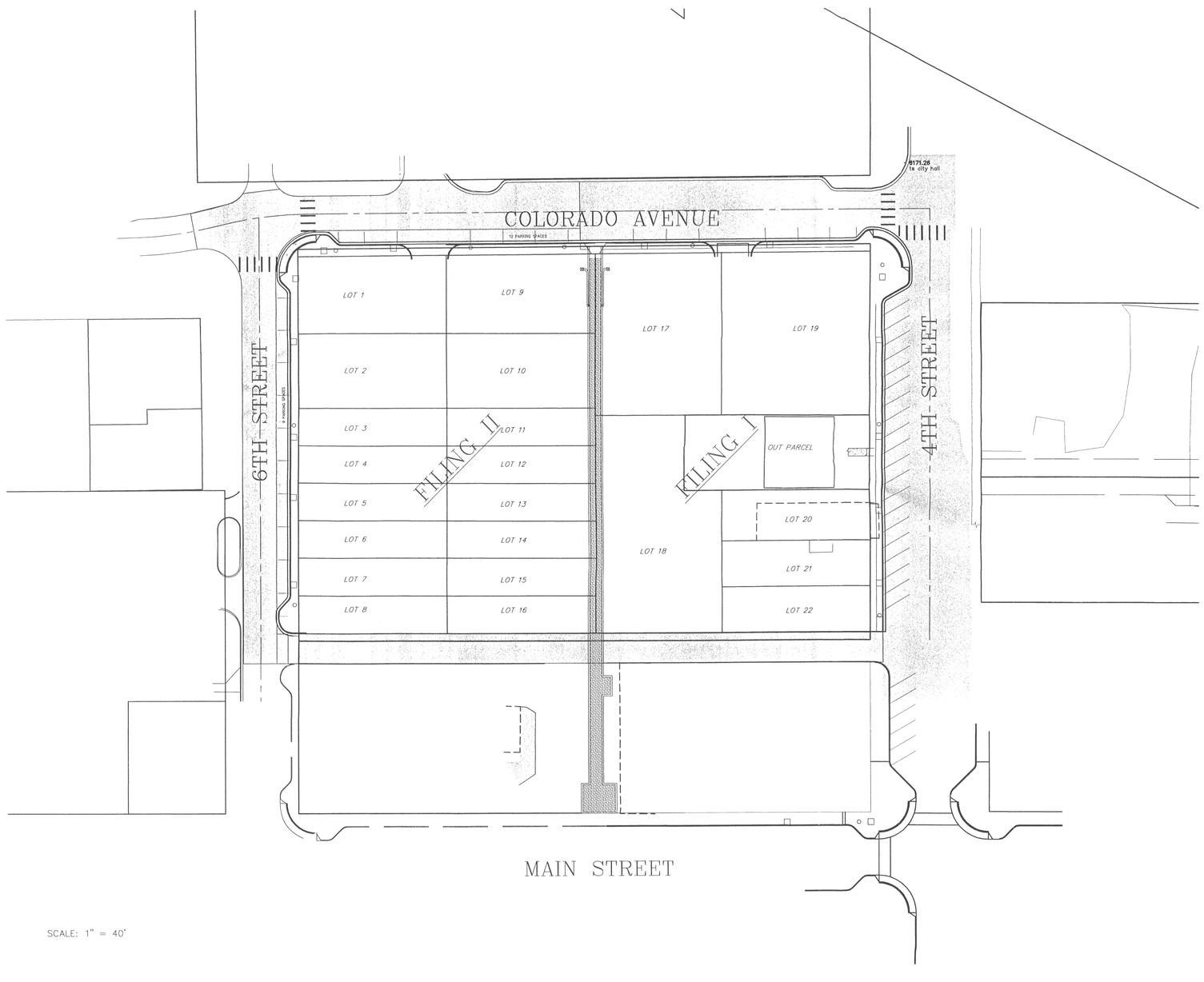
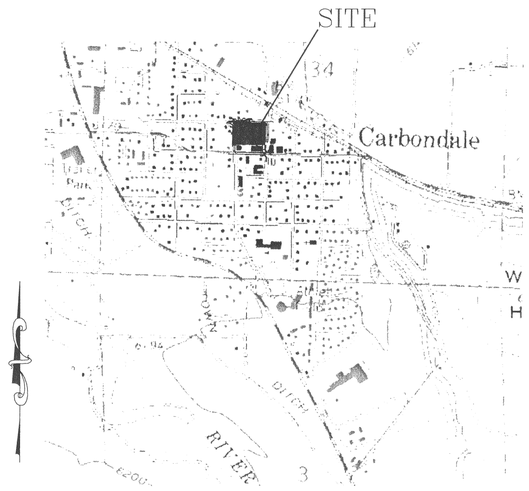
TOWN CENTER SUBDIVISION, FILING No. II

CARBONDALE, COLORADO

COVER SHEET



SCALE: 1" = 40'



CARBONDALE
VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

FULLER REALTY PARNERS, LLC

DEVELOPER
330 RIVERSIDE DRIVE
BASALT, COLORADO 81621
(970) 927-3199

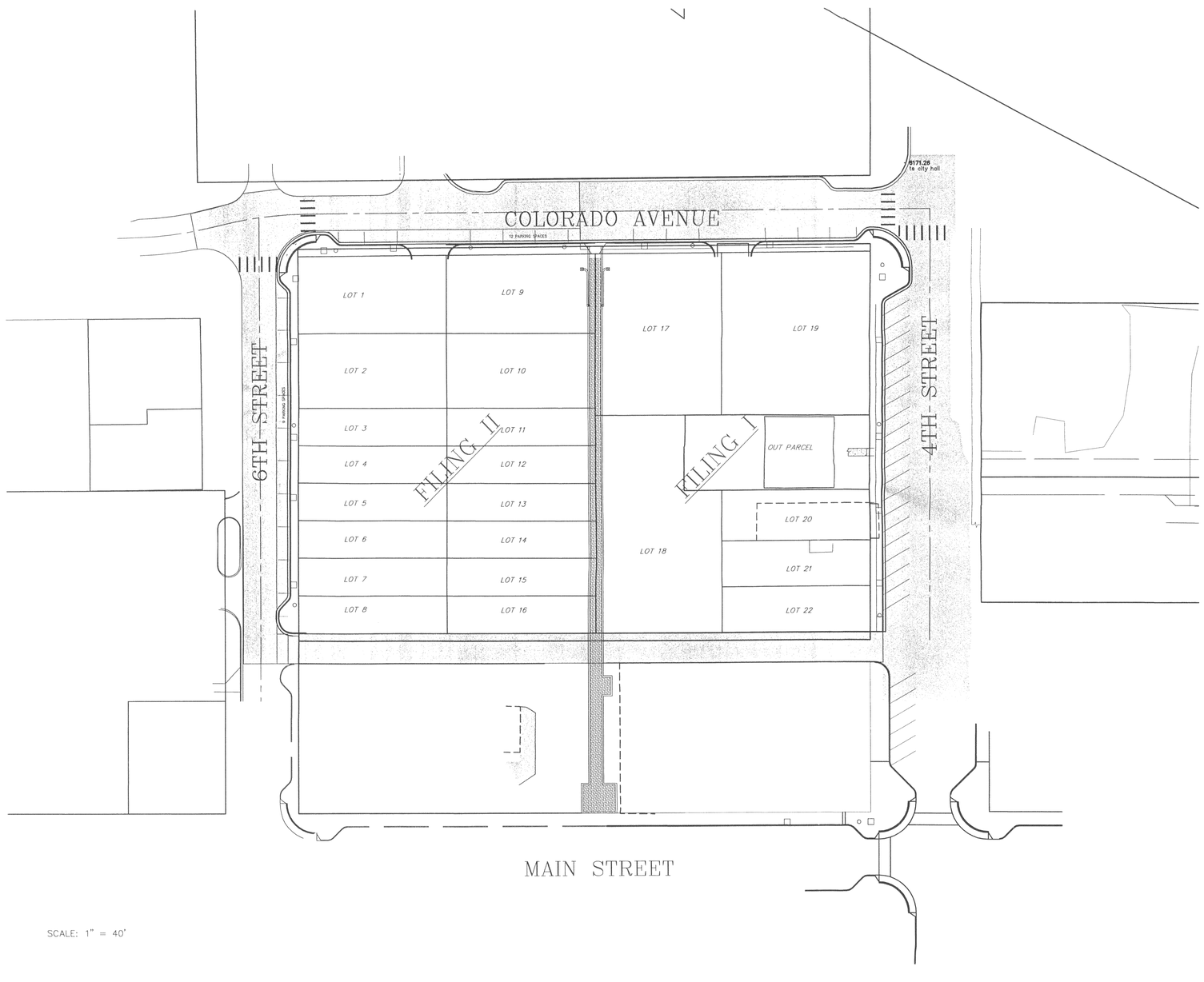
SOPRIS ENGINEERING – LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

