

**LEGEND**

STA	STATION	℄	CENTERLINE
MH	MANHOLE	EL.	ELEVATION
W	WATER	L.F.	LINEAL FEET
S.S.	SANITARY SEWER	S	SLOPE
LAT.	LATERAL	R.O.W.	RIGHT-OF-WAY
INV.	INVERT	O	WATER METER

- GENERAL NOTES**
- ALL SANITARY SEWER PIPE TO BE PVC SDR-35 UNLESS OTHERWISE NOTED.
  - SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS.
  - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THEIR STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS, AND A COPY OF THE CITY STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
  - ALL SEWER MAINS SHALL BE LAID TO GRADE UTILIZING A LASER.
  - ALL SERVICE LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL-BODY VYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
  - A MINIMUM OF 10 FEET SEPARATION SHALL BE MAINTAINED AT ALL TIMES BETWEEN THE WATERLINE AND SEWER LINE (EXCEPT AT SPECIFIED CROSSINGS).
  - ALL STUBOUTS FOR SEWER MAINS AND LATERALS SHALL HAVE GLUED CAPS INSTALLED.
  - ALL MANHOLES WITH AN INVERT DROP SHALL BE CONSTRUCTED WITH A SMOOTH TRANSITION OR "BEAVER SLIDE" FROM INLET TO OUTLET.

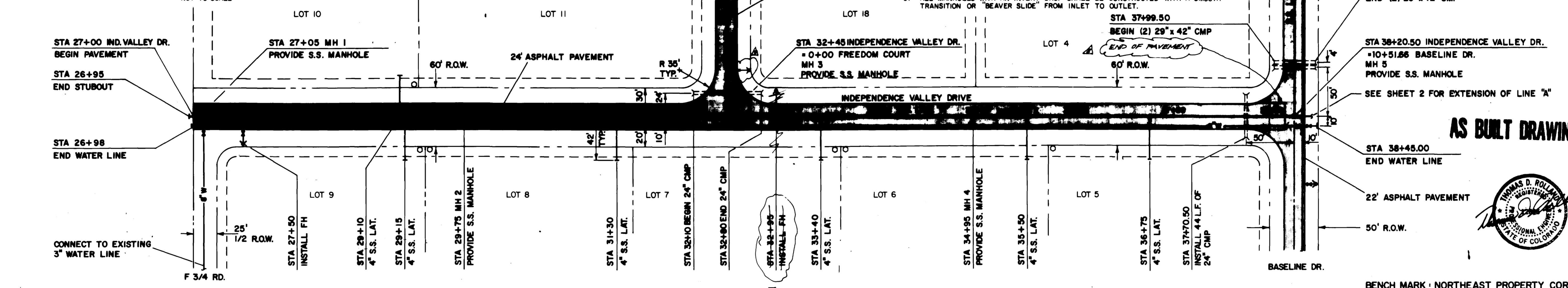
11/90 WATER AS-BUILT'S  
12/92 SEWER AS-BUILT'S  
12/92 STREET AS-BUILT'S

INDEPENDENCE VALLEY SUB.  
INDEPENDENCE VALLEY DR.  
STREET & SEWER  
PLAN & PROFILE

ROLLAND ENGINEERING  
405 Ridge Blvd.  
Grand Junction, Colorado 81503  
(303) 243-2000

DESIGNED BY: MOY  
CHECKED BY: TOR  
DATE: 6/92

NO. 1  
REV. 1  
BY: 6



APPROVED FOR CONSTRUCTION

ACCEPTED AS CONSTRUCTED

APPROVED FOR CONSTRUCTION

ACCEPTED AS CONSTRUCTED

MEGA COUNTY ENGINEERING DEPT.  
DATE: \_\_\_\_\_

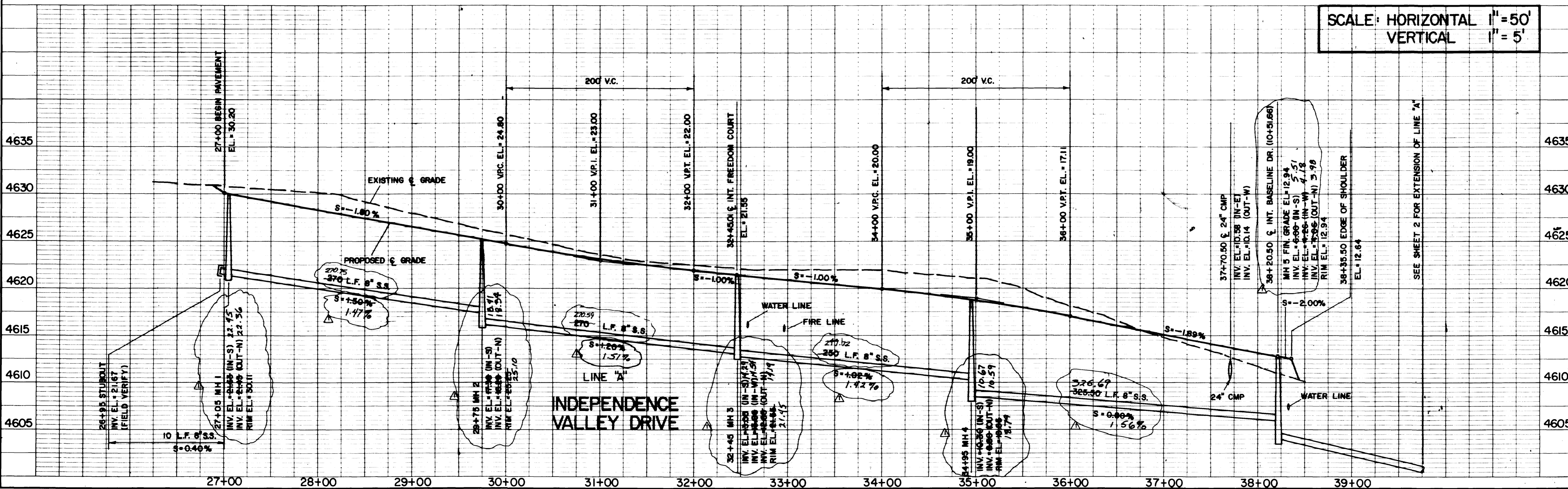
MEGA COUNTY ENGINEERING DEPT.  
DATE: \_\_\_\_\_

CITY OF GRAND JUNCTION  
DATE: \_\_\_\_\_

CITY OF GRAND JUNCTION  
DATE: \_\_\_\_\_

BENCH MARK: NORTHEAST PROPERTY CORNER  
3" ALUMINUM CAP  
ELEVATION = 4609.77

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





NO.	DATE	REVISION	BY

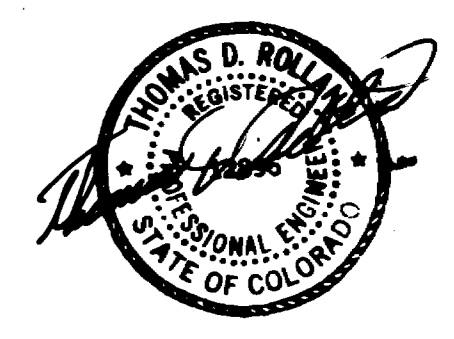
INDEPENDENCE VALLEY SUB.  
LINE "A" EXTENSION  
PLAN & PROFILE

ROLLAND ENGINEERING  
405 Ridge Blvd.  
Grand Junction, Colorado 81503  
(303) 243-8300

DESIGNED: MDY  
CHECKED: TOR  
DATE: 6/92

SHEET 2  
OF 5

### AS BUILT DRAWINGS



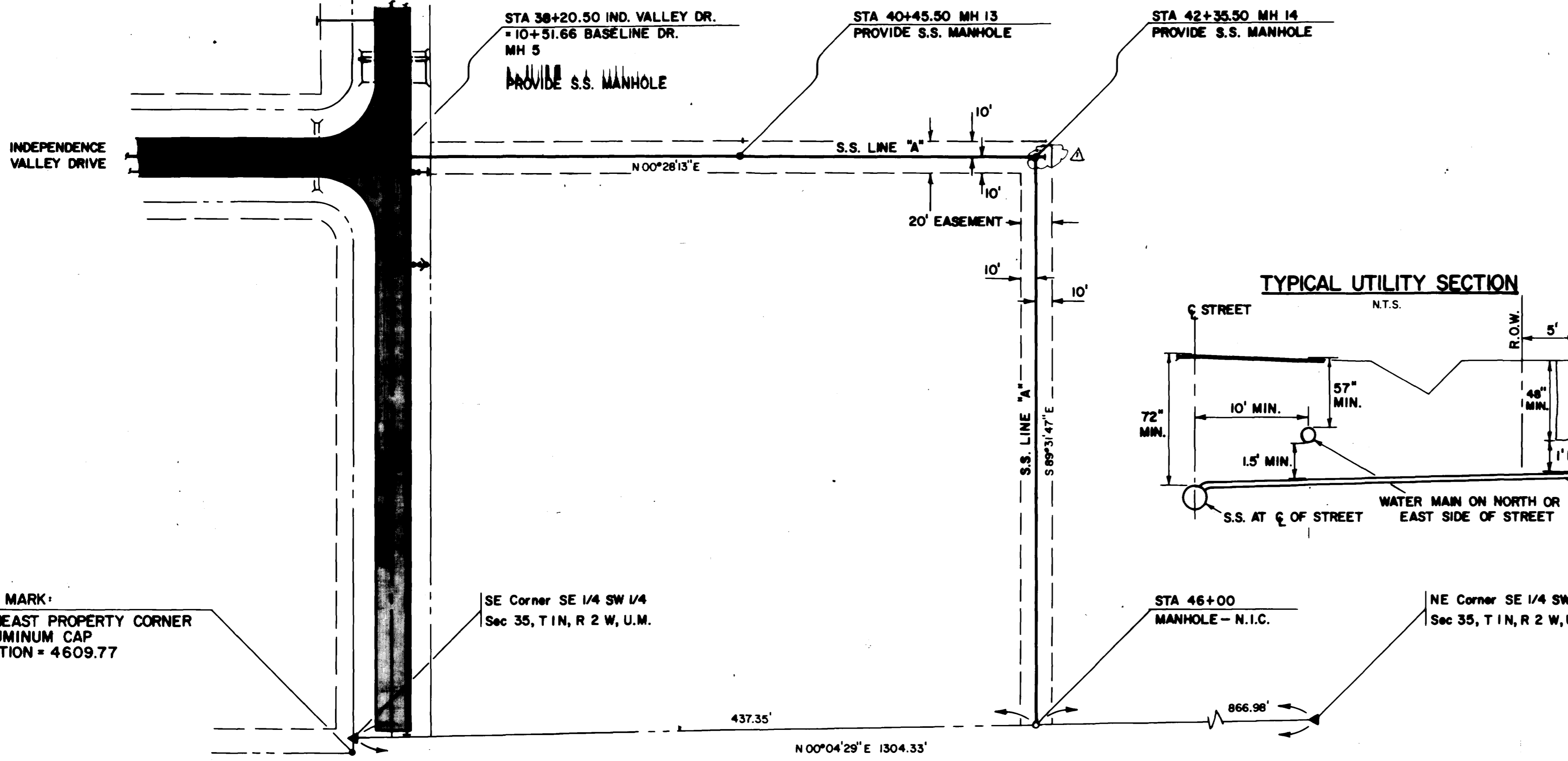
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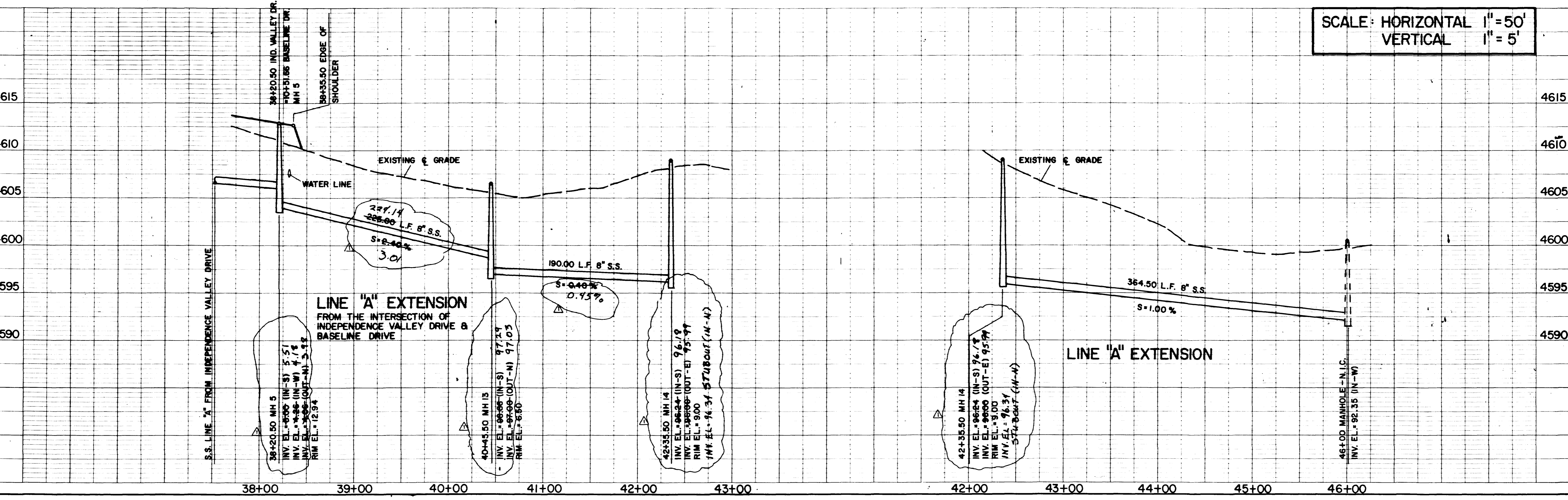
APPROVED FOR CONSTRUCTION \_\_\_\_\_ ACCEPTED AS CONSTRUCTED \_\_\_\_\_  
 MESA COUNTY ENGINEERING DEPT. MESA COUNTY ENGINEERING DEPT.  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION \_\_\_\_\_ ACCEPTED AS CONSTRUCTED \_\_\_\_\_  
 CITY OF GRAND JUNCTION CITY OF GRAND JUNCTION  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

