

ROAD CENTERLINE LINE DATA

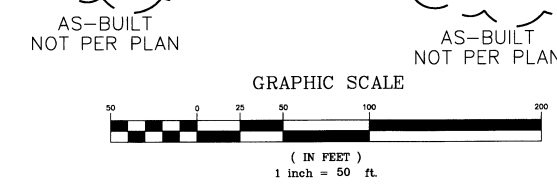
LINE	LENGTH	BEARING
L1	550.72	S89°55'52"E
L2	769.30	S89°55'52"E
L3	78.86	S00°01'53"W
L4	223.50	S00°01'53"W
L5	267.63	S00°01'53"W
L6	147.63	S00°01'53"W
L7	120.00	S00°01'53"W
L8	177.98	S00°01'53"W
L9	269.19	S90°00'00"E
L10	227.67	S00°00'00"E
L11	96.00	N90°00'00"E
L12	42.71	S00°00'00"E
L13	49.72	S42°29'09"E
L14	58.33	S89°58'18"E
L15	304.85	S00°00'00"E
L16	17.38	S00°00'00"E
L17	664.66	S89°58'18"E
L18	150.40	S89°58'18"E
L19	304.85	N00°01'44"E
L20	160.32	N00°00'00"E
L21	20.00	N90°00'00"E
L22	449.26	S89°58'18"E
L23	160.53	N00°01'44"E
L24	20.00	N90°00'00"E
L25	215.25	S89°58'18"E
L26	264.85	N90°00'00"E
L27	49.72	N42°29'09"E
L28	0.21	N00°00'00"E
L29	226.96	S90°00'00"E
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ROAD CENTERLINE CURVE DATA

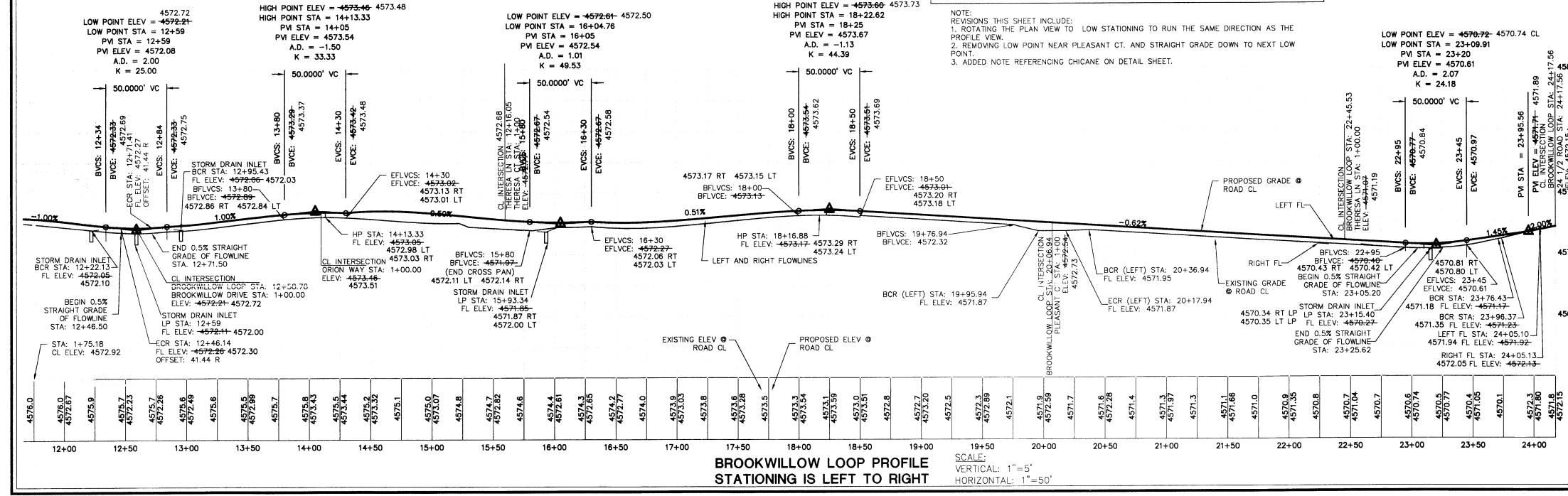
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
C1	59.32	80.00	31.10	57.97	N21°43'44"W	
C2	134.96	182.00	70.75	131.89	N68°45'26"E	
C3	150.93	182.00	80.11	146.64	N23°45'26"E	
C4	150.93	182.00	80.11	146.64	N23°45'26"E	
C5	59.32	80.00	31.10	57.97	N21°43'44"E	
C6	86.76	42.50	60.10	S45°00'00"W		
C7	134.96	182.00	70.75	131.89	N68°45'26"W	
C8	43.88	150.00	22.10	43.72	S08°24'31"W	
C9	100.94	70.00	61.52	92.42	S88°05'54"W	
C10	253.58	772.00	127.94	252.44	N89°59'53"W	
C11	100.94	70.00	61.52	92.42	N58°06'00"W	
C12	44.03	150.00	22.17	43.87	N08°22'47"W	

LEGEND

- EXISTING 5' MAJOR CONTOUR
- EXISTING 1' MINOR CONTOUR
- PROPOSED 5' MAJOR CONTOUR
- PROPOSED 1' MINOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLOWLINE
- PROPOSED TOP BACK OF CURB
- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED STORM PIPE
- PROPOSED PHASE LINE
- EXISTING ASPHALT
- EXISTING GRAVEL
- FUTURE ASPHALT (F 3/4 ROAD)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- FUTURE PHASE
- FUTURE CONSTRUCTION (BY OTHERS)
- PROPOSED LIGHT POLE
- PROPOSED SPOT ELEVATION
- REVISION NUMBER AND CLOUD



- NOTES:**
- ROAD CROSS SECTION AND PROFILE SHALL BE CONSTRUCTED PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 - REFER TO CROSS SECTION SHEETS FOR MORE DETAILED ROAD INFORMATION.
 - REFER TO SHEET DET-ST FOR STREET DETAILS AND CORE SECTIONS.
 - CONTRACTOR SHALL NOTE THE ADJUSTMENT OF ALL MH RIMS AND VALVE COVERS FOR FINAL GRADE.
 - SPOT ELEVATIONS ARE BACK OF CURB AND PROPERTY LINE.5
 - REFER TO GRADING PLAN FOR MORE GRADING DETAIL.
 - REFER TO THE MUTCD STANDARDS FOR ALL SIGNAGE AND BARRICADE DETAILS.
 - ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN, ELEVATION EQUALS 4570.85 FEET TOP OF BAR. TBM TO BECOME PERMANENT BENCH MARK. TIE TBM TO CL STA 23+75.13.
 - CONTOURS ARE SHOWN IN 1' INTERVALS.
 - ADD 4500.00' TO ALL SPOT ELEVATIONS.



RECORD DRAWING

NOTE:
CL TO B.O.W. = +0.03
FL TO B.O.W. = +0.45

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT BELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

CITY DEVELOPMENT ENGINEER _____ DATE _____

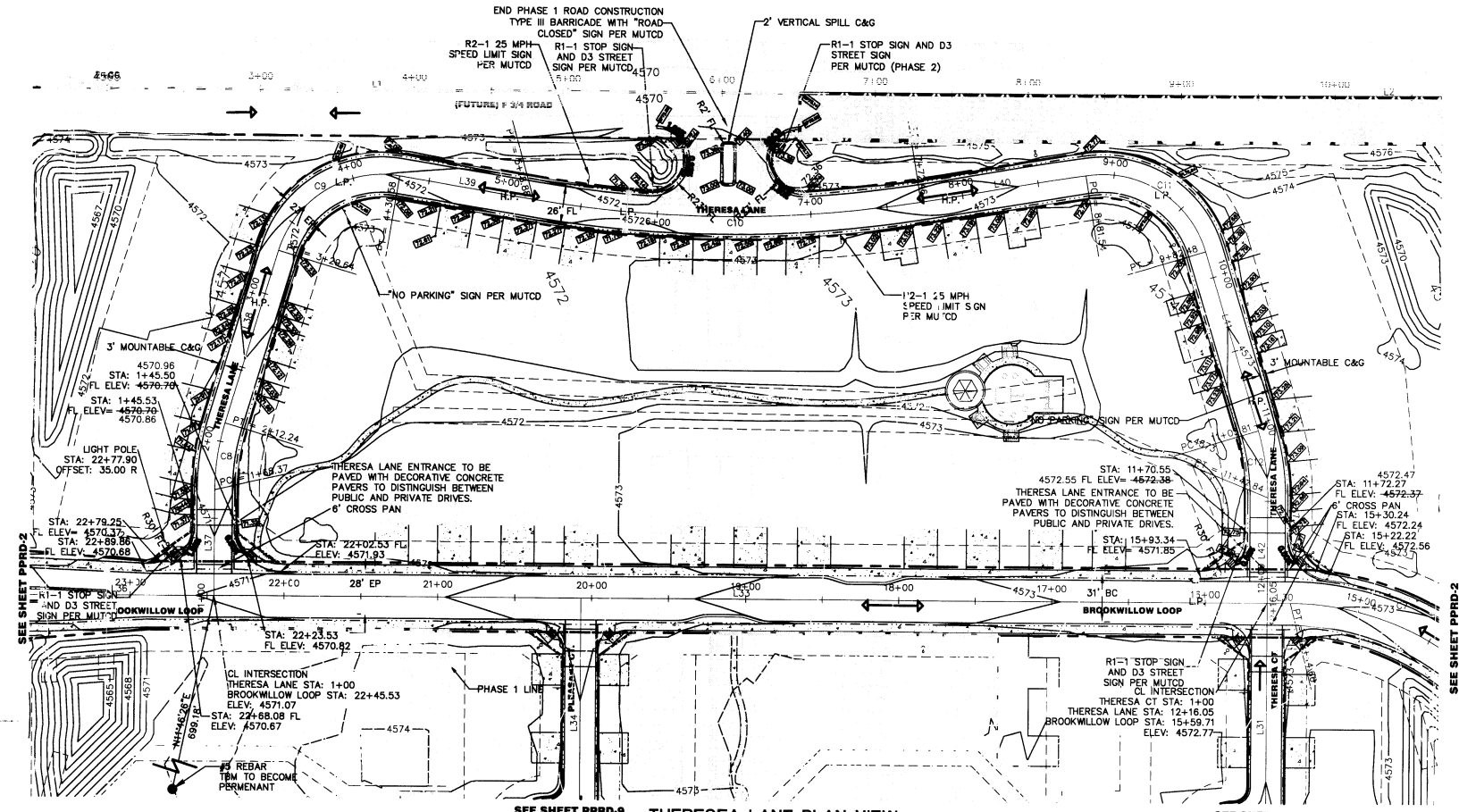
HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-9676 FAX (970) 945-2555
WWW.HCENGINEERING.COM

HIGH COUNTRY ENGINEERING, L.L.C.
CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
BROOKWILLOW LOOP PLAN AND
PROFILE STA: 11+75 TO END

PROJECT NO. 2031049.00

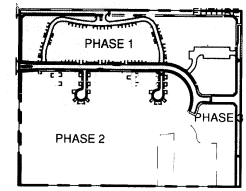
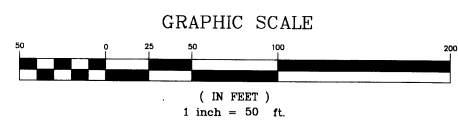
PPRD-2

08055900/08055901



SEE SHEET PPRD-9 THERESA LANE PLAN VIEW

SEE SHEET PPRD-9



LEGEND

- EXISTING 5' MAJOR CONTOUR
- EXISTING 1' MINOR CONTOUR
- PROPOSED 5' MAJOR CONTOUR
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- PROPOSED EDGE OF PAVEMENT
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 - CONTOURS ARE SHOWN IN 1' INTERVALS.
 - ADD 4500.00' TO ALL SPOT ELEVATIONS.
 - REVISIONS ON THIS SHEET INCLUDE CHANGING GRADING ON BROOKWILLOW LOOP AND THERESA LANE INTERSECTION AND ADDING "NO PARKING" SIGNS.

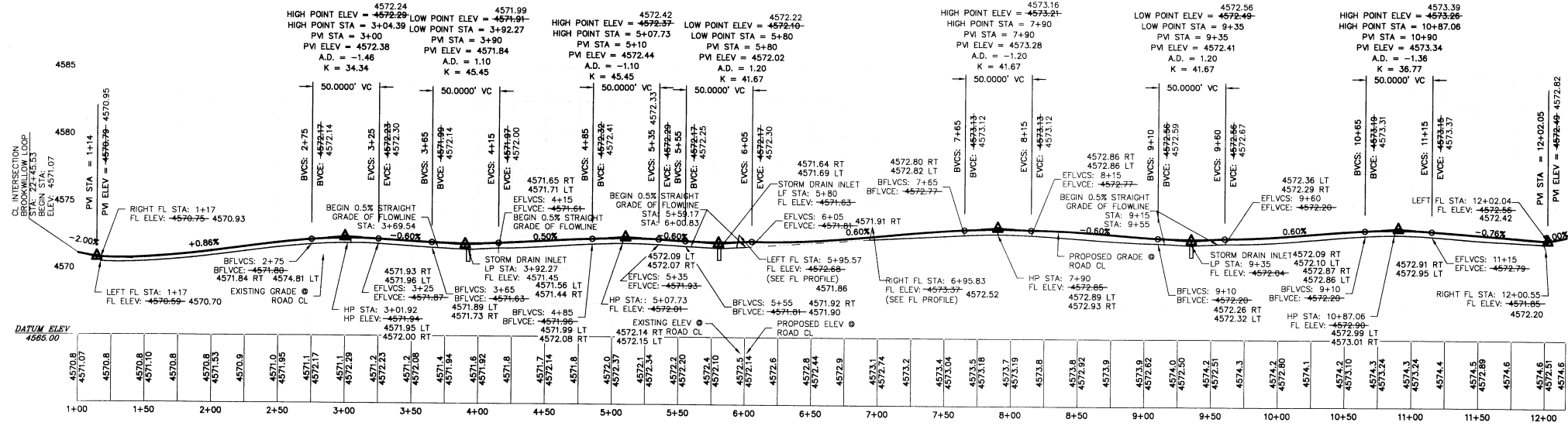
- ABBREVIATIONS:
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 - EP: EDGE OF PAVEMENT
 - SW: SIDEWALK
 - FL: FLOWLINE
 - BFLVCS: BEGIN FLOWLINE VERTICAL CURVE STATION
 - BCR: BEGIN CURB RETURN
 - EFLVCS: END FLOWLINE VERTICAL CURVE STATION
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 - C&G: CURB AND GUTTER
 - STRM: STORM
 - STRMH: STORM MANHOLE
 - SSMH: SANITARY SEWER MANHOLE
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L5	287.83	S00°01'53"W
L6	147.63	S00°01'53"W
L7	120.00	S00°01'53"W
L8	177.98	S00°01'53"W
L9	269.19	S90°00'00"E
L10	227.67	S00°00'00"E
L11	96.00	N00°00'00"E
L12	42.71	S00°00'00"E
L13	49.72	S42°29'09"E
L14	58.33	S89°58'16"E
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ROAD CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
C1	59.32	80.00	31.10	57.97	N21°14'34"W	
C2	134.96	182.00	70.75	131.89	N68°45'26"E	
C3	150.93	182.00	80.11	146.64	N23°45'26"E	
C4	150.93	182.00	80.11	146.64	N23°45'26"W	
C5	59.32	80.00	31.10	57.97	N21°14'34"E	
C6	66.76	42.50	42.50	60.10	S45°00'00"W	
C7	134.96	182.00	70.75	131.89	N68°45'26"W	
C8	43.88	150.00	22.10	43.72	S08°24'31"W	
C9	100.94	70.00	61.52	92.42	S88°05'54"W	
C10	253.58	772.00	127.94	252.44	N89°59'53"E	
C11	100.94	70.00	61.52	92.42	N88°06'00"W	
C12	44.03	150.00	22.17	43.67	N08°22'47"W	



THERESA LANE PROFILE
STATIONING IS LEFT TO RIGHT

RECORD DRAWING

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CITY DEVELOPMENT ENGINEER _____ DATE _____

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
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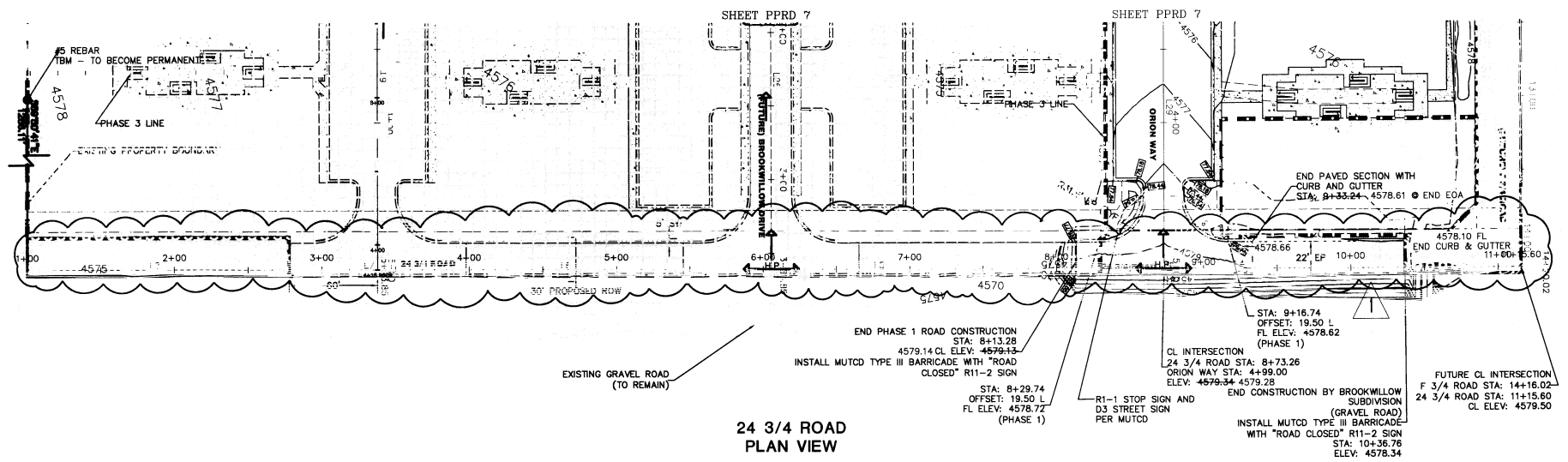


