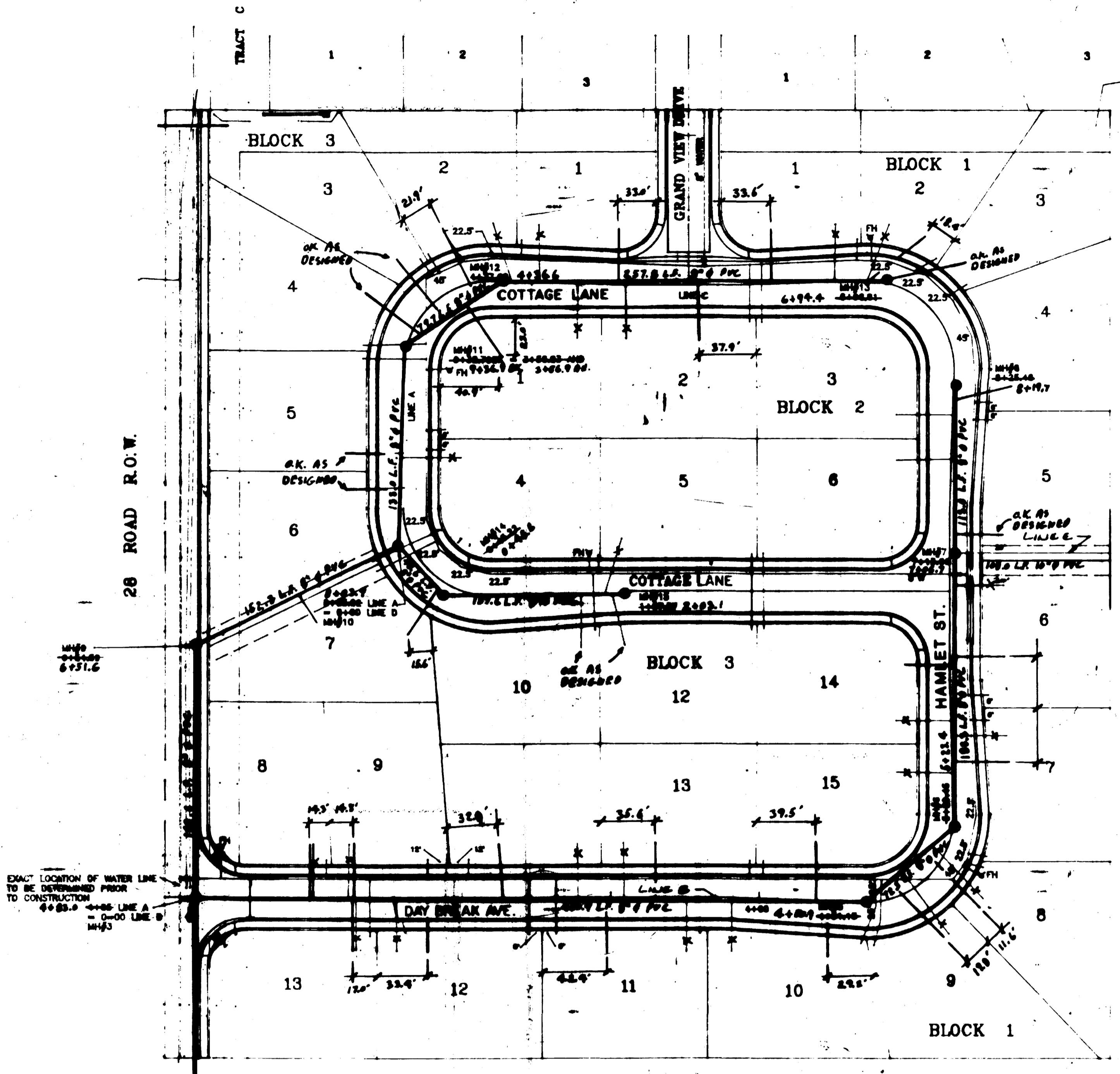
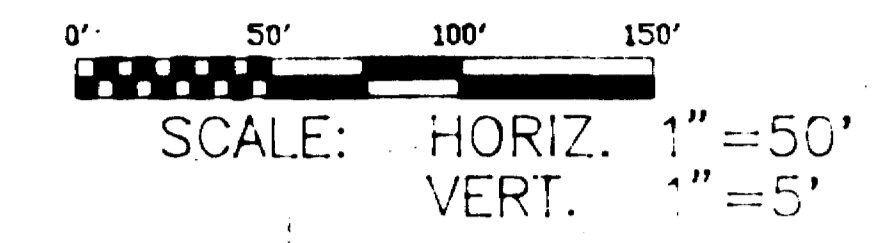


