

N1/4 CORNER SECTION 1 T1S, R1W, U.M.

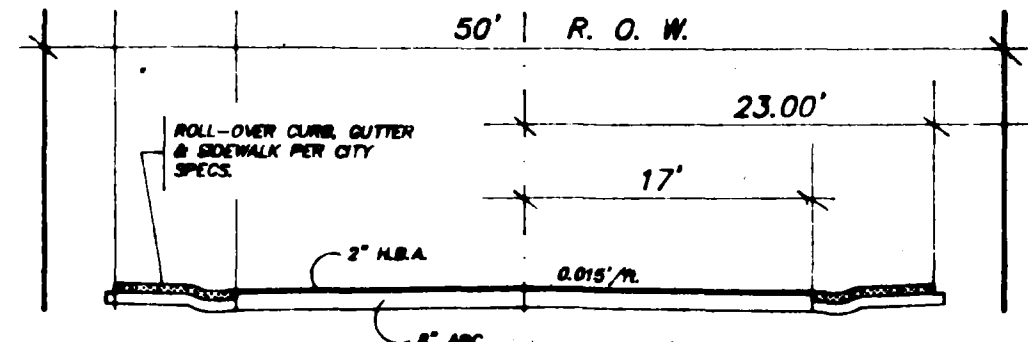
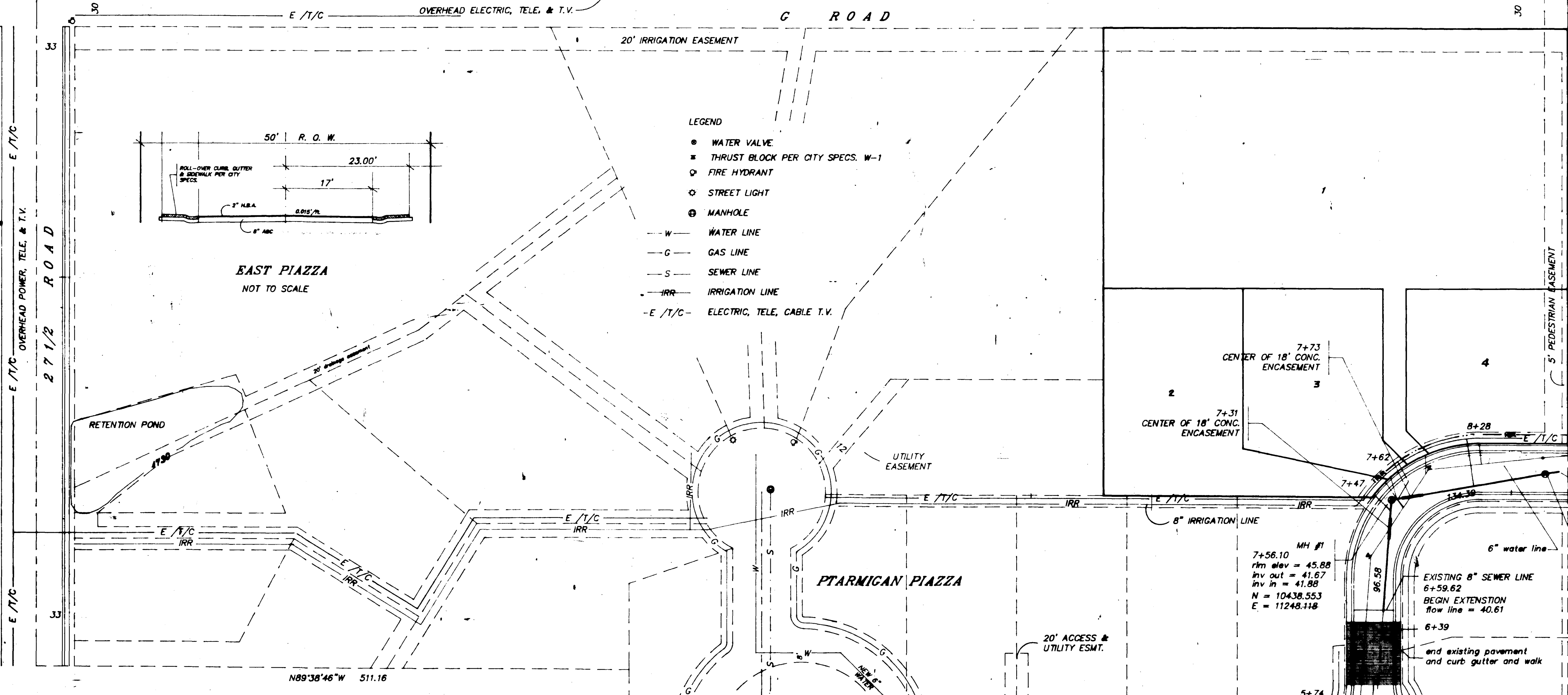
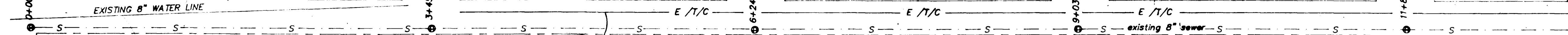
PARTEN HEIGHTS SUB

