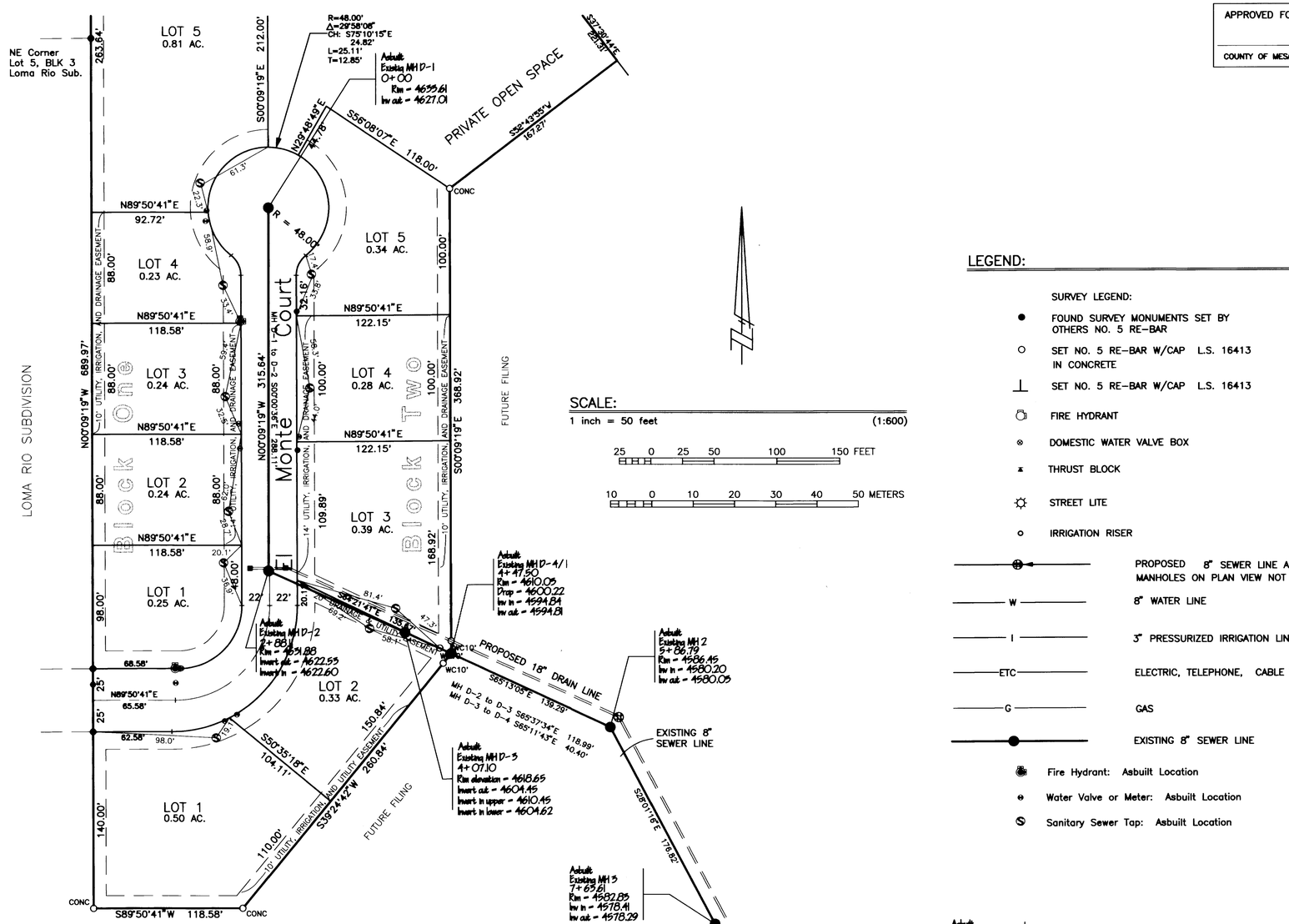
APPROVED FOR CONSTRUCTION		INITIAL ACCEPTANCE	
COUNTY OF MESA	DATE	COUNTY OF MESA	DATE



LEGEND:

SURVEY LEGEND:

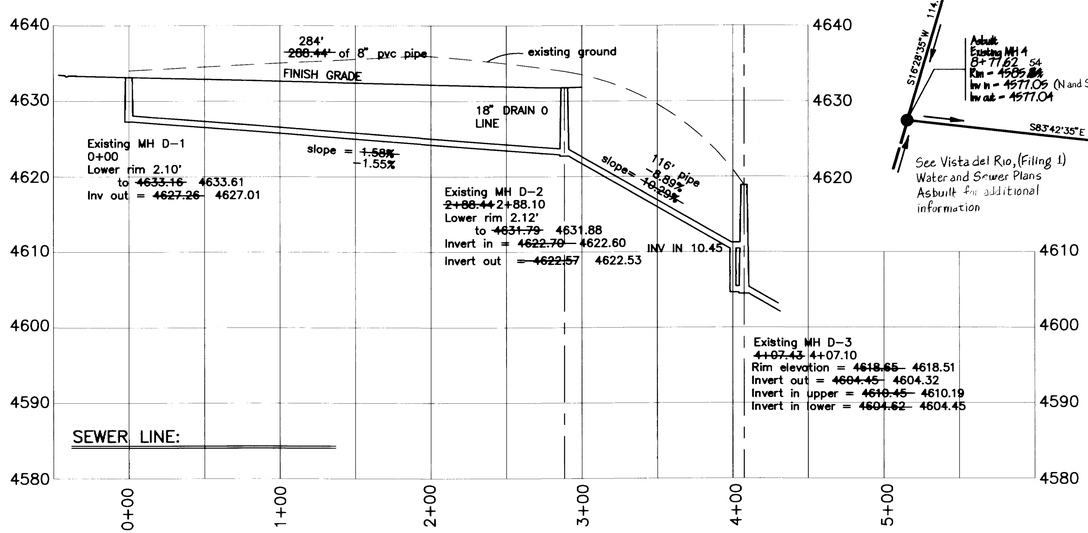
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- SET NO. 5 RE-BAR W/CAP L.S. 16413
- FIRE HYDRANT
- DOMESTIC WATER VALVE BOX
- THRUST BLOCK
- STREET LITE
- IRRIGATION RISER
- PROPOSED 8" SEWER LINE AND MANHOLE MANHOLES ON PLAN VIEW NOT TO SCALE
- W — 8" WATER LINE
- I — 3" PRESSURIZED IRRIGATION LINE
- ETC — ELECTRIC, TELEPHONE, CABLE TV
- G — GAS
- EXISTING 8" SEWER LINE
- Fire Hydrant: Asbuilt Location
- Water Valve or Meter: Asbuilt Location
- Sanitary Sewer Tap: Asbuilt Location

