

My Storage

1930 US Hwy 6 & 50

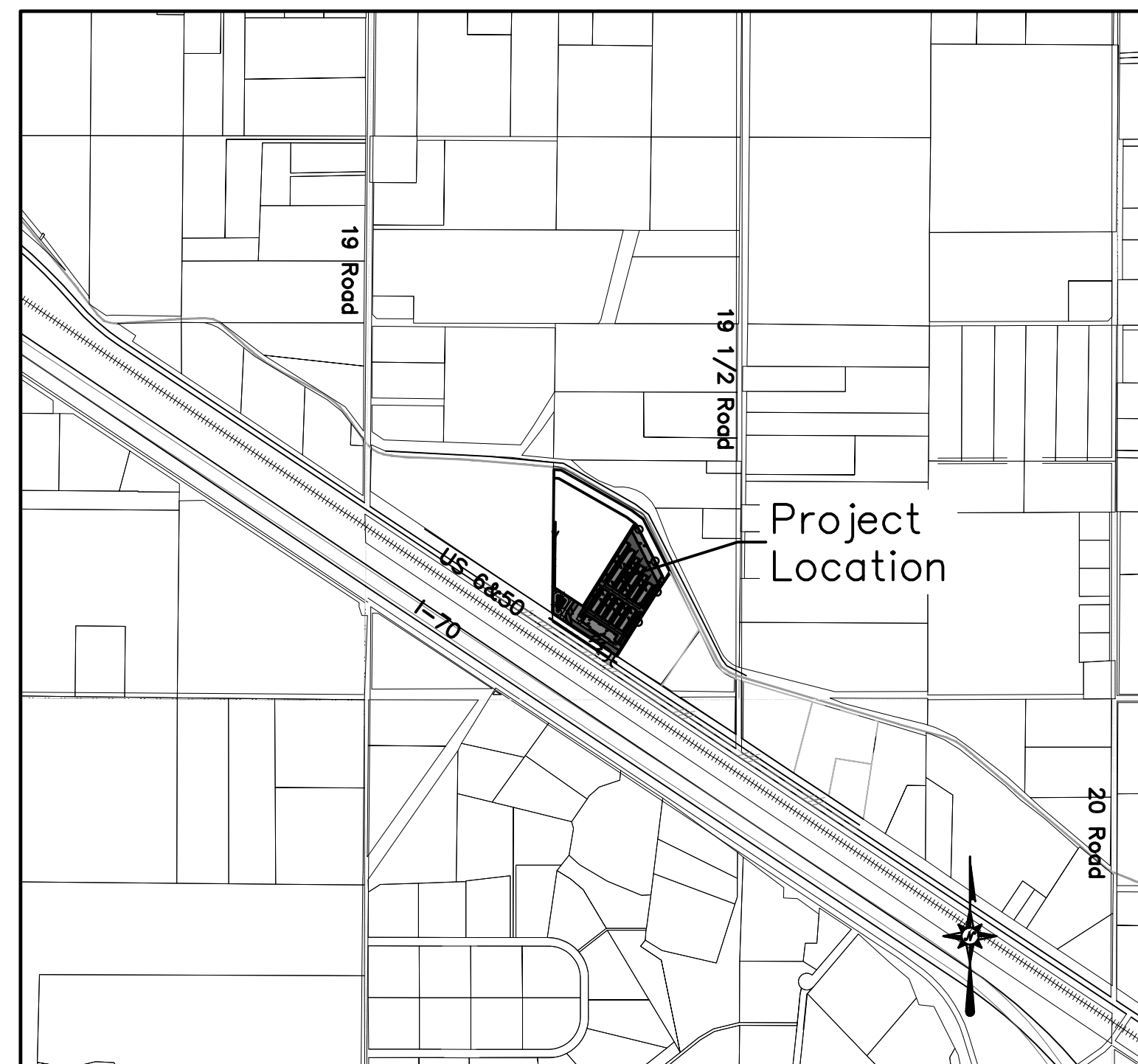
Fruita, CO 81521

CONSTRUCTION PLANS

Prepared for:

JOHNSON CONSTRUCTION

DRAFT
Review Set
(NOT FOR CONSTRUCTION)

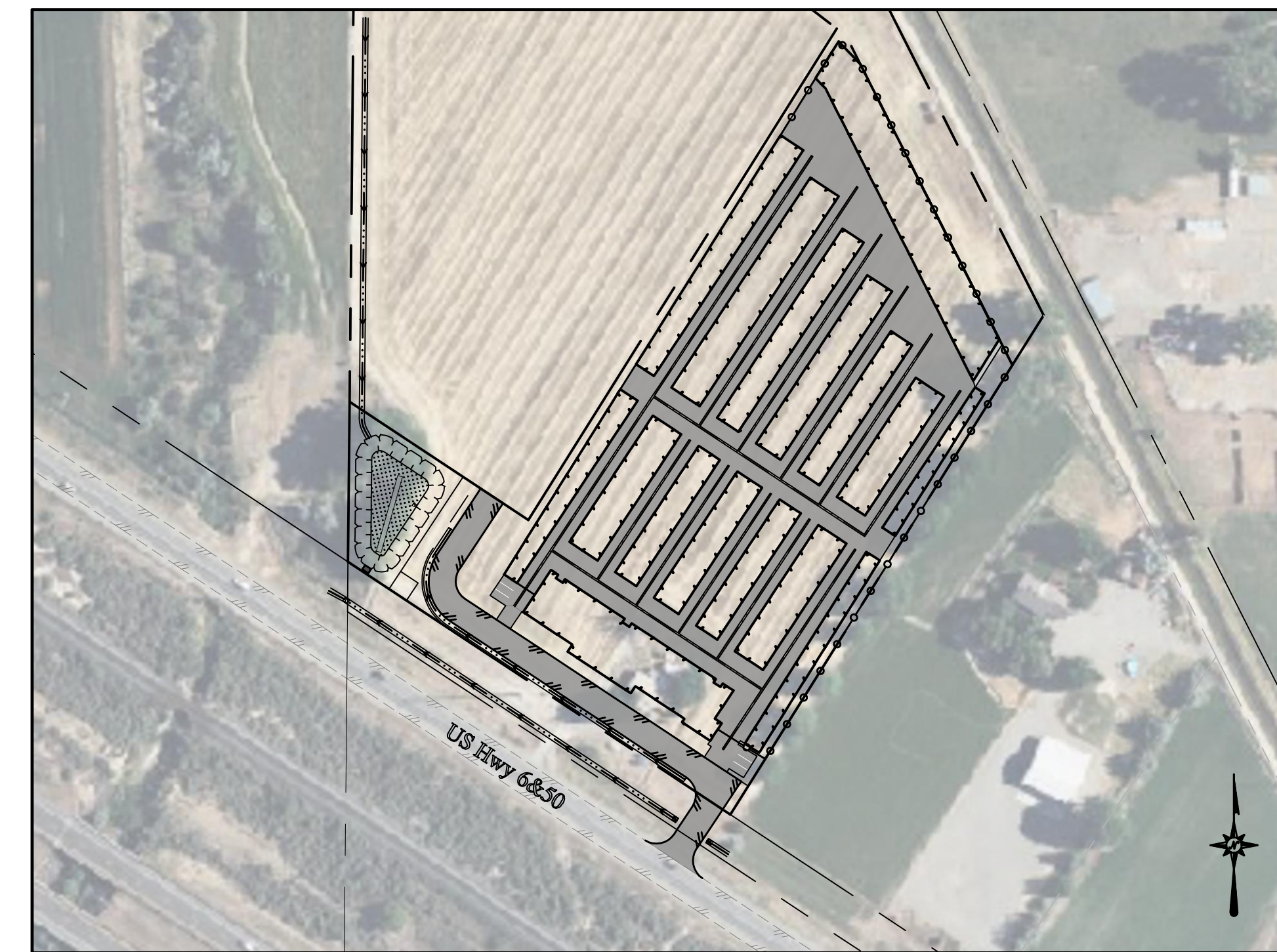


PROJECT LOCATION MAP

(1" = 1,000')

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2	Ute Water Details



PROJECT OVERVIEW

(1" = 150')

UTILITY CONTACTS

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

OWNER/DEVELOPER:
Johnson Construction
Mike Johnson
PO Box 1557
Draper, UT 80420
801.792.1860
mike@mystoragegroup.com

LANDSCAPE ARCHITECT:
MRLA
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970.361.4345
mmkreworld@yahoo.com

CIVIL:
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jwithers@geotechnicalgroup.net

SURVEY:
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athomas@rccwest.com

LIGHTING:
BIGHORN CONSULTING ENGINEERS
Wanda Graham
386 Indian Road
Grand Junction, CO 81501
970.312.8640
wanda@bighorneng.com

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 _____

 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.4724 www.rccwest.com	PROJECT PHASE: Preliminary/Review DATE ISSUED: 29-March-2023
	NO. _____ DATE _____ REVISION _____ BY _____
DRAWN BY: cti CHECKED BY: idg	PROJECT # 2119-001 ORIGINAL SHEET SIZE: 22 x 34
JOHNSON CONSTRUCTION My Storage Cover Sheet	C1

GENERAL CONSTRUCTION NOTES

- All boundary linework, project control, underground utility locations, and topographic survey data shown hereon was provided by River City Consultants, Inc. 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 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.
- Contractor shall give 48 hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work, including a Work in the Right of Way Permit from both the City of Fruita and Mesa County. All permits obtainable by the Contractor are required to be obtained at the Contractor's expense.
- The Contractor shall limit construction activities to those areas within the project limits of disturbance and/or toes of slopes as shown on the plans and cross sections. Any disturbance beyond these limits shall be restored to the original condition by the contractor at the contractor's expense. Construction activities in addition to normal construction procedure shall include the parking of vehicles or equipment, disposal of debris or any other action which could alter the existing conditions. The contractor shall not stockpile or store equipment within 30 feet of the edge of traveled way during the project, unless protected by temporary barrier or existing guardrail.
- All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the Owner or his designated representative. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor at the Contractor's expense.
- All road construction and related work, all materials, performance, and quality of work, shall conform to the requirements of the City of Fruita Standard Specifications.
- All utility installations are to be performed in accordance with the technical specifications of the City of Fruita. All water and sewer lines must be tested and approved prior to street construction. All waterlines are to be constructed in accordance with the technical specifications of Ute Water District.
- All sign fabrication and installation shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) and City of Grand Junction standards.
- All sewer, storm drain, water, and irrigation main lines and services shall be surveyed and shown on as-built drawings in three dimensions at each end and at all angle points. Top of water pipe shall also be as-built.
- 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.

TESTING NOTES

- Contractor shall familiarize themselves with the geotechnical testing requirements of the City of Fruita. It shall be the responsibility of the Contractor to contact the Testing Firm 24 hours in advance of the need for testing, and to verify that the appropriate number of tests have been taken. The results of the required types of tests and number of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and re-tests shall be performed until passing results are obtained. All utility lines, including service lines, falling within the Public right-of-way or the Public easements shall be tested. Payment of testing is the Contractor's responsibility and shall not be paid for separately but shall be incidental to the work.
- Only materials on which a proctor and accurate nuclear density test can be performed are approved for utility trench backfill, unless otherwise approved by the Engineer.
- Backfilling of trenches without testing during the backfill operation is strongly discouraged and will result in removal and replacement of backfill back to the last documented passing test.

STORM DRAIN CONSTRUCTION NOTES

- All Reinforced Concrete storm drain pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
- All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
- All High Density Polyethylene (HDPE) pipe and fittings to conform to the following:
12 inch to 36 inch shall meet ASSHTO M294, and
42 inch to 48 inch shall meet ASSHTO MP6.
- All 30 inch and larger HDPE pipe shall be covered to top of pipe with Class 6 base course.

SANITARY SEWER CONSTRUCTION NOTES

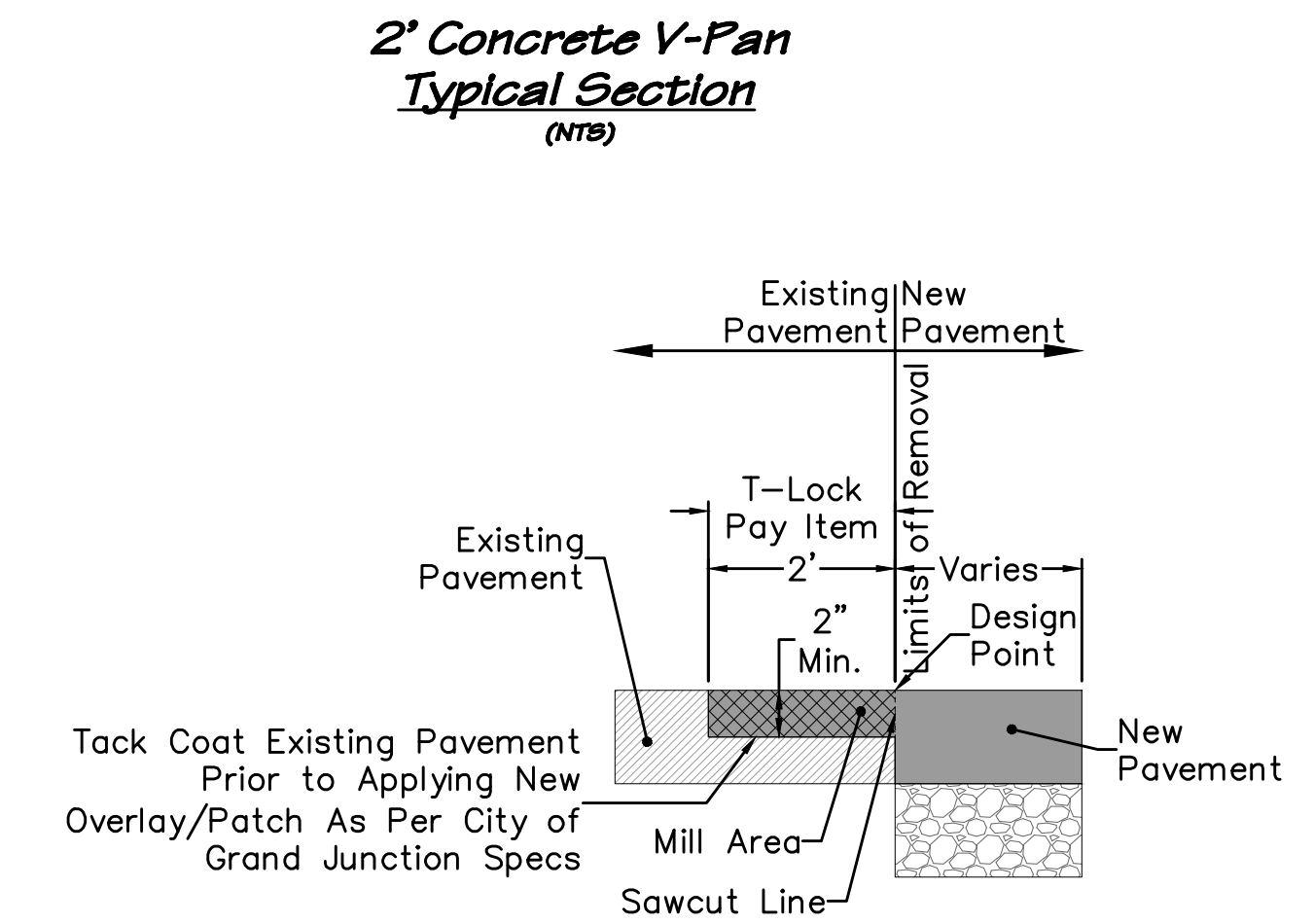
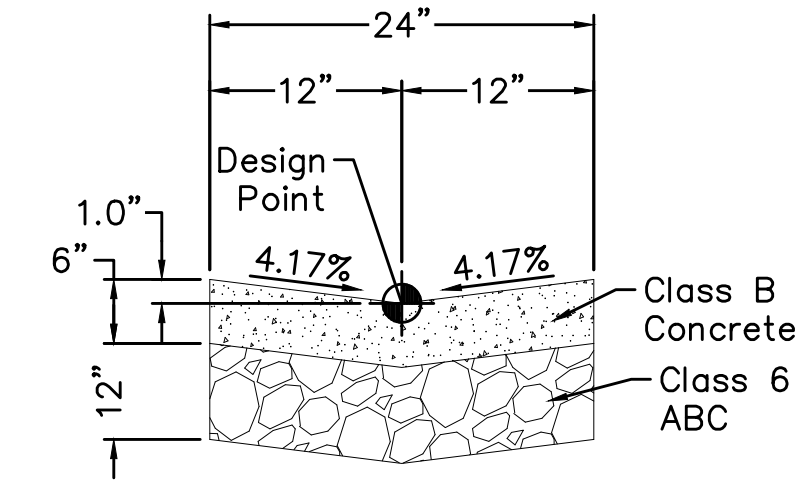
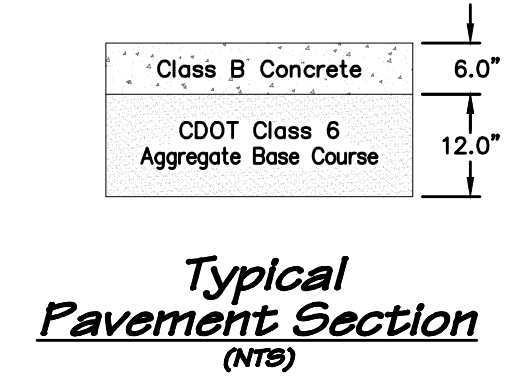
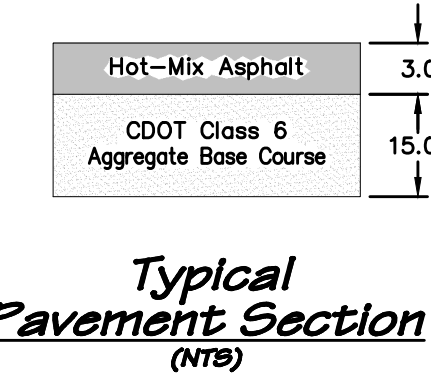
- All sewer line construction shall conform to the City of Fruita's Standards and Specifications.
- Contractor shall have one signed copy of plans and a copy of the City of Fruita's Standard Specifications at the job site at all times.
- All sewer mains shall be PVC SDR-35 (ASTM 3034) unless otherwise noted.
- All sewer mains shall be laid to grade utilizing a pipe laser.
- All service line connections to new mains shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
- Service line connections to existing non-PVC mains shall be accomplished using "Inserta Tees" manufactured by Fowler Manufacturing Company of Hillsboro, Oregon. For existing PVC mains, tapping saddles shall be used.
- 4 inch services shall not be connected directly into manholes. All 6 inch services shall be connected to the main at a manhole.
- The contractor shall notify the City Inspector 48 hours prior to commencement of construction.
- The contractor is responsible for all required sewer line testing to be completed in the presence of the engineer or his representative. Pressure testing will be performed after installation of dry utilities, after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed. These tests shall be the minimum basis of acceptance of the sewer line extension.
- The contractor shall obtain City of Fruita street cut permit for all work within existing city right-of-way prior to construction.
- A clay cut-off wall shall be placed 10 feet upstream from all new manholes unless otherwise noted. The cut-off wall shall extend from 6 inches below to 6 inches above granular backfill material and shall be 2 feet wide. If native material is not suitable, the contractor shall import material approved by the engineer.
- Sewer service stub outs shall be capped and plugged. Stub out shall be marked with a 4x4 inch post painted green buried with 3 feet above grade. As-built surveying for vertical grade of stub out required prior to backfill.
- Red line as-builts shall be submitted to the City Development Engineer at least 72 hours prior to paving for review.
- The City of Fruita requires tracer wires for pipes and additional sanitary sewer clean-outs. Details are provided in the City's Standard Contract Documents.
- Call Mark Barslund at 201-1362 72 hours prior to construction.
- Stop gravel bedding in service lines at lip of gutter.

WATERLINE CONSTRUCTION NOTES

- All water line construction shall be in accordance with the latest revision of the Ute Water District Standards and Specifications, available at www.utewater.org/specifications.
- Contractor shall notify the District 48 hours PRIOR to the beginning of construction.
- 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.
- Cover required over top of new waterlines is 4'-6" (54 inches).
- All water mains to be DR-18 PVC conforming to AWWA C-900.
- All water mains are to be bedded per City of Fruita Standards.
- All service connections to be 3/4 inch Type "K" copper, unless specified otherwise.
- Ductile iron fittings to conform to AWWA C-153.
- Fire Hydrants shall conform to AWWA C-502.
- 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.
- 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.
- 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.
- 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.
- No privacy fences are to be allowed to enclose meter pits or fire hydrants located within streets & road ROWs and multi-purpose easements.
- Stop gravel bedding in service lines at lip of gutter.

PAVING CONSTRUCTION NOTES

- All road widths, and radii are to flowline unless noted otherwise. Any "spot" design elevations are to flowline unless otherwise noted.
- The top of existing ground or the top of areas cut to final grade are to be scarified, brought to the optimal water content, and recompact to 95% of AASHTO T99 before placing fill or before base is placed.
- Contractor is to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the Contractor shall be cleaned and repaired or replaced at no expense to the Owner.
- Where proposed pavement is to match existing pavement, sawcut the existing pavement 1 foot back from the existing edge of and remove pavement. From the sawcut line, mill existing pavement half existing pavement depth (or a minimum of 2 inches), a width of 2 feet. Existing surface is to be tack-coated before new pavement is placed. See T-Lock detail this sheet.
- 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.
- Red-lined Record Drawings for concrete are required to be approved by the City prior to paving.



T-Lock Detail (NTS)

ACCEPTANCE BLOCK
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Ute Water District Representative _____ Date _____

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<p>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.</p>	<p>Project Benchmark CDOT Row Marker 3.25" Brass Cap North Row US Hwy 6 & 50 NORTHING: 61213.39 EASTING: 53795.63 ELEVATION: 4521.13 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)</p>	PROJECT PHASE: Preliminary/Review		DATE ISSUED: 29.March.2023			<p>215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 www.rcwest.com Phone: 970.241.4722 Fax: 970.241.8841</p>	<p>JOHNSON CONSTRUCTION My Storage General Notes</p>	C2
		NO.	DATE	REVISION	BY				

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\05-Sheet\2119-001 Cover.dwg [Notes] 4/26/2023 1:45:11 PM

LEGEND

- Toe of Slope
- Top of Slope
- Edge of Water
- 100-YR Flood Limits
- 500-YR Flood Limits
- Floodway Limits
- Edge of Wetlands
- Tree Mass Area
- Edge of Asphalt
- Edge of Concrete
- Edge of Gravel
- Flowline
- Railroad
- Building
- Building Overhang
- Wire Fence
- Chain Fence
- Gate
- Wood Fence
- Guardrail
- Existing Major Contour
- Existing Minor Contour
- Existing Cable TV
- Existing Comm Duct
- Existing Electric
- Existing Fiber Optic
- Existing Gas
- Existing Irrigation
- Existing Overhead Electric
- Existing Overhead Telephone
- Existing Storm Drain
- Existing Sanitary Sewer
- Existing Sewer Force Main
- Existing Telephone
- Existing Unknown Utility
- Existing Water
- Cut Extents
- Fill Extents
- Proposed Demolition or Removal
- Drainage Flowline
- Proposed Parcel Boundary
- Proposed Easement
- Proposed Lot Line
- Proposed Right of Way
- Proposed Setback
- Proposed Tract
- Proposed Striping
- Milling Limits
- Sawcut Line
- Proposed Major Contour
- Proposed Minor Contour
- Common Utilities
- Irrigation Line
- Irrigation Service Line
- Storm Drain Line (with Flow Direction)
- Sanitary Sewer Line (with Flow Direction)
- Sanitary Sewer Force Main Line
- Sanitary Sewer Service Line
- Water Line
- Water Service Line

- Existing Manhole
- Existing Manhole
- Existing Manhole
- Existing Manhole
- Existing Manhole
- Existing Manhole
- Existing Manhole
- Existing Manhole
- Proposed Manhole
- Proposed Manhole
- Proposed Manhole
- Proposed Manhole
- Proposed Services
- Proposed Services
- Proposed Services
- Cleanouts
- Cleanouts
- Inlets
- Inlets
- Fire Hydrant/Blowoff/Meter
- Fire Hydrant/Blowoff/Meter
- Fire Hydrant/Blowoff/Meter
- Well/Yard Hydrant/Box
- Well/Yard Hydrant/Box
- Well/Yard Hydrant/Box
- Valve/Cap/Thrust Block
- Valve/Cap/Thrust Block
- Valve/Cap/Thrust Block
- Box/Pump/Valve
- Box/Pump/Valve
- Box/Pump/Valve
- Roof Drain/Vent Pipe/Pedestal
- Roof Drain/Vent Pipe/Pedestal
- Roof Drain/Vent Pipe/Pedestal
- Utility Boxes
- Utility Boxes
- Utility Boxes
- Utility Pedestals
- Utility Pedestals
- Utility Pedestals
- Meters
- Meters
- Meters
- Utility Marker/Transformer/Valve
- Utility Marker/Transformer/Valve
- Utility Marker/Transformer/Valve
- Monitor Well/Borehole/Pothole
- Monitor Well/Borehole/Pothole
- Monitor Well/Borehole/Pothole
- Decid Tree/Conif Tree/Shrub
- Decid Tree/Conif Tree/Shrub
- Decid Tree/Conif Tree/Shrub
- Utility Pole/Guy Wire/Guy Pole
- Utility Pole/Guy Wire/Guy Pole
- Utility Pole/Guy Wire/Guy Pole
- Intersection Sign/Sign/Delineator
- Intersection Sign/Sign/Delineator
- Intersection Sign/Sign/Delineator
- Bollard/Light/Mailbox
- Bollard/Light/Mailbox
- Bollard/Light/Mailbox

- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Proposed Building
- Proposed Demolition/Removal
- Proposed Milling
- Proposed Riprap
- Proposed Vegetation
- Proposed Wall
- Proposed Truncated Domes
- Proposed CGS (Catch/Spill)

LIST OF ABBREVIATIONS

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

BASIS OF BEARINGS
The bearings hereon are based on grid north 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)

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

Project Benchmark
CDOT Row Marker 3.25" Brass Cap
North Row
US Hwy 6 & 50
NORTHING: 61213.39
EASTING: 53795.63
ELEVATION: 4521.13
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

