

APPROVED FOR CONSTRUCTION

CITY OF GRAND JUNCTION _____ DATE _____

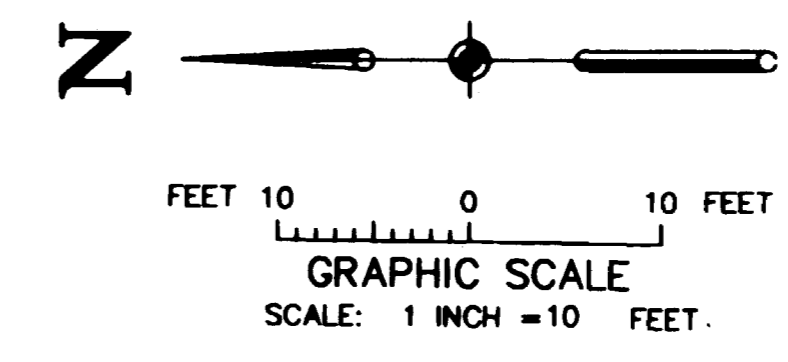
ACCEPTED AS CONSTRUCTED

CITY OF GRAND JUNCTION _____ DATE _____

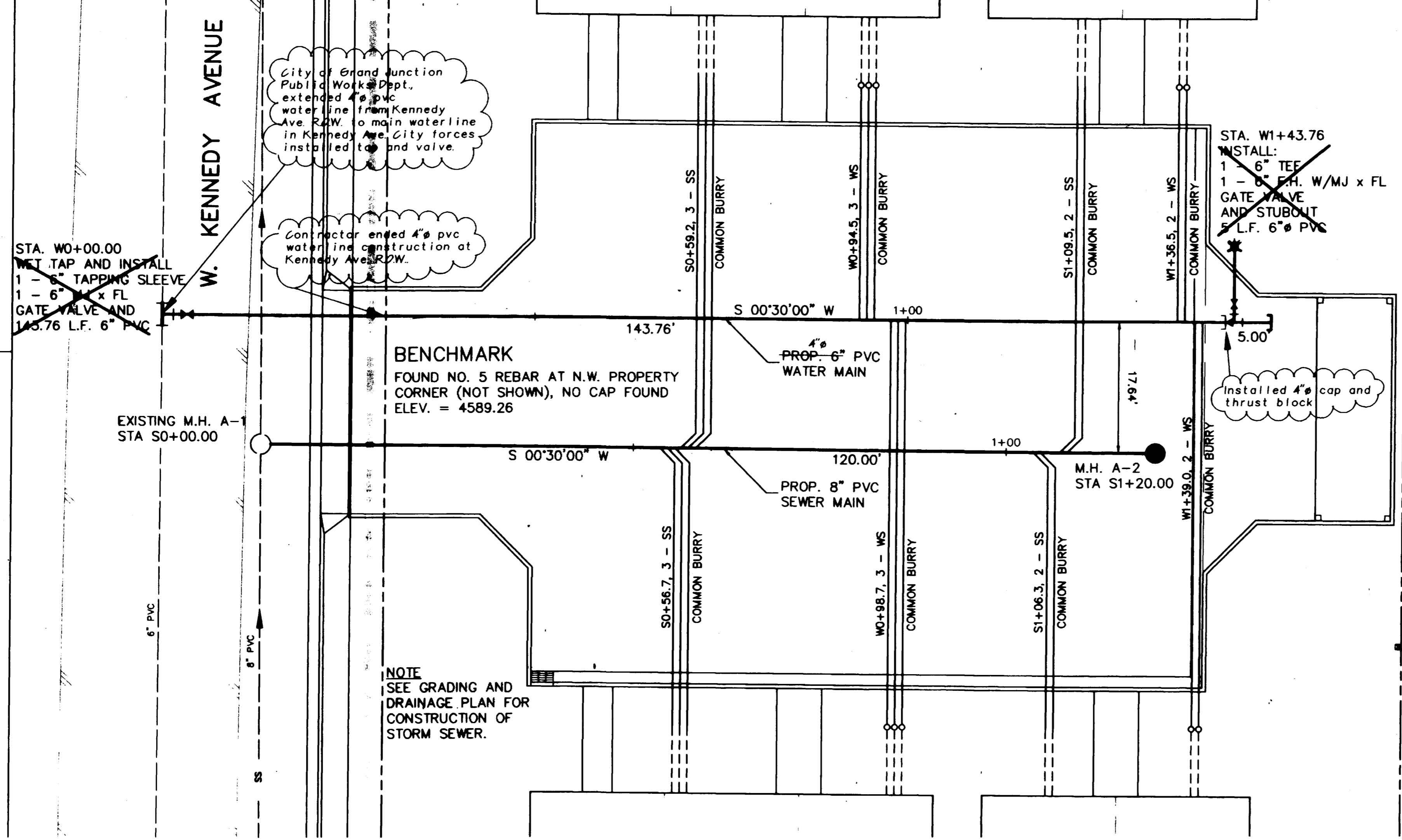
ENGINEERS STATEMENT

Banner Associates, Inc. reviewed the construction of the roadway