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



BENCH MARK:  
 NORTHEAST PROPERTY CORNER  
 3" ALUMINUM CAP  
 ELEVATION = 4609.77



NO.	DATE	REVISION	BY
12/92		SEWER AS-BUILTS	
1/92		WATER AS-BUILTS	

INDEPENDENCE VALLEY SUB.  
FREEDOM COURT STREET & SEWER PLAN & PROFILE

ROLLAND ENGINEERING  
405 Ridge Blvd.  
Grand Junction, Colorado 81503  
(970) 243-2200

DESIGNER	CHKD	APPROVED	DATE
CFO			6/92



**AS BUILT DRAWINGS**

APPROVED FOR CONSTRUCTION

CITY OF GRAND JUNCTION  
DATE \_\_\_\_\_  
ACCEPTED AS CONSTRUCTED  
CITY OF GRAND JUNCTION  
DATE \_\_\_\_\_

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APPROVED FOR CONSTRUCTION

MESA COUNTY ENGINEERING DEPT.

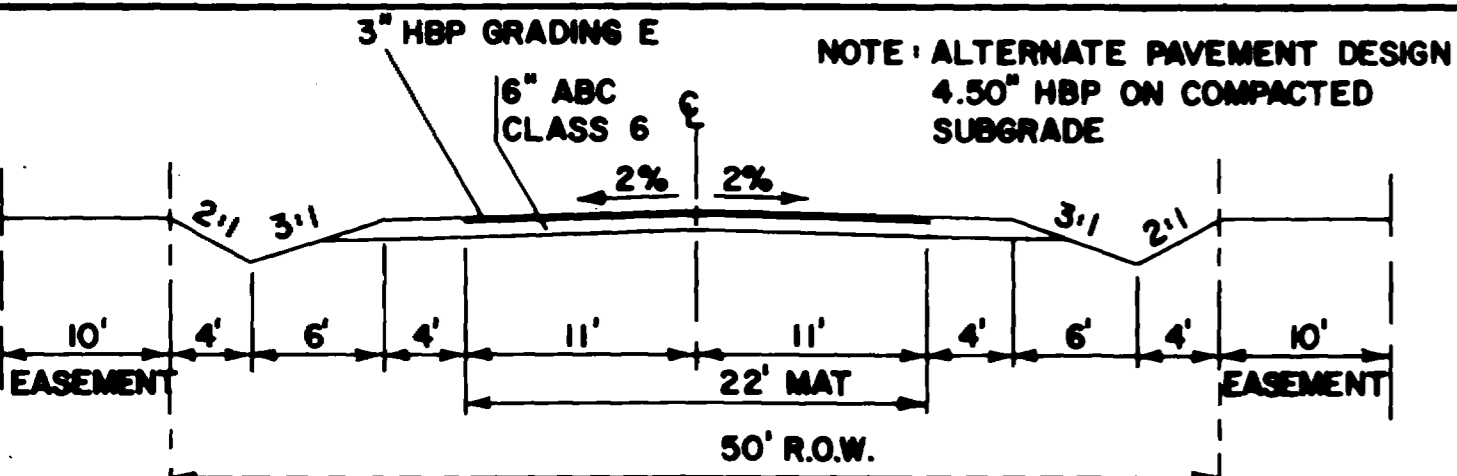
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ACCEPTED AS CONSTRUCTED

MESA COUNTY ENGINEERING DEPT.

DATE: \_\_\_\_\_

SCALE: HORIZONTAL 1" = 50'  
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TYPICAL SECTION FOR FREEDOM COURT & BASELINE DR.

NOT TO SCALE

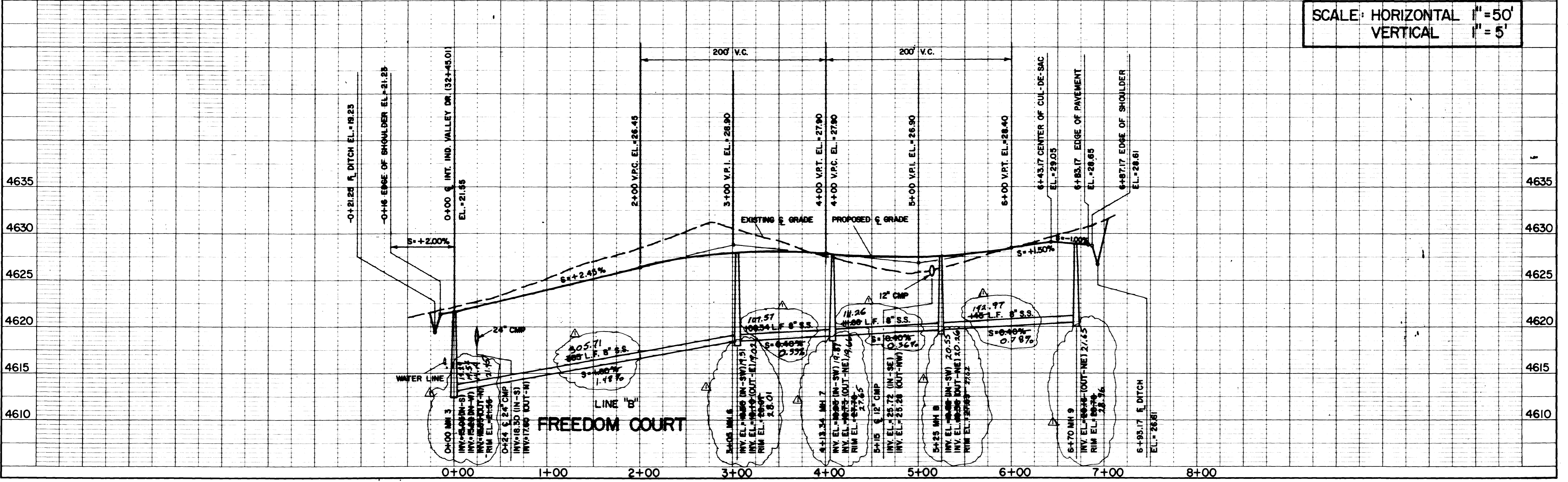
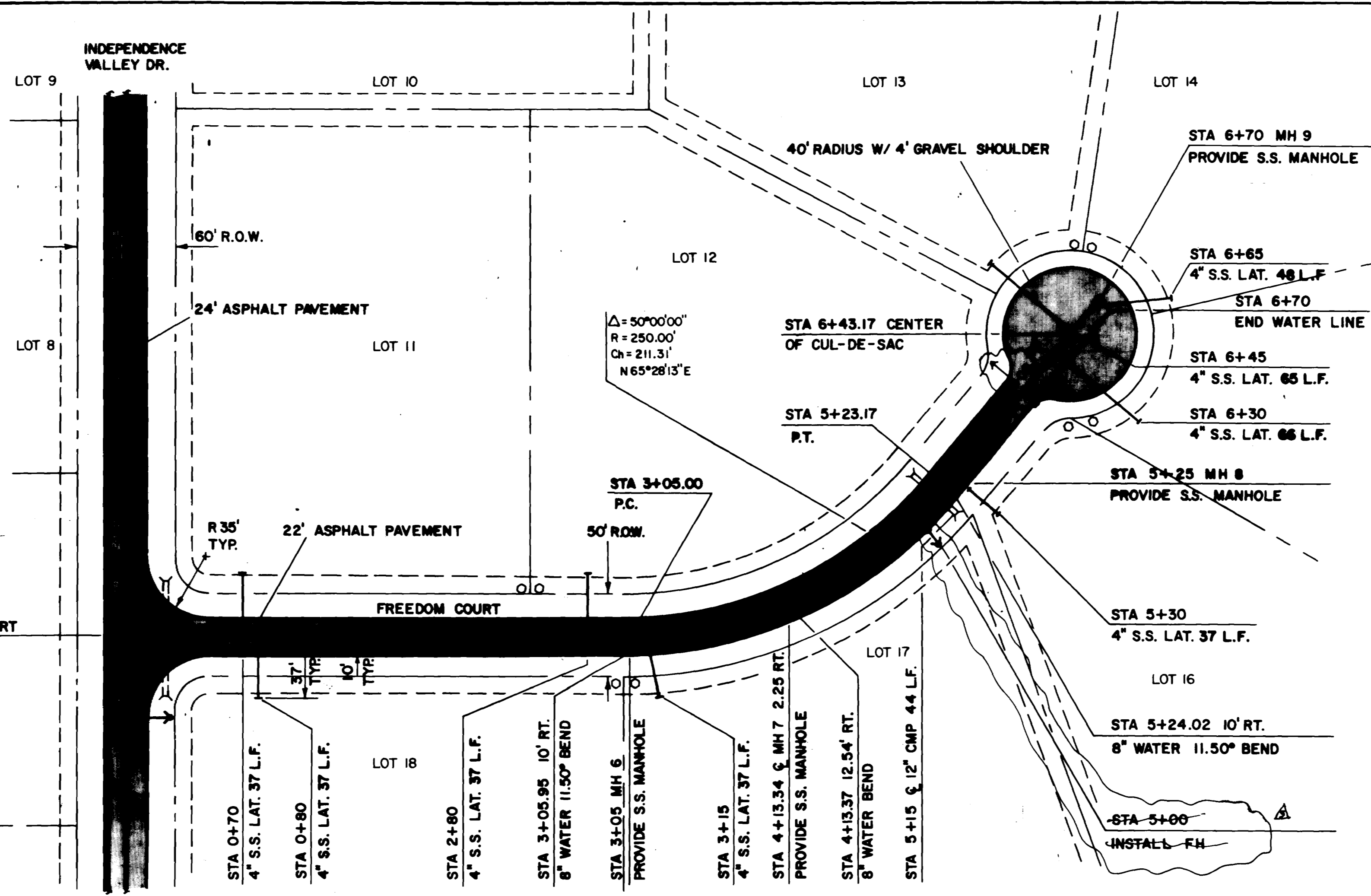
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STA 0+00 FREEDOM COURT  
=32+45.01 IND. VALLEY DR.  
MH 3  
PROVIDE S.S. MANHOLE