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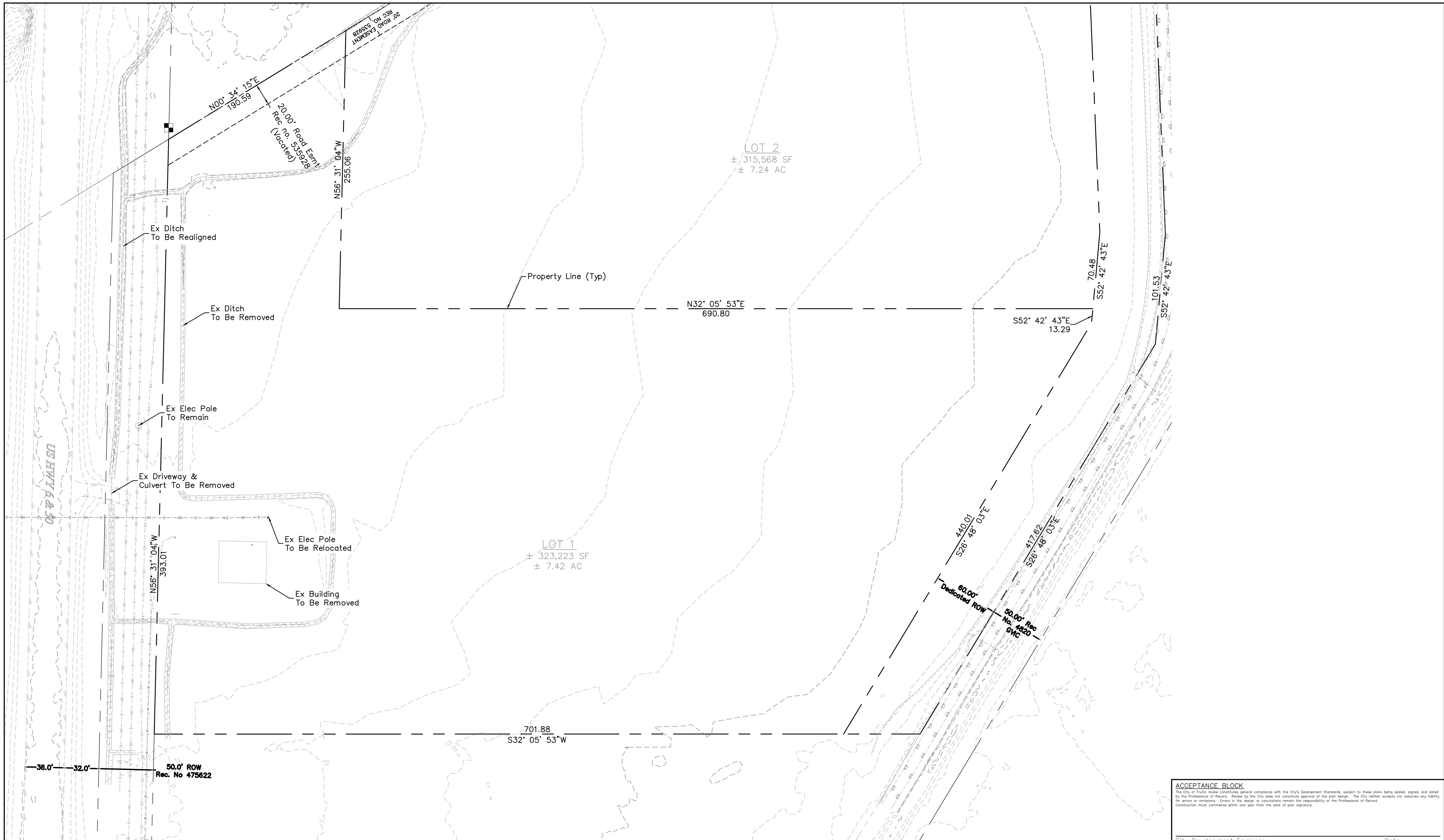
PROFESSIONAL ENGINEER
36518
RIVER CITY CONSULTANTS

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

DRAWN BY: ctr PROJECT: 2119-001
CHECKED BY: idg

ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
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Legend & Abbreviations



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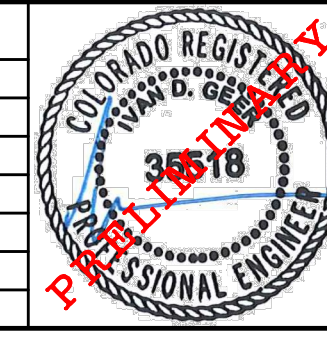
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SCALE (FEET)
 HORIZONTAL: 0 40 80
 VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

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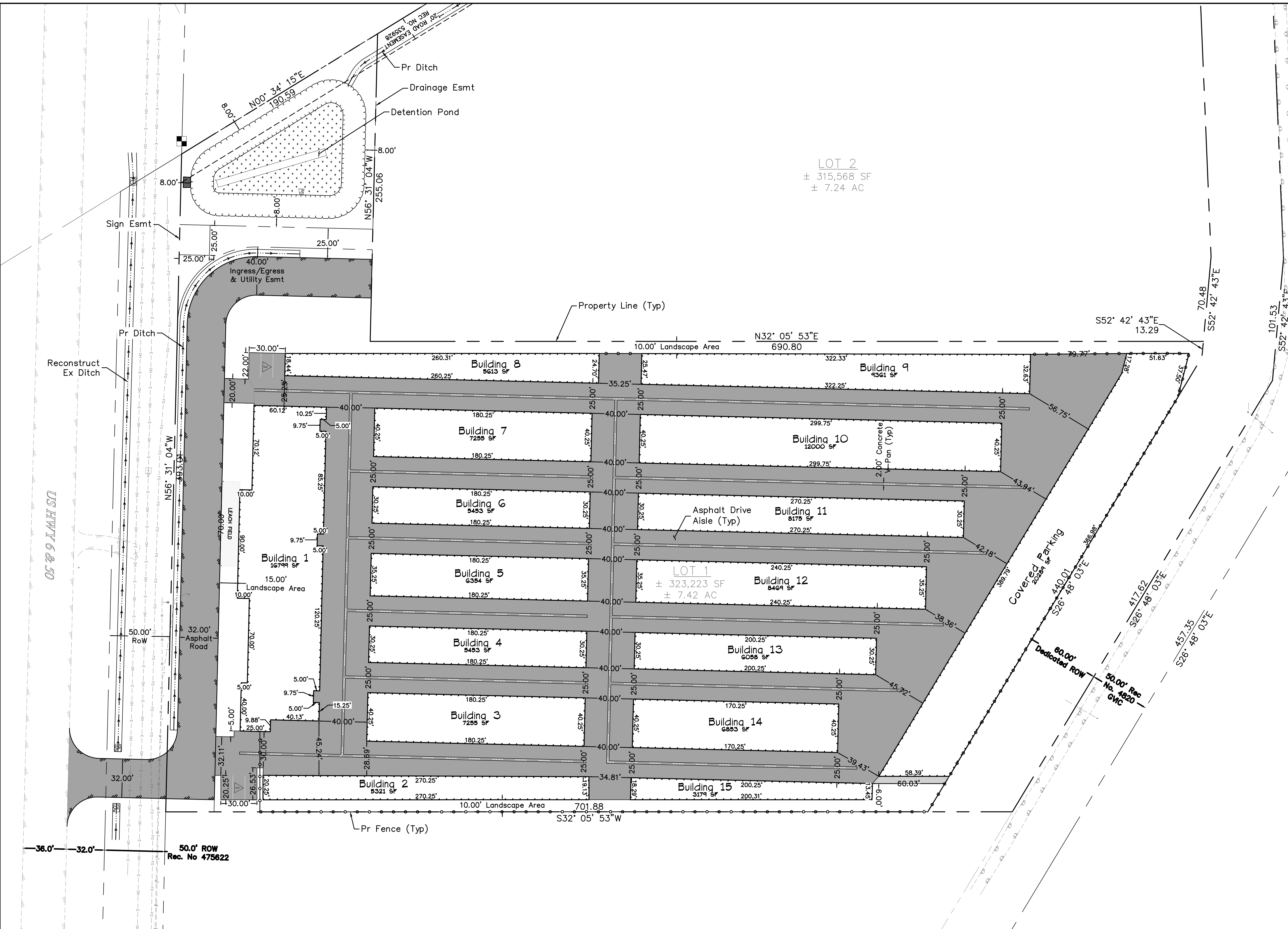


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 CHECKED BY: idg
 ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
 My Storage
 Demolition Plan

C4



UTILITY PROVIDERS	
Water	Ute Water
Sewer	City of Fruita
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co.
Fire	Lower Valley Fire

- NOTES**
1. Adjacent property lines are taken from the Mesa County GIS website and are shown for reference only.
 2. The legend and a list of abbreviations can be found on sheet xx.
 3. The site not affected by any previously mapped floodplain as shown on FEMA FIRM Map 08077C0439F.

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SCALE (FEET)
 HORIZONTAL: 1" = 40'
 VERTICAL: n/a

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\05-Sheet\2119-001 Site Plan.dwg [Grading] 4/26/2023 1:45:43 PM

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PROFESSIONAL ENGINEER
 IDG 35578

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City Development Engineer _____ Date _____

JOHNSON CONSTRUCTION
 My Storage
 Site Plan

C5



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Project Benchmark
 CDOT Row Marker 3.25" Brass Cap
 North Row
 US Hwy 6 & 50
 NORTHING: 61213.39
 EASTING: 53795.63
 ELEVATION: 4521.13
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
 (FEET)
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 VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

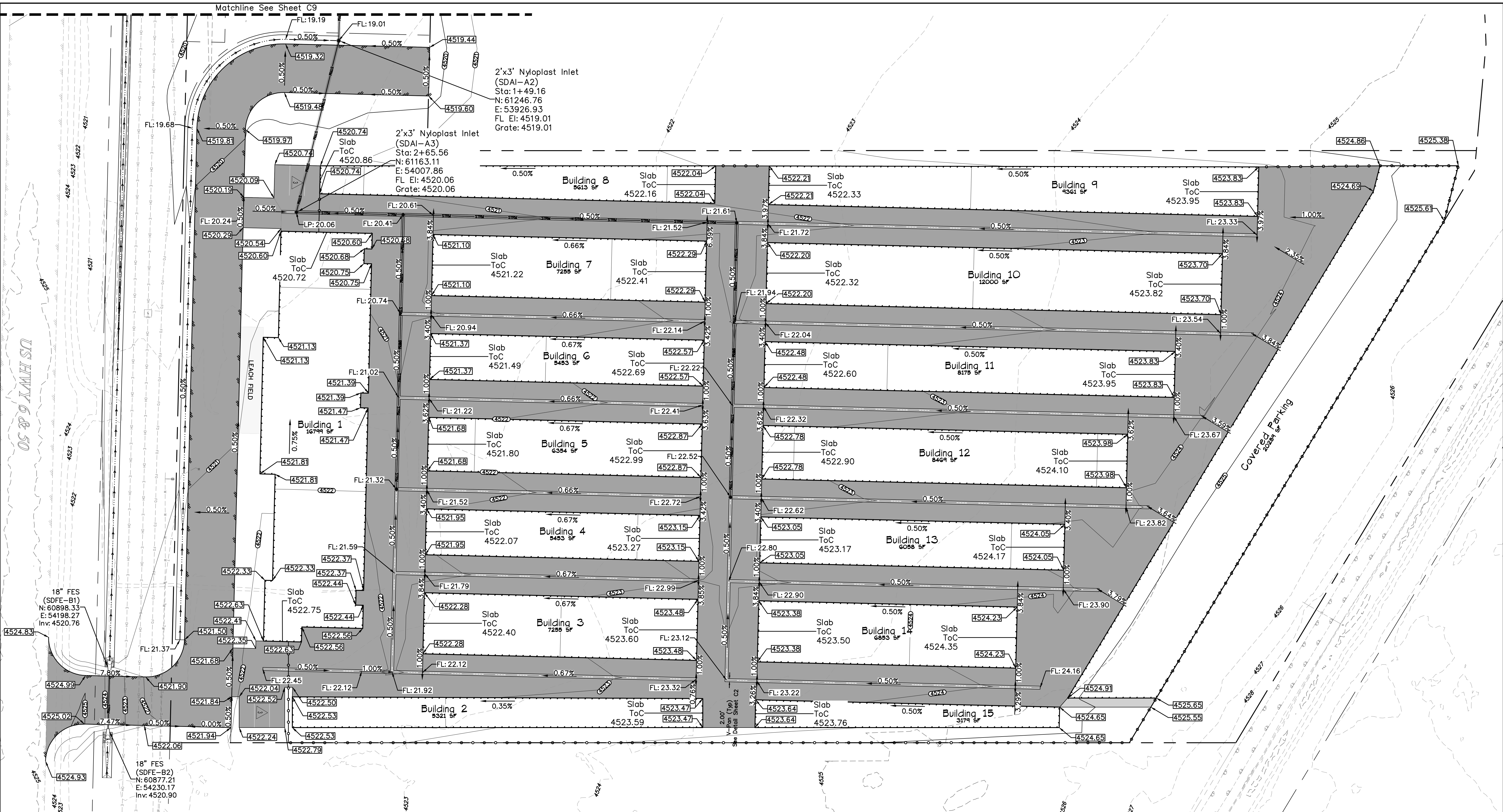
NO.	DATE	REVISION	BY

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 CHECKED BY: idg
 ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
 My Storage
 Grading Plan
 Overall Grading
 C7



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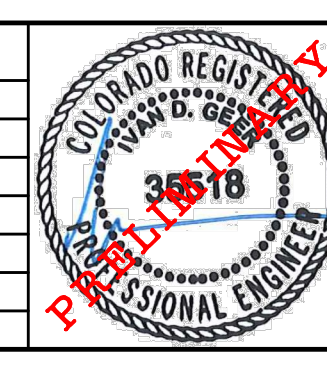
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SCALE
 (FEET)
 0 30 60
 HORIZONTAL
 VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

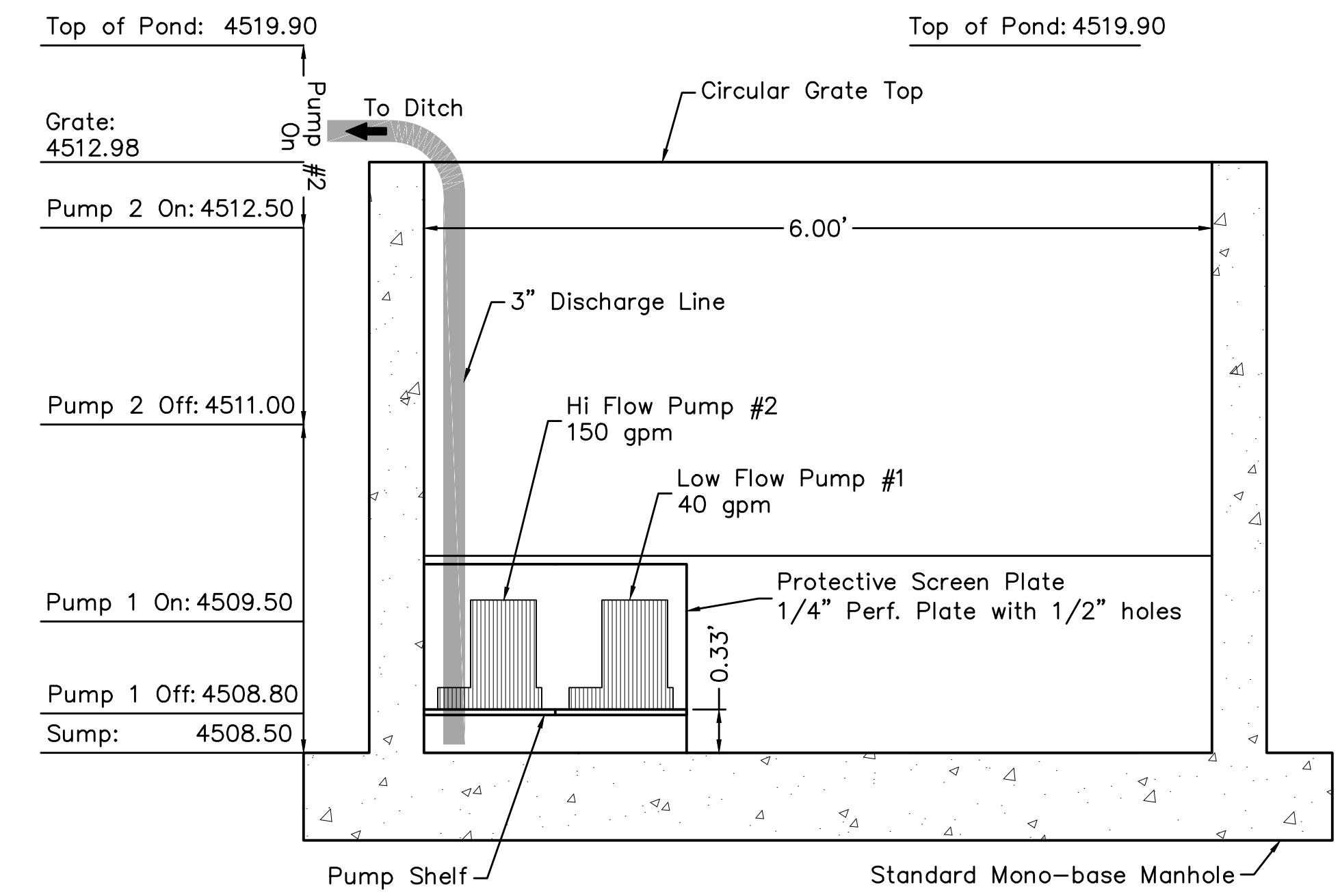
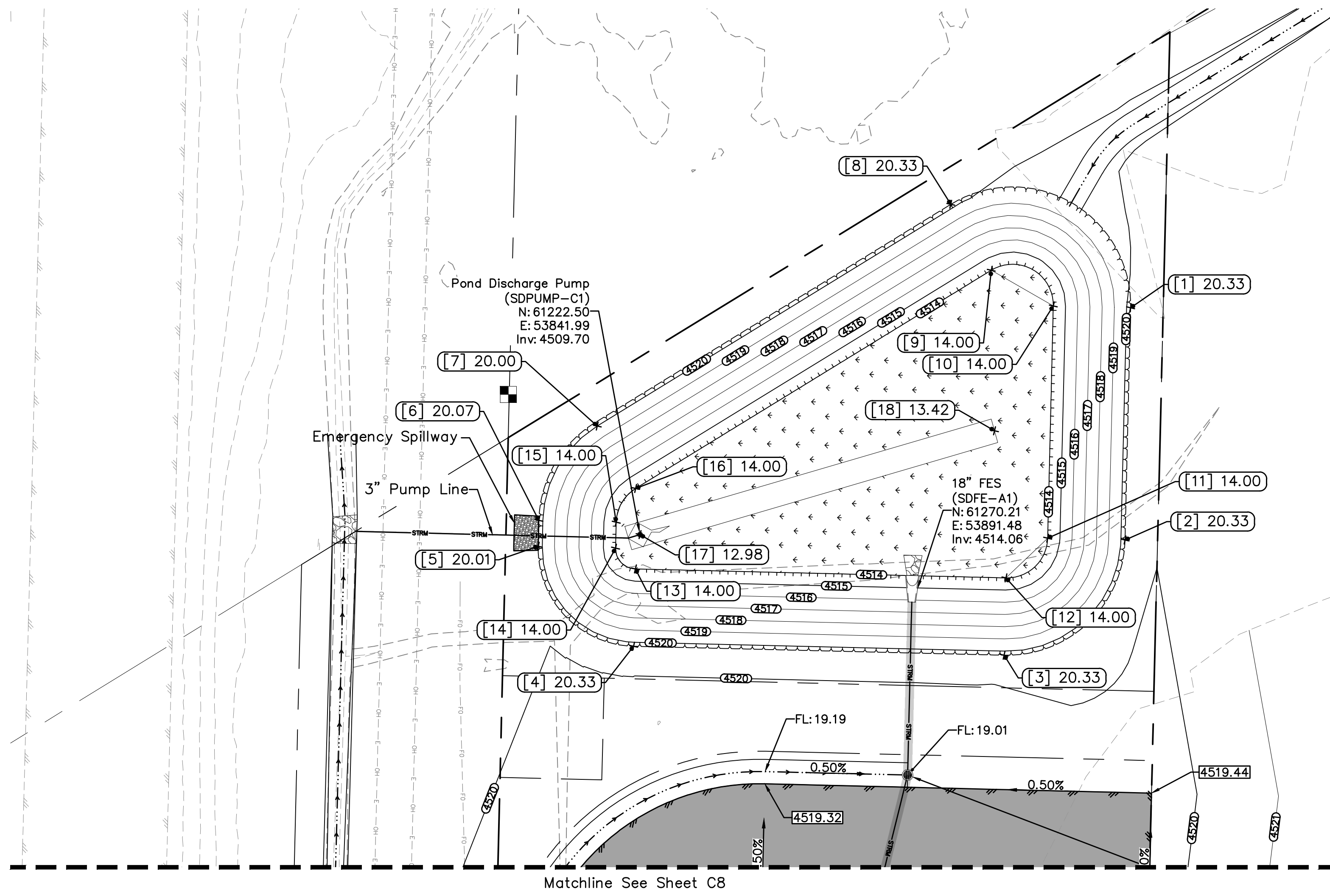


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JOHNSON CONSTRUCTION
 My Storage
 Grading Plan
 Detailed Grading

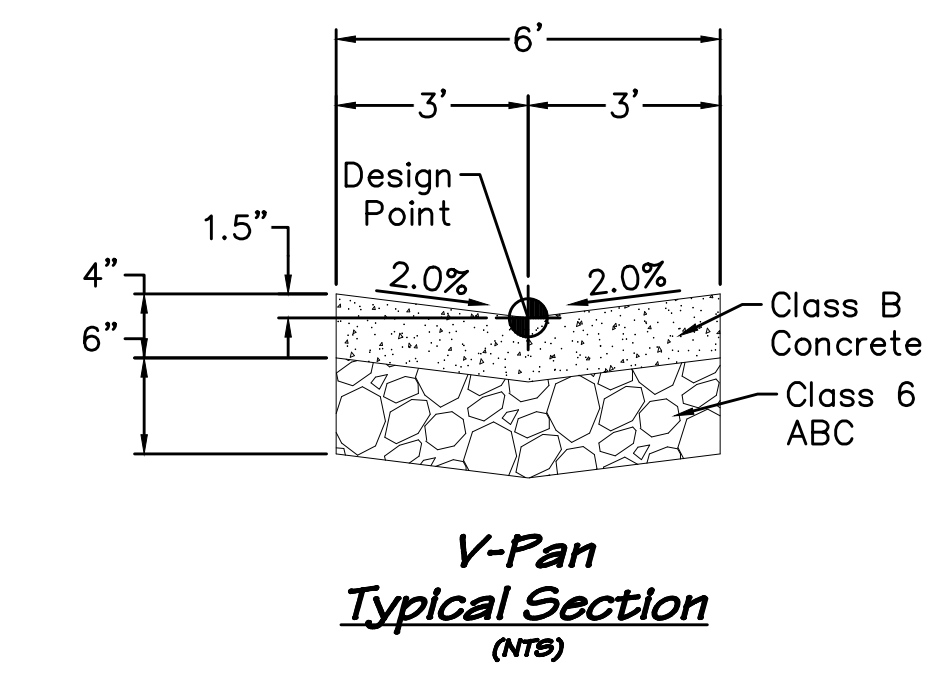
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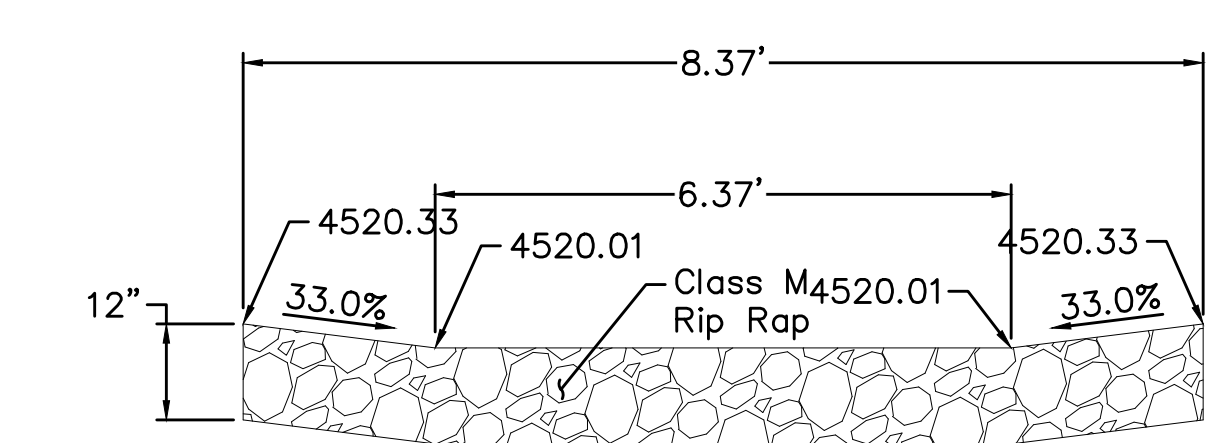
Pond Sump Pump Detail
(NTS)

Point Table

Pnt #	Northing	Easting	Elev	Desc
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2	61322.66	53906.40	4520.33	TOP
3	61282.48	53914.59	4520.33	TOP
4	61206.57	53864.38	4520.33	TOP
5	61199.80	53831.12	4520.01	TOP
6	61203.31	53825.81	4520.07	TOP
7	61227.77	53813.81	4520.00	TOP
8	61330.24	53813.80	4520.33	TOP
9	61330.06	53832.80	4514.00	BOP
10	61338.30	53848.32	4514.00	BOP
11	61306.82	53895.92	4514.00	BOP
12	61292.96	53898.74	4514.00	BOP
13	61217.06	53848.53	4514.00	BOP
14	61215.64	53841.61	4514.00	BOP
15	61219.16	53836.29	4514.00	BOP
16	61227.60	53831.81	4514.00	BOP
17	61222.50	53841.99	4512.98	FL
18	61309.78	53866.63	4513.42	FL



V-Pan Typical Section
(NTS)



Spillway Typical Section
(NTS)

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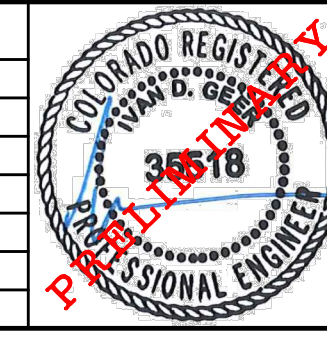
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SCALE (FEET)
HORIZONTAL: 0 20 40
VERTICAL: n/a
CONTOUR INTERVAL: 1 FT

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JOHNSON CONSTRUCTION
My Storage
Grading Plan
Pond Details

C9

SITE DESCRIPTION

- The proposed project site is located at Parcel Number: 2697-223-06-001, in Fruita, CO.
- According to the Mesa County Drainage Basins map, the proposed project site is located entirely within the Hunter Wash Major Drainage Basin.
- The project estimated total area of disturbance is approximately 8.4 acres.
- The existing vegetation on site consists of grasses, weeds, and a few trees (~50% pre-construction cover). The 100-year runoff SCS Curve numbers for this project are 74.00 for undeveloped areas and 83.04 for developed areas.

GENERAL SWMP NOTES

- Qualified Stormwater Manager for design (local contact)
Name: Courtney Patch – River City Consultants
Phone: (970)241-4722
- Qualified Stormwater Manager for construction (local contact)
Name: _____
Phone: _____
- Refer to the written Construction Stormwater Management Plan (CSWMP) for storm water control measure details for installation, maintenance, and additional information.
- Storm water control measures shown are schematic only. Adjustments may be necessary to fit actual field conditions. 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.
- Construction activity will consist of, in the following order: site marking, establishment of perimeter stormwater control measures, site clearing, topsoil removal and stockpiling, installation of utilities, roads, and buildings, landscaping, and final seeding. Intermediate stormwater control measures will be installed and maintained throughout construction as required by the contractor's means and methods.
- Stormwater control measures shall be installed as the work (grading) progresses. At all times during construction, erosion and sediment control shall be maintained by the contractor.
- Negative impacts to downstream areas (or receiving waters) caused by earthwork and/or construction are to be monitored and immediately corrected by the contractor.
- The first storm water control measure to be installed on the site shall be construction fence, markers, or other approved means of defining the limits of construction.
- 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.
- All construction traffic must enter/exit the site through the CSWMP-approved access points.
- All outlet structures must remain plugged when drainage pipes are live until pond construction has been completed.

STORMWATER CONTROL MEASURES 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 manufacturer's websites. Variations from these standards shall be approved by the Qualified Stormwater Manager 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 Qualified Stormwater Manager based on actual field conditions and the Contractor's means and methods.

- SCL SEDIMENT CONTROL LOG
- CWA CONCRETE WASHOUT AREA
- DP DETENTION POND
- ED/DS EARTHEN DIKE/ DRAINAGE SWALE
- I/OP INLET/OUTLET PROTECTION
- LG LAND GRADING
- MDS MATERIALS DELIVERY & STORAGE
- RV REVEGETATION
- RR RIPRAP
- SH SURFACE HARDENING
- VEM VEHICLE EQUIPMENT & MAINTENANCE
- WM WASTE MANAGEMENT
- TP TOILETS (PORTABLE)
- VTC VEHICLE TRACKING CONTROL
- RS ROCK SOCK
- SBB STRAW BALE BARRIER
- SP STOCKPILE MANAGEMENT
- PEV PROTECT EXISTING VEGETATION
- CD CHECK DAM
- SEW STABILIZED ENTRY WAY
- LoD LIMIT OF DISTURBANCE

⇨ EXISTING FLOW ARROW
➔ PROPOSED FLOW ARROW

STORMWATER EROSION CONTROL MEASURES (PERFORMANCE STANDARDS)

The general requirements for erosion control work shall be as follows:

- Any grading shall be conducted in such a manner to effectively reduce accelerated soil erosion and resulting sedimentation.
- All grading shall be designed, constructed, and completed to minimize the size and duration of exposed (unvegetated) area.
- Sediment caused by accelerated soil erosion shall be captured and removed from runoff water prior to leaving the site.
- 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.
- Temporary soil erosion control facilities shall be removed and areas graded and stabilized with permanent soil erosion control measures.
- All BMPs will be in place prior to any major earthwork.

