

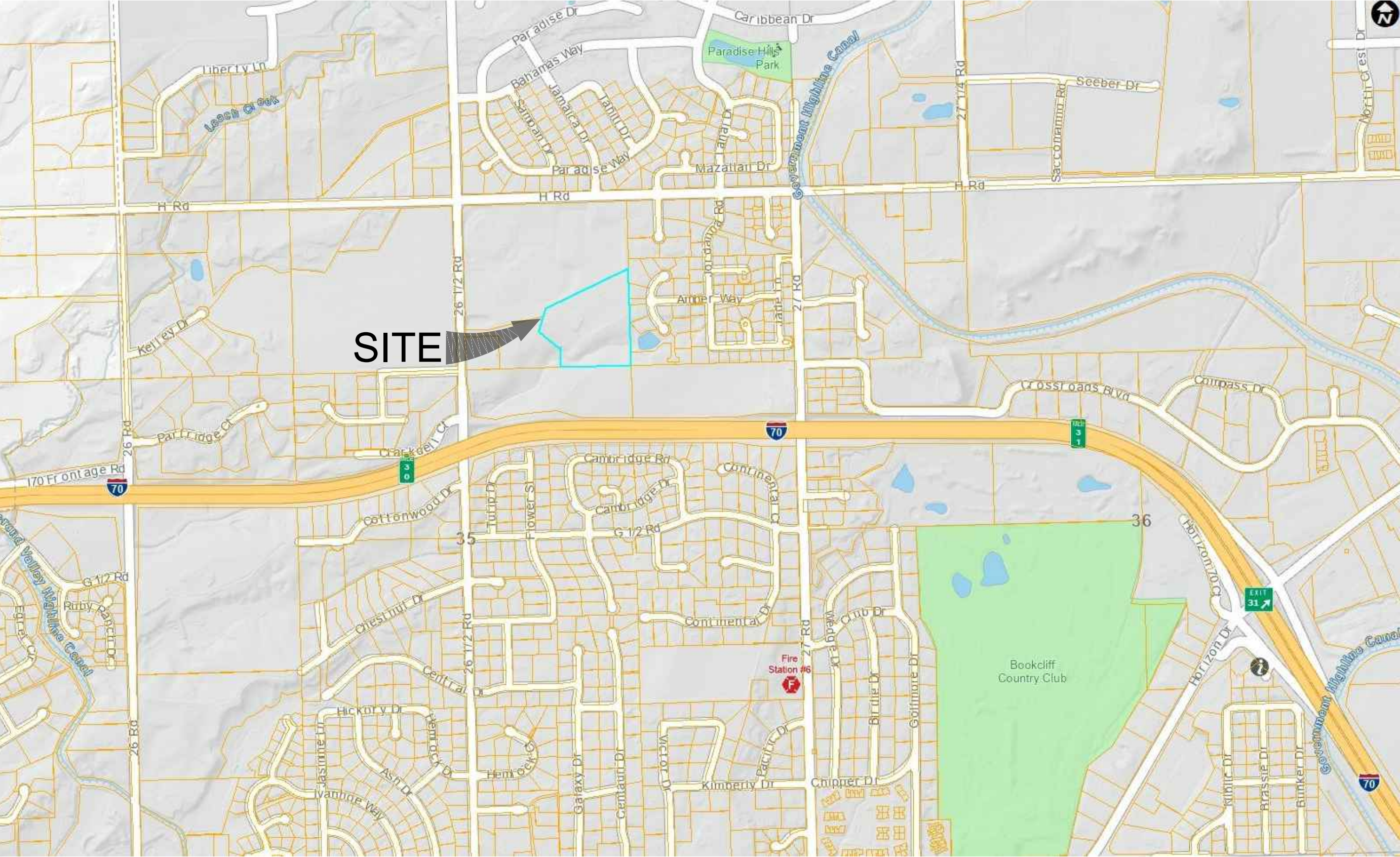
DEER CREEK SUBDIVISION

PREPARED BY:
ROLLAND CONSULTING ENGINEERS, LLC

405 RIDGES BLVD.
GRAND JUNCTION, CO. 81507
(970) 243-8300

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info@huddlestonberry.com
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VICINITY MAP

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

SHEET INDEX

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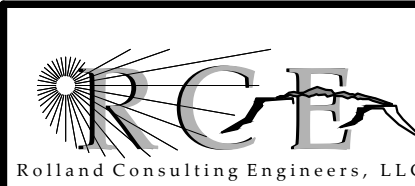
UTILITY PROVIDERS:

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



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COLORADO CALL 2 BUSINESS DAYS IN
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NOTE: All utility locations shown hereon are
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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				
	COVER SHEET				
Drawn KTS	Designed KTS	Checked ESS	Proj# C3424	Rv. Date 10/13/23	Sheet 1 Of 16

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. 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.

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.



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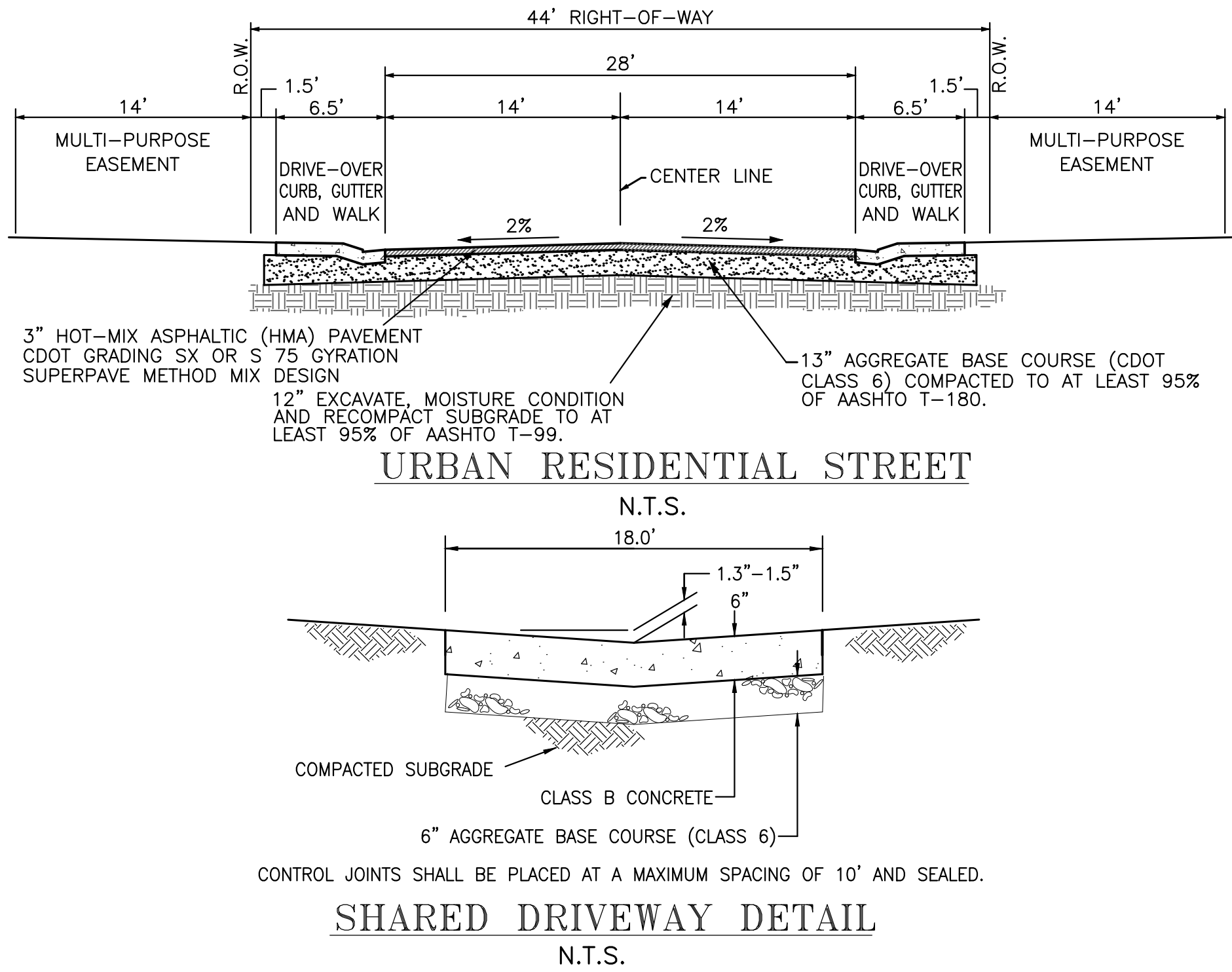
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SANITARY SEWER NOTES

- 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.

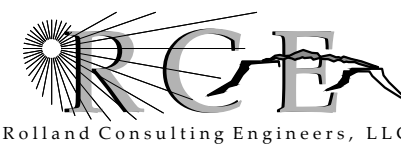
ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	IRMH	IRRIGATION MANHOLE
ABC	AGGREGATE BASE COURSE	IRWV	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
C.G.	CURB AND GUTTER	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.P.	CUBIC YARD	PSCO	PUBLIC SERVICE OF COLORADO
C.Y.	CUBIC YARD	PT	POINT OF TANGENCY
C.U. YD.	CUBIC YARD	PVC	POINT VERTICAL CURVE
DEG.	DEGREE	PVC	POLYVINYL CHLORIDE PIPE
DIA	DIAMETER	PVI	POINT VERTICAL INTERSECT
DWY	DRIVEWAY	PVMT	PAVEMENT
E	EAST	PVT	POINT VERTICAL TANGENCY
EA.	EACH	R	RADIUS
EC	EDGE OF CONCRETE	R.O.W.	RIGHT-OF-WAY
E.G.	EDGE OF GRAVEL	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RT, R	RIGHT
EP	EDGE OF PAVEMENT	S	SOUTH
EQ	EQUATION	S.F.	SQUARE FEET
EX GDWY	EXISTING GRAVEL DRIVEWAY	S.Y.	SQUARE YARD
EX.or EXIST.	EXISTING	SD	SIGHT DISTANCE
F	FILL	SER.	SERVICE
F.F.	FINISH FLOOR	STA.	STATION
FH	FIRE HYDRANT	S.S. LAT.	SANITARY SEWER LATERAL
FL or F.L.	FLOWLINE	STD	STANDARD
FT.	FOOT	STR.	STRUCTURE
GB	GRADE BREAK	SW	SIDEWALK
HBP	HOT BITUMINOUS PAVEMENT	TEMP	TEMPORARY
HDPE	HIGH DENSITY POLYETHYLENE PIPE	T.O.P.	TOP OF PIPE
I.D.	INSIDE DIAMETER	TYP	TYPICAL
INV.	INVERT	U.S.	UNITED STATES
IR or IRR.	IRRIGATION	USPS	UNITED STATES POSTAL SERVICE
		UTIL	UTILITY
		VC	VERTICAL CURVE
		W	WEST
		WM	WATER METER



PAVEMENT NOTES

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.

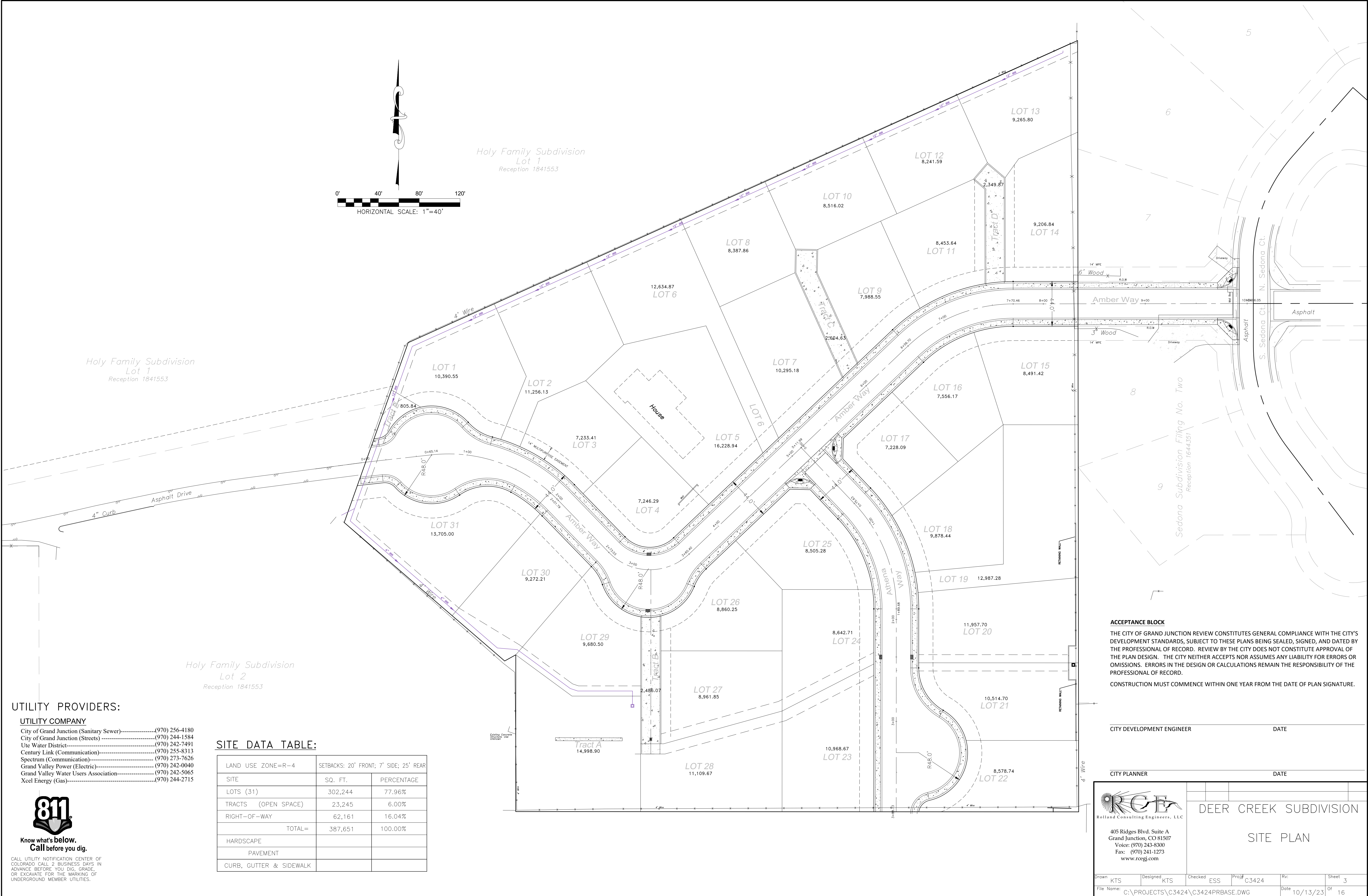


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DEER CREEK SUBDIVISION

NOTES AND DETAILS

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UTILITY PROVIDERS:

UTILITY COMPANY	
City of Grand Junction (Sanitary Sewer)	(970) 256-4180
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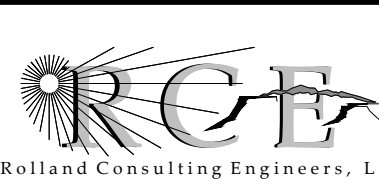
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LAND USE: ZONE=R-4		SETBACKS: 20' FRONT; 7' SIDE; 25' REAR	
SITE	SQ. FT.	PERCENTAGE	
LOTS (31)	302,244	77.96%	
TRACTS (OPEN SPACE)	23,245	6.00%	
RIGHT-OF-WAY	62,161	16.04%	
TOTAL=	387,651	100.00%	
HARDSCAPE			
PAVEMENT			
CURB, GUTTER & SIDEWALK			

