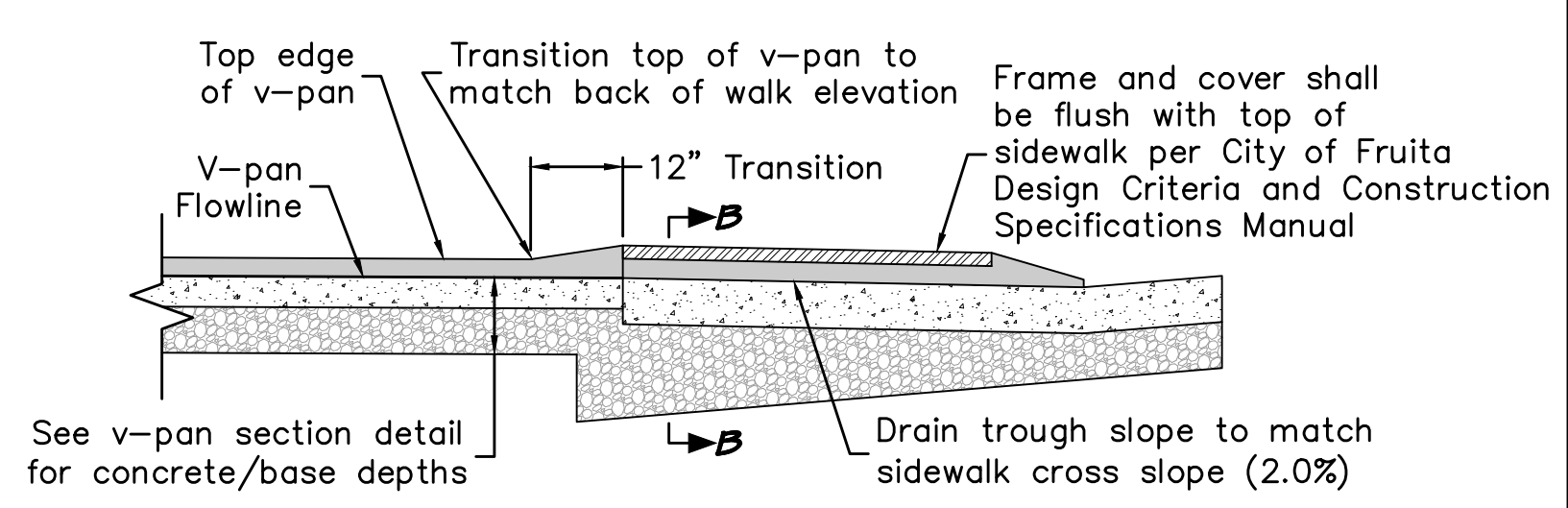
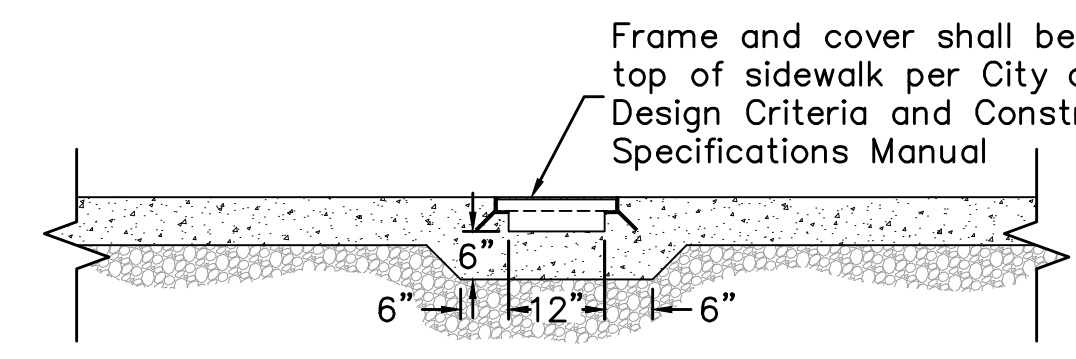


Plan View



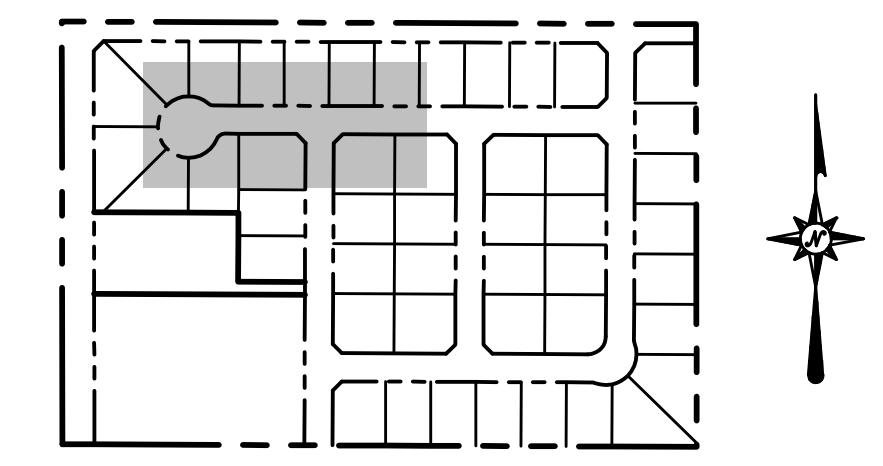
Section A-A



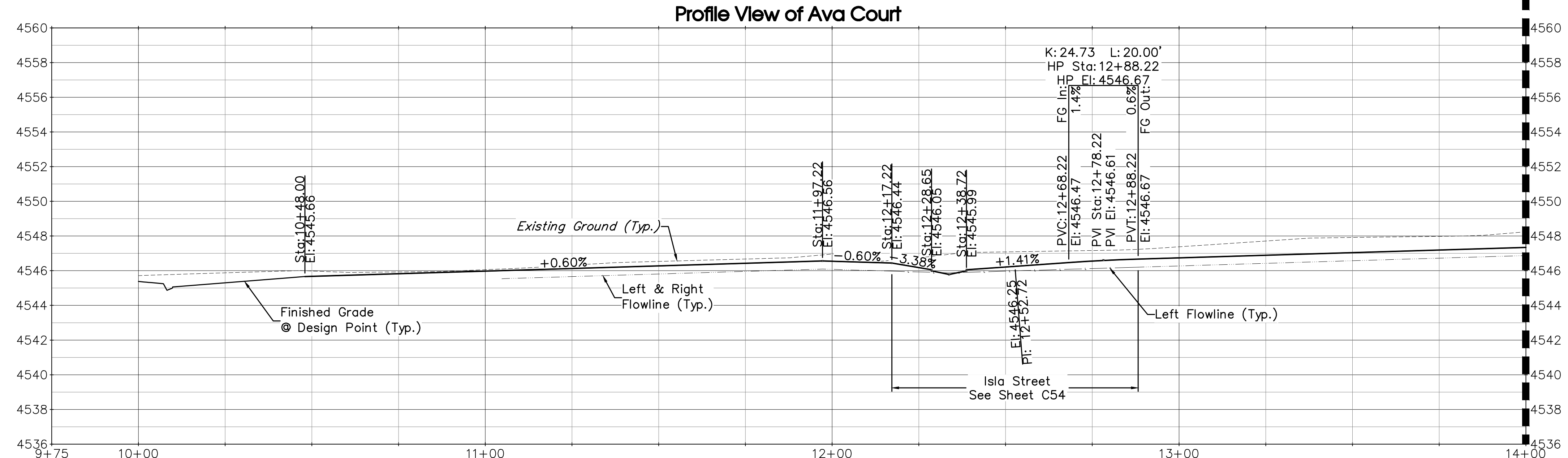
Section B-B

NOTES:

