

NOTE: ROOF DRAINAGE FROM LOTS 1-4 WILL REQUIRED ON-LOT STORAGE. 10 INFILTRATOR CHAMBERS (OR EQUAL) ARE RECOMMENDED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

NOTE: ALL CONSTRUCTION PRACTICES, SPECIFICATIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MESA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

NOTE: STATIONING ON THIS SHEET REFERRED TO ROADWAY CENTERLINE STATIONS UNLESS OTHERWISE SPECIFIED. SEE SHEET 3 FOR SANITARY SEWER STATIONING.

NOTE: OVERHEAD POWER EXISTS ABOUT 7' EAST OF EAST SIDE OF ASPHALT

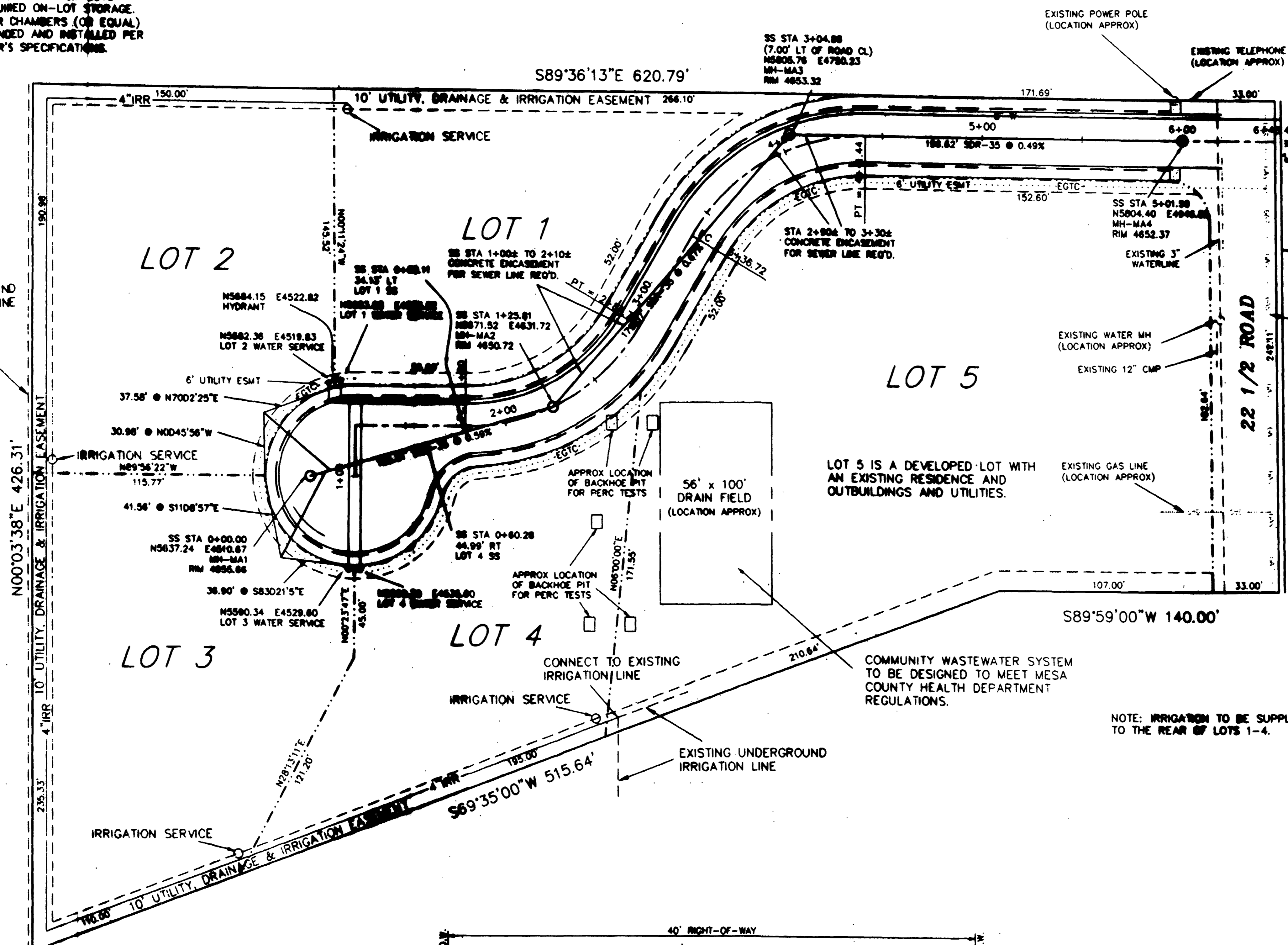
EXISTING WATERLINE (TO BE REMOVED BY OTHERS)

