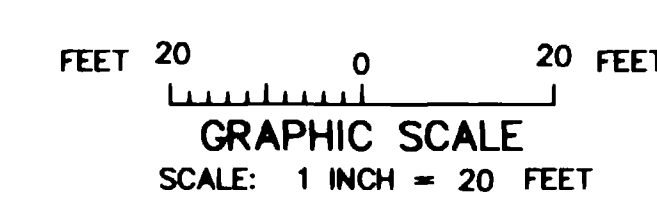
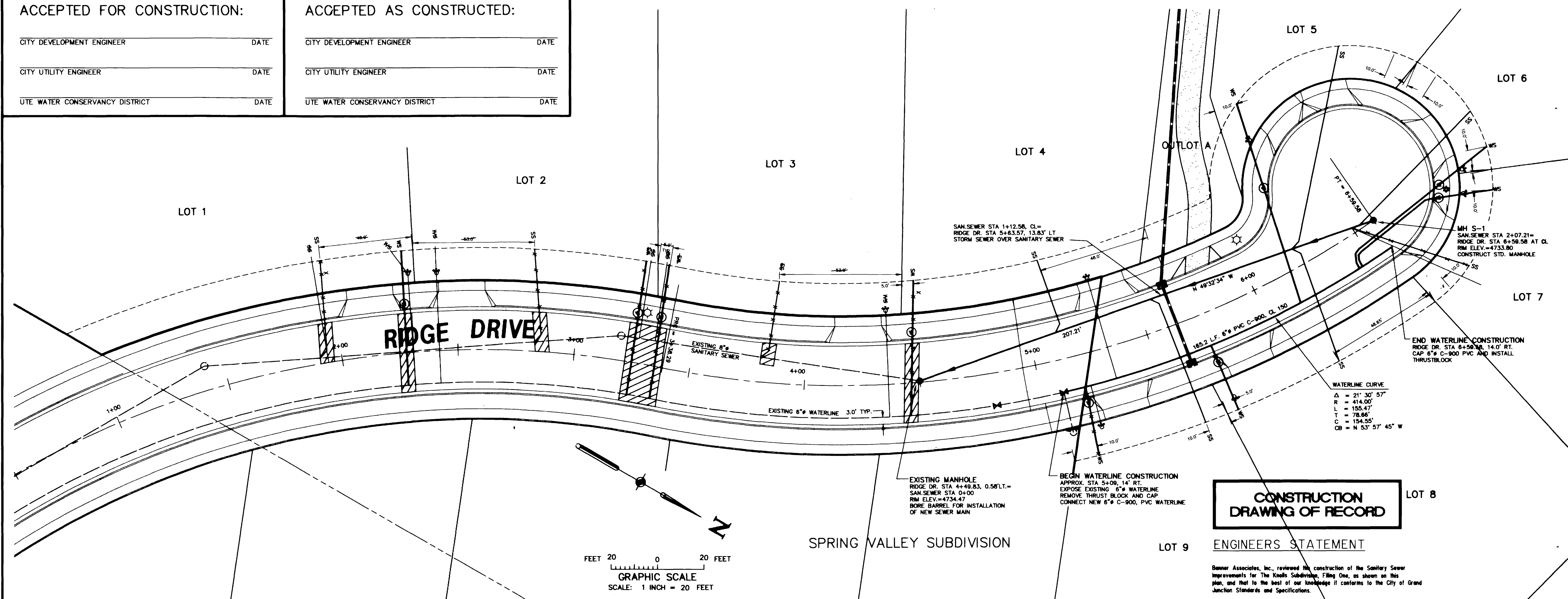


ACCEPTED FOR CONSTRUCTION:

CITY DEVELOPMENT ENGINEER DATE
CITY UTILITY ENGINEER DATE
UTE WATER CONSERVANCY DISTRICT DATE

ACCEPTED AS CONSTRUCTED:

CITY DEVELOPMENT ENGINEER DATE
CITY UTILITY ENGINEER DATE
UTE WATER CONSERVANCY DISTRICT DATE



CONSTRUCTION DRAWING OF RECORD
ENGINEERS STATEMENT

Banner Associates, Inc. reviewed the construction of the Sanitary Sewer improvements for The Knolls Subdivision, Filing One, as shown on this plan, and that to the best of our knowledge it conforms to the City of Grand Junction Standards and Specifications.
Banner Associates, Inc. Date

