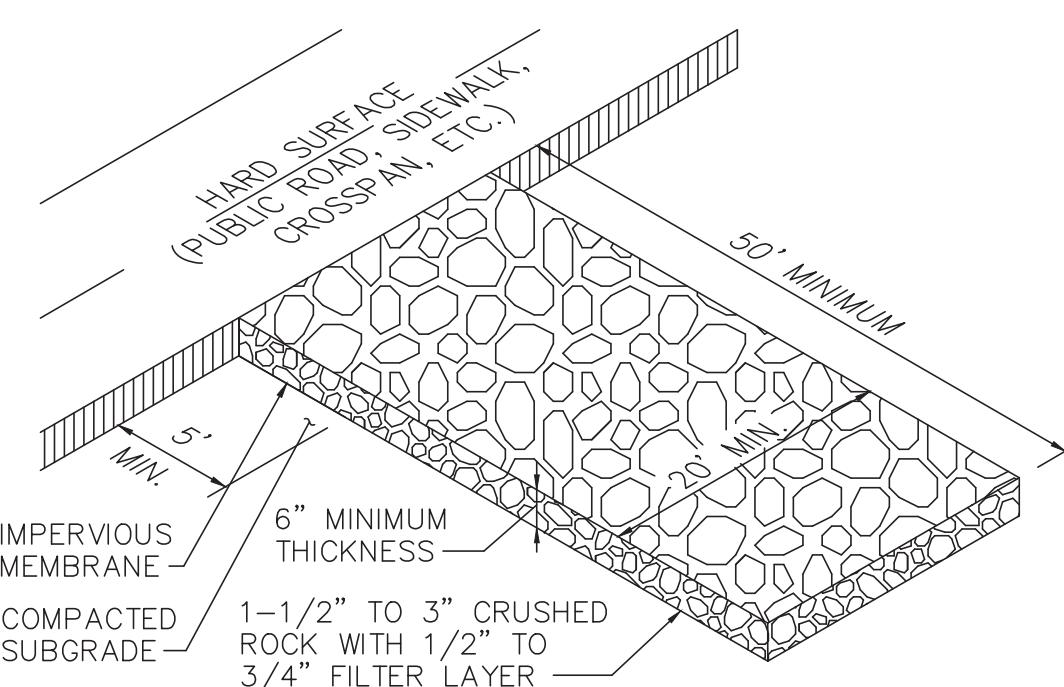
3. THE EXISTING POND LOCATION WILL BE USED FOR A SEDIMENTATION TRAP DURING CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN POND, REMOVING SEDIMENT AS NECESSARY.

### D. VEGETATIVE PRACTICES:

4. THE STRUCTURAL PRACTICES HAVE BEEN PLACED TO CONTROL EROSION SO THAT VEGETATIVE PRACTICES SHOULD NOT BE REQUIRED. SEEDING AND MULCHING WILL OCCUR WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING OR WITHIN 14 DAYS ON AREAS THAT ARE TO BE LEFT IDLE FOR A PERIOD OF 60 DAYS OR MORE. SEVENTY PERCENT OF THE PRE-EXISTING GROUND COVERAGE SHALL BE RE-ESTABLISHED.

### E. PERMANENT EROSION CONTROL:

5. ALL GRADED AREAS WILL BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER IN ACCORDANCE WITH THE CITY SPECIFICATIONS.



## CONSTRUCTION ENTRANCE NOTES:

1. A GRAVEL CONSTRUCTION STAGING PAD SHALL BE PROVIDED. THE PAD WILL BE 50' LONG x 20' WIDE (MINIMUM) AND CONSTRUCTED WITH 6" DEPTH 1-1/2" TO 3" CRUSHED ROCK PER CITY REQUIREMENTS. LOCATION OF ENTRANCES SHALL BE AS INDICATED ON PLAN.

2. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.

**CE** CONSTRUCTION STAGING PAD  
NOT TO SCALE

FOR FURTHER INFORMATION, REFER TO THE CITY OF MONTROSE STANDARDS AND SPECIFICATIONS, LATEST EDITION, CHAPTER 9-6, DRAINAGE & EROSION CONTROL STANDARDS.

NOTE: NO CONSTRUCTION MAY OCCUR UNTIL A STORMWATER PERMIT HAS BEEN OBTAINED FROM CDPHE AND THERE HAS BEEN A PRE-CONSTRUCTION MEETING WITH THE CITY OF MONTROSE.

