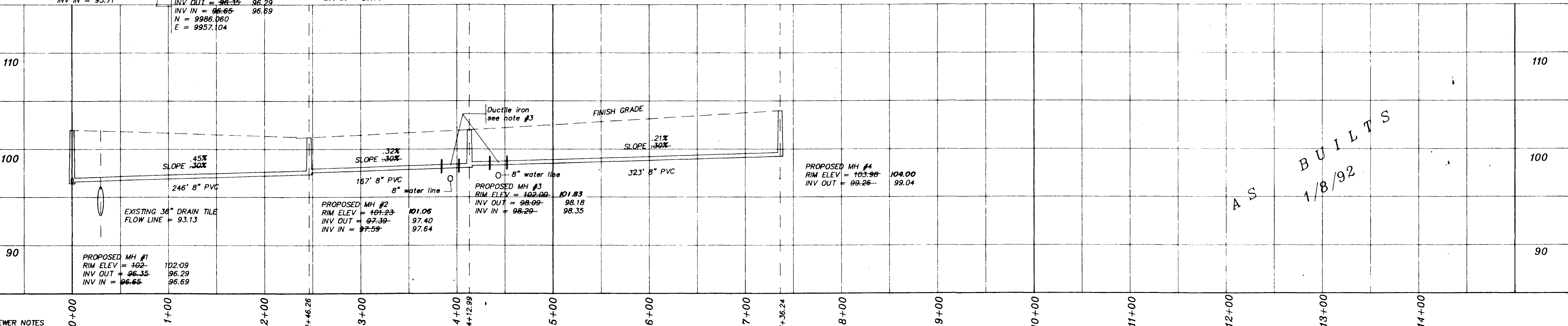


SCALE: HOR. 1"IN = 50'FT
 VERT 1"IN = 5'FT

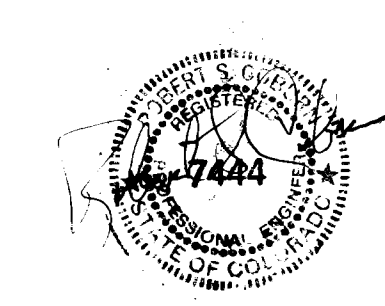
LEGEND & NOTES

- Elevation control bench = 100.00 on SW Corner NE1/4 SW1/4 SW1/4 Section 7
- Thrust block
- Water valve



AS BUILTS
 1/8/92

- SEWER NOTES
- All construction & materials shall comply with the City of Grand Junction specifications & standard details
 - Carry laterals inside Lot lines 10 feet
 - Sewer lines shall be located a minimum of 10' horizontally and 18" vertically from all water lines. At crossings with less than 18" vertical spacing: (A) Where the water line is above the sewer line, the sewer line shall be encased for a distance of 10' on either side of the water line with 6" concrete. (B) Where the water line is below the sewer line, an 18" piece of C-900 pipe shall replace the existing sewer and centered at the crossing. The end joints of this special C-900 pipe shall be concrete encased 6" thick and extending for 6" on either side of the joint.
 - Leave Rim elevations 3" below finish grade - road contractor to bring rims to grade after paving.
 - Sewer service laterals shall be installed 10' inside property line (Roadway Right-of-way line) and capped with water-tight plugs. They shall be marked with a 4"x2"x4" buried vertically above the end of the pipe and extending 6" above the ground surface. The top 6" of the board shall be painted white.
 - Cover sewer a minimum of 48"
 - Pipe specifications: Main - PVC-ASTM D 3034 - SDR 35 8"
 Laterals - PVC-ASTM D 3034 - SDR 35 4"
- TRENCHES:
 Trench backfill shall be compacted to 95% standard Proctor density in 8" lifts in roadways - 90% in open ground
- WATER NOTE:
 Tracing wires shall be placed on the water lines.
- NOTE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



EASTGATE VILLAGE TOWNHOMES, FILING NO. TWO
 AS BUILT SEWER AND WATER PLAN

FOR: DORSSEY

SCALE: 1"IN = 50'FT

DATE: 10/23/91

Q.E.D. SURVEYING SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION, COLORADO 81501
 (303) 241-2370
 464-7568

SURVEYED BY: DMM MF
 DRAWN BY: MEM
 ACAD ID: EV2SEWAS
 SHEET NO. 1 OF 1
 FILE: 91017