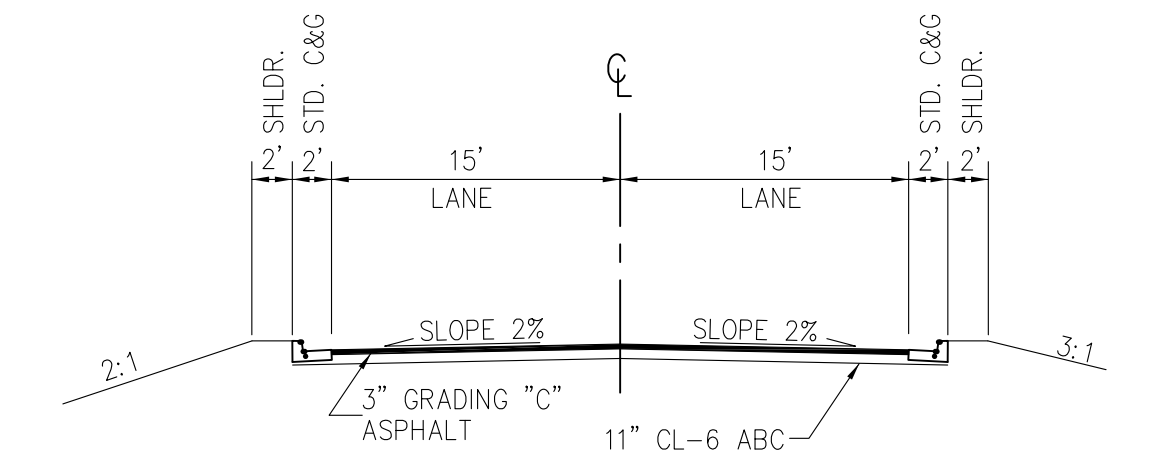
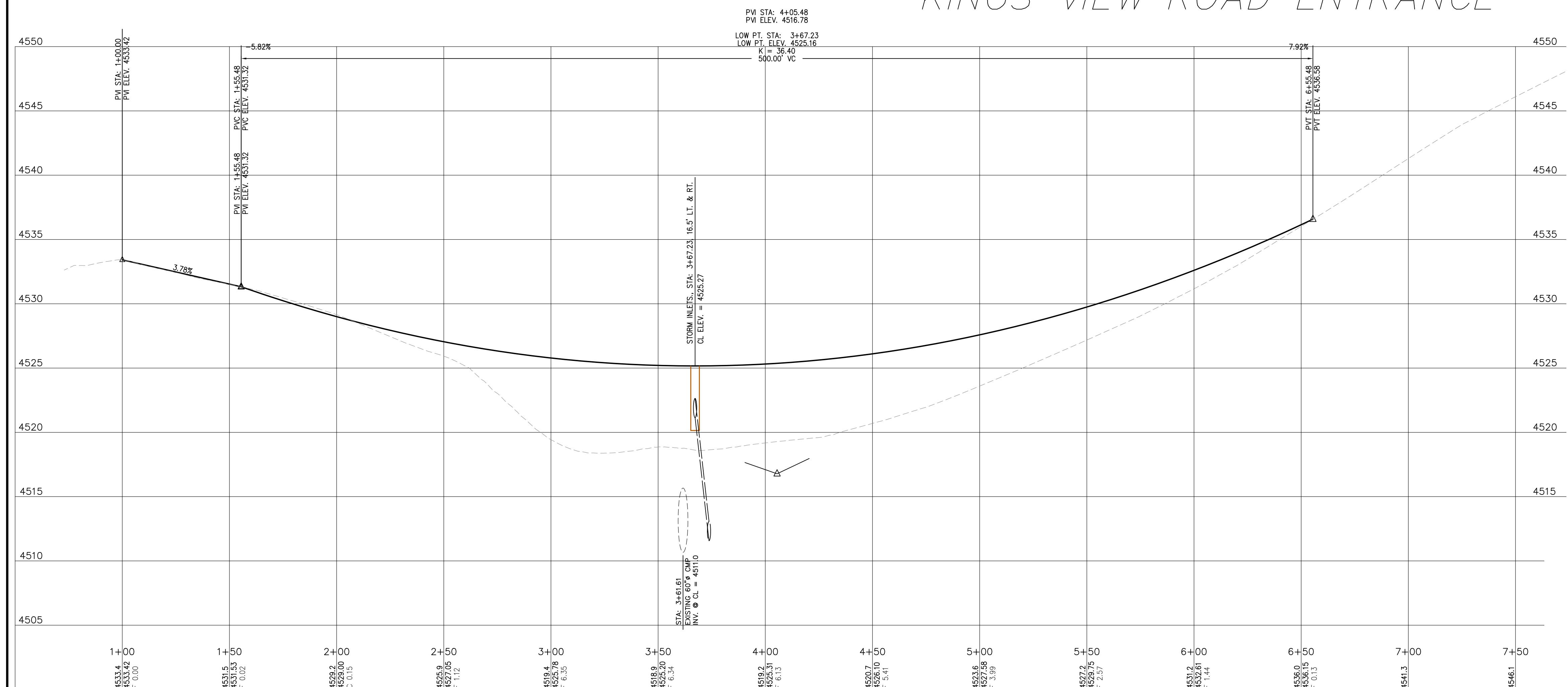


SHEET KEY MAP

KINGS VIEW ROAD ENTRANCE

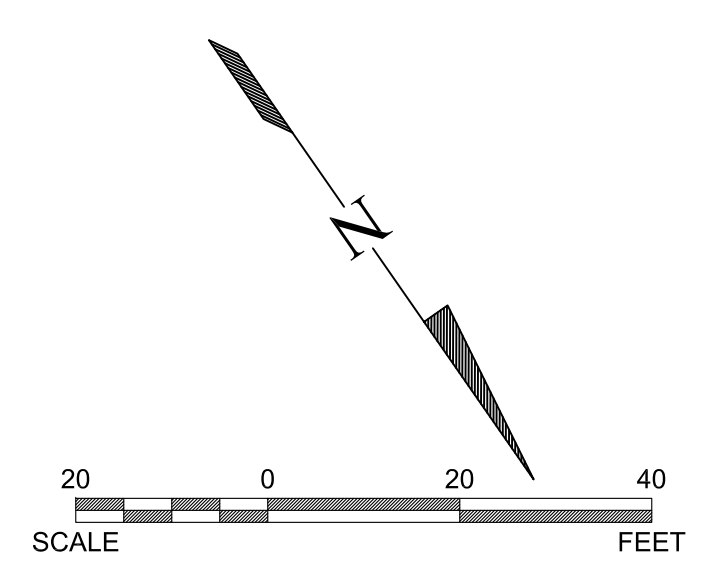
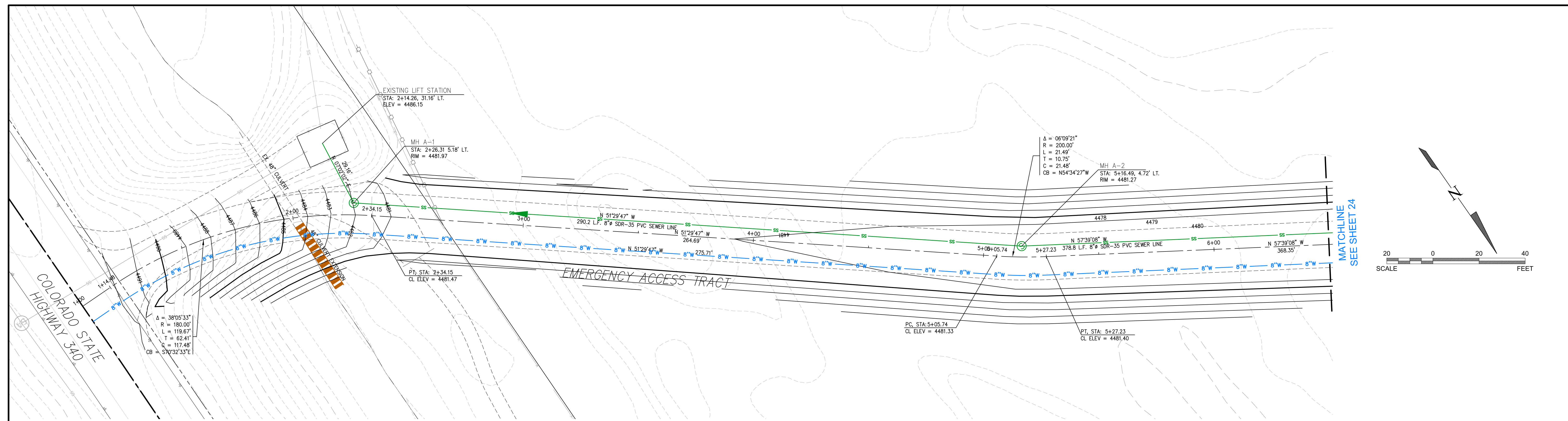


NOT TO SCALE

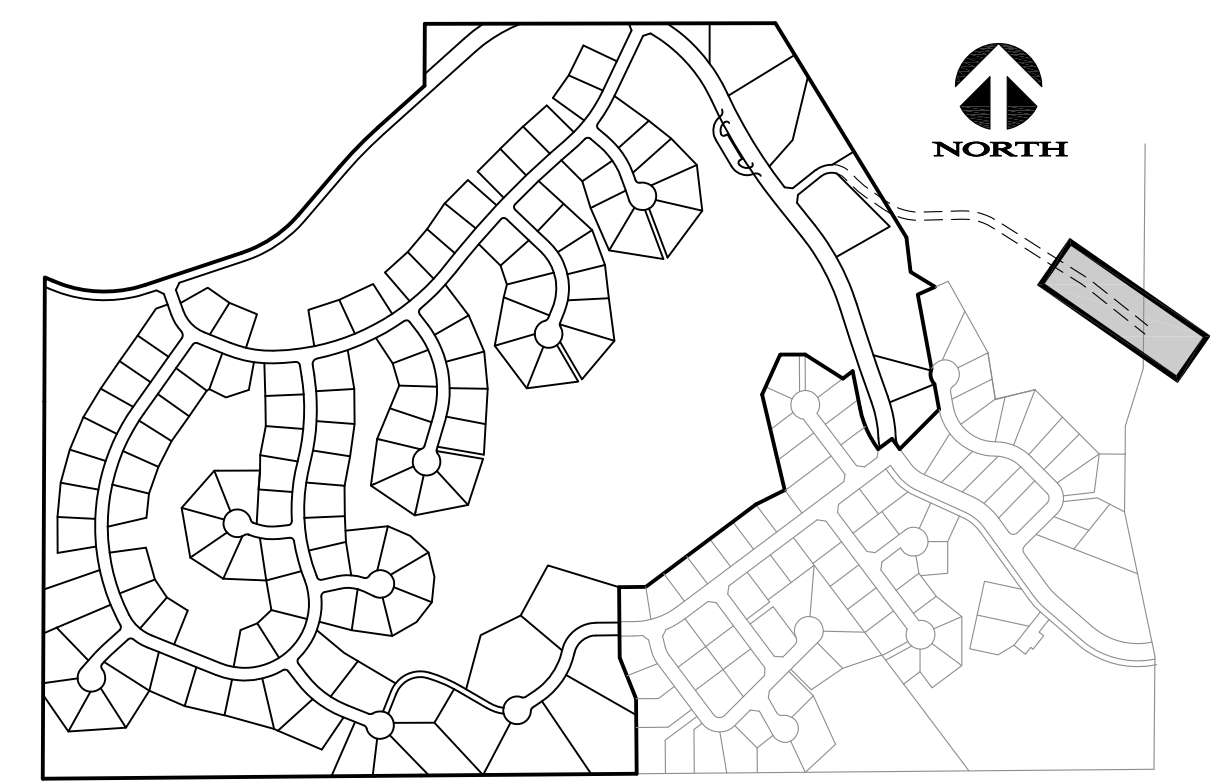
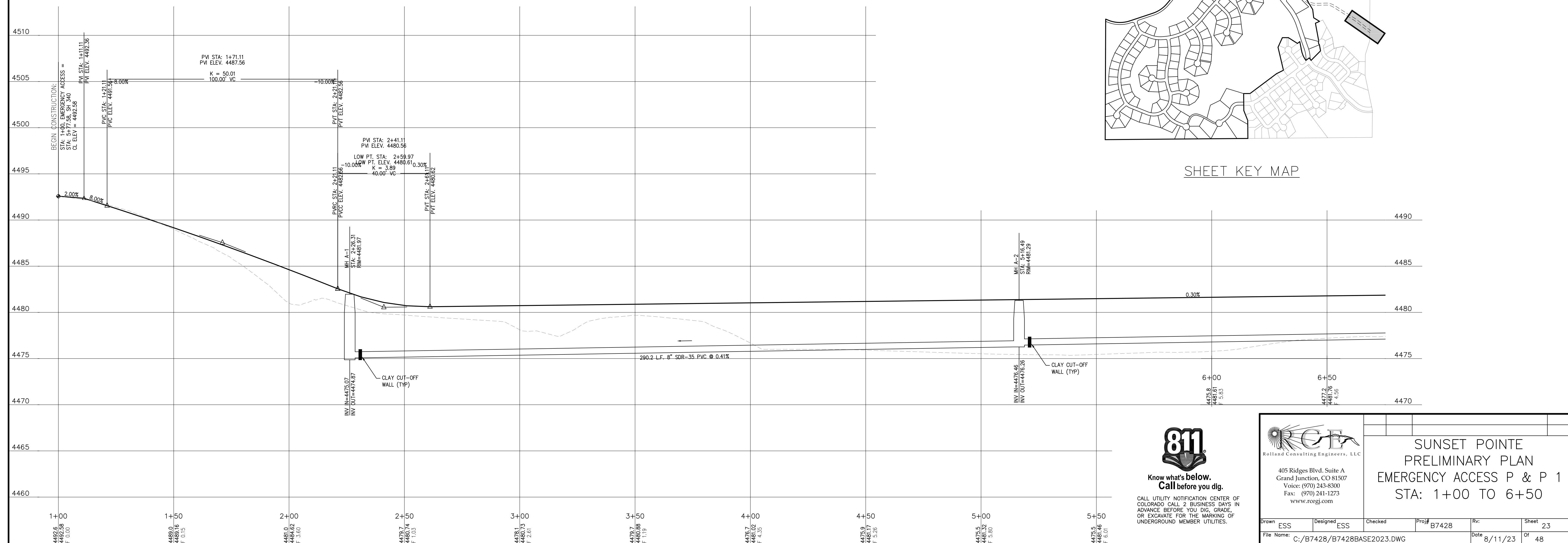


Know what's below. Call before you dig.
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

<p>Rolland Consulting Engineers, LLC</p> <p>405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcbej.com</p>		<p>SUNSET POINTE PRELIMINARY PLAN KINGS VIEW ROAD ENTRANCE P & P</p>	
Drawn	ESS	Designed	ESS
Checked		Project	B7428
Rev		Date	8/11/23
Sheet	22	Of	48
File Name: C:\B7428\B7428BASE2023.DWG			



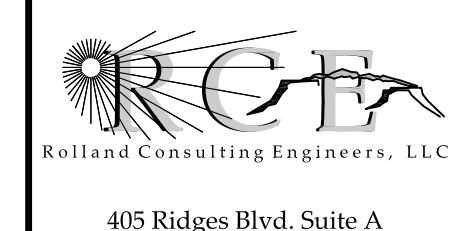
EMERGENCY ACCESS



SHEET KEY MAP



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



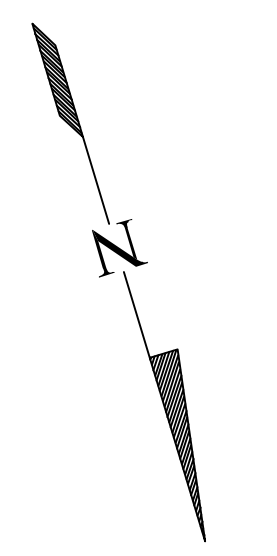
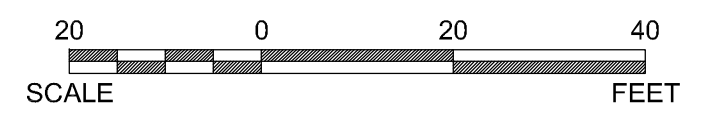
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Grand Junction, CO 81507
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SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 1
STA: 1+00 TO 6+50

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	23	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		

SEE SHEET 23
MATCHLINE

SEE SHEET 25
MATCHLINE



SHEET KEY MAP

MH A-3
STA: 8+95.58, 5.0' LT.
RIM = 4482.38

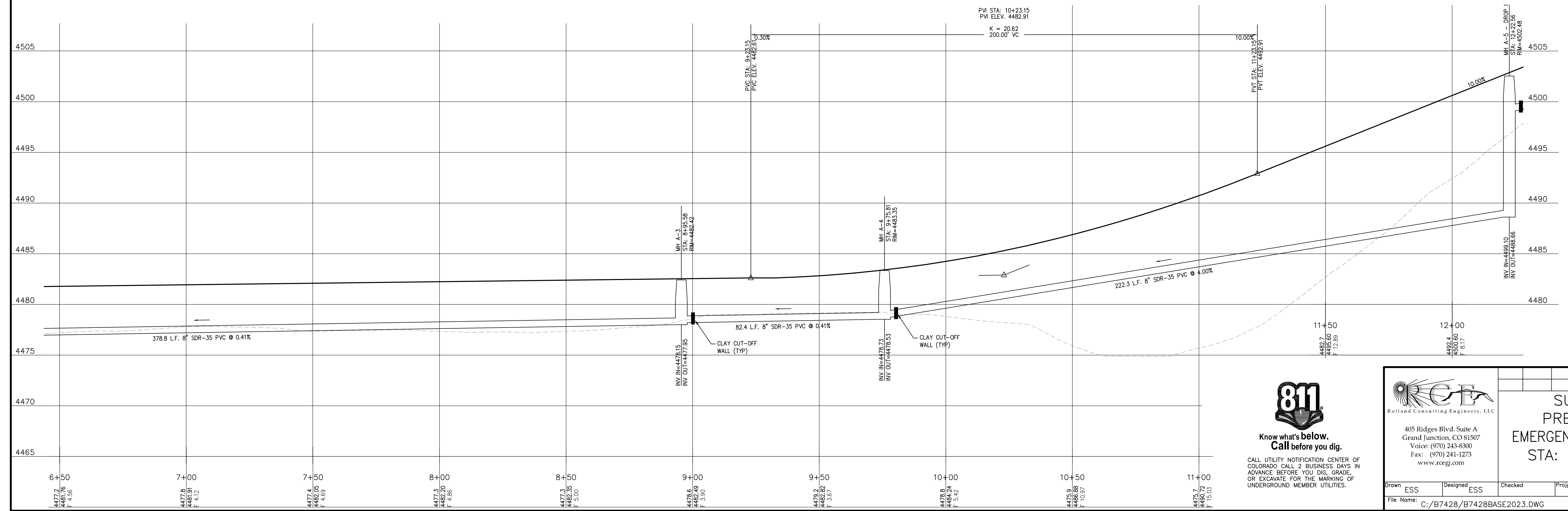
MH A-4
STA: 9+75.81, 5.0' LT.
RIM = 4483.31

PC, STA: 8+95.58
CL ELEV = 4482.48

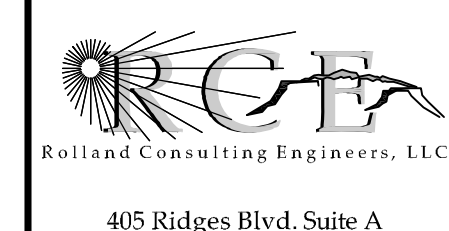
PT, STA: 10+14.20
CL ELEV = 4484.87

$\Delta = 35^{\circ}03'20''$
R = 200.00'
L = 122.37'
T = 63.17'
C = 120.47'
CB = N75°10'48"W

EMERGENCY ACCESS



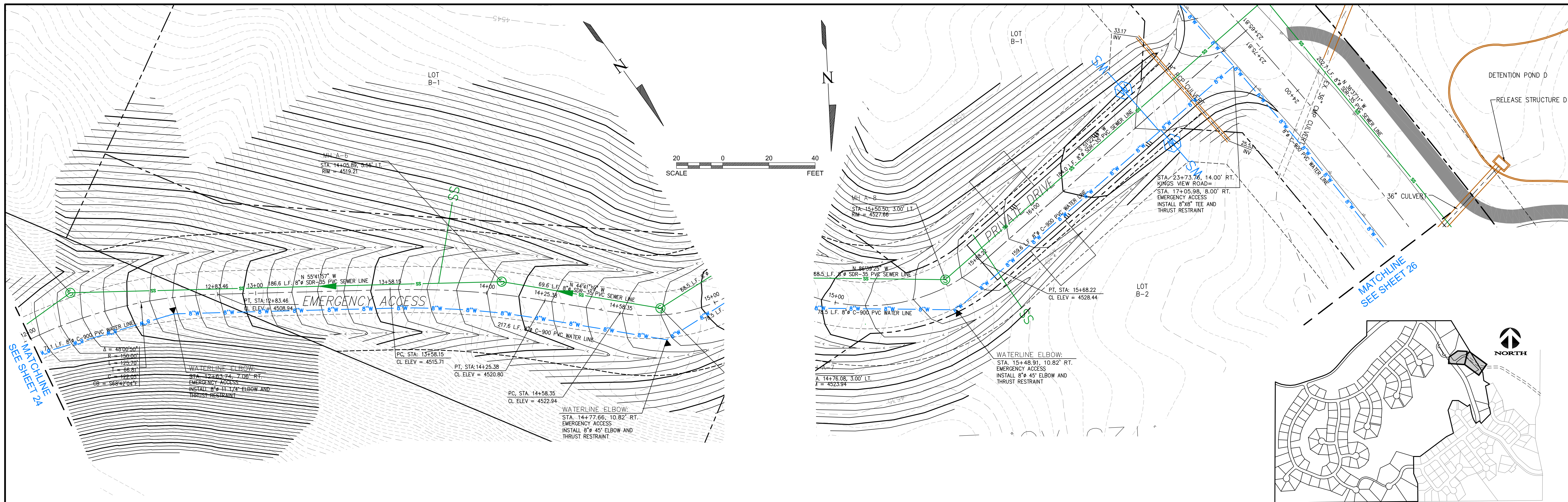
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



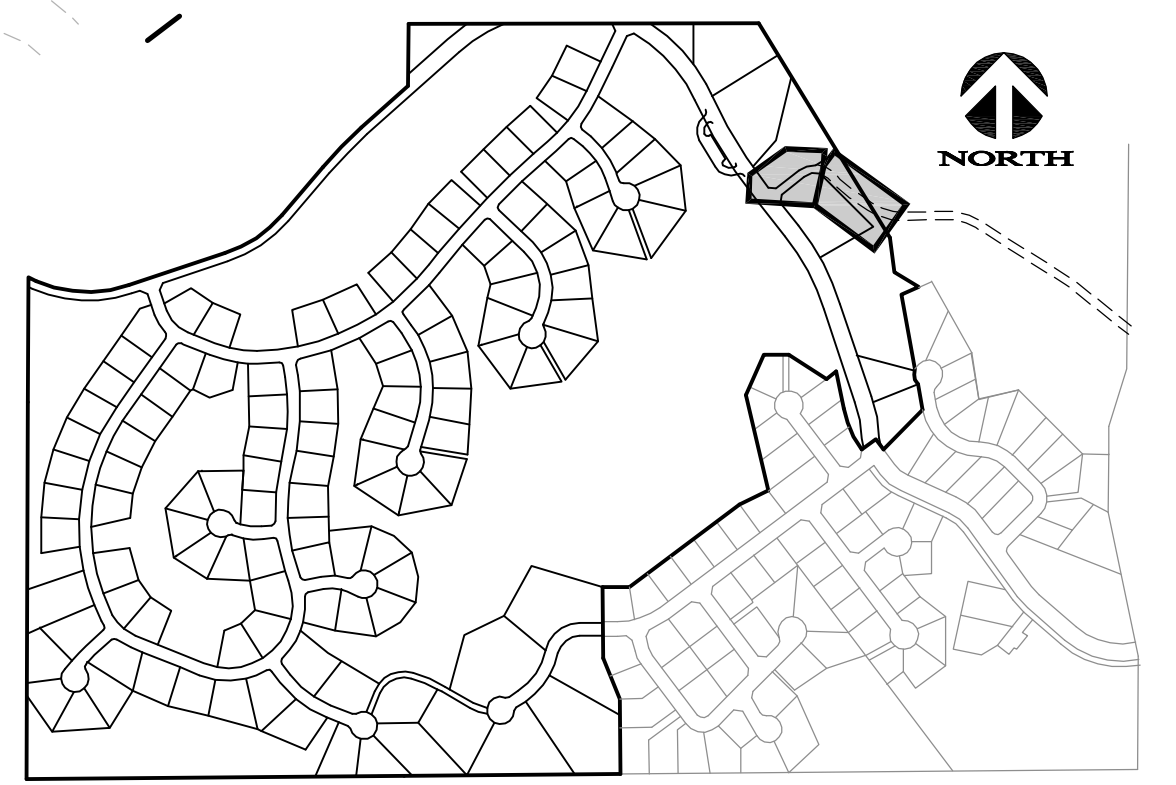
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Fax: (970) 241-1273
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SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 2
STA: 6+50 TO 12+00