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

CITY DEVELOPMENT ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

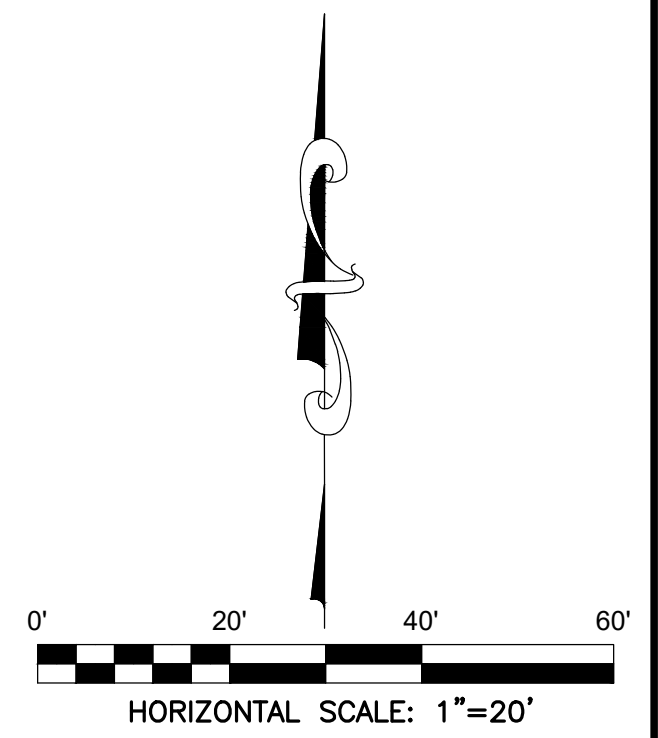
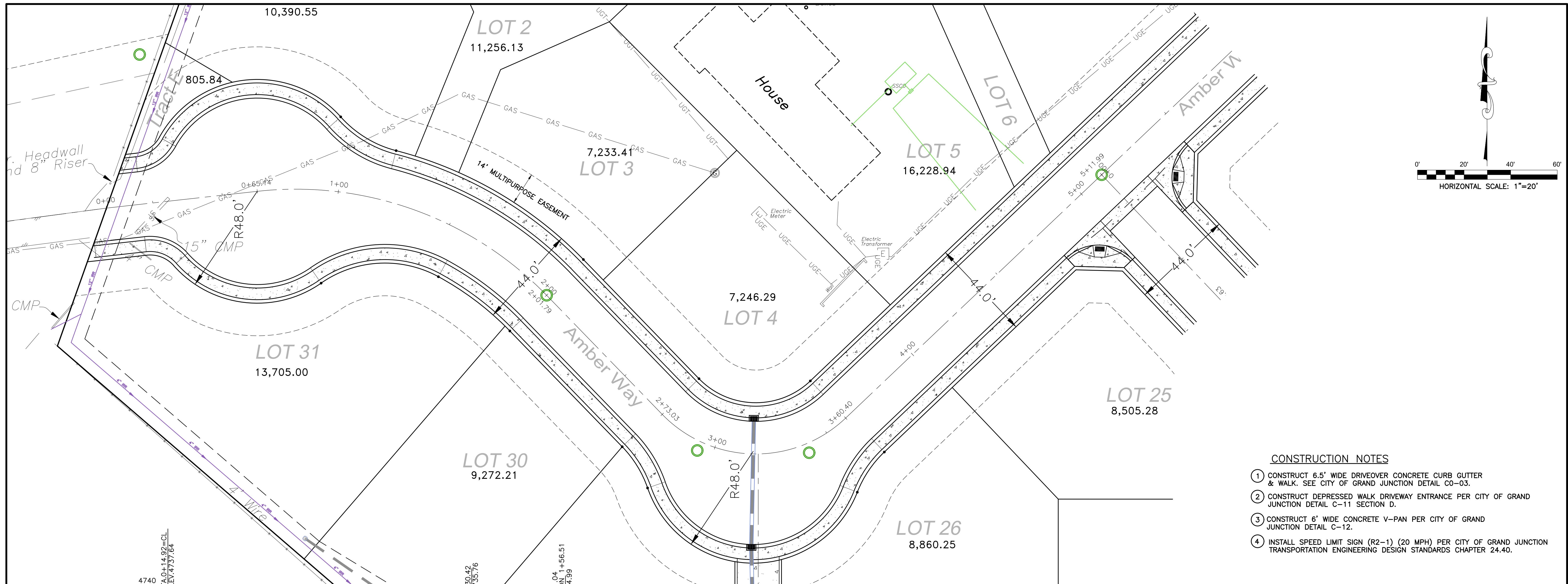


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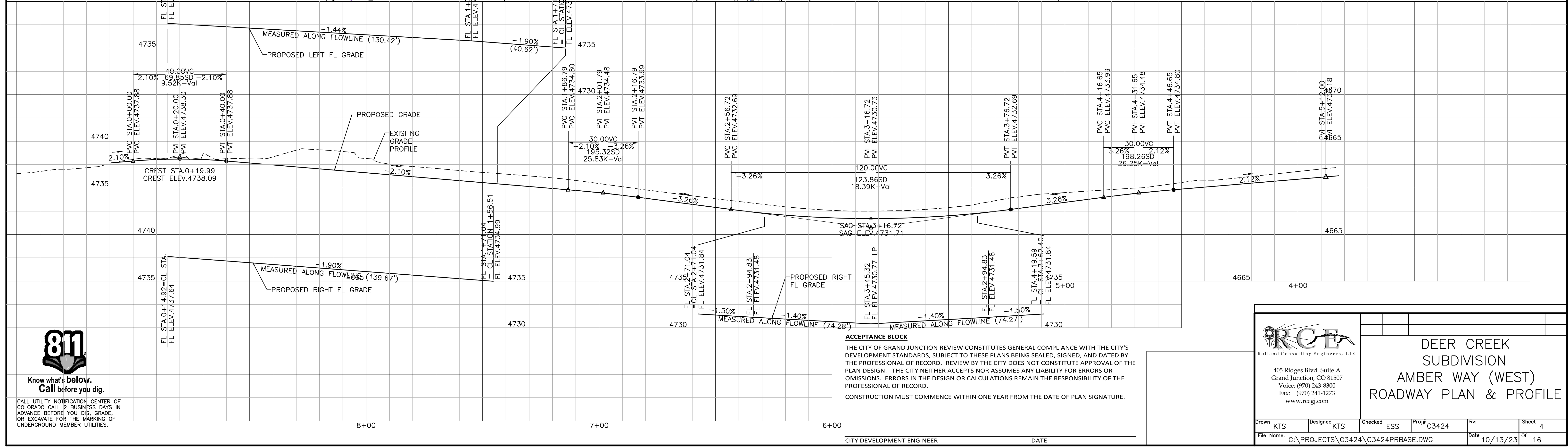
DEER CREEK SUBDIVISION

SITE PLAN

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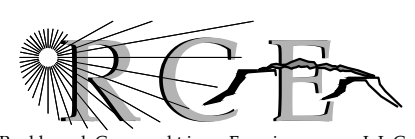
- CONSTRUCTION NOTES**
1. CONSTRUCT 6.5' WIDE DRIVEOVER CONCRETE CURB GUTTER & WALK. SEE CITY OF GRAND JUNCTION DETAIL C0-03.
 2. CONSTRUCT DEPRESSED WALK DRIVEWAY ENTRANCE PER CITY OF GRAND JUNCTION DETAIL C-11 SECTION D.
 3. CONSTRUCT 6' WIDE CONCRETE V-PAN PER CITY OF GRAND JUNCTION DETAIL C-12.
 4. INSTALL SPEED LIMIT SIGN (R2-1) (20 MPH) PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 24.40.



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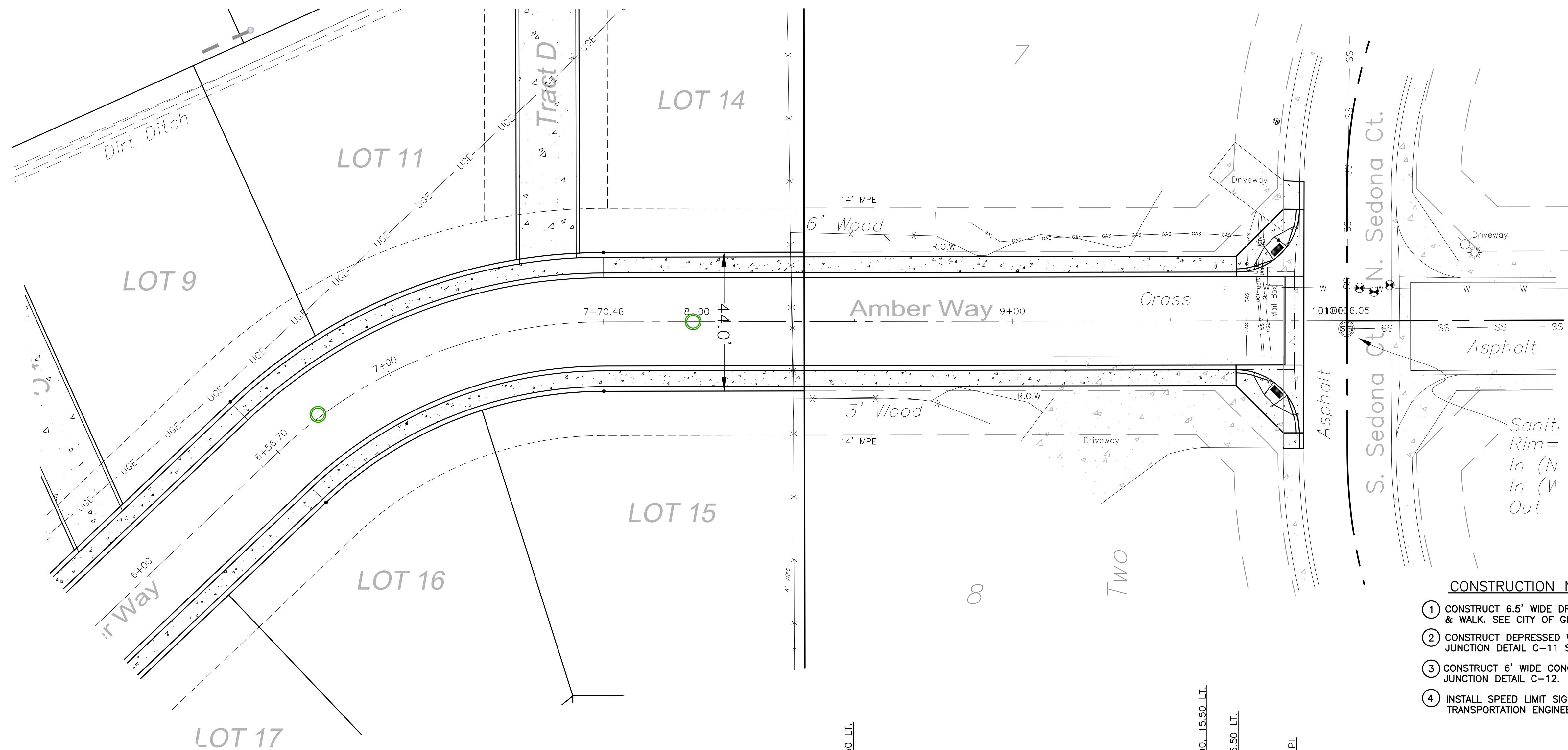
**DEER CREEK
SUBDIVISION
AMBER WAY (WEST)
ROADWAY PLAN & PROFILE**

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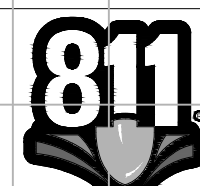
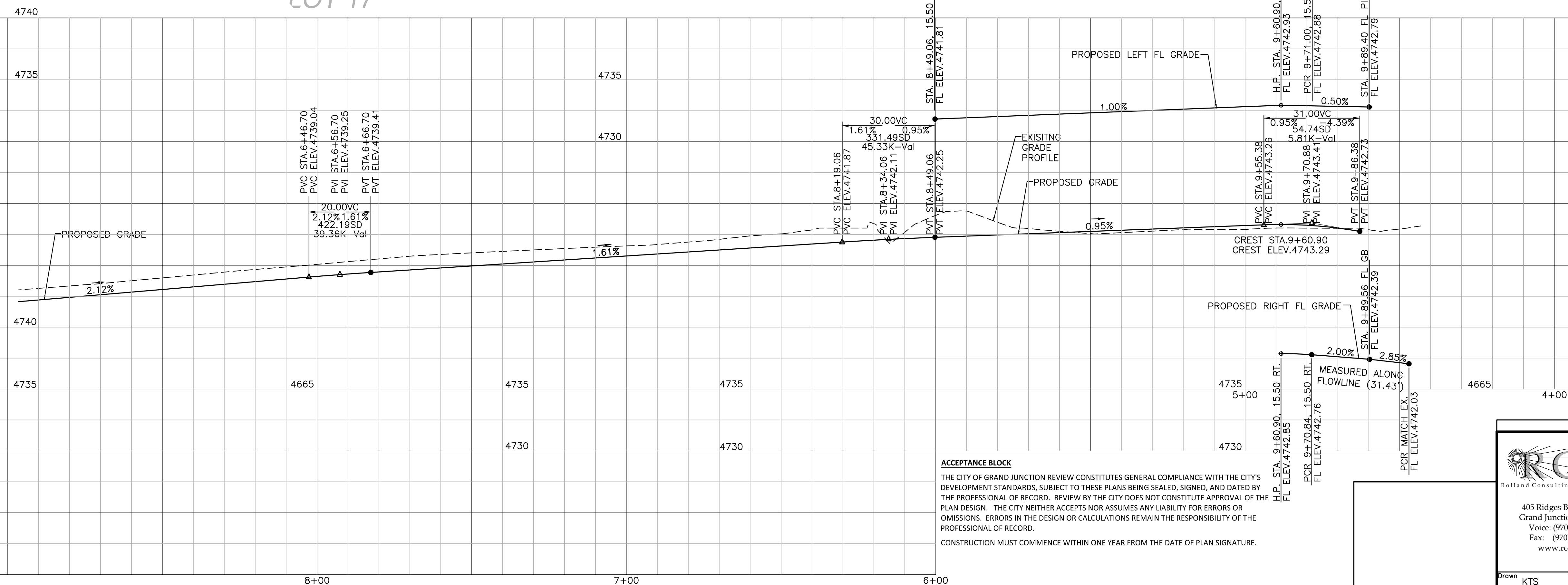
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Know what's below.
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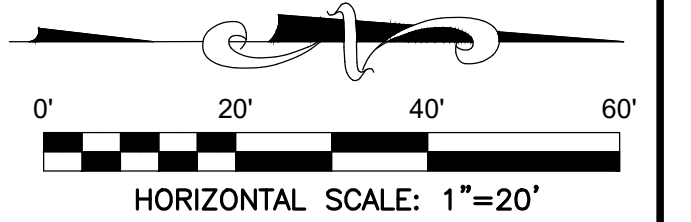
CITY DEVELOPMENT ENGINEER _____ DATE _____