improvements of Monument Heights Townhomes as shown on this plan and that to the best of our knowledge it conforms to the City of Grand Junction Standards and Specification.

Banner Associates, Inc. _____ Date _____

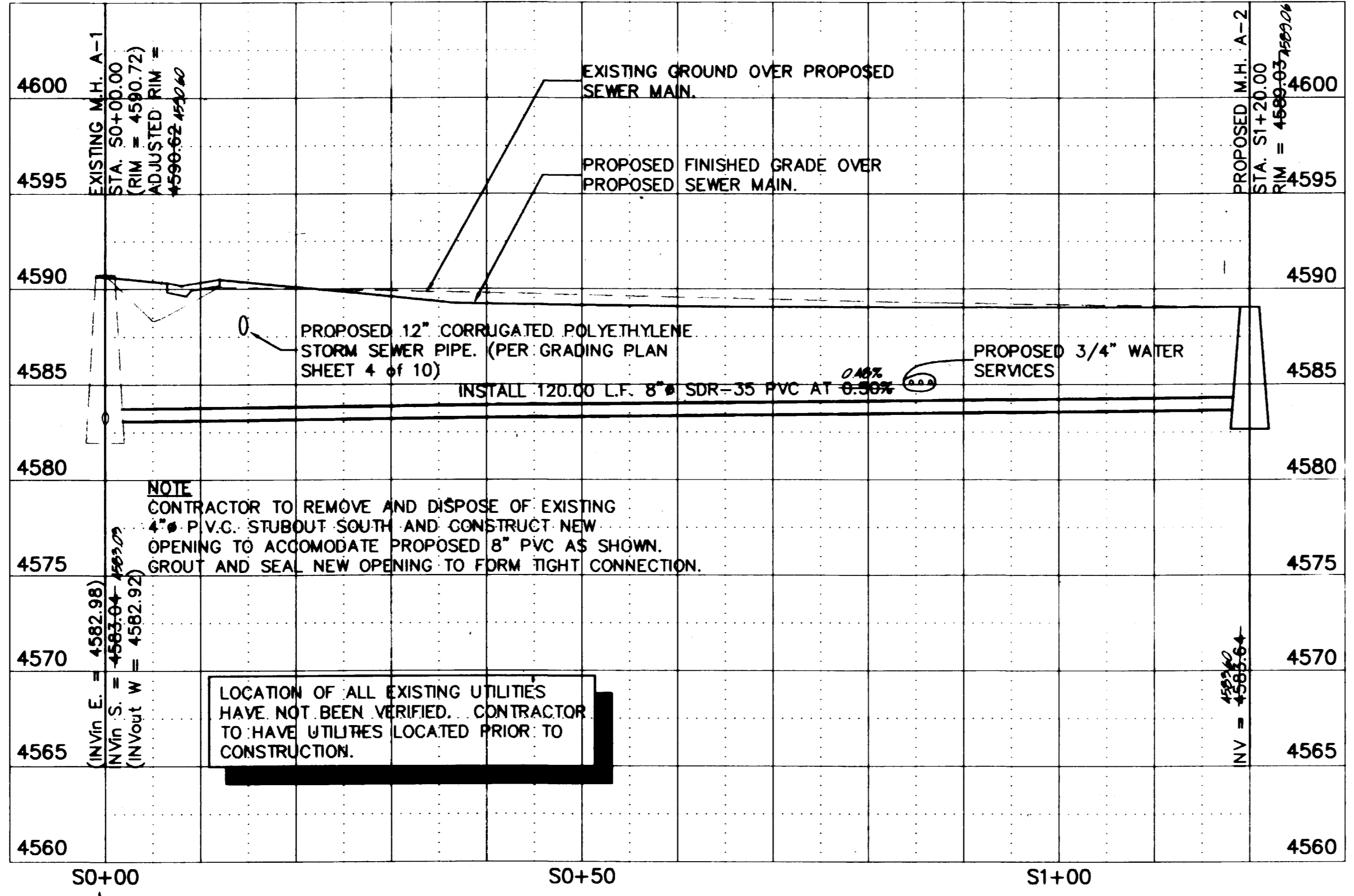


CONSTRUCTION DRAWING OF RECORD



GENERAL NOTES:

