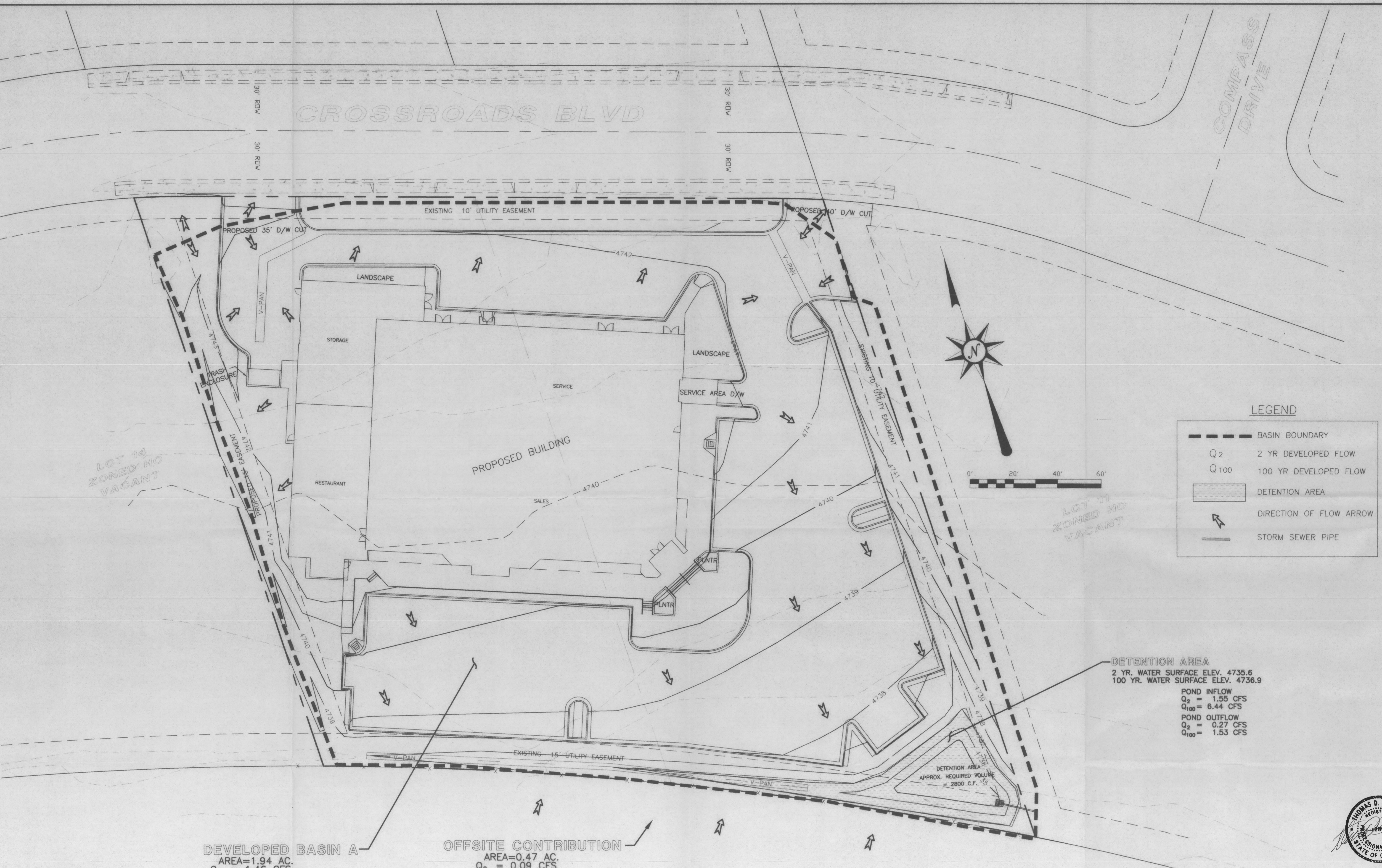


CROSSROADS BLVD

COMPASS DRIVE



LEGEND

	BASIN BOUNDARY
Q_2	2 YR DEVELOPED FLOW
Q_{100}	100 YR DEVELOPED FLOW
	DETENTION AREA
	DIRECTION OF FLOW ARROW
	STORM SEWER PIPE

LOT 14
ZONED HO
VACANT

LOT 11
ZONED HO
VACANT

DETENTION AREA
2 YR. WATER SURFACE ELEV. 4735.6
100 YR. WATER SURFACE ELEV. 4736.9

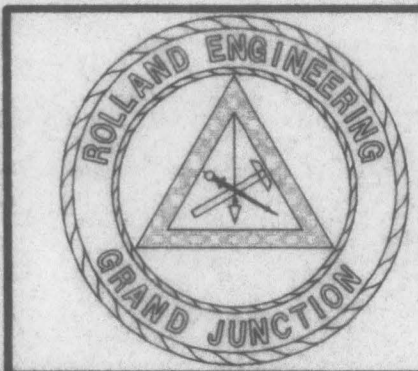
POND INFLOW
 $Q_2 = 1.55$ CFS
 $Q_{100} = 6.44$ CFS

POND OUTFLOW
 $Q_2 = 0.27$ CFS
 $Q_{100} = 1.53$ CFS

DEVELOPED BASIN A
AREA=1.94 AC.
 $Q_2 = 1.46$ CFS
 $Q_{100} = 6.00$ CFS

OFFSITE CONTRIBUTION
AREA=0.47 AC.
 $Q_2 = 0.09$ CFS
 $Q_{100} = 0.44$ CFS

ACCEPTED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
CITY DEVELOPMENT ENGINEER	CITY DEVELOPMENT ENGINEER
DATE	DATE
CITY UTILITY ENGINEER	CITY UTILITY ENGINEER
DATE	DATE



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\0010\0010FDRA.dwg			
HARLEY DAVIDSON FINAL DRAINAGE PLAN			
Designed	Checked	Proj# 0010	Sheet 1
Drawn	Date 3/15/00	Rv:	Of 1

INTERSTATE - 70

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

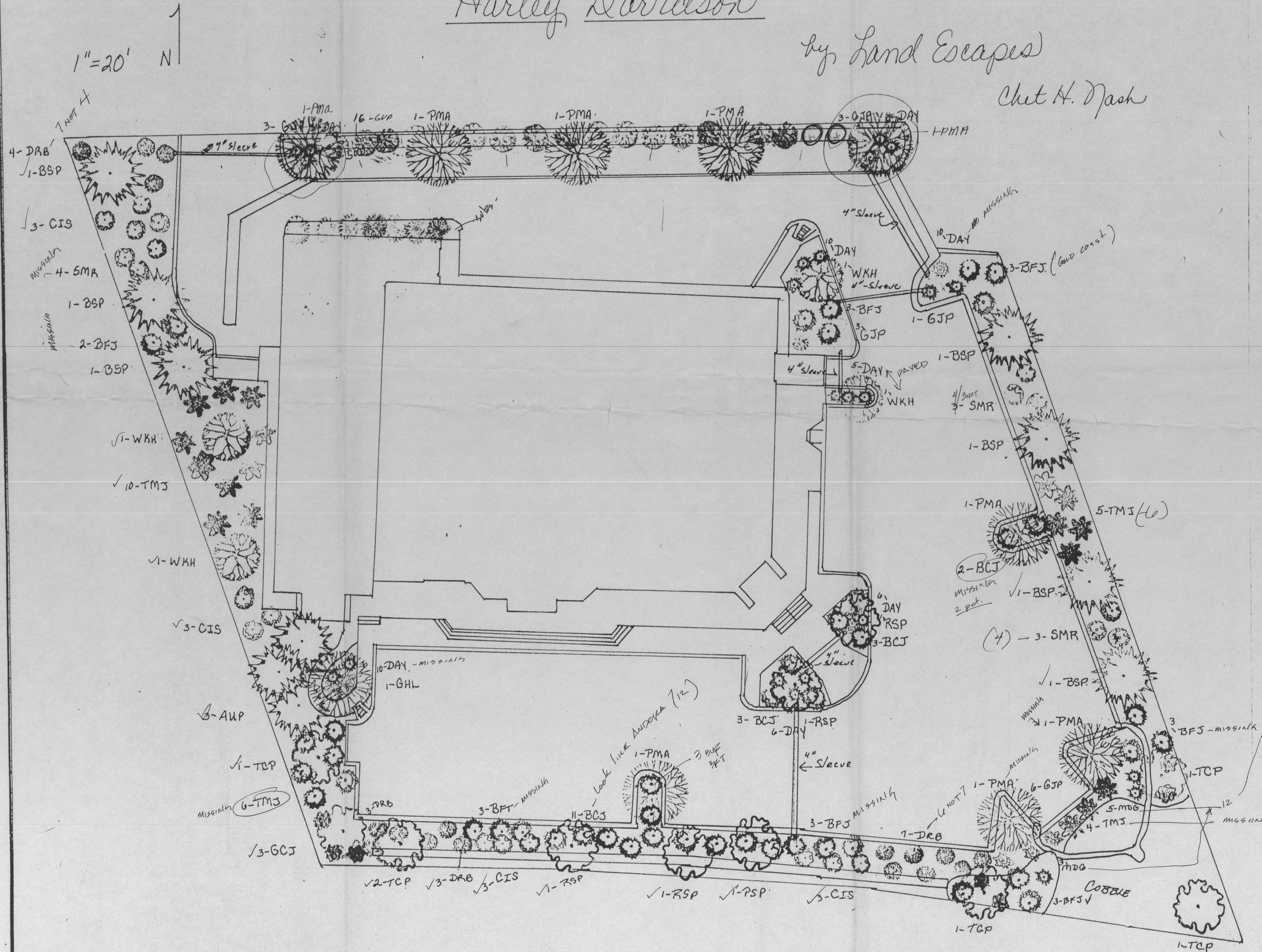
C:\WORK\0010\0010FDRA.dwg Wed Mar 15 14:52:42 2000 ROLLAND ENGINEERING

New Concepts in Landscaping for the

Harley Davidson

by Land Escapes

Chet H. Nash



Proposal Page No. 2 of 2 Pages

CREATIVE SPACES BY THE PEOPLE AND NATURE

(970) 464-0876 P.O. Box 957 Palisade, Colorado 81526

PROPOSAL SUBMITTED TO: HARLEY DAVIDSON PHONE: 845-0812 DATE: 7/27/00

STREET: CROSSROADS BLVD. JOB NAME: CITY, STATE AND ZIP CODE: GRAND JUNCTION, CO. JOB LOCATION: ARCHITECT: DATE OF PLANS: JOB PHONE:

We propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry life, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: Frances M. Nash Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

KEY	Common Name	BOTANICAL NAME	#	SIZE
AUP	Austrian Pine	Pinus nigra	3	6 1/2"
BSP	Red Spruce	Picea canadensis	5	1 1/2"
BSP	Blue Spruce	Picea pungens	7	6 1/2"
TCP	Thunder Cloud Plum	Prunus cerasifera	6	1 1/2"
GHL	Golden Honey Locust	Gleditsia triacanthos	1	1 1/2"
PMA	Pamora Ash	Fraxinus pennsylvanica	9	1 1/2"
WKH	Winter King Hawthorne	Crataegus viridis	4	1 1/2"

SHRUBS				
TMS	Tam Juniper	Juniperus sabina (tam)	19	5 GAL
DRB	Dwarf Red Barberry	Berberis thunbergii	17	5 GAL
CIS	Cistena Plum	Prunus cistena	12	5 GAL
SMR	Scarlet Meidiland Rose	Rosa spp.	10	5 GAL
BFJ	Buffalo Juniper	Juniperus sabina (buf)	25	5 GAL
GCJ	Cold Coast Juniper	Juniperus chinensis (cold)	8	5 GAL
BCJ	Blue Chip Juniper	Juniperus (blue chip)	17	5 GAL
GJP	Gold Finger Potentilla	Potentilla fruticosa	15	5 GAL
GVP	Golden Vireo	Liaus tyum x karyi	16	5 GAL

PERENNIAL FLOWERS & ORNAMENTAL GRASS				
DAY	Day Lily	Hemerocallis spp.	40	1 GAL
CHR	Garden Mum	Chrysanthemum spp.	20	1 GAL
MDC	Maiden Grass	Miscanthus sinensis	20	1 GAL
PAG	Pampas Grass	Elymus xacemae	14	1 GAL

SOD FRONT
WASHED FINE ROCK - ALL OTHER AREAS
COBBLE ROCK IN SETTLING POND

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

Agreed on as Constructed

[Signature]

High County and City Planning Dept.

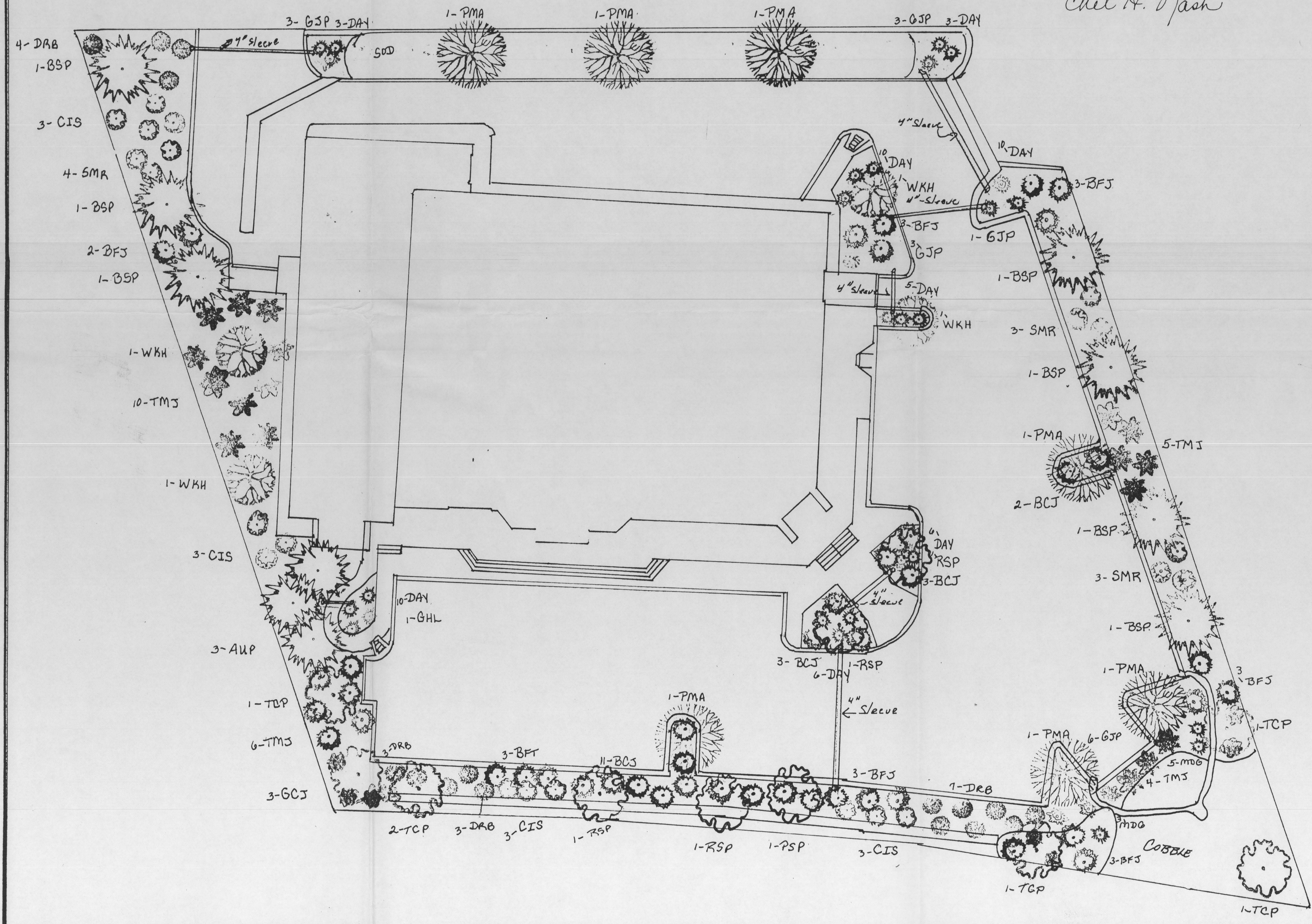
Date: 8/24/00

Approved Landscape Plan
 HARLEY DAVIDSON
 8/24/00

New Concepts in Landscaping
for the
Harley Davidson

by Land Escapes
Chet H. Nash

1" = 20' N



Proposal Page No. 2 of 3 Pages

CREATIVE SERVICES FOR PEOPLE AND NATURE
(970) 464-0876 P.O. Box 957 Palisade, Colorado 81526

PROPOSAL SUBMITTED TO HARLEY DAVIDSON	PHONE 970-812-8445	DATE 7/27/00
STREET CROSSROADS BLVD.	JOB NAME	
CITY, STATE AND ZIP CODE CORAND JUNCTION, CO	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of: _____ dollars (\$ _____)

Payment to be made as follows: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

We hereby submit specifications and estimates for:

KEY	Common Name	BOTANICAL NAME	#	SIZE
AUP	AUSTRIAN PINE	PINUS NIGRA	3	6 1/2'
BSP	REDSPACE PEAR	PIRUS CALLERYANA	5	1 1/2"
BFF	BLUE SPRUCE	PICEA PUNGENS	7	6 1/2'
TCP	THUNDER CLOUD PLUM	PRUNUS CERSIFERA	6	1 1/2"
GHL	GOLDEN HONEY LOCUST	COLEBITIS TRICANTHOS	1	1 1/2"
PMA	PAMORE ASH	FRAXINUS PENNSYLVANICA	7	1 1/2"
WKH	WINTER KING HAWTHORNE	CRATAEGUS VIRIDIS	4	1 1/2"

SHRUBS			
KEY	Common Name	BOTANICAL NAME	SIZE
TMS	TAM JUNIPER	JUNIPERUS SABINA (TAM)	19 5 GAL
DRB	DWARF RED BARBERY	BERBERIS THUNBERGII	17 5 GAL
CIS	CISTENA PLUM	PRUNUS CISTENA	12 5 GAL
SMR	SCARLET MEIDLAND ROSE	ROSA SPP.	10 5 GAL
BFF	BLUEFOLO JUNIPER	JUNIPERUS SABINA (BLUE)	25 5 GAL
GCS	COLD COAST JUNIPER	JUNIPERUS CHINENSIS (COLD)	8 5 GAL
BCJ	BLUE CHIP JUNIPER	JUNIPERUS (BLUE CHIP)	17 5 GAL
GJP	COLD FINGER POTENTILLA	POTENTILLA FRUTICOSA	15 5 GAL

PERENNIAL FLOWERS & ORNAMENTAL GRASS			
KEY	Common Name	BOTANICAL NAME	SIZE
DAY	DAY LILY	HEMEROCALLIS SPP.	40 1 GAL
CITR	GARDEN MUM	CHRYSANTHUM SPP.	20 1 GAL
MDG	MAIDEN GRASS	MISCANTHUS SINENSIS	20 1 GAL

SOD FRONT
WASHED RIVER ROCK - ALL OTHER AREAS
COBBLE ROCK IN SETTLING POND

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

SUP 2000-046

New Concepts in Landscaping

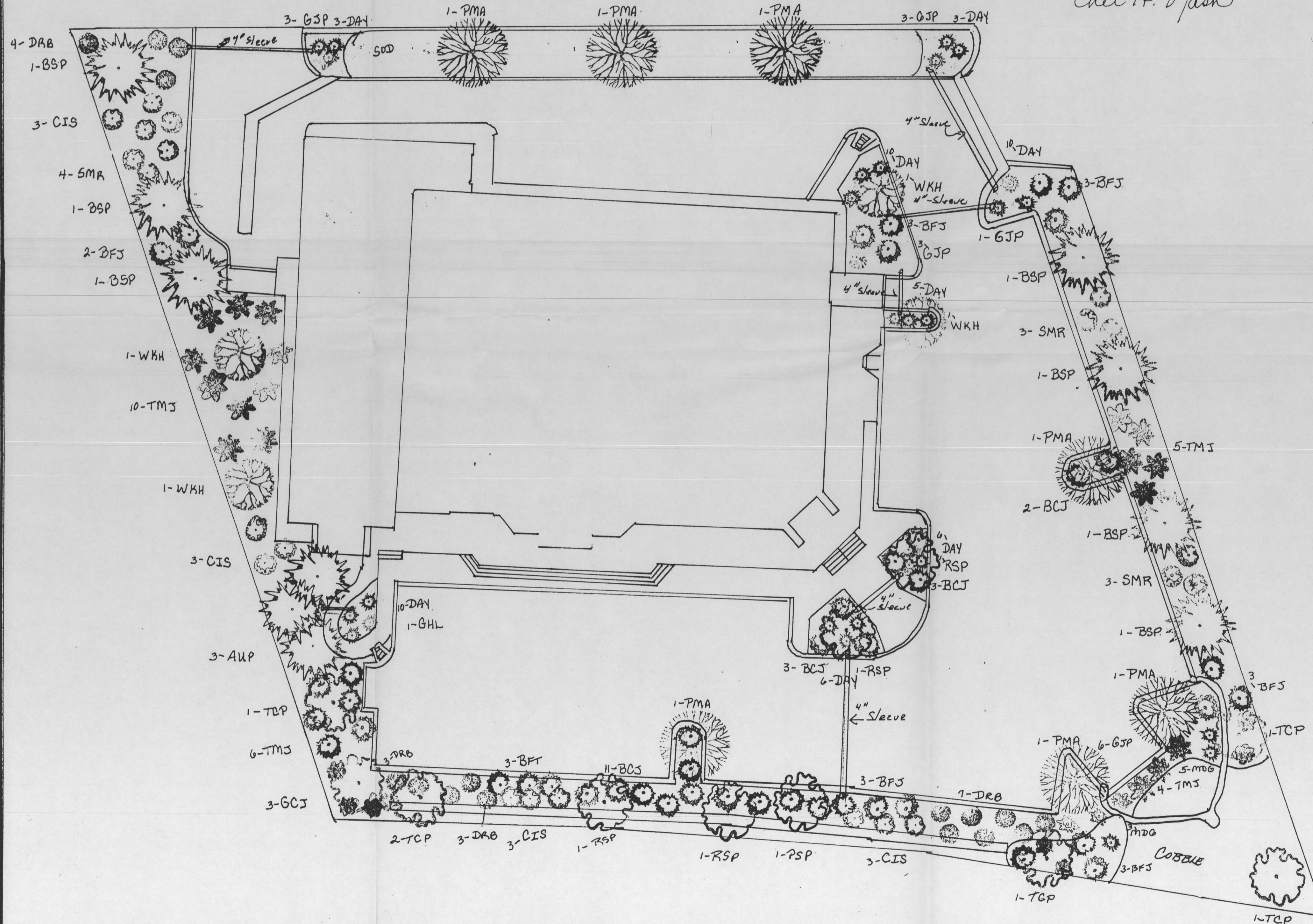
for the

Harley Davidson

by Land Escapes

Chet H. Dash

1"=20' N



Proposal Page No. 2 of 3 Pages

PROPOSAL SUBMITTED TO: **HARLEY DAVIDSON** PHONE: **945-0812** DATE: **7/27/00**
 STREET: **CROSSROADS BLVD.** JOB NAME:
 CITY, STATE AND ZIP CODE: **GRAND JUNCTION, CO** JOB LOCATION:
 ARCHITECT: DATE OF PLANS: JOB PHONE:

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, bonded and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

We hereby submit specifications and estimates for:

KEY	Common Name	BOTANICAL NAME	#	SIZE
AUP	Austrian Pine	Pinus nigra	3	6 1/2'
RSP	Red Spire Pear	Pyrus calleryana	5	1 1/2"
BSP	Blue Spruce	Picea pungens	7	6 1/2'
ICP	Thunder Cloud Plum	Prunus cerasifera	6	1 1/2"
GHL	Golden Honey Locust	Gleditsia triacanthos	1	1 1/2"
PMA	Palmore Ash	Fraxinus pennsylvanica	7	1 1/2"
WKH	Winter King Hawthorne	Crataegus viridis	4	1 1/2"

SHRUBS				
TMS	Tam Juniper	Juniperus sabina (tam)	19	5 GAL
DRB	Dwarf Red Barberry	Berberis thunbergii	17	5 GAL
CIS	Cistena Plum	Prunus cistena	12	5 GAL
SMR	Scarlet Meidiland Rose	Rosa spp.	10	5 GAL
BFS	Buffalo Juniper	Juniperus sabina (buff)	25	5 GAL
GCJ	Cold Coast Juniper	Juniperus chinensis (cold)	8	5 GAL
BCJ	Blue Chip Juniper	Juniperus (blue chip)	17	5 GAL
GJP	Cold Finger Potentilla	Potentilla fruticosa	15	5 GAL

PERENNIAL FLOWERS & ORNAMENTAL GRASS				
DAY	Day Lily	hemerocallis spp.	40	1 GAL
CIR	Garden Mum	chrysanthum spp.	20	1 GAL
MDG	Maiden Grass	Miscanthus sinensis	20	1 GAL

SOD FRONT
 WASHED FINER ROCK - ALL OTHER AREAS
 COBBLE ROCK IN SETTLING POND

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

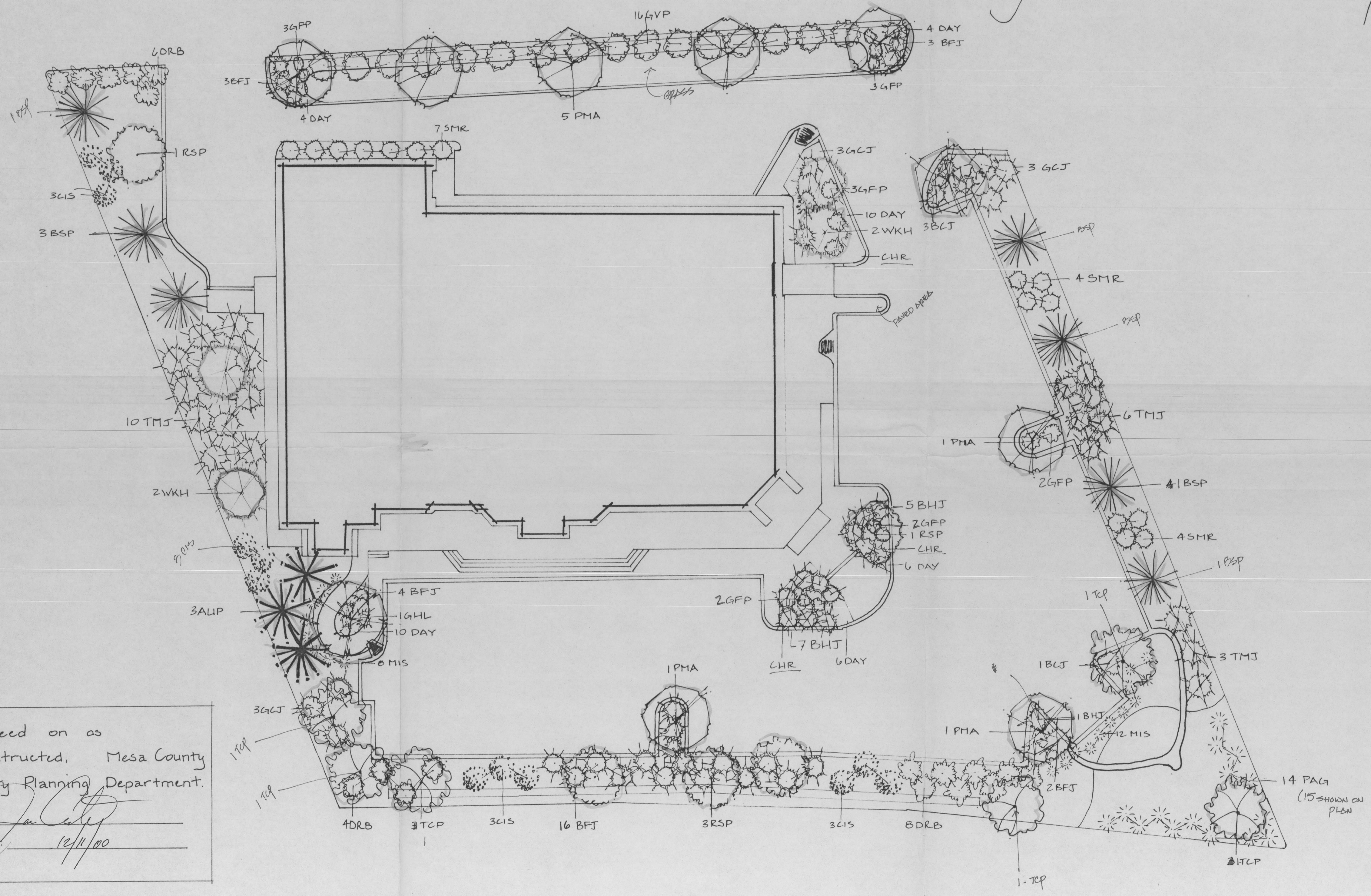
Date of Acceptance: _____ Signature: _____

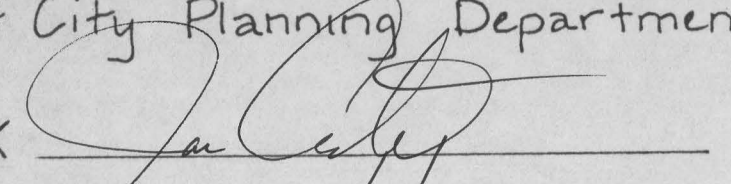
New Concepts in Landscaping for the

HARLEY DAVIDSON


by Land Escapes

Chet H. Nash



Agreed on as constructed, Mesa County & City Planning Department.
 X 
 Date: 12/11/00

Proposal Page No. of Pages



CREATING SPACES FOR PEOPLE AND NATURE
 (970) 464-0876 P.O. Box 957 Palisade, Colorado 81526

PROPOSAL SUBMITTED TO HARLEY DAVIDSON	PHONE 245-0812	DATE
STREET Crossroads Blvd.	JOB NAME	
CITY, STATE AND ZIP CODE Grand Junction, CO	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of _____ dollars (\$ _____).