GENERAL NOTES:

- 1. CONSTRUCTION, INSPECTION, AND TESTING FOR INSTALLATION OF SANITARY SEWER WILL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER SYSTEMS" AS DEVELOPED BY THE CITY OF GRAND JUNCTION.
2. CONSTRUCTION, INSPECTION, AND TESTING FOR INSTALLATION OF DOMESTIC WATER WILL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR WATERLINE CONSTRUCTION" AS DEVELOPED BY THE UTE WATER CONSERVANCY DISTRICT.
3. SANITARY SEWER LINES TO BE CONSTRUCTED WITH SDR-35 PVC (ASTM 3034) SERVICE LINE CONNECTIONS TO THE NEW SEWER MAIN SHALL BE ACCOMPLISHED WITH FULL BODY WYES OR TEES. TAPPING SADDLES WILL BE ALLOWED ONLY WHERE CONNECTING SERVICES TO EXISTING SEWER MAIN.
4. DOMESTIC WATER MAIN TO BE CONSTRUCTED WITH 6" PVC (AWWA C-900, CLASS 150) WATER SERVICE LINES TO BE 3/4" SOFT TEMPER COPPER PIPE.
5. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS AND A COPY OF THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
6. CONTRACTOR IS RESPONSIBLE FOR INSTALLING WATER METER PITS AND YOKES. UTE WATER CONSERVANCY DISTRICT WILL SUPPLY THE PITS AND YOKES. WATER SERVICES WILL BE EXTENDED TO THE MULTIPURPOSE EASEMENT LINE, AND MARKED WITH A METAL OR WOOD POST PAINTED BLUE. METER PITS TO BE LOCATED 2 FEET BACK OF CURB: WALK.
7. ALL SEWER SERVICE LINES SHALL BE EXTENDED TO THE MULTIPURPOSE EASEMENT LINE AND MARKED WITH A METAL OR WOOD POST PAINTED GREEN.
8. THE CITY OF GRAND JUNCTION AND UTE WATER CONSERVANCY DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY UNDERGROUND UTILITY PERMITS PERMITS REQUIRED FOR WORK WITHIN THE EXISTING RIDGE DRIVE RIGHT-OF-WAY.