EXISTING GAS LINE

SANITARY SEWER NOTE: LOTS 1-4 WILL BE CONNECTED TO A COMMUNITY WASTEWATER SYSTEM UNTIL THE NEW SANITARY SEWER LINE IS CONSTRUCTED IN 22 1/2 ROAD RIGHT-OF-WAY. ONCE THE NEW SANITARY SEWER LINE IS APPROVED, THE PERONA COURT SEWER LINE WILL BE CONNECTED AT 1/2 ROAD AND THE COMMUNITY WASTEWATER SYSTEM WILL BE DISCONTINUED.

THE COMMUNITY WASTEWATER SYSTEM WILL BE DESIGNED PER MESA COUNTY HEALTH DEPARTMENT REGULATIONS.

NOTE: IRRIGATION TO BE SUPPLIED TO THE REAR OF LOTS 1-4.



EXISTING UNDERGROUND IRRIGATION LINE

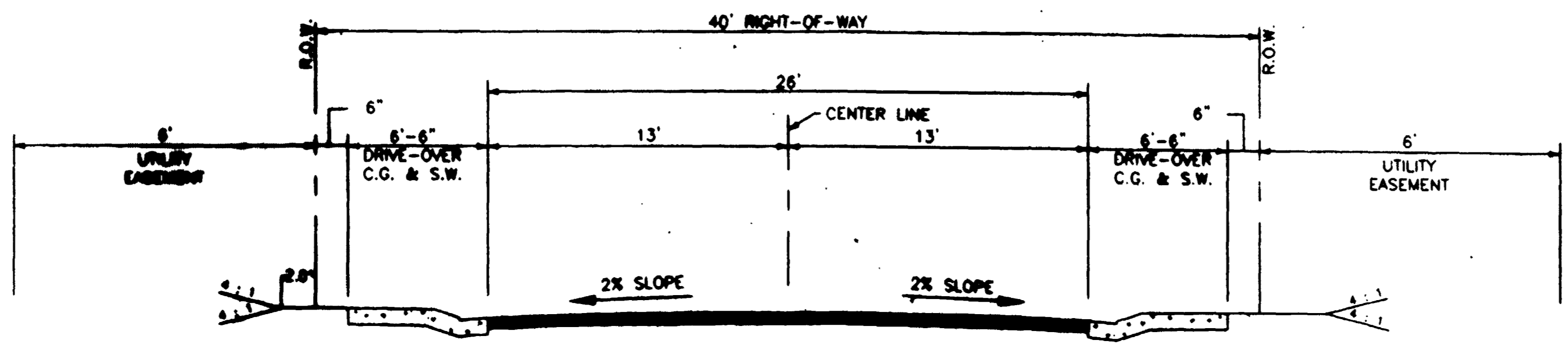
LOT 5 IS A DEVELOPED LOT WITH AN EXISTING RESIDENCE AND OUTBUILDINGS AND UTILITIES.

COMMUNITY WASTEWATER SYSTEM TO BE DESIGNED TO MEET MESA COUNTY HEALTH DEPARTMENT REGULATIONS.