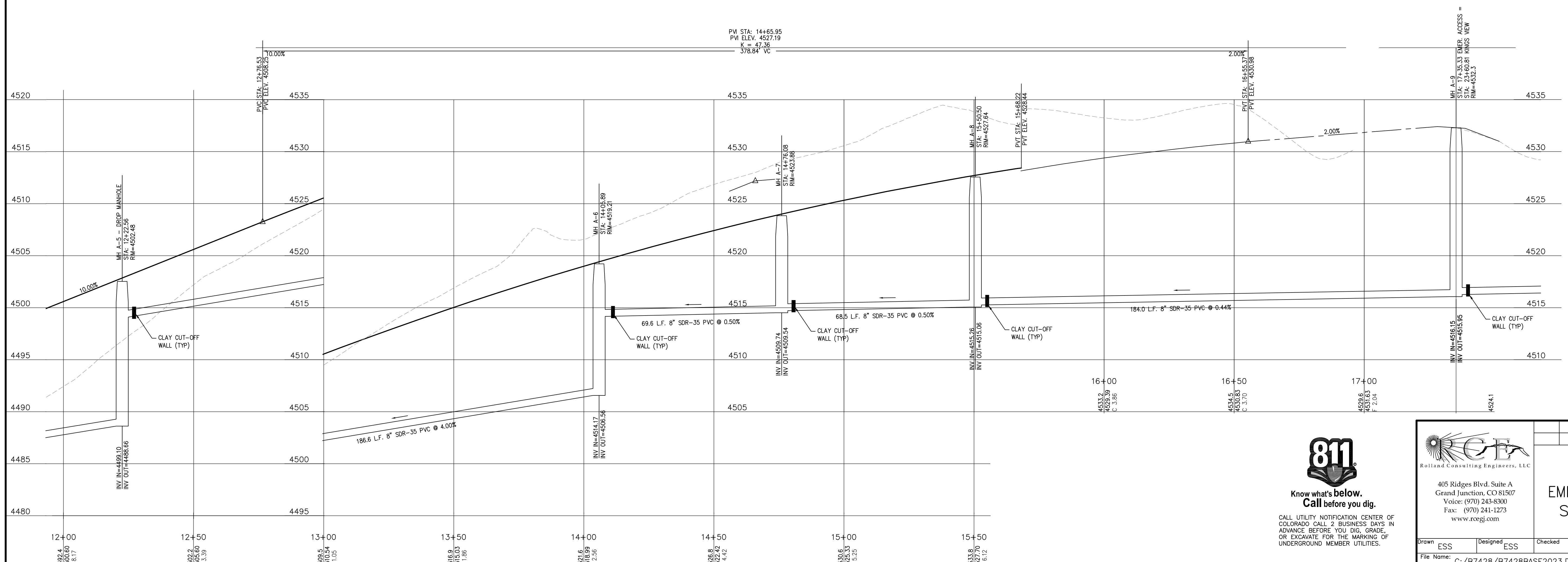
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File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		



EMERGENCY ACCESS



SHEET KEY MAP

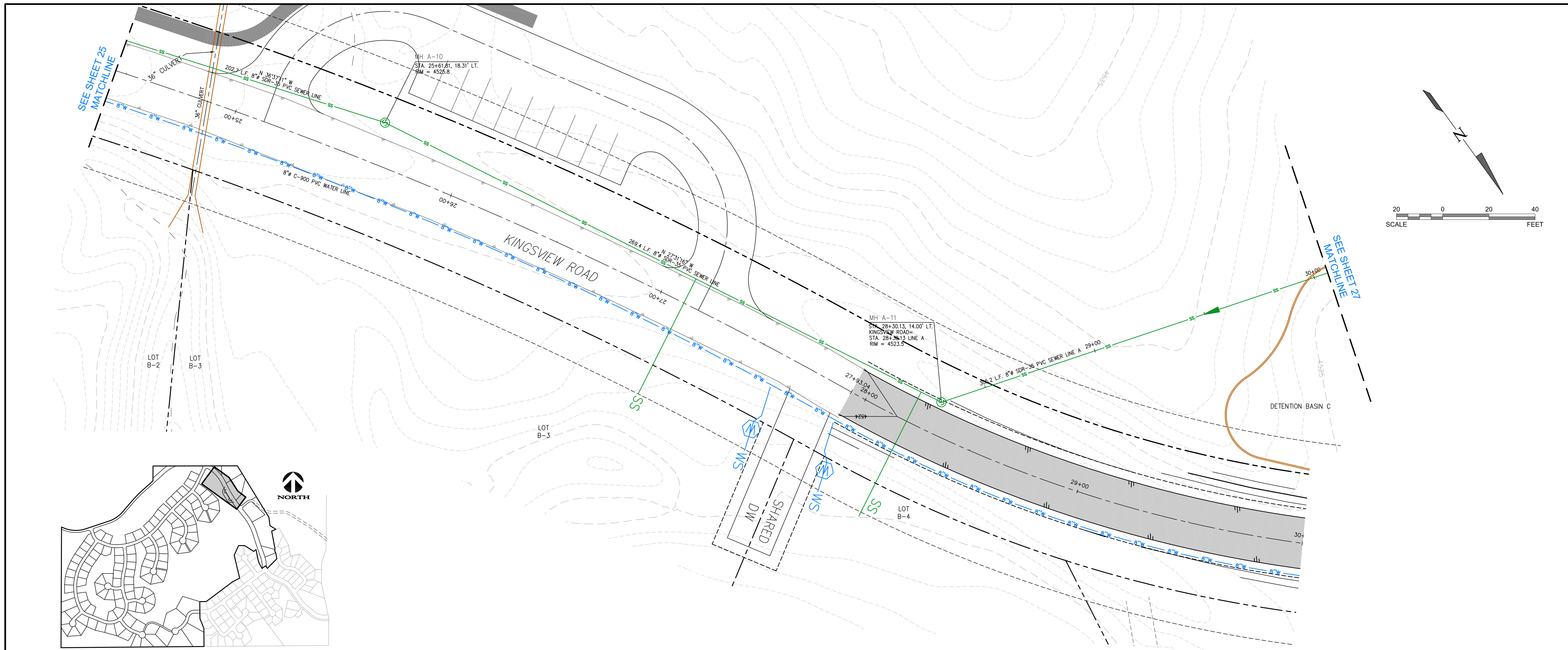


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



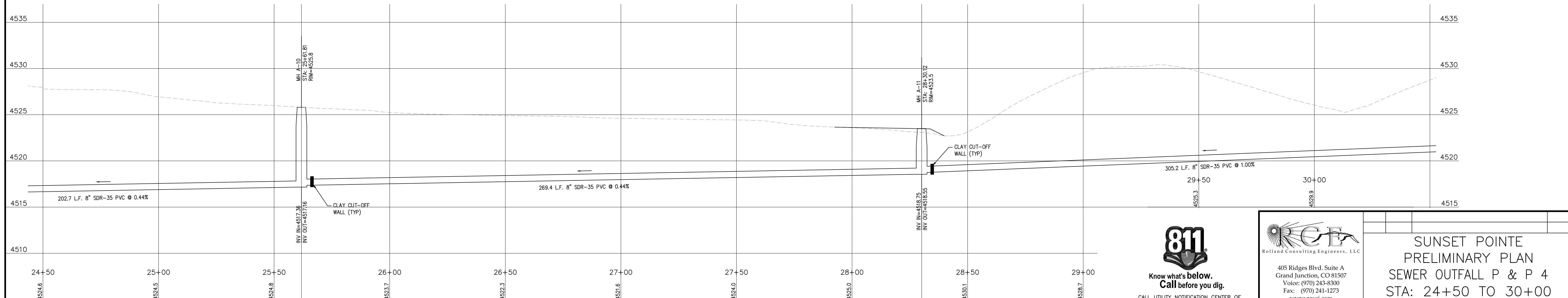
SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 3
STA: 12+00 TO 17+50

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	25	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		



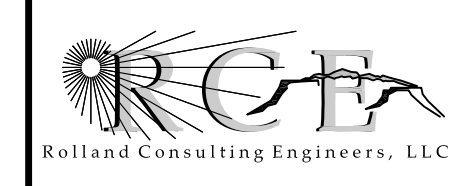
SHEET KEY MAP

SEWER OUTFALL



Know what's below.
Call before you dig.

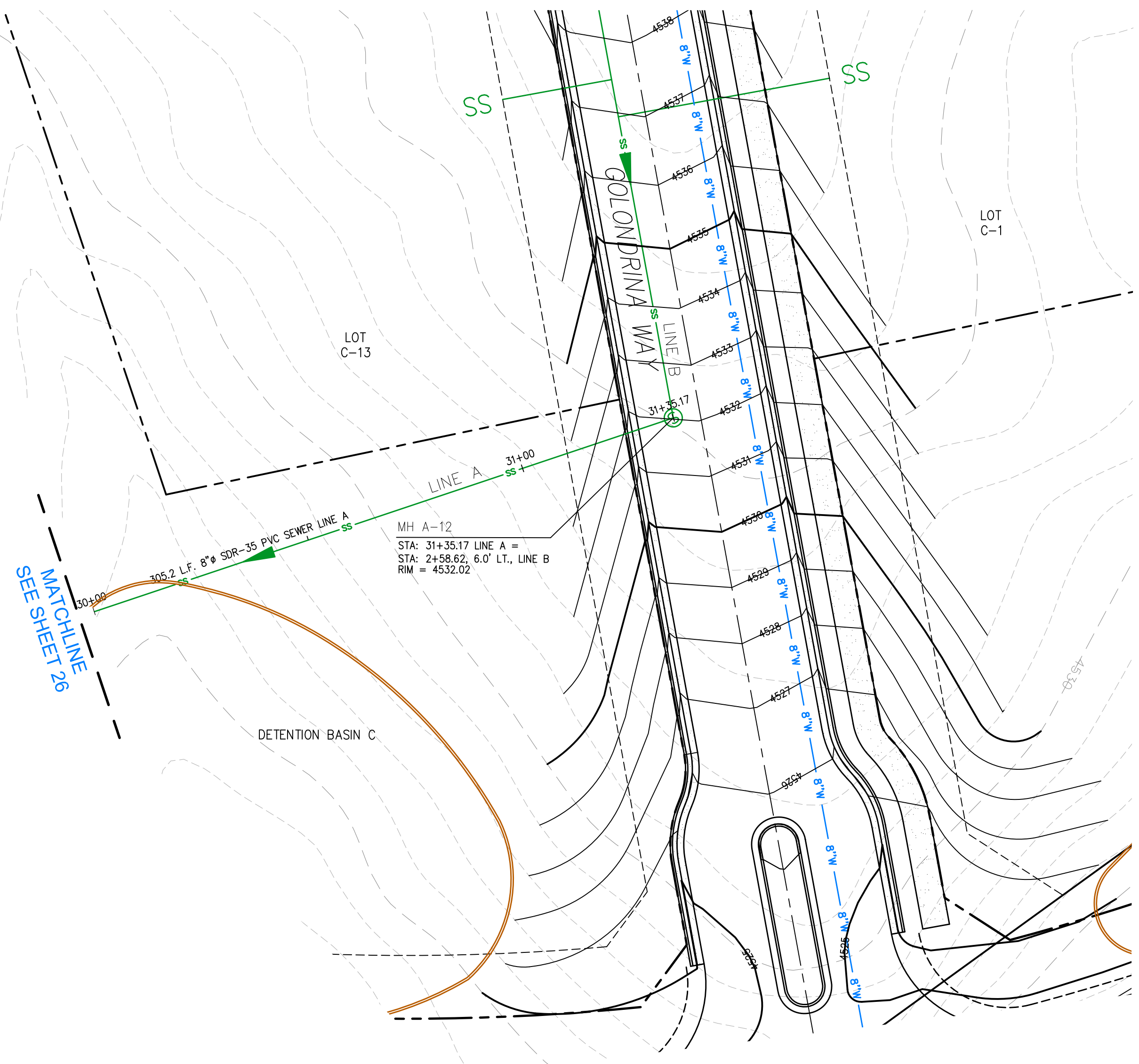
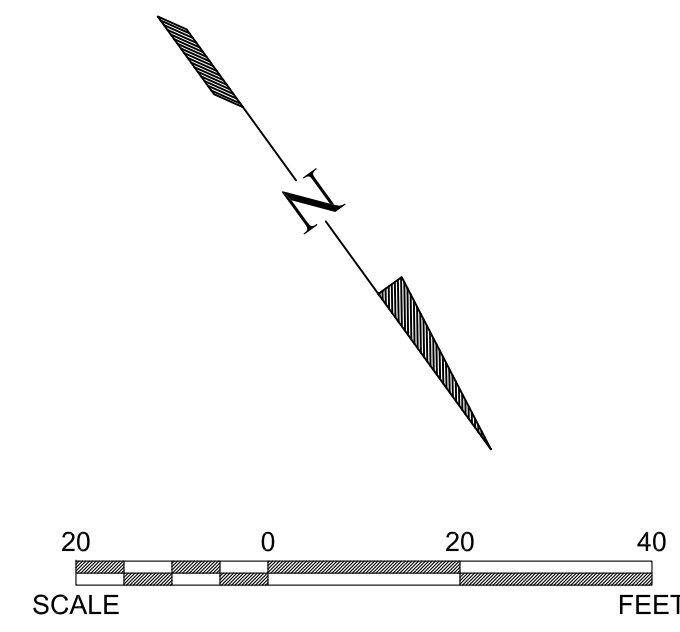
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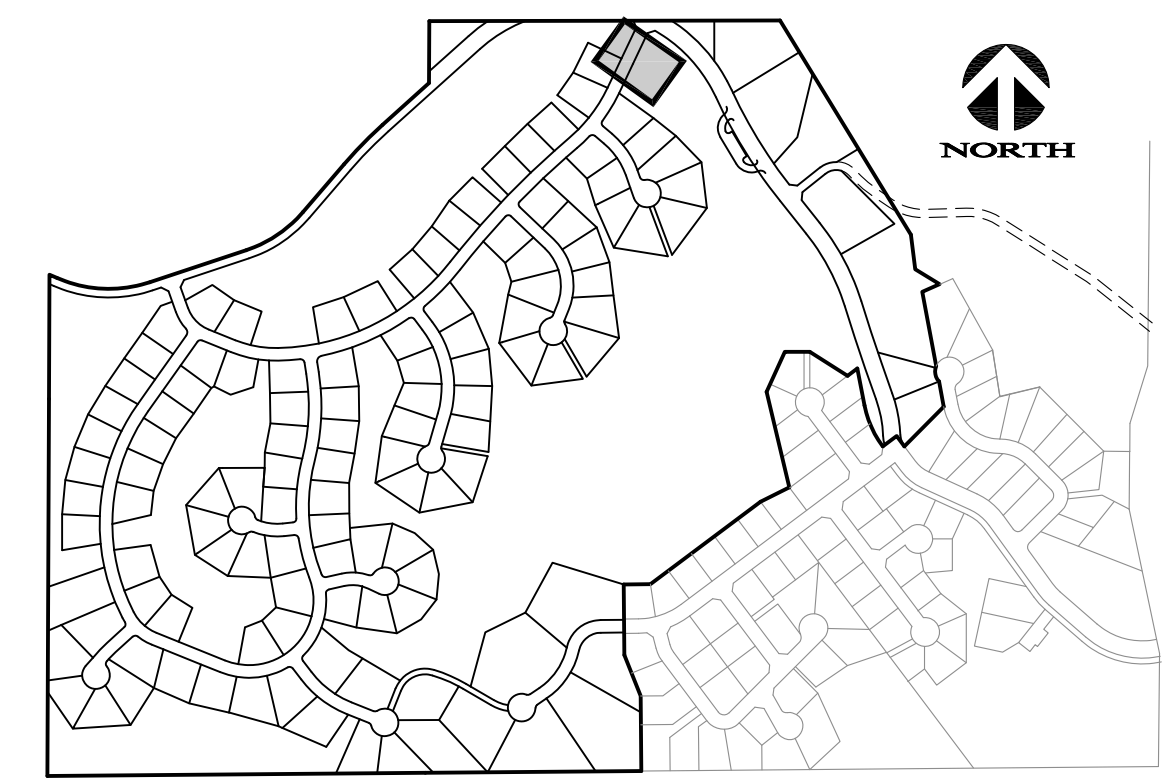
SUNSET POINTE
PRELIMINARY PLAN
SEWER OUTFALL P & P 4
STA: 24+50 TO 30+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	26	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		

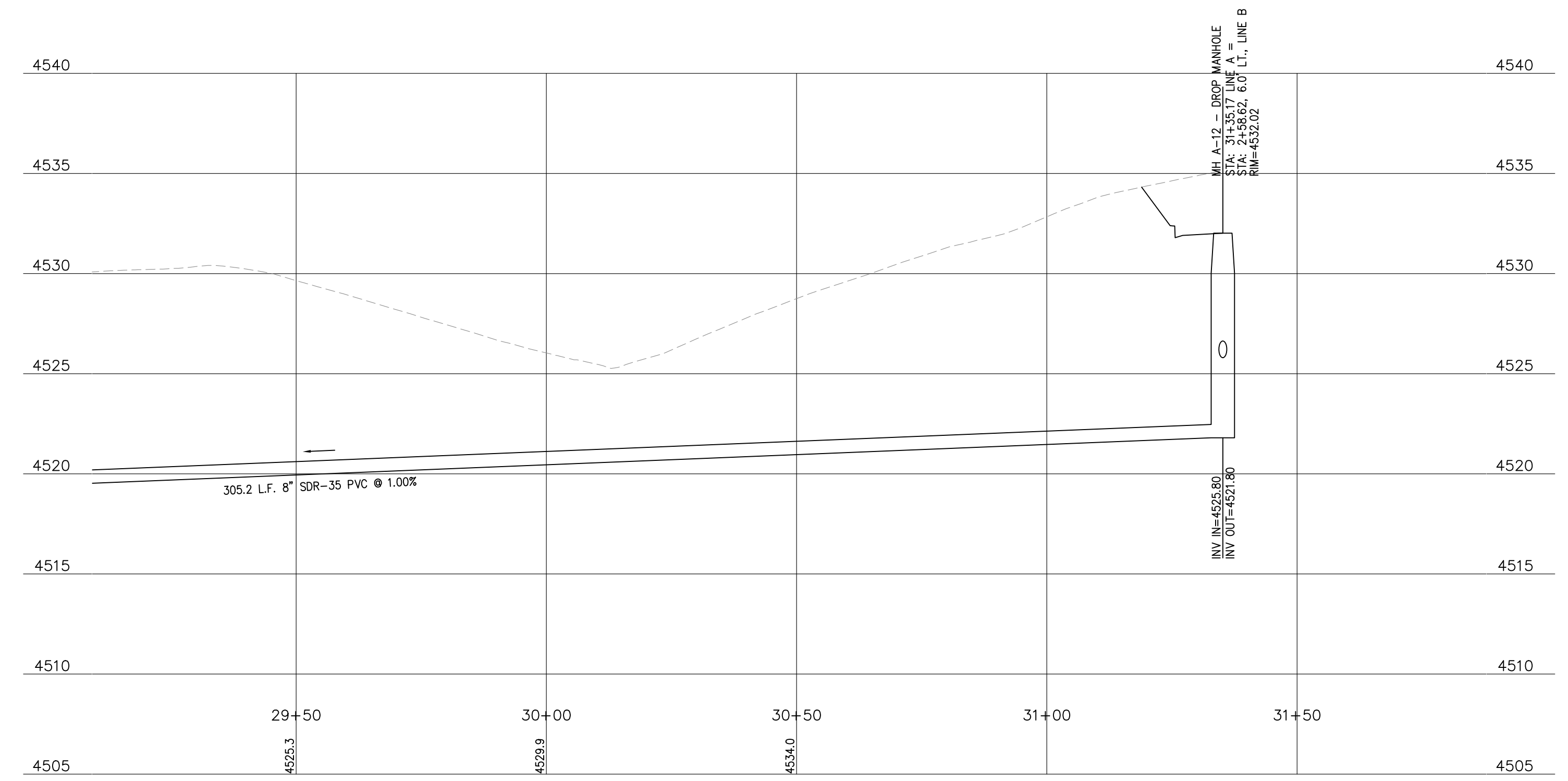


SEWER OUTFALL

MH A-12
 STA: 31+35.17 LINE A =
 STA: 2+58.62, 6.0' LT., LINE B
 RIM = 4532.02

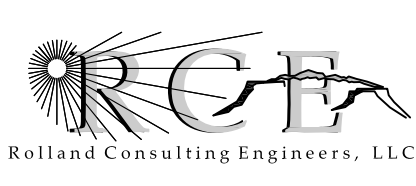


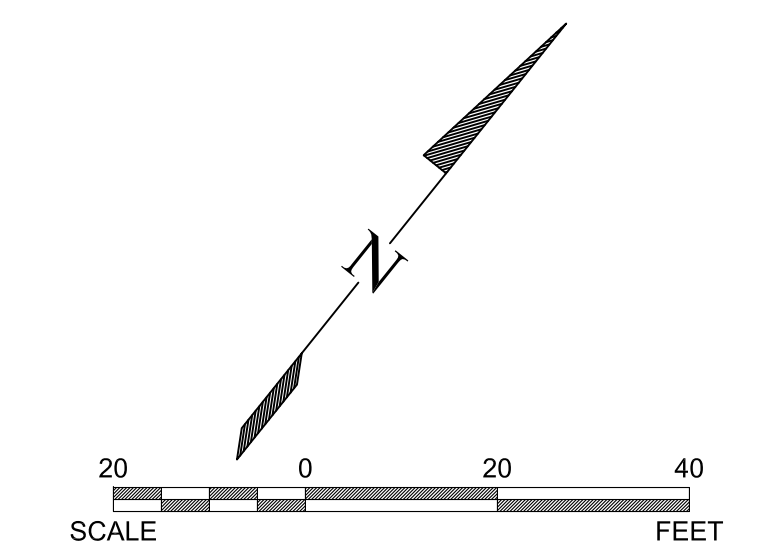
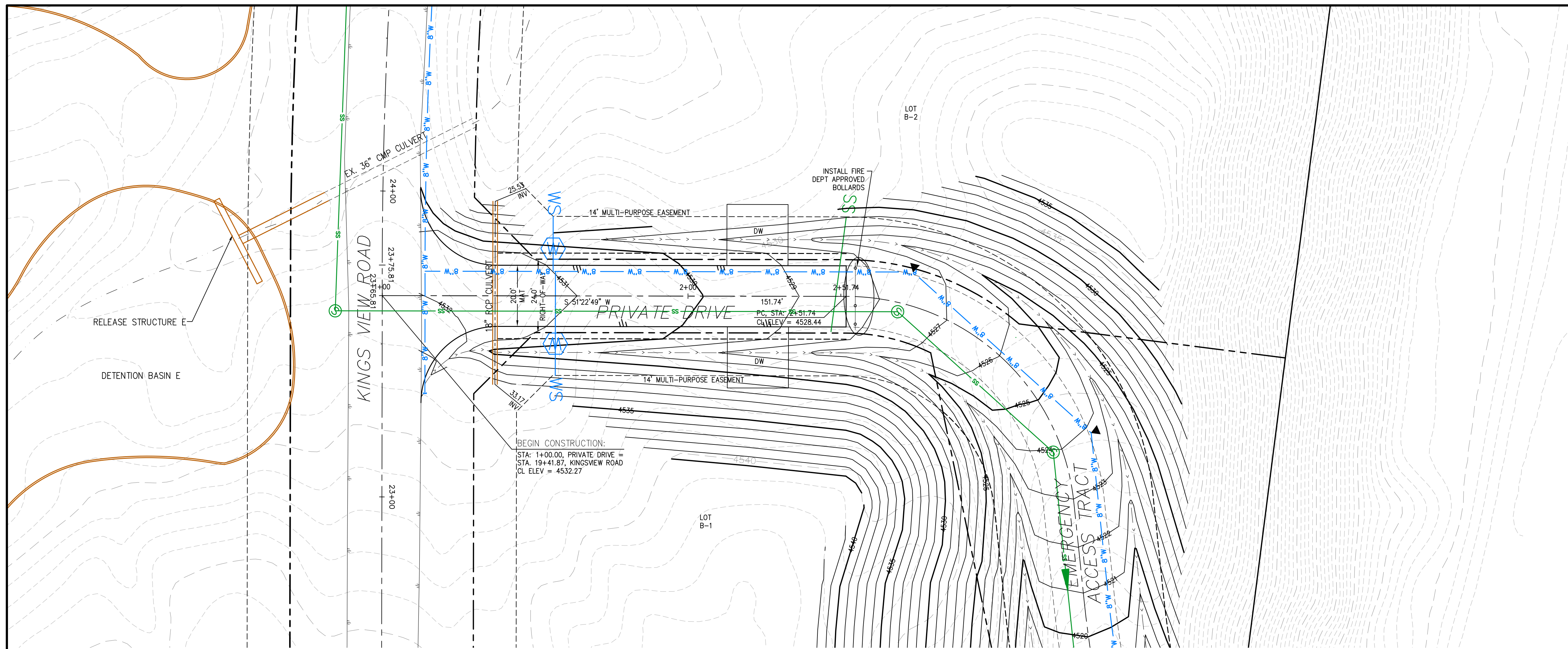
SHEET KEY MAP