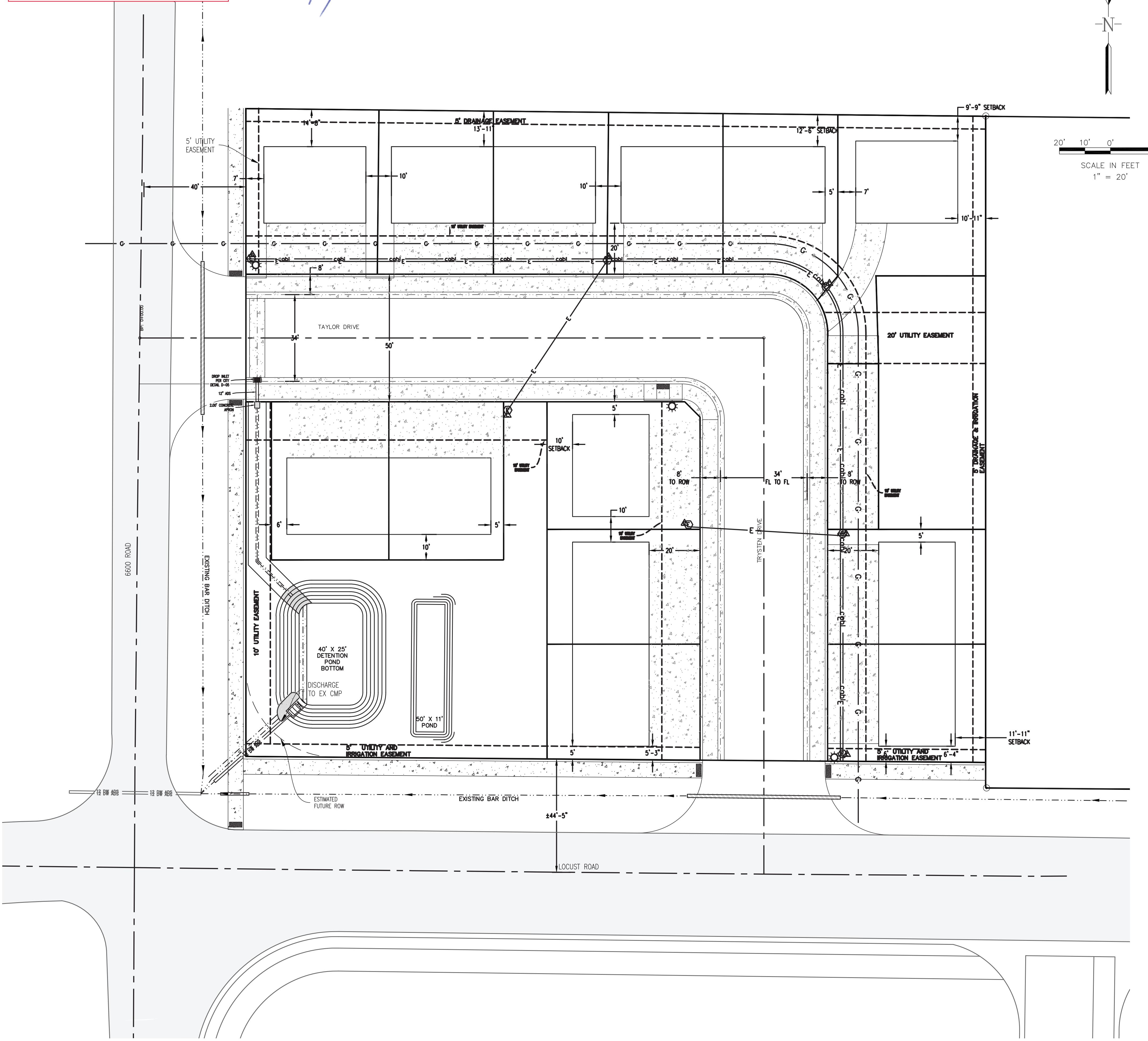
CROSSROADS PARK, II  
6600 ROAD AND LOCUST ROAD  
MONTROSE, COLORADO

MESA ENGINEERING & SURVEYING CO., INC.  
330 SOUTH 5TH STREET  
MONTROSE, CO 81401  
PHONE: (970) 249-7773  
FAX: (970) 249-7773

DATE: JULY 29, 2022  
MATERIAL: 100%  
DRAFTED BY: CED / AAS  
DESIGNED BY: CED  
CHECKED BY: RRF  
FILE NO: ME-2021-42  
CAD FILE: SITE PLAN