LEGEND

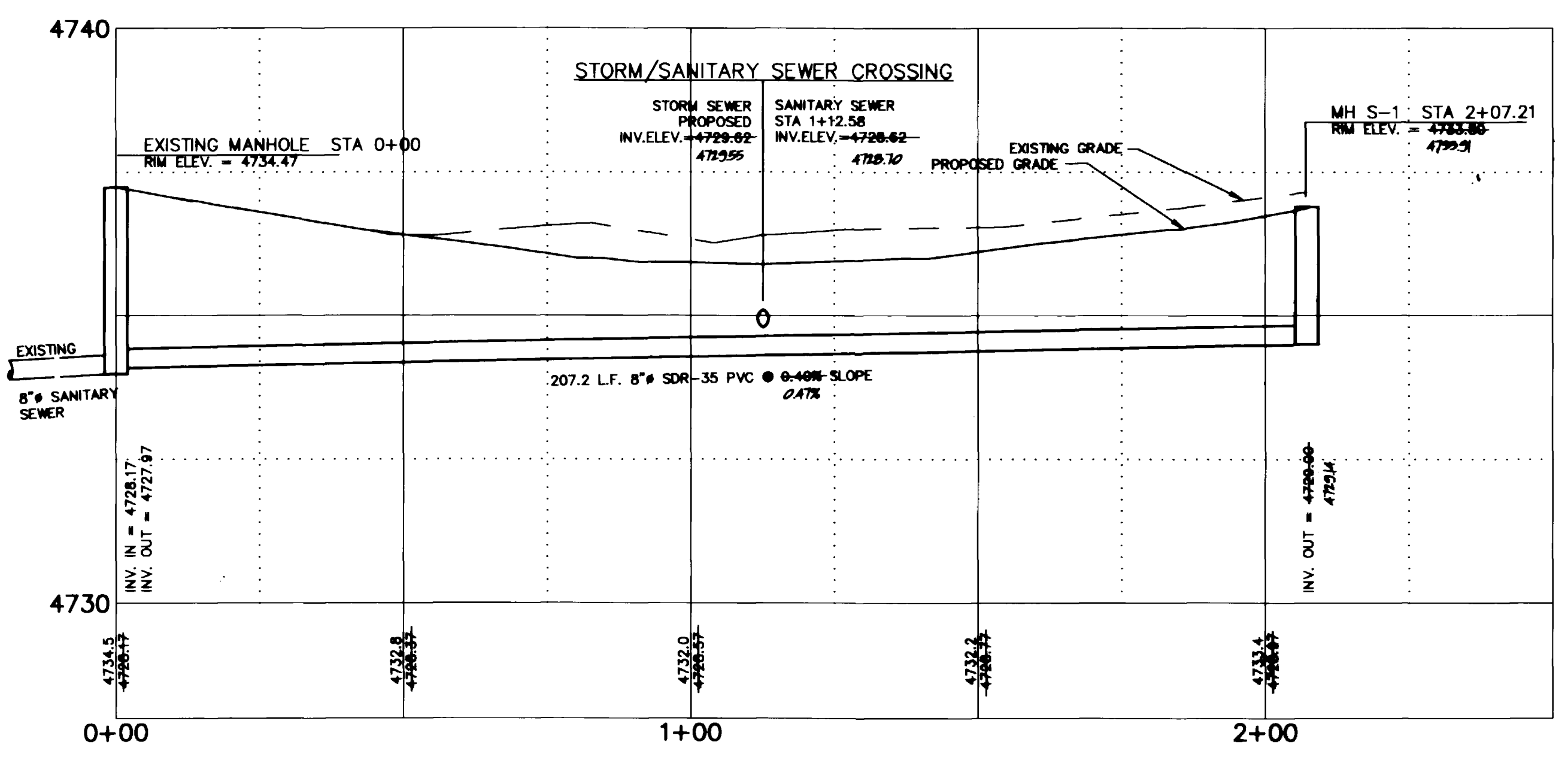
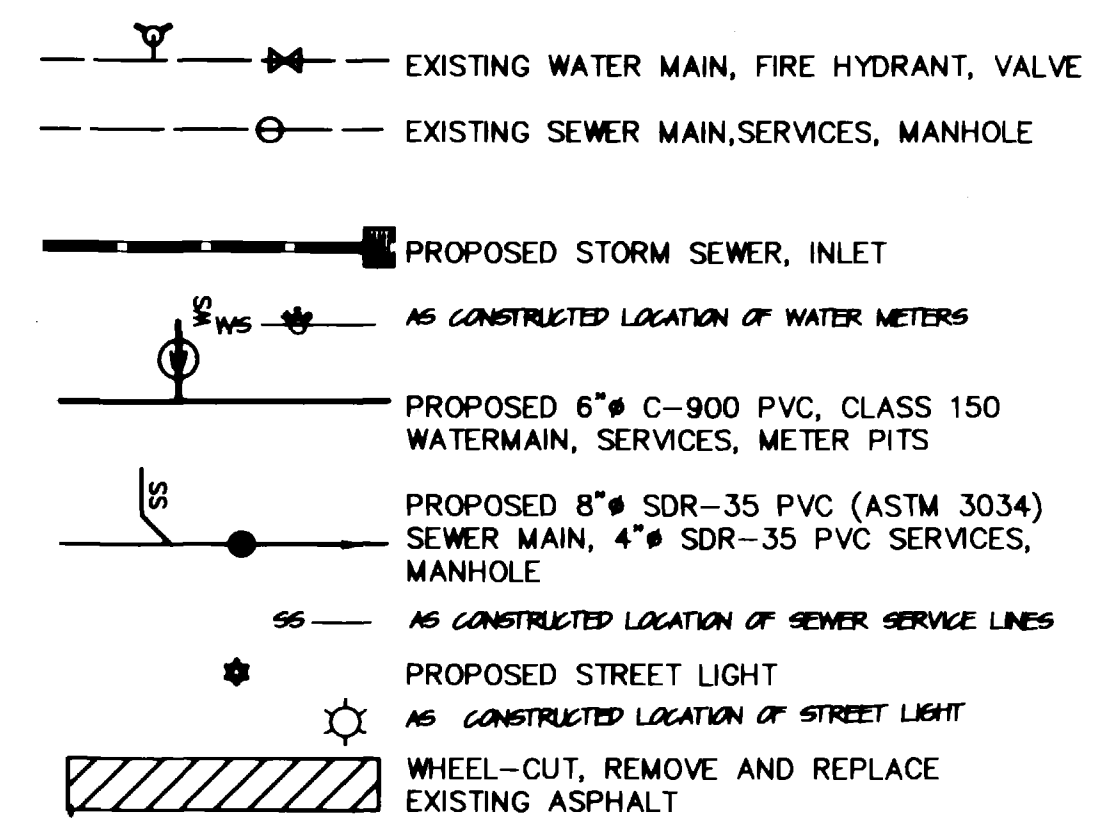