MH A-12 - DROP MANHOLE
 STA: 31+35.17 LINE A =
 STA: 2+58.62, 6.0' LT., LINE B
 RIM=4532.02
 INV. IN=4525.60
 INV. OUT=4527.60

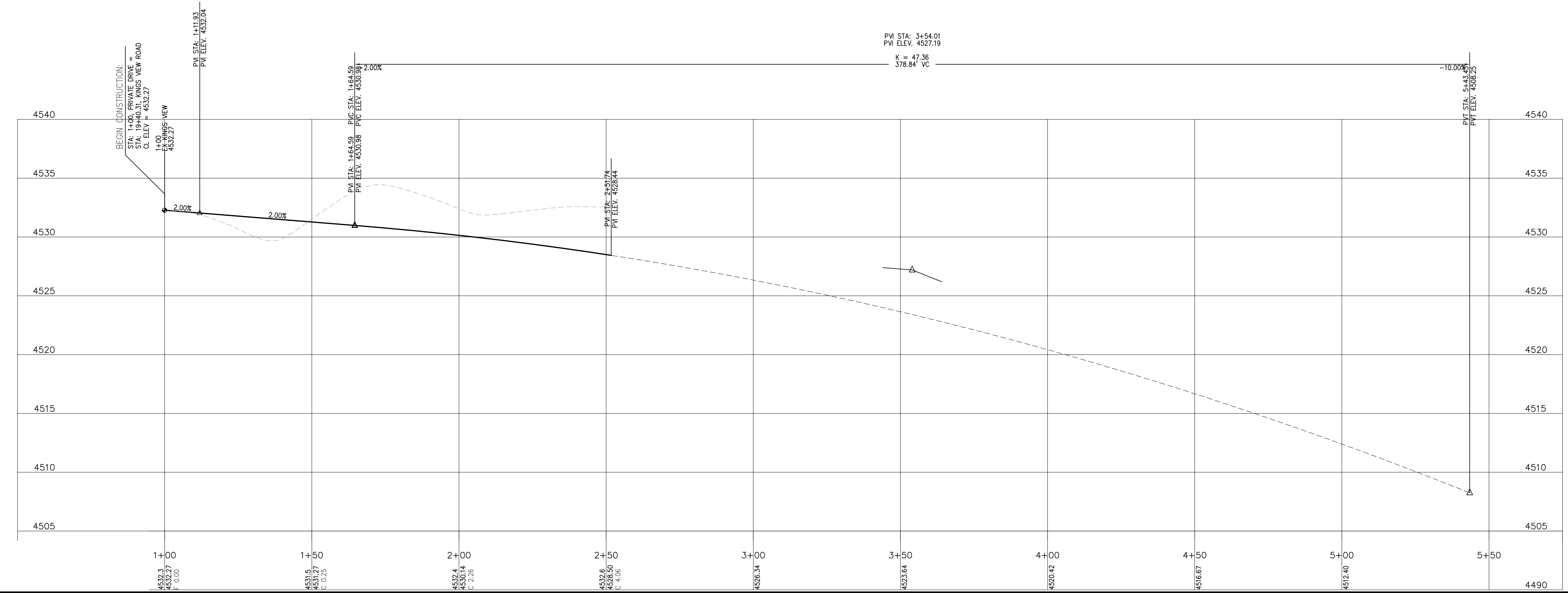
811
 Know what's below.
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 ADVANCE BEFORE YOU DIG, GRADE,
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Drawn	ESS	Designed	ESS
Checked		Proj#	B7428
Rv:		Date	8/11/23
Sheet	27	Of	48
File Name: C:/B7428/B7428BASE2023.DWG			

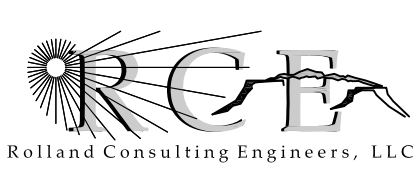


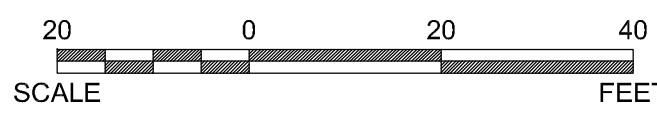
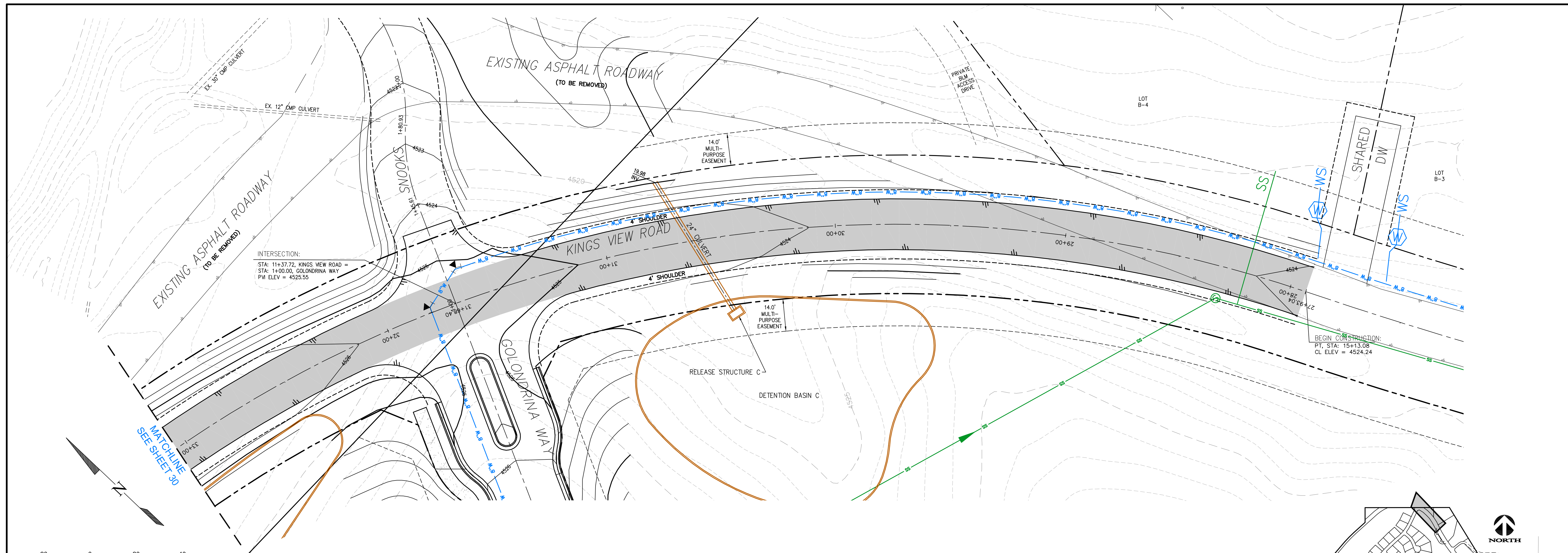
SHEET KEY MAP

PRIVATE DRIVE



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

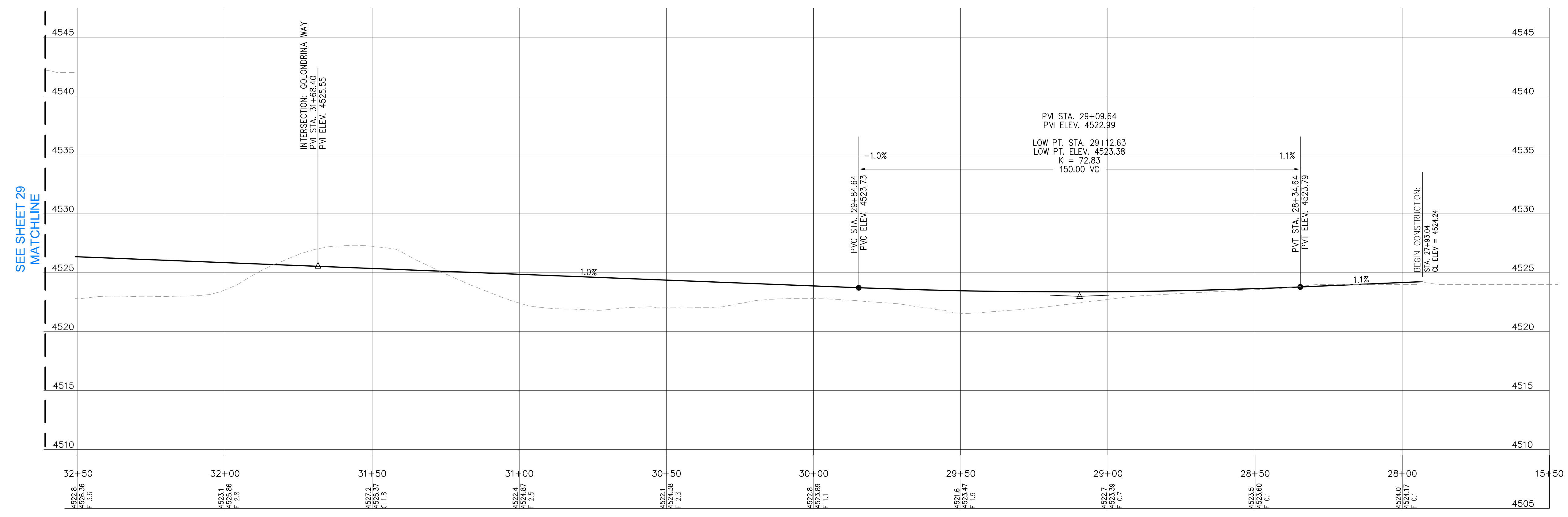
 Rolland Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceb.com		SUNSET POINTE PRELIMINARY PLAN PRIVATE DRIVE P & P	
Drawn	ESS	Designed	ESS
Checked		Project	B7428
Rev		Date	8/11/23
Sheet	28	Of	48
File Name: C:\B7428\B7428BASE2023.DWG			



KINGS VIEW ROAD



SHEET KEY MAP



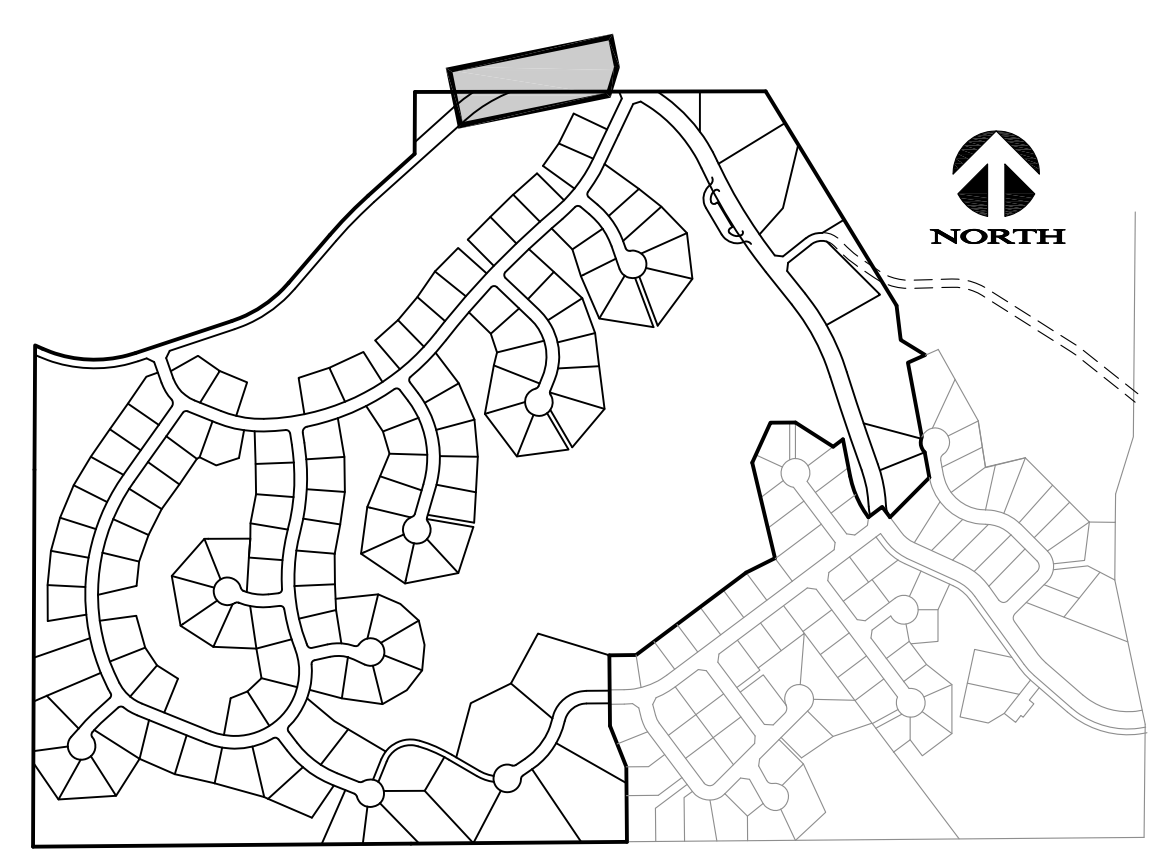
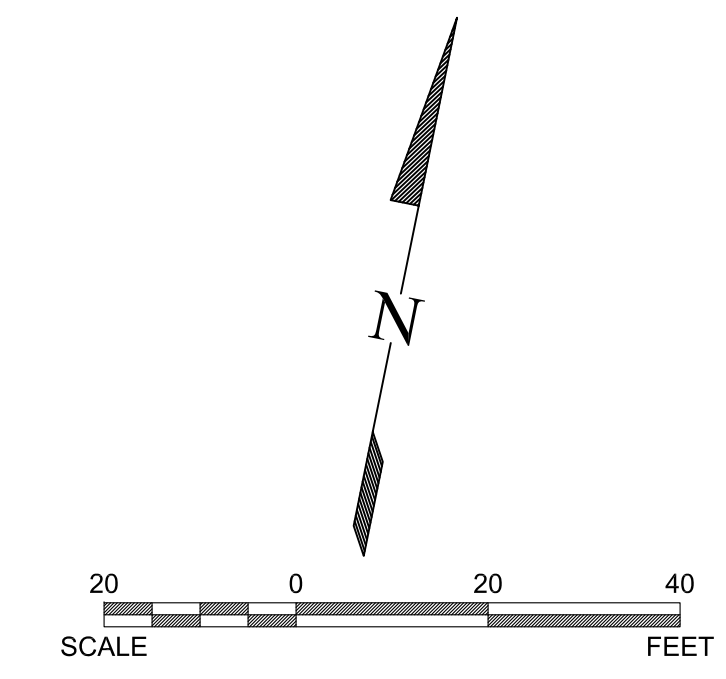
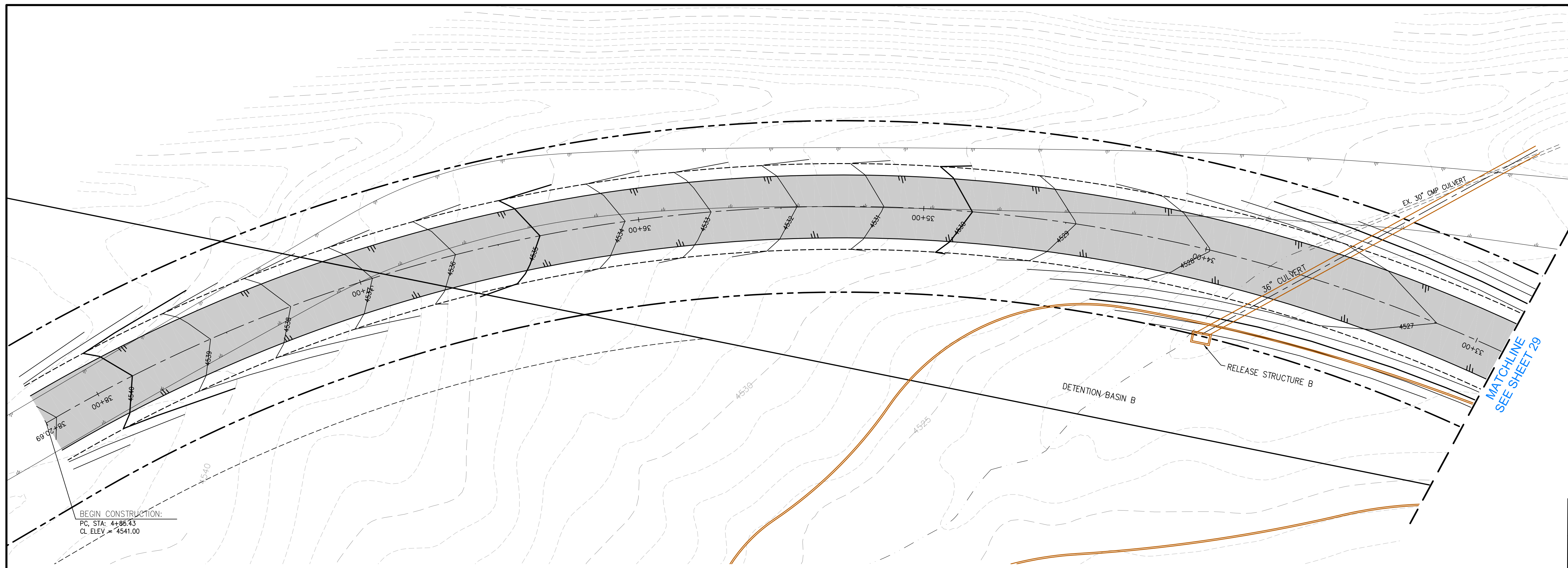
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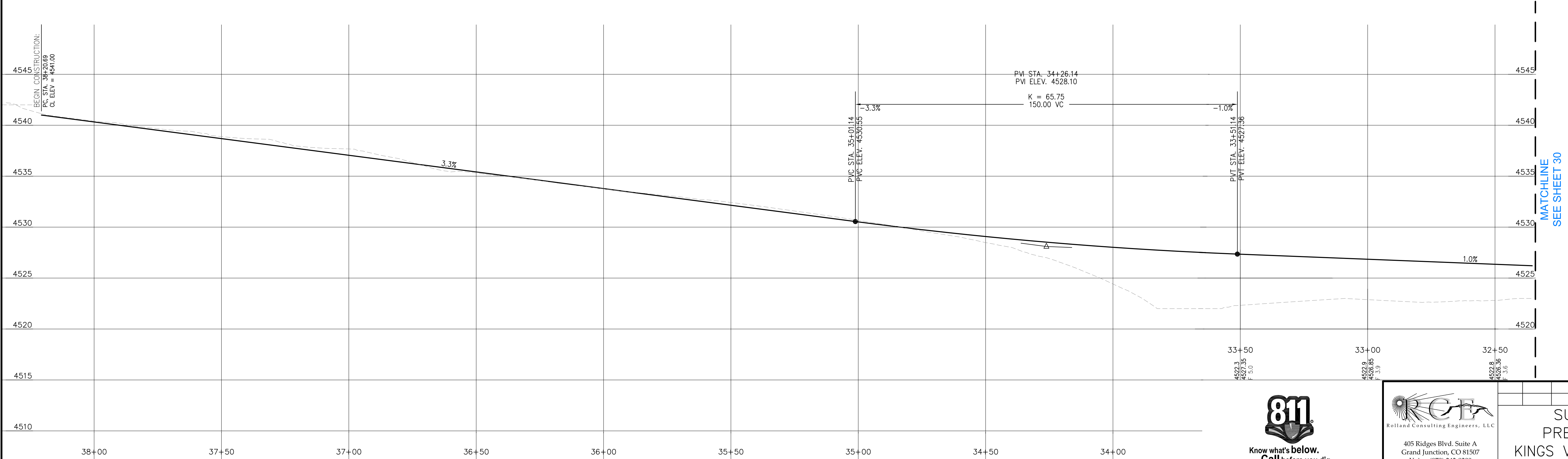
SUNSET POINTE
 PRELIMINARY PLAN
 KINGS VIEW ROAD P & P 1
 STA: 27+93.04 TO 33+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	29	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	of	48		

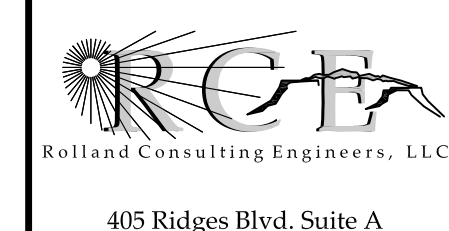


KINGS VIEW ROAD

SHEET KEY MAP



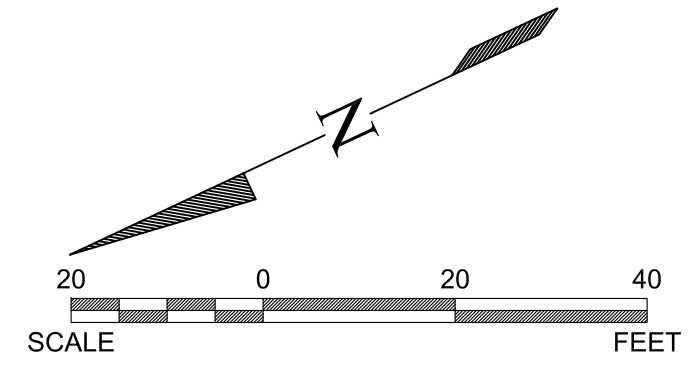
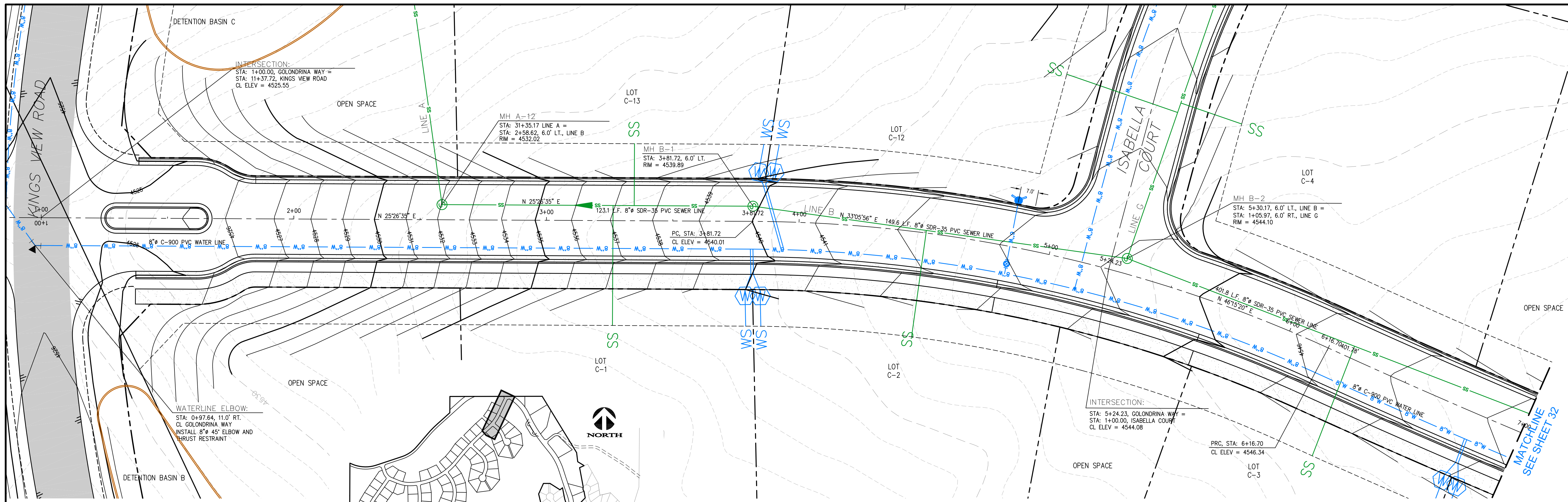
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