Payment to be made as follows _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

We hereby submit specifications and estimates for:

TREES	COMMON	BOTANICAL	#	SIZE
AUP	Austrian Pine	Pinus nigra	3	6'
RSP	Red Spice Pear	Pyrus calleryana	5	1 1/2'
BSP	Blue Spruce	Picea pungens	7	6'
TCP	Thunder Cloud Plum	Prunus crasifera	6	1 1/2'
GHL	Golden Honey Locust	Gleditsia triacanthos	1	1 1/2'
PHA	Patmore Ash	Fraxinus pennsylvanica	7	1 1/2'
VKH	Winter King Hawthorne	Crataegus viridis	4	1 1/2'

SHRUBS			GAL
TMJ	Tam Juniper	Juniperus sabina 'Tam'	19 5
DRB	Dwarf Red Barberry	Berberis thunbergii 'Atro'	17 5
CIS	Cistena Plum	Prunus cistena	12 5
SMR	Scarlet Muldiland Rose	Rosa spp.	10 5
BFT	Buffalo Juniper	Juniperus sabina 'Buff'	25 5
GCT	Gold Coast Juniper	Juniperus chinensis 'G.C.'	8 5
BHT	Bar Harbor Juniper	Juniperus 'Bar Harbor'	13 5
GFP	Gold Finger Potentilla	Potentilla fruticosa 'G.F. 15'	5
GVP	Golden Veary Privet	Ligustrum x vicaryi	16 5
BCJ	Blue Chip Juniper	Juniperus 'Blue Chip'	4 5

HERBACEOUS			
DAY	Day Lily	Heimerocallis spp.	40 1
CHR	Garden Mum	Chrysanthemum spp.	20 1
MDG	Maiden Hair Grass	Miscanthus sinensis	20 1
PAG	Hardy Pampas Grass	Erianthus ravennae	14 1

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

GRAND JUNCTION HARLEY DAVIDSON

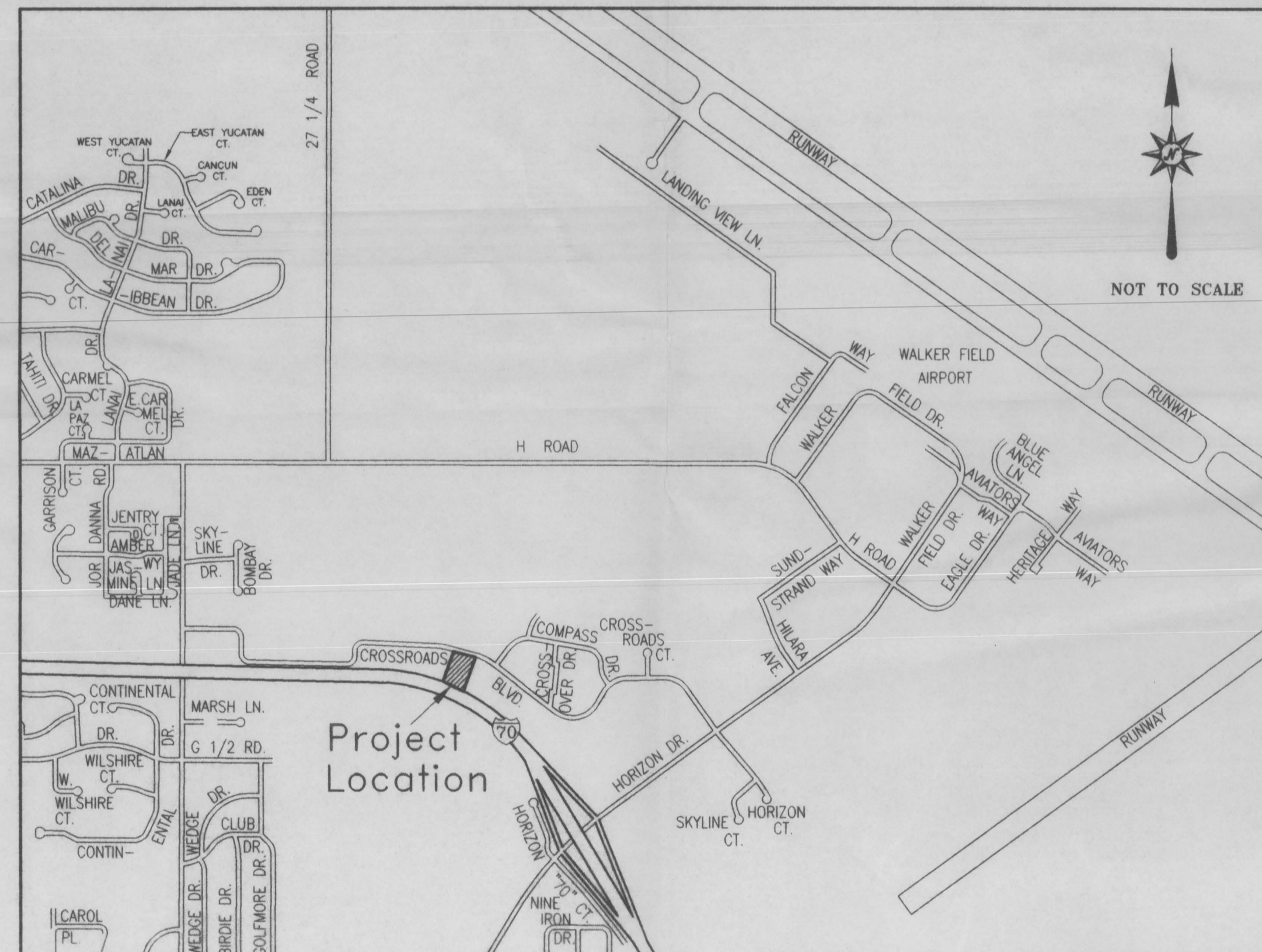
PREPARED FOR:
BRSL LLC
539 32 ROAD UNIT #4
GRAND JUNCTION, CO 81504

PREPARED BY:
ROLLAND ENGINEERING
405 RIDGES BLVD.
GRAND JUNCTION, CO 81503

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. THESE DRAWINGS TAKE PRECEDENCE WHEN A CONFLICT EXISTS BETWEEN THESE DRAWINGS AND THE ABOVE REQUIREMENTS.
- ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS. ALL DISINFECTION AND TESTING IS THE CONTRACTORS RESPONSIBILITY.
- ALL WATER LINE SHALL BE C-900 PVC PIPE.
- 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.
- CONSTRUCTION STAKING IS THE CONTRACTORS RESPONSIBILITY.
- THE CONTRACTOR 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.
- CONTRACTOR SHOULD REFER TO THE GEOTECHNICAL INVESTIGATION PREPARED BY GEOTECHNICAL ENGINEERING GROUP, INC., JOB NO. 403, DATED MARCH 7, 2000 FOR SITE CONDITIONS AND 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 IN THE FIELD BEFORE PERFORMING ANY WORK ON OR AROUND THEM. COORDINATE RELOCATION OF ALL UTILITIES AS NECESSARY TO INSTALL NEW IMPROVEMENTS.
- 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.
- ALL MATERIALS AND WORKMANSHIP WITHIN THE CITY R.O.W. ARE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP, WITHIN CITY RIGHT OF WAY, THAT DOES NOT CONFORM TO STANDARDS. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIAL AND WORKMANSHIP ON SITE THAT DOES NOT CONFORM TO STANDARDS.
- THE CONTRACTOR SHALL NOTIFY CITY INSPECTION AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION WITHIN CITY RIGHT OF WAY.

VICINITY MAP

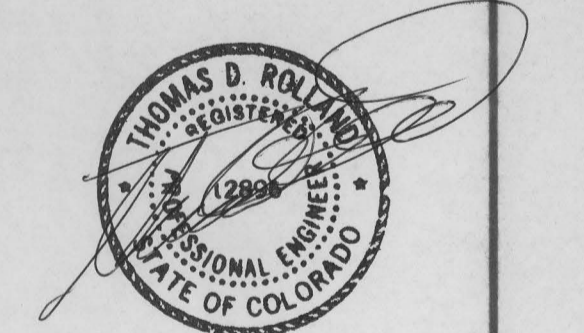


INDEX OF SHEETS

COVER SHEET	1
SITE PLAN	2
HORIZONTAL CONTROL PLAN	3
GRADING & DRAINAGE PLAN	4
GENERAL NOTES & DETAILS	5
UTE WATER DETAIL SHEET	6
CITY OF GRAND JUNCTION DETAIL SHEETS	7-8
ELEVATION DRAWINGS	A1.1-A1.2
LANDSCAPE PLAN	L1.1
LIGHTING PLAN	ES.2

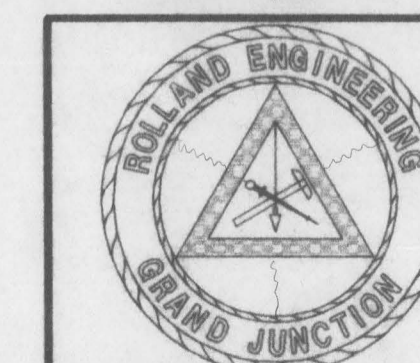
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

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



ACCEPTED FOR CONSTRUCTION	ACCEPTED AS CONSTRUCTED
<i>[Signature]</i> CITY DEVELOPMENT ENGINEER	CITY DEVELOPMENT ENGINEER
DATE 4/21/00	DATE
CITY UTILITY ENGINEER	CITY UTILITY ENGINEER
DATE	DATE

rolland@ej.net

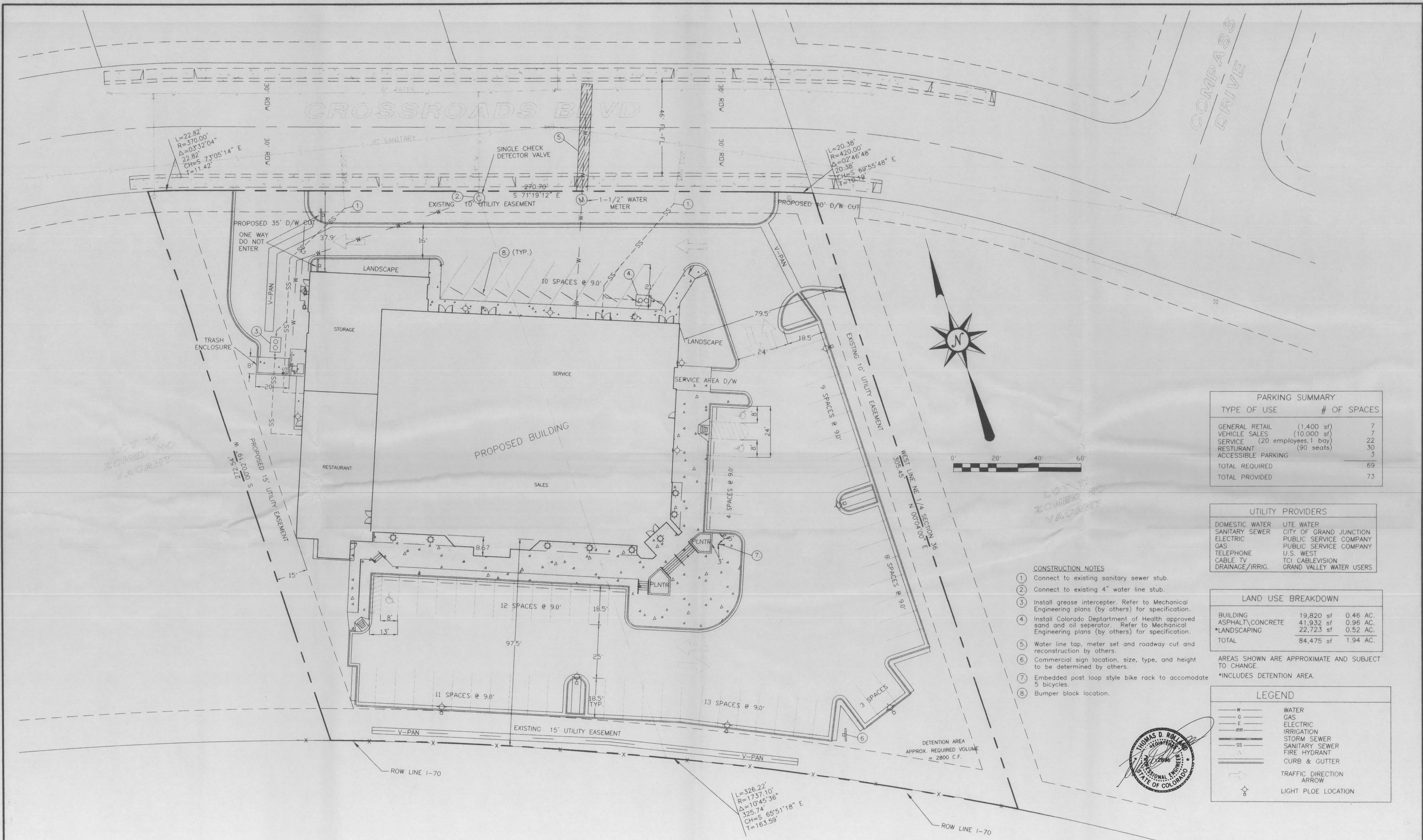


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\0010\0010COV1.DWG

GRAND JUNCTION
HARLEY DAVIDSON
COVER SHEET

Designed	KTS	Checked	TDR	Proj#	0010	Sheet	1
Drawn	KTS	Date	3/15/00	Rev		Of	a



PARKING SUMMARY

TYPE OF USE	# OF SPACES
GENERAL RETAIL (1,400 sf)	7
VEHICLE SALES (10,000 sf)	7
SERVICE (20 employees, 1 bay)	22
RESTAURANT (90 seats)	30
ACCESSIBLE PARKING	3
TOTAL REQUIRED	69
TOTAL PROVIDED	73

UTILITY PROVIDERS

DOMESTIC WATER	UTE WATER
SANITARY SEWER	CITY OF GRAND JUNCTION
ELECTRIC	PUBLIC SERVICE COMPANY
GAS	PUBLIC SERVICE COMPANY
TELEPHONE	U.S. WEST
CABLE TV	TCI CABLEVISION
DRAINAGE/IRRIG.	GRAND VALLEY WATER USERS

LAND USE BREAKDOWN

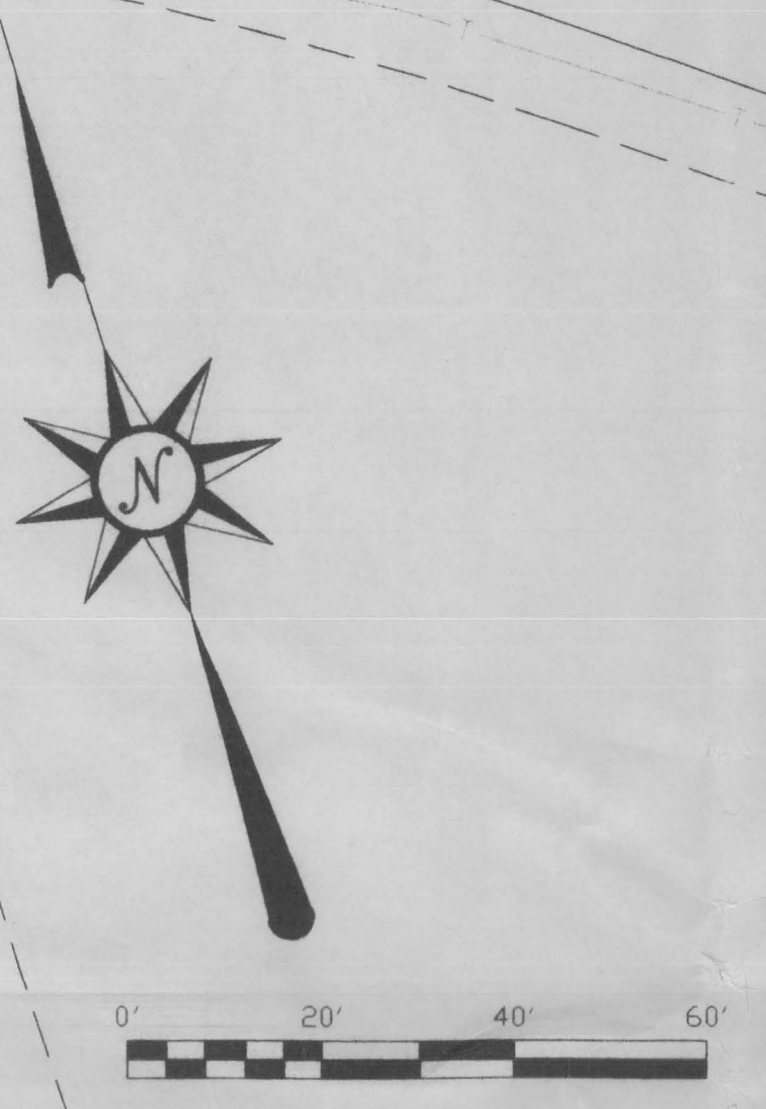
BUILDING	19,820 sf	0.46 AC.
ASPHALT CONCRETE	41,932 sf	0.96 AC.
*LANDSCAPING	22,723 sf	0.52 AC.
TOTAL	84,475 sf	1.94 AC.

AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
*INCLUDES DETENTION AREA.

LEGEND

— W —	WATER
— G —	GAS
— E —	ELECTRIC
— IRR —	IRRIGATION
— SS —	STORM SEWER
— S —	SANITARY SEWER
— F —	FIRE HYDRANT
— C —	CURB & GUTTER
→	TRAFFIC DIRECTION
↖	ARROW
○	LIGHT PLOE LOCATION

- CONSTRUCTION NOTES**
1. Connect to existing sanitary sewer stub.
 2. Connect to existing 4" water line stub.
 3. Install grease interceptor. Refer to Mechanical Engineering plans (by others) for specification.
 4. Install Colorado Department of Health approved sand and oil separator. Refer to Mechanical Engineering plans (by others) for specification.
 5. Water line tap, meter set and roadway cut and reconstruction by others.
 6. Commercial sign location, size, type, and height to be determined by others.
 7. Embedded post loop style bike rack to accommodate 5 bicycles.
 8. Bumper block location.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

APPROVED FOR CONSTRUCTION
[Signature]
COMMUNITY DEVELOPMENT ENGINEER
DATE 4/21/00
CITY ENGINEER
DATE 4/24/00
UTE WATER
DATE

ACCEPTED AS CONSTRUCTED
[Signature]
COMMUNITY DEVELOPMENT ENGINEER
DATE
CITY ENGINEER
DATE
UTE WATER
DATE

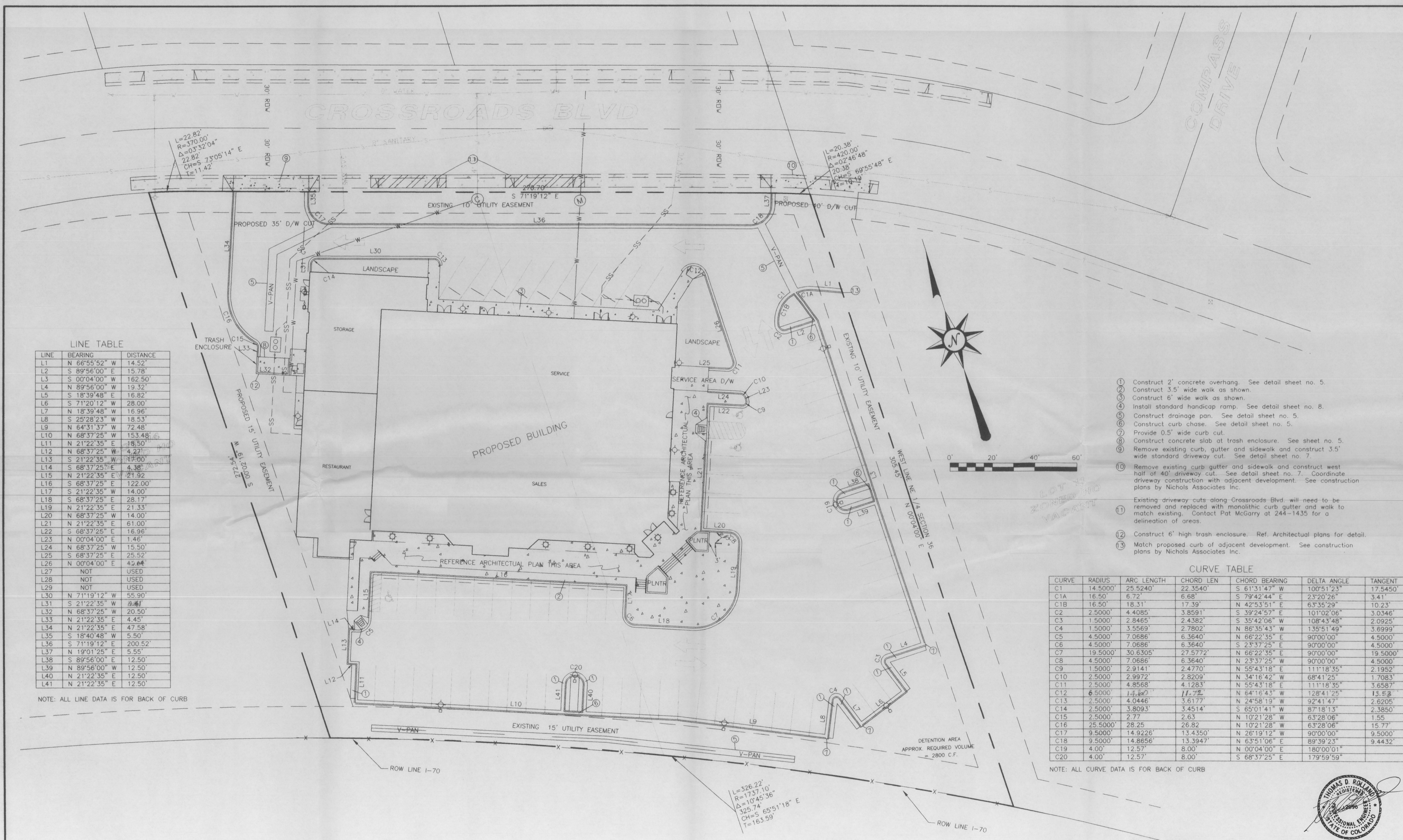


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**GRAND JUNCTION
HARLEY DAVIDSON
SITE PLAN**

Designed	Checked	Proj#	0010	Sheet	2
Drawn	Date	Rv	4/10/00	Of	8

C:\PROJECTS\0010\0010SITE.dwg Mon Apr 10 17:09:31 2000



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°55'52" W	14.52'
L2	S 89°56'00" E	15.78'
L3	S 00°04'00" W	162.50'
L4	N 89°56'00" W	19.32'
L5	S 18°39'48" E	16.82'
L6	S 71°20'12" W	28.00'
L7	N 18°39'48" W	16.96'
L8	S 25°28'23" W	18.53'
L9	N 64°31'37" W	72.48'
L10	N 68°37'25" W	153.48'
L11	N 21°22'35" E	18.50'
L12	N 68°37'25" W	4.27'
L13	S 21°22'35" E	17.00'
L14	S 68°37'25" E	4.38'
L15	N 21°22'35" E	21.92'
L16	S 68°37'25" E	122.00'
L17	S 21°22'35" W	14.00'
L18	S 68°37'25" E	28.17'
L19	N 21°22'35" E	21.33'
L20	N 68°37'25" W	14.00'
L21	N 21°22'35" E	61.00'
L22	S 68°37'25" E	16.96'
L23	N 00°04'00" E	1.46'
L24	N 68°37'25" W	15.50'
L25	S 68°37'25" E	25.52'
L26	N 00°04'00" E	43.64'
L27	NOT USED	
L28	NOT USED	
L29	NOT USED	
L30	N 71°19'12" W	59.90'
L31	S 21°22'35" W	2.41'
L32	N 68°37'25" W	20.50'
L33	N 21°22'35" E	4.45'
L34	N 21°22'35" E	47.58'
L35	S 18°40'48" W	5.50'
L36	S 71°19'12" E	200.52'
L37	N 19°01'25" E	5.55'
L38	S 89°56'00" E	12.50'
L39	N 89°56'00" W	12.50'
L40	N 21°22'35" E	12.50'
L41	N 21°22'35" E	12.50'

