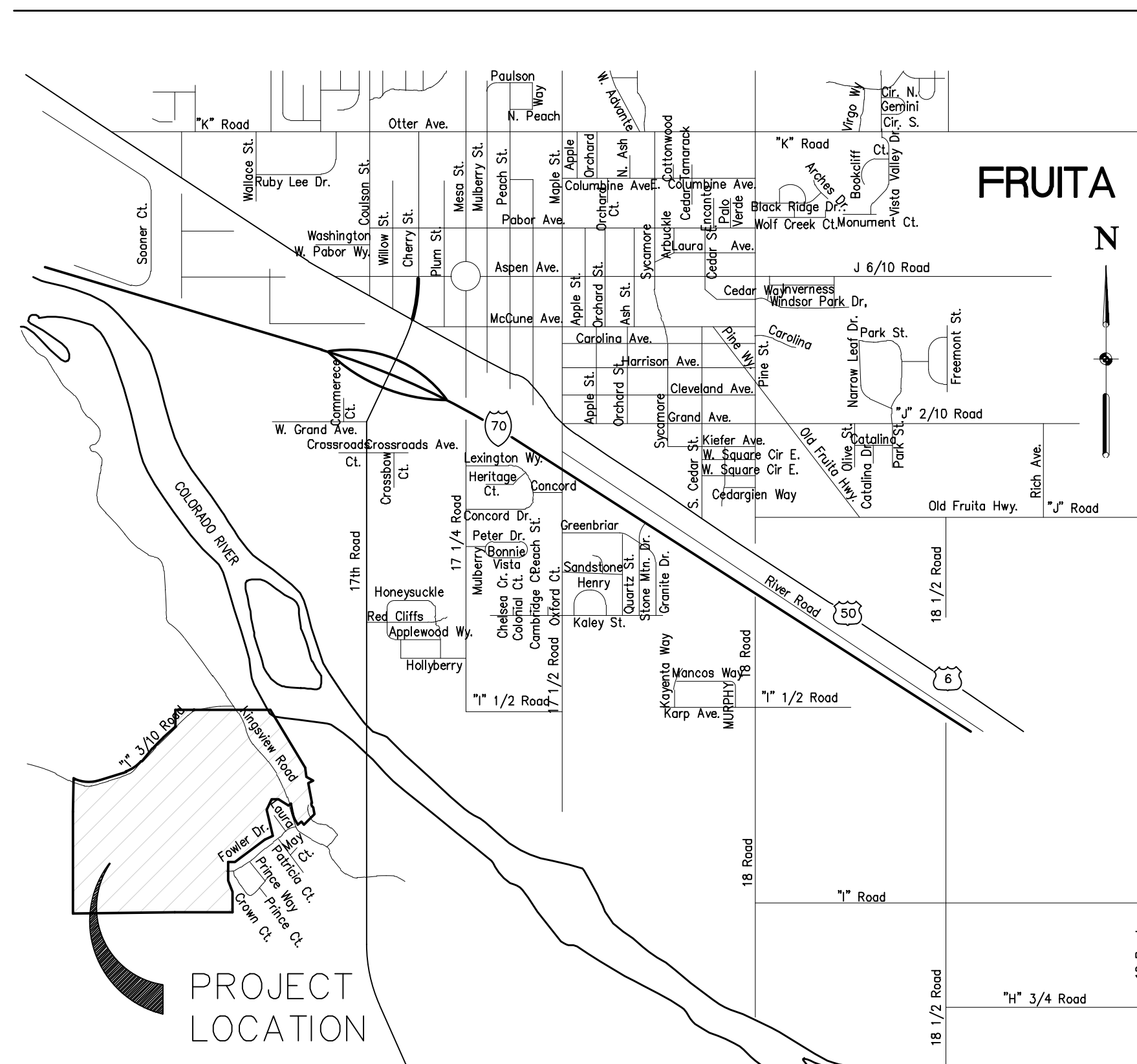


PRELIMINARY PLAN FOR SUNSET POINTE FRUITA, COLORADO

PREPARED BY:
ROLLAND CONSULTANTING ENGINEERS
 405 RIDGES BLVD.
 GRAND JUNCTION, CO 81507
 (970) 243-8300

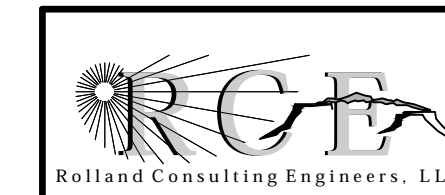
PREPARED FOR:
SUNSHINE OF DELTA, INC.
 P.O. BOX 516
 FRUITA, COLORADO 81521

VICINITY MAP



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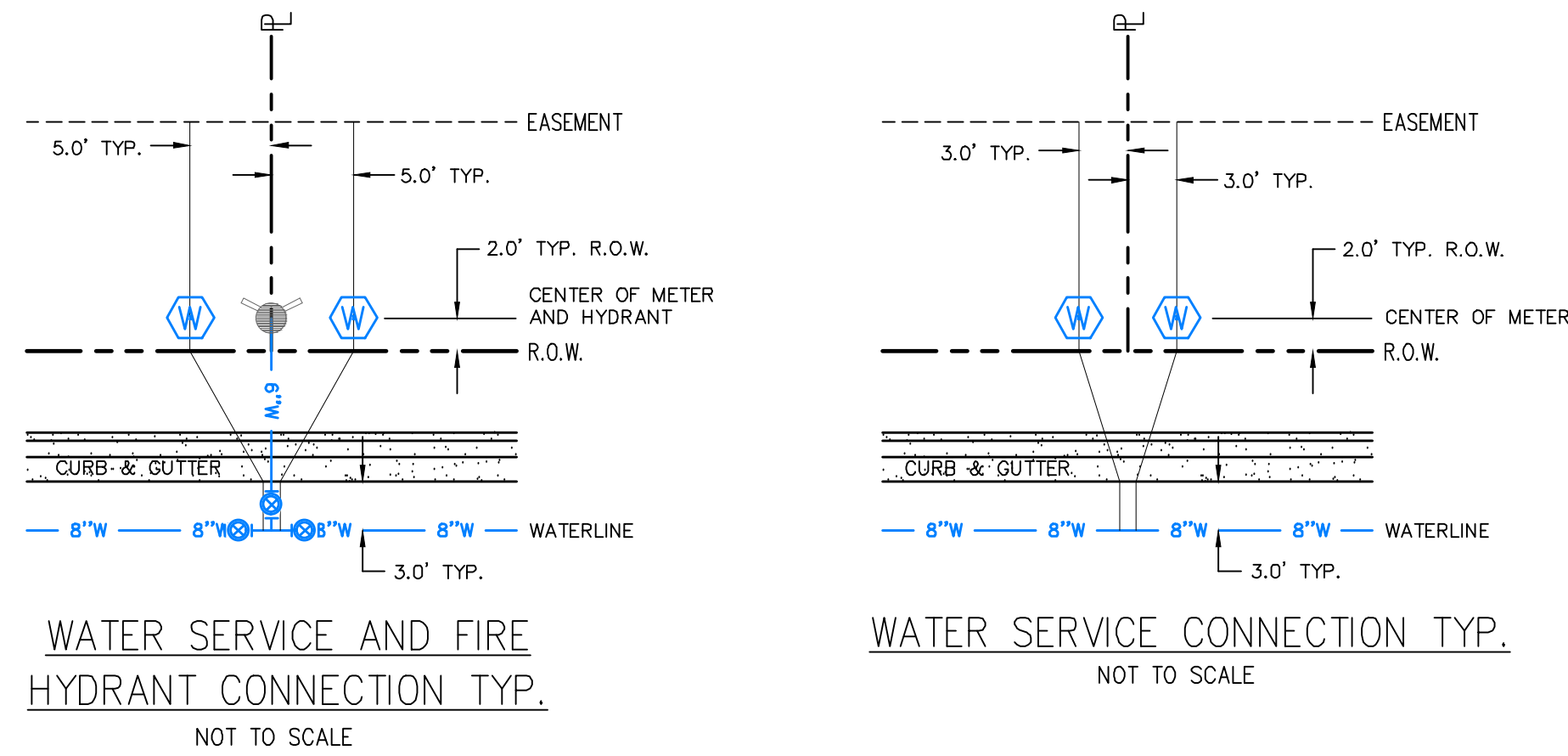


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SUNSET POINTE
 PRELIMINARY PLAN

COVER SHEET

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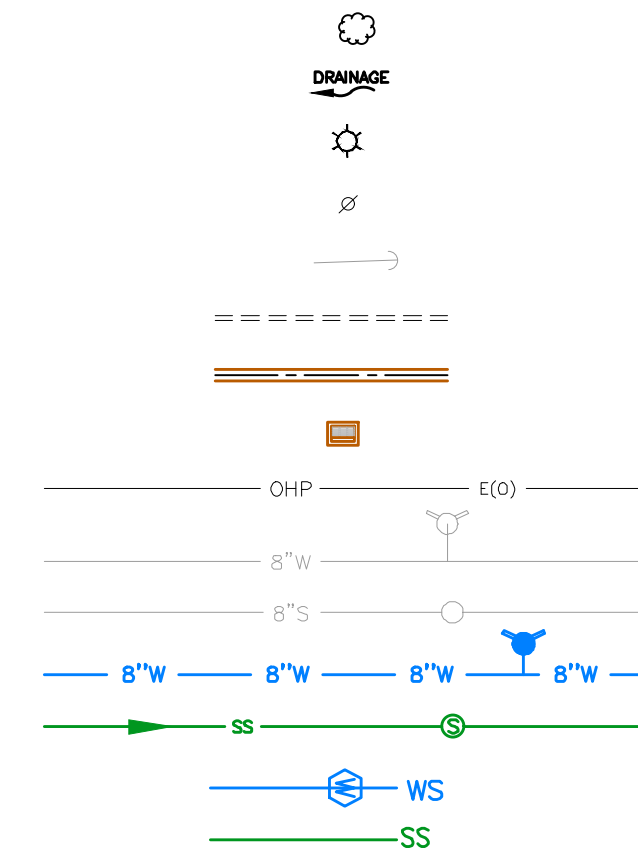
CURVE INFORMATION

(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
- Q. CENTERLINE
- OMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- CONST. CONSTRUCTION
- C.Y. CUBIC YARD
- CU. YD. CUBIC YARD
- DEG. DEGREE
- DIA. DIAMETER
- DWY. DRIVEWAY
- E. EAST
- EA. EACH
- E.W. EACH WAY
- EL. ELEVATION
- EX. or EXIST. EXISTING
- FL. or F.L. FIRE HYDRANT FLOWLINE
- FT. FOOT
- G. GROUND
- HBP. HOT BITUMINOUS PAVEMENT
- HWY. HIGHWAY
- LD. INSIDE DIAMETER
- INV. INVERT
- IR. or IRR. IRRIGATION
- IRMH. IRRIGATION MANHOLE
- IRW. IRRIGATION WATER VALVE
- L.F. LINEAL FEET
- LF. LIGHT POLE
- LP. 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
- OD. OUTSIDE DIAMETER
- OSHA. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- PC. POINT OF CURVATURE
- PCSD. PUBLIC SERVICE OF COLORADO
- PT. POINT OF TANGENCY
- PVC. POINT VERTICAL CURVE
- PVC. POLYVINYL CHLORIDE PIPE
- PVI. POINT VERTICAL INTERSECT
- PWMT. PAVEMENT
- PVT. POINT VERTICAL TANGENCY
- R. RADIUS
- 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 1/2 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 BUCHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-245-2693

CENTURY LINK (PHONE/COMMUNICATIONS)
2524 BUCHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-244-4311

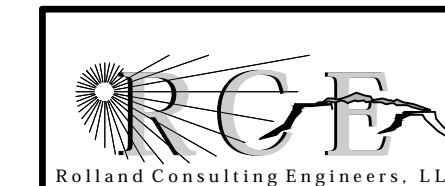
CHARTER/SPECTRUM COMMUNICATIONS
(TV/COMMUNICATIONS)
2502 FORESIGHT CIR
GRAND JUNCTION, CO 81505
PHONE #970-245-8750