DAWN SUBDIVISION

GRAND VIEW SUB. FILING NO. 1



SEWER NOTES

- A. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION'S STANDARD SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- B. ALL SEWER MAINS SHALL BE PVC SDR 35 (ASTM 3034) UNLESS OTHERWISE NOTED.
- C. ALL SEWER LINES SHALL BE LAID TO GRADE UTILIZING A PIPE LASER.
- D. ALL SERVICE LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
- E. NO SERVICES SHALL BE CONNECTED DIRECTLY INTO MANHOLES. SERVICE CONNECTIONS WITH THE MAINLINE SHALL BE A MANHOLE.
- F. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- G. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING TO BE COMPLETED IN THE PRESENCE OF THE CITY INSPECTOR. PRESSURE TESTING WILL BE PERFORMED AFTER ALL COMPACTION OF STREET SUBGRADE AND PRIOR TO STREET PAVING. FINAL LAMPING WILL ALSO BE ACCOMPLISHED AFTER PAVING IS COMPLETED. THESE TESTS WILL BE THE BASIS FOR ISSUING INITIAL ACCEPTANCE OF THE SEWER LINE EXTENSION.
- H. THE CONTRACTOR SHALL OBTAIN CITY OF GRAND JUNCTION STREET CUT PERMIT FOR ALL WORK WITHIN EXISTING CITY ROAD RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
- I. A CLAY CUT-OFF WALL SHALL BE PLACED 10 FEET UPSTREAM FROM ALL NEW MANHOLES UNLESS OTHERWISE NOTED. THE CUT-OFF WALL SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE GRANULAR BACKFILL MATERIAL AND SHALL BE 2 FEET WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.
- J. BENCHMARK SOUTH 1/16 CORNER WEST SIDE SECTION 6, T1S, R1E, ELEV. = 4717.00
- K. THE SEWER STUB OUT EAST OF MANHOLE 7 SHALL BE CAPPED AND PLUMBED AT DEVELOPMENT PROPERTY LINE. STUB OUT SHALL BE IDENTIFIED WITH A STEEL FENCE POST BURIED 1 FOOT BELOW FINISHED GRADE. AS-BUILT SURVEYS OF STUB OUT REQUIRED PRIOR TO BACKFILL.
- L. THE MINIMUM COVER FOR SEWER SHALL BE 6 FEET WHEREVER POSSIBLE.
- M. SEWER AND WATER LINES MUST MAINTAIN A SEPARATION OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY. REPAIR ENCASUREMENT OF THE SEWER LINE 10 FEET ON EITHER SIDE OF THE WATER LINE. IF THE SEWER LINE IS ABOVE THE WATER LINE, REPAIR SHALL BE USED IN THE ENCASUREMENT. THE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION STANDARD SPECIFICATIONS.
- N. SERVICE LINES SHALL EXTEND TO THE EASEMENT LINE AND SHALL BE MARKED WITH A 2X4 POST PAINTED GREEN.

WATER NOTES-UTE WATER

- A. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED AND TESTED ACCORDING TO UTE WATER CURRENT STANDARDS AND SPECIFICATIONS.
- B. UTE WATER LINES SHALL BE TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARDS PRIOR TO STREET CONSTRUCTION.
- C. WATER LINES SHALL HAVE A MINIMUM COVER OF 48 INCHES.
- D. SERVICE METERS SHALL BE SET 2 FEET FROM SIDE LOT LINES UNLESS OTHERWISE NOTED.