NOTE: ALL LINE DATA IS FOR BACK OF CURB

- ① Construct 2' concrete overhang. See detail sheet no. 5.
- ② Construct 3.5' wide walk as shown.
- ③ Construct 6' wide walk as shown.
- ④ Install standard handicap ramp. See detail sheet no. 8.
- ⑤ Construct drainage pan. See detail sheet no. 5.
- ⑥ Construct curb chase. See detail sheet no. 5.
- ⑦ Provide 0.5' wide curb cut.
- ⑧ Construct concrete slab at trash enclosure. See sheet no. 5.
- ⑨ Remove existing curb, gutter and sidewalk and construct 3.5' wide standard driveway cut. See detail sheet no. 7.
- ⑩ Remove existing curb gutter and sidewalk and construct west half of 40' driveway cut. See detail sheet no. 7. Coordinate driveway construction with adjacent development. See construction plans by Nichols Associates Inc.
- ⑪ Existing driveway cuts along Crossroads Blvd. will need to be removed and replaced with monolithic curb gutter and walk to match existing. Contact Pat McGarry at 244-1435 for a delineation of areas.
- ⑫ Construct 6' high trash enclosure. Ref. Architectural plans for detail.
- ⑬ Match proposed curb of adjacent development. See construction plans by Nichols Associates Inc.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	14.5000'	25.5240'	22.3540'	S 61°31'47" W	100°51'23"	17.5450'
C1A	16.50'	6.72'	6.68'	S 79°42'44" E	23°20'26"	3.41'
C1B	16.50'	18.31'	17.39'	N 42°53'51" E	63°35'29"	10.23'
C2	2.5000'	4.4085'	3.8591'	S 39°24'57" E	101°02'06"	3.0346'
C3	1.5000'	2.8465'	2.4382'	S 35°42'06" E	108°43'48"	2.0925'
C4	1.5000'	3.5569'	2.7802'	N 86°35'43" W	135°51'49"	3.6999'
C5	4.5000'	7.0686'	6.3640'	N 66°22'35" E	90°00'00"	4.5000'
C6	4.5000'	7.0686'	6.3640'	S 23°37'25" E	90°00'00"	4.5000'
C7	19.5000'	30.6305'	27.5772'	N 66°22'35" E	90°00'00"	19.5000'
C8	4.5000'	7.0686'	6.3640'	N 23°37'25" W	90°00'00"	4.5000'
C9	1.5000'	2.9141'	2.4770'	N 55°43'18" E	111°18'35"	2.1952'
C10	2.5000'	2.9972'	2.8209'	N 34°16'42" W	68°41'25"	1.7083'
C11	2.5000'	4.8568'	4.1283'	N 55°43'18" E	111°18'35"	3.6587'
C12	6.5000'	11.722'	11.722'	N 64°16'43" W	128°41'25"	13.53'
C13	2.5000'	4.0446'	3.6177'	N 24°58'19" W	92°41'47"	2.6205'
C14	2.5000'	3.8093'	3.4514'	S 65°01'41" W	87°18'13"	2.3850'
C15	2.5000'	2.77'	2.63'	N 10°21'28" W	63°28'06"	1.55'
C16	25.5000'	28.25'	26.82'	N 10°21'28" W	63°28'06"	15.77'
C17	9.5000'	14.9226'	13.4350'	N 26°19'12" W	90°00'00"	9.5000'
C18	9.5000'	14.8656'	13.3947'	N 63°51'06" E	89°39'23"	9.4432'
C19	4.00'	12.57'	8.00'	N 00°04'00" E	180°00'01"	2.3850'
C20	4.00'	12.57'	8.00'	S 68°37'25" E	179°59'59"	2.3850'

NOTE: ALL CURVE DATA IS FOR BACK OF CURB

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

APPROVED FOR CONSTRUCTION
[Signature]
COMMUNITY DEVELOPMENT ENGINEER
DATE 4/21/00

ACCEPTED AS CONSTRUCTED
COMMUNITY DEVELOPMENT ENGINEER
DATE _____
CITY ENGINEER
DATE _____

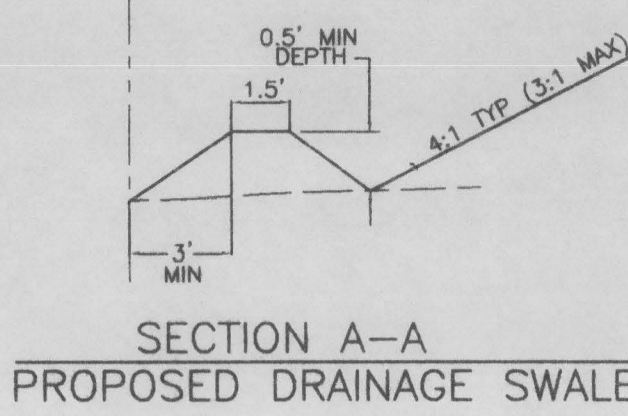
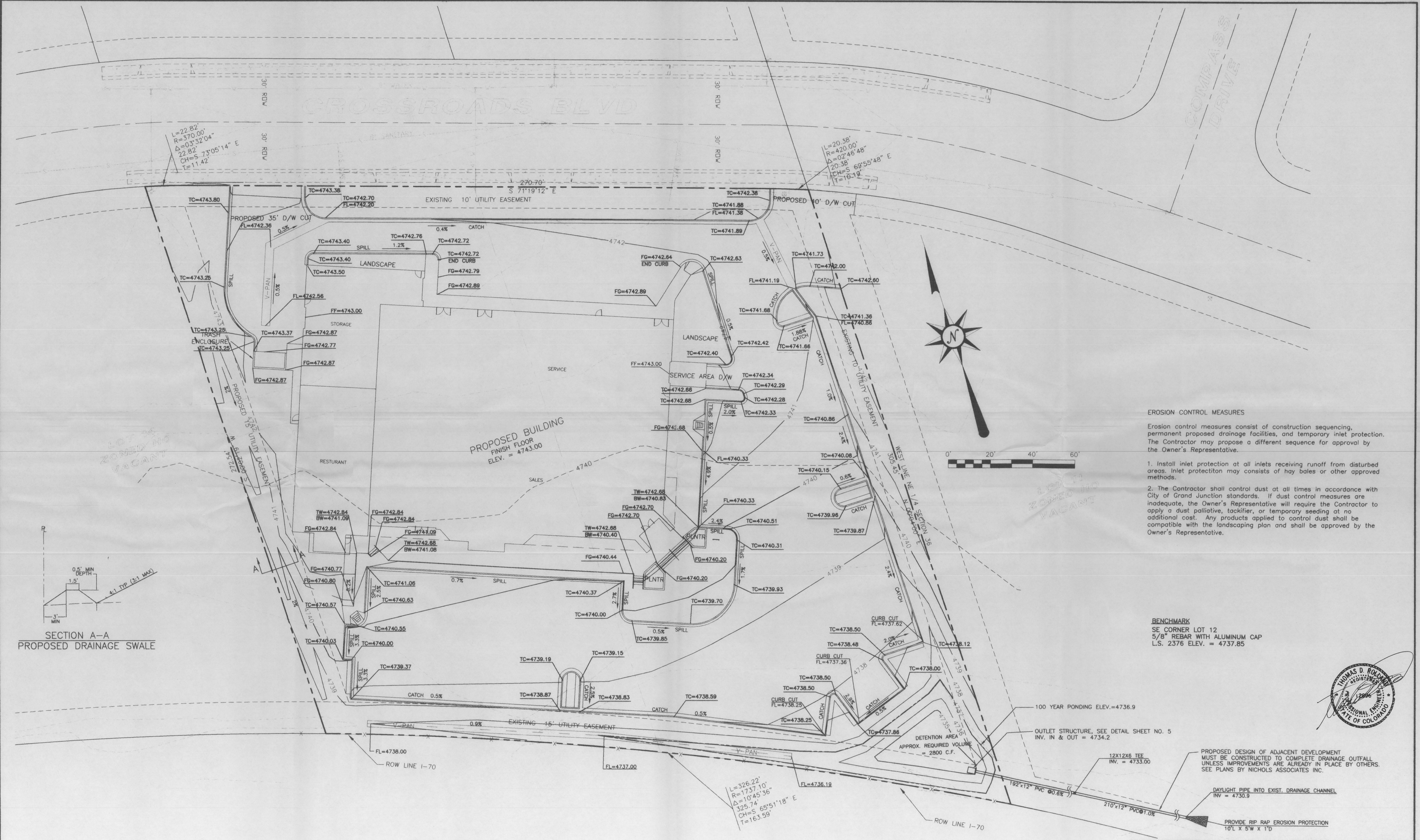
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jet, CO 81503
(970) 243-8300

File Name: C:\0010\0010HZPN.dwg

GRAND JUNCTION HARLEY DAVIDSON HORIZONTAL CONTROL PLAN

Designed KTS	Checked TDR	Proj# 0010	Sheet 3
Drawn KTS	Date 4/07/00	Rv. 0010	of 8

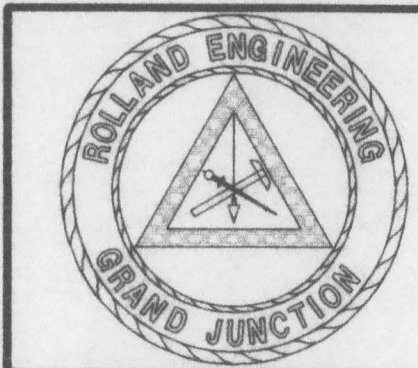
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION
[Signature]
CITY DEVELOPMENT ENGINEER
DATE 4/21/00
CITY UTILITY ENGINEER
DATE

ACCEPTED AS CONSTRUCTED
CITY DEVELOPMENT ENGINEER
DATE
CITY UTILITY ENGINEER
DATE



ROLLAND ENGINEERING
405 Ridgeway Blvd
Grand Jct. CO 81503
(970) 243-8300

File Name: C:\0010\0010GRDR			
GRAND JUNCTION HARLEY DAVIDSON GRADING & DRAINAGE PLAN			
Designed KTS	Checked TDR	Proj# 0010	Sheet 4
Drawn KTS	Date 4/14/00	Rev.	Of 8

EROSION CONTROL MEASURES

Erosion control measures consist of construction sequencing, permanent proposed drainage facilities, and temporary inlet protection. The Contractor may propose a different sequence for approval by the Owner's Representative.

1. Install inlet protection at all inlets receiving runoff from disturbed areas. Inlet protection may consist of hay bales or other approved methods.
2. The Contractor shall control dust at all times in accordance with City of Grand Junction standards. If dust control measures are inadequate, the Owner's Representative will require the Contractor to apply a dust palliative, tackifier, or temporary seeding at no additional cost. Any products applied to control dust shall be compatible with the landscaping plan and shall be approved by the Owner's Representative.

BENCHMARK
SE CORNER LOT 12
5/8" REBAR WITH ALUMINUM CAP
L.S. 2376 ELEV. = 4737.85

PROPOSED DESIGN OF ADJACENT DEVELOPMENT
MUST BE CONSTRUCTED TO COMPLETE DRAINAGE OUTFALL
UNLESS IMPROVEMENTS ARE ALREADY IN PLACE BY OTHERS.
SEE PLANS BY NICHOLS ASSOCIATES INC.

DAYLIGHT PIPE INTO EXIST. DRAINAGE CHANNEL
INV = 4730.9

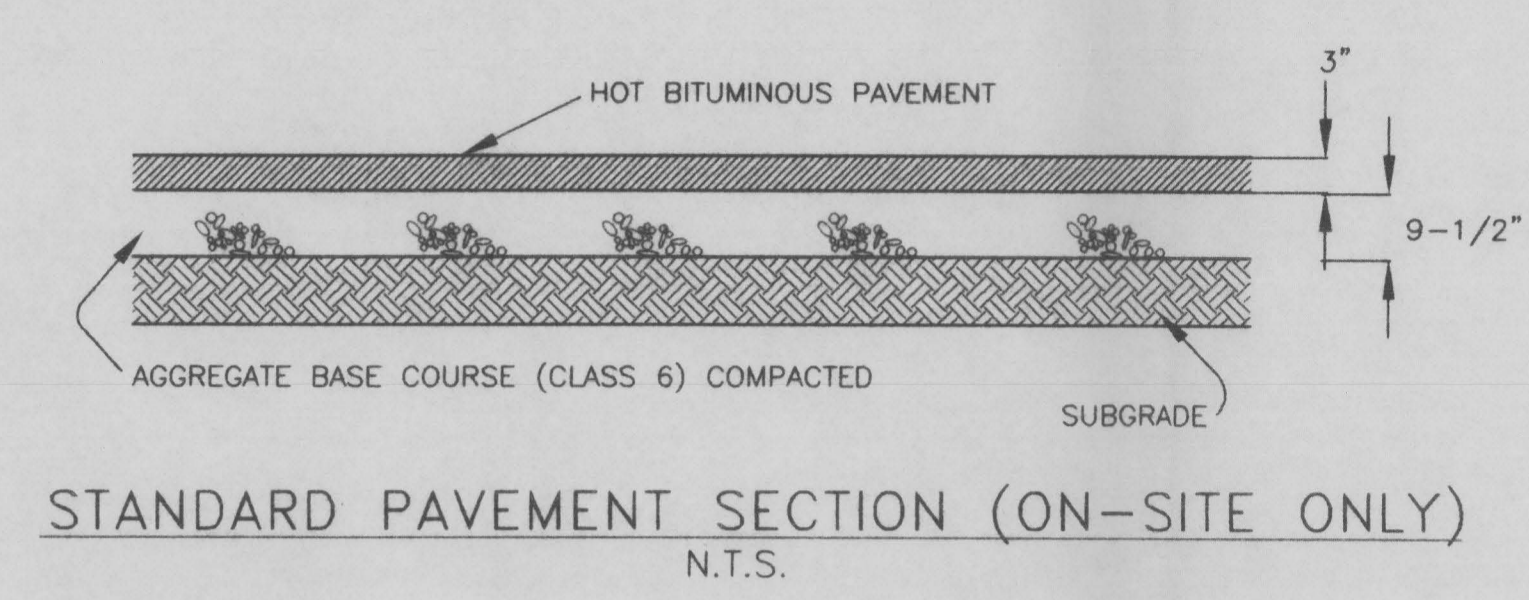
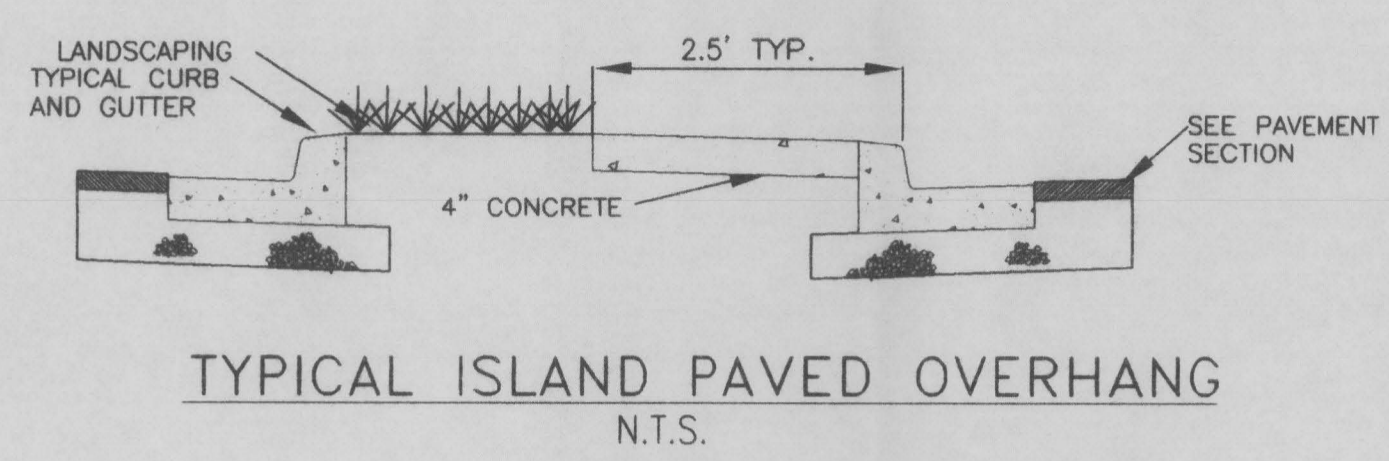
PROVIDE RIP RAP EROSION PROTECTION
10' X 5' W X 1' D

LOT 11
ZONED HO
VACANT

LOT 14
ZONED HO
VACANT

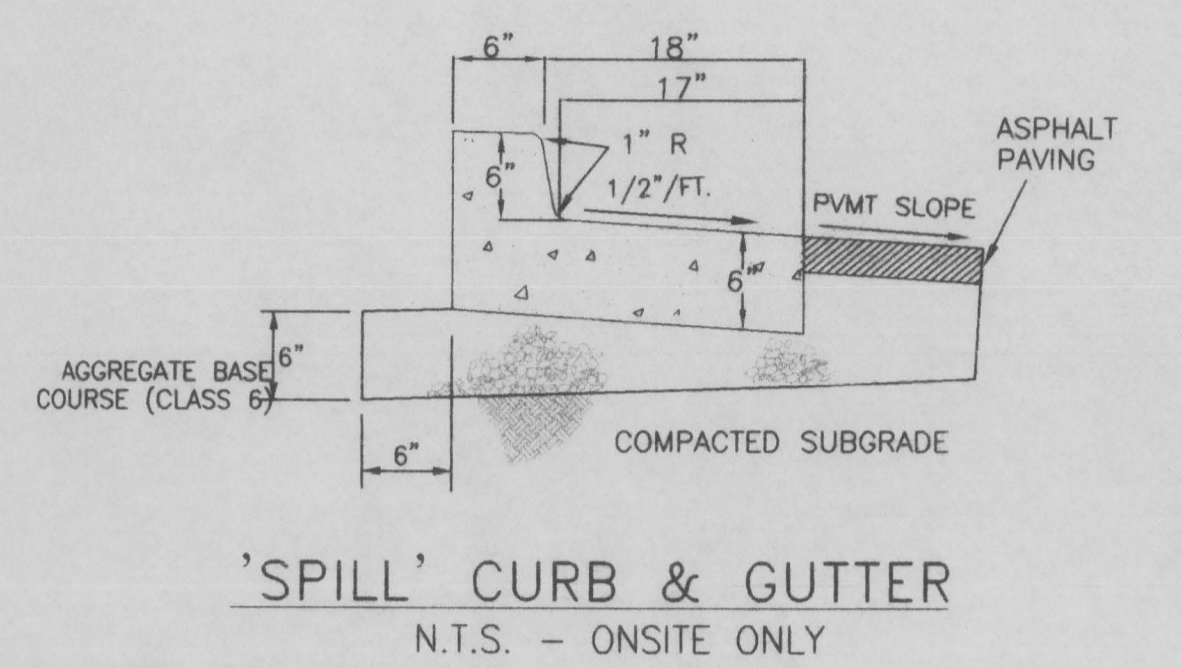
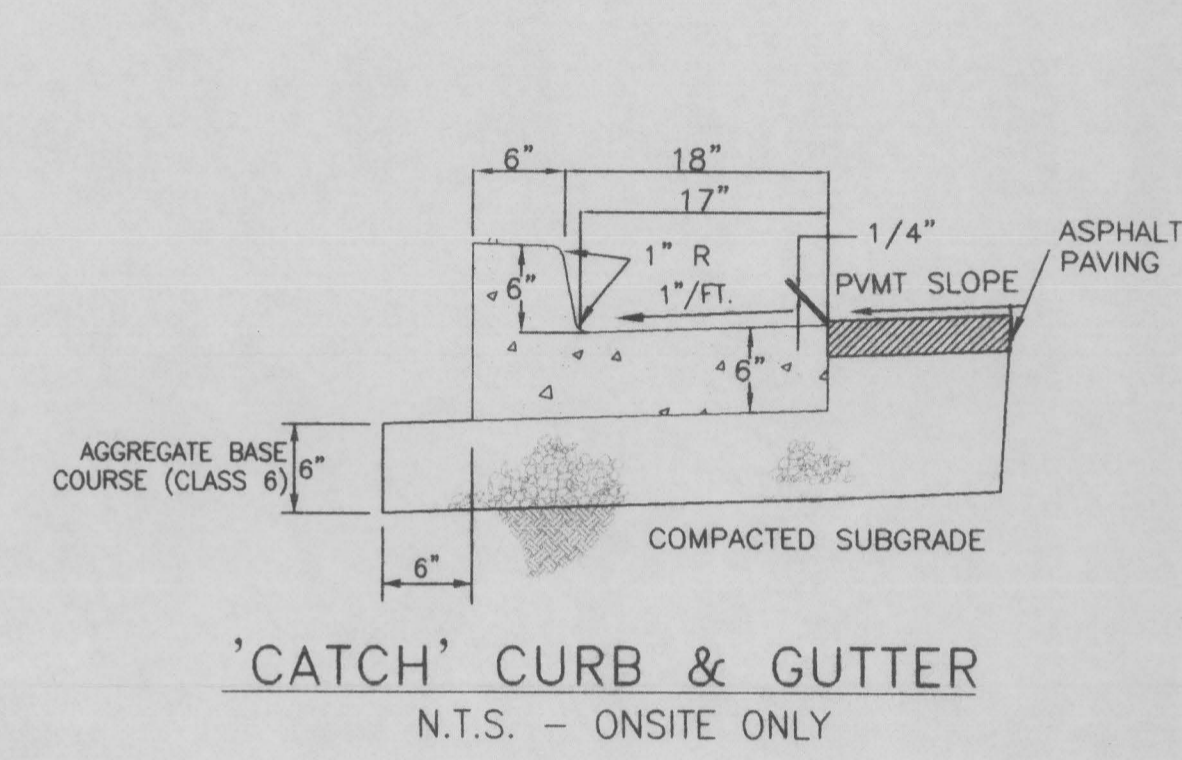
INTERSTATE - 70

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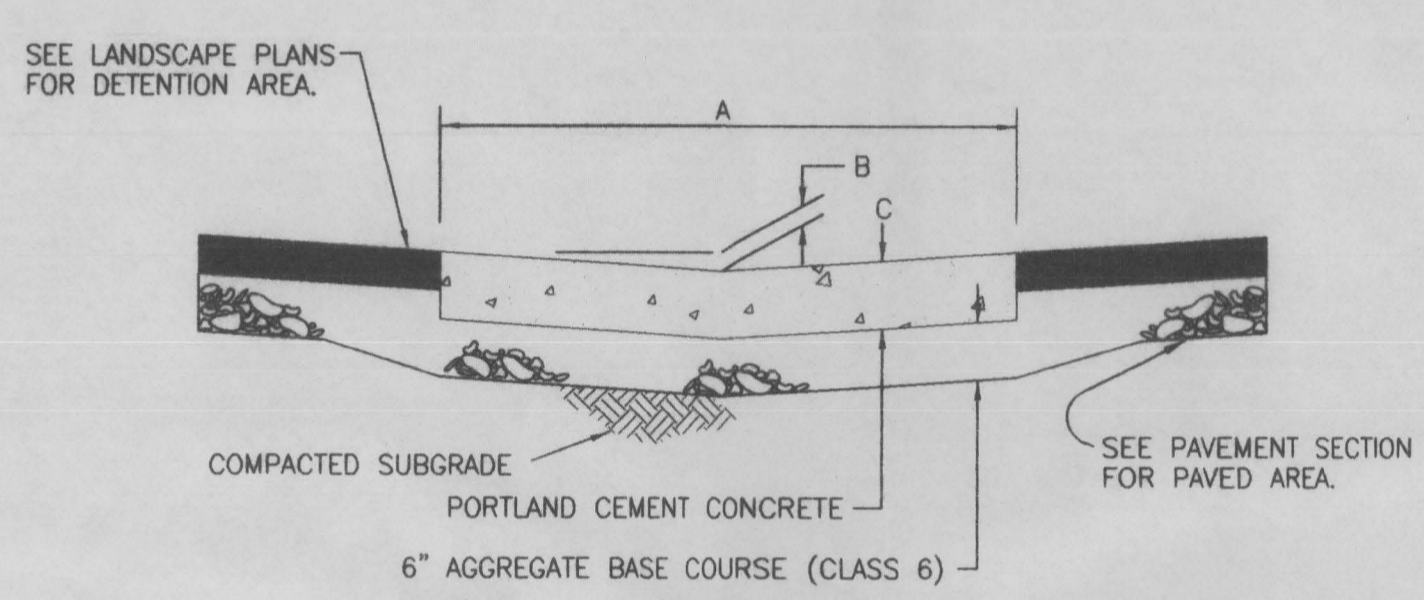
PAVEMENT NOTES:

- SEE GEOTECHNICAL INVESTIGATION BY GEOTECHNICAL ENGINEERING GROUP (OR LATEST ADDENDUM).
- SCARIFY, ADJUST MOISTURE, AND RECOMPACT 8" SUBGRADE TO AT LEAST 90% OF ASTM D-1557 BETWEEN 2% BELOW TO 2% ABOVE THE OPTIMUM MOISTURE CONTENT.



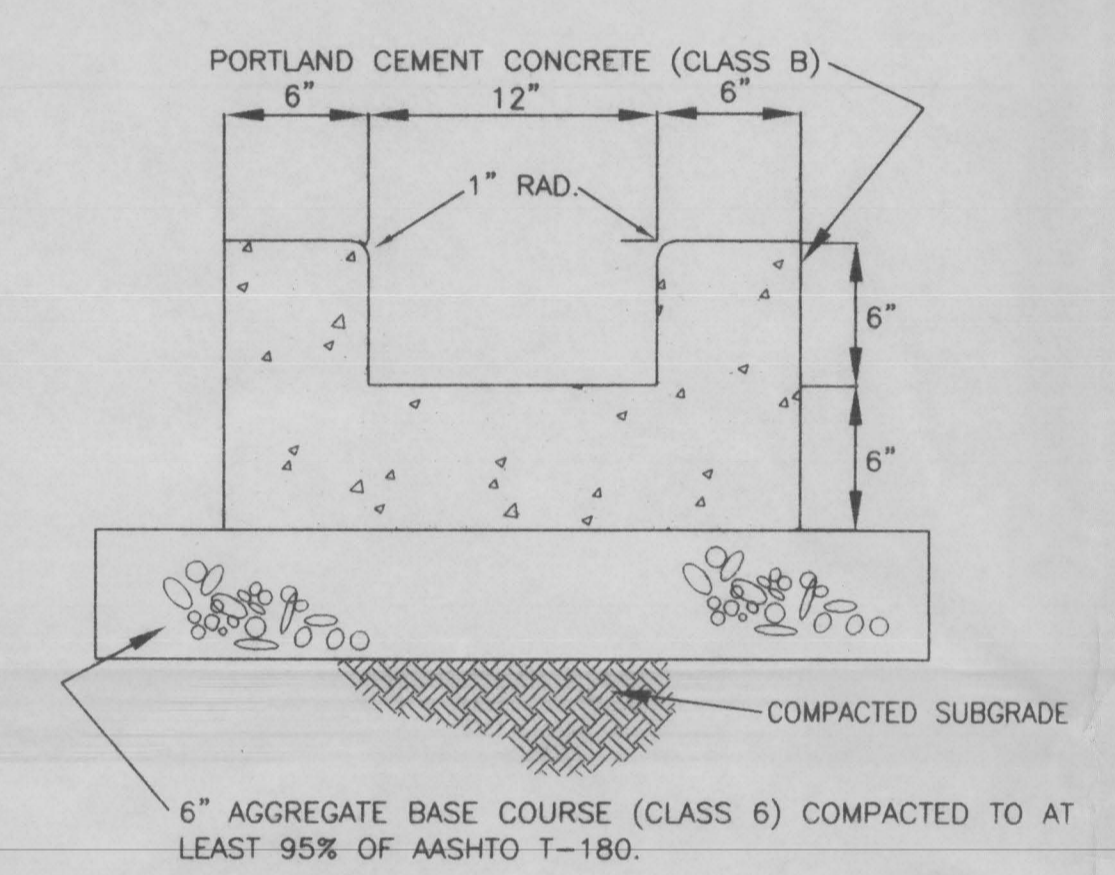
CURB NOTES

- COMPACT BASE COURSE TO AT LEAST 95% OF AASHTO T-180.
- COMPACT SUBGRADE TO AT LEAST 95% IF AASHTO T-199 WITHIN 2% OF OPTIMUM MOISTURE CONTENT.



