RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-24-03

CHECK #: 1914 **AMOUNT:** 845.00

DATE TO BE CHECKED IN BY: 4-28-03

PROJECT/LOCATION: 3088 & 3090 D 1/2 Rd

Items to be checked for on application form at time of submittal:

- ☑ Application type(s)
- ☑ Acreage
- ☑ Zoning
- ☑ Location
- ☑ Tax #(s)
- ☑ Project description
- ☑ Property owner w/ contact person, address & phone #
- ☑ Developer w/ contact person, address & phone #
- ☑ Representative w/ contact person, address & phone #
- ☑ Signatures of property owner(s) & person completing application

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 4/29/03

Project Name: Dakota West Sub., Filing 2 (if applicable)

Project Location: 3088 & 3090 Dk Rd. (address or cross-streets)

Check-In Staff — Community Development: PC initials of check-in staff members
Development Engineer: _____

APPLICATION TYPE(S): FP
(e.g. Site Plan Review) _____

FEE PAID: Application: 740
Acreage: 60
Public Works: _____

BALANCE DUE:
° Yes amount $_____
• No

Refund $45

COMPLETENESS REVIEW:
Originals of all forms received w/signatures? • Yes ° No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: • No ° Yes, list missing items below
Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? • No ° Yes, list missing items below
Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

° No ° Yes, list missing items below

- /
-
-

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Lori

Special Processing Instructions:

Planner's Name: Lori V. Bowers

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: FINAL

Date: April 17, 2003

Expiration Date: 6 months from above date

Location: 3088 D 1/2 Rd. (3090)

Project Name: Dakota West Filings 2 & 3

ITEMS		DISTRIBUTION																																	
Date Received: 4/24/03		● City Community Development	● City Development Engineer	● City Utility Engineer	● City Real Estate Manager	● City Parks/Recreation	● City Attorney	● ~~City Fire Dept~~ / Clifton Fire Dept	● City Police Department	● City Transportation Engineer	O City Downtown Dev. Authority	● City Addressing	● City Code Enforcement	O City G.J. Planning Commission	O County Planning	● Building Department	O Walker Field Airport	● School District #51	● Qwest	● Excel	O GVRP	● Cable	● Water District CLIFTON	● Sewer District CGVSD	● Drainage District G.J.	● Irrigation District G.V.	O CDOT	O RTPO	O Corps of Engineers	O Urban Trails	O State Health Department	O Colorado Geologic Survey	● U.S. Postal Service	O Other	Total required
Receipt #: 18795																																			
File #: FP-2003-079																																			
DESCRIPTION	SSID Reference																																		
● Application Fee $ 845.00	VII-1	1																																	
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Submittal Checklist*	VII-4	1																																	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Names & Addresses* Fee $ 50.00	VII-3	1																																	
● General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
O Site Plan	IX-31	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Composite Plan	IX-08	1	2	1	1			1							1	1			1	1	1	1	1	1	1	1		1							
● 11" x 17" Reduction of Composite Plan	IX-08	1				1	1								1	1											1	1							
● Final Plat (X-18a)	IX-12	1	2	1	1	1	1	1	1	1			1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1				
● 11" x 17" Reduction of Final Plat	IX-12	1									1	1		1				1															1		
O Evidence of Title/Lease Agreement	VII-2	1			1		1																												
● Legal Description	VII-3	1			1																														
● Conveyances	VII-3	1	1	1	1		1												1	1	1	1													
O Avigation Easement	VII-1	1			1		1										1																		
O ROW	VII-3	1	1	1	1		1												1	1	1	1													
● DIA/Guarantee*	VII-2	1	1	1			1																												
● County Treasurer's Tax Certificate	VII-2	1					1																												
O Appraisal of Vacant Land	VII-1																																		
O CDOT Access Permit	VII-4	1	1																								1								
O 404 Permit/Delineate Wetlands	VII-4	1	1																										1						
O Floodplain Permit*/delineate floodplain/floodway	VII-4	1	1																										1						
● Detail Sheet	IX-09	1	2																																
● Inside Cover Sheet	IX-15	1	2																																
O Road Cross-sections	IX-28	1	2																																
● Roadway Plan and Profile	IX-29	1	2																						1										
O Water System Design Report	IX-17	1	1	1																			1												
O Sewer System Design Report	IX-13	1	1	1																				1											
● Water & Sewer Plan and Profile	IX-35	1	2	1				1											1	1	1	1	1	1											
O Drainage & Irrigation Check Sheet*	XI-02	1																							1	1									
● Final Drainage Report	IX-5,6	1	1																						1										
● Grading and Drainage Plan	IX-14	1	2																			1			1				1			1			
O Storm Drainage Plan-Drawing/Report	IX-32	1	2																1	1	1	1			1										
O Stormwater Management Plan	IX-14	1	1																						1				1		1				
O Transaction Screen Process/Phase II Environmental	IX-10,18	1	1																																
● Final Geotechnical Report	X-07	1	1																																
O Landscape Plan	IX-19,25	2	1	1									1	1																					
● Covenants, Conditions & Restrictions	VII-2	1	1				1																												
● Fire Flow Form*	XI-3	1	1					1																											

Notes: * An asterisk in the item description column indicates that a form is supplied by the City.

→ indicate conform of street stubs at subdivision limits

DEVELOPMENT APPLICATION

Community Development Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

☐ Subdivision Plat/Plan - Simple	☐ Site Plan Review - Major	☐ Concept Plan
☐ Subdivision Plat/Plan - Major Preliminary	☐ Site Plan Review - Minor	☐ Minor Change
☒ Subdivision Plat/Plan - Major Final	☐ Conditional Use Permit	☐ Change of Use
☐ Planned Development - ODP	☐ Vacation, Right-of-Way	☐ Revocable Permit
☐ Planned Development - Preliminary	☐ Vacation, Easement	☐ Variance
☐ Planned Development - Final	☐ Extension of Time	
☐ Annexation/Zone of Annexation	☐ Rezone	☐ Growth Plan Amendment
From: _____	From: _____	From: _____
To: _____	To: _____	To: _____

Site Location: **3088-3090 D 1/2 Road**

Site Tax No.(s) **2943-161-00-187**
2943-161-00-053, 2943-161-00-214

Site Acreage/Square footage: ~~**11.06 Acres**~~ 3.3 acres

Zoning: **RMF-5**

Project Description: **Dakota West Subdivision Filing 2**

G & R West, LLC	**G & R West, LLC**	**Thompson-Langford Corp.**
Property Owner Name	Developer Name	Representative Name
2650 El Corona Drive	**2650 El Corona Drive**	**529 25 1/2 Road, B-210**
Address	Address	Address
Grand Junction, CO 81501	**Grand Junction, CO 81501**	**Grand Junction, CO 81505**
City/State/Zip	City/State/Zip	City/State/Zip
(970) 255-8164	**(970) 255-8164**	**(970)243-6067**
Business Phone No.	Business Phone No.	Business Phone No.
		jmace@tlcwest.com
E-Mail	E-Mail	E-Mail
		(970) 241-2845
Fax Number	Fax Number	Fax Number
Rob & Gina Cantrell	**Rob & Gina Cantrell**	**Jeff Mace**
Contact Person	Contact Person	Contact Person
(970) 255-8164	**(970) 255-8164**	**(970) 243-6067**
Contact Phone No.	Contact Phone No.	Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

J W. M — 4-23-03
Signature of Person Completing Application — Date

Robert A. Cantrell — 4-23-03
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary — Date

COMMUNITY DEVELOPMENT
CITY OF GRAND JCT
250 N 5TH ST
GRAND JUNCTION, CO 81501

CCT
MONTY STROUPE
303 NORTH AVE
GRAND JUNCTION, CO 81501

ROB CANTRELL
GINA CANTRELL
2650 EL CORONA DR
GRAND JUNCTION, CO 81501

FRANK A CIACCO
RHONDA J CIACCO
3102 D 1/2 RD
GRAND JUNCTION, CO 81504-6199

DANIEL R MEAD
BETTY J MEADD
3105 OURAY AVE
GRAND JUNCTION, CO 81504-6136

BOB L HELTON
NATHALIE
456 APPALOOSA LN
GRAND JUNCTION, CO 81504-6149

THOMAS A GARCIA
TAMA L KOLLER-GARCIA
455 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

MICHAEL E CORNELL
LINDA L
457 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

DON L REASONER
KAREN S
459 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

MARK V HABERKORN
BRIDGETTE M HABERKOR
461 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

TERRI L TROUTNER
2964 HERMOSA CT
GRAND JUNCTION, CO 81504-5256

RANDY SALAZAR
460 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

KURTIS ASHLEY WEEKS
462 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

CLIFFORD R HOLLISTER
TERRY L HOLLISTER
464 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

JON MUELLER
466 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

CAROL A DEGRAW
468 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

ROGER DALE GEARY
TAMMY L
470 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

DONALD LEROY DOWNS
472 APPALOOSA LN
GRAND JUNCTION, CO 81504-6129

PAUL M THOM
467 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

CRAIG D YOUNG
DEBORAH A
469 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

DAVID L DANIELS
VELMA RUTH
471 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

HAROLD J MASDEN
473 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

LORRAINE DE LOS REYES- DALKA
ESTATE
475 APPALOOSA LN
GRAND JUNCTION, CO 81504-6150

FRANK F REBALCABA
THERESA A RUBALCABA
465 31 RD
GRAND JUNCTION, CO 81504-6169

DANA KLEIMAN
459 31 RD
GRAND JUNCTION, CO 81504-6169

JAMES KEELING
MARIE KEELING
3090 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

ROBBIE F SANDIDGE
GWENDOLYN D SANDIDGE
463 31 RD
GRAND JUNCTION, CO 81504-6169

WALTER LEE ELLIOTT
ANALEE C
3082 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

JOHN ALBERT ILES
KATHERINE LEE
3080 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

ASHLEY A EDSTROM
MARK E
3086 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

DAVE WENS
REGINA WENS
3024 F 3/4 RD
GRAND JUNCTION, CO 81504-5578

BEN DOWD EXCAVATING INC
550 32 RD
CLIFTON, CO 81520-7633

BEN C DOWD
LELA J DOWD
3097 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

GWENDOLYN D SANDIDGE
ROBBIE F
463 31 RD
GRAND JUNCTION, CO 81504-6169

JOHN MOORE
DONNA G MOORE
457 31 RD
GRAND JUNCTION, CO 81504-6169

SAMUEL D ROACH
NORMA JEAN ROACH
PO BOX 431
CARBONDALE, CO 81623-0431

ERNEST R LAX
CATHERINE C
481 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5831

HERCHAL C HELM
M CLEO HELM
483 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5831

DONALD I DOWD
B D DOWD & F BAER &
8900 HIGHWAY 141
WHITEWATER, CO 81527-9757

LEONA L MINTZ
484 SHELDON RD
GRAND JUNCTION, CO 81504-5857

GREGORY SCOTT HAGGARD
482 SHELDON RD
GRAND JUNCTION, CO 81504-5857

RAYMOND L BARTHOLOMEW
BERNICE
480 SHELDON RD
GRAND JUNCTION, CO 81504-5857

ROBERT A KLINE
478 SHELDON RD
GRAND JUNCTION, CO 81504-5857

STEVEN W BROWN
JENNIFER L
3091 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

LOREN G SANCHEZ
3093 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

SHIRLEY C PRICE
3095 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

SANDRA K FAIDIGA
3099 GUNNISON AVE
GRAND JUNCTION, CO 81504-6372

STEVEN E BACK
ELAINE M
481 SHELDON RD
GRAND JUNCTION, CO 81504-5856

ROBERT J FIEGEL
KAY A
2683 CARMEL CT
GRAND JUNCTION, CO 81506-1719

LLOYD A DRESSLER
BRANDI A
485 SHELDON RD
GRAND JUNCTION, CO 81504-5856

RANDY L BENNETT
483 SHELDON RD
GRAND JUNCTION, CO 81504-5856

BERTHA LOWE
481 31 RD
GRAND JUNCTION, CO 81504-6168

GLADYS FAY SMITH
479 31 RD
GRAND JUNCTION, CO 81504-6168

G H BARTLETT
IONE BARTLETT
478 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

GORDON ALLEN MIRACLE
SUSAN JULIA MIRACLE
480 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

DONALD H HAGERMAN
JANICE E
482 APPLE BLOSSOM RD
GRAND JUNCTION, CO 81504-5832

DONNA L SMITH
483 30 3/4 RD
GRAND JUNCTION, CO 81504-2604

EDWARD A NIELSEN
DEBORAH J NIELSEN
3071 SUNFLOWER CT
GRAND JUNCTION, CO 81504-5475

DENNIS D MOSSET
SANDRA S MOSSET
481 30 3/4 RD
GRAND JUNCTION, CO 81504-2604

RITA E MOSHER
3072 GUNNISON AVE
GRAND JUNCTION, CO 81504-5873

CHRISTOPHER J FOWLER
ANDREA C FOWLER
484 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

MARC A GALLEGOS
CAROLYN SUE B GALLEG
482 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

IVA RUTH HUGHES
480 30 3/4 RD
GRAND JUNCTION, CO 81504-2605

JAMES E BELL
KATHERINE A BELL
3077 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

MIKE J BROWN
JEANNE S SARGENT
3073 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

EDWARD R HENDERSON
BETTY J HENDERSON
3071 GUNNISON AVE
GRAND JUNCTION, CO 81504-6366

BILLY D MYERS
LANA S
455 31 RD
GRAND JUNCTION, CO 81504-6169

RANDY H STEWART
NANCY Q
453 31 RD
GRAND JUNCTION, CO 81504-6169

HEIDI PETERSON
3098 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

BARBARA J TINCLER
GWENDOLYN D DOERR
484 OL SUN DR
GRAND JUNCTION, CO 81504-6382

THOMAS JOHN HUMPHREYS
482 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6382

BOYD R HERRE
LOIS A
480 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6381

WILMA L THOMPSON
ALVA E THOMPSON
480 OL SUN DR
GRAND JUNCTION, CO 81504-6381

RANDY D GARNER
478 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6378

RAY E ROBERSON
476 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6378

KENT ARDEN KINSEY
1808 STORY LN
MONTROSE, CO 81401-4713

JOHN F HEARD
LAURA P
3083 GUNNISON AVE
GRAND JUNCTION, CO 81504-6367

RICK W BRYANT
JANE I BRYANT
PO BOX 1618
CLIFTON, CO 81520-1618

HUBERT BETZEN
ELLEN S
3079 GUNNISON AVE
GRAND JUNCTION, CO 81504-6367

J MERLE NOLAND
MARLENE
482 OL SUN DR
GRAND JUNCTION, CO 81504-6382

ROY J WITTRY
BARBARA J WITTRY
479 OL SUN DR
GRAND JUNCTION, CO 81504-6380

ETHEL MAE ATWOOD
477 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6379

DONNA P MILLER
477 OL SUN DR
GRAND JUNCTION, CO 81504-6379

SALLY A HALL
481 OL SUN DR
GRAND JUNCTION, CO 81504-6380

JOHN A HALL
479 1/2 OL SUN DR
GRAND JUNCTION, CO 81504-6380

RALPH M VOEGELY
MARY E VOEGELY
3096 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

JERE HAGIN
3094 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

MILES F COLUNGA
3092 D 1/2 RD
GRAND JUNCTION, CO 81504-2587

ENERGY OFFICE
128 S 5TH ST
GRAND JUNCTION, CO 81501-2602

JAMIE MARIE POWELL
454 QUARRY CT
GRAND JUNCTION, CO 81504

KARIE CARLENE BEOUGHER
453 S SUN CT
GRAND JUNCTION, CO 81504

ELISHA CRISTINA QUINTANA
457 S SUN CT
GRAND JUNCTION, CO 81504

KYLE LEVERETT BERGER
HADSSA LYNN BERGER
3077 CANYON LAND DR
GRAND JUNCTION, CO 81504

LESLIE TREESE PACK
456 S SUN CT
GRAND JUNCTION, CO 81504

RUBEN ROCHA
COURTNEY ADELE MCCOW
454 S SUN CT
GRAND JUNCTION, CO 81504

CASA DEL TIERRA INC
PO BOX 2561
GRAND JUNCTION, CO 81502

STEVEN W MILLER
SUSAN L
3095 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

WAITE A REYNOLDS
RHETTA J
3077 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

BARBARA ANN WARREN
3085 D 1/2 RD
GRAND JUNCTION, CO 81504-2590

Dakota West Subdivision
General Project Report

Filing 2 Final Plan & Plat
(Phase 2 and 3 of the Preliminary Plan)

Project Overview

Dakota West Subdivision, consisting of 6.29 acres, is located north of D ½ Road, east of 30 ¾ Road and west of 31 Road.

The applicant is petitioning for approval of a final plan and plat for the second filing of Dakota West Subdivision. The preliminary plan suggested that there could be as many as three separate filings, but the applicant has decided to combine the last two phases into Filing 2. Filing 1, consisting of 17 lots, has been previously submitted. This, the second of two filings, will consist of 28 lots and will complete The Dakota West Subdivision.

The subject property is zoned RMF-5. The preliminary plan was approved on December 17, 2002. This filing is consistent with the approved preliminary plan.

A. Project Description

Existing Land Use

The property currently exists as non-irrigated open field consisting primarily of weeds. An existing home has been demolished from one of the parcels. Construction will commence on Filing 1 within the next few weeks.

Existing Site Conditions

The site is made up of open area that has not been cultivated for some time. The property slopes at approximately 0.7 percent from the north to the south and is bordered by D ½ Road to the south.

The Existing Zoning

The property is zoned City RMF-5.

The Proposed Plan

The desired plan is to construct all improvements that will complete the 45 lot Dakota West Subdivision. The first filing included seventeen lots with connections to existing utilities and D ½ Road. Filing 2 combines Phases 2 and 3 from the Preliminary Plan and consists of twenty-eight lots north and east of Filing 1.

B. Public Benefit

The development of this parcel allows for infill of a previously undeveloped area with the necessary services and amenities. This plan is compatible with the present and future development of adjacent properties under the existing zoning.

C. Project Compliance, Compatibility, and Impact

This Filing is consistent with the approved Preliminary Plan. There have been no significant changes to the number of lots, lot and/or road configuration and layout or associated infrastructure.

Adopted Plans and Policies

This request addresses the following goals of the Growth Plan:

Policies 1.1-1.3, 1.7 - The desired Growth Plan density falls within the guidelines of 4-8 DU/A and is compatible with the development of the surrounding area.

Policy 5.1, 5.2, 5.3 – This development will use existing facilities providing infill within a previously undeveloped area close to the City center.

Policies 7.1-7.4 - Future development will pay its appropriate share of development fees to fund its fair share of capital costs for public facilities at adopted levels of service.

Policy 10.4 – Future development will provide single-family lots and associated designs that will enhance the sense of neighborhood.

Policies 11.1, 11.3 – Future development will be compatible with adjacent land uses. There is no commercial development associated with this plan.

D. Development Schedule and Phasing

It is anticipated that Filing 1 will be complete in mid-summer 2003. It is the Petitioner's desire that construction can continue seamlessly into Filing 2 upon completion of Filing 1.

CITY OF GRAND JUNCTION
Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

May 5, 2003

ACCEPTANCE LETTER

A submittal for the Dakota West Filing 2 (FP-2003-079) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Lori Bowers, the project planner, at 256-4033 or lorib@ci.grandjct.co.us.

Review comments for the project will be available on 5/27/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a $50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: FP-2003-079

PROJECT FP-2003-079 DAKOTA WEST, FILING 2
PHYSICAL LOCATION: 3088 - 3090 D ½ Rd.
LEGAL DESCRIPTION
ACERAGE: 3.3 PROPOSED USE S.F.R.
PUBLIC BENEFIT
HOURS OF OPERATION N/A NUMBER OF EMPLOYEES N/A

ZONING, SETBACKS (BLUK REQUIREMENTS, min. lot area, max. height, front set back ~~from CL~~, min. side and rear), LANDSCAPING, SCREENING, BUFFERING, ENCLOSURES, APPLICABLE CORRIDOR GUIDELINES, ACCESS, CIRCULATION, PARKING, (REVOCABLE PERMIT IF REQUIRED) LIGHTING, TREATMENT OF ROW, DRAINAGE, FLOOD PLAIN, WETLANDS, SIGNAGE, FENCING, UTILITIES, EASEMENTS, LAND USE COMPATIBILITY, TRAFFIC GENERATION, SOILS, AVIGATION EASEMENTS, PREVIOUS COUNCIL ACTIONS

ZONING - RMF-5 Min. lot size 6,500 width 60' min. st. 20'
Front 20/25 side 5/3 rear 25/5 MAX height 35'
28 lots

~~I did not receive a final plat. (Full size)~~

Lighting - st. lights

Need CC+R's BK + Page to be filled in. Have CC+R's - will need to be signed + dated.

Seperate instruments for drainage easements / irrigation easement for recording + to plat - irrigation shown 10' drainage?

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003 Certificate No: 18052

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-187		

Description:
BEG 496FT E OF SW COR SE4NE4 SEC 16 1S 1E N 0DEG13' E 1320.01FT E 324.75FT S 971.52FT W 125FT S 348.48FT W 204.75FT TO BEG EXC BEG E 496FT + N 0DEG13' E 30FT FR SW COR SE4NE4 SD SEC 16 N 0DEG13' E 417FT E 154.75FT S 0DEG13' W 417FT W 154.75FT TO BEG + EXC S 30FT FOR ROW

Base Tax Amounts Paid:

02 REAL	$	1,042.74

Total Due $ 0.00

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

-- Continued --

MESA COUNTY TREASURER CORPORATE SEAL COLORADO

2943-161-00-187
Tax Charges Distribution for Taxing Year `02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	69.12			
COLO RIVER	0.2550	3.65			
DRAINAGE GJ	2.5390	36.33			
SCH DST 51	34.3100	490.98			
MESA COUNTY	21.8090	312.09			
LIBRARY	3.0000	42.93			
UTE WATER	2.0000	28.62			
UP GV PEST	0.1870	2.68			
SCH D51BOND	3.9370	56.34			
			Totals ----->	72.8670	1042.74

MONIKA TODD
Mesa County Treasurer

By: _____



CERTIFIED DATE
April 23, 2003

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003 Certificate No: 18053

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-214		

Description:
BEG 567FT N & 185FT W OF SE COR NE4 SEC 16 1S 1E S 67FT W 310FT N 370FT E 310FT S 310FT TO POB

Base Tax Amounts Paid:

02 REAL	$	633.95

Total Due $ 0.00

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

-- Continued --

MESA COUNTY TREASURER CORPORATE SEAL COLORADO

2943-161-00-214
Tax Charges Distribution for Taxing Year `02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	42.02			
COLO RIVER	0.2550	2.22			
DRAINAGE GJ	2.5390	22.09			
SCH DST 51	34.3100	298.50			
MESA COUNTY	21.8090	189.74			
LIBRARY	3.0000	26.10			
UTE WATER	2.0000	17.40			
UP GV PEST	0.1870	1.63			
SCH D51BOND	3.9370	34.25			
			Totals ----->	72.8670	633.95

MONIKA TODD
Mesa County Treasurer

By: _____



CERTIFIED DATE

April 23, 2003

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 04/23/2003 Certificate No: 18054

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co	: INDIVIDUAL REQUEST	Order #:	
Seller	:	Buyer	:
Lender	:	Ordered:	G & R WEST
Tax Year	: 2002	User ID:	
Schedule #:	2943-161-00-053		

Description:
BEG 495FT W OF E4 COR SEC 16 1S 1E W 125FT N 348.48FT E 125FT S 348.48FT TO BEG

Base Tax Amounts Paid:

02 REAL	$	379.64

Total Due $ 0.00

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

-- Continued --



2943-161-00-053
Tax Charges Distribution for Taxing Year `02:

Description	Rate	Amount	Description	Rate	Amount
CLIFT FIRE	4.8300	25.16			
COLO RIVER	0.2550	1.33			
DRAINAGE GJ	2.5390	13.23			
SCH DST 51	34.3100	178.76			
MESA COUNTY	21.8090	113.63			
LIBRARY	3.0000	15.63			
UTE WATER	2.0000	10.42			
UP GV PEST	0.1870	0.97			
SCH D51BOND	3.9370	20.51			
			Totals ----->	72.8670	379.64

MONIKA TODD
Mesa County Treasurer

By: _____

MESA COUNTY TREASURER CORPORATE SEAL COLORADO

CERTIFIED DATE
April 23, 2003

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

AP 5/8/03

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 **To Review Agency:** Cable

File No: FP-2003-079 *(To be filled in by City Staff)* **Staff Planner:** Lori Bowers *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision Filing 2

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: 5/20/03 *(To be filled in by City Staff)*

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

(To be filled in by City Staff) 5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Chuck Wiedman
Reviewed By

5-5-03
Date

Email Address

263-2313
Telephone

Bresnan Communications
2502 Foresight Circle
Grand Junction, CO 81505
970-263-2313 telephone
970-245-6803 fax

BRESNAN
Communications

May 6, 2003

Dakota West Subdivision Filing 2
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Dear, Rob and Gina Cantrell

We are in receipt of the plat map for your new subdivision, **Dakota West Subdivision Filing 2.** I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish to have available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however; **the road-bore must have a 2" conduit for the sole use of cable TV.**

2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.

3. **We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossings will be in the same location as power and telephone crossing. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.**

4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.

5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge; paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.

6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Chuck Wiedman,
Construction Supervisor
Phone: 263-2313

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

RECEIVED
MAY 08 2003
COMMUNITY DEVELOPMENT DEPT.

AP 3/8/03

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 **To Review Agency:** US Postal Service

File No: FP-2003-079 *(To be filled in by City Staff)* **Staff Planner:** Lori Bowers *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision Filing 2

Location: 3088-3090 D 1/2 Road — REQUEST CENTRALIZED DELIVERY

Development Review Meeting Date: 5/20/03 *(To be filled in by City Staff)*

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

(To be filled in by City Staff) 5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

PHIL HICE
Reviewed By

05-08-03
Date

PHICE@EMAIL.USPS.GOV
Email Address

970-244-3444
Telephone

Lori

From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Thu, May 1, 2003 2:13 PM
Subject: Agency Review

AP 5/5/03

FP-2003-079 No objections to the application.

GRAND JUNCTION DRAINAGE DISTRICT

722 23 Road ✦ P. O. Box 969, Grand Junction, Co. 81502-0969
(970) 242-4343
June 27, 2003

Lori Bowers
Community Development Department
250 No. 5th Street
Grand Junction, Co. 81501

RE: Dakota West
3088-3090 D ½ Road
FP-2003-079

Dear Ms. Bowers,

Grand Junction Drainage District has an existing drainage pipeline along the North boundary line of the proposed Dakota West subdivision. The drain was an open drain for many years (constructed in the 1930's). It was piped in 1975-1976-1977. Access to the facilities to allow maintenance of the pipeline is mandatory annually. Access to the existing manholes has been used where the old barbed wire fence was located. There is formal access easements granted by the adjacent property owners.

Enclosed is a copy of a deed which refers to "easements and rights of way for roads and ditches as now constructed or of record." An aerial photo taken in 1952 clearly shows the open ditches.

Harley Bauer from the District has met on site with the developers of this property. The District is requiring gates be placed in the newly constructed wooden fence that will give unobstructed access to the existing manholes. An access gate will be required at the west side of the entire subdivision. The District also requests a restriction of any cross fencing that will impede the access to the existing east-west drainage facility.

I hope this clearly identifies the District's needs if the property is developed.

Sincerely
Grand Junction Drainage District

Donna J. Garlitz
Executive Secretary

Laura L. - 256-4031

Book 559 Page 348

Recorded at 11:10 o'clock A.M. Jan 14, 1952

Reception No. 553124 Annie K. Dunston - Recorder.

6 05

THIS DEED, Made this seventh day of January in the year of our Lord one thousand nine hundred and fifty-two, between

Dave W.Olson and Lila R.Olson

of the County of Mesa and State of Colorado, of the first part, and

Luther F.McNalley and Maude F.McNalley

of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, that the said part ies of the first part, for and in consideration of the sum of

Ten dollars and other good and valuable consideration - - - -

to the said part ies of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha VE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Beginning at the Southwest corner of the East fifteen acres of the Southeast quarter of the Northeast quarter of section sixteen, Township One South, Range One East of the Ute Meridian and running thence East 310 feet; thence North 360 feet; thence West 310 feet; the South 360 feet to the place of beginning. Also convey all ditch, lateral and water rights thereto belonging, including five shares of the capital stock of The Grand Valley Irrigation Company and also including the right to run water for the irrigation of said land over and across the North 960 feet of the East fifteen acres of the Southeast quarter of the Northeast quarter of said section sixteen, said water to be conveyed in so far as possible along property lines

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said part ies of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever. And the said part ies of the first part, for themselves, their heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha VE good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, subject to easements and rights of way for roads and ditches as now constructed or of record.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part ies of the first part ha VE hereunto set their hand S and seal S the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Dave W. Olson [SEAL]

Lila R. Olson [SEAL]

STATE OF COLORADO, County of Mesa } ss.

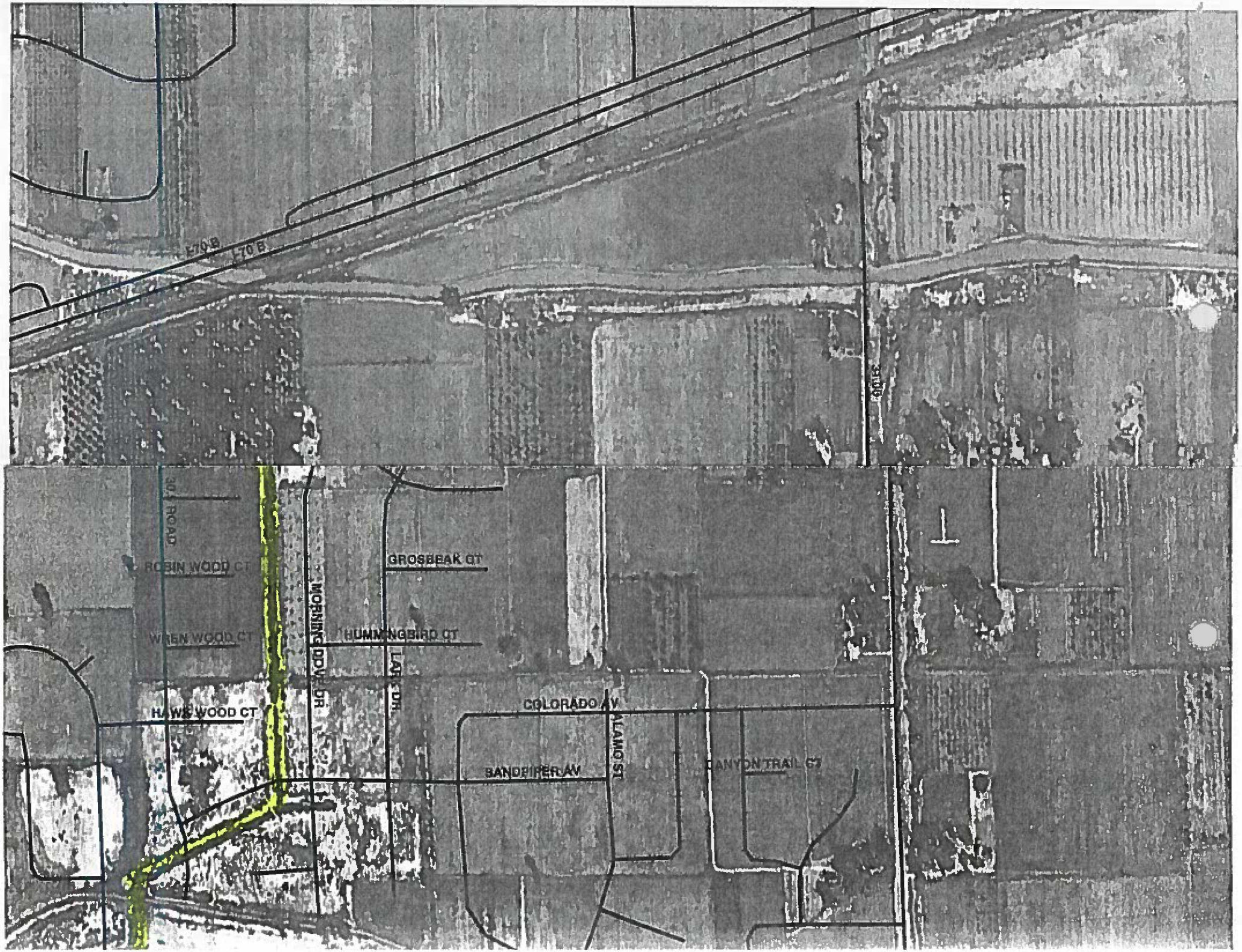
The foregoing instrument was acknowledged before me this 11th day of A. D. 19 52, by Dave W. Olson and Lila R. Olson

My commission expires April 10, 19 54. Witness my hand and official seal.

Notary Public.

No. 321. WARRANT DEED.—By John Thompson—The Stanford-Robinson Pub. Co., Miss. Robinson's Legal Blanks, 1049 Stout St., Denver, Colo.

*If by natural persons or persons both heirs' names or names; if by persons acting in representative or official capacity or as partners, their proper names or persons as executors, attorneys-in-fact or other fiduciary or description; if by officer of corporation, proper name of such officer or officers, as the president or other officers of such corporation, naming the corporation.


I-70 B
I-70 B
30 ROAD
ROBIN WOOD CT
WREN WOOD CT
HAWK WOOD CT
MORNING DOVE DR
GROSBEAK CT
HUMMINGBIRD CT
LARK DR
COLORADO AV
SANDPIPER AV
ALAMO ST
CANYON TRAIL CT

Lori

AP
6/30/03

June 30, 2003

Re: **FP-2003-079**
DAKOTA WEST SUBDIVISION PHASE 2

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.

2. Indicate the recording information for the vacated easements.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

REVIEW COMMENTS FOR DAKOTA WEST SUBDIVISION, FILING #2 - CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #FP-2003-079), 6/26/03.

AP 6/27/03 Lori

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The correct sewer stationing for existing MH-DW3 and MH-DW6 should be shown on the Utility Composite rather than the street centerline station given.

2. Existing MH-DW5 located on the west end of Aberdeen Lane should be labeled and stationed on the Utility Composite.

3. MH-D3 along Mandan Lane should be labeled and stationed on the Utility Composite.

4. The size, type of pipe, and length between manholes should be shown for the section of sewerline between existing MH-DW4 and MH-D3 on both the Utility Composite and Plan portion of the Plan and Profile Sheet.

5. Mandan Lane should be labeled on the Utility Composite.

6. A portion of the text "invert-out" on the profile for MH-D3 was inadvertently left off. The stationing on the Profile grid should also be added for the section of sewerline between existing MH-DW4 and MH-D3.

7. The area to be backfilled with concrete flowfill due to minimal cover over the sewerline between existing MH-DW6 and MH-E3 should be depicted with a cross hatch on both the Plan and Profile for the Contractors reference in addition to Note SS-3. The hatch designation should also include the sewer services to Lots 1 and 2 of Block 5 and Lots 4 and 5 of Block 4 that will also need to be backfilled with concrete flowfill.

8. The existing and proposed grade should be labeled on the sewerline profile along Washburn Street.

9. The stationing for existing MH-DW6 and MH-E1 should be labeled on the Plan portion of the Plan and Profile Sheet.

10. Standard Note #20 and #25 shown on Sheet 2 should be deleted from the Plans that do not apply to the project. An additional note should be added for dead-end MH-D3 that the invert channel be a minimum ¾ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.

11. A copy of the final plat will need to be included with the Plans approved for construction.

12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

Response to Review Agency Comment Sheet

AP 6/19/03

(Petitioner: Please fill in blanks in this section)

Date: 6/16/03 To Review Agency: Clifton Fire Department

File No: FP-2003-079 Staff Planner: Lori Bowers .

Project Name: Dakota West

Location: 3088 - 3090 1/2 Road

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grand_ict.co.us, FAX comments to(970) 256-4031 or mail written comments to the above address.

NO COMMENTS

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than June 23. 2003 .

(To be filled in by City StaffJ)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By David W. Austin Date 06/19/2003

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Thu, Jun 19, 2003 12:24 PM

AP 6/19/03

Lori,
The following is what was orginally sent on May 15, 2003. They have not been addressed on the latest plan. One item changed with the design change and is noted in bold italics. The comments for the most recent revision follow at the end and are in bold:

Following are review comments for Item FP-2003-079, Dakota West Filling 2.....

Both Items

* Block 2, Lot 5, relocate meter pit to NE corner of lot. This lot is now Block 2, Lot 4 -- meter pit location to middle of lot on N side, directly across from meter services accross the street.
* Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:

  * Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
  * Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
  * Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
  * Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
  * Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
  * Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
  * Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
  * Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner
  * Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner

* Move end of main line valve on (north) Washburn Street to just north of last water meter service
* Move end of main line valve on (south) Washburn Street to just south of last water meter service

Bold

* New main line on newly added cul-de-sac shall be 2" in size and terminate just west of last meter service tap. No valve is needed at the end of the line, just a bolted end cap and thrust bolck.
* Main line in this new intersection shall be 8 x 8 x 8 with a reducer to 2" to the west with a valve only on the west leg.
* Move end of line 8" valve to just east of last water service (Lot 1) with bolted end cap, thrust block, and blow off at end of line.
* Block 6, Lot 2, water meter pit shall be on the SW corner and move sewer service.

* Block 6, Lot 1, water meter pit shall be on the SE corner and move sewer service.
* In all cases, dry utility transformers and pedestals SHALL NOT be installed over the water service at the meter pits.
* In all cases, curb stop type shut-off valves shall be installed on the customer side of the meter pit for future customer use.
* In all cases, meter pit assemblies shall be configured to accommodate radio read meter assemblies.

General Comment: I thought sewer service were to be located in the middle of the lot -- being on the edge further compounds potential conflicts with dry utilities.

David Reinertsen
Assistant Manager
Clifton Water District

June 19, 2003

Re: **FP-2003-079**
DAKOTA WEST SUBDIVISION PHASE 2

PP
6/19/03

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.

2. Verify the dimension indicated on the East line of Lot 1, Block 6. (Calculates to be 141.79 feet)

3. Indicate the recording information for the vacated easements.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

Lori

May 19, 2003

AP
5/29/03

Re: **FP-2003-079**
DAKOTA WEST SUBDIVISION PHASE 2

REVIEW COMMENTS

Sheet 1 of 2

1. All lettering height shall be 1/8" minimum.

Sheet 2 of 2

1. All lettering height shall be 1/8" minimum.

2. Indicate the monumentation found and/or set for the Southwest corner of Lot 1, Block 1, the Northwest corner of Lot 7, Block 1 and the Northeast corner of Lot 9, Block 1.

3. Provide the overall bearing and distance for the West line of Lots 1 through 7, Block 1.

4. Provide the dimension for the West line of Lot 7, Block 1.

5. Clarify the dimension indicated on the South line of Lot 3, Block 3 (Two dimensions may be required to indicate an "inside" and "outside" dimension).

6. The 20 foot Utility Easements indicated on the Plat must be vacated by separate instrument with the recording information placed on the Plat. The City of Grand Junction does not normally allow vacations by Plat.

7. The radius point for the 48 foot radius on the East side of Lots 4 and 5, Block 4, should be dimensionally tied to the centerline of Washburn Street.

8. The easement indicated in Book 559, Page 348, should be plotted on this Plat.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 **To Review Agency:** Central Grand Valley Sewer

File No: FP-2003-079 *(To be filled in by City Staff)* **Staff Planner:** Lori Bowers *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision Filing 2

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: 5/20/03 *(To be filled in by City Staff)*

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

See Attached Comments

All comments must be returned to the Community Development Department no later than

(To be filled in by City Staff) 5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Stephen T. LaBonde
Reviewed By

5/20/2003
Date

Email Address

(970) 241-7076
Telephone

cc: Anne Fees, CGVSD

Lori

5/21/03

REVIEW COMMENTS FOR DAKOTA WEST SUBDIVISION, FILING #2 - CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #FP-2003-0389), 4/20/03.

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The District will utilize the Utility Composite for locating sewer services to all lots located in Filing #2, that includes the portion of sewerline extended into Filing #2 as part of Filing #1. For this reason, all existing sewer service lines in Filing #2 should be referenced by station in the sewer service reference table, rather than noted as constructed as part of Phase #1. An additional note should be provided with an asterisk denoting which sewer service lines for Filing #2 lots were installed as part of Filing #1 for the District's reference.

2. Existing manholes constructed as part of Filing #1 should be numbered in accordance with the District's system mapping that is available upon request. Existing manholes should also be shown with open circles on all plan views and denoted as existing to clearly show what was constructed as part of Filing #1. Existing manholes should also be shown with dashed lines in the Profile.

3. Proposed sewerlines should be shown with bold lines on the Utility Composite as well as sewer service lines that are to be constructed as part of Filing #2 similar to the plan portion of the Plan and Profile Sheet, or the existing sewerline and service lines shown with dashed lines to clearly differentiate between existing and proposed sewerlines.

4. The sewer services in Filing #2 installed as part of Filing #1 should be referenced to the existing downstream manhole in Bismark Street and Aberdeen Lane on the plan portion of the Plan and Profile Sheet. It will be necessary to show the existing downstream manhole on the Plan Sheet to reference the existing service lines. Again the District will utilize the Filing #2 Plans to locate sewer services in Filing #2.

5. A minimum 5-foot offset from property lines should be provided for all sewer services to allow future access for property owners without encroaching upon adjacent properties. The majority of the sewer services meet the minimum offset requirement, however, some sewer services shown do not.

6. The sewer main stub-outs at MH-E1, MH-E3, and MH-D2 should be glue capped and marked with a 2x4 posts painted green that should be noted on the Plans.

7. Existing stub-outs at MH-C2 and MH-D1 are to be removed and the new sewerline installed into the existing manhole. A note should be provided to clarify that the stub-outs are to be removed and the existing invert grouted as necessary to provide a smooth invert channel and watertight manhole.

8. The sewer services to Lots 6 and 7 of Block 1 are referenced to the front lot property corners in the Reference Table, but are denoted as water services (WA SVC) instead of

sewer services that should be corrected.

9. For areas with less then 2-feet of cover to the pavement subgrade, concrete flowfill backfill is required on both the sewer main and sewer service lines. This requirement should be checked for the sewerline between MH-E2 and MH-E3. Any flowfill required should be shown and denoted on both the Plan and Profile.

10. The District's Standard Notes and Detail Sheet will need to be included with the final Plans approved for construction.

11. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to approval of the Plans for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for final review.

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

AP 5/19/03

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/2/03 **To Review Agency:** Clifton Water District

File No: FP-2003-038 *(To be filled in by City Staff)* **Staff Planner:** Lori Bowers *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: *(To be filled in by City Staff)*

RECEIVED
MAY 15 2003
COMMUNITY DEVELOPMENT DEPT.

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

NO OTHER COMMENTS -

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

David Reinertson - Clifton Water — 05-15-03

Reviewed By — Date

Email Address — Telephone

From: "Garceau, Larry M" <Larry.Garceau@XCELENERGY.COM>
To: <CommDev@ci.grandjct.co.us>
Date: Fri, May 16, 2003 9:11 AM
Subject: RE: File No. FP-2003-079 Dakota West Subdivision Filing 2

Xcel Energy has No Objections.

AP 5/19/03

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Thu, May 15, 2003 10:57 AM
Subject: Dakota West Subdivision Filing 2

AP 5/19/03

Folowing are review comments for Item FP-2003-079, Dakota West Filling 2.....

* Block 2, Lot 5, relocate meter pit to NE corner of lot.
* Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:

    * Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
    * Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
    * Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
    * Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
    * Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
    * Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
    * Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
    * Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner
    * Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner

* Move end of main line valve on (north) Washburn Street to just north of last water meter service
* Move end of main line valve on (south) Washburn Street to just south of last water meter service

Thank you,
David Reinertsen
Clifton Water District

City of Grand Junction
Community Development Department
250 North 5th Street, Grand Junction, CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@ci.grandjct.co.us

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 4/23/03 **To Review Agency:** City Community Development

File No: FP-2003-079 *(To be filled in by City Staff)* **Staff Planner:** Lori Bowers *(To be filled in by City Staff)*

Project Name: Dakota West Subdivision Filing 2

Location: 3088-3090 D 1/2 Road

Development Review Meeting Date: 5/20/03 *(To be filled in by City Staff)*

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

(To be filled in by City Staff) 5/19/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By _____ Date _____

Email Address _____ Telephone _____

PRE-CONSTRUCTION MEETING
PRIVATE DEVELOPMENT STREET AND UTILITY CONSTRUCTION

Project: ~~[illegible]~~ Crista Lee Sub

Date: 10-24-03

Developer: Alan Helmick

Engineer: Vista Engineering

Schedule:

Utilities: Nov 3rd **Streets:** Spring

Concrete: Spring **Testing:** Lincoln-Devore

Other: **Other:**

Attendance: Bob Mather, Alan Helmick, Rick Lang, David Chase, Laura Lamberty, Mark Barslund, Joe

Testing

- Pit Run Material in Utility Trenches (Proctor curve, base spec.)
- Pavement Mix Design (Prior to placing asphalt) Superpave
- (•) Submitting Test Results (Compaction test results are to be submitted periodically)
- Compile all testing information along with a test location map and submit with as-builts at the end of the project.

County

Safety

- City Observation of Safety Practices / OSHA Requirements for Trenching
- (•) Mud Tracking Streets / Dust

Plans

- (•) Changes – Notify Engineer and City - Submit revised plans for approval and signature by City Engineer.
- Verify grades of utilities prior to street construction (red line as-builts must be submitted to the City Utility Engineer prior to paving)
- As-built surveying of stub-outs required prior to backfill (dimension from P_L, record elevation).
- (•) Pressure testing of sewer and water lines required prior to paving and after PSCO installs their utilities.

Other

- No inverted rings/covers
- (•) As-built detention/retention pond certification required by engineer prior to accepting improvements.
- Acceptance of the improvements as soon after construction as possible will ensure that the contractors warranty period coincides with the City's warranty period.
- Improvements will not be accepted until all items on the "punch list" are addressed.
- Final walk-through can not be scheduled until PSCO and U.S. West are finished.

(•) BZ concrete and blankets required from November to April.

Remake grade in spring = new tests

General Meeting Notes – 2832 Unaweep Avenue

2943-193-193-00-149,119 ?0867

9/29/03	ANX/Major Subivision
Engineer:	Laura Lamberty 256-4155 Hank
Planner:	Lori Bowers
Applicant:	Carl Conner/Natalie

4.40ac

Site Overview: Existing irregularly shaped parcel at 2832 Unaweep. A 20' wide "intrusion" of right-of-way extends northerly from Unaweep into the parcel, with an adjacent 30' wide flagpole to Unaweep. A portion of the site has riverbluff issues and severe topography. Family member owns adjacent parcel which touches Unaweep and an unnamed piece of right-of-way

Preliminary plan shall show how the lot can be divided to meet future zoning density requirements. Should also consider redevelopment of adjacent property.

FLU 4-8 units/ac

Water:	Extend and connect, fire flow form
Sewer:	Extend and connect
Drainage:	Fee in lieu of detention
Flood plain:	No
Wetlands:	No
Access:	At flag location
Site circulation:	Onsite per TEDS
TCP:	Yes, Credit Unaweep
CDOT permit:	no
Street class:	Unaweep – Urban Collector
	New Street - Local
Street improvements:	Yes
Other:	Geotechnical issues

119 vacant

stub to east

Streets/Traffic notes:

* Dedicate right-of-way and construct new street at location of existing flagpole. Cul-de-sac termination required.
* Construct remaining half-street improvement on Unaweep across existing right-of-way flagpole and lot frontage.
* Remove encroachment into right-of-way at 2830 Unaweep.

Drainage notes: Fee in lieu of detention. Construct outfall to natural drainage or river.

Utility notes: Each lot will need to be serviced by public sewer and water utilities. Utilities shall be extended for future development

Other: Geotechnical issues on riverbluff, steep slope areas.

One of the most important planning aspects of this subdivision will be to develop a workable plan for how these lots can develop in the future and be served by utilities, roads and other municipal services (fire, garbage pick-up, etc)

1225 South 7th. St. Grand Junction, CO 81501
Phone: (970)242-5370 Fax: (970)245-7716

Elam Construction, Inc.

Fax

To:	City of Grand Junction Attn: Laura Lamberty, P.E.	**From:**	Julie Pittman
Fax:	(970) 256-4031	**Pages:**	13 + Cover
Phone:	(970) 256-4155	**Date:**	09/25/03
Re:	Mix Design	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

RECEIVED
JUL 1 6 2003
COMMUNITY DEVELOPMENT DEPT.

7/16/03

RECEIVED
JUL 1 6 2003
COMMUNITY DEVELOPMENT DEPT.

July 15, 2003

City Council, City of Grand Junction
Via Lori Bowers
Staff Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: Dakota West
GJDD correspondence of June 27, 2003

Dear Lori,

The District has reviewed the development and the District's position requesting dedication of an easement to the Drainage District across the northerly 15 feet of the lots that abut Ol' Sun Subdivision. The District was late in originating the request for the easement. It is understood that the District's request is one of the things holding up recording of the Phase 2 plat. The Drainage District is willing to sign-off the filing plat of Dakota West Subdivision Phase 2 without dedication of the easement previously requested along said north line. If there are any questions please contact the office during normal working hours.

Sincerely,
Grand Junction Drainage District

John L. Ballagh,
Manager

Cc: Thomas LaCroix, Esq.
Scott Thompson, Thompson-Langford Corporation

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

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Grand Junction Drainage District

John L Ballagh

John L. Ballagh,
Manager

Cc: Thomas LaCroix, Esq.
Scott Thompson, Thompson-Langford Corporation

Laura -
F.Y.I - but this still doesn't answer the question of the irrigation pipe that is buried along the north end of the property. What do you think?
Lori

July 10, 2003

Re: **FP-2003-079**
DAKOTA WEST SUBDIVISION PHASE 2

REVIEW COMMENTS

Sheet 1 of 2

No comments

Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.

2. A field inspection will be performed immediately prior to recording the plat to verify that corners indicated are in place and as noted.

By: Peter T. Krick
Professional Land Surveyor for
The City of Grand Junction

From: Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>
To: "GJ Community Development Department" <CommDev@ci.grandjct.co.us>
Date: Wed, Jul 2, 2003 9:27 AM
Subject: Dakota West Subdivision Filing 2 Comments to Comments

AP 7/3/03

The Clifton Water District has reviewed the current modifications to the plans for Dakota West Subdivision Filing 2 and have these additional comments:

* The main lin… the west end of Mandan Lane shall be 2" (not 8"). T… f on this line, only the end cap with th… e intersection with Bismark Stre…
* … on the SE corner.
* … n the SW corner.
* … ectly opposite the meter pi… for this lot).
* V… st of the last tap for the met…
* The … hall be at the end (edge) of aspl… placed in-line directly past the…

All of the other co… o be included on the final plans (custom… ments, etc.)

David Reinertsen
Clifton Water District

Lori - These came in on Thursday. Did I added it to the Review comments. Also this is the new 3rd Page. Wendy

REVIEW COMMENTS

May 27, 2003

FILE #FP-2003-079 **TITLE HEADING: Dakota West Filing 2**

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 27, 2003.

CITY COMMUNITY DEVELOPMENT **5/7/03**
Lori Bowers **244-1433**

1. Please provide the separate instruments referred to on the plat that convey the drainage and irrigation easements.

CITY DEVELOPMENT ENGINEER **5/8/03**
Laura Lamberty **256-4155**

Drainage Report - No Comment
Geotechnical Engineering Report - No Comment
Plat - Resolve blanket irrigation easement issue & relocation or removal of existing or conflicting improvements.

What is 12" PVC line shown just south of north property boundary? Is that covered by easement?

Plan
1. Utilities constructed as part of Filing One but within the Filing 2 boundary will be accepted as part of Filing 2. Resubmit compaction tests and air tests for a prior to concrete approval. Perform final air tests after dry utilities are installed.

DIA:
1. 20% Development Improvement Security is required over all project costs including miscellaneous costs.
2. I count 28 lots for water services, not 27.

CITY TRANSPORTATION ENGINEER **5/18/03**
George Miller **256-4123**

Submittal (Final Plan) is not complete. I did not receive any sheets that included the requested revisions as noted on my previous comment submittal. Below is the content of that submittal.

DevRev D.5 Rd 3088 Dakota West 4-24-03 Miller (FP-2002-038)
Comments pertain to Plan Set and Comment Responses dated 4-18-03.
Submittal Comments:

1. Issues pertaining to street name and stop signs, notes to contact the City's Traffic Operations Supervisor, and clarification of parameters of D ½ trail /walk west of Bismark have all been covered in this latest plan iteration.
2. (Reference sheet 8 of 16) The Shown widening, new asphalt placement, and striping designs cannot be evaluated, as existing and proposed striping details are not completely shown . All such details need to be on the same sheet for proper evaluation.
   a. (Asphalt Placement) Though not clear, it appears that the eastbound asphalt seam is at the inside path. If this is the case, it will have to be relocated to either the lane line, or mid lane, to avoid loading stress (and premature asphalt aging) at the seam. Because there are no complete striping details, there is no way to evaluate if a similar condition exists for the westbound seam placement.
   b. (Striping) Plans need to detail existing and proposed striping to allow evaluation of the required minimum 30:1 transition lengths and resulting lane widths (and asphalt seam placements). These details should extend beyond the start of asphalt placements east and west of Bismark, to allow complete evaluations.

   Please contact me as soon as possible so I can meet to clarify the concerns and help with layouts.
3. As mentioned in earlier comment sets, the sheet(s) showing striping revisions must include the note, "Contact the City Traffic Operations Supervisor (970/244-1573) prior to any pavement marking material removal, order, layout, or placement."

CODE ENFORCEMENT OFFICER **5/6/03**
Randy Keller **256-4102**

1. Construction dust and trash to comply with Municipal Code Sections 16-81 and 16-126.
2. Fence to be constructed according to Section 4.1.J.

CITY PROPERTY AGENT **5/20/03**
Peter Krick **256-4003**

REVIEW COMMENTS
Sheet 1 of 2

1. All lettering height shall be 1/8" minimum.

Sheet 2 of 2

1. All lettering height shall be 1/8" minimum.
2. Indicate the monumentation found and/or set for the Southwest corner of Lot 1, Block 1, the Northwest corner of Lot 7, Block 1 and the Northeast corner of Lot 9, Block 1.
3. Provide the overall bearing and distance for the West line of Lots 1 through 7, Block 1.

4. Provide the dimension for the West line of Lot 7, Block 1.
5. Clarify the dimension indicated on the South line of Lot 3, Block 3 (Two dimensions may be required to indicate an "inside" and "outside" dimension).
6. The 20 foot Utility Easements indicated on the Plat must be vacated by separate instrument with the recording information placed on the Plat. The City of Grand Junction does not normally allow vacations by Plat.
7. The radius point for the 48 foot radius on the East side of Lots 4 and 5, Block 4, should be dimensionally tied to the centerline of Washburn Street.
8. The easement indicated in Book 559, Page 348, should be plotted on this Plat.

CITY UTILITY ENGINEER **4/30/03**
Trent Prall **244-1590**

As this proposal falls within the Central Grand Valley Sanitation District as well as the Clifton Water District, please contact those utilities directly for a full review of proposed utilities.

CITY ADDRESSING **5/20/03**
Faye Gibson **256-4043**

On the preliminary plat there was a street name of Mandan Ln, which is not being shown on the Phase 2 plat. Please add the street name back on. No other comments.

CENTRAL GRAND VALLEY SANITATION **5/21/03**
Stephen LaBonde **244-2276**

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The District will utilize the Utility Composite for locating sewer services to all lots located in Filing #2, that includes the portion of sewerline extended into Filing #2 as part of Filing #1. For this reason, all existing sewer service lines in Filing #2 should be referenced by station in the sewer service reference table, rather than noted as constructed as part of Phase #1. An additional note should be provided with an asterisk denoting which sewer service lines for Filing #2 lots were installed as part of Filing #1 for the District's reference.
2. Existing manholes constructed as part of Filing #1 should be numbered in accordance with the District's system mapping that is available upon request. Existing manholes should also be shown with open circles on all plan views and denoted as existing to clearly show what was constructed as part of Filing #1. Existing manholes should also be shown with dashed lines in the Profile.
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manhole on the Plan Sheet to reference the existing service lines. Again the District will utilize the Filing #2 Plans to locate sewer services in Filing #2.

5. A minimum 5-foot offset from property lines should be provided for all sewer services to allow future access for property owners without encroaching upon adjacent properties. The majority of the sewer services meet the minimum offset requirement, however, some sewer services shown do not.
6. The sewer main stub-outs at MH-E1, MH-E3, and MH-D2 should be glue capped and marked with a 2x4 posts painted green that should be noted on the Plans.
7. Existing stub-outs at MH-C2 and MH-D1 are to be removed and the new sewerline installed into the existing manhole. A note should be provided to clarify that the stub-outs are to be removed and the existing invert grouted as necessary to provide a smooth invert channel and watertight manhole.
8. The sewer services to Lots 6 and 7 of Block 1 are referenced to the front lot property corners in the Reference Table, but are denoted as water services (WA SVC) instead of sewer services that should be corrected.
9. For areas with less then 2-feet of cover to the pavement subgrade, concrete flowfill backfill is required on both the sewer main and sewer service lines. This requirement should be checked for the sewerline between MH-E2 and MH-E3. Any flowfill required should be shown and denoted on both the Plan and Profile.
10. The District's Standard Notes and Detail Sheet will need to be included with the final Plans approved for construction.
11. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to approval of the Plans for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for final review.

U.S. POSTAL SERVICE **5/8/03**
Phil Hice **244-3444**

Request centralized delivery.

BRESNAN COMMUNICATIONS **5/8/03**
Chuck Wiedman **263-2313**

We are in receipt of the plat map for your new subdivision, Dakota West Subdivision, Filing 2. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. There items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench may be the same one used by other utilities, however the roadbore must have a 2" conduit for the sole use of cable TV.

2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossing will be in the same location as power and telephone crossings. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs, the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid by the developer.

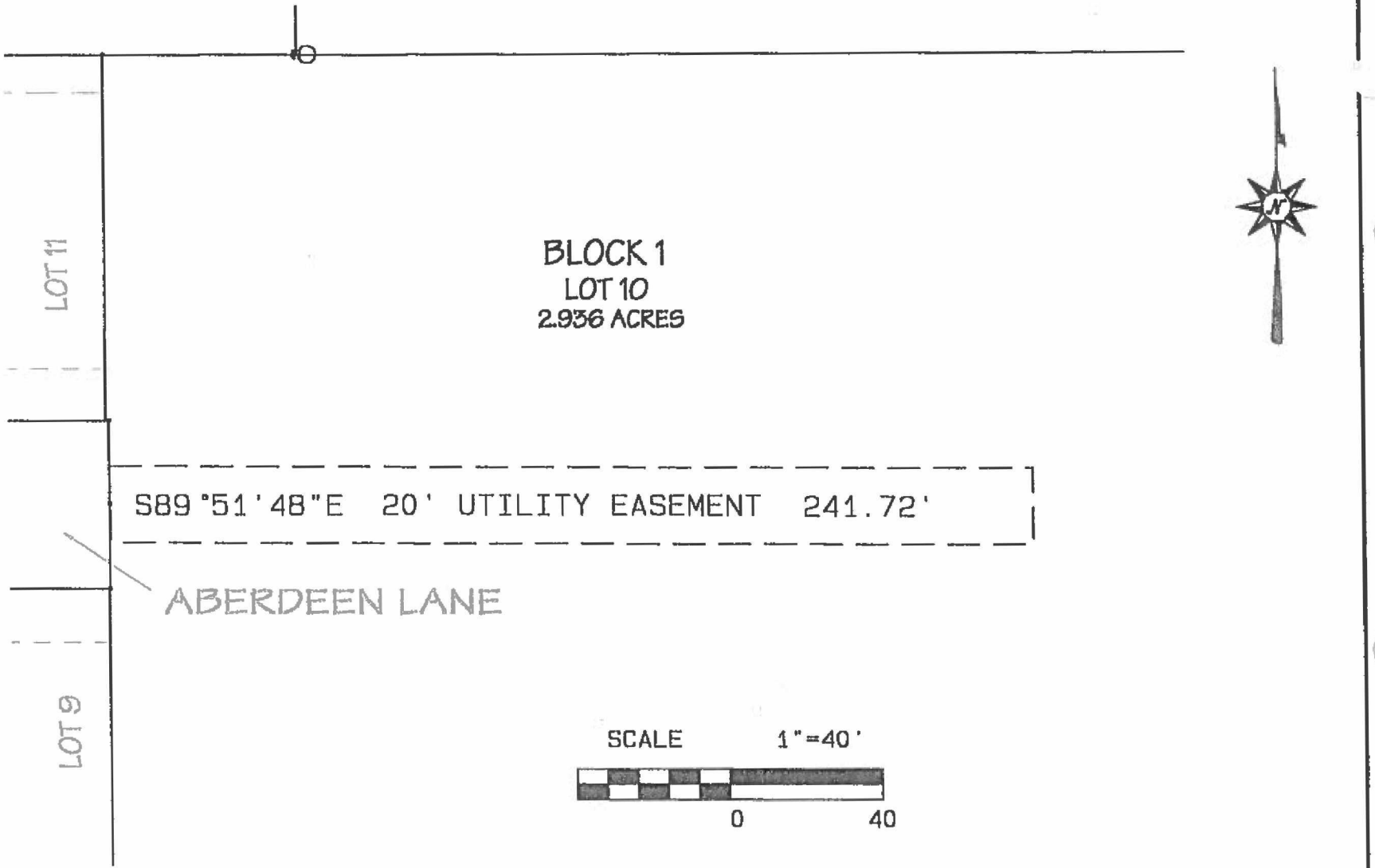
Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with out office and I will get back in contact with you as soon as I can.

MESA COUNTY BUILDING DEPARTMENT **5/5/03**
Bob Lee **244-1631**

No objections to the application.

Comments not available as of 5/27/03:
Central Grand Valley Sanitation
City Attorney
Parks & Recreation Department
Police Department
Clifton Fire District
Clifton Water District
Grand Junction Drainage District
Grand Valley Irrigation
Mesa County School District #51
Qwest
Xcel

EASEMENT VACATION EXHIBIT



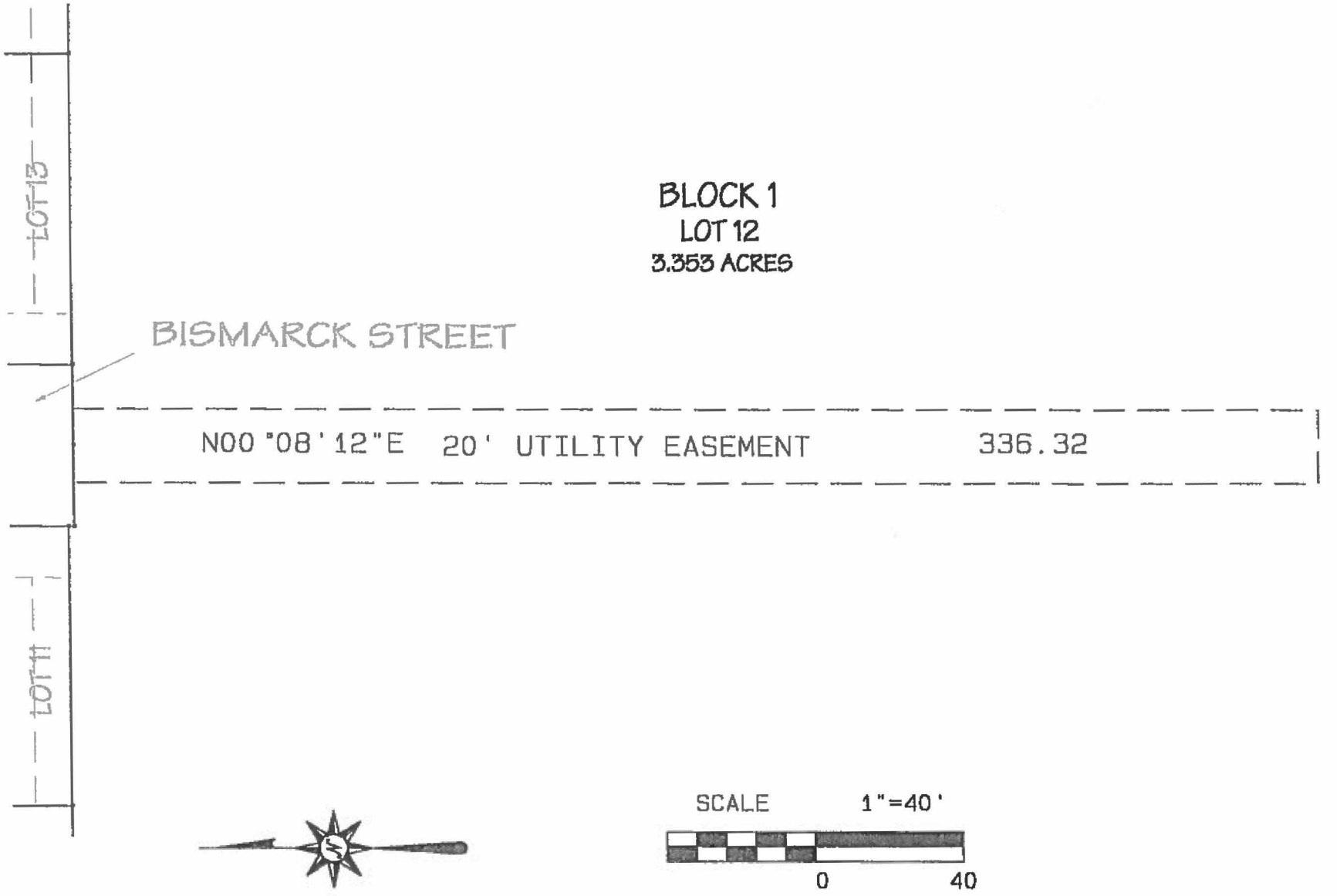
EASEMENT VACATION DESCRIPTION

All that part of a 20' utility easement crossing Lot 12 Block 1 of Dakota West Subdivision, a subdivision of the City of Grand Junction recorded at Reception No. _____ of the Mesa County records.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EASEMENT VACATION EXHIBIT



PROJECT SUBTOTAL			$206,430.50
	(incl. 20% per City Req)		
Miscellaneous			PRICE
1 Construction Phase Engineering	2.00%		$4,129
2 Construction Phase Surveying	2.00%		$4,129
3 Development Inspection Costs	1.25%		$2,580
4 Quality Control	1.50%		$3,096
5 City Inspection	0.50%		$1,032
6 As-built survey and drawing revision	LS		$4,500
	Sub-total Miscellaneous Items:		$19,466.21
	Total Project Cost:		$225,896.71
(incl. 20% per City Req)	Total Project Cost:		*$271,076.05*

_____ _____

SIGNATURE OF DEVELOPER DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

_____ _____

CITY ENGINEER DATE

_____ _____

COMMUNITY DEVELOPMENT DATE

EASEMENT VACATION DESCRIPTION

All that part of a 20' utility easement crossing Lot 10 Block 1 of Dakota West Subdivision, a subdivision of the City of Grand Junction recorded at Reception No. _____ of the Mesa County records.

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

REVIEW COMMENTS

June 24, 2003

FILE #FP-2003-079 **TITLE HEADING: Dakota West Filing 2**

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 1, 2003.

CITY COMMUNITY DEVELOPMENT **6/23/03**
Lori Bowers **244-1433**

1. Please move the end of the cul-de-sac away from the property line on Mandan Lane.

CITY DEVELOPMENT ENGINEER **6/18/03**
Laura Lamberty **256-4155**

1. Move west cul-de-sac bulb of Mandan Drive to the east to maximize the distance between the right-of-way and the rear lot lines of Iles/subdivision boundary line of Dakota West. Maintain minimum frontage for lot 5 and practical driveway layout.

2. Where irrigation easement is shown between lots 1 and 2 Block 3 and 1,2, 4 and 5 Block 4, any construction of improvements in the public right-of-way must be approved by the City. Strongly encourage construction of improvements prior to final pave or sleeving for the same. (No response required)

CITY TRANSPORTATION ENGINEER **6/19/03**
George Miller **256-4123**

With respect to Filing 2 there are some revisions needed.

1. The stop sign the intersection of Bismark / Mandan should be posted for NBound traffic. The street names can be placed on this post.
2. The street light for Bismark / Mandan should be so placed as to not interfere with the placement, or visibility of the stop and street name signs at this intersection.

3. It appears that the cul-de-sac geometries at the end of Washburn and at the end of Mandan are not sufficient for fire truck turn-around needs. Please confirm with the Fire Dept.

CODE ENFORCEMENT OFFICER **6/24/03**
Randy Keller **256-4102**

1. Construction dust and trash to comply with Municipal Code Sections 16-81 and 16-126.
2. Fence to be constructed according to Section 4.1.J.

CITY PROPERTY AGENT **6/19/03**
Peter Krick **256-4003**

REVIEW COMMENTS
Sheet 1 of 2
No comments
Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.
2. Verify the dimension indicated on the East line of Lot 1, Block 6. (Calculates to be 141.79 feet)
3. Indicate the recording information for the vacated easements.

PARKS & RECREATION DEPARTMENT **6/17/03**
Shawn Cooper **2254-3869**

P&OS Fees will be equal lto $225/du.
Parkland dedication will be fee in lieu of dedication at a rate of 10% of the land value.

CLIFTON FIRE DISTRICT **6/19/03**
Dave Austin **2445448**

NO COMMENTS

CLIFTON WATER DISTRICT **6/19/03**
Dave Reinertsen **243-4723**

Folowing are review comments for Item FP-2003-079, Dakota West Filling 2.....

Block 2, Lot 5, relocate meter pit to NE corner of lot.
Request relocation of following water meters and sanitary sewer connections to accommodate sufficient water usage on dead end 8" main lines:

* Block 5, Lot 5, water meter pit to NW corner and sanitary service to SW corner
* Block 5, Lot 6, water meter pit to SW corner and sanitary sewer to NW corner
* Block 3, Lot 1, water meter pit to SE corner (across from Lot 6 water service)
* Block 4, Lot 4, water meter pit to SE corner and sanitary service to NE corner
* Block 4, Lot 5, water meter pit to NE corner and sanitary service to SE corner
* Block 5, Lot 1, water meter pit to NW corner and sanitary service to SW corner
* Block 5, Lot 2, water meter pit to SW corner and sanitary service to NW corner
* Block 5, Lot 3, water meter pit to NW corner and sanitary service to SW corner

* Block 5, Lot 4, water meter pit to SW corner and sanitary service to NW corner
* Move end of main line valve on (north) Washburn Street to just north of last water meter service
* Move end of main line valve on (south) Washburn Street to just sough of last water meter service

Response to Review Comments And Lot Line Adjustment

Date: 06/13/03

Review Agency: City Community Development

Project Name: Dakota West Filing 2

Project Reference Number: FP-2003-079

Petitioner/Applicant: G & R West – Rob Cantrell

Project Representative: Thompson-Langford Corp. – Jeff Mace

Phone: 243-6067 Fax: 241-2845 Email: jmace@tlcwest.com

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE: #FP-2003-079 DATE: June 13, 2003

TITLE: Dakota West Filing 2

LOCATION: 3088 – 3090 D ½ Road

PETITIONER: G & R West

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Lori Bowers

PETITIONER'S RESPONSES

City Community Development /Lori Bowers

1. Easements are still under negotiation in order to address the 1952 blanket irrigation easement. Conveyances will be supplied upon finalization of these easements.

City Development Engineer/Laura Lamberty

PLAT

1. A 10' irrigation easement has been shown across what was formerly the Sandidge property to provide for a route close to the existing alignment.
2. The 12" PVC line along the northern boundary is the existing irrigation line which is to be relocated.

PLAN

1. Comment acknowledged. The tests will be performed and results submitted as requested.

DIA

1. Comment acknowledged. Please refer to revised DIA.
2. There are now 27 lots for water service in Filing 2. Please refer to revised DIA.

City Transportation Engineer/George Miller

Final plans addressing these comments were submitted to the Development Engineer for final approval of Filing 1.

Code Enforcement Officer/Randy Keller

1. Comment Acknowledged.
2. Comment Acknowledged.

City Property Agent/Peter Krick

SHEET 1 OF 2
1. Item corrected. Please refer to revised plat.

SHEET 1 OF 2
1. Item corrected. Please refer to revised plat.
2. Item corrected. Please refer to revised plat.
3. Item corrected. Please refer to revised plat.
4. Item corrected. Please refer to revised plat.
5. Item corrected. Please refer to revised plat.
6. Item corrected. Please refer to revised plat.
7. Item corrected. Please refer to revised plat.
8. Item corrected. Please refer to revised plat.

City Utility Engineer/Trent Prall

Comment Acknowledged

City Addressing/Faye Gibson

The requested street name has been added to the plat. Please refer to revised plat.

Central Grand Valley Sanitation/Stephen LaBonde

1. Comment acknowledged. Please refer to revised plans.
2. Comment acknowledged. Please refer to revised plans.
3. Comment acknowledged. Please refer to revised plans.
4. Comment acknowledged. Please refer to revised plans.
5. Comment acknowledged. Please refer to revised plans.
6. Comment acknowledged. Please refer to revised plans.
7. Comment acknowledged. Please refer to revised plans.

8. The services are correctly labeled as water services. The sewer services to these lots were not shown as they were constructed as part of filing 1. A table showing the location of the sewer services for these lots has been added to the plans.
9. The sewer line between MH-E2 and MH-E3 has been checked for cover. A minimum of 2 feet will be provided between the top of pipe and the pavement subgrade. No flowfill will be required.
10. The District's Standard Notes and Detail Sheet has been included as sheet 12 of 12 in the construction set.
11. Comment Acknowledged. Application and Agreement will be executed.

U.S. Postal Service/Phil Hice

Centralized delivery was provided in filing 1 for the entire subdivision.

Bresnan Communications/Chuck Wiedman

Comments Acknowledged

Thank you,

Jeff W. Mace PE
Petitioner's Representative

Dakota West Subdivision (Filing 2)					April 23, 2003
Development Improvments Agreement					
				Unit	Total
General:	Units	Quantity	Price	Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		$7,500.00
			Unit	Total
Water system:	Units	Quantity	Price	Price
1 Connect Water	EA	2	600.00	$1,200.00
2 8" Waterline	LF	1065	20.00	$21,300.00
3 8" Fittings w/Thrust Blocks	EA	4	200.00	$800.00
4 8" Gate Valves & Boxes	EA	4	625.00	$2,500.00
5 2" Blow Off Valve	EA	3	250.00	$750.00
6 Water Service	EA	27	150.00	$4,050.00
7 3/4" Service Tap/Corp	LF	1021	10.00	$10,210.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		$45,210.00
			Unit	Total
Sanitary Sewer system:	Units	Quantity	Price	Price
1 Connect Sewer	EA	2	800.00	$1,600.00
2 8" PVC Sewer	LF	504	16.00	$8,064.00
3 San. Sew. Manholes	EA	3	1400.00	$4,200.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	11	75.00	$825.00
6 4" Service Line	LF	500	12.00	$6,000.00
		Sub-total Off Sanitary Sewer Items:		$21,349.00
			Unit	Total
Roadway Improvements	Units	Quantity	Price	Price
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	5473	1.50	$8,209.50
3 Embankment	CY	685	2.50	$1,712.50
4 6'-6" Driveover C,G&SW	LF	2023	14.00	$28,322.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	153	38.00	$5,814.00
8 3" Asphalt Pavement	SY	3890	8.00	$31,120.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1580	6.50	$10,270.00
10 7.25" Aggregate Base Course (CL.6)	SY	4011	8.50	$34,093.50
11 Stabilization	SY	780	8.50	$6,630.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
		Sub-total Roadway Items:		$132,371.50

REVIEW COMMENTS

3rd Round

July 2, 2003

FILE #FP-2003-079(3) **TITLE HEADING: Dakota West Filing 2**

LOCATION: 3088 - 3090 D½ Road

PETITIONER: G&R West – Rob Cantrell

PETITIONER'S ADDRESS/TELEPHONE: 2650 El Corona Dr
255.8164

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corp. – Jeff Mace
243.6067

STAFF REPRESENTATIVE: Lori Bowers

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., JULY 9, 2003.

CITY COMMUNITY DEVELOPMENT **7/1/03**
Lori Bowers **244-1433**

1. What happened to the 10 foot irrigation easement along the northern most property line? Isn't there pipe under grounded in that area?

CITY DEVELOPMENT ENGINEER **6/26/03**
Laura Lamberty **256-4155**

Response adequate. No further issues.

CITY PROPERTY AGENT **6/30/03**
Peter Krick **256-4003**

REVIEW COMMENTS
Sheet 1 of 2
No comments
Sheet 2 of 2

1. Include the recording information for Dakota West Subdivision Phase 1. Provide blank spaces for the information if not recorded at the time this mylar is created.

2. Indicate the recording information for the vacated easements.

CITY ATTORNEY **7/2/03**
John Shaver **244-1501**

I write in response to your request for an opinion on the June 27, 2003 letter from the Grand Junction Drainage District concerning the Dakota West subdivision, FP 2003-079.

It appears from that letter and the attached deed and aerial photograph that the drainage district has a legal interest in, on, along and across a portion of the property that is the subject of this application. While the District's letter does not state the width of access required for the District's facilities, the request and supporting documentation reasonably appear to be valid. I would advise that you request that the Developer meet with the District and clarify what width the district reasonably requires and that the same be memorialized on the plat as a "irrigation and drainage easement."

If you have questions or if I may otherwise be of assistance to you on this or any other matter, please let me know. Please enter this e-mail message as "review agency comments" on the development application.

CENTRAL GRAND VALLEY IRRIGATION **6/27/03**
Stephen LaBonde **241-7076**

The following are the Central Grand Valley Sanitation District's review comments on the proposed Dakota West Subdivision, Filing #2.

1. The correct sewer stationing for existing MH-DW3 and MH-DW6 should be shown on the Utility Composite rather than the street centerline station given.
2. Existing MH-DW5 located on the west end of Aberdeen Lane should be labeled and stationed on the Utility Composite.
3. MH-D3 along Mandan Lane should be labeled and stationed on the Utility Composite.
4. The size, type of pipe, and length between manholes should be shown for the section of sewerline between existing MH-DW4 and MH-D3 on both the Utility Composite and Plan portion of the Plan and Profile Sheet.
5. Mandan Lane should be labeled on the Utility Composite.
6. A portion of the text "invert-out" on the profile for MH-D3 was inadvertently left off. The stationing on the Profile grid should also be added for the section of sewerline between existing MH-DW4 and MH-D3.
7. The area to be backfilled with concrete flowfill due to minimal cover over the sewerline between existing MH-DW6 and MH-E3 should be depicted with a cross hatch on both the Plan and Profile for the Contractors reference in addition to Note SS-3. The hatch designation should also include the sewer services to Lots 1 and 2 of Block 5 and Lots 4 and 5 of Block 4 that will also need to be backfilled with concrete flowfill.
8. The existing and proposed grade should be labeled on the sewerline profile along Washburn Street.
9. The stationing for existing MH-DW6 and MH-E1 should be labeled on the Plan portion of the Plan and Profile Sheet.
10. Standard Note #20 and #25 shown on Sheet 2 should be deleted from the Plans that do not apply to the project. An additional note should be added for dead-end MH-D3 that

the invert channel be a minimum ¾ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.

11. A copy of the final plat will need to be included with the Plans approved for construction.
12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

the invert channel be a minimum ¾ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.

11. A copy of the final plat will need to be included with the Plans approved for construction.
12. The District's Sewerline Extension Application and Agreement will need to be executed by the Petitioner prior to the Plans being approved for construction.

Please have the Petitioner revise the Plans to address the aforementioned comments and resubmit them to the District for review. We apologize for the delay in issuing the District's comments, however, the District Board did not review the Plans until their June 23, 2003 Board meeting, that is a requirement prior to submittal of the District's comments.

CLIFTON WATER DISTRICT **7/2/03**
David Reinertsen **434-7328**

The Clifton Water District has reviewed the current modifications to the plans for Dakota West Subdivision Filing 2 and have these additional comments:

- The main line in the cul-de-sac on the west end of Mandan Lane shall be 2" (not 8"). There is no need for a blowoff on this line, only the end cap with thrust block. The valve shall be in the intersection with Bismark Street as per the last comments submitted.
- The meter pit for Lot 2, Block 6 shall be on the SE corner.
- The meter pit for Lot 1, Block 6 shall be on the SW corner.
- The meter pit for Lot 4, Block 2 shall be directly opposite the meter pits identified above (only 1 meter pit required for this lot).
- Valve for this 8" main line shall be directly east of the last tap for the meter pits identified above.
- The ends of the main line on Washburn Street shall be at the end (edge) of asphalt paving for future tie ins. Valves shall be placed in-line directly past the last meter tap.

All of the other comments from June 19 email need to be included on the final plans (customer shut offs, dry utility placements, etc.)

Response to Review Comments

Date: 06/25/03

Review Agency: City Community Development – Lori Bowers

Project Name: Dakota West Subdivision Filing 2

Project Reference Number: FP-2003-079

Petitioner/Applicant: G & R West

Project Representative: Thompson-Langford Corp. – Jeff Mace

Phone: 243-6067 Fax: 241-2845 Email: jmace@tlcwest.com

RECEIVED
JUN 25 2003
COMMUNITY DEVELOPMENT
DEPT.

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE: #FP-2003-079 DATE: June 25, 2003

TITLE: Dakota West Filing 2

LOCATION: 3088 – 3090 D ½ Road

PETITIONER: G & R West

PETITIONER'S REPRESENTATIVE: Thompson-Langford Corporation

STAFF REPRESENTATIVE: Lori Bowers

PETITIONER'S RESPONSES

City Community Development /Lori Bowers

1. The cul-de-sac has been relocated. Please refer to revised plans.

City Development Engineer/Laura Lamberty

1. The cul-de-sac has been relocated. Please refer to revised plans.

City Transportation Engineer/George Miller

1. Comment acknowledged. Please refer to revised plans.
2. Comment acknowledged. Please refer to revised plans.
3. Both cul-de-sacs meet the requirements of the City of Grand Junction standard cul-de-sac detail ST-15.

Code Enforcement Officer/Randy Keller

1. Comment Acknowledged.
2. Comment Acknowledged.

RECEIVED
JUN 2 5 2003
COMMUNITY DEVELOPMENT DEPT.

City Property Agent/Peter Krick

SHEET 2 OF 2

1. Item corrected. Please refer to revised plat.
2. Item corrected. Please refer to revised plat.
3. Item corrected. Please refer to revised plat.

Parks & Recreation Department/Shawn Cooper

Comments Acknowledged

Clifton Water District/Dave Reinertsen

Water meter pit and main line valve locations have been revised as requested. Please refer to revised plans.

Thank you,

Jeff W. Mace PE
Petitioner's Representative

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

September 21, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-079: Dakota West Filing 2 Subdivision
Warranty Correction Notice

Dear Mr. Cantrell:

A warranty inspection of the streets and drainage facilities for the referenced project was conducted on September 16, 2005.

The following items were found to need correction:

1. Truncated dome mats at handicap ramps, in general, need to be re-glued were not fully adhered to concrete.
2. Backfill sunken utility trenches within 14' multi-purpose easement.
3. Adjust fire hydrants to grade (18" – 22" from operating nut to finish grade) in areas that have been landscaped.
4. Replace improperly adhered thermoplastic truncated dome mat at SW corner Mandan and Bismarck.
5. Replace or reset end of road marker at south end of Washburn.
6. Excavate and full depth repair of south end of Washburn for sink holes developing and deferred infrared repair/repair of segregated asphalt materials. This work item needs to have City inspection during the work effort – including limit determination and presence during initial excavation. Contact Mark Barslund 201-1362.
7. Adjust water valve to grade and infrared repair asphalt at 3090 Mandan.

Please contact me for re-inspection upon completion of the work at 256-4155. Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner
Dan Wilson, Coleman, Williams and Wilson

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

January 3, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-038: Dakota West Filing 1 Subdivision
FP-2003-079: Dakota West Filing 2 Subdivision
Final Acceptance for Maintenance

Dear Mr. Cantrell:

The letter is to notify you of acceptance for maintenance of the public improvements including streets and public storm drainage facilities for the Dakota West Filings 1 & 2 Subdivisions subject to the terms and conditions "Supplement to Maintenance Guarantees for Dakota West Filing 1 and Filing 2".

Please contact me for reinspection of the repaired truncated dome mats at your earliest opportunity.

Thank you for your assistance in the completion of these projects.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner

CITY OF grand junction COLORADO
serving the community together

PUBLIC WORKS
& UTILITIES

October 18, 2004

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-079: Dakota West Filing 2 Subdivision
Initial Acceptance for Warranty

Dear Mr. Cantrell:

A final inspection of the streets and drainage facilities for the referenced project was conducted. Subsequent inspections revealed that these items have been satisfactorily completed.

"As Built" record drawings and required test results for the subdivision were received from Thompson-Langford. These documents were reviewed and are acceptable.

The streets and drainage improvements within the public right-of-way are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of substantial completion. This letter defines the date of substantial completion as October 18, 2004.

Your warranty obligation, for all materials and workmanship, is for a period of one-year beginning with the date of substantial completion. The City will re-inspect the project prior to the end of the warranty period. Any defects discovered during this re-inspection must be corrected. The City will then establish a new acceptance date and an extended warranty period. The warranty period will expire upon acceptance by the City.

You have already provided a copy of the fully and properly executed Maintenance of Improvements Agreement and the recording memorandum for the Maintenance of Improvements Agreeement.

The remainder of the DIA security will be released upon the provision of the appropriate security (cash or letter of credit) in the amount of $48,662.50.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner

LAURA LAMBERG

LaCroix, Eggert & Hand, P.C.
A Professional Law Corporation
Thomas R. LaCroix* • Susan E. Eggert • Amy C. Hand*

October 15, 2004

John P. Shaver
City of Grand Junction
250 N. 5th Street
Grand Junction CO 81501

VIA FAX (970) 244-1456

Re: G & R West, LLC

Dear John:

This letter is a follow-up to our telephone conversation of October 14, 2004 . The Cantrells will deliver a check on Monday or Tuesday to the City for $5,000.00 to cover the installation of the warning strips and the infrared patch to ensure the finalization of these items by November 1, 2004, which will complete the DIA. It is my understanding that they have delivered the maintenance agreement and will have the financing in place possibly using the money on the DIA. .

If you have any questions, please contact me.

Yours truly,

LaCroix, Eggert & Hand, P.C.

Thomas R. LaCroix

TRL/lyh

(970) 245-4601 • Fax (970) 243-7403 • 725 Rood Avenue • Grand Junction, Colorado 81501
†Also licensed in Wyoming *Also licensed in Michigan

CITY OF
grand junction
COLORADO
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COMMUNITY
DEVELOPMENT

NOTICE OF INTENT TO DECLARE DEFAULT OF DEVELOPMENT IMPROVEMENTS AGREEMENT

October 4, 2004

VIA FIRST CLASS U.S. MAIL, POSTAGE PREPAID

G & R West, LLC
Robert Cantrell, Manager
2650 El Corona Drive
Grand Junction, CO 81501

G & R West, LLC
Robert Cantrell, Manager
474 Bismark Street
Grand Junction, CO 81501

Re: Development - Dakota West Subdivision Phase 2

Dear Mr. Cantrell:

This letter is to formally notify you that the City of Grand Junction ("City") has found G & R West, LLC, to be in default of the Development Improvements Agreement executed on July 18, 2003, ("DIA") and Recording Memorandum of the same recorded at Book 3428 Page 870 of the public records of Mesa County, Colorado concerning the above-referenced Development ("Property"). G & R West, LLC is in default for failing to complete one or more portions of the Improvements on or before the Completion Date or any extensions thereof. The following Improvements have not been completed:

1. The handicap ramp at the southwest corner of Bismark St. and Mandan Lane lacks a detectable warning strip.

2. Patching at the south end of roadway stub on Washburn Street needs to be reconstructed in compliance with City specifications for paving. This area was not repaired using the required infrared patch method. (See Standard Contract Documents Section 401, *et seq.*)

Pursuant to the DIA, default shall be declared on October 7, 2004. The City shall have the right to complete improvements on the Property itself or it may contract with a third party for completion. The City may assign the proceeds of the Guarantee of the DIA, or

other funds or assets that it has received in accordance with the DIA to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

Sincerely,

Robert Blanchard
Director of Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Bank of Colorado
File: FP-2003-079

CITY OF
grand junction
COLORADO
serving the community together

COMMUNITY
DEVELOPMENT

October 4, 2004

Bank of Colorado
200 Grand Avenue
Grand Junction, CO 81501

Re: Disbursement Agreement for G & R West, LLC for Dakota West Filing 2

Dear Ladies and Gentlemen:

Enclosed please find a copy of the notice presented to G & R West, LLC pursuant to the Development Improvements Agreement ("DIA") effective July 18, 2003. A Disbursement Agreement involving G & R West, LLC, the Bank of Colorado, and the City of Grand Junction was entered into on July 18, 2003, as security for the DIA.

Sincerely,

Robert Blanchard
Director Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
File: SPR-2003-079

CITY OF
grand junction
COLORADO
serving the community together

PUBLIC WORKS
& UTILITIES

October 7, 2004

Bank of Colorado
200 Grand Avenue
Grand Junction, CO 81501

Re: Disbursement Agreement for G & R West, LLC for Dakota West Filing 2

Dear Ladies and Gentlemen:

G & R West, LLC is in default of the Development Improvements Agreement ("DIA") entered into with the City of Grand Junction on July 18, 2003. A Disbursement Agreement ("Agreement") involving G & R West, LLC ("Developer"), the Bank of Colorado ("Bank"), and the City of Grand Junction ("City") was entered into on July 18, 2003, as security for the DIA. A copy of the Agreement is enclosed.

Pursuant to the terms of the Agreement, due to the default of Developer, the City directs the Bank to immediately cease disbursement of funds to Developer and disburse the full amount of the remaining funds to the City.

Sincerely,

Mike McDill
City Engineer

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Robert Blanchard, Community Development Director
File: FP-2003-079
G & R West, LLC

250 NORTH 5TH STREET, GRAND JUNCTION, CO 81501 P [970] 244 1554 F [970] 256 4022 www.gjcity.org

CITY OF grand junction COLORADO
serving the community together

COMMUNITY DEVELOPMENT

NOTICE OF DEFAULT OF DEVELOPMENT IMPROVEMENTS AGREEMENT

October 7, 2004

VIA FIRST CLASS U.S. MAIL, POSTAGE PREPAID

G & R West, LLC
Robert Cantrell, Manager
2650 El Corona Drive
Grand Junction, CO 81501

G & R West, LLC
Robert Cantrell, Manager
474 Bismark Street
Grand Junction, CO 81501

Re: Dakota West Subdivision Phase 2

Dear Mr. Cantrell:

G & R West, LLC is hereby declared to be in default of the terms of the Development Improvements Agreement executed on May 13, 2003, ("DIA") and Recording Memorandum of the same recorded at Book 3428 Page 870 of the public records of Mesa County, Colorado concerning the above-referenced Development (the "Property"). You are in default for failing to complete one or more portions of the Improvements on or before the Completion Date or any extensions thereof as explained in the notice sent to you on October 4, 2004.

Enclosed is a copy of the notice provided to the Bank of Colorado concerning the Disbursement Agreement granted as security for the DIA.

Sincerely,

Robert Blanchard
Director of Community Development

cc: John Shaver, City Attorney
Tim Moore, Public Works Manager
Bank of Colorado
File: FP-2003-079

Geotechnical Engineering Group, Inc.

October 3, 2003

G & R West, LLC
2650 El Corona Drive
Grand Junction, CO 81504

Attention: Mr. Robert Cantrell

Subject: Construction Material Testing Services
Dakota West Subdivision, Phase 2
North and West of D ½ Road and 31 Road
Grand Junction, Colorado
Job No. 1,389

Dear Mr. Cantrell,

A Geotechnical Engineering Group (GEG) representative tested pavement subgrade compaction for the Dakota West Subdivision, Phase 2 project on an as requested, testing only basis. Enclosed, please find test results for September 16, 2003. Field compaction test results are included as Pavement Subgrade (Record No. 41). Results of soil Proctor and classification testing are included in Fig. 1.

Field test results are communicated to the G & R West representative and the contractor (as available) at the time they are made. Additional test results for this project will be published in the near future. We appreciate the opportunity to provide materials testing services. When we can be of further service, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.

Reviewed by:

Mike Koepsell
Staff Geologist

Jim Huddleston
Senior Geologist

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115 • geotechnicalgroup.com
2308 Interstate Avenue, Grand Junction, Colorado 81505

MK:JH:cd
(2 copies sent)

1 cc: Thompson Langford Corporation
Mr. Jeff Mace
529 25 ½ Road, Suite B210
Grand Junction, CO 81505

1 cc: Westwater Engineering
Steve Labonde
2516 Foresight Circle
Grand Junction, CO 81505

1 cc: City of Grand Junction
Ms. Laura Lamberty
250 North 5th Street
Grand Junction, CO 81501

DAILY COMPACTION REPORTS

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Subgrade**

PROJECT NO: 1,389

DATE: 9/16/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / N/A

CONTRACTOR / REP: Elam / Roy Runnestrand

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
225A	Retest of Record No. 39, Test No. 225	0.0	X		111.0	15.0	113.0	13.1	100+		CL	1
240	Washburn, E sidewalk, approximate sta 0+21 S	0.0	X		111.0	15.0	111.7	13.3	100+		CL	1

* Indicates height (feet) above sidewalk subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: 1

Testing Only: [X]

Requested By (Company Name): N/A

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

- Inclement Weather [ ]
- Equipment Malfunction [ ]
- Unknown [ ]

The Contractor is:

- Processing Frozen Material [ ]
- Stripping and/or Grubbing Site [ ]
- Stockpiling Fill [ ]
- Processing Wet Material [ ]
- Moisture Conditioning Dry Material [ ]
- Removing Unsuitable Material [ ]

FIELD OBSERVATIONS

Weather Conditions: Overcast

Wind: 3-7 MPH

Temperature: 70's °F

Precipitation: N/A

Informed (Rep. Of Company) of Test Results: Elam / Roy

Field Copy Given To: Elam / Roy

Compaction Equipment Used:

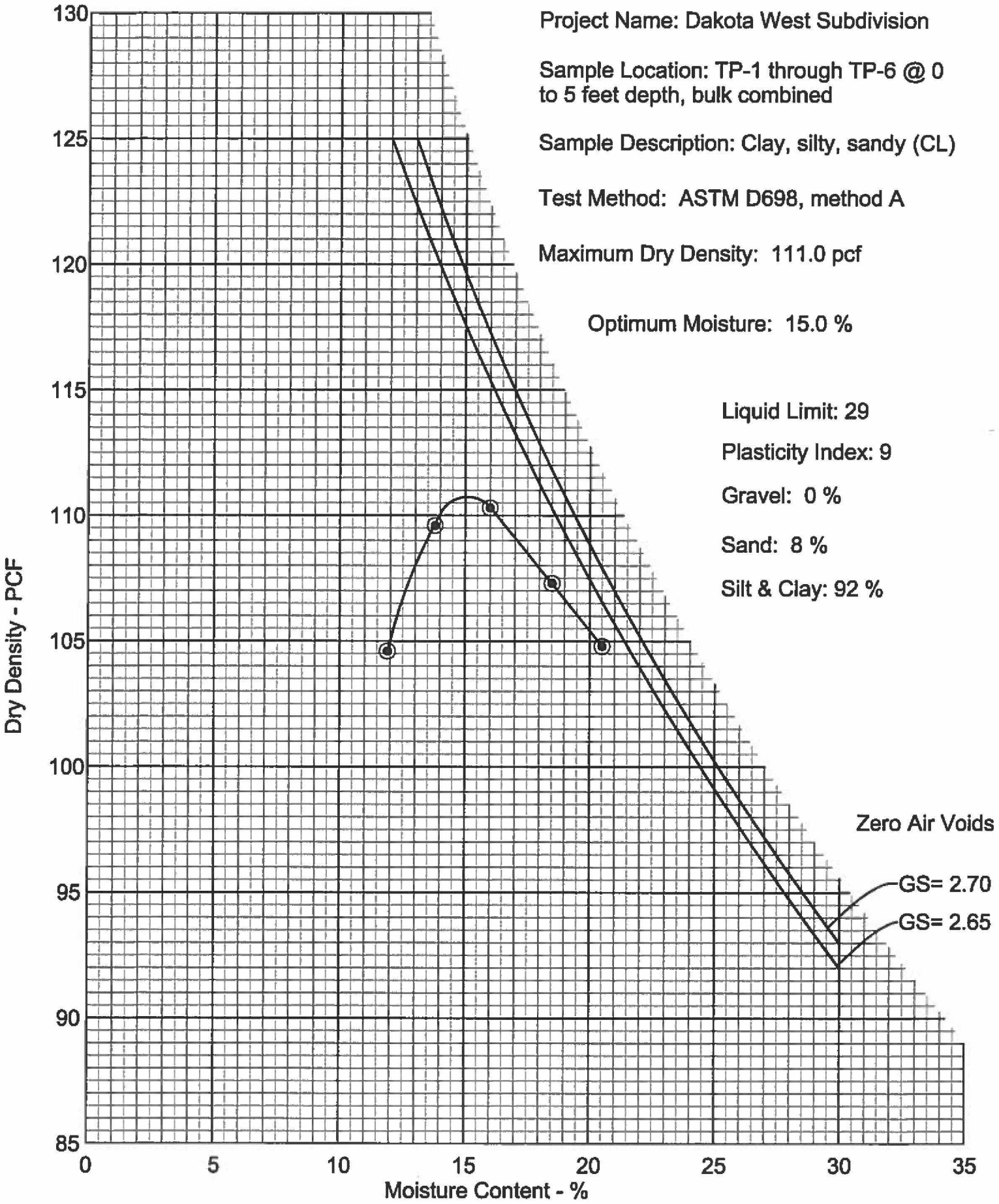
- Sheepsfoot: [ ]
- Smooth Drum Roller: [X]
- Vibratory: [X]
- Other (List Below): Loader

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 41

PROCTOR AND CLASSIFICATION TEST RESULTS

Geotechnical Engineering Group, Inc.
Moisture- Density Relationship



Project Name: Dakota West Subdivision

Sample Location: TP-1 through TP-6 @ 0 to 5 feet depth, bulk combined

Sample Description: Clay, silty, sandy (CL)

Test Method: ASTM D698, method A

Maximum Dry Density: 111.0 pcf

Optimum Moisture: 15.0 %

Liquid Limit: 29

Plasticity Index: 9

Gravel: 0 %

Sand: 8 %

Silt & Clay: 92 %

Job No. 1,389

Fig. 1

G & R West L.L.C.
474 Bismarck St.
Grand Junction, CO 81504
(970) 255-8164

09/17/2004

RECEIVED
SEP 17 2004
COMMUNITY DEVELOPMENT DEPT.

City of Grand Junction
Attn: Laura Lamberty, PE, Lori Bowers, PP
Community Development Department
250 N. 5th Street
Grand Junction Co, 81501

Regarding: Dakota West Punch List Filings 1 & 2
NOTICE OF DEFICIENCY - dated 09/01/2004

Ladies,

All of the punch list items listed in your letter have been completed except for the following:

1. Detectable Warning Strip at southwest corner of Bismarck and Mandan streets. We have been informed that a new type of warning strip is to be used that requires the new concrete at this location to cure for at least 6 mos. Our subcontractor, Adcock Concrete, has indicated that we are first on the list to have the new type of strip installed as soon as the concrete is ready.

2. Revocable Permit for Fence in right-of-way along Bismarck St.: from D1/2 Rd, north to the south east corner of Lot 1, Block 2.
Due to pending litigation between the Edstrom, Elliot, Isles parties, G & R West L.L.C., and the City of Grand Junction, there are concerns and issues regarding this section of fence that we feel we must discuss with City officials before filing the revocable permit. At this time we are in the process of scheduling a meeting with the City for this purpose.

Robert Cantrell, Manager
G & R West L.L.C.

CITY OF grand junction COLORADO
serving the community together

PUBLIC WORKS
& UTILITIES

September 1, 2004

Rob Cantrell
G & R West
474 Bismark Street
Grand Junction, CO 81505

Regarding: FP-2003-038/FP-2003-079: Dakota West Subdivision Filings 1 & 2
NOTICE OF DEFICIENCY

Mr. Cantrell:

Attached is the punch list which includes Public Works items and a complete discussion and diagram of fence placement issues which remain outstanding.

The extended period of completion for these issues came to an end on August 16, 2004. This matter has now been forwarded to our legal department for action.

However, if these items can be completed or addressed in their entirety as required in the attached Punch Lists **no later than 5:00 pm Friday, September 17, 2004**, we will be able to forestall action by our legal department. If all of these items are not completed by the time and date noted, all remedies available to us by law or in equity will be vigorously pursued.

If you have questions regarding the scope or intent of these items, you may call Laura Lamberty at 256-4155 or Lori Bowers at 256-4033. Questions regarding enforcement may be directed to Jamie Kreiling at 244-1503.

Sincerely,

Lori V. Bowers
Senior Planner

Laura C. Lamberty, PE
Development Engineer

C: Jamie Kreiling, Assistant City Attorney
Bob Blanchard, Community Development Director
Randy Keller, Code Enforcement Officer
Mark Barslund, Development Inspector
Elizabeth Wright, Bank of Colorado

CITY OF Grand Junction COLORADO

DAKOTA WEST PUNCH LIST
UPDATED 9/1/04

Filing 1: FP-2003-038 Dakota West Filing 1

1. A Revocable Permit is required for fence in the right-of-way along Bismarck Street; from D ½ Road north, to the south east corner of Lot 1, Block 2. This application must be received by the date specified in the cover letter. If the Revocable permit is not approved, the fence must be removed within 30 days of City Council action. If a complete Revocable Permit application is not received by the date mentioned, you will be cited for illegal fencing.
2. The fences along the western most edge of Lot 5, Block 2 (3085 Aberdeen Lane) and Lot 14, Block 1 (3084 Aberdeen Lane). Verification needs to be provided that they do not exceed 30 inches in height (for a solid fence) in the front-yard setback (20').
3. Lot 1, Block 2, has a fence in the front-yard setback at this time. When construction of the residence begins the driveway should be placed as far north on the property as possible. When the Edstrom property redevelops the fence will more than likely have to be removed at that time, since access will need to be obtained from Bismarck Street. At that time, the fence in the front yard setback may need to be removed or shortened to the acceptable height. This fence will need to be shortened to required height in the front-yard setback if the Revocable Permit is not received and approved as required above.

Filing 2: FP-2003-079 Dakota West Filing 2

1. Handicap ramp needs detectable warning strip at southwest corner of Bismark and Mandan.
2. Patching at south end of roadway stub on Washburn needs to be reconstructed in compliance with City specifications for paving Standard Contract Documents Section 401 in general, but with specific attention directed to 401.04.15 and 401.05.2. This area exceeds tolerance for surface smoothness, contains segregated asphalt materials, and was not repaired using the required infrared patch method. Further, it was required that the City inspect the area upon removal of the asphalt to determine the depth of removal and repair limits due to extended periods of ponding and the development of a sink hole – this did not happen. **Repair MUST be coordinated with Mark Barslund, City Inspector, (201-1362) for removal limits and repair observation.**
3. Complete grading at south end of east gutter on Washburn to drain away from gutter end to daylight at minimum 1% grade.

4. Replace end of road markers at end of roadway (3 minimum) at south end of Washburn.
5. Fences currently in violation of the height in the front-yard setback are:
   a. Lot 1, Block 5 (458 Washburn Street)
   b. Lot 5, Block 4 (459 Washburn Street)
   c. Lot 6, Block 5 (466 Washburn Street)
   d. Lot 1, Block 6 (3090 Mandan Lane)
   e. Lot 1, Block 3 (3094 Aberdeen Lane) may be in violation dependent on future placement of the house. This issue will need to be verified upon receipt of Planning Clearance for construction.

   These fences will need to be shortened to 30" or less or removed.

NOTES:

1. Lots shall be graded per approved grading plan to FHA Type A lot grading (Lot Rear to Street) as houses are constructed. No swales at rear lot lines were approved.
2. See attached diagrams regarding fence placement. Reference City Zoning and Development Code Section 4.1.J.

Issued By:

Laura C. Lamberty, Development Engineer — Date: September 1, 2004

Lori V. Bowers, Senior Planner — Date: September 1, 2004

City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

September 3, 2003

Gene Patnode
c/o L A Enterprises
3129 B Road
Grand Junction, CO 81503

Re: White Willows Subdivision, VR-2001-059
Concrete Air Entrainment Test Results

Mr. Patnode:

We have reviewed the data that you recently provided regarding concrete test properties in the White Willow subdivision. Included in the information that you submitted was an opinion by Ed Morris PE.

Unfortunately neither the initial and now supplementary testing nor the opinion supplied by Mr. Morris shows that the concrete meets City specification; core samples 2 and 4 clearly do not. Mr. Morris does not state that the specification is met but instead suggests an alternative, less rigorous standard. While I appreciate Mr. Morris' observations the fact remains that the air entrainment specification has not been met. The only recourse therefore is the removal and replacement of the deficient concrete. This determination has been made after careful consideration of all the data presented; the decision has been confirmed at the highest levels of our department.

In my July 10, 2003 letter, I requested information to help us determine the appropriate limits for removal of the concrete represented by core samples 2 & 4. As of this writing no information that would help define the limits of the area to be replaced has been provided. Without that information I have calculated that 1150 feet of the curb, gutter and sidewalk will need to be replaced. These limits are:

1) From the northeast corner of Lot 1 Block 6, west along Yarrow Drive to the northwest corner of Lot 1 Block 6, thence south along Myrrh Street to the southwest corner of Lot 5 Block 6, thence east on Mason Drive to the southeast corner of Lot 5 Block 6.
2) From the northwest corner of Lot 1 Block 8, east along Yarrow Drive to the northeast corner of Lot 1 Block 8, thence south along Sorrel Street to the southwest corner of Lot 5 Block 8, thence west on Mason Drive to the southwest corner of Lot 5 Block 8.

Certainly I will review any information that you care to provide such as the foreman's diary, information about the mix and when and where different loads were used but absent any clear information to the contrary, we will assume the removal and replacement of the 1150 LF as detailed above.

Please be advised that base work as well as any other improvements that are disturbed or reconstructed during the replacement work is required to meet all City standards for quality, workmanship, materials properties and quality assurance.

Your Development Improvements Agreement including the security for the removal and replacement work will need to be updated. Please do so at your earliest convenience and in any event by September 17, 2003. Either the planner or I can assist you if you have questions or otherwise require assistance. The updated DIA will need to be approved by the City before any work begins.

Sincerely,

Laura C. Lamberty, PE
Development Engineer

C: John Shaver, Assistant City Attorney
Bruce Penny, First National Bank of the Rockies
Mike McDill, City Engineer
Pat Cecil, Development Services Supervisor
Pat O'Connor, Vista Engineering
Ed Morris – Grand Junction Lincoln-Devore

Completion Punch List at Dakota West
Submitted: 07/29/2004

Filing 1: FP-2003-038

1. Detention Pond Certification - Expected delivery date to City: 08/05
2. As-Builts for Roadways - Expected delivery date to City: 08/05

Note: Field work for both items 1 & 2 has been completed by Thompson Langford but Jeff Mace is out of the office until 08/01.

3. Stripping of D1/2 Rd - Expected completion date is 08/15.
    a. We have negotiated a contract agreement and schedule for this task with B & B Contractors. Wanda has been given a copy of the stripping plan (Pg 12 of Filing 1 plans) and will work with the City in case there has been any stripping changes. Wanda also indicated that if she could get us in sooner she would do so.

4. Remove all Fence from Right of Way – Expected completion is 08/06
    a. We have contracted Henni Fencing to handle the fence removal for us.

Filing 2: FP-2003-079

1. As-Builts for Roadways - Expected delivery date to City: 08/05

2. Roadway Edge Paving Patch - Expected Completion Date : 08/05

3. Roadway Patching at stubs on Washburn - Expected Completion Date: 08/05
    a. Elam has been scheduled to complete repairs for items 2 & 3 .

4. Remove all Fence from Right of Way – Expected completion is 08/06
    b. We have contracted Henni Fencing to handle the fence removal for us.

Detention Pond Landscaping is 95% complete. Expected completion Date 07/31.
Detention Pond Fence Permit has been aquired.
Detention Pond Sign Permit is in the works with Signs First.
Expected completion date: Unkown

From: Lori Bowers
To: John Shaver; Peter Krick
Date: 7/22/03 2:20PM
Subject: Re: Dakota West 2

Yes, this hopefully will be the last thing that they need to do. They need to re-do the plat anyway for several reasons 1) signatures are in blue ink, not black 2) they did not provide the surveyors stamp or signature.

>>> John Shaver 07/22/03 02:07PM >>>
Is this the last thing that they have to do? If so and (assuming that there is nothing constructed therein) I'd have no problem proceeding to platting prior to the vacation resolution on condition that the Cantrells record a notice contemporaneous with the plat regarding the lot that is affected by the easement. The notice would restate the problem and that unless and until it is vacated that the buildable area of the lot is compromised. A plat note would work but I assume that they don't want to redo the plat.

>>> Lori Bowers 07/22/03 01:55PM >>>
The area is about 15 feet by 20 feet and is dedicated to the City. We don't have As-builts yet, but I don't think they are that far along with installation of their utilities.

>>> John Shaver 07/22/03 01:49PM >>>
If the easement is dedicated to the public then it needs to be vacated. Has anything been constructed in it?

>>> Peter Krick 07/22/03 01:43PM >>>
Once Filing One was recorded, it became a matter of Public Record and should, (I say Should, John may have a better answer) be vacated by Ordinance.
Peter

>>> Lori Bowers 07/22/03 01:41PM >>>
Technically, they need to go through the $360.00 Vacation of Easement process; 5 week review; and hopefully on City Council Consent Agenda sometime in October. Do you see any way to correct this mess without going through the process since Filing 2 is not yet recorded, but the actual easement was recorded with Filing 1? or is that a John Shaver question?

>>> Peter Krick 07/22/03 01:37PM >>>
Yes, I'm referring to the easement encroaching into the lot. I called the Surveyor this morning and he is aware of the problem. He blames Rob and Gina for changing the lot layout. It is too late for blame, they need to fix the problem and proceed with recording the Plat.
I will do all that I can to help in this matter, but, the Surveyor is working on the problem right now.
Peter

>>> Lori Bowers 07/22/03 01:35PM >>>
OK, Whazz up with this? Are you referring to the sewer easement going into Lot 3, Block 6? or do we have more crapola? Rob and Gina just left, and they want to know why we are doing this to them???

>>> Peter Krick 07/22/03 09:07AM >>>
Lori,
This Plat is not ready to record, I don't think all the response to comments have been addressed.
Peter

July 22, 2003

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Rob and Gina Cantrell
G & R West, LLC
2650 El Corona Drive
Grand Junction CO 81501

FAX: 245-3649

RE: CONDITIONED LETTER OF APPROVAL FOR DAKOTA WEST SUBDIVISION, FILING # 2, 27 LOTS – ZONED RMF-5

Dear Rob and Gina:
It is agreed that the sewer easement that now extends into Lot 3 of Block 6, will remain. Structures will not be allowed to be placed in the easement. The easement may be vacated in the future. Dakota West Subdivision, Filing 2, located at 3088 and 3090 D ½ Road, is approved with the following conditions:

- The plat shall contain notarized signatures of each property owner, necessary engineer's and surveyor's signatures, and corporate seal, if required. The surveyor's stamp must also be provided.
- All signatures on the plat shall be in permanent black ink.
- We will then obtain the applicable signatures from the City officials required on the plat.
- Please have Thompson-Langeford provide us the Final Plat in electronic format. They can email it to stevesm@ci.grandjct.co.us.
- The Open Space Fees have been paid.
- The Recording and Copy fees have been paid.
- Public Works has signed the construction plans.
- The memorandum for the DIA's (Development Improvements Agreement) has been signed and completed.

Should you have any further questions regarding this process, please feel free to contact me at 256-4033. Your approval is good for one year from today's date.

Sincerely,

City of Grand Junction
Lori V. Bowers

Lori V. Bowers, Senior Planner
Community Development Department
Cc: Thompson-Langford

Printed on recycled paper

FP-2003-079

July 18, 2003, Fees due for Dakota West Filing 2

Recording Memorandum	$6.00
Final Plat	21.00

$27.00 to Mesa County Clerk and Recorder

Filing 2, Open Space	15,430.96
Release of DIA	6.00
Copy fees, Final Plat	13.00

$15,449.86 to City of Grand Junction

Breakdown of payment amounts and checks

MESA COUNTY CLERK AND RECORDER

CC&R's (with Exhibit A) $66.00
Record DIA Memorandum.....6.00
Final Plat (2 pages).....21.00
$93.00

CITY OF GRAND JUNCTION

Open Space Fee.....$24,800.00
Parks Impact Fee 3,825.00
Release of DIA 6.00
Final Plat copy fees..... ..31.00
$28,662.00

$551.12 per lot
Filing 1 = $9369.04

Filing 2 = $15,430.96

$24,800.00

Breakdown of payment amounts and checks

MESA COUNTY CLERK AND RECORDER

CC&R's (with Exhibit A) $66.00
Record DIA Memorandum.....6.00
Final Plat (2 pages).....21.00
$93.00

CITY OF GRAND JUNCTION

Open Space Fee.....$24,800.00 .....**
Parks Impact Fee 3,825.00
Release of DIA 6.00
Final Plat copy fees..... ..31.00
$28,662.00

**We can accept $551.12 per lot for Filing #1.....$9,369.04
Filing #2.....$15,430.~~96~~86

Total $24,800.00

faxed 5/14/03
3:39 p.m.

City of Grand Junction
Community Development Department
Planning ! Zoning ! Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031

FAX TRANSMITTAL

DATE: 7-16-03

TO: Liz Wright

FAX NUMBER: 245-9538

PHONE NUMBER: 245-1600

Dakota West 2 - Disbursement Agreement
(Get amount from DIA)

FROM: Laura Lamberty

FAX NUMBER:

PHONE NUMBER: 256-4155

THIS FAX CONSISTS OF 5 **PAGES (INCLUDING COVER SHEET)**

From: John Shaver
To: Lori Bowers
Date: 7/2/03 10:47AM
Subject: Dakota West

7/2/03

Lori,

I write in response to your request for an opinion on the June 27, 2003 letter from the Grand Junction Drainage District concerning the Dakota West subdivision, FP 2003-079.

It appears from that letter and the attached deed and aerial photograph that the drainage district has a legal interest in, on, along and across a portion of the property that is the subject of this application. While the District's letter does not state the width of access required for the District's facilities, the request and supporting documentation reasonably appear to be valid. I would advise that you request that the Developer meet with the District and clarify what width the district reasonably requires and that the same be memorialized on the plat as a "irrigation and drainage easement."

If you have questions or if I may otherwise be of assistance to you on this or any other matter, please let me know. Please enter this e-mail message as "review agency comments" on the development application.

From: Peter Krick
To: Lori Bowers
Date: 6/18/03 2:25PM
Subject: Dakota West Subdivision

Lori,
I have reviewed the revised Title Commitment for this project. I have no additional comments. I am forwarding the revised Commitment to John Shaver for his use.
Peter

From: Peter Krick
To: Lori Bowers
Date: 6/17/03 4:04PM
Subject: Dakota West

Lori,
I spoke with John Shaver concerning some title issues (problems) with the current Title Commitment. I had a conference with Dennis Shellhorn with Thompson Langford Corp. and he has called the Title Company. The Title Company will be issuing a new, updated and revised commitment for this project. It should take about 1 or 2 days for this to happen. When I get the new Policy, I will review it with our legal department and everything should be ready for signing of the Mylar. However, I do not know at this time if the Mylar will change between now and then. The client will be taking a chance if they get all signatures now.
Peter

To: Rob + Gina

From: John Shaver
To: Lori Bowers
Date: 6/6/03 2:02PM
Subject: Re: Dakota West Subdivision Irrigation

Lori,

As much as they want to drag you in, don't let them. Our issue pertains to the easement and the relocation/conveyance of that vis a vis developability; as you know we don't have a dog in the fight over who gets water, how much water they get (or don't get) etc. The neighbors have civil remedies that I will be pleased to explain to them/encourage them to pursue.

>>> Lori Bowers 06/05/03 09:09AM >>>
John,
I'm not sure how to handle the numerous phone calls I am receiving regarding Dakota West and the irrigation issues on this property. I sent a letter yesterday to the Cantrells asking them to give me an update as to the irrigation issues on this property, but until I hear from them I'm not sure what to do. I have received numerous phone calls and have had several people come to the counter complaining about the Cantrell's and how they have interrupted/shut-off irrigation water to neighboring properties; have crossed driveways without permission; are building headgates on other people's property without permission; and it is rumored that they are not going to provide irrigation water to the subdivision because it is so much trouble. Laura Lamberty has been fielding most of the irrigation issues but she is out of the office this week. I am aware that they were planning a blanket easement for irrigation over the property until these issues are resolved. Is this a civil matter or do I need to do something other than what I have done? Thanks for any input you can give me.
Lori

CC: Dan Wilson

appreciate it. I'm not sure how to answer some of the questions that the neighbors are asking me because I'm not really sure what has been done and what has not. Thanks for your cooperation in this matter.

