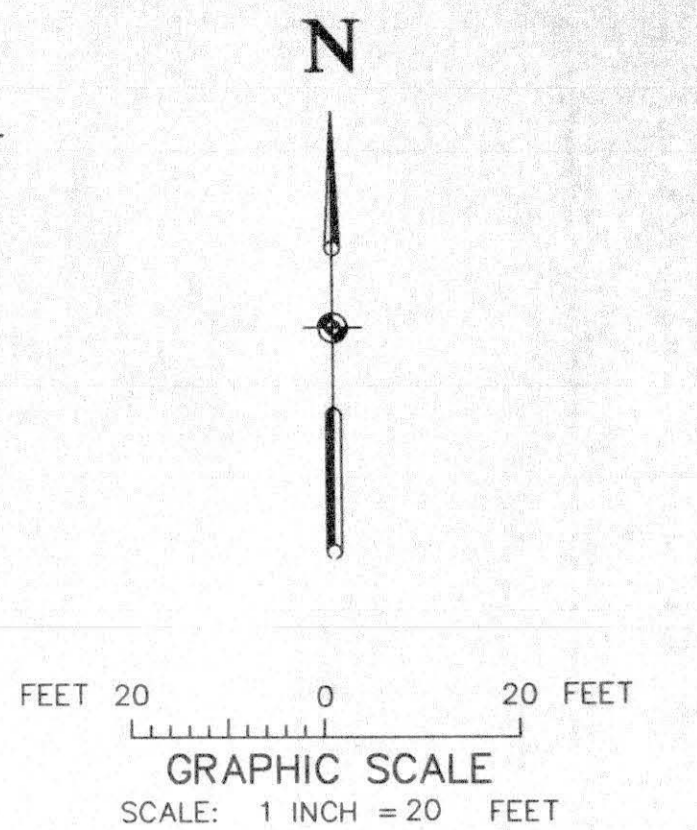


MATCH LINE, SEE SHEET 6 OF 20

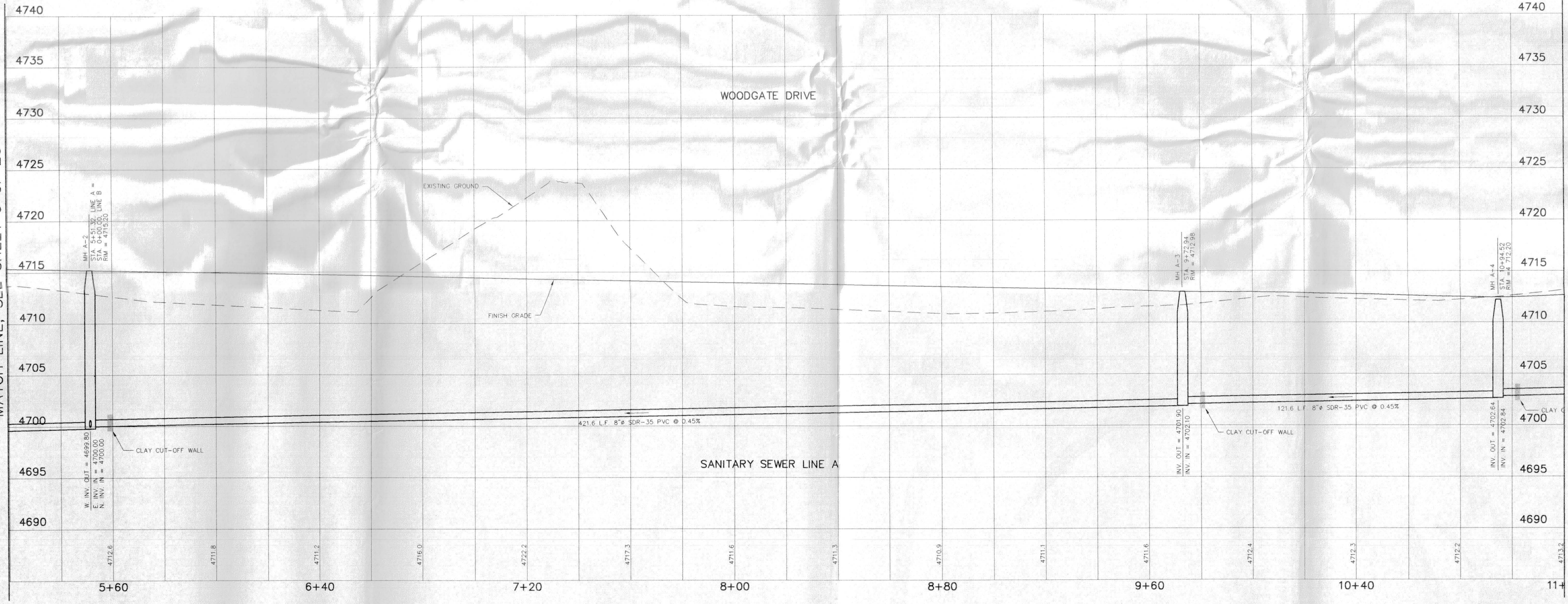
MATCH LINE, SEE SHEET 6 OF 20



PROJECT BENCHMARK/CONTROL

MCSM C-N 1/16 COR. SEC. 1
27-1/2 ROAD & CORTLAND AVE.
NORTHING 5001.082
EASTING 8679.160
ELEVATION 4733.98

MCSM C 1/4 COR. SEC. 1
27-1/2 ROAD STA 36+38.90
NORTHING 3630.552
EASTING 8678.783



MATCH LINE, SEE SHEET 8 OF 20



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

APPROVED FOR CONSTRUCTION:

City of Grand Junction _____ Date _____

ACCEPTED AS CONSTRUCTED:

City of Grand Junction _____ Date _____

APPROVED FOR CONSTRUCTION:

Richard Davis 12-11-03
City of Grand Junction _____ Date _____

ACCEPTED AS CONSTRUCTED:

City of Grand Junction _____ Date _____

DRAWN BY: S.G.S.
REVIEWED: _____ FOR _____
DATE: _____

CHECKED BY: P.M.O.
REVIEWED: _____ FOR VISTA ENGINEERING CORP.
DATE: _____

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHK'D
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO
2	12-5-03	LOWERED SEWER AND 3RD ROUND REVIEW COMMENTS	SGS	PMO

O.P. DEVELOPMENT CO., LLC
GRAND JUNCTION, COLORADO

WATER PLAN AND SEWER PLAN AND PROFILE
THE KNOLLS SUBDIVISION, FILING SIX

SCALE:
Horiz: 1" = 20'
Vert: 1" = 5'

DATE: 4-09-03

Project No: 4003.06-02
SHEET NO: 7 of 20

03-1078

MATCH LINE, SEE SHEET 7 OF 20

MATCH LINE, SEE SHEET 7 OF 20

DRAWN BY: S.G.S.
 REVIEWED: _____ FOR _____
 DATE: _____

CHECKED BY: P.M.O.
 REVIEWED: _____ FOR VISTA ENGINEERING CORP.
 DATE: _____

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHD
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO
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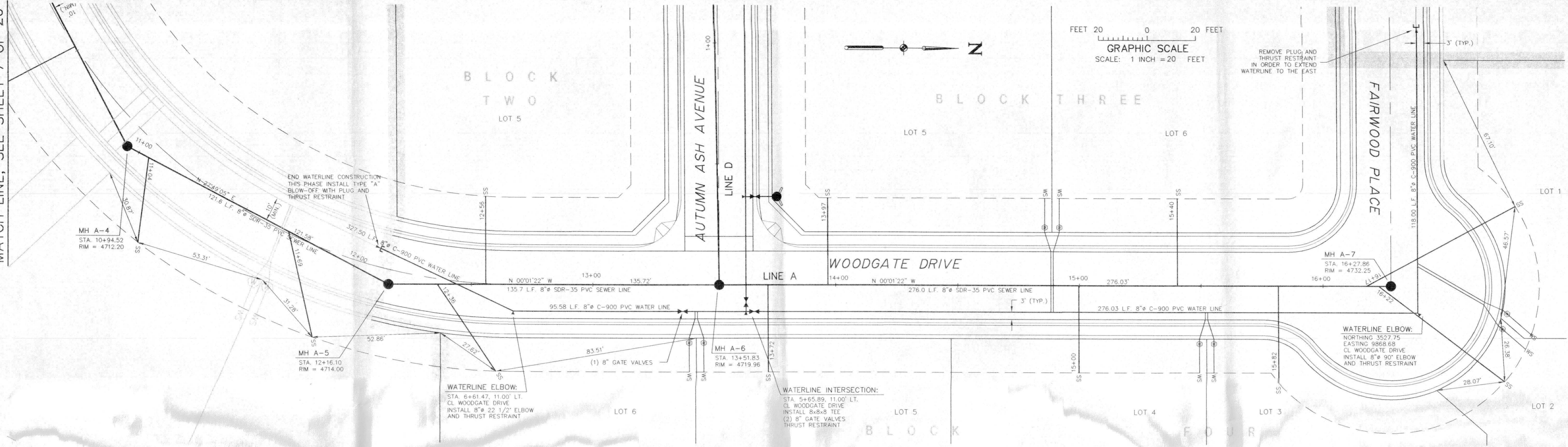
O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO

WATER PLAN AND SEWER PLAN AND PROFILE
 THE KNOLLS SUBDIVISION, FILING SIX

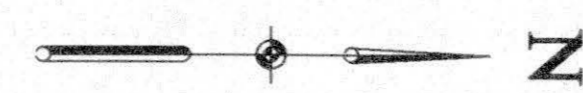
SCALE: Horiz: 1" = 20'
 Vert: 1" = 5'

DATE: 4-09-03

Project No: 4003.06-02
 SHEET NO: 8 of 20



FEET 20 0 20 FEET
 GRAPHIC SCALE
 SCALE: 1 INCH = 20 FEET



Paul M. Olson
 12/5/03

PROJECT BENCHMARK/CONTROL
 MCSM C-N 1/16 COR. SEC. 1
 27-1/2 ROAD & CORTLAND AVE.
 NORTHING 5001.082
 EASTING 8679.160
 ELEVATION 4733.98

MCSM C 1/4 COR. SEC. 1
 27-1/2 ROAD STA 36+38.90
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 EASTING 8678.783