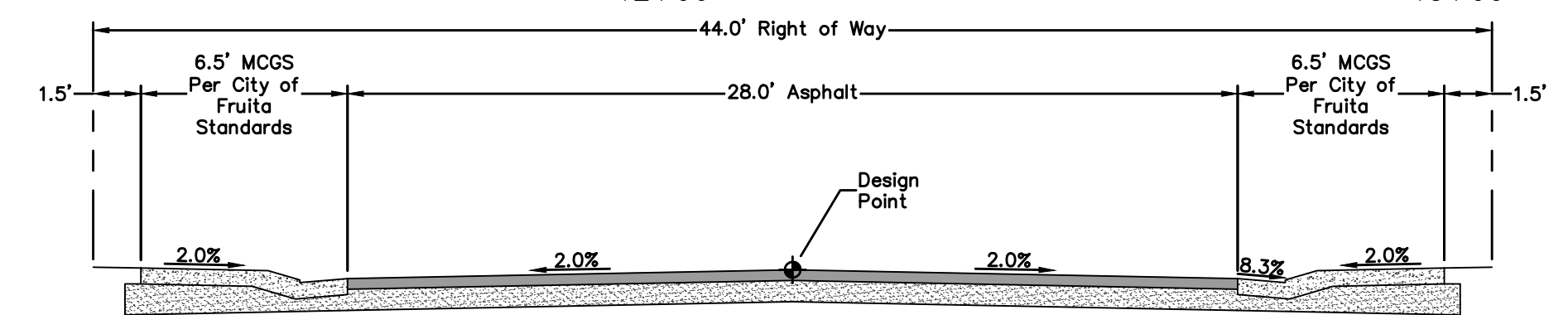
1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
2. Adjust all manhole rims and valve covers to finished grade.
3. Typical Pavement Sections are provided on Sheet C2.
4. Elevation labels represent flowline unless noted otherwise.
5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.



Vicinity Map



Profile View of Ava Court



Typical Road Section (NTS)

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

Project Benchmark
Found 2" Aluminum CopNE Corner
Marked "DH SURVEYS INC"
South of J 1/2 Road
NORTHING: 67185.23
EASTING: 53517.93
ELEVATION: 4551.66
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

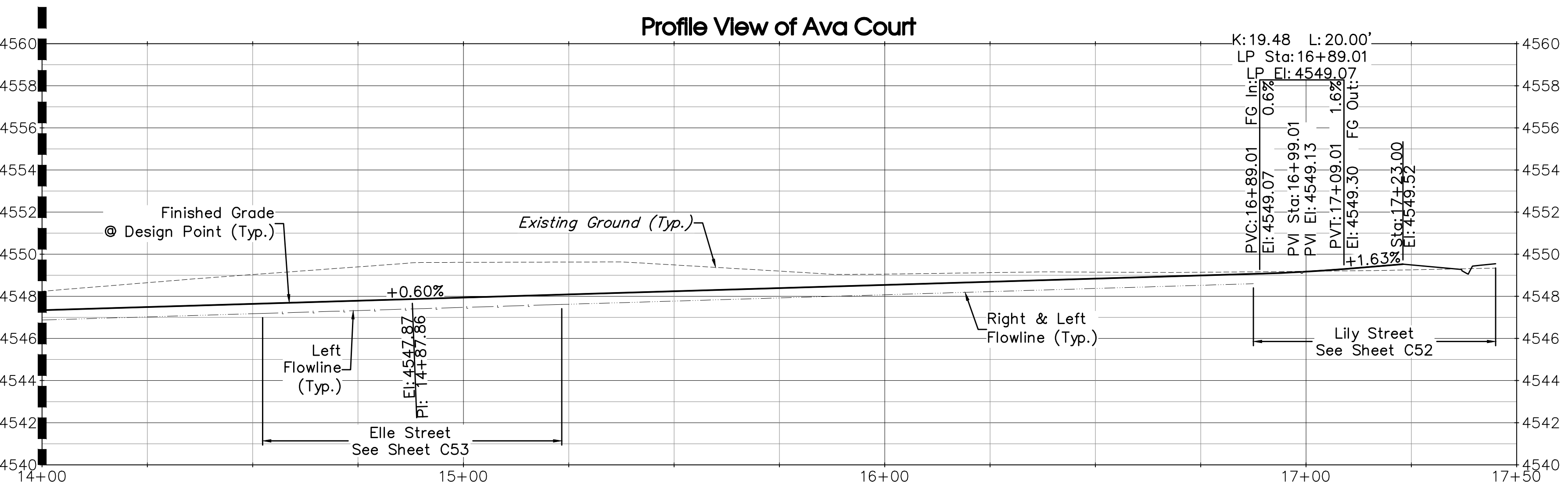
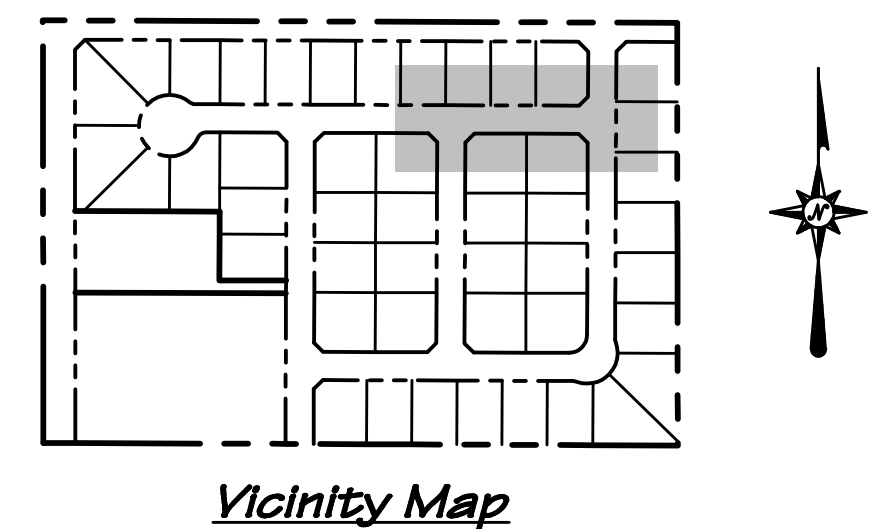
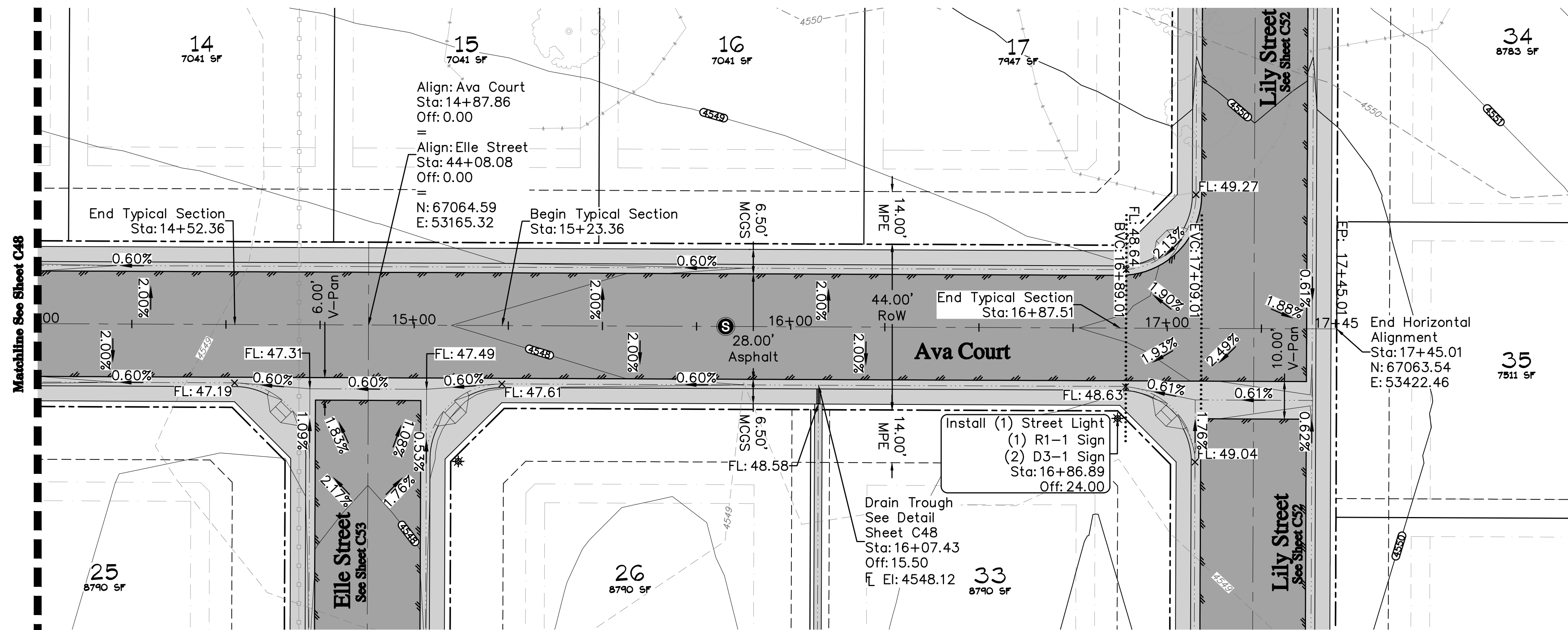
SCALE
(FEET)
0 20 40
HORIZONTAL
VERTICAL: 1" = 4'
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary		DATE ISSUED: 08.MAR.2023	
NO.	DATE	REVISION	BY