Table with columns for Drawn By (BKR), Reviewed, Checked By (DEC), and Reviewed.

BANNER ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO 81506 (970) 243-2242
605 E. MAIN SUITE 6 ASPEN, CO 81611 (970) 925-5857

Revision table with columns: REVISION, DATE, DESCRIPTION, BY, CH'D. Includes revision 1 (10-24-96) and 2 (5/5/97).

O.P. DEVELOPMENT CO., L.L.C. GRAND JUNCTION, COLORADO
THE KNOLLS SUBDIVISION, FILING ONE
WATER PLAN, SEWER PLAN AND PROFILE
SCALE: Horiz: 1" = 20' Vert: 1" = 4'
Project No: 8343
DATE: 10-24-96 SHEET NO: 5 of 10

ACCEPTED FOR CONSTRUCTION:

ACCEPTED AS CONSTRUCTED:

CITY DEVELOPMENT ENGINEER

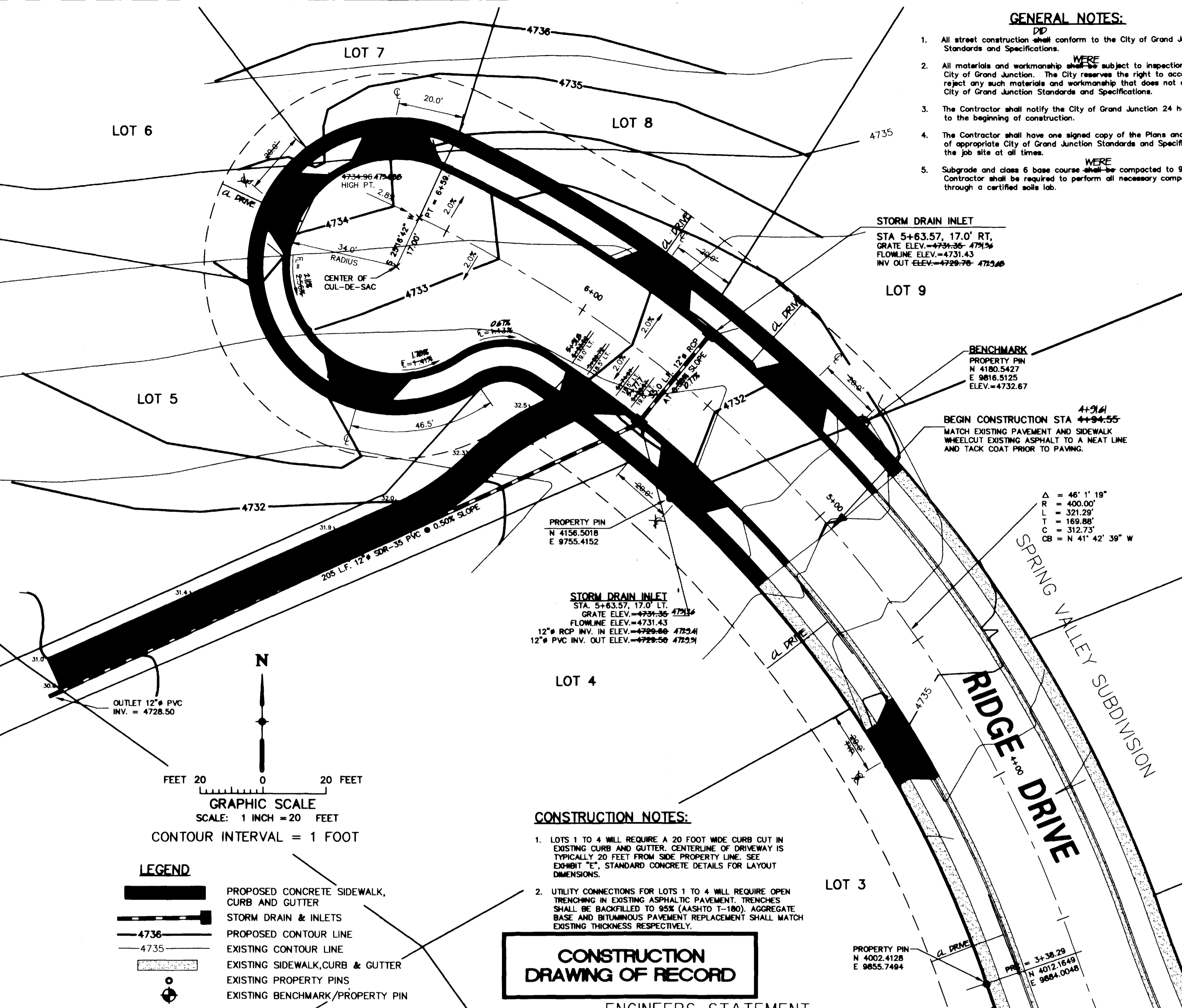
DATE

CITY DEVELOPMENT ENGINEER

DATE

GENERAL NOTES:

- All street construction shall conform to the City of Grand Junction Standards and Specifications.
- All materials and workmanship shall be subject to inspection by the City of Grand Junction. The City reserves the right to accept or reject any such materials and workmanship that does not conform to the City of Grand Junction Standards and Specifications.