SCALE:

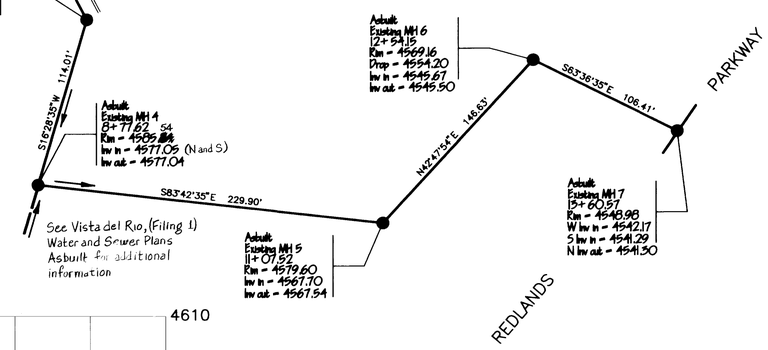
1 inch = 50 feet (1:600)

25 0 25 50 100 150 FEET

10 0 10 20 30 40 50 METERS



SEWER LINE:



AREA SUMMARY:

LOTS = 3.20 ACRES = 83%

ROAD = 0.64 ACRES = 17%

TOTAL = 3.84 ACRES = 100%

SEWER NOTES:

1. All construction and materials shall comply with the City of Grand Junction's specifications and standard details.
2. When a water and sewer line are within 10 feet horizontally (centerline distance) of each other and the sewer line is above or less than 18 inches (clear distance) below the water line, the portion of the sewer line within that area shall have a designed protection system subject to the review and approval of the City's utility engineer.
3. Leave rim elevations 3" below finish grade – road contractor is to bring rims to grade after paving and grouting as per the City's specifications.
4. Sewer service laterals shall be installed 14 feet inside property line (road 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.
5. Cover sewer a minimum of 72"
6. Pipe specifications: Main – PVC-ASTM D 3034 – SDR 35
   Laterals – PVC-ASTM D 3034 – SDR 35

WATER NOTES:

1. All construction & materials shall comply with Ute Water and/or the City of Grand Junction's specifications & standard details.
2. All water service laterals shall be installed with 3/4" type K copper.
3. Water service laterals shall be installed 2 to 3 feet inside property line (roadway right-of-way line) and 2 to 10 feet from common lines.
4. Fire hydrants will be placed 2 to 4 feet from top back of walks.
5. Cover of water lines will be 54 inches minimum.
6. Pipe specifications: 8" water – C-900 Class 150 DR 18
   4" water – SDR 21

TRENCHES:

1. All backfill material shall be placed full width in 12" maximum lifts.
2. Trench backfill shall be compacted to a minimum density of 95% Standard Proctor.

SURVEY NOTES:

1. Elevation control bench = 4622.97 on Mesa County Brass Cap E 1/4 corner Sec. 7, T1S, R1W, Ute Meridian.
2. Also found the No. 5 re-bar at the SW corner of Vista Del Rio Subdivision filing No. 1.

CONSTRUCTION NOTES:

1. All construction to comply with the City of Grand Junction's standards and specifications.
2. All Irrigation pipe is to be 100 psi pipe.
3. All materials and workmanship shall be subject to inspection by the City of Grand Junction.

   The City of Grand Junction reserves the right to accept or reject any materials and workmanship that does not conform to their standards and specifications.
4. The Contractor shall have a signed copy of the plans, and a copy of the City's "Standards Specifications for Construction" at the job site at all times.

ASBUILT PLANS
PREPARED UNDER THE SUPERVISION OF
Maurice L. Schumann PE No 15698

NOTICE:
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.

DESIGNED BY TN
DRAWN BY MLS
SURVEY DATE May 23, 1995

REVISIONS

NO.	DATE	REMARKS	BY

VISTA DEL RIO SUBDIVISION FILING 2
WATER AND SEWER PLANS – ASBUILT

NICHOLS ASSOCIATES, INC.
CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING
751 Horizon Court • Grand Junction, Colorado 81506 • Phone: 970-245-7101

DATE DRAWN Jun 5, 1995

SCALE 1 in = 50 ft

PROJECT NUMBER 3184

SHEET NUMBER 1 OF 1