AREA	A	B	C
PARKING LOT	4'	1"	10"
DETENTION AREA	3'	2"	8"

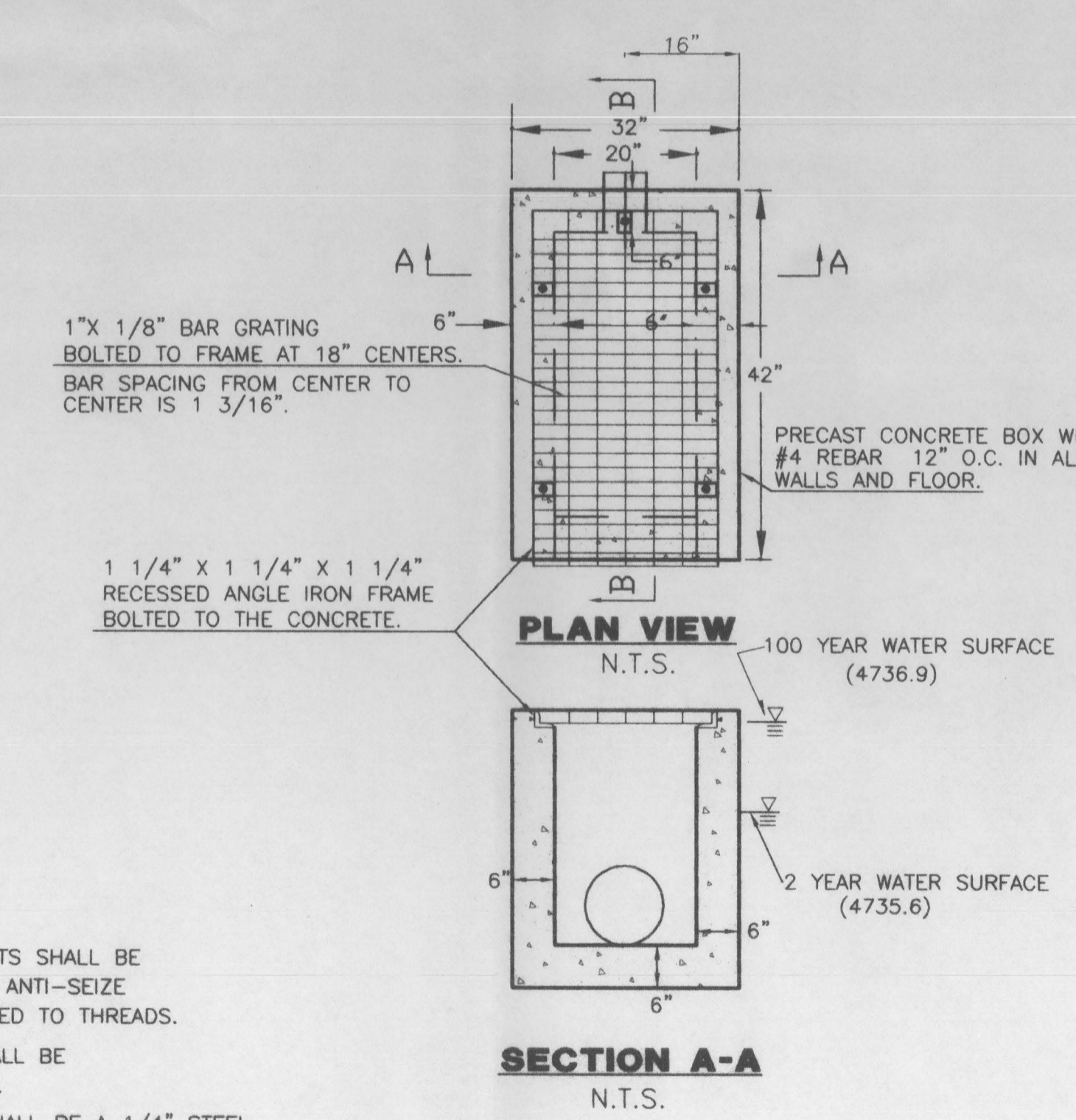
INSTALL AND SEAL CONTROL JOINTS EVERY 10'.
DRAINAGE PAN DETAIL
N.T.S.



CONCRETE CURB CHASE
N.T.S.

NOTES: 1. BLEND CURB CHASE INTO CURB AND GUTTER ON EACH END.

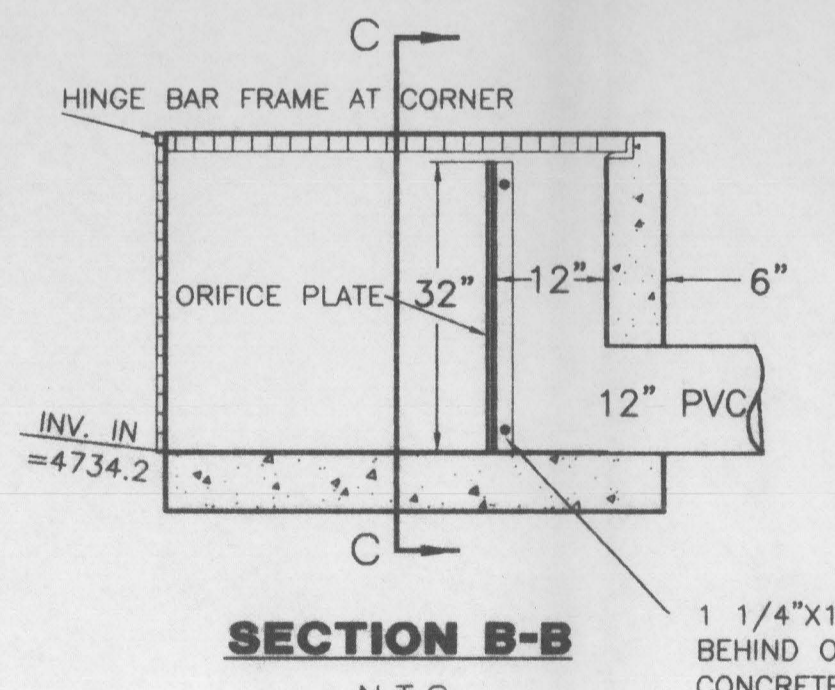
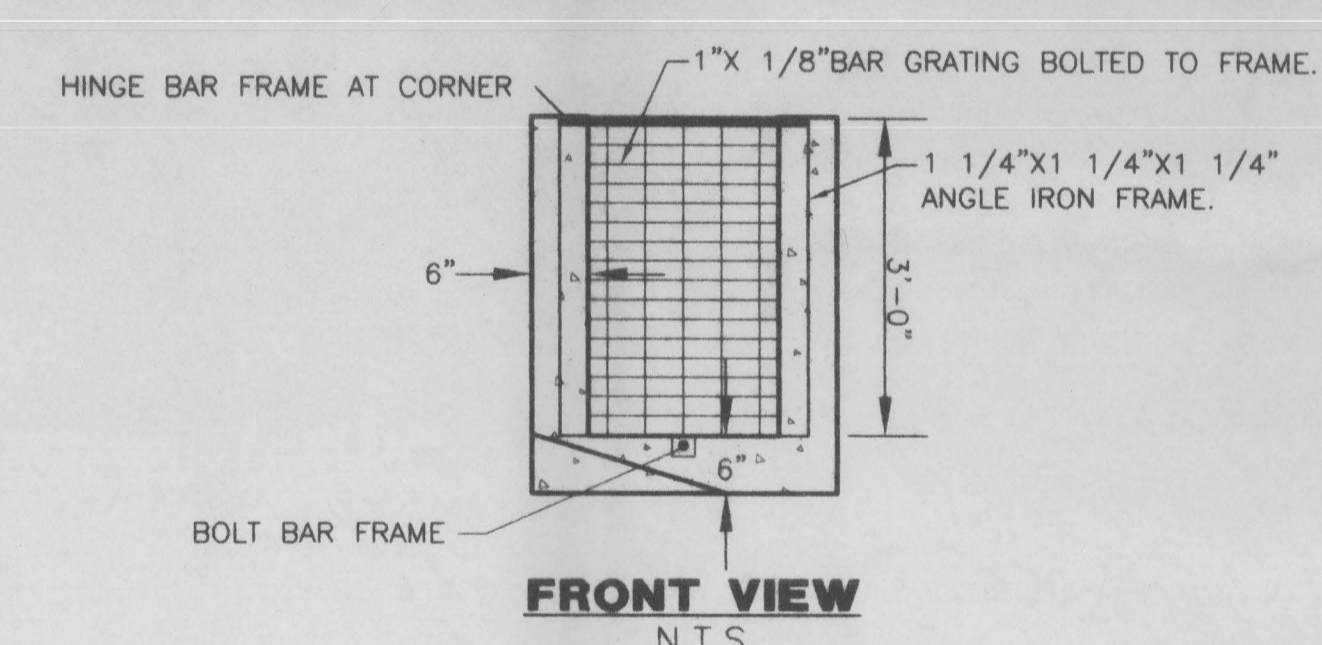
- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊗ FOUND REBAR & CAP LS-18469
 - ⊙ SET REBAR & CAP LS-18469
 - FOUND REBAR & CAP LS-16835
 - UP UTILITY POLE
 - LP LIGHT POLE
 - WV WATER VALVE
 - WM WATER METER
 - CB CATCH BASIN
 - FH FIRE HYDRANT
 - TPED TELEPHONE PEDESTAL
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ IRRIGATION MANHOLE
 - ⊕ WATER MANHOLE
 - SD— STORM DRAIN LINE
 - SS— SANITARY SEWER LINE
 - USW— US WEST COMMUNICATION LINE
 - TV— TELEVISION CABLE LINE
 - COM— COMMUNICATION LINE
 - E— OVERHEAD ELECTRIC LINE
 - UG—E— UNDERGROUND ELECTRIC LINE
 - ⇒ PROPOSED DRAINAGE PATTERNS
 - TRAFFIC DIRECTION
 - PROPOSED STORM SEWER AND INLET



NOTES:

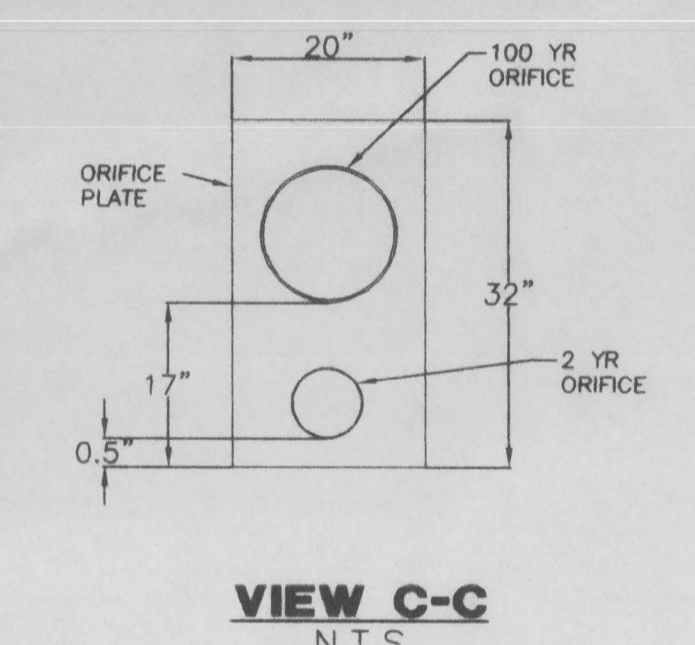
- ALL ANCHOR BOLTS SHALL BE GALVANIZED WITH ANTI-SEIZE COMPOUND APPLIED TO THREADS.
- THE GRATING SHALL BE FACTORY PAINTED.
- ORIFICE PLATE SHALL BE A 1/4" STEEL PLATE (WITH THE SPECIFIED OPENING) ANCHOR TO ANGLE BRACKETS WITH 4-5/16" GALVANIZED BOLTS. MUST FIT FLUSH TO BOTTOM AND BE REMOVEABLE. GRIND PLATE TO SMOOTH GRIND PLATE TO SMOOTH ALL SHARP EDGES. ALIGN BOTTOM OF ORIFICE WITH PIPE INVERT.

DETENTION POND OUTLET STRUCTURE DETAIL
N.T.S.



OUTLET WORKS

OUTLET	ORIFICE OPENING	PIPE SIZE
2 YEAR	3.0"	12"
100 YEAR	7.63"	12"



APPROVED FOR CONSTRUCTION: *Chris M.*
CITY DEVELOPMENT ENGINEER
DATE: 4/21/00

ACCEPTED AS CONSTRUCTED: _____
CITY DEVELOPMENT ENGINEER
DATE: _____

CITY UTILITY ENGINEER: _____
DATE: _____

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\0010\0010TSEC.DWG

GRAND JUNCTION HARLEY DAVIDSON DETAILS

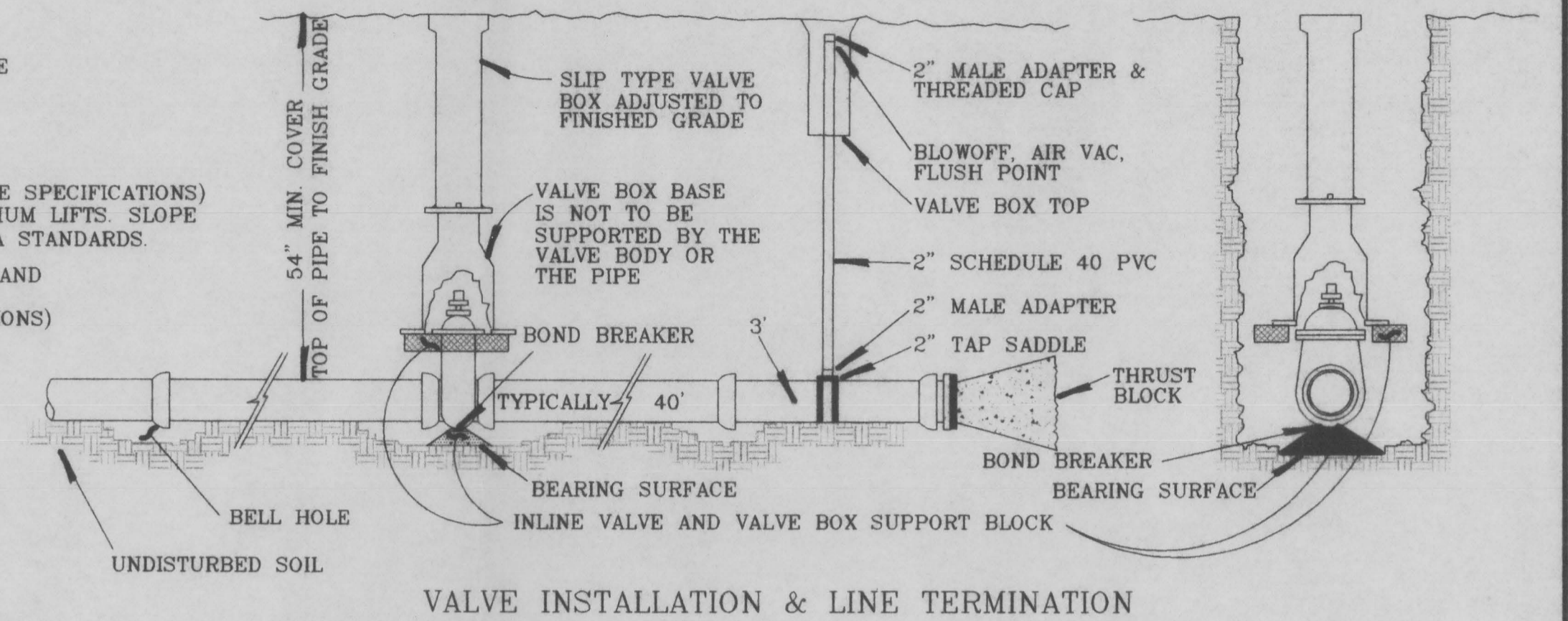
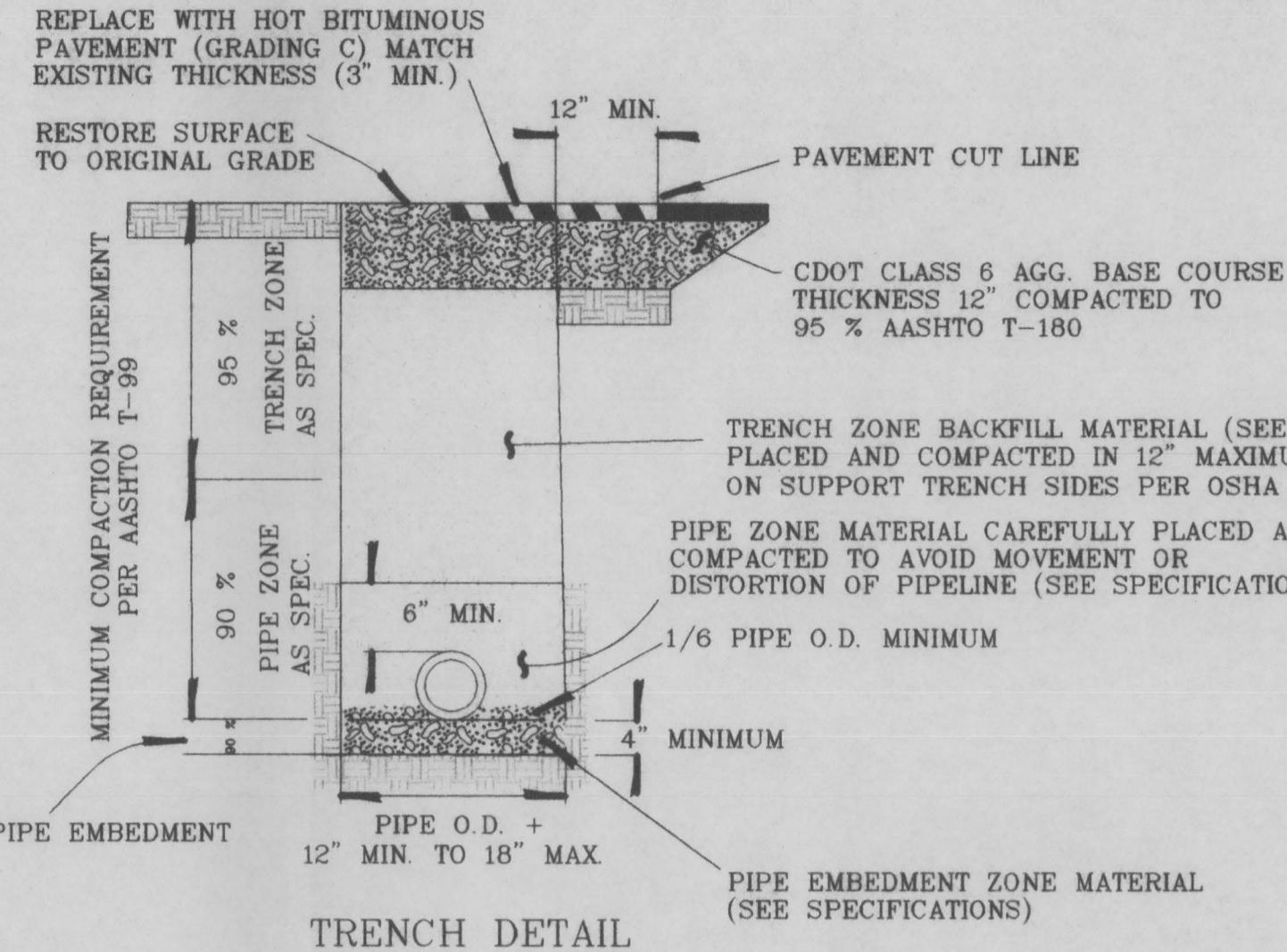
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WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W. NO LESS THAN 2' NOR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.

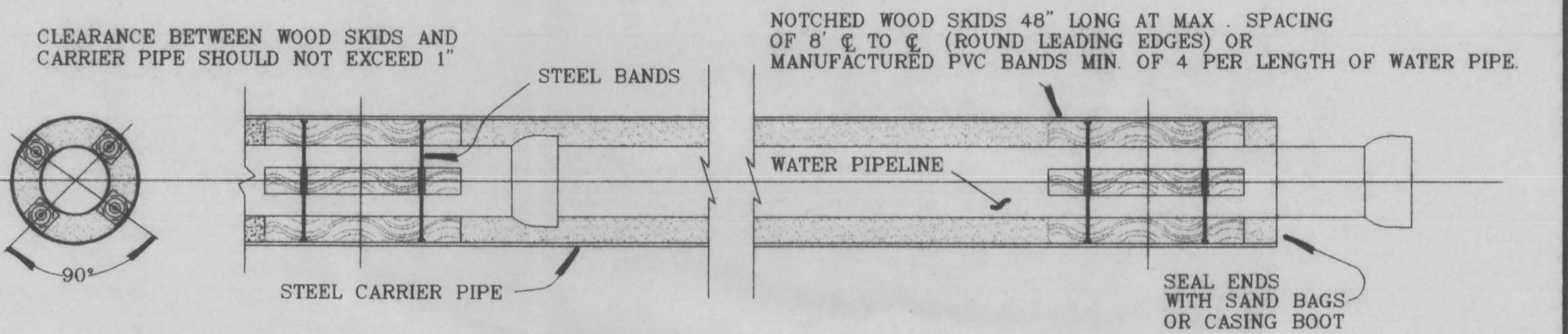
ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH MINIMUM 4 MIL HIGH DENSITY POLYETHYLENE MATERIAL PRIOR TO BACKFILLING.

DIRECTIONAL CHANGES OF 11 1/4" OR MORE IN PIPE DIAMETERS 4" OR GREATER SHALL BE DUCTILE IRON FITTINGS WITH CONCRETE THRUST BLOCKING.

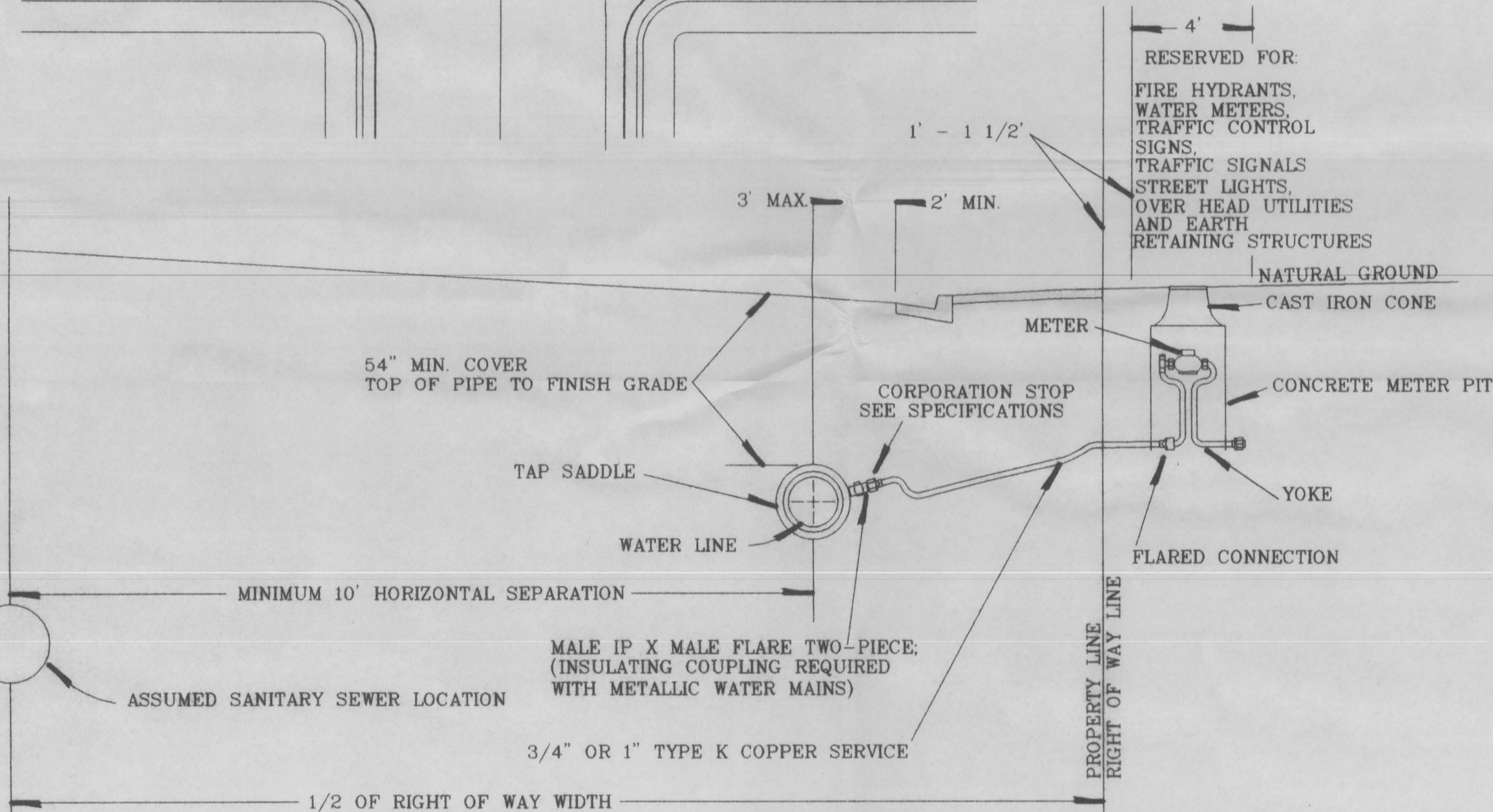


DEADENDS MUST EXTEND A MIN OF 40' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.