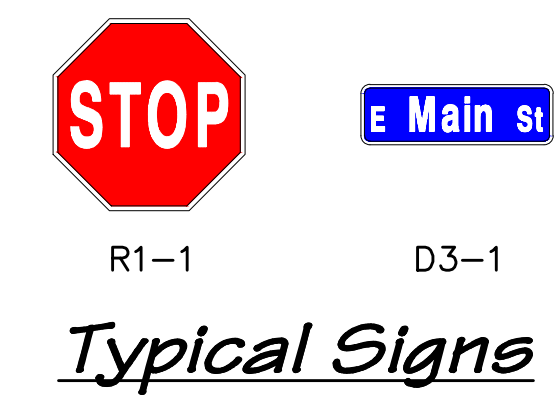
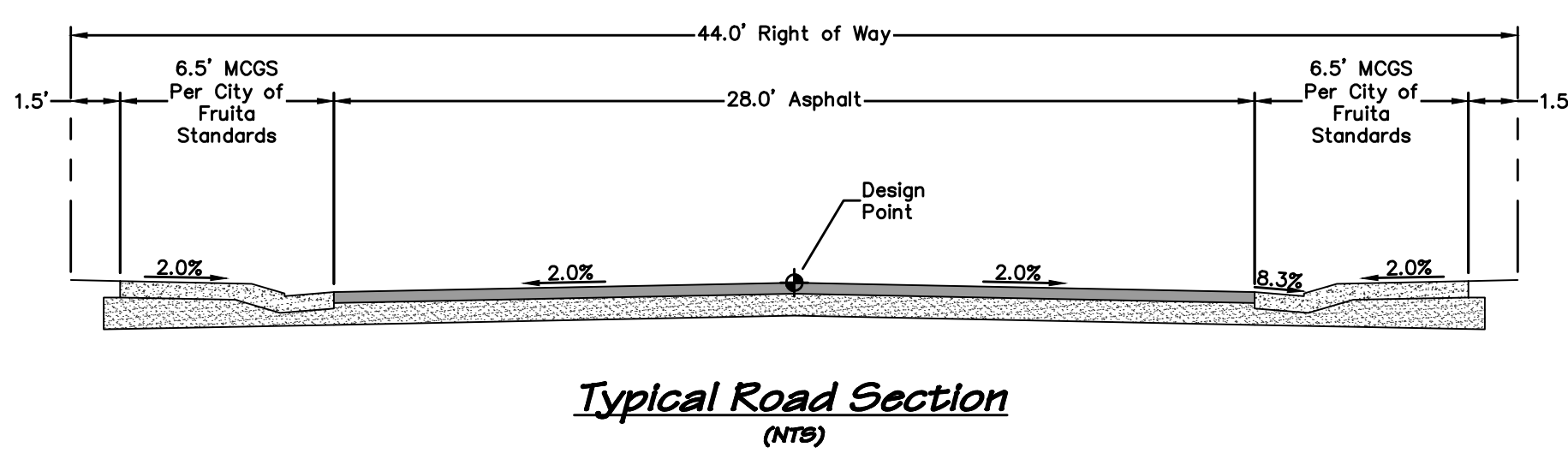
P R E L I M I N A R Y

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com
Phone: 970.241.4722
Fax: 970.241.8841
DRAWN BY: lcf PROJECT: 2060-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC
Adeles Acres Subdivision
Road Plan & Profile
Ava Court (Sta. 10+00-14+00) [1 of 2]



- NOTES:**
1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
 2. Adjust all manhole rims and valve covers to finished grade.
 3. Typical Pavement Sections are provided on Sheet C2.
 4. Elevation labels represent flowline unless noted otherwise.
 5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.



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 Development Engineer _____ Date _____

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

Project Benchmark
 Found 2" Aluminum CopNE Corner
 Marked "DH SURVEYS INC"
 South of J 1/2 Road
 NORTHING: 67185.23
 EASTING: 53517.93
 ELEVATION: 4551.66
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

