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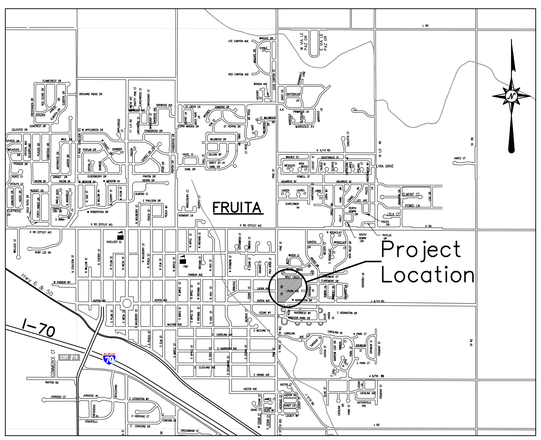
ASPEN VILLAGE SUBDIVISION

McCurter Land Company

1062 18 ROAD

CONSTRUCTION PLANS
FRUITA, COLORADO

DRAFT
Review Set
(NOT FOR CONSTRUCTION)



PROJECT LOCATION MAP
(N.T.S.)

INDEX OF SHEETS

Sheet No.	Description
C0	Cover Sheet
C1	General Notes & Legend
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C4	Grading & Drainage Plan
C5	Utility Composite
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C9–C12	Water Line Plan & Profile
C13–C14	Storm Drain Plan & Profile
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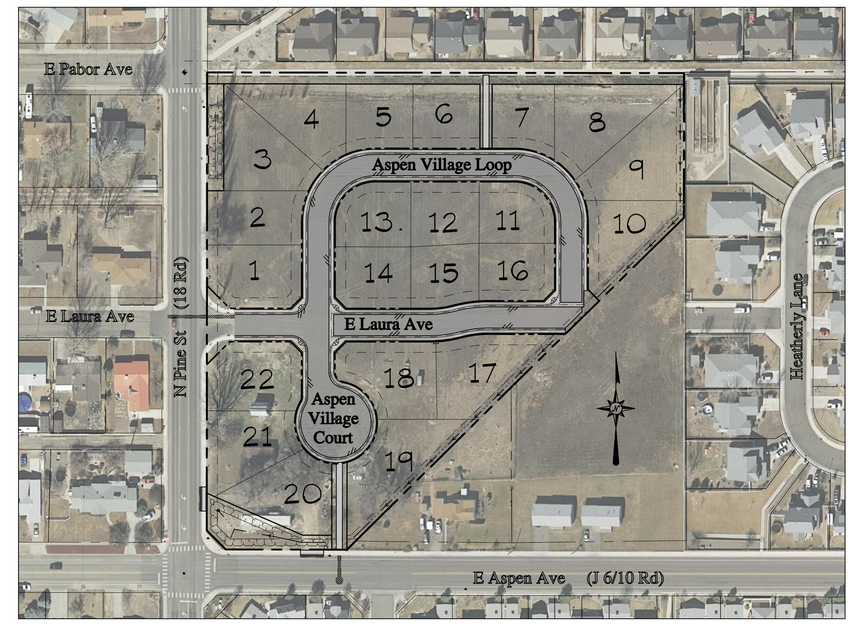
C18–C21	Road Plan & Profile
C22	Road Cross Sections
C23	Stormwater Management Plan
1	Ute Water District Standard Details
2	Ute Water District Standard Details
L–1	Landscape Plan



PROJECT OVERVIEW
(1" = 150')

UTILITY CONTACTS

Sewer – City of Fruita
Contact.....970–858–9558
Water – Ute Water District
Contact.....970–242–7491
Electric – Grand Valley Power
Contact..... 970–242–0040
Gas – Xcel Energy
Contact..... 970–242–2626
Phone – CenturyLink
Contact..... 970–244–4311
Cable – Charter Communications
Contact..... 970–210–2550
Irrigation – Grand Valley Irrigation Company
Contact..... 970–242–2762

DESIGN TEAM CONTACTS

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REVISIONS

NO.	DATE	DESCRIPTION	BY

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Grand Junction, Co. 81506
Phone: 970.241.4722
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DATE ISSUED: 12.Sep.2016 | DRAWN BY: nmr
PROJECT #: 1071–006 | CHECKED BY: jwm

McCURTER LAND COMPANY
Aspen Village Subdivision
Cover Sheet
C0

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Existing Edge of Asphalt
- Existing Edge of Concrete
- Existing Concrete Flowline
- Existing Building
- Existing Fence w Gate
- Existing Ditch Flowline
- Existing Top of Ditch
- Existing Sanitary Sewer
- Existing Water Line
- Existing Storm Drain
- Existing Underground Electric
- Existing Underground Gas
- Existing Overhead Power
- Existing Easement
- Adjoiner Property Line
- Proposed Major Contour
- Proposed Minor Contour
- Proposed Edge of Concrete
- Proposed Edge of Asphalt
- Proposed Concrete Flowline
- Proposed Irrigation Line
- Proposed Sewer Main Line
- Proposed Sewer Service Line
- Proposed Storm Drain Line
- Proposed Water Main Line
- Proposed Water Service Line
- Proposed Common Utilities Trench
- Proposed Ditch Flowline
- Proposed Parcel Boundary
- Proposed Lot Line
- Proposed Tract Line
- Proposed Right of Way Line
- Proposed Easement
- Proposed Asphalt
- Proposed Concrete

- Existing Irrigation Vault
- Existing Irrigation Pump
- Existing Fire Hydrant
- Existing Valve
- Existing Sign
- Existing Street Light
- Existing Utility Pole
- Existing Guy Wire
- Existing Utility Pedestal
- Existing Water Meter
- Existing Survey Marker
- Existing Transformer
- Existing Sewer Manhole
- Existing Storm Drain Manhole
- Existing Storm Drain Inlet
- Existing Tree
- Project Benchmark
- Secondary Control Points
- Proposed Street Sign
- Proposed Detectable Warning Domes
- Proposed Irrigation Service
- Proposed Irrigation Air Vent
- Proposed Irrigation Isolation Valve
- Proposed Irrigation Drain Valve
- Proposed Sewer Manhole
- Proposed Sewer Service
- Proposed Clay Cutoff Wall
- Proposed Storm Drain Manhole
- Proposed Storm Drain Inlet
- Proposed Flared End Section
- Proposed Pond Outlet Structure
- Proposed Water Service
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed Water Blow Off
- Proposed Water Thrust Block

LIST OF ABBREVIATIONS

ABC	Aggregate Base Course	FH	Fire Hydrant	PT	Point of Tangency
AC	Acre	FL	Flow Line	PVC	Polyvinyl Chloride
AL	Alignment	GB	Grade Break	PVI	Point of Vertical Intersection
BFS	Begin Full Superelevation	GV	Gate Valve	R	Radius
BLDG	Building	HDPE	High Density Polyethylene	RC	Reverse Crown
BLM	Bureau of Land Management	HOA	Home Owners Association	RCP	Reinforced Concrete Pipe
BM	Benchmark	HP	High Point	REQ'D	Required
BNC	Begin Normal Crown	INC.	Incorporated	RIM	Rim Elevation
BOC	Back of Curb	INV	Invert	ROW	Right of Way
BOW	Back of Walk	IRR	Irrigation	RR	Railroad
BVCE	Beginning Vertical Curve Elevation	K	Design Coefficient	SDMH	Storm Drain Man Hole
BVCS	Beginning Vertical Curve Station	L	Length	SF	Square Feet
CBC	Concrete Box Culvert	LC	Level Crown	SH	State Highway
CDOT	Colorado Department of Transportation	LF	Linear Feet	SAN	Sanitary Sewer
CGS	Curb, Gutter, & Sidewalk	LP	Low Point	SSMH	Sanitary Sewer Man Hole
CL	Center Line OR Class	LS	Lump Sum	STA	Station
CMP	Corrugated Metal Pipe	LVC	Length of Vertical Curve	STL	Steel
COF	City of Fruita	MAX	Maximum	STR	Structure
CY	Cubic Yard	MCGS	Mountable Curb, Gutter, & Sidewalk	SY	Square Yard
E	Easting Coordinate	MCSM	Mesa County Survey Marker	TAN	Length of Tangent
EA	Each	MDS	Maximum Design Speed	TBC	Top Back Curb
EFS	End Full Superelevation	MH	Manhole	TCE	Temporary Construction Easement
EL	Elevation	MIN	Minimum	TFC	Top Face Curb
ELEC	Electric	MPE	Multi-Purpose Easement	TOC	Top of Curb
ELEV	Elevation	MUTCD	Manual on Uniform Traffic Control Devices	TOP	Top of Pipe
ENC	End Normal Crown	N	Northing Coordinate	TW	Top of Wall
EOA	Edge of Asphalt	NO	Number	TYP	Typical
EOP	Edge of Pavement	NTS	Not to Scale	VC	Vertical Curve
ER	End of Radius	PC	Point of Curvature	VCGS	Vertical Curb, Gutter, & Sidewalk
ESMT	Easement	PCC	Point of Compound Curvature	VPC	Vertical Point of Curvature
EVCE	End of Vertical Curve Elevation	PI	Point of Intersection	VPI	Vertical Point of Intersection
EVCS	End of Vertical Curve Station	PIP	Plastic Irrigation Pipe	VPT	Vertical Point of Tangency
EX	Existing	PL	Property Line	W	Water
FES	Flared End Section	PLS	Professional Licensed Surveyor	WSEL	Water Surface Elevation
FFE	Finished Floor Elevation	PR	Proposed	WTR	Water
FG	Finished Grade	PRC	Point of Reverse Curvature	Δ	Central Angle (Delta)

GENERAL NOTES

1. Notes given here shall apply to all sheets.
2. The contractor shall notify the City of Fruita 48 hours prior to the beginning of construction, and shall be responsible for obtaining the necessary permits required to perform construction within City right-of-way. The contractor shall be solely responsible for providing and implementing a traffic control plan for all construction activities in City right-of-way. Contact the public works department at 858-9558 to acquire an excavation in right-of-way permit and to submit a traffic control plan.
3. Installation of new improvements, including materials, construction, performance, and testing, shall be in strict accordance with the latest standards and requirements adopted by the City of Fruita. All materials and workmanship shall be subject to inspection by the City of Fruita. The City reserves the right to accept of reject any such materials and workmanship that does not conform to the City of Fruita's standards and specifications.
4. Contractor shall familiarize his/herself with the geotechnical testing requirements of the City of Fruita. The results of the required types of tests and numbers of passing tests shall be furnished to the City for verification before final acceptance will be granted. All failing tests shall be brought to the immediate attention of the City engineer or his/her representative, and retests shall be performed until passing results are obtained. All utility lines, including service lines, falling within the public right-of-way or public easements shall be tested.
5. 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. (Flowable fill is acceptable.)
6. It is the responsibility of the contractor to contact the city engineer in advance of required inspections.
7. The contractor shall notify the engineer immediately if site conditions are encountered which are different than as shown on these drawings. Contractor shall notify the engineer immediately if site conditions warrant a change in design from that shown on these drawings.
8. Alignment, centerline curve data, and stationing to be verified from approved subdivision plat before construction.
9. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
10. Prior to beginning installation of new underground utilities shown on these drawings, the contractor shall excavate (pothole) existing utilities at all crossing points to verify location and elevation of existing utilities to ensure that the crossing can be made as shown on these drawings.
11. No construction work shall be performed outside of the project owner's property boundary except within construction easements, perpetual easements, and right-of-way shown on these drawings. It shall be the sole responsibility of the contractor to obtain legal permission to occupy property other than the project site if the contractor determines that access is required. Any damage to private facilities outside these limits shall be repaired by the contractor at no expense to the owner.
12. All road cuts and construction activities within existing road right-of-ways shall be performed in accordance with the requirements of the agency controlling the right-of-way.
13. All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the owner or his/her 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.
14. It shall be the sole responsibility of the contractor to ensure that all construction work is accomplished in accordance with Occupational Safety and Health administration (OSHA) rules and regulations.
15. All quantities shown on these drawings are estimates provided as an aid to bidder/contractor only. Bidder/contractor shall be responsible for scaling drawings to verify quantities prior to bidding.
16. The contractor shall be responsible for preparing and permitting the Storm Water Management Plan for discharges associated with construction activity. The contractor shall be responsible for completing and mailing the application, paying the permit fee, preparing the plan, implementing the plan, performing inspections as required and performing all required close out activities. Contact the Colorado Department of Public Health and Environment/Water Quality Control Division at (303) 692-3500 for information regarding the Storm Water Management Plan Program.
17. The contractor shall be solely responsible for ensuring that water service lines and fire hydrant leads meet the minimum burial depth established by the accepting agency for installations crossing underneath borrow ditches, drainage ditches, drainage swales, and canals.
18. All materials shall be handled and installed in strict accordance with the manufacturer's recommendations.
19. Contractor shall have one signed copy of plans at the job site at all times.

ROADWAY NOTES

1. Asphalt shall be compacted to 92%-96% of an accepted super pave design (SX-75)
2. Prior to paving, and after compaction of road base, the contractor shall proof roll the streets with a full water truck. The proof rolling will be accomplished while an engineering inspector for the City is present. Areas which exhibit pumping detrimental to the structural integrity of the streets as determined by the City's inspector will be addressed by the contractor's material engineer. The street will be re-tested by proof rolling, following repairs.
3. Contractor to protect existing utilities and appurtenances. Manholes, curb inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the contractor shall be cleaned and repaired to the City of Fruita's standards, at no expense to the owner.
4. The contractor shall protect the surface of all concrete against weather, traffic, graffiti and similar items. Any concrete damaged for any reason shall be repaired by contractor at contractor's expense to meet the City of Fruita's specifications.
5. Any concrete curb and gutter, sidewalk, or crosspan damaged by compaction equipment, during or prior to placing, will be removed and replaced by contractor at contractor's expense.
6. 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 200'. Locate control joints between expansion joints at intervals not exceeding 10'.
7. Handicap ramps are to be provided at all curb returns and shall be in accordance with the American's With Disabilities Act and City of Fruita Standards.
8. 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.
9. Hot-mix asphaltic concrete to be in accordance with City of Fruita Standards and Specifications. A mix design for the proposed pit must be approved by the engineer prior to placement of pavement.
10. Where proposed pavement is to match existing pavement, existing pavement to be square cut for the full base thickness. Existing surface to be tack coated before new asphalt surface is placed. The new asphalt shall match and be flush with existing asphalt edge. No lip or depression will be allowed as tested with a straight edge and shall be repaired by the contractor if the transition exceeds 1/4" per 10' tolerance.
11. The finish surface of the asphalt mat must be at least 1/4" above any adjacent concrete surface.
12. Traffic signs, control devices, and pavement striping, shall comply with Manual of Uniform Traffic Control Devices (MUTCD)
13. Contractor to verify all "Tie-In" grades prior to any construction and shall report any discrepancies to the design engineer.
14. Pavement design shall be based upon a geotechnical investigation report prepared by a certified soils lab.
15. All general use Portland cement Concrete shall conform to the City of Grand Junction Specification 601 (structural concrete class B). All concrete shall be mixed, place, cured and tested in accordance with City of Fruita street construction specifications. All structural work shall be CDOT Standards Specifications Table 601-1 Class D, unless otherwise noted.
16. All concrete work within public right-of-way shall be performed by a licensed curb, gutter and sidewalk contractor. A permit is required at each site where concrete is removed, altered or placed.
17. All concrete ramps, sidewalks, curbs, gutters and other concrete work shall be underlaid with aggregate base course (class 6) compacted to at least 95% AASHTO T-180 maximum density. See details for base thickness. The top 6" of subgrade under all concrete shall be compacted to at least 95% of AASHTO T-99 maximum density. All saturated or unsuitable subgrade material shall be removed and replaced.
18. Any existing pavement not designated for removal which is damaged by construction shall be replaced in-kind by contractor.
19. Drawing indicates typical section only. Conditions and/or obstructions may necessitate variations or repositioning. All locations shall be approved on an individual basis by the city engineer or his/her representative.
20. Accessible curb ramps at intersections shall be aligned with street crosswalks.
21. An approved curing/sealing compound shall be applies to all exposed concrete surface immediately after finishing (refer to section 5.6(B)).
22. All concrete shall be protected from freezing for 5 days after being placed. No concrete shall be placed on frozen ground.
23. Minimum spacing between joints in curb, gutter & sidewalk is 5'. Maximum spacing is 10'.
24. Water shall not be added to concrete surfaces during finishing operations.
25. The surface of all accessible ramps and flared sides shall be finished with a course broomed texture perpendicular to the slope of the ramp.
26. All handicap ramps, parking stalls and landings shall conform to the Uniform Federal Accessibility Standards (UFAS), latest edition.

WATERLINE CONSTRUCTION NOTES

1. All water line construction shall be in accordance with the Ute Water District Standards and Specifications.
2. Contractor shall notify the District 48 hours PRIOR to the beginning of construction.
3. All trenches shall be compacted according to the recommendations in the Geotechnical Report. Contractor shall be required to perform all compaction tests through a certified soils lab.
4. Minimum cover required over top of new waterlines is 4'-6" (54 inches).
5. All water mains to be DR-18 PVC conforming to AWWA C-900.
6. All water mains are to be bedded per City of Fruita Standards.
7. All service connections to be 3/4 inch Type "K" copper, unless specified otherwise.
8. Ductile iron fittings to conform to AWWA C-110.
9. Fire Hydrants shall conform to AWWA C-502.
10. All materials, labor and equipment required for testing and disinfection of waterlines shall be furnished by Contractor. Disinfection of waterlines shall conform to Ute Water District Standards.
11. All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per the District Details and Technical Specifications.
12. Only material 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.
13. All water meter pits shall be located on opposite lot side of dry utility transformers and pedestals. There shall be no dry utility transformers/pedestals located within five feet of any fire hydrant. These are utility/customer/consumer safety issues.
14. No privacy fences are to be allowed to enclose meter pits or fire hydrants located within streets & road ROWs and multi-purpose easements.

For site specific geotechnical requirements and recommendations, see the referenced geotechnical report which shall supercede all other geotechnical refernces:

Huddleston-Berry
Geotechnical Investigation
Aspen Village Townhomes
1062 18 Road & 1806 J 6/10 Road
Fruita, Colorado
Project # 00493-0002
July 31, 2008

UTILITY PROVIDERS

DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT
WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
CABLE TV	CHARTER COMMUNICATIONS

SANITARY SEWER CONSTRUCTION NOTES

1. All sewer line construction shall conform to the City of Fruita's standards and specifications.
2. All sanitary sewer pipe shall be PVC SDR-35, unless otherwise specified. All pipe joints shall be 13' joints unless otherwise approved by the city engineer.
3. All sewer mains shall be laid to grade utilizing a pipe laser.
4. All service line connections to the new main shall be accomplished with full-body wyes or tees. tapping saddles will not be allowed.
5. All trenches shall be compacted and backfilled per Standard Trench Detail (see City of Fruita Details). Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
6. A minimum 10' separation shall be maintained at all times between water lines and sewer lines (except at specified crossings).
7. Sewer service stub-outs shall extend 14' beyond the property line, or through front lot easements, whichever is greater, and shall be glue-capped and marked with a 2"x4" post painted green and buried so that 3' remains above grade. Asbuilt surveying for vertical grade of stub-out required prior to backfill.
8. No service lines shall be connected directly into manholes unless otherwise approved by the city engineer.
9. The contractor is responsible for all required sewer line testing to be completed in the presence of the city engineer, or their representative. Final acceptance is to be accomplished only after all other infrastructure has been installed. This includes water lines, gas lines, electric lines, etc. Video inspection and air testing will be performed after all compaction of street subgrade and prior to street paving. Final manhole inspection 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.
10. Manholes shall be constructed as shown on the City of Fruita Sanitary Sewer Standard Detail Sheet.
11. Water stopgaskets and clamp assemblies are to be furnished and installed at all connections to manholes.
12. 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 the 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 City of Fruita's Sanitary Sewer Standard Details. The contractor at the 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 other work to enter the existing pipeline while the work is being done. The contractor shall advise the City when the concrete base will be placed so that a representative of the City may be present.
13. Pipe-to-manhole connector: Pipe-to-manhole connectors shall be manufactured with rubber conforming to ASTM C-923. All metal components shall be stainless steel.
14. Steel paving rings are not allowed for grade adjustment, unless otherwise approved by the city engineer. The space between concrete grade rings shall be sealed with a bitumastic sealant no greater than 3/8" thick.
15. All residential sanitary sewer services are to be 4"ø PVC SDR-35, unless otherwise specified.
16. A minimum of one clay cut-off wall is to be installed upstream of each manhole to prevent groundwater flow through the pipe bedding material.
17. Manhole spacing requirements:

Pipe ø	Manhole Spacing
15" or smaller	400'
18" or larger	500'

18. Maximum change in direction in manholes for lines 18" and larger shall be 45°.
19. Sewer lines shall be straight and not curved between manholes, both in line and in grade.
20. The minimum cover for sewer main is typically 4' (top of pipe to finished grade), unless shown otherwise on the drawings. Where cover is less than 2' from top of sewer pipe to bottom of roadway base course, flowable fill concrete shall be used as backfill.
21. Concrete shall be City of Grand Junction Specifications, Section 601-Structural Concrete Class B.
22. 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 Alluminate.
23. Manhole riser sections, cones, flat tops, and grade rings shall be precast reinforced concrete conforming to ASTM C-478 or AASHTO M-199.
24. Backfill around manholes and other structures shall be placed in 8" max. lifts and compacted to 95% AASHTO T-99.
25. All work shall be in accordance with approved plans and specifications.
26. Manhole cone and flat top sections shall be positioned such that the manhole ring and cover are offset 20°-30° from the upstream main sewer line into the manhole.
27. Manhole steps shall be installed in vertical alignment with the ring and cover.
28. Manhole ring and cover can be set to finished grade, using non-shrink grout to adjust ring elevation. Grout shall not exceed .15ft. 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 manufacturer's recommendations and instructions and is acceptable to the engineer.

