

COVER SHEET 1/07/25, for accommodations reviewing this document, please contact City of Grand Junction, Community Development Department, 970-244-1430.

DEER CREEK SUBDIVISION

PREPARED BY:
ROLLAND CONSULTING ENGINEERS, LLC

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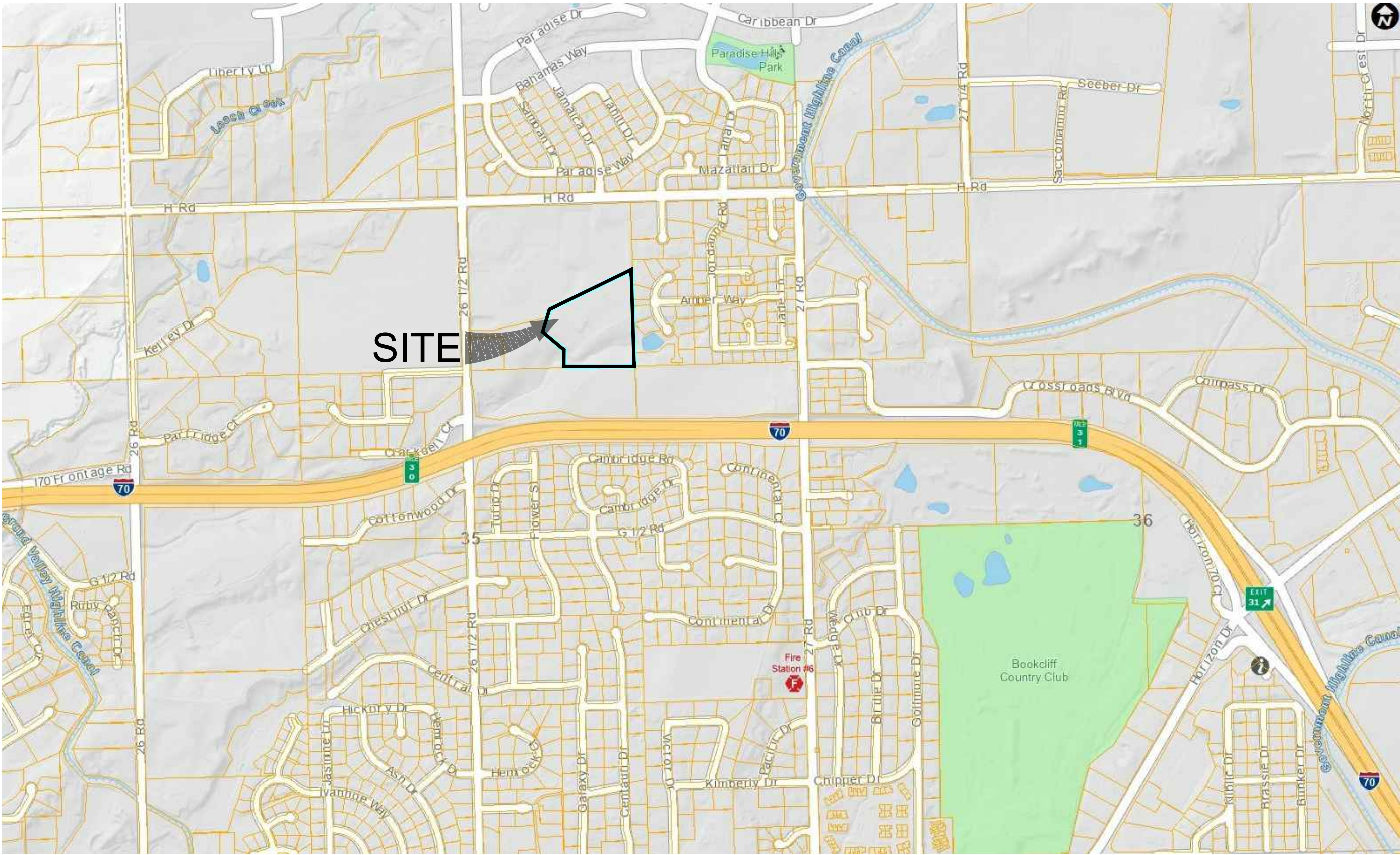
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PREPARED FOR:
O'CONNER STREET PROPERTIES
2061 S BROADWAY UNIT 501
GRAND JUNCTION, CO 81507

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VICINITY MAP



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

UTILITY PROVIDERS:

UTILITY COMPANY	PHONE NUMBER
City of Grand Junction (Sanitary Sewer)	(970) 256-4180
City of Grand Junction (Streets)	(970) 244-1584
Ute Water District	(970) 242-7491
Century Link (Communication)	(970) 255-8313
Spectrum (Communication)	(970) 273-7626
Grand Valley Power (Electric)	(970) 242-0040
Grand Valley Water Users Association	(970) 242-5065
Xcel Energy (Gas)	(970) 244-2715

SITE DATA TABLE:

LAND USE ZONE=RL-4	SETBACKS: 15' FRONT; 7' SIDE; 25' REAR	
SITE	SQ. FT.	PERCENTAGE
LOTS (31)	302,244	77.96%
TRACTS (OPEN SPACE)	23,245	6.00%
RIGHT-OF-WAY	62,161	16.04%
TOTAL=	387,651	100.00%
HARDSCAPE		
PAVEMENT	46,354	
SHARED DRIVEWAYS	6,929	
CURB, GUTTER & SIDEWALK	14,689	

ACCEPTANCE BLOCK

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CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER

DATE



DEER CREEK SUBDIVISION
COVER SHEET

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NOTES AND DETAILS
1/07/25, for accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARDS, EXHIBITS, AND SPECIFICATIONS (EXCLUDING MEASUREMENT AND PAYMENT) UNLESS OTHERWISE NOTED.
- ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARDS AND SPECIFICATIONS (EXCLUDING MEASUREMENT AND PAYMENT). ALL DISINFECTION AND TESTING IS THE CONTRACTORS RESPONSIBILITY. THE WATER LINE SHALL BE APPROVED PRIOR TO PAVING.
- SUBGRADE SHALL BE INSPECTED BY THE CIVIL OR GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE COURSE AND 2) PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE. CONTRACTOR SHALL PROOF ROLL AS NECESSARY IF REQUESTED TO VISUALLY INSPECT COMPACTION.
- THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION'S STANDARD EXHIBITS AND SPECIFICATIONS ON SITE AT ALL TIMES.
- THE OWNER WILL PROVIDE COMPACTION AND MATERIAL TESTING. THIS TESTING WILL BE PER THE CITY OF GRAND JUNCTION SPECIFICATION. PAGE RB-3. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL TESTING. ALL RE-TESTING WILL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHOULD REFER "GEOTECHNICAL AND GEOLOGIC HAZARDS INVESTIGATION 780 26½ ROAD" PREPARED BY HUDDLESTON-BERRY ENGINEERING AND TESTING LLC, JOB NO. 02229-0001 DATED MARCH 19, 2021, FOR SUBSURFACE CONDITIONS, SUBGRADE PREPARATION AND PAVEMENT SECTION RECOMMENDATIONS.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. SIGNIFICANT EFFORT HAS BEEN MADE TO IDENTIFY THE EXISTING UTILITIES; HOWEVER, UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE DRAWINGS. ADDITIONALLY, THE DEPTH OF EXISTING UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, PUBLIC AND PRIVATE, IN THE FIELD BEFORE PERFORMING ANY WORK ON OR AROUND THEM.
- THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED UTILITIES REGARDING RELOCATIONS AND ADJUSTMENTS DURING CONSTRUCTION TO ACCOMPLISH THE WORK IN A TIMELY MANNER WITH MINIMUM DISRUPTION IN SERVICE.
- UNLESS OTHERWISE SPECIFIED, ALL FILL SHALL BE COMPACTED TO AT LEAST 95% OF ASTM-D698 WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
- THE CONTRACTOR SHALL PROVIDE EROSION AND DUST CONTROL ACCORDING TO CITY OF GRAND JUNCTION REQUIREMENTS.
- ELEVATIONS PROVIDED WHERE PROPOSED IMPROVEMENTS TIE TO EXISTING IMPROVEMENTS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THAT GRADES WILL MATCH EXISTING IMPROVEMENTS.
- ALL PAVEMENT REMOVAL IN THE RIGHT-OF-WAY SHALL BE DONE BY WHEEL CUT OR JACKHAMMER. PAVEMENT PATCHING WITH A T-TOP JOINT CUT INTO EXISTING PAVEMENT IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD DETAIL GU-03.
- DUST CONTROL MEASURES MUST BE TAKEN DURING CONSTRUCTION IN ACCORDANCE WITH MUNICIPAL CODE 16-126, AND CONSTRUCTION PARKING AREAS MAINTAINED AS REQUIRED AT ZD 6.6.A.9.b.
- IRRIGATION SLEEVES SHALL BE 6" PVC SDR-35, UTILITY SLEEVE LOCATIONS AND SIZES TO BE DETERMINED - INSTALLATION SHALL MEET UTILITY PROVIDER AND CITY OF GRAND JUNCTION STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY UNDERGROUND UTILITY OR "WORK WITHIN THE RIGHT-OF-WAY" PERMITS FROM THE CITY OF GRAND JUNCTION FOR THE WORK WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/ FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- DUE TO THE POTENTIAL OF EXPANSIVE SOILS ON SITE, CONTRACTORS SHALL FOLLOW GUIDELINES ON STRUCTURAL FILL PLACEMENT AND FOUNDATION DESIGN.
- CONTACT CITY CONSTRUCTION INSPECTOR MARK BARSLUND (970)201-3345 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT USPS, CHRIS BUZZELL (970)260-3719 FOR PLACEMENT OF MAIL CLUSTER BOXES.

WATERLINE NOTES

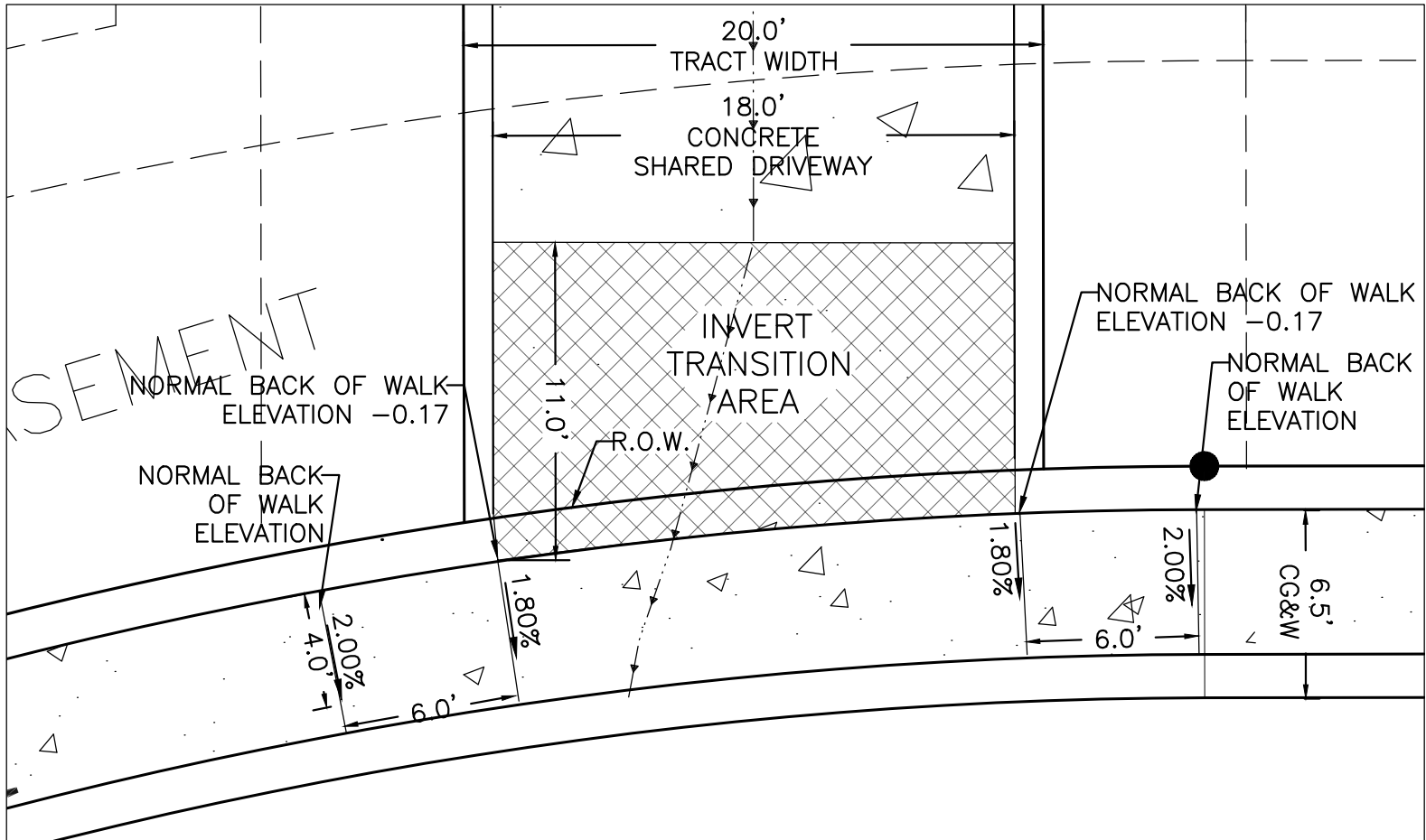
- 8" WATER MAINS SHALL BE AWWA C-900, PVC PIPE. ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE LATEST REVISION OF THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS AVAILABLE AT UTE WATER.ORG/SPECIFICATIONS. UTE WATER WILL FURNISH THE WATER METER PITS AND YOLKS. CONTRACTOR SHALL INSTALL THEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED WATER LINE TESTING. THE WATER LINE SHALL BE ACCEPTED BY UTE WATER PRIOR TO PAVING.
- ALL UTE WATER POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY. THE CONTRACTOR SHALL NOTIFY UTE WATER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY AASHTO T-99. CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL NECESSARY COMPACTION TESTS THROUGH A CERTIFIED SOILS LAB.
- COVER REQUIRED OVER THE TOP OF NEW WATERLINES IS 4'-6".
- EXTEND WATER SERVICE LINES TO 14 FEET BEHIND THE PROPERTY LINE OR TO EDGE OF EASEMENT IF SHOWN ON THE DRAWINGS. CRIMP THE END AND MARK WITH A 2X4 POST PAINTED BLUE.
- LOCATE WATER METERS 3 FEET FROM PROPERTY LINE AND 2 FEET OUTSIDE RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN. IF A FIRE HYDRANT IS LOCATED BETWEEN WATER METERS THEN LOCATE 5 FEET FROM PROPERTY LINE.
- ALL WATER METER PITS SHALL BE LOCATED ON THE OPPOSITE LOT SIDE OF THE DRY UTILITY UTILITY TRANSFORMER AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.
- ALL WATER SERVICES TO BE 3/4 INCH COPPER FROM WATER MAIN TO METER PIT.
- UTE WATER WILL INSTALL THE TAPS TO THE EXISTING WATER SYSTEM.
- ALL METER PIT BELLS AND LIDS TO BE CAST IRON.
- AS-BUILT SURVEY DATA SHALL BE COLLECTED IN THREE DIMENSIONS ON EACH END OF SERVICE AND ANY ANGLE POINTS.

STORM DRAIN NOTES

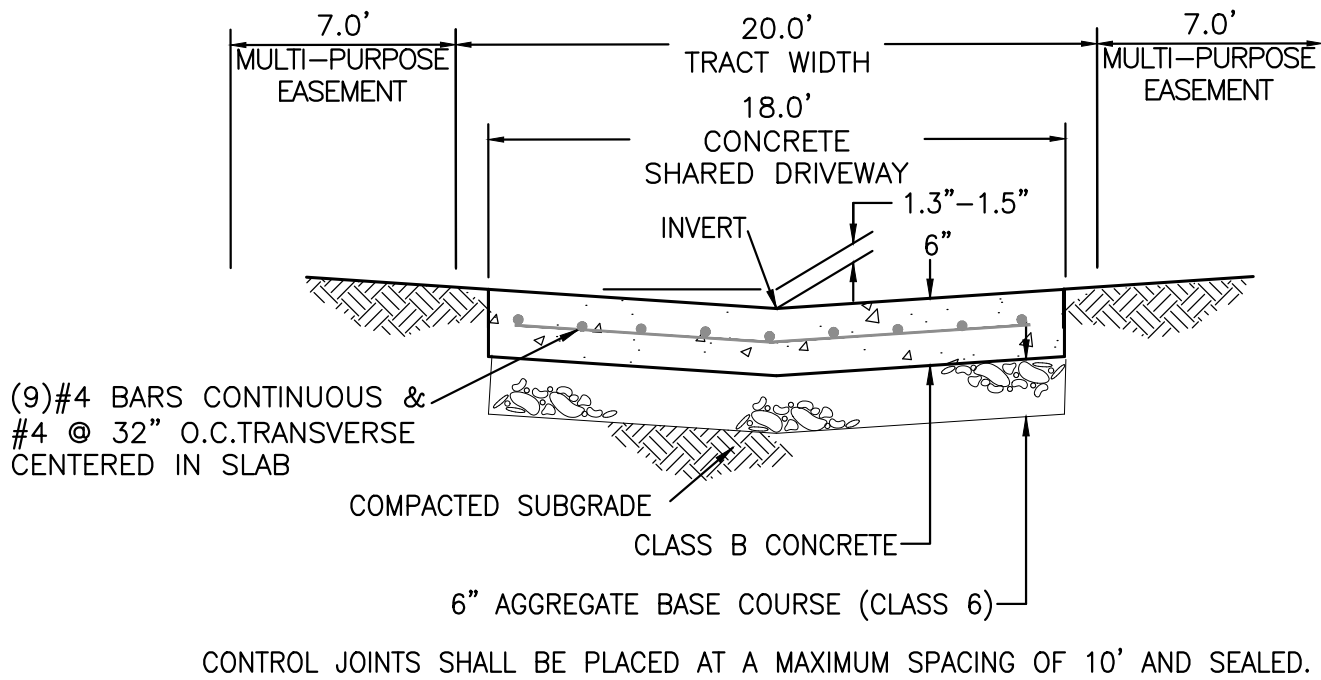
- BACKFILL AROUND MANHOLES, INLET BOXES, AND OTHER STRUCTURES SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% AASHTO T-180.
- ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS B. (SECTION 601.02).
- ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
- ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CITY CONTRACTOR.
- SEE APPROVED CONSTRUCTION DRAWINGS FOR ALL LOCATIONS, GRADES AND ELEVATIONS OF ALL DRAINAGE IMPROVEMENTS.
- MANHOLE RING AND COVER AND INLET GRATE AND FRAME SHALL BE ADJUSTED TO FINISHED GRADE USING NON-SHRINK GROUT AND PRE-CAST CONCRETE GRADE RINGS OR WITH THE -WHIRLY GIG METHOD. GROUT THICKNESS SHALL NOT EXCEED 2 INCHES. GROUT SHALL BE PLACED UNDER THE CAST IRON RING OR FRAME. NO GROUT SHALL BE PLACED BETWEEN THE CONCRETE GRADE RINGS. STEEL GRADE ADJUSTMENT RINGS MAY BE USED FOR ADJUSTMENT OF MANHOLE COVERS ONLY WHEN STREETS ARE OVERLAID.
- SEE THE CITY OF GRAND JUNCTION STORMWATER MANAGEMENT MANUAL FOR STORMWATER DESIGN CRITERIA.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPROVED PLANS, STANDARD STORM DRAIN DETAILS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UNDERGROUND UTILITIES.
- STORM DRAIN INLET BOXES MAY BE MADE FROM STACKABLE PRECAST BOX SECTIONS WITH TONGUE AND GROOVE JOINTS AND FLEXIBLE SEALANT BETWEEN SECTIONS. THE TOP SECTION OF THE INLET BOX SHALL HAVE A GROOVE-LESS FLAT SURFACE TO SUPPORT THE INLET FRAME AND GRATE.