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

APPROVED FOR CONSTRUCTION:
 Ute Water Conservancy Dist. Date

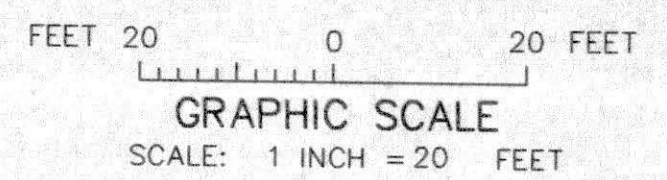
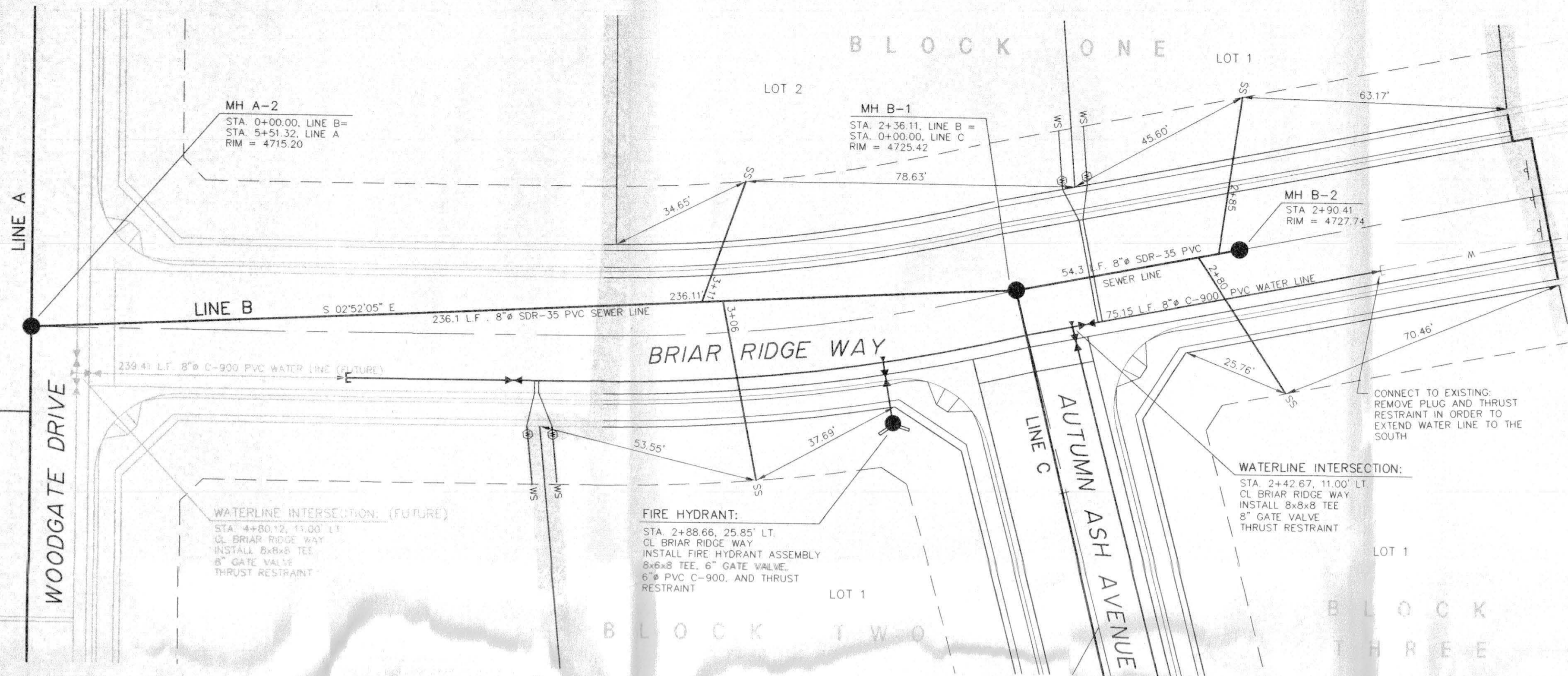
ACCEPTED AS CONSTRUCTED:
 Ute Water Conservancy Dist. Date

APPROVED FOR CONSTRUCTION:
Paul M. Olson 12/1/03
 City of Grand Junction Date

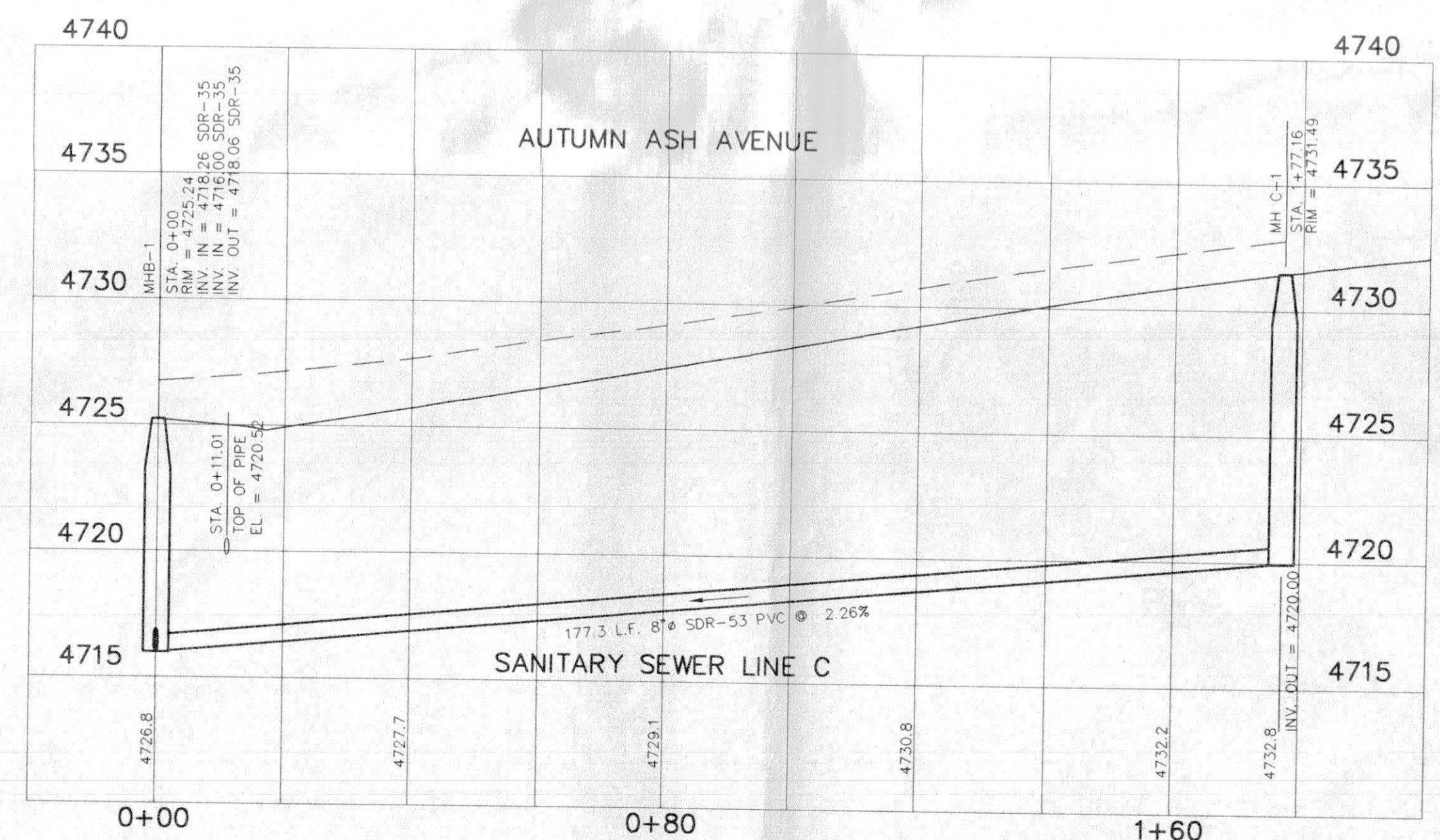
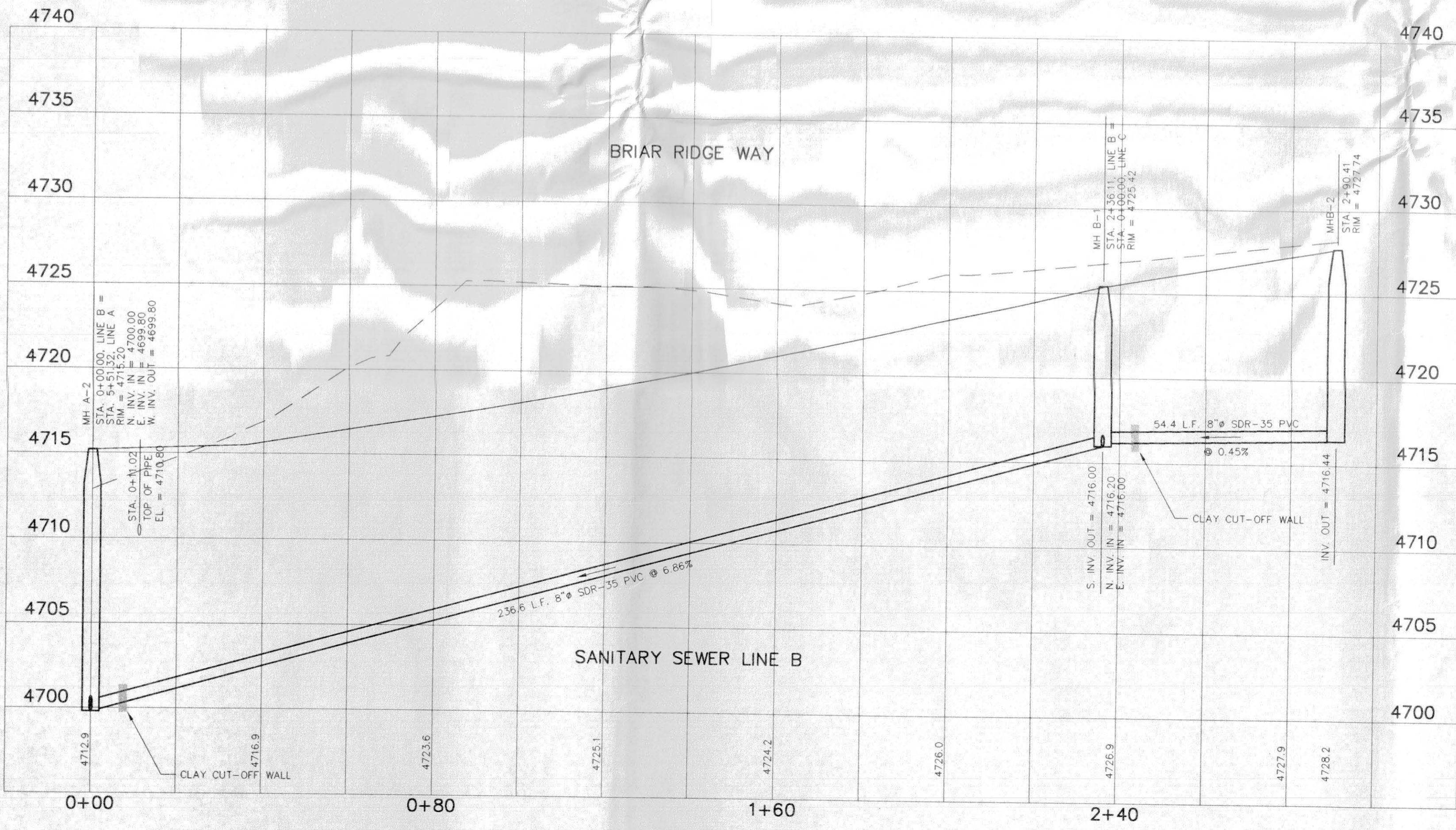
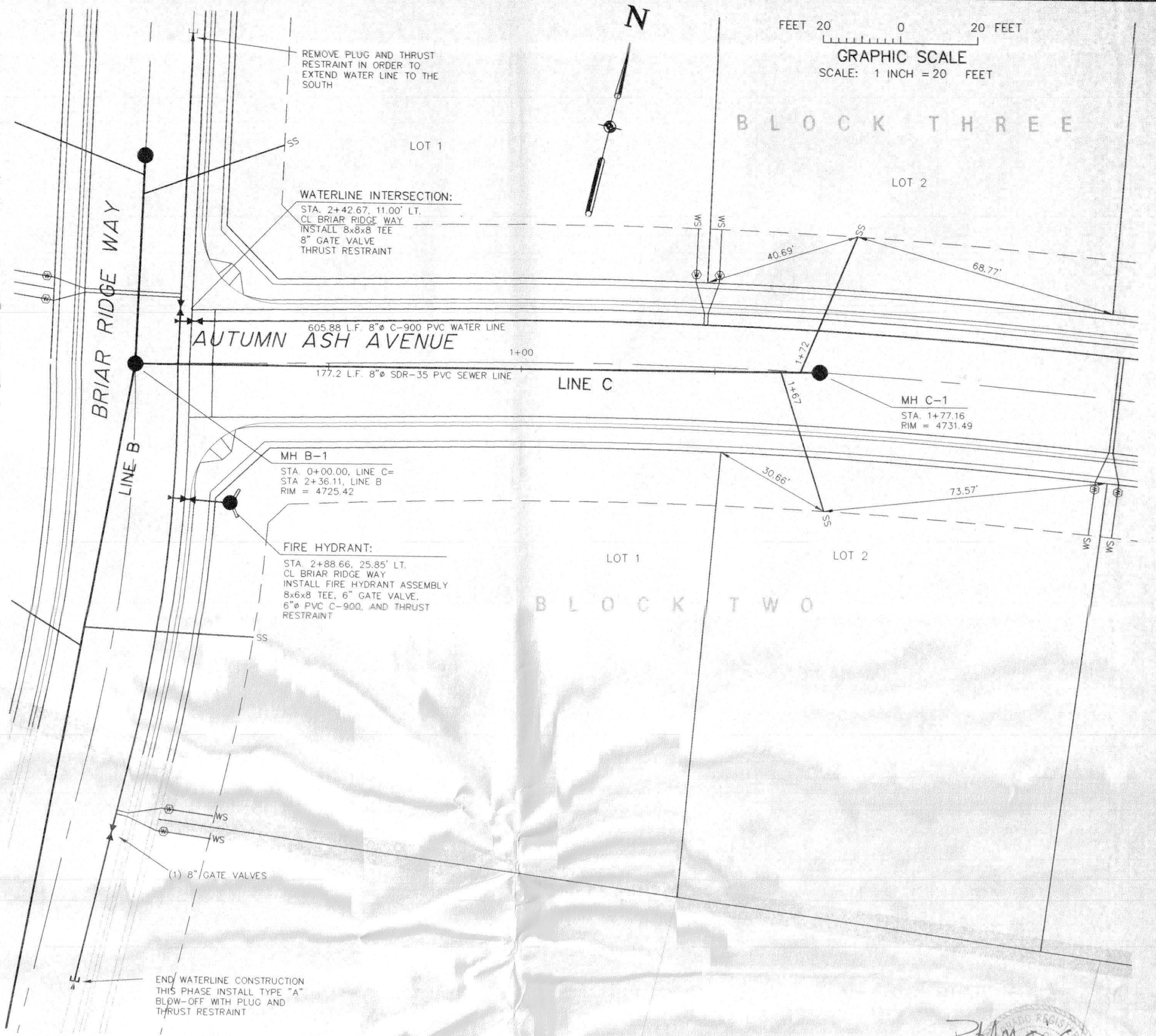
ACCEPTED AS CONSTRUCTED:
 City of Grand Junction Date



