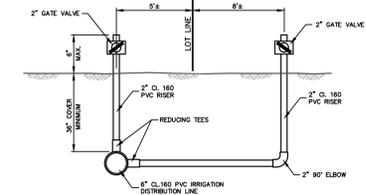
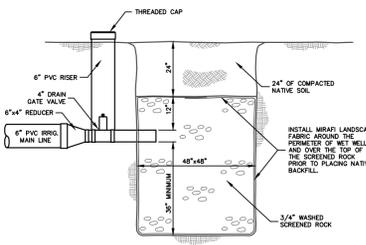


REFER TO SHEETS 2 AND 3 OF 11 FOR GENERAL NOTES, LEGEND, DETAILS, AND ABBREVIATIONS

**BENCH MARK:**  
 SET 3 1/4" ALUM. CAP  
 ON #6 REBAR, PLS 37904- NW 1/16 SEC.  
 5 T1S R1E OF THE UTE MERIDIAN  
 N: 48670.49 E: 106577.47  
 ELV: 4734.35 [NAVD88]



**SERVICE RISER DETAIL**  
N.T.S.



**WET WELL DETAIL**  
N.T.S.

**IRRIGATION NOTE:**  
 ON #6 REBAR, PLS 37904- NW 1/16 SEC.  
 5 T1S R1E OF THE UTE MERIDIAN  
 N: 48670.49 E: 106577.47  
 ELV: 4734.35 [NAVD88]

**ACCEPTANCE BLOCK**  
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.  
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

INSTALLED PER PLAN

CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

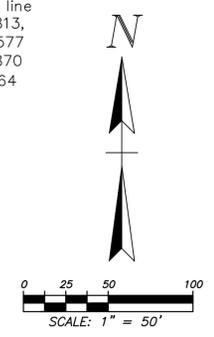
BY:	GMR
REVISION:	
NO:	
DATE:	2-25-21
PER:	1ST REVIEW COMMENTS

SNEDDON BUILT, LLC  
 2937 BRODICK WAY  
 GRAND JCT., CO 81504

IRRIGATION PLAN  
 AND IRRIGATION DETAILS  
 ARRAN ESTATES SUB., F.#2

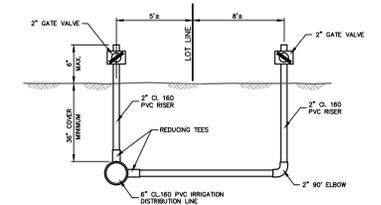
PROJECT NO.: \_\_\_\_\_  
 FILE NAME: ARRAN SURVEY BASE.dwg  
 DRAWN: GMR  
 CHECKED: SES  
 DATE: 11-20-20

Mesa County Irrigation District Easement  
 10.00 feet each side of center line  
 Book 1792, Page 869, Book 1813,  
 Page 267, Book 1870, Page 577  
 Book 1813, Page 272, Book 1870  
 Page 580, Book 1818, Page 764

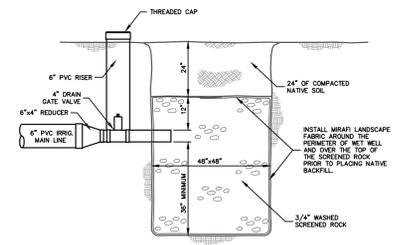


REFER TO SHEETS 2 AND 3 OF 21 FOR GENERAL NOTES, LEGEND, DETAILS, AND ABBREVIATIONS

**BENCH MARK:**  
 SET 3 1/4" ALUM. CAP  
 ON #6 REBAR, PLS 37904- NW 1/16 SEC.  
 5 T1S R1E OF THE UTE MERIDIAN  
 N: 48670.49 E: 106577.47  
 ELV: 4734.35 [NAVD88]