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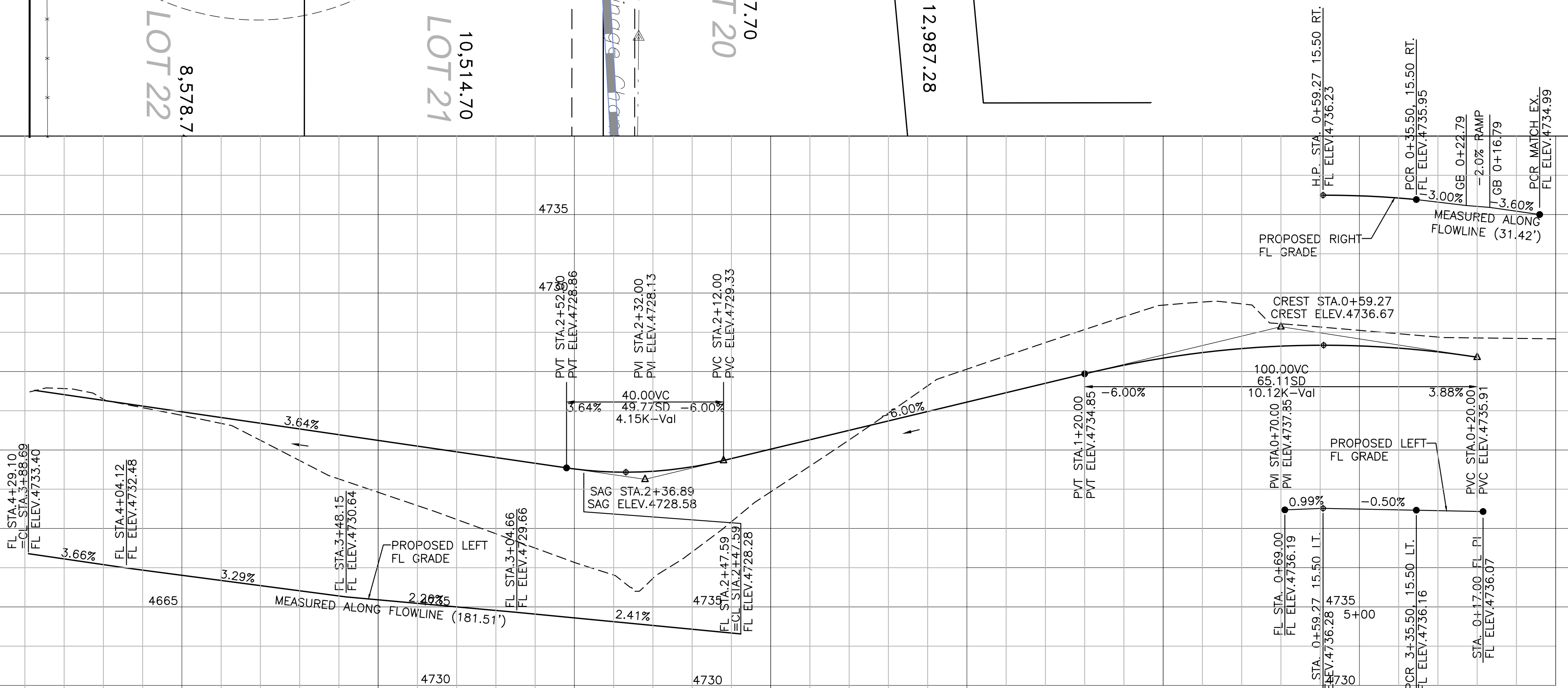
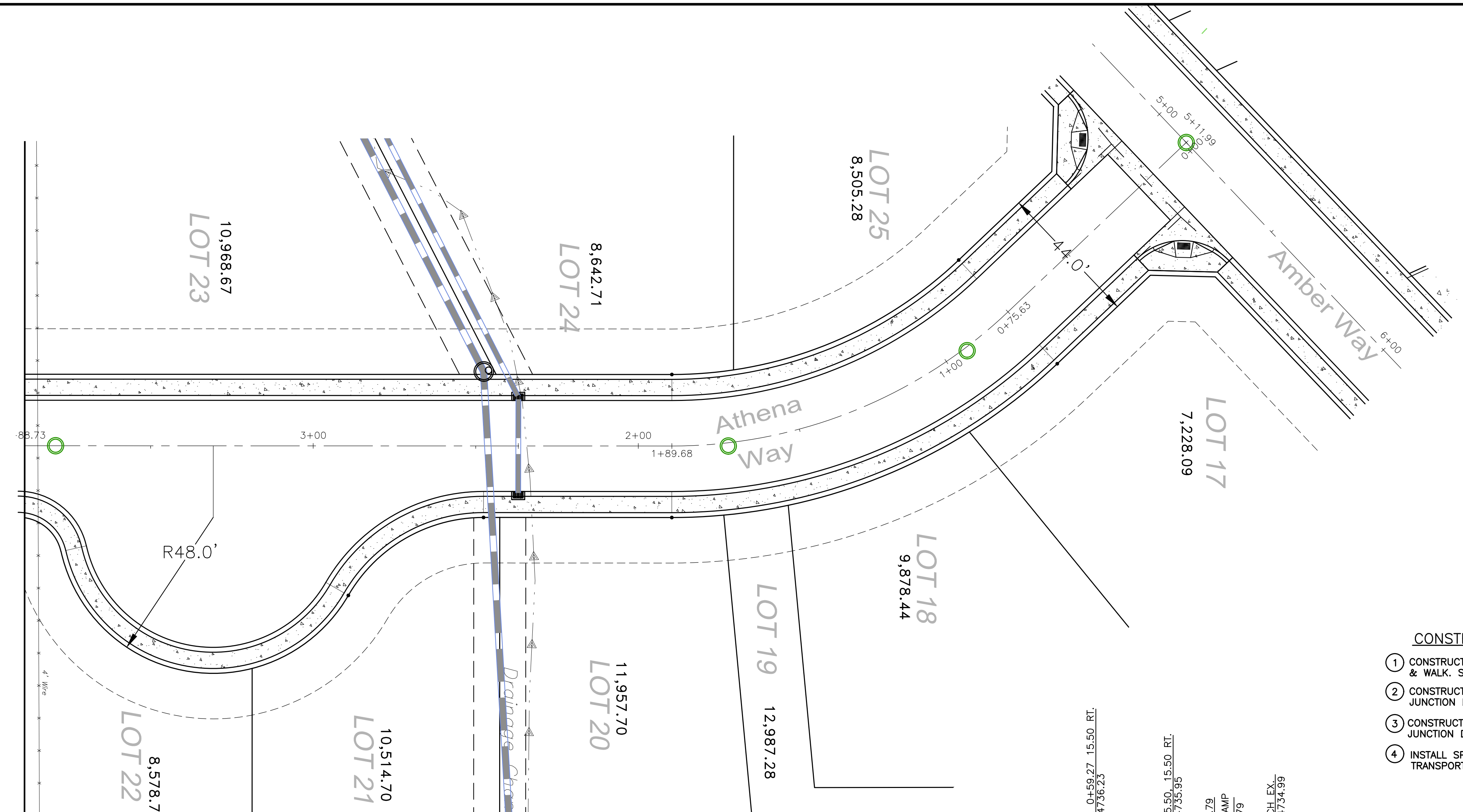
**DEER CREEK
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AMBER WAY (WEST)
ROADWAY PLAN & PROFILE**

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CONSTRUCTION NOTES

1. CONSTRUCT 6.5' WIDE DRIVEOVER CONCRETE CURB GUTTER & WALK. SEE CITY OF GRAND JUNCTION DETAIL C0-03.
2. CONSTRUCT DEPRESSED WALK DRIVEWAY ENTRANCE PER CITY OF GRAND JUNCTION DETAIL C-11 SECTION D.
3. CONSTRUCT 6' WIDE CONCRETE V-PAN PER CITY OF GRAND JUNCTION DETAIL C-12.
4. INSTALL SPEED LIMIT SIGN (R2-1) (20 MPH) PER CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING DESIGN STANDARDS CHAPTER 24.40.



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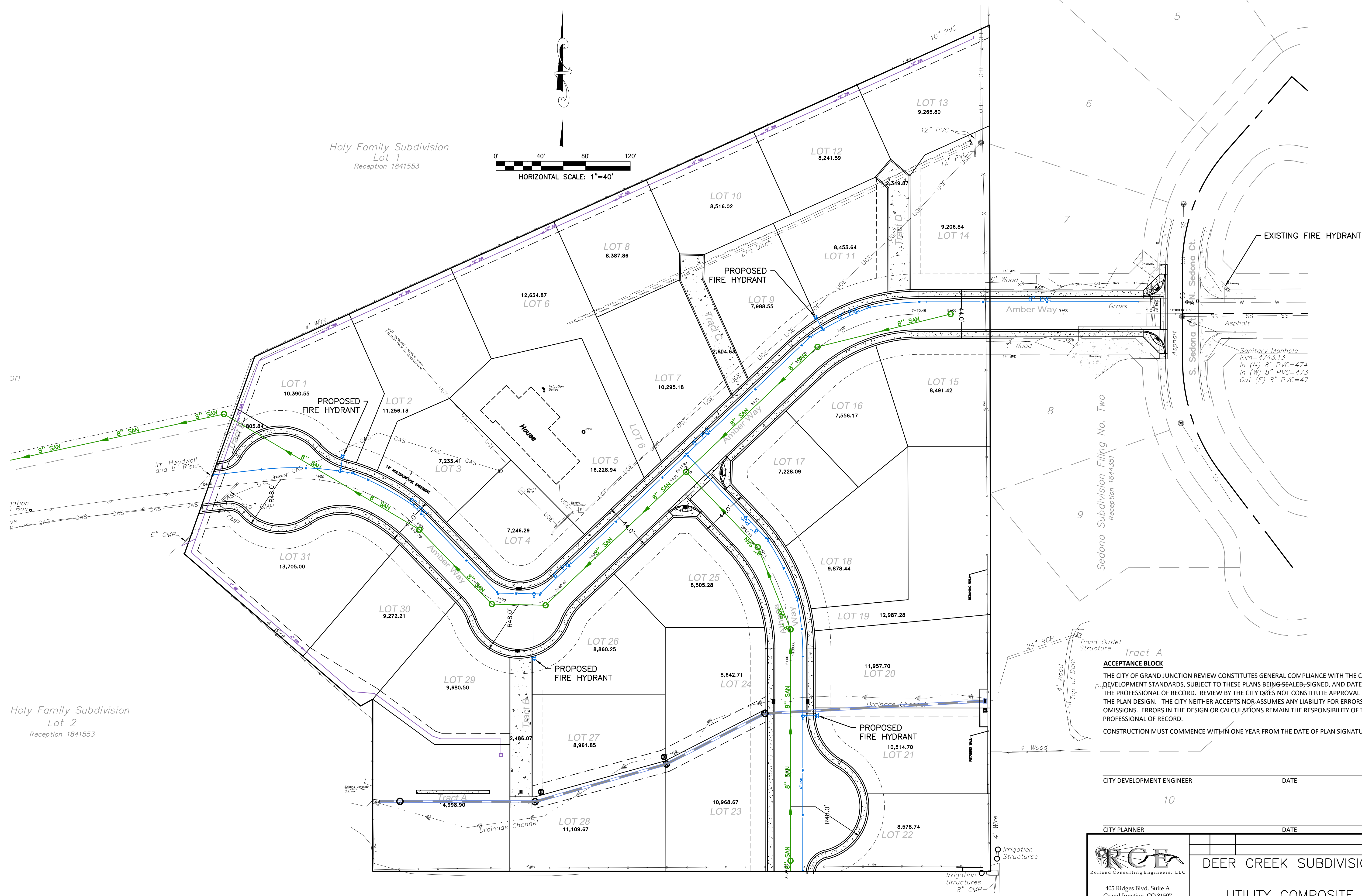
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CITY DEVELOPMENT ENGINEER _____ DATE _____

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Grand Junction, CO 81507
Voice: (970) 243-8300
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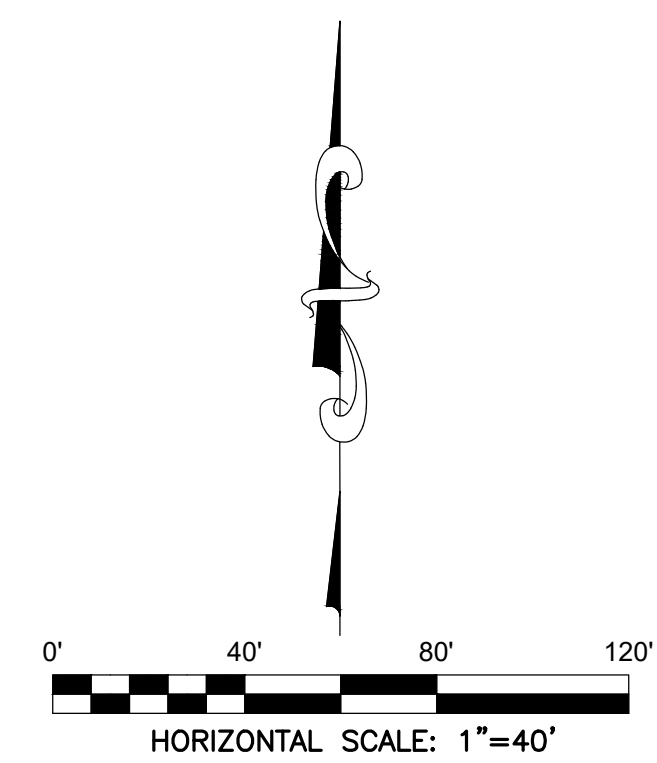
DEER CREEK
SUBDIVISION
AMBER WAY (WEST)
ROADWAY PLAN & PROFILE

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Holy Family Subdivision
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DEER CREEK SUBDIVISION

