



# SUBMITTAL CHECKLIST

## SITE PLAN REVIEW

Location: 727 23 Road

Project Name: SMS Specialized Motor Systems

ITEMS		DISTRIBUTION																					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Planning	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District G.J.	Water District	Sewer District	U.S. West	Public Service	GVRP	CDDT	Corps of Engineers	Walker Field	City Police Dept.	TOTAL REQD.
		<p>071 94 Original Do NOT Remove From Office</p>																					
● Application Fee \$155.00	VII-1																						
● Submittal Checklist*	VII-3																						
● Review Agency Cover Sheet*	VII-3																						
● Planning Clearance*	VII-3																						
● 11"x17" Reduction of Assessor's Map	VII-1																						
● Evidence of Title	VII-2	1	1																				
○ Appraisal of Raw Land	VII-1	1	1	1																			
○ Deeds	VII-1	1	1																				
○ Easements	VII-2	1	1	1	1																		
○ Avigation Easement	VII-1	1		1																			
○ ROW	VII-3	1	1	1	1																		
○ Improvements Agreement/Guarantee	VII-2	1	1	1																			
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1																		
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	1	1	1	1																		
● 11"x17" Reduction of Site Plan	IX-29	1	1	1	1																		
● Grading and Drainage Plan	IX-16	1	2																				
○ Storm Drainage Plan and Profile	IX-30	1	2																				
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1																	
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	1	1																				
○ Geotechnical Report	X-8	1	1																				
○ Final Drainage Report	X-5.6	1	2																				
○ Stormwater Management Plan	X-14	1	2																				
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 3/28/94
Conference Attendance: Kathy P., Steve McCallum
Proposal: 10,000 s.s. addition - warehouse
Location: 727 23 Rd

Tax Parcel Number: 2701-314-00-217
Review Fee: 02-008

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required? NO - 23 Rd to be paid for by EDC
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? 23 Rd Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) Signature(s) of Representative(s)

PROJECT REPORT  
ELWYN FAMILY LIMITED PARTNERSHIP/WALKER PRODUCTS

The project is located at 727 23 Road, north of the northwest corner of 23 and G Road, Mesa County, Grand Junction, Colorado. The project will house additional warehousing and light assembly areas for the existing facility presently located at the same address. The proposed project will create an addition to the existing structure.

The expansion will generate additional employment as previously endorsed by the Mesa County Economic Development Council.

Existing use is in compliance with all City, County and State regulations as will be the case with the proposed addition.

All utilities are presently available and we would anticipate very little change in existing utility requirements.

Hours of operation will remain unchanged, 9 a.m. to 5 p.m., Monday through Friday.

At this time, present signs will be sufficient.

The addition will be completed in one phase, with a projected start date of May 15, 1994 and completion projected for September 15, 1994.

Respectfully submitted,

  
Steve McCallum

71 94

Original  
Do NOT Remove  
From Office ✓

GRADING AND DRAINAGE PLAN  
SMS SPECIALIZED MOTOR SYSTEMS

PLEASE SEE SITE PLAN

Original  
Do NOT Remove  
From Office

#71 94

SUB NO. SB-28-93

*B14 Pg 190 Plat  
agreement Bk 2050 P. 624  
thru  
628*

FRED A. WEBER  
MESA COUNTY SURVEYOR  
544 ROOD AVE  
GRAND JUNCTION, COLO. 81501

RESIDENCE  
(303) 434-7772

OFFICE  
COUNTY COURT HOUSE  
(303) 244-1821

To: Monika Todd, Mesa County Clerk & Recorder.

This is to certify that the SUBDIVISION PLAT described below

**ELWYN G J INDUSTRIAL PARK**

has been reviewed under my direction as Mesa County Surveyor and that to the best of my knowledge it conforms with the necessary requirements pursuant to the Colorado Revised Statute 1973 38-51-102 for the recording of Land Survey Plats in the records of the County Clerk's Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations, nor to the possibility of omissions of easements and other Rights-of-Way or Legal Ownerships.

Dated this 22nd day of February, 1994.

Signed: Fred A. Weber by Ken Sweasengis  
Fred A. Weber, Mesa County Surveyor.

**NOTE "**

The recording of this plat is subject to all Approved Signatures & Dates.  
F.W.

RECORDED IN MESA COUNTY RECORDS

DATE: Feb 25, 1994

TIME: \_\_\_\_\_

BOOK: 14 PAGE 190

RECEPTION NO: \_\_\_\_\_

*drawer no:*

**EXHIBIT B**

All rights of vehicular access to and from Lot 2 via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages 624 through 628 of Book 2050 of the records of the Mesa County Clerk and Recorder.