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

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%

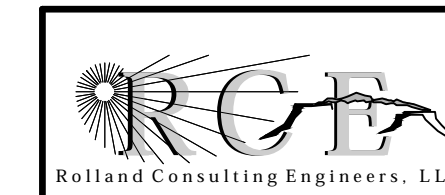
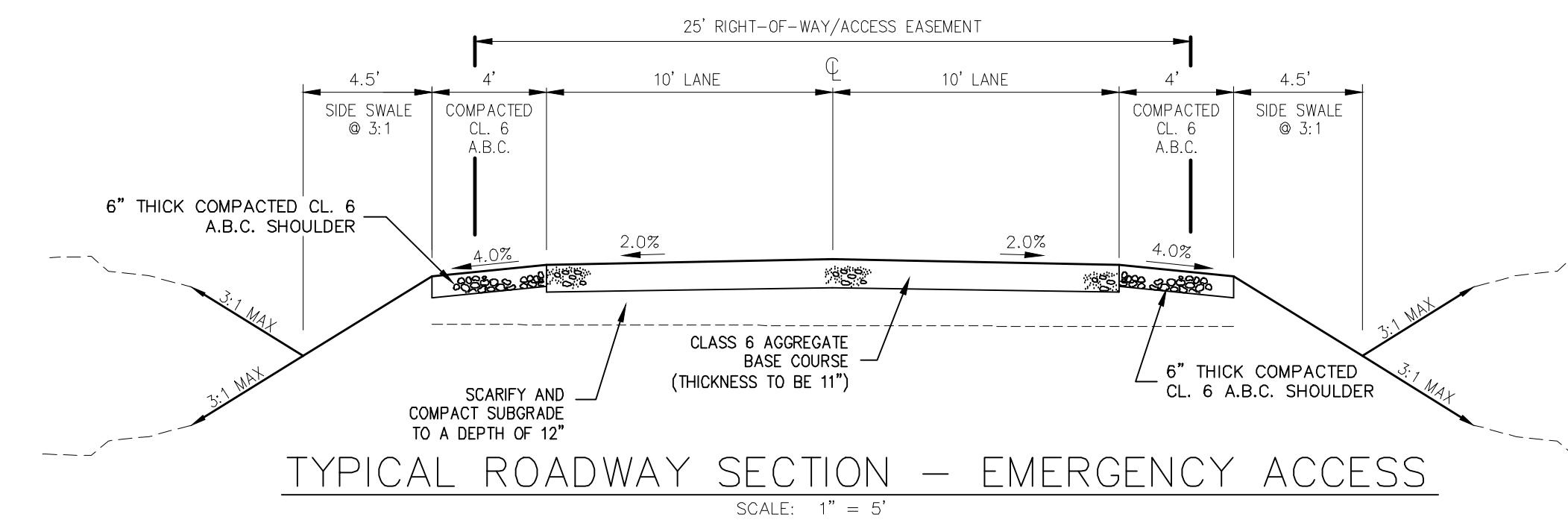
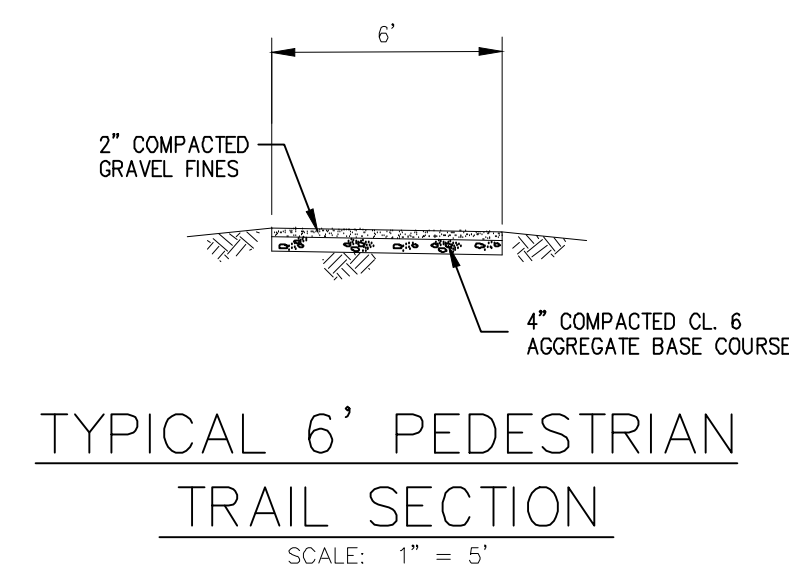
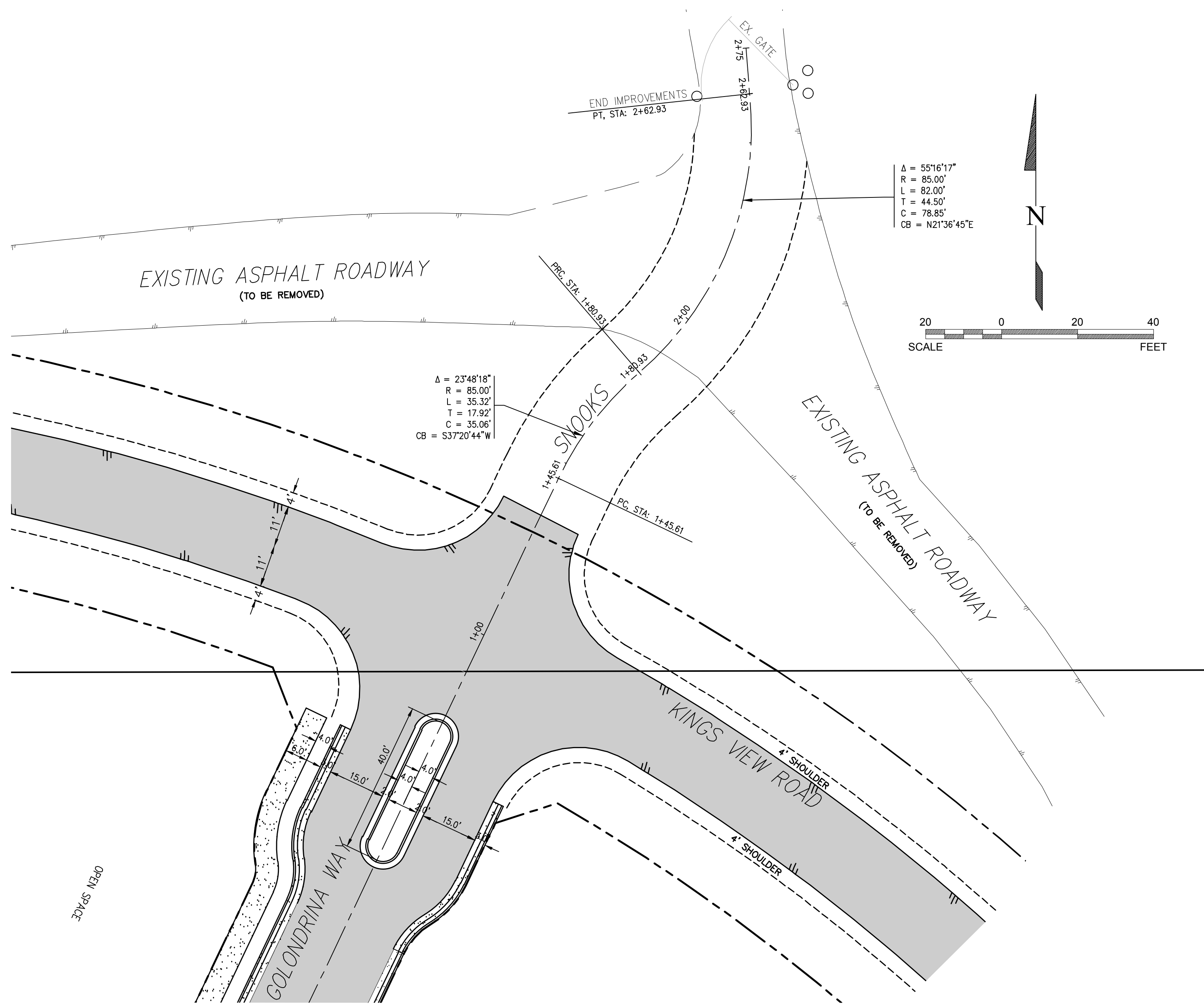
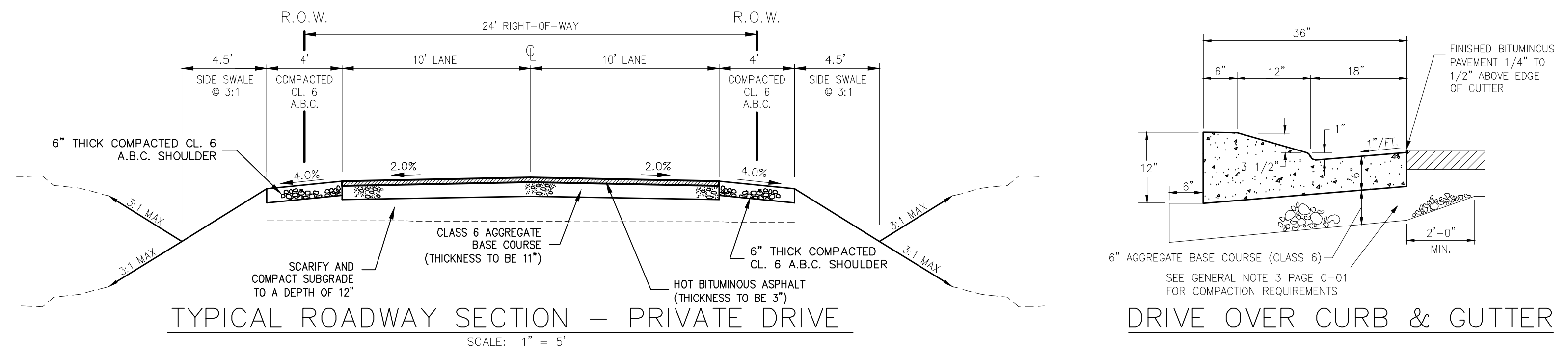
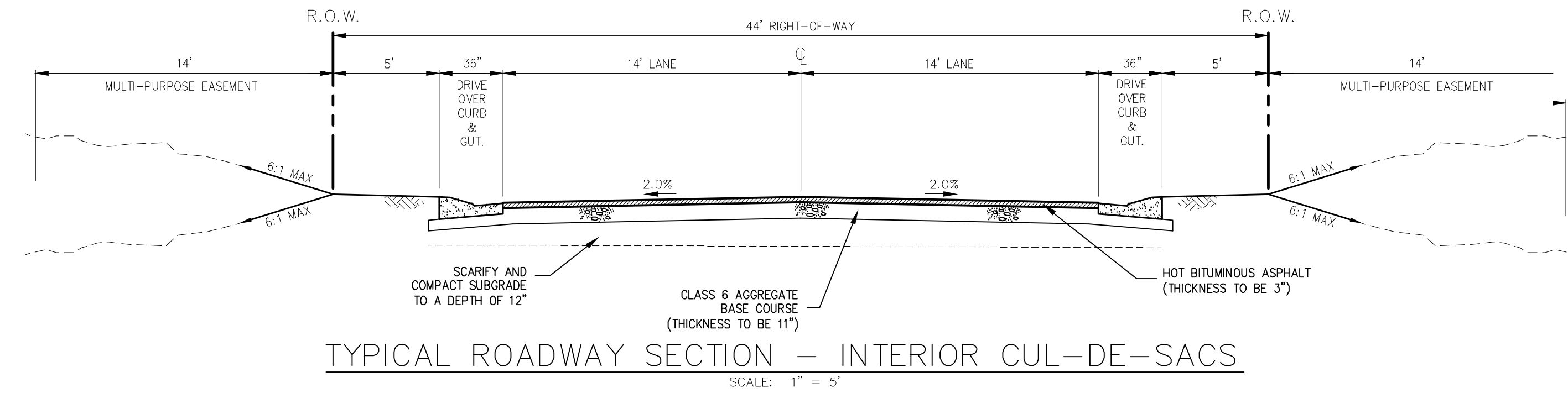
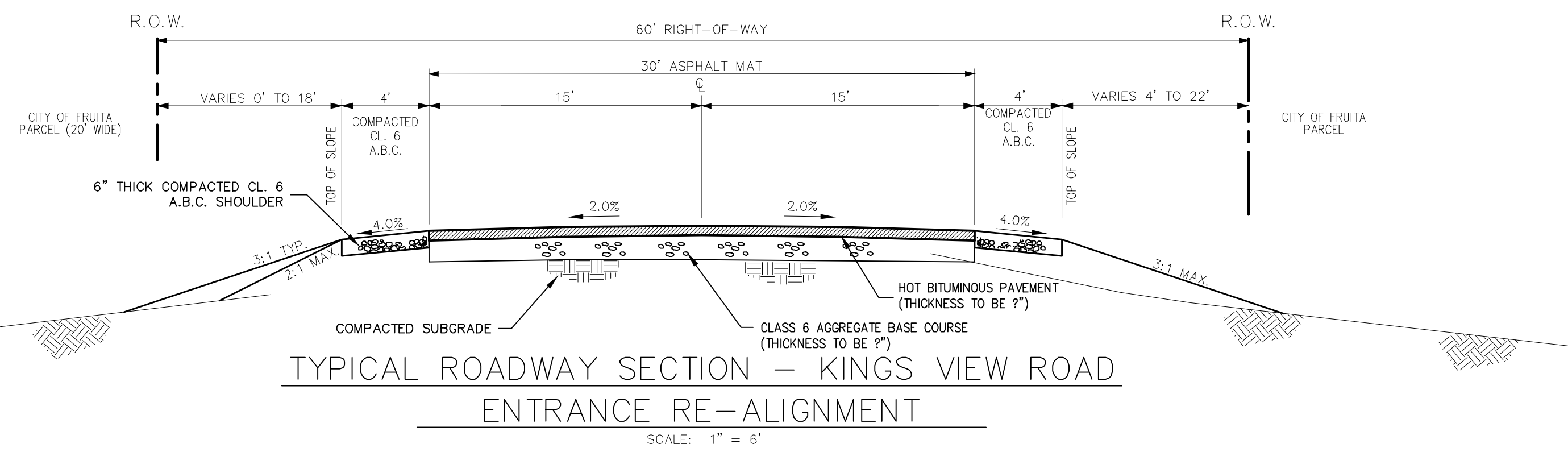
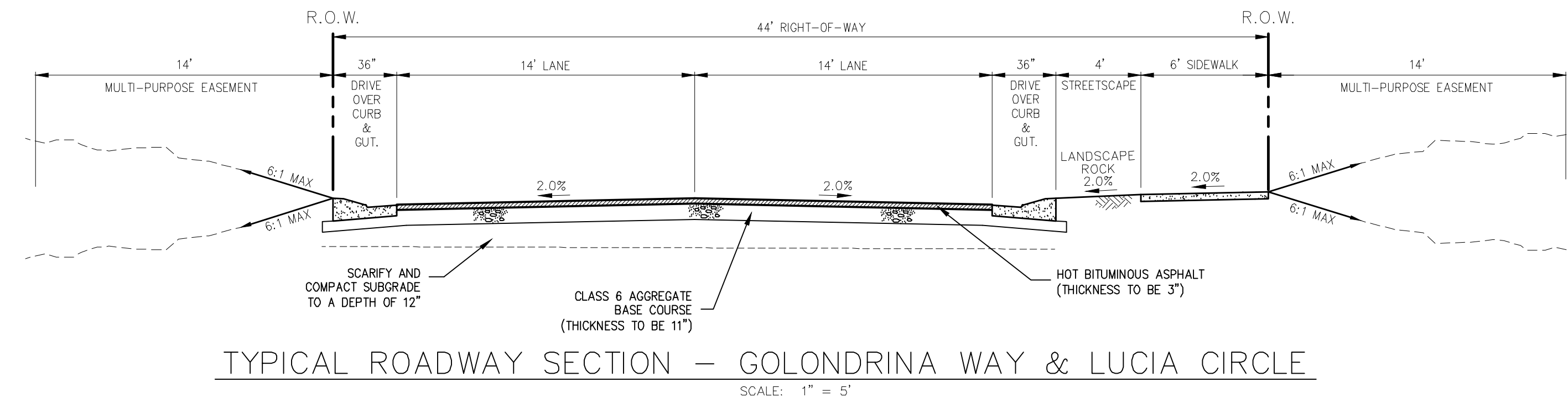
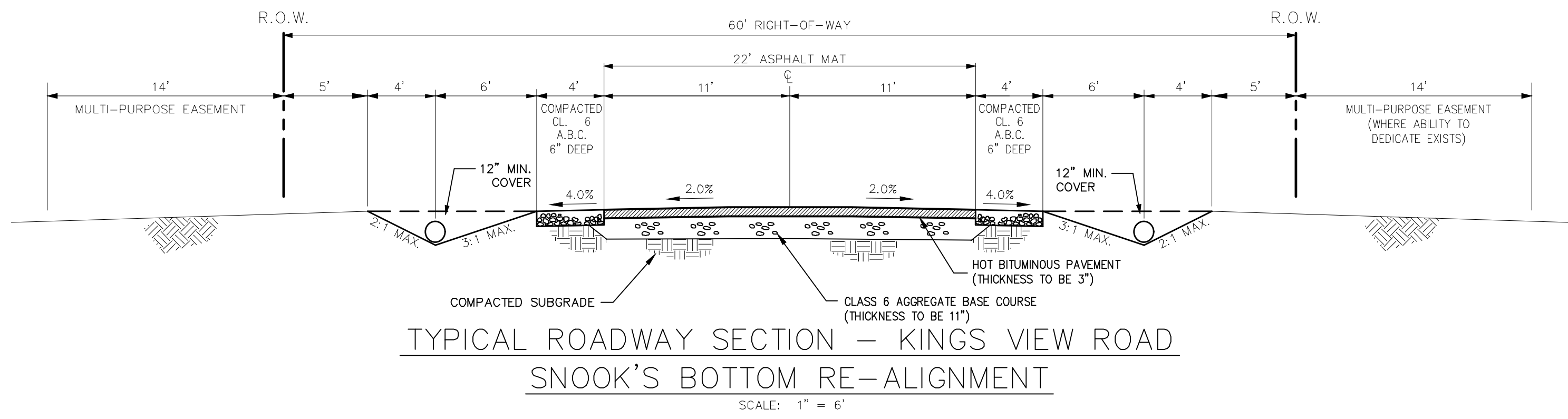


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**SUNSET POINTE
PRELIMINARY PLAN**

