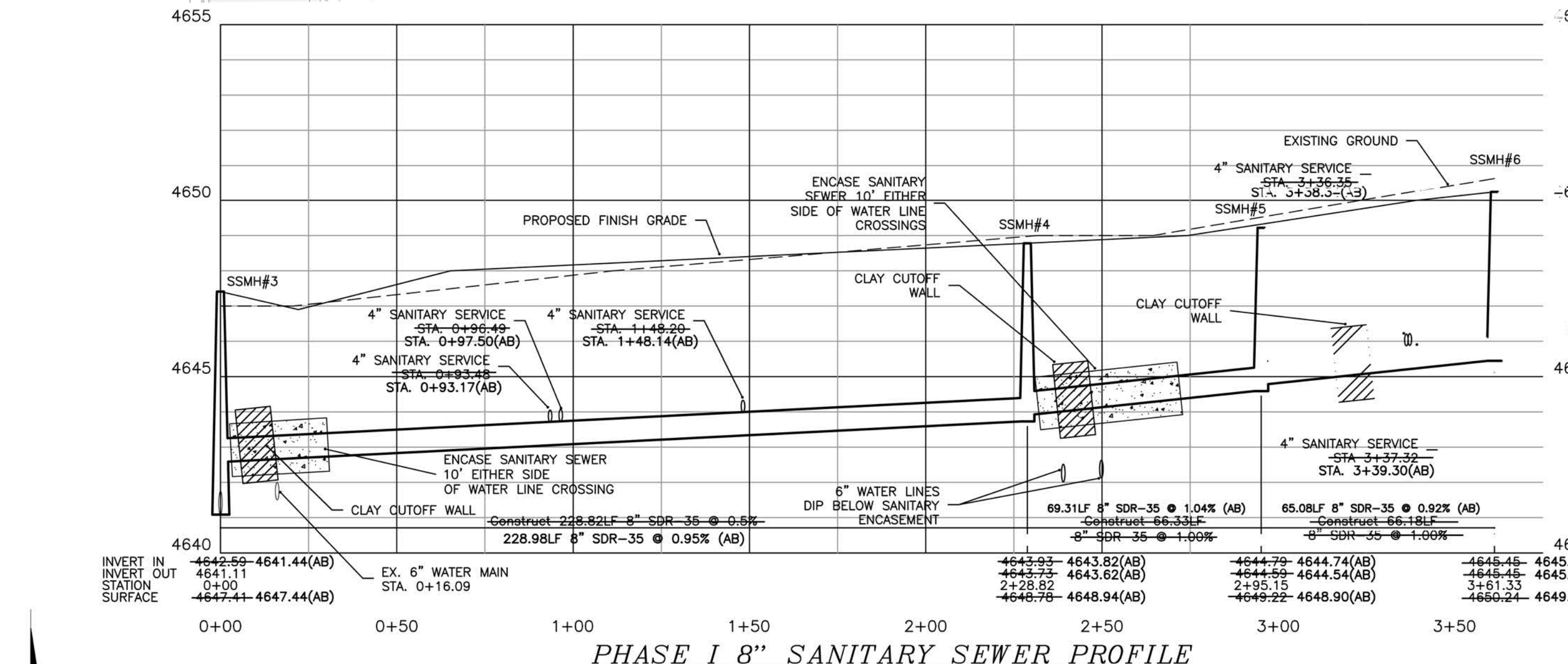
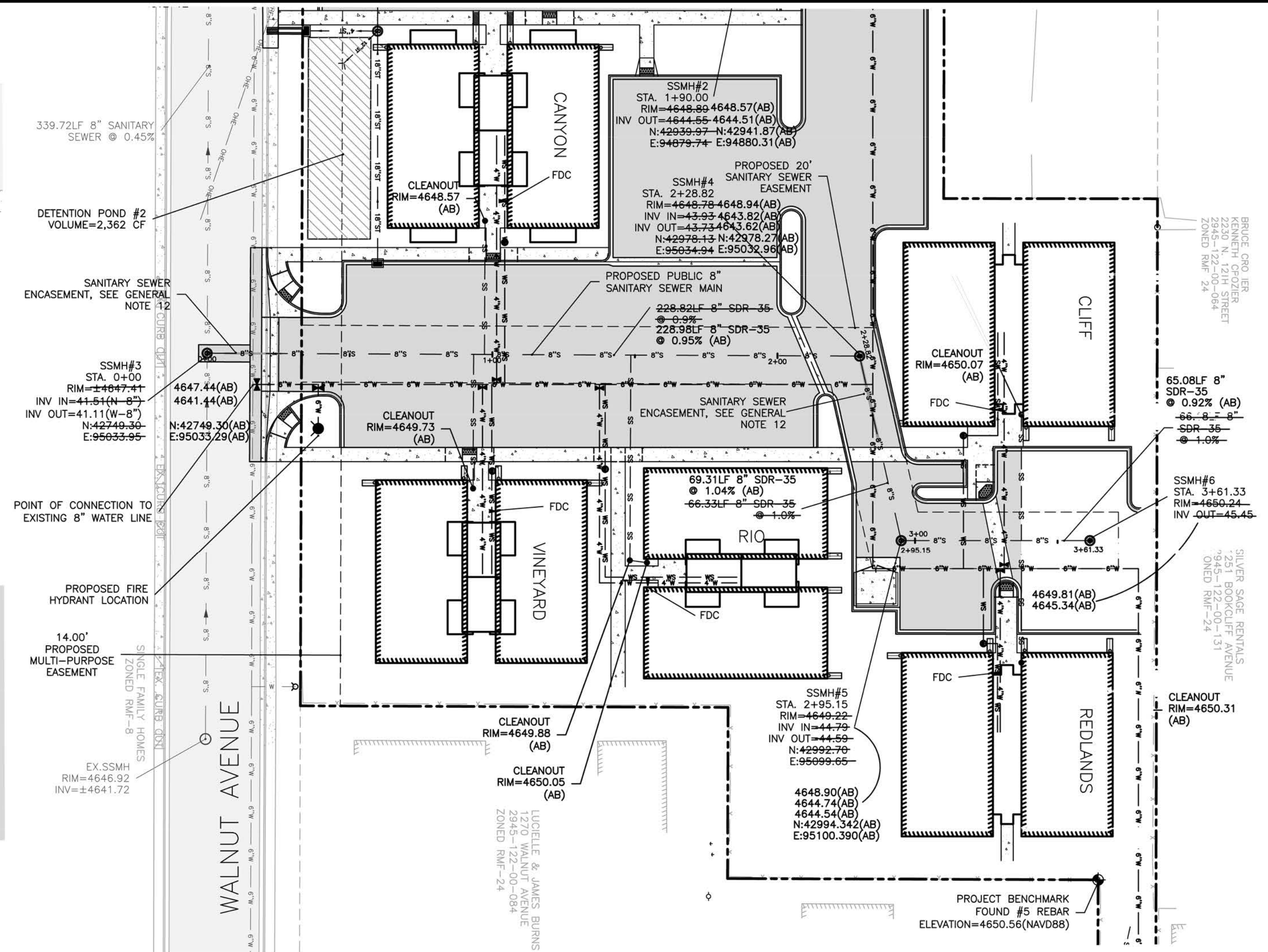