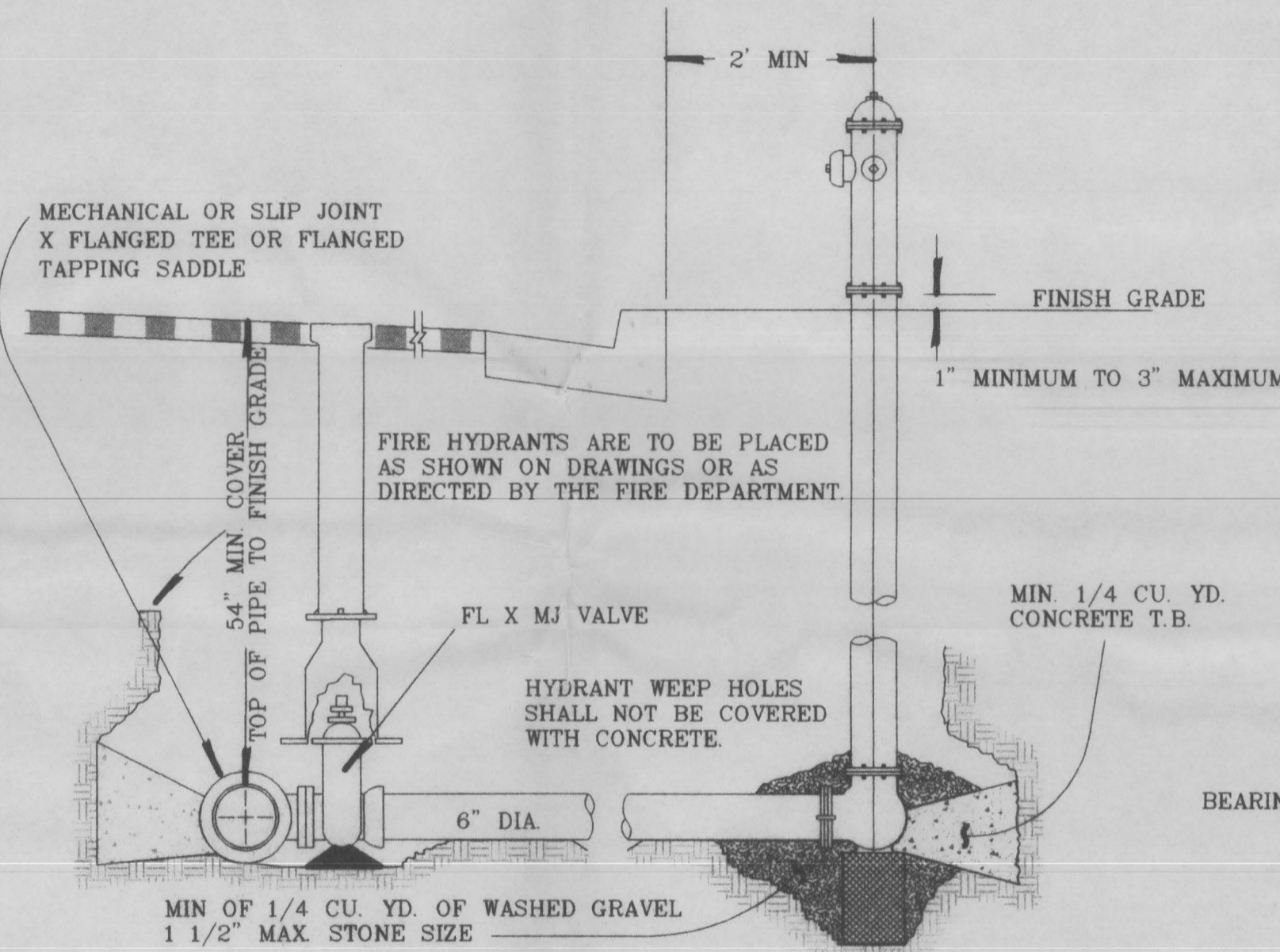
TYPICAL WATER LINE PLAN FOR INTERSECTIONS



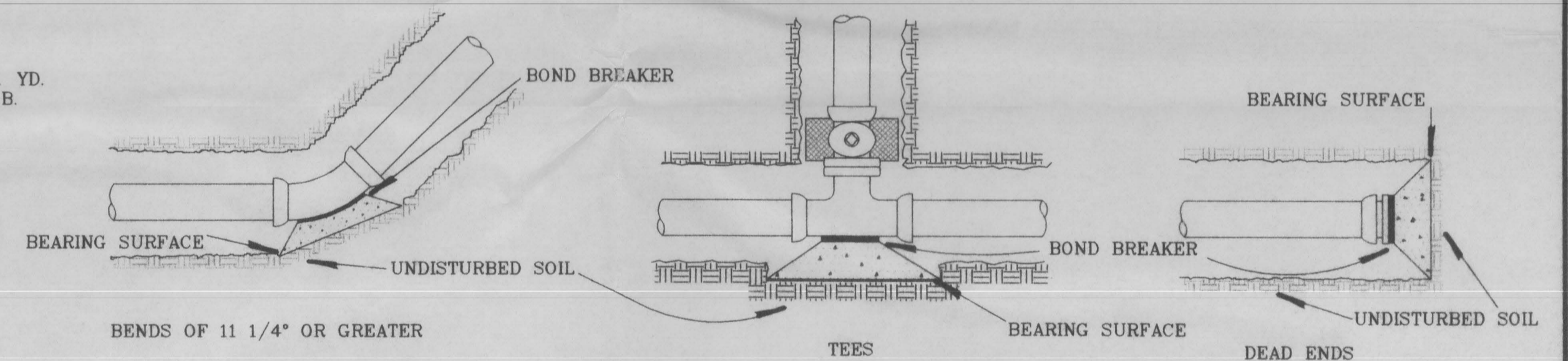
PIPELINE ENCASEMENT DETAIL



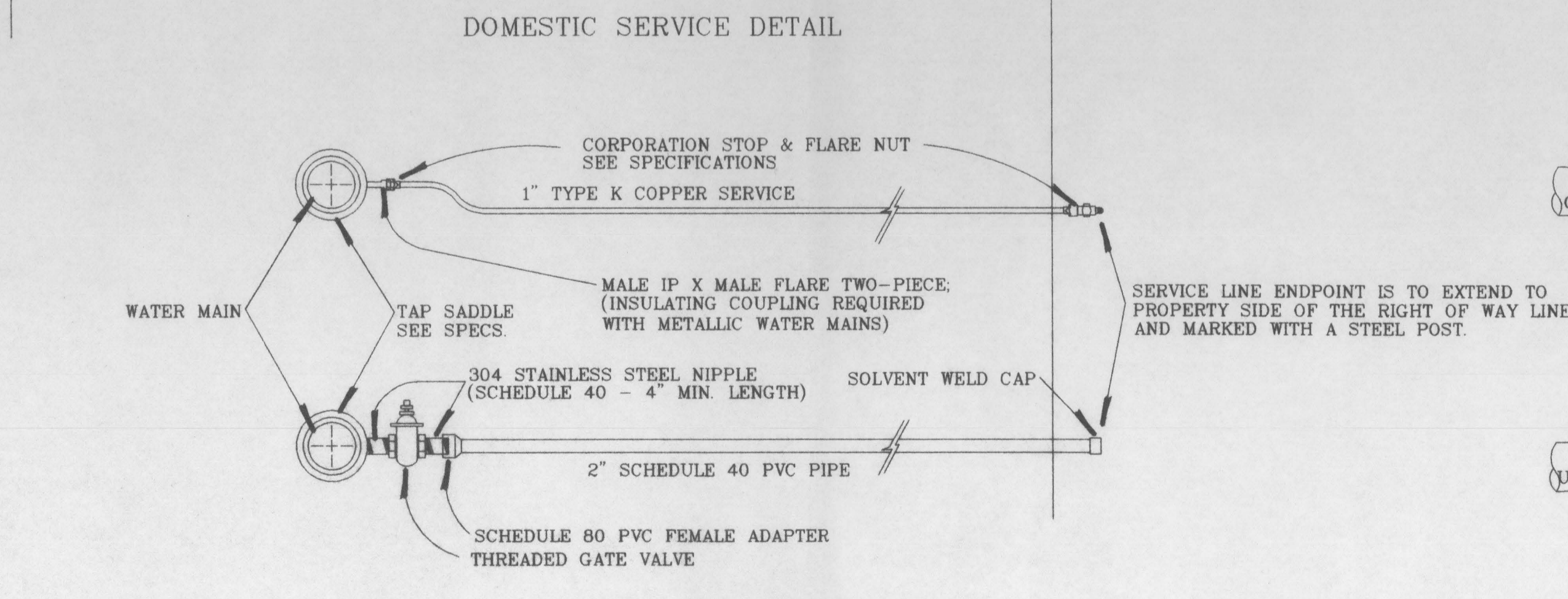
DOMESTIC SERVICE DETAIL



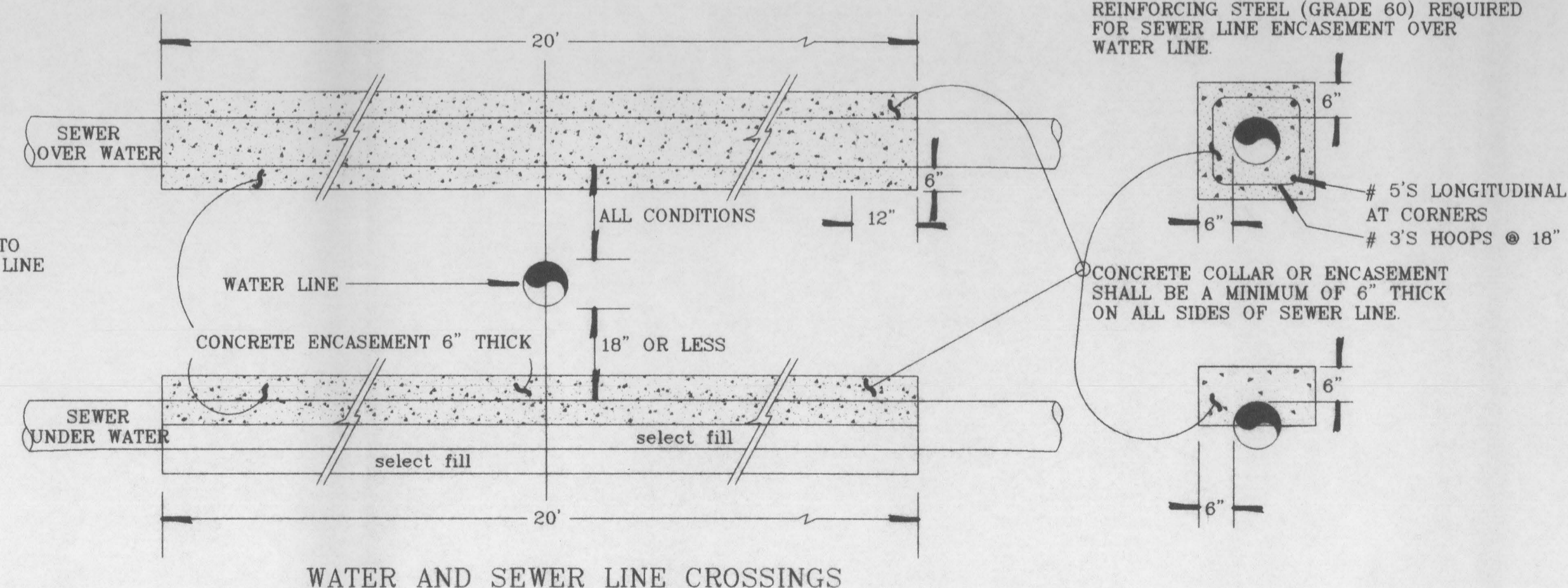
FIRE HYDRANT DETAIL



THRUST BLOCK DETAILS



COMMERCIAL SERVICE DETAIL



WATER AND SEWER LINE CROSSINGS

TABLE FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0

F.H. 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"

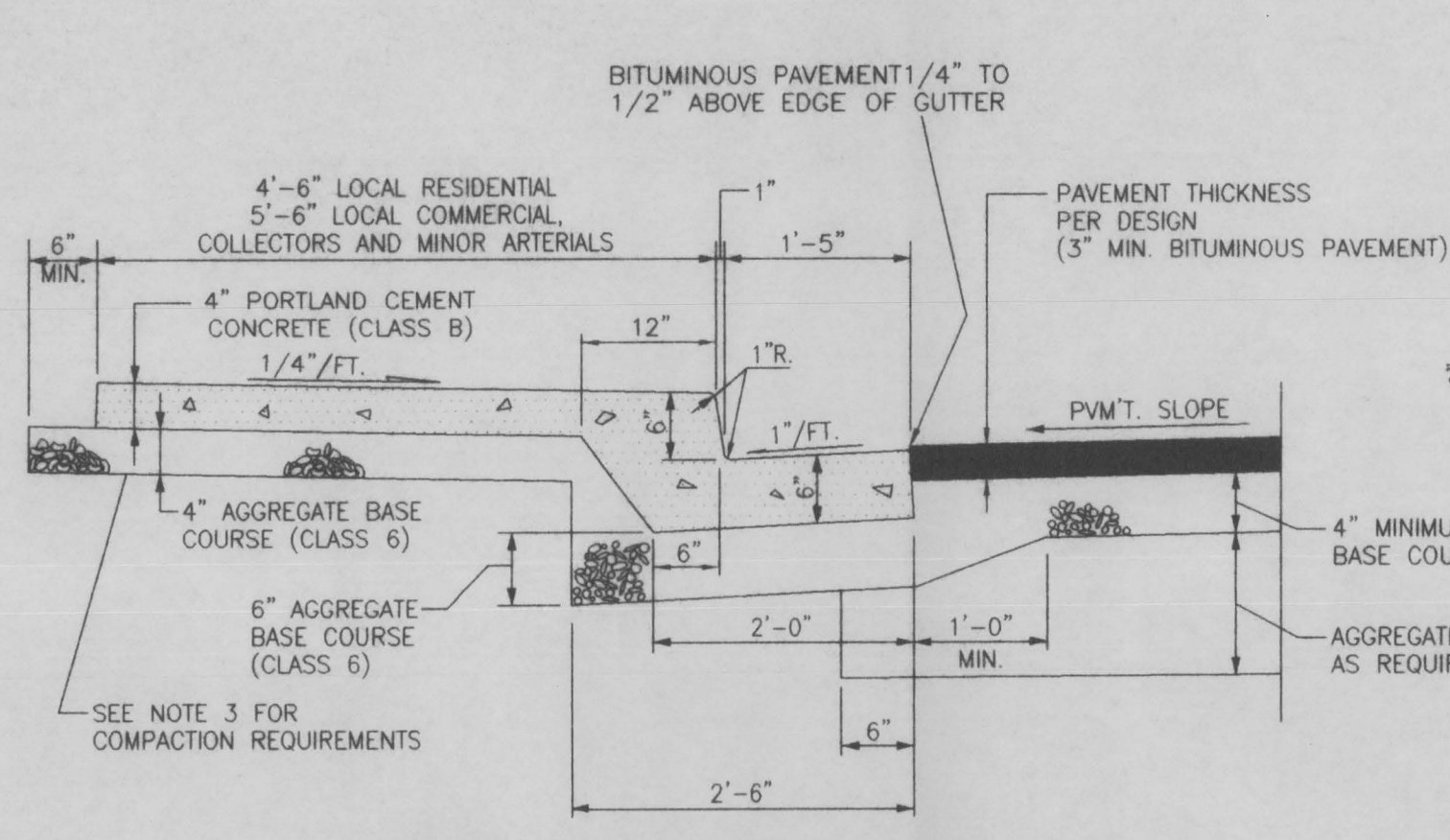
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

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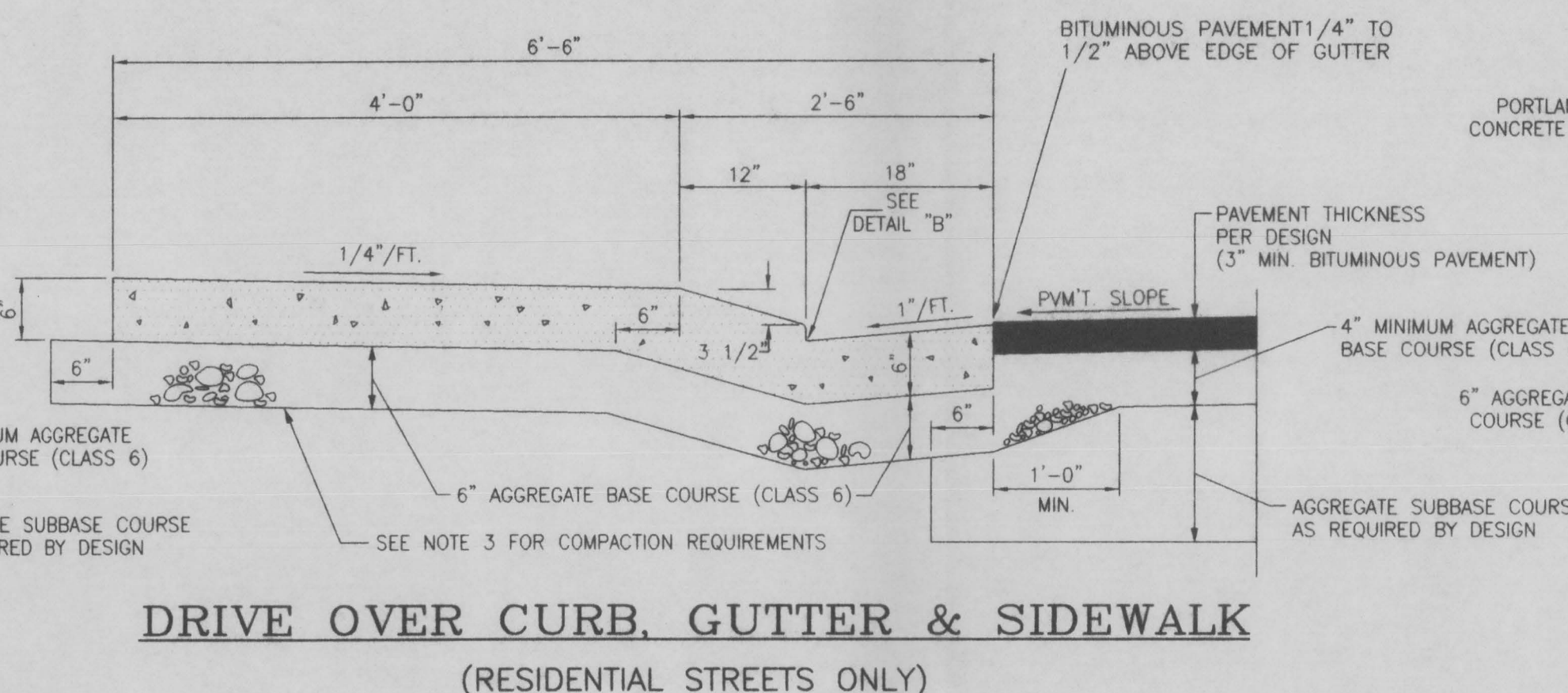
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REVISION	-	CHECKED BY R. TOOKER	DATE 3-9-95	PLAN
REVISION	-	APPROVED BY R. OHM	DATE 3-9-95	PROFILE
REVISION	-	FILED BOOK NO.	PAGE	HORIZ. N/A
				VERT. N/A

UTE WATER CONSERVANCY DISTRICT
STANDARD DETAIL SHEET

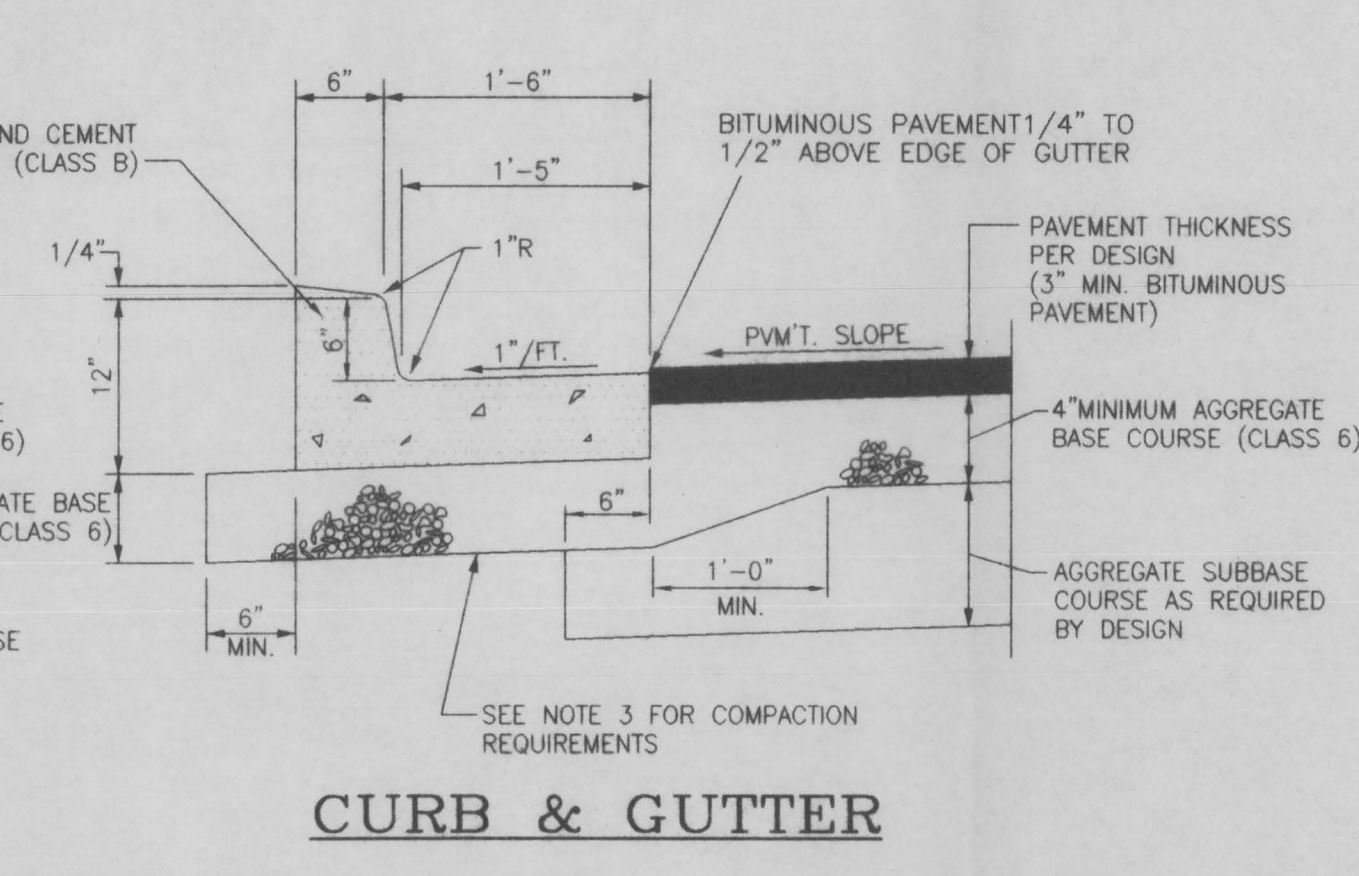
GRAND JUNCTION HARLEY DAVIDSON			
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Drawn	Date	Rv.	of
	3/15/00	0010	6
			8



**MONOLITHIC CURB, GUTTER & SIDEWALK
SECTION F-F**

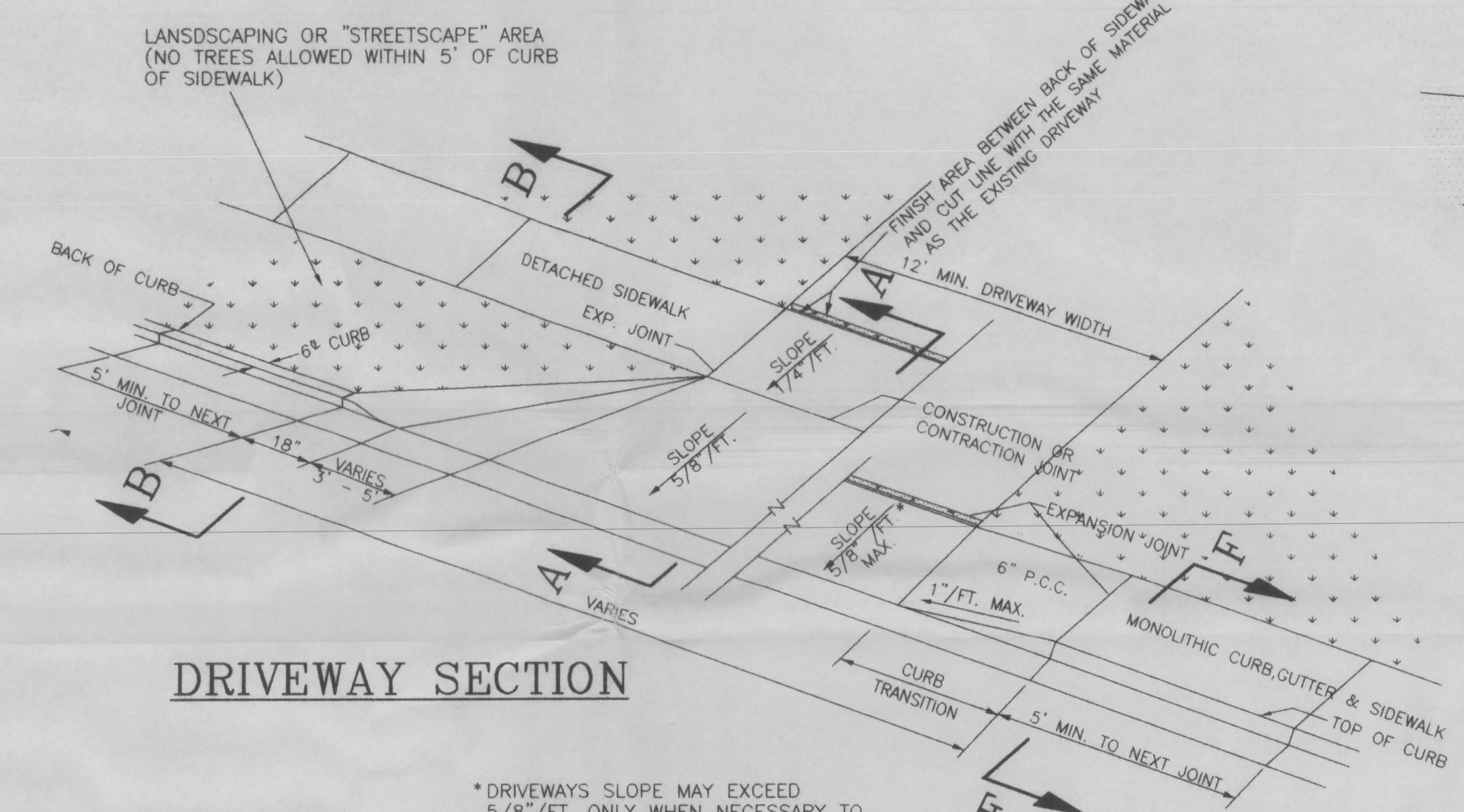


**DRIVE OVER CURB, GUTTER & SIDEWALK
(RESIDENTIAL STREETS ONLY)**

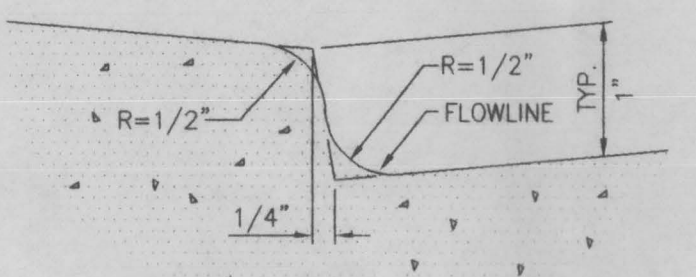


CURB & GUTTER

- GENERAL NOTES**
- ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
 - ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CITY CONTRACTOR. A CITY PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
 - ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 95% OF AASHTO T-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 95% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
 - ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
 - ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 6 INCHES THICK (MIN.) FOR RESIDENTIAL USES AND 8" THICK (MIN.) FOR ALL OTHER USES.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, DRAINAGE PANS, ETC., AT ENDS OF HORIZONTAL CURVES, AT EDGES OF DRIVEWAY SECTIONS AND AT MAXIMUM SPACING OF 200'. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAX. SPACING.
 - VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE IMMEDIATELY AFTER FINISHING.
 - ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
 - UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
 - HANDICAP RAMPS SHALL BE INSTALLED AT EACH CORNER OF ALL STREET INTERSECTIONS. SEE EXHIBIT "G" FOR DETAILS.