# ELWYN G J INDUSTRIAL PARK

A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION  
AND  
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N-R1W,  
UTE MERIDIAN

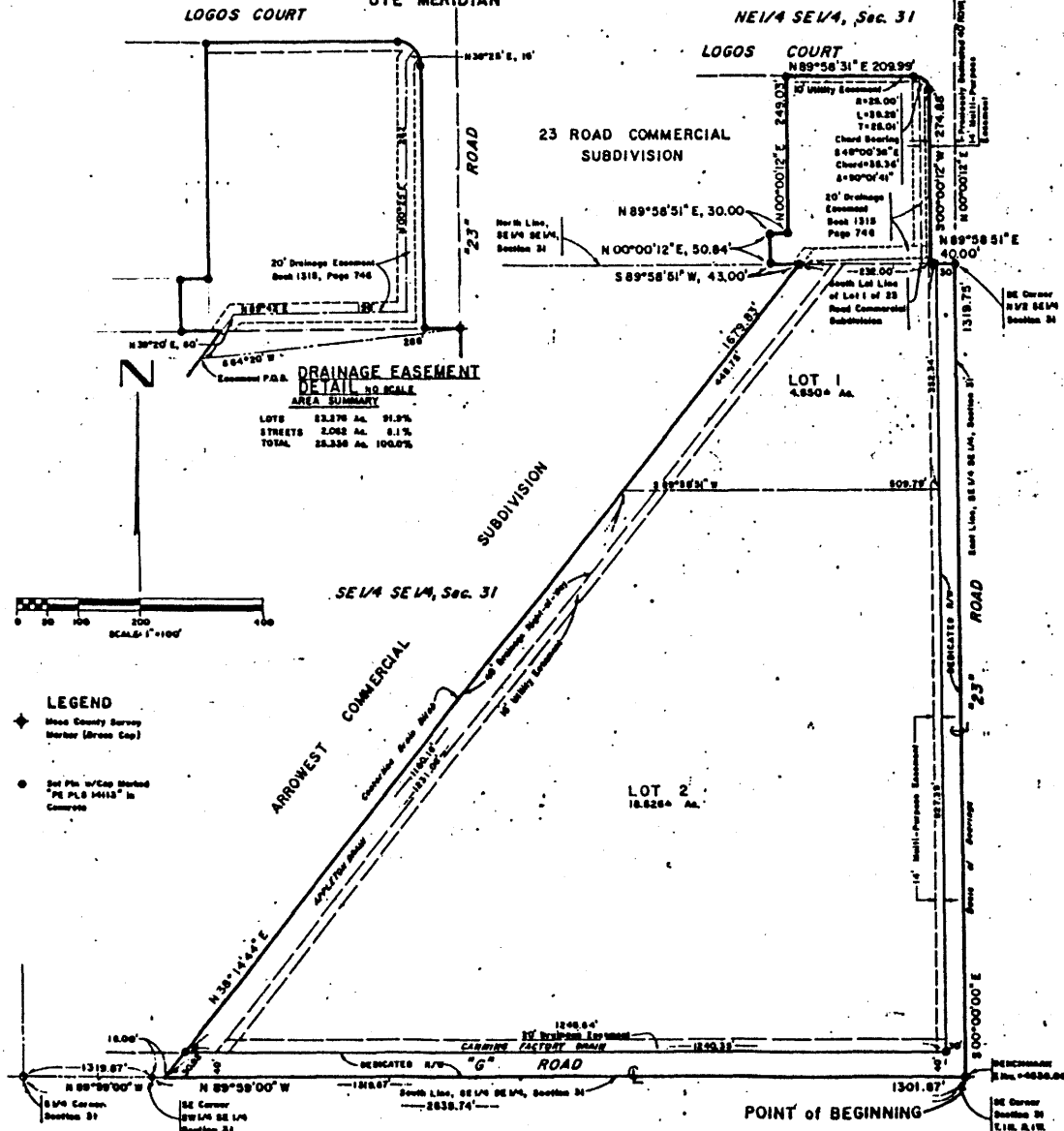


Exhibit "A"

All rights of vehicular access to and from Lot 2 via G Road have been and are waived and surrendered pursuant to that instrument recorded at Pages 624 through 628 of Book 2050 of the records of the Mesa County Clerk and Recorder.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned on the owners of that real property being part of Lot 1 of 23 Road Commercial Subdivision in the SE 1/4 SE 1/4 of Section 31, T1N, R1W, S.1/4, and part of the SE 1/4 SE 1/4 of said Section 31, T1N, R1W, S.1/4, a City of Grand Junction, Mesa County, Colorado, of which deeds of ownership are recorded in Book 1724, Page 885, and Book 1944, Pages 244 & 245 of the Records of Mesa County, Colorado, and being more specifically described as follows:

Beginning at the Southwest Corner of Section 31, T1N, R1W of the Ute Meridian in Mesa County, Colorado, following thence S89°58'31" E 120.27 feet along the South line of the SE 1/4 SE 1/4 of said Section 31; thence bearing S89°58'31" E 120.27 feet along the continuation of a Grand Junction Historic Drainage Channel having said drain ditch S89°58'31" E 43.00 feet along the South line of Lot 1 of 23 Road Commercial Subdivision; thence bearing said line S89°58'31" E 30.84 feet; thence S89°58'31" E 30.84 feet to a point on the South line of Logos Court; thence along the South line of Logos Court S89°58'31" E 200.20 feet to a point of curvature thence along the arc of a curve to the right having a radius of 200.00 feet, through a central angle of 89°58'31", thence bearing S49°58'31" E 30.84 feet; thence 39.25 feet along the arc of said curve to a point of tangency on the East side of 23 Road; thence S89°58'31" E 214.88 feet along the East line of 23 Road; thence S89°58'31" E 40.20 feet along the North line of the SE 1/4 SE 1/4 of said Section 31; thence S89°58'31" E 1315.75 feet along the East line of the SE 1/4 SE 1/4 of said Section 31 to the point of beginning containing 25.338 acres, more or less.

