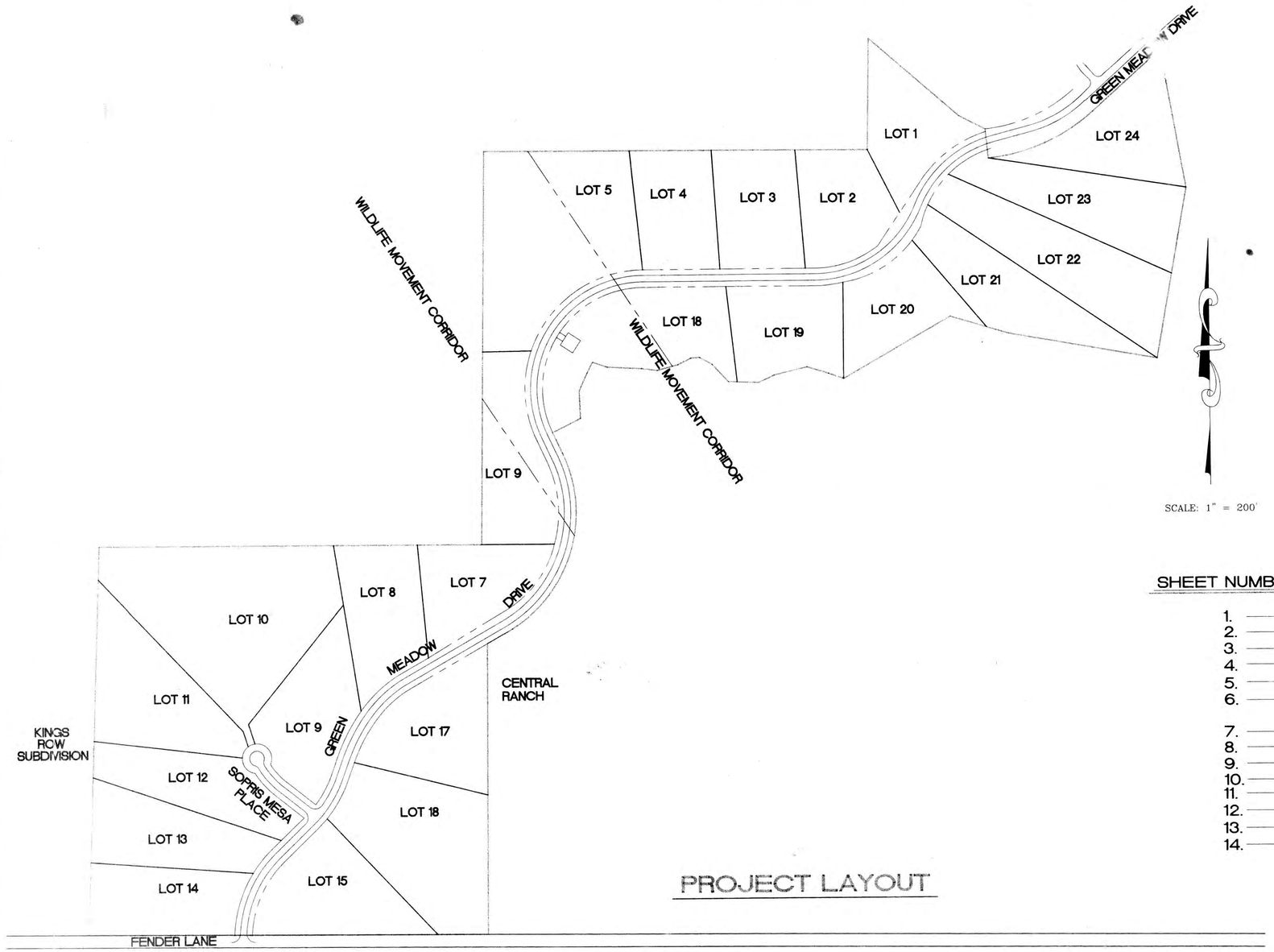
PRELIMINARY PLAN DOCUMENTS FO

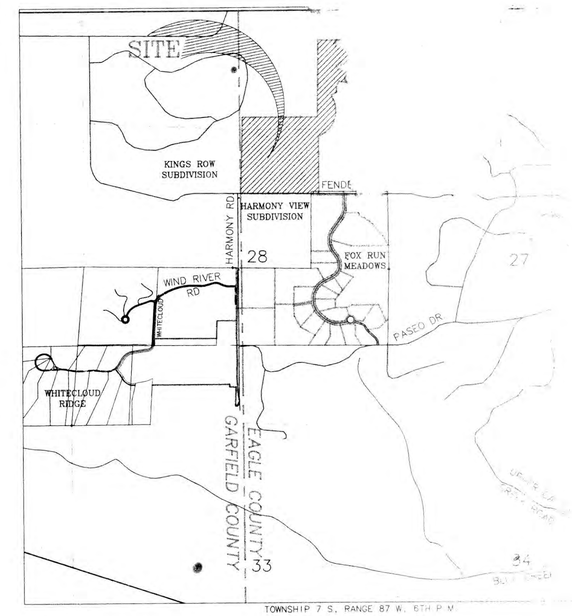
SOPRIS MESA SUBDIVISION

EAGLE COUNTY, COLORADO



SCALE: 1" = 200'

PROJECT LAYOUT



TOWNSHIP 7 S, RANGE 87 W, 6TH P.M.

VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

SHEET NUMBER	TITLE
1.	COVER SHEET
2.	PLAT
3.	PLAT
4.	GRADING, DRAINAGE AND EROSION CONTROL PLAN
5.	GRADING, DRAINAGE AND EROSION CONTROL PLAN
6.	GREEN MEADOW DRIVE PLAN AND PROFILE STA 0+93.5 - 16 AND SOPRIS MESA PLACE PLAN AND PROFILE
7.	GREEN MEADOW DRIVE PLAN AND PROFILE STA 16+50 - 32
8.	GREEN MEADOW DRIVE PLAN AND PROFILE STA 32+50 - END
9.	MASTER UTILITY PLAN
10.	MASTER UTILITY PLAN
11.	WATER TANK LOCATION AND GRADING PLAN
12.	WATER TANK CONNECTION DETAIL
13.	DETAIL SHEET
14.	DETAIL SHEET

OWNER:

FENDER LANE DEVELOPERS, LTD
2453 SOUTH 3RD STREET
JACKSONVILLE BEACH, FL 32250
JAY MCGARVEY

ENGINEER:

HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
923 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8676

PLANNER:

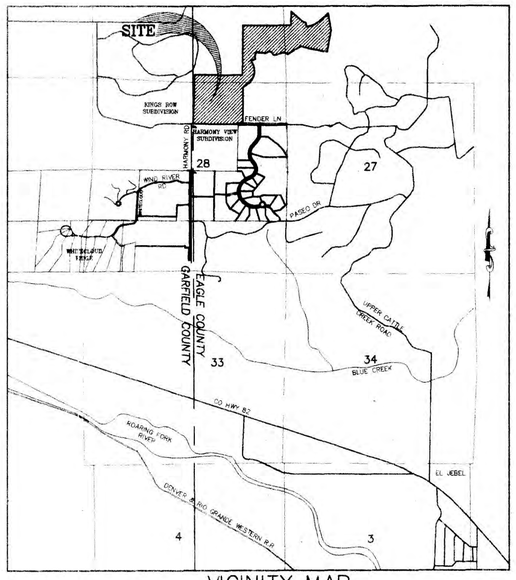
KNIGHT PLANNING SERVICES, INC.
PO BOX 347
EAGLE, COLORADO 81631
(970) 32 -6299

PRELIMINARY PLAT

SOPRIS MESA SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTIONS 21, 22, AND 28 T.7S., R.87W, OF THE 6TH P.M. COUNTY OF EAGLE, STATE OF COLORADO

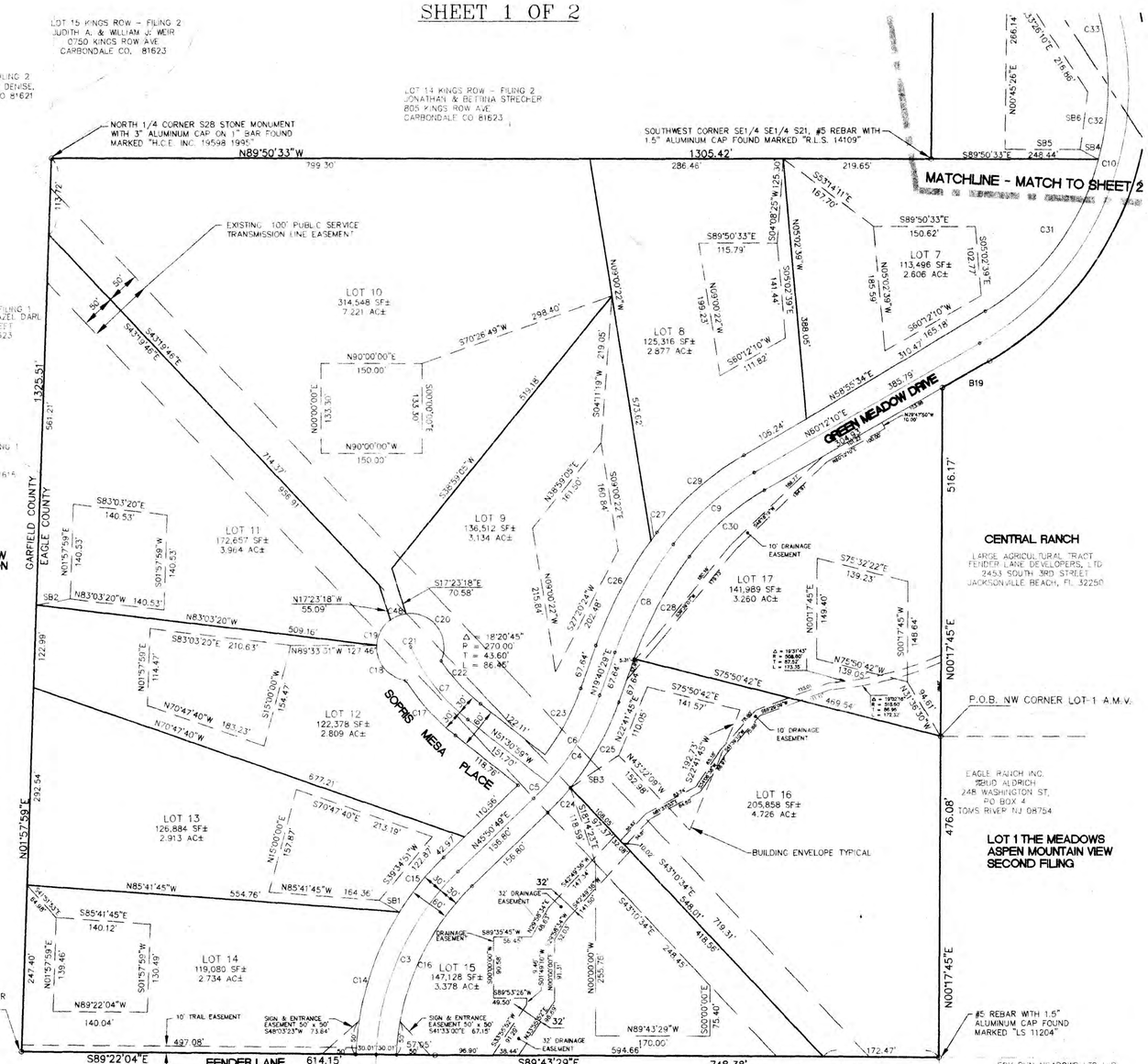
SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=2000'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO, THIS _____ DAY OF _____, A.D., 19____, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, SEWAGE DISPOSAL PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS ISSUED WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF EAGLE.

_____
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, COLORADO

WITNESS MY HAND AND SEAL OF THE COUNTY OF EAGLE

ATTEST: _____
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

TITLE CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN _____ FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____
_____
_____
_____

DATE: _____
BY: _____
TITLE: _____

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, A.D., 19____

_____
TREASURER OF EAGLE COUNTY

SURVEYOR'S STATEMENT

I, FRANK W. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SOPRIS MESA SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 19____

_____
FRANK W. HARRINGTON
P.L.S. #19598

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTES

1.) DATE OF SURVEY WAS SEPTEMBER AND OCTOBER OF 1997
2.) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S 89°09'02" E BETWEEN THE CENTER CORNER OF SECTION 28, A 3-1/4" ALUMINUM CAP, LS 19598 IN PLACE AND THE EAST QUARTER CORNER OF SECTION 28, A STONE IN PLACE.
3.) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
4.) MINIMUM SETBACK REQUIREMENTS ARE AS SHOWN WITH INDIVIDUAL RESIDENTIAL BUILDING ENVELOPES.
5.) ALL NON-MONUMENTED EXTERIOR BOUNDARY CORNERS, INTERIOR RIGHT-OF-WAY OR LOT CORNERS NOT IDENTIFIED BY THIS PLAT AS FOUND WILL BE MONUMENTED AS REQUIRED BY 38-51-104(4) AND 38-51-105.
6.) EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM. AN ENGINEERED SYSTEM SHALL BE REQUIRED FOR EACH LOT.
7.) A SITE SPECIFIC SOILS ANALYSIS SHALL BE REQUIRED FOR FOUNDATION DESIGN ON ALL LOTS ON THIS PLAT.
8.) LAND USE SURROUNDING SITE IS SINGLE FAMILY RESIDENTIAL UNLESS OTHERWISE NOTED ON PLAT.
9.) THERE SHALL BE A 5.0' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LOT LINES AND ON BOTH SIDES OF ALL SIDE LOT LINES.
10.) NO LOTS WITHIN SOPRIS MESA SUBDIVISION, SHALL BE SOLD, TRANSFERRED OR OTHERWISE CONVEYED – NOR SHALL ANY BUILDING PERMIT BE ISSUED BY EAGLE COUNTY FOR THESE LOTS – UNTIL ALL OF THE IMPROVEMENTS REQUIRED UNDER THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED IN BOOK _____ AT PAGE _____, ARE EITHER (a) IN PLACE AND APPROVED BY EAGLE COUNTY, OR (b) COLLATERALIZED IN THE FORM AS DESCRIBED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND LAND USE REGULATIONS AND ACCEPTABLE TO EAGLE COUNTY TO SECURE THE PERFORMANCE OF THE OBLIGATIONS AS DESCRIBED IN THE AGREEMENT. THIS PLAT NOTE SHALL ONLY BE RELEASED BY THE ADOPTION OF A RESOLUTION SO STATING BY THE EAGLE COUNTY BOARD OF COUNTY COMMISSIONERS, TO BE RECORDED IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.
11.) THERE IS A 10' WIDE TRAIL EASEMENT SOUTHERLY AND EASTERLY OF, AND ADJACENT TO, THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF GREEN MEADOW DRIVE.