DRIVEWAY SECTION

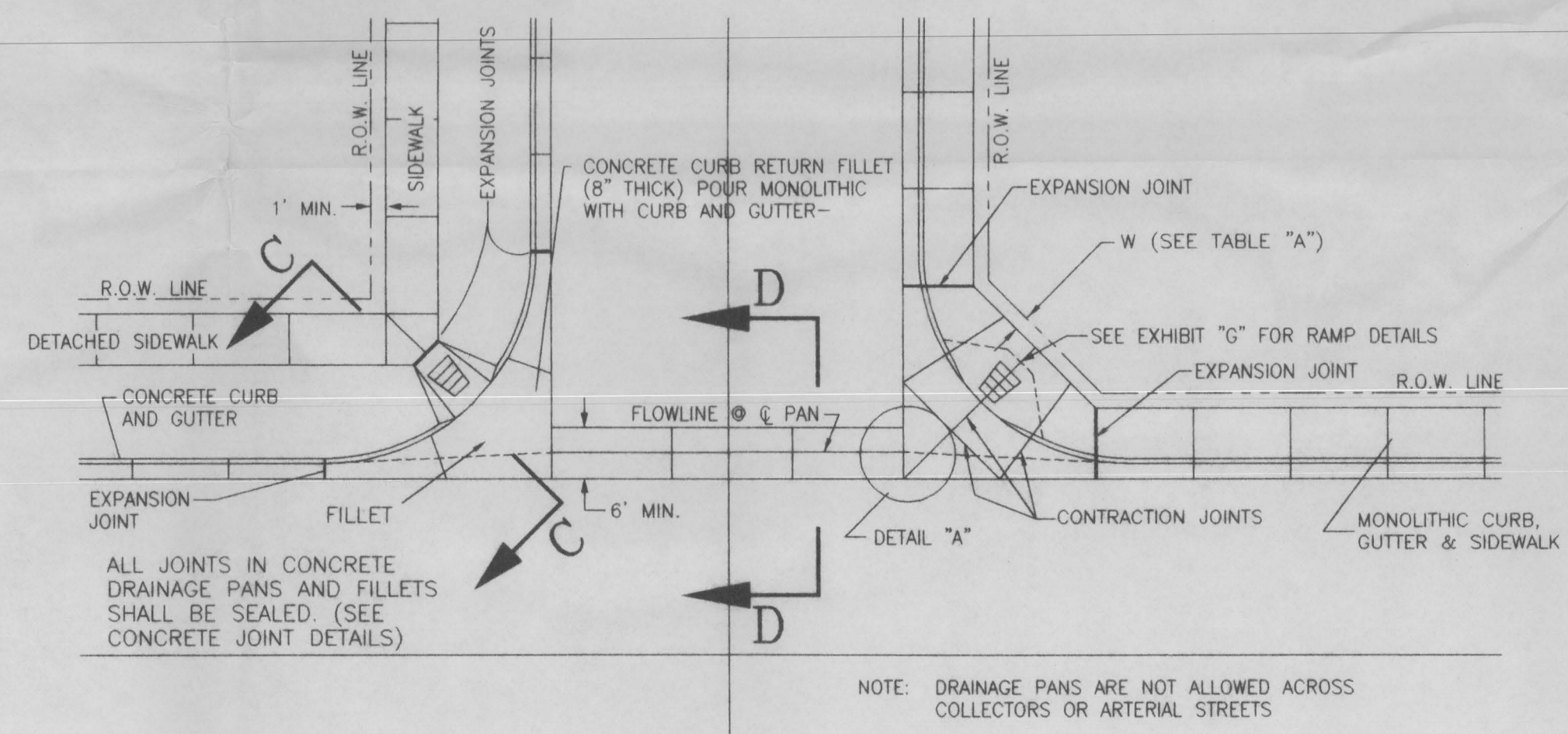


DETAIL "B"

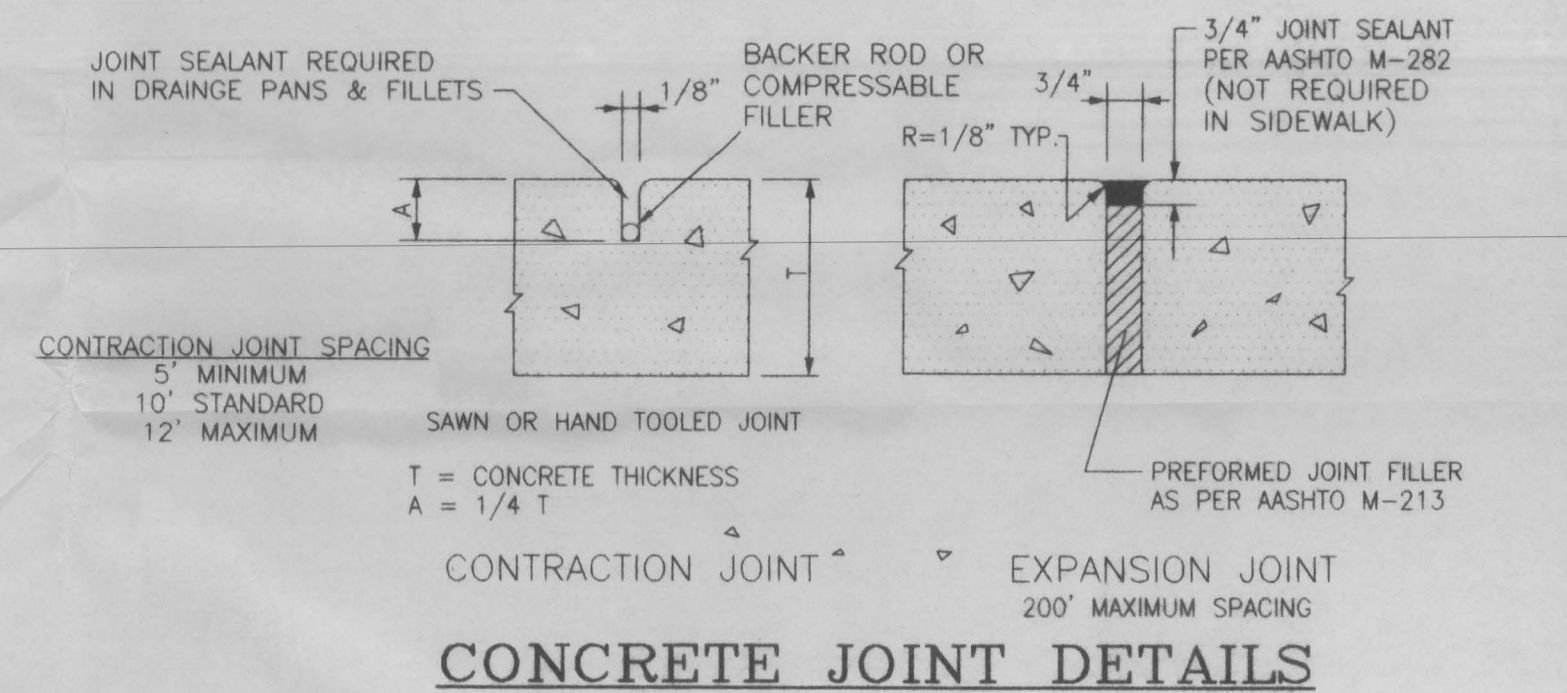
RADI AND RIGHT-OF-WAY WIDTH AT INTERSECTION CORNER

INTERSECTING STREETS	RADIUS TO FLOWLINE OF GUTTER	MIN. WIDTH (W) FROM BACK OF SIDEWALK TO RIGHT-OF-WAY LINE
ARTERIAL - ARTERIAL	35'	5'
ARTERIAL - ALL OTHER STREETS	30'	5'
COLLECTOR - COLLECTOR	30'	2'
COLLECTOR - RESIDENTIAL	25'	2'
COLLECTOR - INDUSTRIAL	30'	2'
RESIDENTIAL - RESIDENTIAL	20'	2'
INDUSTRIAL - INDUSTRIAL	30'	2'

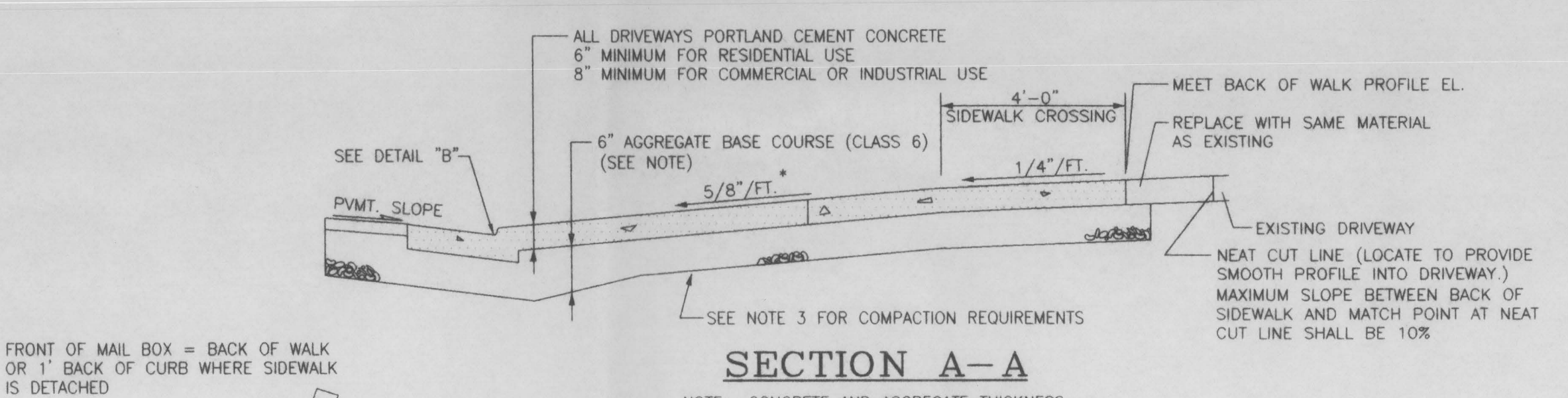
NOTE: USE COLLECTOR STREET DIMENSIONS FOR COMMERCIAL STREETS.



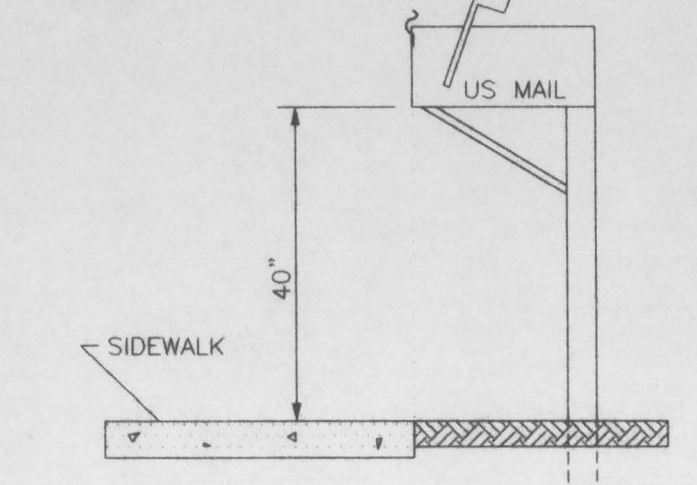
STREET INTERSECTION AND DRAINAGE PAN DETAILS



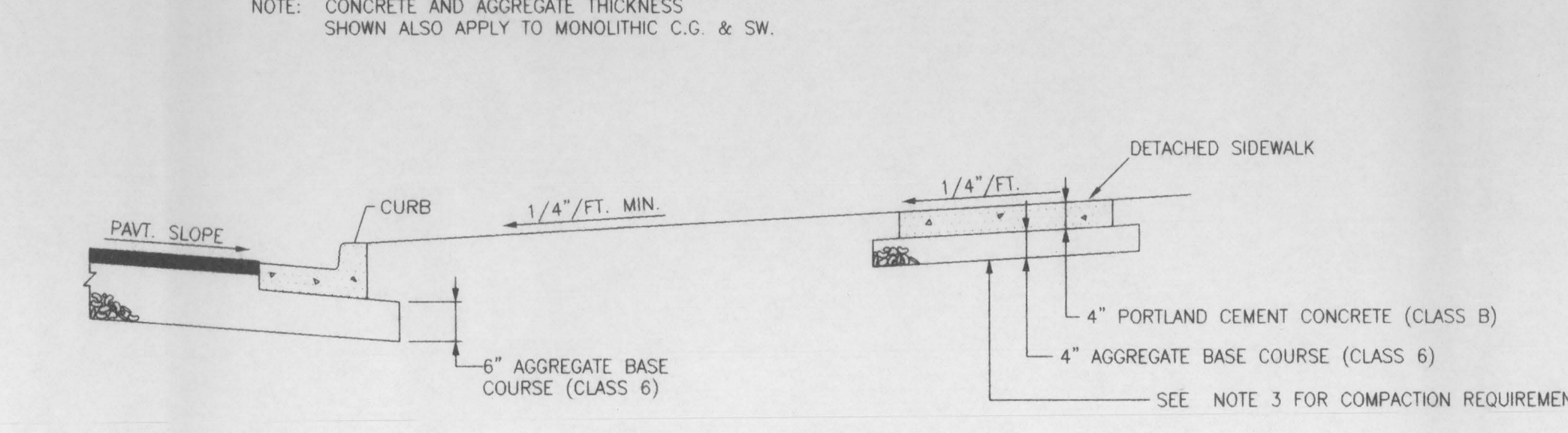
CONCRETE JOINT DETAILS



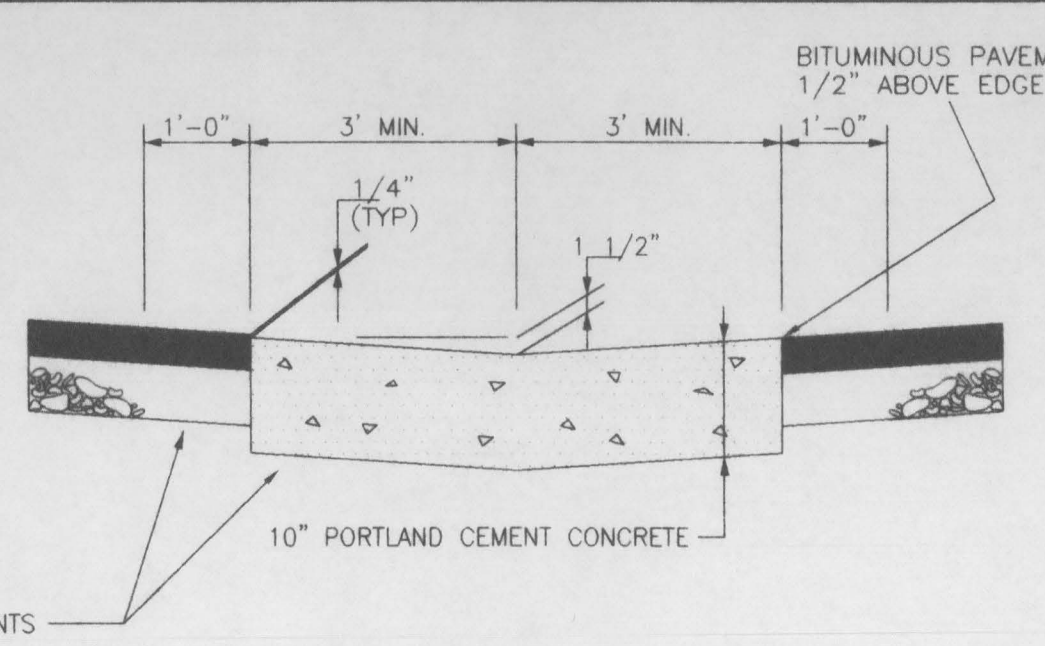
SECTION A-A



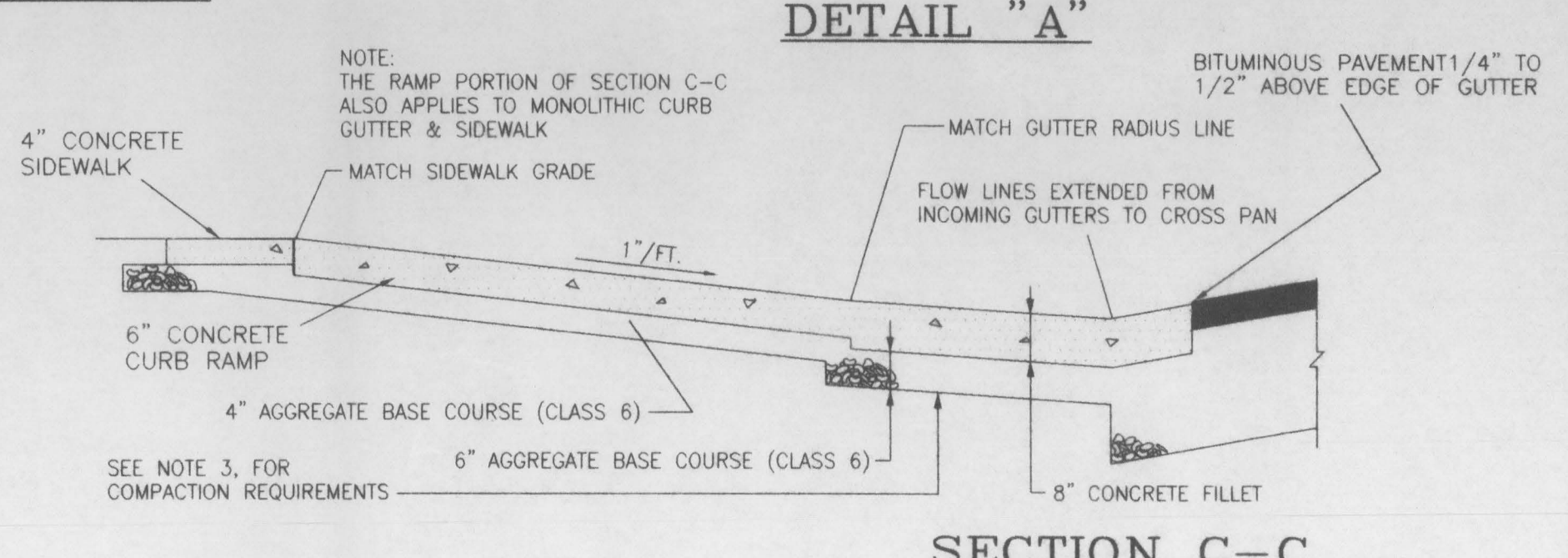
MAIL BOX INSTALLATION



SECTION B-B



SECTION D-D



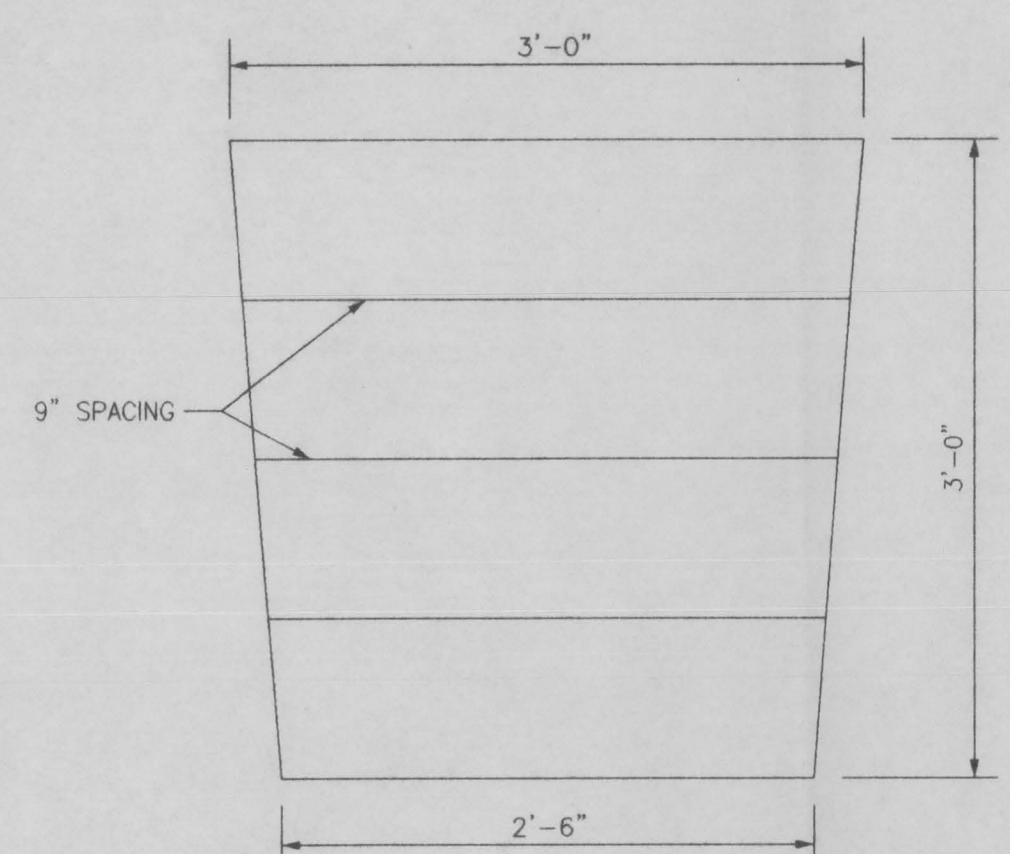
SECTION C-C

DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	SCALE
ADOPTED BY CITY COUNCIL RESOLUTION	7/1/92			6/29/92	PLAN PROFILE
REVISION BY CITY COUNCIL RESOLUTION	6/15/94	CHECKED BY	T.A.B.	DATE	6/29/92
REVISION		APPROVED BY	J.D.N.	DATE	6/29/92
REVISION		FIELD BOOK NO.		PAGE	

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION 244-1554
CITY OF GRAND JUNCTION, COLORADO**

**EXHIBIT "E"
STANDARD CONCRETE DETAILS**

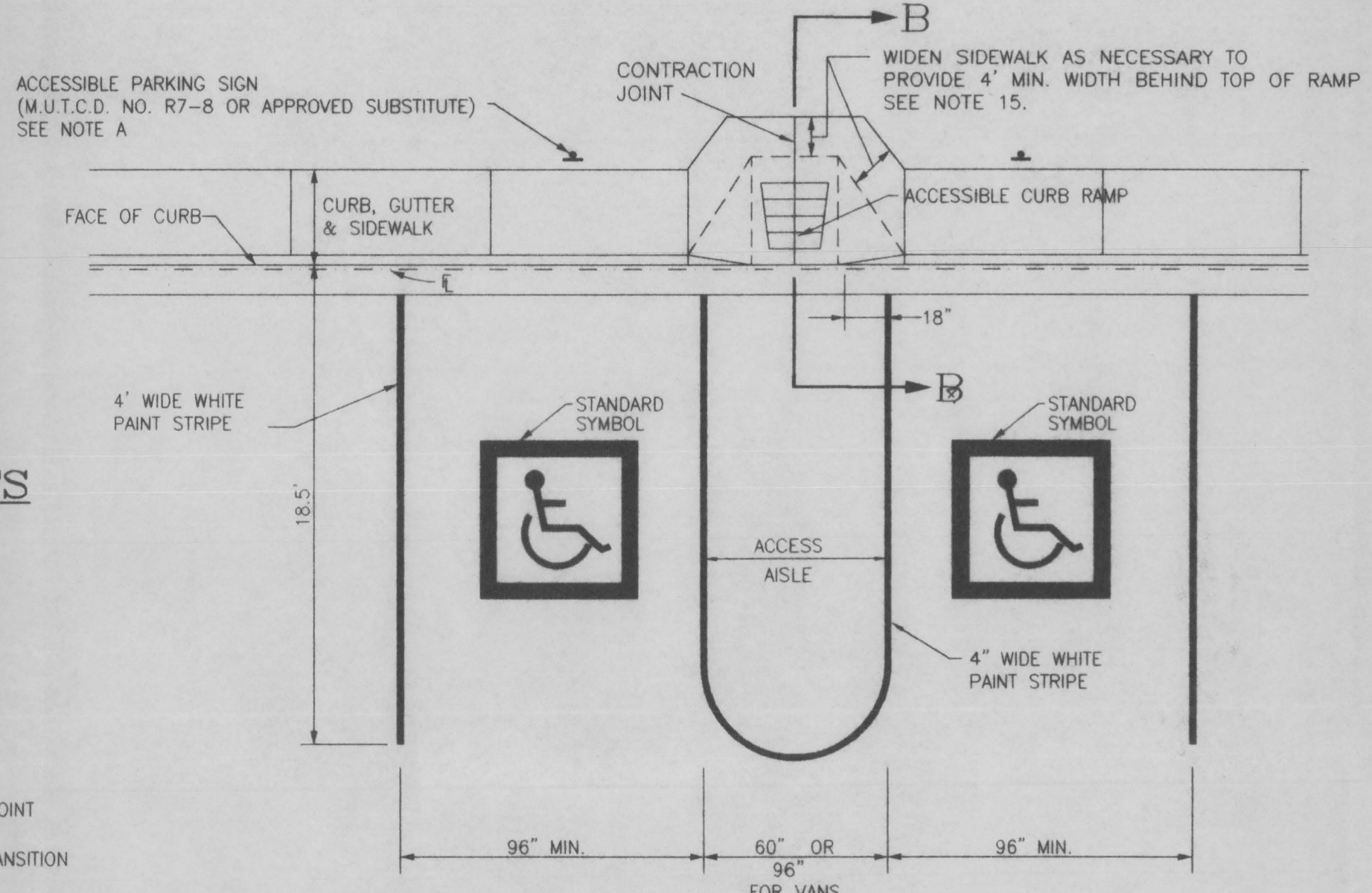
SHEET NO. 7 OF 8
FILE NO. EX-E-96.DWG



DETAIL FOR RAMP DETECTABLE WARNING
NOTE: GROOVES IN PATTERN ARE 1/4" MAX. DEPTH X 1/4" MAX. WIDTH

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 PERCENT OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

ACCESSIBLE PARKING REQUIREMENTS
PER ADA 4.1.2(5)(g)



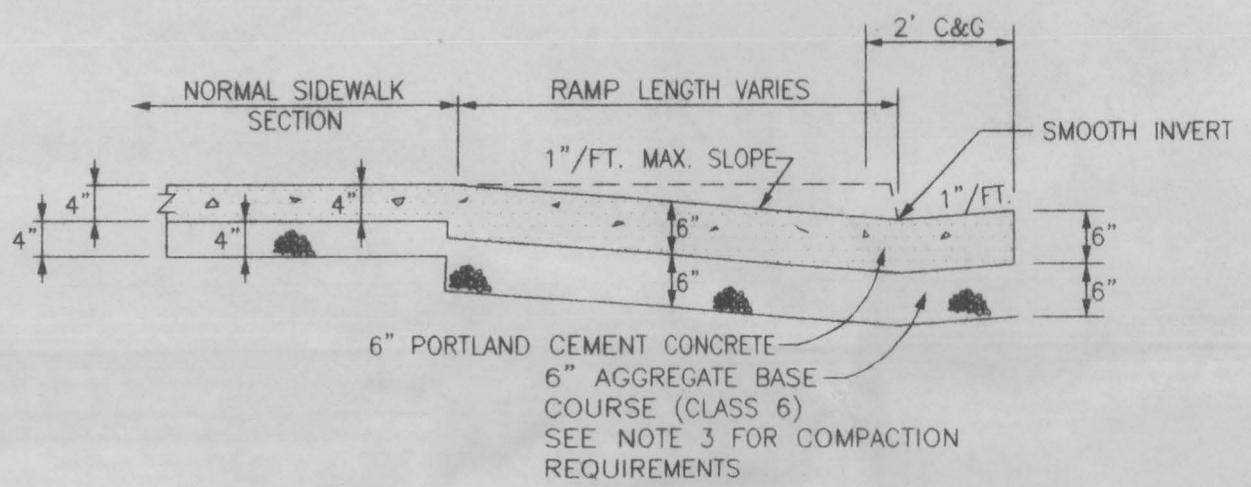
NOTES:

A. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (SEE UFAS 4.30.5). SPACES COMPLYING WITH NOTE B SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE MOUNTED SO THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE.