OVERVIEW PLAN

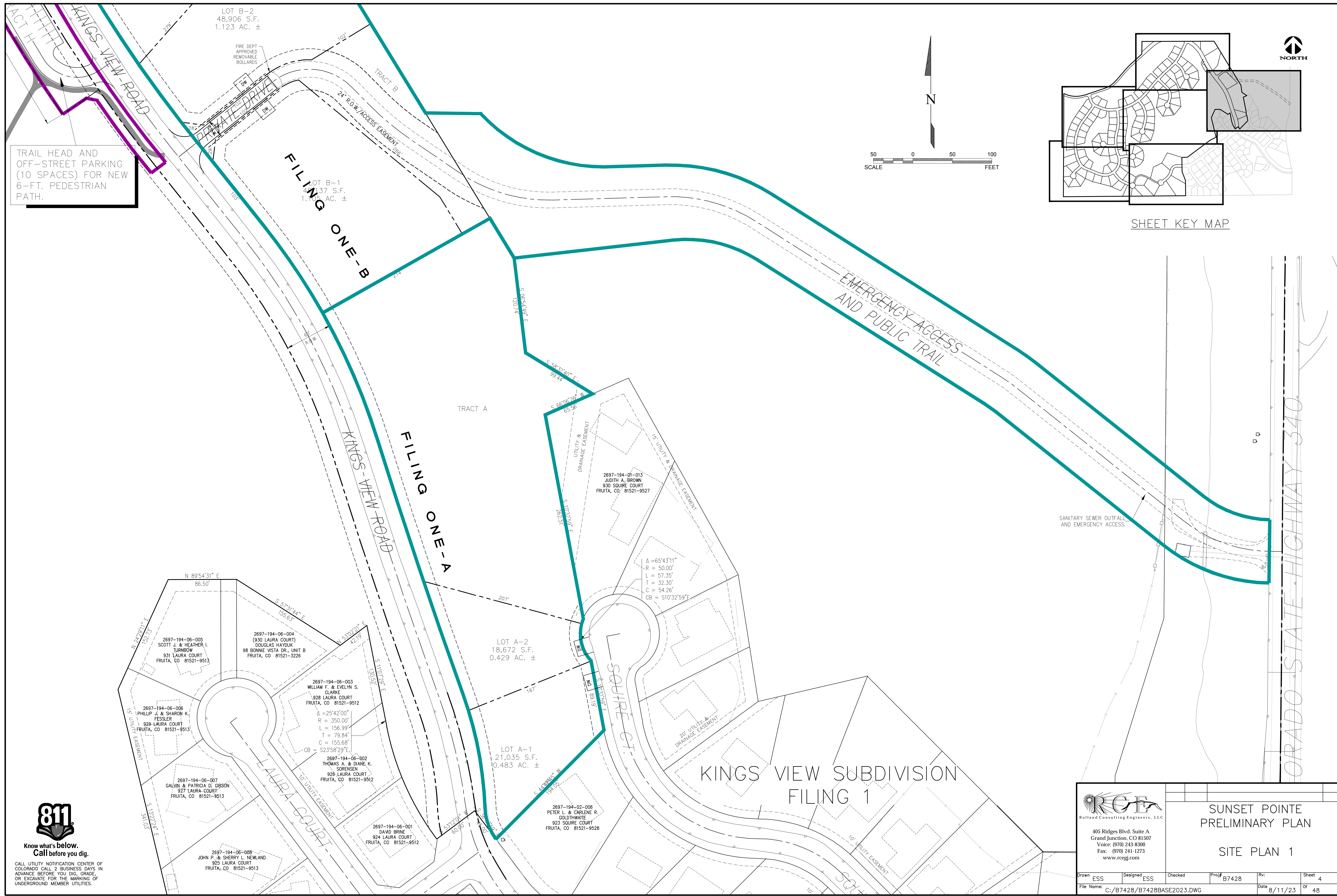
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**SUNSET POINTE
PRELIMINARY PLAN
TYPICAL ROADWAY SECTIONS
& INTERSECTION DETAILS**

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File Name:	C:/B7428/B7428BASE2023.DWG							Date	8/11/23	Of	48



TRAIL HEAD AND OFF-STREET PARKING (10 SPACES) FOR NEW 6-FT. PEDESTRIAN PATH.



SHEET KEY MAP

KINGS VIEW SUBDIVISION
FILING 1

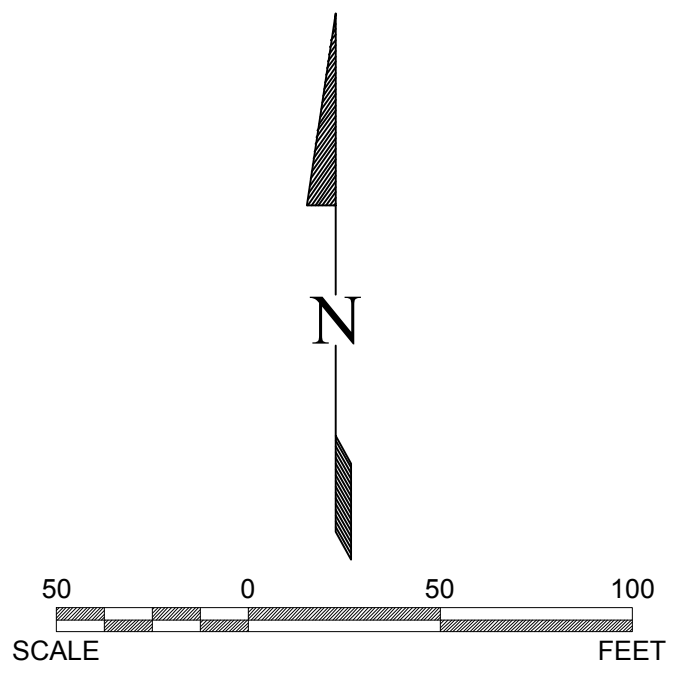
811
Know what's below.
Call before you dig.
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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SUNSET POINTE
PRELIMINARY PLAN

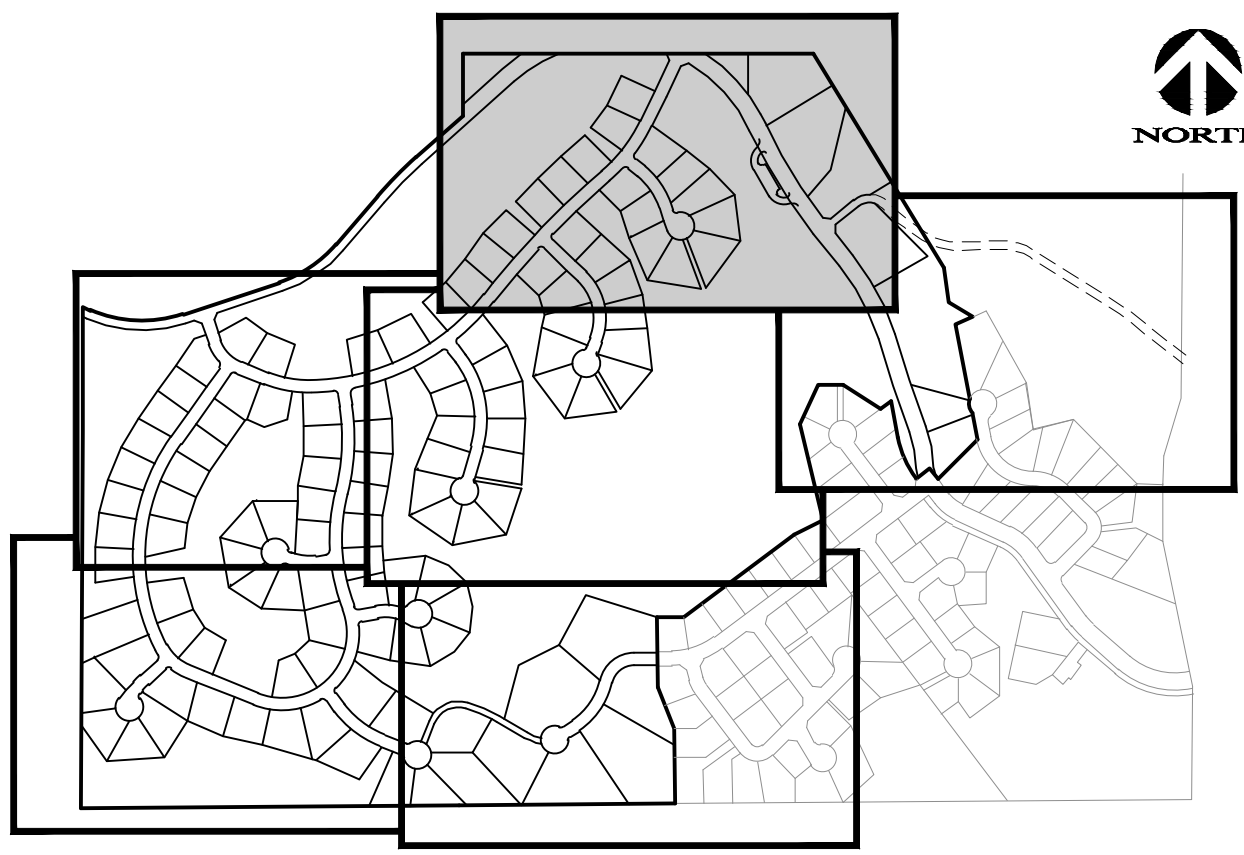
SITE PLAN 1

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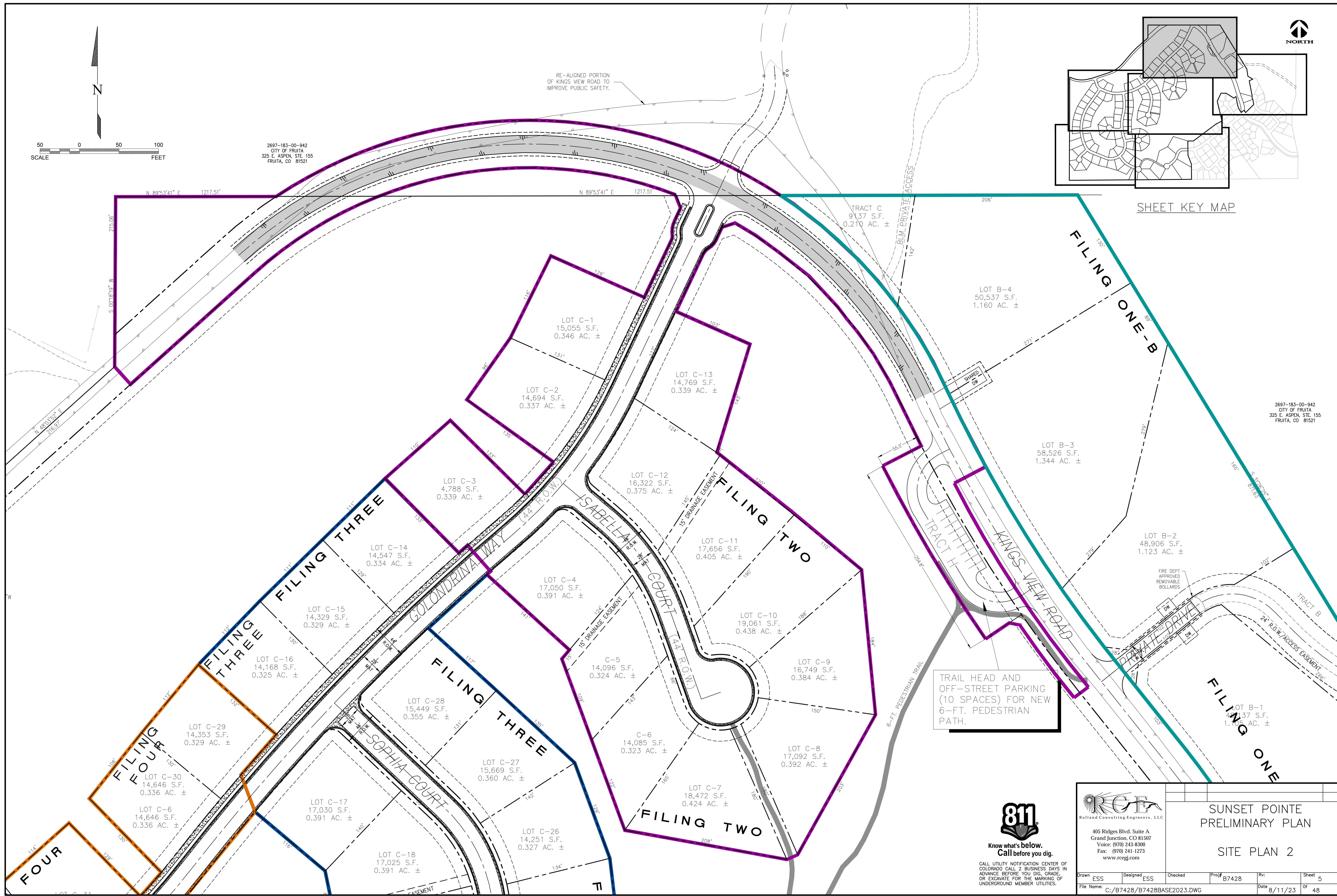


2697-183-00-942
CITY OF FRUITA
325 E. ASPEN, STE. 155
FRUITA, CO 81521

RE-ALIGNED PORTION
OF KINGS VIEW ROAD TO
IMPROVE PUBLIC SAFETY.



SHEET KEY MAP

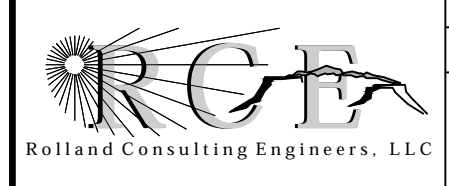


TRAIL HEAD AND
OFF-STREET PARKING
(10 SPACES) FOR NEW
6-FT. PEDESTRIAN
PATH.



Know what's below.
Call before you dig.

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COLORADO CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