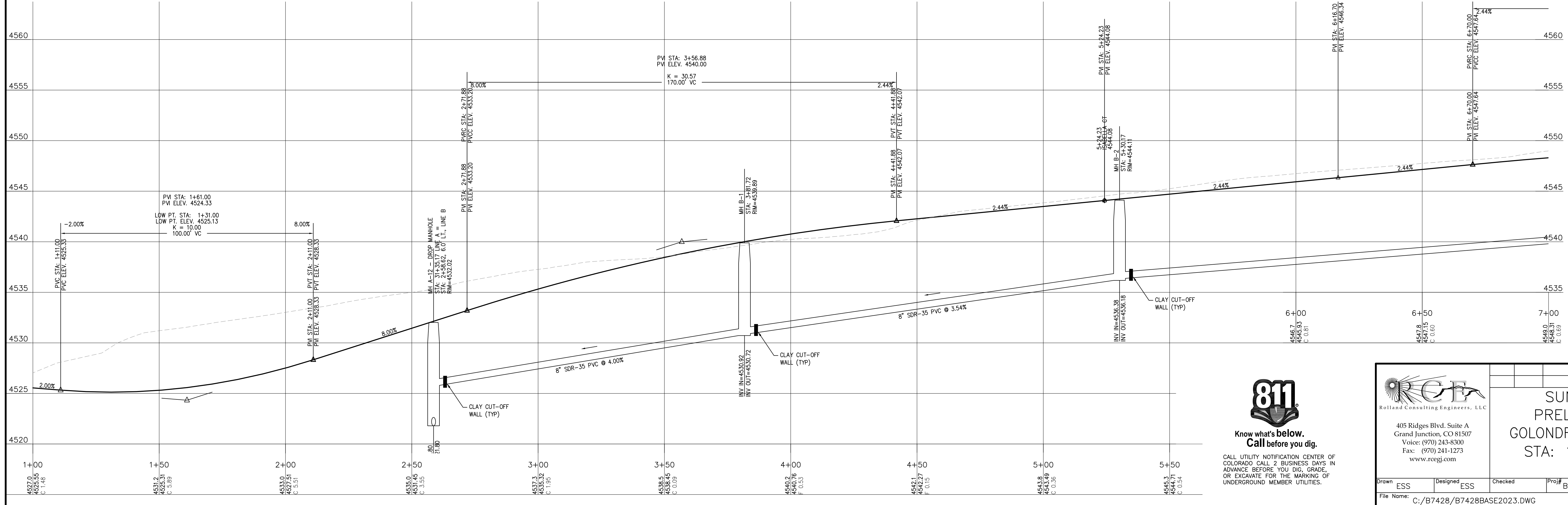
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SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD P & P 2
STA: 33+00 TO 38+20.69

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv:		Sheet	30	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



GOLONDRINA WAY



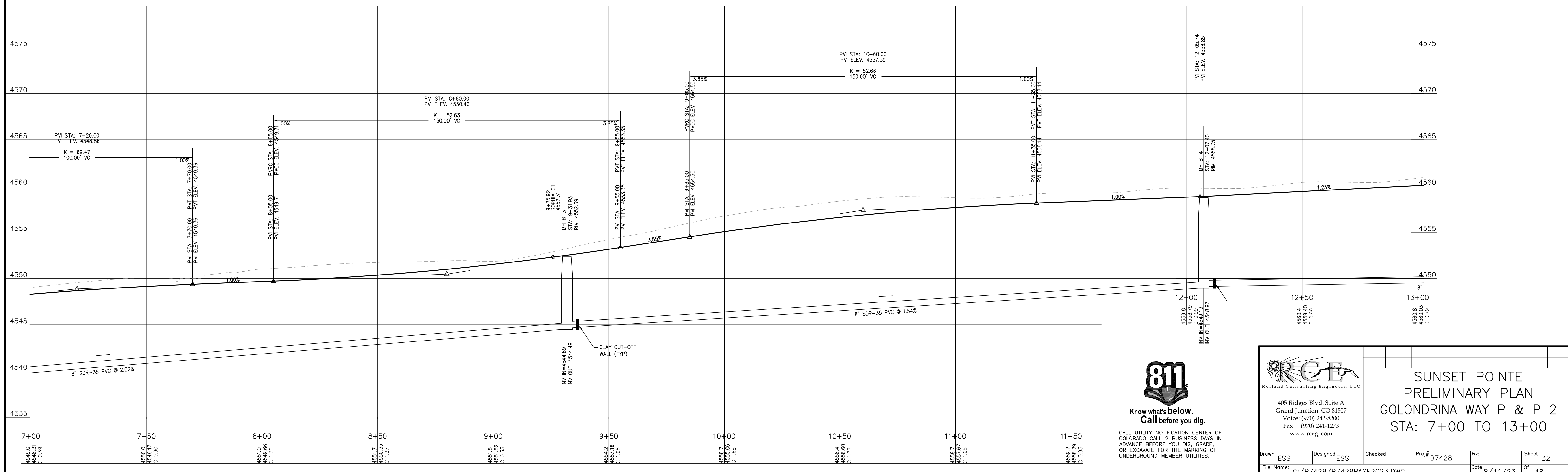
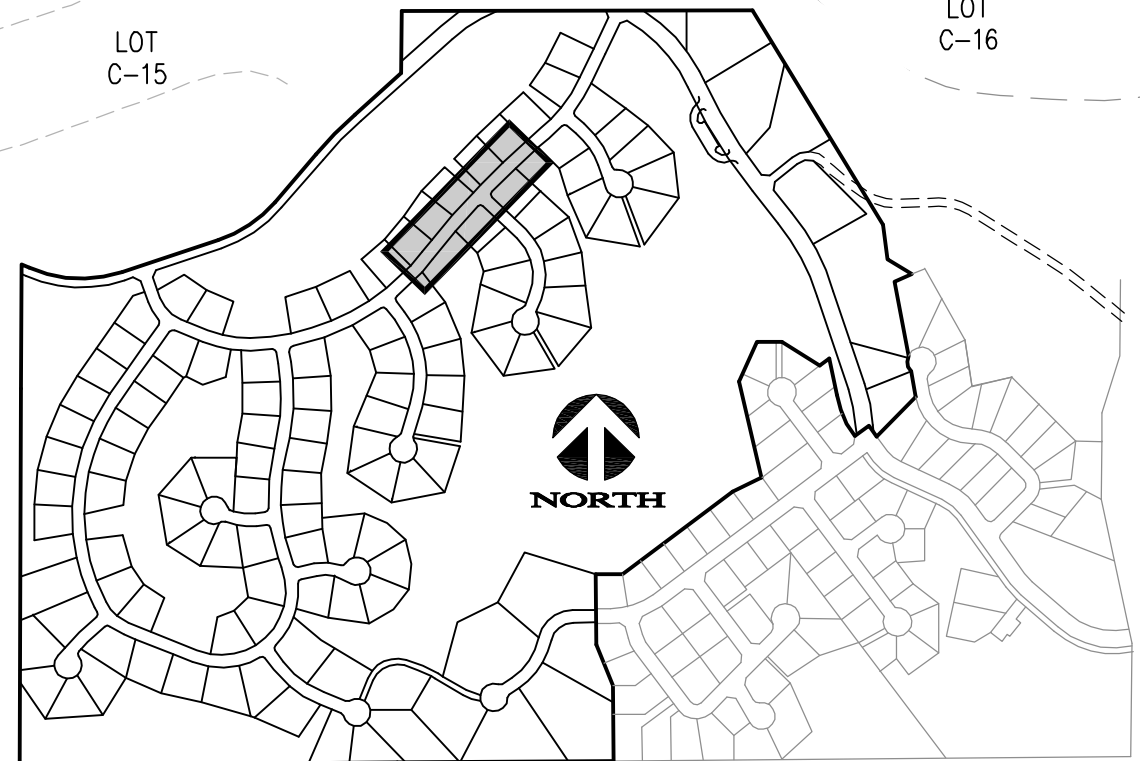
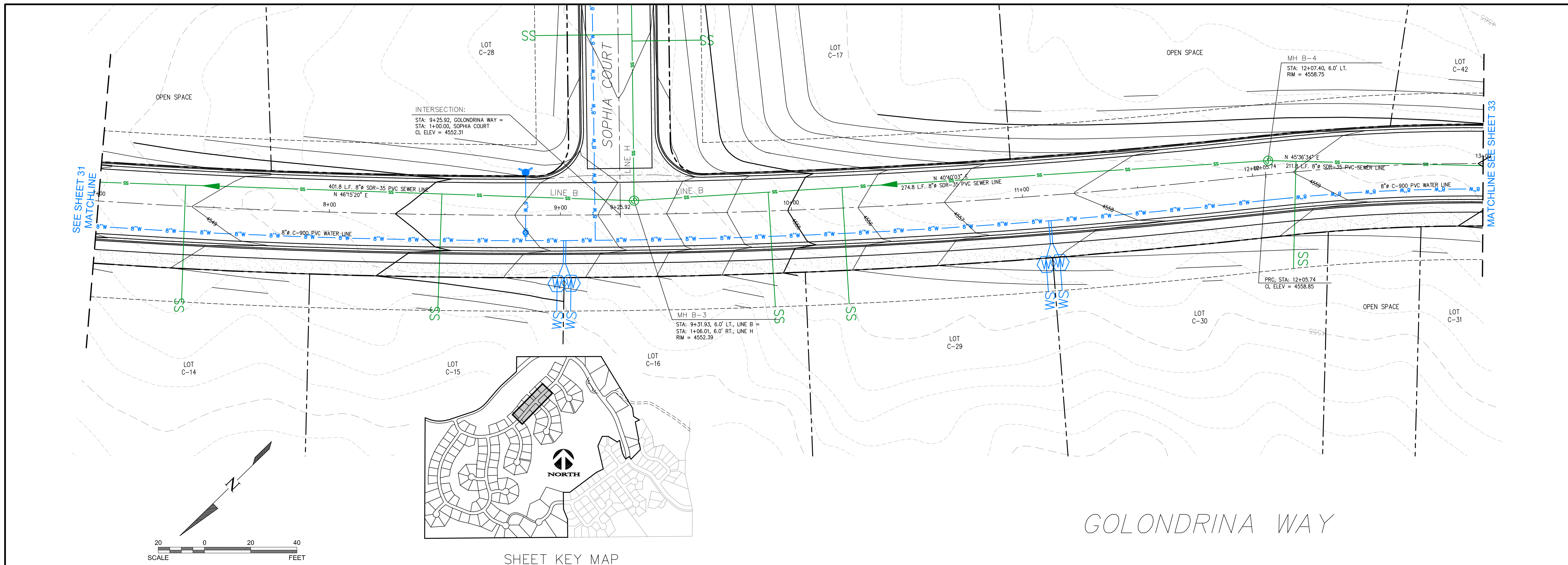
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**SUNSET POINTE
 PRELIMINARY PLAN
 GOLONDRINA WAY P & P 1
 STA: 1+00 TO 7+00**

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	31
File Name:	C:\B7428\B7428BASE2023.DWG										
Date	8/11/23										
Of	48										

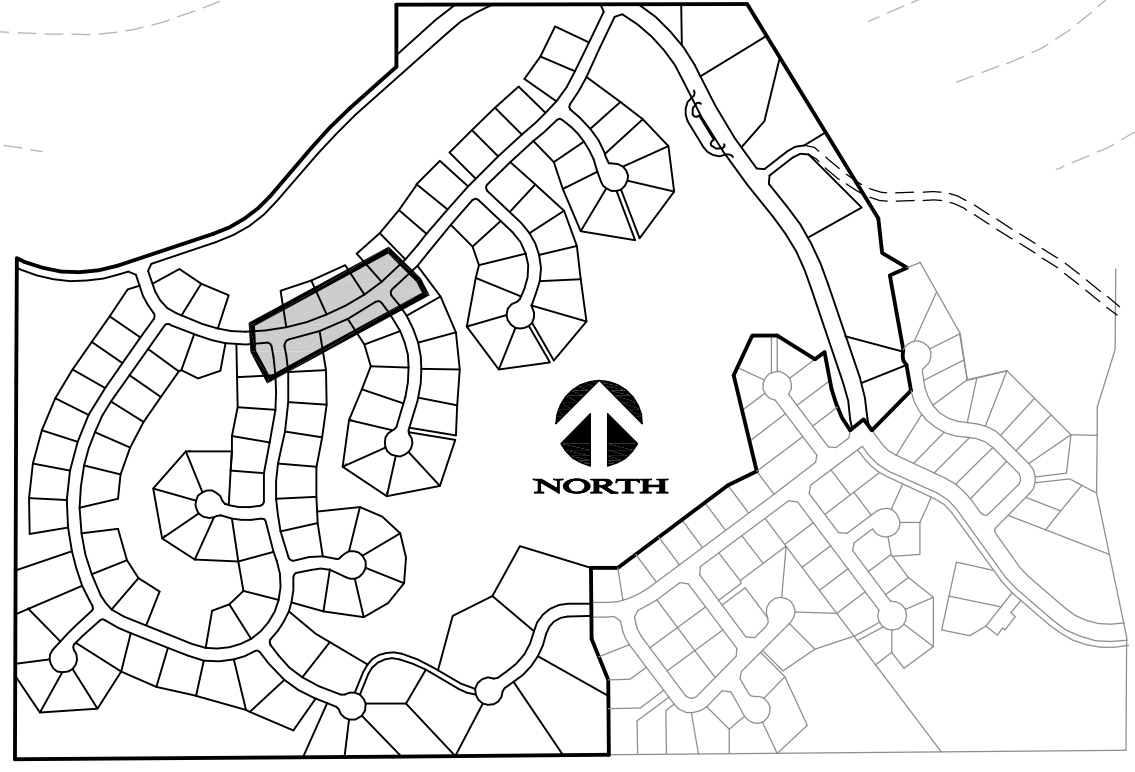
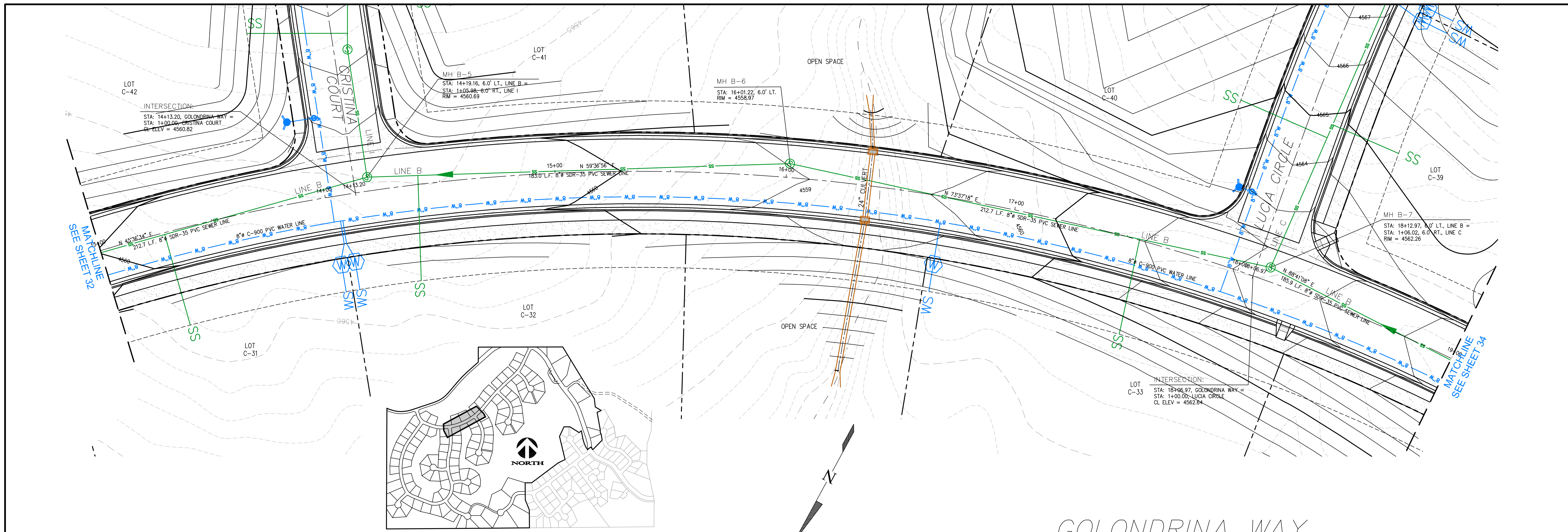


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

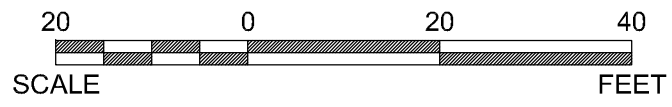


SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 2
STA: 7+00 TO 13+00

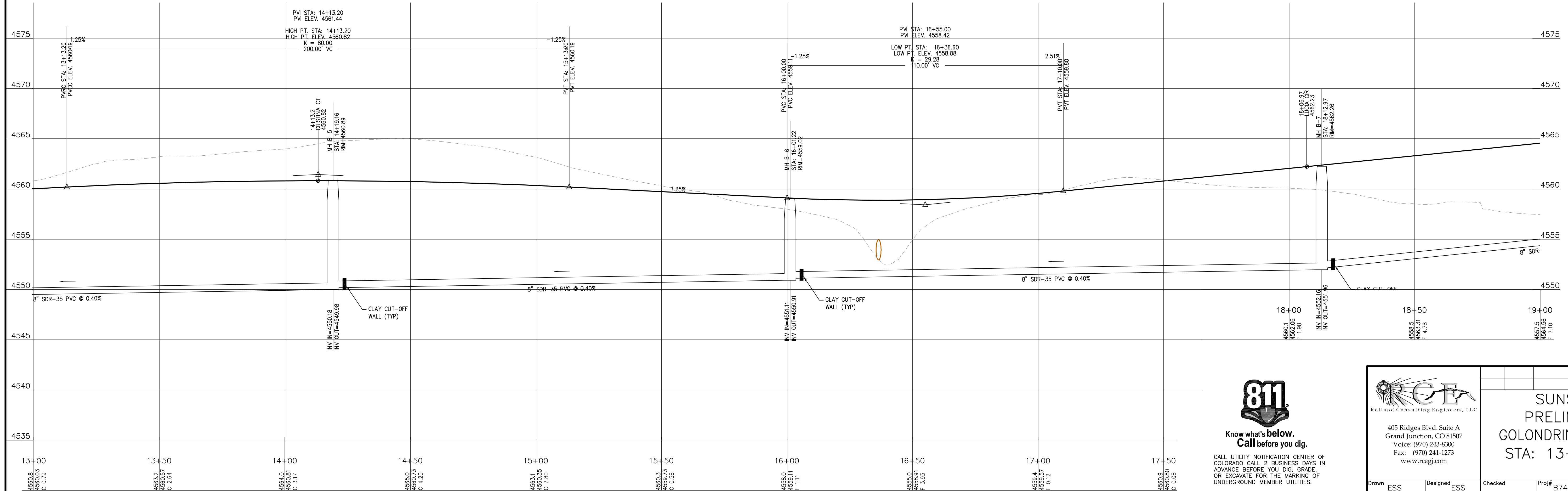
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File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	of	48		



SHEET KEY MAP



GOLONDRINA WAY



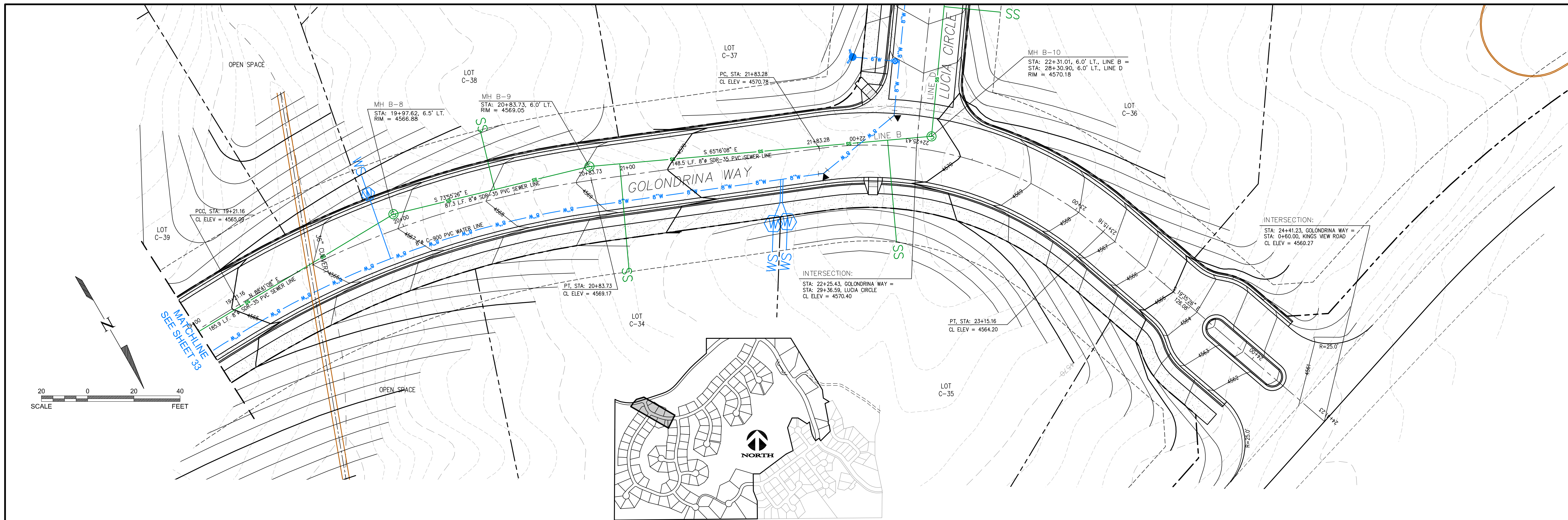
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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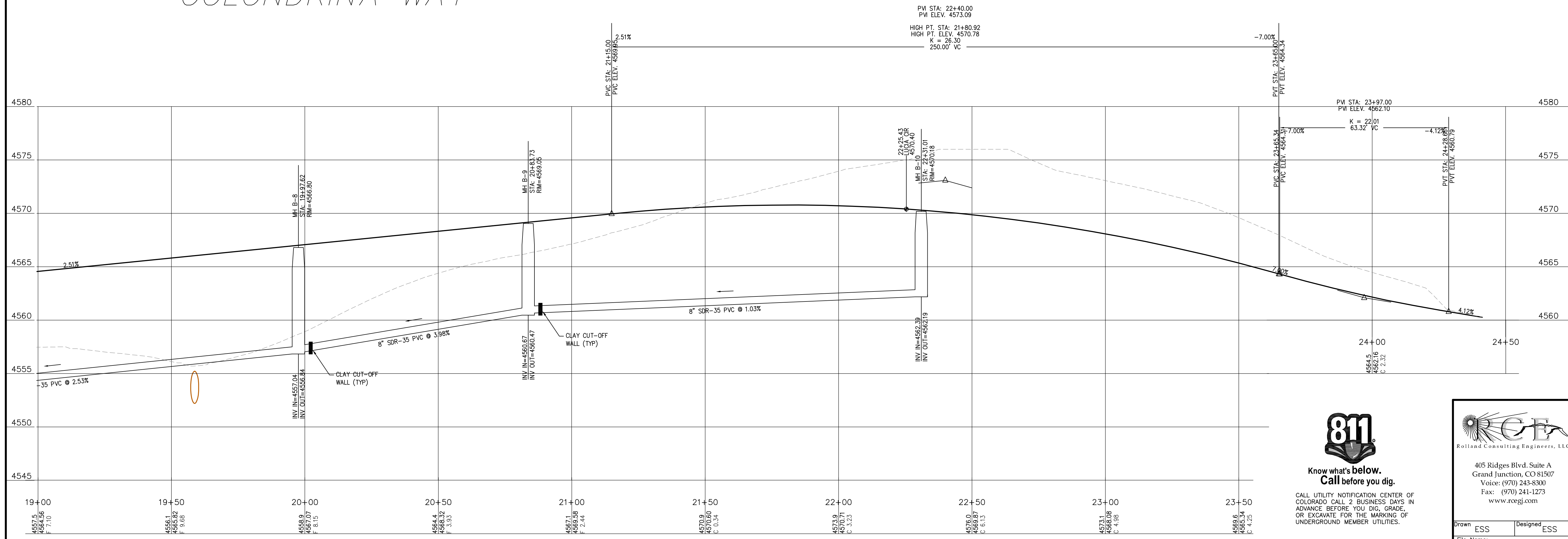
SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 3
STA: 13+00 TO 19+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	33
File Name:	C:\B7428\B7428BASE2023.DWG										
Date	8/11/23										
Of	48										



