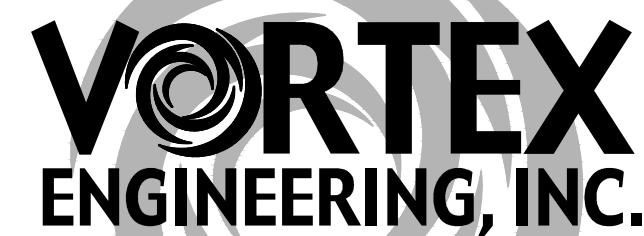


Final of Subdivision for Rose Creek Subdivision

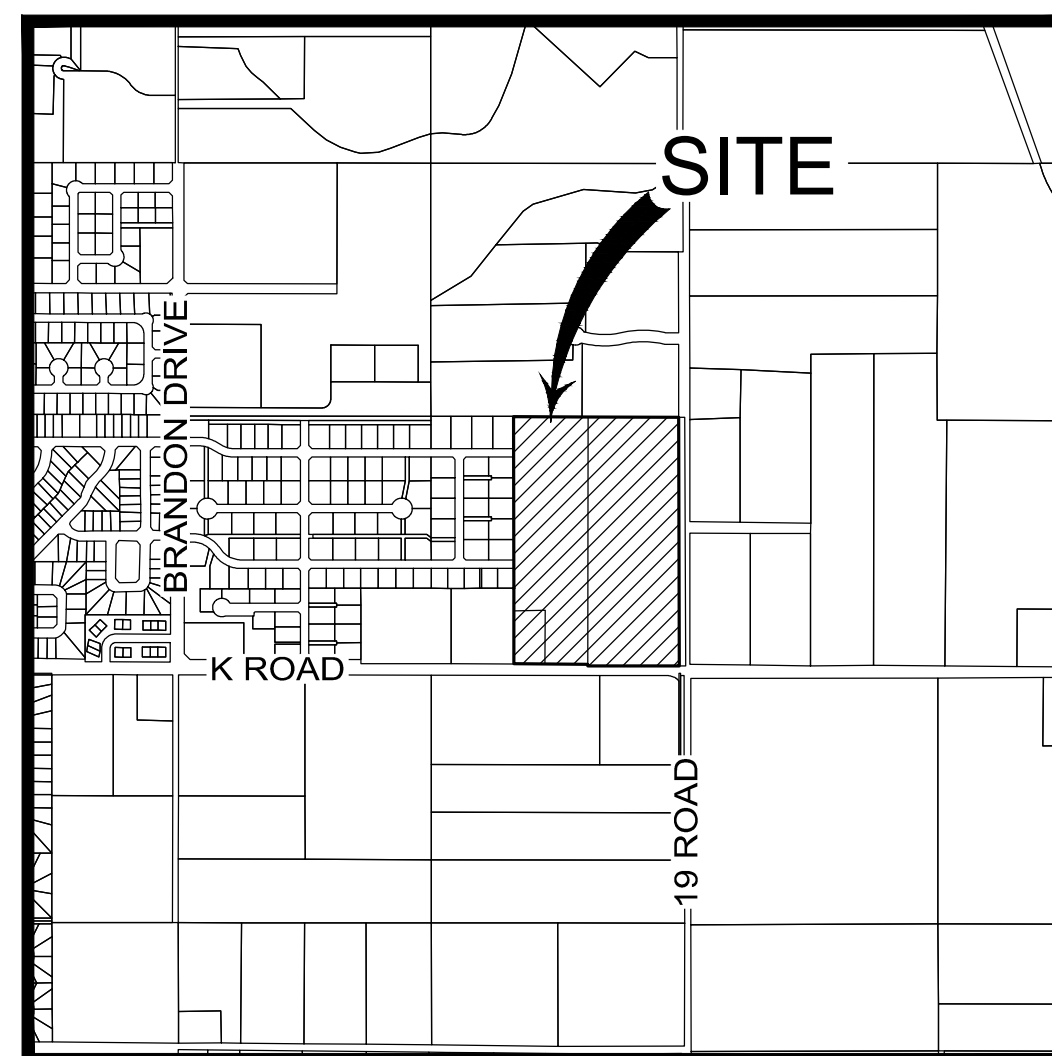
1892 Otley Ave. (K Road)

Fruita, CO 81521

Prepared By



861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051



VICINITY MAP
N.T.S.

DESIGN TEAM

LANDSCAPE ARCHITECT	
MITCH REWOLD LANDSCAPE ARCHITECT ADDRESS: 386 34 1/2 ROAD, PALISADE, COLORADO 81526 PHONE: (970) 361-4345	
CIVIL ENGINEER & SURVEYING	
VORTEX ENGINEERING & ARCHITECTURE, INC. ADDRESS: 861 ROOD AVENUE, GRAND JUNCTION, CO 81501 PHONE: (970) 245-9051	
GEOTECHNICAL ENGINEER	
HUDDLESTON-BERRY ENGINEERING & TESTING, LLC PROJECT #00545-0066 ADDRESS: 840 WHITE AVE. UNIT #B, GRAND JUNCTION, CO 81501 PHONE: (970) 255-8005	
OWNER	
ROSE CREEK, LLC ADDRESS: 1023 24 ROAD, GRAND JUNCTION, CO 81505	

NOTES:

- THIS DRAWING REFERENCES: AN IMPROVEMENT SURVEY PLAT COMPLETED BY VORTEX ENGINEERING, INC., DATED: 1/29/21
- PROPERTY DESCRIPTION: PARCEL 2697-094-79-002 AND PARCEL 2697-094-00-715 SITUATED IN THE CITY OF FRUITA, MESA COUNTY, COLORADO. 21.857 ACRES IN TOTAL.
- EXISTING USE = VACANT
- PROPOSED USE = RESIDENTIAL
- PROPERTY ZONED = R-8
- PROPERTY APPLICANT:
ROSE CREEK, LLC
1023 24 ROAD
GRAND JUNCTION, CO 81505
- PROPERTY AREA ZONED R-8: 952,069 S.F. (21.857 AC.)
NUMBER OF LOTS: 130
DENSITY: 5.95 DWELLING UNITS/AC.
- GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO REPORT #00545-0066 DATED 01/06/21.
- THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

LEGEND

	EXISTING CONTOUR
	PROPERTY BOUNDARY
	OLD PROPERTY BOUNDARY
	BUILDING ENVELOPE
	PROPOSED LOT LINE
	EASEMENT
	EX EDGE OF ASPHALT
	RIGHT-OF-WAY
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED IRRIGATION
	EXISTING FENCE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STORMDRAIN
	DRAINAGE DIRECTION
	LOT CORNER SPOT ELEVATION
	PROPOSED SWALE/BERM ELEV.
	PROPOSED FL CURB/V-PAN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED IRRIGATION RISER
	PROPOSED IRRIGATION VALVE
	PROPOSED IRR CLEANOUT

PROPOSED LAND USE TABLE

USE	AREA (S.F.)	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (20 TOTAL)	189,166	4.343	19.87%	PRIVATE
MULTI-FAMILY LOTS (110 TOTAL)	451,404	10.543	48.24%	PRIVATE
TRACT A: DETENTION POND	16,125	0.370	1.69%	HOA
TRACT B: TRAIL	1,484	0.034	0.16%	HOA
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TOTAL SITE AREA	952,069 S.F.	21.857 AC		

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



Know what's below.
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Colorado 811
1-800-922-1987
co811.org

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

Sheet Number	Sheet Title
C0.0	Cover
C0.1	Project Notes
C0.2	Legend, Abbreviations & Details
C0.3	Existing Conditions & Demolition Plan
C1.0	Composite Site Plan - Overall
C1.1	Composite Site Plan - North
C1.2	Composite Site Plan - Center
C1.3	Composite Site Plan - South
C1.4	Site - Fire Plan
C1.5	Site Signage & Lighting Plan
C2.0	Utility Composite Plan - North
C2.1	Utility Composite Plan - Center
C2.2	Utility Composite Plan - South
C3.0	Grading Plan - Overall
C3.1	Grading Plan - North
C3.2	Grading Plan - Center
C3.3	Grading Plan - South
C3.4	Grading Plan - Walks and Vpans
C4.0	Road P&P - Rose Creek Ln.
C4.1	Road P&P - Davis Dr.
C4.2	Road P&P - Skalla Ln.
C4.3	Road P&P - Skalla Ln.
C4.4	Road P&P - Skalla Ln.
C4.5	Road P&P - Patron Ln.
C4.6	Road P&P - Patron Ln.
C4.7	Road P&P - Myers Drive
C4.8	Road P&P - Myers Drive
C4.9	Road P&P - Powis Drive
C4.10	Road P&P - Powis Drive
C4.11	19 Road Widening & Roadside Ditch
C4.12	19 Road Widening & Roadside Ditch
C4.13	19 Road Widening Cross-sections
C4.14	K Road Widening & Roadside Ditch
C4.15	K Road Widening & Roadside Ditch
C4.16	K Road Widening & Roadside Ditch
C4.17	K Road Widening & Roadside Ditch
C5.0	Sewer & Water P&P - Rose Creek Ln.
C5.1	Sewer & Water P&P - Davis Dr.
C5.2	Sewer & Water P&P - Skalla Ln.
C5.3	Sewer & Water P&P - Skalla Ln.
C5.4	Sewer & Water P&P - Patron Ln.
C5.5	Sewer & Water P&P - Patron Ln.
C5.6	Sewer & Water P&P - Myers Drive
C5.7	Sewer & Water P&P - Myers Drive
C5.8	Sewer & Water P&P - Powis Drive
C5.9	Sewer & Water P&P - Skalla Ln. Loop
C5.10	Offsite Sewer Plan & Profile - K Road
C5.11	Offsite Sewer Plan & Profile - K Road
C6.0	Storm Plan & Profile - Powis Drive
C6.1	Storm P&P - Powis Dr. Cross-Drains
C6.2	Storm Plan & Profile - Powis Drive
C6.3	Storm Plan & Profile - Skalla Lane
C6.4	Storm Plan & Profile - Hammerhead Connection
C6.5	Storm Plan & Profile - Outlet Pond Details
C7.0	Irrigation Plan
C7.1	Irrigation Details
C8.0	Storm Water Management Plan
C8.1	SWMP Details

2 of 2 Ute Water Standard Details

Ute Water Detail Sheet Available @ www.utewater.org/specifications



861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E.
SWINDELL

PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

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FOR REVIEW - NOT FOR CONSTRUCTION

BY	DATE	COMMENT

Cover
**Rose Creek Subdivision
Final**
1892 Otley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23
CAD ID: cover f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE

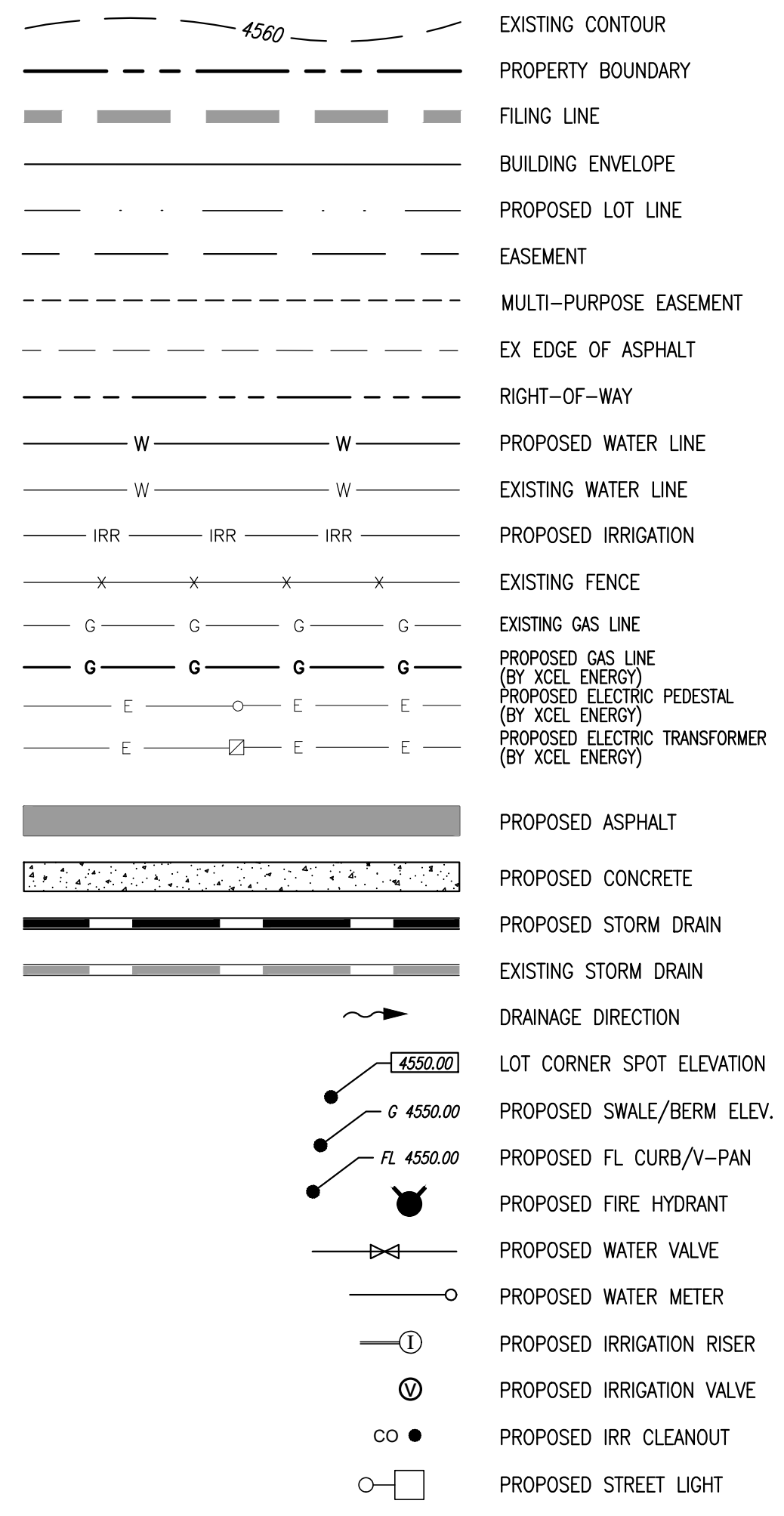
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NO.	REVISION	DATE	BY	COMMENT

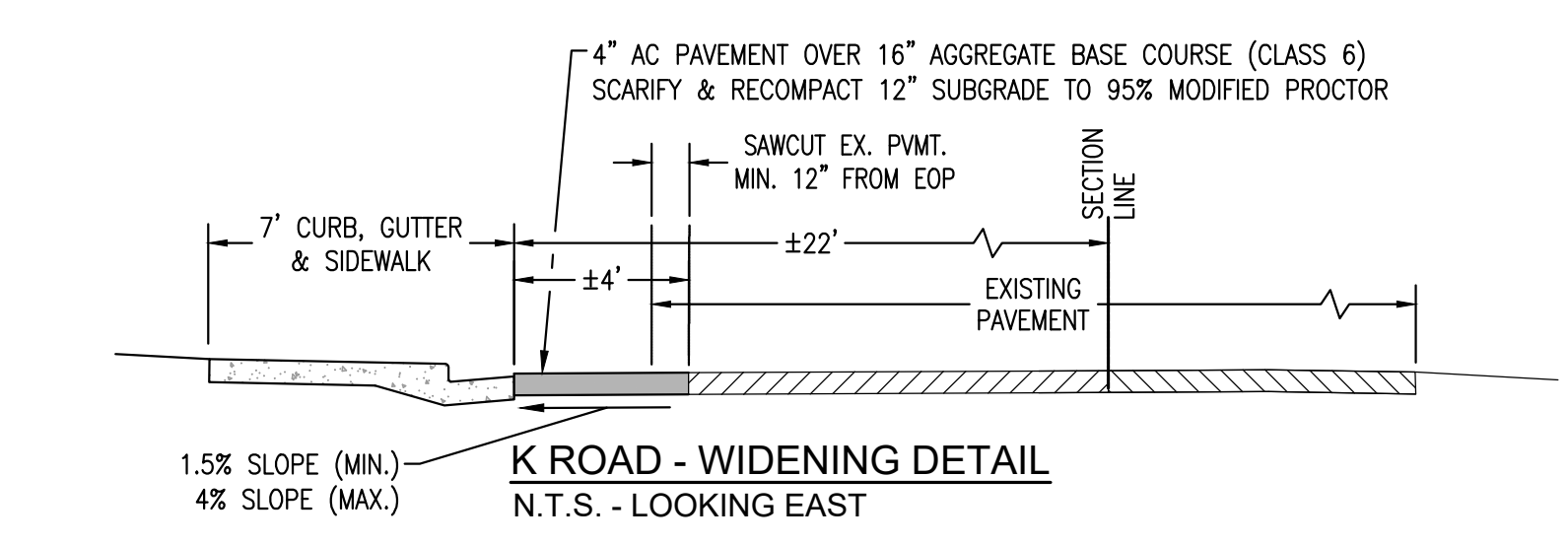
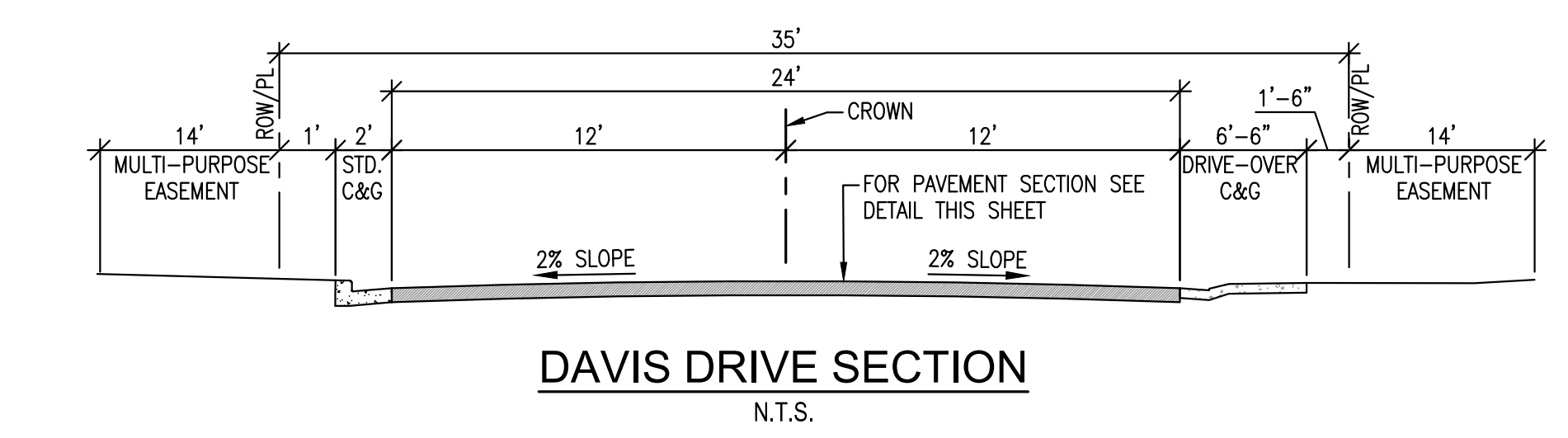
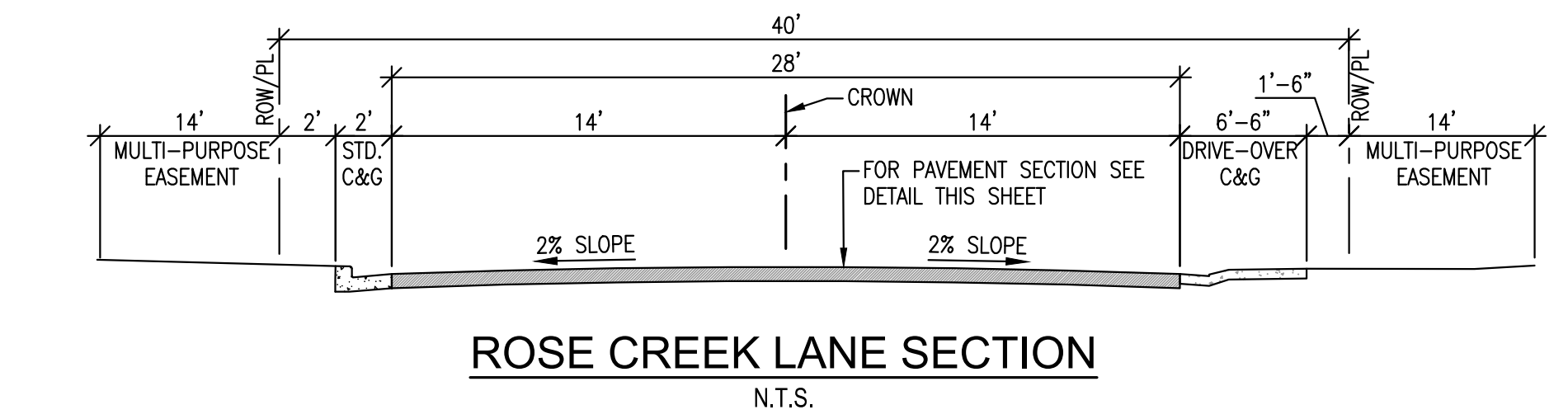
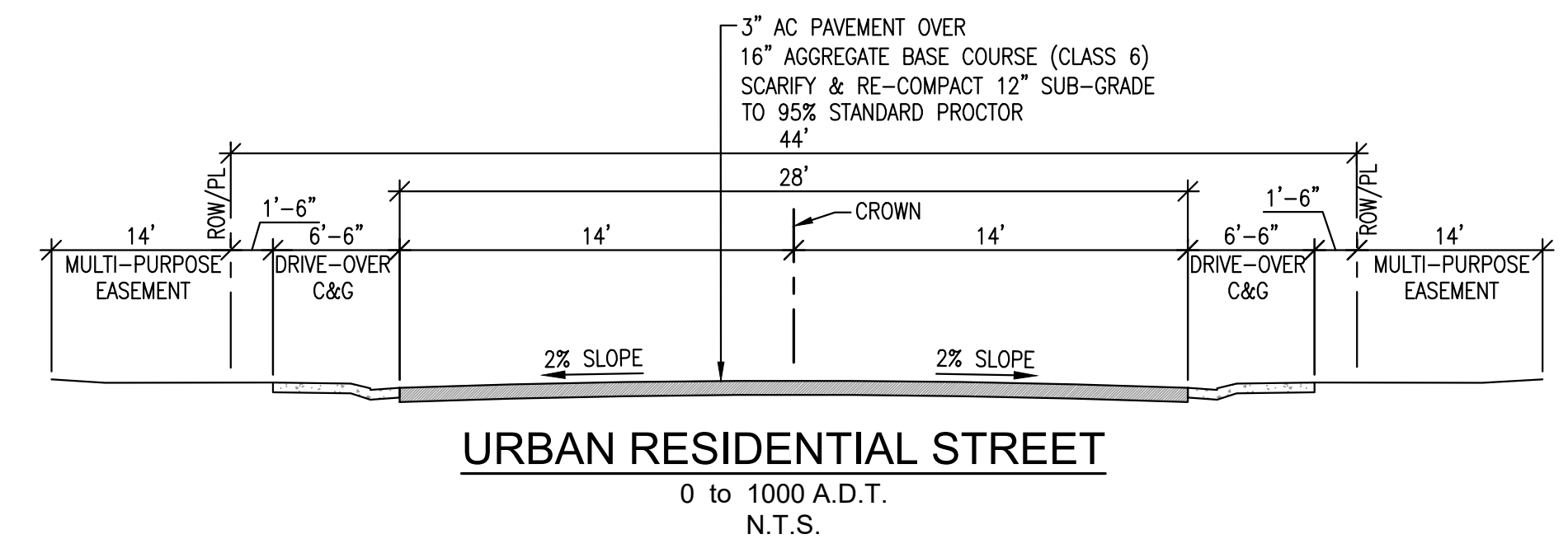
SOILS NOTES:
THE NATIONAL COOPERATIVE SOIL SURVEY STATES THAT THE ENTIRE PROPERTY IS MADE UP OF TURLEY CLAY LOAM, 0 TO 2 PERCENT SLOPES.

LEGEND

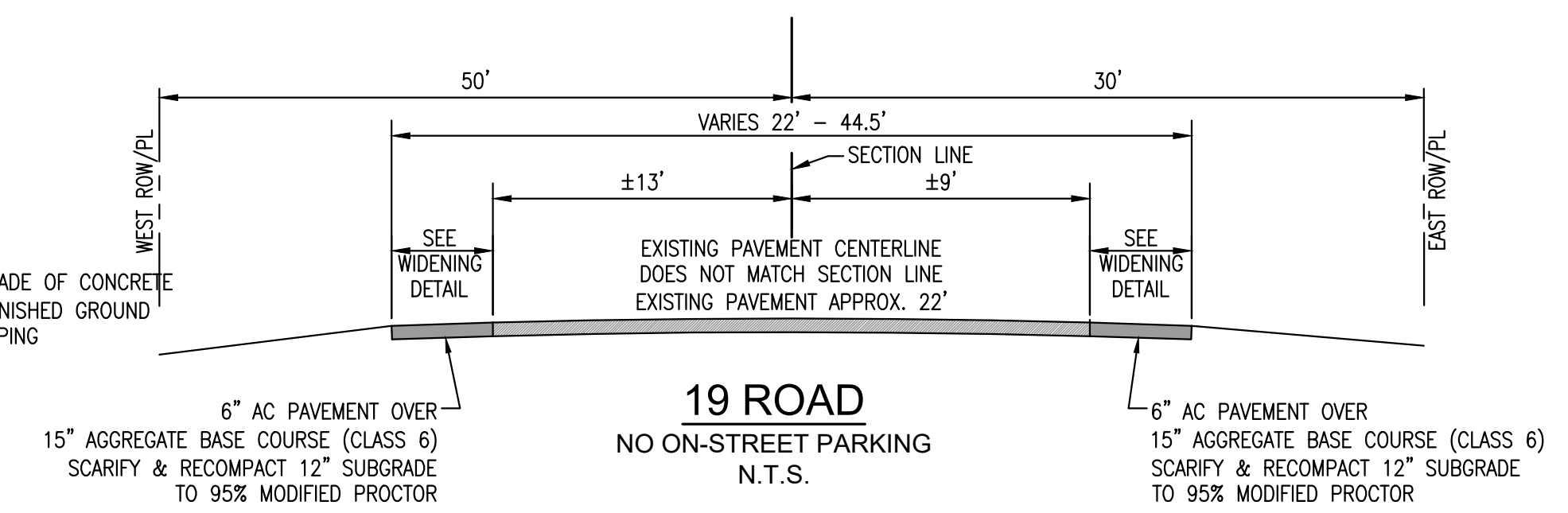
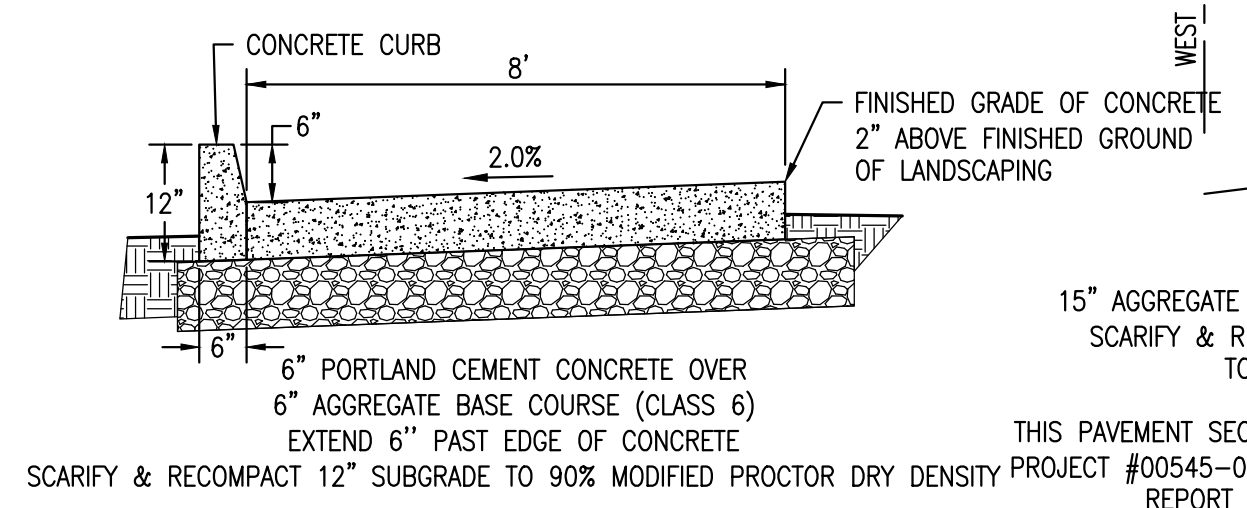
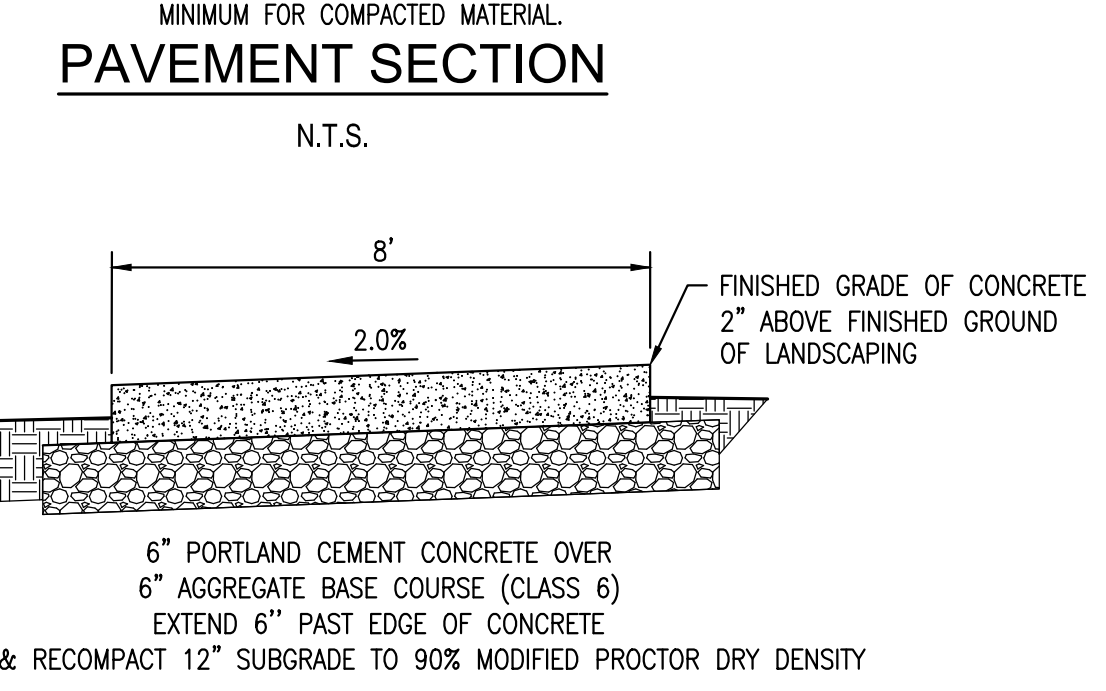
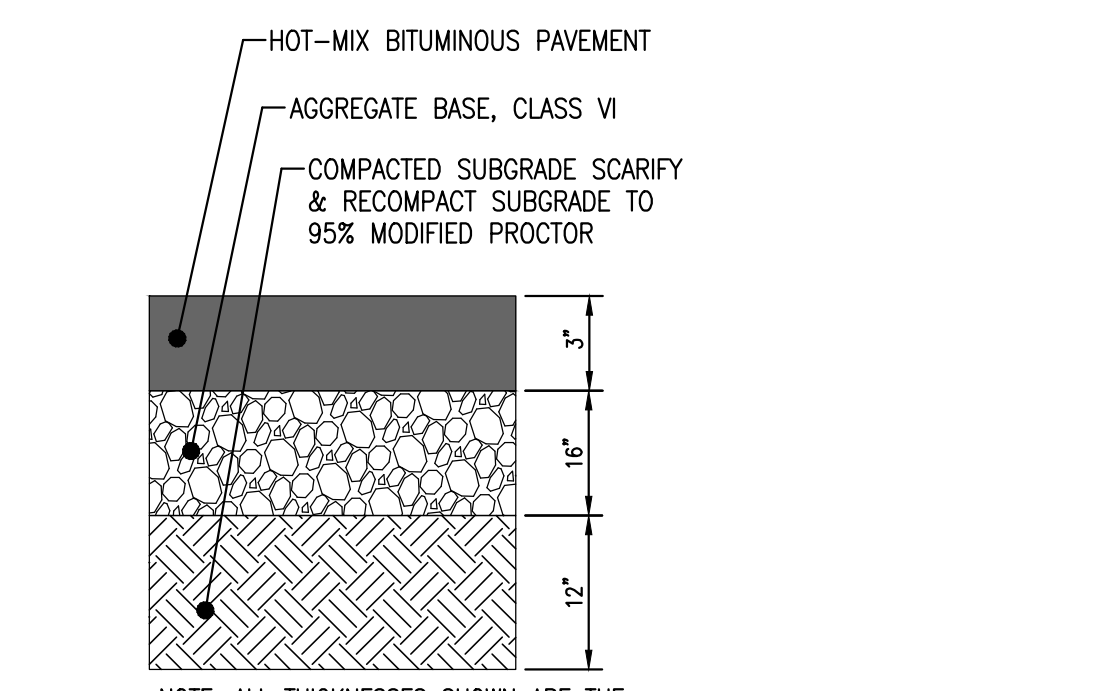


ABBREVIATIONS

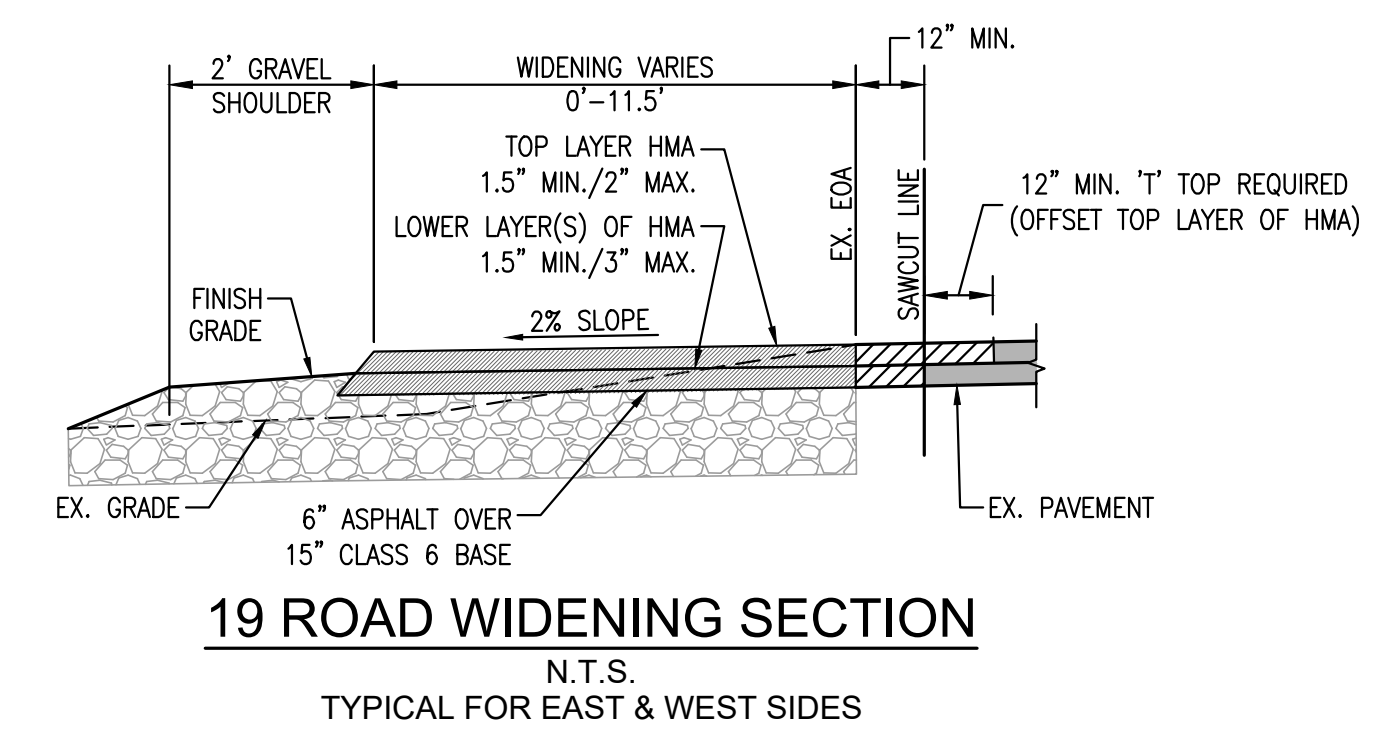
AC	ACRES
APPROX	APPROXIMATE
BCR	BEGIN CURB RETURN
BO	BLOW-OFF DEVICE
BVC	BEGIN VERTICAL CURVE
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONT	CONTINUOUS
DESC	DESCRIPTION
DIA	DIAMETER
EA	EACH
ECR	END CURB RETURN
EG	EXISTING GRADE
ELEV	ELEVATION
EVC	END VERTICAL CURVE
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FT	FEET
Ga	GAUGE
GALV	GALVANIZED
GW	GRADE AT FACE OF WALL
GPM	GALLONS PER MINUTE
HBP	HOT-MIX BITUMINOUS PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT-MIX ASPHALT
HP	HIGH POINT
IMH	IRRIGATION MANHOLE
IRR	IRRIGATION
LB	POUND
LP	LOW POINT
MAINT	MAINTENANCE
MCSM	MESA COUNTY SURVEY MONUMENT
MH	MANHOLE
MIN	MINIMUM
MPE	MULTI-PURPOSE EASEMENT
MSE	MECHANICALLY STABILIZED EARTH
NTS	NOT TO SCALE
OC	ON CENTER
OC EW	ON CENTER, EACH WAY
OWTS	ON-SITE WASTEWATER TREATMENT SYSTEM
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PLC	PLACE
PRC	POINT OF REVERSE CURVATURE
PRKG	PARKING
PT	POINT OF TANGENCY
PVC	POLYCHLORIDE VINYL PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RECT	RECTANGULAR
REOD	REQUIRED
SCE	STABILIZED CONSTRUCTION ENTRANCE
SCH, SCHED	SCHEDULE
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD, STDS	STANDARD, STANDARDS
STRM	STORM
SWM	STORM WATER MANAGEMENT
SWMP	STORM WATER MANAGEMENT PLAN
SWT	SIDEWALK TROUGH
TEMP	TEMPORARY
TOP	TOP OF FOUNDATION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UM	UTE MERIDIAN
UTIL	UTILITY
WQCV	WATER QUALITY CAPTURE VOLUME
WSE	WATER SURFACE ELEVATION



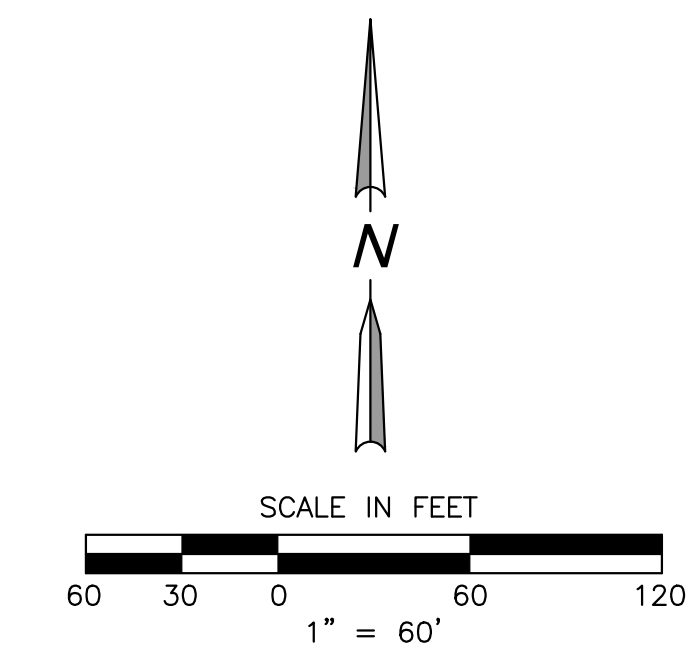
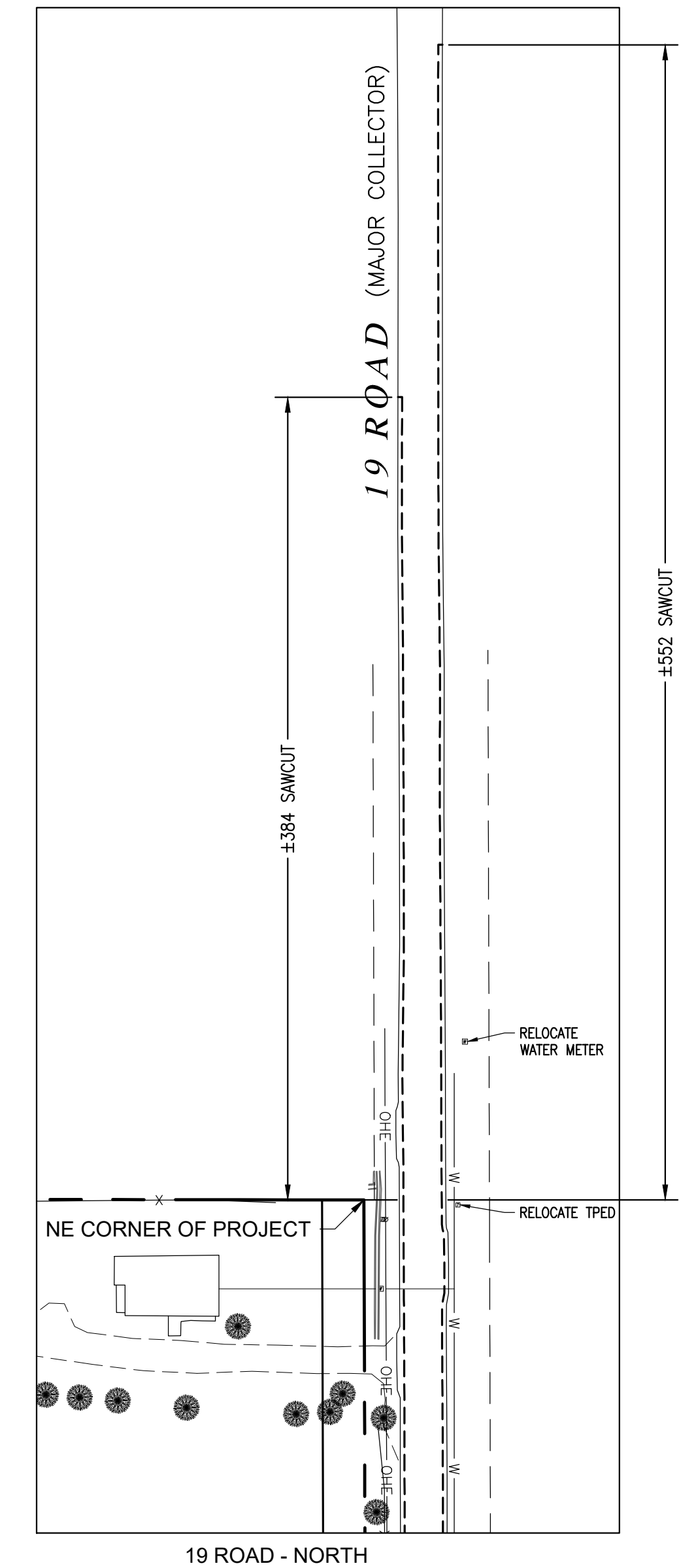
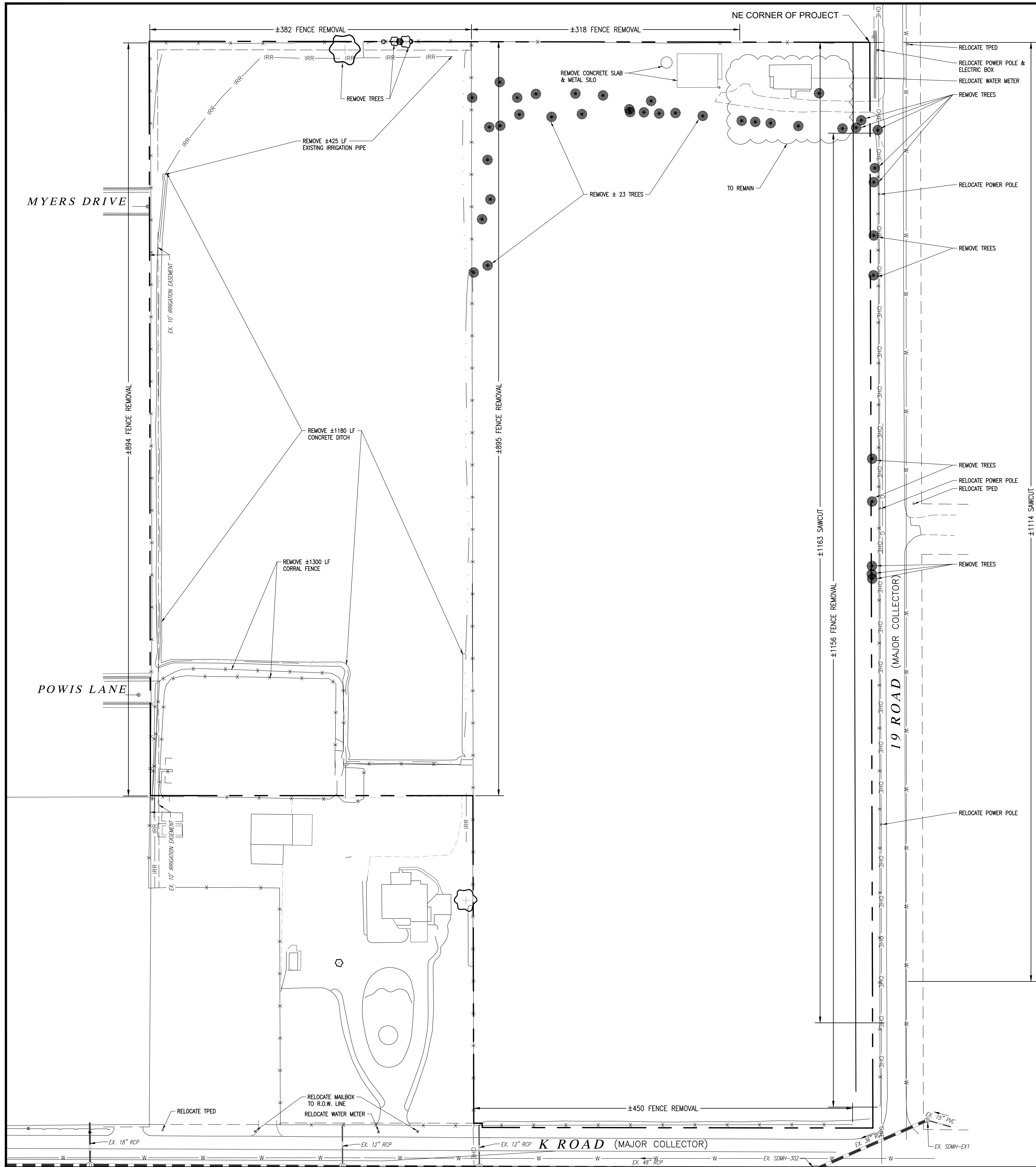
- PAVEMENT NOTES:**
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO NO LESS THAN 90% OF ASTM D-1557 MAXIMUM MODIFIED PROCTOR DRY DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 12" OF SUBGRADE UNDER THE AGGREGATE BASE COURSE SHALL BE SCARIFIED AND COMPACTED TO NO LESS THAN 90% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, 01/06/21, PROJECT #00545-0066. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.



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ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2782
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 PROJECT ENGINEERING
 & CIVIL CONSULTING ENGINEERS
 861 Road Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051
 Fax: (970) 245-7639

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57888

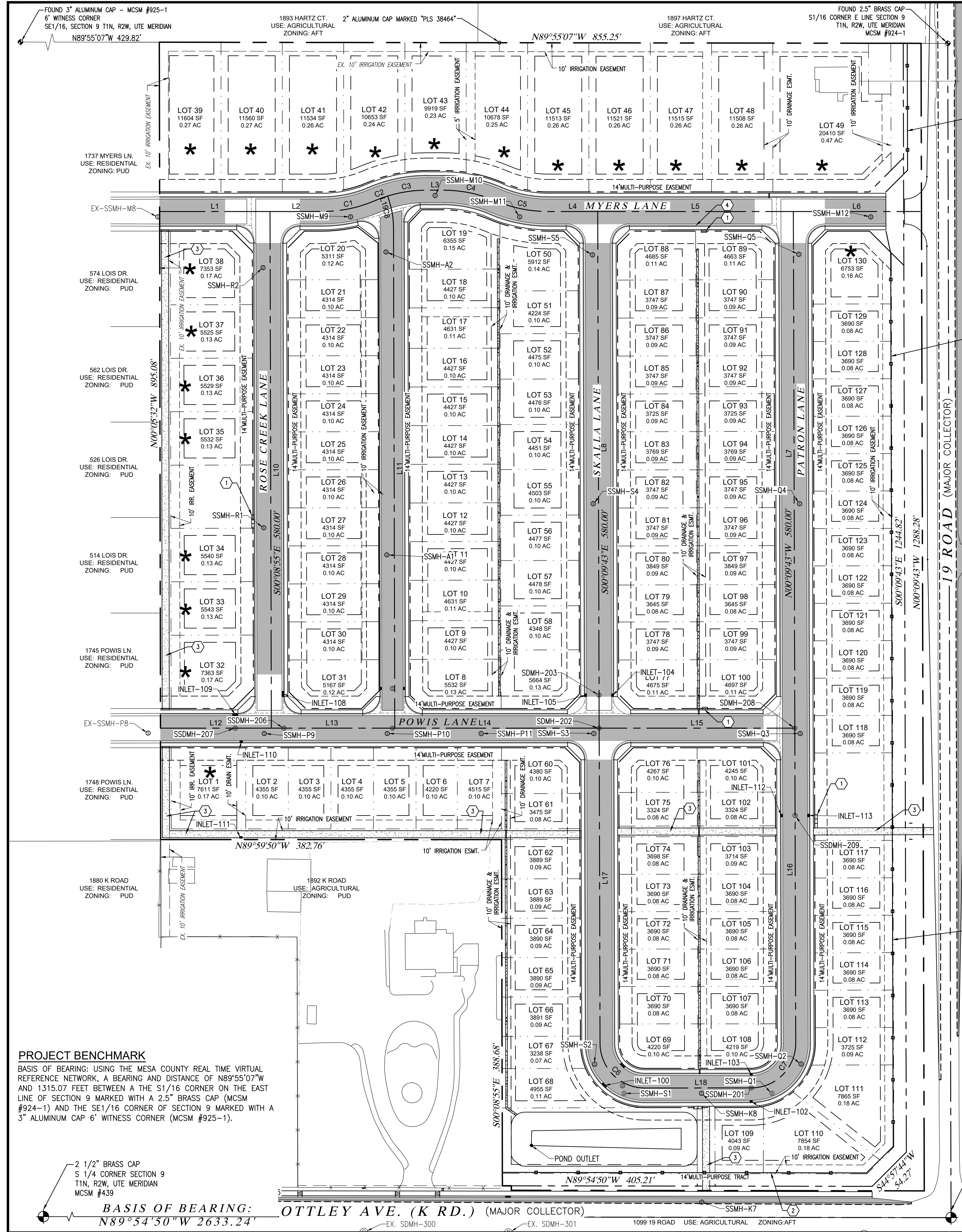
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REV.	DATE	COMMENT	BY

Existing Conditions & Demolition Plan
Rose Creek Subdivision
Final
 1892 Otley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23
 CAD ID: demo f20-070.dwg

~SHEET~
C0.3

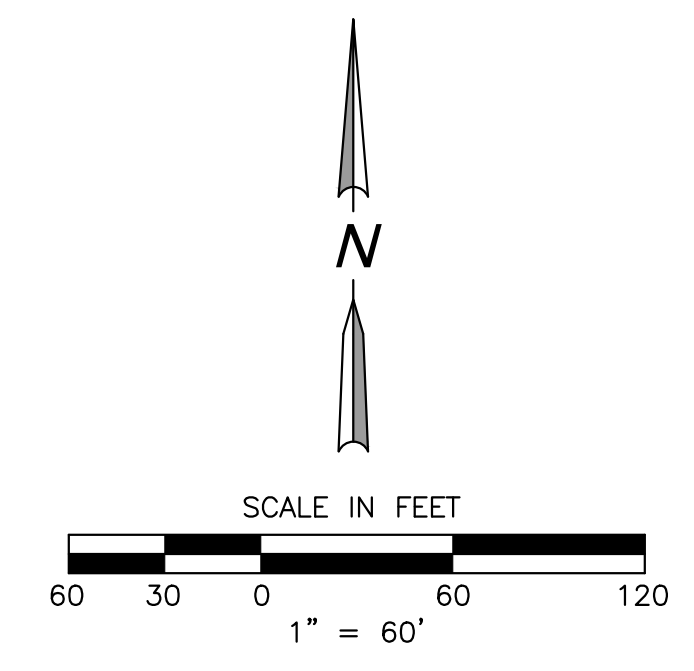


GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT # 00545-0066 DATED 01/06/21, FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- MINIMUM PRINCIPAL BUILDING SETBACKS:
FRONT = 20'
SIDE = 8' (DETACHED) 0' (ATTACHED)
REAR = 15'
- ALL SANITARY SEWER MANHOLES ARE 48" I.D.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
- ALL PAVEMENT SECTIONS ARE BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO PROJECT #00545-0066, DATED 01/06/21. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.
- LOTS MARKED WITH AN ASTERISK SHALL BE SINGLE-FAMILY LOTS ONLY. (20 TOTAL) *

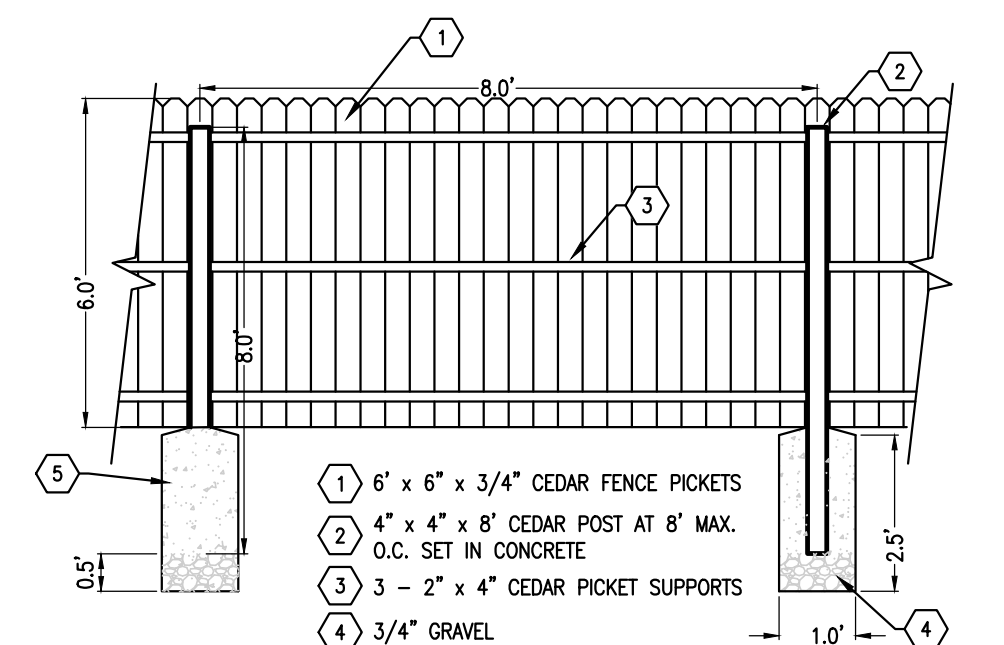
CONSTRUCTION NOTES:

- PROPOSED MAILBOX LOCATION
- ±1690 LF OF DEVELOPER INSTALLED FENCE SEE FENCE DETAILS THIS SHEET
- 8" CONCRETE PATH SEE SHEET CO.2 FOR DETAIL
- SIDEWALK TROUGH DRAIN

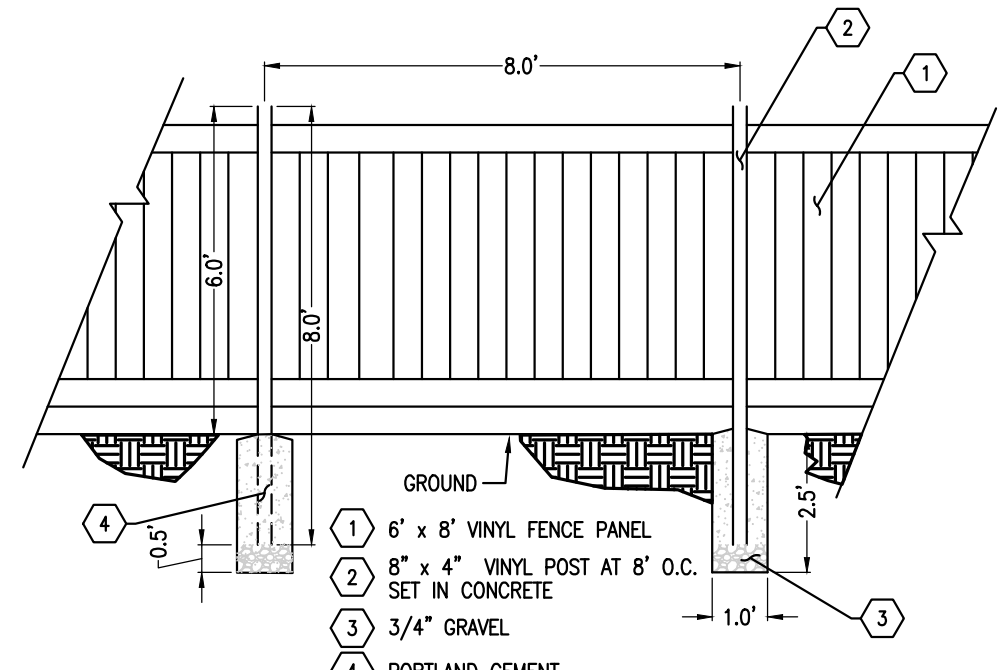


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TOTAL SITE AREA	952,069 S.F.	21.857 AC		

Line #/Curve #	Length	Direction/Delta	Radius
C1	60.407	023°04'26"	150.000
C2	15.717	006°00'12"	150.000
C3	44.691	017°04'14"	150.000
C4	60.407	023°04'26"	150.000
C5	60.407	023°04'26"	150.000
C6	78.436	089°52'52"	50.000
C7	78.643	090°07'08"	50.000
C8	29.530	016°55'10"	100.000
L1	123.952	S89° 59' 50.55"E	
L2	58.608	S89° 59' 50.55"E	
L3	18.367	S89° 59' 50.42"E	
L4	55.829	S89° 59' 50.35"E	
L5	219.716	S89° 59' 50.35"E	
L6	142.358	S89° 59' 50.35"E	
L7	580.002	N00° 09' 42.83"W	
L8	580.002	S00° 09' 42.83"E	
L10	580.001	S00° 08' 55.14"E	
L11	561.430	S00° 08' 55.14"E	
L12	124.485	S89° 59' 50.40"E	
L13	136.118	S89° 59' 50.40"E	
L15	219.716	S89° 59' 50.40"E	
L16	353.698	N00° 09' 42.83"W	
L17	354.081	S00° 09' 42.83"E	
L18	119.715	N89° 57' 24.71"E	
L19	7.189	N17° 04' 04.78"W	



6" CEDAR PICKET/RAIL FENCE
(SHOWN FROM BACK SIDE)
N.T.S.



6" VINYL PANEL FENCE
(SHOWN FROM BACK SIDE)
N.T.S.

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

BASIS OF BEARING: OTTLEY AVE. (K RD.) (MAJOR COLLECTOR)
N89°54'50"W 2633.24'

FOR REVIEW - NOT FOR CONSTRUCTION

Composite Site Plan - Overall
Rose Creek Subdivision
Final
1892 Ottley Ave. (K Road)
Fruita, CO 81521

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
881 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57868

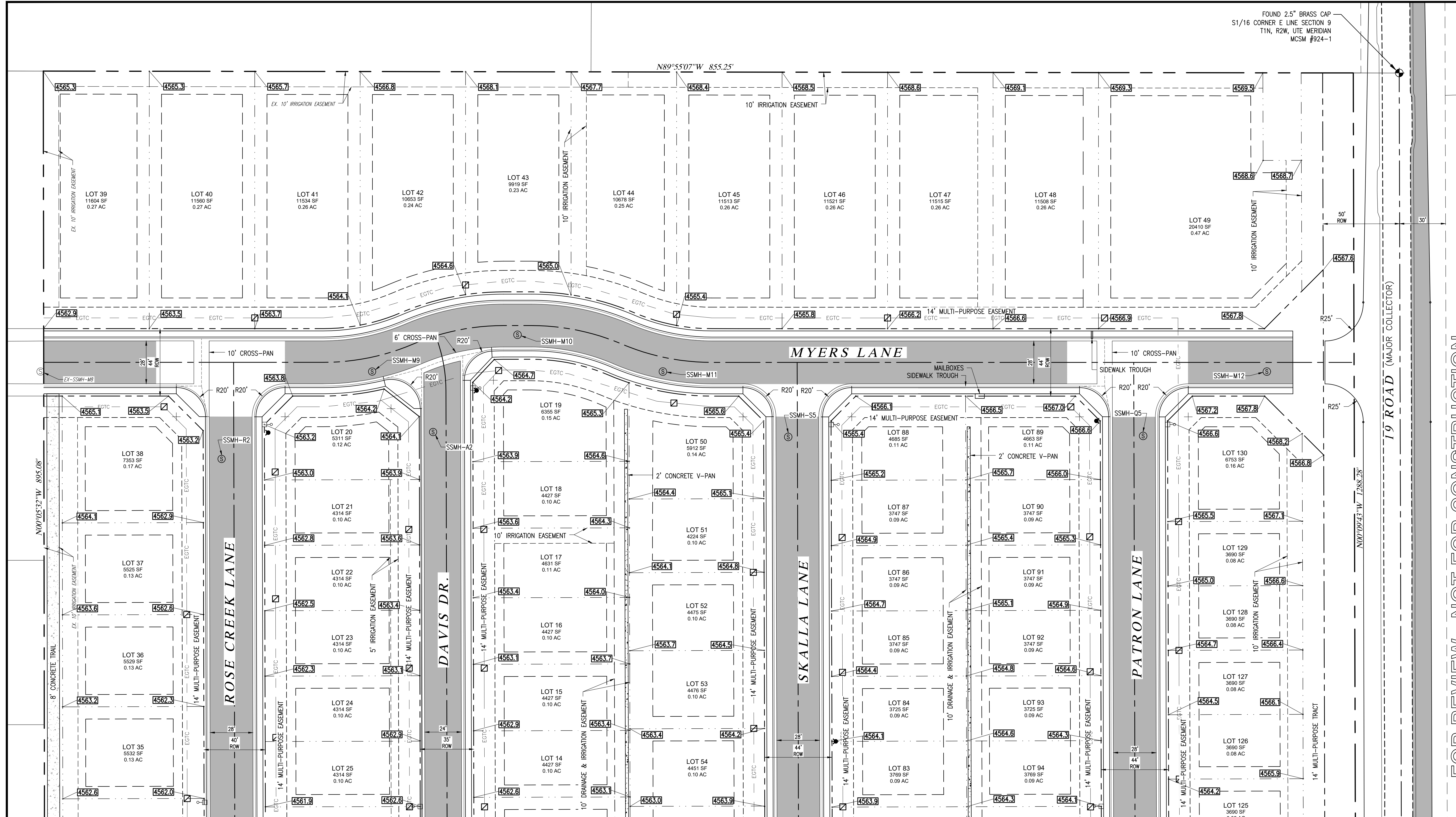
PROJECT NO: F20-070
DATE: 02/20/23
CAD ID: site f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

~SHEET~
C1.0

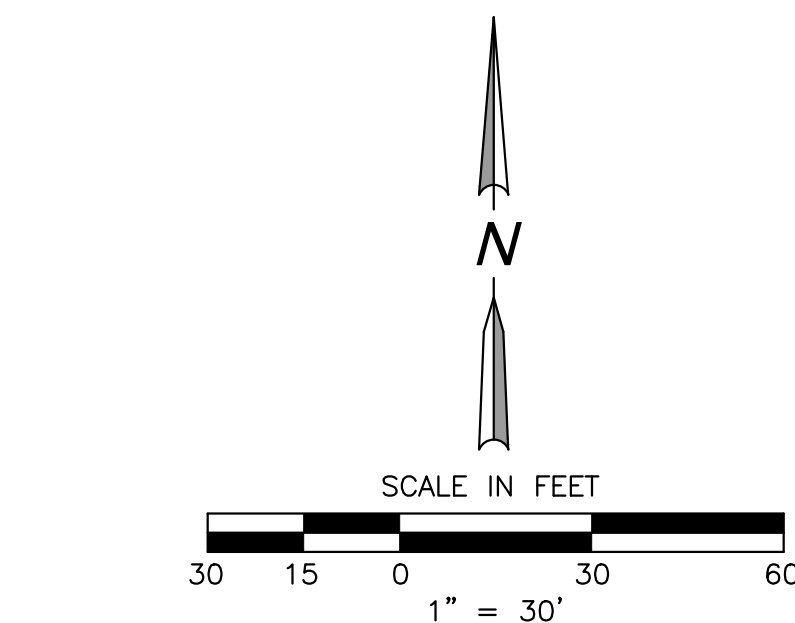
REV.	DATE	COMMENT	BY

FOUND 2.5" BRASS CAP
 S1/16 CORNER E LINE SECTION 9
 T1N, R2W, UTE MERIDIAN
 MCSM #924-1

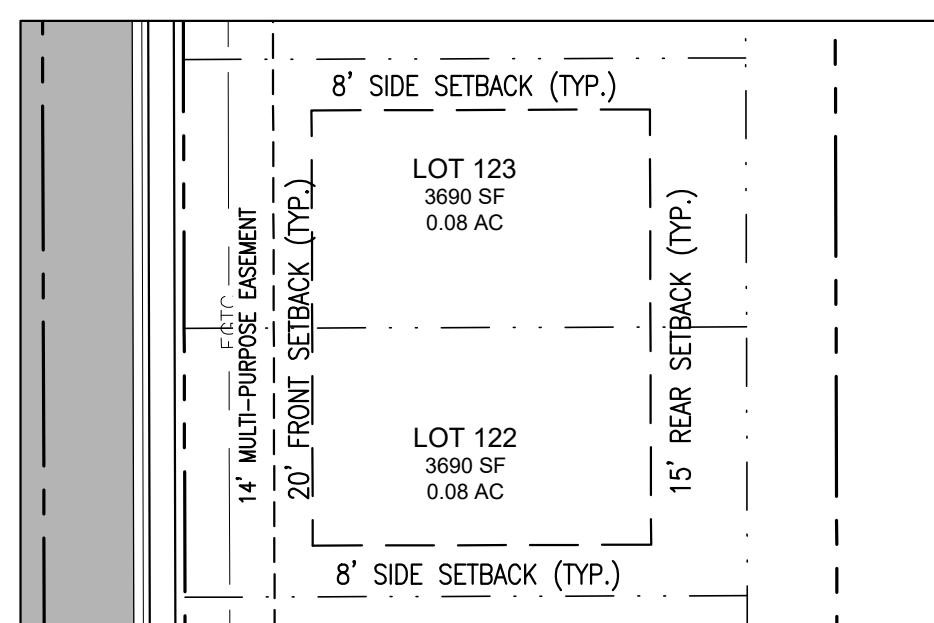


MATCH LINE - SEE SHEET C1.2

FOR REVIEW - NOT FOR CONSTRUCTION



PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).



LOT SETBACK DETAIL

GENERAL NOTES

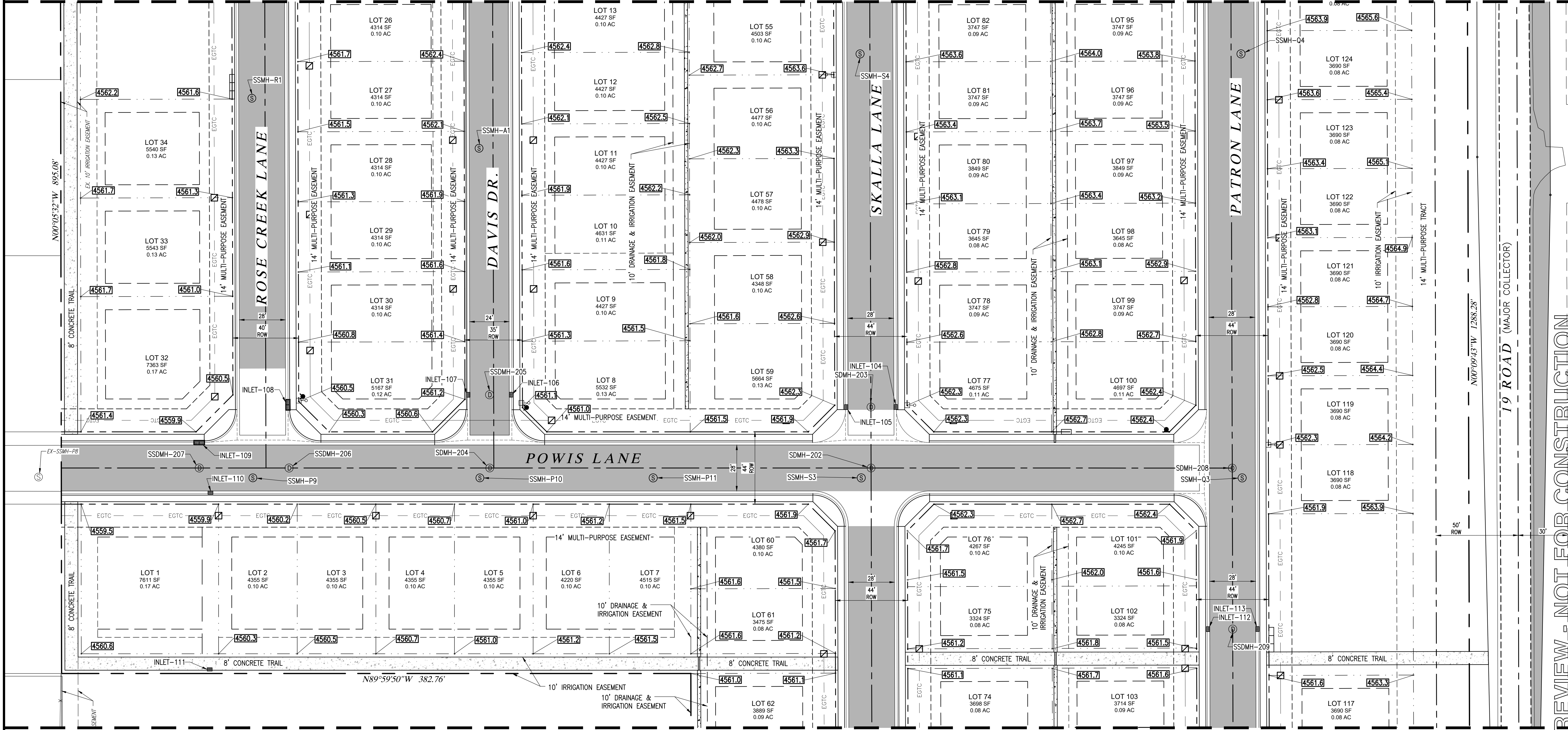
- ALL CONSTRUCTION TO CONFORM TO THE CITY DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT #00545-0066 DATED 01/06/21 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
- ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
- FOR STREET SECTIONS SEE SHEET CO.2 & ROAD PLAN & PROFILE SHEETS.