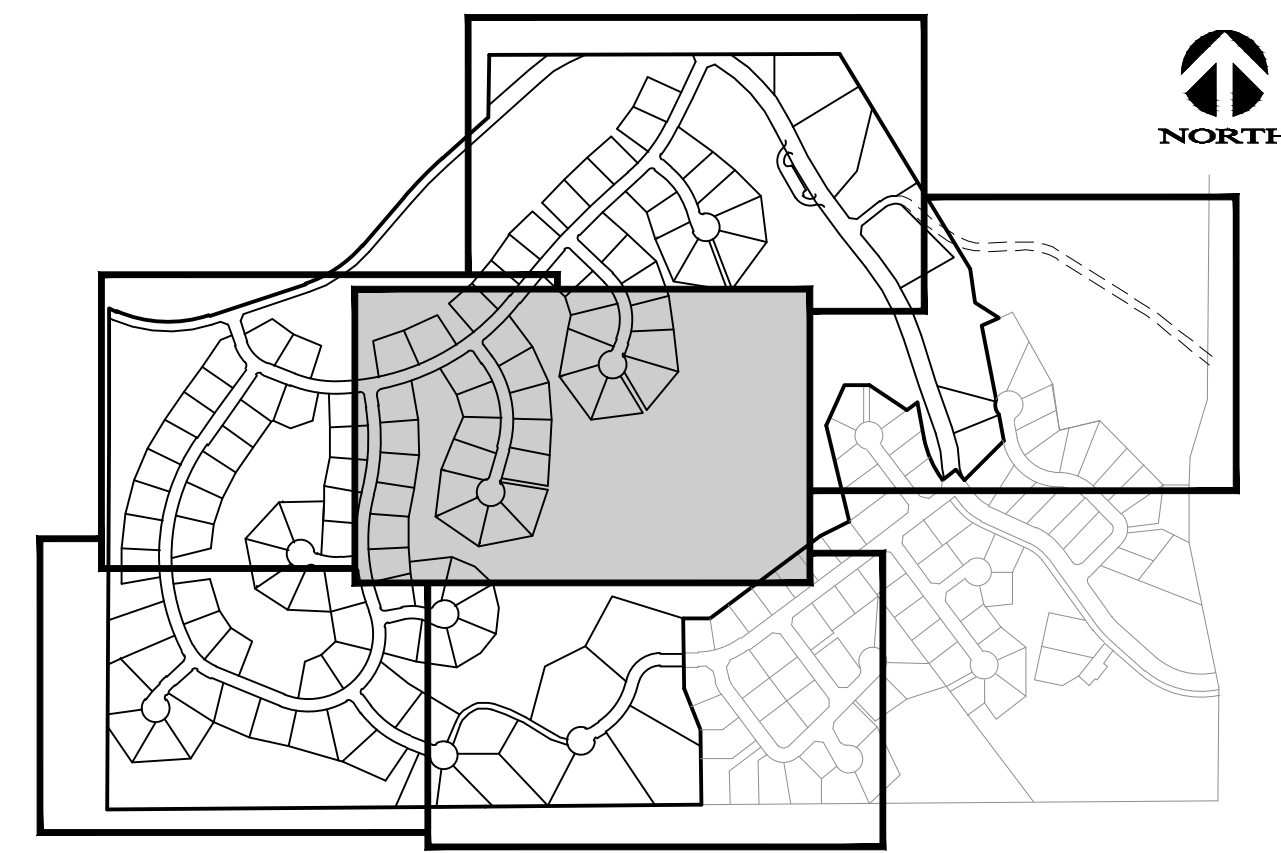
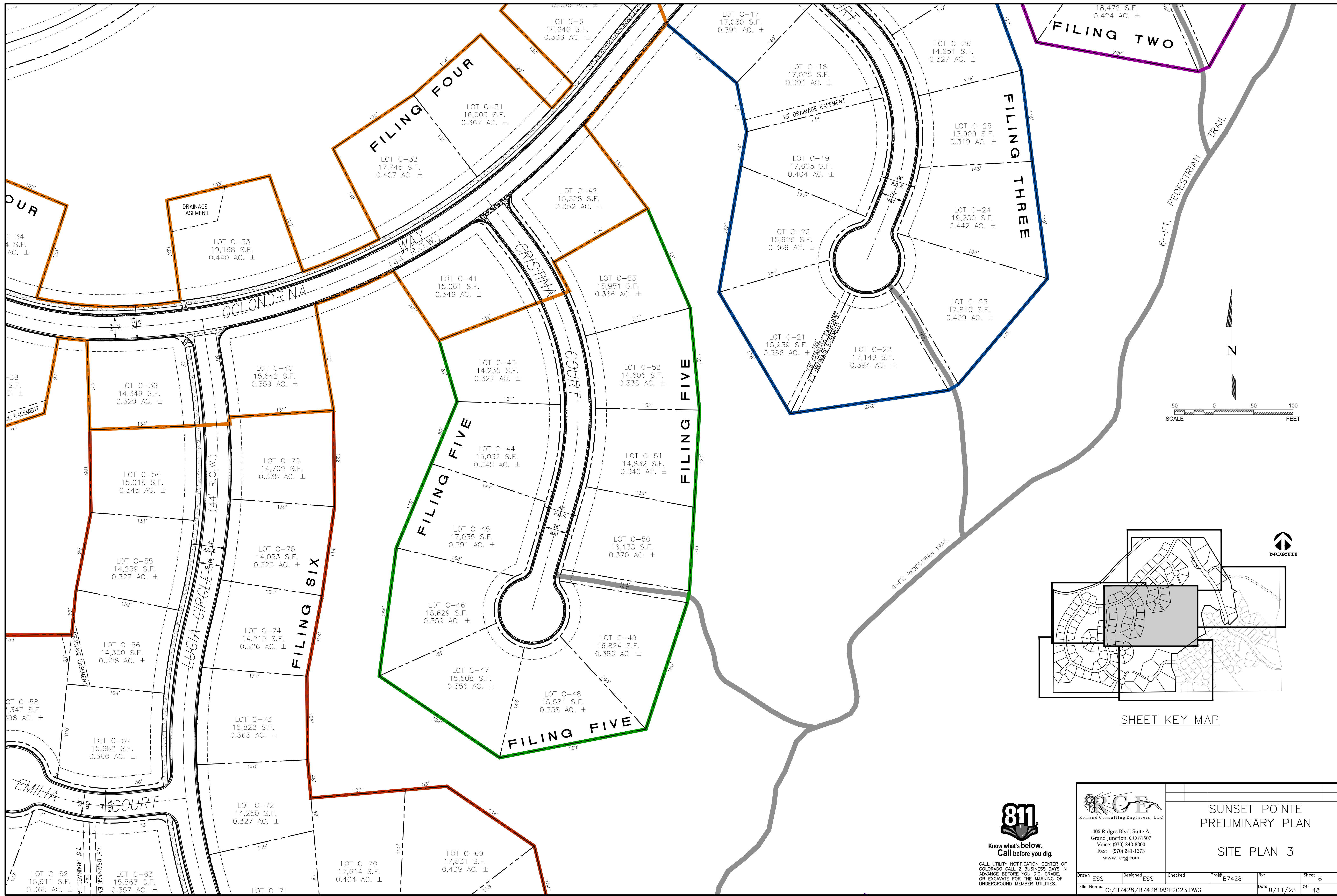


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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 2

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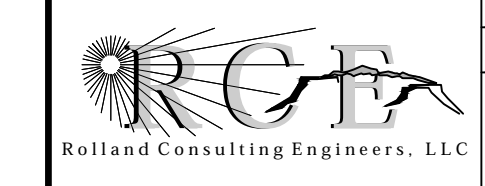


SHEET KEY MAP



Know what's below.
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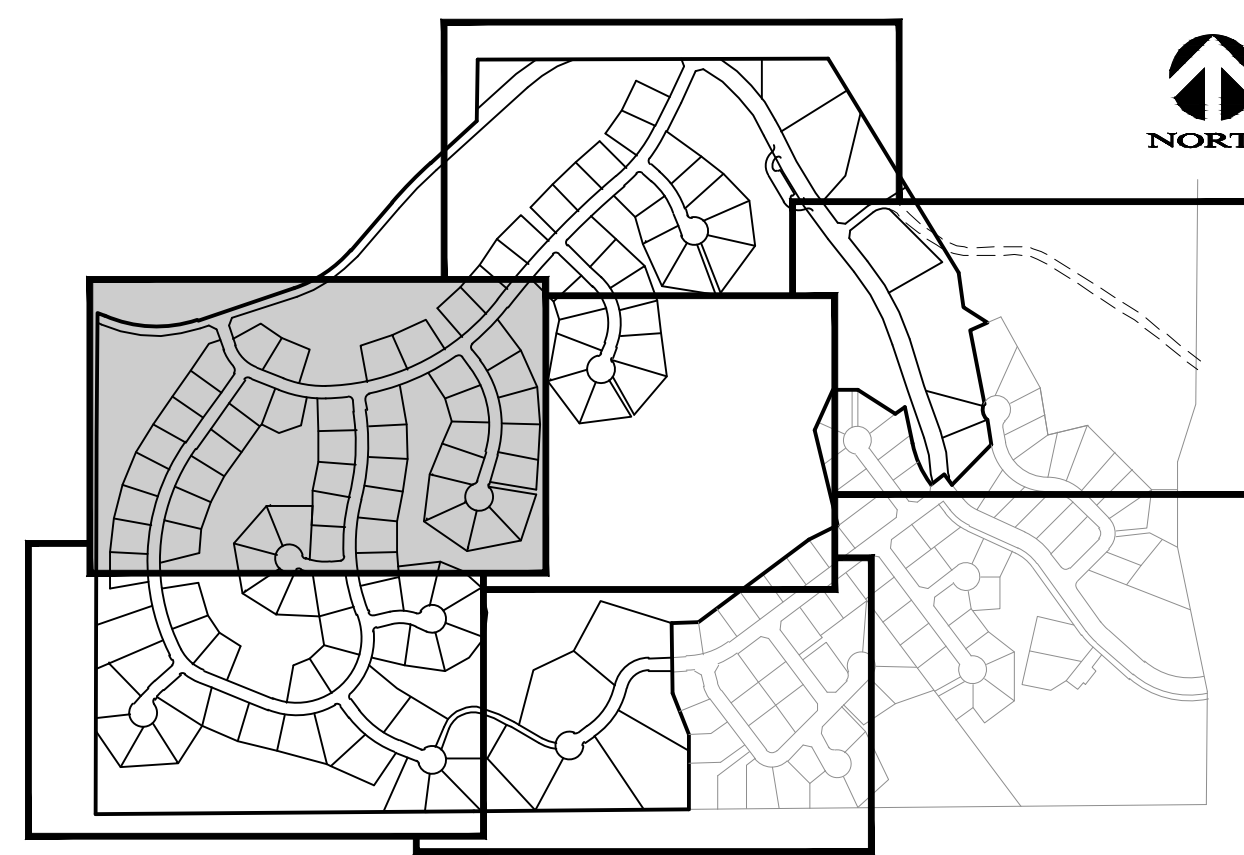


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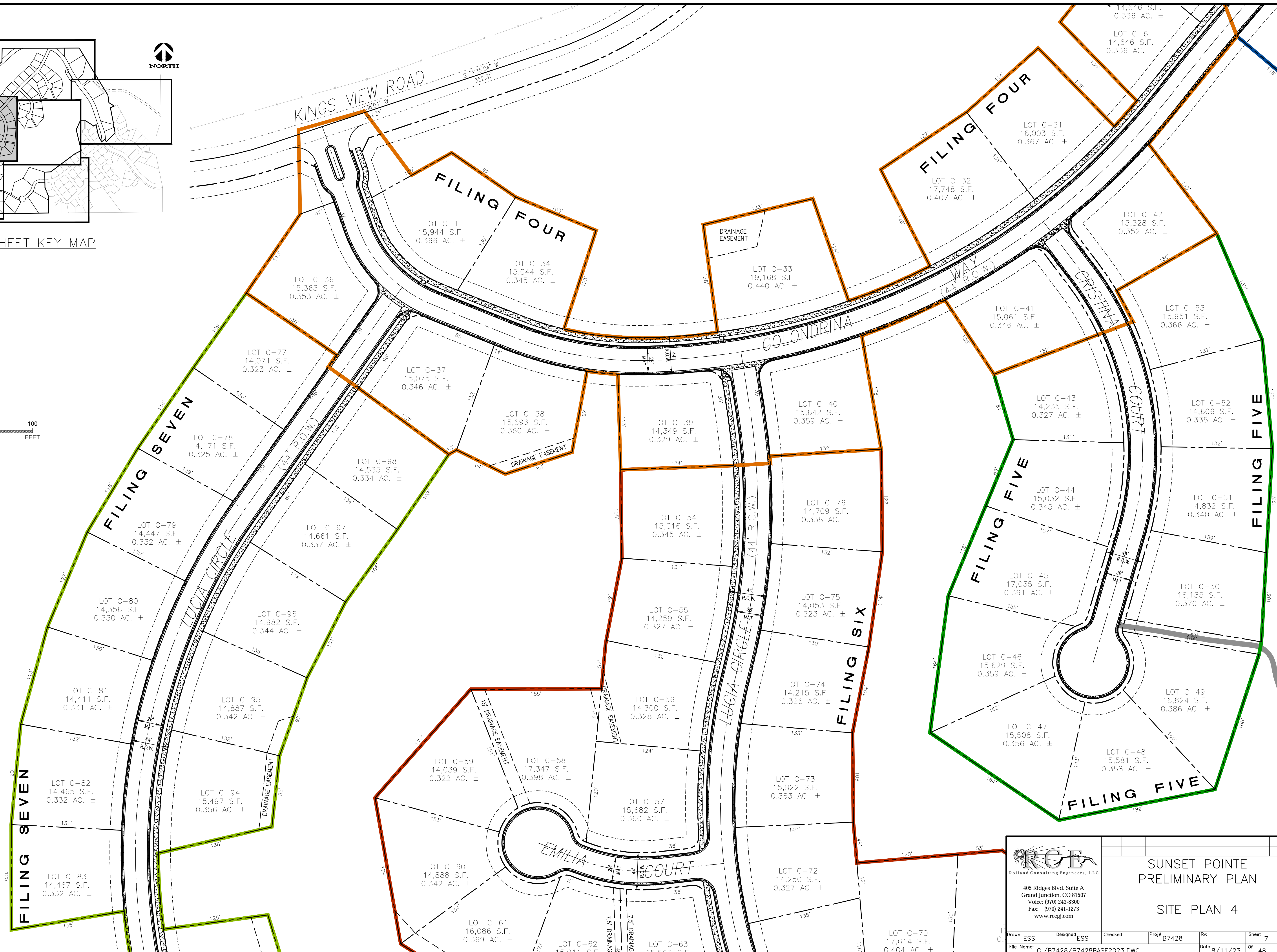
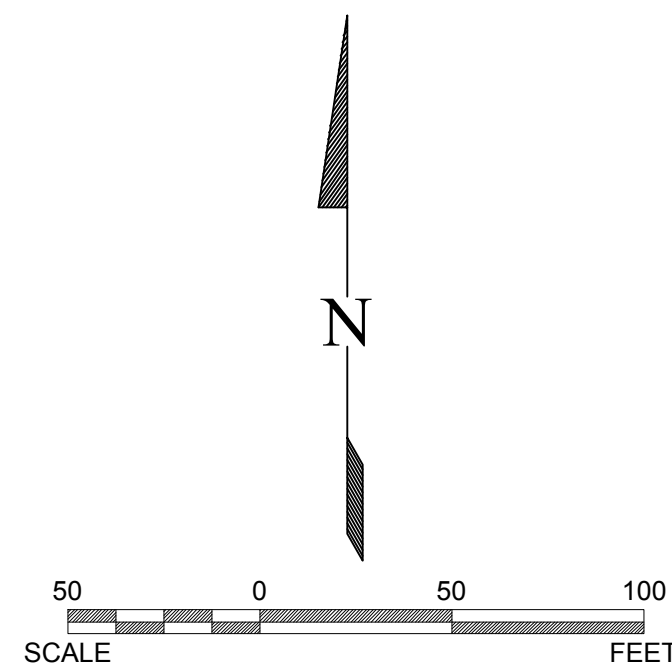
SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 3