Sincerely,

City of Grand Junction

Lori V. Bowers, Senior Planner
Community Development Department

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2645
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

TRANSMITTAL

RECEIVED
MAY 0 6 2003
COMMUNITY DEVELOPMENT DEPT.

To: Lori Bowers

From: Jeff Mace

Date: 05/06/03

Re: Dakota West Subdivision Filing 2

We are sending you: ☒Attached ☐Under separate cover ☐_____

Via: ☐USPS ☐FedEx ☒ Delivery

☐Originals ☒Prints ☐Copies ☐_____

Copies	Item	Description and Remarks
2	Plat for the above referenced project	

COMMENTS:

These are transmitted as checked below:

☐For Approval ☒For your Use ☒As Requested

☒For Review and Comment

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US IMMEDIATELY

SUPERPAVE METHOD ASPHALTIC CONCRETE JOB MIX FORMULA GRADING "SX", 75 DESIGN GYRATIONS, PG 64-22 ASPHALT CEMENT

Elam Construction, Inc.
Mule Farm Pit
2003 House Mix

Prepared For:

Elam Construction, Inc.
1225 S. 7th Street
Grand Junction, Colorado 81501

Prepared by:

Western Colorado Testing, Inc.
529 25½ Road, Suite B-101
Grand Junction, Colorado 81505
(970) 241-7700

Date: May 8, 2003
Job No.: 102303A

WESTERN COLORADO TESTING, INC.

SUPERPAVE METHOD ASPHALTIC CONCRETE JOB MIX FORMULA GRADING "SX", 75 Design Gyrations, PG 64-22 ASPHALT CEMENT

Elam Construction, Inc.
Mule Farm Pit
2003 House Mix

Prepared For:

Elam Construction, Inc.
1225 S. 7th Street
Grand Junction, CO 81501

Prepared by:

Western Colorado Testing, Inc.
529 25 1/2 Road, Suite B101
Grand Junction, Colorado 81505
(970) 241-7700

Date: May 8, 2003
Job No.: 102303A

Elam Construction, Inc.
SUPERPAVE Method Mix Design
Grading "SX", 75 Gyrations, PG 64-22 Binder
Mule Farm Pit - 2003 House Mix
May 8, 2003; WCT #102303A

Mixture Aggregate Qualities and Moisture Susceptibility

Specific gravities and absorption properties of the individual aggregate stockpiles and composite mixture blend are:

Test (Bulk Aggregate (CP-L 1102) Effective Aggregate (CP-L 5115))	5/8" Rock	3/8" Rock	Crushed Fines	Natural Fines	Comp.
Bulk Dry Sp.G., g/cc	2.604	2.591	2.596	2.565	2.595
Bulk SSD Sp.G., g/cc	2.637	2.630	2.633	2.607	2.631
Effective Sp.G., g/cc	-	-	-	-	2.666
Apparent Sp.G., g/cc	2.694	2.696	2.696	2.676	2.693
Absorption, % Water	1.30	1.50	1.43	1.61	1.41
Absorption, % AC (Pba)	-			-	1.06

Supplemental aggregate quality tests required by the project specifications for the composite material include:

Test			Results		Spec.		Procedure
L.A. Abrasion, % Loss, (@500rev)			15		45 Max.		AASHTO T-96
Fractured Faces, % (2 or more)			95		70 Min.		CP-45
Fine Aggregate Angularity			48		45 Min.		CP-L 5113
Sand Equivalent Value			72		-		AASHTO T-176
Liquid Limit	Cr. F.	Naturals	N/V	N/V	-	-	AASHTO T-89
Pl. Index	Cr. F.	Naturals	N/P	N/P	N/P	N/P	AASHTO T-90

Moisture susceptibility testing was performed during the final phase of the mixture development. The Resistance of Compacted Bituminous Mixture to Moisture Induced Damage "Lottman" test was performed to assess the stripping potential of the mixture. The result of the testing is summarized below with complete data located in Appendix C of this report.

Test (CP-L 5109, Method B, 3-Hour Soak, 3 Freeze-Thaw Cycles)	Result	Specification
Dry Tensile Strength, kpa (psi)	720 (104)	205 (30) Min.
Wet Tensile Strength, kPa (psi)	599 (87)	-
Tensile Strength Retained, %	83	80 Minimum

Elam Construction, Inc.
SUPERPAVE Method Mix Design
Grading "SX", 75 Gyrations, PG 64-22 Binder
Mule Farm Pit - 2003 House Mix
May 8, 2003; WCT #102303A

Stockpile	Blend %	Sieve Size		Composite % Pass	Production Tolerances
		in.	m.		
5/8" Crushed Rock	30	37.5	1 1/2	100	(100)
3/8" Crushed Rock	10	25.0	1	100	(100)
Crushed Fines	50	19.0	¾	100	(100)
Natural Fines	10	12.5	½	96	(90-100)
		9.5	3/8	84	(6)
Aggregate and Mix Data	Result	4.75	No.4	54	(5)
Comb. Agg. Bulk Sp.Gr. (Gsb)	2.595	2.36	No.8	37	(5)
Fine Agg. (-)#4 Bulk Sp.Gr.	2.593	1.18	No.16	27	(-)
Mix Effective Sp.Gr. (Gse)	2.666	0.600	No.30	21	(4)
Agg. Apparent Sp.Gr. (Gsa)	2.693	0.300	No.50	15	(-)
Asphalt Absorption, % (Pba)	1.06	0.150	No.100	9	(-)
Sp. Gr. of AC (Gb) (est.)	1.03	0.075	No.200	5.7	(2)

The recommended optimum asphalt content is 6.3 percent by total weight of mixture (based on 4.0% voids). The project specifications allow for a production asphalt content tolerance of (+/-) 0.3% of this value. The properties of the asphaltic concrete at this oil content and design gyrations (except where noted) are:

Design Mix Property	Result	Specification	Procedure
HVEEM Stabilometer Value	32	28 Minimum	CP-L 5106
Compacted Mixture Sp.Gr., g/cc (Gmb)	2.326	-	CP-L5115, 5103
Compacted Mixture Unit Wt., pcf	144.8	-	62.24 Conv.
Maximum Theo. Sp.Gr., g/cc (Gmm)	2.423	-	CP-51
Maximum Theoretical Density, pcf	150.8	-	62.24 Conv.
Effective Voids, % N(ini)(Va)	12.6	(For Info)	CP-L 5115
Effective Voids, % N(des)(Va)	4.0	3.5-4.5	CP-L 5115
Voids in Min. Agg.,% N(des)(VMA)	16.0	14.0 Minimum	CP-48
Voids Filled, % N(des) (VFA)	75	65-80	AI, SP-2
Effective AC Content, % (Pbe)	5.3	-	AI, SP-2
Dust to Asphalt Ratio (DP)	1.1	0.8-1.6 (For Info)	CP-50

Elam Construction, Inc.
SUPERPAVE Method Mix Design
Grading "SX", 75 Gyrations, PG 64-22 Binder
Mule Farm Pit - 2003 House Mix
May 8, 2003; WCT #102303A

Limitations

The asphaltic concrete job mix formula and recommendations given herein are based upon specific materials, gradations and design procedures. Variations in test results for laboratory prepared mixes due to multi-laboratory precision, variations in materials, gradations and design procedures are to be expected. All of these factors should be considered when job mix verification of laboratory mixes are performed.

All of the physical properties of the mix should be retested and re-evaluated for hot plant produced material. It is often necessary to make adjustments to the job mix formula due to the variations between the laboratory tested and field produced material. Should the source or physical characteristics of the materials change substantially, the development of a new or revised job mix formula is recommended.

The information presented in this report is specific to the subject project only. Any re-use of the information should not be considered without the knowledge and written consent of WCT.

If there are any questions or additional information needed, please feel free to contact our office, 970-241-7700.

Respectfully Submitted,
WESTERN COLORADO TESTING, INC.

COLORADO REGISTERED JOHN E. VASEY 33557 PROFESSIONAL ENGINEER

John E. Vasey, P.E.
Construction Services Manager

JEV/mh
F:/jobs2003/1023 A Mix Design

Elam Construction, Inc.
SUPERPAVE Method Mix Design
Grading "SX", 75 Gyrations, PG 64-22 Binder
Mule Farm Pit - 2003 House Mix
May 8, 2003; WCT #102303A

Appendices

A	Superpave Summary - Varying AC Mix Properties
B	Varying AC Mixture Property Graphs
C	Detailed Lottman Test Results
D	Composite Gradation Summary Stockpile Data
E	Composite Gradation 0.45 Sieve Power Graph

Elam Construction
SUPERPAVE Method JMF
Grading "SX", 75 Design Gyrations

Mule Farm Pit - House Mix
WCT Job No. 102303A
May 8, 2003

Appendix A

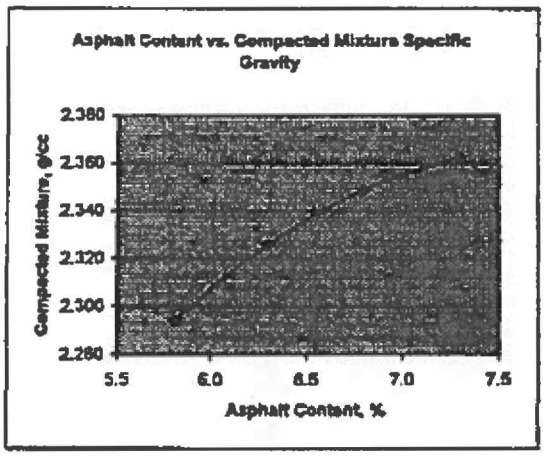
SUPERPAVE VOLUMETRIC SUMMARY				
Varying Asphalt Content Physical Properties				
Mixture Grading Type:	"SX", 1/2" Max. Nominal			
SUPERPAVE Gyration Data:	N(ini)= 7		N(des)= 75	
Measured Individual Mixture Properties	Varying AC % Results			
Asphalt Content by Total Wt. of Mix, % (Pb)	5.8	6.3	6.8	7.3
Specimen Height- N(ini), mm	71.7	70.6	68.9	67.5
Specimen Height- N(des), mm	65.2	64.3	62.8	61.4
Max. Theoretical Sp. Gr., g/cc (Gmm)	2.441	2.423	2.406	2.389
Max. Theoretical Unit Wt., pcf	151.9	150.8	149.7	148.7
Compacted Mix Bulk Sp Gr- N(des), g/cc (Gmb)	2.294	2.326	2.349	2.363
Compacted Mix Unit Wt.- N(des), pcf	142.8	144.8	146.2	147.1
Calc. Mix Bulk SpGr.- N(ini), g/cc (Gmb)	2.086	2.118	2.141	2.149
Calc. Mix Unit Wt.- N(ini), pcf	129.8	131.9	133.3	133.8
Calculated Air Voids- N(ini), % (Va)	14.5	12.6	11.0	10.0
Calculated Air Voids- N(des), % (Va)	6.0	4.0	2.4	1.1
Calc. Voids in Min. Agg.- N(des), % (VMA)	16.7	16.0	15.6	15.6
Calculated Voids Filled- N(des), % (VFA)	64	75	85	93
Effective Asphalt Content of Mix, % (Pbe)	4.8	5.3	5.8	6.3
Dust to Effective AC Proportion (DP)	0.9	0.8	0.8	0.7
Hveem Stability Index	31	32	34	35

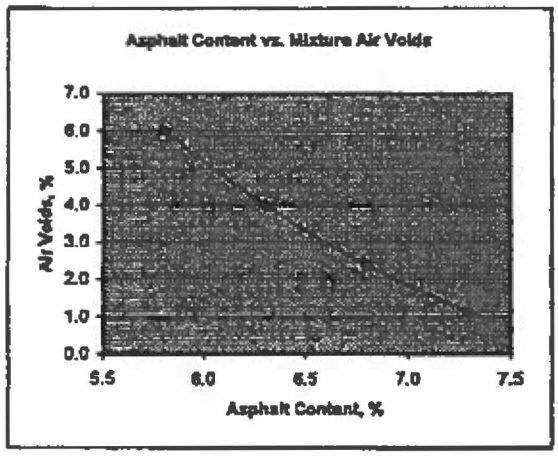
Data Used For Volumetric Calculations	
Trial Max. Theo. Sp. Gr., g/cc 2.389 AT 7.3 % AC	
Combined Aggregate Bulk Sp. Gr., g/cc (Gsb)	2.595
Fine Aggregate Bulk Specific Gravity, g/cc	2.593
Composite Aggregate Blend Pass #200 Sieve, %	5.7
Calculated Mix Effective Sp. Gr., g/cc (Gse)	2.666
Calculated Asphalt Absorption, % (Pba)	1.06
Asphalt Cement Estimated Sp. Gr., g/cc (Gb)	1.03

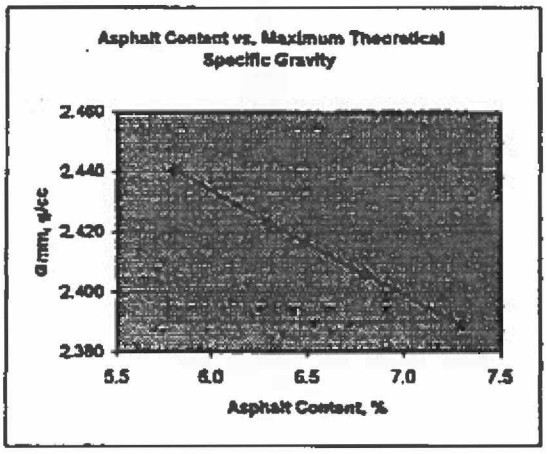
Elam Construction
SUPERPAVE Method JMF
Grading "SX", 75 Design Gyrations

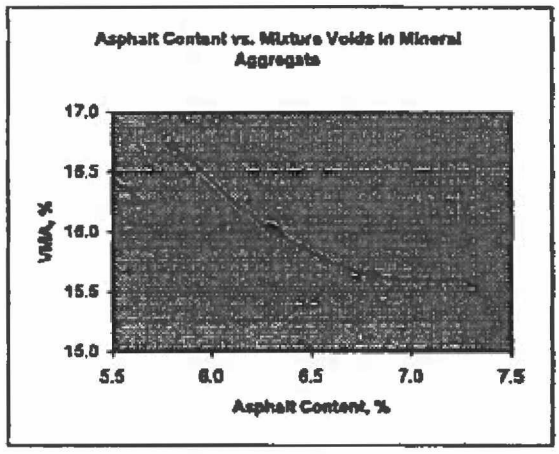
Mule Farm PR - House Mix
WCT Job No. 102303A
May 8, 2003

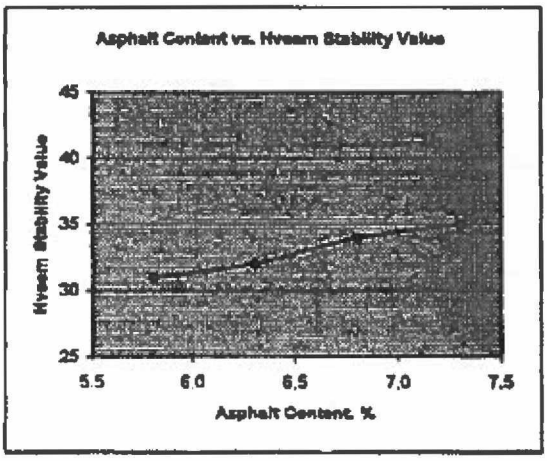
Appendix B
Varying Asphalt Content Mixture Property Graphs

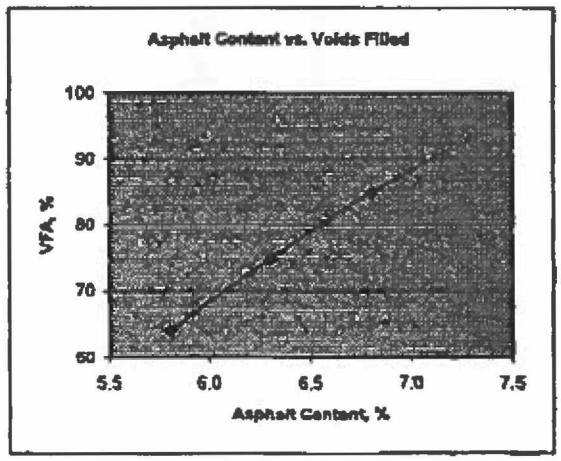












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SUPERPAVE Method JMF
Grading "SX", 75 Design Gyrations

Mule Farm Pit - House Mix
WCT Job No. 102303A
May 8, 2003

Appendix C

RESISTANCE OF COMPACTED BITUMINOUS MIXTURE TO MOISTURE INDUCED DAMAGE

Mixture Moisture Suseptability - Lottman Test Results

Test Procedure: CDOT CL-L 5109, Method B (5 minute saturation)

Mix Data

Mix Type: 75 Design Gyration Superpave Method (CDOT CP-L 5115)
Grading: "SX" 1/2" Maximum Nominal Mixture
Grade of Asphalt Cement Grade Used: PG 64-22
Asphalt Cement Supplier: Koch Performance Asphalt
Asphalt Mixing Temp. (C): 163 Asphalt Compaction Temp. (C): 149
Asphalt Content of Specimens by Total Wt. Of Mix, %: 6.3
Max. Theo. Sp. Gr. (Gmm) of Mix at AC Content, g/cc: 2.423
Antistripping agent Used in the Mixture: Liquid Amine (Agrigrip)

Compacted Specimen Test Data

	DRY SUBSET					WET SUBSET				
	Compacted Specimens		Total Load	Tensile Strength		Compacted Specimens		Total Load	Tensile Strength	
	Sp. Gr., g/cc	Air Voids, %	Lbs.	kPa	psi	Sp. Gr., g/cc	Air Voids, %	Lbs.	kPa	psi
1	2.270	6.3	1658	732	106	2.273	6.2	1304	574	83
2	2.269	6.4	1796	793	115	2.268	6.4	1372	605	88
3	2.254	7.0	1440	634	92	2.254	7.0	1400	617	90
Ave.	2.264	6.5	1631	720	104	2.265	6.5	1359	599	87

Specimen Compacted Height Data				
	Dry Subset		Wet Subset	
1	2.524	in	2.532	in
2	2.526	in	2.529	in
3	2.532	in	2.529	in
Ave.	2.527	in	2.530	in

Wet Subset Saturation Data	
Average Saturation, %:	74
Average Swell, %:	(-)0.3

Tensile Strength Ratio (TSR) 83

Test Specimen Obervations Noted:

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SUPERPAVE Method JMF
Grading "SX", 75 Gyrations

Mule Farm Pit - House Mix
WCT Job No. 102303A
May 8, 2003

Appendix D

MIXTURE GRADATION SUMMARY

Individual Stockpiles and Combined Mixture

Test Procedure Used: CDOT CP 31a and 31b

Grading Specification of Mix: CDOT "SX" Max. Nominal Particle Size: 1/2

Blend %	Individual Stockpiles								
	30.0	10.0	50.0	10.0					
Sieve Size	A	B	C	D	E	F	Composite	Job Mix Tolerances	Grading Specification
37.5mm/1 1/2"	100	100	100	100			100	100	100
31.0mm/1 1/4"	100	100	100	100			100	100	100
25.0mm/1"	100	100	100	100			100	100	100
19.0mm/3/4"	100	100	100	100			100	100	100
12.5mm/1/2"	86	100	100	100			96	90 minimum	90-100
9.5mm/3/8"	51	86	100	98			84	78-90	-
4.75mm/No.4	4	5	88	83			54	49-59	-
2.36mm/No.8	1	2	57	76			37	27-37	28-58
1.18mm/No.16	1	1	38	72			27	-	-
0.600mm/No.30	1	1	27	69			21	17-25	-
0.300mm/No.50	1	1	20	43			15	-	-
0.150mm/No.100	1	1	13	19			9	-	-
0.075mm/No.200	0.6	0.8	8.8	10.6			5.7	3.7-7.7	2-10

Stockpiles		Blend %
A=	5/8" Crushed Rock	30.0
B=	3/8" Crushed Rock	10.0
C=	Crushed Fines	50.0
D=	Natural Fines	10.0
E=		0.0
F=		0.0

A, B & C Ind. Stockpile results were provided by the client from crusher control data (design batched to targets).
OR
D Ind. Stockpile results tested by the mix design lab.

9-25-03; 7:41AM;Elam Const., Inc. ;970 245 7716 # 14/ 14

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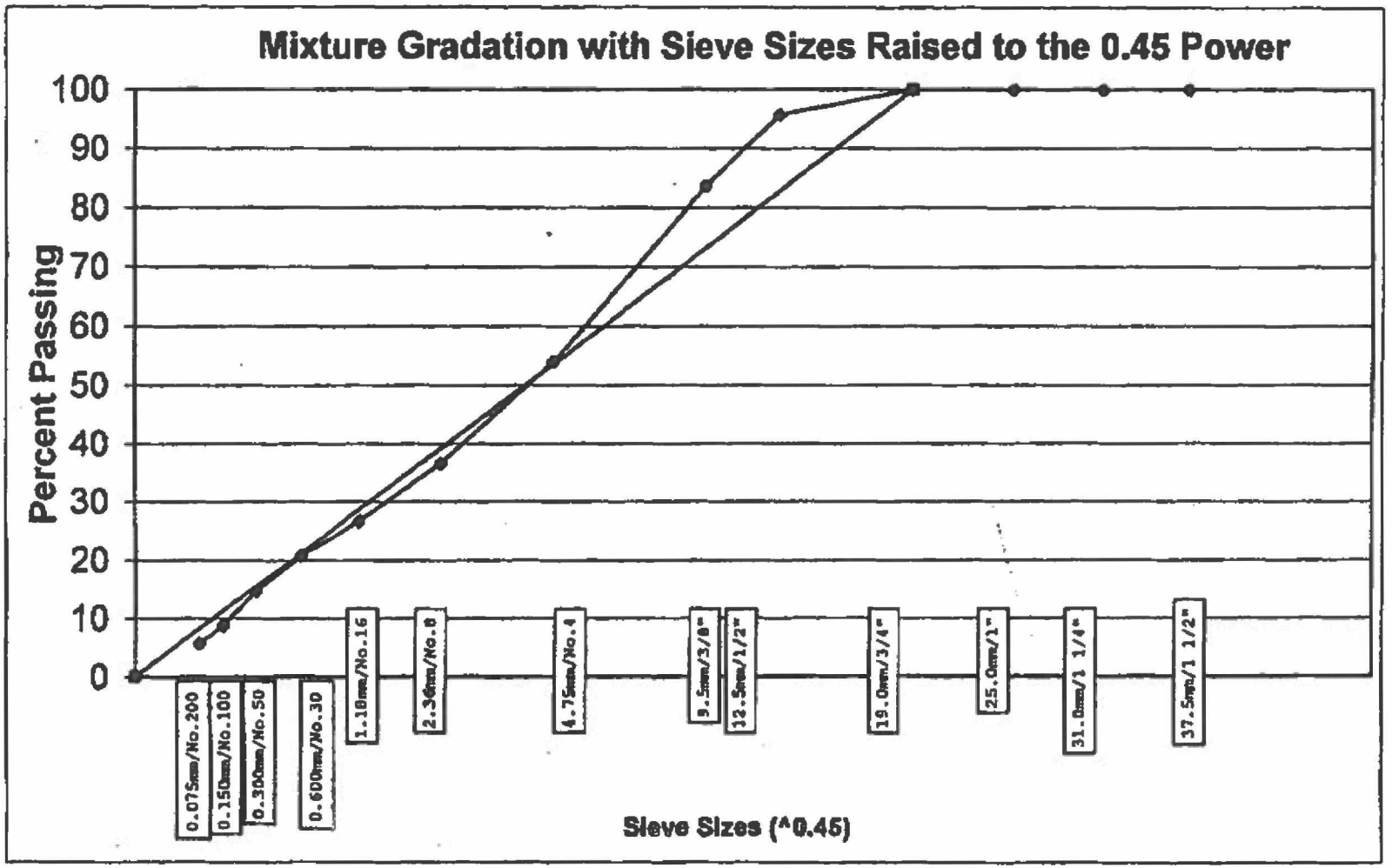
SUPERPAVE Method JMF
Grading "SX", 75 Gyrations

Mule Farm Pit - House Mix
WCT Job No. 102303A
May 8, 2003

Appendix E



Mixture Design Type: 75 Design Gyration Superpave
Grading Specification: CDOT "SX" Maximum Nominal Particle Size: 1/2"

245-7716

CONSTRUCTION PHASE SUBMITTAL CHECKLIST

Location: 3088 D 1/2 Rd Project Name: Dakota West I + II

STEP	ACTIVITY	SUBMITTAL ITEMS	SSID REF.
1	Pre-construction	● City Approval of Construction Drawings ● Pre-construction Notice ○ Work within Public ROW Permit ○ NPDES Permit ○ Improvements Agreement/Guarantee ○ _____ ○ _____	VII-5 VII-5 VII-5 VII-5 VII-2,3
2	Grading Street Rough Cut Sanitary Sewer Water Irrigation Other Utilities Sub-grade Base Course Concrete Placement Laura Clawson 9/23/03 Sign and date OKAY FOR CONCRETE _____ Sign and date OKAY FOR PAVEMENT	○ Construction Report: Grading and Pipeline Phase ○ Construction Report: Concrete and Pavement Prep. ○ ~~Revised Asphalt Design (if necessary)~~ need ○ Request City Lamping of Sewerline ○ Complete Compaction Tests for all utilities, subgrade, and base course under concrete. All at once just prior to concrete construction. ○ Letter from water purveyor stating passage of pressure and disinfection tests ○ Sanitary sewer pressure test after wet utility installation. ○ Redlined Sanitation Sewer As-Builts ○ Redlined Storm Sewer As-Builts partial ○ Complete CompactionTests for base course under asphalt. All at once just prior to pavement. ○ _____ ○ _____	X-4 X-3 VII-6 VII-5 VII-6 VII-6 VII-6
3	Asphalt Pavement Dry Utilities Traffic Control Facilities Monumentation Permanent On-Site Benchmark (Subdivisions Only)	○ Complete QA Reports for asphalt and concrete. ○ Construction Report: Concrete and Pavement Placement ○ Complete Set of As-Built Drawings ○ Request for City Initial Inspection ○ Letter from PE stating passage of sanitary sewer pressure test after dry utility installation. ○ _____	 X-2 IX-3 to IX-7 VII-6 VII-6
4	Warranty Period	○ Request for City Final Inspection	VII-6

NOTES:

1. Only those submittal items, which are preceded by a shaded-in circle, are required for the project. At the time of construction drawing approval, City Engineering will st ... approved set of reproducible drawings. A copy of this form, which has been completed for the specific pr ... to the developer at the preconstruction meeting.
2. City Engineering approval of sub ... will make every effort to provide timely approvals in orde ... in a timely manner as construction proceeds, then City
3. The "OKAY FOR CONCRETE' ... pector or the Development Engineer prior to ... signatures. **IT IS THE DEVELOPER'S RES... ES.**

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Fax # 245-7716 | Fax #

Distribution for Signatures: Construction Inspector and Development Engineer

Final Drainage Report

Dakota West Subdivision

February 27, 2003

Prepared for:

G & R West, LLC
Mr. Rob Cantrell
2650 El Corona Dr.
Grand Junction, CO 81501

Prepared by:

THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067

Job No. 0543-001

TABLE OF CONTENTS

		Page
Engineer's Certification		3
I.	GENERAL LOCATION AND DESCRIPTION	4
	A. Site and Major Basin Location	4
	B. Site and Major Basin Description	4
II.	EXISTING DRAINAGE CONDITIONS	4
	A. Major Basin	4
	B. Site	5
III.	PROPOSED DRAINAGE CONDITIONS	5
	A. Changes in Drainage Patterns	5
	B. Maintenance Issues	5
IV.	DESIGN CRITERIA AND APPROACH	6
	A. General Considerations	6
	B. Hydrology	6
	C. Hydraulics	7
V.	RESULTS AND CONCLUSIONS	7
	A. Retention Volume	7
	B. Runoff Rates for 2 and 100 Year Storms	8
	C. Overall Compliance	8

APPENDIX

Time of Concentration, Rainfall Intensities and Runoff Rate -Basin H1
Time of Concentration, Rainfall Intensities and Runoff Rate -Basin H2
Time of Concentration, Rainfall Intensities and Runoff Rate -Basin OS1
Time of Concentration, Rainfall Intensities and Runoff Rate -Basin D1
Time of Concentration, Rainfall Intensities and Runoff Rate -Basin D2
Retention Pond Calculations
Rational Runoff Coefficients for Historical and Developed Conditions
SCS Soils Map and narrative
Hydrologic Soils Group Reference
Historical Drainage Conditions – Figure 1
Proposed Drainage Conditions – Figure 2

Engineer's Certification

I hereby certify that this report was prepared by me or under my direct supervision for the Owner's hereof.

Jeffrey W. Mace, P.E.
Reg. No. 37343



I. GENERAL LOCATION AND DESCRIPTION:

A. Site and Major Basin Location:

The proposed Dakota West Subdivision is located east of 30 ¾ Road and north of D ½ Road. In more legal terms, it lies within the Southeast ¼ of the Northeast ¼ of Section 16, Township 1 South, Range 1 East of the Ute Meridian.

B. Site and Major Basin Description:

The proposed development is adjacent to an area wide basin known as the Lewis Wash Watershed. This basin originates in the Bookcliffs area and drains from the northeast to the southwest ultimately discharging into the Colorado River.

The site is made up of three separate parcels all of which are included within a sub basin that contributes to the Lewis Wash Watershed. There are existing features that define this sub basin. There is a topographical ridge along the northern edge separating it from the development adjacent to Gunnison Avenue. To the east, 31 Road forms the watershed boundary and 30 ¾ Road to the west. The southern boundary is formed by D ½ Road between 30 ¾ Road and 31 Road. The western portion of this sub basin drains into a storm sewer that crosses under D ½ Road, runs approximately 1,000 feet to the south and then east into Lewis Wash. A culvert under D ½ Road, at the access point of the proposed development, conveys flows from the eastern portion into an irrigation ditch that flows south and into the same storm sewer.

The project site is 11.06 acres with approximately 0.9 acres being an existing home site and the remainder previously undeveloped ground covered by natural vegetation. According to the Soil Survey, Series 1940, No. 19, performed by the U.S. Department of Agriculture's Soil Conservation Service for the Grand Junction area, the soils present at the site are a combination of Billings Silty Clay (B_A) and Billings Silty Clay Loam (B_C). Billings Silty Clay Loam is predominate throughout the Grand Valley with areas of Billings Silty Clay occurring toward the Colorado River south and southeast of Grand Junction. Both soil types are derived from alluvial deposits that came mostly from Mancos Shale with the Billings Silty Clay being harder and in most places darker. Surface runoff is slow to very slow, especially in areas with slopes less than one percent. Due to the massive subsoil and low permeability, internal drainage is also slow to very slow. A pre-development basin map has been included in the Appendix.

II. EXISTING DRAINAGE CONDITIONS:

A. Major Basin:

The predominant drainage pattern for the Lewis Wash area is characterized by overland flow sloping towards the Colorado River at varying grades. Channels and ditches intermittently cross the sloping ground surface collecting surface runoff as well as ground water and

typically flow from northeast to southwest. The construction of major arterial roads such as D Road and 31 Road also serves to intercept and collect surface water runoff. Consideration of these parameters led to the watershed boundary definitions of the major basin.

The existing drainage conditions adjacent to the project site are defined predominately by rural residential characteristics. There is a lack of drainage ways or any other formal stormwater conveyance along D ½ Road aside from the storm sewer crossing approximately 450 feet west. The only existing outfall adjacent to the proposed site is a 12" corrugated metal pipe under D ½ Road.

B. Site:

The project site is gradually sloping from northeast to southwest with approximate grades varying from zero to one percent. Currently, runoff from the western two parcels, Basin H-1, sheet flows across the site and collects in abandoned irrigation ditches. These ditches flow toward D ½ Road to a 12" CMP at the entrance to the site. The 12" CMP conveys flows under D ½ Road and into an irrigation waste ditch along the eastern boundary of the parcel south of D ½ Road. The eastern parcel, Basin H-2, and the adjacent property to the north, Basin OS-1, flow to a low point at the southern boundary where it appears to pond.

III PROPOSED DRAINAGE CONDITIONS:

A. Changes in Drainage Patterns

Historic drainage patterns will remain intact, where possible, in an effort to minimize the impact of the development of this parcel on surrounding properties. At a minimum, the fronts of the proposed lots will drain toward the street with an effort to drain as much of the lots to the street as grades will allow. Runoff from the majority of the site, Basin D-1, and the off site flows, Basin OS-1, will be collected in concrete curb and gutters and conveyed to a low point near the proposed entrance at D ½ Road and into inlets. Here storm water will be retained without release. The remaining area, Basin D-2, will be collected in curb and gutter and discharged at less than historic rates at the low point where run off currently collects.

B. Maintenance Issues:

Maintenance of the on-site collection and conveyance facilities within the right of way will be the responsibility of the City. Facilities outside of the right of way will be maintained by the Homeowners Association.

IV DESIGN CRITERIA AND APPROACH:

A. General Considerations:

Storm water runoff for the 2-year and 100-year events will be quantified using the Rational Method as detailed in Section VI "Hydrology" of the Storm water Management Manual for the City of Grand Junction and Mesa County dated May 1996.

The overall drainage patterns for the major basin are not being significantly altered. Notable differences in drainage will occur in the area of the proposed subdivision and these differences will be reflected in the runoff characteristics of the historic conditions versus those of the new development. The rate at which storm water runoff is drained from the project site will be increased due to the developed conditions. However, due to detention the cumulative effect of adding these flows to those of the other undeveloped areas in the major basin will not appreciably increase the 2-year or 100-year flows for the major drainage basin.

The 2-year and the 100-year design storms will be considered when sizing all proposed drainage features. On-site inlets, pipes, gutters, and swales will be sized to carry the 2-year storm water flows at a minimum. For events with flows greater than the 2-year storm, excess flow will be conveyed by the remainder of the street section. For areas where storm sewer pipe crosses through private property, or within easements, the storm sewer will be designed to carry the 100-year runoff volume while flowing 80% full.

The analysis and design procedures as outlined in the Storm water Management Manual for the City of Grand Junction and Mesa County (SWMM) will be adhered to during the design of all on-site collection and storm conveyance facilities proposed for the subdivision.

B. Hydrology:

According to the Soil Conservation Service soil survey for the Grand Junction Area, the dominant soil type is Billings Silty Clay (B_A) and Billings Silty Clay Loam (B_C) having a hydrologic soil group index of "B".

The maximum times of concentration used by the Modified Rational Method to determine maximum flow quantities for individual sub-basins will be a cumulative result of overland, curb and gutter, asphalt sheeting and storm sewer flow times.

For the determination of maximum flows, the total area of each sub-basin with its corresponding runoff coefficient will be used in the calculations. For the existing condition, the "natural" sub-basin will have uniform coefficients related to the hydrologic soil group. The affects of landscaping will be accounted for in the calculation of the composite "C" values for the developed area.

C. Hydraulics:

Flow capacity of concrete pans, curb and gutter, and underground conduits will be calculated using Manning's Equation with the required flow resistance coefficients taken from appendices "G" and "H" of the SWWM.

D. Retention Basin:

The total retention volume was determined per the procedure described in Section VIII.E.3 on page 13 of the SWMM. The 100-year developed runoff coefficient used in the equation for total retention volume was the same value as was used in the calculations for storm water runoff and sizing of the hydraulic features of the project and was derived from representative values given in Appendix B of the SWMM. The total precipitation value used in the equation was taken from Appendix A of the SWMM and the developed area in the equation was the total area of the watershed contributing to the retention basin.

A pumping system will be utilized to assure dissipation of the retention volume within the allowable 48 hour time period. The pump will be designed to discharge at a rate which will evacuate the pond within the 48 hours without exceeding the historic discharge.

V RESULTS AND CONCLUSIONS:

A. Retention Volume

The values used to determine the total retention volume have been reproduced in the following table.

Total Retention Volume Calculation

Developed Runoff Coefficient, C_{100d}	Area Acres (ft^2)	Precipitation, $P_{100, 24hr}$ in (ft)	Volume (ft^3)
0.39	11.55 (503,118)	2.01 (.1675)	32,866

The rate required to drain the 24 hour, 100 year storm water runoff out of the retention pond within 48 hours is approximately 85 gpm or 0.19 cfs, well below the historic rate of 3.37 cfs. The parameters used in this estimation are reproduced in the table below.

Soil Percolation Time, 24 Hour, 100 Year Storm Event

Retention Volume (ft^3)	Allowable Time (hours)	Minimum Required Pump Rate (gpm)	Minimum Required Pump Rate (cfs)
32,866	48	85.4	0.19

B. Runoff Rates for 2 and 100 Year Storms

Each step of the calculations necessary for the Rational Method – Composite Runoff Coefficients, Time of Concentration and Rainfall Intensities, and Runoff Rates - have been incorporated into spreadsheets and attached to the Appendix of this report. These results were utilized to develop storm water runoff quantities at specific locations in the project site. Conveyance values for these points were compared to these results. The drainage plan drawings for the proposed conditions attached to this report show the locations isolated and analyzed for flow quantities.

Tabulated Runoff Rates at Specific Design Points for the 100-Year Storm Event

Design Point No.	Developed Runoff (ft^3/sec)	Allowable Runoff (ft^3/sec)
1	7.2	7.2 (street capacity)
2	1.8	4.0 (Historic)
3	<3.4	3.4 (Historic)

C. Overall Compliance

In conclusion, the retention volume designed on the project drawings has sufficient volume to retain total runoff for the 24 hour, 100 year storm event. Additionally, the 100-year storm water flow quantities conveyed by the curb, gutter and inlets are within allowable values.

APPENDIX

TIME OF CONCENTRATION and RAINFALL INTENSITIES
For: Dakota West

Basin H1	L	S	N or *N* *	V_2	V_{100}	Tt2	Tt100	Tc2	Tc100	i_2	i_{100}
Descrip. of Flow	Length	Slope		Vel.	Vel.	Travel Time	Travel Time	Time of Concentration		Intensity Grd. Jctn. Curves	
	ft.	%	coef.	fps	fps	min.	min.	min.	min.		
						Pg E-2	SWMM				
Basin H1											
Overland Flow*	290.80	1.62%	0.120			44.78	26.43	62.5	43.2	0.33	1.69
Shallow Concentrated Flow**	669.00	0.56%	0.120	0.75	0.75	14.87	14.87				
Channel Flow***	427.50	1.15%	0.025	2.50	3.73	2.85	1.91				

* N = Mannings n for Open Channel Flow calculations, *N* = Overland Flow Resistance Factor taken from Table "E-1" page E-5 of the SWMM.

** Figure "E-3", Pg. E-9, Storm Water Management Manual was used for shallow flows.

*** Mannings Equa. was used to determine gutter and natural swale velocities. Mannings n=0.016 was used for curb and gutter, and n=0.050 was used for natural swales. For natural swales a flow of .25 cfs/AC was assumed for a 2 Year Storm and a flow of 1.25 cfs/AC was assumed for 100 Year Storm

RATIONAL CALCULATION OF DESIGN FLOWS

	C	Cf	I*	A	Q	
	Composite Coefficient	Antecedent Precip. Fac.	Rainfall Intensity	Basin Area	Volume	
	n/a	n/a	in/hr	acres	cfs	
Basin "H1"						
2-year	0.18	1.00	0.33	8.29	0.49	<<<<<<<<<<<<<<<<<<<<
100-year	0.24	1.00	1.69	8.29	3.37	<<<<<<<<<<<<<<<<<<<<

*The rainfall intensity is based on the formula presented on Table A-3 of the SWMM

TIME OF CONCENTRATION and RAINFALL INTENSITIES

For: Dakota West

Basin H2	L	S	N or *N* *	V_2	V_{100}	Tt2	Tt100	Tc2	Tc100	i_2	i_{100}
Descrip. of Flow	Length	Slope		Vel.	Vel.	Travel Time	Travel Time	Time of Concentration		Intensity Grd. Jctn. Curves	
	ft.	%	coef.	fps	fps	min. Pg E-2	min. SWMM	min.	min.		
Basin H2											
Historic overland*	300	0.85%	0.030			19.60	11.57	29.3	21.2	0.55	2.62
Shallow Concentrated Flow**	161	0.74%	0.255	0.92	0.92	2.92	2.92				
Shallow Concentrated Flow**	373	0.79%	0.255	0.92	0.92	6.76	6.76				

* N = Mannings n for Open Channel Flow calculations, *N* = Overland Flow Resistance Factor taken from Table "E-1" page E-5 of the SWMM.

** Figure "E-3", Pg. E-9, Storm Water Management Manual was used for shallow flows.

*** Mannings Equa. was used to determine gutter and natural swale velocities. Mannings n=0.016 was used for curb and gutter, and n=0.050 was used for natural swales. For natural swales a flow of .25 cfs/AC was assumed for a 2 Year Storm and a flow of 1.25 cfs/AC was assumed for 100 Year Storm

RATIONAL CALCULATION OF DESIGN FLOWS

	C Composite Coefficient n/a	Cf Antecedent Precip. Fac. n/a	I* Rainfall Intensity in/hr	A Basin Area acres	Q Volume cfs	
Basin "H2"						
2-year	0.18	1.00	0.55	6.36	0.63	<<<<<<<<<<<<<<<<<<<<
100-year	0.24	1.00	2.62	6.36	4.00	<<<<<<<<<<<<<<<<<<<<

*The rainfall intensity is based on the formula presented on Table A-3 of the SWMM

TIME OF CONCENTRATION and RAINFALL INTENSITIES
For: Dakota West

Basin OS1 Descrip. of Flow	L Length ft.	S Slope %	N or N * coef.	V_2 Vel. fps	V_{100} Vel. fps	Tt2 Travel Time min. Pg E-2	Tt100 Travel Time min. SWMM	Tc2 Time of Concentration min.	Tc100 min.	i_2 Intensity Grd. Jctn. Curves	i_{100}
Basin OS1											
Historic overland*	300	0.74%	0.030			20.72	12.23	23.6	15.1	0.63	3.09
Shallow Concentrated Flow**	161	0.74%	0.255	0.92	0.92	2.92	2.92				

* N = Mannings n for Open Channel Flow calculations, N = Overland Flow Resistance Factor taken from Table "E-1" page E-5 of the SWMM.
** Figure "E-3", Pg. E-9, Storm Water Management Manual was used for shallow flows.
*** Mannings Equa. was used to determine gutter and natural swale velocities.
Mannings n=0.016 was used for curb and gutter, and n=0.050 was used for natural swales.
For natural swales a flow of .25 cfs/AC was assumed for a 2 Year Storm and
a flow of 1.25 cfs/AC was assumed for 100 Year Storm

RATIONAL CALCULATION OF DESIGN FLOWS

	C Composite Coefficient n/a	Cf Antecedent Precip. Fac. n/a	I* Rainfall Intensity in/hr	A Basin Area acres	Q Volume cfs	
Basin "OS1"						
2-year	0.18	1.00	0.63	3.69	0.42	<<<<<<<<<<<<<<<<<<<<
100-year	0.24	1.00	3.09	3.69	2.74	<<<<<<<<<<<<<<<<<<<<

*The rainfall intensity is based on the formula presented on Table A-3 of the SWMM

TIME OF CONCENTRATION and RAINFALL INTENSITIES

For: Dakota West

BASIN D1

Descrip. of Flow	L Length ft.	S Slope %	N* Mannings coef.	V_2 Vel. fps	V_{100} Vel. fps	Tt_2 Travel Time min.	Tt_{100} Travel Time min.	Tc_2 Time of Concentration min.	Tc_{100} min.	2-Year i Intensity Grd. Jctn. Curves	100-Year i Intensity Grd. Jctn. Curves
Overland*	300	0.74%	0.120			62.81	37.07	77.5	46.6	0.28	1.61
Shallow Concentrated Flow**	159	0.74%	0.255	0.92	0.92	2.88	2.88				
Curb and Gutter Flow	75.00	2.00%	0.016	2.68	4.78	0.47	0.26				
(from SDSK calculator - d=2" for 2-Yr. & d=5" for 100-Yr.)											
Curb and Gutter Flow	318.60	0.50%	0.016	1.34	2.39	3.96	2.22				
(from SDSK calculator - d=2" for 2-Yr. & d=5" for 100-Yr.)											
Curb and Gutter Flow	593.10	0.50%	0.016	1.34	2.39	7.38	4.14				
(from SDSK calculator - d=2" for 2-Yr. & d=5" for 100-Yr.)											

* T_0 based on SCS formula pg. E-2 Storm Water Management Manual

** Figure "E-3", Pg. E-9, Storm Water Management Manual was used for shallow flows.

*** Mannings Equation was used to determine gutter and concrete pan flow velocities an N value of 0.016 was used for conrete gutters and pans

RUNOFF RATES (Q)

For: Unaweep Heights

USING RATIONAL METHOD Q=CxCfxIxA

BASIN D1	Q Volume cfs	C Composite Coefficient n/a	Cf Antecedent Precip. Fac. n/a	I* Rainfall Intensity in/hr	A Basin Area acres
2-Yr	0.96	0.30	1	0.28	11.55
100-Yr	7.23	0.39	1	1.61	11.55

TIME OF CONCENTRATION and RAINFALL INTENSITIES

For: Dakota West

BASIN D2

Descrip. of Flow	L Length ft.	S Slope %	N* Mannings coef.	V_2 Vel. fps	V_{100} Vel. fps	Tt_2 Travel Time min.	Tt_{100} Travel Time min.	Tc_2 Time of Concentration min.	Tc_{100} min.	2-Year i Intensity Grd. Jctn. Curves	100-Year i Intensity Grd. Jctn. Curves
Overland*	300	0.74%	0.120			62.81	37.07	69.9	42.3	0.30	1.72
Shallow Concentrated Flow**	161.1	0.74%	0.255	0.92	0.92	2.92	2.92				
Curb and Gutter Flow	75.00	2.00%	0.016	2.68	4.78	0.47	0.26				
(from SDSK calculator - d=2" for 2-Yr. & d=5" for 100-Yr.)											
Curb and Gutter Flow	295.40	0.50%	0.016	1.34	2.39	3.67	2.06				
(from SDSK calculator - d=2" for 2-Yr. & d=5" for 100-Yr.)											

* T_0 based on SCS formula pg. E-2 Storm Water Management Manual

** Figure "E-3", Pg. E-9, Storm Water Management Manual was used for shallow flows.

*** Mannings Equation was used to determine gutter and concrete pan flow velocities an N value of 0.016 was used for conrete gutters and pans

RUNOFF RATES (Q)

For: Dakota West

USING RATIONAL METHOD Q=CxCfxIxA

BASIN D2	Q Volume cfs	C Composite Coefficient n/a	Cf Antecedent Precip. Fac. n/a	I* Rainfall Intensity in/hr	A Basin Area acres
2-Yr	0.24	0.26	1	0.30	3.12
100-Yr	1.77	0.33	1	1.72	3.12

STORMWATER RETENTION (Within Grand Valley only)
For: Dakota West
Date: 1/6/2003
Job. No. 0543-001

Total Retention (without overflow)

$V = P_{10024hr} \times A \times C_{100d}$

$P_{10024hr}$= 2.01 (See Table A-2, Pg A-4, SWM

Area= 11.55 Ac. = 503118.00 Ft^2

C_{100d} = 0.39 (See Table B-1, Pg B-3, SWM

$$V(FT^3) = \frac{P_{10024hr}\ (inches)}{12} \times AREA\ (FT^2) \times C_{100d}$$

$= 32866.18\ Ft^3$

COMPOSITE RUNOFF COEFICIENTS

For: DAKOTA WEST

USING

GRAND JUNCTION RECOMMENDED RUNOFF COEFICIENTS

Description Surface Area	Hydro. Soils Group	Slope 2-6% Runoff Coeff.'s	Sel. Coeff.		BASIN OS Devel. Unit Area	Wt'd Value	BASIN D1 Devel. Unit Area	Wt'd Value	BASIN D2 Devel. Unit Area	Wt'd Value
Pavement and Roofs	B	0.94	0.94	2-Yr.	0.00	0.00	0.00	0.00	0.00	0.00
	B	0.96	0.96	100-Yr.	0.00	0.00	0.00	0.00	0.00	0.00
Residential Areas	B	0.29 to 0.37	0.33	2-Yr.	0.00	0.00	9.39	3.10	1.58	0.52
1/4 acre per unit	B	0.38 to 0.46	0.42	100-Yr.	0.00	0.00	9.39	3.94	1.58	0.66
Bare Ground	B	0.14 to 0.37	0.18	2-Yr.	3.69	0.66	2.16	0.39	1.54	0.28
		0.20 to 0.28	0.24	100-Yr.	3.69	0.89	2.16	0.52	1.54	0.37

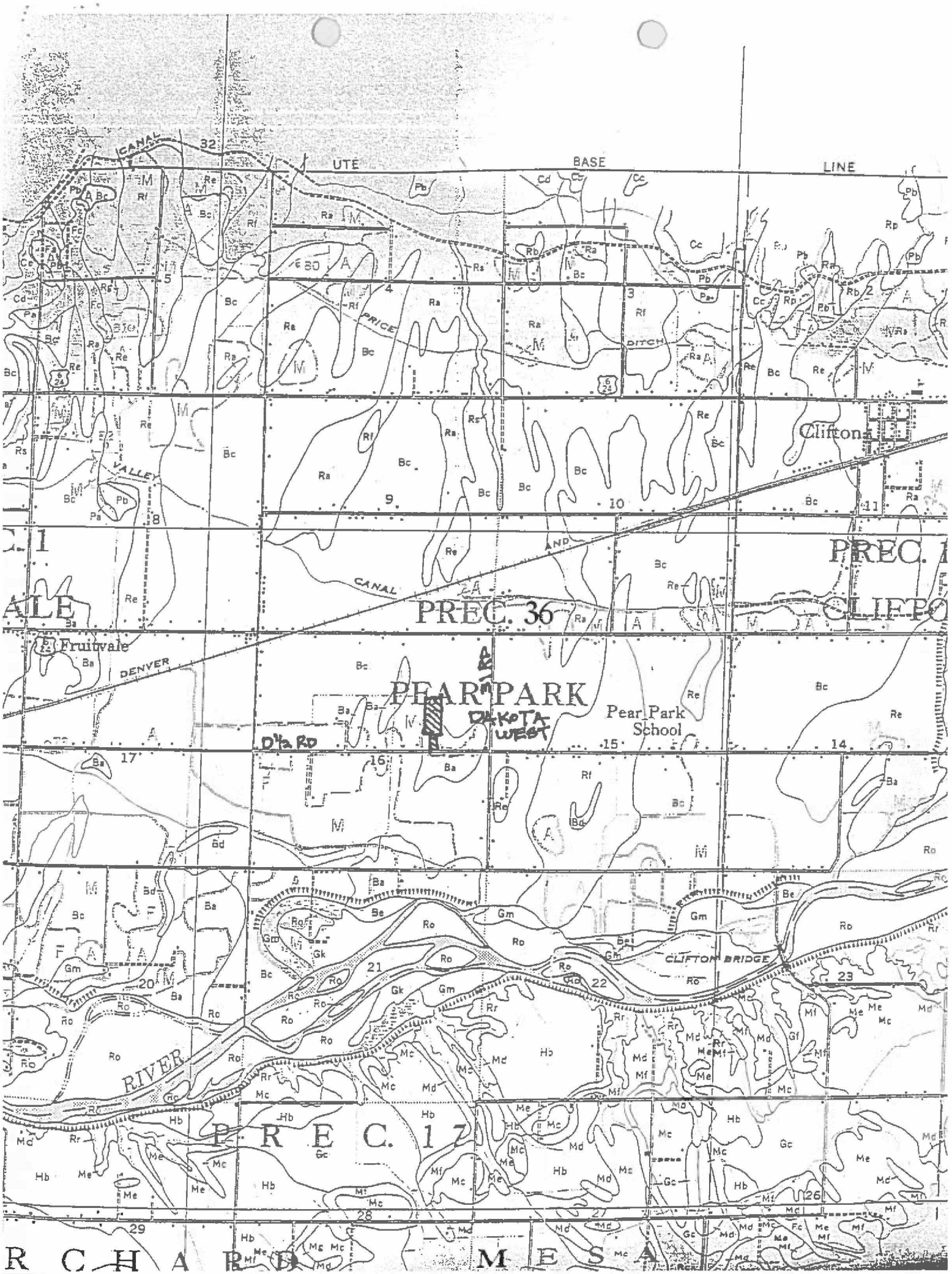
Total Basin Area:	3.69	11.55	3.12	
COMPOSITE "C" VALUE (2-year)	0.18	0.30		0.26
COMPOSITE "C" VALUE (100-year)	0.24	0.39		0.33

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS												
Bare ground 0.18 0.24	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
RESIDENTIAL AREAS												
1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
MISC. SURFACES												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68

NOTES:
1. Values above and below pertain to the 2-year and 100-year storms, respectively.
2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 30 minutes), use a ""C value in the higher range.
3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"


CANAL
32
UTE
BASE
LINE
PRICE
DITCH
Clifton
VALLEY
AND
CANAL
PREC. 36
Fruitvale
DENVER
PEAR PARK
DAKOTA WEST
Pear Park School
D½a RD
CLIFTON BRIDGE
RIVER
PREC. 17
MESA

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural [illegible]

tration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west

irrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

Billings silty clay loam, 2 to 5 percent slopes (Bd).—This soil covers a relatively small acreage in the Grand Valley. The areas are widely scattered. Except for its stronger slope, the soil is almost the same as Billings silty clay loam, 0 to 2 percent slopes. In a few places, notably north of Loma, there are areas having a pale-yellow color rather than the gray typical of the Billings soils.

Use and management.—Only about 15 percent of this soil is cultivated. Many of the areas lie along large drainageways or washes where they are difficult to reach. Even a larger number have such an uneven surface that considerable leveling would have to be done before they could be cropped. The cost of leveling, together with the expense of controlling erosion and gullying, discourages farmers from using them.

Many of the uncultivated areas have moderate concentrations of salts, but they are not particularly difficult to reclaim because they border natural ditches or washes which afford free disposal of irrigation water. Furthermore, for the most part, they have a porous substratum.

About the same crops are grown on this soil as on Billings silty clay loam, 0 to 2 percent slopes. The average yields are approximately the same.

Billings silty clay, 0 to 2 percent slopes (Ba).—This soil, locally called heavy adobe, occurs well toward the Colorado River. It is on alluvial materials—4 to about 40 feet thick—that largely came from Mancos shale. Most of this soil lies east and southeast of Grand Junction and along the railroad between Grand Junction and Fruita.

The 8- or 10-inch surface soil consists of light brownish-gray, gray, or olive-gray silty clay. The layer is similar to the surface layer of Billings silty clay loam soils but it is harder and, in many places, darker. The subsoil consists of similarly colored layers of silty clay loam, silt loam, and silty clay. In places the soil is silty clay to depths exceeding 4 feet.

The entire profile is firm when moist and has a massive structure. The subsoil has many small irregularly shaped light-gray specks or indistinct mottles. Poorly defined light-colored streaks indicate the presence of lime, gypsum, or salts. The surface soil and subsoil are calcareous, the lime being well distributed. The fine texture of the soil greatly retards penetration of roots, moisture, and air.

Surface runoff is very slow to slow where the slope is less than 1 percent. Internal drainage is very slow because the subsoil is massive and very slowly permeable. Even with ample drainage ditches, the discharge of irrigation water is slow.

Tilth and workability are not good, because the soil has a fine texture and a low content of organic matter. Moreover, some fields contain areas 20 to 60 feet across that have excessive amounts of salts. Slick spots also occur. These salty areas and slick spots produce low or negligible yields of most crops and are extremely difficult to eliminate.

Use and management.—About 75 percent of this soil is cultivated. Most of the rest is affected by salts. Small grains, beans, sugar beets, and alfalfa are the chief crops. They yield less than on Billings silty clay loam, 0 to 2 percent slopes. Ordinarily, newly broken fields are cropped to oats or other small grains the first few seasons so that excess salts can be removed. Afterwards, if drainage is adequate, they may be planted to pinto beans, sugar beets, corn, or alfalfa. The very slow permeability of this soil makes it unsuitable for orchard crops. Also, it is located mainly in areas where the frost hazard is great. Probably the greater part of the irrigable acreage is used for sugar beets. Small grains, alfalfa, and pinto beans usually follow in the order named.

Billings silty clay, 2 to 5 percent slopes (Bb).—This soil is similar to Billings silty clay, 0 to 2 percent slopes. It differs mainly in having greater slopes and a slightly finer textured and darker gray surface soil. In places, below depths of 3 or 4 feet, the silty clay or clay material is light olive gray.

The tilth and workability are poor. Surface runoff is medium, and internal drainage is very slow. The soil is better suited to irrigation than most of the larger nearly level areas of Billings silty clay, 0 to 2 percent slopes, many of which are affected by salts. Approximately 12 acres of this soil is in peach orchards. All the rest is normally used for cultivated crops, principally corn, pinto beans, and alfalfa. This soil is suited to about the same crops as Billings silty clay, 0 to 2 percent slopes, but it generally produces better yields.

Billings silty clay, moderately deep over Green River soil material, 0 to 2 percent slopes (Be).—This soil occurs on the outer margin of coalescing alluvial fans where 1 to 4½ feet of fine-textured deposits derived from shale overlies Green River soil materials.

Except for a few strips only a few rods wide that adjoin low-lying areas of Green River soils, this soil has not been altered by high overflows from the Colorado River. It is not likely that the main part of the soil will be covered by floodwaters from the Colorado River, as it lies well above the level of normal overflow.

Use and management.—About 85 percent of this soil is cultivated. The principal crops are alfalfa, corn, sugar beets, and pinto beans. A few peach orchards are on this soil near Clifton. Because the underlying strata are coarser, crops produce better on this soil than on most areas of the other Billings silty clay soils. Drainage and saline conditions have to be corrected before the soil will produce well.

Uncultivated acreages of this soil northwest of Grand Junction are saline, imperfectly drained, or both. Their tilth and workability are poor because they have a fine texture and a low content of organic matter.

Exhibit A-1, continued: Hydrologic soil groups for United States soils

BELMONT	B	BERTRAM	B	BILLINGS, MODERATELY SLOW PERM	B	BLACKNOLL	C	BLUE LAKE	A
BELMORE	B	BERTRAND	B			BLACKOAR	B/D	BLUE STAR	B
BELPRE	C	BERVILLE	B/D			BLACKPIPE	C	BLUEBELL	C
BELSAC	B	BERWOLF	B	BILLYCREEK	C	BLACKPRINCE	B	BLUECHIEF	C
BELTED	D	BERYL	B	BILLYHAW	D	BLACKROCK	B	BLUECREEK	D
BELTON	C	BERZATIC	D	BILTMORE	A	BLACKSAN	B	BLUEDOME	C
BELTRAMI	B	BESEMAN	A/D	BINNER	D	BLACKSPAR	D	BLUEFLAT	C
BELTSVILLE	C	BESHERM	C	BINOO	D	BLACKSPOT	D	BLUEGROVE	C
BELUGA	D	BESNER	B	BINDLE	B	BLACKSTON	B	BLUEGULCH	B
BELUGA, DRAINED, SLOPING	C	BESSEMER	C	BINFORD	B	BLACKTHORN	B	BLUEHILL	C
		BESSIE	D	BINGER	B	BLACKTOP	D	BLUEMON	C
BELVOIR	C	BESTROM	C	BINGHAM	B	BLACKWATER	D	BLUEJOINT	B
BELZAR	C	BETHANY	C	BINGHAMPTON	B	BLACKWELL	D	BLUENOSE	B
BEMIDJI	A	BETHEL	B	BINGHAMVILLE	D	BLADEN	D	BLUEPOINT	A
BEN LOMOND	B	BETHERA	D	BINNA	B	BLAG	D	BLUERIM	C
BENCHLEY	C	BETHESDA	C	BINNSVILLE	D	BLAGO	D	BLUESLIDE	D
BENCLARE	C	BETHLEHEM	B	BINS	B	BLAINE	C	BLUESPRIN	C
BENCO	B	BETIS	A	BINTON	C	BLAIR	C	BLUESTONE	D
BENDER	B	BETONNIE	B	BINTON, RECLAIMED	B	BLAIRTON	C	BLUEWING	A
BENDIRE	C	BETRA	C	BIOYA	B	BLAKABIN	C	BLUFF	D
BENEVOLA	C	PETTERAVIA	C	BIPPUS	B	BLAKE	B	BLUFFDALE	C
BENEVAH	D	BETTS	B	BIRCHBAY	C	BLAKELAND	A	BLUFFTON	C/D
BENFIELD	C	BEULAH	B	BIRCHFIELD	D	BLAKEMEY	C	BLUFORD	C
BENGAL	C	BEVENT	A	BIRCHWOOD	C	BLAKEWELL	C	BLUM	C
BENGE	B	BEVERIDGE	D	BIRDOW	B	BLALOCK	D	BLY	B
BENHAM	B	BEVERLY	B	BIRDS	C/D	BLAMER	C	BLYBURG	B
BENIN	D	BEVERLY, GRAVELLY	A	BIRDSALL	D	BLANCA	B	BLYTHE	D
BENITO	D	BEW	C	BIRDSBORO	F	BLANCHARD	A	BOARDMAN	D
BENJAMIN	D	BEWLEYVILLE	D	BIRDSLEY	D	BLANCHE	B	BOARDTREE	C
BENKLIN	C	BEXAR	D	BIRDSVIEW	A	BLANCHESTER	B/D	BOASH	D
BENMAN	C	BEZO	D	BIRKBECK	B	BLANCOT	B	BOAZ	C
BENNDALE	B	BEZZANT	B	BIRMINGHAM	B	BLAND	C	BOBBITT	C
BENNINGTON	C	BIBB	C	BIRNEY	B	BLANDING	B	BOBILLO	A
BENRIDGE	B	BIBLESPRINGS	B	BIROME	B	BLAMEY	C	BOBNBOB	C
BENSLEY	B	BICE	B	BISBEE	C	BLANKET	B	BOBS	C
BENSON	D	BICKERDYKE	A	BISCARO	D	BLANTON	C	BOBTAIL	D
BENTEEN	C	BICKETT	D	BISCAY	D	BLANTON, MODERATELY WET	A	BOBTOWN	C
BENWY	B	BICKLETON	D	BISGANI, MODERATELY WET	B		B/D	BOCA	B
BENZ	D	BICKMORE	B	BISGANI, FLOODED	C	BLANYON	B	BOCA, DEPRESSIONAL	D
BEOR	D	BICONDDA	C	BISHOP	D	BLAPPERT	C	BOCA, TIDAL	D
BEDSKA	B	BICONDDA, DRAINED	D	BISMARCK	D	BLAQUIERE	D	BOCK	B
BEOTIA	B	BIDDEFORD	D	BISODDI	D	BLASDELL	C	BOCKER	D
BEOWAVE	B	BIDDLEMAN	B	BISPING	B	BLASE	C	BOCKSTON	B
BEQUINN	B	BIDMAN	C	BISSELL	B	BLASINGAME	C	BODE	B
BERCUMB	B	BIDWELL	B	BISSONNET	B	BLAYDEN	C	BODECKER	A
BERDA	B	BIEBER	D	BIT	D	BLAZBIRD	D	BODELL	D
BEREA	C	BIEDELL	D	BITTER	C	BLAZON	D	BODEN	C
BERENICETON	B	BIEDSAW	C	BITTER SPRING	A	BLEAKWOOD	B	BODENBURG	B
BERGHOLZ	C	BIENVILLE	D	BITTERROOT	D	BLEDSOE	C	BODINE	B
BERGLAND	D	BIG BLUE	C	BITTERWATER	B	BLEIBLERVILLE	B	BODORUMPE	C
BERGQUIST	B	BIG HORN	B	BITTON	D	BLENCOE	D	BODOT	C
BERGSTROM	B	BIG TIMBER	D	BIYANS	B	BLEND	D	BOEL	A
BERGSVIK	D	BIGARK	B	BIXBY	B	BLENDON	B	BOEL, OVERWASH	C
BERIND	B	BIGBEE	A	BIXLER	B	BLETHEN	B	BOELUS	A
BERIT	D	BIGBEND	B	BJORK	C	BLEVINS	B	BOERNE	B
BERKS	C	BIGBROWN	C	BLACHLY	C	BLEVINTON	B	BOESEL	B
BERKSHIRE	B	BIGELOW	B	BLACK BUTTE	B	BLEWETT	B	BOESEL, PROTECTED	C
BERLAKE	B	BIGETTY	B	BLACK CANYON	D	BLICHTON	D	BOETTCHER	D
BERLIN	C	BIGFLAT	D	BLACK CANYON, DRAINED	C	BLICKENSTAFF	D	BOGAN	B
BERMESA	C	BIGFOOT	C		C	BLIND	B	BOGART	C
BERMUDIAN	B	BIGFORK	C			BLIMSTER	B	BOGGS	B
BERNAL	D	BIGHAMS	B	BLACK RIDGE	B	BLINN	C	BOGGY	C
BERNALDO	B	BIGHILL	B	BLACKA	D	BLISS	C	BOGRAP	C
BERNARD	D	BIGLAKE	A	BLACKBURN	C	BLITZEN	C	BOGUE	B
BERNARDINO	C	BIGMEADOW	C	BLACKDRAW	B	BLOCKHOUSE	D	BOGUS	D
BERNARDSTON	C	BIGNELL	C	BLACKETT	D	BLOMFORD	D	BOHANNON	B/D
BERNHILL	B	BIGRIVER	B	BLACKFOOT	B	BLOOM	C	BOHEMIAN	D
BERNICE	B	BIGSHEEP	B	BLACKFOOT, DRAINED	B	BLOOMFIELD	B	BOHICKET	A
BERNING	A	BIGSPRING	D	BLACKHALL	D	BLOOMING	B	BOHNA	D
BERNOW	C	BIGWIN	D	BLACKHALL, WARM	C	BLOOMSDALE	B	BOHNLY	B
BERRYLAND	B	BIGWINDER	C	BLACKHAMMER	D	BLOOR	B	BOHNSACK	C
BERRYMAN	B/D	BIJORJA	D	BLACKHAWK	C	BLOOR, GRAVELLY SUBSTRATUM	D	BOISTFORT	D
BERSON	C	BIJOU	C	BLACKHOOF	B		D	BOJAC	B
BERTAG	B	BILBO	D	BLACKHORSE	C	BLOUNT	C	BOJO	C
BERTELSON	C	BILGER	B	BLACKFLEED	D	BLOVERS	B	BOLAN	B
BERTHOUD	B	BILLETT	C	BLACKLEG	B	BLUCHER	C	BOLAR	C
BERTIE	B	BILLINGS	C	BLACKLOCK	C	BLUE EARTH	B/D	BOLD	B
BERTO	B		D	BLACKMAN	D	BLUE EARTH, SLOPING	C	BOLENT	A
BERTOLOTTI	D		C	BLACKMOUNT	B		B	BOLES	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION. MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

PROPERTY LINE

300.0 LF OVERLAND FLOW AT 0.74%

OS1
3.69 AC. | 0.18 | 0.24

3
2.74 CFS

161.1 LF SHALLOW FLOW AT 0.74%

297 LF SHALLOW FLOW AT 0.74%

PROPERTY LINE

4647.74

4644.79

2
4.06 CFS

H2
6.36 AC. | 0.18 | 0.24

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

EXISTING IRRIGATION DITCHES

D 1/2 ROAD

EXISTING 12" CMP

EXISTING 6" CMP

TO LEWIS WASH

427.5 LF CHANNEL FLOW AT 1.15%

4639.62

4644.48

1
3.37 CFS

PROPERTY LINE

H1
8.29 AC. | 0.18 | 0.24

4653.09

290.6 LF OVERLAND FLOW AT 1.62%

4648.83

669.0 LF SHALLOW FLOW AT 0.66%

EXISTING IRRIGATION DITCHES

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

LEGEND

H1
8.29 AC. | 0.18 | 0.24
BASIN
ACREAGE/RUNOFF COEFFICIENTS
MINOR EVENT
MAJOR EVENT

DRAINAGE BOUNDARY

3
DESIGN POINT

OVERLAND FLOW

CONCENTRATED FLOW

EXISTING CONTOURS FROM MESA COUNTY DATABASE, 2' INTERVAL. SHOWN FOR INFORMATION ONLY.

EXISTING CONTOURS (SURVEYED), 5' INTERVAL

EXISTING CONTOURS (SURVEYED), 1' INTERVAL

N

(IN FEET)

PROJECT BENCHMARK
MESA CNTY BRASS CAP
S-1/16 CORNER, SEC 29
ELEV. 4677.22

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED FLOODPLAIN

REVISION	DATE	DESCRIPTION	BY	CHD

CITY OF GRAND JUNCTION

G & R WEST

DAKOTA WEST
FINAL DRAINAGE PLAN
HISTORIC CONDITIONS

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B310
GRAND JUNCTION, COLORADO
PH. (970) 243-8007
FAX (970) 241-2845
Uc@ULtrect.com

DRAWN BY: JWM
CHECKED BY: DAT

DATE: February 18,2003
SCALE: Horiz 1"=100'
Project No: 0543-001

g:\0543-001\dwg\final\drainage.dwg 02/21/2003 08:26:56 AM MST

PROPERTY LINE

D2
3.12 AC. | 26.33 cfs

300.0 LF OVERLAND FLOW AT 0.74%

161.1 LF SHALLOW FLOW AT 0.74%

300.0 LF OVERLAND FLOW AT 0.74%

159.0 LF SHALLOW FLOW AT 0.74%

75.0 LF CURB AND GUTTER FLOW AT 2.00%

75.0 LF CURB AND GUTTER FLOW AT 2.00%

295.4 LF CURB AND GUTTER FLOW AT 0.50%

2
1.17 cfs

WASHBURN STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PHASE 1

PHASE 2

ABERDEEN LANE

ABERDEEN LANE

D 1/2 ROAD

D1
11.55 AC. | 33.42 cfs

MANDAN LANE

SARAH CT

BISMARCK STREET

BISMARCK STREET

583.1 LF CURB AND GUTTER FLOW AT 0.50%

PROPOSED DETENTION/RETENTION

TO LEWIS WASH

PROPERTY LINE

1
7.83 cfs

SUMP W/ SUBMERSIBLE PUMP TO DRAIN POND AT LESS THAN HISTORIC RATE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

LEGEND

D1
11.55 AC. | 33.42 cfs — BASIN, ACREAGE/RUNOFF COEFFICIENTS

DRAINAGE BOUNDARY

OVERLAND FLOW

CONCENTRATED FLOW

EXISTING CONTOURS FROM MESA COUNTY DATABASE, 2' INTERVAL. SHOWN FOR INFORMATION ONLY

EXISTING CONTOURS (SURVEYED), 5' INTERVAL

EXISTING CONTOURS (SURVEYED), 1' INTERVAL

PROPOSED CURB INLET

PROPOSED STORM SEWER

N

(IN FEET)
1 inch = 100 ft.

PROJECT BENCHMARK
MESA CNTY BRASS CAP
S-1/16 CORNER, SEC 29
ELEV. 4677.22

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED FLOODPLAIN

NO.	REVISION	DATE	BY	CHD
	DESCRIPTION			

CITY OF GRAND JUNCTION

DAKOTA WEST
FINAL DRAINAGE PLAN
DEVELOPED CONDITIONS

G & R WEST

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B206
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2846
tlc@bresnet.com

DRAWN BY: JWM
CHECKED BY: DAT

DATE: February 18, 2003
SCALE: Horiz 1"=100'
Project No: 0543-001

09:26:56 AM MST 02/21/2003 J:\0543-001\dwg\final\drainage.dwg

Geotechnical Engineering Group, Inc.

GEOTECHNICAL INVESTIGATION
Dakota West Subdivision, Phases 1, 2 and 3
North and West of D ½ Road and 31 Road
Grand Junction, Colorado

Prepared For:

G & R West, LLC
2650 El Corona Drive
Grand Junction, CO 81504

Attention: Mr. Robert Cantrell

Job No. 1,288

February 17, 2003

Geotechnical, Environmental and Materials Testing Consultants

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TABLE OF CONTENTS

SCOPE 1

SUMMARY OF CONCLUSIONS 2

SITE CONDITIONS 2

PROPOSED CONSTRUCTION 3

SUBSURFACE CONDITIONS 4

SITE DEVELOPMENT 5

RESIDENCE FOUNDATIONS 6

SPREAD FOOTING FOUNDATIONS 7

FLOOR SYSTEMS 8

BELOW-GRADE CONSTRUCTION 10

PAVEMENT 11

CONCRETE 15

SURFACE DRAINAGE 16

CONSTRUCTION MONITORING 17

LIMITATIONS 18

FIG. 1 - VICINITY MAP

FIG. 2 - LOCATION OF EXPLORATORY TEST PITS

FIGS. 3 THROUGH 6 - LOGS OF EXPLORATORY TEST PITS

FIG. 7 - LEGEND AND NOTES OF EXPLORATORY TEST PITS

FIGS. 8 THROUGH 11 – SWELL CONSOLIDATION TEST RESULTS

FIG. 12 – GRADATION TEST RESULTS

TABLE I - SUMMARY OF LABORATORY TEST RESULTS

APPENDIX A - PAVEMENT DESIGN CALCULATIONS

APPENDIX B - CONSTRUCTION RECOMMENDATIONS FOR FLEXIBLE AND RIGID PAVEMENT

SCOPE

This report presents the results of a Geotechnical Investigation for the proposed Dakota West Subdivision, Phases 1, 2 and 3 to be located north and west of D ½ Road and 31 Road, in Grand Junction, Colorado. Our investigation was conducted to explore subsurface conditions, provide pavement recommendations and provide foundation recommendations for the proposed residences. The report includes descriptions of subsoil and groundwater conditions found in thirteen exploratory test pits, recommended pavement sections, recommended foundation systems and allowable design soil pressures, and design and construction criteria for details influenced by the subsurface conditions. This investigation was performed in general conformance with our Proposal No. 03-011 dated January 14, 2003.

The report was prepared from data developed during our field exploration, laboratory testing, engineering analysis and experience with similar conditions. A brief summary of our conclusions and recommendations follows. Detailed criteria are presented within the report.

SUMMARY OF CONCLUSIONS

1. Subsoils found in the thirteen exploratory test pits consisted of silty, sandy clay to the maximum depths explored of 5 to 10 feet below the ground surface. Groundwater was not encountered to the maximum depth explored the day of observation or when checked one day later.

2. We believe shallow footing foundations can perform satisfactorily for the proposed residences. A discussion, including detailed design and construction criteria are included in the text of the report.

3. We believe slab-on-grade construction supported by the soils encountered has low potential for movement. We recommend structurally supported floors in all finished living areas. Non-structural, slab-on-grade construction should be limited to flatwork and garage areas.

4. An asphalt thickness of 5.25 inches or 3.0 inches asphalt over 7.25 inches base course supported by stabilized / well compacted subgrade soils are recommended for interior residential streets, ESAL = 54,750. Additional pavement section alternatives and design and construction criteria are presented in the text of the report.

5. Surface drainage should be designed for rapid runoff of surface water away from the proposed residences and pavements.

SITE CONDITIONS

The subject site was located north and west of D ½ Road and 31 Road in Grand Junction, Colorado. A vicinity map is included as Fig. 1. The subject site was a basically flat and nearly level, grass covered pasture. We noted areas

where the vegetation was stripped. The ground surface sloped down towards the south at 1 percent or less (estimated with hand held Brunton and pacing). An abandoned / remnant, north south oriented irrigation ditch was noted in the east central portion of the site. Single family residences and a vacant parcel were north. Single family residences, fenced pasture and outbuildings were east. Single family residences were west beyond a vacant parcel. Single family residences were south beyond D ½ Road. The vicinity sloped down toward the south, towards the Colorado River at slopes of approximately 1 percent (USGS Clifton, Colorado topographical quadrangle, 1962, photorevised 1973).

PROPOSED CONSTRUCTION

We understand the subject site is proposed for development and construction of approximately 45 lots for single family residential construction. Residences will be wood framed, single story structures with no below grade construction. Shallow footing type foundations are desired. There will be no site grading changes. There will be about 2,200 lineal feet of paving for interior streets. There will be a turn lane and deceleration lane addition to D ½ Road. There will be no storm water retention/detention area soil testing required. We anticipate foundation loads may range from 1,000 to 2,000 pounds per lineal foot of foundation wall. If proposed construction is different than what is described above,

we should be notified so that we can re-evaluate the recommendations presented in this report in light of the differences.

SUBSURFACE CONDITIONS

Subsurface conditions at the site were investigated by observing and sampling thirteen (13) exploratory test pits. Locations of test pits are shown on Fig. 2. Replacement of test pit excavations as a well compacted fill should be confirmed at the time of construction. Graphic logs of the soils found in the exploratory test pits and field penetration resistance tests are presented on Figs. 3 through 7. Subsurface conditions encountered in the exploratory test pits consisted of silty, sandy clay to the maximum depths explored of 5 to 10 feet below the ground surface.

The silty, sandy clay was very soft to very stiff, dry to very moist, brown and tan with sulfates noted and a scattered porous fabric noted in the upper 3 feet. Clay samples tested had moisture contents of 5.0 percent to 22.4 percent and dry densities of 87 pcf to 103 pcf. Six samples were tested for Atterberg limits. These samples ranged from exhibiting liquid limits of 22 to 33, plasticity indices of 2 to 15 and 65 to 92 percent passing the No. 200 sieve (silt and clay sized particles). Seven clay samples were tested for one-dimensional swell / consolidation

characteristics. These samples ranged from compressing 0.5 percent to swelling 1.1 percent when wetted under a confining pressure of 500 or 1,000 psf. Groundwater was not encountered to the maximum depths explored or when checked one day later. Results of laboratory testing are included in Figs. 8 through 12 and summarized on Table I.

SITE DEVELOPMENT

We understand there will be no site grading changes. We believe utility installation in the silty, sandy clay soils may be accomplished using conventional excavation equipment to the depths investigated. Utility trenches should be sloped or shored to meet local, State and Federal safety regulations. Based on our investigation, we believe soils at this site may be classified as either Type A, Type B and / or Type C, based on OSHA standards. Excavation slopes specified by OSHA are dependent upon types of soils and groundwater conditions encountered. Contractors should identify the conditions encountered in the excavation and refer to OSHA standards to determine appropriate slopes.

Water and sewer lines will be constructed beneath pavements. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. We recommend trench backfill be placed in thin, loose lifts, moisture conditioned to within 2 percent of optimum moisture content

and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698). The placement and compaction of utility trench backfill should be observed and tested by a geotechnical engineer during construction.

We did not identify groundwater during this investigation to depths of 5 to 10 feet below the ground surface. We anticipate groundwater levels may rise during irrigation season. As a result, there may be groundwater concerns during construction, which were not identified by this investigation. Soft and very soft soils were identified in the central and east portions of the site at depths of 3 to 6 feet. Utility trench bottom areas may require stabilization if soft conditions are encountered at the time of excavation. Our representative should be called to observe recommendations for stabilization at that time.

RESIDENCE FOUNDATIONS

This investigation indicates subsurface conditions at anticipated foundation levels consist of soft to very stiff, silty, sandy clay soils. The soft / very soft soils identified may be due in part to recent irrigation on the subject site. These soils may become less soft over time with the discontinuation of irrigation. We recommended no further irrigation on the subject site. One method of support to help reduce settlement concerns is the use of deep foundations such as drilled or

helical piers bedded in an underlying competent stratum. This investigation did not identify an underlying competent bearing stratum. Additional investigation would be required to provide deep foundation recommendations, as requested. We understand shallow footing foundations are desired. In our experience, shallow foundations have been used in this area with satisfactory performance for conditions similar to those identified at this site. We recommend that shallow foundations bear as shallow as practical (12-inches to 24-inches maximum depth). To provide a more uniform foundation subgrade, we recommend the subgrade be well compacted. Areas of soft to very soft conditions were encountered and stabilization may be necessary across the site. We also recommend the subgrade be "proof rolled" using a heavy, pneumatic tired vehicle to identify soft areas.

We present design and construction criteria for spread footing foundations below. These criteria were developed from analysis of field and laboratory data and our experience. The additional requirements (if any) of the structural engineer and structural warrantor should also be considered.

Spread Footing Foundations

1. Spread footing foundations, bearing on well compacted native soils, can be designed for a maximum soils bearing pressure of 1,000 psf. Footings should bottom as shallow as practical and no deeper than 24-inches below the existing ground surface. Loose soils should be

completely removed from foundation bearing areas, prior to placing concrete.

2. The completed excavation, within 2 feet horizontally of bearing areas, should be scarified 10 inches, moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D698). Our representative should be called to test compaction of subgrade soils and observe a proof roll of entire subgrade, performed by a heavy pneumatic tired vehicle such as a 10-wheeled, loaded dump truck prior to forming. If soft or yielding conditions are encountered then stabilization may be required. Our representative should make specific stabilization recommendations depending on conditions encountered, at the time of our site visit. If porous fabric is noted up to 2 feet of soil removal beneath foundations may be required, replaced with a well compacted structural fill.

3. We recommend a minimum width of 18 inches for continuous footings. Isolated pads should be at least 30 inches by 30 inches. Foundation walls should be well reinforced top and bottom. We recommend reinforcement sufficient to span an unsupported distance of at least 12 feet. Reinforcement should be designed by the structural engineer.

4. Exterior walls must be protected from frost action. We understand 2 feet for frost cover is typically assumed in the Mesa County area.

5. The completed foundation excavation should be observed by our representative prior to placing forms, to verify the foundation bearing conditions and test compaction.

FLOOR SYSTEMS

We believe the near-surface soils which will support slab-on-grade floors exhibited low movement potential. Some movement must be assumed from an increase in moisture by residential development and associated landscaping and

irrigation. To our knowledge, the only reliable solution to control floor movement is the construction of a structurally supported floor with at least a 12-inch air space between the floor and subgrade. In our opinion, structural floors should be used in all finished living areas. Structurally supported floors are normally not used in garage areas. A slab-on-grade floor can be used in garages provided the builder and owner is aware of and accepts risk of potential movement. Driveways, sidewalks and exterior patio slabs are also constructed as slabs-on-grade.

We recommend the following precautions for construction of slabs-on-grade at this site. These precautions will not prevent movement in the event the underlying soils become wetted; they tend to reduce damage if movement occurs.

1. Slab-on-grade construction should be limited to areas such as garage and exterior flatwork.

2. Slab subgrade areas should be scarified, moisture conditioned and compacted as described earlier in the "**RESIDENCE FOUNDATION**" section of this report.

3. Slabs should be separated from exterior walls and interior bearing members with a slip joint which allows for free vertical movement of slabs.

4. The use of slab-bearing partitions should be minimized. Where such partitions are necessary, a slip joint allowing at least 1.5 inches of free vertical slab movement should be used. The home owner should be advised of potential movement and re-establish this void if it closes. Doorways and stairwells should also be designed for this movement. Sheetrock should not extend to slab-on-grade floors.

5. Underslab plumbing should be eliminated where feasible. Where such plumbing is unavoidable, it should be thoroughly pressure tested during construction for leaks and should be provided with flexible couplings. Gas and water lines leading to slab-supported appliances should be constructed with flexibility.

6. Plumbing and utilities which pass through slabs should be isolated from the slabs. Heating and air conditioning systems supported by the slabs should be provided with flexible connections capable of at least 1.5 inches of vertical movement so that slab movement is not transmitted to the duct work.

7. Frequent control joints should be provided to reduce problems associated with shrinkage and curling. The American Concrete Institute (ACI) and Portland Cement Association (PCA) recommend a maximum panel size of 8 to 15 feet depending upon concrete thickness and slump, and the maximum aggregate size. We advocate additional control joints 3 feet off and parallel to grade beams and foundation walls.

8. Exterior patio and porch slabs should be designed to function as independent units. Movement of slabs-on-grade should not be transmitted directly to the residence foundations. Stucco finish (if any) should terminate at least 6 inches above any flatwork.

BELOW-GRADE CONSTRUCTION

No below-grade construction is anticipated at this site. Typically, foundation drains are not required for construction of this type. Crawl space areas should be sloped so that potential moisture will not collect in these areas, but flow out of the crawl space. Crawl space areas (where applicable) should also be well ventilated to mitigate potential musty odors. We can provide foundation drain details if requested.

PAVEMENT

The pavement subgrade soils include stiff to very stiff, silty, sandy clay. We visually classified each sample obtained from the test pits and tested samples in our laboratory. We tested a combined sample from exploratory test pits, TP-1 through TP-6 at 0 to 5 feet for pavement design purposes. The sample was tested for Atterberg limits, gradation, standard Proctor, and California Bearing Ratio (CBR). The sample tested exhibited a maximum dry density of 111.0 pcf, optimum moisture of 15.0 percent and a California Bearing Ratio (CBR) of 9.1. We used a design CBR value of 5.0. The results of laboratory testing are shown on Table I and included in Figs. A-1 and A-2.

Our design utilized the computer program WinPAS, based on the 1993 AASHTO Guide for Design of Pavements Structures, 30 year design period, and our experience. We understand pavements will be used to for interior residential streets and acceleration / deceleration lane improvements. We used a 30 year Equivalent Single Axle Load (ESAL) of 54,750 for the interior streets (converted from an equivalent daily load application, EDLA=5) for interior streets. We obtained an average daily traffic (ADT) of 3786 for D ½ Road west of 31 Road from the City of Grand Junction. We used this ADT to calculate a 30 year ESAL for flexible and rigid pavements for the turn lane and deceleration lane addition. We calculated an ESAL of 1,204,500 for flexible pavements and an ESAL of

1,806,750 for rigid pavements for these D ½ Road improvements. A non-linear relationship developed by CDOT to relate the CBR value to the subgrade resilient modulus (Mr) was used for flexible pavement. Using this relationship, we calculated a Mr value of 6,607 psi. We converted the subgrade resilient modulus (Mr) to the modulus of subgrade reaction (k) using the relationship K = Mr / 19.4, for rigid pavements. Using this equation, we calculated a k value of 340 psi / in. We used a regional factor of 2.0 and a design serviceability index of 2.0 (interior streets) and 2.5 (D ½ Road improvements). Pavement design calculations are included in Appendix A. Table A below shows our recommendations.

TABLE A
SUMMARY OF RECOMMENDED PAVEMENT SECTIONS

Anticipated Traffic Type	Asphaltic Concrete	Asphalt and Aggregate Base Course	Asphalt, Aggregate Base Course and Aggregate Sub Base Course	Portland Cement Concrete
Interior Streets (ESAL = 54,750)	5.25"	3.0" +7.25" 4.0" + 4.0"	---	5.0"
D ½ Road Improvements ESAL=1,806,750 or ESAL=1,204,500	8.5"	3.0" + 18.25" 4.0" + 15.0"	4.0" + 6.0" + 10.75"	8.0"

The pavement subgrade should be scarified a depth of 10-inches, moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor (ASTM D698) maximum dry density. Soft

areas that require stabilization may be encountered. A Geotechnical Engineering Group, Inc. representative should be called to observe a "proof roll" of the completed subgrade, made by a heavy pneumatic tired vehicle. Soft subgrade conditions that require stabilization may be identified. Care should be taken to avoid excessive construction traffic.

Our experience indicates asphalt pavement in areas which will be subjected to heavy trucks stopping and turning does not perform satisfactorily. On residential interior streets, (ESAL = 54,750), we recommend placing a 5 inch thick Portland cement concrete pavement in all areas where this heavy truck traffic may occur, including access aprons and trash dumpster locations. On turn lane / deceleration lane improvements (ESAL=1,806,750), we recommend placing an 8.0-inch thick Portland cement concrete pavement in all areas where this heavy truck traffic occur.

The design of a pavement system is as much a function of paving materials as supporting characteristics of the subgrade. The quality of each construction material is reflected by the strength coefficient used in the calculations. If the pavement system is constructed of inferior material, then the life and serviceability of the pavement will be substantially reduced.

The asphalt component of the pavement was designed assuming at least 1,650 pounds Marshall stability. Normally, an asphaltic concrete should be relatively impermeable to moisture and should be designed with a well-graded sand/gravel mix. The oil content, void ratio, flow and gradation need to be considered in the design. We recommend a job mix design be performed and periodic checks are made to verify compliance with these specifications.

If construction materials cannot meet the above requirements, then the pavement design should be evaluated based upon available materials. We recommend the materials and placement methods conform to the requirements listed in the Colorado Department of Transportation "Standard Specifications for Road and Bridge Construction". All materials planned for construction should be submitted and tested to confirm their compliance with these specifications.

A primary cause of early pavement deterioration is water infiltration into the pavement system. The addition of moisture usually results in softening of untreated base course and subgrade and eventual failure of the pavement. We recommend drainage be designed for rapid removal of surface runoff. Curb and gutter should be backfilled and the backfill compacted to reduce ponding adjacent to pavements. Final grading of the subgrade should be carefully controlled so that design cross-slope is maintained and low spots in the subgrade which could trap water are eliminated. Seals should be provided between curb and pavement and

at all joints to reduce moisture infiltration. Landscaped areas and detention ponds in pavements should be avoided.

We have included construction recommendations for flexible and rigid pavement construction in Appendix B. Routine maintenance, such as sealing and repair of cracks annually and overlays at 5 to 7-year intervals, are necessary to achieve the long-term life of an asphalt pavement system. If the design and construction recommendations cannot be followed or anticipated traffic loads change considerably, we should be contacted to review our recommendations.

CONCRETE

One soil sample (TP-1 through TP-6 at 0 to 5 feet depth bulk combined) was tested in the laboratory for water soluble sulfate content. Test results indicate that the sample had a water soluble sulfate concentration of 6,500 ppm. Sulfate concentrations in this range are considered to have a severe effect on concrete which comes into contact with the soils. We recommend a Type V cement be used for concrete that comes into contact with the subsoils. We understand a locally available Type I / II modified cement is typically used for similar conditions as Type V. In addition, concrete should have a maximum water-cement ratio of 0.45.

SURFACE DRAINAGE

Performance of foundations and concrete flatwork is influenced by surface moisture conditions. Risk of wetting foundation soils can be reduced by carefully planned and maintained surface drainage. Surface drainage should be designed to provide rapid runoff of surface water away from the proposed residences. We recommend the following precautions be observed during construction and maintained at all times after the construction is completed.

1. The ground surface surrounding the exterior of the residences should be sloped to drain away from the residence in all directions. We recommend a slope of at least 12 inches in the first 10 feet around the residences, where possible. In no case should the slope be less than 6 inches in the first 5 feet. The ground surface should be sloped so that water will not pond adjacent to the residences.

2. Backfill around foundation walls should be moistened and compacted.

3. Roof downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and downspout extenders should be provided at all discharge points.

4. Landscaping should be carefully designed to minimize irrigation. Plants used close to foundation walls should be limited to those with low moisture requirements; irrigated grass should not be located within 5 feet of the foundation. Sprinklers should not discharge within 5 feet of foundations. Irrigation should be limited to the minimum amount sufficient to maintain vegetation; application of more water will increase likelihood of slab and foundation movements.

5. Impervious plastic membranes should not be used to cover the ground surface immediately surrounding the residences. These membranes tend to trap moisture and prevent normal evaporation from occurring. Geotextile fabrics can be used to limit the weed growth and allow for evaporation.

CONSTRUCTION MONITORING

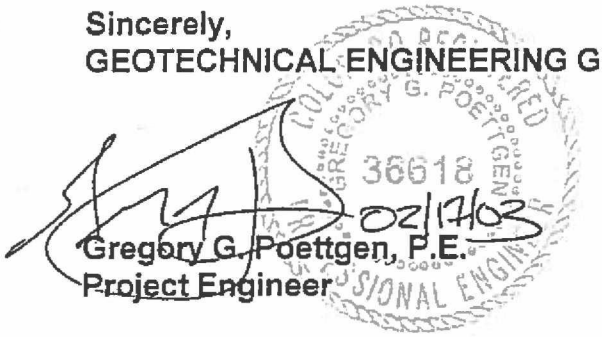
Geotechnical Engineering Group, Inc. should be retained to provide general review of construction plans for compliance with our recommendations. Geotechnical Engineering Group, Inc. should be retained to provide construction monitoring services during all earthwork and foundation construction phases of the work. This is to observe the construction with respect to the geotechnical recommendations, to enable design changes in the event that subsurface conditions differ from those anticipated prior to start of construction and to give the owner a greater degree of confidence that the proposed construction is constructed in accordance with the geotechnical recommendations.

LIMITATIONS

Thirteen exploratory test pits were observed; seven in proposed residence areas and six in proposed pavement areas. The test pits are representative of conditions encountered only at the exact test pit locations. Variations in the subsoil conditions not indicated by the exploratory test pits are always possible. Our representative should observe open foundation excavations and test subgrade and fill compaction to confirm soils are as anticipated from the test pits and foundation soils are prepared as recommended herein.

We believe this investigation was conducted in a manner consistent with that level of care and skill ordinarily used by geotechnical engineers practicing in this area at this time. No other warranty, express or implied, is made. If we can be of further service in discussing the contents of this report or the analysis of the influence of the subsurface conditions on the design of the proposed construction, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.



02/17/03

Gregory G. Poettgen, P.E.
Project Engineer

Reviewed by:

John P. Withers, P.E.
Principal Engineer

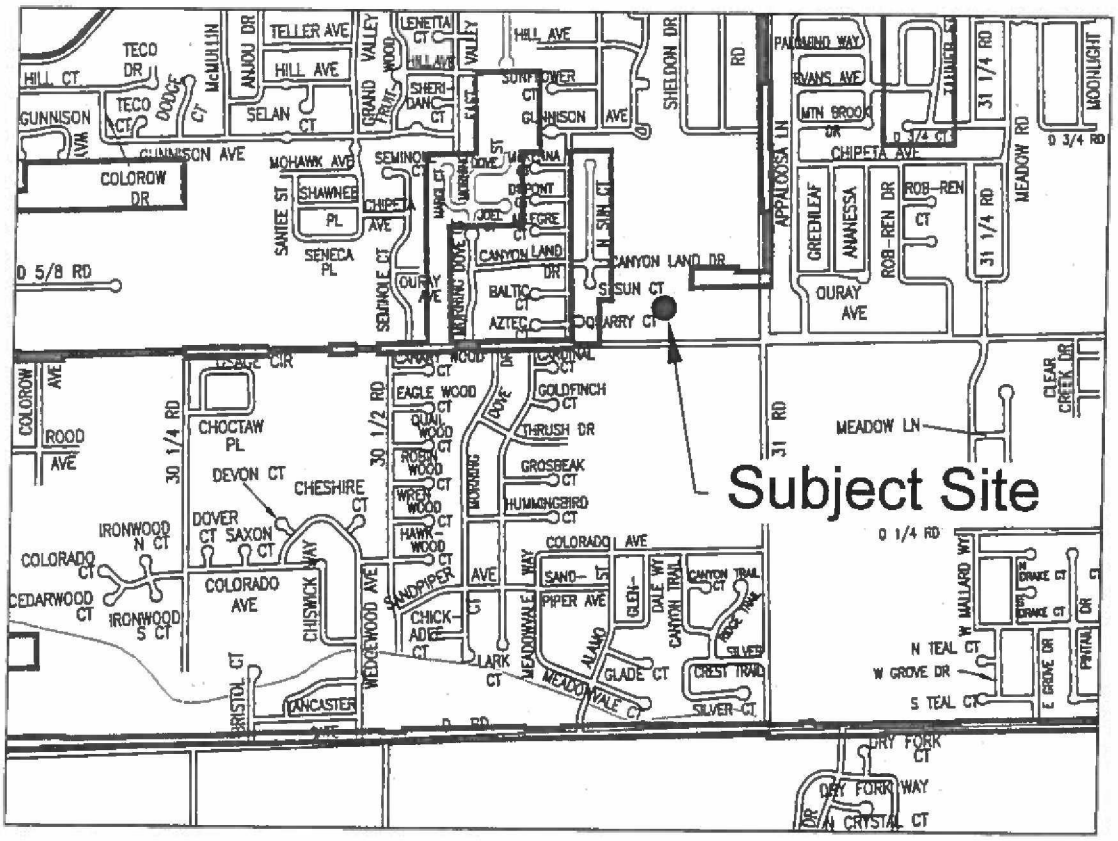
GGP:JPW:cb
(2 copies sent)

1 cc: Thompson Langford Corp.
Mr. Jeff Mace
529 25 ½ Road, Suite B210
Grand Junction, CO 81505

Geotechnical Investigation
Dakota West Subdivision,
Phase 1, 2 and 3
North and West of D 1/2 Road
and 31 Road
Grand Junction, Colorado

N

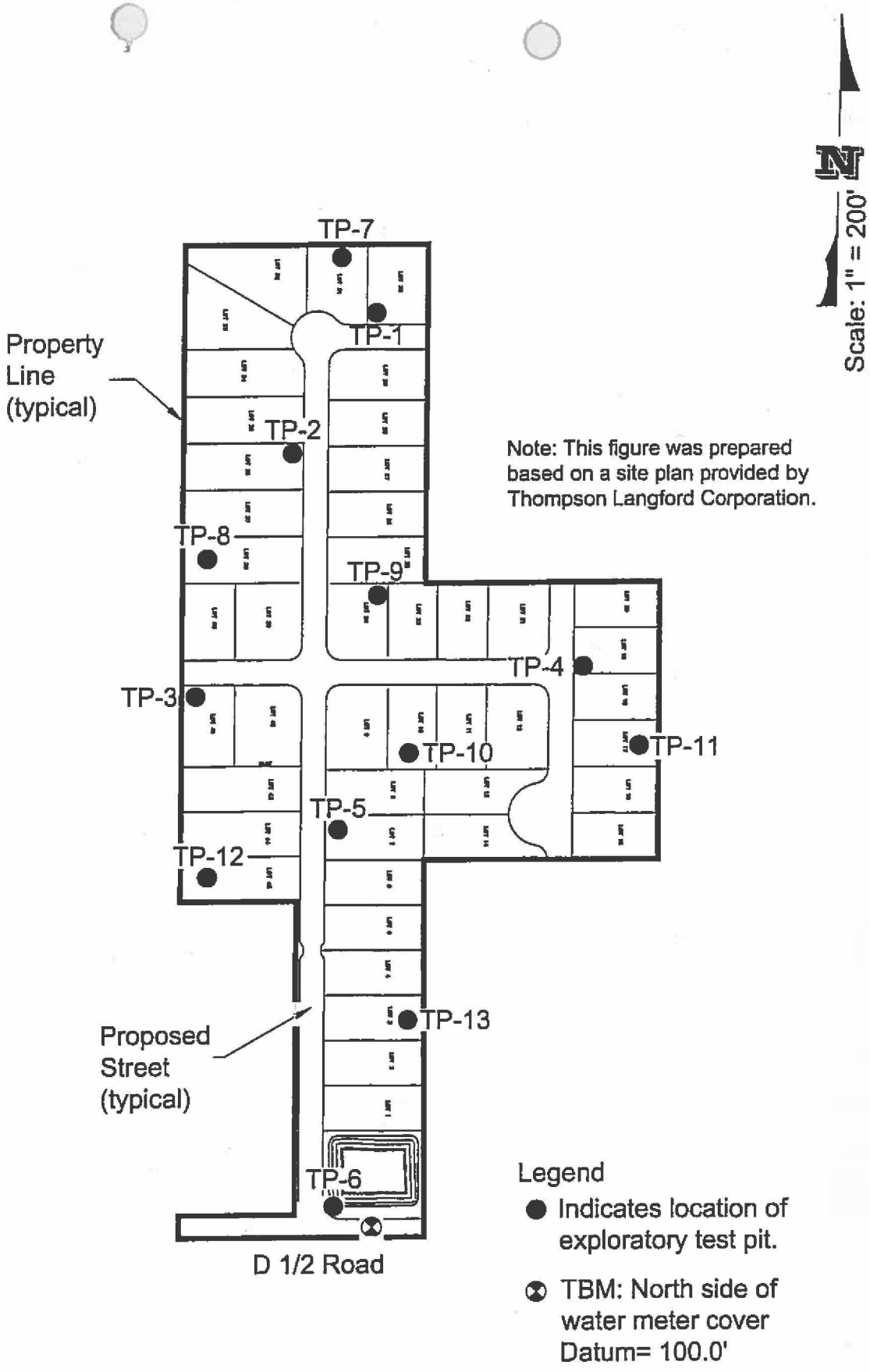
No Scale



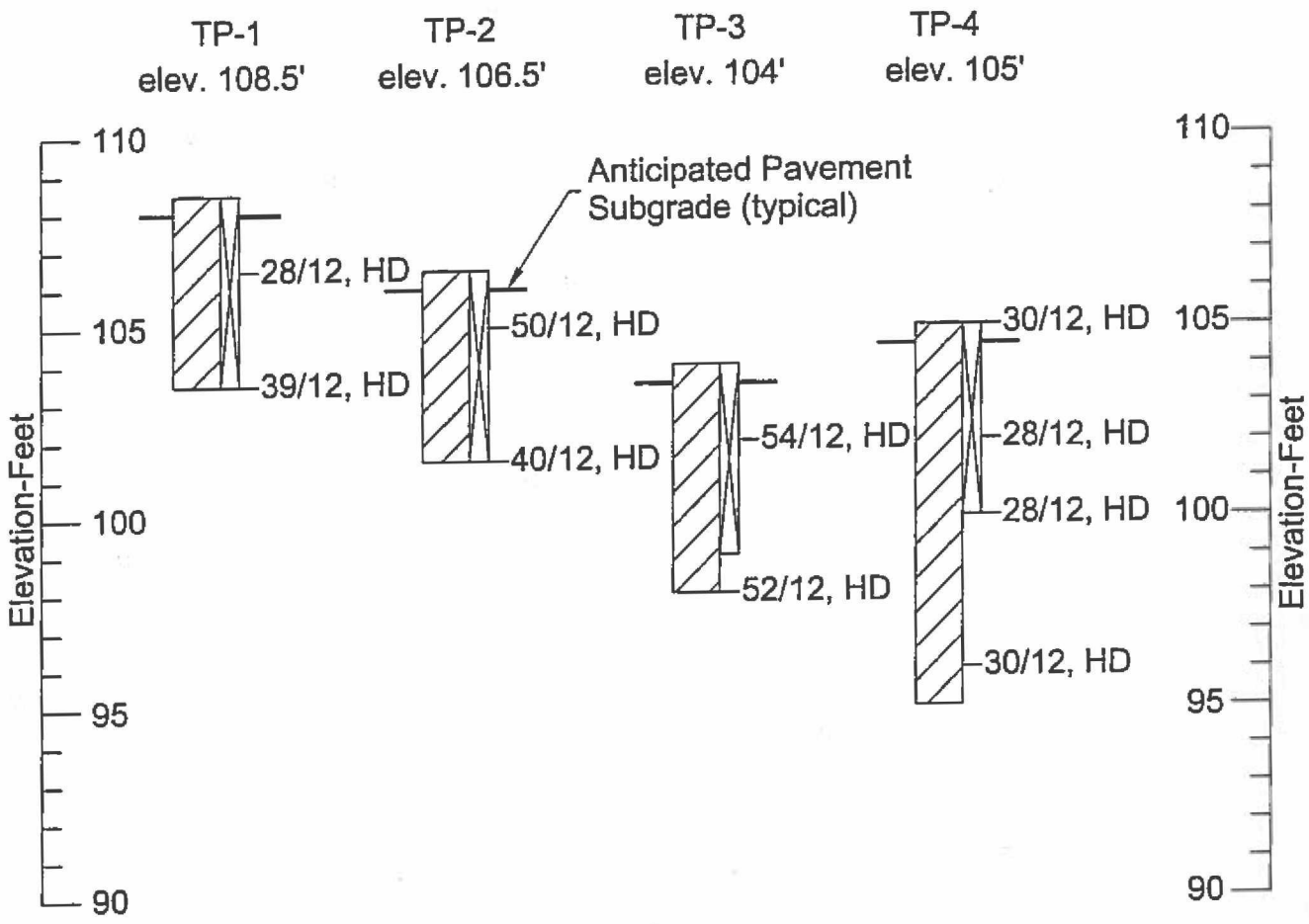
Job No. 1,288

Vicinity Map

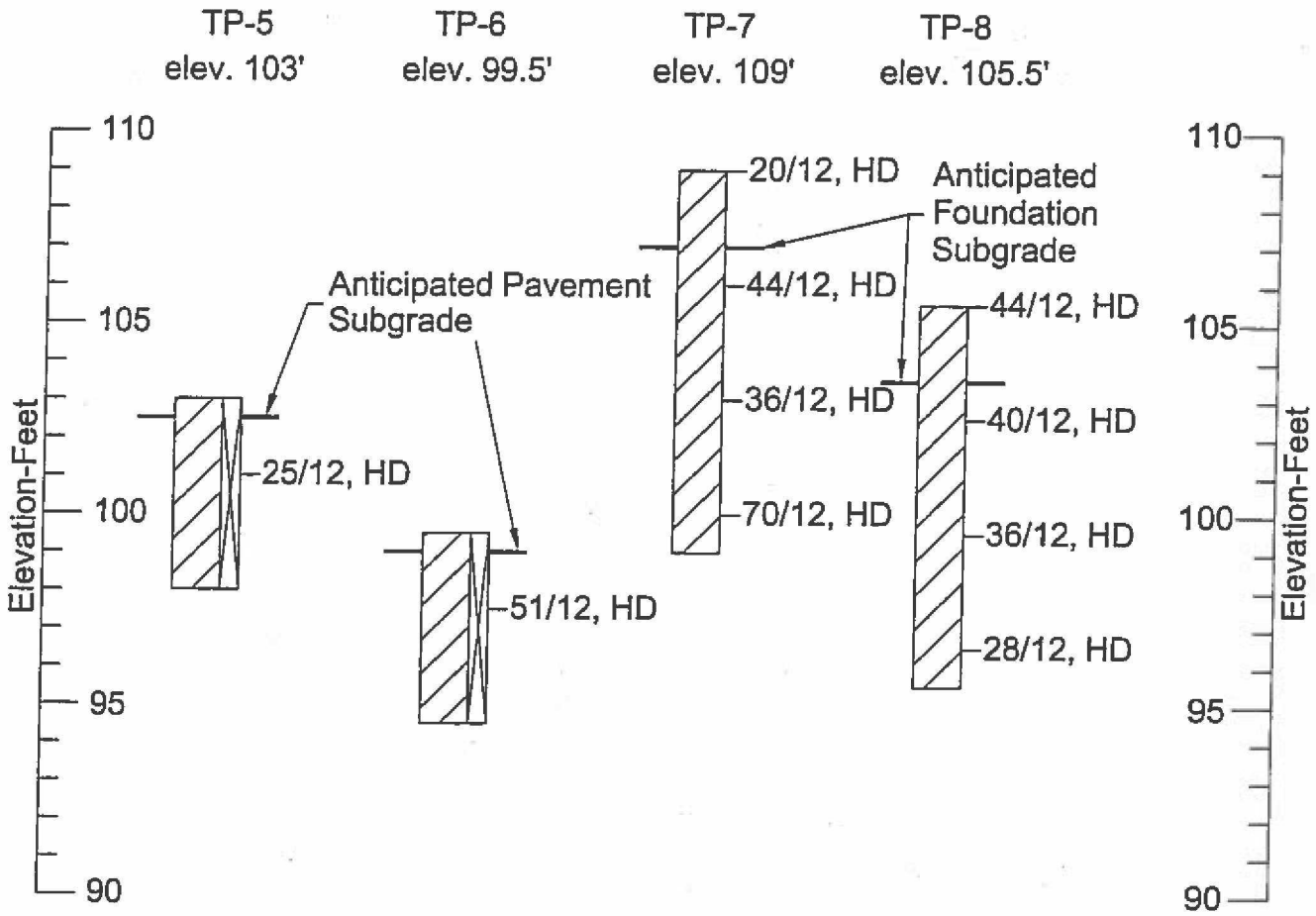
Fig. 1



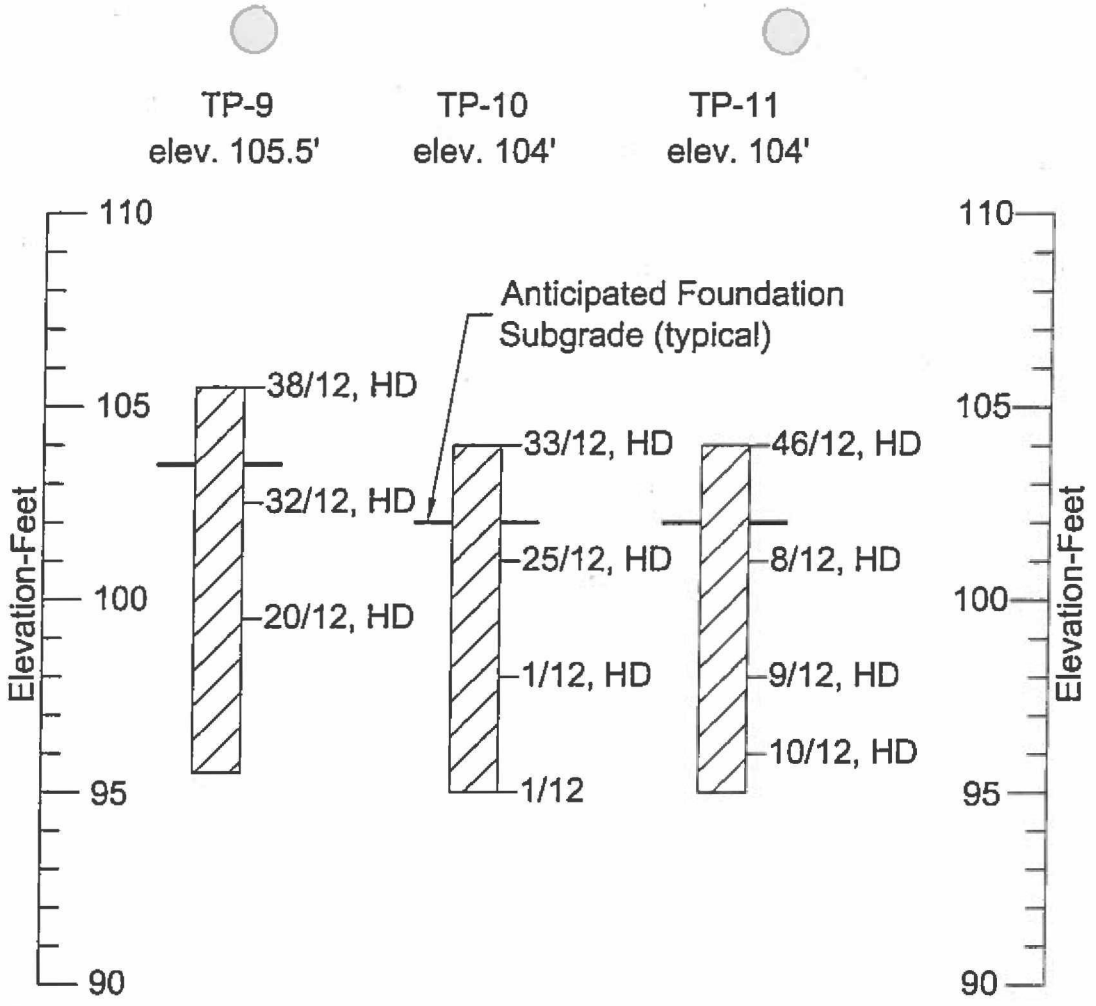
Job No. 1,288 Location of Exploratory Test Pits Fig. 2



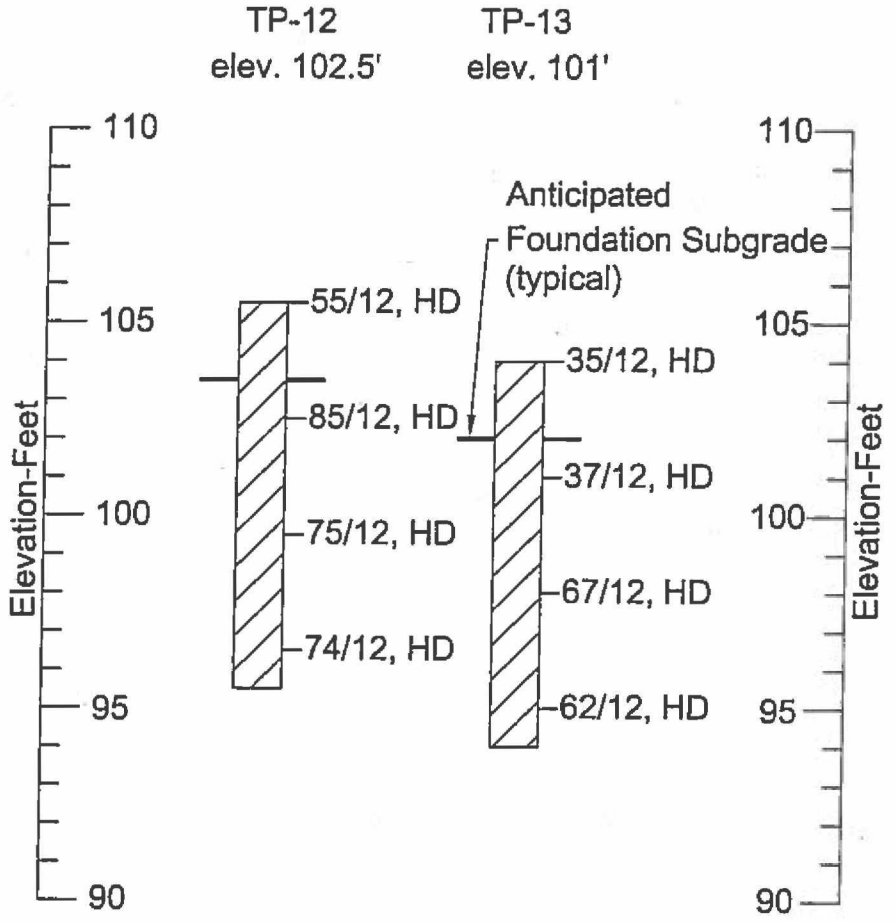
Job No. 1,288 **Logs of Exploratory Test Pits** Fig. 3



Job No. 1,288 **Logs of Exploratory Test Pits** Fig. 4



Job No. 1,288 **Logs of Exploratory Test Pits** Fig. 5



Job No. 1,288 **Logs of Exploratory Test Pits** Fig. 6

Legend



Clay, silty, sandy, very soft to very stiff, dry to very moist, brown, tan, scattered porous fabric in upper 3 feet, sulfates noted (CL)



Indicates location of penetration test. The symbol 28/12 indicates that 28 blows of a 15 pound hammer falling 26 inches were required to drive a 1.0 inch diameter penetrometer 12 inches. The symbol HD indicates hand drive using modified California (2.0-inch O.D.) liner.



Indicates location of bulk sample collected from test pits.

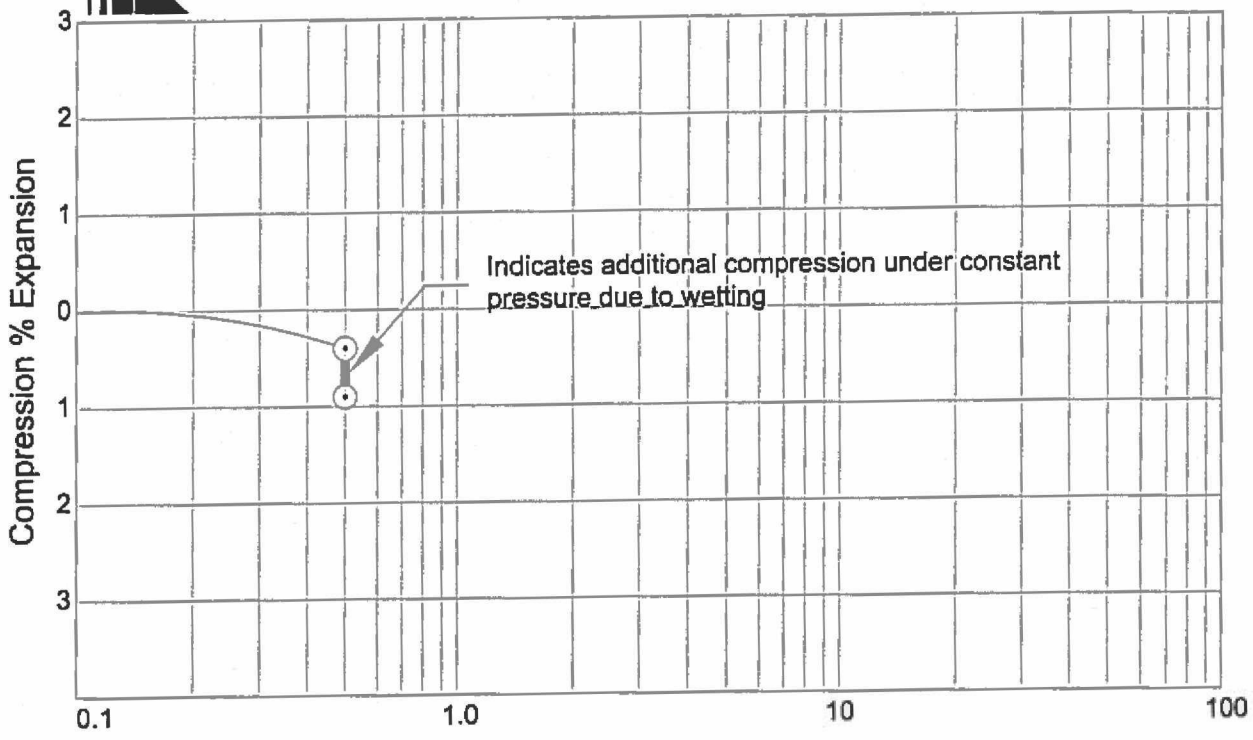
Notes

1. Test pits were observed and sampled on January 15, 2003.
2. Elevations of borings were determined using an automatic level and the temporary benchmark (TBM) shown on Fig. 2.
3. These logs are subject to the explanations, limitations and conclusions as contained in this report.