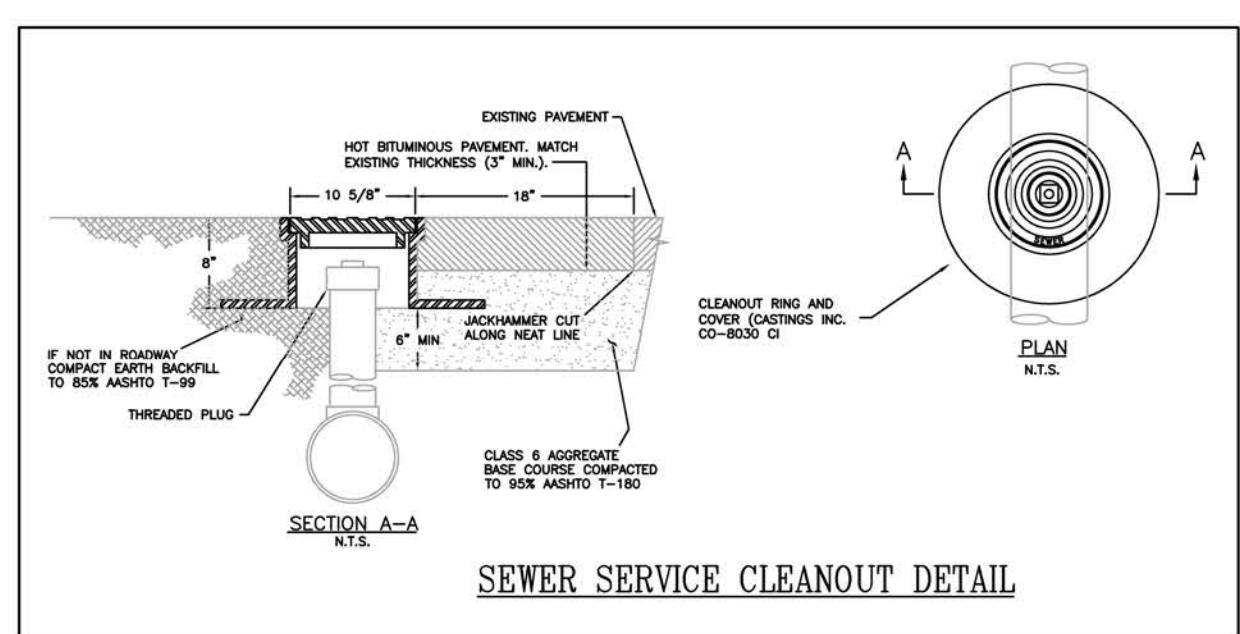
PHASE II 8" SANITARY SEWER PROFILE

LEGEND

	EXISTING ASPHALT		PROPOSED METER/BACKFLOW VAULT
	PROPOSED ASPHALT		PROPOSED FENCE
	EXISTING CONCRETE		EXISTING SEWER MAIN
	PROPOSED CONCRETE		PROPOSED SEWER SERVICE
	PROPOSED DECOMPOSED GRANITE		EXISTING SEWER MANHOLE
	EXISTING DETENTION POND		PROPOSED TRAFFIC FLOW
	EXISTING CURB/GUTTER		SURFACE DRAINAGE DIRECTION
	PROPOSED CURB/GUTTER		EXISTING STORM SEWER
	PROPOSED SPILL CURB/GUTTER		EXISTING STORM SEWER DRAIN
	EXISTING RETAINING WALL		EXISTING STORM SEWER
	PROPERTY LINE		EXISTING STORM SEWER DRAIN BUILDING
	EXISTING EASEMENT		EXISTING BUILDING
	PHASE LINE		COVERED PARKING STRUCTURE
	EXISTING 8" WATER MAIN		EXISTING PARKING LOT LIGHT
	PROPOSED WATER SERVICE LINE		PROPOSED PARKING LOT LIGHT
	PROPOSED 2" WATER SERVICE LINE		PROPOSED BUILDING LIGHT
	PROPOSED 4" WATER SERVICE LINE		TOP OF CURB
	EXISTING FIRE HYDRANT		TOP OF CONCRETE
	PROPOSED WATER METER		FLOWLINE
	PROPOSED FIRE HYDRANT		
	PROPOSED SANITARY MANHOLE		
	PROPOSED CLEANOUT		



PHASE I 8" SANITARY SEWER PROFILE



- GENERAL NOTES:**
- All dimensions and grades are to flowline unless otherwise noted.
 - All surveying provided by High Desert Surveying, LLC. Project benchmark found #5 Rebar, Set Alum. Cap, PLS 27279 with an elevation of 4650.56(NAVD88) located as depicted by plan view.
 - The bearings hereon are grid bearings of the Mesa County SIMS LOS determined by GPS observations on a City Survey Monument at 12th and Bookcliff and a City Survey Monument at 13th and Bookcliff.
 - Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction or placement of traffic control devices/features (striping, signals, medians, etc.).
 - Connect utilities that to remain the subject's property, shall be removed.
 - Abandon all existing sanitary sewer and water services.
 - Any sidewalk, curb and gutter broken during construction improvements shall be replaced at the cost of the owner.
 - All improvements (curb, gutter, sidewalk, asphalt, curb ramps and pathwork) shall be completed in accordance with the City of Grand Junction's Standard Contract Documents for Capital Improvements Construction.