SANITARY SEWER NOTES

- ALL SEWER MAINS SHALL BE PVC SDR 35 (ASTM 3034) UNLESS OTHERWISE NOTED.
- ALL SEWER MAINS SHALL BE LAID TO GRADE UTILIZING A PIPE LASER.
- ALL SERVICE LINE CONNECTIONS TO NEW MAINS SHALL BE ACCOMPLISHED WITH FULL BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
- 4 INCH SERVICES SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES. ALL 6 INCH SERVICES SHALL BE CONNECTED TO THE MAIN AT A MANHOLE.
- THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING TO BE COMPLETED IN THE PRESENCE OF THE ENGINEER OR HIS REPRESENTATIVE. PRESSURE TESTING WILL BE PERFORMED AFTER INSTALLATION OF DRY UTILITIES, AFTER ALL COMPACTION OF STREET SUBGRADE AND PRIOR TO STREET PAVING. FINAL LAMPING WILL ALSO BE ACCOMPLISHED AFTER PAVING IS COMPLETED. THESE TESTS SHALL BE THE MINIMUM BASIS OF ACCEPTANCE OF THE SEWER LINE EXTENSION.
- THE CONTRACTOR SHALL OBTAIN CITY OF GRAND JUNCTION STREET CUT PERMIT FOR ALL WORK WITHIN EXISTING CITY RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
- A CLAY CUT-OFF WALL SHALL BE PLACED 10 FEET UPSTREAM FROM ALL NEW MANHOLES UNLESS OTHERWISE NOTED. THE CUT-OFF WALL SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE GRANULAR BACKFILL MATERIAL AND SHALL BE 2 FEET WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.
- SEWER SERVICE STUB OUTS SHALL BE CAPPED AND PLUGGED. STUB OUT SHALL BE MARKED WITH A 4X4 INCH POST PAINTED GREEN BURIED WITH 3 FEET ABOVE GRADE. AS-BUILT SURVEYING FOR VERTICAL GRADE OF STUB OUT REQUIRED PRIOR TO BACKFILL.
- AS-BUILT SURVEY DATA SHALL BE COLLECTED IN THREE DIMENSIONS ON EACH END OF SERVICE AND ANY ANGLE POINTS. RED LINE AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UTILITY ENGINEER AT LEAST 72 HOURS PRIOR TO PAVING FOR REVIEW.
- CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B" (SECTION 601.02)
- ALL CEMENT USED IN MORTAR, CONCRETE BASES, GRADE RINGS, RISER SECTIONS AND CONES FOR SANITARY SEWER MANHOLES, SHALL BE TYPE V OR MODIFIED TYPE II PORTLAND CEMENT WITH LESS THAN 5% TRICALCIUM ALUMINATE.
- MANHOLE RISER SECTIONS, CONES AND GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 OR AASHTO M-199.
- BACKFILL AROUND MAHMOLES AND OTHER PIPELINE STRUCTURES SHALL BE PLACED IN 8" MAX. LIFTS AND COMPACTED TO 95% AASHTO T-99 WITH HAND OPERATED MECHANICAL EQUIPMENT.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPROVED PLANS AND CITY SPECIFICATION.
- THE MANHOLE CONE AND BARREL SECTIONS SHALL BE POSITIONED SUCH THAT THE MANHOLE RING AND STEPS ARE AT A 45° ANGLE FROM THE INLET PIPE (SEE PAGE SS-08).
- MANHOLE RING AND COVER SHALL BE SET TO FINISH GRADE USING NON-SHRINK GROUT TO ADJUST RIM ELEVATION. GROUT SHALL NOT EXCEED 2". THICKNESS. GROUT SHALL BE PLACED BETWEEN TOP OF CONCRETE GRADE RING AND RING AND COVER. STEEL GRADE ADJUSTMENT RINGS MAY BE USED FOR ADJUSTMENT OF MANHOLE COVERS ONLY WHEN STREETS ARE OVERLAID.
- INVERTED MANHOLE RINGS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.



SHARED DRIVEWAY / DEPRESSED WALK DETAIL
N.T.S.

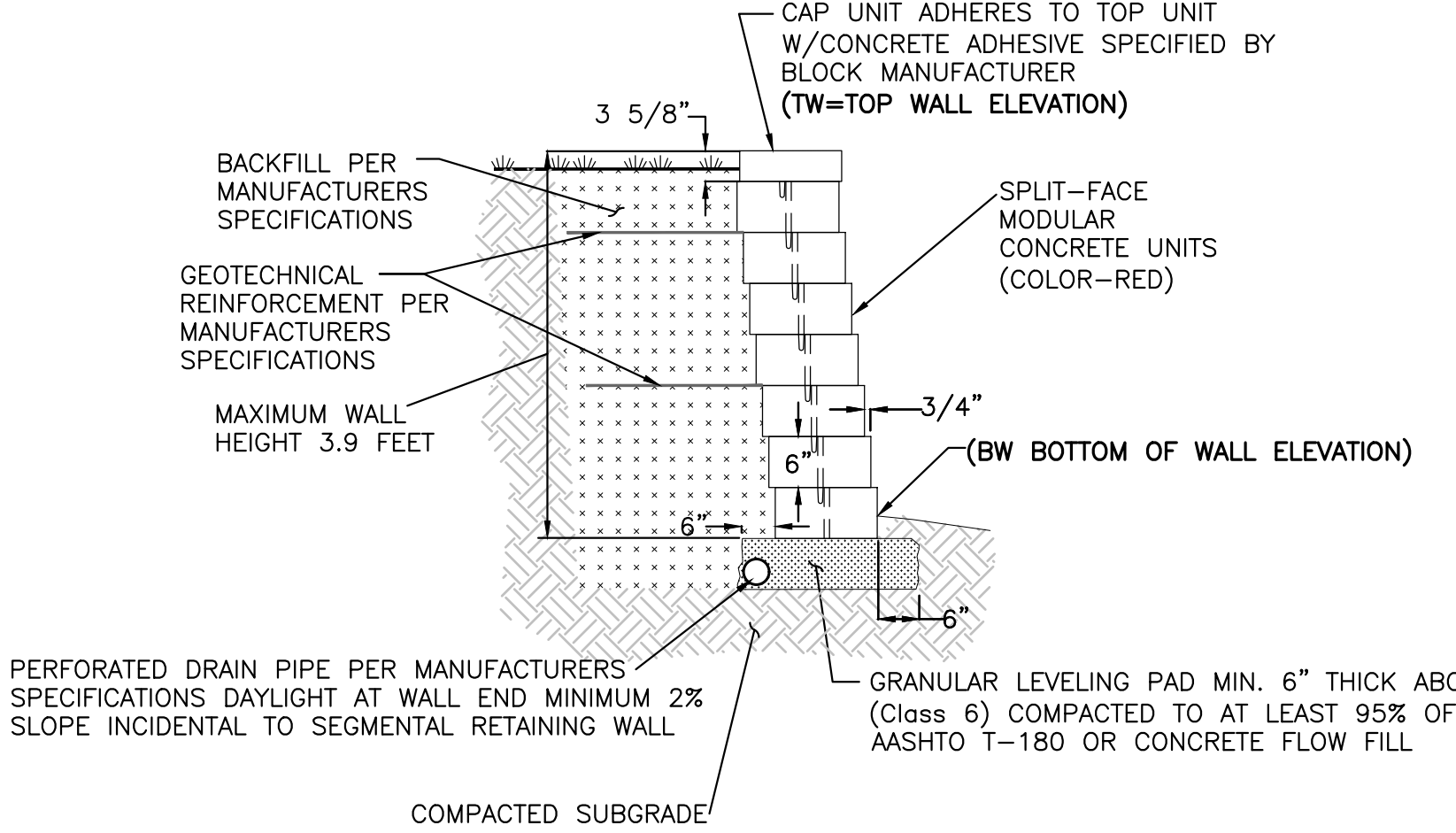


SHARED DRIVEWAY DETAIL
N.T.S.

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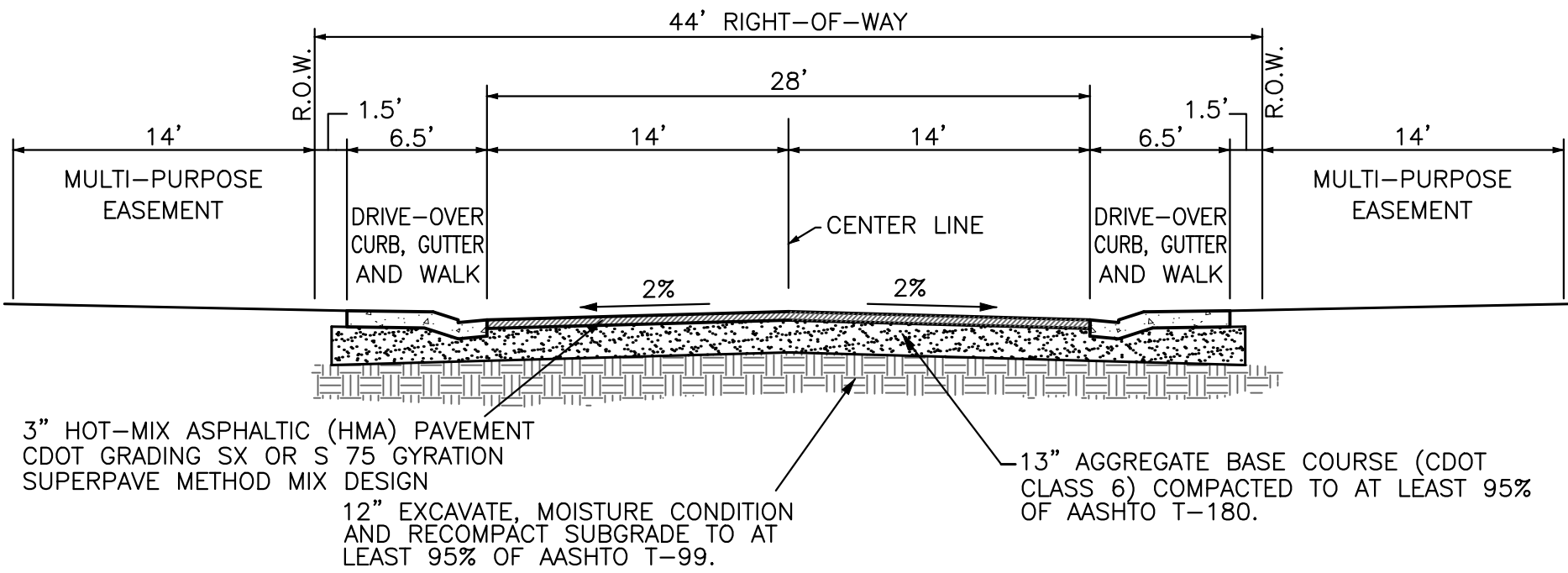
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SEGMENTAL RETAINING WALL
NTS

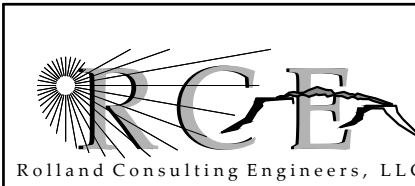
ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	IRMH	IRRIGATION MANHOLE
ABC	AGGREGATE BASE COURSE	IRW	IRRIGATION WATER VALVE
ADA	AMERICANS WITH DISABILITIES ACT	L.F.	LINEAL FEET
AH	AHEAD	LF	LINEAL FEET
ANG	ANGLE	L.S.	LUMP SUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LT, L	LEFT
AVE.	AVENUE	MAINT.	MAINTENANCE
B.O.W., B/W	BACK-OF-WALK	MAX.	MAXIMUM
BK	BACK	MCSM	MESA COUNTY SURVEY MONUMENT
BLDG	BUILDING	MIN	MINIMUM
BSMT.	BASEMENT	N	NORTH
C	CUT	NO.	NUMBER
C.D.O.T.	COLORADO DEPARTMENT OF TRANSPORTATION	NRCP	NONREINFORCED CONCRETE PIPE
CG&W	CURB GUTTER AND WALK	NTS	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CMP	CORRUGATED METAL PIPE	O.D.	OUTSIDE DIAMETER
C.O.	CLEANOUT	OFF	OFFSET
CON	CONCRETE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
CONC.	CONCRETE	PBX	PULL BOX
CONST.	CONSTRUCTION	PC	POINT OF CURVATURE
CP	CONCRETE PIPE	PNT	POINT
C.Y.	CUBIC YARD	PCO	PUBLIC SERVICE OF COLORADO
CU. YD.	CUBIC YARD	PT	POINT OF TANGENCY
DEG.	DEGREE	PVC	POINT VERTICAL CURVE
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT VERTICAL INTERSECT
E	EAST	PVMT	PAVEMENT
EA.	EACH	PVT	POINT VERTICAL TANGENCY
EC	EDGE OF CONCRETE	R	RADIUS
E.G.	EDGE OF GRAVEL	R.O.W.	RIGHT-OF-WAY
EP	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EQ	EQUATION	RT, R	RIGHT
EX. GDWY	EXISTING GRAVEL DRIVEWAY	S	SOUTH
EX. or EXIST.	EXISTING	S.F.	SQUARE FEET
F.	FINISH FLOOR	S.Y.	SQUARE YARD
F.F.	FIRE FLOOR	SD	SIGHT DISTANCE
FL	FINISH FLOOR	SER.	SERVICE
FL or F.L.	FINISH FLOOR	STA.	STATION
FT.	FOOT	S.S. LAT.	SANITARY SEWER LATERAL
GB	GRADE BREAK	STD	STANDARD
HBP	HOT BITUMINOUS PAVEMENT	STR.	STRUCTURE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SW	SIDEWALK
I.D.	INSIDE DIAMETER	TEMP	TEMPORARY
INV.	INVERT	T.O.P.	TOP OF PIPE
IR or IRR.	IRRIGATION	TYP	TYPICAL
		U.S.	UNITED STATES
		USPS	UNITED STATES POSTAL SERVICE
		UTIL	UTILITY
		VC	VERTICAL CURVE
		W	WEST
		WM	WATER METER



URBAN RESIDENTIAL STREET

REFER TO "GEOTECHNICAL AND GEOLOGIC HAZARDS INVESTIGATION 780 26½ ROAD" PREPARED BY HUDDLESTON-BERRY ENGINEERING AND TESTING LLC, JOB NO. 02229-0001 DATED MARCH 19, 2021, FOR SUBSURFACE CONDITIONS, SUBGRADE PREPARATION AND PAVEMENT SECTION RECOMMENDATIONS.

 Roiland Consulting Engineers, LLC		DEER CREEK SUBDIVISION	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcgei.com		NOTES AND DETAILS	
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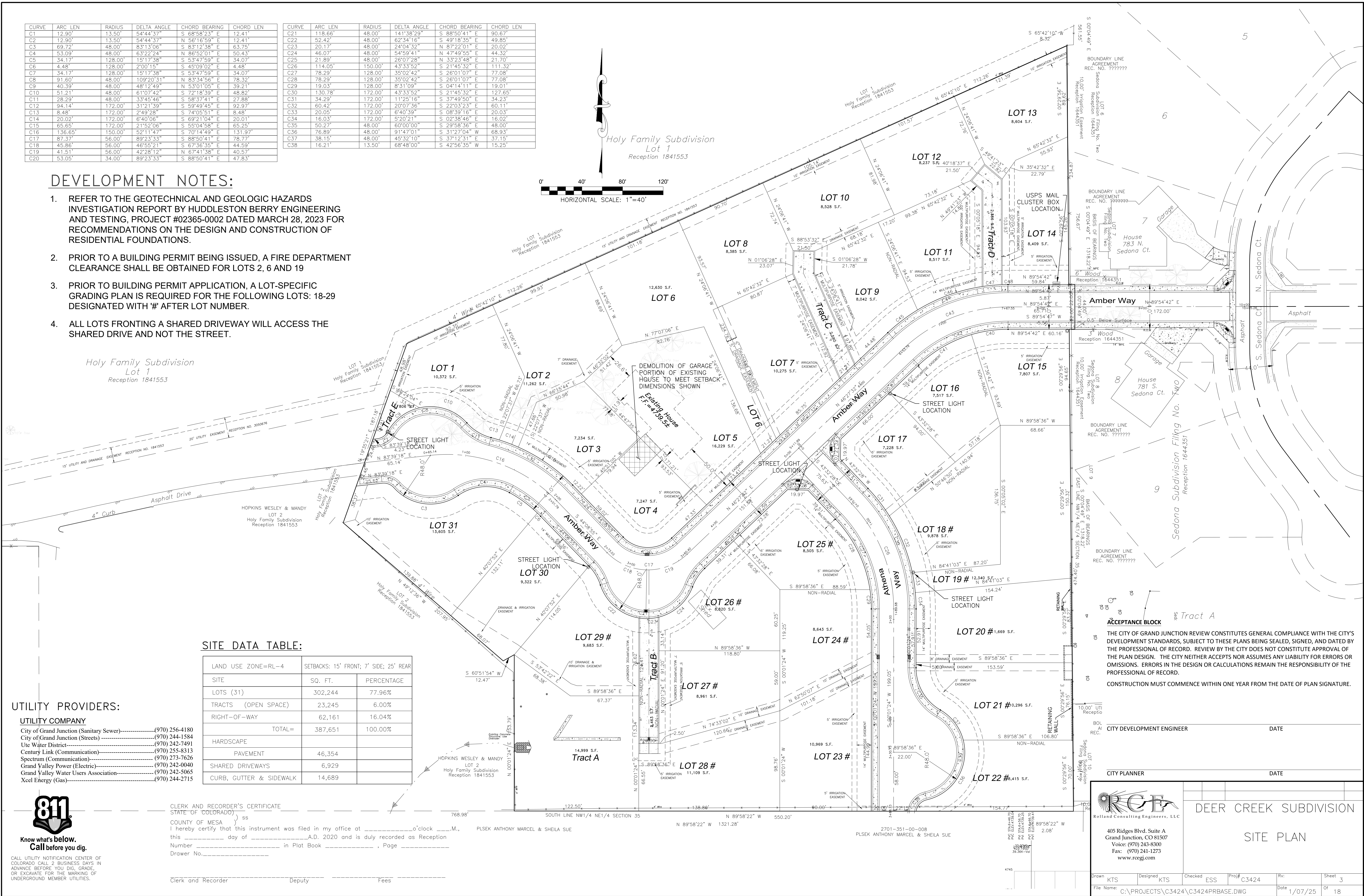
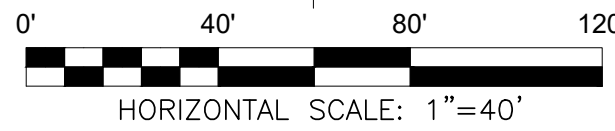
SITE PLAN

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	12.90"	13.50"	54°44'37"	S 68°58'23" E	12.41"
C2	12.90"	13.50"	54°44'37"	N 56°16'59" E	12.41"
C3	69.72'	48.00'	83°13'06"	S 83°12'38" E	63.75'
C4	69.72'	48.00'	63°42'00"	N 66°41'51" E	50.50'
C5	34.17'	128.00'	15°17'38"	S 53°47'59" E	34.07'
C6	44.88'	128.00'	2°00'15"	S 45°09'02" E	4.48'
C7	34.17'	128.00'	15°17'38"	S 53°47'59" E	34.07'
C8	91.60'	48.00'	109°20'31"	N 83°34'56" E	78.32'
C9	40.39'	48.00'	48°12'49"	N 53°01'05" E	39.82'
C10	51.21"	48.00"	61°02'28"	S 72°17'41" E	48.21"
C11	29.29'	48.00'	33°45'46"	S 78°37'41" E	27.85'
C12	94.14'	172.00'	31°21'39"	S 59°49'45" E	92.97'
C13	84.47'	172.00'	2°49'28"	S 74°05'51" E	8.48'
C14	20.02'	172.00'	64°06'06"	S 69°21'04" E	20.01'
C15	65.65'	172.00'	21°52'06"	S 55°04'58" E	65.25'
C16	136.63'	150.00'	52°11'47"	S 70°49'45" E	131.97'
C17	136.63'	150.00'	89°23'33"	S 88°50'41" E	78.32'
C18	45.86'	56.00'	46°55'21"	S 67°36'35" E	44.59'
C19	41.51'	56.00'	42°28'12"	N 67°41'38" E	40.57'
C20	53.05'	34.00'	89°23'33"	S 88°50'41" E	47.83'