HALL PARTNERS, L.L.C.
CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
THERESA LANE PLAN AND
PROFILE STA: 1+00 TO END

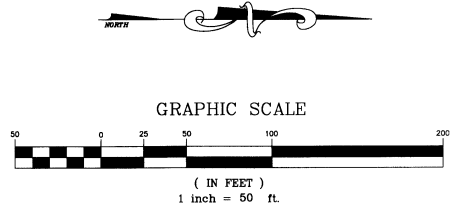
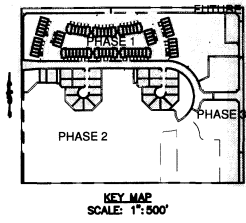
PROJECT NO. **2031049.00**

PPRD-3

0805902



24 3/4 ROAD PLAN VIEW



LEGEND

5470	EXISTING MAJOR CONTOUR
5469	EXISTING MINOR CONTOUR
5470	PROPOSED MAJOR CONTOUR
5469	PROPOSED MINOR CONTOUR
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED FLOWLINE
---	PROPOSED TOP BACK OF CURB
---	EXISTING PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT
---	PROPOSED STORM PIPE
---	EXISTING ASPHALT
---	EXISTING GRAVEL
---	FUTURE ASPHALT (F 3/4 ROAD)
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	FUTURE PHASE
---	FUTURE CONSTRUCTION
---	PROPOSED LIGHT POLE
---	PROPOSED SPOT ELEVATION
---	REVISION NUMBER AND CLOUD

NOTE: REVISION THIS SHEET: SHIFTED 24 3/4 ROAD TO THE WEST 4' AND REGRADED

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 - CONTRACTOR SHALL NOTE THE ADJUSTMENT OF ALL MH RIMS AND VALVE COVERS FOR FINAL GRADE.
 - THE NORTH AND SOUTH PORTIONS OF 24 3/4 ROAD DURING PHASE 1 SHALL BE GRAVEL AND NO CURB, GUTTER, AND SIDEWALK SHALL BE CONSTRUCTED UNTIL FUTURE CONSTRUCTION. FIRE ACCESS TURN AROUND WILL BE PAVED WITH CURB AND GUTTER AT CURB RETURNS.
 - SPOT ELEVATIONS ARE BACK OF CURB AND PROPERTY LINE.
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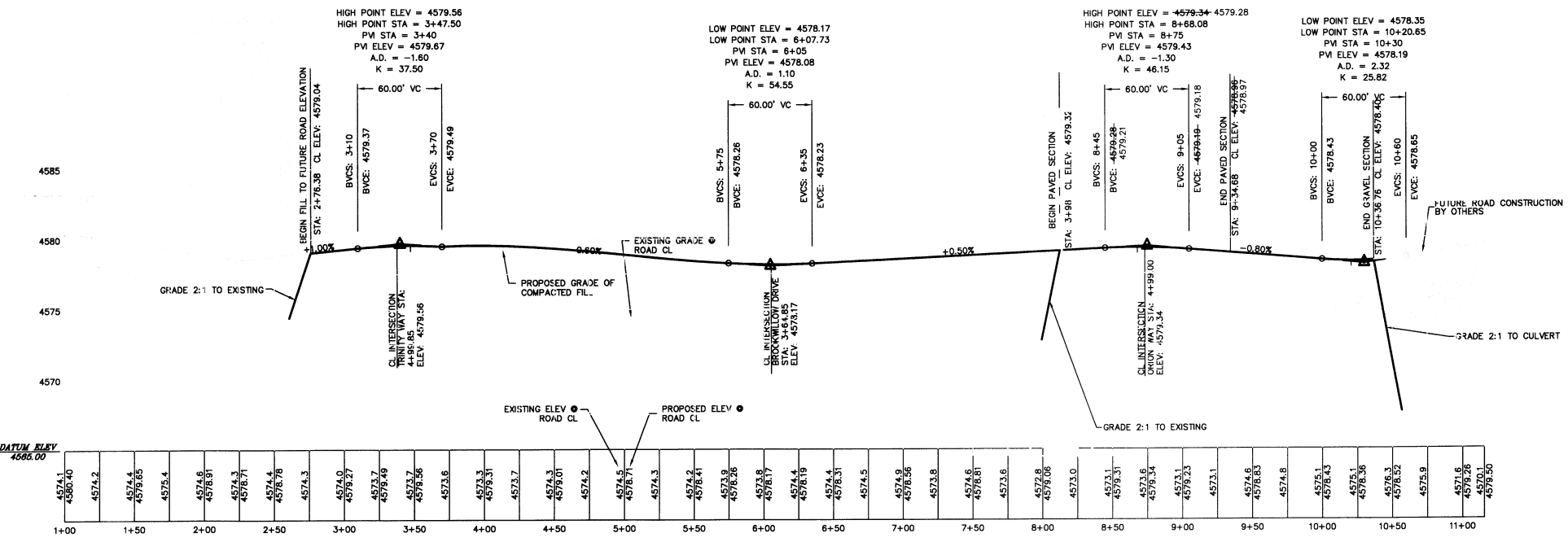
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24 3/4 ROAD PROFILE STATIONING IS LEFT TO RIGHT

SCALE: VERTICAL: 1"=5' HORIZONTAL: 1"=50'



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CITY DEVELOPMENT ENGINEER _____ DATE _____

NOTE: CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES (STRIPING, SIGNALS, MEDIANS, ETC.)

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 934-06700 IN METRO DENVER OR 934-BUSINESS DAYS IN ADVANCE CALL BUSINESS DAYS IN ADVANCE TO REQUEST FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	CITY OF GRAND JUNCTION COMMENTS
1	8-19-05		
2	12-15-06		ASBUILT RECORD INFORMATION

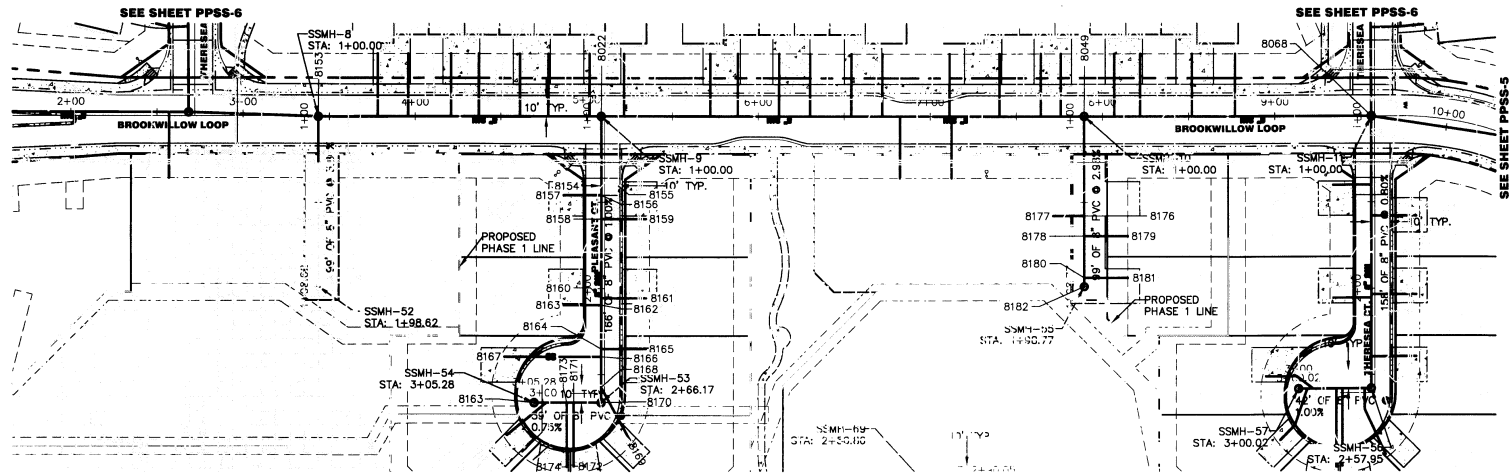
DESIGNED BY: JMM
 CHECKED BY: JMM
 DATE: 5-13-05
 FILE: PPRD24-30TR

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
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HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
24 3/4 ROAD PLAN AND
PROFILE STA: 1+00 TO END

PROJECT NO. **2031049.00**
PPRD-5

08056903



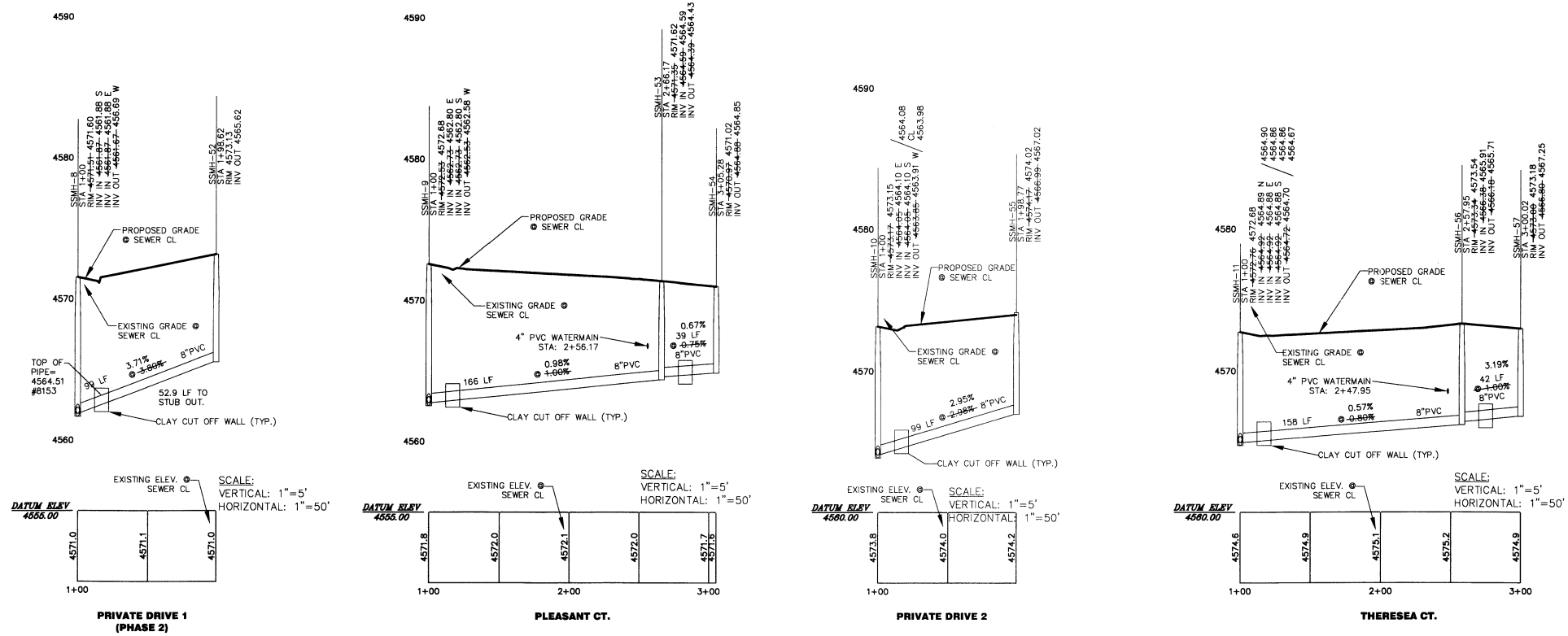
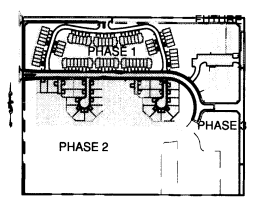
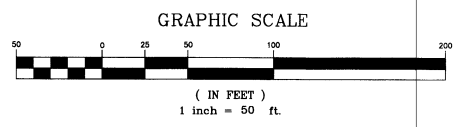
SS IN CUL-DE-SACS OFF OF NORTH PART OF BROOKWILLOW LOOP
PLAN VIEW

- NOTES:
- 1.) ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC.
 - 2.) ALL WATER MAINS SHALL BE C900, CLASS 150 PVC.
 - 3.) REFER TO THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER AND WATER MAIN DESIGN/CONSTRUCTION DETAILS.
 - 4.) ALL SANITARY SEWER AND WATER MAINS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET (TYPICAL).
 - 5.) WATER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 4.5 FEET FROM TOP OF PIPE TO FINISH GRADE (UTE WATER STANDARDS).
 - 6.) SANITARY SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 6 FEET FROM TOP OF PIPE TO FINISH GRADE.
 - 7.) UTE WATER SHALL TEST ALL WATER MAINS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS PRIOR TO ROADWAY CONSTRUCTION.
 - 8.) SERVICES SHALL BE EXTENDED TO BACK OF MULTIPURPOSE EASEMENT AND MARKED WITH A POST.
 - 9.) PROPOSED ROADWAY PROFILE WILL BE THE SAME AS THE EXISTING ROAD GRADE SHOWN ON THE SANITARY SEWER PROFILES AFTER CONSTRUCTION IS COMPLETE.
 - 10.) GAS SERVICES MAY BE DEFLECTED AS NEEDED TO CONSTRUCT THE SANITARY SEWER AS LONG AS SERVICE IS NOT AFFECTED.
 - 11.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 00°01'44" E BETWEEN THE CENTER QUARTER CORNER OF SECTION FOUR AND THE CENTER NORTH SIXTEENTH CORNER OF SECTION FOUR.
 - 12.) ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN, ELEVATION EQUALS 4570.85 FEET TOP OF BAR. CONTOUR INTERVAL EQUALS ONE FOOT.
 - 13.) REVISIONS THIS SHEET INCLUDE SHALLOWING THE ENTIRE SANITARY SEWER MAIN.

ABBREVIATIONS:
 CL: CENTERLINE
 EP: EDGE OF PAVEMENT
 INV: INVERT
 SAN: SANITARY SEWER
 SSMH: PROPOSED SANITARY SEWER MANHOLE
 STA: STATION
 L.F.: LINEAR FEET
 EXSSMH: EXISTING SANITARY SEWER MANHOLE
 PRV: PRESSURE REDUCING VALVE
 WV: WATER VALVE

LEGEND	
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING GRAVEL
	EXISTING PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED FLOWLINE
	PROPOSED TOP BACK OF CURB
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 10" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER MAIN
	PROPOSED SANITARY SEWER MAIN AND MANHOLES
	PROPOSED WATER SERVICE WITH METER PIT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PRV
	PROPOSED PLUG AND BLOW OFF
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	EXISTING 12" WATER MAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING CULVERT
	EXISTING WATER METER
	PROPOSED BURIED GAS AND ELECTRIC
	PROPOSED BURIED TELEPHONE
	PROPOSED BURIED CATV

NOTE REVISION FOR THIS SHEET:
 ALL SANITARY SEWER MAINS SHOWN WERE MADE SHALLOWER AND SLOPES STEEPENED



SS IN CUL-DE-SACS OFF OF NORTH PART OF BROOKWILLOW LOOP
PROFILE VIEW

RECORD DRAWING

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS".