Job No. 1,288

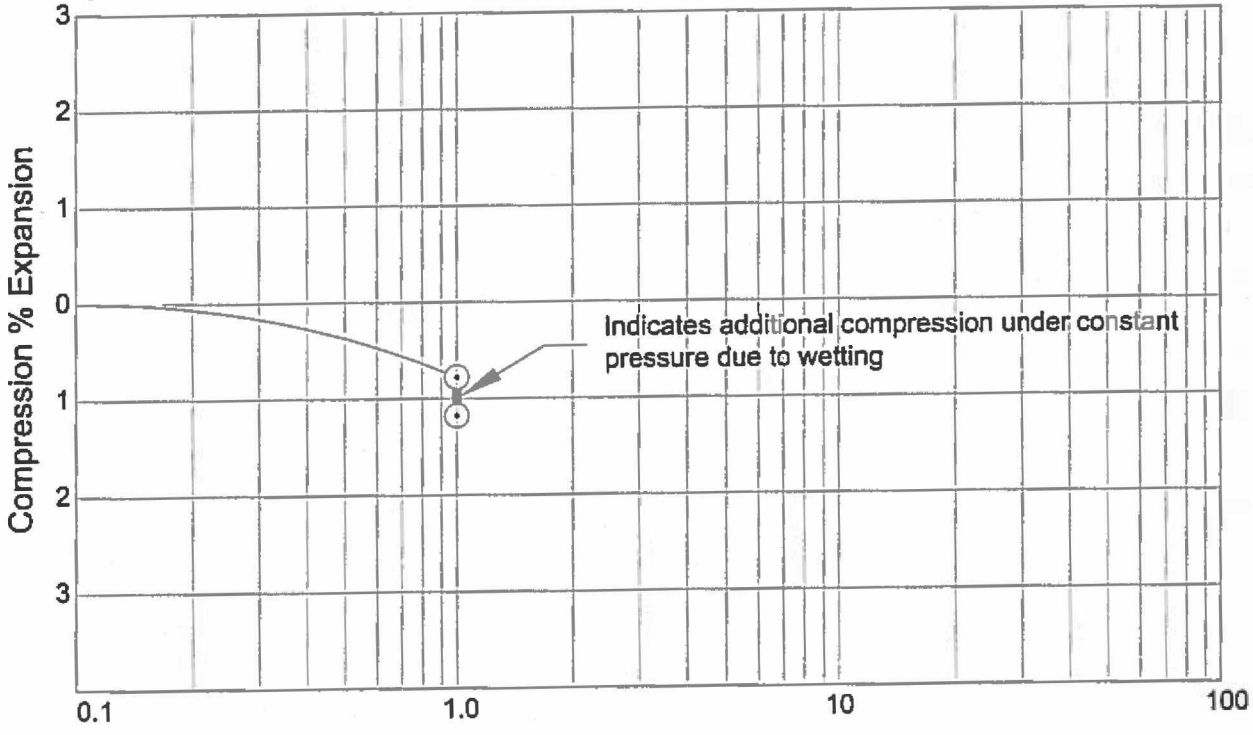
Legend of Logs of Exploratory Test Pits

Fig. 7



Sample of: Clay, silty, sandy (CL)
From: TP-7 @ 3 foot depth

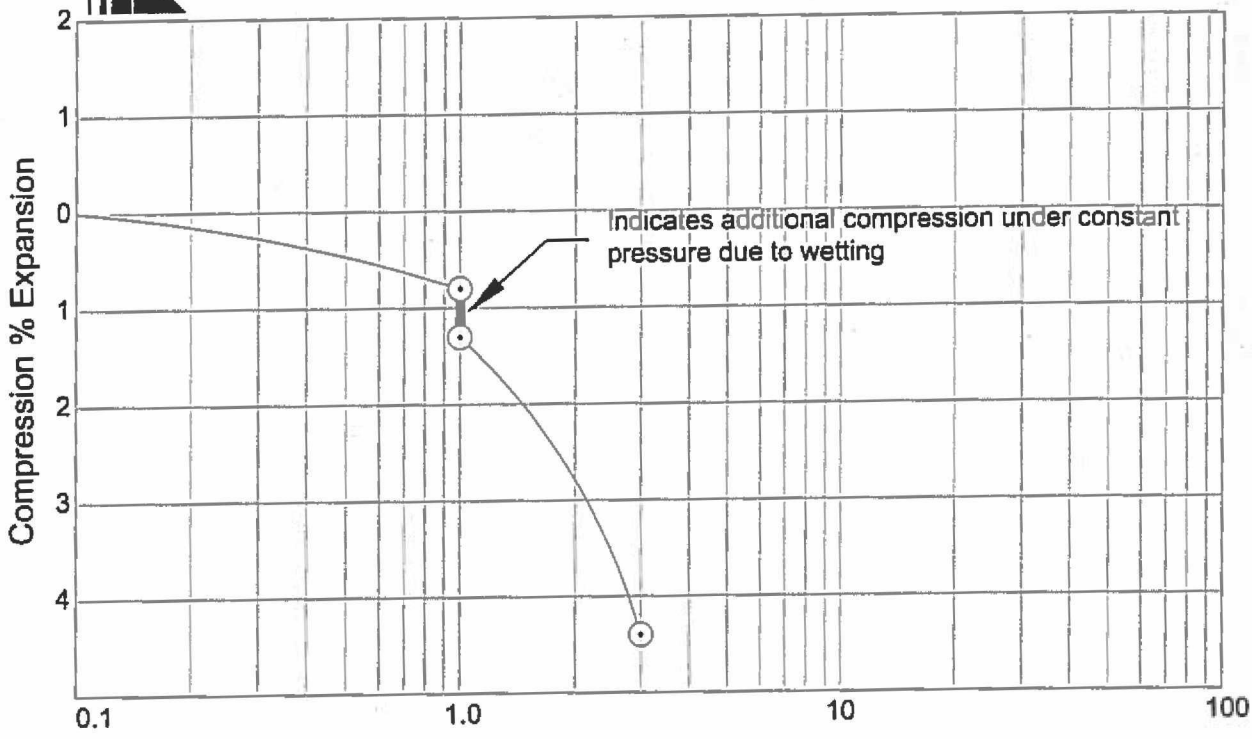
Dry Unit Weight= 87 PCF
Moisture Content= 8.4 %



Sample of: Clay, silty, sandy (CL)
From: TP-8 @ 0 foot depth

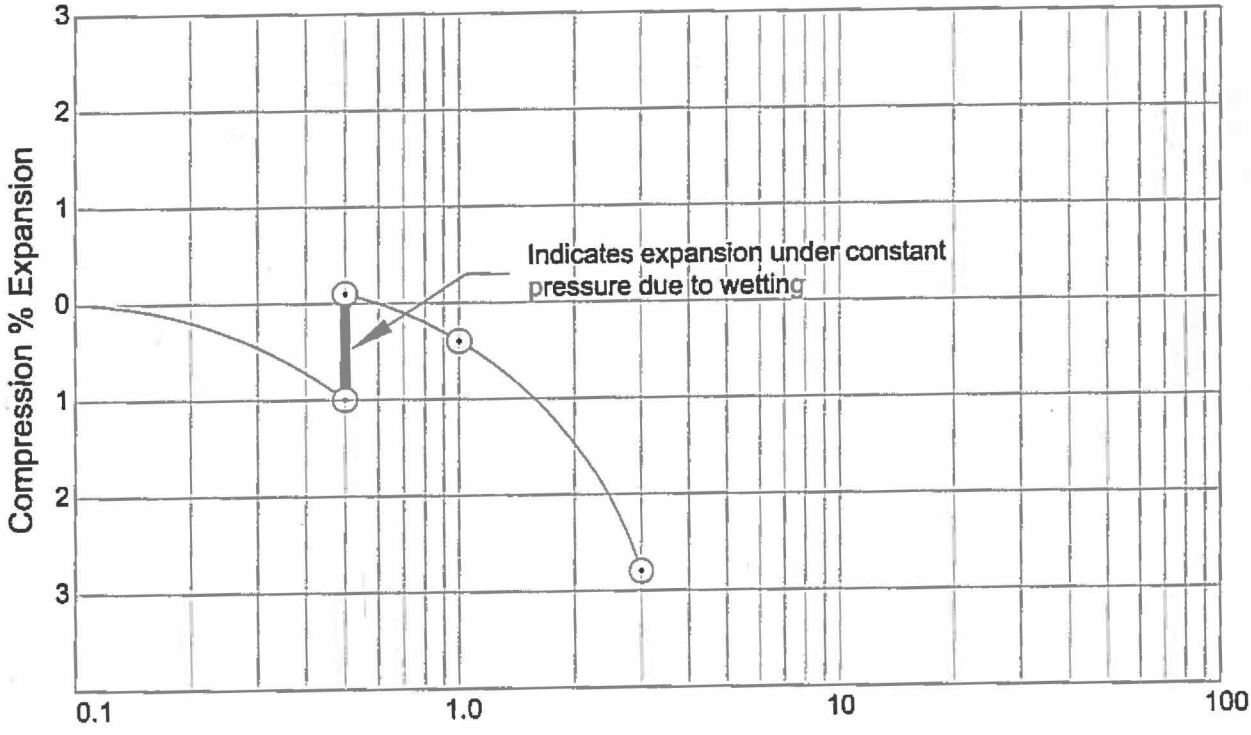
Dry Unit Weight= 92 PCF
Moisture Content= 9.7 %

Job No. 1,288 Swell Consolidation Test Results Fig. 8



Sample of: Clay, silty, sandy (CL)
From: TP-9 @ 5 foot depth

Dry Unit Weight= 96 PCF
Moisture Content= 12.0 %

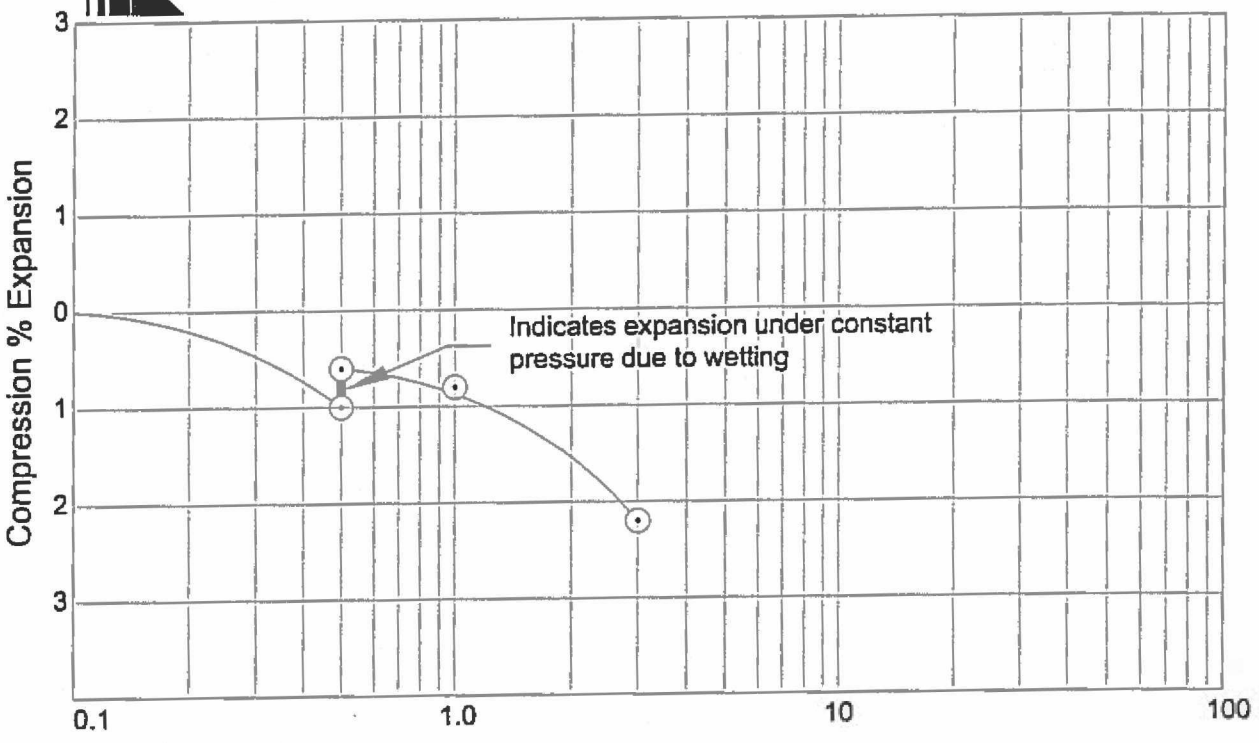


Sample of: Clay, silty, sandy (CL)
From: TP-10 @ 3 foot depth

Dry Unit Weight= 95 PCF
Moisture Content= 11.2 %

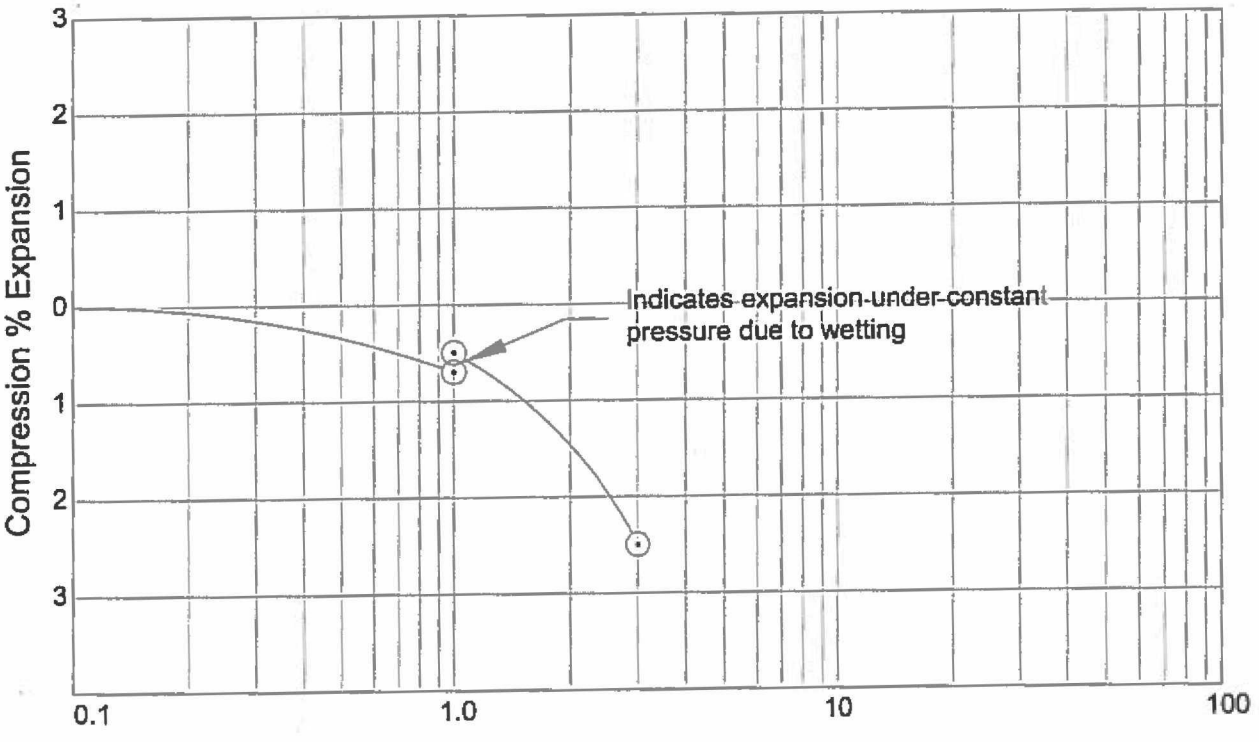
Job No. 1,288 Swell Consolidation Test Results Fig. 9

Geotechnical Engineering Group, Inc.



Sample of: Clay, silty, sandy (CL)
From: TP-11 @ 3 foot depth

Dry Unit Weight= 100 PCF
Moisture Content= 18.3 %

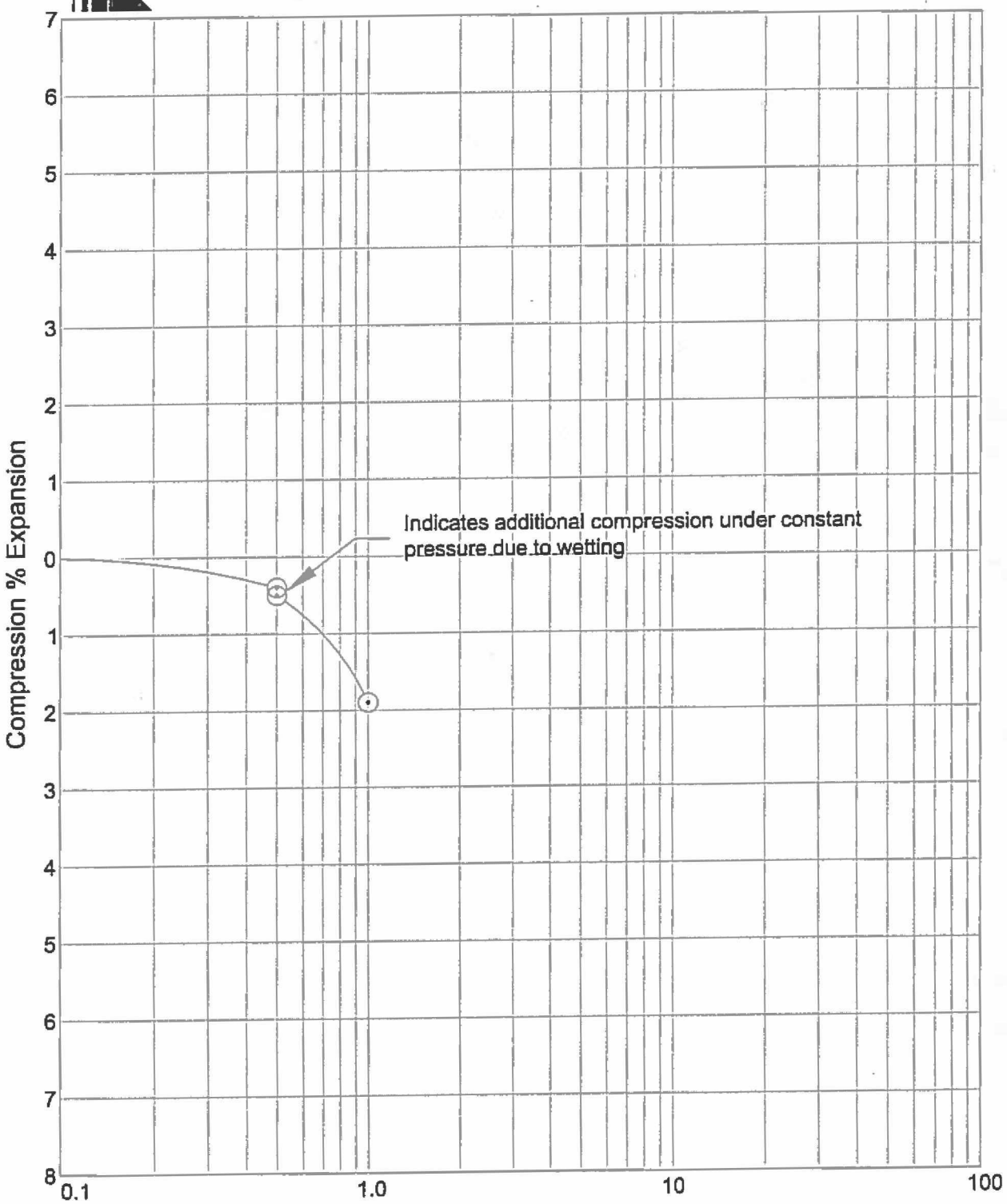


Sample of: Clay, silty, sandy (CL)
From: TP-12 @ 0 foot depth

Dry Unit Weight= 99 PCF
Moisture Content= 9.1 %

Job No. 1,288 Swell Consolidation Test Results Fig. 10

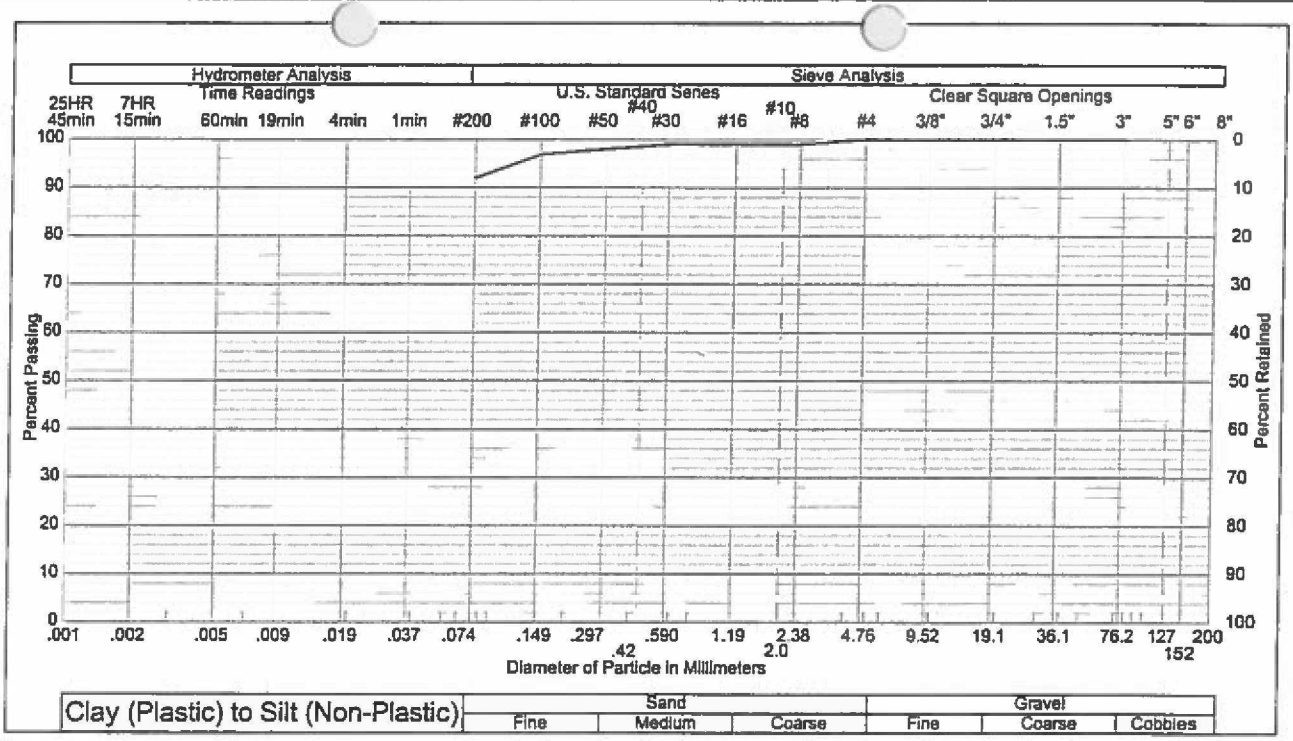
Geotechnical Engineering Group, Inc.



Sample of: Clay, silty, sandy (CL)
From: TP-13 @ 3 foot depth

Dry Unit Weight= 92 PCF
Moisture Content= 9.0 %

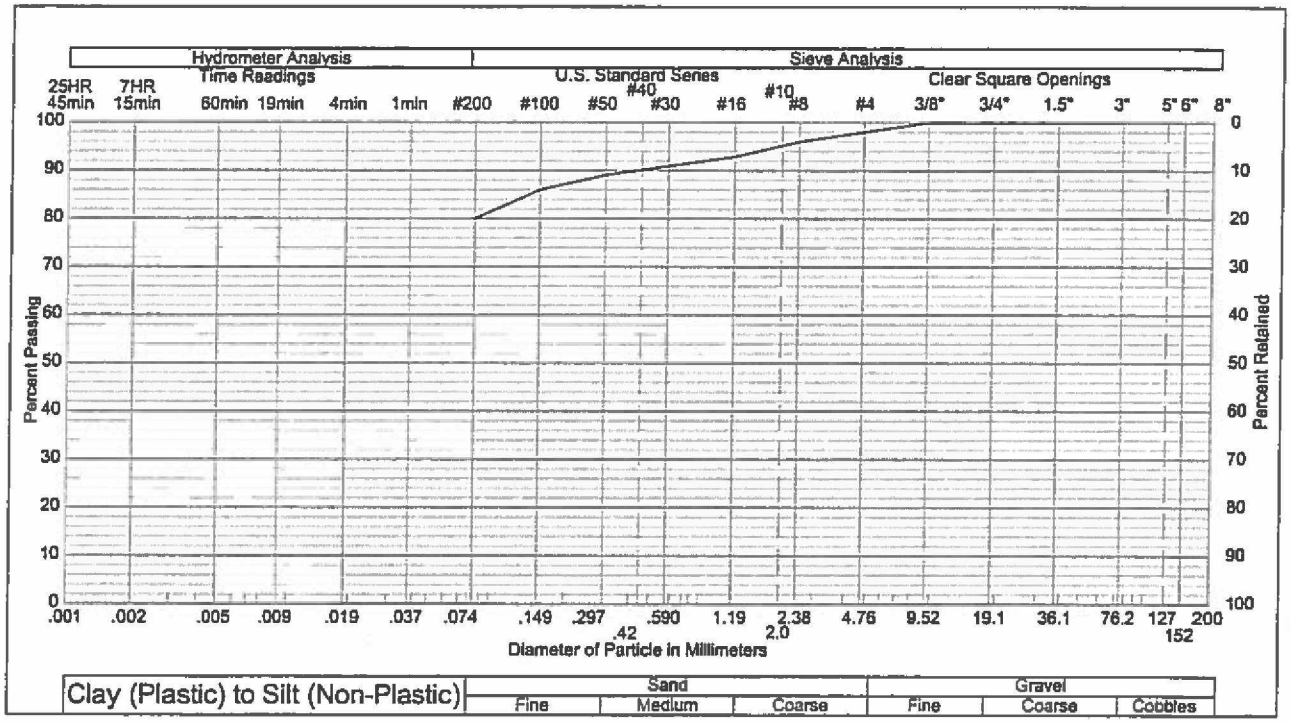
Job No. 1,288 Swell Consolidation Test Results Fig. 11



Sample of: Clay, silty, sandy (CL)
From: TP-1 through 6 @ 0 to 5 feet depth, bulk combined

Gravel: 0 %
Silt & Clay: 92 %
Plasticity Index: 9

Sand: 8 %
Liquid Limit: 29



Sample of: Clay, silty, sandy (CL)
From: TP-11 @ 0 foot depth

Gravel: 2 %
Silt & Clay: 80 %
Plasticity Index:

Sand: 18 %
Liquid Limit:

Gradation Test Results

Job No. 1,288

Date: February, 2003

Fig. 12

Geotechnical Engineering Group, Inc.

JOB NO. 1,288

Geotechnical Engineering Group, Inc.

TABLE I

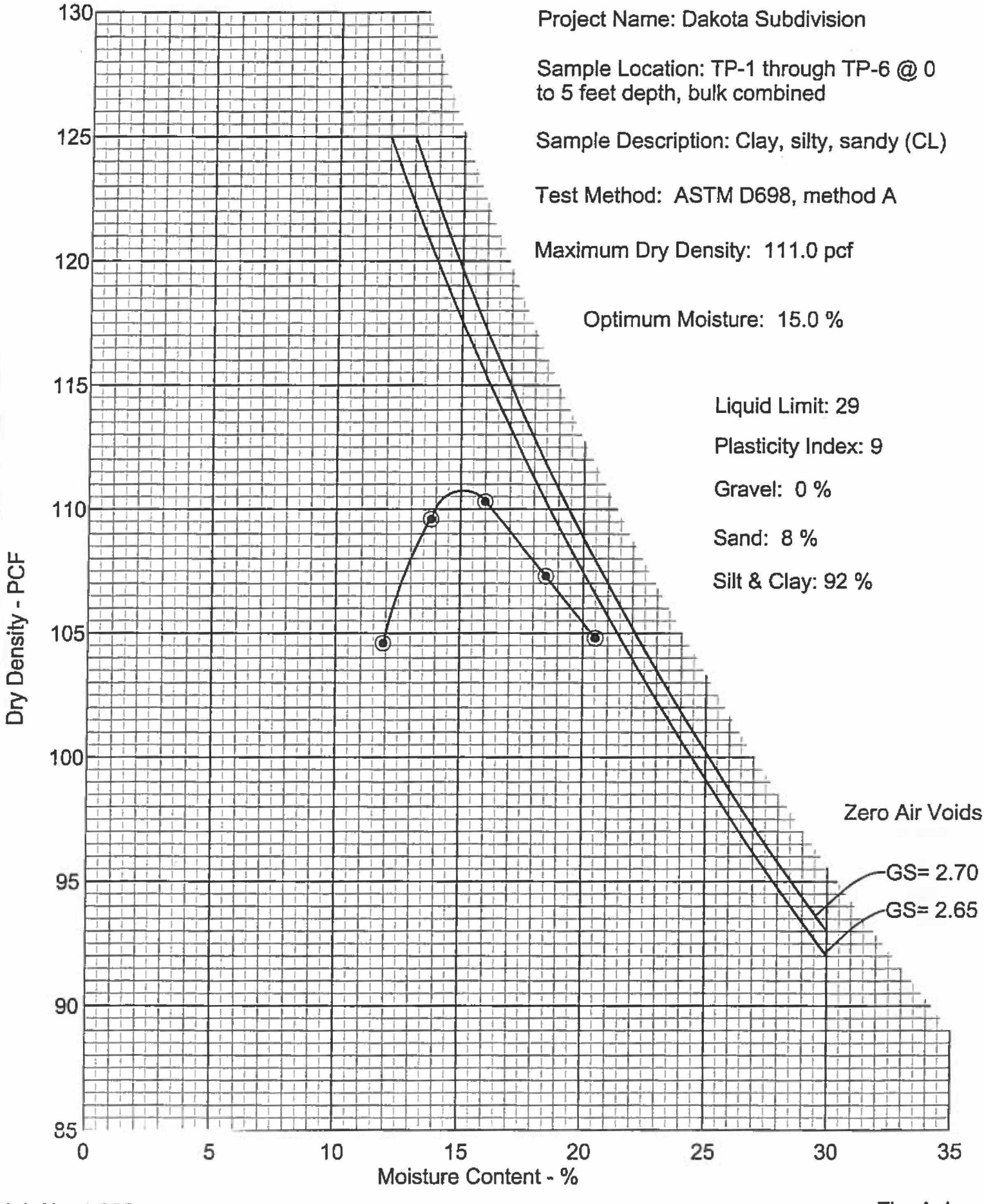
SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	DRY DENSITY (PCF)	Atterberg Limits		Swell / Consolidation		PASSING NO. 200 SIEVE (%)	WATER SOLUBLE SULFATES (ppm)	SOIL TYPE
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)	SWELL (%)	CONFINING PRESSURE (PSF)			
TP-1 through 6 bulk combined	0°-5°	6.1	--	29	9			92	6,500	Clay, silty, sandy (CL)
TP-7	3	8.4	87			-0.5	500			Clay, silty, sandy (CL)
	5	5.9	95	26	6			91		Clay, silty, sandy (CL)
TP-8	3	9.7	--	33	15			91		Clay, sandy (CL)
	6	9.7	92			-0.4	1,000			Clay, silty, sandy (CL)
TP-9	3	8.0	103	27	11			65		Clay, silty, sandy (CL)
	5	12.0	96			-0.5	1,000			Clay, silty, sandy (CL)
TP-10	3	11.2	95			+1.1	500			Clay, silty, sandy (CL)
TP-11	0	14.7	101					79		Clay, silty, sandy (CL)
	3	18.3	100			+0.4	500			Clay, silty, sandy (CL)
	5	16.9	97	26	8			78		Clay, silty, sandy (CL)
	8	22.4	94							Clay, silty, sandy (CL)
TP-12	3	5.0	95	22	2			84		Clay, silty, sandy (CL)
	6	9.1	99			+0.2	1,000			Clay, silty, sandy (CL)
TP-13	3	9.0	92			-0.1	500			Clay, silty, sandy (CL)

APPENDIX A

PAVEMENT DESIGN CALCULATIONS

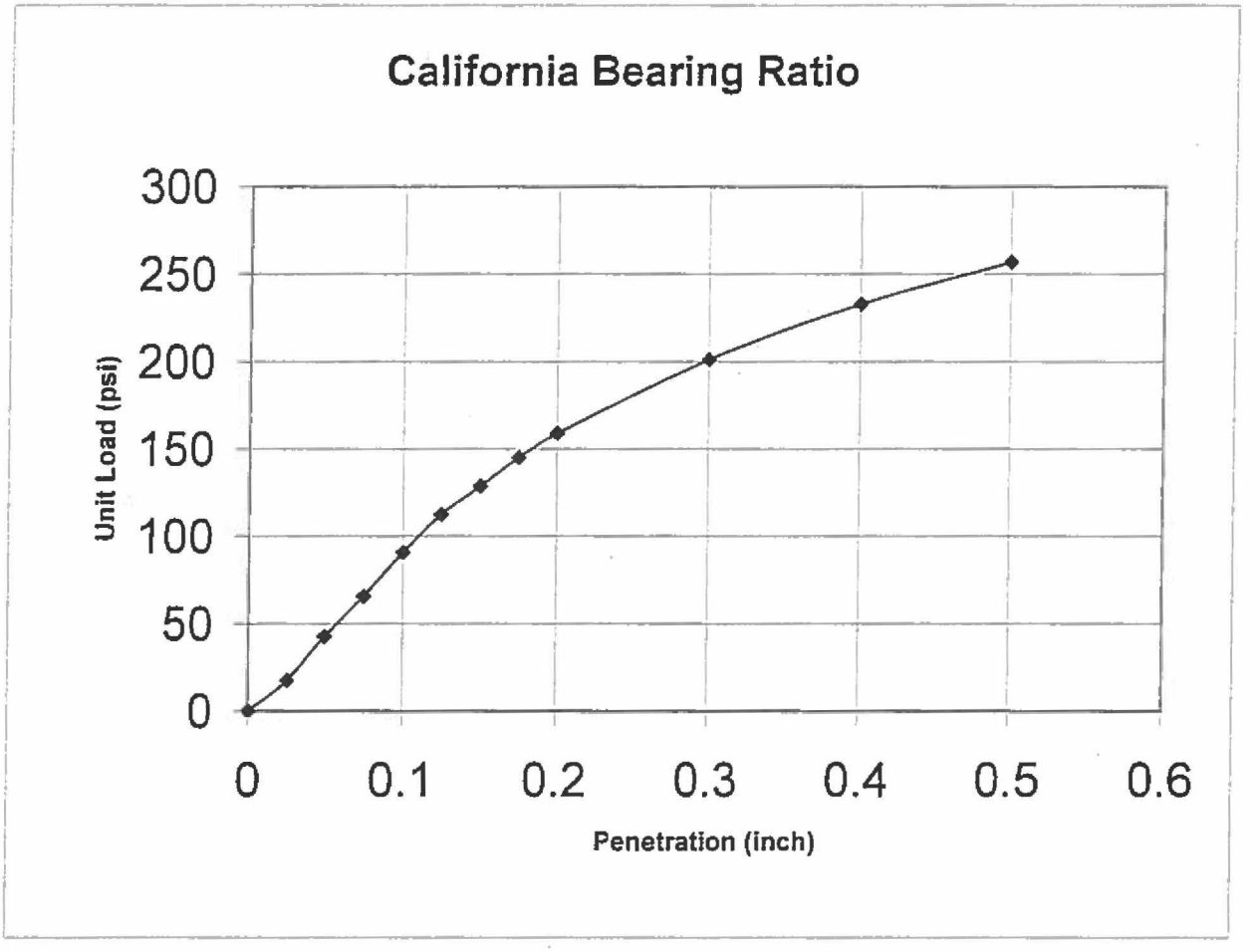
Geotechnical Engineering Group, Inc.
Moisture - Density Relationship



Job No. 1,288

Fig. A-1

Geotechnical Engineering Group, Inc.



CBR @ 0.1" Penetration	9.1
CBR @ 0.2" Penetration	10.6
Maximum Dry Density (pcf)	111.0
Optimum Moisture Content (%)	15.0
Dry Density (pcf)	109.5
Dry Density (% Maximum)	98.6
Surcharge Weight (lbs)	10.0
Swell (%)	
Before Soaking Moisture Content	15.0
After Soaking Moisture Content:	
Top Inch	20.2
Average	17.6

Job No. 1,288

Fig. A-2

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Flexible Design Inputs

Agency:	
Company:	GEG Job No. 1,288
Contractor:	
Project Description:	Dakota West Subdivision, Accel / Decel Lane
Location:	N & W D ½ Road and 31 Road

Flexible Pavement Design/Evaluation

Structural Number	3.39		**Soil Resilient Modulus**	6,607.00	**psi**
Design ESALs	1,204,500.00		**Initial Serviceability**	4.50	
Reliability	80.00	**percent**	**Terminal Serviceability**	2.50	
Overall Deviation	0.45				

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	8.47	3.39
Crushed Stone Base	0.12	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.39

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Flexible Design Inputs

Agency:
Company: GEG Job No. 1,288
Contractor:
Project Description: Dakota West Subdivision, Accel / Decel Lane
Location: N & W of D ½ Road and 31 Road

Flexible Pavement Design/Evaluation

Structural Number	3.39		**Soil Resilient Modulus**	6,607.00	**psi**
Design ESALs	1,204,500.00		**Initial Serviceability**	4.50	
Reliability	80.00	**percent**	**Terminal Serviceability**	2.50	
Overall Deviation	0.45				

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	18.22	2.19
Granular Subbase	0.10	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.39

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Flexible Design Inputs

Agency:
Company: GEG Job No. 1,288
Contractor:
Project Description: Dakota West Subdivision, Accel / Decel Lane
Location: N & W of D ½ Road and 31 Road

Flexible Pavement Design/Evaluation

Structural Number	3.39		**Soil Resilient Modulus**	6,607.00	**psi**
Design ESALs	1,204,500.00		**Initial Serviceability**	4.50	
Reliability	80.00	**percent**	**Terminal Serviceability**	2.50	
Overall Deviation	0.45				

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	14.89	1.79
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.39

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Flexible Design Inputs

Agency:
Company: GEG Job No. 1,288
Contractor:
Project Description: Dakota West Subdivision, Accel / Decel Lane
Location: N & W of D ½ Road and 31 Road

Flexible Pavement Design/Evaluation

Structural Number	3.39		**Soil Resilient Modulus**	6,607.00	**psi**
Design ESALs	1,204,500.00		**Initial Serviceability**	4.50	
Reliability	80.00	**percent**	**Terminal Serviceability**	2.50	
Overall Deviation	0.45				

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	6.00	0.72
Granular Subbase	0.10	1.00	10.66	1.07
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.39

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Rigid Design Inputs

Agency:
Company: Job No. 1,288
Contractor:
Project Description: Dakota West Subdivision, Accel / Decel Lane
Location: N & W of D ½ Road and 31 Road

Rigid Pavement Design/Evaluation

PCC Thickness	7.68	**inches**	**Load Transfer, J**	3.20	
Design ESALs	1,806,750.00		**Mod. Subgrade Reaction, k**	340	**psi/in**
Reliability	80.00	**percent**	**Drainage Coefficient, Cd**	1.00	
Overall Deviation	0.35		**Initial Serviceability**	4.50	
Modulus of Rupture	500	**psi**	**Terminal Serviceability**	2.50	
Modulus of Elasticity	3,375,000	**psi**			

Modulus of Subgrade Reaction (k-value) Determination

Resilient Modulus of the Subgrade	6,607.00	**psi**
Resilient Modulus of the Subbase	0.00	**psi**
Subbase Thickness	0.00	**inches**
Depth to Rigid Foundation	0.00	**feet**
Loss of Support Value (0,1,2,3)	0.00	

Modulus of Subgrade Reaction	145.00	**psi/in**

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

Flexible Design Inputs

Agency:
Company: GEG Job No. 1,288
Contractor:
Project Description: Dakota West Subdivision, Interior Streets
Location: N & W of D ½ Road and 31 Road

Flexible Pavement Design/Evaluation

Structural Number	2.05		**Soil Resilient Modulus**	6,607.00	**psi**
Design ESALs	54,750.00		**Initial Serviceability**	4.50	
Reliability	80.00	**percent**	**Terminal Serviceability**	2.00	
Overall Deviation	0.45				

Layer Pavement Design/Evaluation

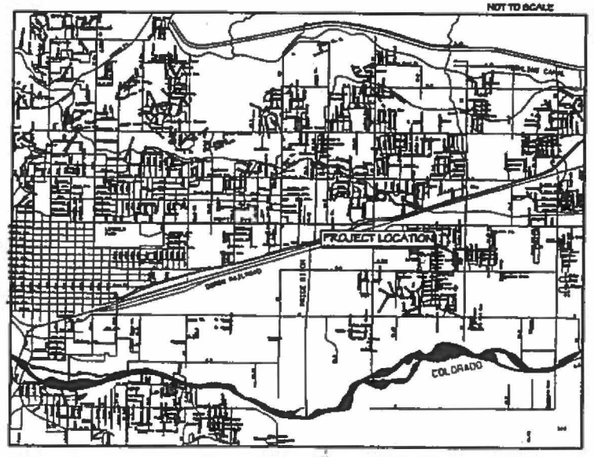
Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	5.13	2.05
Crushed Stone Base	0.12	1.00	0.00	0.00
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.05

DAKOTA WEST SUBDIVISION PHASE 2

A REPLAT OF LOTS 10 AND 12, BLOCK 1 OF DAKOTA WEST SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

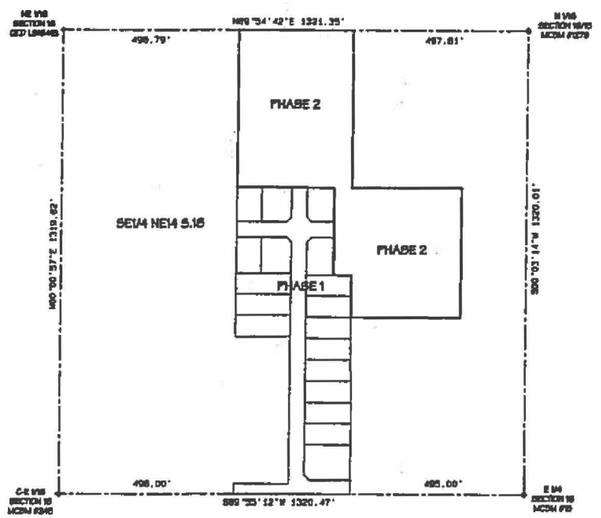
NOT TO SCALE



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



SCALE 1"=200'

LAND USE SUMMARY

LOTS	5.096 acres	80.9%
STREETS	1.203 acres	19.1%
TOTAL	6.299 acres	100%

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.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described at Reception No's 2050190, 2080387, and 2084755 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 10 Block 1, Dakota West Subdivision
AND
Lot 12 Block 1, Dakota West Subdivision, according to the plat thereof recorded at Reception No. _____ in the office of the Mesa County Clerk and Recorder

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Bismarck Street, and Washburn Street to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book _____ at Page _____.

* All irrigation easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water. Grant recorded in Book _____ at Page _____.

* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/ owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed.

G & R West, L.L.C., a Colorado Limited Liability Company.

By _____
Managing Partner

State of }
County of }ss

The foregoing Statement of Ownership and Dedication was acknowledged before me

by _____ as Managing Partner of G & R West, LLC

this _____ day of _____, 2003 for the aforementioned purposes.

_____
Notary Public

My commission expires _____

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book _____ at Page _____.

TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested in G&R West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____
NAME AND TITLE
First American Heritage Title Company

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this _____ day of _____, 2003.

_____ _____
City Manager Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
}ss
County of Mesa }

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at ___ o'clock __ M., on this _____ day of _____, 2003, A.D., and was recorded at Reception No. _____, in Plat Book ___ at Page _____, Drawer No. _____, Fees _____.

By _____ _____
Clerk and Recorder Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn,
Colorado PLS 18478

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, subjacent, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00140173, dated March 22, 2002, Meridian Land Title, LLC, No. 55610, dated March 20, 2002, and Meridian Land Title, LLC, No. 56245, dated May 1, 2002.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

DAKOTA WEST SUBDIVISION PHASE 2

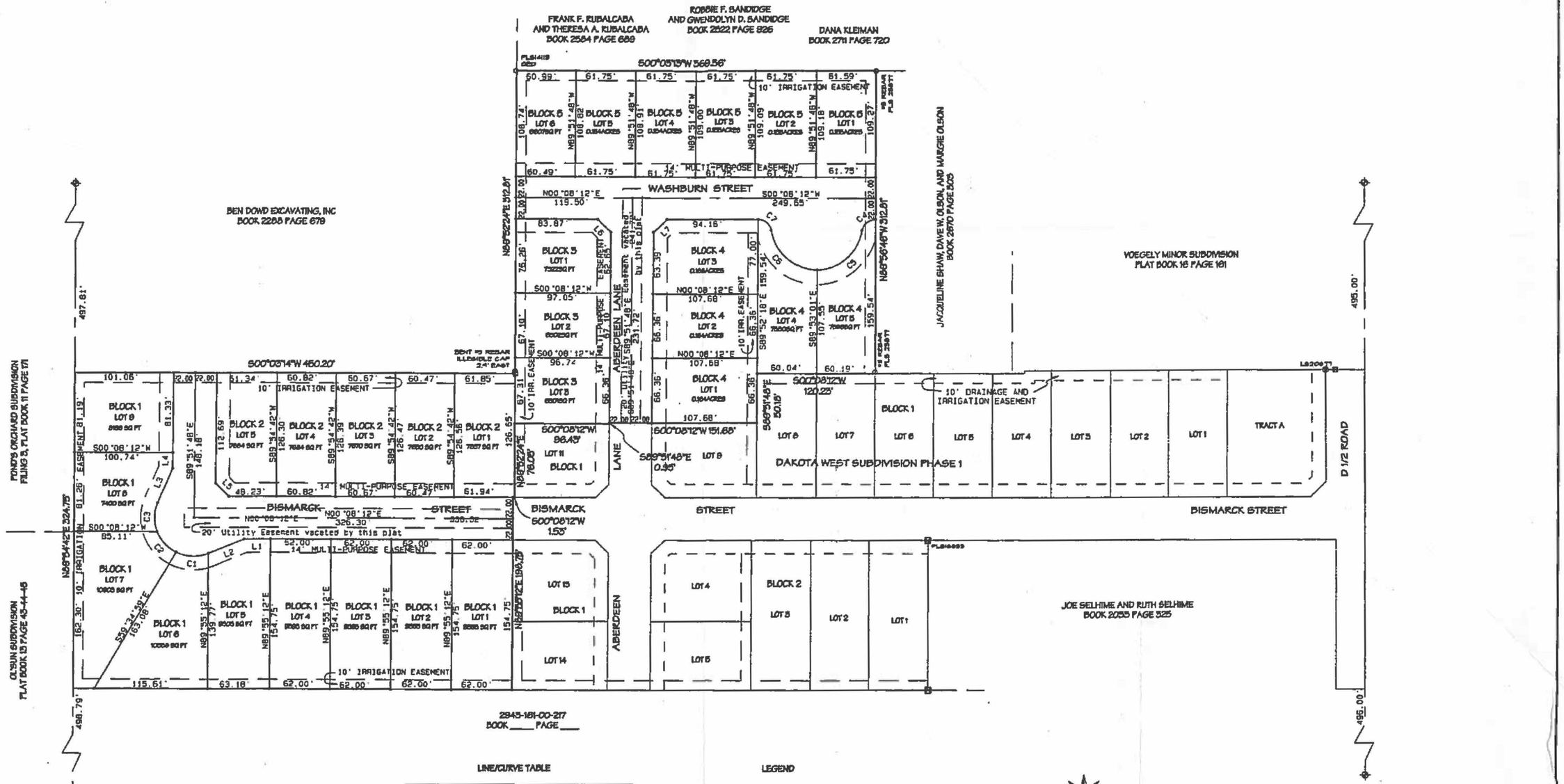
G & R WEST LLC

SECTION: E1/4 NE1/4 S.18	TWNSP: 1 South	RNGE: 1 East	MERIDIAN:

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 245-8087
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\dist\PH2.prp			Job No. 0543-002
Drawn: bkb	Checked: drs	Date: Apr 22, 2003	Sheet 1 of 2

DAKOTA WEST SUBDIVISION PHASE 2



NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

LINE/CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
L1		26.78'		S00°08'12"W	
L2		39.31'		S22°15'48"E	
C1	40.00'	33.87'	48°31'08"	N01°58'38"E	32.87'
C2	40.00'	29.83'	42°43'25"	N47°36'18"E	29.14'
C3	40.00'	30.76'	44°03'14"	S89°00'24"E	30.00'
L3		39.83'		N66°09'08"W	
L4		16.04'		N89°51'48"W	
L5		19.18'		N44°57'42"E	
L6		19.18'		S45°18'42"W	
C4	13.50	18.14'	81°15'12"	S40°21'03"E	17.58'
C5	48.00	67.18'	80°09'54"	N40°53'42"W	61.81'
C6	48.00'	55.82'	66°37'45"	N47°56'09"E	52.73'
C7	13.50'	19.11'	81°06'48"	S49°41'37"W	17.56'
L7		19.18'		S45°02'18"E	

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED

GRAPHIC SCALE 1"=50'
0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°08'12"E.

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION SE 1/4 NE1/4 S.16 | TWNSHP. 1 South | RANGE: 1 East | MERIDIAN: UTE

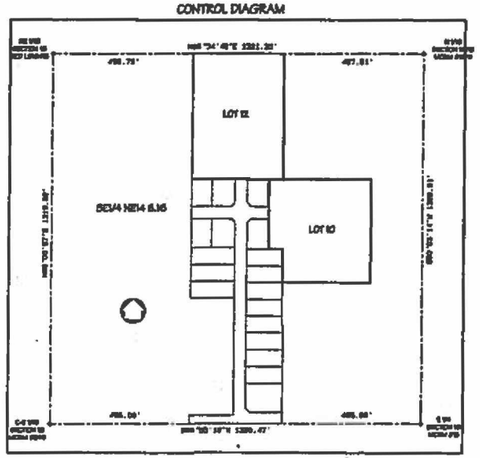
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 245-8087
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\plat\PH2.pro | Job No. 0543-002

Drawn: bkb | Checked: drs | Date: Apr 22, 2003 | Sheet 2 of 2

IMPROVEMENT SURVEY PLAT

CONTROL DIAGRAM



BEN DOWD EXCAVATING, INC
BOOK 2256 PAGE 679

FRANK F. RUBALCABA
AND THERESA A. RUBALCABA
BOOK 2584 PAGE 559

ROBBIE F. SANDIDGE
AND GWENDOLYN D. SANDIDGE
BOOK 2522 PAGE 525

DANA KLEIMAN
BOOK 2711 PAGE 720

PROPERTY DESCRIPTION

Lots 10 AND 12, Block 1, Dakota West Subdivision (Reception #_____) recorded at the Mesa County Clerk and Recorder.

JACQUELINE SHAW, DAVE W. OLSON, AND MARGIE OLSON
BOOK 2670 PAGE 305

VOEGELY MINOR SUBDIVISION
PLAT BOOK 16 PAGE 161

PONDS ORCHARD SUBDIVISION
FILING 3, PLAT BOOK 11 PAGE 171

OLSON SUBDIVISION
PLAT BOOK 15 PAGE 48-44-45

JOE SELHIME AND RUTH SELHIME
BOOK 2053 PAGE 525

BISMARCK STREET

D 1/2 ROAD

2948-161-00-217
BOOK ____ PAGE ____

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

LEGEND

- FOUND PLSS BRASS MONUMENT
- FOUND PLSS ALUMINUM MONUMENT
- FOUND ALUMINUM MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- SET ALUMINUM CAP PLS 18478 IN CONCRETE
- IRRIGATION VALVE

LINETYPE LEGEND

- SECTION LINES
- FENCE
- FLOW LINE DITCH
- CULVERT

SURVEYOR'S STATEMENT

I, Dennis E. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey shown hereon was prepared under my supervision; that the descriptions and plat hereon are accurate representations of said survey.

Dennis E. Shellhorn P.L.S. 18478

Date

GRAPHIC SCALE 1"=50

0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjacent, and other documents that may affect the quality of title to this property is from title commitments prepared by First American Heritage Title Company, No. 00410173, dated April 8, 2002, and March 25, 2002; and a title commitment prepared by Meridian Land Title, No. 55610, dated March 20, 2002.

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.

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date _____
Book _____ Page _____
Reception No. _____

IMPROVEMENT SURVEY PLAT

G & R WEST LLC

SECTION SE1/4 NE1/4 S.16 | TWNSP: 1 South | RNGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 245-6037
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\isoPH2.dro | Job No. 0543-001

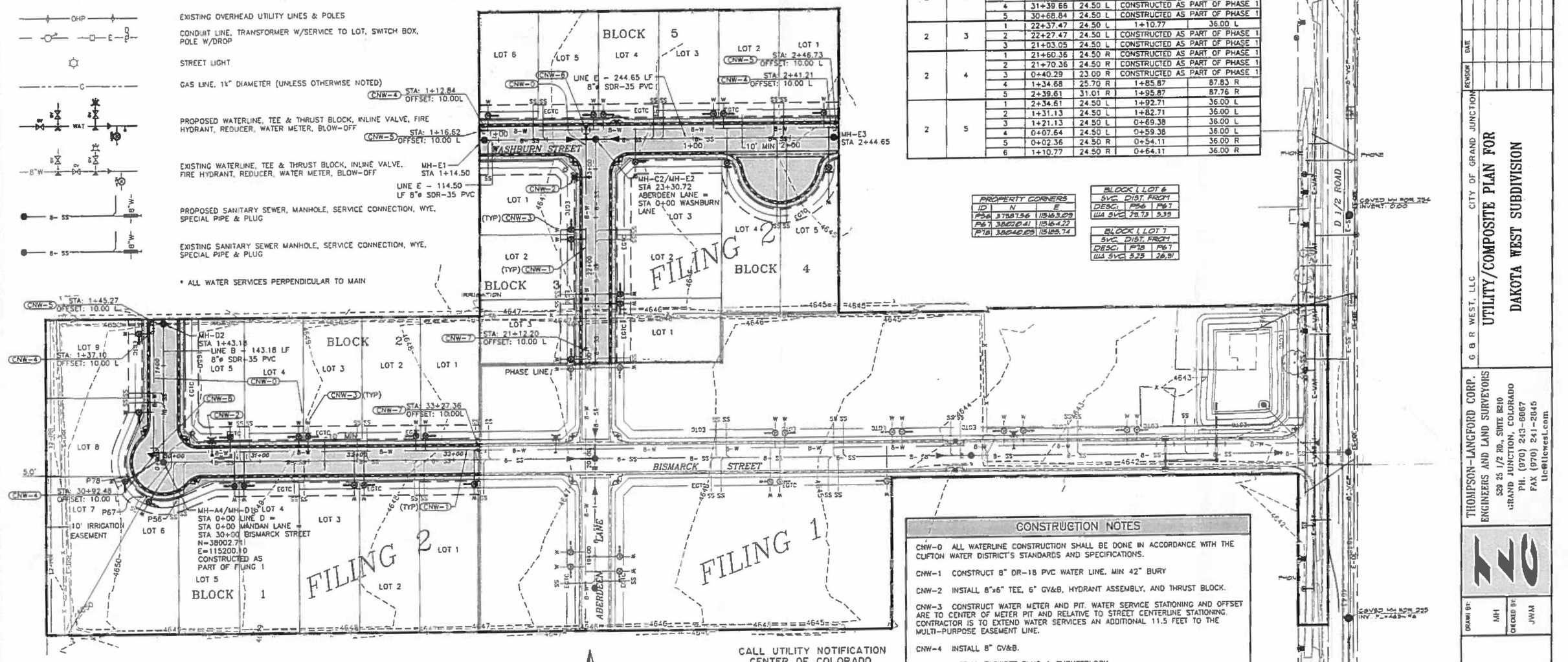
Drawn: bkb | Checked: drs | Date: Apr 22, 2003 | Sheet 2 of 2

LEGEND

- R.O.W. — STREET R.O.W. LINE
- P — LOT LINE
- EASEMENT LINE
- 1+00 ℄ 1+50 — CENTERLINE & STATION MARKERS
- E.G.T.C. — CENTERLINE COMMON TRENCH–ELECTRICAL, TELEPHONE, & CABLE T.V.
- T — UNDERGROUND TELEPHONE LINE AND PEDESTAL
- OHP — EXISTING OVERHEAD UTILITY LINES & POLES
- E — CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- G — GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- WAT — PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- 8"W — EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- 8" SS — PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- 8" SS — EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG

* ALL WATER SERVICES PERPENDICULAR TO MAIN

- 8"I — VALVE, PROPOSED, RISER, AND EXISTING RISER IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE
- TOP BACK OF CURB / EDGE OF GUTTER — CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION



COORDINATES

LOCATION ID			WM PIT		SEWER SERVICES	
PHASE	BLOCK	LOT #	ROADWAY STATIONING	ROADWAY OFFSET	STATIONING	OFFSET
2	1	1	33+21.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		2	32+07.25	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		3	31+97.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		4	30+83.25	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		5	30+73.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		6	SEE BELOW		CONSTRUCTED AS PART OF PHASE 1	
		7	SEE BELOW		CONSTRUCTED AS PART OF PHASE 1	
		8	0+51.82	24.50 L	0+61.81	36.00 L
		9	1+33.15	24.50 L	0+71.81	36.00 L
2	2	1	32+70.79	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		2	32+60.79	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		3	31+49.66	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		4	31+39.66	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		5	30+68.84	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
2	3	1	22+37.47	24.50 L	1+10.77	36.00 L
		2	22+27.47	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		3	21+03.05	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
2	4	1	21+60.36	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		2	21+70.36	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		3	0+40.29	23.00 R	CONSTRUCTED AS PART OF PHASE 1	
		4	1+34.68	25.70 R	1+85.87	87.83 R
		5	2+39.61	31.01 R	1+95.87	87.76 R
2	5	1	2+34.61	24.50 L	1+92.71	36.00 L
		2	1+31.13	24.50 L	1+82.71	36.00 L
		3	1+21.13	24.50 L	0+69.38	36.00 L
		4	0+07.64	24.50 L	0+59.38	36.00 L
		5	0+02.36	24.50 R	0+54.11	36.00 R
		6	1+10.77	24.50 R	0+64.11	36.00 R

PROPERTY CORNERS		
ID	N	E
P56	37987.56	115163.09
P67	38007.41	115164.22
P78	38040.09	115185.74

BLOCK 1 LOT 6		
SVC. DIST. FROM		
DESC:	P56	P67
W4 SVC	29.73	9.39

BLOCK 1 LOT 7		
SVC. DIST. FROM		
DESC:	P78	P67
W4 SVC	5.25	26.91

CONSTRUCTION NOTES

CNW-0 ALL WATERLINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CLIFTON WATER DISTRICT'S STANDARDS AND SPECIFICATIONS.

CNW-1 CONSTRUCT 8" DR-18 PVC WATER LINE, MIN 42" BURY

CNW-2 INSTALL 8"x6" TEE, 6" GV&B, HYDRANT ASSEMBLY, AND THRUST BLOCK.

CNW-3 CONSTRUCT WATER METER AND PIT. WATER SERVICE STATIONING AND OFFSET ARE TO CENTER OF METER PIT AND RELATIVE TO STREET CENTERLINE STATIONING. CONTRACTOR IS TO EXTEND WATER SERVICES AN ADDITIONAL 11.5 FEET TO THE MULTI-PURPOSE EASEMENT LINE.

CNW-4 INSTALL 8" GV&B.

CNW-5 INSTALL BLOWOFF PLUG & THRUSTBLOCK

CNW-6 INSTALL 8"x8"x8" TEE, (1)-8" GV&B & THRUST BLOCK.

CNW-7 REMOVE PLUG & BLOWOFF AND CONNECT TO EXISTING WATER LINE.

CNW-8 INSTALL 90° BEND AND THRUST BLOCK.

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	XCEL ENERGY
WATER:	CLIFTON WATER DISTRICT
CABLE TELEVISION:	AT&T
SANITARY SEWER:	CENTRAL GRAND VALLEY SANITATION DISTRICT
TELEPHONE:	QWEST
IRRIGATION	GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative — Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT
Date

NO	DESCRIPTION	DATE	BY

G B R WEST, LLC

CITY OF GRAND JUNCTION

UTILITY/COMPOSITE PLAN FOR DAKOTA WEST SUBDIVISION

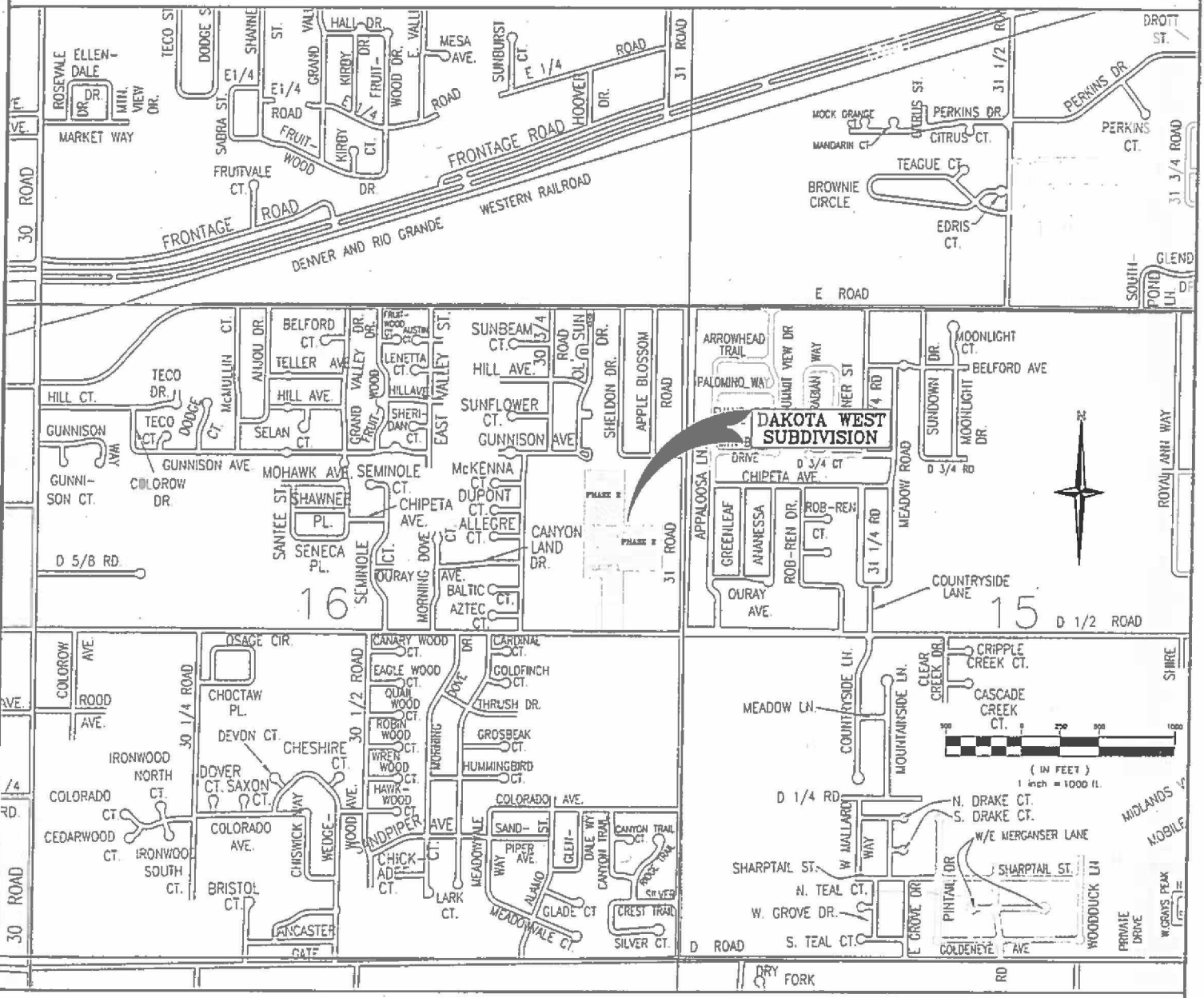
THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD, SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tlc@ilcwest.com

DRAWN BY: MH
CHECKED BY: JWM

DATE: April 23, 2003
SCALE: Horiz. 1" = 50'
Project No: 0543-001
SHEET NO: 3 OF 12

S:\design\0543-001\dwg\final\PHASE-2\UTIL-COMP.dwg, 4/23/2003 9:38:42 AM, HP LaserJet 4V.pc3

LOCATION MAP FOR DAKOTA WEST



THOMPSON-LANGFORD CORP.
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067

DAKOTA WEST SUBDIVISION PHASE 2

BOOK 2584 PAGE 668 | BOOK 2522 PAGE 826 | BOOK 2711 PAGE 720

PLS #18478 DEED

S00°03'13"W 568.56'

BLOCK 5 LOT 6 6607 SQ FT | BLOCK 5 LOT 5 6722 SQ FT | BLOCK 5 LOT 4 6725 SQ FT | BLOCK 5 LOT 3 6733 SQ FT | BLOCK 5 LOT 2 6736 SQ FT | BLOCK 5 LOT 1 6726 SQ FT

60.99' | 61.75' | 61.75' | 61.75' | 61.75' | 61.59'

108.74' | 108.82' | 108.91' | 109.00' | 109.09' | 109.18' | 109.27'

N89°51'48"W

466 | 464 | 462 | 460 | 458

50.49' | 61.75' | 61.75' | 61.75' | 61.75'

MULTI-PURPOSE EASEMENT

Not OK, Frontyard setback

No - Front yard setback

WASHBURN STREET

N00°08'12"E 119.50'

S00°08'12"W 188.88'

22.00' | 22.00'

BOOK 2288 PAGE 679

BOOK 2670 PAGE 505

N89°56'24"E 312.85'

N89°56'46"W 312.85'

83.87' | 92.60'

BLOCK 5 LOT 1 7522 SQ FT | BLOCK 4 LOT 5 8199 SQ FT

309 1/2 | 309 1/2

Don't Know yet.

Not OK Front Yard Setback

OK - Because it's a backyard

S00°08'12"W 450.20'

97.05' | 107.68'

BLOCK 5 LOT 2 6602 SQ FT | BLOCK 4 LOT 2 7486 SQ FT | BLOCK 4 LOT 4 7486 SQ FT | BLOCK 4 LOT 5 7097 SQ FT

309 2 | 309 3 | 461 | 459

ABERDEEN LANE

10' IRR. MULTI-PURPOSE EASEMENT

20' Utility Easement (Dedicated Phase I)

BENT #5 REBAR ILLEGIBLE CAP 2.4' EAST

#5 REBAR PLS 25977 1.76' EAST

BOOK 559 PAGE 348

S00°08'12"W 120.23'

BLOCK 5 LOT 3 6601 SQ FT | BLOCK 4 LOT 1 7485 SQ FT

309 0 | 309 1

107.68' | 107.68'

S00°08'12"W 151.68'

S89°51'48"E 50.16'

BLOCK 1

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1 | TRACT A

DAKOTA WEST SUBDIVISION PHASE 1

VOEGELY MINOR SUBDIVISION PLAT BOOK 16 PAGE 181

497.81' | 495.00'

141.79' | 60.67' | 60.47' | 61.85'

BLOCK 6 LOT 1 9226 SQ FT | BLOCK 2 LOT 4 10226 SQ FT | BLOCK 2 LOT 3 7670 SQ FT | BLOCK 2 LOT 2 7650 SQ FT | BLOCK 2 LOT 1 7637 SQ FT

309 0 | 474 | 472 | 470 | 468

S00°08'12"W 141.53'

BLOCK 6 LOT 2 9164 SQ FT

308 8

S00°08'12"W 141.28'

BLOCK 6 LOT 3 8958 SQ FT

308 6 1/2

S00°08'12"W 141.02'

BLOCK 6 LOT 4 8222 SQ FT

308 4

S00°08'12"W 108.77'

BLOCK 6 LOT 5 8586 SQ FT

308 4

146.51'

116.22' | 62.00' | 62.00' | 62.00'

N00°08'12"E 448.74'

498.79'

S89°51'48"E 324.75'

S89°51'48"E 148.24'

N89°51'48"W 111.65'

64.95' | 64.95' | 64.95' | 64.95' | 64.95'

10' IRRIGATION EASEMENT

MULTI-PURPOSE EASEMENT

L7 | C1 | C8 | L8

MANDAN LANE

BISMARCK STREET

N00°08'12"E 285.55'

336.32'

20' Utility Easement (Dedicated Phase I)

64.03' | 62.00' | 62.00' | 62.00'

473 | 471 | 469 | 467

BLOCK 1 LOT 4 13507 SQ FT | BLOCK 1 LOT 3 8586 SQ FT | BLOCK 1 LOT 2 8586 SQ FT | BLOCK 1 LOT 1 8586 SQ FT

N89°55'12"E 154.75'

76.13'

154.75'

BISMARCK S00°08'12"W 1.53'

BISMARCK S00°08'12"W 86.45'

N89°52'24"E 79.09'

LOT 11 BLOCK 1 | LOT 15 BLOCK 1 | LOT 14 BLOCK 1

ABERDEEN LANE

N89°56'24"E 198.75'

LOT 4 | LOT 3 BLOCK 2 | LOT 2 | LOT 1

LOT 5

BOOK 1998 PAGE 185

D 1/2 ROAD

BISMARCK STREET

496.00'

LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
L2	19.18'			N44°57'42"E	
L3	19.18'			S45°18'42"W	
C1	19.15'	13.50'	81°15'38"	S40°20'49"E	17.58'
C2	67.16'	48.00'	80°09'45"	N40°53'45"W	61.81'
C3	68.75'	48.00'	82°03'55"	N40°13'05"E	63.02'
C4	17.65'	13.50'	74°29'08"	S44°00'28"W	16.34'
C5	1.56'	13.50'	6°37'42"	S03°27'03"W	1.56'
L4	19.18'			S45°02'18"E	
L5	60.76'			S00°08'12"W	
L6	26.00'			N89°51'48"W	
L7	16.00'			N00°08'12"E	
C6	59.69'	38.00'	90°00'00"	N44°51'48"W	53.74'
C7	59.54'	38.00'	89°46'30"	N45°01'27"E	53.63'
C8	45.08'	38.00'	67°58'32"	S56°06'02"E	42.49'
C9	15.96'	13.50'	67°45'02"	S55°59'17"E	15.05'
L8	27.10'			S89°51'48"E	

Driveway needs to be placed as far North as possible to avoid site distance problems.

Fences in R.O.W. need Revocable permit.

Fence in Right-of-way

Height of fence in front yard Setback

question as to setback distance - but it looks OK at this point in time.

OK now if revocable is granted. Once fence comes down then front yard setbacks apply

2843-161-00-217

30" Sold 48" spec

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- SET #5 REBAR/CAP PLS 18478
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED

GRAPHIC SCALE 1"=50'

0 | 50 | 100 | 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

REINHIS RAY SMELLHOUSE PROFESSIONAL LAND SURVEYOR 18478 STATE OF COLORADO 7/22

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION 16 | SE1/4 NE1/4 S.16 | TWNSHP: 1 South | RNGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 245-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\plat#2.prp | Job No. 0543-003

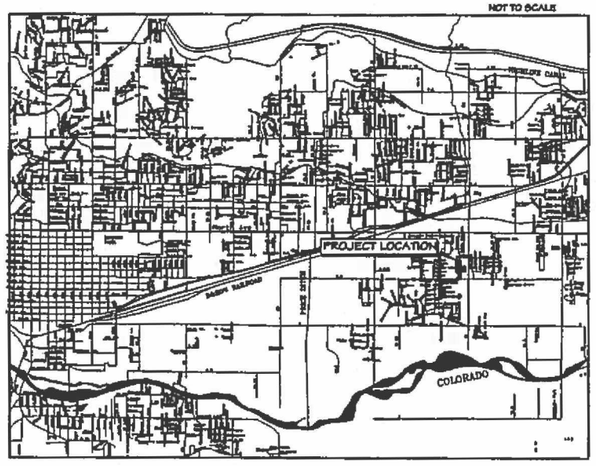
DAKOTA WEST SUBDIVISION PHASE 2

A REPLAT OF LOTS 10 AND 12, BLOCK 1 OF DAKOTA WEST SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FP-2003-079
RMF-5
SIF 292.00
TCP 500.00

VICINITY MAP

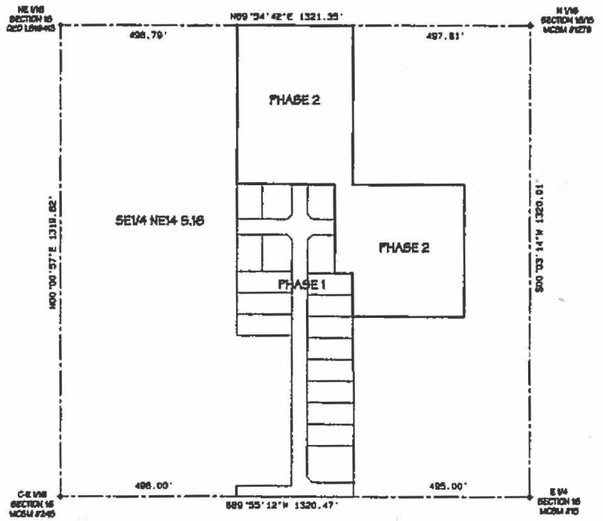
NOT TO SCALE



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



LAND USE SUMMARY

LOTS	5.001 acres	79.5%
STREETS	1.289 acres	20.5%
TOTAL	6.290 acres	100%

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.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&K West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described at Reception No's 2056182, 2280567, 2064788 and 2122548 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 10 Block 1, Dakota West Subdivision
AND
Lot 12 Block 1, Dakota West Subdivision, according to the plat thereof recorded at Reception No. 2129444 in the office of the Mesa County Clerk and Recorder

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Bismarck Street, and Washburn Street to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3395 at Page 993.

* Irrigation easement reserved by the owners for the benefit of adjoining properties.

* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed

G & K West, LLC, a Colorado Limited Liability Company.

Robert G. Cantrell, Managing Partner

State of)
County of)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Robert G. Cantrell as Managing Partner of G & K West, LLC this 23rd day of July, 2003 for the aforementioned purposes.

Lanette K. Barnett
Notary Public

My commission expires: 02/17/06

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in saiddedication by the owners thereof and agrees that its security interest which is recorded in Book 3371 at Page 854 of thepublic records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 23rd day of 2003.

By: Michael Mast For: Bank of Colorado
(Title) Vice President

State of Colorado)
County of Mesa)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Michael Mast, Vice President of Bank of Colorado, a Vice President this 23rd day of July, 2003 for the aforementioned purposes.

Sharon Tibbetts
Notary Public

My commission expires: 01-25-06

My Commission Expires January 25, 2006

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3395 at Page 970

TITLE CERTIFICATION

We, Meridian Land Title, L.L.C., a title insurance company,as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to G&K West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: JULY 23, 2003 BY: Lawrence D. Vent
NAME AND TITLE: Meridian Land Title, L.L.C. TITLE: EXAMINER

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 2nd day of July, 2003.

City Manager — Mayor: Harry S. Butler

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:15 o'clock P. M., on this 24th day of July, 2003, A.D., and was recorded at Reception No. 2136663, in Plat Book 19 at Page 375, Drawer No. OO-19 Fees $20.00+$1.00

By: _____ Clerk and Recorder _____ Deputy

SURVEYOR'S STATEMENT

I, Dennis K. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This certification is only applicable to the survey data hereon, and does not constitute any warranty or opinion as to ownership, lienholders, or quality of title.

Dennis K. Shellhorn, 7/22/03
Colorado

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00145173, dated March 28, 2002, Meridian Land Title, LLC, No. 85910, dated March 20, 2002, and Meridian Land Title, LLC, No. 86248, dated May 1, 2002.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

DAKOTA WEST SUBDIVISION PHASE 2

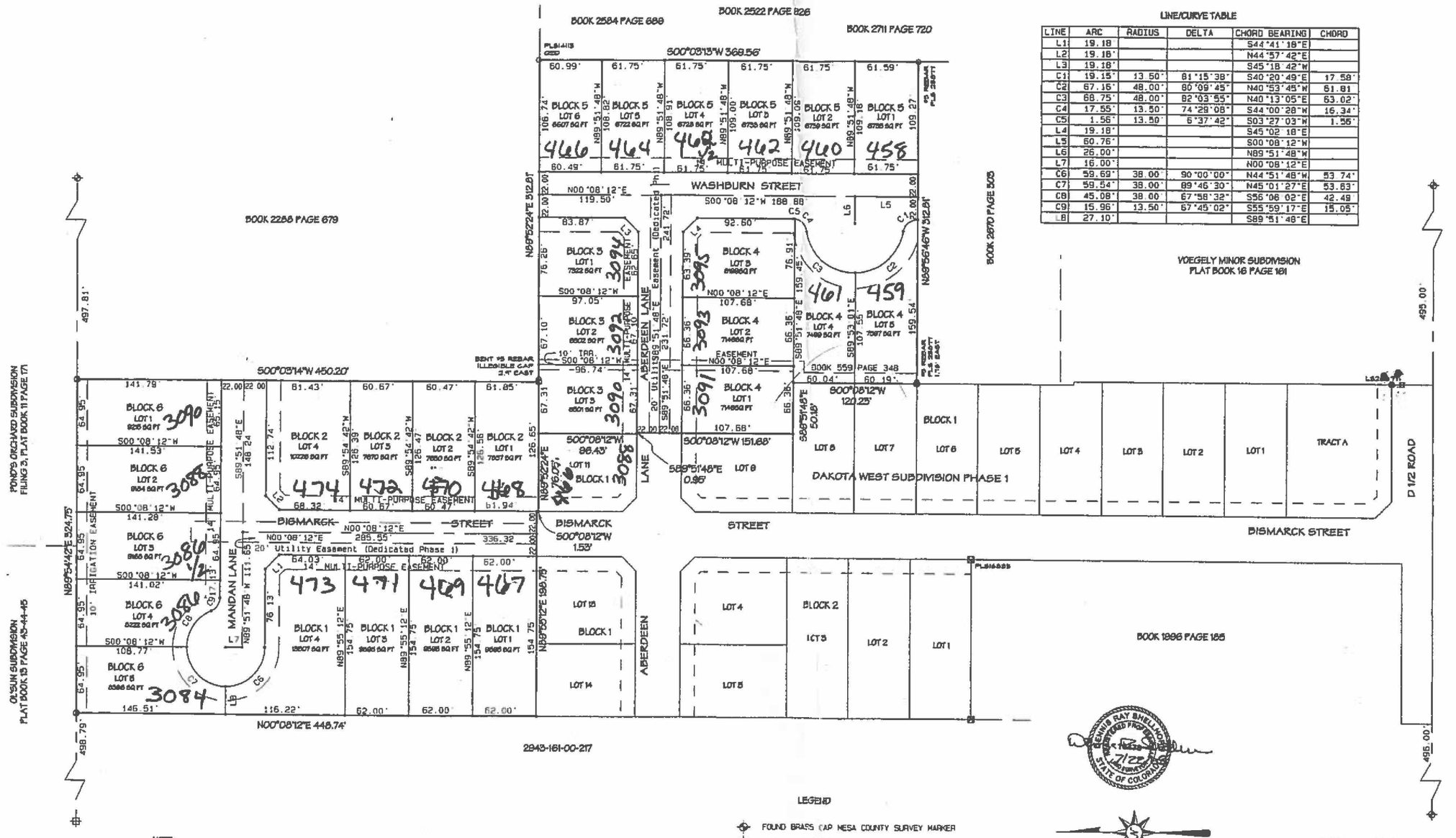
G & R WEST LLC

SECTION SE1/4 NE1/4 S 16	TWSP: 1 South	RNGE: 1 East	MERIDIAN:

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 245-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\platPH2.pro			Job No 0543-002
Drawn: bkb	Checked: drs	Date: Jul 22, 2003	Sheet 1 of 2

DAKOTA WEST SUBDIVISION PHASE 2



LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
L2	19.18'			N44°57'42"E	
L3	19.18'			S45°18'42"W	
C1	19.15'	13.50'	81°15'38"	S40°20'49"E	17.58'
C2	67.16'	48.00'	80°09'45"	N40°53'45"W	61.81
C3	68.75'	48.00'	82°03'55"	N40°13'05"E	63.02'
C4	17.55'	13.50'	74°28'08"	S44°00'28"W	16.34'
C5	1.56'	13.50'	6°37'42"	S03°27'03"W	1.56'
L4	19.18'			S45°02'18"E	
L5	60.76'			S00°08'12"W	
L6	26.00'			N89°51'48"W	
L7	16.00'			N00°08'12"E	
C6	59.69'	38.00'	90°00'00"	N44°51'48"W	53.74'
C7	59.54'	38.00'	89°46'30"	N45°01'27"E	53.63'
C8	45.08'	38.00'	67°58'32"	S56°06'02"E	42.49
C9	15.96'	13.50'	67°45'02"	S55°59'17"E	15.05'
L8	27.10'			S89°51'48"E	

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- SET #5 REBAR/CAP PLS 18478
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED

GRAPHIC SCALE 1"=50'
0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

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SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION SE1/4 NE1/4 S.16 | TWNSHP: 1 South | RNGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 245-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\platPH2.pro | Job No. 0543-002
Drawn: bkb | Checked: dra | Date: Jul 22, 2003 | Sheet 2 of 2

CITY OF
grand junction
COLORADO
serving the community together

COMMUNITY
DEVELOPMENT

FP-2003-079

June 15, 2004

Rob and Gina Cantrell
G & R West, LLC

RE: Fencing in dedicated right-of-way / Fences over the allowed height in the front-yard setback

Dear Rob & Gina:

For permission to allow the current illegal fencing to remain in the Dakota West Subdivision, two permits will need to be applied for: 1) A Revocable Permit for the fencing to remain in and across dedicated rights-of-way; 2) a variance to allow over height fencing to remain in the front-yard setback until the fencing in the right-of-way is removed. I am enclosing both checklists that are required for these processes.

The first process will be the Variance, which will be reviewed by the Planning Commission. If the variance is granted, Staff will recommend that it be conditioned. When the fences in the right-of-way are to be removed, the fences in the front-yard setback will have to be removed or lowered to meet the current Code requirements for fencing in the front-yard setback.

The second process will be the Revocable Permit, which will be reviewed by the City Council. You can submit the materials for review at the same time, but they will be two separate processes.

As I mentioned to you earlier, there is no precedent for issuing a Revocable Permit for fencing across a dedicated right-of-way. If the Variance for the fence in the front-yard setback is denied by the Planning Commission, the process will stop there and the Revocable Permit will not proceed to the City Council.

Should you have any further questions regarding this process please feel free to contact me at 256-4033.

Sincerely,

Lori V. Bowers

Lori V. Bowers, Senior Planner
Community Development Department

FEE $10.00

PERMIT # 12211

FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

PROPERTY ADDRESS 3088 D½ Rd

TAX SCHEDULE NO 2943-161-00-187

PROPERTY OWNER G+R west Builders Gina + Rob Contrel

OWNER'S PHONE (970) 255-8164

OWNER'S ADDRESS _____

CONTRACTOR Chris's Landscaping

CONTRACTOR'S PHONE (970) 640-0244

CONTRACTOR'S ADDRESS 528 N 26th st.

FENCE MATERIAL Cedar Fence

FENCE HEIGHT 6 Ft /30" in front 20'

✍ PLOT PLAN

See attached

✍ **Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.**

☞ THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ☜

ZONE RMF-5

SPECIAL CONDITIONS front 20' will be 30" then 6' from there back.

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater.

Side 0' from PL Rear 0' from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature Robert Contrel MGR Date _____

Community Development's Approval Tamra Allen Date 2/12/03

City Engineer's Approval (if required) _____ Date _____

PRELIMINARY PLAN
FOR
DAKOTA WEST SUBDIVISION

G & R WEST, LLC
2650 EL CORONA DR.
GRAND JUNCTION, CO 81501

NOTE: FOR DRAINAGE FLOW PATTERNS SEE DRAINAGE MAP ATTACHED TO ACCOMPANYING "PRELIMINARY DRAINAGE STUDY".

AREA SUMMARY			
LOTS (45)	8.22	ACRES	74.32%
RIGHTS-OF-WAY	2.51	ACRES	22.70%
TRACT "A"	0.33	ACRES	2.98%
TOTAL:	11.06	ACRES	100%

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC: XCEL ENERGY
WATER: CLIFTON WATER DISTRICT
CABLE TELEVISION: AT&T
SANITARY SEWER: CENTRAL GRAND VALLEY SEWER DISTRICT
TELEPHONE: QWEST
IRRIGATION: GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE: GRAND JUNCTION DRAINAGE DISTRICT

D 1/2 ROAD
HALF STREET IMPROVEMENTS

URBAN RESIDENTIAL STREET

BLOCK 1 PHASE 2

BLOCK 2

BLOCK 3

BLOCK 4 PHASE 1

BLOCK 5

PROPOSED STORM SEWER WITH CURB OPENING INLETS

PROPOSED 8" SANITARY SEWER WITH MANHOLE

EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN

PROPOSED 8" WATER WITH VALVE

CONTOUR INTERVAL 1'

PROJECT BENCHMARK:

PROPOSED ZONING FOR DAKOTA WEST SUBDIVISION IS TO BE RMF-5

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE FOR 253

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT 8" VCP SEWER

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE FOR 254

CONNECT TO EXISTING CLIFTON WATER LINE

TO LEWIS WASH

PROPOSED MANHOLE

EXISTING CENTRAL GRAND VALLEY SANITATION DISTRICT MANHOLE FOR 255
RIM = 4843.44
INV = 4834.88

REMOVE/REPLACE 2.5 ROAD TO ACCOMMODATE LEFT TURN LANE

EXISTING DETACHED SIDEWALK

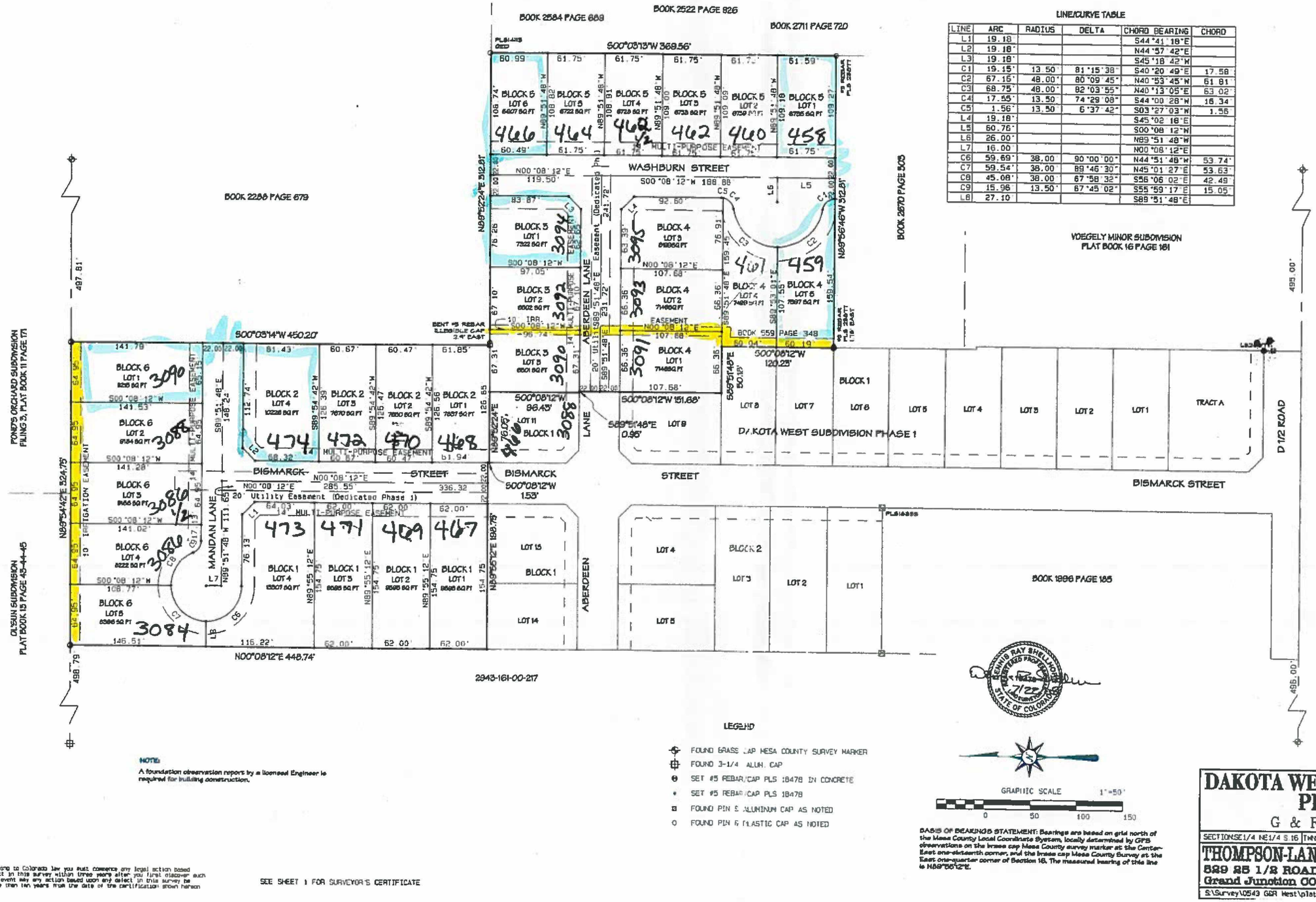
CITY OF GRAND JUNCTION

G & R WEST, LLC
PRELIMINARY PLAN FOR

THOMPSON-LANGFORD CORP.
ENGINEERING AND LAND SURVEYING

October

DAKOTA WEST SUBDIVISION PHASE 2



LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
L2	19.18'			N44°57'42"E	
L3	19.18'			S45°18'42"W	
C1	19.15'	13.50'	81°15'38"	S40°20'49"E	17.58'
C2	67.15'	48.00'	80°09'45"	N40°53'45"W	61.81'
C3	68.75'	48.00'	82°03'55"	N40°13'05"E	63.02'
C4	17.55'	13.50'	74°29'08"	S44°00'28"W	16.34'
C5	1.56'	13.50'	6°37'42"	S03°27'03"W	1.56'
L4	19.18'			S45°02'18"E	
L5	60.76'			S00°08'12"W	
L6	26.00'			N89°51'48"W	
L7	16.00			N00°08'12"E	
C6	59.69'	38.00'	90°00'00"	N44°51'48"W	53.74'
C7	59.54'	38.00'	89°46'30"	N45°01'27"E	53.63'
C8	45.08'	38.00'	67°58'32"	S56°06'02"E	42.49'
C9	15.96'	13.50'	67°45'02"	S55°59'17"E	15.05'
L8	27.10'			S89°51'48"E	

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- SET #5 REBAR/CAP PLS 18478
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED

GRAPHIC SCALE 1"=50'
0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

DENNIS RAY SHELLHORN PROFESSIONAL LAND SURVEYOR 18478 7/22 LAST REVISION STATE OF COLORADO

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

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION SE1/4 NE1/4 S.16 | TWNSHP 1 South | RNGE 1 East | MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\plat PH2.pro | Job No. 0543-002

DAKOTA WEST SUBDIVISION

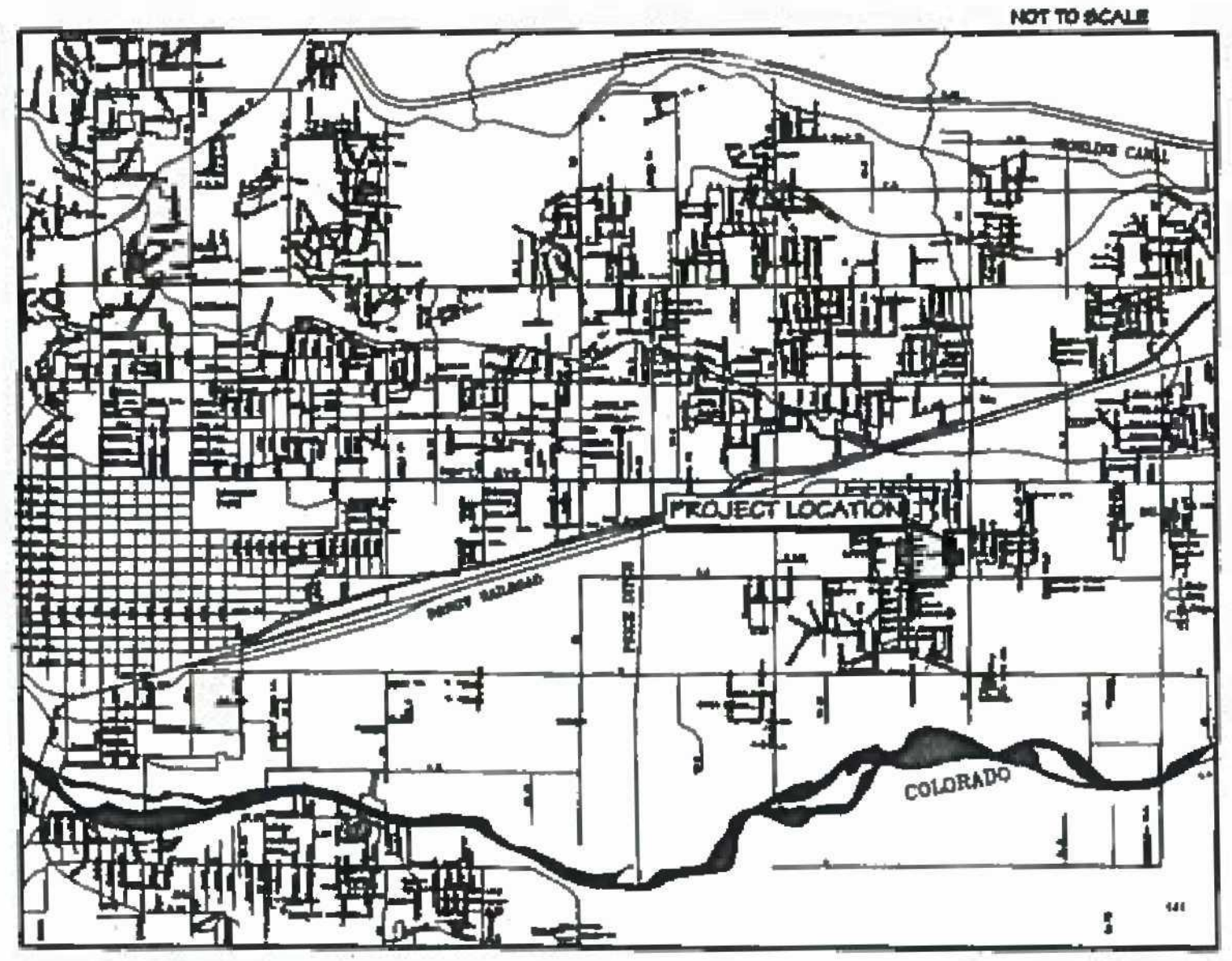
FP-2003-038 RMF-5

SIF 292.00
TCP 500.00

OF PARCELS SITUATED IN THE SE1/4 NE1/4 S.16, T.1 S., R.1 E., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

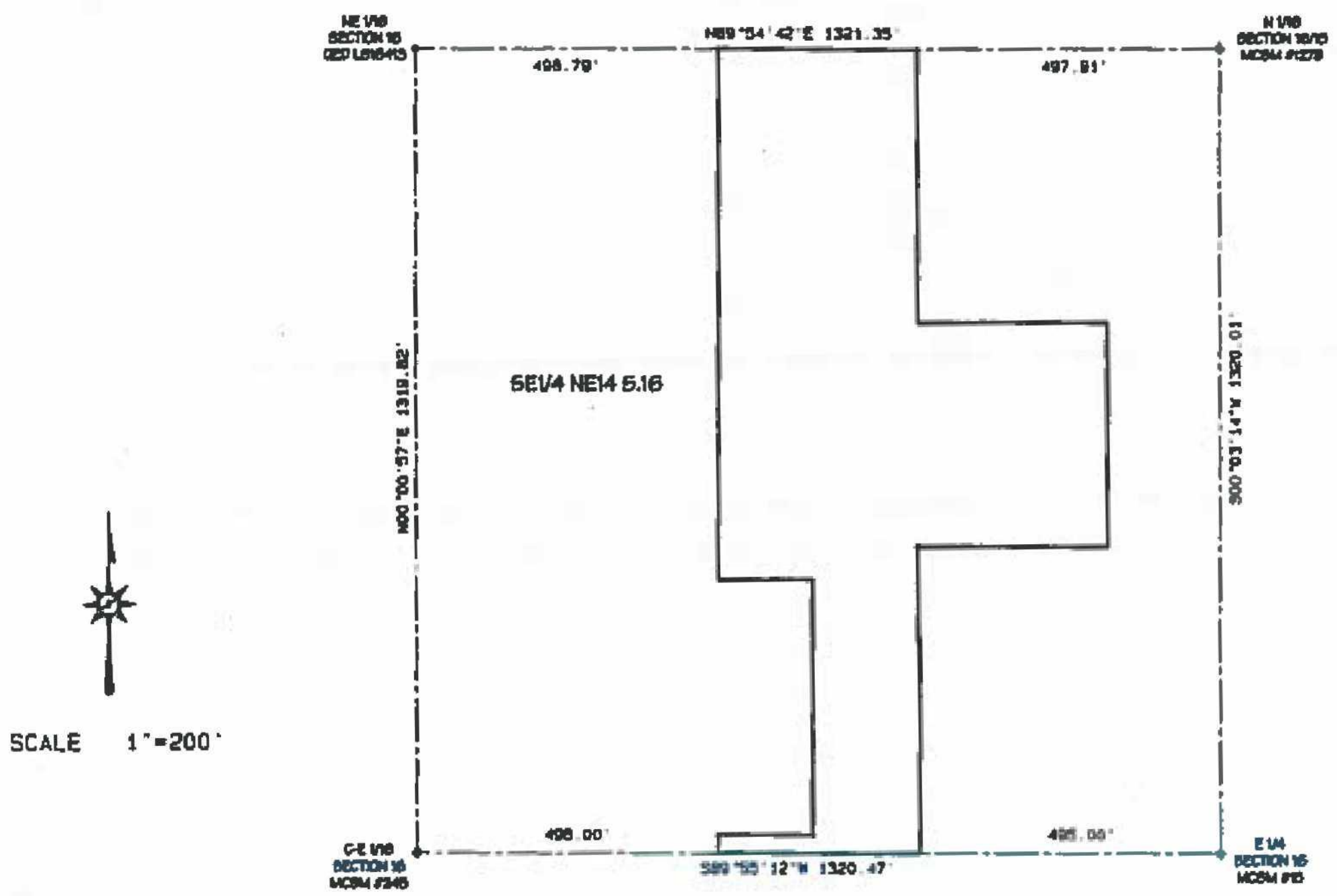
NOT TO SCALE



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 64415, dated June 12, 2003.

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

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.

LAND USE SUMMARY

LOTS	9.407 acres	85.1%
TRACTS	0.301 acres	2.7%
STREETS	1.353 acres	12.2%
TOTAL	11.061 acres	100%

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described at Reception No's. 2058186, 2080587, 2064768 and 2122548 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at a point which bears West 496 feet from the East Quarter Corner of Section 16, Township 1 South, Range 1 East of the Ute Meridian,
thence West 125 feet;
thence North 346.46 feet;
thence East 121 feet;
thence South 346.46 feet to the Point of Beginning.
EXCEPT road right of way on the South.
AND
Beginning 496.0 feet East of the Southwest Corner of the SE1/4 of the NE1/4 of said Section 16;
thence North 00°15'00" East 1320.01 feet to the North line of said SE1/4 of the NE1/4 of Section 16;
thence East 324.75 feet;
thence South 971.82 feet;
thence West 125.0 feet;
thence South 346.46 feet;
thence West 204.75 feet to the Point of Beginning;
EXCEPT Beginning at the Southwest Corner of said SE1/4 of the NE1/4, whose South line bears South 90°00'00" East with all bearings contained herein to be relative thereto;
thence South 90°00'00" East 496.0 feet;
thence North 00°15'00" East 30.0 feet for the true Point of Beginning;
thence North 00°15'00" East 417.0 feet;
thence South 90°00'00" East 154.75 feet;
thence South 00°15'00" West 417.0 feet;
thence North 90°00'00" West 154.75 feet the the true Point of Beginning.
AND
Beginning at a point being 567.00 feet N00°00'00"E and 185.00 feet N90°00'00"W of the SE corner of the NE1/4, Section 16, T1S, R1E, U.M. and considering the East line of the NE1/4 Section 16, Township 1 South, Range 1 East, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto;
thence S00°00'00"E 67.00 feet to the most northerly NEcorner og the land described in Book 2522 at Page 826;
thence N90°00'00"W 310.00 feet;
thence N00°00'00"E 570.00 feet;
thence N90°00'00"E 310.00 feet;
thence S00°00'00"E 503.00 feet to the Point of Beginning.

AND Beginning at the Southwest corner of a parcel of land described in a warranty deed recorded in Book 3192 at Page 514 of the Mesa County records;
Thence along the extension of the South line of that parcel described in said Book 3192 at Page 514, North 89°58'46" West, a distance of 2.51 feet to the East line of a parcel of land described in a warranty deed recorded in Book 3216 at Pages 158/159;
Thence along the East line of that parcel described in said Book 3216 at Pages 158/159, North 00°05'14" East, a distance of 368.57 feet to the South line of a parcel of land described in a warranty deed recorded in Book 2268 at Page 678;
Thence along the South line of that parcel described in said Book 2268 at Page 679, North 89°52'24" East, a distance of 2.51 feet to the West line of that parcel described in said Book 3192 at Page 514;
Thence along said West line, South 00°05'14" West, a distance of 368.58 feet to the Point of Beginning.

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Bismarck Street, and D-1/2 Road to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* Utility easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3395 at Page 970

* Tract A is to be conveyed by separate instrument to the Dakota West Homeowners Association, for the purpose of retaining runoff water which originates from the property hereby platted, or from upstream areas, through natural or man-made facilities, and for recreational and aesthetic purposes as determined appropriate by said owners; subject to terms set forth in said instrument and subject to the Convenants, Conditions and Restrictions for Dakota West. Deed of conveyance recorded in Book 3395 at Page 970.

* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

G & R West, L.L.C., a Colorado Limited Liability Company.

By [signature]
Managing Partner

State of }
}ss
County of }

The foregoing Statement of Ownership and Dedication was acknowledged before me by Robert Cantrell as Managing Partner of G & R West, LLC this 19th day of June, 2003 for the aforementioned purposes.

[signature] Lanette K. Garnett
Notary Public

My commission expires: 02/17/06

NOTARY PUBLIC LANETTE K. GARNETT STATE OF COLORADO

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3395 at Page 970

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3371 at Page 654 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Assistant Vice President, with the authority of its Board of Directors, this 19th day of June 2003.

By: [signature] For: Bank of Colorado
(Title) Assistant Vice President

TITLE CERTIFICATION

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to G&R West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: JUNE 19, 2003 BY: [signature] LAWRENCE D VENT
NAME AND TITLE TITLE EXAMINER
Meridian Land Title, LLC

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24th day of June, 2003.

[signature] City Manager
[signature] ~~Mayor~~ Council Member

CLERK AND RECORDER'S CERTIFICATE

State of Colorado }
}ss
County of Mesa }

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:41 o'clock P.M., on this 24th day of June, 2003, A.D., and was recorded at Reception No. 2129444 in Plat Book 19 at Page 350-351 Drawer No. NN-124 Fees $20.00 + $1.00

By: ______ Clerk and Recorder ______ Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

[signature]
Dennis R. Shellhorn, [date]/03
Colorado PLS 18478

DAKOTA WEST SUBDIVISION

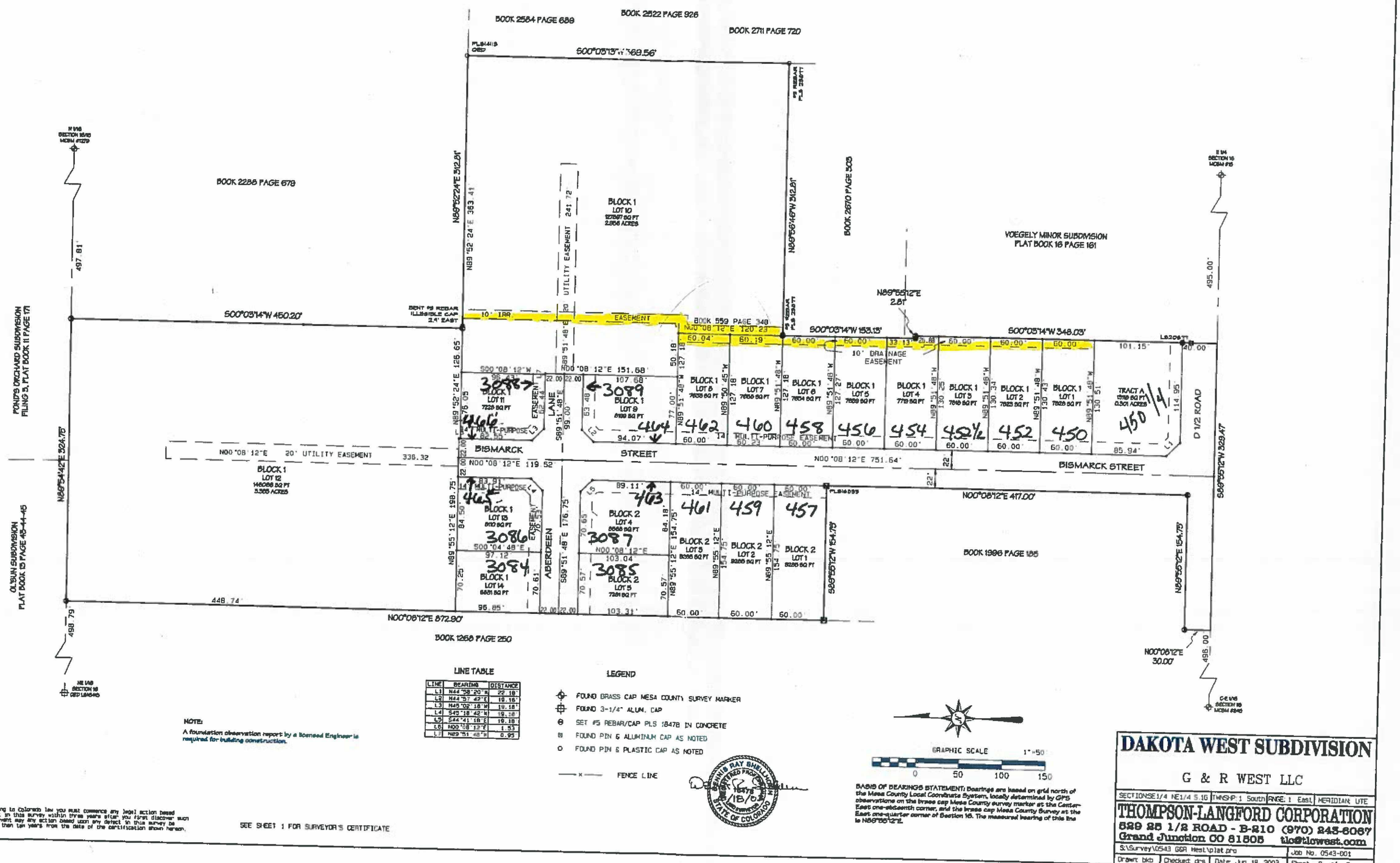
G & R WEST LLC

SECTION: SE1/4 NE1/4 S.16	TWNSHP: 1 South	RNGE: 1 East	MERIDIAN:

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\plat.pro Job No. 0543-001

DAKOTA WEST SUBDIVISION



LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°58'20"W	22.18'
L2	N44°57'42"E	19.16'
L3	N45°02'18"W	19.18'
L4	S45°18'42"W	19.18'
L5	S44°41'18"E	19.18'
L6	N00°08'12"E	1.53'
L7	N89°51'48"W	0.95'

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED
- —x— FENCE LINE

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

GRAPHIC SCALE 1"=50'
0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

DENNIS RAY SHELLHORN
REGISTERED PROFESSIONAL
18478
STATE OF COLORADO
18/03

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION

G & R WEST LLC

SECTION SE1/4 NE1/4 S.16 | TWNSHP. 1 South | RNGE. 1 East | MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 GSR West\plat.pro | Job No. 0543-001

Drawn: bkb | Checked: dhs | Date: Jun 18, 2003 | Sheet 2 of 2

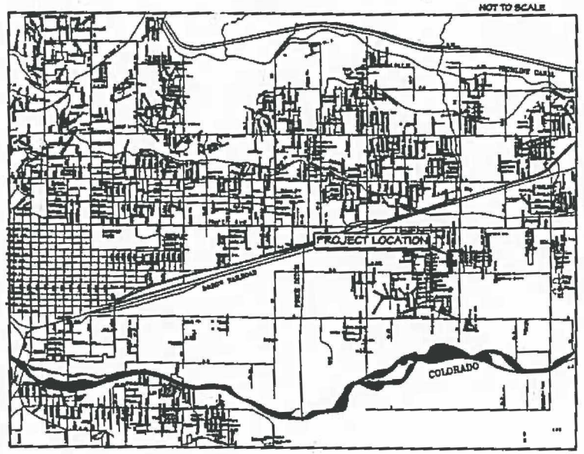
DAKOTA WEST SUBDIVISION PHASE 2

A REPLAT OF LOTS 10 AND 12, BLOCK 1 OF DAKOTA WEST SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FP-2003-079
RMF-5
SIF 292.00
TCP 500.00

VICINITY MAP

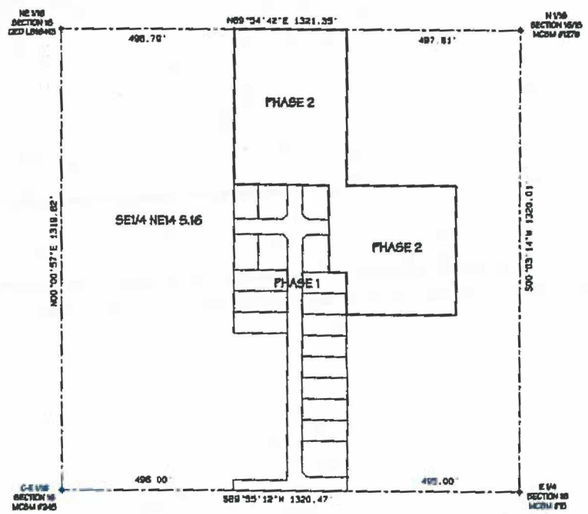
NOT TO SCALE



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



SCALE 1"=200'

LAND USE SUMMARY

LOTS	5.001 acres	79.5%
STREETS	1.289 acres	20.5%
TOTAL	6.290 acres	100%

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.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described at Reception No's 2058195, 2390257, 2084766 and 2122545 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 10 Block 1, Dakota West Subdivision
AND
Lot 12 Block 1, Dakota West Subdivision, according to the plat thereof recorded at Reception No. 2128444 in the office of the Mesa County Clerk and Recorder

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Bismarck Street, and Washburn Street to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book 3395 at Page 993.

* Irrigation easements reserved by the owners for the benefit of adjoining properties.

* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/ owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

G & R West, L.L.C., a Colorado Limited Liability Company,

Robert G. Cantrell, Managing Partner

State of)
County of)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Robert G. Cantrell as Managing Partner of G & R West, LLC this 22nd day of July, 2003 for the aforementioned purposes.

Lanette K. Garrett
Notary Public
My commission expires: 02/17/06

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3371 at Page 854 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness thereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 23rd day of 2003.

By: Michael Nast For: Bank of Colorado
(Title) Vice President

State of Colorado)
County of Mesa)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Michael Nast, Vice President of Bank of Colorado, a Vice President this 23rd day of July for the aforementioned purposes.

Sharon Tibbetts
Notary Public
My commission expires: 01-25-06

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book 3395 at Page 970

TITLE CERTIFICATION

We, Meridian Land Title, L.L.C., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to G&R West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: JULY 23, 2003 BY: LDV LAWRENCE D. VENT
NAME AND TITLE TITLE EXAMINER
Meridian Land Title, L.L.C.

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 24th day of July, 2003.

City Manager Harry E. Butler
Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:15 o'clock P. M., on this 24th day of July, 2003, A.D., and was recorded at Reception No. 2136663 in Plat Book 19 at Page 375, Drawer No. OO-19 Fees $20.00+$1.00

By: _____ _____
Clerk and Recorder Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This certification is only applicable to the survey data hereon, and does not express any warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn, P.L.S. 7/25/03
Colorado P.L.S. No. 17665

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00145173, dated March 25, 2002, Meridian Land Title, LLC, No. 85610, dated March 20, 2002, and Meridian Land Title, LLC, No. 86245, dated May 1, 2002.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

DAKOTA WEST SUBDIVISION PHASE 2
G & R WEST LLC
SECTION SE1/4 NE1/4 S.16 | TWNSHP 1 South | RNGE 1 East | MERIDIAN
THOMPSON-LANGFORD CORPORATION

June 15, 2004

Rob Cantrell
G & R West, LLC

RE: Dakota West Subdivision Fencing

Fax: 523-0354

1 page

Rob,

Laura Lamberty shared your fax with me this morning. The only solution to the fence issue is to correct it at this time. When we issued the fence permit on February 12, 2003, I told you there may be places where the fence would have to be moved or taken down once the subdivision was platted. Please be advised that the following items need to be corrected:

- All fences crossing dedicated right-of-way need to be removed. + within
- Any fencing in a front yard set back must be reduced to 30 inches.

Thank you for your cooperation in this matter.

City of Grand Junction

Lori V. Bowers, Senior Planner
Community Development Department
Phone: 256-4033
Fax: 256-4031

CC: Randy Keller - City Code Enforcement Officer

From: Hank Masterson
To: Lori Bowers
Date: 6/15/2004 9:17:50 AM
Subject: General meetings: 552 25 Road

Lori,
Fire's comments:
1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department.
2. Show on your site plan/utility composite:
a. Access driveways from public streets in to your development; Dead-end access driveways exceeding 150' must include an emergency turn around area for fire trucks.
b. Interior traffic circulation;
c. The nearest existing fire hydrants; the existing hydrant at the east side of this property is currently out of service. This hydrant must be put back into service for this project.
d. Any proposed water main extensions, connections to existing mains, and all main sizes;
e. If fire sprinkler systems are to be installed, show the location of the underground fire line along with the proposed location of the fire department connection.
3. Call the Fire Department at 244-1414 if you have questions.

Thanks,
hank

ADDENDUM TO RESIDENTIAL COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS ADDENDUM is made this ___ day of May, 2004, by Dakota West Homeowners Association concerning the residential subdivision known as Dakota West Subdivision:

1. The Residential Covenants, Conditions, and Restrictions was recorded by the Mesa County Clerk and Recorder on June 24, 2003 on Book 3395, Page 970, at Reception No. 2129445.

2. All residents purchasing a lot within the Dakota West Subdivision understand and accept that the fencing installed across the East end of Mandan Lane and the North and South ends of Washburn street is temporary in nature and will be modified, at HOA expense, to comply with City fencing standards should any future development occur to the adjacent properties North and South of Dakota West which causes a continuation of the streets indicated above. If necessary, a special assessment may be levied to pay for the required fencing changes. This Paragraph 2 shall apply to the following lots:

Lot 4 in Block 2 of
Dakota West Subdivision
~~Mesa County, Colorado~~
City of Grand Jct., CO

Lot 1 in Block 3 of
Dakota West Subdivision
Mesa County, Colorado

Lot 5 in Block 4 of
Dakota West Subdivision
Mesa County, Colorado

Lot 1 in Block 5 of
Dakota West Subdivision
Mesa County, Colorado

Lot 6 in Block 5 of
Dakota West Subdivision
Mesa County, Colorado

Lot 1 in Block 6 of
Dakota West Subdivision
Mesa County, Colorado

3. All other terms and conditions of the Residential Covenants, Conditions, and Restrictions dated June 23, 2003 shall remain in full force and effect.

Dakota West Homeowners Association, Inc.