That said owners have caused the real property to be laid out and surveyed as ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N, R1W, S.1/4, a subdivision of part of the City of Grand Junction, Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the City of Grand Junction on behalf of the public forever and hereby dedicate and grant those portions of said real property which are labeled as utility and irrigation easements on the accompanying plat to the City of Grand Junction on behalf of the public utility companies as perpetual easements for the installation and maintenance of utilities and irrigation facilities including but not limited to transmission lines, electric lines, gas lines, and telephone lines. The easements labeled as drainage easement or drainage right of way are dedicated to the Grand Junction Drainage District. The utility companies having the right to traverse the lines and branch, with perpetual right of ingress and egress for installation, maintenance, and replacement of such lines or drainage facilities; and easements shall be sufficient to fence and protect same, all of which includes the multi-purpose easement which is located in the above intention, but shall not, the installation and maintenance of traffic control facilities, street lighting, street trees, and grass structures.

That all expenses for the installation of utility or drainage referred to above, for grading and landscaping, and street improvements, shall be financed by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF, said owners have caused their names to be hereto subscribed this 14<sup>th</sup> day of JANUARY, A.D., 1974.

*[Signatures]*

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of JANUARY, A.D., 1974 by G. Wayne Elger and Helen M. Elger.

My commission expires November 11, 1976. *[Signature]*  
Notary Public

**CITY APPROVAL**

This plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N, R1W, S.1/4, a part of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 23<sup>rd</sup> day of February, A.D., 1974.

*[Signatures]*  
CITY Manager

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss  
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, and is duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_

\_\_\_\_\_  
Clerk and Recorder

**SURVEYOR'S CERTIFICATE**

I, Wayne H. Lizer, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this plat was prepared from notes taken in the field by me during October, 1969, and from books and plots of record and that this plat of ELWYN G J INDUSTRIAL PARK, A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION AND PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N, R1W, S.1/4, accurately represents said survey and this plat conforms to all applicable requirements of the Survey and Development Code of the City of Grand Junction and all applicable state laws and regulations.

*[Signature]*  
Wayne H. Lizer 1/14/74  
Registered Professional Land Surveyor  
P.E., P.L.S. 14113

**ELWYN G J INDUSTRIAL PARK**  
A REPLAT OF PART OF LOT 1 OF 23 ROAD COMMERCIAL SUBDIVISION  
AND  
PART OF THE SE 1/4 SE 1/4 OF SECTION 31, T1N, R1W,  
UTE MERIDIAN

**W.H. LIZER & ASSOCIATES**  
ENGINEERING CONSULTING & LAND SURVEYING  
576 25 ROAD UNIT 8-241-1129  
GRAND JUNCTION, COLORADO 81505





# REVIEW COMMENTS

Page 1 of 2

FILE #71-94

TITLE HEADING: Site Plan Review - Specialized  
Motor Sales

LOCATION: 727 23 Road

PETITIONER: Wayne G. Elwyn

PETITIONER'S ADDRESS/TELEPHONE: 17801 Falkirk Lane  
Huntington Beach, CA 92649

PETITIONER'S REPRESENTATIVE: Steve McCallum 243-4642  
Wayne Lizer

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.**

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**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**4/14/94**  
**244-1400**

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1. A fire flow survey is to be conducted to determine the required flows and if existing fire protection is adequate or if additional protection is required.
2. Submit a complete set of building plans to include a site/utility composite (to scale) for our review and approval.
3. Adequate access is to be provided to all portions of the building. Fire Department access is to be a minimum of 20 feet of clear and unobstructed width.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**4/18/94**  
**244-1656**

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No comments.

**GRAND JUNCTION DRAINAGE DISTRICT**  
**John L. Ballagh**

**4/20/94**  
**242-4343**

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Surface drainage from the site has and can flow into the Appleton Drain. Direct flows into the existing Grand Junction Drainage District manholes is not acceptable. The use of area inlets, located outside the GJDD easement and connected to the manholes via pipe is the preferred design. The area inlets should have a sand and silt trap design and be the maintenance responsibility of the property owner. The pipe from the area inlet, through the GJDD easement, to the manholes will be maintained by the drainage district if it is installed according to district specifications and under district inspection.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**4/20/94**  
**244-1590**

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WATER - Ute Water  
SEWER

1. What will be the total number of employees upon completion of the expansion?
2. Sanitary sewer in Logos Court is not a dry main. No other comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**4/21/94**  
**244-1437**

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1. In order to calculate existing and proposed parking requirement, need to know square footage and use(s) of existing building. For warehouse (existing and proposed) need to know number of employees on largest shift. There is probably enough parking already on site but plan needs to show layout (e.g. along north and east sides).
2. Provide landscape plan (even if it is all existing). If the addition is more than 35% of the building area, the entire site will need to be brought up to standard for landscaping.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**4/22/94**  
**244-1591**

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A drainage fee of \$2,142 will be required.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUN 14 1994

RESPONSE TO REVIEW COMMENTS

Location: 727 23 Road  
Petitioner: Wayne G. Elwyn  
Petitioner's Address/Telephone: 17801 Falkirk Lane  
Huntington Beach, CA 92649  
Petitioner's Representative: Steve McCallum 243-4642  
Wayne Lizer  
Staff Representative: Kristen Ashbeck  
Response Submitted: June 14, 1994

\*\*\*Grand Junction Fire Department, George Bennett\*\*\*

1. 2. A complete set of plans will be provided so a fire flow study can be completed prior to submittal to Grand Junction Building Department.
3. We will maintain 20' of unobstructed access around building for fire department mobility.