FIRE DEPARTMENT _____ DATE _____

APPROVED FOR CONSTRUCTION
 UTE WATER CONSERVANCY DISTRICT

TITLE _____ DATE _____



CALL CITY ENGINEERING CENTER OF COLORADO 1-800-922-1987 OR 934-06700 IN METRO DENVER CALL 25 BUSINESS DAYS IN ADVANCE TO ADVANCE THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY
1	8-19-05	CITY OF GRAND JUNCTION COMMENTS	DRD
2	11-15-05	CITY OF GRAND JUNCTION COMMENTS	DRD
3	12-23-05	UTE WATER AND CITY COMMENTS	ALA
4	12-15-06	RECORD AS-BUILT INFORMATION	JMM

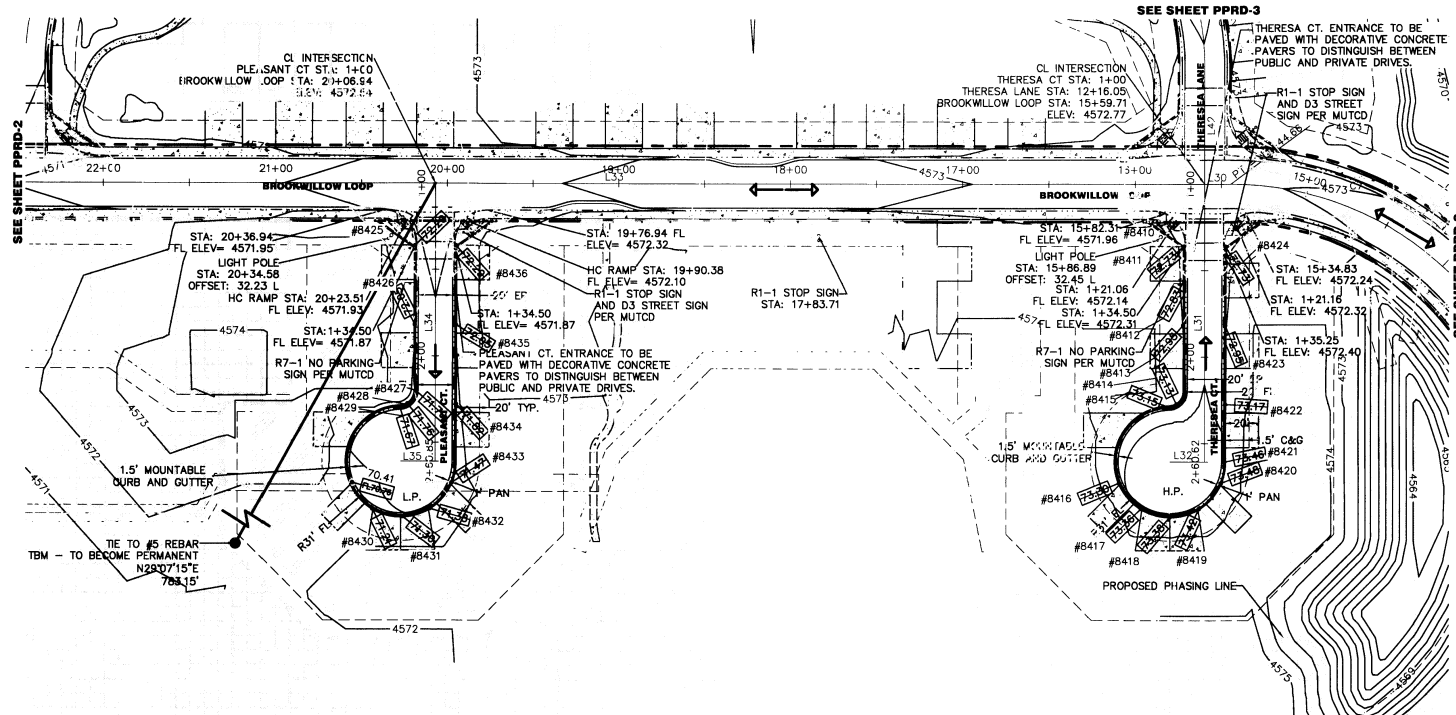
DRAWN BY: ALA
 CHECKED BY: REW
 DATE: 5-13-05
 FILE: PPS5-CUL-DE-SAC

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 FAX (970) 945-2555
 WWW.HCENG.COM

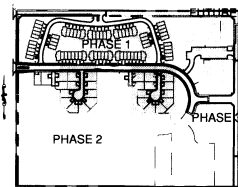
HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
**BROOKWILLOW VILLAGE
 CUL-DE-SACS SANITARY PLAN
 & PROFILES STA: 1+00 TO END**

PROJECT NO. **2031049.00**

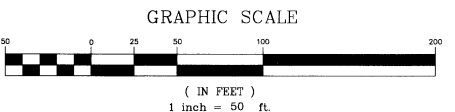
PPSS-8



CUL-DE-SACS OFF OF BROOKWILLOW LOOP
PLAN VIEW

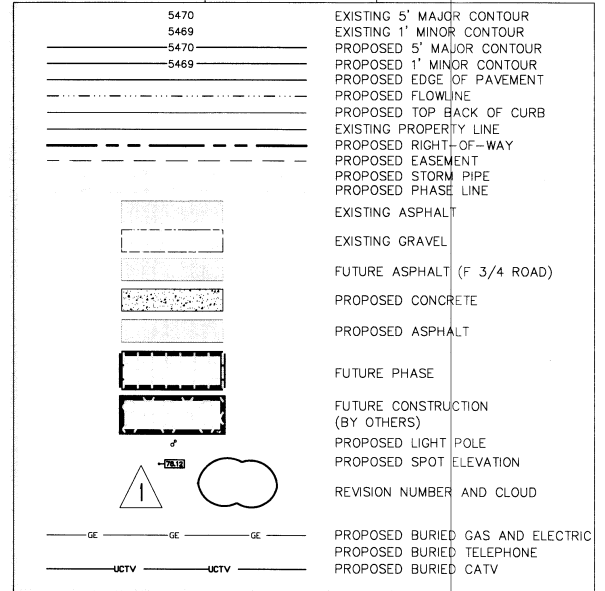


KEY MAP
SCALE: 1"=500'



TBM #3 4573.77		TBM #4 4574.63	
STA.	FL ELEV.	STA.	FL ELEV.
#B410	4572.48	#B425	4571.98
#B411	4572.55	#B426	4571.74
#B412	4572.67	#B427	4571.52
#B413	4572.88	#B428	4571.42
#B414	4572.91	#B429	4571.38
#B415	4572.90	#B430	4570.49
#B416	4573.01	#B431	4570.76
#B417	4573.04	#B432	4570.94
#B418	4573.10	#B433	4571.16
#B419	4573.14	#B434	4571.56
#B420	4573.22	#B435	4571.78
#B421	4573.14	#B436	4572.01
#B422	4572.97		
#B423	4572.72		
#B424	4572.53		

LEGEND



ROAD CENTERLINE CURVE DATA

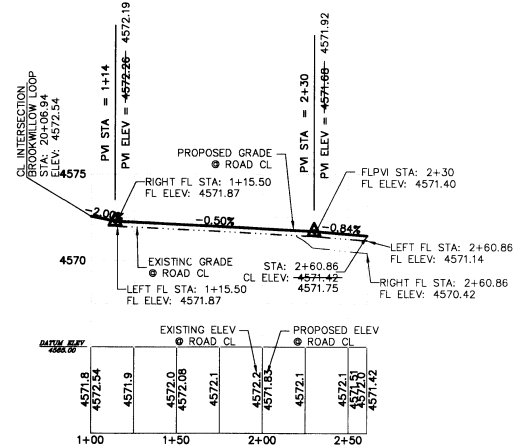
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
C1	59.32	80.00	31.10	57.97	N21°14'34"W	
C2	134.96	182.00	70.75	131.89	N83°45'26"E	
C3	150.93	182.00	80.11	146.64	N21°45'26"E	
C4	150.93	182.00	80.11	146.64	N21°45'26"W	
C5	59.32	80.00	31.10	57.97	N21°14'34"E	
C6	66.76	42.50	42.50	60.10	S45°00'00"W	
C7	134.96	182.00	70.75	131.89	N83°45'26"W	
C8	43.88	150.00	22.10	43.72	S88°24'31"W	
C9	100.94	70.00	61.52	92.42	S88°05'54"W	
C10	253.58	772.00	127.94	252.44	N89°59'53"E	
C11	100.94	70.00	61.52	92.42	N88°06'00"W	
C12	44.03	150.00	22.17	43.87	N08°22'47"W	

ROAD CENTERLINE LINE DATA

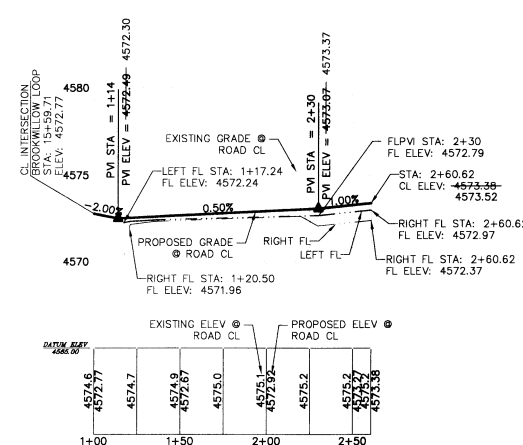
LINE	LENGTH	BEARING
L1	550.72	S89°55'52"E
L2	769.30	S89°55'52"E
L3	78.86	S00°01'53"W
L4	233.50	S00°01'53"W
L5	287.63	S00°01'53"W
L6	147.63	S00°01'53"W
L7	120.00	S00°01'53"W
L8	177.98	S00°01'53"W
L9	269.19	S90°00'00"E
L10	277.67	S00°00'00"E
L11	96.00	N90°00'00"E
L12	42.71	S00°00'00"E
L13	49.72	S42°29'09"E
L14	58.33	S89°58'16"E
L15	304.85	S00°00'00"E
L16	17.38	S00°00'00"E
L17	664.66	S89°58'16"E
L18	150.40	S89°58'16"E
L19	304.85	N00°01'44"E
L20	160.32	N00°00'00"E
L21	20.00	N90°00'00"E
L22	449.26	S89°58'16"E
L23	160.53	N00°01'44"E
L24	20.00	N90°00'00"E
L25	215.25	S89°58'16"E
L26	264.85	N90°00'00"E
L27	49.72	N42°29'09"E
L28	0.21	N00°00'00"E
L29	226.98	S90°00'00"E
L30	15.04	N89°58'16"W
L31	160.62	S00°01'44"W
L32	20.00	N90°00'00"W
L33	685.82	N89°58'16"W
L34	160.85	S00°01'44"W
L35	20.00	N90°00'00"W
L36	172.19	N89°58'16"W
L37	68.37	N00°01'44"E
L38	117.40	N16°47'18"E
L39	88.29	S80°35'31"E
L40	109.08	N80°35'17"E
L41	121.33	S16°47'18"E
L42	68.22	S00°01'44"W

- NOTES:
- ROAD CROSS SECTION AND PROFILE SHALL BE CONSTRUCTED PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 - REFER TO CROSS SECTION SHEETS FOR MORE DETAILED ROAD INFORMATION.
 - REFER TO SHEET DET-ST FOR STREET DETAILS AND CORE SECTIONS.
 - CONTRACTOR SHALL NOTE THE ADJUSTMENT OF ALL MH RIMS AND VALVE COVERS FOR FINAL GRADE.
 - SPOT ELEVATIONS ARE BACK OF CURB AND PROPERTY LINE.
 - REFER TO GRADING PLAN FOR MORE GRADING DETAIL.
 - REFER TO THE MUTCD STANDARDS FOR ALL SIGNAGE AND BARRICADE DETAILS.
 - ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN. ELEVATION EQUALS 4570.85 FEET TOP OF BAR. TBM TO BECOME PERMANENT BENCH MARK. TIE TBM TO CL STA 23+75.13.
 - CONTOURS ARE SHOWN IN 1' INTERVALS.
 - ADD 4500.00' TO ALL SPOT ELEVATIONS.
 - REVISIONS PER THIS SHEET: ADDED REFERENCE TO DETAIL SHEET FOR CHICANE.

- ABBREVIATIONS:
- CL: CENTERLINE
 - EP: EDGE OF PAVEMENT
 - SW: SIDEWALK
 - FL: FLOWLINE
 - BFVCS: BEGIN FLOWLINE VERTICAL CURVE STATION
 - BCR: BEGIN CURB RETURN
 - EFVCS: END FLOWLINE VERTICAL CURVE STATION
 - ECR: END CURB RETURN
 - C&G: CURB AND GUTTER
 - STRM: STORM
 - STRMH: STORM MANHOLE
 - SSMH: SANITARY SEWER MANHOLE
 - PRV: PRESSURE REDUCING VAULT
 - BW: BACK OF SIDEWALK
 - TBM: TEMPORARY BENCH MARK



PLEASANT COURT PROFILE VIEW



THERESA COURT PROFILE VIEW

CUL-DE-SACS OFF OF N. PART OF BROOKWILLOW LOOP
PROFILE VIEW



RECORD DRAWING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

CITY DEVELOPMENT ENGINEER _____ DATE _____

CALLABILITY NOTIFICATION
1800-922-1987
OR 970-870-0000 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
UNDERGROUND MEMBER UTILITIES

DRAWN BY: ALA
CHECKED BY: REW
DATE: 5-19-05
FILE: PPRD-CUL-DE-SAC

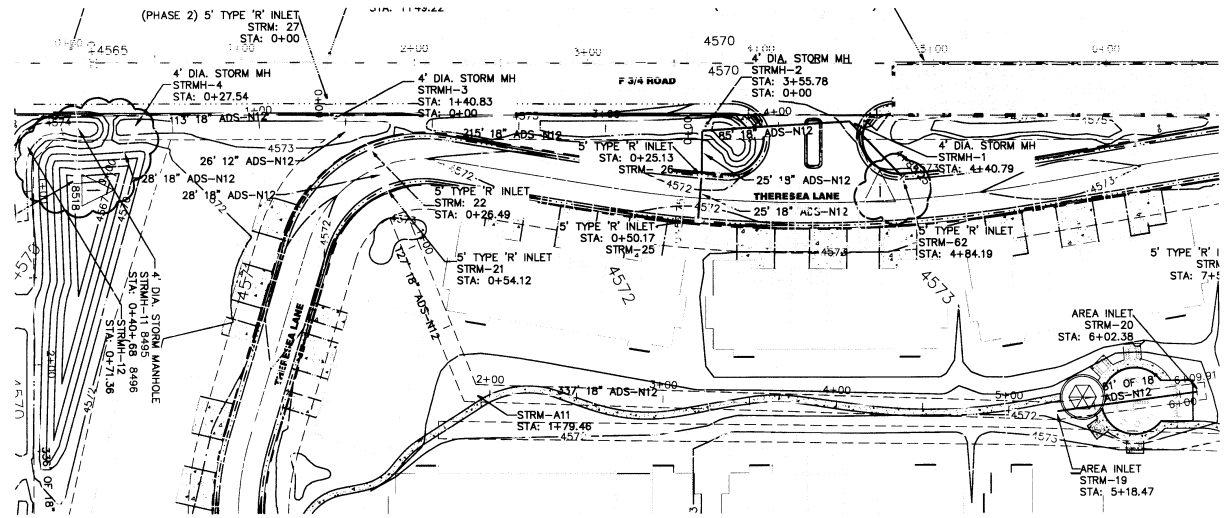
NO. DATE BY REVISION
1 8-19-05 CITY OF GRAND JUNCTION COMMENT/BRD
2 11-1-05 CITY OF GRAND JUNCTION COMMENT/BRD
3 12-1-06 ASBUILT RECORD INFORMATION JMM

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE. F-150, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2855
WWW.HCE.ENG.CO

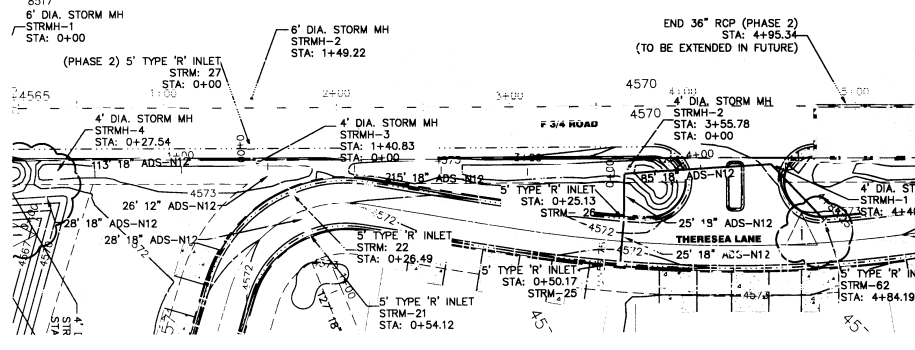
HALL PARTNERS, L.L.C.
CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
CUL-DE-SACS PLAN & PROFILES
STA. 1+00 TO END

PROJECT NO.
2031049.00

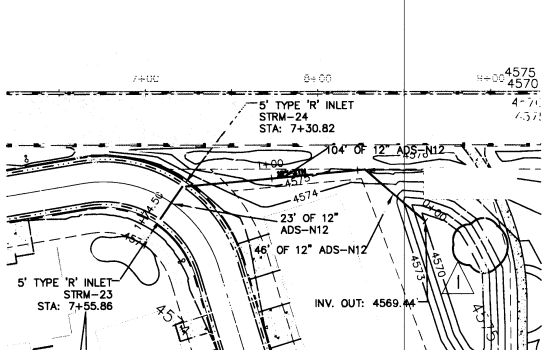
PPRD-9



STORM SEWER THROUGH NORTHERN RECREATION AREA PLAN VIEW



STORM SEWER ALONG F 3/4 ROAD PLAN VIEW

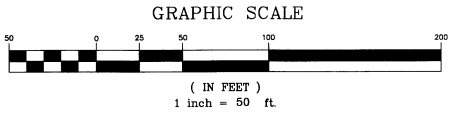


STORM SEWER ON NE THERESA LANE PLAN VIEW

- NOTES:
1. ALL STORM SEWER PIPES, INLETS, AND MANHOLES SHALL BE CONSTRUCTED PER THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 2. 18" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM PIPES.
 3. SEE DETAIL SHEET DET-STM FOR STORM SEWER CONSTRUCTION/DESIGN DETAILS.
 4. PROPOSED AND EXISTING CONTOURS ARE IN 1' INTERVALS.
 5. ALL 12", 15", 18", AND 24" STORM PIPES SHALL BE ADS-N12 WT PER THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS.
 6. ALL 30" AND 36" STORM PIPES SHALL BE RCP.
 7. REVISIONS THIS SHEET INCLUDE MOVING OUTLET STRUCTURES, PHASING STORM DIFFERENTLY, AND ADDING OUTFALL INFORMATION.

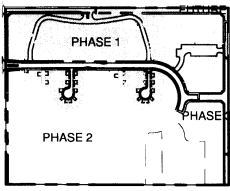
ABBREVIATIONS:

RCP: REINFORCED CONCRETE PIPE.
 STRMH: STORM MANHOLE.
 AI: AREA INLET.
 WT: WATER TIGHT.