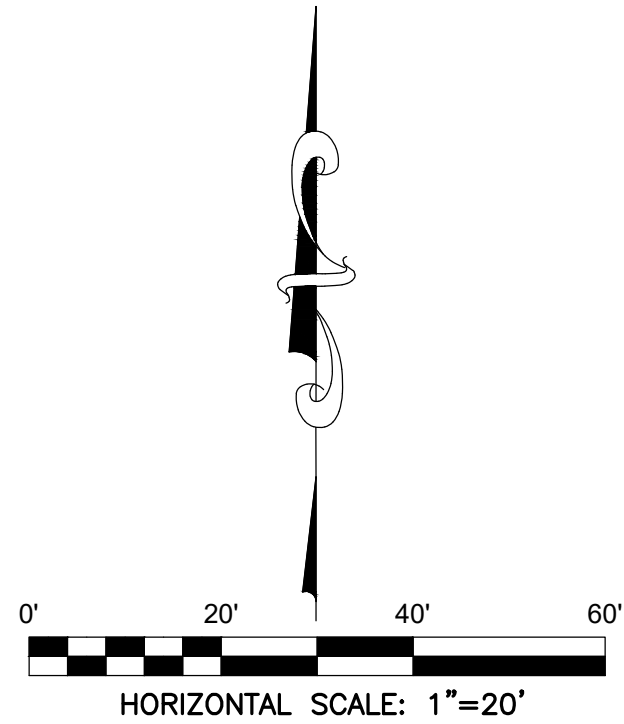
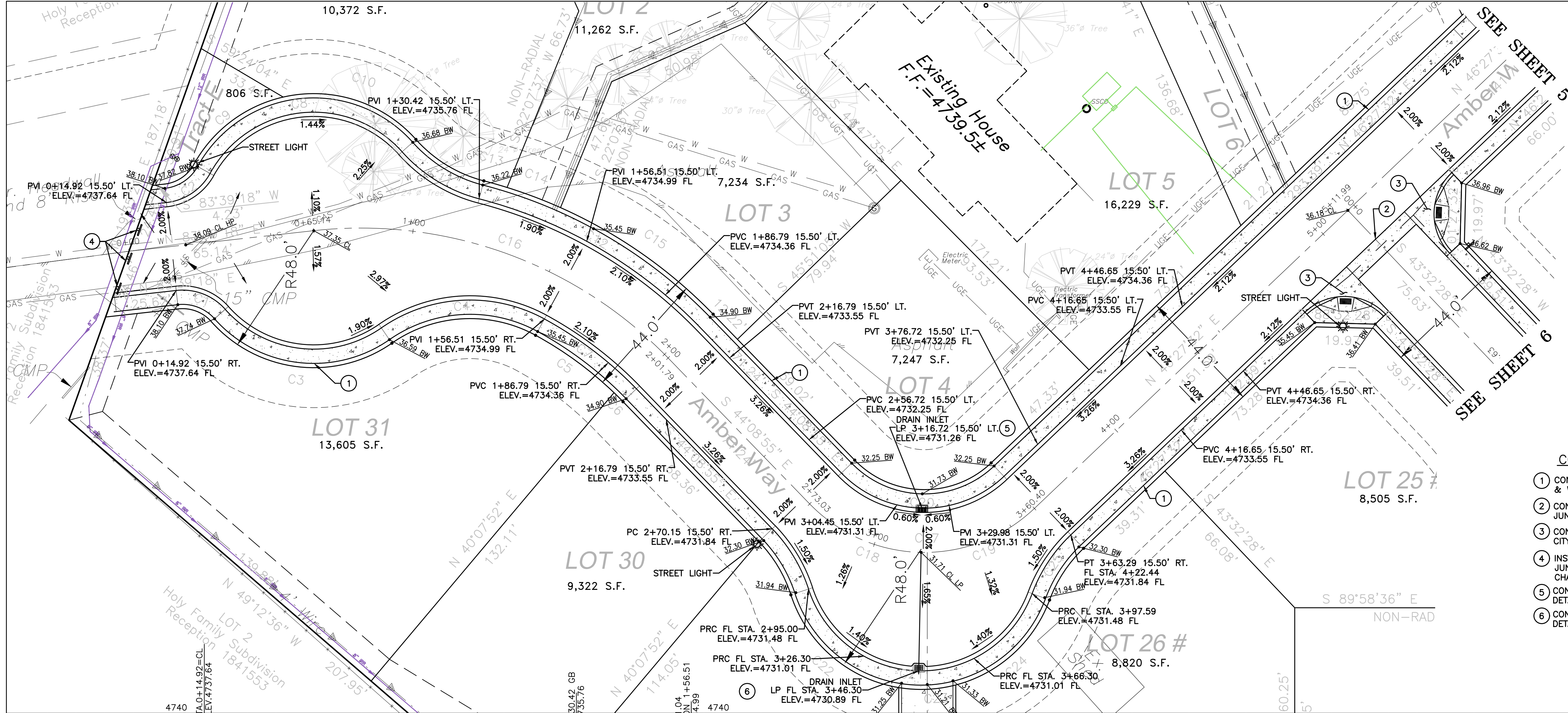
CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C21	118.66'	48.00'	141°38'29"	S 88°50'41" E	90.67'
C22	52.42'	48.00'	62°34'16"	S 49°18'35" E	29.85'
C23	20.07'	48.00'	24°04'10"	N 87°22'01" E	40.02'
C24	46.07'	48.00'	54°59'41"	N 47°17'35" E	44.42'
C25	21.89'	48.00'	26°07'28"	N 33°23'48" E	21.70'
C26	114.05'	150.00'	43°33'52"	S 21°45'32" E	111.32'
C27	78.29'	128.00'	35°02'42"	S 26°01'07" E	77.08'
C28	78.29'	128.00'	35°02'42"	S 26°01'07" E	77.08'
C29	19.13'	128.00'	8°31'10"	S 04°17'01" E	19.01'
C30	30.78'	172.00'	43°33'52"	S 21°45'32" E	127.65'
C31	34.29'	172.00'	11°25'16"	S 37°49'50" E	34.23'
C32	60.42'	172.00'	20°07'36"	S 22°03'23" E	60.11'
C33	20.05'	172.00'	6°40'39"	S 08°39'16" E	20.03'
C34	16.03'	172.00'	5°20'21"	S 02°38'46" E	16.02'
C35	50.97'	48.00'	60°00'00"	S 29°58'36" E	48.00'
C36	89.89'	48.00'	91°47'10"	S 31°47'04" W	68.00'
C37	38.15'	48.00'	45°32'10"	S 37°12'31" E	37.15'
C38	16.21'	13.50'	68°48'00"	S 42°56'35" W	15.25'

DEVELOPMENT NOTES:

1. REFER TO THE GEOTECHNICAL AND GEOLOGIC HAZARDS INVESTIGATION REPORT BY HUDDLESTON BERRY ENGINEERING AND TESTING, PROJECT #02365-0002 DATED MARCH 28, 2023 FOR RECOMMENDATIONS ON THE DESIGN AND CONSTRUCTION OF RESIDENTIAL FOUNDATIONS.
2. PRIOR TO A BUILDING PERMIT BEING ISSUED, A FIRE DEPARTMENT CLEARANCE SHALL BE OBTAINED FOR LOTS 2, 6 AND 19
3. PRIOR TO BUILDING PERMIT APPLICATION, A LOT-SPECIFIC GRADING PLAN IS REQUIRED FOR THE FOLLOWING LOTS: 18-29 DESIGNATED WITH '#' AFTER LOT NUMBER.
4. ALL LOTS FRONTING A SHARED DRIVEWAY WILL ACCESS THE SHARED DRIVE AND NOT THE STREET.

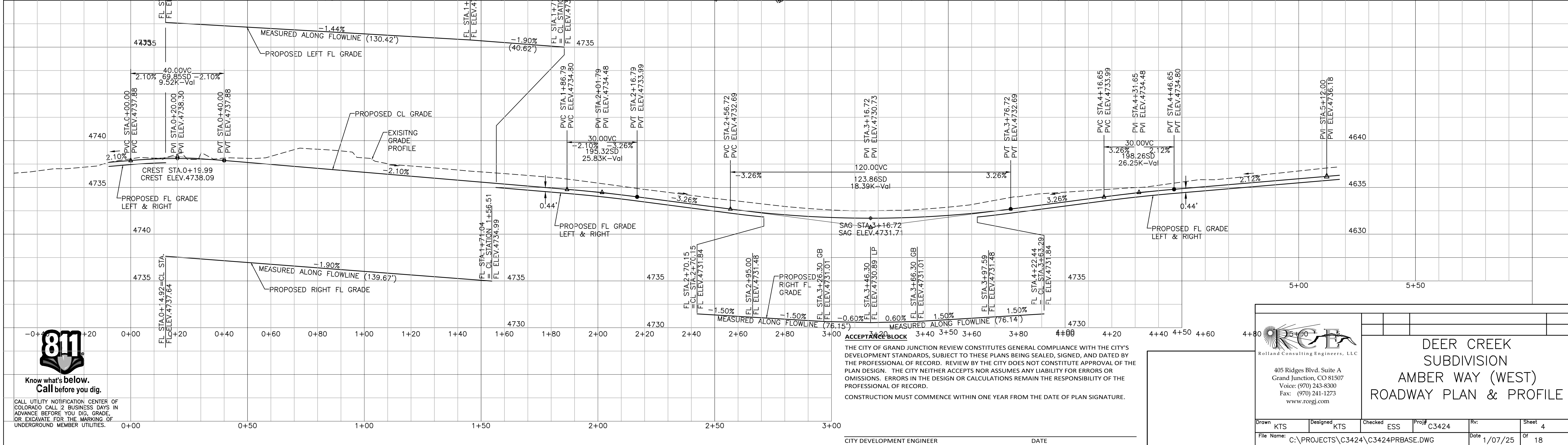


ROADWAY PLAN & PROFILE
1/07/25, for accommodations reviewing this
document, please contact City of Grand Junction,
Community Development Department, 970-244-1430.



CONSTRUCTION NOTES

- 1) CONSTRUCT 6.5' WIDE DRIVEOVER CONCRETE CURB GUTTER & WALK. SEE CITY OF GRAND JUNCTION DETAIL C0-03.
- 2) CONSTRUCT 6' WIDE CONCRETE V-PAN PER CITY OF GRAND JUNCTION DETAIL C-12.
- 3) CONSTRUCT 20' RADIUS CURB RETURN WITH FILLET AND RAMP PER CITY OF GRAND JUNCTION DETAIL C-16.
- 4) INSTALL 3 END OF ROAD MARKERS PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 29.40.
- 5) CONSTRUCT STORM DRAIN INLET PER CITY OF GRAND JUNCTION DETAIL D-06.
- 6) CONSTRUCT STORM DRAIN INLET PER CITY OF GRAND JUNCTION DETAIL D-10.



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CITY DEVELOPMENT ENGINEER

DATE

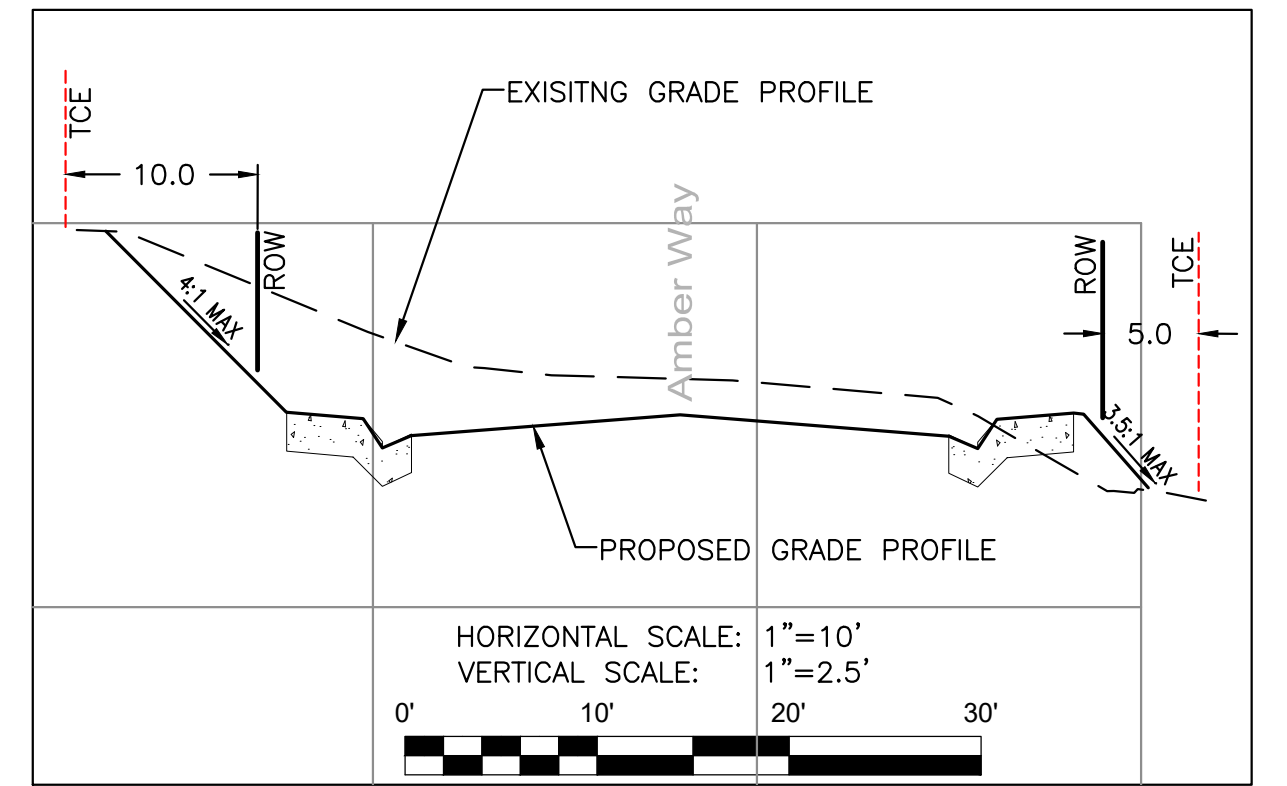
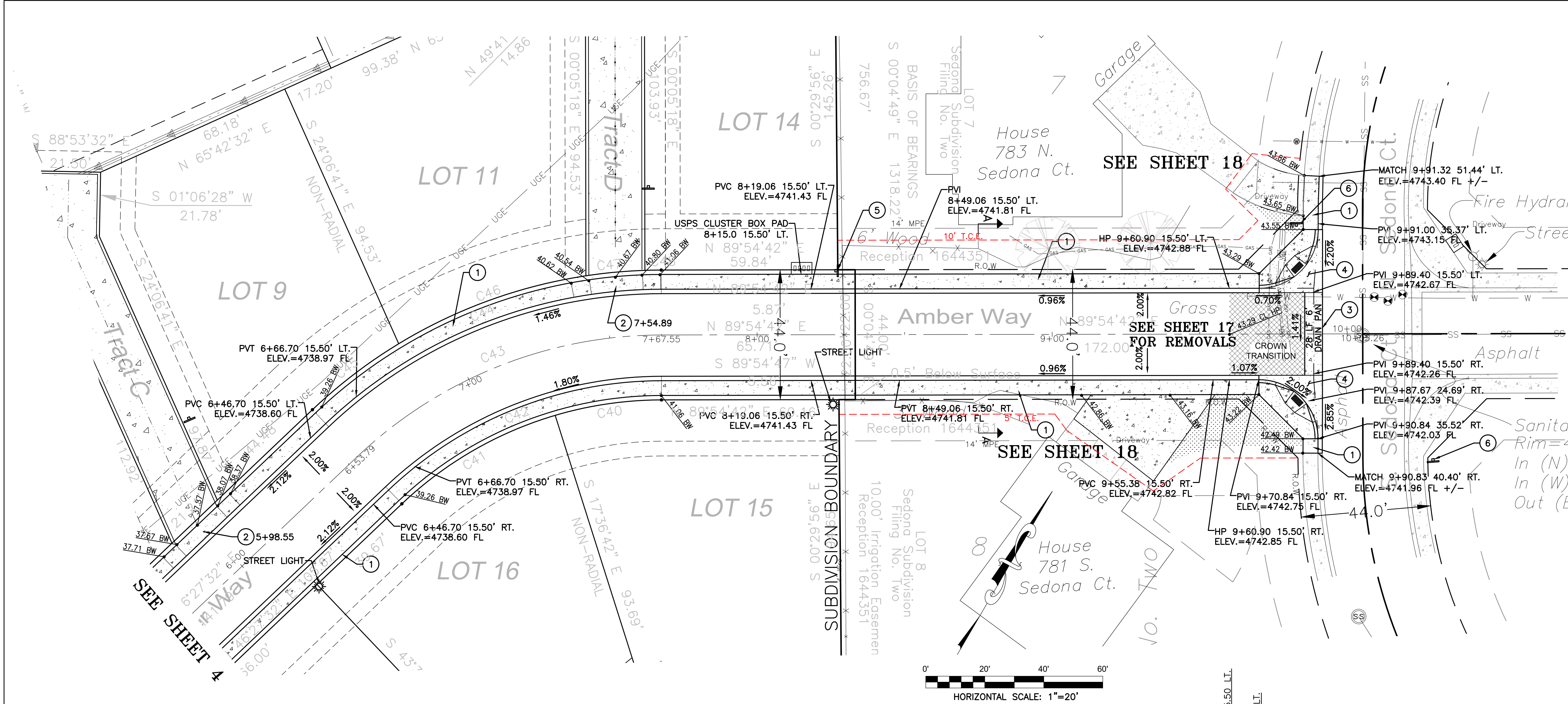


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DEER CREEK
SUBDIVISION
AMBER WAY (WEST)
ROADWAY PLAN & PROFILE

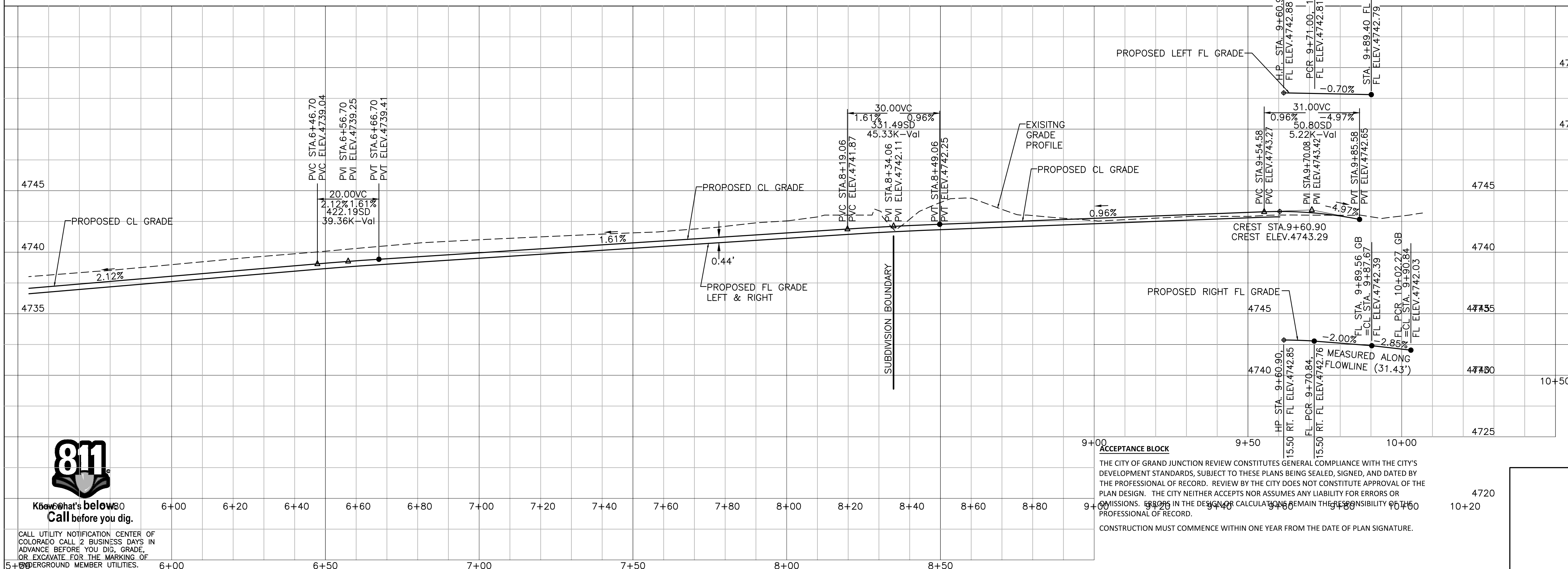
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Community Development Department, 970-244-1430.