\*\*\*Grand Junction Drainage District, John L. Ballagh\*\*\*

We have spoken to John Ballagh and we will build according to Grand Junction Drainage District specifications as per Mr. Ballagh.

\*\*\*City Utility Engineer, Bill Cheney\*\*\*

1. Total number of employees, upon completion, will be 23. 21 existing and 2 additional in new warehouse.
2. Sanitary sewer as indicated in Logos Court is the main in use at present.

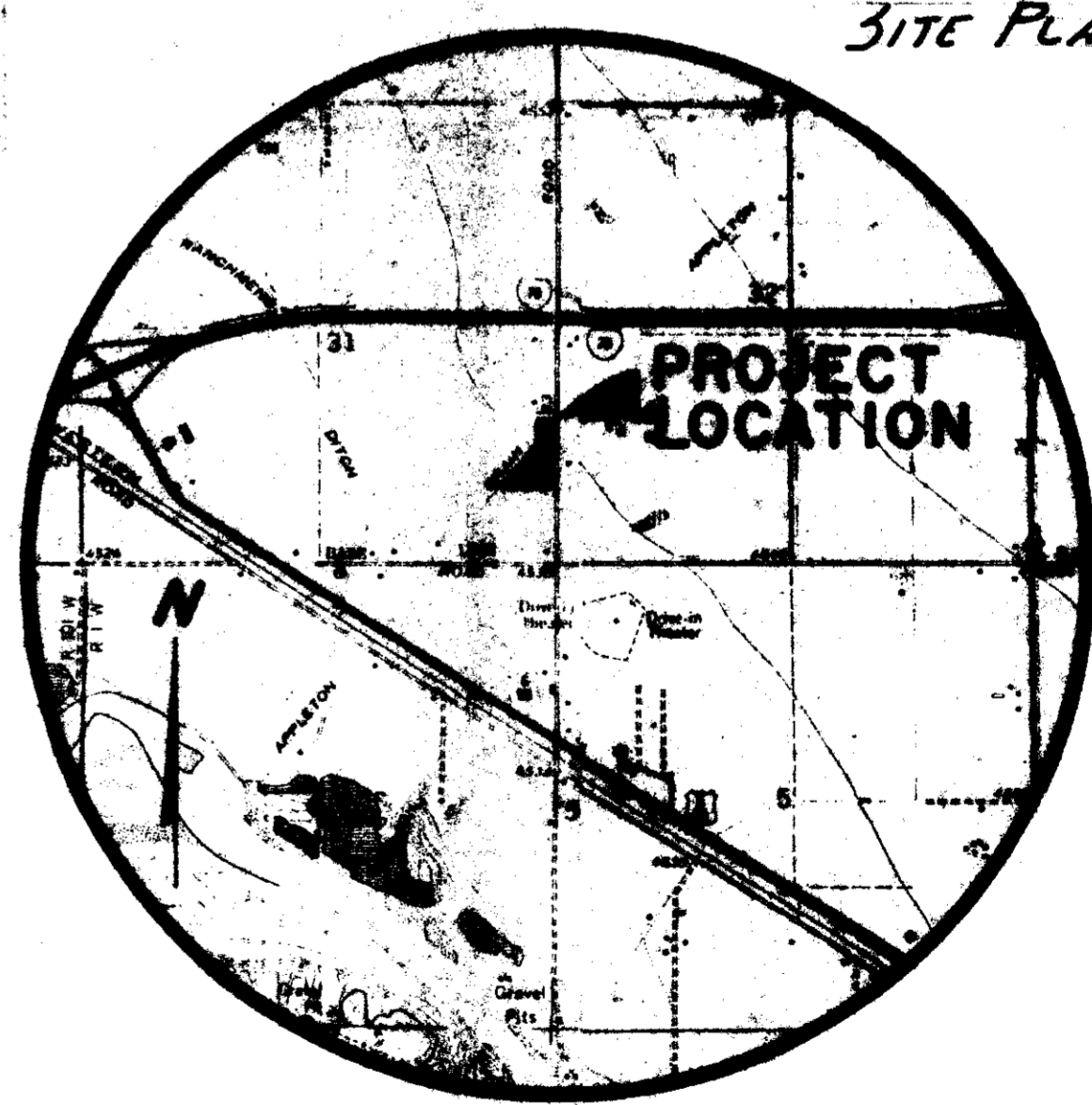
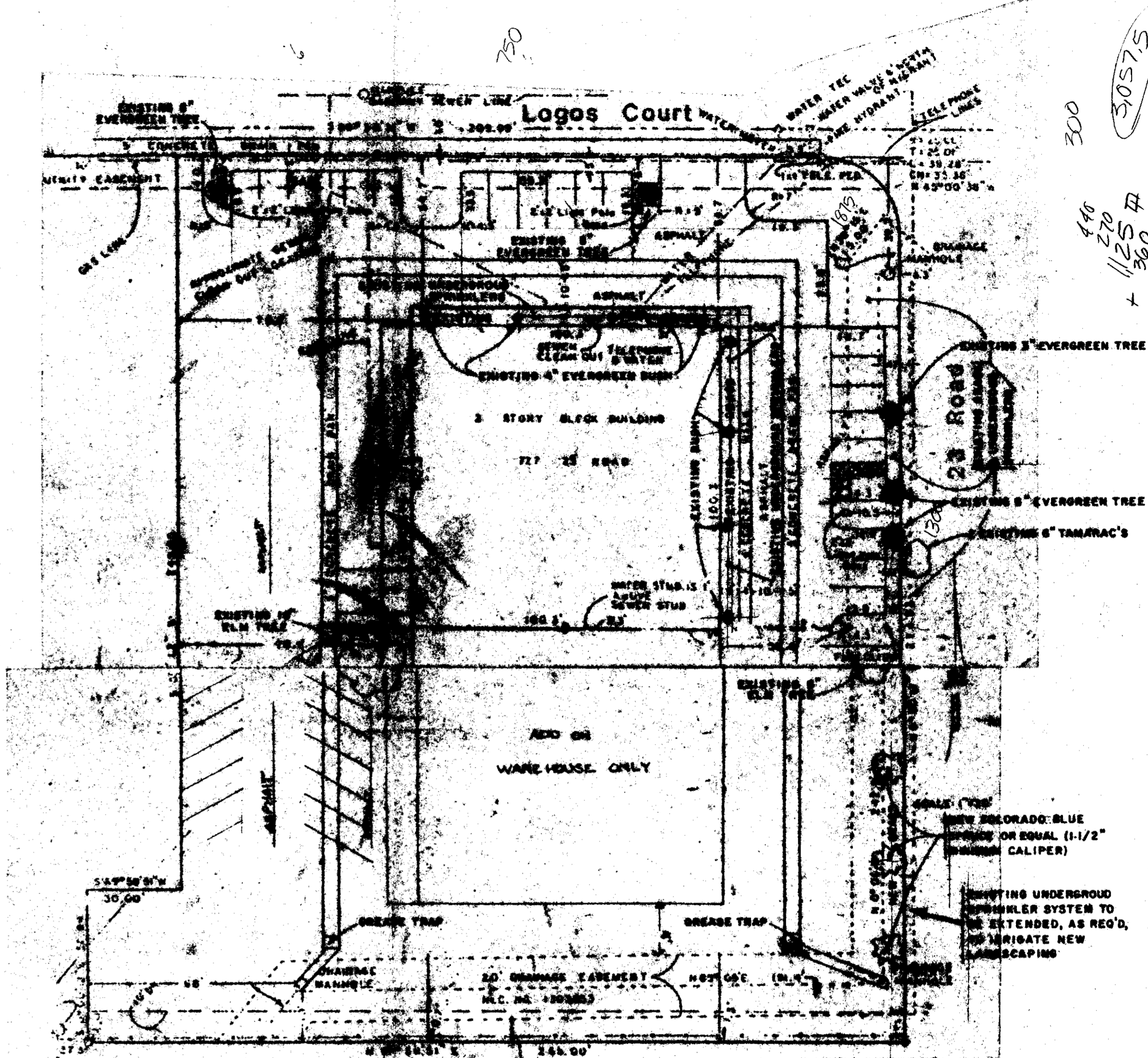
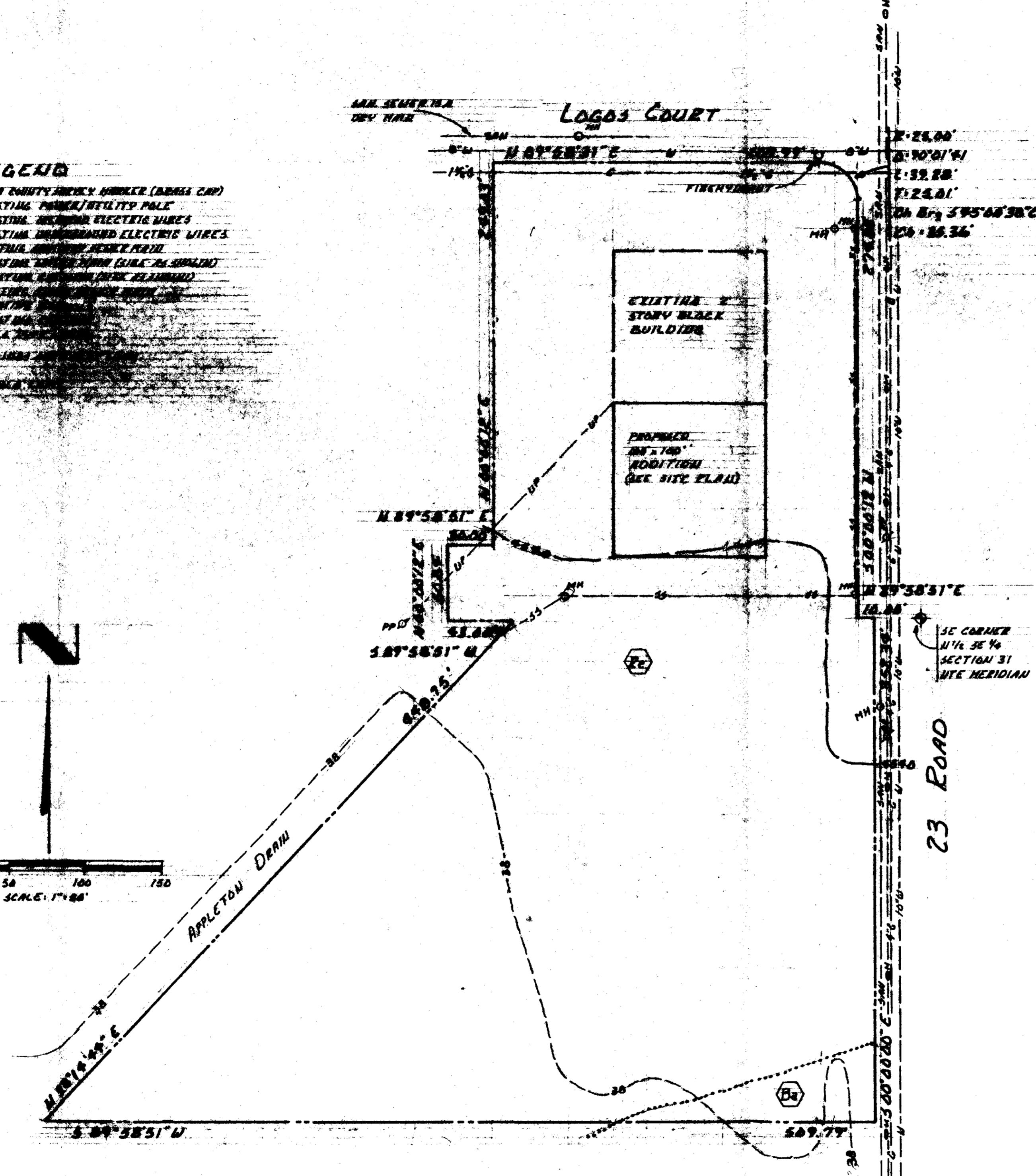
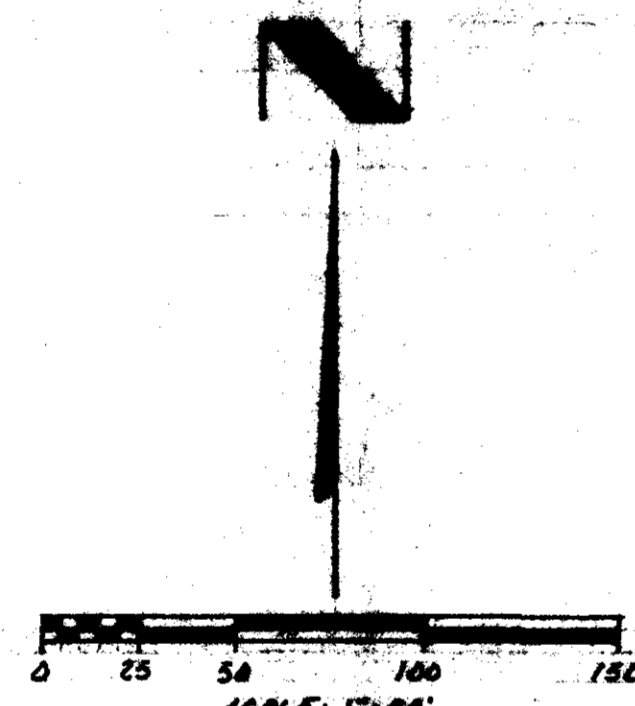
\*\*\*Community Development Department, Kristen Ashbeck\*\*\*