BLOCK ONE



BLOCK THREE



Paul M. Olson
 2015
 12/6/13
 PROFESSIONAL ENGINEER



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

APPROVED FOR CONSTRUCTION:	Ute Water Conservancy Dist.	Date
ACCEPTED AS CONSTRUCTED:	Ute Water Conservancy Dist.	Date
APPROVED FOR CONSTRUCTION:	<i>Kalban</i>	12/1/13
ACCEPTED AS CONSTRUCTED:	City of Grand Junction	Date
	City of Grand Junction	Date

DRAWN BY: S.G.S.	REVIEWED _____ DATE _____ FOR _____
CHECKED BY: P.M.O.	REVIEWED _____ DATE _____ FOR VISTA ENGINEERING CORP.

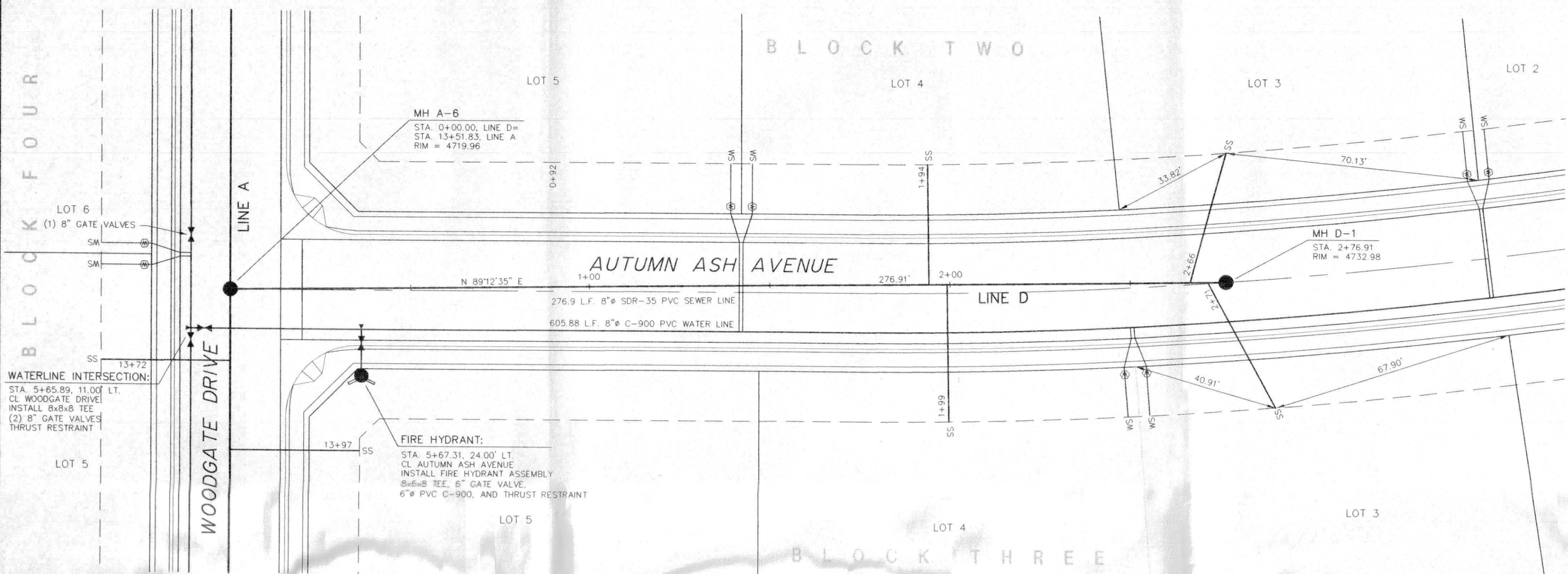
VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHK'D
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO
2	12-5-03	LOWERED SEWER AND 3RD ROUND REVIEW COMMENTS	SGS	PMO

O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO

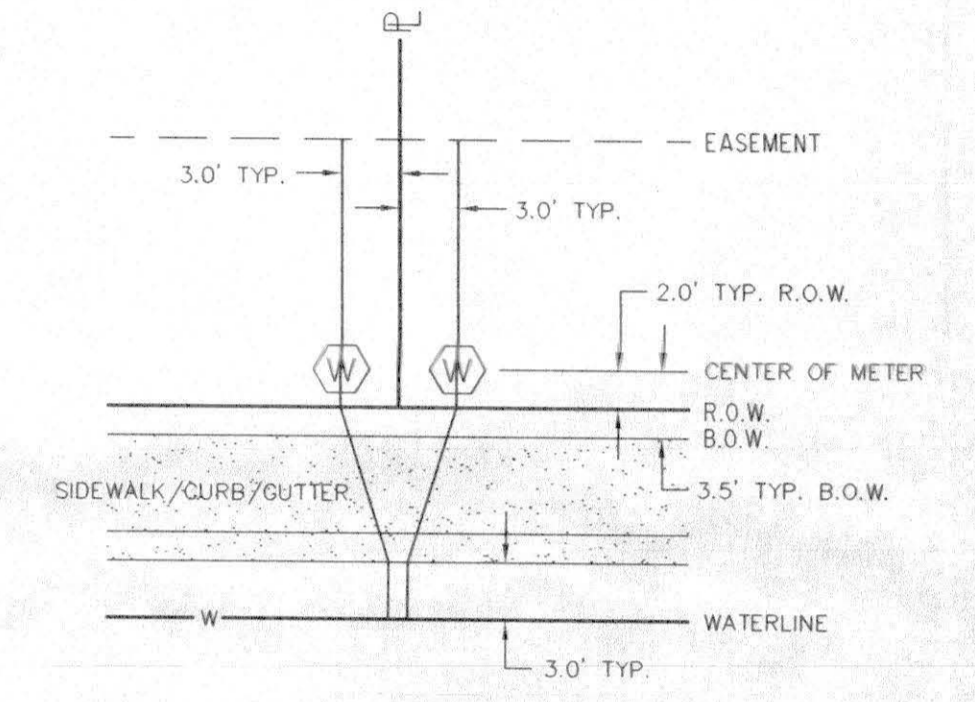
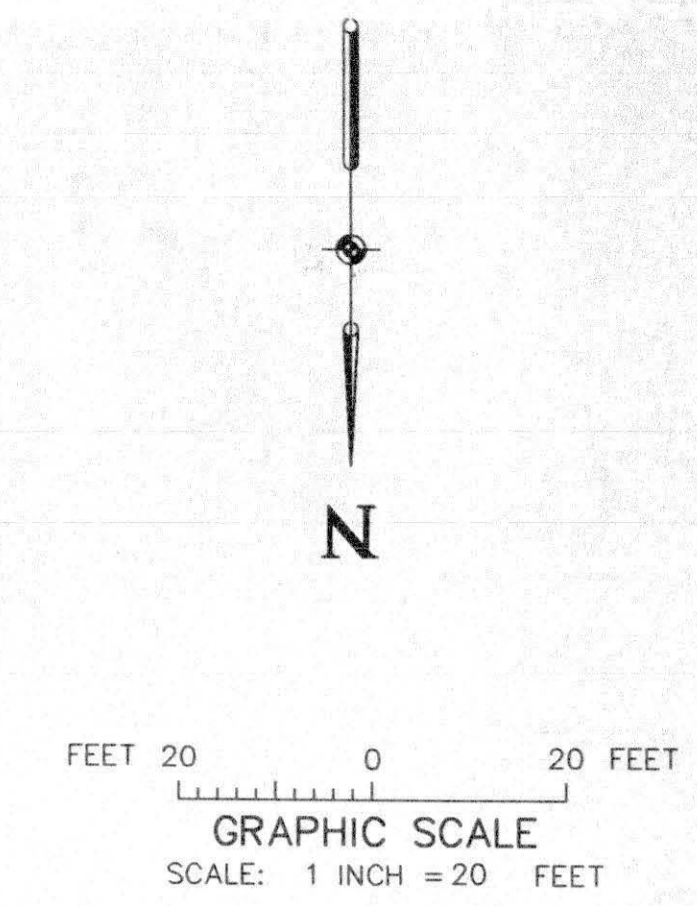
WATER PLAN AND SEWER PLAN AND PROFILE
 THE KNOLLS SUBDIVISION, FILING SIX

SCALE: Horiz: 1" = 20' Vert: 1" = 5'	Project No: 4003.06-02
DATE: 4-09-03	SHEET NO: 9 of 20