LEGEND

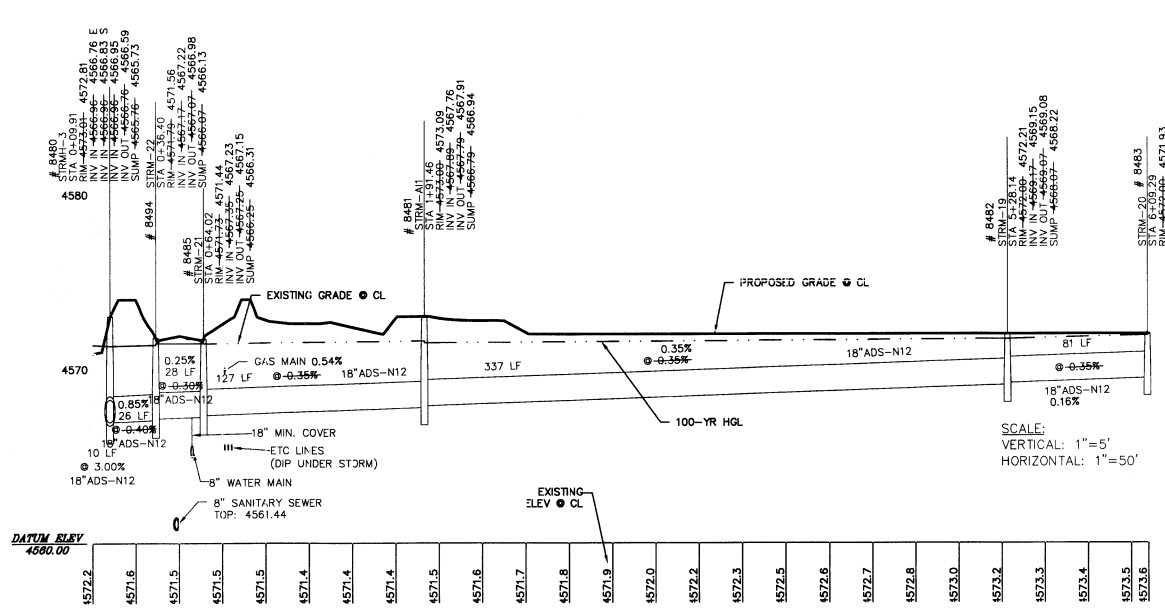
	PROPOSED STORM SEWER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED FLOWLINE
	PROPOSED TOP BACK OF CURB
	EXISTING PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 12" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER MAIN
	PROPOSED CATV
	PROPOSED TELEPHONE
	PROPOSED GAS AND ELECTRIC
	PROPOSED SANITARY SEWER MAIN AND MANHOLES
	PROPOSED WATER SERVICE WITH METER PIT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PRV
	PROPOSED PLUG AND BLOW OFF
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING CULVERT
	EXISTING WATER METER
	PROPOSED PHASE LINE
	EXISTING ASPHALT
	EXISTING GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	FUTURE CONSTRUCTION (BY OTHERS)
	REVISION NUMBER AND CLOUD



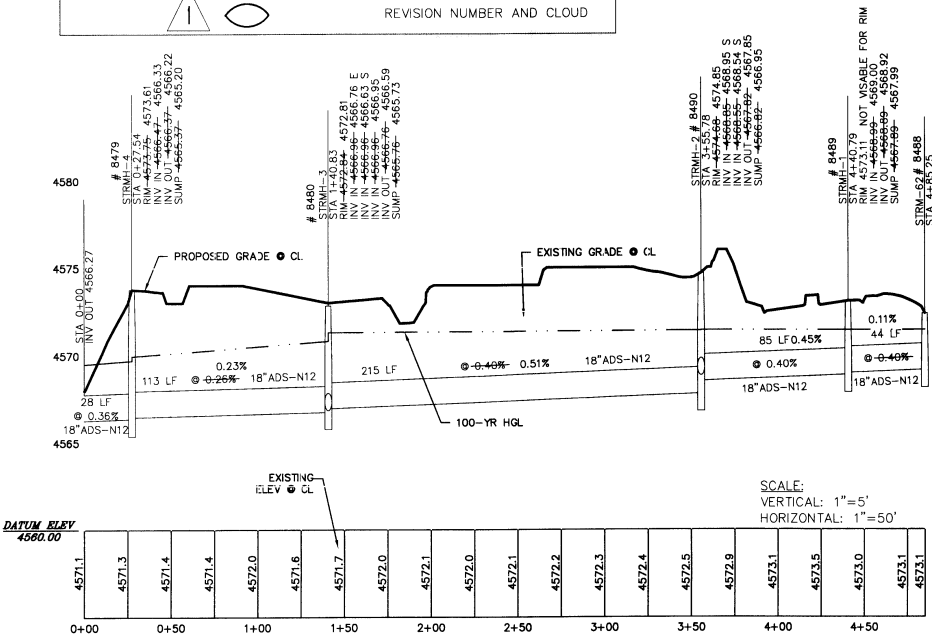
"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS".

CITY DEVELOPMENT ENGINEER _____ DATE _____

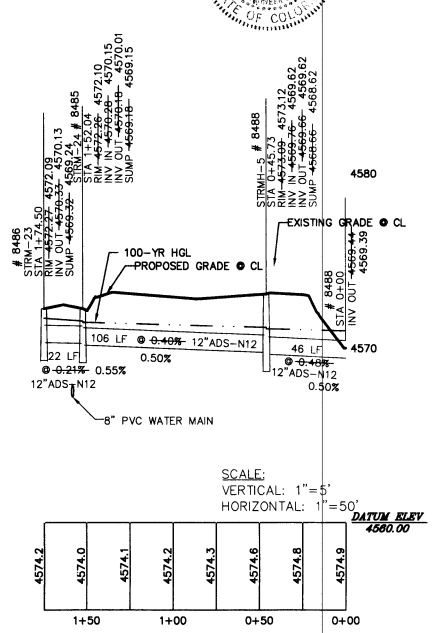
RECORD DRAWING



STORM SEWER THROUGH NORTHERN RECREATION AREA PROFILE VIEW



STORM SEWER ALONG F 3/4 ROAD PROFILE VIEW



STORM SEWER ON NE THERESA LANE PROFILE VIEW

CALL CITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 954-06700 IN METRO DENVER
 CALL 24 BUSINESS DAYS IN ADVANCE TO SCHEDULE THE MARKING OF UNDERGROUND UTILITIES

NO.	DATE	REVISION	BY
1	8-19-05	CITY OF GRAND JUNCTION COMMENTS	DRD
2	11-15-05	CITY OF GRAND JUNCTION COMMENTS	DRD
3	12-15-06	ASBUILT RECORD INFORMATION	JMM

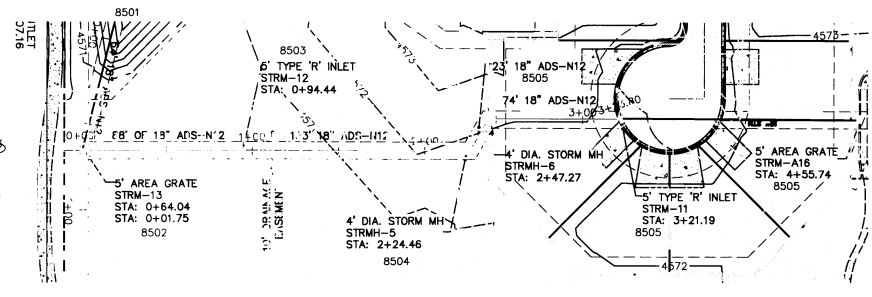
DRAWN BY: ALA
 CHECKED BY: REW
 DATE: 5-13-05
 FILE: PPSD

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
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 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
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 WWW.HCENG.COM

HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
STORM SEWER PLAN & PROFILES

PROJECT NO.
2031049.00

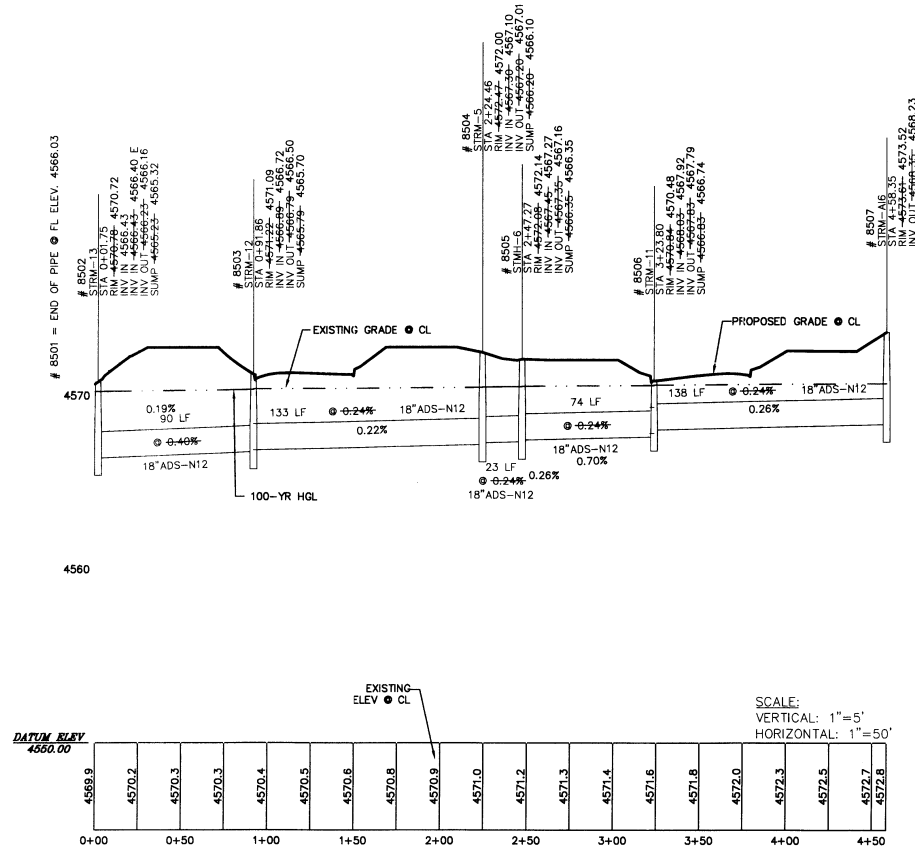
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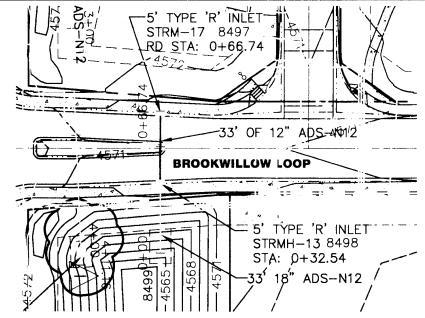
STORM SEWER FROM PLEASANT COURT
PLAN VIEW

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER,
CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF
GRAND JUNCTION STANDARDS AND SPECIFICATIONS".

CITY DEVELOPMENT ENGINEER _____ DATE _____



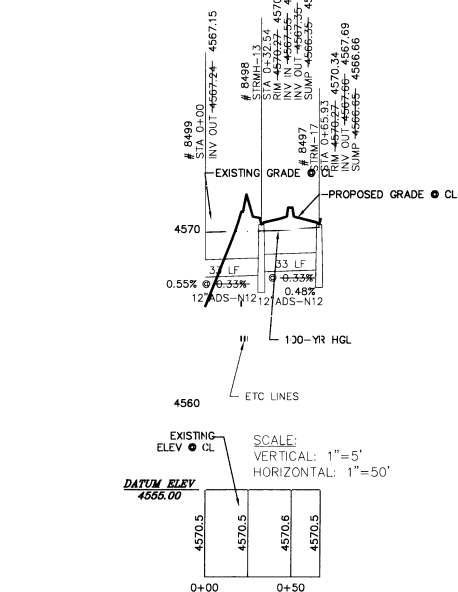
STORM SEWER FROM PLEASANT COURT
PROFILE VIEW



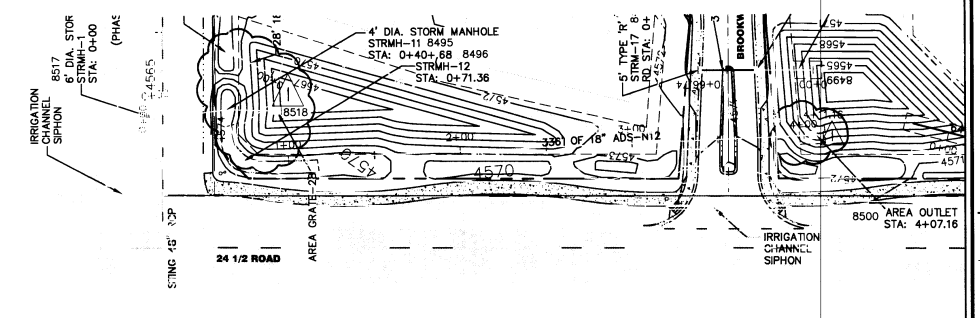
STORM SEWER FROM N. BROOKWILLOW LOOP TO WEST
POND

LEGEND

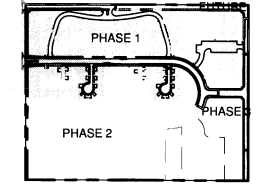
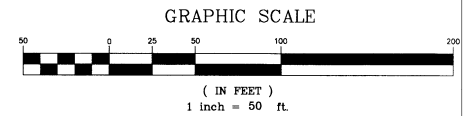
- PROPOSED STORM SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLOWLINE
- PROPOSED TOP BACK OF CURB
- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED 12" WATER MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER MAIN
- PROPOSED CATV
- PROPOSED TELEPHONE
- PROPOSED GAS AND ELECTRIC
- PROPOSED SANITARY SEWER MAIN AND MANHOLES
- PROPOSED WATER SERVICE WITH METER PIT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PRV
- PROPOSED PLUG AND BLOW OFF
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING CULVERT
- EXISTING WATER METER
- PROPOSED PHASE LINE
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FUTURE CONSTRUCTION (BY OTHERS)
- REVISION NUMBER AND CLOUD



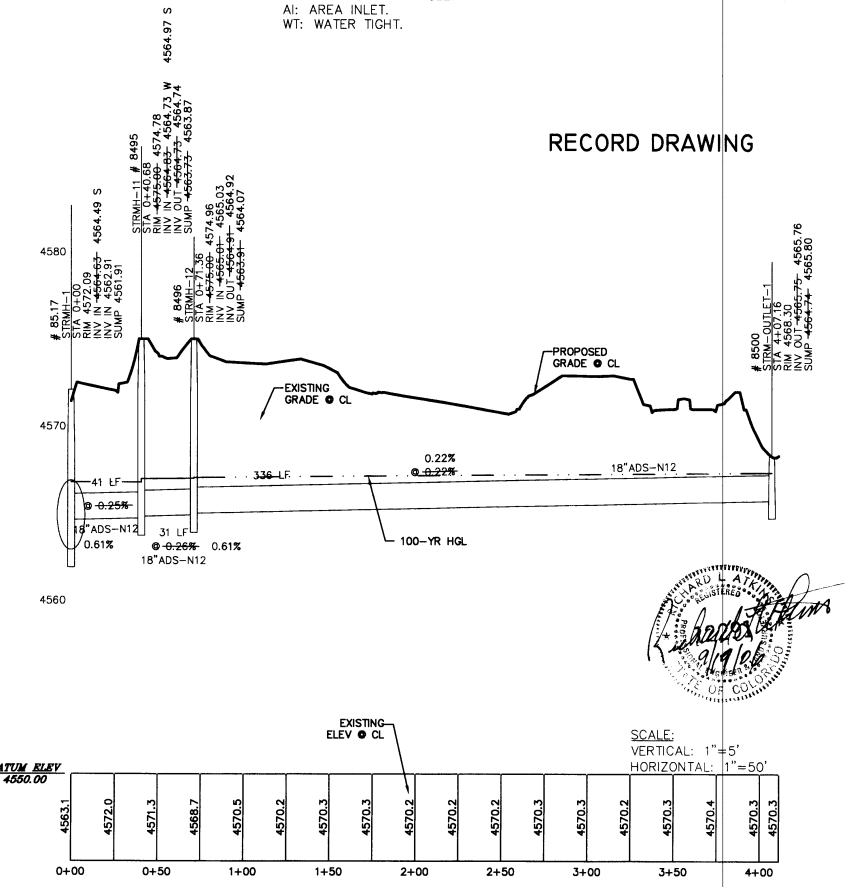
STORM SEWER FROM N. BROOKWILLOW LOOP TO WEST
POND
PROFILE VIEW



STORM SEWER ALONG 24 1/2 ROAD TO WEST POND
PLAN VIEW



- NOTES:
- ALL STORM SEWER PIPES, INLETS, AND MANHOLES SHALL BE CONSTRUCTED PER THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 - 18" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM PIPES.
 - SEE DETAIL SHEET DET-STW FOR STORM SEWER CONSTRUCTION/DESIGN DETAILS.
 - PROPOSED AND EXISTING CONTOURS ARE IN 1' INTERVALS.
 - ALL 12", 15", 18", AND 24" STORM PIPES SHALL BE ADS-N12 WT PER THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS.
 - ALL 30" AND 36" STORM PIPE SHALL BE RCP.
 - REVISION THIS SHEET: REMOVED TWO INLETS AND STORM PIPE RUNNING DOWN BROOKWILLOW LOOP AND CHANGED LOCATION OF OUTLET STRUCTURE. ADDED 100-YR HGL'S.
- ABBREVIATIONS:
- RCP: REINFORCED CONCRETE PIPE.
STRMH: STORM MANHOLE.
AI: AREA INLET.
WT: WATER TIGHT.