FUTTER DRIVE

NIBLIC DRIVE

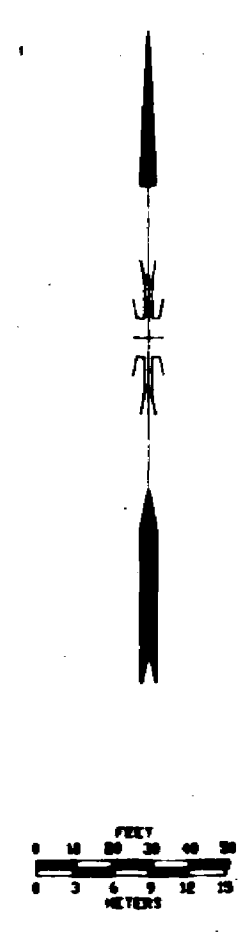
BRASSIE DRIVE

BUNKER DRIVE

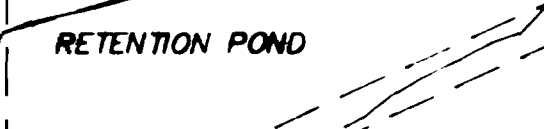


EAST PIAZZA NOT TO SCALE

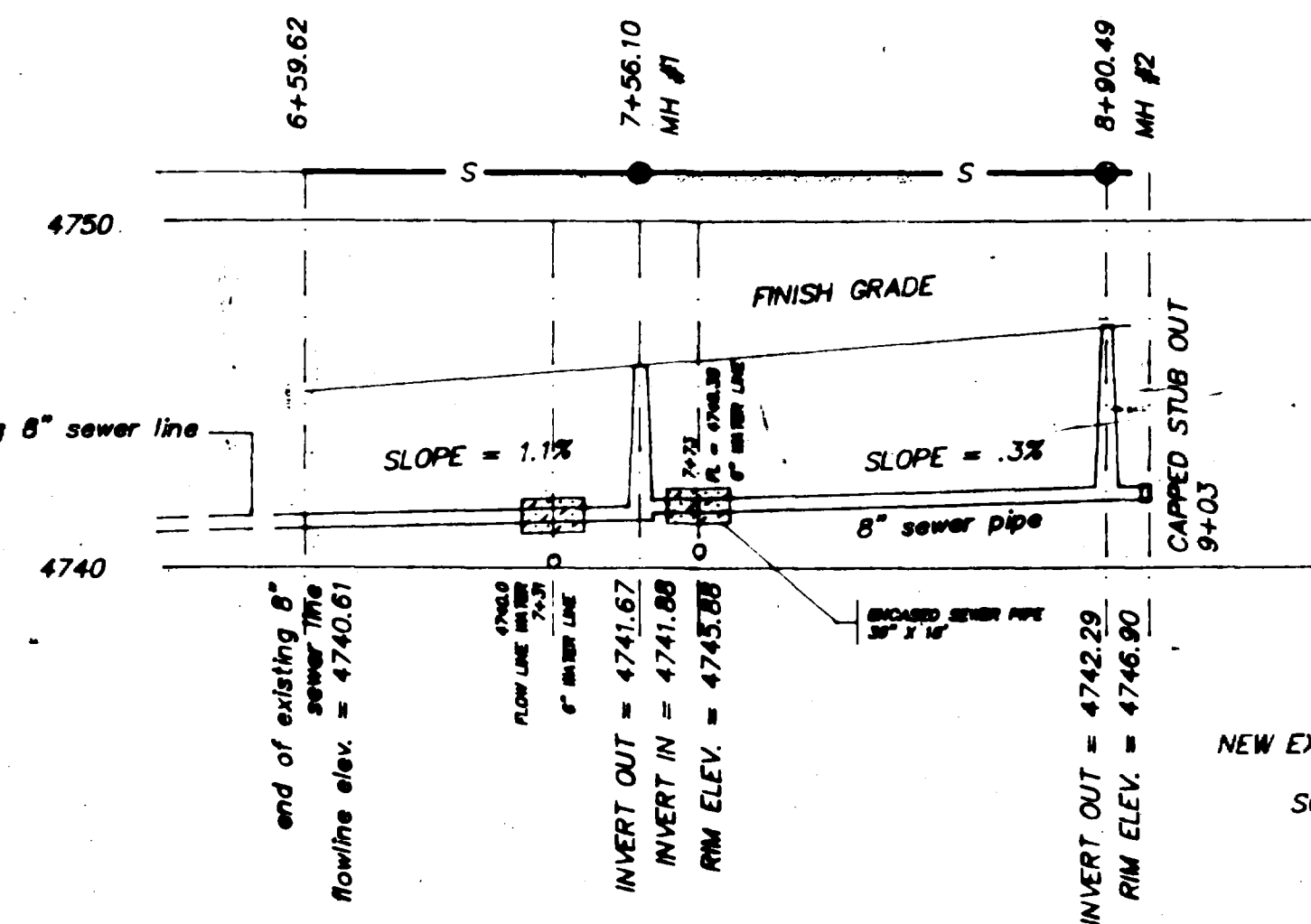
- LEGEND**
- WATER VALVE
 - THRUST BLOCK PER CITY SPECS. W-1
 - ⊕ FIRE HYDRANT
 - ⊙ STREET LIGHT
 - ⊙ MANHOLE
 - W — WATER LINE
 - G — GAS LINE
 - S — SEWER LINE
 - IRR — IRRIGATION LINE
 - E / T / C — ELECTRIC, TELE, CABLE T.V.