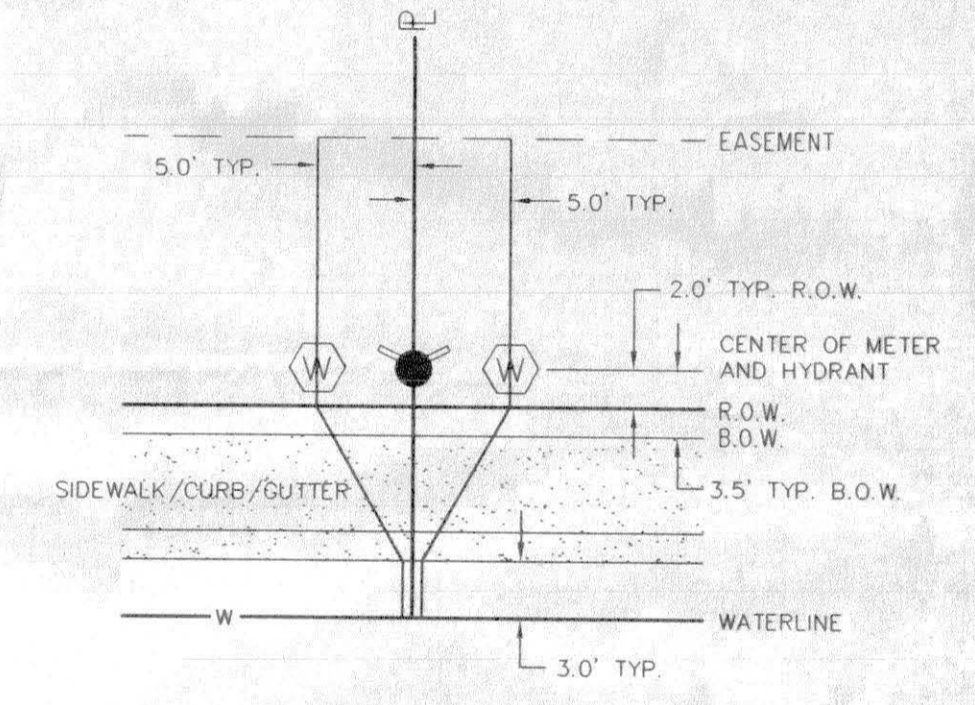


LEGEND

- PROPOSED STREET LIGHT
- EXISTING SANITARY SEWER/MANHOLE
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER/MANHOLE/SERVICE (8" PVC SDR-35 MAINS, 4" PVC SDR-35 SERVICES)
- PROPOSED WATERLINE/VALVE/FIRE HYDRANT/SERVICE WATER METER PIT/THRUST BLOCK (8" PVC C-900, 3/4" TYPE K, SOFT COPPER SERVICES)
- PROPOSED STORM DRAIN LINE/AREA DRAIN/INLET
- PROPOSED GDD DRAIN LINE/MANHOLE



WATER SERVICE CONNECTION TYP.
NOT TO SCALE



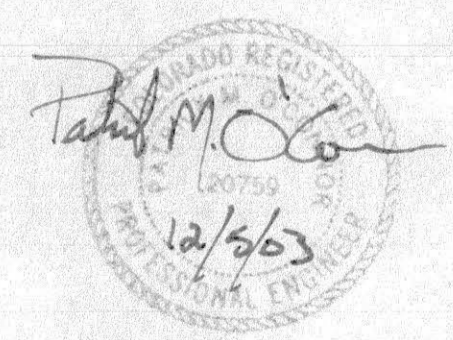
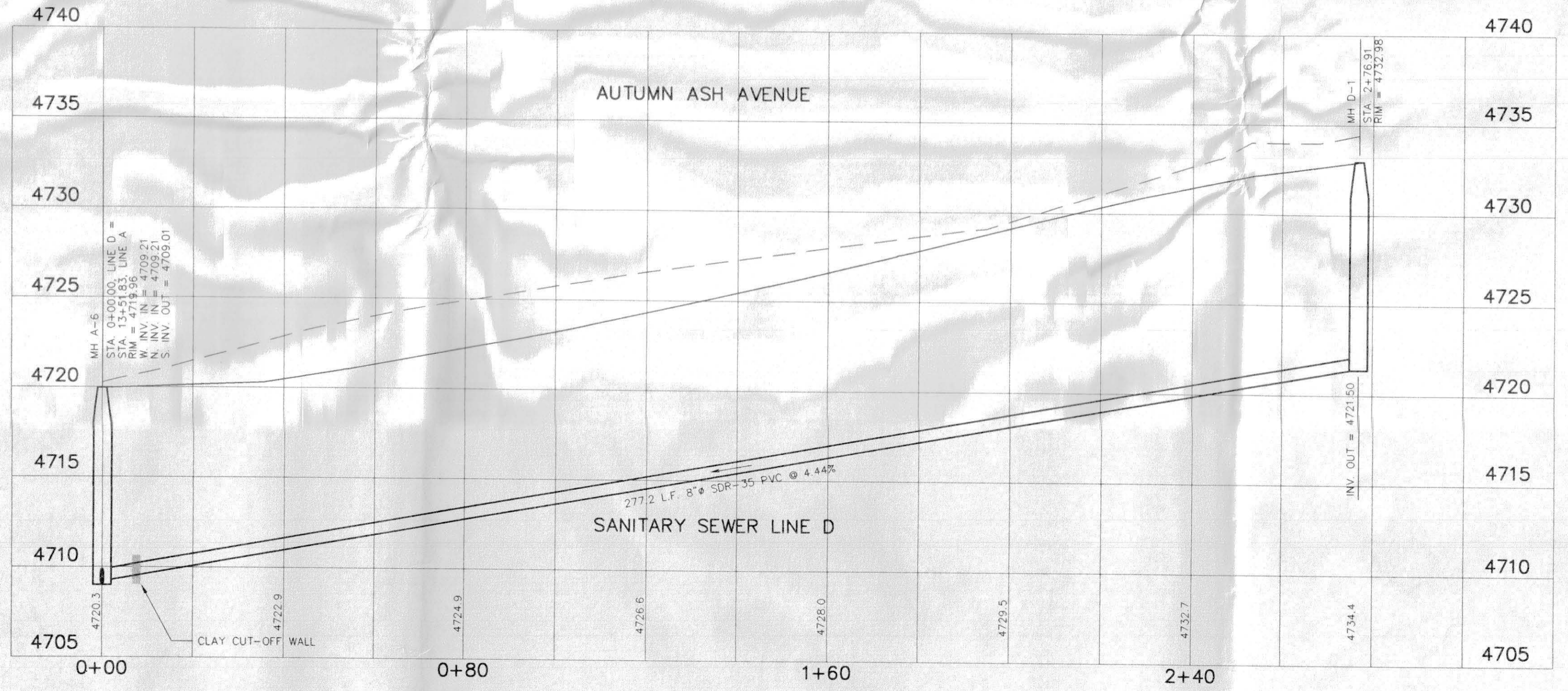
WATER SERVICE AND FIRE HYDRANT CONNECTION TYP.
NOT TO SCALE

SEWER NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION OF UNDERGROUND UTILITIES—WATERLINES, SANITARY SEWERS, STORM DRAINS, UNDERDRAINS, AND IRRIGATION SYSTEMS, REVISED MARCH 2000. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
2. The Contractor shall obtain City of Grand Junction Street Cut Permit for all work within existing City right-of-way prior to construction.
3. The Contractor shall notify the City Inspection 48 hours prior to commencement of construction.
4. The Contractor is responsible for all required sewer line testing to be completed in the presence of the City Inspector or Project Engineer, as required. Pressure testing will be performed after compaction of street subgrade and installation of dry utilities and prior to street paving. Final lapping will be accomplished after paving is completed. These tests shall be the basis of acceptance of the sewer line extension.
5. All sewer mains shall be PVC SDR 35 (ASTM 3034) unless otherwise noted.
6. All sewer mains shall be laid to grade utilizing a pipe laser.
7. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
8. No 4" services shall be connected directly into manholes.
9. A clay cut-off wall shall be placed 10 feet upstream from all new manholes unless otherwise noted. The cut-off wall shall extend from 6 inches below to 6 inches above granular backfill material and shall be 2 feet wide. If native material is not suitable, the contractor shall import material approved by the engineer.
10. Sewer service stub outs shall be capped and plugged. Stub out marker shall be 4x4 painted green. As-built surveying for vertical grade of stub out required PRIOR to backfill.
11. All sewer manholes denoted with a center invert elevation are designed with a continuous grade through the manhole. The sewer line shall be installed through the manhole location, the manhole base cast, and the top of the pipe cut out. A precast base shall not be used in these locations.
12. Red line as-builts shall be submitted to the City Utility Engineer at least 72 hours PRIOR to paving for review.

WATERLINE NOTES:

1. ALL WATERLINE CONSTRUCTION, INSTALLATION OF PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH THE UTE WATER DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS.
2. The Contractor shall notify the Ute Water Conservancy District 48 hours prior to beginning construction. If plans are changed the developer must submit a new set of plans.
3. All trenches shall be compacted to 95% as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Minimum cover required over top of new waterlines is 4'-6", UNLESS OTHERWISE NOTED.
5. All water main pipe shall be PVC, DR18, CLASS 150, and conform to AWWA C-900.
6. All domestic water service lines shall be Type K, 3/4" copper tube, soft temper.
7. Fire hydrants shall be of the type approved by the City of Grand Junction Fire Department and installed at the locations as shown on the drawings.
8. Water service meter pits, center of pit, shall be located 2 feet back of the back of walk. Ute Water will furnish pits and yokes, developer will install pits and yokes.
9. Electronic drawings of the utility composite for the subdivision, in autocad format, must be provided prior to final acceptance of water infrastructure.
10. Water meters will not be sold until final acceptance of the water infrastructure.
11. All fees and policies in effect at time of application will apply.



PROJECT BENCHMARK/CONTROL
 MCSM C-1/16 COR. SEC. 1
 27-1/2 ROAD & CORTLAND AVE
 NORTHING 5001.082
 EASTING 8679.160
 ELEVATION 4733.98
 MCSM C 1/4 COR. SEC. 1
 27-1/2 ROAD STA 36+38.90
 NORTHING 3680.552
 EASTING 8678.783



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

APPROVED FOR CONSTRUCTION:
[Signature] 12/1/03
 City of Grand Junction Date

ACCEPTED AS CONSTRUCTED:
 City of Grand Junction Date

SCALE:
 Horiz: 1" = 20'
 Vert: 1" = 5'
 DATE: 4-09-03
 SHEET NO: 10 of 20

DRAWN BY: S.G.S.
 REVIEWED: _____
 DATE: _____ FOR _____
 CHECKED BY: P.M.O.
 REVIEWED: _____
 DATE: _____ FOR VISTA ENGINEERING CORP.