- The Contractor shall notify the City of Grand Junction 24 hours prior to the beginning of construction.
- The Contractor shall have one signed copy of the Plans and one copy of appropriate City of Grand Junction Standards and Specifications at the job site at all times.
- Subgrade and class 6 base course shall be compacted to 95% (T-99). Contractor shall be required to perform all necessary compaction tests through a certified soils lab.



CONSTRUCTION NOTES:

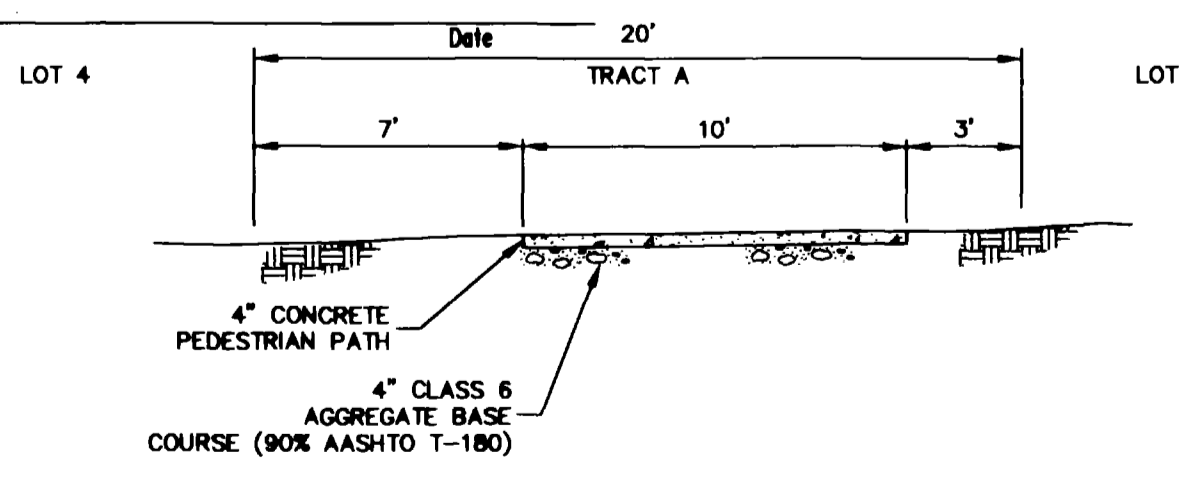
- LOTS 1 TO 4 WILL REQUIRE A 20 FOOT WIDE CURB CUT IN EXISTING CURB AND GUTTER. CENTERLINE OF DRIVEWAY IS TYPICALLY 20 FEET FROM SIDE PROPERTY LINE. SEE EXHIBIT "E", STANDARD CONCRETE DETAILS FOR LAYOUT DIMENSIONS.
- UTILITY CONNECTIONS FOR LOTS 1 TO 4 WILL REQUIRE OPEN TRENCHING IN EXISTING ASPHALTIC PAVEMENT. TRENCHES SHALL BE BACKFILLED TO 95% (AASHTO T-180). AGGREGATE BASE AND BITUMINOUS PAVEMENT REPLACEMENT SHALL MATCH EXISTING THICKNESS RESPECTIVELY.