THIS SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED AT BOOK ____ AND PAGE ____, APPROVAL RESOLUTION # _____ RECORDED AT BOOK ____ AND PAGE ____ IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY.

LOT	AREA (S.F.)	ADDRESS	LAND USE
1	110,420	0661 GREEN MEADOW DRIVE	SF
2	112,045	0735 GREEN MEADOW DRIVE	SF
3	117,013	0811 GREEN MEADOW DRIVE	SF
4	110,356	0861 GREEN MEADOW DRIVE	SF
5	285,490	0901 GREEN MEADOW DRIVE	SF
6	133,338	1021 GREEN MEADOW DRIVE	SF
7	113,496	1155 GREEN MEADOW DRIVE	SF
8	125,316	1229 GREEN MEADOW DRIVE	SF
9	136,512	1291 GREEN MEADOW DRIVE	SF
		019 SOPRIS MESA PLACE	SF
10	314,548	045 SOPRIS MESA PLACE	SF
11	172,657	042 SOPRIS MESA PLACE	SF
12	122,378	028 SOPRIS MESA PLACE	SF
		1355 GREEN MEADOW DRIVE	SF
13	126,884	1375 GREEN MEADOW DRIVE	SF
14	119,080	1411 GREEN MEADOW DRIVE	SF
15	147,128	1380 GREEN MEADOW DRIVE	SF
16	205,858	1320 GREEN MEADOW DRIVE	SF
17	141,989	1230 GREEN MEADOW DRIVE	SF
18	175,366	0850 GREEN MEADOW DRIVE	SF
19	116,460	0790 GREEN MEADOW DRIVE	SF
20	110,717	0730 GREEN MEADOW DRIVE	SF
21	136,484	0700 GREEN MEADOW DRIVE	SF
22	178,000	0670 GREEN MEADOW DRIVE	SF
23	148,776	0650 GREEN MEADOW DRIVE	SF
24	126,977	0560 GREEN MEADOW DRIVE	SF
TOTAL	3,587,288 S.F.		
RIGHT-OF-WAY	281,670 S.F.		
TOTAL ALL AREAS	3,868,958 S.F.	(88.819 AC ±)	

HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
923 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8676

CERTIFICATION OF [illegible]

KNOW ALL MEN BY THESE PRESENTS [illegible] LTD., BEING SOLE OWNER(S) IN FEE [illegible] OF ALL THAT REAL PROPERTY SITUATE [illegible] DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS [illegible] SOUTH, RANGE 87 WEST OF THE SIXTH PR[illegible] COUNTY OF EAGLE, STATE OF COLORADO, A[illegible] RESURVEY OF SAID TOWNSHIP AND RANGE A[illegible] THE U.S. SUPERVISOR OF SURVEYS ON NOVEM[illegible] BEING PART OF THE "FUTURE DEVELOPMENT" A[illegible] MOUNTAIN VIEW, SECOND FILING AS ON FILED IN [illegible] CLERK AND RECORDER'S OFFICE IN BOOK 365 AT [illegible] THIS DESCRIPTION BEING BASED ON A BEARING O[illegible] BETWEEN THE NORTHEASTERLY CORNER OF PARCEL [illegible] NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM [illegible] "P.L.S. 20695", AND THE SOUTHWEST CORNER OF TH[illegible] (N1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) [illegible] NUMBER FIVE REBAR WITH AN ILLEGIBLE PLASTIC CA[illegible] PARCEL A BEING MORE PARTICULARLY DESCRIBED A[illegible]OWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF THE MEADOWS, ASPEN MOUNTAIN VIEW, SECOND FILING, THE POINT OF BEGINNING; THENCE S 00°17'45" W, 476.08 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR FENDER LANE, A NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM CAP FOUND MARKED "L.S. 11204"; THENCE LEAVING SAID LOT 1, N 89°43'29" W, 748.38 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N 89°22'04" W, 614.15 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 28, A NUMBER FIVE REBAR WITH AN ILLEGIBLE PLASTIC CAP FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE, N 01°57'59" E, 1,325.51 FEET TO THE NORTH ONE-QUARTER (N1/4) CORNER OF SAID SECTION 28, A STONE MONUMENT WITH A 3 INCH ALUMINUM CAP ON A ONE INCH BAR FOUND MARKED "H.C.E. INC. 19598 1995"; THENCE S 89°50'33" E, 1,305.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A NUMBER 5 REBAR WITH A 1 1/2 INCH ALUMINUM CAP FOUND MARKED "R.L.S. 14109"; THENCE N 00°45'26" E, 1,341.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 21; THENCE S 89°47'31" E, 1,308.81 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SAID SECTION 21 A NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM CAP FOUND MARKED "L.S. 5993 JEROME GAMBA"; THENCE N 00°55'03" E, 380.00 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF THE OAK RIDGE III, ASPEN, MOUNTAIN VIEW, FILING NO. 3, A NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM CAP MARKED "P.L.S. 26095"; THENCE THE FOLLOWING FIVE COURSES ALONG THE SOUTHERLY LINE OF SAID OAK RIDGE III:

1) THENCE S 48°59'47" E, 405.93 FEET TO A NUMBER FIVE REBAR WITH A 1 1/2 ALUMINUM CAP FOUND MARKED "P.L.S. 20695";
2) THENCE S 63°02'43" E, 100.86 FEET TO A NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM CAP FOUND MARKED "P.L.S. 20695";
3) THENCE S 05°25'59" E, 100.00 FEET TO A NUMBER FIVE REBAR WITH A 1 1/2 INCH ALUMINUM CAP FOUND MARKED "P.L.S. 20695";
4) THENCE 205.79 FEET ALONG THE ARC OF A NONTANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 622.40 FEET, A CENTRAL ANGLE OF 36°35'34", THE CHORD OF WHICH BEARS N 66°16'14" E, 390.78 FEET;
5) THENCE N 47°58'27" E, 311.13 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16 OF THE MEADOWS, ASPEN MOUNTAIN VIEW, SECOND FILING, A NUMBER FIVE REBAR WITH A 1 1/2 ALUMINUM CAP MARKED "P.L.S. 20695".

THENCE LEAVING SAID OAK RIDGE III, S 10°11'19" E, 479.02 FEET ALONG THE WESTERLY LINE OF SAID LOT 16; THENCE S 10°00'00" W, 591.59 FEET ALONG SAID WESTERLY LINE; THENCE, LEAVING SAID LOT 16, N 80°00'00" W, 512.58 FEET TO A POINT ON THE NORTHERLY LINE OF A 15 FOOT EQUESTRIAN EASEMENT AS PLATTED IN SAID ASPEN, MOUNTAIN VIEW, SECOND FILING; THENCE N 73°18'03" W, 208.81 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT;
THENCE, LEAVING SAID EASEMENT, S 60°03'39" W, 421.05 FEET;
THENCE N 70°17'02" W, 54.34 FEET;
THENCE N 73°09'09" W, 77.35 FEET;
THENCE S 76°22'09" W, 114.50 FEET;
THENCE S 64°34'51" W, 58.48 FEET;
THENCE N 87°47'30" W, 104.24 FEET;
THENCE N 42°38'51" W, 81.62 FEET;
THENCE N 60°39'42" W, 48.51 FEET;
THENCE S 85°36'52" W, 30.09 FEET;
THENCE S 63°14'22" W, 48.75 FEET;
THENCE S 74°44'27" W, 72.74 FEET;
THENCE N 82°55'41" W, 55.19 FEET;
THENCE N 36°54'51" W, 116.14 FEET;
THENCE N 71°14'04" W, 54.22 FEET;
THENCE S 26°48'04" W, 40.26 FEET;
THENCE S 24°18'22" W, 67.42 FEET;
THENCE S 02°20'04" E, 94.40 FEET;
THENCE S 63°20'46" W, 106.52 FEET;
THENCE S 25°00'00" E, 80.00 FEET;
THENCE 698.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 84°12'10", THE CHORD OF WHICH BEARS S 17°36'05" W, 636.28 FEET; THENCE S 60°12'10" W, 80.86 FEET; THENCE S 00°17'45" W, 516.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 88.677 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SOPRIS MESA SUBDIVISION, A SUBDIVISION IN THE COUNTY OF EAGLE, AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS OF THE PURPOSES SHOWN HEREIN; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS _____ DAY OF _____, A.D., 19____

OWNER:
FENDER LANE DEVELOPERS, LTD.
2453 SOUTH 3RD STREET
JACKSONVILLE BEACH, FL 32250

BY: _____
JAY McGARVEY

STATE OF COLORADO)
COUNTY OF)

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO BEFORE ME THIS [illegible] OF _____, 19____, BY JAY McGARVEY AS PRE[illegible] FENDER LANE DEVELOPERS, LTD.

WITNESS MY HAND AND [illegible]
MY COMMISSION EXP[illegible]

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT _____ O'CLOCK [illegible] ON THE _____ DAY OF _____, 19____
ON PAGE _____ REC. NO. _____