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242

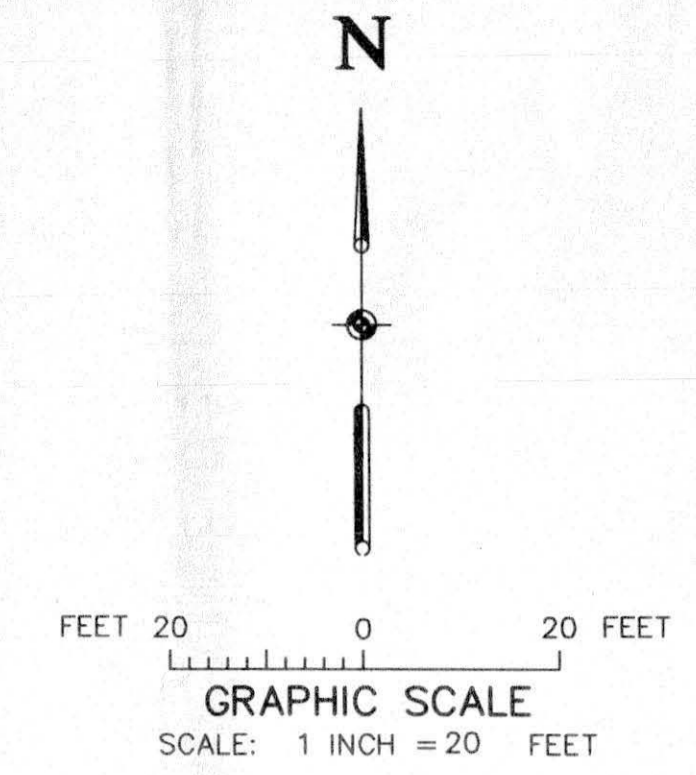
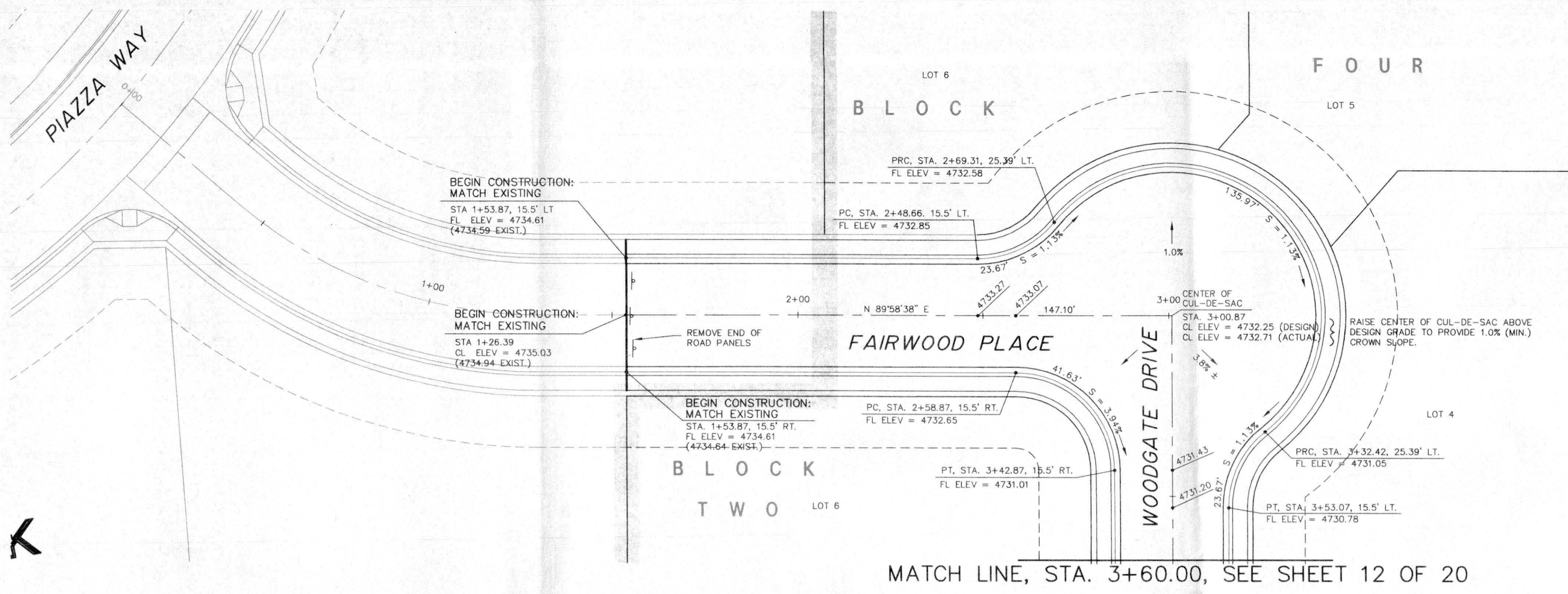
REVISION	DATE	DESCRIPTION	BY	CH'D
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO
2	12-5-03	LOWERED SEWER AND 3RD ROUND REVIEW COMMENTS	SGS	PMO

O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO

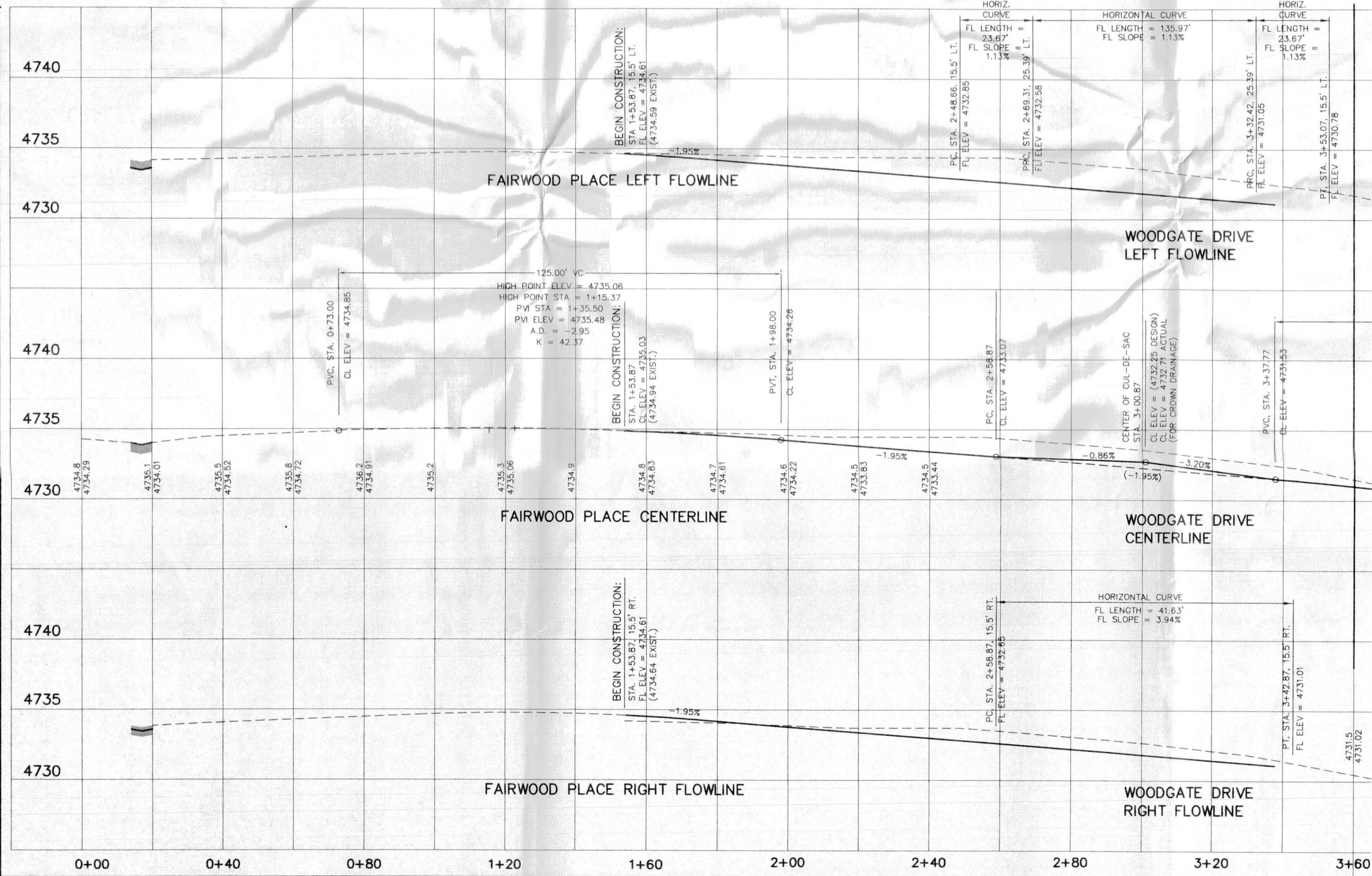
**WATER PLAN AND SEWER PLAN AND PROFILE
 THE KNOLLS SUBDIVISION, FILING SIX**

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 SPENVER

03-078



MATCH LINE, STA. 3+60.00, SEE SHEET 12 OF 20



MATCH LINE, STA. 3+60.00, SEE SHEET 12 OF 20

NOTE:
CONTRACTOR SHALL VERIFY EXISTENCE OF "BIKE LANE" STRIPING ALONG EAST-SIDE OF 27 1/2 ROAD AND PROVIDE SUCH IF NOT EXISTING (WITHIN LIMITS OF KNOLL'S PROJECT FRONTAGE)

ALL AREAS OF ROAD CONSTRUCTION SHALL BE STRIPPED OF ALL TOPSOIL. IT IS ANTICIPATED THAT THE DEPTH OF THE TOPSOIL WILL RANGE BETWEEN 6" AND 24". WHERE DEPTH EXCEEDS THE PAVEMENT SECTION, STRUCTURAL FILL CONSISTING OF APPROVED NATIVE OR IMPORTED MATERIAL SHALL BE PLACED TO SUBGRADE ELEVATION. STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR, ASTM D-698.



APPROVED FOR CONSTRUCTION	
<i>Paul M. O'Connell</i>	DATE: 12-1-03
CITY OF GRAND JUNCTION	
ACCEPTED AS CONSTRUCTED	
CITY OF GRAND JUNCTION	DATE:
SCALE: Horiz: 1" = 20 Vert: 1" = 5'	Project No: 4003.06-02
DATE: 4-09-03	SHEET NO: 11 of 20

DRAWN BY: S.G.S.	REVIEWED _____ DATE: _____ FOR _____
CHECKED BY: P.M.O.	REVIEWED _____ DATE: _____ FOR VISTA ENGINEERING CORP.

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHKD
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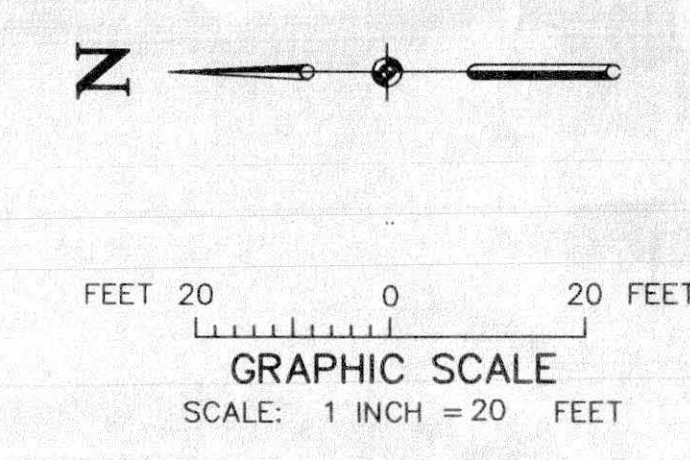
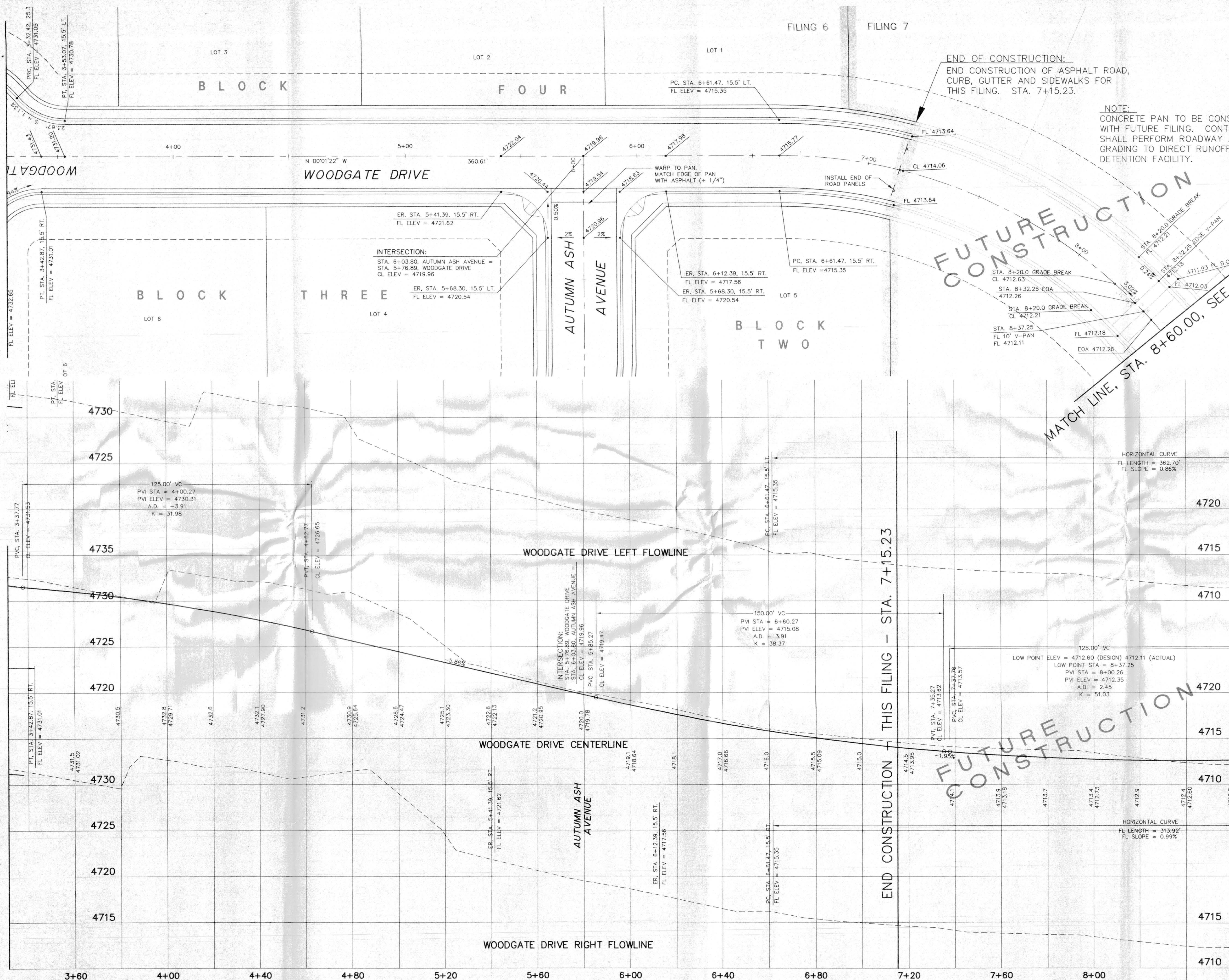
O.P. DEVELOPMENT CO., LLC	GRAND JUNCTION, COLORADO
FAIRWOOD PLACE AND WOODGATE DRIVE PLAN AND PROFILE (STA. 0+00 TO 3+60) THE KNOLLS SUBDIVISION, FILING SIX	