By:_____
Robert Cantrell, President

6-15-04

TO: LAURA LAMBERTY
PH: 256-4155
FAX: 256-4031

FROM: G+R WEST LLC (ROB CANTRELL)
PH: 255-8164
FAX: 523-0354

NO OF PAGES: 2

LAURA,

WE WOULD LIKE TO PROPOSE THE FOLLOWING AS A SOLUTION TO THE FENCE ISSUES AT DAKOTA WEST:

1. AN AMENDMENT TO THE COVENANTS WHICH INFORMS ALL RESIDENTS OF THE FENCE SITUATION. SPECIFICALLY THE 6 LOTS AFFECTED.

2. A RELEASE SIGNED BY FUTURE CUSTOMERS OWNERS OF THE 6 LOTS IN QUESTION WHICH INFORMS THE CUSTOMER OF THE FENCE SITUATION.

DUE TO THE CURRENT LIVESTOCK SITUATION SURROUNDING DAKOTA WEST WE FEEL THE FENCE SHOULD BE LEFT IN PLACE UNTIL FURTHER DEVELOPMENT OCCURS.

THANKS LAURA

ROB CANTRELL

RESIDENTIAL COVENANTS, CONDITIONS, AND RESTRICTIONS

This declaration of covenants, conditions, and restrictions is made on this ____ day of _____, 2003, by Dakota West Homeowners Association, (hereinafter referred to as the "Association"), concerning the residential subdivision known as Dakota West Subdivision (hereinafter referred to as the "subdivision").

RECITALS:

A. G. & R. West, LLC (hereinafter referred to as "Developer"), a limited liability company organized and existing under the laws of Colorado, with a place of business at 2650 El Corona Drive, City of Grand Junction, Mesa County, Colorado, is the owner of real property located in Mesa County, Colorado, which real property is fully described in Exhibit "A", attached to this declaration.

B. Developer is in the process of developing and platting the mentioned real property to a residential community and contemplates subdividing the property into quality, single-family residential lots, and, in addition, contemplates setting aside certain tracts of land for community open space.

C. Developer desires that the entire subdivision constitute a single residential community with access, use, and rights and obligations toward the ownership, operation, and maintenance of community facilities, open space, and other amenities, and that such properties are also benefited and burdened by the same land-use restrictions and controls.

D. The total development of the subdivision residential community will take several years.

E. The Association desires to provide for minimum building restrictions to promote and assure that the subdivision is a quality residential community.

In consideration of the above, and other valuable consideration, the Association subjects all of the real property described in Exhibit "A" to the following covenants, charges, assessments, conditions, and restrictions subject to the limitations contained in this declaration.

SECTION ONE
BUILDING AND DESIGN COMMITTEE

A. There shall be created a building and design committee which shall be responsible for reviewing the plans for all proposed new construction, additions, or modifications. The committee shall be responsible to ascertain that the plans and subsequent construction meet the minimum building requirements set forth in this declaration. The primary purpose of the committee shall be to assist property owners in achieving compliance with the building restrictions. The committee shall allow the greatest possible latitude and flexibility in the design of homes to be built on the lots in the subdivision and shall not discourage new or innovative design concepts or ideas.

B. The building and design committee shall consist of no less than four (4) nor more than eight (8) members to be selected annually by the board of directors of the Association, with the members to be chosen for varying terms so as to achieve staggered terms and continuity of membership of the committee.

C. Any property owner seeking to construct a new home or other appurtenant structure, or to add to or modify any portion of the exterior of an existing home, shall submit the plans to the building and design committee for review. A modification of the home exterior will include decks, hot tubs, patios, pools, and similar alterations. Construction of new structures includes equipment and material housing, dog runs, gazebos, arbors associated with landscaping, and other similar construction.

D. No construction, change, modification, or alteration for which plans are to be submitted to the building and design committee pursuant to Paragraph C, immediately above, shall commence until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the building and design committee as to the harmony of external design and location in relation to surrounding structures and topography, size, estimates of cost, and such other factors as the building and design committee considers necessary, appropriate, and relevant to maintain property values of nearby properties. In the event the building and design committee fails to approve or disapprove the design and location plan within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required and full compliance with this section of the declaration will be deemed to have occurred.

E. Without limiting the generality of the factors to be considered by the building and design committee, the following restrictions shall apply:

1. All roofing material shall be limited to either shingles or concrete tile. All roofing material shall be approved by the building and design committee.

2. All driveways and parking bays shall be constructed of concrete, concrete aggregate, or asphalt unless written approval for the use of some other material is given by the building and design committee.

3. Heat pumps, propane tanks, solar devices, chimney flues, hot tub pumps, swimming pools pumps and filtration systems, and similarly exposed mechanical equipment shall be aesthetically concealed from view on all sides and shall be shielded in such a manner as to minimize noise and safety concerns.

5. Siding shall be of wood, brick, stucco, metal, or vinyl, or combinations of those materials. In addition to the materials being installed property, colors for wood, brick, stucco, metal or vinyl siding must be approved, in writing, by the building and design committee.

F. In spite of the above provisions, the building and design committee shall have no affirmative obligation to be certain that all elements of the design comply with the restrictions contained in this declaration, and no member of the building and design committee shall have any liability, responsibility, or obligation, whatever, for any decision or lack of a decision, in the carrying out of duties as a member of the committee. The committee and its members shall have only an advisory function, and the sole responsibility for compliance with all of the terms of this declaration shall rest with the homeowner. Each homeowner agrees to save, defend, and hold harmless the building and design committee and each of its members on account of any activities of the building and design committee relating to the owner's property or buildings to be constructed on their property.

G. The building and design committee, if it observes deviations from or lack of compliance with the provisions and this declaration, shall report those deviations or lack of compliance to the board of directors of the Association for appropriate action.

SECTION TWO
BUILDING AND USE RESTRICTIONS

A. The subdivision shall be a single-family residential subdivision and shall be used solely for residential purposes. A "building site" shall consist of one or more residential lots or portions of lots, as required below, as shown on the face of the plat or any modifications or adjustments to it. In spite of the preceding, no lot shall be smaller than the minimum lot size allowed by the governmental authorities charged with regulating lot sizes.

B. No building or structure shall be erected, constructed, maintained, or permitted on such residential lots, except on a "building site" as defined below in this declaration.

C. No building, except a single-family residential building together with other accessory buildings as may be permitted by local land use or ordinances, shall be permitted. Such accessory buildings shall not be used for or in connection with multi-family living, and each building site shall be used for no more than one family, together with attendants or domestic servants of that family.

D. Any home constructed on a building site shall have a minimum main floor area of the main structure, exclusive of one-story open porches and garages, of not more than 1,500 square feet for a one-story dwelling. In the case of a multiple-story or split-level dwelling, the lower or ground floor living level shall be not less than 750 square feet and the total finished square footage area of the second and/or split level, when added to the minimum 750 square feet main floor requirement, shall be not more than 1,500 square feet.

E. No improvement upon any property within the subdivision shall be permitted to fail into disrepair, and each improvement shall at all times be kept in good condition and repair.

The owner of each lot shall landscape and plant the front of their property in a manner satisfactory to the Association so as to present an appearance that is neat, well-maintained, and attractive. Landscape plans shall be submitted to the Association prior to installation of the

landscaping. Each lot owner shall have six (6) months after approval of their landscaping plan to complete the work. Each lot owner shall ensure and take reasonable steps to maintain the exterior of their home in good condition and repair at all times. Each lot owner shall timely replace and improve the home and landscaping as it becomes necessary.

In the event an owner of any lot fails to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, after approval by two-thirds of the lot owners, the Association shall make the necessary improvements to bring the improvements and landscaping up to standard, and assess the owner for the cost of the landscaping.

F. No trailer, tent, shack, garage, barn, or other outbuildings shall at any time be used as a residence, temporarily or permanently, on any building site.

G. Any construction commenced on any house as provided in this declaration shall be substantially completed, including, but not limited to, all painting, within six (6) months from the date the construction is commenced.

H. No sign of any kind shall be displayed to public view on any building site, except for a sign, limited to one, advertising the property for sale, which sign shall not be larger than twelve (12) square feet.

I. Developer will create a detention pond at the front of the subdivision, and will create drainage easements around each lot. There shall be no interference with the established drainage pattern over any property within the subdivision unless adequate provision is made for proper drainage and is approved for by the Association. All lot owners shall provide and maintain proper facilities to control storm water run-off onto adjacent properties and to insure that sediments do not enter the natural drainage system.

The storm water detention area labeled Tract A will operate a sump pump system to move collected water into the municipal sewer system so that it is in good working order at all times.

J. All buildings and improvements shall be constructed in compliance with the pertinent zoning and building codes of the City of Grand Junction, Mesa County, Colorado, and any and all other governmental entities that have jurisdiction at the time of undertaking the buildings and improvements. No dwelling house, garage, or other accessory building or part of it (exclusive of fences and similar structures) shall be placed nearer to the front lot line or nearer to the side lot line or to the rear lot line than the minimum building setback lines, if any, imposed by any such governmental entity having control, or as shown on the recorded plat of the subdivision, whichever is more restrictive.

K. All lines or wires for telephone, power, cable television, or otherwise shall be placed underground and no such wires shall be shown on the exterior of any building unless the same shall be underground or in a conduit attached to a building.

No television, microwave or other antenna dish or satellite of a size greater than 24 inches shall be installed. No radio antenna or aerial shall be installed that has a height in excess of fifteen (15) feet above ground for the properties described in Exhibit "A", attached to this declaration. For this purpose, the ground level shall be determined by using the same ground level as is used for determining the maximum height restriction for houses to be constructed on the property under the then-prevailing zoning and building restrictions. That ground level shall apply whether or no the antenna or aerial is located above the roofline of the residence.

L. No fences shall be constructed except after approval and review by the building and design committee, and all fences shall be designed and constructed so as to be compatible with the neighborhood.

Developer intends to construct a perimeter fence around the subdivision. Therefore, the backyard section of fence will already exist for certain lots. This section of fence will be sold to the lot owner as part of their lot price.

Except as provided for herein, all fences shall be constructed of wooden or stucco materials. All fences shall be designed and constructed so as to not constitute a nuisance or offensive effect on other persons residing within the subdivision. Each lot owner shall be responsible for maintaining their section of fence in good order and repair. If the fence is damaged in any way, it will be the lot owner's responsibility to see that the damage is repaired in a timely fashion and at their own expense. Chain-link fences for animal containment purposes, with proper screening from neighbors and public view, may be acceptable on approval of the building and design committee.

M. No noxious, hazardous, illegal, or offensive use of property shall be carried on any lot, nor shall anything be done on it that may be, or become, an annoyance or nuisance to the neighborhood. No grantee or grantees, under any conveyance, nor purchasers, shall at any time conduct or permit to be conducted on any residential lot any trade or business of any description, either commercial or noncommercial, religious or otherwise, including day schools, nurseries, or church schools, nor shall the premises be used for any other purpose whatever except for the purpose of providing a private, single-family dwelling or residence.

N. No trash, garbage, ashes, or other refuse, junk, vehicles in disrepair, underbrush, or other unsightly growths or objects shall be maintained or allowed on any lot. All fences and buildings shall be kept in a state of repair. All residences, garages, and accessory buildings shall be painted or stained, from time to time, so as to maintain a reasonable state of repair. There shall be no burning or other disposal of refuse out of doors. Each lot owner shall provide suitable receptacles for the temporary storage of refuse within the lot.

O. No boat, boat trailer, house trailer, horse trailer, automobile, recreational vehicle, truck, or other vehicle, or any part thereof shall be stored or permitted to remain on any residential lot unless the same is stored or placed in a garage or fully-enclosed space, except for temporary storage for a period not to exceed twenty (20) consecutive days in duration, with such temporary occurrences not to exist more than two (2) times in any one calendar year.

P. All mailboxes and mailbox holders shall be of a standard design accepted by the building and design committee and adhering to the applicable specifications of the U.S. Postal Service. All mailboxes shall be located as directed by the U.S. Postal Service. Each lot owner shall be responsible for the maintenance and replacement of the mailbox so as to keep it in a state of repair at all times.

Q. No animals, livestock, or poultry shall be raised, bred, or kept on any lot of the subdivision for commercial purposes.

R. A reasonable number of household pets, such as dogs and cats, may be kept provided the pets are contained on the lot. A "reasonable number" as used in this reference shall ordinarily mean no more than two (2) pets per household. However, the Association may determine that a "reasonable number", in some instances, may be more or less. Such pets are not allowed to run at large at any time. Pedestrians within the subdivision who are accompanied by pets permitted under these Covenants must have the pets under the pedestrians' direct control by use of a leash not to exceed ten (10) feet in length. Owners shall be solely responsible for the control of and clean-up of waste from their pet. Owners of pets will be required to take all steps necessary to control barking or other disturbances caused by their pets.

S. No obnoxious or offensive activity shall be carried on by a lot owner within the lot and/or subdivision, nor shall anything be done or permitted which shall constitute a public nuisance. No noise or other nuisance shall be permitted to exist or operate upon the lot so as to be offensive or detrimental to any other lot owner of the subdivision.

T. The Association will designate two weekends each calendar year for the homeowners of the subdivision to hold a garage sale. Garage sales may not be held by homeowners on any date(s) not designated and approved for by the Association.

SECTION THREE
COMMUNITY OPEN SPACE AND AMENITIES

A. There shall be created, as shown on the face of the plat of the subdivision, such open space tracts as the developer shall create. Such open-space tracts as well as all open-space easements created or arising out of the subdivision development shall be for the benefit of all properties in the subdivision and shall be developed, paid for, and maintained by the Association, as provided in this declaration.

B. On the filing of the final subdivision map for the subdivision, the mentioned open space located in the subdivision shall be conveyed to and accepted by the Association.

C. Maintenance of the open-space tracts, open-space easements, detention pond and/or any amenities located on them shall be at the cost and expense of the lot owners within the subdivision. All of such costs, including, but not limited to, maintenance expenses, insurance, and real property taxes, shall be borne by the individual lot owners who have purchased from the developer, such lot owners to pay their pro rata share based on the ratio of their lots to the total number of lots that have been created by the filing of the final subdivision map. It is the express

intent and understanding of the parties that, during the development phase of the subdivision, the lots that have been created in the earlier phases will have the benefit of the open-space tracts, open-space easements, and amenities that exist on them, and should pay for the same, and that the undeveloped property within the subdivision should not bear the burden of such expense.

D. The Association shall be responsible for the sump pumped detention pond, including the electric bill and any and all maintenance necessary to maintain the pond in good working order. Said expenses shall be paid for by Association dues.

SECTION FOUR
GENERAL AND SPECIAL ASSESSMENTS FOR ASSOCIATION

A. By acceptance of the deed or other instrument of conveyance for their lot within the subdivision, each lot owner shall be deemed to covenant and agree to pay to the Association annual assessments and special assessments for capital improvements. Such assessments shall be fixed, established, and collected from time to time as provided in this declaration. The annual and special assessments, together with such interest and costs of collection as provided below, shall be a continuing lien on the property affected and shall also be a personal obligation of the owner of the property on the date when the assessment is due. Such personal obligation shall not pass to successors in title to the affected property unless expressly assumed by the successors.

Unless changed by a vote of two-thirds of the lot owners, the annual assessment for any lot in the subdivision shall be that amount last approved by two-thirds of the lot owners.

On the vote of the members of the Association in the manner set forth below, the Association may levy, in addition to annual assessments, a special assessment or assessments in any calendar year applicable to that year only, for the purpose of defraying in whole or in part the cost of construction or reconstruction or expected repair or replacement of a described capital improvement or capital improvements on the common properties in the subdivision, including fixtures and personal property related thereto.

Any special assessment or change in maximum annual assessment must be approved by the board of directors of the Association and have the assent of two-thirds or as the case may be] of the votes of the lot owners at a meeting called for that purpose. Written notice of the meeting called for such purpose shall be sent to all members of the Association at least twenty (20) days in advance of the date of the meeting, setting forth the purpose of the meeting.

B. It shall be the duty of the Association to notify all owners or contract purchasers of lots within the subdivision, whose addresses shall be supplied to the Association, by sending written notice to each of the owners within _____ days after the date on which the assessment has been fixed and levied, giving the amount of the charge or assessment for the current year, when the same shall be due, and the amount due for each lot or partial lot owned by each such owner. Failure of the Association to levy an assessment or charge for any one year shall not affect the right of the Association to issue assessments in future years. Failure to deliver or levy an assessment due to a lack of an address for the owner of any particular lot within the subdivision shall not discharge the obligation of any such owner from paying the assessment,

and it shall be the obligation of any such owner to notify the Association of the owner's current address.

C. Any general or special assessment levied as set forth in this declaration shall become a lien on the affected real estate as soon as the assessment is due and payable as set forth above. In the event any owner fails to pay the assessment when due, then the assessment shall bear interest at the maximum legal rate permitted by Colorado from the date when the assessment is due until it is paid in full.

Ninety (90) days after the date of any such assessment has been fixed and levied, the assessment, if not paid, shall become delinquent and the payment of both principal and interest may be enforced as in the case of a laborer's lien on the affected real estate. A notice of the assessment may be filed with Mesa County, and venue shall be laid in County Court, Colorado. It shall be the duty of the board of directors of the Association, as provided below, to bring actions to enforce such liens before they expire. The Association, in its discretion, may file certificates of nonpayment of assessments with Mesa County, Colorado whenever the assessments are delinquent. For each certificate so filed, or for any lien so filed, the Association shall be entitled to collect from the owner or owners of the property described in the certificate or lien a fee of $50.00, which fee is declared to be a lien on the affected real estate, and shall be collectible in the same manner as the original assessment provided for in this declaration.

Any such lien shall continue for a period of fifteen (15) years from the date of delinquency and no longer, unless within that time period legal proceedings shall be instituted to collect the assessments, in which event the lien shall continue until the termination of the legal proceedings and the sale of the property under the execution of the judgment establishing the same.

In the event legal proceedings are commenced to collect any such assessment, or if the services of an attorney are retained by the Association in connection with same, the nonpaying owner or owners shall be obligated to pay all costs incurred, plus reasonable attorney fees, which costs and fees shall become a portion of the assessment and may be foreclosed on in the same manner as the assessment as provided above.

D. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, enjoyment, and welfare of the residents in the subdivision and, in particular, for the improvement and maintenance of property, service, and facilities devoted to the above-stated purpose and related to the use and enjoyment of the common properties and of the homes situated in the subdivision. Without limiting the generality of the above statement of purpose, the assessments shall be applied by the Association to the payment of the costs to:

1. Enforce any and all building and land-use restrictions that exist as of the date of this declaration or which may be lawfully imposed on or against any of the property in the subdivision.

2. Maintain the community open-space tracts and amenities and improvements on them as provided in this declaration.

3. Pay expenses to carry out the above, such as attorney fees, manager's fees, expenses of liability, fire, and other insurance, bookkeeping and accounting expenses, and any and all other expenses that may from time to time be deemed necessary to carry out the intent of this declaration by the Association.

4. Protect property values in the subdivision by promoting pride in and enthusiasm for it; work for improved transportation, schools, libraries, and recreation facilities within the community in which the subdivision is located; and do all lawful things and tasks that the Association, in its discretion, may deem to be in the best interests of the subdivision and the owners of the lots in the subdivision.

SECTION FIVE
DURATION

All of the restrictions and covenants set forth in this declaration shall continue and be binding on the parties and their successors and assigns for a period of twenty-five 25 years from the date this declaration is filed for record in the office of the Clerk and Recorder in and for Mesa County, Colorado, and shall automatically be extended after that date for successive periods of ten (10) years provided, however, that the owners of the legal title to the lots having more than fifty percent (50%) of the front footage of lots shown on the recorded plat may release all of the lots restricted from any one or more of the restrictions and covenants, and may release any lot shown on the plat from any restrictions or covenants erected by deed from the parties at the end of the first twenty-five (25) year period, or at the end of any successive ten (10) year period after this first period, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and filing the same for record in the manner then required for the recording of land instruments, at least five (5) years prior to the expiration of the first twenty-five (25) year period, or at least five (5) years before the expiration of any ten (10) year period thereafter; and further provided that the owners of the legal title of the lots having more than seventy-five (75) percent of the front footage of the lots shown on this plat may, after twenty-five (25) years from the date of this declaration, by executing and acknowledging an appropriate agreement and filing the same for record as outlined above, release any one or more of the restrictions or covenants mentioned in this declaration.

SECTION SIX
RIGHT TO ENFORCE

The restrictions set forth in this declaration shall run with the land and bind the parties and their successors and assigns. All parties claiming by, through, or under the parties shall be taken to hold, agree, and covenant with the parties, their successors and assigns, and with each of them to conform to and observe the restrictions as to the use of the lots and the construction of improvements on them. However, no restrictions in this declaration shall be personally binding

on any corporation, person, or persons except in respect to breaches committed during its, his, her, or their seizing of the title of the land. The owner or owners of any of the above-mentioned land shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions, in addition to ordinary legal actions for damages. The failure of the parties or owner or owners of any other lot or lots shown on this plat to enforce any of the restrictions set forth in this declaration at the time of its violation shall in no event be deemed to be a waiver of a right to do so subsequently.

SECTION SEVEN
MISCELLANEOUS AND GENERAL PROVISIONS

A. Each owner, by purchasing any lot in the subdivision shall automatically become a member of the Association and shall be bound by the terms and conditions of this declaration, the articles and bylaws of the Association, and such rules and regulations as may be promulgated and adopted by the Association under the articles and bylaws.

B. On transfer, conveyance, or sale by any owner of all of his or her or its interest in any subdivision lot, the owner's membership in the Association shall cease and terminate.

C. Except as provided in this declaration, the Association shall be the sole judge of the qualifications of its membership and of the right to participate in and vote at its meetings.

D. The official address of the Association is 2650 El Corona Drive, Grand Junction, Mesa County, Colorado, 81501, and shall remain so until changed by the Association, at which time the Association shall notify each member of the change in address.

E. Each lot owner or lot purchaser, on the purchase of the lot, shall immediately notify the Association of the owner's name and address.

F. By written consent of two-thirds of all of the lot owners, the Association may be given such additional powers as may be described by the Association, or otherwise modify or amend this declaration in any manner.

G. Prior to the actual organization or incorporation of the Association contemplated by the terms of this declaration and as set forth herein, Developer shall have the right, at its option, to perform the duties and assume the obligations, levy and collect the assessments and charges, and otherwise exercise the powers conferred by this instrument on the Association in the same way and in the same manner as though all such powers and duties were given in this instrument to developer directly. Developer shall also have the right to modify, amend, repeal, or change any of the terms of this declaration prior to the actual organization or incorporation of the Association.

The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Developer, and shall be entitled to one vote for each lot owned. When more than

one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B: The Class B member(s) shall be the Developer and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(ii) Ten (10) years from the date of these covenants.

I. The Association shall, at all times, observe all of the laws, regulations, ordinances, and the like of the City of Grand Junction, Mesa County, Colorado, and of the United States of America, and if, at any time, any of the provisions of this declaration shall be found to be in conflict with them, then such parts of this declaration as are in conflict with those laws, regulations, ordinances, and the like shall become null and void, but no other part of this declaration not in conflict shall be affected.

J. Subject to the limitations set forth in this declaration, Association shall have the right to make such reasonable rules and regulations and to provide such means and to employ such agents as will enable it adequately and properly to carry out the provisions of this declaration.

K. This declaration may be terminated, and all of the real property now or hereafter affected may be released from all or any part of the terms and conditions of this declaration, by the owners of two-thirds of the properties subject to this declaration at any time it is proposed to terminate this declaration, by executing and acknowledging an appropriate written agreement or agreements for that purpose, and filing the same with the office of the Clerk and Recorder of Mesa County, Colorado.

L. All of the provisions of this declaration shall be deemed to be covenants running with the land, and shall be binding on and inure to the benefit of the owners of the properties described in Exhibit "A", their heirs, successors, and assigns. All parties claiming by, through, or under them shall be taken to hold, agree, and covenant with such owners, their successors in title, and with each other, to conform to and observe all of the terms and conditions contained in this declaration.

M. Any lot owner, or the Association, may maintain any legal proceedings to compel or enforce any of the terms and conditions of this declaration.

N. The initial members of the board of directors of the Association shall be Robert G.Cantrell and Gina Cantrell, 2650 El Corona Drive, of the City of Grand Junction, Mesa County, Colorado.

In witness, the undersigned, acting as the President, of the Dakota West Homeowners Association, has caused this declaration to be executed at Grand Junction, Colorado, on the date first above written.

_____

Robert Cantrell

L. Lamberty

SUPPLEMENT TO
MAINTENANCE GUARANTEES
FOR DAKOTA WEST, FILING 1
AND DAKOTA WEST, FILING 2

This agreement is entered into this 30th day of December 2005 by the City of Grand Junction ("City") and G & R West, LLC ("Developer").

Recitals.

A. The City and Developer entered into a Maintenance Guarantee signed by Developer on October 13, 2004 regarding the City required improvements for the Dakota West Subdivision, Filing 1 and another Maintenance Guarantee signed by the Developer on October 18, 2004 for the Dakota West Subdivision Phase 2, Filing 2.
B. Regarding said Filing 1, Laura Lamberty, City Development Engineer, completed an inspection of the streets and drainage facilities on September 16, 2005. She informed the Developer by letter on September 21, 2005 of five items needing correction, one of which was that the truncated dome mats at handicap ramps needed to be re-glued.
C. Regarding said Filing 2, Laura Lamberty, City Development Engineer, completed an inspection of the streets and drainage facilities on September 16, 2005. She informed the Developer by letter on September 21, 2005 of seven items needing correction, one of which was that the truncated dome mats at handicap ramps needed to be re-glued.
D. Since both letters, Developer has corrected the items needing correction and Laura Lamberty has approved all of such items, except that the truncated domes in both subdivisions still need to be re-glued.
E. The Developer and the City have agreed that $3,000.00 is an adequate estimate of the costs required to re-glue the truncated domes.
F. The City is willing to release the security provided by the Developer for the Maintenance Guarantees except said $3,000.00, as security for Developer's obligation to properly re-glue the said truncated domes as the weather permits in the spring of 2006 to the satisfaction of the City or to take such other steps as the City may require so that the truncated domes are installed as required by the City.

For valuable consideration, the receipt and adequacy of which is acknowledged, the City and the Developer agree as follows:

1. The Recitals are a substantive part of this Supplement.
2. Upon receipt of cash in the amount of $3,000.00 as security for both Maintenance Guarantees. The City shall return the Letters of Credit from the Bank of Colorado being held as security.
3. The purpose of this Supplement is to make clear that the release of the security over and above the $3,000.00 does not release the Developer from his obligations under the Maintenance Guarantees. The Developer shall be released from the obligations upon receipt of written notice from the City of final acceptance for

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2006, by Laura Lamberty, from the Department of Public Works and Utilities.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2006, by Pat Cecil, from the Community Development Department.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

L. Bowers

SUPPLEMENT TO
MAINTENANCE GUARANTEES
FOR DAKOTA WEST, FILING 1
AND DAKOTA WEST, FILING 2

This agreement is entered into this 30th day of December 2005 by the City of Grand Junction ("City") and G & R West, LLC ("Developer").

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F. The City is willing to release the security provided by the Developer for the Maintenance Guarantees except said $3,000.00, as security for Developer's obligation to properly re-glue the said truncated domes as the weather permits in the spring of 2006 to the satisfaction of the City or to take such other steps as the City may require so that the truncated domes are installed as required by the City.

For valuable consideration, the receipt and adequacy of which is acknowledged, the City and the Developer agree as follows:

1. The Recitals are a substantive part of this Supplement.
2. Upon receipt of cash in the amount of $3,000.00 as security for both Maintenance Guarantees. The City shall return the Letters of Credit from the Bank of Colorado being held as security.
3. The purpose of this Supplement is to make clear that the release of the security over and above the $3,000.00 does not release the Developer from his obligations under the Maintenance Guarantees. The Developer shall be released from the obligations upon receipt of written notice from the City of final acceptance for

each of the public improvements when accepted by the City. The respective Maintenance Guarantees otherwise remain in full force and effect.

G &R West, LLC

By: _____
Rob Cantrell, Manager

City of Grand Junction

By: _____
Department of Public Works and Utilities

By: _____
Community Development Department

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of DECEMBER, 2005, by Rob Cantrell, Manager of G & R West, LLC.

WITNESS my hand and official seal.
My commission expires:
10/09/2007
Notary Public

NOTARY PUBLIC
MICHAEL
GRIZENKO
STATE OF COLORADO
My Commission Expires 10/09/2007

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by _____, from the Department of Public Works and Utilities.

WITNESS my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2006 by Laura Lamberty, from the Department of Public Works and Utilities.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2006 by Pat Cecil, from the Community Development Department.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

File Copy

DEVELOPER: G3R West

BANK:

PROPERTY: Dakota West Filing 2

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed $_____.

This Agreement is entered into by and between G3R West ("Developer"), _____ ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to Dakota West Filing 2 ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed $_____, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (*i*) one original and one copy of each invoice to be paid; (*ii*) checks drawn on Developer's construction loan account with the Bank, made payable to the payee(s) and for the amount of each invoice presented for payment; (*iii*) lien waivers in a form approved by the Bank prepared for signature by each payee; and (*iv*) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank.

The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers and copies of supporting invoices.

Under no circumstances shall the Bank make a disbursement for the payment of an invoice if it in good faith believes that: (*i*) the work has not been completed; (*ii*) the work has not been completed in a workmanlike manner; (*iii*) written approval has not been received from the Project Engineer; or (*iv*) any lien waiver has been altered or modified or has not been returned to the Bank.

(c) **Default.** Upon default of the Developer on any obligation to the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer shall notify the Bank to immediately cease disbursement of funds to the Developer and disburse the full amount of the remaining undisbursed funds to the City. Upon such notice, the Bank shall promptly honor the demand of the City Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. Upon final completion and acceptance of the performance required under the Improvements Agreement, the City shall refund to the Bank any funds disbursed, if any, which are not actually expended to pay all costs, expenses and liabilities, including attorney fees, incurred in completing the Improvements.

3. **DEVELOPER CONSENT:** The Developer, by the signature of Robert Cantrell, manager (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorneys fees.

5. **BINDING EFFECT:** This Agreement shall be binding on the heirs, successors, receivers and assigns of all parties and shall terminate when the City has accepted the Improvements and has recorded a release of the Improvements Agreement.

6. **IMMUNITY:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable state law.

DISBURSEMENT AGREEMI
(page 3 of 4)

Dated this 16th day of July, 2003

(BANK)

By: Valerie M Wrigley
Title Assistant Vice President

Address 200 Grand Avenue, Grand Jct, Colorado 81501

(DEVELOPER)

By: Robert A. Cantrell
Title MGR

Address

CITY OF GRAND JUNCTION

By: Lori V. Bowers July 18, 2003
~~Director~~ of Community Development

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between G+R West Developer, _____ as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the funds:

DEVELOPER:

ROBERT CANTRELL Robert A. Cantrell MGR
(name) (signature)

(name) (signature)

(name) (signature)

DISBURSEMENT AGREEME
(page 4 of 4)

DEVELOPER'S GENERAL CONTRACTOR:

ROBERT CANTRELL
(name) (signature)

DEVELOPER'S PROJECT ENGINEER:

(name) (signature)

DEVELOPER'S ARCHITECT:

(name) (signature)

CITY ENGINEER:

Laura C. Lambertz
(name) (signature)

File Name: dimurk
revised August 8, 2002

Parks and Recreation Department
City of Grand Junction
1340 Gunnison Avenue
Grand Junction CO 81501
(970) 244-FUNN - FAX (970) 242-1637

FILE NO. FP-2003-079

PROPOSAL: G+R West, Dakota West Sub. #2
LOCATION: 3090 D½ Road
ENGINEER/REPRESENTATIVE:
PETITIONER: G+R West, Rob + Gina Cantrell
ADDRESS: 2650 El Corona
PHONE NO.:
FEE CALCULATION: ACCOUNT NUMBER - ~~105-792-47510-00000~~

_____ UNITS AT $ _____ /UNIT = $ _____ 105-792-47510-13642
_____ APPRAISED VALUE AT 10 % = $ 15,430.96 105-792-47510-117055

AMOUNT PAID $ 15,430.96 DATE 7-24-03 INITIALS AB V# 1980

WHITE-PETITIONER; GREEN-FINANCE; YELLOW-PARKS; PINK-COMM DEVELOP; GOLDENROD-FILE

19392

City of Grand Junction

Department of Community Development

Your Bridge to a Better Community

Date July 24, 2003

Payee Name G+R West, LLC / Dakota West #2

Address, City, State, Zip 2650 El Corona

Telephone

Project Address/File/Name FP-2003-079

** PLEASE CIRCLE ALL THAT APPLY*

DESCRIPTION *	AMT	DESCRIPTION *	AMT
DEVELOPMENT PROJECTS 100-321-43195-13-109465 (DEV)		**PERMITS** 100-321-43195-13-124415 (PERMIT)	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (#)	
Major Sub-ODP, Prelim, Final		Special Events Permit (#)	
Simple Subdivision		Fence Permit (#)	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		**OTHER**	
Variance		**School Impact** 701-905-43994 (SLD)	
Site Plan Review		**Drainage** 202-61314-43995-30 (DRAIN)	
Minor Change		**TCP** 2071-61314-43993-30 (TCP)	
Change of Use		**Sign Dep** 100-21090-131840 (SIGN)	
PLANNING CLEARANCE (#) 100-321-43195-13-124450 (PLAN)		**Manuals, Copies, etc.** 100-321-43195-13-120515 (MANUAL)	19.00

PAID JUL 24 2003

Treasurer Receipt No. _____ **TOTAL** $ 19.00 # V1980

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

MAINTENANCE GUARANTEE

1. **Parties:** The parties to this Maintenance Guarantee ("the Guarantee" or "Guarantee") are _____ ("the Developer") and the City of Grand Junction, Colorado ("the City" or "City"). Collectively the Developer and the City may be referred to as the Parties.

FOR valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date**: The Effective Date of the Guarantee will be the date that it is signed and accepted by the City.

RECITALS

The Developer has constructed, installed and is required to warrant and maintain certain improvements ("Improvements" or "the Improvements") which were made necessary by virtue of development on property within the City. The Property, known as _____ has been reviewed and approved under Community Development file #_____ and as necessary or required to construe this guarantee, that file(s) is incorporated by this reference.

The City seeks to protect the health, safety and general welfare of the community by requiring that the Improvements, once constructed, be maintained. The purpose of this guarantee is to protect the City from having to repair the Improvements at its cost. The Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owners, purchasers or users of the Property. The mutual promises, covenants and obligations contained in this guarantee are authorized by law, the Colorado Constitution, the Charter and the City's ordinances.

DEVELOPER'S OBLIGATION

3. **Improvements**: The Developer or its successor(s) or assign(s) shall maintain and guarantee the Improvements, at his/her/its own expense, against defects in workmanship and materials for a period of one year from the date of City acceptance of the Improvements. The Developer's obligation is and will be independent of any obligations of the City.

4. **Security**: To secure the performance of its obligations the Developer is required to post security in an amount of $_____ (Line G2, Exhibit B, City Security).

4a. The Developer has posted security to guarantee the Improvements in an amount, form and with terms acceptable to the City.

4b. In addition to that security all warranties and/or guarantees (those incident to construction or as provided by the contractor and/or manufacturer of installed equipment) are hereby assigned to the City.

4c. The Developer shall to the extent necessary or required by the City take whatever action is necessary or required to assign all warranties and/or guarantees (those incident to construction or as provided by the contractor and/or manufacturer of installed equipment) to the City. A copy of those warranties or a memorandum of the same is attached as Exhibit A.

4d. The Developer for itself, its successors and assigns agrees that if the Improvements are not maintained to City standards that the City shall notify the Developer in writing of the defect(s) in accordance with paragraph 8 hereof.

5. **Standards**: The Developer shall maintain the Improvements according to the standards and specifications required by the City or as otherwise established by the City Engineer.

6. **Warranty**: The Developer hereby warrants that the Improvements, each and every one of them, will be maintained in accordance with the Standards in paragraph 5 for the period of this guarantee.

7. **Compliance with Law**: The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations in effect at the time of final approval when fulfilling its obligations under this guarantee. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after acceptance of the Improvements.

8. **Notice of Defect/Default**: The City shall provide timely notice to the Developer whenever routine inspection reveals that an Improvement and/or maintenance of the same does not conform to City standards and any specifications approved or required in or by the development or that an Improvement(s) is otherwise defective.

8a. As provided herein the City shall provide written notice to the Developer at the address stated in paragraph 22. Notice is and shall be deemed effective

two calendar days after mailing thereof by first class United States mail, postage prepaid.

8b. The Developer will have twelve (12) calendar days from the date of the notice to correct the defect.

8c. The City may grant reasonable extensions in writing to the time for correction of defect(s), however, it is not obligated to do so nor is it obligated to provide any notice of a defect(s) if it becomes aware of the defect(s) in or during an emergency. Furthermore, the City is not obligated to inspect the Improvements but may do so as it would any other improvement.

9. **Acceptance**: Prior to acceptance of any Improvement(s), the Developer shall demonstrate in writing to the satisfaction of the City Attorney that it owns the Improvements in fee simple or that there are no liens, encumbrances or other restrictions other than those that have been accepted by the City Attorney on the Improvements. Approval and/or acceptance of any Improvements does not constitute a waiver by the City of any rights it may have on account of any defect in or failure of the Improvement or maintenance of the same that is detected or which occurs after approval and/or acceptance. All warranties and/or guarantees shall be for a period of no less than 12 months from the date of acceptance of the Improvements.

10. **Funds**: Funds drawn, guaranteed or collected by the City under this agreement shall be used for the purpose of correcting defects in and/or repairing or replacing failure(s) of the Improvement(s).

11. **Defect/Default Events**: The following conditions, occurrences or actions will constitute a defect and/or default:

11a. Developer's failure to maintain each and every one of the Improvements in conformance with this guarantee and/or as required by code, law, rule, ordinance or regulation;

11b. Developer's failure to correct defective construction of any Improvement within the applicable guarantee period;

11c. Developer's failure to maintain security in a form and amount required/provided by this guarantee.

11d. As provided herein the City shall provide written notice to the Developer at the address on file with the development application. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United States mail, postage prepaid.

12. **Measure of Cost/Expenses**: The measure of costs and or expenses chargeable by the City under this guarantee will be the reasonable cost of satisfactorily repairing and/or replacing the Improvements plus reasonable City administrative expenses (in the amount of 20% of the repair, replacement and/or warranty work) all of which may exceed the amount of the security provided for in paragraph 4. The amount of the security provided for in paragraph 4 does not set, limit, establish or provide the Developer's maximum financial obligation.

12a. City administrative expenses for which the Developer is obligated to pay include but are not limited to personnel costs, including benefits, overtime, callback, standby and other extraordinary compensation, materials, equipment, third-party contracting costs, collection costs and the value of engineering, legal and administrative staff time devoted to the repair and/or replacement of the Improvements and/or enforcement of this guarantee and all initial warranty(ies) or guarantee(s) assigned to the City by the Developer.

13. **City's Rights**: When any defect or default occurs, the City may after notice and the Developer's failure and/or refusal to repair or replace the Improvements, proceed to collect the amount of the cost or expense incidental or necessary to affect the repair or replacement of the Improvements. The City will have the right to reconstruct, rebuild or otherwise maintain Improvements itself or it may contract with a third party for completion and the Developer grants to the City, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining and repairing such Improvements. This remedy is cumulative in nature and is in addition to any other remedy the City has at law or in equity.

14. **Indemnification**: The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance or non-performance of work at the Property pursuant to this Agreement. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance or non-performance of work pursuant to this guarantee. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the performance of work pursuant to this guarantee except where such suit is brought by the Developer against the City. The Developer is, however, not an agent or employee of the City.

15. **No Waiver**: No waiver of any provision of this Agreement by the City will be deemed to or constitute a waiver of any other provision, nor will it be deemed to or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor will the waiver of any defect or default under this guarantee be deemed a waiver of any subsequent defect(s) or default(s) of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any defect(s), defaults(s) or Improvement(s).

16. **Amendment or Modification**: The Parties may amend or modify the Agreement only by written instrument executed on behalf of the City by the Public Works and Utilities Director or his designee and by the Developer or his authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

17. **Attorney's Fees**: Should either party be required to resort to litigation to enforce the terms of this guarantee, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If relief is awarded to both parties, the attorney's fees may be equitably divided between the parties by the decision-maker. The value of the City's in-house legal counsel is agreed to be $125.00 per hour.

18. **Integration**: This guarantee, together with the exhibits and attachments thereto constitutes the entire agreement between the Parties and no statement(s), promise(s) or inducement(s) that is/are not contained in this agreement will be binding on the parties.

19. **Third Party Rights**: No person or entity who or which is not a party to this agreement will have any right of action under this agreement.

20. **Severability**: If any part, term or provision of this guarantee is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the right of the parties will be construed as if the part, term or provision was never part of the agreement.

21. **Benefits**: The benefits of this agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this agreement are

personal obligations of the Developer and also will be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with

the Property. There is no prohibition on the City to assign its rights under this agreement. The City will expressly release the original Developer's guarantee or obligations if it accepts new security from any Developer or lender who obtains the Property; however, no other act of the City will constitute a release of the original Developer from his liability under this agreement.

22. **Notice**: Any notice required or permitted by this Agreement will be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: _____ Name -Developer/Company
_____ Address (Street and Mailing)
_____
_____ City, State & Zip Code
(___)_____ Telephone and Fax Numbers
(___)_____
_____ E-mail

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Public Works and Utilities Department
250 North 5th Street
Grand Junction, CO 81501

23. **Recordation**: Developer will pay for all costs to record a memorandum of this guarantee in the Clerk and Recorder's Office of Mesa County, Colorado.

24. **Immunity**: Nothing contained in this agreement constitutes a waiver of the City's sovereign or other immunity under any applicable law.

25. **Personal Jurisdiction and Venue**: Personal jurisdiction and venue for any action commenced by either party to this agreement whether arising out of or relating to the agreement, will be deemed to be proper only if such action is commenced in Mesa County, Colorado. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

By:

_____ _____

Developer Date

Name (printed): _____

Title (position): _____

Attest:

_____ _____

Secretary Date

City of Grand Junction

_____ _____

Project Planner Date

_____ _____

Dept. of Public Works and Utilities Date

GUARANTEE2003

6/13/2003

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are G4 R WEST L,L.C. ("Developer") and the **City of Grand Junction**, Colorado ("City").

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Community Development Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as DAKOTA WEST Filing 2 has been reviewed and approved under Community Development file # FP-2003-079 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is $45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than

litigation, this agreement and/or the approved development plan. Making disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at $45.00/hour. See, paragraph 19 concerning attorneys'/ litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of $ 291,975.00 (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

Select one: Cash ____ Letter of Credit (LOC) [redacted] (RC) Disbursement Agreement X

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Acceptance of such repair and/or replacement.

6a. Upon Acceptance the Developer shall provide a Maintenance Guarantee in an amount of $ ~~291,975.00~~ $48,662.50 (RC) (Line ~~62~~, Exhibit B, City Security).

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are as follows:

Commencement Date: 7-11-03
Completion Date: 7-11-04

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Acceptance").

11. **Reduction of Security:** Upon Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of $_____ (Line G1, Exhibit B, Total Improvement Costs).

11a. At the written request of the Developer, the City shall execute a certificate verifying Acceptance of the Improvement and thereafter waiving its right to draw on the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. **Use of Proceeds:** The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. **Events of Default:** The following conditions, occurrences or actions shall constitute a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer. In such event the City may immediately declare a default without prior notification to the Developer;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United Sates mail, postage prepaid.

14. **Measure of Damages:** The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to

contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements. For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

15. **City's Rights Upon Default:** When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all Improvements for which the City has given its Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City improvements disbursement agreement.

15a. The City shall have the right to complete Improvements itself or it may contract with a third party for completion.

15b. The Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining, inspecting and repairing the Improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

16. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with or on account of the performance or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

17. **No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any improvement.

18. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his/her/its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

19. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of $125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

20. **Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

21. **Integration:** This Agreement, together with the exhibits and attachments thereto constitutes the entire Agreement between the parties. No statement(s), promise(s) or inducements(s) that is/are not contained in this Agreement shall be binding on the parties.

22. **Third Party Rights:** No person or entity who or which is not a party to this Agreement shall have any right of action under or be a beneficiary of this Agreement.

23. **Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

24. **Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or

unenforceability shall not affect the validity of any other part, term or provision. The rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

25. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld but any unapproved assignment is void.

25a. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

25b. There is no prohibition on the right of the City to assign its rights under this Agreement.

25c. Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

25d. When the City has issued its Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: G & R WEST LLC — Name -Developer/Company
2650 EL CORONA DR — Address (Street and Mailing)
GRAND JUNCTION CO 81506 — City, State & Zip Code
(970) 255-8164 — Telephone and Fax Numbers
( ) —
— E-mail

Cc:

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Community Development Department
250 North 5th Street
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit D) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

28. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign or other immunity under any applicable law.

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Acceptance by the City.

30a. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

30c. The City shall not issue its written Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:
(i) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;
(ii) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s) have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;

(iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and
(iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

By: Robert Cantrell MGR 7-18-03
Developer Date
ROBERT CANTRELL
Name (printed)

Corporate Attest:
Lena M. Cantrell 7-18-03
Name Date

City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Lori V. Bowen July 18 2003
Community Development Dept. Date

6/13/2003

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

EXHIBIT A

Dakota West Subdivision, Filing 2

Dakota West Subdivision (Filing 2)							July 1, 2003
Development Improvments Agreement							
						Unit	Total
	General:			Units	Quantity	Price	Price
	1	Mobilization		LS	1	3000.00	$3,000.00
	2	Dust Abatement		LS	1	3000.00	$3,000.00
	3	Stormwater Management		LS	1	1500.00	$1,500.00
					Sub-total General Items:		$7,500.00
						Unit	Total
	Water system:			Units	Quantity	Price	Price
	1	Connect Water		EA	2	600.00	$1,200.00
	2	8" Waterline		LF	1170	20.00	$23,400.00
	3	8" Fittings w/Thrust Blocks		EA	4	200.00	$800.00
	4	8" Gate Valves & Boxes		EA	4	625.00	$2,500.00
	5	2" Blow Off Valve		EA	4	250.00	$1,000.00
	6	Water Service		EA	27	150.00	$4,050.00
	7	3/4" Service Tap/Corp		LF	1089	10.00	$10,890.00
	8	Fire Hydrant Assemblies		EA	2	2200.00	$4,400.00
					Sub-total Water Items:		$48,240.00
						Unit	Total
	Sanitary Sewer system:			Units	Quantity	Price	Price
	1	Connect Sewer		EA	2	800.00	$1,600.00
	2	8" PVC Sewer		LF	634	16.00	$10,144.00
	3	San. Sew. Manholes		EA	4	1400.00	$5,600.00
	4	Concrete Encasement		LF	20	33.00	$660.00
	5	4" Service Tap		EA	14	75.00	$1,050.00
	6	4" Service Line		LF	580	12.00	$6,960.00
					Sub-total Off Sanitary Sewer Items:		$26,014.00
						Unit	Total
	Roadway Improvements			Units	Quantity	Price	Price
	1	Clearing and Grubbing		LS	1	5000.00	$5,000.00
	2	Excavation		CY	5473	1.50	$8,209.50
	3	Embankment		CY	685	2.50	$1,712.50
	4	6'-6" Driveover C,G&SW		LF	2176	14.00	$30,464.00
	5	Radii, Aprons, Pan and Handicap Ramps		SY	200	38.00	$7,600.00
	8	3" Asphalt Pavement		SY	4072	8.00	$32,576.00
	9	6" Aggregate Base Course (CL.6)-Sidewalk		SY	1696	6.50	$11,024.00
	10	7.25" Aggregate Base Course (CL.6)		SY	4294	8.50	$36,499.00
	11	Stabilization		SY	780	8.50	$6,630.00
	12	Stop/Street Signs		EA	2	400.00	$800.00
	13	Speed Limit Signs		EA	1	400.00	$400.00
					Sub-total Roadway Items:		$140,915.00

PROJECT SUBTOTAL				$222,669.00
	(incl. 20% per City Req)			
Miscellaneous				PRICE
1	Construction Phase Engineering	2.00%		$4,453
2	Construction Phase Surveying	2.00%		$4,453
3	Development Inspection Costs	1.25%		$2,783
4	Quality Control	1.50%		$3,340
5	City Inspection	0.50%		$1,113
6	As-built survey and drawing revision	LS		$4,500
		Sub-total Miscellaneous Items:		$20,643.50
		Total Project Cost:		$243,312.50
	(incl. 20% per City Req)	Total Project Cost:		*$291,975.00*
SIGNATURE OF DEVELOPER				DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER	7-18-03 DATE
COMMUNITY DEVELOPMENT	7-18-03 DATE

DISBURSEMENT AGREEMENT

(Improvements Guarantee)

DEVELOPER: G 3 R West

BANK:

PROPERTY: Dakota West Filing 2

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed $ 291,975.00.

This Agreement is entered into by and between G 3 R West ("Developer"), Bank of Colorado ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to Dakota West Filing 2 ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed $ 291,975.00, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

JANICE WARD
Mesa County Clerk & Recorder
Grand Junction Co
Reception No. 2136667

******** Fees ********

<<Reception No. 2136663>>

RECORDING FEE	20.00
DOCUMENT FEE	0.00
DOCUMENT SURCHARGE	1.00
<<Reception No. 2136664>>	
RECORDING FEE	5.00
DOCUMENT FEE	0.00
DOCUMENT SURCHARGE	1.00

*** Tendered Amounts ***

CK g & r west 1979	27.00
Total Tendered	27.00
Transactions	27.00
Change	0.00

0415PM 07/24/03
Trans.No. 00070965 Cashier: ln
Recd: of city of gj (gayleen)
** THANK YOU **

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

DAKOTA WEST SUBDIVISION PHASE 2

Situated in the **SE 1/4 NE 1/4** of Section **16**

Township **1S**, Range **1E**,

of the **UTE** Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoiners; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this **23rd** day of **JULY**, 2003.

City of Grand Junction,
Department of Public Works & Utilities

By: Tim Moore
TIM MOORE
Public Works Manager

2136663 07/24/03 0415PM
JANICE WARD CLK&REC MESA COUNTY CO
RECFEE $20.00 SURCHG $1.00

Recorded in Mesa County

Date: 7-24-03

Plat Book: 19 Page: 375

Drawer: 00-19

SUBDIVISION Dakota West Sub., Filing #2

DATE 7/24/03

OF LOTS 24

RECEPTION # 2136663

BK/PG 19, 375

ACRES 6.290 acres

ZONE RMF-5

OWNER G+R West

LOCATION 3090 D½ Rd.

SEC/TWP/RNG 16, T1S, R1E

FILE # FP-2003-079

SIF $292.00

TCP 500.00 per d.u.

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are G+R west LLC ("Developer") and the **City of Grand Junction**, Colorado ("City").

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Community Development Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as DAKOTA WEST has been reviewed and approved under Community Development file # FP-2003-038 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is $45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than litigation, this agreement and/or the approved development plan. Making

disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at $45.00/hour. See, paragraph 19 concerning attorneys'/ litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of $423,791.60 (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Final Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Final Acceptance of such repair and/or replacement.

6a. Upon Final Acceptance the Developer shall provide a Maintenance Guarantee in an amount of $65,900.45 (20% of the DIA amount for the Improvements that the Developer has completed and for which the City has given its Final Acceptance.)

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are shown on Exhibit D.

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the Issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Final Acceptance").

11. **Reduction of Security:** Upon Final Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of $357,891.16 (80% of the DIA amount for the Improvements that the Developer has completed and for which the City has given its Final Acceptance).

11a. At the written request of the Developer, the City shall execute a certificate verifying Final Acceptance of the Improvement and thereafter waiving its right to draw on the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. **Use of Proceeds:** The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. **Events of Default:** The following conditions, occurrences or actions shall constitute a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer. In such event the City may immediately declare a default without prior notification to the Developer;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United Sates mail, postage prepaid.

14. **Measure of Damages:** The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements. For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

15. **City's Rights Upon Default:** When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all improvements for which the City has given its Final Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City improvements disbursement agreement.

15a. The City shall have the right to complete improvements itself or it may contract with a third party for completion.

15b. The Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining, inspecting and repairing the improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

16. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with or on account of the performance or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

17. **No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall the waiver of

any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any Improvement.

18. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his/her/its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

19. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of $125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

20. **Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

21. **Integration:** This Agreement, together with the exhibits and attachments thereto constitutes the entire Agreement between the parties. No statement(s), promise(s) or inducements(s) that is/are not contained in this Agreement shall be binding on the parties.

22. **Third Party Rights:** No person or entity who or which is not a party to this Agreement shall have any right of action under or be a beneficiary of this Agreement.

23. **Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

24. **Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term or provision. The rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

25. **Benefits:** The benefits of this Agreement to the Developer are personal and may

not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld but any unapproved assignment is void.

25a. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

25b. There is no prohibition on the right of the City to assign its rights under this Agreement.

25c. Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

25d. When the City has issued its Final Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: G+R WEST LLC, Name -Developer/Company
2650 EL CORONADO Address – Street and Mailing if different
GRAND JUNCTION, CO 81501 City, State & Zip Code
(970) 255-8164 Telephone and Fax Numbers
(970) 245-3649
_____ E-mail

Cc:

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Community Development Department
250 North 5th Street
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit E) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

28. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign or other immunity under any applicable law.

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Final Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Final Acceptance by the City.

30a. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

30c. The City shall not issue its written Final Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:
(i) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;
(ii) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s) have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;
(iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and
(iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction

of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

Developer: _____ 5-13-03
In612 Date

_____

Attest: _____

City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

_____ 5/13/03
~~Director of~~ Community Development Date

Dakota West Subdivision (Phase I)	*Exhibit B*			February 18, 2003
Development Improvments Agreement	*City of Grand Junction*			
			Unit	Total
General:	Units	Quantity	Price	Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		**$7,500.00**
			Unit	Total
Water system:	Units	Quantity	Price	Price
1 Connect Water	EA	1	600.00	$600.00
2 8" Waterline	LF	1143	20.00	$22,860.00
3 8" Fittings w/Thrust Blocks	EA	2	200.00	$400.00
4 8" Gate Valves & Boxes	EA	6	625.00	$3,750.00
5 2" Blow Off Valve	EA	3	250.00	$750.00
6 Water Service	EA	34	150.00	$5,100.00
7 3/4" Service Tap/Corp	LF	1438	10.00	$14,380.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		**$52,240.00**
			Unit	Total
Sanitary Sewer system:	Units	Quantity	Price	Price
1 Connect Sewer	EA	1	800.00	$800.00
2 8" PVC Sewer	LF	1721	16.00	$27,536.00
3 San. Sew. Manholes	EA	6	1400.00	$8,400.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	34	75.00	$2,550.00
6 4" Service Line	LF	1277	12.00	$15,324.00
		Sub-total Off Sanitary Sewer Items:		**$55,270.00**
			Unit	Total
Storm Sewer system:	Units	Quantity	Price	Price
1 18" HDPE Storm Sewer w/FES	LF	144	22.00	$3,168.00
2 Double Combination Inlet w/Curb Opening	EA	2	2000.00	$4,000.00
3 Outlet Erosion Control (Grouted Rip Rap)	CY	5	100.00	$500.00
4 Retention Ponds	LS	1	13550.00	$13,550.00
(Excavation and stormwater discharge system)	-	-	-	-
5 Retention Pond Landscaping (Tract A)	SF	13100	1.50	$19,650.00
		Sub-total Storm Sewer Items:		**$40,868.00**
			Unit	Total
Roadway Improvements	Units	Quantity	Price	Price
On Site-Phase I:				
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	8779	1.50	$13,168.50
3 Embankment	CY	117	2.50	$292.50
4 6'-6" Driveover C,G&SW	LF	2075	14.00	$29,050.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	238	38.00	$9,044.00
6 Drain Trough Metal Frame and Cover	LF	44	10.00	$440.00
7 8" Thick Concrete Retaining Wall	SF	525	10.00	$5,250.00
8 3" Asphalt Pavement	SY	3274	8.00	$26,192.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562	6.50	$10,153.00
10 7.25" Aggregate Base Course (CL.6)	SY	3391	8.50	$28,823.50
11 Stabilization	SY	650	8.50	$5,525.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
14 End of Roadway Markers	EA	3	600.00	$1,800.00
15 Postal Box Pads w/anchor bolts	EA	1	600.00	$600.00
		Sub-total On-Site Roadway Items:		$136,538.50

Off Site-D.5 Road:					
1	Excavation	CY	631	1.50	$946.50
2	Embankment	CY	46.5	2.50	$116.25
3	2'-0" Vertical C,G&SW	LF	117	14.00	$1,638.00
4	8'-0" Detached Sidewalk	SY	104	30.00	$3,120.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00	$2,052.00
6	4" Asphalt Pavement	SY	1216	11.00	$13,376.00
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50	$1,059.50
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50	$8,352.50
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00	$6,425.00
10	Striping	GI	1	40.00	$40.00
11	Stop/Street Signs	EA	2	400.00	$800.00
			Sub-total Off-Site Roadway Items:		$37,085.75
			Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL					$329,502.25
	(incl. 20% per City Req)				*395,402.70*
Miscellaneous					PRICE
1	Construction Phase Engineering		2.00%		$6,590
2	Construction Phase Surveying		2.00%		$6,590
3	Development Inspection Costs		1.25%		$4,119
4	Quality Control		1.50%		$4,943
5	City Inspection		0.50%		$1,648
6	As-built survey and drawing revision		LS		$4,500
			Sub-total Miscellaneous Items:		$28,388.91
			Total Project Cost:		$357,891.16
	(incl. 20% per City Req)		Total Project Cost:		*$423,791.61*

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 5-13-03 DATE

COMMUNITY DEVELOPMENT — 5/13/03 DATE

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

DEVELOPER: G&R West LLC

BANK: Bank of Colorado

PROPERTY: 3088 D 1/2 Road
Grand Junction, CO

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed $ 423,791.61 .

This Agreement is entered into by and between G&R West LLC ("Developer"), Bank of Colorado ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to 3088 D 1/2 Road, Datamuksetsub ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed $ 423,791.61 , whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (*i*) one original and one copy of each invoice to be paid; (*ii*) checks drawn on Developer's construction loan account with the Bank, made payable to the payee(s) and for the amount of each invoice presented for payment; (*iii*) lien waivers in a form approved by the Bank prepared for signature by each payee; and (*iv*) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank.

The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers and copies of supporting invoices.

Under no circumstances shall the Bank make a disbursement for the payment of an invoice if it in good faith believes that: (*i*) the work has not been completed; (*ii*) the work has not been completed in a workmanlike manner; (*iii*) written approval has not been received from the Project Engineer; or (*iv*) any lien waiver has been altered or modified or has not been returned to the Bank.

(c) **Default.** Upon default of the Developer on any obligation to the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer shall notify the Bank to immediately cease disbursement of funds to the Developer and disburse the full amount of the remaining undisbursed funds to the City. Upon such notice, the Bank shall promptly honor the demand of the City Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. Upon final completion and acceptance of the performance required under the Improvements Agreement, the City shall refund to the Bank any funds disbursed, if any, which are not actually expended to pay all costs, expenses and liabilities, including attorney fees, incurred in completing the Improvements.

3. **DEVELOPER CONSENT:** The Developer, by the signature of Gina Cantrell, manager Robert G Cantrell, manager (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorneys fees.

5. **BINDING EFFECT:** This Agreement shall be binding on the heirs, successors, receivers and assigns of all parties and shall terminate when the City has accepted the Improvements and has recorded a release of the Improvements Agreement.

6. **IMMUNITY:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable state law.

Dated this 12th day of May, 2003

(BANK) Bank of Colorado

By: _____
Title Elizabeth Wright, Assistant Vice President

200 Grand Avenue, Grand Junction, CO 81501
Address

(DEVELOPER)

By: _____ MGR Gina M. Cantrell
Title

2650 EL CORONADO GJ CO 81501
Address

CITY OF GRAND JUNCTION

By: _____
~~Director of~~ Community Development

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between C&R WEST L.L.C. Developer, BANK OF COLORADO as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the Funds:

DEVELOPER:

_____ ROBERT CANTRELL
(name) (signature)

GINA M. CANTRELL _____
(name) (signature)

_____ _____
(name) (signature)

DEVELOPER'S GENERAL CONTRACTOR:

_____ _____
(name) (signature)

DEVELOPER'S PROJECT ENGINEER:

_____ _____
(name) (signature)

DEVELOPER'S ARCHITECT:

_____ _____
(name) (signature)

CITY ENGINEER:

Laura C. Lamberty Laura C Lamberty
(name) (signature)

File Name: disbursk
revised: February 13, 2003

BOOK3395 PAGE984

2129447 06/24/03 0341PM
JANICE WARD CLK&REC MESA COUNTY CO
RECFEE $5.00 SURCHG $1.00

RECORDING MEMORANDUM

City of Grand Junction Community Development Department
Community Development Files: #FP-2003-038.

This memorandum relates to and confirms that certain Development Improvements Agreement and/or Maintenance Guarantee concerning land in Mesa County, Colorado. The Agreement is by and between G+R West (Developer) and the City of Grand Junction (City) pertaining to DaKota West Subdivision, (Project).

(Subject subdivision is more particularly depicted and described in the recording found at Plat Book _____, Pages _____.)

The Developer of the Project was required by law to install and construct certain public and private improvements, the completion of which was guaranteed by a Development Improvements Agreement and/or Maintenance Guarantee. The Project is required to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file #FP-2003-038.

The Developer and the City of Grand Junction by and through the signatures of the undersigned have determined and agreed to the type, quality and amount of improvements required and/or necessitated by the approval of the Project and that the improvements are guaranteed by and through the Development Improvements Agreement and /or Maintenance Guarantee. Furthermore, the Developer and the City agree that the Development Improvements Agreement and/or Maintenance Guarantee are contractual in nature and that the obligations under the Development Improvements Agreement and/or Maintenance Guarantee shall not be assigned except as provided in the agreement(s).

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice of the Developer's obligations under the agreement(s).

NOW THEREFORE, the Developer and an official of the City of Grand Junction, both possessing and representing by their signatures that they possess sufficient authority, do hereby memorialize the relative, rights and obligations contained in the Development Improvement Agreement and/or Maintenance Guarantee herein characterized.

DEVELOPER:

By: Robert G. Cantrell 5-13-03
MGR Date

(Print Name) ROBERT G CANTRELL

CITY OF GRAND JUNCTION:

By: Pat Cecil 6/20/03
~~Director of~~ Community Development Date

In accordance with the above, I hereby certify that the Development Improvement Agreement and/or Maintenance Guarantee are made of record by this memorandum and that the same may be inspected and/or copied at the City of Grand Junction, Community Development Department, 250 N. 5th Street, Grand Junction Colorado.

Pat Cecil 6-20-03
~~Director of~~ Community Development Date

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

May 1, 2006

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-038: Dakota West Filing 1 Subdivision
FP-2003-079: Dakota West Filing 2 Subdivision
Final Acceptance for Maintenance

Dear Mr. Cantrell:

The letter is to notify you of full acceptance for maintenance of the public improvements including streets and public storm drainage facilities for the Dakota West Filings 1 & 2 Subdivisions and confirming the completion of the terms of the "Supplement to Maintenance Guarantees for Dakota West Filing 1 and Filing 2".

Thank you for your assistance in the completion of these projects.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@wic.net
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

August 11, 2004

Laura Lamberty, P.E.
City of Grand Junction
250 North 5th Street
Grand Junction, CO.
81505

RE: Dakota West Subdivision - Retention Pond Certifications

Dear Laura,

The retention facility for Dakota West was surveyed as constructed, with landscaping in place, on August 9, 2004. A stage vs. storage curve was developed for the pond based upon this survey information and accompanies this letter. The required storage volume for the pond is 32,866 cf as determined in the final drainage report dated February 27, 2003. This volume would correspond with a water surface elevation of 4641.19. With the actual top of the pond being at 4641.58, this would result in nearly 0.4' of freeboard. In the unlikely event of a storm which exceeded the calculated 100-year storm quantities or the capacity of the pond, the excess flows would be directed across D ½ Road at a localized low point and away from any existing development.

The outlet system was constructed as designed and appears to be functioning correctly. The pump installed as part of this system is model number MUFS-750 as provided by Munro Pump. Copies of the pump specifications and rating curves are provided for your review with this letter.

Included with this submittal are reproducibles of the record drawings along with the associated electronic files. Please contact me if you have any questions or need to discuss this further.