BY: _____

SOPRIS MESA SUBDIVISION

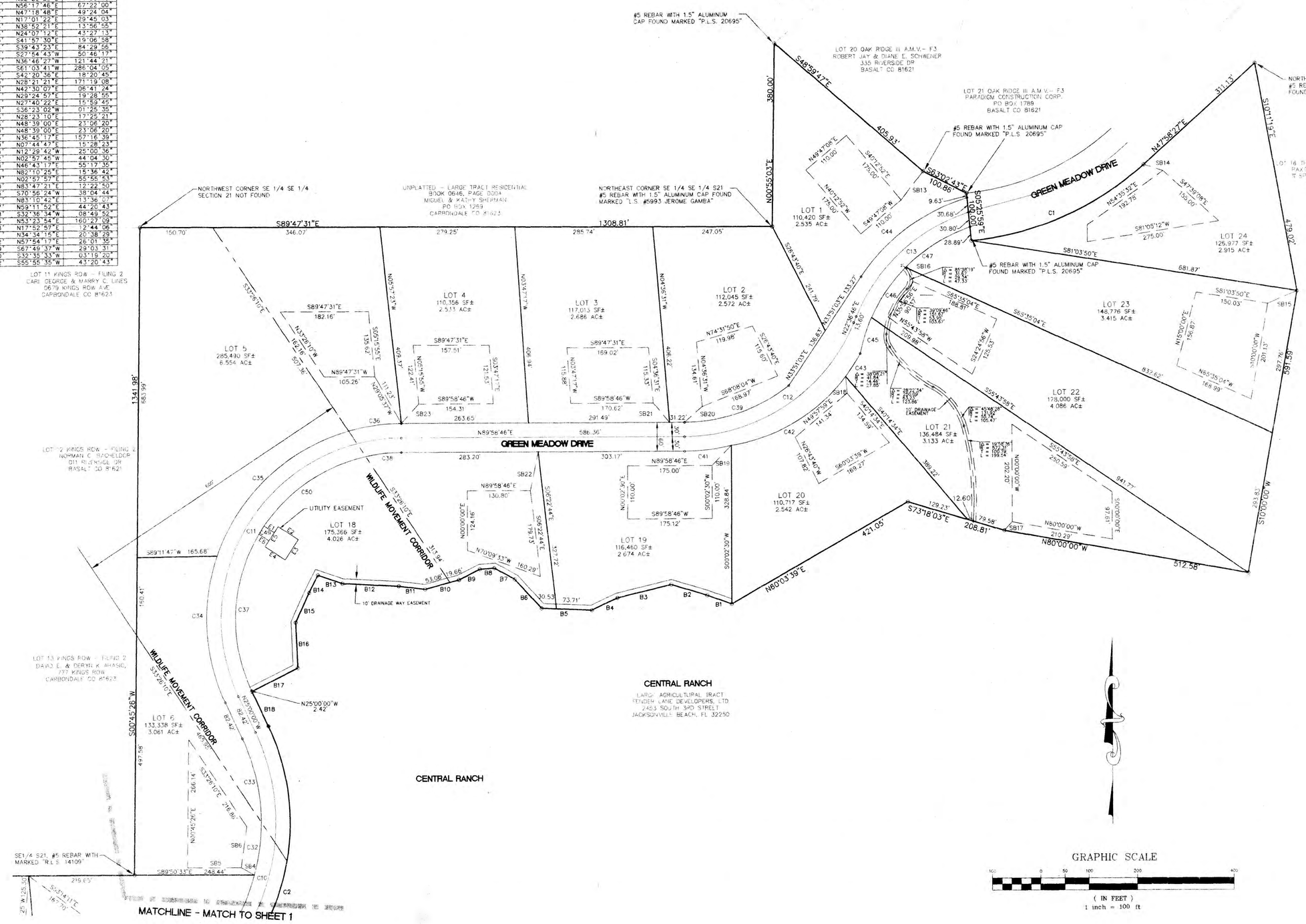
SHEET 2 OF 2

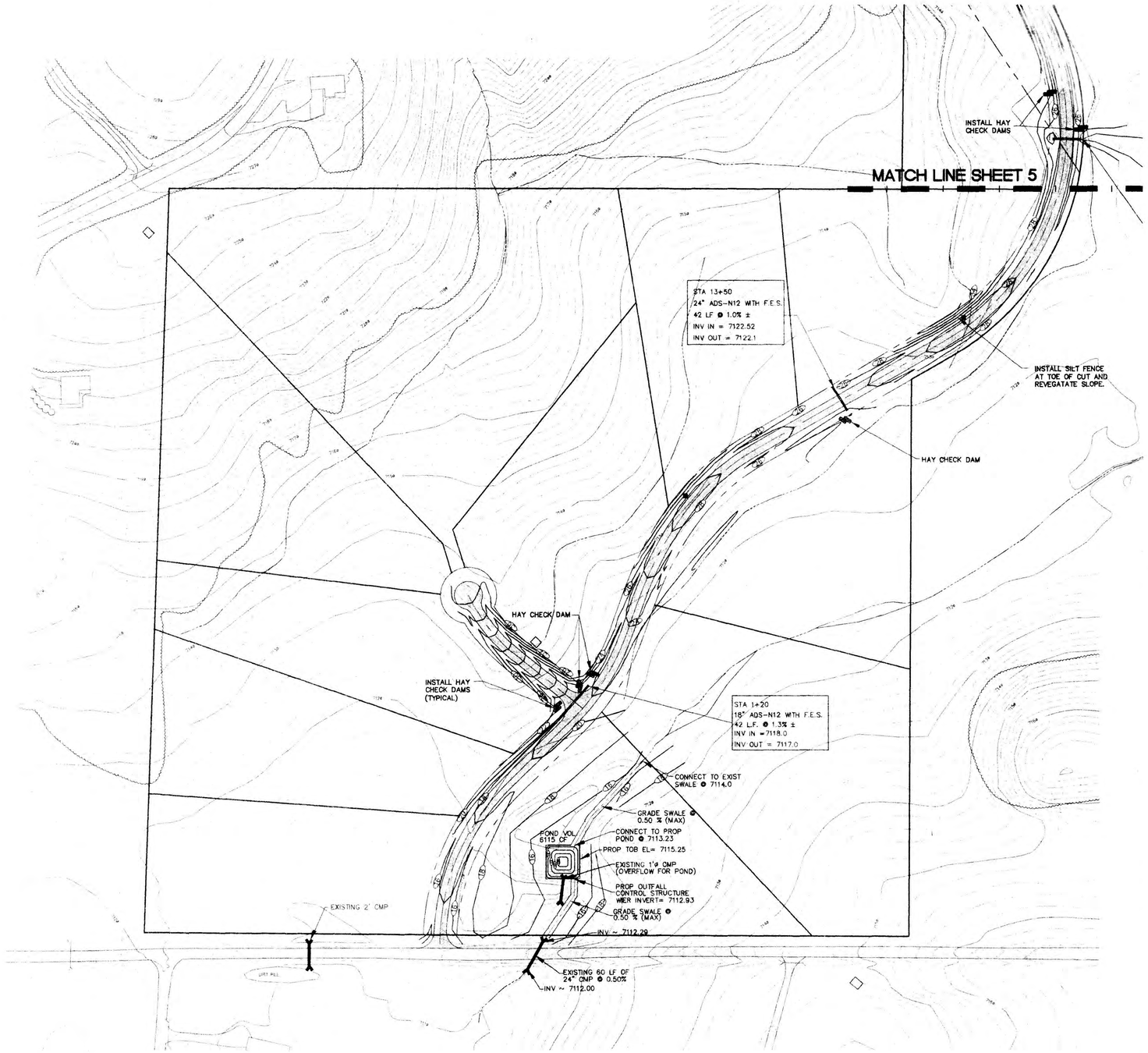
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	622.40'	397.50'	205.79'	390.78'	N66°16'14"E	36°35'33"
C2	470.00'	698.92'	432.21'	636.28'	S17°36'05"W	85°12'10"
C3	400.00'	304.29'	159.93'	297.00'	N24°03'15"E	43°35'09"
C4	400.00'	182.72'	92.98'	181.13'	N32°45'39"E	26°10'20"
C5	400.00'	30.74'	15.38'	30.73'	N43°38'44"E	04°24'10"
C6	400.00'	151.98'	76.92'	151.07'	N30°33'34"E	21°46'10"
C7	300.00'	138.26'	70.38'	137.04'	N38°18'50"W	26°24'18"
C8	600.00'	182.45'	91.93'	181.74'	N28°23'10"E	17°25'21"
C9	400.00'	161.31'	81.76'	160.22'	N48°39'00"E	23°06'20"
C10	440.00'	664.31'	404.62'	595.67'	N17°36'05"E	85°12'10"
C11	375.00'	752.54'	588.40'	632.47'	N32°29'23"E	114°58'46"
C12	380.00'	446.79'	253.27'	421.50'	N56°17'46"E	67°22'00"
C13	380.00'	327.64'	174.78'	317.59'	N47°18'48"E	49°24'04"
C14	430.00'	223.28'	114.22'	220.78'	N17°01'22"E	29°45'03"
C15	430.00'	104.68'	52.60'	104.43'	N38°52'21"E	13°56'55"
C16	370.00'	280.61'	147.44'	273.93'	N24°07'12"E	43°27'13"
C17	330.00'	110.10'	55.57'	109.59'	S41°57'30"E	19°06'58"
C18	50.00'	73.74'	45.42'	67.24'	S39°43'23"E	84°29'56"
C19	50.00'	44.31'	23.73'	42.87'	S27°54'43"W	50°46'17"
C20	50.00'	106.24'	89.72'	87.35'	N36°46'27"W	121°44'21"
C21	50.00'	249.64'	37.63'	60.13'	S61°03'41"W	286°04'55"
C22	270.00'	85.45'	43.60'	85.08'	S42°20'36"E	18°20'45"
C23	56.01'	167.46'	737.88'	111.69'	N28°21'21"E	171°19'08"
C24	430.00'	50.21'	25.13'	50.18'	N42°30'07"E	06°41'24"
C25	430.00'	146.21'	73.82'	145.51'	N29°24'59"E	19°28'56"
C26	630.00'	175.88'	88.52'	175.31'	N27°40'22"E	15°59'45"
C27	630.00'	15.69'	7.84'	15.68'	S36°23'02"W	01°25'35"
C28	570.00'	173.32'	87.34'	172.66'	N28°23'10"E	17°25'21"
C29	430.00'	173.41'	87.90'	172.23'	N48°39'00"E	23°06'20"
C30	370.00'	149.21'	75.63'	148.20'	N48°39'00"E	23°06'20"
C31	143.23'	393.17'	712.84'	280.85'	N36°45'17"E	157°16'39"
C32	410.00'	110.72'	55.70'	110.39'	N07°44'47"E	15°28'23"
C33	410.00'	178.97'	90.93'	177.55'	N12°28'42"W	25°00'36"
C34	405.00'	311.55'	163.94'	303.92'	N02°57'45"W	44°04'30"
C35	405.00'	390.84'	212.15'	375.85'	N46°43'17"E	55°17'35"
C36	405.00'	110.35'	55.52'	110.01'	N82°10'25"E	15°36'42"
C37	345.00'	336.79'	183.18'	323.57'	N02°57'57"E	56°55'53"
C38	345.00'	74.55'	37.42'	74.40'	N83°47'21"E	12°22'50"
C39	350.00'	232.61'	120.78'	228.35'	S70°56'24"W	38°04'44"
C41	410.00'	97.33'	48.90'	97.11'	N83°10'42"E	13°36'07"
C42	365.49'	282.88'	148.95'	275.87'	N59°11'52"E	44°20'43"
C43	365.49'	56.33'	28.22'	56.28'	S32°36'34"W	08°49'52"
C44	139.20'	389.82'	808.10'	274.36'	N53°23'54"E	160°27'09"
C45	350.00'	77.79'	39.06'	77.63'	N17°52'57"E	12°44'06"
C46	350.00'	126.09'	63.74'	125.41'	N34°34'16"E	20°38'29"
C47	350.00'	158.99'	80.89'	157.62'	N57°54'17"E	26°01'35"
C48	50.00'	25.36'	12.96'	25.09'	S67°49'37"W	29°03'31"
C49	345.00'	20.00'	10.00'	20.00'	S32°35'33"W	03°19'20"
C50	345.00'	261.00'	137.10'	254.82'	S55°55'35"W	43°20'43"

LINE TABLE

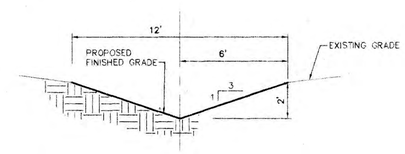
LINE	DIRECTION	DISTANCE
B1	N70°17'02"W	54.34'
B2	N73°09'09"W	77.35'
B3	S76°22'09"W	114.50'
B4	S64°34'51"W	58.48'
B5	N87°47'30"W	104.24'
B6	N42°38'51"W	81.62'
B7	N60°39'42"W	48.51'
B8	S85°36'52"W	30.09'
B9	S63°14'22"W	48.75'
B10	S74°44'27"W	72.74'
B11	N82°55'41"W	55.19'
B12	N86°54'51"W	116.14'
B13	N71°14'04"W	54.22'
B14	S26°48'04"W	40.26'
B15	S24°18'22"W	67.42'
B16	S02°20'04"E	94.40'
B17	S63°20'46"W	106.52'
B18	S25°00'00"E	80.00'
B19	S60°12'10"W	80.86'
E1	S56°46'48"E	24.99'
E2	S56°46'48"E	50.00'
E3	S33°13'12"W	50.00'
E4	N56°46'48"W	50.00'
E5	N33°13'12"E	50.00'
E6	S56°46'48"E	24.77'
SB1	N59°46'22"W	34.31'
SB2	N79°53'08"E	51.13'
SB3	N58°30'25"E	76.69'
SB4	N50°50'56"W	30.95'
SB5	N89°50'33"W	111.21'
SB6	S07°51'46"W	86.26'
SB13	S37°17'27"W	74.37'
SB14	S71°11'00"E	42.09'
SB15	S66°46'25"W	65.75'
SB16	S29°05'48"E	33.63'
SB17	N42°59'02"E	23.84'
SB18	N05°08'03"W	34.77'
SB19	N43°57'28"E	57.67'
SB20	S48°36'45"W	48.54'
SB21	N39°48'12"W	52.05'
SB22	N11°27'17"E	81.63'
SB23	S47°24'22"W	54.19'





NOTES:

1. SEE ROAD PLAN AND PROFILE SHEETS FOR CULVERT SIZES, DETAILS, AND ADDITIONAL DRAINAGE.
2. SEE SHEET 14 FOR SEDIMENT CONTROL FENCING AND CHECK DAM DETAILS.



SWALE DETAIL

NTS

LEGEND

- BOUNDARY AND LOT LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CONTOUR
- PROPOSED EASEMENT
- PROPOSED CULVERT
- PROPOSED HAY BALES
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING CONTOUR

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

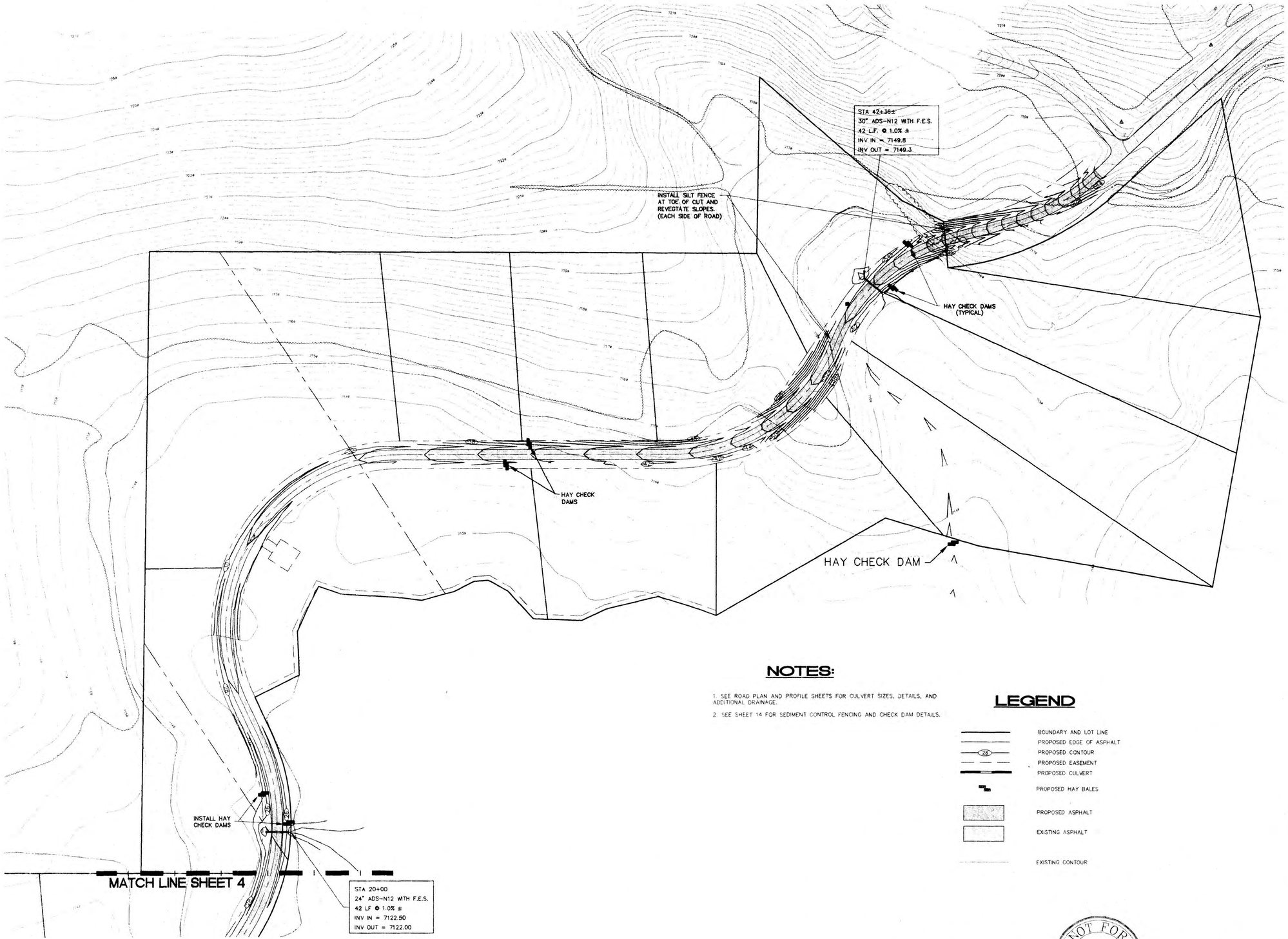
NO.	DATE	REVISION

DEC EPT
DR EPT
CK
DATE 12-10-97
FILE

HIGH COUNTRY ENGINEERING, INC
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676 FX.(970) 945-2555

JAY MCGARVEY
EAGLE COUNTY, COLORADO

SOPRIS MESA SUBDIVISION
GRADING, DRAINAGE AND EROSION CONTROL PLAN



NOTES:

1. SEE ROAD PLAN AND PROFILE SHEETS FOR CULVERT SIZES, DETAILS, AND ADDITIONAL DRAINAGE.
2. SEE SHEET 14 FOR SEDIMENT CONTROL FENCING AND CHECK DAM DETAILS.