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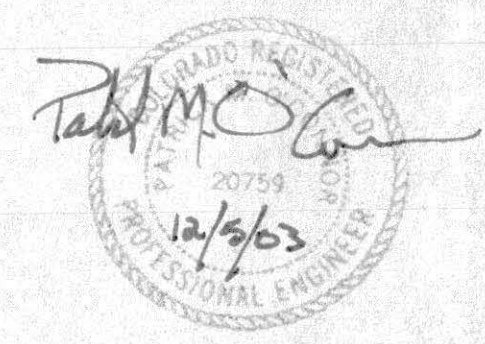
MATCH LINE, STA. 3+60.00, SEE SHEET 11 OF 20

MATCH LINE, STA. 3+60.00, SEE SHEET 11 OF 20

MATCH LINE, STA. 8+60.00, SEE SHEET 13 OF 20



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APPROVED FOR CONSTRUCTION
Robert M. O'Connell
 CITY OF GRAND JUNCTION DATE 12-11-03
 ACCEPTED AS CONSTRUCTED

DRAWN BY: S.G.S.
 REVIEWED: _____ FOR _____
 DATE: _____

CHECKED BY: P.M.O.
 REVIEWED: _____ FOR VISTA ENGINEERING CORP.
 DATE: _____

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHK'D
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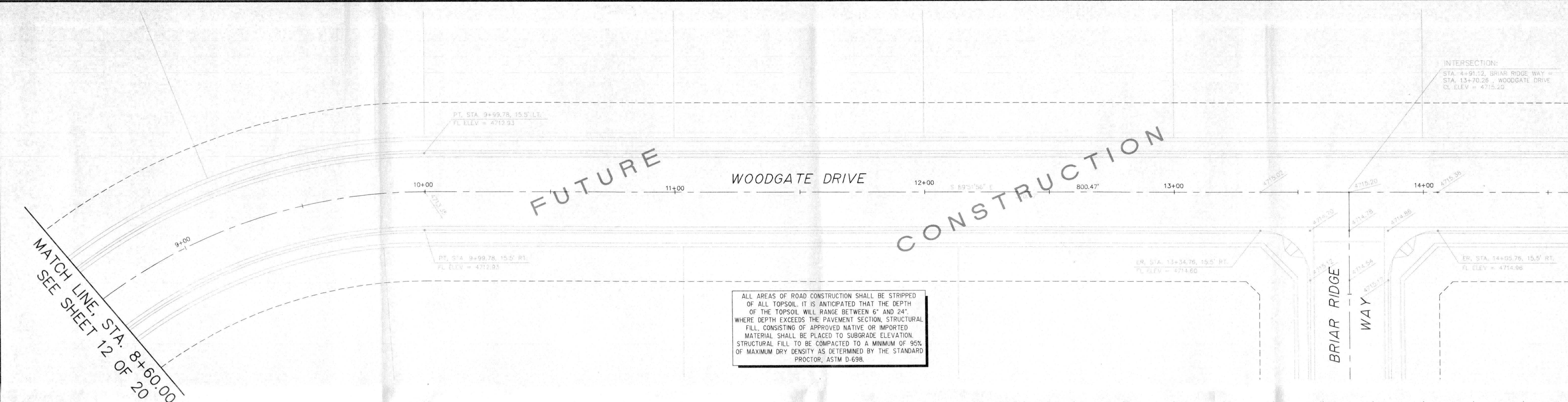
O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO

WOODGATE DRIVE PLAN AND PROFILE (STA. 3+60 TO 8+60)
 THE KNOLLS SUBDIVISION, FILING SIX

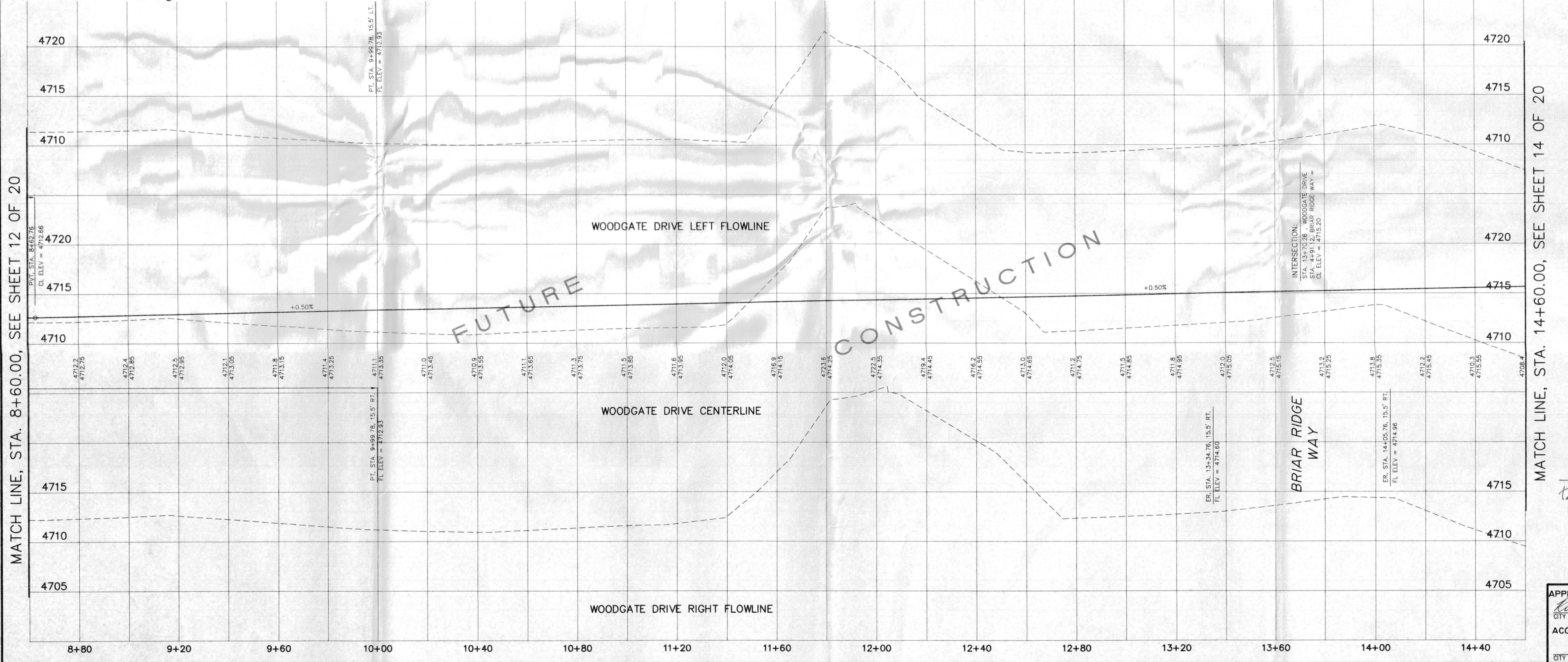
CITY OF GRAND JUNCTION DATE _____

SCALE: Horiz: 1" = 20' Vert: 1" = 5'

Project No: 4003.06-02
 SHEET NO: 12 of 20
 DATE: 4-09-03



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MATCH LINE, STA. 8+60.00, SEE SHEET 12 OF 20

MATCH LINE, STA. 14+60.00, SEE SHEET 14 OF 20

MATCH LINE, STA. 14+60.00, SEE SHEET 14 OF 20



APPROVED FOR CONSTRUCTION
Paul M. Spence 12/3/03
 CITY OF GRAND JUNCTION DATE
 ACCEPTED AS CONSTRUCTED

DRAWN BY: S.G.S.	REVIEWED _____ DATE: _____ FOR _____
CHECKED BY: P.M.O.	REVIEWED _____ DATE: _____ FOR VISTA ENGINEERING CORP.