DURING CONSTRUCTION (TEMPORARY MEASURES)

- Material stockpiles shall be bermed around their perimeter to prevent runoff pollution.
- Place wattles and/or berm down gradient of disturbed areas and stockpiles.
- 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.
- Contractor shall have a water truck made available to assist in controlling moisture content and dust and wind erosion.
- 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.
- 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.

MAINTENANCE

- 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.
- Erosion control measures are also to be inspected within 48 hours of a storm that produces moderate runoff or moderate snow melt.
- Repairs or modifications to the erosion control measures shall be completed immediately. Repairs and modifications shall be documented (what, why, & when).
- 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.
- 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.

AFTER CONSTRUCTION (PERMANENT MEASURES)

- 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.

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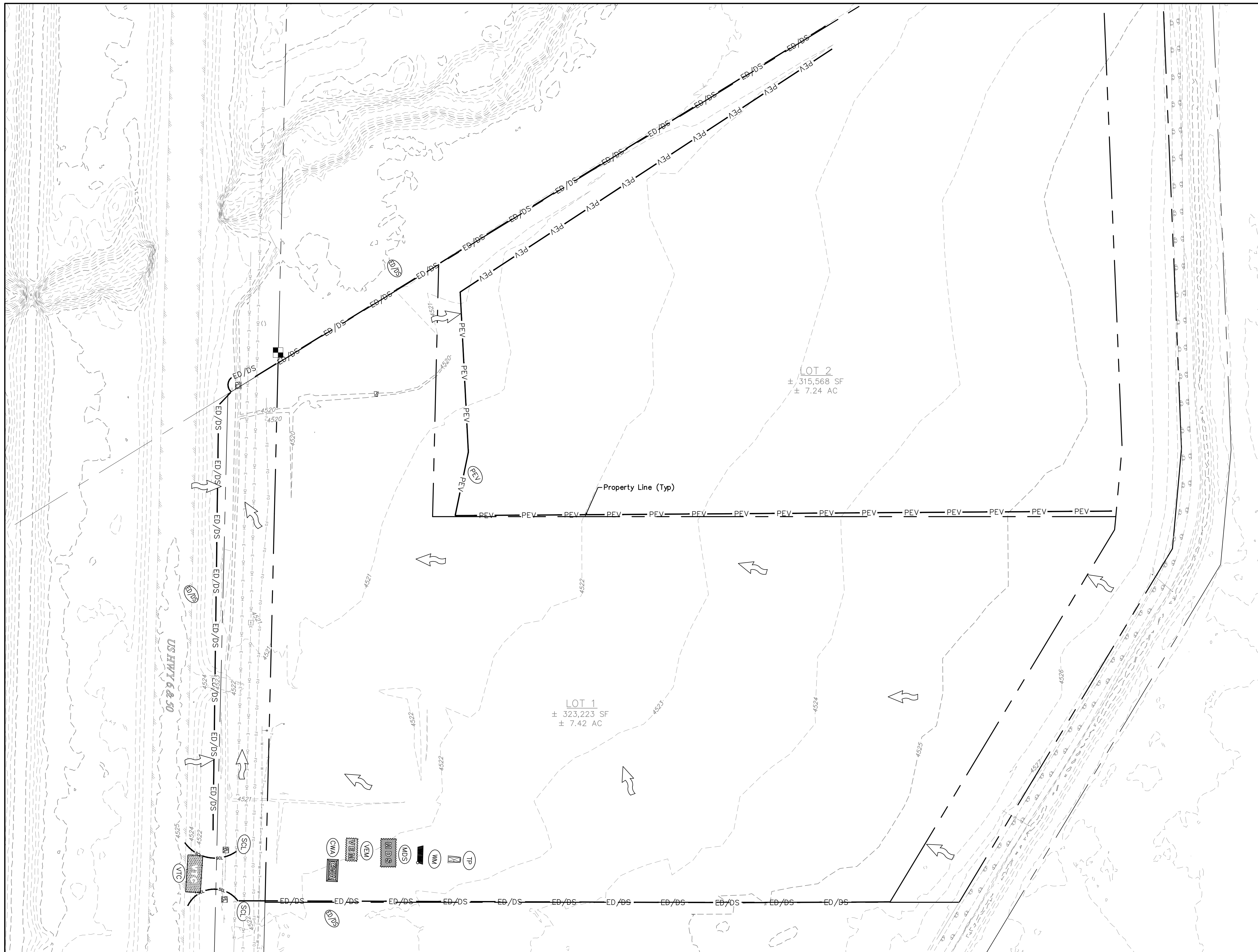
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 ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION

My Storage
 Stormwater Management Plan
 Notes

C10



STORMWATER CONTROL MEASURES LEGEND

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- LoD — (LOD) LIMIT OF DISTURBANCE
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- (CD) CHECK DAM
- (SEW) STABILIZED ENTRY WAY
- EXISTING FLOW ARROW
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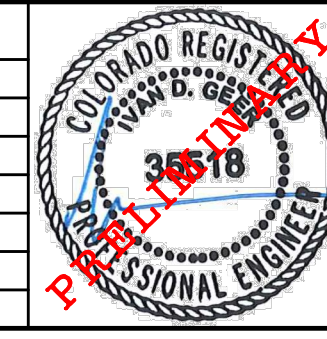
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SCALE (FEET)
 HORIZONTAL: 0 50 100
 VERTICAL: n/a

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 My Storage
 Stormwater Management Plan
 Preliminary Conditions

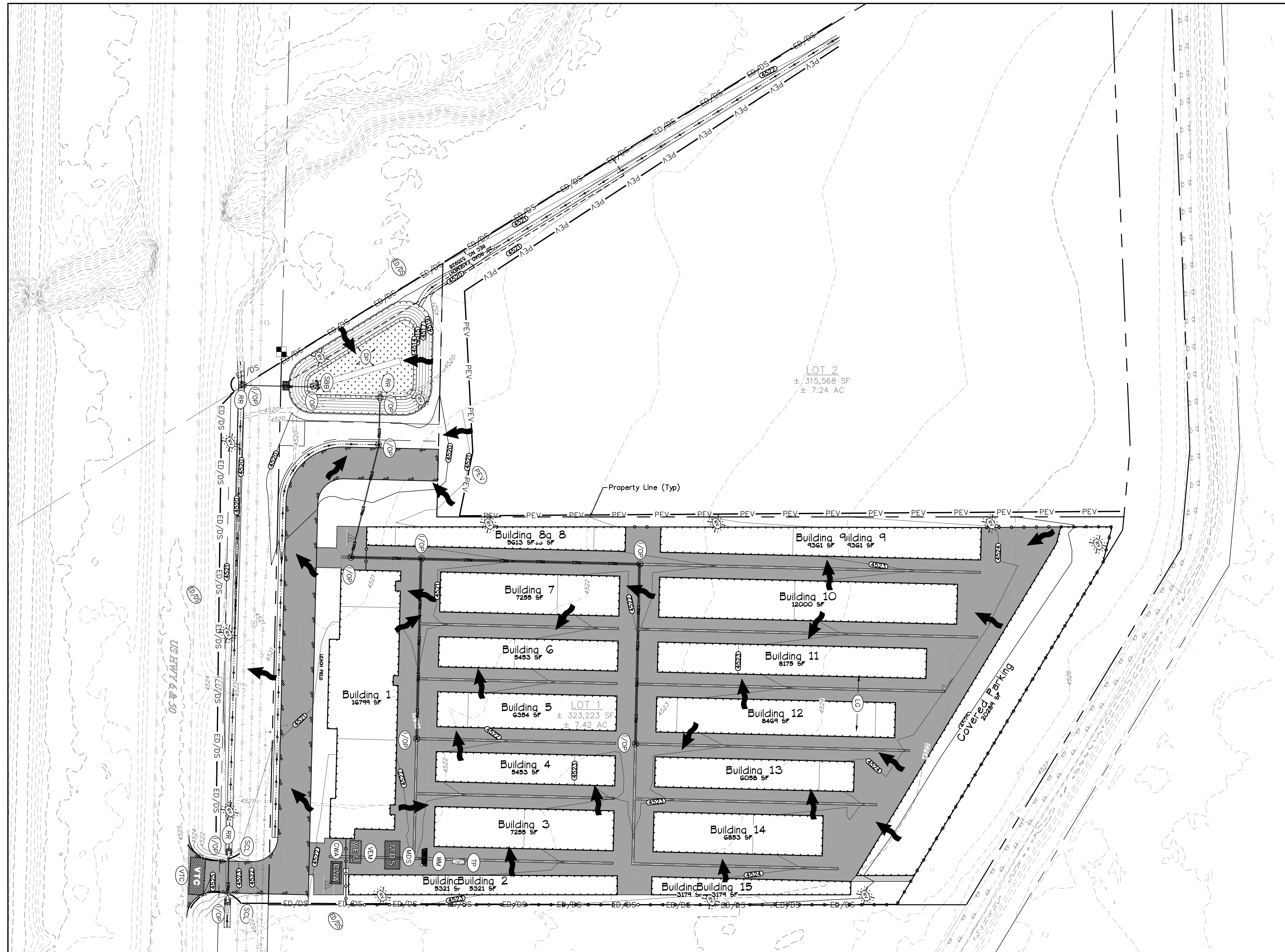
C11

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SCALE (FEET)
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 HORIZONTAL
 VERTICAL: n/a
 CONTOUR INTERVAL: 1 FT

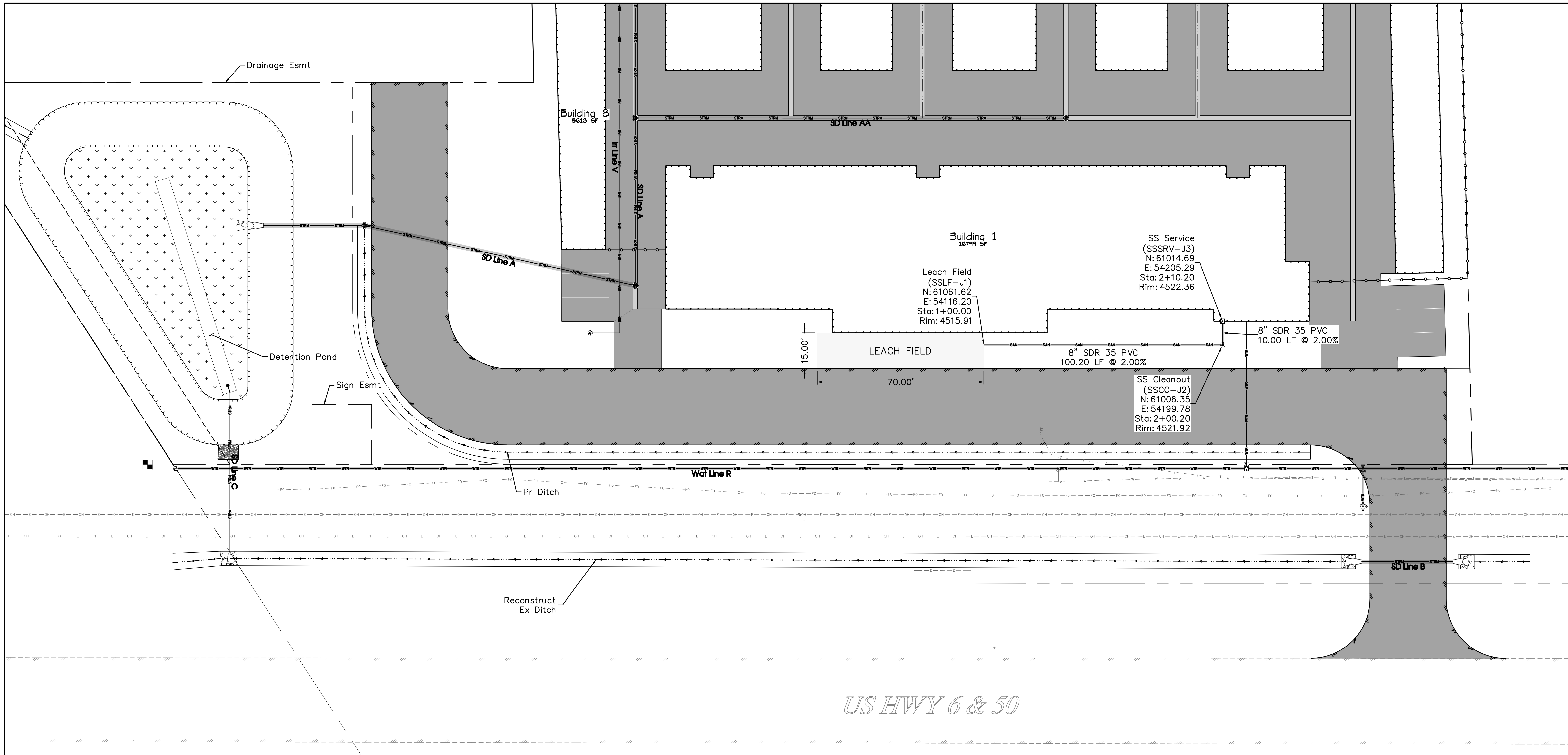
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PROFESSIONAL ENGINEER
 COLORADO REGISTERED
 36518
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JOHNSON CONSTRUCTION
 My Storage
 Stormwater Management Plan
 Interim Conditions
 City Development Engineer _____ Date _____
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SCALE (FEET)

0 20 40
 HORIZONTAL

VERTICAL: n/a

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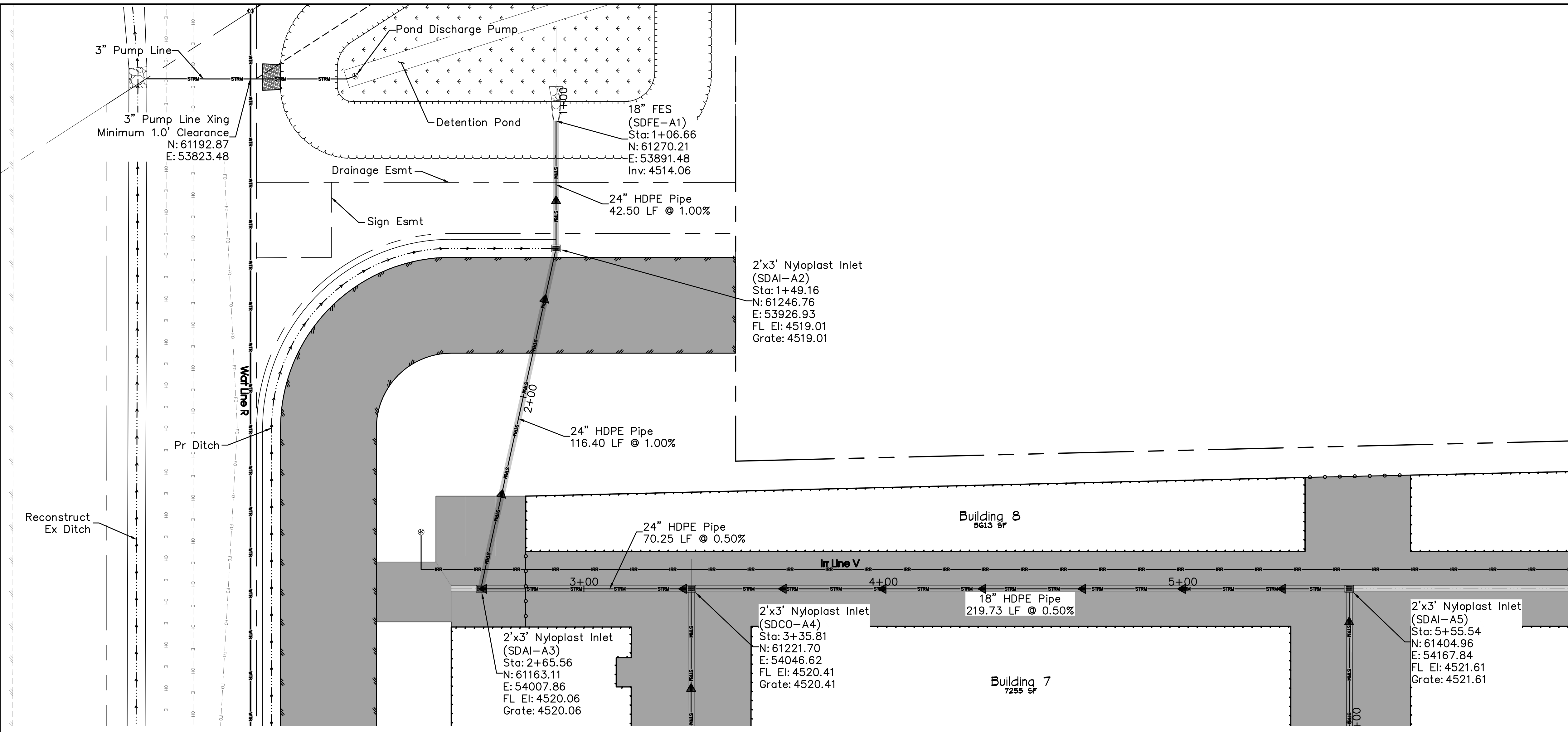
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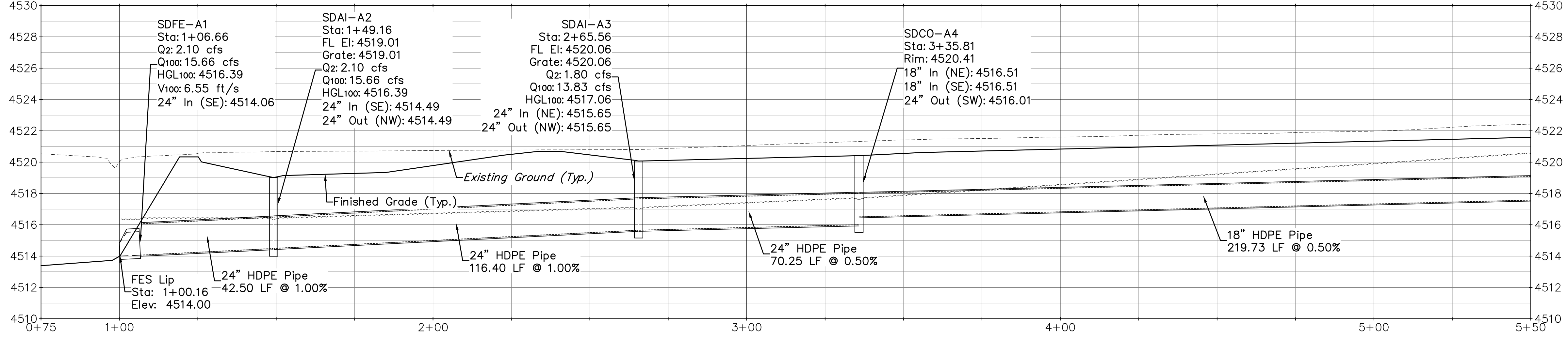
JOHNSON CONSTRUCTION

My Storage
 Sanitary Sewer Plan

C13



Profile View of SD Line A



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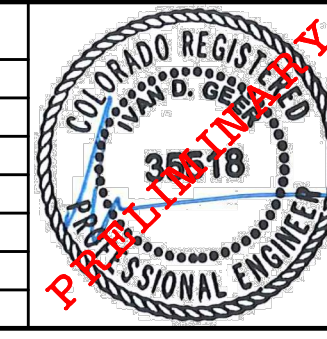
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PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\04-Utility\2119-001 Storm.dwg [1] 4/26/2023 1:47:43 PM



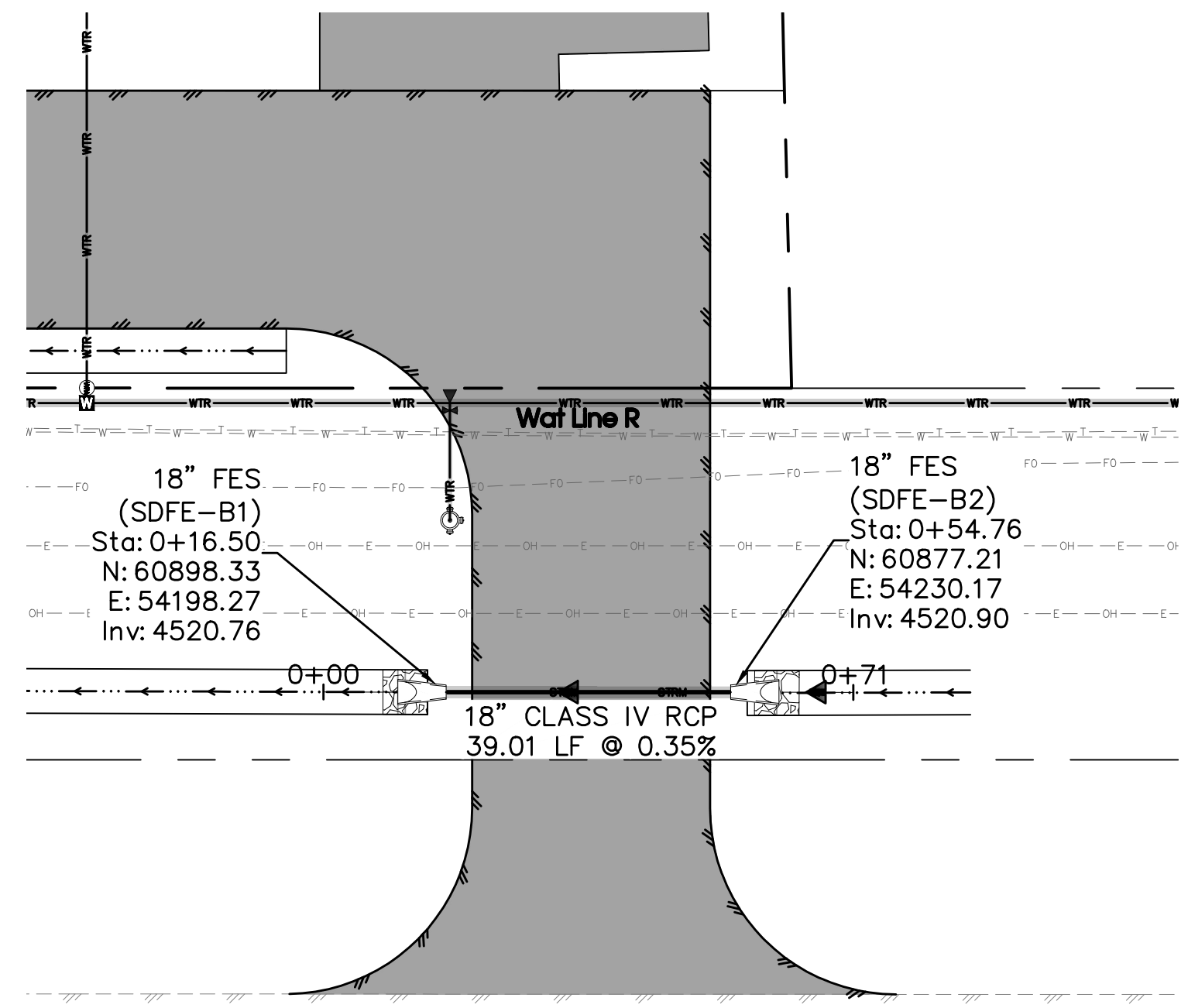
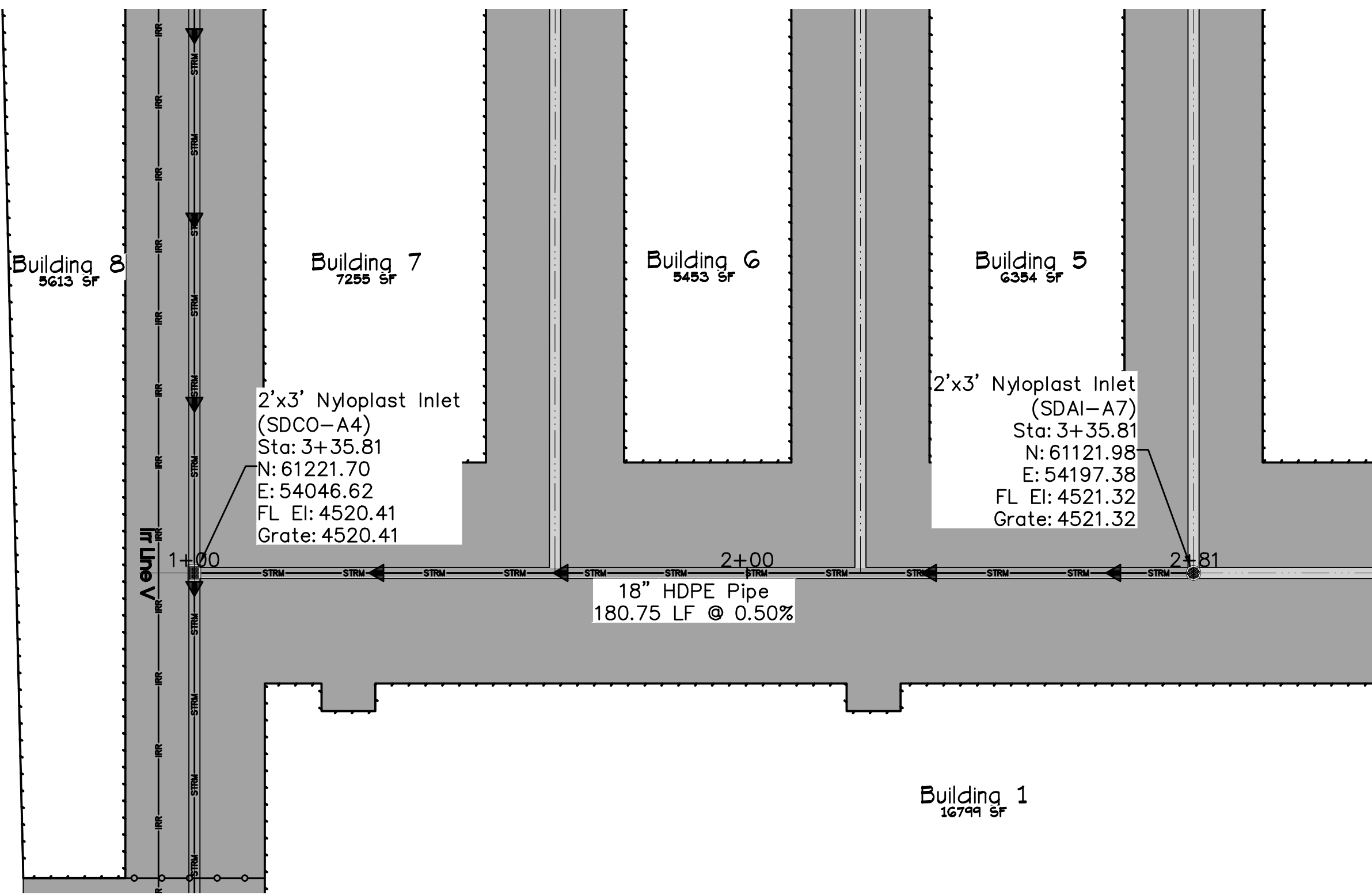
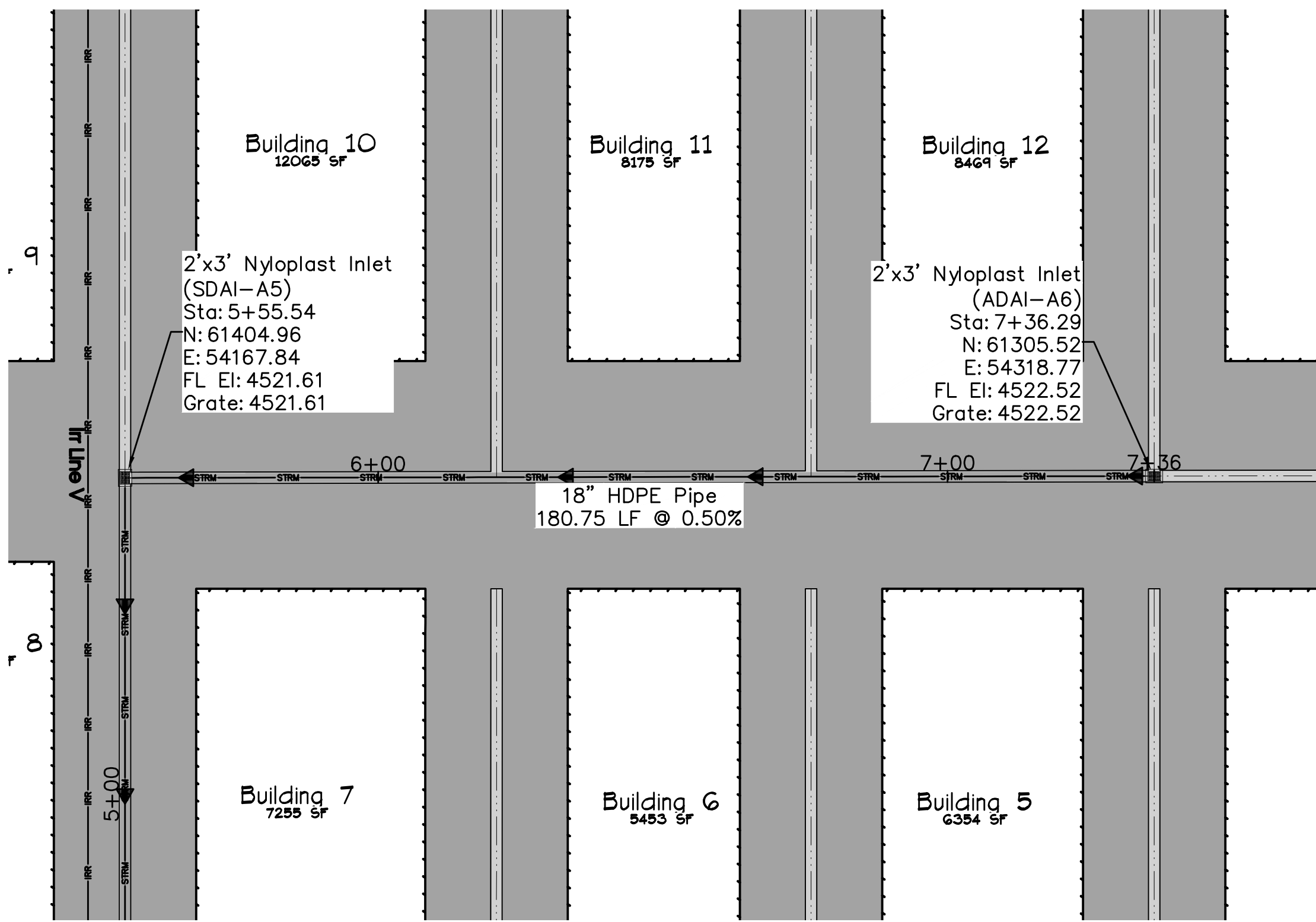
RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