TOWN CENTER SUBDIVISION, FILING No. II

CARBONDALE, COLORADO

COVER SHEET



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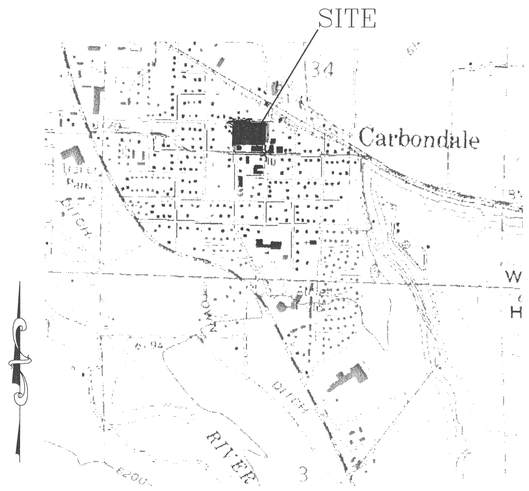

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CARBONDALE, COLORADO 81623
(970) 704-0311

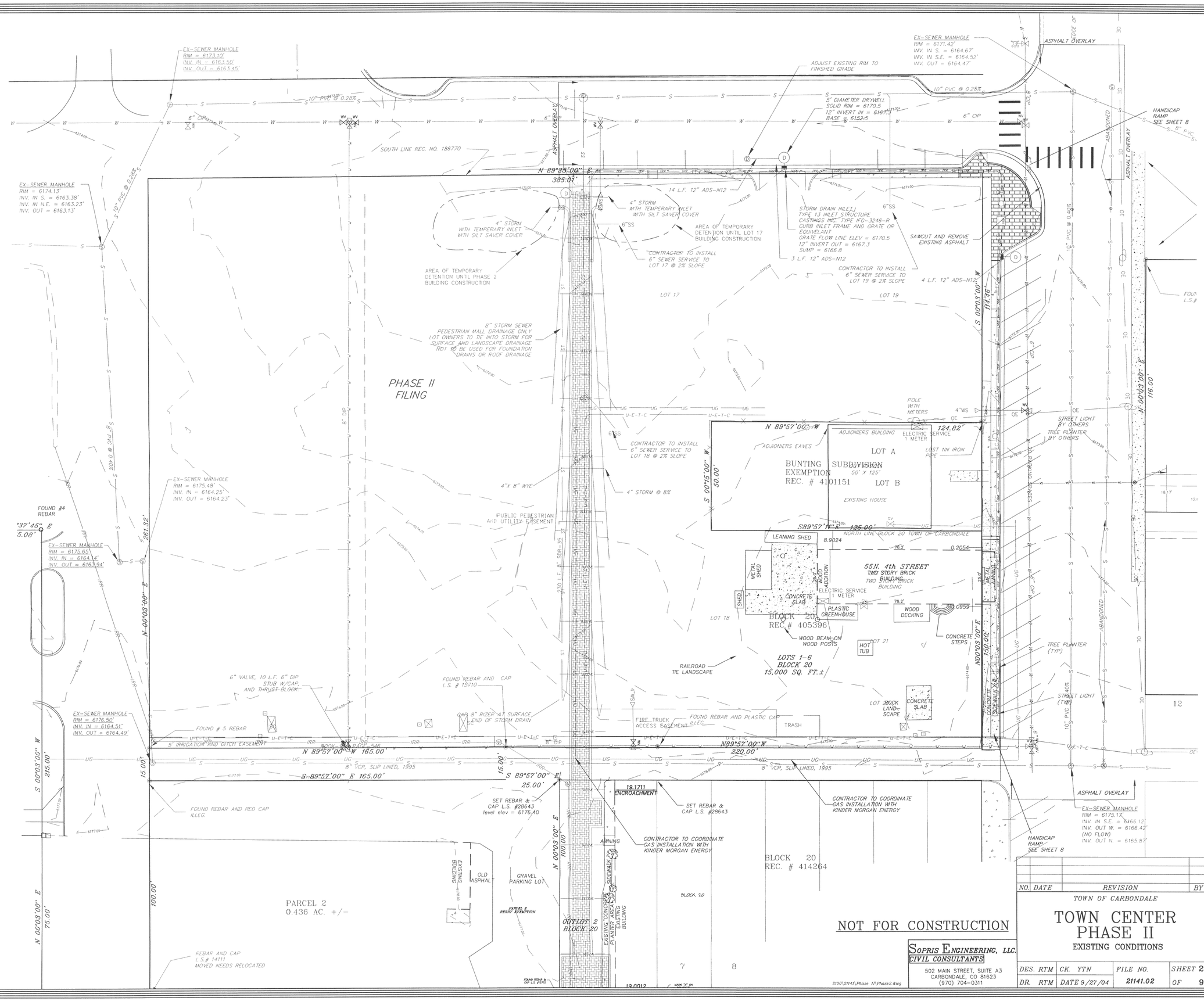
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

S	EXISTING SEWER LINE
W	EXISTING WATER LINE
UG	EXISTING UNDERGROUND GAS LINE
UT	EXISTING UNDERGROUND TELEPHONE LINE
OE	EXISTING OVERHEAD ELEC.
UE	EXISTING UNDERGROUND ELEC.
U-E-T-C	EXISTING UNDERGROUND ELEC.-TEL.-CAB
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
W	EXISTING WATER MANHOLE
S	EXISTING SEWER MANHOLE
SC	EXISTING SWITCH CABNET
	EXISTING TRANSFORMER
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR



SURVEY NOTES

1.) DATE OF SURVEY: JANUARY, MARCH AND OCTOBER 2001.

2.) DATE OF PREPARATION: OCTOBER, 2003 SHOWNING SITE AFTER CLEARIN AND DEMOLITION OF THE BANAZA TRAILER PARK.

3.) BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N 99°57'00" W BETWEEN STREET CENTERLINE MONUMENTS FOUND IN PLACE AT THE INTERSECTION OF FOURTH STREET AND EUCLID AVENUE AND AT THE INTERSECTION OF EIGHTH STREET AND EUCLID AVENUE IN THE TOWN OF CARBONDALE, COLORADO.