Respectfully,



Jeffrey W Mace, PE

Xc: Rob Cantrell, file

```
#Units=Elevation,ft,Volume,ft3
#Stage-Storage Curve Data
#Stage - ft   Volume - ft3
#------------ -------------
  4641.20000000, 32961.59402091
  4641.10000000, 32071.37081120
  4641.00000000, 31191.15443334
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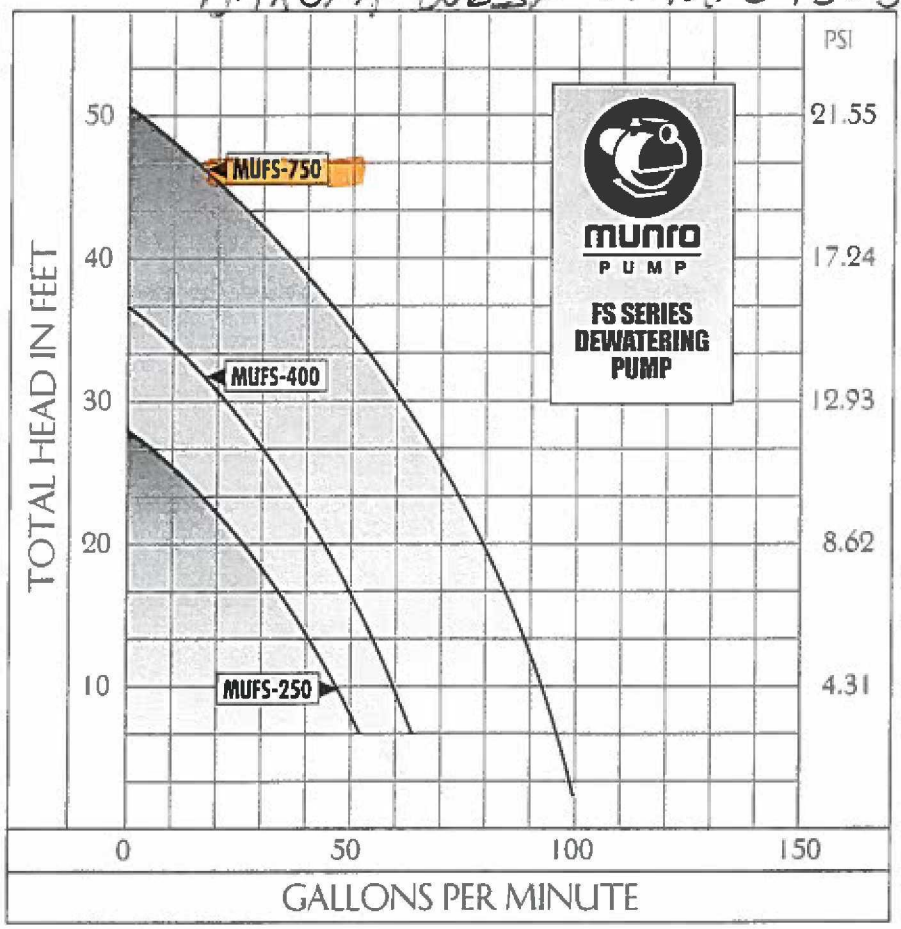
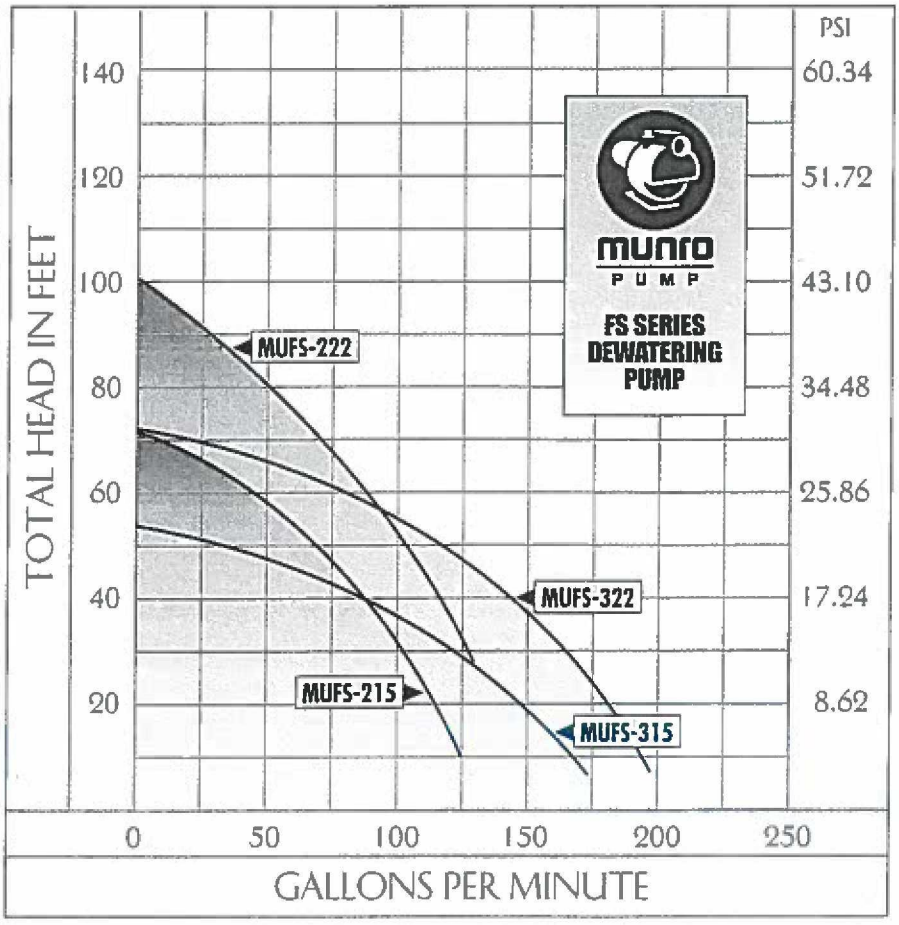
Pump MODEL
DAKOTA WEST : MUFS 750522

PUMP PERFORMANCE CURVES

MODELS FS-250/400/750



MODELS FS-215/315/222/322



TECHNICAL SPECIFICATIONS

Weight In Lbs.	Solids Handling in Inches	Discharge Size In Inches	Cord Length In Feet	Voltage	Phase	Amps	HP	Part Number
33	.24	1.5	18	110	1	4	1/3	MUFS250S11
32	.24	1.5	18	220	1	2.5	1/3	MUFS250S22
33	.24	2	18	110	1	5.3	1/2	MUFS400S11
33	.24	2	18	220	1	3	1/2	MUFS400S22
40	.32	2	18	110	1	10	1	MUFS750S11
37	.32	2	18	220	1	5	1	MUFS750S22
35	.32	2	18	220	3	4	1	MUFS750T22
35	.32	2	18	440	3	2	1	MUFS750T44
83	.36	2	33	110	1	16	2	MUFS215S11
81	.36	2	33	220	1	9	2	MUFS215S22
70	.36	2	33	220	3	6.8	2	MUFS215T22
60	.36	2	33	440	3	3.5	2	MUFS215T44
83	.36	3	33	110	1	17	2	MUFS315S11
81	.36	3	33	220	1	8	2	MUFS315S22
59	.36	3	33	220	3	6.8	2	MUFS315T22
78	.36	3	33	440	3	3.5	2	MUFS315T44
88	.36	2	33	220	3	10.5	3	MUFS222T22
68	.36	2	33	440	3	5.5	3	MUFS222T44
68	.36	3	33	220	3	11	3	MUFS322T22
69	.36	3	33	440	3	5.5	3	MUFS322T44
142	.4	2	33	220	3	14.5	5	MUFS237T22
122	.4	2	33	440	3	8	5	MUFS237T44
143	.4	3	33	220	3	14	5	MUFS337T22
135	.4	3	33	440	3	8	5	MUFS337T44
145	.4	4	33	220	3	14	5	MUFS437T22
144	.4	4	33	440	3	8	5	MUFS437T44
158	.4	3	33	220	3	20	7.5	MUFS355T22
148	.4	3	33	440	3	11	7.5	MUFS355T44
133	.4	4	33	220	3	20	7.5	MUFS455T22
148	.4	4	33	440	3	11	7.5	MUFS455T44
300	.6	4	33	220	3	30	10	MUFS475T22
300	.6	4	33	440	3	16	10	MUFS475T44
300	.6	6	33	220	3	30	10	MUFS675T22
300	.6	6	33	440	3	16	10	MUFS675T44
305	.6	4	33	220	3	35	15	MUFS411T22
307	.6	4	33	440	3	18	15	MUFS411T44
310	.6	6	33	220	3	35	15	MUFS611T22
311	.6	6	33	440	3	18	15	MUFS611T44

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@wic.net
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

August 4, 2004

Laura Lamberty, P.E.
City of Grand Junction
250 North 5th Street
Grand Junction, CO.
81505

RE: Dakota West Subdivision – Retention Pond Certifications

Dear Laura,

The retention facility for Dakota West was surveyed as constructed on June 18, 2004. A stage vs. storage curve was developed for the pond based upon this survey information and accompanies this letter. The required storage volume for the pond is 32,866 cf as determined in the final drainage report dated February 27, 2003. This volume would correspond with a water surface elevation of 4641.29. With the actual top of the pond being at 4641.58, this would result in approximately 0.3' of freeboard. In the unlikely event of a storm which exceeded the calculated 100-year storm quantities or the capacity of the pond, the excess flows would be directed across D ½ Road at a localized low point and away from any existing development.

Included with this submittal are 2 sets of bluelines of the record drawings along with the associated electronic files. Please contact me if you have any questions or need to discuss this further.

Respectfully,



Jeffrey W Mace, PE

Xc: Rob Cantrell, file

G & R West L.L.C.
474 Bismarck St.
Grand Junction, CO 81504
(970) 255-8164

07/07/2006

DAKOTA WEST ? BISMARCK ?

City of Grand Junction
Attn: Laura Lamberty, PE
Community Development Department
250 N. 5th Street
Grand Junction Co, 81501

Regarding: Dakota West HOA,

Please see exhibits A & B enclosed.

Laura,

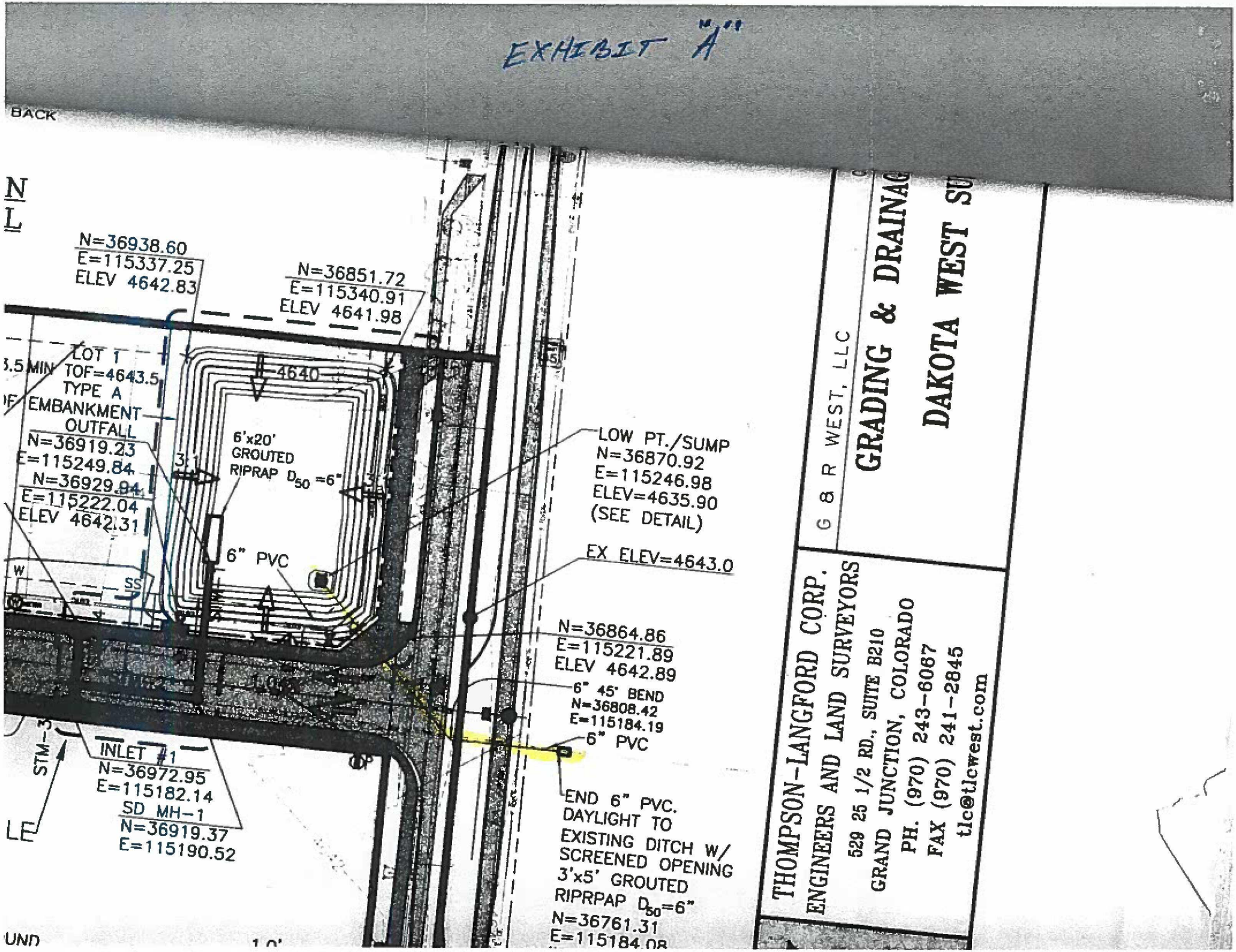
Thank you for your letter to Mrs. Moe dated June 30th 2006. We are trying to get the HOA up and running. As part of this process we are attempting to determine the amount of funds we should carry in the reserve account. This debate is what precipitated Barbs original inquiries to you about the Dakota West infrastructure.

Your letter indicates that Mesa County maintains and operates D ½ Rd. My concern is the approximate 100ft of drainage pipe Dakota West has buried under both Bismarck St. and D ½ Rd. Please refer to the highlighted portion of exhibit "A". Hypothetically speaking, if this pipe were to fail, such as a break or blockage that could not be remedied, where would the financial burden rest to have the pipe excavated from the asphalt and repaired? Would this be Dakota West HOAs cost, Mesa County's cost or the City of Grand Junctions cost?

I think I'll need to have the answer in a letter so that everyone is ok with this. Thanks for your help Laura. Would it be possible to fax me your letter? 523-0354

Robert Cantrell, Manager
G & R West L.L.C.

EXHIBIT "A"


BACK
N
L
N=36938.60
E=115337.25
ELEV 4642.83
N=36851.72
E=115340.91
ELEV 4641.98
LOT 1
3.5 MIN TOF=4643.5
TYPE A
EMBANKMENT
OUTFALL
N=36919.23
E=115249.84
N=36929.94
E=115222.04
ELEV 4642.31
4640
6'x20'
GROUTED
RIPRAP D50 =6"
6" PVC
W
SS
LOW PT./SUMP
N=36870.92
E=115246.98
ELEV=4635.90
(SEE DETAIL)
EX ELEV=4643.0
N=36864.86
E=115221.89
ELEV 4642.89
6" 45° BEND
N=36808.42
E=115184.19
6" PVC
STM
INLET #1
N=36972.95
E=115182.14
SD MH-1
N=36919.37
E=115190.52
LE
END 6" PVC.
DAYLIGHT TO
EXISTING DITCH W/
SCREENED OPENING
3'x5' GROUTED
RIPRPAP D50=6"
N=36761.31
E=115184.08
UND
G & R WEST, LLC
GRADING & DRAINAGE
DAKOTA WEST SU
THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

Grand Junction
COLORADO

PUBLIC WORKS & UTILITIES

EXHIBIT 'B'

June 30, 2006

Barbara Moe
468 Bismarck Street
Grand Junction, CO 81504
Gurkie319@acsol.net

Regarding: Dakota West: Maintenance of Subdivision Improvements

Ms. Moe:

This letter is in response to your inquiries regarding the Dakota West Home Owner's Association responsibilities for maintenance of subdivision improvements.

The right-of-way improvements Dakota West Subdivision Filings I and II have been accepted for public maintenance.

The Home Owner's Association's (HOA) maintenance and operation responsibility is limited to the pond and pump improvements located within the tract owned by the HOA. Landscaping in the tract and along D ½ Road as located in the right-of-way is further the responsibility of the HOA.

The City of Grand Junction maintains and operates all street/roadway and drainage improvements located within the right-of-way. Various public utility companies maintain and operate public utilities such as water and sanitary sewer in the public right-of-way. Currently, Mesa County maintains and operates D ½ Road. Reconstruction of D ½ Road would probably necessitate alteration of the drainage discharge but that would be the responsibility of the public entity constructing those improvements at that time.

At this time, I am not aware of any defects in the drainage system which would be cause for replacement.

If you have any questions, please contact me at 256-4155

Sincerely,

Laura C. Lamberty, PE
Development Engineer

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
& UTILITIES

July 14, 2006

G & R West, LLC
474 Bismarck Street
Grand Junction, CO 81504

Regarding:

Mr. Cantrell,

The maintenance of Bismarck and other subdivision improvements within the right-of-way are the responsibility of the City of Grand Junction. The maintenance of D ½ Road itself is currently Mesa County's but that could change with further annexations and development. This includes your stormwater discharge line – that is a failure would be Mesa County or the City's responsibility depending on the maintenance limits in place at the time.

Maintenance of a trash rack or screen at the pump intake line should eliminate the possibility of a blockage or a breakage precipitated by something other than utility excavation. This is the Homeowner's Association's responsibility.

The City has no knowledge of any defects or failures at this time. The fairly unusual inquiries have me concerned that there is a problem that has not been disclosed. If you or the Homeowner's have knowledge of a problem that could affect the public's infrastructure, please inform me or our Streets Department immediately.

I hope this answers your questions.

Sincerely,

Laura C. Lamberty, PE
Development Engineer

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
& UTILITIES

June 30, 2006

Barbara Moe
468 Bismarck Street
Grand Junction, CO 81504
Guirkie319@acsol.net

Regarding: Dakota West: Maintenance of Subdivision Improvements

Ms. Moe:

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At this time, I am not aware of any defects in the drainage system which would be cause for replacement.

If you have any questions, please contact me at 256-4155

Sincerely,

Laura C. Lamberty, PE
Development Engineer

DEVELOPMENT IMPROVEMENTS AGREEMENT

1. **Parties:** The parties to this Development Improvements Agreement ("Agreement") are G4 R WEST L,L.C. ("Developer") and the **City of Grand Junction**, Colorado ("City").

For valuable consideration, the receipt and adequacy of which is acknowledged, the Parties agree as follows:

2. **Effective Date:** The Effective Date of the Agreement shall be the date that it is signed by the Community Development Director, which shall be no sooner than recordation of the final plat or final plan approval whichever first occurs.

RECITALS

The Developer seeks permission to develop property, described on Exhibit A attached and incorporated by this reference ("the Property" or "Property"). The Property, known as DAKOTA WEST Filing 2 has been reviewed and approved under Community Development file # FP-2003-079 ("Development" or "the Development").

The City seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements to the Property and limiting the harmful effects of substandard development.

A further purpose of this Agreement is to protect the City from the cost of completing necessary improvements itself; this Agreement is not executed for the benefit of materialmen, laborers or others providing work, services or material to the Developer and/or the Property or for the benefit of the owner(s), purchaser(s) or user(s) of the Property.

The mutual promises, covenants and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and City's land development ordinances and regulations.

DEVELOPER'S OBLIGATION

3. **Improvements:** The Developer shall design, construct and install, at its own expense, those on-site and off-site improvements listed on Exhibit B attached and incorporated by this reference ("Improvements" or "the Improvements").

3a. On and after the Effective Date of this Agreement the Developer agrees to pay the City for its Administration and Inspection of the Development. The hourly rate for those services is $45.00/hour. Administration and Inspection includes but is not limited to the time expended by the City's planner, engineer, construction inspector and attorney in directing, advising, correcting and enforcing by means other than

litigation, this agreement and/or the approved development plan. Making disbursements and calling/collecting Guarantees are Administration and Inspection services and shall be charged at $45.00/hour. See, paragraph 19 concerning attorneys'/ litigation fees.

3b. The scope of this project is such that the City may have to engage independent consultants(s) to adequately provide inspection services; Developer agrees to pay such costs, in addition to all others for which Developer is responsible hereunder.

3c. The Developer's obligation to complete the Improvements is and shall be independent of any obligations of the City contained herein.

4. **Security:** To secure the performance of its obligations under this Agreement the Developer shall supply a guarantee. The Developer is required to post security in an amount of $ 291,975.00 (120% of the amount for the Improvements) in a form and with terms acceptable to the City ("Guarantee"). The Guarantee shall be in the form of a cash deposit made to the City, a letter of credit or a disbursement agreement in a form and with content approved by the City Attorney. The Guarantee specific to this Agreement is attached as Exhibit C and is incorporated by this reference as if fully set forth.

Select one: Cash ____ Letter of Credit (LOC) RC Disbursement Agreement X

5. **Standards:** The Developer shall construct the Improvements according to the City's standards and specifications.

6. **Warranty:** The Developer shall warrant the Improvements for one year following Acceptance by the City. "Warrant" or "Warranty" as used herein means the Developer shall take such steps and incur such costs as may be needed so that the Improvements or any portion or phase thereof as repaired and/or replaced, shall comply with the Development's construction plans and/or site plan, City standards and specifications at the end of the warranty period. The Developer shall warrant each repaired and/or replaced Improvement or any portion or phase thereof for one year following Acceptance of such repair and/or replacement.

6a. Upon Acceptance the Developer shall provide a Maintenance Guarantee in an amount of $ ~~291,975.00~~ $48,662.50 RC (Line ~~62~~, Exhibit B, City Security).

6b. The Maintenance Guarantee shall be secured by a letter of credit, cash escrow or other form acceptable to the City.

7. **Commencement, Completion and Abandonment Periods:** The Developer shall commence work on the Improvements within 30 days from the Effective Date of this Agreement; that date is known as the "Commencement Date."

7a. The Developer shall complete the Improvements by the end of the twelfth month from the Effective Date of this Agreement; that date is known as the "Completion Date."

7b. The Developer shall not cease construction for any period of more than 60 consecutive days. If construction is ceased for 60 or more consecutive days the Director may deem the Development abandoned ("the Abandonment Period").

7c. The Commencement date and the Completion Date are as follows:

Commencement Date: 7-11-03
Completion Date: 7-11-04

8. **Compliance with Law:** The Developer shall comply with all applicable federal, state and local laws, ordinances and regulations when fulfilling its obligations under their Agreement. When necessary to protect the public health, safety or welfare, the Developer shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

9. **Notice of Defect:** The Developer by and through his/her/its engineer shall provide timely written notice to the issuer of the Guarantee and the Director when the Developer and/or his/her/its engineer has knowledge, that an Improvement or any part or portion of any Improvement either does not conform to City standards or is otherwise defective.

9a. The Developer shall correct all non-conforming construction and/or defects within thirty (30) days from the issuance of the notice by his/her/its engineer of a/the defect.

10. **Acceptance of Improvements:** The City shall not accept and/or approve any or all of the Improvements until the Developer presents a document or documents for the benefit of the City showing that the Developer owns the Improvements in fee simple, or as accepted by the City Attorney, and that there are no liens, encumbrances or other restrictions on the Improvements other than those that have been accepted by the City Attorney.

10a. Approval and/or acceptance of any Improvement(s) does not constitute a waiver by the City of any right(s) that it may have on account of any defect in or failure of the Improvement that is detected or which occurs after approval and/or acceptance.

10b. Acceptance by the City shall only occur when the City Engineer, sends a writing to such effect ("Acceptance").

11. **Reduction of Security:** Upon Acceptance of any Improvement(s) the amount which the City is entitled to draw on the Guarantee shall be reduced by an amount of $_____ (Line G1, Exhibit B, Total Improvement Costs).

11a. At the written request of the Developer, the City shall execute a certificate verifying Acceptance of the Improvement and thereafter waiving its right to draw on the Guarantee to the extent of such amount. A Developer in default under this Agreement has no right to such certification.

12. **Use of Proceeds:** The City shall use funds deposited with it, drawn or guaranteed pursuant to this Agreement only for the purpose of completing the Improvements or correcting defects in or failure of the Improvements or paying Administration and Inspection fees.

13. **Events of Default:** The following conditions, occurrences or actions shall constitute a default by the Developer:

13a. Developer's failure to complete each portion of the Improvements on or before the Completion Date;

13b. Developer's failure to demonstrate reasonable intent to correct defective construction of any Improvements within the applicable warranty period;

13c. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer. In such event the City may immediately declare a default without prior notification to the Developer;

13d. Notification to the City, by any lender with a lien on the Property, of a default by Developer on any obligation to such lender. In such event, the City may immediately declare a default without prior notification to the Developer.

13e. With regard to the Property or any portion thereof: initiation of any foreclosure action regarding any lien or encumbrance; or initiation of mechanics lien(s) procedure(s); or assignment or conveyance of the Property in lieu of foreclosure. In such event the City may immediately declare a default without prior notification to the Developer.

13f. Notification to the City from the bank issuing the Guarantee that it will not renew the Guarantee at a time when security is still required hereunder and no substitute collateral acceptable to the City has been provided by the Developer.

13g. Except as provided, the City may not declare a default until written notice has been sent to the Developer at the address shown in the development file. Notice is and shall be deemed effective two calendar days after mailing thereof by first class United Sates mail, postage prepaid.

14. **Measure of Damages:** The measure of damages for breach of this Agreement by the Developer shall be the reasonable cost of satisfactorily completing the Improvements, plus reasonable expenses. Expenses may include but are not limited to

contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection/completion of the Improvements. For Improvements upon which construction has not begun, the estimated costs of the Improvements as shown on Exhibit B shall be *prima facie* evidence of the minimum cost of completion; however, the maximum amount of the Developer's liability shall not be established by that amount or the amount of the Guarantee.

15. **City's Rights Upon Default:** When any event of default occurs, the City may draw on the Guarantee or proceed to collect any other security to the extent of the face amount of the Guarantee less eighty percent (80%) of the estimated cost (as shown on Exhibit B) of all Improvements for which the City has given its Acceptance and no warranty work is reasonably required. The City may also exercise its rights to disbursement of loan proceeds or other funds under the City improvements disbursement agreement.

15a. The City shall have the right to complete Improvements itself or it may contract with a third party for completion.

15b. The Developer grants to the City, its successors, assigns, agents, contractors and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, reconstructing, maintaining, inspecting and repairing the Improvements.

15c. The City may assign the proceeds of the Guarantee or other funds or assets that it may receive in accordance with this Agreement to a subsequent developer or lender that has acquired the Property by purchase, foreclosure or otherwise.

15d. That developer or lender shall then have the same rights of completion as the City if and only if the subsequent developer or lender agrees in writing to complete or correct the Improvements and provides to the City reasonable security for that obligation.

15e. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

16. **Indemnification:** The Developer expressly agrees to indemnify and hold the City, its officers, employees, agents and assigns ("City") harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with or on account of the performance or non-performance of work at the Property and/or the Improvements and/or the Development that is being done pursuant to this Agreement.

16a. The Developer further agrees to aid and defend the City in the event that the City and/or the Improvements is named as a defendant in an action concerning the performance of work pursuant to this Agreement except for a suit wherein the Developer states claim(s) against the City.

16b. The Developer is not an agent, partner, joint venturer or employee of the City.

17. **No Waiver:** No waiver of any provision of this Agreement by the City shall be deemed or constitute a waiver of any other provision nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the City and the Developer; nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful or other act by the Developer or the acceptance of any Improvement.

18. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the City by the City Manager or his designee and by the Developer or his/her/its authorized officer. Such amendment or modification shall be properly notarized before it may be deemed effective.

19. **Attorney's Fees:** Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. The City shall be entitled to claim the value of its in-house attorneys at the rate of $125.00 per hour. If relief is awarded to both parties the attorney's fees may be equitably divided between the parties by the decision maker.

20. **Vested Rights:** This Agreement does not guarantee, represent or certify that the Developer is entitled to any other approval(s) required by the City, before the Developer is entitled to commence development beyond the scope of this Agreement or to transfer ownership of the Property being developed.

21. **Integration:** This Agreement, together with the exhibits and attachments thereto constitutes the entire Agreement between the parties. No statement(s), promise(s) or inducements(s) that is/are not contained in this Agreement shall be binding on the parties.

22. **Third Party Rights:** No person or entity who or which is not a party to this Agreement shall have any right of action under or be a beneficiary of this Agreement.

23. **Time:** For the purpose of computing the Abandonment Period and Commencement and Dates, such times in which war, civil disasters or acts of God occurs or exist shall not be included if such prevents the Developer or City from performing its obligations under the Agreement. The Developer must notify the City in writing if/when it asserts impossibility of performance under this paragraph. The City may reject the Developer's assertion, if it finds, in writing that the condition(s) that the Developer asserts do not exist.

24. **Severability:** If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or

unenforceability shall not affect the validity of any other part, term or provision. The rights of the parties shall be construed as if the part, term or provision was never part of the Agreement.

25. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the City. Such approval may not be unreasonably withheld but any unapproved assignment is void.

25a. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also shall be binding on the heirs, successors and assigns of the Developer and shall be a covenant(s) running with the Property.

25b. There is no prohibition on the right of the City to assign its rights under this Agreement.

25c. Upon written request from the Developer the City shall expressly release the original Developer's Guarantee and/or contract obligations if it accepts new security from any developer or lender who obtains the Property, however, no other act of the City shall constitute a release of the original Developer from his liability under this Agreement.

25d. When the City has issued its Acceptance regarding the Improvements, the City agrees to state the same in writing, with appropriate acknowledgments.

25e. The City shall sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. **Notice:** Any notice required or permitted by this Agreement shall be deemed effective two calendar days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: G & R WEST LLC — Name -Developer/Company
2650 EL CORONA DR — Address (Street and Mailing)
GRAND JUNCTION CO 81506 — City, State & Zip Code
(970) 255-8164 — Telephone and Fax Numbers
( ) — Telephone and Fax Numbers
— E-mail

Cc:

If to City: Office of the City Attorney
250 North 5th Street
Grand Junction, CO 81501

Cc: Community Development Department
250 North 5th Street
Grand Junction, CO 81501

27. **Recordation:** Developer shall pay the costs to record a memorandum of this Agreement (Exhibit D) in the records of the Mesa County Clerk and Recorder's Office. The Developer may, at his/her/its option record the entire agreement.

28. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign or other immunity under any applicable law.

29. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, the Guarantee, the Maintenance Guarantee or any action based arising out of or under this Agreement shall be deemed to be proper only if such action is commenced in Mesa County, Colorado.

29a. The Developer expressly waives his/her/its right to bring such action in or to remove such action to any other court whether state or federal.

30. **Liability before Acceptance:** The City shall have no responsibility or liability with respect to any street or other Improvement(s), notwithstanding the use of the same by the public, unless the street or other Improvement shall have received Acceptance by the City.

30a. If the City allows a street to be constructed in stages, the Developer of the first one-half street opened for traffic shall construct the adjacent curb, gutter and sidewalk in the standard location and shall construct the required width of pavement from the edge of gutter on the side of the street nearest the property to enable an initial two-way traffic operation without on-street parking.

30b. Developer shall also construct and pay for end-transitions, intersection paving, drainage facilities and adjustments to existing utilities necessary to open the street to traffic.

30c. The City shall not issue its written Acceptance with regard to any Improvement(s) including any street, storm drainage facility, sewer, water facility or other required Improvement(s), until the Developer:
(I) furnishes to the City Engineer as-built drawings in reproducible form, blue line stamped and sealed by a professional engineer and in computer disk form and copies of results of all construction control tests required by City specification;
(II) provides written evidence to the City Engineer under signature of a qualified expert that the earth, soils, lands and surfaces upon in and under which the Improvement(s) have been constructed or which are necessary for the Improvements are free from toxic, hazardous and other regulated substances or materials;

(iii) provides written evidence to the City Attorney that the title to lands underlying the Improvements are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the City Attorney; and
(iv) provides written evidence, certified by the Developer's engineer, that the work was systematically inspected and tested and that the materials and the compaction of the materials that are required to be compacted, were in conformance with City-approved plans and specifications.

By: Robert Cantrell MGR 7-18-03
Developer Date
ROBERT CANTRELL
Name (printed)

Corporate Attest:
Lena M. Cantrell 7-18-03
Name Date

City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501

Lori V. Bowen July 18 2003
Community Development Dept. Date

6/13/2003

TYPE LEGAL DESCRIPTION BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

EXHIBIT A

Dakota West Subdivision, Filing 2

Dakota West Subdivision (Filing 2)				July 1, 2003
Development Improvments Agreement				
			Unit	Total
General:	Units	Quantity	Price	Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		$7,500.00
			Unit	Total
Water system:	Units	Quantity	Price	Price
1 Connect Water	EA	2	600.00	$1,200.00
2 8" Waterline	LF	1170	20.00	$23,400.00
3 8" Fittings w/Thrust Blocks	EA	4	200.00	$800.00
4 8" Gate Valves & Boxes	EA	4	625.00	$2,500.00
5 2" Blow Off Valve	EA	4	250.00	$1,000.00
6 Water Service	EA	27	150.00	$4,050.00
7 3/4" Service Tap/Corp	LF	1089	10.00	$10,890.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		$48,240.00
			Unit	Total
Sanitary Sewer system:	Units	Quantity	Price	Price
1 Connect Sewer	EA	2	800.00	$1,600.00
2 8" PVC Sewer	LF	634	16.00	$10,144.00
3 San. Sew. Manholes	EA	4	1400.00	$5,600.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	14	75.00	$1,050.00
6 4" Service Line	LF	580	12.00	$6,960.00
		Sub-total Off Sanitary Sewer Items:		$26,014.00
			Unit	Total
Roadway Improvements	Units	Quantity	Price	Price
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	5473	1.50	$8,209.50
3 Embankment	CY	685	2.50	$1,712.50
4 6'-6" Driveover C,G&SW	LF	2176	14.00	$30,464.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	200	38.00	$7,600.00
8 3" Asphalt Pavement	SY	4072	8.00	$32,576.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1696	6.50	$11,024.00
10 7.25" Aggregate Base Course (CL.6)	SY	4294	8.50	$36,499.00
11 Stabilization	SY	780	8.50	$6,630.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
		Sub-total Roadway Items:		$140,915.00

PROJECT SUBTOTAL			$222,669.00
	(incl. 20% per City Req)		
Miscellaneous			PRICE
1 Construction Phase Engineering	2.00%		$4,453
2 Construction Phase Surveying	2.00%		$4,453
3 Development Inspection Costs	1.25%		$2,783
4 Quality Control	1.50%		$3,340
5 City Inspection	0.50%		$1,113
6 As-built survey and drawing revision	LS		$4,500
	Sub-total Miscellaneous Items:		$20,643.50
	Total Project Cost:		$243,312.50
(incl. 20% per City Req)	Total Project Cost:		*$291,975.00*
SIGNATURE OF DEVELOPER			DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER	7-18-03 DATE
COMMUNITY DEVELOPMENT	7-18-03 DATE

DISBURSEMENT AGREEMENT
(Improvements Guarantee)

DEVELOPER: G3R West

BANK:

PROPERTY: Dakota West Filing 2

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed $ 291,915.

This Agreement is entered into by and between G3R West ("Developer"), Bank of Colorado ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to Dakota West Filing 2 ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed $ 291,915.00, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

2136664 07/24/03 0415PM
JANICE WARD CLK&REC MESA COUNTY CO
RECFEE $5.00 SURCHG $1.00

RECORDING MEMORANDUM
Exhibit D

City of Grand Junction
Community Development Department Community Development
File: # FP-2003-079

This memorandum relates to and confirms that certain Development Improvements Agreement and/or Maintenance Guarantee concerning land in Mesa County, Colorado. The Agreement is by and between B 3 R West LLC (Developer) and the City of Grand Junction (City) pertaining to Dakota West Filing 2 (Project), located at 3090 D 1/2 Road, Grand Junction.

(Subject subdivision is more particularly depicted and described in the recording found at Plat Book 19, Pages 375.) not recorded as of 7/18/03

The Developer of the Project was required by law to install and construct certain public and private improvements, the completion of which was guaranteed by a Development Improvements Agreement and/or Maintenance Guarantee. The Project is required to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # FP-2003-079.

The Developer and the City of Grand Junction by and through the signatures of the undersigned have determined and agreed to the type, quality and amount of improvements required and/or necessitated by the approval of the Project and that the improvements are guaranteed by and through the Development Improvements Agreement and /or Maintenance Guarantee. Furthermore, the Developer and the City agree that the Development Improvements Agreement and/or Maintenance Guarantee are contractual in nature and that the obligations under the Development Improvements Agreement and/or Maintenance Guarantee shall not be assigned except as provided in the agreement(s).

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice of the Developer's obligations under the agreement(s).

NOW THEREFORE, the Developer and an official of the City of Grand Junction, both possessing and representing by their signatures that they possess sufficient authority, do hereby memorialize the relative, rights and obligations contained in the Development Improvement Agreement and/or Maintenance Guarantee herein characterized.

DEVELOPER:

By: Robert Cantrell MGR 7-18-03
Date

(Print Name) ROBERT CANTRELL

CITY OF GRAND JUNCTION:

In accordance with the above, I hereby certify that the Development Improvement Agreement and/or Maintenance Guarantee are made of record by this memorandum and that the same may be inspected and/or copied at the City of Grand Junction, Community Development Department, 250 N. 5th Street, Grand Junction Colorado.

Lori V. Bowen July 18, 2003
Community Development Department Date

6/10/2003

L. Lamberty

SUPPLEMENT TO
MAINTENANCE GUARANTEES
FOR DAKOTA WEST, FILING 1
AND DAKOTA WEST, FILING 2

This agreement is entered into this 30th day of December 2005 by the City of Grand Junction ("City") and G & R West, LLC ("Developer").

Recitals.

A. The City and Developer entered into a Maintenance Guarantee signed by Developer on October 13, 2004 regarding the City required improvements for the Dakota West Subdivision, Filing 1 and another Maintenance Guarantee signed by the Developer on October 18, 2004 for the Dakota West Subdivision Phase 2, Filing 2.
B. Regarding said Filing 1, Laura Lamberty, City Development Engineer, completed an inspection of the streets and drainage facilities on September 16, 2005. She informed the Developer by letter on September 21, 2005 of five items needing correction, one of which was that the truncated dome mats at handicap ramps needed to be re-glued.
C. Regarding said Filing 2, Laura Lamberty, City Development Engineer, completed an inspection of the streets and drainage facilities on September 16, 2005. She informed the Developer by letter on September 21, 2005 of seven items needing correction, one of which was that the truncated dome mats at handicap ramps needed to be re-glued.
D. Since both letters, Developer has corrected the items needing correction and Laura Lamberty has approved all of such items, except that the truncated domes in both subdivisions still need to be re-glued.
E. The Developer and the City have agreed that $3,000.00 is an adequate estimate of the costs required to re-glue the truncated domes.
F. The City is willing to release the security provided by the Developer for the Maintenance Guarantees except said $3,000.00, as security for Developer's obligation to properly re-glue the said truncated domes as the weather permits in the spring of 2006 to the satisfaction of the City or to take such other steps as the City may require so that the truncated domes are installed as required by the City.

For valuable consideration, the receipt and adequacy of which is acknowledged, the City and the Developer agree as follows:

1. The Recitals are a substantive part of this Supplement.
2. Upon receipt of cash in the amount of $3,000.00 as security for both Maintenance Guarantees. The City shall return the Letters of Credit from the Bank of Colorado being held as security.
3. The purpose of this Supplement is to make clear that the release of the security over and above the $3,000.00 does not release the Developer from his obligations under the Maintenance Guarantees. The Developer shall be released from the obligations upon receipt of written notice from the City of final acceptance for

each of the public improvements when accepted by the City. The respective Maintenance Guarantees otherwise remain in full force and effect.

G &R West, LLC

By: _____
Rob Cantrell, Manager

City of Grand Junction

By: _____
Department of Public Works and Utilities

By: _____
Community Development Department

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of DECEMBER, 2005, by Rob Cantrell, Manager of G & R West, LLC.

WITNESS my hand and official seal.
My commission expires:
10/09/2007

_____
Notary Public

NOTARY PUBLIC
MICHAEL GRIZENKO
STATE OF COLORADO

My Commission Expires 10/09/2007

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____, from the Department of Public Works and Utilities.

WITNESS my hand and official seal.
My commission expires:

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2008, by Laura Lamberty, from the Department of Public Works and Utilities.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January, 2008, by Pat Cecil, from the Community Development Department.

WITNESS my hand and official seal.
My commission expires: 11-17-08

Kathy Valdez
Notary Public

G & R West L.L.C.
474 Bismarck St.
Grand Junction, CO 81504
(970) 255-8164

RECEIVED
DEC 0 2 2005
COMMUNITY DEVELOPMENT
DEPT.

12/02/2005

City of Grand Junction
Attn: Laura Lamberty, PE
Community Development Department
250 N. 5th Street
Grand Junction Co, 81501

Regarding: FP-2003-038: Dakota West Subdivision Filing 1
FP-2003-079: Dakota West Subdivision Filing 2
Request for Release of Letters of Credit

Laura,

During our phone conversation on 12/01/2005, you indicated that all of the warranty correction notice item repairs for filings 1 and 2 were acceptable to the City except for the improper installation of the handicap ramp dome mats throughout the subdivision.

G & R West L.L.C. is in agreement that all of these mats need to be re-installed so that they are properly adhered to the concrete. Adcock Concrete has been contracted by G & R West to complete this task. However due to the cold weather temperatures Adcock has advised me that they are unable to re-install the mats at this time. I have requested that Adcock complete this installation at the earliest possible moment but it is possible temperatures may not be optimal until March of 2006. Please see attached estimate from Adcock Concrete for the cost to re-install all of the mats in the subdivision.

Since all of the other warranty correction items are acceptable I would like to request that G & R West L.L.C. be released from the remainder of the existing letters of credit for filings 1 and 2 and that a new letter of credit to the City of Grand Junction be established for the amount of $3,000.00 to guarantee the re-installation of the dome mats. We hope this will be acceptable.

Thank you for your assistance in this matter.

Robert Cantrell, Manager
G & R West L.L.C.

ADCOCK CONCRETE

242-8567 Licensed & Insured

2777 Crossroads Blvd. Unit E, Grand Junction, CO 81506 Fax 242-2061

Residential & Commercial *Foundations Flatwork Demolition*

To: Rob Cantrall Date: 2-Dec-05

JOB DESCRIPTION: Repair Work to Handicap Ramps

Bid for project includes labor and material: Concrete, rebar, expansion joints, cure and fine grading to + or - 1/10th.
Not included: Excavation, backfill, compaction, gravel, surveying, testing, traffic control, and demolition.
NOTE:
This work will completed as weather and temperature permits - no later than mid March.

ITEMIZED ESTIMATE:

		Price
Handicap Ramps Repair	90 SF @ $24.00 SF	$ 2,160.00
	Subtotal	$ 2,160.00

SIGNED:

Mike Adcock

Mike Adcock, Owner

G & R West L.L.C.
474 Bismarck St.
Grand Junction, CO 81504
(970) 255-8164

11/30/2005

City of Grand Junction
Attn: Laura Lamberty, PE
Community Development Department
250 N. 5th Street
Grand Junction Co, 81501

Regarding: FP-2003-038: Dakota West Subdivision Filing 1
FP-2003-079: Dakota West Subdivision Filing 2
Warranty Correction Notice

Laura,

Please see attached copies of the Warranty Correction Notice letters for both filing 1 and filing 2.

The punch list items specified in these letters have been corrected and are ready for re-inspection. Would it be possible to have our re-inspection as soon as tomorrow; 12/01/2005? We would like very much to bring this portion of our project to a close.

Please let me know if I can be of any further assistance. Thank you very much for your time regarding this matter.

Robert Cantrell, Manager
G & R West L.L.C.

RECEIVED
NOV 3 0 2005
COMMUNITY DEVELOPMENT DEPT.

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

September 21, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-038: Dakota West Filing 1 Subdivision
Warranty Correction Notice

Dear Mr. Cantrell:

A warranty inspection of the streets and drainage facilities for the referenced project was conducted on September 16, 2005.

The following items were found to need correction:

1. Truncated dome mats at handicap ramps, in general, need to be re-glued were not fully adhered to concrete.
2. Backfill sunken utility trenches within 14' multi-purpose easement
3. Adjust fire hydrants to grade (18" – 22" from operating nut to finish grade) in areas that have been landscaped.
4. Replace broken water meter lid at 452 Bismarck.
5. Repair broken corp stop on water service at 456 Bismarck.

Please contact me for re-inspection upon completion of the work at 256-4155. Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner
Dan Wilson, Coleman, Williams and Wilson

523-0354

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

September 21, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-079: Dakota West Filing 2 Subdivision
Warranty Correction Notice

Dear Mr. Cantrell:

A warranty inspection of the streets and drainage facilities for the referenced project was conducted on September 16, 2005.

The following items were found to need correction:

1. Truncated dome mats at handicap ramps, in general, need to be re-glued were not fully adhered to concrete.
2. Backfill sunken utility trenches within 14' multi-purpose easement.
3. Adjust fire hydrants to grade (18" – 22" from operating nut to finish grade) in areas that have been landscaped.
4. Replace improperly adhered thermoplastic truncated dome mat at SW corner Mandan and Bismarck.
5. Replace or reset end of road marker at south end of Washburn.
6. Excavate and full depth repair of south end of Washburn for sink holes developing and deferred infrared repair/repair of segregated asphalt materials. This work item needs to have City inspection during the work effort – including limit determination and presence during initial excavation. Contact Mark Barslund 201-1362.
7. Adjust water valve to grade and infrared repair asphalt at 3090 Mandan.

Please contact me for re-inspection upon completion of the work at 256-4155. Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner
Dan Wilson, Coleman, Williams and Wilson

523-0354

CITY OF
Grand Junction
COLORADO

COMMUNITY
DEVELOPMENT

September 21, 2005

Rob Cantrell
G & R West LLC
474 Bismarck Avenue
Grand Junction, CO 81505

RE: FP-2003-079: Dakota West Filing 2 Subdivision
Warranty Correction Notice

Dear Mr. Cantrell:

A warranty inspection of the streets and drainage facilities for the referenced project was conducted on September 16, 2005.

The following items were found to need correction:

1. Truncated dome mats at handicap ramps, in general, need to be re-glued were not fully adhered to concrete.
2. Backfill sunken utility trenches within 14' multi-purpose easement.
3. Adjust fire hydrants to grade (18" – 22" from operating nut to finish grade) in areas that have been landscaped.
4. Replace improperly adhered thermoplastic truncated dome mat at SW corner Mandan and Bismarck.
5. Replace or reset end of road marker at south end of Washburn.
6. Excavate and full depth repair of south end of Washburn for sink holes developing and deferred infrared repair/repair of segregated asphalt materials. This work item needs to have City inspection during the work effort – including limit determination and presence during initial excavation. Contact Mark Barslund 201-1362.
7. Adjust water valve to grade and infrared repair asphalt at 3090 Mandan.

Please contact me for re-inspection upon completion of the work at 256-4155. Thank you for your cooperation in the completion of the work on this project.

Sincerely,

Laura C. Lamberty, PE
City Development Engineer

cc: Lori Bowers, Senior Planner
Dan Wilson, Coleman, Williams and Wilson

DISBURSEMENT AGREEMENT

(Improvements Guarantee)

DEVELOPER: G3R West

BANK:

PROPERTY: Dakota West Filing 2

DISBURSEMENT AMOUNT: For the construction of improvements to the Property in an amount not to exceed $_____.

This Agreement is entered into by and between G3R West ("Developer"), _____ ("Bank") and the City of Grand Junction, Colorado ("City").

RECITALS

Developer has been required by the City to construct certain improvements to Dakota West Filing 2 ("Improvements") in accordance with the Zoning and Development Code, Improvements Agreement and subdivision approval.

The Bank has agreed to loan funds to the Developer for construction of the Improvements.

The City Engineer has approved an estimate of the costs of the Improvements and that amount or an amount not to exceed $_____, whichever is greater, shall be referred to as the "Funds."

The parties desire to secure the full and complete performance of the Developer's obligations and to secure that the Funds are disbursed only to pay for the Improvements.

NOW, THEREFORE, THE PARTIES AGREE:

1. **BANK PROMISES.** Bank shall dedicate or set aside the Funds on behalf of Developer and for the City's benefit within twenty-four hours of execution of this Disbursement Agreement.

Bank warrants: that the Funds are to be held in trust solely to secure Developer's obligations under the Improvements Agreement; that the Bank shall act as agent of the City in holding the Funds; that the Funds will not be paid out or disbursed to, or on behalf of, the Developer except as set forth in this document and/or as set forth in the Improvements Agreement; and that the Bank may not modify or revoke its obligation to disburse funds to or on behalf of the Developer or the City. The Bank warrants that the Funds are and will be available exclusively for payment of the costs of satisfactory completion of the Improvements.

2. **DISBURSEMENT PROCEDURES.** The Funds shall be advanced for payment of costs incurred for the construction of Improvements on the Property in accordance with the Improvements List/Detail attached to the Improvements Agreement, the terms of which are incorporated by this reference. All disbursements must comply with the following procedures:

(a) **Request for Advance.** Developer shall deliver to the Bank a written request for the disbursement of funds on forms acceptable to the Bank. Such requests shall be signed by Developer, Developer's General Contractor, Project Engineer and Architect, if applicable, and the City Engineer. By signing the request for disbursement the Developer is certifying: that all costs for which the advance is being requested have been incurred in connection with the construction of the Improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the Improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans. Attached hereto is the list of those individuals, and their respective signatures, required to sign the above described request(s) for disbursement of funds.

(b) **Documentation, Waivers and Checks.** Each request for disbursement of funds shall be accompanied by: (*i*) one original and one copy of each invoice to be paid; (*ii*) checks drawn on Developer's construction loan account with the Bank, made payable to the payee(s) and for the amount of each invoice presented for payment; (*iii*) lien waivers in a form approved by the Bank prepared for signature by each payee; and (*iv*) postage paid envelopes addressed to each payee for the mailing of checks presented to the Bank.

The Bank shall verify its receipt of all lien waivers relating to any prior disbursements, which lien waivers shall be properly executed and contain no alterations or modifications from those lien waivers that have been previously presented to the Bank.

Upon approval by Developer, the Project Engineer and the Bank of the invoices being presented to the Bank, the Bank shall advance funds into the checking account designated for the payment of the invoices and mail the checks to the payee(s) in the envelopes presented to the Bank, together with lien waivers and copies of supporting invoices.

Under no circumstances shall the Bank make a disbursement for the payment of an invoice if it in good faith believes that: (*i*) the work has not been completed; (*ii*) the work has not been completed in a workmanlike manner; (*iii*) written approval has not been received from the Project Engineer; or (*iv*) any lien waiver has been altered or modified or has not been returned to the Bank.

(c) **Default.** Upon default of the Developer on any obligation to the Bank or under the Improvements Agreement, the Bank shall disburse no funds to, or at the direction of, the Developer except to the City under the terms of the Improvements Agreement. The Bank shall immediately notify the City, in writing, of any event of default or event of default as provided for in the Improvements Agreement and/or as provided herein.

(d) **Disbursement to City.** In the event the Improvements are not satisfactorily and timely constructed, or upon any default or event of default, the City Engineer shall notify the Bank to immediately cease disbursement of funds to the Developer and disburse the full amount of the remaining undisbursed funds to the City. Upon such notice, the Bank shall promptly honor the demand of the City Engineer to disburse the Funds to the City or a third party or parties designated in writing by the City. Upon final completion and acceptance of the performance required under the Improvements Agreement, the City shall refund to the Bank any funds disbursed, if any, which are not actually expended to pay all costs, expenses and liabilities, including attorney fees, incurred in completing the Improvements.

3. **DEVELOPER CONSENT:** The Developer, by the signature of Robert Cantrell, manager (name & title), consents to disbursements and other actions authorized and provided for by the terms of this Agreement and/or the Improvements Agreement.

4. **LIABILITY FOR LOSS:** If the Bank fails to disburse funds in accordance with the procedures set forth, and the City suffers loss or damage, the Bank shall be liable to the City for the City's direct and consequential damages and all fees, costs and expenses, including attorneys fees.

5. **BINDING EFFECT:** This Agreement shall be binding on the heirs, successors, receivers and assigns of all parties and shall terminate when the City has accepted the Improvements and has recorded a release of the Improvements Agreement.

6. **IMMUNITY:** Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under applicable state law.

DISBURSEMENT AGREEMI
(page 3 of 4)

Dated this 16 day of July, 2003

(BANK)

By: [signature]
Title Assistant Vice President

Address 200 Grand Avenue, Grand Jct, Colorado 81501

(DEVELOPER)

By: [signature]
Title MGR

Address

CITY OF GRAND JUNCTION

By: [signature] July 18, 2003
~~Director~~ of Community Development

Pursuant to the terms of the foregoing Disbursement Agreement (Improvements Guarantee) by and between G + R West Developer, _____ as Bank, and the City of Grand Junction, the following are the individuals authorized to sign written requests for the disbursement of the Funds:

DEVELOPER:

ROBERT CANTRELL [signature] MGR
(name) (signature)

(name) (signature)

(name) (signature)

DEVELOPER'S GENERAL CONTRACTOR:

ROBERT CANTRELL
(name) (signature)

DEVELOPER'S PROJECT ENGINEER:

(name) (signature)

DEVELOPER'S ARCHITECT:

(name) (signature)

CITY ENGINEER:

Laura C. Lambertz
(name) (signature)

File Name: disbursk
revised August 1, 2002

Geotechnical Engineering Group, Inc.

September 24, 2003

G & R West, LLC
2650 El Corona Drive
Grand Junction, CO 81504

Attention: Mr. Robert Cantrell

Subject: Construction Material Testing Services
Dakota West Subdivision, Phase 2
North and West of D ½ Road and 31 Road
Grand Junction, Colorado
Job No. 1,389

Dear Mr. Cantrell,

A Geotechnical Engineering Group (GEG) representative tested sanitary sewer backfill compaction, water line backfill compaction, pavement base course compaction, public utility backfill compaction, sidewalk base course compaction and pavement subgrade compaction for the Dakota West Subdivision, Phase 2 project on an as requested, testing only basis. Enclosed, please find test results for June 30 through September 22, 2003. Field compaction test results are included as Sanitary Sewer Backfill (Record Nos. 1 through 4 and 12, 25 through 29 and 31 through 36), Water Line Backfill (Record Nos. 5 through 9 and 13 through 16), Pavement Base Course (Record Nos. 10 and 22), Public Utility Backfill (Record No.11), Sidewalk Base Course (Record Nos. 17 through 21), Pavement Subgrade (Record Nos. 23, 24, 30 and 37 through 39) and Sidewalk Base Course (Record No. 40). Results of soil Proctor and classification testing are included in Figs. 1 and 2.

Field test results are communicated to the G & R West representative and the contractor (as available) at the time they are made. Additional test results for this project will be published in the near future. We appreciate the opportunity to provide materials testing services. When we can be of further service, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.

Reviewed by:

Darren Phipps
Project Geologist

Jim Huddleston
Senior Geologist

DP:JH:cd
(2 copies sent)

1 cc: Thompson Langford Corporation
Mr. Jeff Mace
529 25 ½ Road, Suite B210
Grand Junction, CO 81505

1 cc: Westwater Engineering
Steve Labonde
2516 Foresight Circle
Grand Junction, CO 81505

DAILY COMPACTION REPORTS

PROJECT: Dakota West, Phase 2

TASK: Sanitary Sewer Backfill

PROJECT NO: 1,389

DATE: 6/30/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: Edex / Don

CONTRACTOR / REP: Edex / Don

TECHNICIAN: Rick Gunther

HOURS: 2.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
1	Service block 1, lot 1	0.8	X		111.0	15.0	108.6	16.7	98		CL	1
2	Service block 1, lot 1	2.7	X		111.0	15.0	109.1	17.0	98		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:

Part Time: X

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Don

Field Copy Given To: Edex / Don

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory:

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date.

Record No. 1

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed

Contractor Not Working Due To:

- Inclement Weather
- Equipment Malfunction
- Unknown

The Contractor is:

- Processing Frozen Material
- Processing Wet Material
- Stripping and/or Grubbing Site
- Moisture Conditioning Dry Material
- Stockpiling Fill
- Removing Unsuitable Material

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 7/1/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: Edex / Don

CONTRACTOR / REP: Edex / Don

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
3	Manhole C2	2.5	X		111.0	15.0	104.8	19.0	94	X	CL	1
4	Manhole C2	0.0	X		111.0	15.0	108.1	15.2	97		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed: ☐

Contractor Not Working Due To:
- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:
- Processing Frozen Material ☐
- Processing Wet Material ☐
- Stripping and/or Grubbing Site ☐
- Moisture Conditioning Dry Material ☐
- Stockpiling Fill ☐
- Removing Unsuitable Material ☐

OBSERVATION / TESTING

- Full Time: ☐
- Part Time: X
- Number of Site Visits/Day: ☐
- Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: N/A

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Field Copy Given To: Edex / Chuck

Compaction Equipment Used:
- Sheepsfoot: X
- Smooth Drum Roller: ☐
- Vibratory: X
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 2

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 7/1/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: Edex / Chuck

CONTRACTOR / REP: Edex / Chuck

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
5	Middle bottom center line, manhole C2	0.0	X		111.0	15.0	108.8	17.0	98		CL	1
6	3rd service SE from intersection	0.0	X		111.0	15.0	105.5	14.0	95		CL	1
7	3rd service SE from intersection	2.5	X		111.0	15.0	106.2	17.0	96		CL	1
8	2nd service SE from intersection	0.0	X		111.0	15.0	109.5	16.2	99		CL	1
9	2nd service SE from intersection	2.0	X		111.0	15.0	104.8	15.0	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:	
Part Time:	X
Number of Site Visits/Day:	
Testing Only:	X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: N/A

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Compaction Equipment Used:

Sheepsfoot: wheel	X
Smooth Drum Roller:	
Vibratory: compactor	X
Other (List Below):	

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Processing Wet Material ☐
- Stripping and/or Grubbing Site ☐
- Moisture Conditioning Dry Material ☐
- Stockpiling Fill ☐
- Removing Unsuitable Material ☐

Field Copy Given To: Edex / Chuck

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 3

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/20/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
10	Bismark, N trench, W side	0.0	X		111.0	15.0	114.0	13.4	100+		CL	1
11	Bismark, N trench, E side	0.0	X		111.0	15.0	112.2	13.6	100+		CL	1
12	Bismark, N trench, E side	2.0	X		111.0	15.0	110.8	14.3	99		CL	1
13	Bismark, N trench, W side	2.0	X		111.0	15.0	105.5	14.4	95		CL	1
14	Water service to N	2.0	X		111.0	15.0	107.2	13.4	97		CL	1
15	Bismark 50' S of N fire hydrant	2.0	X		111.0	15.0	108.6	13.8	98		CL	1
16	Bismark main trench apprx. 100' N of Aberdeen	0.0	X		111.0	15.0	107.6	13.1	97		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:	
Part Time:	X
Number of Site Visits/Day:	1
Testing Only:	X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-3 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Compaction Equipment Used:

Sheepsfoot:	X
Smooth Drum Roller:	
Vibratory:	
Other (List Below):	

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 4

PROJECT: Dakota West, Phase 2

TASK: Water Line Backfill

PROJECT NO: 1,389

DATE: 8/21/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
19	Mid section trench (conduit)	0.0	X		111.0	15.0	108.5	13.4	98		CL	1
20	3' W trench (conduit)	2.0	X		111.0	15.0	111.4	13.3	100		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:

Part Time: X

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Cloudy

Wind: 3 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed:

Contractor Not Working Due To:

Inclement Weather:

Equipment Malfunction:

Unknown:

The Contractor is:

Processing Frozen Material:

Processing Wet Material:

Stripping and/or Grubbing Site:

Moisture Conditioning Dry Material:

Stockpiling Fill:

Removing Unsuitable Material:

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date.:

Record No. 5

PROJECT: Dakota West, Phase 2

TASK: Water Line Backfill

PROJECT NO: 1,389

DATE: 8/21/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 4.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
21	Water service S of N set at end of area	2.0	X		111.0	15.0	105.2	13.9	95		CL	1
22	Set #1, N side of lot E trench	0.0	X		111.0	15.0	112.9	13.9	100+		CL	1
23	Set #1, N side of lot E trench	2.0	X		111.0	15.0	109.8	15.3	99		CL	1
24	Set #1, N side of lot W trench	0.0	X		111.0	15.0	109.5	14.6	98		CL	1
25	Set #1, N side of lot W trench	2.0	X		111.0	15.0	108.1	14.9	97		CL	1
26	10' NE of fire hydrant	0.0	X		111.0	15.0	105.1	15.4	95		CL	1
27	1st set NE side of lot	2.0	X		111.0	15.0	105.4	15.1	95		CL	1
28	1st set NE side of lot	0.0	X		111.0	15.0	106.1	13.4	96		CL	1
29	Across NE side of lot	2.0	X		111.0	15.0	109.5	15.9	99		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 3 MPH

Temperature: 90's °F

Precipitation: humid

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 6

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 8/21/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: See Record No. 6

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
30	Set #1, trench next to apprx. sta 33+27	2.0	X		111.0	15.0	105.2	13.2	95		CL	1
31	Set #1, trench next to apprx. sta 33+27	0.0	X		111.0	15.0	117.7	14.5	100+		CL	1
32	2nd trench N of apprx. sta 33+27	2.0	X		111.0	15.0	111.3	14.6	100		CL	1
33	3rd trench N of apprx. sta 33+27	2.0	X		111.0	15.0	113.6	14.4	100+		CL	1
34	Main (top) apprx. sta 33+27	0.0	X		111.0	15.0	108.3	13.3	98		CL	1
35	Set #2, S side	2.0	X		111.0	15.0	107.6	14.1	97		CL	1
36	Set #2, S side	0.0	X		111.0	15.0	109.5	13.8	99		CL	1
37	Set #2, N side	2.0	X		111.0	15.0	104.9	13.8	95		CL	1
38	Set #2, N side	0.0	X		111.0	15.0	114.0	13.1	100+		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-2 MPH

Temperature: 90's °F

Precipitation: humid

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Record No. 7

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 8/21/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: See Record No. 6

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
230	Water service NE of apprx. sta 33+27	2.0	X		111.0	15.0	109.7	13.3	99		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-2 MPH

Temperature: 90's °F

Precipitation: humid

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Field Copy Given To: N/A

Compaction Equipment Used:

- Sheepsfoot: X
- Smooth Drum Roller: ☐
- Vibratory: ☐
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 8

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 8/22/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
39	1st set, 400' S of back fence line	0.0	X		111.0	15.0	110.5	14.9	99		CL	1
40	1st set, 400' S of back fence line	0.0	X		111.0	15.0	112.5	14.6	100+		CL	1
41	Single trench back fence line	0.0	X		111.0	15.0	107.9	13.7	97		CL	1
42	3' W of fire hydrant	0.0	X		111.0	15.0	106.7	13.8	96		CL	1
43	100' S of back fence line	0.0	X		111.0	15.0	108.3	13.3	97		CL	1
44	1st set from W side, E fence line, 75' from	0.0	X		111.0	15.0	110.6	14.4	99		CL	1
45	1st set from W side, E fence line	0.0	X		111.0	15.0	106.2	14.6	96		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Cloudy

Wind: 0 MPH

Temperature: 70's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 9

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Base Course**

PROJECT NO: 1,389

DATE: 8/29/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Elam / Roy

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 1.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
46	4' from approximate sta 11+25, N side (S)	0.5	X		136.5	7.0	133.0	8.0	97		- 3/4"	2
47	4' from approximate sta 11+25, S side	0.5	X		136.5	7.0	129.9	7.4	95		- 3/4"	2
48	4' from approximate sta 9+25, S side	0.5	X		136.5	7.0	129.4	8.0	95		- 3/4"	2
49	Center of cul-de-sac E sidewalk	0.5	X		136.5	7.0	130.4	8.0	96		- 3/4"	2
50	4' from approximate sta 9+25, N side	0.5	X		136.5	7.0	129.9	7.5	95		- 3/4"	2
51	4' E of approximate sta 31+25, E side	0.5	X		136.5	7.0	130.5	5.7	96		- 3/4"	2
52	4' W of approximate sta 31+25, W side	0.5	X		136.5	7.0	132.6	6.2	97		- 3/4"	2
53	4' E of approximate sta 32+75, E side	0.5	X		136.5	7.0	130.1	7.2	96		- 3/4"	2
54	4' W of approximate sta 32+75, W side	0.5	X		136.5	7.0	134.5	7.8	98		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy

Compaction Equipment Used:

Sheepsfoot: ☐

Smooth Drum Roller: X

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: Roy

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 10

PROJECT: Dakota West, Phase 2

TASK: Public Utility Backfill

PROJECT NO: 1,389

DATE: 8/29/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 3.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
55	Dry utility crossing, NE, apprx. sta 2+36, apprx. 50-100'	0.0	X		111.0	15.0	109.5	14.1	99		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed: ☐

Contractor Not Working Due To:
- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:
- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

OBSERVATION / TESTING

- Full Time: ☐
- Part Time: X
- Number of Site Visits/Day: ☐
- Testing Only: X
- Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 100's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Field Copy Given To: N/A

Compaction Equipment Used:
- Sheepsfoot: X
- Smooth Drum Roller: ☐
- Vibratory: X
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 11

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/29/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 3.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
56	8-10' E of fire hydrant (sample sta)	2.0	X		111.0	15.0	105.1	13.4	95		CL	1
57	8-10' E of fire hydrant (sample sta)	0.0	X		111.0	15.0	107.9	13.3	97		CL	1
58	40' SE of fire hydrant (sample sta)	2.0	X		111.0	15.0	105.3	14.1	95		CL	1
59	40' SE of fire hydrant (sample sta)	0.0	X		111.0	15.0	107.3	16.1	97		CL	1
60	50' NE of fire hydrant (sample sta)	0.0	X		111.0	15.0	105.4	13.2	95		CL	1
61	100' NE, N side	2.0	X		111.0	15.0	106.1	16.5	96		CL	1
62	100' NE, N side	0.0	X		111.0	15.0	107.9	14.6	97		CL	1
63	10' S of back fence	0.0	X		111.0	15.0	106.9	15.7	96		CL	1
64	100' SE of fire hydrant	2.0	X		111.0	15.0	105.0	15.7	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: X

Part Time:

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-3 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed

Contractor Not Working Due To:

Inclement Weather

Equipment Malfunction

Unknown

The Contractor is:

Processing Frozen Material

Processing Wet Material

Stripping and/or Grubbing Site

Moisture Conditioning Dry Material

Stockpiling Fill

Removing Unsuitable Material

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date.

Record No. 12

PROJECT: Dakota West, Phase 2

TASK: Water Line Backfill

PROJECT NO: 1,389

DATE: 8/29/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: See Record No. 12

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
65	Aberdeen St, 5' SE of approximate sta 20+98	2.0	X		111.0	15.0	106.6	14.3	96		CL	1
66	Aberdeen St, 5' SE of approximate sta 20+98	0.0	X		111.0	15.0	110.1	16.0	99		CL	1
67	W side, 50' SW of approximate sta 20+98	2.0	X		111.0	15.0	108.5	15.6	97		CL	1
68	W side, 50' SW of approximate sta 20+98	0.0	X		111.0	15.0	112.4	14.1	100+		CL	1
69	50' SW of approximate sta 20+98	2.0	X		111.0	15.0	107.8	15.1	97		CL	1
70	50' SW of approximate sta 20+98	0.0	X		111.0	15.0	112.2	13.3	100+		CL	1
71	55' W (E side) of fire hydrant	2.0	X		111.0	15.0	106.2	15.8	96		CL	1
72	55' W (E side) of fire hydrant	0.0	X		111.0	15.0	109.6	15.1	98		CL	1
73	Dry crossing, Mandan St, apprx. sta 0+20 (E)	0.0	X		111.0	15.0	112.5	16.3	100+		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:

Part Time: X

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory: X

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date.

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed

Contractor Not Working Due To:

Inclement Weather

Equipment Malfunction

Unknown

The Contractor is:

Processing Frozen Material

Processing Wet Material

Stripping and/or Grubbing Site

Moisture Conditioning Dry Material

Stockpiling Fill

Removing Unsuitable Material

Record No. 13

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 9/2/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
74	11th trench SW of N back fence	2.0	X		111.0	15.0	113.1	10.5	100+		CL	1
75	12th trench SW of N back fence	2.0	X		111.0	15.0	108.4	9.8	98		CL	1
76	12th trench SW of N back fence	0.0	X		111.0	15.0	108.3	14.2	98		CL	1
77	14th trench SE side of N back fence	0.0	X		111.0	15.0	110.0	14.6	99		CL	1
78	14th trench SE side of N back fence	2.0	X		111.0	15.0	107.6	14.1	97		CL	1
79	13th trench SE side of N back fence	0.0	X		111.0	15.0	108.5	13.6	98		CL	1
80	13th trench SE side of N back fence	2.0	X		111.0	15.0	106.4	13.8	96		CL	1
81	15th trench center of N back fence	0.0	X		111.0	15.0	105.8	13.1	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Field Copy Given To: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 14

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 9/2/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
83	7th trench from N fence, SE side	2.0	X		111.0	15.0	106.6	13.6	96		CL	1
84	7th trench from N fence, SE side	0.0	X		111.0	15.0	102.8	14.3	96		CL	1
85	8th trench from N fence, SE side	0.0	X		111.0	15.0	108.3	15.7	98		CL	1
86	8th trench from N fence, SE side	2.0	X		111.0	15.0	107.5	16.2	97		CL	1
87	9th trench center from N fence, SE side	0.0	X		111.0	15.0	110.4	14.0	99		CL	1
88	9th trench center from N fence, SE side	2.0	X		111.0	15.0	105.8	13.8	95		CL	1
89	10th trench from N fence, SW side	0.0	X		111.0	15.0	107.3	13.4	97		CL	1
90	10th trench from N fence, SW side	2.0	X		111.0	15.0	109.0	13.1	98		CL	1
91	11th trench from N fence, SW side	0.0	X		111.0	15.0	105.4	14.2	98		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-4 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Field Copy Given To: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 15

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: **Dakota West, Phase 2**

TASK: **Water Line Backfill**

PROJECT NO: 1,389

DATE: 9/2/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Chuck Bell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
92	3rd trench SE of N back fence	0.0	X		111.0	15.0	107.1	16.5	96		CL	1
93	3rd trench SE of N back fence	2.0	X		111.0	15.0	105.2	13.1	95		CL	1
94	2nd trench SE of N back fence	0.0	X		111.0	15.0	108.5	13.3	98		CL	1
95	2nd trench SE of N back fence	2.0	X		111.0	15.0	112.6	15.4	100+		CL	1
96	1st trench SE of N back fence	2.0	X		111.0	15.0	108.8	14.7	98		CL	1
97	5th trench SW of N back fence	2.0	X		111.0	15.0	108.5	13.7	98		CL	1
98	5th trench SW of N back fence	0.0	X		111.0	15.0	113.5	13.0	100+		CL	1
99	6th trench SW of N back fence	2.0	X		111.0	15.0	110.0	13.9	99		CL	1
100	7th trench SW of N back fence	0.0	X		111.0	15.0	111.6	14.0	100+		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-4 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 16

PROJECT: Dakota West, Phase 2

TASK: Sidewalk Base Course

PROJECT NO: 1,389

DATE: 8/18/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: G & R West / Roy

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
101	N sidewalk at approximate sta 19+00	0.5	X		136.5	7.0	134.2	7.5	98		- 3/4"	2
102	S sidewalk at approximate sta 19+00	0.5	X		136.5	7.0	130.9	6.8	96		- 3/4"	2
103	W sidewalk at approximate sta 33+75	0.5	X		136.5	7.0	132.8	5.7	97		- 3/4"	2
104	E sidewalk at approximate sta 33+75	0.5	X		136.5	7.0	134.9	6.6	99		- 3/4"	2
105	E sidewalk at approximate sta 33+75	0.5	X		136.5	7.0	132.6	6.2	97		- 3/4"	2
106	E sidewalk at approximate sta 36+00	0.5	X		136.5	7.0	129.4	7.5	95		- 3/4"	2
107	E sidewalk at approximate sta 37+75	0.5	X		136.5	7.0	130.7	7.5	96		- 3/4"	2
108	E sidewalk at approximate sta 38+15	0.5	X		136.5	7.0	130.8	7.0	96		- 3/4"	2
109	E sidewalk at approximate sta 39+25	0.5	X		136.5	7.0	131.0	7.5	96		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: 1

Testing Only: [X]

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Cloudy

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Compaction Equipment Used:

Sheepsfoot: [ ]

Smooth Drum Roller: [X]

Vibratory: [X]

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

Inclement Weather [ ]

Equipment Malfunction [ ]

Unknown [ ]

The Contractor is:

Processing Frozen Material [ ] Processing Wet Material [ ]

Stripping and/or Grubbing Site [ ] Moisture Conditioning Dry Material [ ]

Stockpiling Fill [ ] Removing Unsuitable Material [ ]

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 17

PROJECT: **Dakota West, Phase 2**

TASK: **Sidewalk Base Course**

PROJECT NO: 1,389

DATE: 8/18/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: G & R West / Roy

TECHNICIAN: Dawn Rash

HOURS: See Record No. 17

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
110	S sidewalk at approximate sta 20+75	0.5	X		136.5	7.0	132.3	5.4	97		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: 1

Testing Only: [X]

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Cloudy

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: [ ]

Smooth Drum Roller: [X]

Vibratory: [X]

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 18

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

- Inclement Weather [ ]
- Equipment Malfunction [ ]
- Unknown [ ]

The Contractor is:

- Processing Frozen Material [ ]
- Stripping and/or Grubbing Site [ ]
- Stockpiling Fill [ ]
- Processing Wet Material [ ]
- Moisture Conditioning Dry Material [ ]
- Removing Unsuitable Material [ ]

PROJECT: **Dakota West, Phase 2**

TASK: **Sidewalk Base Course**

PROJECT NO: 1,389

DATE: 8/18/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Dawn Rash

HOURS: See Record No. 17

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
111	N sidewalk at approximate sta 20+75	0.5	X		136.5	7.0	130.6	5.8	96		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: ☐

Smooth Drum Roller: X

Vibratory: X

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 19

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: **Dakota West, Phase 2**

TASK: **Sidewalk Base Course**

PROJECT NO: 1,389

DATE: 8/19/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
112	W side sidewalk at approximate sta 36+00	0.5	X		136.5	7.0	131.5	5.3	96		- 3/4"	2
113	W side sidewalk at approximate sta 37+00	0.5	X		136.5	7.0	134.7	5.5	99		- 3/4"	2
114	W side sidewalk at approximate sta 38+00	0.5	X		136.5	7.0	131.9	5.9	97		- 3/4"	2
115	W side sidewalk at approximate sta 39+00	0.5	X		136.5	7.0	133.5	6.1	98		- 3/4"	2
116	W side sidewalk at approximate sta 40+00	0.5	X		136.5	7.0	134.8	6.7	98		- 3/4"	2
117	W side sidewalk at approximate sta 41+00	0.5	X		136.5	7.0	134.8	6.7	99		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: 1

Testing Only: [X]

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: [ ]

Smooth Drum Roller: [X]

Vibratory: [X]

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 20

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

- Inclement Weather [ ]
- Equipment Malfunction [ ]
- Unknown [ ]

The Contractor is:

- Processing Frozen Material [ ]
- Processing Wet Material [ ]
- Stripping and/or Grubbing Site [ ]
- Moisture Conditioning Dry Material [ ]
- Stockpiling Fill [ ]
- Removing Unsuitable Material [ ]

PROJECT: Dakota West, Phase 2

TASK: Sidewalk Base Course

PROJECT NO: 1,389

DATE: 8/26/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Jim Huddleston

HOURS: 1.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
118	D 1/2 Road, N side, 60' E of Bismark	0.5	X		136.5	7.0	130.1	5.1	95		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT:	95 % MDD	Cohesive Soils / Cohesionless Soils
SPECIFIED MOISTURE REQUIREMENT:	+/- 2 % OMC	Cohesive Soils / Cohesionless Soils
LABORATORY TESTING PROCEDURES	ASTM D1557	Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:	
Part Time:	X
Number of Site Visits/Day:	1
Testing Only:	X
Requested By (Company Name):	Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: Roy / Elam

Compaction Equipment Used:

Sheepsfoot:	
Smooth Drum Roller:	X
Vibratory:	X
Other (List Below):	

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 21

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: Dakota West, Phase 2

TASK: Pavement Base Course

PROJECT NO: 1,389

DATE: 8/20/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
119	Widening of D 1/2 Road, W side	0.5	X		136.5	7.0	132.5	6.2	97		- 3/4"	2
120	Widening of D 1/2 Rd, E side, 20' from entrance	0.5	X		136.5	7.0	131.9	7.5	96		- 3/4"	2
121	Widening of D 1/2 Road, curb and gutter	0.5	X		136.5	7.0	132.3	7.4	97		- 3/4"	2
122	Widening of D 1/2 Road, 50' from entrance	0.5	X		136.5	7.0	131.8	8.3	96		- 3/4"	2
123	Widening of D 1/2 Road, 50' from road	0.5	X		136.5	7.0	132.2	8.4	97		- 3/4"	2

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: [ ]

Testing Only: [X]

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: [ ]

Smooth Drum Roller: [ ]

Vibratory: [X]

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 22

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

- Inclement Weather [ ]
- Equipment Malfunction [ ]
- Unknown [ ]

The Contractor is:

- Processing Frozen Material [ ]
- Stripping and/or Grubbing Site [ ]
- Stockpiling Fill [ ]
- Processing Wet Material [ ]
- Moisture Conditioning Dry Material [ ]
- Removing Unsuitable Material [ ]

PROJECT: Dakota West, Phase 2

TASK: Pavement Subgrade

PROJECT NO: 1,389

DATE: 8/20/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Dawn Rash

HOURS: See Record No. 22

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
124	30' E of entrance sidewalk	0.5	X		111.0	15.0	115.4	13.1	100+		CL	1

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: ☐

Smooth Drum Roller: ☐

Vibratory: X

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 23

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Subgrade**

PROJECT NO: 1,389

DATE: 8/21/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Roy

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Dawn Rash

HOURS: 1.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
125	D 1/2 Rd deceleration lane, 50' from E of widening of W bound lane	0.0	X		111.0	15.0	115.9	13.7	100+		CL	1
126	D 1/2 Rd deceleration lane, 100' from E of widening of W bound lane	0.0	X		111.0	15.0	110.2	13.9	99		CL	1
127	D 1/2 Rd deceleration lane, 200' from E of widening of W bound lane	0.0	X		111.0	15.0	114.6	15.6	100+		CL	1
128	D 1/2 Rd deceleration lane, 300' from E of widening of W bound lane	0.0	X		122.0**	12.0**	123.0	11.8	100+		CL	1
129	D 1/2 Rd deceleration lane, 400' from E of widening of W bound lane	0.0	X		122.0**	12.0**	123.8	10.8	100+		CL	1

* Indicates height (feet) above pavement subgrade.
** Indicates oversized rock correction applied.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐
Part Time: ☒
Number of Site Visits/Day: ☐
Testing Only: ☒
Requested By (Company Name): Elam

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:
- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:
- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 2 MPH
Temperature: 90's °F
Precipitation: humid

Informed (Rep. Of Company) of Test Results: Roy / Elam

Field Copy Given To: N/A

Compaction Equipment Used:
- Sheepsfoot: ☐
- Smooth Drum Roller: ☐
- Vibratory: ☒
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 24

PROJECT: Dakota West, Phase 2

TASK: Sanitary Sewer Backfill

PROJECT NO: 1,389

DATE: 8/1/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / Robert Cantrell

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
130	Block 2, lot 1, approximate sta 8+95	0.0	X		111.0	15.0	108.8	17.0	98		CL	1
229	Block 2, lot 1, approximate sta 8+95	2.0	X		111.0	15.0	107.6	16.9	97		CL	1

* Indicates height (feet) above pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:

Part Time: X

Number of Site Visits/Day: 1

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: N/A

Wind: N/A MPH

Temperature: N/A °F

Precipitation: N/A

Informed (Rep. Of Company) of Test Results: Edex / Chuck

Field Copy Given To: N/A

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory:

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed

Contractor Not Working Due To:

Inclement Weather

Equipment Malfunction

Unknown

The Contractor is:

Processing Frozen Material

Processing Wet Material

Stripping and/or Grubbing Site

Moisture Conditioning Dry Material

Stockpiling Fill

Removing Unsuitable Material

GEG was not informed prior to our arrival on site that the contractor would not be working on this date.

Record No. 25

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/8/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Don

TECHNICIAN: Rick Gunther

HOURS: 1.25

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
134	Block 2, lot 4, approximate sta 11+40	0.0	X		111.0	15.0	109.9	13.7	99		CL	1
135	Block 2, lot 4, approximate sta 11+40	1.8	X		111.0	15.0	109.4	13.6	99		CL	1
136	Block 2, lot 5, approximate sta 11+50	0.0	X		111.0	15.0	106.2	14.9	96		CL	1
137	Block 2, lot 5, approximate sta 11+50	2.0	X		111.0	15.0	105.2	14.4	95		CL	1
138	Block 1, lot 5, approximate sta 11+90	0.0	X		111.0	15.0	109.4	14.5	99		CL	1
228	Block 1, lot 5, approximate sta 11+90	1.5	X		111.0	15.0	108.0	13.3	97		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Sunny

Wind: 0-5 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Edex / Don

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller (walk behind / wheel): X

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: Edex / Don

Record No. 26

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/11/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Don

TECHNICIAN: Jim Huddleston

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
139	Main W 60' W of MH-DW4	2.0	X		111.0	15.0	105.8	14.9	96		CL	1
140	Main W 60' W of MH-DW4	0.0	X		111.0	15.0	106.9	13.2	98		CL	1
141	2nd service, N and W of MH-DW4	0.0	X		111.0	15.0	104.0	14.1	95		CL	1
142	2nd service, N and W of MH-DW4`	2.0	X		111.0	15.0	104.4	13.9	95		CL	1
143	1st service, N and W of MH-DW4	2.0	X		111.0	15.0	105.2	16.2	95		CL	1
144	1st service, N and W of MH-DW4	0.0	X		111.0	15.0	102.4	17.7	93	X	CL	1
145	MH-DW4	0.0	X		111.0	15.0	107.2	16.1	98		CL	1
146	MH-DW4	2.0	X		111.0	15.0	104.7	15.9	95		CL	1
147	Retest of 144	0.0	X		111.0	15.0	104.3	17.0	95		CL	1

* Indicates depth (feet) below pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:
- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:
- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

OBSERVATION / TESTING

- Full Time: ☐
- Part Time: X
- Number of Site Visits/Day: 1
- Testing Only: X
- Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-10 MPH
Temperature: 90's °F
Precipitation: none

Informed (Rep. Of Company) of Test Results: Don

Field Copy Given To: Don

Compaction Equipment Used:
- Sheepsfoot: X
- Smooth Drum Roller: ☐
- Vibratory: ☐
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 27

PROJECT: Dakota West, Phase 2

TASK: Sanitary Sewer Backfill

PROJECT NO: 1,389

DATE: 8/13/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck

TECHNICIAN: Stuart McClaskey

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
148	Main sewer, approximate sta 1+40	6.0	X		111.0	15.0	105.8	16.9	95		CL	1
149	Main sewer, approximate sta 1+39	3.0	X		111.0	15.0	110.6	16.8	100		CL	1
150	Main sewer, approximate sta 1+38	0.0	X		111.0	15.0	107.4	15.0	97		CL	1
151	MH at approximate sta 11+77, W side of MH	3.0	X		111.0	15.0	106.2	14.0	96		CL	1
152	Sewer line at approximate sta 11+77	3.0	X		111.0	15.0	106.8	14.7	96		CL	1
153	MH-E1 at approximate sta 1+14	3.0	X		111.0	15.0	109.4	13.6	99		CL	1
154	MH-E1 at approximate sta 1+14	6.0	X		111.0	15.0	106.0	16.3	95		CL	1
155	MH-E1 at approximate sta 1+14	0.0	X		111.0	15.0	105.9	15.6	95		CL	1
156	Sewer service at approximate sta 1+14, 15' W	3.0	X		111.0	15.0	106.3	15.3	96		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:

Part Time: X

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: N/A

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory:

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed:

Contractor Not Working Due To:

Inclement Weather:

Equipment Malfunction:

Unknown:

The Contractor is:

Processing Frozen Material:

Processing Wet Material:

Stripping and/or Grubbing Site:

Moisture Conditioning Dry Material:

Stockpiling Fill:

Removing Unsuitable Material:

Field Copy Given To: Don

GEG was not informed prior to our arrival on site that the contractor would not be working on this date:

Record No. 28

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/13/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck

TECHNICIAN: Stuart McClaskey

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
157	MH at approximate sta 1+37, N side of MH	5.0	X		111.0	15.0	108.0	16.6	97		CL	1
158	MH at approximate sta 1+37, W side of MH	0.0	X		111.0	15.0	111.2	13.7	100		CL	1
159	MH at approximate sta 1+37, N side of MH	3.0	X		111.0	15.0	99.6	15.4	90	X	CL	1
160	Approximate sta 1+27, 10' RT	3.0	X		111.0	15.0	105.9	15.3	95		CL	1
161	Approximate sta 1+27, 12' RT	0.0	X		111.0	15.0	105.7	15.1	95		CL	1
162	Approximate sta 1+31, main sewer line	6.0	X		111.0	15.0	110.6	16.0	99		CL	1
163	Approximate sta 1+40, main sewer line	3.0	X		111.0	15.0	109.6	14.2	99		CL	1