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SHEET KEY MAP



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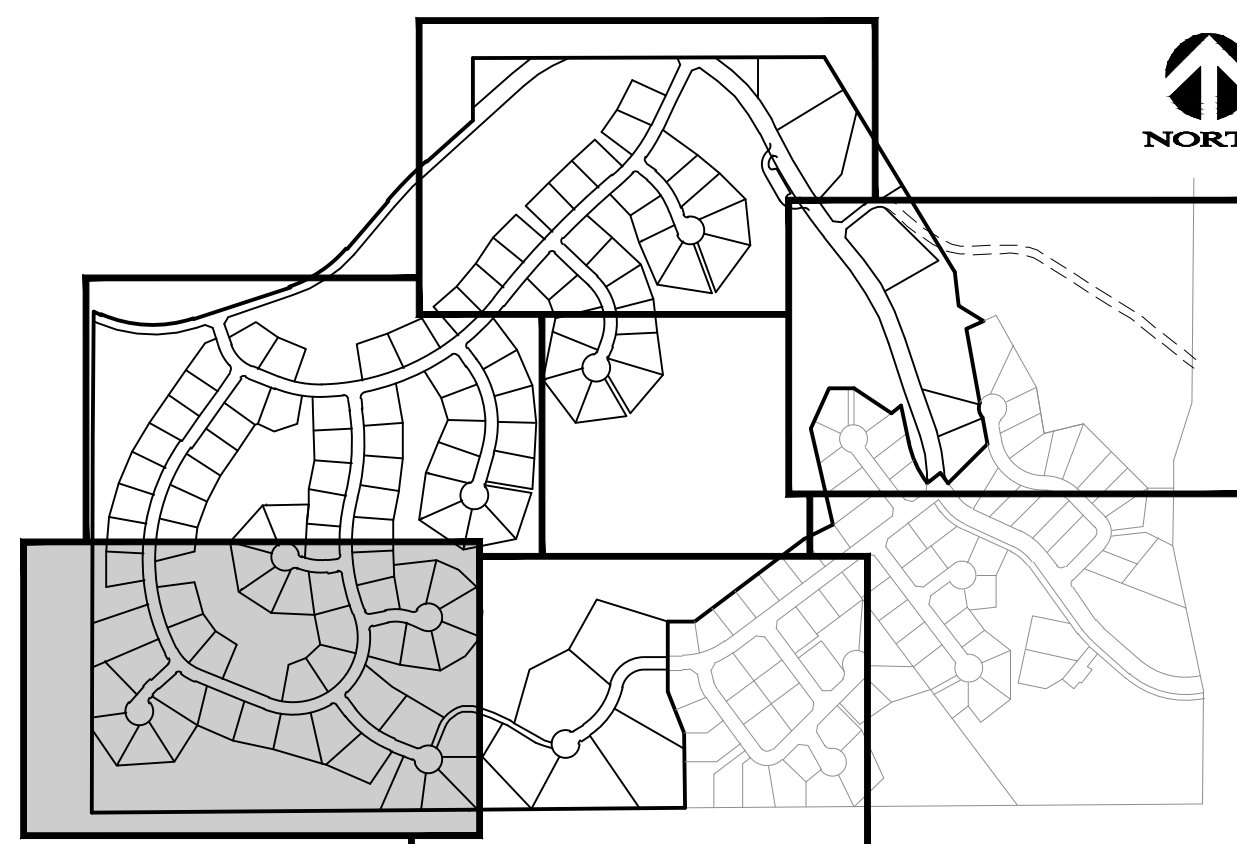
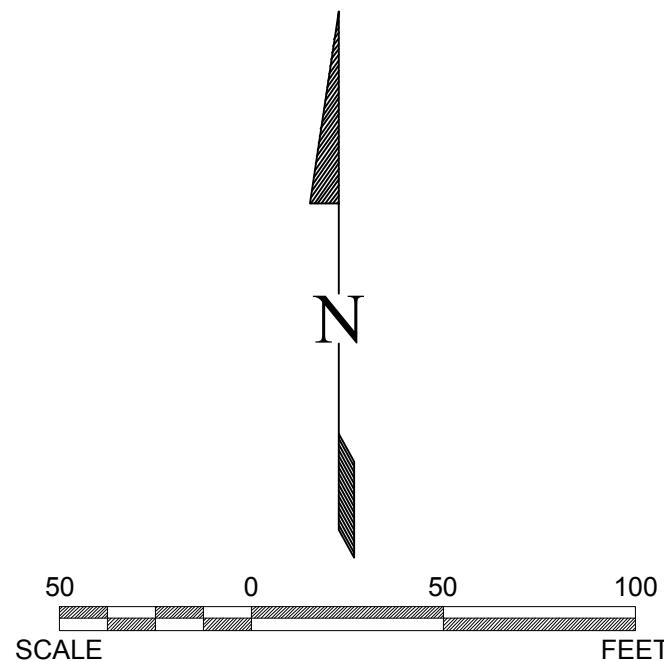
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SUNSET POINTE
 PRELIMINARY PLAN

SITE PLAN 4

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2897-193-00-911
 BUREAU OF LAND MANAGEMENT
 2815 H ROAD
 GRAND JUNCTION, CO 81506



SHEET KEY MAP

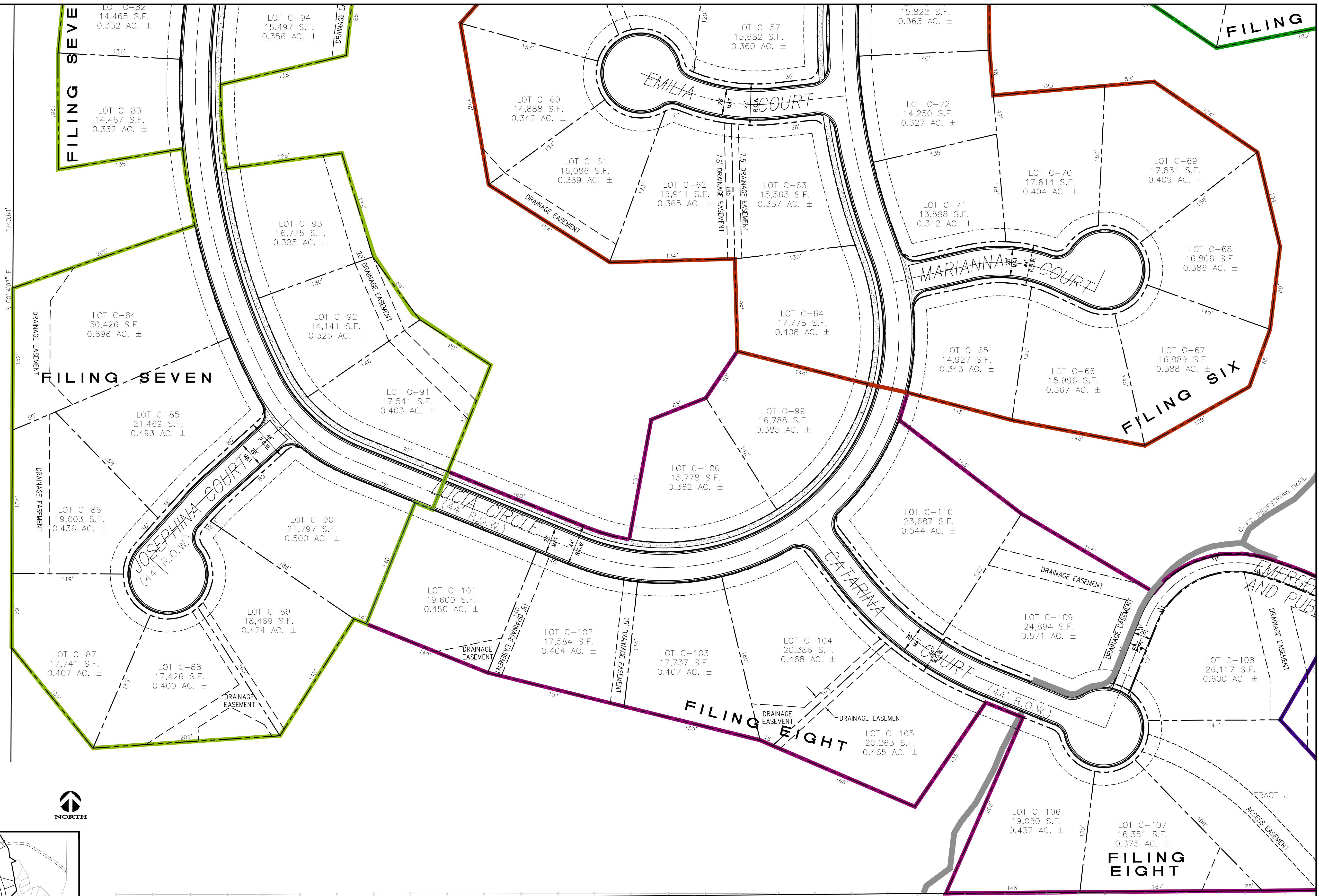


NORTH



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CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



S 89°31'34" W 1312.55'

2897-193-00-911
 BUREAU OF LAND MANAGEMENT
 2815 H ROAD
 GRAND JUNCTION, CO 81506

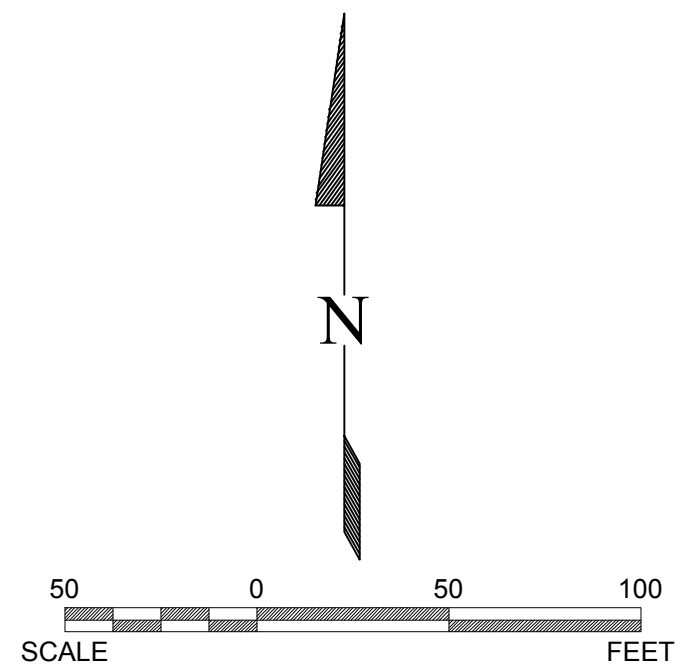
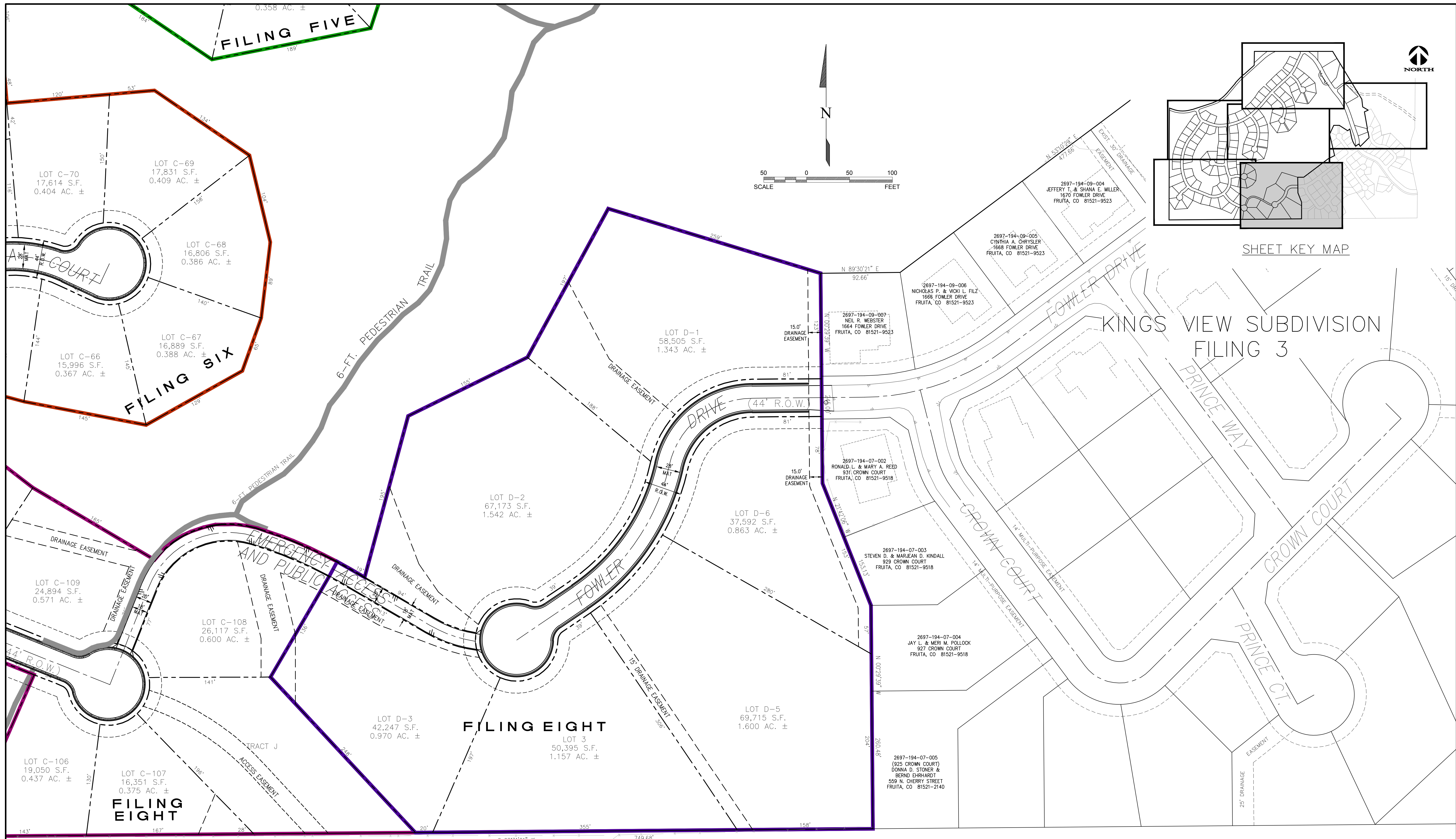


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SUNSET POINTE
 PRELIMINARY PLAN

SITE PLAN 5

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KINGS VIEW SUBDIVISION
FILING 3