**LEGEND**

STA	STATION	℄	CENTERLINE
MH	MANHOLE	EL.	ELEVATION
W	WATER	L.F.	LINEAL FEET
S.S.	SANITARY SEWER	S	SLOPE
LAT.	LATERAL	R.O.W.	RIGHT-OF-WAY
INV.	INVERT	O	WATER METER



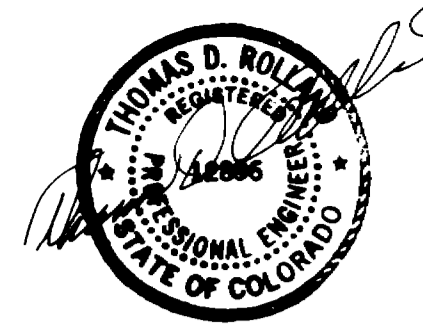
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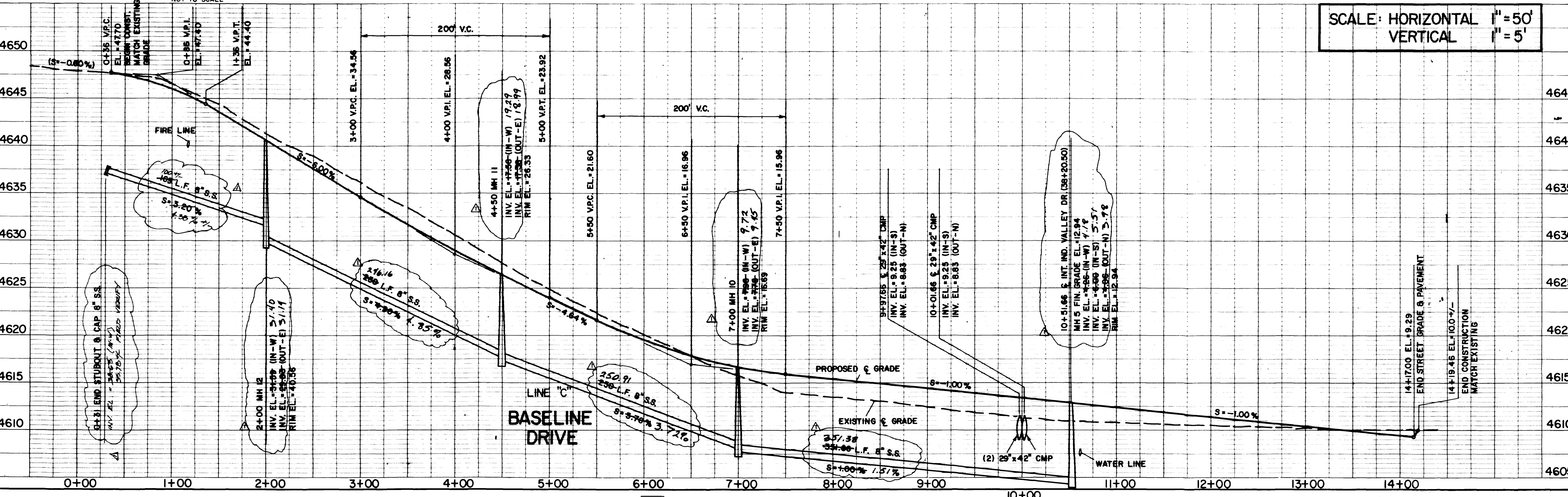
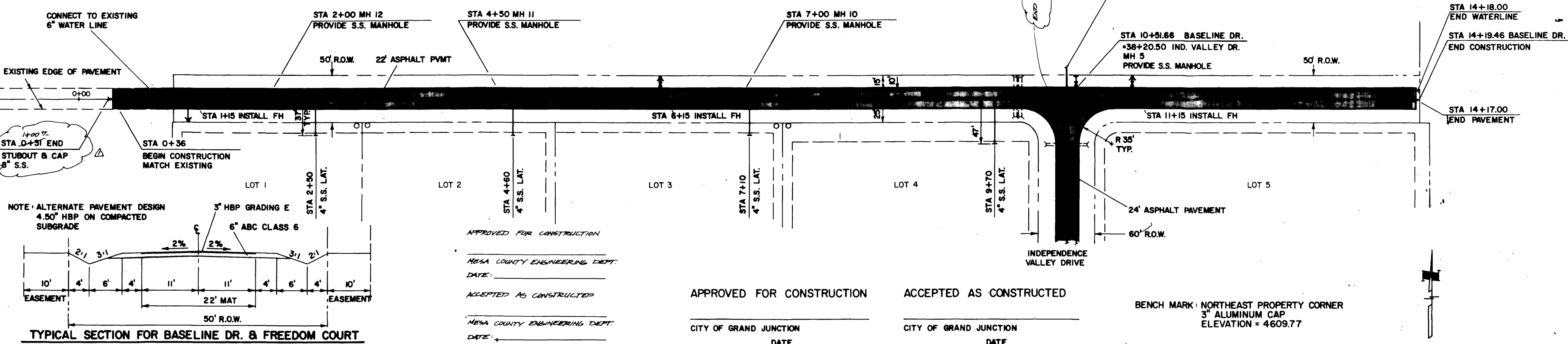
**LEGEND**

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S.S.	SANITARY SEWER	S	SLOPE
LAT.	LATERAL	R.O.W.	RIGHT-OF-WAY
INV.	INVERT	O	WATER METER

**AS BUILT DRAWINGS**

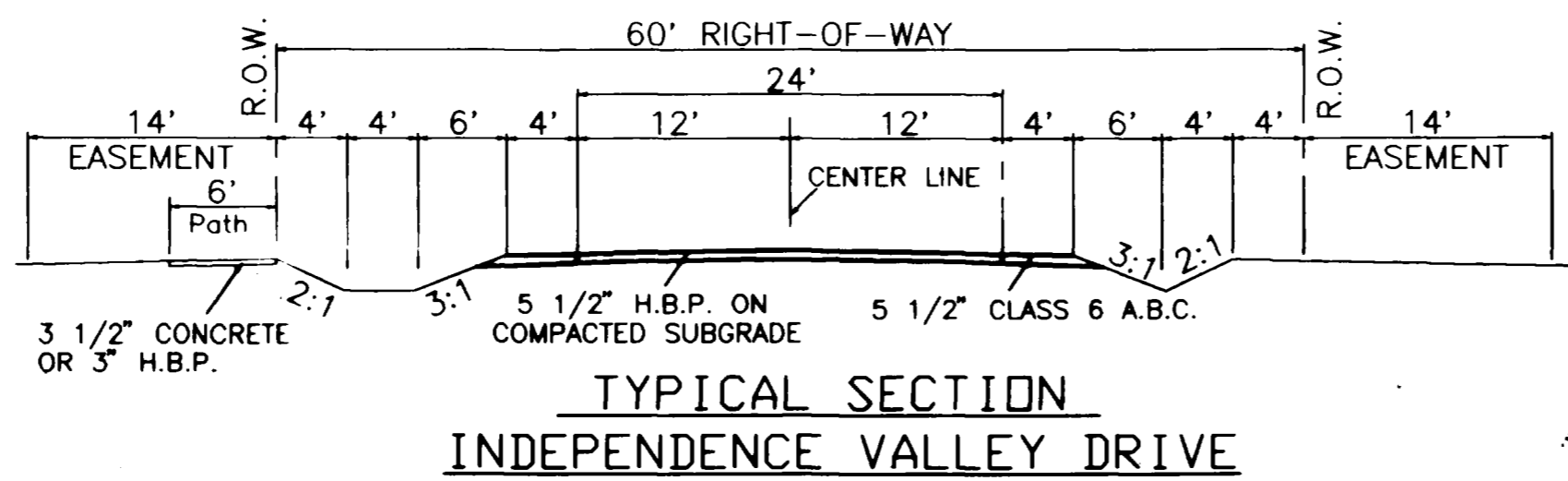


12/92		SEWER AS-BUILTS		MDY
12/92		STREET AS-BUILTS		MDY
NO. DATE		REVISION		BY
<b>INDEPENDENCE VALLEY SUB.</b>				
<b>BASELINE DRIVE STREET &amp; SEWER PLAN &amp; PROFILE</b>				
ROLLAND ENGINEERING		CHECKED		TDR
405 Ridge Blvd.		DATE		6/92
Grand Junction, Colorado 81503		SHEET		4
(303) 243-8300		OF		5



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10. SANITARY SEWER LATERALS SHALL EXTEND 14' BEHIND PROPERTY LINE.
11. SANITARY SEWERLINE EXTENSION TO HWY 340 SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS.



TYPICAL SECTION  
INDEPENDENCE VALLEY DRIVE

APPROVED FOR CONSTRUCTION  
*Joseph J. Beilman* 7-20-94  
MESA COUNTY ENGINEERING

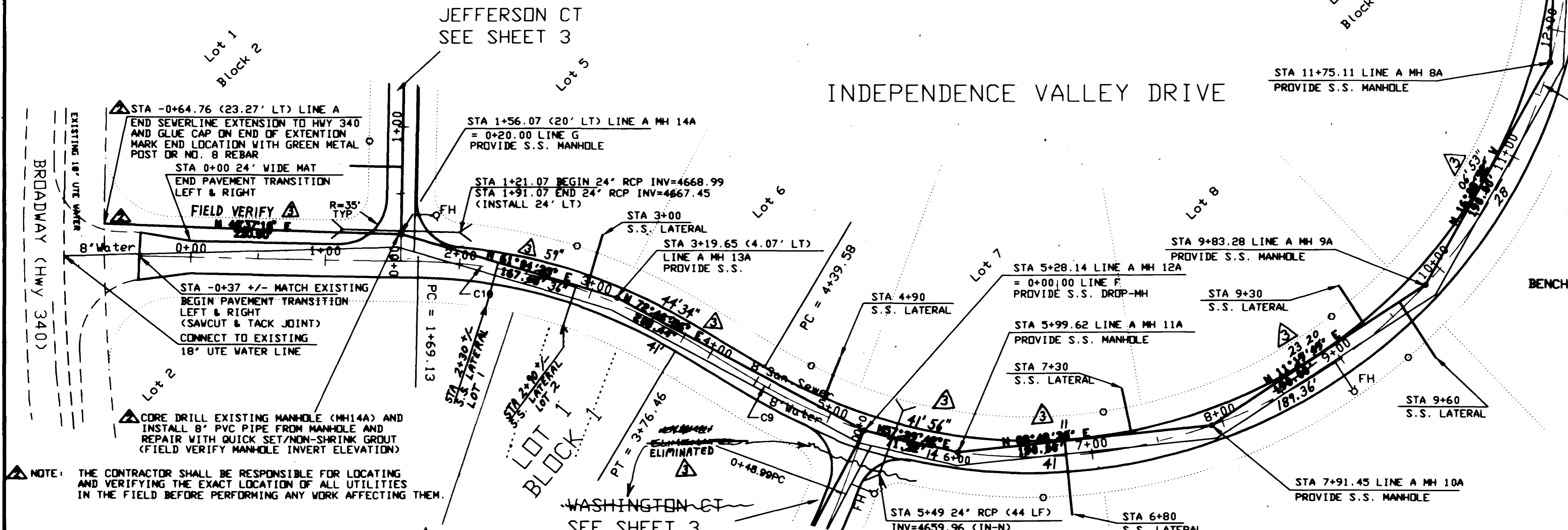
DATE \_\_\_\_\_  
CITY OF GRAND JUNCTION  
DATE \_\_\_\_\_  
ACCEPTED AS CONSTRUCTED  
MESA COUNTY ENGINEERING  
DATE \_\_\_\_\_  
CITY OF GRAND JUNCTION  
DATE \_\_\_\_\_