DRAWN BY: ctr PROJECT: 2119-001
 CHECKED BY: idg
 ORIGINAL SHEET SIZE: 22 x 34

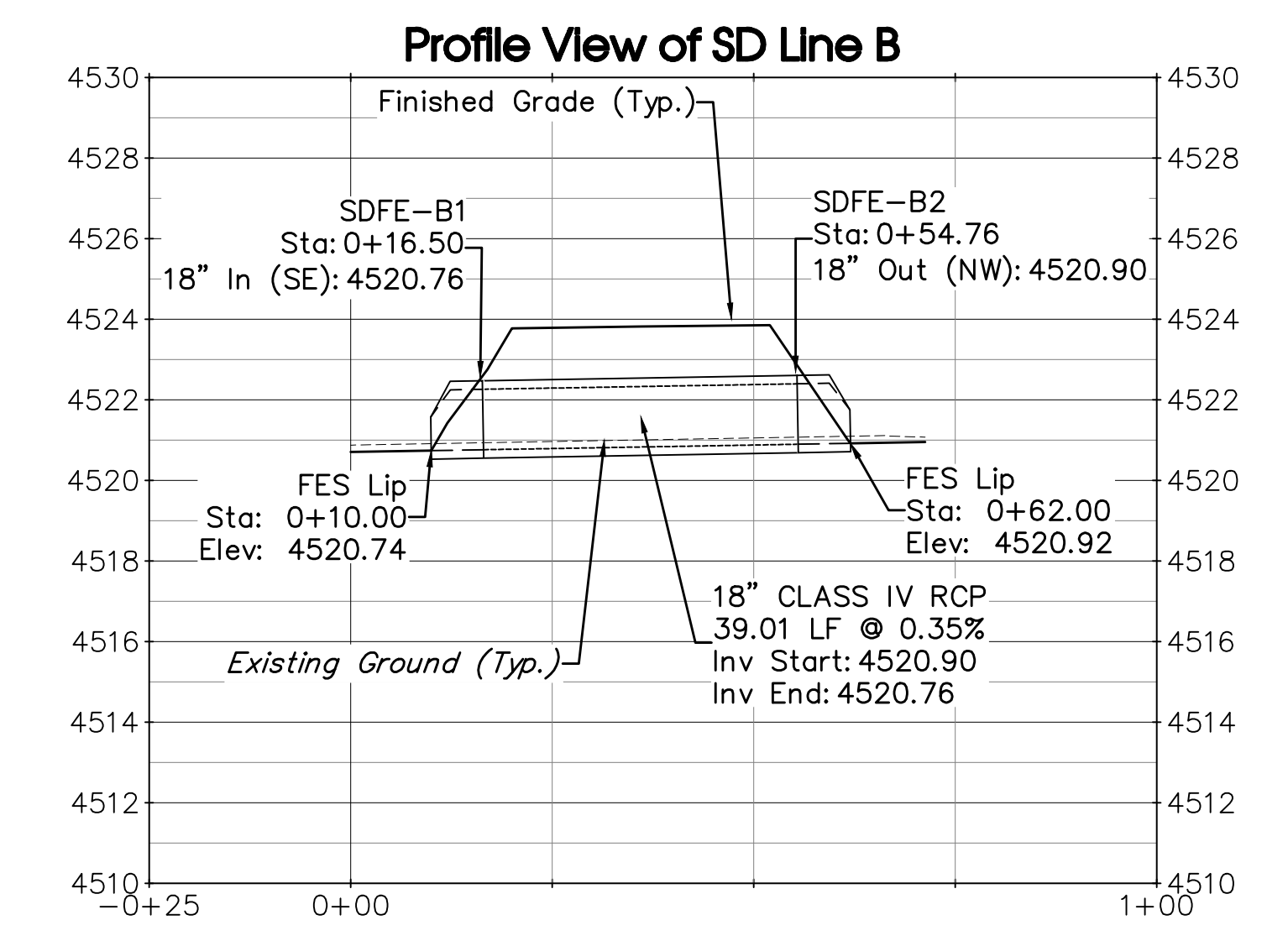
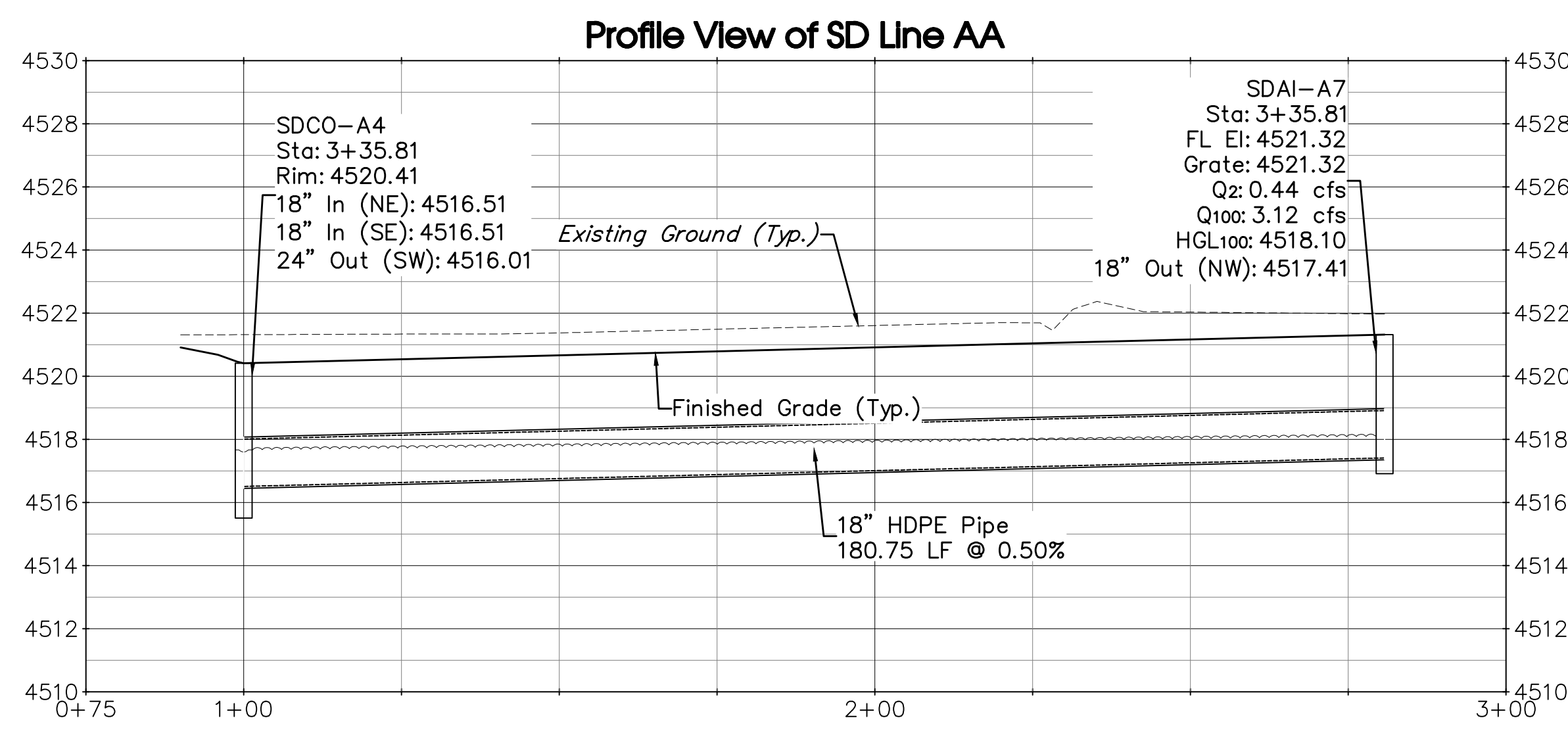
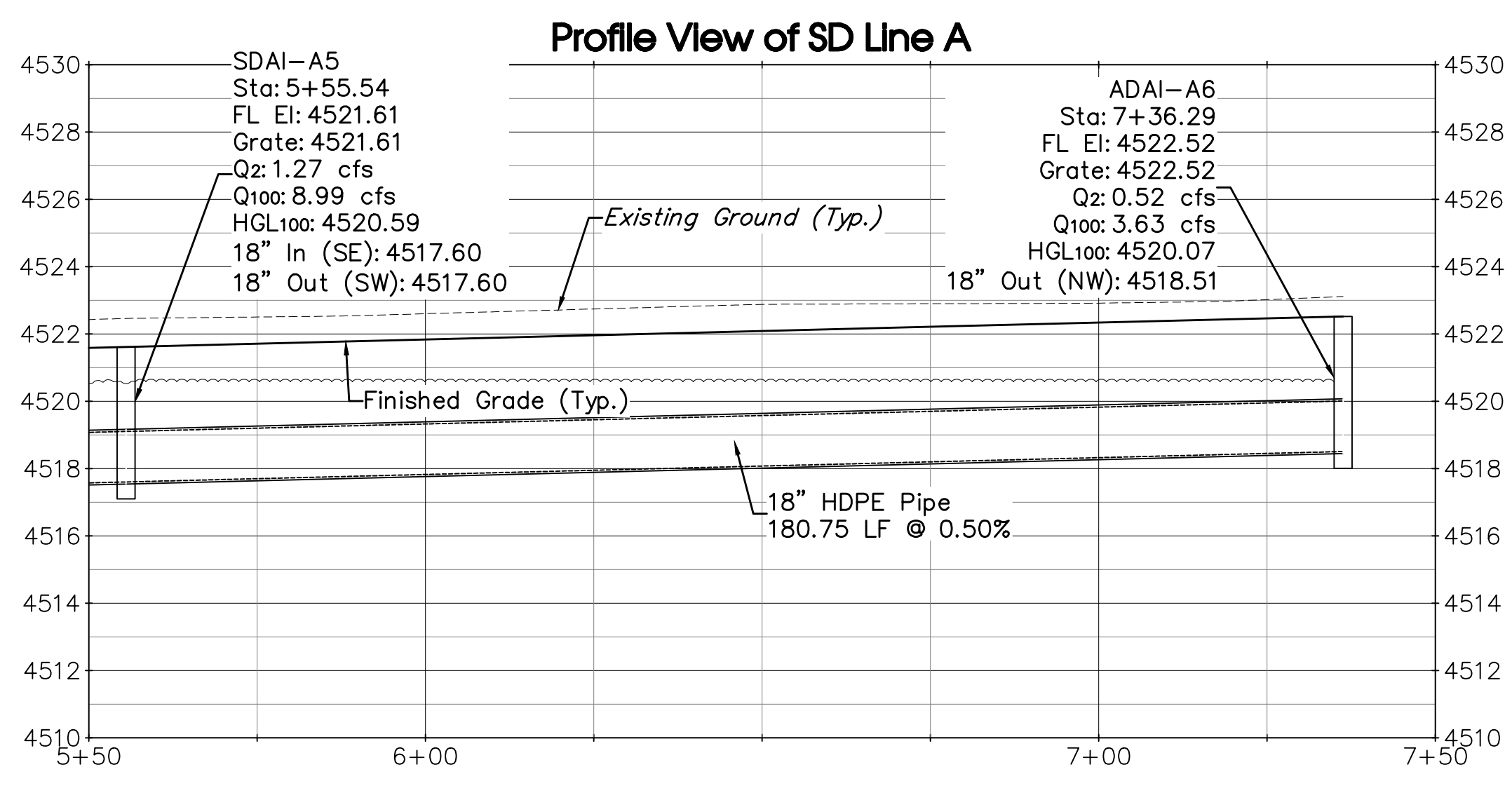
JOHNSON CONSTRUCTION
 My Storage
 Storm Drain Plan & Profile
 SD Line A (Sta 1+00 - 5+50)

City Development Engineer _____ Date _____

C14



US HWY 6 & 50



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

Project Benchmark
 CDOT Row Marker 3.25" Brass Cap
 North Row US Hwy 6 & 50
 NORTHING: 61213.39
 EASTING: 53795.63
 ELEVATION: 4521.13
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

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

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

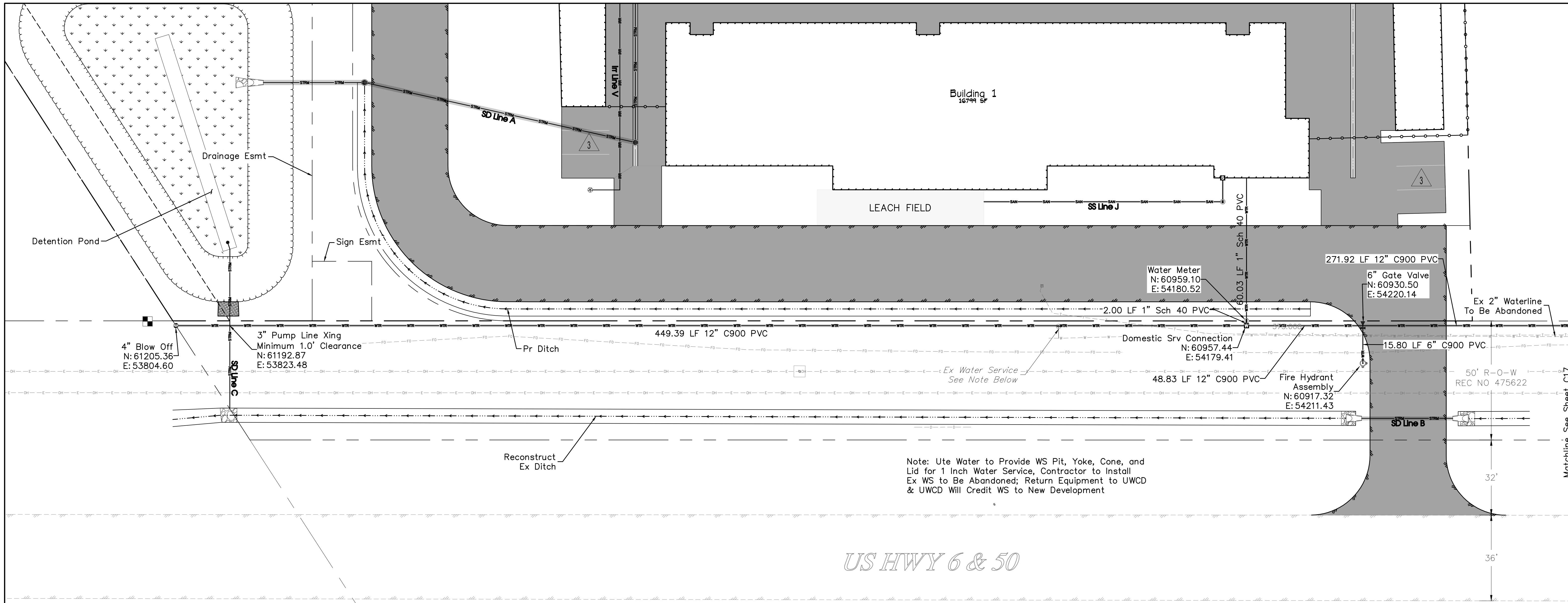
RIVER CITY CONSULTANTS
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 Phone: 970.241.4722 Fax: 970.241.8841
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DRAWN BY: ctr PROJECT: 2119-001
 CHECKED BY: idg
 ORIGINAL SHEDT SIZE: 22 x 34

JOHNSON CONSTRUCTION
 My Storage
 Storm Drain Plan & Profile
 SD Line A (Sta 5+50 - 7+50), AA, & B

C15

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\04-Utility\2119-001 Storm.dwg [2] 4/26/2023 1:47:50 PM



WATERLINE CONSTRUCTION NOTES

- All water line construction shall be in accordance with the latest revision of the Ute Water District Standards and Specifications, available at www.utewater.org/specifications.
- Contractor shall notify the District 48 hours PRIOR to the beginning of construction.
- 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.
- Cover required over top of new waterlines is 4'-6" (54 inches).
- All water mains to be DR-18 PVC conforming to AWWA C-900.
- All water mains are to be bedded per City of Fruita Standards.
- All service connections to be 3/4 inch Type "K" copper, unless specified otherwise.
- Ductile iron fittings to conform to AWWA C-153.
- Fire Hydrants shall conform to AWWA C-502.
- 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.
- 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.
- 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.
- 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.
- No privacy fences are to be allowed to enclose meter pits or fire hydrants located within streets & road ROW and multi-purpose easements.
- Stop gravel bedding in service lines at lip of gutter.

ACCEPTANCE BLOCK
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Ute Water District Representative Date

ACCEPTANCE BLOCK
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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
CDOT Row Marker 3.25" Brass Cap
North Row
US Hwy 6 & 50
NORTHING: 61213.39
EASTING: 53795.63
ELEVATION: 4521.13
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 20 40
HORIZONTAL
VERTICAL: n/a

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\04-Utility\2119-001 Water.dwg [1] 4/26/2023 1:48:10 PM



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Grand Junction, CO 81501 Fax: 970.241.8841
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CHECKED BY: idg
ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
My Storage
Water Line Plan
Water Line Plan 1

C16

2697-233-00-076
REC NO 2960655

2697-233-00-075
REC NO 2960655

Ex Water Meter
(1940 Hwy 6/50)
N: 60782.12
E: 54448.02

271.92 LF 12" C900 PVC

12"X3/4" Tap Saddle
3/4" Corp Stop
Reconnect 3/4" Copper Srv Line
N: 60780.48
E: 54446.94

50' R-O-W
REC NO 475622

Strip Telephone
as Required

707.99 LF 12" C900 PVC

Ex 2" Waterline
To Be Abandoned

32'

36'

US HWY 6 & 50

2697-233-00-075
REC NO 2960655

Ex 2" Waterline
To Be Abandoned
Cap Approx. 300' North
Along 19.5 Road

2697-271-02-007
REC NO 2960655

Ex 10" Waterline

Ex Fire Hydrant

707.99 LF 12" C900 PVC

Deflection

115.02 LF 12" C900 PVC

18-Inch Casing Pipe
Per UWCD Spec
See Detail G, Sheet 1

Connect to
Ex 12" Stub
N: 60321.73
E: 55130.08

Ex 12"x10" Tee

Ex 12" Waterline

Ex 12" Gate Valve

Ex 2" Waterline
To Be Abandoned

50' R-O-W
REC NO 475622

32'

36'

US HWY 6 & 50

WATERLINE CONSTRUCTION NOTES

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2. Contractor shall notify the District 48 hours PRIOR to the beginning of construction.
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14. No privacy fences are to be allowed to enclose meter pits or fire hydrants located within streets & road ROWs and multi-purpose easements.
15. Stop gravel bedding in service lines at lip of gutter.

ACCEPTANCE BLOCK
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Ute Water District Representative _____ Date _____

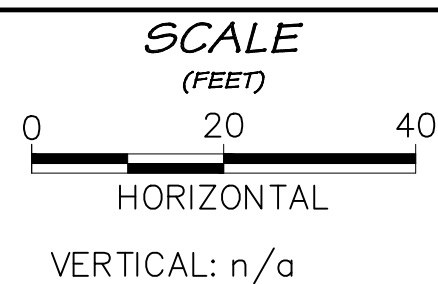
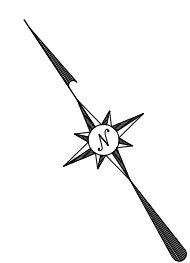
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Project Benchmark

CDOT Row Marker 3.25" Brass Cap
North Row
US Hwy 6 & 50
NORTHING: 61213.39
EASTING: 53795.63
ELEVATION: 4521.13
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



PROJECT PHASE: Preliminary/Review

DATE ISSUED: 29.March.2023

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Phone: 970.241.4722 Fax: 970.241.8841

DRAWN BY: ctr PROJECT: 2119-001
CHECKED BY: ida
ORIGINAL SHEET SIZE: 22 x 34

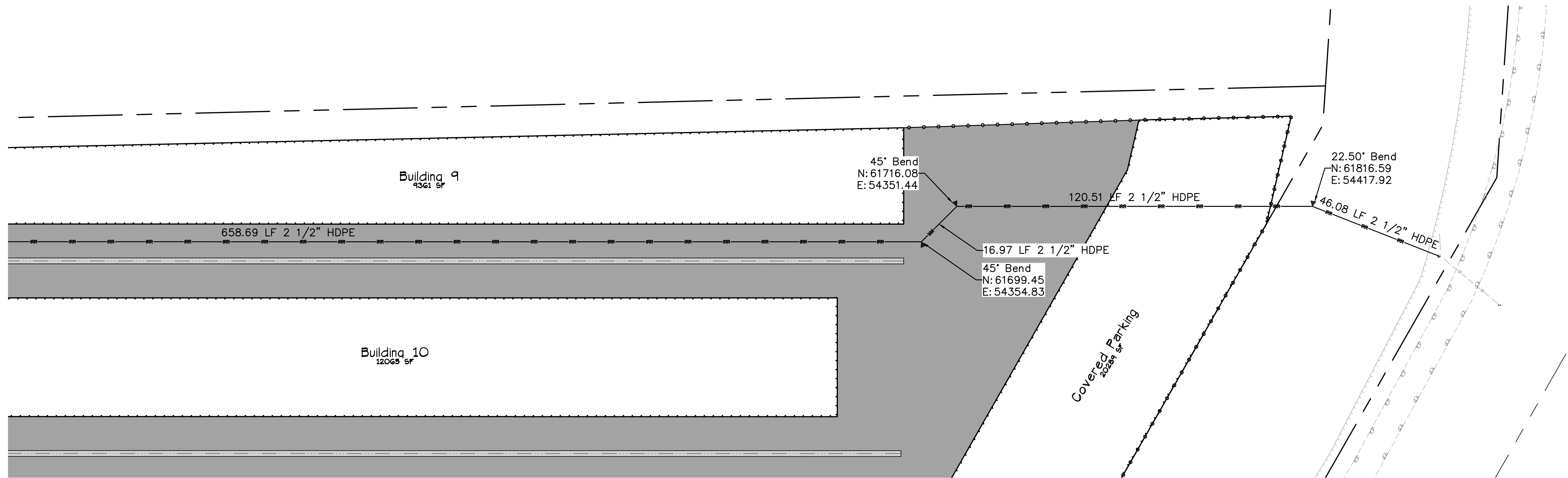
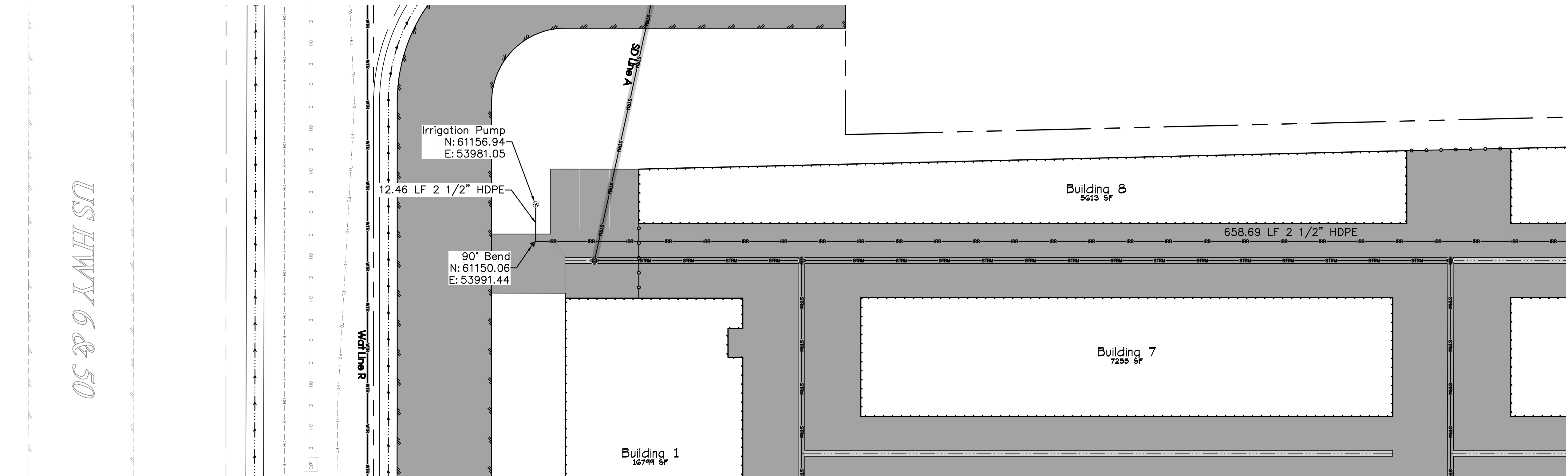
JOHNSON CONSTRUCTION

My Storage

Water Line Plan
Water Line Plan 2

C17

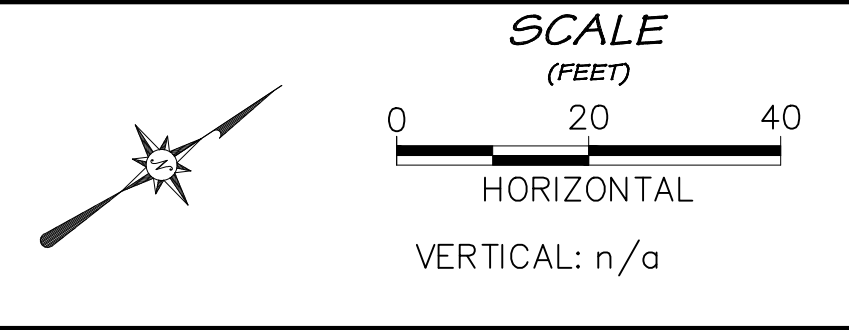
US HWY 6 & 50



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 CDOT RoW Marker 3.25" Brass Cap
 North RoW
 US Hwy 6 & 50
 NORTHING: 61213.39
 EASTING: 53795.63
 ELEVATION: 4521.13
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2119 Johnson Construction\001 My Storage 1930 Hwy 6&50\Design\DWG\04-Utility\2119-001 Irrigation.dwg [Irrigation] 4/26/2023 1:48:36 PM



RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201 Phone: 970.241.4722
 Grand Junction, CO 81501 Fax: 970.241.8841
 www.rcwest.com
 DRAWN BY: ctr PROJECT: 2119-001
 CHECKED BY: idg
 ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
 My Storage
 Irrigation Plan
 C18

PROPOSED PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
2	HAC	Western Hackberry/ Celtis occidentalis	2" cal/ B&B	60' Ht. & 40' Spd.
3	HWM	Hot Wings Maple/ Acer tataricum 'Satan's	2" cal/ B&B	25' Ht. & 20' Spd.
2	IMP	Imperial Locust/ Gleditsia triacanthos inermis 'Imperial'	2" cal/ B&B	35' Ht. & 25' Spd.
2	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal/ B&B	25' Ht. & 20' Spd.
Evergreen Trees:				
23	ACB	Arizona Cypress/ Cupressus arizonica 'Blue Ice'	5' Tall/ #20	15' Ht. & 8' Spd.
Deciduous Shrubs:				
19	ATR	Althea- Rose of Sharon / Hibiscus syriacus	18"-24" Spread/ #5	10' Ht. & 5' Spd.
5	BMS	Blue Mist Spirea/ Caryopteris x clandonensis	18"-24" Spread/ #5	3' Ht. & 3' Spd.
6	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
36	NMP	New Mexico Privet/ Forestiera neomexicana	18"-24" Spread/ #5	8' Ht. & 6' Spd.
8	LSB	Lilia Smoke Bush/ Cotinus coggygria 'Lilia'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
4	RSA	Russian Sage/ Perovskia arcticifolia	18"-24" Spread/ #5	4' Ht. & 4' Spd.
Evergreen Shrubs:				
6	GMD	Green Mound Juniper/ Juniperus procumbens Green Mound'	18"-24" Spread/ #5	1' Ht. & 6' Spd.
Grasses/ Vines:				
4	PHM	Panicum 'Heavy Metal'	#1	3' Ht. & 2' Spd.
76	HNS	Honeysuckle/ Lonicera	#2	5' Ht. & 5' Spd.