1. Existing building contains 10,000 square feet main level, 3,500 square feet second level. The building is used for assembly of completed automotive repair kits. Components of the kits are manufactured at different locations and shipped to the Logos location.
2. All landscaping & parking requirements will be met and shown on revised plot plan.

\*\*\*City Development Engineer, Jody Kliska\*\*\*

The drainage fee you have computed is enclosed.

- LEGEND**
- ♦ HIGH COUNTY METER (DRAIN CAP)
  - ♦— EXISTING POWER UTILITY POLE
  - ♦— EXISTING OVERHEAD ELECTRIC WIRES
  - ♦— EXISTING UNDERGROUND ELECTRIC WIRES
  - ♦— EXISTING UNDERGROUND WATER PIPES
  - ♦— EXISTING UNDERGROUND SINKS (UNDER SINKS)
  - ♦— EXISTING UNDERGROUND SEWER LINES
  - ♦— EXISTING UNDERGROUND GAS LINES
  - ♦— EXISTING UNDERGROUND OIL LINES
  - ♦— EXISTING UNDERGROUND SANITARY SEWER LINES
  - ♦— EXISTING UNDERGROUND CABLES
  - ♦— EXISTING UNDERGROUND CEMENT PIPES
  - ♦— EXISTING UNDERGROUND CONCRETE PIPES
  - ♦— EXISTING UNDERGROUND METAL PIPES
  - ♦— EXISTING UNDERGROUND PLASTIC PIPES
  - ♦— EXISTING UNDERGROUND CLAY PIPES
  - ♦— EXISTING UNDERGROUND TERRAZZO
  - ♦— EXISTING UNDERGROUND MASONRY
  - ♦— EXISTING UNDERGROUND BRICK