**SERVICE RISER DETAIL**  
 N.T.S.

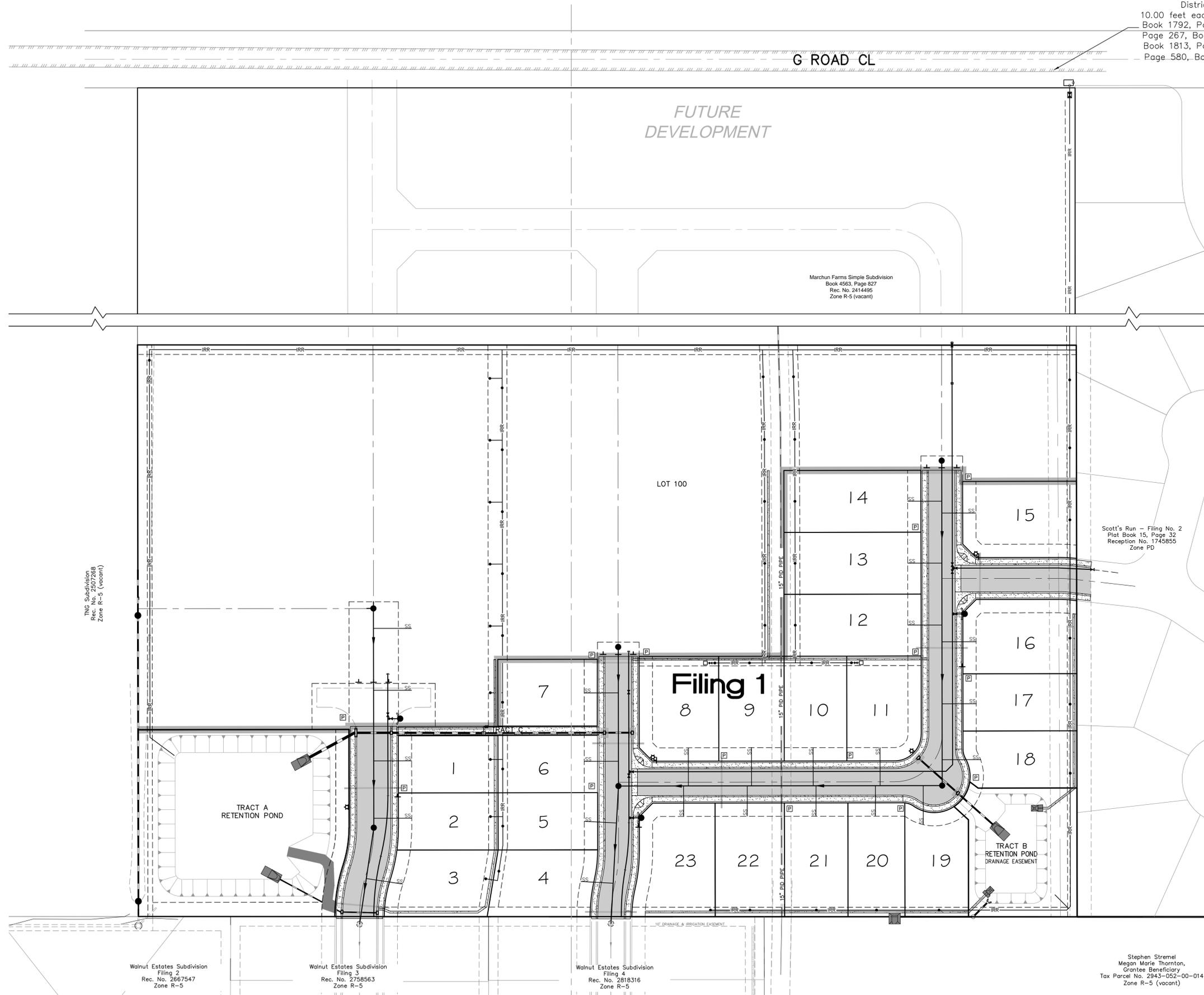


**WET WELL DETAIL**  
 N.T.S.

INSTALLED PER PLAN

**ACCEPTANCE BLOCK**  
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.  
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



TNG Subdivision  
 Rec. No. 2507268  
 Zone R-5 (vacant)