CONSTRUCTION NOTES

1. CONSTRUCT 6.5' WIDE DRIVEOVER CONCRETE CURB GUTTER & WALK. SEE CITY OF GRAND JUNCTION DETAIL CO-03.
2. CONSTRUCT DEPRESSED WALK DRIVEWAY ENTRANCE SIMILAR TO CITY OF GRAND JUNCTION DETAIL C-11 SECTION D WITH GRADES AS SHOWN.
3. CONSTRUCT 6' WIDE CONCRETE V-PAN PER CITY OF GRAND JUNCTION DETAIL C-12.
4. CONSTRUCT 20' RADIUS CURB RETURN WITH FILLET AND RAMP PER CITY OF GRAND JUNCTION DETAIL C-16.
5. INSTALL SPEED LIMIT SIGN (R2-1) (20 MPH) PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 24.40.
6. INSTALL STOP SIGN (R1-1) AND D3 STREET NAME SIGN WITH CITY LOGO MOUNTED ABOVE STOP SIGN PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 24.40.



Know what's below
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S
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CITY DEVELOPMENT ENGINEER

DATE

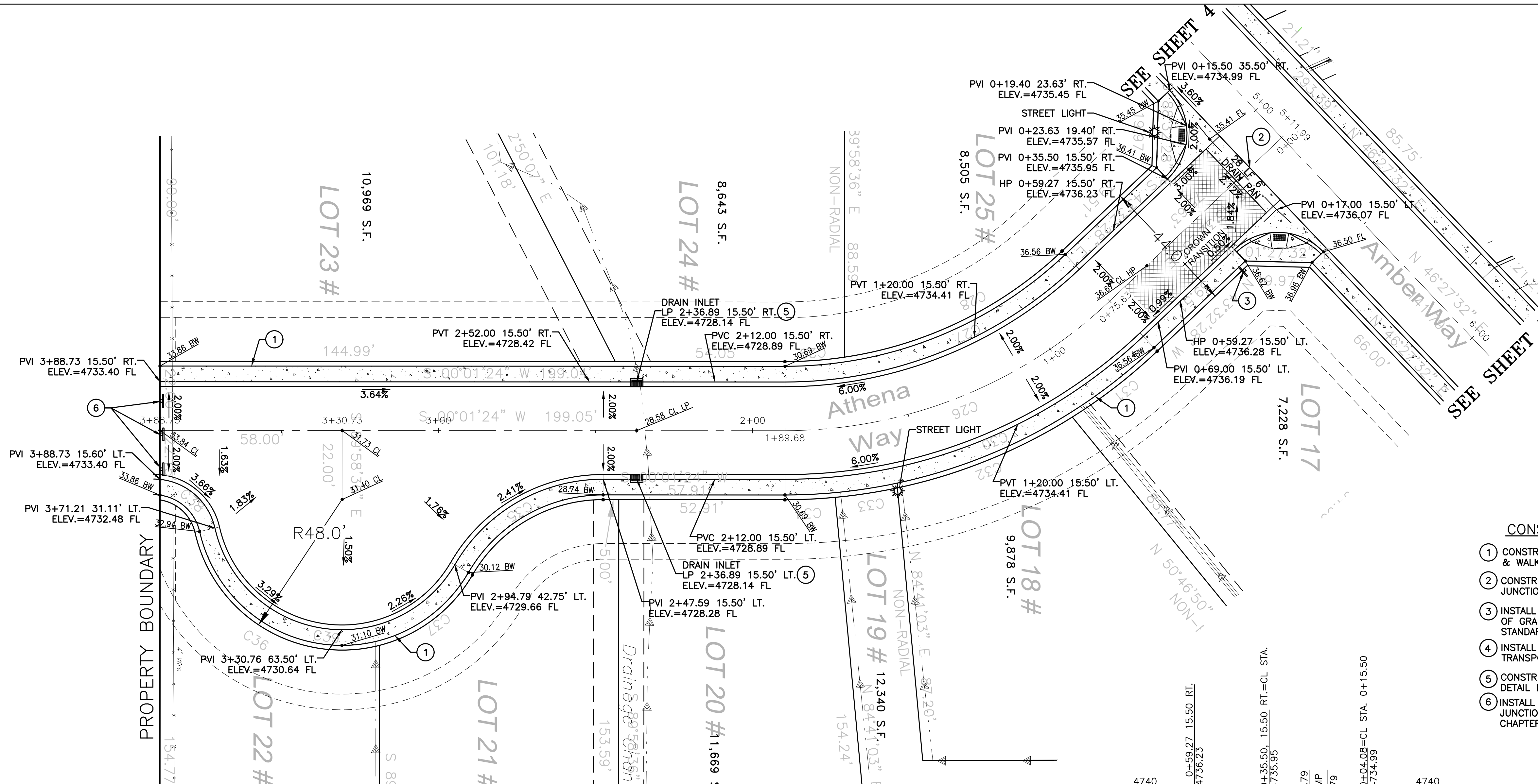
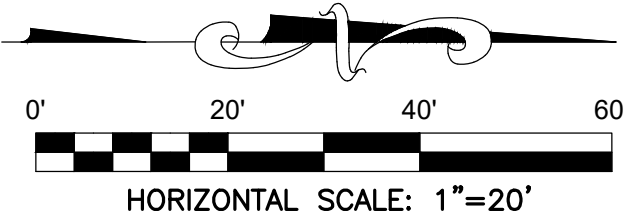


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DEER CREEK
SUBDIVISION
AMBER WAY (EAST)
ROADWAY PLAN & PROFILE

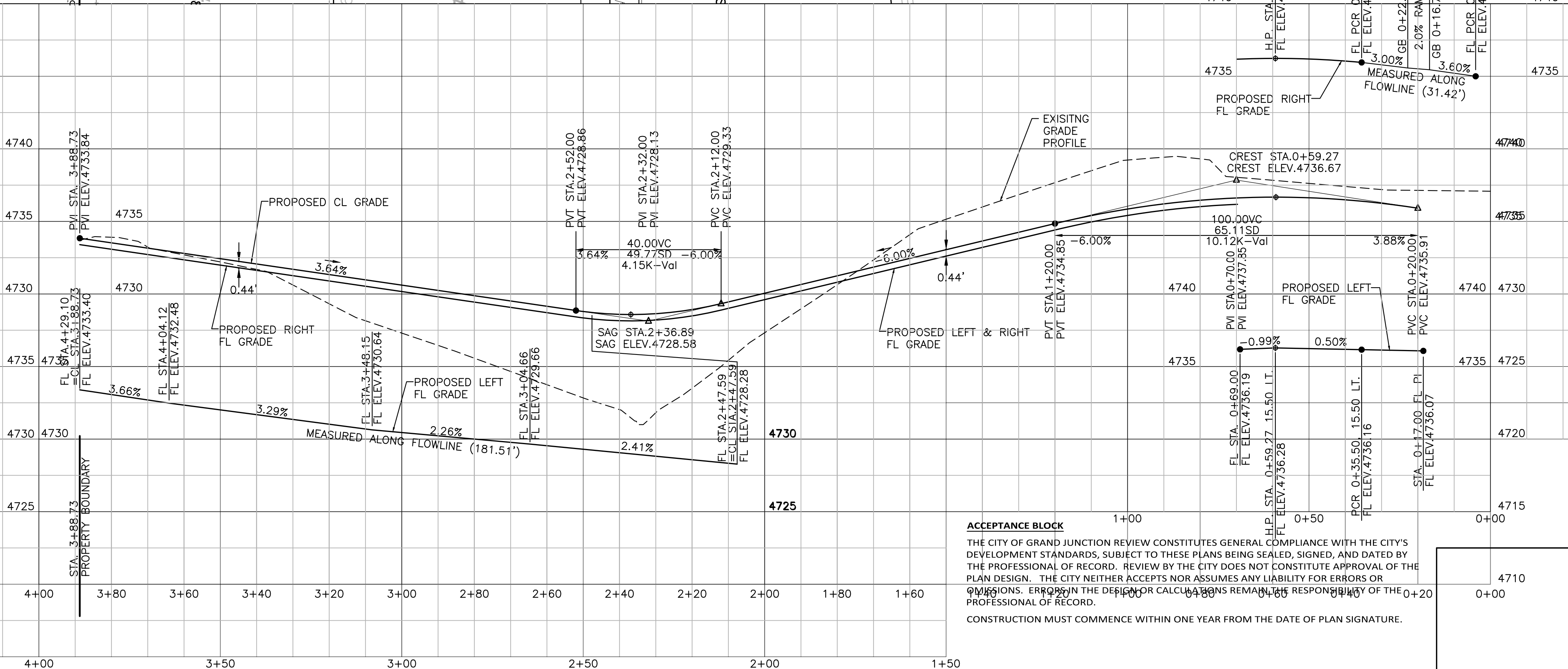
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ROADWAY PLAN & PROFILE
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Junction Community Development Department, 970-244-1430.



CONSTRUCTION NOTES

1. CONSTRUCT 6.5' WIDE DRIVEOVER CONCRETE CURB GUTTER & WALK. SEE CITY OF GRAND JUNCTION DETAIL C0-03.
2. CONSTRUCT 6' WIDE CONCRETE V-PAN PER CITY OF GRAND JUNCTION DETAIL C-12.
3. INSTALL STOP SIGN (R1-1) AND STREET SIGNS (D3-1) PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 29.40.
4. INSTALL SPEED LIMIT SIGN (R2-1) (20 MPH) PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 24.40.
5. CONSTRUCT STORM DRAIN INLET PER CITY OF GRAND JUNCTION DETAIL D-06.
6. INSTALL 3 END OF ROAD MARKERS PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 29.40.



CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
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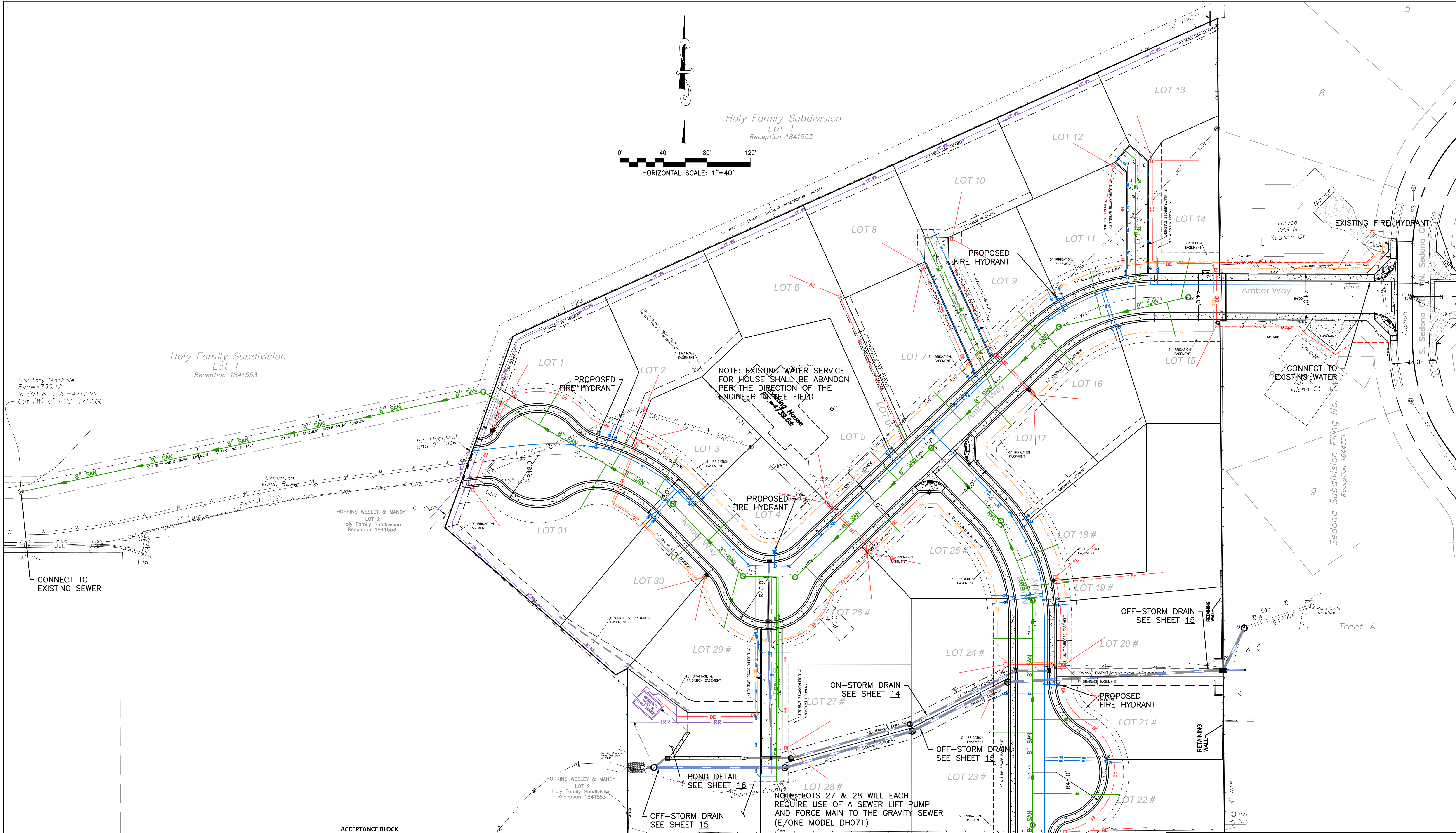
CITY DEVELOPMENT ENGINEER _____ DATE _____

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Grand Junction, CO 81507
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DEER CREEK
SUBDIVISION
ATHENA WAY
ROADWAY PLAN & PROFILE

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UTILITY COMPOSITE PLAN
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Community Development Department, 970-244-1430.



ACCEPTANCE BLOCK

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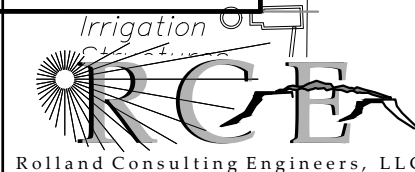
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CITY DEVELOPMENT ENGINEER

DATE

Ute Water

Date



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DEER CREEK SUBDIVISION

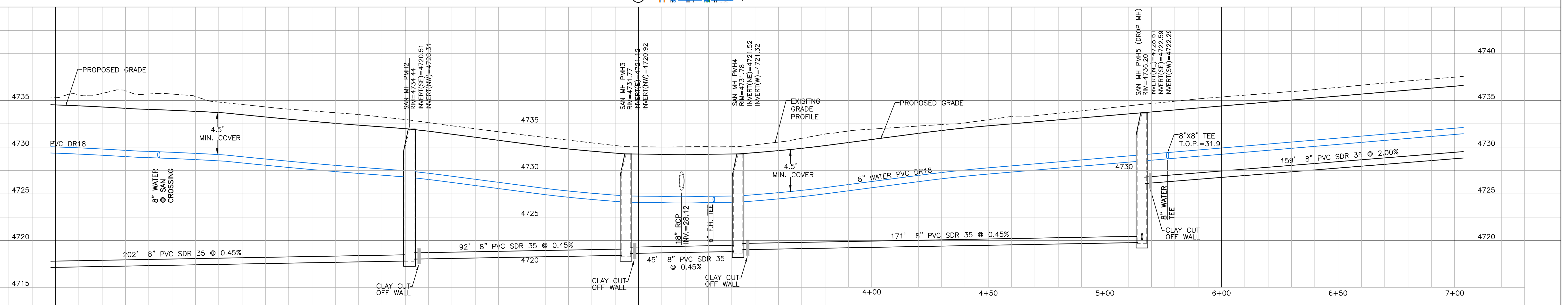
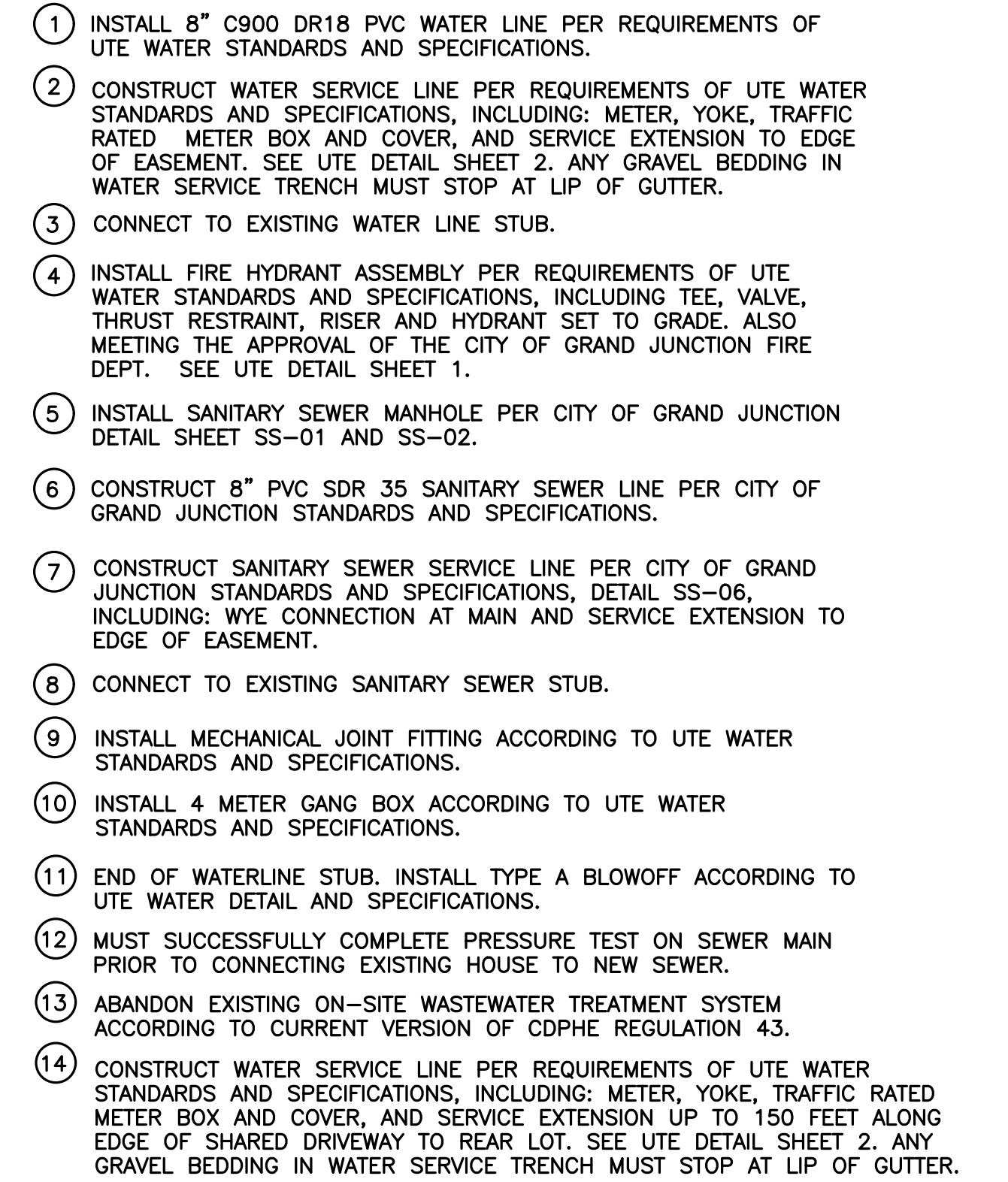
UTILITY COMPOSITE
PLAN

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- ① INSTALL 8" C900 DR18 PVC WATER LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS.
- ② CONSTRUCT WATER SERVICE LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING: METER, YOKE, TRAFFIC RATED METER BOX AND COVER, AND SERVICE EXTENSION TO EDGE OF EASEMENT. SEE UTE DETAIL SHEET 2. ANY GRAVEL BEDDING IN WATER SERVICE TRENCH MUST STOP AT LIP OF GUTTER.
- ③ CONNECT TO EXISTING WATER LINE STUB.
- ④ INSTALL FIRE HYDRANT ASSEMBLY PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING TEE, VALVE, THRUST RESTRAINT, RISER AND HYDRANT SET TO GRADE. ALSO MEETING THE APPROVAL OF THE CITY OF GRAND JUNCTION FIRE DEPT. SEE UTE DETAIL SHEET 1.
- ⑤ INSTALL SANITARY SEWER MANHOLE PER CITY OF GRAND JUNCTION DETAIL SHEET SS-01 AND SS-02.
- ⑥ CONSTRUCT 8" PVC SDR 35 SANITARY SEWER LINE PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
- ⑦ CONSTRUCT SANITARY SEWER SERVICE LINE PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS, DETAIL SS-06, INCLUDING: WYE CONNECTION AT MAIN AND SERVICE EXTENSION TO EDGE OF EASEMENT.
- ⑧ CONNECT TO EXISTING SANITARY SEWER STUB.
- ⑨ INSTALL MECHANICAL JOINT FITTING ACCORDING TO UTE WATER STANDARDS AND SPECIFICATIONS.