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

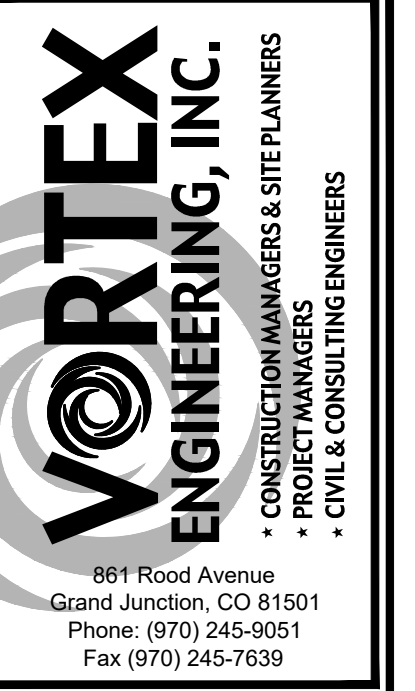
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

MATCH LINE - SEE SHEET C1.1



MATCH LINE - SEE SHEET C1.3

FOR REVIEW - NOT FOR CONSTRUCTION



STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57888

REV.	DATE	COMMENT	BY

REV.	DATE	COMMENT	BY

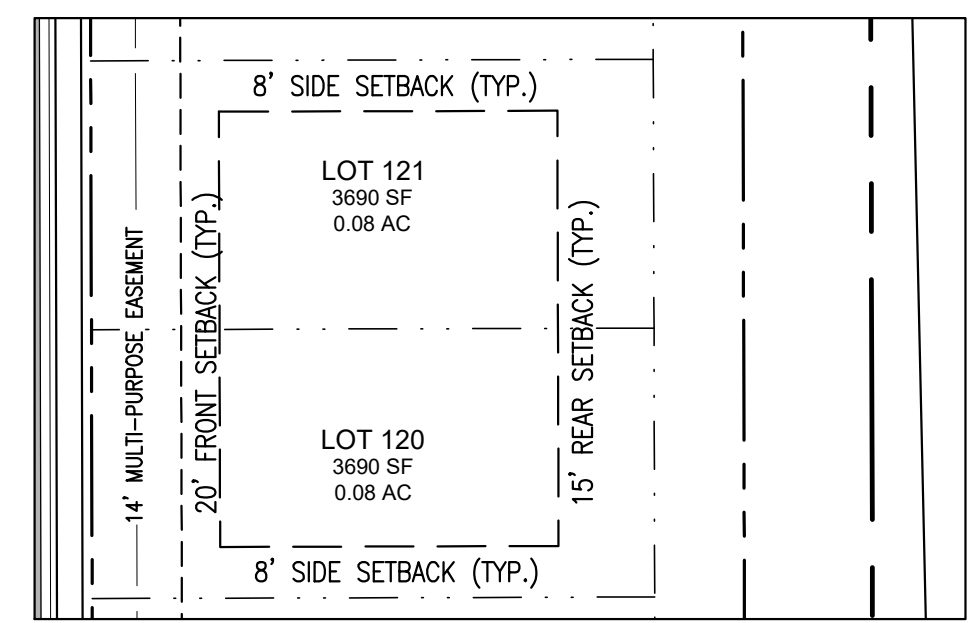
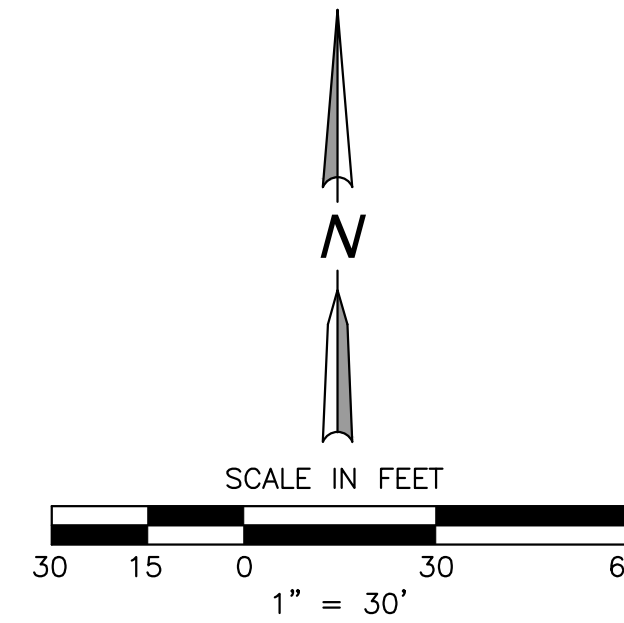
Composite Site Plan - Center
Rose Creek Subdivision
 Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23

sh2 120-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE



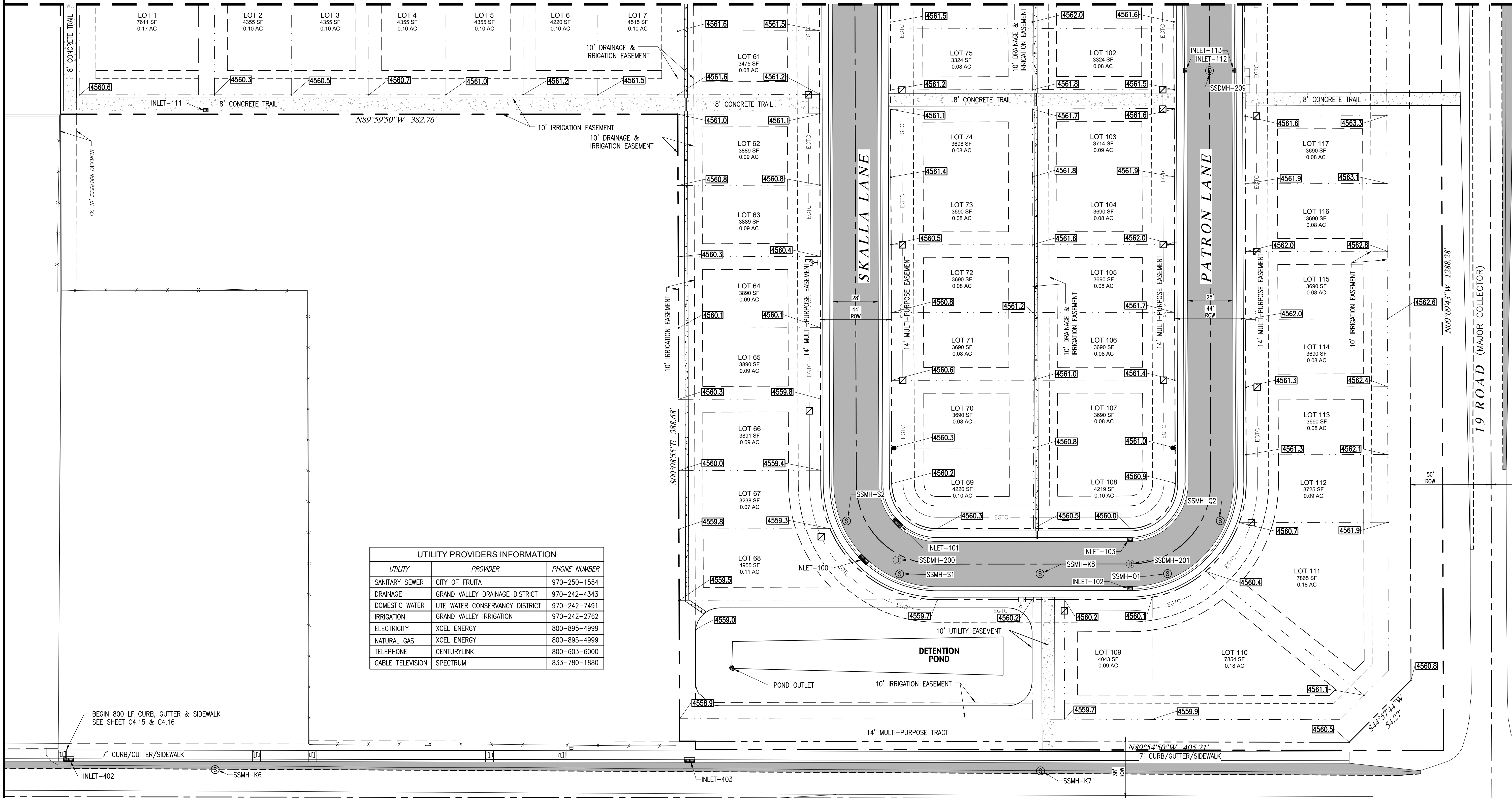
- GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO THE CITY DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR MUST CONTACT CITY TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
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 4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
 5. ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
 6. FOR STREET SECTIONS SEE SHEET C0.2 & ROAD PLAN & PROFILE SHEETS.

UTILITY PROVIDERS INFORMATION		
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IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
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TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

PROJECT BENCHMARK
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C1.2

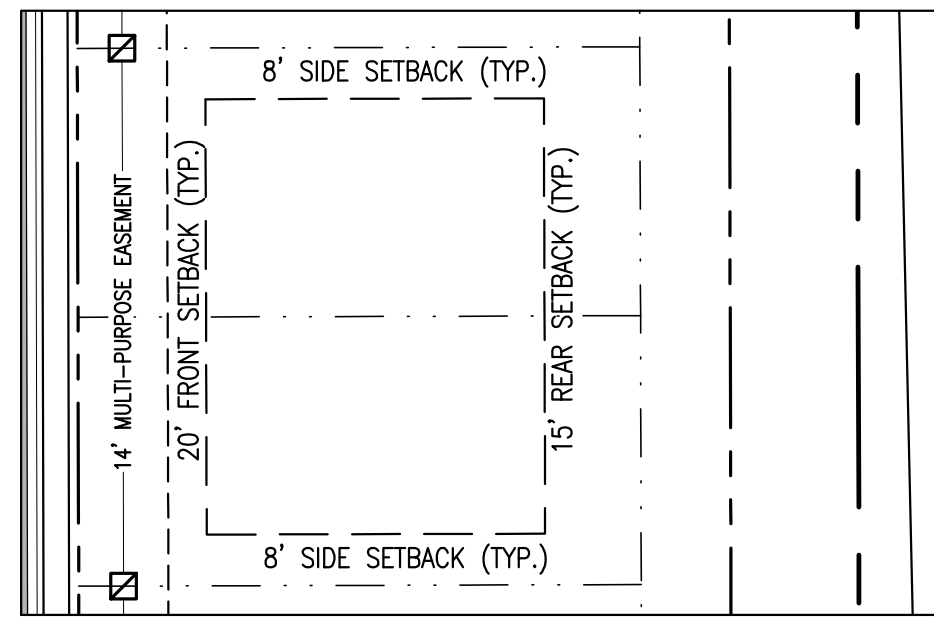
MATCH LINE - SEE SHEET C1.2



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OTTLEY AVE. (K RD.) (MAJOR COLLECTOR)

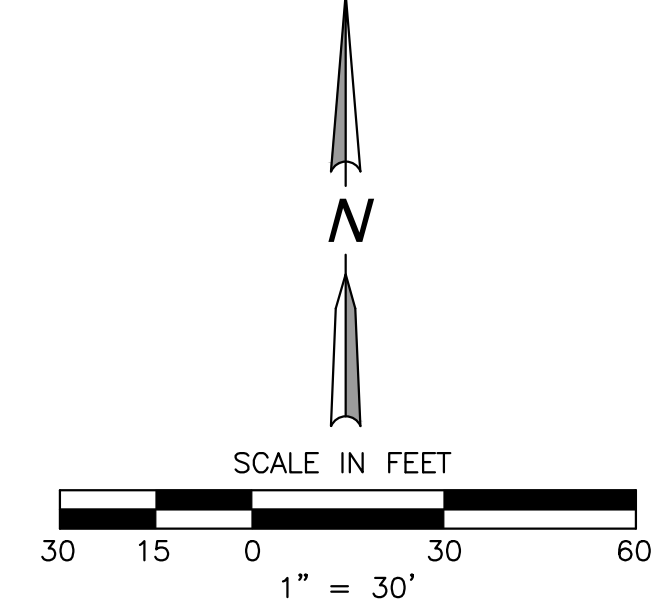
PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).



LOT SETBACK DETAIL

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

Composite Site Plan - South
Rose Creek Subdivision
 Final
 1892 Ottery Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23

~SHEET~
C1.3



STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57888

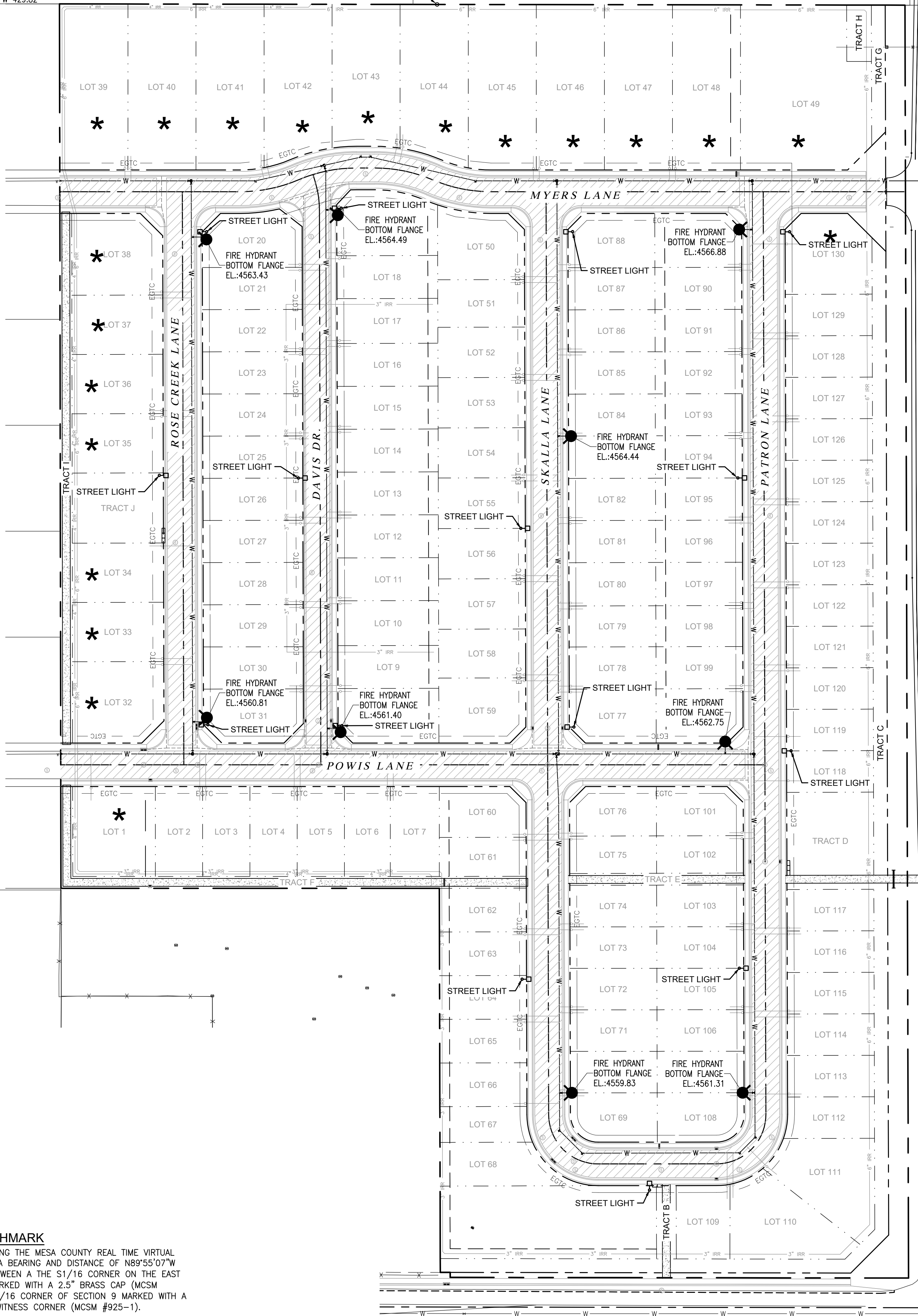
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REV.	DATE	COMMENT	BY

FOUND 3" ALUMINUM CAP - MCSM #925-1
6" WITNESS CORNER
SE1/16, SECTION 9 T1N, R2W, UTE MERIDIAN
N89°55'07"W 429.82'

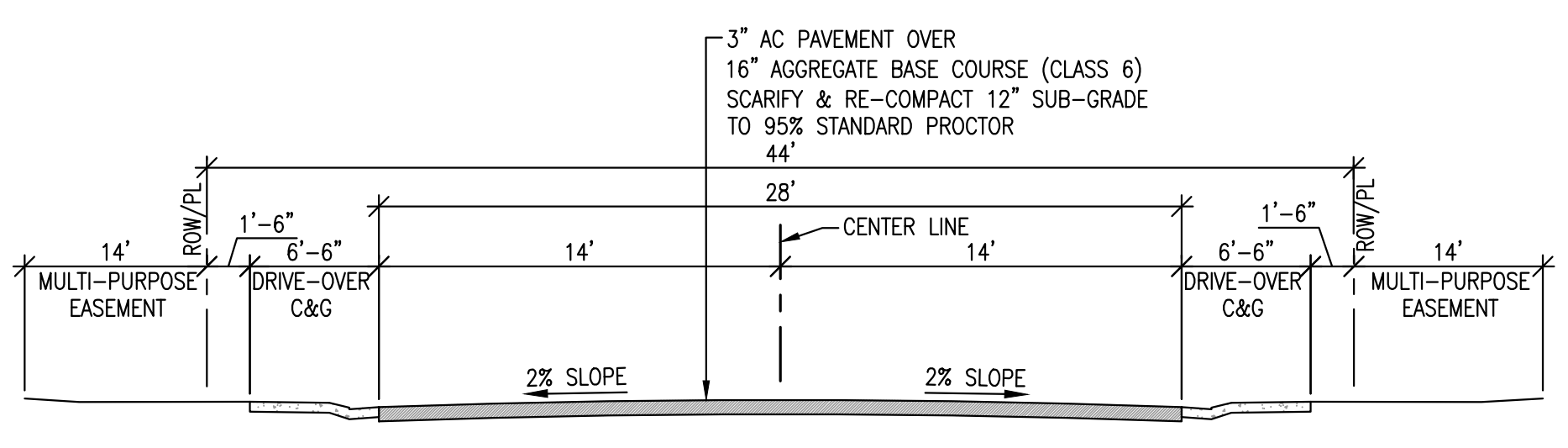
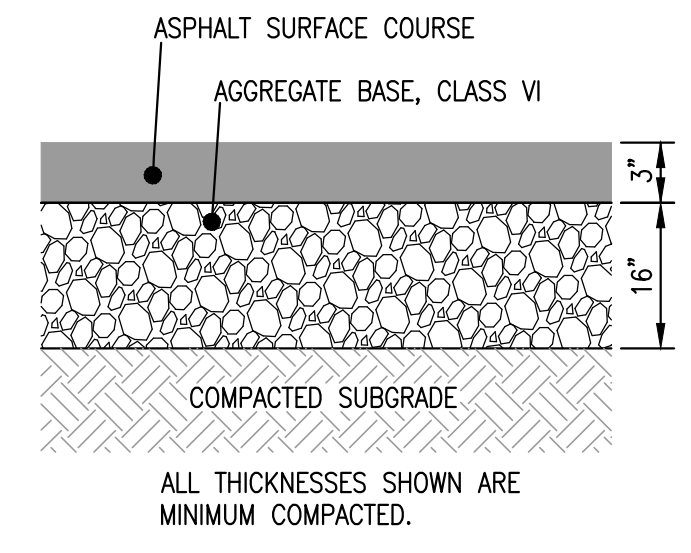
2" ALUMINUM CAP
MARKED "PLS 38464"

FOUND 2.5" BRASS CAP
S1/16 CORNER E LINE SECTION 9
T1N, R2W, UTE MERIDIAN
MCSM #924-1

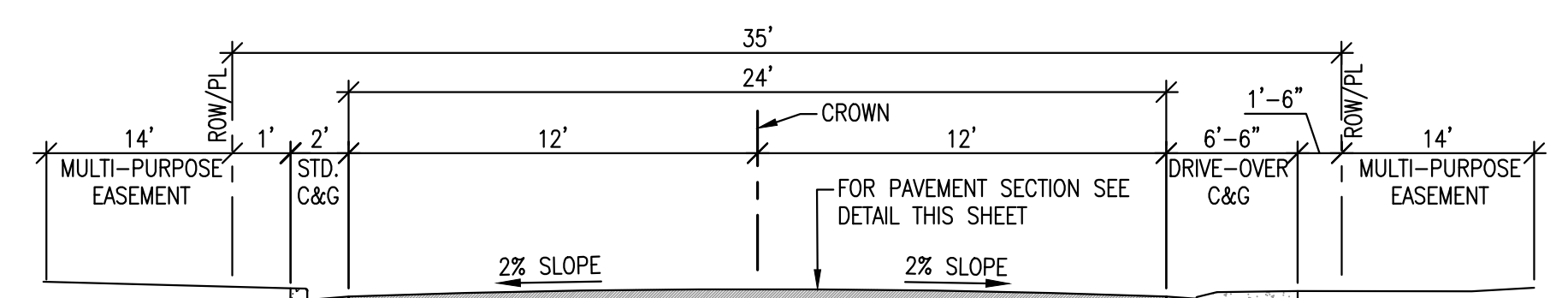
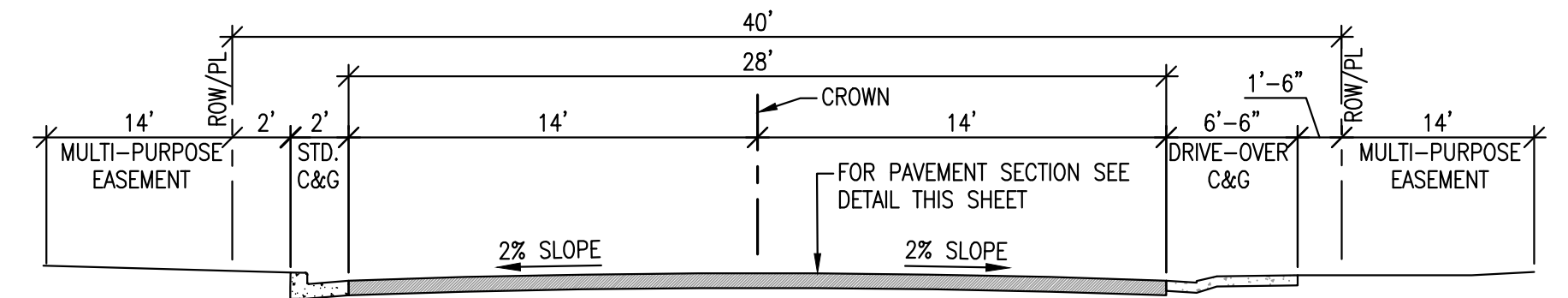


GENERAL NOTES:

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REAR = 15'
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- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
- ALL PAVEMENT SECTIONS ARE BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO PROJECT #00545-0066, DATED 01/06/21. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.
- LOTS MARKED WITH AN ASTERISK SHALL BE SINGLE-FAMILY LOTS ONLY. (12 TOTAL)



THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO PROJECT #00545-0066, DATED 01/06/21. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.



LEGEND

- FIRE LANES - HEAVY DUTY ASPHALT
- PROPOSED STREET LIGHT
- FIRE HYDRANT LOCATION

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
881 Rood Avenue
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STEPHEN E. SWINDELL
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COLORADO LICENSE NO. 57888

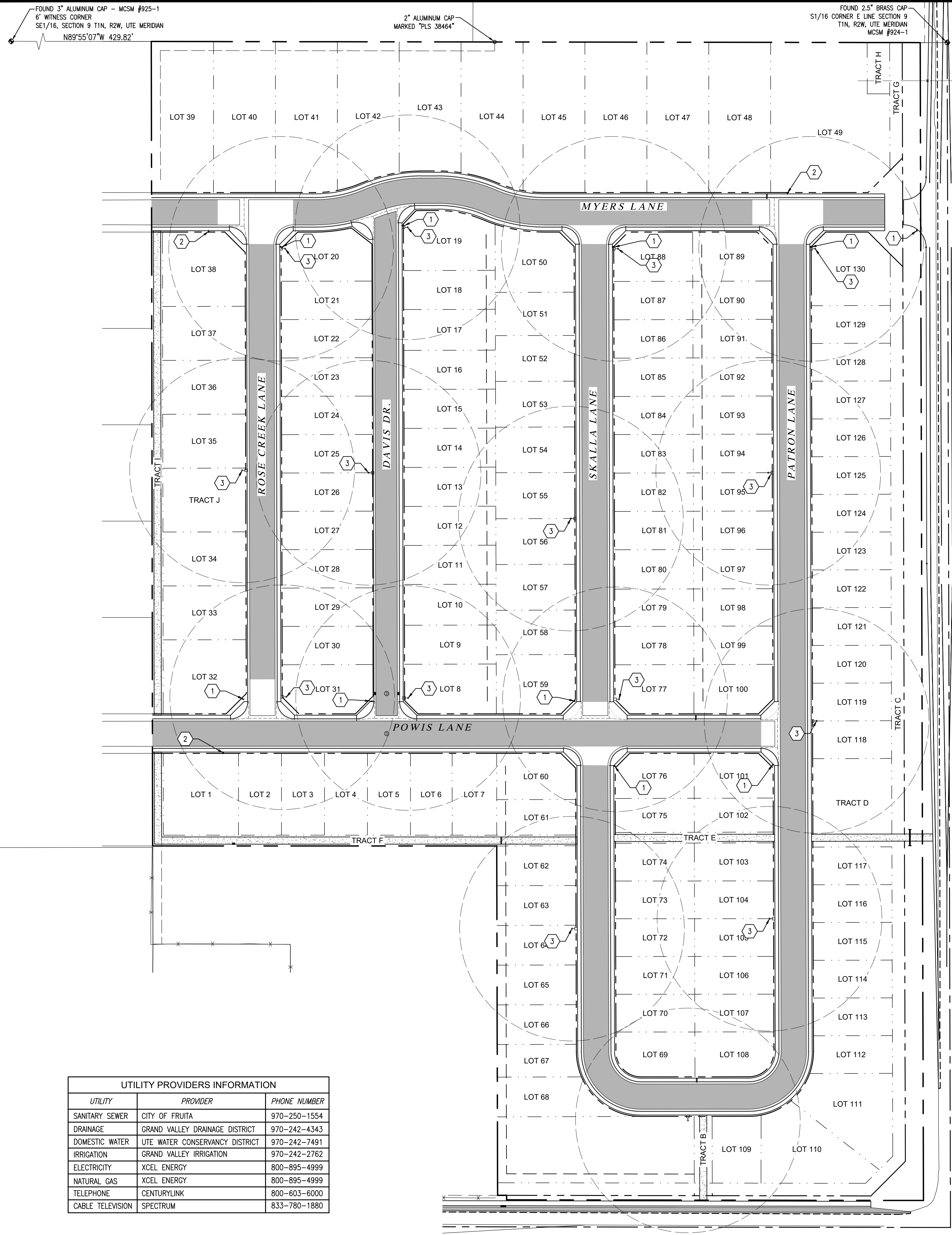
REV.	DATE	COMMENT	BY

Site - Fire Plan
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

site layout F20-070.dwg

~SHEET~
C1.4



GENERAL NOTES:

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 SIDE = 8' (DETACHED) 0' (ATTACHED)
 REAR = 15'
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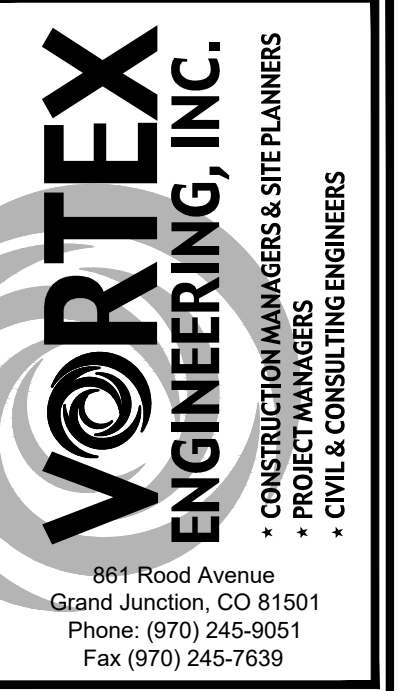
SIGN SCHEDULE

- ① STOP SIGN (30"x30") & D3-1 STREET SIGN COMBINED
- ② 25 MPH SPEED LIMIT SIGN R2-1
- ③ □-◇ STREET LIGHT (BY OTHERS)

ALL SIGN POST MOUNTING AND PLACEMENT SHALL BE PER MUTCD OR MESA COUNTY SPECIFICATIONS. CONTRACTOR TO CONTACT MESA COUNTY TRAFFIC PRIOR TO INSTALLATION OF SIGNS.

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

FOR REVIEW - NOT FOR CONSTRUCTION



STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57688

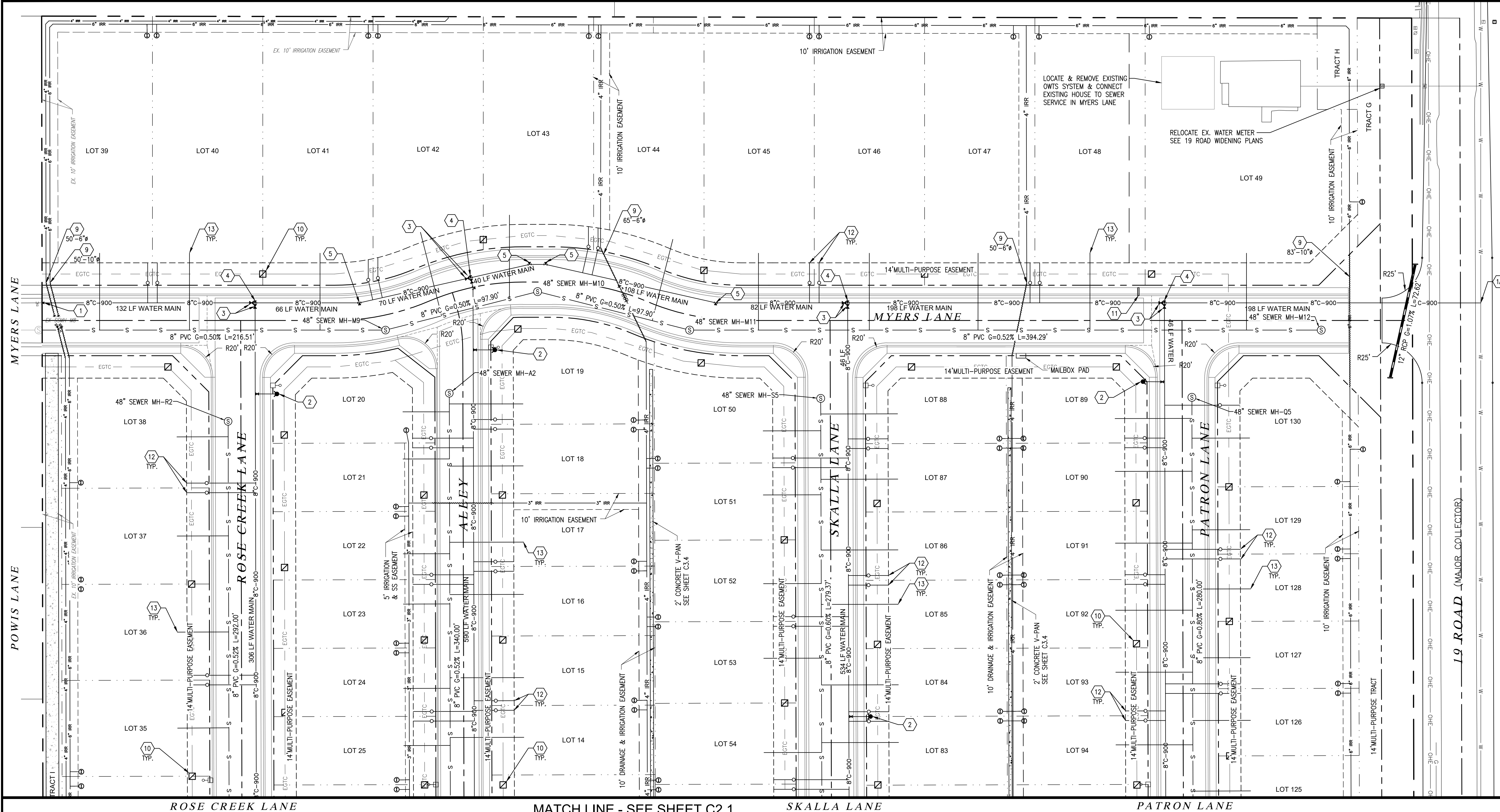
REV.	DATE	COMMENT	BY

Site Signage & Lighting Plan
Rose Creek Subdivision
Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23
 site signage f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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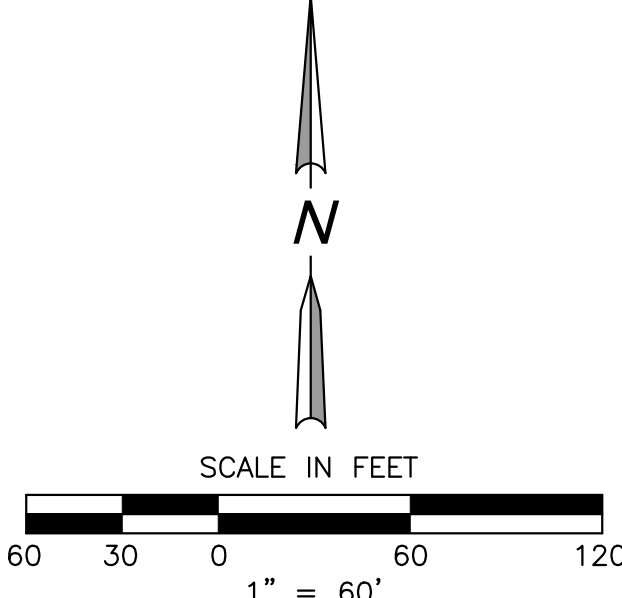
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



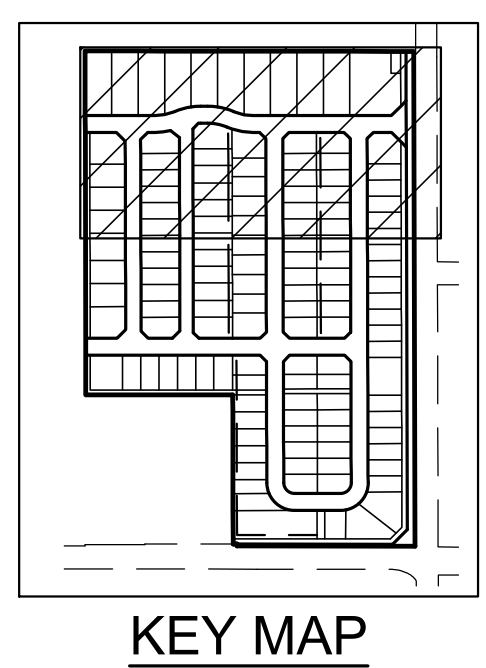
NO.	REVISION	DATE	BY

CONSTRUCTION NOTES:

- | | |
|--|--|
| 1 REMOVE CAP & CONNECT TO EXISTING WATER MAIN
RE: UTE WATER | 8 PROPOSED DRY UTILITY SLEEVES
SEE PLAN FOR SIZE & LENGTH |
| 1A WET TAP TO EXISTING WATER MAIN
RE: UTE WATER | 9 PROPOSED IRRIGATION PIPE SLEEVES
SEE PLAN FOR SIZE & LENGTH |
| 2 PROPOSED FIRE HYDRANT ASSEMBLY
RE: UTE WATER DETAILS | 10 PROPOSED ELECTRIC TRANSFORMER/PEDESTAL
BY XCEL ENERGY |
| 3 8" GATE VALVE WITH THRUSTBLOCK
RE: UTE WATER DETAILS | 11 CONCRETE SIDEWALK TROUGH
RE: CITY STDS. & SPECS. |
| 4 8" TEE WITH THRUST BLOCK
RE: UTE WATER DETAILS | 12 PROPOSED WATER SERVICE
RE: UTE WATER DETAILS |
| 5 11.25' ELBOW FITTING
RE: UTE WATER | 13 PROPOSED SEWER SERVICE
RE: UTE WATER |
| 6 45' ELBOW FITTING
RE: UTE WATER | |
| 7 INSTALL CAP AND BLOW-OFF. PIPE JOINTS MUST BE
RESTRAINED FOR A MINIMUM OF 43' FROM CAP.
RE: UTE WATER LINE INSTALLATION, LINE TERMINATION
& BLOW-OFF STANDARD | |



UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
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TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880



UTILITY COMPOSITE PLAN NOTES:

- REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
- PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING, ACCORDING TO FEMA FIRM MAP #08077C0437F, EFFECTIVE DATE: JULY 6, 2010
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- REFER TO CITY OF FRUITA GENERAL CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.

ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/ CONSUMER SAFETY ISSUE.

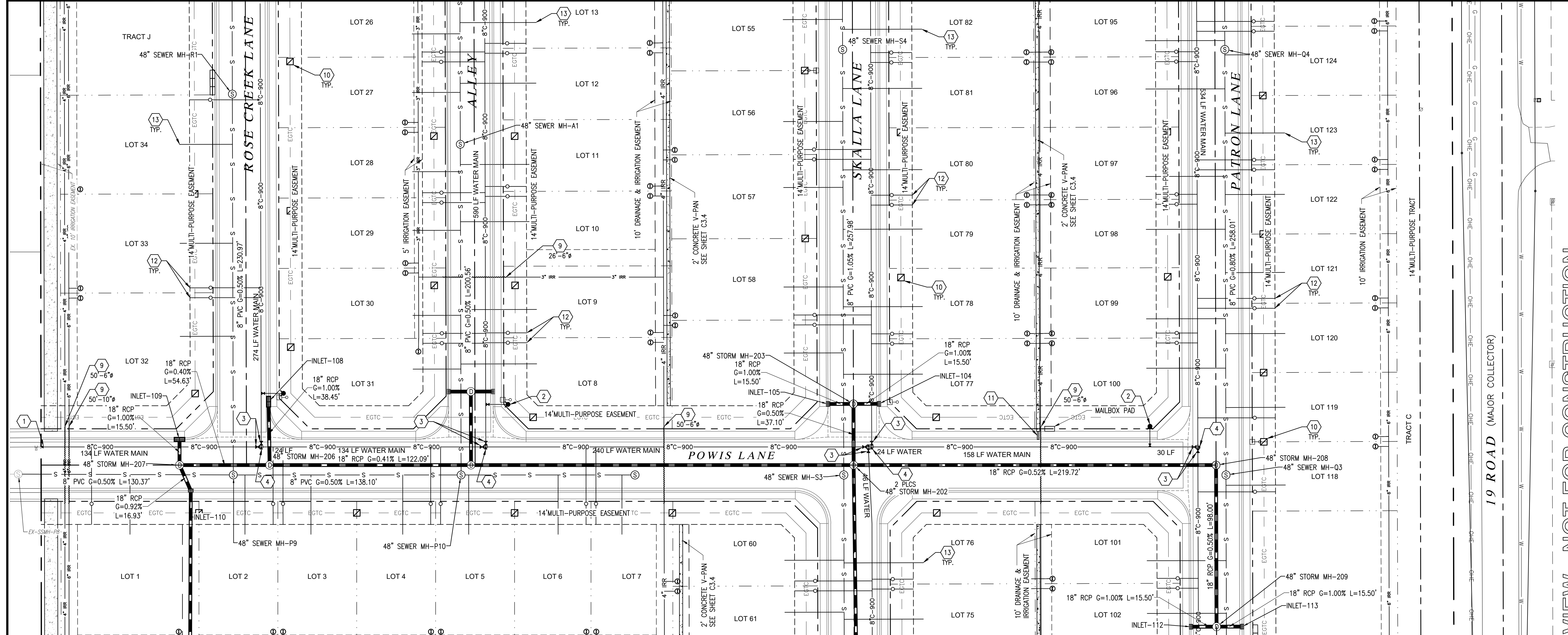
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

LOWER VALLEY FIRE DISTRICT REPRESENTATIVE	DATE
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	
UTE WATER DISTRICT REPRESENTATIVE	DATE
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE	
DATE	

REV.	DATE	COMMENT	BY

ROSE CREEK LANE

MATCH LINE - SEE SHEET C2.0



MATCH LINE - SEE SHEET C2.2

SKALLA LANE

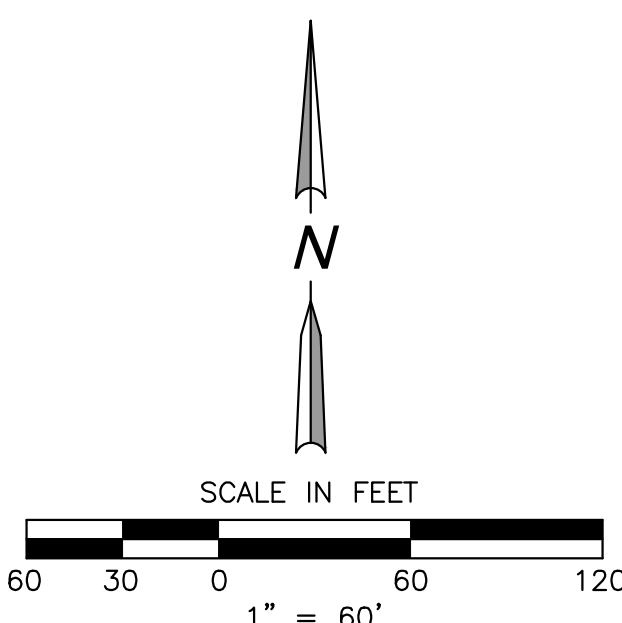
PATRON LANE

19 ROAD (MAJOR COLLECTOR)

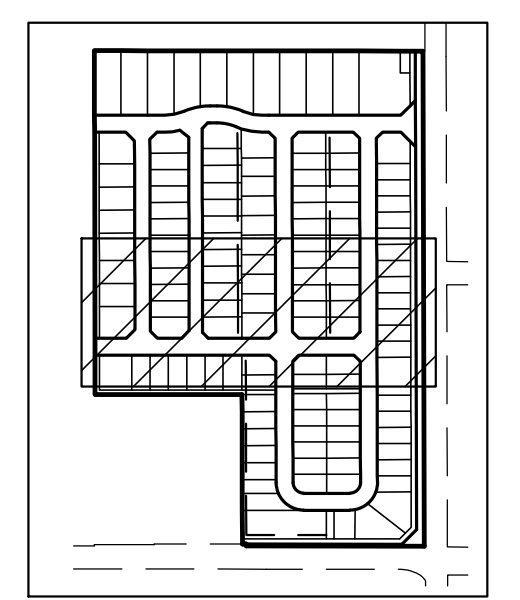
FOR REVIEW - NOT FOR CONSTRUCTION

CONSTRUCTION NOTES:

- 1 REMOVE CAP & CONNECT TO EXISTING WATER MAIN
RE: UTE WATER
- 1A WET TAP TO EXISTING WATER MAIN
RE: UTE WATER
- 2 PROPOSED FIRE HYDRANT ASSEMBLY
RE: UTE WATER DETAILS
- 3 8" GATE VALVE WITH THRUSTBLOCK
RE: UTE WATER DETAILS
- 4 8" TEE WITH THRUST BLOCK
RE: UTE WATER DETAILS
- 5 11.25" ELBOW FITTING
RE: UTE WATER
- 6 45° ELBOW FITTING
RE: UTE WATER
- 7 INSTALL CAP AND BLOW-OFF. PIPE JOINTS MUST BE RESTRAINED FOR A MINIMUM OF 43' FROM CAP.
RE: UTE WATER LINE INSTALLATION, LINE TERMINATION & BLOW-OFF STANDARD
- 8 PROPOSED DRY UTILITY SLEEVES
SEE PLAN FOR SIZE & LENGTH
- 9 PROPOSED IRRIGATION PIPE SLEEVES
SEE PLAN FOR SIZE & LENGTH
- 10 PROPOSED ELECTRIC TRANSFORMER/PEDESTAL
BY XCEL ENERGY
- 11 CONCRETE SIDEWALK TROUGH
RE: CITY STDS. & SPECS.
- 12 PROPOSED WATER SERVICE
RE: UTE WATER DETAILS
- 13 PROPOSED SEWER SERVICE
RE: UTE WATER



UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880



KEY MAP

UTILITY COMPOSITE PLAN NOTES:

- REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
- PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING, ACCORDING TO FEMA FIRM MAP #08077C0437F, EFFECTIVE DATE: JULY 6, 2010
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
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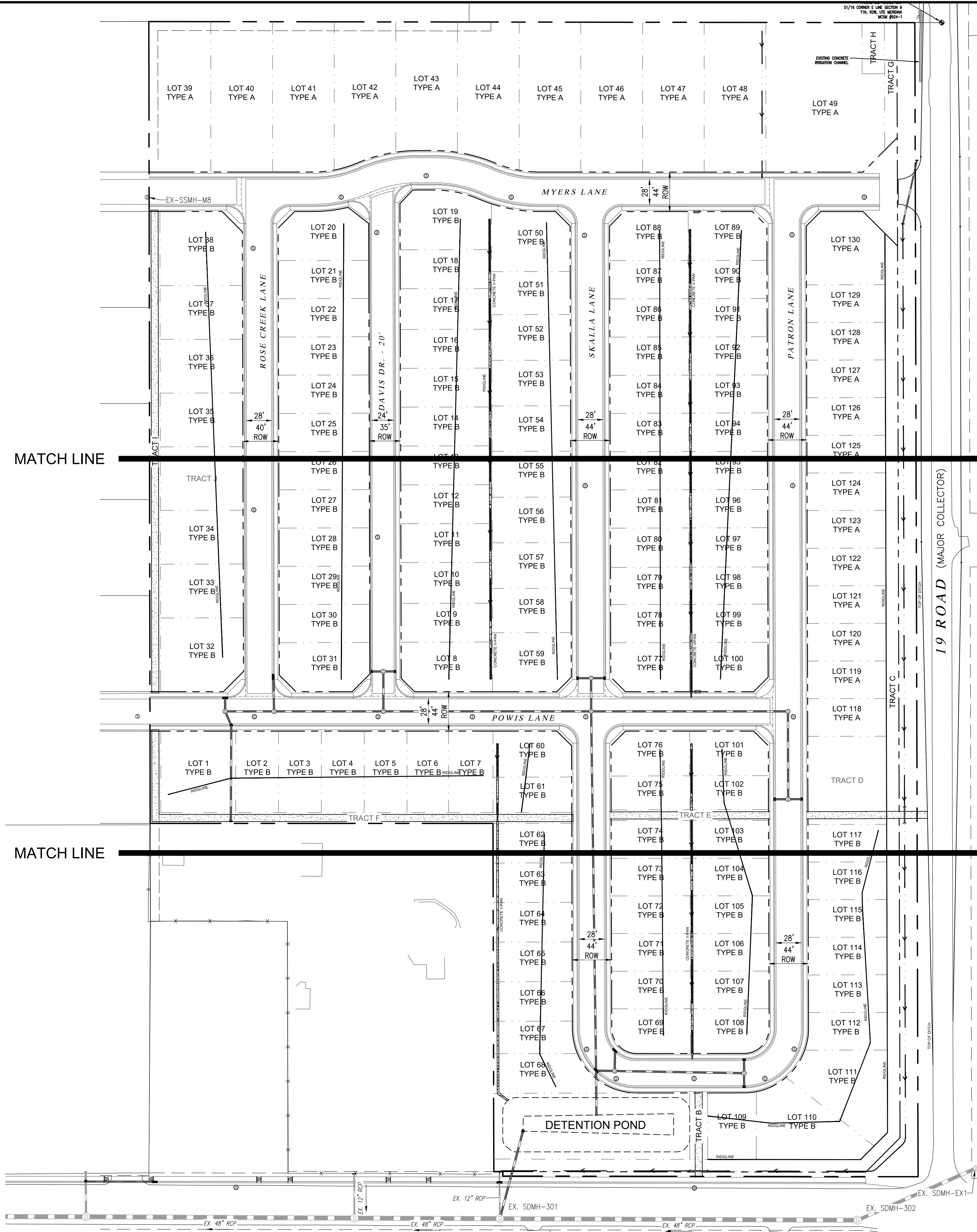
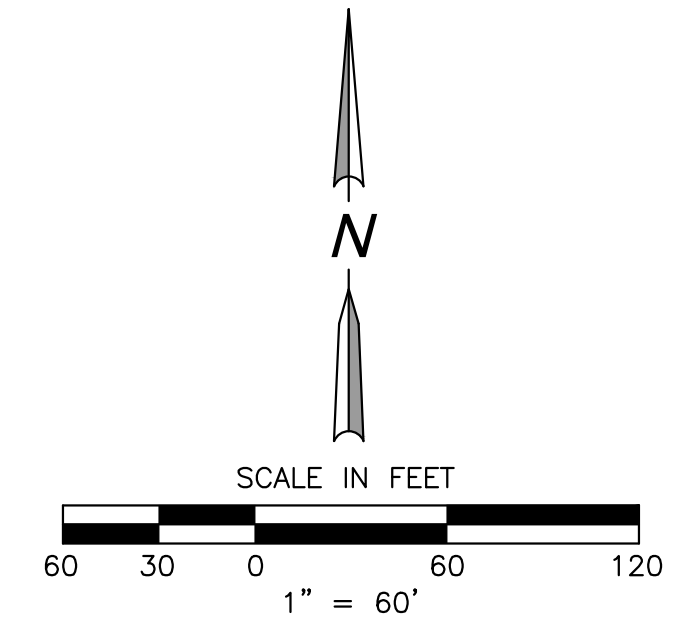
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

LOWER VALLEY FIRE DISTRICT REPRESENTATIVE DATE

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

UTE WATER DISTRICT REPRESENTATIVE DATE

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.



SEE SHEET C3.1

SEE SHEET C3.2

SEE SHEET C3.3

GRADING NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CITY DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR MUST CONTACT TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 01/06/21 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
5. ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
6. FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.

GRADING PLAN NOTES:

1. SEE SHEET C3.3 FOR TOF TABLES
2. SEE SHEET C3.4 FOR CONCRETE TRAIL & VPAN DESIGN
3. SEE SHEETS C4.11 THRU C4.16 FOR 19 ROAD & K ROAD WIDENING PLANS & ROADSIDE DITCH DESIGN

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINIUM CAP 6" WITNESS CORNER (MCSM #925-1).

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

Grading Plan - Overall
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

grading f20-070.dwg

~SHEET~

C3.0

REV.	DATE	COMMENT	BY

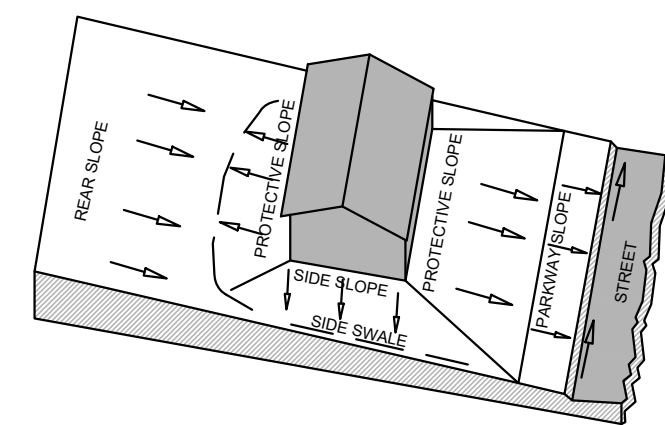
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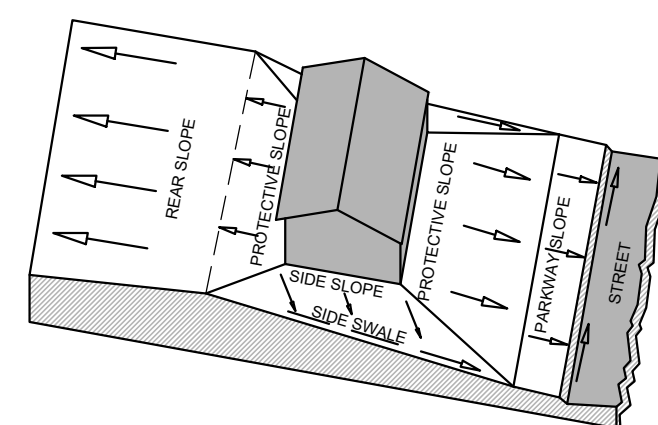
MATCH LINE - SEE SHEET C3.2

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).



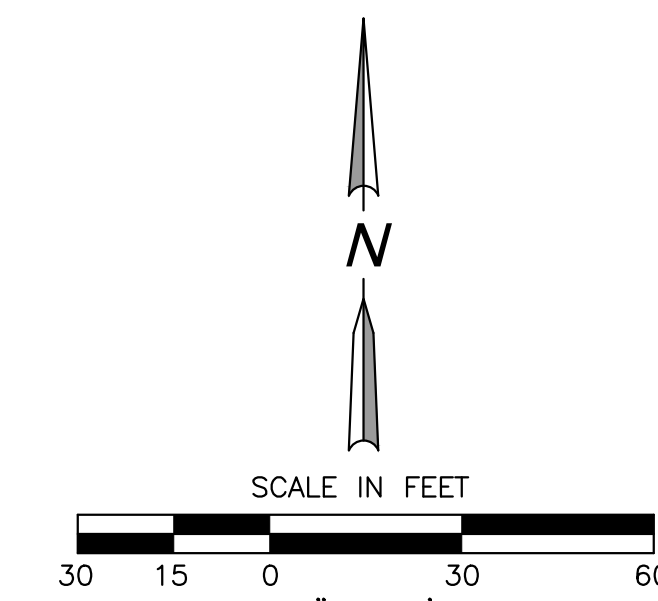
LOT GRADING - TYPE A
ALL DRAINAGE TO STREET
N.T.S.



LOT GRADING - TYPE B
DRAINAGE BOTH TO STREET
AND TO REAR LOT LINE
N.T.S.

GRADING NOTES

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
881 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 5788

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REV.	DATE	COMMENT	BY

Grading Plan - North
Rose Creek Subdivision
Final
1892 Ortleby Ave. (K Road)
Fruita, CO 81521

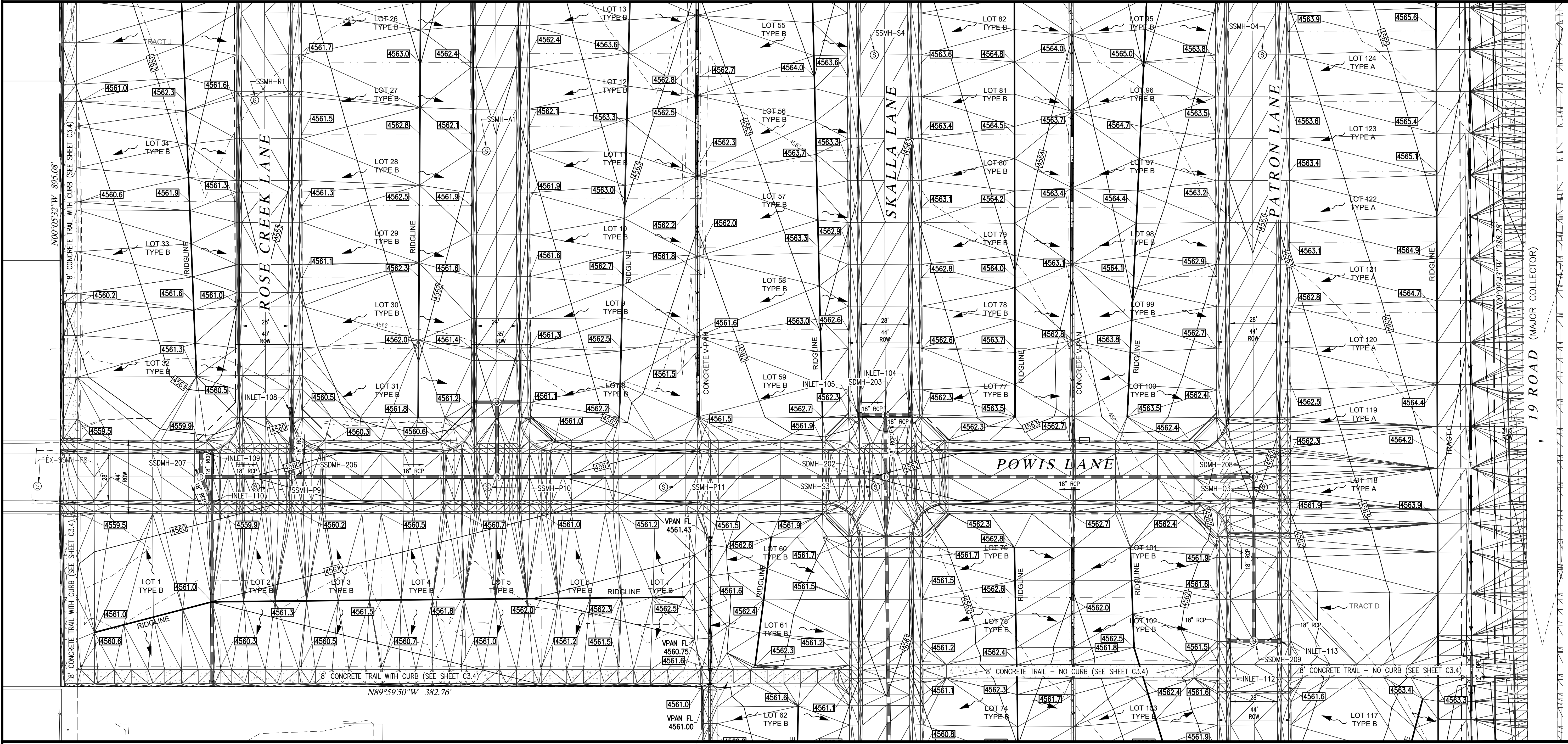
PROJECT NO: F20-070
DATE: 02/20/23

grading f20-070.dwg

~SHEET~
C3.1

FOR REVIEW - NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET C3.1



8" CONCRETE TRAIL - NO CURB (SEE SHEET C3.4) MATCH LINE - SEE SHEET C3.3

FOR REVIEW - NOT FOR CONSTRUCTION



861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL

PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57868

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REV.	DATE	COMMENT	BY

Grading Plan - Center
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

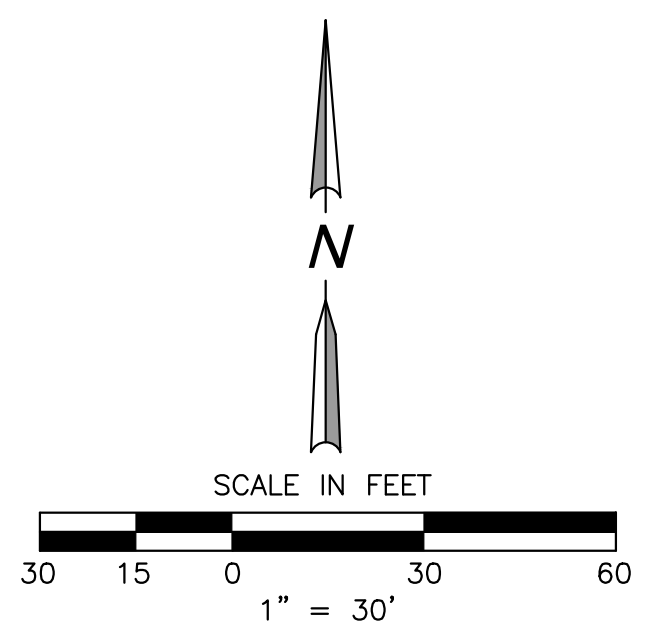
grading f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

~SHEET~
C3.2

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

STEPHEN E. SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE NO. 57868

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT

Grading Plan - South
Rose Creek Subdivision
 Final
 1892 Otley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23

grading f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

~SHEET~
C3.3

MATCH LINE - SEE SHEET C3.2

TOF Table

Lot #	Grading Type	Min. TOF	Max. TOF
1	TYPE B	4561.4	4562.4
2	TYPE B	4562.0	4563.0
3	TYPE B	4562.0	4563.0
4	TYPE B	4562.5	4563.5
5	TYPE B	4562.5	4563.5
6	TYPE B	4563.0	4564.0
7	TYPE B	4563.0	4564.0
8	TYPE B	4563.2	4564.2
9	TYPE B	4563.2	4564.2
10	TYPE B	4563.8	4564.8
11	TYPE B	4563.8	4564.8
12	TYPE B	4564.3	4565.3
13	TYPE B	4564.3	4565.3
14	TYPE B	4564.9	4565.9
15	TYPE B	4564.9	4565.9
16	TYPE B	4565.4	4566.4
17	TYPE B	4565.4	4566.4
18	TYPE B	4566.0	4567.0
19	TYPE B	4566.0	4567.0
20	TYPE B	4566.2	4567.2
21	TYPE B	4566.2	4567.2
22	TYPE B	4567.7	4568.7
23	TYPE B	4567.7	4568.7
24	TYPE B	4568.2	4569.2
25	TYPE B	4568.2	4569.2
26	TYPE B	4568.7	4569.7
27	TYPE B	4568.7	4569.7
28	TYPE B	4569.3	4570.3
29	TYPE B	4569.3	4570.3
30	TYPE B	4569.8	4570.8
31	TYPE B	4569.8	4570.8
32	TYPE B	4570.4	4571.4
33	TYPE B	4570.4	4571.4

TOF Table

Lot #	Grading Type	Min. TOF	Max. TOF
34	TYPE B	4562.7	4563.7
35	TYPE B	4563.4	4564.4
36	TYPE B	4563.8	4564.8
37	TYPE B	4564.1	4565.1
38	TYPE B	4564.5	4565.5
39	TYPE A	4565.1	4566.1
40	TYPE A	4565.5	4566.5
41	TYPE A	4565.9	4566.9
42	TYPE A	4566.3	4567.3
43	TYPE A	4566.9	4567.9
44	TYPE A	4567.1	4568.1
45	TYPE A	4567.7	4568.7
46	TYPE A	4568.0	4569.0
47	TYPE A	4568.4	4569.4
48	TYPE A	4568.7	4569.7
49	TYPE A	4568.5	4569.5
50	TYPE B	4566.5	4567.5
51	TYPE B	4566.5	4567.5
52	TYPE B	4565.8	4566.8
53	TYPE B	4565.8	4566.8
54	TYPE B	4565.1	4566.1
55	TYPE B	4565.1	4566.1
56	TYPE B	4564.4	4565.4
57	TYPE B	4564.4	4565.4
58	TYPE B	4563.7	4564.7
59	TYPE B	4563.7	4564.7
60	TYPE B	4563.0	4564.0
61	TYPE B	4563.0	4564.0
62	TYPE B	4562.1	4563.1
63	TYPE B	4562.1	4563.1
64	TYPE B	4561.7	4562.7
65	TYPE B	4561.7	4562.7
66	TYPE B	4561.2	4562.2

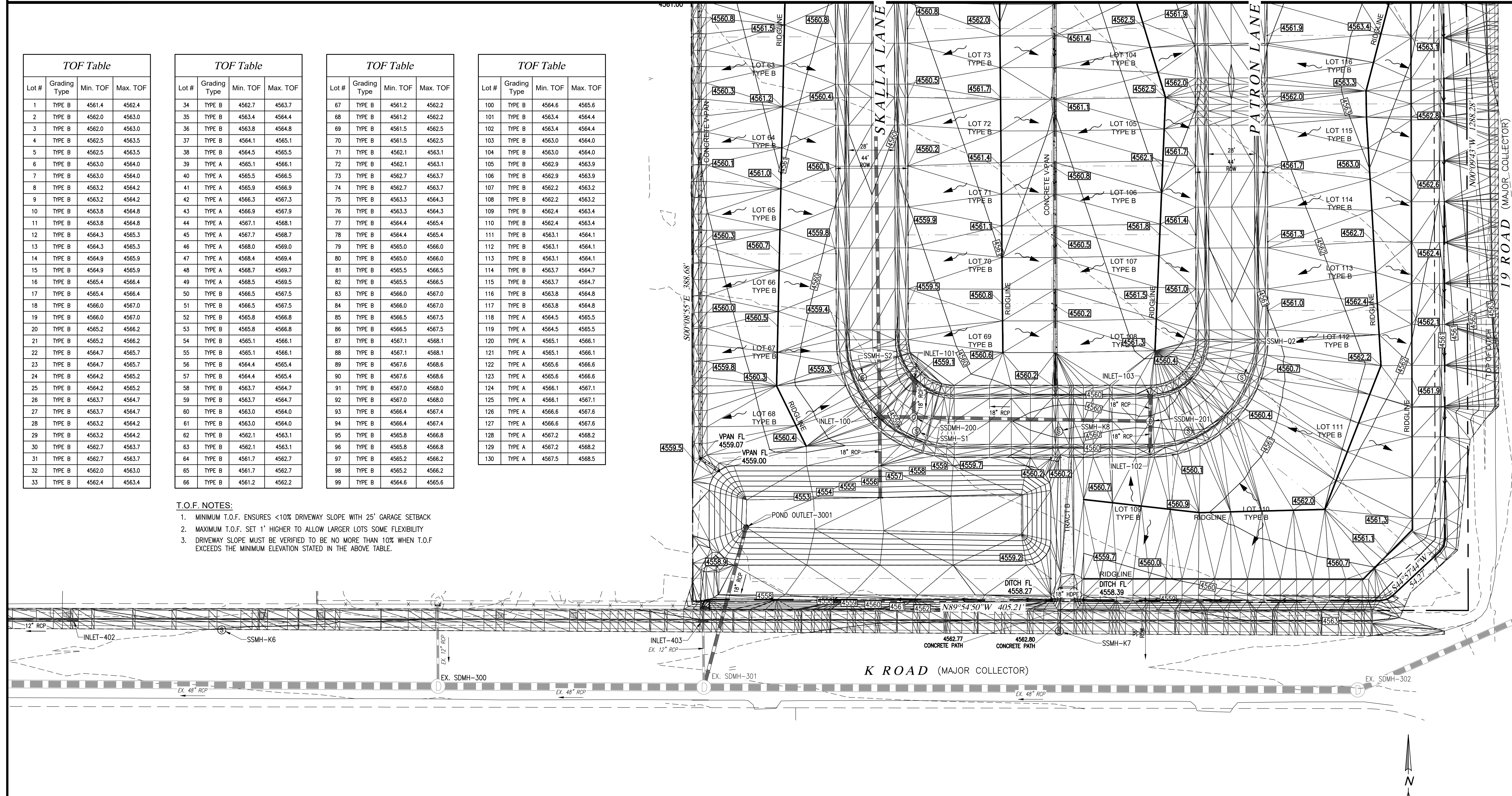
TOF Table

Lot #	Grading Type	Min. TOF	Max. TOF
67	TYPE B	4561.2	4562.2
68	TYPE B	4561.2	4562.2
69	TYPE B	4561.5	4562.5
70	TYPE B	4561.5	4562.5
71	TYPE B	4562.1	4563.1
72	TYPE B	4562.1	4563.1
73	TYPE B	4562.7	4563.7
74	TYPE B	4562.7	4563.7
75	TYPE B	4563.3	4564.3
76	TYPE B	4563.3	4564.3
77	TYPE B	4564.4	4565.4
78	TYPE B	4564.4	4565.4
79	TYPE B	4565.0	4566.0
80	TYPE B	4565.0	4566.0
81	TYPE B	4565.5	4566.5
82	TYPE B	4565.5	4566.5
83	TYPE B	4566.0	4567.0
84	TYPE B	4566.0	4567.0
85	TYPE B	4566.5	4567.5
86	TYPE B	4566.5	4567.5
87	TYPE B	4567.1	4568.1
88	TYPE B	4567.1	4568.1
89	TYPE B	4567.6	4568.6
90	TYPE B	4567.6	4568.6
91	TYPE B	4567.0	4568.0
92	TYPE B	4567.0	4568.0
93	TYPE B	4566.4	4567.4
94	TYPE B	4566.4	4567.4
95	TYPE B	4565.8	4566.8
96	TYPE B	4565.8	4566.8
97	TYPE B	4565.2	4566.2
98	TYPE B	4565.2	4566.2
99	TYPE B	4564.6	4565.6

TOF Table

Lot #	Grading Type	Min. TOF	Max. TOF
100	TYPE B	4564.6	4565.6
101	TYPE B	4563.4	4564.4
102	TYPE B	4563.4	4564.4
103	TYPE B	4563.0	4564.0
104	TYPE B	4563.0	4564.0
105	TYPE B	4562.9	4563.9
106	TYPE B	4562.9	4563.9
107	TYPE B	4562.2	4563.2
108	TYPE B	4562.2	4563.2
109	TYPE B	4562.4	4563.4
110	TYPE B	4562.4	4563.4
111	TYPE B	4563.1	4564.1
112	TYPE B	4563.1	4564.1
113	TYPE B	4563.1	4564.1
114	TYPE B	4563.7	4564.7
115	TYPE B	4563.7	4564.7
116	TYPE B	4563.8	4564.8
117	TYPE B	4563.8	4564.8
118	TYPE A	4564.5	4565.5
119	TYPE A	4564.5	4565.5
120	TYPE A	4565.1	4566.1
121	TYPE A	4565.1	4566.1
122	TYPE A	4565.6	4566.6
123	TYPE A	4565.6	4566.6
124	TYPE A	4566.1	4567.1
125	TYPE A	4566.1	4567.1
126	TYPE A	4566.6	4567.6
127	TYPE A	4566.6	4567.6
128	TYPE A	4567.2	4568.2
129	TYPE A	4567.2	4568.2
130	TYPE A	4567.5	4568.5

T.O.F. NOTES:
 1. MINIMUM T.O.F. ENSURES <10% DRIVEWAY SLOPE WITH 25' GARAGE SETBACK
 2. MAXIMUM T.O.F. SET 1' HIGHER TO ALLOW LARGER LOTS SOME FLEXIBILITY
 3. DRIVEWAY SLOPE MUST BE VERIFIED TO BE NO MORE THAN 10% WHEN T.O.F. EXCEEDS THE MINIMUM ELEVATION STATED IN THE ABOVE TABLE.

