



CURVE INFORMATION

(A)	Δ = 41°58'35"	R = 450.00'	L = 329.68'	T = 172.63'	C = 322.36'	CB = S 87°22'39" E
(B)	Δ = 30°59'19"	R = 445.00'	L = 240.68'	T = 123.36'	C = 237.76'	CB = N 56°08'25" E
(C)	Δ = 07°25'07"	R = 1480.00'	L = 191.63'	T = 95.95'	C = 191.49'	CB = S 44°21'19" W
(D)	Δ = 65°43'11"	R = 50.00'	L = 57.35'	T = 32.30'	C = 54.26'	CB = S 10°32'59" E
(E)	Δ = 25°42'00"	R = 350.00'	L = 156.99'	T = 79.84'	C = 155.68'	CB = S 23°58'29" E

LINE INFORMATION

NO.	BEARING	DISTANCE
1.	S 66°23'21" E	28.92'
2.	S 66°06'26" W	65.56'
3.	S 10°32'59" E	89.19'
4.	S 36°47'59" E	45.00'
5.	S 53°12'01" W	60.00'
6.	N 53°02'21" E	42.19'

LEGEND

- EXISTING TREELINE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED STREET LIGHT
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING DRAINAGE CULVERT
- PROPOSED DRAINAGE CULVERT
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE, SIZE, AND FIRE HYDRANT
- EXISTING SANITARY SEWER, SIZE, AND MANHOLE
- PROPOSED 8" C-900 WATER LINE, SIZE, AND FIRE HYDRANT
- PROPOSED 8" SDR-35 PVC SANITARY SEWER, SIZE, AND MANHOLE
- PROPOSED WATER METER AND SERVICE LATERAL
- PROPOSED SANITARY SEWER SERVICE LATERAL

ABBREVIATIONS

- AASHTO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
- ABC AGGREGATE BASE COURSE
- ADA AMERICANS WITH DISABILITIES ACT
- ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AVE AVENUE
- B.O.W. BACK-OF-WALK
- BLDG BUILDING
- C.D.O.T. COLORADO DEPARTMENT OF TRANSPORTATION
- C&G CURB AND GUTTER
- C.C. CENTERLINE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- CONST. CONSTRUCTION
- C.Y. CUBIC YARD
- CU.Y. CUBIC YARD
- DEG. DEGREE
- DIA. DIAMETER
- D.W. DRIVEWAY
- E. EAST
- E.A. EACH
- E.W. EACH WAY
- EL. ELEVATION
- EX. or EXIST. EXISTING
- PH. FIRE HYDRANT
- FL. or F.L. FLOWLINE
- FT. FOOT
- G. GROUND
- H.P. HOT BITUMINOUS PAVEMENT
- H.W. HIGHWAY
- I.D. INSIDE DIAMETER
- IN. INCH
- IR. or IRR. IRRIGATION
- IR/M. IRRIGATION MANHOLE
- IR/W. IRRIGATION WATER VALVE
- L.F. LINEAL FEET
- LP. LIGHT POLE
- L.S. LUMP SUM
- LT. LEFT
- MAX. MAXIMUM
- MCSM. MESA COUNTY SURVEY MONUMENT
- MIN. MINIMUM
- N. NORTH
- NO. NUMBER
- NTS. NOT TO SCALE
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- OSHA. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- P.C. POINT OF CURVATURE
- P.S.C. PUBLIC SERVICE OF COLORADO
- P.T. POINT OF TANGENCY
- PVC. POINT VERTICAL CURVE
- P.V.C. POLYVINYL CHLORIDE PIPE
- P.M. POINT VERTICAL INTERSECT
- P.W.M. POINT VERTICAL TANGENCY
- P.V.T. PAVEMENT
- R. RIGHT
- R.O.W. RIGHT-OF-WAY
- RCP. REINFORCED CONCRETE PIPE
- RT. RIGHT
- S. SOUTH
- SS. SANITARY SEWER SERVICE
- S.Y. SQUARE YARD
- STA. STATION
- STD. STANDARD
- SW. SIDEWALK
- TC. TOP OF CURB
- TEMP. TEMPORARY
- TYP. TYPICAL
- U.S. UNITED STATES
- UTIL. UTILITY
- VC. VERTICAL CURVE
- W. WEST
- WM. WATER METER
- WS. WATER SERVICE

LOCAL UTILITY PROVIDERS

- UTE WATER CONSERVANCY DISTRICT (WATER SERVICES)**
2190 H I ROAD
GRAND JUNCTION, CO 81505
PHONE #970-242-7491
- CITY OF FRUITA PUBLIC WORKS (SANITARY SEWER)**
900 KIEFER AVE.
FRUITA, CO 81521
PHONE #970-858-9558
- XCEL ENERGY (GAS)**
2538 BLICHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-245-2693
- CENTURY LINK (PHONE/COMMUNICATIONS)**
2524 BLICHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-244-4311
- CHARTER/SPECTRUM COMMUNICATIONS (TV/COMMUNICATIONS)**
2502 FORESIGHT CIR
GRAND JUNCTION, CO 81505
PHONE #970-245-8750
- GRAND VALLEY POWER (ELECTRIC POWER)**
845 22 ROAD
GRAND JUNCTION, CO 81505
PHONE #970-242-0040
- LOWER VALLEY FIRE DISTRICT**
168 N MESA STREET
FRUITA, CO 81521
PHONE #970-858-3133

AREA BREAKDOWN

Category	Area (Acres±)	Percentage (%)
RESIDENTIAL LOTS (122)	54.0 ACRES±	41.0%
INTERIOR ROADS	13.2 ACRES±	10.0%
ACCESS TRACT	0.2 ACRES±	0.2%
OPEN SPACE	64.3 ACRES±	48.8%
TOTAL	131.7 ACRES±	100.0%



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**SUNSET POINTE
PRELIMINARY PLAN
OVERVIEW PLAN**

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