LEGEND

- BOUNDARY AND LOT LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CONTOUR
- PROPOSED EASEMENT
- PROPOSED CULVERT
- PROPOSED HAY BALES
- PROPOSED ASPHALT
- EXISTING ASPHALT
- EXISTING CONTOUR

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

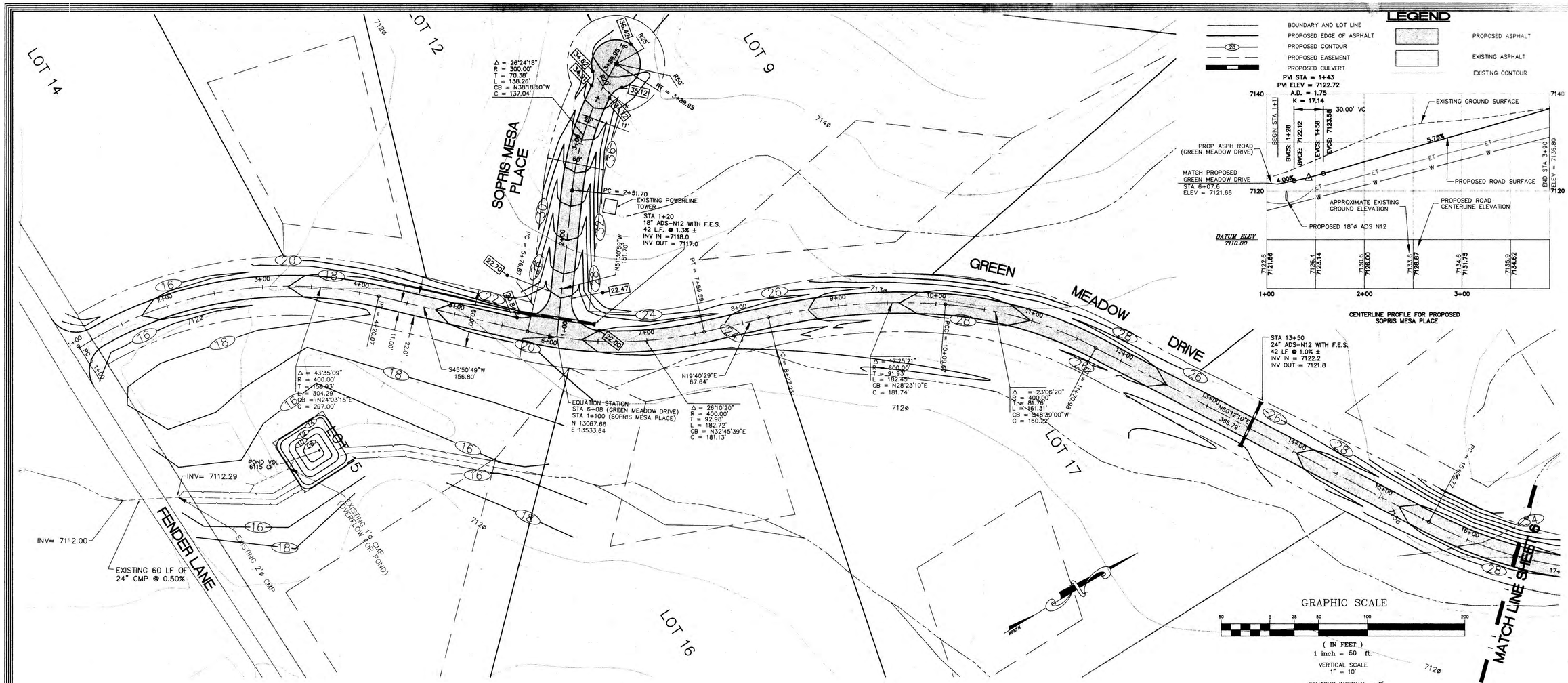
NO.	DATE	REVISION

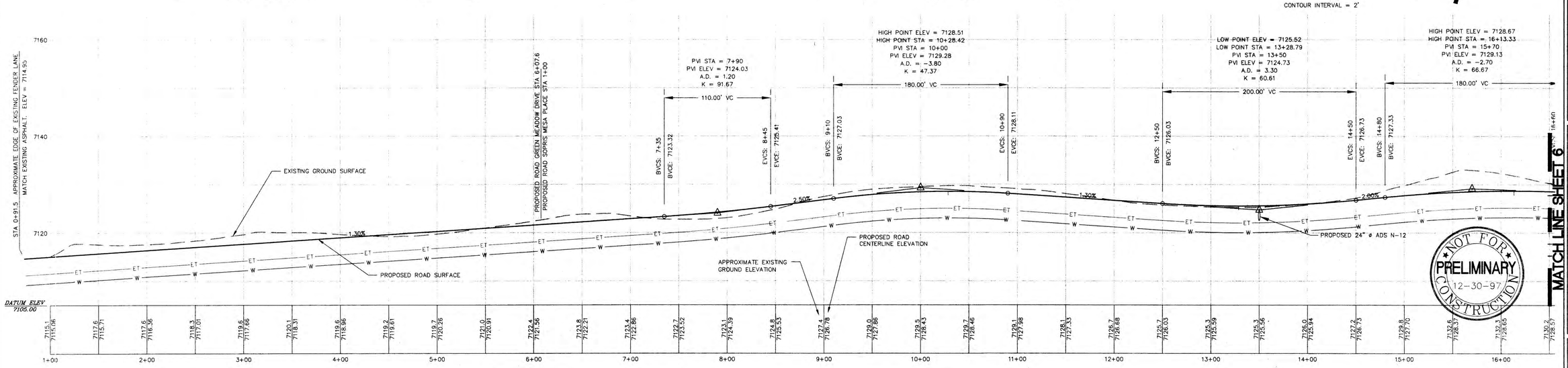
DES. EPT
DR. EPT
CK
DATE 12-30-97
FILE GR1

HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676 FX.(970) 945-2555

JAY MCCARVEY
EAGLE COUNTY, COLORADO
SOPRIS MESA SUBDIVISION
GRADING, DRAINAGE AND EROSION CONTROL PLAN

9704





CENTERLINE PROFILE FOR GREEN MEADOW DRIVE
STATION 1+00 TO 16+50

NO.	DATE	REVISION

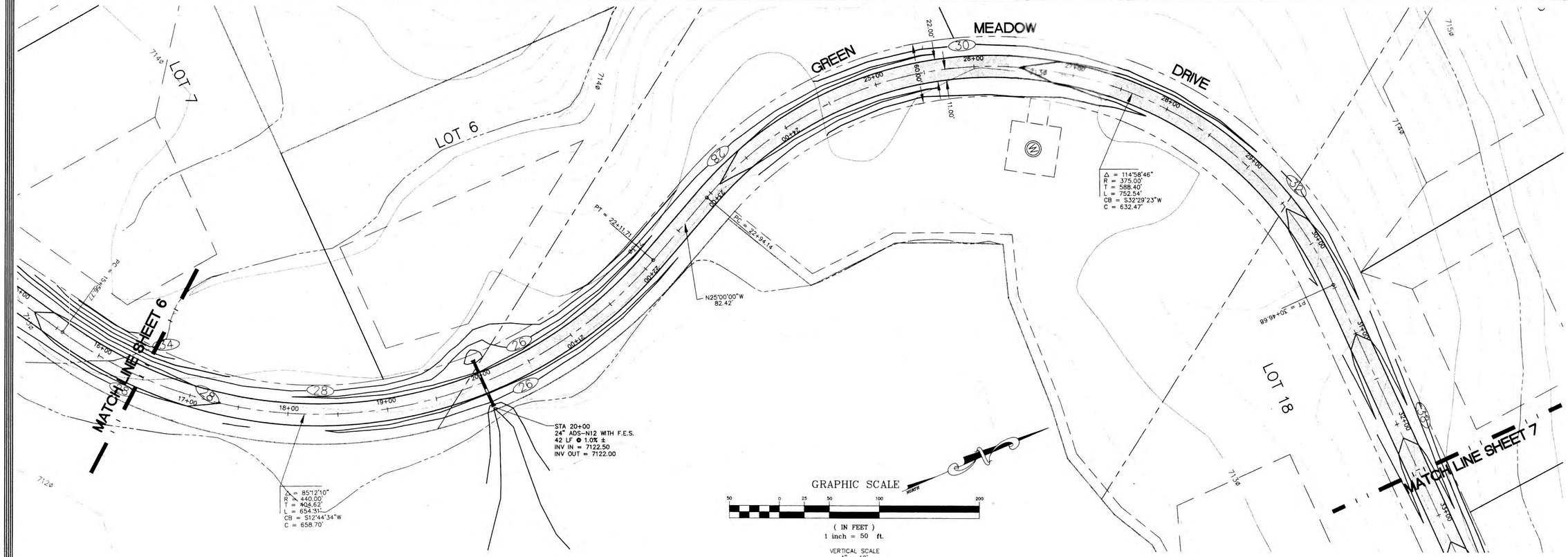
DES.	EPT
DR.	EPT
CK.	DRC
DATE	12-30-97
FILE	PP-02

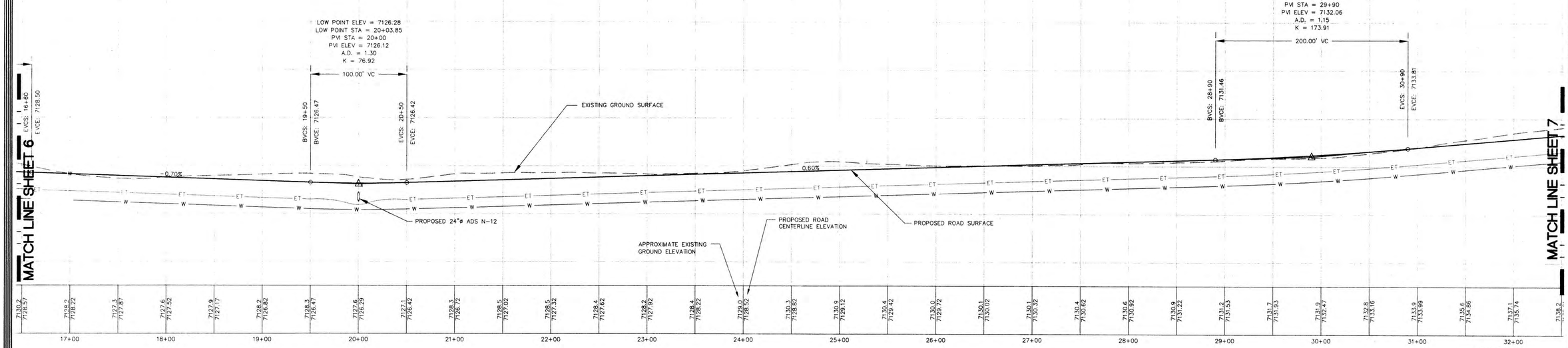
HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH:(970) 945-8676 FX:(970) 945-2555

JAY MCGARVEY
EAGLE COUNTY, COLORADO

SOPRIS MESA SUBDIVISION
ROAD CENTERLINE PLAN AND PROFILE
STA 0+93.5 TO 16+50 + SOPRIS MESA PL.

PROJECT NO.
970 7.01





LEGEND

- BOUNDARY AND LOT LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CONTOUR
- PROPOSED EASEMENT
- PROPOSED CULVERT
- EXISTING CONTOUR
- PROPOSED ASPHALT
- EXISTING ASPHALT