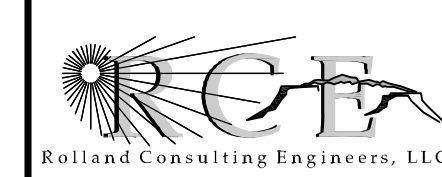
GOLONDRINA WAY

SHEET KEY MAP



Know what's below.
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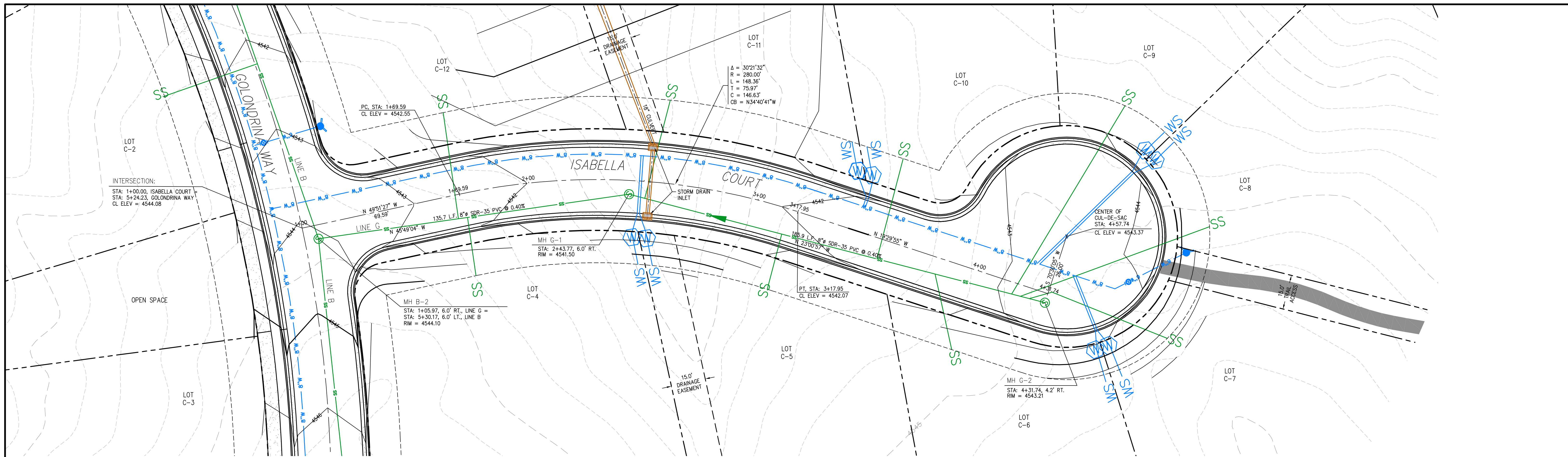
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



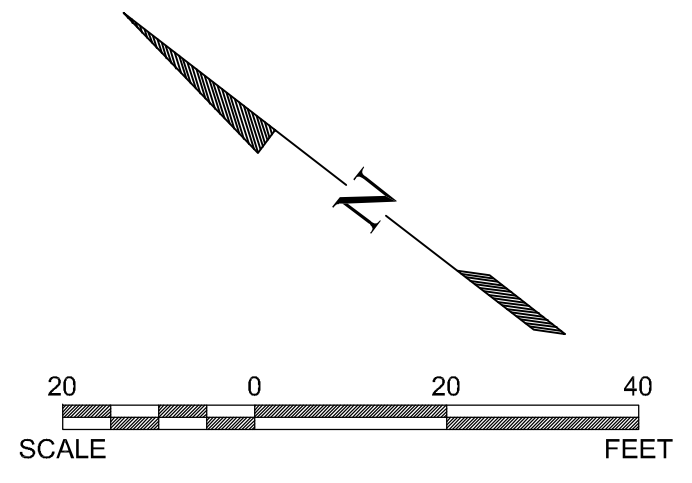
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SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 4
STA: 19+00 TO 24+41.43

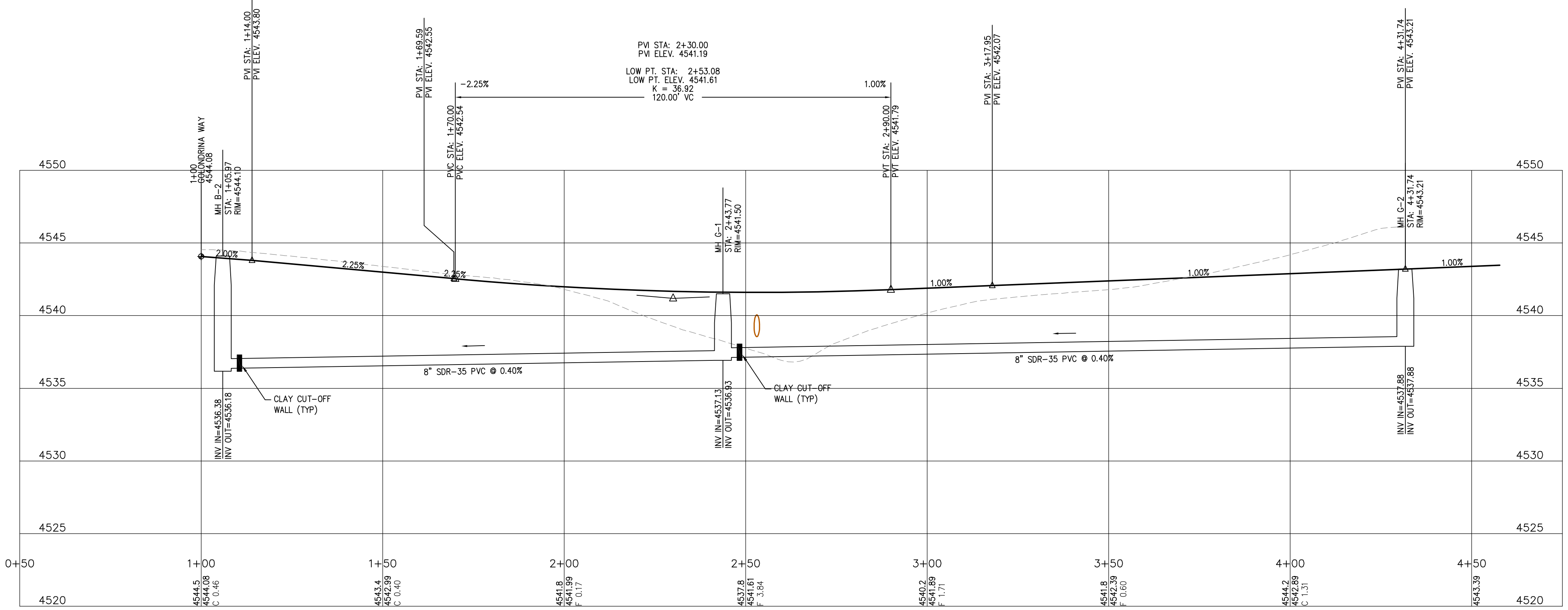
Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	34	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



ISABELLA COURT



SHEET KEY MAP



Know what's below.
Call before you dig.

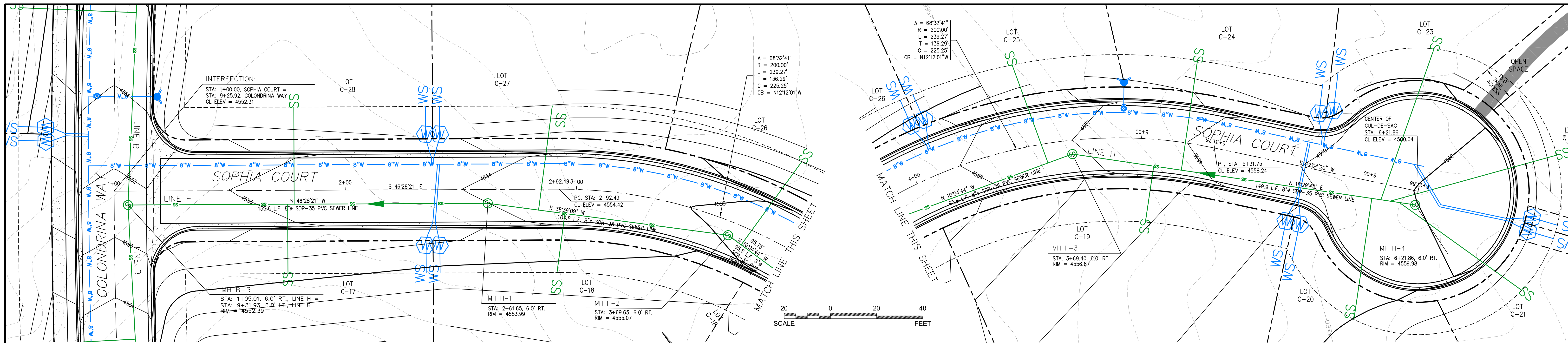
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Horizontal Scale: 1"=20'
Vertical Scale: 1"=5'

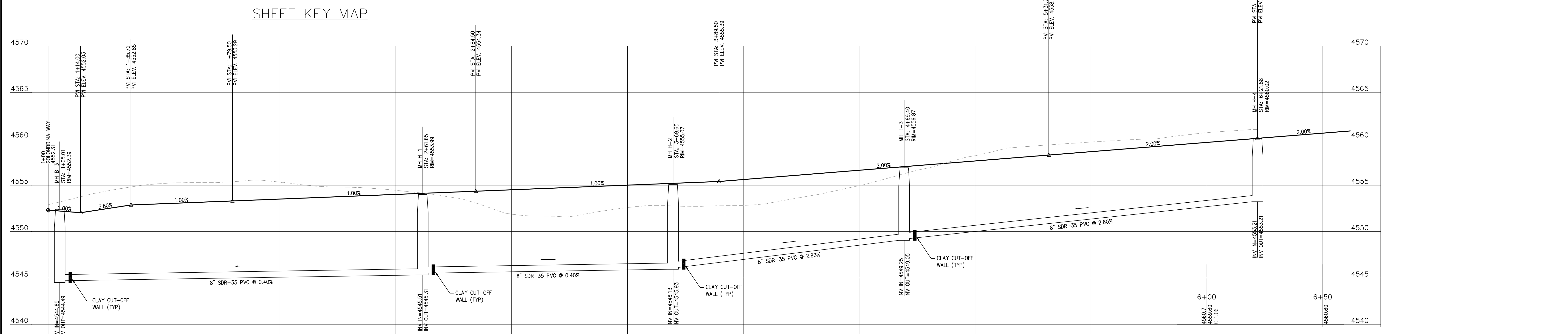


SUNSET POINTE
PRELIMINARY PLAN
ISABELLA COURT P & P
STA: 1+00 TO 4+31.74

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	35	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		

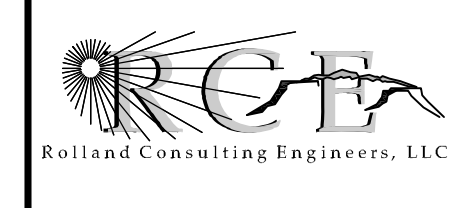


SOPHIA COURT



Know what's below.
Call before you dig.

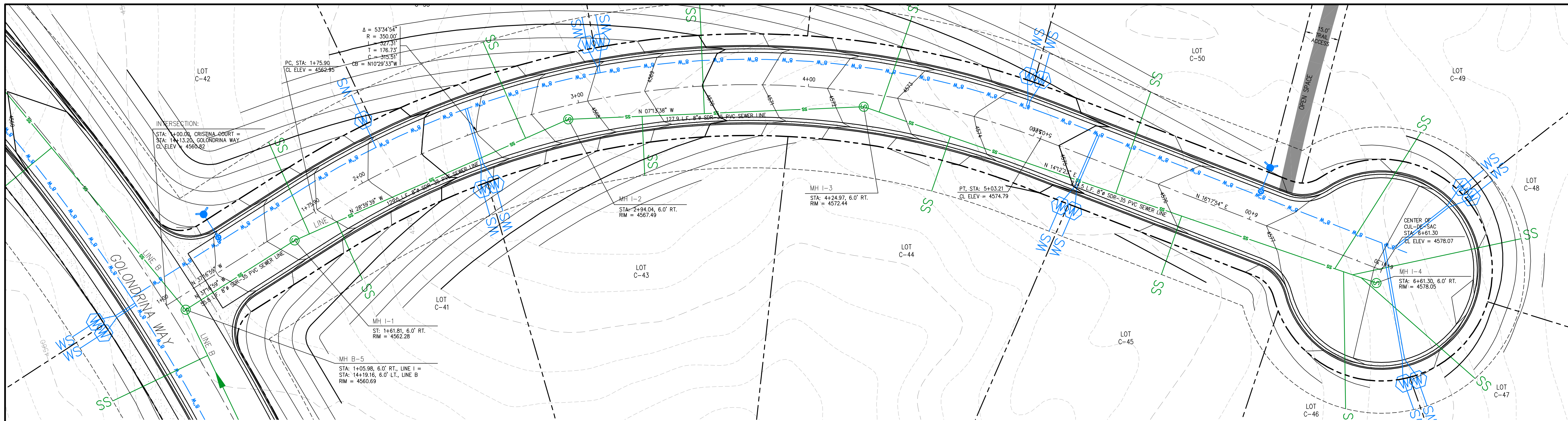
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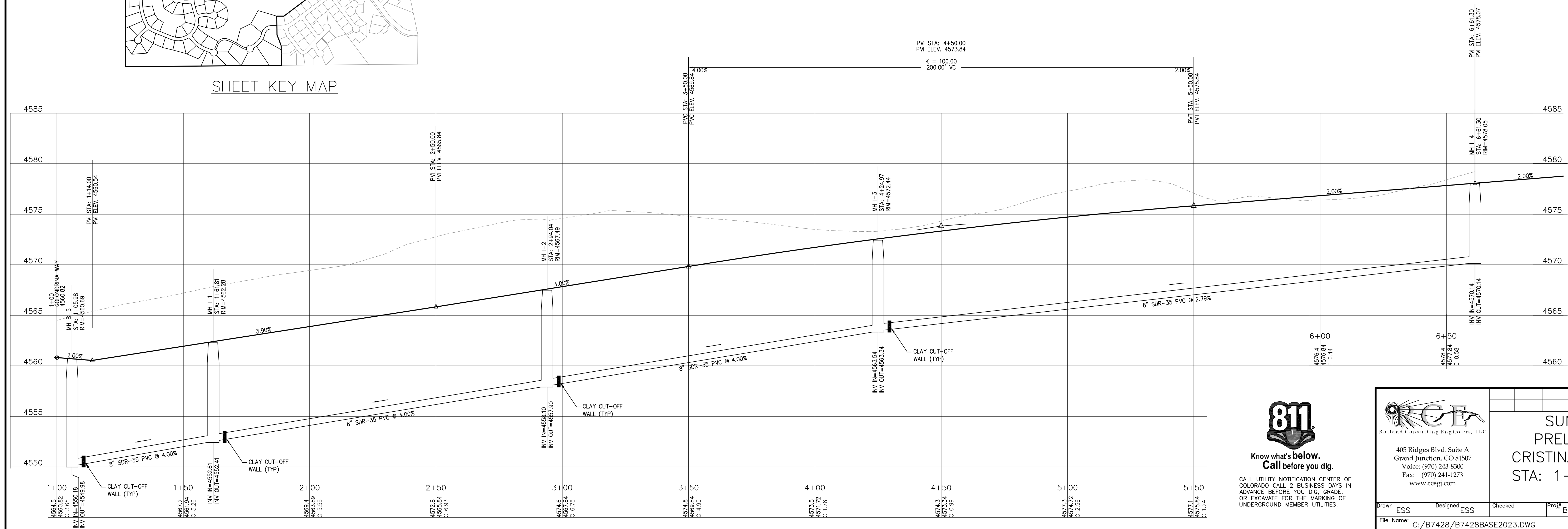
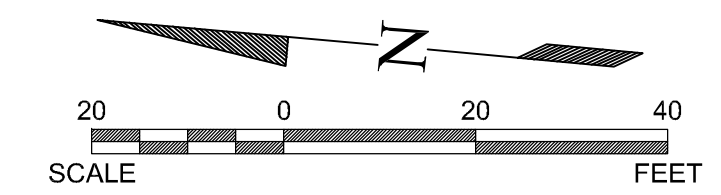
SUNSET POINTE
PRELIMINARY PLAN
SOPHIA COURT P & P
STA: 1+00 TO 6+21.86

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	36
File Name:	C:\B7428\B7428BASE2023.DWG										
Date	8/11/23										
Of	48										



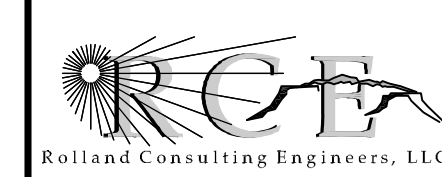
SHEET KEY MAP

CRISTINA COURT



Know what's below.
Call before you dig.

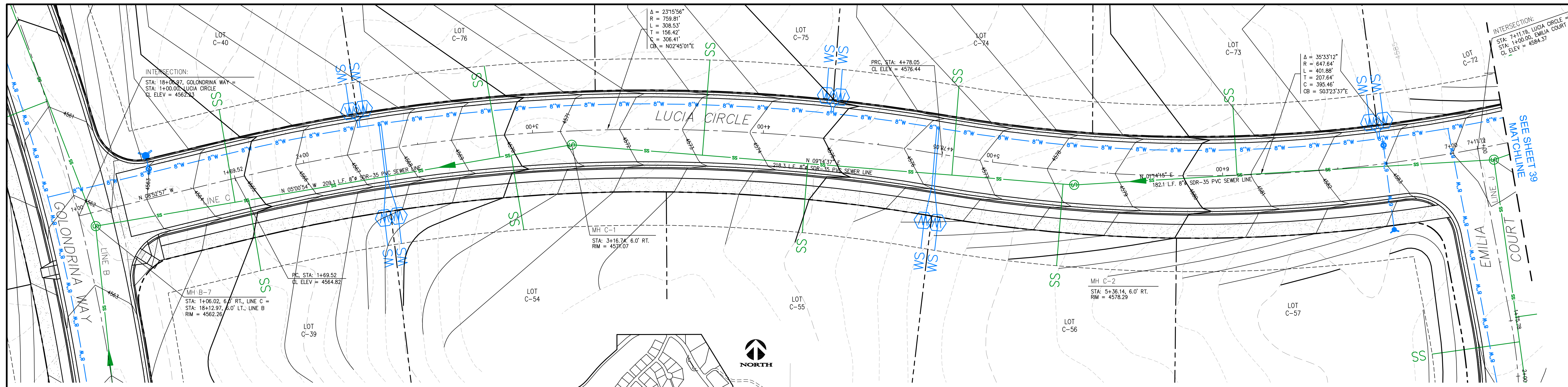
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



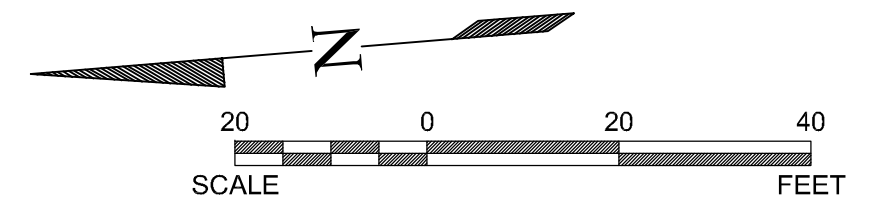
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SUNSET POINTE
PRELIMINARY PLAN
CRISTINA COURT P & P
STA: 1+00 TO 6+61.30

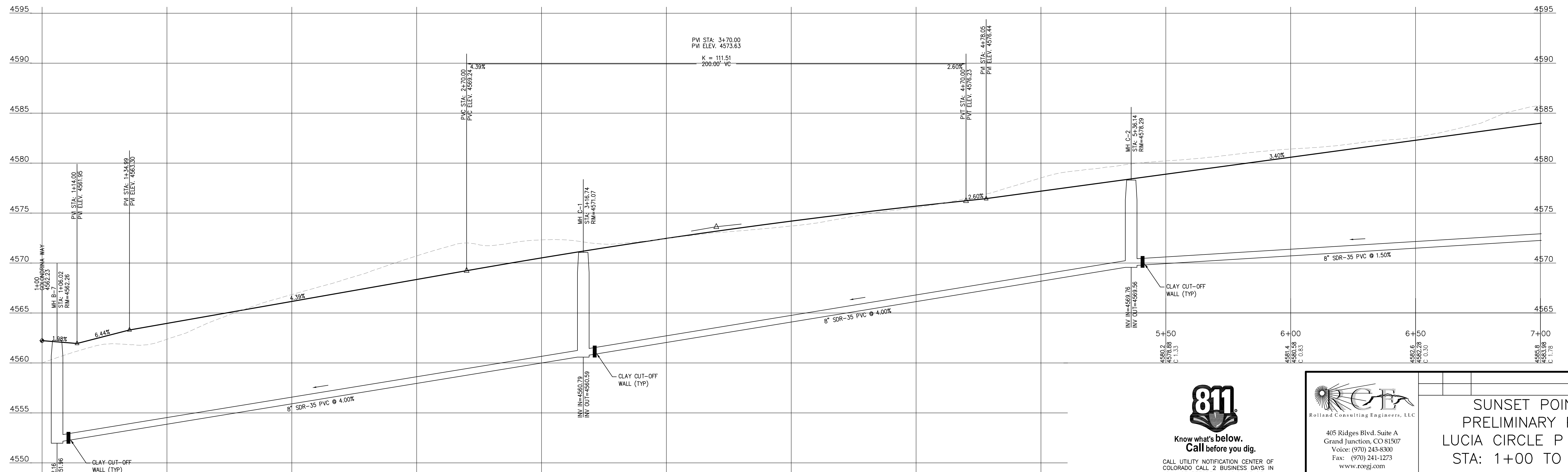
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File Name: C:\B7428\B7428BASE2023.DWG										Date	8/11/23	of	48