MN	BEARING	DIST.
1-2	N07°03'11"E	232.00'
2-3	N07°03'11"E	243.00'
3-9	N07°03'11"E	160.50'
9-10	N83°30'28"E	181.33'
10-11	N02°28'00"E	132.57'
11-12	N88°18'20"E	78.77'
12-13	N00°55'11"E	287.84'
10-14	S42°28'00"E	46.22'
14-15	N88°58'32"E	122.37'
3-4	S89°40'26"E	173.87'
4-5	S89°40'26"E	227.28'
5-8	N48°42'58"E	78.30'
6-7	N07°02'25"E	183.81'
7-8	N00°08'28"E	112.42'
7-STUB TO EAST	S89°58'15"E	108.00'

CONSTRUCTION DRAWING OF RECORD

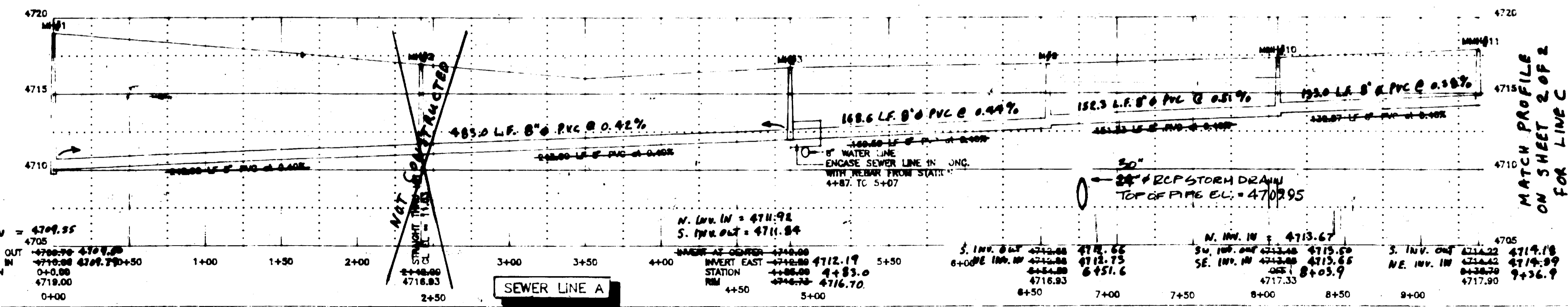
ENGINEERS STATEMENT

Bonner Associates, Inc., reviewed the construction of the Sanitary Sewer Improvements for The Dawn Subdivision, as shown on this plan, and that to the best of our knowledge it conforms to the City of Grand Junction Standards and Specifications.

Bonner Associates, Inc. _____ Date _____

APPROVED BY UTE WATER BY: _____ DATE: _____

APPROVED BY CITY ENGINEER BY: _____ DATE: _____



DAWN SUBDIVISION
 LOCATED IN THE
 W 1/2 LOT 7, SEC. 6, T1S, R1E, U.M.
W.H. LIZER AND ASSOCIATES
 ENGINEERING CONSULTING AND LAND SURVEYING
 576 25 RD. UNIT 8, GRAND JCT. COLO. 8'