CONSTRUCTION DRAWING OF RECORD

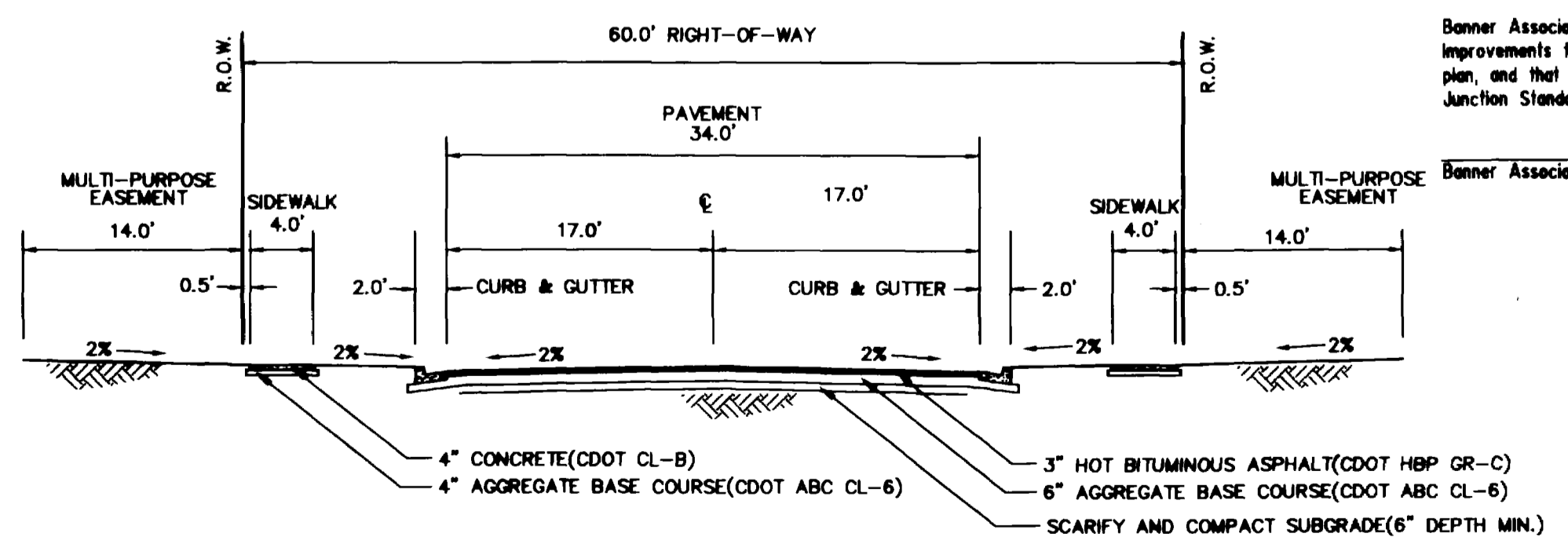
ENGINEERS STATEMENT

Banner Associates, Inc. reviewed the construction of the Roadway Improvements for The Knolls Subdivision, Filing One, as shown on this plan, and that to the best of our knowledge it conforms to the City of Grand Junction Standards and Specifications.