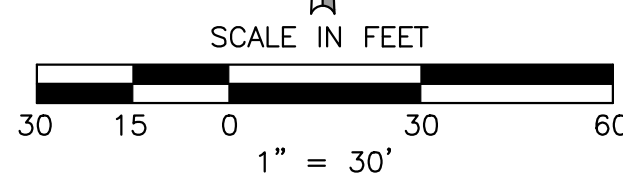


POND SUMMARY TABLE

POND	VOLUME (CF)	WSEL (FT)	PEAK DISCHARGE FLOW (CFS)
WQCV	12,710	4,555.18	40 hrs
10 YEAR	30,998	4,555.88	0.04
100 YEAR	37,369	4,557.95	3.37

GRADING NOTES

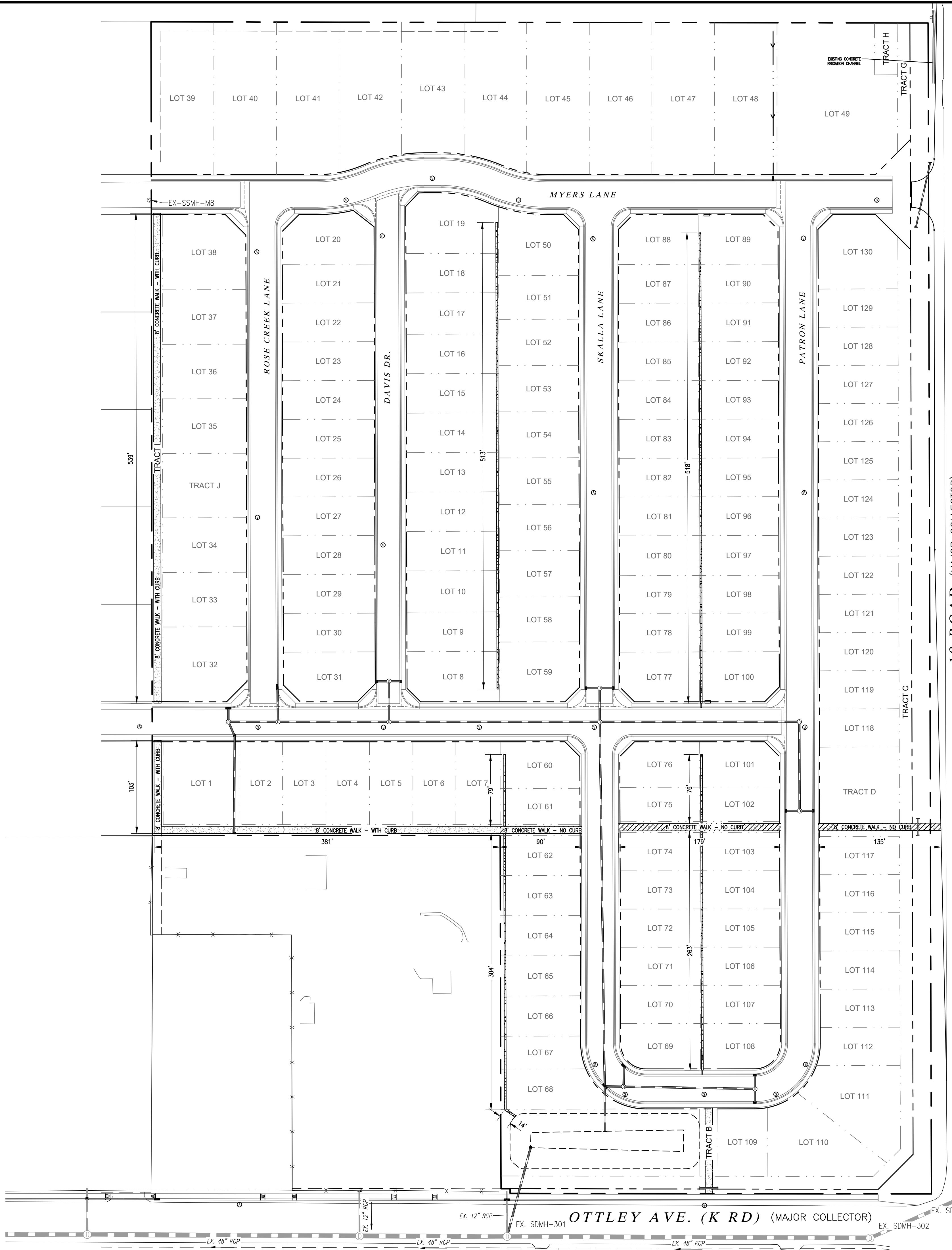
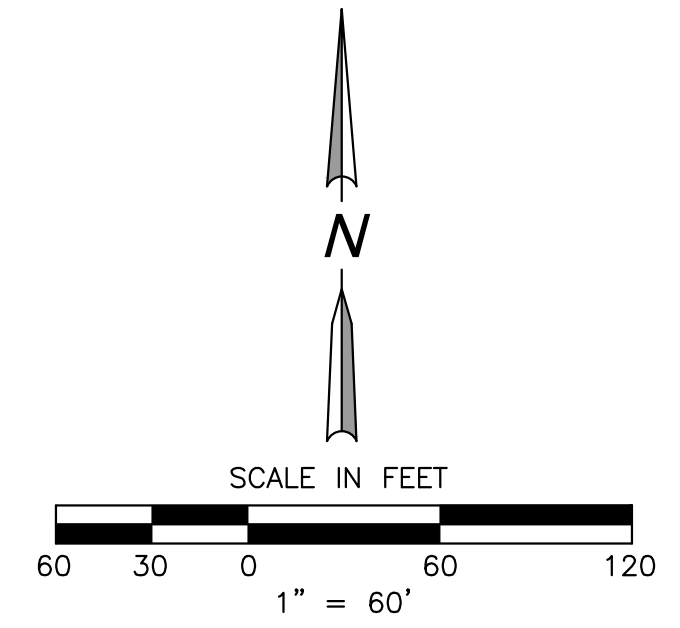
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 01/06/21 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
- ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
- FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.



PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

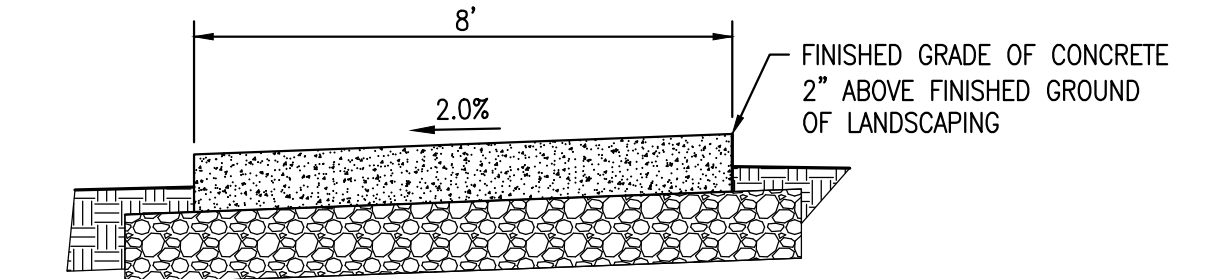
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

REV.	DATE	COMMENT	BY



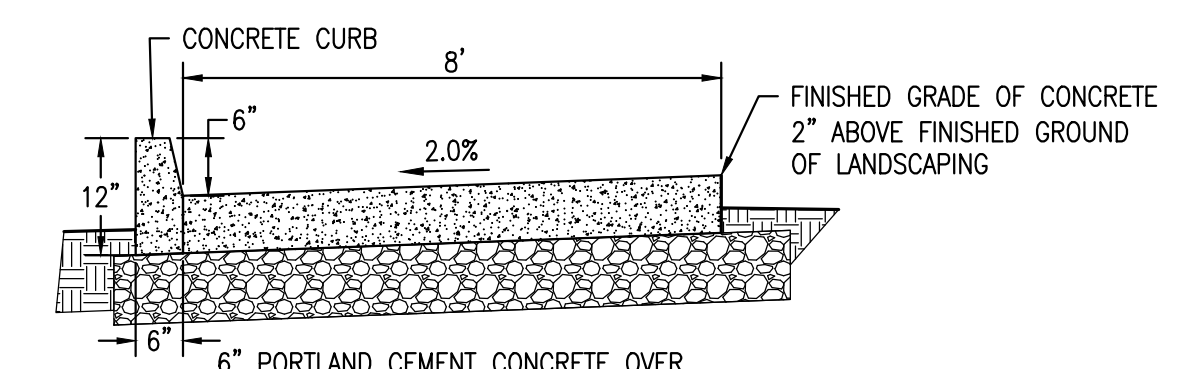
GRADING NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CITY DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
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6. FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.



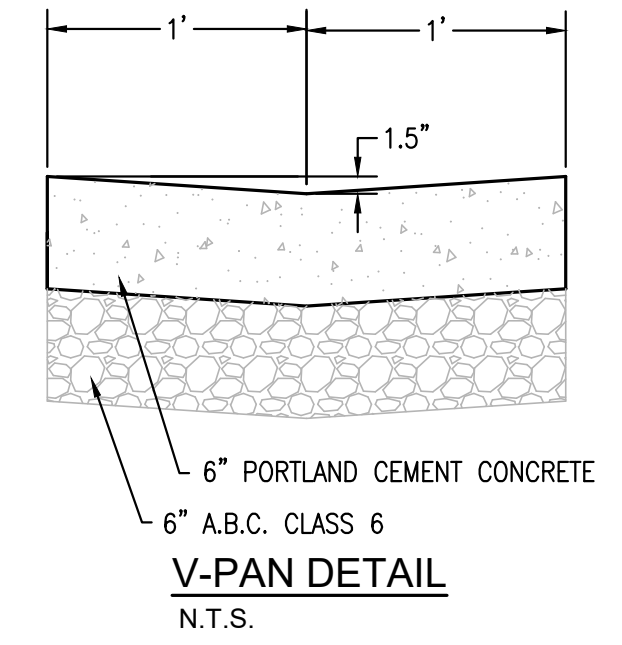
6" PORTLAND CEMENT CONCRETE OVER
6" AGGREGATE BASE COURSE (CLASS 6)
EXTEND 6" PAST EDGE OF CONCRETE
SCARIFY & RECOMPACT 12" SUBGRADE TO 90% MODIFIED PROCTOR DRY DENSITY

8' CONCRETE TRAIL/WALKING PATH
N.T.S.



6" PORTLAND CEMENT CONCRETE OVER
6" AGGREGATE BASE COURSE (CLASS 6)
EXTEND 6" PAST EDGE OF CONCRETE
SCARIFY & RECOMPACT 12" SUBGRADE TO 90% MODIFIED PROCTOR DRY DENSITY

8' CONCRETE WALKING PATH WITH CURB
N.T.S.



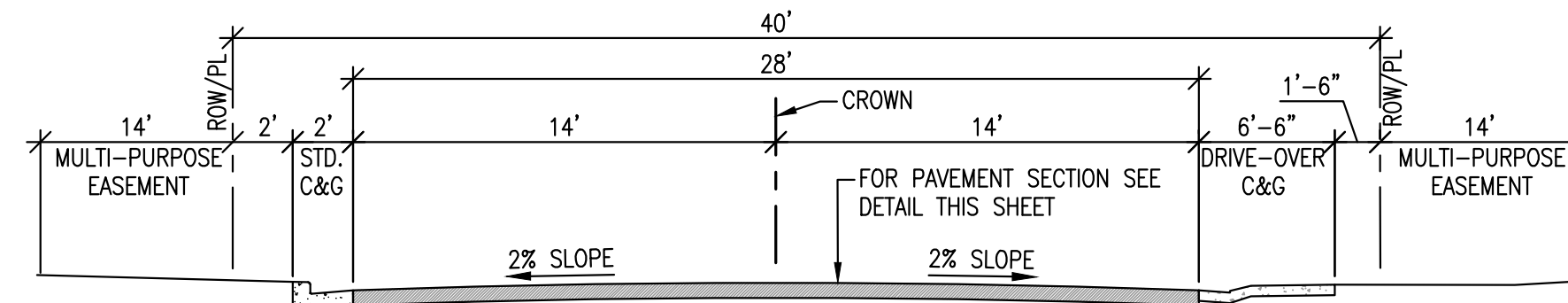
V-PAN DETAIL
N.T.S.

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

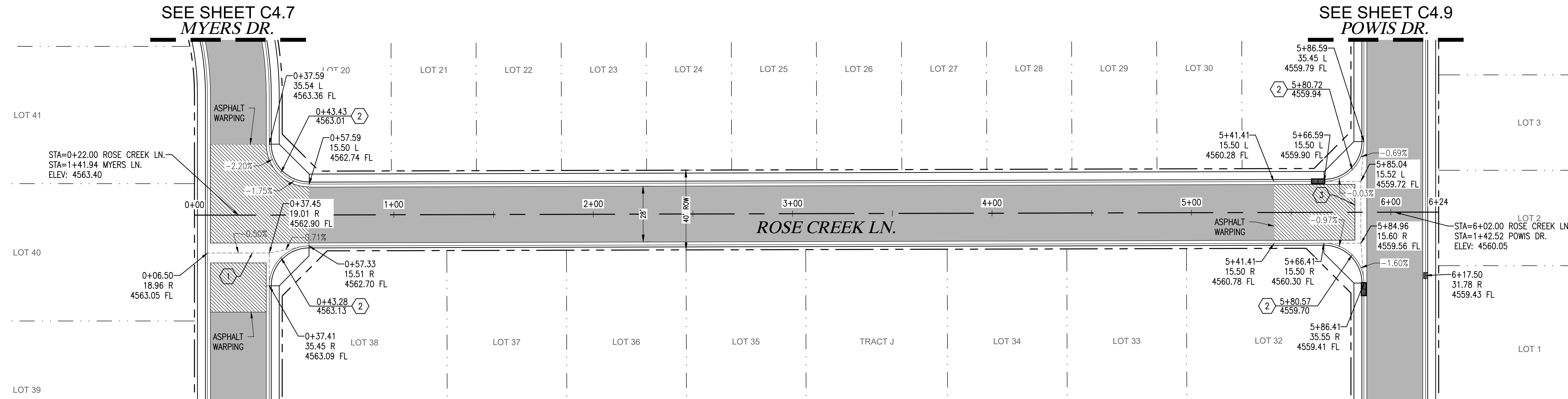
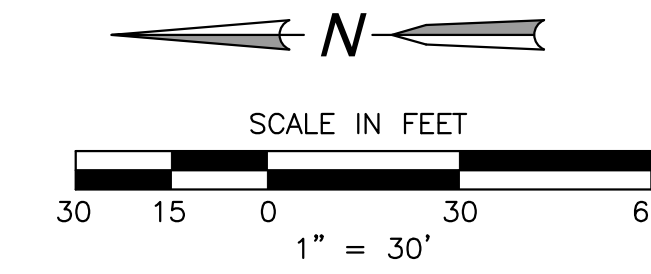
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

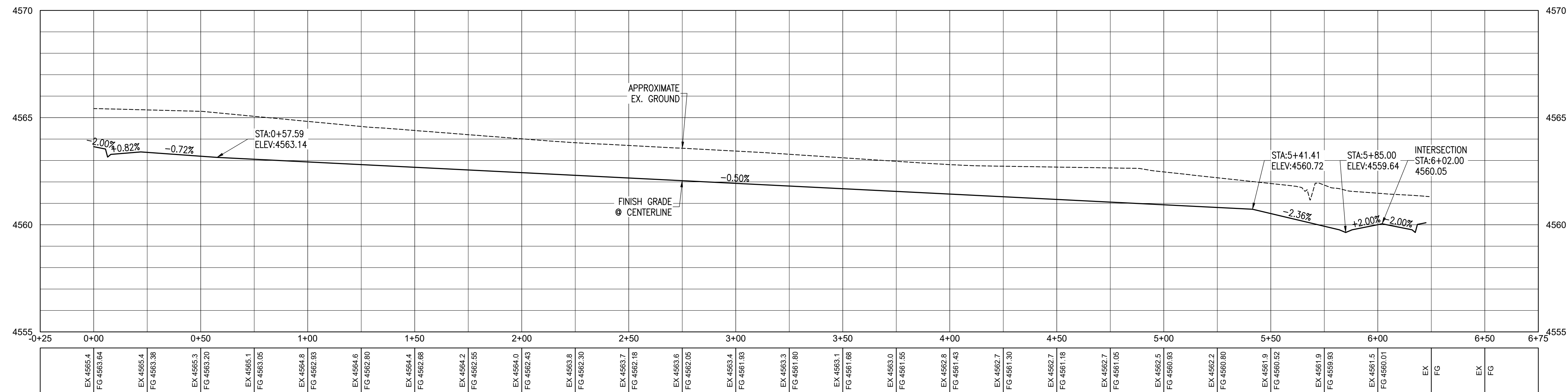
DATE



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ROAD P&P - ROSE CREEK LN.
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

CONSTRUCTION NOTES:

1. CONSTRUCT 10' CROSS-PAN
RE: CITY STD DETAILS
2. CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
3. CONSTRUCT 6" CROSS-PAN
RE: CITY STD DETAILS
4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
5. INSTALL CONCRETE SIDEWALK TROUGH
SEE DETAIL SHEET C4.8

GENERAL NOTES:

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. REFER TO CITY STD DETAILS.
4. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
5. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
6. ALL STREET ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
7. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

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NO.	DATE	BY	COMMENT

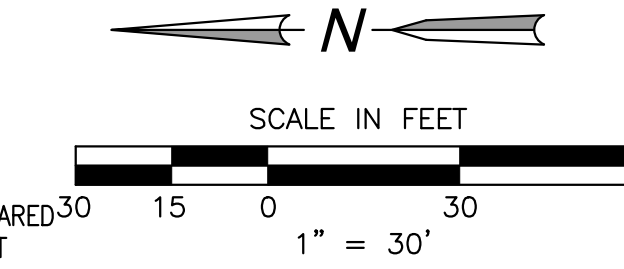
Road P&P - Rose Creek Ln.
Rose Creek Subdivision
Final
1892 Otley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23
road p&p f20-070.dwg

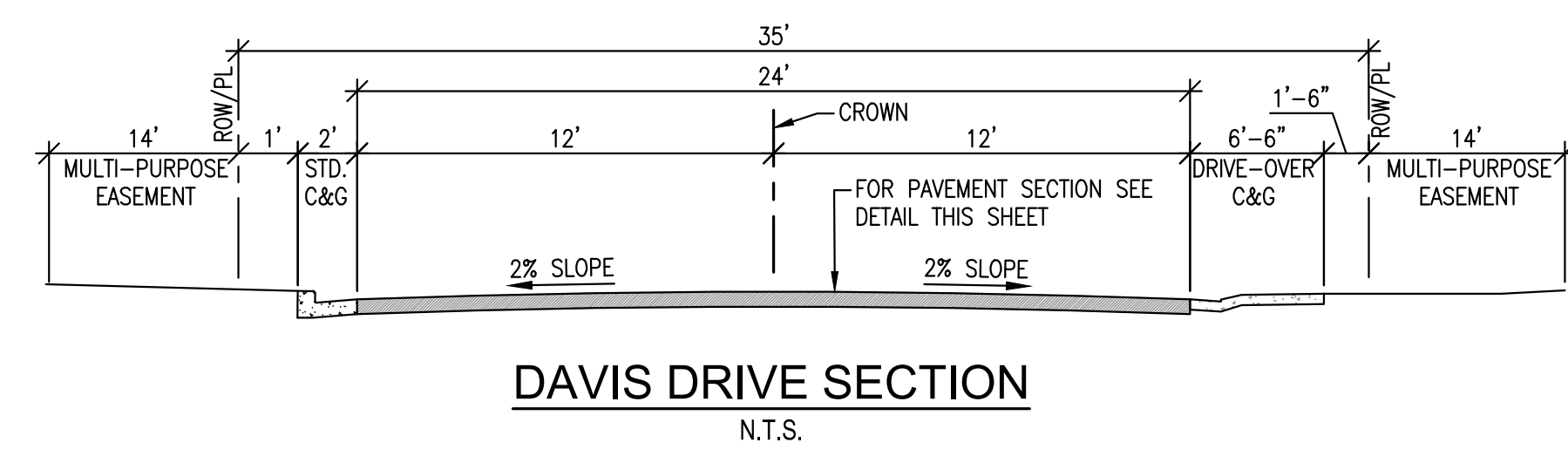
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

~SHEET~
C4.0

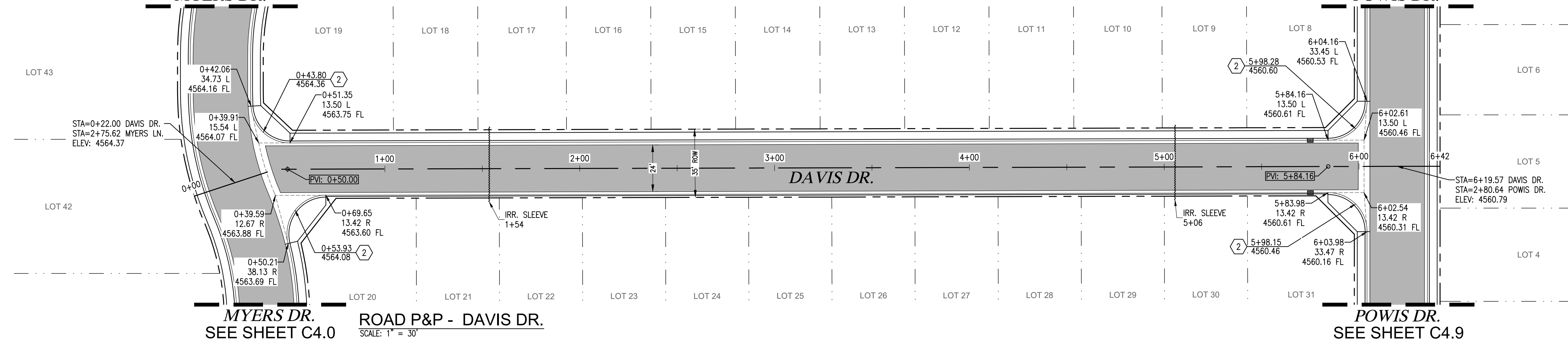


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SEE SHEET C4.7
MYERS DR.

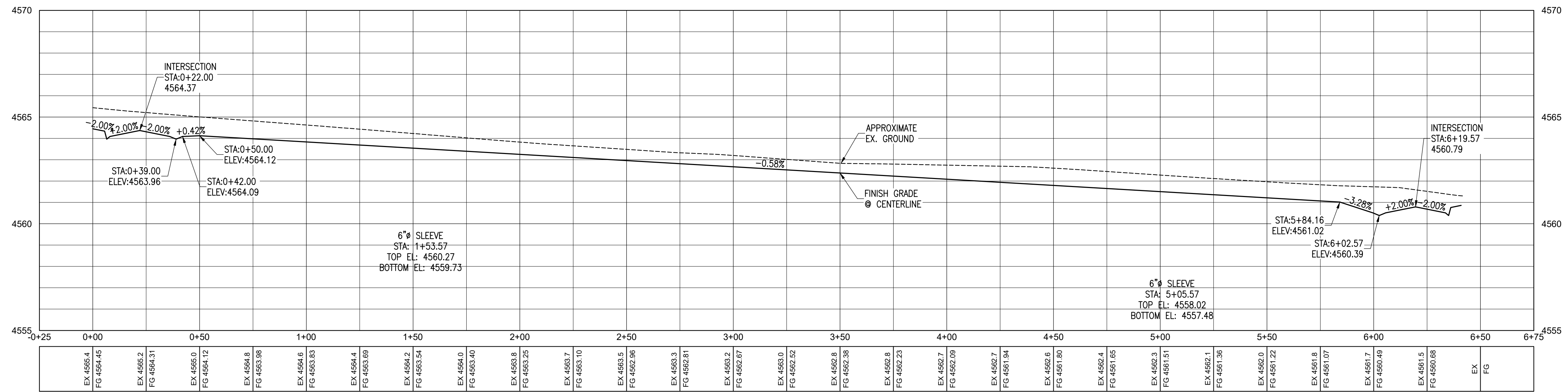
SEE SHEET C4.9
POWIS DR.



MYERS DR.
SEE SHEET C4.0

ROAD P&P - DAVIS DR.
SCALE: 1" = 30'

POWIS DR.
SEE SHEET C4.9



ROAD P&P - DAVIS DR.
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

1. CONSTRUCT 10' CROSS-PAN
RE: CITY STD DETAILS
2. CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
3. CONSTRUCT 6' CROSS-PAN
RE: CITY STD DETAILS
4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
5. INSTALL CONCRETE SIDEWALK TROUGH
SEE DETAIL SHEET C4.8

GENERAL NOTES:

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7. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

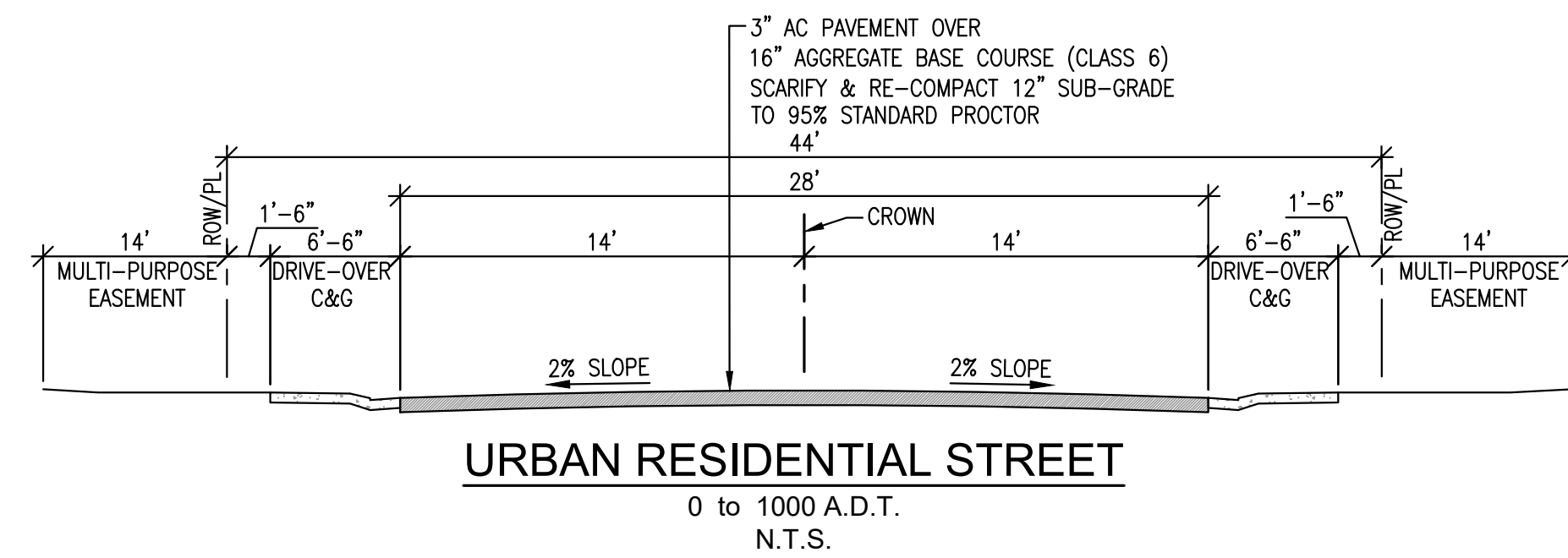
Road P&P - Davis Dr.
Rose Creek Subdivision
Final
1892 Ortleby Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

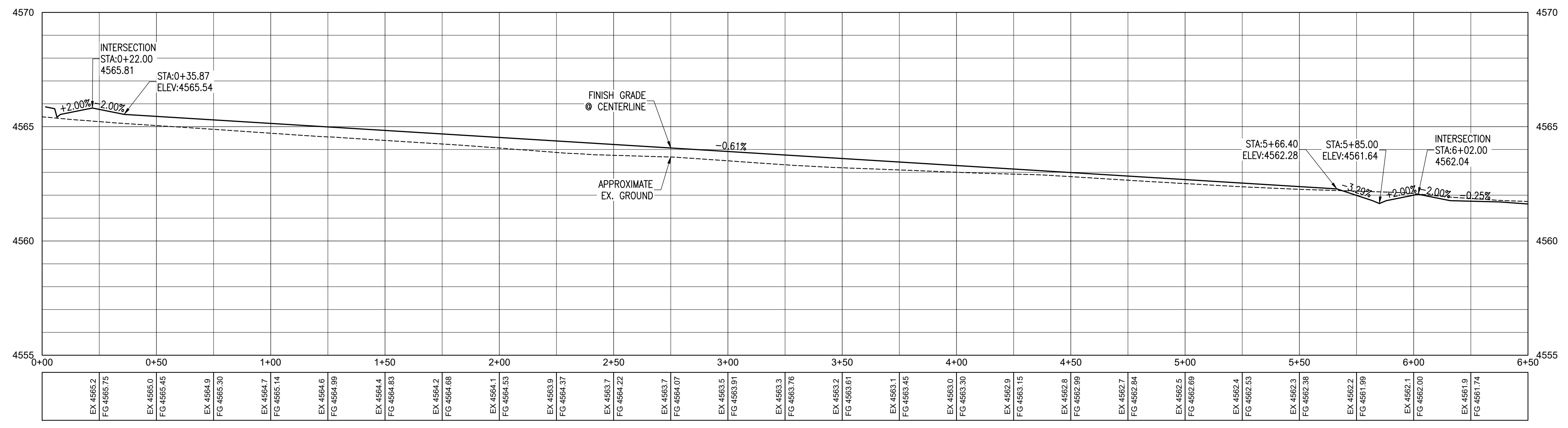
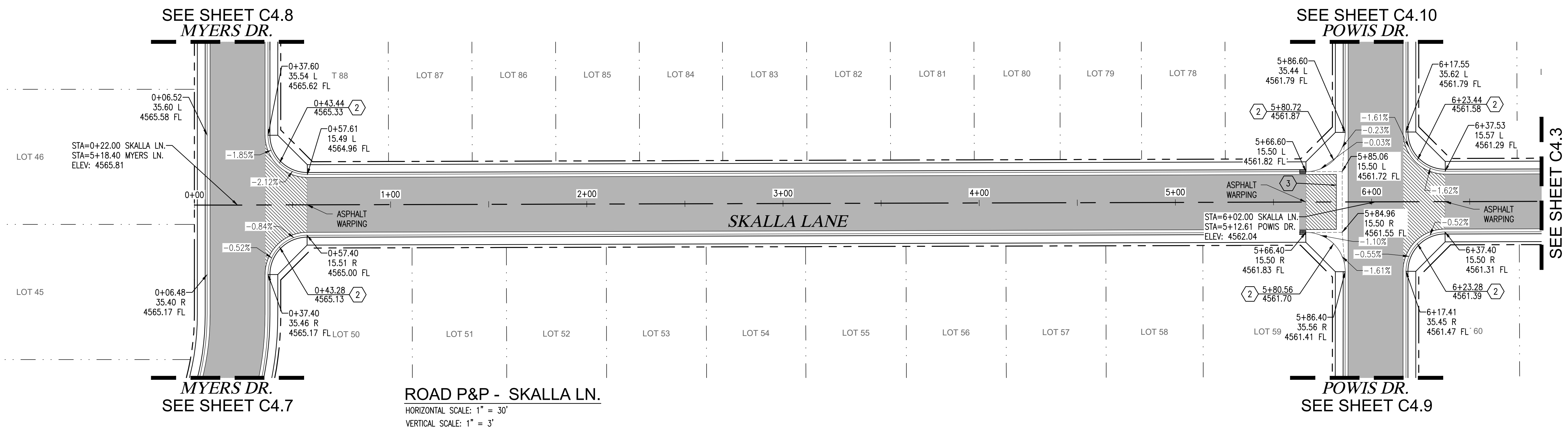
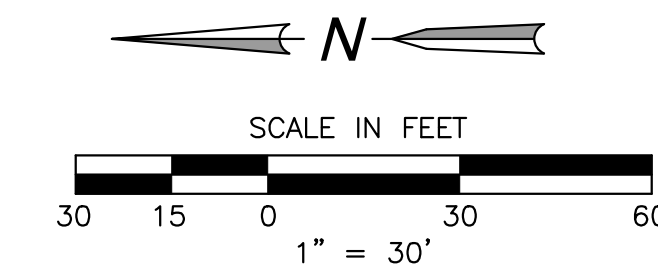
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road p&p f20-070.dwg
-SHEET-
C4.1

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



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- CONSTRUCTION NOTES:**
1. CONSTRUCT 10' CROSS-PAN RE: CITY STD DETAILS
 2. CONSTRUCT HANDICAPPED RAMP RE: CITY STD DETAILS
 3. CONSTRUCT 6' CROSS-PAN RE: CITY STD DETAILS
 4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
 5. INSTALL CONCRETE SIDEWALK TROUGH SEE DETAIL SHEET C4.8
- GENERAL NOTES:**
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PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 CIVIL & CONSULTING ENGINEERS
 861 Road Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051
 Fax: (970) 245-7639

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57888

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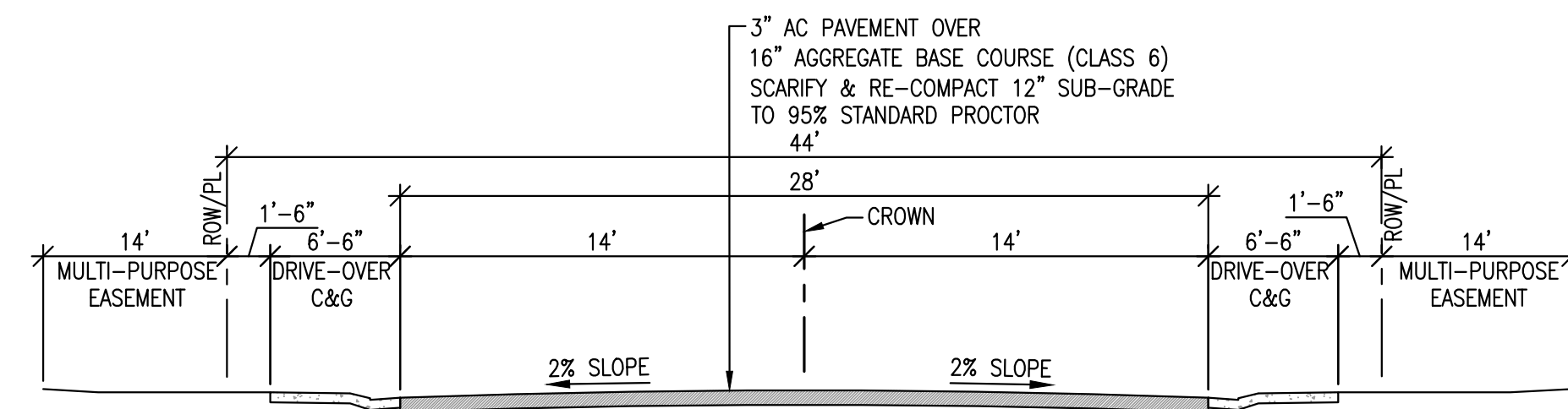
NO.	REVISION	DATE	BY	COMMENT

Road P&P - Skalla Ln.
Rose Creek Subdivision
Final
 1892 Ortleby Ave. (K Road)
 Fruita, CO 81521

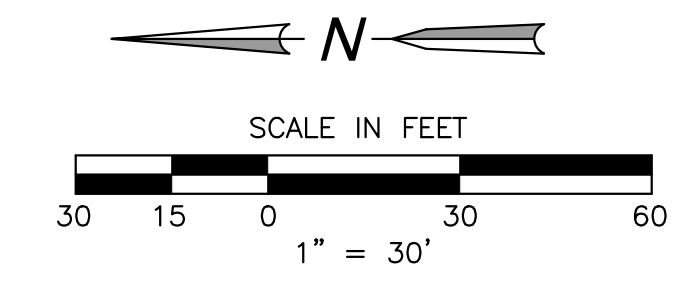
PROJECT NO: F20-070
 DATE: 02/20/23

road p&p f20-070.dwg

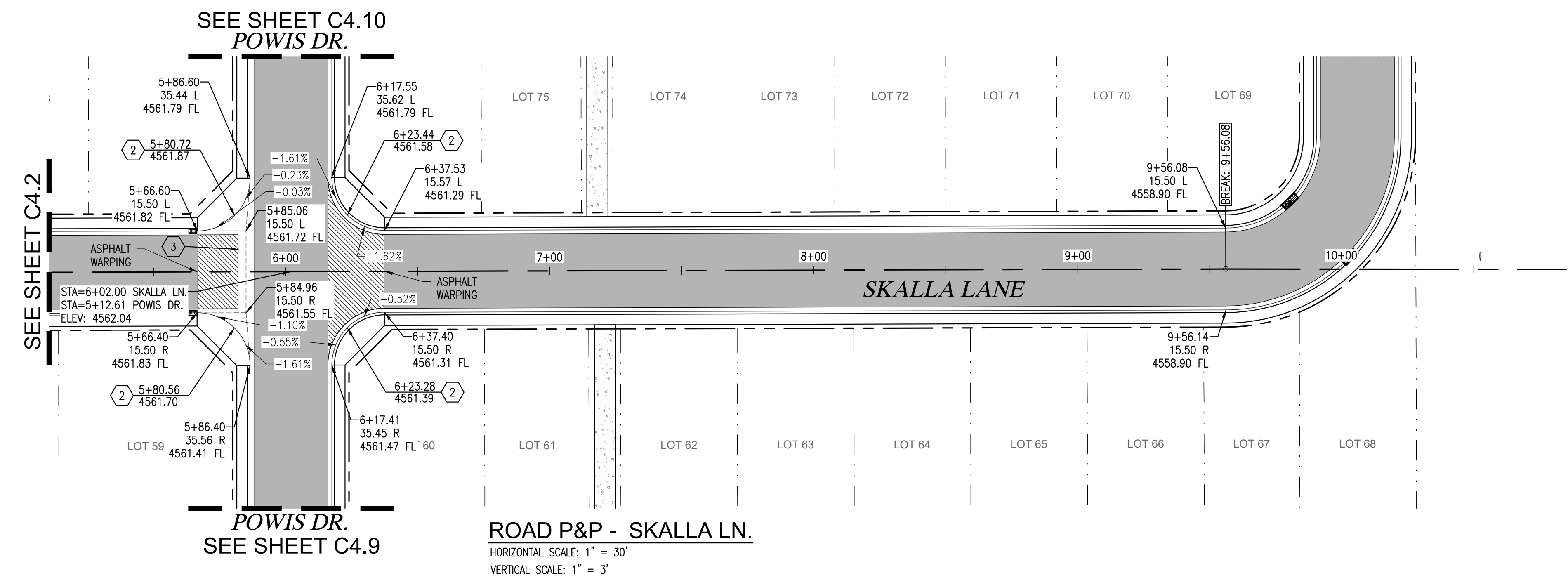
~SHEET~
C4.2



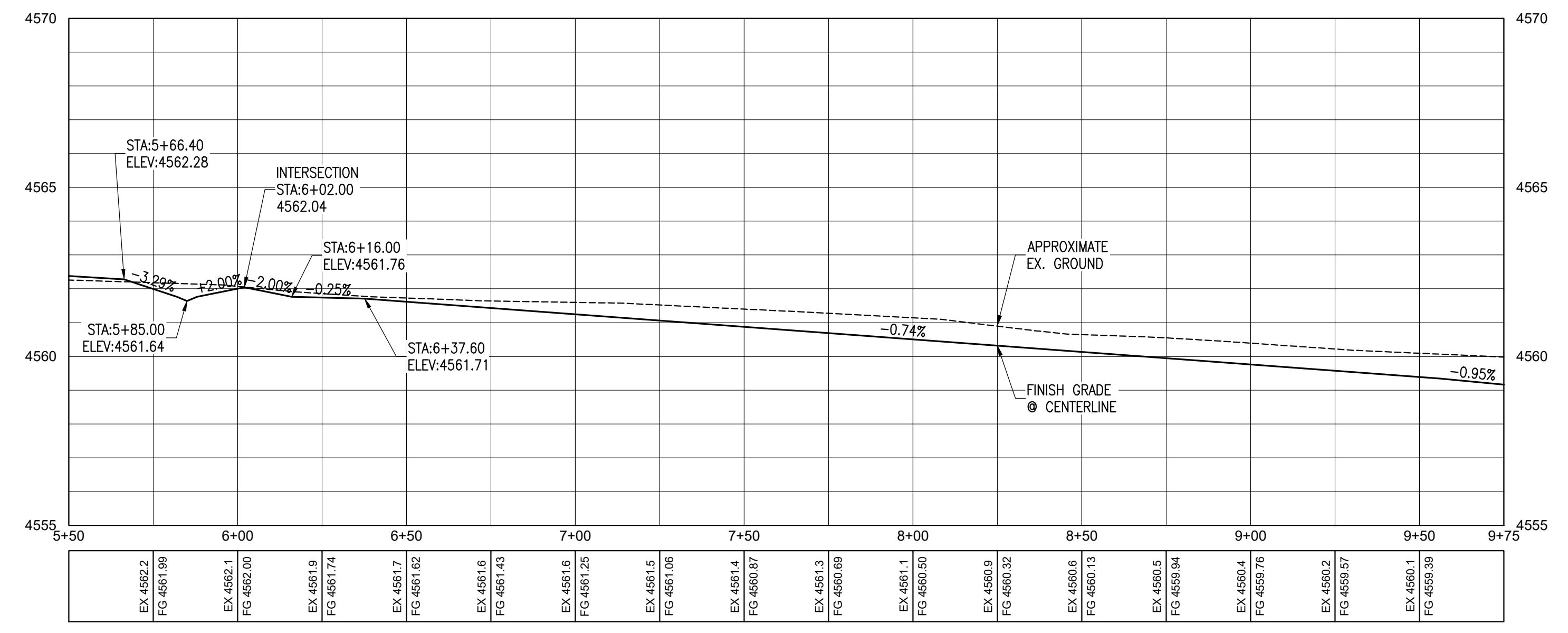
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URBAN RESIDENTIAL STREET
0 to 1000 A.D.T.
N.T.S.



ROAD P&P - SKALLA LN.
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



CONSTRUCTION NOTES:

- 1 CONSTRUCT 10' CROSS-PAN
RE: CITY STD DETAILS
- 2 CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
- 3 CONSTRUCT 6' CROSS-PAN
RE: CITY STD DETAILS
- 4 INSTALL IRRIGATION OR DRY UTILITY
CONDUITS. SEE SHEET C2.0
- 5 INSTALL CONCRETE SIDEWALK TROUGH
SEE DETAIL SHEET C4.8

GENERAL NOTES:

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PROJECT BENCHMARK

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FOR REVIEW - NOT FOR CONSTRUCTION

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CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

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NO.	DATE	REVISION	COMMENT	BY

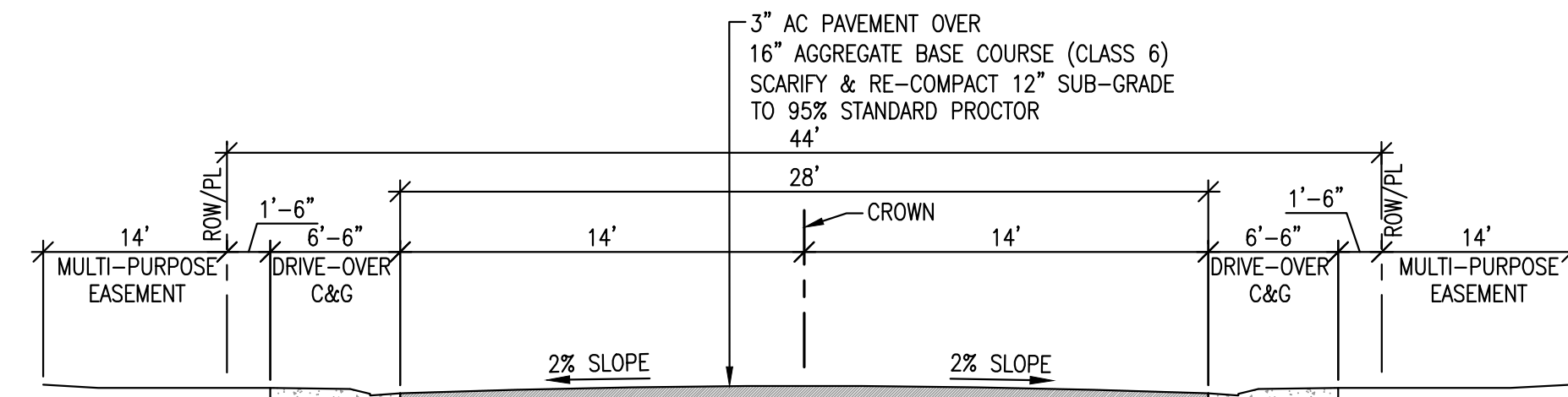
Road P&P - Skalla Ln.
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PROJECT NO: F20-070
DATE: 02/20/23

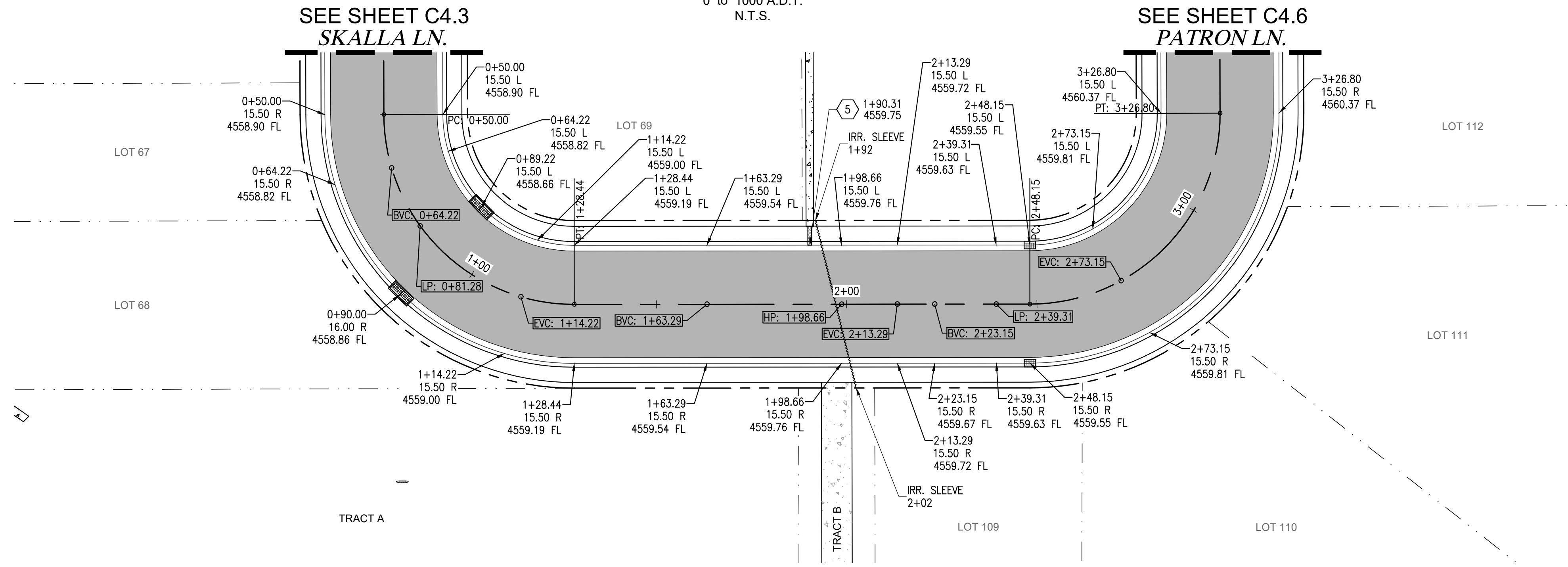
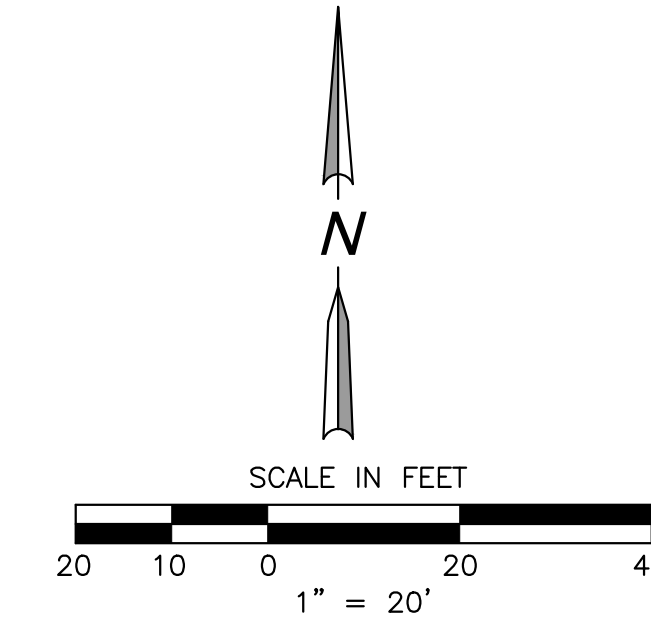
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

~SHEET~
C4.3

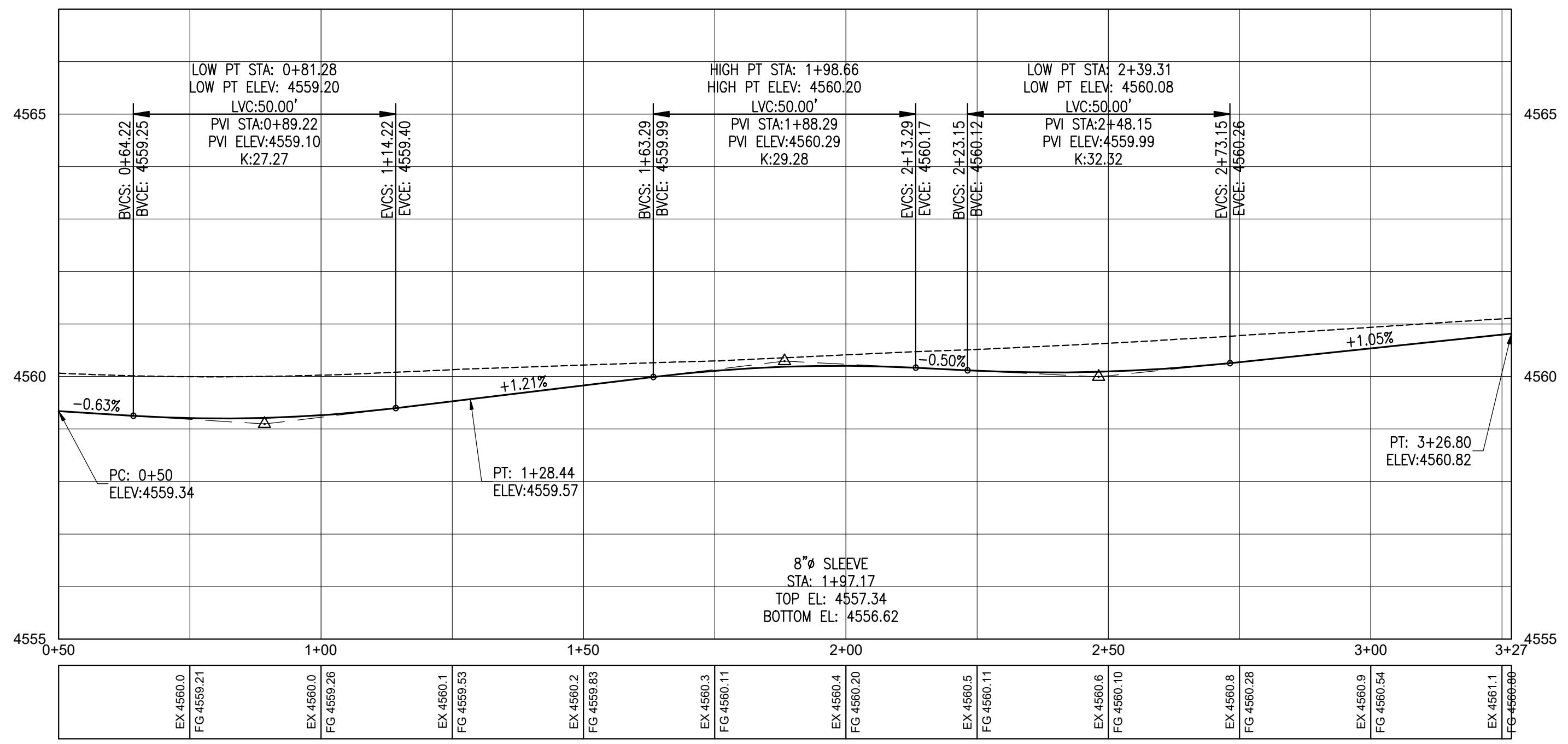


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ROAD P&P - SKALLA LN.

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



CONSTRUCTION NOTES:

1. CONSTRUCT 10' CROSS-PAN
RE: CITY STD DETAILS
2. CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
3. CONSTRUCT 6' CROSS-PAN
RE: CITY STD DETAILS
4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
5. INSTALL CONCRETE SIDEWALK TROUGH
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PROJECT BENCHMARK
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NO.	REVISION	DATE	BY

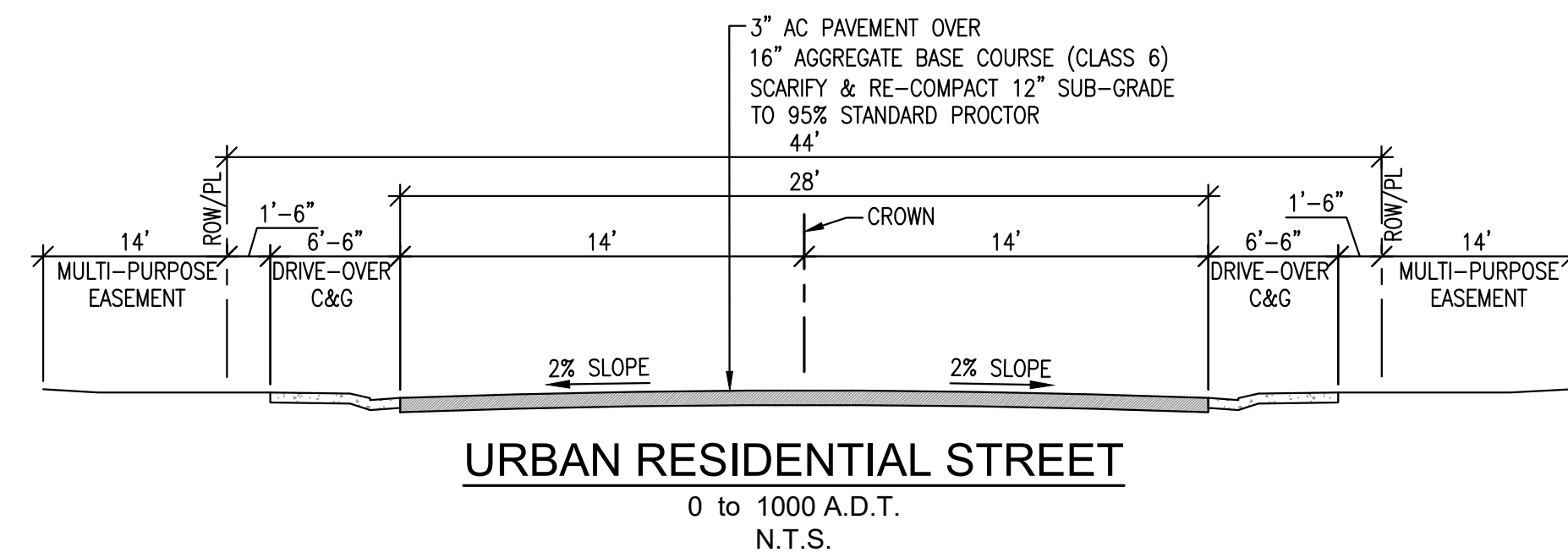
Road P&P - Skalla Ln.
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

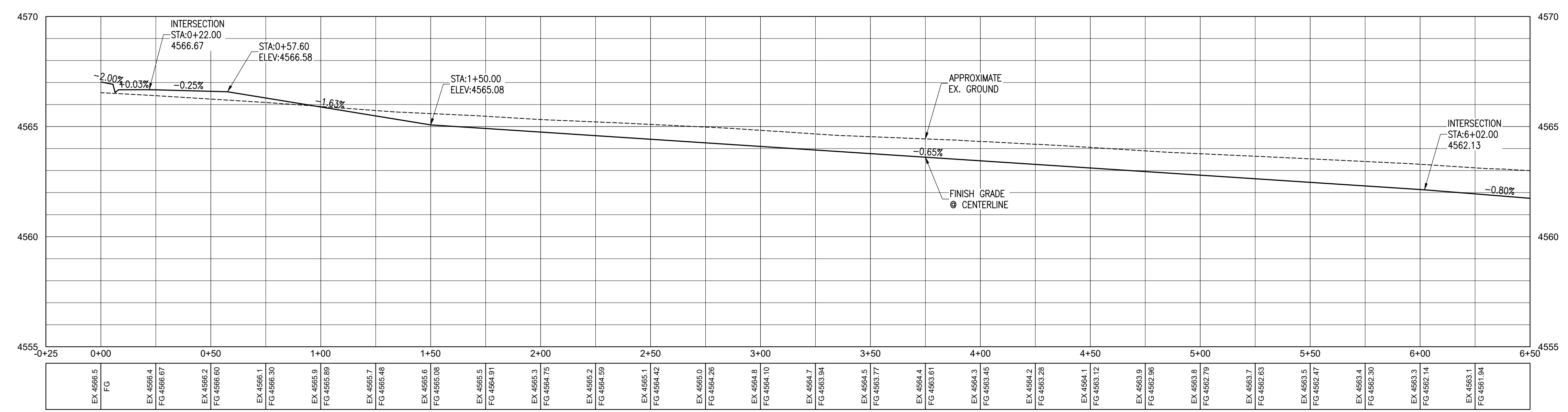
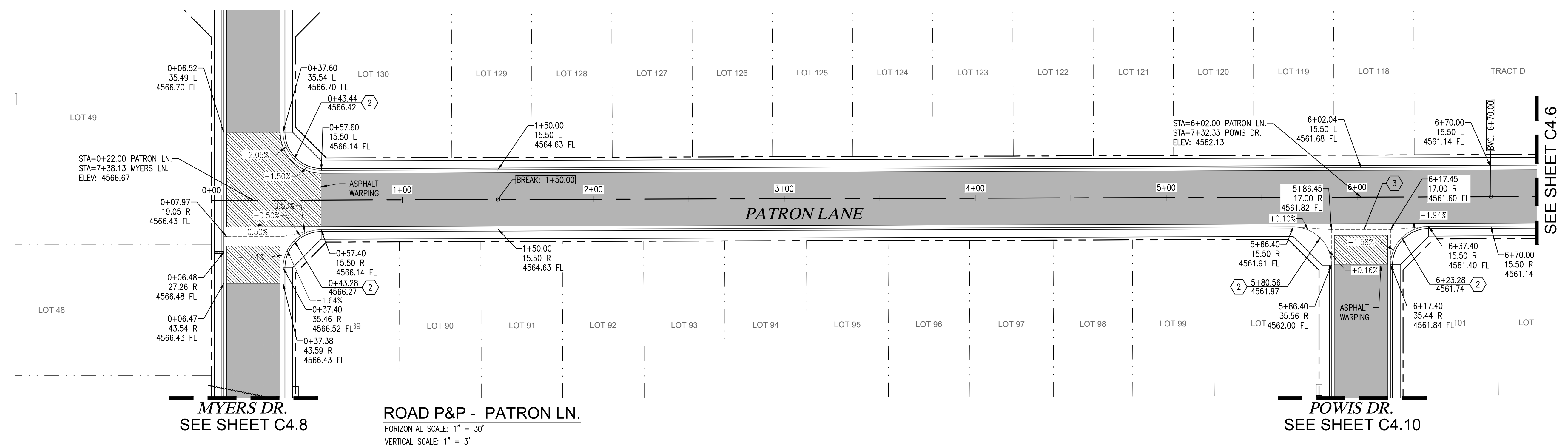
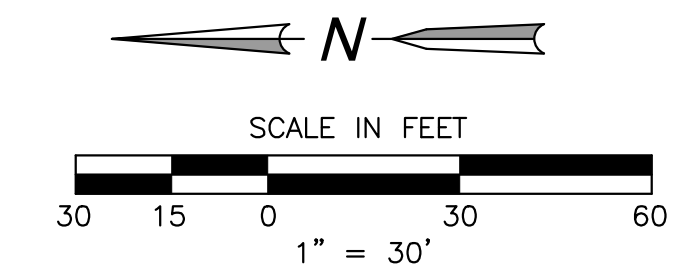
road p&p f20-070.dwg

~SHEET~
C4.4

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



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- CONSTRUCTION NOTES:**
1. CONSTRUCT 10' CROSS-PAN RE: CITY STD DETAILS
 2. CONSTRUCT HANDICAPPED RAMP RE: CITY STD DETAILS
 3. CONSTRUCT 6' CROSS-PAN RE: CITY STD DETAILS
 4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
 5. INSTALL CONCRETE SIDEWALK TROUGH SEE DETAIL SHEET C4.8

- GENERAL NOTES:**
1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
 3. REFER TO CITY STD DETAILS.
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 6. ALL STREET ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
 7. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 CIVIL & CONSULTING ENGINEERS
 861 Road Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051
 Fax: (970) 245-7639

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE No. 57888

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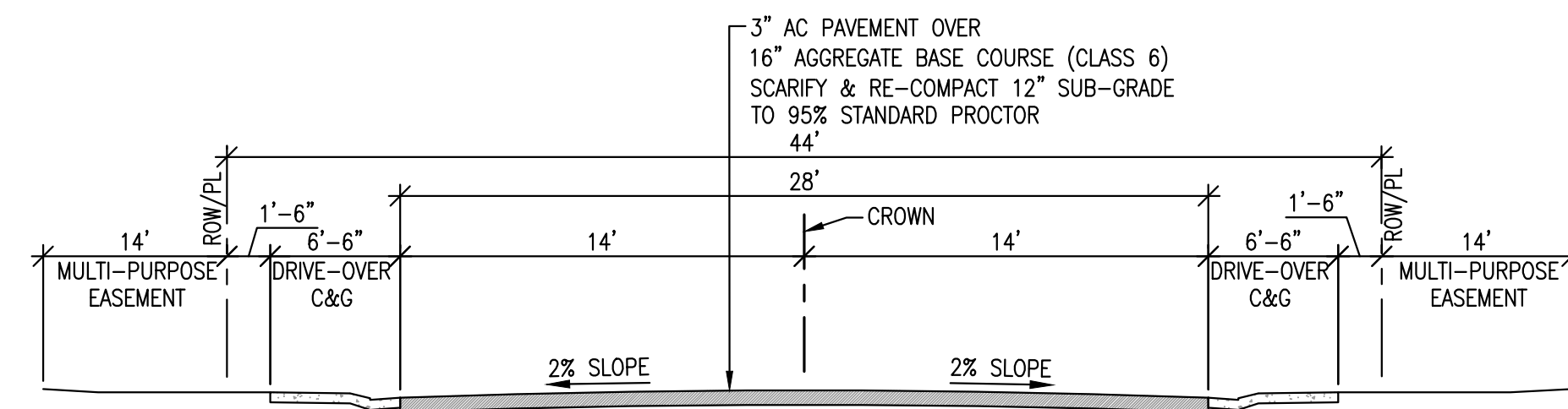
NO.	REVISION	DATE	BY	COMMENT

Road P&P - Patron Ln.
Rose Creek Subdivision
Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

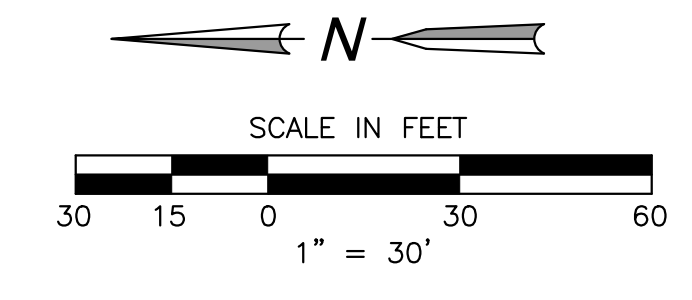
PROJECT NO: F20-070
 DATE: 02/20/23

road p&p f20-070.dwg

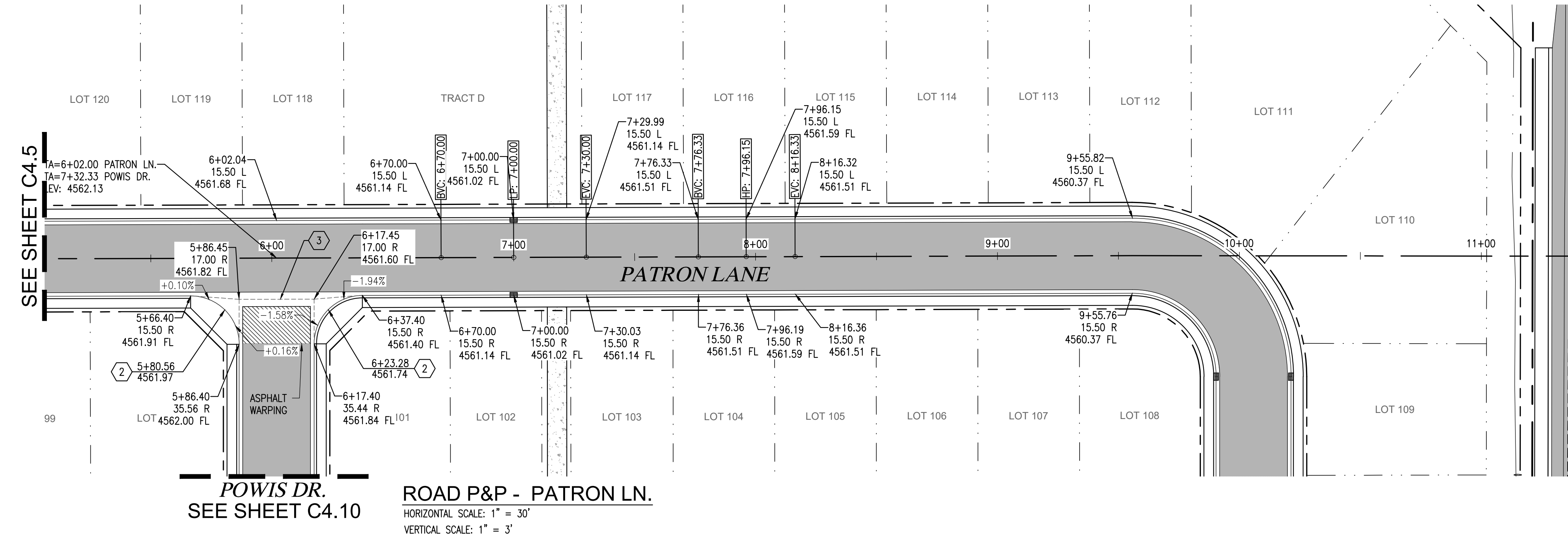
~SHEET~
C4.5



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URBAN RESIDENTIAL STREET
0 to 1000 A.D.T.
N.T.S.