SHEET: PAGE 1 OF 14  
D.3

Scott Murphy



## LEGEND

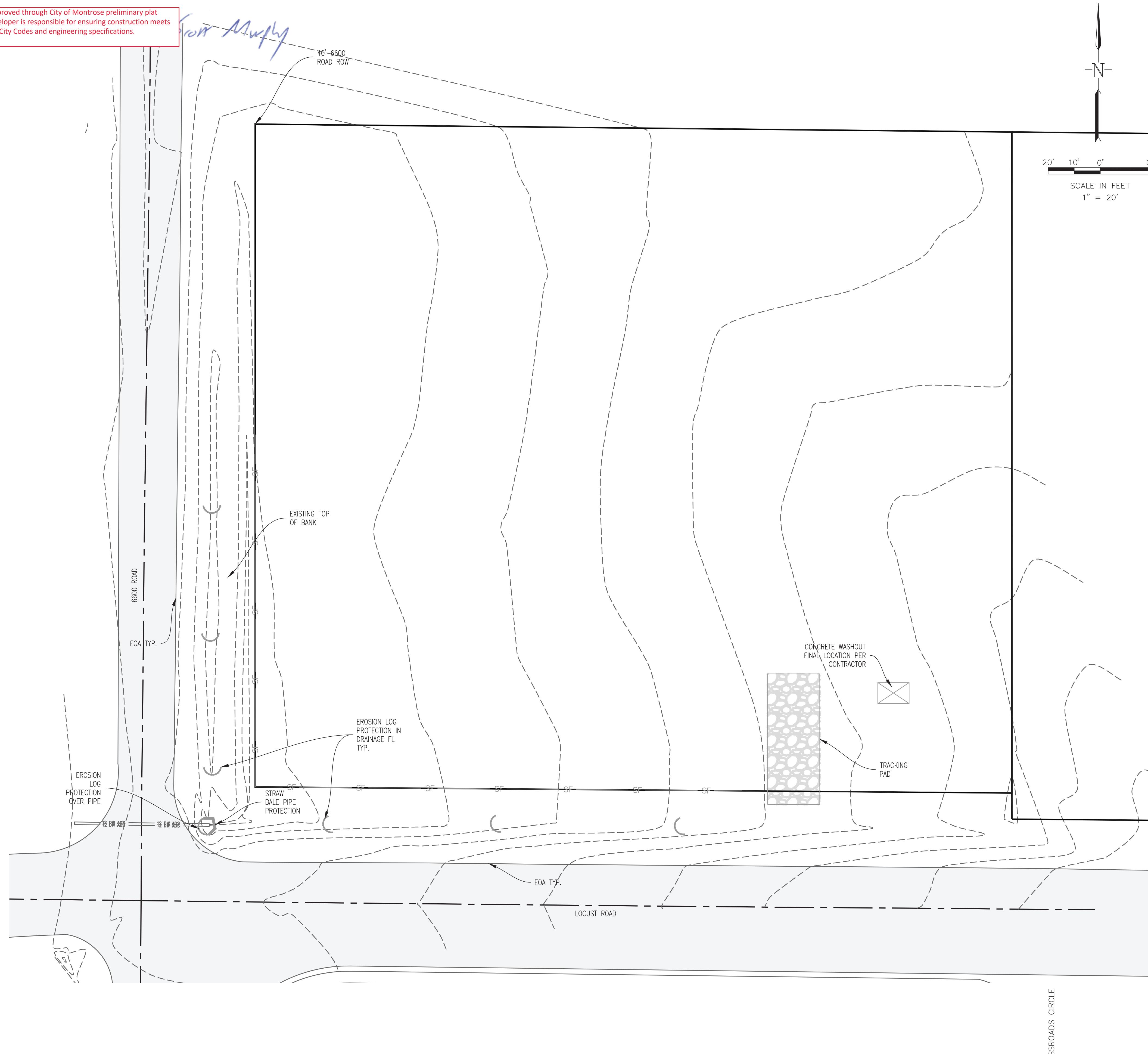
- 4" Ø CONCRETE SANITARY SEWER MANHOLE
- 8" Ø SDR 35, ASTM D3034 PVC SEWER LINE
- DECORATIVE STREET LIGHT (DMEA SUPPLIED)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- DRAINAGE FLOW LINE
- GAS MARKER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ROAD SIGN
- EXISTING POWER PEDESTAL
- EXISTING OVERHEAD POWER

## VARIANCE

VARIANCES :  
FRONT SETBACKS  
REAR SETBACKS  
FRONT EASEMENTS

DATE: JULY 29, 2022  
MATERIAL: DWG  
DRAFTED BY: AAS  
DESIGNED BY: CRG  
CHECKED BY: RRF  
FILE NO: ME-2021-42  
CAD FILE: SITE PLAN

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NOTE:  
EROSION CONTROL MEASURES SHOWN  
MAY NOT BE ALL REQUIRED AND  
ADDITIONAL MEASURES COULD BE  
REQUIRED AS CONSTRUCTION MOVES  
ALONG.

— SF — SILT FENCE

DATE: JULY 29, 2022  
MATERIALS:  
DRAFTED BY: CCB / AAS  
DESIGNED BY: CCB  
CHECKED BY: RRF  
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SHEET: PAGE 14 OF 14  
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CROSSROADS PARK II EROSION CONTROL PLAN

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