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242

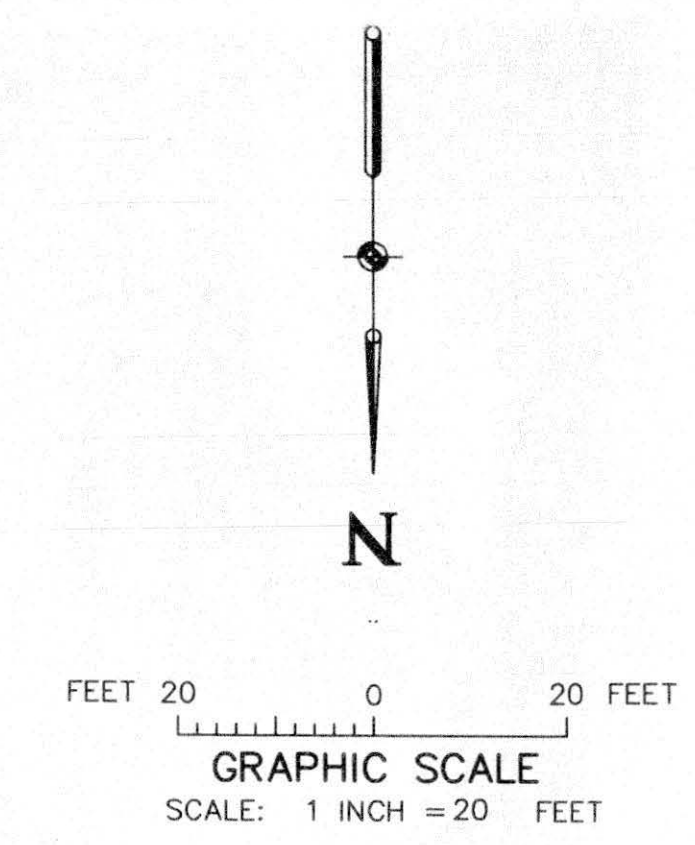
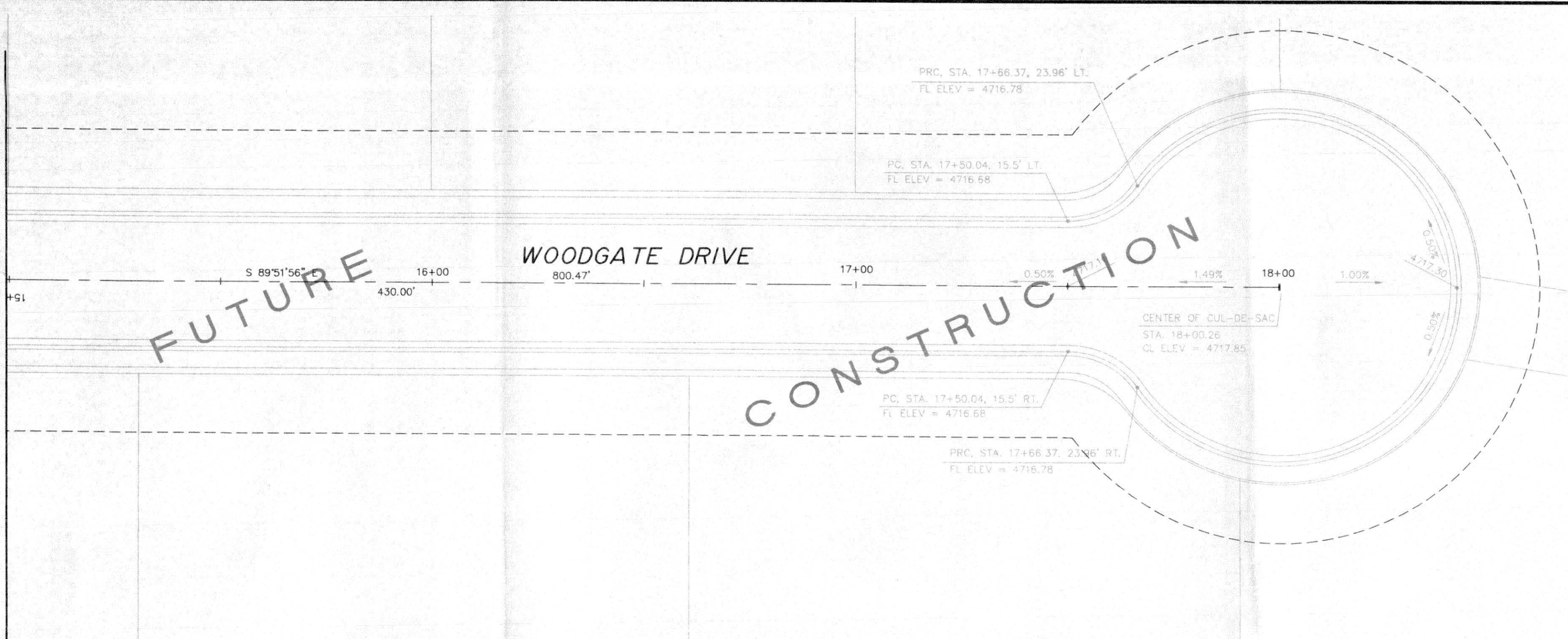
REVISION	DATE	DESCRIPTION	BY	CH'D
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO

O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO
WOODGATE DRIVE PLAN AND PROFILE (STA. 8+60 TO 15+00)
 THE KNOLLS SUBDIVISION, FILING SIX

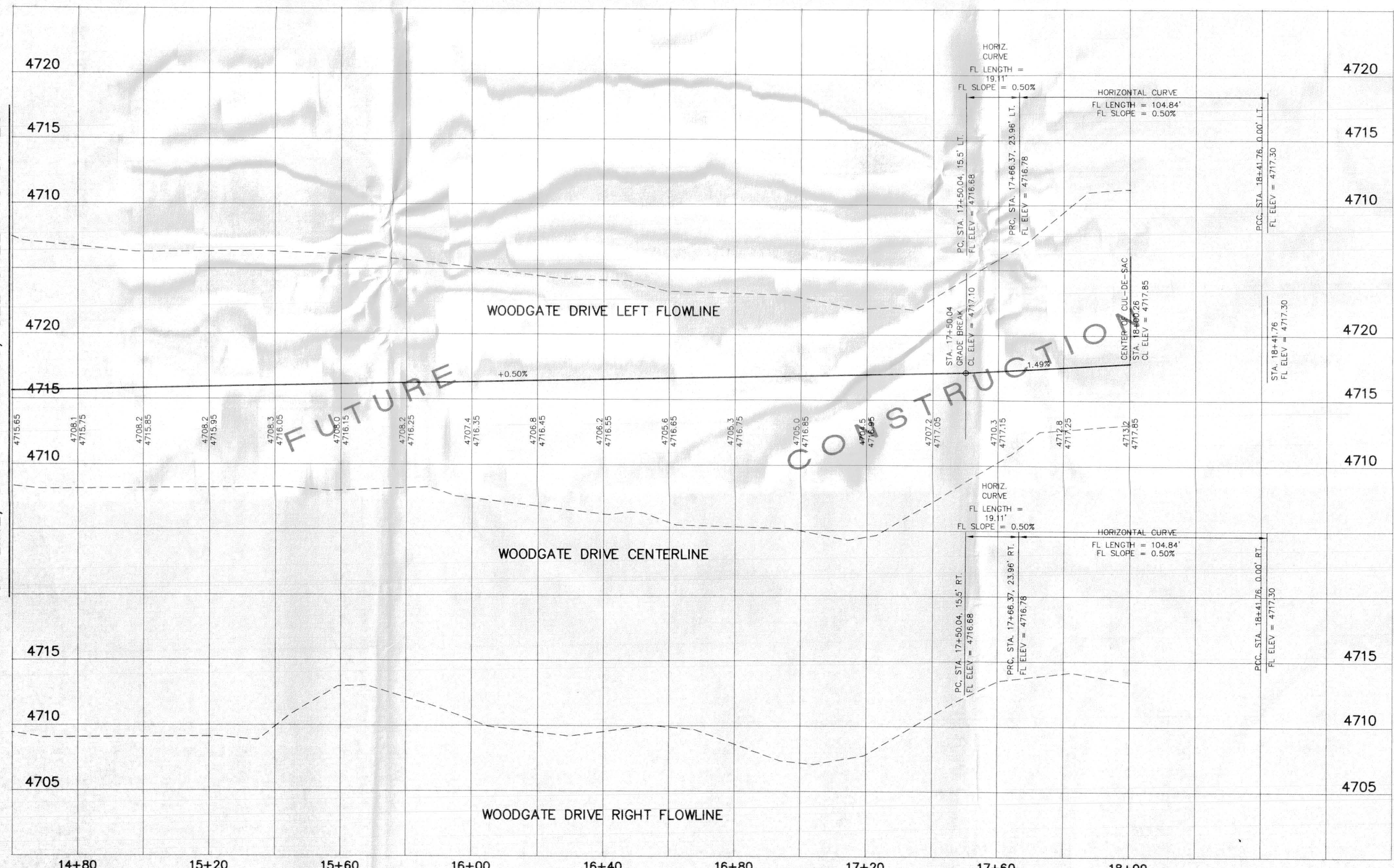
CITY OF GRAND JUNCTION DATE	Project No: 4003.06-02
SCALE: Horiz: 1" = 20' Vert: 1" = 5'	SHEET NO: 13 of 20
DATE: 4-09-03	

MATCH LINE, STA. 14+60.00, SEE SHEET 13 OF 20

MATCH LINE, STA. 14+60.00, SEE SHEET 13 OF 20



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Paul M. O'Connell
 12/5/03
 PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION
Paul M. O'Connell
 CITY OF GRAND JUNCTION DATE 12/5/03
 ACCEPTED AS CONSTRUCTED
 CITY OF GRAND JUNCTION DATE
 SCALE: Horiz: 1" = 20' Vert: 1" = 5'
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 DATE: 4-09-03 SHEET NO: 14 of 20

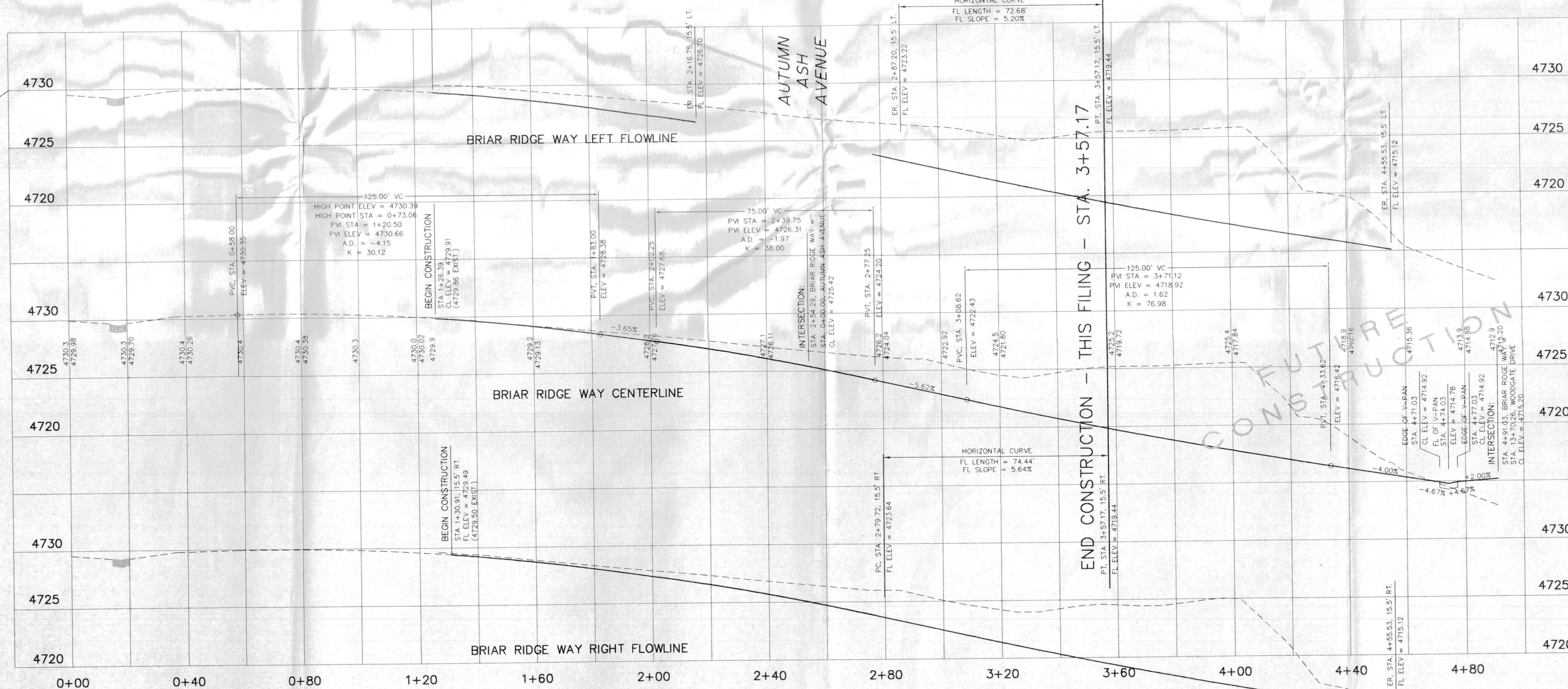
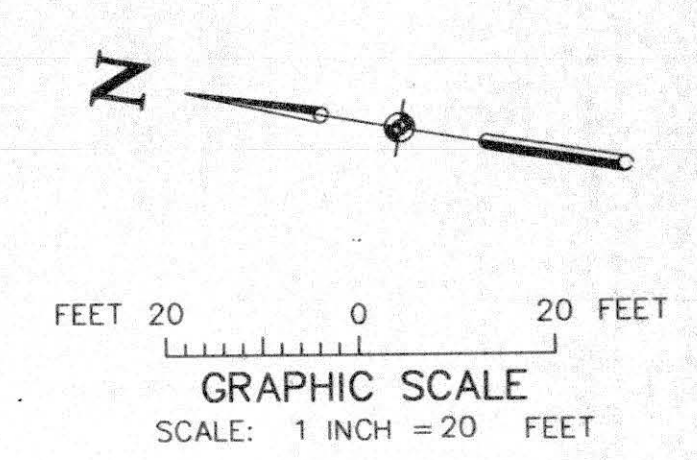
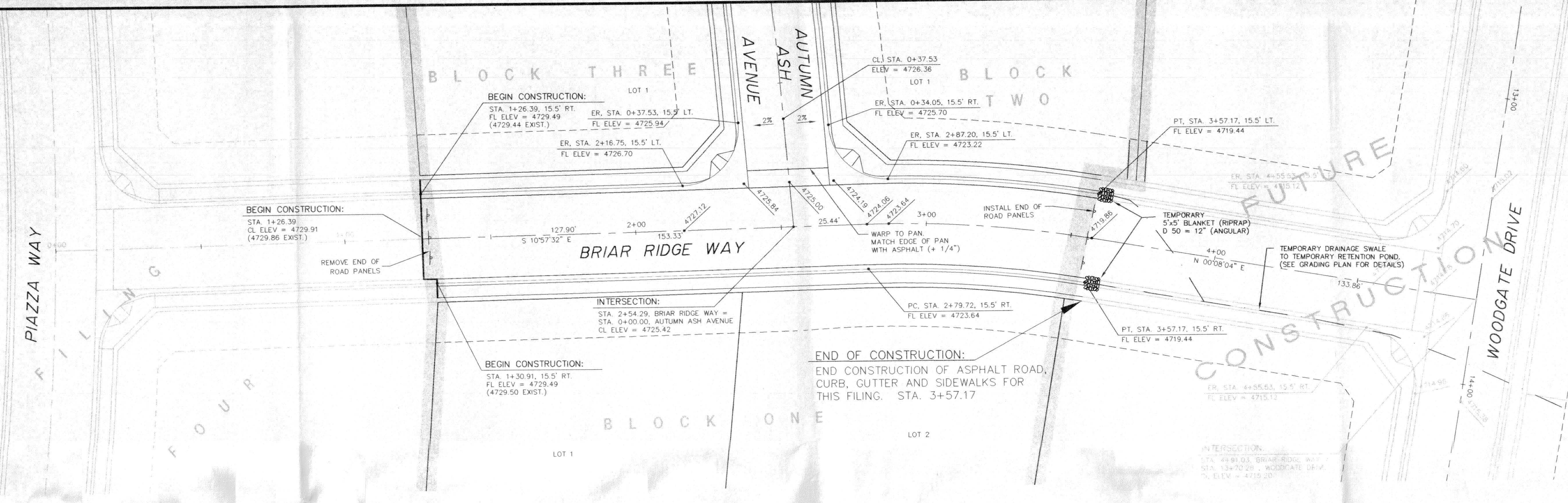
DRAWN BY: S.G.S.
 CHECKED BY: P.M.O.
 REVIEWED: _____ FOR _____
 DATE: _____

