

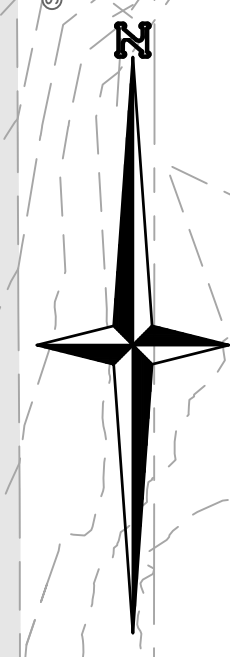
RECORD DRAWING

RECORD DRAWINGS WERE PREPARED FROM CONTRACTOR RED-LINED DRAWINGS AND FROM POLARIS SURVEYING AS-BUILT FIELD SHOTS.

SEE SHEET C 34

SEE SHEET C 35

OWNERSHIP NOT DETERMINED

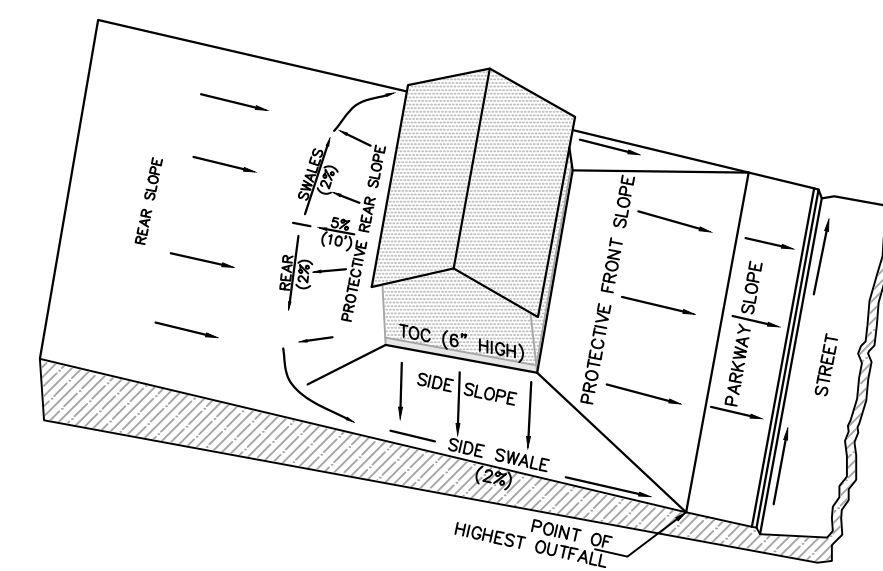
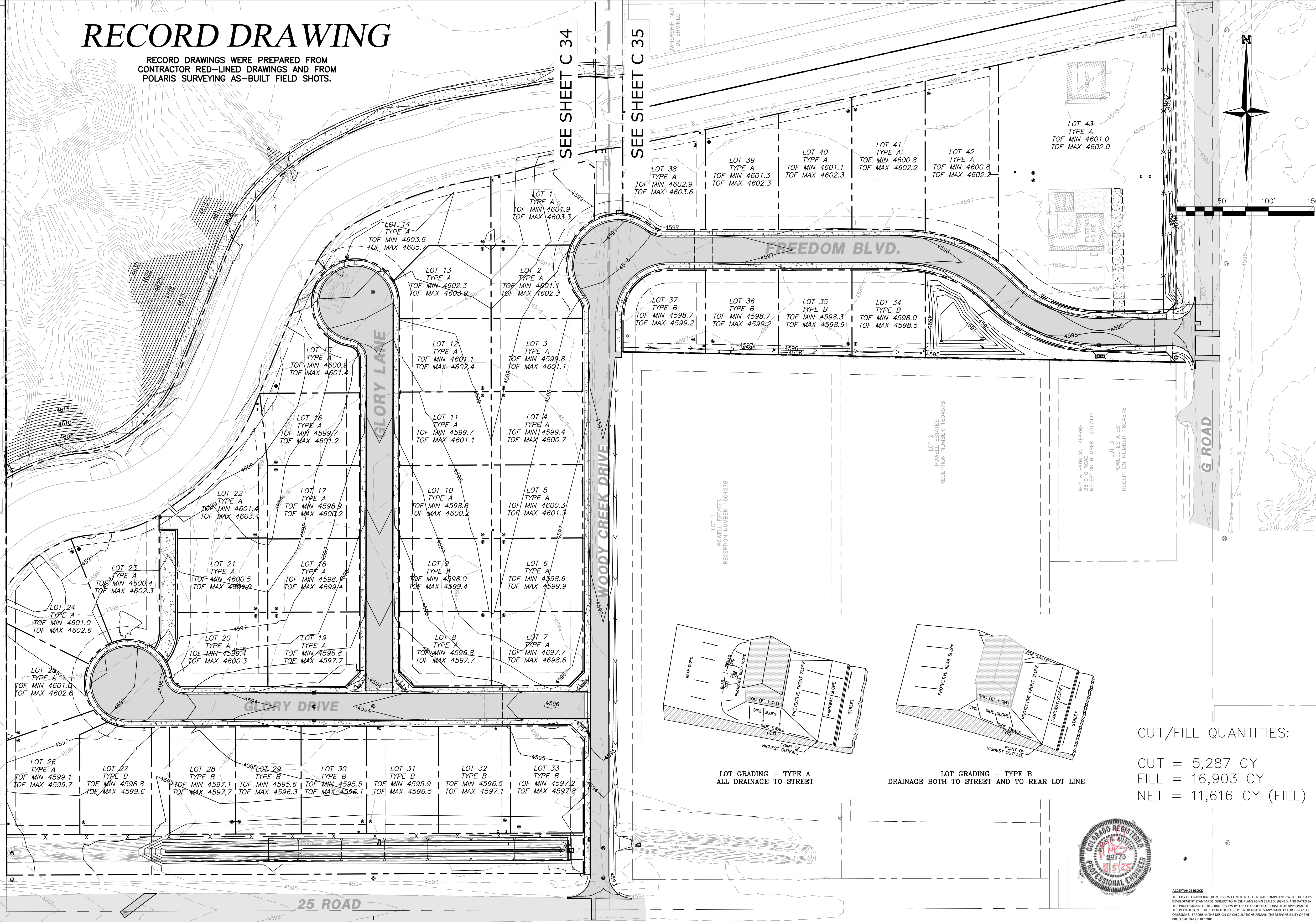