UTILITY COMPOSITE PLAN

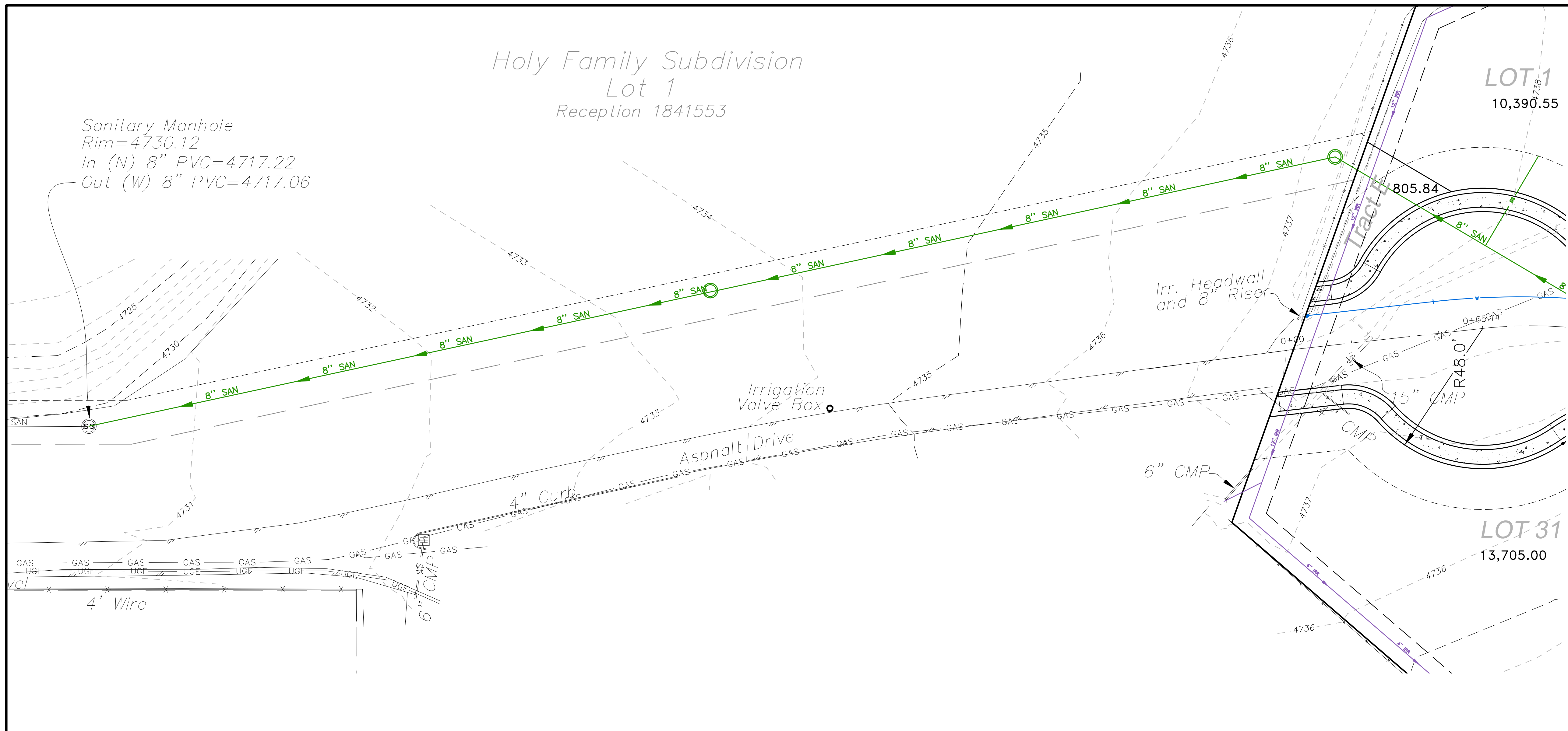
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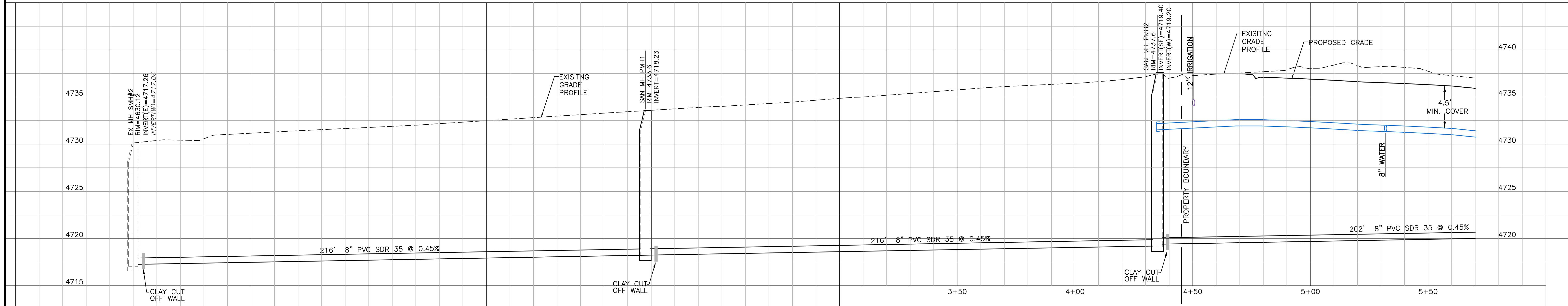
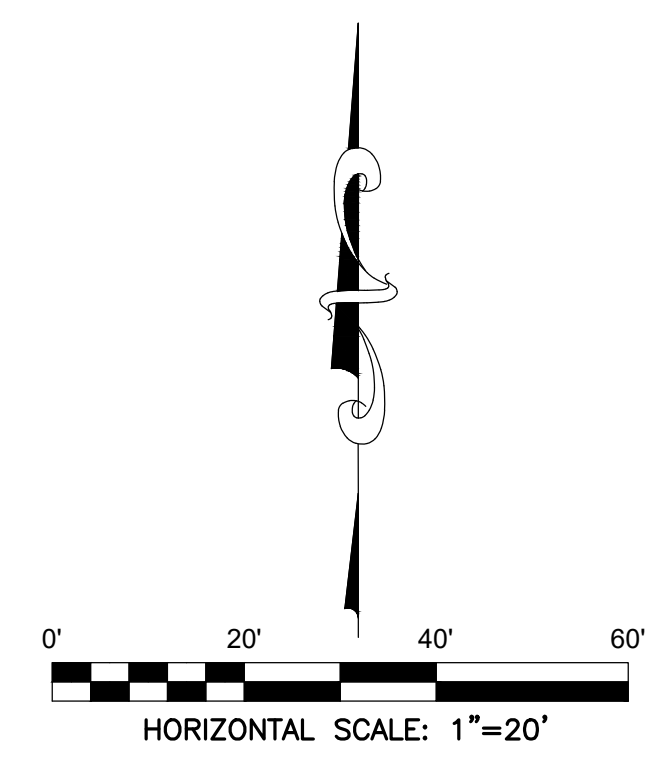
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SEE SHEET 8

CONSTRUCTION NOTES

- 1) INSTALL 8" C900 DR18 PVC WATER LINE PER REQUIREMENTS OF UTE WATER STANDARDS AND SPECIFICATIONS.
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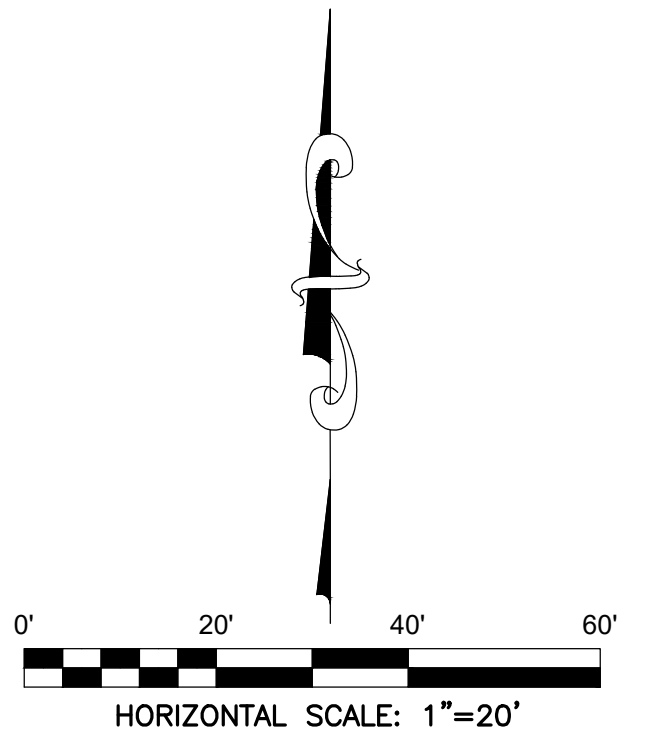
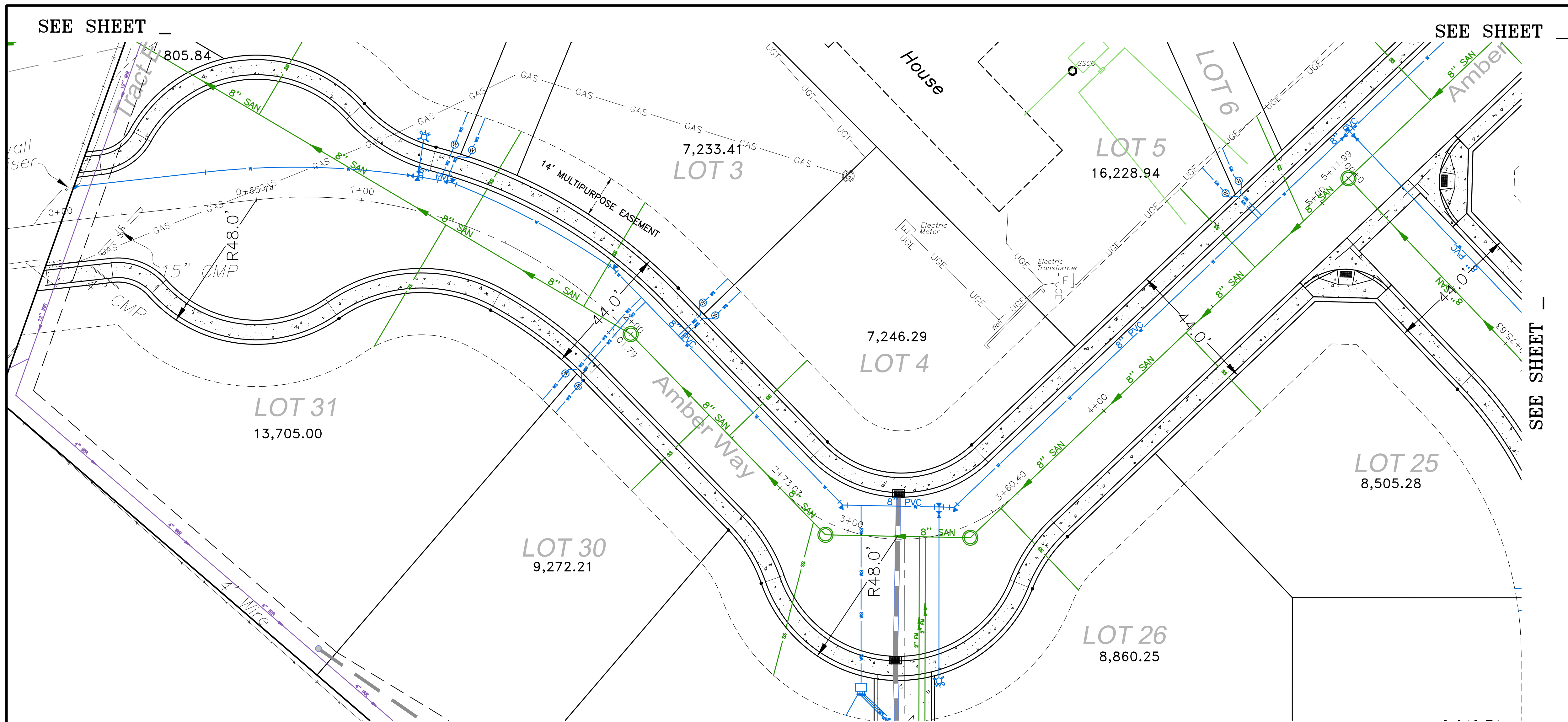
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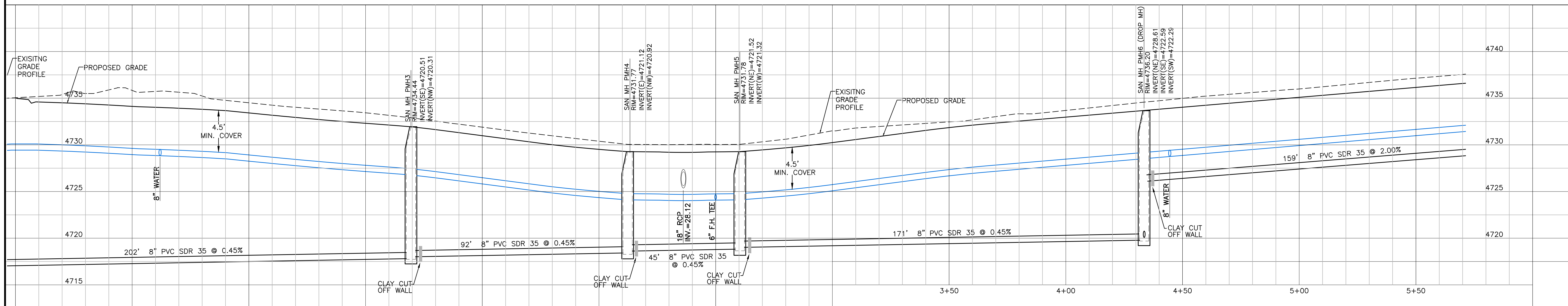
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OFFSITE SANITARY SEWER
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CITY DEVELOPMENT ENGINEER