CENTERLINE PROFILE FOR GREEN MEADOW DRIVE
STATION 16+50 TO 32+50

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

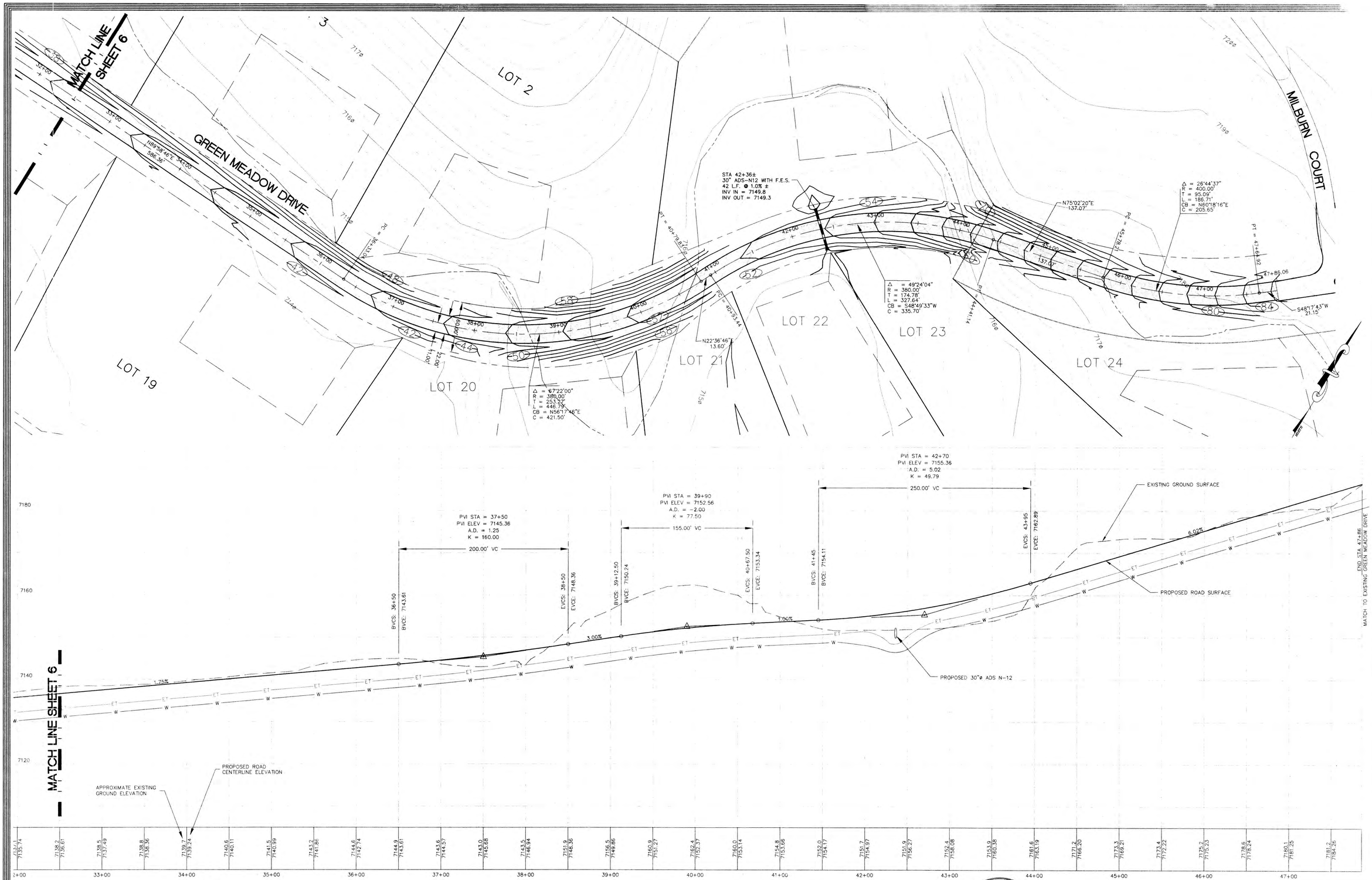
NO.	DATE	REVISION

DES. EPT
DR. EPT
CK. ---
DATE 12-30-97
FILE PP-03

HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676 FX.(970) 945-2555

JAY MCCARVEY
EAGLE COUNTY, COLORADO
SOPRIS MESA SUBDIVISION
ROAD CENTERLINE PLAN AND PROFILE
STA 16+50 TO 32+50

PROJECT NO. 97047.01



LEGEND

- BOUNDARY AND LOT LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CONTOUR
- PROPOSED EASEMENT
- PROPOSED CULVERT
- EXISTING CONTOUR
- PROPOSED ASPHALT
- EXISTING ASPHALT

CENTERLINE PROFILE FOR GREEN MEADOW DRIVE
STATION 32+50 TO 47+86

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
VERTICAL SCALE
1" = 10'
CONTOUR INTERVAL = 2'

NO.	DATE	REVISION

DES: EPT
DR: EPT
CK:
DATE 12-30-97
FILE PP-04

HIGH COUNTRY ENGINEERING, INC.
970 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8678 FX.(970) 945-2555

JAY MCCARVEY
EAGLE COUNTY, COLORADO
SOPRIS MESA SUBDIVISION
ROAD CENTERLINE PLAN AND PROFILE
STA 32+50 TO 47+86

LOT 13

LOT 12

LOT 9

LOT 8

LOT 7

LOT 17

LOT 6

LOT 18

SOPRIS MESA PLACE

GREEN MEADOW DRIVE

EXISTING POWERLINE TOWER

FIRE HYDRANT ASSEMBLY
N 12758.70
E 13257.99

24 LF 8" DIP

400 LF 8"DIP

272 LF 8" DIP

49 LF 8" DIP

386 LF 8" DIP

173 LF 8" DIP

15 LF 8" DIP

396 LF 8" DIP

84 LF 8" DIP

8" WATER VALVE
AND STUBOUT
N 12725.45
E 13268.23

CONNECTION TO
SOPRIS MESA PLACE
N 13071.16
E 13504.93
3 – 8" GATE VALVES

FIRE HYDRANT ASSEMBLY
N 13115.66
E 13522.07

AIR VAC
N 13445.57
E 13717.07

8" GATE VALVE
N 13556.97
E 13857.1

FIRE HYDRANT ASSEMBLY
N 13580.33
E 13863.14

AIR VAC
N 13762.8
E 14211.97

MATCH LINE THIS SHEET

500 LF 8" DIP

8" GATE VALVE
N 14753.38
E 14344.7

6" GATE VALVE
N 14758.95
E 14343.9

132 LF 6" DIP

PROPOSED WELL LOCATION
N 14678.28
E 14411.02

500 LF 6" DIP

FIRE HYDRANT ASSEMBLY
N 13851.07
E 14279.02

25 LF 8" DIP

475 LF 8" DIP

8" GATE VALVE
N 14269.96
E 14343.26

8" GATE VALVE
N 13819.16
E 14274.01

46 LF 8" DIP

FIRE HYDRANT ASSEMBLY
N 14530.64
E 14273.24

39 LF 8" DIP

8" GATE VALVE
N 14912.14
E 14812.75

6" GATE VALVE
N 14915.42
E 14821.53

MATCH LINE SHEET 10

LEGEND

- BOUNDARY AND LOT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED EASEMENT/BUILDING ENVELOPE
- PROPOSED RIGHT OF WAY
- ET — PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE
- W — PROPOSED 8" WATER LINE
- WS — PROPOSED 6" WATER SUPPLY LINE
- PROPOSED AIR VAC
- PROPOSED ELECTRIC – SPLICE VAULT
- PROPOSED ELECTRIC – TRANSFORMER VAULT
- E — PROPOSED ELECTRIC – PIPE STUB TO LOT
- W — PROPOSED 1" WATER SERVICE
- PROPOSED ASPHALT
- EXISTING ASPHALT
- 6" W — EXISTING 6" WATER LINE
- ET — EXISTING UNDERGROUND ELECTRIC AND TELEPHONE

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

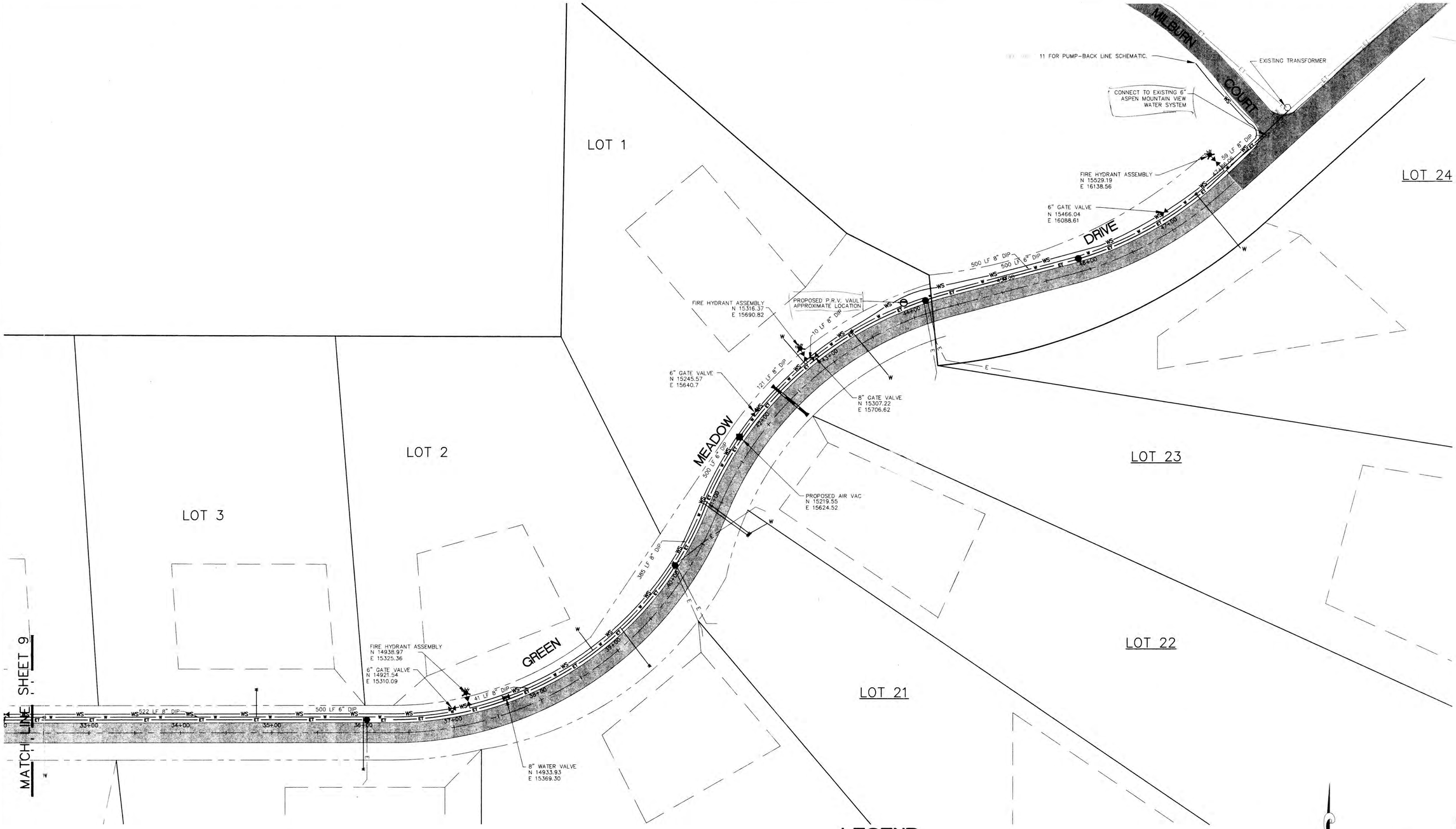
REVISION

DES. EPT
DR. EPT
CK.
DATE 12-30-97
FILE MLI

HIGH COUNTRY ENGINEERING, INC
923 COOPER AVENUE
GLENWOOD SPRINGS, CO
PH.(970) 945-8676 FAX.(0

JAY MCGARVEY
EAGLE COUNTY, COLORADO
SOPRIS MESA SUBDIVISION
MASTER UTILITY PLAN
PRELIMINARY

97



LEGEND

	BOUNDARY AND LOT LINE		PROPOSED ELECTRIC – SPLICE VAULT
	PROPOSED FIRE HYDRANT		PROPOSED ELECTRIC – TRANSFORMER VAULT
	PROPOSED WATER VALVE	E	PROPOSED ELECTRIC – PIPE STUB TO LOT
	PROPOSED EASEMENT/ BUILDING ENVELOPE	6" W	EXISTING 6" WATER LINE
	PROPOSED RIGHT OF WAY	ET	EXISTING UNDERGROUND ELECTRIC AND TELEPHONE
ET	PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE	W	PROPOSED 1" WATER SERVICE
W	PROPOSED 8" WATER LINE		PROPOSED AIR VAC
WS	PROPOSED 6" WATER SUPPLY LINE		
	PROPOSED ASPHALT		
	EXISTING ASPHALT		

NOT FOR CONSTRUCTION
PRELIMINARY
12-30-97

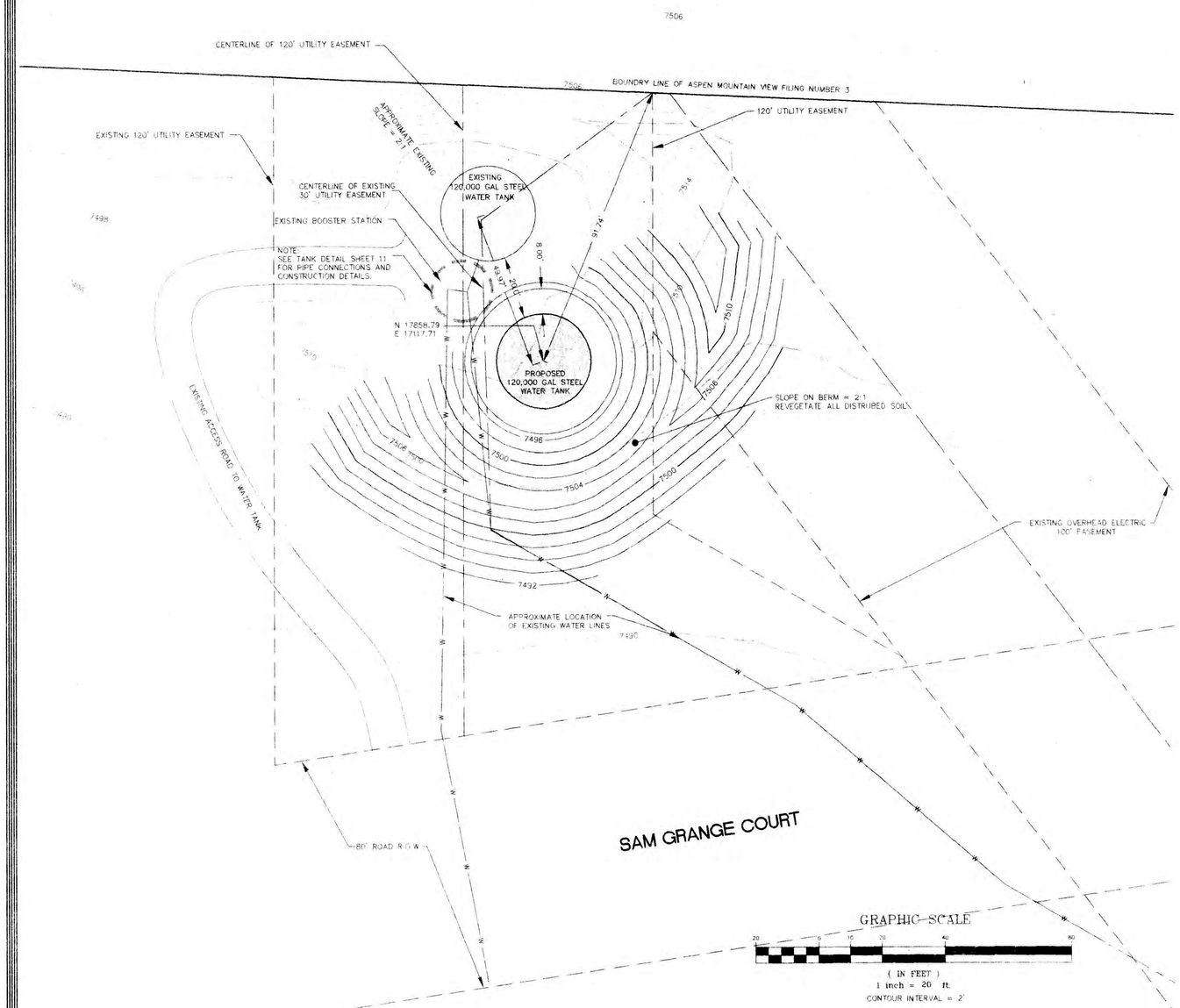
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NO.	DATE	REVISION

