

LEGEND AND ABBREVIATIONS

- BLM 3.25" BRASS CAP
- MESA COUNTY SURVEY MARKER
- FOUND NO. 3.25" ALLOY CAP LS-18480
- FOUND NO. 5 REBAR & 2" CAP LS-18480
- FOUND NO. 5 REBAR & NO CAP
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 6 REBAR, NO CAP, PLACED 3.25" ALLOY CAP STAMPED R.C.E. LS-38075
- FOUND NO. 5 REBAR, NO CAP, PLACED 1.5" PLASTIC CAP STAMPED R.C.E. LS-38075
- SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2" ABOVE GROUND
- EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR
- FLOWLINE
- OVERHEAD POWER/UTILITY
- CULVERT
- WATER LINE
- SANITARY SEWER
- TREE CANOPY

LOCAL UTILITY PROVIDERS

- UTE WATER CONSERVANCY DISTRICT
2190 H ROAD
GRAND JUNCTION, CO 81505
PHONE #970-242-7491
- CITY OF FRUITA PUBLIC WORKS (SANITARY SEWER)
900 KIEFER AVE.
FRUITA, CO 81521
PHONE #970-858-9558
- XCEL ENERGY (GAS)
2538 BLICHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-245-2693
- CENTURY LINK 2524 BLICHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-244-4311
- CHARTER/SPECTRUM (TV/COMMUNICATIONS)
2502 FORESIGHT CIR
GRAND JUNCTION, CO 81505
PHONE #970-245-8750
- GRAND VALLEY POWER
845 22 ROAD
GRAND JUNCTION, CO 81505
PHONE #970-242-0040
- LOWER VALLEY FIRE DISTRICT
168 N MESA STREET
FRUITA, CO 81521
PHONE #970-858-3133

WATERLINE NOTES:

1. ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE LATEST REVISION OF THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS AVAILABLE AT utewater.org/specifications.
2. THE CONTRACTOR SHALL NOTIFY THE UTE WATER DISTRICT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY AASHTO T-99. CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL COMPACTION TESTS THROUGH A LICENSED SOILS LAB.
4. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K, 3/4" COPPER TUBE, SOFT TEMPER.
5. WATER SERVICE METER PITS, CENTER OF PIT, SHALL BE LOCATED 2 FEET BACK OF THE RIGHT-OF-WAY LINE.
6. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES. METER PITS AND YOKES SHALL BE PROVIDED BY UTE WATER.
7. ALL METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

LINE	BEARING	DISTANCE
L1	S 10°32'53" E	88.99'
L2	S 44°44'29" W	194.17'
L3	N 36°51'11" W	45.10'
L4	S 53°08'49" W	60.00'
L5	N 10°59'57" W	129.41'
L6	S 53°08'49" W	42.19'
L7	N 57°25'16" W	155.63'
L8	N 89°59'01" W	86.50'
L9	S 24°35'39" W	152.73'