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

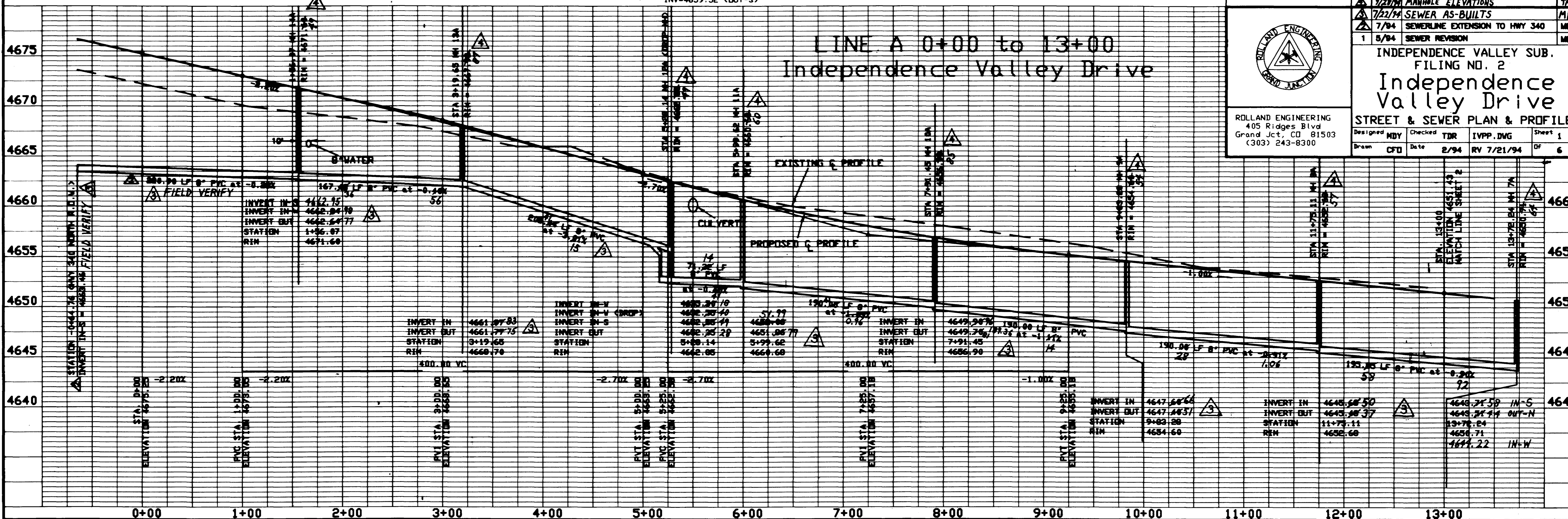
BENCH MARK: AT APPROXIMATELY WEST 1/4 CORNER SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6th PRINCIPLE MERIDIAN  
1" REBAR (GV-136 BUREAU OF RECLAMATION)  
ASSUMED ELEVATION = 4667.72 (ROLLAND ENGINEERING)  
ACTUAL ELEVATION = 4666.11 (BUREAU OF RECLAMATION)

**CENTERLINE CURVE TABLE**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	400.00'	67.38'	67.30'	N 85°43'37" E	09°39'05"	33.77'
C2	400.00'	244.35'	240.56'	S 17°58'13" W	35°00'00"	126.12'
C3	400.00'	244.35'	240.56'	N 17°58'13" E	35°00'00"	126.12'
C4	250.00'	135.41'	133.76'	N 41°32'10" E	31°01'57"	69.41'
C5	250.00'	146.17'	144.10'	N 73°48'09" E	33°30'00"	75.24'
C6	250.00'	103.08'	102.35'	S 77°38'07" E	23°37'27"	52.28'
C7	400.00'	349.07'	338.09'	N 24°31'47" W	50°00'00"	186.52'
C8	400.00'	872.66'	709.61'	S 12°58'13" W	125°00'00"	768.39'
C9	400.00'	56.81'	56.76'	N 71°24'05" E	08°08'16"	28.43'
C10	400.00'	150.51'	149.63'	N 56°33'10" E	21°33'34"	76.16'
C11	300.00'	204.72'	200.77'	N 42°13'01" E	39°05'55"	106.53'



NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION OF ALL UTILITIES IN THE FIELD BEFORE PERFORMING ANY WORK AFFECTING THEM.



**ROLLAND ENGINEERING**  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300

DESIGNED: MDY	CHECKED: TDR	IVPP: DVG
DRAWN: CFT	DATE: 2/94	REV: 7/21/94

**INDEPENDENCE VALLEY SUB. FILING NO. 2**

## Independence Valley Drive

**STREET & SEWER PLAN & PROFILES**

Sheet 1 of 6

Rec 10-4-94

APPROVED FOR CONSTRUCTION

ACCEPTED AS CONSTRUCTED

MESA COUNTY ENGINEERING  
7-20-94  
DATE

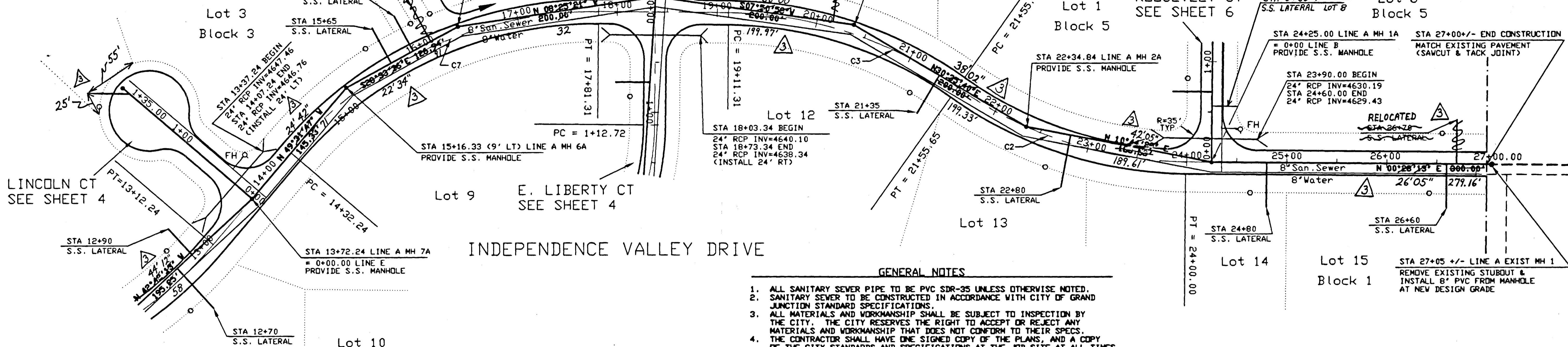
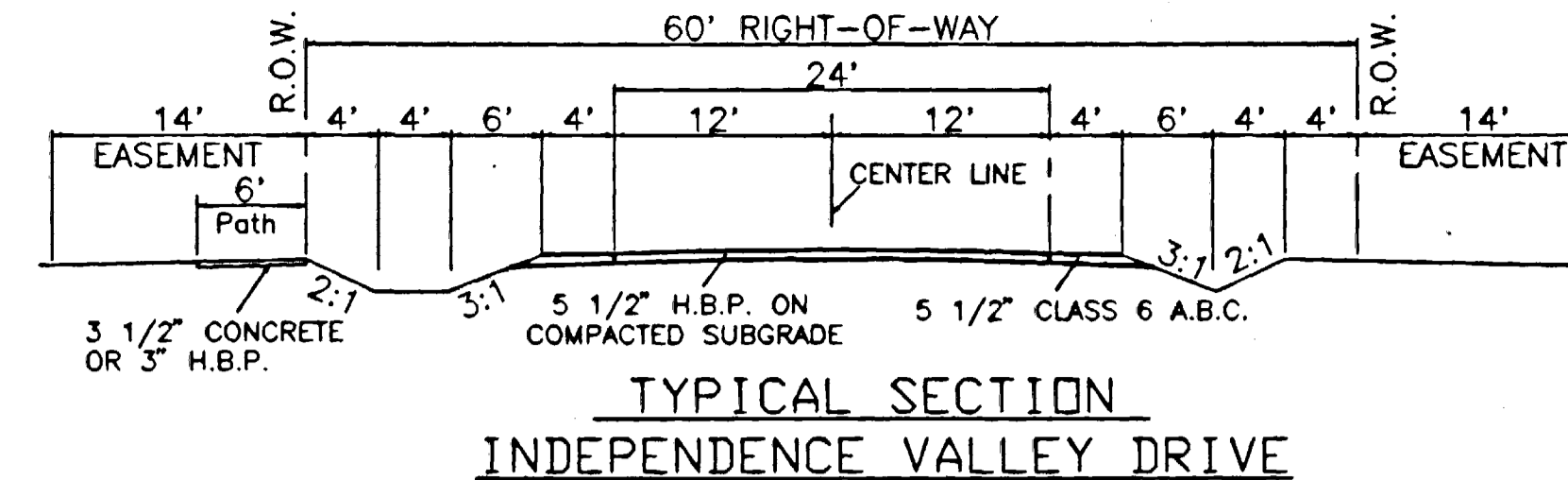
MESA COUNTY ENGINEERING  
DATE

CITY OF GRAND JUNCTION  
DATE

CITY OF GRAND JUNCTION  
DATE

Lot 1 W. LIBERTY CT  
Block 4 SEE SHEET 5

Lot 10  
Block 4

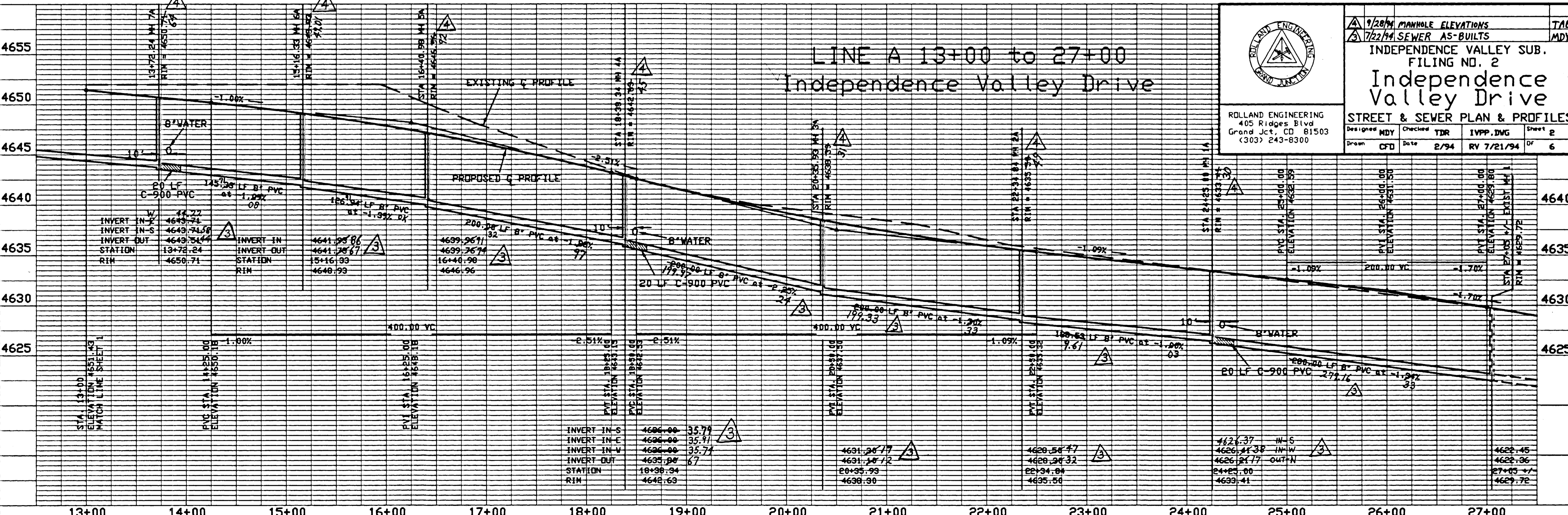


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BENCH MARK - NORTHEAST PROPERTY CORNER  
INDEPENDENCE VALLEY FILING NO.1  
3" ALUM CAP - ASSUMED EL=4609.77