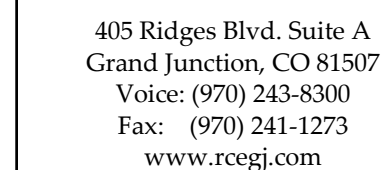
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

Date _____

DATE _____

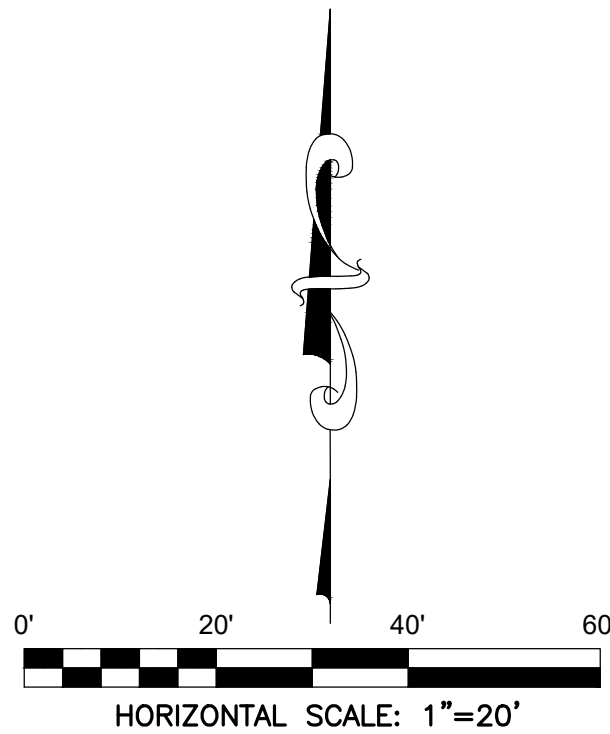
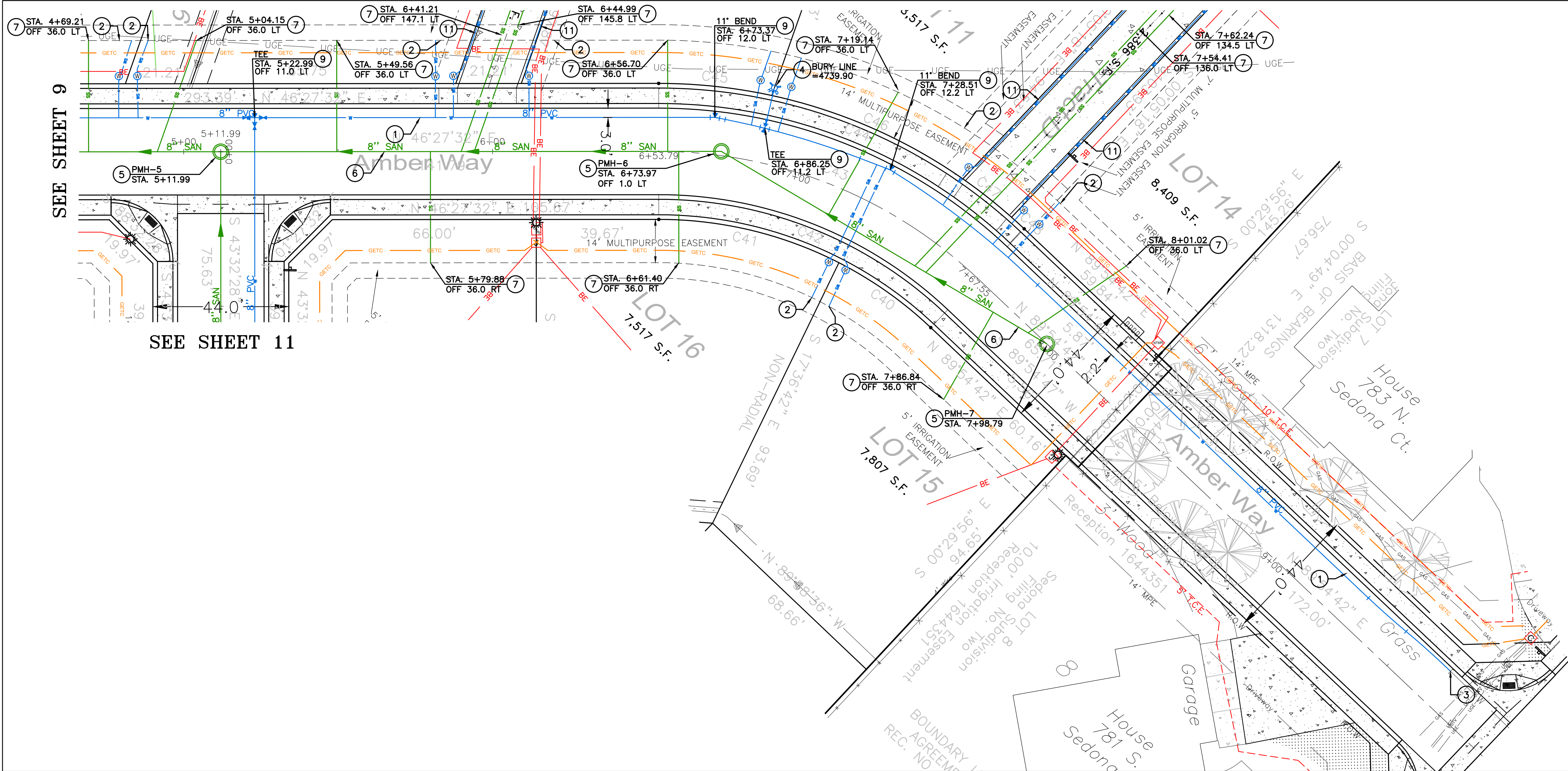


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



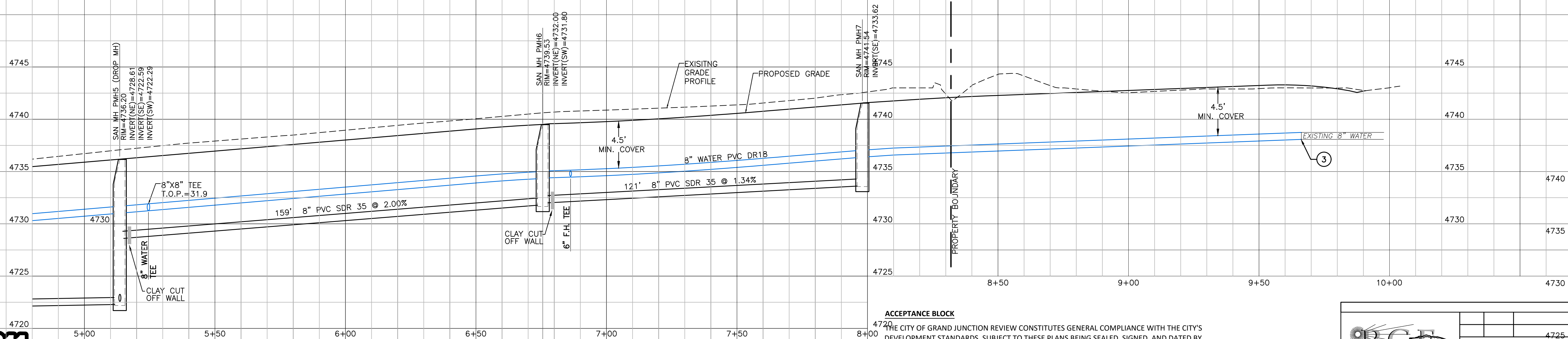
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File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date 1/07/25	Of 18

UTILITY PLAN & PROFILE
1/07/25, for accommodations reviewing this
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Community Development Department, 970-244-1430.



CONSTRUCTION NOTES

1. INSTALL 8" C900 DR18 PVC WATER LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS.
2. CONSTRUCT WATER SERVICE LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING: METER, YOKE, TRAFFIC RATED METER BOX AND COVER, AND SERVICE EXTENSION TO EDGE OF EASEMENT. SEE UTE DETAIL SHEET 2. ANY GRAVEL BEDDING IN WATER SERVICE TRENCH MUST STOP AT LIP OF GUTTER.
3. CONNECT TO EXISTING WATER LINE STUB.
4. INSTALL FIRE HYDRANT ASSEMBLY PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING TEE, VALVE, THRUST RESTRAINT, RISER AND HYDRANT SET TO GRADE. ALSO MEETING THE APPROVAL OF THE CITY OF GRAND JUNCTION FIRE DEPT. SEE UTE DETAIL SHEET 1.
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6. CONSTRUCT 8" PVC SDR 35 SANITARY SEWER LINE PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
7. CONSTRUCT SANITARY SEWER SERVICE LINE PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS, DETAIL SS-06, INCLUDING: WYE CONNECTION AT MAIN AND SERVICE EXTENSION TO EDGE OF EASEMENT.
8. CONNECT TO EXISTING SANITARY SEWER STUB.
9. INSTALL MECHANICAL JOINT FITTING ACCORDING TO UTE WATER STANDARDS AND SPECIFICATIONS.
10. INSTALL 4 METER GANG BOX ACCORDING TO UTE WATER STANDARDS AND SPECIFICATIONS.
11. CONSTRUCT WATER SERVICE LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING: METER, YOKE, TRAFFIC RATED METER BOX AND COVER, AND SERVICE EXTENSION UP TO 150 FEET ALONG EDGE OF SHARED DRIVEWAY TO REAR LOT. SEE UTE DETAIL SHEET 2. ANY GRAVEL BEDDING IN WATER SERVICE TRENCH MUST STOP AT LIP OF GUTTER.



CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:

Ute Water

Date

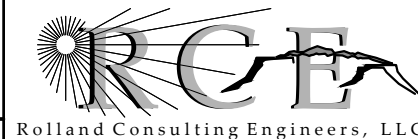
ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER

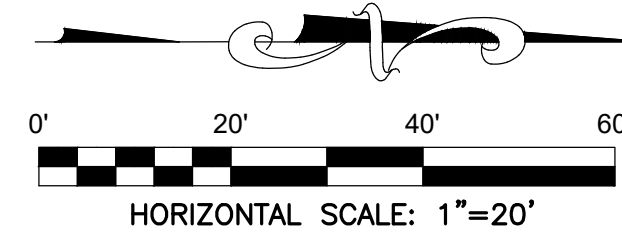
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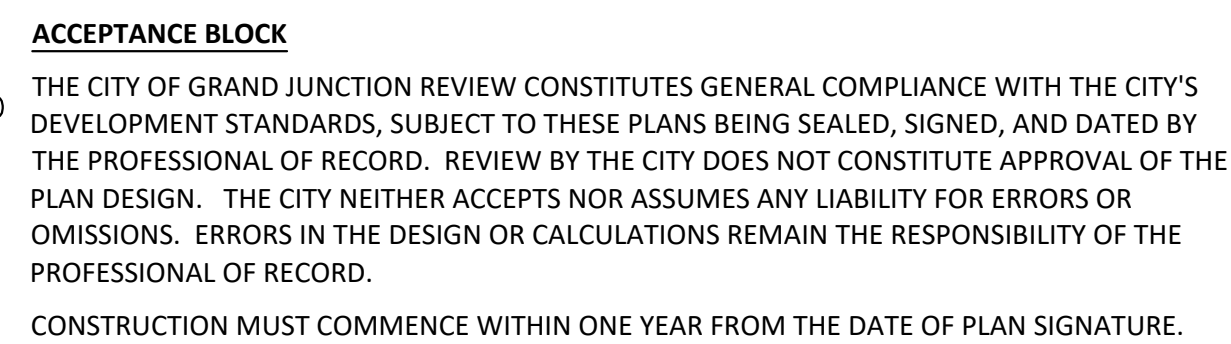
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DEER CREEK
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UTILITY PLAN & PROFILE

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3. CONNECT TO EXISTING WATER LINE STUB.
4. INSTALL FIRE HYDRANT ASSEMBLY PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS, INCLUDING TEE, VALVE, THRUST RESTRAINT, RISER AND HYDRANT SET TO GRADE. ALSO MEETING THE APPROVAL OF THE CITY OF GRAND JUNCTION FIRE DEPT. SEE UTE DETAIL SHEET 1.
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7. CONSTRUCT SANITARY SEWER SERVICE LINE PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS, DETAIL SS-06, INCLUDING: WYE CONNECTION AT MAIN AND SERVICE EXTENSION TO EDGE OF EASEMENT.
8. CONNECT SEWER STUB TO MANHOLE WITHOUT GROUT.
9. INSTALL MECHANICAL JOINT FITTING ACCORDING TO UTE WATER STANDARDS AND SPECIFICATIONS.
10. INSTALL 4 METER GANG BOX ACCORDING TO UTE WATER STANDARDS AND SPECIFICATIONS.



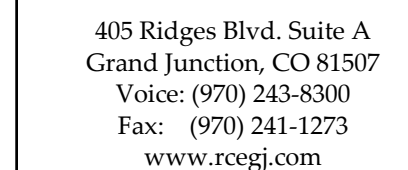
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Date _____

CITY DEVELOPMENT ENGINEER

DATE _____



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GRADING PLAN
1/07/25, for accommodations reviewing this
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Community Development Department, 970-244-1430.

TOP OF FOUNDATION ELEVATIONS:

LOT NO.	MINIMUM F.F. ELEV.	MAXIMUM F.F. ELEV.
1	4738.60	4739.60
2	4739.50	4740.50
3	4736.90	4737.90
4	4735.20	4736.20
5	--	--
6	4740.50	4741.50
7	4739.90	4740.90
8	4741.70	4742.70
9	4741.40	4742.40
10	4741.90	4742.90
11	4741.90	4742.90
12	4742.70	4743.70
13	4743.50	4744.50
14	4742.90	4743.90
15	4743.23	4744.23
16	4740.90	4741.90
17	4739.57	4740.57
18	4736.80	4737.80
19	4736.80	4737.80
20	4733.20	4734.20
21	4732.40	4733.40
22	4732.90	4733.90
23	4733.50	4734.50
24	4731.53	4732.53
25	4737.40	4738.40
26	4735.20	4736.20
27	4728.60	4729.60
28	4724.80	4725.80
29	4733.50	4734.50
30	4735.80	4736.80
31	4738.40	4739.40

LEGEND / ABBREVIATIONS:

- MIN. T.O.F. 46x4x MINIMUM TOP OF FOUNDATION ELEVATION
46xxx PROPOSED CONTOUR
46xxx EXISTING CONTOUR
FLOW DIRECTION
96.9 FG FINISH GRADE
94.2 GB GRADE BREAK
95.4 HP HIGH POINT
94.6 FL FLOWLINE
99.4 BW BACK OF WALK
90.8 eg EXISTING GRADE

CONSTRUCTION NOTES

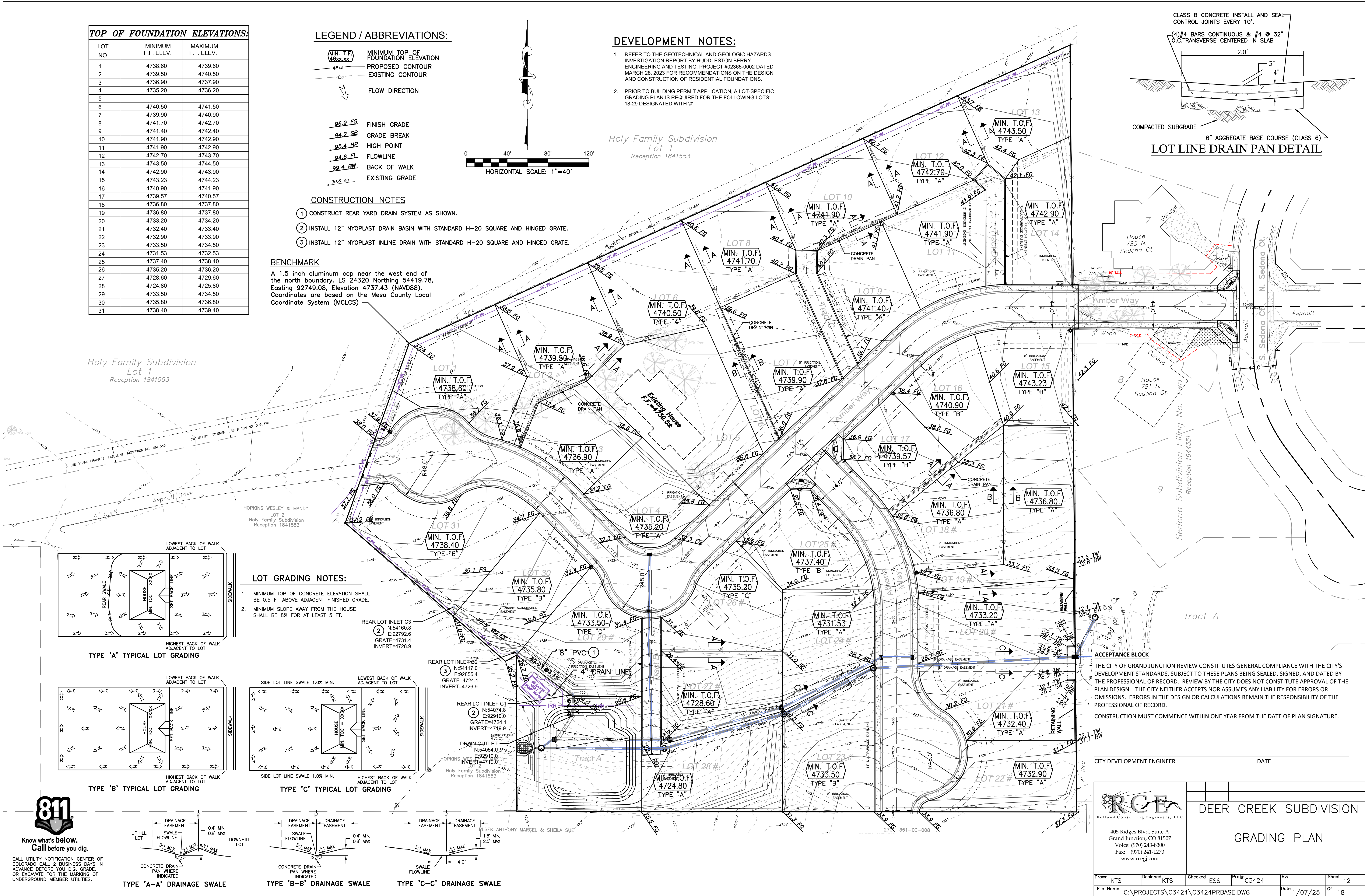
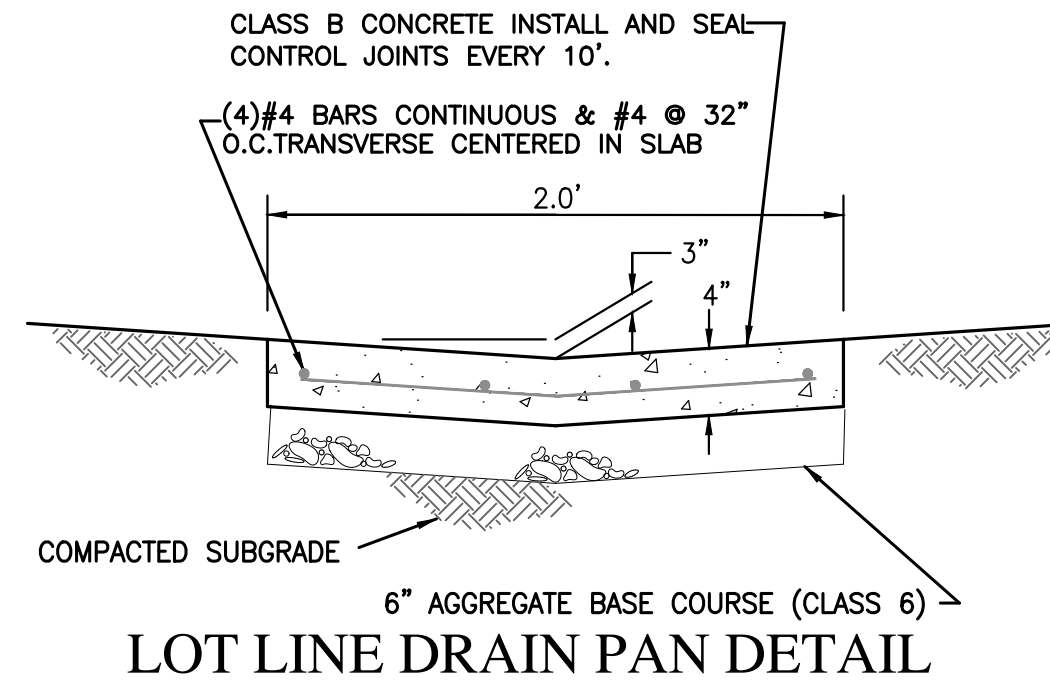
- CONSTRUCT REAR YARD DRAIN SYSTEM AS SHOWN.
- INSTALL 12" NYOPLAST DRAIN BASIN WITH STANDARD H-20 SQUARE AND HINGED GRATE.
- INSTALL 12" NYOPLAST INLINE DRAIN WITH STANDARD H-20 SQUARE AND HINGED GRATE.