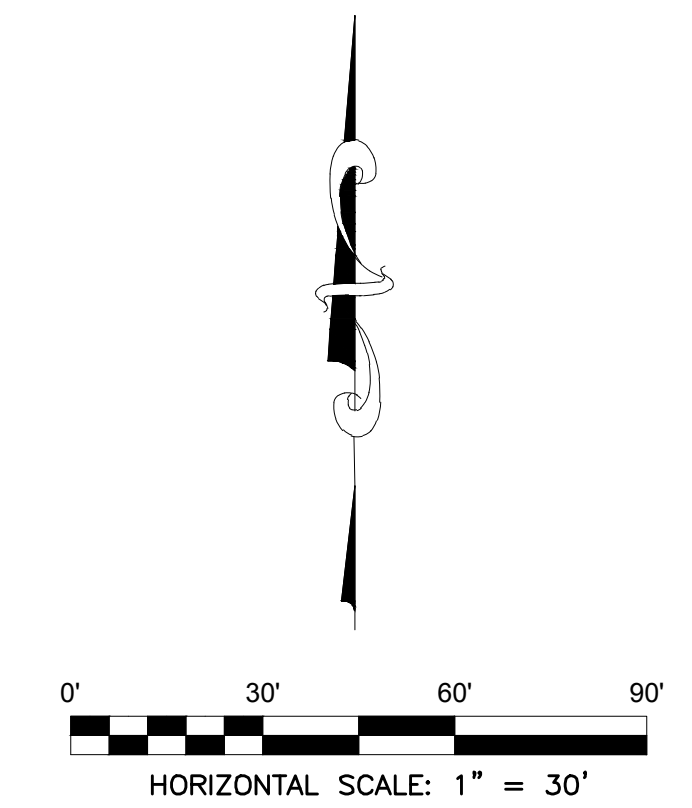
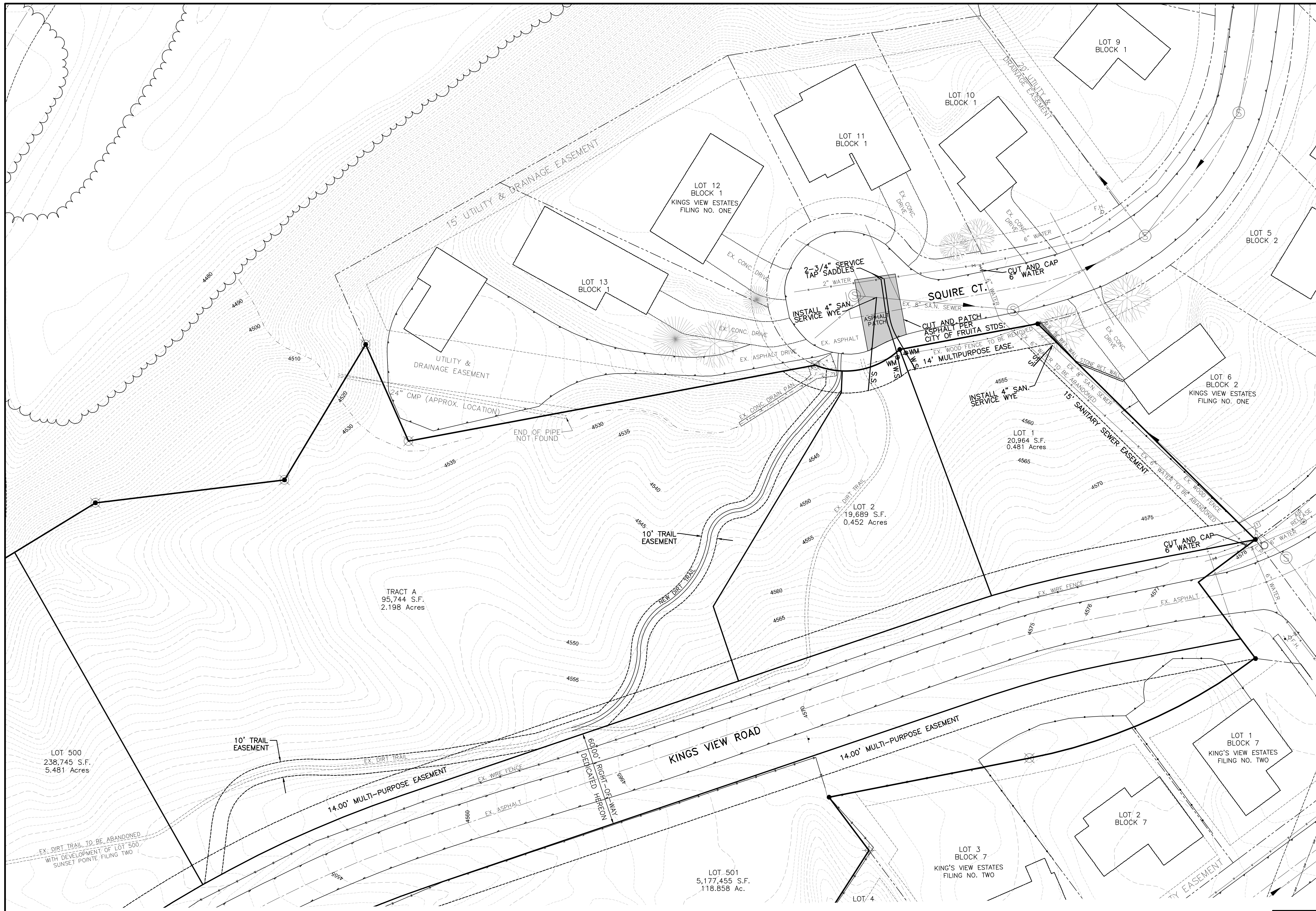
CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	157.82'	350.00'	25°50'10"	N 23°55'02" W	156.49'
C2	57.35'	50.00'	65°43'18"	S 10°32'53" E	54.26'

RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd, Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

**SUNSET POINTE
FILING ONE**

OVERALL UTILITY PLAN

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- OVERHEAD POWER/UTILITY CULVERT
- WATER LINE
- SANITARY SEWER
- W.S. PROPOSED 3/4" WATER SERVICE
- S.S. PROPOSED 4" SEWER SERVICE
- WM PROPOSED WATER METER
- ⊕ BURIED ELECTRIC
- ⊕ ELECTRIC TRANSFORMER
- ⊕ UTILITY POLE
- ⊕ L.P. LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ AIR RELEASE IN WATER MANHOLE
- ⊕ F.H. FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SIGN
- ☼ TREE CANOPY
- ☼ EVERGREEN TREE
- ☼ DECIDUOUS TREE

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

<p>Rolland Consulting Engineers, LLC</p> <p>405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceg.com</p>	<p>SUNSET POINTE FILING ONE</p>	
	<p>UTILITY PLAN DETAIL</p>	
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