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



**ROLLAND ENGINEERING**  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300

**MANHOLE ELEVATIONS** TAB  
**SEWER AS-BUILTS** MDY

**INDEPENDENCE VALLEY SUB. FILING NO. 2**  
**Independence Valley Drive**  
**STREET & SEWER PLAN & PROFILES**

Designed	MDY	Checked	TDR	IVPP, DWG	Sheet 2
Drawn	CFD	Date	2/94	RV 7/21/94	Df 6

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APPROVED FOR CONSTRUCTION

*Joseph J. Biedma*  
MESA COUNTY ENGINEERING  
7-20-94  
DATE

ACCEPTED AS CONSTRUCTED

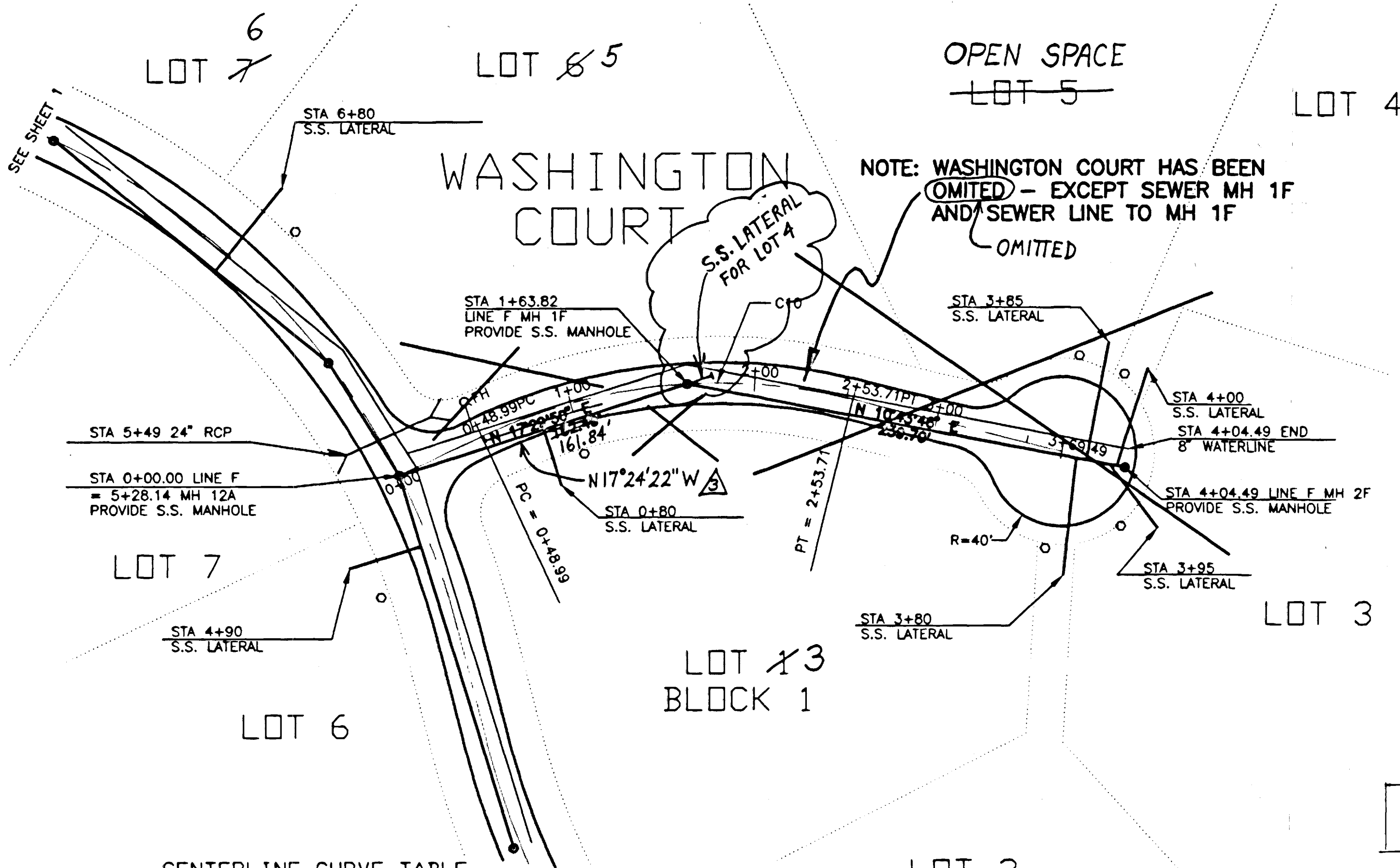
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CITY OF GRAND JUNCTION

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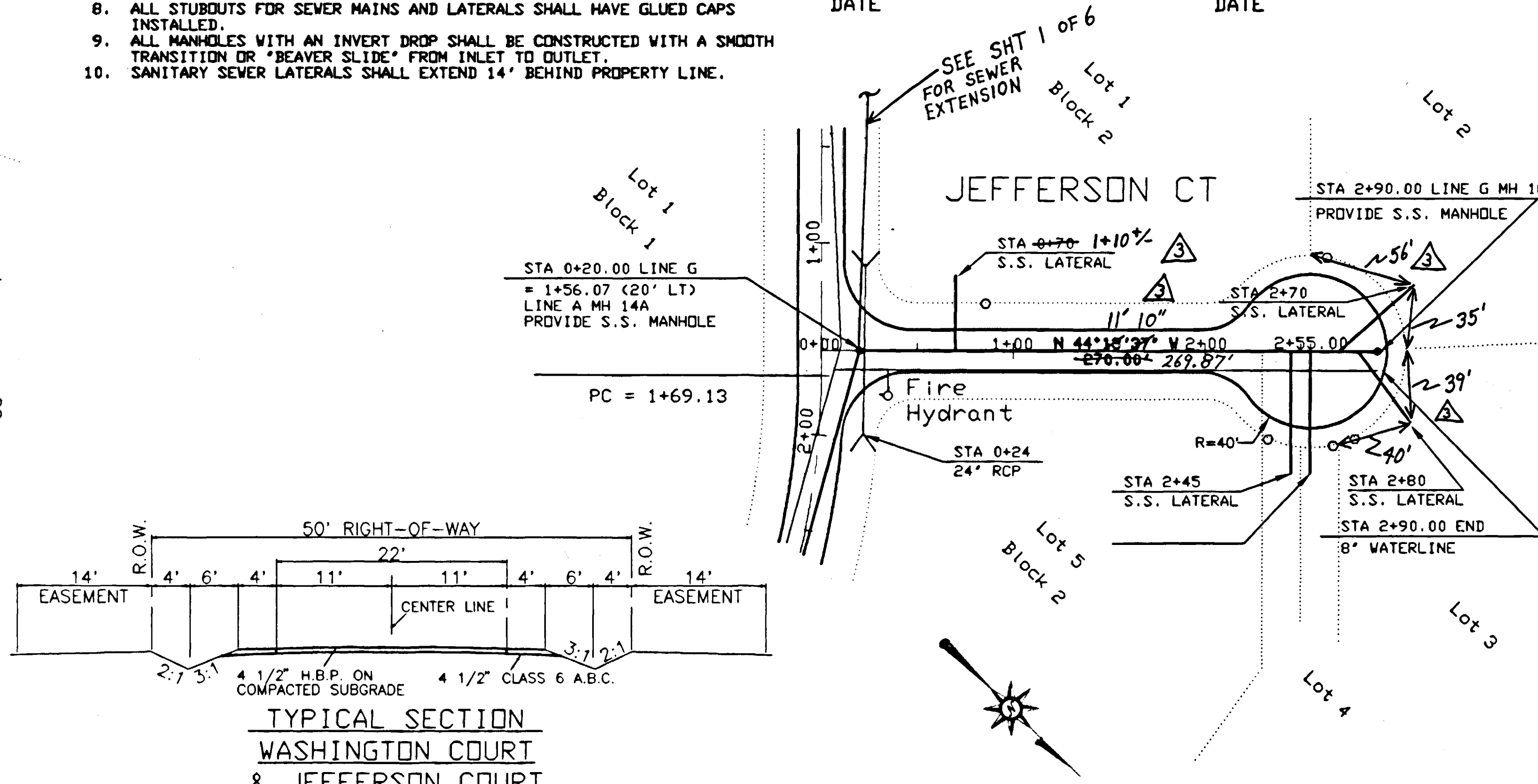
CITY OF GRAND JUNCTION

DATE



CENTERLINE CURVE TABLE

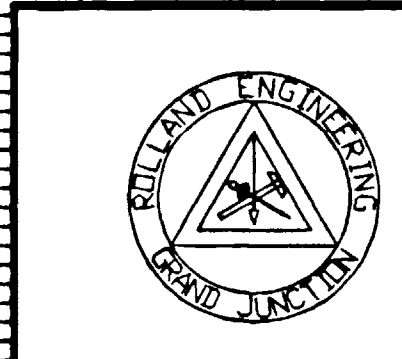
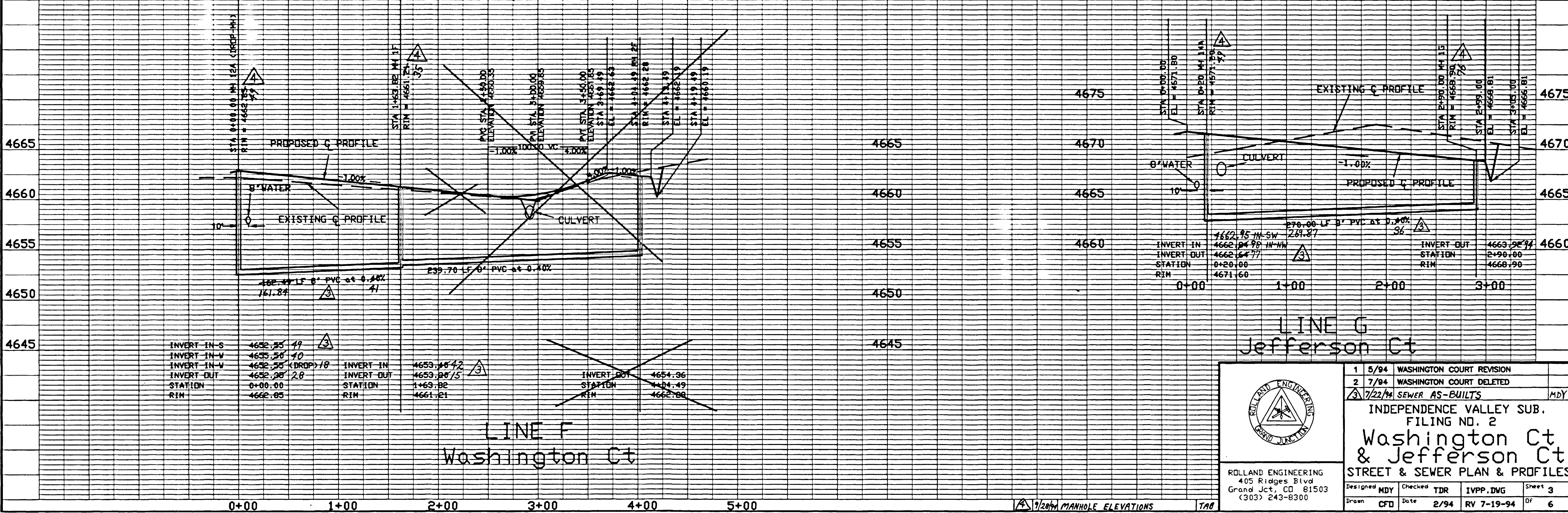
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TYPICAL SECTION  
WASHINGTON COURT  
& JEFFERSON COURT