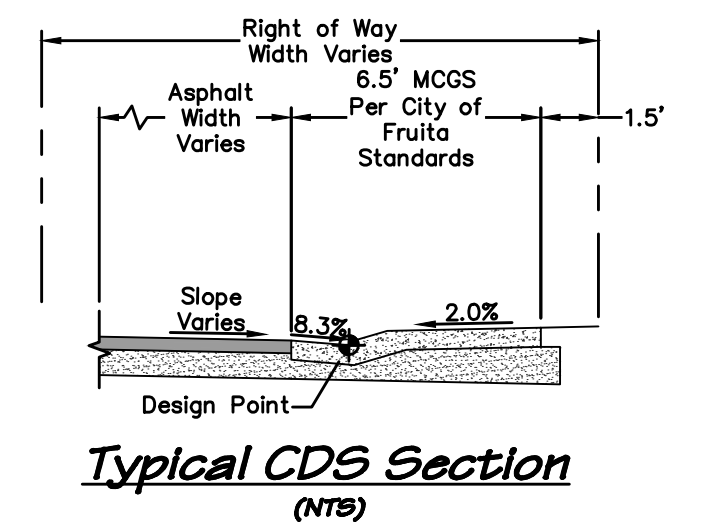
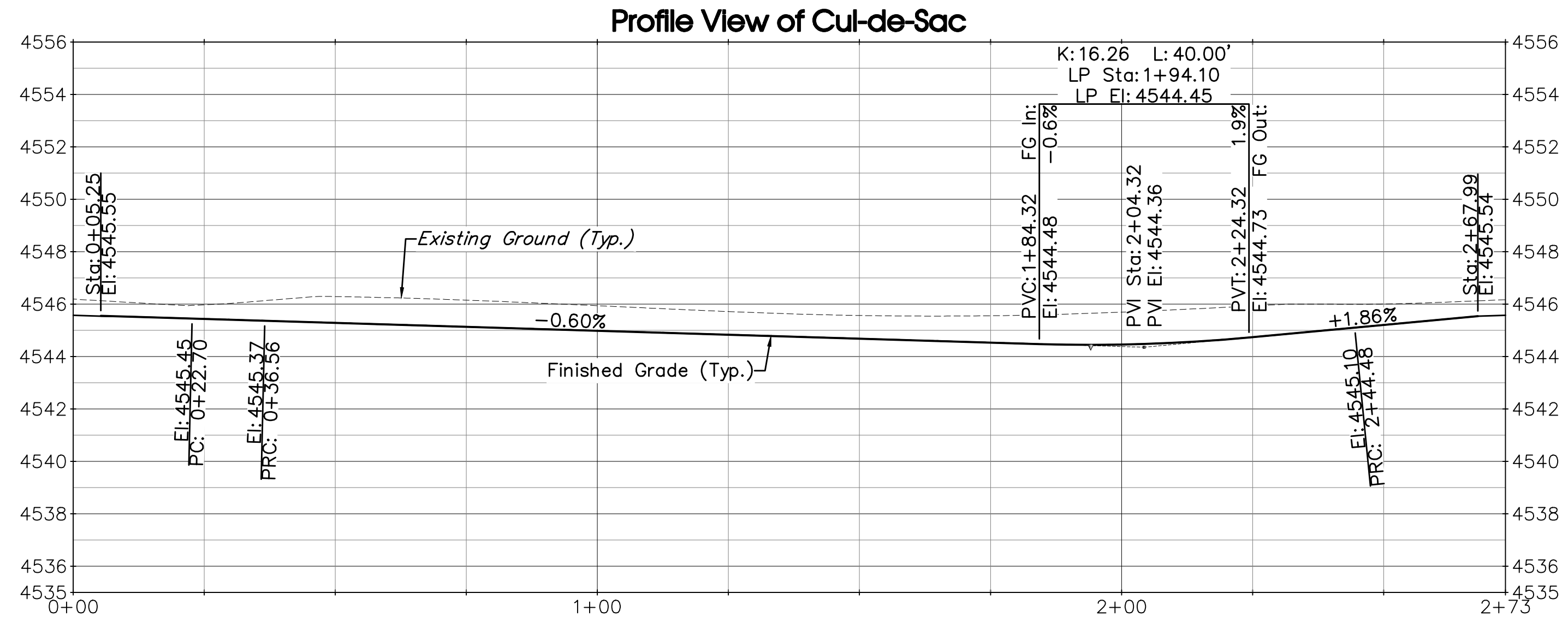
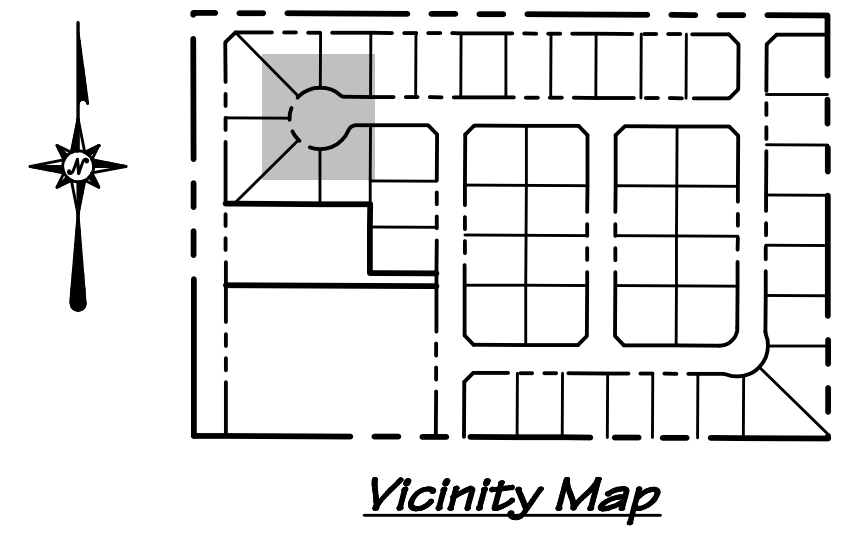
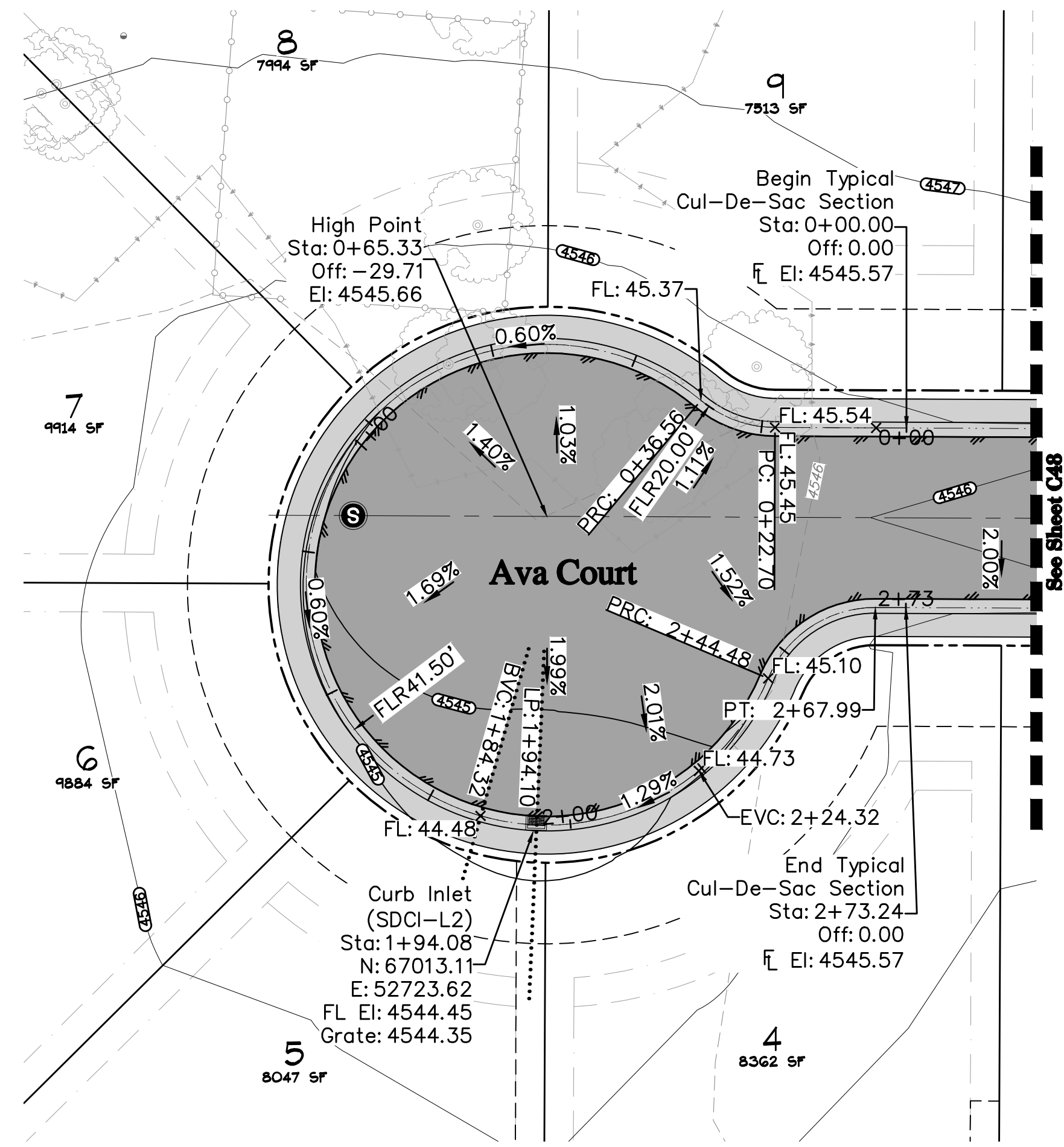
NO.	DATE	REVISION	BY