1996

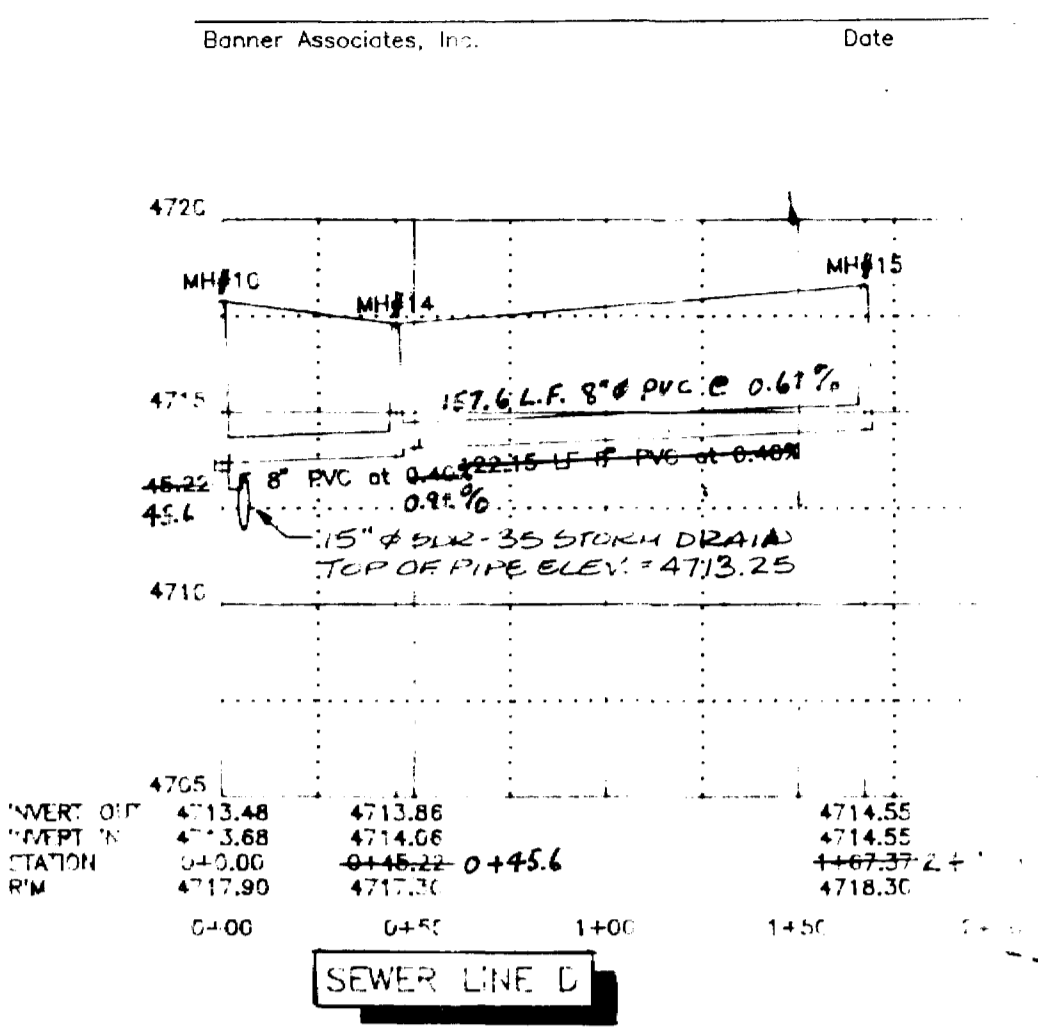