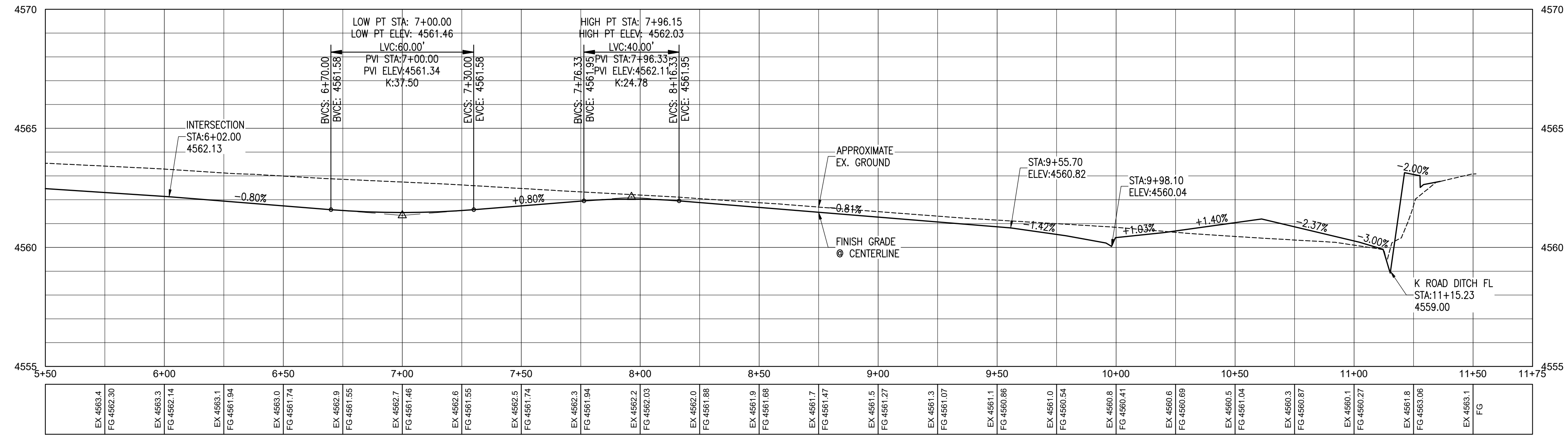


SEE SHEET C4.5

TA=6+02.00 PATRON LN.
TA=7+32.33 POWIS DR.
EV: 4562.13

POWIS DR.
SEE SHEET C4.10

ROAD P&P - PATRON LN.
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

CONSTRUCTION NOTES:

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RE: CITY STD DETAILS
- 2 CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
- 3 CONSTRUCT 6' CROSS-PAN
RE: CITY STD DETAILS
- 4 INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
- 5 INSTALL CONCRETE SIDEWALK TROUGH
SEE DETAIL SHEET C4.8

GENERAL NOTES:

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FOR REVIEW - NOT FOR CONSTRUCTION

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CIVIL & CONSULTING ENGINEERS
861 Road Avenue
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Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57888

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NO.	REV.	DATE	COMMENT

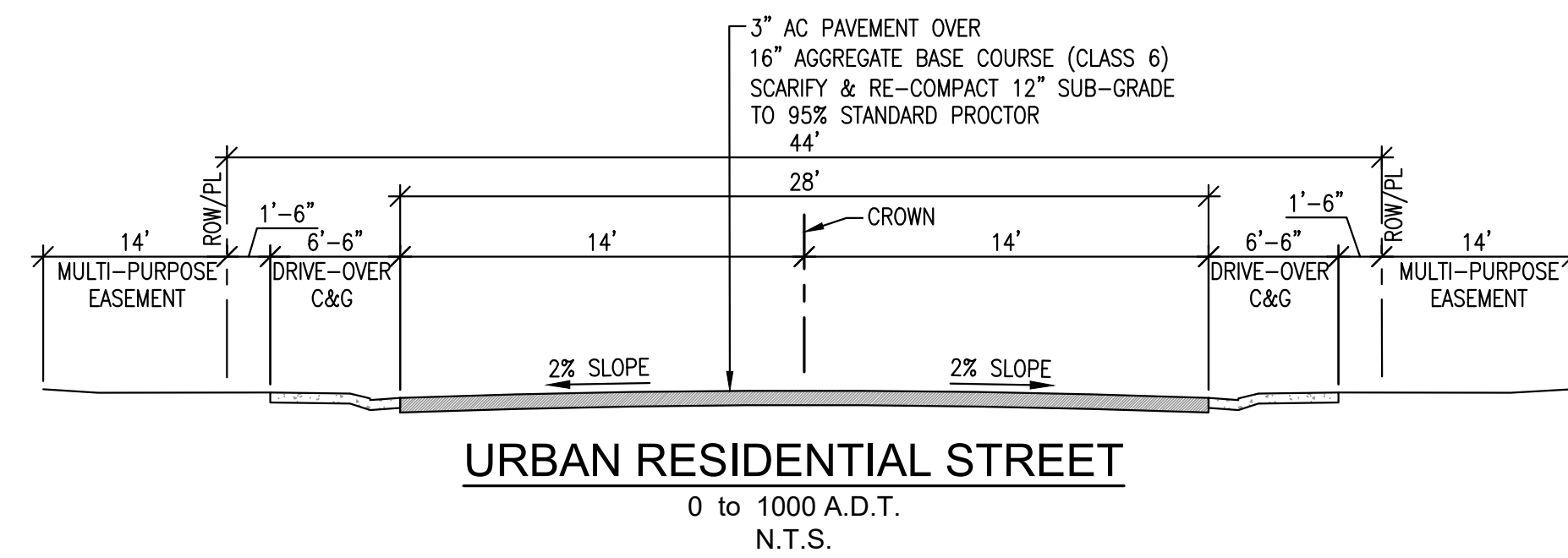
Road P&P - Patron Ln.
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

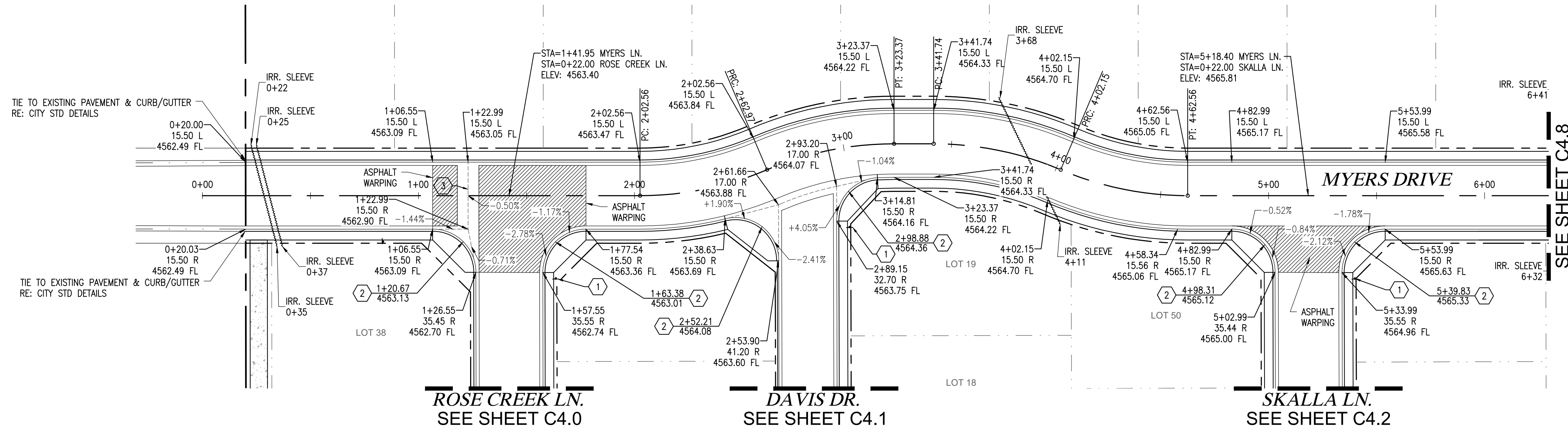
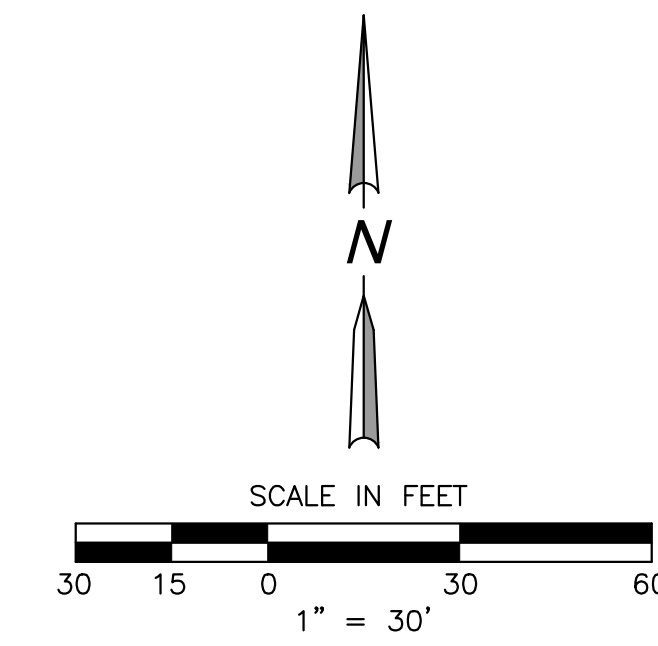
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

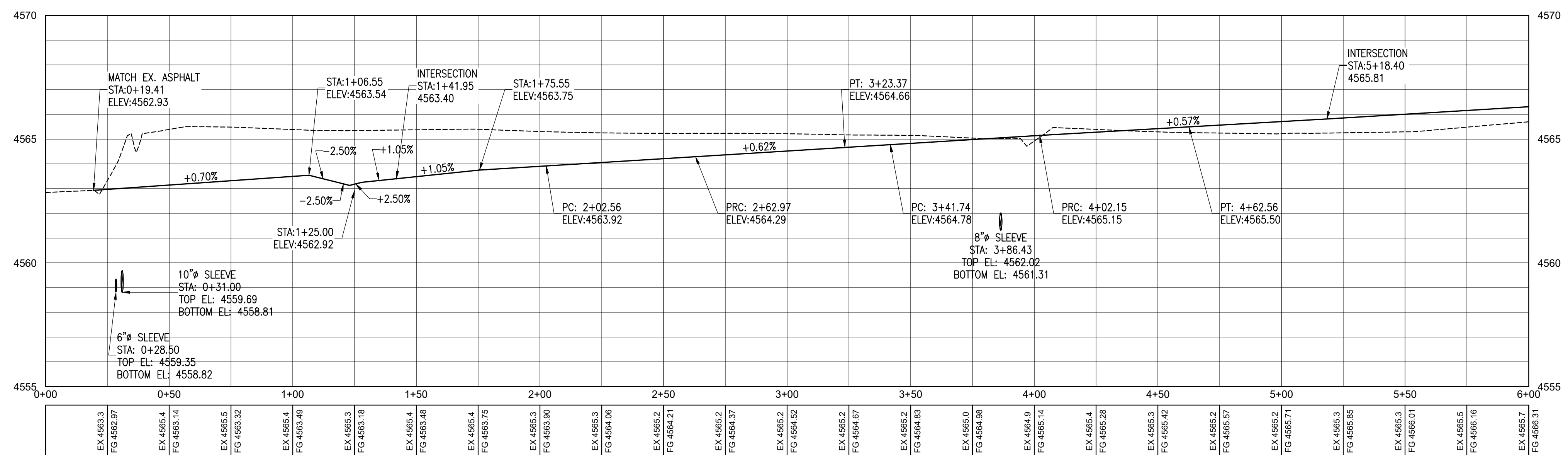
road p&p f20-070.dwg
-SHEET-
C4.6



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ROAD P&P - MYERS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



- CONSTRUCTION NOTES:**
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RE: CITY STD DETAILS
 - 2 CONSTRUCT HANDICAPPED RAMP
RE: CITY STD DETAILS
 - 3 CONSTRUCT 6' CROSS-PAN
RE: CITY STD DETAILS
 - 4 INSTALL IRRIGATION OR DRY UTILITY
CONDUITS. SEE SHEET C2.0
 - 5 INSTALL CONCRETE SIDEWALK TROUGH
SEE DETAIL SHEET C4.8

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PROJECT BENCHMARK
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FOR REVIEW - NOT FOR CONSTRUCTION

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CIVIL & CONSULTING ENGINEERS
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Grand Junction, CO 81501
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Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

NO.	DATE	REVISION	BY

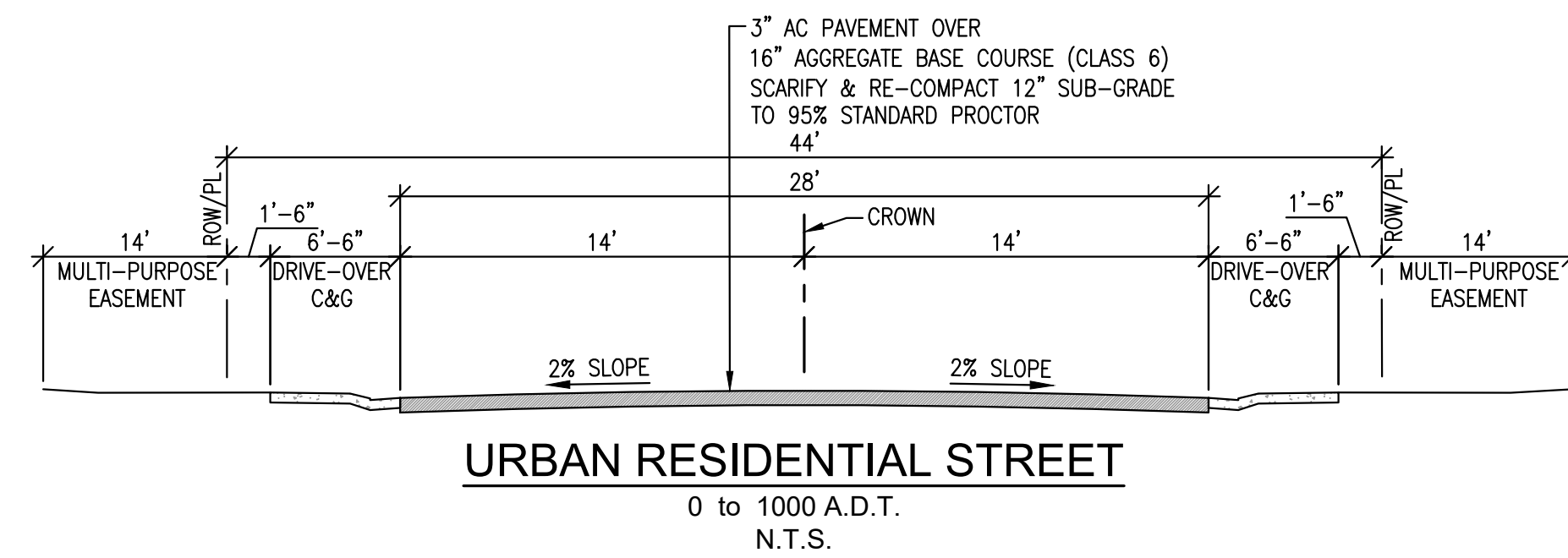
Road P&P - Myers Drive
Rose Creek Subdivision
Final
1892 Otley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

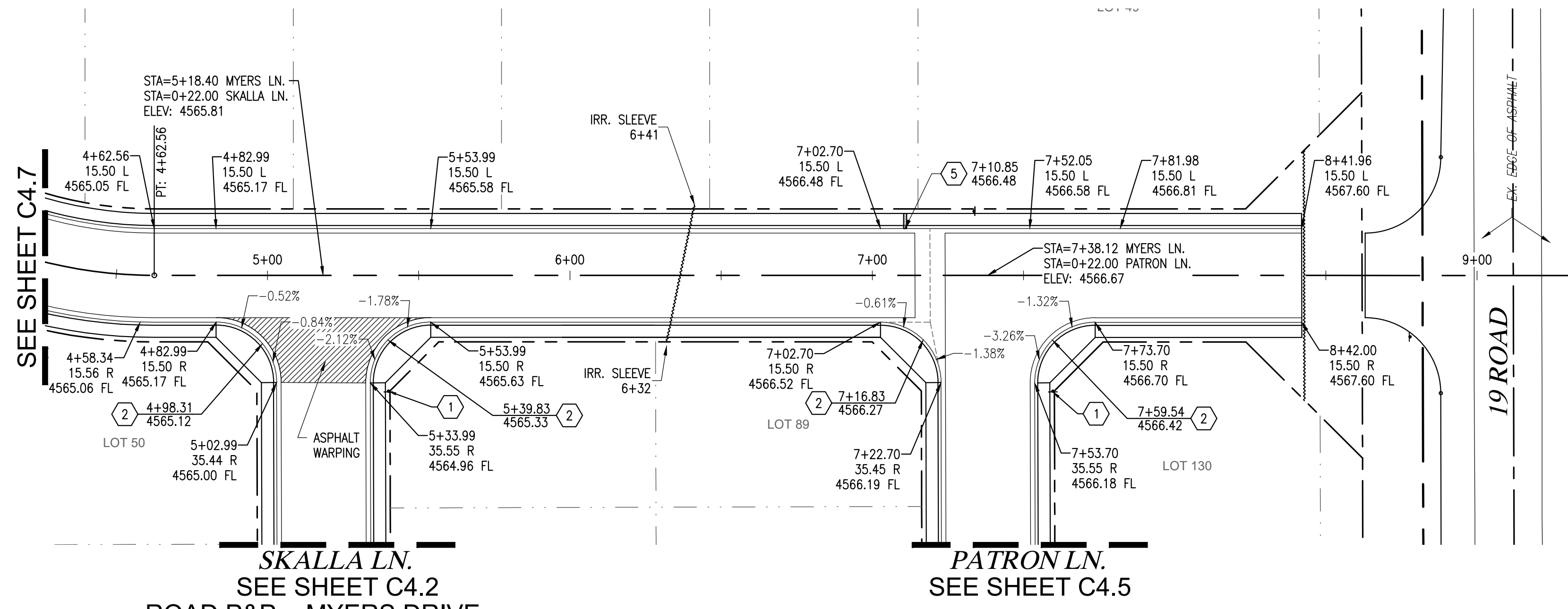
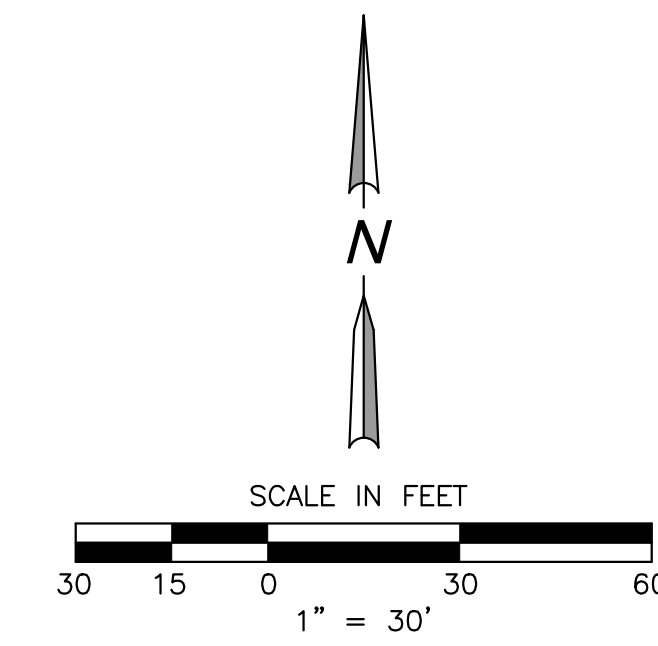
road p&p f20-070.dwg

~SHEET~
C4.7

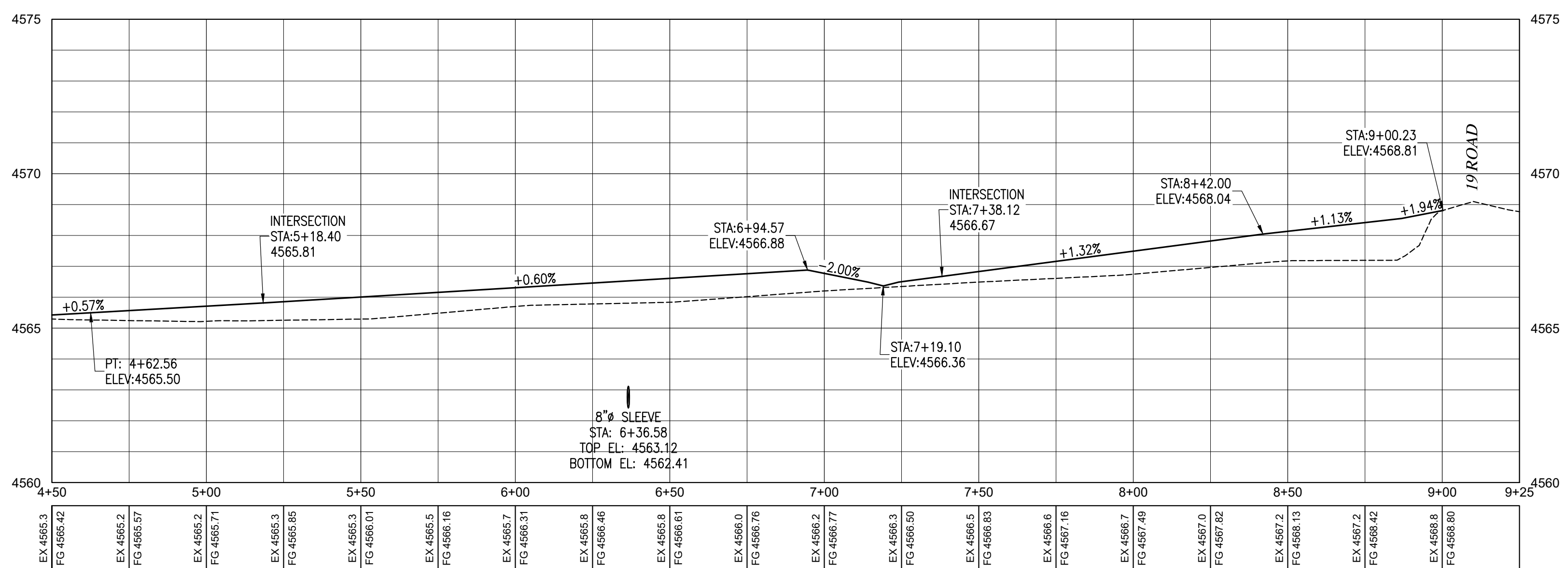
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



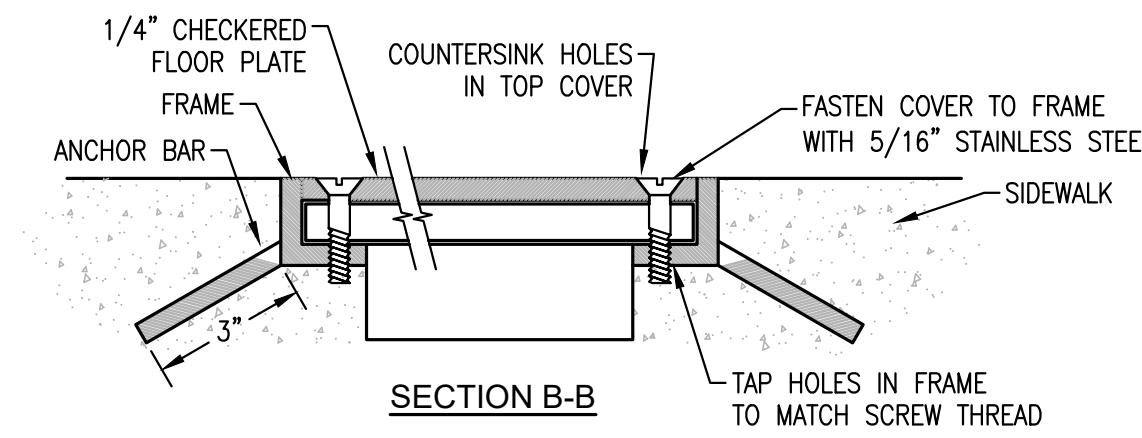
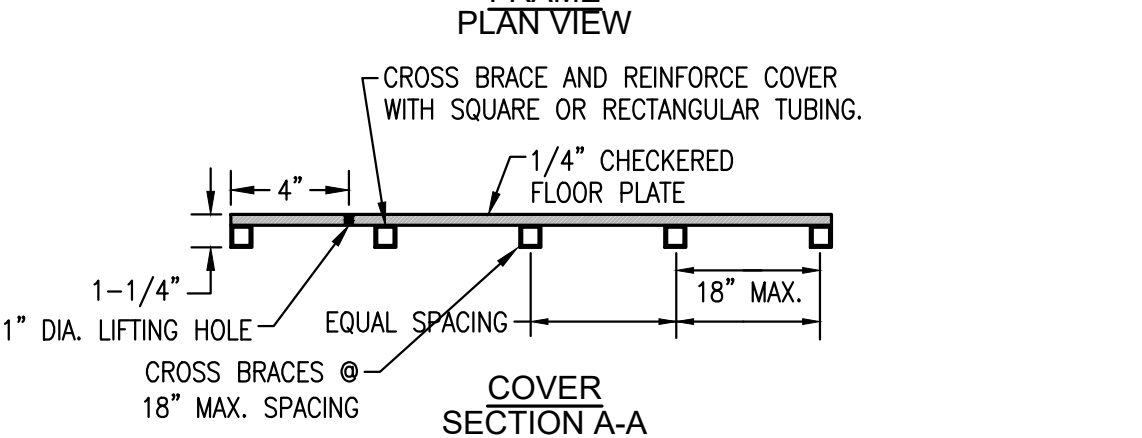
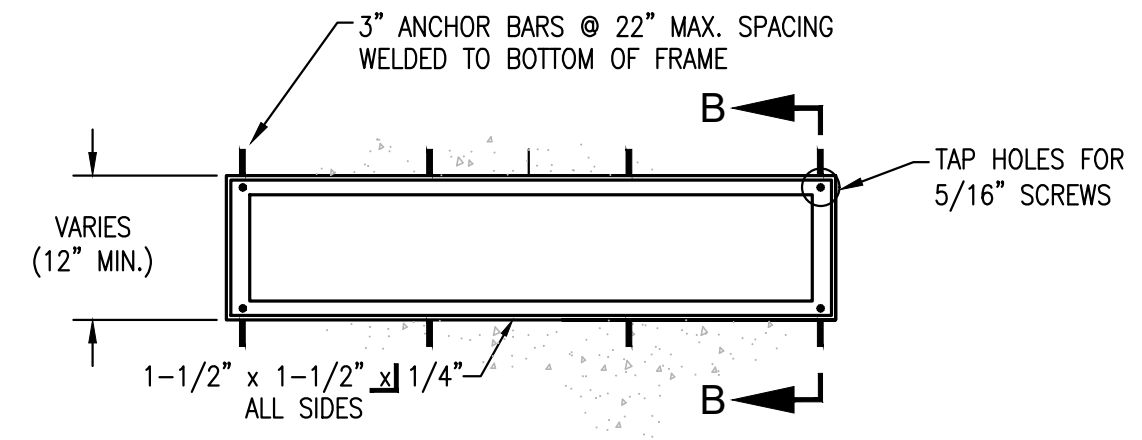
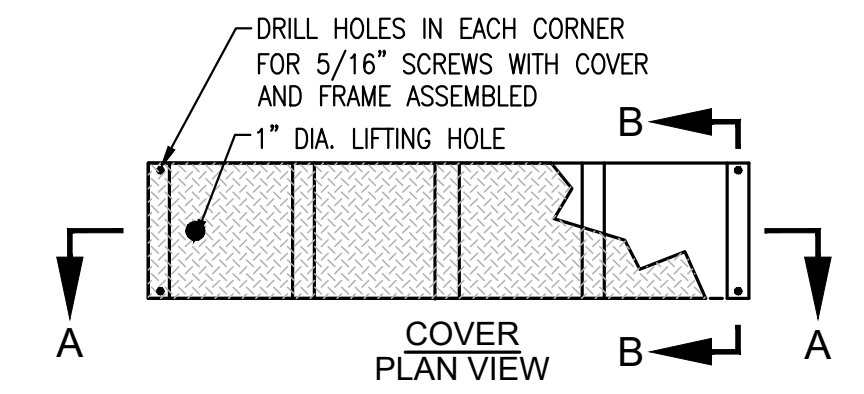
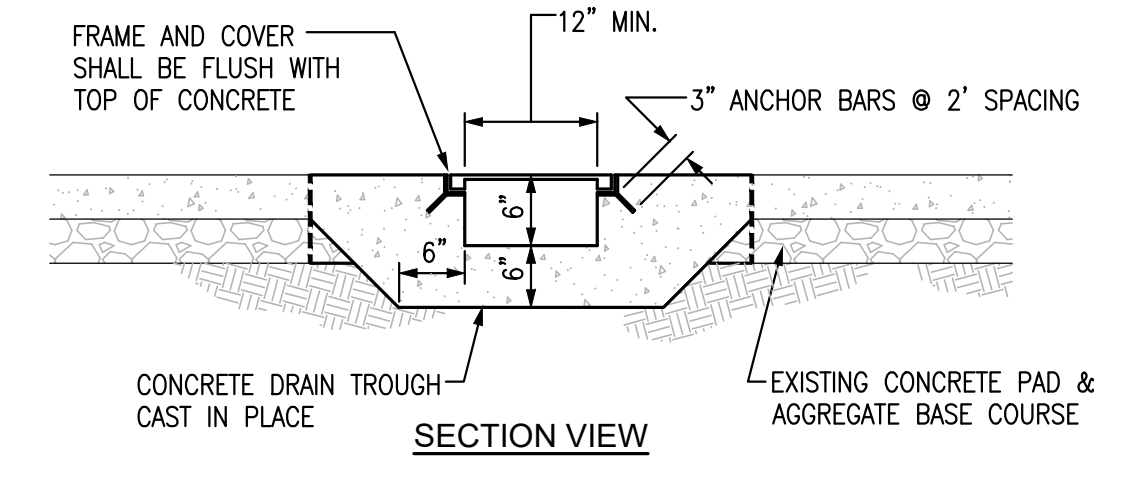
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SKALLA LN.
SEE SHEET C4.2
ROAD P&P - MYERS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



NOTE:
1. FRAME AND COVER SHALL BE FABRICATED OF SAME MATERIAL (STEEL OR ALUMINUM). ALL STEEL SURFACES SHALL BE GALVANIZED PER AASHTO M-111.
2. PRE-MANUFACTURED DRAIN TROUGHS MAY BE SUBSTITUTED FOR THIS DETAIL WHEN APPROVED BY THE ENGINEER.



- CONSTRUCTION NOTES:**
1. CONSTRUCT 10' CROSS-PAN RE: CITY STD DETAILS
 2. CONSTRUCT HANDICAPPED RAMP RE: CITY STD DETAILS
 3. CONSTRUCT 6' CROSS-PAN RE: CITY STD DETAILS
 4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS. SEE SHEET C2.0
 5. INSTALL CONCRETE SIDEWALK TROUGH SEE DETAIL SHEET C4.8

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
981 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
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STEPHEN E. SWINDELL
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COLORADO LICENSE No. 57888

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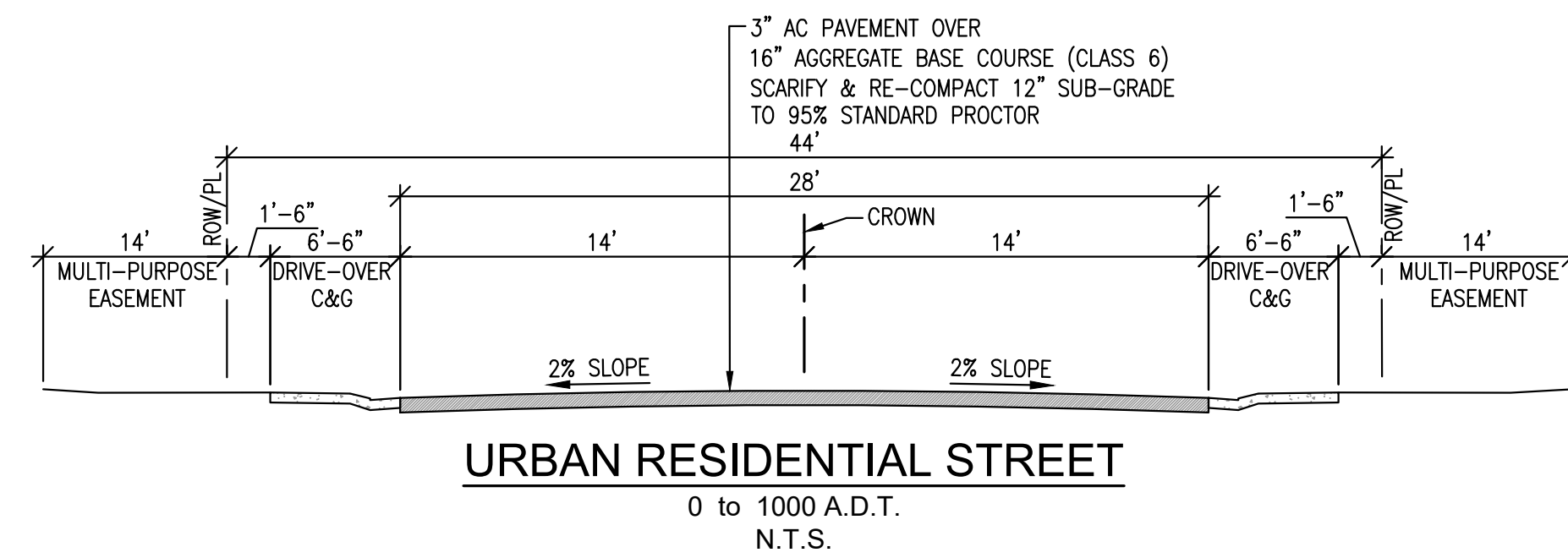
NO.	REVISION	DATE	BY	COMMENT

Road P&P - Myers Drive
Rose Creek Subdivision
Final
1892 Otley Ave. (K Road)
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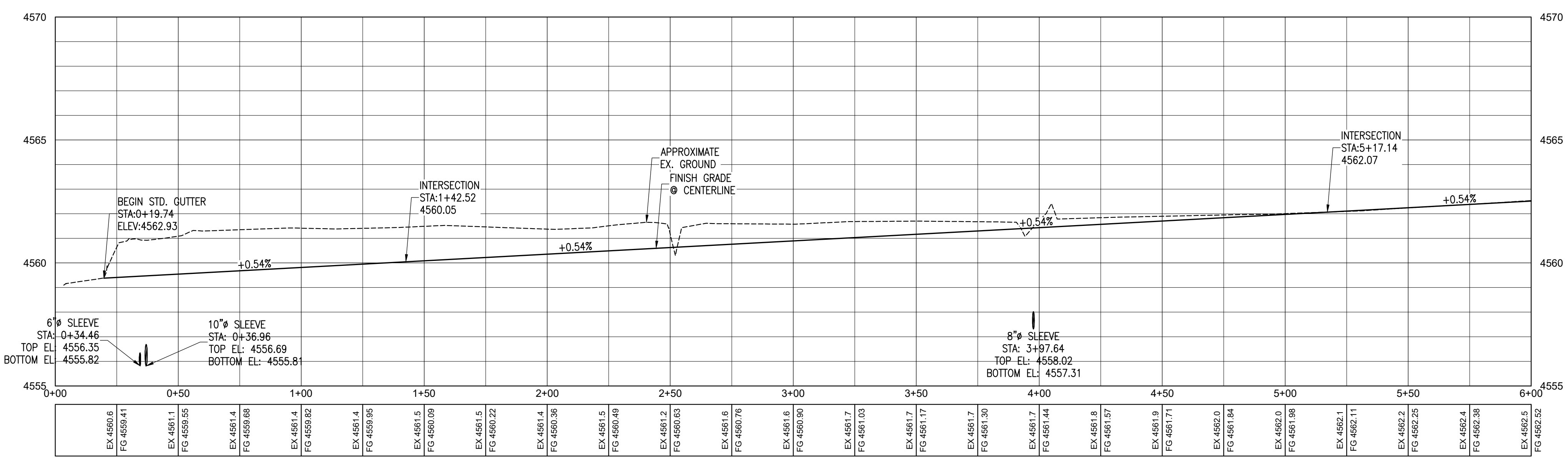
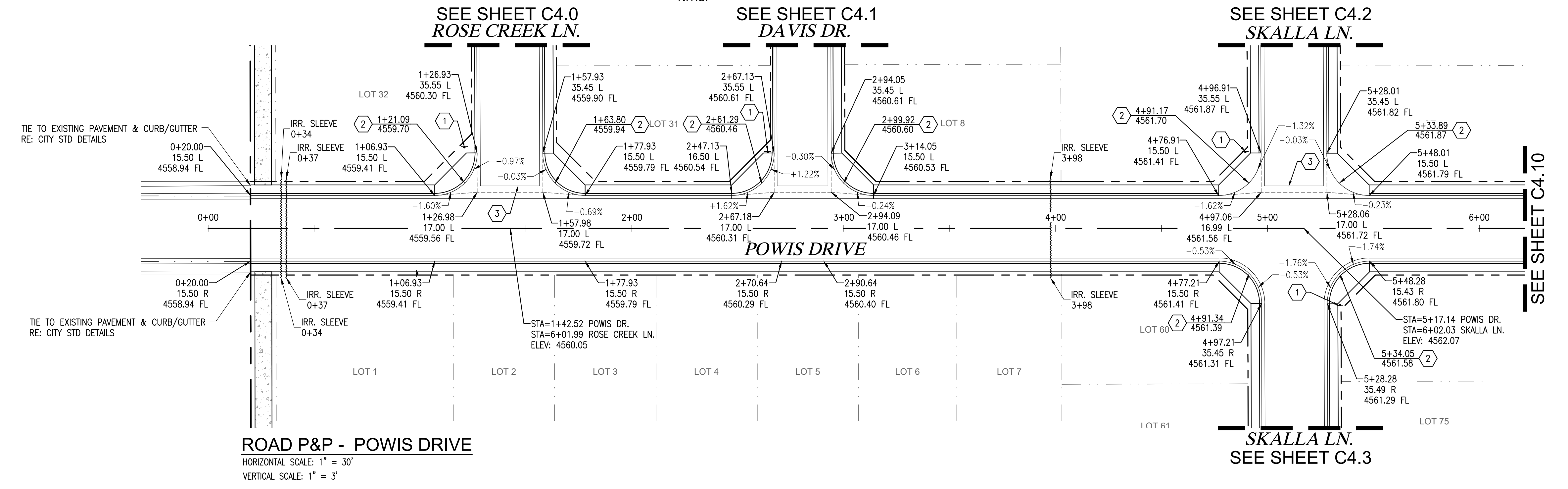
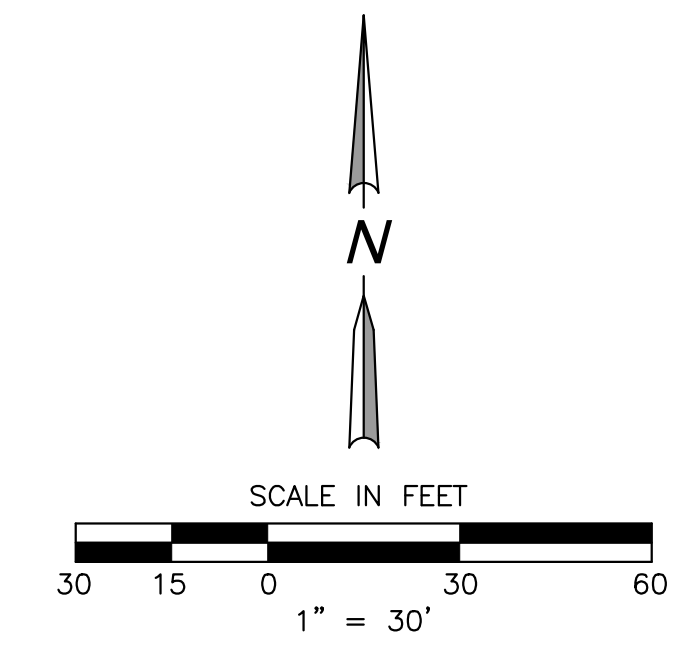
PROJECT NO: F20-070
DATE: 02/20/23

road2 p&p f20-070.dwg

~SHEET~
C4.8



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PROJECT BENCHMARK
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NO.	DATE	BY	COMMENT

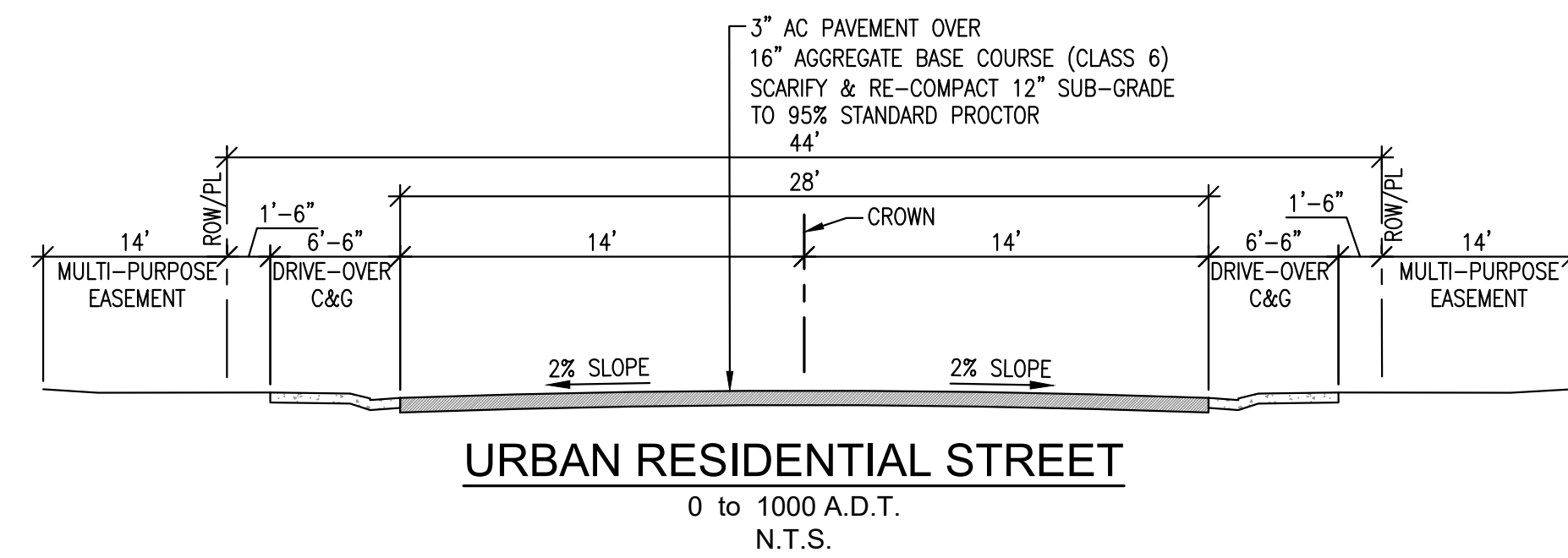
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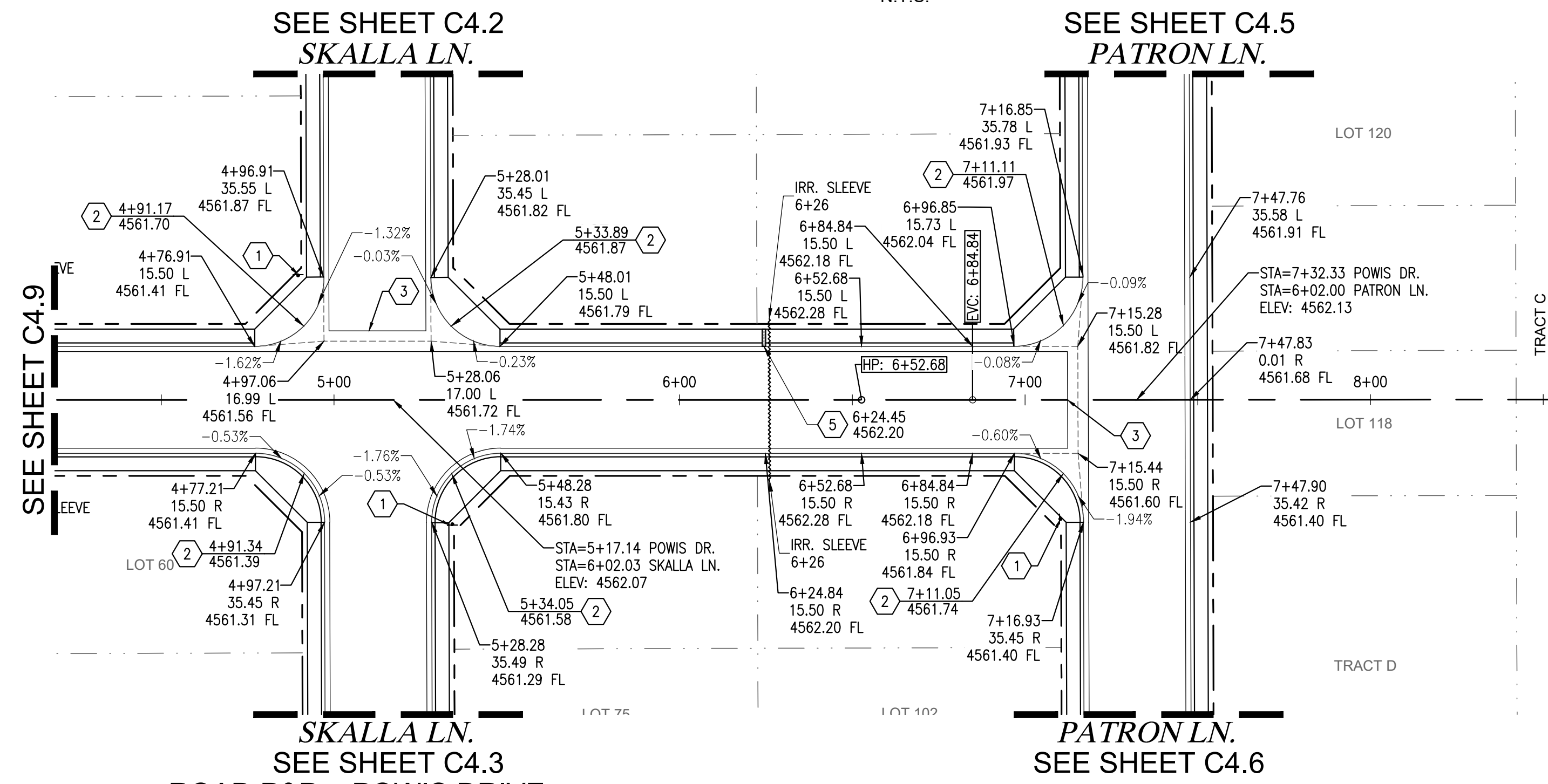
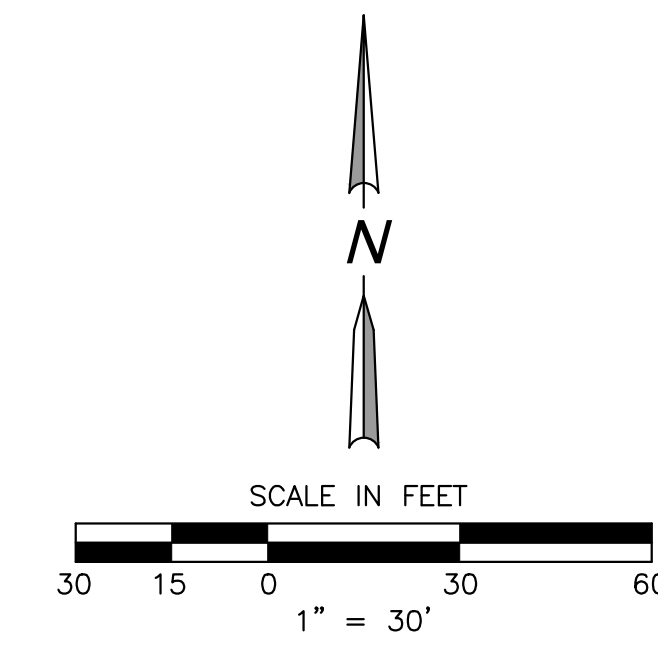
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~SHEET~
C4.9

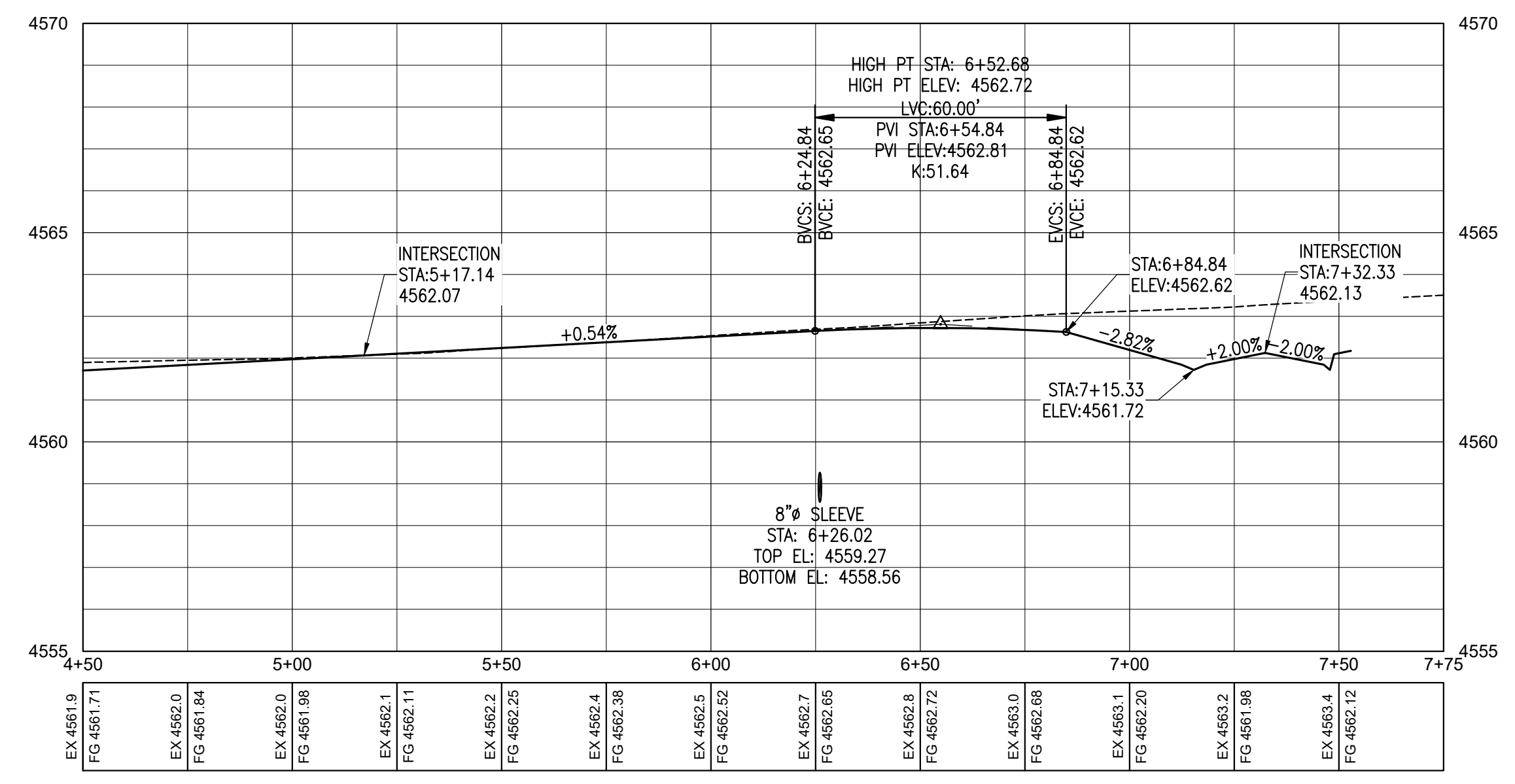
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VERTICAL SCALE: 1" = 3'



CONSTRUCTION NOTES:

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2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. REFER TO CITY STD DETAILS.
4. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
5. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
6. ALL STREET ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
7. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

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REV.	DATE	COMMENT	BY

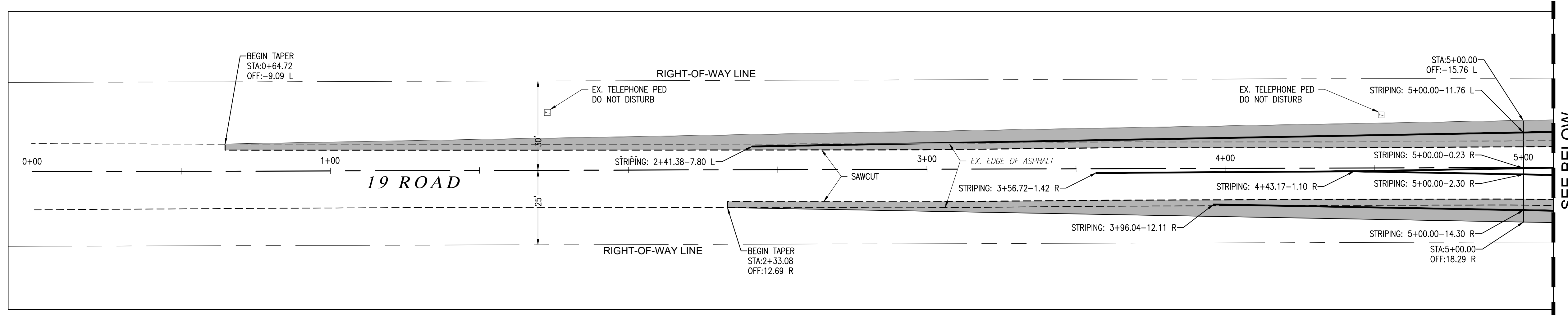
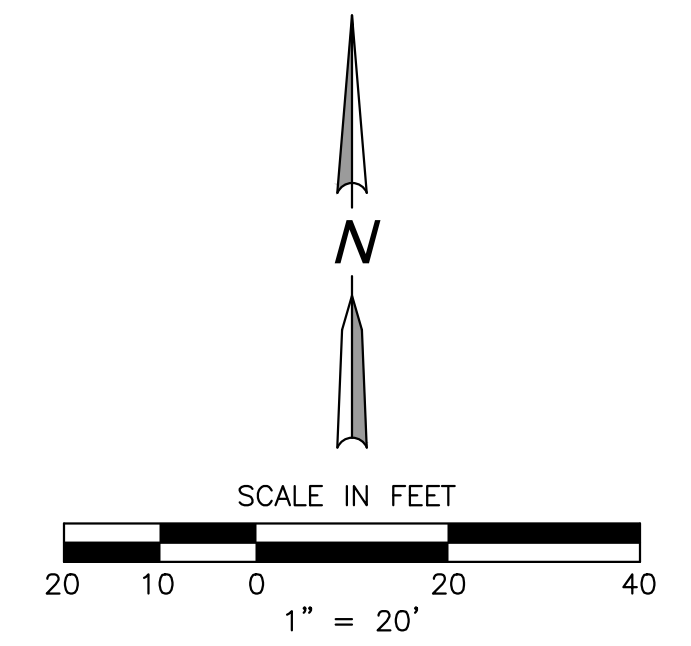
Road P&P - Powis Drive
Rose Creek Subdivision
Final
1892 Ortleby Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

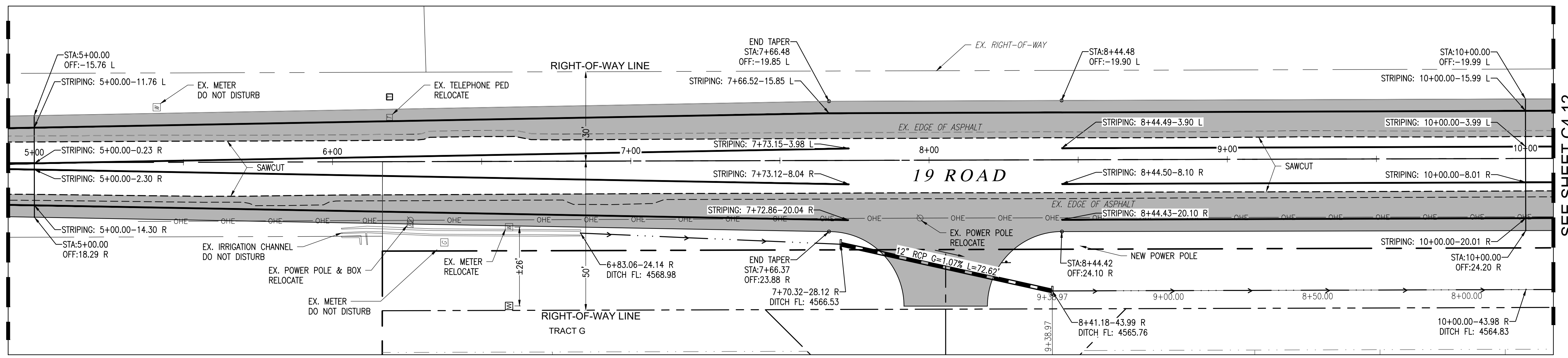
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

road2 p&p f20-070.dwg
-SHEET-
C4.10

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



ROAD PLAN - 19 ROAD WIDENING
SCALE: 1" = 20'



ROAD PLAN - 19 ROAD WIDENING
SCALE: 1" = 20'

SEE ABOVE

SEE SHEET C4.12

FOR REVIEW - NOT FOR CONSTRUCTION

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NO.	DATE	BY	COMMENT

19 Road Widening & Roadside Ditch
Rose Creek Subdivision
Final
1892 Ortleby Ave. (K Road)
Fruita, CO 81521

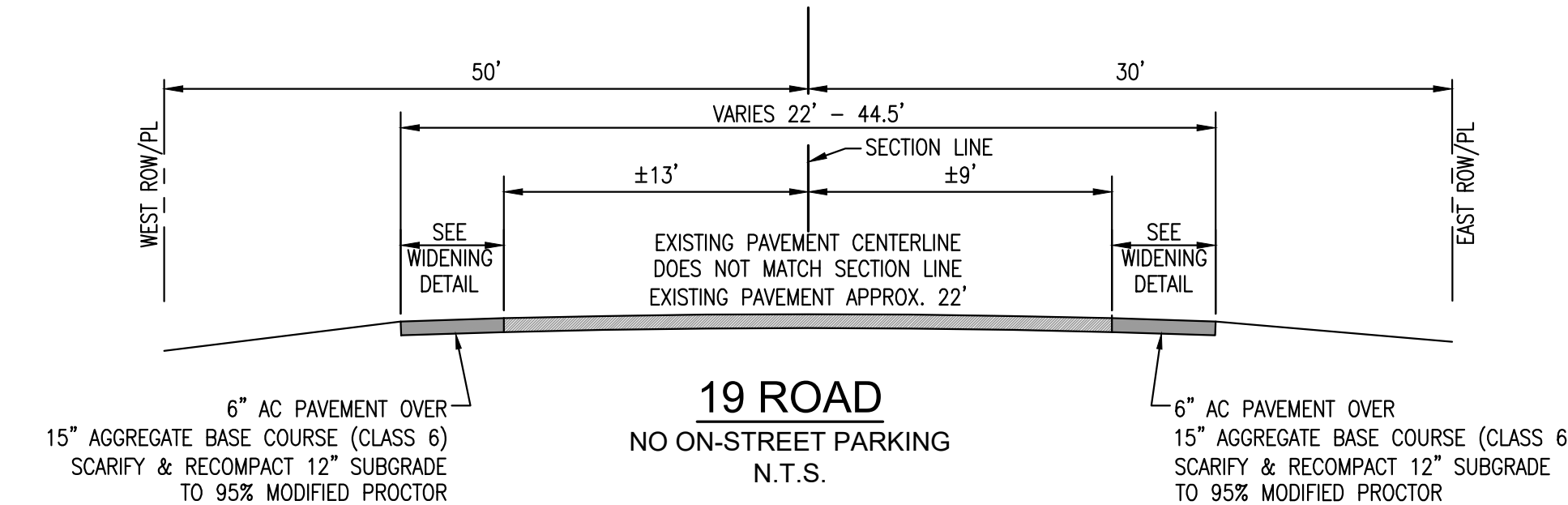
PROJECT NO: F20-070
DATE: 02/20/23

road3 p&p f20-070.dwg

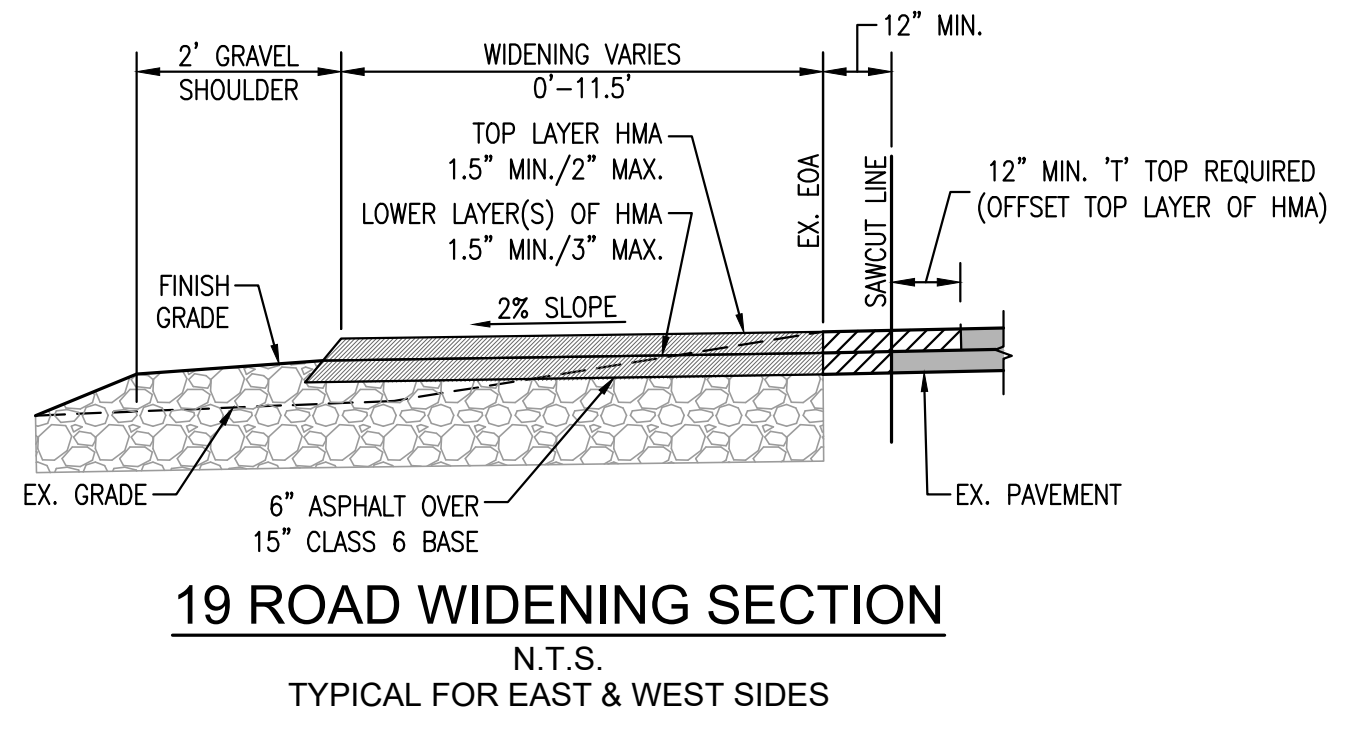
~SHEET~
C4.11

LEGEND

	NEW ASPHALT
	EXISTING STORM DRAIN
	EXISTING POWER POLE
	EXISTING WATER METER
	EXISTING TELEPHONE PEDESTAL



THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, 01/06/21, PROJECT #00545-0066. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.



- GENERAL NOTES**
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 - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
 - FOR ROADWAY CROSS-SECTIONS SEE SHEET C4.13

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

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REV.	DATE	COMMENT	BY

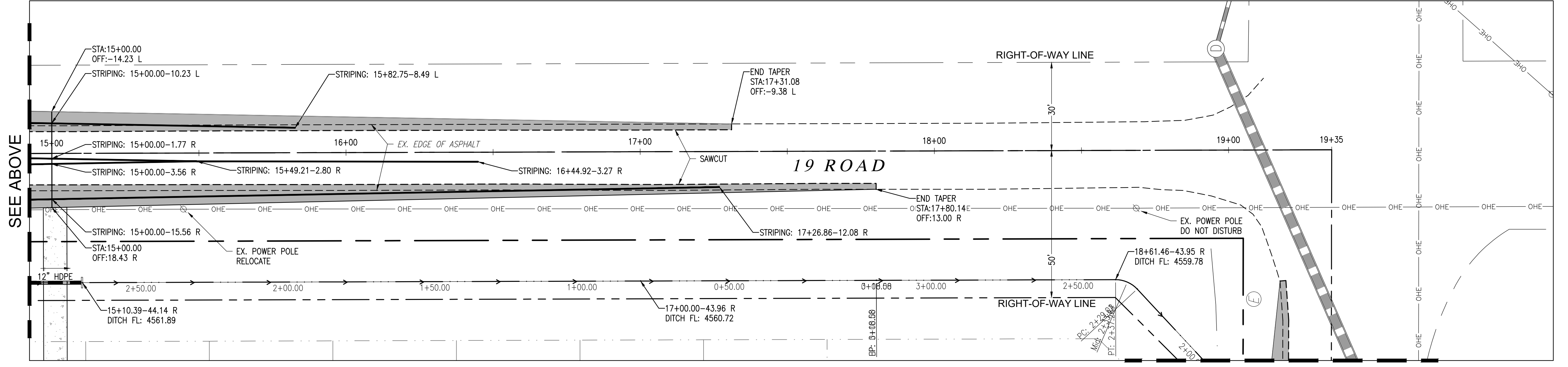
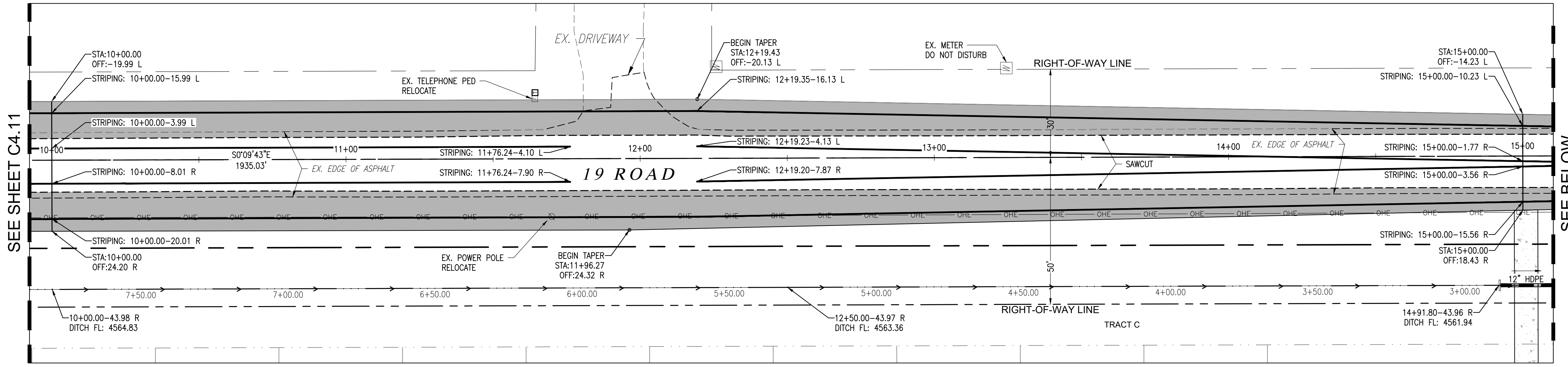
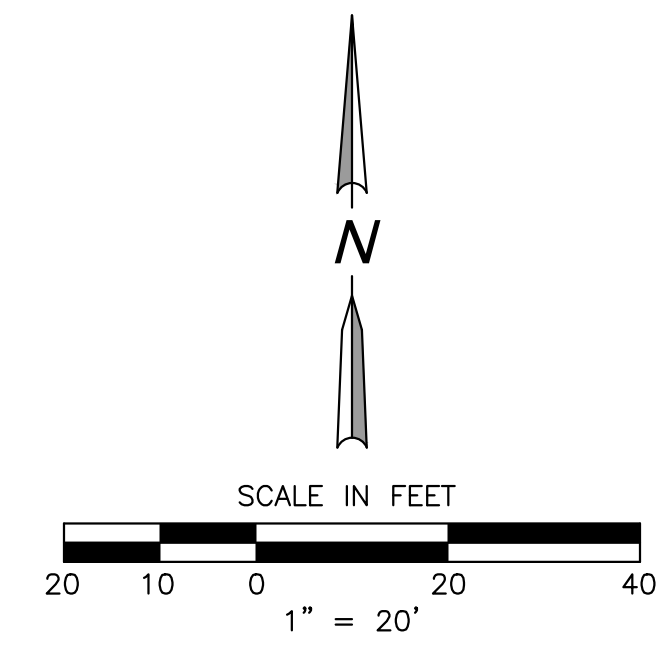
19 Road Widening & Roadside Ditch
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

road3 p&p f20-070.dwg

~SHEET~

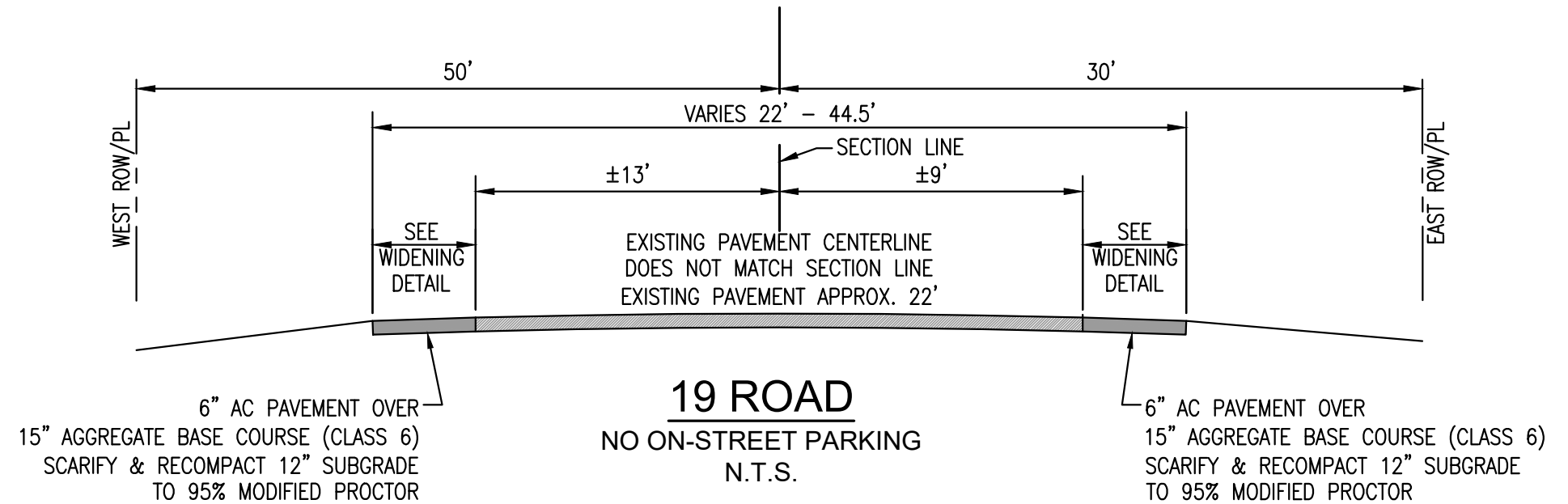
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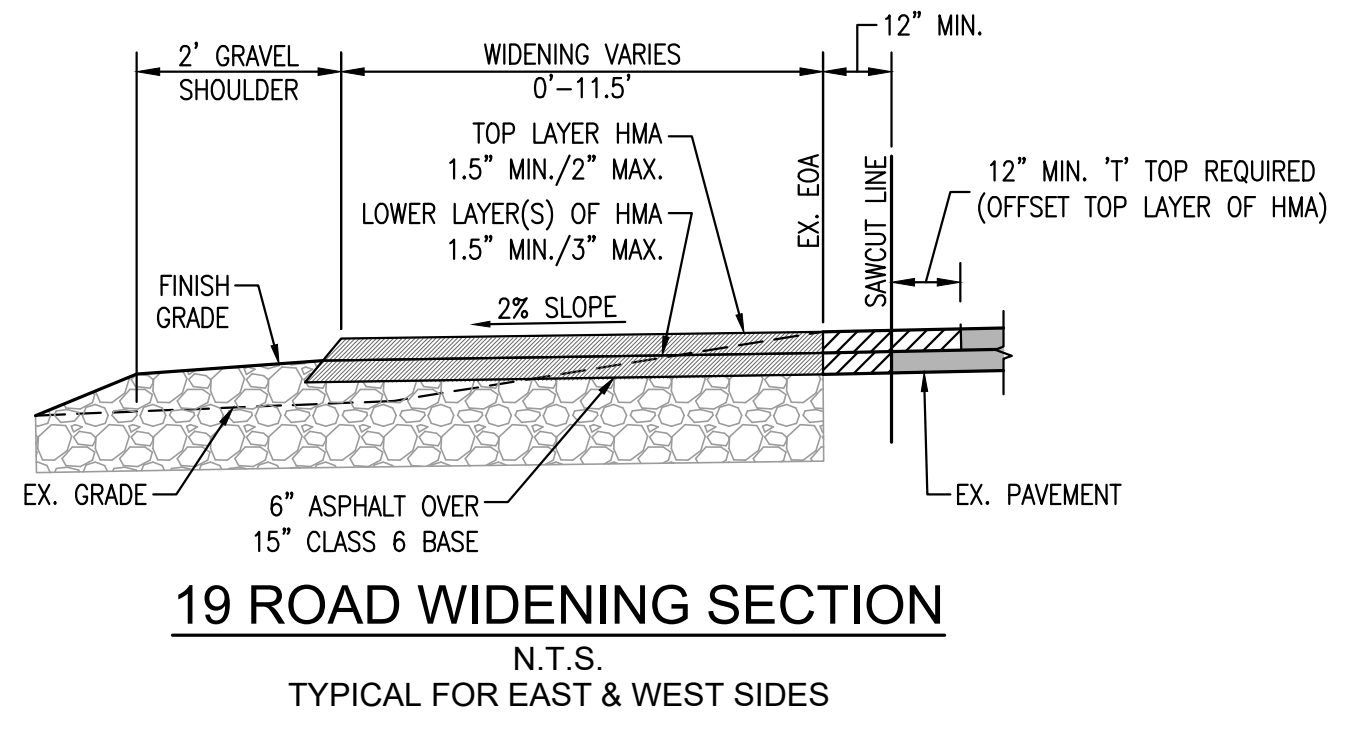
K ROAD
SEE SHEET C4.8

LEGEND

- NEW ASPHALT
- EXISTING STORM DRAIN
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL



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19 ROAD WIDENING SECTION
N.T.S.
TYPICAL FOR EAST & WEST SIDES

GENERAL NOTES

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4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
5. FOR ROADWAY CROSS-SECTIONS SEE SHEET C4.13

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

PROJECT BENCHMARK

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FOR REVIEW - NOT FOR CONSTRUCTION

SEE SHEET C4.11

SEE BELOW

SEE ABOVE

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FOR REVIEW - NOT FOR CONSTRUCTION

19 Road Widening Cross-sections
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

road3 p&p f20-070.dwg

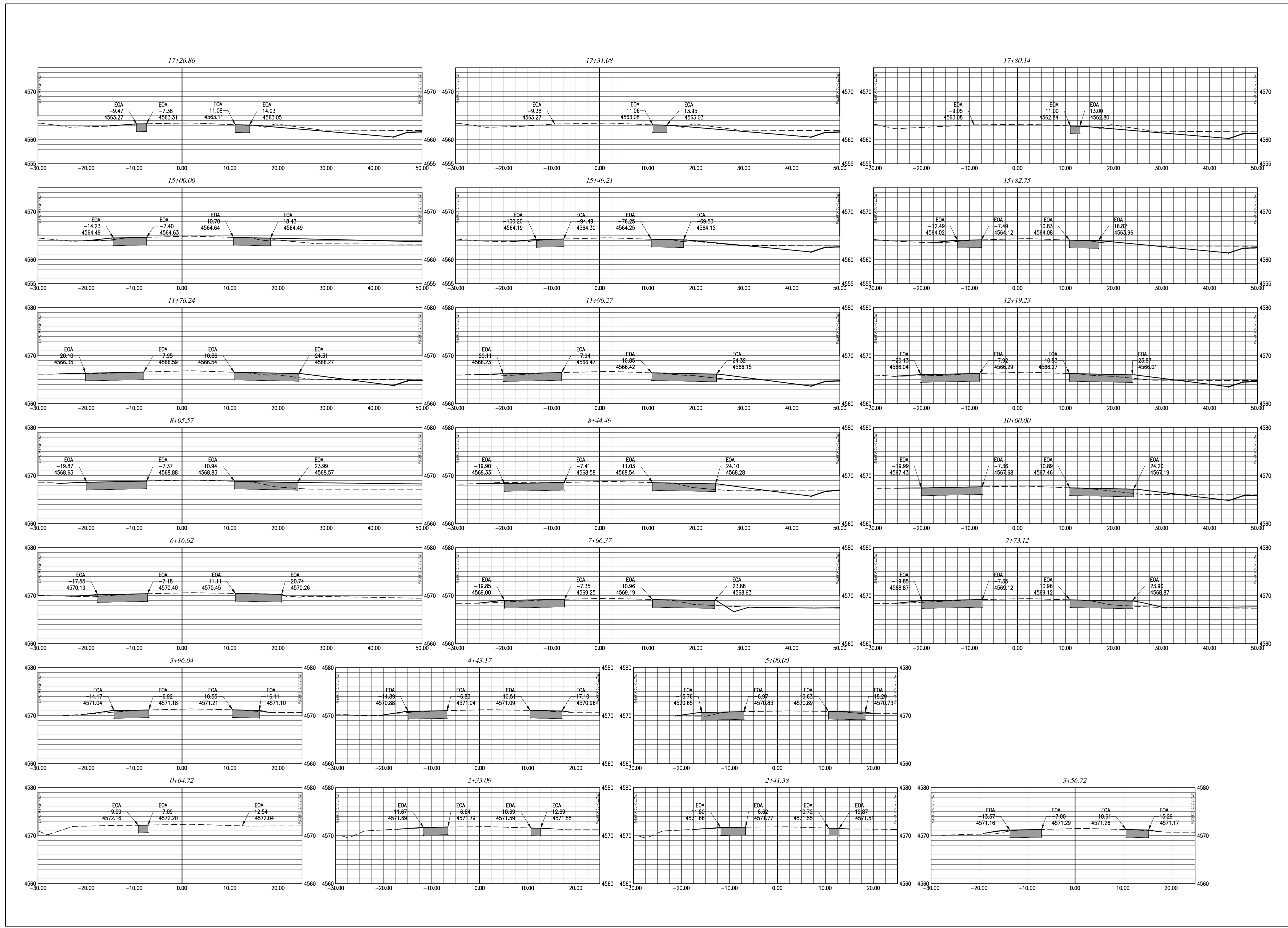
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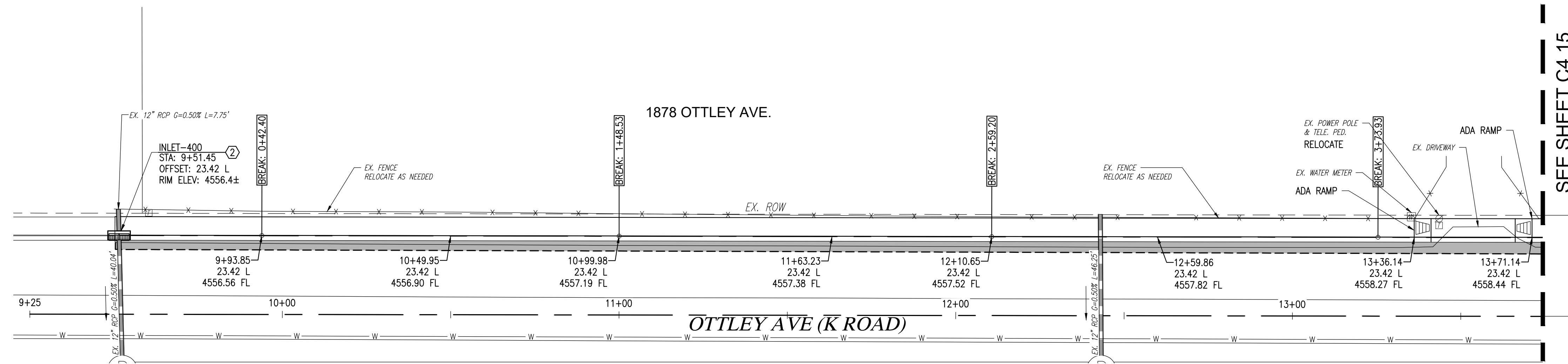
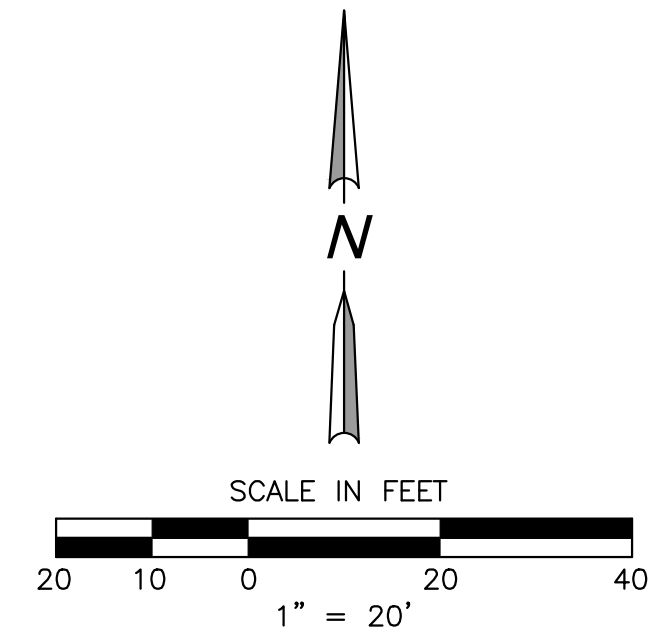
C4.13

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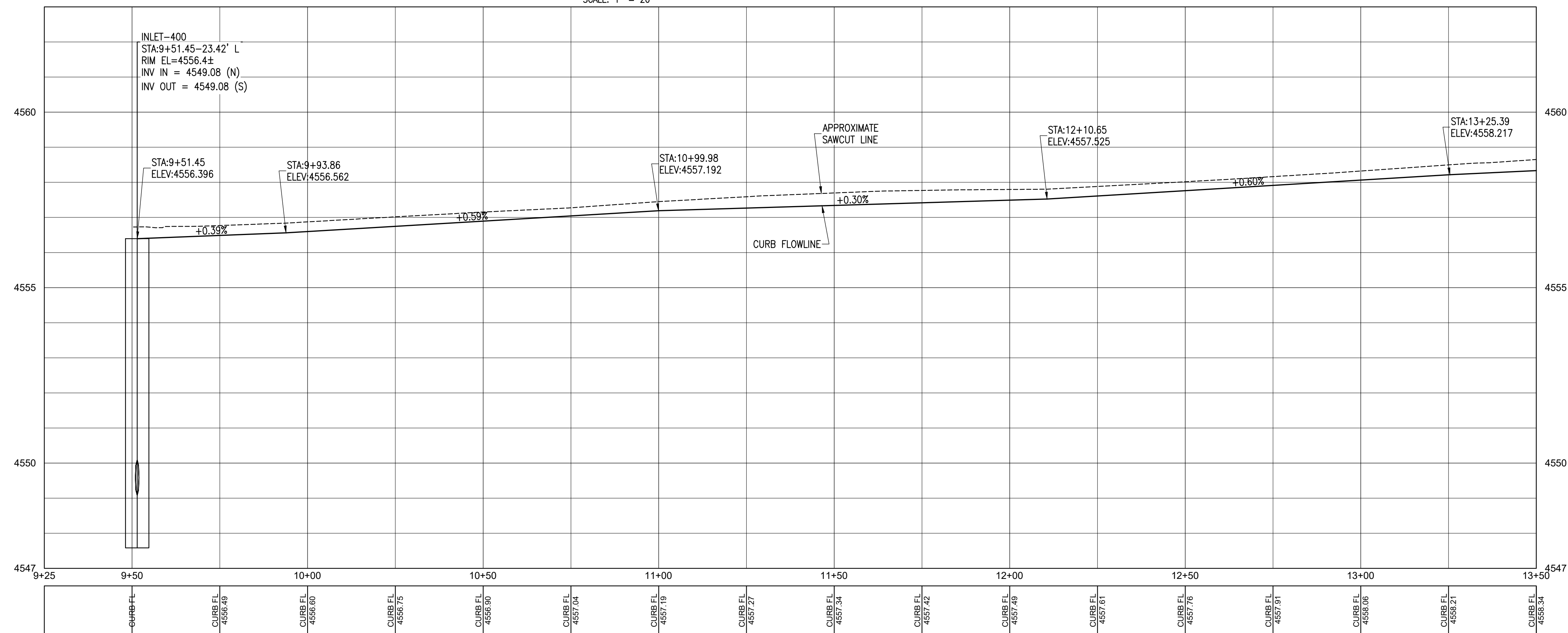
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE

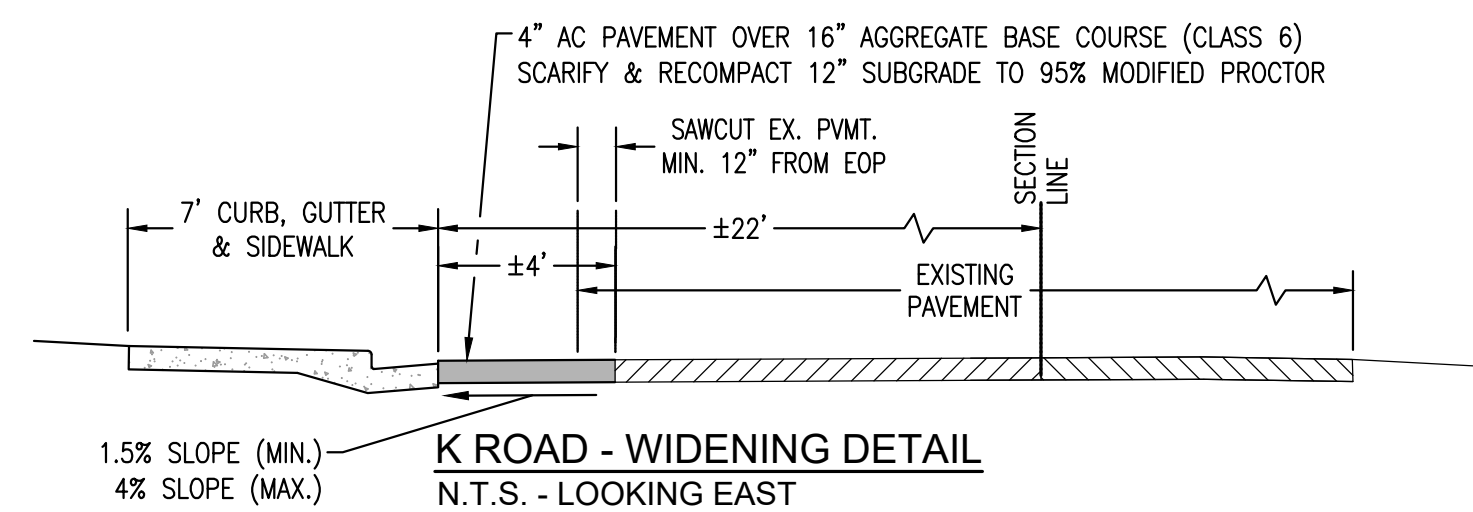




ROAD WIDENING PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



ROAD WIDENING PROFILE - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



PAVEMENT NOTES:

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- FOR ROADWAY CROSS-SECTIONS SEE SHEET C4.13

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

K Road Widening & Roadside Ditch
Final
Rose Creek Subdivision
1892 Ottley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

road4 p&p f20-070.dwg

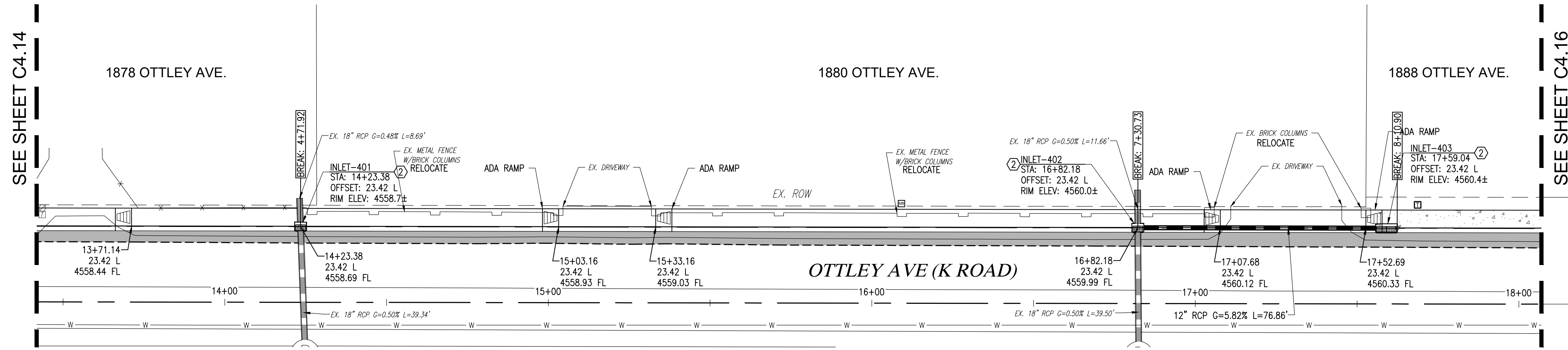
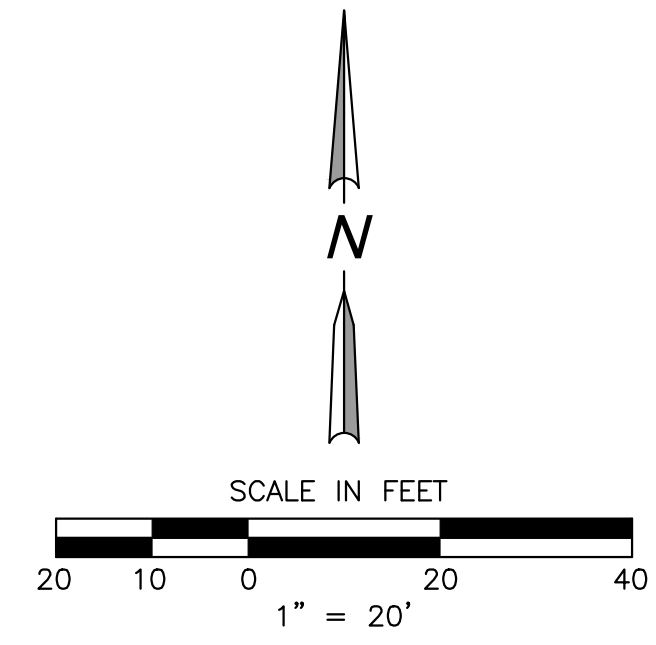
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C4.14

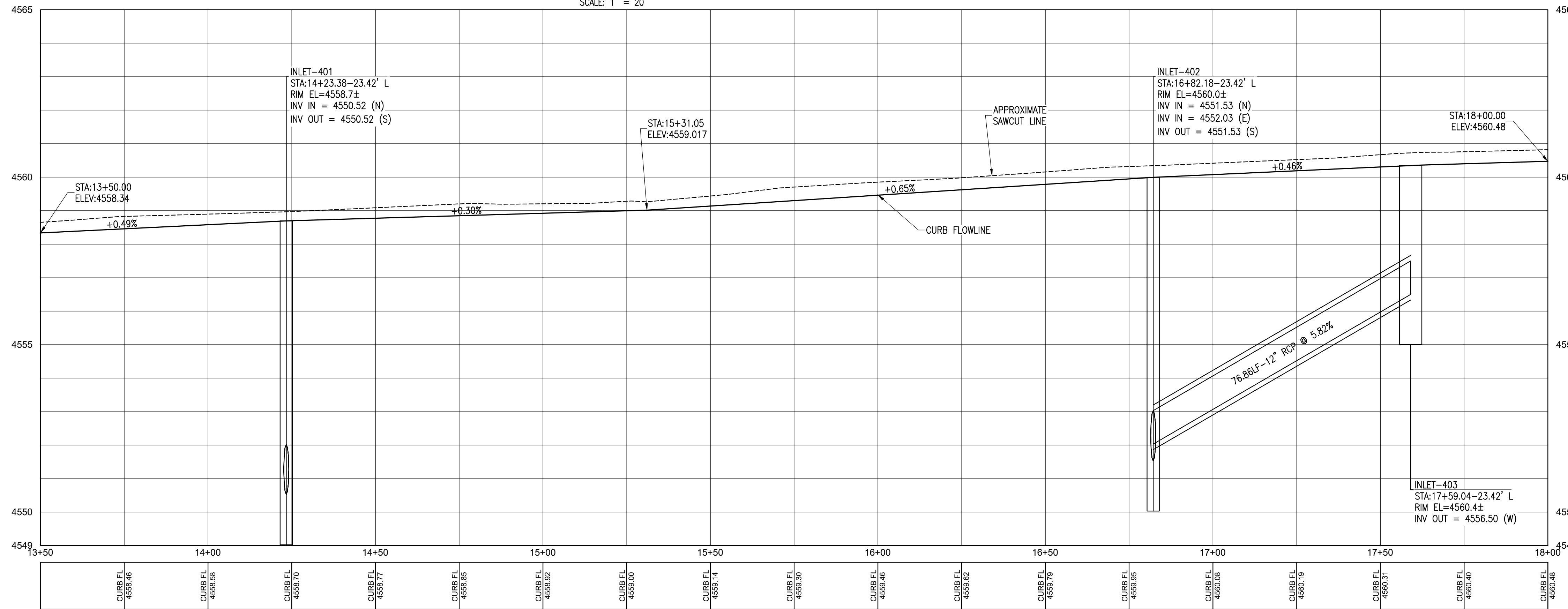
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

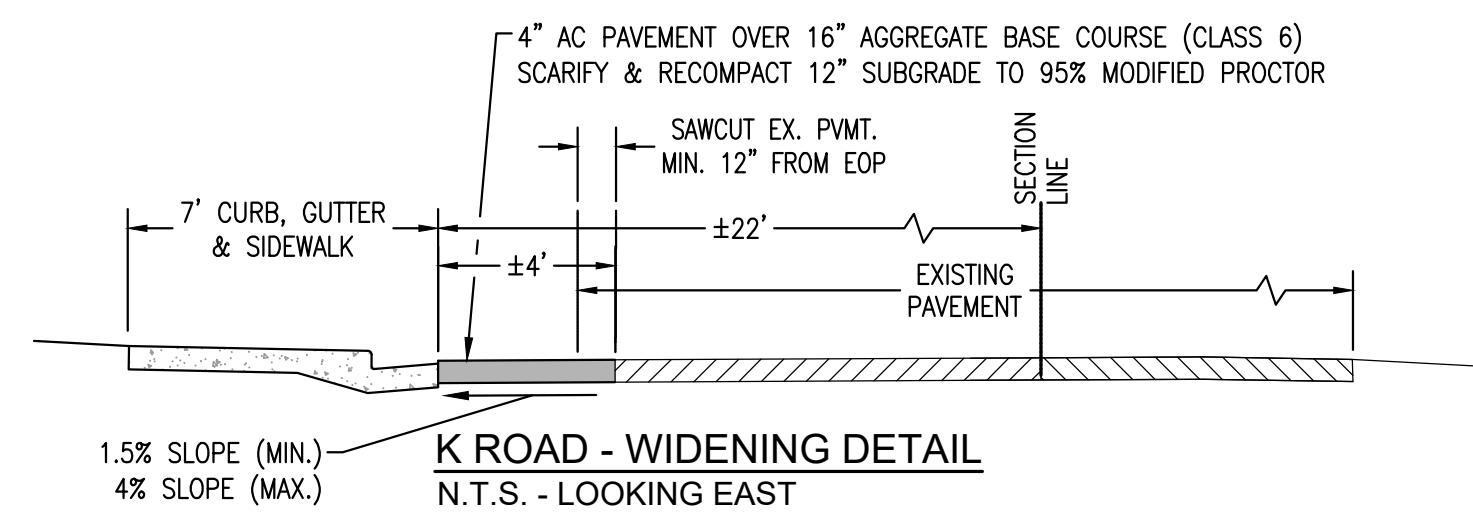
DATE



ROAD WIDENING PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



ROAD WIDENING PROFILE - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



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PROJECT BENCHMARK

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE

FOR REVIEW - NOT FOR CONSTRUCTION

K Road Widening & Roadside Ditch
Final
Rose Creek Subdivision
1892 Ottley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

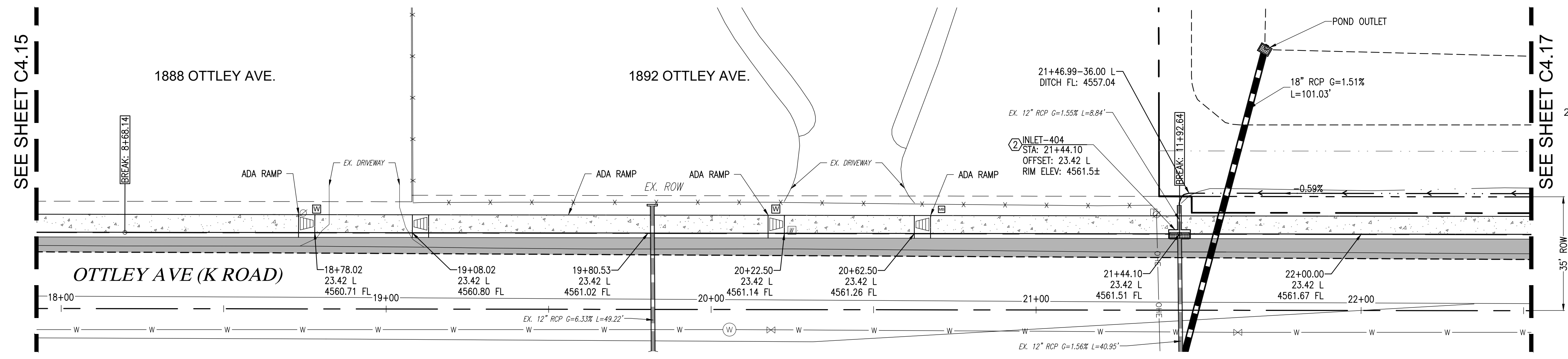
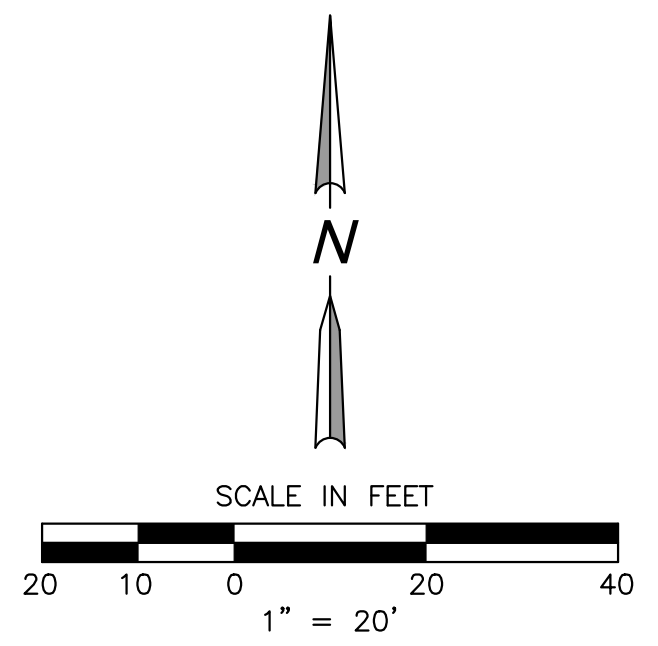
road4 p&p f20-070.dwg

~SHEET~

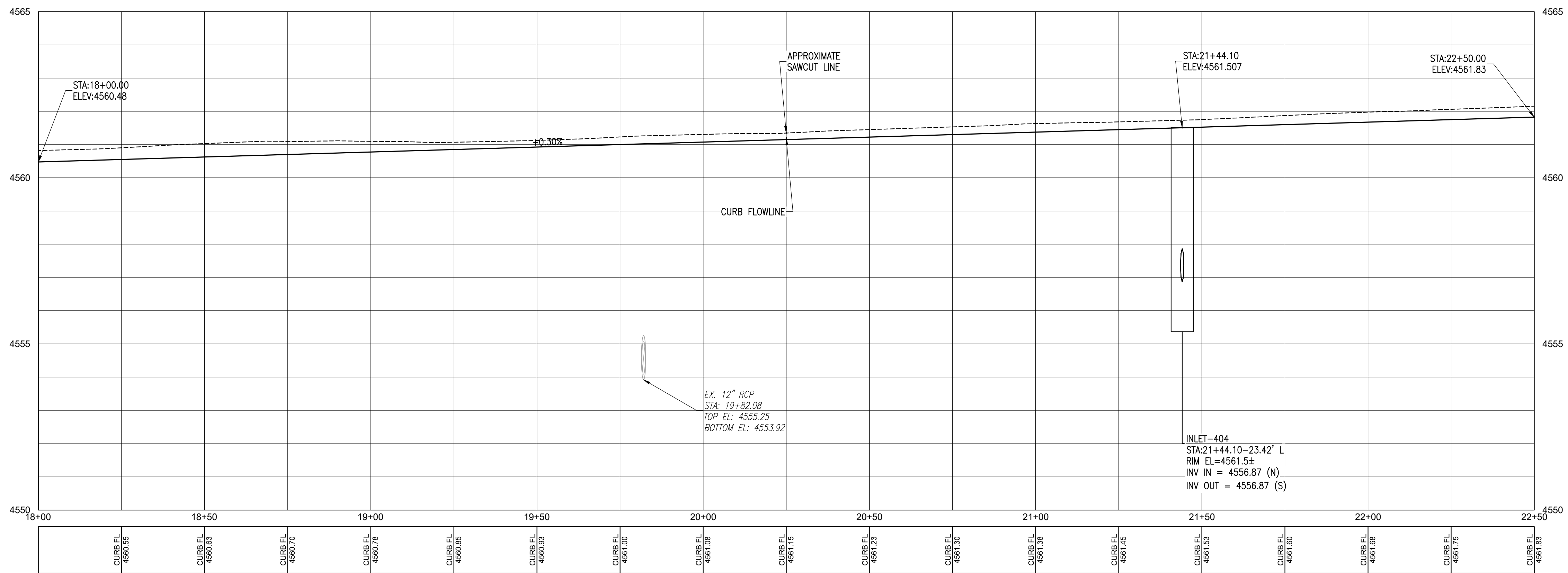
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REV.	DATE	COMMENT	BY

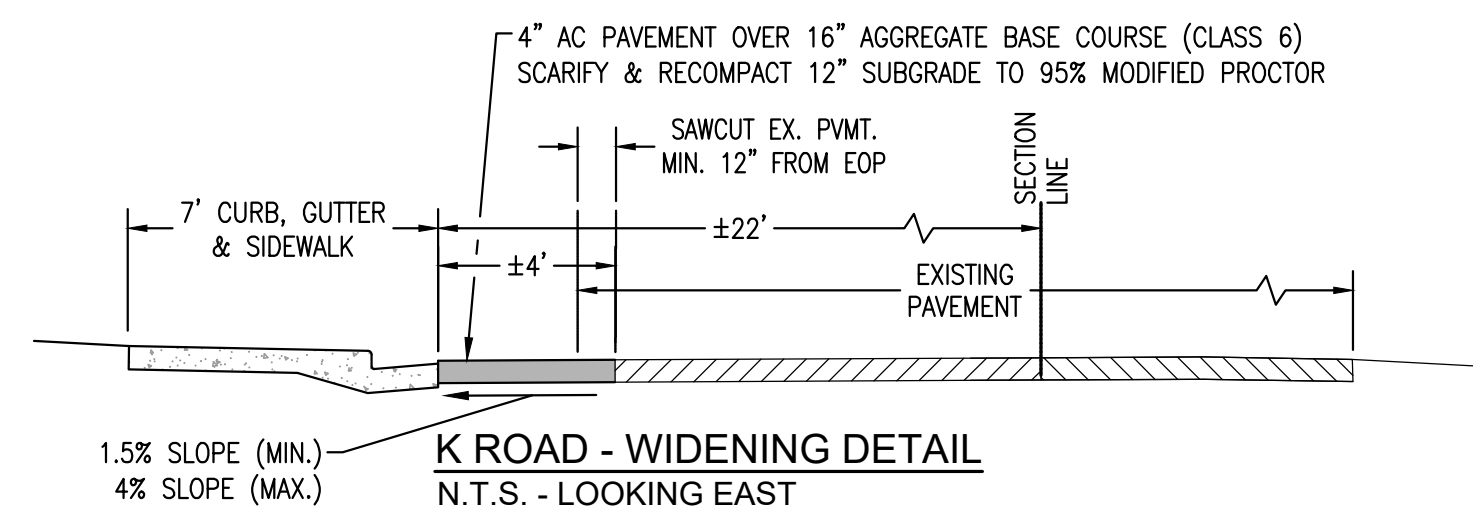
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ROAD WIDENING PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



ROAD WIDENING PROFILE - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



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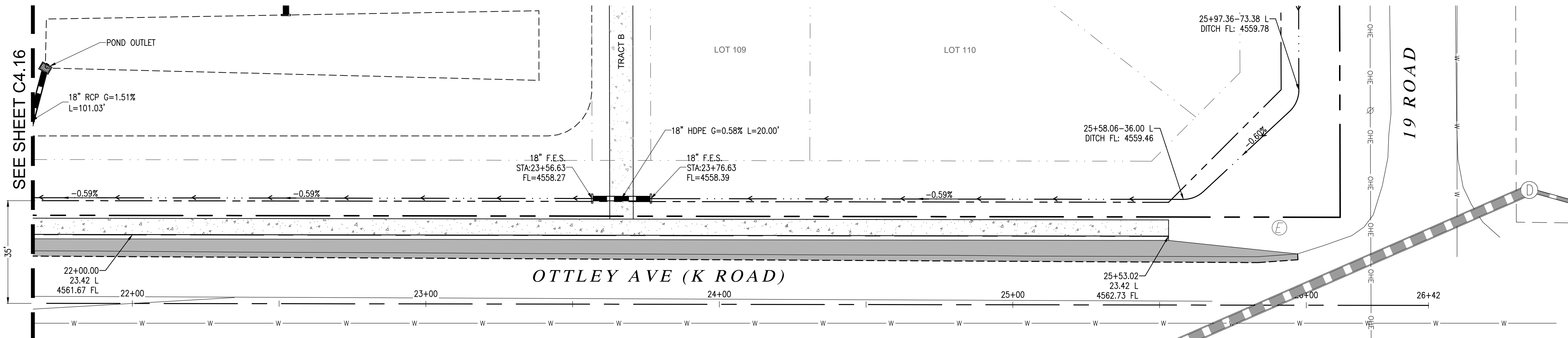
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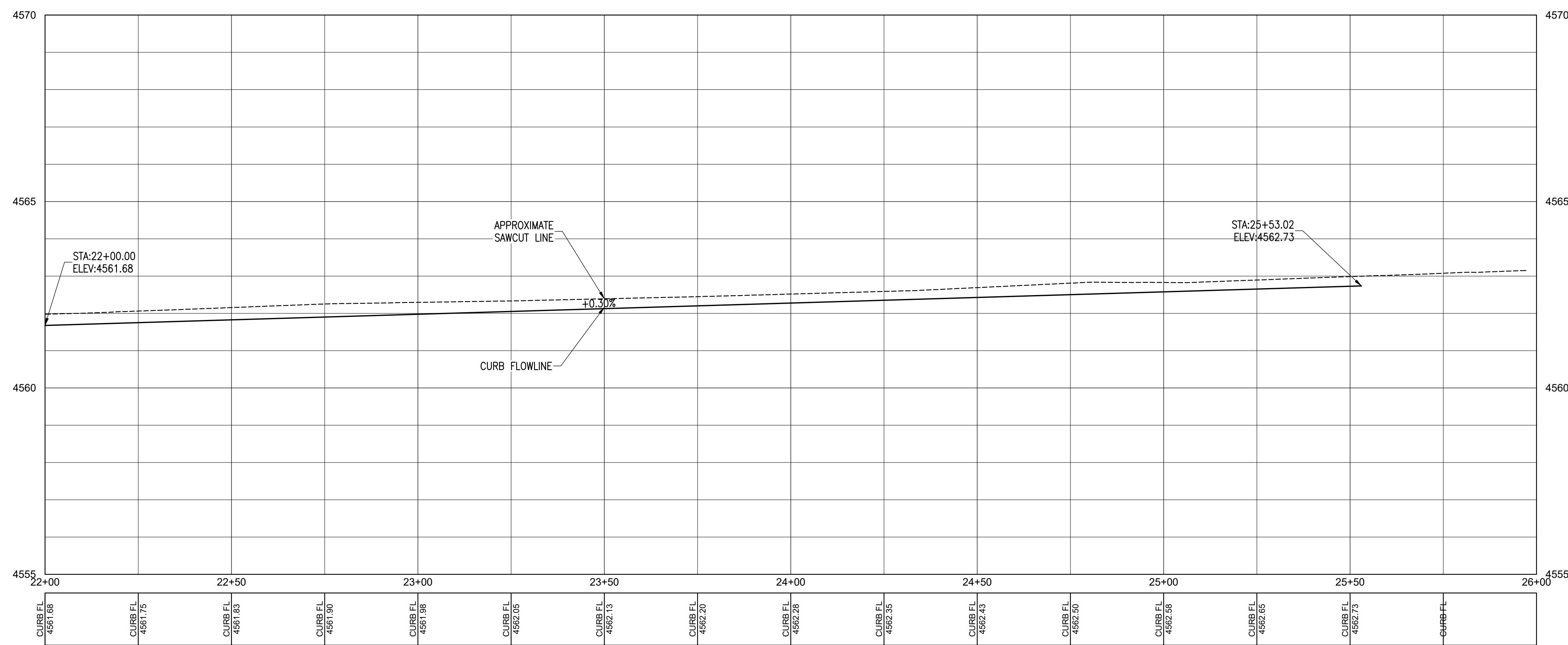
PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

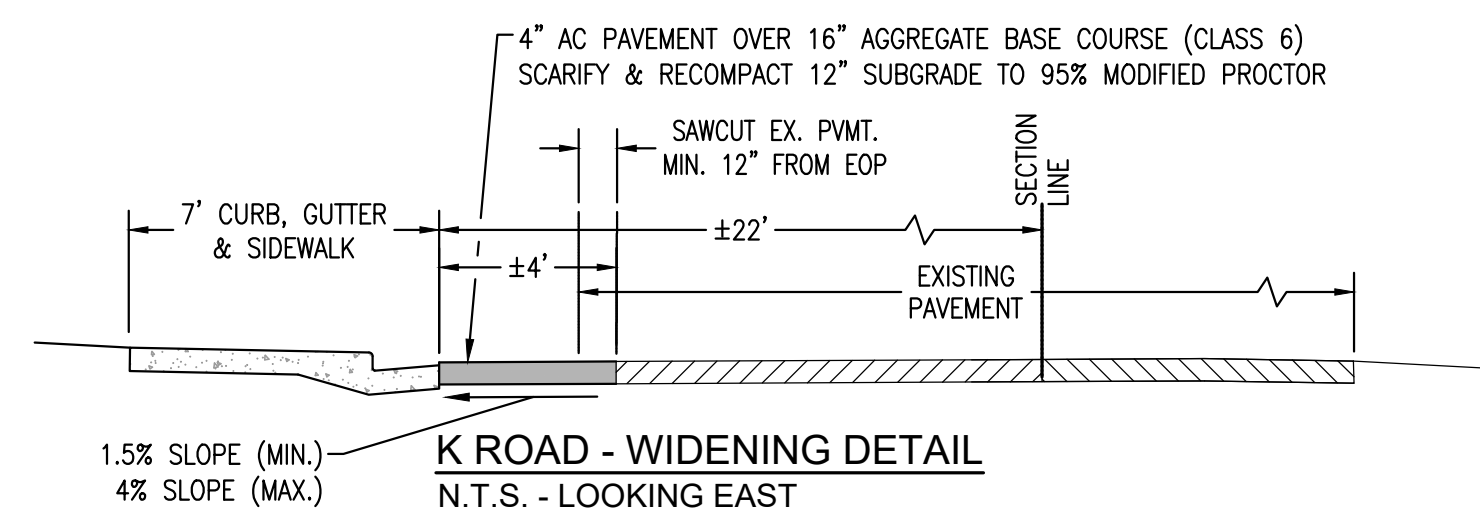
FOR REVIEW - NOT FOR CONSTRUCTION



ROAD WIDENING PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



ROAD WIDENING PROFILE - OTTLEY AVE. (K ROAD)
SCALE: 1" = 20'



- PAVEMENT NOTES:**
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO NO LESS THAN 90% OF ASTM D-1557 MAXIMUM MODIFIED PROCTOR DRY DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 12" OF SUBGRADE UNDER THE AGGREGATE BASE COURSE SHALL BE SCARIFIED AND COMPACTED TO NO LESS THAN 90% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, 01/06/21, PROJECT #00545-0066. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.

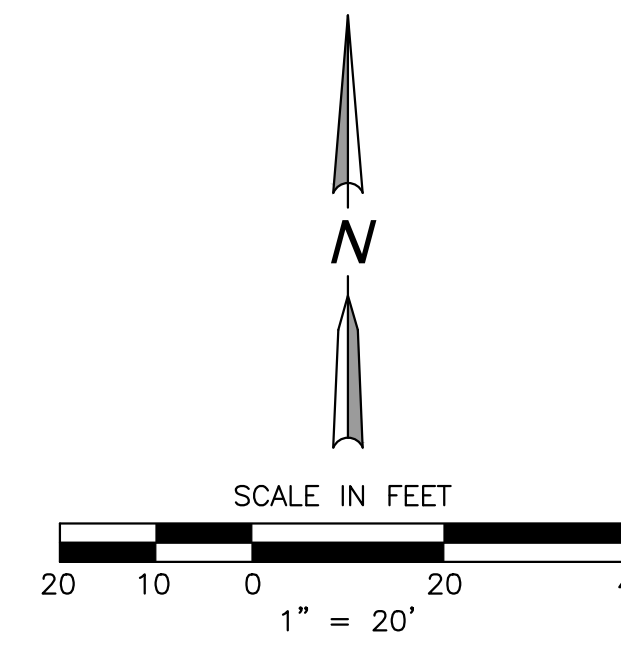
GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- REFER TO THE SUPPLEMENTAL PAVEMENT RECOMMENDATIONS DATED DECEMBER 21, 2018, REFERENCED TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY, DATED 01/30/16 FOR RECOMMENDATIONS REGARDING PAVEMENT AND SUBSURFACE REQUIREMENTS.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL)
- FOR ROADWAY CROSS-SECTIONS SEE SHEET C4.13

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).



VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

FOR REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	COMMENT	BY

K Road Widening & Roadside Ditch
Rose Creek Subdivision
Final
1892 Ottley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

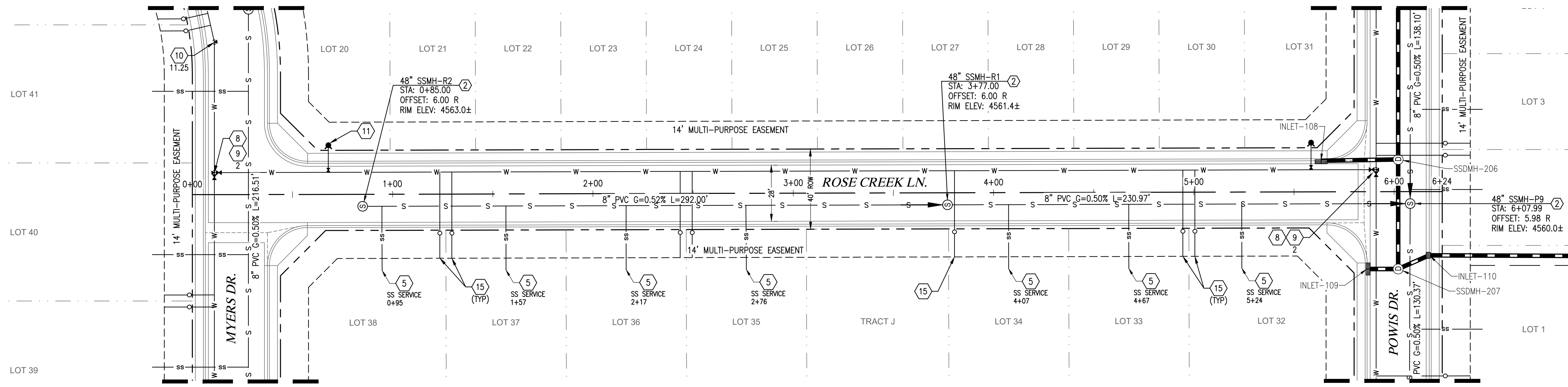
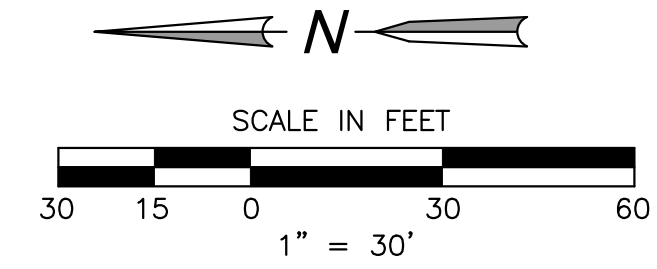
road4 p&p f20-070.dwg

~SHEET~
C4.17

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

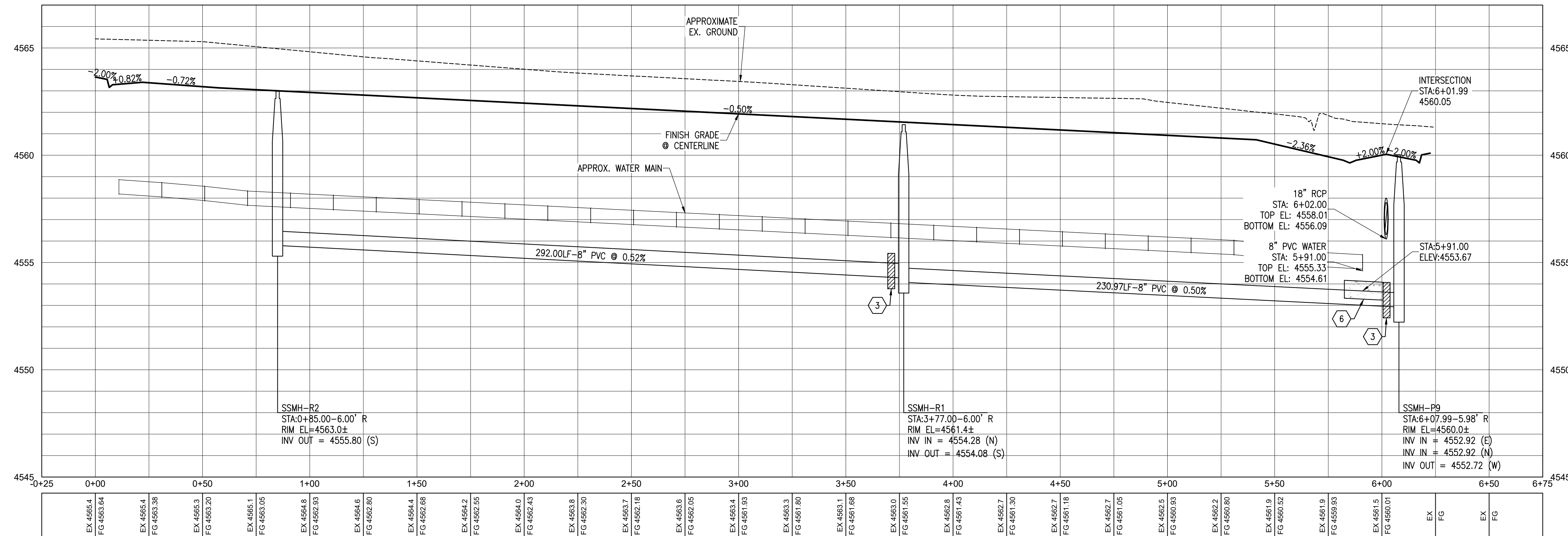
SEE SHEET C5.6
MYERS DR.

SEE SHEET C5.8
POWIS DR.



SEE SHEET C5.6
SEWER PLAN - ROSE CREEK LANE
SCALE: 1" = 30'

SEE SHEET C5.8



SEWER PROFILE - ROSE CREEK LANE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

- 1 CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
- 2 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
- 3 CLAY CUTOFF WALLS
RE: CITY STD DETAILS
- 4 INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
- 5 SEWER SERVICE LATERAL
- 6 ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
- 7 WET TAP TO EXISTING WATER LINE
BY UTE WATER
- 8 8" TEE WITH THRUST BLOCK
RE: UTE WATER STANDARDS
- 9 8" GATE VALVE
RE: UTE WATER STANDARDS
- 10 8" PIPE ELBOW W/TB- DEFLECTION SHOWN
RE: UTE WATER STANDARDS
- 11 FIRE HYDRANT ASSEMBLY
RE: UTE WATER STANDARDS
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 WATER SERVICE/METER
RE UTE WATER STANDARDS
- 16 WATER METER GANG BOX (UNITS NOTED)
WITH 2" LINE FROM MAIN
RE: UTE WATER STANDARDS
- 17 WATER MAIN CROSSING UNDER UTILITY
RE: UTE WATER STANDARDS

GENERAL NOTES:

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT. REFER TO CITY STD DETAILS.
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6. SEWER SERVICE SHALL BE 4"Ø. SEWER SERVICE SHALL EXTEND TO MULTIPURPOSE EASEMENT.
7. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
8. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. REFERENCE SEWER PLAN & PROFILE SHEETS FOR STREET SECTIONS
9. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
10. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
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FOR REVIEW - NOT FOR CONSTRUCTION

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CONSTRUCTION MANAGERS & SITE PLANNERS
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Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

REV.	DATE	COMMENT	BY

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Sewer & Water P&P - Rose Creek Ln.
Rose Creek Subdivision
Final
1892 Outley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

~SHEET~
C5.0

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NO.	DATE	BY	COMMENT

Sewer & Water P&P - Davis Dr.
 Rose Creek Subdivision
 Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

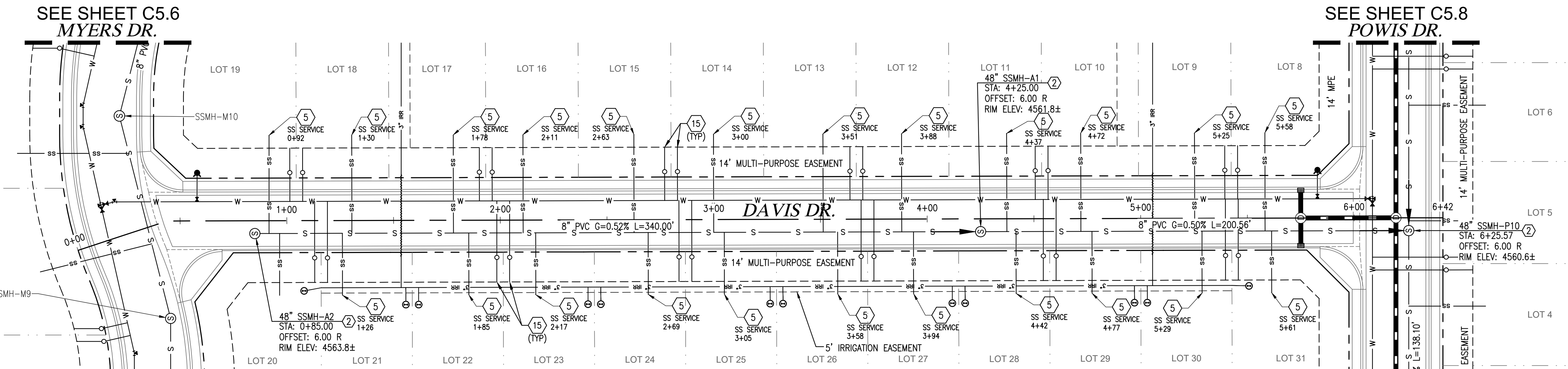
PROJECT NO: F20-070
 DATE: 02/20/23

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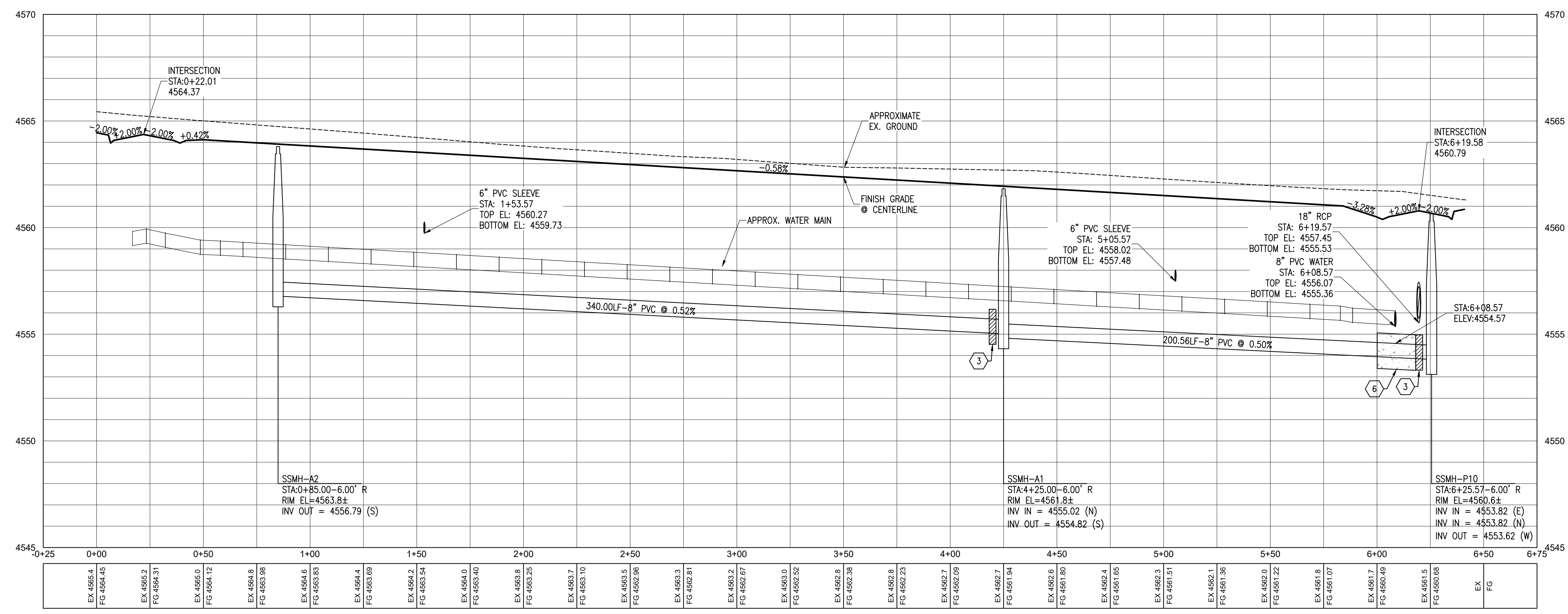
~SHEET~
C5.1

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE



SEWER PLAN - DAVIS DR.
 SCALE: 1" = 30'



SEWER PROFILE - DAVIS DR.
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

PROJECT BENCHMARK
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RE: CITY STD DETAILS
 - 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
 - CLAY CUTOFF WALLS
RE: CITY STD DETAILS
 - INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
 - SEWER SERVICE LATERAL
 - ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
 - WET TAP TO EXISTING WATER LINE
BY UTE WATER
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RE: UTE WATER STANDARDS
 - 8" GATE VALVE
RE: UTE WATER STANDARDS
 - 8" PIPE ELBOW W/TB- DEFLECTION SHOWN
RE: UTE WATER STANDARDS
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RE: UTE WATER STANDARDS

- GENERAL NOTES:**
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REV.	DATE	COMMENT	BY

Offsite Sewer Plan & Profile - K Road
Rose Creek Subdivision
Final
1892 Ottley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

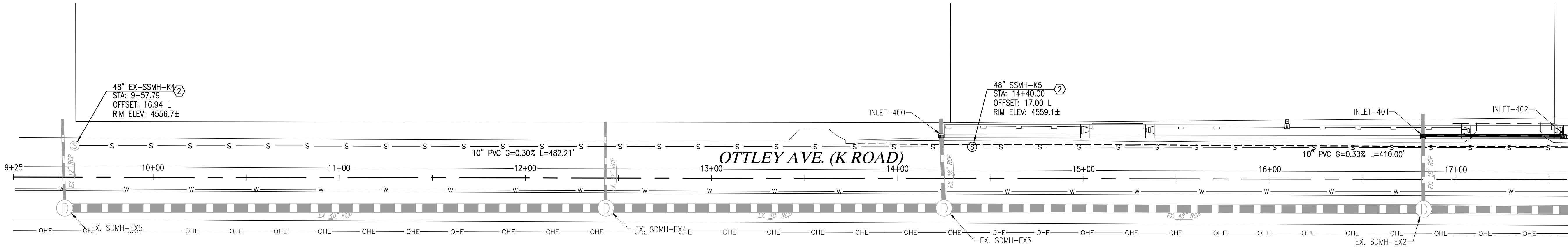
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~SHEET~
C5.10

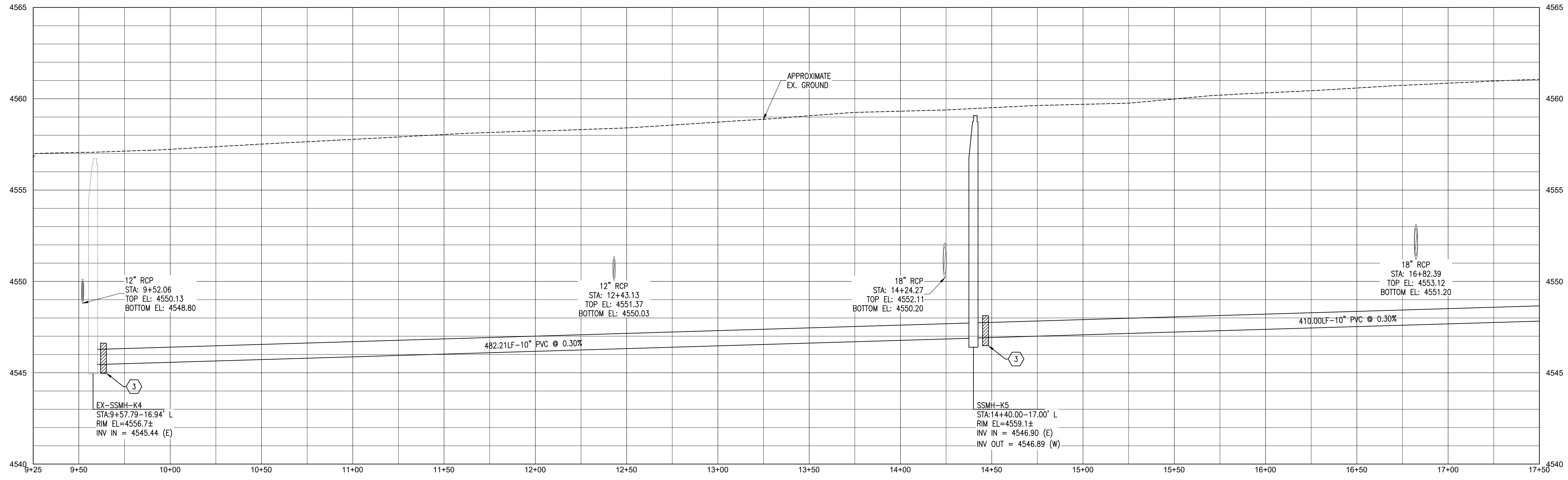
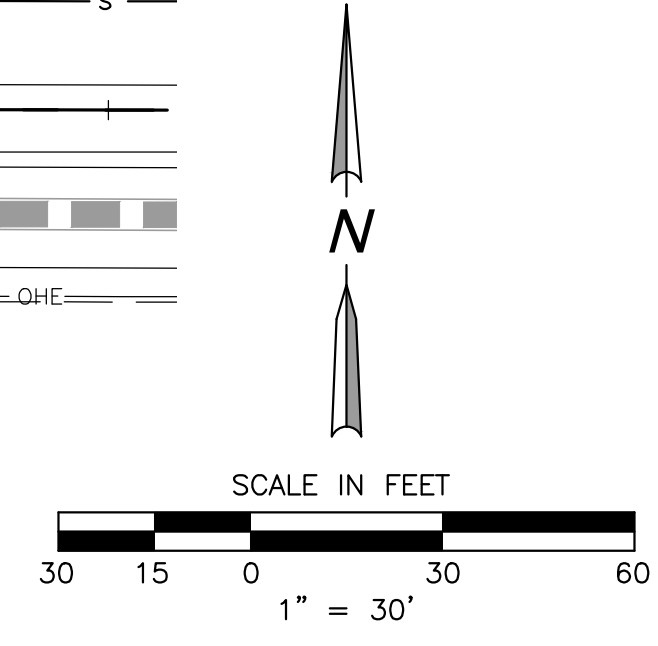
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION



OFFSITE SEWER PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 30'



OFFSITE SEWER PROFILE - OTTLEY (K ROAD)
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

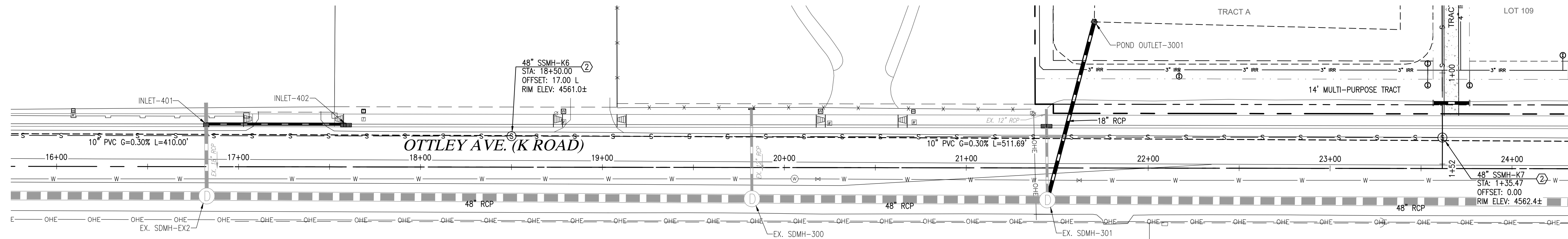
- | | |
|---|---|
| ① CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS | ⑩ 8" PIPE ELBOW W/TB - DEFLECTION SHOWN
RE: UTE WATER STANDARDS |
| ② 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS | ⑪ FIRE HYDRANT ASSEMBLY
RE: UTE WATER STANDARDS |
| ③ CLAY CUTOFF WALLS
RE: CITY STD DETAILS | ⑫ NOT USED |
| ④ INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO. | ⑬ NOT USED |
| ⑤ SEWER SERVICE LATERAL
RE: UTE WATER STANDARDS | ⑭ NOT USED |
| ⑥ ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS | ⑮ WATER SERVICE/METER
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GENERAL NOTES:

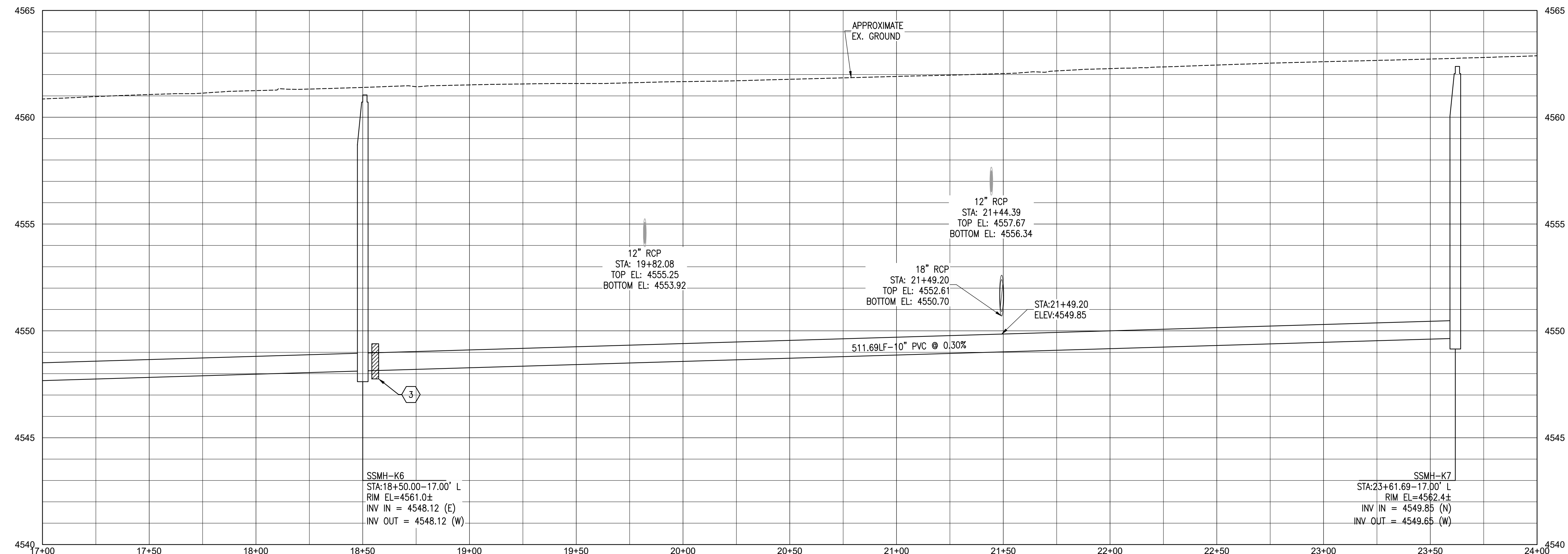
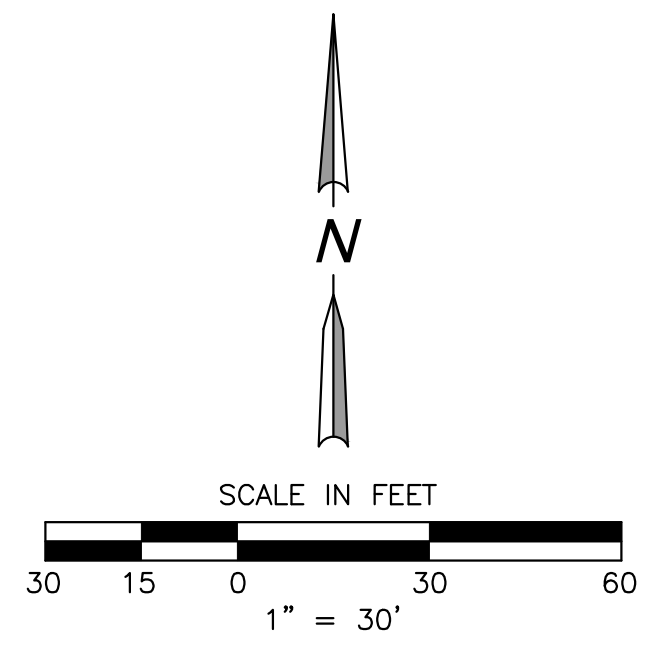
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PROJECT BENCHMARK

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OFFSITE SEWER PLAN - OTTLEY AVE. (K ROAD)
SCALE: 1" = 30'



OFFSITE SEWER PROFILE - OTTLEY AVE. (K ROAD)
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PROJECT BENCHMARK
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RE: UTE WATER STANDARDS
 - ⑫ NOT USED
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RE: UTE WATER STANDARDS

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
881 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57888

REV.	DATE	COMMENT	BY

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Rose Creek Subdivision
Final
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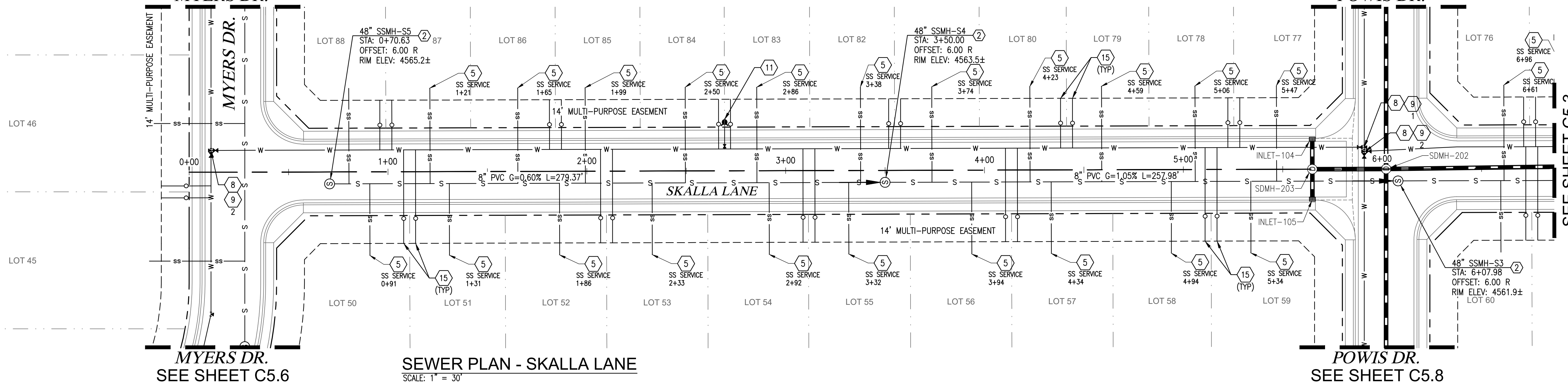
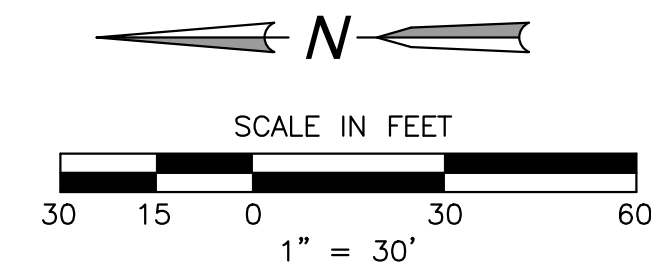
PROJECT NO: F20-070
DATE: 02/20/23

sewer2 120-070.dwg

~SHEET~
C5.11

SEE SHEET C5.7
MYERS DR.

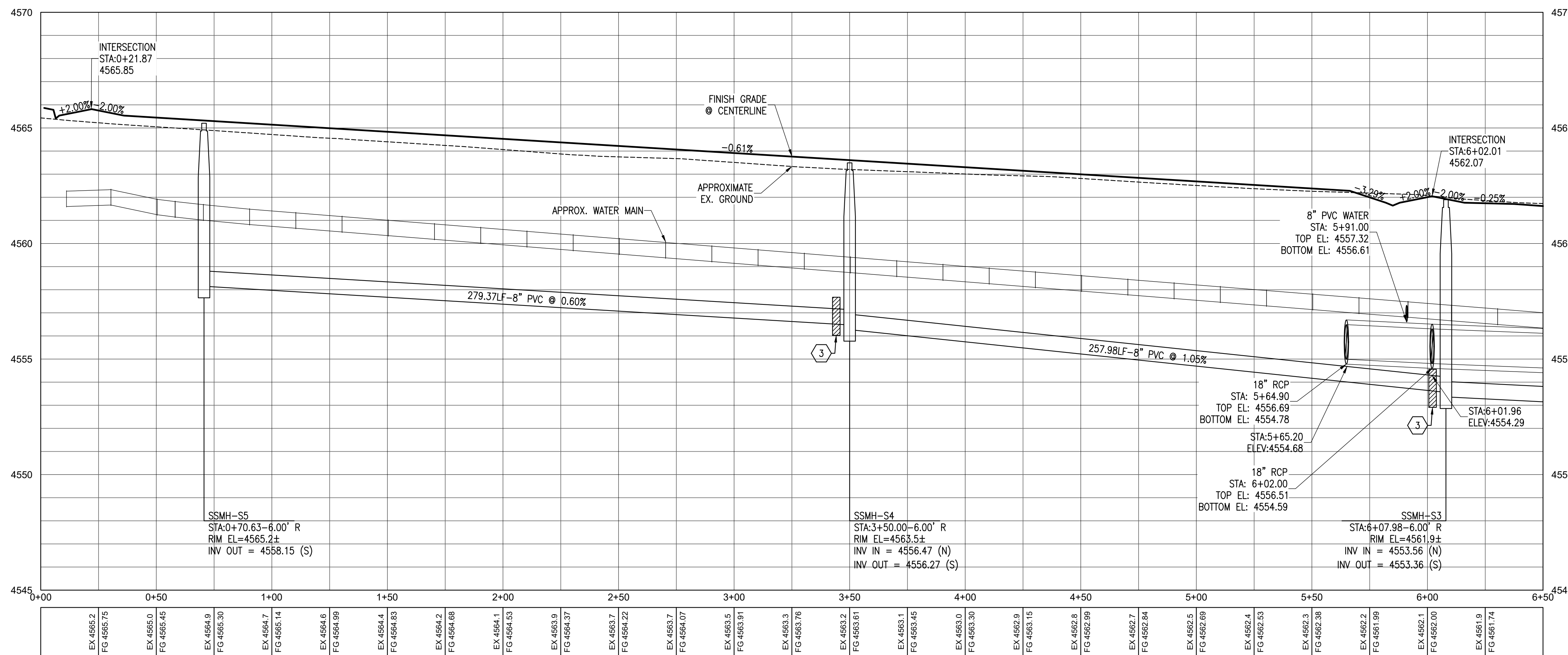
SEE SHEET C5.8
POWIS DR.