S:\PROJECTS\2060 Futurado Development LLC\001_1024_19_Road\Design\DWG\05-Sheet\2060-001 Road PnP.dwg [Ava Court [2 of 2]] 15-Mar-23 09:21:58

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201 Phone: 970.241.4722
 Grand Junction, CO 81501 Fax: 970.241.8841
 www.rivercity.com

DRAWN BY: lcf PROJECT: 2060-001
 CHECKED BY: jwm
 ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC
 Adeles Acres Subdivision
 Road Plan & Profile
 Ava Court (Sta. 14+00-17+45) [2 of 2] C49



- NOTES:**
1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
 2. Adjust all manhole rims and valve covers to finished grade.
 3. Typical Pavement Sections are provided on Sheet C2.
 4. Elevation labels represent flowline unless noted otherwise.
 5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.

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 Development Engineer _____ Date _____

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

Project Benchmark
 Found 2" Aluminum CopNE Corner
 Marked "DH SURVEYS INC"
 South of J 1/2 Road
 NORTHING: 67185.23
 EASTING: 53517.93
 ELEVATION: 4551.66
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
 (FEET)
 0 20 40
 HORIZONTAL
 VERTICAL: 1" = 4'
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

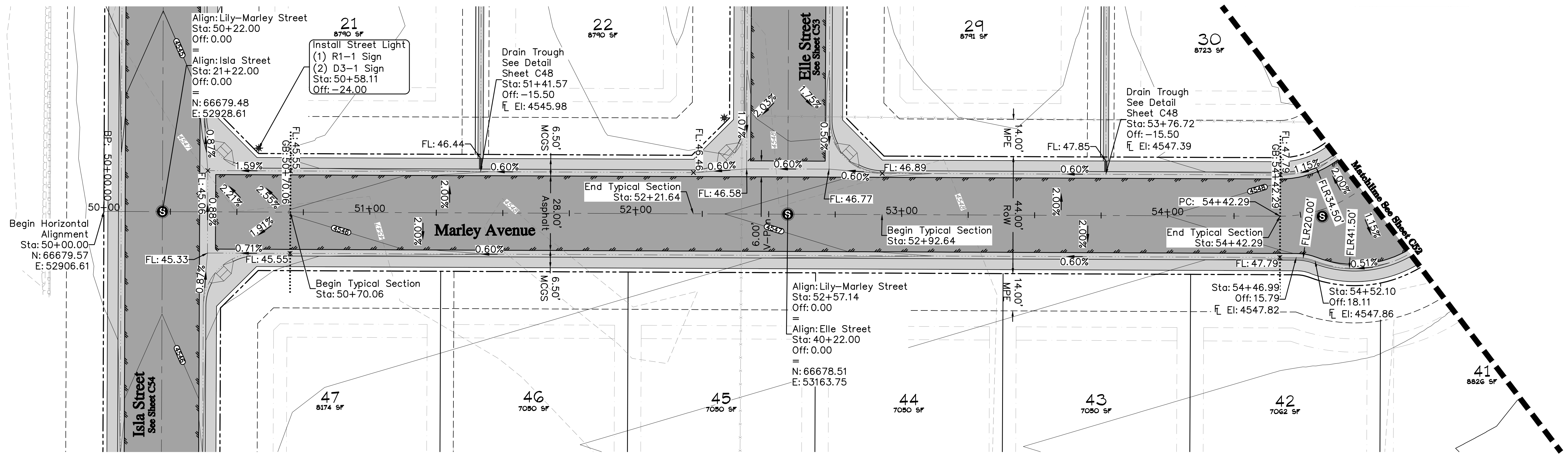
S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Road PnP.dwg [Cul-de-Sac] 15-Mar-23 09:22:06

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201 Phone: 970.241.4722
 Grand Junction, CO 81501 www.rcwest.com Fax: 970.241.8841

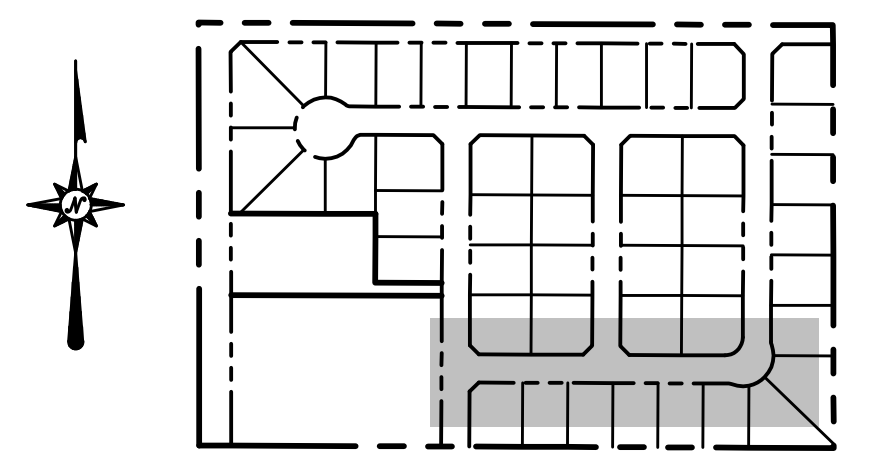
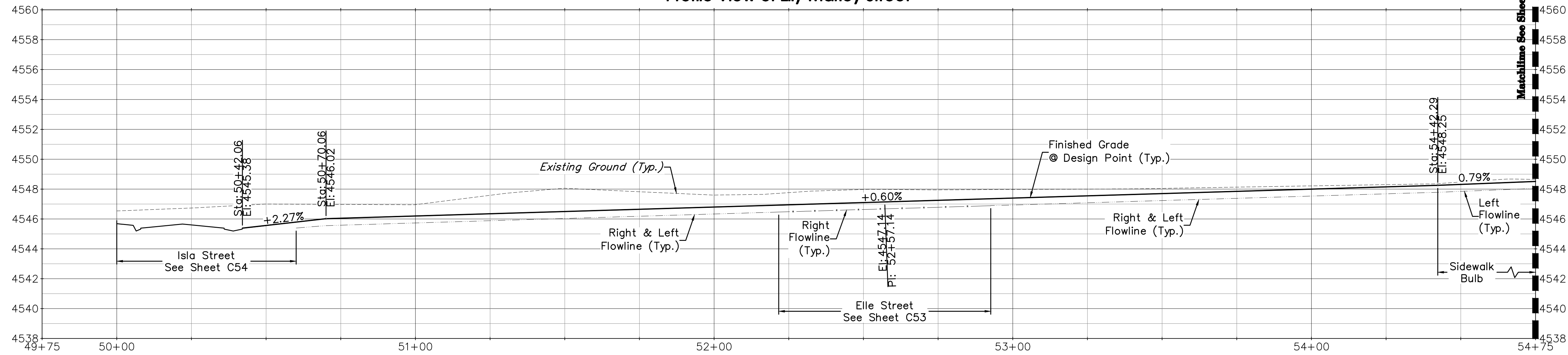
DRAWN BY: kac PROJECT: 2060-001
 CHECKED BY: jwm
 ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC
 Adeles Acres Subdivision
 Road Plan & Profile
 Ava Court Cul-de-Sac Flowline