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242

REVISION	DATE	DESCRIPTION	BY	CHKD
1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO

O.P. DEVELOPMENT CO., LLC
 GRAND JUNCTION, COLORADO
WOODGATE DRIVE PLAN AND PROFILE (STA. 15+00 TO END)
 THE KNOLLS SUBDIVISION, FILING SIX

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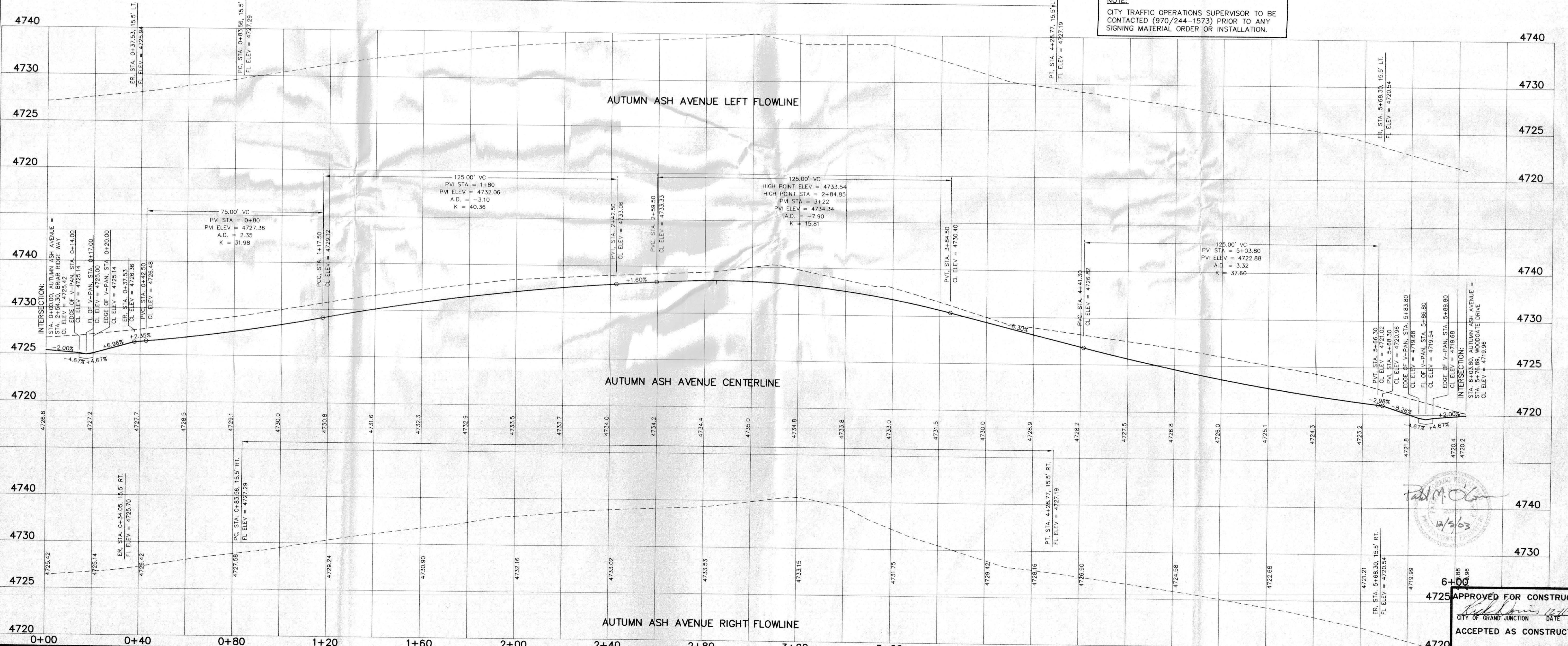
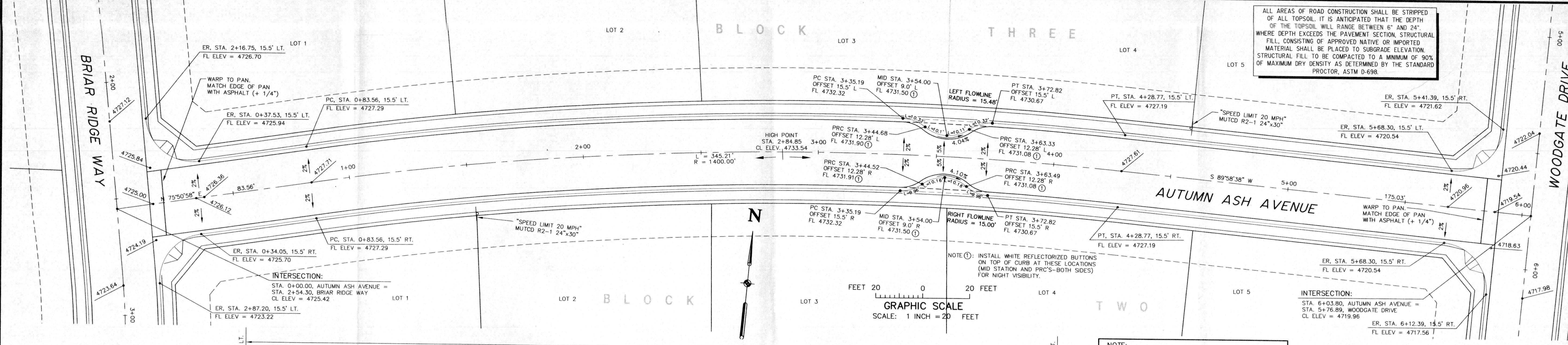


ALL AREAS OF ROAD CONSTRUCTION SHALL BE STRIPPED OF ALL TOPSOIL. IT IS ANTICIPATED THAT THE DEPTH OF THE TOPSOIL WILL RANGE BETWEEN 6" AND 24" WHERE DEPTH EXCEEDS THE PAVEMENT SECTION. STRUCTURAL FILL CONSISTING OF APPROVED NATIVE OR IMPORTED MATERIAL SHALL BE PLACED TO SUBGRADE ELEVATION. STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR, ASTM D-698.



APPROVED FOR CONSTRUCTION
 ACCEPTED AS CONSTRUCTED
 CITY OF GRAND JUNCTION DATE
 SCALE: Horiz: 1" = 20' Vert: 1" = 5'
 Project No: 4003.06-02
 SHEET NO: 15 of 20

DRAWN BY: S.G.S. CHECKED BY: P.M.O.	REVIEWED: _____ FOR _____ DATE: _____	VISTA ENGINEERING CORP. CONSULTING ENGINEERS AND LAND SURVEYORS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7-14-03</td> <td>REVISED AS PER 1ST ROUND REVIEW COMMENTS</td> <td>FJB</td> <td>PMO</td> </tr> <tr> <td>2</td> <td>9-26-03</td> <td>REVISED AS PER 2ND ROUND REVIEW COMMENTS</td> <td>SGS</td> <td>PMO</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	BY	CHKD	1	7-14-03	REVISED AS PER 1ST ROUND REVIEW COMMENTS	FJB	PMO	2	9-26-03	REVISED AS PER 2ND ROUND REVIEW COMMENTS	SGS	PMO	O.P. DEVELOPMENT CO., LLC GRAND JUNCTION, COLORADO	BRIAR RIDGE WAY PLAN AND PROFILE THE KNOLLS SUBDIVISION, FILING SIX
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NOTE:
CITY TRAFFIC OPERATIONS SUPERVISOR TO BE CONTACTED (970/244-1573) PRIOR TO ANY SIGNING MATERIAL ORDER OR INSTALLATION.

Paul M. O'Connell
12/3/03

DRAWN BY: S.G.S.	REVIEWED _____ DATE: _____ FOR _____
CHECKED BY: P.M.O.	REVIEWED _____ DATE: _____ FOR VISTA ENGINEERING CORP.

VISTA ENGINEERING CORP.
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 243-2242

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O.P. DEVELOPMENT CO., LLC
GRAND JUNCTION, COLORADO

AUTUMN ASH AVENUE PLAN AND PROFILE
THE KNOLLS SUBDIVISION, FILING SIX

6+00	APPROVED FOR CONSTRUCTION
4725	ACCEPTED AS CONSTRUCTED
CITY OF GRAND JUNCTION	DATE: _____
SCALE: Horiz: 1" = 20' Vert: 1" = 5'	Project No: 4003.06-02
DATE: 4-09-03	SHEET NO: 16 of 20