164	Approximate sta 1+42, main sewer line	0.0	X		111.0	15.0	111.4	14.6	100		CL	1
165	Retest of 159	3.0	X		111.0	15.0	105.8	16.6	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: 1

Testing Only: X

Requested By (Company Name): Edex

FIELD OBSERVATIONS

Weather Conditions: N/A

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: Don

Record No. 29

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Subgrade**

PROJECT NO: 1,389

DATE: 8/13/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck

TECHNICIAN: Dawn Rash

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
166	L sidewalk at approximate sta 20+75, 2' S	0.0	X		111.0	15.0	113.7	15.1	100+		CL	1
167	15' across L sidewalk at approximate sta 20+75 (C)	0.0	X		111.0	15.0	107.5	15.2	97		CL	1
168	3' across RT side at approximate sta 20+75 (S)	0.0	X		111.0	15.0	113.1	15.7	100+		CL	1
169	3' RT of approximate sta 33+75 RT side (S)	0.0	X		111.0	15.0	113.9	15.2	100+		CL	1
170	15' across at approximate sta 33+75 (C)	0.0	X		111.0	15.0	110.1	12.6	99		CL	1
171	4' across LT at approximate sta 33+75 LT side (S)	0.0	X		111.0	15.0	117.1	14.0	100+		CL	1
172	3' LT side at approximate sta 19+25 (S)	0.0	X		111.0	15.0	111.2	13.5	100		CL	1
173	13' from L of RT side at approximate sta 19+25 (C)	0.0	X		111.0	15.0	111.3	16.1	100		CL	1
174	4' from approximate sta 19+25, LT sidewalk (S)	0.0	X		111.0	15.0	110.5	15.6	100		CL	1

* Indicates depth (feet) below pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): N/A

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-3 MPH

Temperature: 100's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Roy

Compaction Equipment Used:

Sheepsfoot: ☐

Smooth Drum Roller: ☐

Vibratory: X

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 30

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
175	MH-D3, approximate sta 1+31, 30' E	2.0	X		111.0	15.0	104.9	14.1	95		CL	1
176	MH-D3, approximate sta 1+31, 30' E	0.0	X		111.0	15.0	109.4	10.9	99		CL	1
177	MH-D3, approximate sta 1+31, 30' E	4.0	X		111.0	15.0	110.4	13.1	99		CL	1
178	4' deep at MH-D3, approximate sta 1+31	4.0	X		111.0	15.0	108.6	15.7	98		CL	1
179	15' S of approximate sta 19+00	2.0	X		111.0	15.0	111.9	13.0	100+		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: X

Part Time:

Number of Site Visits/Day:

Testing Only: X

Requested By (Company Name): N/A

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller:

Vibratory:

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 31

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
180	100' S of S MH at approximate sta 2+44	2.0	X		111.0	15.0	114.2	14.1	100+		CL	1
181	100' S of S MH at approximate sta 2+44	0.0	X		111.0	15.0	115.5	14.3	100+		CL	1
182	10' from N MH at approximate sta 2+44	2.0	X		111.0	15.0	112.6	14.3	100+		CL	1
183	2' from N MH at approximate sta 2+44	0.0	X		111.0	15.0	114.4	13.7	100+		CL	1
184	10' W from N MH at approximate sta 2+44	2.0	X		111.0	15.0	109.4	15.2	99		CL	1
185	Approximate sta 1+43, MH D-2, 3' from	2.0	X		111.0	15.0	105.8	16.8	95		CL	1
186	Approximate sta 1+43, MH D-2, 2' from	0.0	X		111.0	15.0	113.4	14.1	100+		CL	1
187	Approximate sta 1+43, MH D-2, 15' W from	0.0	X		111.0	15.0	106.6	13.7	96		CL	1
188	Approximate sta 1+43, MH D-2, 20' W from	2.0	X		111.0	15.0	108.3	16.8	98		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): G & R West

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 32

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: See Record No. 32

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
189	Approximate sta 1+43, MH D-2, 25' W from	4.0	X		111.0	15.0	104.5	15.8	94		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): G & R West

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 33

PROJECT: Dakota West, Phase 2

TASK: Sanitary Sewer Backfill

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
190	10' E of MH DW-6	2.0	X		111.0	15.0	107.7	14.5	97		CL	1
191	5' across SB MH DW-6	0.0	X		111.0	15.0	104.3	14.7	94		CL	1
192	8' N across SB	2.0	X		111.0	15.0	108.7	13.2	98		CL	1
193	20' N across SB	0.0	X		111.0	15.0	107.4	17.0	97		CL	1
194	55' NE	2.0	X		111.0	15.0	107.7	15.8	97		CL	1
195	Approximate sta 2+44, E.3, 65' E, 55' from	2.0	X		111.0	15.0	108.5	16.5	98		CL	1
196	Approximate sta 2+44, E.3, 15' from	0.0	X		111.0	15.0	110.0	15.6	99		CL	1
197	Approximate sta 2+44, MH, 20' from	0.0	X		111.0	15.0	113.5	14.4	100+		CL	1
198	Approximate sta 2+44, 40' from	0.0	X		111.0	15.0	104.8	13.0	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): G & R West

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ Removing Unsuitable Material ☐

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 34

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: 2.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
199	2' across from approximate sta 2+44	2.0	X		111.0	15.0	113.0	14.0	100+		CL	1
200	10' W of approximate sta 2+44, retest	2.0	X		111.0	15.0	104.7	10.9	94		CL	1
201	15' E of approximate sta 2+44	0.0	X		111.0	15.0	106.8	14.1	96		CL	1
202	40' N from approximate sta 2+44	0.0	X		111.0	15.0	113.4	13.0	100+		CL	1
203	Off of line, E sewer service, 100'	2.0	X		111.0	15.0	105.0	15.2	95		CL	1
204	Off of line, W sewer service, 100'	0.0	X		111.0	15.0	108.3	15.0	98		CL	1
205	Off of line, W sewer service, 100' E side	2.0	X		111.0	15.0	108.2	14.0	98		CL	1
206	Off of line, W sewer service, 100' E side	0.0	X		111.0	15.0	108.7	13.0	98		CL	1
207	Off of line, W sewer service, 120' E side	2.0	X		111.0	15.0	105.5	13.1	95		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): G & R West

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Field Copy Given To: N/A

Compaction Equipment Used:

- Sheepsfoot: X
- Smooth Drum Roller: ☐
- Vibratory: ☐
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 35

PROJECT: **Dakota West, Phase 2**

TASK: **Sanitary Sewer Backfill**

PROJECT NO: 1,389

DATE: 8/14/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Edex / Chuck Bell

TECHNICIAN: Dawn Rash

HOURS: See Record No. 35

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
208	2' S of MH DW-6	0.0	X		111.0	15.0	107.7	14.5	97		CL	1

* Indicates depth (feet) below existing grade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): G & R West

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Chuck Bell

Compaction Equipment Used:

Sheepsfoot: X

Smooth Drum Roller: ☐

Vibratory: ☐

Other (List Below):

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Contractor Not Working Due To:

Inclement Weather ☐

Equipment Malfunction ☐

Unknown ☐

The Contractor is:

Processing Frozen Material ☐ — Processing Wet Material ☐

Stripping and/or Grubbing Site ☐ — Moisture Conditioning Dry Material ☐

Stockpiling Fill ☐ — Removing Unsuitable Material ☐

Field Copy Given To: N/A

Record No. 36

PROJECT: Dakota West, Phase 2

TASK: Pavement Subgrade

PROJECT NO: 1,389

DATE: 8/26/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Jim Huddleston

HOURS: 1.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
209	Sidewalk, N side, approximately 250' N of Aberdeen	0.0	X		111.0	15.0	108.2	14.2	97		CL	1
210	Sidewalk, E side, approximately 300' N of Aberdeen	0.0	X		111.0	15.0	112.8	13.6	100		CL	1
211	Center line, approximately 250' N of Aberdeen	0.0	X		111.0	15.0	110.1	13.5	99		CL	1
213	Approximate sta 31+50, LT pavement	0.0	X		111.0	15.0	106.8	16.4	95		CL	1

* Indicates depth (feet) below pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:	
Part Time:	X
Number of Site Visits/Day:	1
Testing Only:	X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 80's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Elam / Roy

Compaction Equipment Used:

Sheepsfoot:	
Smooth Drum Roller:	X
Vibratory:	X
Other (List Below):	

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed: ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

Field Copy Given To: Elam / Roy

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 37

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Subgrade**

PROJECT NO: 1,389

DATE: 8/28/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Rick Gunther

HOURS: 1.0

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
214	Mandan Lane, ST, approximate sta 1+25	0.0	X		111.0	15.0	107.5	15.6	97		CL	1
215	Mandan Lane, N sidewalk, approximate sta 1+05	0.0	X		111.0	15.0	111.5	13.5	100+		CL	1
216	Intersection of Aberdeen and Mandan, apprx. sta 1+00	0.0	X		111.0	15.0	110.9	14.1	99		CL	1
217	Mandan cul-de-sac at approximate sta 1+06	0.0	X		111.0	15.0	111.4	13.6	100+		CL	1
218	S sidewalk at approximate sta 0+35	0.0	X		111.0	15.0	111.0	13.3	100		CL	1

* Indicates depth (feet) below pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: [ ]

Part Time: [X]

Number of Site Visits/Day: 1

Testing Only: [X]

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Sunny

Wind: 0-5 MPH

Temperature: 90's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Elam / Roy

Field Copy Given To: Elam / Roy

Compaction Equipment Used:

Sheepsfoot: [ ]

Smooth Drum Roller: [X]

Vibratory: [X]

Other (List Below): blade

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. [ ]

Record No. 38

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed [ ]

Contractor Not Working Due To:

- Inclement Weather [ ]
- Equipment Malfunction [ ]
- Unknown [ ]

The Contractor is:

- Processing Frozen Material [ ]
- Stripping and/or Grubbing Site [ ]
- Stockpiling Fill [ ]
- Processing Wet Material [ ]
- Moisture Conditioning Dry Material [ ]
- Removing Unsuitable Material [ ]

PROJECT: **Dakota West, Phase 2**

TASK: **Pavement Subgrade**

PROJECT NO: 1,389

DATE: 9/12/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
219	Aberdeen Lane, S sidewalk, approximate sta 22+75	0.0	X		111.0	15.0	105.4	15.5	95		CL	1
220	Aberdeen Ln, ST, apprx. 3' N of center line, apprx. sta 22+25	0.0	X		111.0	15.0	112.9	13.0	100+		CL	1
221	Aberdeen Lane, N sidewalk, approximate sta 21+75	0.0	X		111.0	15.0	111.7	16.8	100+		CL	1
222	Aberdeen Ln, ST, apprx. 5' S of center line, apprx. sta 21+25	0.0	X		111.0	15.0	111.0	14.2	100		CL	1
223	Ashburn, E sidewalk, approximate sta 0+21	0.0	X		111.0	15.0	110.2	13.6	99		CL	1
224	Ashburn, ST, W of center line, approximate sta 0+75, N	0.0	X		111.0	15.0	107.5	13.6	97		CL	1
225	Ashburn, W sidewalk, approximate sta 0+75, S	0.0	X		111.0	15.0	100.5	11.5	91	X	CL	1
226	Ashburn, ST, approximate sta 1+89, S	0.0	X		111.0	15.0	108.1	13.6	97		CL	1
227	Ashburn, W sidewalk, approximate sta 0+33, lot 5	0.0	X		111.0	15.0	106.2	13.8	96		CL	1

* Indicates depth (feet) below pavement subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D698 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: ☐

Testing Only: X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Partly Cloudy

Wind: 3-5 MPH

Temperature: 70's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Elam / Mike

Field Copy Given To: Elam / Roy

Compaction Equipment Used:

Sheepsfoot: ☐

Smooth Drum Roller: X

Vibratory: X

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 39

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROJECT: **Dakota West, Phase 2**

TASK: **Sidewalk Base Course**

PROJECT NO: 1,389

DATE: 9/22/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G & R West / none

CONTRACTOR / REP: Elam / Roy

TECHNICIAN: Rick Gunther

HOURS: 1.5

DAILY COMPACTION REPORT

TEST NO.	LOCATION	ELEV. *	TEST TYPE NUC	TEST TYPE SAND	MAX. DRY DENSITY (pcf)	OPTIMUM MOISTURE CONT. (%)	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	PERCENT COMPACTION	NOT WITHIN SPEC.	SOIL TYPE	FIGURE NUMBER
231	N sidewalk, Aberdeen, approximate sta 21+80	0.5	X		136.5	7.0	130.0	8.3	95		- 3/4"	2
232	S sidewalk, Aberdeen, approximate sta 21+35	0.5	X		136.5	7.0	132.9	8.0	97		- 3/4"	2
233	S sidewalk, Aberdeen, approximate sta 22+60	0.5	X		136.5	7.0	133.6	6.7	98		- 3/4"	2
234	N sidewalk, Aberdeen, approximate sta 22+80	0.5	X		136.5	7.0	129.6	8.4	95		- 3/4"	2
235	W sidewalk, Washburn, approximate sta 0+60, N	0.5	X		136.5	7.0	130.2	7.5	95		- 3/4"	2
236	E sidewalk, Washburn, approximate sta 0+25, N	0.5	X		136.5	7.0	131.2	9.0	96		- 3/4"	2
237	E sidewalk, Washburn, approximate sta 0+75, S	0.5	X		136.5	7.0	132.9	6.9	97		- 3/4"	2
238	E sidewalk, Washburn, approximate sta 2+00, S	0.5	X		136.5	7.0	131.8	7.9	97		- 3/4"	2
239	W sidewalk, curvature of cul-de-sac, apprx. sta 1+75, S	0.5	X		136.5	7.0	131.6	6.5	96		- 3/4"	2

* Indicates depth (feet) below sidewalk subgrade.

MOISTURE / DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 95 % MDD — Cohesive Soils / Cohesionless Soils

SPECIFIED MOISTURE REQUIREMENT: +/- 2 % OMC — Cohesive Soils / Cohesionless Soils

LABORATORY TESTING PROCEDURES: ASTM D1557 — Cohesive Soils / Cohesionless Soils

OBSERVATION / TESTING

Full Time:	
Part Time:	X
Number of Site Visits/Day:	
Testing Only:	X

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Sunny

Wind: 5-7 MPH

Temperature: 70's °F

Precipitation: none

Informed (Rep. Of Company) of Test Results: Elam / Roy

Field Copy Given To: Elam / Roy

Compaction Equipment Used:

Sheepsfoot:	
Smooth Drum Roller:	X
Vibratory:	X

Other (List Below): water truck

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 40

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Insufficient amount of Material placed ☐

Contractor Not Working Due To:

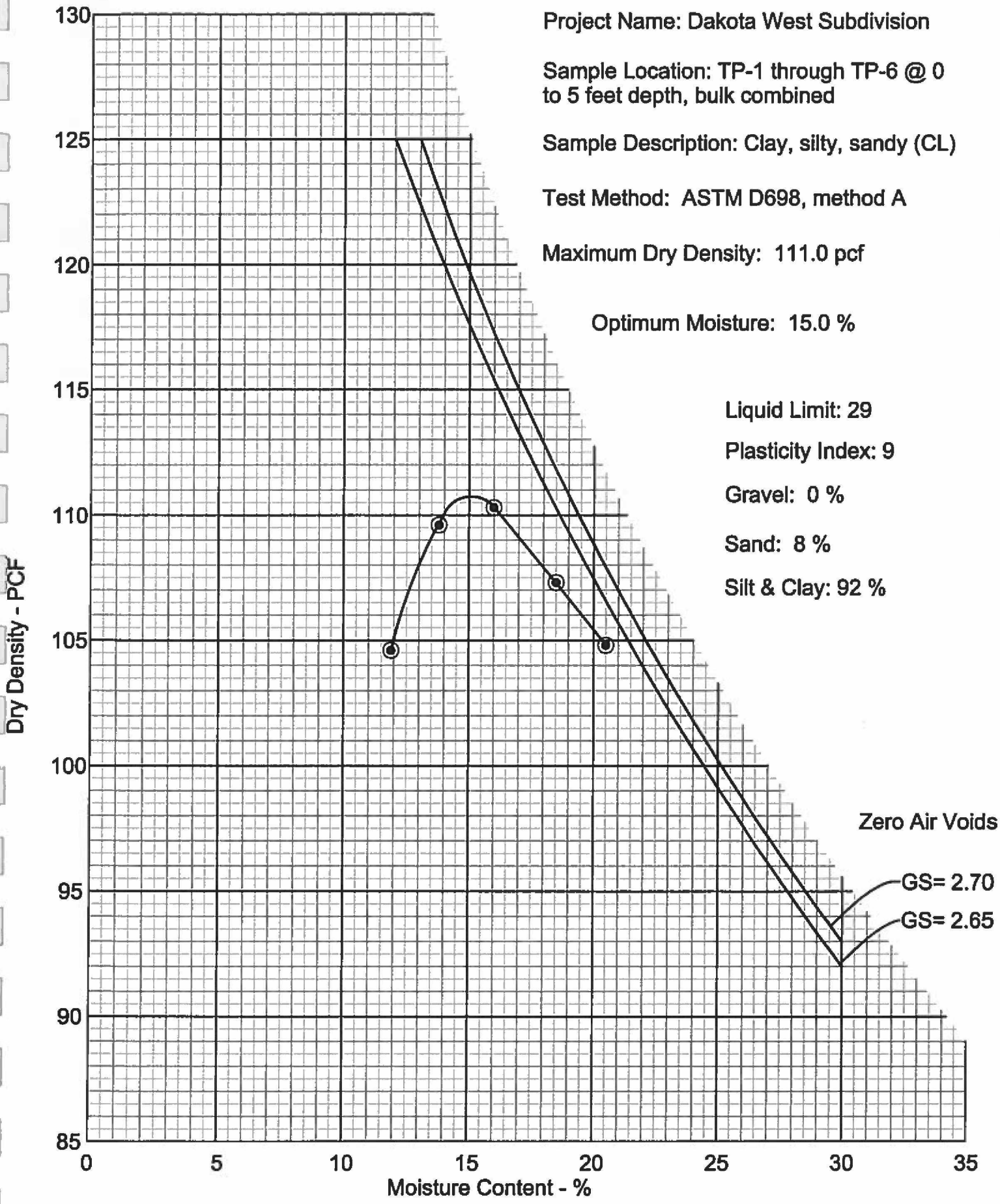
- Inclement Weather ☐
- Equipment Malfunction ☐
- Unknown ☐

The Contractor is:

- Processing Frozen Material ☐
- Stripping and/or Grubbing Site ☐
- Stockpiling Fill ☐
- Processing Wet Material ☐
- Moisture Conditioning Dry Material ☐
- Removing Unsuitable Material ☐

PROCTOR AND CLASSIFICATION TEST RESULTS

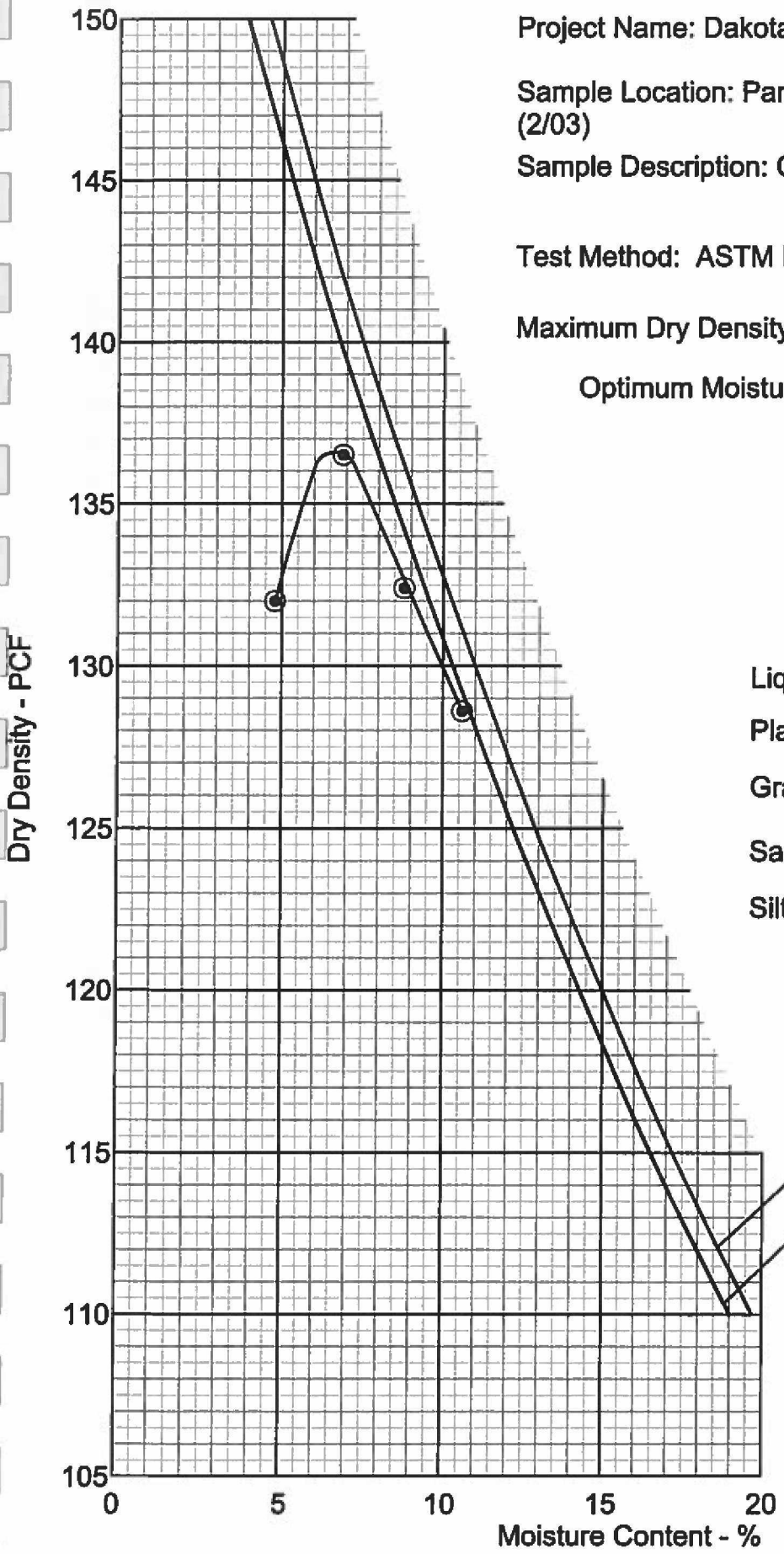
Geotechnical Engineering Group, Inc.
Moisture- Density Relationship



Job No. 1,389

Fig. 1

Geotechnical Engineering Group, Inc.
Moisture- Density Relationship



Project Name: Dakota West, Phase 2

Sample Location: Parkerson 31 Road Pit (2/03)

Sample Description: Class 6 Basecourse

Test Method: ASTM D1557 method C

Maximum Dry Density: 136.5 pcf

Optimum Moisture: 7.0 %

Liquid Limit: NL

Plasticity Index: NP

Gravel: 39 %

Sand: 47 %

Silt & Clay: 14 %

Zero Air Voids

GS= 2.70

GS= 2.65

Job No. 1,389

Fig. 2

CITY OF
grand junction
COLORADO
serving the community together

PUBLIC WORKS
& UTILITIES

September 15, 2004

Rob Cantrell
G & R West
474 Bismark Street
Grand Junction, CO 81505

Regarding: FP-2003-038/FP-2003-079: Dakota West Subdivision Filings 1 & 2

Mr. Cantrell:

We are in receipt of your request for multiple disbursements for the subject projects, totaling almost $200,000. These Requests for Disbursement are being returned for corrections and additional information as required.

Requirements for disbursement verification are as noted on Page 2 of the Request For Disbursement form (enclosed for your information). These need to be separated by Filing. Further, in no case shall a disbursement in excess of a line item or cost category amount (overruns) be permitted. While the applications represent payments to many contractors, the total application per filing should be summarized on the cost summary spreadsheet. "Post it note" summaries will not be processed.

Enclosed for your convenience are copies of the current Disbursement Logs. We will not consider incomplete applications.

Sincerely,

Laura C. Lamberty, PE
Development Engineer

C: Jamie Kreiling, Assistant City Attorney
Bob Blanchard, Community Development Director
Lori V. Bowers, Senior Planner

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West Filing
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $357,891.16
20% City Security: $65,900.45
Total DIA Amount: $423,791.61

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$55,270.00	$52,240.00	$159,100.50	$43,241.75	$19,650.00	$28,388.91	$357,891.16
Disbursements								
27-Jun-03	lcl	$38,136.00						$38,136.00
18-Jul-03	lcl			$17,108.60				$17,108.60
19-Aug-03	lcl	$8,612.50	$35,761.00		$10,304.00		$4,482.64	$59,160.14
3-Sep-03	lcl	$1,600.00						$1,600.00
29-Oct-03	lcl						$13,426.20	$13,426.20
18-Nov-03	lcl			$72,874.70	$3,690.00			$76,564.70
18-Dec-03	LCL	$3,375.93		$45,665.50			$2,516.25	$51,557.68
								$0.00
								$0.00
								$0.00
Total Disbursed		$51,724.43	$35,761.00	$135,648.80	$13,994.00	$0.00	$20,425.09	$257,553.32
Remaining Disbursable Balance		$3,545.57	$16,479.00	$23,451.70	$29,247.75	$19,650.00	$7,963.82	$100,337.84

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $257,553.32, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
3-Sep-03	lcl		$48,206.00					$48,206.00
29-Oct-03	lcl						$9,232.53	$0.00
18-Nov-03	lcl			$61,098.35	$2,750.00		$1,066.15	$64,914.50
18-Dec-03	LCL			$26,438.50			$3,906.95	$30,345.45
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$48,206.00	$87,536.85	$2,750.00	$0.00	$14,205.63	$169,479.95
Remaining Disbursable Balance		$0.00	$34.00	$38,456.15	$19,672.00	$0.00	$6,437.87	$73,832.55

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $169,479.95, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer

As a part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.
2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

92/12/2002

LANDSCAPE

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G+R WEST L.L.C. (owner), for work at DAKOTA WEST FILING 1 (subdivision)

accomplished through the date of 7-26-04 by GREENSCAPES WEST (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200__

GREENSCAPES WEST (subcontractor)

By: _____

Title: PRESIDENT

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved pl

PROJECT ENGINEER / MANAGER RECOMI Filing I
meets the requirements of the Contract Docume LANDSCAPE. vith any accompanying documentation)
nt Payment Due is recommended.

Dated _____, 200__ 20,878.00

_____

_____

CITY OF GRAND JUNCTION RECOMMEN ith accompanying documentation) meets the
requirements of the Development Improvemen ove Current Payment Due is recommended.

Dated _____, 200__ JUNCTION

_____

_____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004

Company: G+R WEST L.L.C.

By & Title: MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

GreenscapesWest, Ltd.

2591 B-3/4 Road
Grand Junction, Colorado 81503

Invoice

DATE	INVOICE #
7/26/2004	318

BILL TO
G&R West, LLC.

PROJECT
Entry

QUANTITY	DESCRIPTION	AMOUNT
1	Irrigation System	1,100.00
10,500	SqFt Heavy Weight Weed Barrier Fabric	2,100.00
96	Concrete Mower Strip: colored	312.00
244	Ton Mixed Small Cobble Mulch	7,076.00
5	6' Evergreen Tree:	1,400.00
2	1-1/2" cal Deciduous Tree	480.00
4	2" cal Deciduous Tree	1,280.00
29	Shrub, 5 gallon	1,160.00
30	Shrubs, 1gallon	600.00
1	Perennials	50.00
1	Boulders	350.00
15	3/4" Granite Stone Mulch	375.00
1	Design Service	595.00
1	Tan vinyl fencing: 242' 2-Rail Vinyl Split Rail & 86' 6' Privacy	4,000.00
		20,878.00
	Deposit Paid, Invoice #313	-7,500.00

Total $13,378.00

+ 7500 00

20,878

FILING 1

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West Filing
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $357,891.16
20% City Security: $65,900.45
Total DIA Amount: $423,791.61

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$55,270.00	$52,240.00	$159,100.50	$43,241.75	$19,650.00	$28,388.91	$357,891.16
Disbursements								
27-Jun-03	lcl	$38,136.00	(1-1)					$38,136.00
18-Jul-03	lcl			$17,108.60	(1-2)			$17,108.60
19-Aug-03	lcl	$8,612.50	$35,761.00		$10,304.00		$4,482.64	$59,160.14
3-Sep-03	lcl	$1,600.00	(1-3)					$1,600.00
29-Oct-03	lcl						$13,426.20	$13,426.20
18-Nov-03	lcl			$72,874.70	(1-5) $3,690.00	(1-5)		$76,564.70
18-Dec-03	LCL	$3,375.93	(1-7)	$45,665.50	(1-9)		$2,516.25	(1-9) $51,557.68
								$0.00
								$0.00
								$0.00
Total Disbursed		$51,724.43	$35,761.00	$135,648.80	$13,994.00	$0.00	$20,425.09	$257,553.32
Remaining Disbursable Balance		$3,545.57	$16,479.00	$23,451.70	$29,247.75	$19,650.00	$7,963.82	$100,337.84

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $257,553.32, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer

	ta West Subdivision (Phase I)					**February 18, 2003**
	opment Improvments Agreement					
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			$7,500.00
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	1		600.00	$600.00
2	8" Waterline	LF	1143		20.00	$22,860.00
3	8" Fittings w/Thrust Blocks	EA	2		200.00	$400.00
4	8" Gate Valves & Boxes	EA	6		625.00	$3,750.00
5	2" Blow Off Valve	EA	3		250.00	$750.00
6	Water Service	EA	34		150.00	$5,100.00
7	3/4" Service Tap/Corp	LF	1438		10.00	$14,380.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			$52,240.00
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	1		800.00	$800.00
2	8" PVC Sewer	LF	1721		16.00	$27,536.00
3	San. Sew. Manholes	EA	6		1400.00	$8,400.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	34		75.00	$2,550.00
6	4" Service Line	LF	1277		12.00	$15,324.00
			Sub-total Off Sanitary Sewer Items:			$55,270.00
					Unit	Total
	Storm Sewer system:	Units	Quantity		Price	Price
1	18" HDPE Storm Sewer w/FES	LF	144		22.00	$3,168.00
2	Double Combination Inlet w/Curb Opening	EA	2		2000.00	$4,000.00
3	Outlet Erosion Control (Grouted Rip Rap)	CY	5		100.00	$500.00
4	Retention Ponds	LS	1		13550.00	$13,550.00
	(Excavation and stormwater discharge system)	-	-		-	-
5	Retention Pond Landscaping (Tract A)	SF	13100		1.50	$19,650.00
			Sub-total Storm Sewer Items:			$40,868.00
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
	On Site-Phase I:					
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	8779		1.50	$13,168.50
3	Embankment	CY	117		2.50	$292.50
4	6'-6" Driveover C,G&SW	LF	2075		14.00	$29,050.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	238		38.00	$9,044.00
6	Drain Trough Metal Frame and Cover	LF	44		10.00	$440.00
7	8" Thick Concrete Retaining Wall	SF	525		10.00	$5,250.00
8	3" Asphalt Pavement	SY	3274		8.00	$26,192.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562		6.50	$10,153.00
10	7.25" Aggregate Base Course (CL.6)	SY	3391		8.50	$28,823.50
11	Stabilization	SY	650		8.50	$5,525.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
14	End of Roadway Markers	EA	3		600.00	$1,800.00
15	Postal Box Pads w/anchor bolts	EA	1		600.00	$600.00
			Sub-total On-Site Roadway Items:			$136,538.50

Off Site-D.5 Road:						
1	Excavation	CY	631	1.50		$946.50
2	Embankment	CY	46.5	2.50		$116.25
3	2'-0" Vertical C,G&SW	LF	117	14.00		$1,638.00
4	8'-0" Detached Sidewalk	SY	104	30.00		$3,120.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00		$2,052.00
6	4" Asphalt Pavement	SY	1216	11.00		$13,376.00
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50		$1,059.50
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50		$8,352.50
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00		$6,425.00
10	Striping	GI	1	40.00		$40.00
11	Stop/Street Signs	EA	2	400.00		$800.00
				Sub-total Off-Site Roadway Items:		$37,085.75
				Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL						$329,502.25
	(incl. 20% per City Req)					*395,402.70*
Miscellaneous						PRICE
1	Construction Phase Engineering		2.00%			$6,590
2	Construction Phase Surveying		2.00%			$6,590
3	Development Inspection Costs		1.25%			$4,119
4	Quality Control		1.50%			$4,943
5	City Inspection		0.50%			$1,648
6	As-built survey and drawing revision		LS			$4,500
				Sub-total Miscellaneous Items:		$28,388.91
				Total Project Cost:		$357,891.16
	(incl. 20% per City Req)			Total Project Cost:		*$423,791.61*

_____ _____

SIGNATURE OF DEVELOPER DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

_____ _____

CITY ENGINEER DATE

_____ _____

COMMUNITY DEVELOPMENT DATE

02/12/2002

WATER & SANITATION

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G & R WEST LLC., for work at DAKOTA WEST,
(owner) (subdivision)

accomplished through the date of _____ by WINWATER CORP. as shown on
(subcontractor)

- the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 9-14, 2004

WINWATER CORP. (subcontractor)
By: Curtis S. Hayne
President

Per paragraph 2(a) of the disbursem Filing I
certify that all costs for which the ac
improvements on the Property; that a
specifications submitted to and appro
funds are being requested for work no SANITARY
improvements for which payment is re &
specifications and conditions of the app WATER.

PROJECT ENGINEER / MANAGER R
meets the requirements of the Contract D $20,000.00

Dated _____, 200__

_____ Subdivision, the signatures below
incurred in connection with the construction of the
pplied are in accordance with the plans and
en performed in a workmanlike manner; that no
talled; the Project Engineer has inspected the
s have been completed in accordance with all terms,

ation (with any accompanying documentation)
Current Payment Due is recommended.

_____

_____

CITY OF GRAND JUNCTION RECOMME ONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200__

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004

Company: G & R WEST LLC

By & Title: Robert Lembke MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

P.02

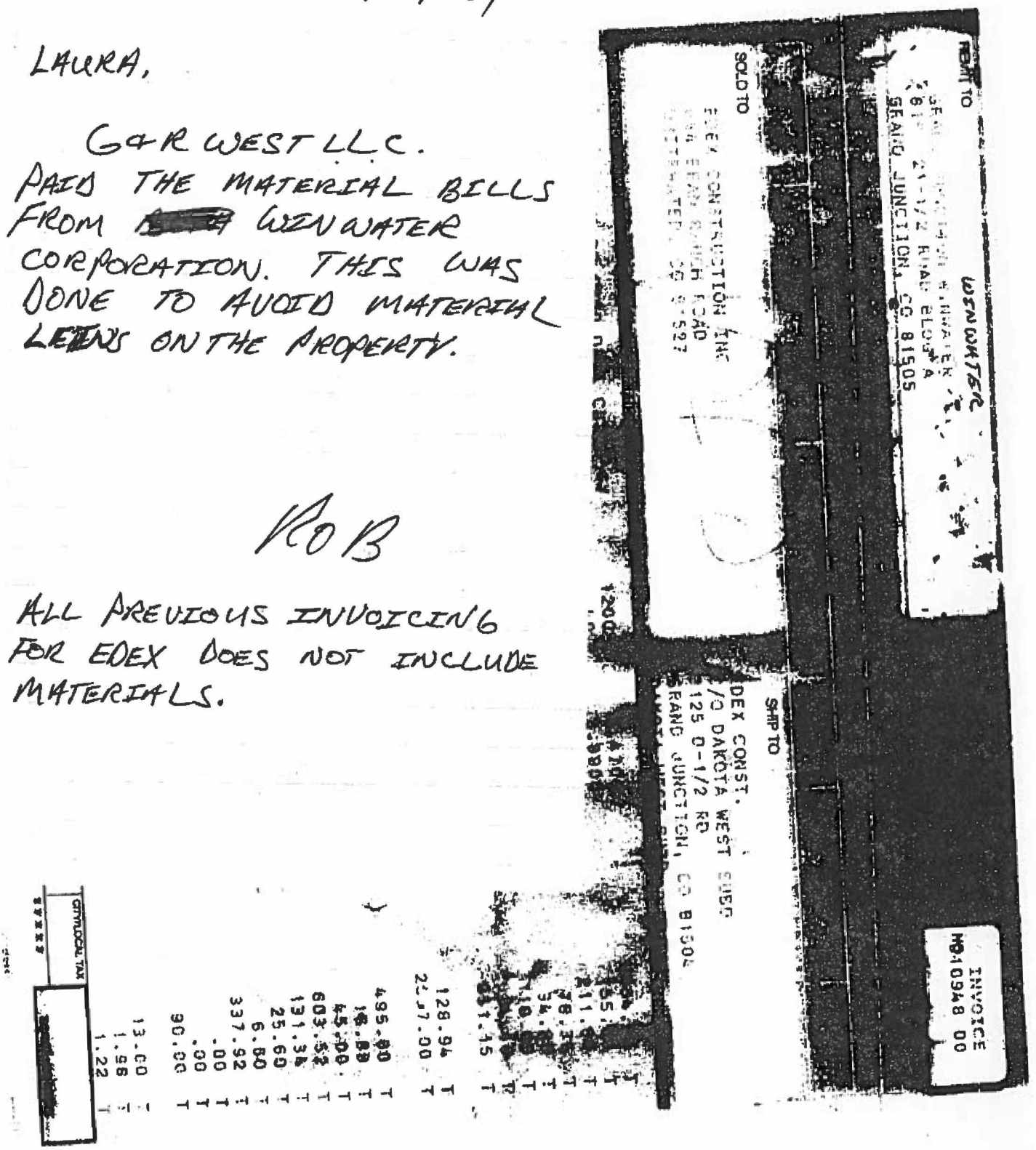
9-14-04

LAURA,

G4R WEST LLC.
PAID THE MATERIAL BILLS FROM [redacted] WEN WATER CORPORATION. THIS WAS DONE TO AVOID MATERIAL LIENS ON THE PROPERTY.

ROB

ALL PREVIOUS INVOICING FOR EDEX DOES NOT INCLUDE MATERIALS.



REMIT TO

GRAND JUNCTION WINWATER
619 21½ ROAD BLDG A
GRAND JUNCTION, CO 81505

INVOICE
NO 10948 00

SOLD TO

EDEX CONSTRUCTION INC
644 BEAN RANCH ROAD
WHITEWATER, CO 81527

SHIP TO

EDEX CONST.
C/O DAKOTA WEST SUBD
2125 D-1/2 RD
GRAND JUNCTION, CO 81504

1	3	EA	6	[illegible]			
2	20	EA	8X3/4	202B-962C [illegible]			
3	20	EA	3/4"	CCXCOMP C[illegible] STOP E1[illegible]G	[illegible]	[illegible]	T
4	300	FT	3/4	K 100 K SOFT COPPER TUBE	[illegible]	[illegible]	T
5	20	EA	5/8X3/4X24	VHC72-24[illegible] BRASS SETTR	20	[illegible]	T
6	1	EA	9.54B	CHLORINE TABS	1	[illegible]	T
7	200	EA	12X20'	MIL POLYWRAP-30" WIDTH	200	[illegible]	T
8	3	EA		POLYWRAP TAPE	3	[illegible]	T
9							
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26							
27							

	ITEM TOTAL	FREIGHT	STATE %	STATE TAX	CITY %	CITY/LOCAL TAX	
[illegible] 30TH, NET 30TH	18867.76		[illegible]900	929.42	2.750	521.61	20418.79

C-SED-A REV 4/06 [illegible] YOU MAY DEDUCT $379.36

Geocode: CO-060770240

#20,000

SEP-14-2004 03:19 AM

LEIN WAIVER

For good consideration, the undersigned jointly and severally hereby forever release, discharge, acquit and forgive G & R West L.L.C. a Colorado Limited Liability Company, from any and all claims, actions, suits, demands, agreements, and each of them, if more than one, liabilities, judgment, and proceedings both at law and in equity arising from the beginning of time to the date of these presents and as more related to or arising from:

The contract dated 05-14-2003 for filling #1 at Dakota West Subdivision and the contract dated 07-24-2003 for filling #2 at Dakota West Subdivision between Edex Corporation and G & R West L.L.C. of all labor and materials delivered to the jobsite.

We release G & R West L.L.C. a Colorado Limited Liability Company and it's officers Robert and Gina Cantrell from any and all work, materials, and liabilities done by Don Poundstone and Edex Corporation from the signed contract date and any future transactions between parties.

This release shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

X Curtis S. Haynes Dated 9/8/03
Releasor

Please Print
Co.Rep: CURTIS HAYNES

Title: President

Co. Name: GUN WATER

Address: 819 21½ RD

GRAND JUNCTION CO 81505

Phone 255-9015

PAID $20,000 OF BALANCE 9-8-03

FILING 1

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West Filing
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $357,891.16
20% City Security: $65,900.45
Total DIA Amount: $423,791.61

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$55,270.00	$52,240.00	$159,100.50	$43,241.75	$19,650.00	$28,388.91	$357,891.16
Disbursements								
27-Jun-03	lcl	$38,136.00	(1-1)					$38,136.00
18-Jul-03	lcl			$17,108.60	(1-2)			$17,108.60
19-Aug-03	lcl	$8,612.50	$35,761.00		$10,304.00		$4,482.64	$59,160.14
3-Sep-03	lcl	$1,600.00	(1-3)					$1,600.00
29-Oct-03	lcl						$13,426.20	$13,426.20
18-Nov-03	lcl			$72,874.70	(1-5) $3,690.00	(1-5)		$76,564.70
18-Dec-03	LCL	$3,375.93	(1-7)	$45,665.50	(1-9)		$2,516.25	(1-9) $51,557.68
								$0.00
								$0.00
								$0.00
Total Disbursed		$51,724.43	$35,761.00	$135,648.80	$13,994.00	$0.00	$20,425.09	$257,553.32
Remaining Disbursable Balance		$3,545.57	$16,479.00	$23,451.70	$29,247.75	$19,650.00	$7,963.82	$100,337.84

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $257,553.32, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer

	ta West Subdivision (Phase I)					**February 18, 2003**
	opment Improvments Agreement					
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			**$7,500.00**
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	1		600.00	$600.00
2	8" Waterline	LF	1143		20.00	$22,860.00
3	8" Fittings w/Thrust Blocks	EA	2		200.00	$400.00
4	8" Gate Valves & Boxes	EA	6		625.00	$3,750.00
5	2" Blow Off Valve	EA	3		250.00	$750.00
6	Water Service	EA	34		150.00	$5,100.00
7	3/4" Service Tap/Corp	LF	1438		10.00	$14,380.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			**$52,240.00**
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	1		800.00	$800.00
2	8" PVC Sewer	LF	1721		16.00	$27,536.00
3	San. Sew. Manholes	EA	6		1400.00	$8,400.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	34		75.00	$2,550.00
6	4" Service Line	LF	1277		12.00	$15,324.00
			Sub-total Off Sanitary Sewer Items:			**$55,270.00**
					Unit	Total
	Storm Sewer system:	Units	Quantity		Price	Price
1	18" HDPE Storm Sewer w/FES	LF	144		22.00	$3,168.00
2	Double Combination Inlet w/Curb Opening	EA	2		2000.00	$4,000.00
3	Outlet Erosion Control (Grouted Rip Rap)	CY	5		100.00	$500.00
4	Retention Ponds	LS	1		13550.00	$13,550.00
	(Excavation and stormwater discharge system)	-	-		-	-
5	Retention Pond Landscaping (Tract A)	SF	13100		1.50	$19,650.00
			Sub-total Storm Sewer Items:			**$40,868.00**
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
	On Site-Phase I:					
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	8779		1.50	$13,168.50
3	Embankment	CY	117		2.50	$292.50
4	6'-6" Driveover C,G&SW	LF	2075		14.00	$29,050.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	238		38.00	$9,044.00
6	Drain Trough Metal Frame and Cover	LF	44		10.00	$440.00
7	8" Thick Concrete Retaining Wall	SF	525		10.00	$5,250.00
8	3" Asphalt Pavement	SY	3274		8.00	$26,192.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562		6.50	$10,153.00
10	7.25" Aggregate Base Course (CL.6)	SY	3391		8.50	$28,823.50
11	Stabilization	SY	650		8.50	$5,525.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
14	End of Roadway Markers	EA	3		600.00	$1,800.00
15	Postal Box Pads w/anchor bolts	EA	1		600.00	$600.00
			Sub-total On-Site Roadway Items:			$136,538.50

Off Site-D.5 Road:					
1	Excavation	CY	631	1.50	$946.50
2	Embankment	CY	46.5	2.50	$116.25
3	2'-0" Vertical C,G&SW	LF	117	14.00	$1,638.00
4	8'-0" Detached Sidewalk	SY	104	30.00	$3,120.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00	$2,052.00
6	4" Asphalt Pavement	SY	1216	11.00	$13,376.00
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50	$1,059.50
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50	$8,352.50
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00	$6,425.00
10	Striping	Gl	1	40.00	$40.00
11	Stop/Street Signs	EA	2	400.00	$800.00
			Sub-total Off-Site Roadway Items:		$37,085.75
			Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL					$329,502.25
	(incl. 20% per City Req)				*395,402.70*
Miscellaneous					PRICE
1	Construction Phase Engineering		2.00%		$6,590
2	Construction Phase Surveying		2.00%		$6,590
3	Development Inspection Costs		1.25%		$4,119
4	Quality Control		1.50%		$4,943
5	City Inspection		0.50%		$1,648
6	As-built survey and drawing revision		LS		$4,500
			Sub-total Miscellaneous Items:		$28,388.91
			Total Project Cost:		$357,891.16
	(incl. 20% per City Req)		Total Project Cost:		*$423,791.61*

SIGNATURE OF DEVELOPER _____ DATE _____

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

02/12/2002 STREETS

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G+R WEST L.L.C. (owner), for work at DAKOTA WEST FILING 1 (subdivision)

accomplished through the date of 8-17-04 by B & B CONTRACTING (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 9-14, 2004 B CONTRACTORS (subcontractor)

_____

_____

FILING 1
STREETS
$1536.74

Per paragraph 2(a) of the disbursement
certify that all costs for which the advan
improvements on the Property; that all w
specifications submitted to and approved t
funds are being requested for work not com
improvements for which payment is request
specifications and conditions of the approved

_____ Subdivision, the signatures below
ed in connection with the construction of the
are in accordance with the plans and
formed in a workmanlike manner; that no
the Project Engineer has inspected the
been completed in accordance with all terms,

PROJECT ENGINEER / MANAGER RECOM
meets the requirements of the Contract Docume

th any accompanying documentation)
Payment Due is recommended.

Dated _____, 200___

_____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004

Company: G+R WEST L.L.C.

By & Title: Robert Carter MGR

B & B CONTRACTORS
618 DIKE ROAD
GRAND JCT., CO 81503
970-257-9510

Invoice

DATE	INVOICE #
8/17/2004	1565

BILL TO

G & R West, LLC
474 Bismark St.
Grand Junction, CO 81504
258-8164
fax, Colorado 523-0354

P.O. NO.	TERMS	PROJECT
	Net 30	

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		DAKOTA WEST D 1/2 ROAD		
STRIPING	1,056	Double Yellow Striping	0.34	359.04
STRIPING	1,015	4" Striping	0.22	223.30
STRIPING	50	8" Striping	0.38	19.00
ARROWS	1	8' Thermoplastic Directional Arrows	130.00	130.00
GRINDING	603	Stripe Removal	0.80	482.40

It's been a pleasure working with you!

Total $1,213.74

A finance charge of 1% Per Month will be added to any invoice not paid by the last day of the month in which it is due. 100% of all fees incurred while collecting past due accounts will be charged to that account.



CC ENTERPRISES -
TRAFFIC CONTROL SPECIALISTS, INC.
830 21½ ROAD
GRAND JCT., CO 81505
PH. (970) 242-0669

015489

Invoice

Invoice Number:
15489
Invoice Date:
Aug 14, 2004
Page:
1

G & R WEST, LLC
474 BISMARCK
GRAND JUNCTION, CO 81504

Project Information

Requested By WANDA BRYAN B & B 250-5874
PO #
Project BISMARK & D 1/2

Customer ID	CC Project ID	Payment Terms
GRWEST	GRW401	*Net Due Upon Receipt*

Description	Unit	Qty	Unit Price	Extension
TRAFFIC CONTROL SUPERVISOR		2.50	50.00	125.00
FLAGGING		10.00	18.00	180.00
EQUIPMENT RENTAL-SEE ATTACHED				18.00
JOB COMPLETE				

NET AMOUNT DUE **323.00**

Contractor agrees to pay CC Enterprises within seven (7) days after receipt of invoice. Interest will accrue at the rate of fifteen (15) percent per annum on payments not made in a timely manner. If it becomes necessary for CC Enterprises to incur collection costs for any amount due on this invoice, the contractor promises to pay additional collection costs including reasonable attorney fees and court costs.

)RM #PW3500 71493

Dakota West Subdivision (Phase I)						**February 18, 2003**
Development Improvments Agreement						
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			$7,500.00
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	1		600.00	$600.00
2	8" Waterline	LF	1143		20.00	$22,860.00
3	8" Fittings w/Thrust Blocks	EA	2		200.00	$400.00
4	8" Gate Valves & Boxes	EA	6		625.00	$3,750.00
5	2" Blow Off Valve	EA	3		250.00	$750.00
6	Water Service	EA	34		150.00	$5,100.00
7	3/4" Service Tap/Corp	LF	1438		10.00	$14,380.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			$52,240.00
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	1		800.00	$800.00
2	8" PVC Sewer	LF	1721		16.00	$27,536.00
3	San. Sew. Manholes	EA	6		1400.00	$8,400.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	34		75.00	$2,550.00
6	4" Service Line	LF	1277		12.00	$15,324.00
			Sub-total Off Sanitary Sewer Items:			$55,270.00
					Unit	Total
	Storm Sewer system:	Units	Quantity		Price	Price
1	18" HDPE Storm Sewer w/FES	LF	144		22.00	$3,168.00
2	Double Combination Inlet w/Curb Opening	EA	2		2000.00	$4,000.00
3	Outlet Erosion Control (Grouted Rip Rap)	CY	5		100.00	$500.00
4	Retention Ponds	LS	1		13550.00	$13,550.00
	(Excavation and stormwater discharge system)	-	-		-	-
5	Retention Pond Landscaping (Tract A)	SF	13100		1.50	$19,650.00
			Sub-total Storm Sewer Items:			$40,868.00
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
	On Site-Phase I:					
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	8779		1.50	$13,168.50
3	Embankment	CY	117		2.50	$292.50
4	6'-6" Driveover C,G&SW	LF	2075		14.00	$29,050.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	238		38.00	$9,044.00
6	Drain Trough Metal Frame and Cover	LF	44		10.00	$440.00
7	8" Thick Concrete Retaining Wall	SF	525		10.00	$5,250.00
8	3" Asphalt Pavement	SY	3274		8.00	$26,192.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562		6.50	$10,153.00
10	7.25" Aggregate Base Course (CL.6)	SY	3391		8.50	$28,823.50
11	Stabilization	SY	650		8.50	$5,525.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
14	End of Roadway Markers	EA	3		600.00	$1,800.00
15	Postal Box Pads w/anchor bolts	EA	1		600.00	$600.00
			Sub-total On-Site Roadway Items:			$136,538.50

Off Site-D.5 Road:						
1	Excavation	CY	631	1.50	$946.50	
2	Embankment	CY	46.5	2.50	$116.25	
3	2'-0" Vertical C,G&SW	LF	117	14.00	$1,638.00	
4	8'-0" Detached Sidewalk	SY	104	30.00	$3,120.00	
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00	$2,052.00	
6	4" Asphalt Pavement	SY	1216	11.00	$13,376.00	
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50	$1,059.50	
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50	$8,352.50	
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00	$6,425.00	
10	Striping	Gl	1	40.00	$40.00	1536.74
11	Stop/Street Signs	EA	2	400.00	$800.00	
				Sub-total Off-Site Roadway Items:	$37,085.75	
				Sub-total Roadway Items:	**$173,624.25**	
PROJECT SUBTOTAL					**$329,502.25**	
	(incl. 20% per City Req)				*395,402.70*	
Miscellaneous					PRICE	
1	Construction Phase Engineering		2.00%		$6,590	
2	Construction Phase Surveying		2.00%		$6,590	
3	Development Inspection Costs		1.25%		$4,119	
4	Quality Control		1.50%		$4,943	
5	City Inspection		0.50%		$1,648	
6	As-built survey and drawing revision		LS		$4,500	
				Sub-total Miscellaneous Items:	**$28,388.91**	
				Total Project Cost:	**$357,891.16**	
	(incl. 20% per City Req)			Total Project Cost:	*$423,791.61*	

SIGNATURE OF DEVELOPER _____ DATE _____

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

02/12/2002

GRADING & DRAINAGE

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G&R WEST L.L.C., for work at DAKOTA WEST FILING 1
(owner) (subdivision)

accomplished through the date of _____ by ELAM CONSTRUCTION as shown on
(subcontractor)

- the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ ELAM CONSTRUCTION (subcontractor)

By: _____

_____

Filing I

28,809.50

Per paragraph 2(a) of the disbursement agreement t . Subdivision, the signatures below certify that all costs for which the advance is being ı iection with the construction of the improvements on the Property; that all work perform :ordance with the plans and specifications submitted to and approved by the City, ı a workmanlike manner; that no funds are being requested for work not completed, no ct Engineer has inspected the improvements for which payment is requested; and th npleted in accordance with all terms, specifications and conditions of the approved plans.

GRADING + DRAINAGE

PROJECT ENGINEER / MANAGER RECOMMENDA accompanying documentation) meets the requirements of the Contract Documents and ı ınt Due is recommended.

Dated _____, 200___ _____

_____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___ CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004 Company: G & R WEST L.L.C.

By & Title: MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

Elam CONSTRUCTION, INC.

1225 South 7th St.
Grand Junction, CO 81501-7791
(970) 242-5370 • FAX (970) 245-7716

INVOICE

№ 36677

Invoice Date	4/21/2004
Customer Number	2105
Job Number	33028
Customer Order Number	
Location of Work	Dakota West Subdivision Filing I
Date of Work	Thru 4/20/04

TERMS: DUE 10TH OF MONTH FOLLOWING INVOICE DATE. 1.5% per month (18% annual rate) charged on past due accounts. Buyer agrees to pay reasonable attorney fees and costs in the event of default.

G & R West, LLC

2650 El Corona Drive

Grand Junction, CO 81501

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Progress Billing # 4 For Dakota West Subdivision Filing I (See attached Schedule of Values)		6,232.00
	Total Due this Invoice		**$ 6,232.00**

GRADING & DRAINAGE
FILING 1

Please pay from invoice. THANK YOU

Form 125-0790

ELAM CONSTRUCTION, INC.
1225 SOUTH 7TH STREET
GRAND JUNCTION, CO 81501
970-242-5370

Statement Date	05/04/04
Customer Number	4560
Page Number	1

G & R WEST, LLC
2650 EL CORONA DRIVE
GRAND JUNCTION, CO 81501

FILING 1

Invoice No	Description	Inv Date	Invoice Amt	Payments	Balance Due
36495.3R	Retention	10/03/03	1,900.00		1,900.00
36593RR	Retention	11/21/03	3,435.52		3,435.52
396592RR	Retention	11/21/03	4,281.08		4,281.08
36618	Regular Payment	12/05/03 01/05/04	40,850.50	36,765.45	4,085.05
36620	Regular Payment	12/05/03 01/05/04	26,438.50	23,794.65	2,643.85
3677	Regular	04/21/04	6,232.00		6,232.00
	Total Statement Amount				22,577.50

GRADING & DRAINAGE FILING 1

22,577.50
6,232.00
28,809.50

Curr Activity	31-60 Balance	61-90 Balance	Over 90 Balance	Future Ret Due
6,232.00			6,728.90	9,616.60

Elam CONSTRUCTION, INC.

FILING 1

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West Filing
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $357,891.16
20% City Security: $65,900.45
Total DIA Amount: $423,791.61

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$55,270.00	$52,240.00	$159,100.50	$43,241.75	$19,650.00	$28,388.91	$357,891.16
Disbursements								
27-Jun-03	lcl	$38,136.00	(1-1)					$38,136.00
18-Jul-03	lcl			$17,108.60	(1-2)			$17,108.60
19-Aug-03	lcl	$8,612.50	$35,761.00		$10,304.00		$4,482.64	$59,160.14
3-Sep-03	lcl	$1,600.00	(1-3)					$1,600.00
29-Oct-03	lcl						$13,426.20	$13,426.20
18-Nov-03	lcl			$72,874.70	(1-5) $3,690.00	(1-5)		$76,564.70
18-Dec-03	LCL	$3,375.93	(1-7)	$45,665.50	(1-9)		$2,516.25	(1-8) $51,557.68
								$0.00
								$0.00
								$0.00
Total Disbursed		$51,724.43	$35,761.00	$135,648.80	$13,994.00	$0.00	$20,425.09	$257,553.32
Remaining Disbursable Balance		$3,545.57	$16,479.00	$23,451.70	$29,247.75	$19,650.00	$7,963.82	$100,337.84

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $257,553.32, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer


Filing II
$912.43

02/12/2002

CITY INSPECTIONS

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: GTR WEST L.L.C. (owner), for work at DAKOTA WEST (subdivision),

accomplished through the date of _____ by CITY OF GRAND JUNCTION (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___

_____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004

Company: GTR WEST L.L.C.

By & Title: MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

CITY OF grand junction COLORADO
serving the community together

INVOICE

ACCOUNT NUMBER: @00021486

INVOICE NUMBER: S0032800

Rob Cautrell
2650 El Corona

INVOICE DATE: August 20, 2004

DUE DATE: September 19, 2004

Grand Junction CO 81501

Amount Enclosed: _____

Please tear and return this portion with payment

CODE	DESCRIPTION	CHARGE AMOUNT	PAYMENTS CREDITS	BALANCE DUE
INSP	Dev Inspection Fees	912.43	0.00	912.43
	2nd Quarter 2004 Inspection Fees Dakota West Subdivision X03021 Engineer: Laura Lamberty 256-4155			
	TOTAL	**$912.43**	**$0.00**	**$912.43**

COMMENT:

If you have any questions, please contact your Development Engineer.

INVOICE NUMBER: S0032800

ACCOUNT NUMBER: @00021486

CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1581

Dakota West Subdivision (Filing 2)							July 1, 2003
Development Improvments Agreement							
						Unit	Total
	General:			Units	Quantity	Price	Price
	1	Mobilization		LS	1	3000.00	$3,000.00
	2	Dust Abatement		LS	1	3000.00	$3,000.00
	3	Stormwater Management		LS	1	1500.00	$1,500.00
					Sub-total General Items:		$7,500.00
						Unit	Total
	Water system:			Units	Quantity	Price	Price
	1	Connect Water		EA	2	600.00	$1,200.00
	2	8" Waterline		LF	1170	20.00	$23,400.00
	3	8" Fittings w/Thrust Blocks		EA	4	200.00	$800.00
	4	8" Gate Valves & Boxes		EA	4	625.00	$2,500.00
	5	2" Blow Off Valve		EA	4	250.00	$1,000.00
	6	Water Service		EA	27	150.00	$4,050.00
	7	3/4" Service Tap/Corp		LF	1089	10.00	$10,890.00
	8	Fire Hydrant Assemblies		EA	2	2200.00	$4,400.00
					Sub-total Water Items:		$48,240.00
						Unit	Total
	Sanitary Sewer system:			Units	Quantity	Price	Price
	1	Connect Sewer		EA	2	800.00	$1,600.00
	2	8" PVC Sewer		LF	634	16.00	$10,144.00
	3	San. Sew. Manholes		EA	4	1400.00	$5,600.00
	4	Concrete Encasement		LF	20	33.00	$660.00
	5	4" Service Tap		EA	14	75.00	$1,050.00
	6	4" Service Line		LF	580	12.00	$6,960.00
					Sub-total Off Sanitary Sewer Items:		$26,014.00
						Unit	Total
	Roadway Improvements			Units	Quantity	Price	Price
	1	Clearing and Grubbing		LS	1	5000.00	$5,000.00
	2	Excavation		CY	5473	1.50	$8,209.50
	3	Embankment		CY	685	2.50	$1,712.50
	4	6'-6" Driveover C,G&SW		LF	2176	14.00	$30,464.00
	5	Radii, Aprons, Pan and Handicap Ramps		SY	200	38.00	$7,600.00
	8	3" Asphalt Pavement		SY	4072	8.00	$32,576.00
	9	6" Aggregate Base Course (CL.6)-Sidewalk		SY	1696	6.50	$11,024.00
	10	7.25" Aggregate Base Course (CL.6)		SY	4294	8.50	$36,499.00
	11	Stabilization		SY	780	8.50	$6,630.00
	12	Stop/Street Signs		EA	2	400.00	$800.00
	13	Speed Limit Signs		EA	1	400.00	$400.00
					Sub-total Roadway Items:		$140,915.00

PROJECT SUBTOTAL			$222,669.00
	(incl. 20% per City Req)		
Miscellaneous			PRICE
1 Construction Phase Engineering	2.00%		$4,453
2 Construction Phase Surveying	2.00%		$4,453
3 Development Inspection Costs	1.25%		$2,783
4 Quality Control	1.50%		$3,340
5 City Inspection	0.50%		$1,113
6 As-built survey and drawing revision	LS		$4,500
	Sub-total Miscellaneous Items:		$20,643.50
	Total Project Cost:		$243,312.50
(incl. 20% per City Req)	Total Project Cost:		*$291,975.00*

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 7-18-03 DATE

COMMUNITY DEVELOPMENT — 7-18-03 DATE

02/12/2002

STREETS

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G&R WEST L.L.C. (owner), for work at DAKOTA WEST FILING 1+2 (subdivision)

accomplished through the date of 4-20-2004 By ADCOCK CONCRETE (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___

ADCOCK CONCRETE (subcontractor)

By: Michele Wells

Title: Office Manager

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and ce with the plans and specifications submitted to and appr ty; that t rkmanlike manner; that no funds are being requested f or for n gineer has inspected the improvements for hat suc d in accordance with all terms, specifications a

FILING I STREETS. [redacted] 44,904.00

FILING II STREETS. 38,064.00

PROJECT ENGI ATIO mpanying documentation) meets the requirem aym ue is recommended.

Dated _____

_____

_____

CITY OF GRAND JUN ng documentation) meets the requirements of the Deve ment Due is recommended.

Dated _____

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-13, 2004

Company: G&R WEST LLC

By & Title: [signature] MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

ADCOCK CONCRETE

1204 N. 7th Street, Suite #110
Grand Junction, CO 81501
Phone: 970-242-8567
Fax: 970-242-2061

Invoice

DATE	INVOICE #
10/24/2003	1190

BILL TO
Elam Construction, Inc. 1225 South 7th Street Grand Junction, CO 81501

FILING 2

Terms
20 days

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
RO Curb and Gutter	1	ls	30,464.00	30,464.00
Ramps, Pans and Fillets	1	ls	7,600.00	7,600.00
DAKOTA WEST - Phase 2			**Total**	$38,064.00

Dakota West Subdivision (Filing 2)						July 1, 2003
Development Improvments Agreement						
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			$7,500.00
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	2		600.00	$1,200.00
2	8" Waterline	LF	1170		20.00	$23,400.00
3	8" Fittings w/Thrust Blocks	EA	4		200.00	$800.00
4	8" Gate Valves & Boxes	EA	4		625.00	$2,500.00
5	2" Blow Off Valve	EA	4		250.00	$1,000.00
6	Water Service	EA	27		150.00	$4,050.00
7	3/4" Service Tap/Corp	LF	1089		10.00	$10,890.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			$48,240.00
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	2		800.00	$1,600.00
2	8" PVC Sewer	LF	634		16.00	$10,144.00
3	San. Sew. Manholes	EA	4		1400.00	$5,600.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	14		75.00	$1,050.00
6	4" Service Line	LF	580		12.00	$6,960.00
			Sub-total Off Sanitary Sewer Items:			$26,014.00
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	5473		1.50	$8,209.50
3	Embankment	CY	685		2.50	$1,712.50
4	6'-6" Driveover C,G&SW	LF	2176		14.00	$30,464.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	200		38.00	$7,600.00
8	3" Asphalt Pavement	SY	4072		8.00	$32,576.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1696		6.50	$11,024.00
10	7.25" Aggregate Base Course (CL.6)	SY	4294		8.50	$36,499.00
11	Stabilization	SY	780		8.50	$6,630.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
			Sub-total Roadway Items:			$140,915.00

PROJECT SUBTOTAL			$222,669.00
	(incl. 20% per City Req)		
Miscellaneous			PRICE
1 Construction Phase Engineering	2.00%		$4,453
2 Construction Phase Surveying	2.00%		$4,453
3 Development Inspection Costs	1.25%		$2,783
4 Quality Control	1.50%		$3,340
5 City Inspection	0.50%		$1,113
6 As-built survey and drawing revision	LS		$4,500
	Sub-total Miscellaneous Items:		$20,643.50
	Total Project Cost:		$243,312.50
(incl. 20% per City Req)	Total Project Cost:		*$291,975.00*

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 7-18-03 DATE

COMMUNITY DEVELOPMENT — 7-18-03 DATE

9-14-04

LAURA,

G & R WEST PAID ADCOCK CONCRETE FOR THEIR SERVICE. THIS WAS DONE TO ENSURE THAT ADCOCK WAS PAID AND AVOID LEINS ON THE PROPERTY.

INVOICING FOR ELAM DOES NOT INCLUDE THESE AMOUNTS.

ROB

ADCOCK CONCRETE

1204 N. 7th Street, Suite #110
Grand Junction, CO 81501
Phone: 970-242-8567
Fax: 970-242-2061

Invoice

DATE	INVOICE #
10/24/2003	1189

BILL TO
Elam Construction, Inc. 1225 South 7th Street Grand Junction, CO 81501 G&R West LLC

FILING 1

Terms
20 days

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
6.5' Rollover Curb and Gutter	1	ls	29,050.00	29,050.00
Ramps, Pans and Fillets	1	ls	9,044.00	9,044.00
DAKOTA WEST - Phase 1			**Total**	$38,094.00

ta West Subdivision (Phase I) | February 18, 2003

ppment Improvments Agreement

General:	Units	Quantity	Unit Price	Total Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		$7,500.00
Water system:	Units	Quantity	Unit Price	Total Price
1 Connect Water	EA	1	600.00	$600.00
2 8" Waterline	LF	1143	20.00	$22,860.00
3 8" Fittings w/Thrust Blocks	EA	2	200.00	$400.00
4 8" Gate Valves & Boxes	EA	6	625.00	$3,750.00
5 2" Blow Off Valve	EA	3	250.00	$750.00
6 Water Service	EA	34	150.00	$5,100.00
7 3/4" Service Tap/Corp	LF	1438	10.00	$14,380.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		$52,240.00
Sanitary Sewer system:	Units	Quantity	Unit Price	Total Price
1 Connect Sewer	EA	1	800.00	$800.00
2 8" PVC Sewer	LF	1721	16.00	$27,536.00
3 San. Sew. Manholes	EA	6	1400.00	$8,400.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	34	75.00	$2,550.00
6 4" Service Line	LF	1277	12.00	$15,324.00
		Sub-total Off Sanitary Sewer Items:		$55,270.00
Storm Sewer system:	Units	Quantity	Unit Price	Total Price
1 18" HDPE Storm Sewer w/FES	LF	144	22.00	$3,168.00
2 Double Combination Inlet w/Curb Opening	EA	2	2000.00	$4,000.00
3 Outlet Erosion Control (Grouted Rip Rap)	CY	5	100.00	$500.00
4 Retention Ponds	LS	1	13550.00	$13,550.00
(Excavation and stormwater discharge system)	-	-	-	-
5 Retention Pond Landscaping (Tract A)	SF	13100	1.50	$19,650.00
		Sub-total Storm Sewer Items:		$40,868.00
Roadway Improvements	Units	Quantity	Unit Price	Total Price
On Site-Phase I:				
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	8779	1.50	$13,168.50
3 Embankment	CY	117	2.50	$292.50
4 6'-6" Driveover C,G&SW	LF	2075	14.00	$29,050.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	238	38.00	$9,044.00
6 Drain Trough Metal Frame and Cover	LF	44	10.00	$440.00
7 8" Thick Concrete Retaining Wall	SF	525	10.00	$5,250.00
8 3" Asphalt Pavement	SY	3274	8.00	$26,192.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562	6.50	$10,153.00
10 7.25" Aggregate Base Course (CL.6)	SY	3391	8.50	$28,823.50
11 Stabilization	SY	650	8.50	$5,525.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
14 End of Roadway Markers	EA	3	600.00	$1,800.00
15 Postal Box Pads w/anchor bolts	EA	1	600.00	$600.00
		Sub-total On-Site Roadway Items:		$136,538.50

ADCOCK CONCRETE

1204 N. 7th Street, Suite #110
Grand Junction, CO 81501
Phone: 970-242-8567
Fax: 970-242-2061

Invoice

DATE	INVOICE #
10/24/2003	1191

BILL TO
Elam Construction, Inc. 1225 South 7th Street Grand Junction, CO 81501 G&R West LLC

FILING 1

Terms
20 days

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
8' Detached Sidewalk	1	ls	3,120.00	3,120.00
2' Sidewalk	1	ls	1,638.00	1,638.00
Ramps, Pans and Fillets	1	ls	2,052.00	2,052.00
D Road Improvements			**Total**	$6,810.00

Off Site-D.5 Road:					
1	Excavation	CY	631	1.50	$946.50
2	Embankment	CY	46.5	2.50	$116.25
3	2'-0" Vertical C,G&SW	LF	117	14.00	$1,638.00
4	8'-0" Detached Sidewalk	SY	104	30.00	$3,120.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00	$2,052.00
6	4" Asphalt Pavement	SY	1216	11.00	$13,376.00
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50	$1,059.50
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50	$8,352.50
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00	$6,425.00
10	Striping	GI	1	40.00	$40.00
11	Stop/Street Signs	EA	2	400.00	$800.00
			Sub-total Off-Site Roadway Items:		$37,085.75
			Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL					$329,502.25
	(incl. 20% per City Req)				*395,402.70*
Miscellaneous					PRICE
1	Construction Phase Engineering		2.00%		$6,590
2	Construction Phase Surveying		2.00%		$6,590
3	Development Inspection Costs		1.25%		$4,119
4	Quality Control		1.50%		$4,943
5	City Inspection		0.50%		$1,648
6	As-built survey and drawing revision		LS		$4,500
			Sub-total Miscellaneous Items:		$28,388.91
			Total Project Cost:		$357,891.16
	(incl. 20% per City Req)		Total Project Cost:		*$423,791.61*

SIGNATURE OF DEVELOPER _____ DATE _____

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

02/12/2002 MISC

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G & R WEST LLC. (owner), for work at DAKOTA WEST FILING I (subdivision)

accomplished through the date of 7/15/04 by GEOTECH ENG GROUP (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ GEG _____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and ma[illegible] applied are in accordance with the plans and specifications submitted to and approved by the Cit[illegible] Filing I een performed in a workmanlike manner; that no funds are being requested for work no[illegible] talled; the Project Engineer has inspected the improvements for which payment is r[illegible] s have been completed in accordance with all terms, specifications and conditions of the ap[illegible]

PROJECT ENGINEER / MANAGER R[illegible] ation (with any accompanying documentation) meets the requirements of the Contract D[illegible] Current Payment Due is recommended.

MISC. 675.00

Dated _____, 200___ _____

_____

CITY OF GRAND JUNCTION RECOMME[illegible] vith accompanying documentation) meets the requirements of the Development Improveme[illegible] ove Current Payment Due is recommended.

Dated _____, 200___ JNCTION

_____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004 Company: G & R WEST LLC

By & Title: [signature] MGR

Geotechnical Engineering Group, Inc.

Invoice

DATE	INVOICE #
7/15/2004	6471

BILL TO

G & R West, LLC
Mr. Robert Cantrell
2650 El Corona Drive
Grand Junction, Colorado 81504

P.O. NO.	TERMS	PROJECT
Prp No 03-092	Due on receipt	1385 - Dakota West ...

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Construction Material Testing Services Dakota West Subdivision, Phase 1, Phase 2, and Phase 3 N & W of D1/2 Road and 31 Road Grand Junction, Colorado		
7.5	Project Geologist	55.00	412.50
6.75	Draftsperson	25.00	168.75
3.75	Clerical	25.00	93.75

THANKS

Work performed through 5/6/04, anticipated final billing for services to date.

Total $675.00

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115 • GeotechnicalGroup.com
2308 Interstate Avenue, Grand Junction, Colorado 81505

Dakota West Subdivision (Phase I)						February 18, 2003
Development Improvments Agreement						
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			$7,500.00
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	1		600.00	$600.00
2	8" Waterline	LF	1143		20.00	$22,860.00
3	8" Fittings w/Thrust Blocks	EA	2		200.00	$400.00
4	8" Gate Valves & Boxes	EA	6		625.00	$3,750.00
5	2" Blow Off Valve	EA	3		250.00	$750.00
6	Water Service	EA	34		150.00	$5,100.00
7	3/4" Service Tap/Corp	LF	1438		10.00	$14,380.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			$52,240.00
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	1		800.00	$800.00
2	8" PVC Sewer	LF	1721		16.00	$27,536.00
3	San. Sew. Manholes	EA	6		1400.00	$8,400.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	34		75.00	$2,550.00
6	4" Service Line	LF	1277		12.00	$15,324.00
			Sub-total Off Sanitary Sewer Items:			$55,270.00
					Unit	Total
	Storm Sewer system:	Units	Quantity		Price	Price
1	18" HDPE Storm Sewer w/FES	LF	144		22.00	$3,168.00
2	Double Combination Inlet w/Curb Opening	EA	2		2000.00	$4,000.00
3	Outlet Erosion Control (Grouted Rip Rap)	CY	5		100.00	$500.00
4	Retention Ponds	LS	1		13550.00	$13,550.00
	(Excavation and stormwater discharge system)	-	-		-	-
5	Retention Pond Landscaping (Tract A)	SF	13100		1.50	$19,650.00
			Sub-total Storm Sewer Items:			$40,868.00
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
	On Site-Phase I:					
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	8779		1.50	$13,168.50
3	Embankment	CY	117		2.50	$292.50
4	6'-6" Driveover C,G&SW	LF	2075		14.00	$29,050.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	238		38.00	$9,044.00
6	Drain Trough Metal Frame and Cover	LF	44		10.00	$440.00
7	8" Thick Concrete Retaining Wall	SF	525		10.00	$5,250.00
8	3" Asphalt Pavement	SY	3274		8.00	$26,192.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562		6.50	$10,153.00
10	7.25" Aggregate Base Course (CL.6)	SY	3391		8.50	$28,823.50
11	Stabilization	SY	650		8.50	$5,525.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
14	End of Roadway Markers	EA	3		600.00	$1,800.00
15	Postal Box Pads w/anchor bolts	EA	1		600.00	$600.00
			Sub-total On-Site Roadway Items:			$136,538.50

Off Site-D.5 Road:						
1	Excavation	CY	631	1.50		$946.50
2	Embankment	CY	46.5	2.50		$116.25
3	2'-0" Vertical C,G&SW	LF	117	14.00		$1,638.00
4	8'-0" Detached Sidewalk	SY	104	30.00		$3,120.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00		$2,052.00
6	4" Asphalt Pavement	SY	1216	11.00		$13,376.00
7	6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50		$1,059.50
8	6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50		$8,352.50
9	10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00		$6,425.00
10	Striping	GI	1	40.00		$40.00
11	Stop/Street Signs	EA	2	400.00		$800.00
				Sub-total Off-Site Roadway Items:		$37,085.75
				Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL						$329,502.25
	(incl. 20% per City Req)					*395,402.70*
Miscellaneous						PRICE
1	Construction Phase Engineering		2.00%			$6,590
2	Construction Phase Surveying		2.00%			$6,590
3	Development Inspection Costs		1.25%			$4,119
4	Quality Control		1.50%			$4,943
5	City Inspection		0.50%			$1,648
6	As-built survey and drawing revision		LS			$4,500
				Sub-total Miscellaneous Items:		$28,388.91
				Total Project Cost:		$357,891.16
	(incl. 20% per City Req)			Total Project Cost:		*$423,791.61*

SIGNATURE OF DEVELOPER _____ DATE _____

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

FILING 1

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West Filing
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $357,891.16
20% City Security: $65,900.45
Total DIA Amount: $423,791.61

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$55,270.00	$52,240.00	$159,100.50	$43,241.75	$19,650.00	$28,388.91	$357,891.16
Disbursements								
27-Jun-03	lcl	$38,136.00	(1-1)					$38,136.00
18-Jul-03	lcl			$17,108.60	(1-2)			$17,108.60
19-Aug-03	lcl	$8,612.50	$35,761.00		$10,304.00		$4,482.64	$59,160.14
3-Sep-03	lcl	$1,600.00	(1-3)					$1,600.00
29-Oct-03	lcl						$13,426.20	$13,426.20
18-Nov-03	lcl			$72,874.70	(1-5) $3,690.00	(1-5)		$76,564.70
18-Dec-03	LCL	$3,375.93	(1-7)	$45,665.50	(1-9)		$2,516.25	(1-8) $51,557.68
								$0.00
								$0.00
								$0.00
Total Disbursed		$51,724.43	$35,761.00	$135,648.80	$13,994.00	$0.00	$20,425.09	$257,553.32
Remaining Disbursable Balance		$3,545.57	$16,479.00	$23,451.70	$29,247.75	$19,650.00	$7,963.82	$100,337.84

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $257,553.32, including all previous payments, to the Developer for work completed on the Project.

Signature: _____ Date: _____

Name: Laura C. Lamberty Title: Development Engineer

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G+R WEST L.L.C. (owner), for work at DAKOTA WEST FILING I (subdivision)

accomplished through the date of _____ by MUNRO PUMP (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___

MUNRO PUMP (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ _____ Subdivision, the signatures below certify that all costs for which the advance is being requested h... in connection with the construction of the improvements on the Property; that all work p... e in accordance with the plans and specifications submitted to and approved by th... rmed in a workmanlike manner; that no funds are being requested for work not comple... ie Project Engineer has inspected the improvements for which payment is requested; ...een completed in accordance with all terms, specifications and conditions of the approved p...

Filing I

PROJECT ENGINEER / MANAGER RECOM... with any accompanying documentation) meets the requirements of the Contract Docume... nt Payment Due is recommended.

MISC.

Dated _____, 200___

$789.43

_____

_____

CITY OF GRAND JUNCTION RECOMMEND... accompanying documentation) meets the requirements of the Development Improvements ... e Current Payment Due is recommended.

Dated _____, 200___

...NCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004

Company: G+R WEST L.L.C.

By & Title: _____

MUNRO SUPPLY INC.

P.O. Box 519 • Grand Junction, CO 81502

SALES
735 South Ninth Street
Grand Junction,CO 81501
Phone 970-242-6810
Fax 970-241-1368

PARTS AND SERVICE
608 South Ninth Street
Grand Junction,CO 81501
Phone 970-243-2101
Fax 970-241-3524

Sales Order No. 12040

Customer Order

This is not an invoice

Sold To: Cash 21-KK
-
-

Ship To: ROB CANTRELL
-
-

Account No.	Order Date	Ship Via	Terms	Page
21	5/ 6/04		Cash Sale	1
Purchase Order No.	**Date Shipped**	**Salesperson**	**F.O.B**	
	5/ 6/04	Kevin Kerr		

Quantity Ordered	Item Number/ Description	Unit Price	Extended Price
1	MUFS750S22 FS series dewatering pump 1hp/ 1ph/ 220v	506.25	506.25
1	BW1500GL2S7OCX B&W LIQUID LEVEL RELAY, 220V, PUMP UP/DOWN BIN - A16/09/A	171.39	171.39
2	BW6013W5 BRASS ELECTRODE WITH SHIELD, 2" LONG BIN - A16/06/A	17.14	34.28
1	EL8X8X4 NEMA 3R ENCLOSURE, 8 X 8X 4	21.41	21.41

	Sale Amount	733.33
	Misc Charges SalesTax Freight	56.10
Original Copy	**Total**	789.43

ta West Subdivision (Phase I)						**February 18, 2003**
ppment Improvments Agreement						
					Unit	Total
General:		Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
			Sub-total General Items:			**$7,500.00**
					Unit	Total
Water system:		Units	Quantity		Price	Price
1	Connect Water	EA	1		600.00	$600.00
2	8" Waterline	LF	1143		20.00	$22,860.00
3	8" Fittings w/Thrust Blocks	EA	2		200.00	$400.00
4	8" Gate Valves & Boxes	EA	6		625.00	$3,750.00
5	2" Blow Off Valve	EA	3		250.00	$750.00
6	Water Service	EA	34		150.00	$5,100.00
7	3/4" Service Tap/Corp	LF	1438		10.00	$14,380.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
			Sub-total Water Items:			**$52,240.00**
					Unit	Total
Sanitary Sewer system:		Units	Quantity		Price	Price
1	Connect Sewer	EA	1		800.00	$800.00
2	8" PVC Sewer	LF	1721		16.00	$27,536.00
3	San. Sew. Manholes	EA	6		1400.00	$8,400.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	34		75.00	$2,550.00
6	4" Service Line	LF	1277		12.00	$15,324.00
			Sub-total Off Sanitary Sewer Items:			**$55,270.00**
					Unit	Total
Storm Sewer system:		Units	Quantity		Price	Price
1	18" HDPE Storm Sewer w/FES	LF	144		22.00	$3,168.00
2	Double Combination Inlet w/Curb Opening	EA	2		2000.00	$4,000.00
3	Outlet Erosion Control (Grouted Rip Rap)	CY	5		100.00	$500.00
4	Retention Ponds	LS	1		13550.00	$13,550.00
	(Excavation and stormwater discharge system)	-	-		-	-
5	Retention Pond Landscaping (Tract A)	SF	13100		1.50	$19,650.00
			Sub-total Storm Sewer Items:			**$40,868.00**
					Unit	Total
Roadway Improvements		Units	Quantity		Price	Price
On Site-Phase I:						
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	8779		1.50	$13,168.50
3	Embankment	CY	117		2.50	$292.50
4	6'-6" Driveover C,G&SW	LF	2075		14.00	$29,050.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	238		38.00	$9,044.00
6	Drain Trough Metal Frame and Cover	LF	44		10.00	$440.00
7	8" Thick Concrete Retaining Wall	SF	525		10.00	$5,250.00
8	3" Asphalt Pavement	SY	3274		8.00	$26,192.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562		6.50	$10,153.00
10	7.25" Aggregate Base Course (CL.6)	SY	3391		8.50	$28,823.50
11	Stabilization	SY	650		8.50	$5,525.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
14	End of Roadway Markers	EA	3		600.00	$1,800.00
15	Postal Box Pads w/anchor bolts	EA	1		600.00	$600.00
			Sub-total On-Site Roadway Items:			$136,538.50

Off Site-D.5 Road:					
1 Excavation	CY	631	1.50		$946.50
2 Embankment	CY	46.5	2.50		$116.25
3 2'-0" Vertical C,G&SW	LF	117	14.00		$1,638.00
4 8'-0" Detached Sidewalk	SY	104	30.00		$3,120.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00		$2,052.00
6 4" Asphalt Pavement	SY	1216	11.00		$13,376.00
7 6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50		$1,059.50
8 6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50		$8,352.50
9 10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00		$6,425.00
10 Striping	GI	1	40.00		$40.00
11 Stop/Street Signs	EA	2	400.00		$800.00
			Sub-total Off-Site Roadway Items:		$37,085.75
			Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL					$329,502.25
(incl. 20% per City Req)					*395,402.70*
Miscellaneous					PRICE
1 Construction Phase Engineering		2.00%			$6,590
2 Construction Phase Surveying		2.00%			$6,590
3 Development Inspection Costs		1.25%			$4,119
4 Quality Control		1.50%			$4,943
5 City Inspection		0.50%			$1,648
6 As-built survey and drawing revision		LS			$4,500
			Sub-total Miscellaneous Items:		$28,388.91
			Total Project Cost:		$357,891.16
(incl. 20% per City Req)			Total Project Cost:		*$423,791.61*

SIGNATURE OF DEVELOPER DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER DATE

COMMUNITY DEVELOPMENT DATE

02/12/2002

MISC

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G&R WEST LLC. (owner), for work at DAKOTA WEST FILING 1+2 (subdivision)

accomplished through the date of 9-7-2004 by THOMPSON-LANFORD CORP (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ _____ (subcontractor)

By:__

Title:__ FILING I

FILING II

$5863.36

4500.00

Per paragraph 2(a) of the _____ atures below
certify that all costs for w have been in iction of the
improvements on the Proj naterials supp and
specifications submitted t work has beer r; that no
funds are being requested erial not instal ed the
improvements for which p mprovements h ith all terms,
specifications and conditio

PROJECT ENGINEER / M This Applicatio tation)
meets the requirements of tl t of the above Cu

Dated 9-14 Name: THOMPSON LANFORD

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___ CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-14, 2004 Company: G&R WEST LLC.

By & Title: _____ MGR

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

THOMPSON - LANGFORD CORPORATION

ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 8421
Invoice Date: September 07, 2004

Invoice

To: G & R West, Inc.

AS-BUILTS

2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$2,522.13**
Total Past Due Amount	**3,138.32**
Total Now Due	**$5,660.45**

$4500 TO PH I
$1160.45 TO PH II

Project: 0543-00303 Dakota West Subdivision Construction Services
Manager: Jeffrey Mace
Professional Services for the Period: 8/1/2004 to 8/31/2004

Professional Services

	Bill Hours	Rate	Charge
Clerical	0.50	35.00	17.50
Designer	15.00	70.00	1,050.00
Senior Project Engineer	10.00	90.00	900.00
Surveyor	2.50	65.00	162.50
			$2,130.00
		Professional Services Totals	

Equipment

	Bill Units	Rate	Charge
Robotic Total Station	2.50	40.00	100.00
		Total Equipment	$100.00

In House Reproductions

	Bill Units	Rate	Charge
Blueprints charge	252.00	0.25	63.00
		Total In House Reproductions	$63.00

Outside Reproductions

	Bill Units	Rate	Charge
Outside Reproductions *Plaza Reprographics & Supply*	1.00	181.31	181.31
		Total Outside Reproductions	$181.31

Project Totals:

Project Subtotal:	2,474.31
Finance Charges:	47.82
Retainer Applied:	0.00
Retainage:	0.00

9-14-04

LAURA,

THES GROUP OF INVOICES FROM TLC ALL ADD UP TO $660.45 OUTSTANDING. THESE BILLS WERE CHARGES FOR CREATION OF AS-BUILTS. SINCE BOTH FILINGS WERE INCLUDED I'D LIKE TO DISBURSE THE AMOUNT AS SHOWN.

THANK U 04

ROB

Thompson-Langford Corporation
529 25 1/2 Road
Suite B210
Grand Junction, CO 81505
Phone: 970.243-6067
Fax: 970.241-2845

Statement of Account

G & R West, Inc. - Period Ending 6/30/2004

For: G & R West, Inc.
2650 El Corona Dr.
Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

0543-00303 Dakota West Subdivision Construction Services

CP

Invoice	Type	Invoice Date	Due Date	Invoice Amount	Discount	Payments/ Credits/Retainers	Current Balance
8036	Invoice	6/16/2004	7/16/2004	$395.00	$0.00	$0.00	$395.00
8157	Invoice	7/7/2004	8/6/2004	$2,375.82	$0.00	$0.00	$2,375.82
			Project Totals:	$2,770.82	$0.00	$0.00	$2,770.82
			Report Totals:	$2,770.82	$0.00	$0.00	$2,770.82

Accounts Receivable Aging Summary

Unreleased Retainage	Current	31-60 Days	61-90 Days	91-120 Days	> 120 Days
0.00	2,770.82	0.00	0.00	0.00	0.00

THOMPSON - LANGFORD CORPORATION

ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 8036
Invoice Date: June 16, 2004

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$395.00**
Total Past Due	**0.00**
Total Now Due	**$395.00**

Project: 0543-00303 Dakota West Subdivision Construction Services
Manager: Jeffrey Mace
Professional Services for the Period: 5/1/2004 to 5/31/2004

Professional Services

	Bill Hours	Rate	Charge
Designer	1.25	70.00	87.50
Senior Project Engineer	2.00	90.00	180.00
Professional Land Surveyor	1.50	85.00	127.50
			$395.00

Professional Services Totals

Project Totals:

Project Subtotal:	395.00
Finance Charges:	0.00
Retainer Applied:	0.00
Retainage:	0.00
***Total Invoice Amount This Period:	**$395.00**

Billing Summary	Current	Prior	Total
Professional Services	$395.00	$21,791.25	$22,186.25
Reimbursable Expenses:	$0.00	$8.73	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$0.00	$3,996.88	$3,996.88
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$395.00	$25,796.86	$26,191.86

Aged Receivables:	Current	31-60 Days	61-90 Days	91-120 Days	> 120 Days
	$395.00	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

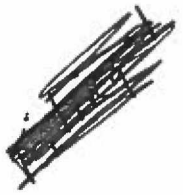
tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 8157
Invoice Date: July 07, 2004

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell



Invoice Amount This Period	**$2,375.82**
Total Past Due Amount	**395.00**
Total Now Due	**$2,770.82**

Project: 0543-00303 Dakota West Subdivision Construction Services
Manager: Jeffrey Mace
Professional Services for the Period: 6/1/2004 to 6/30/2004

Professional Services

	Bill Hours	Rate	Charge
Designer	12.50	70.00	875.00
Senior Project Engineer	1.50	90.00	135.00
Professional Land Surveyor	0.25	85.00	21.25
Surveyor	16.00	65.00	1,040.00
			$2,071.25
		Professional Services Totals	

Equipment

	Bill Units	Rate	Charge
Robotic Total Station	7.50	40.00	300.00
		Total Equipment	$300.00

Materials

	Bill Units	Rate	Charge
Materials - Paint	1.00	4.57	4.57
		Total Materials	$4.57

Project Totals:

Project Subtotal:	2,375.82
Finance Charges:	0.00
Retainer Applied:	0.00
Retainage:	0.00
*****Total Invoice Amount This Period:**	**$2,375.82**

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 8294
Invoice Date: August 09, 2004

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$367.50**
Total Past Due Amount	~~2,770.82~~
Total Now Due	**$3,138.32**

Project: 0543-00303 Dakota West Subdivision Construction Services
Manager: Jeffrey Mace
Professional Services for the Period: 7/1/2004 to 7/31/2004

Professional Services

	Bill Hours	Rate	Charge
Designer	5.25	70.00	367.50
			$367.50

Professional Services Totals

Project Totals:

Project Subtotal:	367.50
Finance Charges:	0.00
Retainer Applied:	0.00
Retainage:	0.00
***Total Invoice Amount This Period:	**$367.50**

Billing Summary	Current	Prior	Total
Professional Services	$367.50	$24,257.50	$24,625.00
Reimbursable Expenses:	$0.00	$8.73	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$0.00	$4,301.45	$4,301.45
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$367.50	$28,567.68	$28,935.18

Aged Receivables:	Current	31-60 Days	61-90 Days	91-120 Days	> 120 Days
	$367.50	$2,770.82	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

ta West Subdivision (Phase I)

opment Improvments Agreement

February 18, 2003

General:	Units	Quantity	Unit Price	Total Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		$7,500.00
Water system:	Units	Quantity	Unit Price	Total Price
1 Connect Water	EA	1	600.00	$600.00
2 8" Waterline	LF	1143	20.00	$22,860.00
3 8" Fittings w/Thrust Blocks	EA	2	200.00	$400.00
4 8" Gate Valves & Boxes	EA	6	625.00	$3,750.00
5 2" Blow Off Valve	EA	3	250.00	$750.00
6 Water Service	EA	34	150.00	$5,100.00
7 3/4" Service Tap/Corp	LF	1438	10.00	$14,380.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		$52,240.00
Sanitary Sewer system:	Units	Quantity	Unit Price	Total Price
1 Connect Sewer	EA	1	800.00	$800.00
2 8" PVC Sewer	LF	1721	16.00	$27,536.00
3 San. Sew. Manholes	EA	6	1400.00	$8,400.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	34	75.00	$2,550.00
6 4" Service Line	LF	1277	12.00	$15,324.00
		Sub-total Off Sanitary Sewer Items:		$55,270.00
Storm Sewer system:	Units	Quantity	Unit Price	Total Price
1 18" HDPE Storm Sewer w/FES	LF	144	22.00	$3,168.00
2 Double Combination Inlet w/Curb Opening	EA	2	2000.00	$4,000.00
3 Outlet Erosion Control (Grouted Rip Rap)	CY	5	100.00	$500.00
4 Retention Ponds	LS	1	13550.00	$13,550.00
(Excavation and stormwater discharge system)	-	-	-	-
5 Retention Pond Landscaping (Tract A)	SF	13100	1.50	$19,650.00
		Sub-total Storm Sewer Items:		$40,868.00
Roadway Improvements	Units	Quantity	Unit Price	Total Price
On Site-Phase I:				
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	8779	1.50	$13,168.50
3 Embankment	CY	117	2.50	$292.50
4 6'-6" Driveover C,G&SW	LF	2075	14.00	$29,050.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	238	38.00	$9,044.00
6 Drain Trough Metal Frame and Cover	LF	44	10.00	$440.00
7 8" Thick Concrete Retaining Wall	SF	525	10.00	$5,250.00
8 3" Asphalt Pavement	SY	3274	8.00	$26,192.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1562	6.50	$10,153.00
10 7.25" Aggregate Base Course (CL.6)	SY	3391	8.50	$28,823.50
11 Stabilization	SY	650	8.50	$5,525.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
14 End of Roadway Markers	EA	3	600.00	$1,800.00
15 Postal Box Pads w/anchor bolts	EA	1	600.00	$600.00
		Sub-total On-Site Roadway Items:		$136,538.50

Off Site-D.5 Road:					
1 Excavation	CY	631	1.50		$946.50
2 Embankment	CY	46.5	2.50		$116.25
3 2'-0" Vertical C,G&SW	LF	117	14.00		$1,638.00
4 8'-0" Detached Sidewalk	SY	104	30.00		$3,120.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	54	38.00		$2,052.00
6 4" Asphalt Pavement	SY	1216	11.00		$13,376.00
7 6" Aggregate Base Course (CL.6)-Sidewalk	SY	163	6.50		$1,059.50
8 6" Aggregate Base Course (CL.6)- D.5 Road	SY	1285	6.50		$8,352.50
9 10.75" Pit Run (CL.3)- D.5 Road	SY	1285	5.00		$6,425.00
10 Striping	GI	1	40.00		$40.00
11 Stop/Street Signs	EA	2	400.00		$800.00
			Sub-total Off-Site Roadway Items:		$37,085.75
			Sub-total Roadway Items:		$173,624.25
PROJECT SUBTOTAL					$329,502.25
(incl. 20% per City Req)					*395,402.70*
Miscellaneous					PRICE
1 Construction Phase Engineering		2.00%			$6,590
2 Construction Phase Surveying		2.00%			$6,590
3 Development Inspection Costs		1.25%			$4,119
4 Quality Control		1.50%			$4,943
5 City Inspection		0.50%			$1,648
6 As-built survey and drawing revision		LS			$4,500
			Sub-total Miscellaneous Items:		$28,388.91
			Total Project Cost:		$357,891.16
(incl. 20% per City Req)			Total Project Cost:		*$423,791.61*

5660.45
-4500.00
1160.45
TO PHASE II

SIGNATURE OF DEVELOPER _____ DATE _____

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

Dakota West Subdivision (Filing 2)							**July 1, 2003**
Development Improvments Agreement							
						Unit	Total
	General:			Units	Quantity	Price	Price
	1	Mobilization		LS	1	3000.00	$3,000.00
	2	Dust Abatement		LS	1	3000.00	$3,000.00
	3	Stormwater Management		LS	1	1500.00	$1,500.00
					Sub-total General Items:		$7,500.00
						Unit	Total
	Water system:			Units	Quantity	Price	Price
	1	Connect Water		EA	2	600.00	$1,200.00
	2	8" Waterline		LF	1170	20.00	$23,400.00
	3	8" Fittings w/Thrust Blocks		EA	4	200.00	$800.00
	4	8" Gate Valves & Boxes		EA	4	625.00	$2,500.00
	5	2" Blow Off Valve		EA	4	250.00	$1,000.00
	6	Water Service		EA	27	150.00	$4,050.00
	7	3/4" Service Tap/Corp		LF	1089	10.00	$10,890.00
	8	Fire Hydrant Assemblies		EA	2	2200.00	$4,400.00
					Sub-total Water Items:		$48,240.00
						Unit	Total
	Sanitary Sewer system:			Units	Quantity	Price	Price
	1	Connect Sewer		EA	2	800.00	$1,600.00
	2	8" PVC Sewer		LF	634	16.00	$10,144.00
	3	San. Sew. Manholes		EA	4	1400.00	$5,600.00
	4	Concrete Encasement		LF	20	33.00	$660.00
	5	4" Service Tap		EA	14	75.00	$1,050.00
	6	4" Service Line		LF	580	12.00	$6,960.00
					Sub-total Off Sanitary Sewer Items:		$26,014.00
						Unit	Total
	Roadway Improvements			Units	Quantity	Price	Price
	1	Clearing and Grubbing		LS	1	5000.00	$5,000.00
	2	Excavation		CY	5473	1.50	$8,209.50
	3	Embankment		CY	685	2.50	$1,712.50
	4	6'-6" Driveover C,G&SW		LF	2176	14.00	$30,464.00
	5	Radii, Aprons, Pan and Handicap Ramps		SY	200	38.00	$7,600.00
	8	3" Asphalt Pavement		SY	4072	8.00	$32,576.00
	9	6" Aggregate Base Course (CL.6)-Sidewalk		SY	1696	6.50	$11,024.00
	10	7.25" Aggregate Base Course (CL.6)		SY	4294	8.50	$36,499.00
	11	Stabilization		SY	780	8.50	$6,630.00
	12	Stop/Street Signs		EA	2	400.00	$800.00
	13	Speed Limit Signs		EA	1	400.00	$400.00
					Sub-total Roadway Items:		$140,915.00

PROJECT SUBTOTAL				**$222,669.00**
	(incl. 20% per City Req)			
Miscellaneous				PRICE
1	Construction Phase Engineering	2.00%		$4,453
2	Construction Phase Surveying	2.00%		$4,453
3	Development Inspection Costs	1.25%		$2,783
4	Quality Control	1.50%		$3,340
5	City Inspection	0.50%		$1,113
6	As-built survey and drawing revision	LS		$4,500
		Sub-total Miscellaneous Items:		**$20,643.50**
			Total Project Cost:	**$243,312.50**
	(incl. 20% per City Req)		Total Project Cost:	***$291,975.00***

1160.45

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 7-18-03 DATE

COMMUNITY DEVELOPMENT — 7-18-03 DATE

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 7426
Invoice Date: January 15, 2004

Invoice

To: G & R West, Inc.
2650 El Co na Dr.
Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$367.50**
Total Past Due	**3,516.91**
Total Now Due	**$3,884.41**

Project: 0543-00303 Dakota West Subdivision Construction Services
Manager: Jeffrey Mace
Professional Services for the Period: 12/1/03 to 12/31/03

TOTAL = $4702.91

Professional Services

	Bill Hours	Rate	Charge
Clerical	1.50	35.00	52.50
Design Engineer	4.00	75.00	300.00
Professional Services Total			$352.50

In House Reproductions

	Bill Units	Rate	Charge
Blueprints charge	60.00	0.25	15.00
Total In House Reproductions			$15.00

Project Totals:

Project Subtotal:	367.50
***Total Invoice Amount This Period:	**$367.50**

Billing Summary	Current	Prior	Total
Professional Services	$352.50	$21,393.75	$21,746.25
Reimbursable Expenses:	$0.00	$8.73	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$15.00	$3,981.88	$3,996.88
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$367.50	$25,384.36	$25,751.86

Aged Receivables:

Current	31-60 Day	61-90 Days	91-120 Days	> 120 Day
$367.50	$3,516.91	$0.00	$0.00	$0.00

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 7653
Invoice Date: March 15, 2004

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501

Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$45.00**
Total Past Due Amount	**0.00**
Total Now Due	**$45.00**

Project: 0543-00303 Dakota West Subdivision Construction Services

Manager: Jeffrey Mace

Professional Services for the Period: 2/1/2004 to 2/29/2004

Professional Services	Work Hours	Bill Hours	Rate	Charge
Senior Project Engineer	1.50	0.50	90.0000	45.00
			Professional Services Totals	$45.00

Project Totals:

***Total Invoice Amount This Period: **$45.00**

Billing Summary	Current	Prior	Total
Professional Services	$45.00	$21,746.25	$21,791.25
Reimbursable Expenses:	$0.00	$8.73	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$0.00	$3,996.88	$3,996.88
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$45.00	$25,751.86	$25,796.86

Aged Receivables:

Current	31-60 Days	61-90 Days	91-120 Days	> 120 Days
$45.00	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.com
Facsimile (970) 241-2845
Telephone: (970) 243-6067
529 25 1/2 Rd, Grand Junction, CO 81505

Invoice Number: 7536
Invoice Date: February 19, 2004

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501

Attention: Rob & Gina Cantrell

Invoice Amount This Period	**$773.50**
Total Past Due Amount	**0.00**
Total Now Due	**$773.50**

Project: 0543-00603 Dakota West House Staking

Manager: K. Scott Thompson

Professional Services for the Period: 1/1/2004 to 1/31/2004

Professional Services	Work Hours	Bill Hours	Rate	Charge
Professional Land Surveyor	1.50	1.50	85.0000	127.50
Surveyor	8.00	4.00	65.0000	260.00
Surveyor Assistant	3.00	3.00	40.0000	120.00
Technician	2.00	2.00	60.0000	120.00
			Professional Services Totals	$627.50

Equipment	Bill Units	Rate	Charge
Robotic Total Station	3.50	40.0000	140.00
		Total Equipment	$140.00

In House Reproductions	Bill Units	Rate	Charge
Blueprints charge	24.00	0.2500	6.00
		Total In House Reproductions	$6.00

Project Totals:

***Total Invoice Amount This Period:	**$773.50**

Dakota West Subdivision (Filing 2)							**July 1, 2003**
Development Improvments Agreement							
						Unit	Total
	General:			Units	Quantity	Price	Price
	1	Mobilization		LS	1	3000.00	$3,000.00
	2	Dust Abatement		LS	1	3000.00	$3,000.00
	3	Stormwater Management		LS	1	1500.00	$1,500.00
					Sub-total General Items:		**$7,500.00**
						Unit	Total
	Water system:			Units	Quantity	Price	Price
	1	Connect Water		EA	2	600.00	$1,200.00
	2	8" Waterline		LF	1170	20.00	$23,400.00
	3	8" Fittings w/Thrust Blocks		EA	4	200.00	$800.00
	4	8" Gate Valves & Boxes		EA	4	625.00	$2,500.00
	5	2" Blow Off Valve		EA	4	250.00	$1,000.00
	6	Water Service		EA	27	150.00	$4,050.00
	7	3/4" Service Tap/Corp		LF	1089	10.00	$10,890.00
	8	Fire Hydrant Assemblies		EA	2	2200.00	$4,400.00
					Sub-total Water Items:		**$48,240.00**
						Unit	Total
	Sanitary Sewer system:			Units	Quantity	Price	Price
	1	Connect Sewer		EA	2	800.00	$1,600.00
	2	8" PVC Sewer		LF	634	16.00	$10,144.00
	3	San. Sew. Manholes		EA	4	1400.00	$5,600.00
	4	Concrete Encasement		LF	20	33.00	$660.00
	5	4" Service Tap		EA	14	75.00	$1,050.00
	6	4" Service Line		LF	580	12.00	$6,960.00
					Sub-total Off Sanitary Sewer Items:		**$26,014.00**
						Unit	Total
	Roadway Improvements			Units	Quantity	Price	Price
	1	Clearing and Grubbing		LS	1	5000.00	$5,000.00
	2	Excavation		CY	5473	1.50	$8,209.50
	3	Embankment		CY	685	2.50	$1,712.50
	4	6'-6" Driveover C,G&SW		LF	2176	14.00	$30,464.00
	5	Radii, Aprons, Pan and Handicap Ramps		SY	200	38.00	$7,600.00
	8	3" Asphalt Pavement		SY	4072	8.00	$32,576.00
	9	6" Aggregate Base Course (CL.6)-Sidewalk		SY	1696	6.50	$11,024.00
	10	7.25" Aggregate Base Course (CL.6)		SY	4294	8.50	$36,499.00
	11	Stabilization		SY	780	8.50	$6,630.00