BENCH MARK - NORTHEAST PROPERTY CORNER  
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ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300

1	5/94	WASHINGTON COURT REVISION	
2	7/94	WASHINGTON COURT DELETED	
3	7/22/94	SEWER AS-BUILTS	MDY

INDEPENDENCE VALLEY SUB.  
FILING NO. 2  
**Washington Ct  
& Jefferson Ct**  
STREET & SEWER PLAN & PROFILES

Designed	MDY	Checked	TDR	IVPP	DWG	Sheet	3
Drawn	CFD	Date	2/94	RV	7-19-94	Of	6

APPROVED FOR CONSTRUCTION

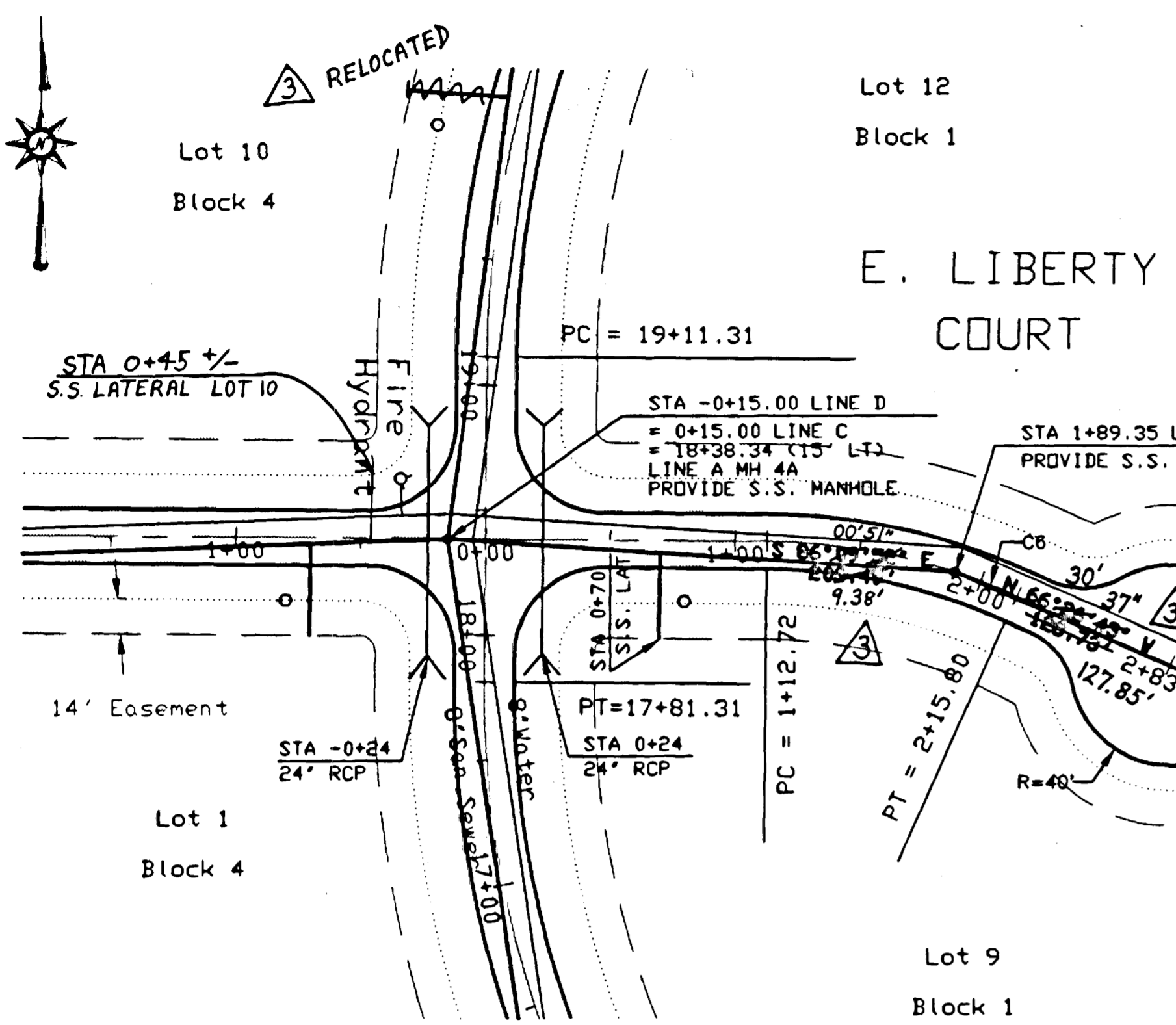
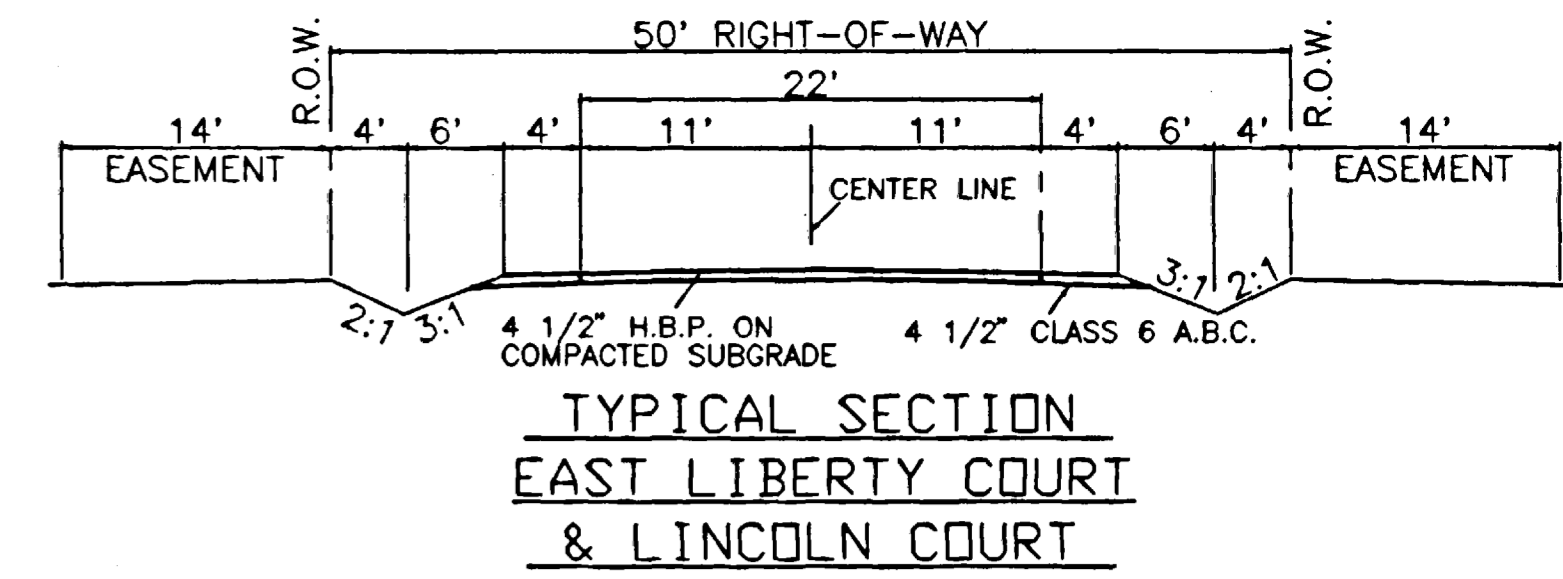
Joseph J. Beilman  
MESA COUNTY ENGINEERING  
7-20-94  
DATE