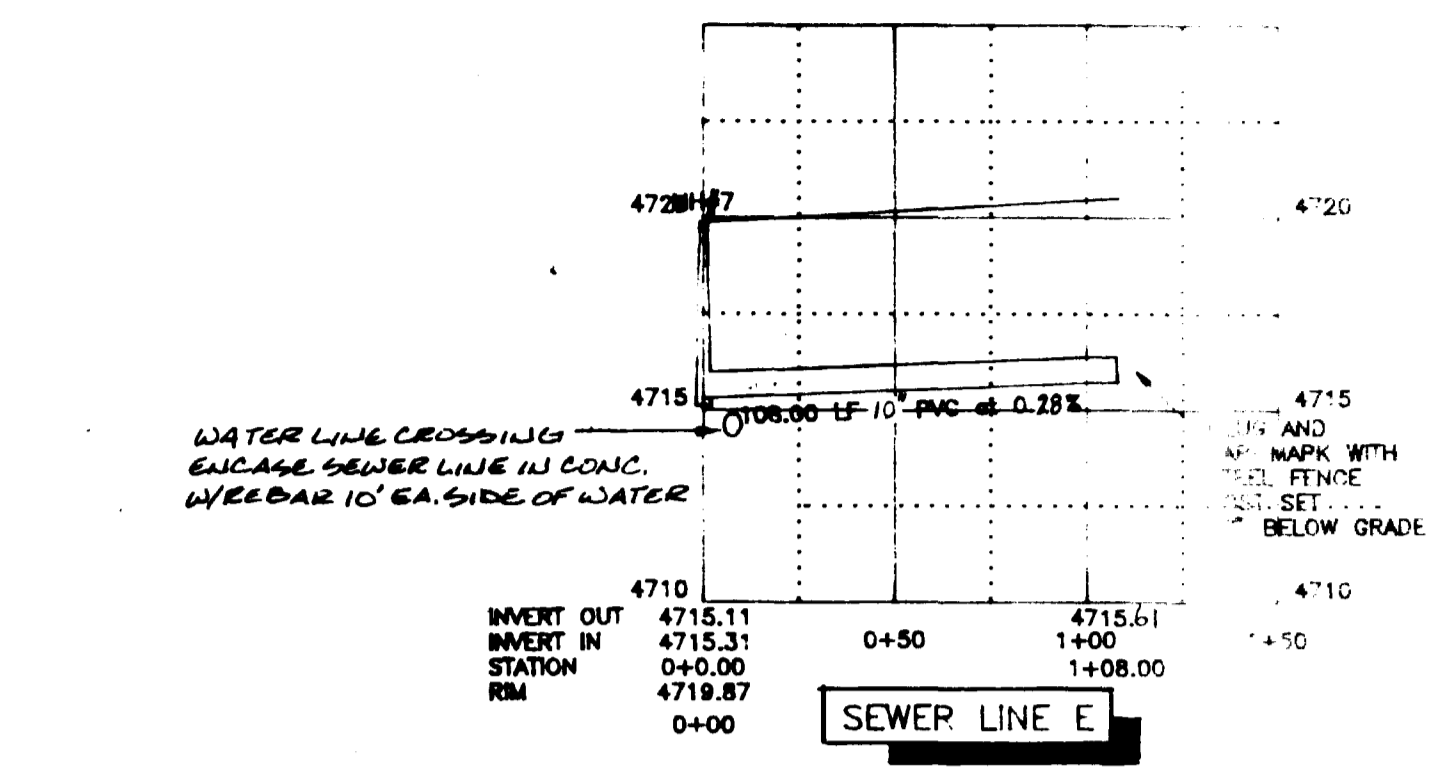
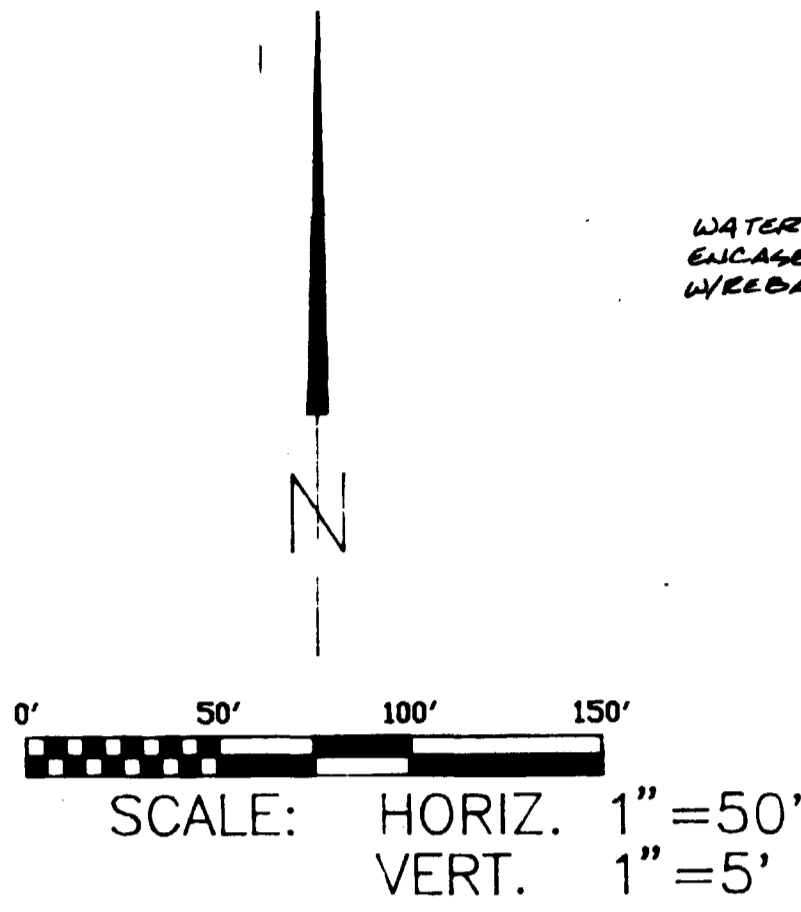