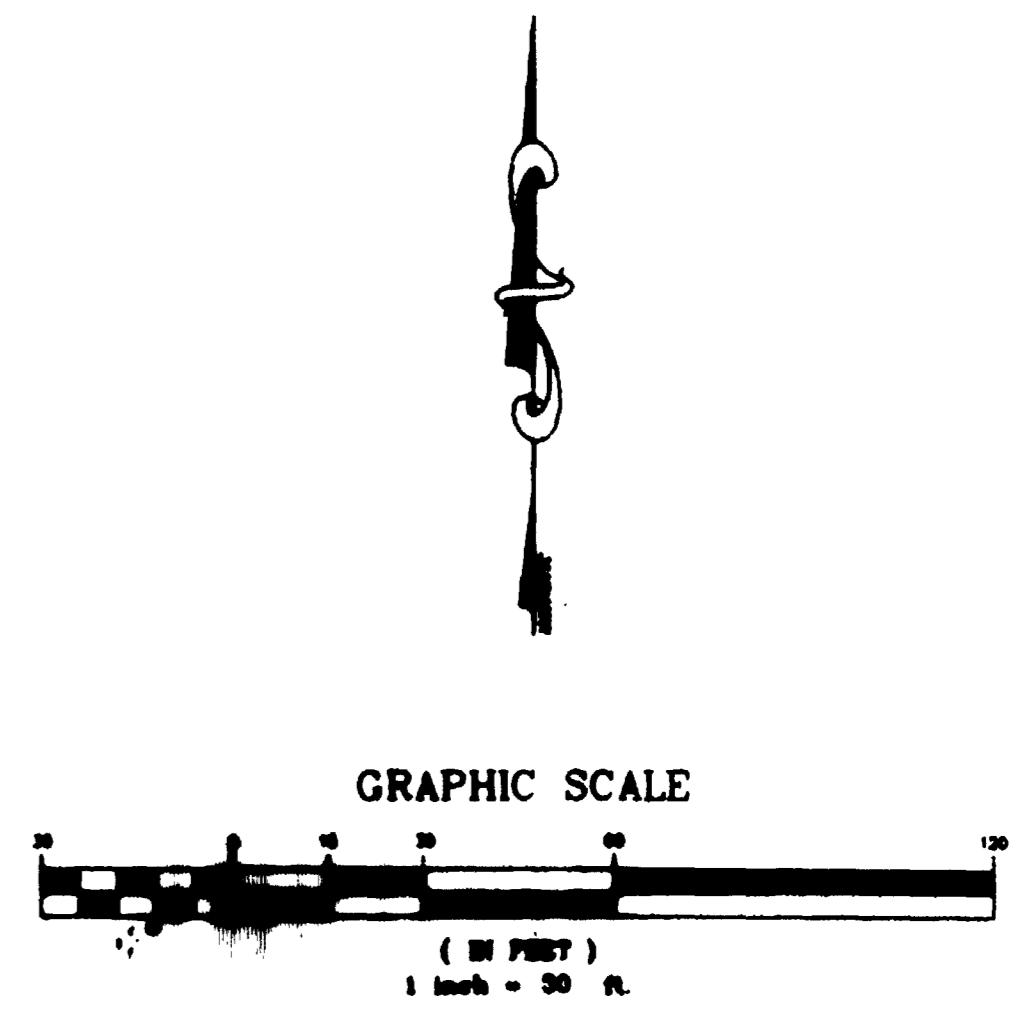
56' x 100' DRAIN FIELD (LOCATION APPROX)

LOT 5 IS A DEVELOPED LOT WITH AN EXISTING RESIDENCE AND OUTBUILDINGS AND UTILITIES.

BENCHMARK:
1. JSC PT #48
MCBC SE CORNER NW1/4
OF SECTION 7, T1S, R1W, U.M.
N5000.00 E5000.00
ELEV 4854.80
2. JSC PT #40
FOUND REBAR
N5824.33 E4942.98
ASSUMED ELEV 4851.02