*All plant totals on the plant list shall be verified with plant numbers on the landscape plans.

LANDSCAPE AND IRRIGATION NOTES

- PLANTING AREAS ARE TO HAVE 3" OF LANDSCAPE ROCK (3/4" TAN GRANITE) OVER LANDSCAPE FABRIC. ALL PLANT MATERIAL SHALL HAVE A PLANTING RING AT THE BASE OF EACH PLANT WITH 3" OF WESTERN RED CEDAR MULCH OVER LANDSCAPE FABRIC.
- AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED. ALL PLANTING BEDS ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM AND ALL NATIVE SEED AREAS ARE TO BE WATERED WITH TEMPORARY IRRIGATION UNTIL THE SEED IS ESTABLISHED.
- METAL LANDSCAPE EDGING IS TO BE INSTALLED ALONG THE EDGE OF THE LANDSCAPE ROCK AREAS.
- THE LANDSCAPE CONTRACTOR SHALL COLLECT SOILS SAMPLES AND RUN SOILS TESTING FOR THE PROPOSED PLANTING AREAS. ADD SOIL AMENDMENTS AND FERTILIZERS AS RECOMMENDED IN THE SOIL TESTING REPORT TO ENSURE A GOOD PLANTING MEDIUM. ANY IMPORTED PLANTING SOIL SHALL ALSO BE TESTED AND BE THREE PARTS SCREENED TOPSOIL AND ONE PART MANURE.

NATIVE SEED MIXES

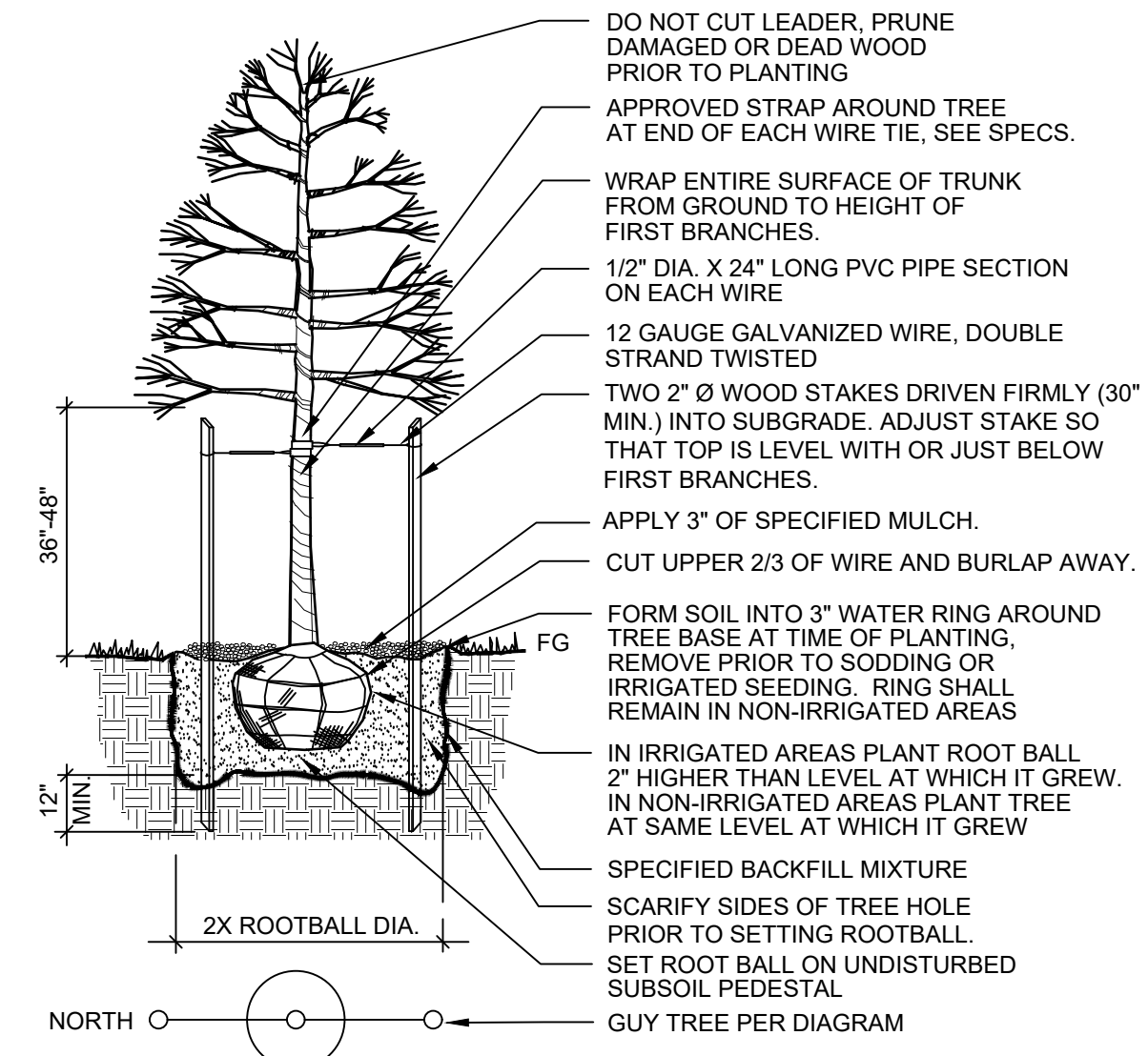
Hydroseed Mix For Detention Pond
 50% 'Falls Alkali' Grass
 50% 'Alkali Sacaton' Grass

Hydroseed Mix For Disturbed Area
 70% Turf Type Buffalo grass (Bouteloua Dactyloides)
 30% Native Blue Grama (Bouteloua gracilis)
 Grows 10-20 inches tall if unmown. Requires little to no maintenance.

Seeding Rate:
 4 lbs. per 1,000 sq. ft. or up to 10 lbs. 1000 sq. ft.

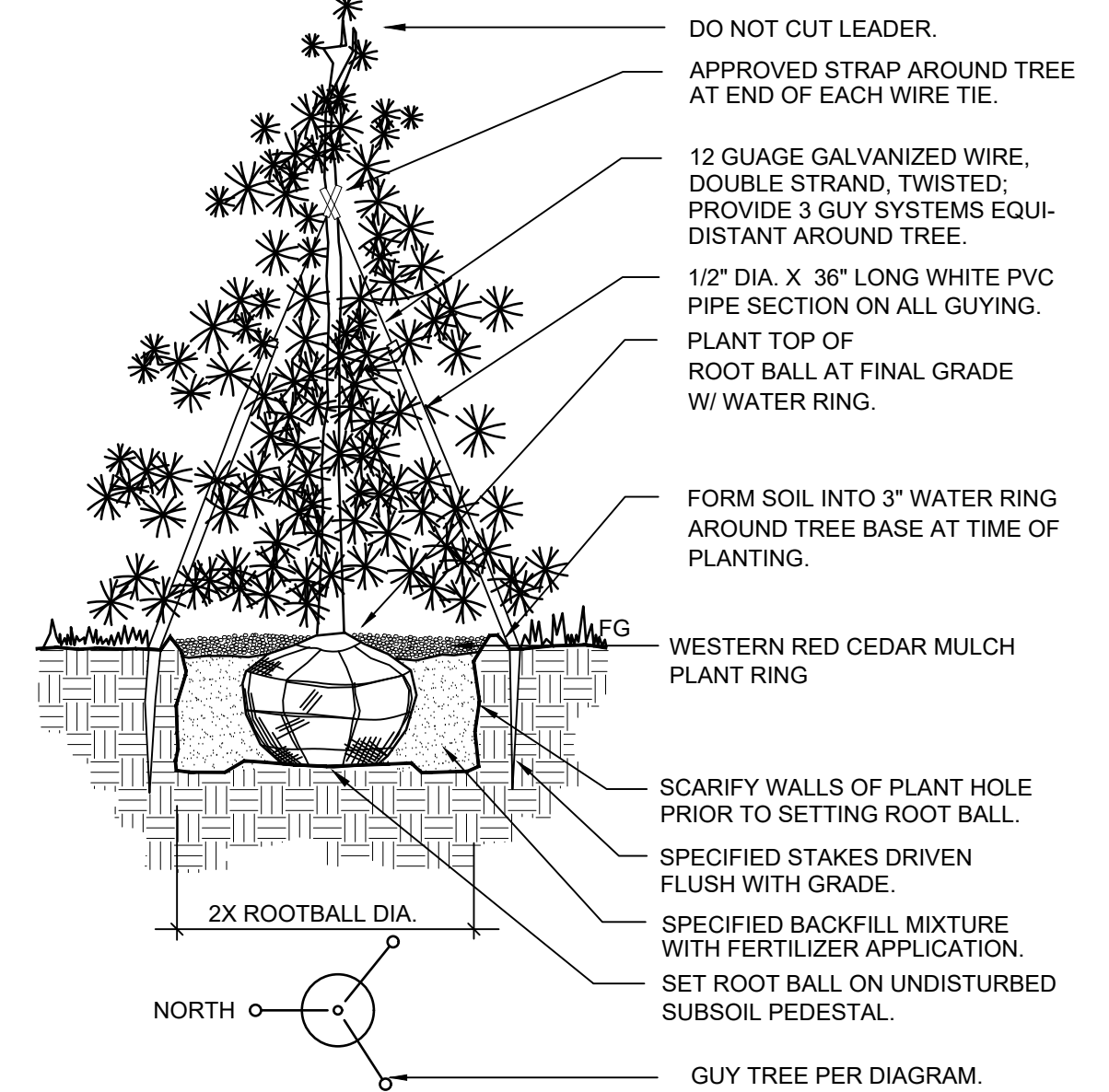
All seed needs to be well mixed, broadcast seeded, followed by hand raking to cover seed, and then an application of 800 pounds/acre of Biosol to improve germination. Hydromulch the seeded area with 2500 lbs/acre of virgin wood fiber hydromulch and 150 lbs/acre of organic tackifier. Do not hydroseed and do not seed if standing water or snow/frozen ground are present.

A landscape maintenance program will be needed to establish good growth of the native seed around the property. The maintenance program shall include irrigation and mowing to control annual weeds around all new landscape material. Any mowers used on the property should be rotary and the tractor should be small enough not to rut the soil and damage the vegetation. If needed, spot treat the property with an owner approved herbicide to control any noxious weeds. After the first growing season reseed any bare areas and replace any damaged or dead plant material around the property.



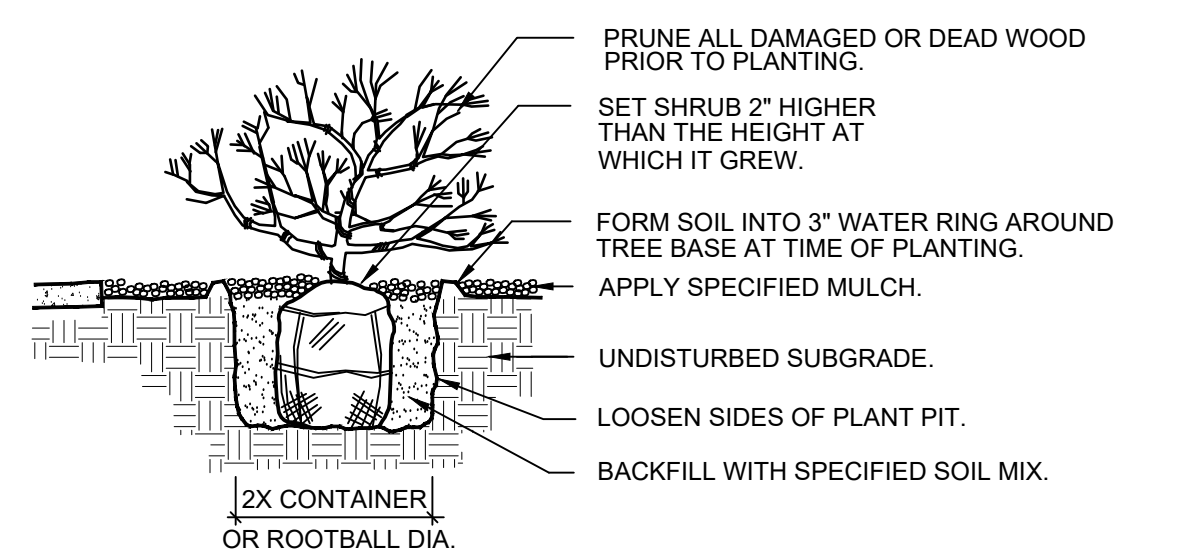
A Tree Planting Detail

SCALE: NTS



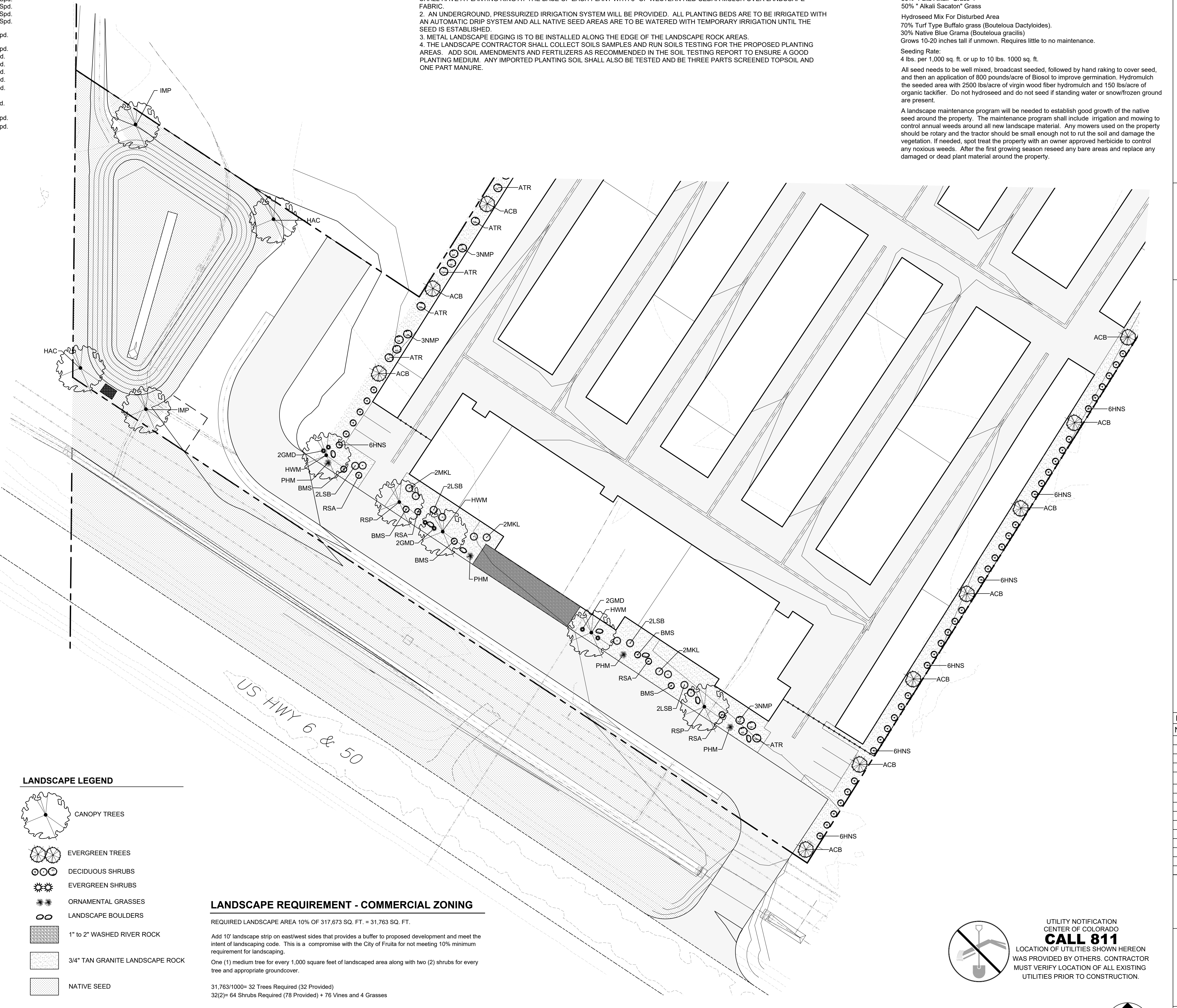
B Evergreen Planting Detail

SCALE: NTS



C Shrub Planting Detail

SCALE: NTS



- LANDSCAPE LEGEND**
- CANOPY TREES
 - EVERGREEN TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - LANDSCAPE BOULDERS
 - 1" to 2" WASHED RIVER ROCK
 - 3/4" TAN GRANITE LANDSCAPE ROCK
 - NATIVE SEED

LANDSCAPE REQUIREMENT - COMMERCIAL ZONING

REQUIRED LANDSCAPE AREA 10% OF 317,673 SQ. FT. = 31,763 SQ. FT.

Add 10' landscape strip on east/west sides that provides a buffer to proposed development and meet the intent of landscaping code. This is a compromise with the City of Fruita for not meeting 10% minimum requirement for landscaping.

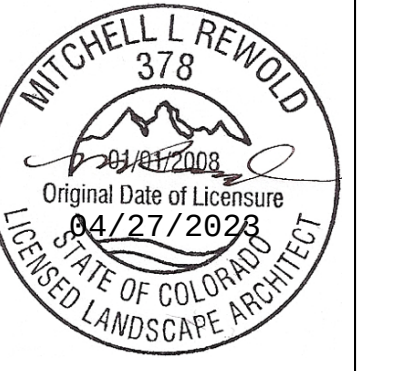
One (1) medium tree for every 1,000 square feet of landscaped area along with two (2) shrubs for every tree and appropriate groundcover.

31,763/1000= 32 Trees Required (32 Provided)
 32(2)= 64 Shrubs Required (78 Provided) + 76 Vines and 4 Grasses

UTILITY NOTIFICATION CENTER OF COLORADO CALL 811
 LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

1 Landscape Plan Scale: 1"=30'-0"

MRLA MITCHELL REWOLD LANDSCAPE ARCHITECTURE AND LAND PLANNING
 386 34 1/2 Road
 Palisade, Colorado 81526
 (970) 361-4345



My Storage Fruita
 1930 Highway 6 and 50
 Fruita, Colorado

ISSUED FOR:		
No.	Date	Remarks

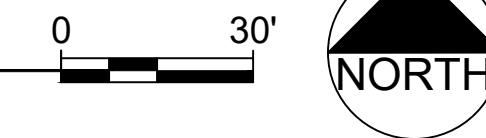
PHASE: PLAN REVIEW

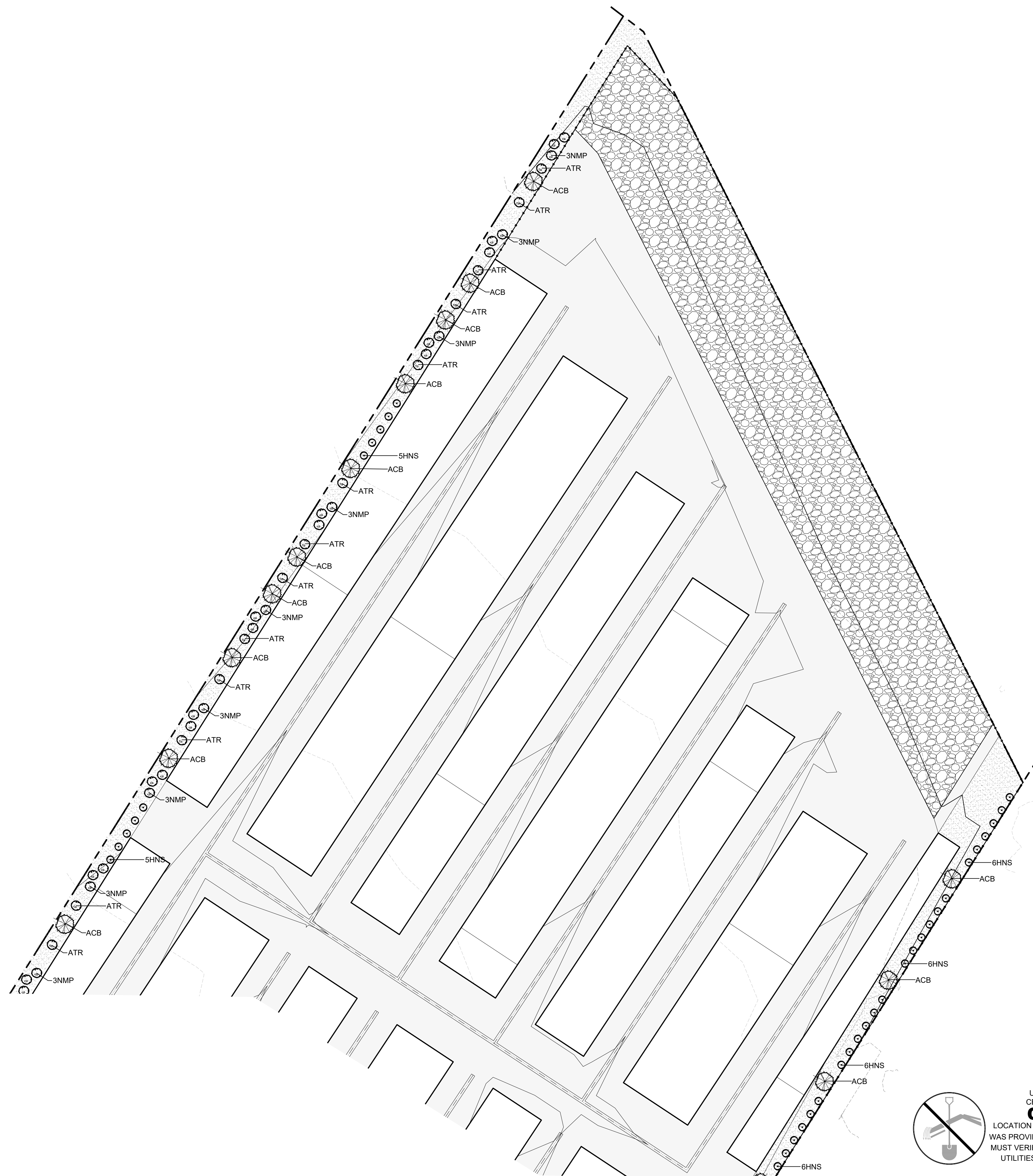
DRAWING TITLE:

LANDSCAPE PLAN

SHEET NUMBER

L-1





LANDSCAPE LEGEND

- CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOULDERS
- 1" to 2" WASHED RIVER ROCK
- 3/4" TAN GRANITE LANDSCAPE ROCK
- NATIVE SEED

1 Landscape Plan
Scale: 1"=30'-0"

UTILITY NOTIFICATION
CENTER OF COLORADO
CALL 811
LOCATION OF UTILITIES SHOWN HEREON
WAS PROVIDED BY OTHERS. CONTRACTOR
MUST VERIFY LOCATION OF ALL EXISTING
UTILITIES PRIOR TO CONSTRUCTION.



MRLA MITCH REWOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING

386 34 1/2 Road
Palisade, Colorado 81526 (970) 361-4345

My Storage Fruita
1930 Highway 6 and 50
Fruita, Colorado

ISSUED FOR:

No	Date	Remarks
	04.27.23	Plan Review

PHASE: PLAN REVIEW

DRAWING TITLE:

LANDSCAPE PLAN

SHEET NUMBER

L-2



LIGHTING - SITE PLAN - SOUTH

SCALE: 1"=30'-0"

NORTH

SITE LIGHTING LUMINAIRE SCHEDULE

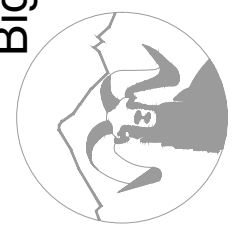
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SP1	LUMARK PPRV-1-C25-T4-25-HHS MSP/DIM-L30	APPROVED EQUIVALENT	120-277V 25'-0" POLE	0-10V LED DIMMING 13100LM, 4000K, 80CRI, 96W	PREVAIL POLE AND FIXTURE COMBINATION, 25'-0" TALL SQUARE POLE ON A 2'TALL CONCRETE BASE, BRONZE FINISH.
SP2	LUMARK PPRV-1-C15-T4-25-HHS MSP/DIM-L30	APPROVED EQUIVALENT	120-277V 25'-0" POLE	0-10V LED DIMMING 7100LM, 4000K, 80CRI, 52W	PREVAIL POLE AND FIXTURE COMBINATION, 25'-0" TALL SQUARE POLE ON A 2'TALL CONCRETE BASE, BRONZE FINISH.
SW1	CRAFTMADE 2402-TB	APPROVED EQUIVALENT	120V EXTERIOR BUILDING	LED SCREW BASE A19, 1520LM, 14W.	CAST 2-LIGHT BULLET WALL MOUNTED FIXTURE, BLACK MATTE FINISH.