STORM SEWER ALONG 24 1/2 ROAD TO WEST POND
PROFILE VIEW



CITY OF GRAND JUNCTION
1-800-922-1987
OR 974-06700 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU SIGN GRANT OF
UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY	DRD
1	8-19-05	CITY OF GRAND JUNCTION COMMENTS	DRD	
2	11-15-05	CITY OF GRAND JUNCTION COMMENTS	DRD	
3	1-2-15-06	AS-BUILT RECORD INFORMATION	JMM	

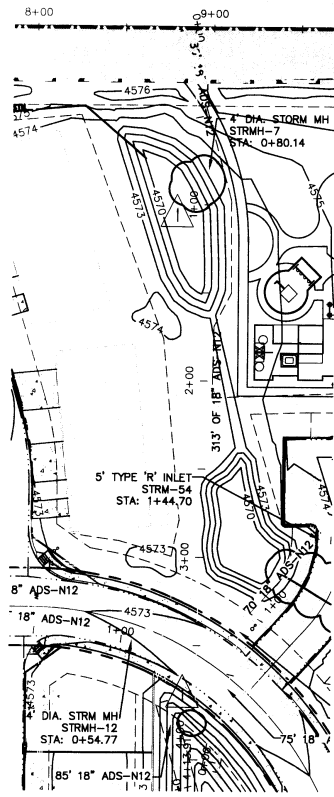
WWW.HYD.ALA
CHECKED BY: REW
DATE: 5-19-05
FILE: PPSD

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-5876 FAX (970) 945-2555
WWW.HCEENG.COM

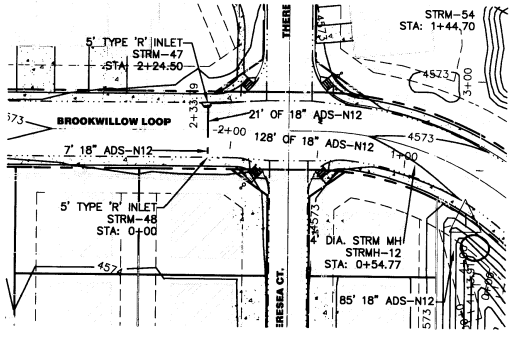
HALL PARTNERS, L.L.C.
CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
STORM SEWER PLAN & PROFILES

PROJECT NO.
2031049.00

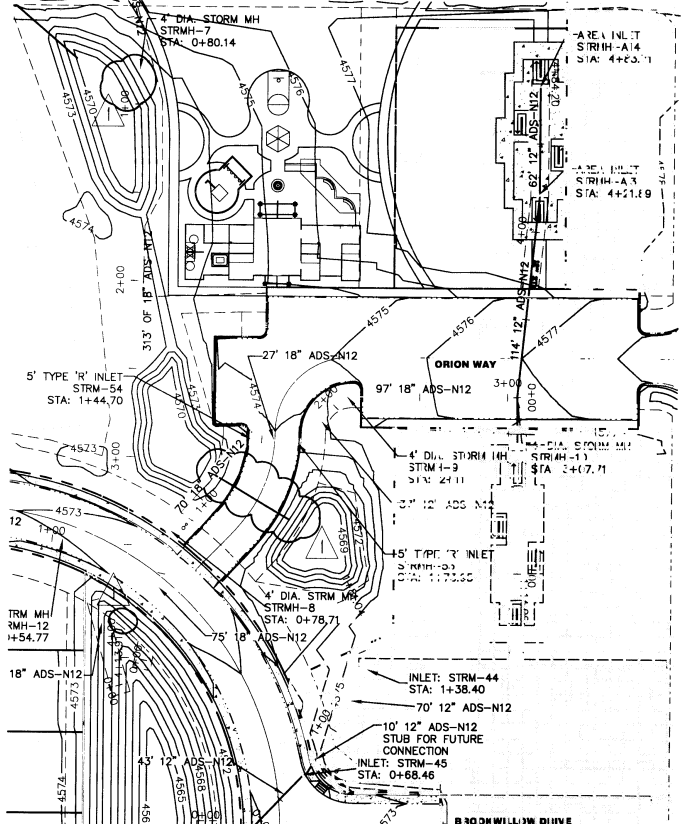
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STORM SEWER THROUGH NORTH EAST OPEN SPACE
PLAN VIEW



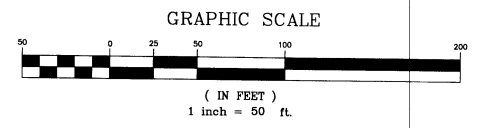
STORM SEWER FROM BROOKWILLOW LOOP TO CENTER
POND
PLAN VIEW



STORM SEWER 10-PLEXES TO CENTER POND
PLAN VIEW

LEGEND

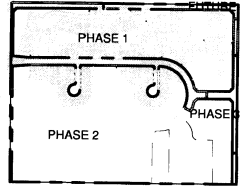
	PROPOSED STORM SEWER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TOP BACK OF CURB
	EXISTING PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 12" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER MAIN
	PROPOSED CATV
	PROPOSED TELEPHONE
	PROPOSED GAS AND ELECTRIC
	PROPOSED SANITARY SEWER MAIN AND MANHOLES
	PROPOSED WATER SERVICE WITH METER PIT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PRV
	PROPOSED PLUG AND BLOW OFF
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING CULVERT
	EXISTING WATER METER
	PROPOSED PHASE LINE
	EXISTING ASPHALT
	EXISTING GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	FUTURE CONSTRUCTION (BY OTHERS)
	REVISION NUMBER AND CLOUD



RECORD DRAWING

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS."

CITY DEVELOPMENT ENGINEER _____ DATE _____

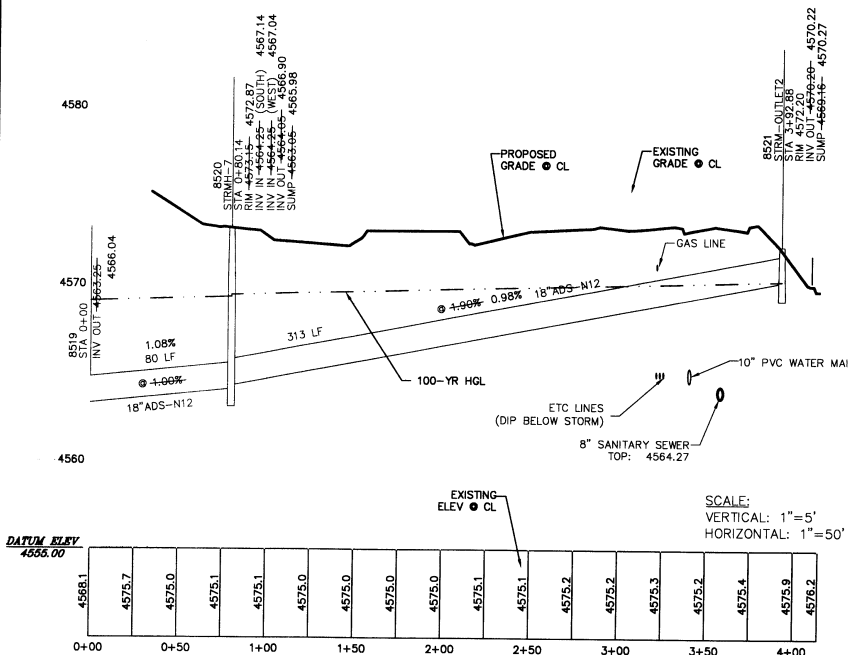


- NOTES:
1. ALL STORM SEWER PIPES, INLETS, AND MANHOLES SHALL BE CONSTRUCTED PER THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 2. 18" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM PIPES.
 3. SEE DETAIL SHEET DET-STM FOR STORM SEWER CONSTRUCTION/DESIGN DETAILS.
 4. PROPOSED AND EXISTING CONTOURS ARE IN 1' INTERVALS.
 5. ALL 12", 15", 18", AND 24" STORM PIPES SHALL BE ADS-N12 WT PER THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS.
 6. ALL 30" AND 36" STORM PIPES SHALL BE RCP.

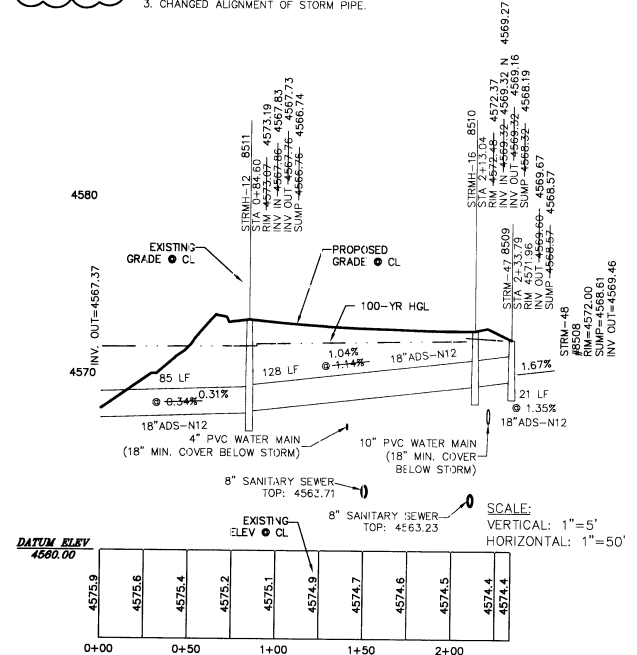
ABBREVIATIONS:

RCP: REINFORCED CONCRETE PIPE.
 STRMH: STORM MANHOLE.
 AI: AREA INLET.
 WT: WATER TIGHT.

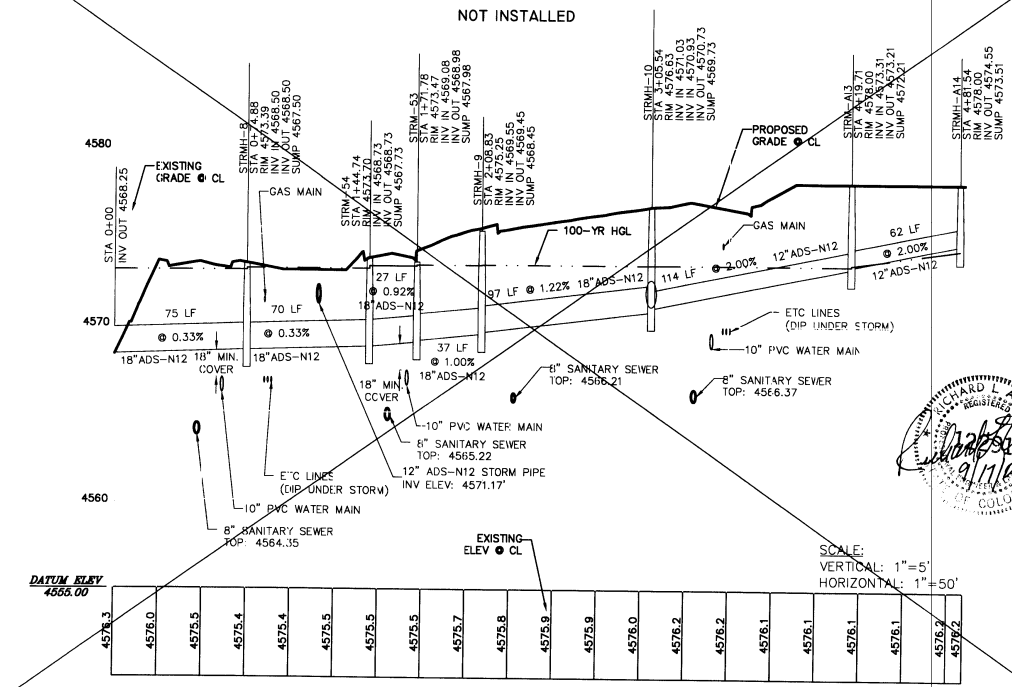
- NOTES:
1. REMOVED BOX CULVERT AND REPLACED WITH 12" ADS-N12 PIPE.
 2. CHANGED OUTLET STRUCTURE LOCATIONS.
 3. CHANGED ALIGNMENT OF STORM PIPE.



STORM SEWER THROUGH NORTH EAST OPEN SPACE
PROFILE VIEW



STORM SEWER FROM BROOKWILLOW LOOP TO CENTER
POND
PROFILE VIEW



STORM SEWER 10-PLEX N. OF ORION WAY TO CENTER
POND
PROFILE VIEW

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 OR 954-0670 IN METRO DENVER
 CALL 954-0670 IN ADVANCE
 TO BE RESPONSIBLE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	BY	REVISION
1	8-19-05	DRD	CITY OF GRAND JUNCTION COMMENTS
2	1-15-05	DRD	REVISIONS PER CITY COMMENTS
3	1-25-06	JMM	AS-BUILT RECORD INFORMATION

DRAWN BY: ALA
 CHECKED BY: REW
 DATE: 5/13/05
 FILE: PPSD5-9

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8678 FAX (970) 945-2585
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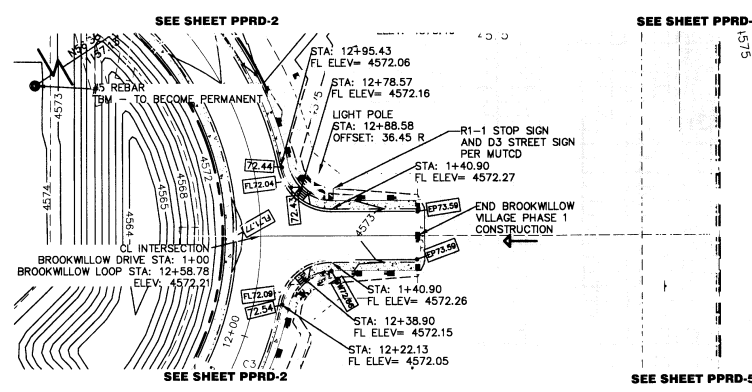
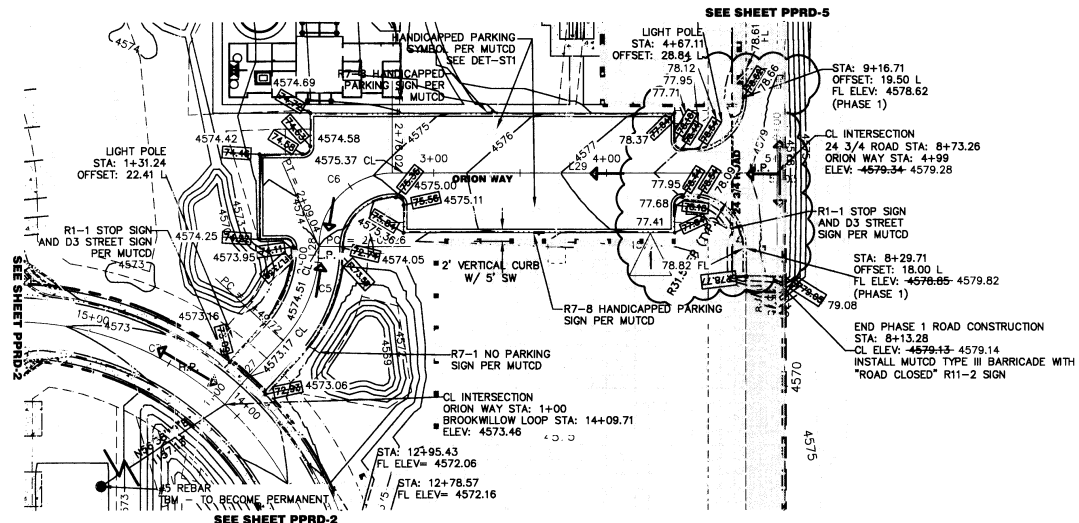


HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
**BROOKWILLOW VILLAGE
 STORM SEWER PLAN
 & PROFILE STA: 1+00 TO END**