- 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.
 - CONSTRUCTION, INSPECTION, AND TESTING FOR INSTALLATION OF DOMESTIC WATER WILL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR WATERLINE CONSTRUCTION" AS DEVELOPED BY THE CITY OF GRAND JUNCTION.
 - SANITARY SEWER LINES ~~TO BE~~ ^{were} CONSTRUCTED WITH 8" SDR-35 POLYVINYL CHLORIDE PIPE.
 - DOMESTIC WATER LINES ~~TO BE~~ ^{were} CONSTRUCTED WITH 6" C-900 POLYVINYL CHLORIDE PRESSURE PIPE, CLASS 150.
 - THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS AND COPIES OF THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
 - ALL SERVICE LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
 - A MINIMUM OF 10 FT. SEPARATION SHALL BE MAINTAINED AT ALL TIMES BETWEEN THE WATERLINE AND SEWER LINE (EXCEPT AT SPECIFIED CROSSINGS).
 - ALL SEWER SERVICE LINES SHALL EXTEND AT LEAST 5 FT. PAST THE BACK OF CURB LOCATION AND SHALL BE GLUE CAPPED AND MARKED WITH 2 X 4 POSTS PAINTED GREEN.
 - THE CITY OF GRAND JUNCTION SHALL BE NOTIFIED 24 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN UNDERGROUND UTILITY PERMIT FROM THE CITY OF GRAND JUNCTION FOR THE CONSTRUCTION REQUIRED WITHIN THE EXISTING RIGHT-OF-WAY OF W. KENNEDY AVENUE.
 - ALL DOMESTIC WATER SERVICES LINES SHALL BE 3/4" COPPER PIPING UNLESS OTHERWISE NOTED.
 - ~~A SEWER EASEMENT TWENTY FEET IN WIDTH SHALL BE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE OPERATION AND MAINTENANCE OF THE SANITARY SEWER. THIS EASEMENT IS TO BE WRITTEN AFTER CONSTRUCTION OF THE SEWER TO ENSURE IT IS LOCATED IN THE CENTER OF THE EASEMENT.~~
 - ~~A UTILITY EASEMENT SHALL BE DEDICATED TO THE UTILITY COMPANIES FOR THE OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, TELEPHONE, ELECTRIC, CABLE TV, AND GAS. THIS EASEMENT IS TO BE WRITTEN AFTER CONSTRUCTION OF THE UTILITIES TO ENSURE THEY ARE LOCATED IN THE CENTER OF THE EASEMENT.~~
 - FOR AREAS OF LANDSCAPING, AN UNDERGROUND PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED.
- Easements were dedicated with the plat of the property.

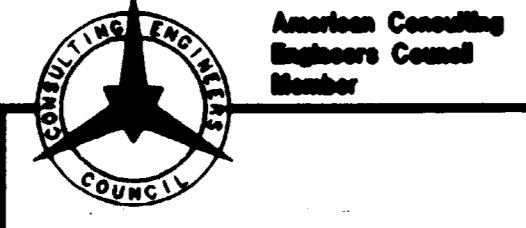


LEGEND

- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER FIRE HYDRANT AND VALVE
- PROPOSED WATER METER
- PROPOSED STORM INLET/CULVERT
- EXISTING EDGE OF ASPHALT
- EXISTING GAS LINE

DRAWN BY: JCS
 REVIEWED: _____
 DATE: _____ FOR _____

CHECKED BY: SES
 REVIEWED: _____
 DATE: _____ FOR BANNER ASSOCIATES, INC.



BANNER

BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242
 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

REVISION	DATE	DESCRIPTION	BY	CHKD
1	8/1/95	CONSTRUCTION DRAWING OF RECORD	BKR	DEC

BOYD L. WHEELER
 GRAND JUNCTION, COLORADO
 SCALE: Horiz: 1" = 10'
 Vert: 1" = 5'
 DATE: 2-20-95
 Project No: 8305-02
 SHEET NO: 1 of 1