  - ♦— EXISTING UNDERGROUND STONE
  - ♦— EXISTING UNDERGROUND GRASS
  - ♦— EXISTING UNDERGROUND ASPHALT
  - ♦— EXISTING UNDERGROUND CONCRETE
  - ♦— EXISTING UNDERGROUND SAND
  - ♦— EXISTING UNDERGROUND GRAVEL
  - ♦— EXISTING UNDERGROUND DIRT
  - ♦— EXISTING UNDERGROUND CLAY
  - ♦— EXISTING UNDERGROUND SILT
  - ♦— EXISTING UNDERGROUND SHALE
  - ♦— EXISTING UNDERGROUND GNEISS
  - ♦— EXISTING UNDERGROUND GRANITE
  - ♦— EXISTING UNDERGROUND QUARTZITE
  - ♦— EXISTING UNDERGROUND SLATE
  - ♦— EXISTING UNDERGROUND SCHIST
  - ♦— EXISTING UNDERGROUND GNEISS
  - ♦— EXISTING UNDERGROUND GRANITE
  - ♦— EXISTING UNDERGROUND QUARTZITE
  - ♦— EXISTING UNDERGROUND SLATE
  - ♦— EXISTING UNDERGROUND SCHIST

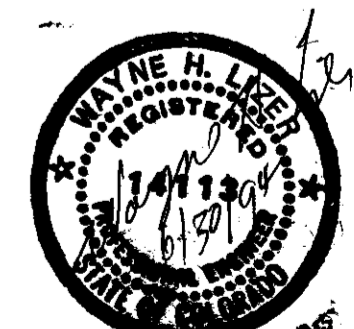


**KEY MAP**  
SCALE: 1"=2000'

SITE PLAN  
FOR  
ELWYN FAMILY LIMITED PARTNERSHIP  
LOT 1, ELWYN G. J. INDUSTRIAL PARK

**W.H. LIZER & ASSOCIATES**  
ENGINEERING, CONSULTING & LAND SURVEYING  
305 25 ROAD, SUITE 200, BOSTON, MASSACHUSETTS 02125  
781-426-6600

FINAL 6/30/94



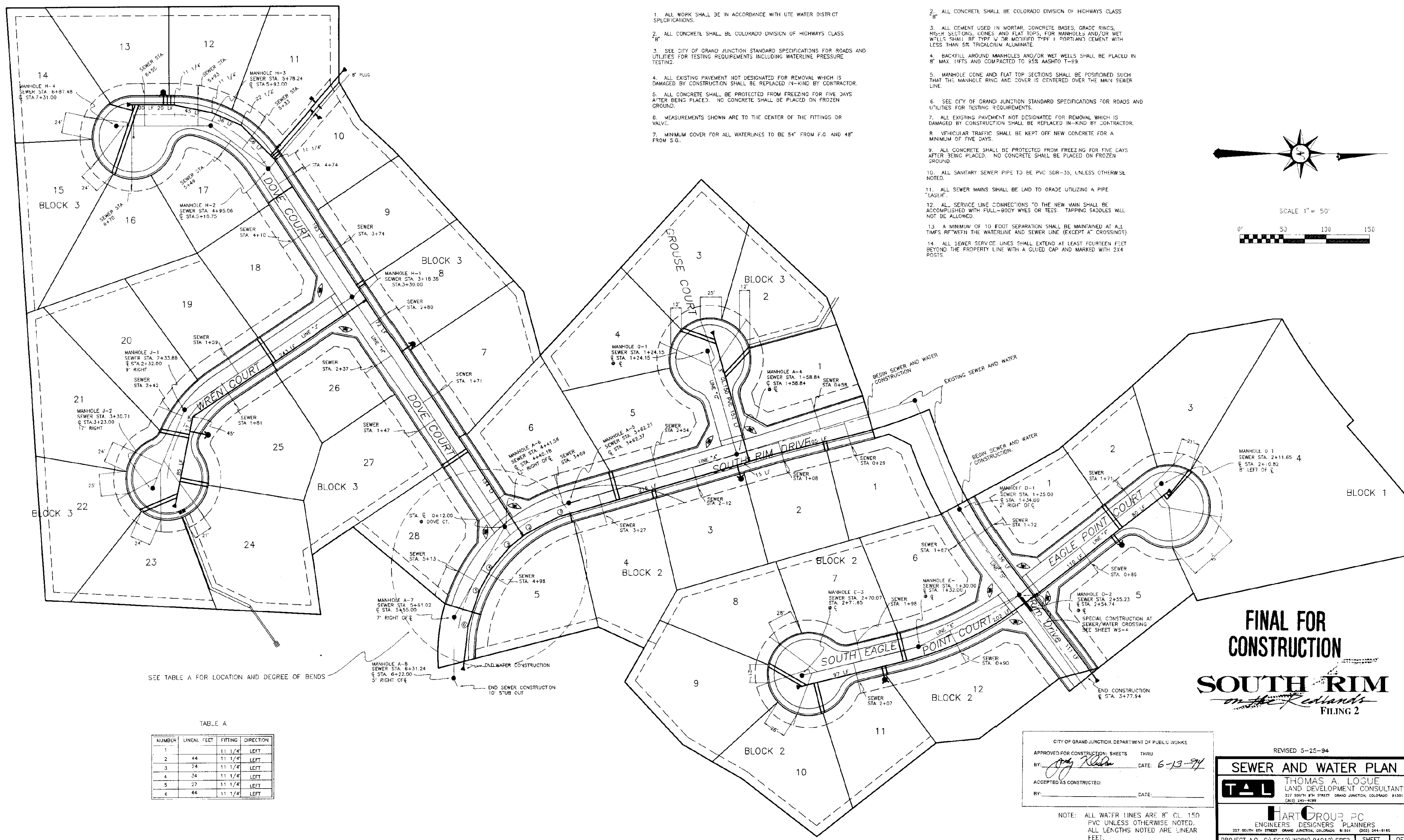
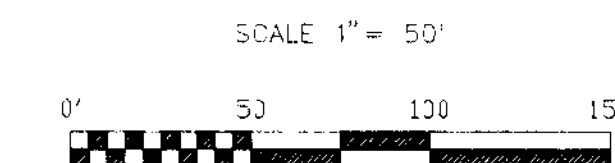
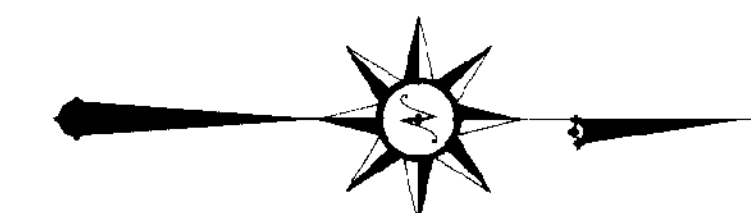
2750  
750  
300  
1310  
300575  
30047