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

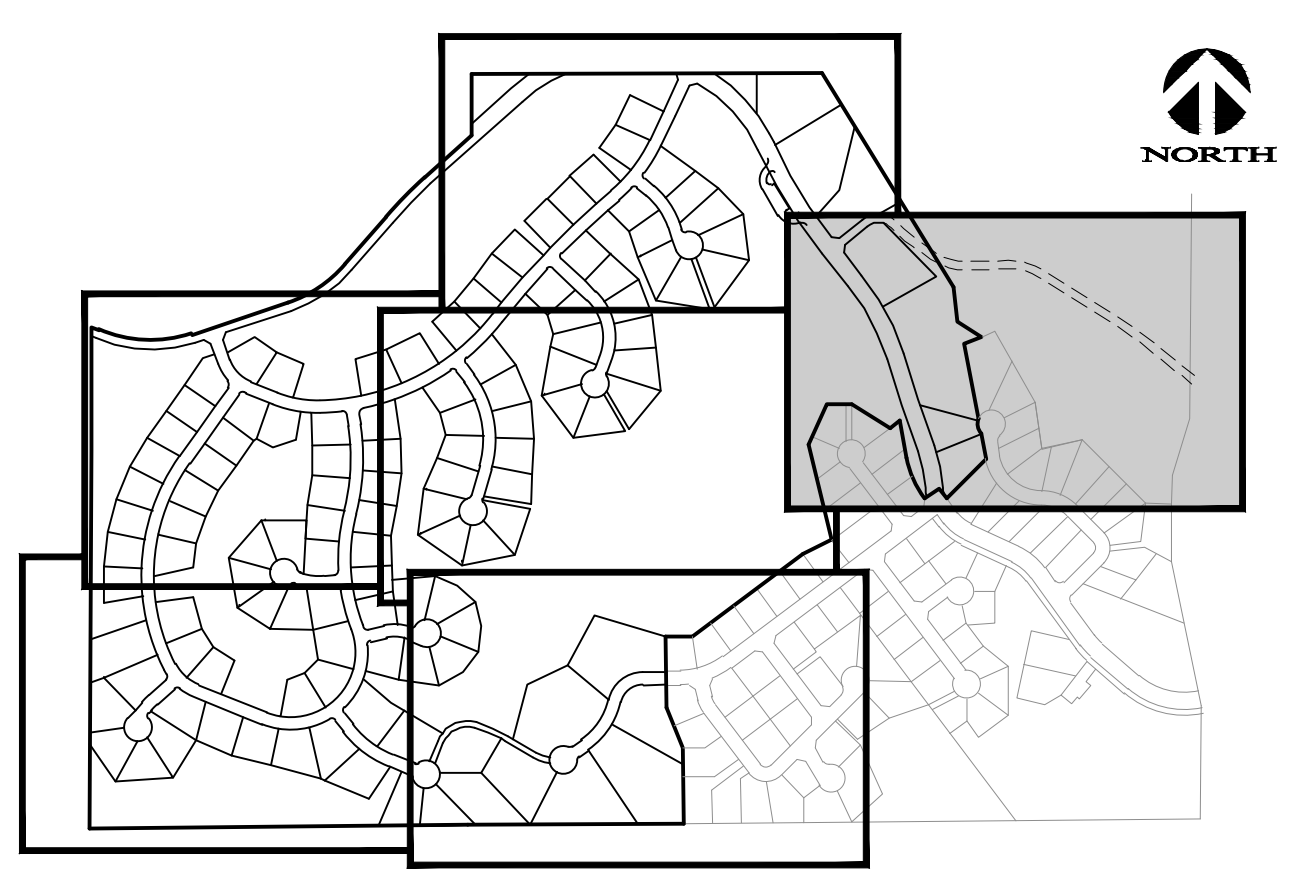
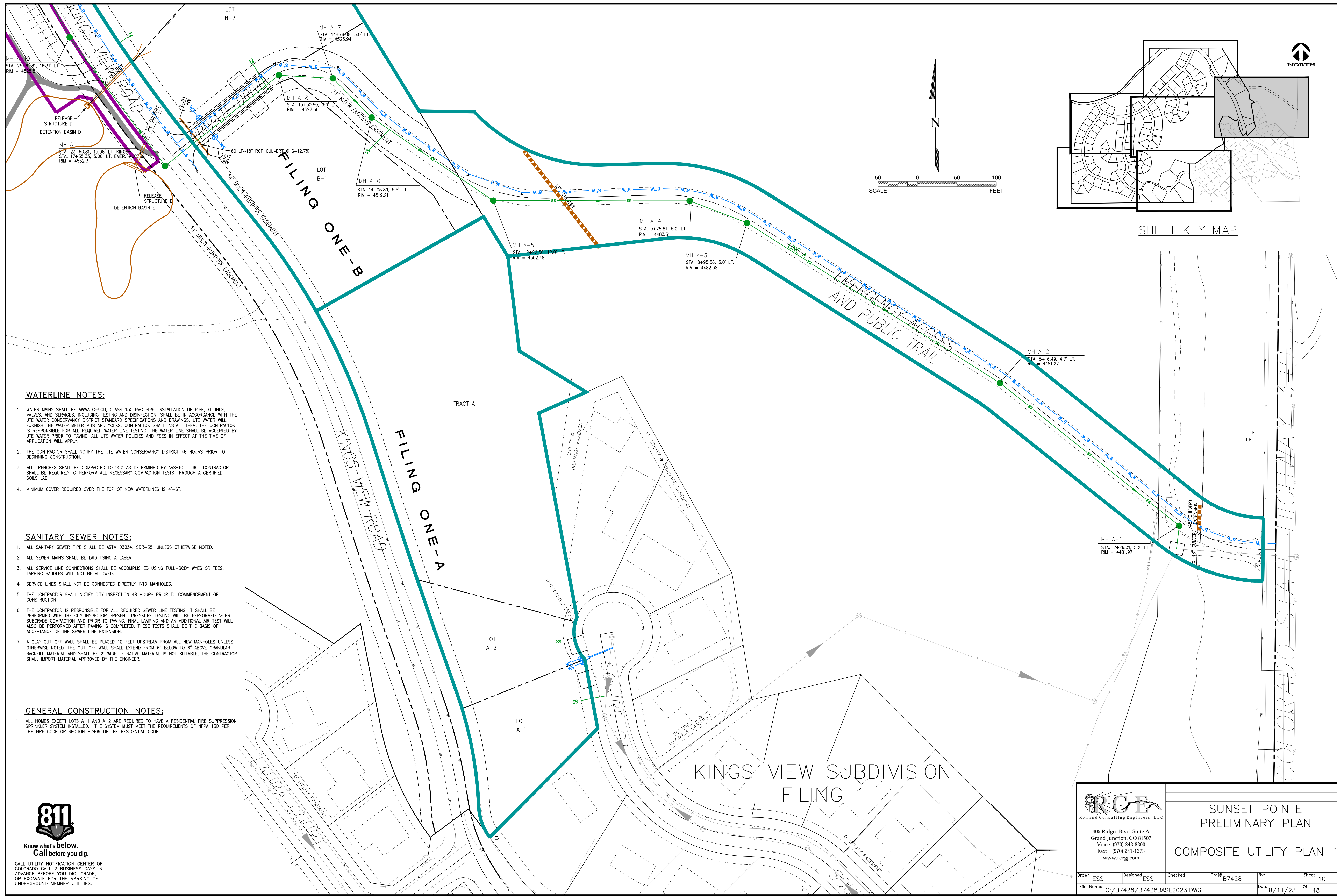
2697-301-08-005
STEVE J & GLENNA M VIGIL
945 PRINCE CT
FRUITA, CO 81521-9530
35.710754 Acres

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Grand Junction, CO 81507
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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 6

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SHEET KEY MAP

WATERLINE NOTES:

1. WATER MAINS SHALL BE AWWA C-900, CLASS 150 PVC PIPE. INSTALLATION OF PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION, SHALL BE IN ACCORDANCE WITH THE UTE WATER CONSERVANCY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS. UTE WATER WILL FURNISH THE WATER METER PITS AND YOLKS. CONTRACTOR SHALL INSTALL THEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED WATER LINE TESTING. THE WATER LINE SHALL BE ACCEPTED BY UTE WATER PRIOR TO PAVING. ALL UTE WATER POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE UTE WATER CONSERVANCY DISTRICT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY AASHTO T-99. CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL NECESSARY COMPACTION TESTS THROUGH A CERTIFIED SOILS LAB.
4. MINIMUM COVER REQUIRED OVER THE TOP OF NEW WATERLINES IS 4'-6".

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR-35, UNLESS OTHERWISE NOTED.
2. ALL SEWER MAINS SHALL BE LAID USING A LASER.
3. ALL SERVICE LINE CONNECTIONS SHALL BE ACCOMPLISHED USING FULL-BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
4. SERVICE LINES SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES.
5. THE CONTRACTOR SHALL NOTIFY CITY INSPECTION 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING. IT SHALL BE PERFORMED WITH THE CITY INSPECTOR PRESENT. PRESSURE TESTING WILL BE PERFORMED AFTER SUBGRADE COMPACTION AND PRIOR TO PAVING. FINAL LAMPING AND AN ADDITIONAL AIR TEST WILL ALSO BE PERFORMED AFTER PAVING IS COMPLETED. THESE TESTS SHALL BE THE BASIS OF ACCEPTANCE OF THE SEWER LINE EXTENSION.
7. A CLAY CUT-OFF WALL SHALL BE PLACED 10 FEET UPSTREAM FROM ALL NEW MANHOLES UNLESS OTHERWISE NOTED. THE CUT-OFF WALL SHALL EXTEND FROM 6" BELOW TO 6" ABOVE GRANULAR BACKFILL MATERIAL AND SHALL BE 2" WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.

GENERAL CONSTRUCTION NOTES:

1. ALL HOMES EXCEPT LOTS A-1 AND A-2 ARE REQUIRED TO HAVE A RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED. THE SYSTEM MUST MEET THE REQUIREMENTS OF NFPA 130 PER THE FIRE CODE OR SECTION P2409 OF THE RESIDENTIAL CODE.



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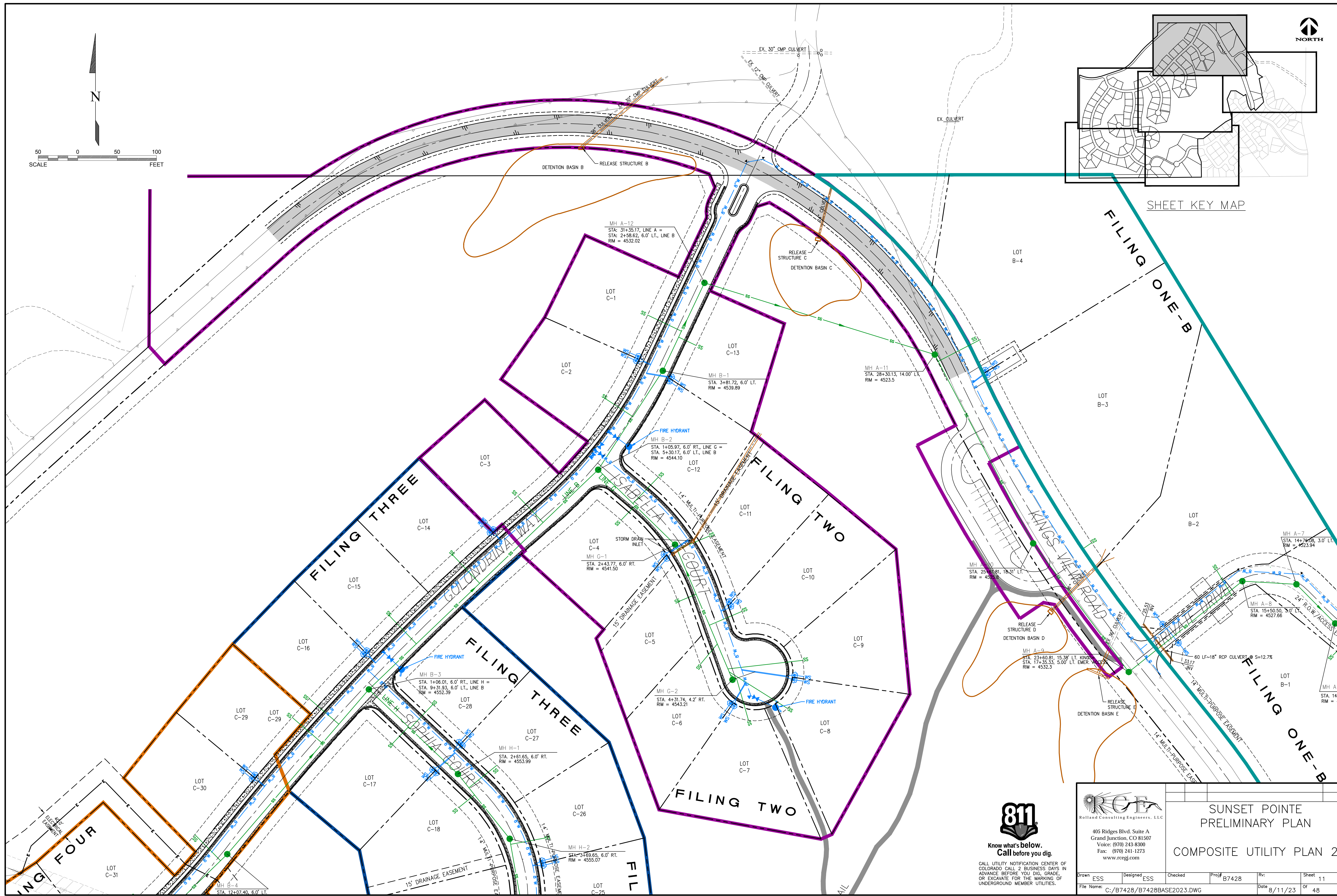
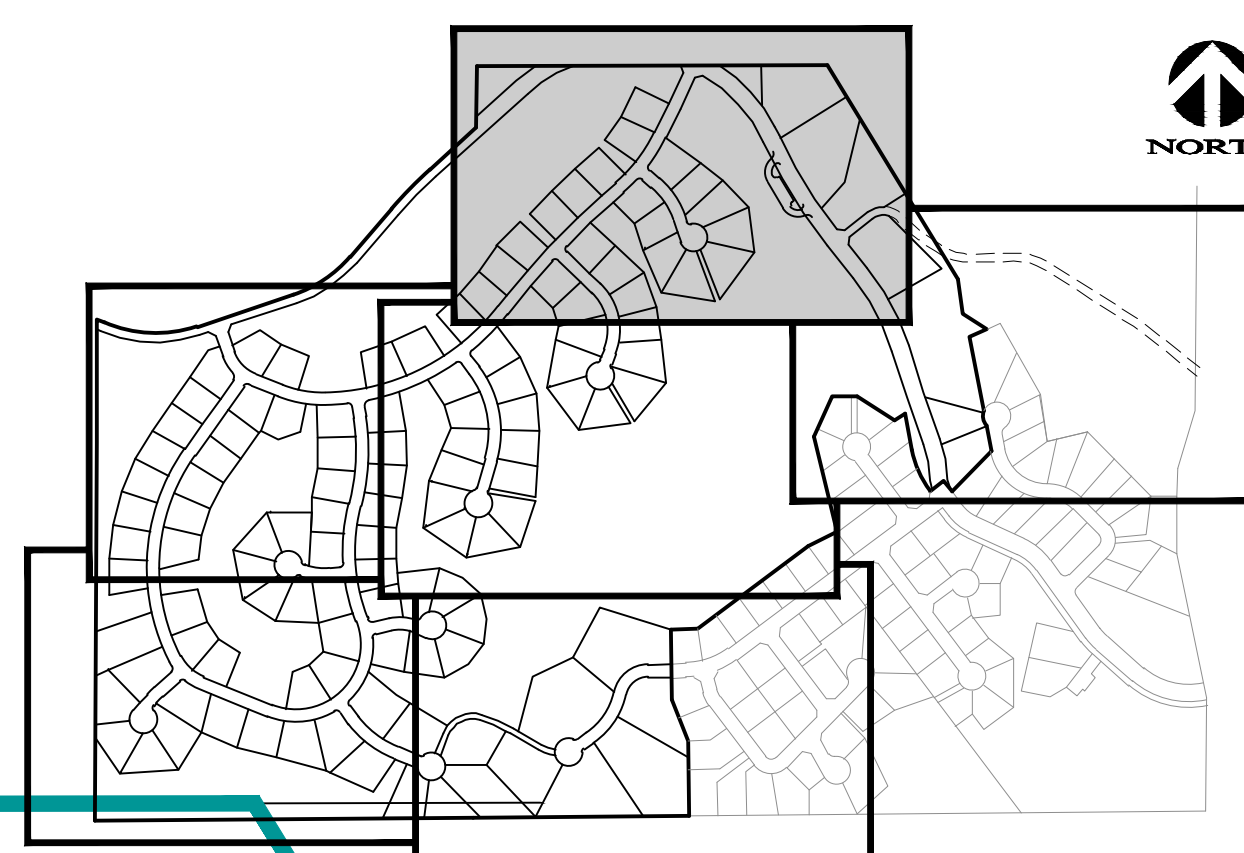
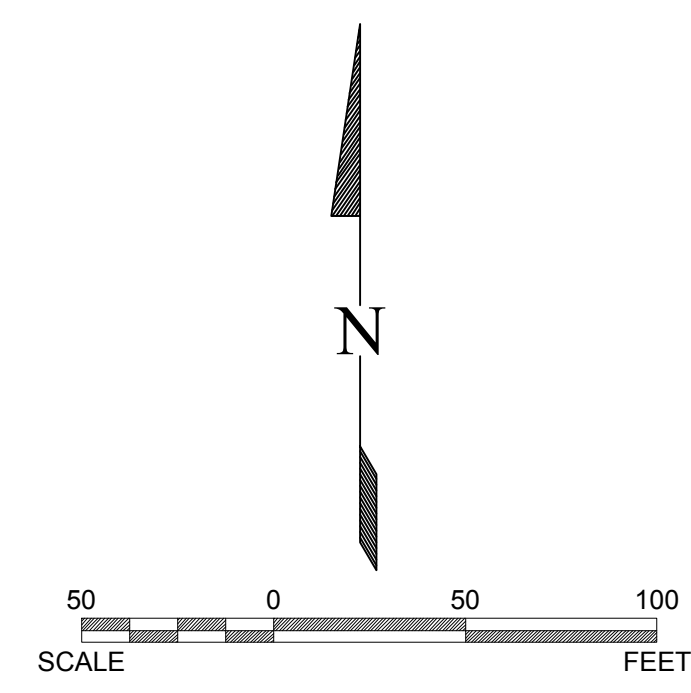
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KINGS VIEW SUBDIVISION
FILING 1

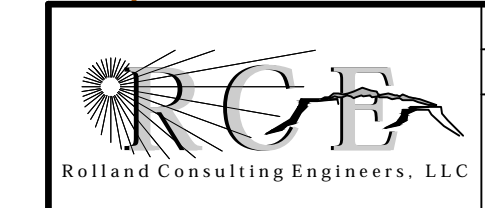
RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
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SUNSET POINTE
PRELIMINARY PLAN
COMPOSITE UTILITY PLAN 1