	12	Stop/Street Signs		EA	2	400.00	$800.00
	13	Speed Limit Signs		EA	1	400.00	$400.00
					Sub-total Roadway Items:		**$140,915.00**

PROJECT SUBTOTAL	(incl. 20% per City Req)		**$222,669.00**
Miscellaneous			PRICE
1 Construction Phase Engineering		2.00%	$4,453
2 Construction Phase Surveying		2.00%	$4,453
3 Development Inspection Costs		1.25%	$2,783
4 Quality Control		1.50%	$3,340
5 City Inspection		0.50%	$1,113
6 As-built survey and drawing revision		LS	$4,500
		Sub-total Miscellaneous Items:	**$20,643.50**
		Total Project Cost:	**$243,312.50**
	(incl. 20% per City Req)	Total Project Cost:	***$291,975.00***

Richard A. Lawhead 6 mo 6 2

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 7-18-03 DATE

Lori V. Bowen

COMMUNITY DEVELOPMENT — 7-18-03 DATE

Dakota West Subdivision (Filing 2)				**April 23, 2003**
Development Improvments Agreement				
			Unit	Total
General:	Units	Quantity	Price	Price
1 Mobilization	LS	1	3000.00	$3,000.00
2 Dust Abatement	LS	1	3000.00	$3,000.00
3 Stormwater Management	LS	1	1500.00	$1,500.00
		Sub-total General Items:		**$7,500.00**
			Unit	Total
Water system:	Units	Quantity	Price	Price
1 Connect Water	EA	2	600.00	$1,200.00
2 8" Waterline	LF	1065	20.00	$21,300.00
3 8" Fittings w/Thrust Blocks	EA	4	200.00	$800.00
4 8" Gate Valves & Boxes	EA	4	625.00	$2,500.00
5 2" Blow Off Valve	EA	3	250.00	$750.00
6 Water Service	EA	27	150.00	$4,050.00
7 3/4" Service Tap/Corp	LF	1021	10.00	$10,210.00
8 Fire Hydrant Assemblies	EA	2	2200.00	$4,400.00
		Sub-total Water Items:		**$45,210.00**
			Unit	Total
Sanitary Sewer system:	Units	Quantity	Price	Price
1 Connect Sewer	EA	2	800.00	$1,600.00
2 8" PVC Sewer	LF	504	16.00	$8,064.00
3 San. Sew. Manholes	EA	3	1400.00	$4,200.00
4 Concrete Encasement	LF	20	33.00	$660.00
5 4" Service Tap	EA	11	75.00	$825.00
6 4" Service Line	LF	500	12.00	$6,000.00
		Sub-total Off Sanitary Sewer Items:		**$21,349.00**
			Unit	Total
Roadway Improvements	Units	Quantity	Price	Price
1 Clearing and Grubbing	LS	1	5000.00	$5,000.00
2 Excavation	CY	5473	1.50	$8,209.50
3 Embankment	CY	685	2.50	$1,712.50
4 6'-6" Driveover C,G&SW	LF	2023	14.00	$28,322.00
5 Radii, Aprons, Pan and Handicap Ramps	SY	153	38.00	$5,814.00
8 3" Asphalt Pavement	SY	3890	8.00	$31,120.00
9 6" Aggregate Base Course (CL.6)-Sidewalk	SY	1580	6.50	$10,270.00
10 7.25" Aggregate Base Course (CL.6)	SY	4011	8.50	$34,093.50
11 Stabilization	SY	780	8.50	$6,630.00
12 Stop/Street Signs	EA	2	400.00	$800.00
13 Speed Limit Signs	EA	1	400.00	$400.00
		Sub-total Roadway Items:		**$132,371.50**

PROJECT SUBTOTAL				**$206,430.50**
	(incl. 20% per City Req)			*247,716.60*
Miscellaneous				PRICE
1	Construction Phase Engineering	2.00%		$4,129
2	Construction Phase Surveying	2.00%		$4,129
3	Development Inspection Costs	1.25%		$2,580
4	Quality Control	1.50%		$3,096
5	City Inspection	0.50%		$1,032
6	As-built survey and drawing revision	LS		$4,500
		Sub-total Miscellaneous Items:		**$19,466.21**
		Total Project Cost:		**$225,896.71**
	(incl. 20% per City Req)	Total Project Cost:		***$267,182.81***

SIGNATURE OF DEVELOPER — DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — DATE

COMMUNITY DEVELOPMENT — DATE

Dakota West Subdivision (Filing 2)						July 1, 2003
Development Improvments Agreement						
					Unit	Total
	General:	Units	Quantity		Price	Price
1	Mobilization	LS	1		3000.00	$3,000.00
2	Dust Abatement	LS	1		3000.00	$3,000.00
3	Stormwater Management	LS	1		1500.00	$1,500.00
				Sub-total General Items:		$7,500.00
					Unit	Total
	Water system:	Units	Quantity		Price	Price
1	Connect Water	EA	2		600.00	$1,200.00
2	8" Waterline	LF	1170		20.00	$23,400.00
3	8" Fittings w/Thrust Blocks	EA	4		200.00	$800.00
4	8" Gate Valves & Boxes	EA	4		625.00	$2,500.00
5	2" Blow Off Valve	EA	4		250.00	$1,000.00
6	Water Service	EA	27		150.00	$4,050.00
7	3/4" Service Tap/Corp	LF	1089		10.00	$10,890.00
8	Fire Hydrant Assemblies	EA	2		2200.00	$4,400.00
				Sub-total Water Items:		$48,240.00
					Unit	Total
	Sanitary Sewer system:	Units	Quantity		Price	Price
1	Connect Sewer	EA	2		800.00	$1,600.00
2	8" PVC Sewer	LF	634		16.00	$10,144.00
3	San. Sew. Manholes	EA	4		1400.00	$5,600.00
4	Concrete Encasement	LF	20		33.00	$660.00
5	4" Service Tap	EA	14		75.00	$1,050.00
6	4" Service Line	LF	580		12.00	$6,960.00
				Sub-total Off Sanitary Sewer Items:		$26,014.00
					Unit	Total
	Roadway Improvements	Units	Quantity		Price	Price
1	Clearing and Grubbing	LS	1		5000.00	$5,000.00
2	Excavation	CY	5473		1.50	$8,209.50
3	Embankment	CY	685		2.50	$1,712.50
4	6'-6" Driveover C,G&SW	LF	2176		14.00	$30,464.00
5	Radii, Aprons, Pan and Handicap Ramps	SY	200		38.00	$7,600.00
8	3" Asphalt Pavement	SY	4072		8.00	$32,576.00
9	6" Aggregate Base Course (CL.6)-Sidewalk	SY	1696		6.50	$11,024.00
10	7.25" Aggregate Base Course (CL.6)	SY	4294		8.50	$36,499.00
11	Stabilization	SY	780		8.50	$6,630.00
12	Stop/Street Signs	EA	2		400.00	$800.00
13	Speed Limit Signs	EA	1		400.00	$400.00
				Sub-total Roadway Items:		$140,915.00

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26,014.00
Remaining Disbursable Balance		$0.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$217,298.50

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $26,014.00, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C Lamberty
Name: Laura C. Lamberty

Date: 8/19/03
Title: Development Engineer

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 2

To: G & R West LLC (owner), for work at Dakota West I (subdivision),

accomplished through the date of 8/8/03 by EDEX (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: EDEX (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of ~~EDEX~~ EDEX (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 2 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 8-16, 2003

EDEX (subcontractor)

X By: Donald M Poundstone

Title: Pres.

$47,515

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 8/16, 2003

Company: G & R WEST LLC

By & Title: Robert Lowe MGR

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 3

To: G & R West LLC (owner), for work at Dakota West I (subdivision),

accomplished through the date of 8/18/03 by Thompson-Langford LLC (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: Thompson-Langford (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of Thompson-Langford (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ _____ (subcontractor)

By: see attached

$4344

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___ Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 8/18/03, 2003 CITY OF GRAND JUNCTION

By: Laura C Lamberty

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 8/16/03, 200___ Company: G & R WEST LLC

By & Title: Robert Lauther MGR

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 3

To: G & R West LLC (owner), for work at DAKOTA WEST (subdivision),

accomplished through the date of 7/31/03 by City of G J (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: CITY OF GRAND JUNCTION (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of City of G J (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 3 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ _____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___ Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200___ CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 8-16, 2003 Company: G & R WEST LLC

By & Title: President

PROJECT SUBTOTAL			$222,669.00
	(incl. 20% per City Req)		
Miscellaneous			PRICE
1 Construction Phase Engineering	2.00%		$4,453
2 Construction Phase Surveying	2.00%		$4,453
3 Development Inspection Costs	1.25%		$2,783
4 Quality Control	1.50%		$3,340
5 City Inspection	0.50%		$1,113
6 As-built survey and drawing revision	LS		$4,500
	Sub-total Miscellaneous Items:		$20,643.50
	Total Project Cost:		$243,312.50
(incl. 20% per City Req)	Total Project Cost:		*$291,975.00*
SIGNATURE OF DEVELOPER			7-18-03 DATE

I HAVE REVIEWED THE ESTIMATED COSTS AND TIME SCHEDULE SHOWN ABOVE AND, BASED ON THE PLAN LAYOUTS SUBMITTED TO DATE AND THE CURRENT COSTS OF CONSTRUCTION TAKE NO EXCEPTION TO THE ABOVE

CITY ENGINEER — 7-18-03 DATE

COMMUNITY DEVELOPMENT — 7-18-03 DATE

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
3-Sep-03	lcl		$48,206.00					$48,206.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$48,206.00	$0.00	$0.00	$0.00	$0.00	$74,220.00
Remaining Disbursable Balance		$0.00	$34.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$169,092.50

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $74,220.00, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C Lamberty
Name: Laura C. Lamberty

Date: 9-3-03
Title: Development Engineer

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 3

To: G+R WEST LLC (owner), for work at DAKOTA WEST (subdivision),

accomplished through the date of 9-3-03 by EDEX CONSTRUCTION (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: EDEX CONSTRUCTION (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of EDEX CONSTRUCTION (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 3 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 9-3, 2003

EDEX CONSTRUCTION (subcontractor)

By: Donald M Poundstone

Title: Pres.

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 9-3, 2003

CITY OF GRAND JUNCTION

By: Laura Lamberty

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 9-3, 2003

Company: G+R WEST LLC

By & Title: Robert Conte MGR

Edex Construction, Inc.
644 Bean Ranch Rd.
Whitewater, CO 81527
PH 970-242-9235 / FX 970-254-2990

Invoice

Date	Invoice #
8/28/2003	52827

Bill To
G&R West, LLC DAKOTA WEST FILLING 1

P.O. Number	Terms	Due Date	Project
	Due on receipt	8/28/2003	Dakota West Filling 1

Quantity	Item Code	Description	Amount
		DAKOTA WEST FILLING 1	
2	Conduet	2. Utility Conduit Crossing 5-4" PVC 3 ea. @ 800.00	1,600.00
		Subtotal	1,600.00
		COMPACTION TESTING BY OTHERS	

Total	$1,600.00
Payments/Credits	$0.00
Balance Due	$1,600.00

Edex Construction, Inc.

644 Bean Ranch Rd.
Whitewater, CO 81527
PH 970-242-9235 / FX 970-254-2990

Invoice

Date	Invoice #
8/28/2003	52824

Bill To
G&R West, LLC 2650 El Corona Dr. Grand Junction, CO 81501

P.O. Number	Terms	Due Date	Project
	Due on receipt	8/28/2003	~~Dakota West Filling II~~

Quantity	Item Code	Description	Amount
		WATER SYSTEM	
1,170	Labor	2. 8 " Waterline 1170 @ 12.00	14,040.00
4	Fitting	3. Fitting/Thrustblock 4 ea. @ 350.00	1,400.00
4	Gate valve box	4. 8" Gate Valve box 4 ea. @ 650.00	2,600.00
27	Service Line	6. Water Service 27 ea. @ 150.00	4,050.00
1,350	tap	7. 3/4 Service tap/corp 1874 @ 9.00	12,150.00
2	Fire hydrant	8. Fire Hydrant 2 ea. @ 2000.00	4,000.00
		subtotal	38,240.00
		SANITARY SEWER	
		MISC	
4	Conduet	2. Utility Conduit 5-4 ea. @ 800.00	3,200.00
		Subtotal	3,200.00
		EXTRAS	

Total	$41,440.00
Payments/Credits	$0.00
Balance Due	$41,440.00

Edex Construction, Inc.

644 Bean Ranch Rd.
Whitewater, CO 81527
PH 970-242-9235 / FX 970-254-2990

Invoice

Date	Invoice #
8/28/2003	52828

Bill To
G&R West, LLC 2650 El Corona Dr. Grand Junction, CO 81501

FILING II

P.O. Number	Terms	Due Date	Project
	Due on receipt	8/28/2003	MOD II WATER/E...

Quantity	Item Code	Description	Amount
		WATER	
2	Gate valve box	4. 8" Gate Valve Box 2 @ 650.00	1,300.00
		MISC.	
1	Utility	1. Dry Crossing 1 ea. @ 800.00	800.00
406	Pipe	2. 4" SCH 40 pipe 406" @ 3.50	1,421.00
		EXTRA	
27	Labor	1. 3/4 Curb STop 27 ea. @ 85.00	2,295.00
1	Labor	2. Sampling Station LS 700.00	700.00
1	Meter Pit	3. Relocate Meter Pit D1/2 250.00	250.00

Total	$6,766.00
Payments/Credits	$0.00
Balance Due	$6,766.00

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
3-Sep-03	lcl		$48,206.00					$48,206.00
29-Oct-03	lcl						$9,232.53	$0.00
18-Nov-03	lcl			$61,098.35	$2,750.00		$1,066.15	$64,914.50
18-Dec-03	LCL			$26,438.50			$3,906.95	$30,345.45
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$48,206.00	$87,536.85	$2,750.00	$0.00	$14,205.63	$169,479.95
Remaining Disbursable Balance		$0.00	$34.00	$38,456.15	$19,672.00	$0.00	$6,437.87	$73,832.55

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $169,479.95, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C Lamberty
Date: 12-18-03

Name: Laura C. Lamberty
Title: Development Engineer

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G+R west (owner), for work at Dakota West (subdivision).

accomplished through the date of _____ by _____ (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: _____ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200__

Elam Construction, Inc (subcontractor)

By: Jason A Cates
JASON A CATES

Title: Business Information Manager

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200__

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200__

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 12-18-03, 200_

Company: G+R West, LLC

By & Title: Lisa Cantrell mgr

Elam CONSTRUCTION, INC.
1225 South 7th St.
Grand Junction, CO 81501-7791
(970) 242-5370 • FAX (970) 245-7716

INVOICE

№ 36620

G & R West, LLC

Attn: Rob Cantrell

2650 El Corona Drive

Grand Junction, CO 81501

Invoice Date	12/5/03
Customer Number	4560
Job Number	033028
Customer Order Number	
Location of Work	Dakota West Subd. Filing II
Date of Work	Thru 12/05/03

TERMS: DUE 10TH OF MONTH FOLLOWING INVOICE DATE. 1.5% p
month (18% annual rate) charged on past due accounts. Buyer agrees to p
reasonable attorney fees and costs in the event of default.

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Progress Billing #2 for Filling 2 (See attached Schedule of Values)		$ 26,438.50
	Total Due this Invoice		**$ 26,438.50**

Please pay from invoice. THANK YOU

Form 125-0790

ELAM CONSTRUCTION, INC.					Billing #2			Progress Billing # 2		as of 12/05/03	
Dakota West Subdivision Filing II											
	JOB # 033028				ORIGINAL	CURRENT	UNITS	UNITS			CURRENT
		EST.		UNIT	ESTIMATED	UNITS	PREVIOUS	COMPLETED	EARNED	PREVIOUS	BILLING
ITEM #	DESCRIPTION	QTY	UNIT	PRICE	PRICE	TO BILL	BILLING	TO DATE	TO DATE	BILLING	AMOUNT
	GENERAL										
1	Mobilization	1	LS	$ 3,000.00	$ 3,000.00		0.25	0.25	$ 750.00	$ 750.00	$ -
2	Dust Abatement	1	LS	$ 3,000.00	$ 3,000.00		0.25	0.25	$ 750.00	$ 750.00	$ -
3	Stormwater Management	1	LS	$ 5,000.00	$ 5,000.00		0.25	0.25	$ 1,250.00	$ 1,250.00	$ -
	Subtotal				$ 11,000.00				$ 2,750.00	$ 2,750.00	$ -
	ON-SITE IMPROVEMENTS										
1	Clearing and Grubbing Including Subgrade Prep	1	LS	$ 10,000.00	$ 10,000.00		0.25	0.25	$ 2,500.00	$ 2,500.00	$ -
2	Excavation	8,779	CY	$ 1.55	$ 13,607.45		1335	1,335.00	$ 2,069.25	$ 2,069.25	$ -
3	Embankment	117	CY	$ 2.40	$ 280.80		0	0.00	$ -	$ -	$ -
4	6'-6" Driveover C, G&SW	2,075	LF	$ 12.35	$ 25,626.25		1730	1,730.00	$ 21,365.50	$ 21,365.50	$ -
5	Credit 6'-6" Driveover C, G&SW (Pay to Adcock)	2,075	LF	$ 12.35	$ 25,626.25		-1730	-1,730.00	$ (21,365.50)	$ (21,365.50)	$ -
6	Radii, Aprons, Pan and Handicap Ramps	238	SY	$ 34.15	$ 8,127.70		238	238.00	$ 8,127.70	$ 8,127.70	$ -
7	Credit Radii, Aprons, Pan and Handicap Ramps (	238	SY	$ 34.15	$ 8,127.70		-238	-238.00	$ (8,127.70)	$ (8,127.70)	$ -
8	3" Asphalt Pavement	3,274	SY	$ 7.75	$ 25,373.50	3,274.00	0	3,274.00	$ 25,373.50	$ -	$ 25,373.50
9	6" Aggregate Base Course (CL. 6) - Sidewalk	1,562	SY	$ 4.50	$ 7,029.00		1562	1,562.00	$ 7,029.00	$ 7,029.00	$ -
10	7.25" Aggregate Base Course (CL. 6)	3,391	SY	$ 5.90	$ 20,006.90		3391	3,391.00	$ 20,006.90	$ 20,006.90	$ -
11	Stabilization	780	SY	$ 1.15	$ 897.00						
12	Stop/Street Signs	2	EA	$ 370.00	$ 740.00	2.00	0	2.00	$ 740.00	$ -	$ 740.00
13	Speed Limit Signs	1	EA	$ 325.00	$ 325.00	1.00	0	1.00	$ 325.00	$ -	$ 325.00
	Subtotal				$ 145,767.55				$ 58,043.65	$ 31,605.15	$ 26,438.50
	Grand Total				$ 156,767.55				$ 60,793.65	$ 34,355.15	$ 26,438.50

ELAM CONSTRUCTION, INC.
1225 SOUTH 7TH STREET
GRAND JUNCTION, CO 81501
970-242-5370

Statement Date	11/29/03
Customer Number	4560
Page Number	1

G & R WEST, LLC
2650 EL CORONA DRIVE
GRAND JUNCTION, CO 81501

Invoice No	Description	Inv Date	Invoice Amt	Payments	Balance Due
36495.3R	Retention	10/03/03	1,900.00		1,900.00
36592	Regular	11/11/03	76,564.70		
	Payment	11/21/03		33,753.95	
	Payment	11/21/03		4,281.08	
	Payment	11/21/03		38,529.67	0.00
36593	Regular	11/11/03	63,848.35		
	Payment	11/21/03		29,493.20	
	Payment	11/21/03		3,435.52	
	Payment	11/21/03		30,919.63	0.00
36592.1C	Credit Memo	11/21/03	-4,281.08		
	Payment	11/21/03		-4,281.08	0.00
36592C	Credit Memo	11/21/03	-33,753.95		
	Payment	11/21/03		-33,753.95	0.00
36593.1C	Credit Memo	11/21/03	-3,435.52		
	Payment	11/21/03		-3,435.52	0.00
36593C	Credit Memo	11/21/03	-29,493.20		
	Payment	11/21/03		-29,493.20	0.00
36593R	Regular	11/21/03	0.00		0.00
396592R	Regular	11/21/03	0.00		0.00
36593RR	Retention	11/21/03	3,435.52		3,435.52
396592RR	Retention	11/21/03	4,281.08		4,281.08

*** Continued On Next Page ***

ELAM CONSTRUCTION, INC.
1225 SOUTH 7TH STREET
GRAND JUNCTION, CO 81501
970-242-5370

Statement Date	11/29/03
Customer Number	4560
Page Number	2

G & R WEST, LLC
2650 EL CORONA DRIVE
GRAND JUNCTION, CO 81501

Invoice No	Description	Inv Date	Invoice Amt	Payments	Balance Due
	Total Statement Amount				9,616.60

Curr Activity	31-60 Balance	61-90 Balance	Over 90 Balance	Future Ret Due
				9,616.60

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 5

To: G+R west (owner), for work at Dakota West Subdivision - 2 (subdivision)

accomplished through the date of 11/30/03 by Thompson-Langford Corp (subcontractor) as shown on the attached itemized list. Inv. 7188 & Inv. 7304 ($6,718.02)

CONTRACTOR'S Certification: Thompson-Langford Corp (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of Thompson-Langford Corp. (subcontractor) incurred in connection with the Work covered by this Application For Payment Number 5 inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 12/18, 2003

Thompson-Langford Corp (subcontractor)

By: [signature]

Title: Sec.

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200__

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 12-18, 2003

CITY OF GRAND JUNCTION

By: Lisa E. Cox

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 12-18, 2003.

Company: [illegible]

By & Title: [illegible]

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@gjwest.com
Facsimile (970) 241-284
Telephone: (970) 243-606
529 25 1/2 Rd, Grand Junction, CO 8150

Invoice Number: 7188
Invoice Date: November 12, 2003

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

***** Total Invoice Amount This Period**

$3,201.11

Filing 2

Project: 0543-00303 Dakota West Subdivision Construction Services

Manager: Jeffrey Mace

Professional Services for the Period: 10/1/03 to 10/31/03

Professional Services	Bill Hours	Rate	Charge
One Man Crew	2.00	70.00	140.00
Design Engineer	17.00	75.00	1,275.00
Senior Project Engineer	1.00	90.00	90.00
Land Surveyor	0.25	70.00	17.50
Professional Land Surveyor	1.50	80.00	120.00
Surveyor	14.00	62.50	875.00
Surveyor Assistant	14.00	37.50	525.00
Technician	2.00	60.00	120.00
		Professional Services Total	$3,162.50

Materials	Bill Units	Rate	Charge
Materials - #5 Rebar	5.00	1.07	5.35
Materials - Caps	5.00	2.78	13.90
Materials - Guineas	20.00	0.36	7.20
Materials - Lath	19.00	0.64	12.16
		Total Materials	$38.61

Project Totals:

Project Subtotal:	3,201.11
*****Total Invoice Amount This Period:**	**$3,201.11**

Billing Summary	Current	Prior	Total
Professional Services	$3,162.50	$15,845.00	$19,007.50
Reimbursable Expenses:	$0.00	$8.73	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$38.61	$2,812.61	$2,851.22
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$3,201.11	$18,666.34	$21,867.45

Aged Receivables:

Current	31-60 Day	61-90 Day	91-120 Days	> 120 Day
$3,201.11	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tllowest.co
Facsimile (970) 241-284
Telephone: (970) 243-606
529 25 1/2 Rd, Grand Junction, CO 8150

Invoice Number: 7189
Invoice Date: November 12, 2003

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

***** Total Invoice Amount This Period**

$705.84

Filing 2

Project: 0543-00603 Dakota West House Staking

Manager: K. Scott Thompson

Professional Services for the Period: 10/1/03 to 10/31/03

Professional Services	Bill Hours	Rate	Charge
Professional Land Surveyor	3.00	80.00	240.00
Surveyor	4.50	62.50	281.25
Surveyor Assistant	4.50	37.50	168.75
		Professional Services Total	$690.00

Materials	Bill Units	Rate	Charge
Materials - Guineas	22.00	0.36	7.92
Materials - Quik Stakes	22.00	0.36	7.92
		Total Materials	$15.84

Project Totals:

Project Subtotal:	705.84
*****Total Invoice Amount This Period:**	**$705.84**

Billing Summary	Current	Prior	Total
Professional Services	$690.00	$0.00	$690.00
Reimbursable Expenses:	$0.00	$0.00	$0.00
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$15.84	$0.00	$15.84
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$705.84	$0.00	$705.84

Aged Receivables:

Current	31-60 Day	61-90 Day	91-120 Days	> 120 Day
$705.84	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

PRE-CONSTRUCTION MEETING
PRIVATE DEVELOPMENT STREET AND UTILITY CONSTRUCTION

Project: D 3 K Lucas Subdivision

Date: 12-18-03

Developer: Milo Johnson

Engineer: Brian Hart - LAN Design

Schedule:

Utilities: _____ **Streets:** Spring

Concrete: _____ **Testing:** As needed

Other: _____ **Other:** _____

Attendance: Mark Barslund
Laura Lamberty
Milo Johnson
Ed Morris - Lincoln Devore
Rich Richmond - United

Not (Travis Jordan Excavating)
(Mays Concrete)

Testing

- ✓ Pit Run Material in Utility Trenches (Proctor curve, base spec.)
- Pavement Mix Design (Prior to placing asphalt) Superpave
- ✓ Submitting Test Results (Compaction test results are to be submitted periodically)
- Compile all testing information along with a test location map and submit with as-builts at the end of the project.

Retention pond inspection (Lincoln Devore / City visual on trench)

Safety

- City Observation of Safety Practices / OSHA Requirements for Trenching
- ✓ Mud Tracking Streets / Dust

Plans

- Changes – Notify Engineer and City - Submit revised plans for approval and signature by City Engineer.
- Verify grades of utilities prior to street construction (red line as-builts must be submitted to the City Utility Engineer prior to paving)
- ✓ As-built surveying of stub-outs required prior to backfill (dimension from P_L, record elevation).
- Pressure testing of sewer and water lines required prior to paving and after PSCO installs their utilities.

Other

- ✓ No inverted rings/covers
- ✓ As-built detention/retention pond certification required by engineer prior to accepting improvements.
- ✓ Acceptance of the improvements as soon after construction as possible will ensure that the contractors warranty period coincides with the City's warranty period.
- Improvements will not be accepted until all items on the "punch list" are addressed.
- Final walk-through can not be scheduled until PSCO and U.S. West are finished.
- ✓ BZ concrete and blankets required from November to April.

PRE-CONSTRUCTION MEETING
PRIVATE DEVELOPMENT STREET AND UTILITY CONSTRUCTION

Project: Primary Care Partners N/12th

Date: 12-1-03

Developer: Primary Care Partners - General Shaw

Engineer: Rolland Engr

Schedule: Islands-Spring

Utilities: _____ **Streets:** _____

Concrete: _____ **Testing:** _____

Other: _____ **Other:** _____

Attendance:

Andrew Zimlock Mulder
Bo Simon
Mark Berglund
Dusty - Pipe Foreman
Norm Johnston Lambert

Mike Frick/Jim Hatton Trucking
Dale - Shaw
Eric Sivonic - Rolland Engr

Testing

- Pit Run Material in Utility Trenches (Proctor curve, base spec.)
- Pavement Mix Design (Prior to placing asphalt)
- Submitting Test Results (Compaction test results are to be submitted periodically)
- Compile all testing information along with a test location map and submit with as-builts at the end of the project.

Signed plans on site

Safety

- City Observation of Safety Practices / OSHA Requirements for Trenching
- Mud Tracking Streets / Dust — Broom sweeping may be necessary
- Traffic Control Plans - Island Removal, Major trucking operations

Plans

- Changes – Notify Engineer and City - Submit revised plans for approval and signature by City Engineer.
- Verify grades of utilities prior to street construction (red line as-builts must be submitted to the City Utility Engineer prior to paving)
- As-built surveying of stub-outs required prior to backfill (dimension from P_L, record elevation).
- Pressure testing of sewer and water lines required prior to paving and after PSCO installs their utilities.

Other

- No inverted rings/covers
- As-built detention/retention pond certification required by engineer prior to accepting improvements.
- Acceptance of the improvements as soon after construction as possible will ensure that the contractors warranty period coincides with the City's warranty period.
- Improvements will not be accepted until all items on the "punch list" are addressed.
- Final walk-through can not be scheduled until PSCO and U.S. West are finished.
- BZ concrete and blankets required from November to April.

GVWUA - jurisdiction

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
3-Sep-03	lcl		$48,206.00					$48,206.00
29-Oct-03	lcl						$9,232.53	$0.00
18-Nov-03	lcl			$61,098.35	$2,750.00		$1,066.15	$64,914.50
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$48,206.00	$61,098.35	$2,750.00	$0.00	$10,298.68	$139,134.50
Remaining Disbursable Balance		$0.00	$34.00	$64,894.65	$19,672.00	$0.00	$10,344.82	$104,178.00

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $139,134.50, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C Lamberty
Date: 11-19-03

Name: Laura C. Lamberty
Title: Development Engineer

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 2-4

To: G+R west (owner), for work at Dakota West 2 (subdivision),

accomplished through the date of 1 by City of G.J (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: City of GJ (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200__ _____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200__ Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 11-19, 2003

CITY OF GRAND JUNCTION

By: Lisa C Cleaton

Title: Development Engr

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 11-18, 2003.

Company: G+R West. L.L.C.

By & Title: Gina Cantrell, mgr.

02/12/2002

As part of the process of filing a Request for Disbursement, the Developer must provide the following information:

1. Developer shall submit a spreadsheet that shows all line items presented in Exhibit B of the accepted Development Improvements Agreement (DIA), and shall indicate the payment status of each line item. The payment status shall be indicated by one of the following: Paid, Current Request to be Paid, Work Not Completed. The Developer shall not submit a Request for Disbursement for items not included in the accepted DIA.

2. Developer shall submit a copy of the enclosed Development Improvements Agreement Disbursement Log and Authorization form with the requested disbursement amounts entered in the appropriate columns.

CITY OF GRAND JUNCTION

250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1581

INVOICE

ACCOUNT NUMBER: @00021486

INVOICE#: S0029517

INVOICE DATE: October 31, 2003

DUE DATE: November 30, 2003

Rob Cautrell
2650 El Corona

Grand Junction CO 81501

Amount Enclosed: _____

Please cut and return this portion with payment

CODE	DESCRIPTION	CHARGE AMOUNT	PAYMENTS CREDITS	BALANCE DUE
INSP	Dev Inspection Fees	1,066.15	0.00	1,066.15
	Inspection Fees - 3rd Quarter 2003 Dakota West Subdivision X03021 Engineer: Laura Lamberty 256-4155			
	TOTAL	**$1,066.15**	**$0.00**	**$1,066.15**

COMMENT:

If you have any questions, please contact your Development Engineer.

INVOICE#: S0029517

ACCOUNT NUMBER: @00021486

CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501
(970) 244-1581

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 2-4

To: G & R WEST (owner), for work at DAKOTA WEST FILING 2 (subdivision)

accomplished through the date of 10-31-03 by ELAM CONSTRUCTION (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: ELAM CONSTRUCTION (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 11-18, 2003

ELAM CONSTRUCTION (subcontractor)

By: _____

Title: ASST SEC'Y

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200__

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 11-19, 2003

CITY OF GRAND JUNCTION

By: _____

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 11-18, 2003

Company: G & R WEST LLC

By & Title: _____ MGR

Elam CONSTRUCTION, INC.
1225 South 7th St.
Grand Junction, CO 81501-7791
(970) 242-5370 • FAX (970) 245-7716

INVOICE

№ 36593

G & R West, LLC

Attn: Rob Cantrell

2650 El Corona Drive

Grand Junction, CO 81501

Invoice Date	11/10/03
Customer Number	4560
Job Number	033028
Customer Order Number	
Location of Work	Dakota West Subd. Filing II
Date of Work	Thru 10/29/03

TERMS: DUE 10TH OF MONTH FOLLOWING INVOICE DATE. 1.5% p month (18% annual rate) charged on past due accounts. Buyer agrees to p reasonable attorney fees and costs in the event of default.

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Progress Billing #1 for Filling 2 (See attached Schedule of Values)		$ 63,848.35
	Total Due this Invoice		**$ 63,848.35**

Please pay from invoice. THANK YOU

Form 125-0790

ELAM CONSTRUCTION, INC.								Progress Billing # 1		as of 10/29/03	
Dakota West Subdivision Filing II											
	JOB # 033028				ORIGINAL	CURRENT	UNITS	UNITS			CURRENT
		EST.		UNIT	ESTIMATED	UNITS	PREVIOUS	COMPLETED	EARNED	PREVIOUS	BILLING
ITEM #	DESCRIPTION	QTY	UNIT	PRICE	PRICE	TO BILL	BILLING	TO DATE	TO DATE	BILLING	AMOUNT
	GENERAL										
1	Mobilization	1	LS	$ 3,000.00	$ 3,000.00	0.25	-	0.25	$ 750.00	$ -	$ 750.00
2	Dust Abatement	1	LS	$ 3,000.00	$ 3,000.00	0.25	0	0.25	$ 750.00	$ -	$ 750.00
3	Stormwater Management	1	LS	$ 5,000.00	$ 5,000.00	0.25	0	0.25	$ 1,250.00	$ -	$ 1,250.00
	Subtotal				$ 11,000.00				$ 2,750.00	$ -	$ 2,750.00
	ON-SITE IMPROVEMENTS										
1	Clearing and Grubbing Including Subgrade Prep	1	LS	$ 10,000.00	$ 10,000.00	0.25	0	0.25	$ 2,500.00	$ -	$ 2,500.00
2	Excavation	8,779	CY	$ 1.55	$ 13,607.45	1,335.00	0	1,335.00	$ 2,069.25	$ -	$ 2,069.25
3	Embankment	117	CY	$ 2.40	$ 280.80		0	0.00	$ -	$ -	$ -
4	6'-6" Driveover C, G&SW	2,075	LF	$ 12.35	$ 25,626.25	1,730.00	0	1,730.00	$ 21,365.50	$ -	$ 21,365.50
5	Radii, Aprons, Pan and Handicap Ramps	238	SY	$ 34.15	$ 8,127.70	238.00	0	238.00	$ 8,127.70	$ -	$ 8,127.70
6	3" Asphalt Pavement	3,274	SY	$ 7.75	$ 25,373.50		0	0.00	$ -	$ -	$ -
7	6" Aggregate Base Course (CL. 6) - Sidewalk	1,562	SY	$ 4.50	$ 7,029.00	1,562.00	0	1,562.00	$ 7,029.00	$ -	$ 7,029.00
8	7.25" Aggregate Base Course (CL. 6)	3,391	SY	$ 5.90	$ 20,006.90	3,391.00	0	3,391.00	$ 20,006.90	$ -	$ 20,006.90
9	Stabilization	780	SY	$ 1.15	$ 897.00						
10	Stop/Street Signs	2	EA	$ 370.00	$ 740.00		0	0.00	$ -	$ -	$ -
11	Speed Limit Signs	1	EA	$ 325.00	$ 325.00		0	0.00	$ -	$ -	$ -
	Subtotal				$ 112,013.60				$ 61,098.35	$ -	$ 61,098.35
	Grand Total				$ 123,013.60				$ 63,848.35	$ -	$ 63,848.35

PROJECT: DAKOTA WEST Ph 1 + 2

TASK: Asphalt Paving

PROJECT NO: 1385

DATE: 11/4/03

Post-it® Fax Note 7671 | Date 11/6/03 | # of pages ▶ 5

To Laura Lamberty | From Jim (Cyndi)

Co./Dept. City of GJ | Co. GEG

Phone # | Phone # 245-4078

Fax # 256-4031 | Fax # 245-7115

CLIENT / ON SITE REP: G & R WEST - N/A

CONTRACTOR / REP: ELAM - TRAVIS

TECHNICIAN: JR.

HOURS: 7.0

APAF

DAILY ASPHALT DENSITY REPORT

TEST NO.	LOCATION	LIFT	MAX THEORETICAL DENSITY (pcf)	CONTRACTORS MAX. THEORETICAL DENSITY (pcf)	WET DENSITY (pcf)	AVERAGE WET DENSITY (pcf)	AVERAGE FIELD PERCENT COMPACTION	AVERAGE PERCENT COMPACTION CORRECTED	NOT WITHIN SPEC.	LAB SAMPLE NUMBER
1	~50' RT OF CONTROL @ 21+00 Washburn	TOP		150.8	142.7 / 143.6	143.2	94			03-1461
2	~15' LT @ 17+90 Washburn	TOP			138.1 / 139.0	138.5	92			
3	~10' RT @ 0+90 Washburn				141.0 / 141.7	141.4	94			
4	6' RT @ 0+50 Washburn				142.0 / 144.7	143.4	95			
5	11' LT @ 7+00 Washburn				141.5 / 141.4	141.5	94			
6	4' RT @ 23+00 Aberdeen				142.1 / 141.4	142.8	94			
7	6' LT @ 22+00 Aberdeen				138.8 / 138.3	138.6	92			
8	5' RT @ 21+00 Aberdeen				143.9 / 141.4	142.7	94			
9	7' LT @ 19+00 Aberdeen				144.5 / 143.5	144.0	95			

DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 92 % - 96 %

LABORATORY TESTING PROCEDURES: MAX THEORETICAL ASTM D2041

OBSERVATION / TESTING

Full Time: ☐

Part Time: X

Number of Site Visits/Day: 1

Testing Only: X

Requested By (Company Name): ELAM

FIELD OBSERVATIONS

Weather Conditions: CLEAR

Wind: 0-5 MPH

Temperature: 60S °F

Precipitation: NONE

Informed (Rep. Of Company) of Test Results: TRAVIS

Field Copy Given To: N/A

Compaction Equipment Used: Hyster

Smooth Drum Roller: X

Vibratory: X

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 1 of 2

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Contractor Not Working Due To:
- Inclement Weather
- Equipment Malfunction
- Unknown

The Contractor is:
- Processing Frozen Material
- Stripping and/or Grubbing Site
- Stockpiling Fill
- Processing Wet Material
- Moisture Conditioning Dry Material
- Removing Unsuitable Material

DRAFT COPY - OBSERVATIONS/TEST RESULTS REPORTED HEREIN HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO CHANGE - DRAFT COPY

Nov 07 03 02:07p

P.1

PROJECT: Dakota West Ph 1 & 2	Geotechnical Engineering Group, Inc.	CLIENT / ON SITE REP: G&R West - N/A	
TASK: Asphalt Paving		CONTRACTOR / REP: Elam - Travis	
PROJECT NO: 1385	DATE: 11/4/03	TECHNICIAN: DR.	HOURS: See Rec'l

Geotechnical, Environmental and Materials Testing Consultants

DAILY ASPHALT DENSITY REPORT

TEST NO.	LOCATION	LIFT	MAX THEORETICAL DENSITY (pcf)	CONTRACTORS MAX. THEORETICAL DENSITY (pcf)	WET DENSITY (pcf)	AVERAGE WET DENSITY (pcf)	AVERAGE FIELD PERCENT COMPACTION	AVERAGE PERCENT COMPACTION CORRECTED	NOT WITHIN SPEC.	LAB SAMPLE NUMBER
1	8' RT OF CNTLN @ 19+90 ABERDEEN	Top		150.8	138.8 / 139.7	139.3	93			03-141
2	8' LT @ W 1+00 Mandana	↓		↓	142.8 / 142.7	142.8	95			
3	4' RT @ E. 1+00 Mandan	↓		↓	140.2 / 140.4	140.3	93			
4					/					
5					/					
6					/					
7					/					
8					/					
9					/					

DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 92 % - 96 %

LABORATORY TESTING PROCEDURES: MAX THEORETICAL ASTM D2041

OBSERVATION / TESTING

- Full Time: ☐
- Part Time: ☒
- Number of Site Visits/Day: 1
- Testing Only: ☒
- Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Clear

Wind: 0-5 MPH

Temperature: 60's °F

Precipitation: None

Informed (Rep. Of Company) of Test Results: Travis

Field Copy Given To:

Compaction Equipment Used: Hyster

- Smooth Drum Roller: ☒
- Vibratory: ☒
- Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 2 of 2

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Contractor Not Working Due To:	The Contractor is:	
Inclement Weather	Processing Frozen Material	Processing Wet Material
Equipment Malfunction	Stripping and/or Grubbing Site	Moisture Conditioning Dry Material
Unknown	Stockpiling Fill	Removing Unsuitable Material

DRAFT COPY - OBSERVATIONS/TEST RESULTS REPORTED HEREIN HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO CHANGE - DRAFT COPY

Nov 07 03 02:07p

PROJECT: Dakota West Ph I & 2

TASK: Asphalt Paving

PROJECT NO: 1385

DATE: 11/5/03

Geotechnical Engineering Group, Inc.

Geotechnical, Environmental and Materials Testing Consultants

DRAFT

CLIENT / ON SITE REP: T&R West - N/A

CONTRACTOR / REP: Flint - Travis

TECHNICIAN: DR.

HOURS: 8.0

DAILY ASPHALT DENSITY REPORT

TEST NO.	LOCATION	LIFT (1 LIFT)	MAX THEORETICAL DENSITY (pcf)	CONTRACTORS MAX THEORETICAL DENSITY (pcf)	WET DENSITY (pcf)	AVERAGE WET DENSITY (pcf)	AVERAGE FIELD PERCENT COMPACTION	AVERAGE PERCENT COMPACTION CORRECTED	NOT WITHIN SPEC.	LAB SAMPLE NUMBER
1	4' RT CNT LINE @ 11+00 Bismark	Top		150.8	142.2 / 141.6	142.9	94			03-145
2	6' LT @ 10+00				138.3 / 140.0	139.2	92			
3	3' RT 9+00				145.1 / 144.1	144.6	96			
4	5' LT 8+00				138.6 / 139.9	139.3	92			
5	6' RT 7+00				143.5 / 143.1	143.3	95			
6	10' LT 6+00				142.2 / 142.4	142.3	94			
7	5' RT 5+00				140.4 / 142.1	141.3	93			
8	3' LT 4+00				142.1 / 140.3	141.2	93			
9	4' RT 3+00				138.7 / 139.7	139.2	92			

DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 92 % - 96 %

LABORATORY TESTING PROCEDURES: MAX THEORETICAL ASTM D2041

OBSERVATION / TESTING

Full Time: ☐

Part Time: ☒

Number of Site Visits/Day: 1

Testing Only: ☒

Requested By (Company Name): Flint

FIELD OBSERVATIONS

Weather Conditions: Cloudy

Wind: 0-5 MPH

Temperature: 40-50 °F

Precipitation: None

Compaction Equipment Used:

Smooth Drum Roller: X

Vibratory: X

Other (List Below):

Informed (Rep. Of Company) of Test Results: TRAVIS

Field Copy Given To: N/A

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 1 OF 3

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Contractor Not Working Due To:
- Inclement Weather
- Equipment Malfunction
- Unknown

The Contractor is:
- Processing Frozen Material
- Stripping and/or Grubbing Site
- Stockpiling Fill
- Processing Wet Material
- Moisture Conditioning Dry Material
- Removing Unsuitable Material

DRAFT COPY - OBSERVATIONS/TEST RESULTS REPORTED HEREIN HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO CHANGE - DRAFT COPY

Nov 07 03 02:07p

P.3

PROJECT: Dakota West Ph 1 & 2

TASK: Asphalt Paving

PROJECT NO: 1385

DATE: 11/5/03

Geotechnical Engineering Group, Inc.

DRAFT

Geotechnical, Environmental and Materials Testing Consultants

CLIENT / ON SITE REP: G3R West - N/H

CONTRACTOR / REP: Elam - Travis

TECHNICIAN: DP

HOURS: 8.0

DAILY ASPHALT DENSITY REPORT

TEST NO.	LOCATION	LIFT	MAX THEORETICAL DENSITY (pcf)	CONTRACTORS MAX. THEORETICAL DENSITY (pcf)	WET DENSITY (pcf)	AVERAGE WET DENSITY (pcf)	AVERAGE FIELD PERCENT COMPACTION	AVERAGE PERCENT COMPACTION CORRECTED	NOT WITHIN SPEC.	LAB SAMPLE NUMBER
1	6' LT CNTLN @ 2+00 Bismark	TOP		150.8	138.9 / 139.4	139.2	92			03-145
2	5' RT CNT LN @ 1+00 Bismark	TOP			140.3 / 140.1	140.2	93			
3	50' E OF WEST STREET OF WIDE D/2 30' LT CNTLN	BTM			139.5 / 138.3	138.9	92			
4	150' E. OF W. STREET WIDE D/2 Rd 25' LT	BTM			138.4 / 138.9	138.7	92			
5	250' E OF W. WIDE D/2 Rd 40' LT CNTLN	BTM			139.6 / 138.3	139.0	92			
6	350' 30' LT				138.4 / 138.3	138.4	92			
7	400' 25' LT				138.9 / 138.2	138.6	92			
8	100' W OF E SIDE WIDE.. D/2 25' LT	TOP			139.9 / 141.7	140.8	93			
9	200' 30' LT	TOP			140.8 / 141.6	141.2	93			

DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 92 % - 96 %

LABORATORY TESTING PROCEDURES: MAX THEORETICAL ASTM D2041

OBSERVATION / TESTING

Full Time: ☐

Part Time: ☒

Number of Site Visits/Day: 1

Testing Only: ☒

Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Cloud

Wind: 0-5 MPH

Temperature: 40's - 50°F

Precipitation: None

Informed (Rep. Of Company) of Test Results: TRAVIS

Field Copy Given To: N/A

Compaction Equipment Used: Hypac

Smooth Drum Roller: ☒

Vibratory: ☒

Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 2 OF 3

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Contractor Not Working Due To:
- Inclement Weather
- Equipment Malfunction
- Unknown

The Contractor is:
- Processing Frozen Material
- Stripping and/or Grubbing Site
- Stockpiling Fill
- Processing Wet Material
- Moisture Conditioning Dry Material
- Removing Unsuitable Material

DRAFT COPY - OBSERVATIONS/TEST RESULTS REPORTED HEREIN HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO CHANGE - DRAFT COPY

Nov 07 03 02:08p

p.4

PROJECT: Dakota West Ph 1&2	Geotechnical Engineering Group, Inc. DRAFT	CLIENT / ON SITE REP: G3R West - N/A	
TASK: Asphalt Paving		CONTRACTOR / REP: Elam - Travis	
PROJECT NO: 1385	DATE: 11/5/03	TECHNICIAN: DR	HOURS: Cycle Rec 1

Geotechnical, Environmental and Materials Testing Consultants

DAILY ASPHALT DENSITY REPORT

TEST NO.	LOCATION	LIFT	MAX THEORETICAL DENSITY (pcf)	CONTRACTORS MAX. THEORETICAL DENSITY (pcf)	WET DENSITY (pcf)	AVERAGE WET DENSITY (pcf)	AVERAGE FIELD PERCENT COMPACTION	AVERAGE PERCENT COMPACTION CORRECTED	NOT WITHIN SPEC.	LAB SAMPLE NUMBER
1	300' W OF E SIDEWIDE D'/2 35'LT CNTN	Top		150.8	140.5 140.2	140.4	93			03-145
2					/					
3					/					
4					/					
5					/					
6					/					
7					/					
8					/					
9					/					

DENSITY SPECIFICATIONS

SPECIFIED COMPACTION REQUIREMENT: 92 % - 96 %

LABORATORY TESTING PROCEDURES: MAX THEORETICAL ASTM D2041

OBSERVATION / TESTING

Full Time: ☐
Part Time: ☒
Number of Site Visits/Day: 1
Testing Only: ☒
Requested By (Company Name): Elam

FIELD OBSERVATIONS

Weather Conditions: Cloudy
Wind: 0-5 MPH
Temperature: 40-50's °F
Precipitation: None

Informed (Rep. Of Company) of Test Results: Travis

Field Copy Given To: N/A

Compaction Equipment Used:
Smooth Drum Roller: ☒
Vibratory: ☒
Other (List Below):

GEG was not informed prior to our arrival on site that the contractor would not be working on this date. ☐

Record No. 3 OF 3

DENSITY/COMPACTION TESTING WAS NOT PERFORMED ON THIS DATE FOR THE FOLLOWING REASONS:

Contractor Not Working Due To:	The Contractor is:	
Inclement Weather	Processing Frozen Material	Processing Wet Material
Equipment Malfunction	Stripping and/or Grubbing Site	Moisture Conditioning Dry Material
Unknown	Stockpiling Fill	Removing Unsuitable Material

DRAFT COPY - OBSERVATIONS/TEST RESULTS REPORTED HEREIN HAVE NOT BEEN REVIEWED AND ARE SUBJECT TO CHANGE - DRAFT COPY

Nov 07 03 02:09p

P.5

DEVELOPMENT IMPROVEMENTS AGREEMENT
DISBURSEMENT LOG AND AUTHORIZATION

PROJECT: Dakota West 2
DEVELOPER: G & R West Inc
ESCROW AGENCY:

Construction Costs: $243,312.50
20% City Security: $48,662.50
Total DIA Amount: $291,975.00

DIA NOT RECORDED:
DIA RECORDED: x
Book - _____
Page - _____

DATE	BY	SANITARY	WATER	STREETS	GRADING & DRAINAGE	LANDSCAPE and IRRI.	MISC.	TOTAL
Original Construction Cost Estimates By Category								
13-May-03	lcl	$26,014.00	$48,240.00	$125,993.00	$22,422.00	$0.00	$20,643.50	$243,312.50
Disbursements								
19-Aug-03	lcl	$26,014.00						$26,014.00
3-Sep-03	lcl		$48,206.00					$48,206.00
29-Oct-03	lcl						$9,232.53	$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
								$0.00
Total Disbursed		$26,014.00	$48,206.00	$0.00	$0.00	$0.00	$9,232.53	$74,220.00
Remaining Disbursable Balance		$0.00	$34.00	$125,993.00	$22,422.00	$0.00	$11,410.97	$169,092.50

The City of Grand Junction, Community Development Department hereby authorizes the Escrow Agency to release up to $74,220.00, including all previous payments, to the Developer for work completed on the Project.

Signature: Laura C Lamberty
Date: 10-29-03

Name: Laura C. Lamberty
Title: Development Engineer

02/12/2002

Split
Filing 1 – 5
Filing 2 – 3

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. ____

To: G+R WEST L.L.C. (owner), for work at DAKOTA WEST (subdivision),

accomplished through the date of _____ by GEO ENG GROUP (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: GEO ENG GROUP (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___

_____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200___

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 10 · 29, 2003

CITY OF GRAND JUNCTION

By: Laura C Lamb

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 10-28, 2003

Company: G+R WEST L.L.C.

By & Title: MGR

Geotechnical Engineering Group, Inc.

Invoice

DATE	INVOICE #
10/03/2003	5941

BILL TO
G & R West, LLC Mr. Robert Cantrell 2650 Elcorona Drive Grand Junction, Colorado 81504

P.O. NO.	TERMS	PROJECT
Prp No 03-092	Due on receipt	1389 - Dakota West ...

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Construction Material Testing Services Dakota West Subdivision Phase 2 North and West of D 1/2 Road and 31 Road		
4.5	Senior Geologist	75.00	337.50
4.25	Project Geologist	55.00	233.75
39.5	Engineering Technician II	32.00	1,264.00
5.5	Draftsperson	25.00	137.50
9	Clerical	25.00	225.00
16	Zone A / 15 mile radius	15.00	240.00
	Report dated 09/24/03	**Total**	$2,437.75

THANK YOU,

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115 • GeotechnicalGroup.com
2308 Interstate Avenue, Grand Junction, Colorado 81505

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. 3

To: G+R WEST LLC (owner), for work at DAKOTA WEST 2 (subdivision),

accomplished through the date of _____ by THOMPSON LANGFORD (subcontractor) as shown on the attached itemized list.

CONTRACTOR'S Certification: THOMPSON LANGFORD (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated _____, 200___ _____ (subcontractor)

By: _____

Title: _____

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated 10/28, 2003 Name: Thompson-Langford

By: D. Thus

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated 10/29, 2003 CITY OF GRAND JUNCTION

By: Laura C Lamtz

Title: Development Engineer

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 10/28, 2003 Company: G&R WEST LLC

By & Title: [signature] MGR

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@tlcwest.co
Facsimile (970) 241-284
Telephone: (970) 243-60
529 25 1/2 Rd, Grand Junction, CO 815

Invoice Number: 6878
Invoice Date: August 13, 2003

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

***** Total Invoice Amount This Period**

$2,866.64

Project: 0543-00102 Dakota West Subdivision – Filing 2, D. thru 10/28/03

Manager: Jeffrey Mace

Professional Services for the Period: 7/1/03 to 7/31/03

Professional Services	Bill Hours	Rate	Charge
Clerical	0.75	35.00	26.25
Design Engineer	14.50	75.00	1,087.50
Senior Project Engineer	4.50	90.00	405.00
Land Surveyor	1.50	70.00	105.00
Professional Land Surveyor	7.00	80.00	560.00
Technician	10.00	60.00	600.00
	Professional Services Total		$2,783.75

In House Reproductions	Bill Units	Rate	Charge
Blueprints charge	96.00	0.25	24.00
Plot Log - Mylar Charge	12.00	1.00	12.00
	Total In House Reproductions		$36.00

Outside Reproductions	Bill Units	Rate	Charge
Outside Reproductions	1.00	46.89	46.89
Plaza Reprographics & Supply			
	Total Outside Reproductions		$46.89

Project Totals:

Project Subtotal:	2,866.64
*****Total Invoice Amount This Period:**	**$2,866.64**

Billing Summary	Current	Prior	Total
Professional Services	$2,783.75	$69,098.77	$71,882.52
Reimbursable Expenses:	$0.00	$9.64	$9.64
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$82.89	$5,365.53	$5,448.42
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$2,866.64	$74,473.94	$77,340.58

Aged Receivables:

Current	31-60 Day	61-90 Day	91-120 Days	> 120 Day
$2,866.64	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

THOMPSON - LANGFORD CORPORATION
ENGINEERS AND LAND SURVEYORS

tlc@ilcwest.co
Facsimile (970) 241-284
Telephone: (970) 243-60
529 25 1/2 Rd, Grand Junction, CO 815

Invoice Number: 6879
Invoice Date: August 13, 2003

Invoice

To: G & R West, Inc.
2650 El Corona Dr.

Grand Junction, CO 81501
Attention: Rob & Gina Cantrell

***** Total Invoice Amount This Period**

$3,928.14

Project: 0543-00303 Dakota West Subdivision Construction Services

Filing 2
Paid
10/28/03

Manager: Jeffrey Mace

Professional Services for the Period: 7/1/03 to 7/31/03

Professional Services	Bill Hours	Rate	Charge
One Man Crew	7.00	70.00	490.00
Design Engineer	12.75	75.00	956.25
Surveyor	21.00	62.50	1,312.50
Surveyor Assistant	21.00	37.50	787.50
		Professional Services Total	$3,546.25

Equipment	Bill Units	Rate	Charge
GPS/ Robotic System	5.50	40.00	220.00
		Total Equipment	$220.00

In House Reproductions	Bill Units	Rate	Charge
Blueprints charge	24.00	0.25	6.00
		Total In House Reproductions	$6.00

Materials	Bill Units	Rate	Charge
Materials - #5 Rebar	8.00	1.07	8.56
Materials - Caps	8.00	2.78	22.24
Materials - Guineas	85.00	0.36	30.60
Materials - Lath	134.00	0.64	85.76
		Total Materials	$147.16

Reimbursables	Bill Units	Rate	Charge
Supplies - Misc	1.00	8.73	8.73
Wells Fargo Card Services, Inc.			
		Total Reimbursables	$8.73

Project Totals:

Project Subtotal:	3,928.14
***Total Invoice Amount This Period:	**$3,928.14**

Billing Summary	Current	Prior	Total
Professional Services	$3,546.25	$4,142.50	$7,688.75
Reimbursable Expenses:	$8.73	$0.00	$8.73
Outside Services:	$0.00	$0.00	$0.00
Equipment & Materials:	$373.16	$202.25	$575.41
Finance Charges:	$0.00	$0.00	$0.00
Taxes:	$0.00	$0.00	$0.00
Total:	$3,928.14	$4,344.75	$8,272.89

Aged Receivables:

Current	31-60 Day	61-90 Day	91-120 Days	> 120 Day
$3,928.14	$0.00	$0.00	$0.00	$0.00

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

02/12/2002

REQUEST FOR DISBURSEMENT AND APPLICATION FOR PAYMENT NO. _____

To: G & R WEST LLC. (owner), for work at DAKOTA WEST (subdivision),

accomplished through the date of _____ by EDEX CONSTRUCTION (subcontractor) as shown on

- the attached itemized list.

CONTRACTOR'S Certification: EDEX (subcontractor) certifies that all progress payments received from OWNERS on account of Work done under the Work Agreement referred to above have been applied to discharge in full all obligations of _____ (subcontractor) incurred in connection with the Work covered by this Application For Payment Number _____ inclusive; AND title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application For Payment will pass to OWNERS at time of final acceptance of project free and clear of all liens, claims, security interests and encumbrances.

Dated 10-28, 2003

EDEX Construction (subcontractor)

By: Donald M Carnahan

Title: Pres.

Per paragraph 2(a) of the disbursement agreement for _____ Subdivision, the signatures below certify that all costs for which the advance is being requested have been incurred in connection with the construction of the improvements on the Property; that all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; that the work has been performed in a workmanlike manner; that no funds are being requested for work not completed, nor for material not installed; the Project Engineer has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

PROJECT ENGINEER / MANAGER RECOMMENDATION: This Application (with any accompanying documentation) meets the requirements of the Contract Documents and payment of the above Current Payment Due is recommended.

Dated _____, 200__

Name: _____

By: _____

CITY OF GRAND JUNCTION RECOMMENDATIONS: This Application (with accompanying documentation) meets the requirements of the Development Improvements Agreement and payment of the above Current Payment Due is recommended.

Dated _____, 200__

CITY OF GRAND JUNCTION

By: _____

Title: _____

OWNER'S ACCEPTANCE: This application (with accompanying documentation) is accepted and payment of the above Current Payment Due is recommended.

Dated 10/28, 2003

Company: G & R WEST LLC

By & Title: John F Lawhn MGR

Edex Construction, Inc.
644 Bean Ranch Rd.
Whitewater, CO 81527
PH 970-242-9235 / FX 970-254-2990

Invoice

Date	Invoice #
9/29/2003	52842

Bill To
G&R West, LLC DAKOTA WEST FILLING 1

P.O. Number	Terms	Due Date	Project
	Due on receipt	9/29/2003	MOD 4-MISC Trenc...

Quantity	Item Code	Description	Amount
1,660	Trenching	1. Treching 1660 @ 3.80	6,308.00

Total	$6,308.00
Payments/Credits	$0.00
Balance Due	$6,308.00

8569
14 977

Edex Construction, Inc.

644 Bean Ranch Rd.
Whitewater, CO 81527
PH 970-242-9235 / FX 970-254-2990

Invoice

Date	Invoice #
9/29/2003	52841

Bill To
G&R West, LLC 2650 El Corona Dr. Grand Junction, CO 81501 FILLING II

P.O. Number	Terms	Due Date	Project
	Due on receipt	9/29/2003	MOD III-Trenching

Quantity	Item Code	Description	Amount
2,255	Trenching	1. Trenching 2255 @ 3.80	8,569.00

Total	$8,569.00
Payments/Credits	$0.00
Balance Due	$8,569.00

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	XCEL ENERGY
WATER:	CLIFTON WATER DISTRICT
CABLE TELEVISION:	AT&T
SANITARY SEWER:	CENTRAL GRAND VALLEY SANITATION DISTRICT
TELEPHONE:	QWEST
IRRIGATION	GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT

N

(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E:115844.96
ELEV. 4643.73

STA 41+49.77
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
2-4" PVC TELE/CATV CONDUIT 52" DEEP
1-4" PVC SCH 40 ELECTRICAL CONDUIT 48" DEEP

STA 43+66.22
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
1-4" PVC GAS CONDUIT 36" DEEP
2-4" PVC TELE/CATV CONDUIT 52" DEEP

STA 2+31.72
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
2-4" PVC TELE/CATV CONDUIT 52" DEEP
3-4" PVC SCH 40 ELECTRICAL CONDUIT 48" DEEP

STA 10+29.0
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
1-4" PVC GAS CONDUIT 36" DEEP
2-4" PVC TELE/CATV CONDUIT 52" DEEP
3-4" PVC SCH 40 ELECTRICAL CONDUIT 48" DEEP

STA 09+71.0
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
2-4" PVC TELE/CATV CONDUIT 52" DEEP
2-4" PVC/SCH 40 ELECTRICAL CONDUIT 48" DEEP

STA 5+30.26
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
1-4" PVC GAS CONDUIT 36" DEEP
2-4" PVC TELE/CATV CONDUIT 52" DEEP
1-4" PVC SCH 40 ELECTRICAL CONDUIT 48" DEEP

STA 18+93.82
INSTALL 58 LF:
1-4" PVC CONDUIT (EXTRA)
1-4" PVC GAS CONDUIT 36" DEEP
2-4" PVC TELE/CATV CONDUIT 52" DEEP
3-4" PVC SCH 40 ELECTRICAL CONDUIT 48" DEEP

WASHBURN STREET
WANDAN LANE
FILING 2
FILING 1
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6

S 00°03'13" W, 369.56'
N 89°52'24" E, 312.81'
N 89°56'46" W, 312.81'
S 00°03'14" W, 450.20'
S 00°03'14" W, 153.13'
S 00°03'14" W, 348.03'
N 89°55'12" E, 2.81'
N 89°54'42" E, 324.75'
N 00°08'12" E, 872.90'
N 00°08'12" E, 417.00'
S 89°55'12" W, 164.75'
N 89°55'12" E, 164.75'
N 00°08'12" E, 30.00'

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 MEMBER UTILITIES.

REVISION	DATE	DESCRIPTION	BY	CHD

CITY OF GRAND JUNCTION

G & R WEST, LLC

UTILITY CROSSING PLAN FOR DAKOTA WEST SUBDIVISION

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: JWM
CHECKED BY: JWM

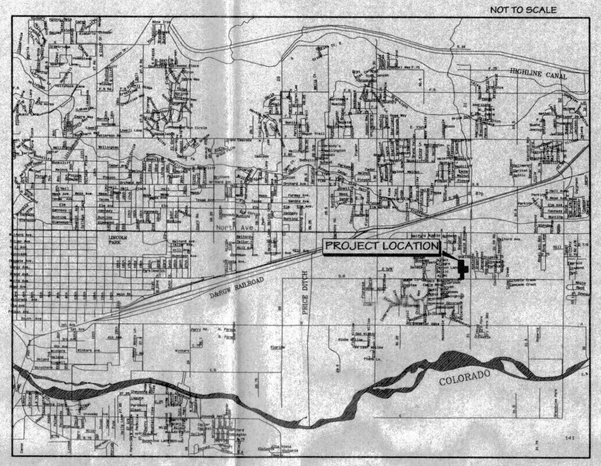
DATE: July 30, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 1 OF 1

DAKOTA WEST SUBDIVISION PHASE 2

A REPLAT OF LOTS 10 AND 12, BLOCK 1 OF DAKOTA WEST SUBDIVISION
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP

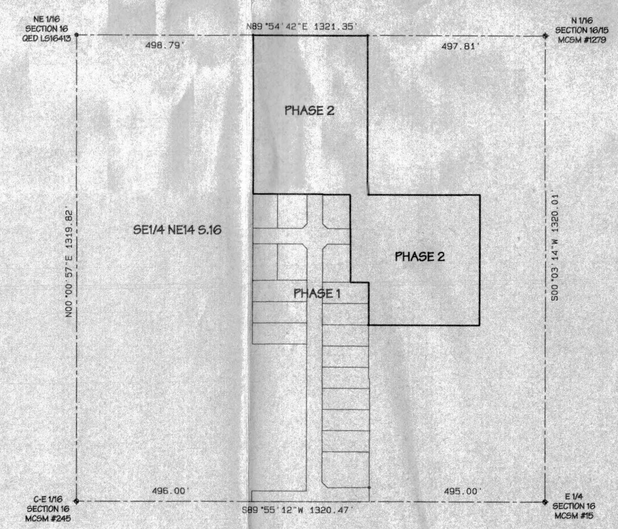
NOT TO SCALE



NOTES:

* Irrigation easement located on the north boundary of subdivision to be granted by separate instrument.

CONTROL DIAGRAM



SCALE 1"=200'

LAND USE SUMMARY

LOTS	5.138 acres	81.7%
STREETS	1.151 acres	18.3%
TOTAL	6.289 acres	100%

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.

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, G&R West, LLC, a Colorado Limited Liability Company, is the owner of that real property in the County of Mesa, State of Colorado, described at Reception No's 2058196, 2090357, and 2084768 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 10 Block 1, Dakota West Subdivision
AND
Lot 12 Block 1, Dakota West Subdivision, according to the plat thereof recorded at Reception No. _____ in the office of the Mesa County Clerk and Recorder

That said Owner has by these presents laid out, platted and subdivided the above described real property as shown hereon, and designates the same as DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, and does hereby make the following dedications and grants:

* All streets and roads shown hereon, being Aberdeen Lane, Bismarck Street, and Washburn Street to the full width of their platted rights-of-way are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

* All multi-purpose easements dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

* All drainage easements are to be granted by separate instrument to the Dakota West Homeowners Association as perpetual easements for conveyance of runoff water which originates from the property hereby platted, subject to the terms, conditions and restrictions set forth in said grant. Grant recorded in Book _____ at Page _____.

* All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries/ owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners further certify that all lienholders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed:

G & R West, L.L.C., a Colorado Limited Liability Company.

By _____
Managing Partner

State of)
)ss
County of)

The foregoing Statement of Ownership and Dedication was acknowledged before me

by _____ as Managing Partner of G & R West, LLC

this _____ day of _____, 2003 for the aforementioned purposes.

_____
Notary Public

My commission expires: _____

DECLARATION OF COVENANTS

This property is subject to the terms of the covenants, conditions, and restrictions contained in an instrument recorded in Book _____ at Page _____

TITLE CERTIFICATION

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to G&R West, LLC, a Colorado Limited Liability Company; That the current taxes have been paid; That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; That all easements, reservations and rights of way of record are shown hereon.

DATE: _____ BY: _____
NAME AND TITLE
First American Heritage Title Company

CITY APPROVAL

This plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved

this _____ day of _____, 2003.

_____ _____
City Manager Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
)ss
County of Mesa)

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at ___ o'clock __ M., on this _____ day of _____, 2003, A.D., and was recorded at Reception No. _____, in Plat Book ___ at Page _____, Drawer No. _____, Fees _____.

By: _____ _____
Clerk and Recorder Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of DAKOTA WEST SUBDIVISION PHASE 2, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado to the best of my knowledge and belief. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn,
Colorado PLS 18478

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by First American Heritage Title Company, No. 00145173, dated March 25, 2002, Meridian Land Title, LLC, No. 55610, dated March 20, 2002, and Meridian Land Title, LLC, No. 56245, dated May 1, 2002.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

03-09

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION: SE 1/4 NE 1/4 S. 16	TWNSHP: 1 South	RNGE: 1 East	MERIDIAN:

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\plat PH2.pro			Job No. 0543-002
Drawn: bkb	Checked: drs	Date: Jun 13, 2003	Sheet 1 of 2

DAKOTA WEST SUBDIVISION PHASE 2

BOOK 2584 PAGE 689

BOOK 2522 PAGE 926

BOOK 2711 PAGE 720

BOOK 2288 PAGE 679

BOOK 2670 PAGE 303

BOOK 1996 PAGE 185

BOOK 559 PAGE 348

PONDS ORCHARD SUBDIVISION FILING 3, PLAT BOOK 11 PAGE 171

OLSUN SUBDIVISION PLAT BOOK 13 PAGE 43-44-45

VOEGELY MINOR SUBDIVISION PLAT BOOK 16 PAGE 161

FLS 14183 CED

FLS 23977

FLS 23977 176 EAST

BENT #5 REBAR ILLEGIBLE CAP 2.4' EAST

FLS 18035

LS20677

S00°03'13"W 369.56'

S00°03'14"W 450.20'

N00°08'12"E 448.74'

N89°52'24"E 312.81'

N89°56'40"W 312.81'

N89°52'24"E 324.75'

N89°52'24"E 198.75'

N89°52'24"E 76.05'

S00°08'12"W 120.23'

S00°08'12"W 96.43'

S00°08'12"W 151.68'

S00°08'12"W 1.53'

S89°51'48"E 0.95'

N89°51'48"E 50.18'

WASHBURN STREET

BISMARCK STREET

APERDEEN LANE

MANDAN LANE

ABERDEEN LANE

D 1/2 ROAD

DAKOTA WEST SUBDIVISION PHASE 1

2943-161-00-217

BLOCK 5 LOT 6 6607 SQ FT

BLOCK 5 LOT 5 6722 SQ FT

BLOCK 5 LOT 4 6728 SQ FT

BLOCK 5 LOT 3 6735 SQ FT

BLOCK 5 LOT 2 6739 SQ FT

BLOCK 5 LOT 1 6735 SQ FT

14' MULTI-PURPOSE EASEMENT

BLOCK 3 LOT 1 7322 SQ FT

BLOCK 3 LOT 2 6602 SQ FT

BLOCK 3 LOT 3 6601 SQ FT

BLOCK 4 LOT 3 8199 SQ FT

BLOCK 4 LOT 2 7466 SQ FT

BLOCK 4 LOT 1 7466 SQ FT

BLOCK 4 LOT 4 7499 SQ FT

BLOCK 4 LOT 5 7597 SQ FT

EASEMENT VACATED BOOK 559 PAGE 348

20' Utility Easement vacated

10' IRR. MULTI-PURPOSE EASEMENT

BLOCK 6 LOT 1 9215 SQ FT

BLOCK 6 LOT 2 9154 SQ FT

BLOCK 6 LOT 3 9168 SQ FT

BLOCK 6 LOT 4 8995 SQ FT

BLOCK 6 LOT 5 7460 SQ FT

BLOCK 2 LOT 4 10226 SQ FT

BLOCK 2 LOT 3 7670 SQ FT

BLOCK 2 LOT 2 7650 SQ FT

BLOCK 2 LOT 1 7837 SQ FT

BLOCK 1 LOT 4 12277 SQ FT

BLOCK 1 LOT 3 9595 SQ FT

BLOCK 1 LOT 2 9595 SQ FT

BLOCK 1 LOT 1 9595 SQ FT

LOT 11 BLOCK 1

LOT 13 BLOCK 1

LOT 14

LOT 9

BLOCK 2 LOT 3

BLOCK 2 LOT 2

BLOCK 2 LOT 1

LOT 4

LOT 5

BLOCK 1 LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

TRACT A

LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
C1	59.69'	38.00'	90°00'00"	N44°51'48"W	53.74'
C2	89.65'	38.00'	135°10'12"	N67°43'18"E	70.26'
C3	14.98'	38.00'	22°34'49"	S33°24'11"E	14.88'
C4	15.96'	13.50'	67°45'02"	S55°59'17"E	15.05'
L2	19.18'			N44°57'42"E	
L3	16.00'			S00°08'12"W	
L4	19.18'			S45°18'42"W	
C5	19.15'	13.50'	81°15'38"	S40°20'49"E	17.58'
C6	67.16'	48.00'	80°09'45"	N40°53'45"W	61.81'
C7	68.75'	48.00'	82°03'55"	N40°13'05"E	63.02'
C8	17.55'	13.50'	74°29'08"	S44°00'28"W	16.34'
C9	1.56'	13.50'	6°37'42"	S03°27'03"W	1.56'
L5	19.18'			S45°02'18"E	
L6	60.76'			S00°08'12"W	
L7	26.00'			N89°51'48"W	

NOTE:
A foundation observation report by a licensed Engineer is required for building construction.

LEGEND

- FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- SET #5 REBAR/CAP PLS 18478
- FOUND PIN & ALUMINUM CAP AS NOTED
- FOUND PIN & PLASTIC CAP AS NOTED

GRAPHIC SCALE 1"=50'

0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°55'12"E.

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

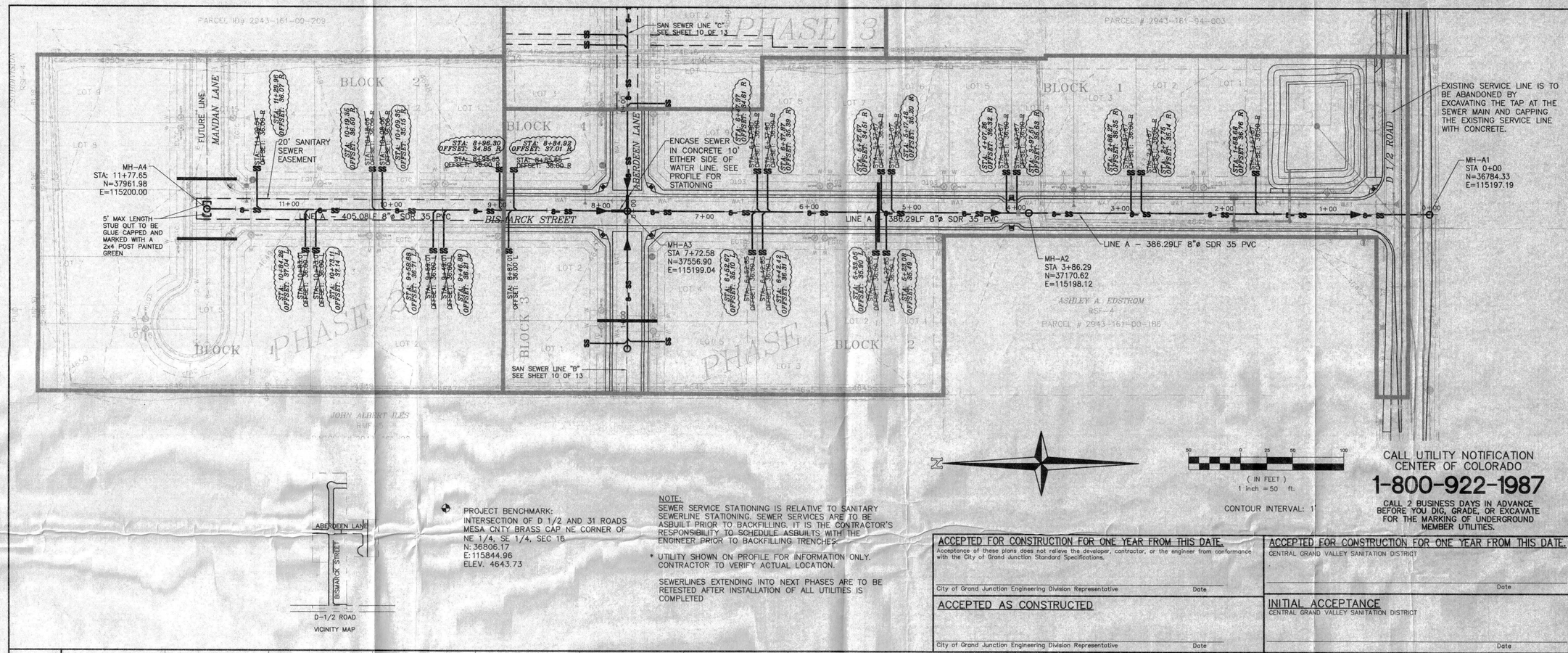
SECTION:SE1/4 NE1/4 S.16 | TWNSHP: 1 South | RNGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\platPH2.pro | Job No. 0543-002

Drawn: pkb | Checked: drs | Date: Jun 13, 2003 | Sheet 2 of 2

970.66



(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

VICINITY MAP

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE:
SEWER SERVICE STATIONING IS RELATIVE TO SANITARY SEWERLINE STATIONING. SEWER SERVICES ARE TO BE ASBUILT PRIOR TO BACKFILLING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ASBUILTS WITH THE ENGINEER PRIOR TO BACKFILLING TRENCHES.

* UTILITY SHOWN ON PROFILE FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ACTUAL LOCATION.

SEWERLINES EXTENDING INTO NEXT PHASES ARE TO BE RETESTED AFTER INSTALLATION OF ALL UTILITIES IS COMPLETED

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

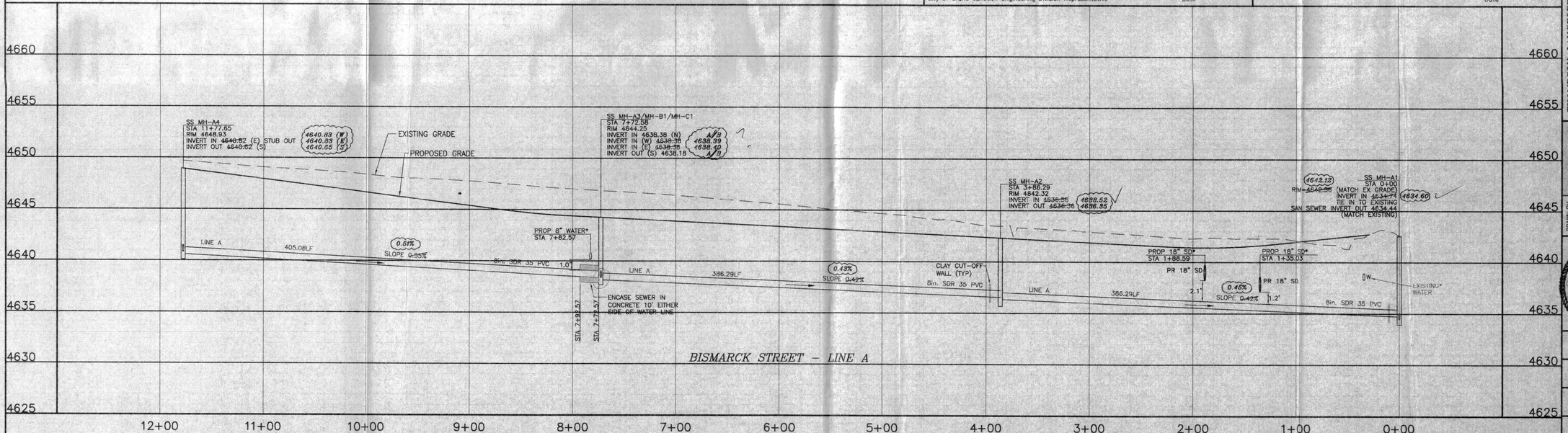
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
CENTRAL GRAND VALLEY SANITATION DISTRICT

Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT

Date



REVISION	DATE	DESCRIPTION	BY	CHD
1	9/08/03	REVISED TO AS-BUILT CONDITIONS	MRH	JWM

CITY OF GRAND JUNCTION
G & R WEST, LLC

DAKOTA WEST SUBDIVISION
BISMARCK STREET SANITARY SEWER LINE "A"

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD. SUITE B206
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED
JEFFREY W. MICHEK
37343
12-22-03
PROFESSIONAL ENGINEER

DATE: March 3, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 13 OF 17

S:\design\0143-001\dwg\final\PHASE-1\ASBLT\proj-SANSEWER.dwg, 9/19/2003 8:17:58 AM, jeff_macs, HP Design Jet 750C Plus (C4709b).pc3

DAKOTA WEST SUBDIVISION PHASE 2

BOOK 2584 PAGE 689

BOOK 2522 PAGE 926

BOOK 2711 PAGE 720

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PONDS ORCHARD SUBDIVISION FILING 3, PLAT BOOK 11 PAGE 171

OLSUN SUBDIVISION PLAT BOOK 13 PAGE 43-44-45

VOEGELY MINOR SUBDIVISION PLAT BOOK 16 PAGE 161

BOOK 1996 PAGE 185

BOOK 559 PAGE 348

LS18415 GED

#5 REBAR PLS 25577

BENT #5 REBAR ILLEGIBLE CAP 2.4' EAST

#5 REBAR 0.2' EAST 1.6' EAST

LS20677

PLS18035

S00°03'13"W 369.56'

N89°56'46"W 312.81'

N89°56'46"E 312.81'

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495.00'

496.00'

WASHBURN STREET

ABERDEEN LANE

MANDAN LANE

BISMARCK STREET

D 1/2 ROAD

DAKOTA WEST SUBDIVISION PHASE 1

2943-161-00-217

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BLOCK 3 LOT 1 7322 SQ FT

BLOCK 3 LOT 2 6502 SQ FT

BLOCK 3 LOT 3 6501 SQ FT

BLOCK 4 LOT 3 8199SQ FT

BLOCK 4 LOT 2 7146SQ FT

BLOCK 4 LOT 1 7146SQ FT

BLOCK 4 LOT 4 7489 SQ FT

BLOCK 4 LOT 5 7587 SQ FT

BLOCK 6 LOT 1 9215 SQ FT

BLOCK 6 LOT 2 9184 SQ FT

BLOCK 6 LOT 3 9168 SQ FT

BLOCK 6 LOT 4 8995 SQ FT

BLOCK 6 LOT 5 7460 SQ FT

BLOCK 2 LOT 4 10226 SQ FT

BLOCK 2 LOT 3 7670 SQ FT

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BLOCK 2 LOT 1 7837 SQ FT

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LOT 13 BLOCK 1

LOT 14 BLOCK 1

LOT 11 BLOCK 1

LOT 9

LOT 8 BLOCK 1

LOT 7 BLOCK 1

LOT 6 BLOCK 1

LOT 5 BLOCK 1

LOT 4 BLOCK 1

LOT 3 BLOCK 1

LOT 2 BLOCK 1

LOT 1 BLOCK 1

TRACT A

LOT 4 BLOCK 2

LOT 3 BLOCK 2

LOT 2 BLOCK 2

LOT 1 BLOCK 2

LOT 5

14' MULTI-PURPOSE EASEMENT

10' IRR. EASEMENT

20' Utility Easement vacated

Easement Vacated

LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
L1	19.18'			S44°41'18"E	
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- FOUND 3-1/4" ALUM. CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- SET #5 REBAR/CAP PLS 18478
- FOUND PIN & ALUMINUM CAP AS NOTED
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GRAPHIC SCALE 1"=50'

0 50 100 150

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the Center-East one-sixteenth corner, and the brass cap Mesa County Survey at the East one-quarter corner of Section 16. The measured bearing of this line is N89°56'12"E.

NOTE:

A foundation observation report by a licensed Engineer is required for building construction.

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.

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATE

DAKOTA WEST SUBDIVISION PHASE 2

G & R WEST LLC

SECTION:SE1/4 NE1/4 S.16 | TWNSHP: 1 South | RNGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0543 G&R West\platPH2.pro | Job No.: 0543-002

Drawn: DKD | Checked: DRS | Date: Jun 13, 2003 | Sheet 2 of 2

B-679

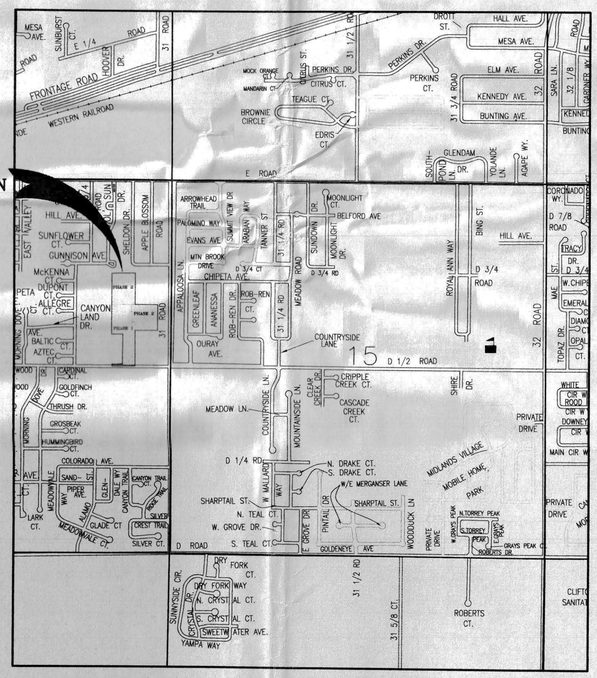
G & R WEST, LLC

2650 El Corona Drive
Grand Junction, Co. 81501
PH. (970) 255-8164

FINAL CONSTRUCTION PLANS
FOR

DAKOTA WEST SUBDIVISION (FILING 2)

SUBMITTED
APRIL 23, 2003



VICINITY MAP

TITLE

SHEET 1 OF 12	COVER SHEET/LOCATION MAP
SHEET 2 OF 12	GENERAL LEGEND AND CONSTRUCTION NOTES
SHEET 3 OF 12	UTILITY/COMPOSITE PLAN
SHEET 4 OF 12	GRADING & DRAINAGE PLAN
SHEET 5 OF 12	STORM WATER MANAGEMENT PLAN
SHEET 6 OF 12	BISMARCK STREET/MANDAN LANE PLAN AND PROFILE
SHEET 7 OF 12	ABERDEEN LANE/WASHBURN STREET PLAN AND PROFILE
SHEET 8 OF 12	LINE "D" SANITARY SEWER PLAN & PROFILE
SHEET 9 OF 12	LINE "E" SANITARY SEWER PLAN & PROFILE
SHEET 10 OF 12	CLIFTON WATER DETAIL SHEET 1
SHEET 11 OF 12	CLIFTON WATER DETAIL SHEET 2
SHEET 12 OF 12	CENTRAL GRAND VALLEY SANITATION DISTRICT DETAILS

THOMPSON-LANGFORD CORP.
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067

JOB NO. 0543-001

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or engineer from conformance with the City of Grand Junction Standard Specifications for Road and Bridge Construction.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
CITY OF GRAND JUNCTION ENGINEERING

City of Grand Junction Engineering Division Representative — Date

FP-2003-079 5/6/03
Planners Review set

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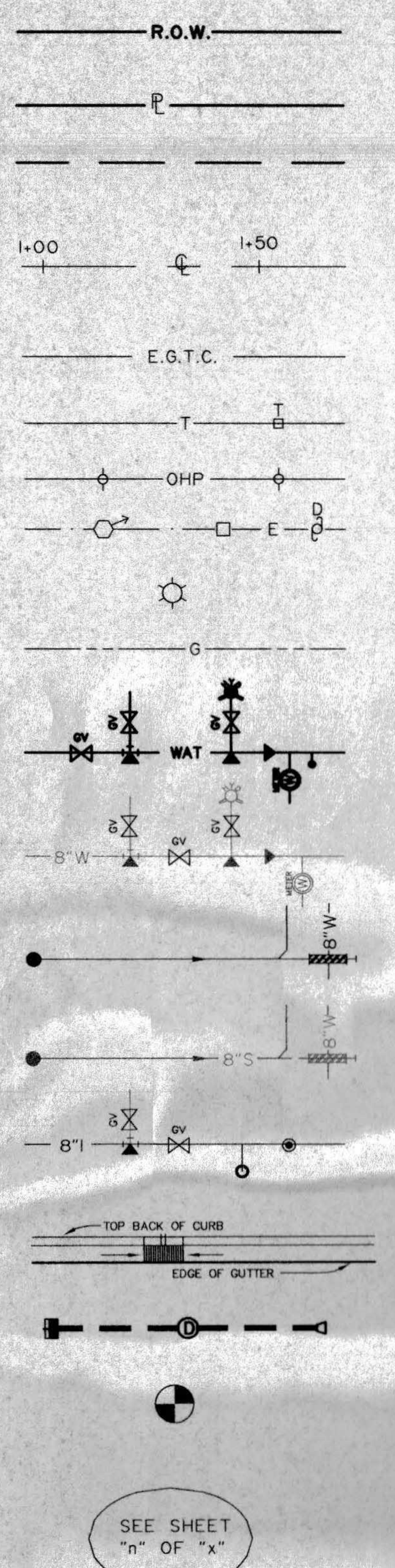
03-079

LEGEND



- STREET R.O.W. LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE & STATION MARKERS
- CENTERLINE COMMON TRENCH-ELECTRICAL, TELEPHONE, & CABLE T.V.
- UNDERGROUND TELEPHONE LINE AND PEDESTAL
- EXISTING OVERHEAD UTILITY LINES & POLES
- CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE VALVE, PROPOSED, RISER, AND EXISTING RISER
- CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION
- SHEET REF.

GENERAL CONSTRUCTION NOTES

1. Alignment, centerline curve data, and stationing to be verified from approved subdivision plat before construction.
2. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
3. All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the Owner or his designated representative. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor. No separate pay.
4. Contractor shall give 48 hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor shall be obtained at the Contractor's expense.
5. Contractor shall confine his construction operations to the rights-of-way, easements, and lots, as shown on Plans and Plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
6. All road construction, and related work, all materials, performance and quality of work, shall conform to the requirements of the City of Grand Junction Standards and Specifications.
7. All utility installations are to be performed in accordance with the technical specifications of the City of Grand Junction. All water and sewer lines must be tested and approved prior to street construction. All water lines to be constructed in accordance with the technical specifications of Clifton Water District. All sewer lines to be constructed in accordance with the technical specifications of the Central Grand Valley Sanitation District.
8. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction and the affected utility districts. Though the owner is paying for the testing, it shall be the responsibility of the Contractor to contact the testing firm 24 hours in advance of the need for testing, and to verify that the appropriate numbers of tests have been taken. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling within Public rights-of-way or Public easements shall be tested.
9. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench backfill unless otherwise approved by the Engineer.

STORM SEWER CONSTRUCTION NOTES

1. All storm sewer line construction shall be in accordance with the City of Grand Junction Standards and Specifications.
2. All Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
3. All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
4. All High Density Polyethylene (HDPE) pipe and fittings to conform to the following:
   12 inch to 36 inch shall meet ASSHTO M294,
   42 inch to 48 inch shall meet ASSHTO MP6.

SANITARY SEWER CONSTRUCTION NOTES

1. All sewer line construction shall conform to the Central Grand Valley Sanitation District Standards and Specifications.
2. All materials and workmanship shall conform to the Standards and Specifications of the Central Grand Valley Sanitation District. The Central Grand Valley Sanitation District reserves the right to accept or reject any materials and or workmanship that does not conform to its Standards and Specifications.
3. The Contractor shall have one signed copy of the Plans and a copy of the Central Grand Valley Sanitation District Standards and Specifications at the job site at all times.
4. All sanitary sewer pipe shall be PVC SDR-35 unless otherwise specified. All pipe joints shall be 13 foot joints unless otherwise approved by the Project Engineer.
5. All sewer mains to be laid to grade utilizing a "pipe laser".
6. All sanitary sewer services to be 4 inch PVC SDR-35 unless otherwise specified.
7. Cleanouts are required at 100 foot intervals on all lines greater than 100 feet in length.
8. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
9. A minimum of 10 feet of horizontal separation shall be maintained at all times between the waterline and sewer line except at specified crossings.
10. Where sanitary sewers cross under waterline with less than 18 inches of vertical separation, and in all cases where the sanitary sewer crosses over the waterline at any depth, provide total Concrete Encasement of pipe for a length of 10 feet either side of waterline. See the Central Grand Valley Sanitation District Details. Include cost of waterline crossing (Total concrete pipe encasement, pipe, and approved backfill), in unit price bid per lineal foot of sanitary sewer in appropriate sizes.
11. Sewer service stub-outs shall extend 14 feet beyond the property line or through front lot easements, whichever is greater, and shall be glue capped and marked with a steel fence post painted green and buried so that 3 feet remains above grade. As-built surveying for vertical grade of stub-out required PRIOR to backfill.
12. No service line shall be connected directly into a manhole.
13. The Contractor is responsible for all required sewer line testing to be completed in accordance with the Central Grand Valley Sanitation District Standards and Specifications. Final testing to be accomplished only after all other infrastructure has been installed. This includes waterlines, gas lines, electric lines, etc. Testing will be performed after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed to insure that the line is clean. These tests will be the basis for issuing initial Acceptance of the sewer line extension.
14. Manholes shall be constructed as shown on the Central Grand Valley Sanitation District Standard Sanitary Sewer Detail sheet.
15. Water stop gaskets and clamp assemblies are to be furnished and installed at all connections to manholes.
16. Metal grade rings are NOT to be used on top of manhole rings to adjust to finish pavement elevation. All adjustments to finish grade on new manholes shall be made using concrete grade rings and grout beneath the cast iron ring as shown on the Standard Sanitary Sewer Detail sheet.
17. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab. A copy of the compaction test results shall be provided to the District during the course of the project.
18. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for sewer line trench back fill unless otherwise approved by the Engineer.
19. To inhibit the movement of groundwater through sewer bedding and haunching material, clay cutoff walls of native material are to be constructed approximately 10 feet upstream from each manhole as shown on sanitary sewer plan and profiles. The cut-off wall shall extend from 6 inches below to 6 inches above granular back fill material and shall be 2 feet wide. If native material is not suitable, the Contractor shall import material approved by the Engineer.
20. When installing manholes over existing sewer lines:
    Contractor is to expose existing sanitary sewer main to allow the Engineer to field verify existing pipe inverts PRIOR to construction of manholes and adjust invert elevations if required. The Contractor shall place type "A" bedding material and pour the base of the manhole and complete the manhole as per the Standard Sanitary Sewer Details, Central Grand Valley Sanitation District. The Contractor at that time can notch out or cut the existing pipe out to the spring line of the pipe. The Contractor shall control all live sewage flow and shall not allow debris from the cutting or other work to enter the existing pipe line while the work is being done.
21. The Contractor should notify the District at least 48 hrs. prior to commencement of construction.
22. All sanitary sewer notes apply to all sheets pertaining to the sanitary sewer line.
23. Red Line As-built Drawings shall be submitted to the City Utility Engineer at least 72 hours PRIOR to paving for review.
24. The Contractor shall obtain a City of Grand Junction Street Cut Permit for all work within existing City Right-of-way.
25. When connecting to existing manholes, it is necessary to provide a "PSX" positive seal gasket to accommodate the new invert-in. The manhole base and wall is to be grouted to provide a water tight seal and the invert grouted as necessary to provide for a smooth invert channel. All grout used on the invert channel should be suitable for

PAVING CONSTRUCTION NOTES

1. All road widths, and radii are to face of curb or flowline unless noted otherwise. Any "spot" design elevations are to flowline of curb and gutter unless otherwise noted.
2. TOC = top of curb elevation
   BOW = back of sidewalk
   EOP = edge of pavement elevation
   RIM = rim of manhole
   INV = invert elev. of manhole or inlet
   CL = centerline
   PL = property line
   FL = flowline
   El = elevation
3. The top 6" of existing ground or the top 6" of areas cut to final grade are to be scarified, moistened and recompacted to 95% of AASHTO T99 to a depth of 6" before starting up with embankments or before base is placed.
4. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
5. Aggregate base course must be compacted 95% within 2% of optimum moisture content, as determined by AASHTO T-180.
6. Hot-mix asphaltic concrete to be CDOT Grading C. A mix design for the proposed pit must be approved by Engineer prior to placement of pavement.
7. Where proposed pavement is to match existing pavement, existing pavement is to be square cut, full base thickness is to be brought to match line and existing surface is to be tack-coated before proposed surface is placed.
8. Handicap ramps are to be constructed where indicated on the plans and in accordance with current City of Grand Junction Standard Details.
9. Curb, gutter and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet.
10. Include backing of curb and Gutter and or sidewalk with native fill material per the typical roadway section in the unit price bid for embankment.

WATERLINE CONSTRUCTION

1. All water line construction shall be in accordance with the Clifton Water Districts standards and specifications
2. Contractor shall notify the Clifton Water District 48 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Maximum cover required over top of new waterlines is 4'-6'.
5. All water mains, sizes 4" through 12", to be DR-18 PVC conforming to AWWA C-900
6. All service connections to be 3/4" Type "K" copper.
7. Cast Iron fittings to conform to AWWA C-110.
8. Fire Hydrants shall conform to AWWA C-502-85.
9. All materials, labor and equipment required for testing and disinfection of waterlines shall be furnished by Contractor. Disinfection of waterlines shall conform to AWWA C-651-99 or latest revision thereof. No separate pay.
10. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Clifton Water District details and Technical Specifications.
11. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for waterline trench backfill unless otherwise approved by the Engineer.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT
Date

REVISION	DATE	DESCRIPTION	BY	CH'D

G & R WEST, LLC — CITY OF GRAND JUNCTION

GENERAL LEGEND AND CONSTRUCTION NOTES

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER — JEFFREY W. MACE 37343 — 4/23/03

DATE: April 23, 2003
SCALE: Horiz: N.T.S.
Project No: 0543-001
SHEET NO: 2 OF 12

03-079

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LEGEND

R.O.W. — STREET R.O.W. LINE

℄ — LOT LINE

EASEMENT LINE

1+00 ℄ 1+50 — CENTERLINE & STATION MARKERS

E.G.T.C. — CENTERLINE COMMON TRENCH-ELECTRICAL, TELEPHONE, & CABLE T.V.

T — T — UNDERGROUND TELEPHONE LINE AND PEDESTAL

OHP — OHP — EXISTING OVERHEAD UTILITY LINES & POLES

E — E — CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP

STREET LIGHT

G — GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)

CNW-4 STA: 1+12.84 OFFSET: 10.00L

WAT — PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF

CNW-5 STA: 1+16.62 OFFSET: 10.00 L

8"W — EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF

MH-E1 STA 1+14.50

LINE E - 114.50 LF 8"ø SDR-35 PVC

8- SS — PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG

8- SS — EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG

* ALL WATER SERVICES PERPENDICULAR TO MAIN

8"I — GV — VALVE, PROPOSED, RISER, AND EXISTING RISER IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE

TOP BACK OF CURB / EDGE OF GUTTER — CURB INLET W/DIRECTION OF FLOW

D — STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")

BENCHMARK LOCATION

COORDINATES

LOCATION ID			WM PIT		SEWER SERVICES	
PHASE	BLOCK	LOT #	ROADWAY STATIONING	ROADWAY OFFSET	STATIONING	OFFSET
2	1	1	33+21.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		2	32+07.25	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		3	31+97.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		4	30+83.25	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		5	30+73.37	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		6	SEE BELOW		CONSTRUCTED AS PART OF PHASE 1	
		7	SEE BELOW		CONSTRUCTED AS PART OF PHASE 1	
		8	0+51.82	24.50 L	0+61.81	36.00 L
		9	1+33.15	24.50 L	0+71.81	36.00 L
2	2	1	32+70.79	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		2	32+60.79	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		3	31+49.66	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		4	31+39.66	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		5	30+68.84	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
2	3	1	22+37.47	24.50 L	1+10.77	36.00 L
		2	22+27.47	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
		3	21+03.05	24.50 L	CONSTRUCTED AS PART OF PHASE 1	
2	4	1	21+60.36	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		2	21+70.36	24.50 R	CONSTRUCTED AS PART OF PHASE 1	
		3	0+40.29	23.00 R	CONSTRUCTED AS PART OF PHASE 1	
		4	1+34.68	25.70 R	1+85.87	87.83 R
		5	2+39.61	31.01 R	1+95.87	87.76 R
2	5	1	2+34.61	24.50 L	1+92.71	36.00 L
		2	1+31.13	24.50 L	1+82.71	36.00 L
		3	1+21.13	24.50 L	0+69.38	36.00 L
		4	0+07.64	24.50 L	0+59.38	36.00 L
		5	0+02.36	24.50 R	0+54.11	36.00 R
		6	1+10.77	24.50 R	0+64.11	36.00 R

PROPERTY CORNERS		
ID	N	E
P56	37907.56	115163.09
P67	38020.41	115164.22
P78	38040.05	115185.74

BLOCK 1, LOT 6 SVC. DIST. FROM		
DESC.	P56	P67
WA SVC	29.73	5.39

BLOCK 1, LOT 7 SVC. DIST. FROM		
DESC.	P78	P67
WA SVC	5.25	26.91



PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

N

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 MEMBER UTILITIES.

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	XCEL ENERGY
WATER:	CLIFTON WATER DISTRICT
CABLE TELEVISION:	AT&T
SANITARY SEWER:	CENTRAL GRAND VALLEY SANITATION DISTRICT
TELEPHONE:	QWEST
IRRIGATION	GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT

CONSTRUCTION NOTES

CNW-0 ALL WATERLINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CLIFTON WATER DISTRICT'S STANDARDS AND SPECIFICATIONS.

CNW-1 CONSTRUCT 8" DR-18 PVC WATER LINE. MIN 42" BURY

CNW-2 INSTALL 8"x6" TEE, 6" GV&B, HYDRANT ASSEMBLY, AND THRUST BLOCK.

CNW-3 CONSTRUCT WATER METER AND PIT. WATER SERVICE STATIONING AND OFFSET ARE TO CENTER OF METER PIT AND RELATIVE TO STREET CENTERLINE STATIONING. CONTRACTOR IS TO EXTEND WATER SERVICES AN ADDITIONAL 11.5 FEET TO THE MULTI-PURPOSE EASEMENT LINE.

CNW-4 INSTALL 8" GV&B.

CNW-5 INSTALL BLOWOFF PLUG & THRUSTBLOCK

CNW-6 INSTALL 8"x8"x8" TEE, (1)-8" GV&B & THRUST BLOCK.

CNW-7 REMOVE PLUG & BLOWOFF AND CONNECT TO EXISTING WATER LINE.

CNW-8 INSTALL 90° BEND AND THRUST BLOCK.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT
Date

BY	DESCRIPTION	DATE	REVISION
CHD			

CITY OF GRAND JUNCTION

G & R WEST, LLC

UTILITY/COMPOSITE PLAN FOR DAKOTA WEST SUBDIVISION

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD. SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

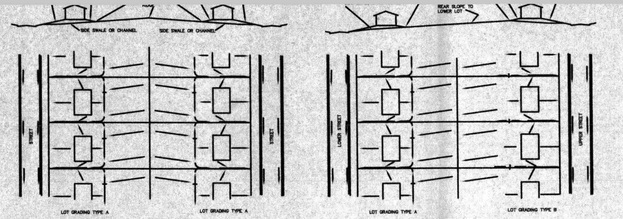
NO

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MACIE 37343 PROFESSIONAL ENGINEER

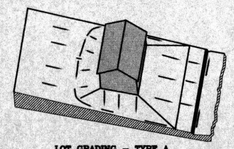
DATE: April 23, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 3 OF 12

03-079

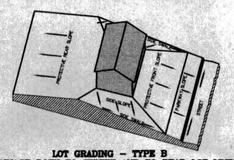


BLOCK GRADING TYPE 1
RIDGE ALONG REAR LOT LINES

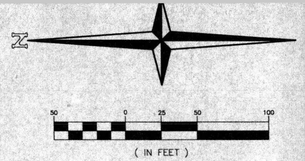
BLOCK GRADING TYPE 2
GENTLE CROSS SLOPE



LOT GRADING - TYPE A
ALL DRAINAGE TO STREET



LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



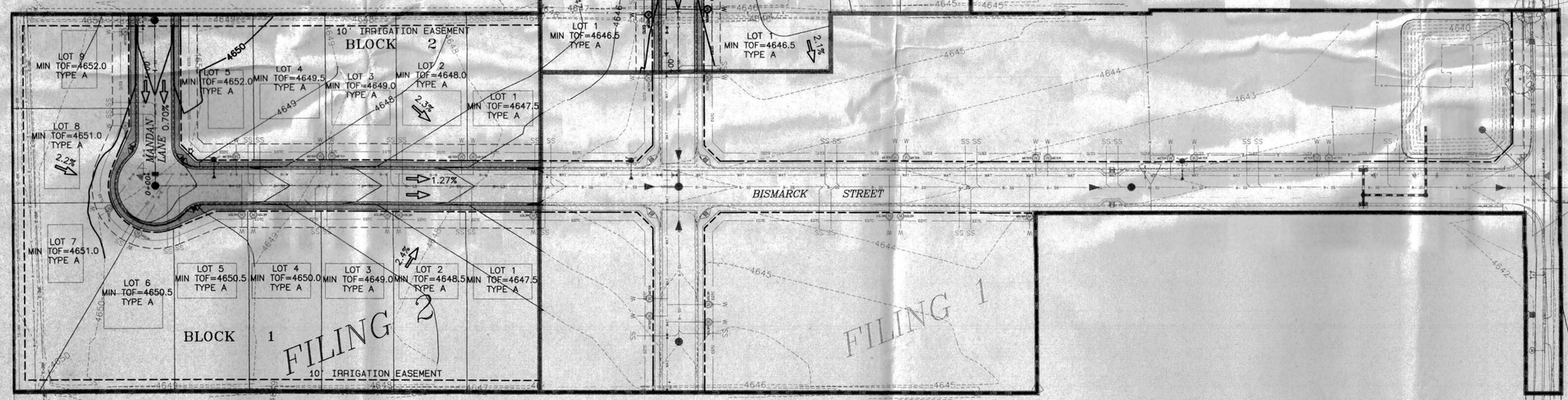
CONTOUR INTERVAL: 1'

LEGEND

- DRAINAGE FLOW DIRECTION
- 4645 — PROPOSED CONTOUR (5' INTERVAL)
- 4647 — PROPOSED CONTOUR (1' INTERVAL)
- 4650 — EXISTING CONTOUR (5' INTERVAL)
- 4647 — EXISTING CONTOUR (1' INTERVAL)

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED FLOODPLAIN



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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date

BY	DESCRIPTION	DATE	REVISION

CITY OF GRAND JUNCTION

G & R WEST, LLC

GRADING & DRAINAGE PLAN FOR
DAKOTA WEST SUBDIVISION

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tlc@lewest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. LANGFORD 37343 PROFESSIONAL ENGINEER

DATE: April 23, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 4 OF 12

STORMWATER MANAGEMENT PLAN
DAKOTA WEST SUBDIVISION - FILING 3
GRAND JUNCTION, COLORADO

EROSION CONTROL MEASURES
Performance Standards

The general requirements for erosion control work shall be as follows:
1. Any grading shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.

2. All grading shall be designed, constructed and completed in such a manner so that exposed area of any disturbed land shall be limited to the shortest time period .

3. Sediment caused by accelerated soil erosion shall be removed from runoff water before leaving the site.

4. Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the graded area shall be designed to limit the water flow to a non-erosive velocity.

5. Temporary soil erosion control facilities shall be removed and areas graded and stabilized with permanent soil erosion control measures pursuant to approved plans and specifications.

General Notes

1. At all times during construction, erosion and sediment control shall be maintained by the contractor.

2. Erosion control system shall be installed as grading progresses.

3. Details shown are schematic only. Adjust as necessary to fit field conditions.

4. Negative impacts to downstream areas (or receiving waters) caused by the overlot grading and/or construction to be monitored and corrected by the contractor.

Maintenance