STORMWATER NOTES

1. The contractor shall notify Grand Junction Drainage District and/or City of Fruita 24 hours prior to commencing construction of the respective utilities and roadway (if applicable).
2. All storm sewer construction shall be in accordance with City of Fruita Standards and Specifications and Grand Junction Drainage District Standards and Specifications, if applicable.
3. Steel frames for all curb inlets and area inlets shall be grouted to the concrete box.
4. All storm sewer trench backfill shall conform to the Standard Trench Detail (see City of Fruita Details). Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
5. Contractor to verify all "Tie-In" grades prior to any construction.
6. All High Density Polyethylene (HDPE) pipe and fittings up to and including 24"ø to be the following:
   Hancor Sure-Lok or engineer approved equal.
   All storm drain pipe larger than 24"ø shall be reinforced concrete.
7. Reinforced concrete pipe shall be a minimum of Class II and conform to the following ASTM designations:
   A. Storm Drain and Sewer Pipe, ASTM C-76
   B. Low-Head, ASTM C-361
   C. Precast Manhole Sections, ASTM C-478
   D. Arch Pipe, ASTM C-507
   E. Elliptical Pipe, ESTM C-507
   F. Joints, Using Rubber Gaskets, ASTM C-443
8. Testing of materials to determine compliance with the specifications shall be the responsibility of the contractor. Two certified copies of the test results indicating compliance shall be furnished for each lot or shipment prior to installation of the material. Reinforced concrete pipe shall be tested for strength by the Three-Edge Bearing Test to produce a crack of .01". Each manufacturer furnishing pipe under these specifications shall be fully equipped to carry out the tests described in ASTM C-497. Failure of any pipe to meet the test requirements shall be sufficient cause for rejection of all pipe of that size which the test specimen represents.
9. Pipe damage during shipment or handling may be rejected even if previously approved.
10. At all time during construction, erosion and sediment control shall be maintained by the developer or their designated representative.
11. Erosion control system shall be installed as grading progresses.
12. Erosion bales shall be straw or hay, depending on availability.
13. Erosion bales shall be placed to avoid runoff flowing between, round or under bales. Bales shall be anchored with 2"x2"x4' wooden stakes or #4 reinforcing bars, two per bale (see Erosion Control Detail Sheet for further instructions.)
14. Negative Impacts to downstream areas (or receiving waters) caused by the overlot grading to be monitored and corrected by the Developer.
15. Mulch shall be applied to achieve a stubbled surface to the designated areas to prevent dust and aid in limiting wind erosion. Contractor shall have a water truck made available to assist in controlling dust and wind erosion.
16. Construction traffic entrances shall have an aggregate staging pad installed per Erosion Control Details.
17. Details shown are schematic only. Adjust as necessary to fit field conditions.
18. Concrete shall conform to the City of Grand Junction Specifications 601 (Structural Concrete Class B)
19. Any existing pavement not designated for removal which is damaged by construction shall be replaced in-kind by the Contractor.
20. Manhole riser sections, cones, flat tops, and grade rings shall be precast reinforced concrete conforming to ASTM C-478 or AASHTO M-199.
21. Backfill around manholes, inlet boxes and other structures shall be placed in 8" lifts and compacted to 95% AASHTO T-99.
22. All work shall be in accordance with approved plans and specifications.
23. All concrete work within public right-of-way shall be performed by a licensed curb, gutter and sidewalk contractor.
24. Manhole steps shall be installed in vertical alignment with the ring and cover.
25. All cement used in mortar, concrete bases, grade rings, riser section, cones and flat tops for storm sewer manholes, shall be Type V or modified Type II Portland Cement with less than 5% Tricalcium Aluminate.
26. All storm sewer manhole lids shall be designated "Storm Sewer"
27. Manhole ring and cover can be set to finished grade, using non-shrink grout to adjust ring elevation. Grout shall not exceed .15ft. thickness. Grout shall be placed only under the cast iron ring. No grout shall be placed between concrete grade rings.
28. Steel paving rings are not allowed for grade adjustment, unless otherwise approved by the city engineer.

IRRIGATION CONSTRUCTION NOTES

1. 4" and larger irrigation lines are to be constructed of bell and spigot Class 200 PVC.
2. 2" irrigation main lines are to be constructed of Class 200 PVC. 2" irrigation service lines are to be constructed of class 160 PVC.
3. Pump connection risers will be constructed of Schedule 40 PVC.
4. Grades and elevations are noted only where the natural ground slope is insufficient to insure free draining. Take care to insure that no high or low points are created such that the lines will not freely drain.
5. Angles in irrigation lines are to be constructed and thrust blocked in the same manner as potable water lines.
6. Backfilling of irrigation trenches shall be in accordance with the Standard Trench Detail (See City of Fruita details).
7. All valves are to be standard brass potable water globe valve with cast iron valve boxes.
8. All irrigation lines are to have a minimum of 2" bury (to top of pipe).

* Notes on this sheet were taken from the City of Fruita Design Criteria and Construction Specifications Manual.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Ute Water District Representative — Date

ACCEPTANCE BLOCK

The City of Fruita review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City of Fruita Development Engineer — Date

UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED JEFFREY W. MACE 37843 PROFESSIONAL ENGINEER 09/12/2016 PRELIMINARY

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Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

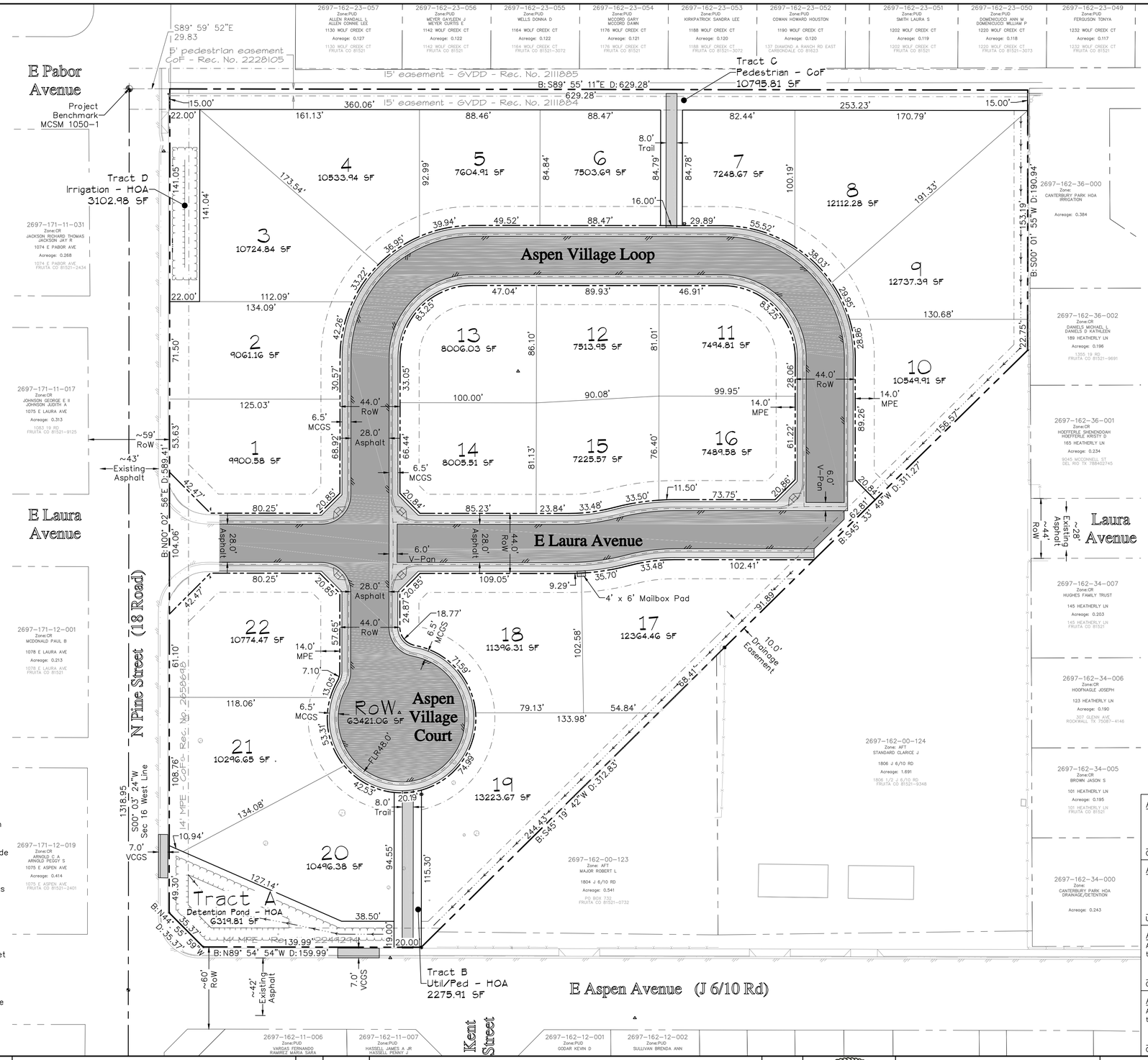
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	N/A
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

Aspen Village Subdivision

General Notes & Legend

C1



PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

BASIS OF BEARINGS

THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY LOCAL COORDINATE SYSTEM ZONE "GVA".

MCLCS ZONE "GVA"

TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SN01)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72756"N
LONGITUDE: 108°32'01.43463"W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

SUBDIVISION SUMMARY:

ZONING: CR
MINIMUM SETBACKS:
STREET - 25 FT
REAR - 15 FT
SIDE - 8 FT
MAXIMUM HEIGHT - 35 FT
MAXIMUM LOT COVERAGE - 45%

Site Breakdown

Lots (22)	4.873 ac	71.2%
Tract A (Detention)	0.145 ac	2.1%
Tract B (Utility/Pedestrian)	0.052 ac	0.8%
Tract C (Pedestrian)	0.248 ac	3.6%
Tract D (Irrigation)	0.071 ac	1.0%
Right of Way (Dedicated)	1.456 ac	21.3%
Total	6.845 ac	100.0%

UTILITY PROVIDERS

DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT
WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
CABLE TV	CHARTER COMMUNICATIONS

Notes:

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5. The legend and a list of abbreviations can be found on the general notes and legend (sheet C1).

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Grand Valley Drainage District Representative — Date

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Ute Water District Representative — Date

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City of Fruita Community Development Director — Date

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SCALE
40 0 20 40 80
(IN FEET)
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER 32143 9/12/2016 PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

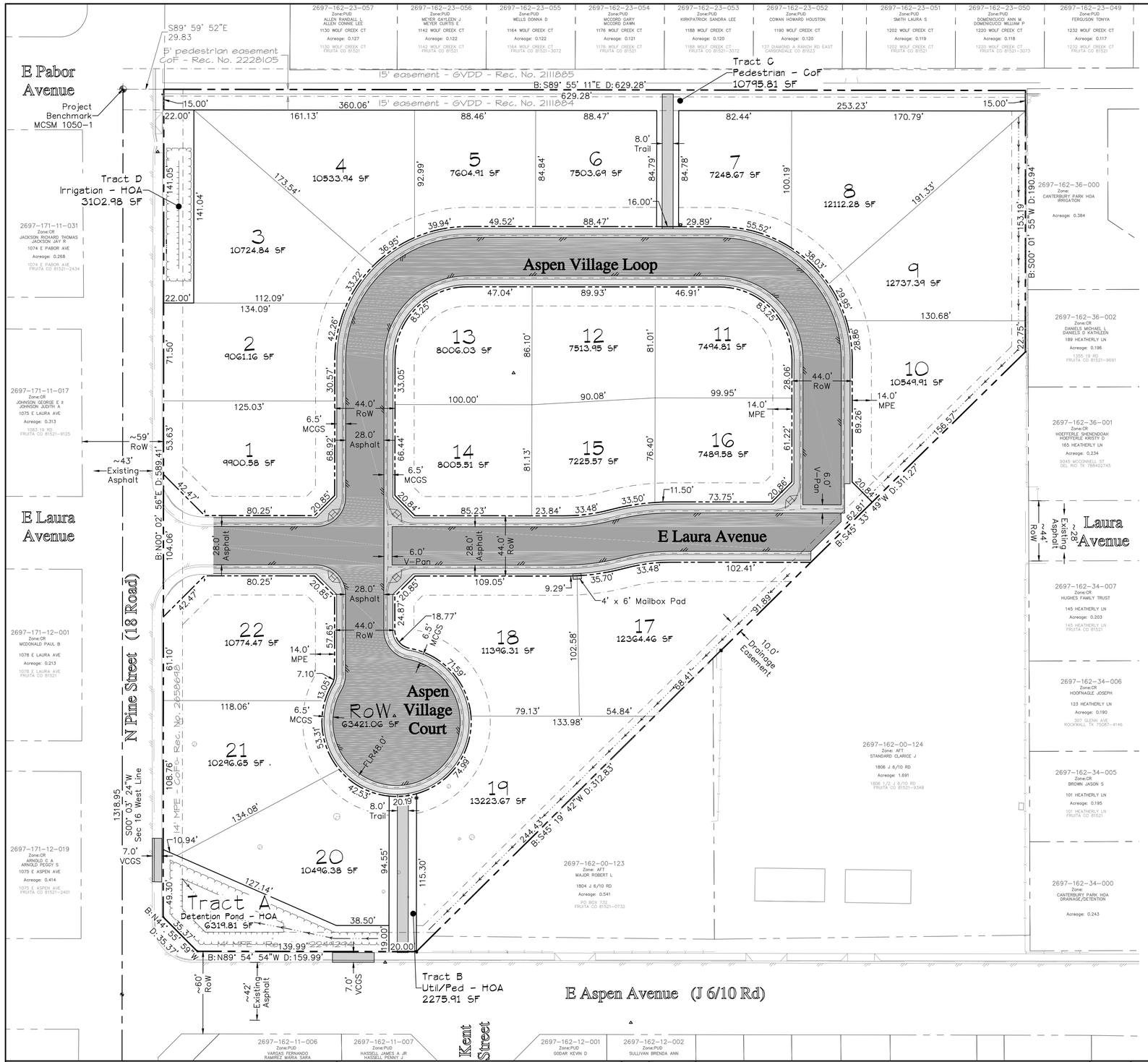
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 40'
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

Aspen Village Subdivision

Preliminary Plan

C 2



LIST OF ABBREVIATIONS

ABC	Aggregate Base Course	MIN	Minimum
BLDG	Building	MPE	Multi-Purpose Easement
BLM	Bureau of Land Management	MUTCD	Manual on Uniform Traffic Control Devices
BM	Benchmark	N	Northing Coordinate
BOC	Back of Curb	NO	Number
BOW	Back of Walk	NTS	Not to Scale
CBC	Concrete Box Culvert	PC	Point of Curvature
CDOT	Colorado Department of Transportation	PCC	Point of Compound Curvature
CGS	Curb, Gutter, & Sidewalk	PI	Point of Intersection
CL	Center Line OR Class	PL	Property Line
CMP	Corrugated Metal Pipe	PLS	Professional Licensed Surveyor
COF	City of Fruita	PR	Proposed
E	Easting Coordinate	PRC	Point of Reverse Curvature
EL	Elevation	PRELIM	Preliminary
ELEC	Electric	PT	Point of Tangency
EOA	Edge of Asphalt	PVC	Polyvinyl Chloride
ER	End of Radius	R	Radius
ESMT	Easement	REC	Reception
EX	Existing	RCP	Reinforced Concrete Pipe
FES	Flared End Section	REQ'D	Required
FFE	Finished Floor Elevation	RIM	Rim Elevation
FG	Finished Grade	ROW	Right of Way
FH	Fire Hydrant	RR	Railroad
FL	Flow Line	SDMH	Storm Drain Manhole
GB	Grade Break	SH	State Highway
GV	Gate Valve	SSMH	Sanitary Sewer Manhole
GVDD	Grand Valley Drainage District	STA	Station
HDPE	High Density Polyethylene	TCE	Temporary Construction Easement
HOA	Home Owners Association	TOC	Top of Curb
HP	High Point	TOP	Top of Pipe
INC.	Incorporated	TW	Top of Wall
INV	Invert	TYP	Typical
IRR	Irrigation	VCGS	Vertical Curb, Gutter, & Sidewalk
MAX	Maximum	WSEL	Water Surface Elevation
MCGS	Mountable Curb, Gutter, & Sidewalk	WTR	Water
MCSM	Mesa County Survey Marker	Δ	Central Angle (Delta)

PROJECT BENCHMARK

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N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
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BASIS OF BEARINGS

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Point of Origin (SN01) and Central Meridian
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Northing: 50,000FT
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Scale Factor: 1.000218181798
Project/Scale Factor Height:
4644FT(NAVD88)

LEGEND

- Existing Edge of Asphalt
- Existing Edge of Concrete
- Existing Concrete Flowline
- Existing Building
- Existing Fence w Gate
- Existing Ditch Flowline
- Existing Top of Ditch
- Existing Easement
- Adjoiner Property Line
- Proposed Major Contour (5000)
- Proposed Minor Contour (4999)
- Proposed Edge of Concrete
- Proposed Edge of Asphalt
- Proposed Concrete Flowline
- Proposed Ditch Flowline
- Proposed Parcel Boundary
- Proposed Lot Line
- Proposed Tract Line
- Proposed Right of Way Line
- Proposed Easement
- Proposed Asphalt
- Proposed Concrete
- Existing Irrigation Vault
- Existing Fire Hydrant
- Existing Sign
- Existing Street Light
- Existing Utility Pole
- Existing Guy Wire
- Existing Utility Pedestal
- Existing Water Meter
- Existing Survey Marker
- Existing Transformer
- Existing Tree
- Project Benchmark
- Secondary Control Points
- Proposed Street Sign
- Proposed Detectable Warning Domes
- Proposed Water Meter
- Proposed Fire Hydrant

Top of Foundation Elevations			
Lot	Type	Min	Max
1	B	4530.0	4531.0
2	B	4530.5	4531.5
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7	B	4533.0	4534.0
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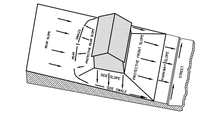
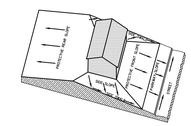
12	A	4531.5	4532.5
13	A	4530.5	4531.5
14	A	4530.5	4531.5
15	A	4531.0	4532.0
16	A	4531.0	4532.0
17	B	4530.0	4531.0
18	B	4530.0	4531.0
19	B	4529.0	4530.0
20	B	4528.5	4529.5
21	B	4529.0	4530.0
22	B	4529.0	4530.0



LOT GRADING - TYPE A
ALL DRAINAGE TO STREET



LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

Notes:

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2. This site is not affected by a previously determined floodplain.
3. Lot owners shall comply with individual grading requirements as shown on this Composite Site Plan.

STATE OF COLORADO)
)SS
COUNTY OF MESA)

I certify that this instrument was filed in my office at _____ o'clock __ M., on the _____ day of _____, _____ A.D. and was recorded in Plat Book _____, Page No._____

Reception No. _____, Drawer No. _____, Fees _____.

By: _____ _____
Clerk and Recorder Deputy

APPROVED FOR RECORDING.

City of Fruita Development Engineer Date

UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org
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SCALE
40 0 20 40 80
(IN FEET)
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. WEST 37843 8/12/2016 PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

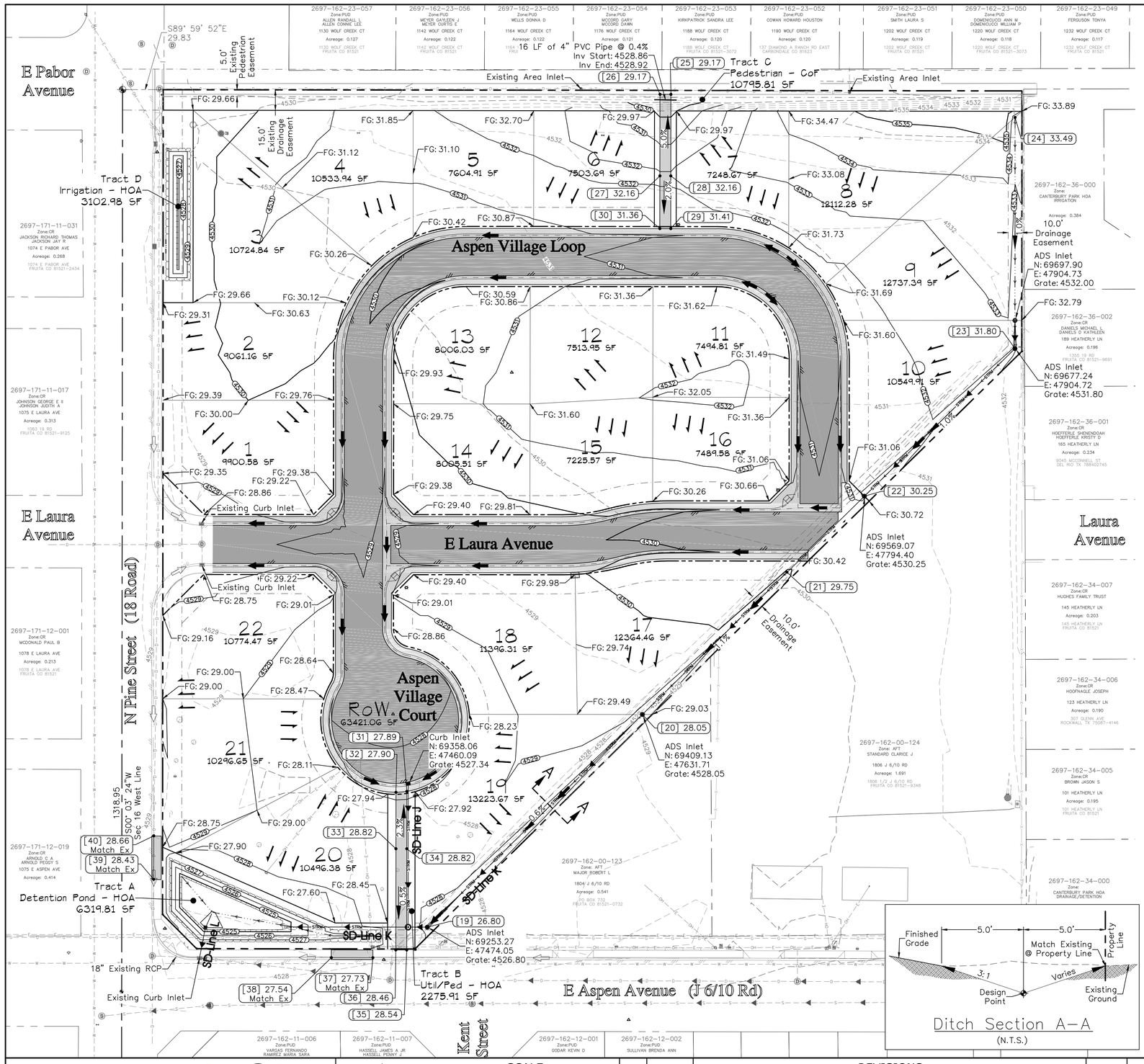
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 40'
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

Aspen Village Subdivision

Composite Site Plan

C 3



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MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
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Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
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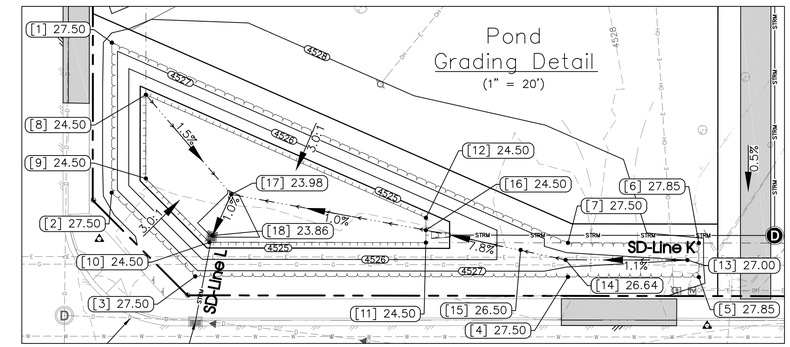

Point Table				
Pnt #	Northing	Easting	Elev	Desc
1	69304.21	47285.06	4527.50	TOP
2	69264.62	47285.03	4527.50	TOP
3	69242.51	47307.08	4527.50	TOP
4	69242.37	47405.44	4527.50	TOP
5	69242.32	47440.00	4527.85	TOP
6	69251.32	47440.00	4527.85	TOP
7	69251.37	47405.46	4527.50	TOP
8	69290.43	47294.05	4524.50	TOE
9	69268.34	47294.03	4524.50	TOE
10	69251.51	47310.82	4524.50	TOE
11	69251.42	47367.96	4524.50	TOE
12	69257.99	47367.96	4524.50	TOE
13	69246.82	47437.00	4527.00	FL
14	69246.87	47404.82	4526.64	FL
15	69249.48	47392.95	4526.50	FL
16	69254.71	47367.96	4524.50	FL
17	69264.15	47316.58	4523.98	FL
18	69253.26	47311.62	4523.86	FL
19	69253.27	47474.05	4526.80	FL
20	69409.13	47631.71	4528.05	FL
21	69513.40	47737.62	4529.75	FL
22	69569.07	47794.40	4530.25	FL
23	69677.24	47904.72	4531.80	FL
24	69846.69	47904.81	4533.49	FL
25	69863.54	47652.61	4529.17	BOW
26	69863.55	47644.61	4529.17	BOW
27	69803.81	47644.53	4532.16	BOW
28	69803.80	47652.53	4532.16	BOW
29	69765.16	47652.48	4531.41	BOW
30	69765.17	47644.48	4531.36	BOW
31	69352.79	47459.09	4527.89	BOW
32	69352.09	47451.09	4527.90	BOW
33	69310.74	47451.05	4528.82	BOW
34	69310.73	47459.05	4528.82	BOW
35	69236.54	47458.99	4528.54	BOW
36	69236.56	47450.99	4528.46	BOW
37	69230.90	47434.17	4527.73	FL
38	69230.95	47403.73	4527.54	FL
39	69288.30	47273.53	4528.43	FL
40	69320.20	47273.55	4528.66	FL

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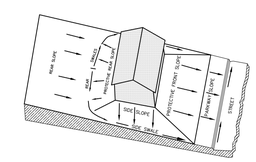

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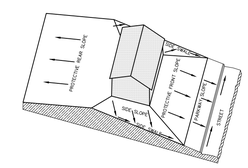
ALL DRAINAGE TO STREET



LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET
AND TO REAR LOT LINE

FLOW ARROW LEGEND

- Existing Concentrated Flow
- Existing Sheet Flow
- Proposed Concentrated Flow
- Proposed Sheet Flow
- Storm Drain Flow Direction

Ditch Section A-A
(N.T.S.)