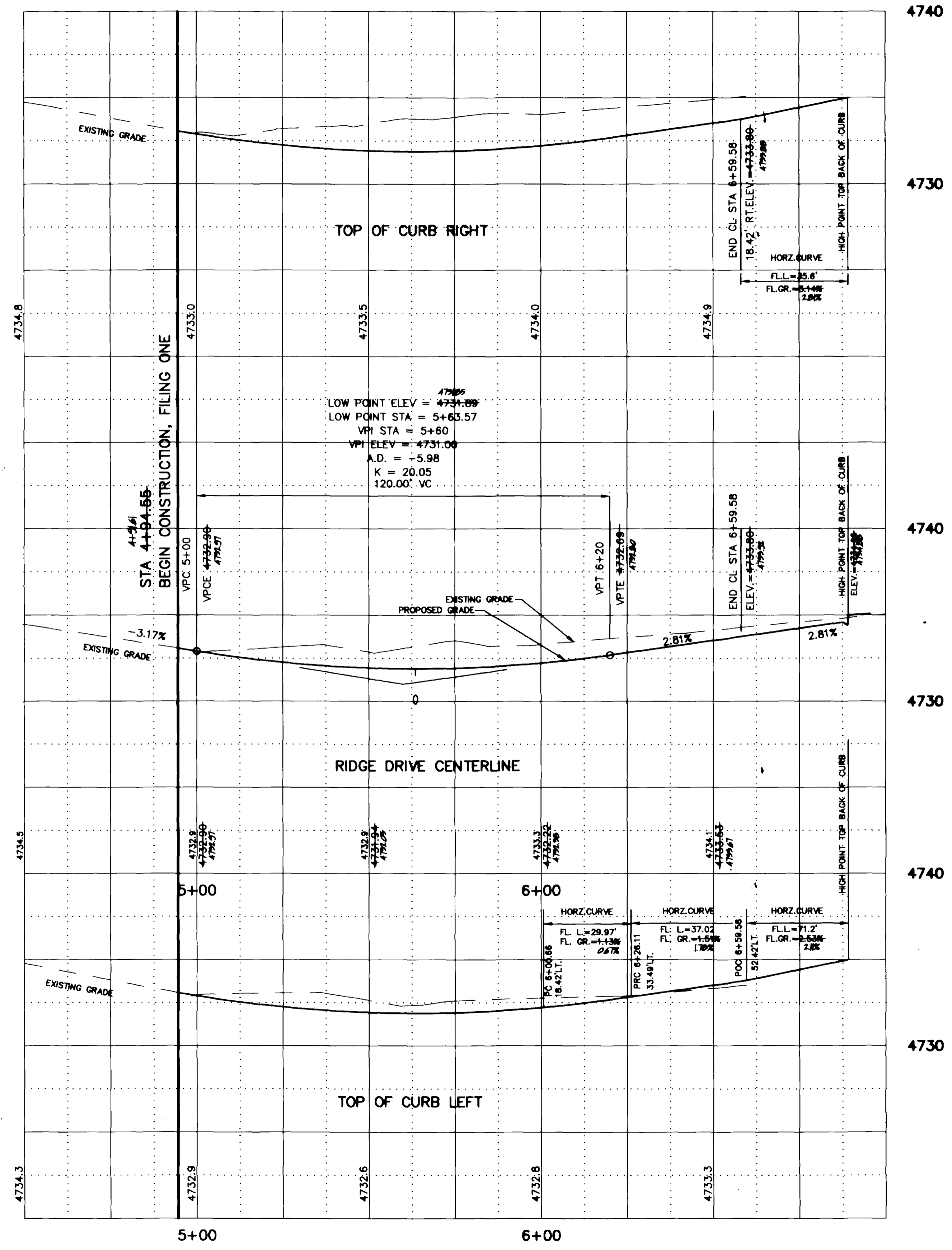
Banner Associates, Inc.



TYPICAL SECTION PEDESTRIAN PATH



TYPICAL ROADWAY SECTION RIDGE DRIVE



DRAWN BY: BKR	REVIEWED: DATE: _____ FOR _____
CHECKED BY: DEC	REVIEWED: DATE: _____ FOR BANNER ASSOCIATES, INC.

AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO

**BANNER**

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-5857

REVISION	DATE	DESCRIPTION	BY	QTD
#1	10/24/96	REVISE AS PER REVIEW COMMENTS	FJB	DEC
#2	11/4/96	ADD DETAIL TO 10' CONCRETE PEDESTRIAN PATH	DEC	DEC
3	5/5/97	CONSTRUCTION DRAWING OF RECORD NOTES	BKR	DEC

O.P. DEVELOPMENT CO., L.L.C. GRAND JUNCTION, COLORADO

THE KNOLLS SUBDIVISION, FILING I  
RIDGE DRIVE PLAN AND PROFILE  
GRADING AND STORMWATER MANAGEMENT

SCALE: Horiz: 1" = 20'  
Vert: 1" = 4'

DATE: 10-24-96

Project No.: 8343

SHEET NO.: 6 of 10