PERONA COURT TYPICAL SECTION
MODIFIED URBAN RESIDENTIAL STREET

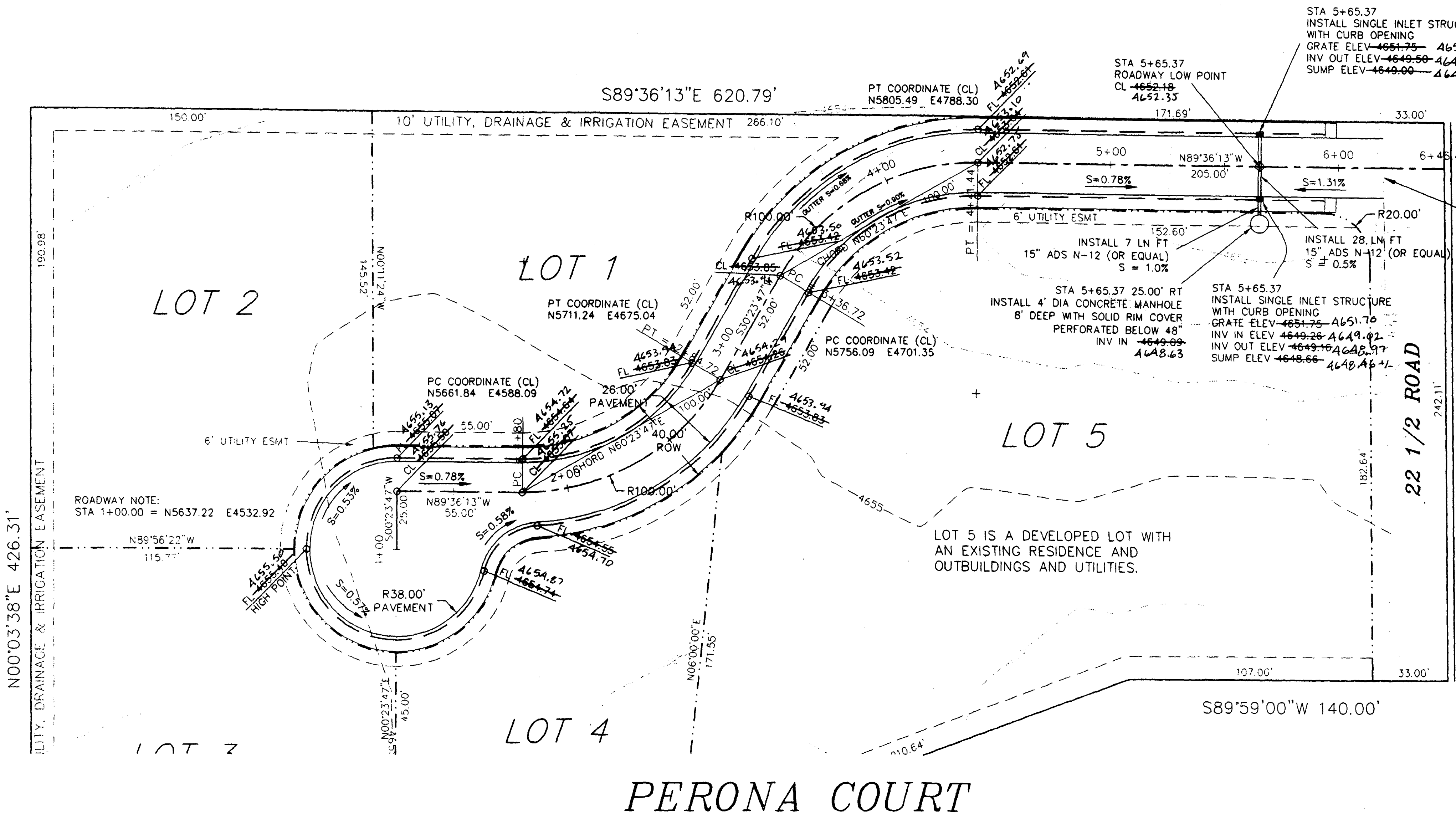


REVISION	DATE	DESCRIPTION	BY	CHK

UTILITY COMPOSITE PLAN
MOUNTAIN ACRES
563 22 1/2 ROAD