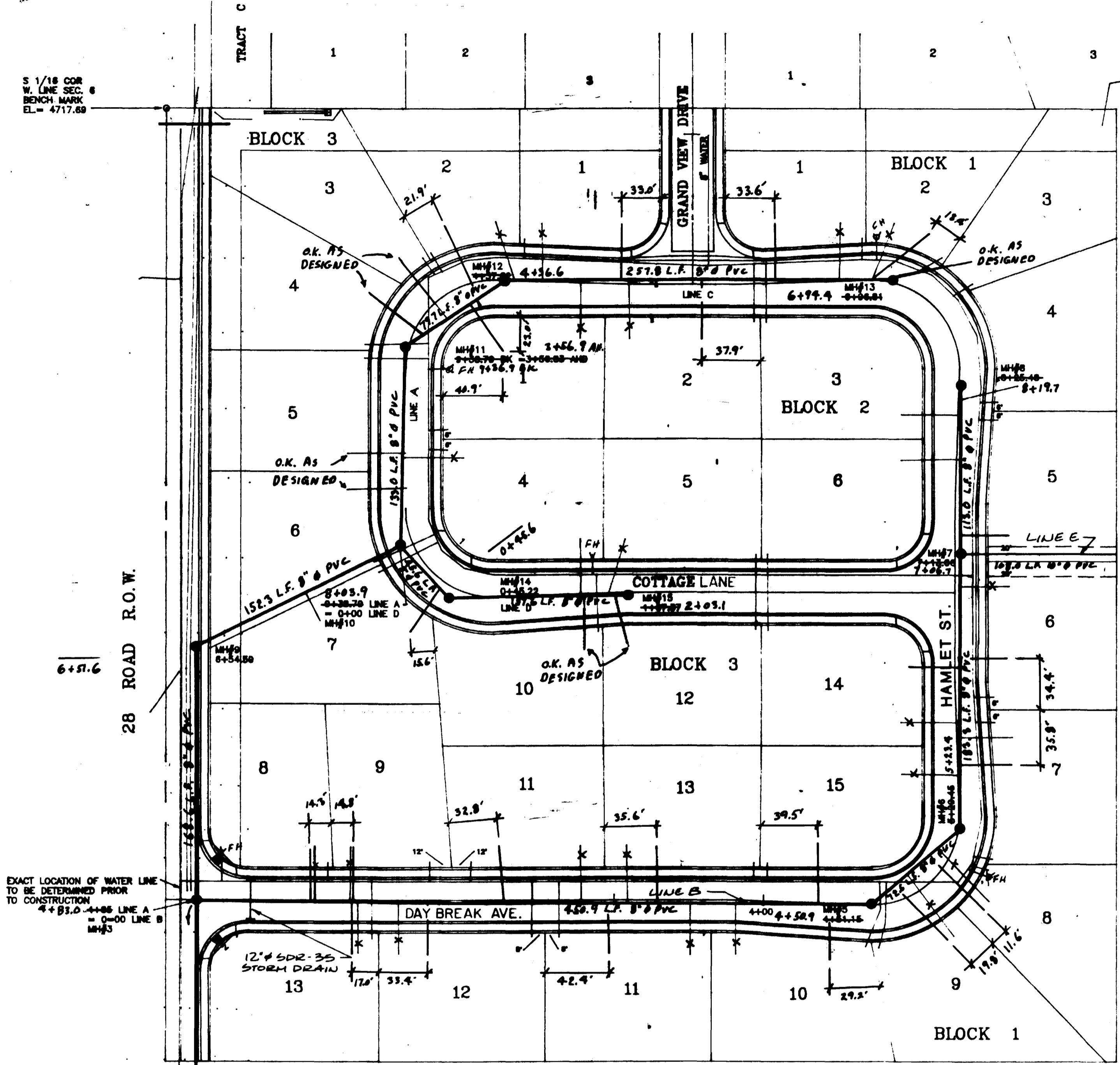
DAWN SUBDIVISION