 - All site concrete flatwork shall be 6-inches thick w/ #4 @ 1'-6" O.C., unless noted. All concrete shall include a minimum of 6" Class VI ABC.
 - All new pavement sections shall be 3" Asphaltic Concrete over 8" Class VI placed on 12" of recompacted subgrade soils.
 - All storm sewer lines, manholes & inlets shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction.
 - Concrete trash pad shall be 8-inch thick w/ #4 @ 16" O.C., Class VI ABC.
 - Proposed Public Sanitary Sewer Main design and construction shall conform to City of Grand Junction Standard Contract Documents for Capital Improvements Construction.
 - All sanitary services shall be 4" SDR-35. Connection to the new sewer main shall be with a wye fitting connected above the spring line of the sewer pipe. See page SS-06 in City of Grand Junction Standard Contract Documents for Capital Improvements Construction for details.
 - All domestic water services shall be 1-1/2" PVC conforming to ASTM-1785 and CL 200 psi.
 - Fire Sprinkler Lines shall be 4" PVC unless fire sprinkler contractor specs out different.
 - When sewer line is above and within 10 feet horizontally of the water line, the sewer line shall be installed through a steel or ductile iron casing pipe or encased in reinforced concrete as shown on the City Standard Drawings.

FINAL SANITARY SEWER RECORD DRAWING

RED LINE DRAWING WAS PREPARED BASED OFF OF AS-BUILT DATA PROVIDED BY QED SURVEYING



CITY OF GRAND JUNCTION ENGINEERING
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 BY: _____ DATE: _____
 ACCEPTED AS CONSTRUCTED
 BY: _____ DATE: _____

"All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times."

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES. SCALE: VERIFY CATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS: 5/11/09 STS

NO. 1 RECORD DRAWING

A-C-G
 AUSTIN CIVIL GROUP, INC
 Land Planning • Civil Engineering • Development Services
 336 Main Street, Suite 203 • Grand Junction, Colorado 81501
 (970) 242-7540

FAIRMOUNT VILLAGE
 description
 SANITARY SEWER PLAN & PROFILE
 2048 NORTH 12TH STREET
 GRAND JUNCTION, COLORADO
 prepared for
 JURGEN DENK

DRAWN BY: STS
 DESIGNED BY: STS
 CHECKED BY: MFA
 APPROVED BY: STS

JOB NUMBER: 1004.0001
 DATE: 2/16/07
 SCALE: 1"=30'
 SHEET NO: U-2