BENCHMARK

A 1.5 inch aluminum cap near the west end of the north boundary, IS 24320 Northing 54419.78, Easting 92749.08, Elevation 4737.43 (NAVD88). Coordinates are based on the Mesa County Local Coordinate System (MCLCS)

DEVELOPMENT NOTES:

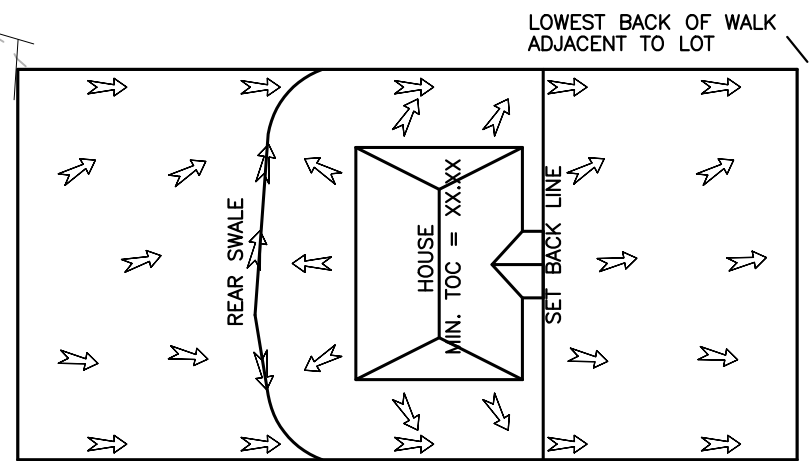
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- PRIOR TO BUILDING PERMIT APPLICATION, A LOT-SPECIFIC GRADING PLAN IS REQUIRED FOR THE FOLLOWING LOTS: 16-29 DESIGNATED WITH #



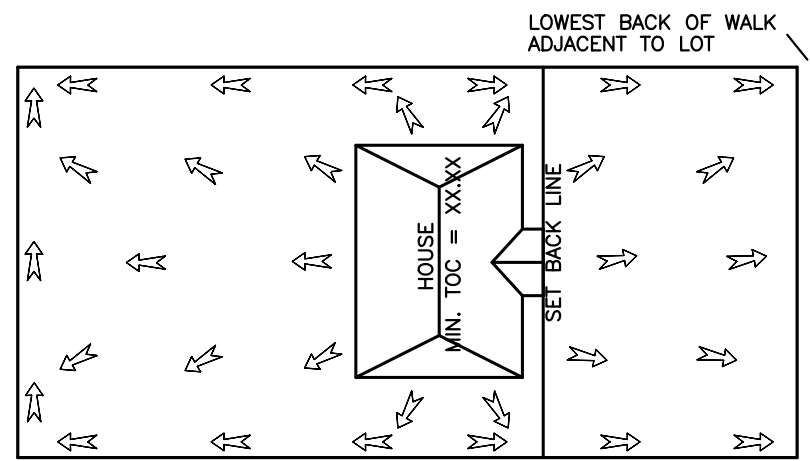
LOT GRADING NOTES:

- MINIMUM TOP OF CONCRETE ELEVATION SHALL BE 0.5 FT ABOVE ADJACENT FINISHED GRADE.
- MINIMUM SLOPE AWAY FROM THE HOUSE SHALL BE 8% FOR AT LEAST 5 FT.

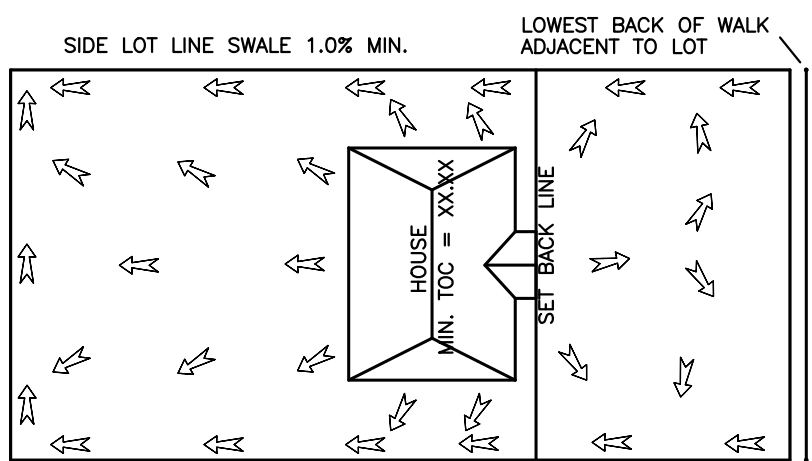
TYPE 'A' TYPICAL LOT GRADING



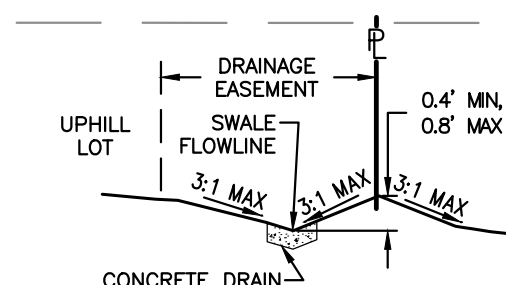
TYPE 'B' TYPICAL LOT GRADING



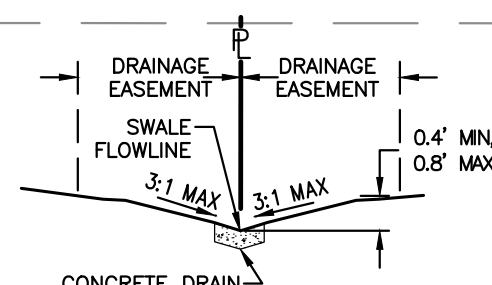
TYPE 'C' TYPICAL LOT GRADING



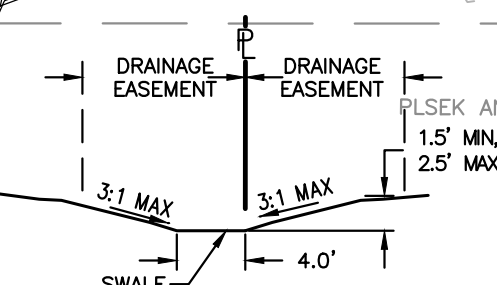
TYPE 'A-A' DRAINAGE SWALE



TYPE 'B-B' DRAINAGE SWALE



TYPE 'C-C' DRAINAGE SWALE



CITY DEVELOPMENT ENGINEER

DATE



405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
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DEER CREEK SUBDIVISION

GRADING PLAN

Drawn	KTS	Designed	KTS	Checked	ESS	Proj#	C3424	Rv:		Sheet	12
File Name:	C:\PROJECTS\C3424\C3424PRBASE.DWG								Date	1/07/25	Of 18



96.9 FG

95.4 HE

94.6 FL

99.4 BW

90.8 eg

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CITY DEVELOPMENT ENGINEER



Rolland Consulting Engineers, L.L.C.

Drawn KTS	Designed KTS
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SHARED DRIVEWAY DETAILS

Drawn KTS	Designed KTS
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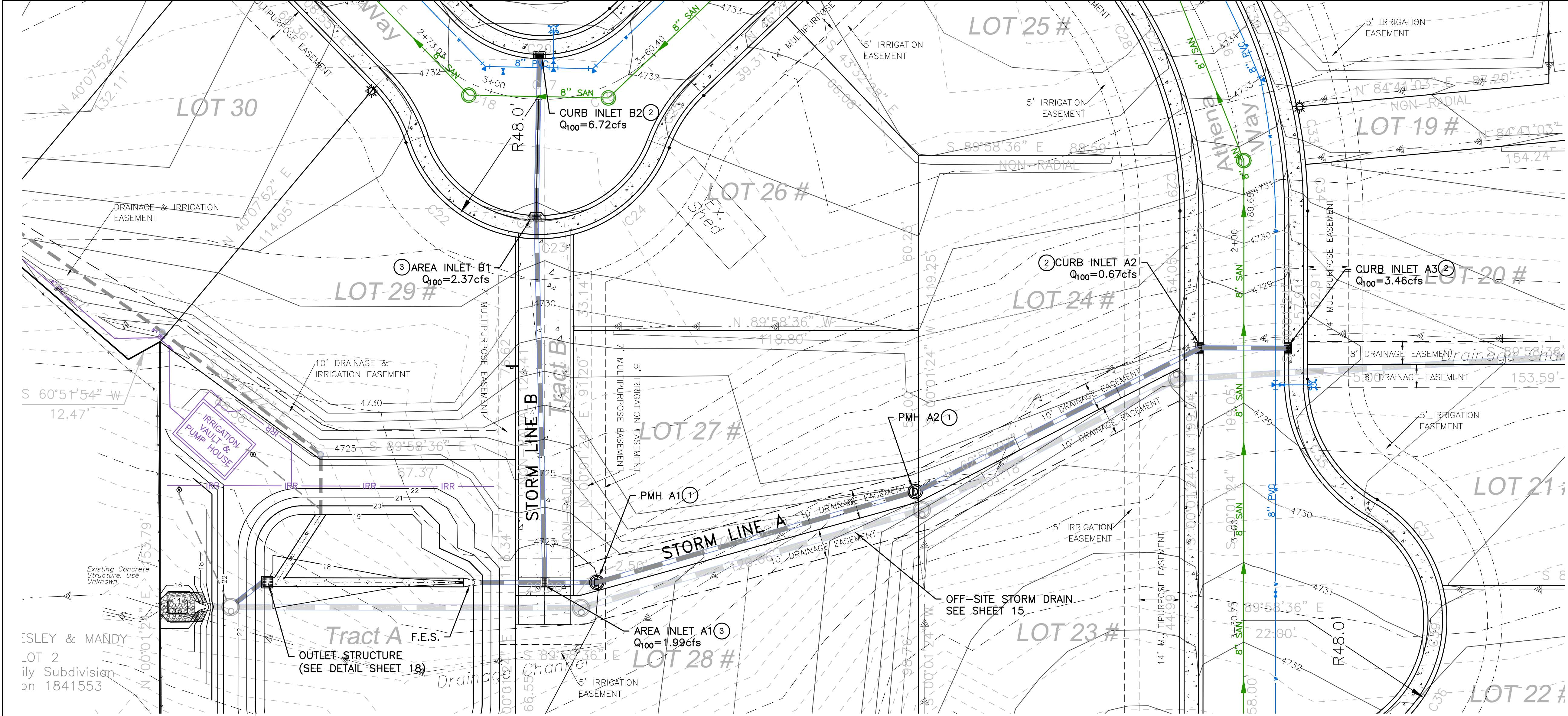
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3424	Rv:	Sheet 13
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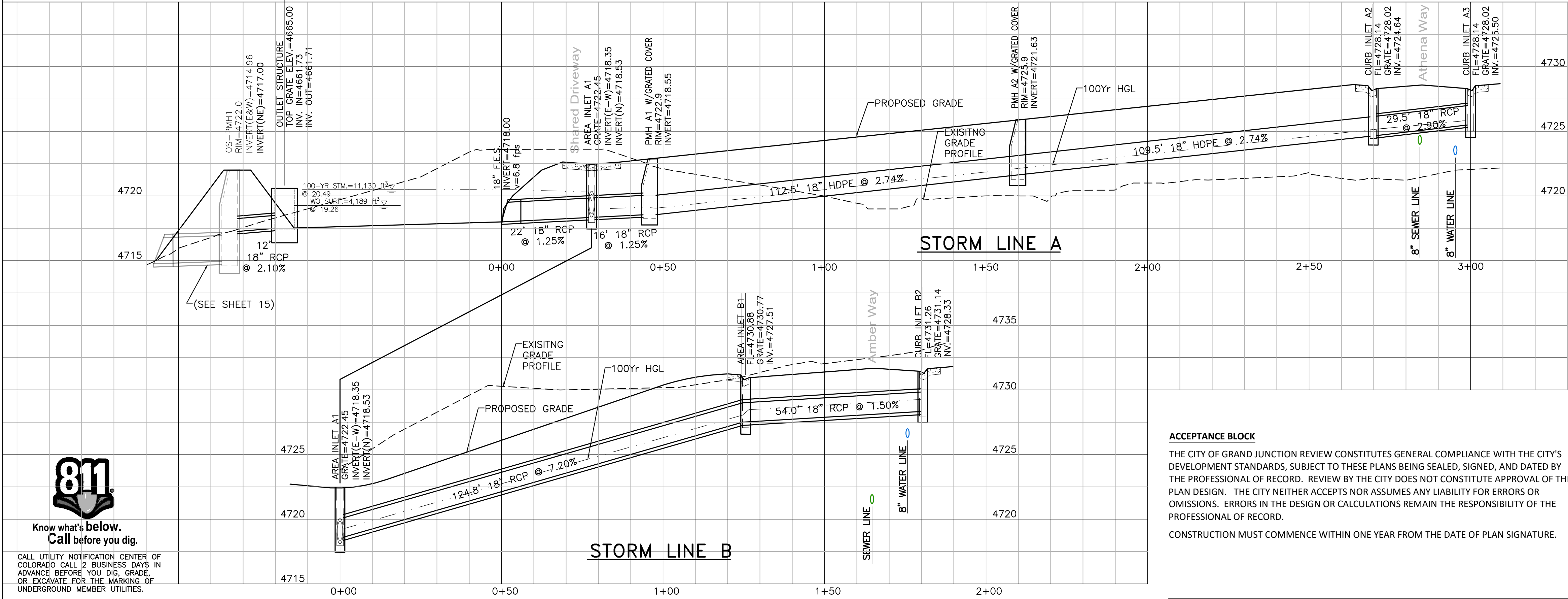
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File Name: C:\PROJECTS\03121\03121PAGE.DWG			

0424		15
	Date 1 / 07 / 05	Of 10

ONSITE STORM DRAIN PLAN & PROFILE
1/07/25, for accommodations, reviewing this
document, please contact City of Grand Junction,
Community Development Department, 970-244-1430.



- CONSTRUCTION NOTES:**
1. INSTALL STANDARD STORM DRAIN MANHOLE ACCORDING TO CITY OF GRAND JUNCTION STANDARD DETAIL D-03 AND SPECIFICATIONS.
 2. INSTALL STANDARD STORM DRAIN INLET ACCORDING TO CITY OF GRAND JUNCTION STANDARD DETAIL D-06 AND SPECIFICATIONS.
 3. INSTALL STANDARD STORM DRAIN INLET ACCORDING TO CITY OF GRAND JUNCTION STANDARD DETAIL D-10 AND SPECIFICATIONS.



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

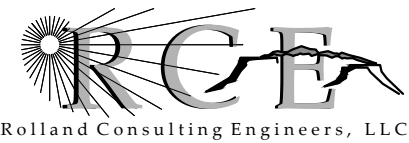
ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S
DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY
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CITY DEVELOPMENT ENGINEER

DATE

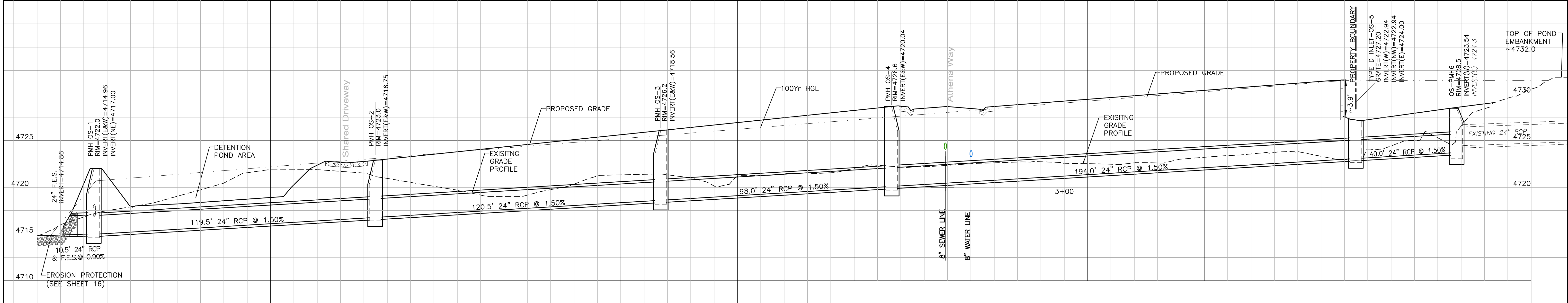
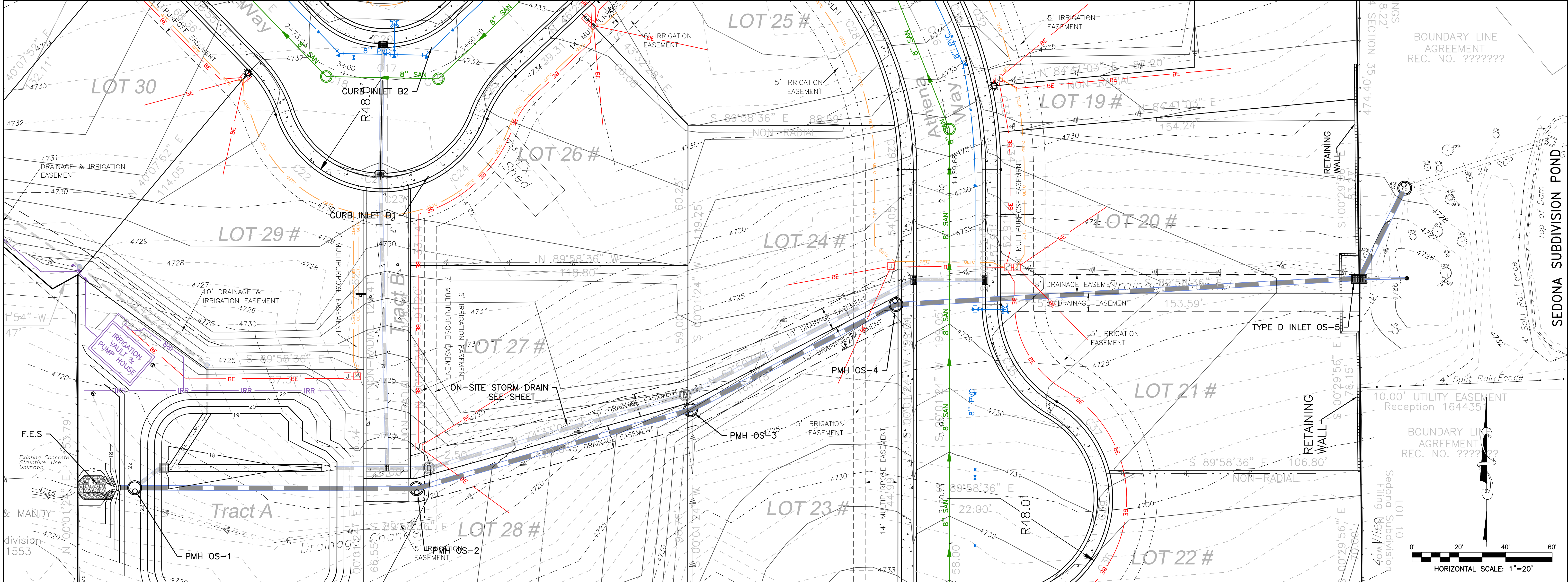


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DEER CREEK
SUBDIVISION
ON-SITE
STORM DRAIN PLAN & PROFILE

Drawn	KTS	Designed	KTS	Checked	ESS	Proj#	C3424	Rv:		Sheet	14
File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG								Date	1/07/25	Of	18

OFF SITE STORM DRAIN PLAN & PROFILE
1/07/25, for accommodations reviewing this
document please contact City of Grand Junction,
Community Development Department, 970-244-1430.