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

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40 0 20 40 80
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY

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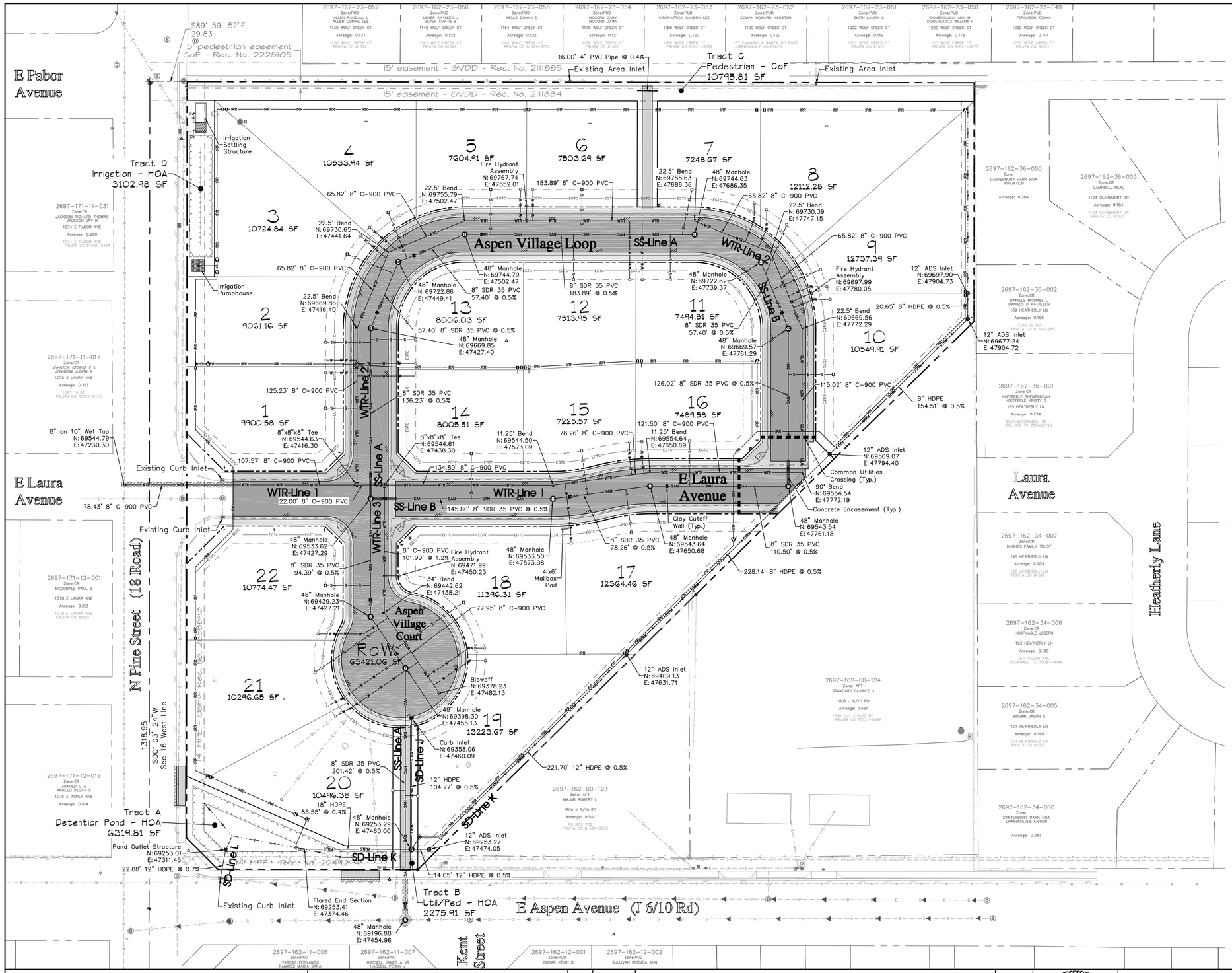
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

Aspen Village Subdivision

Grading & Drainage Plan

C 4



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WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
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ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

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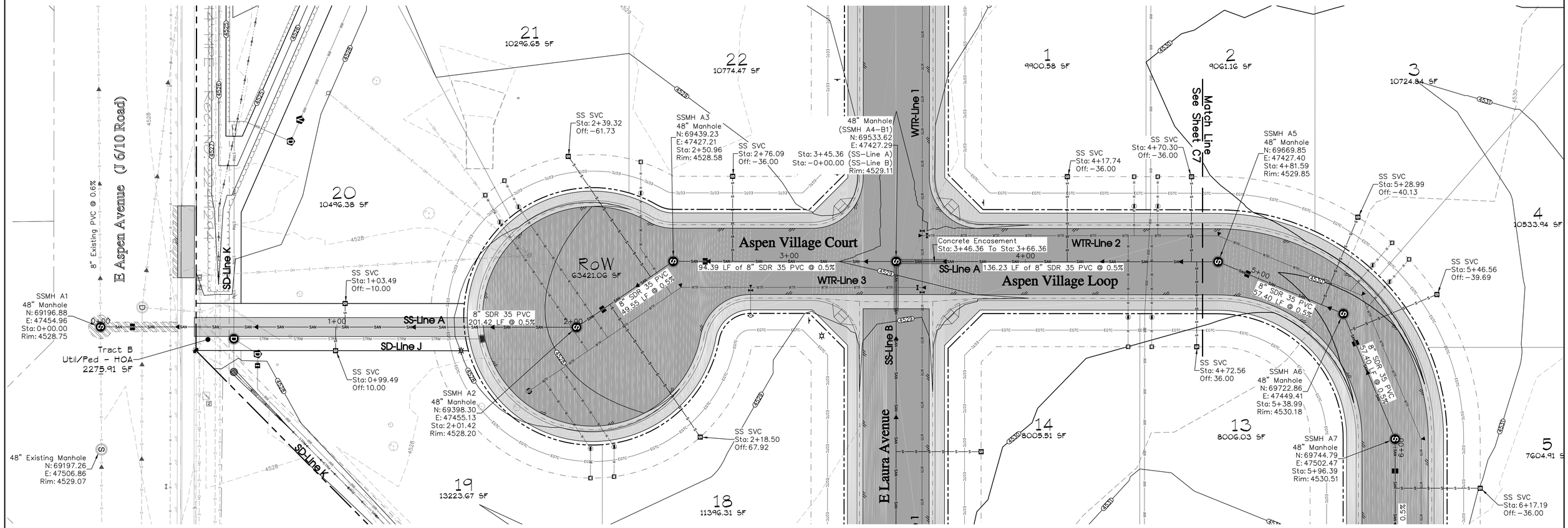
McCURTER LAND COMPANY

Aspen Village Subdivision

Utility Composite

C 5



PROJECT BENCHMARK

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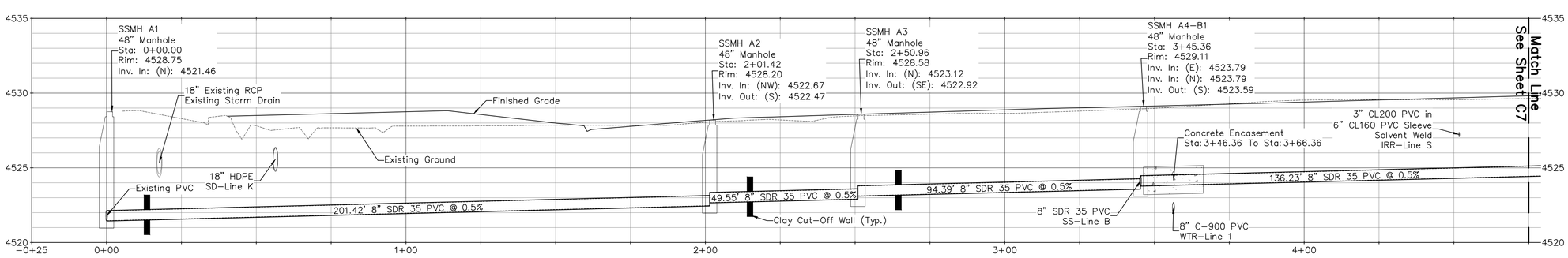
SS Line A Profile View



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UNCC Utility Notification Center of Colorado
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www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE
20 0 10 20 40
(IN FEET)
CONTOUR INTERVAL = FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER — JOHN W. WEST — 32143 — 12/12/2016 — PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
www.rccwest.com
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

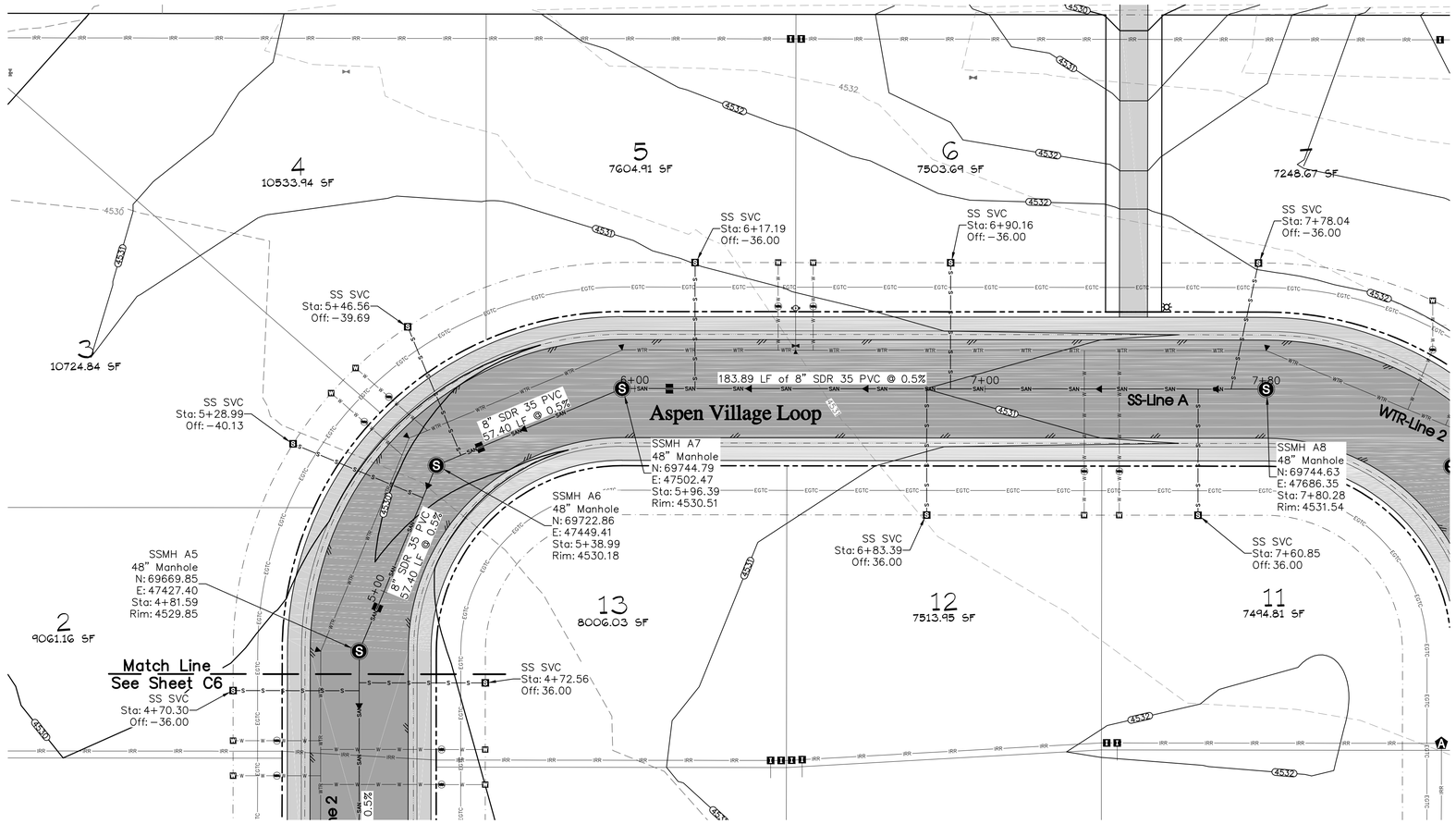
McCURTER LAND COMPANY

Aspen Village Subdivision

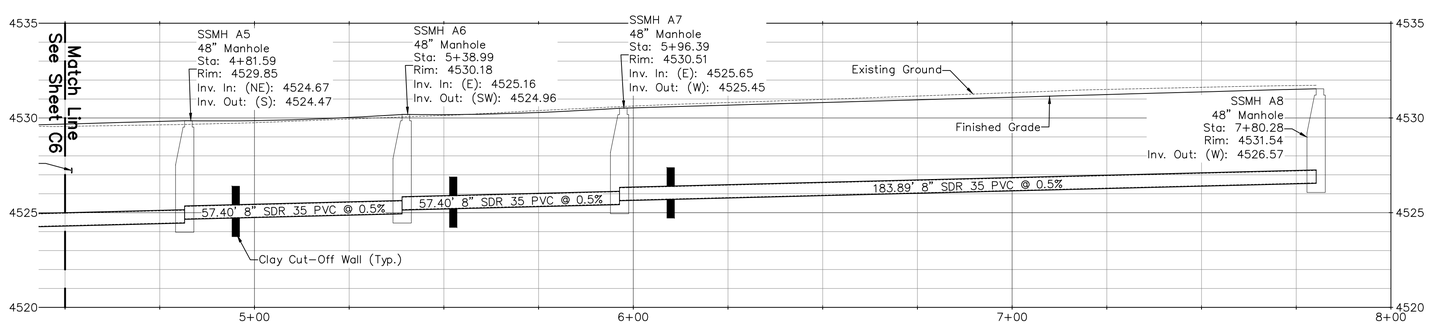
Sanitary Sewer Plan & Profile
Line A - Sta: 0+00 - 4+75

C 6

PROJECT BENCHMARK
MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)



SS Line A Profile View



APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
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City of Fruita Development Engineer Date

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. WEIER 37843 9/12/2016 PRELIMINARY NOT FOR CONSTRUCTION

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Grand Junction, Co. 81506
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PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
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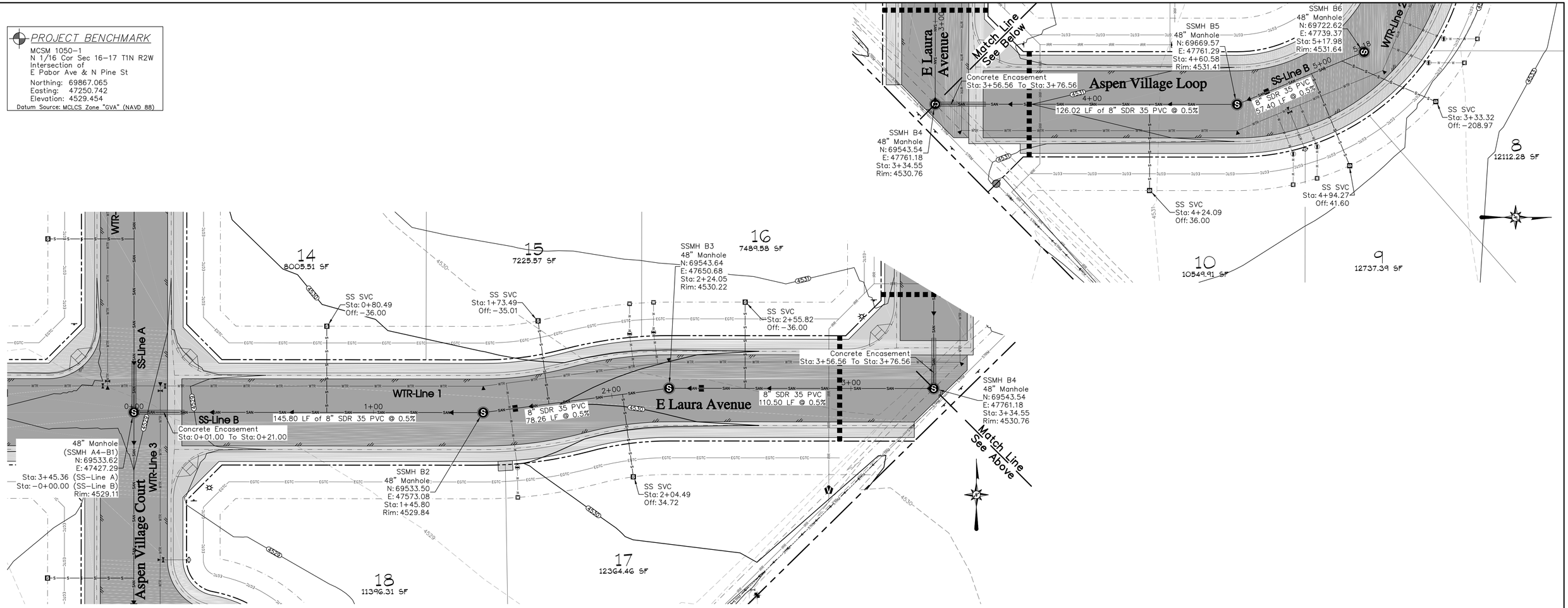
McCURTER LAND COMPANY

Aspen Village Subdivision

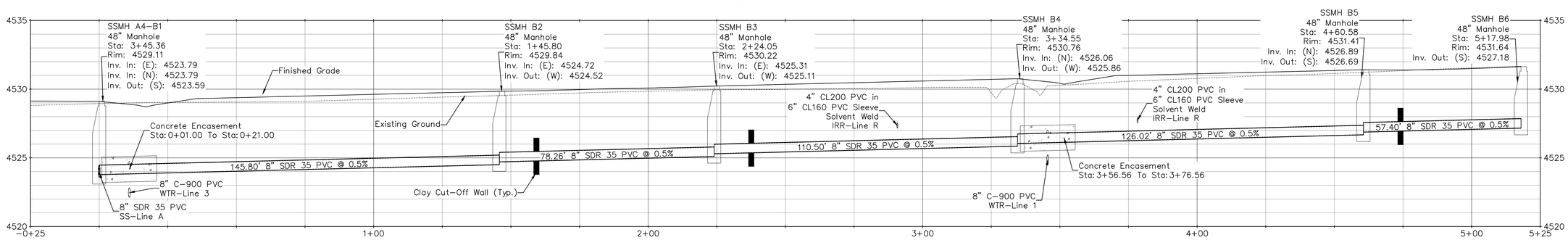
Sanitary Sewer Plan & Profile
Line A – Sta: 4+75 – 7+80

C 7

PROJECT BENCHMARK
MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)



SS Line B Profile View



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City of Fruita Development Engineer Date

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. WINKLER 37243 8/12/2016

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
www.rccwest.com Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

McCURTER LAND COMPANY

Aspen Village Subdivision

Sanitary Sewer Plan & Profile
Line B (Laura Avenue)

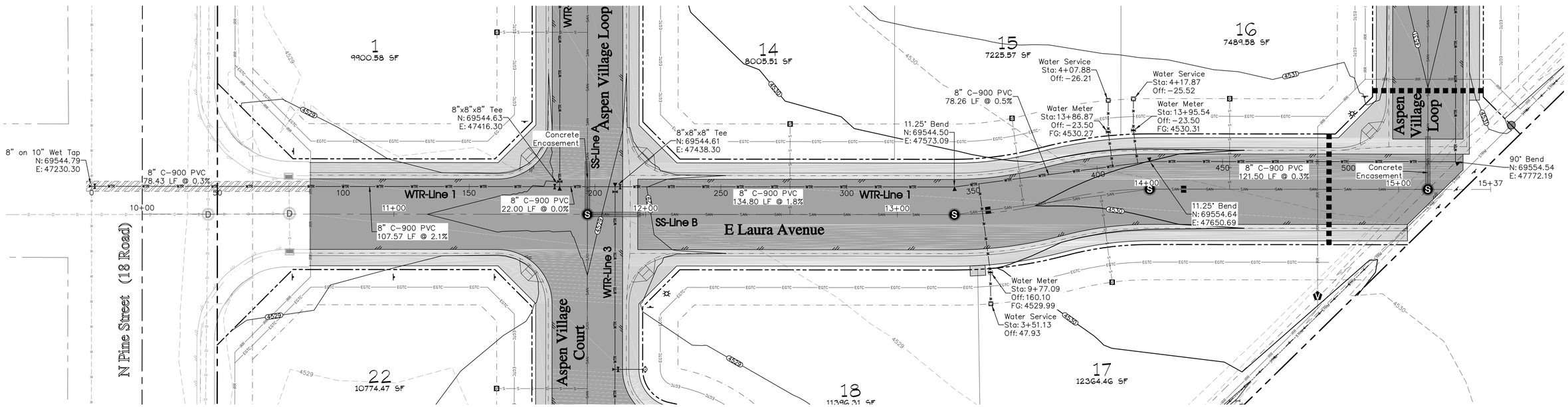
C8

PROJECT BENCHMARK

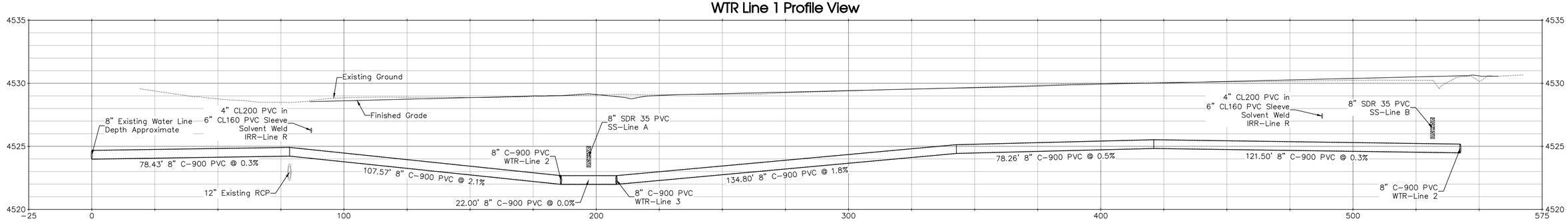
MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St

Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454

Datum Source: MCLCS Zone "GVA" (NAVD 88)



WTR Line 1 Profile View



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SCALE

40 0 20 40 80
(IN FEET)
CONTOUR INTERVAL = FOOT

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER
JAMES W. WALKER
38343
9/12/2016
PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
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McCURTER LAND COMPANY

Aspen Village Subdivision

Water Line Plan & Profile
Line 1 (Laura Avenue)

C 9

PROJECT BENCHMARK
MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
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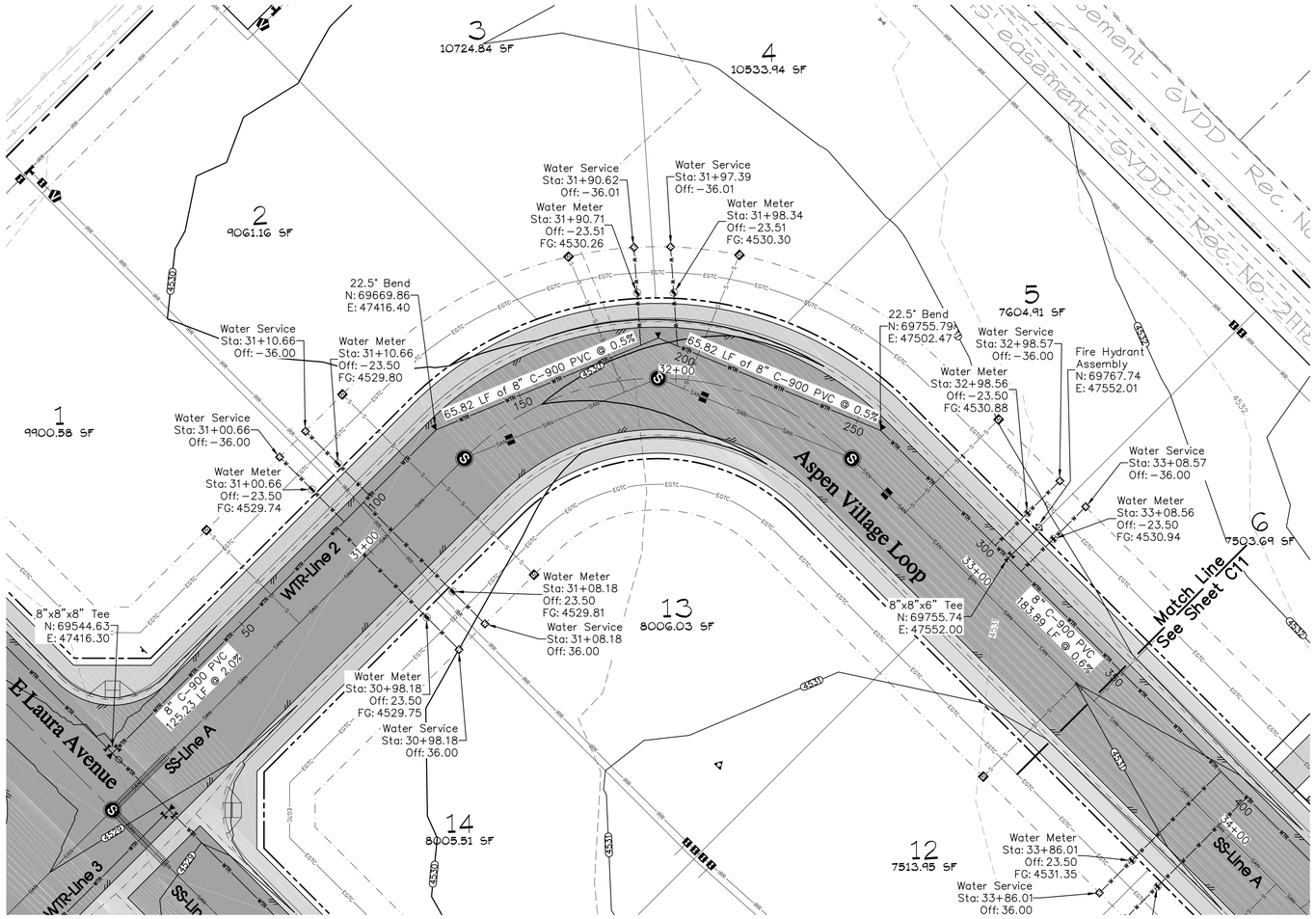
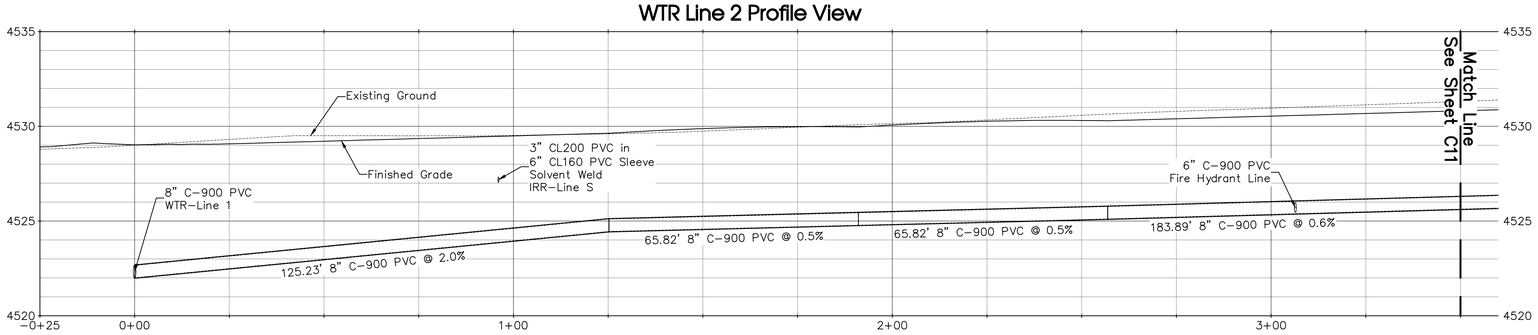


WTR Line 2 Profile View



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NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER — JEFFREY W. WEST — 37243 — 8/12/2016 — PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
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Phone: 970.241.4722
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
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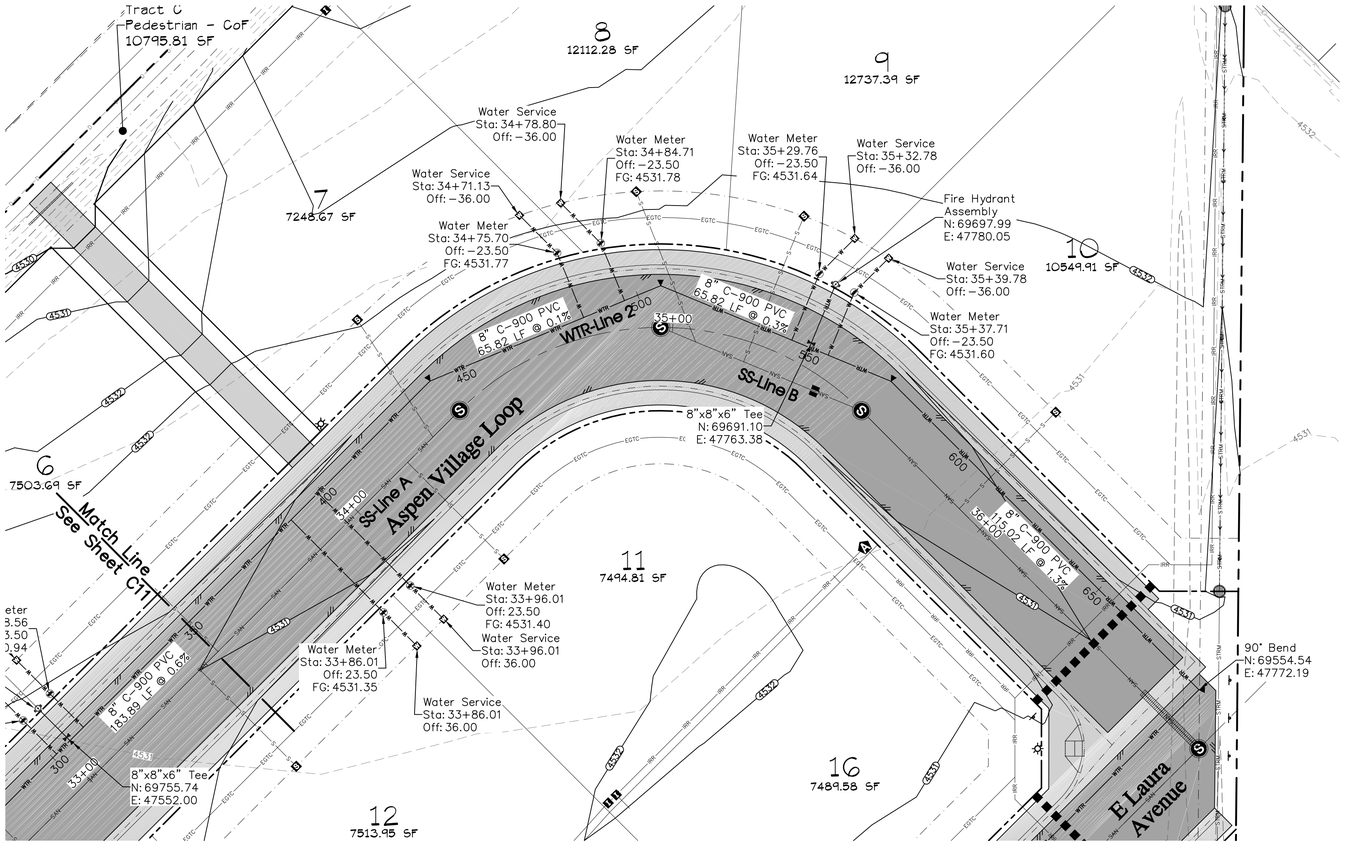
McCURTER LAND COMPANY

Aspen Village Subdivision

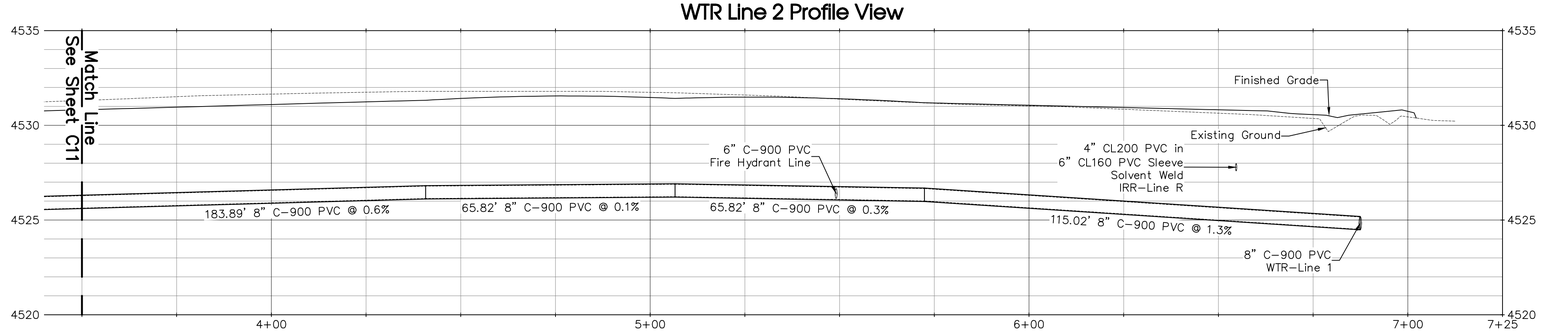
Water Line Plan & Profile
Line 2 (Aspen Village Loop)

C10

PROJECT BENCHMARK
MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)



WTR Line 2 Profile View



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City of Fruita Development Engineer Date

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REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY W. MATZKA
37143
03/12/2016
PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
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McCURTER LAND COMPANY

Aspen Village Subdivision

Water Line Plan & Profile
Line 2 (Aspen Village Loop)

C 11

PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St

Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
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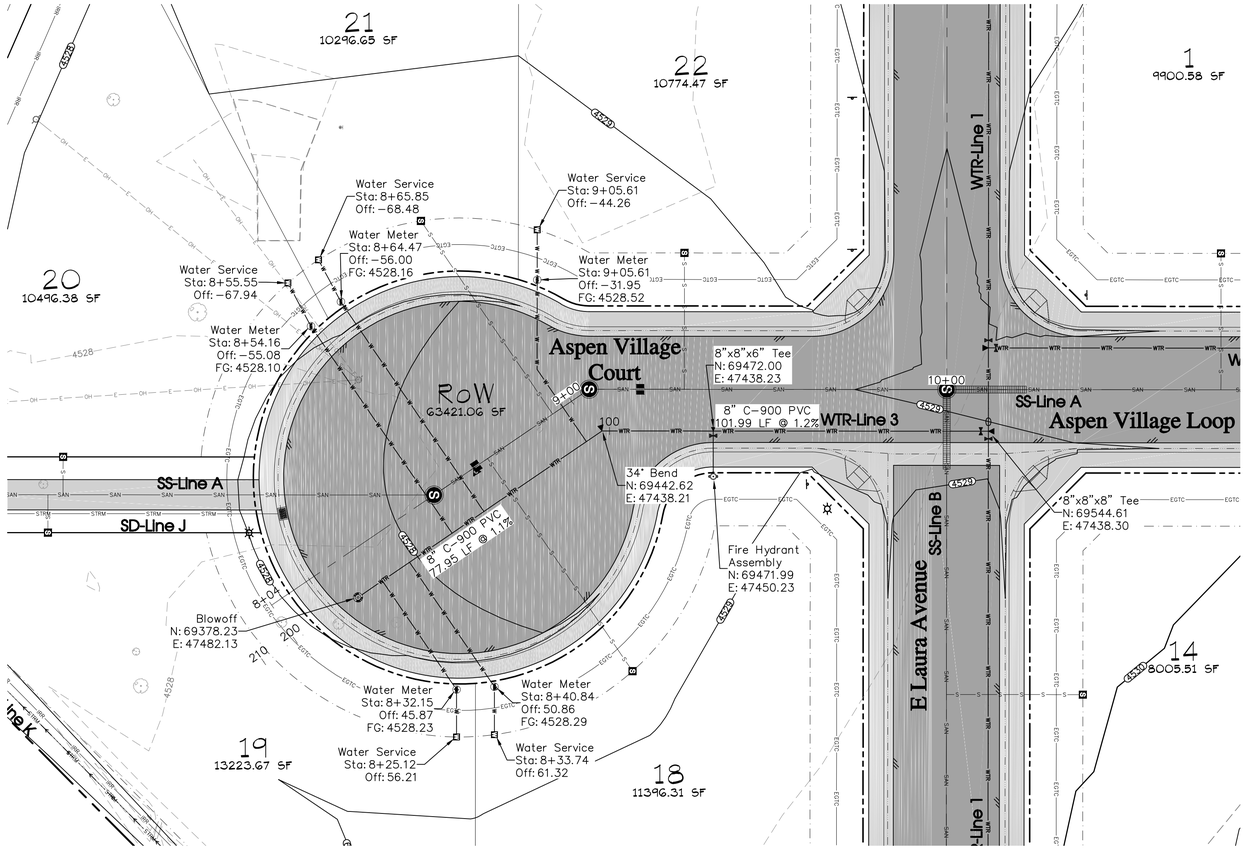
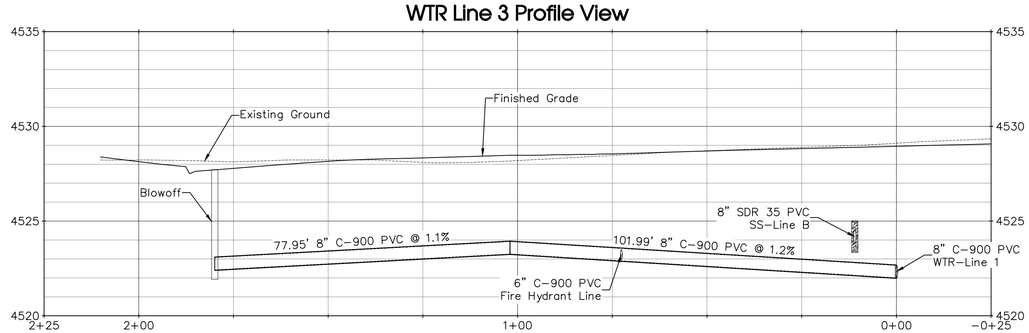


WTR Line 3 Profile View



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City of Fruita Development Engineer Date

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY W. WILLIAMS
32143
8/12/2016
PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

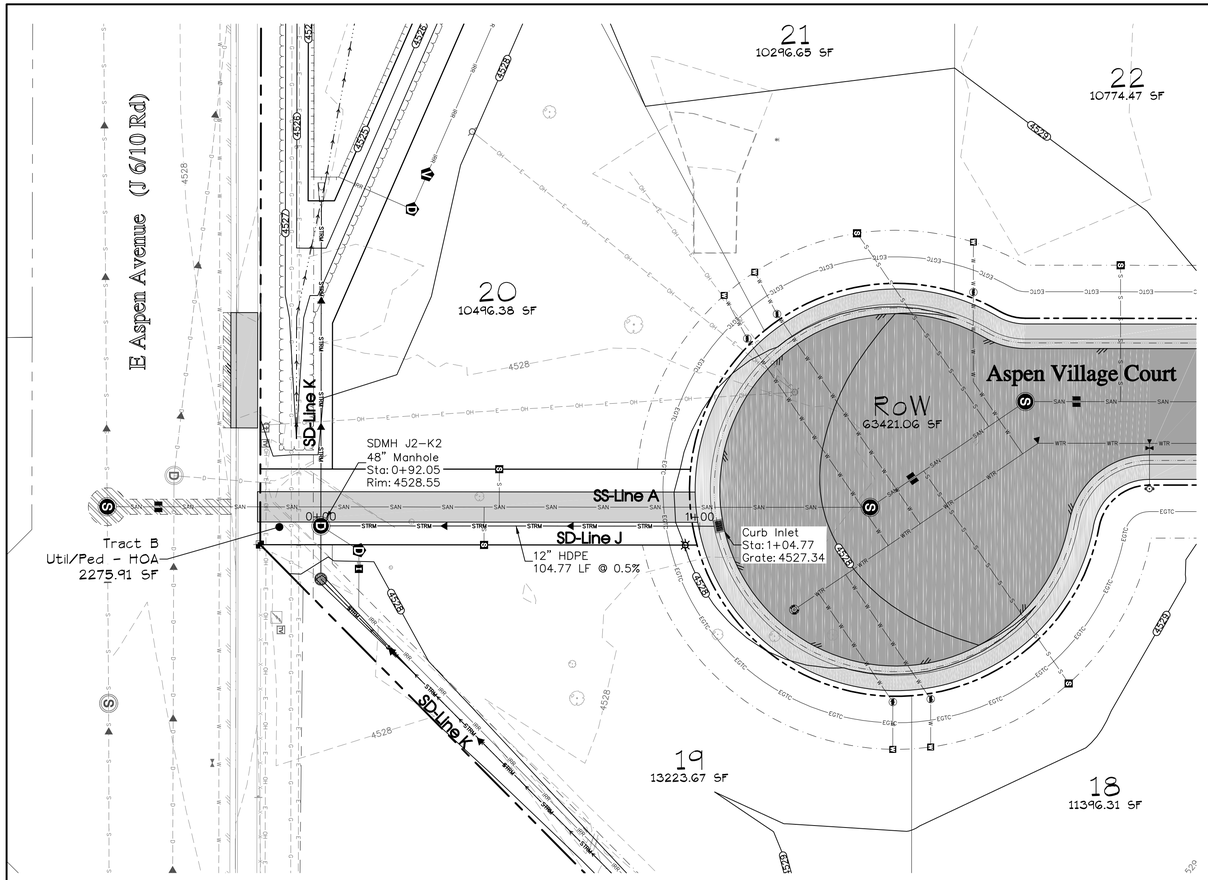
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

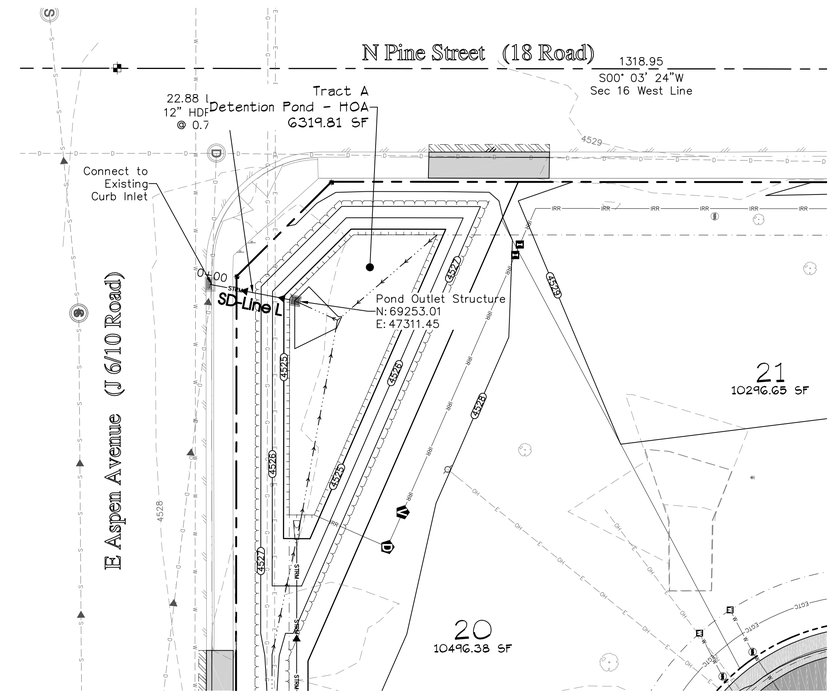
McCURTER LAND COMPANY

Aspen Village Subdivision

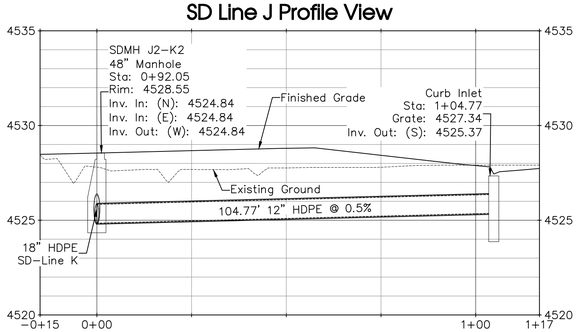
Water Line Plan & Profile
Line 3 (Aspen Village Court)