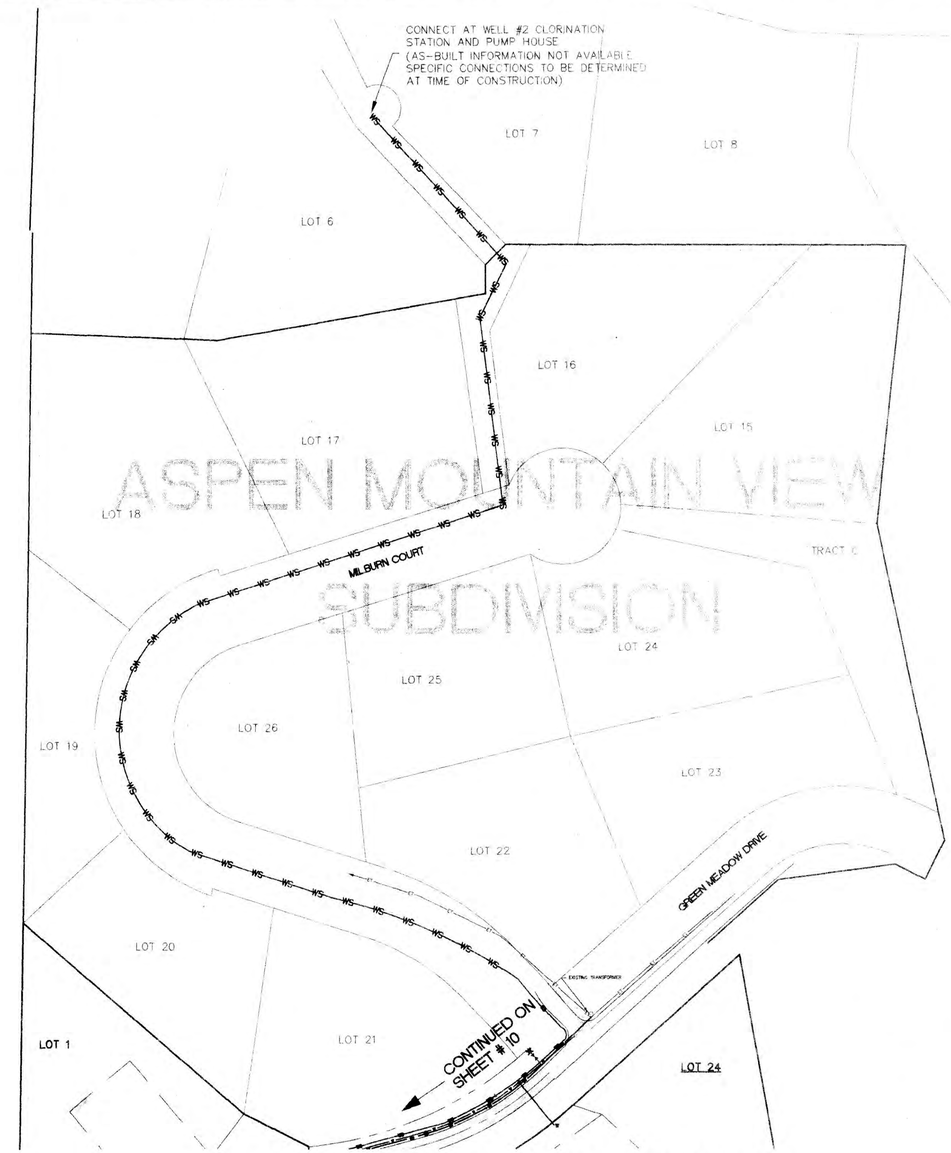
DES. EPT
DR. EPT
CK.
DATE 12-30-97
FILE: MU1

HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676 FX.(970) 945-2555

SOPRIS M
MASTER



120,000 GALLON EXISTING WATER TANK FOR ASPEN MOUNTAIN VIEW SUBDIVISION, AND PROPOSED LOCATION OF 120,000 GALLON WATER TANK FOR SOPRIS MESA SUBDIVISION, AND ASPEN MOUNTAIN VIEW COMBINED WATER SYSTEM.



SCHEMATIC OF PUMP-BACK LINE TO EXISTING ASPEN MOUNTAIN VIEW WELL #2 AND CHLORINATION STATION.

APPROXIMATE SCALE 1" = 100'

NOT FOR CONSTRUCTION
PRELIMINARY
12/30/97

LEGEND

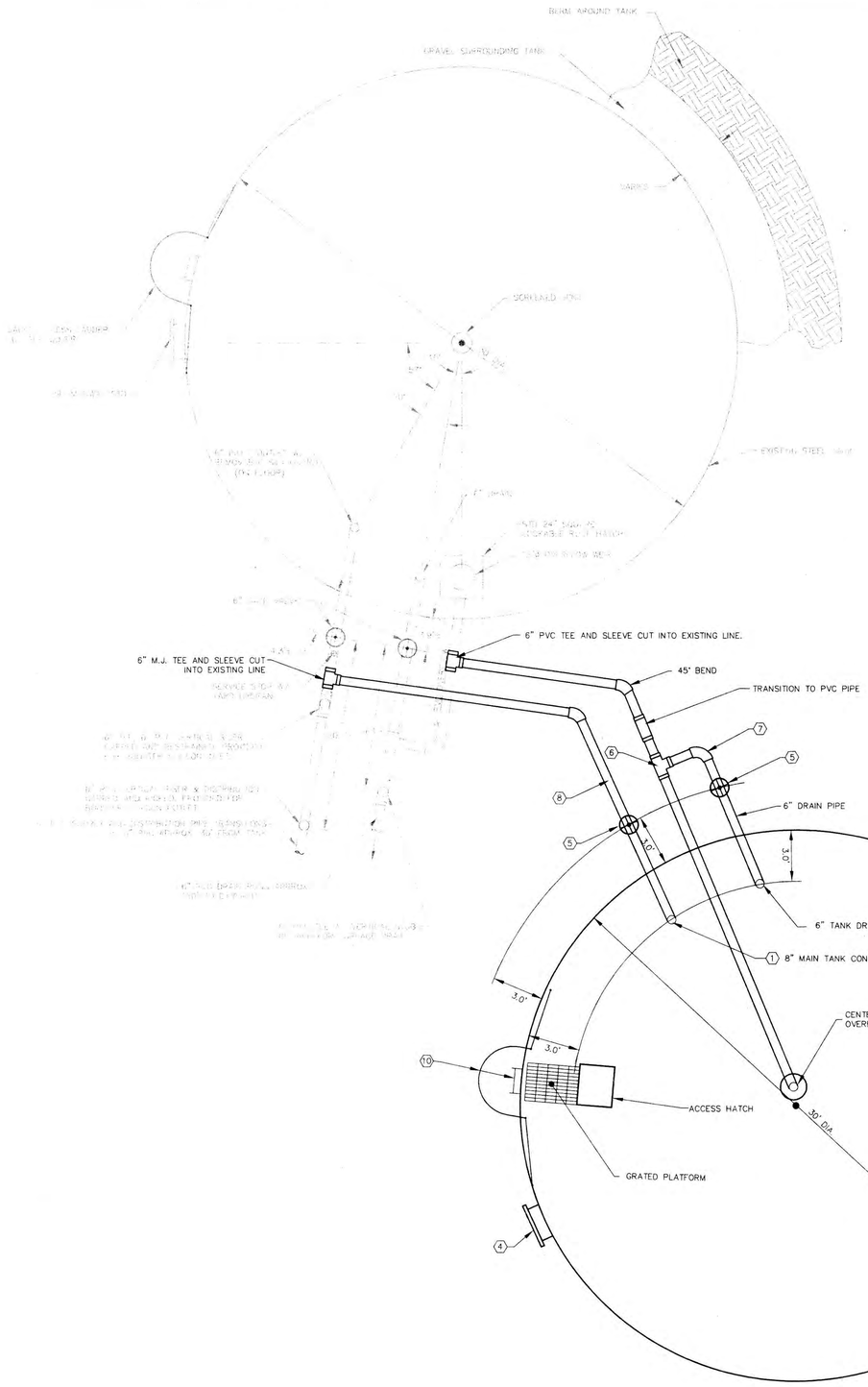
- BOUNDARY AND LOT LINE
- EXISTING COUTOUR
- EXISTING EASEMENT
- W — EXISTING WATER LINE (APPROXIMATE LOCATION)
- PROPOSED CONTOUR
- WS — PROPOSED PUMP-BACK WATER LINE 6" DIP (APPROXIMATE LOCATION)

NO.	DATE	REVISION

DES. EPT
DR. EPT
CK. TPG
DATE 12-30-97
FILE TANKSITE

HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH (970) 945-8616 FX (970) 945-2555

JAY MCGARVEY
EAGLE COUNTY, COLORADO
SOPRIS MESA SUBDIVISION
PROPOSED WATER TANK LOCATION AND PUMP BACK SCHEMATIC

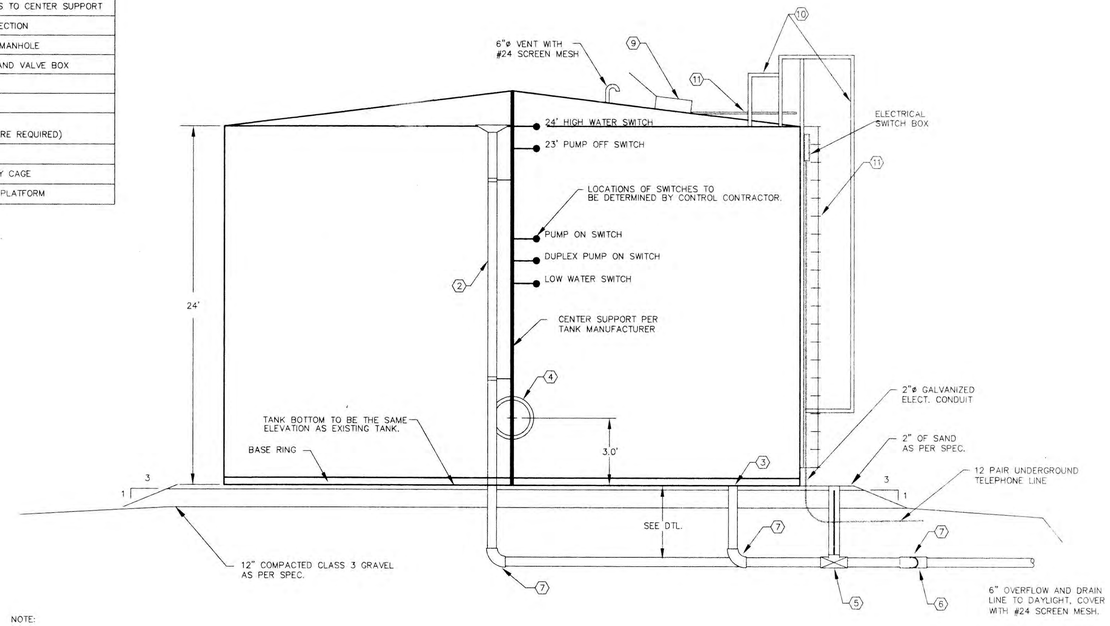


PLAN VIEW OF EXISTING AND PROPOSED 120,000 GALLON TANKS

N.T.S.

EQUIPMENT & MATERIAL SCHEDULE

1	8" MAIN SERVICE SUPPLY TANK CONNECTION
2	6" OVERFLOW PIPE W/24" FUNNEL WEIR W/SUPPORT BRACKETS TO CENTER SUPPORT
3	6" TANK DRAIN CONNECTION
4	24" DIAMETER SHELL MANHOLE
5	8" M.J. GATE VALVE AND VALVE BOX
6	6" M.J. TEE
7	6" M.J. 90° BEND
8	8" CLASS 50 D.I.P. (M.J. WHERE JOINTS ARE REQUIRED)
9	ACCESS HATCH
10	HANDRAIL AND SAFETY CAGE
11	LADDER AND GRATED PLATFORM



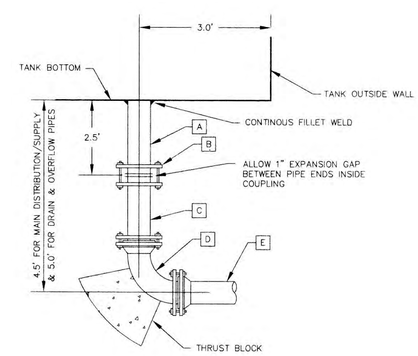
NOTE:

1. SAND SHALL BE LEVEL WITHIN ± 1/8 INCH IN ANY 10 FEET OF CIRCUMFERENCE AND WITHIN 1/2 INCH IN THE TOTAL CIRCUMFERENCE.
2. TANK FROM FOUNDATION UP SHALL BE BY TANK CONTRACTOR.
3. TANK FOUNDATION AND PIPING SHALL BE BY PROJECT PIPELINE AND EARTHWORK CONTRACTOR.
4. ALL CONSTRUCTION TO FOLLOW MID VALLEY METROPOLITAN DISTRICT SPECIFICATIONS.
5. TANK DETAILS PER ASPEN MOUNTAIN VIEW AS BUILT DRAWINGS DATED OCTOBER 15, 1982

ELEVATION OF PROPOSED 120,000 GALLON TANK

N.T.S.

NOTE: COLOR OF TANK TO BE GREEN



MATERIAL SCHEDULE FOR TANK/PIPE CONNECTION

FITTING	CONNECTION SIZE
A	L.F. 6.0" O.D. STEEL PIPE 0.432" WALL, CEMENT LINED
B	STYLE DRESSER COUPLING 6.0" x 6.0"
C	6" D.I.P.
D	6" M.J. – P.E. 90° BEND
E	6" M.J. D.I.P.