4.) BASIS OF SURVEY: THE RECORDED PLATS OF THE BERRY EXEMPTION, BUNTING SUBDIVISION EXEMPTION, TOWN OF CARBONDALE TOWNSITE, WEAVERS ADDITION TO THE TOWN OF CARBONDALE, LAPPALA MAIN STREET SUBDIVISION AND SEVENTH STREET P.U.D., VARIOUS DOCUMENTS OF RECORD AND THE FOUND LOT/SUBDIVISION AND STREET MONUMENTS AS SHOWN OR NOTED HEREON.

5.) CONTOUR INTERVAL IS ONE (1) FOOT.

6.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, SE RELIED UPON DEEDS OF RECORD AND MONUMENTS LOCATED IN THE FIELD, AS SHOWN. RECORDED IN THE GARFIELD COUNTY RECORDS.

EXISTING CONDITIONS NOTES:

1. PHASE I IMPROVEMENTS SHOWN MAY OR MAY NOT BE COMPLETE AT TIME OF PHASE II SUBMITAL BUT ARE SHOWN FOR CLARIFICATION OF WORK TO BE DONE AS PART OF PHASE II.

NOT FOR CONSTRUCTION

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

NO.	DATE	REVISION	BY

TOWN OF CARBONDALE

TOWN CENTER PHASE II

EXISTING CONDITIONS

DES. RTM	CK. YTN	FILE NO.	SHEET 2
DR. RTM	DATE 9/27/04	21141.02	OF 9

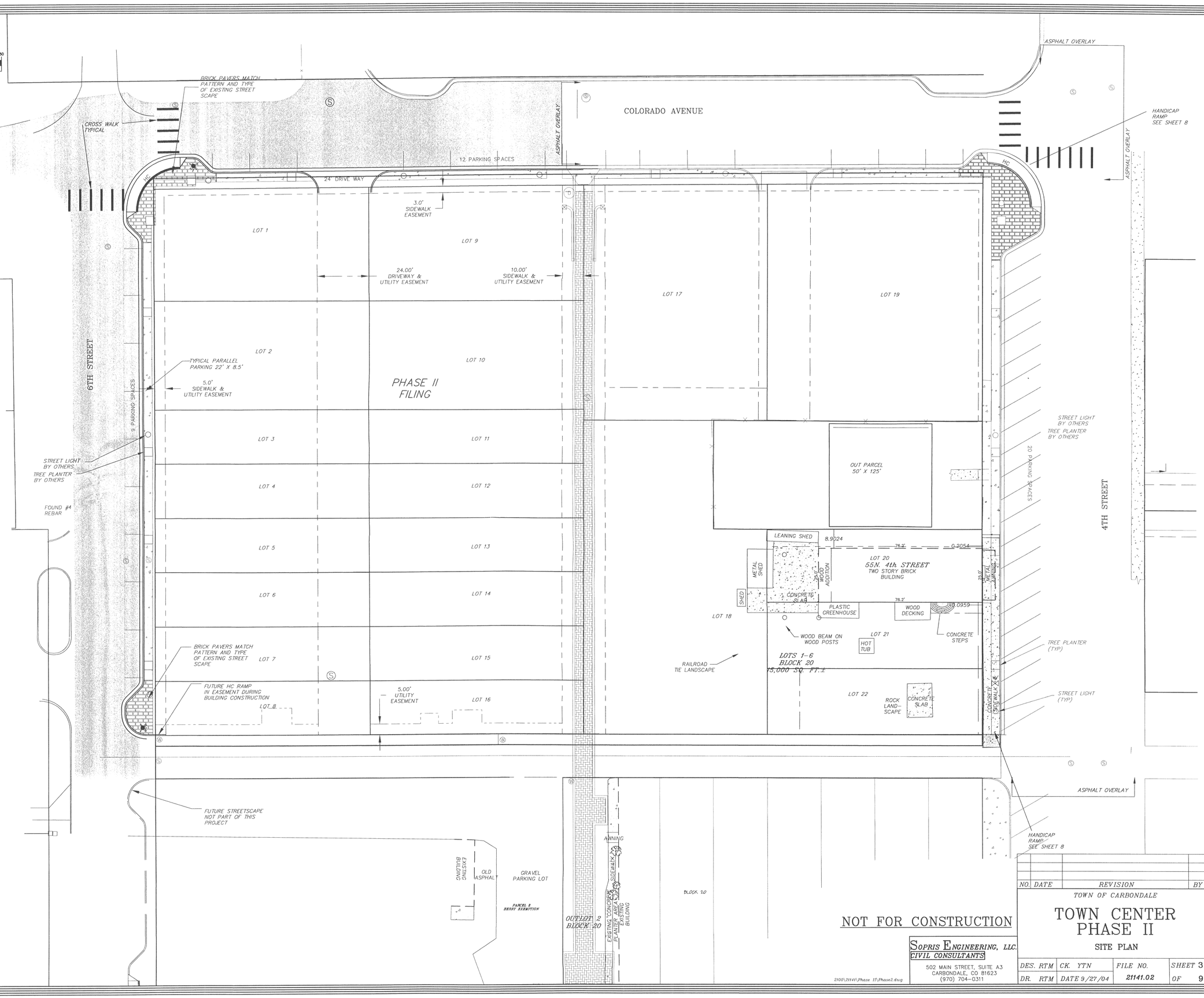
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEDGEND

- EXISTING SEWER MANHOLE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET STRUCTURE
- PROPOSED DRYWELL



GENERAL NOTES:

1. TOWN CENTER PHASE II SHALL PROVIDE FOR 43 OFF STREET PARKING SPACES.
2. ALL STORM DRAINAGE FROM EACH LOT WHETHER FROM OPEN SPACE OR ROOF DRAINS SHALL BE RETAINED ON SITE.
3. PHASE I IMPROVEMENTS SHOWN MAY OR MAY NOT BE COMPLETED AT TIME OF PHASE II SUBMITAL BUT ARE SHOWN FOR CLARIFICATION OF WORK TO BE DONE AS PART OF PHASE II.
4. COLORADO AVENUE AND 6TH STREET TO BE OVERLAYED IN THE AREA INDICATED.

NOT FOR CONSTRUCTION

2100\21141\Phase II\Phase2.dwg

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

NO.	DATE	REVISION	BY

TOWN OF CARBONDALE

TOWN CENTER PHASE II

SITE PLAN

DES. RTM	CK. YTN	FILE NO.	SHEET 3
DR. RTM	DATE 9/27/04	21141.02	OF 9

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEDGEND

- EXISTING SEWER MANHOLE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED ASPHALT OVERLAY
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET STRUCTURE
- PROPOSED DRYWELL

GRADING AND DRAINAGE NOTES:

1) THE CONTRACTOR SHALL MAINTAIN CONTROL OVER DUST AND DIRT CARRIED FROM THE SITE ON TO ADJACENT PROPERTY AND STREETS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO AVOID SUCH CONTAMINATION AND SHALL WHEN NECESSARY CLEAN SURROUNDING STREETS TO MINIMIZE ACCUMULATION OF DIRT AND DEBRIS.

2) THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE TOWN CENTER PHASE II AND ADJACENT RIGHT OF WAY. THE CONTRACTOR SHALL NOT OPERATE OUT SIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE PROPERTY OWNERS.

3) ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE OWNERS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4) ALL STORM DRAINAGE FROM EACH LOT WHETHER FROM OPEN SPACE OR ROOF DRAINS SHALL BE RETAINED ON SITE.

5) CONTOUR INTERVAL SHOWN IS ONE FOOT.

COLORADO AVENUE

6TH STREET

4TH STREET

24' DRIVE WAY

PHASE II FILING

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 20 · LOT 21 · LOT 22

OUT PARCEL 50' X 125'

LOT 20 55N. 4th STREET TWO STORY BRICK BUILDING

LOTS 1-6 BLOCK 20 5,000 SQ. FT.±

OUTLOT 2 BLOCK 20

BLOCK 20

NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

TOWN OF CARBONDALE

TOWN CENTER PHASE II

GRADING & DRAINAGE

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
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CARBONDALE, CO 81623
(970) 704-0311

DES. RTM	CK. YTN	FILE NO.	SHEET 4
DR. RTM	DATE 9/27/04	21141.02	OF 9

2100\21141\Phase II\Phase2.dwg

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEDGEND

S	EXISTING SEWER LINE
W	EXISTING WATER LINE
UG	EXISTING UNDERGROUND GAS LINE
UT	EXISTING UNDERGROUND TELEPHONE LINE
OE	EXISTING OVERHEAD ELEC.
U-E-T-C	EXISTING UNDERGROUND ELEC.-TEL.-CAB.
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
W	EXISTING WATER MANHOLE
S	EXISTING SEWER MANHOLE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING ASPHALT
8" W	PROPOSED WATER MAIN
8" S	PROPOSED SEWER LINE
G	PROPOSED UNDERGROUND GAS LINE
E-T-C	PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, CABLE
3/4" W	PROPOSED WATER SERVICE
SS	PROPOSED SEWER SERVICE
WV	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRIC TRANSFORMER
D	PROPOSED DRYWELL
S	PROPOSED SEWER MANHOLE
	PROPOSED ASPHALT

GENERAL UTILITY NOTES:

1. EXISTING CONDITIONS BASED UPON IMPROVEMENT SURVEY BY SOPRIS ENGINEERING LLC.
2. ALL WATER MAINS SHALL BE INSTALLED WITH A 7'0" MINIMUM DEPTH OF COVER. SERVICES SHALL HAVE 7'0" DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THAT THE MINIMUM DEPTH OF COVER IS MAINTAINED.
3. SEWER SERVICE LINES FOR PHASE II TO BE INSTALLED WITH SADDLE AND WYE AT TIME IF BUILDING CONSTRUCTION. LINES SHALL BE INSTALLED WITH A 5'0" MINIMUM DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES AND COVER CANNOT BE MAINTAINED 2" OF BLUE BOARD INSULATION SHALL BE USED FOR EACH 2' OF INADEQUATE COVER.
4. MAINTAIN A DISTANCE OF 10 FEET BETWEEN WATER LINES AND SANITARY SEWER LINES (EDGE TO EDGE). IF THIS IS NOT POSSIBLE, THE ELEVATION OF THE CROWN OF THE SEWER SHOULD BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF NEITHER OF THESE ARE POSSIBLE, CONSTRUCTION SHALL BE DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL INSURE THAT ADEQUATE BACK FLOW PREVENTERS HAVE BEEN INSTALLED ON ALL NEW WATER SERVICE CONNECTIONS.
6. ALL MAIN LINE AND HYDRANT VALVE BOXES LOCATED IN THE ASPHALT SHALL BE BROUGHT TO 1/4 INCH BELOW FINISH GRADE ELEVATIONS.
7. ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
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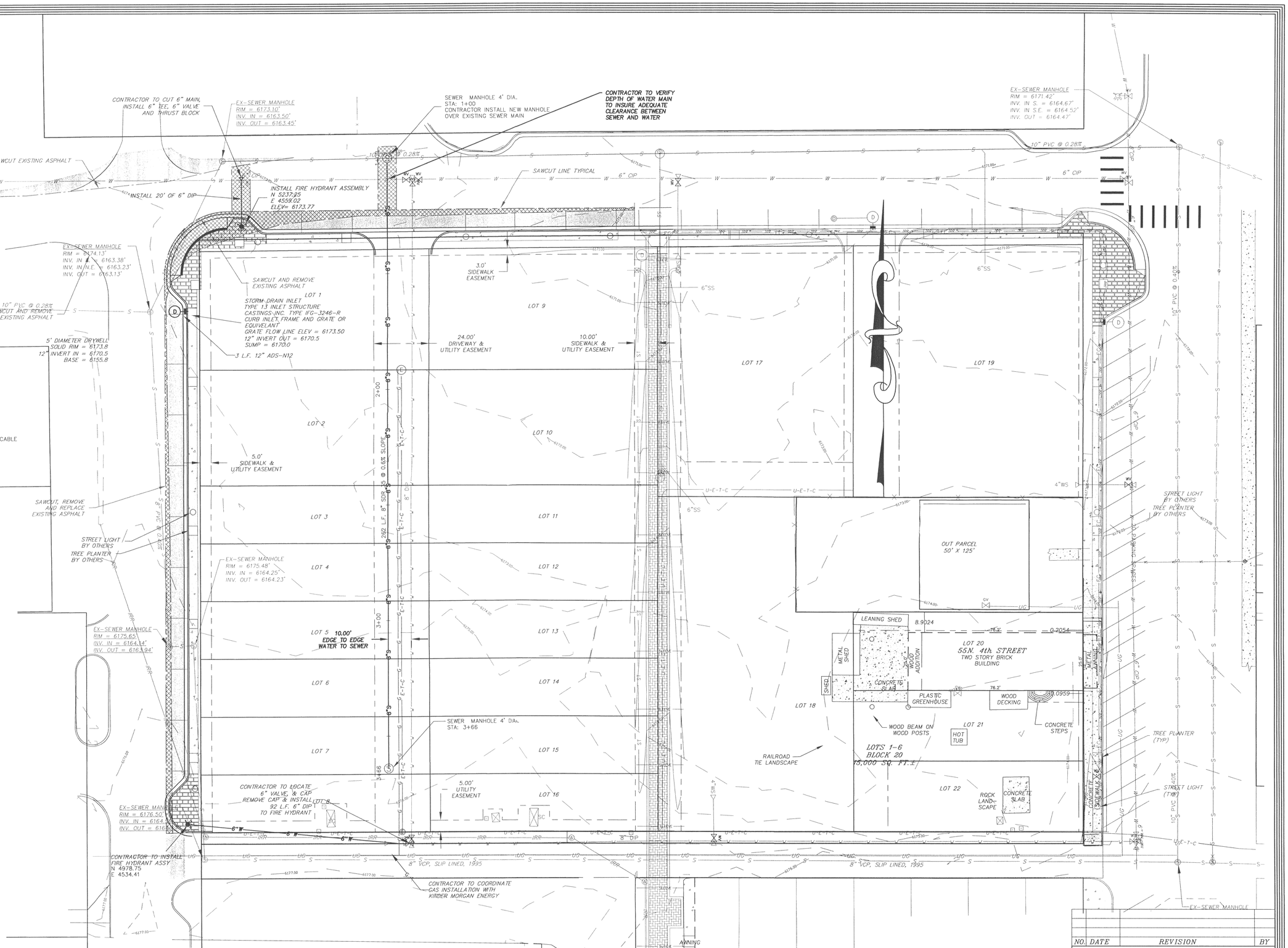

NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

TOWN OF CARBONDALE

TOWN CENTER PHASE II

MASTER UTILITY

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

2100\21141\Phase II\Phase2.dwg

DES. RTM	CK. YTN	FILE NO.	SHEET 5
DR. RTM	DATE 9/27/04	21141.02	OF 9

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

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	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
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S	EXISTING SEWER MANHOLE
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WV	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRIC TRANSFORMER
D	PROPOSED DRYWELL
S	PROPOSED SEWER MANHOLE
	PROPOSED ASPHALT
1	REVISION CLOUD AND REFERANCE NUMBER

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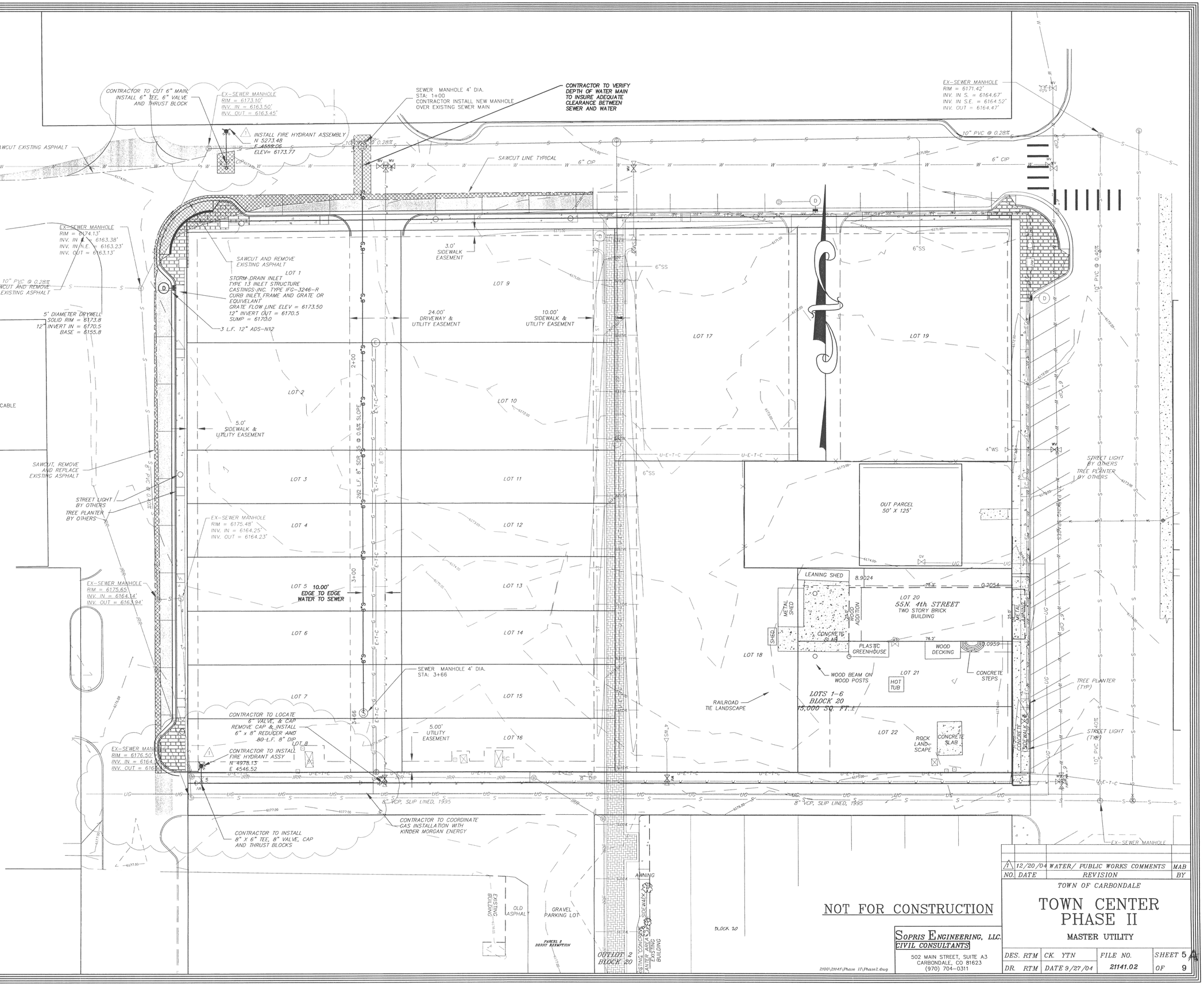

NOT FOR CONSTRUCTION

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

2100\21141\Phase II\Phase2.dwg

NO.	DATE	REVISION	BY
1	12/20/04	WATER/ PUBLIC WORKS COMMENTS	MAB

TOWN OF CARBONDALE

TOWN CENTER PHASE II

MASTER UTILITY

DES. RTM	CK. YTN	FILE NO.	SHEET 5
DR. RTM	DATE 9/27/04	21141.02	OF 9

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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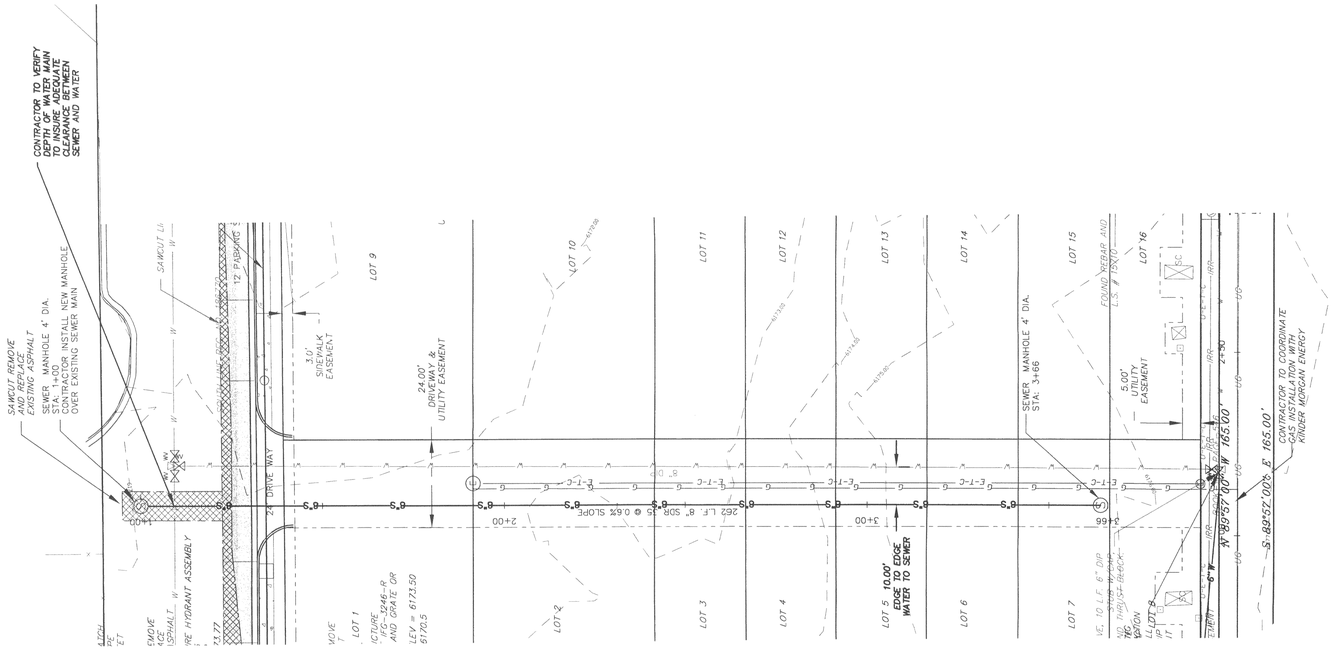