Walnut Estates Subdivision  
 Filing 2  
 Rec. No. 2667547  
 Zone R-5

Walnut Estates Subdivision  
 Filing 3  
 Rec. No. 2758563  
 Zone R-5

Walnut Estates Subdivision  
 Filing 4  
 Rec. No. 2818316  
 Zone R-5

Stephen Stremel  
 Megan Marie Thornton,  
 Grantee Beneficiary  
 Tax Parcel No. 2943-052-00-014  
 Zone R-5 (vacant)

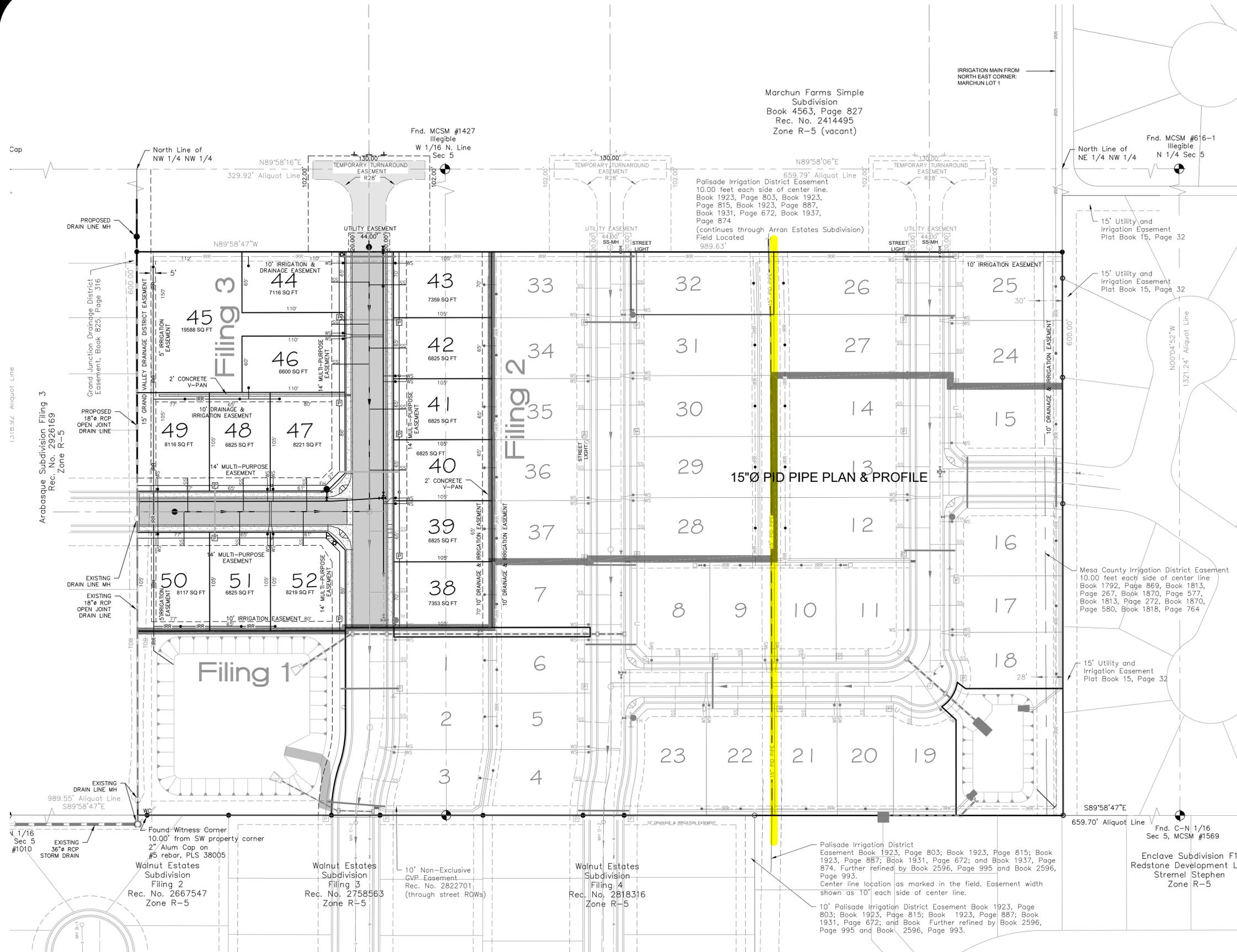
DATE	NO.	REVISION
5-31-19	1	PER 1ST REVIEW COMMENTS
6-29-19	2	PER 2ND REVIEW COMMENTS