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rev.		Sheet	10	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

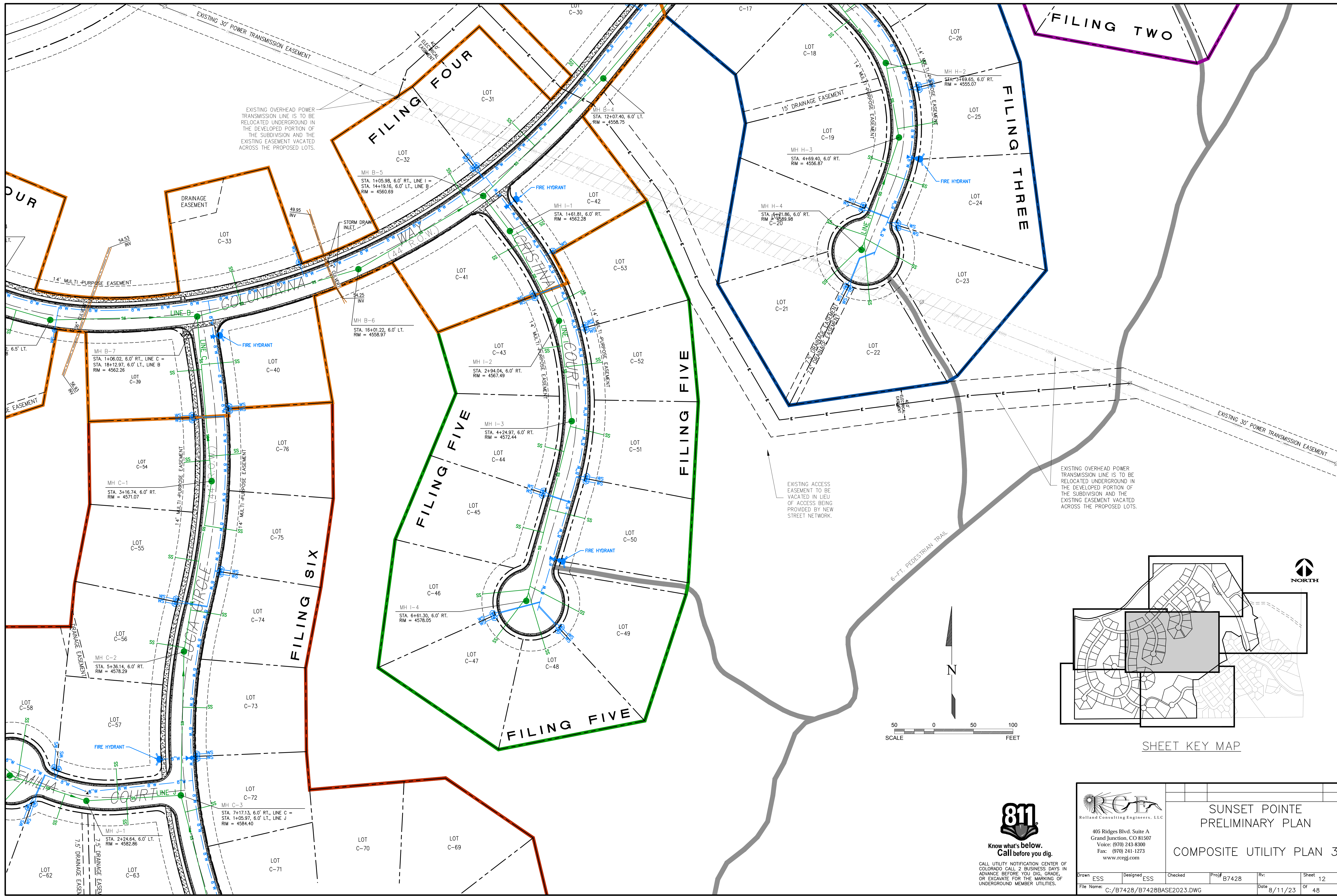


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SUNSET POINTE PRELIMINARY PLAN		COMPOSITE UTILITY PLAN 2	
Drawn	ESS	Designed	ESS
Checked		Proj#	B7428
Rvr		Date	8/11/23
Sheet	11	Of	48
File Name: C:/B7428/B7428BASE2023.DWG			



FILING TWO

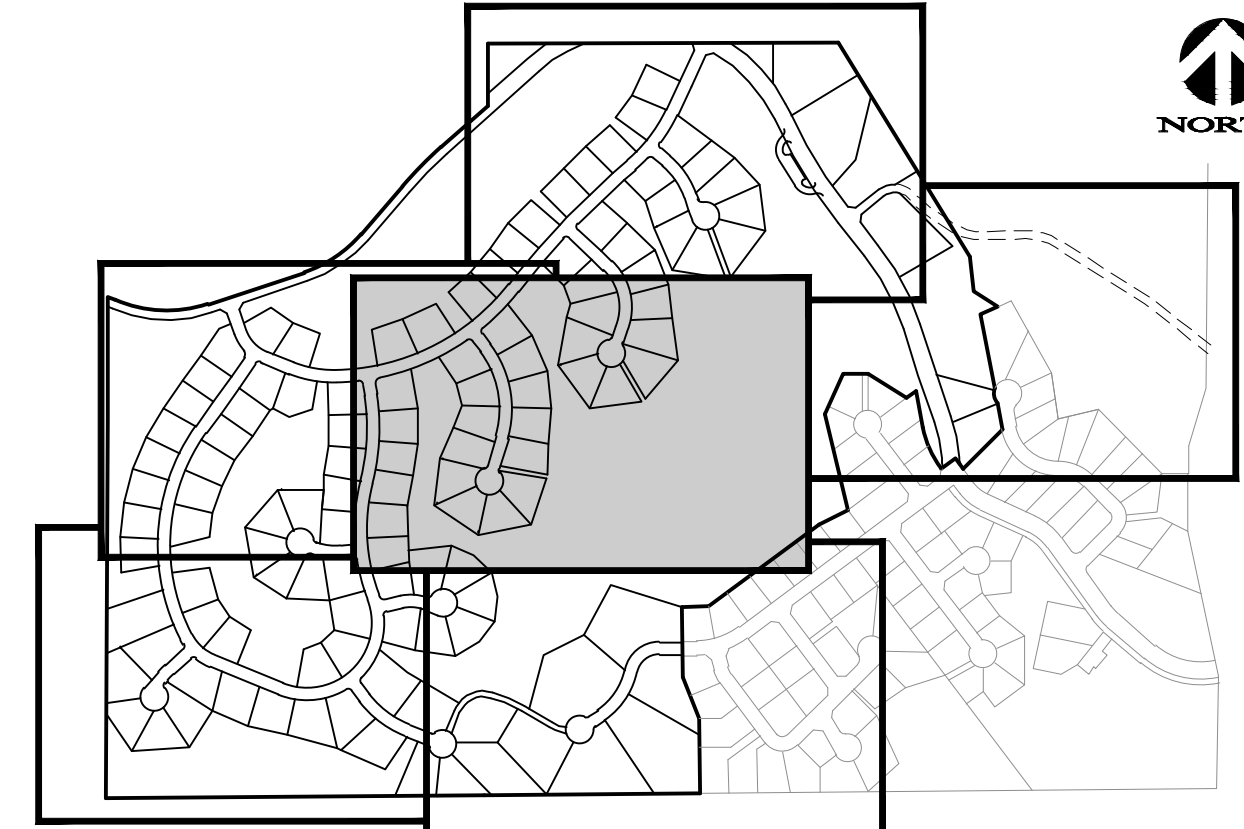
FILING THREE

FILING FOUR

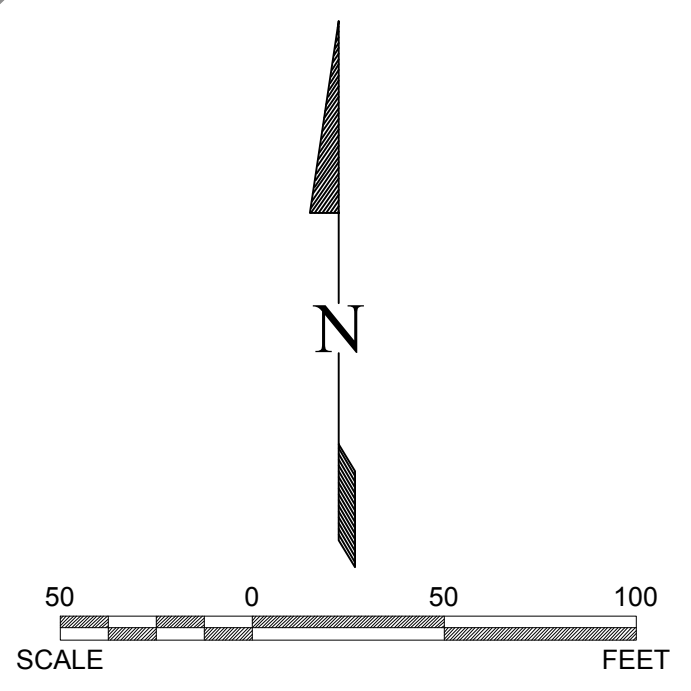
FILING FIVE

FILING SIX

FILING FIVE

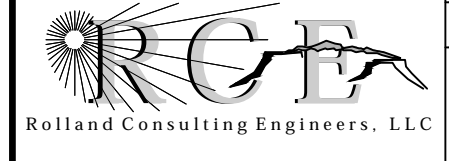


SHEET KEY MAP



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

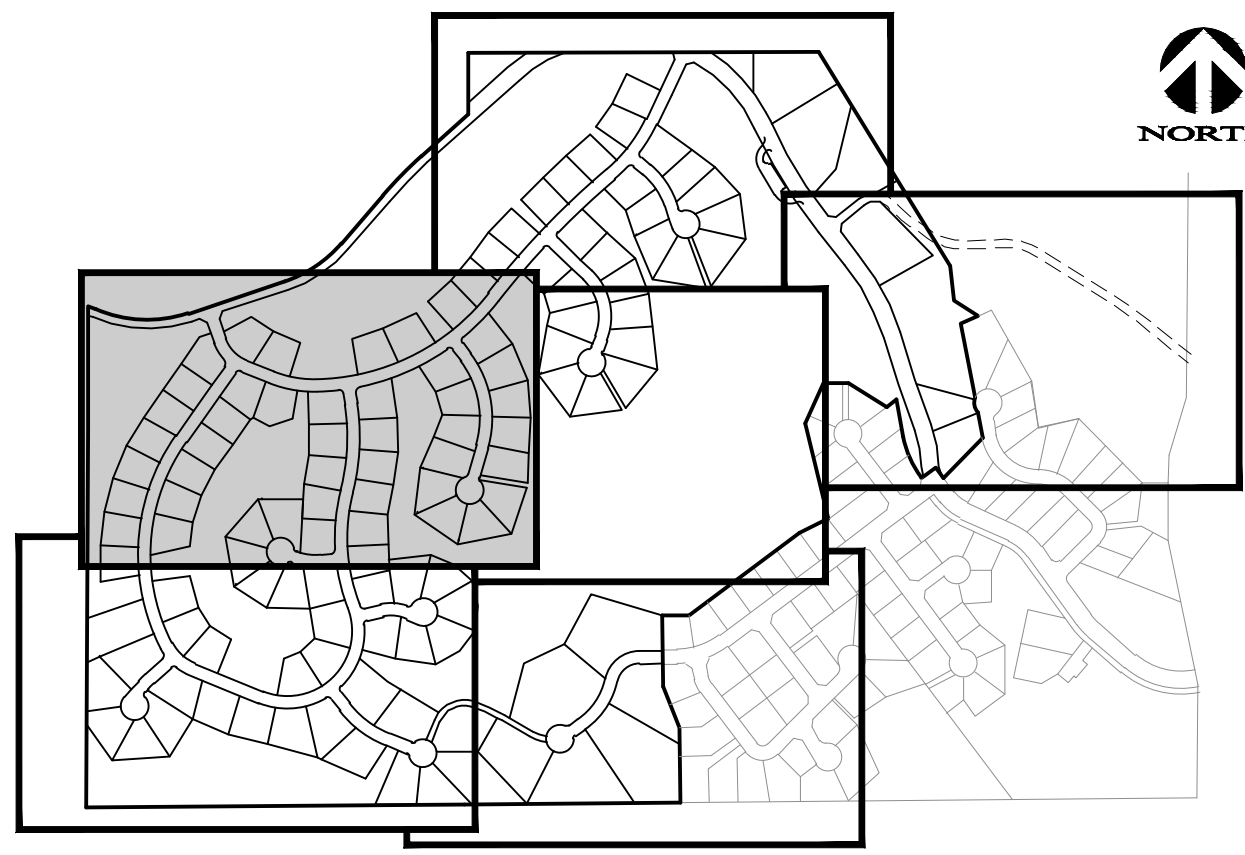


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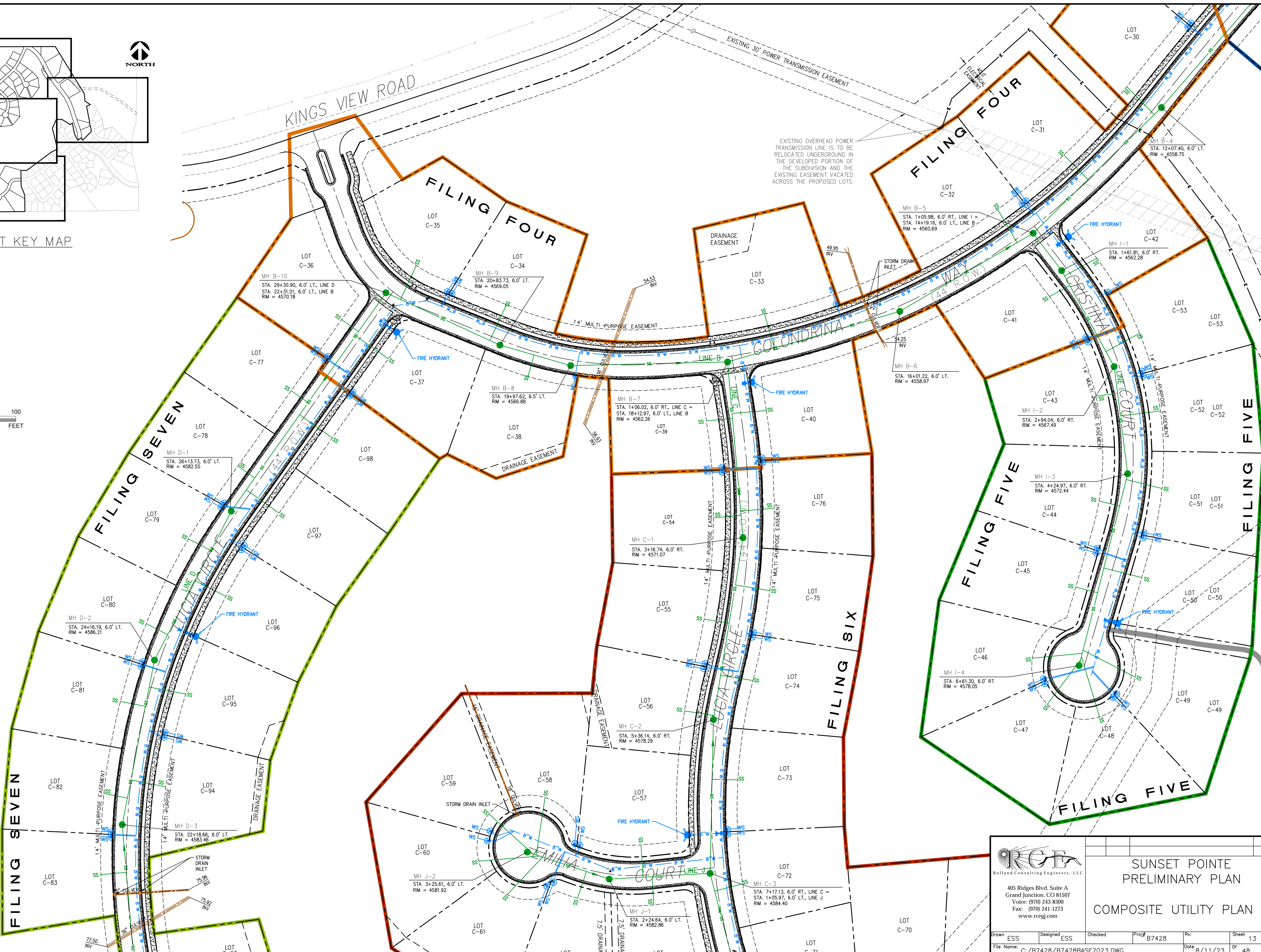
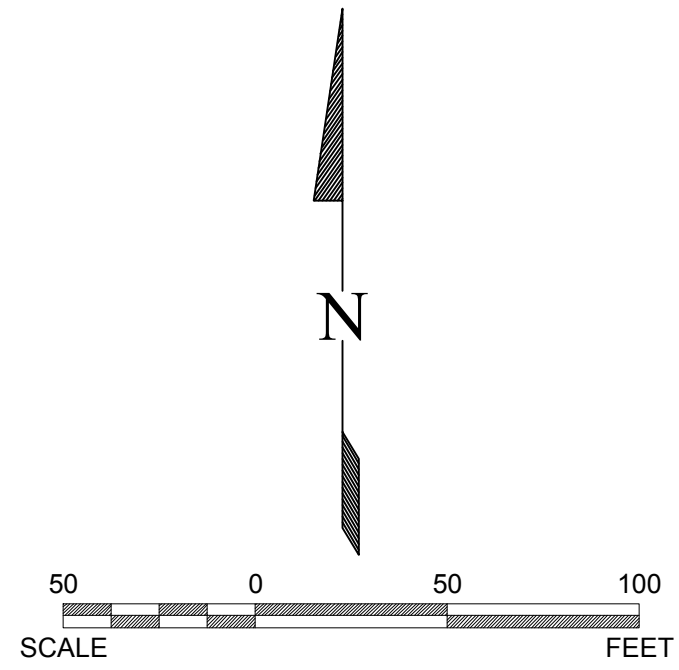
SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 3