PROJECT NO.
2031049.00

PPSD-6

08055908



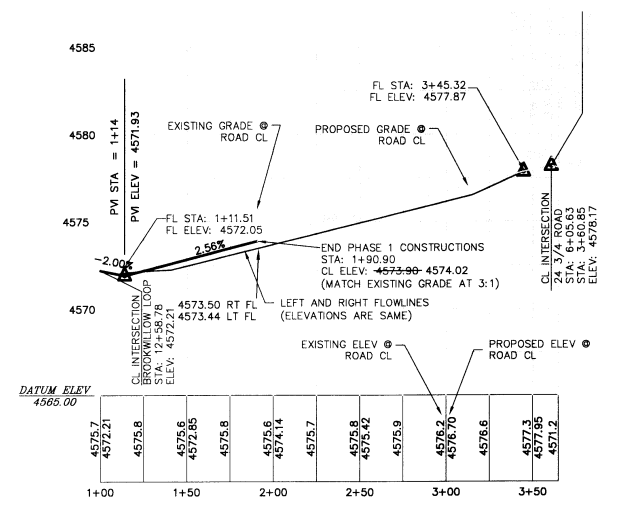
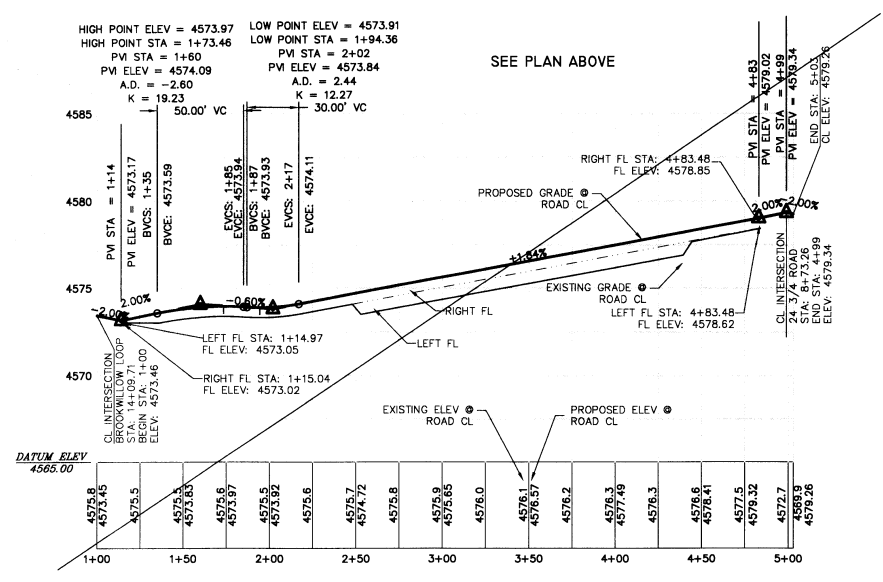
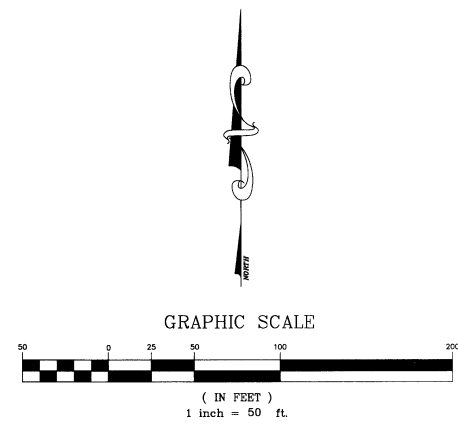
LEGEND

5470	EXISTING 5' MAJOR CONTOUR
5469	EXISTING 1' MINOR CONTOUR
5470	PROPOSED 5' MAJOR CONTOUR
5469	PROPOSED 1' MINOR CONTOUR
---	PROPOSED FLOWLINE
---	PROPOSED TOP BACK OF CURB
---	EXISTING PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT
---	PROPOSED STORM PIPE
---	PROPOSED PHASE LINE
---	EXISTING ASPHALT
---	EXISTING GRAVEL
---	FUTURE ASPHALT (F 3/4 ROAD)
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	FUTURE PHASE
---	FUTURE CONSTRUCTION (BY OTHERS)
---	PROPOSED LIGHT POLE
---	PROPOSED SPOT ELEVATION
---	REVISION NUMBER AND CLOUD

REVISION:
 1. SHIFTED 24 3/4 ROAD WEST 4 FEET, CHANGED INTERSECTION WITH ORION WAY AND GRADE OF ROAD.
 2. ADDED TIE TO BENCHMARK.

- NOTES:
- ROAD CROSS SECTION AND PROFILE SHALL BE CONSTRUCTED PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 - REFER TO CROSS SECTION SHEETS FOR MORE DETAILED ROAD INFORMATION.
 - REFER TO SHEET DET-ST FOR STREET DETAILS AND CORE SECTIONS.
 - CONTRACTOR SHALL NOTE THE ADJUSTMENT OF ALL MH RIMS AND VALVE COVERS FOR FINAL GRADE.
 - THE NORTH AND SOUTH PORTIONS OF 24 3/4 ROAD DURING PHASE 1 SHALL BE GRAVEL AND NO CURB, GUTTER, AND SIDEWALK SHALL BE CONSTRUCTED UNTIL FUTURE CONSTRUCTION. FIRE ACCESS TURN AROUND WILL BE PAVED WITH CURB AND GUTTER AT CURB RETURNS.
 - SPOT ELEVATIONS ARE BACK OF CURB AND PROPERTY LINE.
 - REFER TO GRADING PLAN FOR MORE GRADING DETAIL.
 - REFER TO THE MUTCD STANDARDS FOR ALL SIGNAGE AND BARRICADE DETAILS.
 - ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN, ELEVATION EQUALS 4570.85 FEET TOP OF BAR. TBM TO BECOME PERMANENT BENCH MARK. TIE TBM TO CL STA 1+00.
 - CONTOURS ARE SHOWN IN 1' INTERVALS.
 - ADD 4500.00' TO ALL SPOT ELEVATIONS.

ABBREVIATIONS:
 CL: CENTERLINE
 EP: EDGE OF PAVEMENT
 SW: SIDEWALK
 FL: FLOWLINE
 BFLVCS: BEGIN FLOWLINE VERTICAL CURVE STATION
 BCR: BEGIN CURB RETURN
 EFLVCS: END FLOWLINE VERTICAL CURVE STATION
 ECR: END CURB RETURN
 C&G: CURB AND GUTTER
 STRM: STORM
 STRMH: STORM MANHOLE
 SSMH: SANITARY SEWER MANHOLE
 PRV: PRESSURE REDUCING VAULT
 BW: BACK OF SIDEWALK
 TBM: TEMPORARY BENCH MARK



RECORD DRAWING

"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS."

CITY DEVELOPMENT ENGINEER _____ DATE _____

NOTE: CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES (STRIPE, SIGNALS, MEDIANS, ETC.)

CALL TO ACTION
 1-800-922-1987
 OR 934-087000 IN METRO DENVER
 CALL 24 HOURS A DAY IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY
1	8-19-05 <td>CITY OF GRAND JUNCTION COMMENTS</td> <td>DRD</td>	CITY OF GRAND JUNCTION COMMENTS	DRD
2	11-15-05 <td>CITY OF GRAND JUNCTION COMMENTS</td> <td>DRD</td>	CITY OF GRAND JUNCTION COMMENTS	DRD
3	12-15-06 <td>AS-BUILT RECORD INFORMATION</td> <td>JMM</td>	AS-BUILT RECORD INFORMATION	JMM

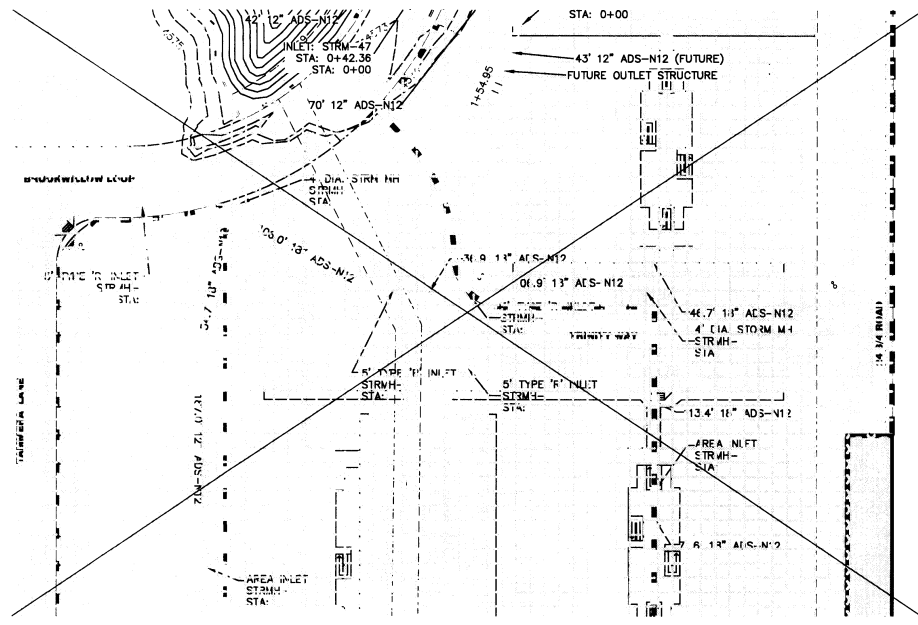
DRAWN BY: DD
 CHECKED BY: REW
 DATE: 5-13-05
 FILE: PPRD-SVS

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE F120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 770-9452-2555
 WWW.HCEENG.COM

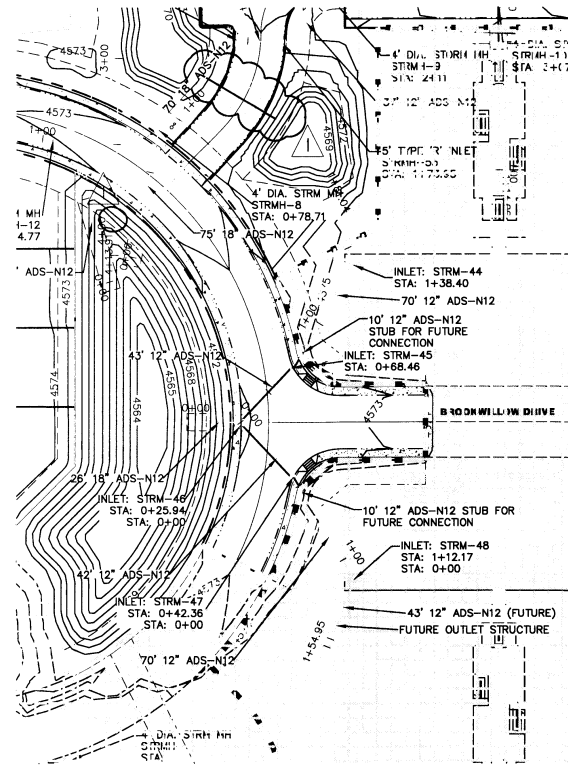
HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
**BROOKWILLOW VILLAGE
 PARKING LOTS PLAN AND
 PROFILES STA: 1+00 TO END**

PROJECT NO.
2031049.00

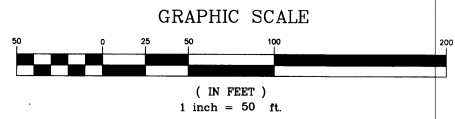
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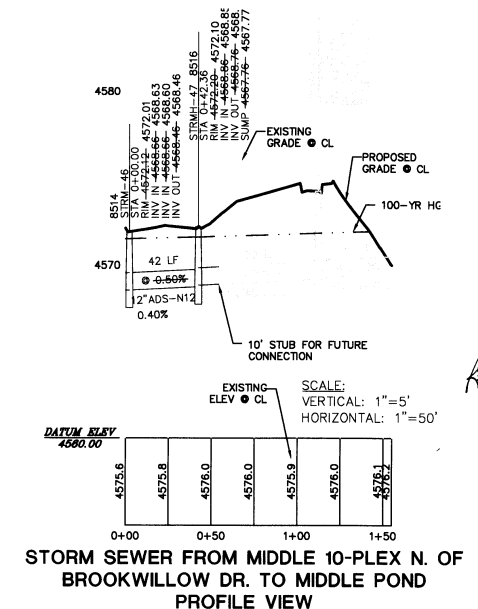
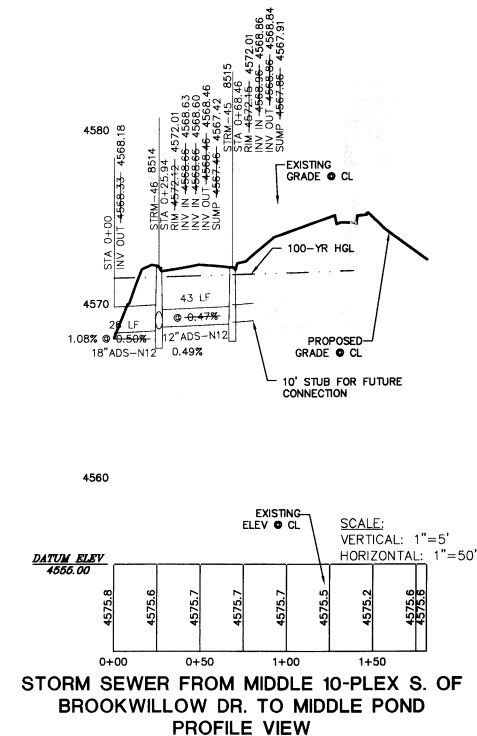
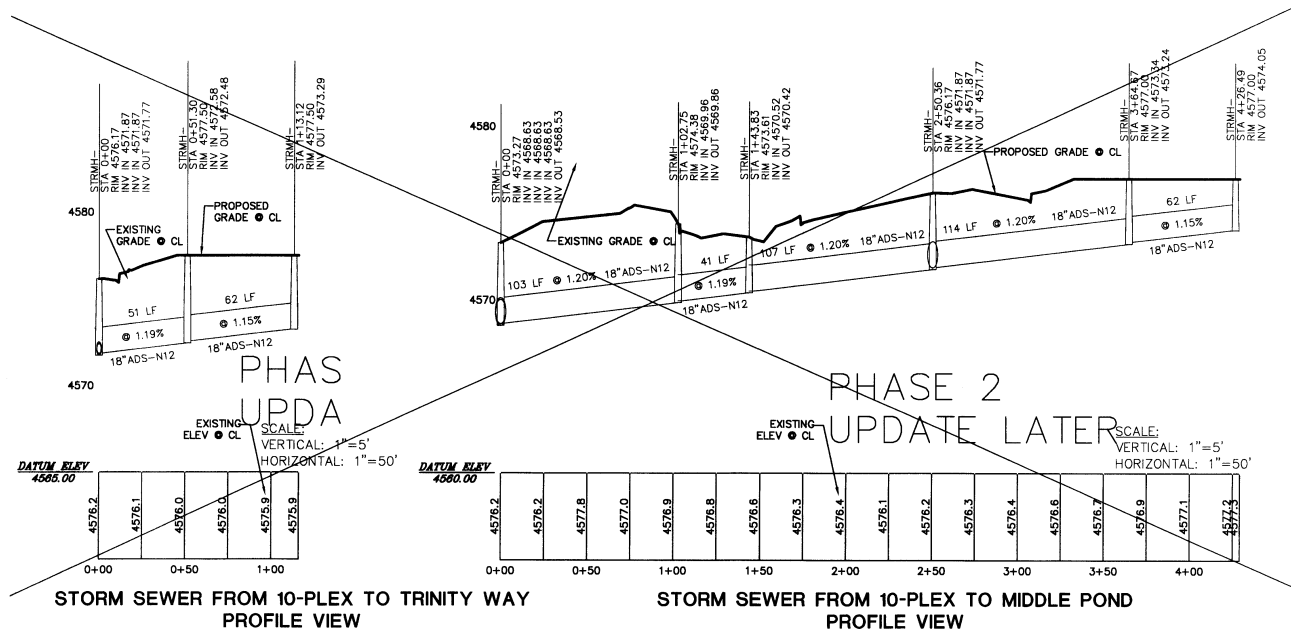
STORM SEWER FROM 10-PLEXES TO MIDDLE POND
PLAN VIEW



STORM SEWER FROM MIDDLE 10-PLEXES TO MIDDLE POND
PLAN VIEW



RECORD DRAWING



HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE F120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 770-9455-2555
 WWW.HCENG.COM



HALLS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
**BROOKWILLOW VILLAGE
 STORM SEWER PLAN
 & PROFILE STA: 1+00 TO END**

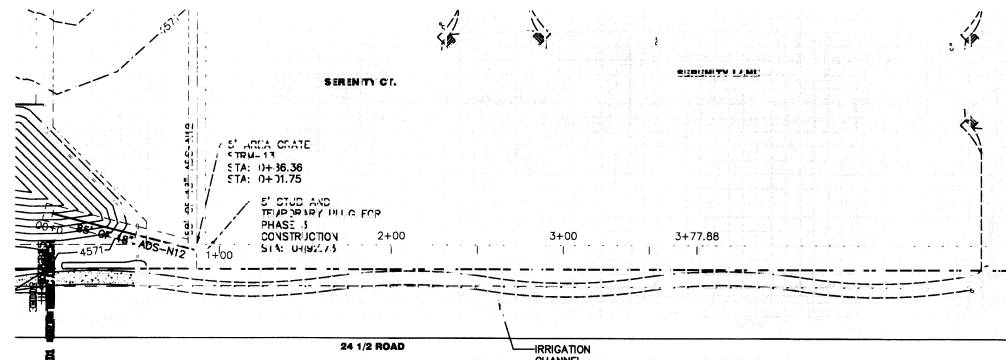
PROJECT NO.
2031049.00

PPSD-8

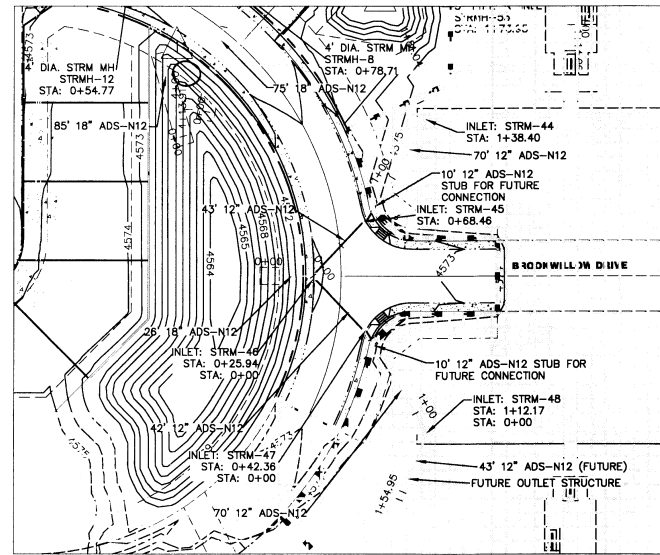
CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 OR 303-697-0000 IN METRO DENVER
 CALL BEFORE YOU DIG. GRADE OR EXCAVATE
 UNDERGROUND UTILITIES