MESA COUNTY, COLORADO

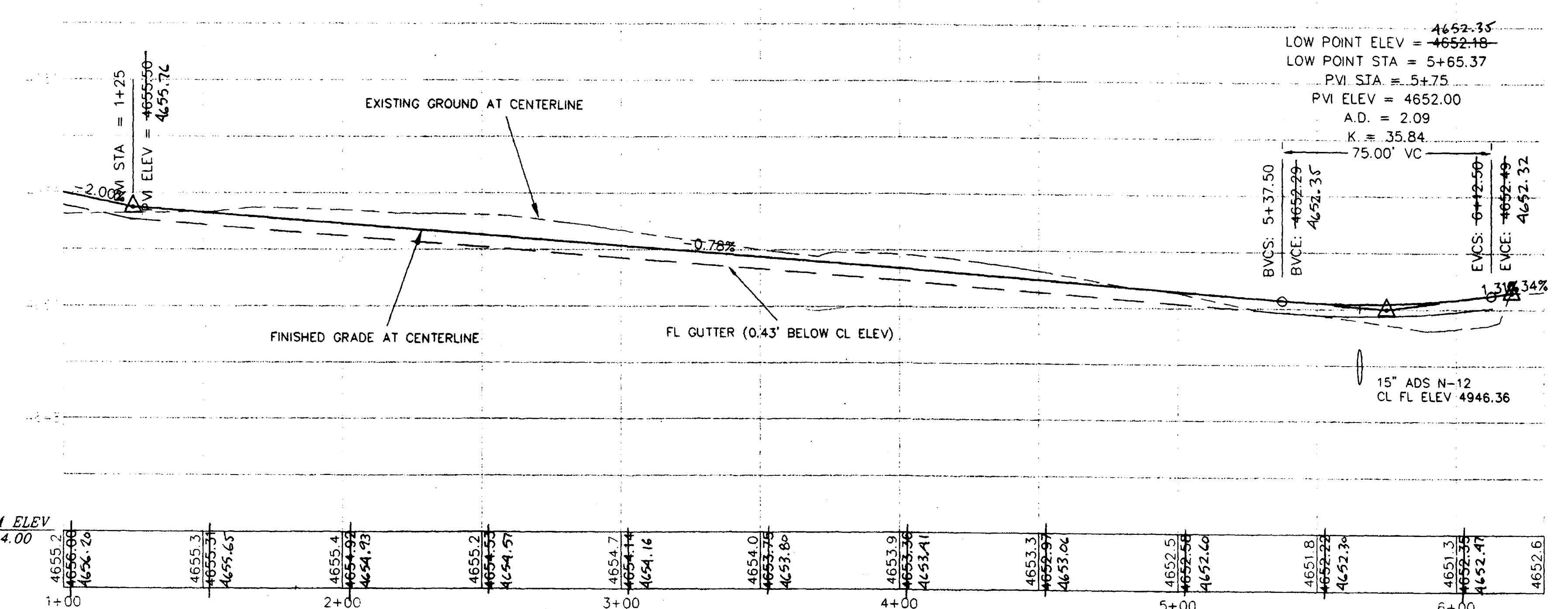
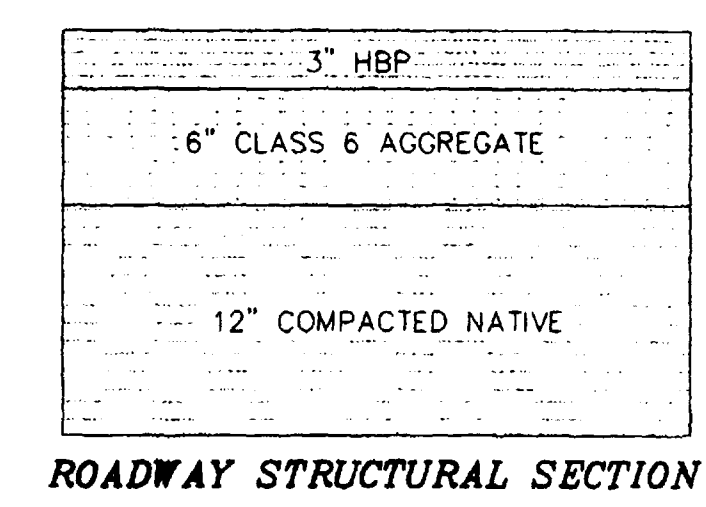
RHINO ENGINEERING, INC.
1334 UTE AVENUE
GRAND JUNCTION, CO 81501
970.241.6027 Fax 970.266.7992