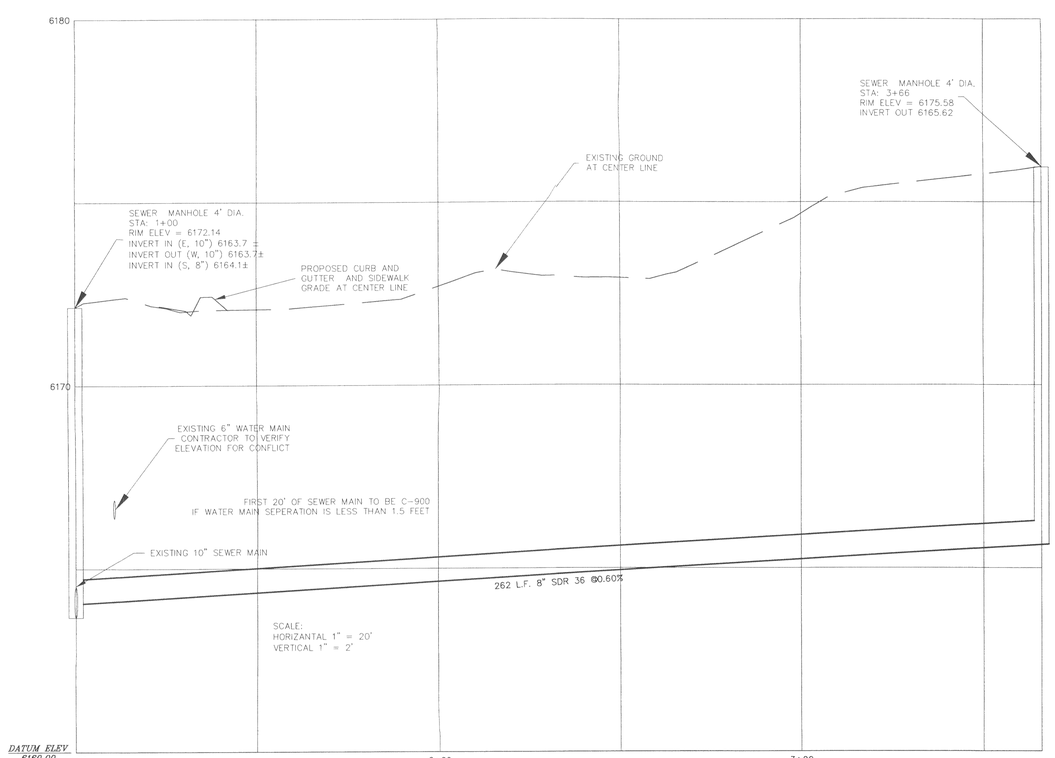

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NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

TOWN OF CARBONDALE

TOWN CENTER PHASE II

SEWER PLAN & PROFILE

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

DES. RTM	CK. YTN	FILE NO.	SHEET 6
DR. RTM	DATE 9/27/04	21141.02	OF 9

2100\21141\Phase II\Phase2.dwg

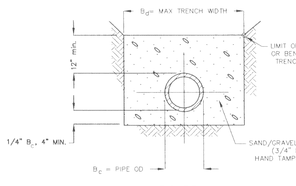


FIGURE 1
15" DIA. & SMALLER

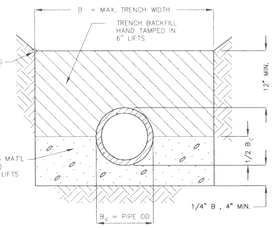


FIGURE 1 & FIGURE 2
IDEAL TRENCH CONDITIONS

FIGURE 2
18" DIA. & LARGER

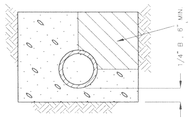


FIGURE 3
ROCK EXCAVATION

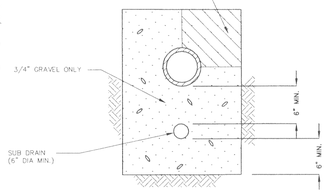


FIGURE 5
SUB DRAIN

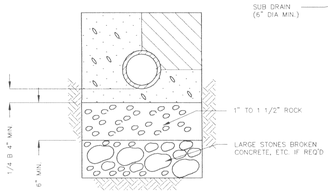


FIGURE 4
UNSTABLE SUBGRADE CONDITION

NOMINAL DIAMETER	MAX. TRENCH WIDTH AT A POINT 12" ABOVE PIPE
33" & SMALLER	B_d = O.D. + 16"
36" & LARGER	B_d = O.D. + 30"

NOTES:

1. BELL HOLES SHALL BE EXCAVATED AT ALL BELL & SPIGOT JOINTS.

CLASS "B" BEDDING REQUIREMENTS
WATER OR SEWER MAIN
(TYPICAL REQUIREMENTS)

N.T.S.

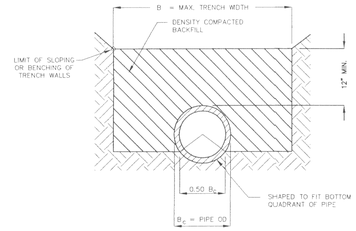


FIGURE 1
SHAPED SUBGRADE

NOMINAL DIAMETER	MAX. TRENCH WIDTH AT A POINT 12" ABOVE PIPE
33" & SMALLER	B_d = O.D. + 16"
36" & LARGER	B_d = O.D. + 30"

NOMINAL DIAMETER	MIN. d
18" & SMALLER	2"
21" TO 36"	3"
42" & LARGER	4"

NOTES:

1. BELL HOLES SHALL BE EXCAVATED AT ALL BELL & SPIGOT JOINTS.
2. CLASS "C" BEDDING MAY ONLY BE USED UPON APPROVAL OF CHIEF ENGINEER OR HIS APPOINTED REPRESENTATIVE.

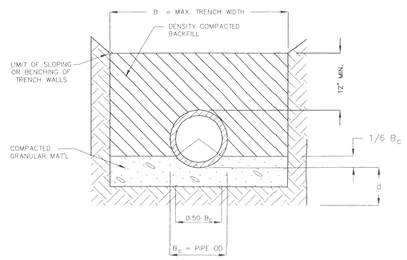
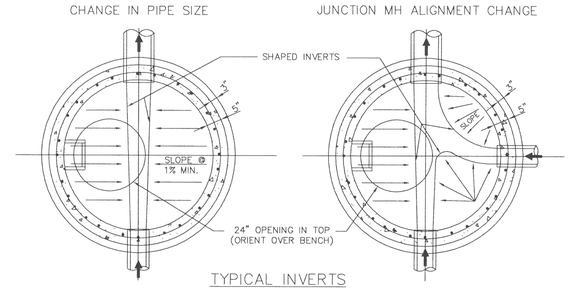


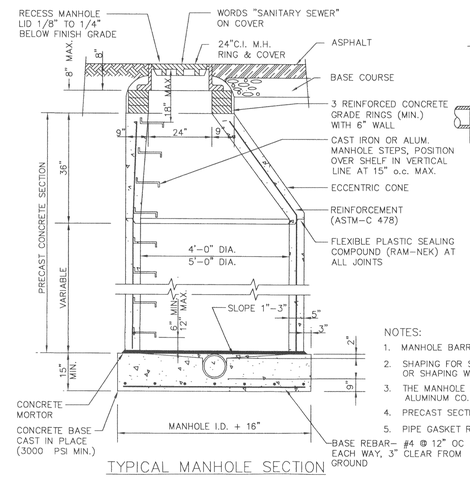
FIGURE 2
GRANULAR FOUNDATION

CLASS "C" BEDDING REQUIREMENTS
WATER OR SEWER MAIN
(USE ONLY W/ENGINEER'S APPROVAL)

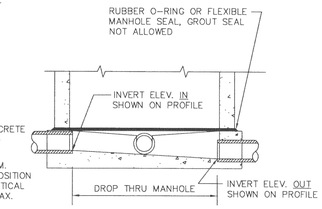
N.T.S.