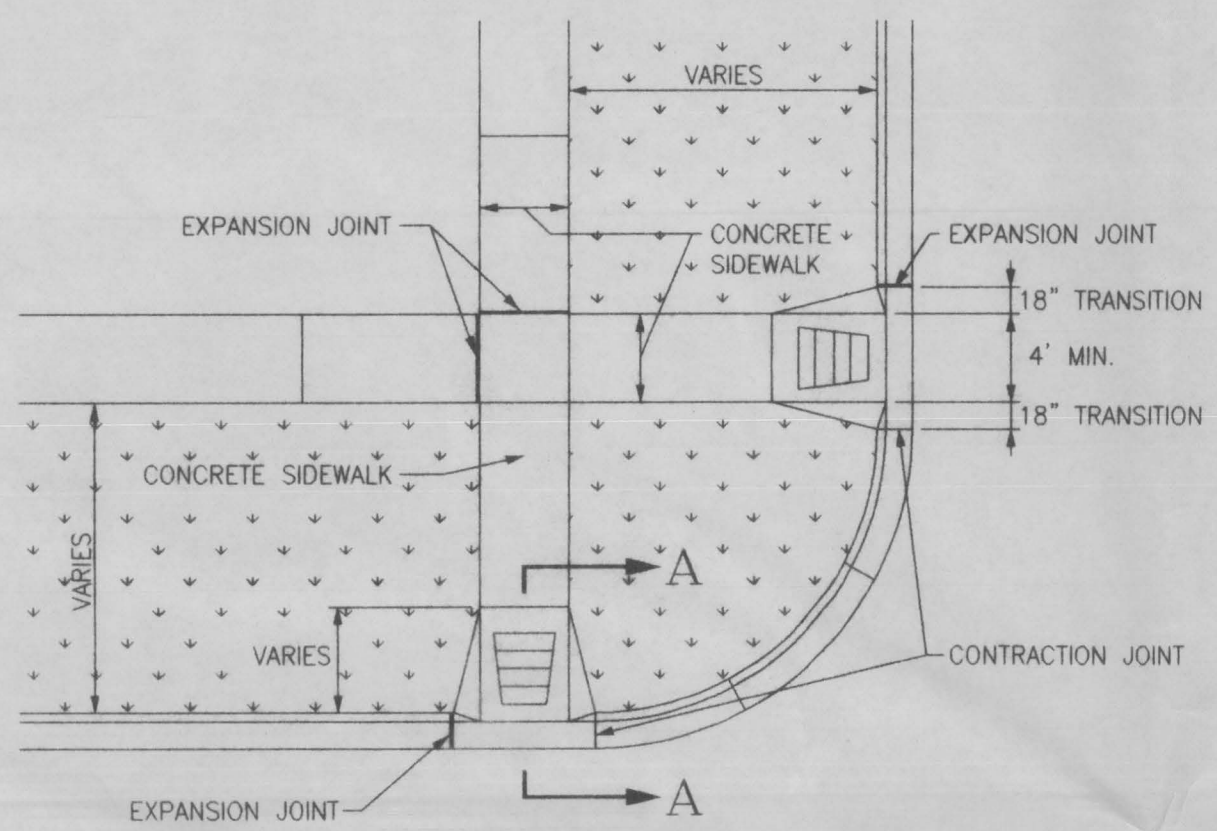
B. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS SPECIFIED BY NOTE A.

C. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESS ROUTE TO THE BUILDING OR FACILITY ENTRANCE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.

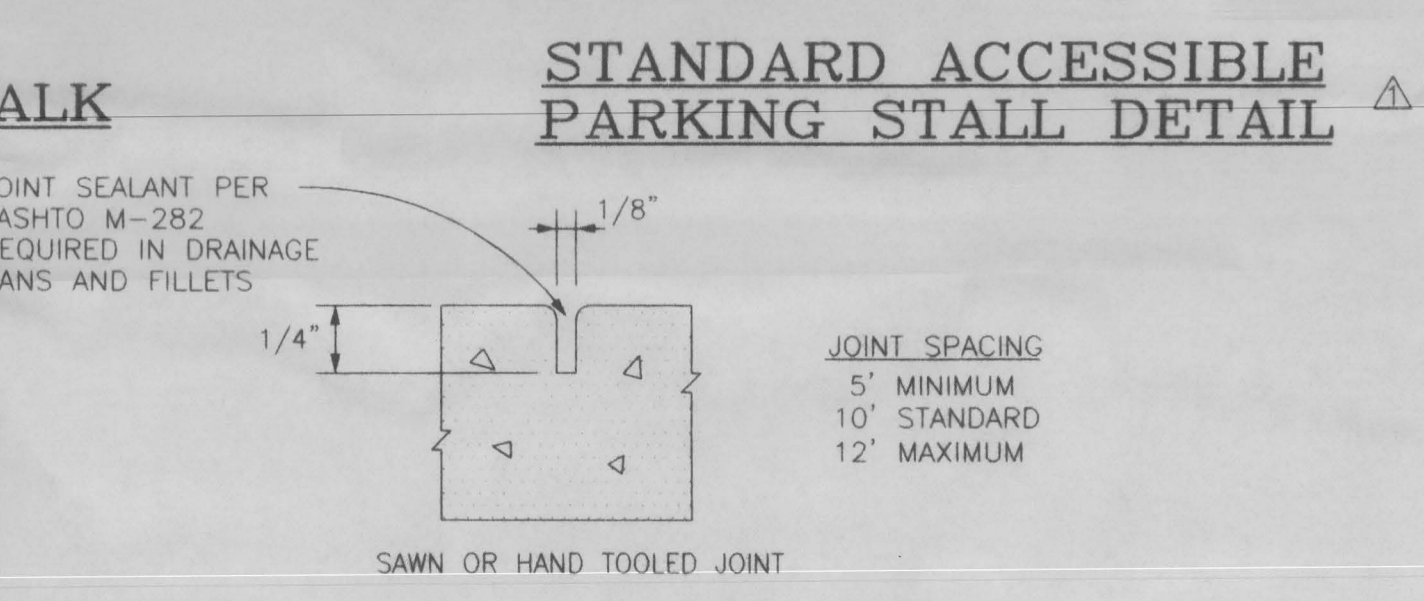
- GENERAL NOTES**
- ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B". ALL CONCRETE SHALL BE MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STREET CONSTRUCTION SPECIFICATIONS.
 - ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER & SIDEWALK CONTRACTOR. A PERMIT IS REQUIRED AT EACH SITE WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
 - ALL CONCRETE RAMPS, SIDEWALKS, CURBS, GUTTERS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 95% OF AASHTO I-180 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 6 INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE COMPACTED TO AT LEAST 95% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED.
ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
 - DRAWING INDICATES TYPICAL SECTION ONLY. CONDITIONS AND/OR OBSTRUCTIONS MAY NECESSITATE VARIATIONS OR REPOSITIONING. ALL LOCATIONS SHALL BE APPROVED ON AN INDIVIDUAL BASIS BY THE ENGINEER OR HIS REPRESENTATIVE.
 - ACCESSIBLE CURB RAMPS AT INTERSECTIONS SHALL BE ALIGNED WITH STREET CROSSWALKS.
 - AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACE IMMEDIATELY AFTER FINISHING.
 - ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
 - MINIMUM SPACING BETWEEN JOINTS IN CURB, GUTTER & SIDEWALK IS 5 FEET.
 - WATER SHALL NOT BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
 - THE MAXIMUM LONGITUDINAL SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1"/FT. (8.33%).
 - THE SURFACE OF ALL ACCESSIBLE RAMPS AND FLARED SIDES SHALL BE FINISHED WITH A COURSE BROOMED TEXTURE PERPENDICULAR TO THE SLOPE OF THE RAMP.
 - ALL HANDICAP RAMPS, PARKING STALLS AND LANDINGS, SHALL CONFORM TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) LATEST EDITION.



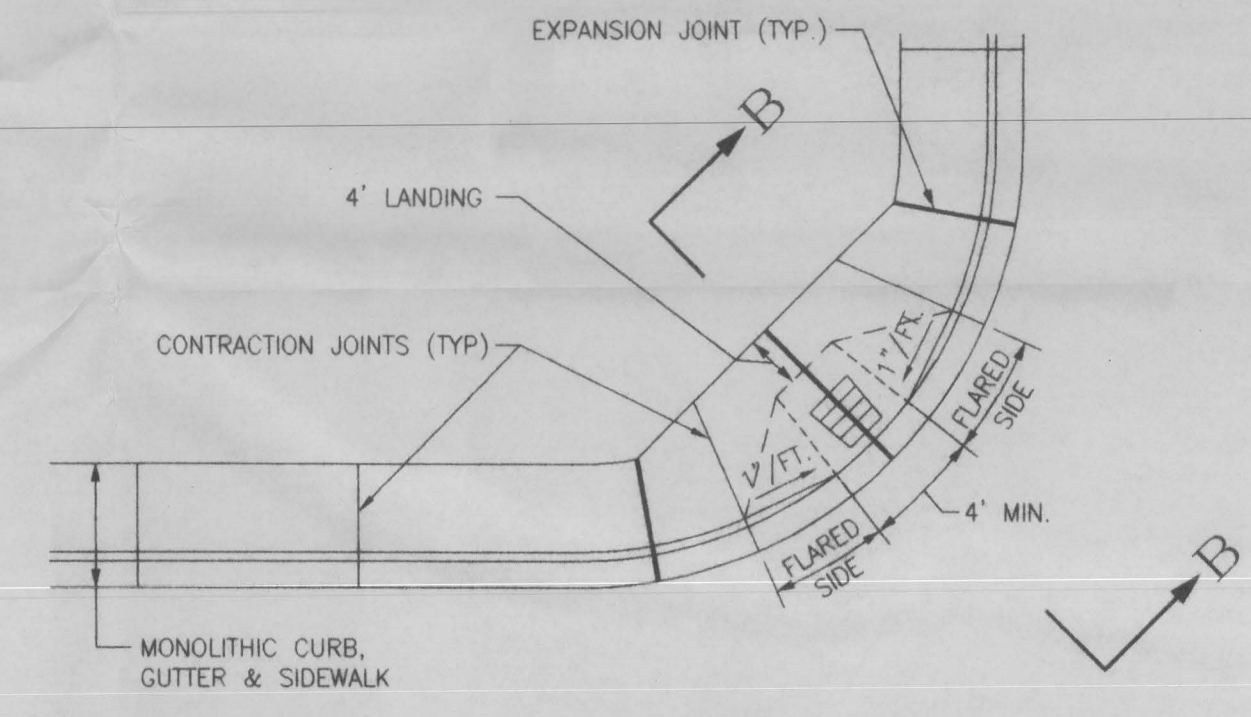
SECTION A-A



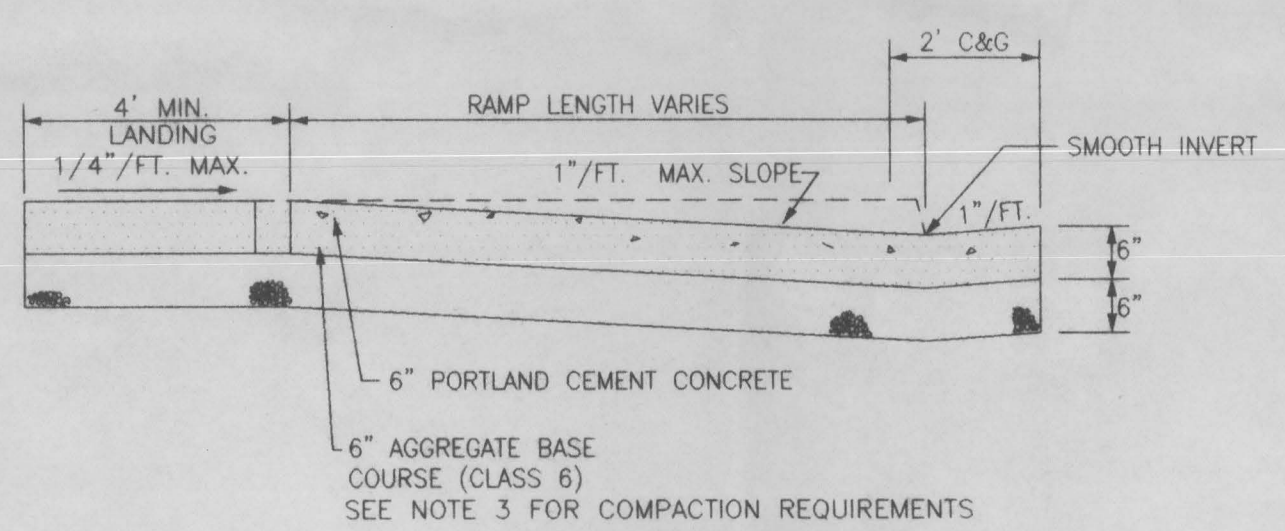
CURB RAMP(S) AT INTERSECTING SIDEWALK



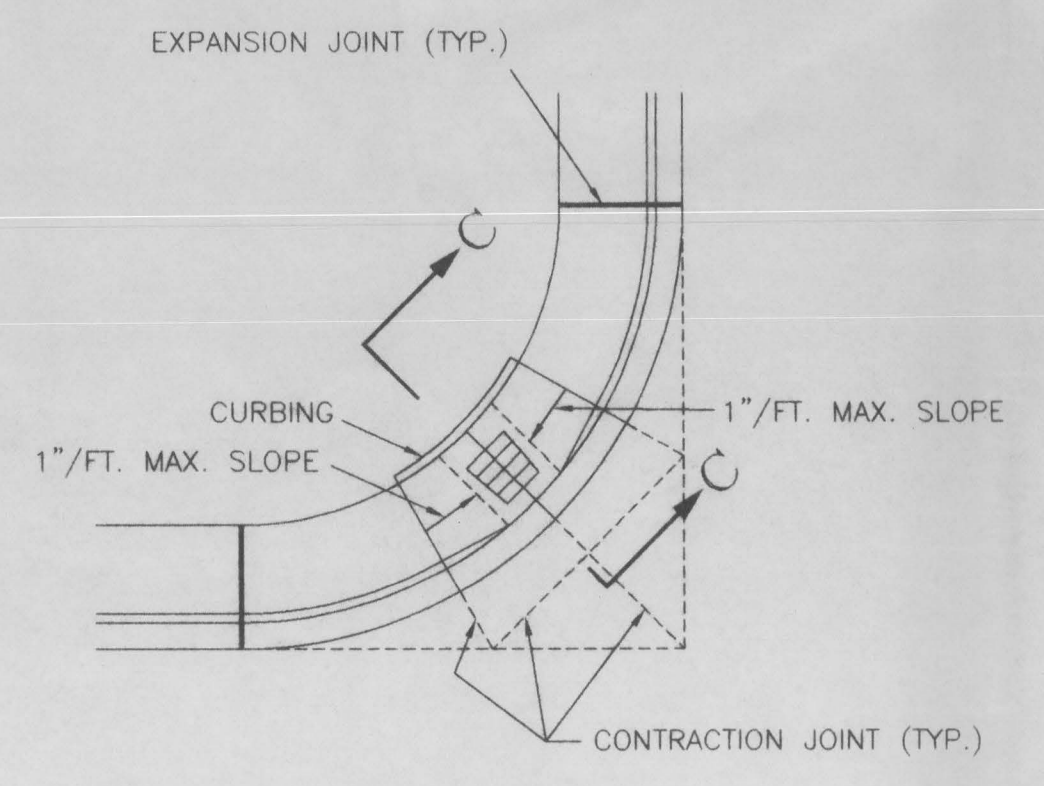
CONTRACTION JOINT DETAIL



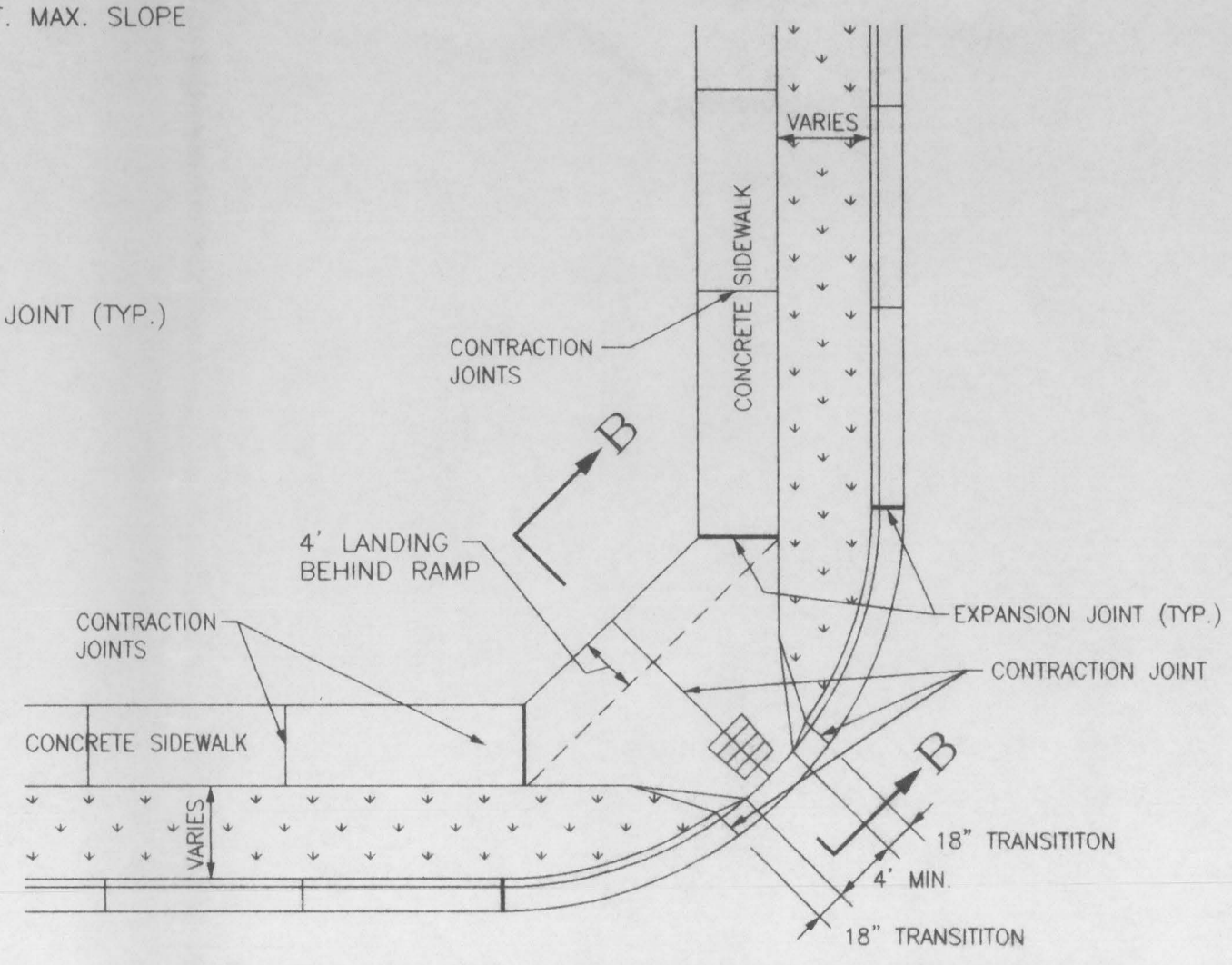
RAMP IN MONOLITHIC CURB, GUTTER AND SIDEWALK



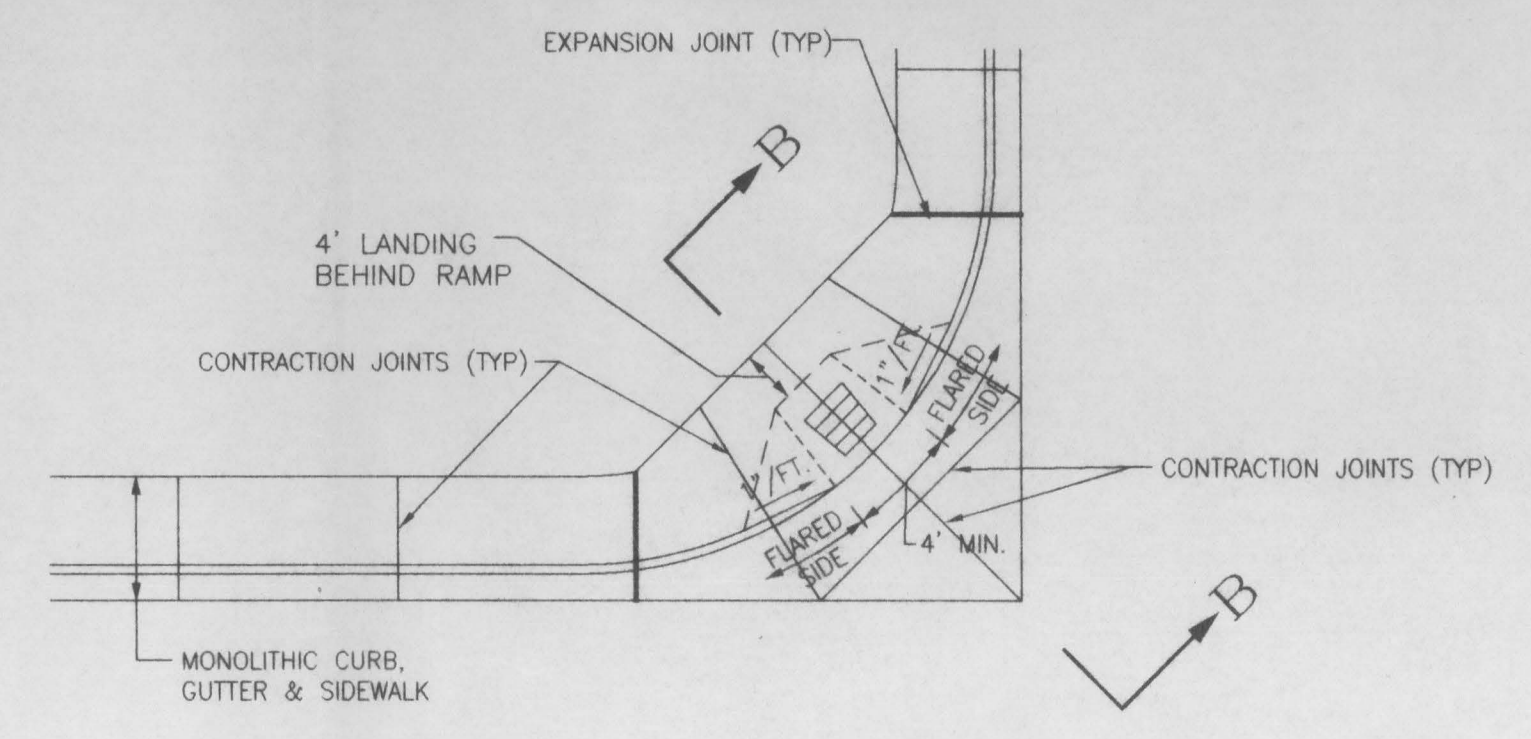
SECTION B-B



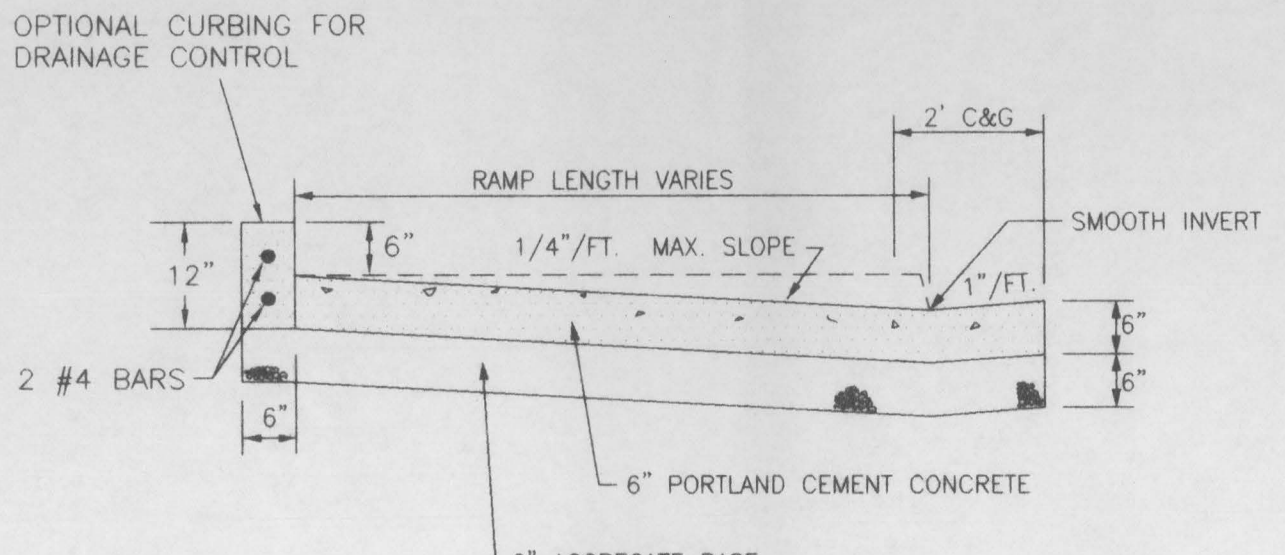
ALTERNATE RAMP
WITHOUT LANDING BEHIND RAMP
(FOR RETROFIT ON EXISTING STREETS ONLY)