APPROVED FOR CONSTRUCTION	DATE 7/30/02
MESA COUNTY ENGINEERING	SCALE 1" = 30'
FINAL ACCEPTANCE	PROJECT NO 22031.02
DATE	SHEET NO 1

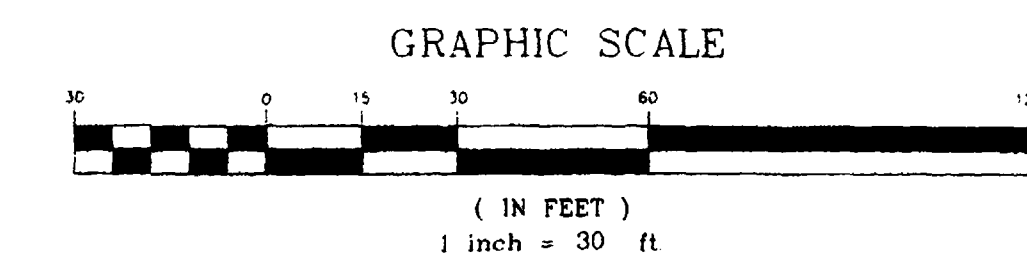


NOTE: ALL CONSTRUCTION PRACTICES, SPECIFICATIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MESA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

NOTE: TERMINATE END OF CONCRETE CURB, GUTTER & SIDEWALK AT STA 5+94.00 AND PLACE 6.5' WIDE STRIP OF ASPHALT FOR 5 LINEAR FEET. MATCH NEW AND EXISTING ASPHALT.



SCALE:
HORIZ: 1" = 30'
VERT: 1" = 3'



DESIGN IS BASED ON TOPOGRAPHIC SURVEY BY JOY SURVEYING CO., JUNE 2002.

BENCHMARK:
1. JSC PT #48
MCBC SE CORNER NW1/4
OF SECTION 7, T1S, R1W, U.M.
N5000.00 E5000.00
ELEV 4654.80
2. JSC PT #40
FOUND REBAR
N5824.33 E4942.98
ASSUMED ELEV 4651.02