SEE SHEET C5.6
MYERS DR.

SEWER PLAN - SKALLA LANE
SCALE: 1" = 30'

SEE SHEET C5.8
POWIS DR.



SEWER PROFILE - SKALLA LANE
HORIZONTAL SCALE: 1" = 30'
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4. REFER TO CITY STD DETAILS.
5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
6. SEWER MANHOLES ARE 4', UNLESS NOTED OTHERWISE.
7. SEWER SERVICE SHALL BE 4" DIAMETER. SEWER SERVICE SHALL EXTEND TO MULTIPURPOSE EASEMENT.
8. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED.
9. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION.
11. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
12. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT	BY

Sewer & Water P&P - Skalla Ln.
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

sewer f20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

~SHEET~
C5.2

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE No. 57888

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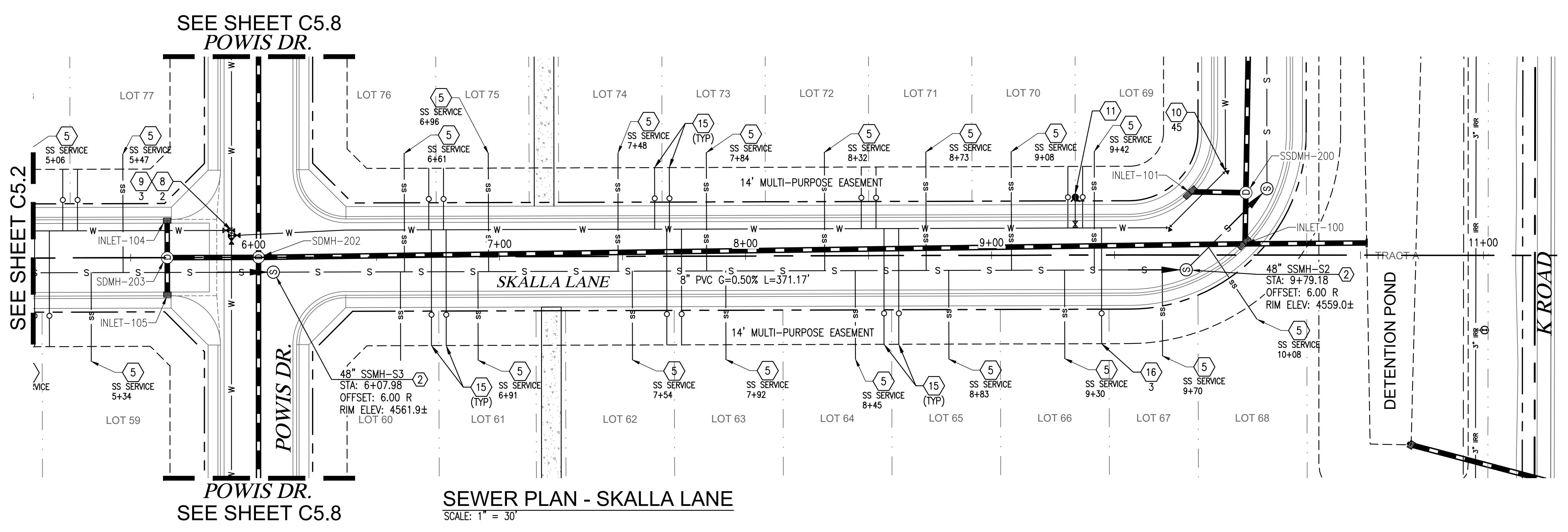
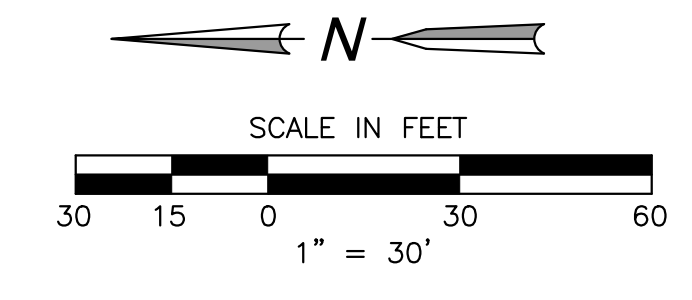
NO.	REVISION	DATE	BY

Sewer & Water P&P - Skalla Ln.
Rose Creek Subdivision
Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

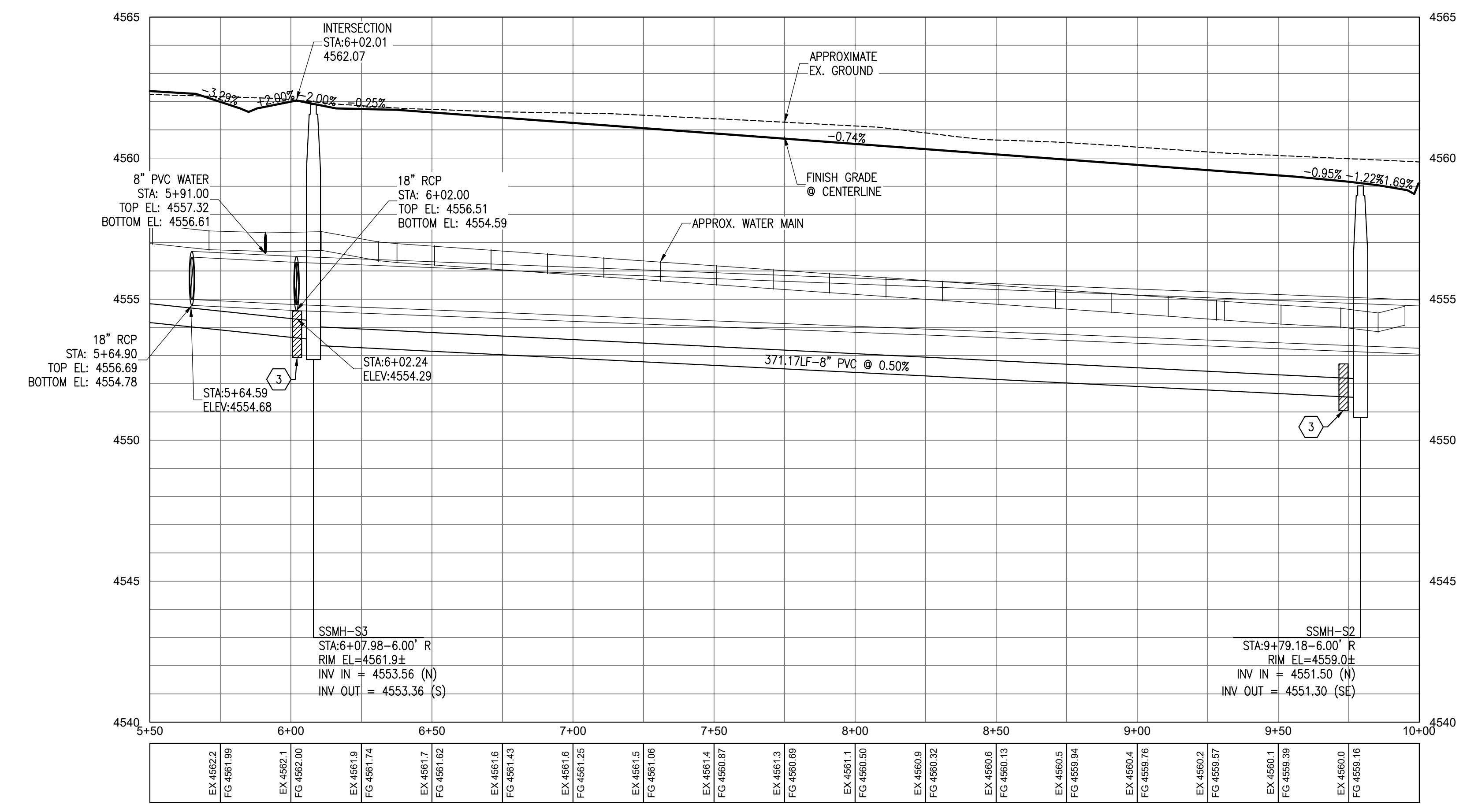
PROJECT NO: F20-070
 DATE: 02/20/23

sewer f20-070.dwg
 -SHEET-

C5.3



SEWER PLAN - SKALLA LANE
 SCALE: 1" = 30'



SEWER PROFILE - SKALLA LANE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

- ① CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
- ② 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
- ③ CLAY CUTOFF WALLS
RE: CITY STD DETAILS
- ④ INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
- ⑤ SEWER SERVICE LATERAL
- ⑥ ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
- ⑦ WET TAP TO EXISTING WATER LINE
BY UTE WATER
- ⑧ 8" TEE WITH THRUST BLOCK
RE: UTE WATER STANDARDS
- ⑨ 8" GATE VALVE
RE: UTE WATER STANDARDS
- ⑩ 8" PIPE ELBOW W/TB- DEFLECTION SHOWN
RE: UTE WATER STANDARDS
- ⑪ FIRE HYDRANT ASSEMBLY
RE: UTE WATER STANDARDS
- ⑫ NOT USED
- ⑬ NOT USED
- ⑭ NOT USED
- ⑮ WATER SERVICE/METER
RE: UTE WATER STANDARDS
- ⑯ WATER METER GANG BOX (UNITS NOTED)
WITH 2" LINE FROM MAIN
RE: UTE WATER STANDARDS
- ⑰ WATER MAIN CROSSING UNDER UTILITY
RE: UTE WATER STANDARDS

GENERAL NOTES:

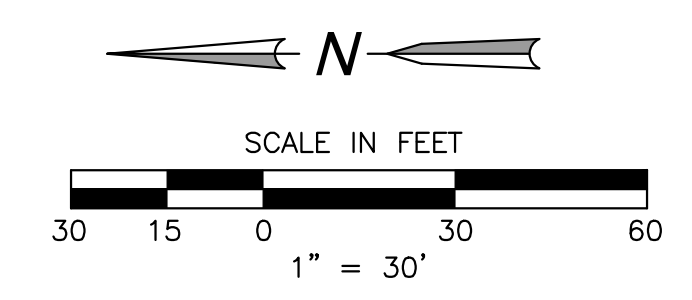
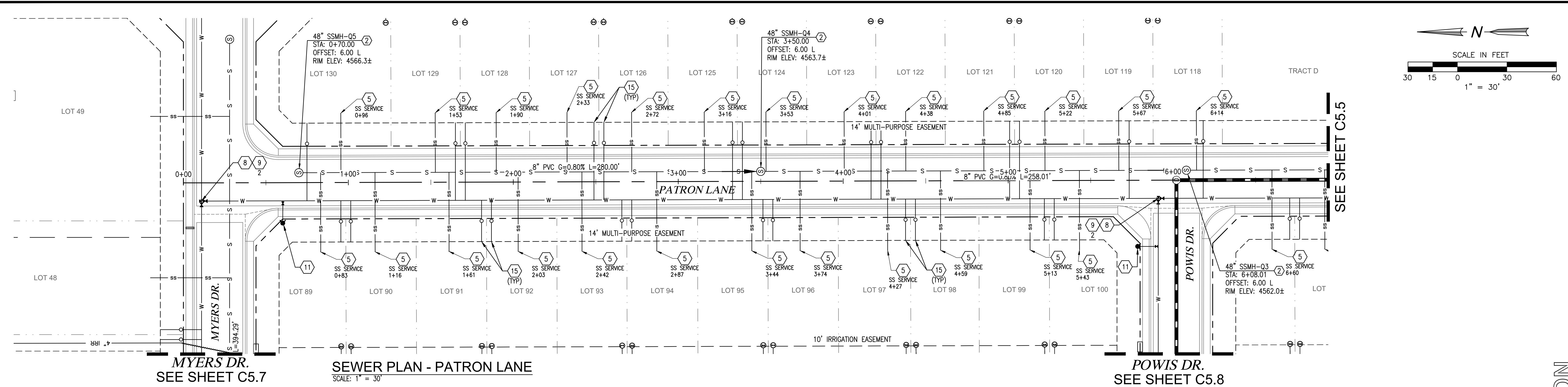
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6. SEWER MANHOLES ARE 4', UNLESS NOTED OTHERWISE.
7. SEWER SERVICE SHALL BE 4" DIAMETER. SEWER SERVICE SHALL EXTEND TO MULTIPURPOSE EASEMENT.
8. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED.
9. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
REFERENCE SEWER PLAN & PROFILE SHEETS FOR STREET SECTIONS
10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
11. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
12. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

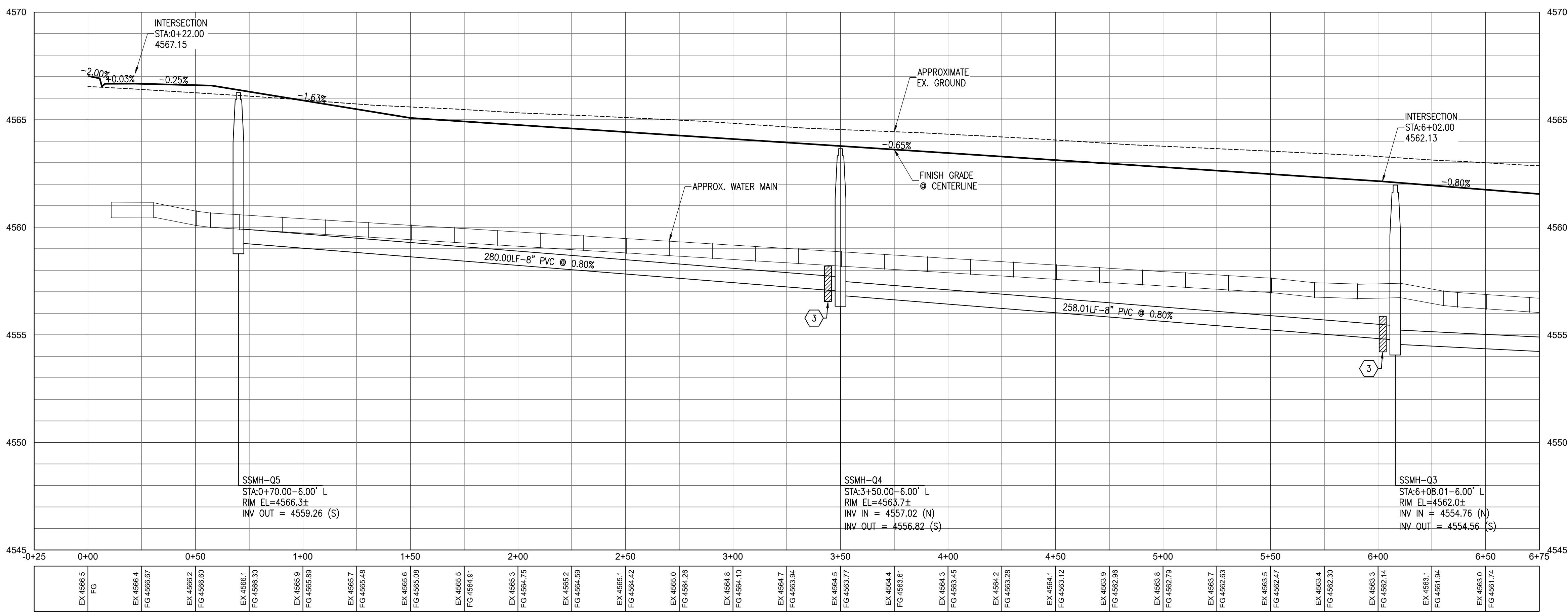


VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 CIVIL & CONSULTING ENGINEERS
 861 Road Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051
 Fax: (970) 245-7639

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 57888

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SEWER PLAN - PATRON LANE
 SCALE: 1" = 30'



SEWER PROFILE - PATRON LANE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

- CONSTRUCTION NOTES:**
- 1 CONNECT TO EXISTING SEWER MANHOLE RE: CITY STD DETAILS
 - 2 48" SANITARY SEWER MANHOLE RE: CITY STD DETAILS
 - 3 CLAY CUTOFF WALLS RE: CITY STD DETAILS
 - 4 INSTALL IRRIGATION OR DRY UTILITY CONDUITS RE: CITY STD DETAILS. SEE PROFILE FOR MORE INFO.
 - 5 SEWER SERVICE LATERAL
 - 6 ENCASE SEWER PIPE WITH CONCRETE RE: UTE WATER DETAILS
 - 7 WET TAP TO EXISTING WATER LINE BY UTE WATER
 - 8 8" TEE WITH THRUST BLOCK RE: UTE WATER STANDARDS
 - 9 8" GATE VALVE RE: UTE WATER STANDARDS
 - 10 8" PIPE ELBOW W/TB- DEFLECTION SHOWN RE: UTE WATER STANDARDS
 - 11 FIRE HYDRANT ASSEMBLY RE: UTE WATER STANDARDS
 - 12 NOT USED
 - 13 NOT USED
 - 14 NOT USED
 - 15 WATER SERVICE/METER RE: UTE WATER STANDARDS
 - 16 WATER METER GANG BOX (UNITS NOTED) WITH 2" LINE FROM MAIN RE: UTE WATER STANDARDS
 - 17 WATER MAIN CROSSING UNDER UTILITY RE: UTE WATER STANDARDS

- GENERAL NOTES:**
1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
 3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
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 10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
 11. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
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PROJECT BENCHMARK
 BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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FOR REVIEW - NOT FOR CONSTRUCTION

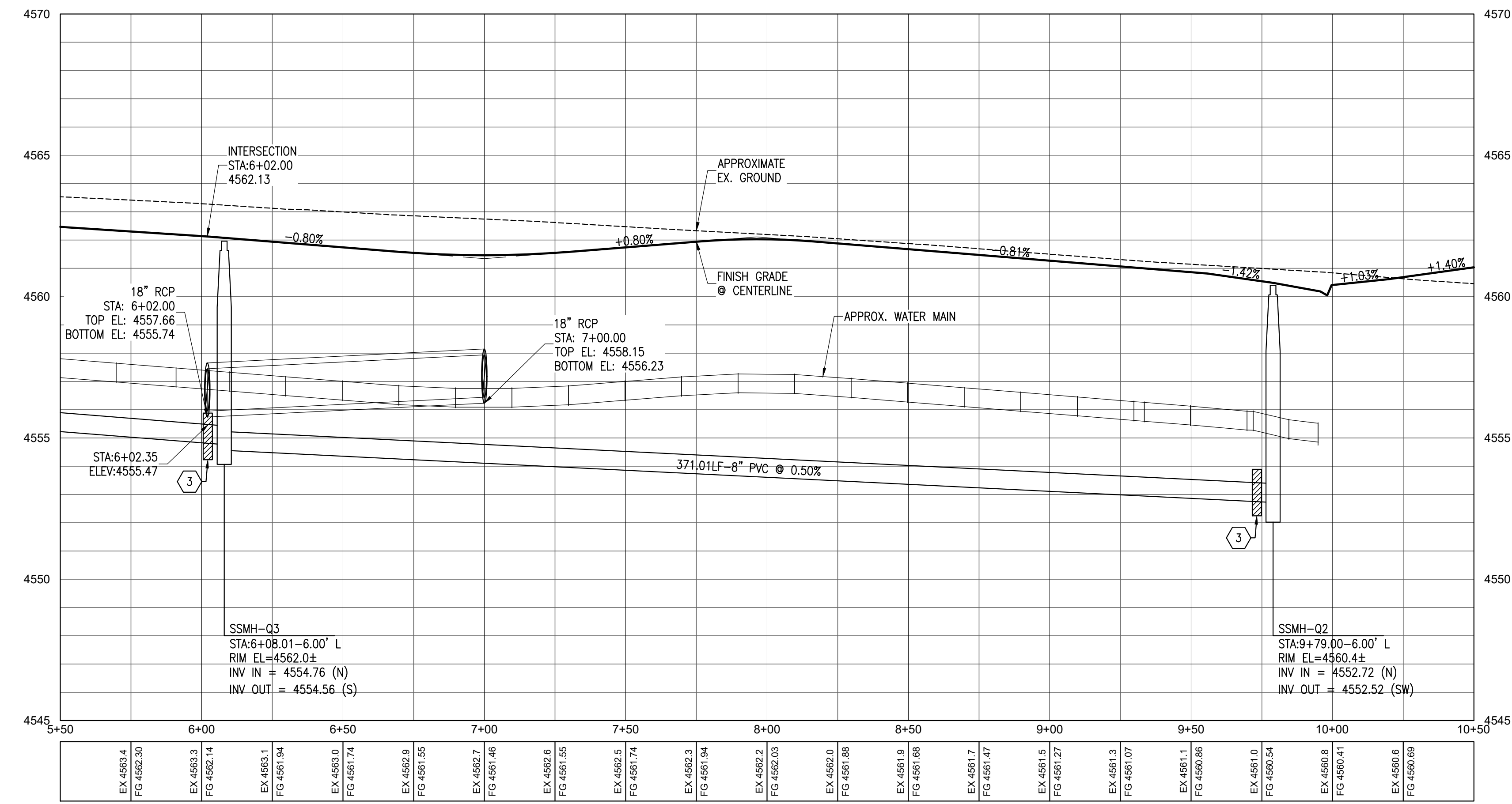
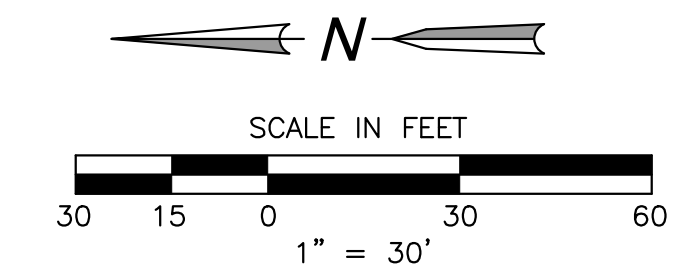
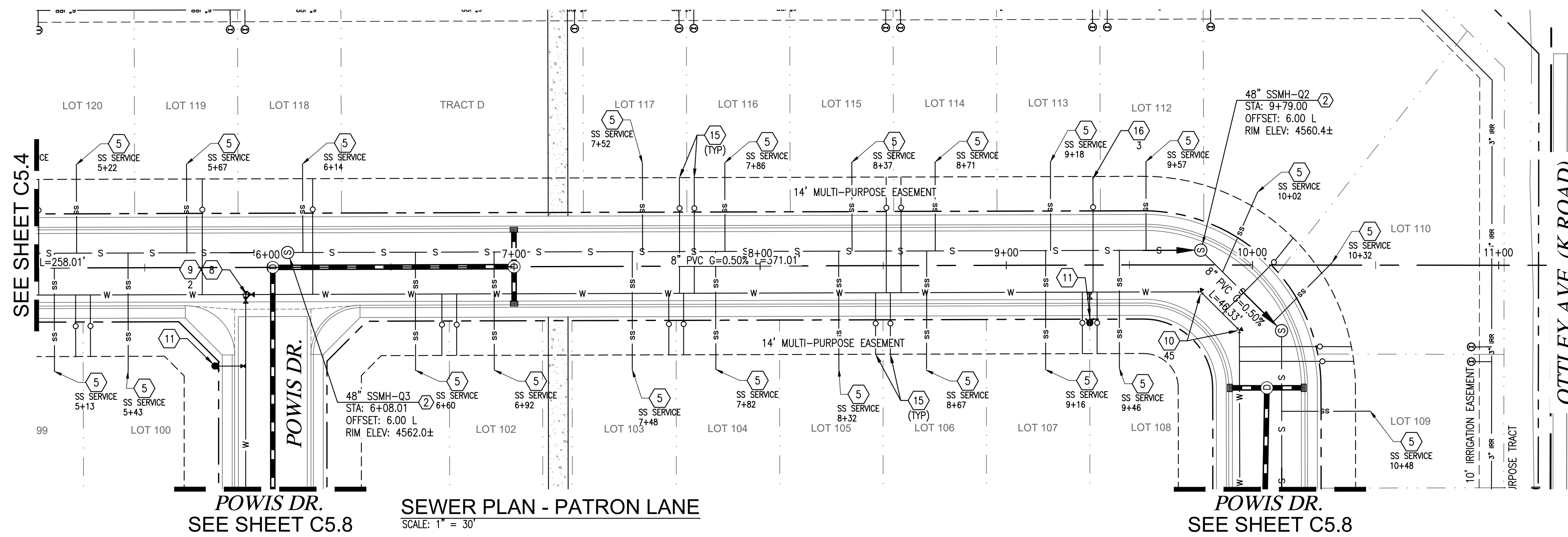
Sewer & Water P&P - Patron Ln.
Rose Creek Subdivision
 Final
 1892 Ortley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23

sewer f20-070.dwg

~SHEET~
C5.4

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



CONSTRUCTION NOTES:

- 1. CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
- 2. 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
- 3. CLAY CUTOFF WALLS
RE: CITY STD DETAILS
- 4. INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
- 5. SEWER SERVICE LATERAL
- 6. ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
- 7. WET TAP TO EXISTING WATER LINE
BY UTE WATER
- 8. 8" TEE WITH THRUST BLOCK
RE: UTE WATER STANDARDS
- 9. 8" GATE VALVE
RE: UTE WATER STANDARDS
- 10. 8" PIPE ELBOW W/TB- DEFLECTION SHOWN
RE: UTE WATER STANDARDS
- 11. FIRE HYDRANT ASSEMBLY
RE: UTE WATER STANDARDS
- 12. NOT USED
- 13. NOT USED
- 14. NOT USED
- 15. WATER SERVICE/METER
RE: UTE WATER STANDARDS
- 16. WATER METER GANG BOX (UNITS NOTED)
WITH 2" LINE FROM MAIN
RE: UTE WATER STANDARDS
- 17. WATER MAIN CROSSING UNDER UTILITY
RE: UTE WATER STANDARDS

GENERAL NOTES:

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
4. REFER TO CITY STD DETAILS.
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10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
11. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
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SEWER PROFILE - PATRON LANE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

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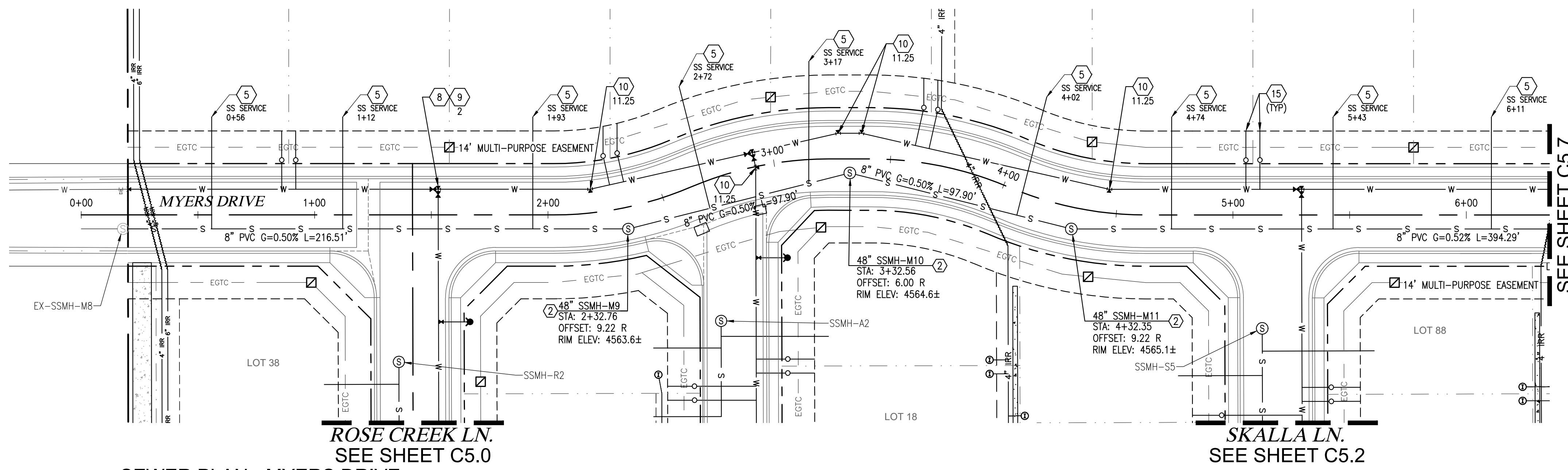
Sewer & Water P&P - Patron Ln.
Rose Creek Subdivision
Final
1892 Otley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

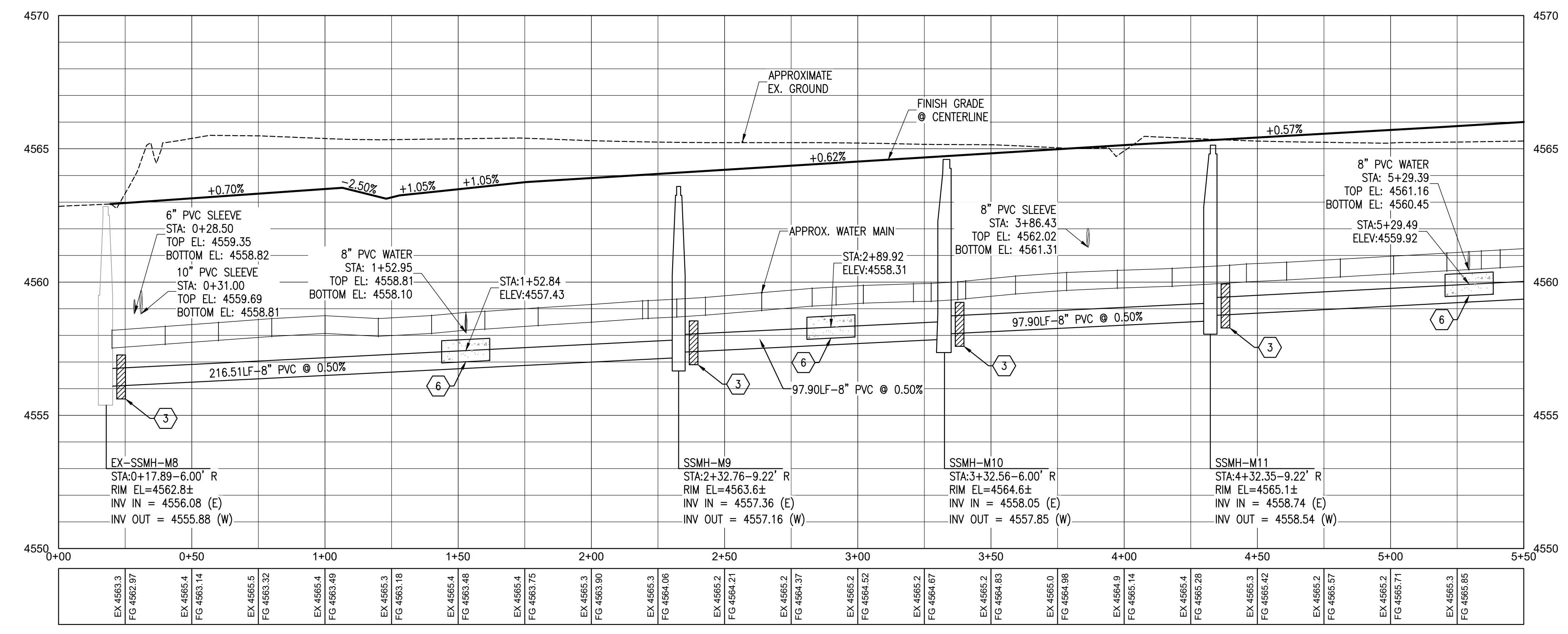
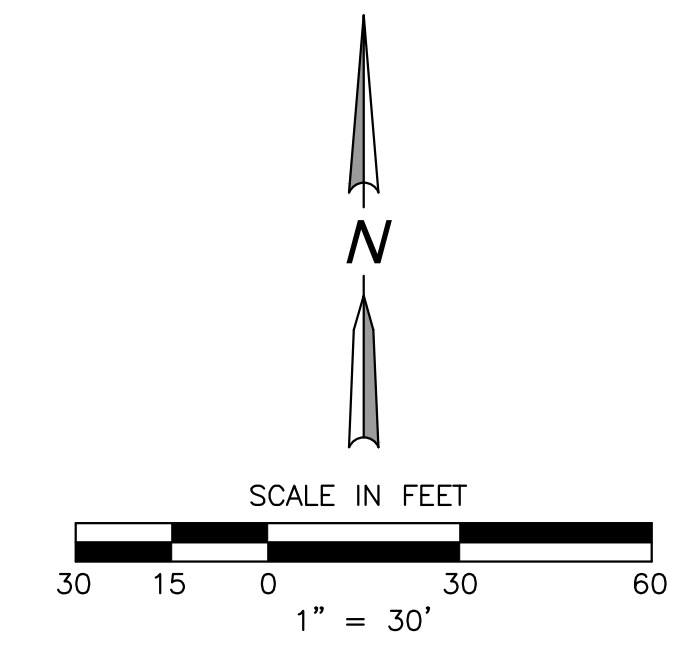
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

sewer f20-070.dwg
-SHEET-
C5.5



SEWER PLAN - MYERS DRIVE
SCALE: 1" = 30'



SEWER PROFILE - MYERS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

- 1 CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
- 2 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
- 3 CLAY CUTOFF WALLS
RE: CITY STD DETAILS
- 4 INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
- 5 SEWER SERVICE LATERAL
- 6 ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
- 7 WET TAP TO EXISTING WATER LINE
BY UTE WATER
- 8 8" TEE WITH THRUST BLOCK
RE: UTE WATER STANDARDS
- 9 8" GATE VALVE
RE: UTE WATER STANDARDS
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RE: UTE WATER STANDARDS
- 11 FIRE HYDRANT ASSEMBLY
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- 15 WATER SERVICE/METER
RE: UTE WATER STANDARDS
- 16 WATER METER GANG BOX (UNITS NOTED)
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RE: UTE WATER STANDARDS
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RE: UTE WATER STANDARDS

GENERAL NOTES:

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PROJECT BENCHMARK

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NO.	DATE	BY	COMMENT

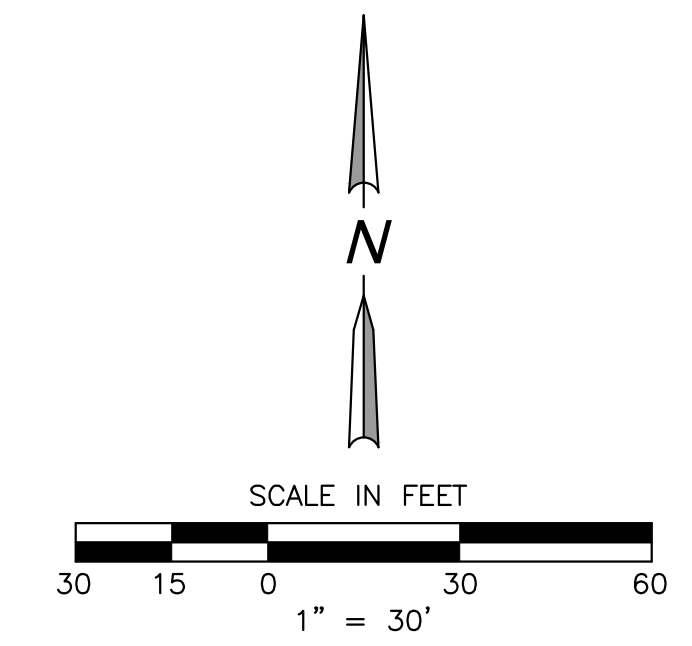
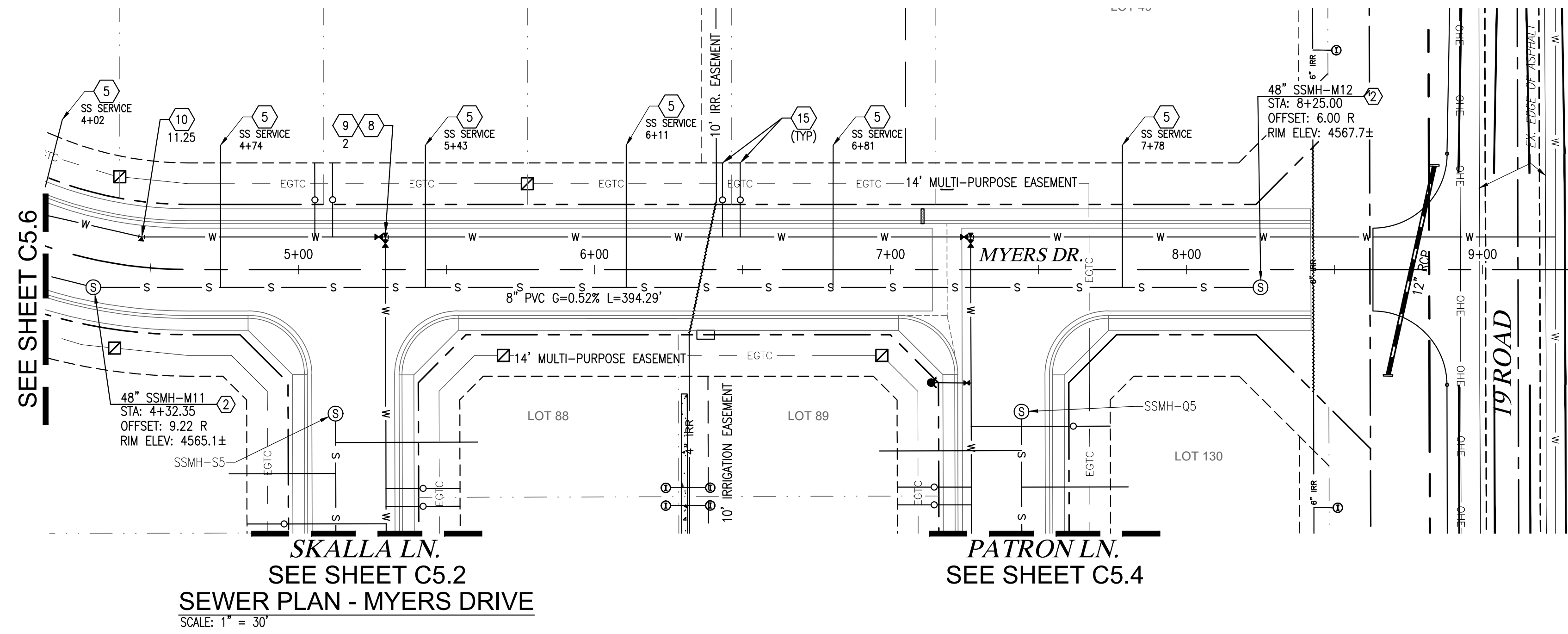
Sewer & Water P&P - Myers Drive
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

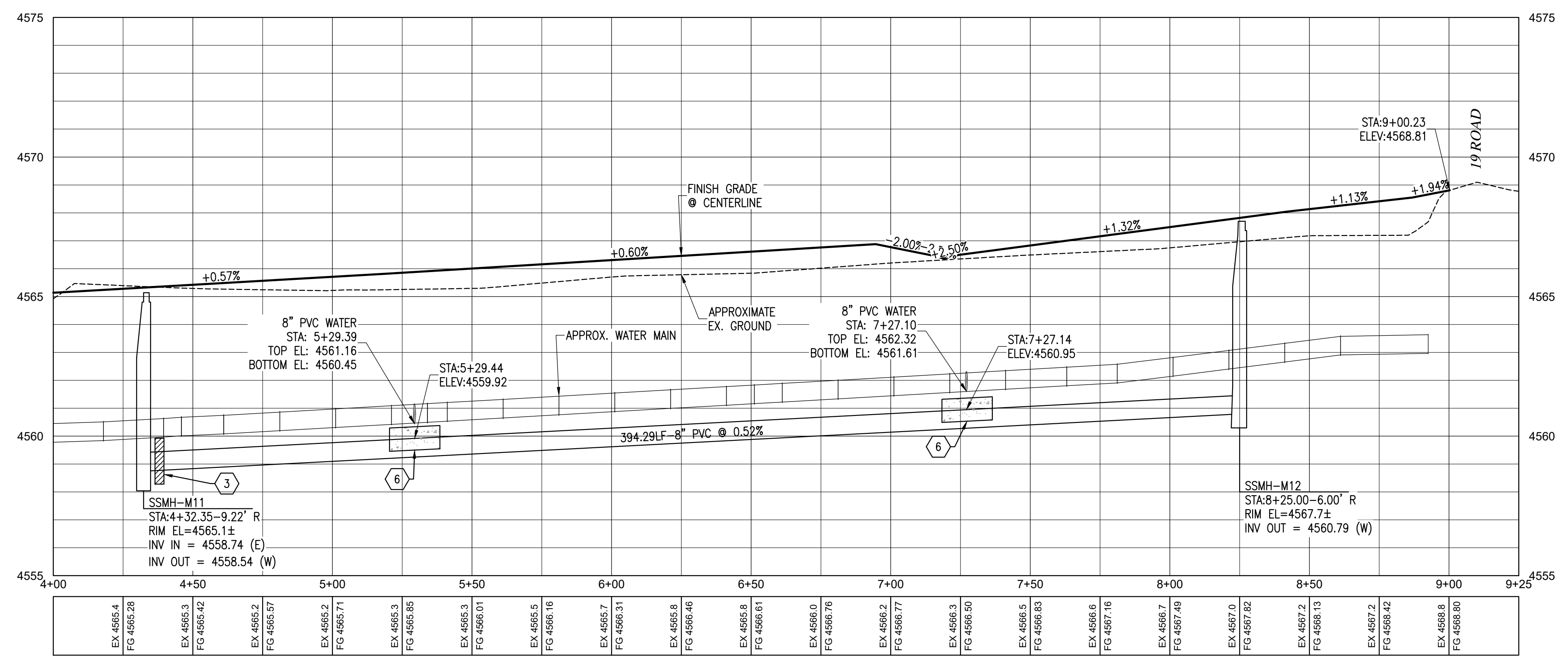
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~SHEET~
C5.6

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



SEWER PLAN - MYERS DRIVE
SCALE: 1" = 30'



SEWER PROFILE - MYERS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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RE: CITY STD DETAILS
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RE: CITY STD DETAILS.
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RE: UTE WATER STANDARDS
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PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
861 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57688

REV	DATE	COMMENT	BY

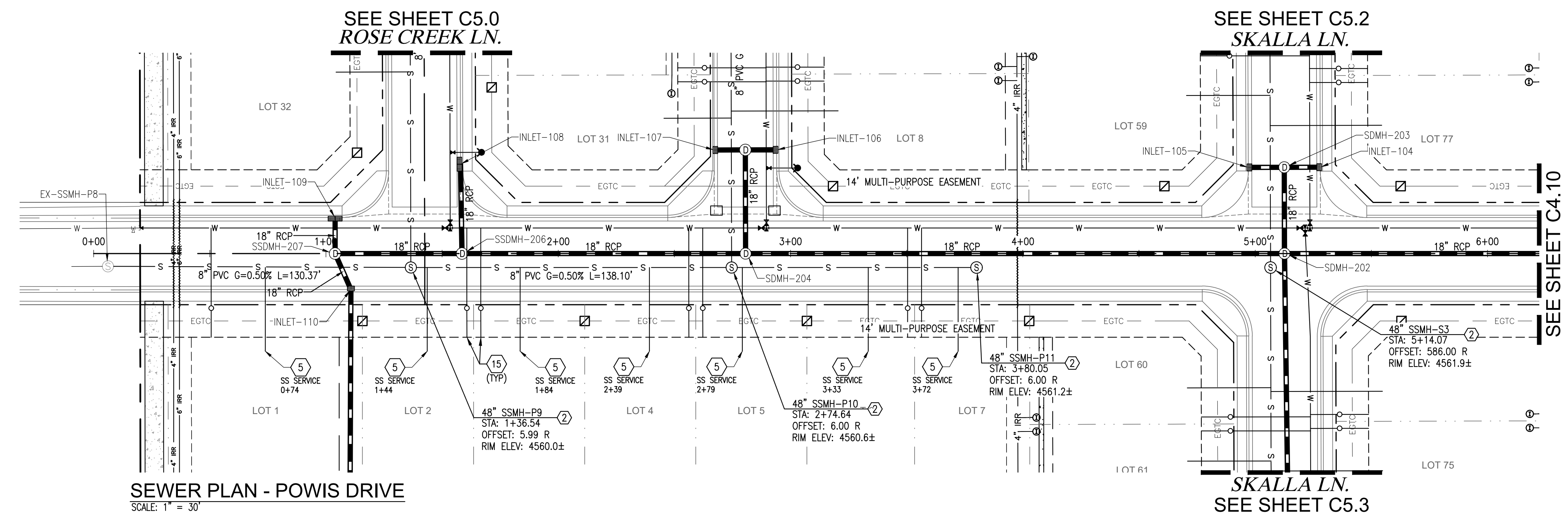
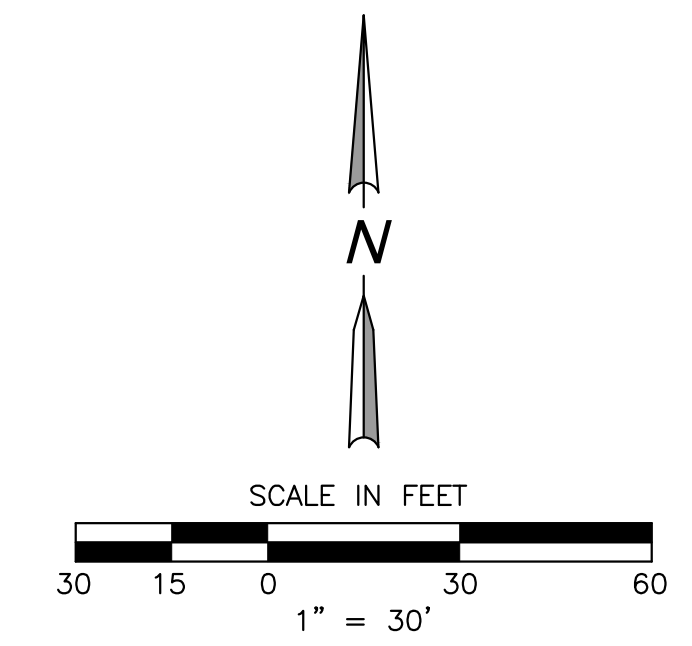
Sewer & Water P&P - Myers Drive
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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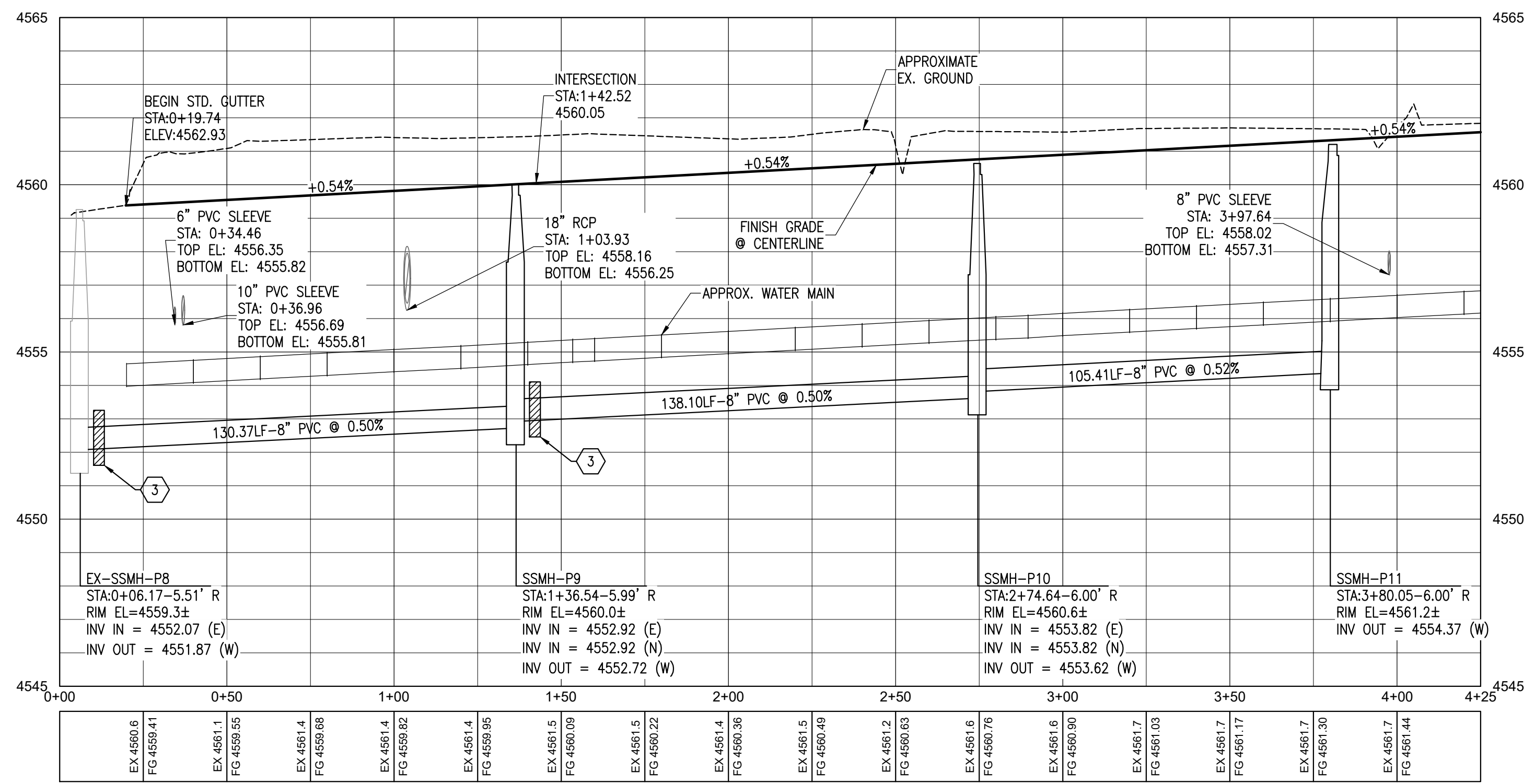
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

sewer2 120-070.dwg
~SHEET~
C5.7



SEWER PLAN - POWIS DRIVE
SCALE: 1" = 30'

SKALLA LN.
SEE SHEET C5.3



SEWER PROFILE - POWIS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

- CONSTRUCTION NOTES:**
- 1 CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
 - 2 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
 - 3 CLAY CUTOFF WALLS
RE: CITY STD DETAILS
 - 4 INSTALL IRRIGATION OR DRY UTILITY CONDUITS
RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
 - 5 SEWER SERVICE LATERAL
 - 6 ENCASE SEWER PIPE WITH CONCRETE
RE: UTE WATER DETAILS
 - 7 WET TAP TO EXISTING WATER LINE
BY UTE WATER
 - 8 8" TEE WITH THRUST BLOCK
RE: UTE WATER STANDARDS
 - 9 8" GATE VALVE
RE: UTE WATER STANDARDS
 - 10 8" PIPE ELBOW W/TB - DEFLECTION SHOWN
RE: UTE WATER STANDARDS
 - 11 FIRE HYDRANT ASSEMBLY
RE: UTE WATER STANDARDS
 - 12 NOT USED
 - 13 NOT USED
 - 14 NOT USED
 - 15 WATER SERVICE/METER
RE UTE WATER STANDARDS
 - 16 WATER METER GANG BOX (UNITS NOTED)
WITH 2" LINE FROM MAIN
RE: UTE WATER STANDARDS
 - 17 WATER MAIN CROSSING UNDER UTILITY
RE: UTE WATER STANDARDS

- GENERAL NOTES:**
1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
 3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
 4. REFER TO CITY STD DETAILS.
 5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
 6. SEWER MANHOLES ARE 4'φ, UNLESS NOTED OTHERWISE.
 7. SEWER SERVICE SHALL BE 4" DIAMETER. SEWER SERVICE SHALL EXTEND TO MULTIPURPOSE EASEMENT.
 8. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
 9. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
REFERENCE SEWER PLAN & PROFILE SHEETS FOR STREET SECTIONS
 10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
 11. SEE COMPOSITE UTILITY PLAN FOR WATER MAIN LENGTHS & FITTINGS.
 12. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.

FOR REVIEW - NOT FOR CONSTRUCTION

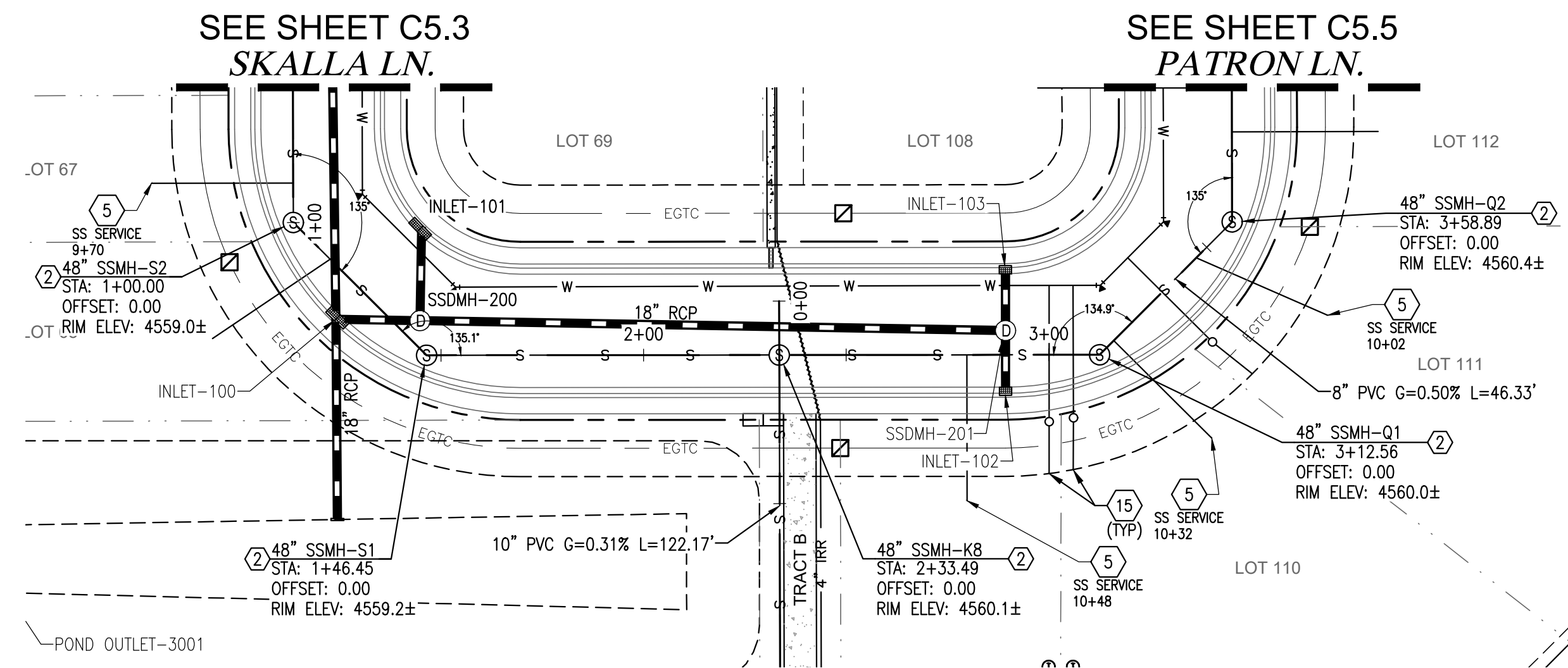
Sewer & Water P&P - Powis Drive
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

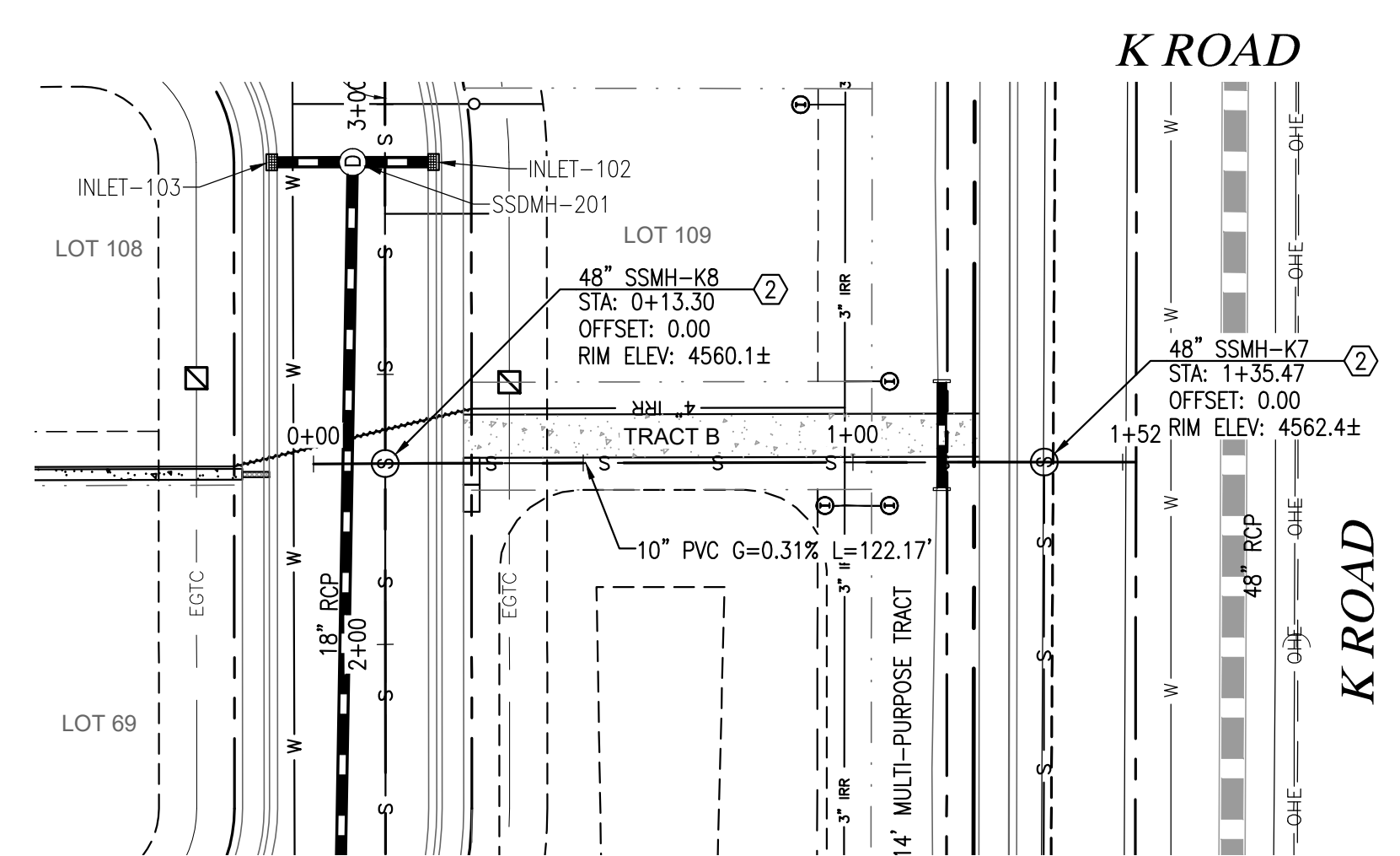
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sewer2120-070.dwg
-SHEET-
C5.8

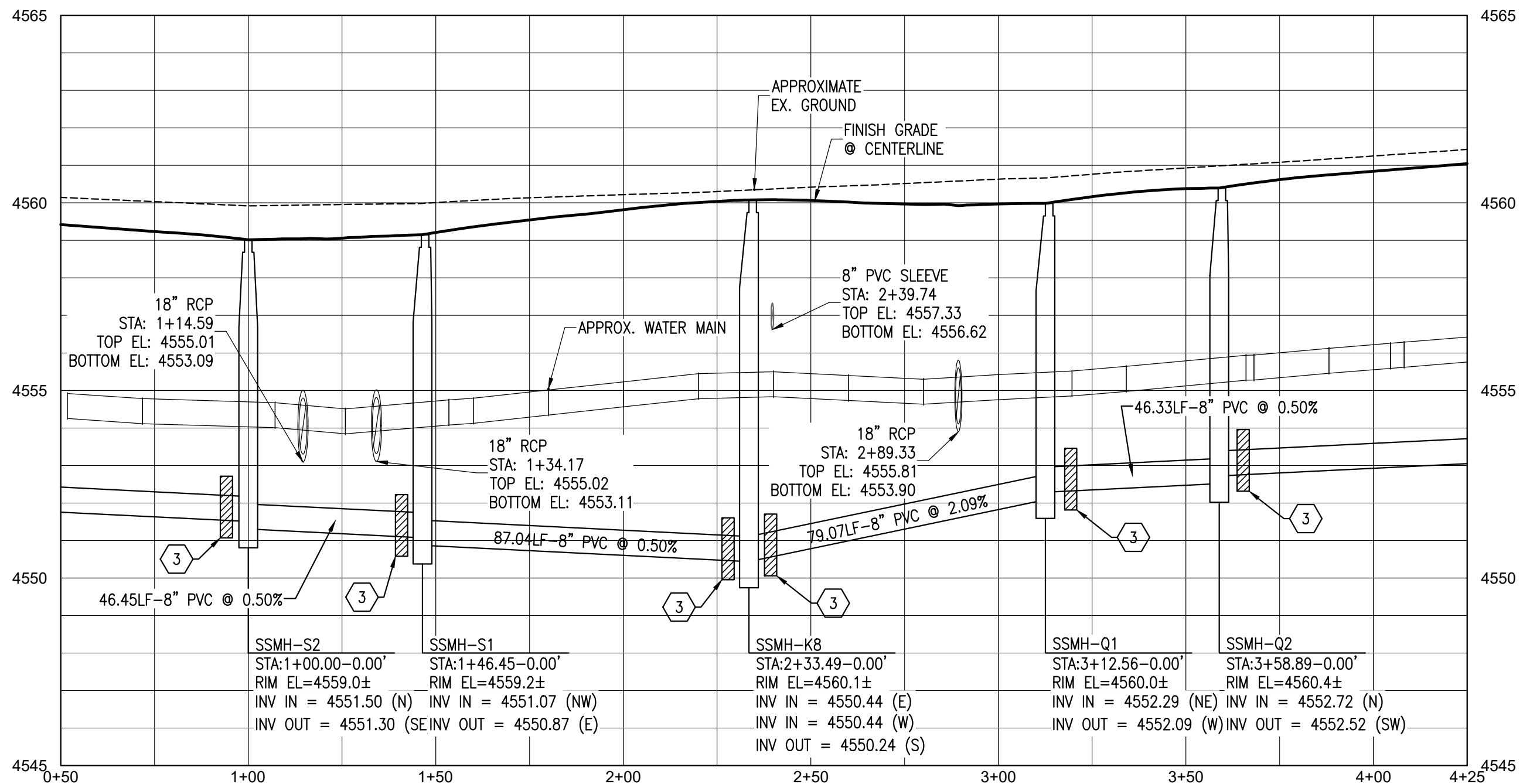
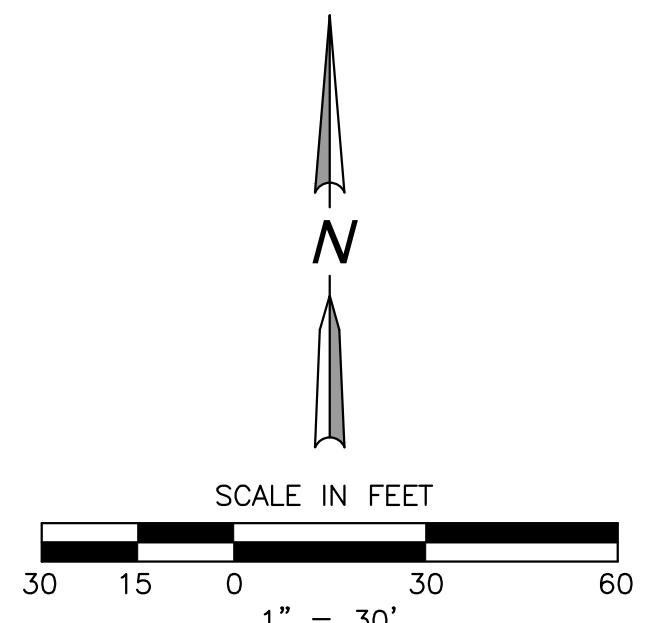
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



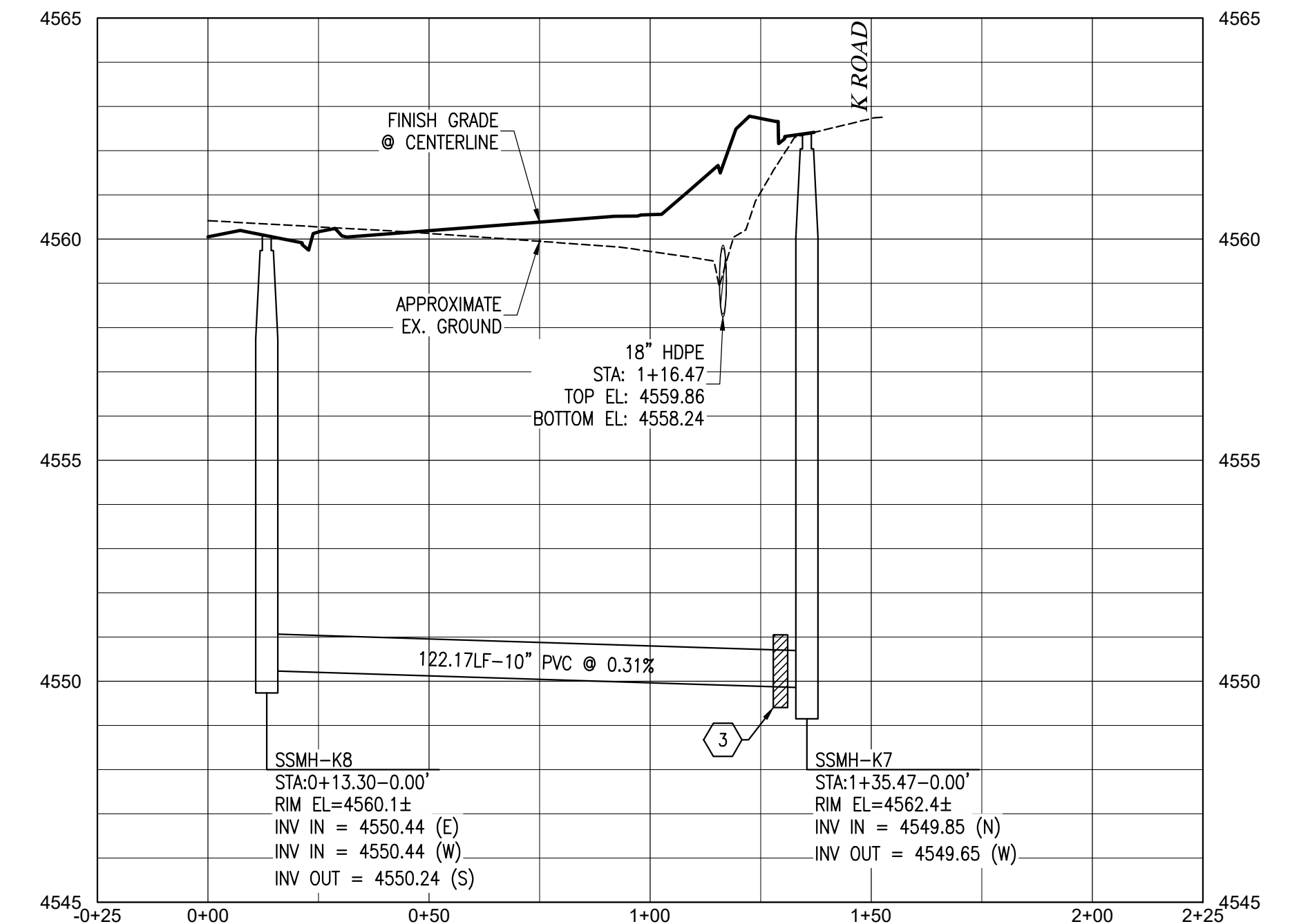
SEWER PLAN - SKALLA LANE LOOP
SCALE: 1" = 30'



SEWER PLAN - K ROAD CONNECTION
SCALE: 1" = 30'



SEWER PROFILE - SKALLA LANE LOOP
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



SEWER PROFILE - K ROAD CONNECTION
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

- 1 CONNECT TO EXISTING SEWER MANHOLE
RE: CITY STD DETAILS
- 2 48" SANITARY SEWER MANHOLE
RE: CITY STD DETAILS
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RE: CITY STD DETAILS.
SEE PROFILE FOR MORE INFO.
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RE: UTE WATER STANDARDS
- 17 WATER MAIN CROSSING UNDER UTILITY
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GENERAL NOTES:

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- 3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
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REFERENCE SEWER PLAN & PROFILE SHEETS FOR STREET SECTIONS
- 10. SEE COMPOSITE SITE PLANS FOR ALL EASEMENT INFORMATION
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PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE SE1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

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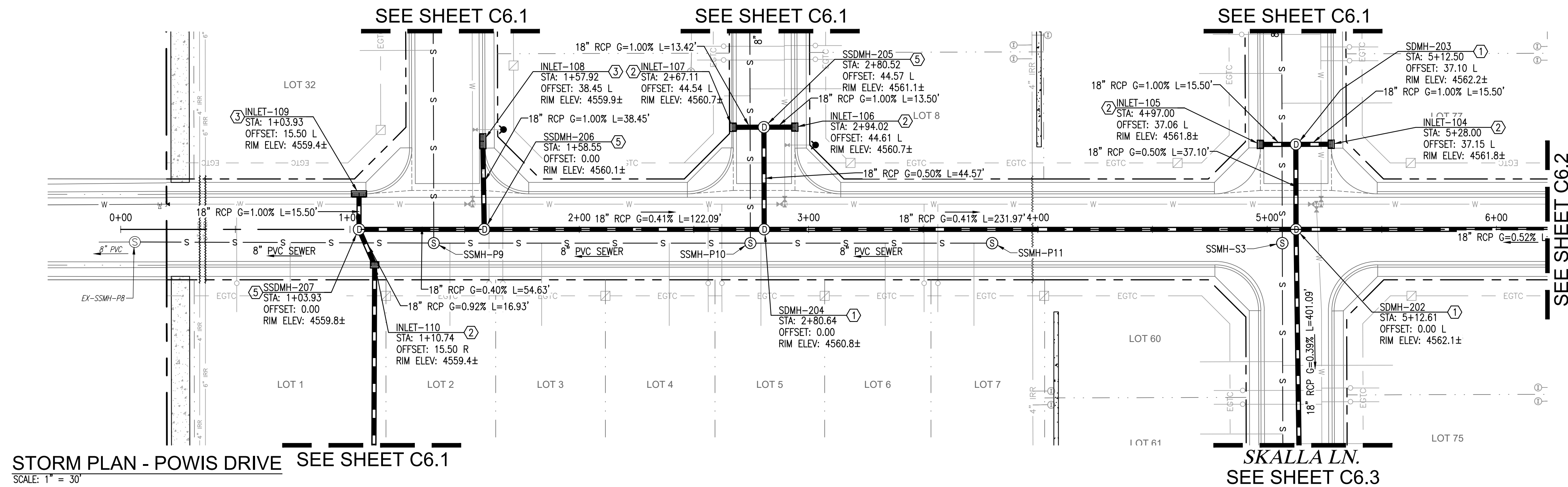
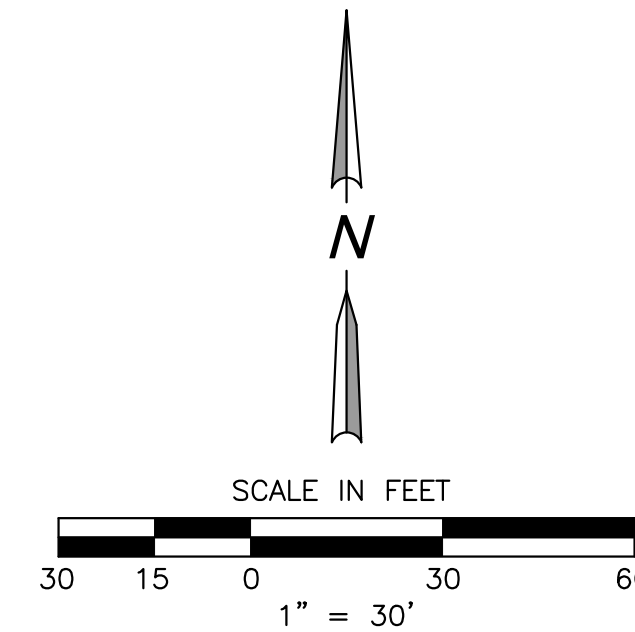
NO.	REVISION	DATE	BY	COMMENT

Sewer & Water P&P - Skalla Ln. Loop
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

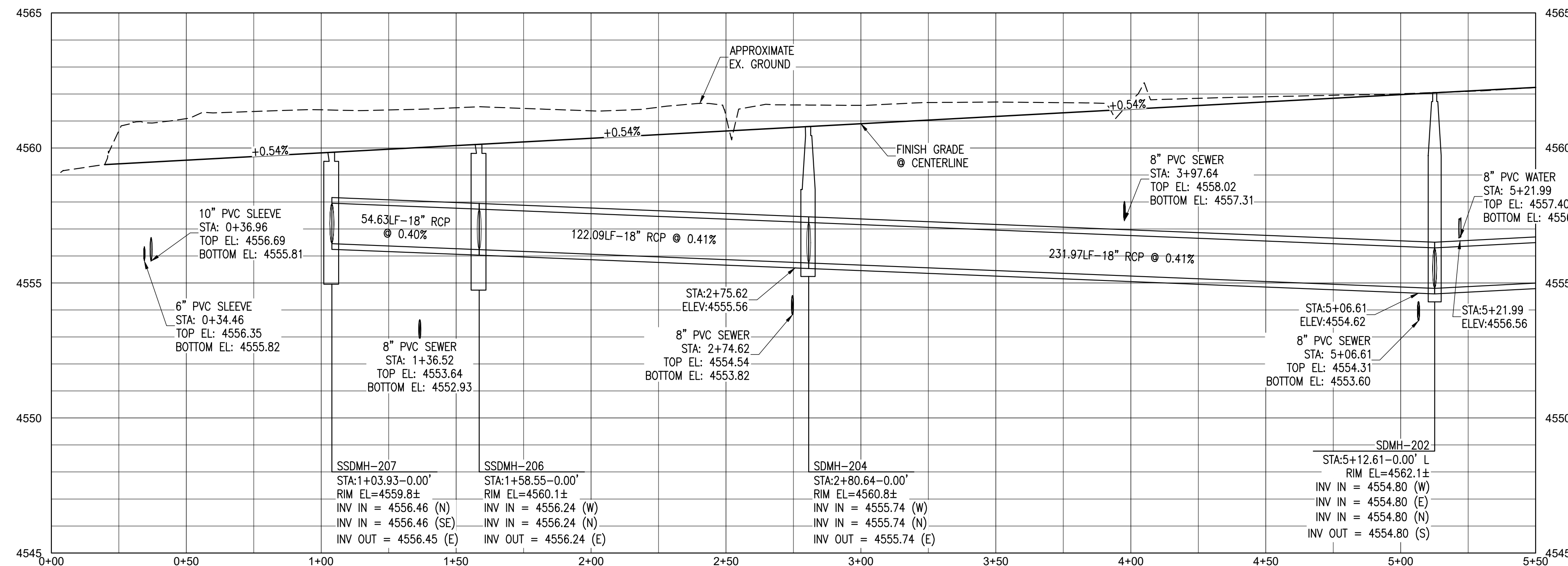
PROJECT NO: F20-070
DATE: 02/20/23

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~SHEET~
C5.9
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



STORM PLAN - POWIS DRIVE SEE SHEET C6.1
SCALE: 1" = 30'



STORM PROFILE - POWIS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

1. INSTALL 48" MANHOLE RE: CITY STD. DETAILS
2. INSTALL SINGLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
3. INSTALL DOUBLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
4. INSTALL PIPE FLARED END SECTION SEE PLAN FOR SIZE RE: CITY STD. DETAILS
5. INSTALL SHALLOW 48" MANHOLE RE: CITY STD. DETAILS

GENERAL NOTES:

1. REFERENCE SHEET 2 FOR ADDITIONAL NOTES.
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. STATIONS ARE IN REFERENCE TO CENTER LINE OF ROAD, UNLESS OTHERWISE INDICATED.
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
5. PROFILE STATIONS REFER TO STORM PIPE ALIGNMENT NOT THE ROAD CENTER LINE ALIGNMENT. PLAN STATION AND OFFSET CALLOUTS REFER TO ROAD CENTER LINE ALIGNMENT.

PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

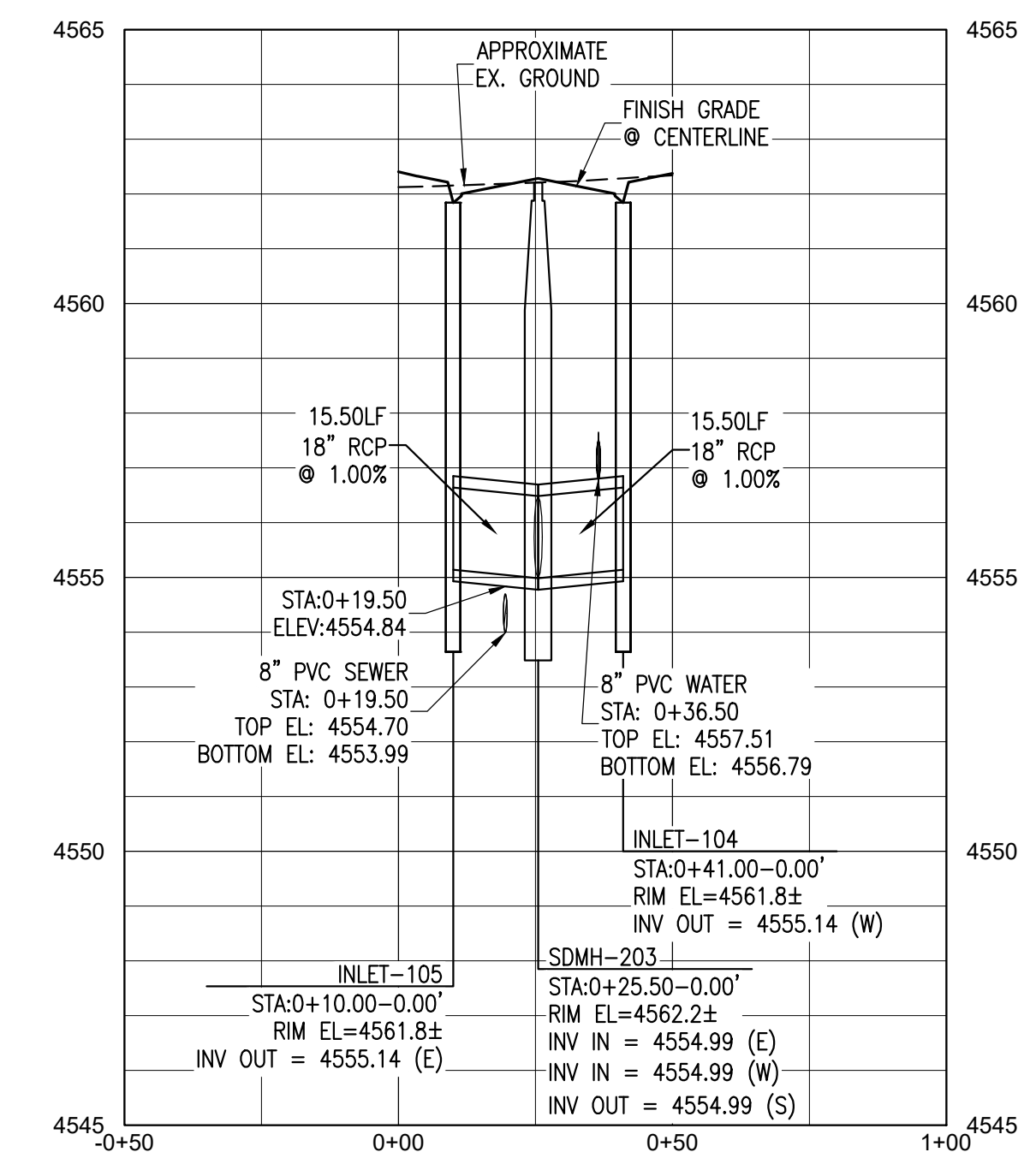
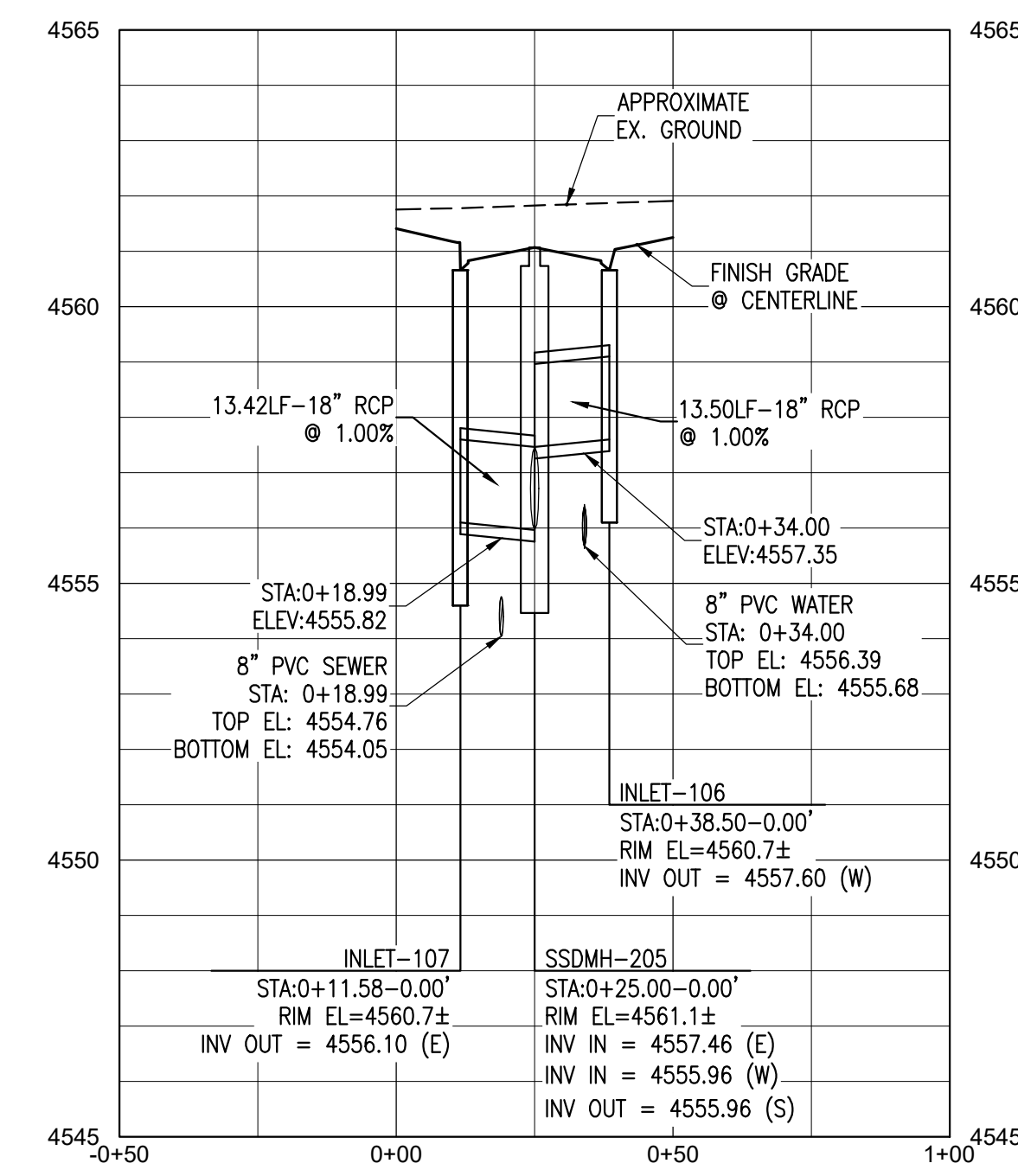
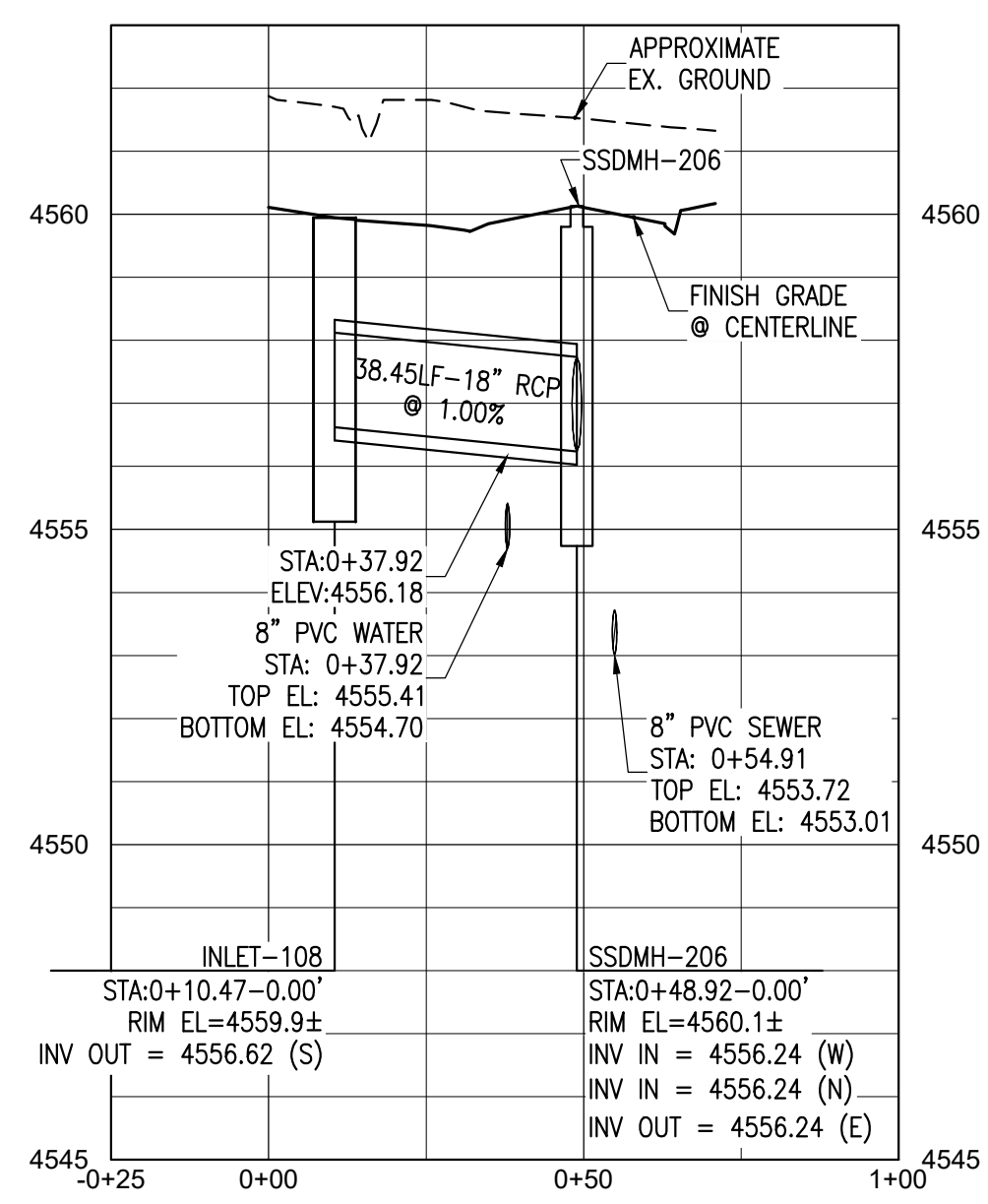
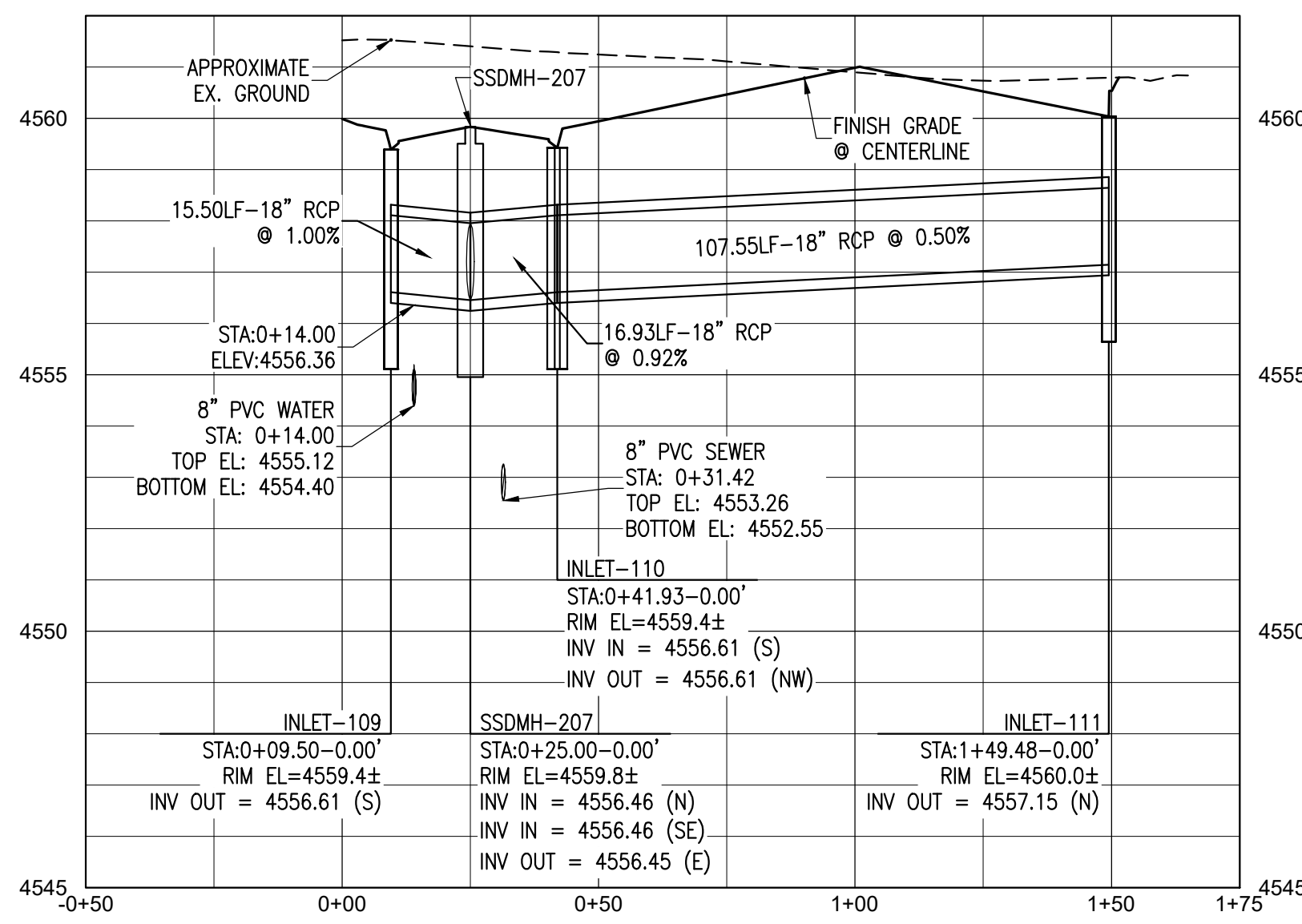
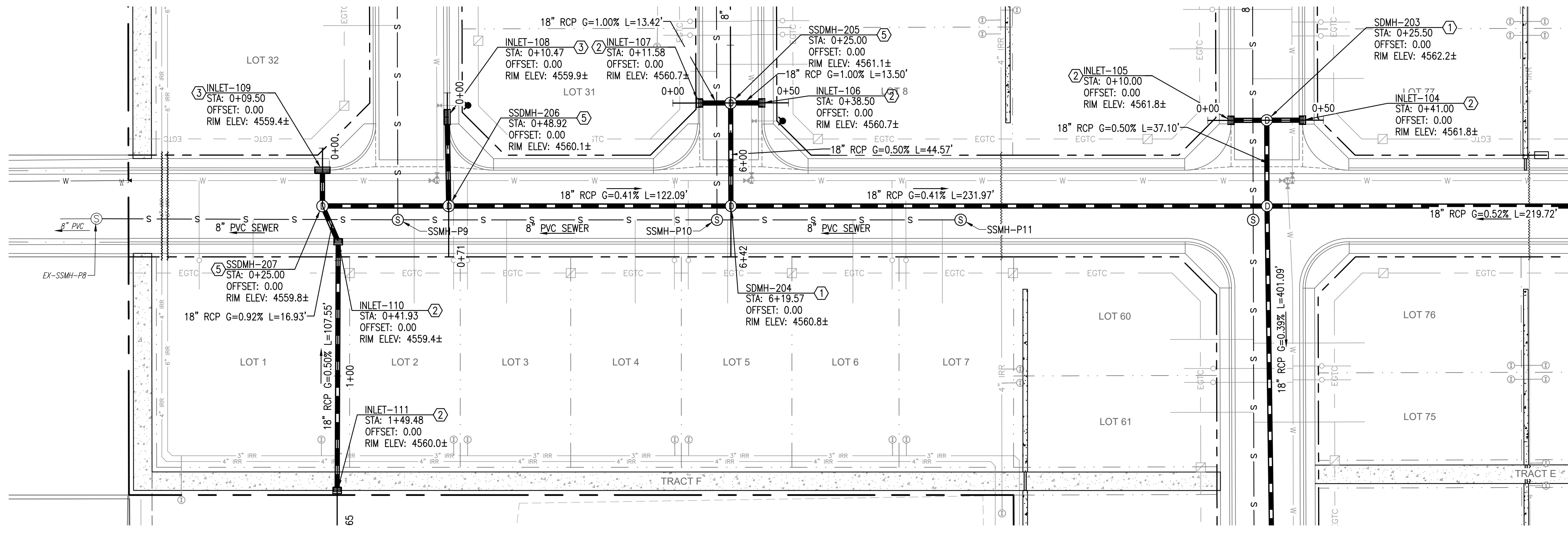
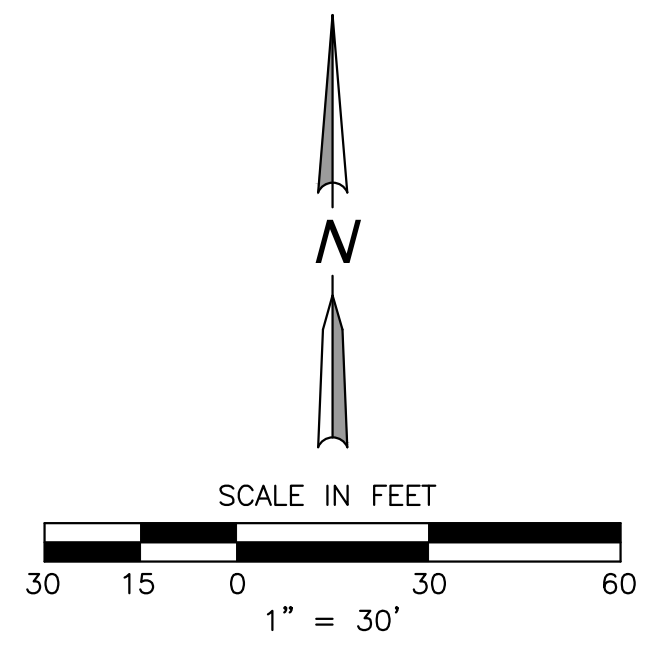
FOR REVIEW - NOT FOR CONSTRUCTION

Storm Plan & Profile - Powis Drive
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



CONSTRUCTION NOTES:

1. INSTALL 48" MANHOLE RE: CITY STD. DETAILS
2. INSTALL SINGLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
3. INSTALL DOUBLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
4. INSTALL PIPE FLARED END SECTION SEE PLAN FOR SIZE RE: CITY STD. DETAILS
5. INSTALL SHALLOW 48" MANHOLE RE: CITY STD. DETAILS

GENERAL NOTES:

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5. PROFILE STATIONS REFER TO STORM PIPE ALIGNMENT NOT THE ROAD CENTER LINE ALIGNMENT. PLAN STATION AND OFFSET CALLOUTS REFER TO ROAD CENTER LINE ALIGNMENT.

PROJECT BENCHMARK
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FOR REVIEW - NOT FOR CONSTRUCTION

Storm P&P - Powis Dr. Cross-Drains
Final
Rose Creek Subdivision
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

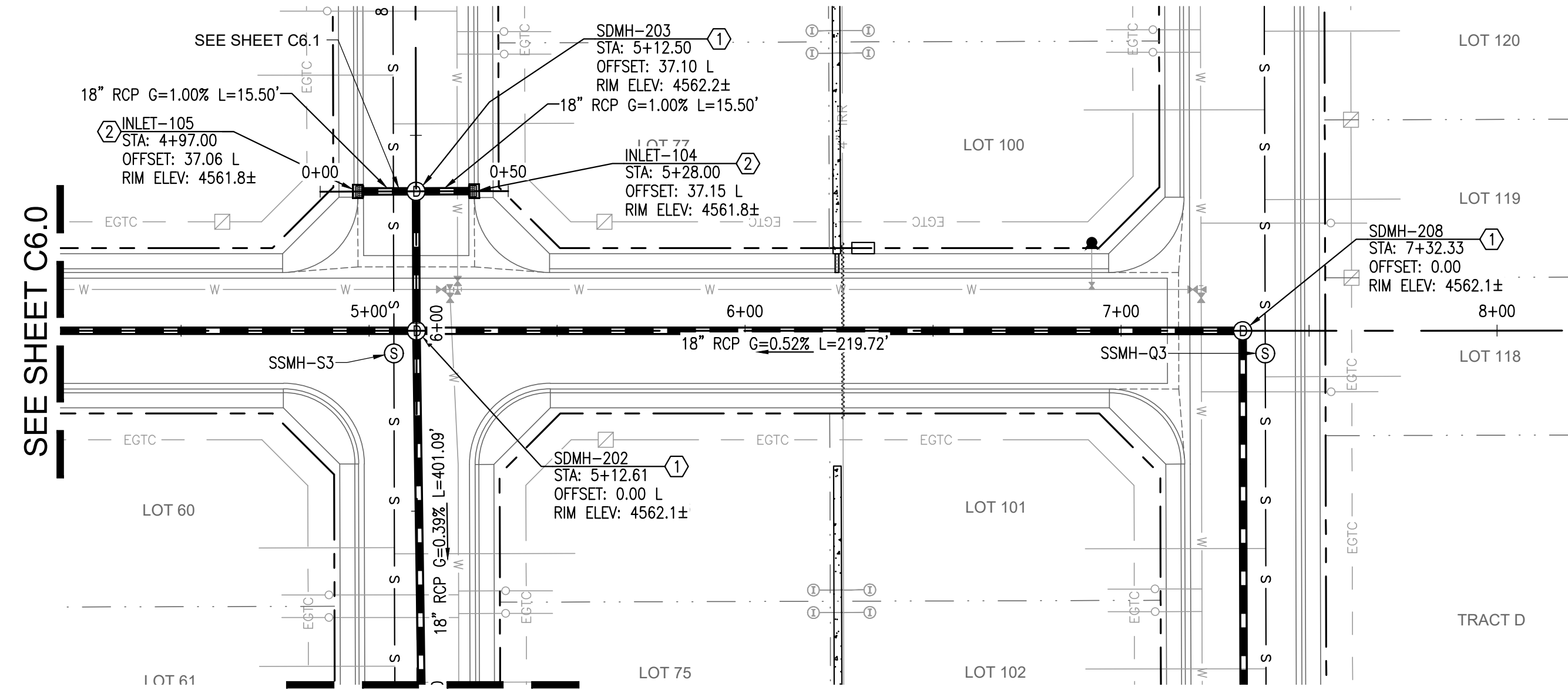
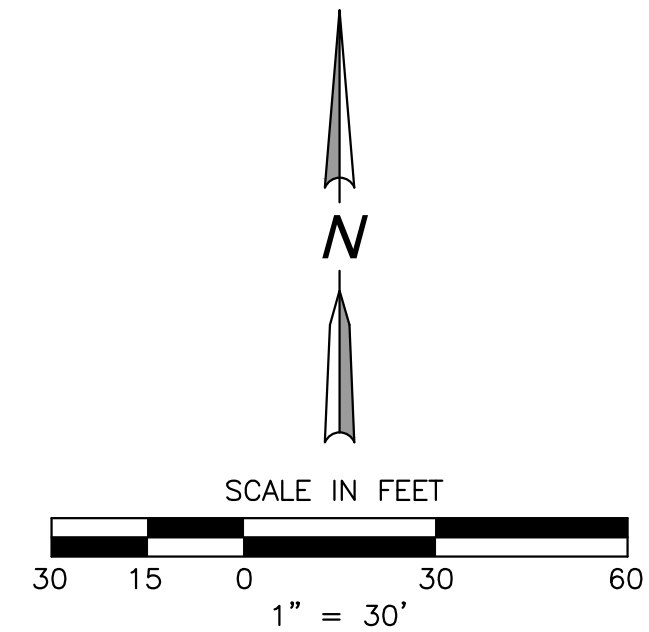
storm f20-070.dwg

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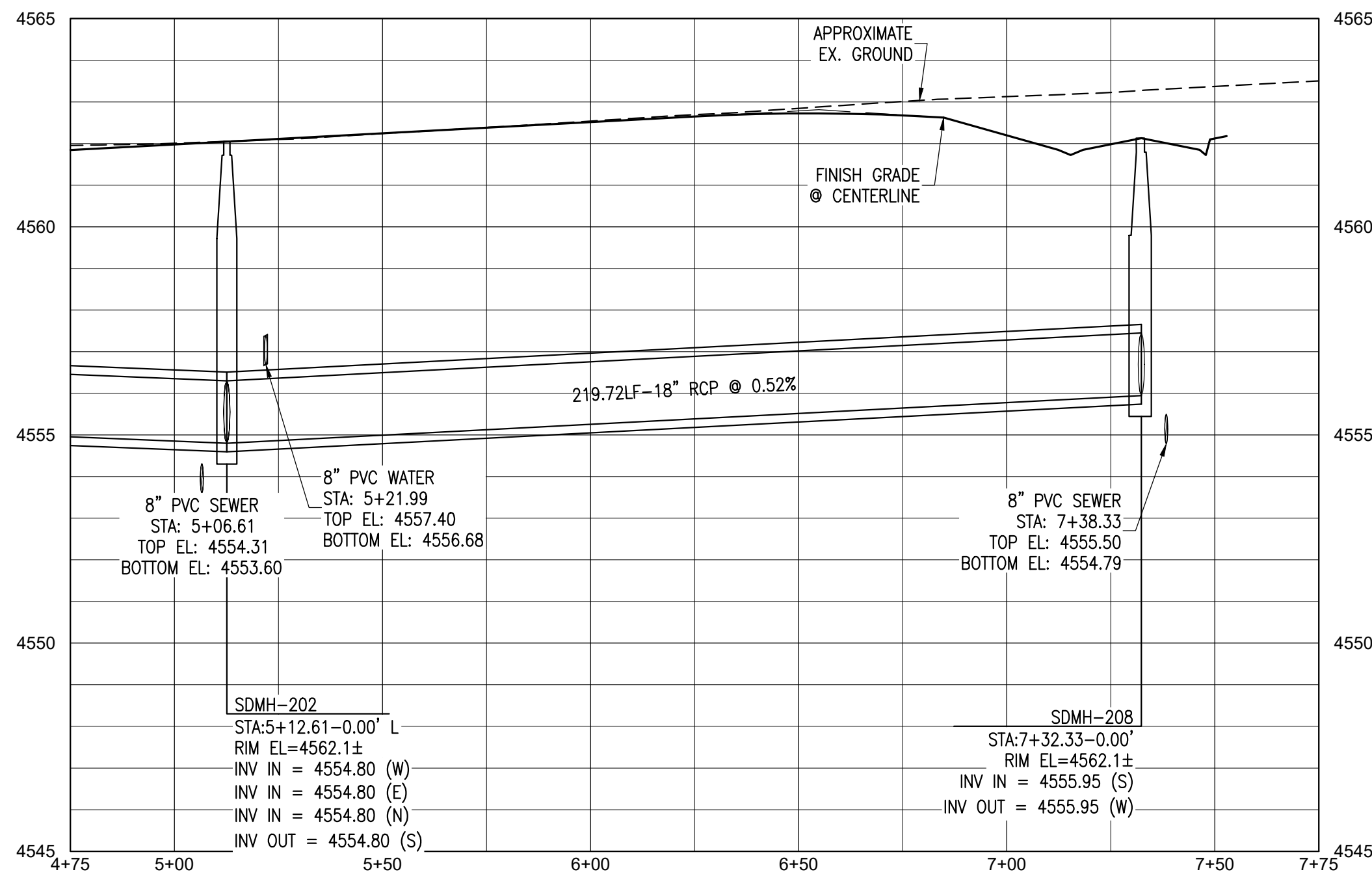
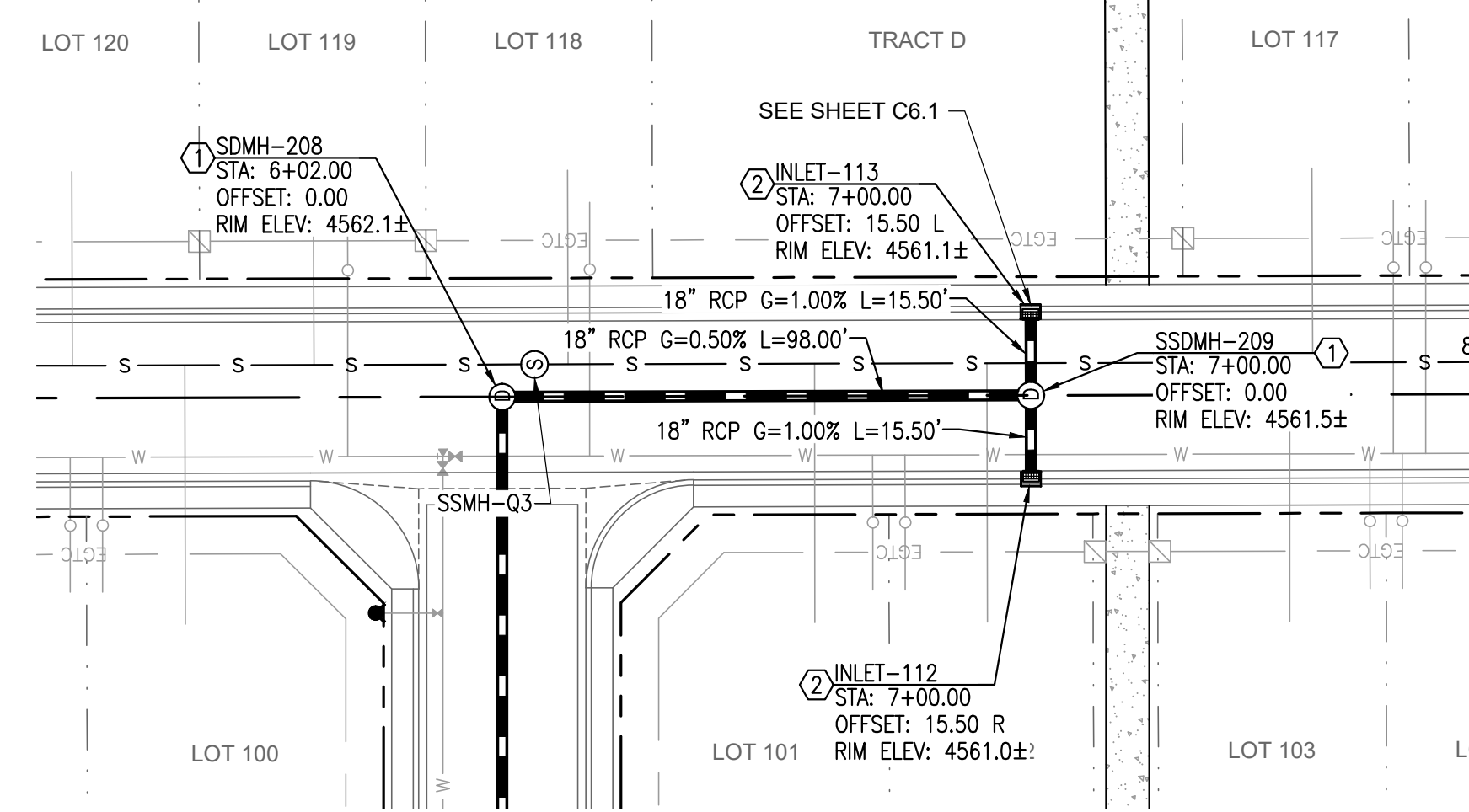
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

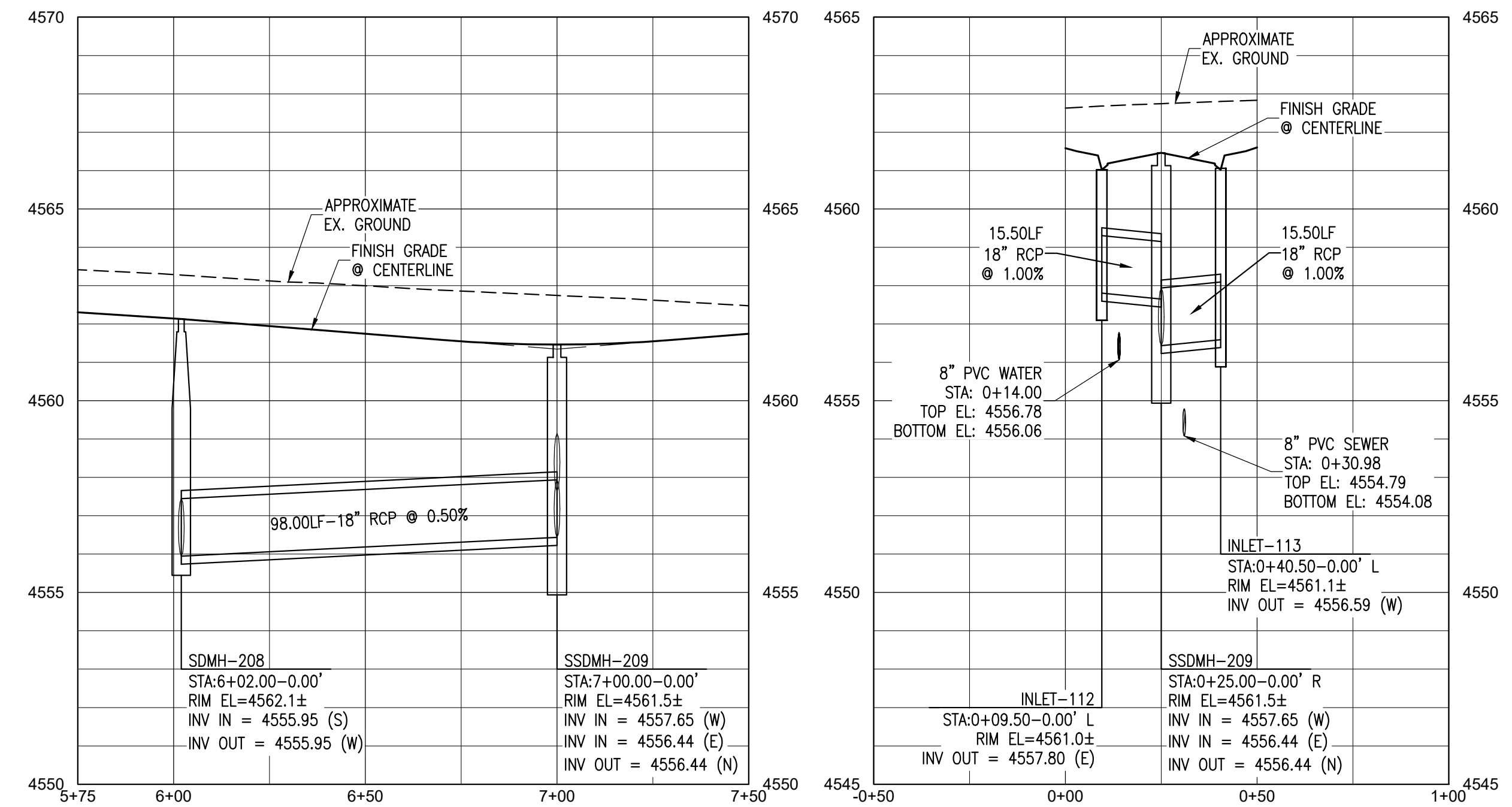
~SHEET~
C6.1



SKALLA LN.
SEE SHEET C6.3
STORM PLAN - POWIS DRIVE
SCALE: 1" = 30'



STORM PROFILE - POWIS DRIVE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



CONSTRUCTION NOTES:

1. INSTALL 48" MANHOLE
RE: CITY STD. DETAILS
2. INSTALL SINGLE CURB INLET W/
DRIVE OVER CURB OPENING
RE: CITY STD. DETAILS
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SEE PLAN FOR SIZE
RE: CITY STD. DETAILS
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RE: CITY STD. DETAILS

GENERAL NOTES:

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PROJECT BENCHMARK

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Storm Plan & Profile - Powis Drive
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

storm f20-070.dwg

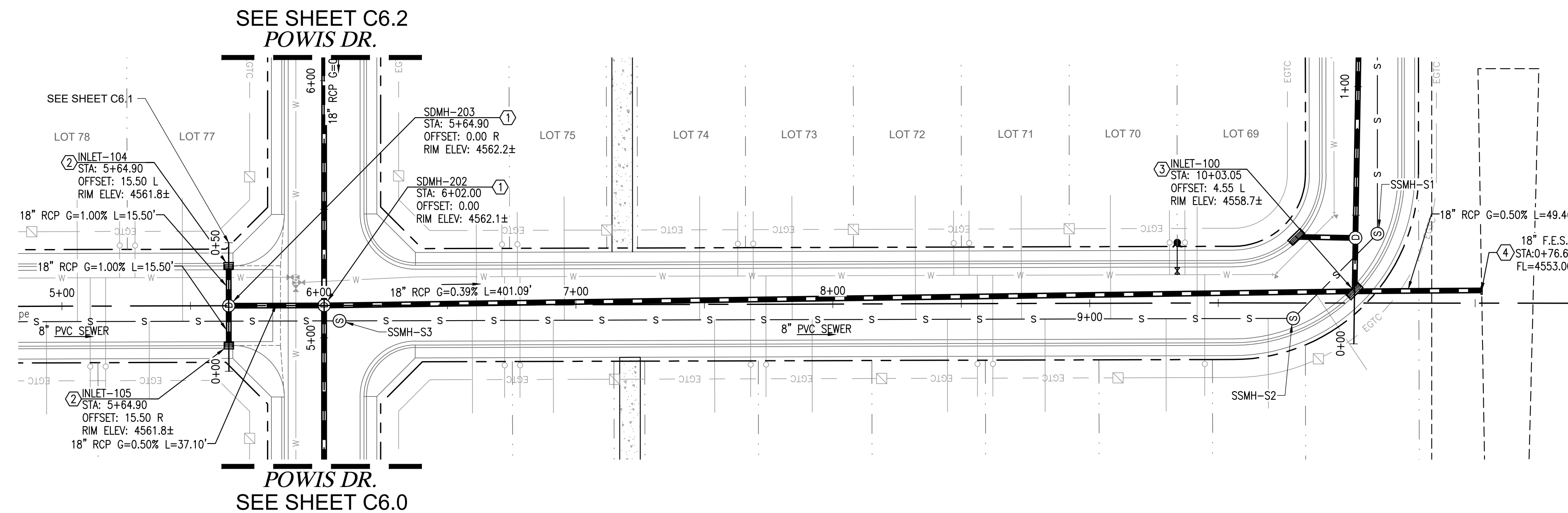
~SHEET~

C6.2

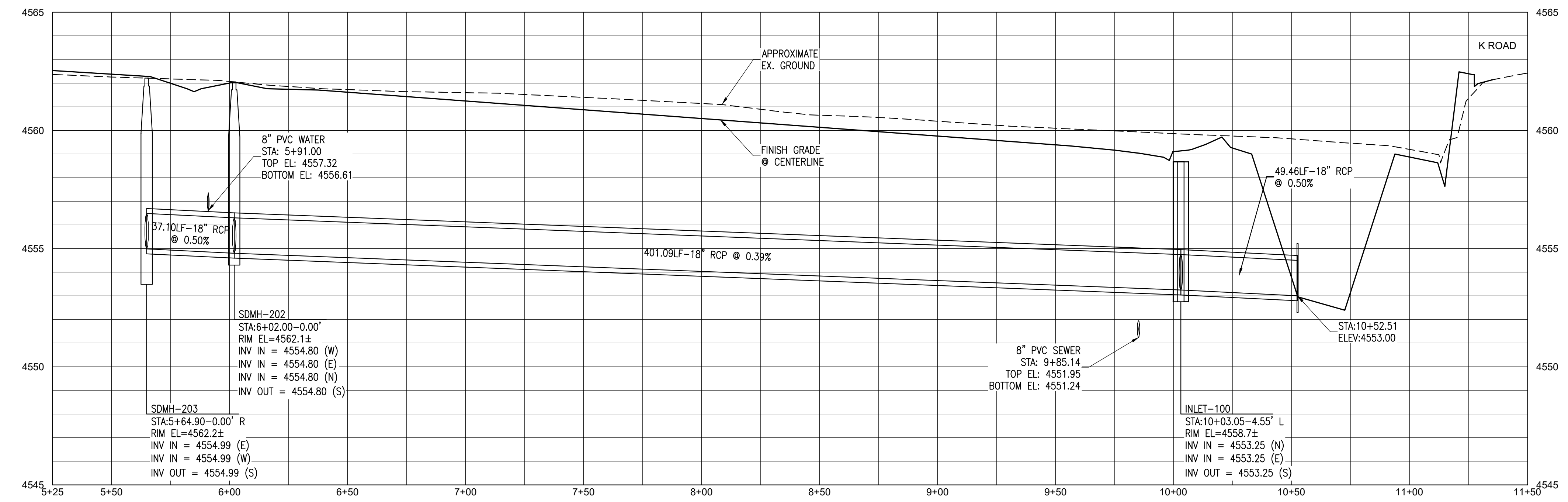
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE



STORM PLAN - SKALLA LANE
SCALE: 1" = 30'



STORM PROFILE - SKALLA LANE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

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RE: CITY STD. DETAILS
2. INSTALL SINGLE CURB INLET W/
DRIVE OVER CURB OPENING
RE: CITY STD. DETAILS
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DRIVE OVER CURB OPENING
RE: CITY STD. DETAILS
4. INSTALL PIPE FLARED END SECTION
SEE PLAN FOR SIZE
RE: CITY STD. DETAILS
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RE: CITY STD. DETAILS

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

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STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

REV.	DATE	COMMENT	BY

REV.	DATE	COMMENT	BY

Storm Plan & Profile - Skalla Lane
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

storm f20-070.dwg

~SHEET~
C6.3

NO.	DATE	REVISION	BY

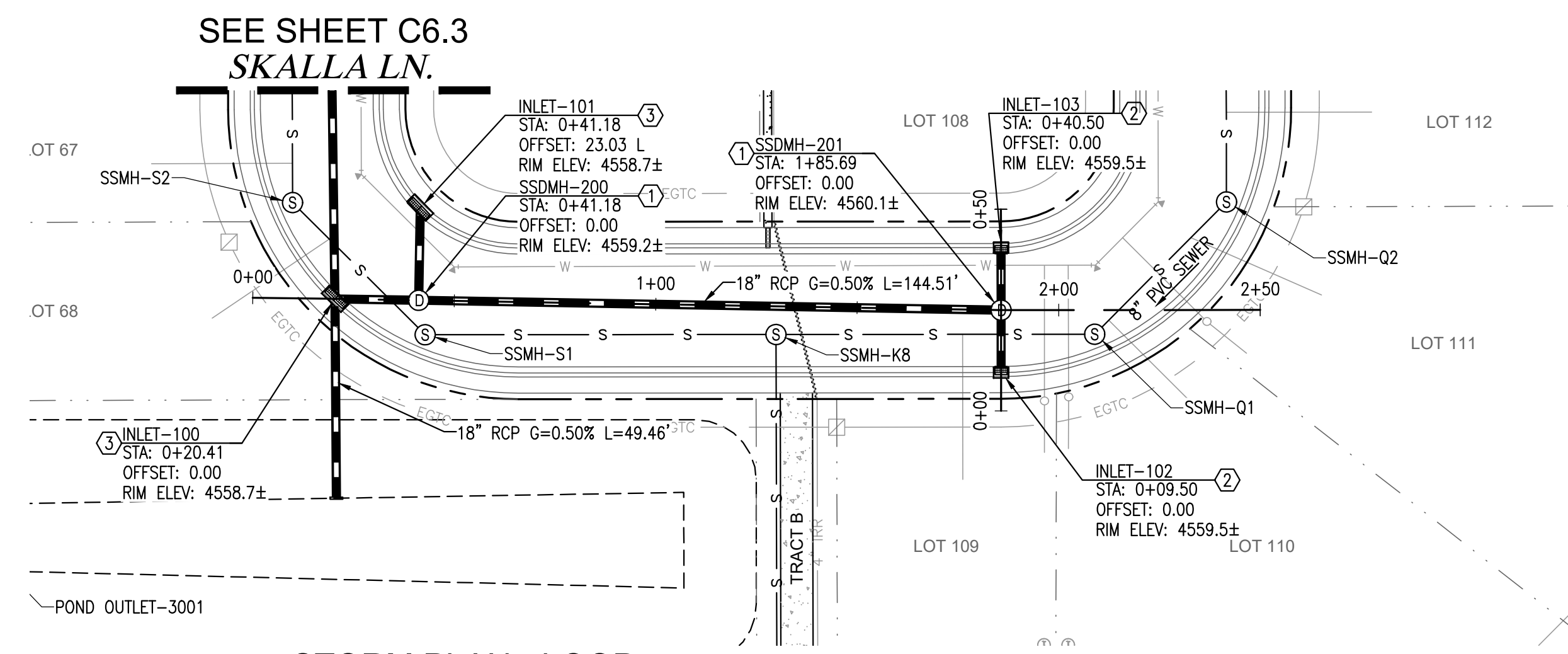
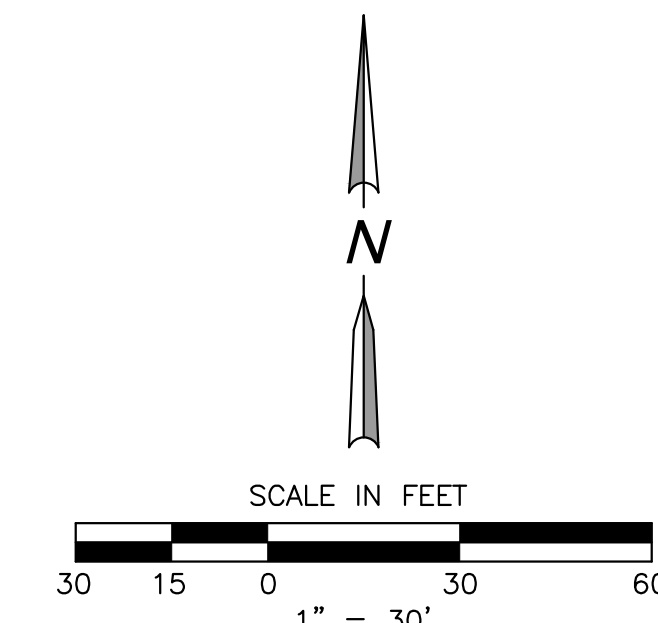
Storm Plan & Profile - Hammerhead Connection
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

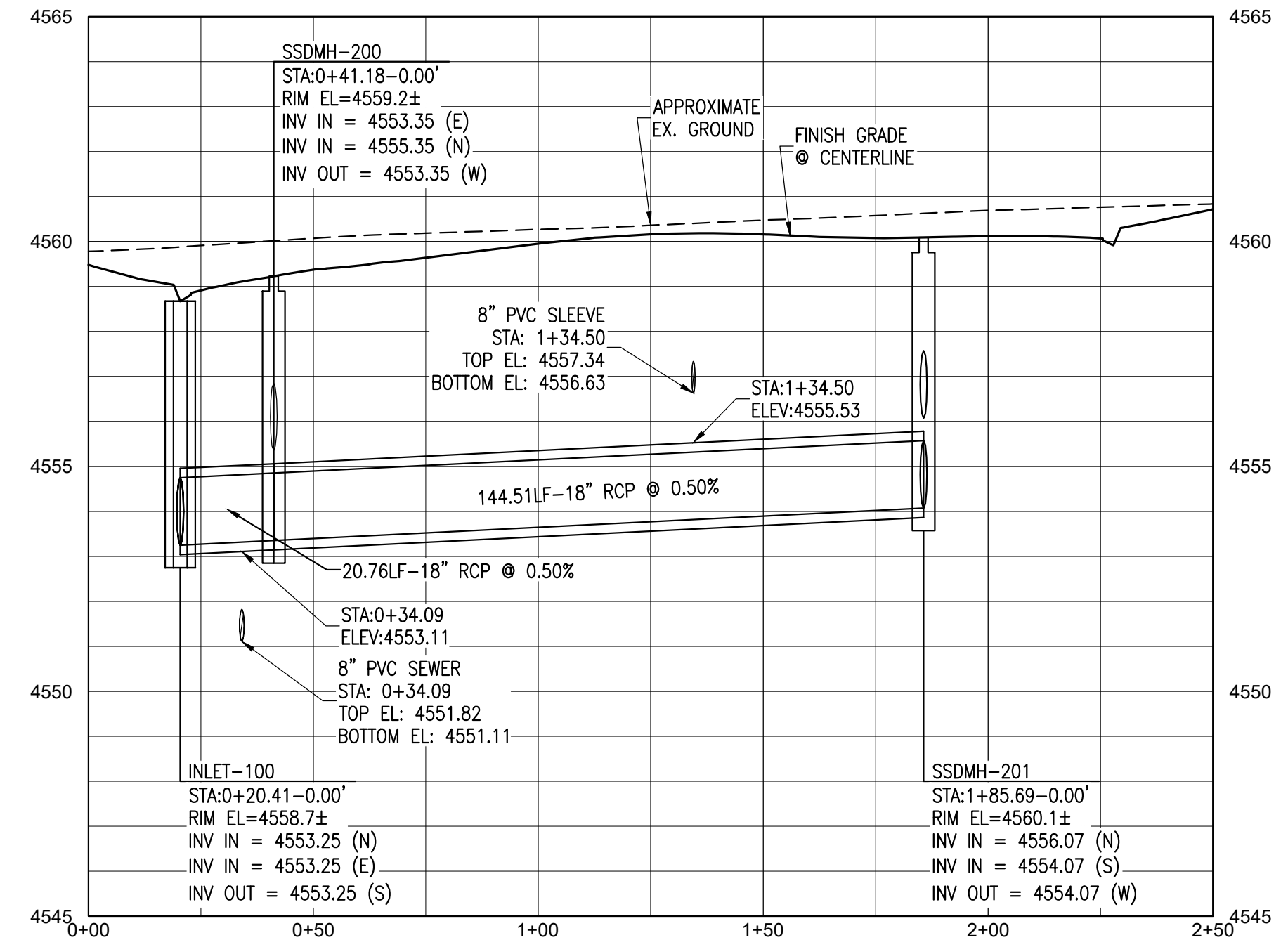
storm f20-070.dwg

~SHEET~

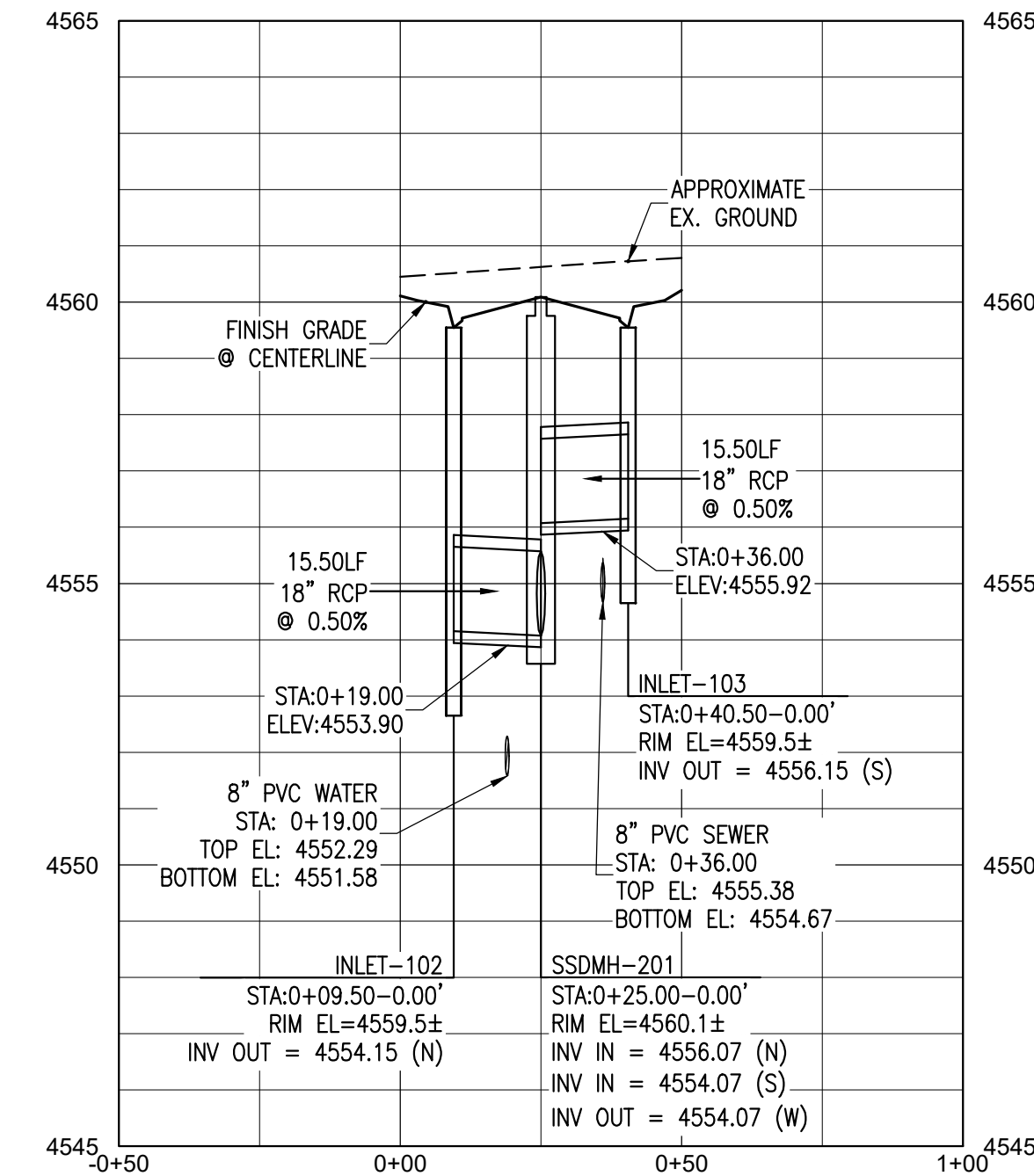
C6.4



STORM PLAN - LOOP
SCALE: 1" = 30'



STORM PROFILE - LOOP
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



STORM PROFILE - LOOP INLETS
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

1. INSTALL 48" MANHOLE
RE: CITY STD. DETAILS
2. INSTALL SINGLE CURB INLET W/
DRIVE OVER CURB OPENING
RE: CITY STD. DETAILS
3. INSTALL DOUBLE CURB INLET W/
DRIVE OVER CURB OPENING
RE: CITY STD. DETAILS
4. INSTALL PIPE FLARED END SECTION
SEE PLAN FOR SIZE
RE: CITY STD. DETAILS
5. INSTALL SHALLOW 48" MANHOLE
RE: CITY STD. DETAILS

GENERAL NOTES:

1. REFERENCE SHEET 2 FOR ADDITIONAL NOTES.
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
3. STATIONS ARE IN REFERENCE TO CENTER LINE OF ROAD, UNLESS OTHERWISE INDICATED.
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
5. PROFILE STATIONS REFER TO STORM PIPE ALIGNMENT NOT THE ROAD CENTER LINE ALIGNMENT. PLAN STATION AND OFFSET CALLOUTS REFER TO ROAD CENTER LINE ALIGNMENT.

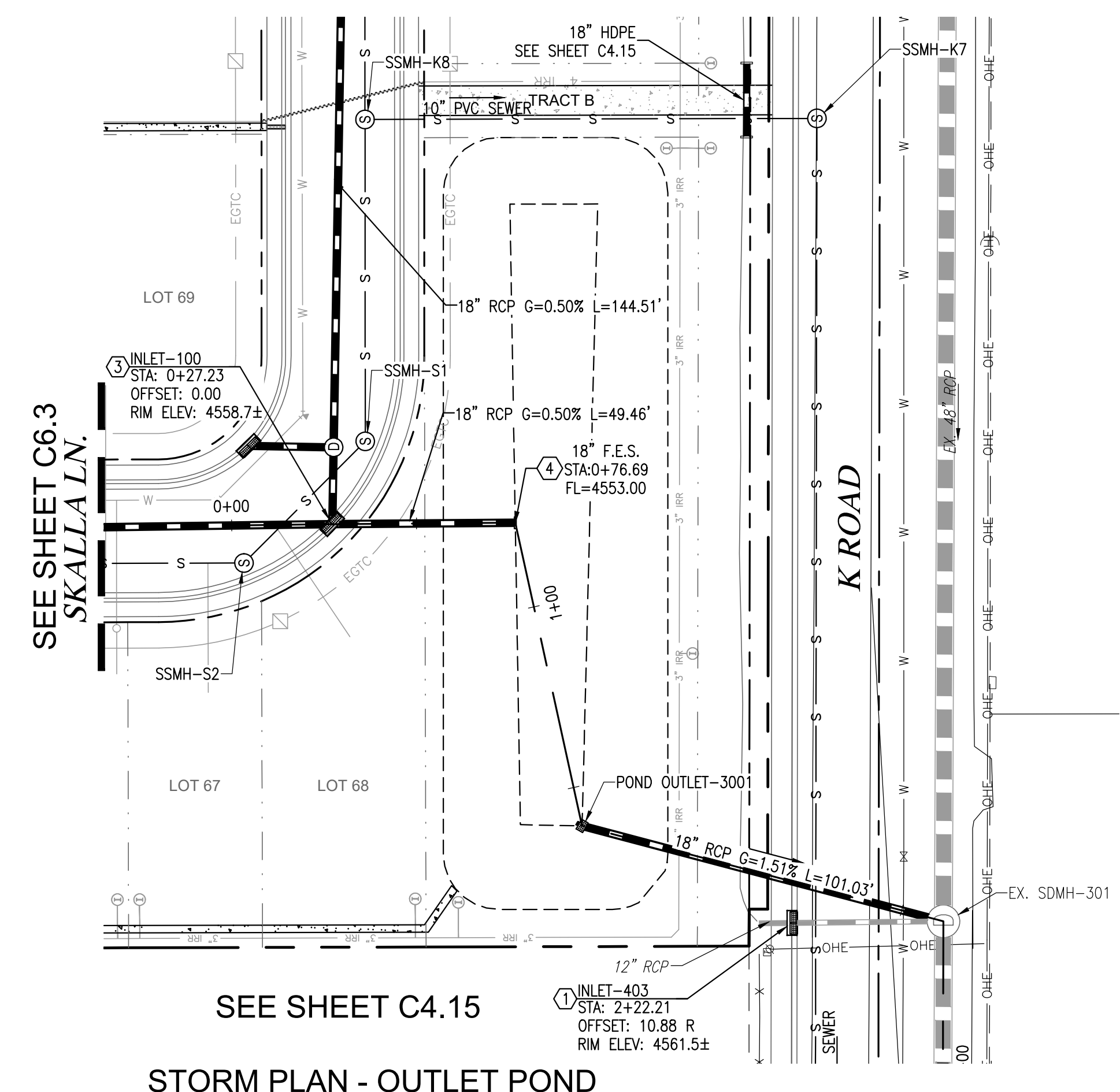
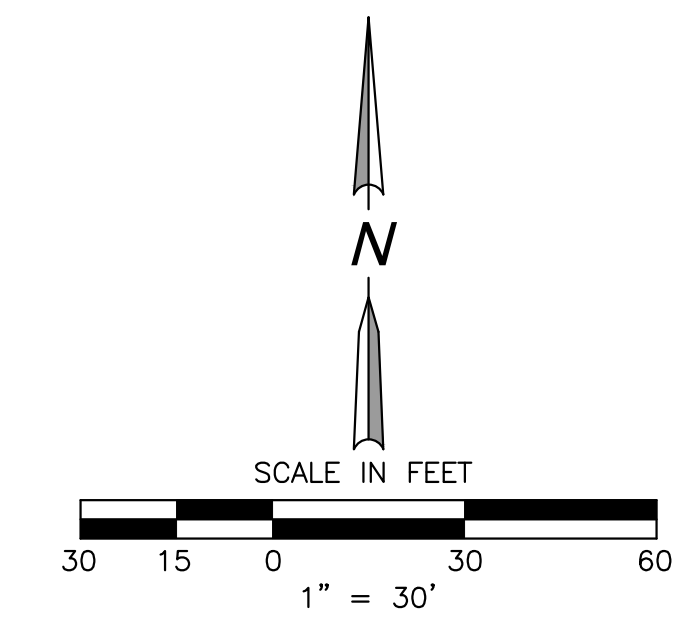
PROJECT BENCHMARK

BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION



POND SUMMARY TABLE

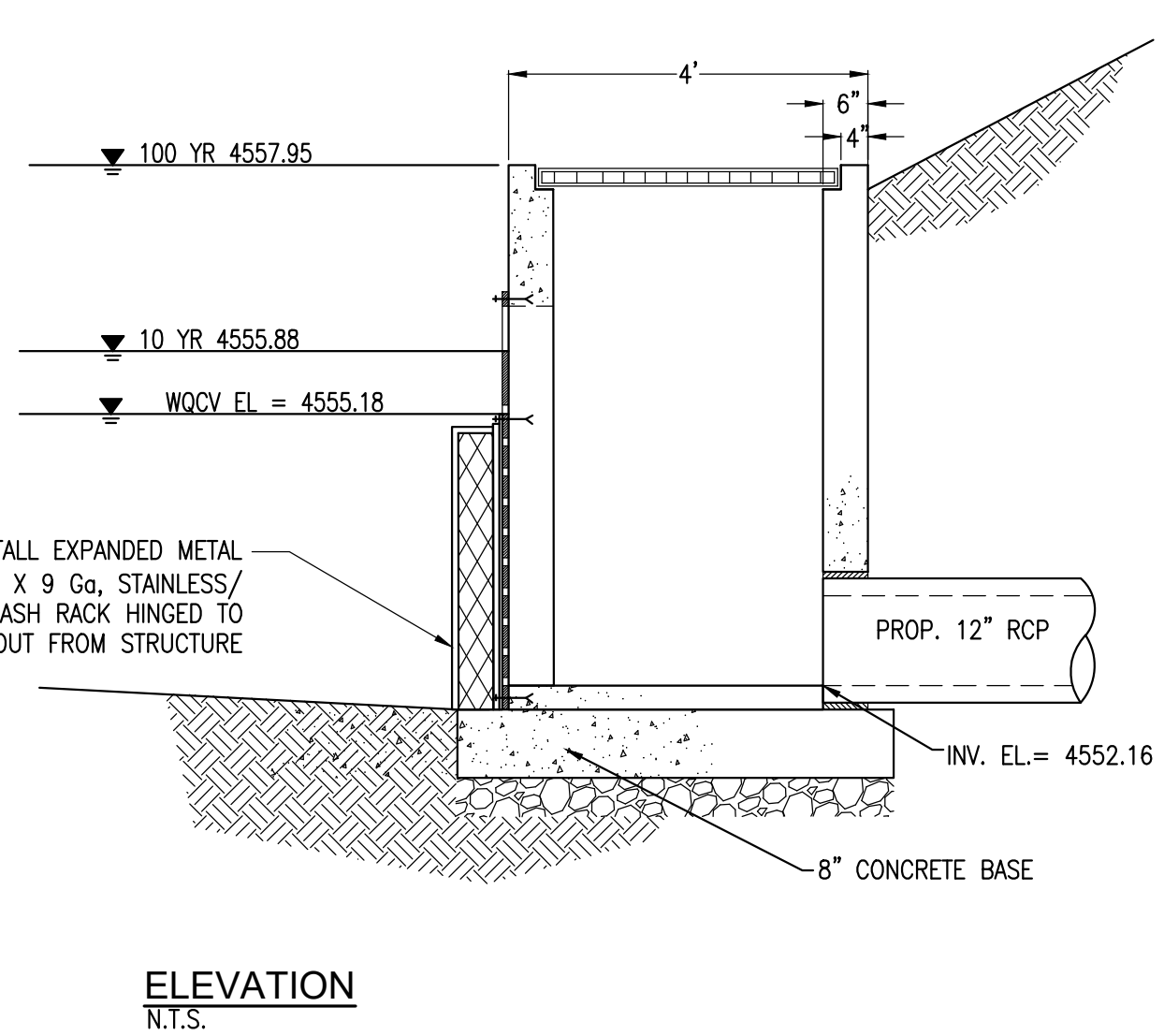
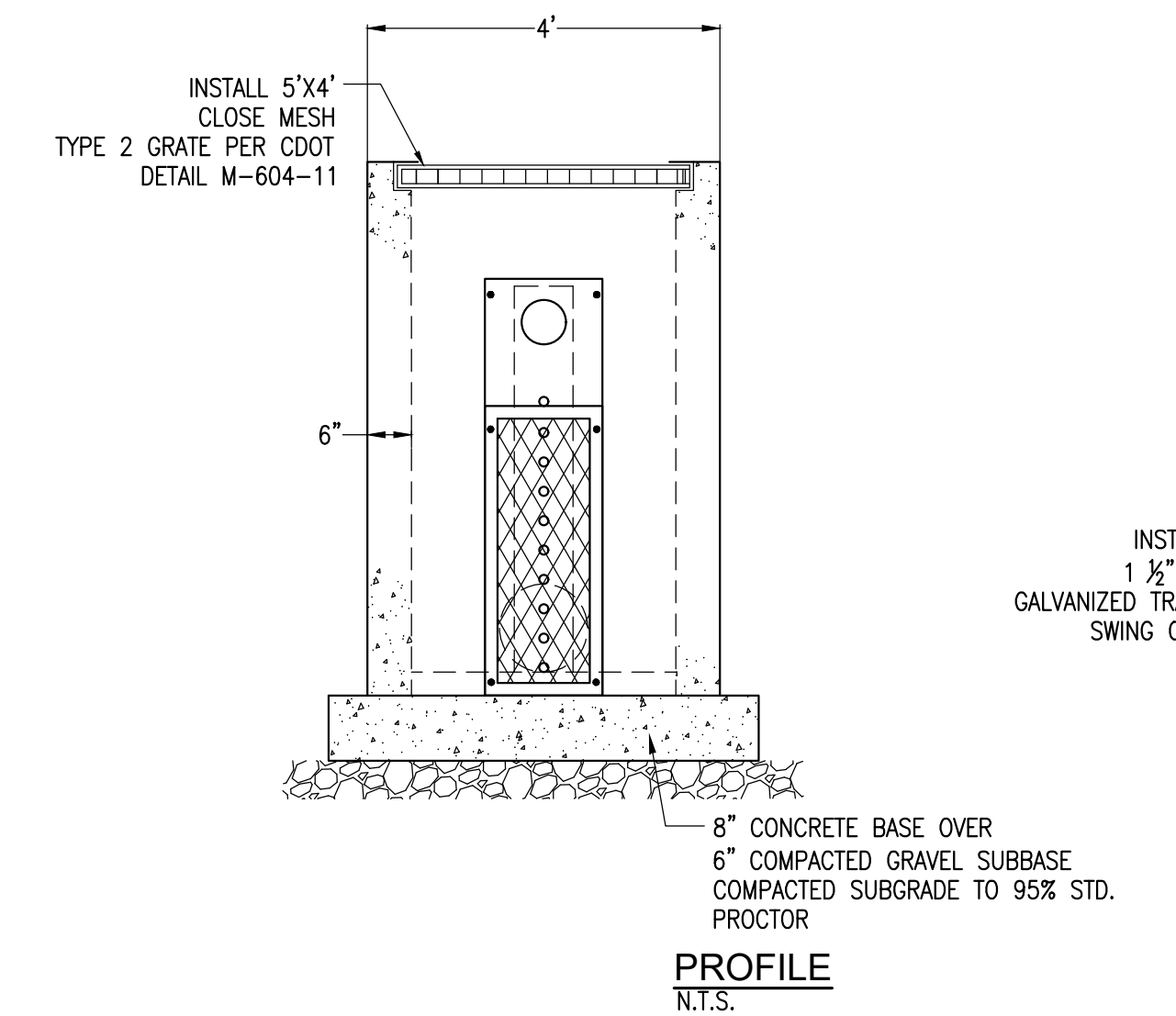
POND 100	VOLUME (CF)	WSEL(FT)	PEAK DISCHARGE FLOW (CFS)
WQCV	12,711	4555.1800	40 HRS
10 YEAR	29,111	4557.1900	2.6100
100 YEAR	40,603	4558.2500	10.8600

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

SEE SHEET C6.3
SKALLA LN.