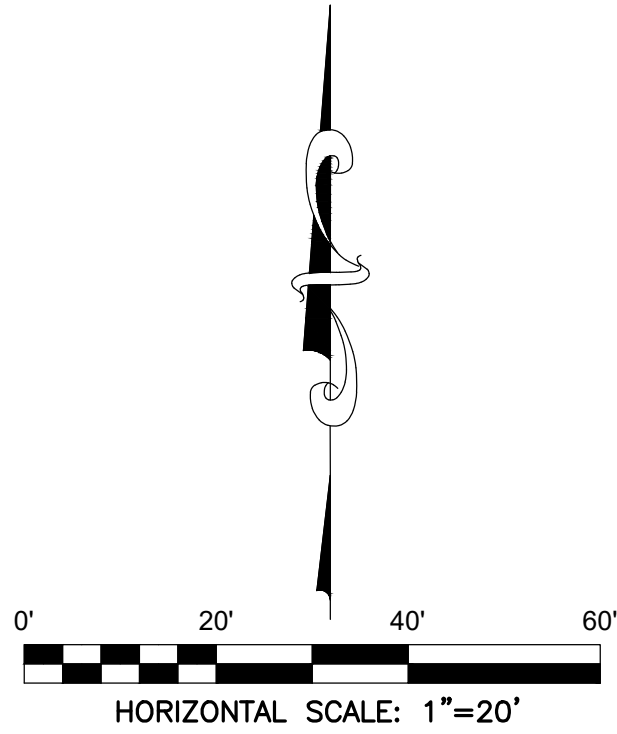
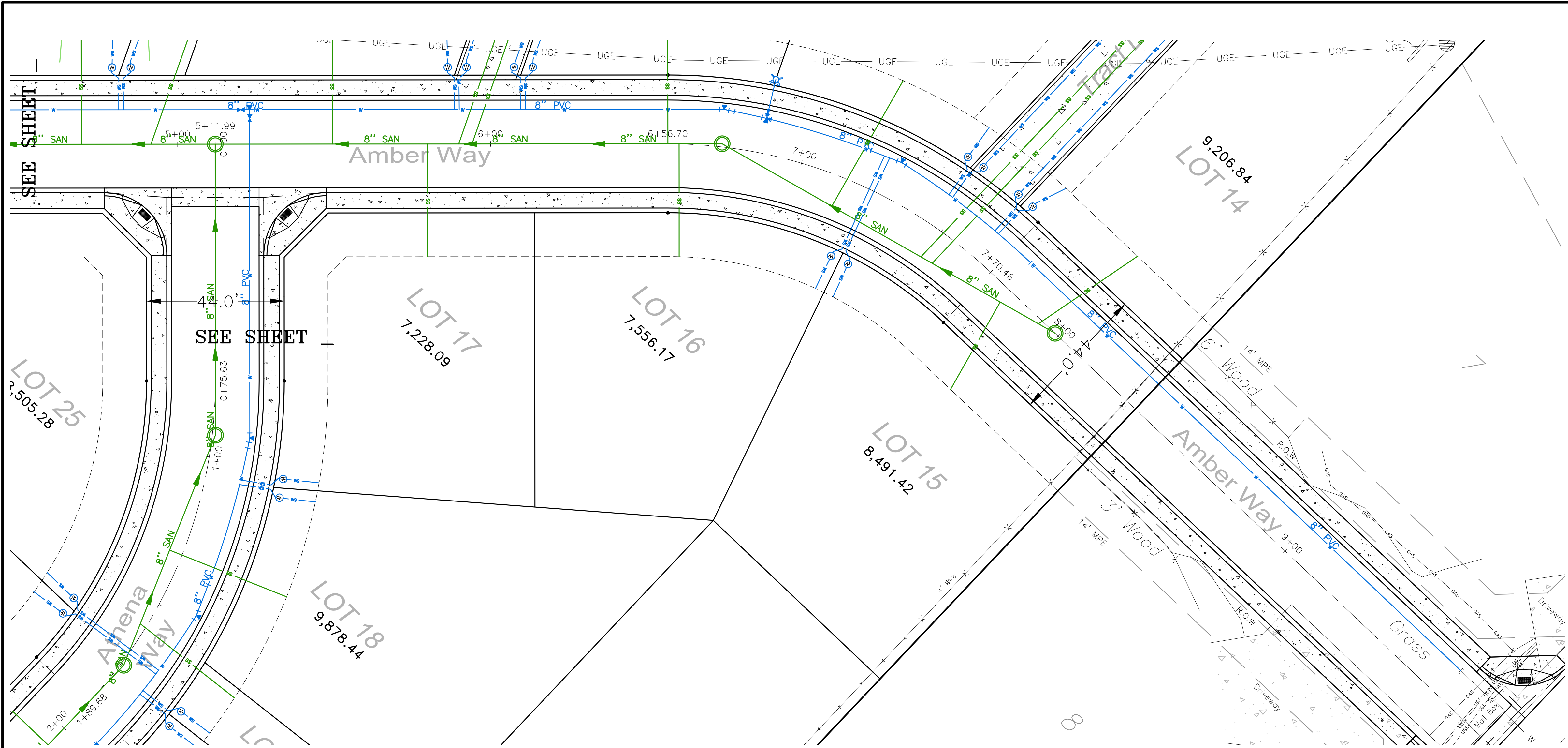
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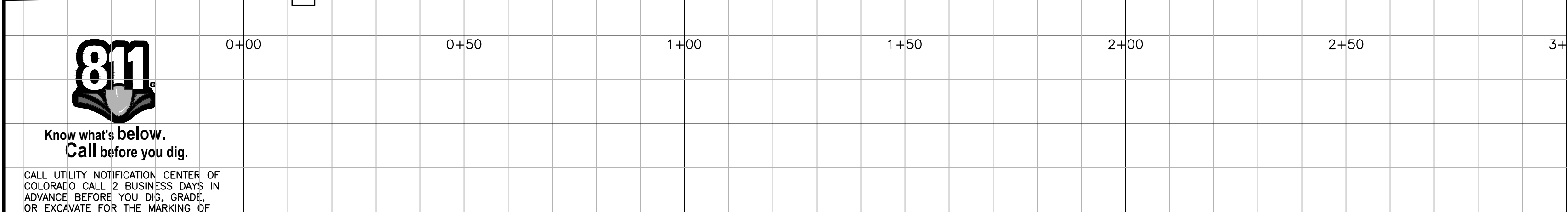
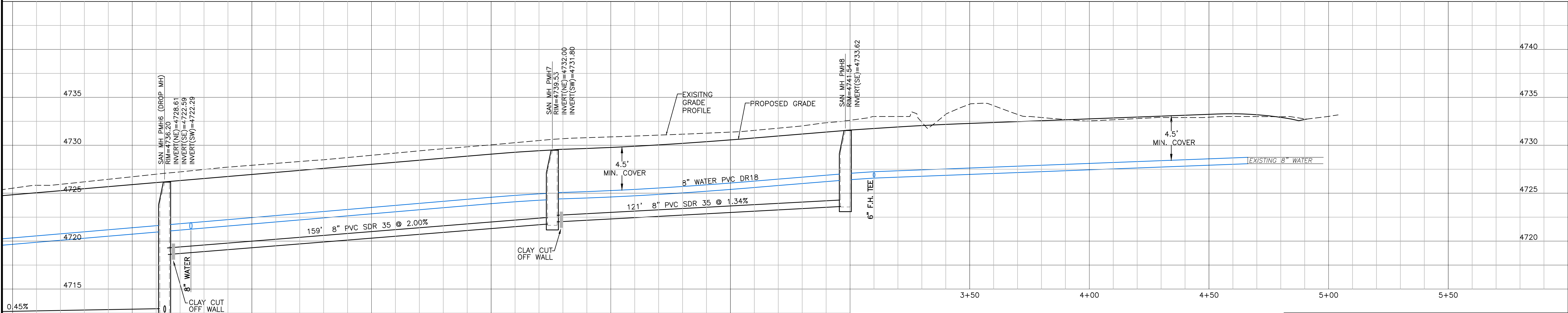
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SUBDIVISION
AMBER WAY (WEST)
UTILITY PLAN & PROFILE

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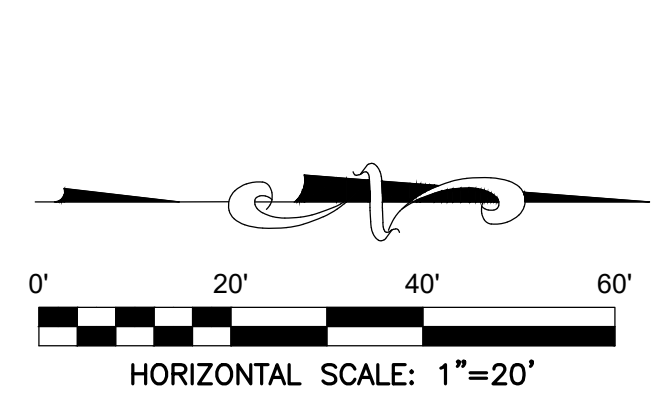
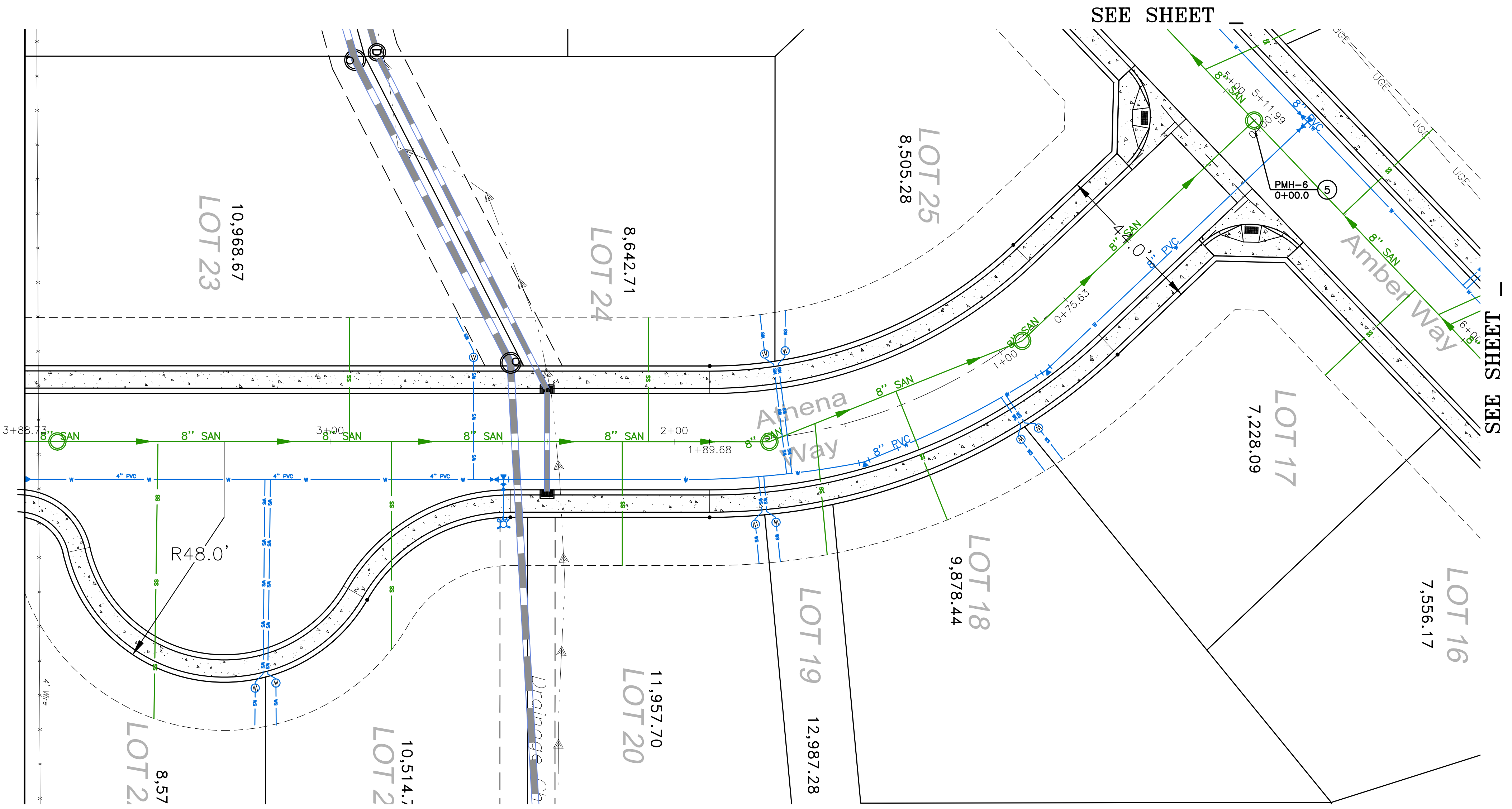
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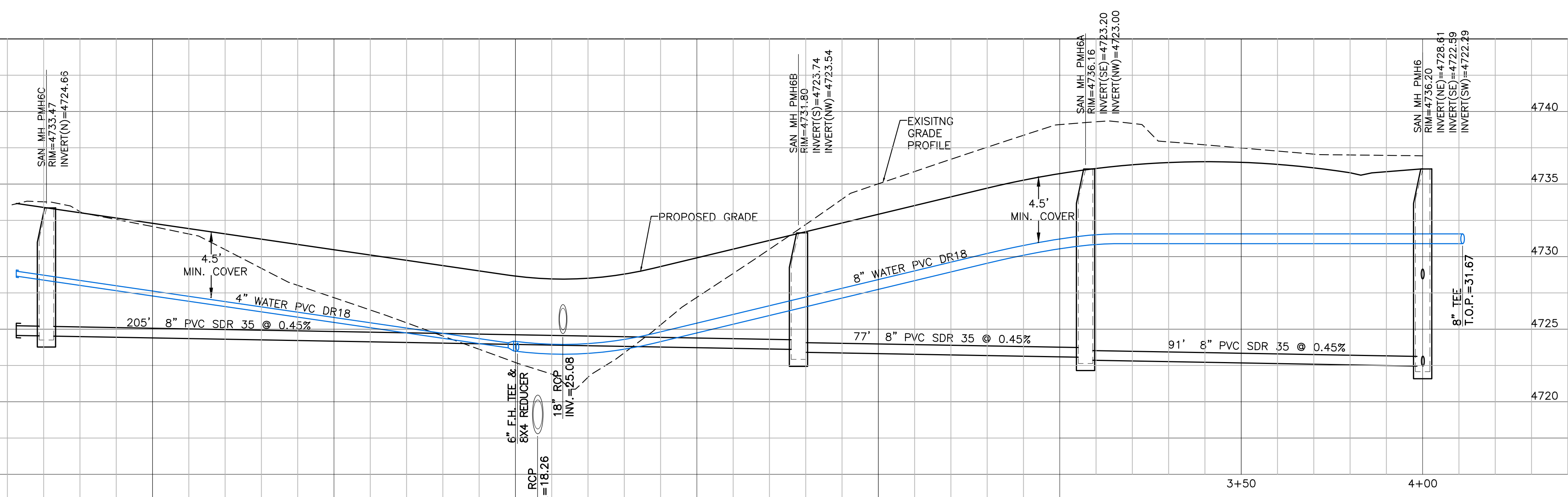
CITY DEVELOPMENT ENGINEER DATE

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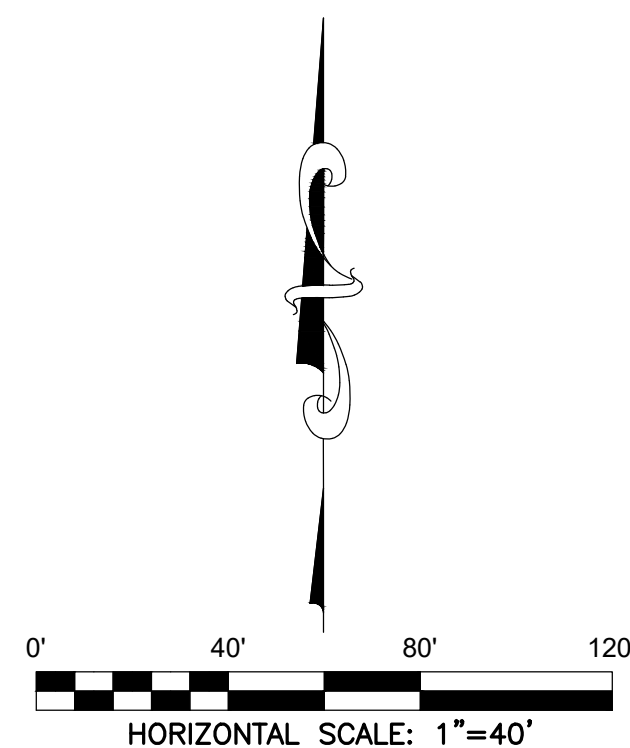