APPROVED FOR CONSTRUCTION
MESA COUNTY ENGINEERING DATE
FINAL ACCEPTANCE
[Signature]
MESA COUNTY ENGINEERING DATE

REVISION	DATE	DESCRIPTION	BY	CK

PERONA COURT ROADWAY PP
MOUNTAIN ACRES
563 22 1/2 ROAD
MESA COUNTY, COLORADO

RHINO ENGINEERING, INC.
1334 UTE AVENUE
GRAND JUNCTION, CO 81501
970.241.6027 fax 970.256.7992

DATE	7/30/02
SCALE	1" = 30'
PROJECT NO	22031.02
SHEET NO	2

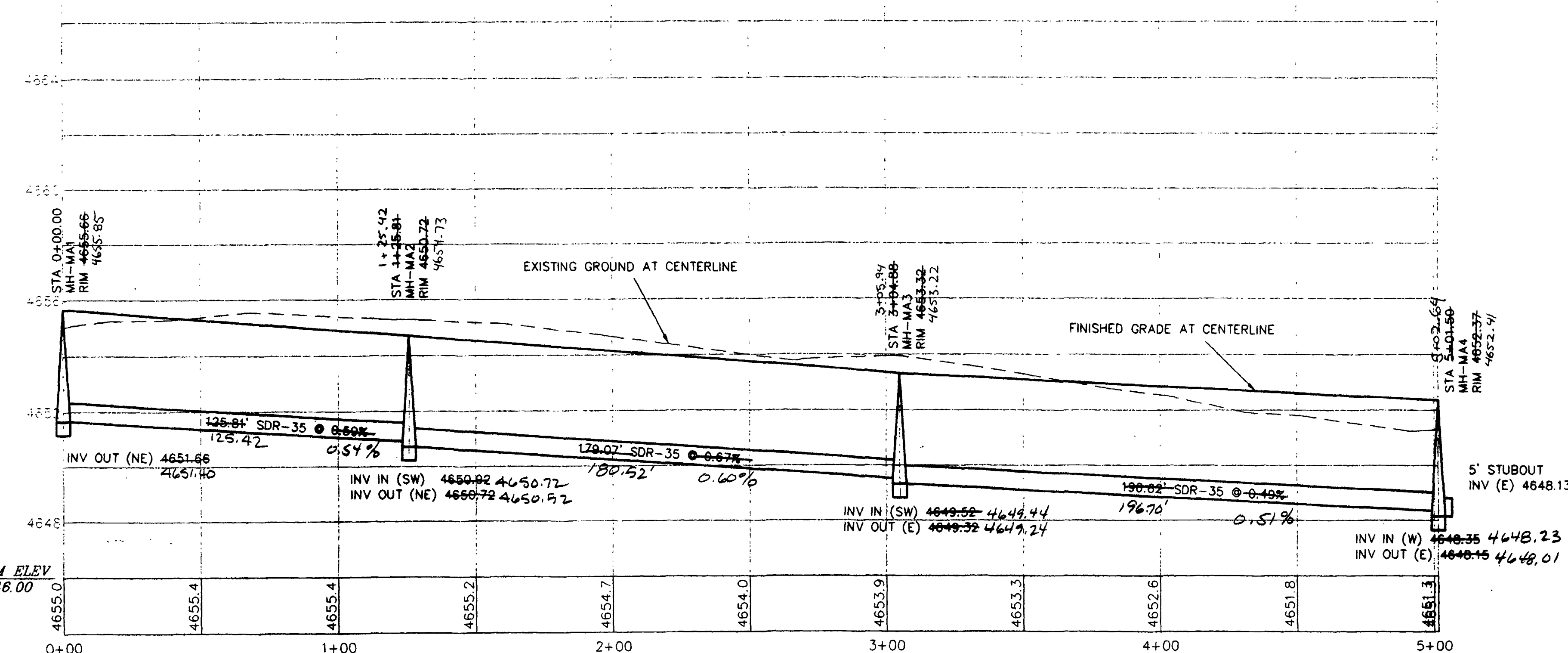
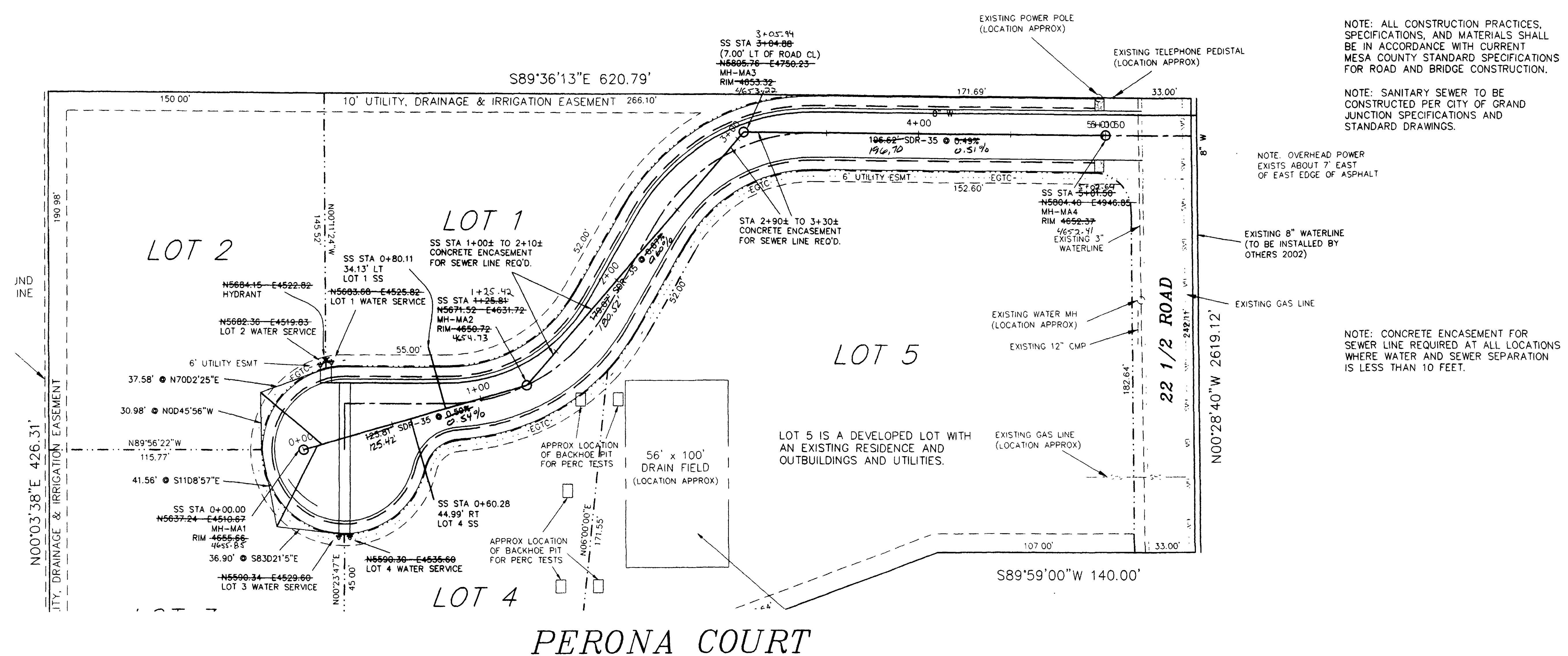
NOTE: ALL CONSTRUCTION PRACTICES, SPECIFICATIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT MESA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