NOTES:

1. THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
2. ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRE. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR.
3. ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES. LIGHT TRESPASS AND DARK SKY INITIATIVES.
4. ALL EXTERIOR BUILDING MOUNTED AND PARKING LOT LIGHTS ARE TO BE CONTROLLED THRU A PHOTOCELL, TIME CLOCK OR AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION.
5. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
6. ORDER ALL EXTERIOR LUMINAIRE WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

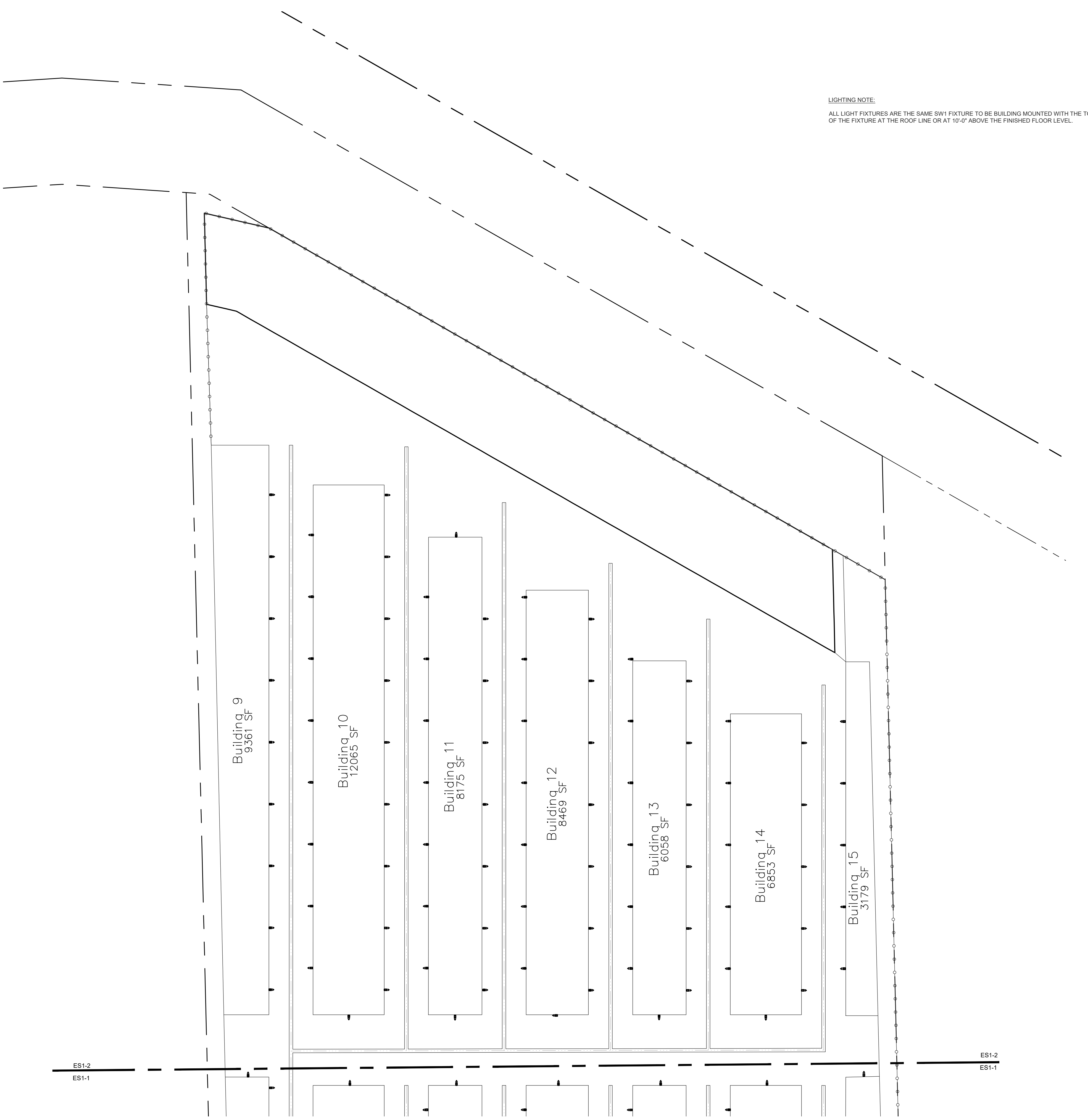


MY STORAGE FRUITA

1930 HWY 6 & 50
FRUITA, COLORADO

DATE:	ISSUED FOR:
03/02/2023	---

DATE:	03/21/2023
JOB NO:	21-278
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	ES1-1



LIGHTING NOTE:
ALL LIGHT FIXTURES ARE THE SAME SW1 FIXTURE TO BE BUILDING MOUNTED WITH THE TOP OF THE FIXTURE AT THE ROOF LINE OR AT 10'-0" ABOVE THE FINISHED FLOOR LEVEL.

LIGHTING - SITE PLAN - NORTH
SCALE: 1"=30'-0"
NORTH

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 8W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

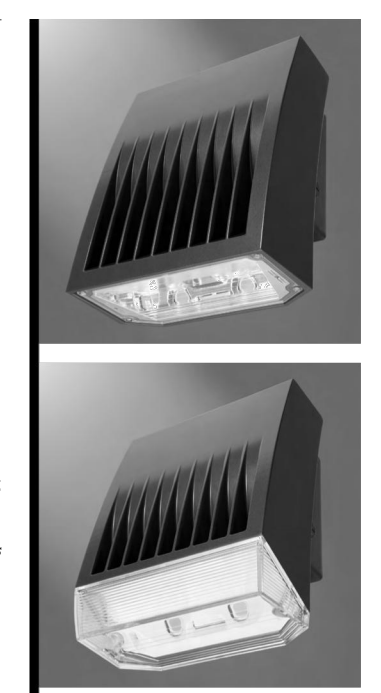
Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 8W, 81W and 102W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C (122°F) models available in 8W and 81W models only. Crosstour MAXX luminaires maintain greater than 85% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 50Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 8W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

Catalog #	Type
Project	SW1
Comments	Date
Prepared by	



XTOR
CROSSTOUR
MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

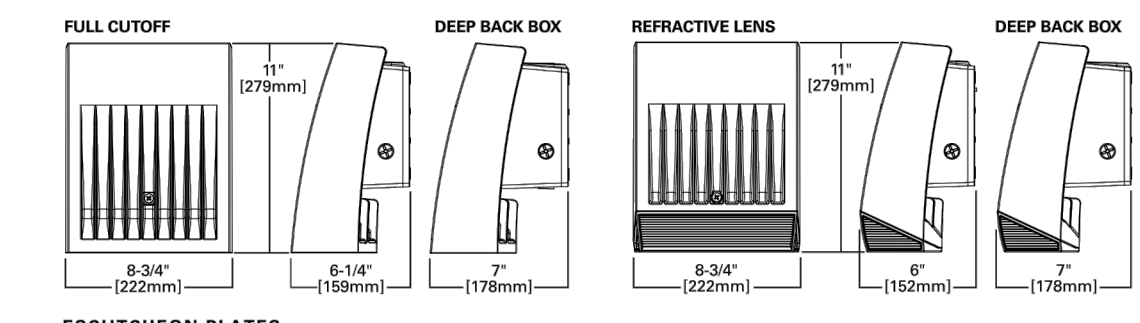


CERTIFICATION DATA
UL Listed, Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 2000K CCT only)
DesignLights Consortium® Qualified*
LM79 / LM80 Compliant
FROTH Compliant
NOM Compliant Models
30 Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

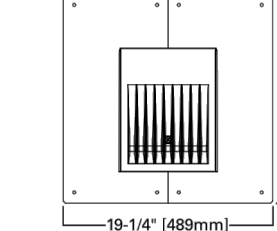
TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 80°C Minimum
EPA
Effective Projected Area (S_p, F_l):
XTOR8B, XTOR8W, XTOR12B-0.54

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]
TDS14005EN
November 18, 2021 5:42 PM

DIMENSIONS



ESCUTCHION PLATES



POWER AND LUMENS BY FIXTURE MODEL

LED Information	8W Series					
	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	6,119	6,235	6,235	6,113	5,811	5,825
ULIG Rating	B1-L10-G1	B2-L14-G3	B1-L10-G1	B2-L14-G3	B1-L10-G1	B2-L14-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	8W	8W	8W	8W	8W	8W

ORDERING INFORMATION

Sample Number: XTOR8B-W-WT-PC1	Series*	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Domestic Preferences**	Full Cutoff	(Blank)-Bright White	(Blank)-Carbon	347V-347V+1+1+1
Black Box American Act	XTOR8B-8W	(Blank)-Standard 5000K	Bronze (Standard)	480V-480V+1+1+1
TAA-Trade Agreements Act	XTOR8B-81W	W-Neutral, 4000K	PC1-Photocontrol 120V†	PC2-Photocontrol 208-277V‡
	XTOR12B-102W		MS-120-Motion Sensor for ON/OFF Operation***	MS/DM-120-Motion Sensor for Dimming Operation****
	XTOR8BRL-8W		CBP-Cold Weather Battery Pack****	Ma-60°C High Ambient**
	XTOR8BRL-81W			
	XTOR12BRL-102W			

Accessories (Order Separately)†
WIG-XTOR8B-Crosstour MAXX Wire Guard
FB120V-Field Installed 120V Photocontrol*
FB277V-BUTTON PC-Field Installed 208-277V Photocontrol*
EWV-XTOR8B-Escutcheon Wall Plate, Carbon Bronze
EWV-XTOR8BRL-Escutcheon Wall Plate, Summit White
FSB100-Wireless Configuration Tool for Occupancy Sensor**

- NOTES:**
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, MS-120 and MS/DM-120.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. For NEC, not for use with ungrounded systems, impedance grounded systems or center grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-120 and MS/DM-120 options.
 - Use PC1 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
 - 120V or 277V only.
 - Factory set to 50% power reduction after 15 minutes of inactivity. Dimming driver included.
 - Includes integral photo sensor.
 - The FSB100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - 120V or 277V operation only.
 - Operating temperature: 0°C to 30°C.
 - Not available in XTOR12B or XTOR12BRL models.
 - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - Accessories sold separately will be separately analyzed under domestic preference requirements. Contact factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences*	8W Series	81W Series	102W Series
(Blank)-Standard	XTOR8B-8W, 5000K, Carbon Bronze	XTOR8B-81W, 5000K, Carbon Bronze	XTOR12B-102W, 5000K, Carbon Bronze
BAA-Buy American Act	XTOR8B-PC1-8W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1-81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1-102W, 5000K, 120V PC, Carbon Bronze
TAA-Trade Agreements Act	XTOR8B-WT-8W, 5000K, Summit White	XTOR8B-WT-81W, 5000K, Summit White	XTOR12B-WT-102W, 5000K, Summit White
	XTOR8B-W-8W, 4000K, Carbon Bronze	XTOR8B-W-81W, 4000K, Carbon Bronze	XTOR12B-W-102W, 4000K, Carbon Bronze
	XTOR8B-PC2-8W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-PC2-81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2-102W, 5000K, 208-277V PC, Carbon Bronze
	XTOR8B-347V-8W, 5000K, 347V	XTOR8B-347V-81W, 5000K, 347V	XTOR12B-347V-102W, 5000K, 347V
Refractive Lens	XTOR8BRL-8W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL-81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL-102W, 5000K, Refractive Lens, Carbon Bronze
	XTOR8BRL-PC1-8W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1-81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-102W, 4000K, Refractive Lens, Carbon Bronze
	XTOR8BRL-WT-8W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT-81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-347V-102W, 5000K, Refractive Lens, Carbon Bronze, 347V
	XTOR8BRL-W-8W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-W-81W, 4000K, Refractive Lens, Carbon Bronze	
	XTOR8BRL-PC2-8W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-PC2-81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
	XTOR8BRL-347V-8W, 5000K, Refractive Lens, Carbon Bronze, 347V	XTOR8BRL-347V-81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

NOTES:
1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

MY STORAGE FRUITA
1930 HWY 6 & 50
FRUITA, COLORADO

DATE: 09/02/2021
ISSUED FOR: ---

DATE: 03/21/2023
JOB NO: 21-278
DRAWN BY: BCE
CHECKED BY: BCE
SCALE: AS SHOWN
SHEET NUMBER: ES1-2

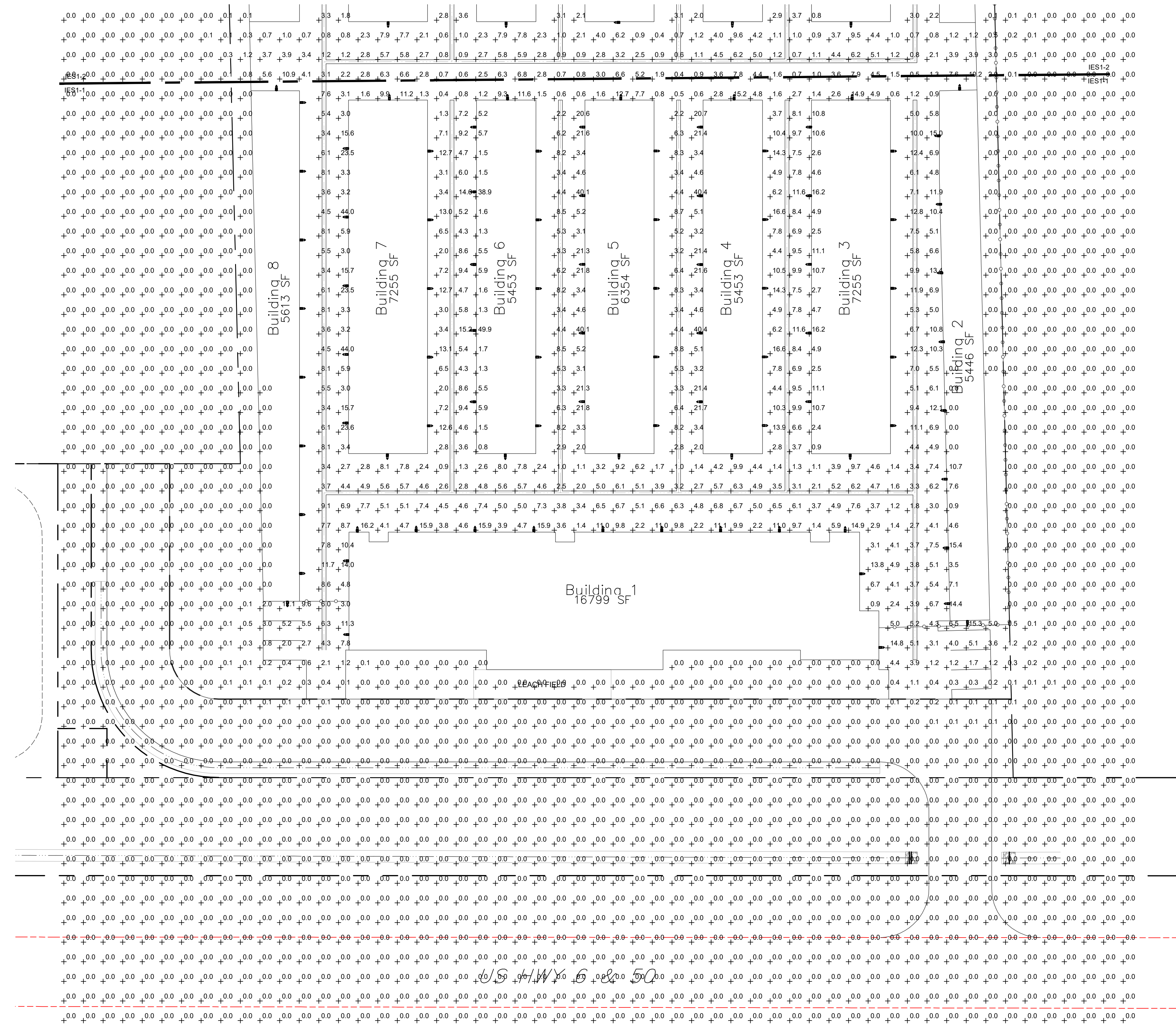
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 Grand Junction, CO 81501
 Phone: (970) 241-8709

MY STORAGE FRUITA
 1930 HWY 6 & 50
 FRUITA, COLORADO

DATE: 03/21/2023
 ISSUED FOR: ---

DATE: 03/21/2023
 JOB NO: 21-278
 DRAWN BY: BCE
 CHECKED BY: BCE
 SCALE: AS SHOWN
 SHEET NUMBER: IES1-1



LIGHTING - IES FOOTCANDLE SITE PLAN - SOUTH
 SCALE: 1"=30'-0"

SITE LIGHTING LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SP1	LUMARK PPRV-1-C25-T4-25-HHS MSP10M-L30	APPROVED EQUIVALENT	120V-277V 25'-0" POLE	0-10V LED DIMMING 1310LM, 4000K, 80CRI, 96W	PREVALE POLE AND FIXTURE COMBINATION, 25'-0" TALL SQUARE POLE ON A 2" TALL CONCRETE BASE, BRONZE FINISH.
SP2	LUMARK PPRV-1-C15-T4-25-HHS MSP10M-L30	APPROVED EQUIVALENT	120V-277V 25'-0" POLE	0-10V LED DIMMING 7100LM, 4000K, 80CRI, 52W	PREVALE POLE AND FIXTURE COMBINATION, 25'-0" TALL SQUARE POLE ON A 2" TALL CONCRETE BASE, BRONZE FINISH.
SW1	CRAFTMADE Z402-TB	APPROVED EQUIVALENT	120V EXTERIOR BUILDING	LED SCREW BASE A19, 1520LM, 14W.	CAST 2-LIGHT BULLET WALL MOUNTED FIXTURE, BLACK MATTE FINISH.

- NOTES:**
- THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
 - ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRE. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES HOUR.
 - ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
 - ALL EXTERIOR BUILDING MOUNTED AND PARKING LOT LIGHTS ARE TO BE CONTROLLED THRU A PHOTOCELL, TIME CLOCK OR AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION.
 - NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
 - ORDER ALL EXTERIOR LUMINAIRE WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
MY STORAGE FRUITA	+	1.4 fc	49.9 fc	0.0 fc	N/A	N/A

PHOTOMETRIC CALCULATION DISCLAIMER:

LIGHTING PATTERN USED FOR LUMINAIRE REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LUMINAIRE MAY VARY DUE TO VARIATION IN VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD AND EQUIPMENT CONDITIONS.

EXTERIOR LIGHTING DESIGN CONCEPTS:

- CALCULATIONS ARE USING POINT-TO-POINT METHOD WITH TEN FEET DISTANCE BETWEEN CALCULATION GRID POINTS, USING VISUAL LIGHTING CALCULATIONS SOFTWARE.
- THE IESNA STANDARDS REPRESENT THE LOWEST ACCEPTABLE LEVELS FOR PROPER VISIBILITY AND RECOMMEND MINIMUM MAINTAINED LIGHT LEVELS FOR OPEN PARKING LOTS AT 0.2-0.5 FOOT CANDLE LEVELS FOR ENHANCED SECURITY CONDITIONS.
- PROPOSED LIGHT FIXTURES AND LIGHT LEVELS ARE TO BE IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS.

EXTERIOR LIGHTING NOTES:

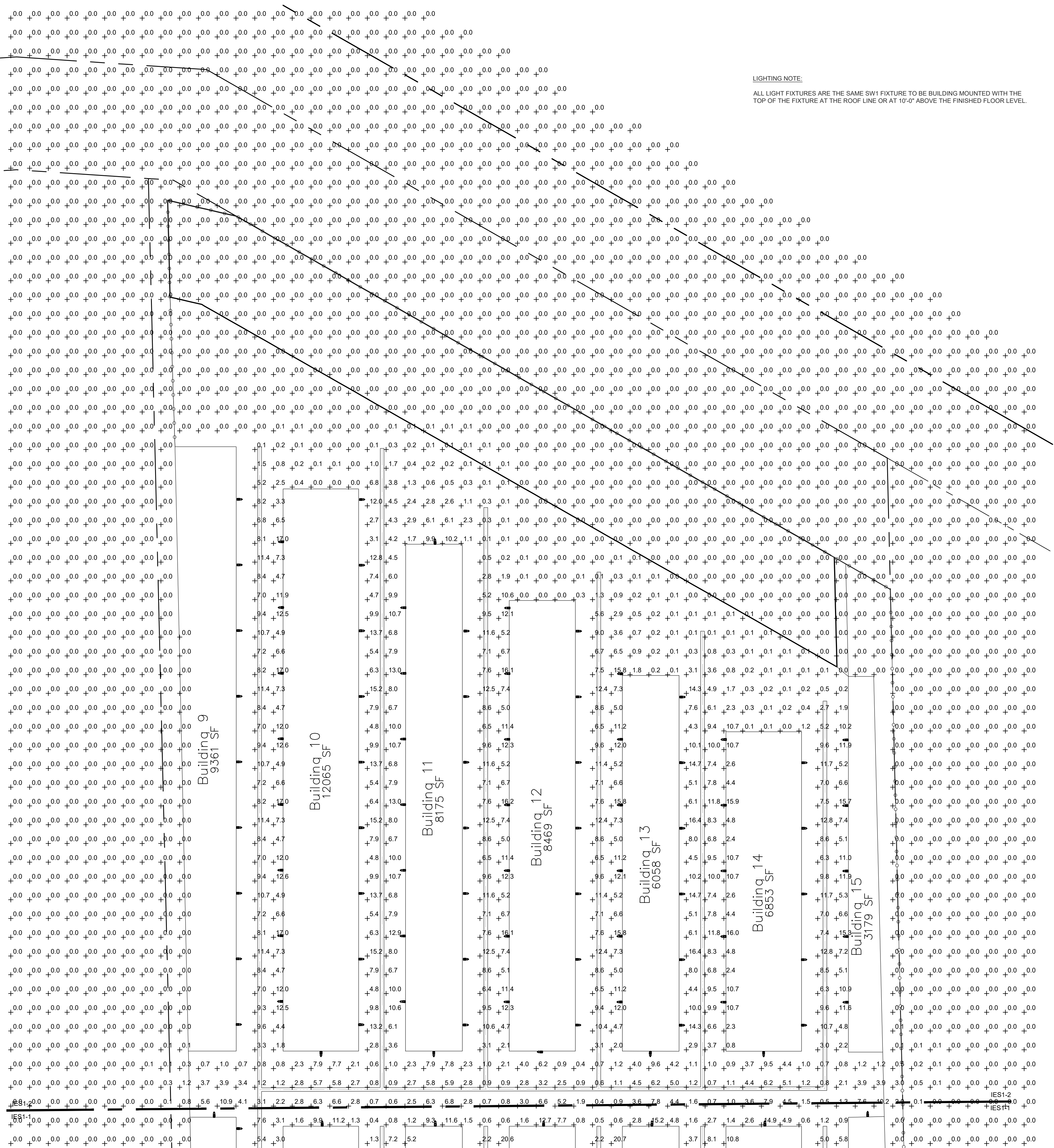
- LIGHT FIXTURES SHALL BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE LIGHTING PLAN APPROVED BY THE CITY PLANNING DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LIGHTING FIXTURES ON THEIR PROPERTY.
- REFER TO LANDSCAPE PLANS FOR MATURE HEIGHT OF EXISTING AND PROPOSED TREES.
- REFER TO ARCHITECTURAL ELEVATIONS FOR BUILDING HEIGHT INFORMATION.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE OPERATED BY ASTRONOMICAL TIME CLOCK. PHOTOCELL OR LIGHTING CONTROL SYSTEM.
- POST-CURFEW LIGHT LEVELS FOR PARKING LOTS SHALL BE REDUCED BY AT LEAST 50%. ENTRY LIGHTS MAY BE LEFT ON.
- FACILITIES & SITE DEVELOPMENT OF THIS SITE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS, STANDARDS AND DETAILS.
- ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL ZONING & DEVELOPMENT CODES. PARKING LOT LIGHTS SHALL OPERATE DUSK TO PRESET OFF, SO THAT THEY EXTINGUISH ONE HOUR AFTER CLOSE OF BUSINESS OR NO LATER THAN 10 P.M. BUILDING SECURITY LIGHTS WILL OPERATE FROM DUSK TO DAWN.

ACCEPTANCE BLOCK

THE CITY 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 _____

CITY PLANNER _____ DATE _____



LIGHTING - IES FOOTCANDLE SITE PLAN - NORTH
 SCALE: 1"=30'-0"
 NORTH

LIGHTING NOTE:
 ALL LIGHT FIXTURES ARE THE SAME SW1 FIXTURE TO BE BUILDING MOUNTED WITH THE TOP OF THE FIXTURE AT THE ROOF LINE OR AT 10'-0" ABOVE THE FINISHED FLOOR LEVEL.

DESCRIPTION

The patented Lumark Crosstor™ MAXX LED wall rack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstor impervious to contaminants. The Crosstor MAXX wall luminaire is ideal for wall surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
 Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 8W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
 Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstor MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
 LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 8W, 81W and 102W models operate in -40°C to 40°C (-104°F to 104°F). High ambient 50°C (122°F) models available in 8W and 81W models only. Crosstor MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
 Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 8W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish
 Crosstor MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
 Five-year warranty.



XTOR CROSSTOR MAXX LED

APPLICATIONS:
 WALL / SURFACE
 INVERTED
 SITE LIGHTING



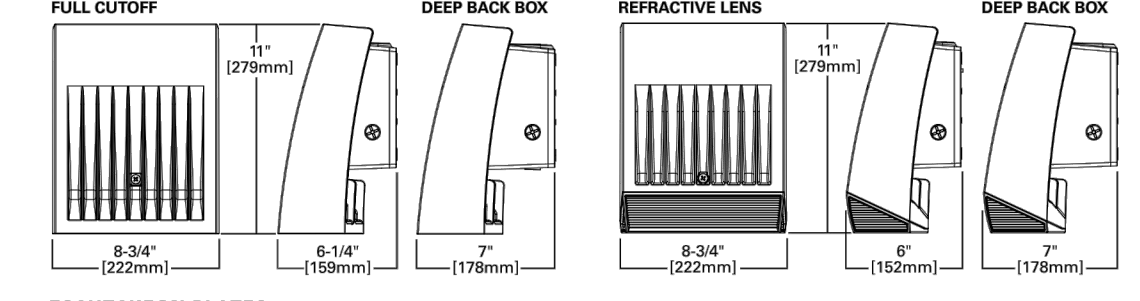
CERTIFICATION DATA
 UL/cUL Wet Location Listed
 Dark Sky Approved (Full cutoff, Full cutoff, and 3000K CCT only)
 DesignLights Consortium® Qualified*
 IESNA LM79 LM80 Compliant
 RoHS Compliant
 NEMA Compliant Models
 30 Vibration Tested
 UL204 Listed (CBP Models)
 IP66 Rated

TECHNICAL DATA
 40°C Ambient Temperature
 External Supply Wiring 90°C Minimum

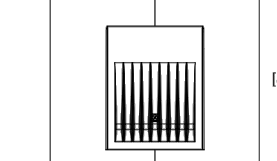
EPA
 Effective Projected Area (Sq. Ft.):
 XTOR8B, XTOR8B, XTOR12B-0.54

SHIPPING DATA:
 Approximate Net Weight:
 *15 lbs. (6.8 kg.)