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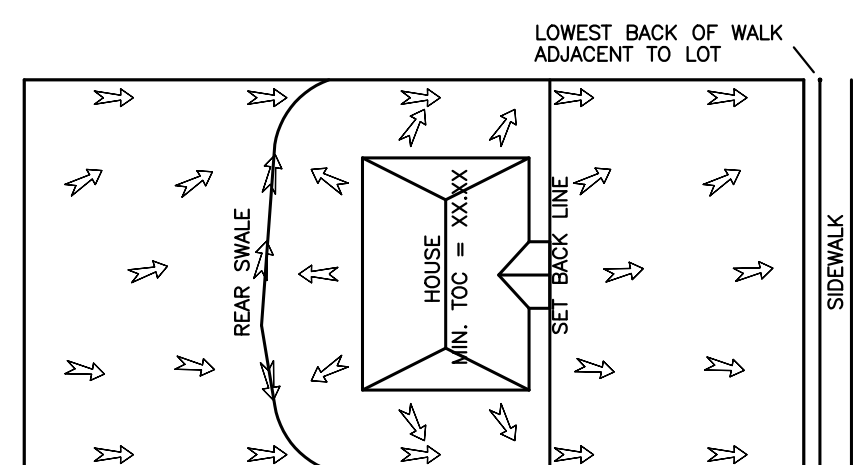
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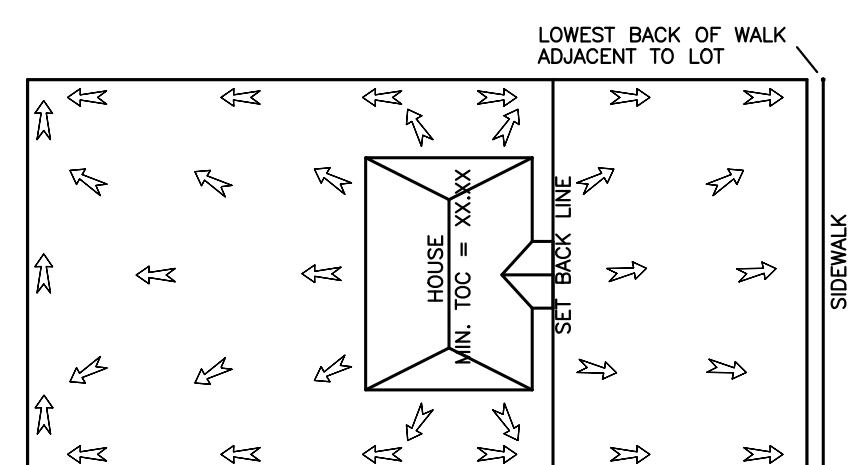
- MIN. T.F.
48xx.xx MINIMUM TOP OF FOUNDATION ELEVATION
46xx PROPOSED CONTOUR
46xx EXISTING CONTOUR
FLOW DIRECTION

- 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

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TYPE 'A' TYPICAL LOT GRADING



TYPE 'B' TYPICAL LOT GRADING

LOT GRADING NOTES:

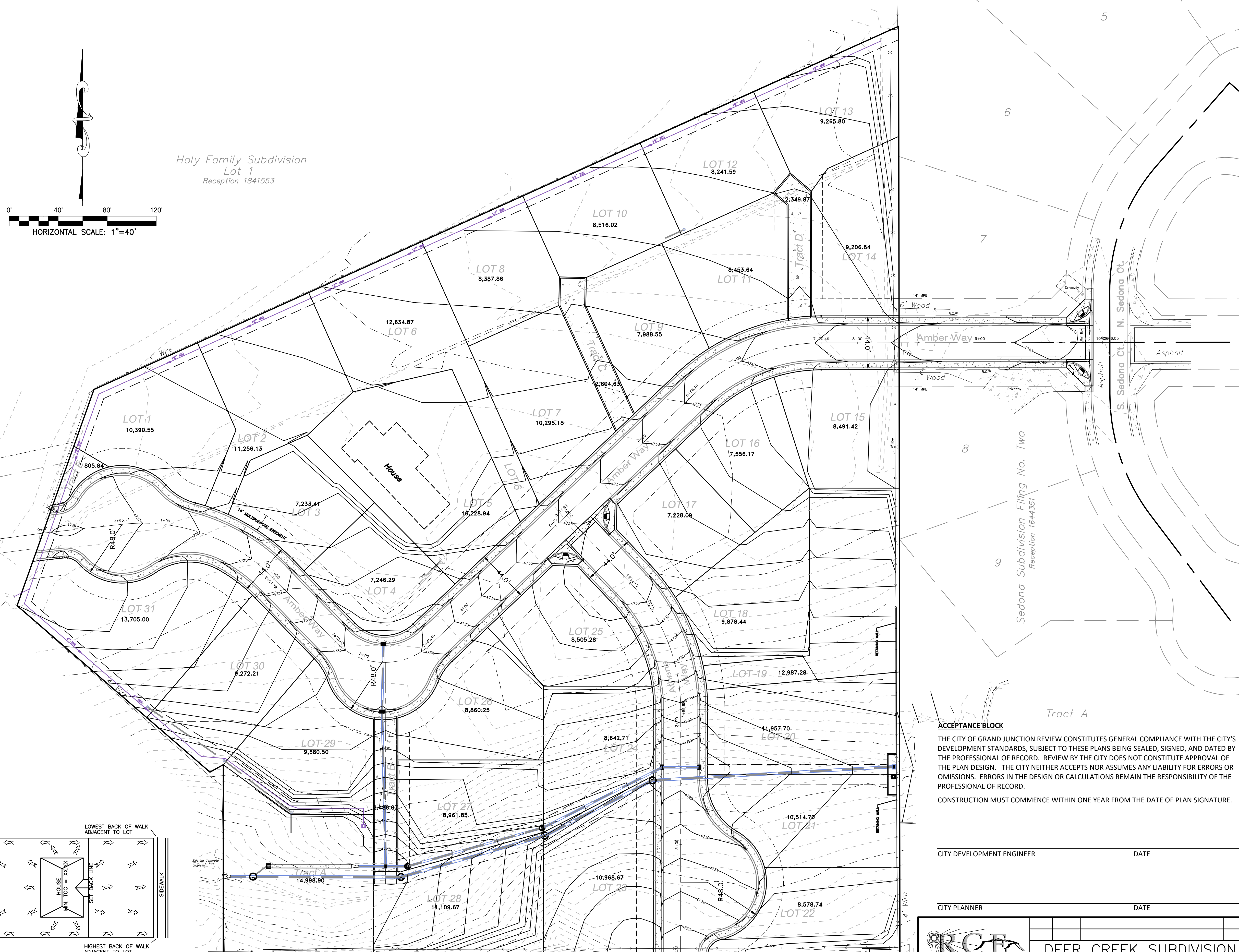
1. MINIMUM TOP OF CONCRETE ELEVATION SHALL BE 0.5 FT ABOVE ADJACENT FINISHED GRADE.
2. MINIMUM SLOPE AWAY FROM THE HOUSE SHALL BE 8% FOR AT LEAST 5 FT.



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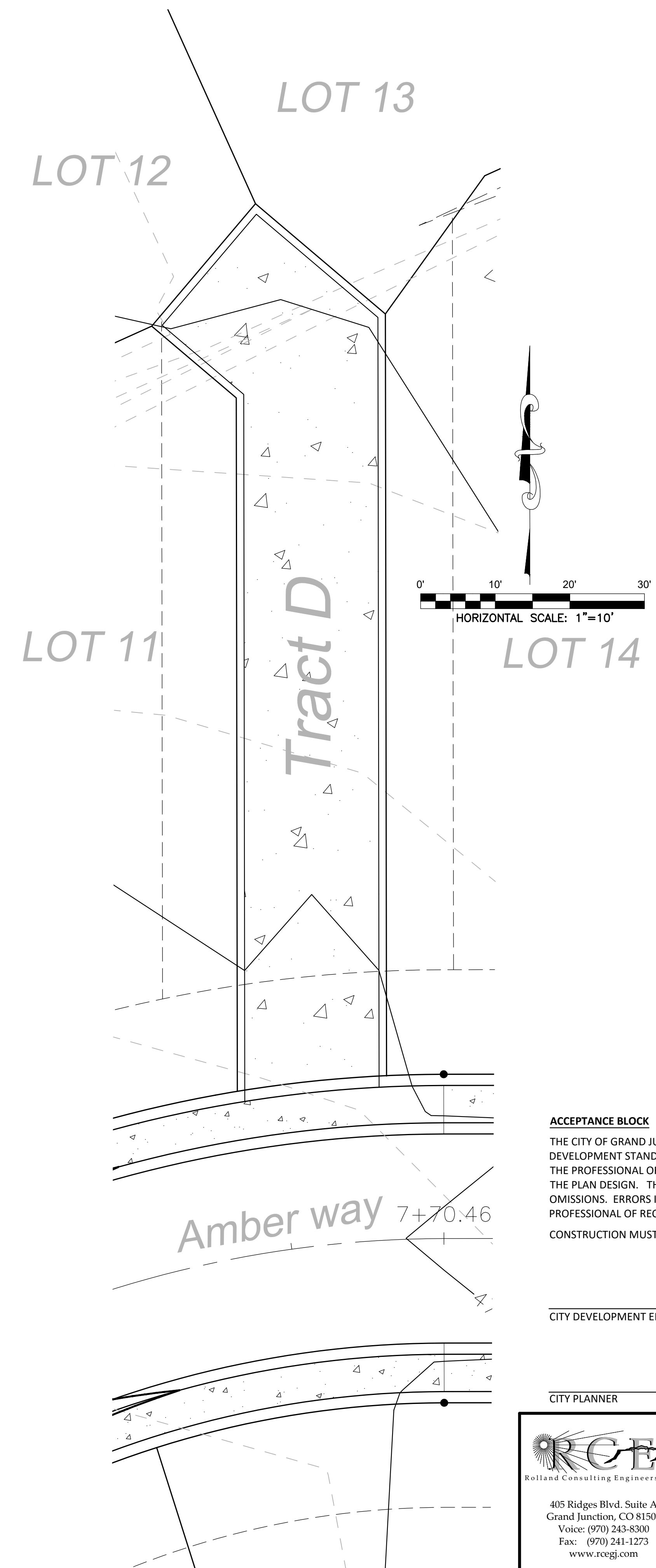
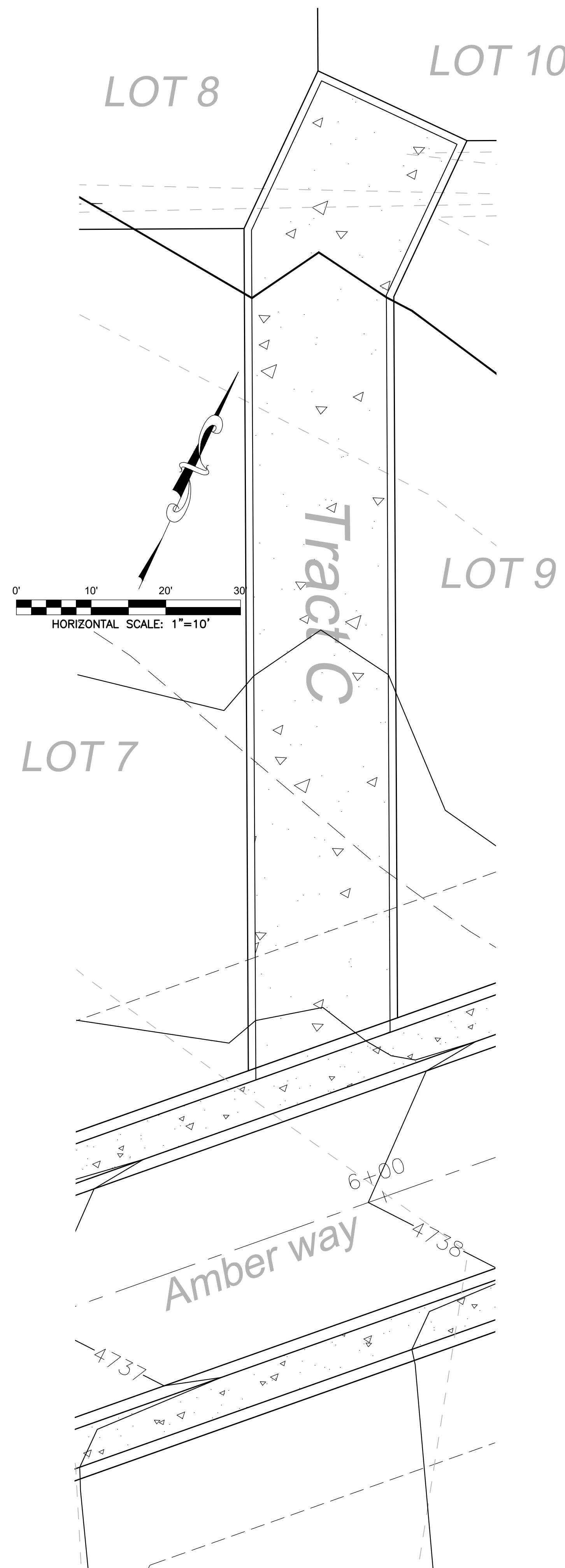
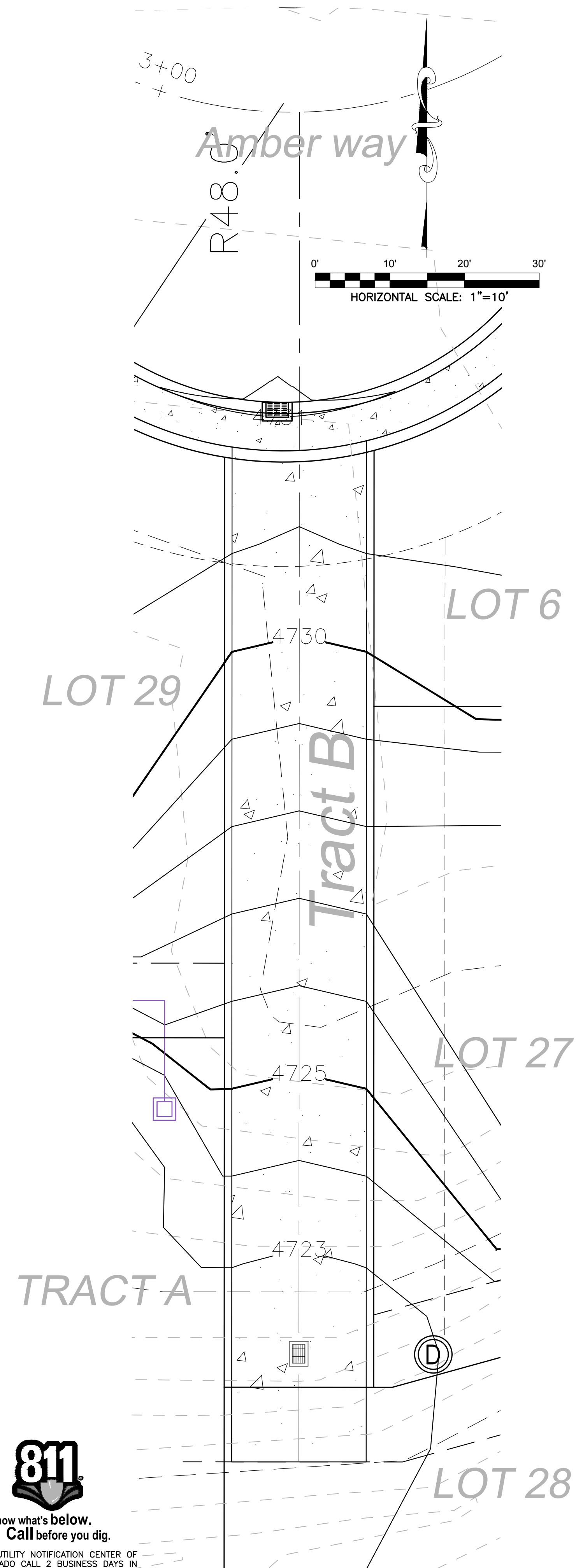