C12

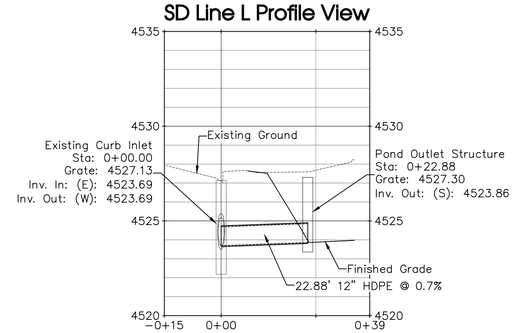


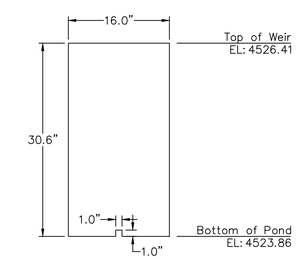


SD Line J Profile View



SD Line L Profile View





Orifice Plate Detail
(NTS)

PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

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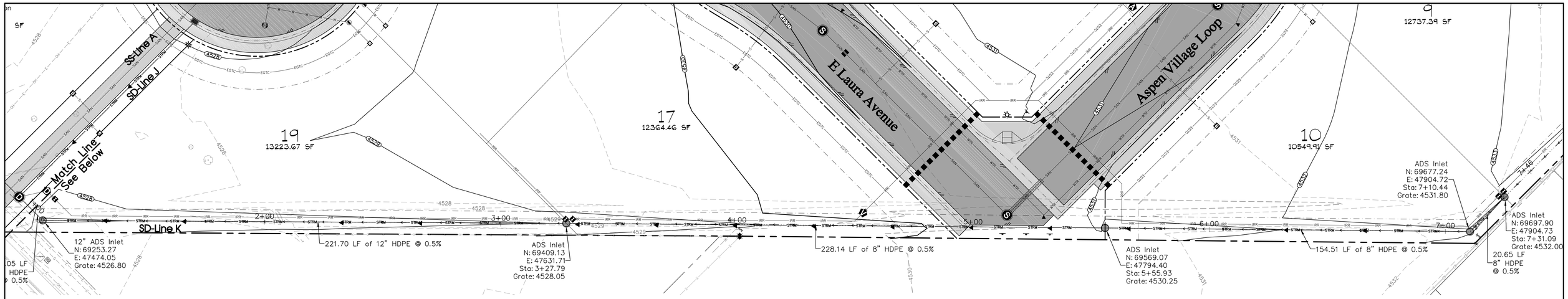
McCurter Land Company

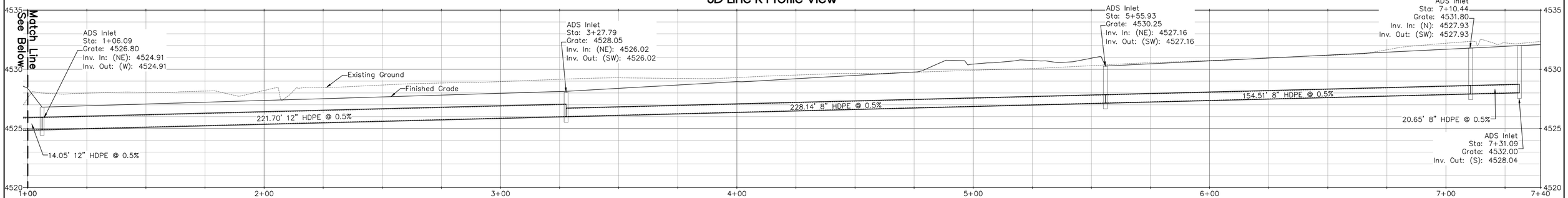
Aspen Village Subdivision

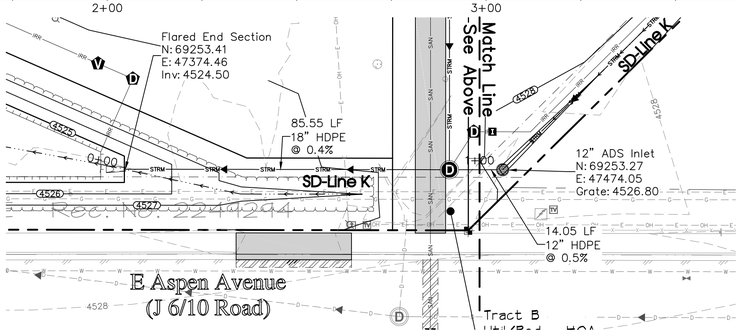
Storm Drain Plan & Profile
Line J & Line L

C13

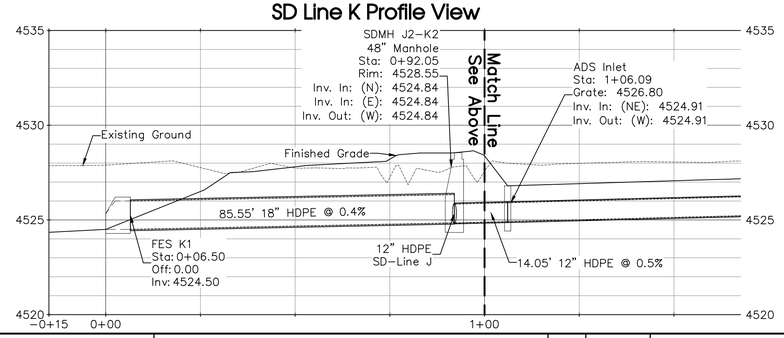


SD Line K Profile View





SD Line K Profile View



PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

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City of Fruita Development Engineer Date

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(IN FEET)
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER 37843 9/12/2016 PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

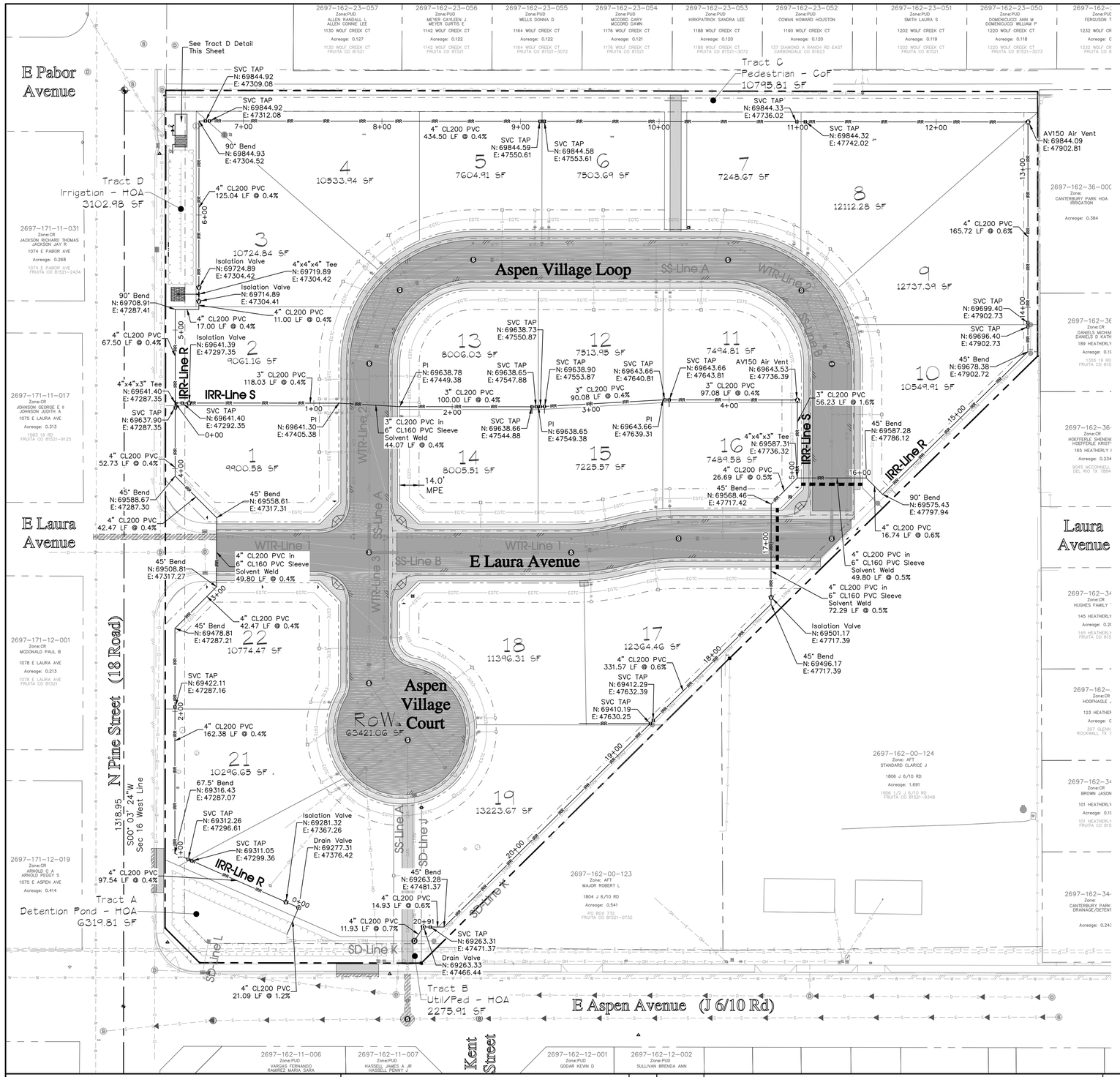
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

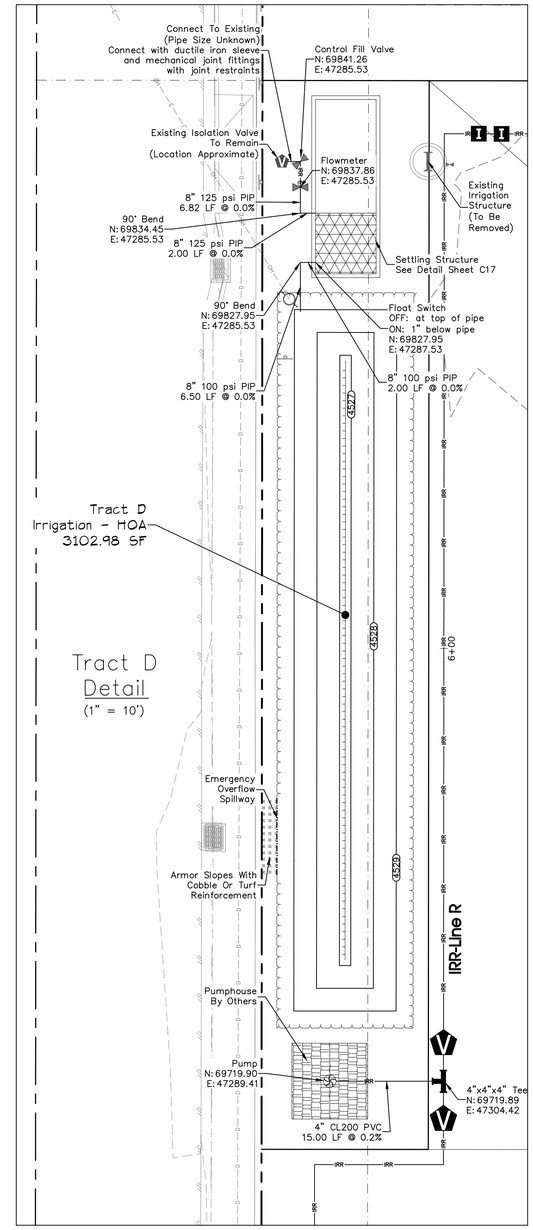
McCURTER LAND COMPANY

Aspen Village Subdivision

Storm Drain Plan & Profile
Line K

C14





UTILITY PROVIDERS

DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT
WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
CABLE TV	CHARTER COMMUNICATIONS

Notes:

1. All taps to mainline shall be ductile iron or brass saddle taps. See details Sheet C18 for installation of fittings.
2. All mainline tees and bends shall be thrust blocked, ductile iron.
3. All work including but not limited to pipeline, compaction, concrete, etc. shall conform to City of Fruita Standards and Specifications.

ASPEN VILLAGE GVIC

WATER MANAGEMENT RECOMMENDATIONS

IRRIGATION PROVIDER:	GVIC
IRRIGATED ACRES	4.0
FLOW AVAILABLE (GPM)	**19**

WATER SCHEDULE & TURF LIMITATION SUMMARY	
LOTS WATERING PER DAY	11
DAYS WATERING / LOT / WEEK	3
WATER WINDOW (HOURS)	18
LOTS WATERING AT ONE TIME	5
COMMON AREA IRRIGATION ACREAGE	0.8
WATER (GPM) NEEDED BASED ON SCHEDULE & TURF LIMITS PER LOT	**74**
WORST CASE WATER NEED (GPM)	**100**

STORAGE REQUIRED	
GALLONS	**20719**
AVERAGE DEPTH (FEET)	**5**
ACREAGE	**0.0127**
SQUARE FEET	**554**

WATER MANAGEMENT RECOMMENDATION

All Lots	
average	
TURF SF:	3400
GPM:	15
HRS/DAY:	6.0
DAYS/WK:	3
LOT/TIME	5

Calculations based on 3 inches/water per week (gross) in accordance with City of Fruita standards.

Provide skid mounted pump station consisting of the following minimum elements:

1. Centrifugal pump with brass impeller, cast iron case.
2. Inlet protection 4" Sontagg with 1/8" screen or equivalent.
3. Outlet automated self flushing filtration of 80 mesh with Orival or Netafim self flushing filter.
4. Variable frequency drive, pressure controlled to cycle off at set pressure and cycle on 10 psi below set pressure, adjustable.
5. Isolation butterfly valves on inlet and outlet.
6. Outlet pressure gauge.
7. Motor phase compatible with supply on site.
8. Total station output post filtration shall be 100 gallons per minute at 70 psi.

PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
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City of Fruita Community Development Director — Date

APPROVED 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 Fruita Construction Specifications.

City of Fruita Development Engineer — Date

UNCC Know what's below. Call before you dig. 811
800.922.1987 www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE
40 0 20 40 80
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER — JEFFREY W. WILLIAMS — 37243 — 12/12/2016 — PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 40'
CHECKED BY:	jwm	VERT:	N/A

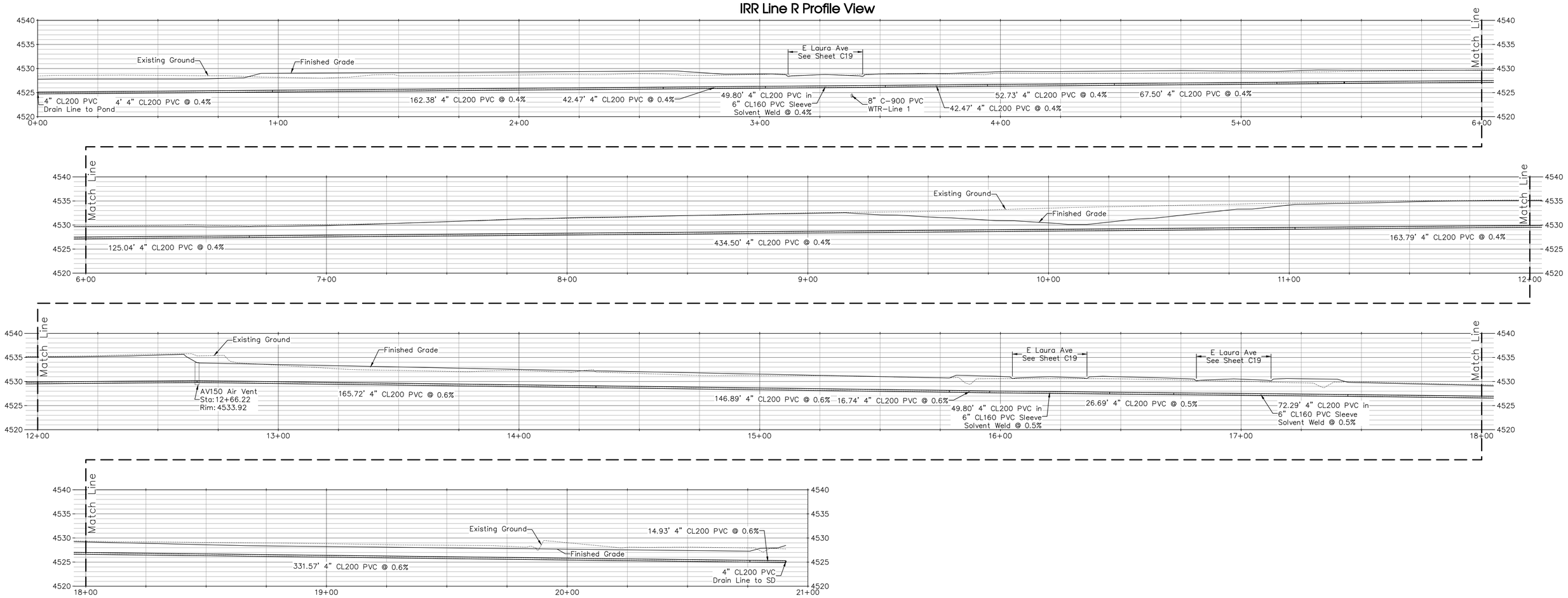
McCURTER LAND COMPANY

Aspen Village Subdivision

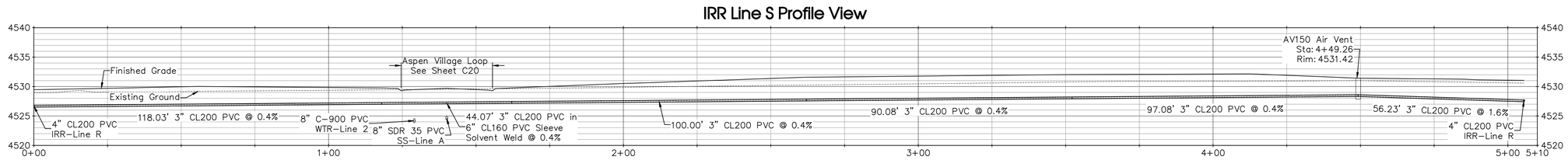
Irrigation Plan

C15

IRR Line R Profile View



IRR Line S Profile View



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City of Fruita Development Engineer Date

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SCALE

20 0 10 20 40

(IN FEET)

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JOHN W. WILLIAMS 37243 9/12/2016 PROFESSIONAL ENGINEER

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
www.rccwest.com Fax: 970.241.8841

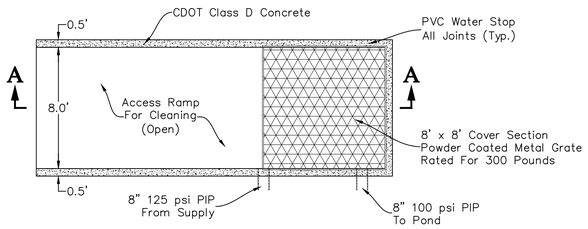
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

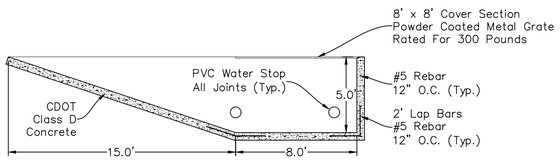
Aspen Village Subdivision

Irrigation Plan
Profiles

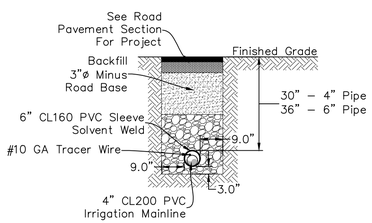
C16



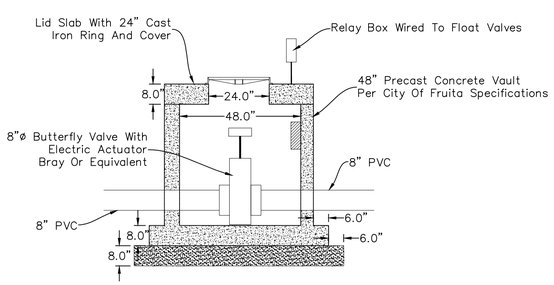
Settling Structure – Plan View
(NTS)



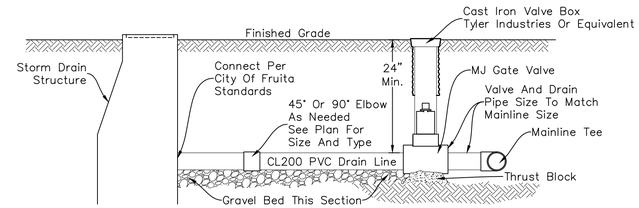
Section **A–A**
Settling Structure
(NTS)



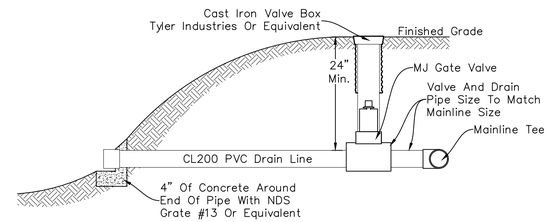
Road Crossing Section
(NTS)



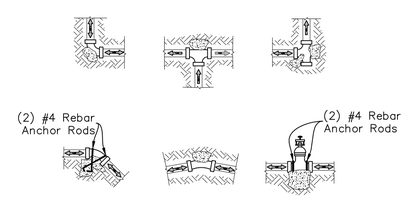
Control Valve Vault – Section View
(NTS)



Drain Valve Detail – Discharge To Storm Drain
(NTS)

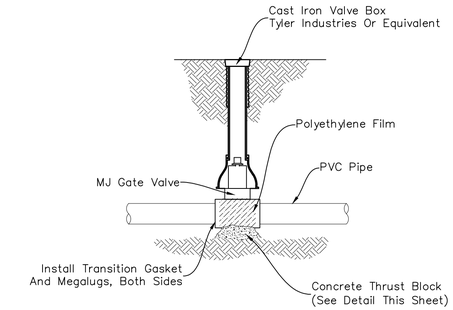


Drain Valve Detail – Discharge To Detention Pond
(NTS)

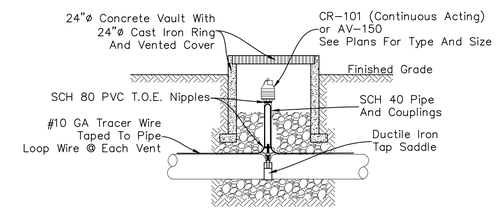


Typical Thrust Block Details
(NTS)

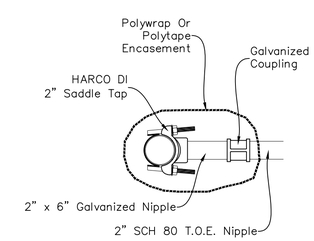
Concrete Thrust Block					
Input Maximum Working Pressure (PSI): 90					
Input Allowable Passive Soil Pressure (BL/SF): 700					
Pipe Size (IN)	Bearing Area (SF)				
	Bends				Valves, Tees, Dead Ends
	90°	45°	22.5°	11.25°	
3	0.6	0.3	0.2	0.1	0.4
4	2.3	1.2	0.6	0.3	1.6



Isolation Valve Detail
(NTS)



Air Valve Detail
(NTS)



2" Saddle Tap Detail
(NTS)

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ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. WEIDEMANN 37843 8/12/2016 PRELIMINARY NOT FOR CONSTRUCTION