NO.	DATE	ASBUILT RECORD INFORMATION	REVISION	BY
1	12/14/06			JMM

DRAWN BY	CHECKED BY	DATE	FILE
LA	REW	6/30/4	PPSD



STORM SEWER HEADING NORTH TO MIDWEST POND
PLAN VIEW



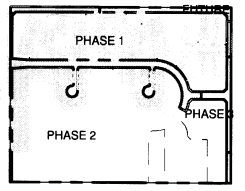
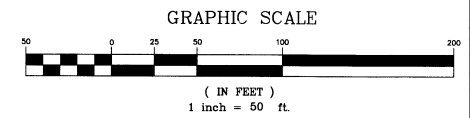
STORM SEWERS FROM PONDS ON EAST SIDE OF
BROOKWILLOW POND TO LARGE POND
PLAN VIEW

LEGEND

	PROPOSED STORM SEWER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED FLOWLINE
	PROPOSED TOP BACK OF CURB
	EXISTING PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 12" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER MAIN
	PROPOSED CATV
	PROPOSED TELEPHONE
	PROPOSED GAS AND ELECTRIC
	PROPOSED SANITARY SEWER MAIN AND MANHOLES
	PROPOSED WATER SERVICE WITH METER PIT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PRV
	PROPOSED PLUG AND BLOW OFF
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING CULVERT
	EXISTING WATER METER
	PROPOSED PHASE LINE
	EXISTING ASPHALT
	EXISTING GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	FUTURE CONSTRUCTION (BY OTHERS)
	REVISION NUMBER AND CLOUD

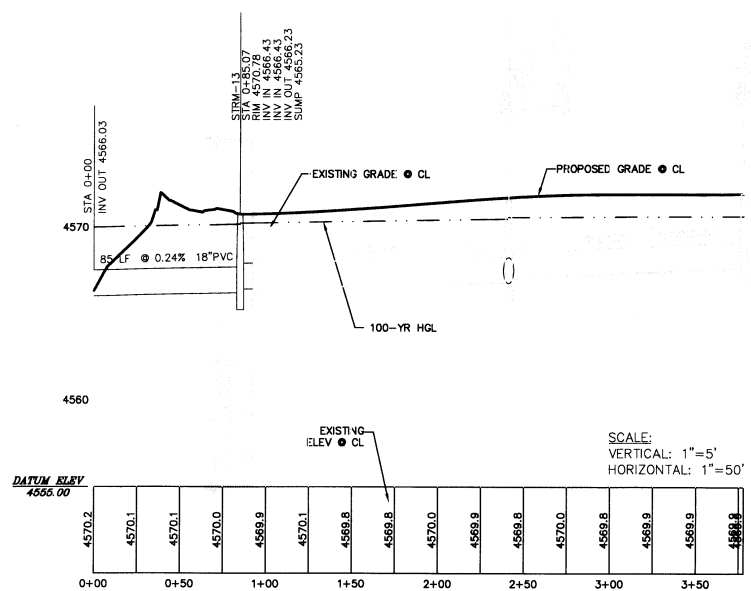
NOTES:
 1. ALL STORM SEWER PIPES, INLETS, AND MANHOLES SHALL BE CONSTRUCTED PER THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 2. 18" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM PIPES.
 3. SEE DETAIL SHEET DET-STW FOR STORM SEWER CONSTRUCTION/DESIGN DETAILS.
 4. PROPOSED AND EXISTING CONTOURS ARE IN 1' INTERVALS.
 5. ALL 12", 15", 18", AND 24" STORM PIPES SHALL BE ADS-N12 WT PER THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS.
 6. ALL 30" AND 36" STORM PIPES SHALL BE RCP.

ABBREVIATIONS:
 RCP: REINFORCED CONCRETE PIPE.
 STRMH: STORM MANHOLE.
 AI: AREA INLET.
 WT: WATER TIGHT.

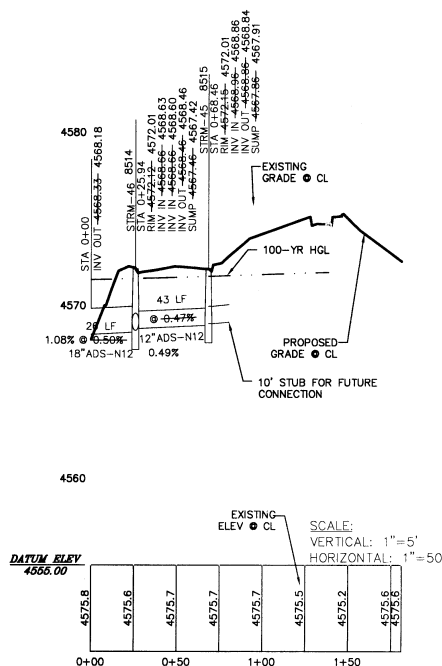


RECORD DRAWING

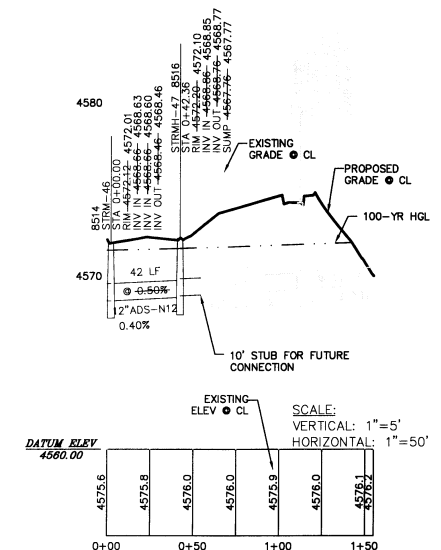
"APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE, ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM CONFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS."
 CITY DEVELOPMENT ENGINEER _____ DATE _____



STORM SEWER HEADING NORTH TO MIDWEST POND
PROFILE VIEW



STORM SEWER HEADING SOUTH TO MIDWEST
POND FROM 10-PLEX PARKING LOT
PROFILE VIEW



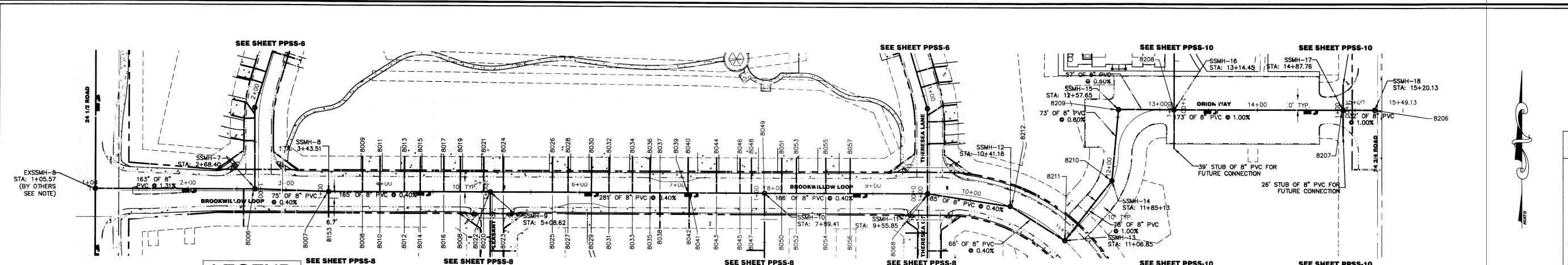
STORM SEWER HEADING NORTH TO MIDWEST
POND FROM 10-PLEX PARKING LOT
PROFILE VIEW

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0247
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8976 FAX (970) 945-2355
 WWW.HCENG.COM

CALLITY NOTIFICATION 1-800-922-1987 OR 934-06700 IN METRO DENVER CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR UNDERGROUND MEMBER UTILITIES	BY: DRD	REVISION
CITY OF GRAND JUNCTION COMMENTS	NO. 1	DATE 8-19-05
CITY OF GRAND JUNCTION COMMENTS	2	DATE 11-15-05
AS-BUILT RECORD INFORMATION	3	DATE 12-15-06

DRAWN BY: ALA
 CHECKED BY: REV
 DATE: 5/13/05
 FILE: PPSD59

HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
STORM SEWER PLAN
& PROFILE STA. 1+00 TO END
 PROJECT NO. **2031049.00**
PPSD-9



**SS ALONG NORTH PART OF BROOKWILLOW LOOP
PLAN VIEW**

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING GRAVEL
	EXISTING PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED FLOWLINE
	PROPOSED TOP BACK OF CURB
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED 10" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED 4" WATER MAIN
	PROPOSED SANITARY SEWER MAIN AND MANHOLES
	PROPOSED WATER SERVICE WITH METER PIT
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PRV
	PROPOSED PLUG AND BLOW OFF
	PROPOSED STORM PIPE
	EXISTING STORM PIPE
	EXISTING 12" WATER MAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING CULVERT
	EXISTING WATER METER
	PROPOSED BURIED GAS AND ELECTRIC
	PROPOSED BURIED TELEPHONE
	PROPOSED BURIED CATV

- NOTES:**
- 1.) ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC.
 - 2.) ALL WATER MAINS SHALL BE C900, CLASS 150 PVC.
 - 3.) REFER TO THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER AND WATER MAIN DESIGN/CONSTRUCTION DETAILS.
 - 4.) ALL SANITARY SEWER AND WATER MAINS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET (TYPICAL).
 - 5.) WATER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 4.5 FEET FROM TOP OF PIPE TO FINISH GRADE (UTE WATER STANDARDS).
 - 6.) SANITARY SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 6 FEET FROM TOP OF PIPE TO FINISH GRADE.
 - 7.) UTE WATER SHALL TEST ALL WATER MAINS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS PRIOR TO ROADWAY CONSTRUCTION.
 - 8.) SERVICES SHALL BE EXTENDED TO BACK OF MULTIPURPOSE EASEMENT AND MARKED WITH A POST.
 - 9.) PROPOSED ROADWAY PROFILE WILL BE THE SAME AS THE EXISTING ROAD GRADE SHOWN ON THE SANITARY SEWER PROFILES AFTER CONSTRUCTION IS COMPLETE.
 - 10.) GAS SERVICES MAY BE DEFLECTED AS NEEDED TO CONSTRUCT THE SANITARY SEWER AS LONG AS SERVICE IS NOT AFFECTED.
 - 11.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 00°01'44" E BETWEEN THE CENTER QUARTER CORNER OF SECTION FOUR AND THE CENTER NORTH SIXTEENTH CORNER OF SECTION FOUR.
 - 12.) ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN, ELEVATION EQUALS 4570.85 FEET TOP OF BAR. CONTOUR INTERVAL EQUALS ONE FOOT.
 - 13.) REVISIONS THIS SHEET INCLUDE SHALLOWING THE ENTIRE SANITARY SEWER MAIN.

14.) ALL SANITARY SEWER MANHOLES AND TIE-INS ALONG 24 1/2 ROAD ARE SHOWN CONCEPTUALLY ONLY. THE SANITARY SEWER MAIN ALONG 24 1/2 ROAD IS TO BE CONSTRUCTED BY OTHERS AND THEREFORE MANHOLE LOCATION RIM ELEVATION, AND INVERT ELEVATIONS ARE SUBJECT TO CHANGE. RIM ELEVATIONS AND INVERT ELEVATIONS AT ALL MANHOLES ALONG THE TRUNK LINE SHALL BE FIELD VERIFIED AND THE ENGINEER MUST BE NOTIFIED BEFORE CONSTRUCTION OF SANITARY SEWER MAIN WITHIN THE BROOKWILLOW SUBDIVISION.

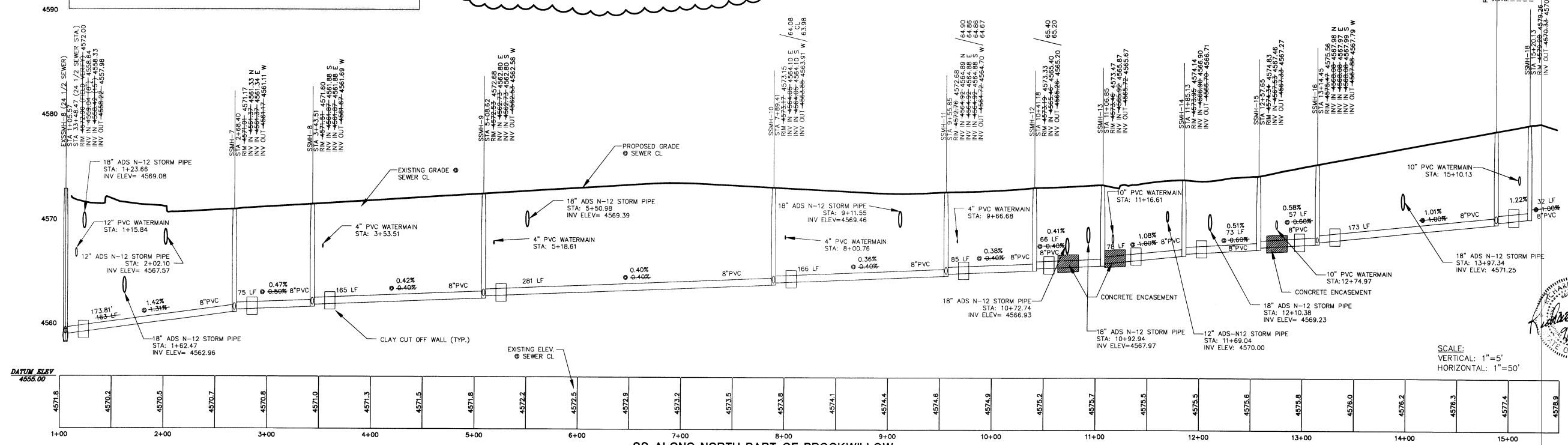
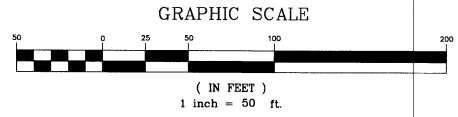
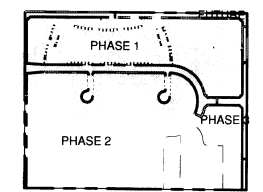
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM COMPLIANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

FIRE DEPARTMENT _____ DATE _____

APPROVED FOR CONSTRUCTION
UTE WATER CONSERVANCY DISTRICT

TITLE _____ DATE _____

- ABBREVIATIONS:**
- CL: CENTERLINE
 - EP: EDGE OF PAVEMENT
 - INV: INVERT
 - SAN: SANITARY SEWER
 - SSMH: PROPOSED SANITARY SEWER MANHOLE
 - STA: STATION
 - L.F.: LINEAR FEET
 - EXSSMH: EXISTING SANITARY SEWER MANHOLE
 - PRV: PRESSURE REDUCING VALVE
 - WV: WATER VALVE



SS ALONG NORTH PART OF BROOKWILLOW LOOP PROFILE
STATIONING IS LEFT TO RIGHT

SCALE:
VERTICAL: 1"=5'
HORIZONTAL: 1"=50'



ASBUILT RECORD INFORMATION

NO.	DATE	REVISION
1	8-19-05	CITY OF GRAND JUNCTION COMMENTS
2	11-15-05	CITY OF GRAND JUNCTION COMMENTS
3	12-23-05	UTE WATER AND JUNCTION COMMENTS
4	5-13-05	SANITARY SEWER REDESIGN BY CITY

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 954-6700 IN METRO DENVER
CALL BEFORE YOU DIG. OBTAIN AN
UNDERGROUND UTILITY LOCATIONS
CARTAGE FOR THE MARKING OF
UNDERGROUND ASBESTOS UTILITIES

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-2555 FAX (970) 945-2555
www.hceng.com



HALL PARTNERS, L.L.C.
CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
N. BROOKWILLOW LOOP SEWER
PLAN & PROFILE STA: 1+00 TO END

