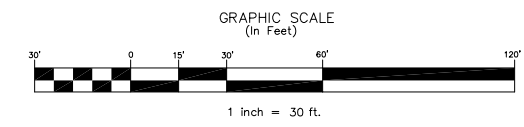
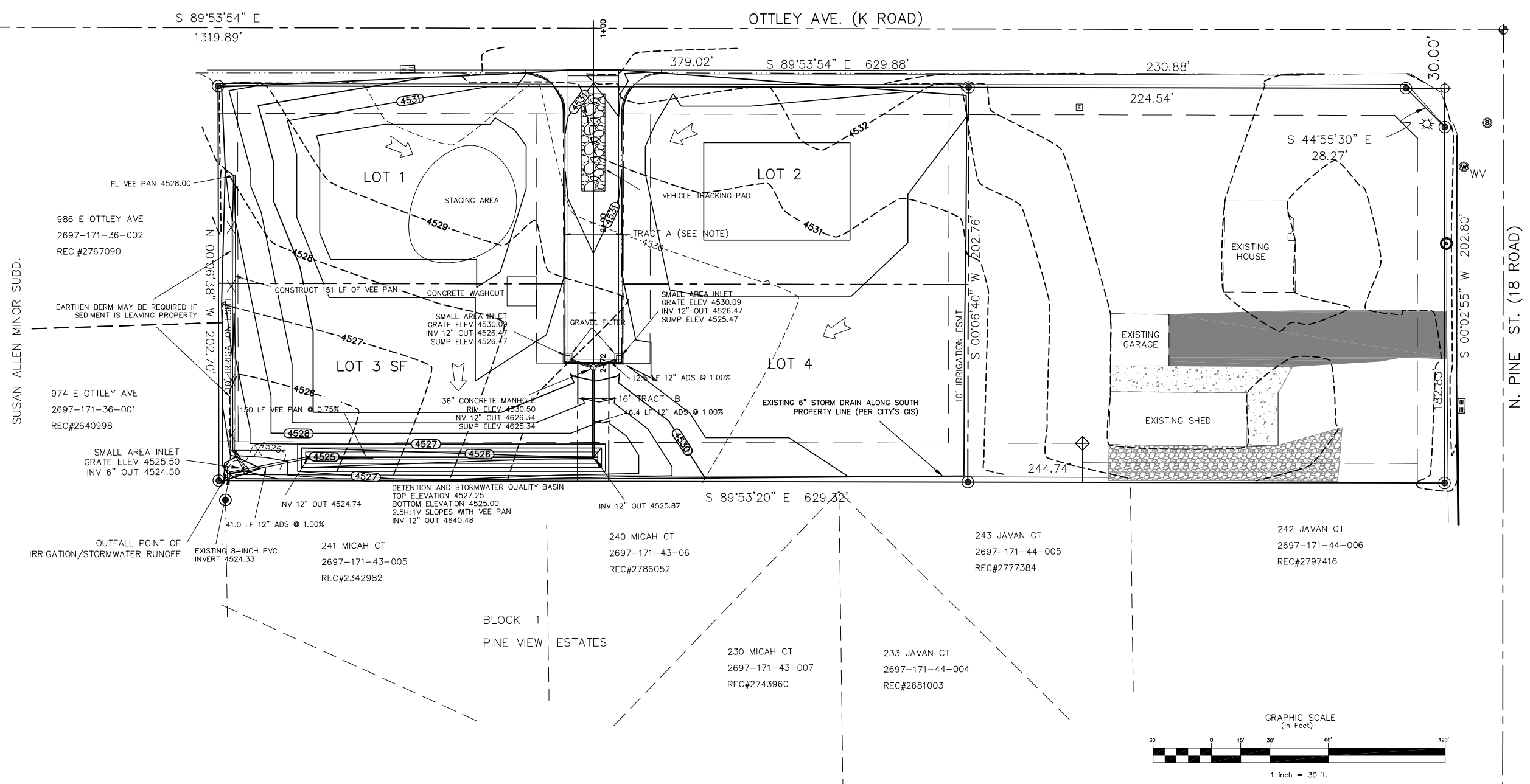


UTILITY NOTIFICATION CENTER  
OF COLORADO

CALL 811  
THREE WORKING DAYS BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.

PREPARED BY JEK  
REVIEWED BY JEK  
DATE 05-29-2023  
SCALE 1" = 30'  
JOB NO. 1050 OTTLEY

DATE	DESCRIPTION	BY	CHK



**GRADING & DRAINAGE NOTES:**  
 1. THE PROPERTY CONSISTS OF 2.92 ACRES AND WILL BE SPLIT INTO TWO LOTS. THE EAST LOT IS FULLY DEVELOPED AND CONSISTS OF 1.13 ACRES. THE WEST LOT IS UNDEVELOPED AND CONSISTS OF 1.79 ACRES.  
 2. THE WEST LOT WILL LIKELY BE DEVELOPED INTO A SINGLE-FAMILY RESIDENTIAL LOT.  
 3. THE ENTIRE PROPERTY SHEET DRAINS TO THE SOUTHWEST CORNER OF THE PROPERTY, WHERE AN EXISTING 8-INCH PVC COLLECTS EXCESS STORMWATER AND ROUTES THE EXCESS TO THE SOUTH.  
 4. MINIMUM TOP OF FOUNDATION FOR THE WEST LOT SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT LOT OUTFALL.  
 5. WITH DEVELOPMENT OF THE WEST LOT, ANY INCREASE IN STORMWATER RUNOFF WILL BE NEGLIGIBLE.

**NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION'S SPECIFICATIONS AND STANDARD DRAWINGS.  
 2. DIRECT ALL STORMWATER FROM LOT TO RETENSION BASIN BEFORE ALL OTHER CONSTRUCTION BEGINS.  
 3. ALL BMPs SHOWN SHALL BE INSTALLED PRIOR TO ALL GRADING ACTIVITIES. BMP ITEMS SHALL BE 'RESET' DURING CERTAIN CONSTRUCTION ACTIVITIES, SUCH AS GRUBBING EXCAVATION, OR CURB/GUTTER CONSTRUCTION.  
 4. ALL BMPs SHALL BE INSTALL PER SWMM SECTION M.

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.  
 03-20-2023  
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 GRAND VALLEY DRAINAGE DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**PROJECT BENCHMARK**  
 MCSM #19 NORTHEAST CORNER  
 NE¼ NE¼ SECTION 17 T1N R2W U.M.  
 N71186.23 E47251.74

STORMWATER MANAGEMENT PLAN  
 1050 OTTLEY AVENUE  
 FRUITA, COLORADO

John E Kornfeld, P.E.  
 399 Spanish Fields Drive  
 Spanish Fork, UT 84660  
 (702) 377-8382  
 info@rhinoengineers.com  
 www.rhinoengineers.com



SHEET  
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