GRAND VIEW SUB. FILING NO. 1

ENGINEERS STATEMENT

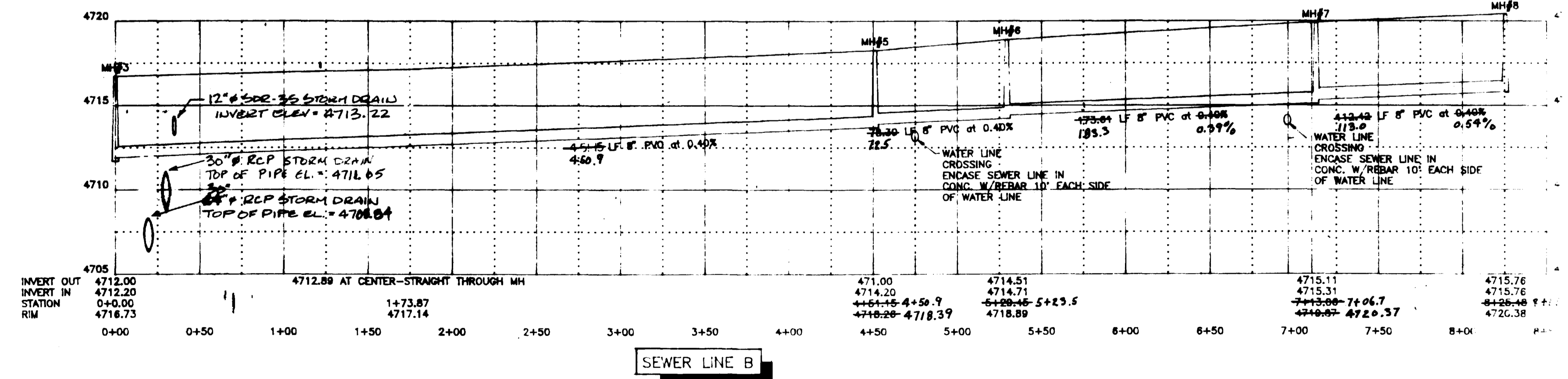
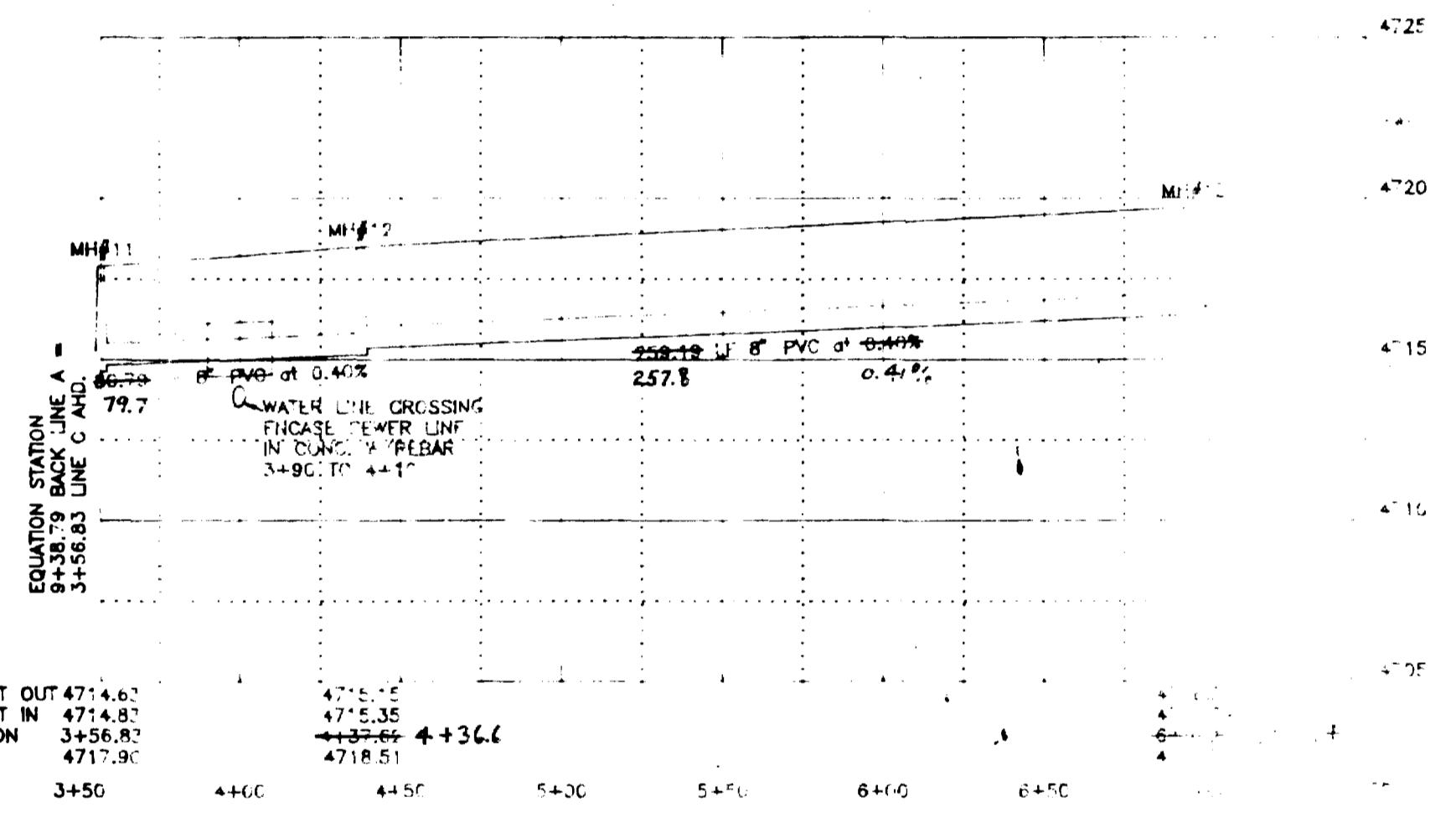
Banner Associates, Inc., reviewed the construction of the Sanitary Sewer Improvements for The Dawn subdivision, as shown on this plan, and that to the best of our knowledge it conforms to the City of Grand Junction Standards and Specifications.