71-94

SEWER NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH UTE WATER DISTRICT SPECIFICATIONS.
2. ALL CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B".
3. SEE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROADS AND UTILITIES FOR TESTING REQUIREMENTS INCLUDING WATERLINE PRESSURE TESTING.
4. ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR FIVE DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
6. MEASUREMENTS SHOWN ARE TO THE CENTER OF THE FITTINGS OR VALVE.
7. MINIMUM COVER FOR ALL WATERLINES TO BE 5' FROM F.G. AND 4' FROM S.G.

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION SPECIFICATIONS.
2. ALL CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B".
3. ALL CEMENT USED IN MORTAR, CONCRETE BASES, GRADE RINGS, RISER SECTIONS, CONES AND FLAT TOPS, FOR MANHOLES AND/OR WET WELLS SHALL BE TYPE V OR MODIFIED TYPE I PORTLAND CEMENT WITH LESS THAN 5% TRICALCIUM ALUMINATE.
4. BACKFILL AROUND MANHOLES AND/OR WET WELLS SHALL BE PLACED IN 8" MAX. LIFTS AND COMPACTED TO 95% AASHTO T-99.
5. MANHOLE CONE AND FLAT TOP SECTIONS SHALL BE POSITIONED SUCH THAT THE MANHOLE RING AND COVER IS CENTERED OVER THE MAIN SEWER LINE.
6. SEE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS FOR ROADS AND UTILITIES FOR TESTING REQUIREMENTS.
7. ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
8. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF FIVE DAYS.
9. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR FIVE DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
10. ALL SANITARY SEWER PIPE TO BE PVC SDR-35, UNLESS OTHERWISE NOTED.
11. ALL SEWER MAINS SHALL BE LAID TO GRADE UTILIZING A PIPE "LASH".
12. ALL SERVICE LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL-BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
13. A MINIMUM OF 10 FOOT SEPARATION SHALL BE MAINTAINED AT ALL TIMES BETWEEN THE WATERLINE AND SEWER LINE (EXCEPT AT CROSSINGS).
14. ALL SEWER SERVICE LINES SHALL EXTEND AT LEAST FOURTEEN FEET BEYOND THE PROPERTY LINE WITH A GLOUED CAP AND MARKED WITH 2X4 POSTS.



SEE TABLE A FOR LOCATION AND DEGREE OF BENDS

TABLE A

NUMBER	LINEAL FEET	FITTING	DIRECTION
1		11 1/4"	LEFT
2	44	11 1/4"	LEFT
3	24	11 1/4"	LEFT
4	34	11 1/4"	LEFT
5	27	11 1/4"	LEFT
6	44	11 1/4"	LEFT

CITY OF GRAND JUNCTION, DEPARTMENT OF PUBLIC WORKS

APPROVED FOR CONSTRUCTION: SHEETS THRU \_\_\_\_\_

BY: *[Signature]* DATE: 6-13-94

ACCEPTED AS CONSTRUCTED: \_\_\_\_\_

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

NOTE: ALL WATER LINES ARE 8" CL. 150 PVC UNLESS OTHERWISE NOTED. ALL LENGTHS NOTED ARE LINEAR FEET.

**FINAL FOR CONSTRUCTION**

**SOUTH RIM**  
*on the Redlands*

FILING 2

REVISED 5-25-94

**SEWER AND WATER PLAN**

**TAL** THOMAS A. LOGUE  
LAND DEVELOPMENT CONSULTANTS  
227 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501  
(970) 242-4229

**HART GROUP PC**  
ENGINEERS DESIGNERS PLANNERS  
227 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501 (970) 244-8180

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