NOTE: SANITARY SEWER TO BE CONSTRUCTED PER CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARD DRAWINGS.

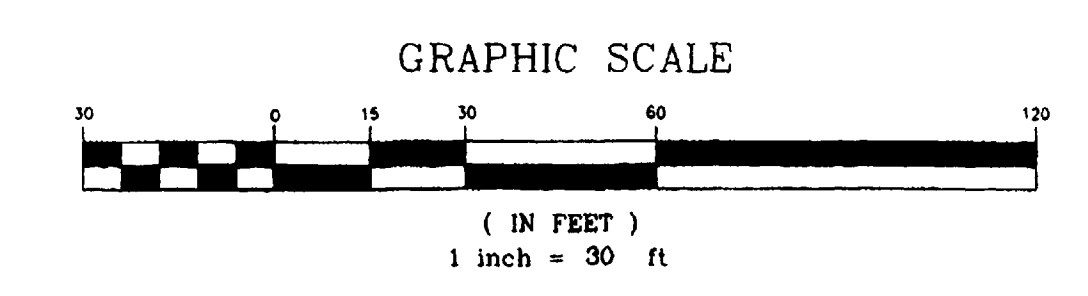
NOTE: OVERHEAD POWER EXISTS ABOUT 7' EAST OF EAST EDGE OF ASPHALT

EXISTING 8" WATERLINE (TO BE INSTALLED BY OTHERS 2002)

NOTE: CONCRETE ENCASUREMENT FOR SEWER LINE REQUIRED AT ALL LOCATIONS WHERE WATER AND SEWER SEPARATION IS LESS THAN 10 FEET.



SCALE:
HORIZ: 1" = 30'
VERT: 1" = 3'



BENCHMARK:
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OF SECTION 7, T1S, R1W, U.M.
N5000.00 E5000.00
ELEV 4654.80
2. JSC PT #40
FOUND REBAR
N5824.33 E4942.98
ASSUMED ELEV. 4651.02

DATUM ELEV
4646.00

APPROVED FOR CONSTRUCTION		DATE 7/30/02
MESA COUNTY ENGINEERING	DATE	SCALE 1" = 30'
FINAL ACCEPTANCE		PROJECT NO 22031-02
MESA COUNTY ENGINEERING		SHEET NO 3

REVISION	DATE	DESCRIPTION	BY	CHK

PERONA COURT SANITARY SEWER
MOUNTAIN ACRES
563 22 1/2 ROAD
MESA COUNTY, COLORADO

RHINO ENGINEERING, INC.
1334 UTE AVENUE
GRAND JUNCTION, CO 81501
970.241.6027 fax 970.256.7892