NANCY EATON
2526 G ROAD
RECEPTION NUMBER 239251

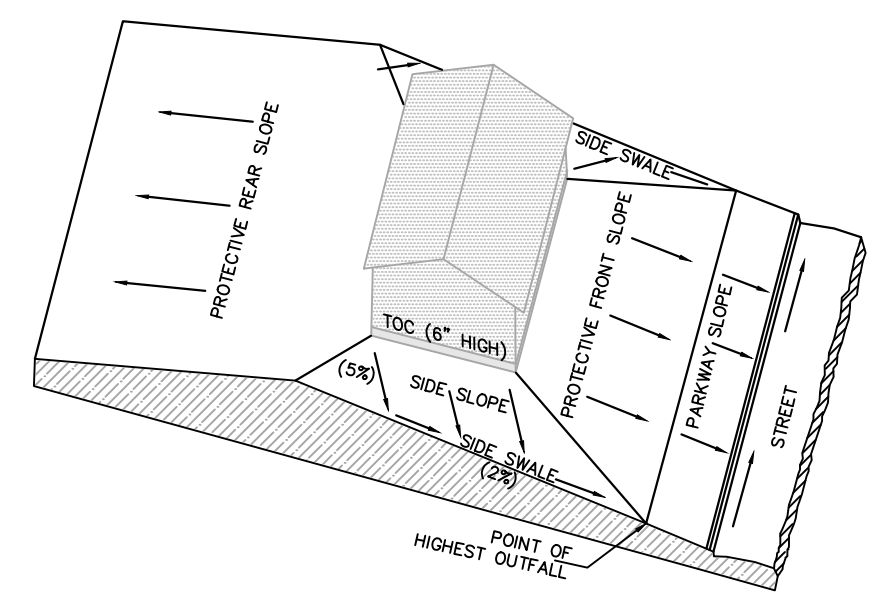
FRED GEMOYA
6040 G ROAD
RECEPTION NUMBER 2769116

KONIONIA CHURCH OF GRAND JUNCTION
730 25 ROAD

p:\1356.0001 - 716 25 road\dwg\C3d\production.dwg\PROD-SITE Liberty Subdivision.dwg, OVERALL GRADING, 8/4/2025 7:18:21 PM



LOT GRADING - TYPE A
ALL DRAINAGE TO STREET



LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

CUT/FILL QUANTITIES:
CUT = 5,287 CY
FILL = 16,903 CY
NET = 11,616 CY (FILL)



ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

NO.	REVISIONS DESCRIPTION	BY	DATE
1	REVISED PER REVIEW COMMENTS, 6/28/21	MRH	6/30/21
2	RECORD DRAWING	MRH	8/4/25

A · C · G
AUSTIN CIVIL GROUP, INC
Land Planning • Civil Engineering • Development Services
123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

LIBERTY RANCH SUBDIVISION
OVERALL GRADING PLAN
716 25 ROAD
prepared for
Five Star Land Holdings, Inc.

DRAWN BY:	MRH
DESIGNED BY:	MRA
CHECKED BY:	MRA
APPROVED BY:	MRA
JOB NUMBER:	1356.0001
DATE:	8/4/25
SCALE:	1"=50'
SHEET NO.:	C 33

Know what's below.
Call before you dig.
811
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY