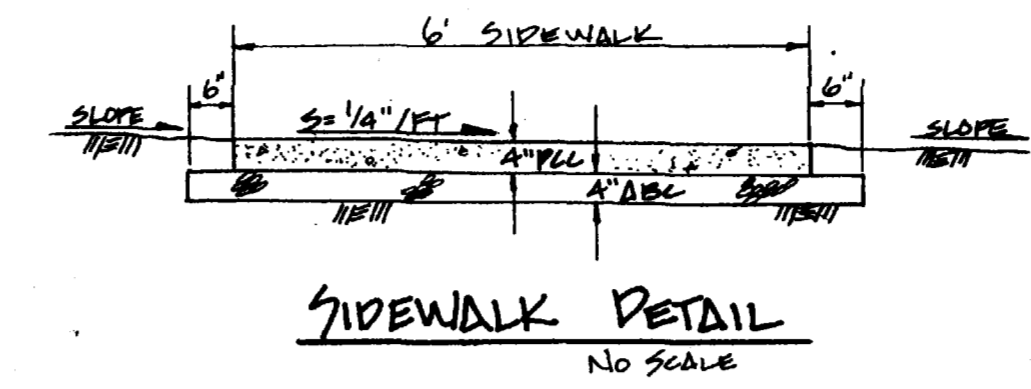
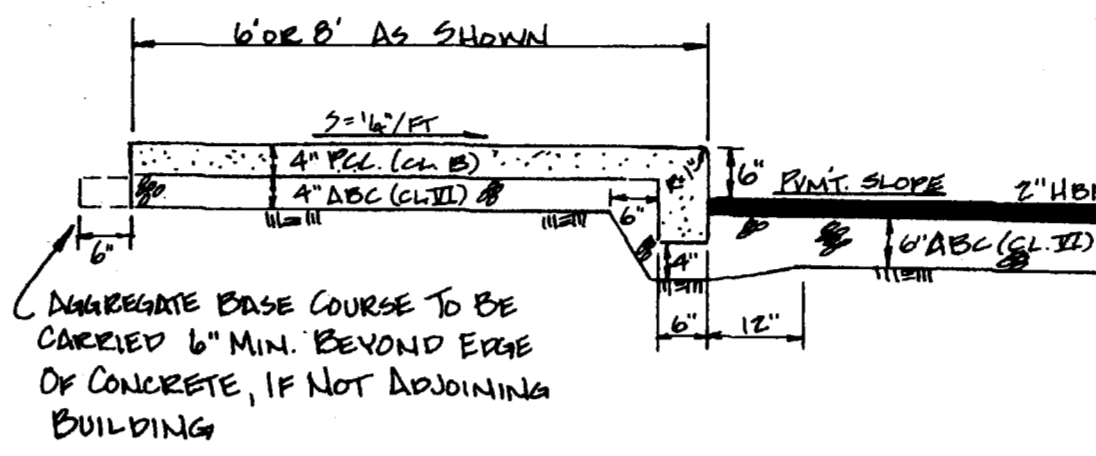


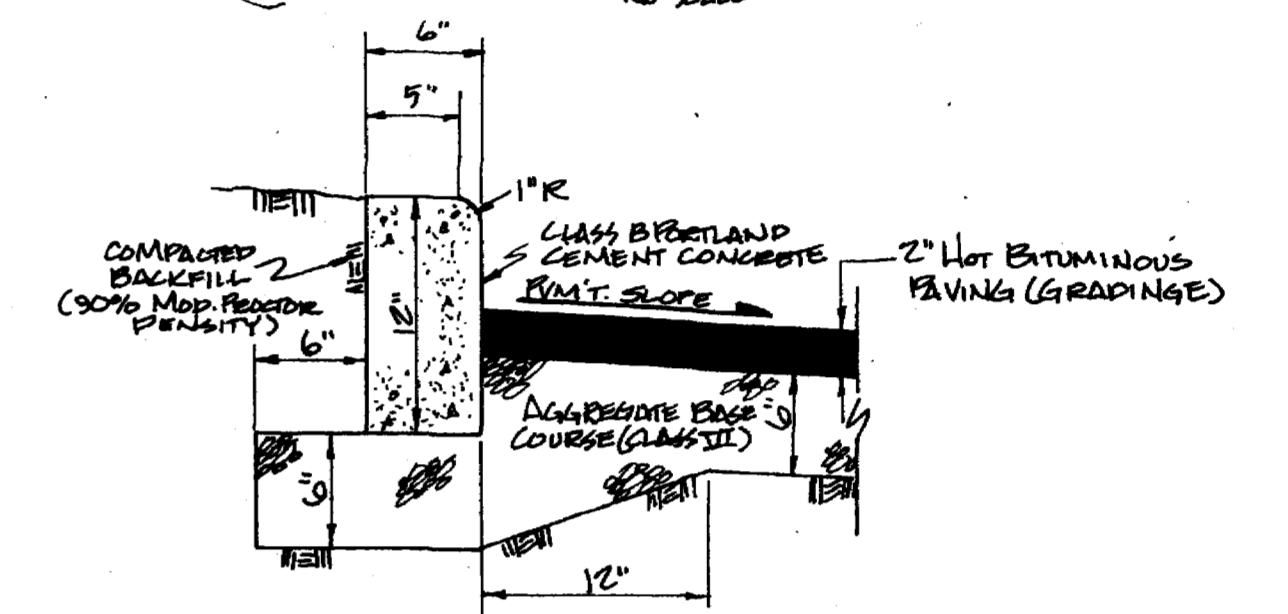
LOCATION MAP
No SCALE



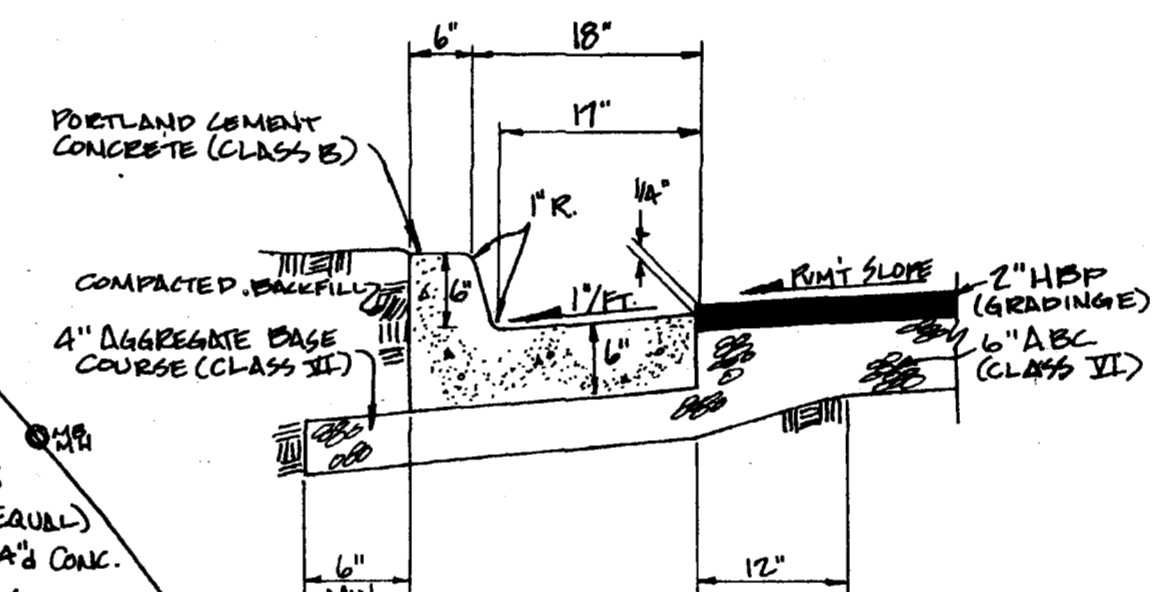
SIDEWALK DETAIL
No SCALE



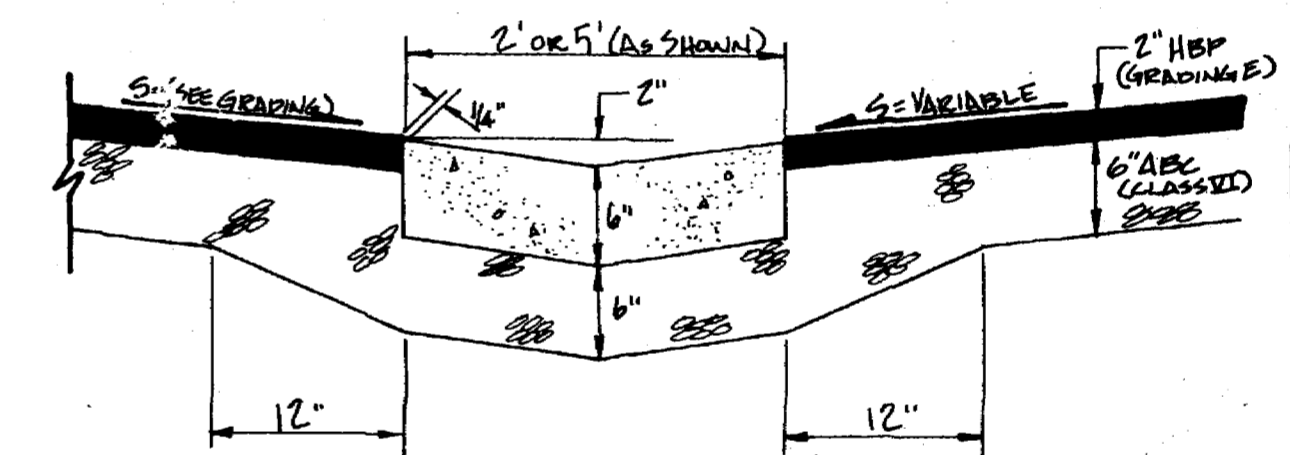
SIDEWALK ADJUTING PARKING LOTS
No SCALE



6" VERTICAL CURB DETAIL
No SCALE



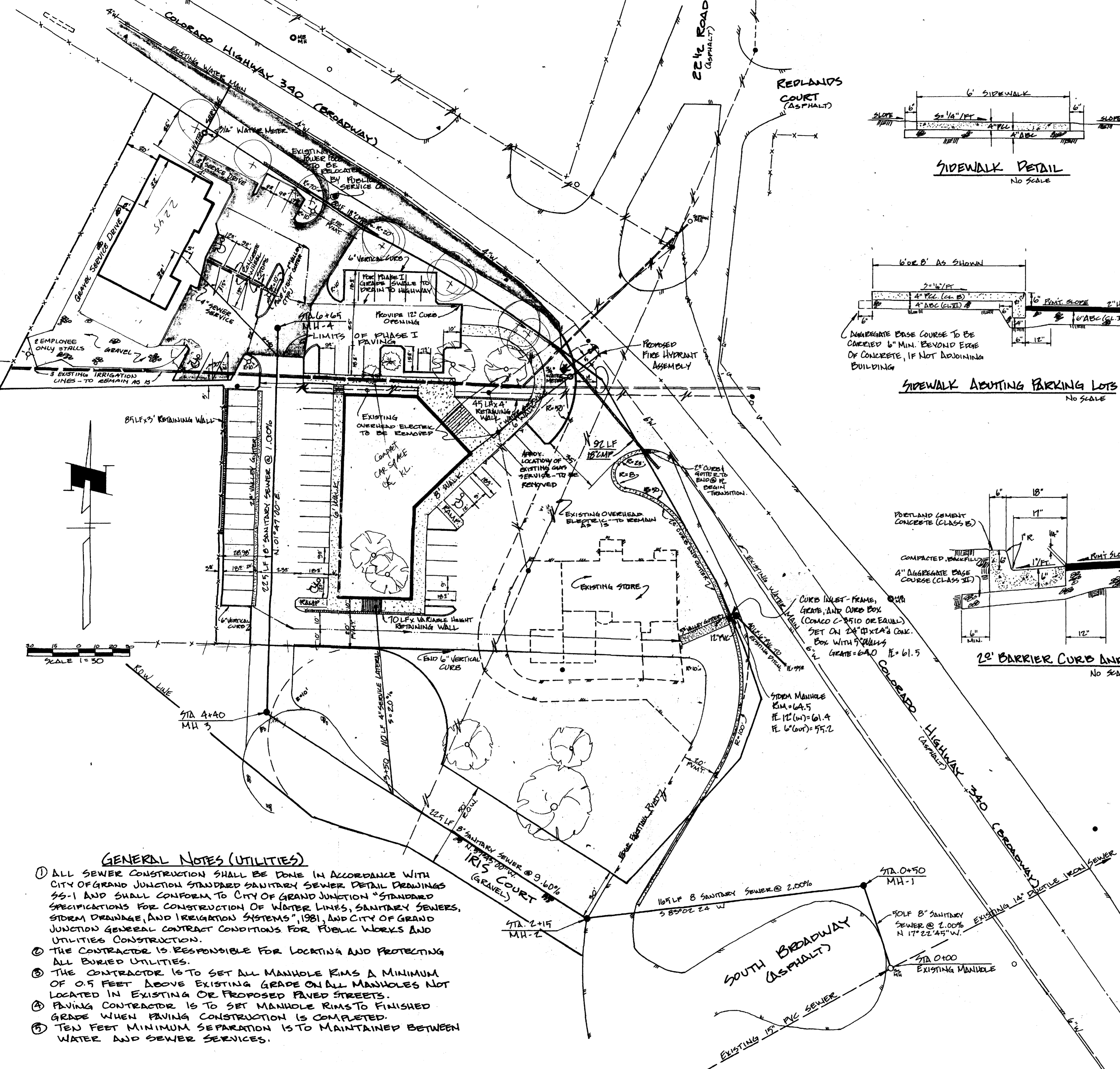
2' BARRIER CURB AND GUTTER
No SCALE



VALLEY GUTTER
(SEE PLAN FOR SIZE) No SCALE

GENERAL NOTES

- 1 ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B" (SECTION 601.02).
- 2 ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
- 3 ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL BE UNDERLAIN WITH A MINIMUM OF A INCHES OF AGGREGATE BASE COURSE (CLASS II) COMPACTED TO, AT LEAST, 90% OF AASHTO T-180 MAXIMUM DENSITY.
- 4 ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER, AND SIDEWALK CONTRACTOR.
- 5 EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURB, GUTTER, AND SIDEWALKS AT BOTH ENDS OF INTERSECTION CURVES. CONTRACTION JOINTS SHALL BE PROVIDED IN CURB, GUTTER, AND SIDEWALKS AT A SPACING OF 10 FEET.



GENERAL NOTES (UTILITIES)

- 1 ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD SANITARY SEWER DETAIL DRAWINGS SS-1 AND SHALL CONFORM TO CITY OF GRAND JUNCTION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER LINES, SANITARY SEWERS, STORM DRAINAGE, AND IRRIGATION SYSTEMS", 1981, AND CITY OF GRAND JUNCTION GENERAL CONTRACT CONDITIONS FOR PUBLIC WORKS AND UTILITIES CONSTRUCTION.
- 2 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.
- 3 THE CONTRACTOR IS TO SET ALL MANHOLE RIMS A MINIMUM OF 0.5 FEET ABOVE EXISTING GRADE ON ALL MANHOLES NOT LOCATED IN EXISTING OR PROPOSED PAVED STREETS.
- 4 PAVING CONTRACTOR IS TO SET MANHOLE RIMS TO FINISHED GRADE WHEN PAVING CONSTRUCTION IS COMPLETED.
- 5 TEN FEET MINIMUM SEPARATION IS TO MAINTAINED BETWEEN WATER AND SEWER SERVICES.

BENCH MARK
"X" CHISELED IN LARGE ROCK @
EAST SIDE OF INTERSECTION
IRIS COURT AND SOUTH BROADWAY
ELEVATION 4653.06

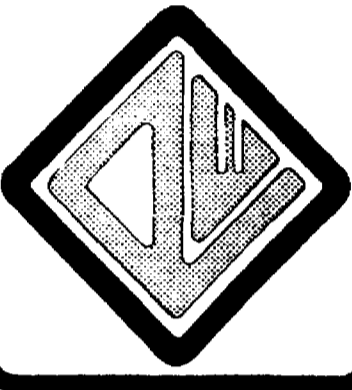
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DESCRIPTION
SITE AND UTILITIES PLAN

SHEET
1
OF 4

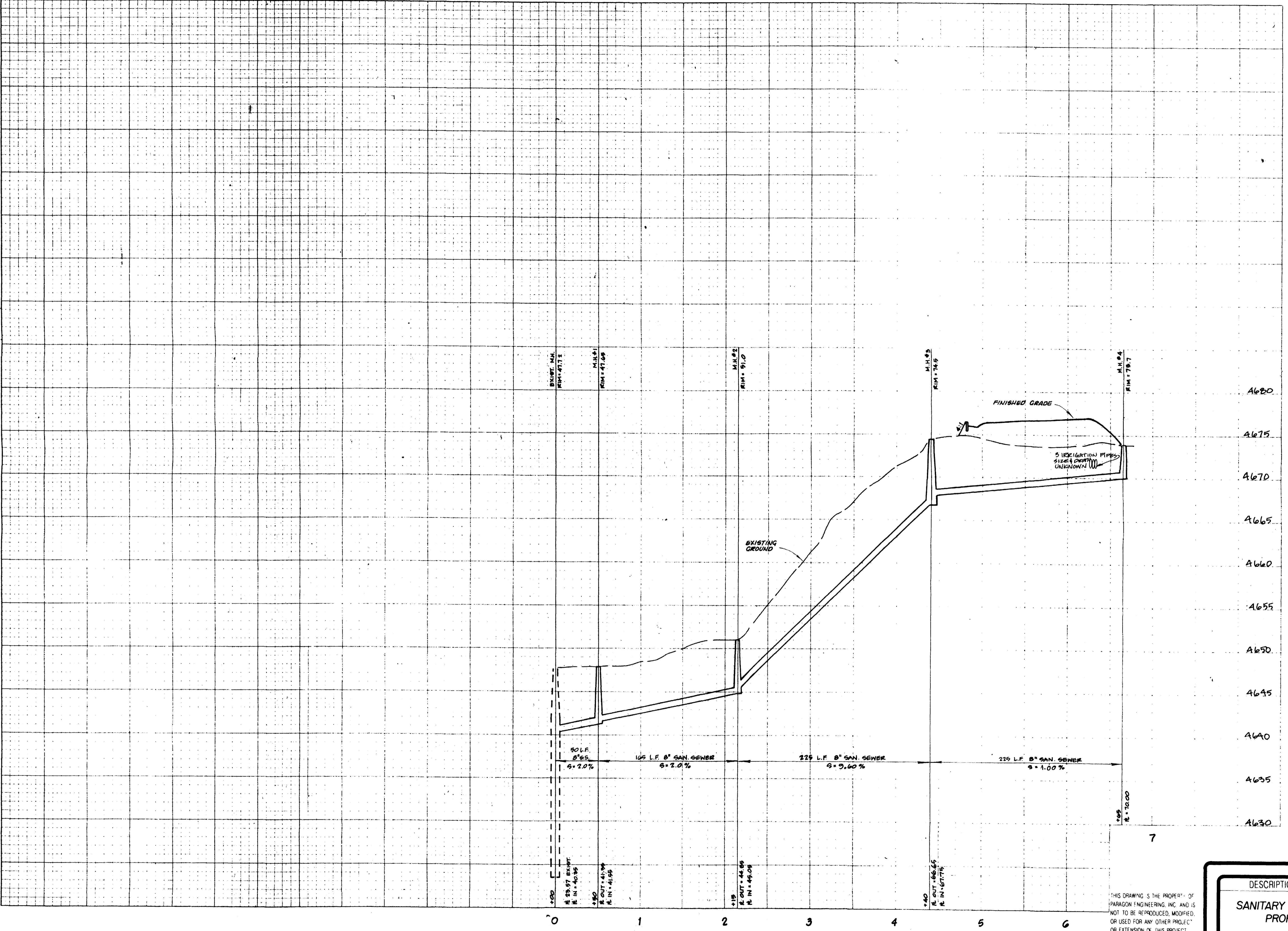
REVISIONS	BY

PARAGON ENGINEERING, INCORPORATED
2784 CROSSROADS BLVD. SUITE 104
GRAND JUNCTION, COLORADO 81501 (303) 243-8966



Walter M. Roberts

REDLANDS COUNTRY CORNER



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DESCRIPTION
SANITARY SEWER PROFILE

SHEET
3