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

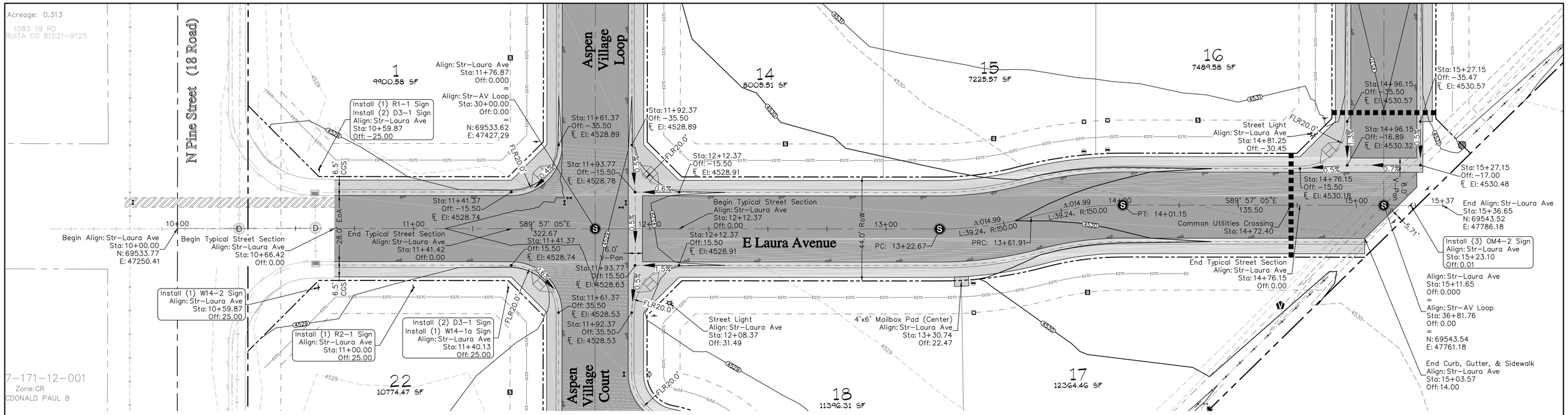
PROJECT #:	1071–006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	NTS
CHECKED BY:	jwm	VERT:	N/A

McCURTER LAND COMPANY

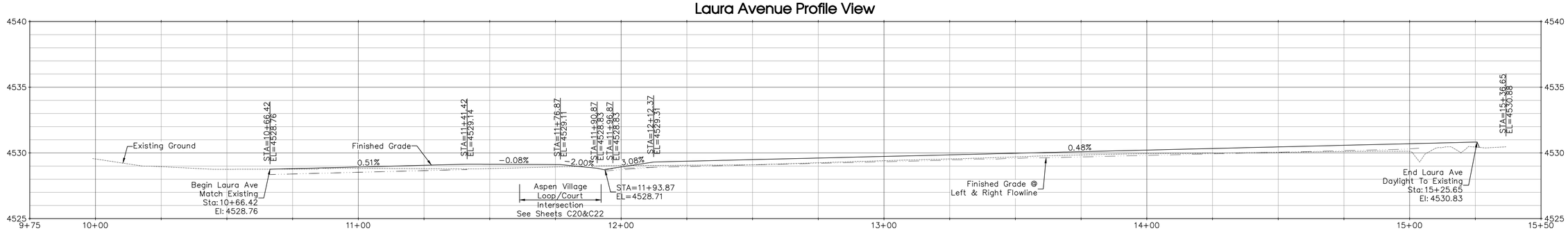
Aspen Village Subdivision

Irrigation Plans
Irrigation Details

C17

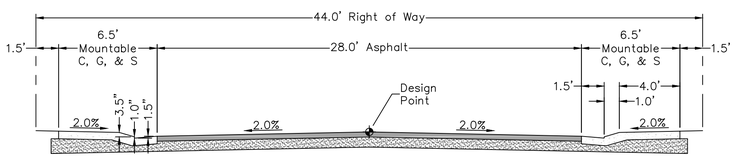


Laura Avenue Profile View

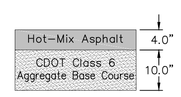


PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)



Typical Road Section
(NTS)



Typical Pavement Section
(NTS)

Typical Signs
(NTS)

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City of Fruita Development Engineer — Date

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SCALE
20 0 10 20 40
(IN FEET)
CONTOUR INTERVAL = FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. WEIDE 37843 9/12/2016 PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

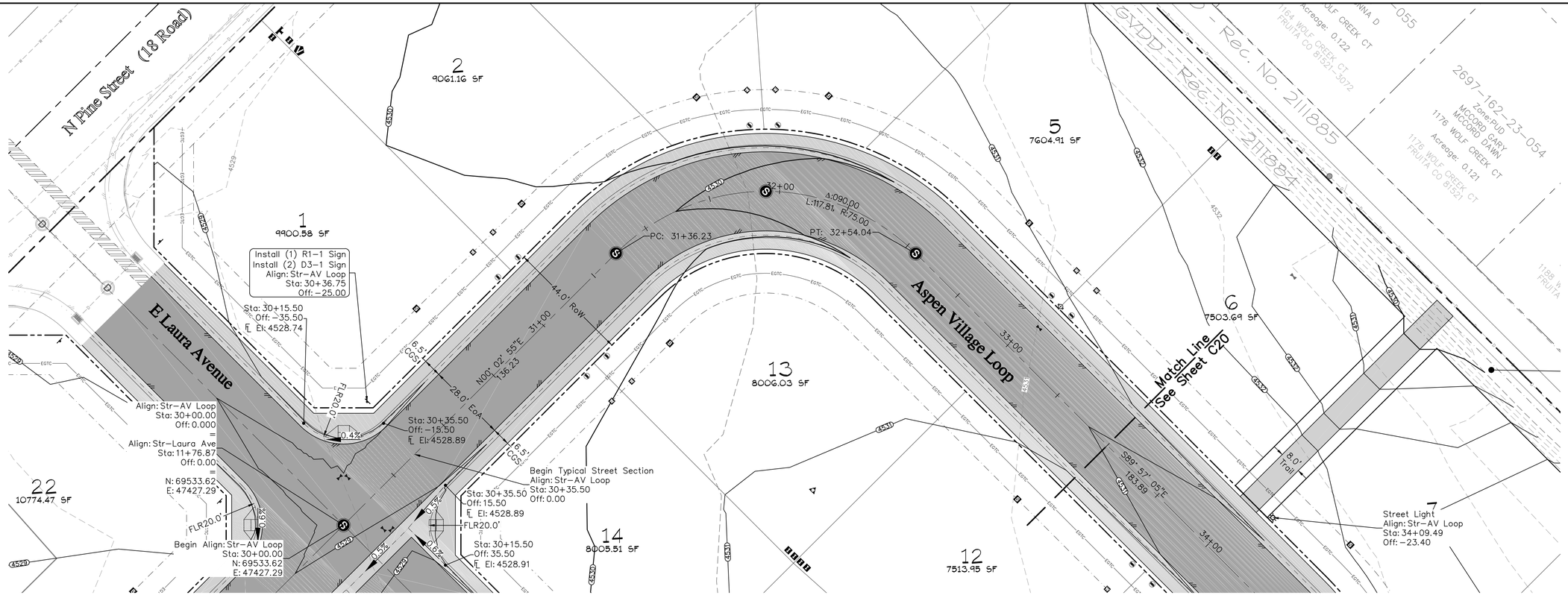
PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

McCurter Land Company

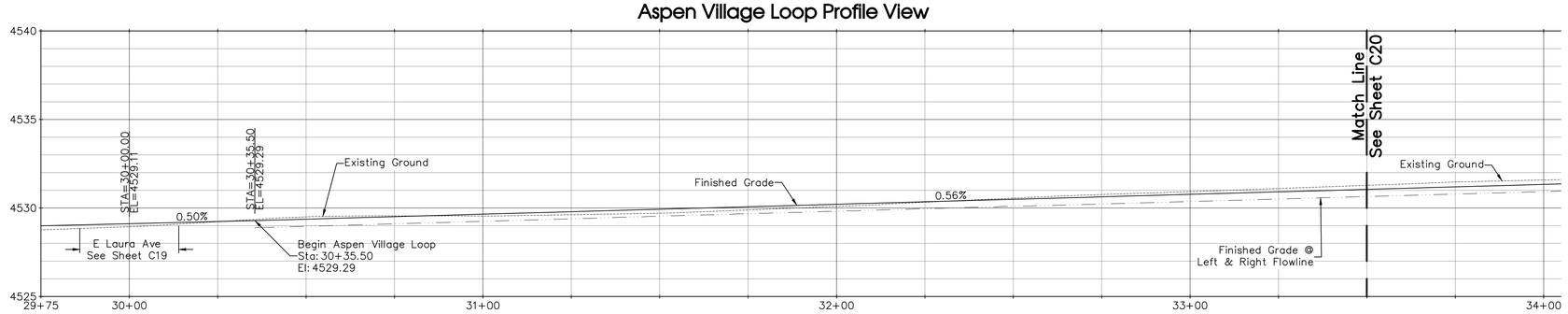
Aspen Village Subdivision

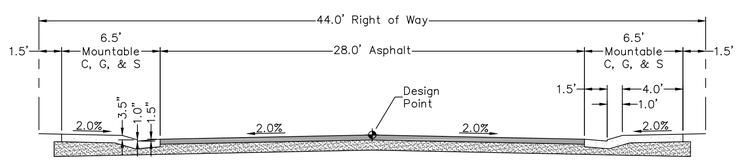
Road Plan & Profile
Laura Avenue

C18

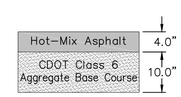


Aspen Village Loop Profile View





Typical Road Section
(NTS)



Typical
Pavement Section
(NTS)

D3-1 W14-1a R2-1 W14-2 OM4-2 R1-1

Typical Signs
(NTS)

PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St

Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

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UTILITY NOTIFICATION CENTER OF COLORADO
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(IN FEET)
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REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY W. WILLIAMS
37143
8/12/2016
PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
Phone: 970.241.4722
www.rccwest.com
Fax: 970.241.8841

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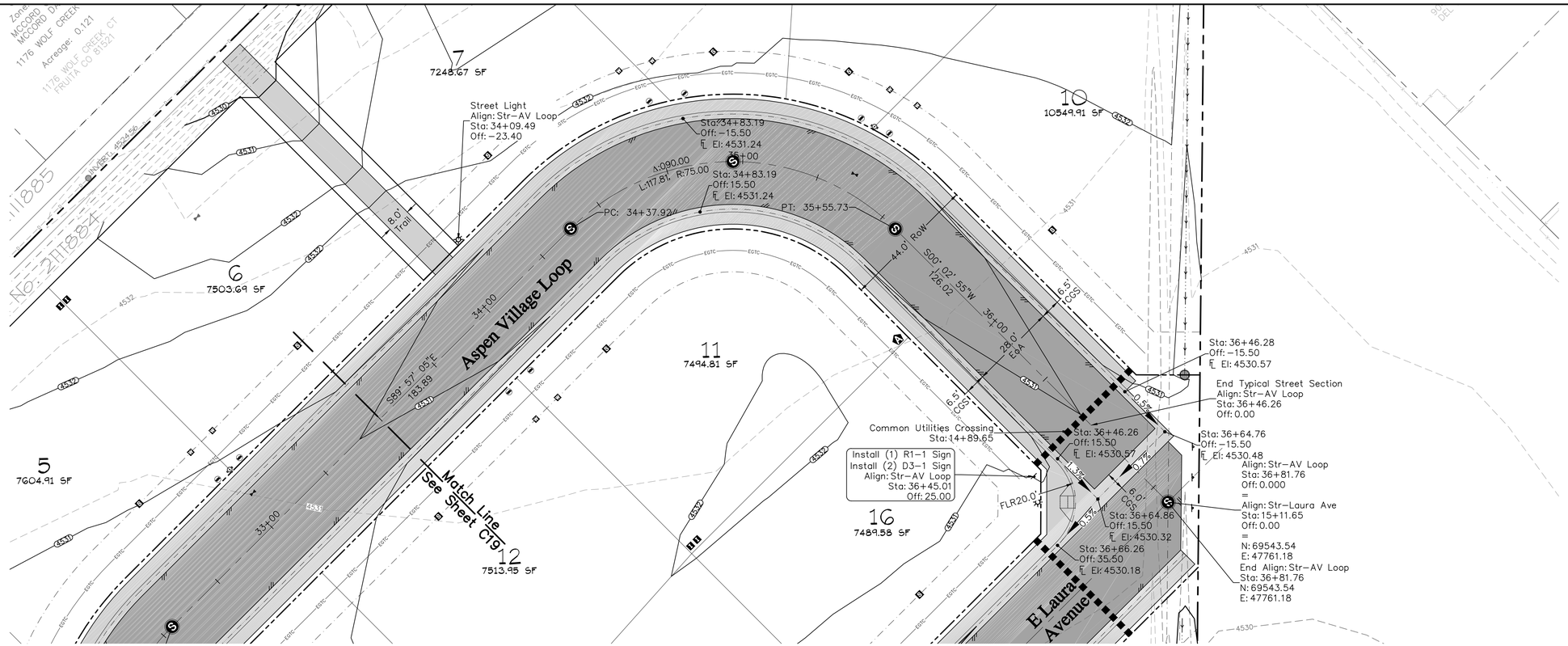
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

McCurter Land Company

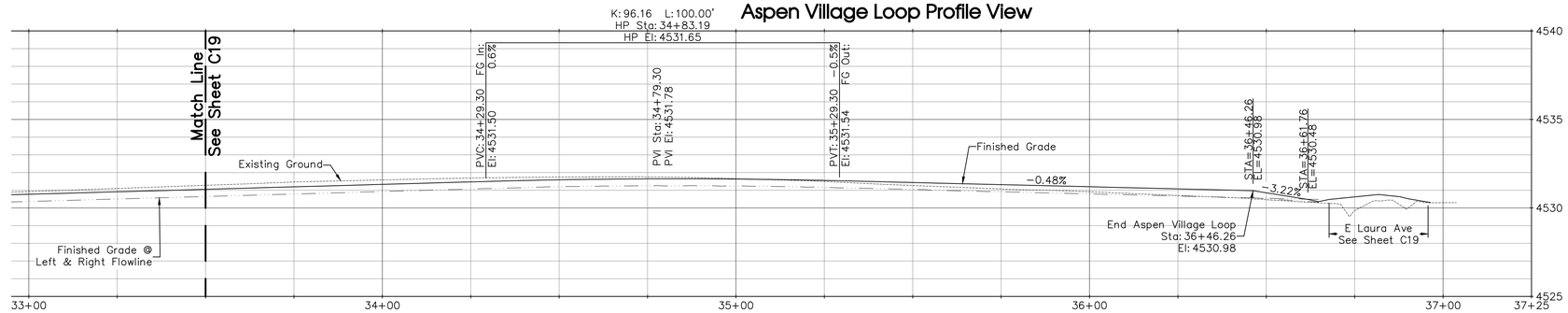
Aspen Village Subdivision

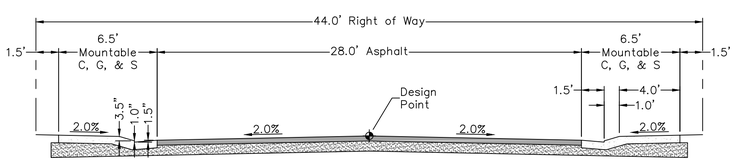
Road Plan & Profile
Aspen Village Loop (Sta: 30+00 – 33+50)

C19

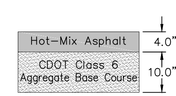


Aspen Village Loop Profile View





Typical Road Section
(NTS)



Typical Pavement Section
(NTS)

D3-1 W14-1a R2-1 W14-2 OM4-2 R1-1

Typical Signs
(NTS)

PROJECT BENCHMARK

MCSM 1050-1
N 1/16 Cor Sec 16-17 T1N R2W
Intersection of
E Pabor Ave & N Pine St

Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454

Datum Source: MCLCS Zone "GVA" (NAVD 88)

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SCALE

20 0 10 20 40

(IN FEET)
CONTOUR INTERVAL = FOOT

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFFREY W. WINKLER
37143
9/12/2016
PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, Co. 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

PROJECT #:	1071-006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 20'
CHECKED BY:	jwm	VERT:	1" = 4'

McCurter Land Company

Aspen Village Subdivision

Road Plan & Profile
Aspen Village Loop (Sta: 33+50 – 37+25)

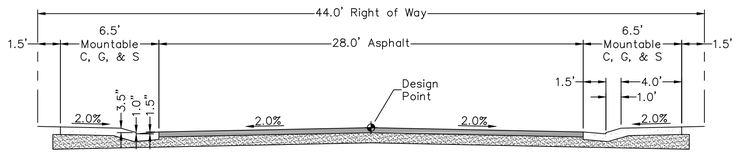
C 20

PROJECT BENCHMARK

MCSM 1050–1
N 1/16 Cor Sec 16–17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

Hot–Mix Asphalt	4.0"
CDOT Class 6 Aggregate Base Course	10.0"

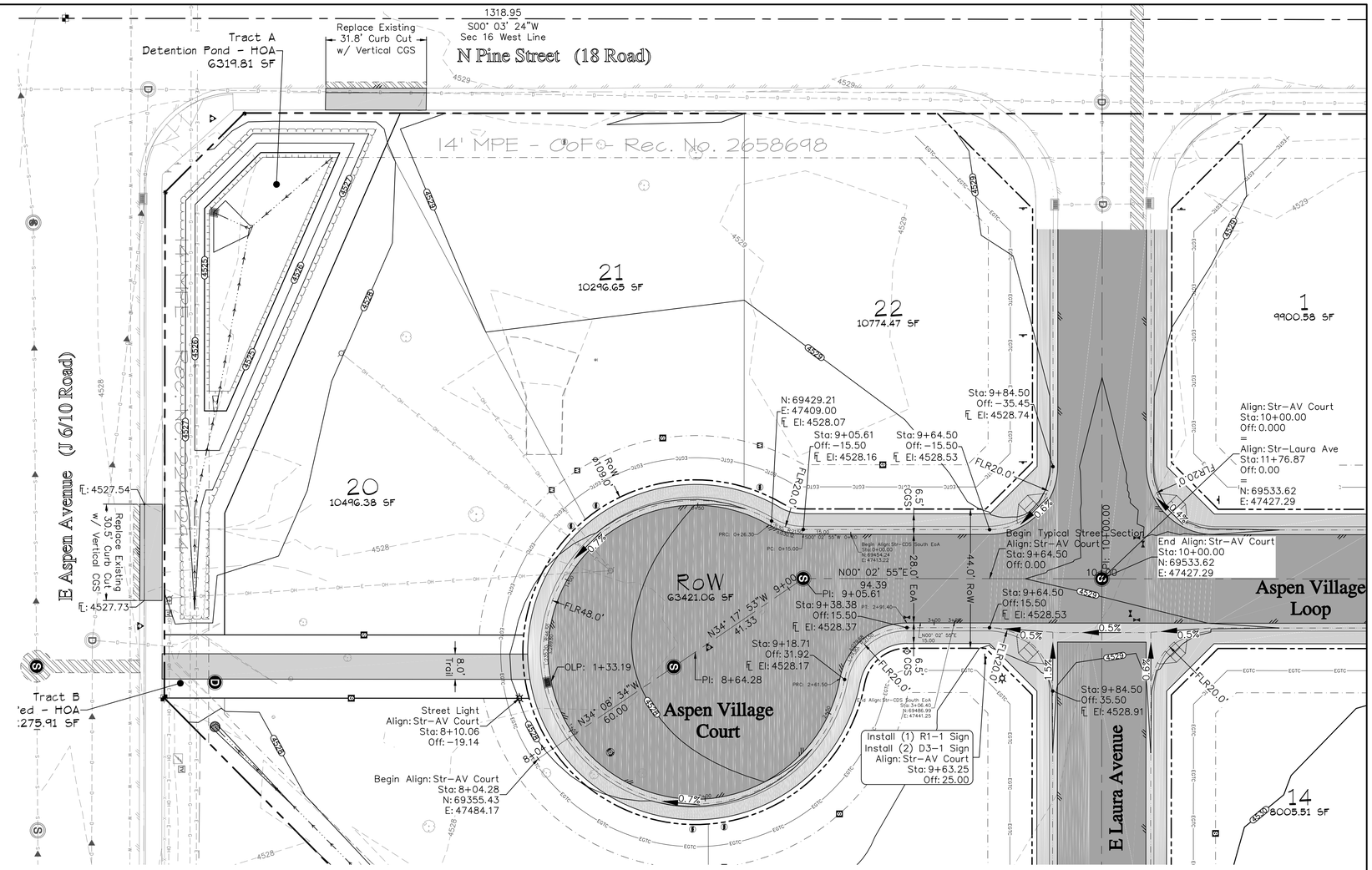
Typical Pavement Section
(NTS)



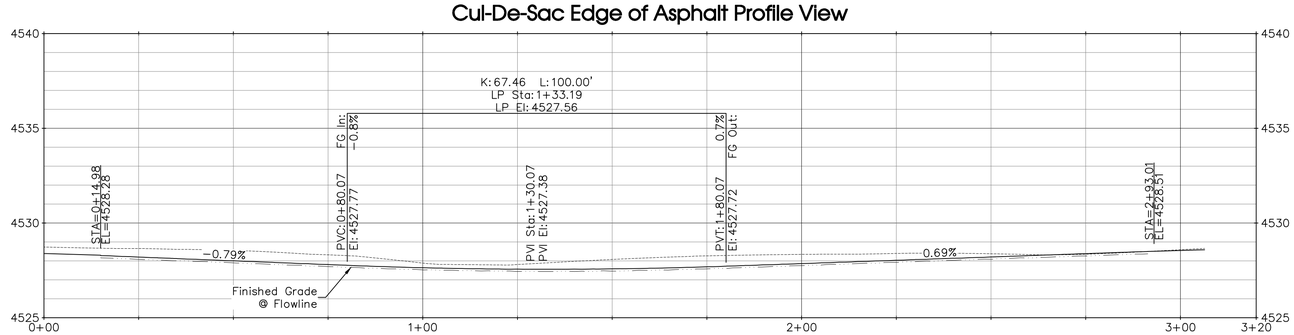
Typical Road Section
(NTS)

D3–1 W14–1a R2–1 W14–2 OM4–2 R1–1

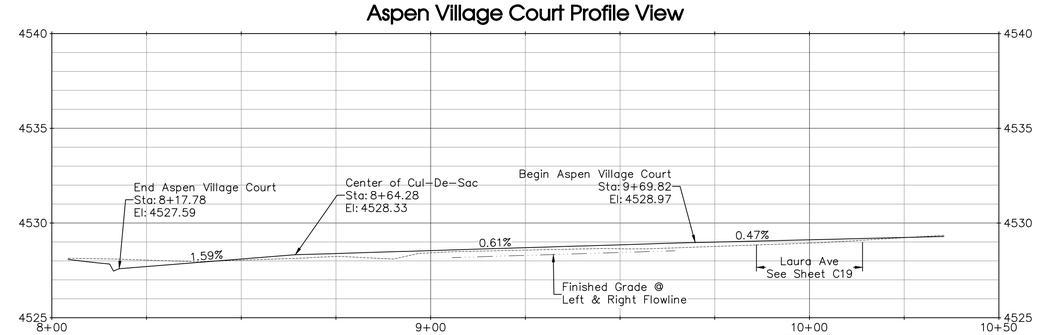
Typical Signs
(NTS)