811
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

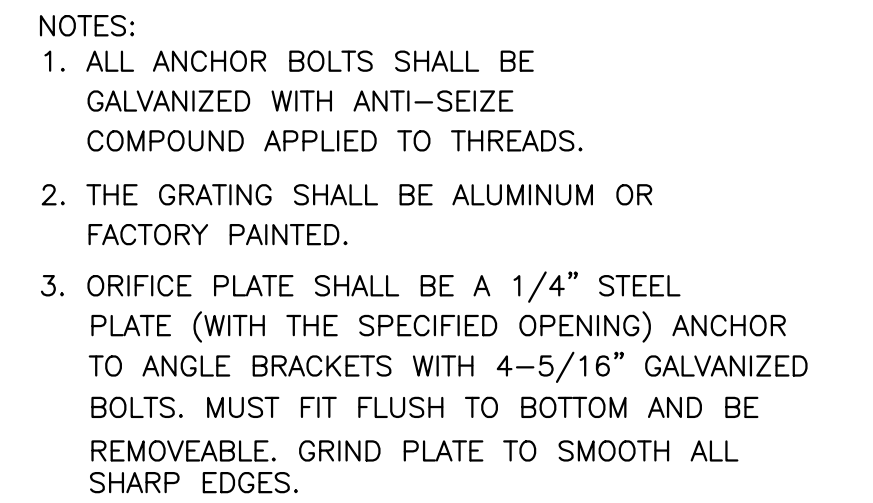
ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
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CITY DEVELOPMENT ENGINEER DATE

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Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

DEER CREEK
SUBDIVISION
OFF-SITE
STORM DRAIN PLAN & PROFILE

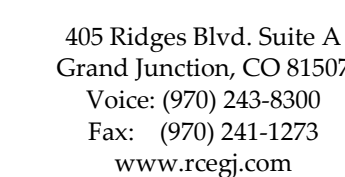
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File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date 1/07/25	Of 18



THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

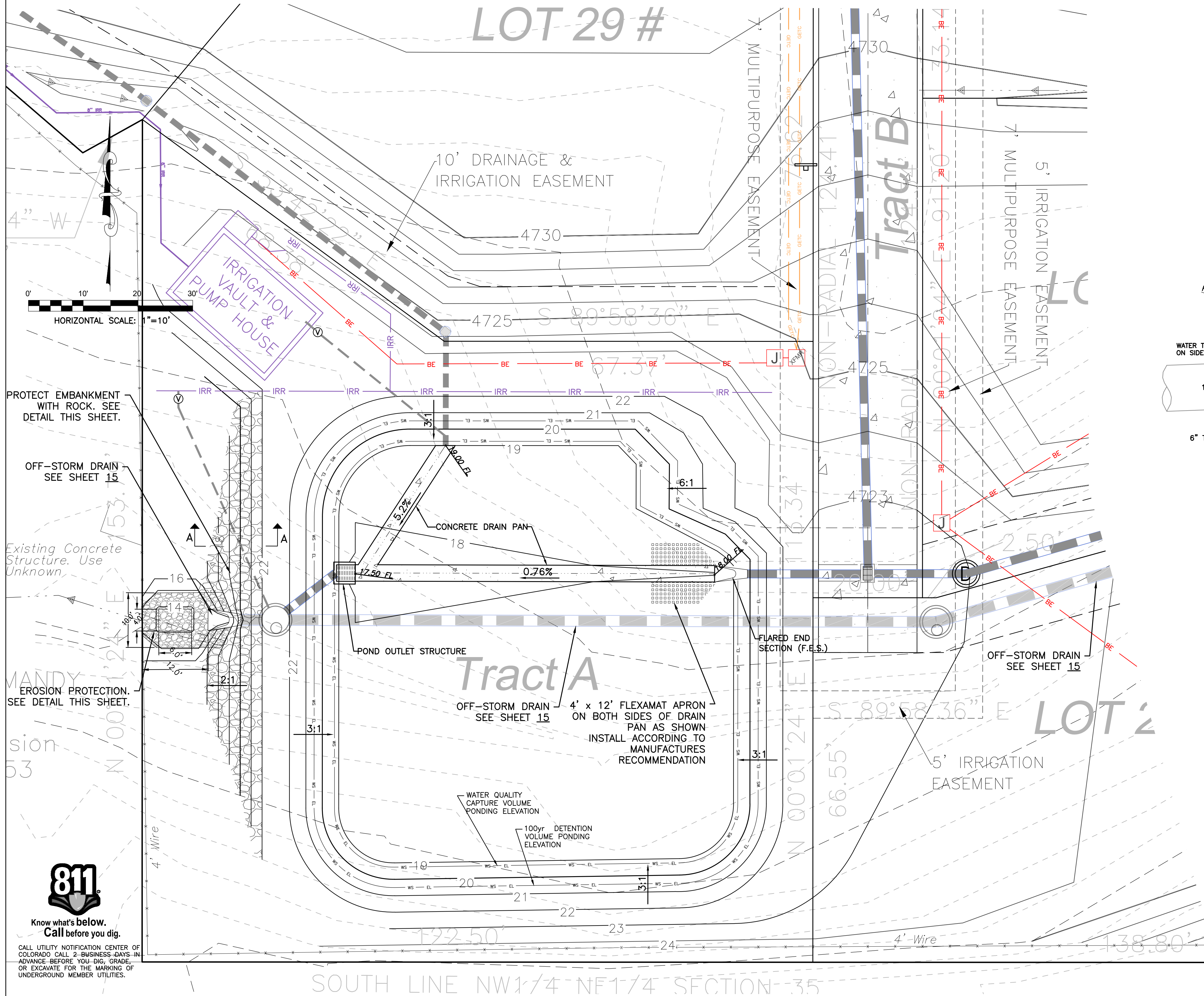
CITY DEVELOPMENT ENGINEER

DATE _____



POND GRADING AND OUTLET STRUCTURE DETAILS

Drawn KTS	Designed KTS	Checked ESS	Proj# C3424	Rv: 	Sheet 16
File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date 1/07/25	Of 18





CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



= OSP TO REMOVE/REPLACE CONCRETE
DRIVEWAY IN FRONT OF GARAGE PER EXHIBIT
1070 S.F. (119 S.Y.)

CONSTRUCTION NOTES

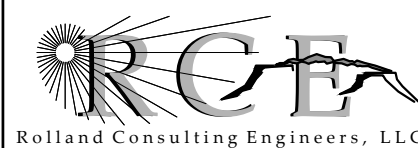
- ### ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

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CITY DEVELOPMENT ENGINEER

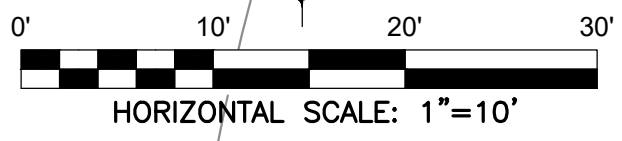
DATE _____



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DEER CREEK SUBDIVISION
AMBER WAY AND
OFF-SITE DRIVEWAYS
DEMOLITION

Drawn KTS	Designed KTS	Checked ESS	Proj# C3424	Rv: 	Sheet 17
File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date 1/07/25	Of 18

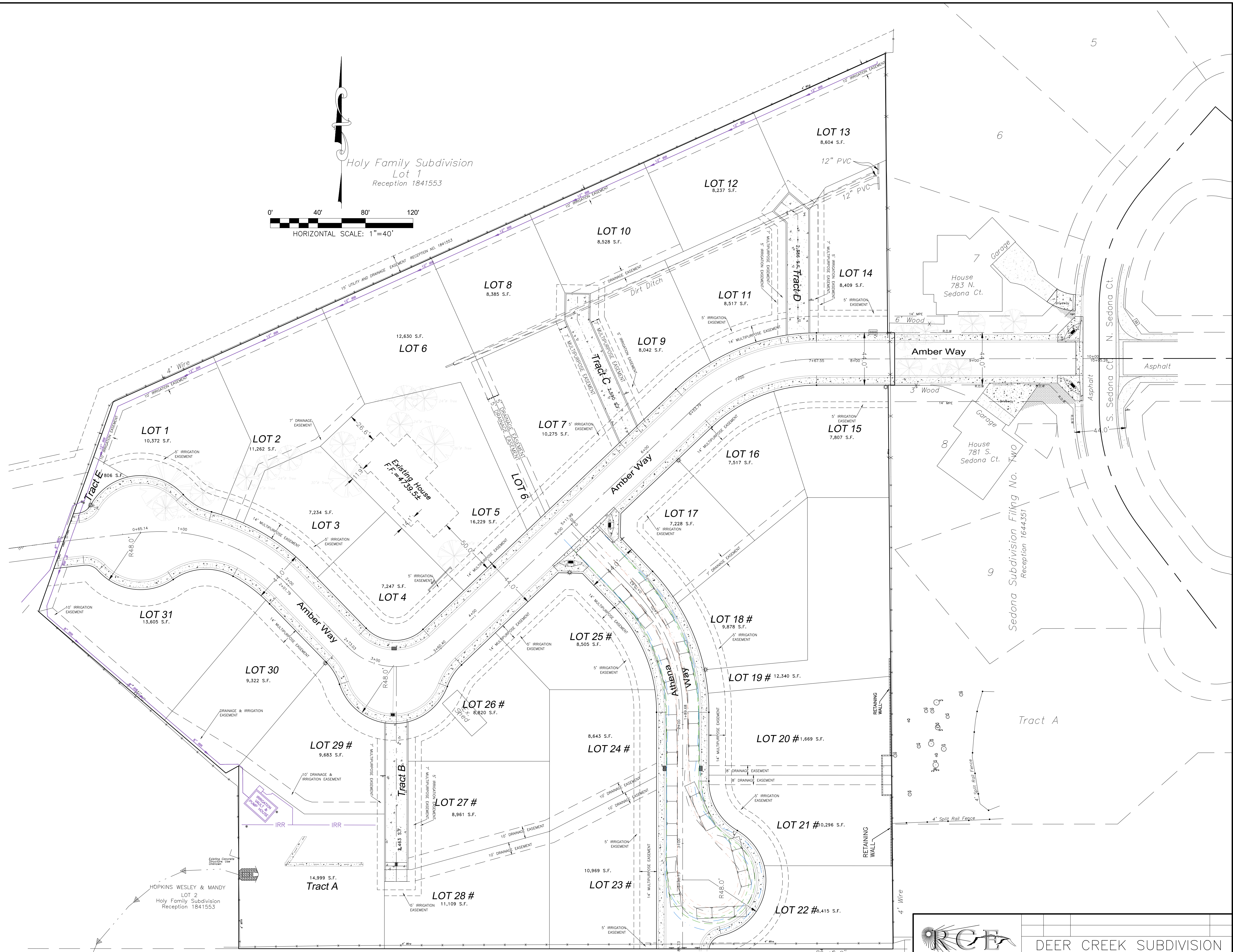




- FRONT LEFT WHEEL PATH
 REAR LEFT WHEEL PATH
 FRONT RIGHT WHEEL PATH
 REAR RIGHT WHEEL PATH
 LEFT VEHICLE OVERHANG
 RIGHT VEHICLE OVERHANG



CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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DEER CREEK SUBDIVISION

FIRE SITE PLAN

Drawn KTS	Designed KTS	Checked ESS	Proj# C3424	Rv: 	Sheet FSP-1
File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date 1/07/25	Of -



1. FIRE HYDRANTS ARE TO BE PLACED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE FIRE DEPARTMENT.

2. HYDRANT WEEP HOLES SHALL NOT BE COVERED OR PLUGGED WITH CONCRETE.

3. MAINTAIN 48" MINIMUM COVER DEPTH ALONG 6" DIA WATERLINE

4. INSTALL TRACER WIRE FROM WATER MAIN ALONG TOP OF PIPE TO BASE OF HYDRANT LOOPING TO SAFETY CHAINS AND BACK TO MAIN.



NOTES:

1. TRACER WIRE (NOT SHOWN) SHALL BE LOOPED FROM WATER MAIN THROUGH AIR VENT AND BACK TO MAIN. IF NO AIR VENT IS PRESENT TRACER WILL BE LOOPED TO SURFACE AND LEFT IN MANWAY.

2. MODIFY CONCRETE VAULT AS NEEDED
TO ACCOMMODATE FINAL GRADE
WITHOUT USE OF MANHOLE RISERS



1. CONCRETE WITH FIBER MESH REQUIRED FOR SEWER LINE ENCASUREMENT ABOVE WATER LINE.
2. CONCRETE COLLAR OR ENCASUREMENT SHALL BE A MINIMUM OF 6" THICK ON ALL SIDES OF SEWER LINE.



SCALE: NTS

SCALE: NTS

— RESTRAINED JOINTS AS REQUIRED —



UTE WATER STANDARD DETAILS

UTE WATER STANDARD DETAILS



SCALE: NTS

SCALE: NTS



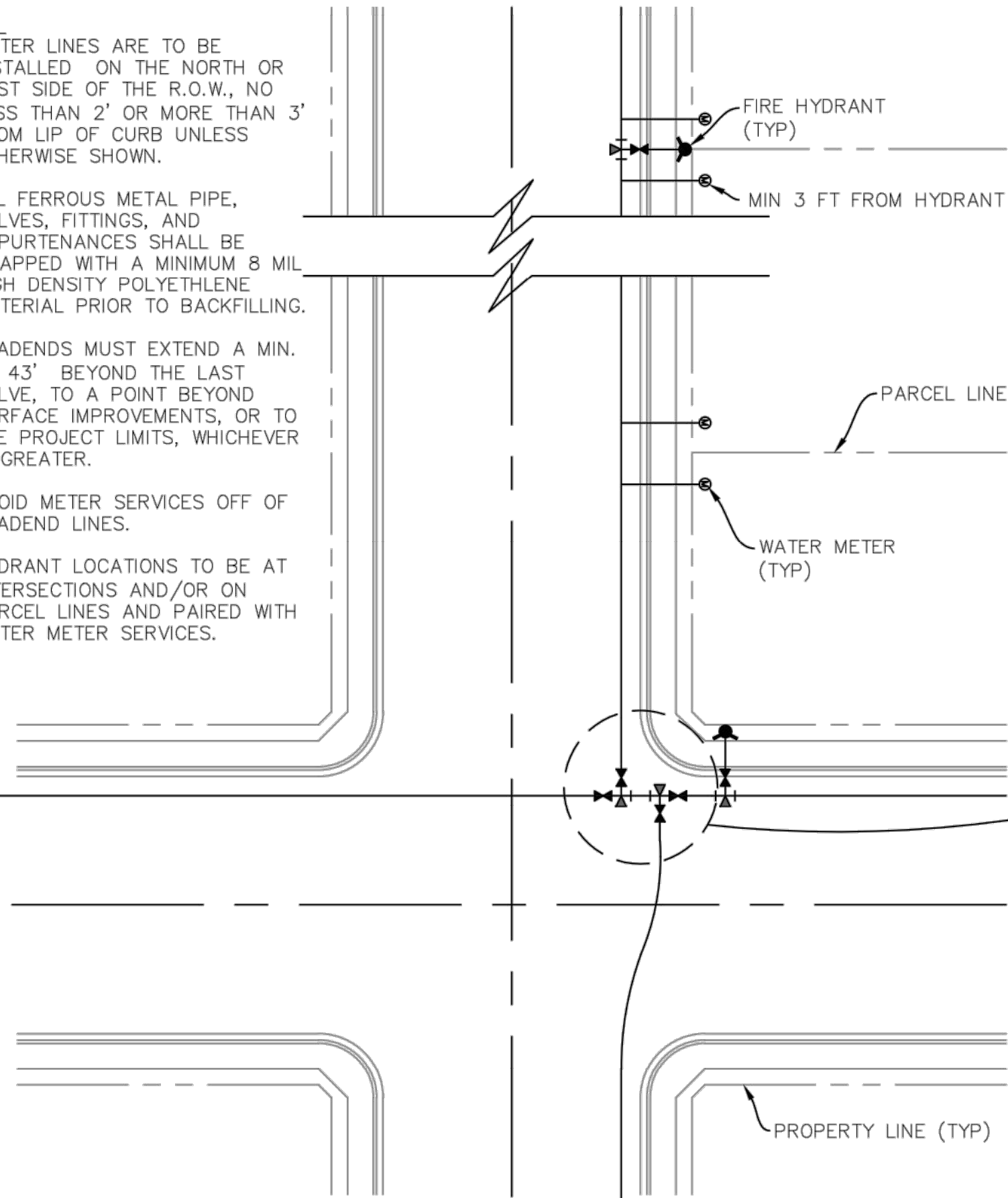
TRENCH CROSSING OF SEWER
UTE WATER STANDARD DETAILS
SCALE: NTS

UTE WATER STANDARD DETAILS

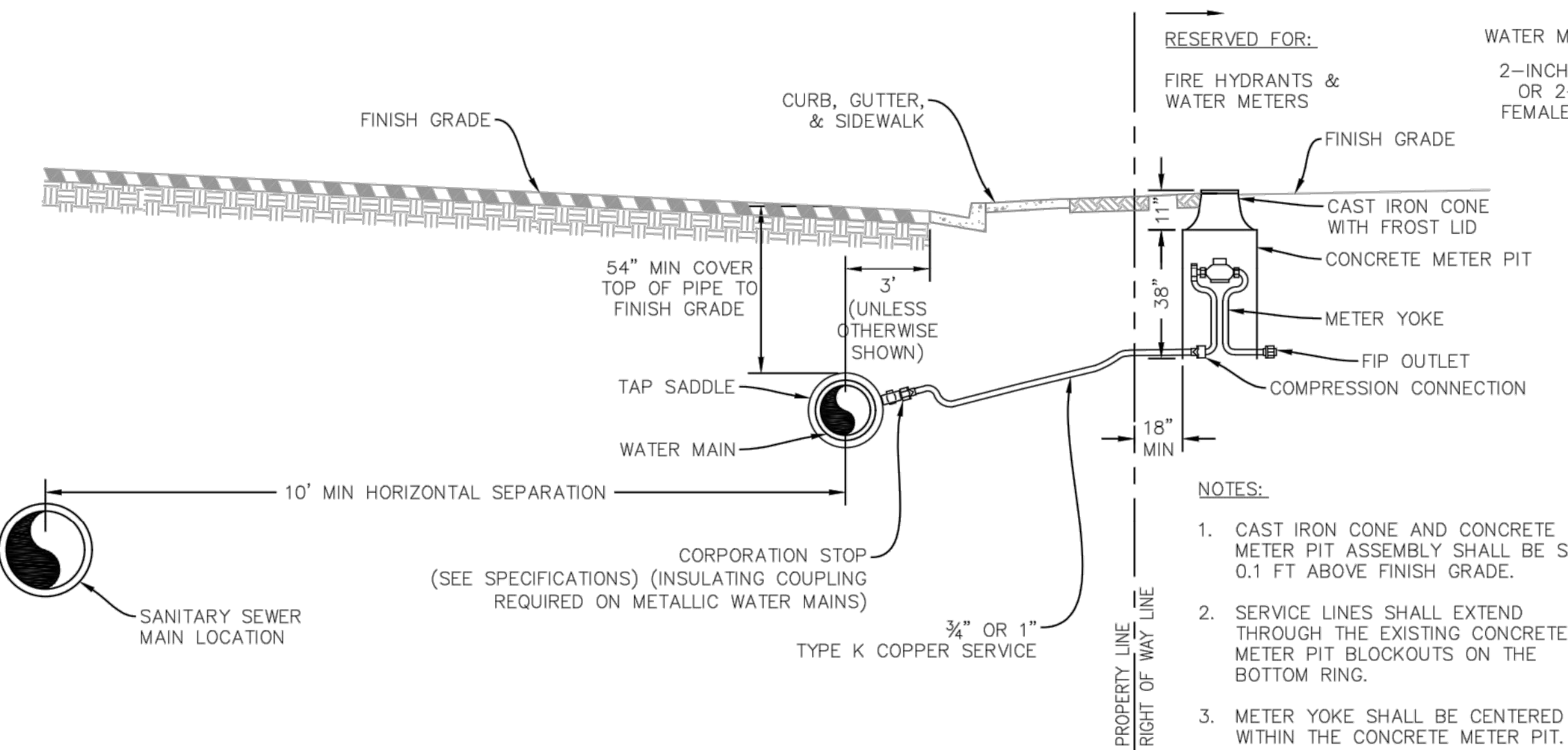


NOTES:

1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.
2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHYLENE MATERIAL PRIOR TO BACKFILLING.
3. DEADENDS MUST EXTEND A MIN. OF 43' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.
4. AVOID METER SERVICES OFF OF DEADEND LINES.
5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES.