DIMENSIONS



ESCUTCHEON PLATES



www.designlights.org November 18, 2021 9:42 PM

POWER AND LUMENS BY FIXTURE MODEL

LED Information	8W Series					
	XTOR8B	XTOR8B-W	XTOR8B-W	XTOR8B-W	XTOR8B-Y	XTOR8B-LY
Delivered Lumens	8,129	6,225	6,038	6,133	5,611	5,828
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	8W	8W	8W	8W	8W	8W

ORDERING INFORMATION

Domestic Preferences ¹	Series ²	LED Kelvin Color	Housing Color	Options (Add as Suffix)
[Blank]-Standard TAA-Buy American Act	Full Cutoff XTOR8B-8W XTOR12B-102W	[Blank]-Bright White XTOR8B-81W XTOR12B-102W W=Neutral, 4000K W=Warm, 3000K	[Blank]-Carbon Bronze (Standard) W=Summit White W=Black B2-Bronze AP-Only GM-Graphite Metallic DP-Dark Platinum	347V-347V/4+4+4 347V-489V/4+4+4 PC1-Photocontrol 120V PC2-Photocontrol 208-277V MS-L2B-Motion Sensor for ON/OFF Operation MEM-LED-Motion Sensor for Dimming Operation CB-Cold Weather Battery Pack HA=50°C High Ambient

Accessories (Order Separately)**
 EW-XTORMX-Crosstor MAXX Wire Guard
 PE120V-Field Installed 120V Photocontrol
 PE277V-BUTTON PC-Field Installed 208-277V Photocontrol*

NOTES:
 1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 2. Not available with HA option.
 3. Deep back box is standard for 347V, 480V, CBP, MS-L30 and MS-DM-130.
 4. Not available with CBP series.
 5. Thru-branch wiring not available with HA option or with 347V.
 6. Only for use with 480V Wye systems. For NEC, see the use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 7. Not available with MS-L30 and MS-DM-130 options.
 8. Use PC1 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 9. For use in daylight operation only. Optimal coverage at mounting height of 9'-0".
 10. 120V thru 277V only.
 11. Factory set at 50% power reduction after 15 minutes of inactivity. Dimming driver included.
 12. Includes integral photo sensor.
 13. The PE120V/PE277V operation tool is required to adjust parameters including High and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 14. 120V or 277V operation only.
 15. Operating temperature: -30°C to 25°C.
 16. Not available in XTOR12B or XTOR12B models.
 17. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 2009 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 18. Accessories sold separately with separate approval under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	8W Series	81W Series	102W Series
[Blank]-Standard BAA-Buy American Act TAA-Trade Agreements Act	Full Cutoff XTOR8B-8W, 5000K, Carbon Bronze XTOR8B-PC1-8W, 5000K, Carbon Bronze XTOR8B-WT-8W, 5000K, Summit White XTOR8B-W-8W, 4000K, Carbon Bronze XTOR8B-PC2-8W, 5000K, 208-277V PC, Carbon Bronze	XTOR81W-81W, 5000K, Carbon Bronze XTOR81W-PC1-81W, 5000K, Carbon Bronze XTOR81W-WT-81W, 5000K, Summit White XTOR81W-W-81W, 5000K, Carbon Bronze XTOR81W-PC2-81W, 5000K, 208-277V PC, Carbon Bronze	XTOR102W-102W, 5000K, Carbon Bronze XTOR102W-PC1-102W, 5000K, Carbon Bronze XTOR102W-WT-102W, 5000K, Summit White XTOR102W-W-102W, 5000K, Carbon Bronze XTOR102W-PC2-102W, 5000K, 208-277V PC, Carbon Bronze

NOTES:
 1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 2009 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

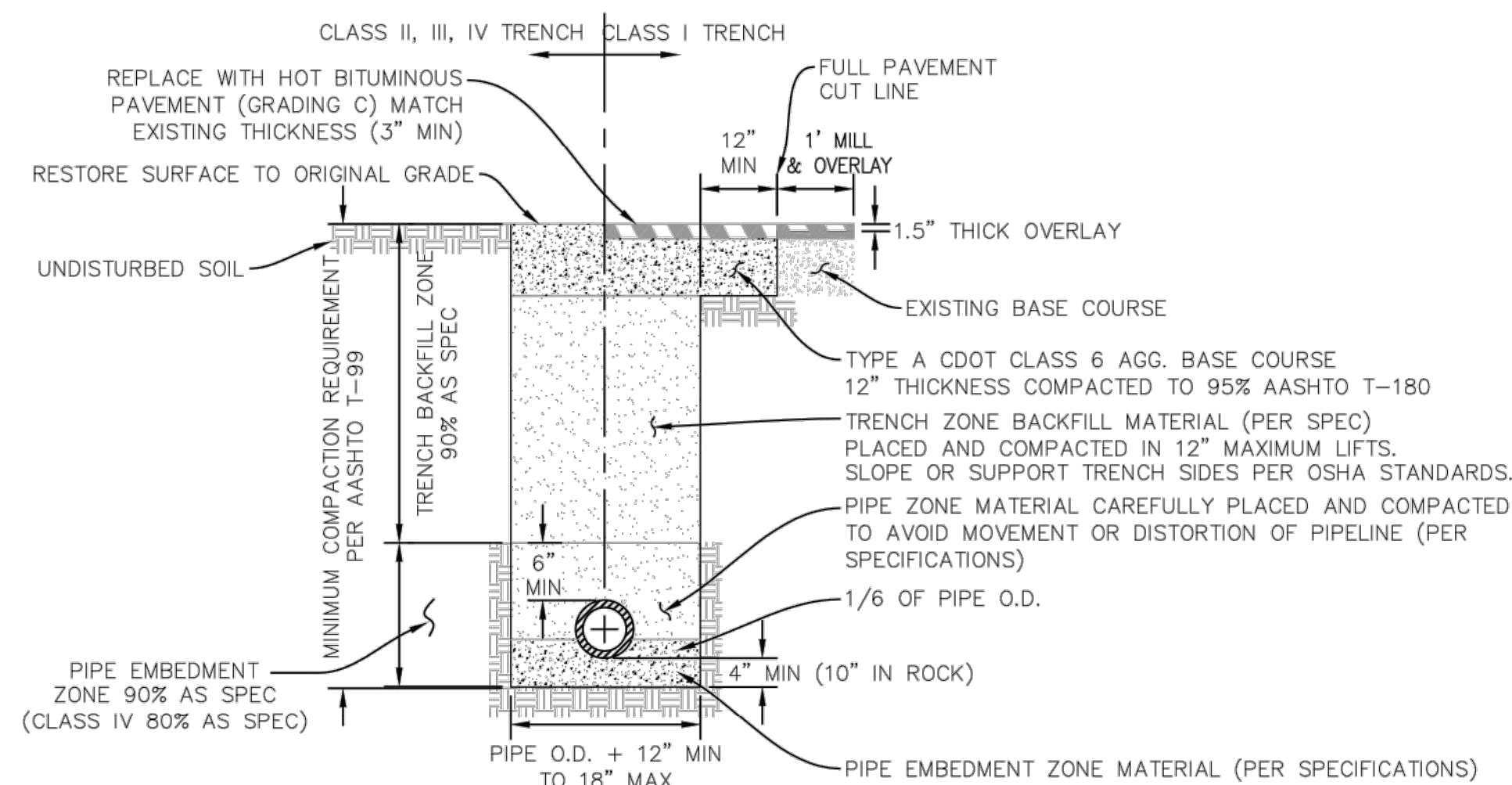
DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

Bighorn Consulting Engineers, Inc.
 Mechanical & Electrical Engineers
 386 Indian Road
 Grand Junction, CO 81501
 Phone: (970) 241-8709

MY STORAGE FRUITA
 1930 HWY 6 & 50
 FRUITA, COLORADO

DATE: 09/02/2021
 ISSUED FOR: ---

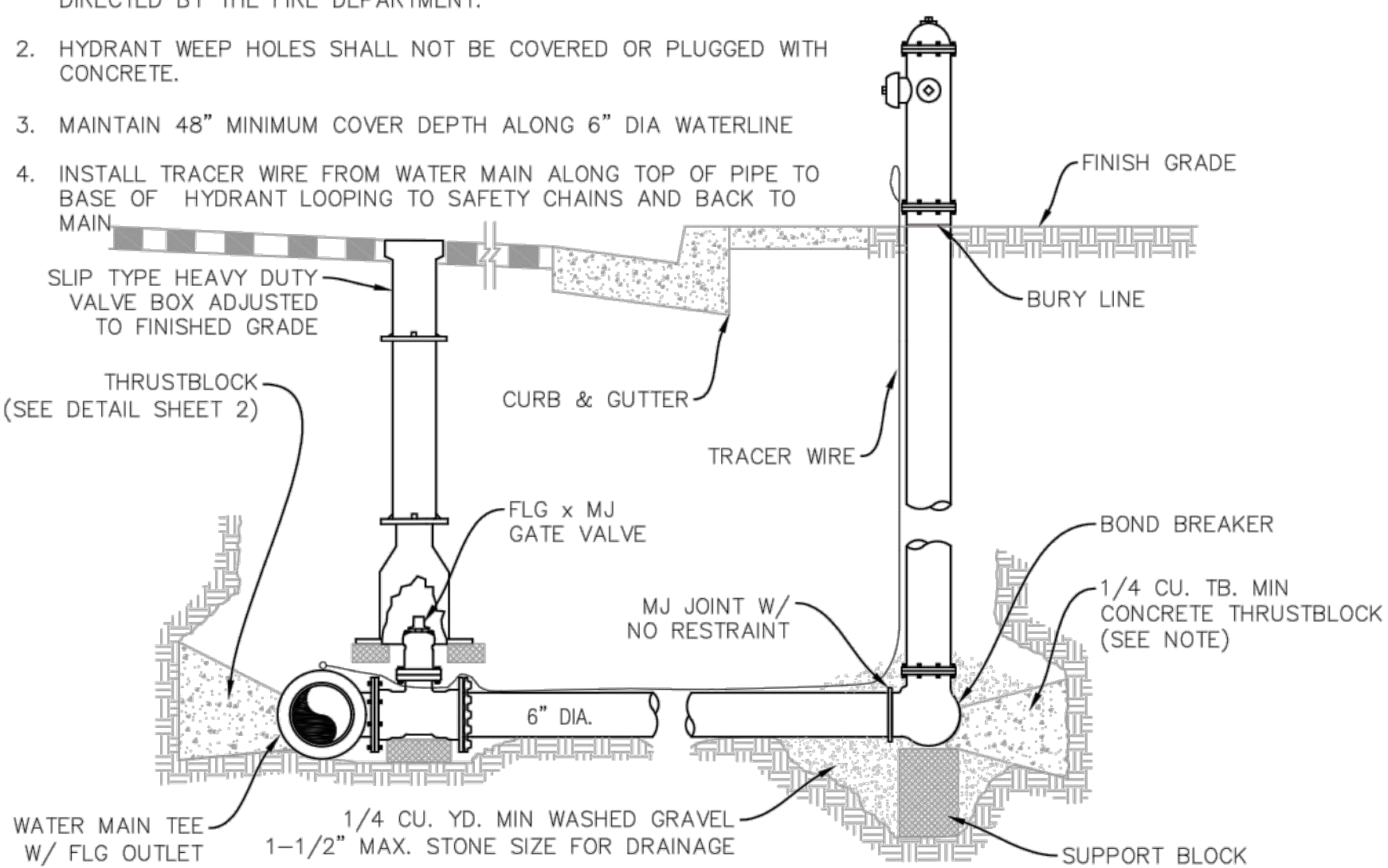
DATE: 03/21/2023
 JOB NO: 21-278
 DRAWN BY: BCE
 CHECKED BY: BCE
 SCALE: AS SHOWN
 SHEET NUMBER: IES1-2



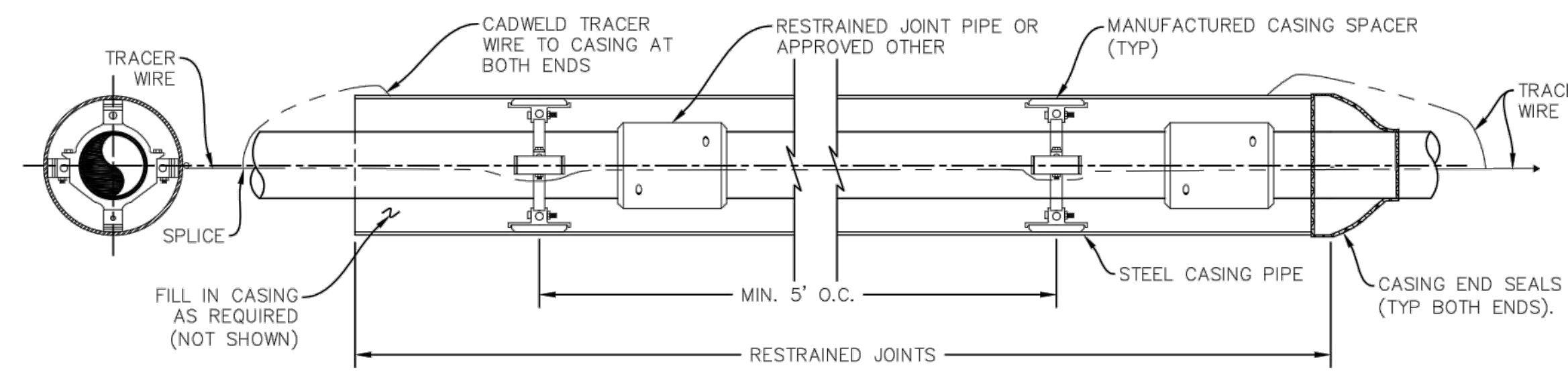
TRENCH DETAIL (A)
UTE WATER STANDARD DETAILS
SCALE: NTS

NOTES:

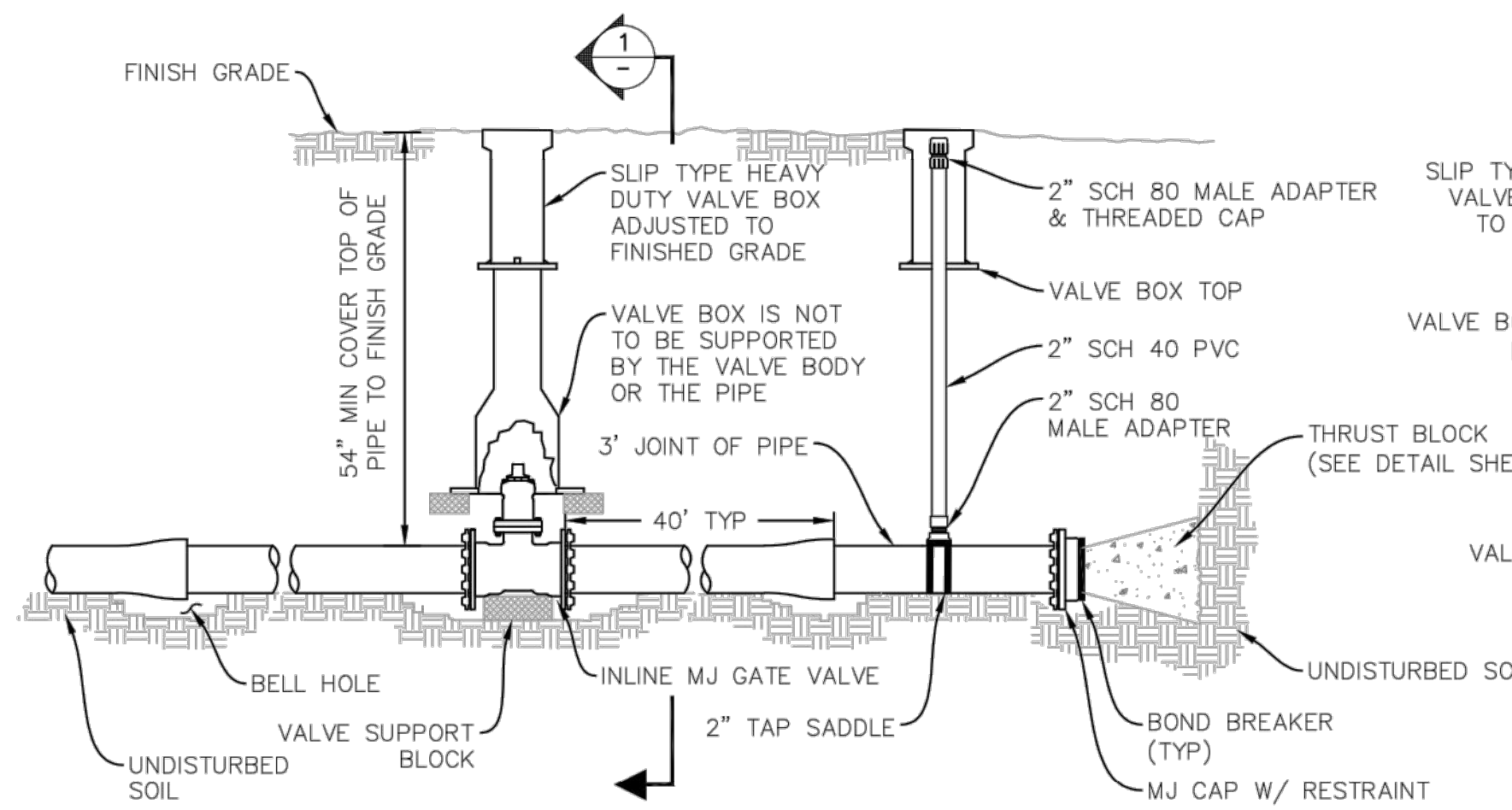
1. FIRE HYDRANTS ARE TO BE PLACED AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE FIRE DEPARTMENT.
2. HYDRANT WEEP HOLES SHALL NOT BE COVERED OR PLUGGED WITH CONCRETE.
3. MAINTAIN 48" MINIMUM COVER DEPTH ALONG 6" DIA WATERLINE
4. INSTALL TRACER WIRE FROM WATER MAIN ALONG TOP OF PIPE TO BASE OF HYDRANT LOOPING TO SAFETY CHAINS AND BACK TO MAIN



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



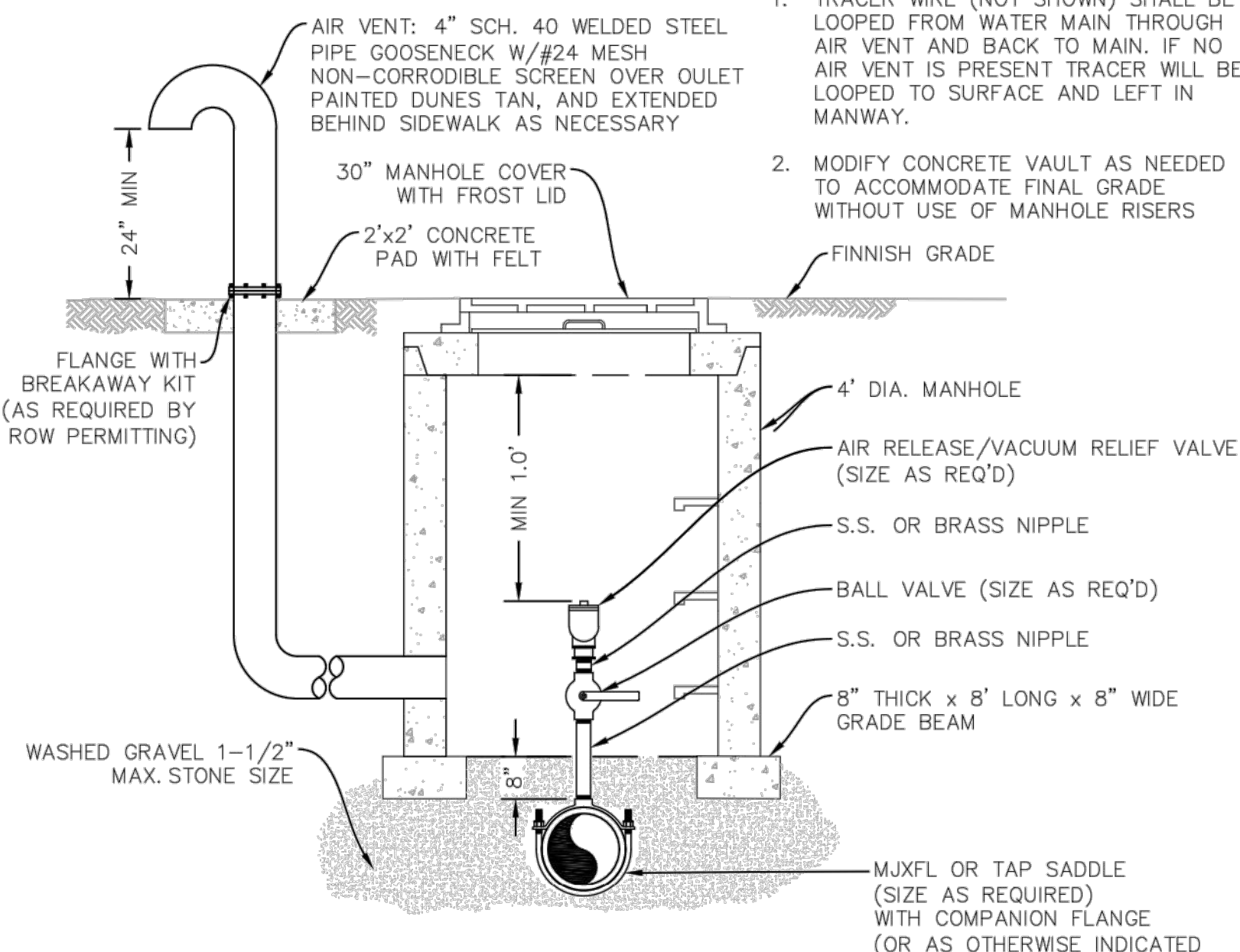
PIPELINE ENCASEMENT DETAIL (G)
UTE WATER STANDARD DETAILS
SCALE: NTS



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

NOTES:

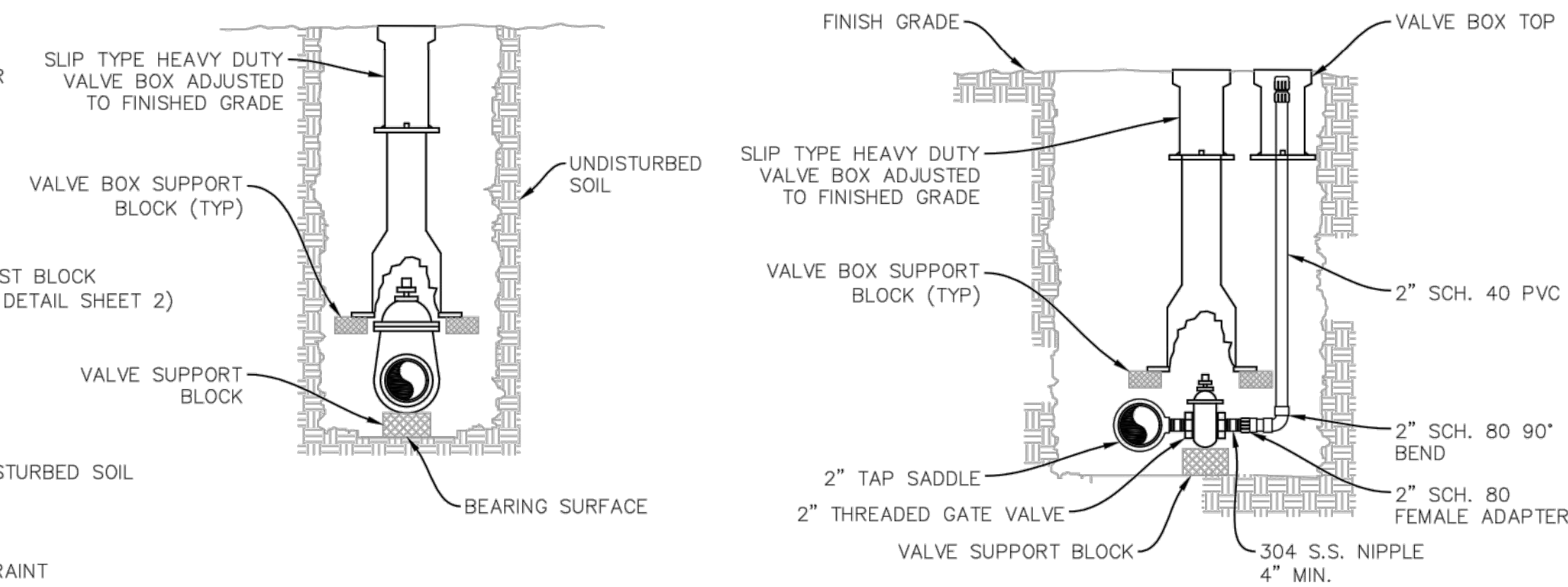
1. TRACER WIRE (NOT SHOWN) SHALL BE LOOPED FROM WATER MAIN THROUGH AIR VENT AND BACK TO MAIN. IF NO AIR VENT IS PRESENT TRACER WILL BE LOOPED TO SURFACE AND LEFT IN MANWAY.
2. MODIFY CONCRETE VAULT AS NEEDED TO ACCOMMODATE FINAL GRADE WITHOUT USE OF MANHOLE RISERS



AIR RELEASE VALVE DETAIL (E)
UTE WATER STANDARD DETAILS
SCALE: NTS

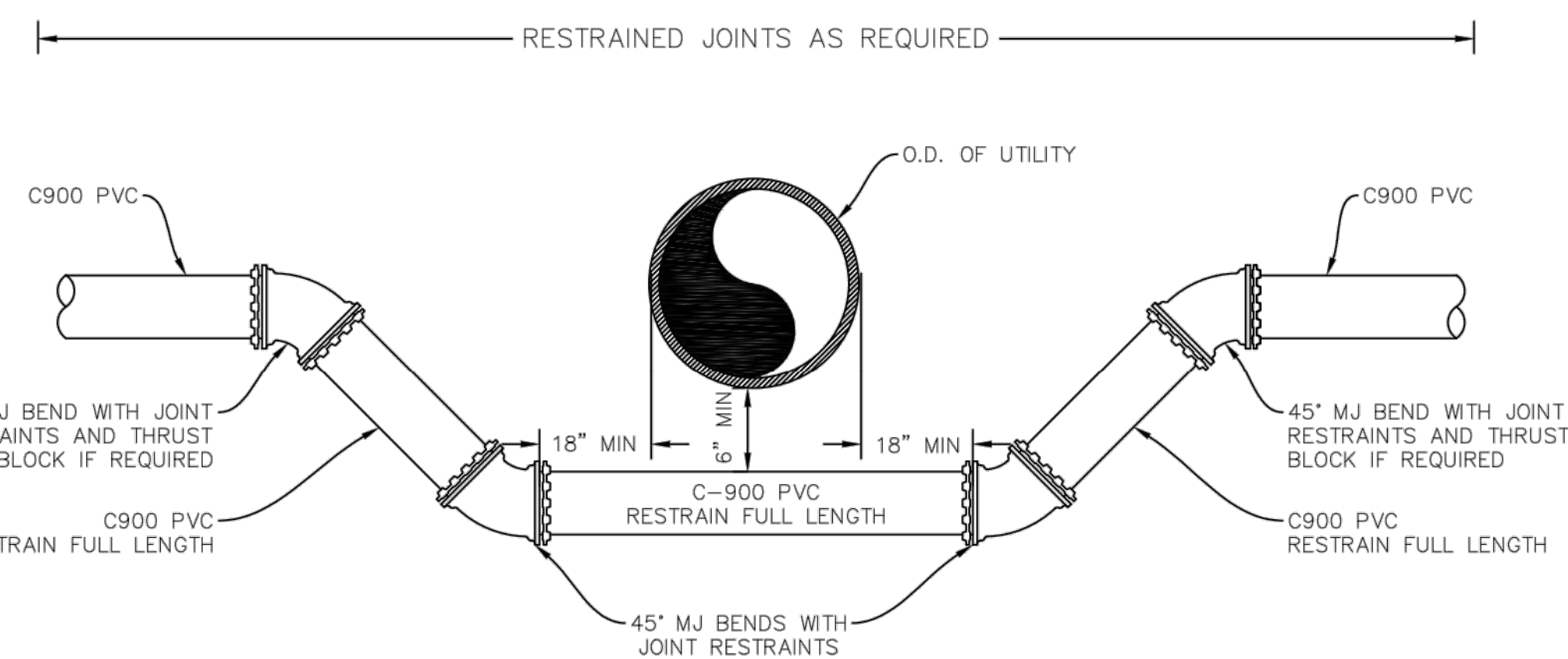
NOTE:

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.