SCALE 1" = 50'



RETENTION POND



- SPECIFICATIONS**
- ELECTRIC, TELEPHONE, & CABLE T.V. TO BE NEGOTIATED WITH THE UTILITY COMPANIES AND WILL BE UNDERGROUND
 - UNDERGROUND IRRIGATION PIPELINE IS PROPOSED AND TO BE PLACED IN EXISTING UTILITY EASEMENTS AS REQUIRED
 - PIPE SPECIFICATIONS
 MAINS PVC - ASTM D3034 SDR35
 TRUSS - ASTM D2680
 LATERALS PVC - ASTM D3034 SDR35
 ABS - ASTM D2751 SDR35
 - CARRY LATERALS 10' INSIDE LOT BOUNDARY
 - INVERTS IN MANHOLES SHALL BE FORMED AS SHOWN ON CITY STANDARD SANITARY SEWER DETAILS DWG.
 - CITY OF GRAND JUNCTION CONSTRUCTION SPECIFICATIONS AND DETAILS FOR INSTALLATION OF SEWER LINES, AND APPURTANCES AND STANDARD SANITARY SEWER DETAILS DRAWING SHALL GOVERN THE WORK.

- SEWER LINES SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY & 18" VERTICALLY FROM ALL WATER LINES. AT CROSSINGS WITH LESS THAN 18" VERTICAL SPACING A SINGLE LENGTH OF PIPE (18' MIN.) SHALL BE CENTERED AT THE CROSSING. THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR 6" THICK AND EXTENDING AT LEAST 6" EITHER SIDE OF THE JOINT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD DETAILS AND SPECIFICATIONS FOR SANITARY SEWER AND IRRIGATION SYSTEMS

REPLAT LOT 1, BLOCK ONE PTARMIGAN ESTATES
AS BUILT SEWER AND UTILITY FOR EAST PIAZZA PLACE EXTENSION

FOR: JOHN SICHPRIED	<p>Q. E. D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE GRAND JCT. CO (303)241-2370</p>	SURVEYED BY: MEM, DKB
SCALE: 1" = 50'		DRAWN BY: MEM
DATE: 7/18/91		ACAD. ID.: PTUTL2A
		SHEET NO. 1 OF 1
		FILE: 89165

AS BUILTS