Banner Associates, Inc. Date



MH	BEARING	DIST.
1-2	N00°03'10"E	232.00'
2-3	N00°03'10"E	243.00'
3-8	N00°03'10"E	189.59'
9-10	N63°30'55"E	151.33'
10-11	N02°28'00"E	132.87'
11-12	N68°18'58"E	78.77'
12-13	N88°55'18"E	257.84'
10-14	S42°25'00"E	45.22'
14-15	N89°58'32"E	122.37'
3-4	S89°40'28"E	173.87'
4-5	S89°40'28"E	227.28'
5-6	N44°42'58"E	78.30'
6-7	N00°08'28"E	183.81'
7-8	N00°08'28"E	112.42'
7-STUB TO EAST	S89°58'15"E	108.00'

NOTE: 1. SEE SEWER SHEET 1 FOR WATER LINE LAYOUT
2. PAVING CONTRACTOR TO BRING MH RIMS UP TO GRADE



APPROVED BY THE WATER BY: _____ DATE: _____
APPROVED BY CITY ENGINEER BY: _____ DATE: _____

SEWER SHEET 2 OF 3
DAWN SUBDIVISION
LOCATED IN THE
W 1/2 LOT 7, SEC. 6, T. 12N, R. 10W, S. 10E
W.H. HIZER AND ASSOCIATES
ENGINEERING, PLANNING AND ARCHITECTURE
1000 1/2 S. 10TH ST. GRAND JUNCTION, CO. 81505