TYPICAL TRACT PLAN (I)
UTE WATER STANDARD DETAILS
SCALE: NTS



DOMESTIC SERVICE DETAIL (K)
UTE WATER STANDARD DETAILS
SCALE: NTS

TABLE FOR CONCRETE THRUST BLOCKING

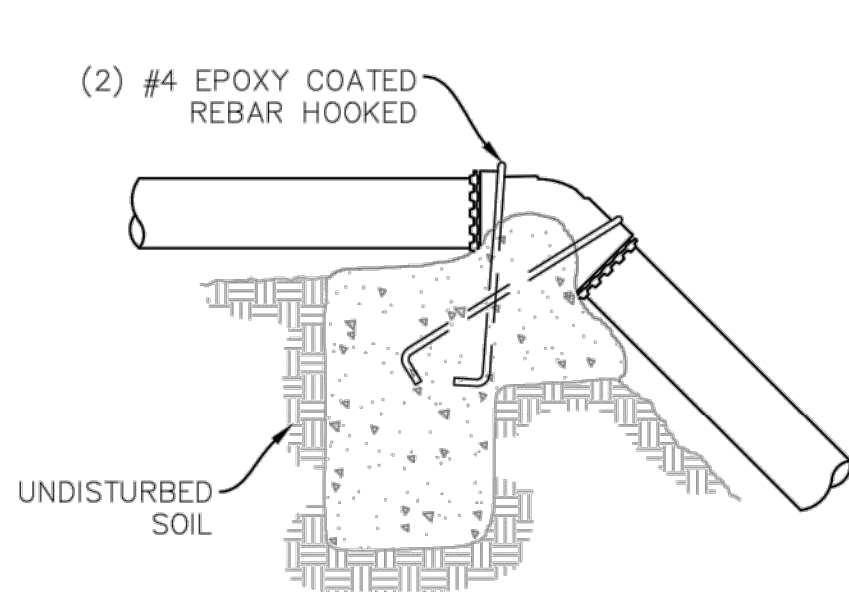
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0

FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.

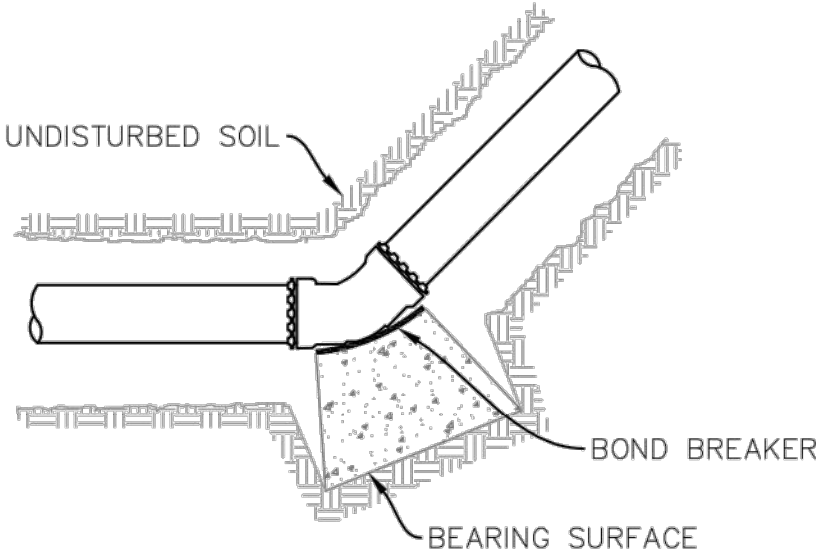
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 LBS. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

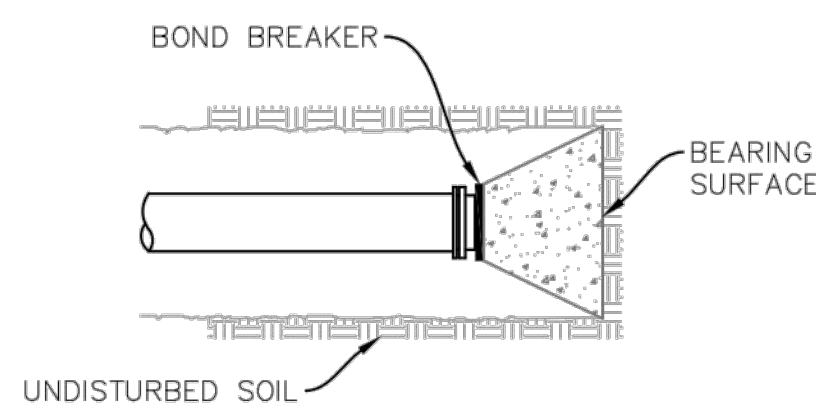
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS PER SQ. INCH.
F = ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.



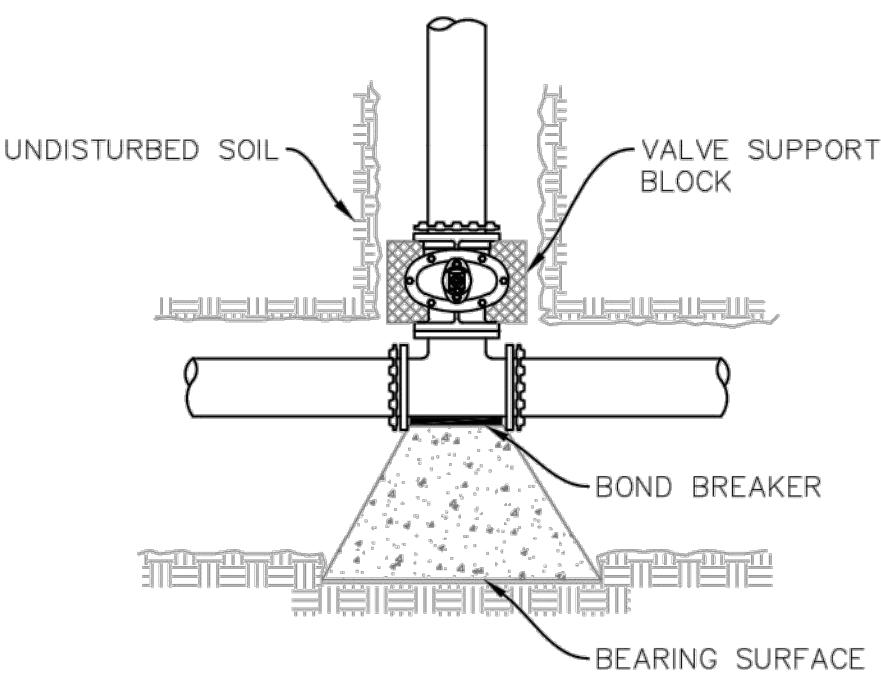
OVER BENDS



BENDS OF 22 1/2° OR GREATER

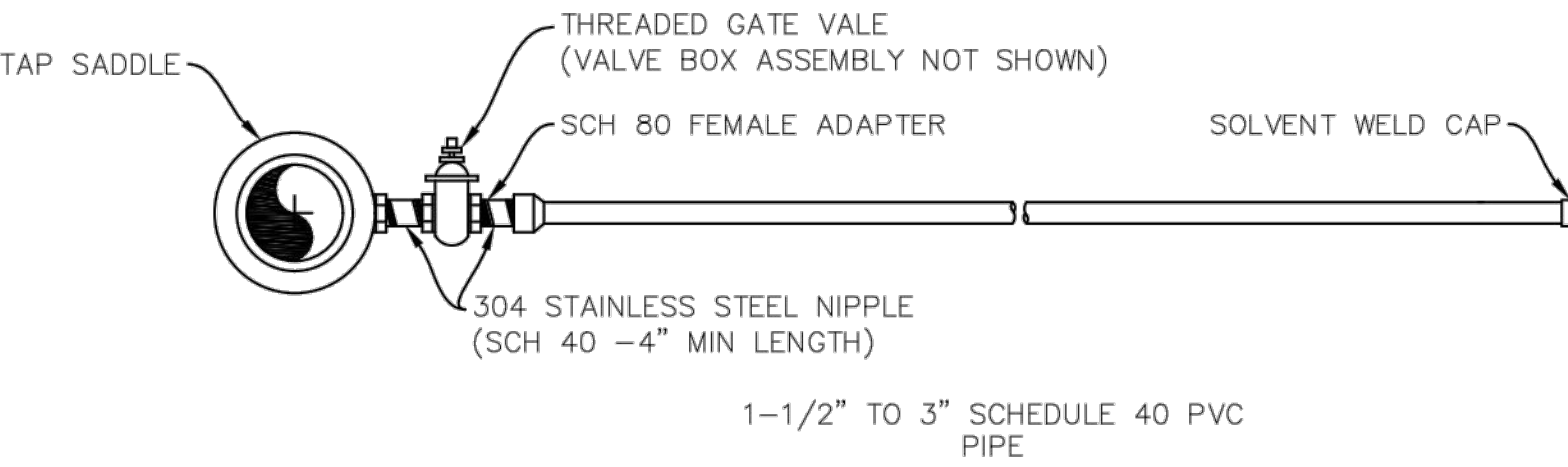
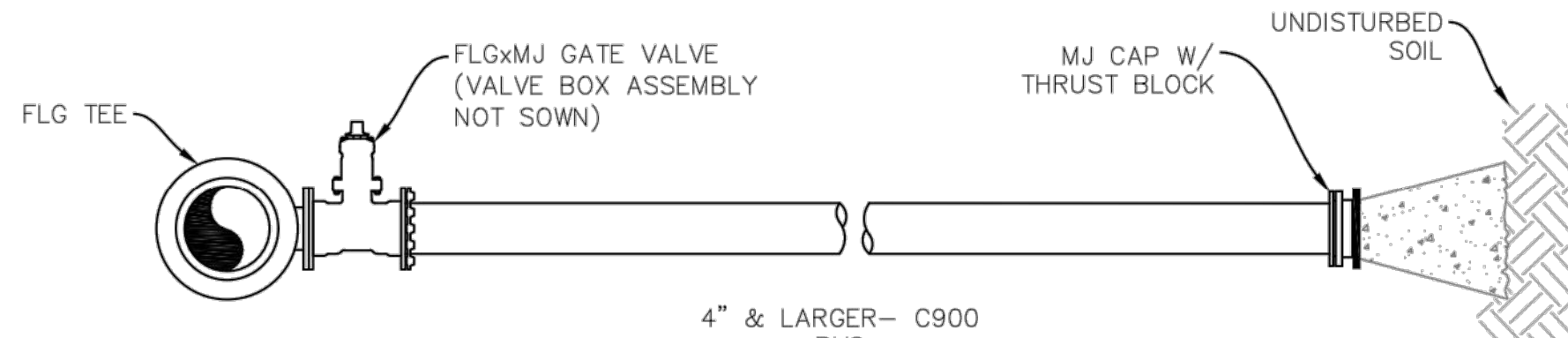


DEAD ENDS



TEES

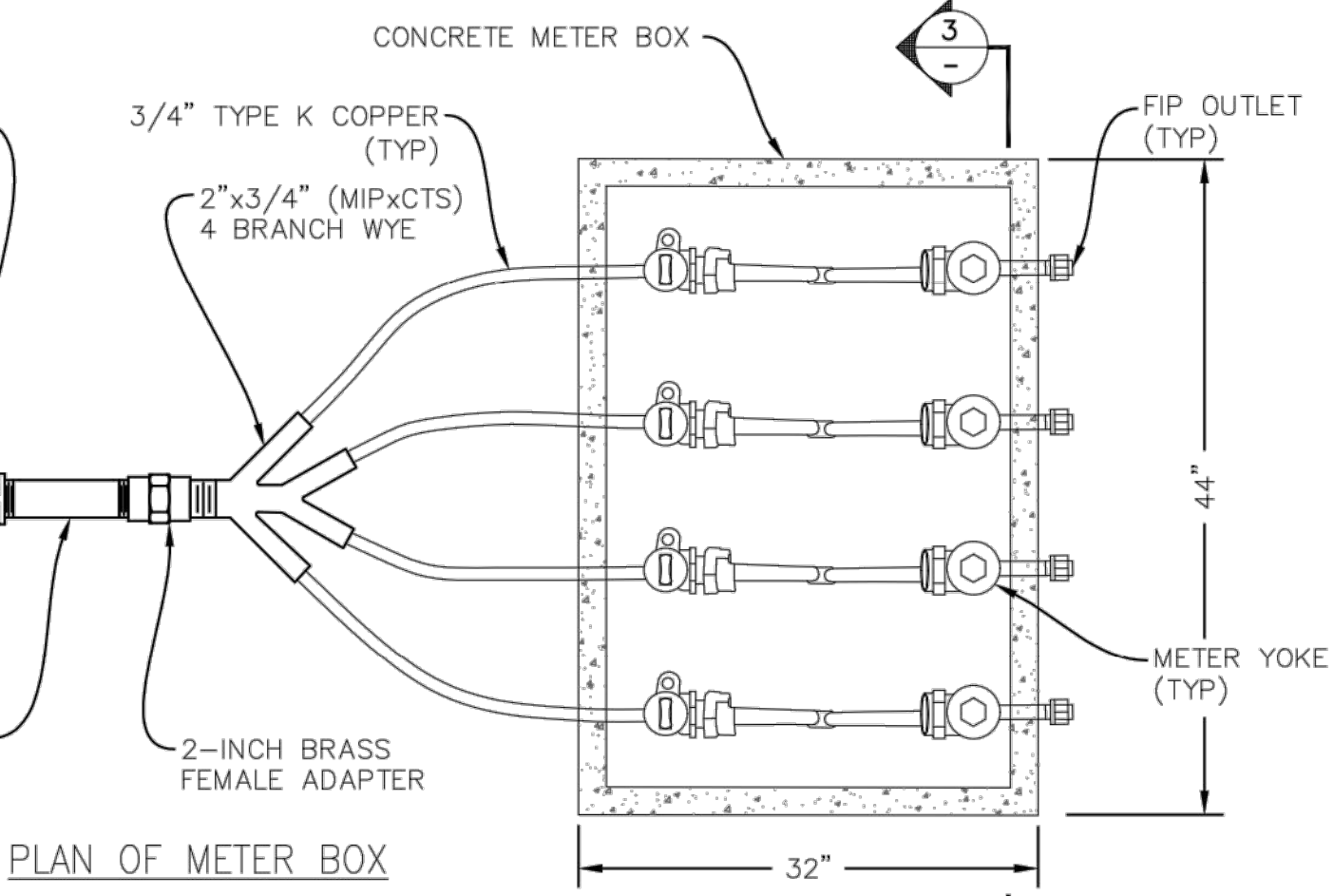
THRUST BLOCK DETAILS (J)
UTE WATER STANDARD DETAILS
SCALE: NTS



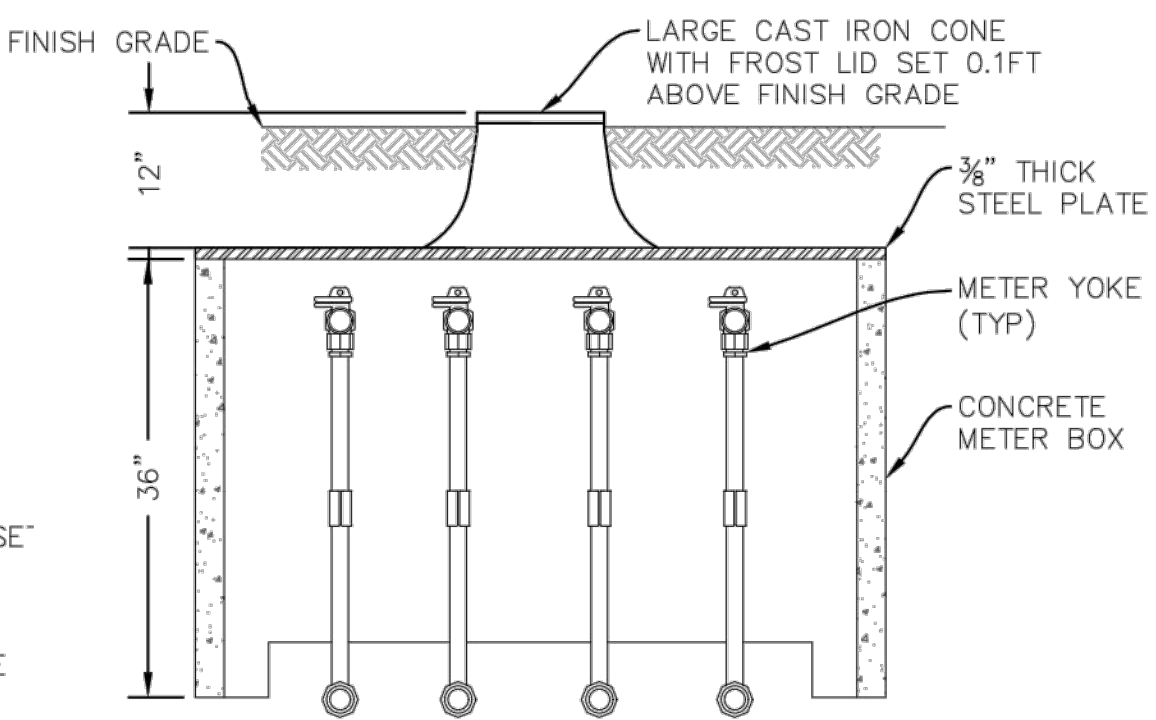
NOTES:

1. ALL COMMERCIAL SERVICE LINES SHALL HAVE A 3/4\"/>
2. SERVICE LINE ENDPOINT IS TO EXTEND TO PROPERTY SIDE OF THE RIGHT OF WAY LINE AND MARKED WITH A STEEL POST.

1-1/2\"/>



PLAN OF METER BOX

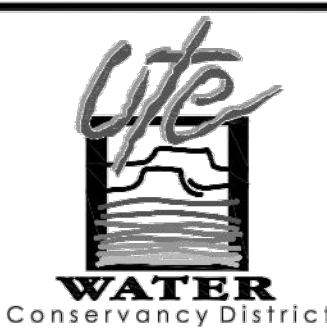


SECTION OF METER BOX

4 METER GANG BOX DETAIL (L)
UTE WATER STANDARD DETAILS
SCALE: NTS

NOTES:

1. CAST IRON CONE AND CONCRETE METER PIT ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE.
2. SERVICE LINES SHALL EXTEND THROUGH THE EXISTING CONCRETE METER PIT BLOCKOUTS ON THE BOTTOM RING.
3. METER YOKE SHALL BE CENTERED WITHIN THE CONCRETE METER PIT.



UTE WATER CONSERVANCY DISTRICT
GRAND JUNCTION, CO 81505
PH. (970)242-7491
FX. (970)242-9189

NO.	REVISION	DATE	BY
1			
2			
3			
4			

UTE WATER
STANDARD DETAILS

DETAIL SHEET 2 OF 2

SHEET NO.
2