BY: **SNEDDON BUILT, LLC**  
 2937 BRODICK WAY  
 GRAND JCT., CO 81504

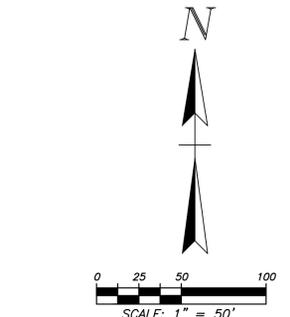
IRRIGATION PLAN  
 AND IRRIGATION DETAILS  
 ARRAN ESTATES SUB., F.#1

PROJECT NO.: 18-XXX  
 FILE NAME: ARRAN SURVEY BASE.dwg  
 DRAWN: GMR  
 DATE: 05-09-19  
 CHK'D: SES

SHEET OF  
 21 21

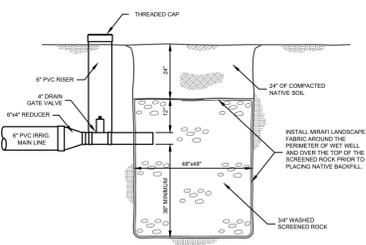
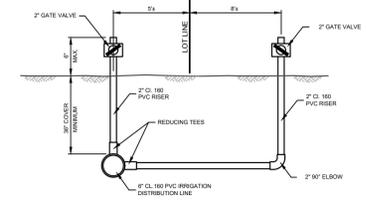


Marchun Farms Simple Subdivision  
 Book 4563, Page 827  
 Rec. No. 2414495  
 Zone R-5 (vacant)



REFER TO SHEETS 2 AND 3  
 OF 11 FOR GENERAL NOTES,  
 LEGEND, DETAILS, AND  
 ABBREVIATIONS

**BENCH MARK:**  
 SET 3 1/4" ALUM. CAP  
 ON #6 REBAR, PLS 37904- NW 1/16 SEC.  
 5 T1S R1E OF THE UTE MERIDIAN  
 N: 48670.49 E: 106577.47  
 ELV: 4734.35 [NAVD88]



15"Ø PID PIPE PLAN & PROFILE

Mesa County Irrigation District Easement  
 10.00 feet each side of center line  
 Book 1792, Page 869, Book 1813,  
 Page 267, Book 1870, Page 577,  
 Book 1813, Page 272, Book 1870,  
 Page 580, Book 1818, Page 764

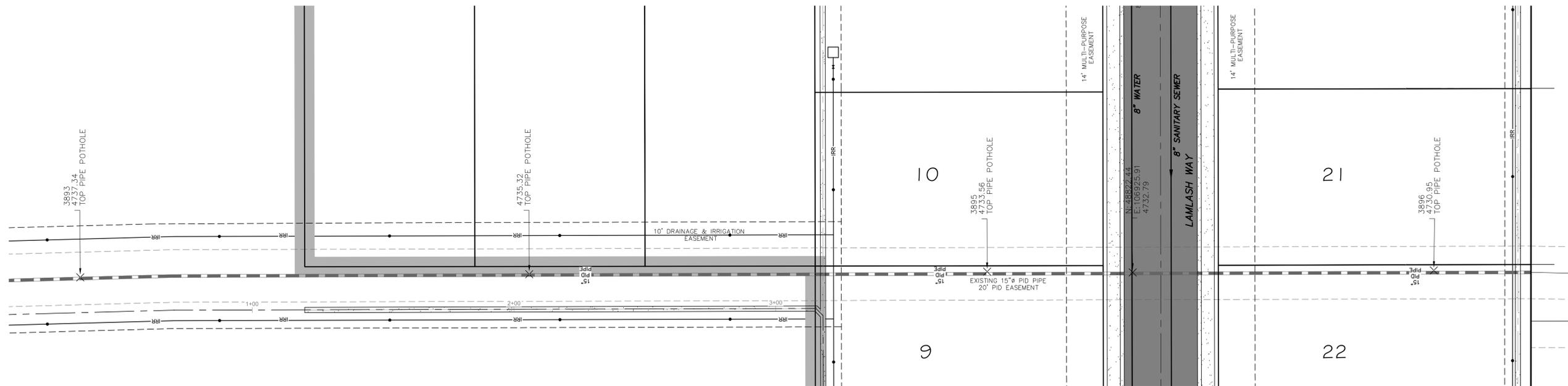
INSTALLED PER PLAN

BY:	
REVISION:	
NO:	
DATE:	