TYPICAL INVERTS



TYPICAL MANHOLE SECTION



SECTION

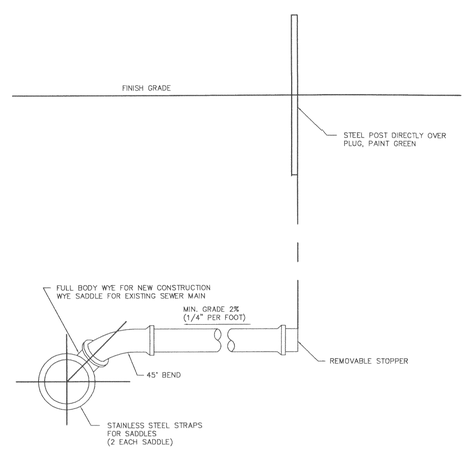
PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"

NOTES:

1. MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO TABLE.
2. SHAPING FOR SMOOTH MANHOLE INVERTS MAY BE DONE BY FORMING OR SHAPING WITH CEMENT MORTOR.
3. THE MANHOLE STEPS SHALL BE SIMILAR AND EQUAL TO ALCOA ALUMINUM CO. NO. 126538.
4. PRECAST SECTIONS TO CONFORM TO ASTM C-478.
5. PIPE GASKET REQUIRED AT MANHOLE WALL.

TYPICAL MANHOLE DETAIL

N.T.S.



SEWER LINE CONNECTION AT SEWER MAIN

N.T.S.

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SEWER DETAILS

SOPRIS ENGINEERING, LLC.
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(970) 704-0311

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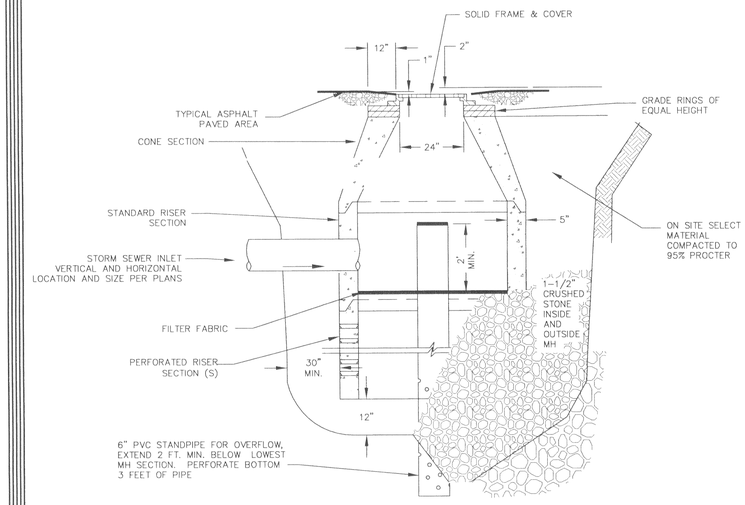
DR. MAB	DATE 9/27/04	21141.01	OF 9

21141\Phase II\Details.dwg, 9-27-04



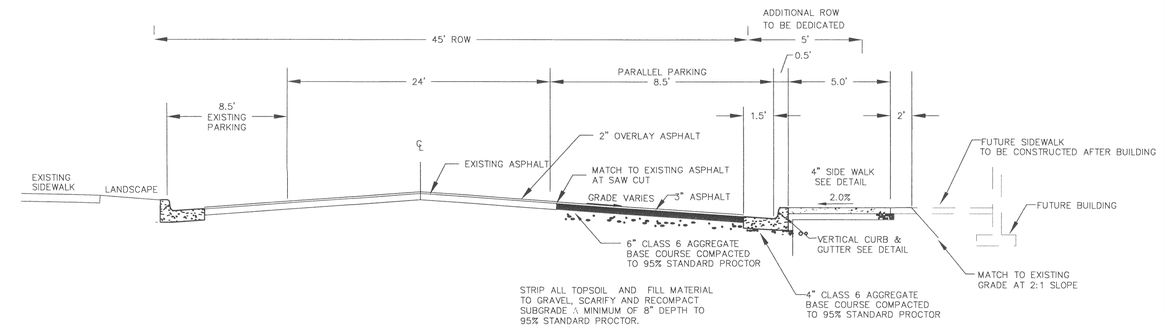
NOTES:

1. 5' DIA. PRECAST MANHOLE SECTIONS TO MEET ASTM C-478.
2. BACK FILL EXCAVATION AROUND STRUCTURE WITH COMPACTED 1-1/2" CRUSHED STONE, TO TOP OF PERFORATED SECTIONS.
3. OVERALL DEPTH, MINIMUM OF 18'. SOLID SECTIONS TO 12' DEPTH
4. CAP STANDPIPE WITH 1/2 INCH SCREEN AND BAND CLAMP.
5. PERFORATED MH SECTION BELOW 12' DEPTH INTO PERVIOUS ALLUVIUM.

PRECAST CONCRETE DRY WELL (OFF SITE PUBLIC IMPROVEMENTS)

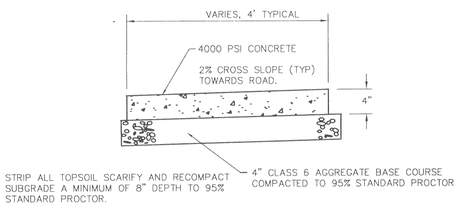
(WITH OVERFLOW)

N.T.S.



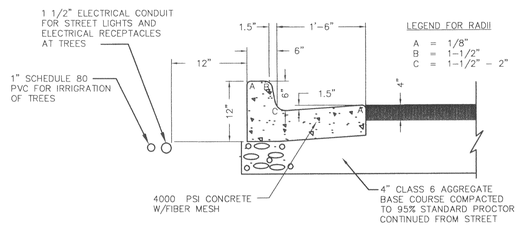
ASPHALT PARKING SECTION COLORADO AVENUE

N.T.S.



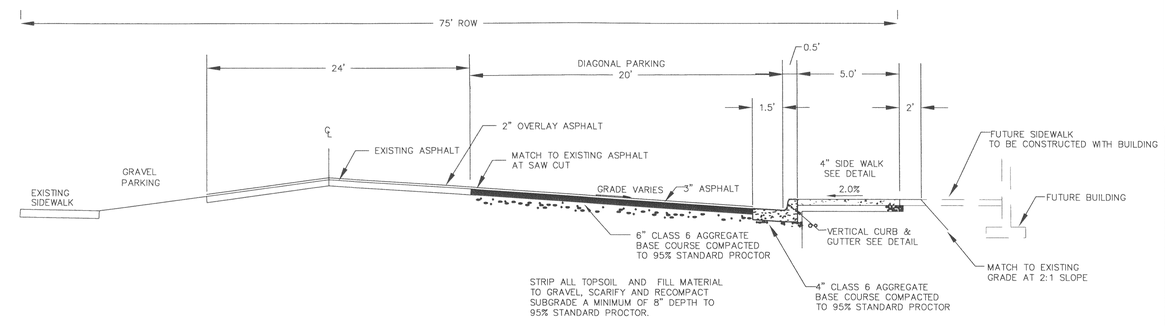
CONCRETE SIDEWALK DETAIL

N.T.S.