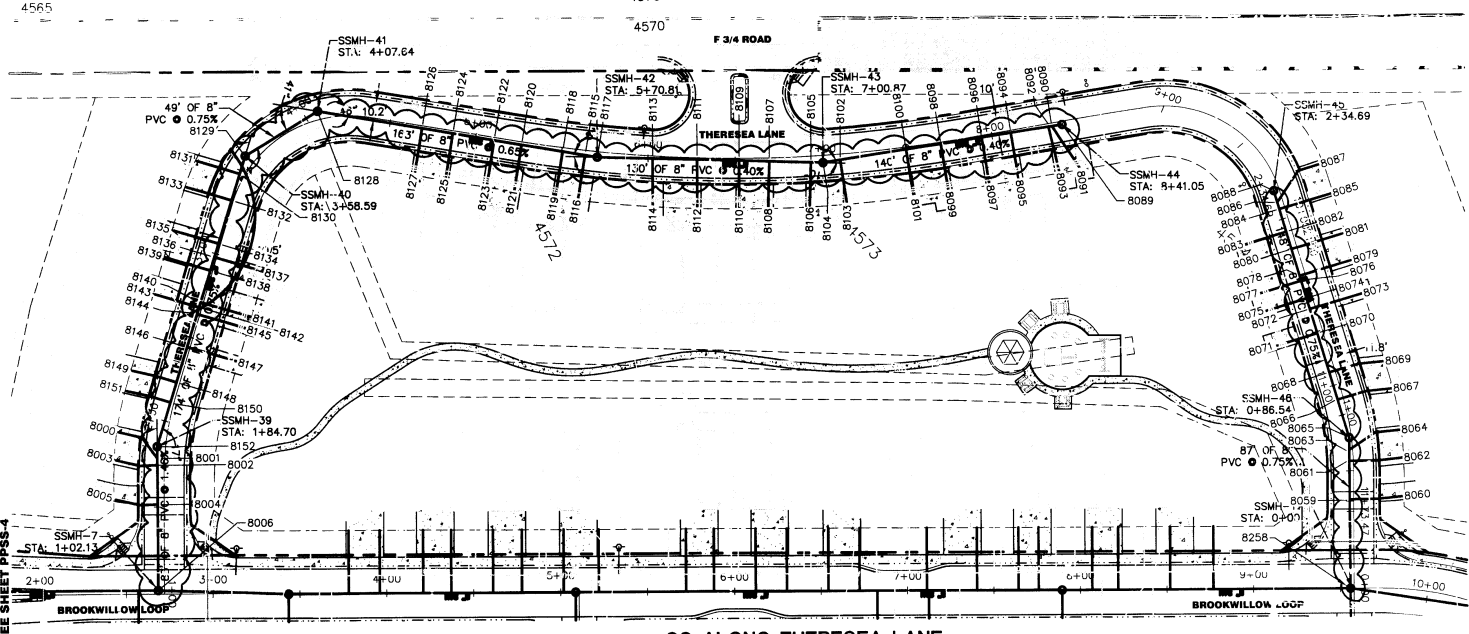
PROJECT NO.
2031049.00

PPSS-4

LEGEND

[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED FLOWLINE
[Symbol]	PROPOSED TOP BACK OF CURB
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED ROAD CENTERLINE
[Symbol]	PROPOSED 10" WATER MAIN
[Symbol]	PROPOSED 8" WATER MAIN
[Symbol]	PROPOSED 4" WATER MAIN
[Symbol]	PROPOSED SANITARY SEWER MAIN AND MANHOLES
[Symbol]	PROPOSED WATER SERVICE WITH METER PIT
[Symbol]	PROPOSED SANITARY SEWER SERVICE
[Symbol]	PROPOSED GATE VALVE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED PRV
[Symbol]	PROPOSED PLUG AND BLOW OFF
[Symbol]	PROPOSED STORM PIPE
[Symbol]	EXISTING STORM PIPE
[Symbol]	EXISTING 12" WATER MAIN
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING CULVERT
[Symbol]	EXISTING WATER METER
[Symbol]	PROPOSED BURIED GAS AND ELECTRIC
[Symbol]	PROPOSED BURIED TELEPHONE
[Symbol]	PROPOSED BURIED CATV

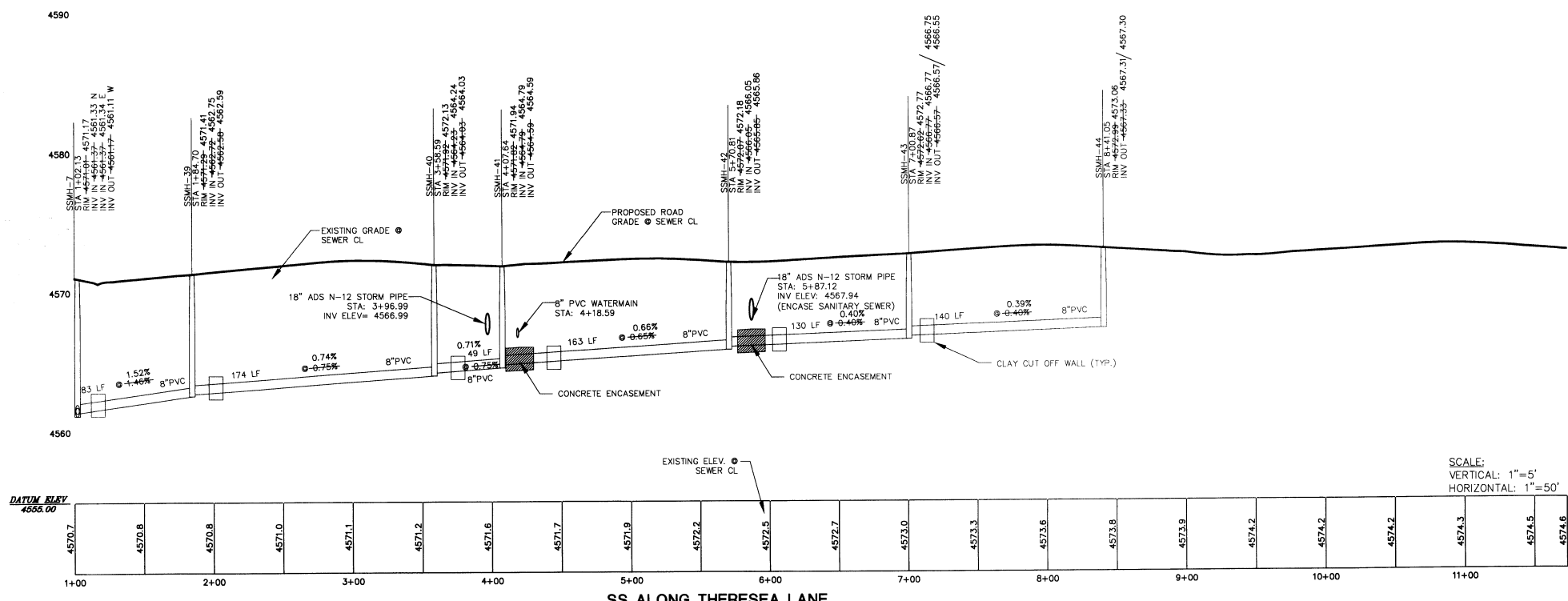
REVISION FOR THIS SHEET: SHALLOWED SANITARY SEWER LINE.



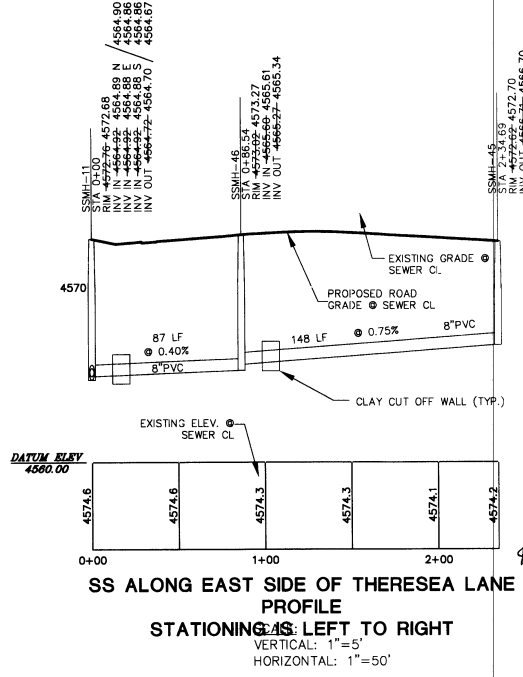
**SS ALONG THERESA LANE
PLAN VIEW**

- NOTES:
- 1.) ALL SANITARY SEWER MAINS SHALL BE SDR-35 PVC.
 - 2.) ALL WATER MAINS SHALL BE C900, CLASS 150 PVC.
 - 3.) REFER TO THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER AND WATER MAIN DESIGN/CONSTRUCTION DETAILS.
 - 4.) ALL SANITARY SEWER AND WATER MAINS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET (TYPICAL).
 - 5.) WATER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 4.5 FEET FROM TOP OF PIPE TO FINISH GRADE (UTE WATER STANDARDS).
 - 6.) SANITARY SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM DEPTH OF 6 FEET FROM TOP OF PIPE TO FINISH GRADE.
 - 7.) UTE WATER SHALL TEST ALL WATER MAINS IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS PRIOR TO ROADWAY CONSTRUCTION.
 - 8.) SERVICES SHALL BE EXTENDED TO BACK OF MULTIPURPOSE EASEMENT AND MARKED WITH A POST.
 - 9.) PROPOSED ROADWAY PROFILE WILL BE THE SAME AS THE EXISTING ROAD GRADE SHOWN ON THE SANITARY SEWER PROFILES AFTER CONSTRUCTION IS COMPLETE.
 - 10.) GAS SERVICES MAY BE DEFLECTED AS NEEDED TO CONSTRUCT THE SANITARY SEWER AS LONG AS SERVICE IS NOT AFFECTED.
 - 11.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 00°01'44" E BETWEEN THE CENTER QUARTER CORNER OF SECTION FOUR AND THE CENTER NORTH SIXTEENTH CORNER OF SECTION FOUR.
 - 12.) ELEVATIONS ARE BASED ON TBM, A REBAR IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN, ELEVATION EQUALS 4570.85 FEET TOP OF BAR. CONTOUR INTERVAL EQUALS ONE FOOT.
 - 13.) REVISIONS THIS SHEET INCLUDE SHALLOWING THE ENTIRE SANITARY SEWER MAIN.

ABBREVIATIONS:
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 INV: INVERT
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 WV: WATER VALVE



**SS ALONG THERESA LANE
PROFILE VIEW
STATIONING IS LEFT TO RIGHT**



**SS ALONG EAST SIDE OF THERESA LANE
PROFILE
STATIONING IS LEFT TO RIGHT**

RECORD DRAWING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM PERFORMANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

FIRE DEPARTMENT _____ DATE _____

APPROVED FOR CONSTRUCTION
 UTE WATER CONSERVANCY DISTRICT

TITLE _____ DATE _____

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE. F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE. 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 FAX (970) 945-2555
 WWW.HCENG.COM

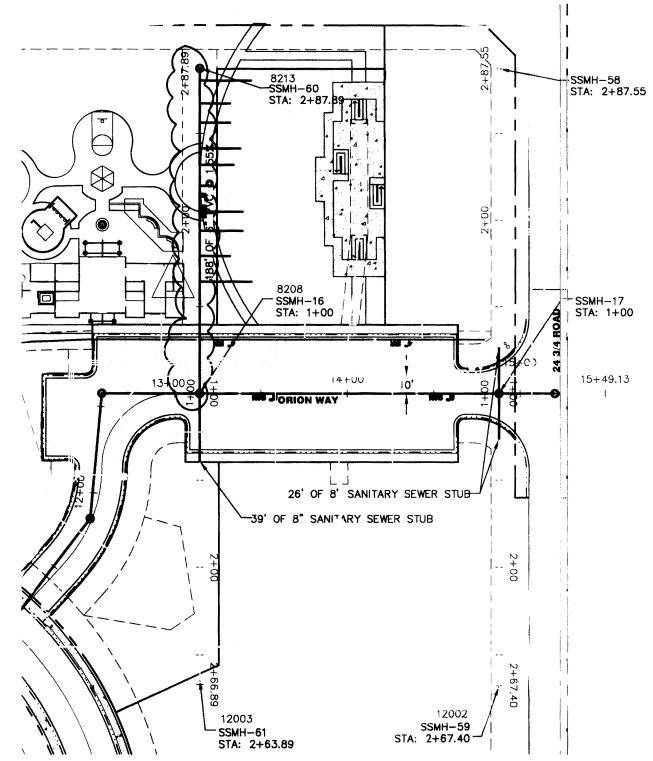
HIGH COUNTRY ENGINEERING, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
THERESA LANE SANITARY
PLAN & PROFILE

PROJECT NO. **2031049.00**

PPSS-6

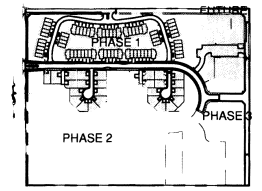
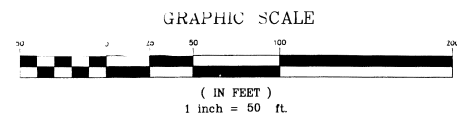
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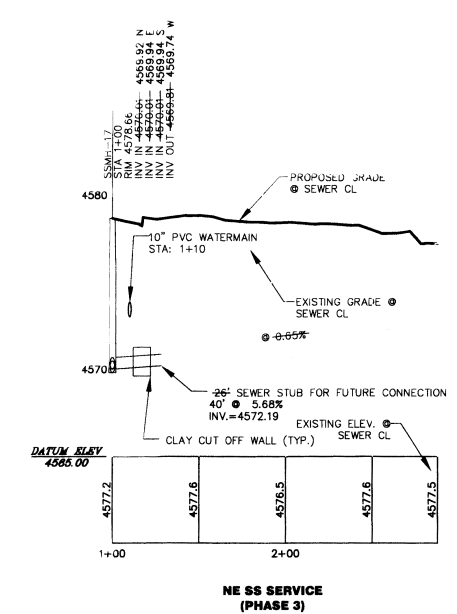


SS SERVICE LINES CONNECTING TO ORION WAY
 PLAN VIEW

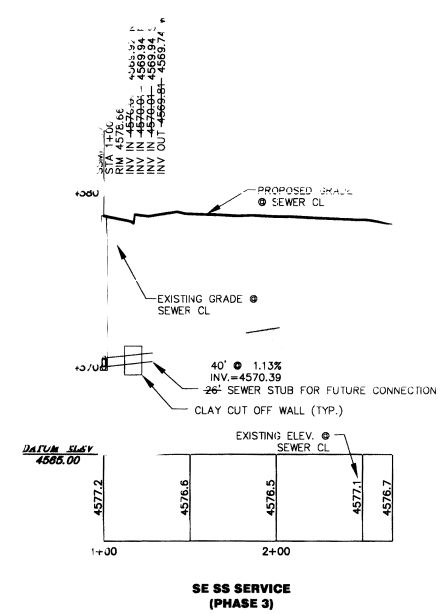
LEGEND	
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED FLOWLINE
[Symbol]	PROPOSED EDGE OF PAVEMENT
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[Symbol]	PROPOSED BURIED GAS AND ELECTRIC
[Symbol]	PROPOSED BURIED TELEPHONE
[Symbol]	PROPOSED BURIED CATV



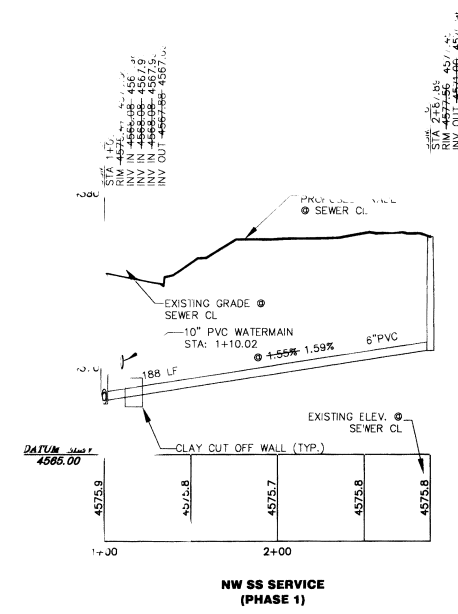
NOTE REVISION FOR THIS SHEET:
 ALL SANITARY SEWER MAINS SHOWN WERE MADE SHALLOWER AND SLOPES STEEPENED



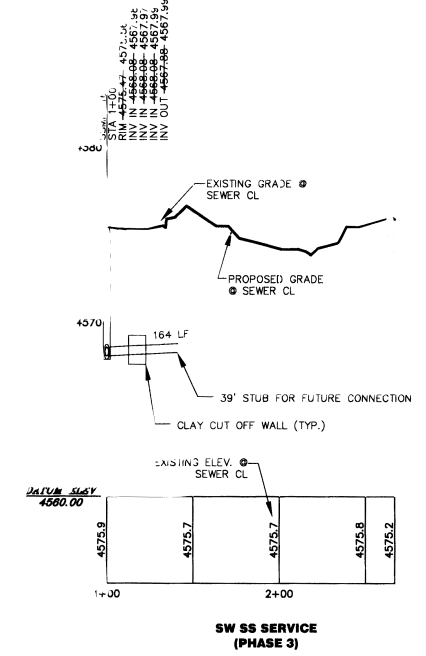
NE SS SERVICE
 (PHASE 3)
 SCALE:
 VERTICAL: 1"=5'
 HORIZONTAL: 1"=50'



SE SS SERVICE
 (PHASE 3)
 SCALE:
 VERTICAL: 1"=5'
 HORIZONTAL: 1"=50'



NW SS SERVICE
 (PHASE 1)
 SCALE:
 VERTICAL: 1"=5'
 HORIZONTAL: 1"=50'



SW SS SERVICE
 (PHASE 3)
 SCALE:
 VERTICAL: 1"=5'
 HORIZONTAL: 1"=50'

SS SERVICE LINES CONNECTING TO ORION WAY
 PROFILE VIEW



RECORD DRAWING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR OR ENGINEER FROM COMPLIANCE WITH CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

FIRE DEPARTMENT _____ DATE _____

APPROVED FOR CONSTRUCTION
 UTE WATER CONSERVANCY DISTRICT

TITLE _____ DATE _____

CALIFORNIA NOTIFICATION
 1-800-922-1987
 OR 534-06700 IN METRO DENVER
 CALL 2 BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG. GRADE OR
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION
1	8/19/05	CITY OF GRAND JUNCTION COMMENTS
2	11/15/05	CITY OF GRAND JUNCTION COMMENTS
3	12/15/06	AS-BUILT RECORD INFORMATION

DRAWN BY: ALA
 CHECKED BY: REW
 DATE: 5/13/05
 FILE: PPSSSVS

HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0047
 1517 BLAKE AVENUE, STE 101, CLAYTON SPRINGS, CO 81601
 PHONE (970) 945-5976 FAX (970) 945-2353
 WWW.HCEENG.COM

HALL PARTNERS, L.L.C.
 CITY OF GRAND JUNCTION, COLORADO
BROOKWILLOW VILLAGE
ORION WAY SAN SEWER SVS
PLAN & PROFILES

PROJECT NO.
2031049.00

PPSS-10