1. The developer or his designated representative shall make routine checks on all erosion control measures to determine if repairs or sediment removal is necessary.

2. After each rainfall or moderate snow melt, erosion control measures are to be checked. If repairs are needed, they shall be completed immediately.

3. Silt and sediment shall be removed after each substantial rainfall. Deposits must be removed when they reach a height of one-half of the barrier (silt fence).

4. When temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in open areas and seeded as necessary.

During Construction (Temporary Measures)

1. Silt Fence: Silt fence shall be at storm sewer outlets into channels and at all inlet locations. Installation shall be in accordance with Detail B as shown on this sheet.

2. Place silt fence (SF) at the tops and toes of slopes and behind the curb and gutter where called for on this plan as soon as the backing for the curb and gutter is in place and the overlot grading is complete.

3. Compact topsoil 80-85% standard density and finish grade to elevations shown on the grading plan. Eliminate low spots and round out abrupt changes in slope.

4. Contractor shall have a water truck made available to assist in controlling dust and wind erosion.

5. Construction traffic entrances (mud traps) shall be installed prior to commencement of construction activities and shall be cleaned on a continual basis during construction.

After Construction (Permanent Measures)

1. Rip-Rap: The use of rip-rap is proposed for all storm sewer outlets. The rip rap shall function to take the impact of the release water, thereby reducing velocities to a non-erosive rate (see grading & drainage plan).

2. Gravel filters @ inlets: Following paving, gravel filters in accordance with Detail D, shall be constructed and maintained by the contractor until his contract is complete. At that time, responsibility for maintenance shall be transferred to the owner.

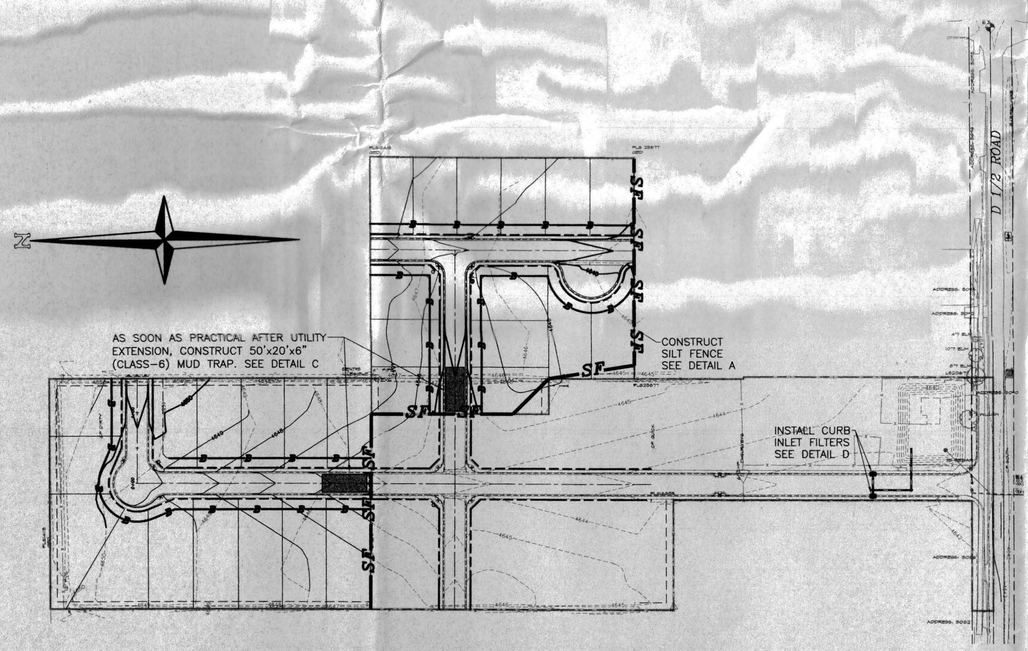
3. Landscape Areas: In improved open spaces, grass and trees with an irrigation system will be required for controlling erosion after land development & home construction are complete.

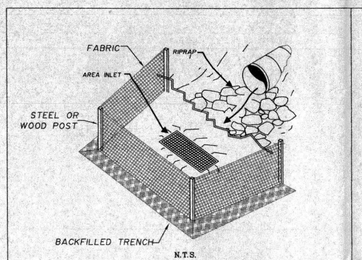
4. Native Grass Areas: After completion of grading activities, broadcast seed with special seed mix listed below and hydromulch with an organic mulch. In areas which have a slope at or exceeding 3:1, add an approved tackifier to hydromulch.

Seeding shall be done with a brillion drill into a slightly moist seedbed. The seeding shall be done in two separate applications crossing the area at right angles (if possible) to one another to guarantee proper coverage. Each application shall be at 1/2 the total rate noted in the table below.

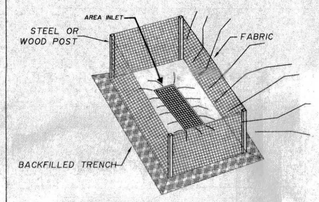
NONIRRIGATED REVEGETATIVE SEED MIX:

COMMON NAME	SCIENTIFIC NAME	Lbs/Acre PLS	%
Blue Flox	Linum perenne "Lewissi"	14 oz.	10.0%
Hard Fescue	Festuca ovina Spartan	3.50 lbs.	15.0%
Alkali Sacaton	Sporobolus airoides	2.33 lbs.	10.0%
Intermediate Wheatgrass	Agropyron intermedium"Oahe"	1.19 lbs.	10.0%
Galleta	Hilaria jamesii	11.20 oz.	5.0%
Crested Wheatgrass	Agropyron cristatum"Highcrest"	1.13 lbs.	10.0%
Western Wheatgrass	Agropyron smithii "Arriba"	2.26 lbs.	20.0%
Fult's Alkali Grass	Puccinellia distans "Fults"	7.96 lbs.	20.0%

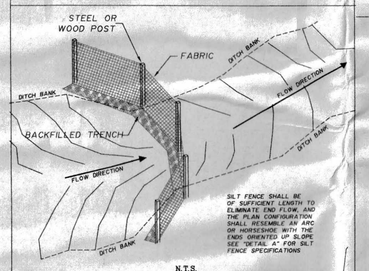




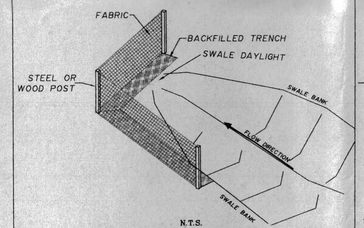
DETAIL B - CULVERT OUTLET TRAP OR INLET PROTECTION



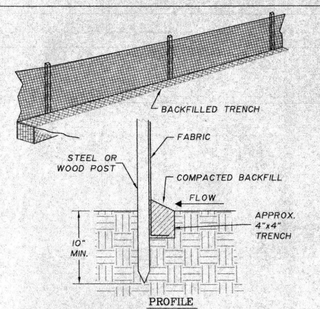
DETAIL B - INLET PROTECTION



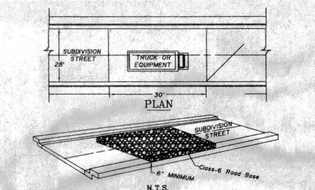
DETAIL E - DITCH EROSION PROTECTION



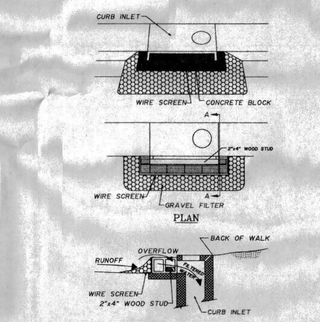
DETAIL F - SILT FENCE DIKE OR SWALE PROTECTION



DETAIL A - SILT FENCE (SF)



DETAIL C - MUD TRAP

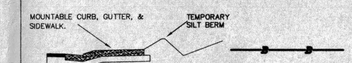


DETAIL D - CURB INLET FILTER

LEGEND

PROPOSED STORM SEWER WITH MANHOLE AND CURB INLETS

PROPERTY AND CONSTRUCTION SITE BOUNDARY



NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED 100 YEAR FLOODPLAIN

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative _____ Date _____

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative _____ Date _____

REVISION	DATE	DESCRIPTION	BY	CHD

CITY OF GRAND JUNCTION

G & R WEST, LLC

STORM WATER MANAGEMENT PLAN

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD. SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MAGEE 37343 PROFESSIONAL ENGINEER

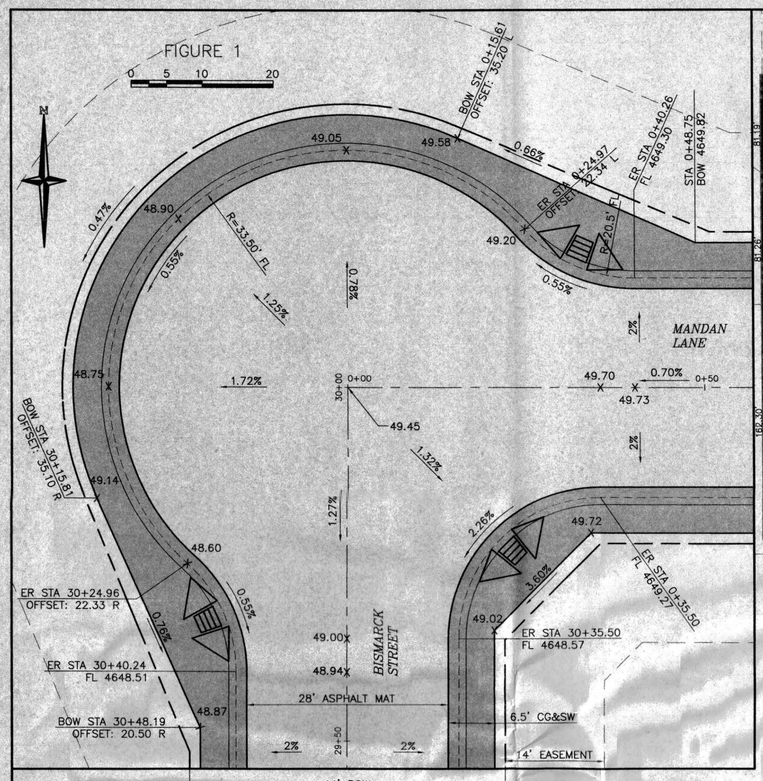
DATE: April 23, 2003

SCALE: Horiz: 1" = 50' Vert: NA

Project No: 0543-001

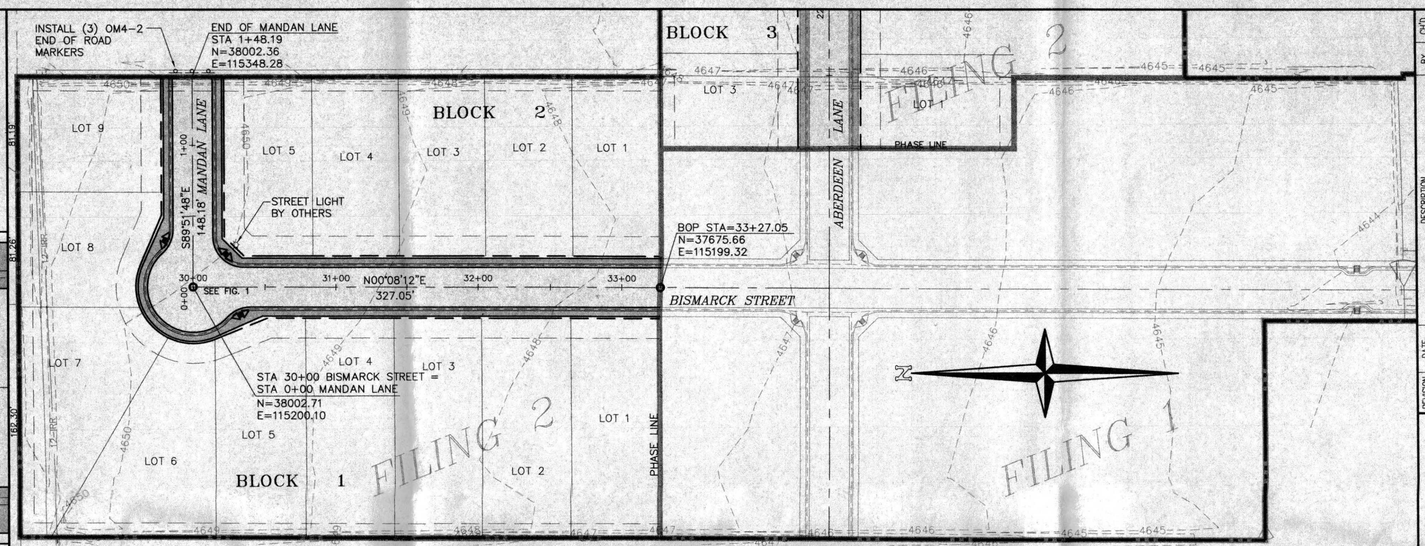
SHEET NO: 5 OF 12

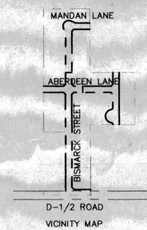
FIGURE 1



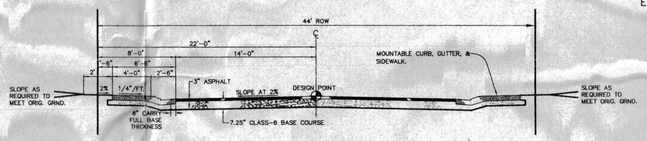
NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	3





VICINITY MAP



MANDAN/BISMARCK RESIDENTIAL STREET
TYPICAL SECTION

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

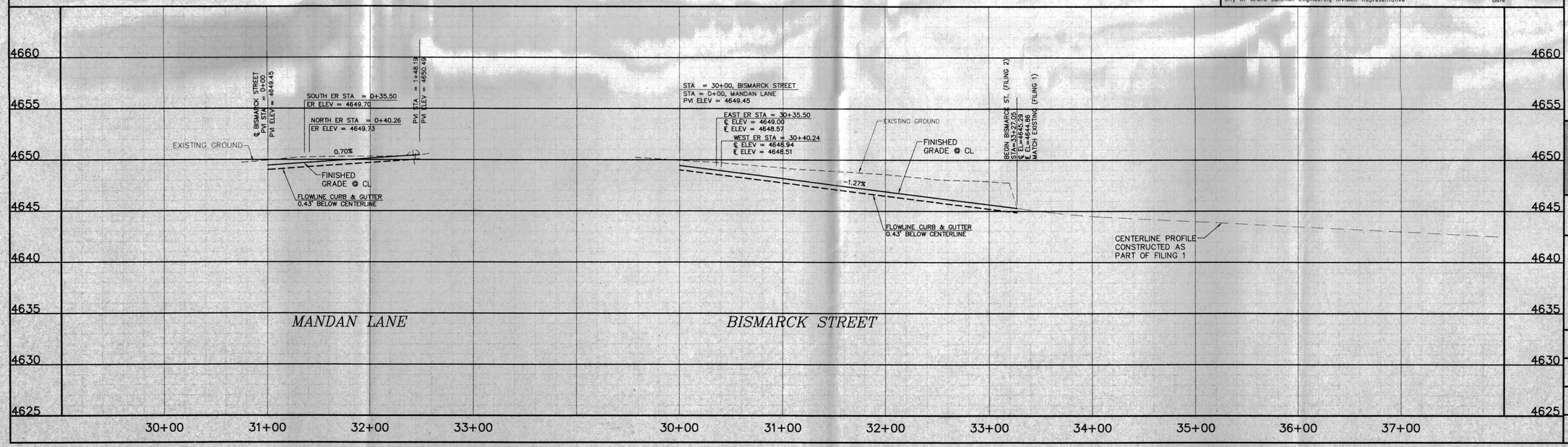
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date



REVISION	DATE	BY	DESCRIPTION
		CWD	

CITY OF GRAND JUNCTION
G & R WEST, LLC

DAKOTA WEST SUBDIVISION
BISMARCK STREET/MANDAN LANE
PLAN & PROFILE

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tle@tlcwest.com

DRAWN BY: MRH
CHECKED BY: JWM

COLORADO REGISTERED
JEFFREY W. LANGFORD
37343
PROFESSIONAL ENGINEER

DATE: April 23, 2003

SCALE:
Horiz: 1" = 50'
Vert: 1" = 5'

Project No: 0543-001

SHEET NO: 6 OF 12

03-07

FIGURE 1

0 10 20 40

ER STA 0+35.50
FL 4645.89

ER STA 22+85.00
FL 4645.28

ER STA 0+35.50
FL 4645.49

46.34
46.32
45.75
45.71
45.82
46.10
45.96
45.92

2.00% 2.00%
3.14%
1.94%
1.27%
0.50%
1.97%
0.67%
1.08%

0+50
0+00
22+50
23+00
44.0' ROW
14.0' HBP
6.5' CG&SW
2.00%

ABERDEEN LANE
WASHBURN STREET

6.5' CG&SW
14.0' HBP
14.0' HBP
6.5' CG&SW

N

12" TO CROWN
SEE PLANS
8.0"
6.5"
2.5"
4.0"
2.0"
3.0"
3" ASPHALT
1% MIN
1/2"/FT
1/4"/FT.
2%
V-PAN FL
7.25" CLASS-6 BASE COURSE
6" CARRY FULL BASE THICKNESS
SLOPE AS REQUIRED TO MEET ORIG. GRND.
MOUNTABLE CURB, GUTTER, & SIDEWALK WITH SPILL GUTTER

SECTION A-A

44' ROW
22'-0"
14'-0"
8'-0"
6'-6"
1'-6"
4'-0"
2'-6"
2"
2%
1/4"/FT.
3" ASPHALT
SLOPE AT 2%
DESIGN POINT
MOUNTABLE CURB, GUTTER, & SIDEWALK.
SLOPE AS REQUIRED TO MEET ORIG. GRND.
6" CARRY FULL BASE THICKNESS
7.25" CLASS-6 BASE COURSE

ABERDEEN LANE AND WASHBURN STREET
TYPICAL SECTION

PC 20' RAD FL
PC STA 1+29.68
15.50 R

WASHBURN STREET

PCC 20' RAD FL SOUTH
STA 1+35.11
16.25 R

STA 1+40.53
17.00 R

PCC 20' RAD FL SOUTH
STA 2+44.22
OFFSET: 16.25 R

STA 2+38.80
17.00 R

PC 20' RAD FL
PC STA 2+49.65
15.50 R

45.02
45.00
44.98
44.92
44.72
44.53
44.48
44.45
44.42

2.00%
17.0'
0.50%

STA 1+50.89
17.00 R

STA 1+89.66
17.00 R

STA 2+28.37
17.00 R

1% MIN

45.32
44.93

PRC STA 1+49.44
32.41 R

PRC STA 2+29.89
32.41 R

41.5' FL RADIUS 6.5' WIDE MOUNTABLE CG&SW WITH SPILL GUTTER FROM STA 1+49.44 TO STA 2+29.89

PC STA 1+89.68
67.49 R

45.46

FIGURE 2

0 10 20 40

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 MEMBER UTILITIES.

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

CONTOUR INTERVAL: 1'

BLOCK 3
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

BOP STA=20+98.52
N=37556.67
E=115297.56

SEE FIGURE 1 FOR FLOWLINE ELEVATIONS

20+00
21+00
22+00
23+00
S89°51'48"E
330.72'

ABERDEEN LANE

STA. 20+00
ABERDEEN LANE
N=37556.90
E=115199.04

14' MULTI-PURPOSE EASEMENT

PHASE LINE

FILING 2

BISMARCK STREET

WASHBURN STREET

STA 23+30.72 ABERDEEN LANE=
STA 0+00 WASHBURN LANE
N=37556.11
E=115529.76

BLOCK 5

ABERDEEN LANE
WASHBURN STREET
BISMARCK STREET

D-1/2 ROAD
VICINITY MAP

STA 1+19.50
BEGIN WASHBURN ST
N=37675.61
E=115530.05

INSTALL (3) OM4-2 END OF ROAD MARKERS

BLOCK 5
LOT 5
LOT 6
LOT 4
LOT 3
LOT 2
LOT 1

HANDICAP RAMP
STA: 0+21.11

STA 0+00 WASHBURN LANE=
STA 23+30.72 ABERDEEN LANE
N=37556.11
E=115529.76

1+00 S00°08'12"W 119.50' 0+00
1+00 S00°08'12"W 249.65' 2+00

STA 2+49.65
END WASHBURN ST
N=37306.47
E=115529.16

INSTALL (3) OM4-2 END OF ROAD MARKERS

WASHBURN STREET

STREET LIGHT BY OTHERS

INSTALL (1) R1-1 STOP SIGN/STREET NAME SIGN

SEE FIGURE 2 FOR FLOWLINE ELEVATIONS

LOT 3
LOT 1
LOT 2
LOT 4
LOT 5

BLOCK 3
BLOCK 4
FILING 2

ABERDEEN LANE

22+00
23+00

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	6
(R1-1) STOP	HIGH INTENSITY	1
(D3) STREET NAME	HIGH INTENSITY	2

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
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City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date

PVI STA = 0+46.49
PVI ELEV = 4646.33
A.D. = 1.50
K = 40.00
60.00' VC

BVCS: 0+76.49
BVCE: 4646.33
EVCS: 0+16.49
EVCE: 4646.18

STA = 0+00, WASHBURN STREET
STA = 23+30.72, ABERDEEN LANE
ELEV = 4646.10

ER STA 0+35.50
℄ ELEV=4645.92
℉ ELEV=4645.49

PVI STA = 2+49.65
PVI ELEV = 4644.85
MATCH EXISTING

EX GRADE TIE-IN STA = 1+19.50
ELEV = 4647.80

EXISTING GROUND
FINISHED GRADE
2.00%
0.50%

ER STA 0+35.50
℄ ELEV=4646.32
℉ ELEV=4645.89

FLOWLINE CURB & GUTTER
0.43' BELOW CENTERLINE (TYP)

PROPOSED PHASE 1 CENTERLINE PROFILE
EXISTING GROUND
ER STA 22+95.00
℄ ELEV=4645.71
℉ ELEV=4645.28
PVI STA = 23+16.72
PVI ELEV = 4645.82
STA: 23+30.72 ABERDEEN LANE
STA: 0+00 WASHBURN LANE
PVI ELEV = 4646.10
EOP STA=20+98.52
EOP EL=4644.73
FINISHED GRADE
0.50%
FLOWLINE CURB & GUTTER
0.43' BELOW CENTERLINE (TYP)
EXCEPT AT INTERSECTION

ABERDEEN LANE
FOR INTERSECTION ELEVATIONS, SEE FIGURE 1

WASHBURN STREET

4660
4655
4650
4645
4640
4635

20+00 21+00 22+00 23+00 24+00 2+00 1+00 0+00 1+00 2+00 3+00

REVISION	
DATE	
BY	
CHK'D	

DESCRIPTION

CITY OF GRAND JUNCTION

G & R WEST, LLC.

DAKOTA WEST SUBDIVISION
ABERDEEN LANE/WASHBURN STREET
PLAN & PROFILE

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MRH
CHECKED BY: JWM

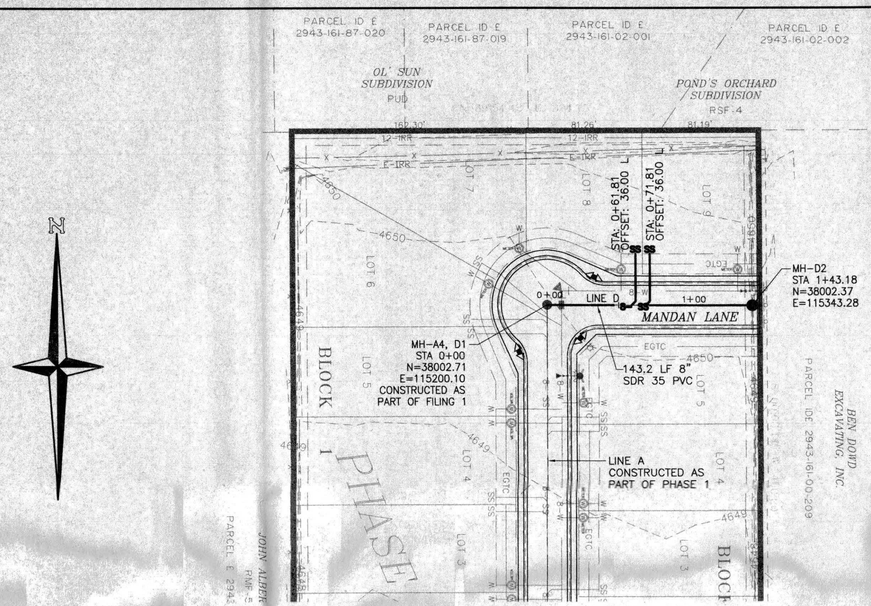
COLORADO REGISTERED JEFFREY W. LANGE 37343 PROFESSIONAL ENGINEER
4/24/03

DATE: April 23, 2003

SCALE: Horiz: 1" = 50' Vert: 1" = 5'

Project No: 0543-001

SHEET NO: 7 OF 12



PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
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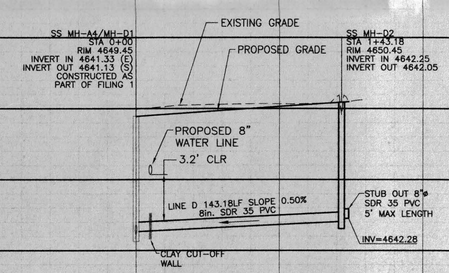
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date



MANDAN LANE – LINE D

REVISION	DATE	BY	CHK	DESCRIPTION

G & R WEST, LLC
CITY OF GRAND JUNCTION

DAKOTA WEST SUBDIVISION
MANDAN LANE SANITARY SEWER
LINE "D"

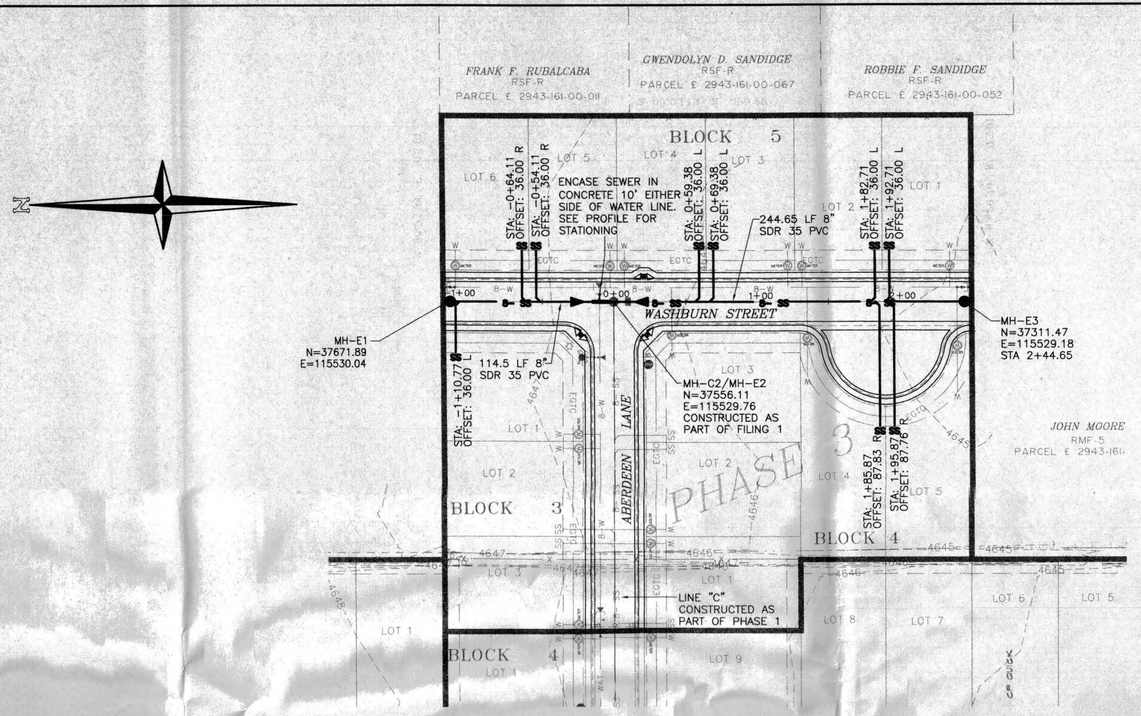
THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MACE 37343 PROFESSIONAL ENGINEER

DATE: April 23, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 8 OF 12

03-079



PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

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City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

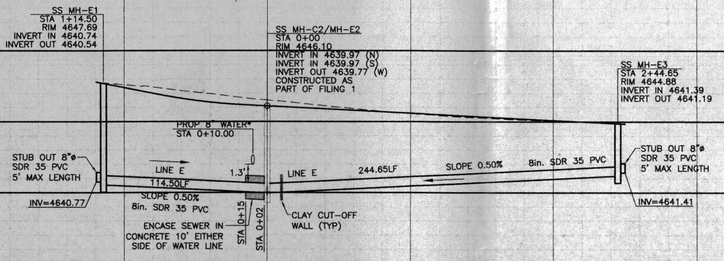
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT

Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT

Date



WASHBURN STREET – LINE E

REVISION	DATE	BY	CHD	DESCRIPTION

CITY OF GRAND JUNCTION

G & R WEST, LLC

DAKOTA WEST SUBDIVISION
WASHBURN STREET SANITARY SEWER LINE "E"

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. LANGE 37343 4/23/03 PROFESSIONAL ENGINEER

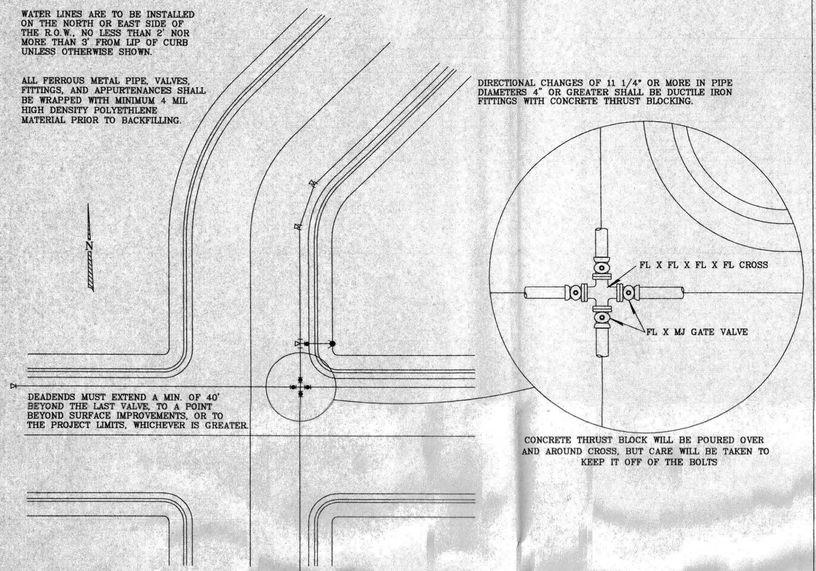
DATE: April 23, 2003

SCALE: Horiz: 1" = 50' Vert: 1" = 5'

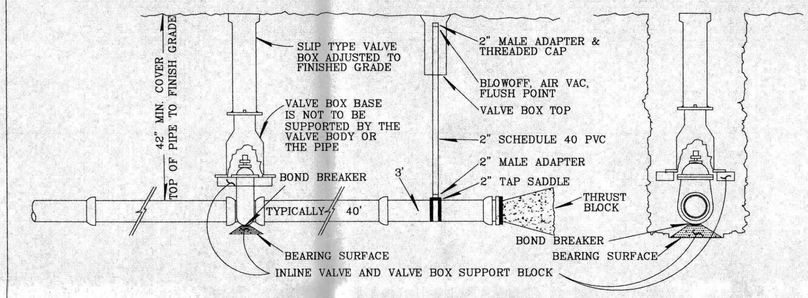
Project No: 0543-001

SHEET NO: 9 OF 12

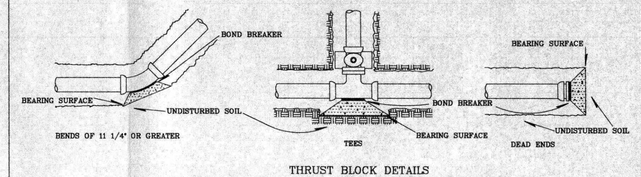
08-019



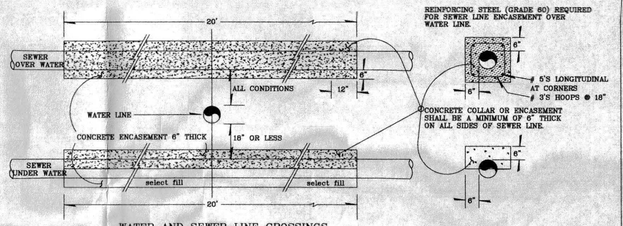
TYPICAL WATER LINE PLAN FOR INTERSECTIONS



VALVE INSTALLATION & LINE TERMINATION

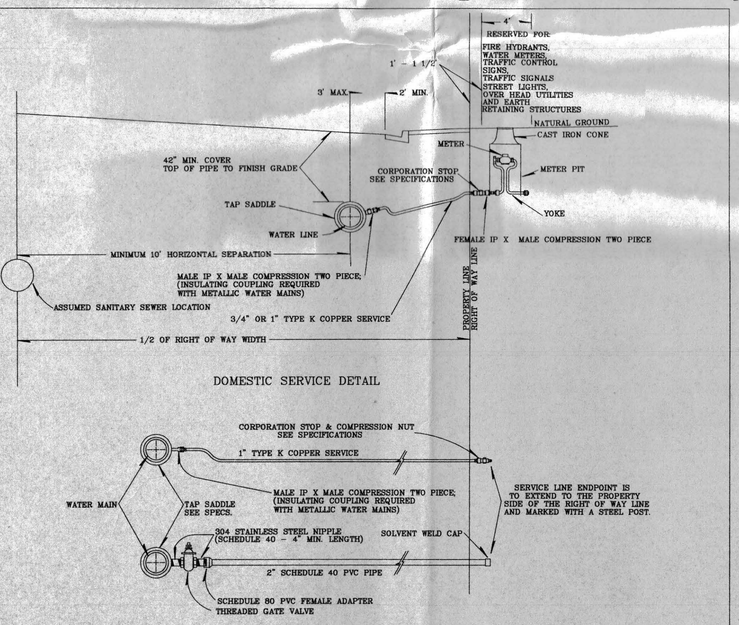


THRUST BLOCK DETAILS
(MIN. 1/2 CU. YD. CONCRETE)



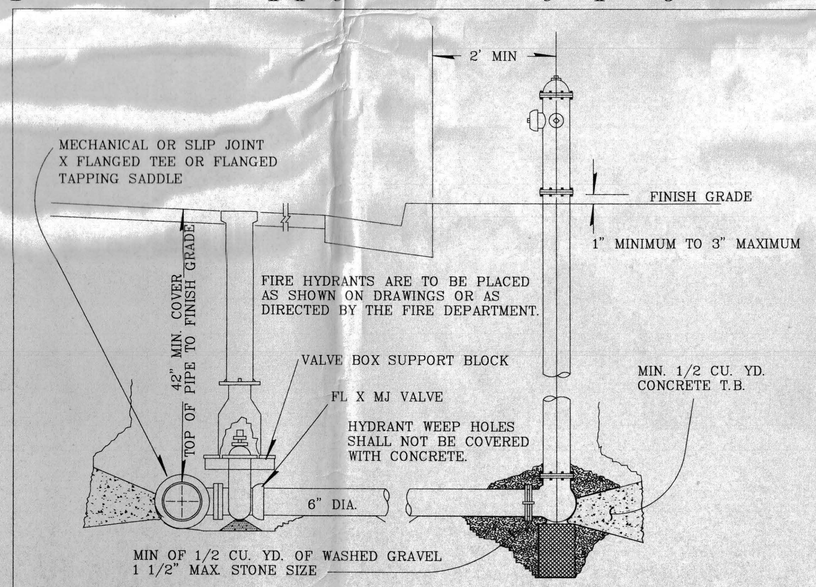
WATER AND SEWER LINE CROSSINGS

Note: Not all drawings on this typical will apply to every project



DOMESTIC SERVICE DETAIL

COMMERCIAL SERVICE DETAIL



FIRE HYDRANT DETAIL

TABLE FOR CONCRETE THRUST BLOCKING

BEARING AREAS (IN SQ. FT.)

SIZE	BENDS				TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
F.H. THRUST BLOCKS SHALL BE A MIN. OF 1/4 CU. YD. IN MASS AND HAVE A MIN. BEARING AREA OF 5 SQ. FT.					

AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.

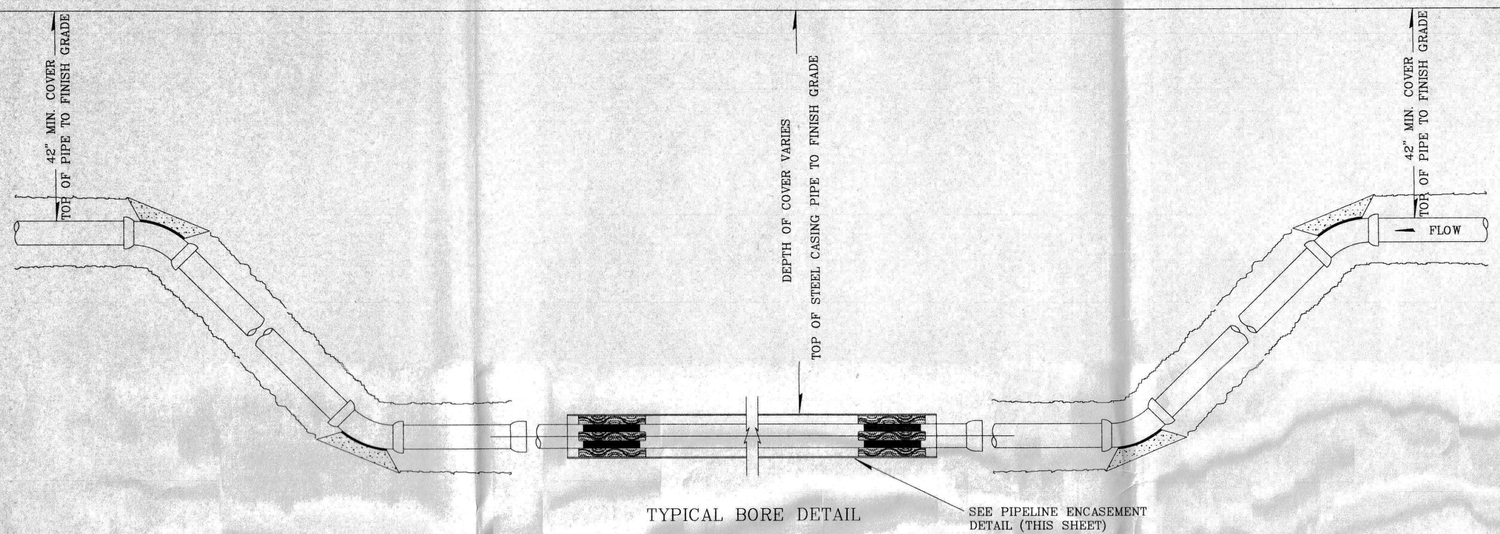
Revised Mar 99	All references to Flare type fittings changed to Compression type fittings

Clifton Water District

Typical Water Line Installation Dtls., Sht. 1

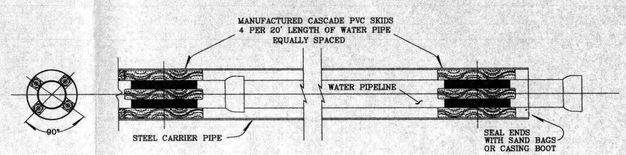
Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	10 OF 12

S:\engr\dwg\WaterLine\PW\WLD_Typical_Water_Line_Dtls_Sht_1.dwg, 10/2/2003 12:21:43 PM, HP DesignJet 750C Plus PS_ps.pltt

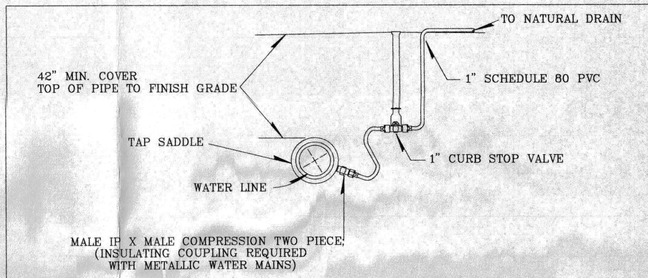


TYPICAL BORE DETAIL

SEE PIPELINE ENCASEMENT DETAIL (THIS SHEET)



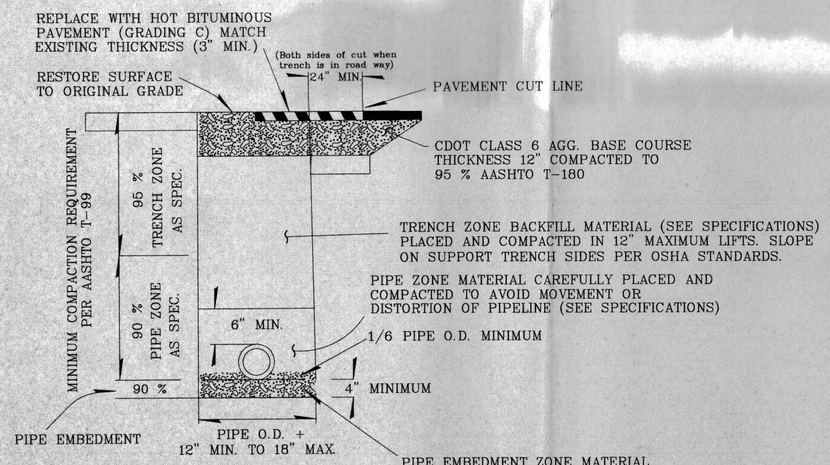
PIPELINE ENCASEMENT DETAIL



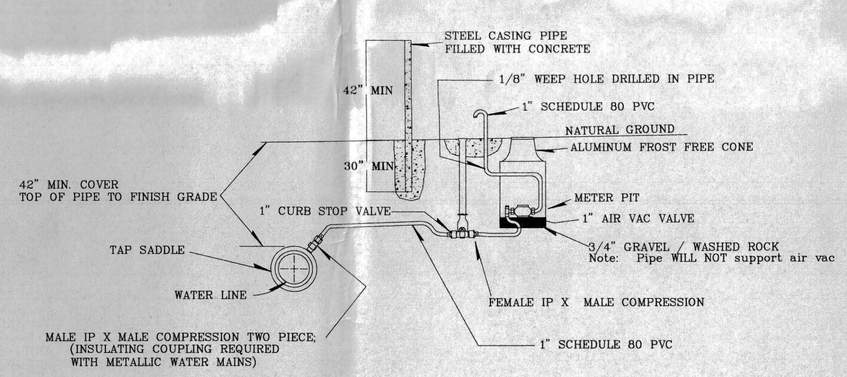
BLOW OFF DETAIL

NOTE: UPGRADE ALL PVC/SADDLE/FITTINGS/VALVES TO 2" ON WATERLINES OF 6" AND GREATER

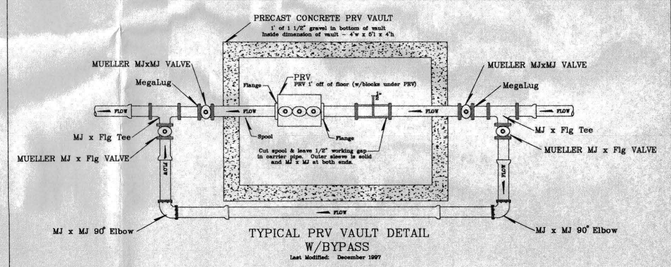
Note: Not all drawings on this typical will apply to every project



TRENCH DETAIL



AIR VAC DETAIL



TYPICAL PRV VAULT DETAIL
W/BYPASS

Last Modified: December 1997

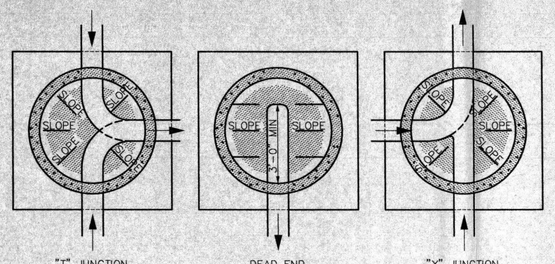
Revised Mar 99	All refernces to Flare type fittings changed to Compression type fittings ... Air Vac detail modified slightly

Clifton Water District

Typical Water Line Installation Dtls., Sht. 2

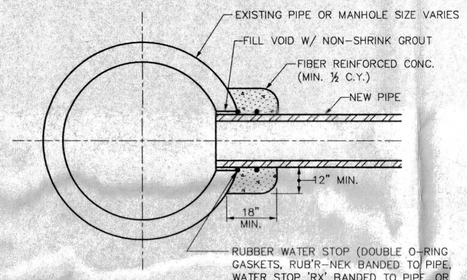
Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	11 OF 12

02-00



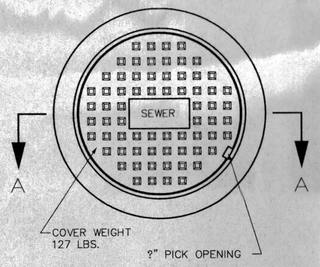
INVERTS SHALL BE FORMED TO PROVIDE A 24" MINIMUM APPROACH IN LINE WITH EACH PIPE FOR MAINTENANCE EQUIPMENT.

SECTION B–B

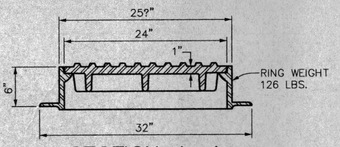


NOTE:
IF THE HOLE IN THE EXISTING PIPE OR MANHOLE IS CORED, THE CONNECTION CAN BE MADE BY INSTALLING A FLEXIBLE PIPE TO MANHOLE CONNECTOR ("BOOT") AND THE CONCRETE ENCASEMENT ELIMINATED.

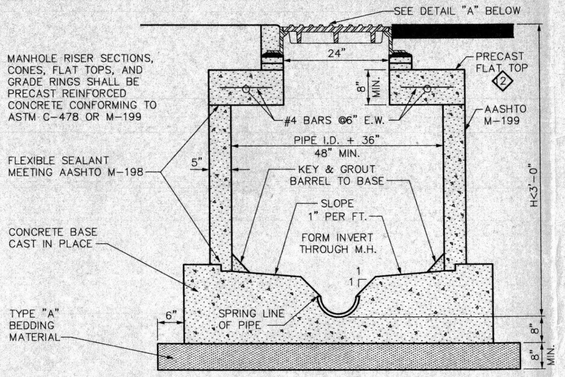
CONNECTION TO EXISTING MANHOLE OR INLET BOX



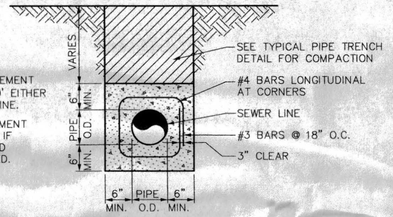
STANDARD CAST IRON MANHOLE RING & COVER



SECTION A–A

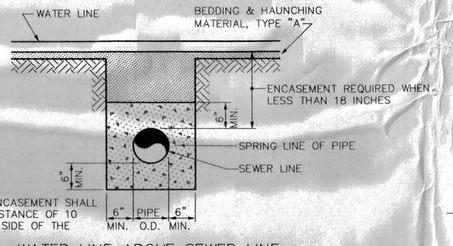


STANDARD SHALLOW MANHOLE CAST–IN–PLACE BASE



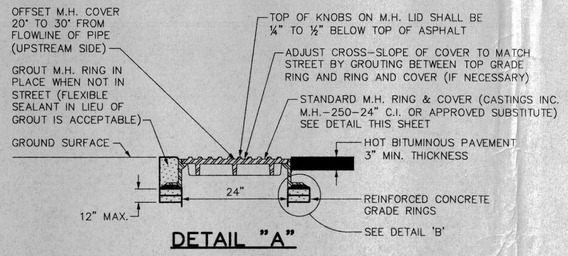
NOTES
1) CONCRETE ENCASEMENT SHALL EXTEND 10' EITHER SIDE OF WATER LINE.
2) STEEL REINFORCEMENT MAY BE DELETED IF FIBER–REINFORCED CONCRETE IS USED.

WATER LINE BELOW SEWER LINE

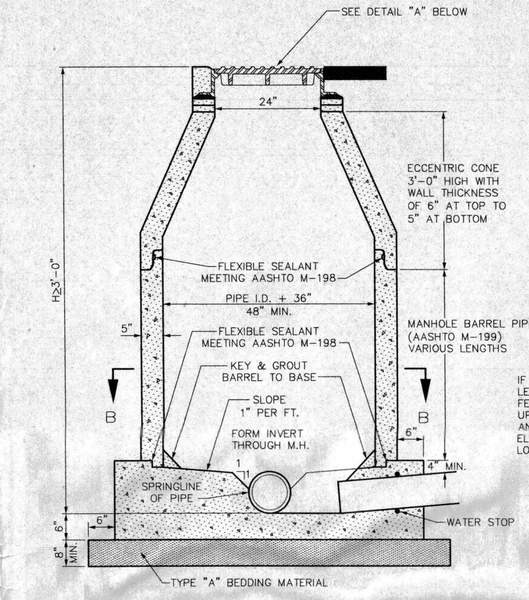


WATER LINE ABOVE SEWER LINE

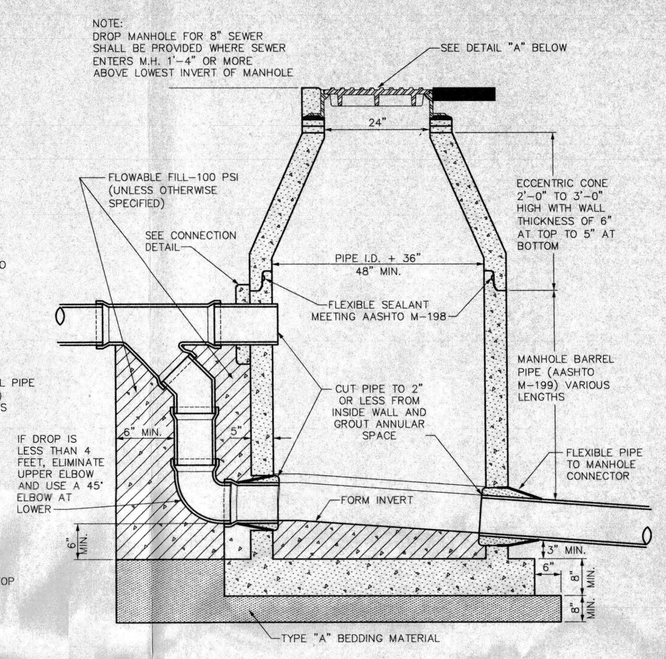
CONCRETE ENCASEMENT DETAIL



DETAIL "A"

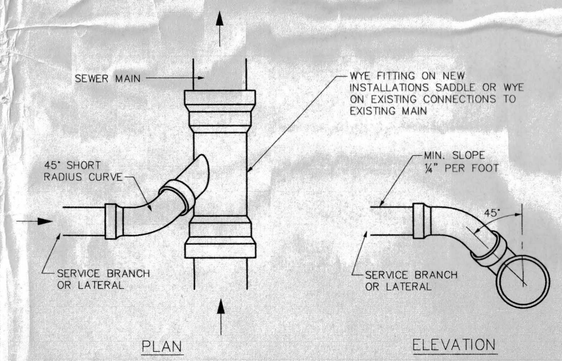


STANDARD MANHOLE CAST–IN–PLACE BASE

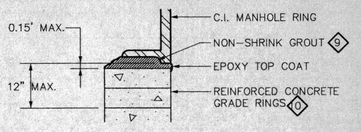


DROP MANHOLE PRECAST BASE

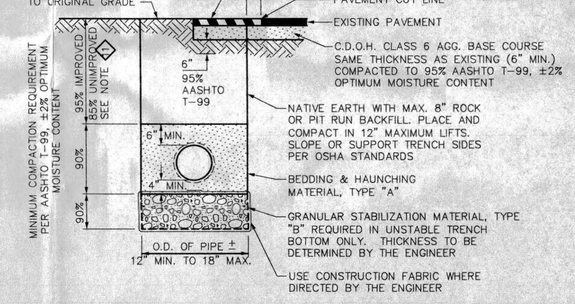
NOTE:
PRECAST BASE AND FLEXIBLE PIPE CONNECTORS CAN BE USED IN LIEU OF CAST–IN–PLACE BASE FOR ALL MANHOLE TYPES



TYPICAL SERVICE "Y" CONNECTION



DETAIL "B"



TYPICAL TRENCH DETAIL

SIEVE SIZE	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES		
	PIPE BEDDING & HAUNCHING MATERIAL (TYPE A)	GRANULAR STABILIZATION MATERIAL (SCREENED OR CRUSHED ROCK TYPE B)	PIT RUN AGGREGATE (TO BE USED WHERE SPECIFIED OR DIRECTED BY THE ENGINEER)
8 INCH	---	---	
2 INCH	---	100	
? INCH	100	---	
NO 200	20 MAX	15 MAX	20 MAX

ALL BACKFILL MATERIAL SHALL BE PLACED FULL WIDTH IN 12" MAX. LIFTS AND COMPACTED TO THE MIN. RELATIVE DENSITIES SHOWN

GENERAL NOTES

1. Concrete shall be Colorado Division of Highways Class 'B' (Section 601.02).
2. All cement used in mortar, concrete bases, grade rings, riser sections, cones, and flat tops, for sanitary sewer manholes, shall be Type V or modified Type II Portland Cement with less than 5% tricalcium aluminate.
3. Manhole riser sections, cones, flat tops, and grade rings shall be precast reinforced concrete conforming to ASTM C–478 or AASHTO M–199.
4. Backfill around manholes and other structures shall be placed in 8" max. lifts and compacted to 95% AASHTO T–99.
5. All work shall be in accordance with approved plans and District specifications.
6. Manhole cone and flat top sections shall be positioned such that the manhole ring and cover are offset 20 degrees to 30 degrees from the upstream main sewer line into the manhole.
7. Manhole steps shall be installed in vertical alignment with the ring and cover.
8. Refer to Plans or Specifications for any manhole waterproofing and/or corrosion protection that may be required for the project.

⑨ Manhole ring and cover can be set to finished grade, using non–shrink grout to adjust rim elevation. Grout shall not exceed 0.15 ft. thickness and shall have a finish coat of epoxy applied to all grout surfaces exposed to the interior of the manhole. Epoxy top coat requirement may be deleted provided non– shrink grout is installed in accordance with manufacturers recommendations and instructions and is acceptable to the Engineer.

⑩ Precast concrete grade rings are to be used for grade adjustment on all new manholes. Paving rings are not allowed for grade adjustment unless otherwise approved by the District Engineer.

⑪ Minimum trench compaction requirements:
- 95% in all areas of public or street right–of–ways including trenches beneath pavement, graveled areas, borrow ditches, and open space.
- 85% or to match existing (whichever is greater) in unimproved or landscaped areas, fields, or private easements that are not within road or street right–of–ways.

⑫ Flat lid slabs are allowed only when the shortest precast eccentric cone is too tall or as required by the Plans.

SCALE: HORIZONTAL N.T.S. VERTICAL N.T.S.

REVISIONS	DATE
REVIEW	01–2002

WestWater Engineering
2516 Foresight Circle, #1
Grand Junction, CO 81505
(970) 241–7076

CENTRAL GRAND VALLEY SANITATION DISTRICT

SANITARY SEWER DETAILS

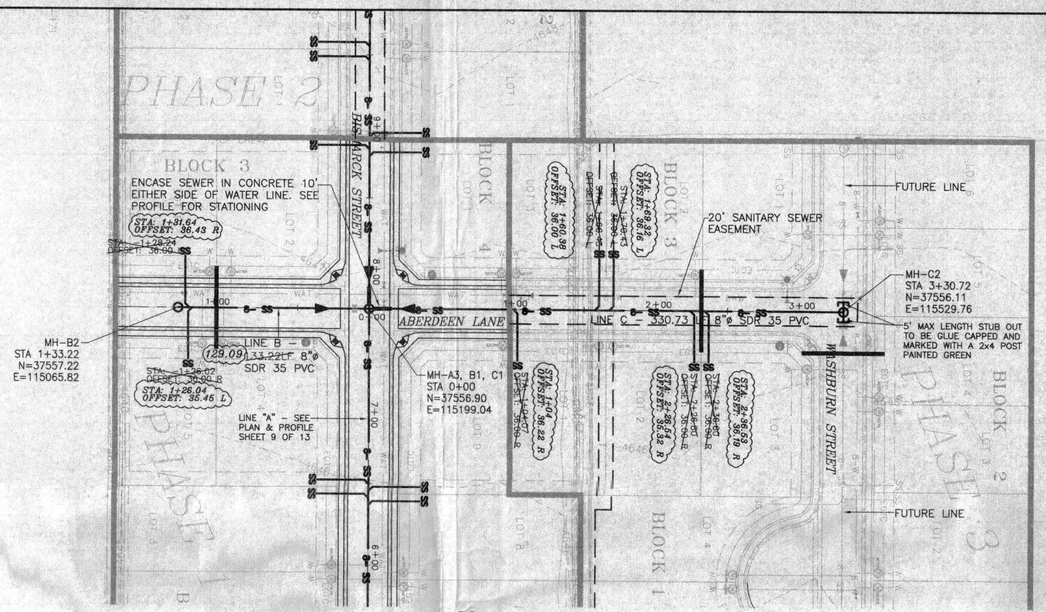
Design by:	Drafted by:	Date:	Project No.	Sheet 12
	WWE	6/26/02	545–001	of 12

08 014

NOTE:
SEWER SERVICE STATIONING IS RELATIVE TO SANITARY SEWERLINE STATIONING. SEWER SERVICES ARE TO BE ASBUILT PRIOR TO BACKFILLING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ASBUILTS WITH THE ENGINEER PRIOR TO BACKFILLING TRENCHES.

* UTILITY SHOWN ON PROFILE FOR INFO ONLY. CONTRACTOR TO VERIFY ACTUAL LOCATION.

SEWERLINES EXTENDING INTO NEXT PHASES ARE TO BE RETESTED AFTER INSTALLATION OF ALL UTILITIES IS COMPLETED





VICINITY MAP

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

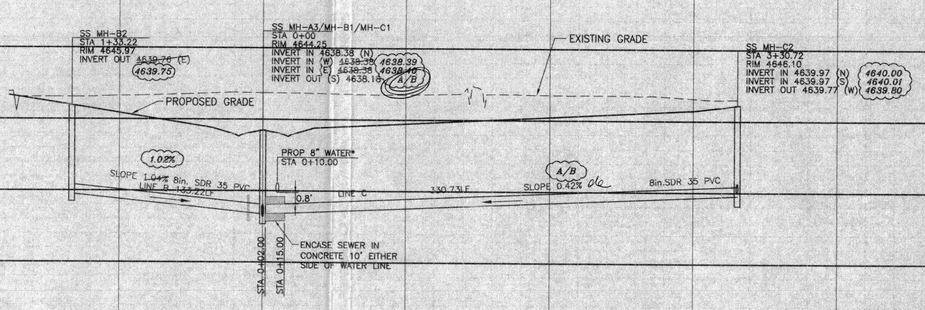
CONTOUR INTERVAL: 1'

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date



REVISION	DATE	DESCRIPTION	BY	CHD
1	7/11/03	REVISED TO AS-BUILT CONDITIONS	MRH	JWM

G & R WEST, LLC — CITY OF GRAND JUNCTION

DAKOTA WEST SUBDIVISION
ABERDEEN LANE SANITARY SEWER
LINES B & C

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
DECKED BY: JVM

COLORADO REGISTERED JEFFREY W. HUME 37343 1-22-03 PROFESSIONAL ENGINEER

DATE: March 3, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 14 OF 17

03-077

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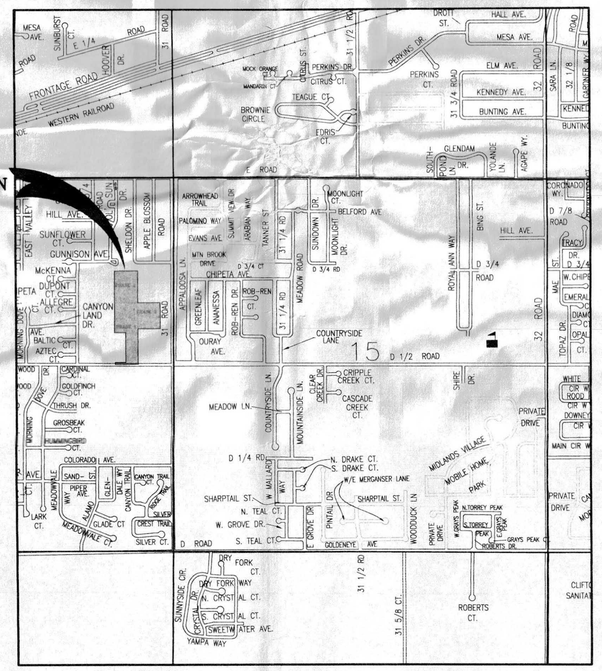
G & R WEST, LLC

2650 El Corona Drive
Grand Junction, Co. 81501
PH. (970) 255-8164

FINAL CONSTRUCTION PLANS
FOR

DAKOTA WEST SUBDIVISION (FILING 2)

SUBMITTED
JULY 7, 2003



PROJECT LOCATION

VICINITY MAP

TITLE

SHEET 1 OF 12	COVER SHEET/LOCATION MAP
SHEET 2 OF 12	GENERAL LEGEND AND CONSTRUCTION NOTES
SHEET 3 OF 12	UTILITY/COMPOSITE PLAN
SHEET 4 OF 12	GRADING & DRAINAGE PLAN
SHEET 5 OF 12	STORM WATER MANAGEMENT PLAN
SHEET 6 OF 12	BISMARCK STREET/MANDAN LANE PLAN AND PROFILE
SHEET 7 OF 12	ABERDEEN LANE/WASHBURN STREET PLAN AND PROFILE
SHEET 8 OF 12	LINE "D" SANITARY SEWER PLAN & PROFILE
SHEET 9 OF 12	LINE "E" SANITARY SEWER PLAN & PROFILE
SHEET 10 OF 12	CLIFTON WATER DETAIL SHEET 1
SHEET 11 OF 12	CLIFTON WATER DETAIL SHEET 2
SHEET 12 OF 12	CENTRAL GRAND VALLEY SANITATION DISTRICT DETAILS

THOMPSON-LANGFORD CORP.
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067

JOB NO. 0543-001

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or engineer from conformance with the City of Grand Junction Standard Specifications for Road and Bridge Construction.

City of Grand Junction Engineering Division Representative — Date

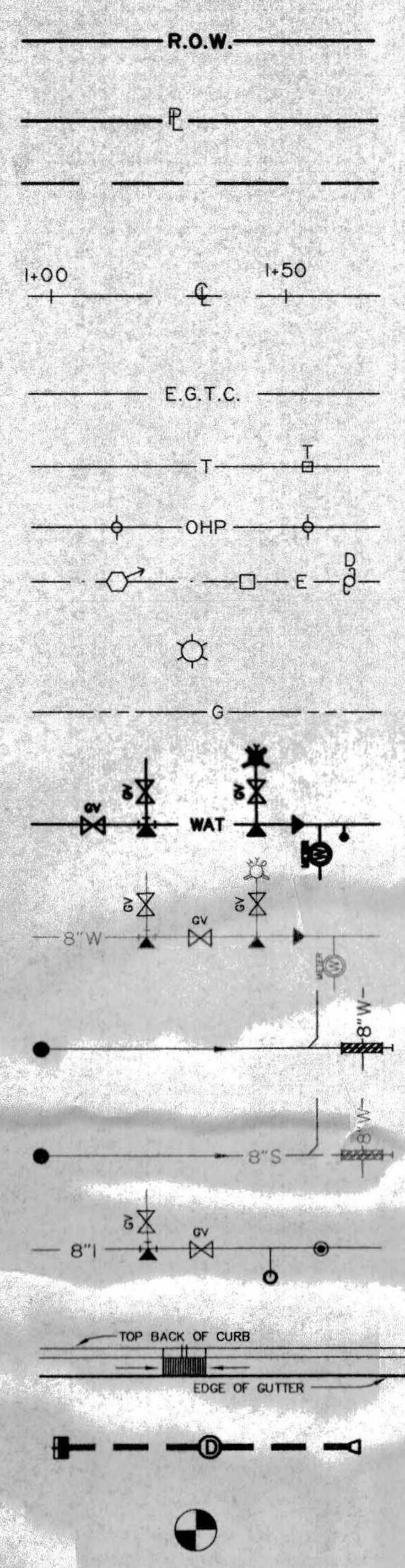
ACCEPTED AS CONSTRUCTED
CITY OF GRAND JUNCTION ENGINEERING

City of Grand Junction Engineering Division Representative — Date

DAKOTA WEST 2 APPROVED

S:\design\0543-001\dwg\final\PHASE-2\COVER.DWG, 7/4/2003 5:12:01 PM, HP DesignJet 750C Plus (E_A0).pc3

LEGEND



- STREET R.O.W. LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE & STATION MARKERS
- CENTERLINE COMMON TRENCH-ELECTRICAL, TELEPHONE, & CABLE T.V.
- UNDERGROUND TELEPHONE LINE AND PEDESTAL
- EXISTING OVERHEAD UTILITY LINES & POLES
- CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE VALVE, PROPOSED, RISER, AND EXISTING RISER
- CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION
- SEE SHEET "n" OF "x" — SHEET REF.

GENERAL CONSTRUCTION NOTES

1. Alignment, centerline curve data, and stationing to be verified from approved subdivision plat before construction.
2. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
3. All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the Owner or his designated representative. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor. No separate pay.
4. Contractor shall give 48 hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor shall be obtained at the Contractor's expense.
5. Contractor shall confine his construction operations to the rights-of-way, easements, and lots, as shown on Plans and Plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
6. All road construction, and related work, all materials, performance and quality of work, shall conform to the requirements of the City of Grand Junction Standards and Specifications.
7. All utility installations are to be performed in accordance with the technical specifications of the City of Grand Junction. All water and sewer lines must be tested and approved prior to street construction. All water lines to be constructed in accordance with the technical specifications of Clifton Water District. All sewer lines to be constructed in accordance with the technical specifications of the Central Grand Valley Sanitation District.
8. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction and the affected utility districts. Though the owner is paying for the testing, it shall be the responsibility of the Contractor to contact the testing firm 24 hours in advance of the need for testing, and to verify that the appropriate numbers of tests have been taken. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling within Public rights-of-way or Public easements shall be tested.
9. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench backfill unless otherwise approved by the Engineer.

STORM SEWER CONSTRUCTION NOTES

1. All storm sewer line construction shall be in accordance with the City of Grand Junction Standards and Specifications.
2. All Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
3. All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
4. All High Density Polyethylene (HDPE) pipe and fittings to conform to the following:
 12 inch to 36 inch shall meet ASSHTO M294,
 42 inch to 48 inch shall meet ASSHTO MP6.

SANITARY SEWER CONSTRUCTION NOTES

1. All sewer line construction shall conform to the Central Grand Valley Sanitation District Standards and Specifications.
2. All materials and workmanship shall conform to the Standards and Specifications of the Central Grand Valley Sanitation District. The Central Grand Valley Sanitation District reserves the right to accept or reject any materials and or workmanship that does not conform to its Standards and Specifications.
3. The Contractor shall have one signed copy of the Plans and a copy of the Central Grand Valley Sanitation District Standards and Specifications at the job site at all times.
4. All sanitary sewer pipe shall be PVC SDR-35 unless otherwise specified. All pipe joints shall be 13 foot joints unless otherwise approved by the Project Engineer.
5. All sewer mains to be laid to grade utilizing a "pipe laser".
6. All sanitary sewer services to be 4 inch PVC SDR-35 unless otherwise specified.
7. Cleanouts are required at 100 foot intervals on all lines greater than 100 feet in length.
8. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
9. A minimum of 10 feet of horizontal separation shall be maintained at all times between the waterline and sewer line except at specified crossings.
10. Where sanitary sewers cross under waterline with less than 18 inches of vertical separation, and in all cases where the sanitary sewer crosses over the waterline at any depth, provide total Concrete Encasement of pipe for a length of 10 feet either side of waterline. See the Central Grand Valley Sanitation District Details. Include cost of waterline crossing (Total concrete pipe encasement, pipe, and approved backfill), in unit price bid per lineal foot of sanitary sewer in appropriate sizes.
11. Sewer service stub-outs shall extend 14 feet beyond the property line or through front lot easements, whichever is greater, and shall be glue capped and marked with a steel fence post painted green and buried so that 3 feet remains above grade. As-built surveying for vertical grade of stub-out required PRIOR to backfill.
12. No service line shall be connected directly into a manhole.
13. The Contractor is responsible for all required sewer line testing to be completed in accordance with the Central Grand Valley Sanitation District Standards and Specifications. Final testing to be accomplished only after all other infrastructure has been installed. This includes waterlines, gas lines, electric lines, etc. Testing will be performed after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed to insure that the line is clean. These tests will be the basis for issuing initial Acceptance of the sewer line extension.
14. Manholes shall be constructed as shown on the Central Grand Valley Sanitation District Standard Sanitary Sewer Detail sheet.
15. Water stop gaskets and clamp assemblies are to be furnished and installed at all connections to manholes.
16. Metal grade rings are NOT to be used on top of manhole rings to adjust to finish pavement elevation. All adjustments to finish grade on new manholes shall be made using concrete grade rings and grout beneath the cast iron ring as shown on the Standard Sanitary Sewer Detail sheet.
17. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab. A copy of the compaction test results shall be provided to the District during the course of the project.
18. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for sewer line trench back fill unless otherwise approved by the Engineer.
19. To inhibit the movement of groundwater through sewer bedding and haunching material, clay cutoff walls of native material are to be constructed approximately 10 feet upstream from each manhole as shown on sanitary sewer plan and profiles. The cut-off wall shall extend from 6 inches below to 6 inches above granular back fill material and shall be 2 feet wide. If native material is not suitable, the Contractor shall import material approved by the Engineer.
20. The invert channel of the dead-end manhole on the West end of Mandan Lane (MH-D3) should be a minimum ¾ of the length through the manhole to facilitate testing and to provide access for the District's cleaning and maintenance equipment.
21. The Contractor should notify the District at least 48 hrs. prior to commencement of construction.
22. All sanitary sewer notes apply to all sheets pertaining to the sanitary sewer line.
23. Red Line As-built Drawings shall be submitted to the City Utility Engineer at least 72 hours PRIOR to paving for review.
24. The Contractor shall obtain a City of Grand Junction Street Cut Permit for all work within existing City Right-of-way.

PAVING CONSTRUCTION NOTES

1. All road widths, and radii are to face of curb or flowline unless noted otherwise. Any "spot" design elevations are to flowline of curb and gutter unless otherwise noted.
2. TOC = top of curb elevation
 BOW = back of sidewalk
 EOP = edge of pavement elevation
 RIM = rim of manhole
 INV = invert elev. of manhole or inlet
 CL = centerline
 PL = property line
 FL = flowline
 El = elevation
3. The top of existing ground or the top of areas cut to final grade are to be scarified, moistened and recompacted to 95% of AASHTO T99 in accordance with Geotechnical recommendation before starting up with embankments or before base is placed.
4. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
5. Aggregate base course must be compacted 95% within 2% of optimum moisture content, as determined by AASHTO T-180.
6. Hot-mix asphaltic concrete to be CDOT Grading C. A mix design for the proposed pit must be approved by Engineer prior to placement of pavement.
7. Where proposed pavement is to match existing pavement, existing pavement is to be square cut, full base thickness is to be brought to match line and existing surface is to be tack-coated before proposed surface is placed.
8. Handicap ramps are to be constructed where indicated on the plans and in accordance with current City of Grand Junction Standard Details.
9. Curb, gutter and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet.
10. Include backing of curb and Gutter and or sidewalk with native fill material per the typical roadway section in the unit price bid for embankment.

WATERLINE CONSTRUCTION

1. All water[illegible] construction shall be in accordance with the Clifton [illegible] Districts standards and specifications
2. Contractor [illegible]hall notify the Clifton Water District 48 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Maximum cover required over top of new waterlines is 4'-6'.
5. All water mains, sizes 4" through 12", to be DR-18 PVC conforming to AWWA C-900
6. All service connections to be 3/4" Type "K" copper.
7. Cast Iron fittings to conform to AWWA C-110.
8. Fire Hydrants shall conform to AWWA C-502-85.
9. All materials, labor and equipment required for testing and disinfection of waterlines shall be furnished by Contractor. Disinfection of waterlines shall conform to AWWA C-651-99 or latest revision thereof. No separate pay.
10. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Clifton Water District details and Technical Specifications.
11. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for waterline trench backfill unless otherwise approved by the Engineer.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
[signature] 7-22-03
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
S T LaBorde 7-21-03
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
[signature] 07-11-03
Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT

REVISION	DATE	DESCRIPTION	BY	CH'D

G & R WEST, LLC — CITY OF GRAND JUNCTION

GENERAL LEGEND AND CONSTRUCTION NOTES

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

TLC

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER 37?43 07/08/03

DATE: July 7, 2003
SCALE: Horiz: N.T.S.
Project No: 0543-001
SHEET NO. 2 OF 12

03-079

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LEGEND

- R.O.W. — STREET R.O.W. LINE
- ℄ — LOT LINE
- EASEMENT LINE
- 1+00 ℄ 1+50 — CENTERLINE & STATION MARKERS
- E.G.T.C. — CENTERLINE COMMON TRENCH–ELECTRICAL, TELEPHONE, & CABLE T.V.
- T — UNDERGROUND TELEPHONE LINE AND PEDESTAL
- OHP — EXISTING OVERHEAD UTILITY LINES & POLES
- E — CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- G — GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW–OFF
- EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW–OFF
- PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- VALVE, PROPOSED, RISER, AND EXISTING RISER IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE
- CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION

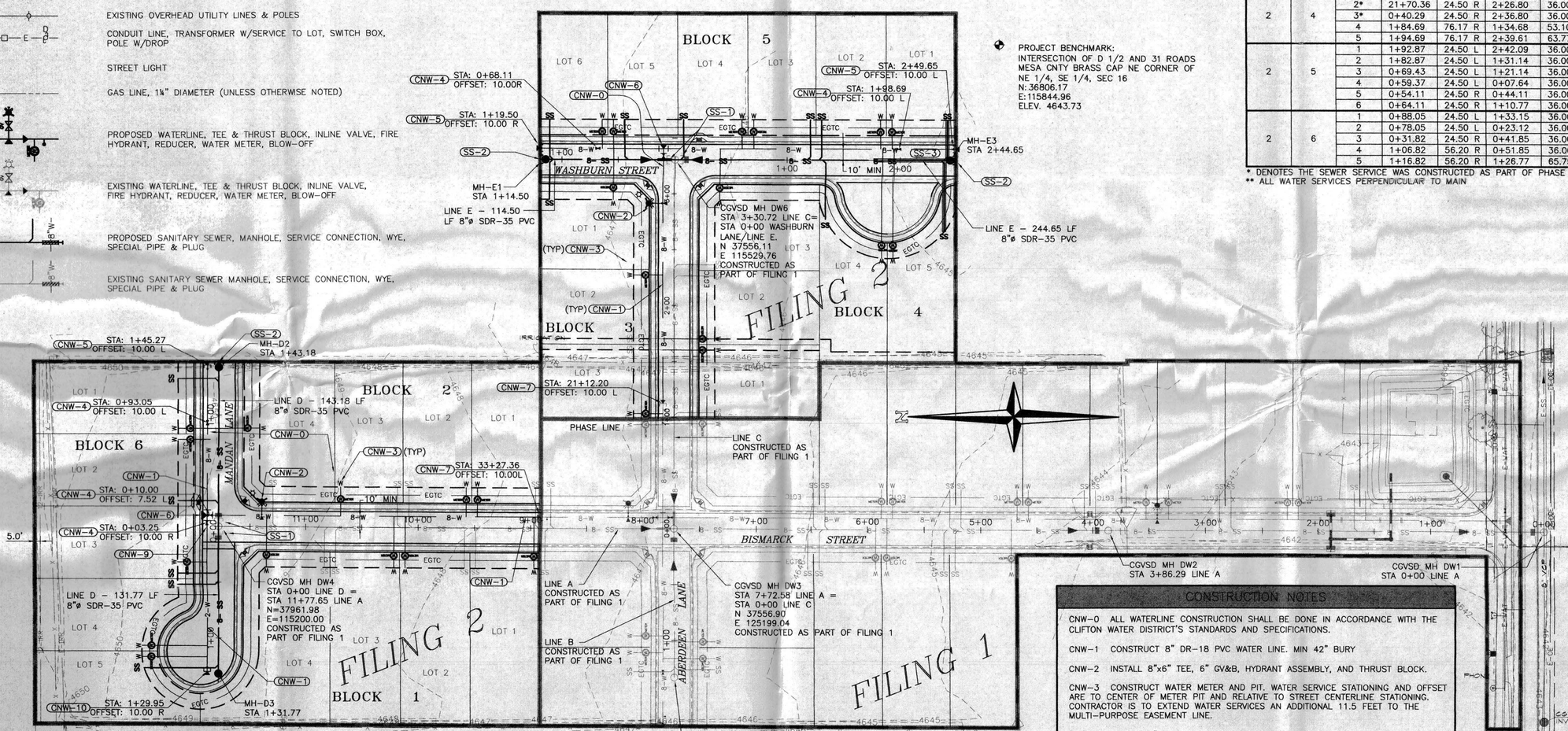
UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	XCEL ENERGY
WATER:	CLIFTON WATER DISTRICT
CABLE TELEVISION:	AT&T
SANITARY SEWER:	CENTRAL GRAND VALLEY SANITATION DISTRICT
TELEPHONE:	QWEST
IRRIGATION	GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

COORDINATES						
LOCATION ID			WM PIT**		SEWER SVCS	
PHASE	BLOCK	LOT #	ROADWAY STATIONING	ROADWAY OFFSET	STATIONING	OFFSET
2	1	1*	8+97.01	24.50 L	9+49.01	36.00 L
		2*	10+11.01	24.50 L	9+59.01	36.00 L
		3*	10+21.01	24.50 L	10+73.01	36.00 L
		4*	11+35.14	24.50 L	10+83.01	36.00 L
2	2	1*	9+47.59	24.50 R	08+95.65	36.00 R
		2*	9+57.59	24.50 R	10+08.06	36.00 R
		3*	10+68.73	24.50 R	10+18.06	36.00 R
		4*	0+88.05	24.50 R	11+29.54	36.00 R
2	3	1	0+54.00	24.50 L	1+10.77	36.00 L
		2*	22+27.47	24.50 L	1+70.43	36.00 L
		3*	21+03.05	24.50 L	1+60.43	36.00 L
2	4	1*	21+60.36	24.50 R	1+04.07	36.00 R
		2*	21+70.36	24.50 R	2+26.80	36.00 R
		3*	0+40.29	24.50 R	2+36.80	36.00 R
		4	1+84.69	76.17 R	1+34.68	53.10 R
		5	1+94.69	76.17 R	2+39.61	63.77 R
2	5	1	1+92.87	24.50 L	2+42.09	36.00 L
		2	1+82.87	24.50 L	1+31.14	36.00 L
		3	0+69.43	24.50 L	1+21.14	36.00 L
		4	0+59.37	24.50 L	0+07.64	36.00 L
		5	0+54.11	24.50 R	0+44.11	36.00 R
		6	0+64.11	24.50 R	1+10.77	36.00 R
2	6	1	0+88.05	24.50 L	1+33.15	36.00 L
		2	0+78.05	24.50 L	0+23.12	36.00 L
		3	0+31.82	24.50 R	0+41.85	36.00 R
		4	1+06.82	56.20 R	0+51.85	36.00 R
		5	1+16.82	56.20 R	1+26.77	65.75 R

* DENOTES THE SEWER SERVICE WAS CONSTRUCTED AS PART OF PHASE 1
** ALL WATER SERVICES PERPENDICULAR TO MAIN



(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

CONSTRUCTION NOTES

CNW–0 ALL WATERLINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CLIFTON WATER DISTRICT'S STANDARDS AND SPECIFICATIONS.

CNW–1 CONSTRUCT 8" DR–18 PVC WATER LINE. MIN 42" BURY

CNW–2 INSTALL 8"x6" TEE, 6" GV&B, HYDRANT ASSEMBLY, AND THRUST BLOCK.

CNW–3 CONSTRUCT WATER METER AND PIT. WATER SERVICE STATIONING AND OFFSET ARE TO CENTER OF METER PIT AND RELATIVE TO STREET CENTERLINE STATIONING. CONTRACTOR IS TO EXTEND WATER SERVICES AN ADDITIONAL 11.5 FEET TO THE MULTI–PURPOSE EASEMENT LINE.

CNW–4 INSTALL 8" GV&B.

CNW–5 INSTALL BLOWOFF PLUG & THRUSTBLOCK

CNW–6 INSTALL 8"x8"x8" TEE, (1)–8" GV&B & THRUST BLOCK.

CNW–7 REMOVE PLUG & BLOWOFF AND CONNECT TO EXISTING WATER LINE.

CNW–8 INSTALL 90° BEND AND THRUST BLOCK.

CNW–9 REDUCE TO 2".

CNW–10 INSTALL END CAP & THRUST BLOCK.

SS–1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS–2 STUB–OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB–OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

SS–3 PROVIDE FLOWABLE FILL BACKFILL ON BOTH THE SEWER MAIN AND SEWER SERVICE LINES BEYOND STA 1+76.84

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
7-21-03
Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative — Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
07-11-03
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT
Date

CHK'D | BY | DESCRIPTION | DATE | REVISION

CITY OF GRAND JUNCTION

UTILITY/COMPOSITE PLAN FOR DAKOTA WEST SUBDIVISION

G & R WEST, LLC

THOMPSON–LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243–6067
FAX (970) 241–2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER — JEFFREY W. MOSS — 37513 — 07/08/03

DATE: July 7, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 3 OF 12

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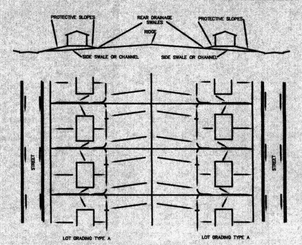
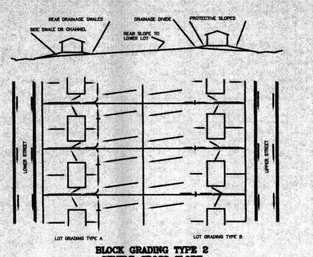
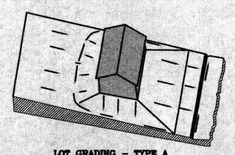


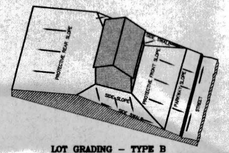
BLOCK GRADING TYPE 1
RIDGE ALONG REAR LOT LINES



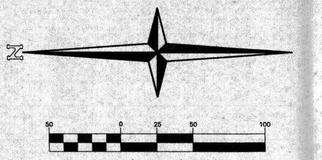
BLOCK GRADING TYPE 2
GENTLE CROSS SLOPE



LOT GRADING - TYPE A
ALL DRAINAGE TO STREET

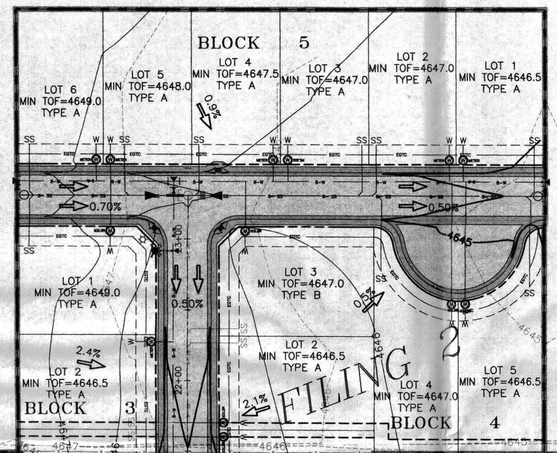


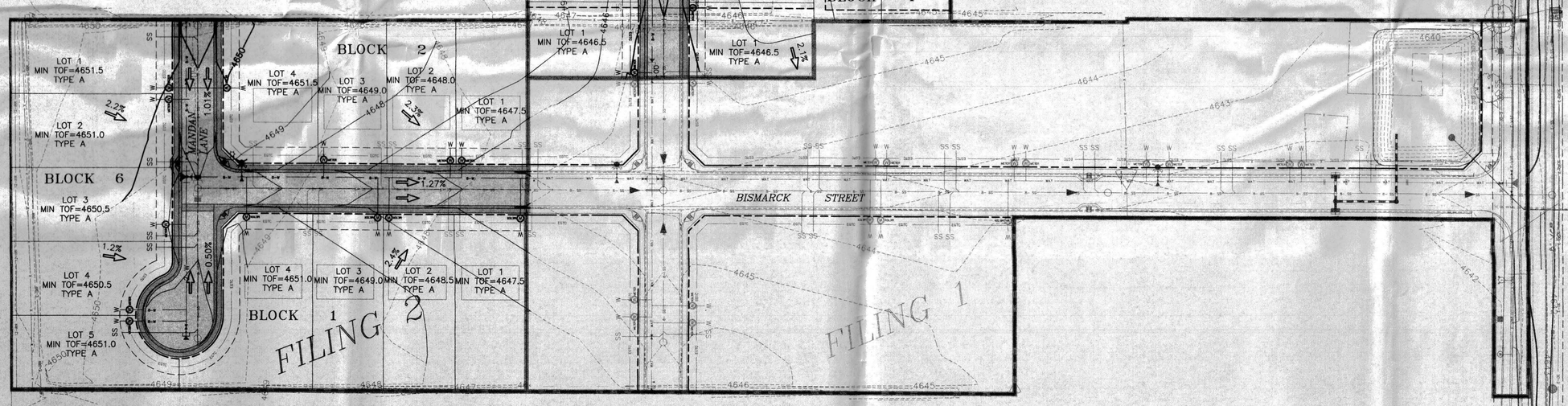
LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'





LEGEND

- DRAINAGE FLOW DIRECTION
- 4645 — PROPOSED CONTOUR (5' INTERVAL)
- 4647 — PROPOSED CONTOUR (1' INTERVAL)
- 4650 — EXISTING CONTOUR (5' INTERVAL)
- 4647 — EXISTING CONTOUR (1' INTERVAL)

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED FLOODPLAIN

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 MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date 7/7/03

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date

REVISION	DATE	DESCRIPTION	BY	CHK'D

CITY OF GRAND JUNCTION

G & R WEST, LLC

GRADING & DRAINAGE PLAN FOR DAKOTA WEST SUBDIVISION

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JAMES W. MAYS
37243
07/08/03

DATE: July 7, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 4 OF 12

03-079

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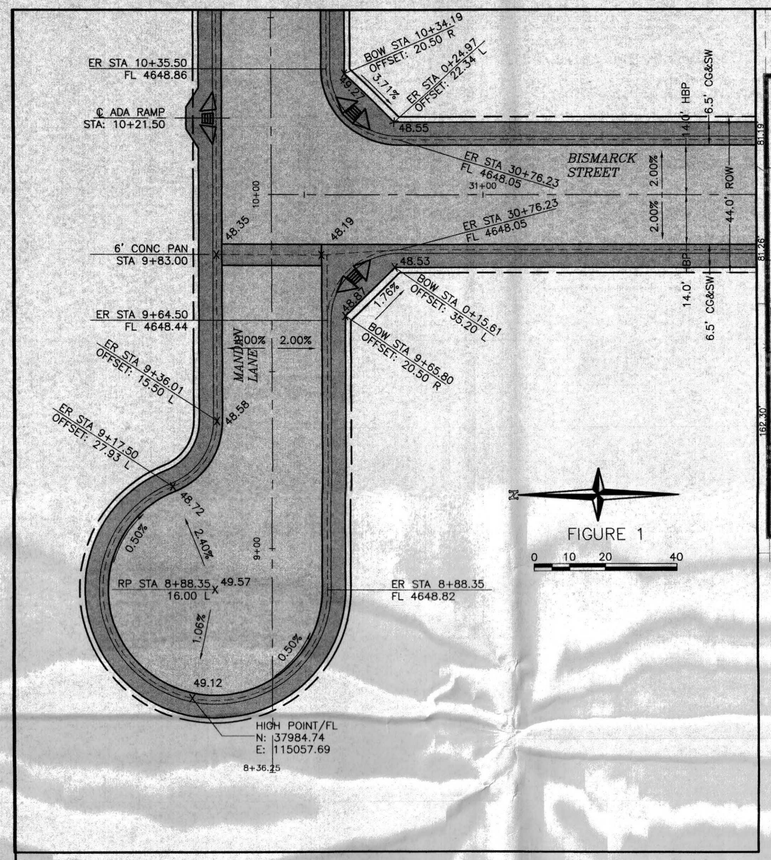
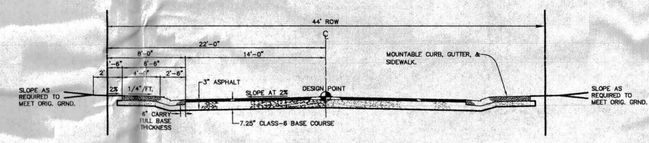


NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(R1-1) STOP SIGN	HIGH INTENSITY	1
(D3) STREET NAME	HIGH INTENSITY	1
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	3

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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 MEMBER UTILITIES.



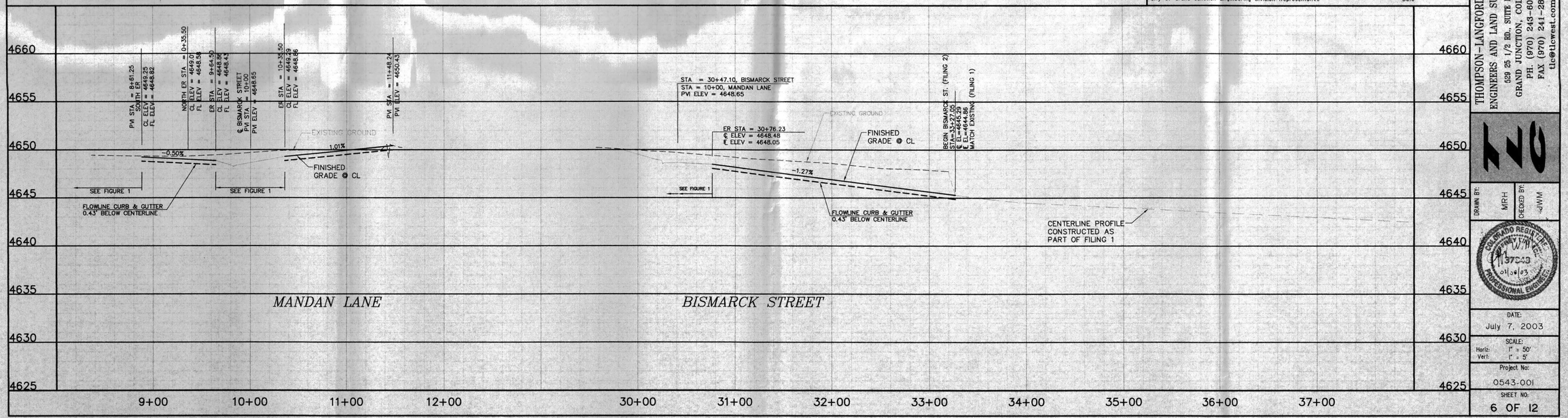
MANDAN/BISMARCK RESIDENTIAL STREET
TYPICAL SECTION

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date



G & R WEST, LLC	CITY OF GRAND JUNCTION		
BY	DESCRIPTION	DATE	REVISION

DAKOTA WEST SUBDIVISION
BISMARCK STREET/MANDAN LANE
PLAN & PROFILE

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD. SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MRH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. TAY 37543 01/06/03 PROFESSIONAL ENGINEER

DATE: July 7, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 6 OF 12

03-014

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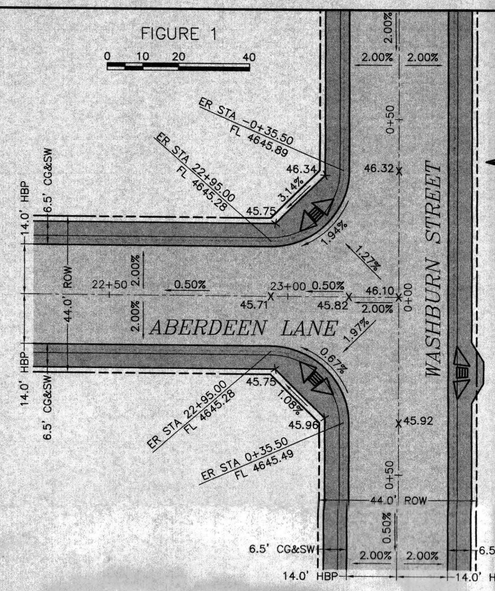
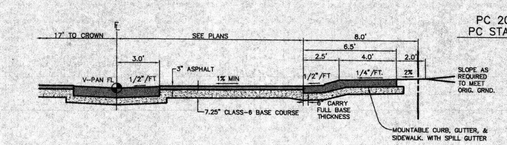
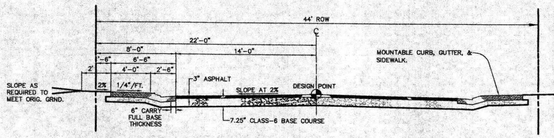
FIGURE 1

0 10 20 40





SECTION A-A



ABERDEEN LANE AND WASHBURN STREET
TYPICAL SECTION

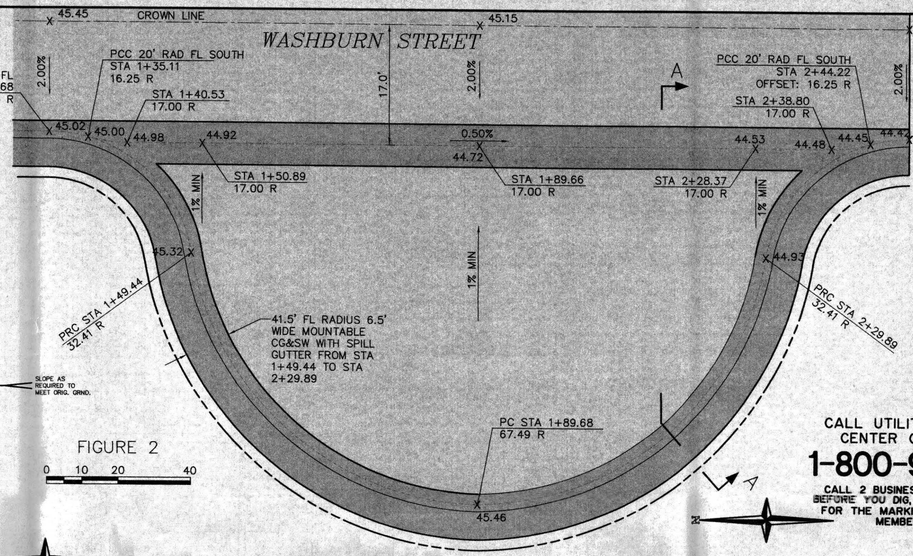


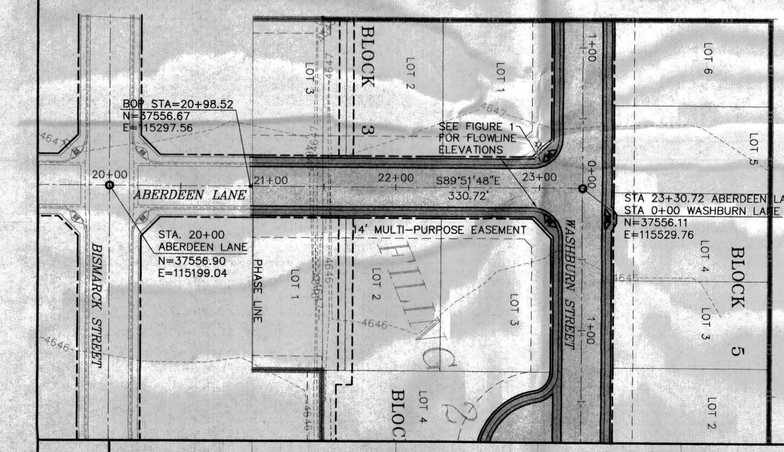
FIGURE 2

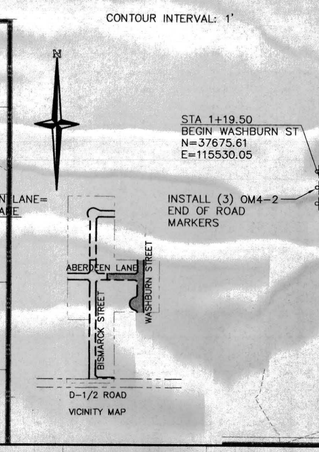
0 10 20 40

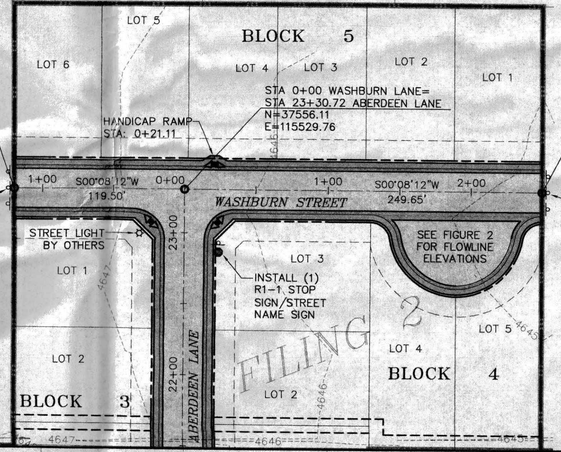
50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'







PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E:115844.96
ELEV. 4643.73

NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	6
(R1-1) STOP	HIGH INTENSITY	1
(D3) STREET NAME	HIGH INTENSITY	2

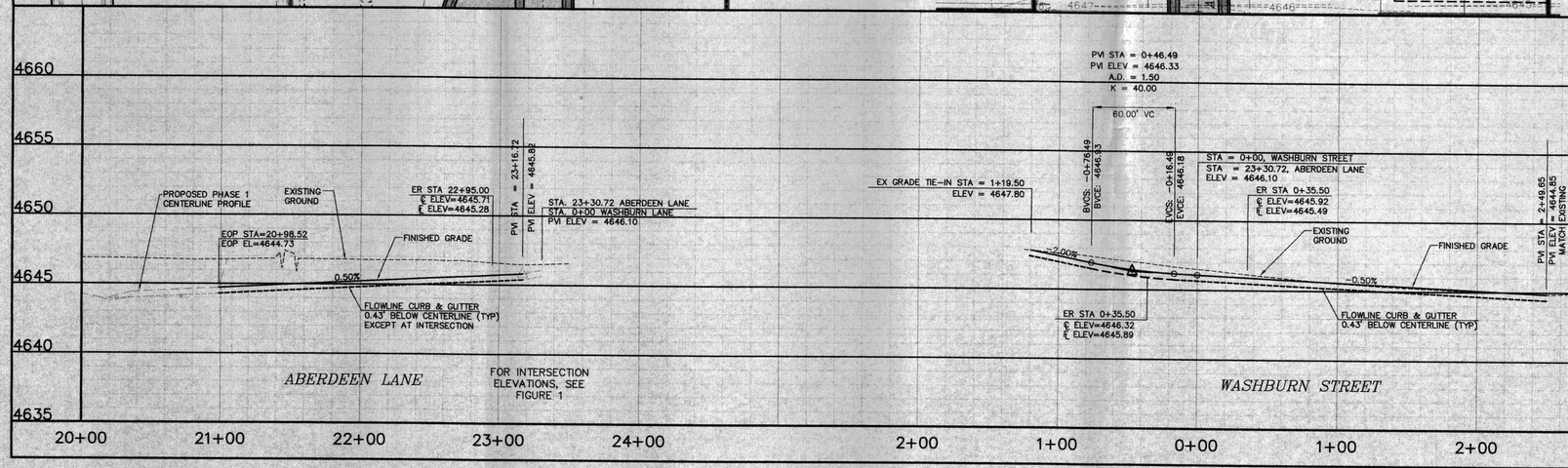
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date

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 MEMBER UTILITIES.



THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD, SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

G & R WEST, LLC
CITY OF GRAND JUNCTION

DAKOTA WEST SUBDIVISION
ABERDEEN LANE/WASHBURN STREET
PLAN & PROFILE

REVISION	DATE	BY	CK'D

DRAWN BY: MRH
CHECKED BY: JWM

COLORADO REGISTERED JOHN W. MCCORMICK 37343 01-08-03 PROFESSIONAL ENGINEER

DATE: July 7, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 7 OF 12

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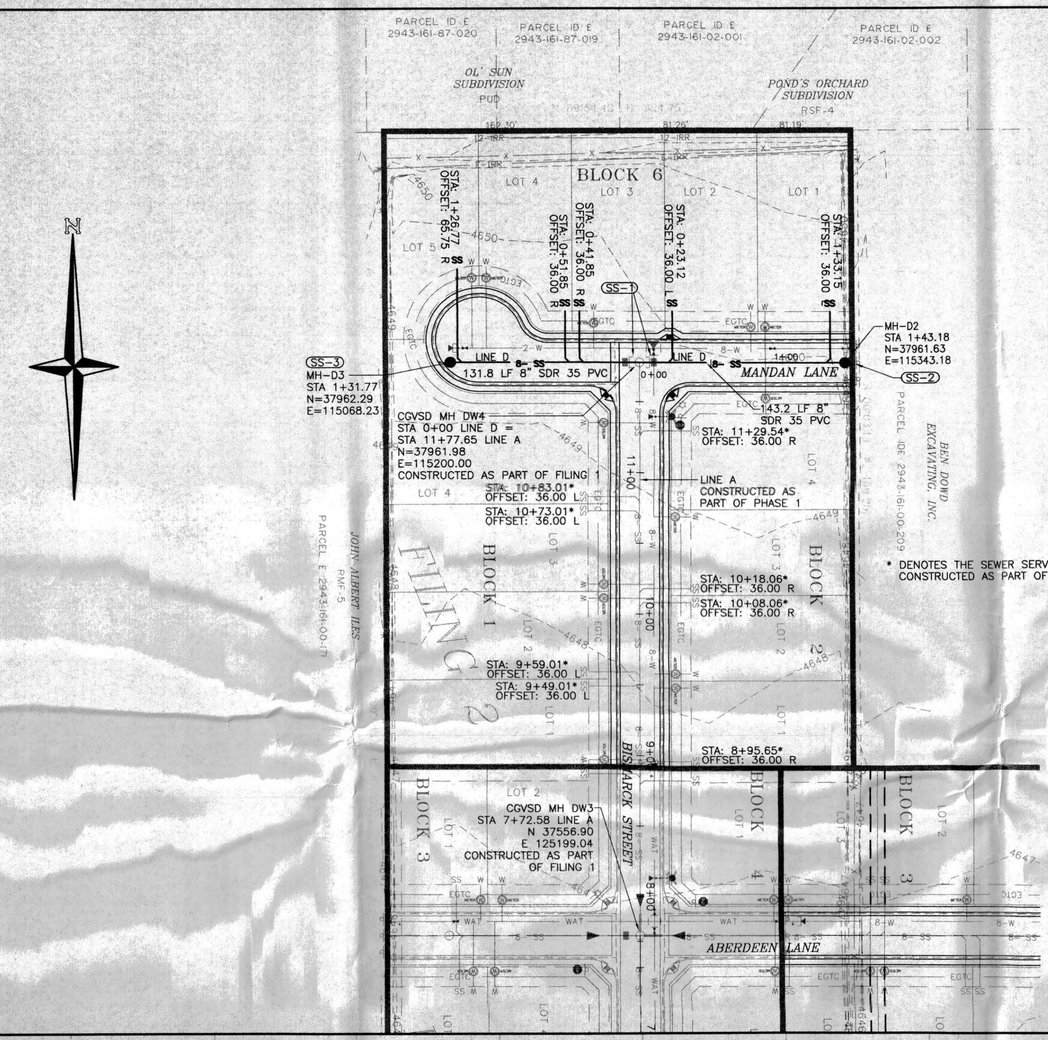


PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

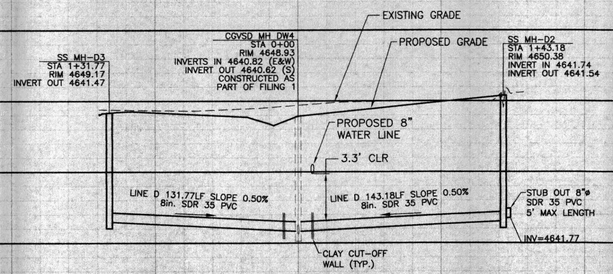
* DENOTES THE SEWER SERVICE WAS CONSTRUCTED AS PART OF PHASE 1

CONSTRUCTION NOTES

SS-1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS-2 STUB-OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB-OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

SS-3 INVERT CHANNEL IS TO BE A MINIMUM OF ¾ OF THE LENGTH THROUGH THE MANHOLE TO FACILITATE TESTING AND TO PROVIDE ACCESS FOR THE DISTRICT'S CLEANING AND MAINTENANCE EQUIPMENT.



MANDAN LANE – LINE D

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 MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative — Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
7-21-03
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

REVISION	DATE	DESCRIPTION	BY	CHK'D

CITY OF GRAND JUNCTION
G & R WEST, LLC

DAKOTA WEST SUBDIVISION
MANDAN LANE SANITARY SEWER LINE "D"

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MOTT 37343 07/08/03 PROFESSIONAL ENGINEER

DATE: July 7, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 8 OF 12

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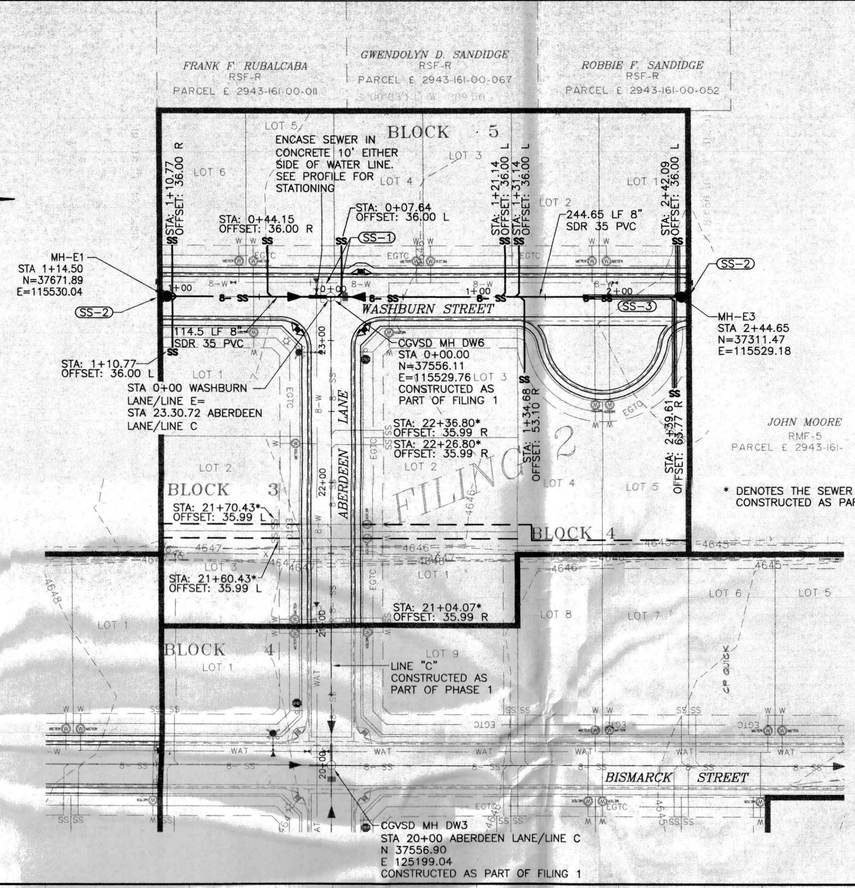
03-078



PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

CONSTRUCTION NOTES

SS-1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS-2 STUB-OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB-OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

SS-3 PROVIDE FLOWABLE FILL BACKFILL ON BOTH THE SEWER MAIN AND SEWER SERVICE LINES BEYOND STA 1+76.84 DENOTED BY: ——

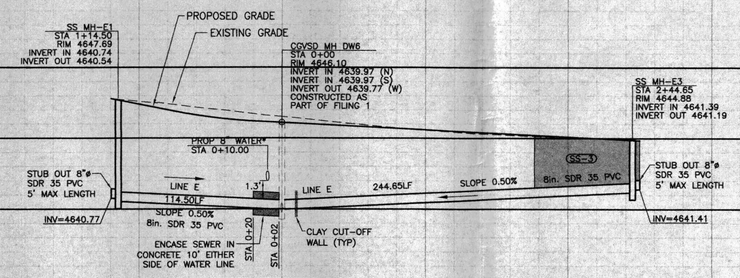
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
CENTRAL GRAND VALLEY SANITATION DISTRICT
7-21-03
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative Date



WASHBURN STREET – LINE E

CITY OF GRAND JUNCTION	
G & R WEST, LLC	
DAKOTA WEST SUBDIVISION	
WASHBURN STREET SANITARY SEWER LINE "E"	
THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS	529 25 1/2 RD., SUITE B210 GRAND JUNCTION, COLORADO PH. (970) 243-6067 FAX (970) 241-2845 tlc@tlcwest.com
DRAWN BY: MH	CHECKED BY: JWM
COLORADO REGISTERED PROFESSIONAL ENGINEER 37343 7/08/03	
DATE: July 7, 2003	
SCALE: Horiz: 1" = 50' Vert: 1" = 5'	
Project No: 0543-001	
SHEET NO: 9 OF 12	

BY | CHK'D | DESCRIPTION | DATE | REVISION

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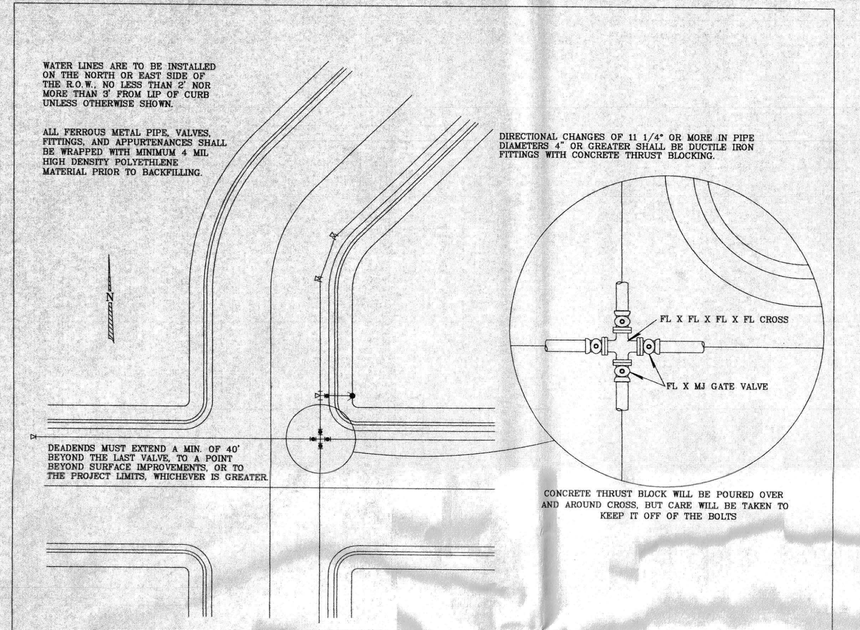
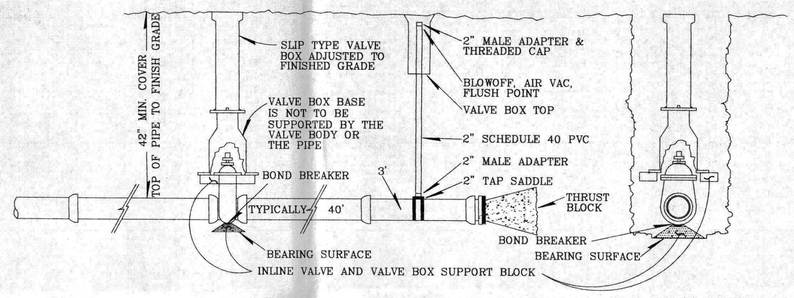
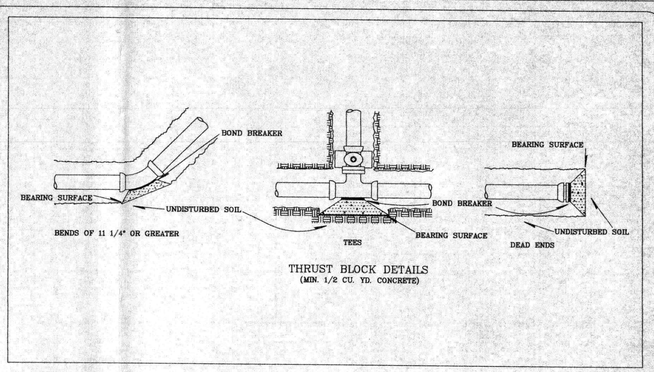


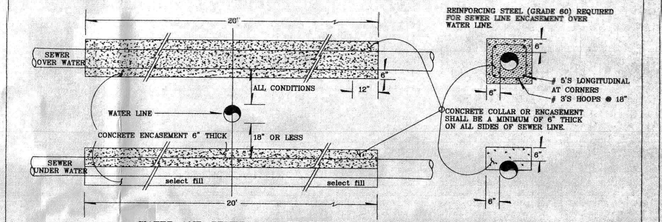
TYPICAL WATER LINE PLAN FOR INTERSECTIONS



VALVE INSTALLATION & LINE TERMINATION

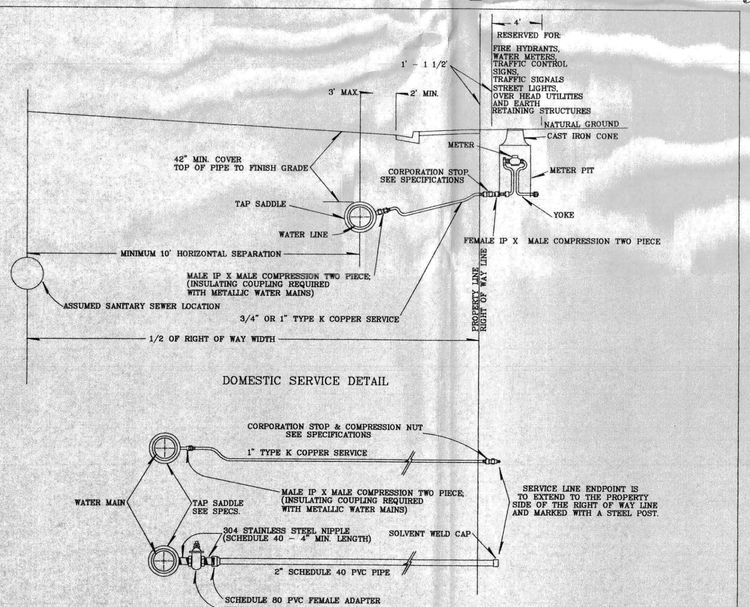


THRUST BLOCK DETAILS
(MIN. 1/2 CU. YD. CONCRETE)



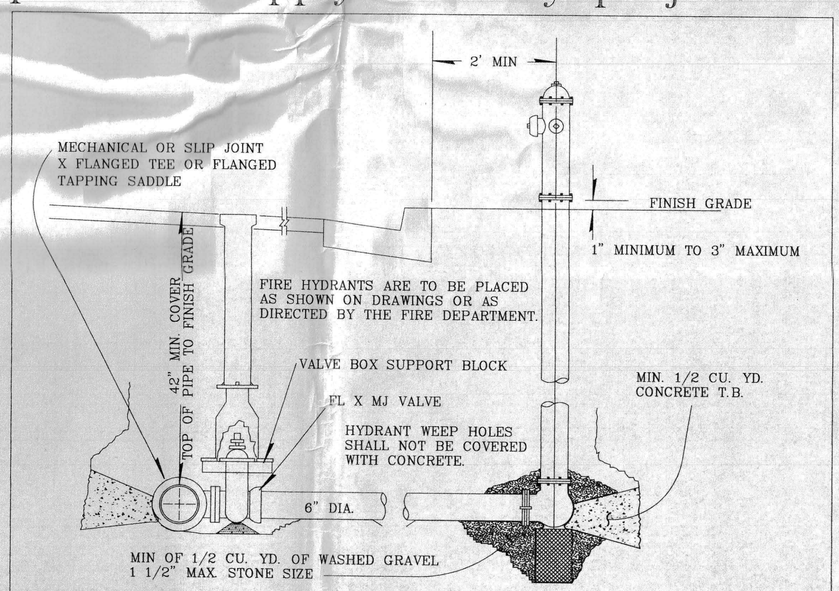
WATER AND SEWER LINE CROSSINGS

Note: Not all drawings on this typical will apply to every project



DOMESTIC SERVICE DETAIL

COMMERCIAL SERVICE DETAIL



FIRE HYDRANT DETAIL

TABLE FOR CONCRETE THRUST BLOCKING

BEARING AREAS (IN SQ. FT.)

SIZE	BENDS				TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
F.H. THRUST BLOCKS SHALL BE A MIN. OF 1/4 CU. YD. IN MASS AND HAVE A MIN. BEARING AREA OF 5 SQ. FT.					

AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.

Revised Mar 99	All references to Flare type fittings changed to Compression type fittings

Clifton Water District

Typical Water Line Installation Dtls., Sht. 1

Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	10 OF 12

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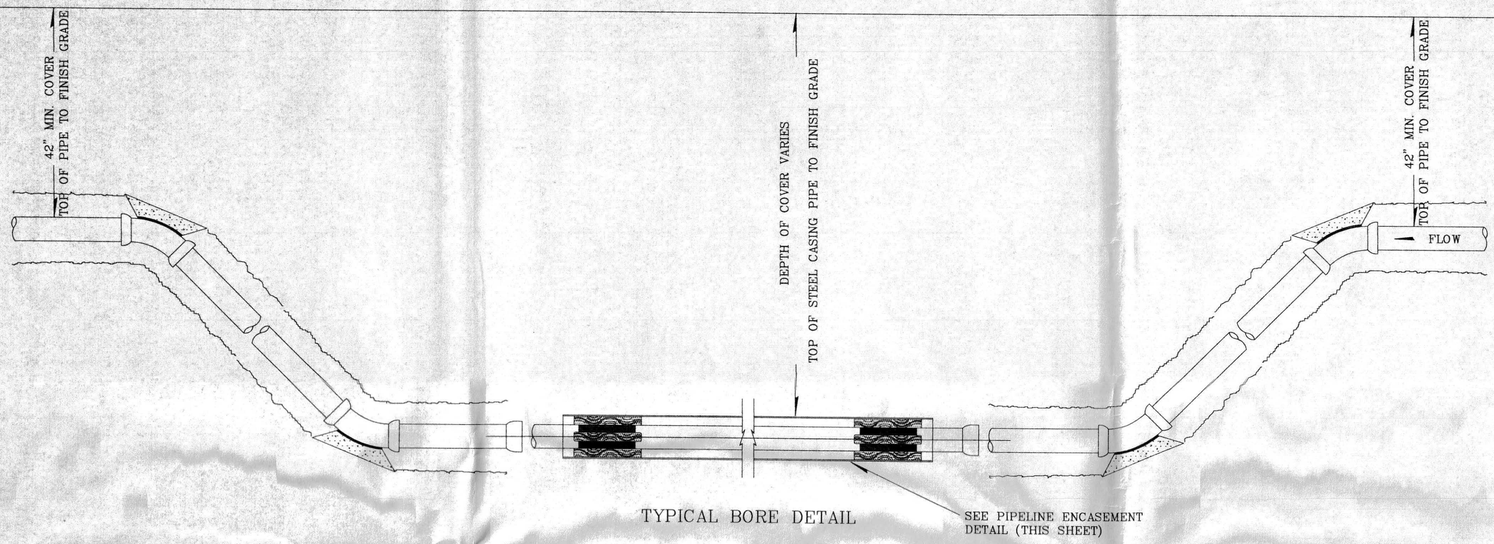
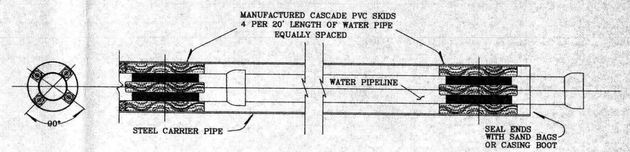
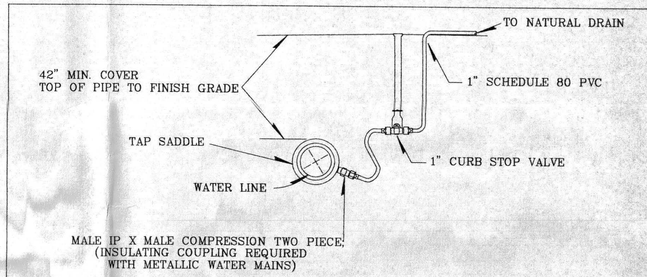


TYPICAL BORE DETAIL



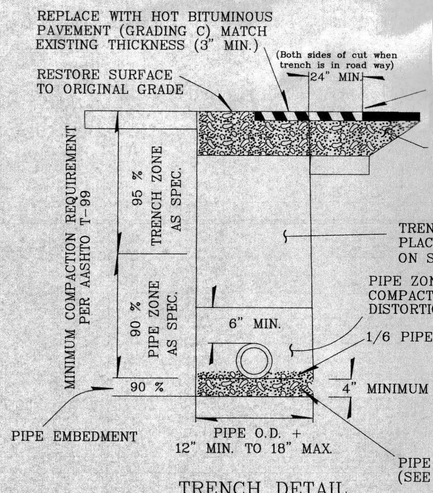
PIPELINE ENCASEMENT DETAIL



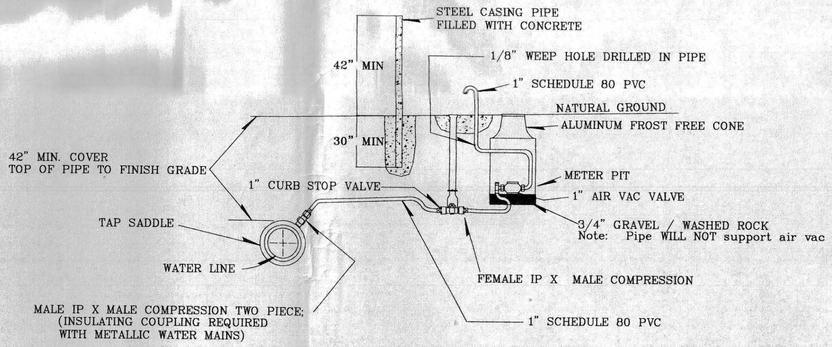
BLOW OFF DETAIL

NOTE: UPGRADE ALL PVC/SADDLE/FITTINGS/VALVES TO 2" ON WATERLINES OF 6" AND GREATER

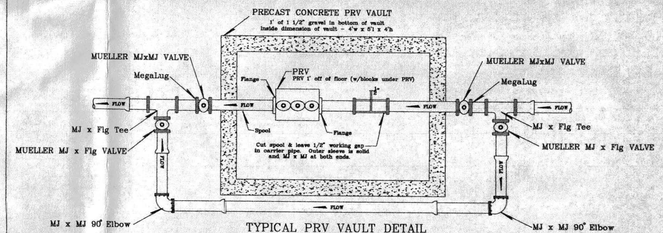
Note: Not all drawings on this typical will apply to every project



TRENCH DETAIL



AIR VAC DETAIL



TYPICAL PRV VAULT DETAIL
W/BYPASS

Last Modified: December 1997

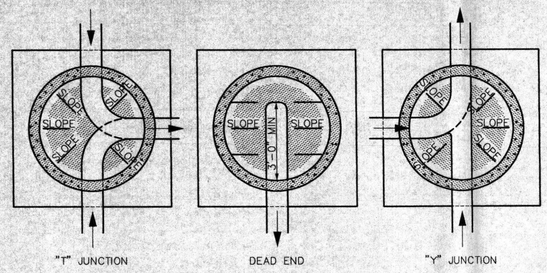
Revised Mar 99	All refernces to Flare type fittings changed to Compression type fittings ... Air Vac detail modified slightly

Clifton Water District

Typical Water Line Installation Dtls., Sht. 2

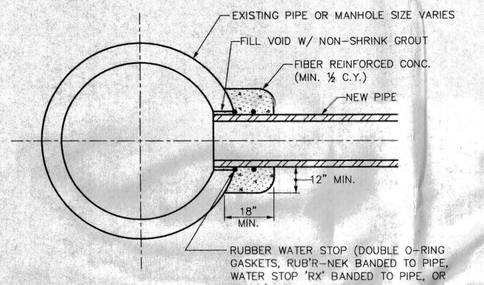
Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	11 OF 12

02-03



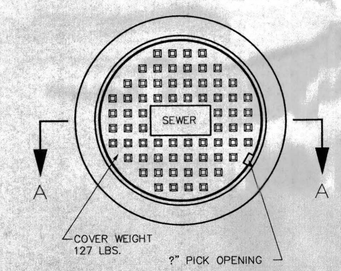
INVERTS SHALL BE FORMED TO PROVIDE A 24" MINIMUM APPROACH IN LINE WITH EACH PIPE FOR MAINTENANCE EQUIPMENT.

SECTION B–B

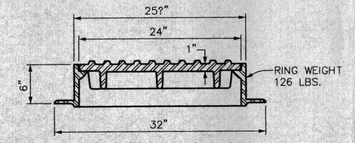


NOTE:
IF THE HOLE IN THE EXISTING PIPE OR MANHOLE IS CORED, THE CONNECTION CAN BE MADE BY INSTALLING A FLEXIBLE PIPE TO MANHOLE CONNECTOR ("BOOT") AND THE CONCRETE ENCASEMENT ELIMINATED.

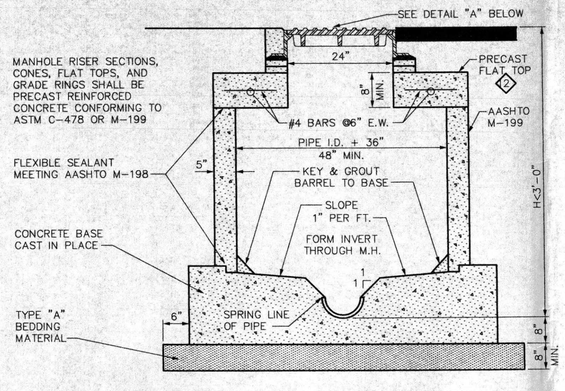
CONNECTION TO EXISTING MANHOLE OR INLET BOX



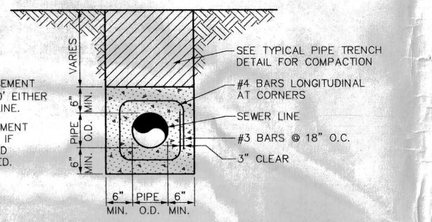
STANDARD CAST IRON MANHOLE RING & COVER



SECTION A–A



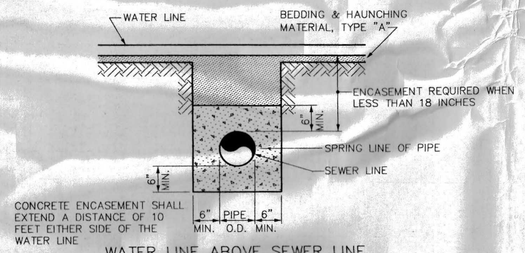
STANDARD SHALLOW MANHOLE CAST–IN–PLACE BASE



NOTES

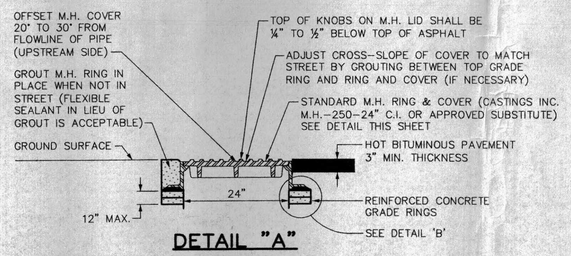
1) CONCRETE ENCASEMENT SHALL EXTEND 10' EITHER SIDE OF WATER LINE.
2) STEEL REINFORCEMENT MAY BE DELETED IF FIBER–REINFORCED CONCRETE IS USED.

WATER LINE BELOW SEWER LINE

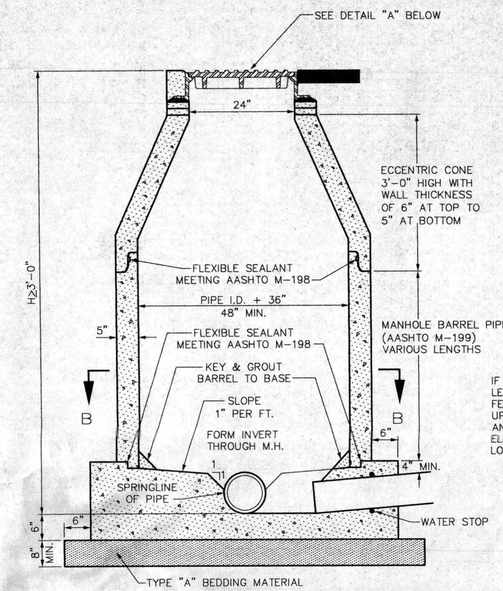


WATER LINE ABOVE SEWER LINE

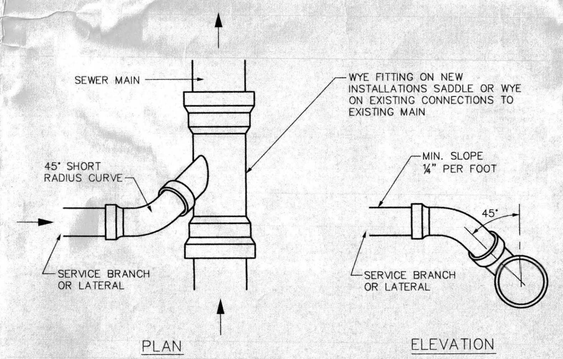
CONCRETE ENCASEMENT DETAIL



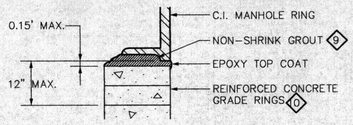
DETAIL "A"



STANDARD MANHOLE CAST–IN–PLACE BASE

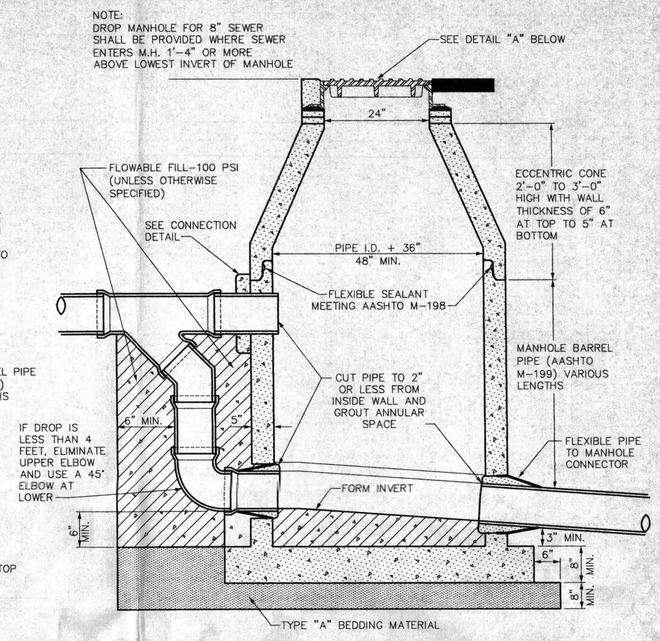


TYPICAL SERVICE "Y" CONNECTION



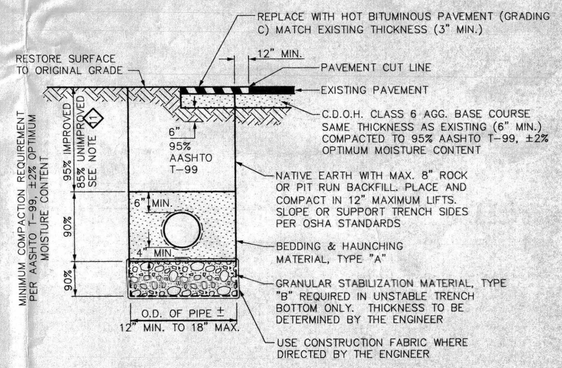
DETAIL "B"

NOTE:
DROP MANHOLE FOR 8" SEWER SHALL BE PROVIDED WHERE SEWER ENTERS M.H. 1'–4" OR MORE ABOVE LOWEST INVERT OF MANHOLE



DROP MANHOLE PRECAST BASE

NOTE:
PRECAST BASE AND FLEXIBLE PIPE CONNECTORS CAN BE USED IN LIEU OF CAST–IN–PLACE BASE FOR ALL MANHOLE TYPES



TYPICAL TRENCH DETAIL

SIEVE SIZE	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES		
	PIPE BEDDING & HAUNCHING MATERIAL (TYPE A)	GRANULAR STABILIZATION MATERIAL (SCREENED OR CRUSHED ROCK TYPE B)	PIT RUN AGGREGATE (TO BE USED WHERE SPECIFIED OR DIRECTED BY THE ENGINEER)
8 INCH	---	---	
2 INCH	---	100	
? INCH	100	---	
NO 200	20 MAX	15 MAX	20 MAX

ALL BACKFILL MATERIAL SHALL BE PLACED FULL WIDTH IN 12" MAX. LIFTS AND COMPACTED TO THE MIN. RELATIVE DENSITIES SHOWN

GENERAL NOTES

1. Concrete shall be Colorado Division of Highways Class 'B' (Section 601.02).
2. All cement used in mortar, concrete bases, grade rings, riser sections, cones, and flat tops, for sanitary sewer manholes, shall be Type V or modified Type II Portland Cement with less than 5% tricalcium aluminate.
3. Manhole riser sections, cones, flat tops, and grade rings shall be precast reinforced concrete conforming to ASTM C–478 or AASHTO M–199.
4. Backfill around manholes and other structures shall be placed in 8" max. lifts and compacted to 95% AASHTO T–99.
5. All work shall be in accordance with approved plans and District specifications.
6. Manhole cone and flat top sections shall be positioned such that the manhole ring and cover are offset 20 degrees to 30 degrees from the upstream main sewer line into the manhole.
7. Manhole steps shall be installed in vertical alignment with the ring and cover.
8. Refer to Plans or Specifications for any manhole waterproofing and/or corrosion protection that may be required for the project.
9. Manhole ring and cover can be set to finished grade, using non–shrink grout to adjust rim elevation. Grout shall not exceed 0.15 ft. thickness and shall have a finish coat of epoxy applied to all grout surfaces exposed to the interior of the manhole. Epoxy top coat requirement may be deleted provided non– shrink grout is installed in accordance with manufacturers recommendations and instructions and is acceptable to the Engineer.
10. Precast concrete grade rings are to be used for grade adjustment on all new manholes. Paving rings are not allowed for grade adjustment unless otherwise approved by the District Engineer.
11. Minimum trench compaction requirements:
    - 95% in all areas of public or street right–of–ways including trenches beneath pavement, graveled areas, borrow ditches, and open space.
    - 85% or to match existing (whichever is greater) in unimproved or landscaped areas, fields, or private easements that are not within road or street right–of–ways.
12. Flat lid slabs are allowed only when the shortest precast eccentric cone is too tall or as required by the Plans.

SCALE:	HORIZONTAL N.T.S.
	VERTICAL N.T.S.

REVISIONS	DATE
REVIEW	01–2002

WestWater Engineering
2516 Foresight Circle, #1
Grand Junction, CO 81505
(970) 241–7076

CENTRAL GRAND VALLEY SANITATION DISTRICT

SANITARY SEWER DETAILS

Design by:	Drafted by:	Date:	Project No.	Sheet
-	WWE	6/26/02	545–001	12 of 12

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G & R WEST, LLC

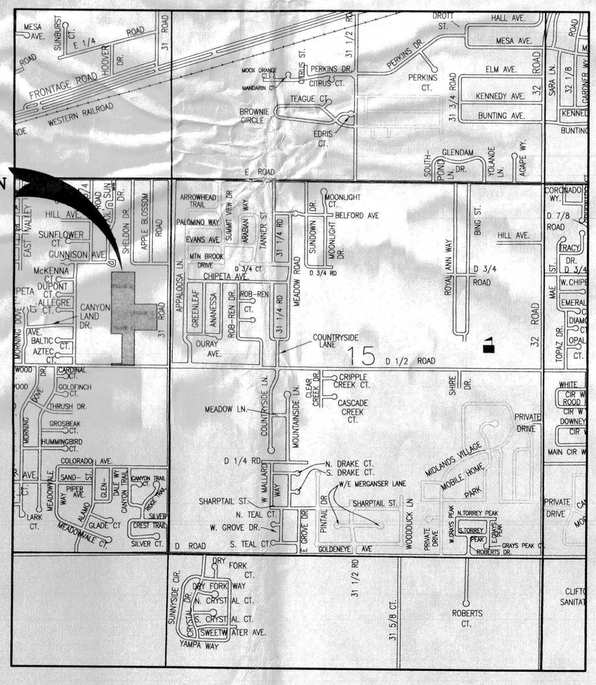
2650 El Corona Drive
Grand Junction, Co. 81501
PH. (970) 255-8164

FINAL CONSTRUCTION PLANS
FOR

DAKOTA WEST SUBDIVISION (FILING 2)

SUBMITTED

JUNE 25, 2003



VICINITY MAP

TITLE

SHEET 1 OF 12	COVER SHEET/LOCATION MAP
SHEET 2 OF 12	GENERAL LEGEND AND CONSTRUCTION NOTES
SHEET 3 OF 12	UTILITY/COMPOSITE PLAN
SHEET 4 OF 12	GRADING & DRAINAGE PLAN
SHEET 5 OF 12	STORM WATER MANAGEMENT PLAN
SHEET 6 OF 12	BISMARCK STREET/MANDAN LANE PLAN AND PROFILE
SHEET 7 OF 12	ABERDEEN LANE/WASHBURN STREET PLAN AND PROFILE
SHEET 8 OF 12	LINE "D" SANITARY SEWER PLAN & PROFILE
SHEET 9 OF 12	LINE "E" SANITARY SEWER PLAN & PROFILE
SHEET 10 OF 12	CLIFTON WATER DETAIL SHEET 1
SHEET 11 OF 12	CLIFTON WATER DETAIL SHEET 2
SHEET 12 OF 12	CENTRAL GRAND VALLEY SANITATION DISTRICT DETAILS

Rvd 3
DR
CCL
6/25/03

RECEIVED
JUN 2 5 2003
COMMUNITY DEVELOPMENT DEPT.

THOMPSON-LANGFORD CORP.
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067

JOB NO. 0543-001

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or engineer from conformance with the City of Grand Junction Standard Specifications for Road and Bridge Construction.

City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED
CITY OF GRAND JUNCTION ENGINEERING

City of Grand Junction Engineering Division Representative — Date

03-079

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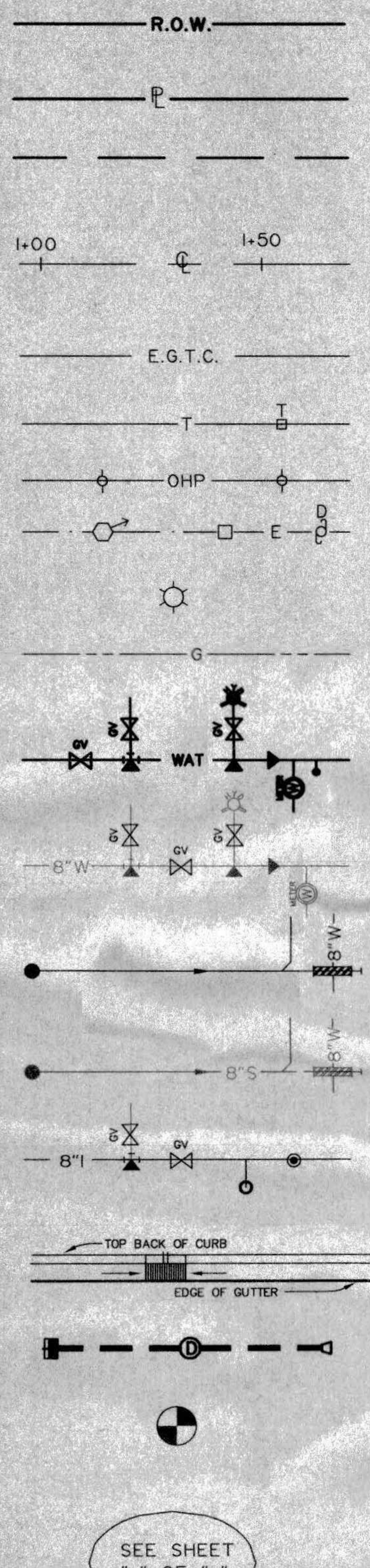
LEGEND



- STREET R.O.W. LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE & STATION MARKERS
- CENTERLINE COMMON TRENCH-ELECTRICAL, TELEPHONE, & CABLE T.V.
- UNDERGROUND TELEPHONE LINE AND PEDESTAL
- EXISTING OVERHEAD UTILITY LINES & POLES
- CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF
- PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE VALVE, PROPOSED, RISER, AND EXISTING RISER
- CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION
- SHEET REF.

GENERAL CONSTRUCTION NOTES

1. Alignment, centerline curve data, and stationing to be verified from approved subdivision plat before construction.
2. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
3. All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the Owner or his designated representative. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor. No separate pay.
4. Contractor shall give 48 hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor shall be obtained at the Contractor's expense.
5. Contractor shall confine his construction operations to the rights-of-way, easements, and lots, as shown on Plans and Plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
6. All road construction, and related work, all materials, performance and quality of work, shall conform to the requirements of the City of Grand Junction Standards and Specifications.
7. All utility installations are to be performed in accordance with the technical specifications of the City of Grand Junction. All water and sewer lines must be tested and approved prior to street construction. All water lines to be constructed in accordance with the technical specifications of Clifton Water District. All sewer lines to be constructed in accordance with the technical specifications of the Central Grand Valley Sanitation District.
8. Contractor shall familiarize himself with the geotechnical testing requirements of the City of Grand Junction and the affected utility districts. Though the owner is paying for the testing, it shall be the responsibility of the Contractor to contact the testing firm 24 hours in advance of the need for testing, and to verify that the appropriate numbers of tests have been taken. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines falling within Public rights-of-way or Public easements shall be tested.
9. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench backfill unless otherwise approved by the Engineer.

STORM SEWER CONSTRUCTION NOTES

1. All storm sewer line construction shall be in accordance with the City of Grand Junction Standards and Specifications.
2. All Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
3. All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
4. All High Density Polyethylene (HDPE) pipe and fittings to conform to the following:
 12 inch to 36 inch shall meet ASSHTO M294,
 42 inch to 48 inch shall meet ASSHTO MP6.

SANITARY SEWER CONSTRUCTION NOTES

1. All sewer line construction shall conform to the Central Grand Valley Sanitation District Standards and Specifications.
2. All materials and workmanship shall conform to the Standards and Specifications of the Central Grand Valley Sanitation District. The Central Grand Valley Sanitation District reserves the right to accept or reject any materials and or workmanship that does not conform to its Standards and Specifications.
3. The Contractor shall have one signed copy of the Plans and a copy of the Central Grand Valley Sanitation District Standards and Specifications at the job site at all times.
4. All sanitary sewer pipe shall be PVC SDR-35 unless otherwise specified. All pipe joints shall be 13 foot joints unless otherwise approved by the Project Engineer.
5. All sewer mains to be laid to grade utilizing a "pipe laser".
6. All sanitary sewer services to be 4 inch PVC SDR-35 unless otherwise specified.
7. Cleanouts are required at 100 foot intervals on all lines greater than 100 feet in length.
8. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
9. A minimum of 10 feet of horizontal separation shall be maintained at all times between the waterline and sewer line except at specified crossings.
10. Where sanitary sewers cross under waterline with less than 18 inches of vertical separation, and in all cases where the sanitary sewer crosses over the waterline at any depth, provide total Concrete Encasement of pipe for a length of 10 feet either side of waterline. See the Central Grand Valley Sanitation District Details. Include cost of waterline crossing (Total concrete pipe encasement, pipe, and approved backfill), in unit price bid per lineal foot of sanitary sewer in appropriate sizes.
11. Sewer service stub-outs shall extend 14 feet beyond the property line or through front lot easements, whichever is greater, and shall be glue capped and marked with a steel fence post painted green and buried so that 3 feet remains above grade. As-built surveying for vertical grade of stub-out required PRIOR to backfill.
12. No service line shall be connected directly into a manhole.
13. The Contractor is responsible for all required sewer line testing to be completed in accordance with the Central Grand Valley Sanitation District Standards and Specifications. Final testing to be accomplished only after all other infrastructure has been installed. This includes waterlines, gas lines, electric lines, etc. Testing will be performed after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed to insure that the line is clean. These tests will be the basis for issuing initial Acceptance of the sewer line extension.
14. Manholes shall be constructed as shown on the Central Grand Valley Sanitation District Standard Sanitary Sewer Detail sheet.
15. Water stop gaskets and clamp assemblies are to be furnished and installed at all connections to manholes.
16. Metal grade rings are NOT to be used on top of manhole rings to adjust to finish pavement elevation. All adjustments to finish grade on new manholes shall be made using concrete grade rings and grout beneath the cast iron ring as shown on the Standard Sanitary Sewer Detail sheet.
17. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab. A copy of the compaction test results shall be provided to the District during the course of the project.
18. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for sewer line trench back fill unless otherwise approved by the Engineer.
19. To inhibit the movement of groundwater through sewer bedding and haunching material, clay cutoff walls of native material are to be constructed approximately 10 feet upstream from each manhole as shown on sanitary sewer plan and profiles. The cut-off wall shall extend from 6 inches below to 6 inches above granular back fill material and shall be 2 feet wide. If native material is not suitable, the Contractor shall import material approved by the Engineer.
20. When installing manholes over existing sewer lines: Contractor is to expose existing sanitary sewer main to allow the Engineer to field verify existing pipe inverts PRIOR to construction of manholes and adjust invert elevations if required. The Contractor shall place type "A" bedding material and pour the base of the manhole and complete the manhole as per the Standard Sanitary Sewer Details, Central Grand Valley Sanitation District. The Contractor at that time can notch out or cut the existing pipe out to the spring line of the pipe. The Contractor shall control all live sewage flow and shall not allow debris from the cutting or other work to enter the existing pipe line while the work is being done.
21. The Contractor should notify the District at least 48 hrs. prior to commencement of construction.
22. All sanitary sewer notes apply to all sheets pertaining to the sanitary sewer line.
23. Red Line As-built Drawings shall be submitted to the City Utility Engineer at least 72 hours PRIOR to paving for review.
24. The Contractor shall obtain a City of Grand Junction Street Cut Permit for all work within existing City Right-of-way.
25. When connecting to existing manholes, it is necessary to provide a "PSX" positive seal gasket to accommodate the new invert-in. The manhole base and wall is to be grouted to provide a water tight seal and the invert grouted as necessary to provide for a smooth invert channel. All grout used on the invert channel should be suitable for

PAVING CONSTRUCTION NOTES

1. All road widths, and radii are to face of curb or flowline unless noted otherwise. Any "spot" design elevations are to flowline of curb and gutter unless otherwise noted.
2. TOC = top of curb elevation
 BOW = back of sidewalk
 EOP = edge of pavement elevation
 RIM = rim of manhole
 INV = invert elev. of manhole or inlet
 CL = centerline
 PL = property line
 FL = flowline
 El = elevation
3. The top of existing ground or the top of areas cut to final grade are to be scarified, moistened and recompacted to 95% of AASHTO T99 in accordance with Geotechnical recommendation before starting up with embankments or before base is placed.
4. Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
5. Aggregate base course must be compacted 95% within 2% of optimum moisture content, as determined by AASHTO T-180.
6. Hot-mix asphaltic concrete to be CDOT Grading C. A mix design for the proposed pit must be approved by Engineer prior to placement of pavement.
7. Where proposed pavement is to match existing pavement, existing pavement is to be square cut, full base thickness is to be brought to match line and existing surface is to be tack-coated before proposed surface is placed.
8. Handicap ramps are to be constructed where indicated on the plans and in accordance with current City of Grand Junction Standard Details.
9. Curb, gutter and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet.
10. Include backing of curb and Gutter and or sidewalk with native fill material per the typical roadway section in the unit price bid for embankment.

WATERLINE CONSTRUCTION

1. All water line construction shall be in accordance with the Clifton Water Districts standards and specifications
2. Contractor shall notify the Clifton Water District 48 hours prior to the beginning of construction.
3. All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
4. Maximum cover required over top of new waterlines is 4'-6'.
5. All water mains, sizes 4" through 12", to be DR-18 PVC conforming to AWWA C-900
6. All service connections to be 3/4" Type "K" copper.
7. Cast Iron fittings to conform to AWWA C-110.
8. Fire Hydrants shall conform to AWWA C-502-85.
9. All materials, labor and equipment required for testing and disinfection of waterlines shall be furnished by Contractor. Disinfection of waterlines shall conform to AWWA C-651-99 or latest revision thereof. No separate pay.
10. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Clifton Water District details and Technical Specifications.
11. Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for waterline trench backfill unless otherwise approved by the Engineer.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative ____ Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative ____ Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
____ Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
____ Date

APPROVED FOR CONSTRUCTION
CLIFTON WATER DISTRICT
____ Date

ACCEPTED AS CONSTRUCTED
CLIFTON WATER DISTRICT
____ Date

REVISION	DATE	DESCRIPTION	BY	CH'D

G & R WEST, LLC — CITY OF GRAND JUNCTION

GENERAL LEGEND AND CONSTRUCTION NOTES

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER 37343 04/12/03

DATE: June 13, 2003
SCALE: Horiz: N.T.S.
Project No: 0543-001
SHEET NO: 2 OF 12

03-079

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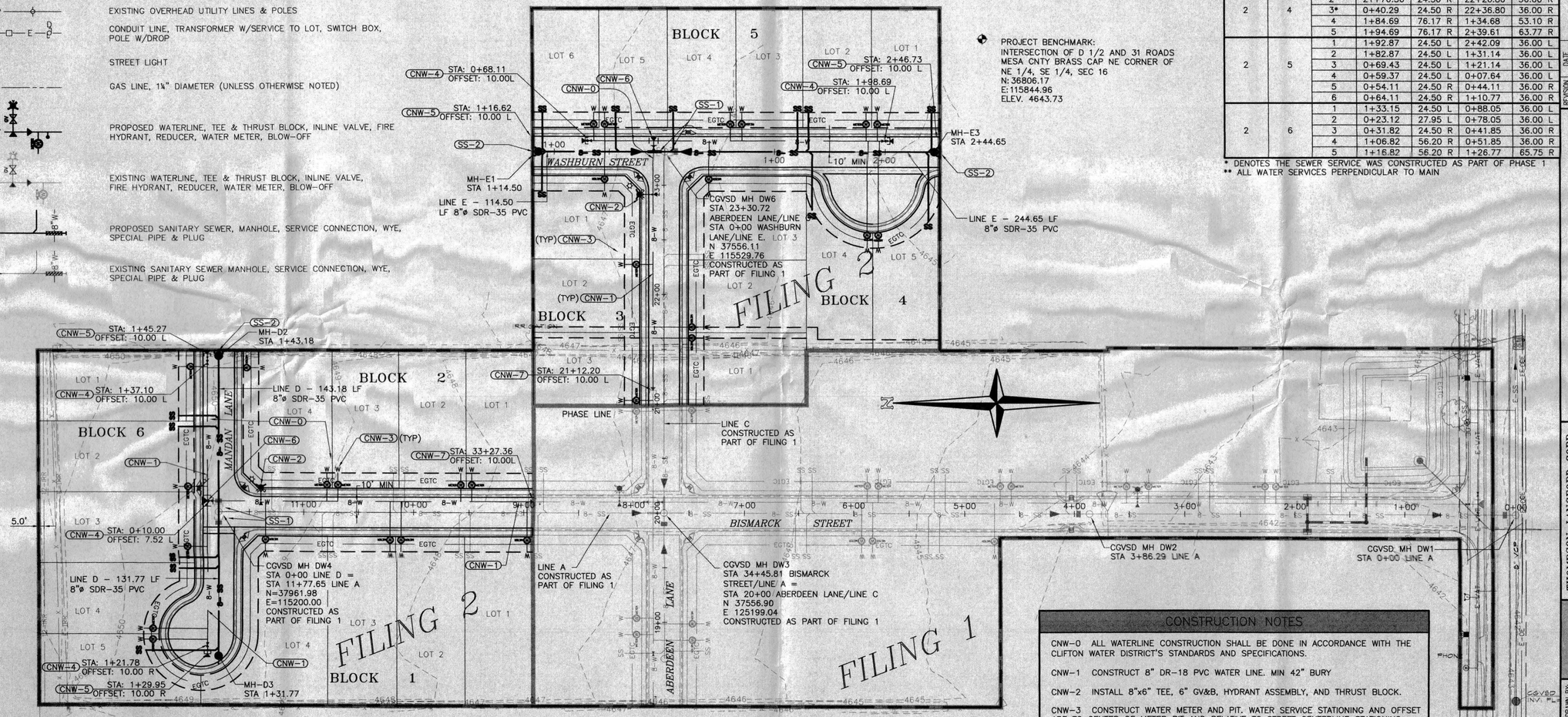
LEGEND

- R.O.W. — STREET R.O.W. LINE
- ℄ — LOT LINE
- EASEMENT LINE
- 1+00 ℄ 1+50 — CENTERLINE & STATION MARKERS
- E.G.T.C. — CENTERLINE COMMON TRENCH–ELECTRICAL, TELEPHONE, & CABLE T.V.
- T — UNDERGROUND TELEPHONE LINE AND PEDESTAL
- OHP — EXISTING OVERHEAD UTILITY LINES & POLES
- E — CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP
- STREET LIGHT
- G — GAS LINE, 1¼" DIAMETER (UNLESS OTHERWISE NOTED)
- WAT — PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW–OFF
- 8"W — EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW–OFF
- 8" SS — PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- 8" SS — EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG
- 8"I — VALVE, PROPOSED, RISER, AND EXISTING RISER IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE
- TOP BACK OF CURB / EDGE OF GUTTER — CURB INLET W/DIRECTION OF FLOW
- STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30")
- BENCHMARK LOCATION

UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

GAS AND ELECTRIC:	XCEL ENERGY
WATER:	CLIFTON WATER DISTRICT
CABLE TELEVISION:	AT&T
SANITARY SEWER:	CENTRAL GRAND VALLEY SANITATION DISTRICT
TELEPHONE:	QWEST
IRRIGATION	GRAND VALLEY IRRIGATION DISTRICT
DRAINAGE	GRAND JUNCTION DRAINAGE DISTRICT

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73



(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'

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 MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE CENTRAL GRAND VALLEY SANITATION DISTRICT Date	ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications. City of Grand Junction Engineering Division Representative Date	APPROVED FOR CONSTRUCTION CLIFTON WATER DISTRICT Date
INITIAL ACCEPTANCE CENTRAL GRAND VALLEY SANITATION DISTRICT Date	ACCEPTED AS CONSTRUCTED City of Grand Junction Engineering Division Representative Date	ACCEPTED AS CONSTRUCTED CLIFTON WATER DISTRICT Date

CONSTRUCTION NOTES

CNW–0 ALL WATERLINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CLIFTON WATER DISTRICT'S STANDARDS AND SPECIFICATIONS.

CNW–1 CONSTRUCT 8" DR–18 PVC WATER LINE. MIN 42" BURY

CNW–2 INSTALL 8"x6" TEE, 6" GV&B, HYDRANT ASSEMBLY, AND THRUST BLOCK.

CNW–3 CONSTRUCT WATER METER AND PIT. WATER SERVICE STATIONING AND OFFSET ARE TO CENTER OF METER PIT AND RELATIVE TO STREET CENTERLINE STATIONING. CONTRACTOR IS TO EXTEND WATER SERVICES AN ADDITIONAL 11.5 FEET TO THE MULTI–PURPOSE EASEMENT LINE.

CNW–4 INSTALL 8" GV&B.

CNW–5 INSTALL BLOWOFF PLUG & THRUSTBLOCK

CNW–6 INSTALL 8"x2"x2" TEE, (1)–8" GV&B & THRUST BLOCK.

CNW–7 REMOVE PLUG & BLOWOFF AND CONNECT TO EXISTING WATER LINE.

CNW–8 INSTALL 90° BEND AND THRUST BLOCK.

SS–1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS–2 STUB–OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB–OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

COORDINATES

LOCATION ID			WM PIT**		SEWER SVCS	
PHASE	BLOCK	LOT #	ROADWAY STATIONING	ROADWAY OFFSET	STATIONING	OFFSET
2	1	1*	8+97.01	24.50 L	9+49.01	36.00 L
		2*	10+11.01	24.50 L	9+59.01	36.00 L
		3*	10+21.01	24.50 L	10+73.01	36.00 L
		4*	11+35.14	24.50 L	10+83.01	36.00 L
2	2	1*	9+47.59	24.50 R	08+95.65	36.00 R
		2*	9+57.59	24.50 R	10+08.06	36.00 R
		3*	10+68.73	24.50 R	10+18.06	36.00 R
		4*	1+32.15	24.50 R	11+29.54	36.00 R
2	3	1	0+54.00	24.50 L	1+10.77	36.00 L
		2*	22+27.47	24.50 L	21+70.43	36.00 L
		3*	21+03.05	24.50 L	21+60.43	36.00 L
2	4	1*	21+60.36	24.50 R	21+04.07	36.00 R
		2*	21+70.36	24.50 R	22+26.80	36.00 R
		3*	0+40.29	24.50 R	22+36.80	36.00 R
		4	1+84.69	76.17 R	1+34.68	53.10 R
		5	1+94.69	76.17 R	2+39.61	63.77 R
2	5	1	1+92.87	24.50 L	2+42.09	36.00 L
		2	1+82.87	24.50 L	1+31.14	36.00 L
		3	0+69.43	24.50 L	1+21.14	36.00 L
		4	0+59.37	24.50 L	0+07.64	36.00 L
		5	0+54.11	24.50 R	0+44.11	36.00 R
		6	0+64.11	24.50 R	1+10.77	36.00 R
2	6	1	1+33.15	24.50 L	0+88.05	36.00 L
		2	0+23.12	27.95 L	0+78.05	36.00 L
		3	0+31.82	24.50 R	0+41.85	36.00 R
		4	1+06.82	56.20 R	0+51.85	36.00 R
		5	1+16.82	56.20 R	1+26.77	65.75 R

* DENOTES THE SEWER SERVICE WAS CONSTRUCTED AS PART OF PHASE 1
** ALL WATER SERVICES PERPENDICULAR TO MAIN

BY	DESCRIPTION	REVISION	DATE	CHD

G & R WEST, LLC

CITY OF GRAND JUNCTION

UTILITY/COMPOSITE PLAN FOR DAKOTA WEST SUBDIVISION

THOMPSON–LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
620 25 1/2 RD. SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243–6067
FAX (970) 241–2845
tlc@lcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. WACKER 37343 04/25/03 PROFESSIONAL ENGINEER

DATE: June 25, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 3 OF 12

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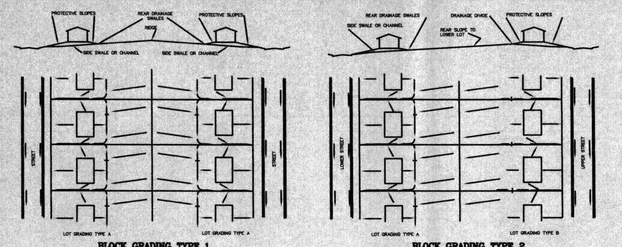
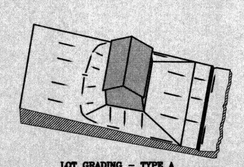
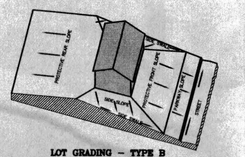


BLOCK GRADING TYPE 1
RIDGE ALONG REAR LOT LINES

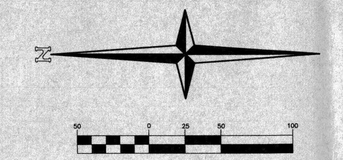
BLOCK GRADING TYPE 2
GENTLE CROSS SLOPE



LOT GRADING – TYPE A
ALL DRAINAGE TO STREET



LOT GRADING – TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



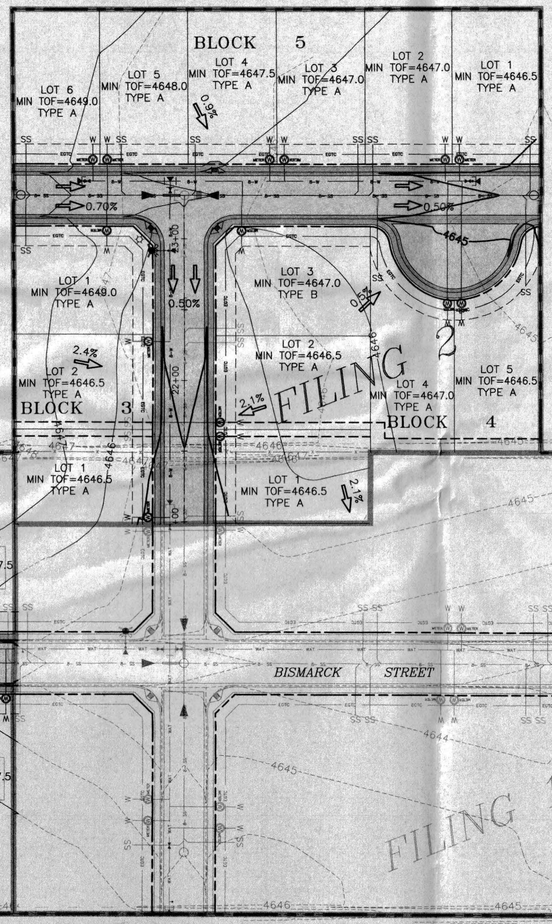
CONTOUR INTERVAL: 1'

LEGEND

- DRAINAGE FLOW DIRECTION
- 4645 — PROPOSED CONTOUR (5' INTERVAL)
- 4647 — PROPOSED CONTOUR (1' INTERVAL)
- 4650 — EXISTING CONTOUR (5' INTERVAL)
- 4647 — EXISTING CONTOUR (1' INTERVAL)

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED FLOODPLAIN



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 MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
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City of Grand Junction Engineering Division Representative _____ Date _____

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative _____ Date _____

REVISION	DATE	BY	DESCRIPTION
		CWD	

CITY OF GRAND JUNCTION

G & R WEST, LLC

GRADING & DRAINAGE PLAN FOR DAKOTA WEST SUBDIVISION

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MOORE 37343 01/29/03 PROFESSIONAL ENGINEER

DATE: June 25, 2003
SCALE: Horiz: 1" = 50'
Project No: 0543-001
SHEET NO: 4 OF 12

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03-071

STORMWATER MANAGEMENT PLAN
DAKOTA WEST SUBDIVISION - FILING 3
GRAND JUNCTION, COLORADO

EROSION CONTROL MEASURES
Performance Standards

The general requirements for erosion control work shall be as follows:
1. Any grading shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.

2. All grading shall be designed, constructed and completed in such a manner so that exposed area of any disturbed land shall be limited to the shortest time period .

3. Sediment caused by accelerated soil erosion shall be removed from runoff water before leaving the site.

4. Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the graded area shall be designed to limit the water flow to a non-erosive velocity.

5. Temporary soil erosion control facilities shall be removed and areas graded and stabilized with permanent soil erosion control measures pursuant to approved plans and specifications.

General Notes

1. At all times during construction, erosion and sediment control shall be maintained by the contractor.

2. Erosion control system shall be installed as grading progresses.

3. Details shown are schematic only. Adjust as necessary to fit field conditions.

4. Negative impacts to downstream areas (or receiving waters) caused by the overlot grading and/or construction to be monitored and corrected by the contractor.

Maintenance

1. The developer or his designated representative shall make routine checks on all erosion control measures to determine if repairs or sediment removal is necessary.

2. After each rainfall or moderate snow melt, erosion control measures are to be checked. If repairs are needed, they shall be completed immediately.

3. Silt and sediment shall be removed after each substantial rainfall. Deposits must be removed when they reach a height of one-half of the barrier (silt fence).

4. When temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in open areas and seeded as necessary.

During Construction (Temporary Measures)

1. Silt Fence: Silt fence shall be at storm sewer outlets into channels and at all inlet locations. Installation shall be in accordance with Detail B as shown on this sheet.

2. Place silt fence (SF) at the tops and toes of slopes and behind the curb and gutter where called for on this plan as soon as the backing for the curb and gutter is in place and the overlot grading is complete.

3. Compact topsoil 80-85% standard density and finish grade to elevations shown on the grading plan. Eliminate low spots and round out abrupt changes in slope.

4. Contractor shall have a water truck made available to assist in controlling dust and wind erosion.

5. Construction traffic entrances (mud traps) shall be installed prior to commencement of construction activities and shall be cleaned on a continual basis during construction.

After Construction (Permanent Measures)

1. Rip-Rap: The use of rip-rap is proposed for all storm sewer outlets. The rip rap shall function to take the impact of the release water, thereby reducing velocities to a non-erosive rate (see grading & drainage plan).

2. Gravel filters @ inlets: Following paving, gravel filters in accordance with Detail D, shall be constructed and maintained by the contractor until his contract is complete. At that time, responsibility for maintenance shall be transferred to the owner.

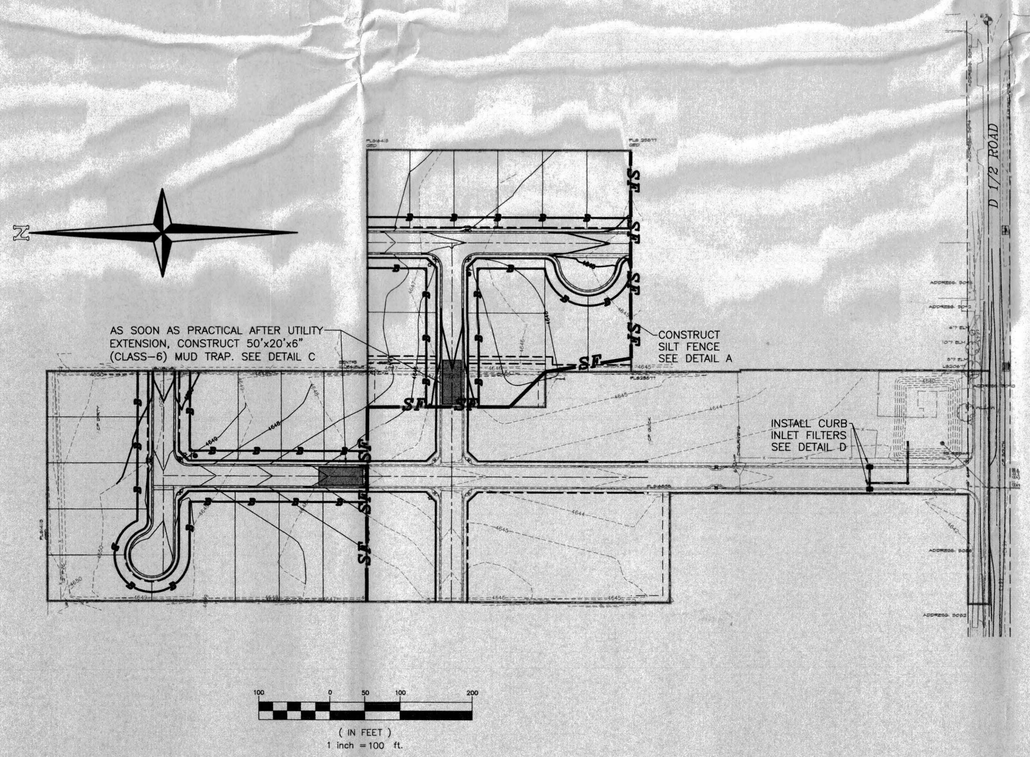
3. Landscape Areas: In improved open spaces, grass and trees with an irrigation system will be required for controlling erosion after land development & home construction are complete.

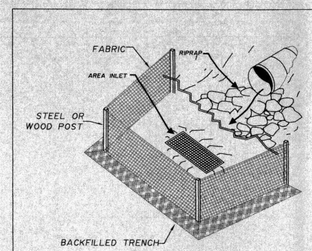
4. Native Grass Areas: After completion of grading activities, broadcast seed with special seed mix listed below and hydromulch with an organic mulch. In areas which have a slope at or exceeding 3:1, add an approved tackifier to hydromulch.

Seeding shall be done with a brillion drill into a slightly moist seedbed. The seeding shall be done in two separate applications crossing the area at right angles (if possible) to one another to guarantee proper coverage. Each application shall be at 1/2 the total rate noted in the table below.

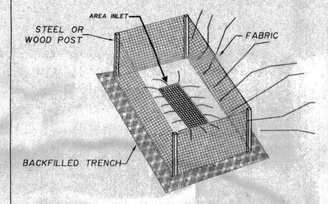
NONIRRIGATED REVEGETATIVE SEED MIX:

COMMON NAME	SCIENTIFIC NAME	Lbs/Acre PLS	%
Blue Flax	Linum perenne "Lewissi"	14 oz.	10.0%
Hard Fescue	Festuca ovina Spartan	3.50 lbs.	15.0%
Alkali Sacaton	Sparobolus giroides	2.33 lbs.	10.0%
Intermediate Wheatgrass	Agropyron intermedium"Oahe"	1.19 lbs.	10.0%
Galleta	Hilaria jamesii	11.20 oz.	5.0%
Crested Wheatgrass	Agropyron cristatum"Highcrest"	1.13 lbs.	10.0%
Western Wheatgrass	Agropyron smithii "Arriba"	2.26 lbs.	20.0%
Fult's Alkali Grass	Puccinellia distons "Fults"	7.96 lbs.	20.0%

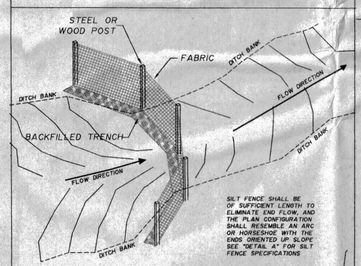




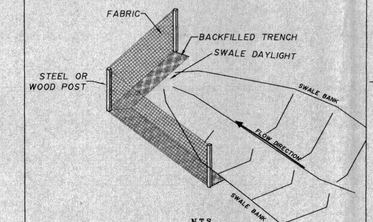
DETAIL B - CULVERT OUTLET TRAP OR INLET PROTECTION



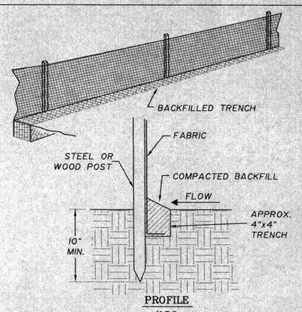
DETAIL B - INLET PROTECTION



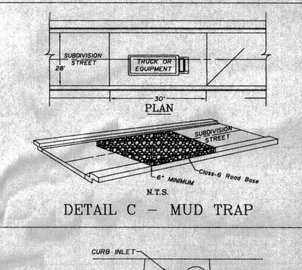
DETAIL E - DITCH EROSION PROTECTION



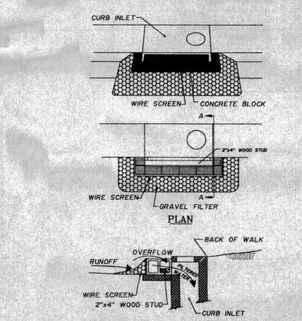
DETAIL F - SILT FENCE DIKE OR SWALE PROTECTION



DETAIL A - SILT FENCE (SF)



DETAIL C - MUD TRAP

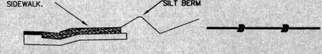


DETAIL D - CURB INLET FILTER

LEGEND

PROPOSED STORM SEWER WITH MANHOLE AND CURB INLETS

PROPERTY AND CONSTRUCTION SITE BOUNDARY



NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED 100 YEAR FLOODPLAIN

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
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City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date

REVISION	DATE	BY	DESCRIPTION

CITY OF GRAND JUNCTION

G & R WEST, LLC

STORM WATER MANAGEMENT PLAN

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

NO

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. HAYE 37343 04/25/03 PROFESSIONAL ENGINEER

DATE: June 25, 2003

SCALE: Horiz: 1" = 50' Vert: NA

Project No: 0543-001

SHEET NO: 5 OF 12

03-079

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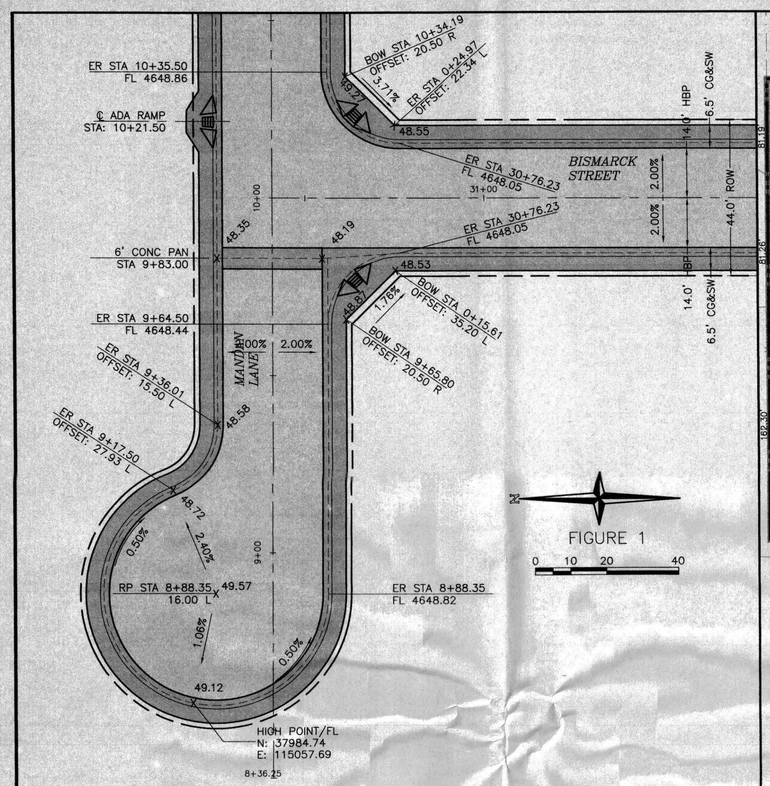
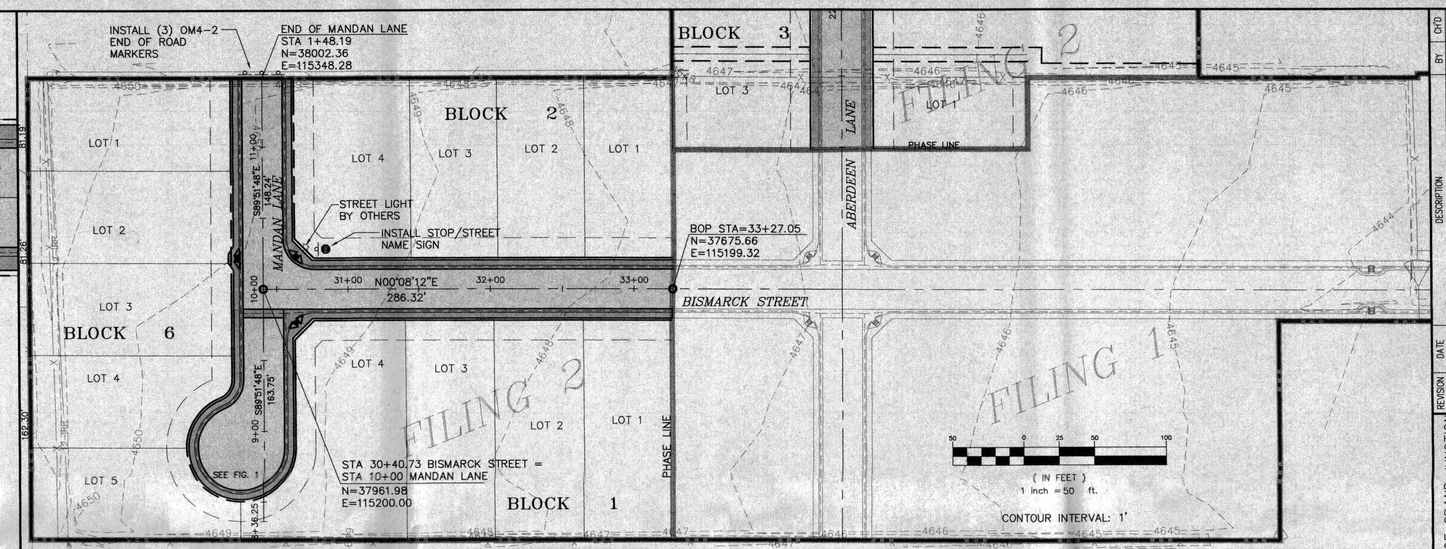


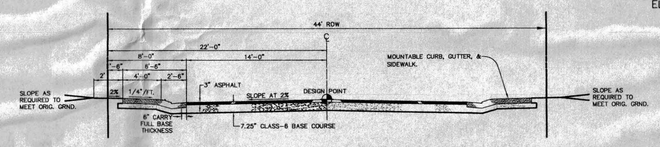


NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(R1-1) STOP SIGN	HIGH INTENSITY	1
(D3) STREET NAME	HIGH INTENSITY	1
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	3



VICINITY MAP



MANDAN/BISMARCK RESIDENTIAL STREET
TYPICAL SECTION

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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 MEMBER UTILITIES.

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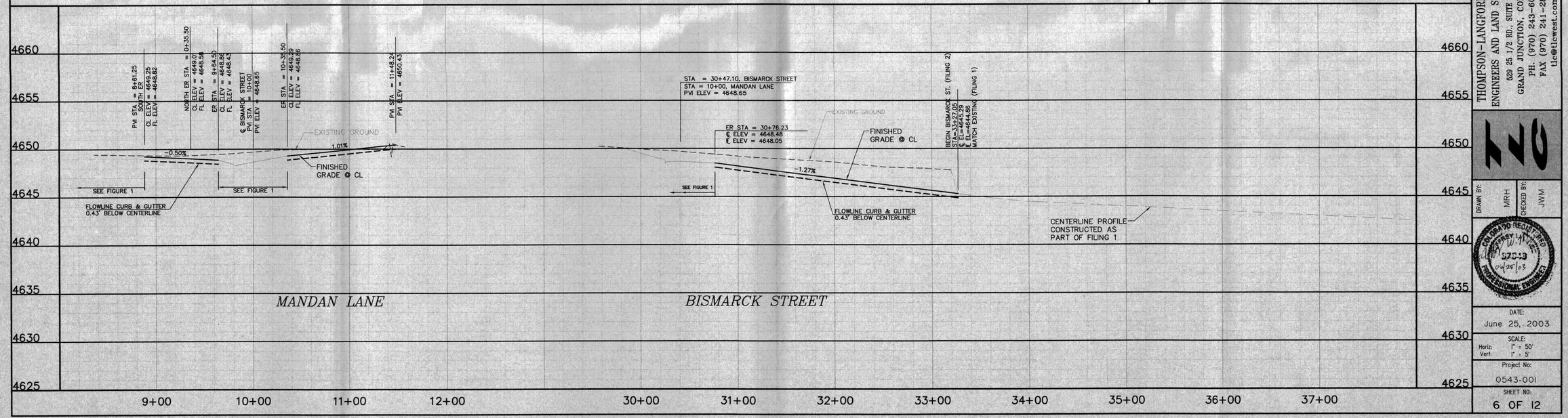
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date



CITY OF GRAND JUNCTION
G & R WEST, LLC

BY	DESCRIPTION	DATE	REVISION
CHD			

DAKOTA WEST SUBDIVISION
BISMARCK STREET/MANDAN LANE
PLAN & PROFILE

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MRH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. MOTT 37213 04/25/03 PROFESSIONAL ENGINEER

DATE: June 25, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 6 OF 12

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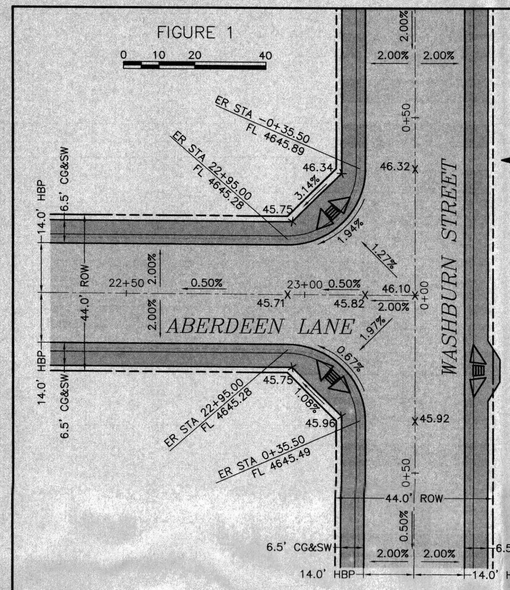
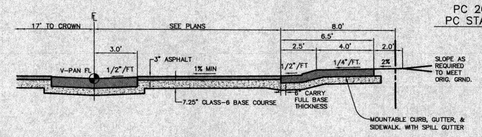
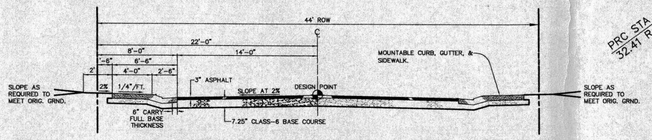
FIGURE 1

0 10 20 40





SECTION A-A



ABERDEEN LANE AND WASHBURN STREET
TYPICAL SECTION

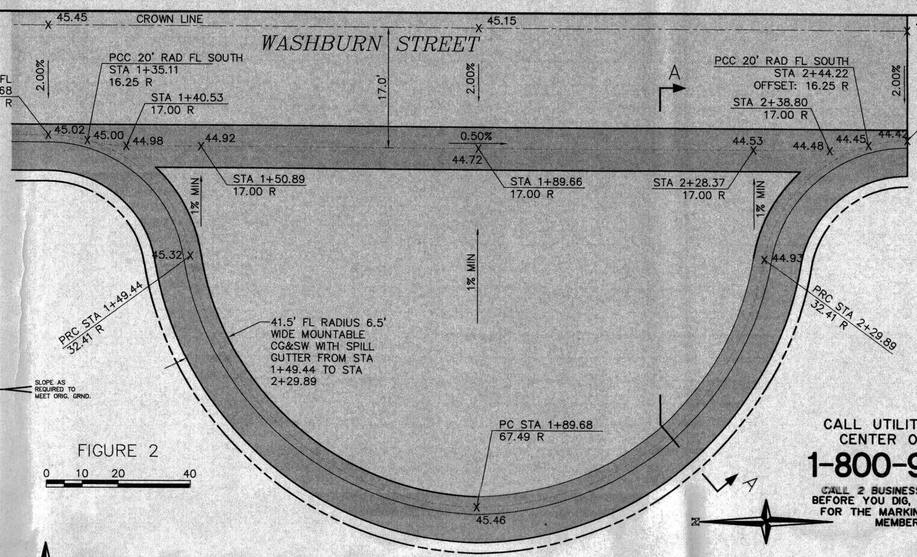


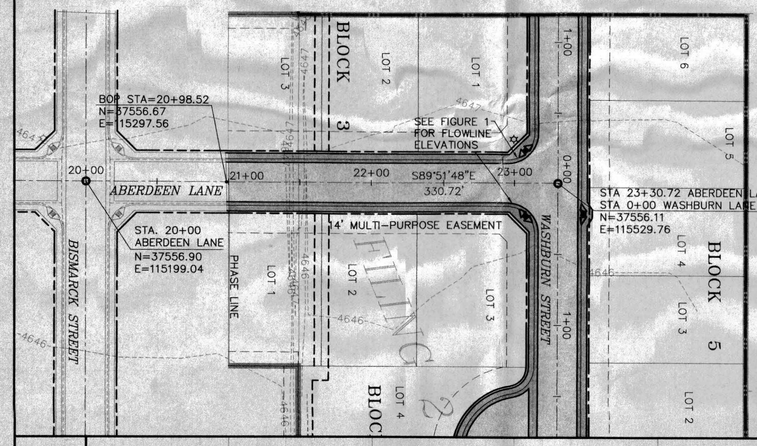
FIGURE 2

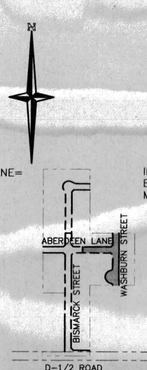
0 10 20 40

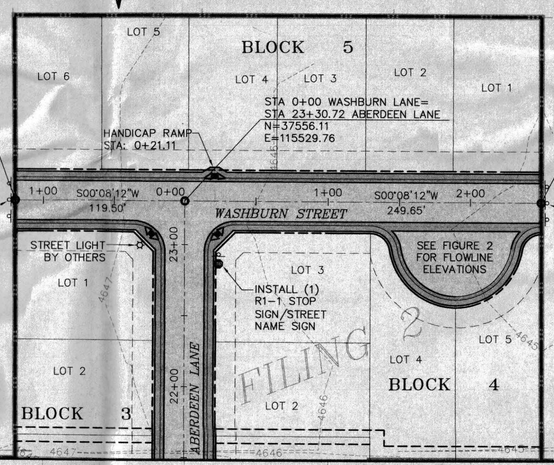
50 0 25 50 100

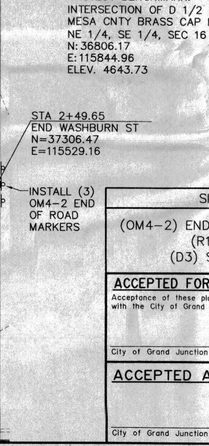
(IN FEET)
1 inch = 50 ft.

CONTOUR INTERVAL: 1'









PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
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N: 36806.17
E: 115844.96
ELEV. 4643.73

NOTE: CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR, 970/244-1573, PRIOR TO ANY SIGN MATERIAL ORDER OR INSTALLATION

SIGN TYPE	MATERIAL FACING	QUANTITY
(OM4-2) END OF ROAD MARKERS	HIGH INTENSITY	6
(R1-1) STOP	HIGH INTENSITY	1
(D3) STREET NAME	HIGH INTENSITY	2

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

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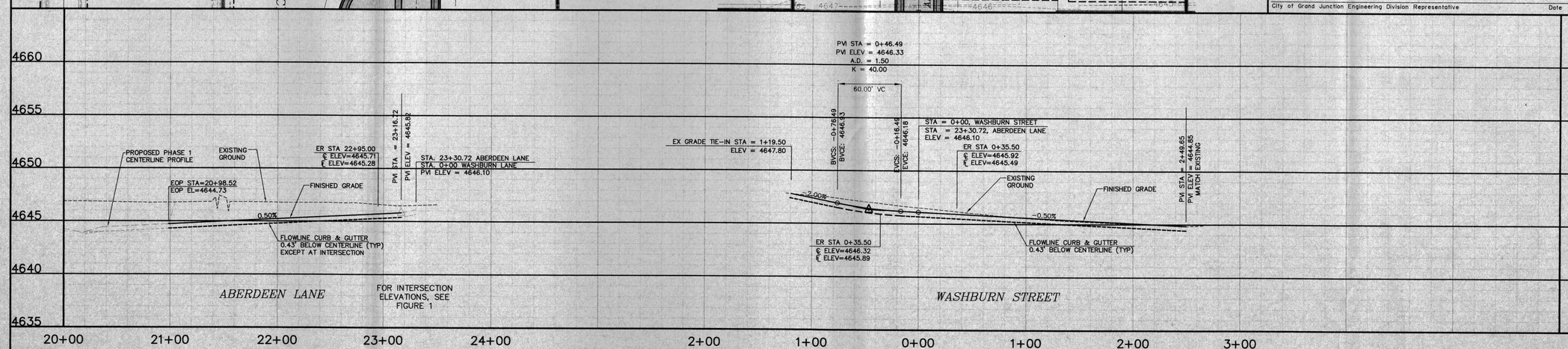
City of Grand Junction Engineering Division Representative — Date

ACCEPTED AS CONSTRUCTED

City of Grand Junction Engineering Division Representative — Date



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REVISION	DATE	DESCRIPTION	BY	CHD

CITY OF GRAND JUNCTION

G & R WEST, LLC

DAKOTA WEST SUBDIVISION
ABERDEEN LANE/WASHBURN STREET
PLAN & PROFILE

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MRH
CHECKED BY: JWM

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY W. MAY
37343
10/24/03

DATE: June 25, 2003

SCALE: Horiz: 1" = 50'
Vert: 1" = 5'

Project No: 0543-001

SHEET NO: 7 OF 12

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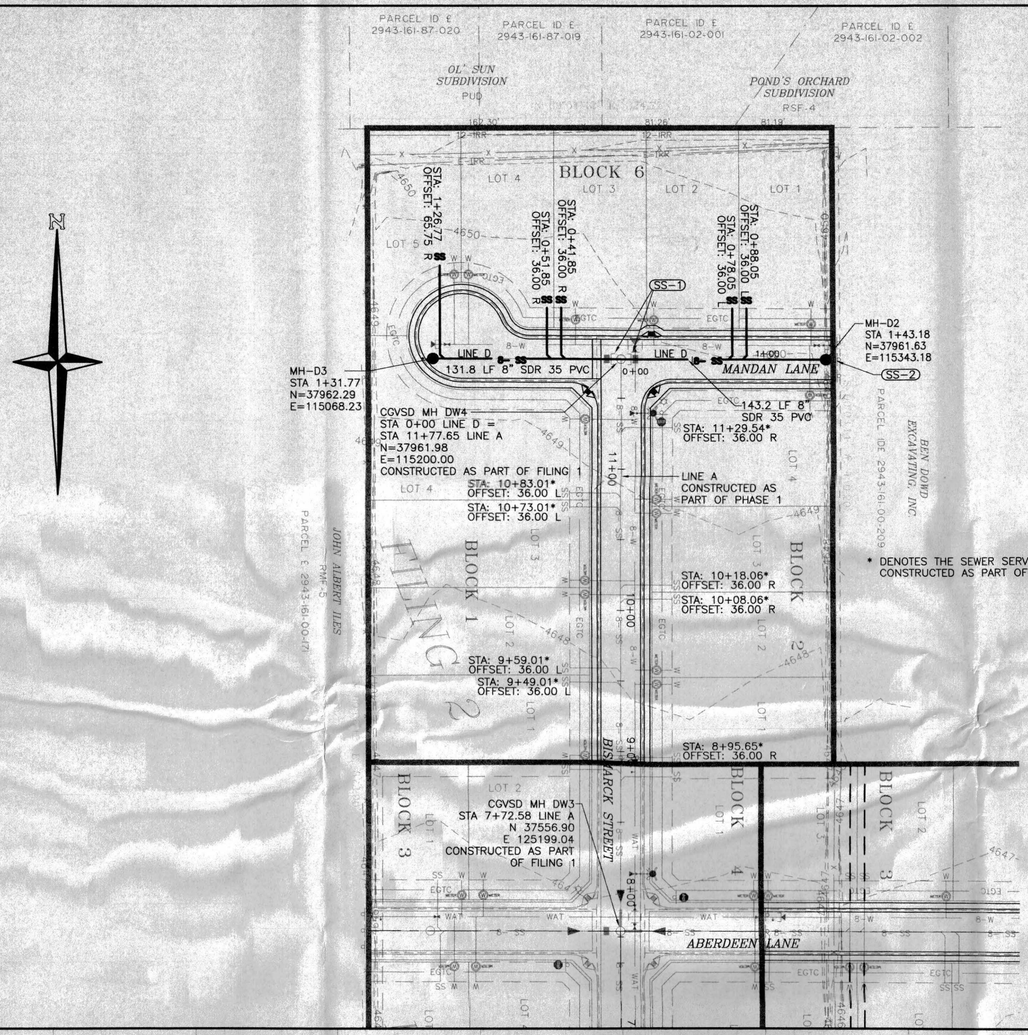

PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

CONSTRUCTION NOTES

SS-1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS-2 STUB-OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB-OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

CALL UTILITY NOTIFICATION
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1-800-922-1987
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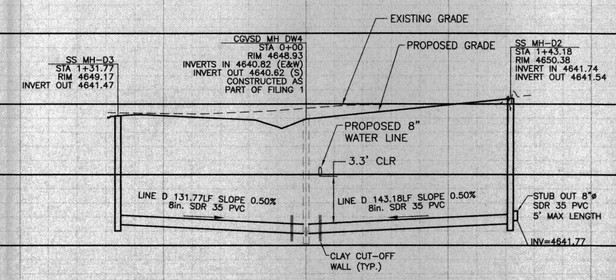
City of Grand Junction Engineering Division Representative Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date



NO.	REVISION	DATE	DESCRIPTION	BY	CHD

CITY OF GRAND JUNCTION

G & R WEST, LLC

DAKOTA WEST SUBDIVISION
MANDAN LANE SANITARY SEWER LINE "D"

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. HOWER 37343 PROFESSIONAL ENGINEER 04/25/03

DATE: June 25, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO: 8 OF 12

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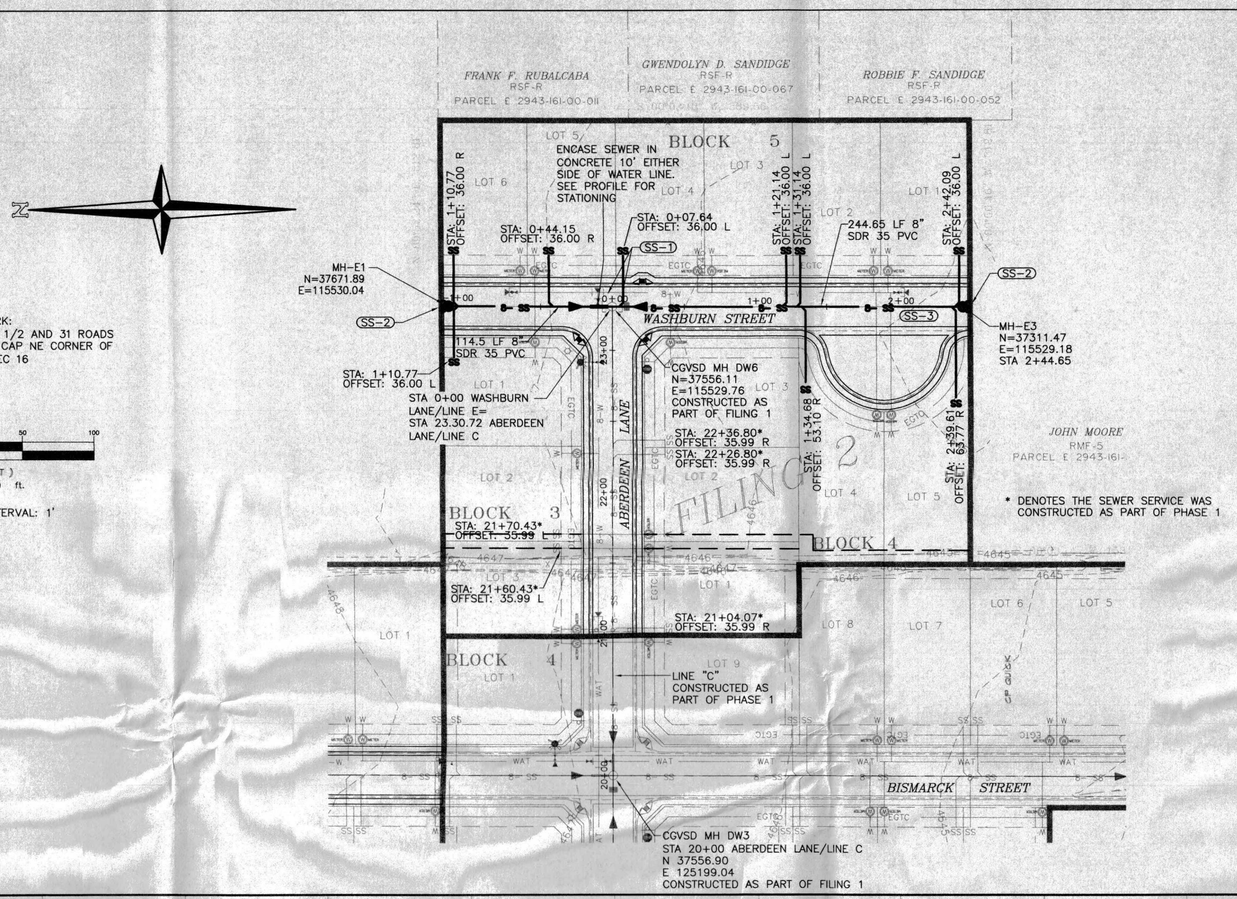


PROJECT BENCHMARK:
INTERSECTION OF D 1/2 AND 31 ROADS
MESA CNTY BRASS CAP NE CORNER OF
NE 1/4, SE 1/4, SEC 16
N: 36806.17
E: 115844.96
ELEV. 4643.73

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

CONTOUR INTERVAL: 1'

CONSTRUCTION NOTES

SS-1 EXISITNG STUBOUT TO BE REMOVED AND THE NEW SEWERLINE INSTALLED INTO THE EXISTING MANHOLE. GROUT EXISTING INVERT AS NECESSARY TO PROVIDE A SMOOTH INVERT CHANNEL AND WATERTIGHT MANHOLE

SS-2 STUB-OUT FOR FUTURE SEWER LINE CONNECTION 5' MAXIMUM LENGTH. SANITARY SEWER STUB-OUTS TO BE GLUE CAPPED AND MARKED WITH A 2x4 POST PAINTED GREEN.

SS-3 PROVIDE FLOWABLE FILL BACKFILL ON BOTH THE SEWER MAIN AND SEWER SERVICE LINES BEYOND STA 1+76.84

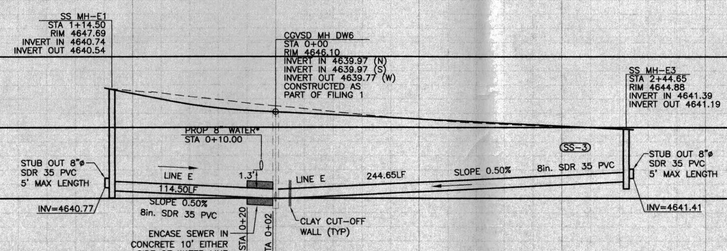
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

INITIAL ACCEPTANCE
CENTRAL GRAND VALLEY SANITATION DISTRICT
Date

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Grand Junction Standard Specifications.
City of Grand Junction Engineering Division Representative Date

ACCEPTED AS CONSTRUCTED
City of Grand Junction Engineering Division Representative Date



G & R WEST, LLC
CITY OF GRAND JUNCTION

REVISION	DATE	DESCRIPTION	BY	CHD

DAKOTA WEST SUBDIVISION
WASHBURN STREET SANITARY SEWER LINE "E"

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: MH
CHECKED BY: JWM

COLORADO REGISTERED JEFFREY W. PACE 37343 06/25/03 PROFESSIONAL ENGINEER

DATE: June 25, 2003
SCALE: Horiz: 1" = 50' Vert: 1" = 5'
Project No: 0543-001
SHEET NO. 9 OF 12

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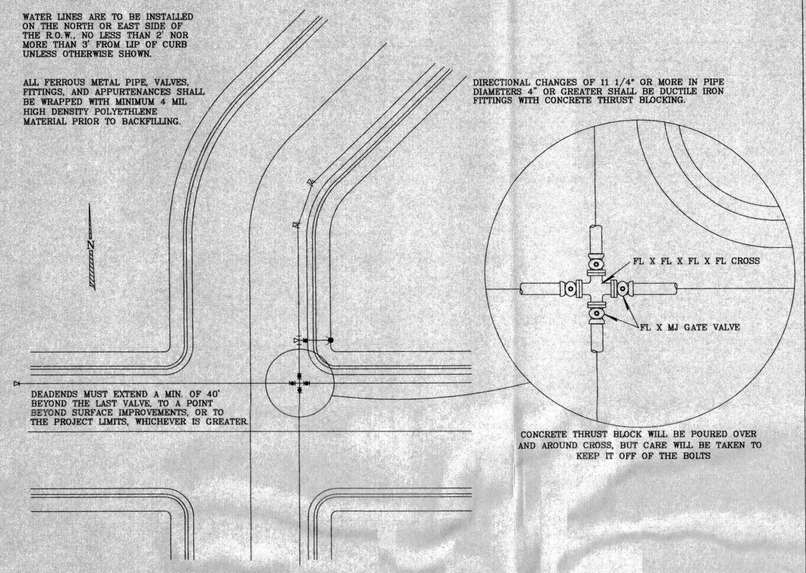
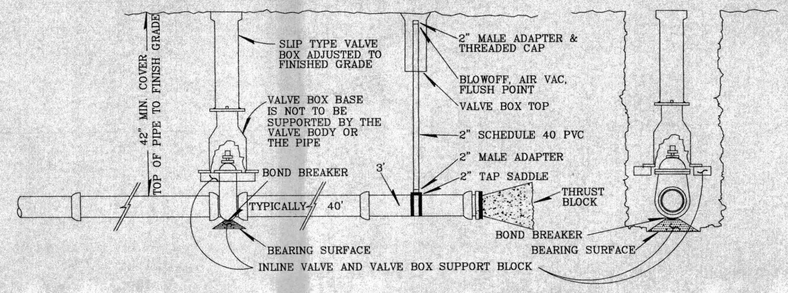
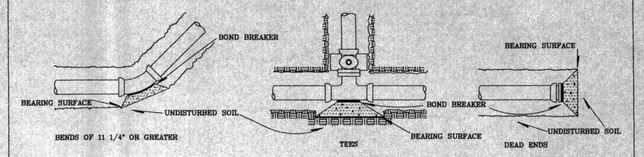


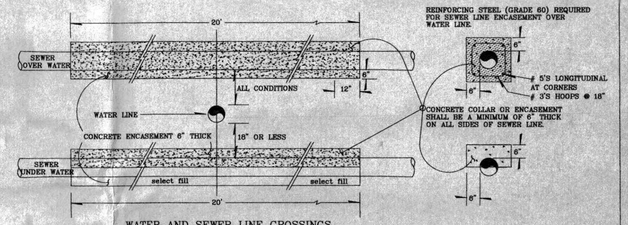
TYPICAL WATER LINE PLAN FOR INTERSECTIONS



VALVE INSTALLATION & LINE TERMINATION

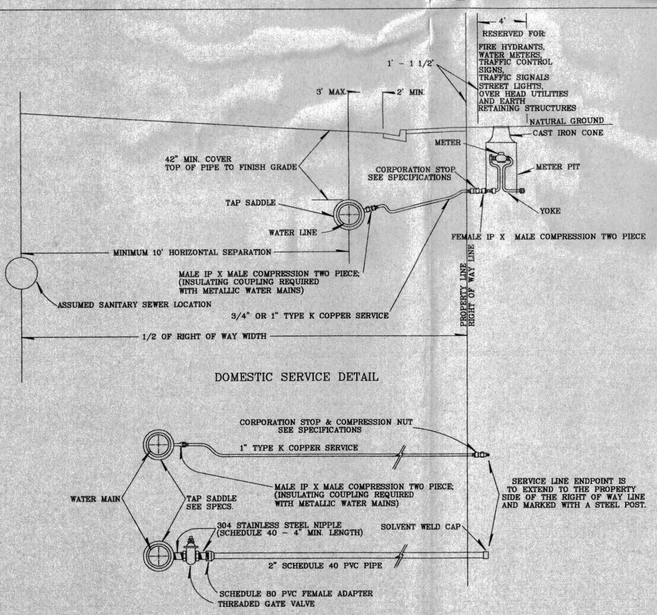


THRUST BLOCK DETAILS
(MIN. 1/2 CU. YD. CONCRETE)



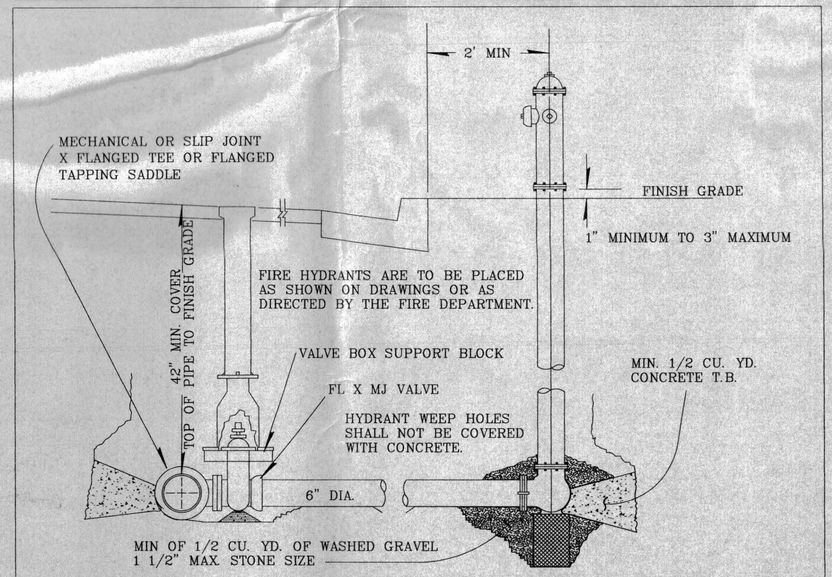
WATER AND SEWER LINE CROSSINGS

Note: Not all drawings on this typical will apply to every project



DOMESTIC SERVICE DETAIL

COMMERCIAL SERVICE DETAIL



FIRE HYDRANT DETAIL

TABLE FOR CONCRETE THRUST BLOCKING

SIZE	BEARING AREAS (IN SQ. FT.) BENDS 90°	45°	22 1/2°	11 1/4°	TEE BRANCH SIZE AND DEAD ENDS
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
F.H. THRUST BLOCKS SHALL BE A MIN. OF 1/4 CU. YD. IN MASS AND HAVE A MIN. BEARING AREA OF 5 SQ. FT.					

AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.

Revised Mar 99	All references to Flare type fittings changed to Compression type fittings

Clifton Water District

Typical Water Line Installation Dtls., Sht. 1

Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	10 OF 12

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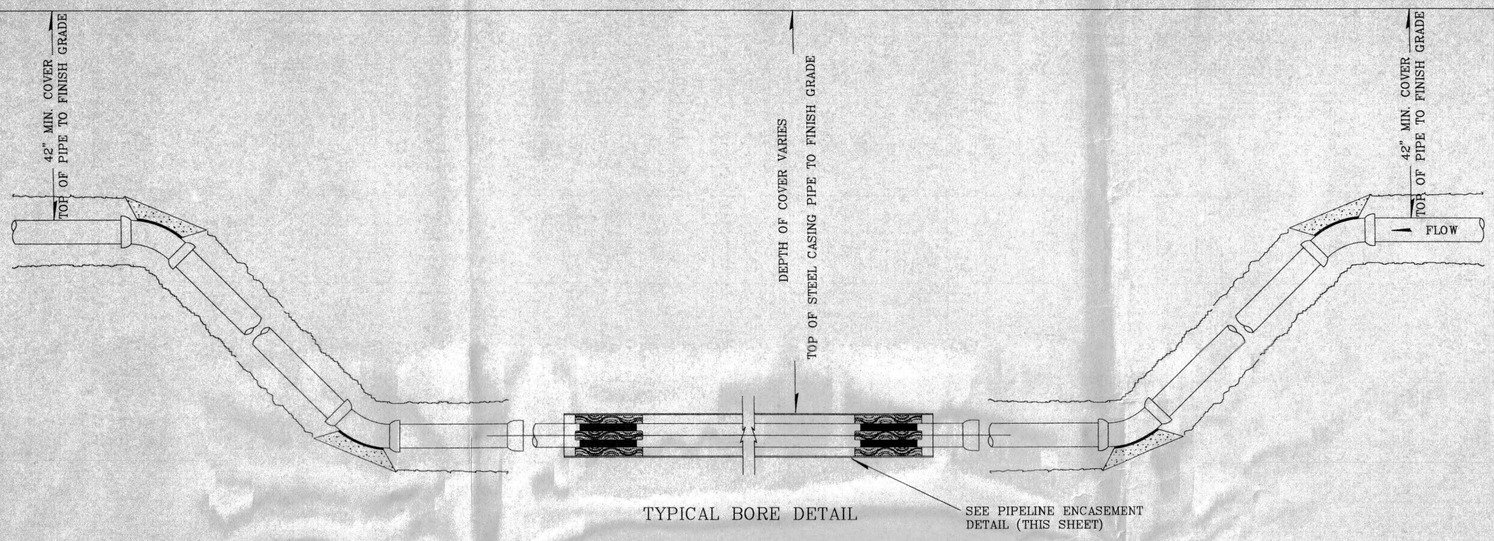
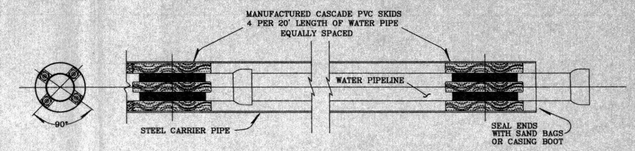
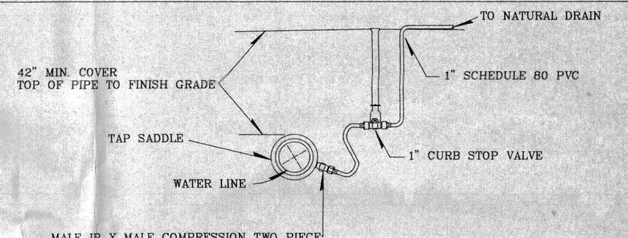


TYPICAL BORE DETAIL



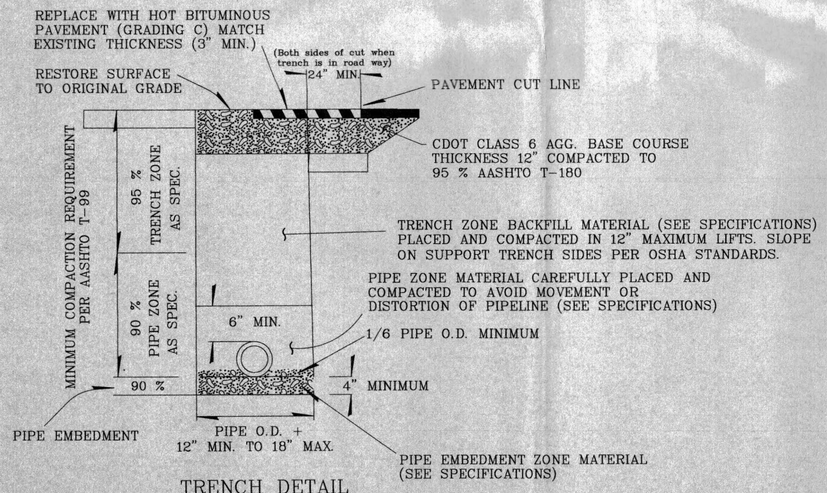
PIPELINE ENCASEMENT DETAIL



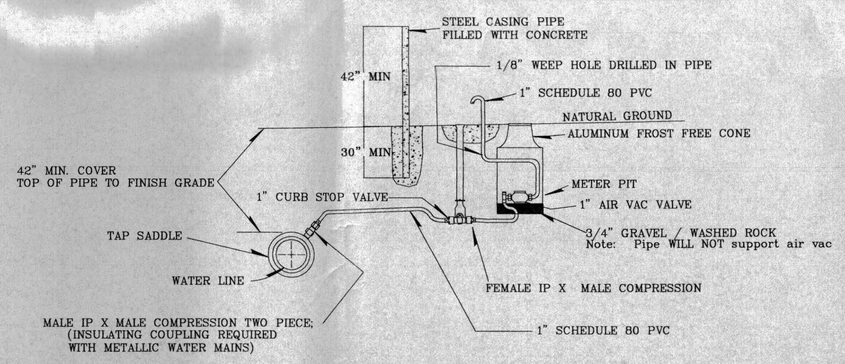
BLOW OFF DETAIL

NOTE: UPGRADE ALL PVC/SADDLE/FITTINGS/VALVES TO 2" ON WATERLINES OF 6" AND GREATER

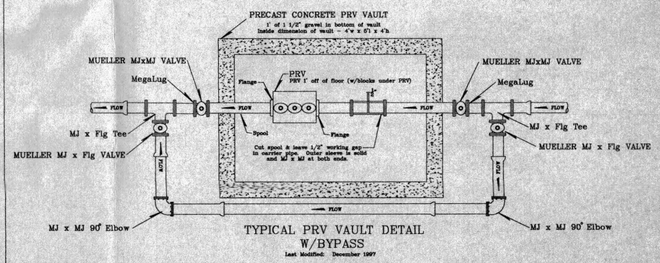
Note: Not all drawings on this typical will apply to every project



TRENCH DETAIL



AIR VAC DETAIL



TYPICAL PRV VAULT DETAIL
W/BYPASS

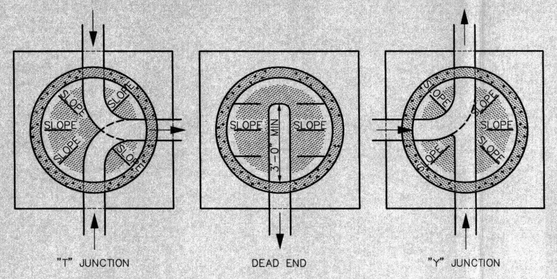
Last Modified: December 1997

Revised	
Mar 99	All refernces to Flare type fittings changed to Compression type fittings ... Air Vac detail modified slightly

Clifton Water District

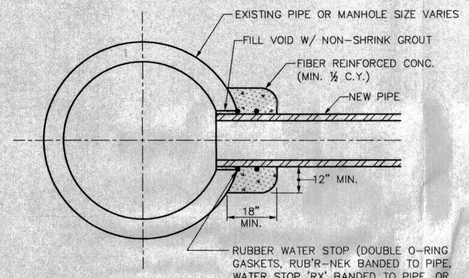
Typical Water Line Installation Dtls., Sht. 2

Drw By	Chk By	App By	Date	Scale	Sheet
E.D.P.	D.E.T.		Sep 97	None	11 OF 12



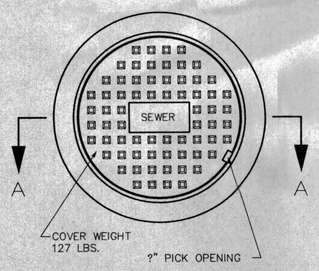
INVERTS SHALL BE FORMED TO PROVIDE A 24" MINIMUM APPROACH IN LINE WITH EACH PIPE FOR MAINTENANCE EQUIPMENT.

SECTION B–B

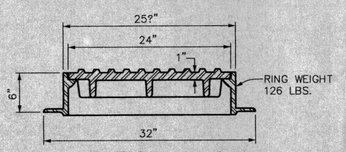


NOTE:
IF THE HOLE IN THE EXISTING PIPE OR MANHOLE IS CORED, THE CONNECTION CAN BE MADE BY INSTALLING A FLEXIBLE PIPE TO MANHOLE CONNECTOR ("BOOT") AND THE CONCRETE ENCASEMENT ELIMINATED.

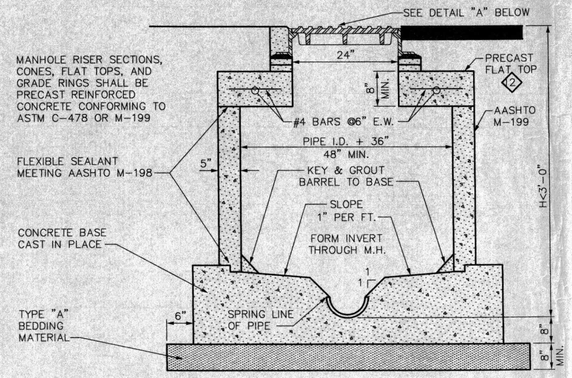
CONNECTION TO EXISTING MANHOLE OR INLET BOX



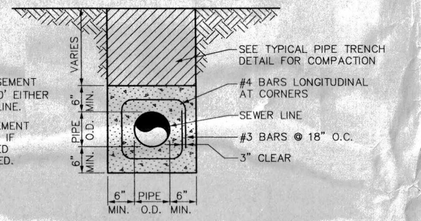
STANDARD CAST IRON MANHOLE RING & COVER



SECTION A–A



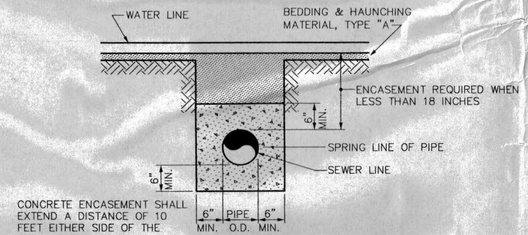
STANDARD SHALLOW MANHOLE CAST–IN–PLACE BASE



NOTES

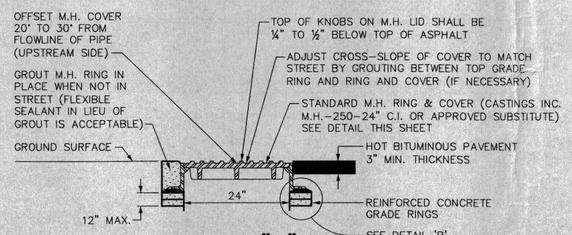
1) CONCRETE ENCASEMENT SHALL EXTEND 10' EITHER SIDE OF WATER LINE.
2) STEEL REINFORCEMENT MAY BE DELETED IF FIBER–REINFORCED CONCRETE IS USED.

WATER LINE BELOW SEWER LINE

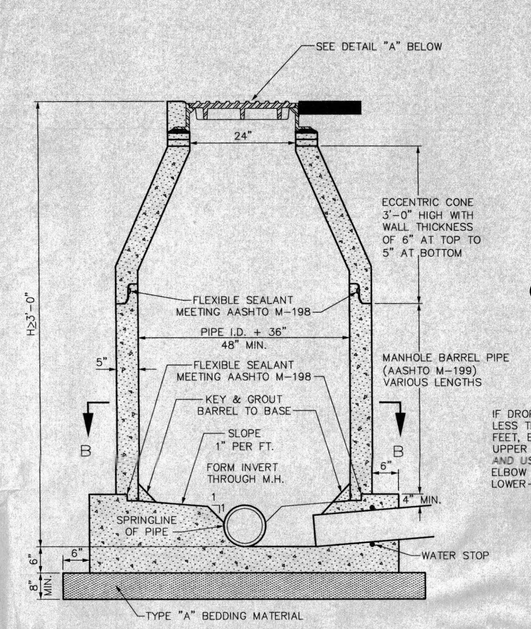


WATER LINE ABOVE SEWER LINE

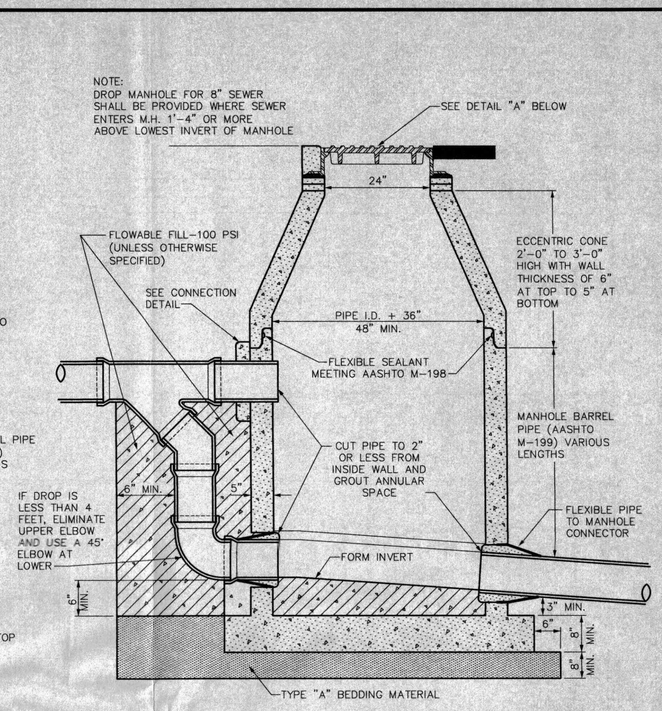
CONCRETE ENCASEMENT DETAIL



DETAIL "A"

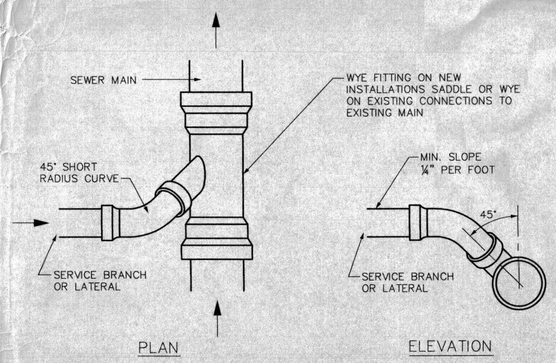


STANDARD MANHOLE CAST–IN–PLACE BASE

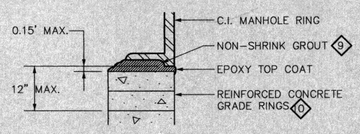


DROP MANHOLE PRECAST BASE

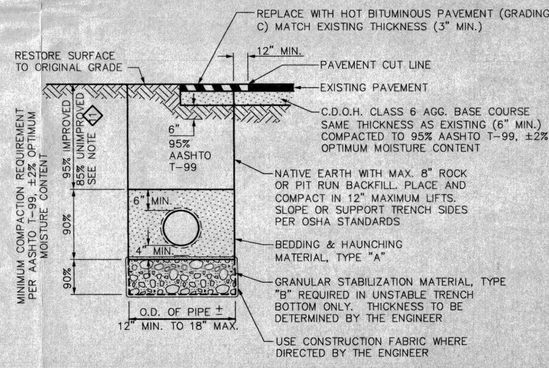
NOTE:
PRECAST BASE AND FLEXIBLE PIPE CONNECTORS CAN BE USED IN LIEU OF CAST–IN–PLACE BASE FOR ALL MANHOLE TYPES



TYPICAL SERVICE "Y" CONNECTION



DETAIL "B"



TYPICAL TRENCH DETAIL

SIEVE SIZE	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES		
	PIPE BEDDING & HAUNCHING MATERIAL (TYPE A)	GRANULAR STABILIZATION MATERIAL (SCREENED OR CRUSHED ROCK TYPE B)	PIT RUN AGGREGATE (TO BE USED WHERE SPECIFIED OR DIRECTED BY THE ENGINEER)
8 INCH	---	---	
2 INCH	---	100	
? INCH	100	---	
NO 200	20 MAX	15 MAX	20 MAX

ALL BACKFILL MATERIAL SHALL BE PLACED FULL WIDTH IN 12" MAX. LIFTS AND COMPACTED TO THE MIN. RELATIVE DENSITIES SHOWN.

03-07

GENERAL NOTES

1. Concrete shall be Colorado Division of Highways Class 'B' (Section 601.02).
2. All cement used in mortar, concrete bases, grade rings, riser sections, cones, and flat tops, for sanitary sewer manholes, shall be Type II or modified Type II Portland Cement with less than 5% tricalcium aluminate.
3. Manhole riser sections, cones, flat tops, and grade rings shall be precast reinforced concrete conforming to ASTM C–478 or AASHTO M–199.
4. Backfill around manholes and other structures shall be placed in 8" max. lifts and compacted to 95% AASHTO T–99.
5. All work shall be in accordance with approved plans and District specifications.
6. Manhole cone and flat top sections shall be positioned such that the manhole ring and cover are offset 20 degrees to 30 degrees from the upstream main sewer line into the manhole.
7. Manhole steps shall be installed in vertical alignment with the ring and cover.
8. Refer to Plans or Specifications for any manhole waterproofing and/or corrosion protection that may be required for the project.
9. Manhole ring and cover can be set to finished grade, using non–shrink grout to adjust rim elevation. Grout shall not exceed 0.15 ft. thickness and shall have a finish coat of epoxy applied to all grout surfaces exposed to the interior of the manhole. Epoxy top coat requirement may be deleted provided non– shrink grout is installed in accordance with manufacturers recommendations and instructions and is acceptable to the Engineer.
10. Precast concrete grade rings are to be used for grade adjustment on all new manholes. Paving rings are not allowed for grade adjustment unless otherwise approved by the District Engineer.
11. Minimum trench compaction requirements:
    - 95% in all areas of public or street right–of–ways including trenches beneath pavement, graveled areas, borrow ditches, and open space.
    - 85% or to match existing (whichever is greater) in unimproved or landscaped areas, fields, or private easements that are not within road or street right–of–ways.
12. Flat lid slabs are allowed only when the shortest precast eccentric cone is too tall or as required by the Plans.

SCALE:	HORIZONTAL N.T.S.
	VERTICAL N.T.S.

REVISIONS	DATE
REVIEW	01–2002

WestWater Engineering
2516 Foresight Circle, #1
Grand Junction, CO 81505
(970) 241–7076

CENTRAL GRAND VALLEY SANITATION DISTRICT

SANITARY SEWER DETAILS

Design by:	Drafted by:	Date:	Project No.	Sheet
-	WWE	6/26/02	545–001	12 of 12

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