Cul-De-Sac Edge of Asphalt Profile View



Aspen Village Court Profile View



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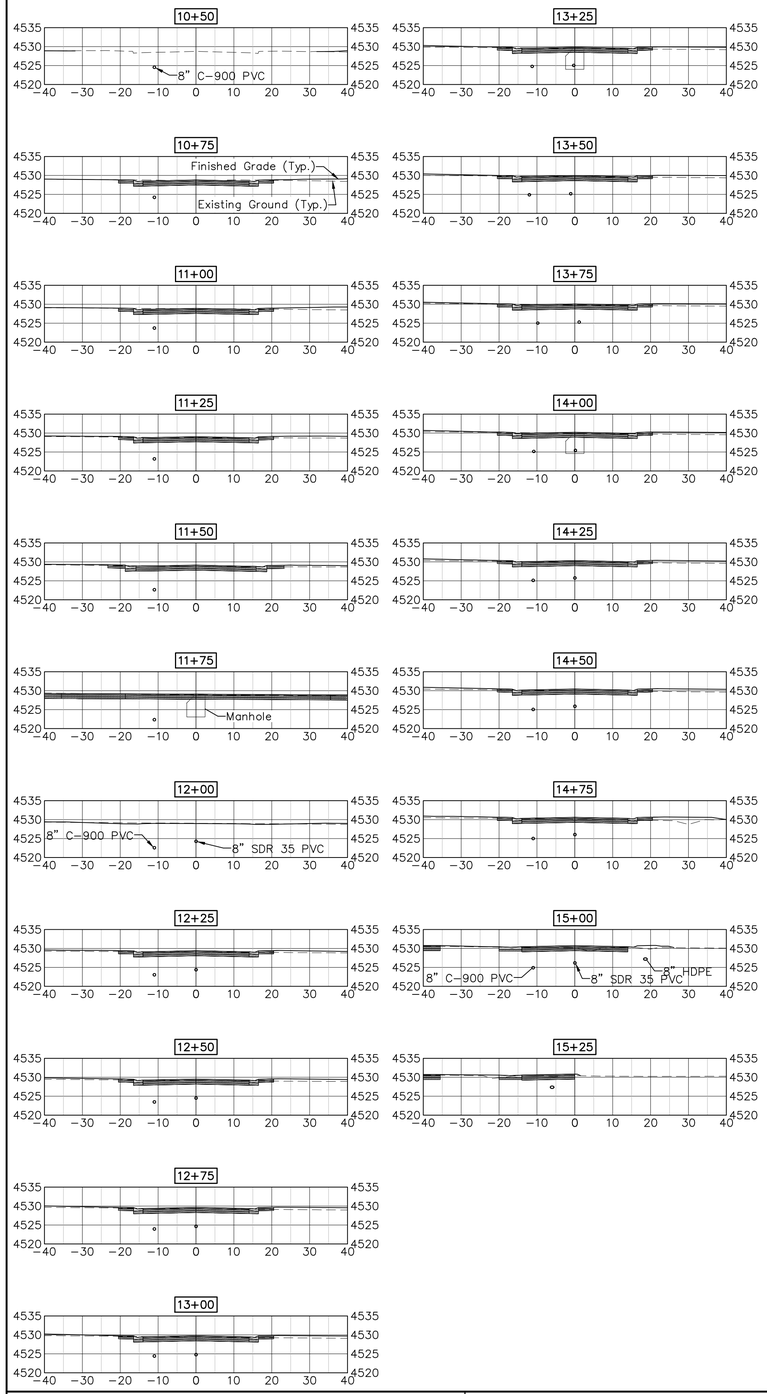
McCURTER LAND COMPANY

Aspen Village Subdivision

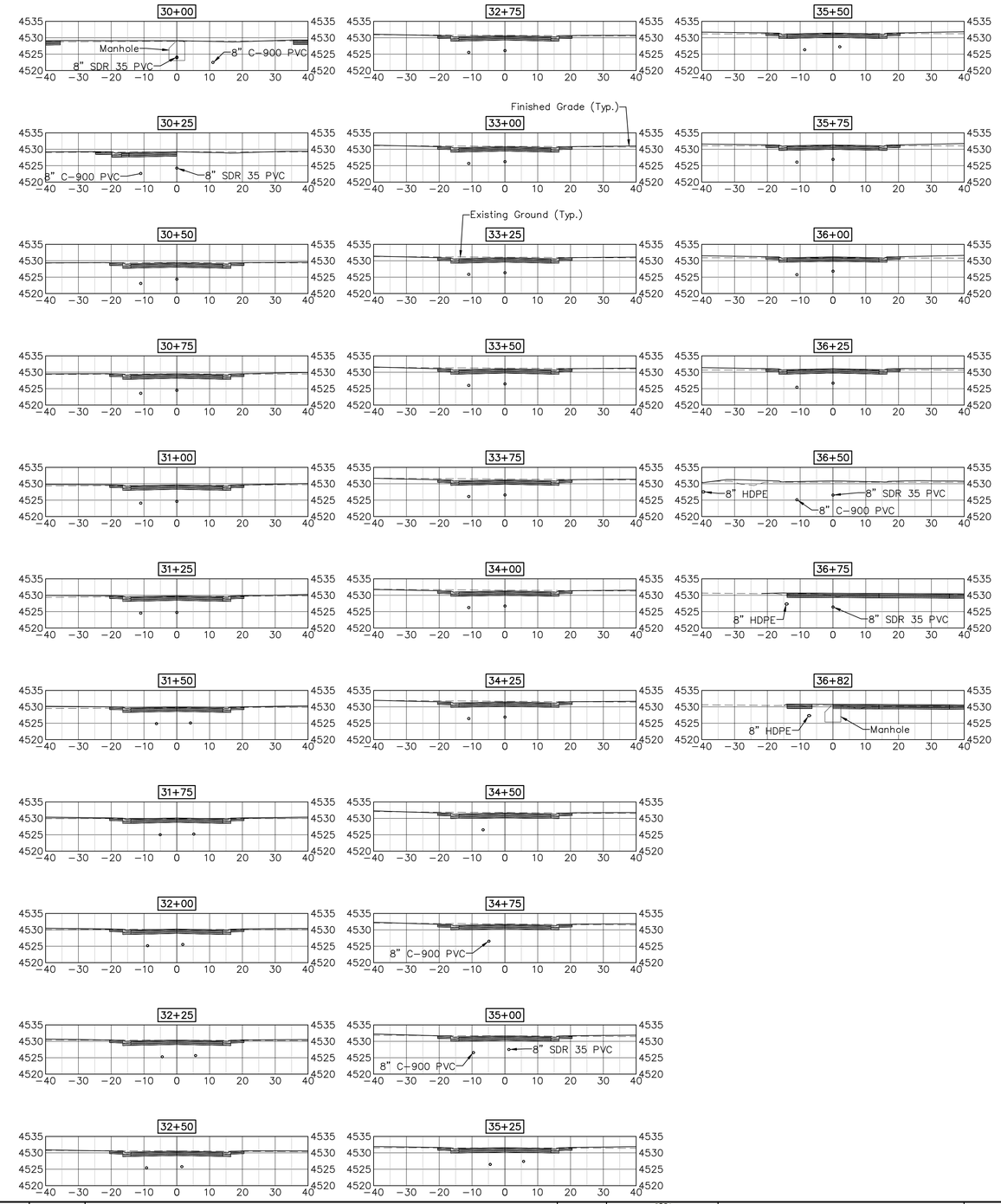
Road Plan & Profile
Aspen Village Court

C 21

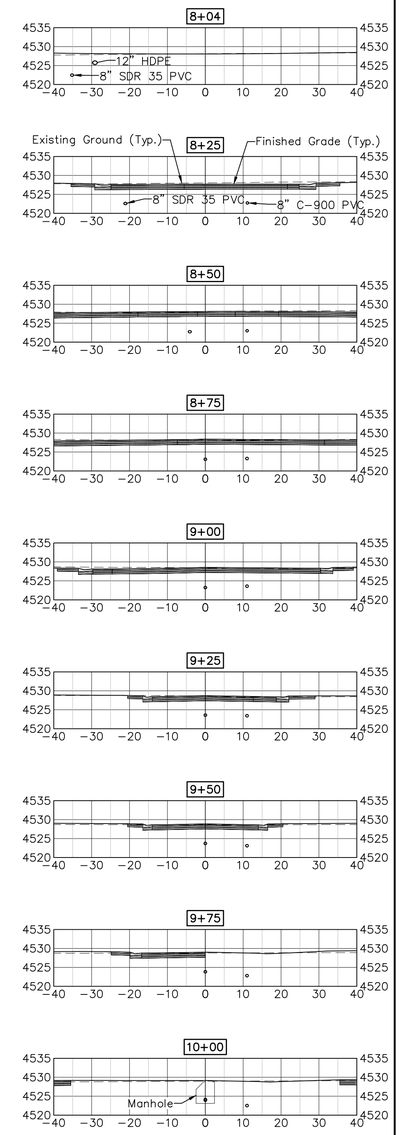
Laura Avenue Sections



Aspen Village Loop Sections



Aspen Village Court Sections



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COLORADO REGISTERED PROFESSIONAL ENGINEER — 32143 — 9/12/2016 — PRELIMINARY

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CHECKED BY:	jwm	VERT:	1" = 20'

McCurter Land Company

Aspen Village Subdivision

Road Cross Sections

C 22

BMP LEGEND

Installation details and maintenance guidelines for the above erosion control measures can be found in the written Construction Stormwater Management Plan for this project, CDOT standards, on Denver's Urban Drainage and Flood Control District website, and various manufacture's websites. Variations from these standards shall be approved by the CSWMP Administrator prior to installation. This list is not considered complete or absolute, additional methods can and should be added to this plan if required. This CSWMP should be kept current and modified appropriately by the CSWMP Administrator based on actual field conditions and the Contractor's means and methods.

CSB CONSTRUCTION SITE BOUNDARY	MSA MATERIALS STORAGE AREA	SP STOCKPILE
CWA CONCRETE WASHOUT AREA	RS ROCK SOCK	SR SURFACE ROUGHENING
DB DANDY BAG INLET PROTECTION	SEW STABILIZED ENTRY WAY	TP TOILETS (PORTABLE)
DP DETENTION POND	SCL SEDIMENT CONTROL LOG	VTC VEHICLE TRACKING CONTROL
ED/DS EARTHEN DIKE/DRAINAGE SWALE	SH SURFACE HARDENING	WMA WASTE MANAGEMENT AREA

GENERAL STORMWATER MANAGEMENT NOTES

1. CSWMP Administrator (Local Contact)

   Name: ____________________________ Phone: ____________________.
2. Refer to the written construction stormwater management plan for bmp details and additional information.
3. BMPs shown are schematic only. adjustments may be necessary to fit actual field conditions.
4. The project area is equal to the estimated total area of disturbance which is approximately 6.8 acres.
5. At all times during construction, erosion and sediment control shall be maintained by the contractor.
6. Erosion control measures shall be installed as the work (grading) progresses.
7. Negative impacts to downstream areas (or receiving waters) caused by earthwork and/or construction to be monitored and corrected by the contractor.
8. The first BMP to be installed on the site shall be construction fence, markers, or other approved means of defining the limits of construction.
9. Natural vegetation shall be retained and protected wherever possible. exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations.
10. All construction traffic must enter/exit the site through the CSWMP–approved access points.
11. The locations of underground utilities as shown hereon are based on visible evidence from above ground structures, markings by the respective utility companies and/or their locator services, and drawings provided by the utility companies. No excavations were made during this survey to determine exact locations and depths of underground utilities and structures. Actual locations may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
12. This site is not affected by a previously determined floodplain.
13. All lots are "Type A" lots (i.e. runoff from the lot drains to the street) or "Type B" lots (i.e. runoff from the lot drains to the street and to the rear lot line).
14. The legend and a list of abbreviations can be found on the General Notes & Legend (Sheet C1).

SITE DESCRIPTION

1. The project location is 1062 18 Road. In more legal terms, it is located in the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian.
2. Stormwater from this site will be discharged from the site through a series of existing ditches, culverts, and other drainage features. Drainage for this area generally flows northeast to southwest.
3. The receiving body of water is the Colorado River, approximately 1.9 miles from the project site.
4. Construction activity will consist of, in the following order: site marking, establishment of perimeter stormwater BMPs, site clearing, topsoil removal and stockpiling, installation of utilities, roads, and buildings, landscaping, and final seeding. intermediate stormwater BMPs will be installed and maintained throughout construction as required by the contractor's means and methods.
5. The primary contaminant of concern for this project is sediment. The proposed erosion controls have been selected and placed to mitigate the potential for sediment transport from the project area.
6. Existing vegetation on the project area consists primarily of fallow agricultural land in fair condition. Undisturbed portions of the project area are approximately 50–75% vegetated.
7. The 100 year runoff rational coefficients for this project are 0.20 for undeveloped areas and 0.42 for developed areas.

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 to effectively reduce accelerated soil erosion and resulting sedimentation.
2. All grading shall be designed, constructed, and completed to minimize the size and duration of exposed (unvegetated) area.
3. Sediment caused by accelerated soil erosion shall be captured and removed from runoff water prior to 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.
6. All BMPs will be in place prior to any major earthwork.

DURING CONSTRUCTION (TEMPORARY MEASURES)

1. Material stockpiles shall be bermed around their perimeter to prevent runoff pollution.
2. Place wattles and/or berm down gradient of disturbed areas and stockpiles.
3. Compact soil and topsoil to the requirements as stated in the Geotechnical recommendations and finish grade to elevations shown on the site plan. Eliminate any low spots prior to final stabilization.
4. Contractor shall have a water truck made available to assist in controlling moisture content and dust and wind erosion.
5. Soils that will be stockpiled for more than thirty (30) days shall be seeded and mulched within fourteen (14) days of stockpile construction. No stockpiles shall be placed within one hundred (100) feet of a drainage way unless approved by the CSWMP Administrator.
6. The cleaning of concrete delivery truck chutes is restricted to approved concrete wash out locations on the job site. The discharge of water containing waste concrete to the storm system is prohibited. All concrete waste shall be properly cleaned up and disposed at an appropriate location.

AFTER CONSTRUCTION (PERMANENT MEASURES)

1. All areas disturbed by construction activities shall be paved, landscaped, or revegetated with a certified weed–free native seed mix appropriate for site soils and conditions. these areas shall be maintained until a vegetative cover of at least 70% of pre–construction conditions exists. if necessary, additional topsoil, seed, mulch, and/or fertilizer should be applied to establish said vegetative cover.

MAINTENANCE

1. All erosion control measures should be inspected to determine if repairs or sediment removal is necessary. The maximum time between inspections shall be 14 days.
2. Erosion control measures are also to be inspected within 48 hours of a storm that produces moderate runoff or moderate snow melt.
3. Repairs or modifications to the erosion control measures shall be completed immediately. Repairs and modifications shall be documented (what, why, & when).
4. Silt and sediment shall be removed if there is a risk of sediment bypassing the erosion control feature. Specifically, sediment buildup shall not exceed 1/3 the height of any check dam or berm (including inlet protection), 1/2 the height of a wattle, or when sediment within a sediment basin gets within 6 inches of the outlet invert.
5. When the temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in open areas and seeded as necessary.

PROJECT BENCHMARK

MCSM 1050–1
N 1/16 Cor Sec 16–17 T1N R2W
Intersection of
E Pabor Ave & N Pine St
Northing: 69867.065
Easting: 47250.742
Elevation: 4529.454
Datum Source: MCLCS Zone "GVA" (NAVD 88)

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Grand Valley Drainage District Representative ____ Date

APPROVED 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 Fruita Construction Specifications.

City of Fruita Development Engineer ____ Date

UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE: 40 0 20 40 80 (IN FEET) CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFFREY W. MACE 37843 09/12/2016 PRELIMINARY

RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110 Grand Junction, Co. 81506 www.rccwest.com Phone: 970.241.4722 Fax: 970.241.8841

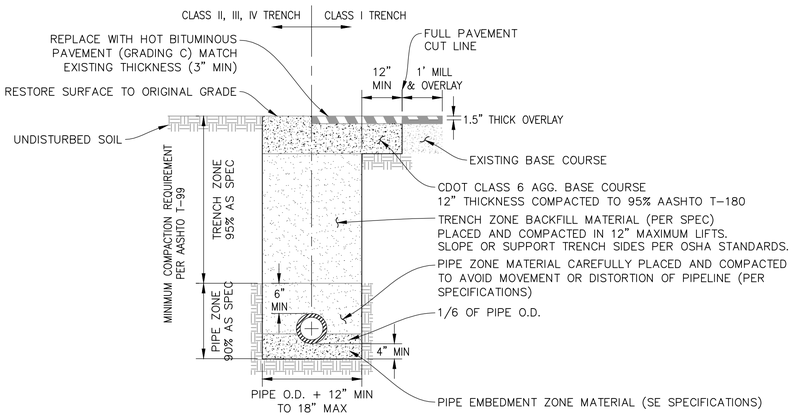
PROJECT #:	1071–006	DATE ISSUED:	12.Sep.2016
DRAWN BY:	nmr	HORIZ:	1" = 40'
CHECKED BY:	mjk	VERT:	N/A

McCURTER LAND COMPANY

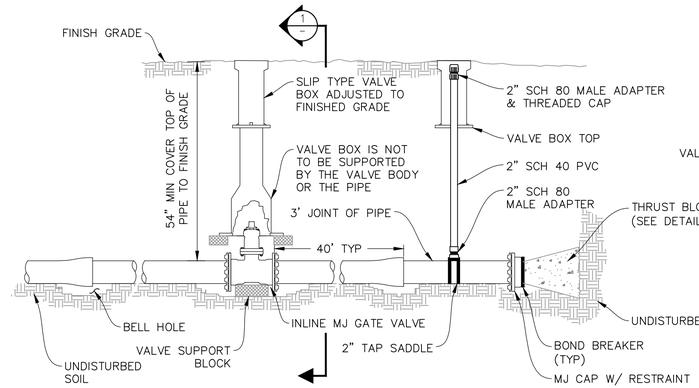
Aspen Village Subdivision

Stormwater Management Plan
BMP Map

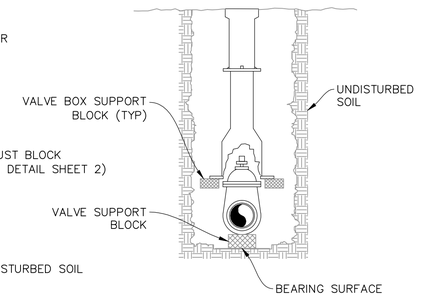
C 23



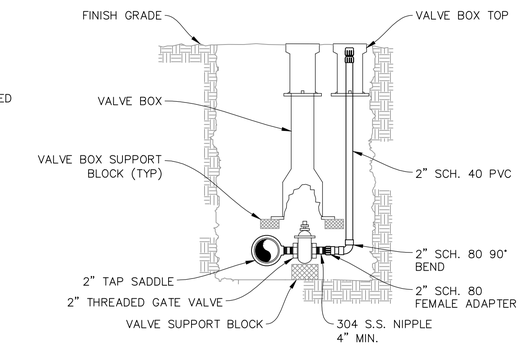
TRENCH DETAIL (A)
UTE WATER STANDARD DETAILS
SCALE: NTS



VALVE INSTALLATION, LINE TERMINATION & TYPE "A" BLOWOFF (B)
UTE WATER STANDARD DETAILS
SCALE: NTS

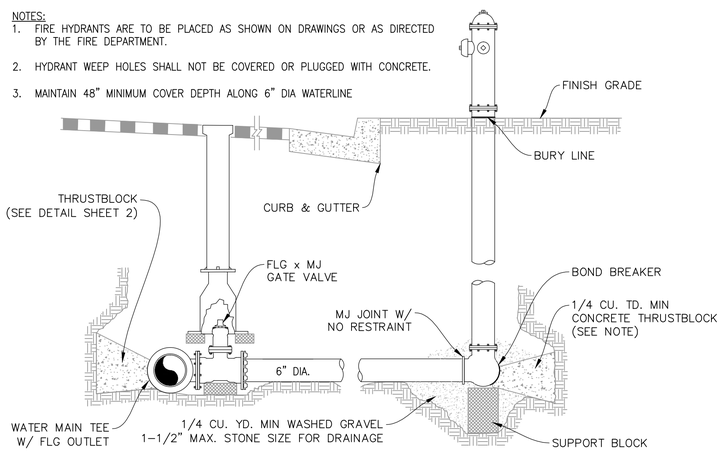


VALVE SECTION (1)
SCALE: NTS

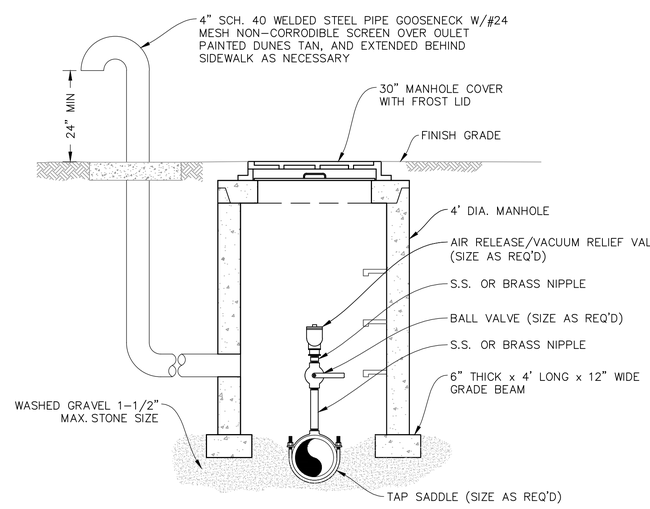


TYPE "B" BLOWOFF DETAIL (C)
UTE WATER STANDARD DETAILS
SCALE: NTS

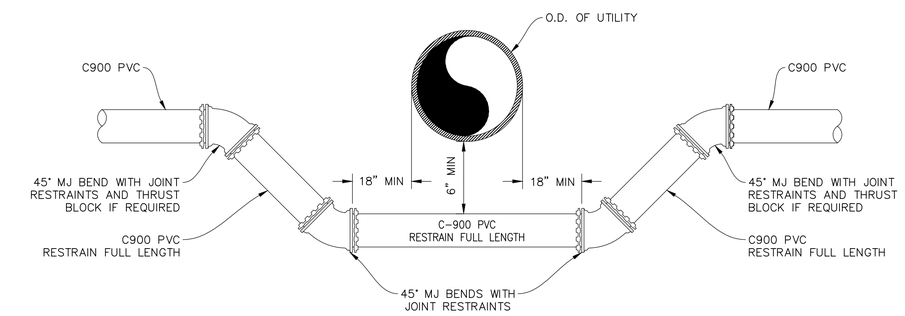
NOTES:
1. FIRE HYDRANTS ARE TO BE PLACED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE FIRE DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL NOT BE COVERED OR PLUGGED WITH CONCRETE.
3. MAINTAIN 48" MINIMUM COVER DEPTH ALONG 6" DIA WATERLINE



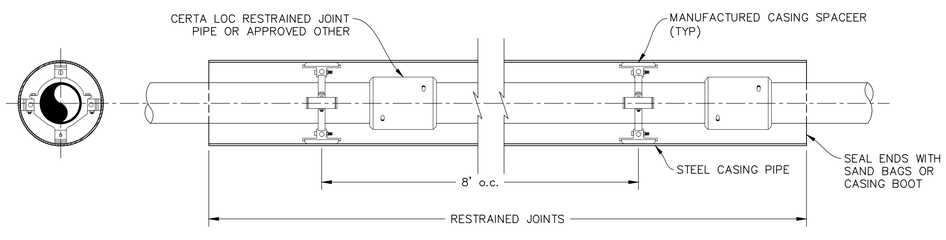
FIRE HYDRANT DETAIL (D)
UTE WATER STANDARD DETAILS
SCALE: NTS



AIR RELEASE/ VACUUM RELIEF DETAIL (E)
UTE WATER STANDARD DETAILS
SCALE: NTS

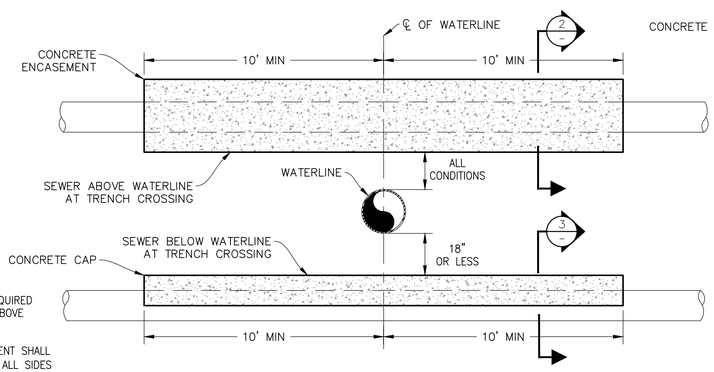


TRENCH CROSSING UNDER UTILITY (F)
UTE WATER STANDARD DETAILS
SCALE: NTS

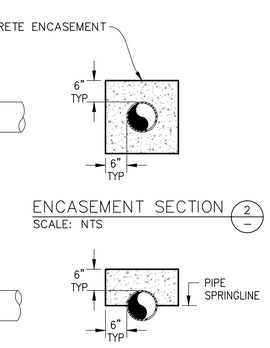


PIPLINE ENCASEMENT DETAIL (G)
UTE WATER STANDARD DETAILS
SCALE: NTS

NOTE:
1. CONCRETE WITH FIBER MESH REQUIRED FOR SEWER LINE ENCASEMENT ABOVE WATER LINE.
2. CONCRETE COLLAR OR ENCASEMENT SHALL BE A MINIMUM OF 6" THICK ON ALL SIDES OF SEWER LINE.