LUCIA CIRCLE



SHEET KEY MAP

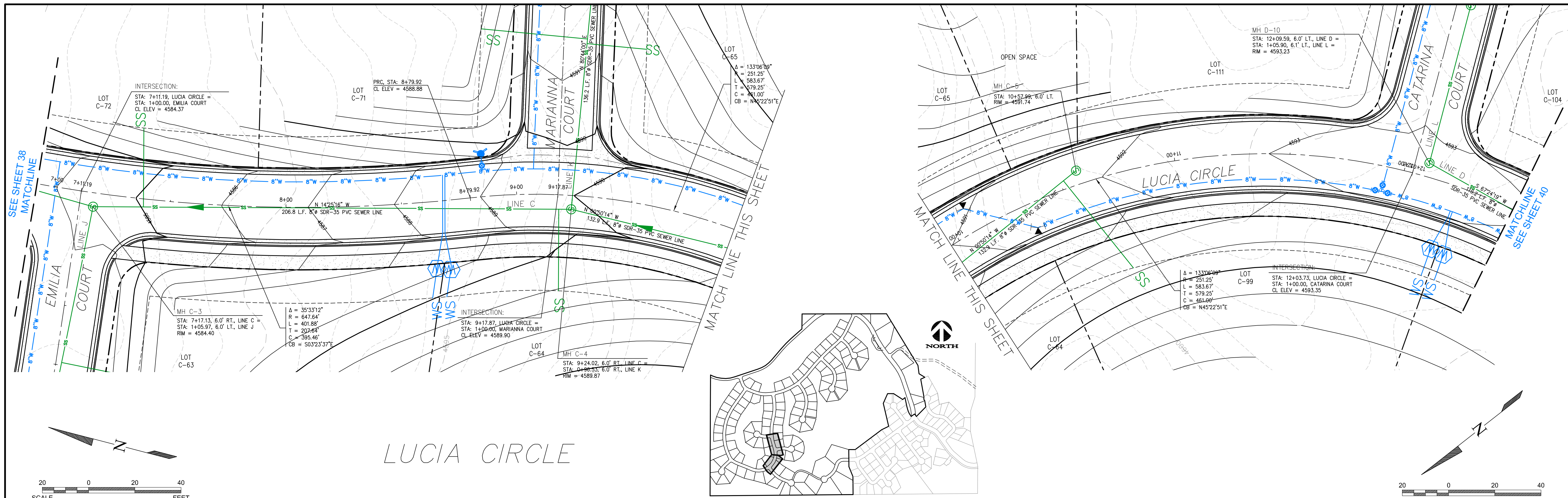


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

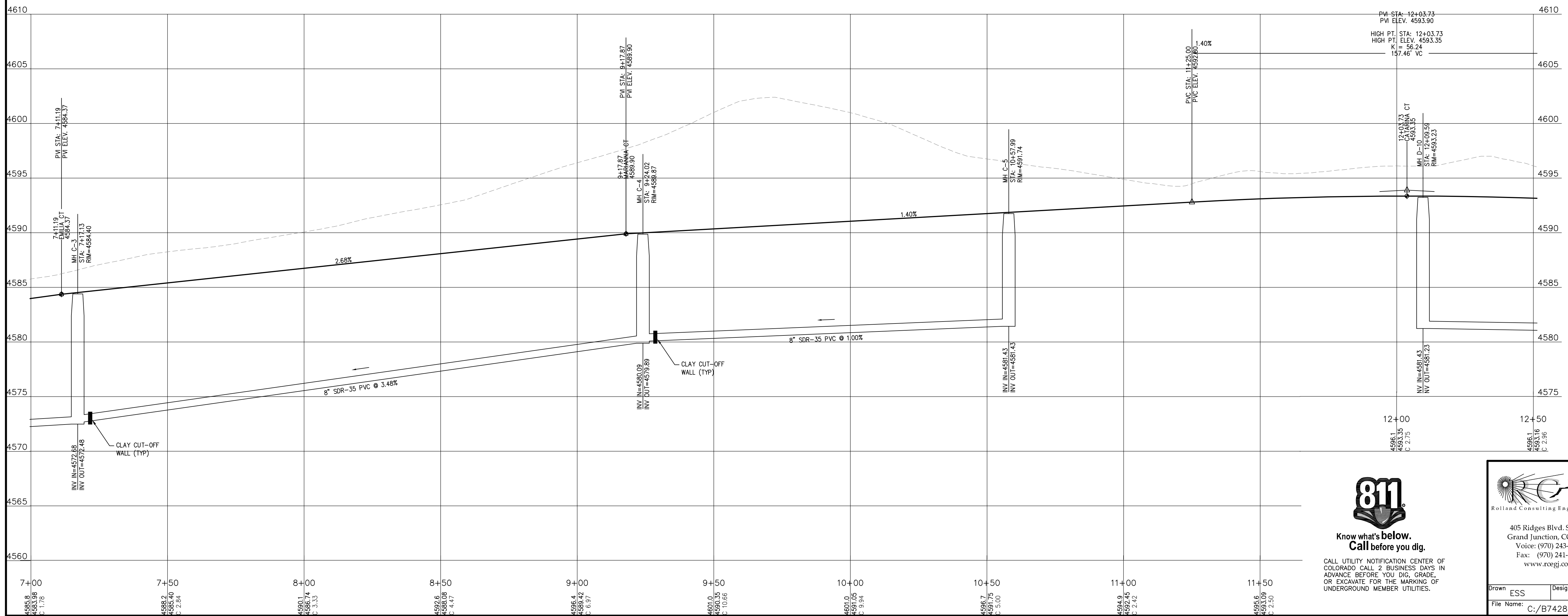
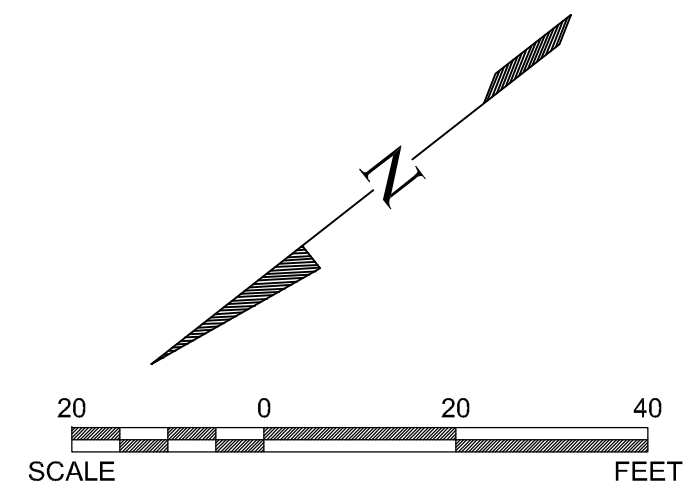
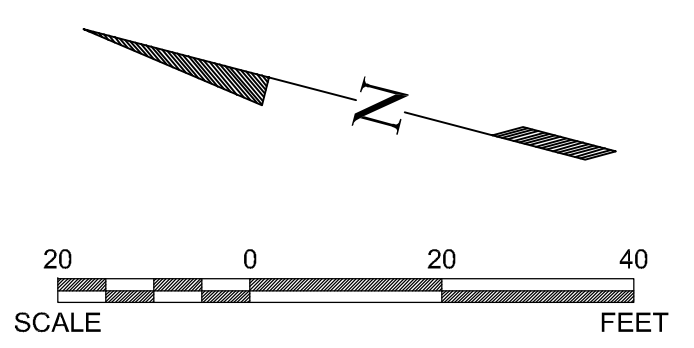


SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 1
STA: 1+00 TO 7+00

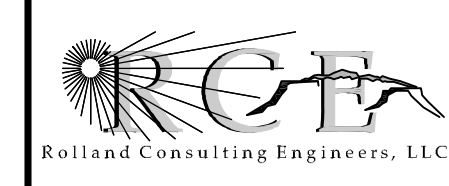
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File Name:	C:\B7428\B7428BASE2023.DWG								Date	8/11/23	of	48



LUCIA CIRCLE



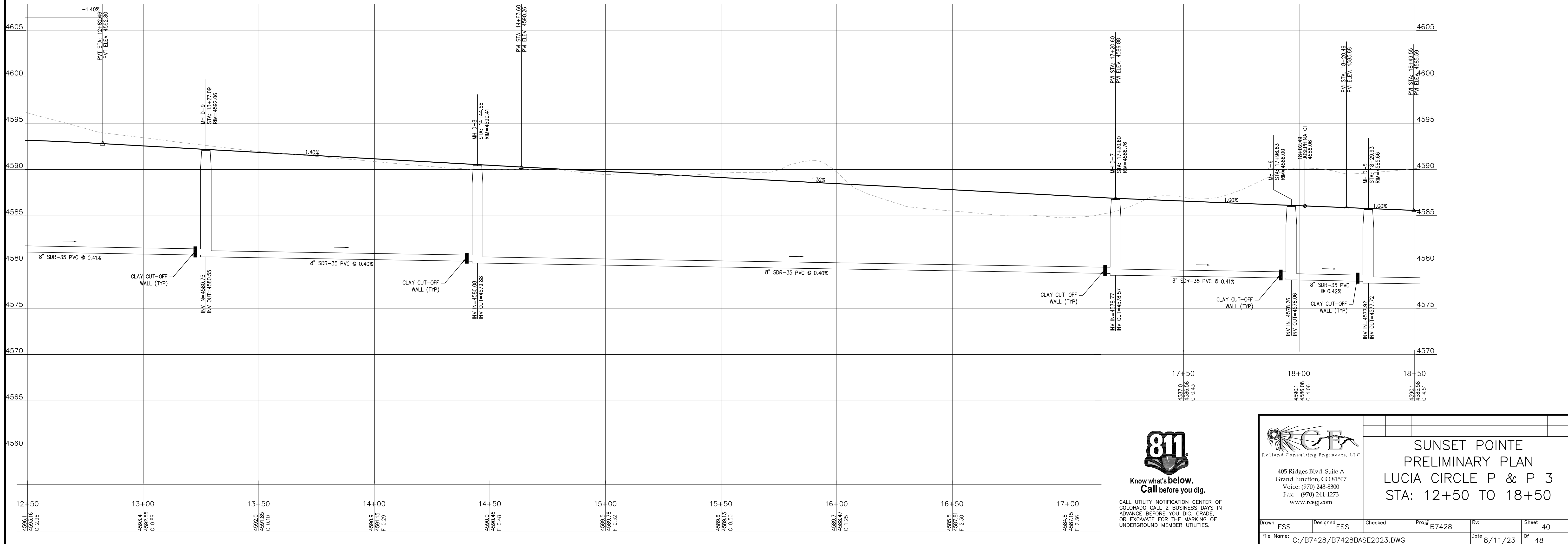
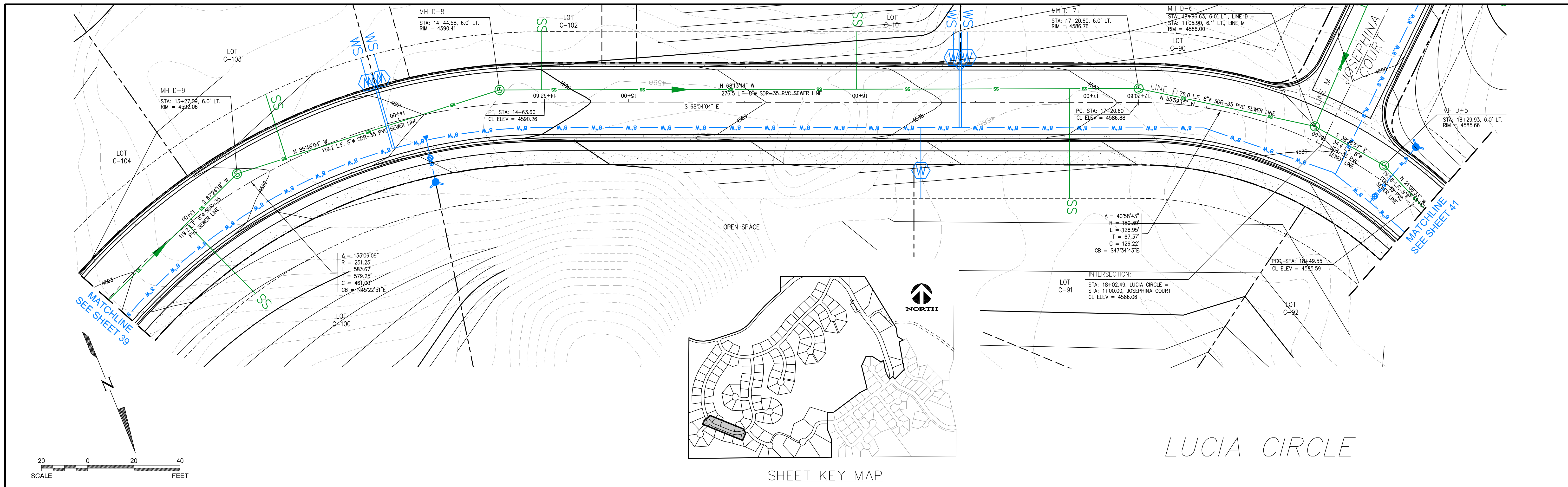
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

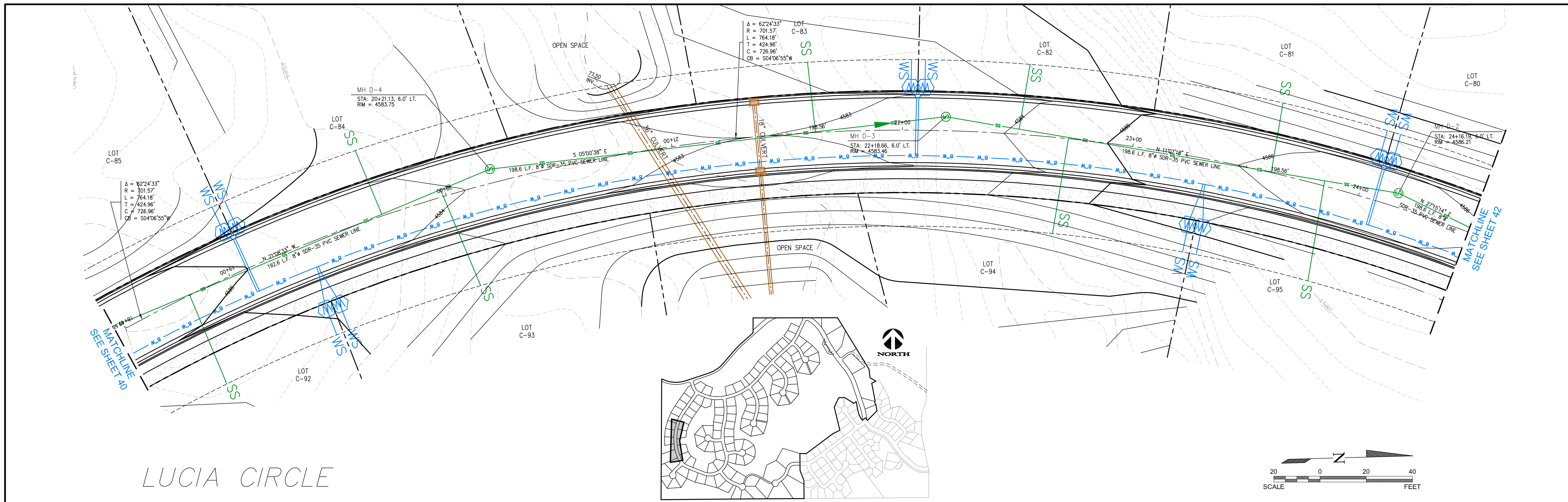


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SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 2
STA: 7+00 TO 12+50

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	39	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		

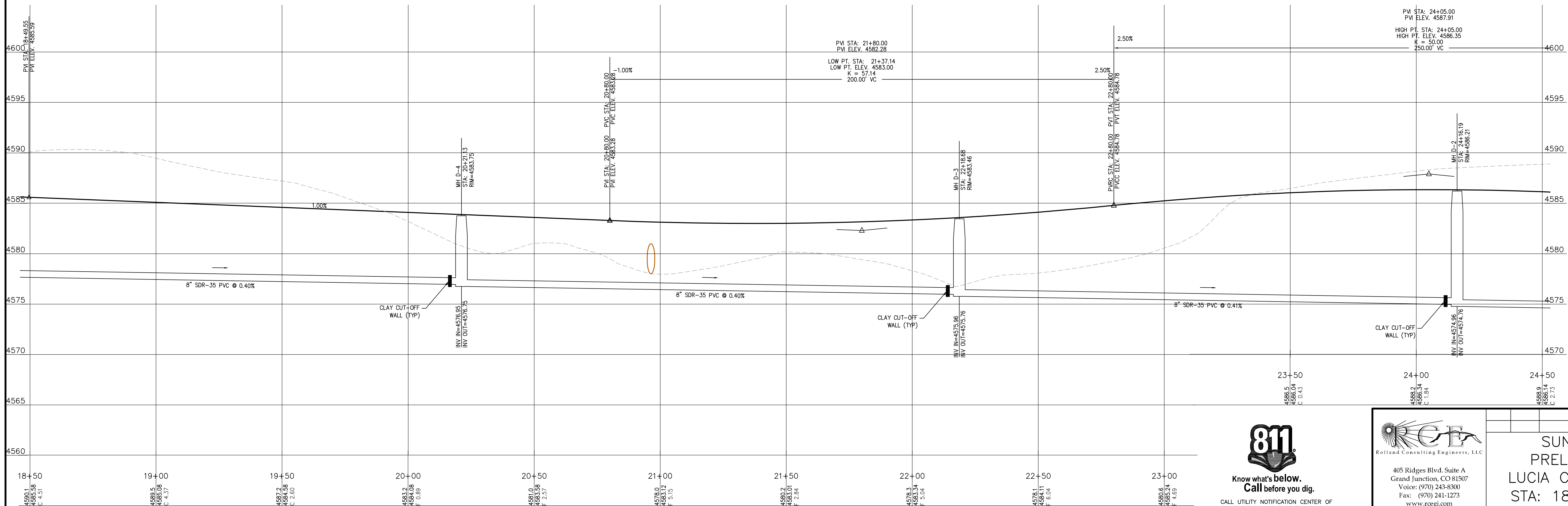
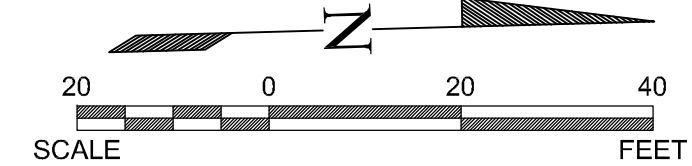




LUCIA CIRCLE

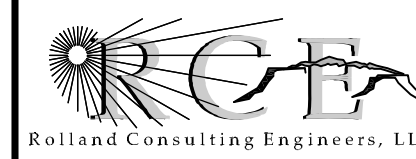


SHEET KEY MAP



Know what's below.
Call before you dig.

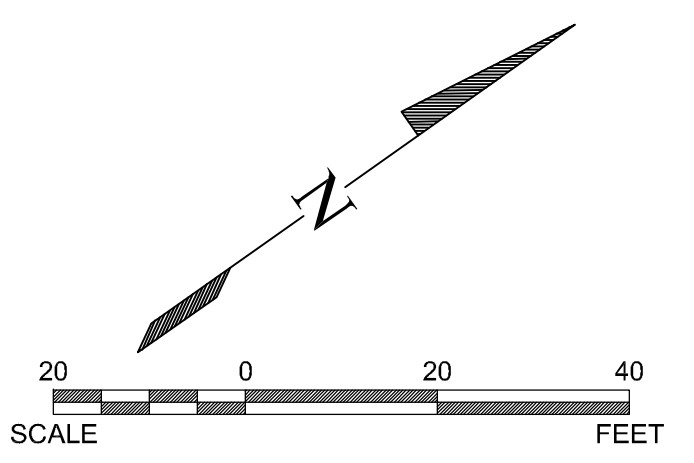
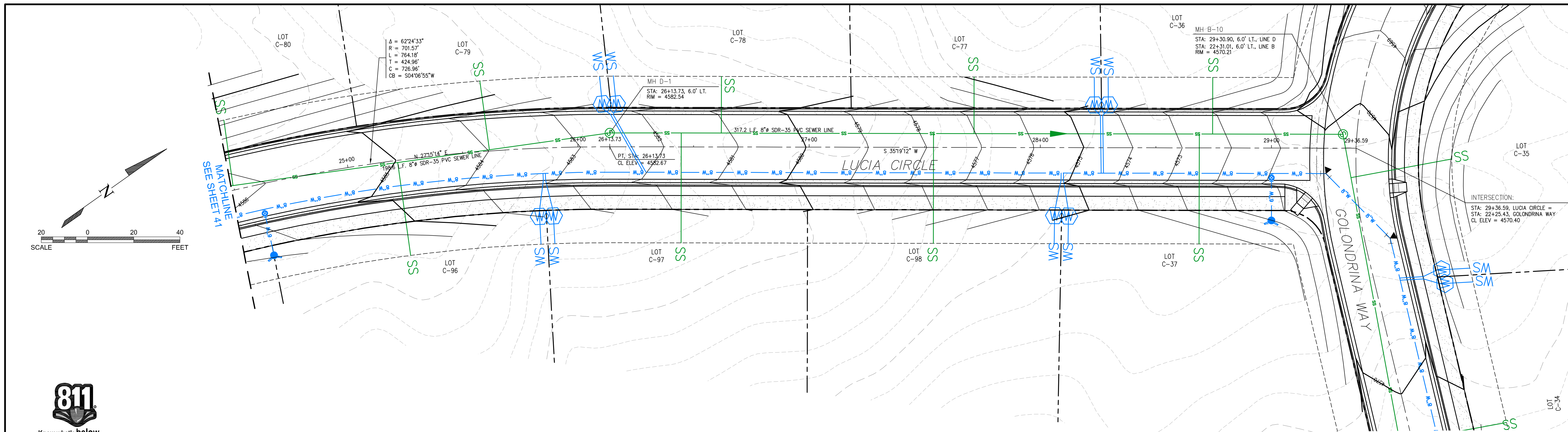
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SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 4
STA: 18+50 TO 24+50

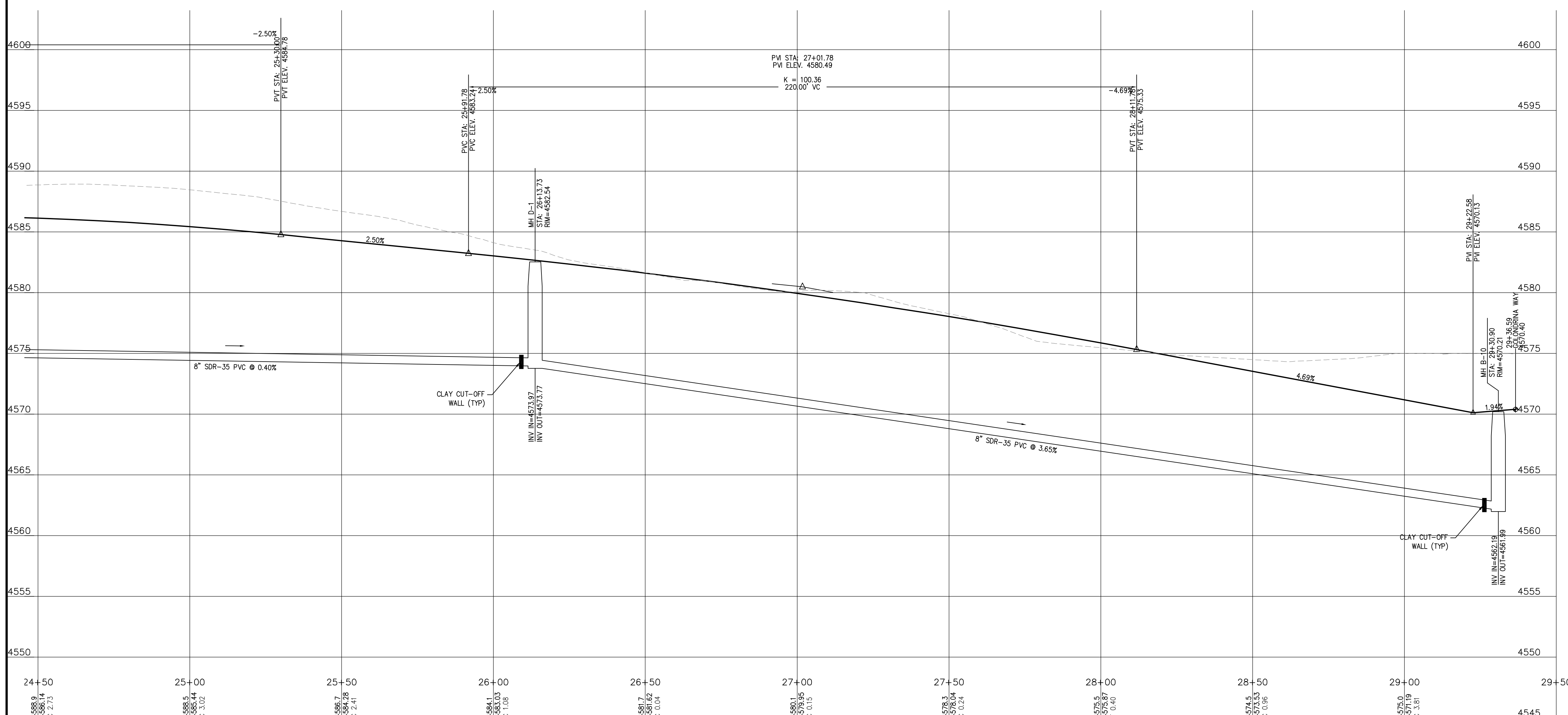
Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	41	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		