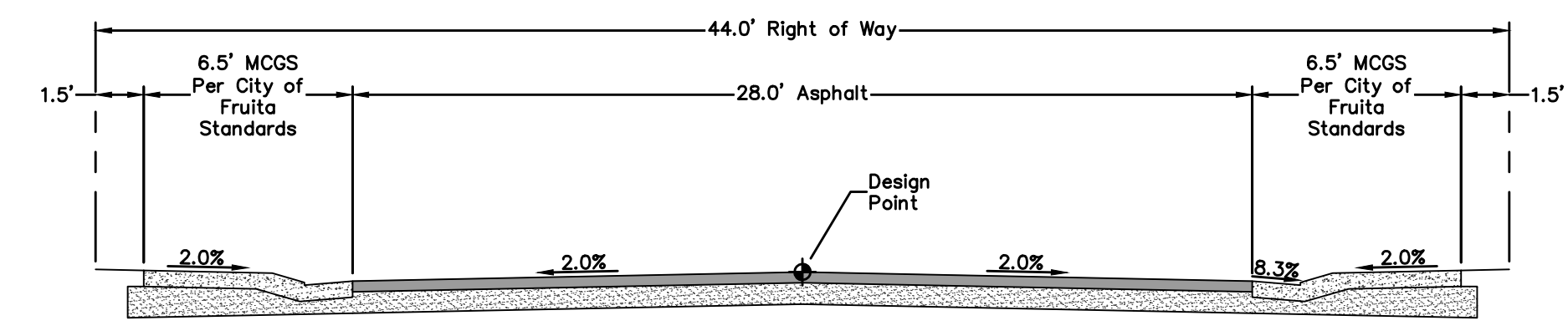
C50



Profile View of Lily-Marley Street



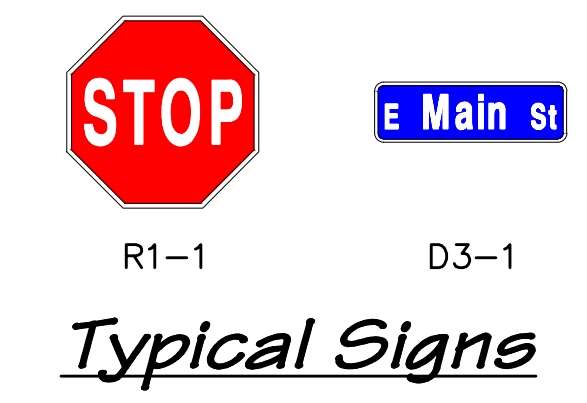
Vicinity Map



Typical Road Section (NTS)

NOTES:

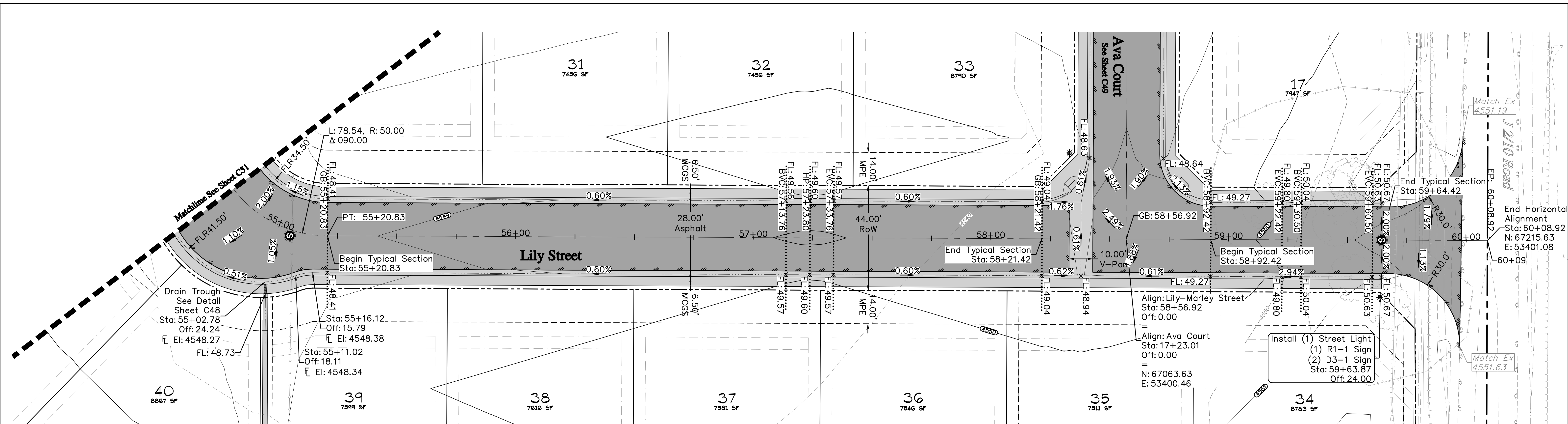
1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
2. Adjust all manhole rims and valve covers to finished grade.
3. Typical Pavement Sections are provided on Sheet C2.
4. Elevation labels represent flowline unless noted otherwise.
5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.