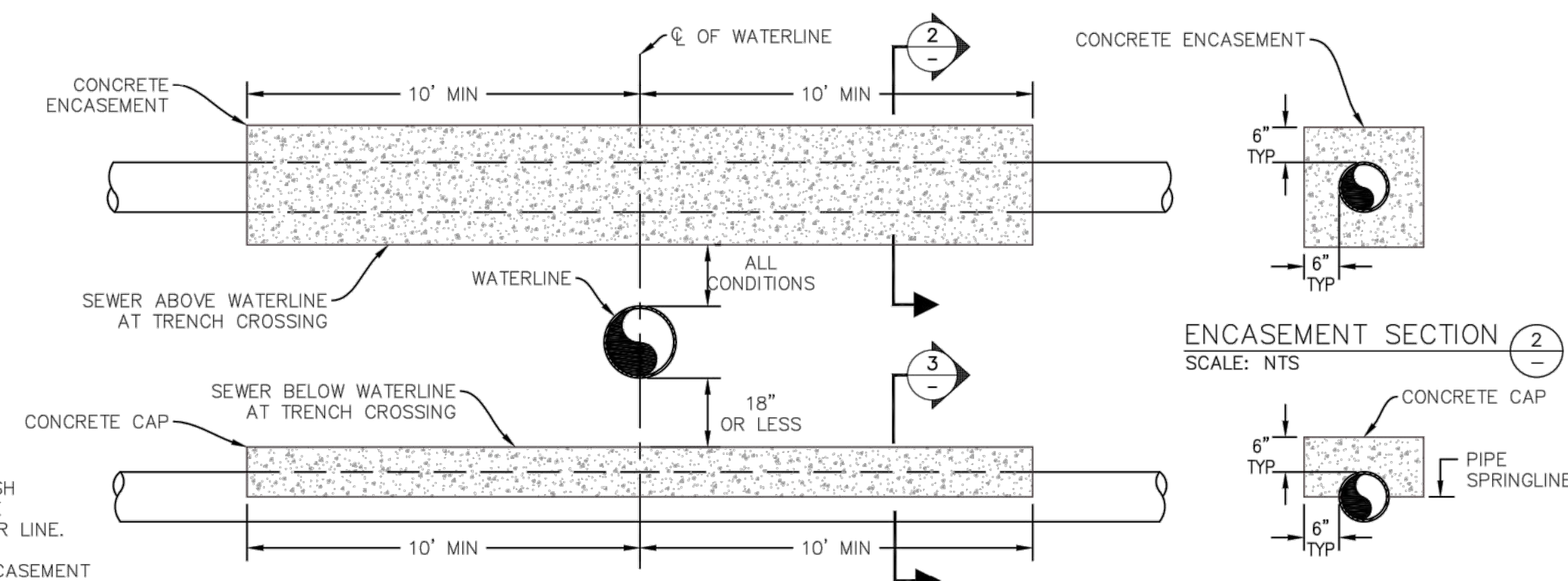


VALVE SECTION (1)
SCALE: NTS

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



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



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

DATE: JANUARY 2021
CAD: B.BOX
DESIGN:
CHECKED:
APPROVED: D.PRSKE

VERT. SCALE: NTS
HORIZ. SCALE: NTS



UTE WATER CONSERVANCY DISTRICT
GRAND JUNCTION, CO 81505
PH. (970)242-7491
FX. (970)242-9189

NO.	REVISION	DATE	BY
1			
2			
3			
4			

UTE WATER STANDARD DETAILS

DETAIL SHEET 1 OF 2

SHEET NO. 1

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
CDOT Row Marker 3.25" Brass Cap
North Row
US Hwy 6 & 50
NORTHING: 61213.39
EASTING: 53795.63
ELEVATION: 4521.13
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

PROJECT PHASE: Preliminary/Review DATE ISSUED: 29.March.2023

NO.	DATE	REVISION	BY

PRELIMINARY

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: ctr PROJECT: 2119-001
CHECKED BY: idg

ORIGINAL SHEET SIZE: 22 x 34

JOHNSON CONSTRUCTION
My Storage
Details (From Others)
Ute Water Details - 1

- 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 POLYETHYLENE 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.

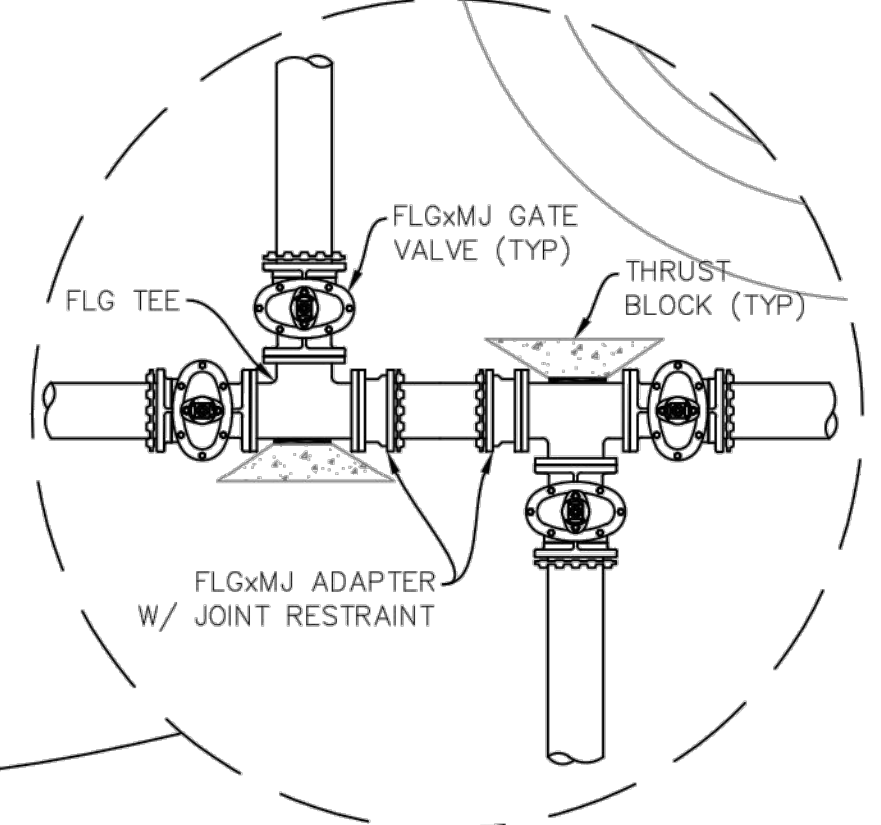
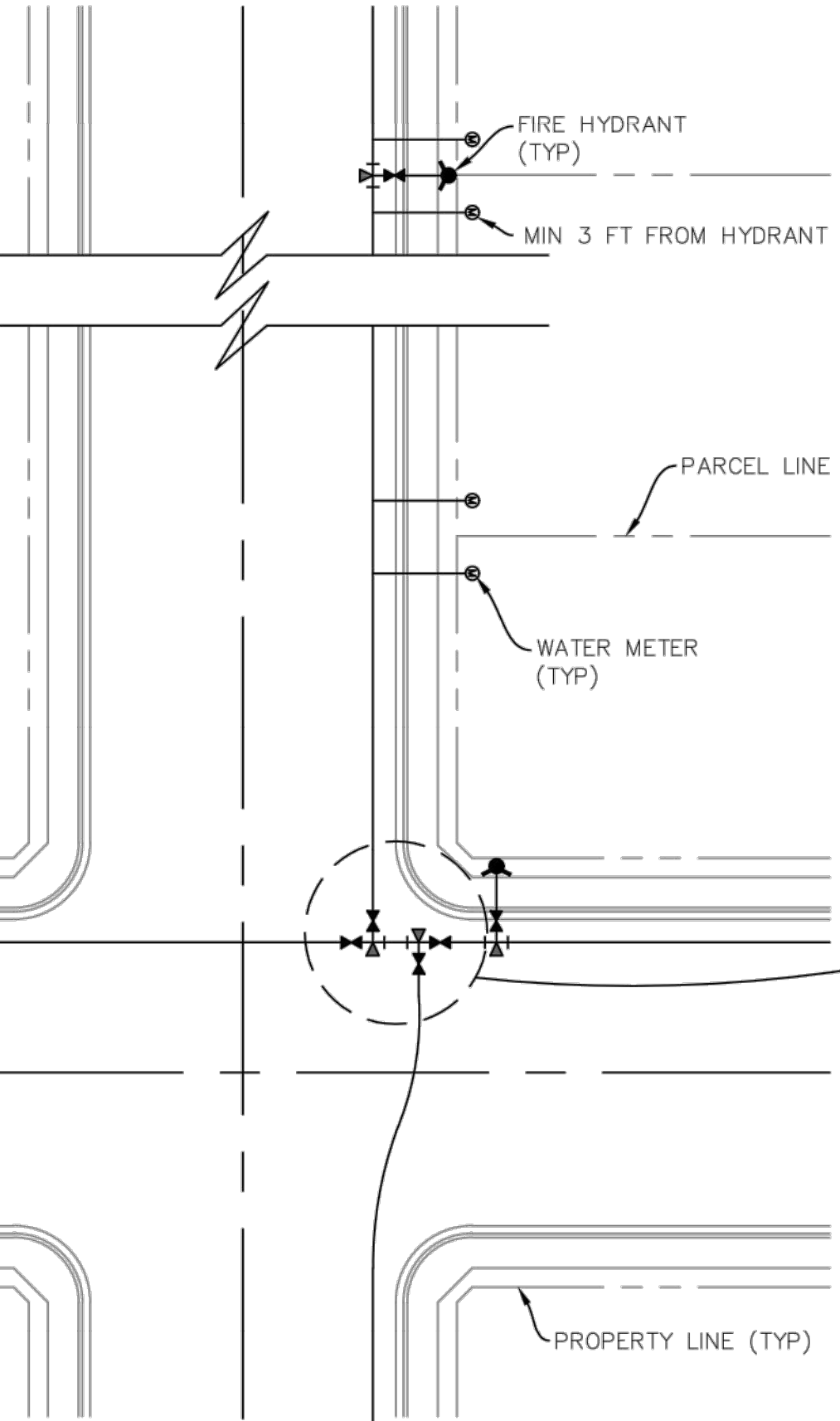


TABLE FOR CONCRETE THRUST BLOCKING

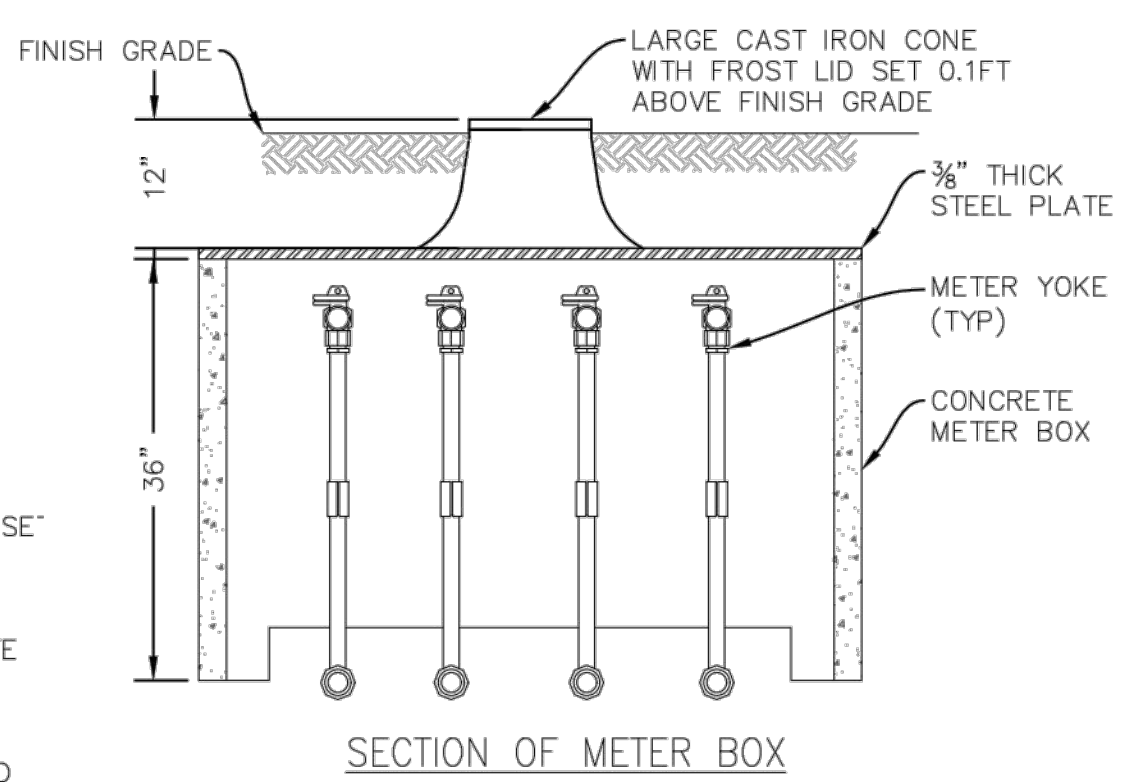
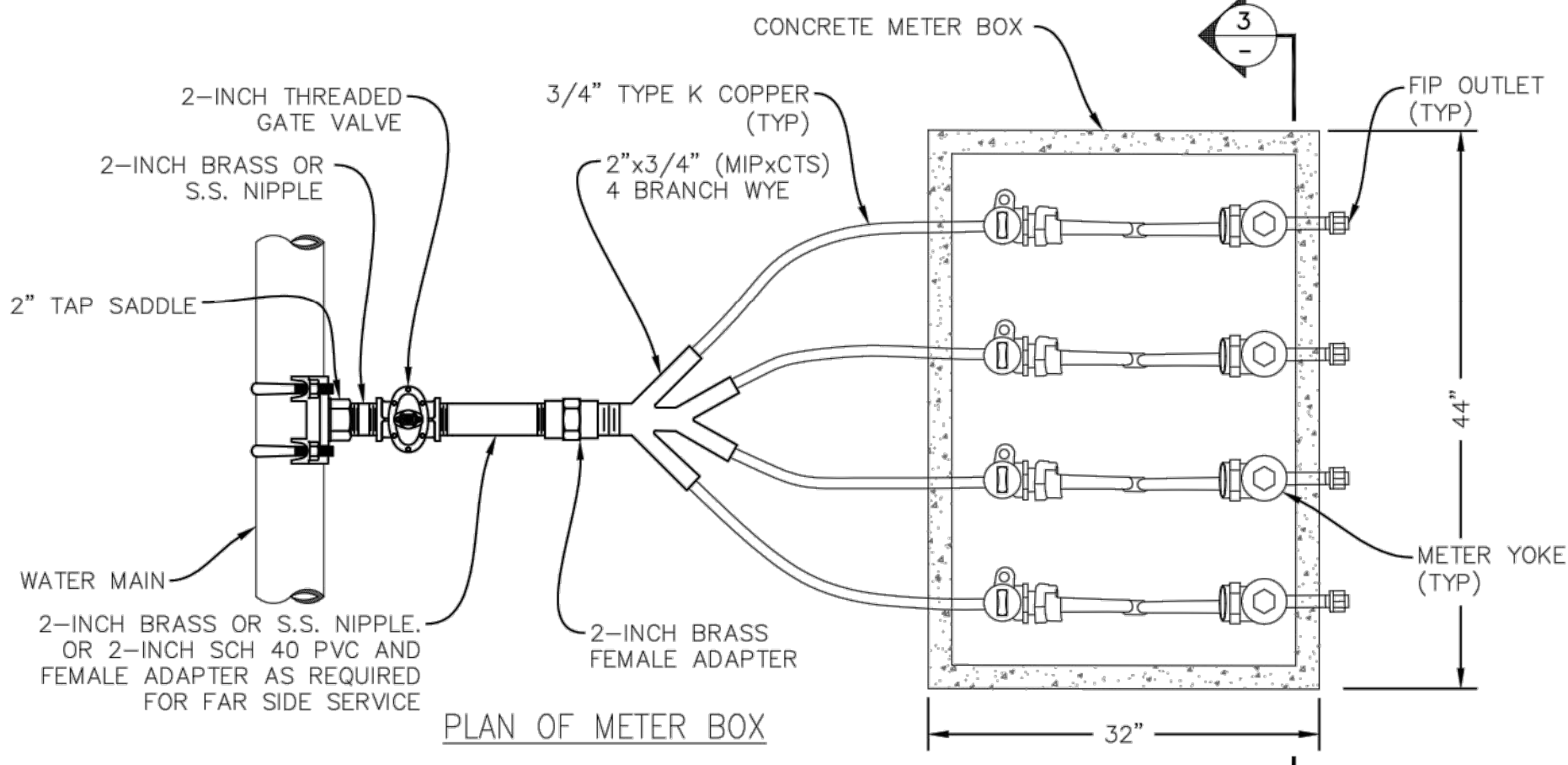
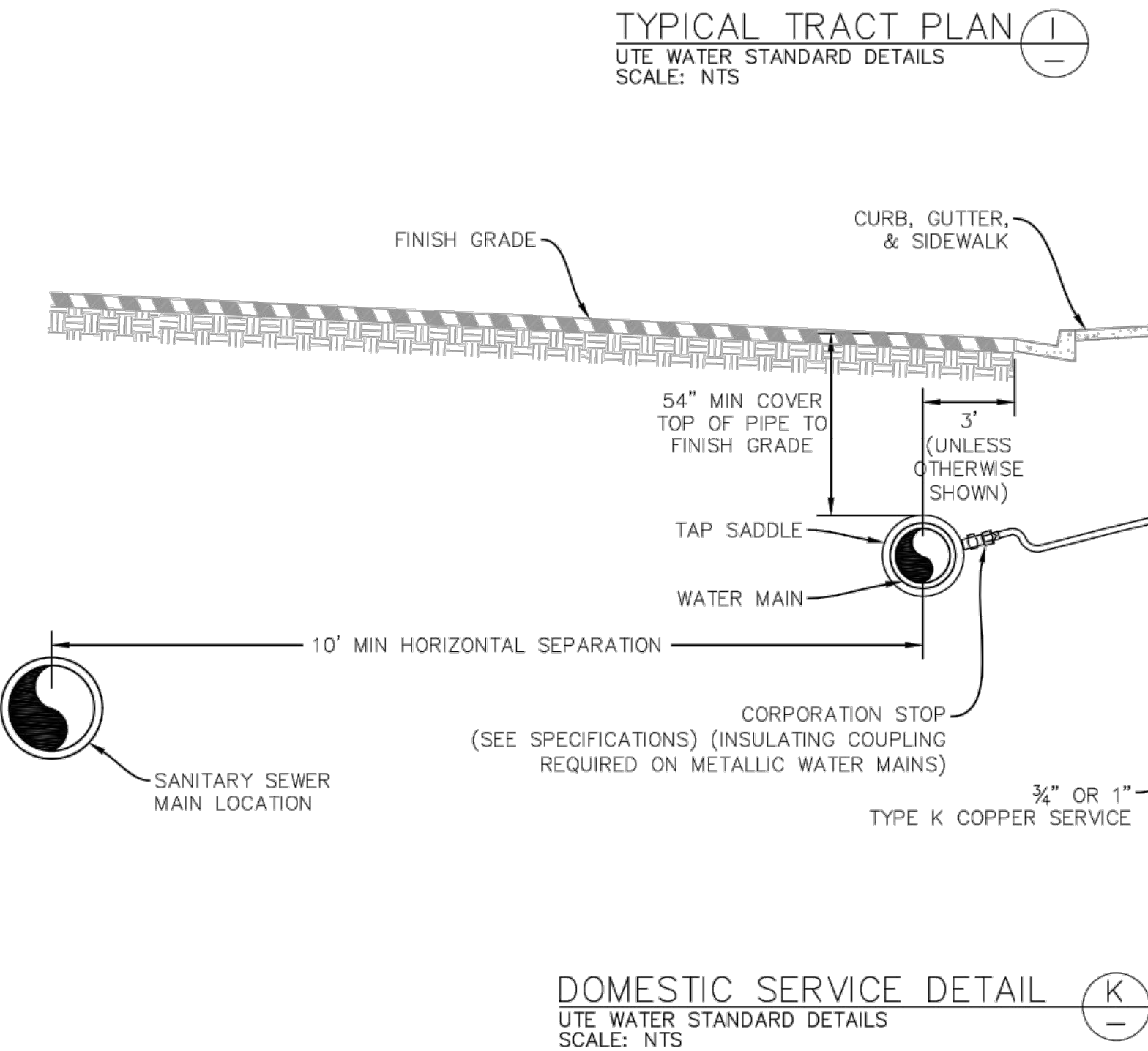
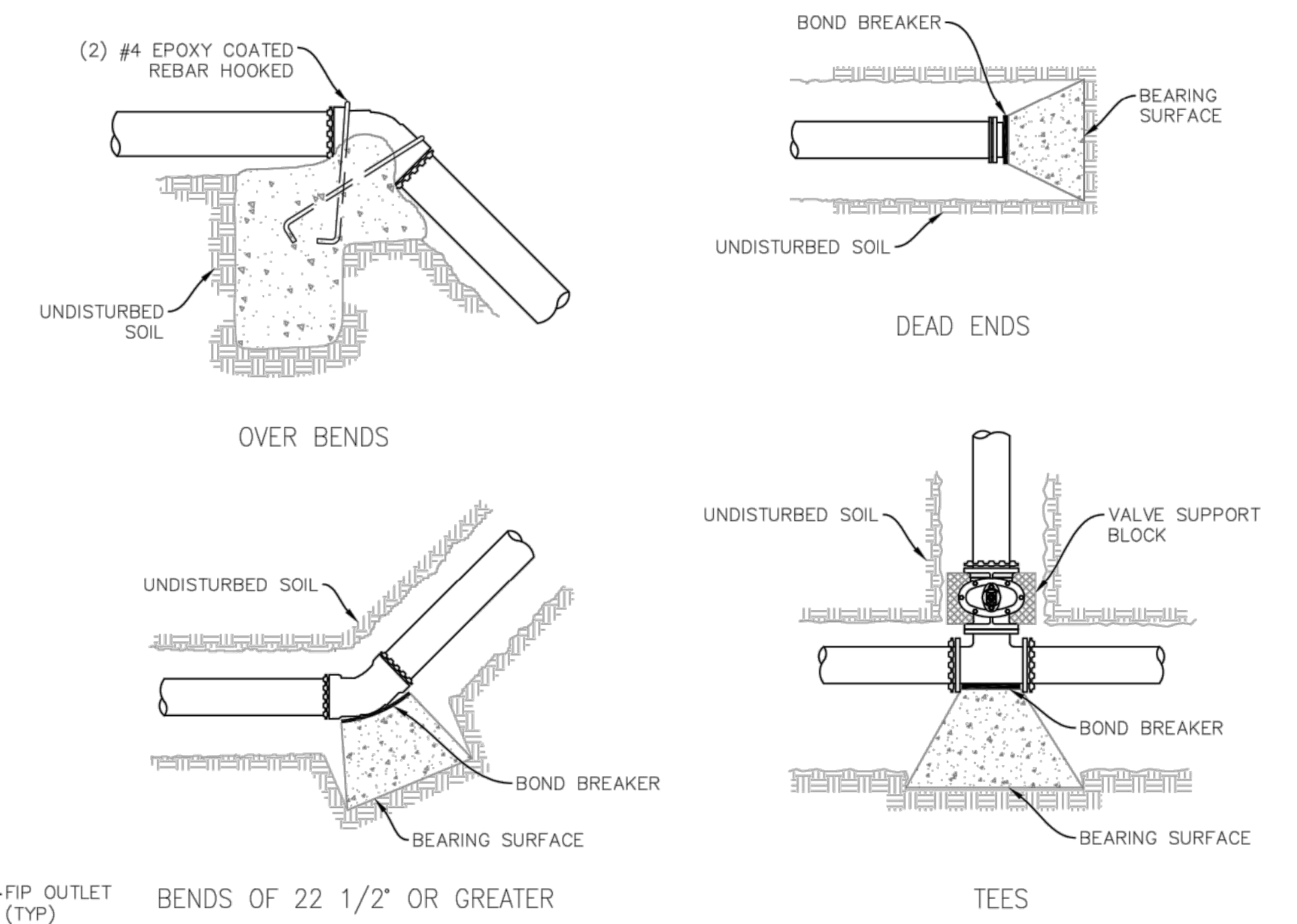
SIZE	BENDS (IN SQ. FT.)			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0

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.

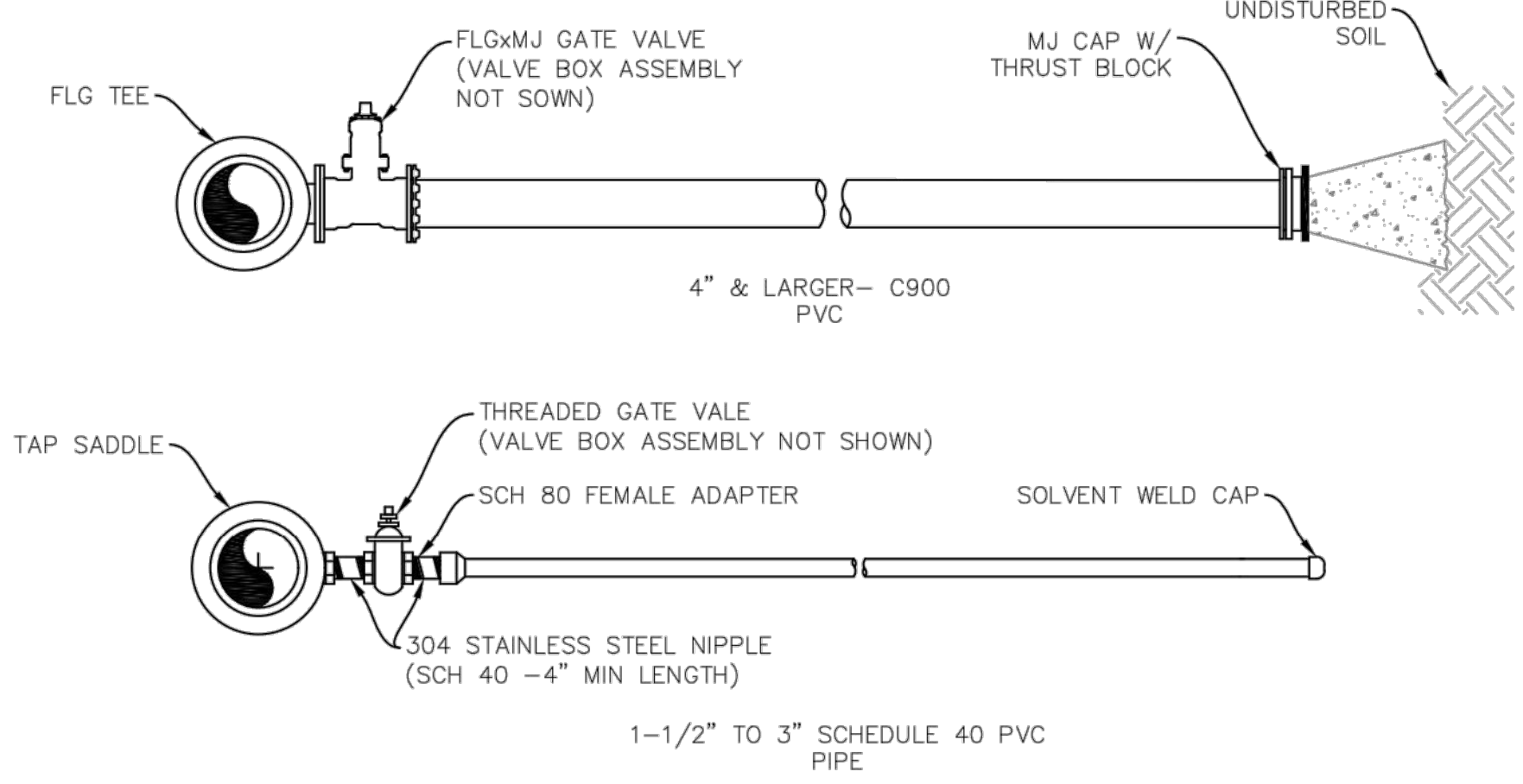
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

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

F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs PER SQ. INCH. ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.



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



DATE: JANUARY 2021
CAD: B.BOX
DESIGN:
CHECKED:
APPROVED: D.PRSKE

VERT. SCALE: NTS
HORIZ. SCALE: NTS



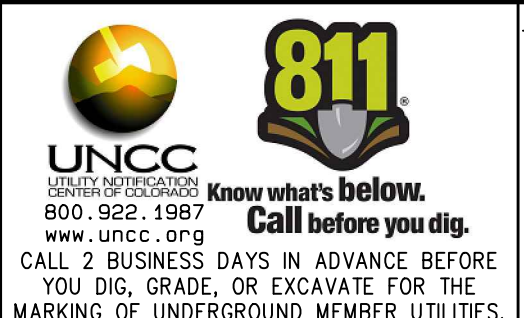
UTE WATER CONSERVANCY DISTRICT
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NO.	REVISION	DATE	BY
1			
2			
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UTE WATER STANDARD DETAILS

DETAIL SHEET 2 OF 2

SHEET NO. 2



Project Benchmark
CDOT RoW Marker 3.25" Brass Cap
North RoW
US Hwy 6 & 50
NORTHING: 61213.39
EASTING: 53795.63
ELEVATION: 4521.13
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

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PROJECT PHASE: Preliminary/Review
DATE ISSUED: 29.March.2023



JOHNSON CONSTRUCTION
My Storage
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Ute Water Details - 2

2

PRELIMINARY