CITY OF GRAND JUNCTION  
DATE

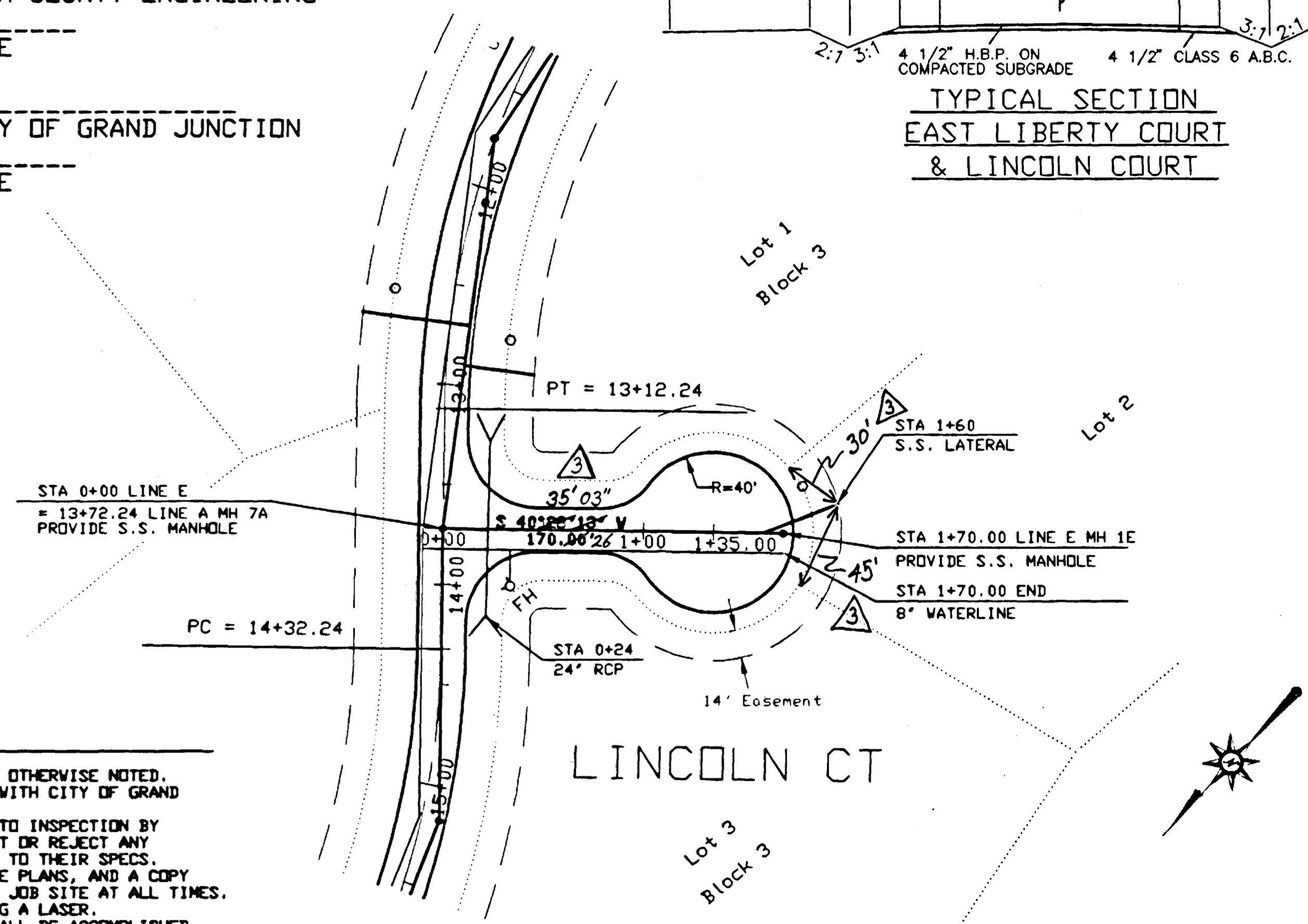
ACCEPTED AS CONSTRUCTED

MESA COUNTY ENGINEERING  
DATE

CITY OF GRAND JUNCTION  
DATE

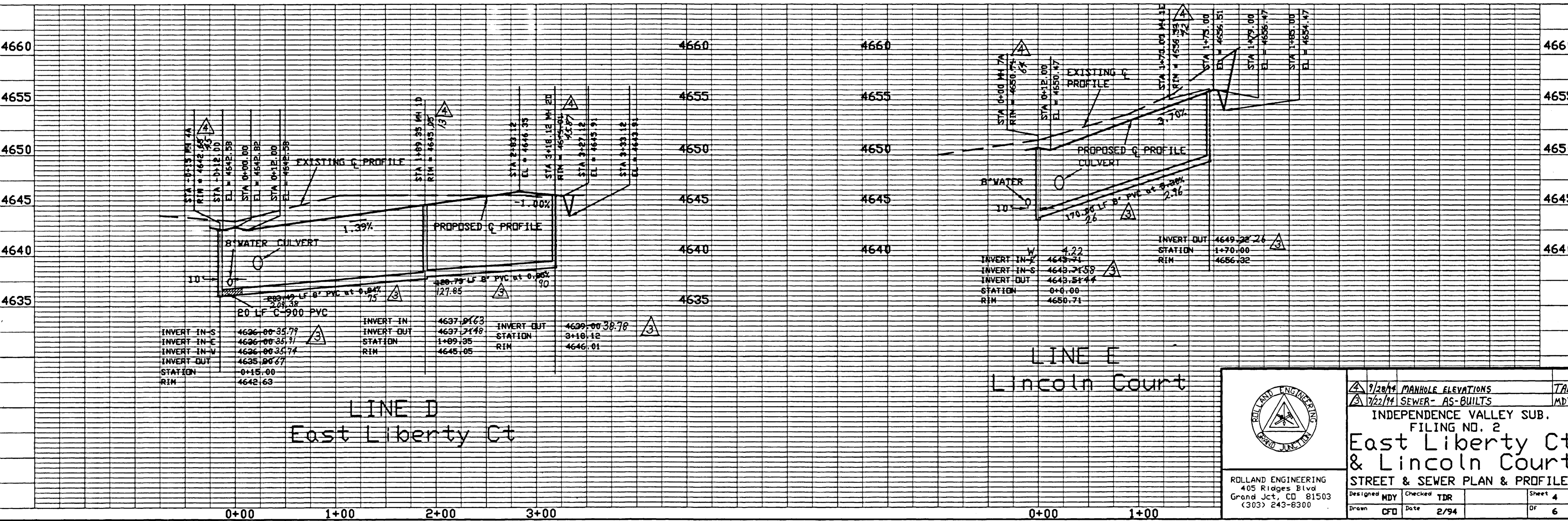


- GENERAL NOTES
1. ALL SANITARY SEWER PIPE TO BE PVC SDR-35 UNLESS OTHERWISE NOTED.
  2. SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS.
  3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THEIR SPEC.
  4. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS, AND A COPY OF THE CITY STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
  5. ALL SEWER MAINS SHALL BE LAID TO GRADE UTILIZING A LASER.
  6. ALL SERVICE LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL-BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
  7. A MINIMUM OF 10 FEET SEPARATION SHALL BE MAINTAINED AT ALL TIMES BETWEEN THE WATERLINE AND SEWER LINE (EXCEPT AT SPECIFIED CROSSINGS).
  8. ALL STUBOUTS FOR SEWER MAINS AND LATERALS SHALL HAVE GLOUED CAPS INSTALLED.
  9. ALL MANHOLES WITH AN INVERT DROP SHALL BE CONSTRUCTED WITH A SMOOTH TRANSITION OR "BEAVER SLIDE" FROM INLET TO OUTLET.
  10. SANITARY SEWER LATERALS SHALL EXTEND 14' BEHIND PROPERTY LINE.



BENCH MARK - NORTHEAST PROPERTY CORNER  
INDEPENDENCE VALLEY FILING NO.1  
3" ALUM CAP - ASSUMED EL=4609.77

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



ROLLAND ENGINEERING GRAND JUNCTION

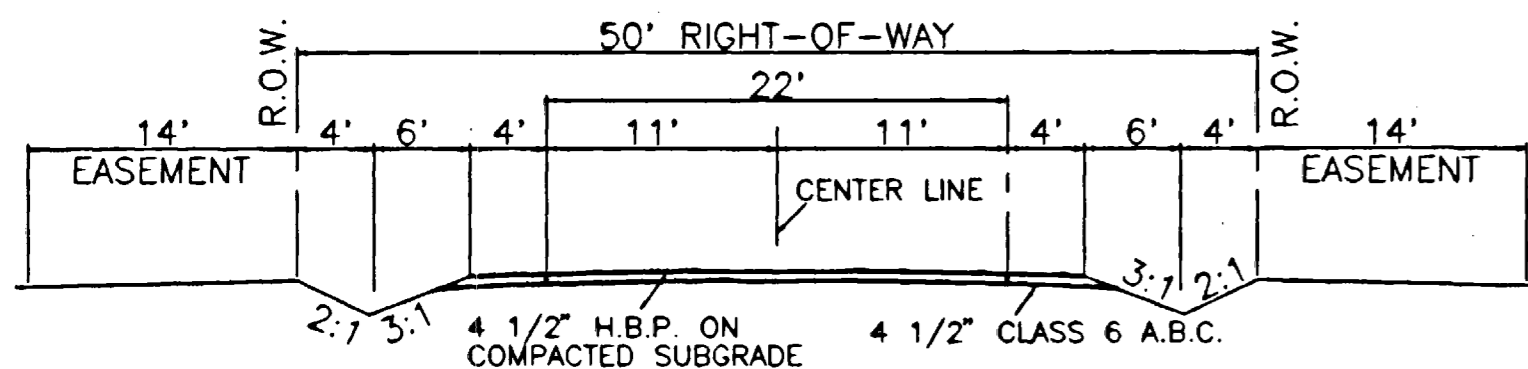
9/28/94 MANHOLE ELEVATIONS TAB  
7/22/94 SEWER-AS-BUILTS MDY

INDEPENDENCE VALLEY SUB.  
FILING NO. 2  
East Liberty Ct  
& Lincoln Court  
STREET & SEWER PLAN & PROFILES