TRENCH CROSSING OF SEWER (H)
UTE WATER STANDARD DETAILS
SCALE: NTS



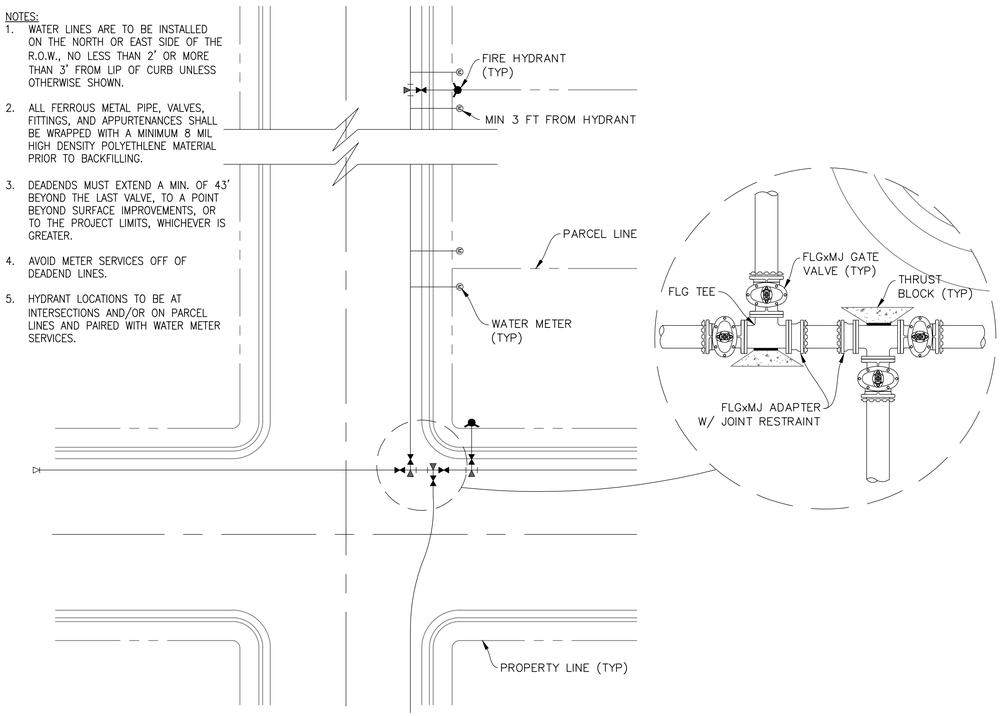
ENCASEMENT SECTION (2)
SCALE: NTS

ENCASEMENT SECTION (3)
SCALE: NTS

DATE: MAY 2015		UTE WATER CONSERVANCY DISTRICT GRAND JUNCTION, CO 81505 PH. (970)242-7491 FX. (970)242-9189	NO.	REVISION	DATE	BY	UTE WATER STANDARD DETAILS	DETAIL SHEET 1 OF 2	SHEET NO. 1
CAD: D.REED			1						
DESIGN:			2						
CHECKED:	VERT. SCALE: NTS		3						
APPROVED: D.PRISKE	HORIZ. SCALE: NTS		4						

NOTES:

1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.
2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHLENE MATERIAL PRIOR TO BACKFILLING.
3. DEADENDS MUST EXTEND A MIN. OF 43' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.
4. AVOID METER SERVICES OFF OF DEADEND LINES.
5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES.



TYPICAL TRACT PLAN (I)
UTE WATER STANDARD DETAILS
SCALE: NTS

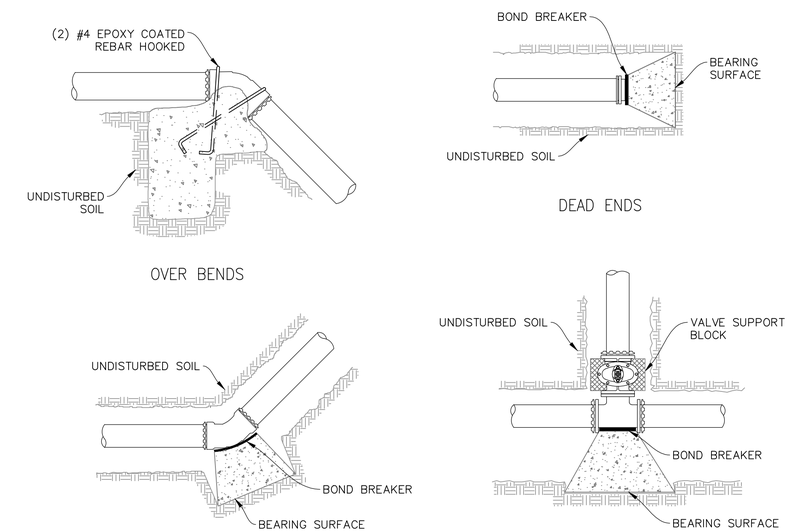
TABLE FOR CONCRETE THRUST BLOCKING

BEARING AREAS (IN SQ. FT.)				
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0
FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.				

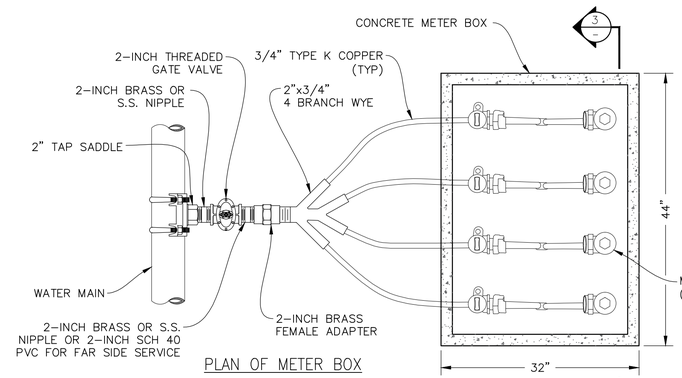
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

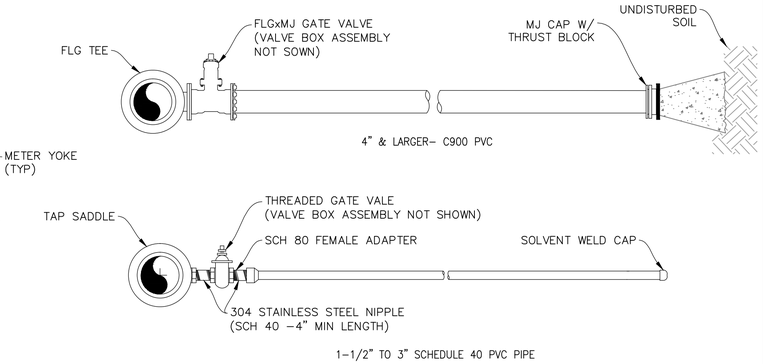
$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs PER SQ. INCH.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.}}$$



THRUST BLOCK DETAILS (J)
UTE WATER STANDARD DETAILS
SCALE: NTS



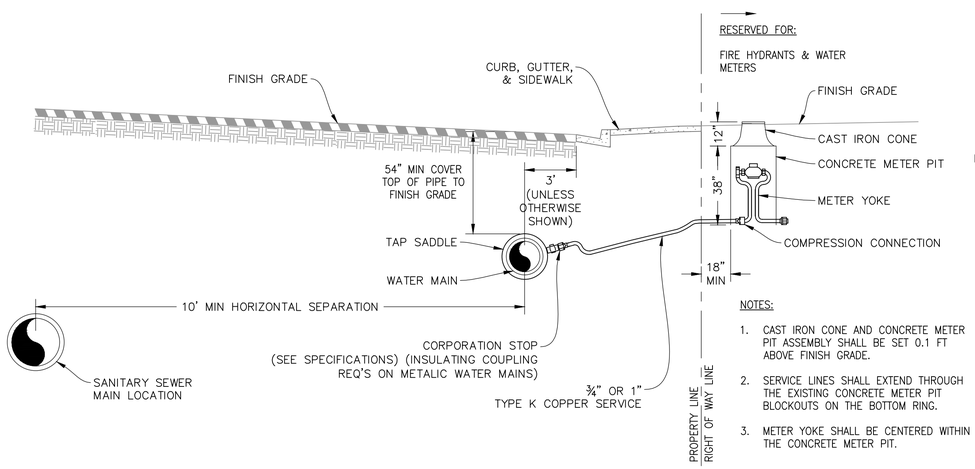
PLAN OF METER BOX



NOTES:

1. ALL COMMERCIAL SERVICE LINES SHALL HAVE A 3/4" TAP SADDLE, CORP STOP AND COPPER INSTALLED AT THE END TO ALLOW FOR BLEEDING OF AIR. CONTRACTOR SHALL DIG UP AND TURN OF CORP STOP AFTER TESTING HAS BEEN COMPLETED AND WATER LINE IS ACCEPTED BY UTE WATER.
2. SERVICE LINE ENDPOINT IS TO EXTEND TO PROPERTY SIDE OF THE RIGHT OF WAY LINE AND MARKED WITH A STEEL POST.

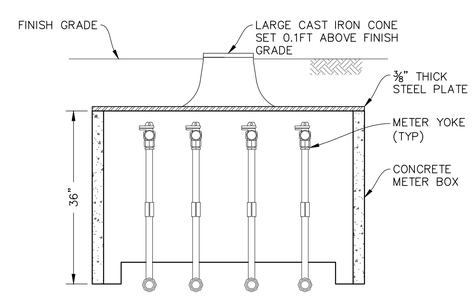
1-1/2 & LARGER SERVICE DETAILS (M)
UTE WATER STANDARD DETAILS
SCALE: NTS



NOTES:

1. CAST IRON CONE AND CONCRETE METER PIT ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE.
2. SERVICE LINES SHALL EXTEND THROUGH THE EXISTING CONCRETE METER PIT BLOCKOUTS ON THE BOTTOM RING.
3. METER YOKE SHALL BE CENTERED WITHIN THE CONCRETE METER PIT.

DOMESTIC SERVICE DETAIL (K)
UTE WATER STANDARD DETAILS
SCALE: NTS



SECTION OF METER BOX

NOTES:

1. CAST IRON CONE, CONCRETE METER BOX, STEEL PLATE, & METER YOKES TO BE PROVIDED BY OWNER.
2. CAST IRON CONE AND CONCRETE METER BOX ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE

4 METER GANG BOX DETAIL (L)
UTE WATER STANDARD DETAILS
SCALE: NTS

DATE: MAY 2015		UTE WATER CONSERVANCY DISTRICT GRAND JUNCTION, CO 81505 PH. (970)242-7491 FX. (970)242-9189	NO.	REVISION	DATE	BY	UTE WATER STANDARD DETAILS	DETAIL SHEET 2 OF 2	SHEET NO. 2
CAD: D.REED			1						
DESIGN:			2						
CHECKED:	VERT. SCALE: NTS		3						
APPROVED: D.PRISKE	HORIZ. SCALE: NTS		4						

PLANT LEGEND: TREES

NOTE: IF THERE ARE ANY QUANTITY DISCREPANCIES, THE ACTUAL NUMBER OF PLANT SYMBOLS SHOWN ON THE PLANTING PLANS TAKES PRECEDENCE.

TREES

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	(MAL) MALUS 'RADIANT'	RADIANT CRABAPPLE	2" CALIPER	4 TOTAL	18' TALL, 15' SPREAD, PINK RED FLOWERS (PRUNE UP BRANCHES TO 7 FT. AT SITE TRIANGLE)
	(PIN) PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	7 TOTAL	40' TALL, 15' SPREAD, GREEN EVERGREEN
	(PYR) PYRUS 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	2" CALIPER	3 TOTAL	40' TALL, 25' SPREAD, WHITE SPRING FLOWERS

PLANT LEGEND: SHRUBS

SHRUBS

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	(BER) BERBERIS THUNBERGII AUTROPURPUREA	REDLEAF BARBERRY	5 GALLON	8 TOTAL	2 FT. TALL, 2 FT. SPREAD, RED FOLIAGE
	(CAL) CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	21 TOTAL	4 FT. TALL, 2 FT. SPREAD, ORNAMENTAL GRASS
	(CAR) CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	9 TOTAL	3 FT. TALL, 4 FT. SPREAD, BLUE FLOWERS
	(EUO) EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GALLON	6 TOTAL	4' TALL, 4' SPREAD, UPRIGHT, RED FALL COLOR
	(JUN) JUNIPERUS 'BLUE CHIP'	BLUE CHIP JUNIPER	15 GALLON	2 TOTAL	1' TALL, 6' SPREAD, BLUE JUNIPER
	(PPG) PICEA PUNGENS GLAUCA 'GLOBOSA'	DWARF GLOBE SPRUCE SHORT GRAFT	5 GALLON	4 TOTAL	30" TALL, 3' SPREAD, BLUE DWARF, SHORT GRAFT
	(RMF) ROSA X 'MEIDILAND FIRE'	RED GROUNDCOVER ROSE	5 GALLON	12 TOTAL	2' TALL, 4' SPREAD, RED FLOWERS
	(VIB) VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	5 GALLON	6 TOTAL	5' TALL, 5' SPREAD, WHITE FLOWERS, BLUE BERRIES, RED FALL COLOR

LEGEND: SITE FEATURES

GROUND PLANE

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	COBBLE MULCH (THROUGHOUT DETENTION BASIN & 2 FT. WIDE AROUND TOP OF IRRIGATION POND)	5,000 SF	PLACE OVER LANDSCAPE FABRIC FOR COMPLETE COVERAGE
	1/2" TAN GRANITE MULCH	4,800 SF	PLACE 3" DEEP OVER LANDSCAPE FABRIC THROUGHOUT DESIGNATED AREAS
	LANDSCAPE BOULDER	(5) LARGE (4) MEDIUM	3'X3'X4'= LARGE , 2'X2'X3' = MEDIUM BURY 2" DEPTH INTO GRADE.
	5 FT. WHITE VINYL RANCH RAIL FENCE (BETWEEN SIDEWALK & IRRIG TRACT)	175 LF	INSTALL PER INDUSTRY STANDARDS WITH CONCRETE FOOTINGS

LANDSCAPE NOTES:

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. ALL LANDSCAPE AREAS SHALL NOT EXCEED 4:1 SLOPE.

2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. PLACE THROUGHOUT AREAS TO BE LANDSCAPED. TILL INTO TOP 6" OF SOIL.

3. SOIL AMENDMENT: ALL TREES, SHRUBS, & PERENNIALS TO RECEIVE A BACKFILL MIXTURE OF 1/3 SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH) INTO 2/3'S EXISTING PLANT PIT TOPSOIL. EACH PLANT PIT TO BE EXCAVATED 2 TIMES THE WIDTH OF THE PLANT ROOTBALL. SEE THE DETAIL ON SHEET L-3.

4. INSTALL A NEW IRRIGATION SYSTEM FOR THE HOA LANDSCAPE TRACTS AT THE SITE USING DITCH WATER IRRIGATION. SEE THE CIVIL ENGINEERING IRRIGATION PLANS. CONTRACTOR TO DESIGN/BUILD IRRIGATION HOA TRACTS.

5. ALL TREES TO BE STAKED WITH 3 STAKES AROUND PERIMETER PER INDUSTRY STANDARDS.

6. BURY THE LANDSCAPE BOULDERS APPROXIMATELY 2" BELOW GRADE TO LOOK INTEGRAL IN THE LANDSCAPE.

7. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

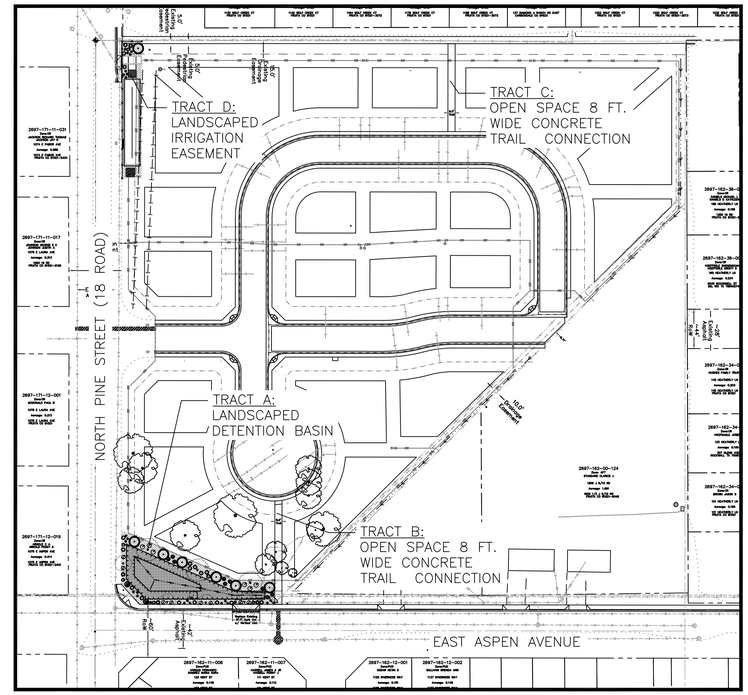
8. PLACE 3" DEEP STONE MULCH OVER LANDSCAPE FABRIC THROUGHOUT THE DESIGNATED AREAS AS SHOWN.

9. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.

10. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.

11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED.

ASPEN VILLAGE SUBDIVISION:



North

Scale 1"=80'

0' 40' 80' 160'

SUBDIVISION TRACTS:

TRACT A = LANDSCAPE DETENTION BASIN TRACT

TRACT B = OPEN SPACE CONCRETE TRAIL CONNECTION

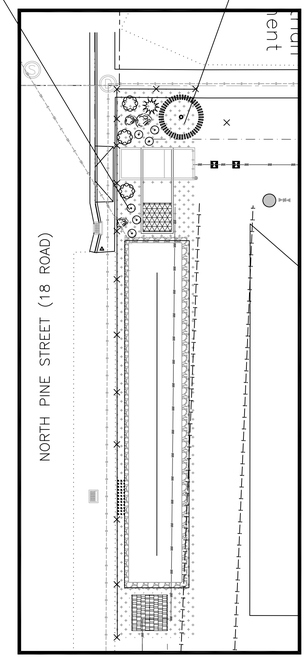
TRACT C = OPEN SPACE CONCRETE TRAIL CONNECTION

TRACT D = LANDSCAPED IRRIGATION TRACT

IRRIGATION EASEMENT LANDSCAPE:
(1) AUSTRIAN PINE
(6) FEATHER REED GRASS
(3) RED GROUNDCOVER ROSE
(1) DWARF GLOBE SPRUCE
(3) LANDSCAPE BOULDERS
1,200 SF TAN GRANITE MULCH THROUGHOUT LANDSCAPE AREA
500 SF COBBLE MULCH AROUND TOP PERIMETER OF IRRIGATION POND
175 LF WHITE VINYL RANCH RAIL FENCE BETWEEN SIDEWALK & IRRIGATION TRACT

TRACT B ENLARGEMENT:

FIELD ADJUST TREE AND SHRUB LOCATIONS TO FIT AROUND ABOVE GROUND AND UNDERGROUND UTILITIES, IRRIGATION STRUCTURES, AND SIGN POLES, TYPICAL.

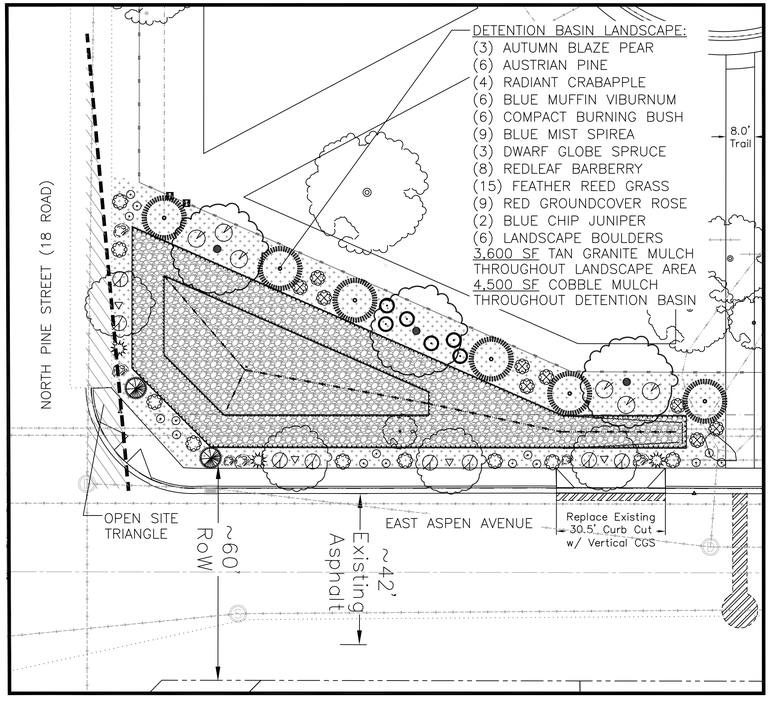


North

Scale 1"=20'

0' 10' 20' 40'

TRACT A ENLARGEMENT:



ASPEN VILLAGE SUBDIVISION FRUITA, COLORADO

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LANDSCAPE PLAN

CONST DOCUMENTS

REVISIONS	DATE:
1 ??	00/00/16

Date: 09/13/16

Project #: ASPEN VILLAGE

Drawn by: JW

Sheet #:

L-1