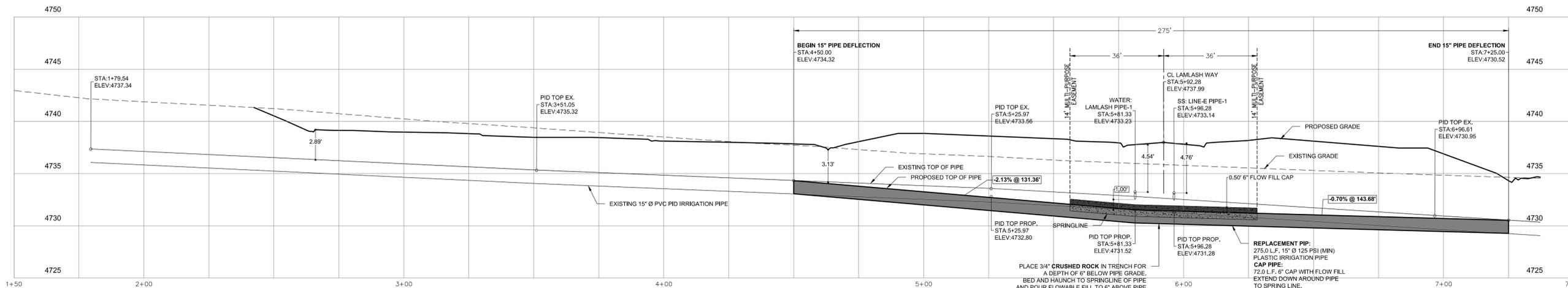
SNEDDON BUILT, LLC  
 2937 BRODICK WAY  
 GRAND JCT., CO 81504

IRRIGATION PLAN  
 AND IRRIGATION DETAILS  
 ARRAN ESTATES SUB., F.#3

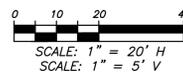
FILE NAME: ARRAN SURVEY BASE.dwg  
 DATE: 03-25-2022  
 DRAWN: GMR  
 CHK'D: SES



15" PID PLAN VIEW



15" PID PROFILE VIEW



**NOTE:**  
 ALL MATERIALS AND INSTALLATION METHODS SHALL BE AS PER PALISADE IRRIGATION DISTRICT (PID) STANDARDS AND SPECIFICATIONS.  
 CALL DAN CRABTREE (PID ENGINEER) AT 640-9481 WITH QUESTIONS

**NOTE:**  
 ALL PROPOSED PIP PIPE ELEVATIONS ARE TOP OF PIPE

**BENCH MARK:**  
 SET 3 1/4" ALUM. CAP  
 ON #6 REBAR, PLS 37904- NW 1/16 SEC.  
 5 T1S R1E OF THE UTE MERIDIAN  
 N: 48670.49 E: 106577.47  
 ELV: 4734.35 [NAVD88]

INSTALLED PER PLAN



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1978**  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

BY:	
NO:	
DATE:	
REVISION:	

SNEDDON BUILT, LLC  
 2937 BRODICK WAY  
 GRAND JCT., CO 81504

15" PID IRRIGATION PIPE PLAN & PROFILE  
 ARRAN ESTATES SUB., F.#1

FILE NAME: ARRAN SURVEY BASE.dwg

PROJECT NO.: 18-XXX

**SHARPER**  
 Engineering Services, Inc.  
 1154 N. 4th STREET GRAND JUNCTION, CO 81501  
 TELEPHONE (970) 255-0909 FAX (970) 242-5863

SHEET	OF
1	1