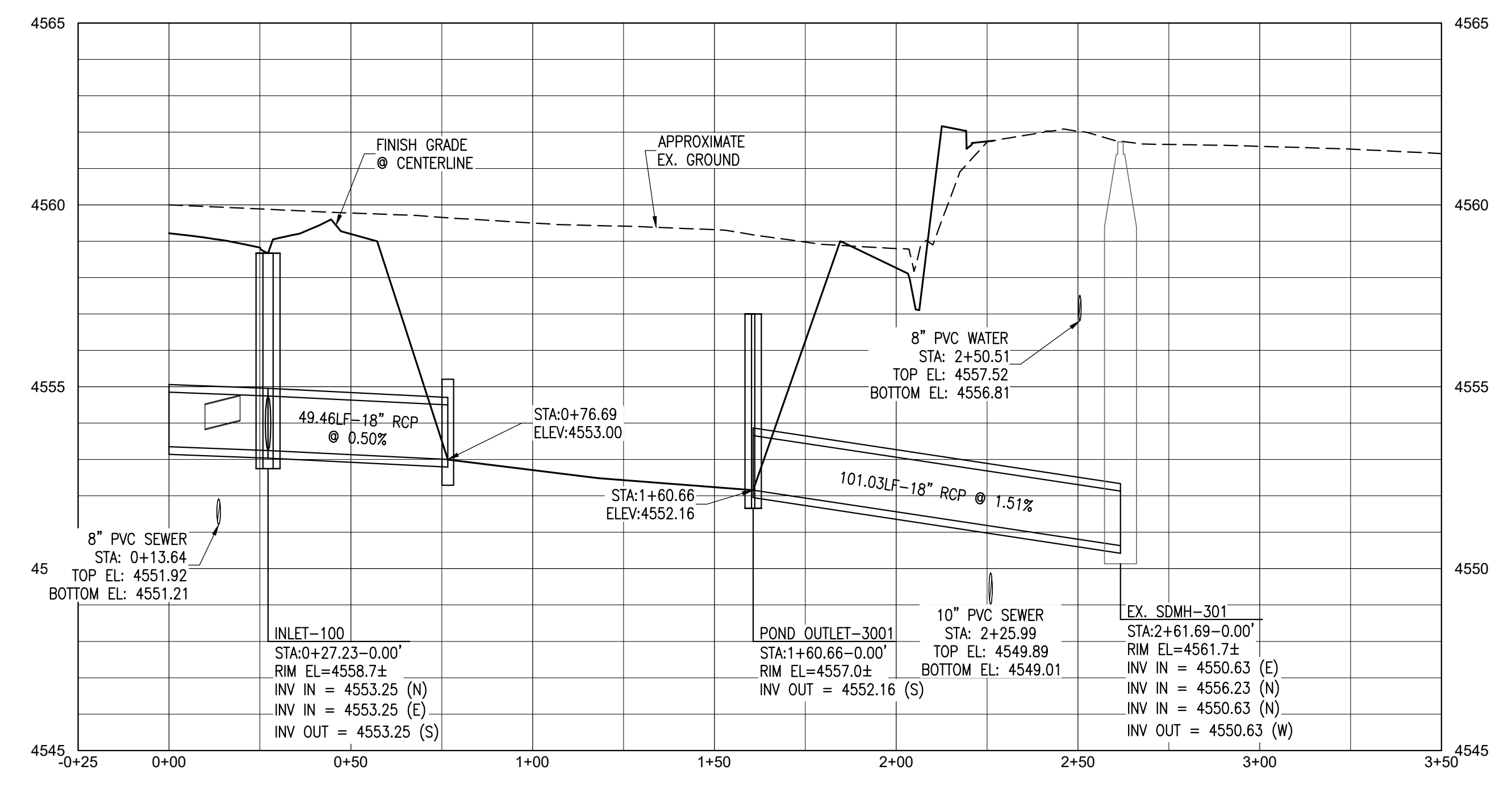
SEE SHEET C4.15

STORM PLAN - OUTLET POND
SCALE: 1" = 30'

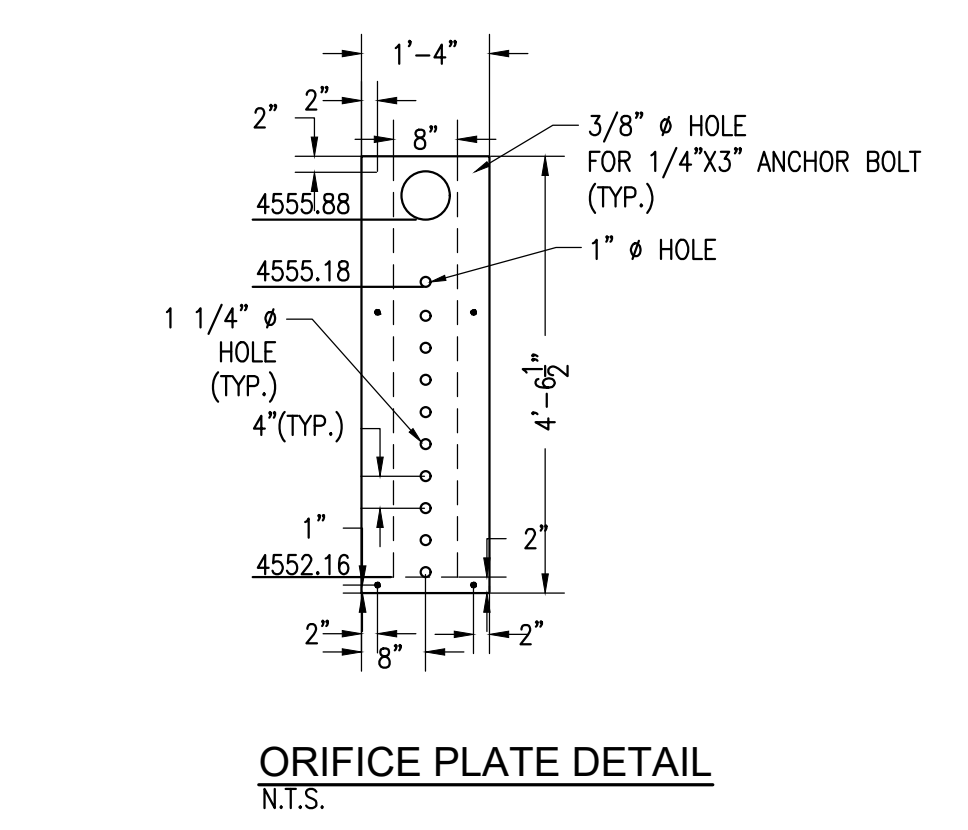


FOR REVIEW - NOT FOR CONSTRUCTION

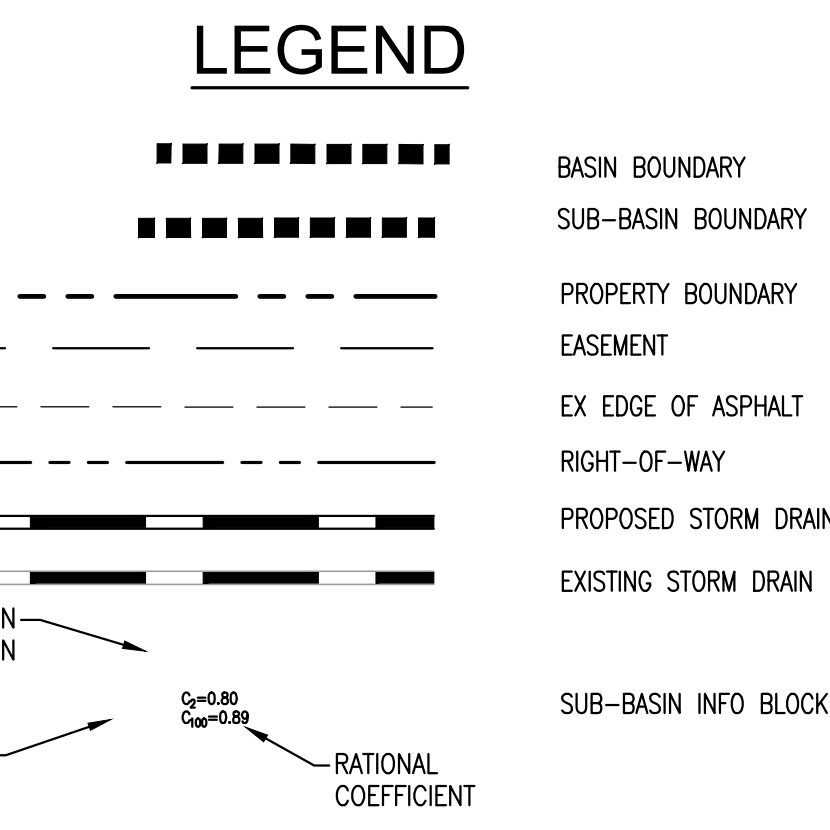
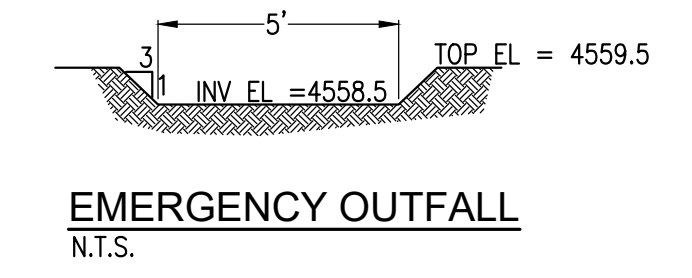
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STORM PROFILE - OUTLET POND
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



POND OUTLET STRUCTURE DETAIL
N.T.S.



PROJECT BENCHMARK
BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°55'07"W AND 1315.07 FEET BETWEEN A THE S1/16 CORNER ON THE EAST LINE OF SECTION 9 MARKED WITH A 2.5" BRASS CAP (MCSM #924-1) AND THE S1/16 CORNER OF SECTION 9 MARKED WITH A 3" ALUMINUM CAP 6" WITNESS CORNER (MCSM #925-1).

- CONSTRUCTION NOTES:**
- INSTALL 48" MANHOLE RE: CITY STD. DETAILS
 - INSTALL SINGLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
 - INSTALL DOUBLE CURB INLET W/ DRIVE OVER CURB OPENING RE: CITY STD. DETAILS
 - INSTALL PIPE FLARED END SECTION SEE PLAN FOR SIZE RE: CITY STD. DETAILS
 - INSTALL SHALLOW 48" MANHOLE RE: CITY STD. DETAILS

- GENERAL NOTES:**
- REFERENCE SHEET 2 FOR ADDITIONAL NOTES.
 - NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
 - STATIONS ARE IN REFERENCE TO CENTER LINE OF ROAD, UNLESS OTHERWISE INDICATED.
 - ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
 - PROFILE STATIONS REFER TO STORM PIPE ALIGNMENT NOT THE ROAD CENTER LINE ALIGNMENT. PLAN STATION AND OFFSET CALLOUTS REFER TO ROAD CENTER LINE ALIGNMENT.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

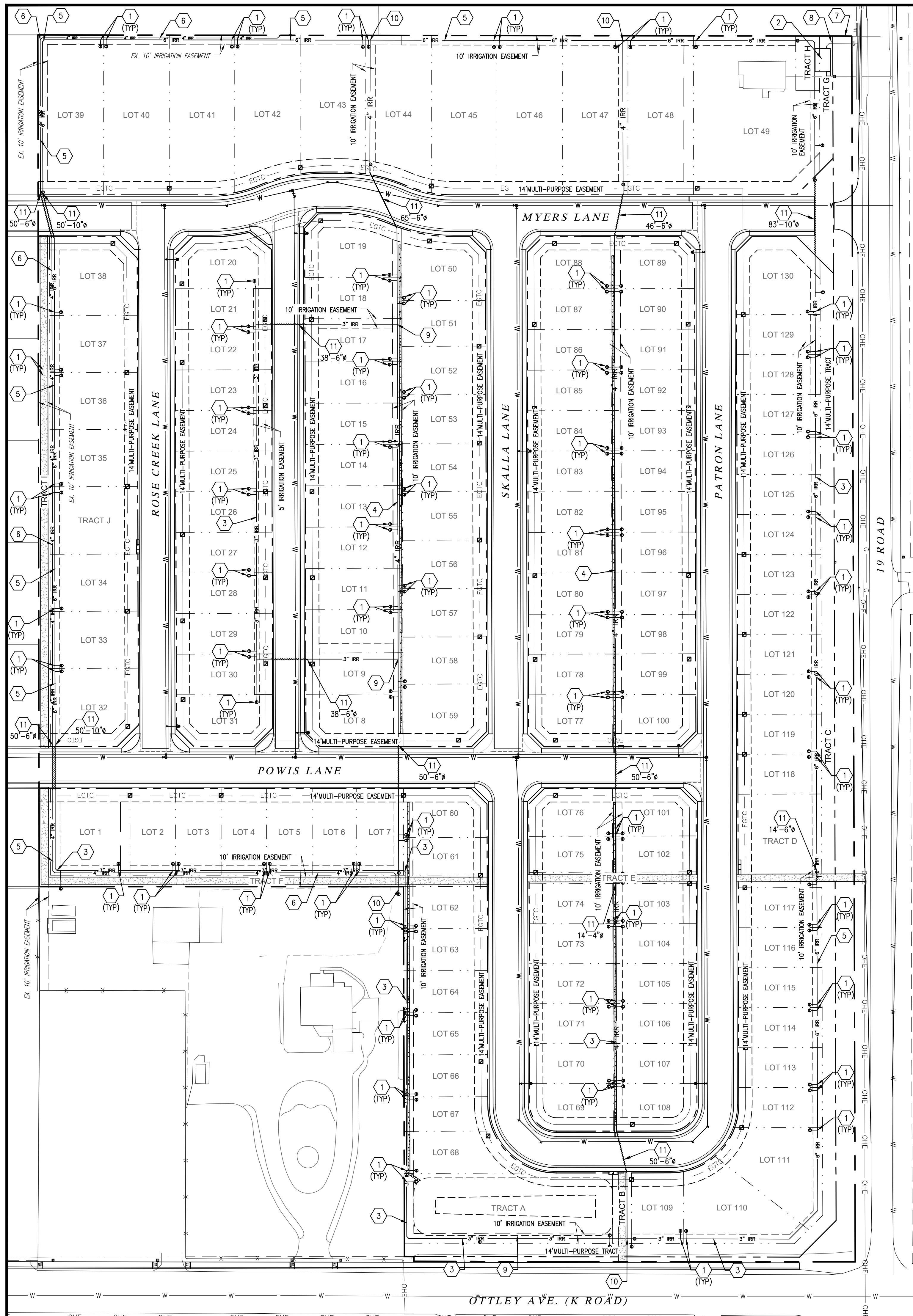
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

Storm Plan & Profile - Outlet Pond Details
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

storm f20-070.dwg

~SHEET~
C6.5

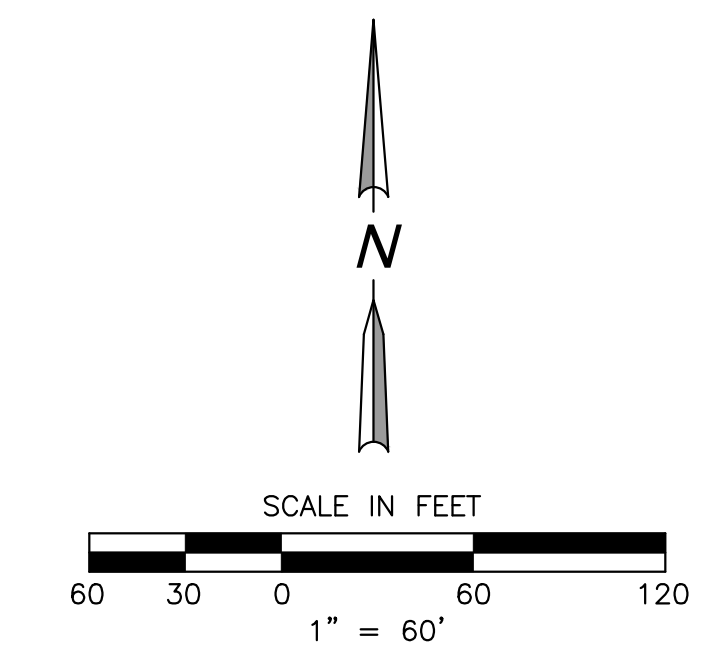


CONSTRUCTION NOTES:

- ① INSTALL IRRIGATION RISER
RE: DETAIL THIS SHEET
- ② IRRIGATION VAULT & PUMP HOUSE. SEE SHEET C7.1
- ③ 3" PRESSURIZED IRRIGATION DISTRIBUTION LINE
- ④ 4" PRESSURIZED IRRIGATION DISTRIBUTION LINE
- ⑤ 6" PRESSURIZED IRRIGATION DISTRIBUTION LINE
- ⑥ 4" GRAVITY IRRIGATION BYPASS LINE
- ⑦ INSTALL CLEAN OUT
RE: DETAIL THIS SHEET
- ⑧ INSTALL TWO (2) 45° ELBOWS WITH THRUST BLOCKS AT 90° BEND LOCATIONS
RE: THRUST BLOCK CHART THIS SHEET
- ⑨ INSTALL SYSTEM DRAIN
LOCATION AND DESIGN TO BE DETERMINED
- ⑩ INSTALL 4x4x4" TEE WITH THRUST BLOCK
RE: THRUST BLOCK CHART THIS SHEET
- ⑪ INSTALL SLEEVE (SIZE & LENGTH NOTED)
- ⑫ INSTALL 8" OVERFLOW LINE TIE TO EX. TRAP DITCH

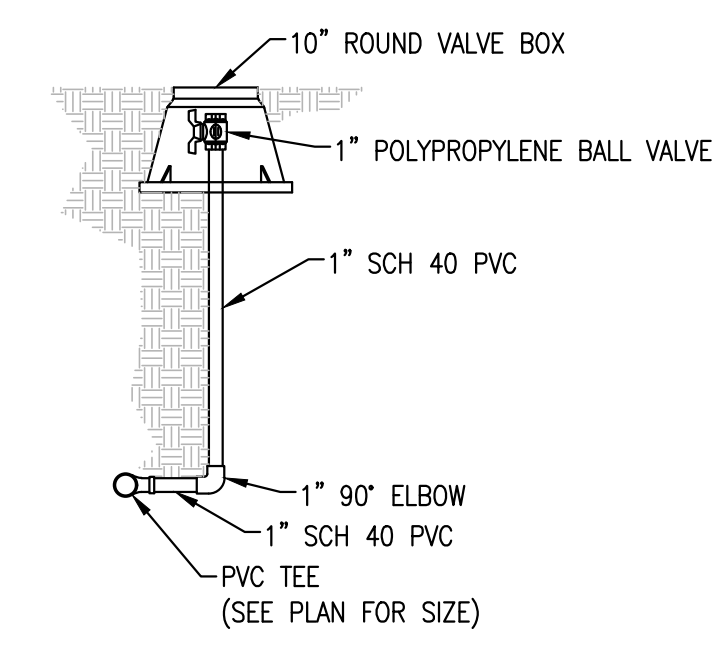
GENERAL NOTES:

1. NO DIMENSIONS SHALL BE SCALED FROM THESE PLANS.
2. PLACE ALL IRRIGATION LINES IN PVC SLEEVES AT ALL ROAD CROSSINGS 3' BEYOND SIDEWALK

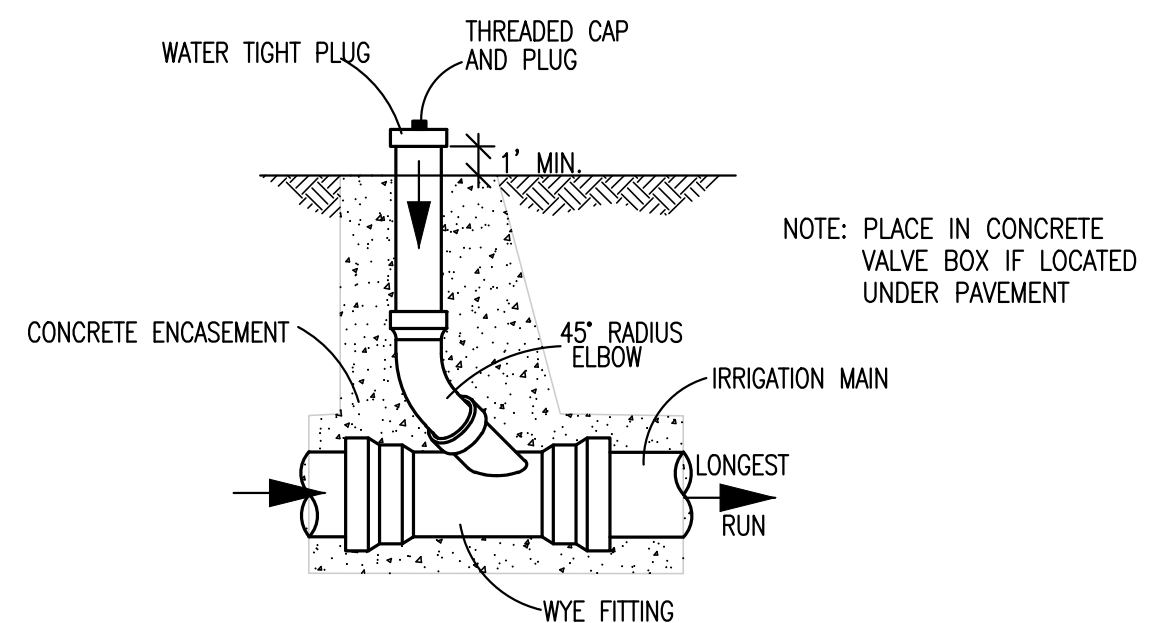


IRRIGATION SYSTEM NOTES:

1. IRRIGATION PIPING SHALL CONSIST OF THE FOLLOWING:
 - IRRIGATION SYSTEM SHALL BE MINIMAL CLASS 160 PVC.
 - MINIMUM OF 2 FEET OF COVER.
 - IRRIGATION LINES BENEATH ROADWAYS AND DRIVEWAYS SHALL BE PLACED IN A SLEEVE EXTENDING A MINIMUM OF 3 FEET BEYOND PAVING.
 - A 90 DEGREE CHANGE IN DIRECTION SHALL BE CONSTRUCTED WITH 2 - 45 DEGREE BENDS.
 - BURIED VALVES SHALL BE STANDARD EPOXY COATED CAST-IRON GLOBE VALVES WITH VALVE BOX.
 - IRRIGATION SYSTEM SHALL BE PRESSURE TESTED AT 80 PSI. LEAKAGE (L) IN GALLONS PER HOUR SHALL NOT EXCEED THE FOLLOWING:
 $L = (S \times D \times (P^{0.5})) / 133,200$
 S = LENGTH IN FEET, D = DIAMETER IN INCHES, P TEST PRESSURE IN PSI
 - ALL IRRIGATION LINES SHALL HAVE TRACER WIRE EXTENDED TO GRADE AT ALL CLEANOUTS, VALVES, & RISERS.
 - INSTALL THRUST BLOCKS ON TEES, BENDS, FITTINGS, AND DEAD-ENDS ON ALL DISTRIBUTION PIPING. (PRESSURIZED AND GRAVITY FEED LINES)
 - INSTALL AIR VAC AT IRRIGATION LINE HIGH POINTS
2. ALL IRRIGATION PIPE TO HAVE CAUTION TAPE AND TRACER WIRE. CAUTION TAPE TO BE 12" ±4" ABOVE BURIED PIPE.
3. INSTALL THRUST BLOCKS AT AREAS WHERE WATER CHANGES DIRECTION ON ALL FEED LINES.
4. EACH LOT SERVICE CONNECTION TO HAVE INSTALLED A 15 G.P.M. FLOW CONTROL VALVE.
5. PAINT EXPOSED PVC WITH BLUE LATEX PAINT.



1" IRRIGATION SERVICE CONNECTION
N.T.S.



IRRIGATION CLEAN OUT
N.T.S.

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
CIVIL & CONSULTING ENGINEERS
881 Road Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57888

REV.	DATE	COMMENT	BY

Irrigation Plan
Rose Creek Subdivision
Final
1892 Otley Ave. (K Road)
Fruita, CO 81521

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

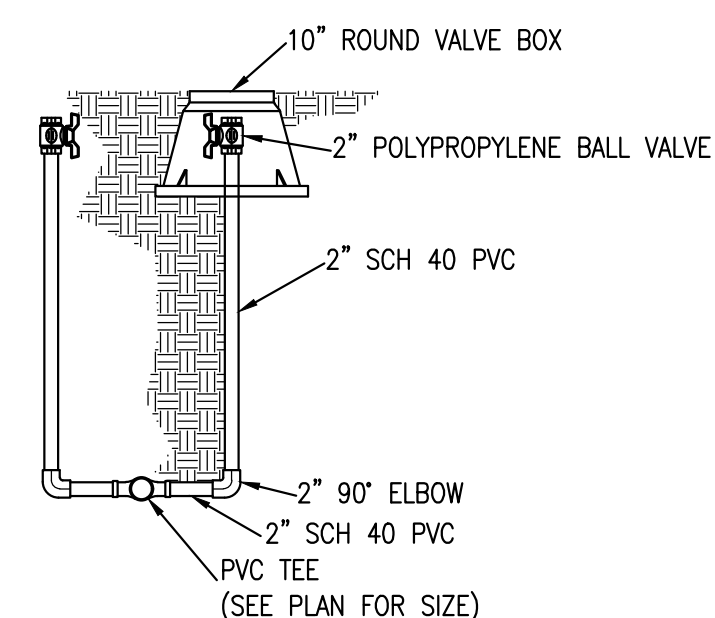
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

PROJECT NO: F20-070
DATE: 02/20/23

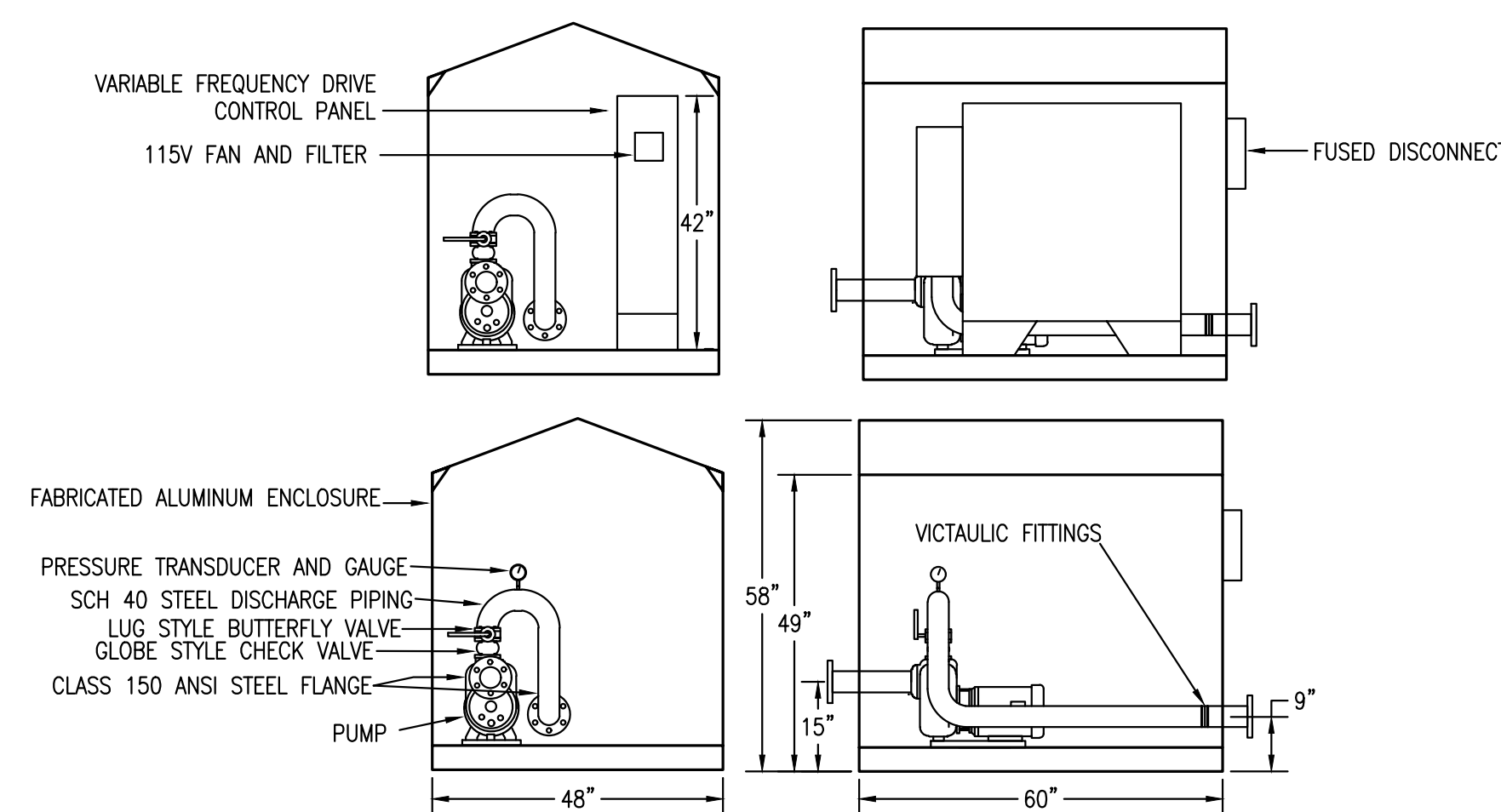
Irrigation: f20-070.dwg

~SHEET~

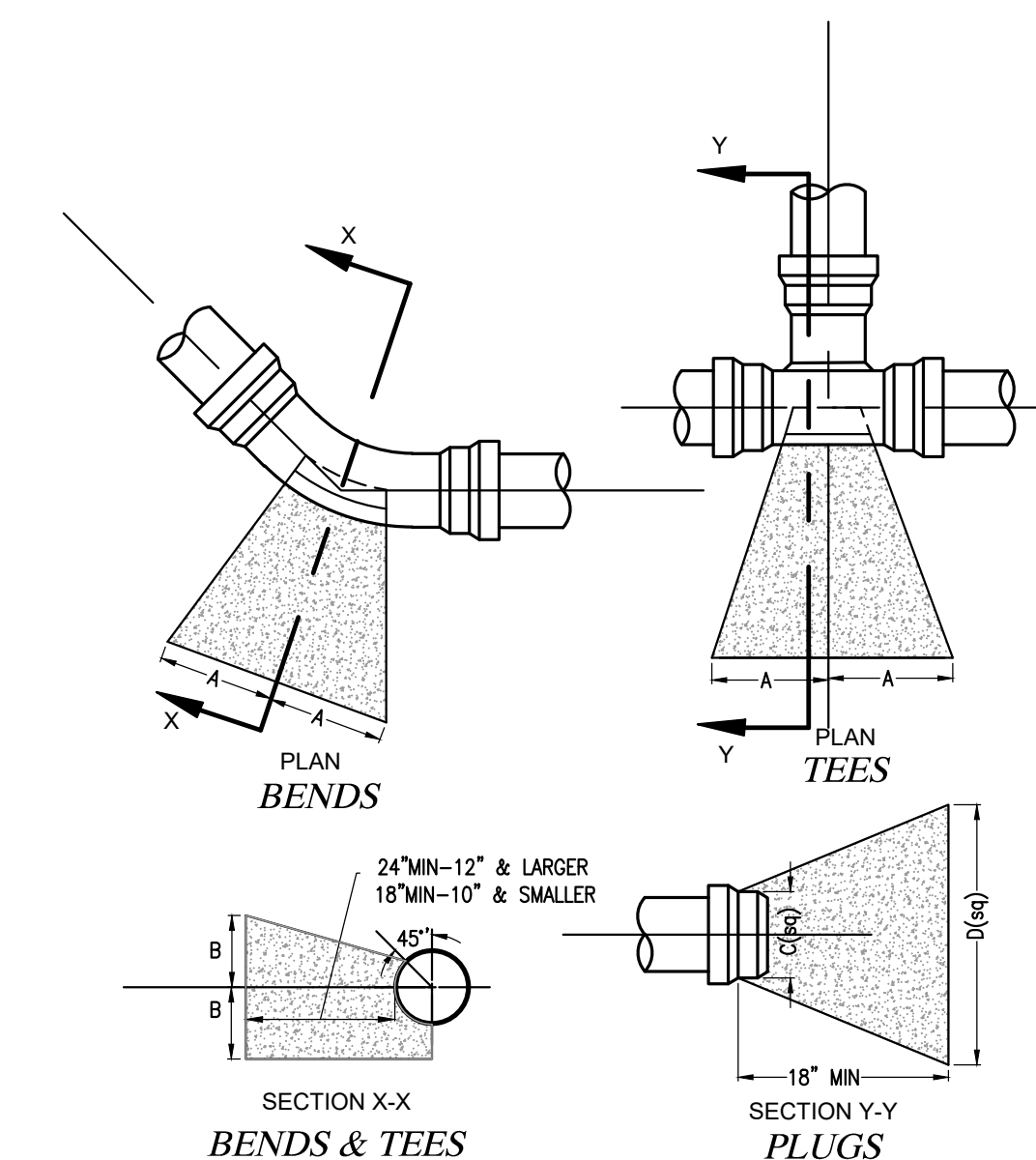
C7.0



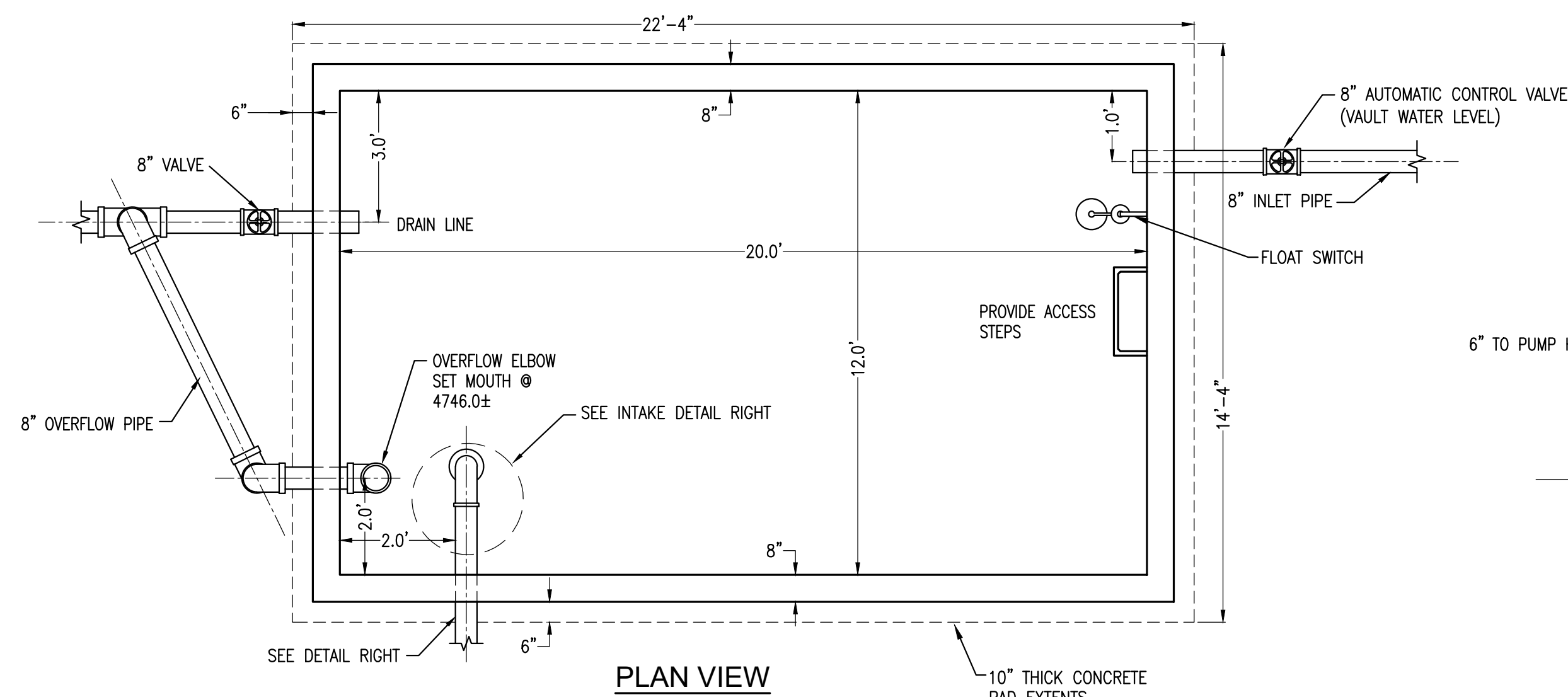
2" IRRIGATION SERVICE CONNECTION
INSTALLED AS SINGLE OR IN PAIRS
 N.T.S.



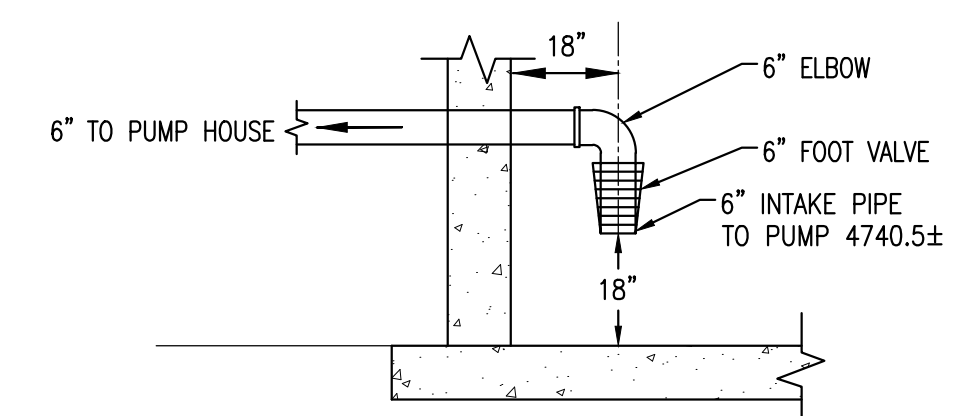
STAND ALONE PUMP STATION
 N.T.S.



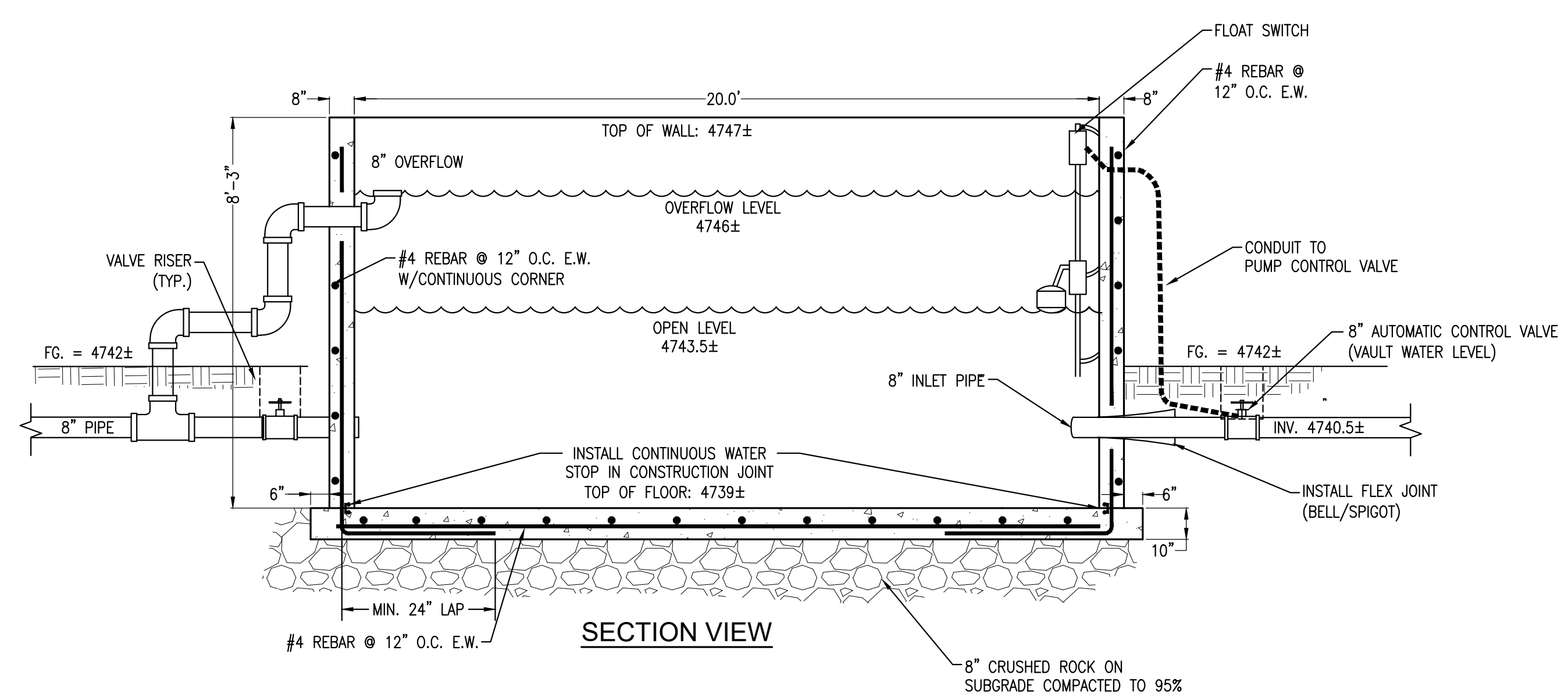
THRUST BLOCK SIZING											
SIZE	90° A	90° B	45° A	45° B	22.5° A	22.5° B	TEE'S A	TEE'S B	PLUGS C	PLUGS D	
4"	5"	7"	4"	5"	2"	5"	5"	5"	7"	10"	
6"	8"	10"	6"	8"	3"	8"	8"	8"	10"	15"	
8"	12"	12"	8"	10"	5"	9"	9"	12"	12"	20"	
10"	16"	14"	10"	12"	6"	10"	11"	14"	14"	25"	
12"	19"	16"	12"	14"	8"	11"	14"	16"	16"	30"	
14"	23"	18"	14"	16"	10"	12"	16"	18"	18"	34"	
16"	26"	20"	16"	18"	11"	13"	18"	20"	20"	38"	



PLAN VIEW



INTAKE DETAIL
 N.T.S.



IRRIGATION VAULT DETAIL
 N.T.S.

- IRRIGATION SYSTEM NOTES:**
- IRRIGATION PIPING SHALL CONSIST OF THE FOLLOWING:
 - IRRIGATION SYSTEM SHALL BE MINIMAL CLASS 160 PVC.
 - MINIMUM OF 2 FEET OF COVER.
 - IRRIGATION LINES BENEATH ROADWAYS AND DRIVEWAYS SHALL BE PLACED IN A SLEEVE EXTENDING A MINIMUM OF 3 FEET BEYOND PAVING.
 - A 90 DEGREE CHANGE IN DIRECTION SHALL BE CONSTRUCTED WITH 2 - 45 DEGREE BENDS. (SERVICE CONNECTIONS EXCLUDED)
 - BURIED VALVES SHALL BE STANDARD EPOXY COATED CAST-IRON GLOBE VALVES WITH VALVE BOX
 - IRRIGATION SYSTEM SHALL BE PRESSURE TESTED AT 80 PSI, LEAKAGE (L) IN GALLONS PER HOUR SHALL NOT EXCEED THE FOLLOWING:
 $L = (S \times D \times X (P^{0.5})) / 133,200$
 $S =$ LENGTH IN FEET, $D =$ DIAMETER IN INCHES, $P =$ TEST PRESSURE IN PSI
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 - INSTALL THRUST BLOCKS ON TEES, BENDS, FITTINGS, AND DEAD-ENDS ON ALL DISTRIBUTION PIPING. (PRESSURIZED AND GRAVITY FEED LINES)
 - INSTALL AIR VAC AT IRRIGATION LINE HIGH POINTS
 - ALL IRRIGATION PIPE TO HAVE CAUTION TAPE AND TRACER WIRE, CAUTION TAPE TO BE 12" ±4" ABOVE BURIED PIPE.
 - INSTALL THRUST BLOCKS AT AREAS WHERE WATER CHANGES DIRECTION ON ALL FEED LINES.
 - PAINT EXPOSED PVC WITH BLUE LATEX PAINT.

- GENERAL NOTES:**
- NO DIMENSIONS SHALL BE SCALED FROM THESE PLANS.
 - PLACE ALL IRRIGATION LINES IN PVC SLEEVES AT ALL ROAD CROSSINGS 3' BEYOND SIDEWALK

FOR REVIEW - NOT FOR CONSTRUCTION

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NO.	DATE	BY	COMMENT

Irrigation Details
Rose Creek Subdivision
Final
 1892 Otley Ave. (K Road)
 Fruita, CO 81521

PROJECT NO: F20-070
 DATE: 02/20/23

Irrigation F20-070.dwg

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

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BY	
DATE	
COMMENT	

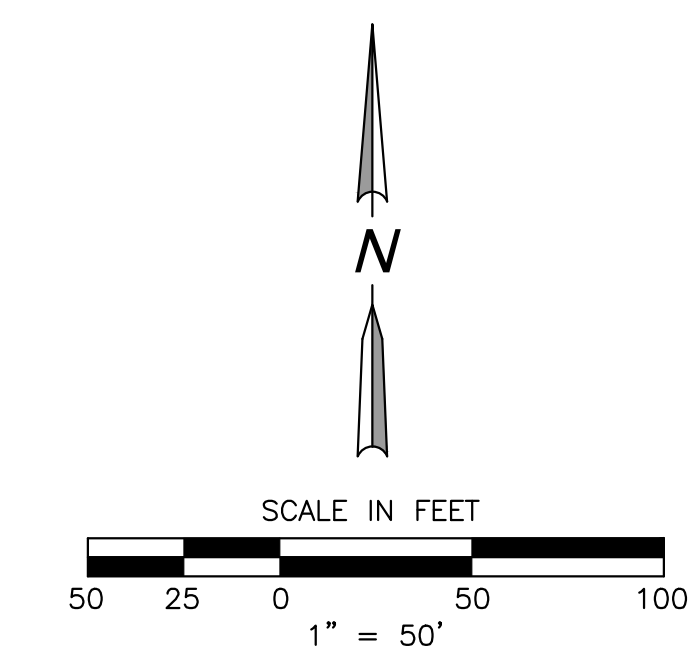
Storm Water Management Plan
Rose Creek Subdivision
Final
1892 Ortley Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

swmp 120-070.dwg

~SHEET~

C8.0



TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA	
STORM DRAIN INLET PROTECTION	IP	
VEHICLE TRACKING CONTROL & (STABILIZED CONSTRUCTION ENTRANCE)	VTC	
EARTHEN BERM PERIMETER	EB	
STRAW BALE	SB	
OUTLET PROTECTION	OP	

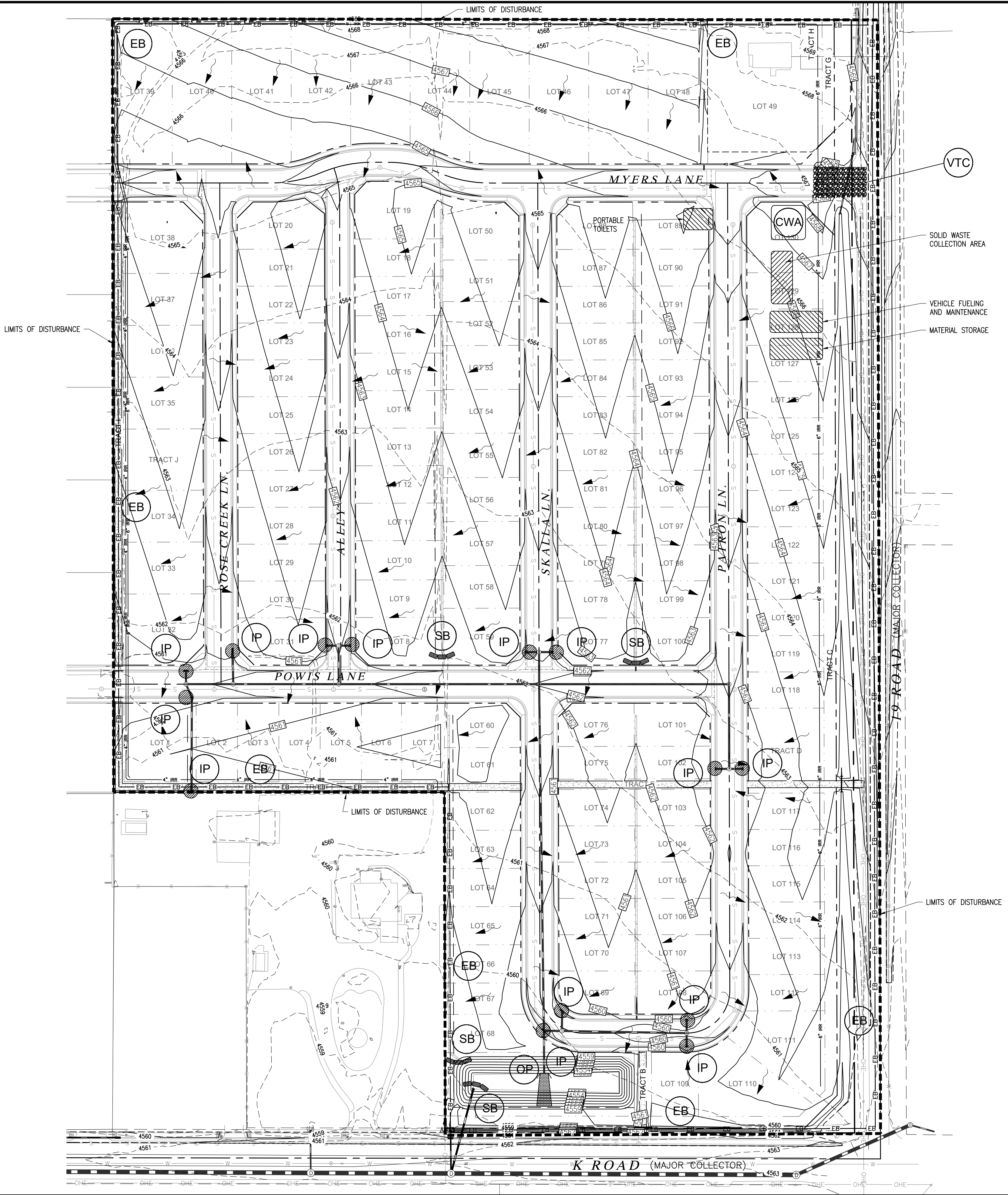
- SWMP - GENERAL NOTES:**
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED EASEMENTS, RIGHT AND/OR RIGHTS-OF-WAY PURSUANT TO THE DISCHARGE FROM THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS AND GRADING OR OTHER WORK TO BE PERFORMED ON ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THE PLAN.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) AND B) FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE, THE IN-PLACE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.

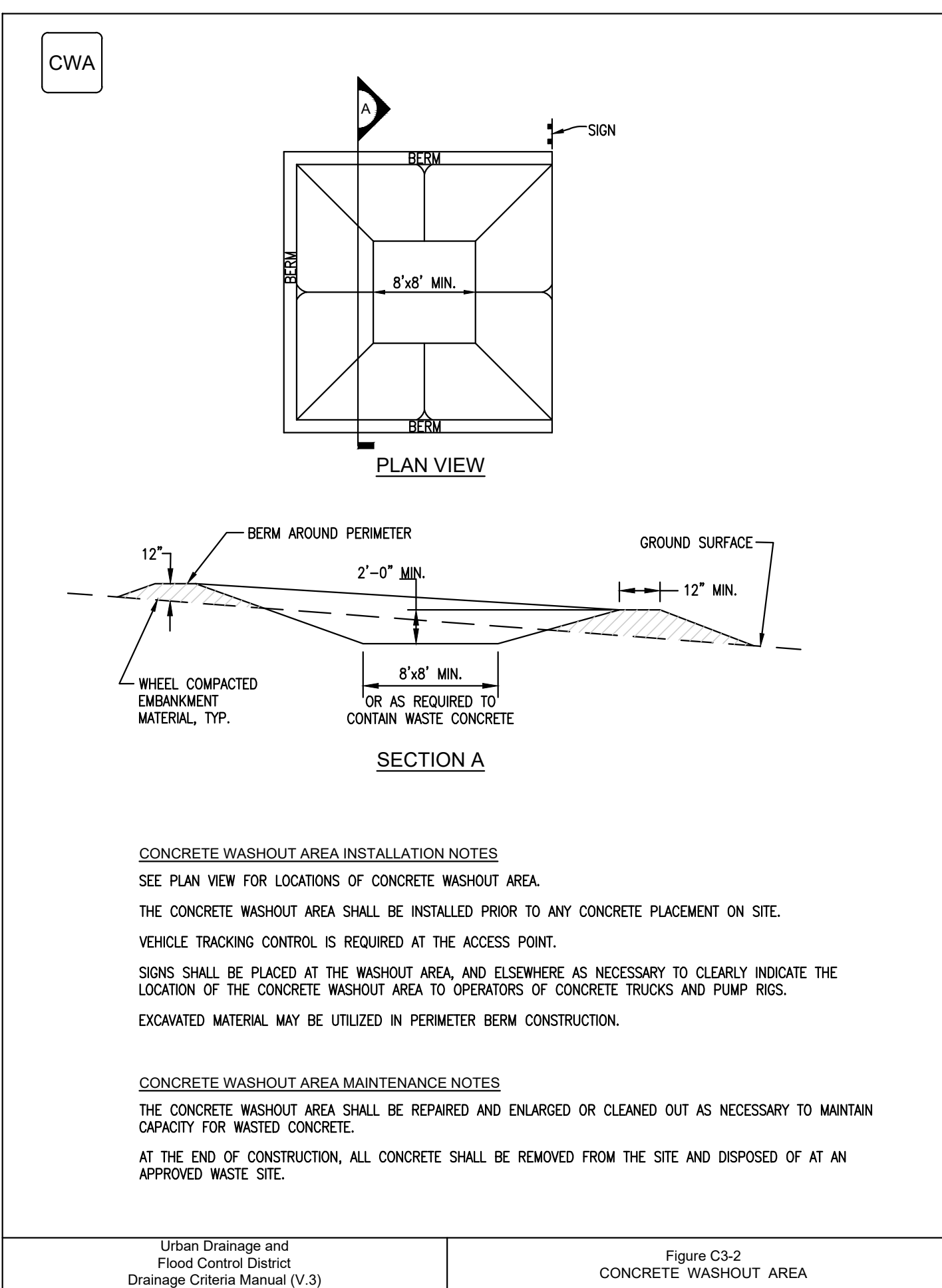
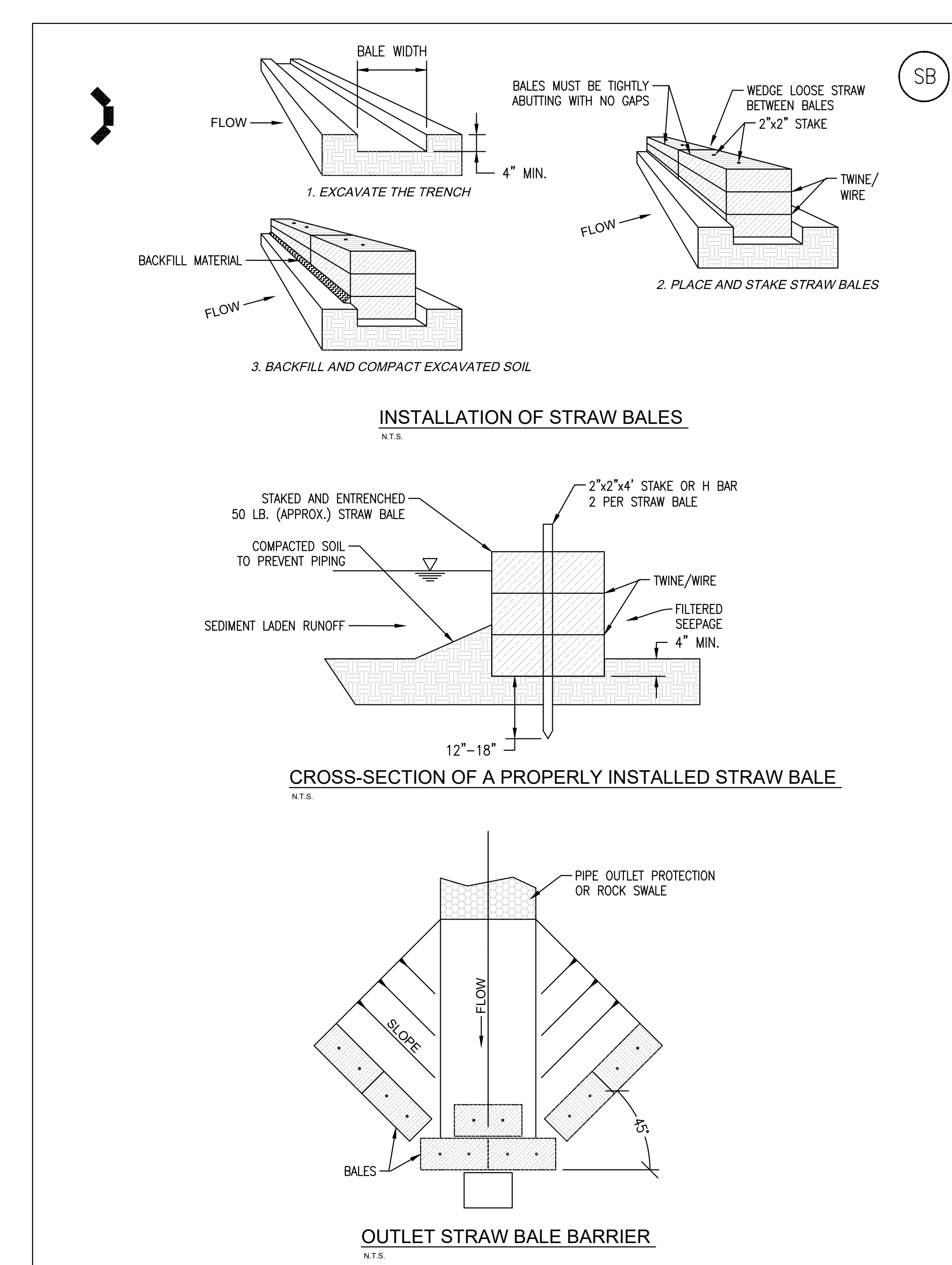
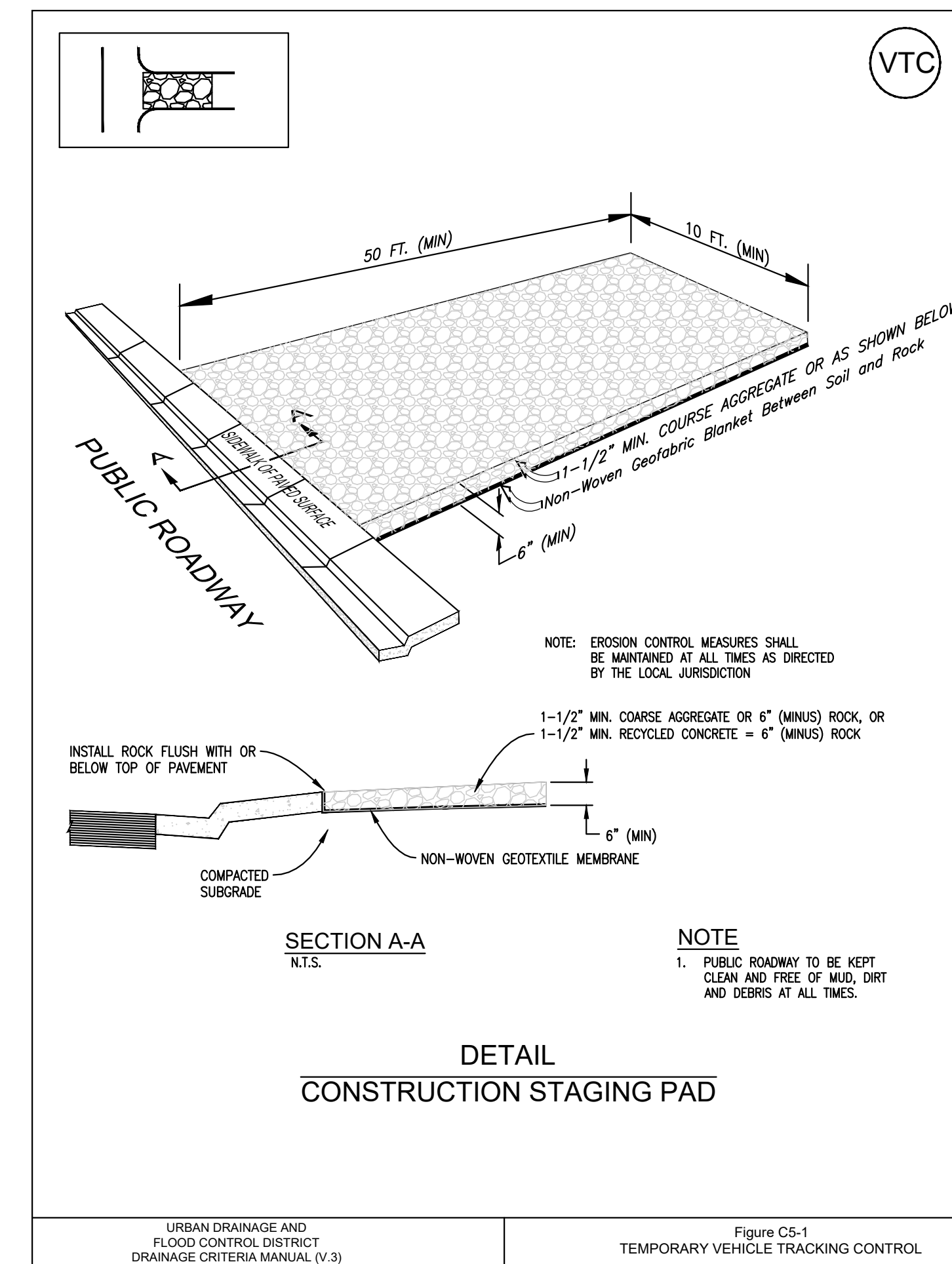
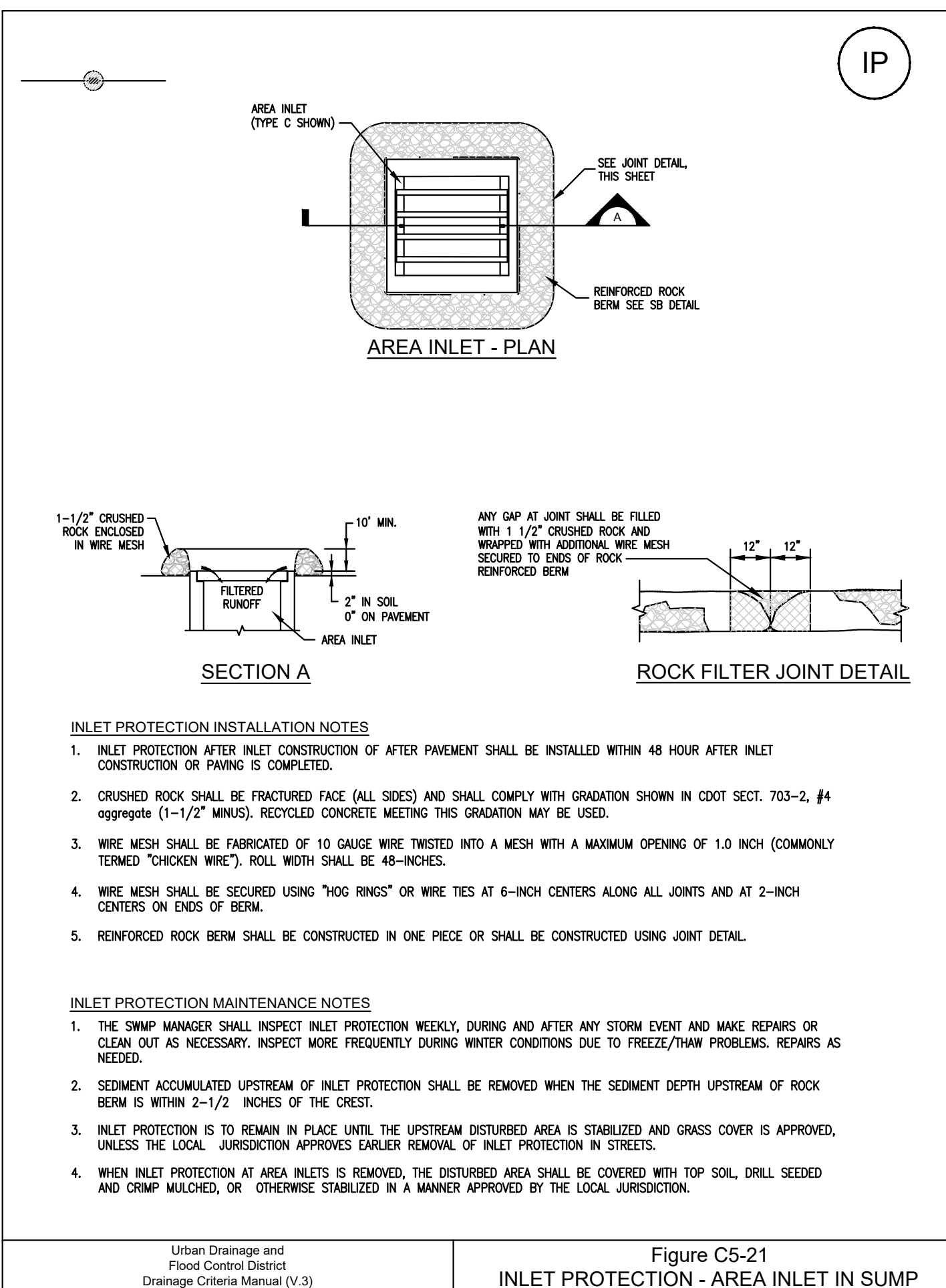
UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-250-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

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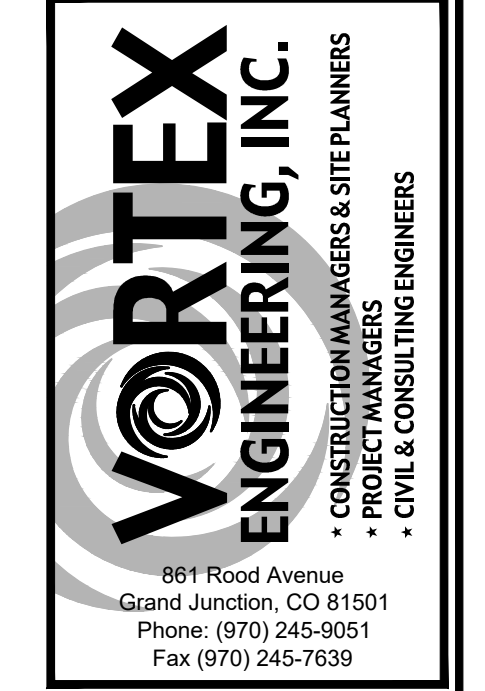
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION





TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA	[Square]
STORM DRAIN INLET PROTECTION	IP	[Circle with diagonal lines]
VEHICLE TRACKING CONTROL & (STABILIZED CONSTRUCTION ENTRANCE)	VTC	[Hatched rectangle]
STRAW BALE BARRIER	SB	[Wavy line]
TEMPORARY DIVERSION CHANNEL	DV	[Arrow]



STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 57868

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY

SWMP Details
Rose Creek Subdivision
Final
1892 Ortleby Ave. (K Road)
Fruita, CO 81521

PROJECT NO: F20-070
DATE: 02/20/23

swmp t20-070.dwg

~SHEET~
C8.1

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____