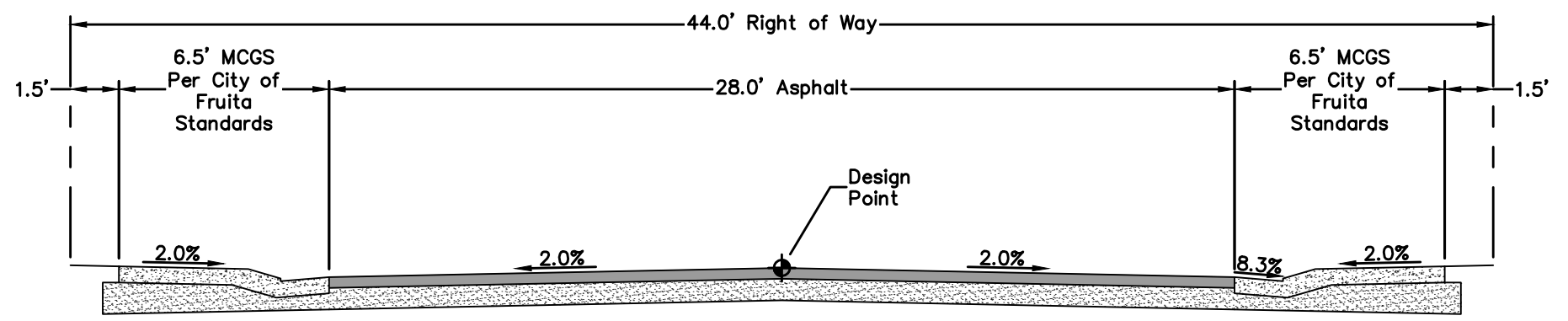
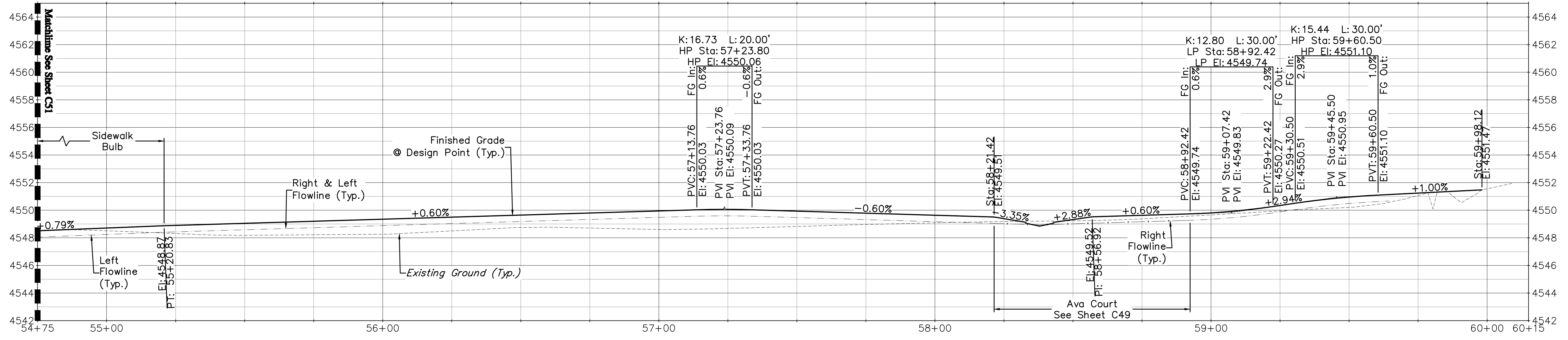
Typical Signs

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.

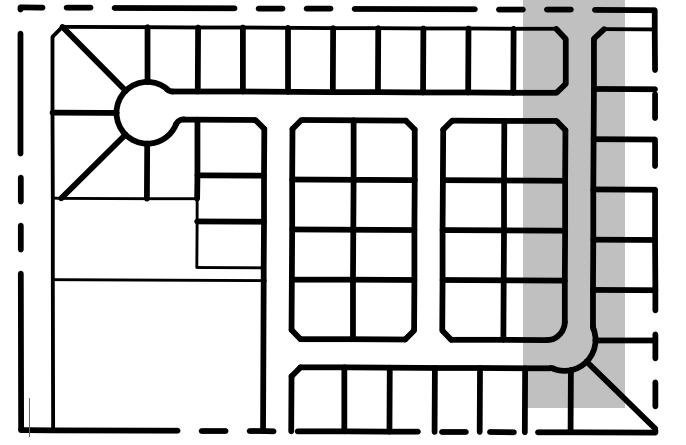
<p>811 Know what's below. Call before you dig. www.uncc.org CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.</p>	<p>Project Benchmark Found 2" Aluminum Cap/NE Corner Marked "DH SURVEYS INC" South of J 1/2 Road NORTHING: 67185.23 EASTING: 53517.93 ELEVATION: 4551.66 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)</p>	<p>SCALE (FEET) 0 20 40 HORIZONTAL VERTICAL: 1" = 4' CONTOUR INTERVAL: 1 FT</p>	PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023		<p>PR. LIMINARY</p>	<p>RIVER CITY CONSULTANTS 215 Pitkin Avenue, Unit 201 Phone: 970.241.4722 Grand Junction, CO 81501 www.rcwest.com Fax: 970.241.8841</p>	<p>FUTURADO DEVELOPMENT LLC Adeles Acres Subdivision Road Plan & Profile Marley Avenue</p>	<p>C51</p>										
			<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.					DATE	REVISION	BY							
NO.	DATE	REVISION	BY															



Profile View of Lily-Marley Street



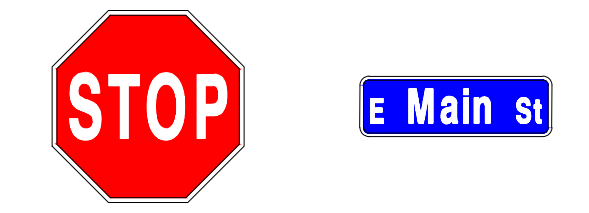
Typical Road Section (NRS)



Vicinity Map

NOTES:

1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
2. Adjust all manhole rims and valve covers to finished grade.
3. Typical Pavement Sections are provided on Sheet C2.
4. Elevation labels represent flowline unless noted otherwise.
5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.



Typical Signs

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.

811
 UNCC
 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.

Project Benchmark
 Found 2" Aluminum CopNE Corner
 Marked "DH SURVEYS INC"
 South of J 1/2 Road
 NORTHING: 67185.23
 EASTING: 53517.93
 ELEVATION: 4551.66
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
 (FEET)
 0 20 40
 HORIZONTAL
 VERTICAL: 1" = 4'
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary		DATE ISSUED: 08.MAR.2023	
NO.	DATE	REVISION	BY

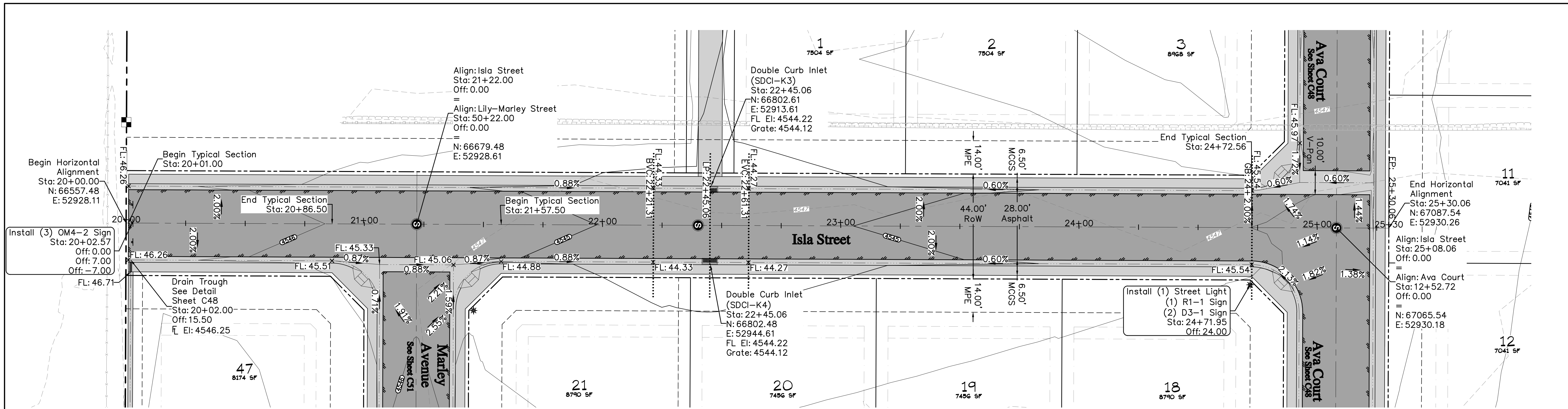
P.R.E.L.I.M.I.N.A.R.Y.