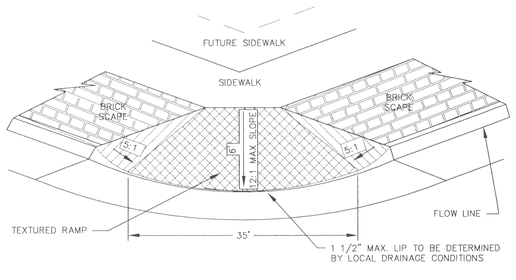
ELECTRIC CONDUIT/IRRIGATION w/ STANDARD CURB & GUTTER

N.T.S.



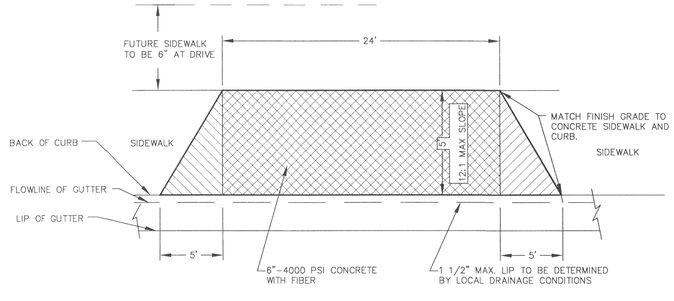
ASPHALT PARKING SECTION 6TH STREET

N.T.S.



TYPICAL HANDICAP RAMP DETAIL TO MATCH STREET SCAPE

N.T.S.



TYPICAL DRIVEWAY ENTRANCE DETAIL FOR ATTACHED SIDEWALK

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TOWN CENTER SUBDIVISION PHASE II

PAVING & DRAINAGE DETAILS

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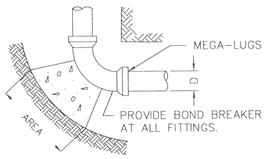
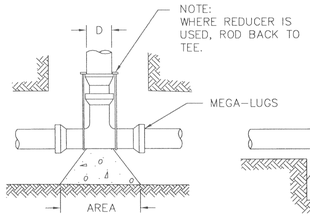
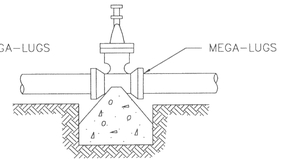


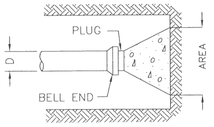
BENDS & ELBOWS



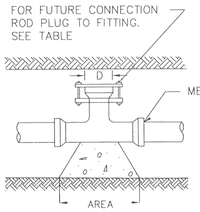
TEE



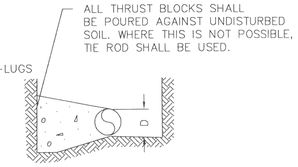
GATE VALVE



DEAD END LINE



PLUGGED TEE FOR FUTURE CONNECTION



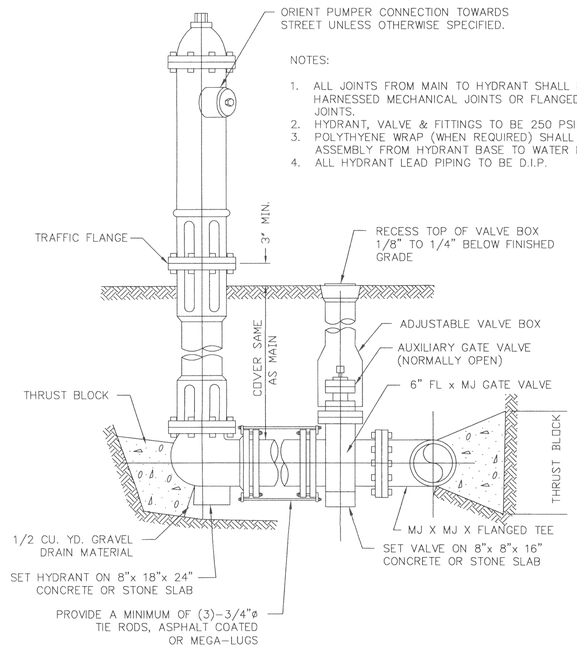
TYPICAL SECTION THRU THRUST BLOCK

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.
10"	11.1	6.0	3.1	7.8	4.5	
8"	7.1	3.9	2.0	6.0	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	CONCRETE STRENGTH TO BE 3,000 P.S.I., 28 DAY TEST. MINIMUM WEIGHT OF THRUST BLOCKS SHALL BE 1,000 LBS.

THRUST BLOCKS FOR WATER MAIN

N.T.S.

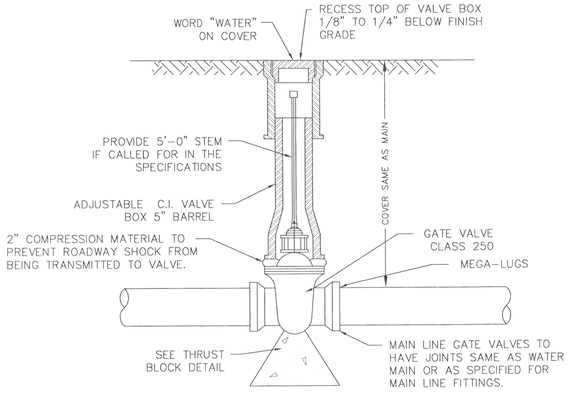


NOTES:

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. POLYTHYENE WRAP (WHEN REQUIRED) SHALL COVER ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4. ALL HYDRANT LEAD PIPING TO BE D.I.P.

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL

N.T.S.

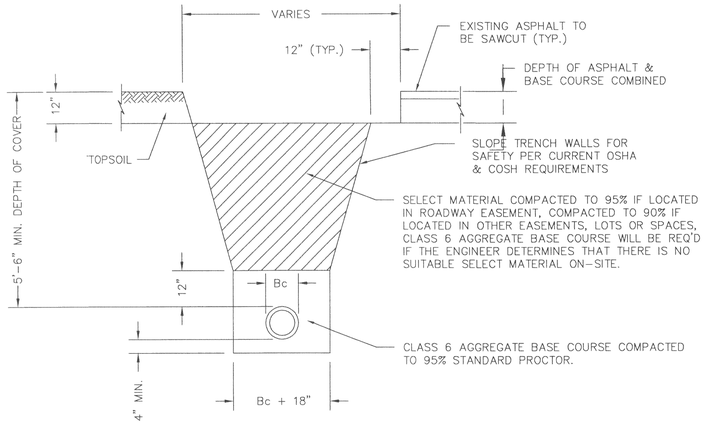


GATE VALVE DETAIL

N.T.S.

NOTES:

1. PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESSES AND KIND.
2. IF WATER MAIN IS NOT UNDER ROAD SURFACE, REPLACE TOP ONE FOOT OF TRENCH WITH TOPSOIL AND REVEGETATE.



TRENCH CROSS SECTION

N.T.S.

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WATER DETAILS

SOPRIS ENGINEERING, LLC.
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