Designed MDY Checked TDR Sheet 4  
Drawn CFD Date 2/94 Of 6

ROLLAND ENGINEERING  
405 Ridges Blvd  
Grand Jct, CO 81503  
(303) 243-8300





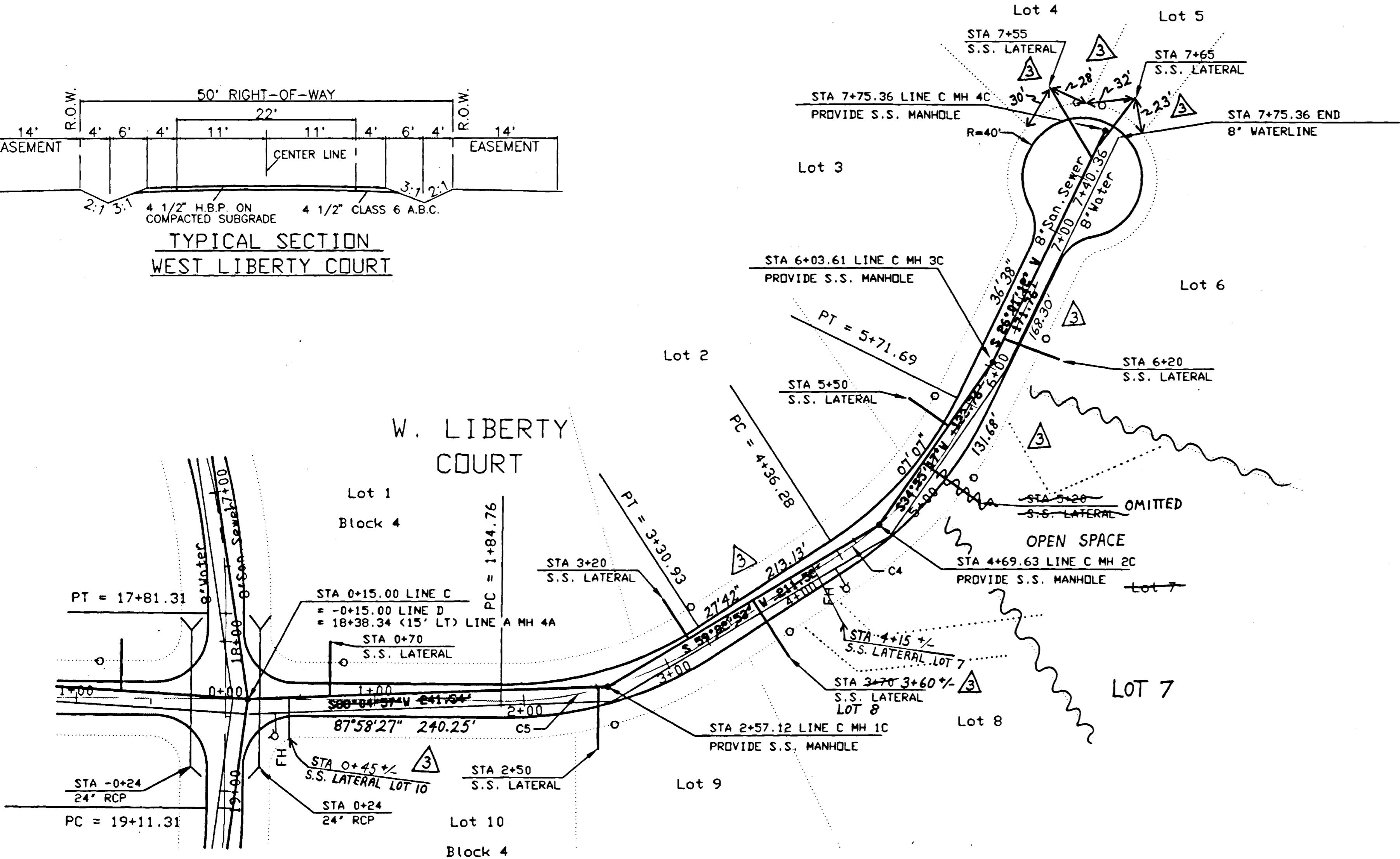
TYPICAL SECTION  
WEST LIBERTY COURT

APPROVED FOR CONSTRUCTION  
 MESA COUNTY ENGINEERING  
 2/22/94  
 DATE

ACCEPTED AS CONSTRUCTED  
 MESA COUNTY ENGINEERING  
 DATE

CITY OF GRAND JUNCTION  
 DATE

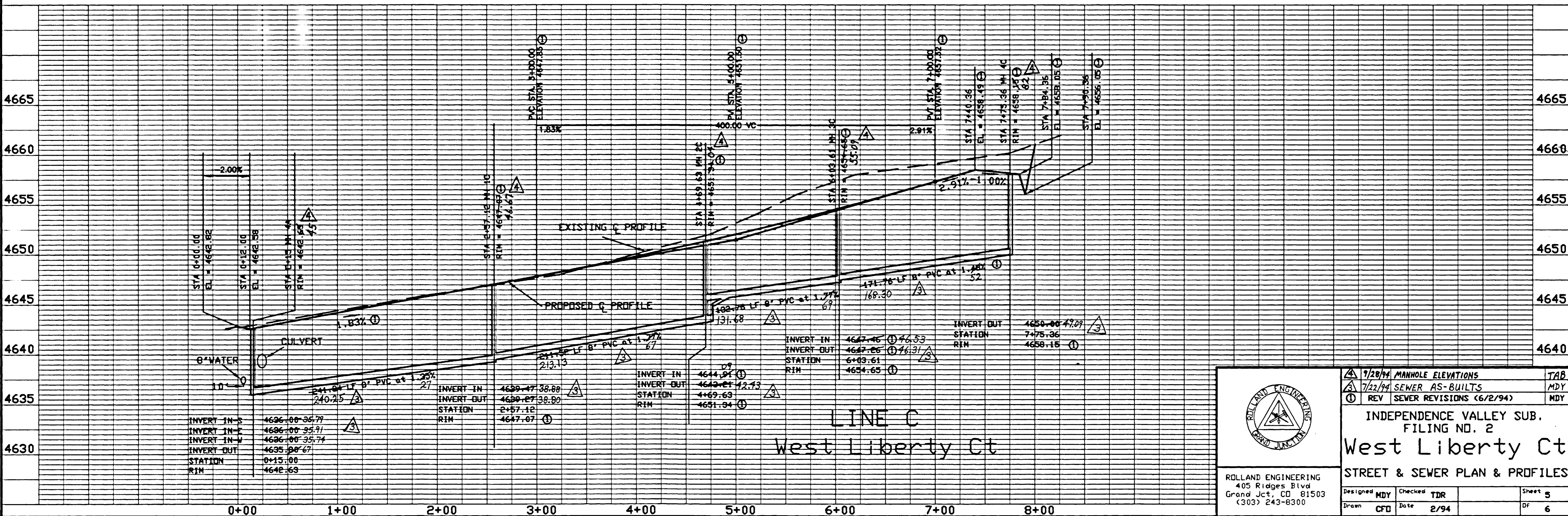
CITY OF GRAND JUNCTION  
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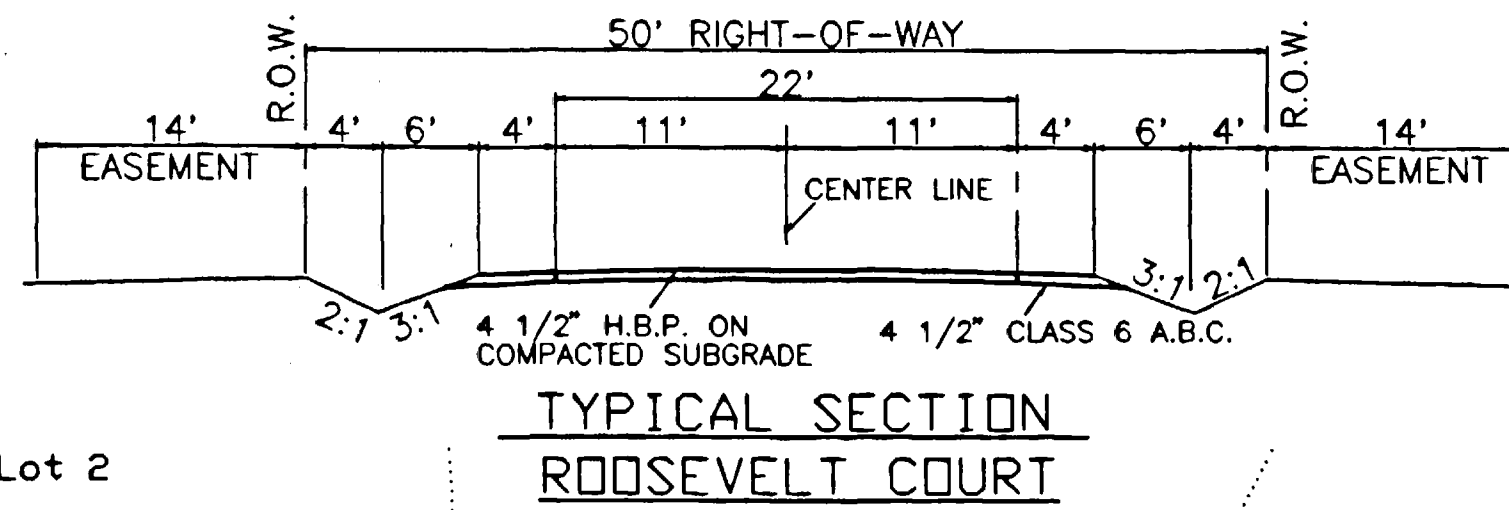
BENCH MARK - NORTHEAST PROPERTY CORNER  
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	7/28/94 MANHOLE ELEVATIONS	TAB
	7/22/94 SEWER AS-BUILTS	MDY
	REV SEWER REVISIONS (6/2/94)	MDY
INDEPENDENCE VALLEY SUB. FILING NO. 2 <b>West Liberty Ct</b> STREET & SEWER PLAN & PROFILES		
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (303) 243-8300	Designed MDY Drawn CFD	Checked TDR Date 2/94
		Sheet 5 Of 6

Lot 13  
Block 1



APPROVED FOR CONSTRUCTION

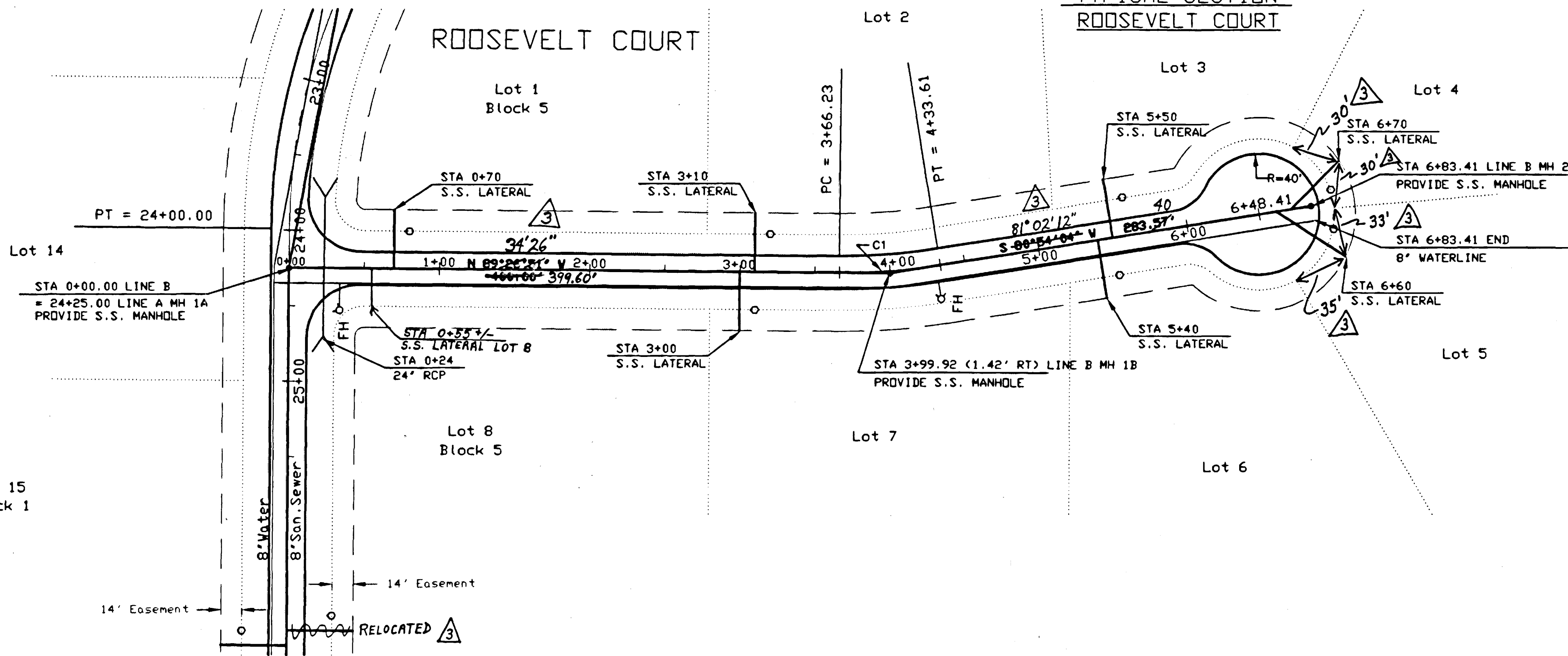
ACCEPTED AS CONSTRUCTED

*Joseph J. Belmont*  
MESA COUNTY ENGINEERING  
7-20-94  
DATE

MESA COUNTY ENGINEERING  
DATE

CITY OF GRAND JUNCTION  
DATE

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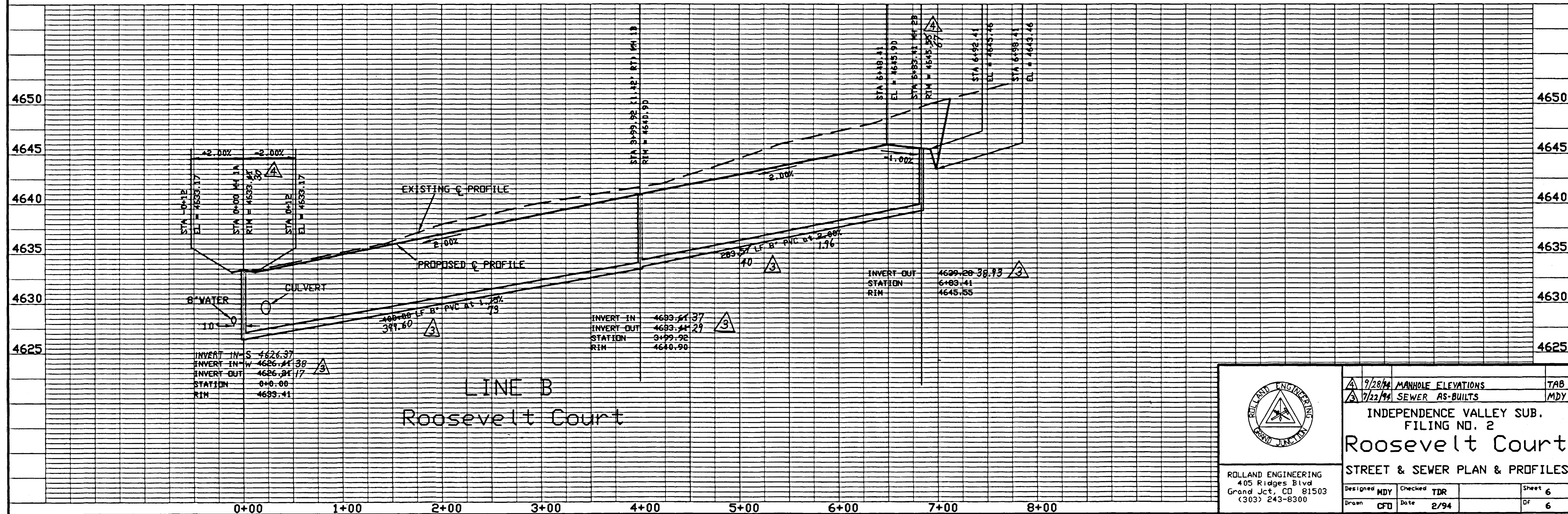


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	9/28/94	MANHOLE ELEVATIONS	TAB
	7/22/94	SEWER AS-BUILTS	MDY
INDEPENDENCE VALLEY SUB. FILING NO. 2 <b>Roosevelt Court</b> STREET & SEWER PLAN & PROFILES			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct., CO 81503 (303) 243-8300	Designed MDY Drawn CFD	Checked TDR Date 2/94	Sheet 6 Of 6