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

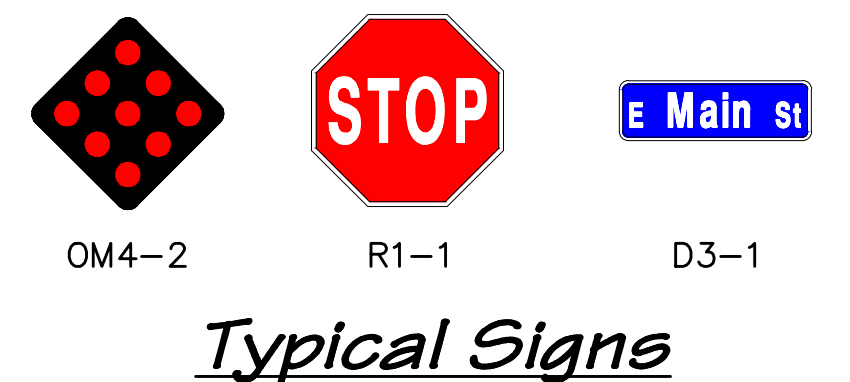
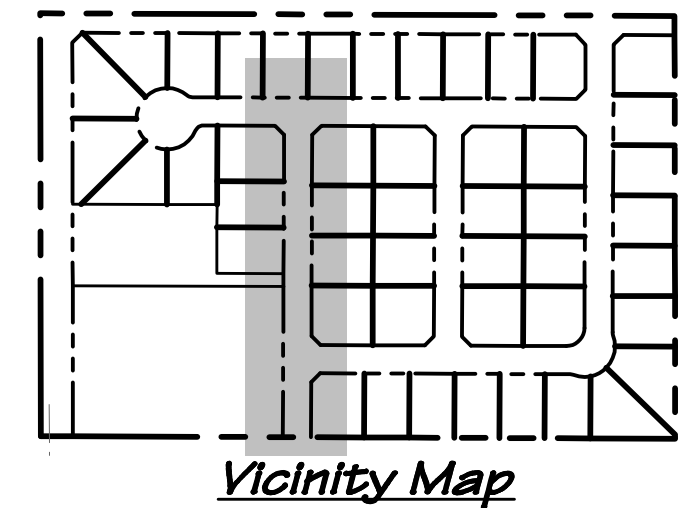
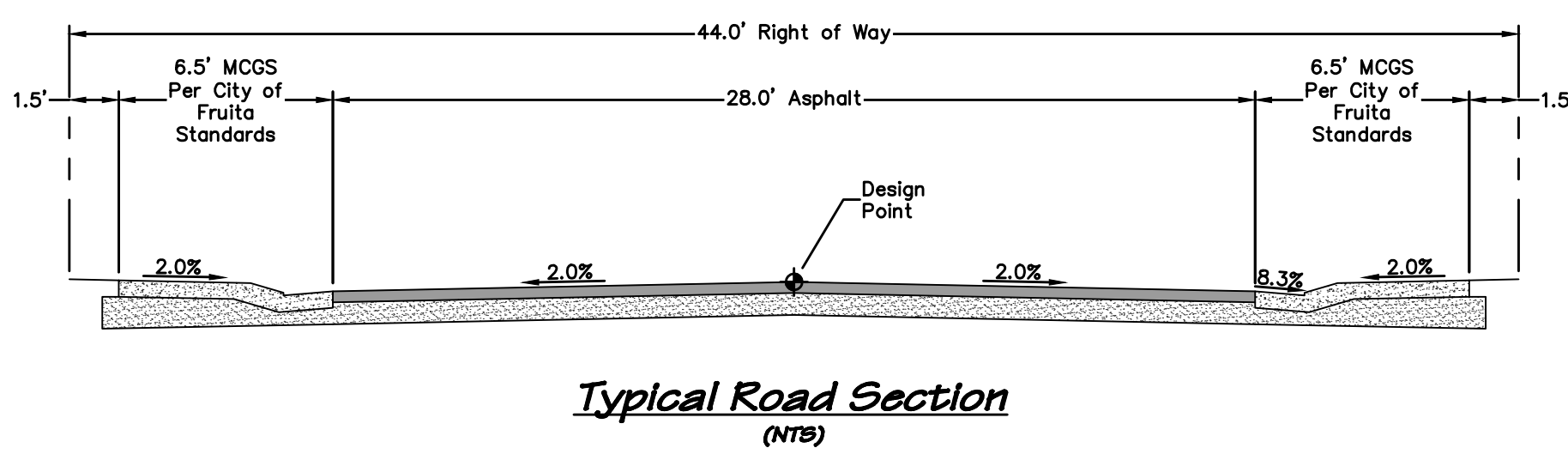
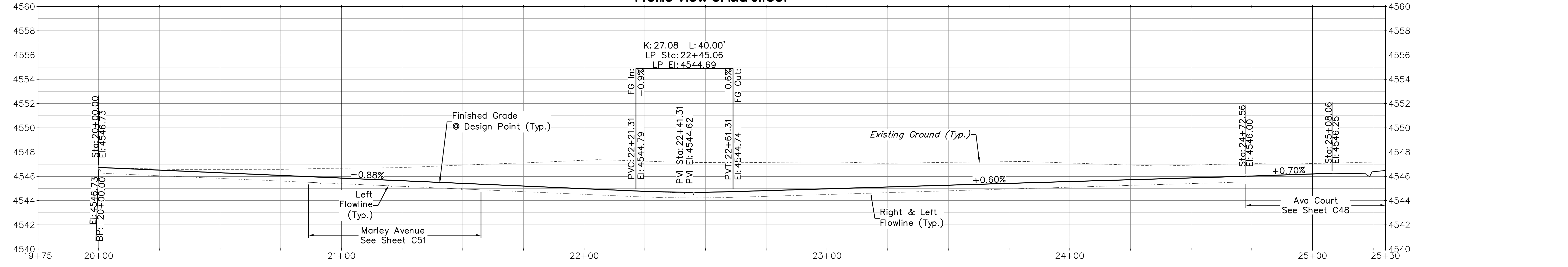
DRAWN BY: jcm PROJECT: 2060-001
 CHECKED BY: jwm
 ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC
 Adeles Acres Subdivision
 Road Plan & Profile
 Lily Street

City Development Engineer _____ Date _____



Profile View of Isla Street



- NOTES:
1. Adjoining parcel lines are taken from the Mesa County GIS website and are shown for reference only.
 2. Adjust all manhole rims and valve covers to finished grade.
 3. Typical Pavement Sections are provided on Sheet C2.
 4. Elevation labels represent flowline unless noted otherwise.
 5. All curb, gutter, and sidewalk shall conform to city of Fruita Standards as detailed in the City's Design Criteria and Construction Specifications Manual, latest addition.

ACCEPTANCE BLOCK
 City Development Engineer _____ Date _____

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

Project Benchmark
 Found 2" Aluminum CapNE Corner
 South of J 1/2 Road
 NORTHING: 67185.23
 EASTING: 53517.93
 ELEVATION: 4551.66
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
 (FEET)
 0 20 40
 HORIZONTAL
 VERTICAL: 1" = 4'
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Road PnP.dwg [Isla Street] 15-Mar-23 09:22:48

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

DRAWN BY: lcf PROJECT: 2060-001
 CHECKED BY: jwm
 ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC
 Adeles Acres Subdivision
 Road Plan & Profile
 Isla Street

C54