**Know what's below.
Call before you dig.**

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LUCIA CIRCLE

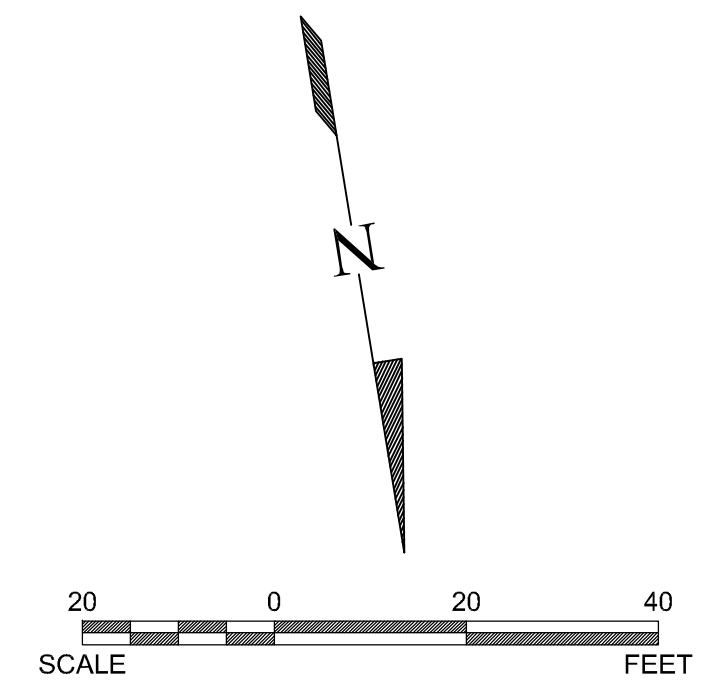
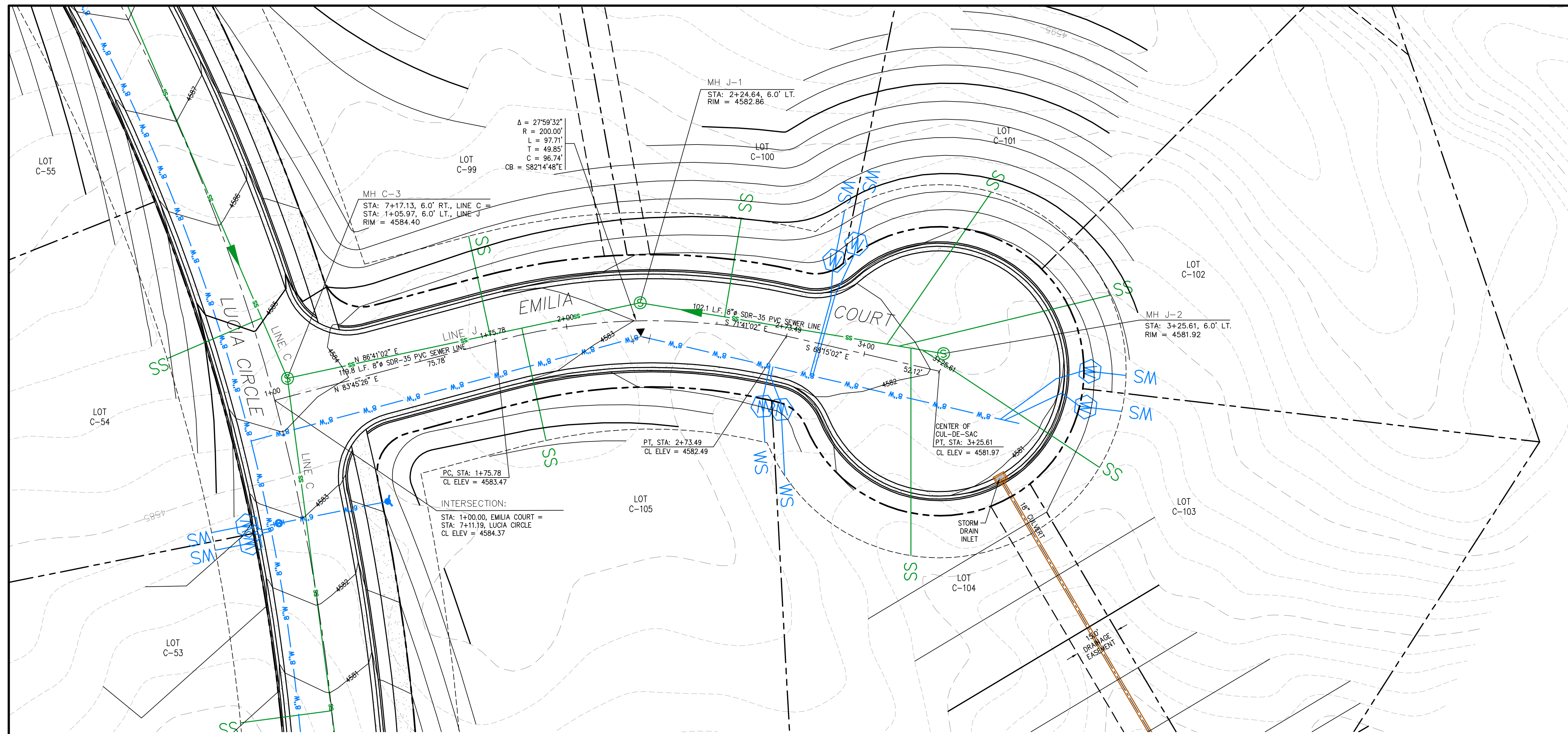


SHEET KEY MAP

RCE
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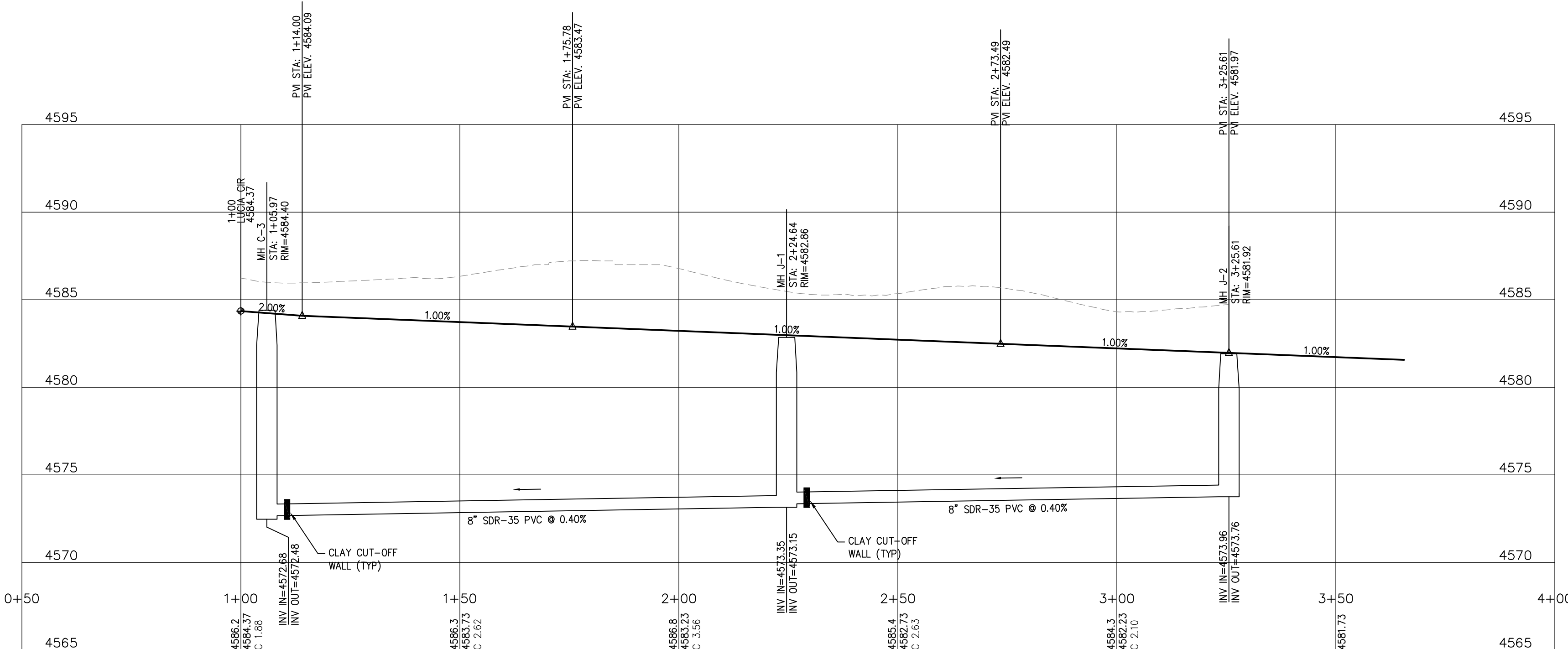
**SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 5
STA: 24+50 TO 29+36.59**

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	42	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	of	48		



EMILIA COURT

SHEET KEY MAP

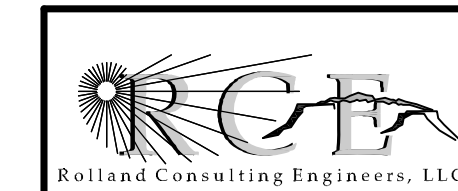


Horizontal Scale: 1"=20'
Vertical Scale: 1"=5'



Know what's below.
Call before you dig.

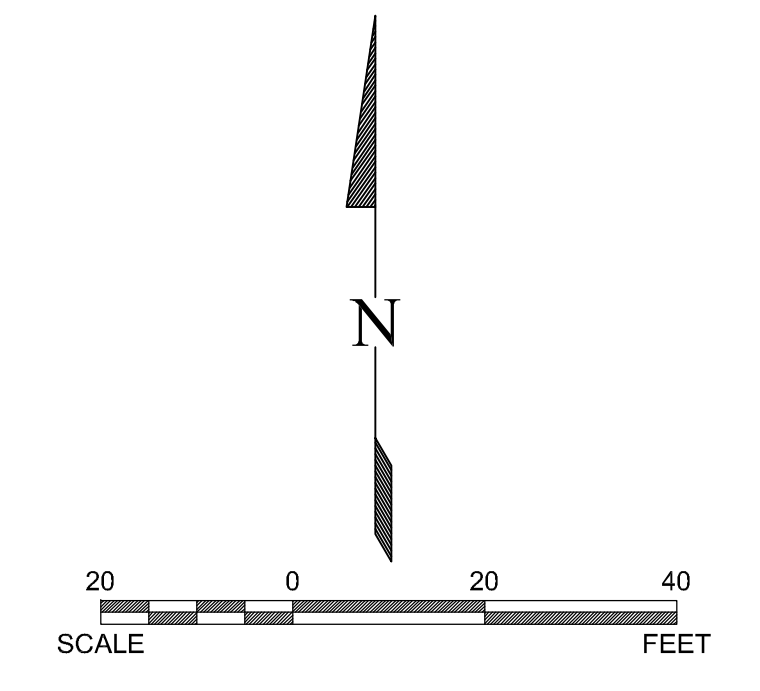
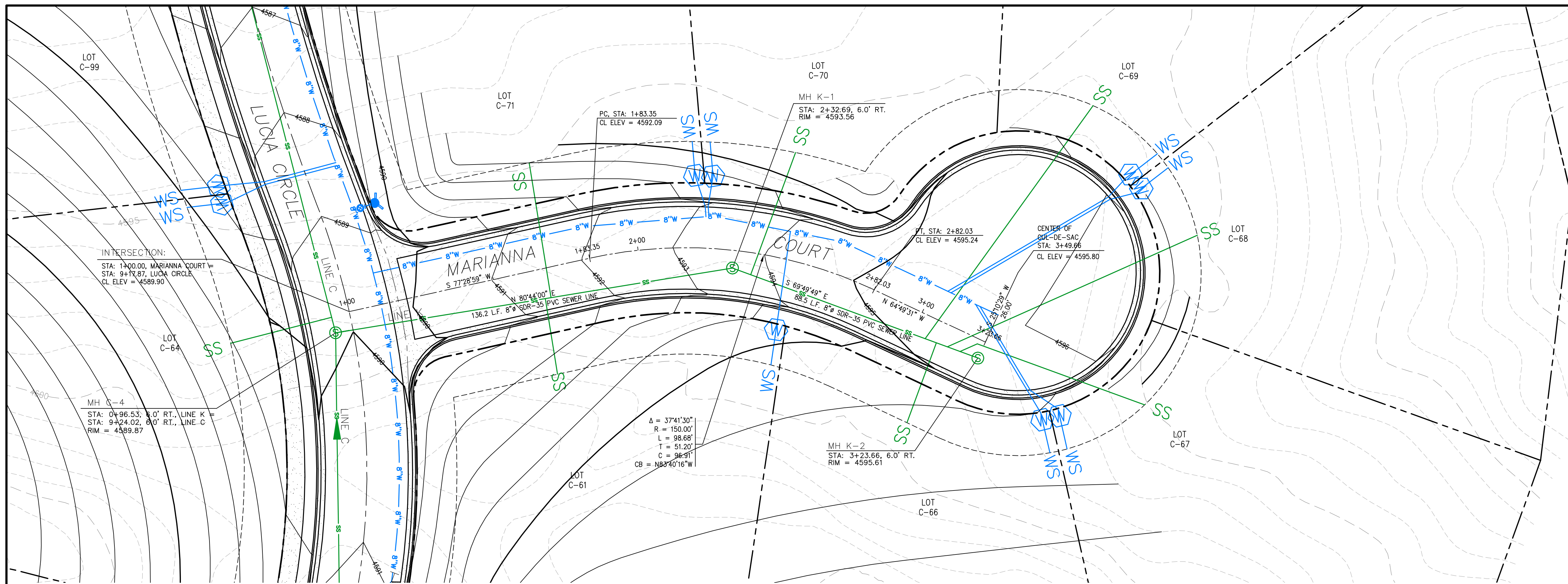
CALL UTILITY NOTIFICATION CENTER OF COLORADO. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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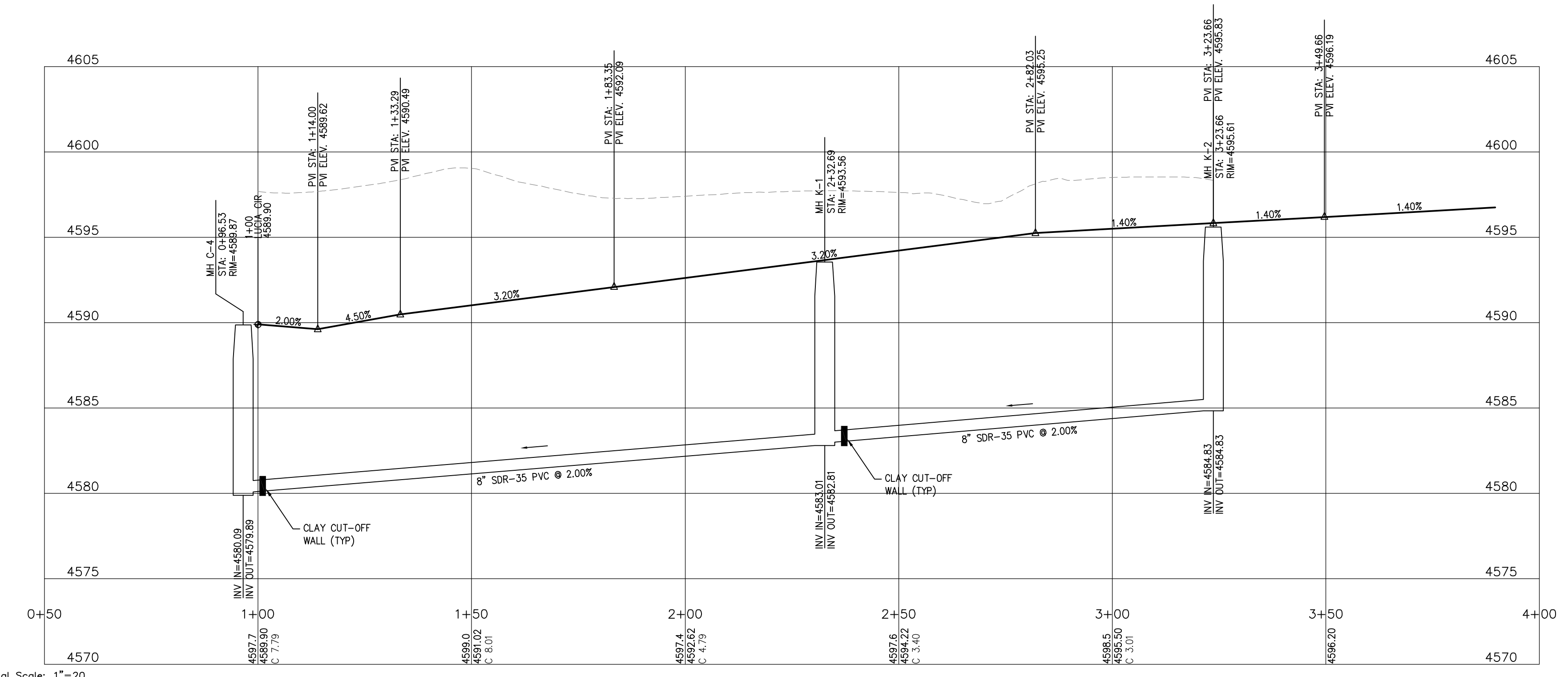
SUNSET POINTE
PRELIMINARY PLAN
EMILIA COURT P & P
STA: 1+00 TO 3+25.61

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	43	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	Of	48		



MARIANNA COURT

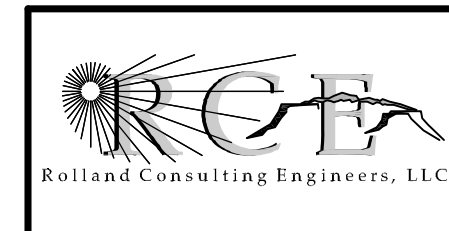
SHEET KEY MAP



Horizontal Scale: 1"=20'
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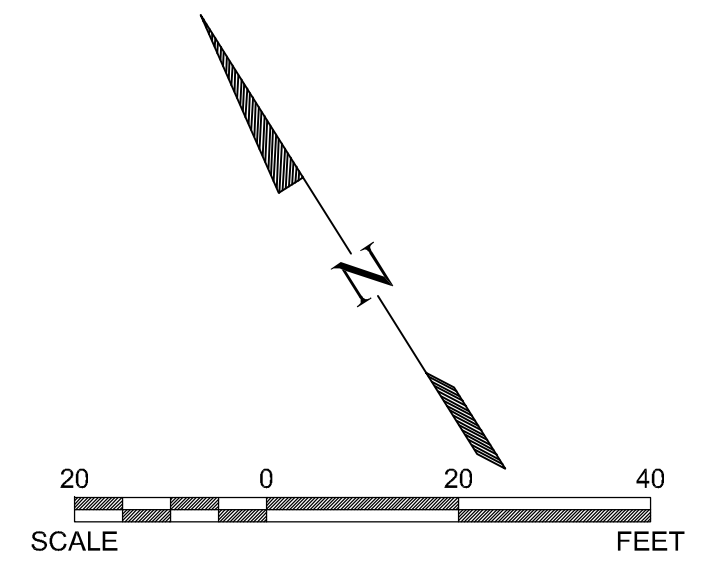
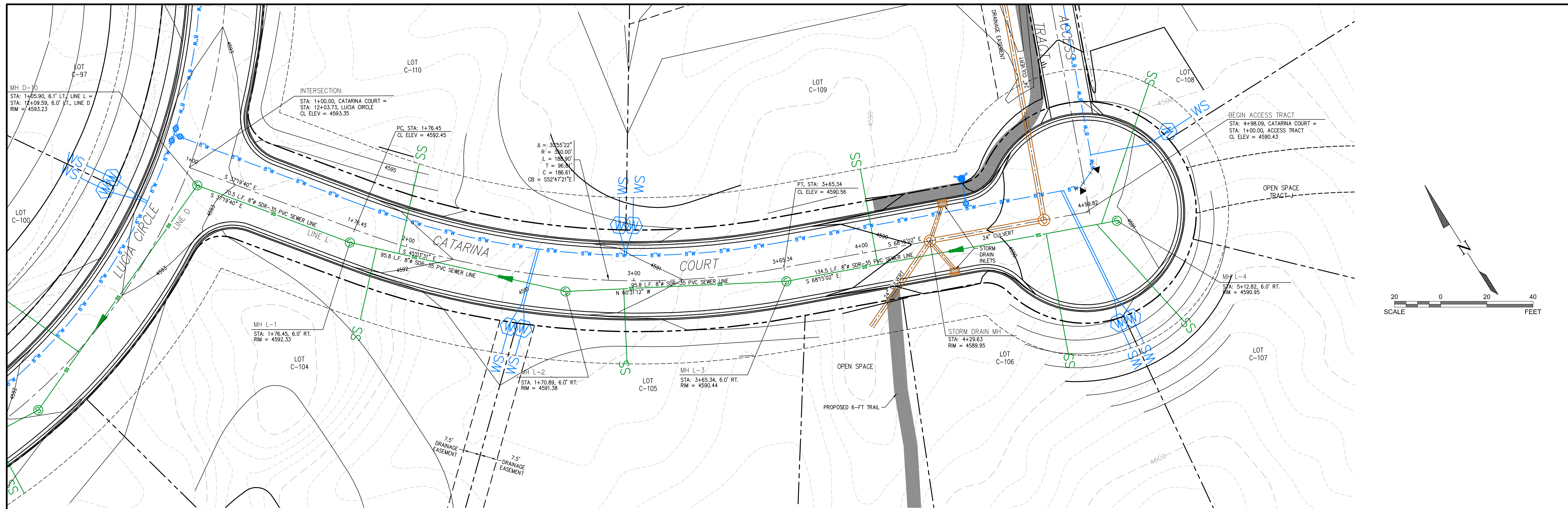
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



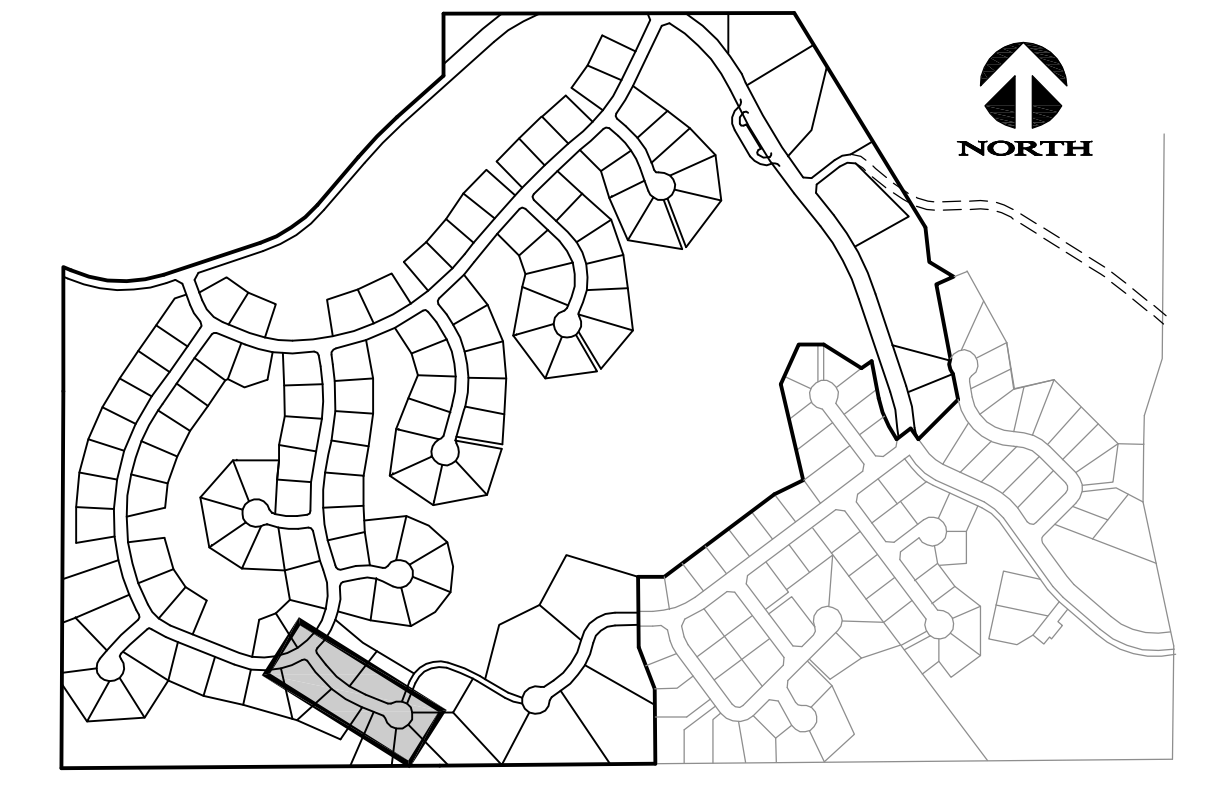
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SUNSET POINTE
PRELIMINARY PLAN
MARIANNA COURT P & P
STA: 1+00 TO 3+23.66

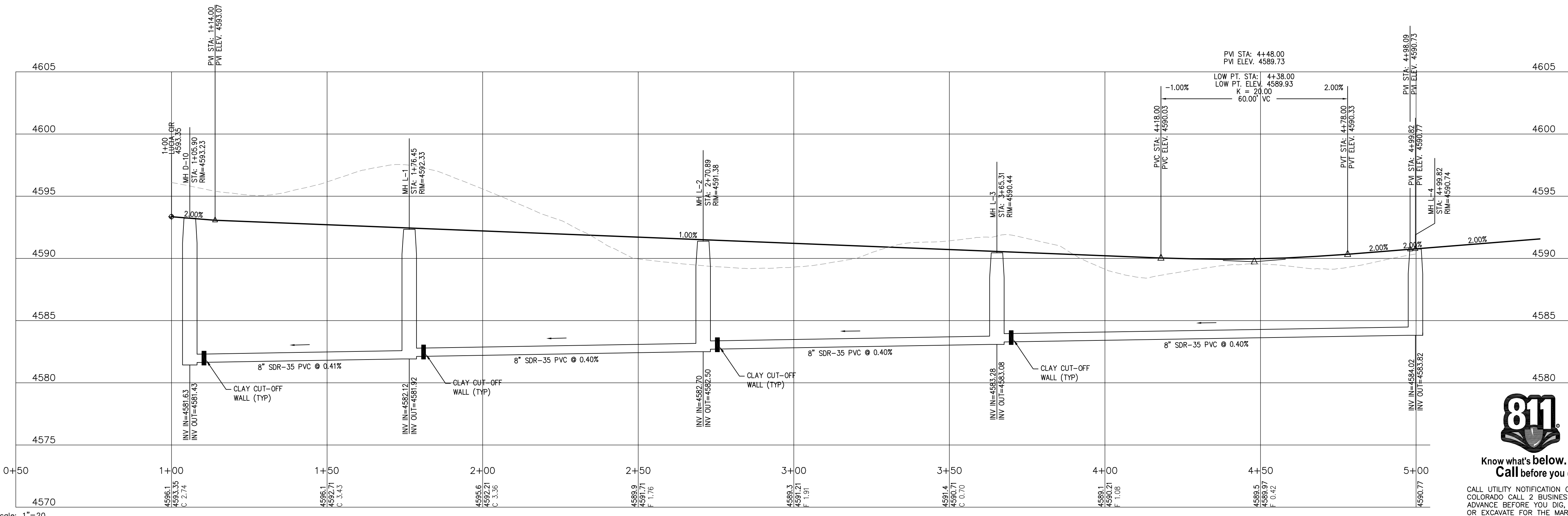
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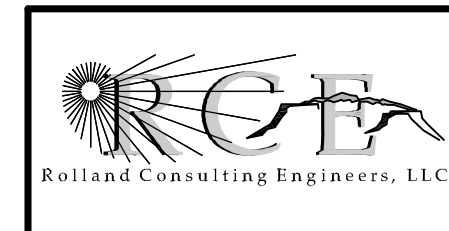
CATARINA COURT