TYPICAL TANK/PIPE CONNECTION FOR OVERFLOW AND DRAIN

N.T.S.

NOT FOR CONSTRUCTION
PRELIMINARY
12/30/97

NO.	DATE	REVISION

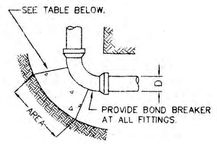
DES. EPT
DR. EPT
CK. TPB
DATE 12-30-97
FILE PRTANK

HIGH COUNTRY ENGINEERING, INC.
923 COOPER AVENUE
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676 FX.(970) 945-2555

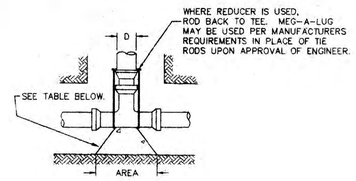
FENDER LANE DEVELOPERS, LTD.
EAGLE COUNTY, COLORADO

SOPRIS MESA SUBDIVISION
PROPOSED ASPEN MOUNTAIN VIEW
WA[illegible] TANK DETAILS

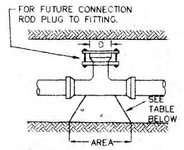
PROJECT
970[illegible]



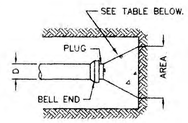
BENDS & ELBOWS



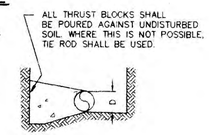
TEE



PLUGGED TEE FOR FUTURE CONNECTION



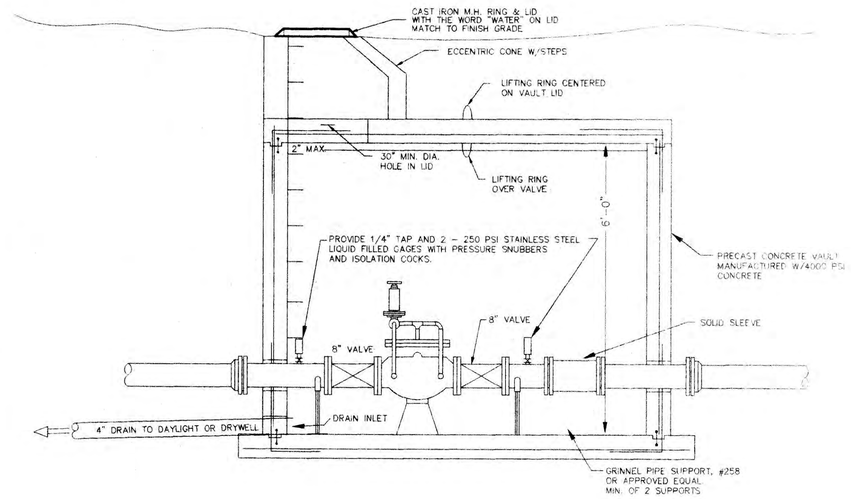
DEAD END LINE



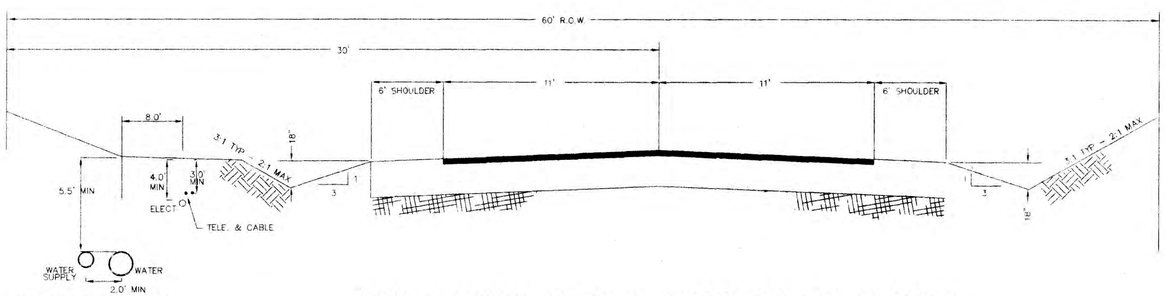
TYPICAL SECTION THRU THRUST BLOCK

MINIMUM THRUST BLOCK BEARING AREAS IN SQUARE FEET						
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	TEE PLUG	GATE VALVES	NOTES
12"	16.0	8.7	4.4	11.3	7.3	SOIL BEARING PRESSURE IS ASSUMED TO BE 3000 P.S.F. WHERE SOIL BEARING VARIES FROM ABOVE, REQUIRED BLOCK AREA MAY BE MODIFIED ACCORDINGLY. IN NO CASE SHALL BEARINGS AREA BE LESS THAN 2.0 FT. SQ. STANDARD TEST PRESSURE IS CONSIDERED AT 200 P.S.I. CONCRETE STRENGTH TO BE 3,000 P.S.I., 28 DAY TEST. MINIMUM WEIGHT OF THRUST BLOCKS SHALL BE 1,000 LBS.
10"	11.1	6.0	3.1	7.8	4.5	
8"	7.1	3.9	2.0	5.0	2.4	
6"	4.0	2.2	2.0	2.8	0.7	
4"	2.0	2.0	2.0	2.0	0.5	
3"	2.0	2.0	2.0	2.0	0.5	

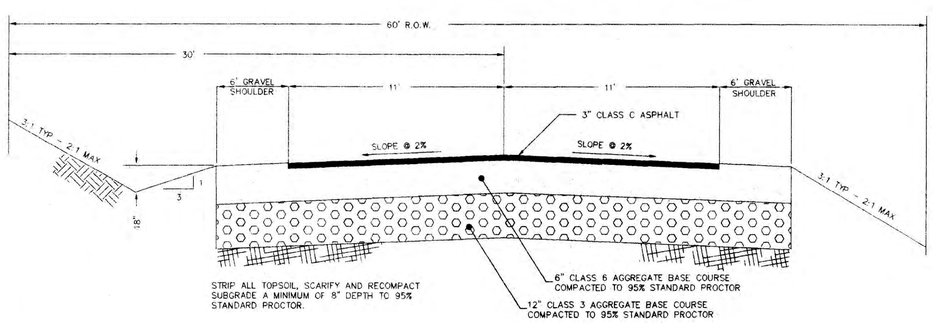
THRUST BLOCKS FOR WATER MAIN
PLAN VIEW
N.T.S.



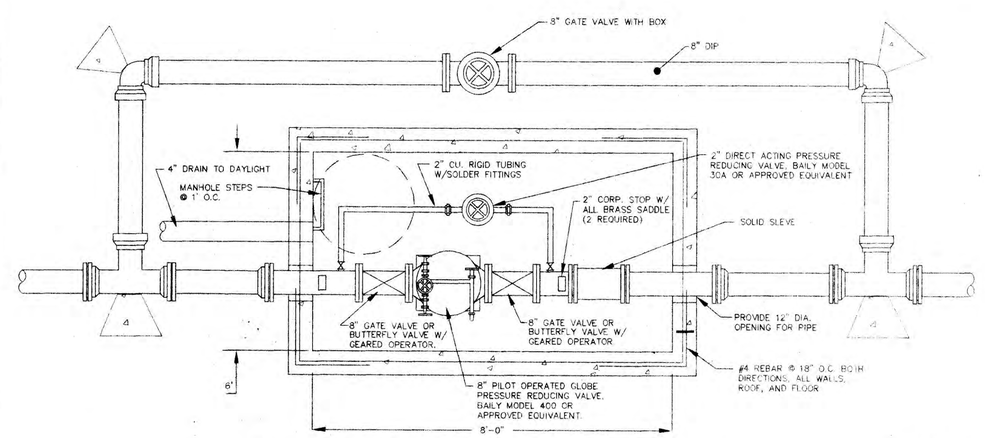
P.R.V. VAULT SECTION
N.T.S.



TYPICAL UTILITY COVER & SEPARATION REQUIREMENTS
N.T.S.



TYPICAL PAVEMENT DESIGN
N.T.S.



PRESSURE REDUCING VALVE - VAULT PLAN
N.T.S.

NOT FOR CONSTRUCTION
PRELIMINARY
12/30/97

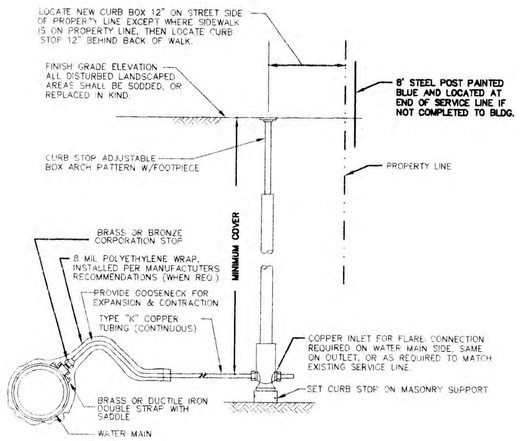
HIGH COUNTRY ENGINEERING, INC
801 GRAND AVENUE, SUITE 3
GLENWOOD SPRINGS, CO 81601
PH (970) 945-9676 FX (970) 945-2525

J. MC ARVEY
GARFIELD COUNTY, COLORADO

SOPRIS MESA SUBDIVISION
DETAIL SHEET

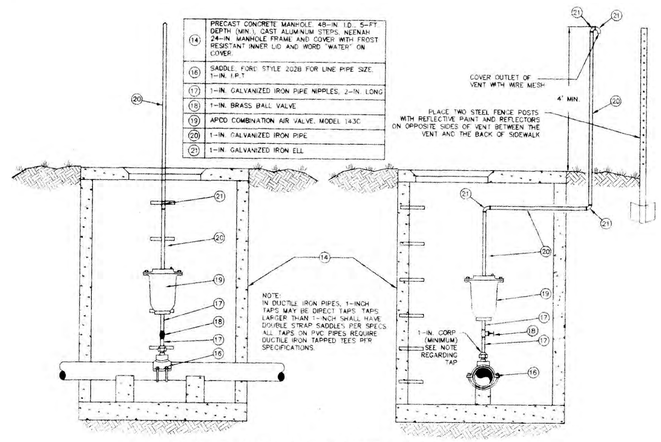
PROJECT NO
97047.01

SHEET 13
OF 14



WATER SERVICE CONNECTION DETAIL

N.T.S.

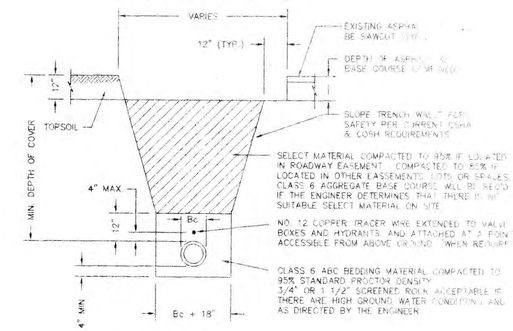


AIR-VACUUM VALVE DETAIL WITHIN UNPAVED AREA

N.T.S.

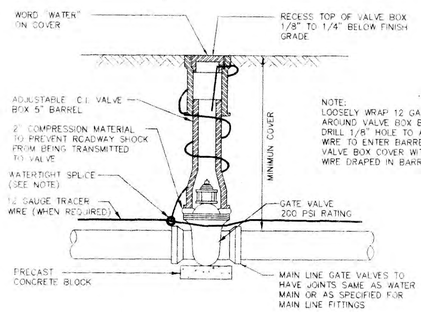
NOTES:

1. PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESSES AND KIND WITH THE FOLLOWING MINIMUM UNLESS OTHERWISE SPECIFIED ON THE PLANS. ASPHALT SURFACING = 3" MIN., AGGREGATE BASE COURSE = 15" MIN.
2. IF WATER MAIN IS NOT UNDER ROAD SURFACE, REPLACE TRENCH MATERIAL COMPACTED TO 85% STANDARD PROCTOR. TOP 12" TO BE TOPSOIL, AND REVEGETATE.



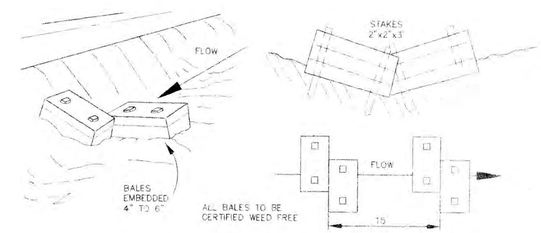
TRENCH CROSS SECTION

N.T.S.



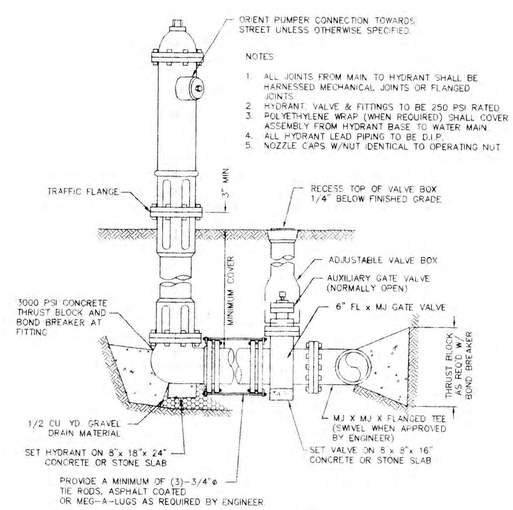
GATE VALVE DETAIL

N.T.S.



HAY CHECK DAM

N.T.S.

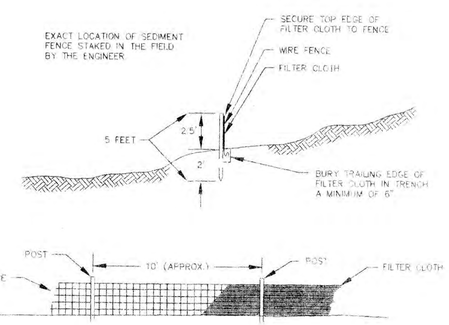


NOTES:

1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE HARNESSED MECHANICAL JOINTS OR FLANGED JOINTS.
2. HYDRANT, VALVE & FITTINGS TO BE 250 PSI RATED.
3. POLYETHYLENE WRAP (WHEN REQUIRED) SHALL COVER ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4. ALL HYDRANT LEAD PIPING TO BE D.I.P.
5. NOZZLE CAPS W/NUT IDENTICAL TO OPERATING NUT.