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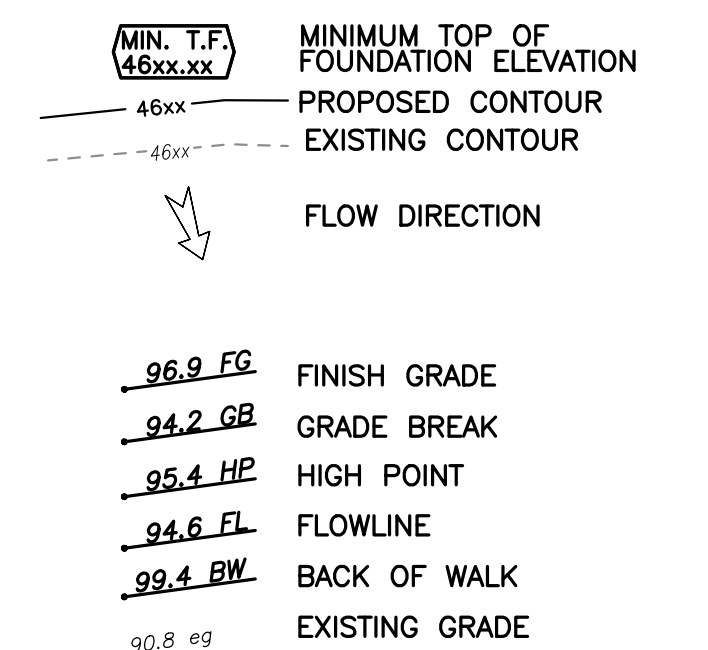
DEER CREEK SUBDIVISION

GRADING PLAN

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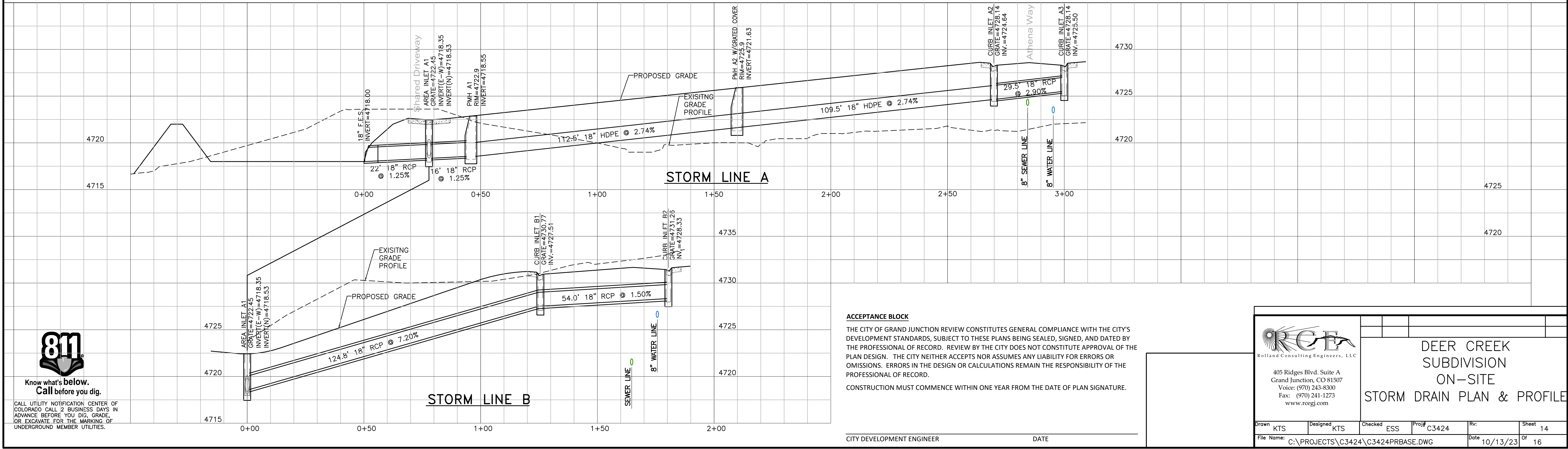
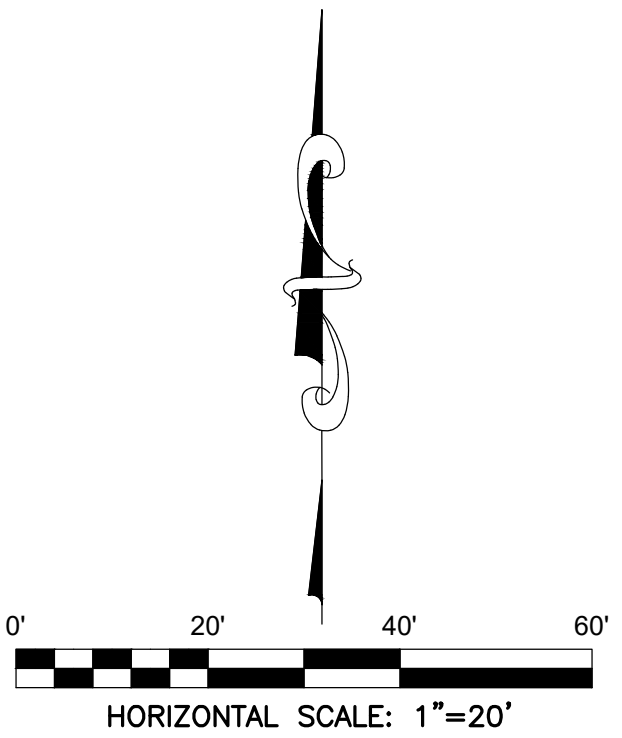
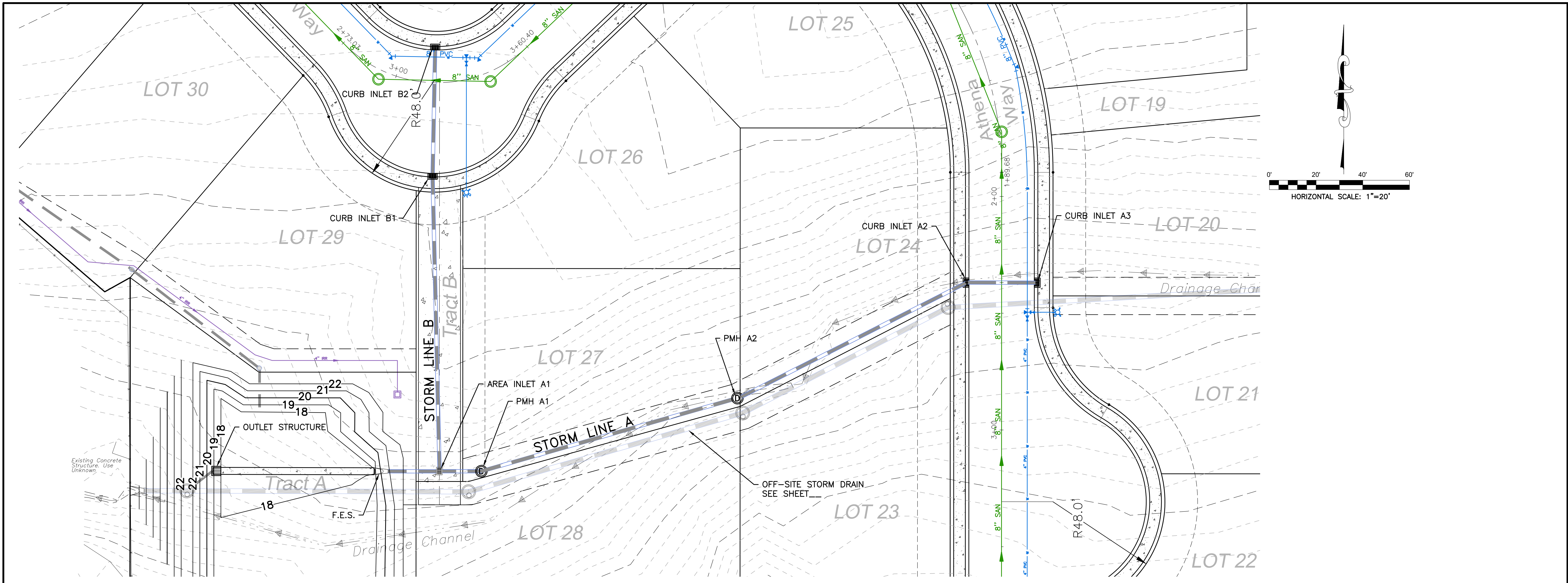


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SHARED DRIVEWAY DETAILS

Drawn KTS	Designed KTS	Checked ESS	Proj# C3424	Rv:	Sheet 13
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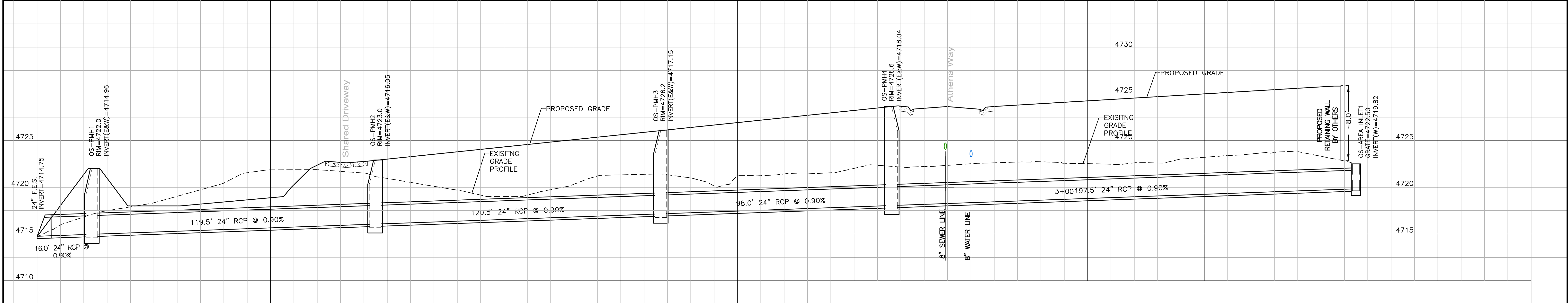
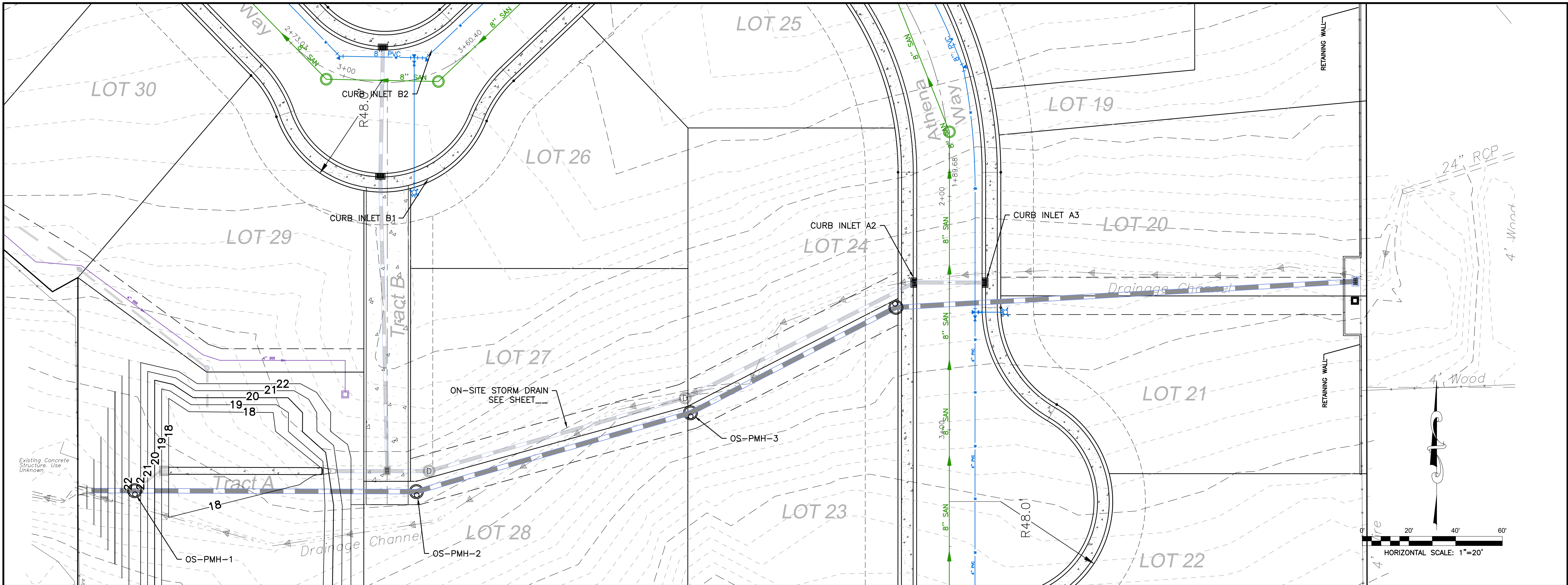


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Know what's below.
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ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED 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.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

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405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcgei.com			
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File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG		Date: 10/13/23	Sheet: 14 of 16