CURB RAMP WITH DETACHED SIDEWALKS



RAMP IN MONOLITHIC CURB, GUTTER AND SIDEWALK WITH CONCRETE FILLET



SECTION C-C

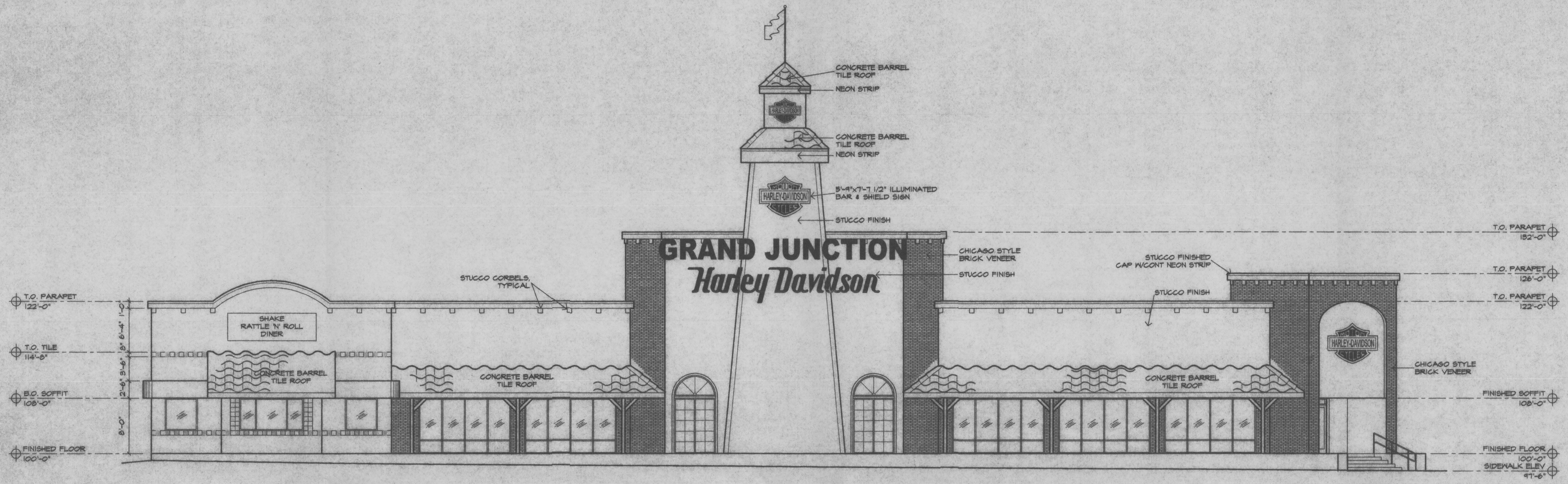
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ADOPTED BY CITY COUNCIL RESOLUTION	7/1/92	CHECKED BY	T.A.B.	DATE	6/29/92	PLAN PROFILE
REVISION BY CITY COUNCIL RESOLUTION	6/15/94	APPROVED BY	J.D.N.	DATE	6/29/92	HORIZ. N.T.S. HORIZ.
REVISION	JUNE 1996	FIELD BOOK NO.		PAGE		VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION 244-1554
CITY OF GRAND JUNCTION, COLORADO

EXHIBIT "G"
ACCESSIBLE RAMP AND
PARKING STALL DETAILS

SHEET NO. 8
OF 8
FILE NO.
EXG2234.DWG

C:\PROJECTS\0010\0010\0010-6.dwg Tue Mar 14 10:58:24 2000

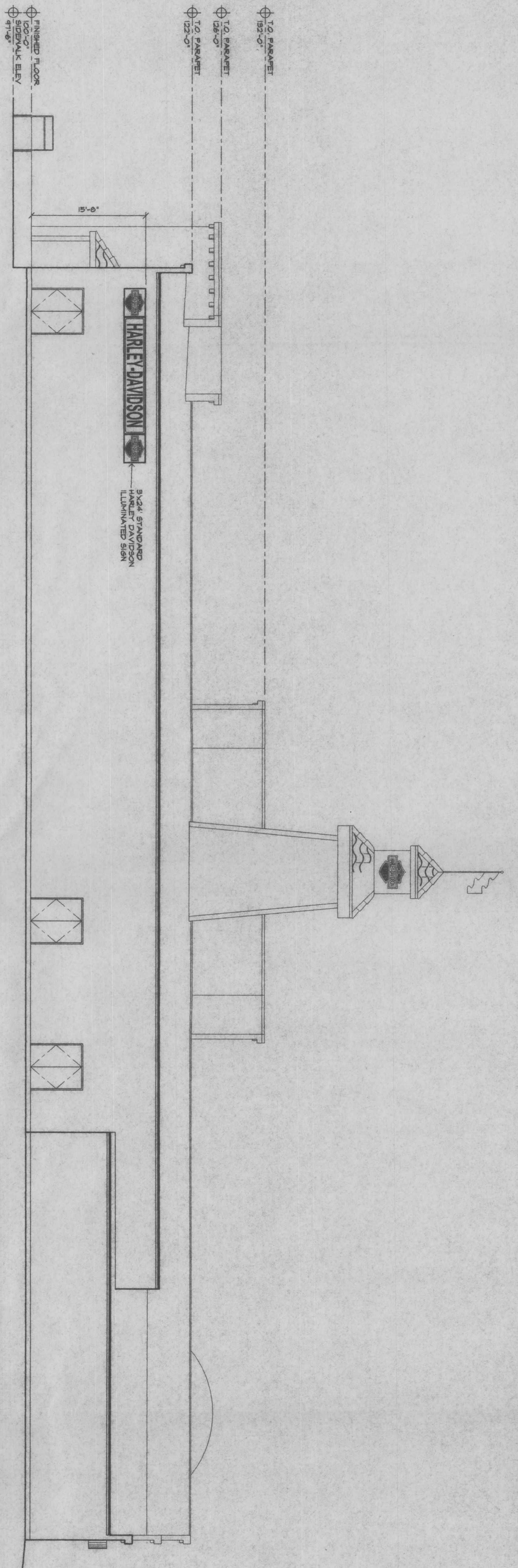


1 BUILDING ELEVATION - SOUTH
 A1.1 1/8" = 1'-0"

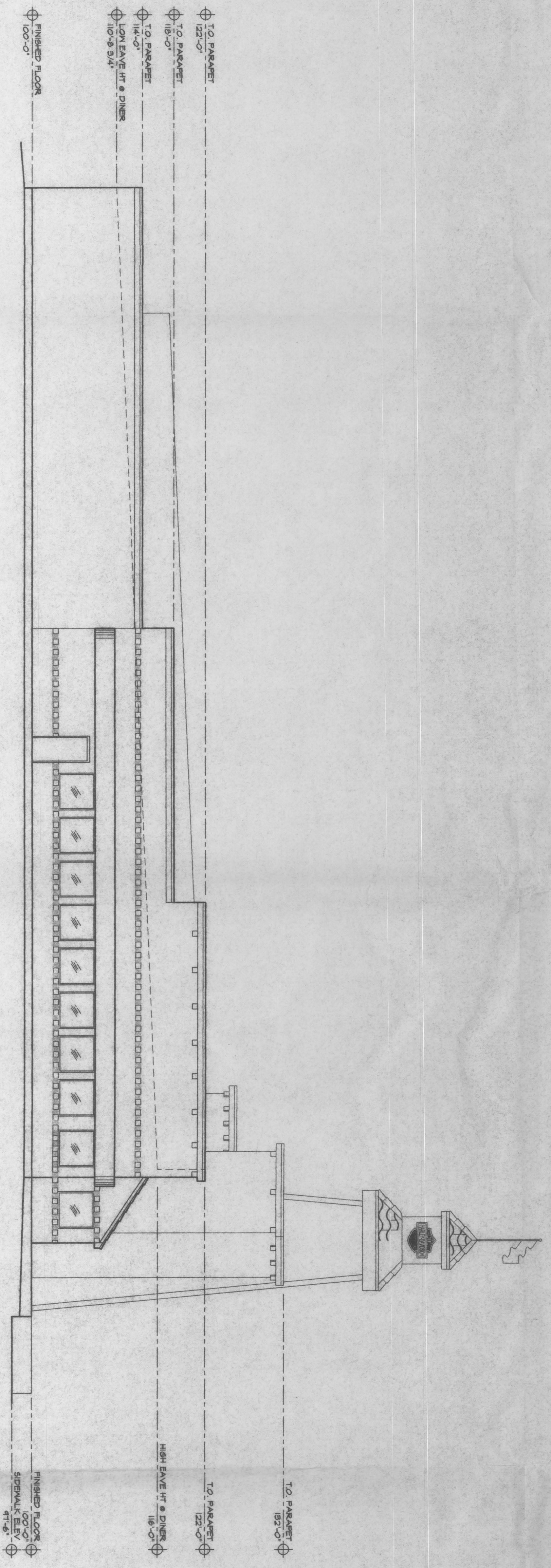


2 BUILDING ELEVATION - EAST
 A1.1 1/8" = 1'-0"

Harley Davidson
 2747 & 2749 Crossroads Blvd.
 Grand Junction, CO



1 BUILDING ELEVATION - NORTH
 A1.2 1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
 A1.2 1/8" = 1'-0"

Harley Davidson
 2747 & 2749 Crossroads Blvd.
 Grand Junction, CO

DKO
 ARCHITECTURE, PC
 Grand Junction, Colorado
 (970)256-9792

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08/14/00
 Project No. Phase
 2005 SD
 Sheet No.

A1.2

DRAWN BY: M.G.
 CHECKED BY: M.G.
 DATE: 9-15-2000
 SCALE: 1"=20'-0"

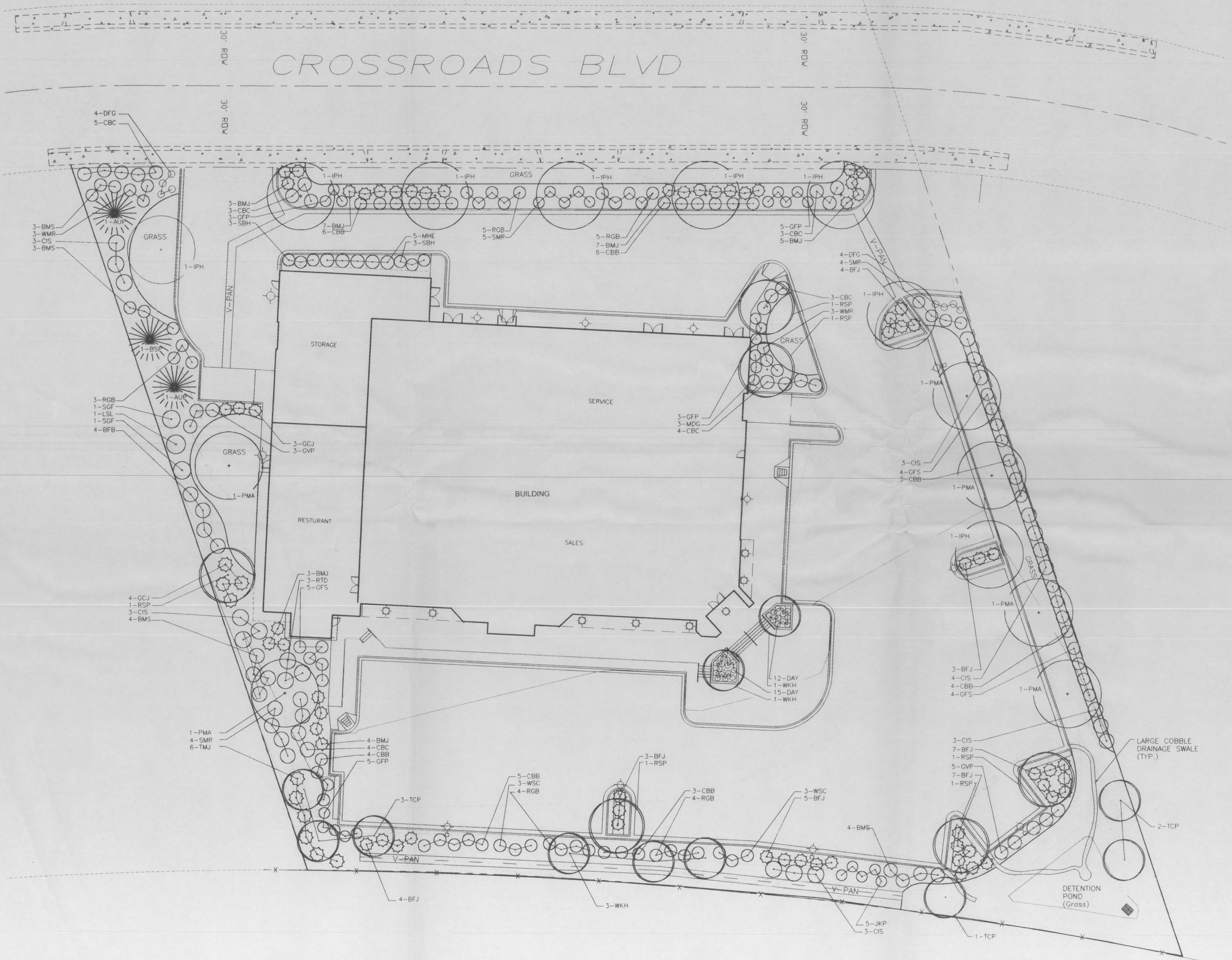
JOB#: 2000-6
 ACAD FILE#
 HJ-land.dwg

REVISIONS:
 DATE: BY:

LANDSCAPE PLAN
HARLEY DAVIDSON
 GRAND JUNCTION, COLORADO

LANDSCAPE SPECIALTIES
 LANDSCAPE DESIGN & CONSULTING
 2004 N. 10TH STREET, STE. 48
 GRAND JUNCTION, CO. 81507
 (970) 243-1815

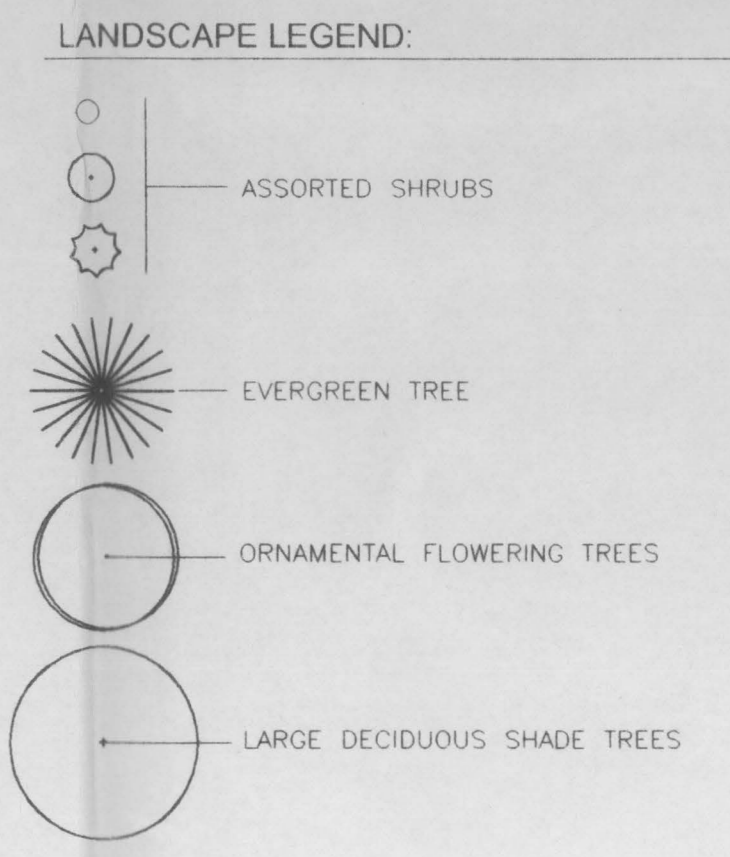
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 L1.1



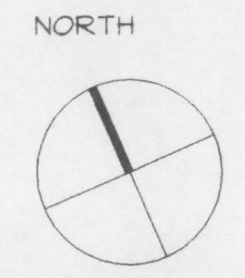
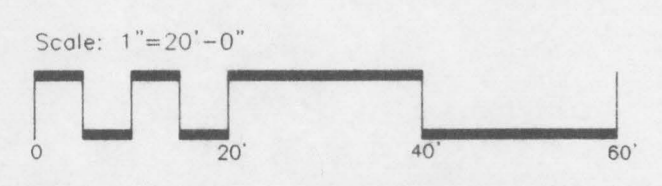
PLANT LIST:

KEY:	COMMON NAME:	BOTANICAL NAME:	NO.	SIZE:
TREES:				
AUP	AUSTRIAN PINE	PINUS NIGRA	2	1-1/2" CAL.
BSP	BLUE SPRUCE	PICEA PUNGENS	1	6FT. HT.
IPH	IMPERIAL HONEYLOCUST	GLEDITIA TRIACANTHOS INERMIS	8	1-1/2" CAL.
PMA	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	6	1-1/2" CAL.
RSP	REDSPIRE PEAR	PIRUS CALLERYANA 'REDSPIRE'	6	1-1/2" CAL.
TCP	THUNDERCLOUD PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	6	1-1/2" CAL.
WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	5	1-1/2" CAL.
SHRUBS:				
BFB	BUTTERFLY BUSH	BUDDLEIA DAVIDII	4	#5 GAL.
BFJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	33	#5 GAL.
BMJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	28	#5 GAL.
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	13	#5 GAL.
CBB	COMPACT BURNING BUSH	CEONOMUS ALATUS 'COMPACTUS'	31	#5 GAL.
CBC	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	22	#5 GAL.
CIS	CISTENA PLUM	PRUNUS CISTENA	19	#5 GAL.
GCJ	GOLD COAST JUNIPER	JUNIPERUS CHINENSIS 'GOLDCOAST'	7	#5 GAL.
GFP	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	16	#5 GAL.
GFS	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	13	#5 GAL.
GVP	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARYI	8	#5 GAL.
JKP	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANI'	4	#5 GAL.
LSL	LUDWIG SPEATH LILAC	SYRINGA VULGARIS 'LUDWIG SPEATH'	1	#5 GAL.
MHE	MANHATTAN EUONYMUS	EUONYMUS KNAUTSCHOVICUS	5	#5 GAL.
RGB	ROSE GLOW BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	25	#5 GAL.
RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'RED TWIG'	3	#5 GAL.
SBH	SUNBURST HYPERICUM	HYPERICUM 'SUNBURST'	6	#5 GAL.
SGF	SPRING GLORY FORSYTHIA	FORSYTHIA SPP. 'SPRING GLORY'	2	#5 GAL.
SMR	SCARLET MEADOW ROSE	ROSA SPP.	13	#5 GAL.
TMJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	6	#5 GAL.
WMR	WHITE MEADOW ROSE	ROSA SPP.	6	#5 GAL.
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	6	#5 GAL.
PERENNIAL FLOWERS & ORNAMENTAL GRASS:				
DAY	DAY LILLY	HEMEROCALLIS SPP.	27	#1 GAL.
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	8	#1 GAL.
MDG	MAIDEN GRASS	MISCANTHUS SINENSIS	3	#5 GAL.

- LANDSCAPE NOTES:**
- ALL PLANTING BEDS SHOWN ON DRAWING SHALL BE INSTALLED WITH CLOTH TYPE WEED FABRIC AND TOPDRESSED WITH MIN. 3 INCHES OF 1/2"-2" WASHED ROUNDED RIVER ROCK. OMIT WEED FABRIC AND TOPDRESS PLANTERS WITH 3 INCHES OF SHREDDED CEDAR BARK MULCH.
 - ALL EDGER MATERIAL SHALL BE MIN. 12GA. GALV. STEEL EDGER.
 - AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL LANDSCAPE AREAS.

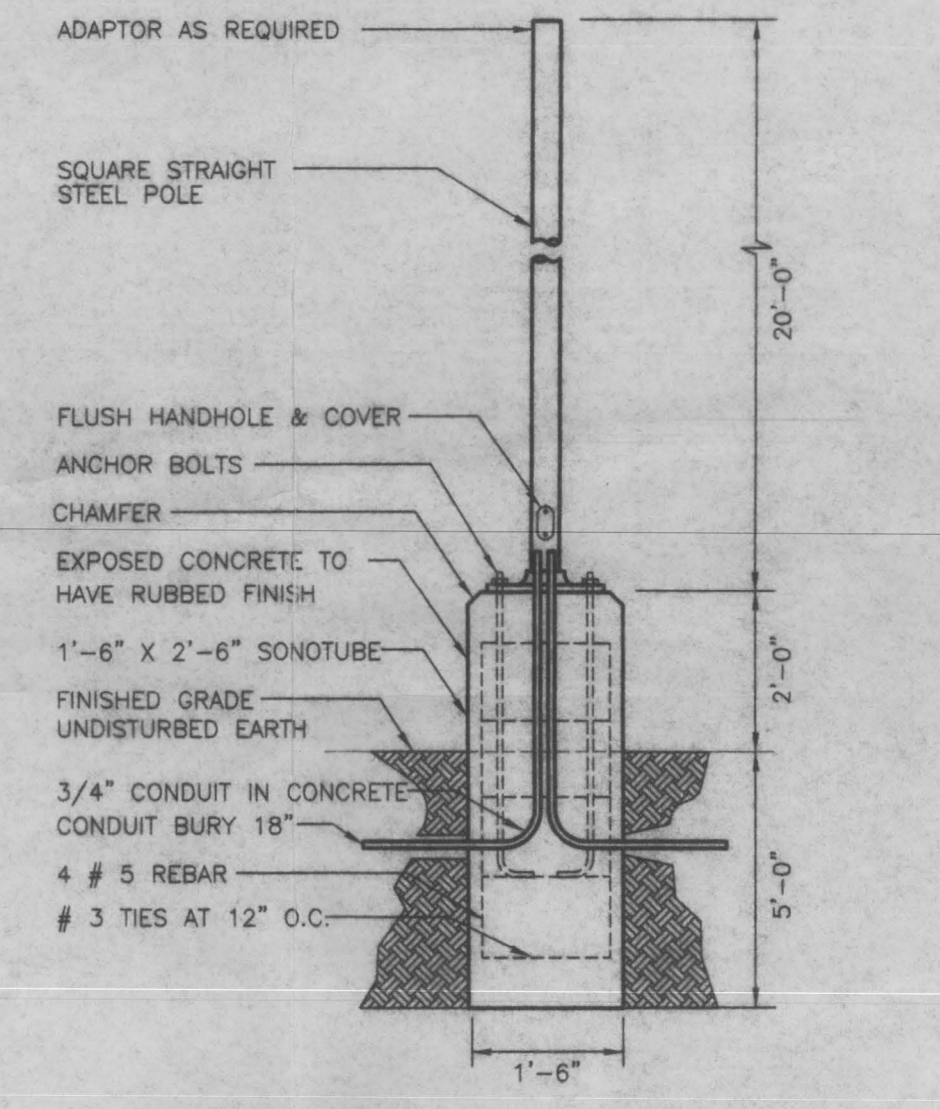
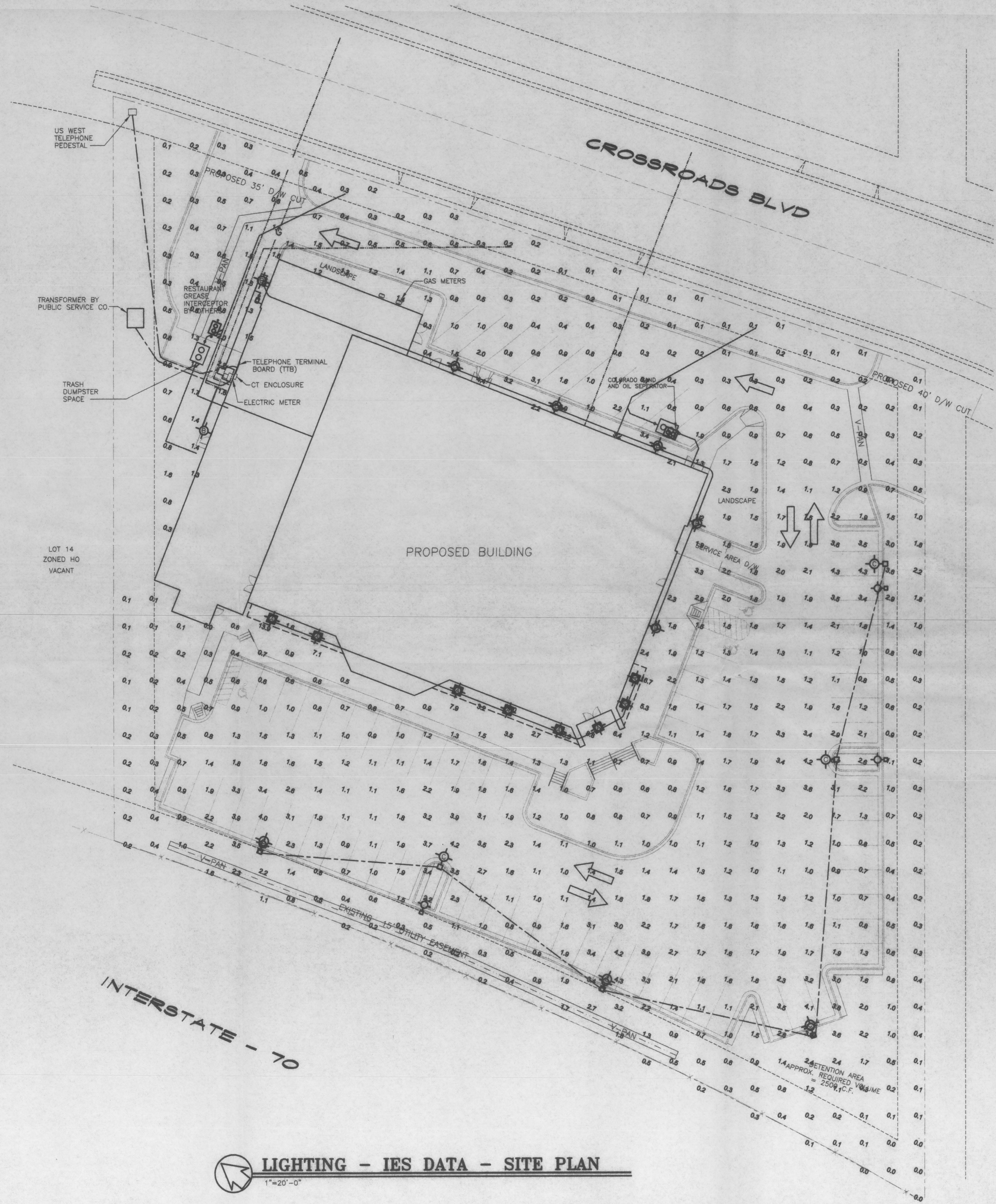


CITY OF GRAND JUNCTION
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 BY: *[Signature]* DATE: 7/1/00
 ACCEPTED AS CONSTRUCTED:
 BY: _____ DATE: _____



INTERSTATE - 70

LIGHTING FIXTURE SCHEDULE			
TYPE	MANUFACTURER	VOLTAGE MOUNTING # OF LAMPS	LAMP
A	LITHONIA - KAD-250-MR DIECAST TYPE IV, SHORT, CUTOFF, LUMINAIRE, 2' STRAIGHT STEEL POLE	120 POLE	250 WATT METAL HALIDE HORIZONTAL BURN
B	LITHONIA - LCH-70M-75RW-TTL 7" FRESNEL ROUND LENS DOWNLIGHT RECESSED MOUNTED	120 RECESSED SOFFIT	ONE 250 WATT CLEAR METAL HALIDE
C	LITHONIA - TWA-100M WALLPACK WITH SPECULAR REFLECTOR PRISMATIC LENS	120 SURFACE WALL	ONE 100-WATT CLEAR ED-17 METAL HALIDE, TILTED 22 DEGREES



LIGHT POLE DETAIL
 NOT TO SCALE

LIGHTING - IES DATA - SITE PLAN
 1"=20'-0"