SHEET KEY MAP



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

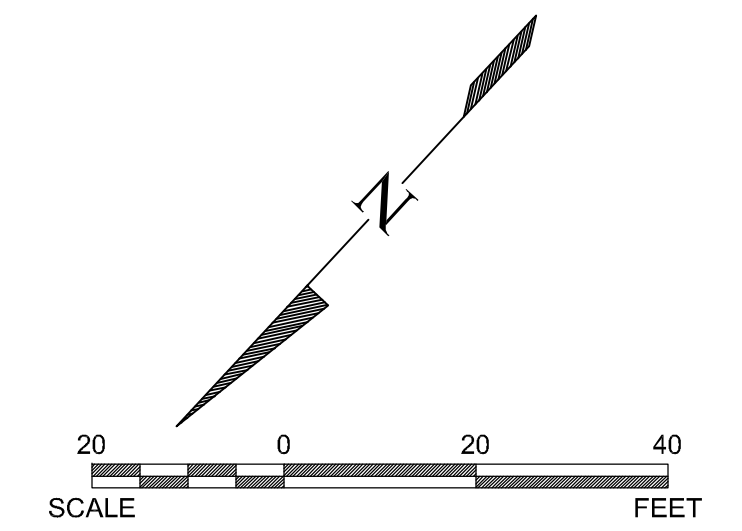
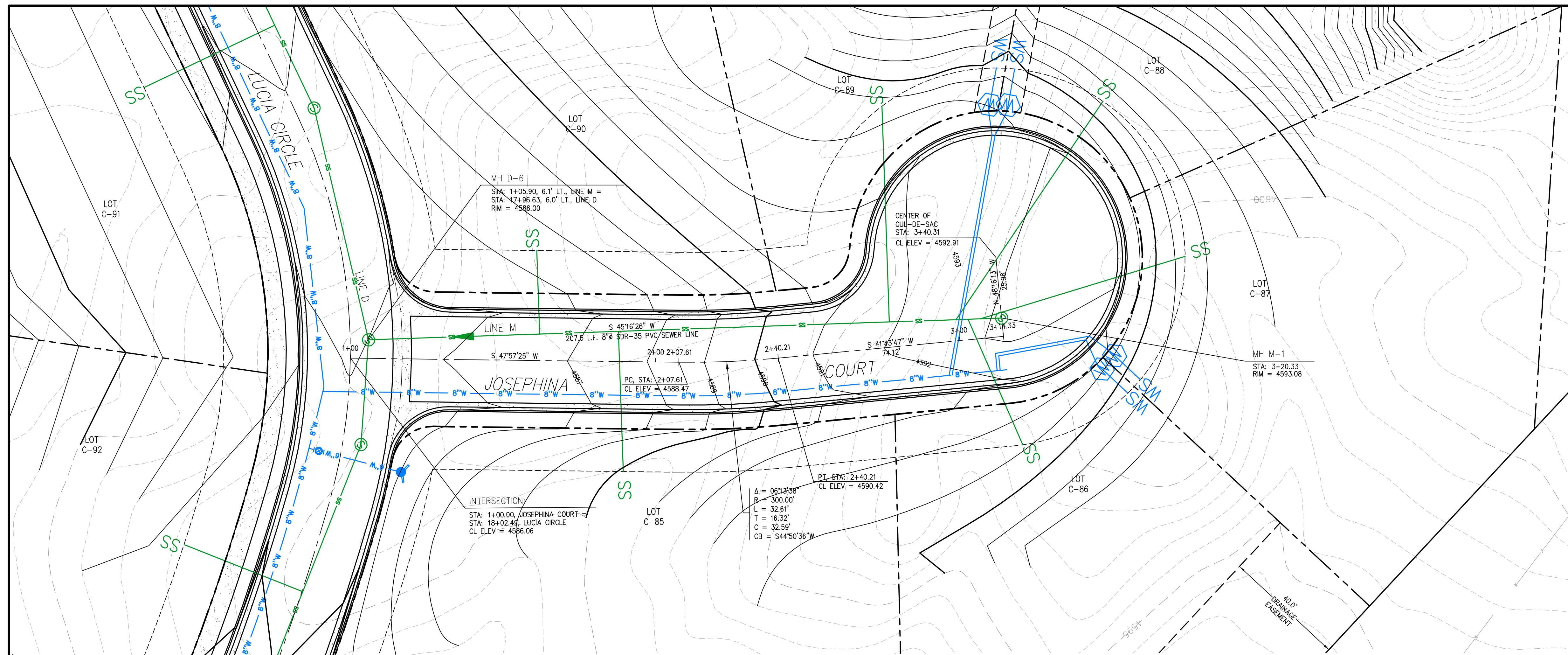


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SUNSET POINTE
PRELIMINARY PLAN
CATARINA COURT P & P
STA: 1+00 TO 4+99.82

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	45	
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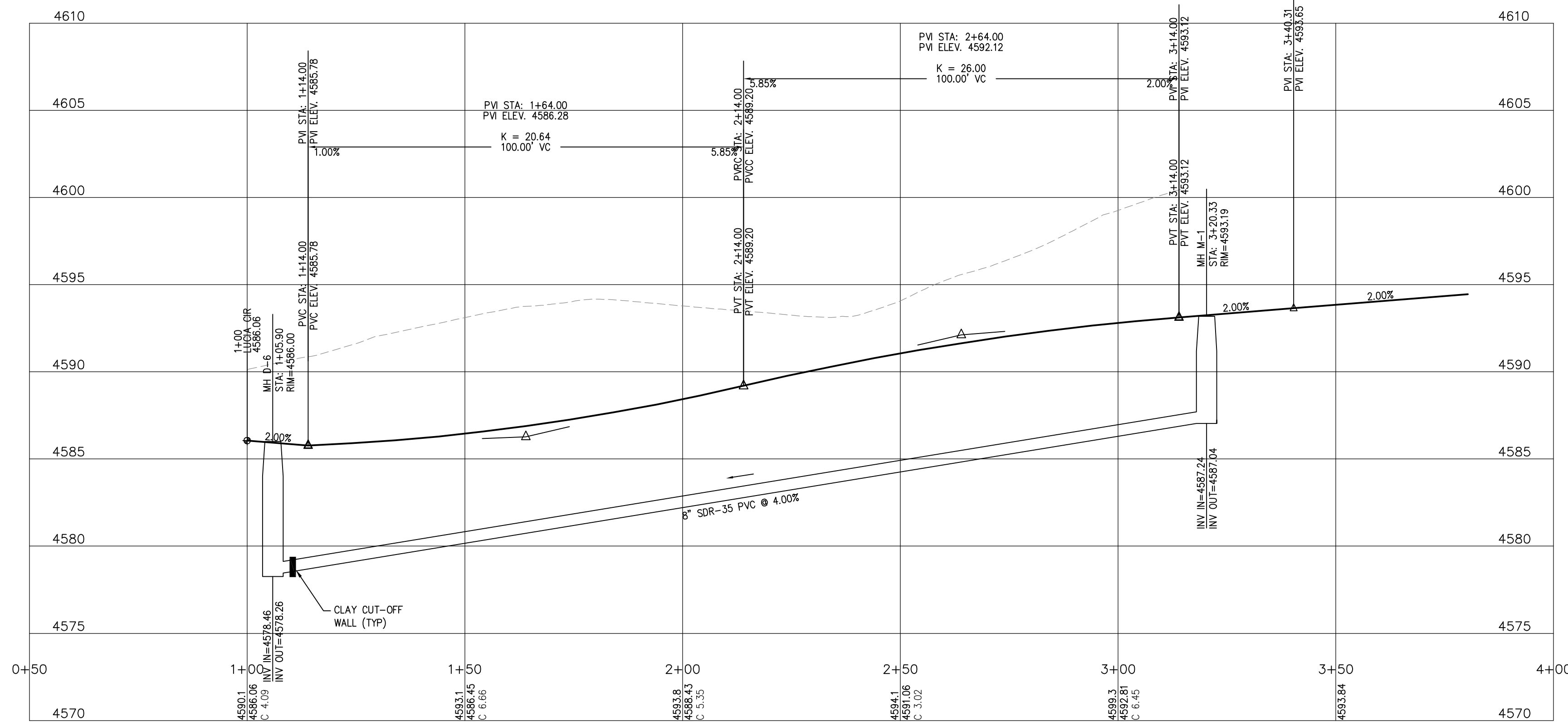
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Vertical Scale: 1"=5'



JOSEPHINA COURT



SHEET KEY MAP

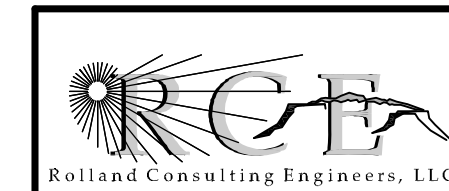


Horizontal Scale: 1"=20
Vertical Scale: 1"=5



Know what's below.
Call before you dig.

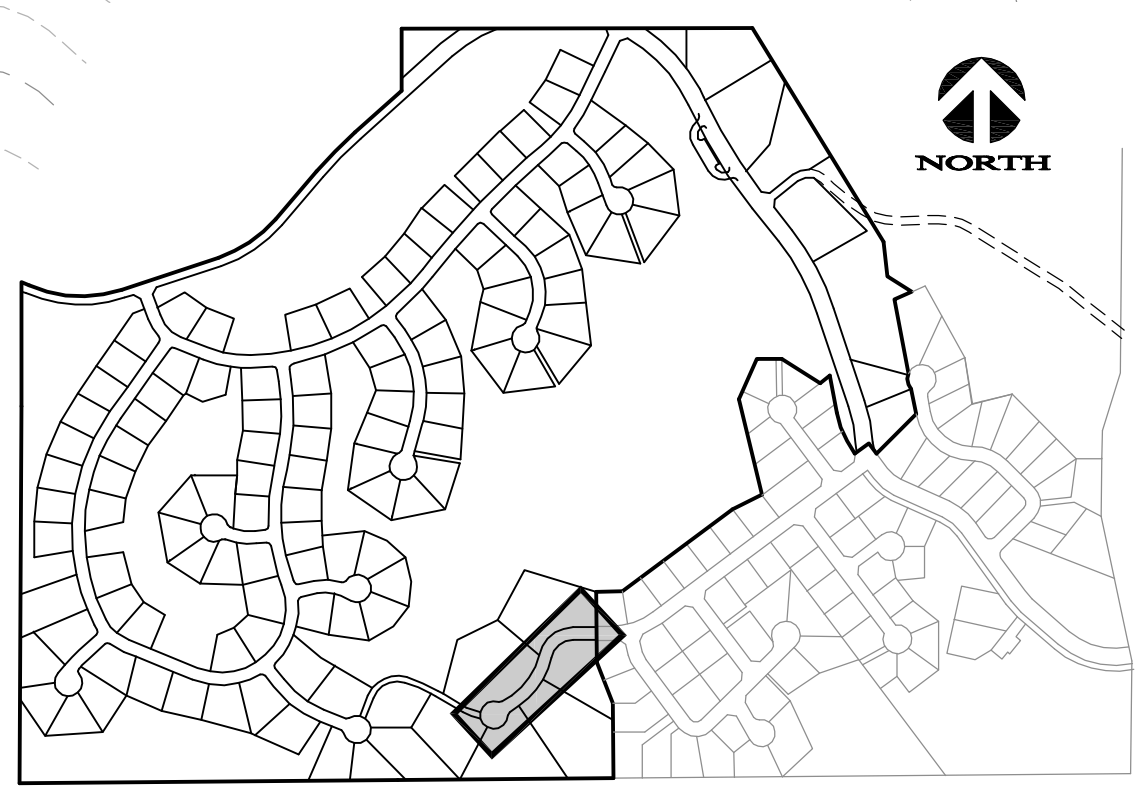
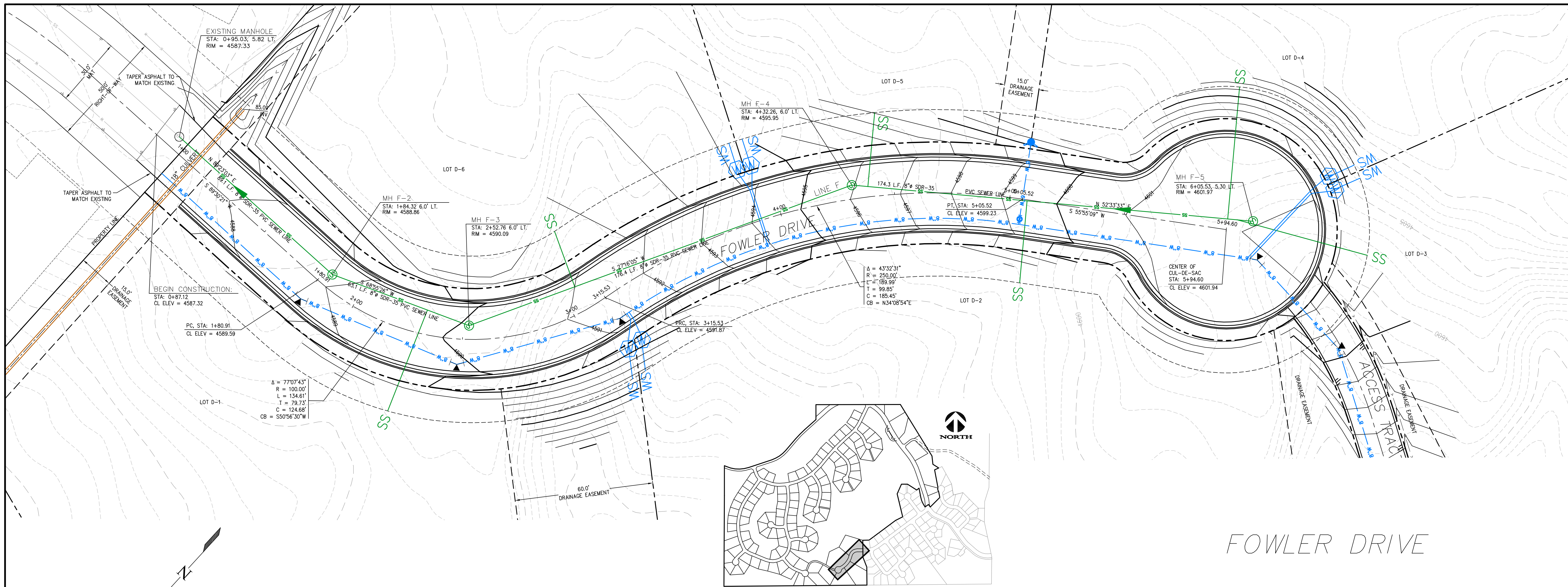
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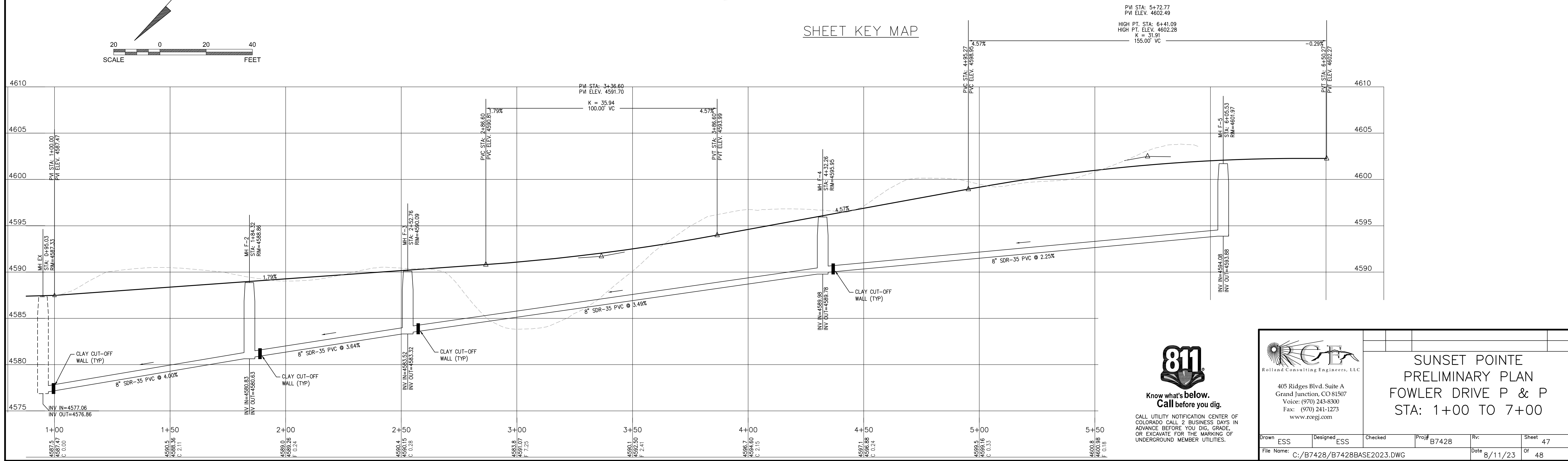
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SUNSET POINTE
PRELIMINARY PLAN
JOSEPHINA COURT P & P
STA: 1+00 TO 3+14.33

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	46	
File Name:	C:\B7428\B7428BASE2023.DWG						Date	8/11/23	of	48		

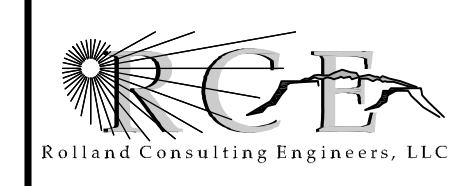


FOWLER DRIVE



Know what's below. Call before you dig.

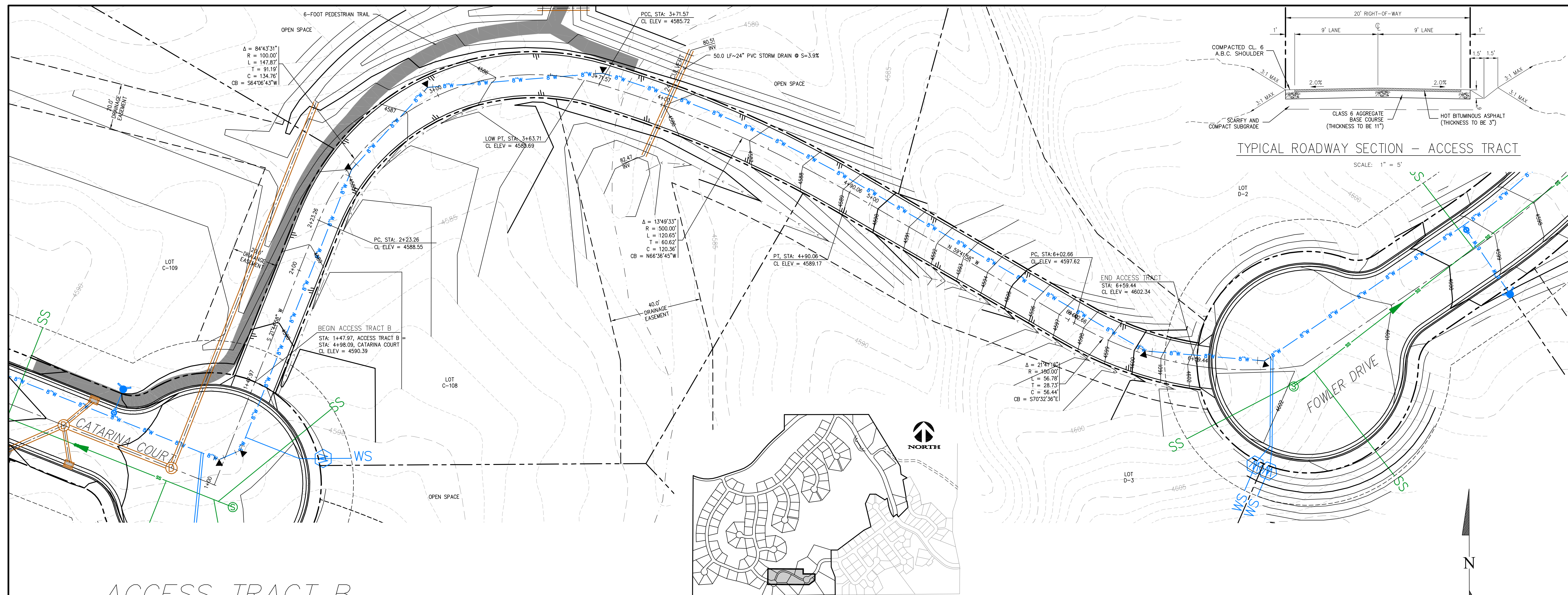
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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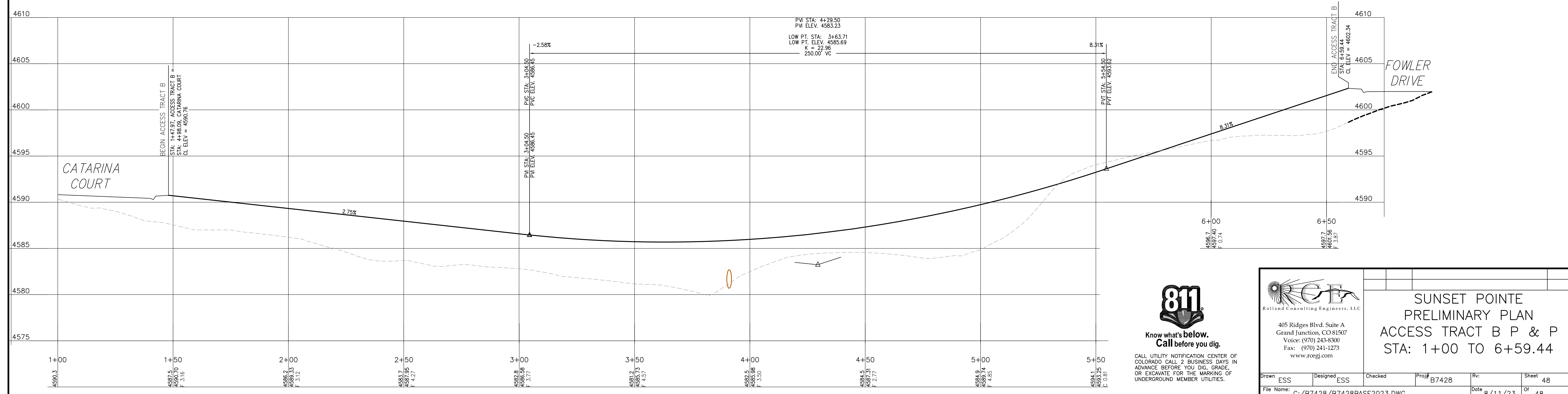
SUNSET POINTE PRELIMINARY PLAN FOWLER DRIVE P & P STA: 1+00 TO 7+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rvc		Sheet	47
File Name:	C:\B7428\B7428BASE2023.DWG										
Date	8/11/23										
Of	48										



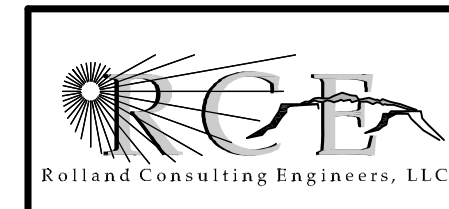
ACCESS TRACT B

SHEET KEY MAP



Know what's below.
Call before you dig.

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SUNSET POINTE
PRELIMINARY PLAN
ACCESS TRACT B P & P
STA: 1+00 TO 6+59.44

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	48		
File Name: C:/B7428/B7428BASE2023.DWG										Date	8/11/23	of	48