CITY DEVELOPMENT ENGINEER _____ DATE _____





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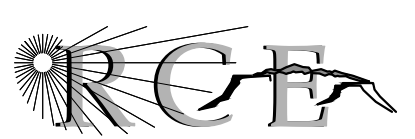
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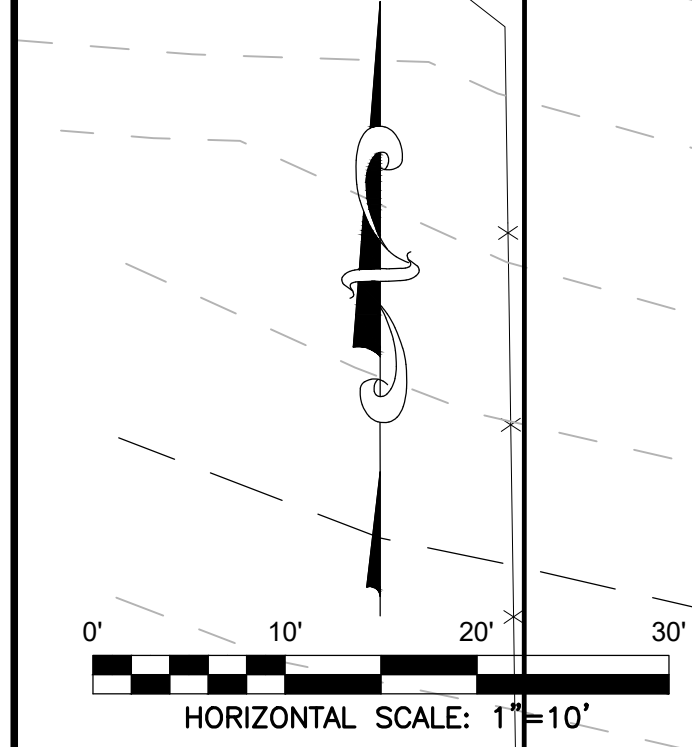
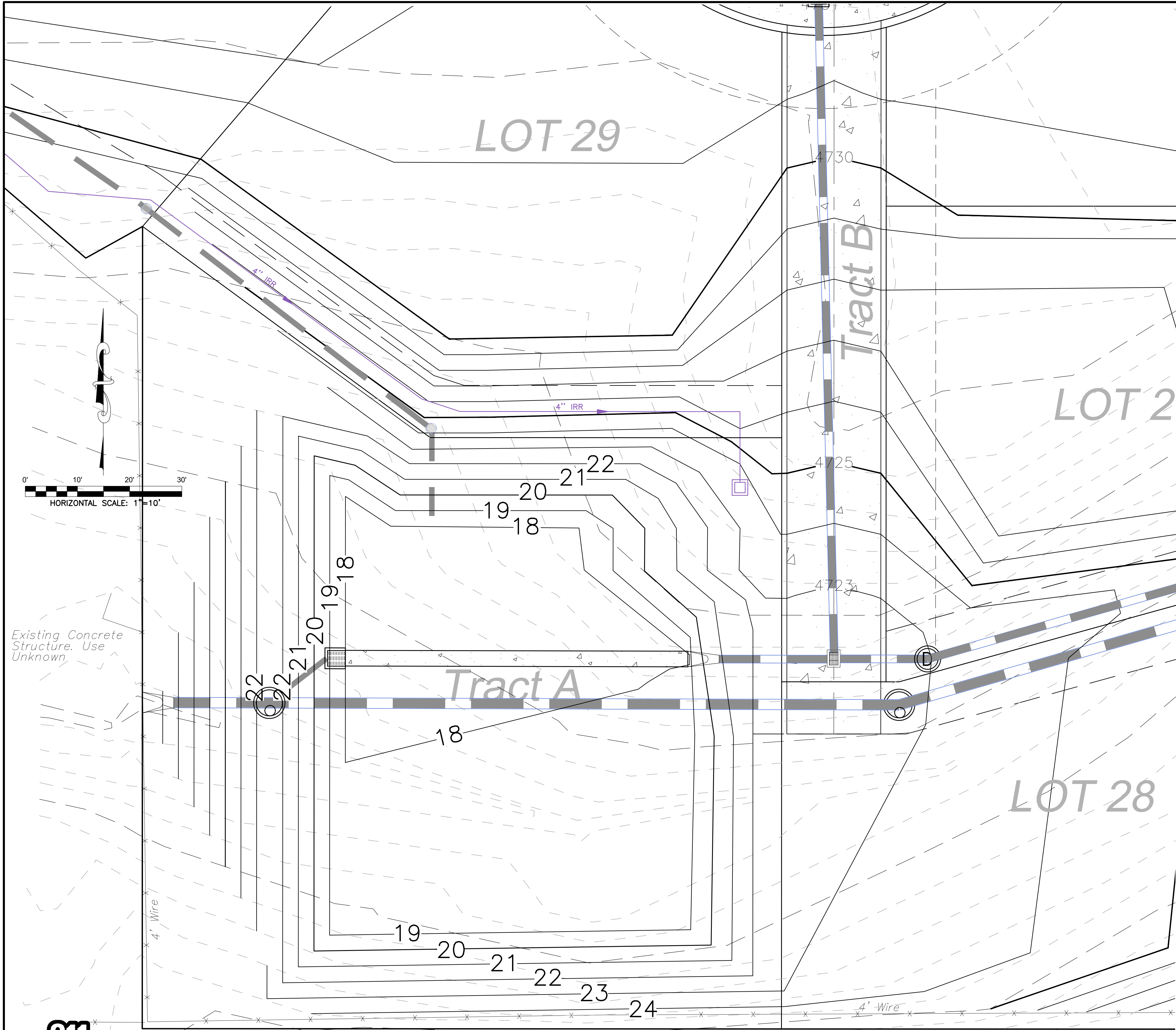


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**DEER CREEK SUBDIVISION
OFF-SITE
STORM DRAIN PLAN & PROFILE**

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KTS	KTS	ESS	C3424		15
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Existing Concrete
Structure. Use
Unknown.



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UNDERGROUND MEMBER UTILITIES.

MIN. T.F.
46xx.xx

46xx

46xx

MINIMUM TOP OF
FOUNDATION ELEVATION
PROPOSED CONTOUR
EXISTING CONTOUR



FLOW DIRECTION

96.9 FG

94.2 GB

95.4 HP

94.6 FL

99.4 BW

90.8 eg

FINISH GRADE
GRADE BREAK
HIGH POINT
FLOWLINE
BACK OF WALK
EXISTING GRADE

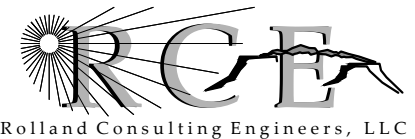
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CITY DEVELOPMENT ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____



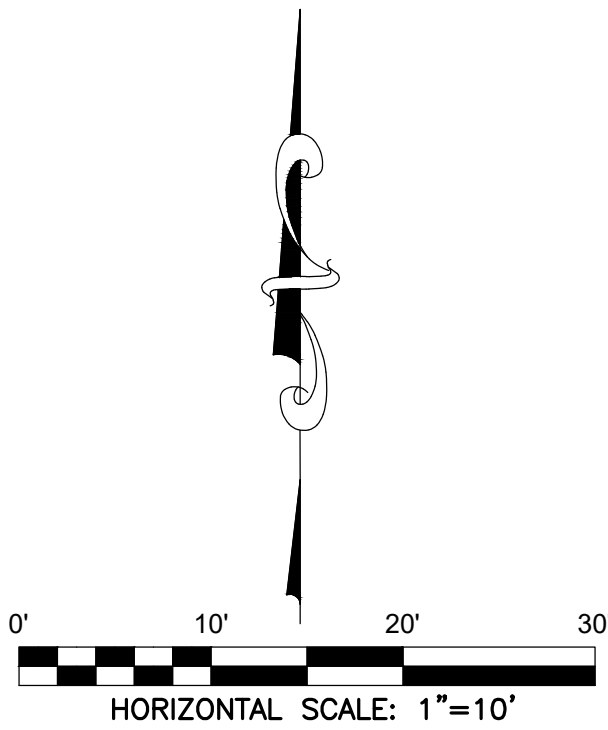
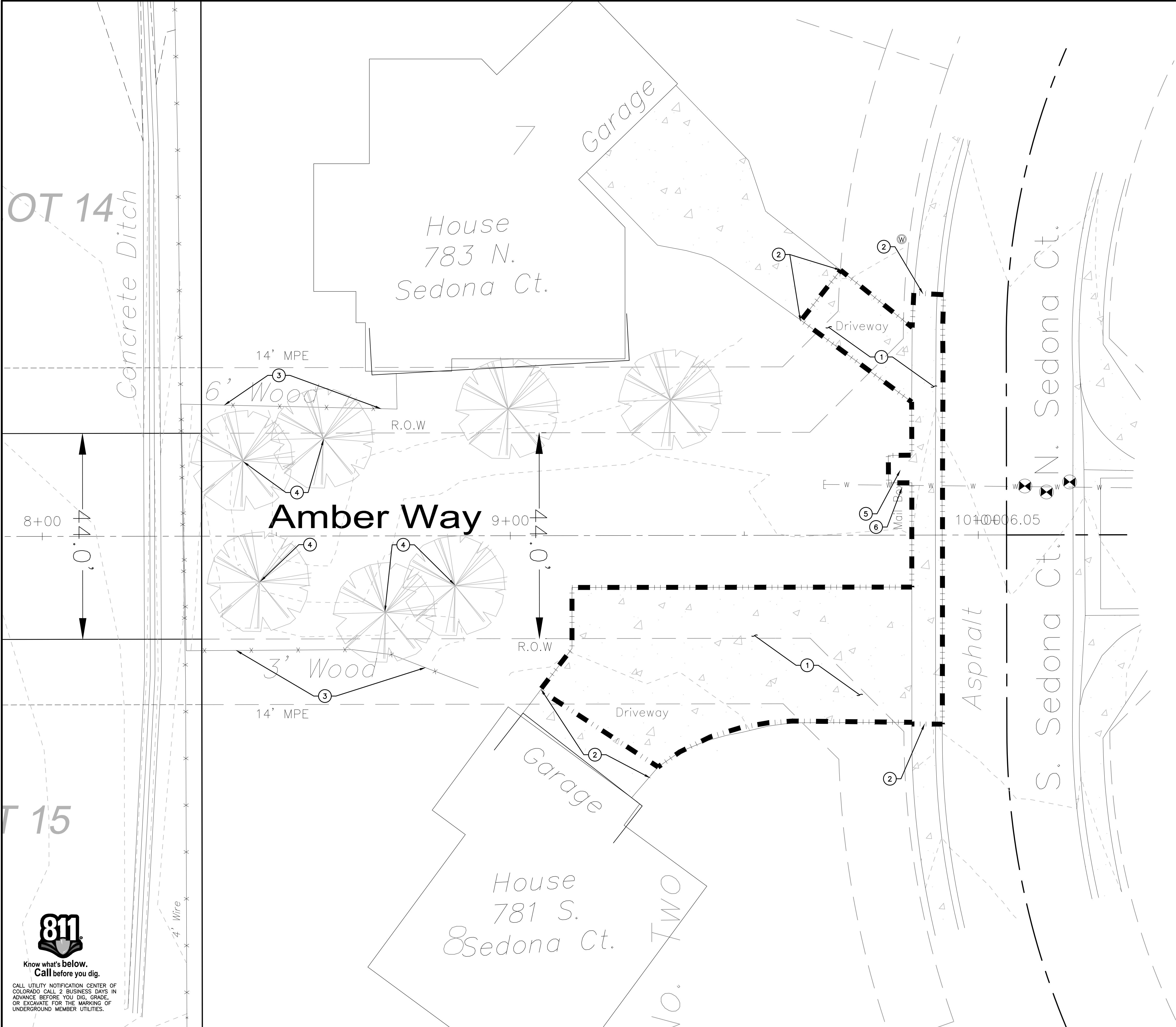
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POND GRADING AND
OUTLET STRUCTURE DETAILS

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--- = LIMIT OF DISTURBANCE.

CONSTRUCTION NOTES

- 1 LIMITS OF REMOVALS FOR CONCRETE DRIVEWAY, CURB, GUTTER AND SIDEWALK (APPROX. 360 S.Y.).
- 2 CUT A NEAT LINE IN EXISTING CONCRETE OR ALONG CONTROL JOINT AS SHOWN.
- 3 PROTECT FENCE AND GATES IN PLACE.
- 4 REMOVE TREE.
- 5 REMOVE AND SALVAGE MAILBOX CLUSTER BOXES. FOR RESET LOCATION CONTACT USPS 970-260-3719.
- 6 REMOVE AND SALVAGE STREET SIGNAGE RETURN TO CITY OF GRAND JUNCTION TRANSPORTATION DEPT.

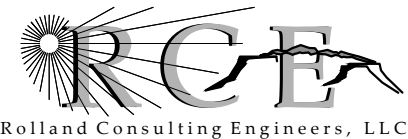
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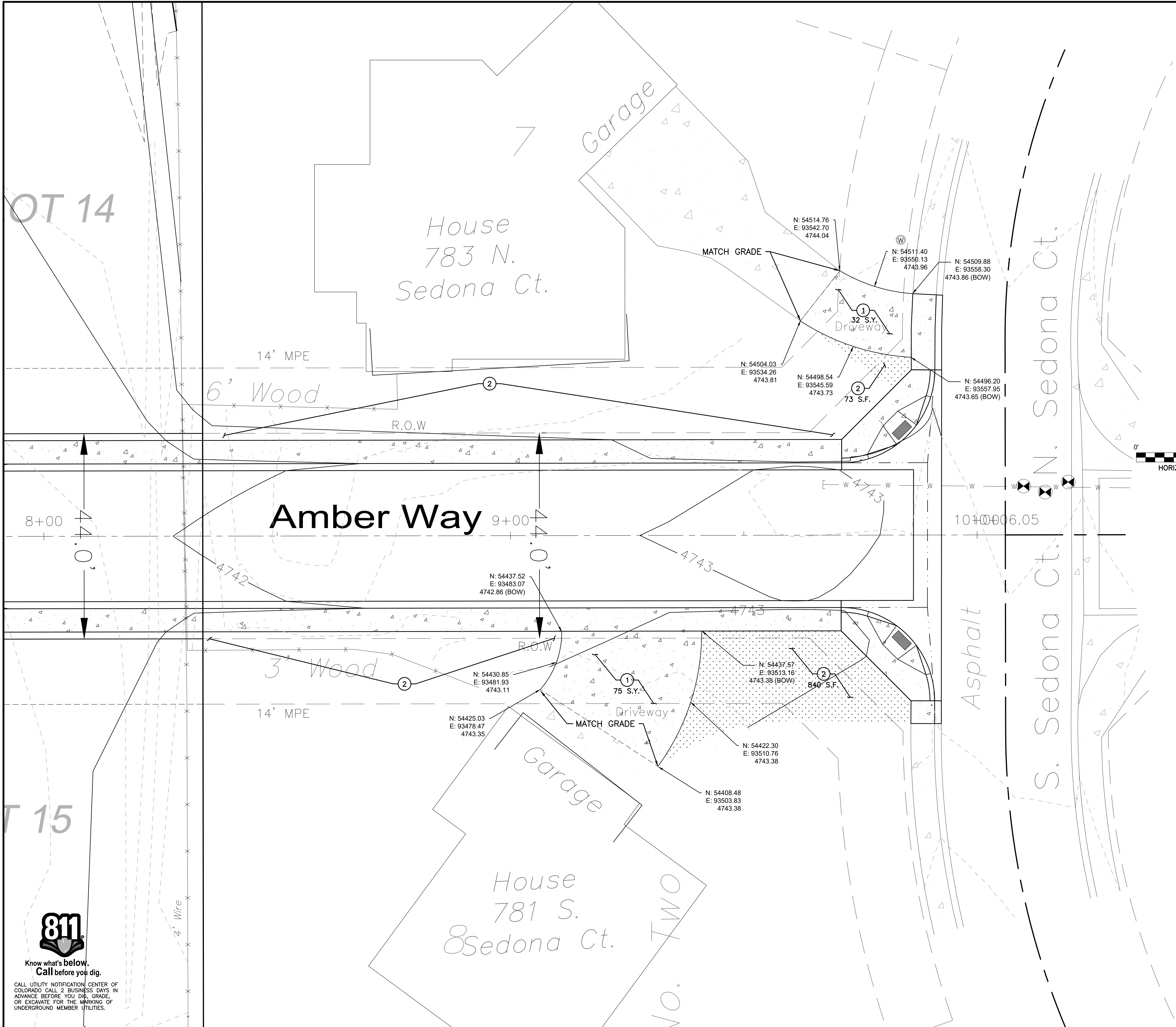
OFF-SITE DRIVEWAY
DEMOLITION

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- CONSTRUCTION NOTES**
- ① CONSTRUCT NEW CONCRETE DRIVEWAY MATCHING EXISTING THICKNESS.
 - ② RESTORE GROUND COVER AS SHOWN.
 - ③ RESET LANDSCAPE BEHIND BACK OF WALK AFTER CONSTRUCTION INCLUDING: SPRINKLER SYSTEM, SURFACE DRAINAGE PATH AND GROUND COVER.

ACCEPTANCE BLOCK

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CITY DEVELOPMENT ENGINEER	DATE
CITY PLANNER	DATE

 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 DRIVEWAY DETAILS				
Drawn: KTS	Designed: KTS	Checked: ESS	Proj#: C3424	Rv:	Sheet: 18
File Name: C:\PROJECTS\C3424\C3424PRBASE.DWG				Date: 10/13/23	Of: 18

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