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL

N.T.S.



[illegible]RIALS [illegible]ER CLOTH FENCE SHALL CONSIST OF [illegible]D [illegible]AL-STOCK WIRE, A MINIMUM [illegible] 36" [illegible] OF 14-GAGE WIRE, WITH [illegible] [illegible]ING OF 6' [illegible] POSTS SHA[illegible] [illegible]HEN [illegible]M LENGTH OF 5'.

[illegible]ONTROL [illegible]CE

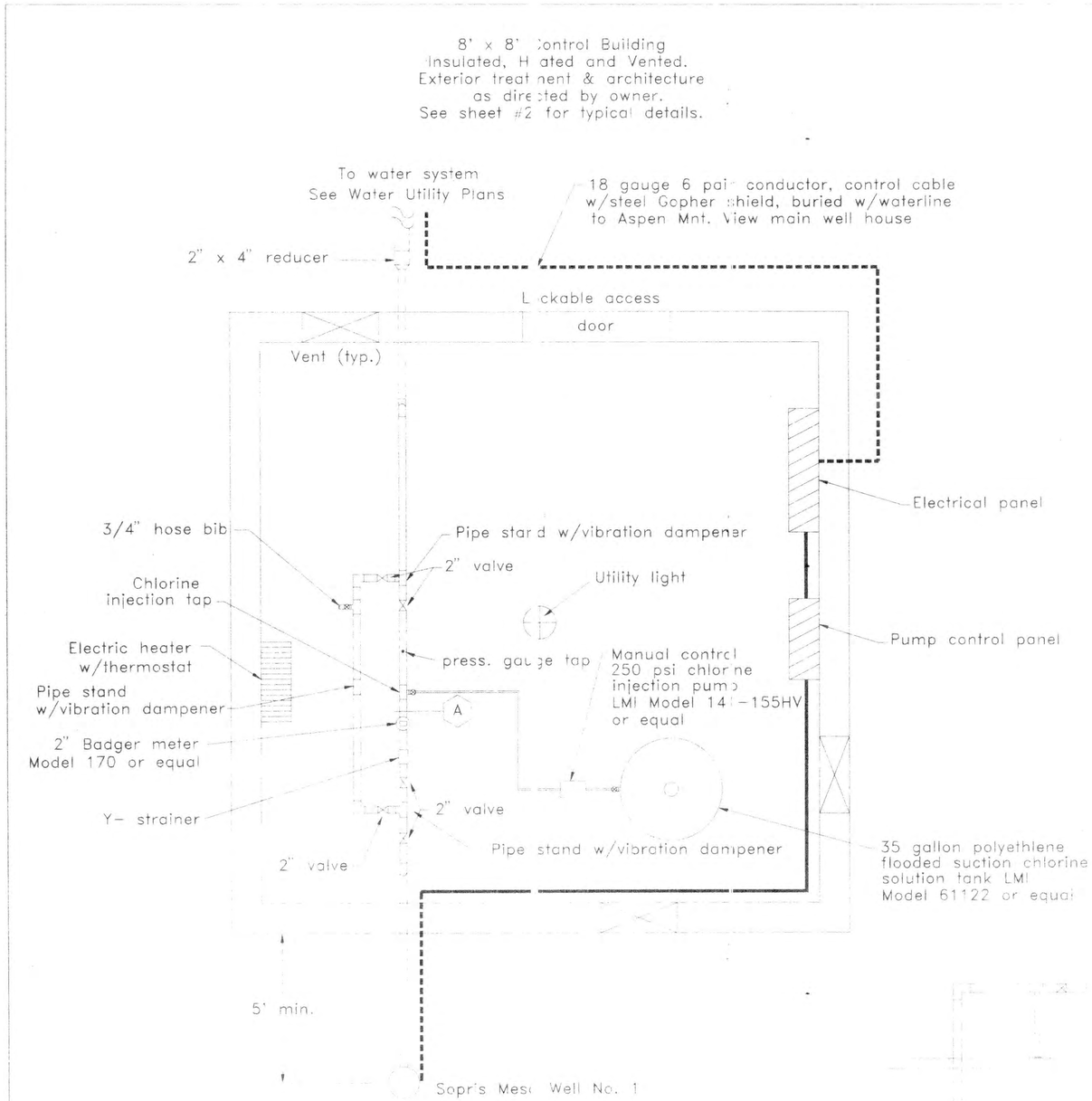
[illegible]TS.

NOTES:

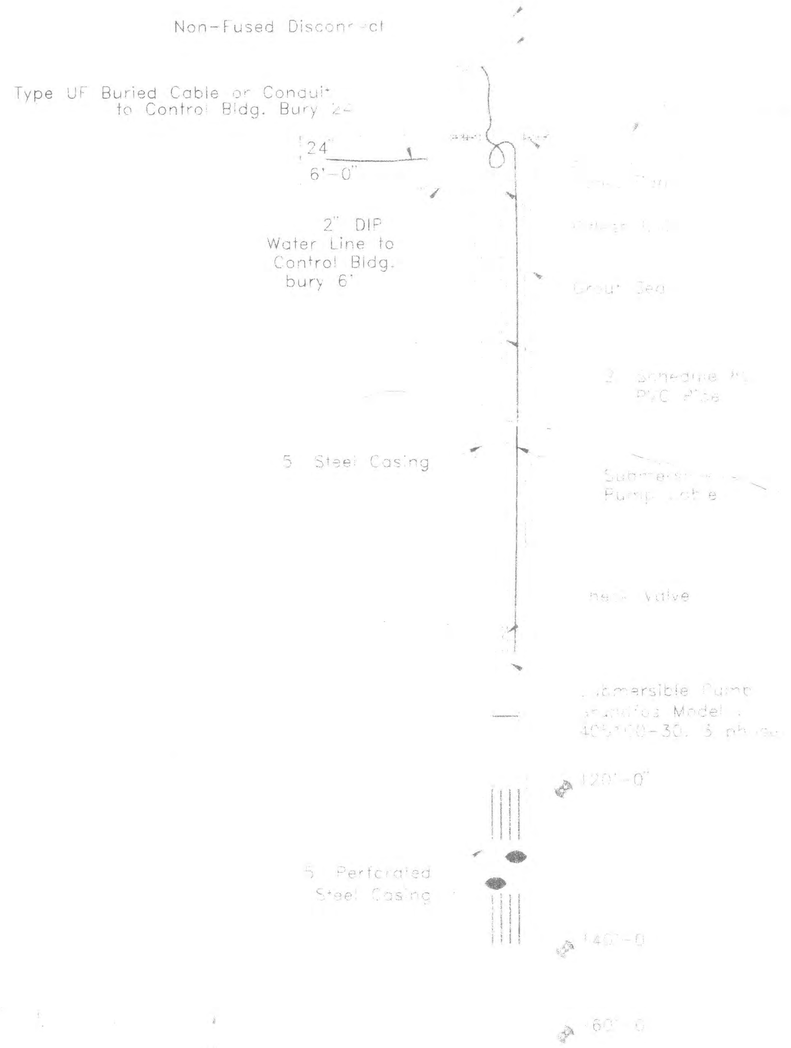
1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED UPON UTILITY MAPS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES, AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS, AND SOME LOCATIONS ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION TO BE PER CURRENT CITY OF RIFLE PUBLIC WORKS AND RIFLE SANITATION DISTRICT SPECIFICATIONS.
3. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS NOTED IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE DEERFIELD PARK P.U.D. SITE. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED.
5. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER OR DEERFIELD PARK P.U.D. OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL DIRECTIONS.
7. WATER LINE TO BE DEFLECTED AROUND CURVES PER MANUF. RECOMMENDATIONS.
8. TERMINATE SEWER LINE AT PHASE LINE BY PLUGGING.

NOT FOR CONSTRUCTION
PRELIMINARY

SOPRIS MESA SUBDIVISION
DETAIL SHEET



CONTROL BUILDING PLAN
NTS



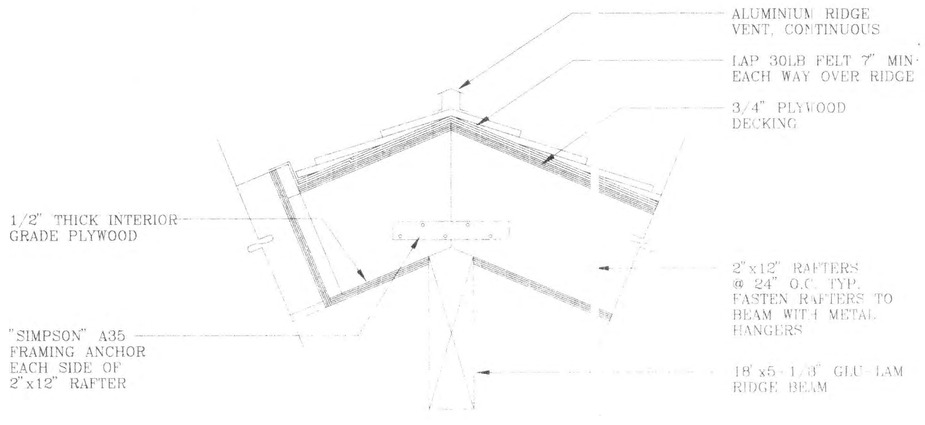
SECTION "A"
NTS

Drilled November 4, 1997

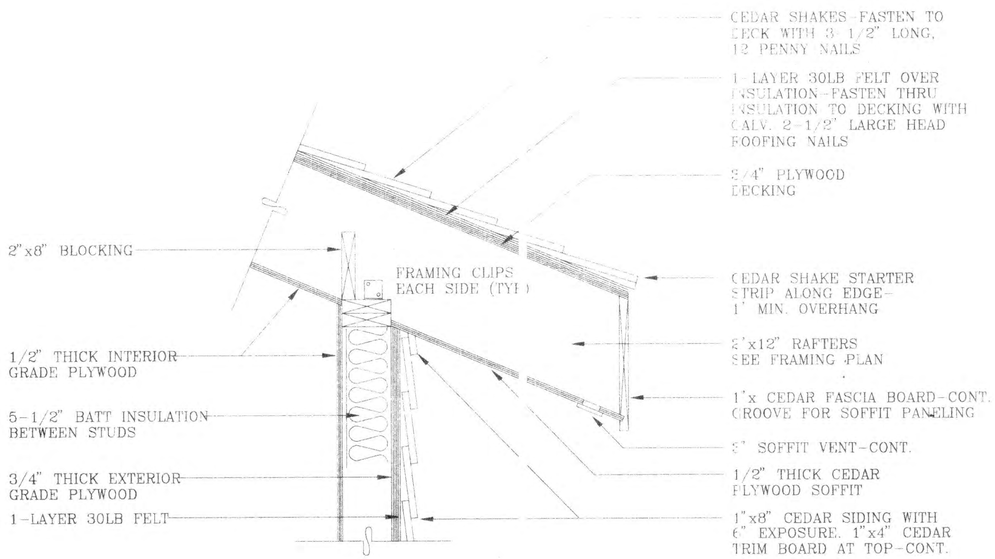
WRIGHT WATER ENGINEERS, INC.
818 COLORADO AVENUE
GLENWOOD SPRINGS, CO
(970) 945-7755

DESIGN	MJE	REVISIONS
DETAIL	MJM	
CHECK	PMB	
DATE	2/5/98	

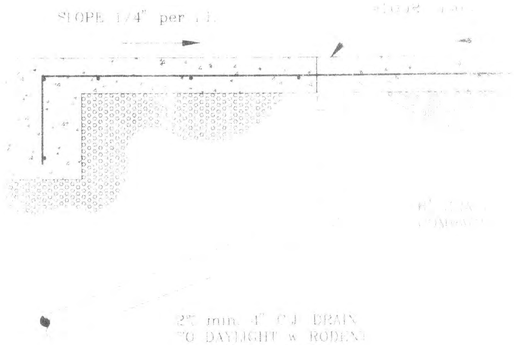
SOPRIS MESA WELL No.1 and CO



DETAIL: RIDGE BEAM/RAFTER DETAIL
SCALE: NTS



DETAIL: WALL STUD/ AFTER
SCALE: NTS



DETAIL: CONTROL BLDG. FOUNDATION
SCALE: NTS

[illegible]NERAL NOTES

1. Contractor shall field verify all [illegible] elevations [illegible] construction. Refer to site civil drawings for [illegible]
2. Existing material under structure to be well [illegible] inches minimum of compacted granular material.
3. Backfill material adjacent to walls and pipe [illegible] larger than two inches.
4. All fill material to be compacted at 95 percent [illegible] Do not compact backfill adjacent to walls with heavy [illegible]
5. Concrete:
   a. 4500 psi 28 day strength. Type [illegible]
   b. Reinforcing steel Fy 60 ksi.
   c. [illegible] reinforcing steel to be No. [illegible] bar [illegible]
6. All work shall conform to standards of Eagle County [illegible] the project specifications. Where differences [illegible] materials and workmanship shall be subject to [illegible] The owner and the engineer reserve the right to [illegible] workmanship that does not conform to the standards [illegible]
7. Contractor shall complete all work in a [illegible] facilities, vegetation and wildlife. Any landscaping [illegible] by the contractor at his expense, to the satisfaction [illegible] areas shall be revegetated with [illegible]
8. The contractor is respo[illegible] hole dikes and s[illegible] revegetated.
9. All excess materi[illegible]
10. Contractor is resp[illegible] improvements.
11. Contractor s[illegible] acceptance of wo[illegible] appurtences s[illegible]
12. Electrical w[illegible] other elect[illegible] contractor
13. [illegible]

WWE
WRIGHT WATER ENGINEERS, INC.
818 COLORADO AVENUE
GLENWOOD SPRINGS, CO
(970) 945-7755

DESIGN	MJE	REVISIONS
DETAIL	MJM	
CHECK	PMB	
DATE	2/5/98	

SOPRIS MESA WELL No [illegible] and