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	12	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



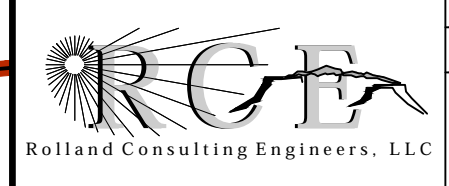
SHEET KEY MAP



EXISTING OVERHEAD POWER TRANSMISSION LINE IS TO BE RELOCATED UNDERGROUND IN THE DEVELOPED PORTION OF THE SUBDIVISION AND THE EXISTING EASEMENT VACATED ACROSS THE PROPOSED LOTS.



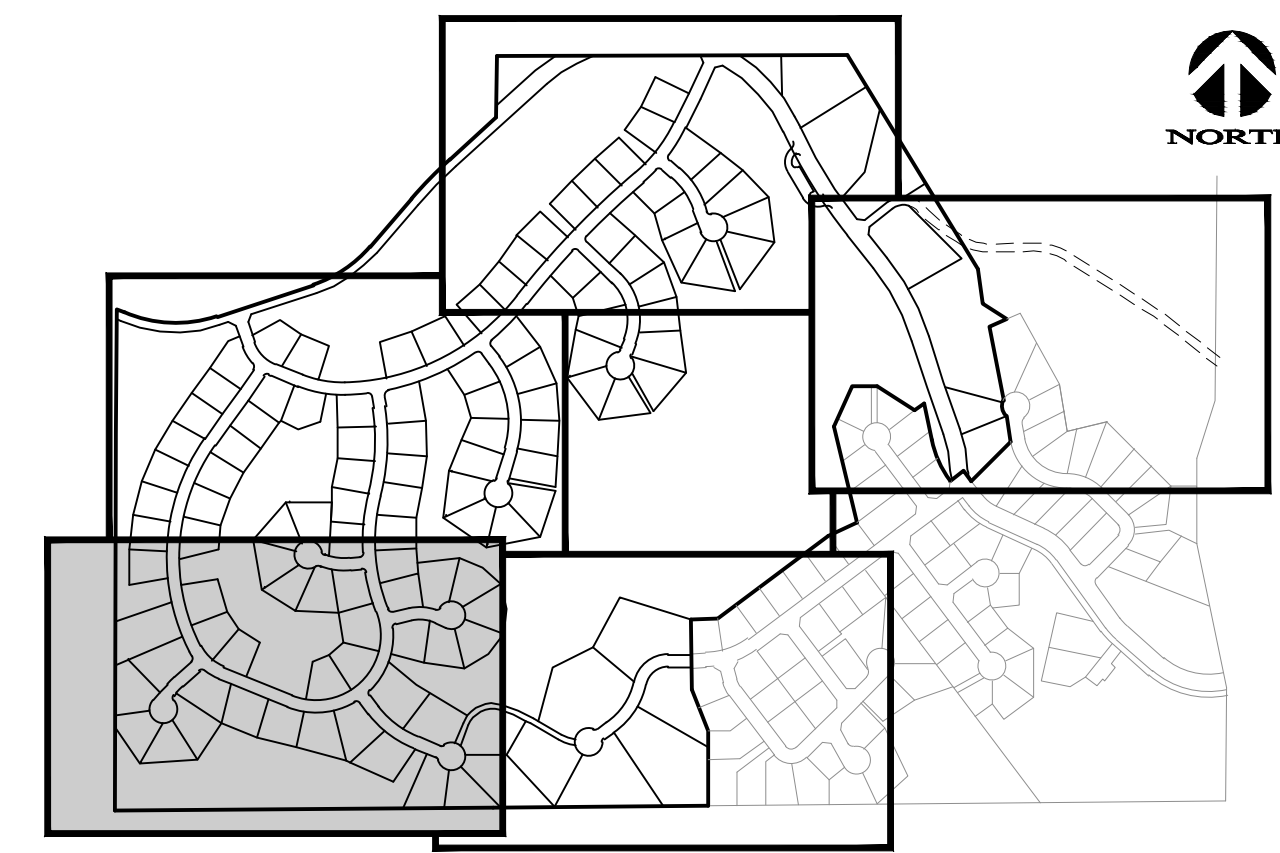
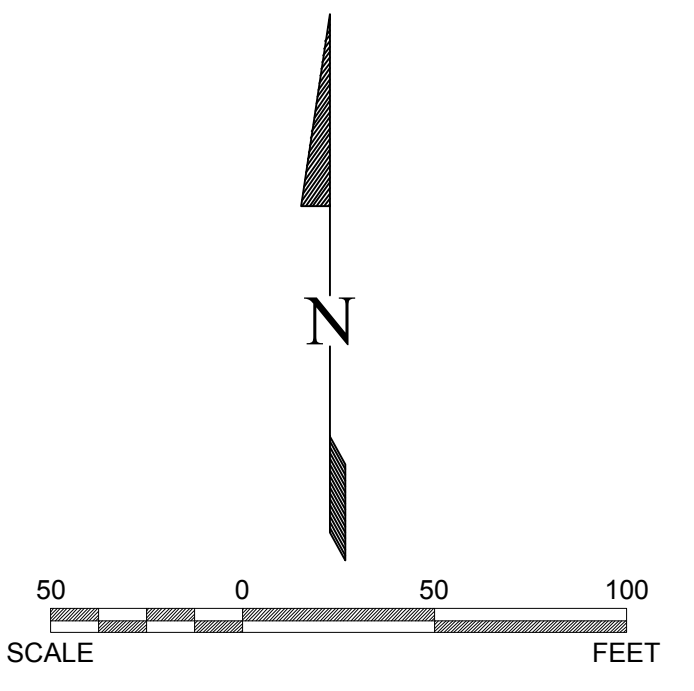
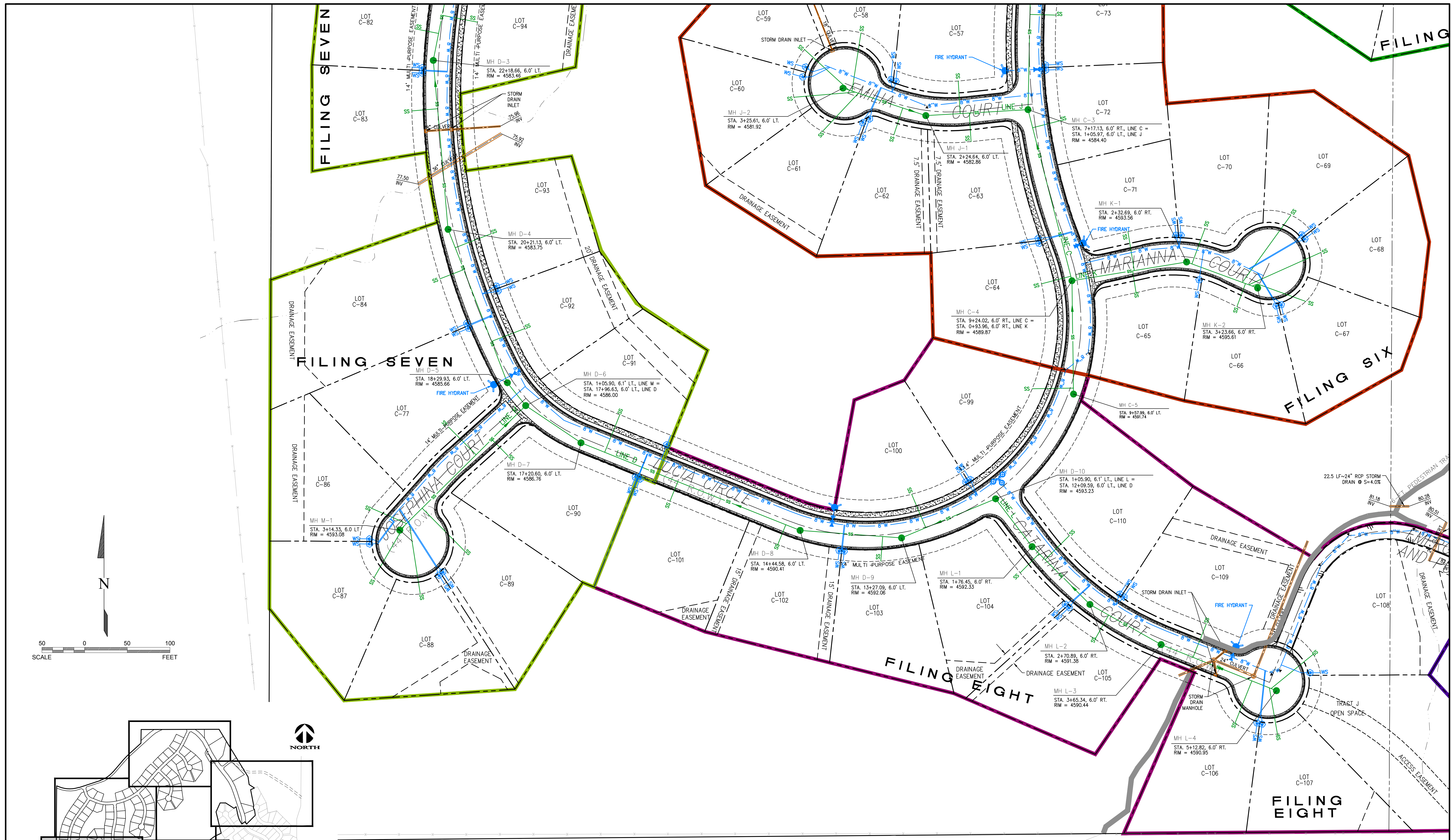
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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SUNSET POINTE
PRELIMINARY PLAN
COMPOSITE UTILITY PLAN 4

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	13	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



SHEET KEY MAP



Know what's below.
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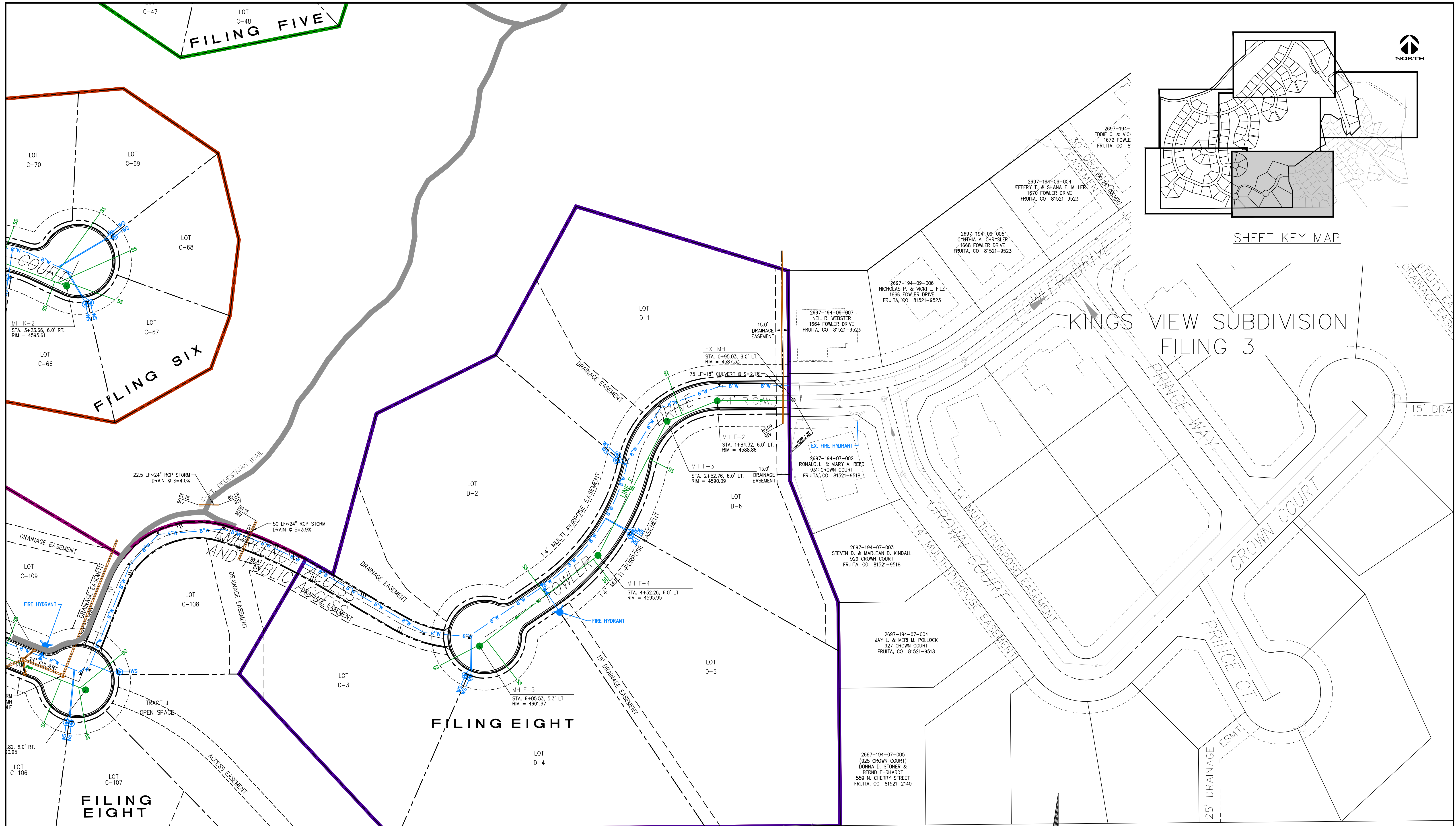
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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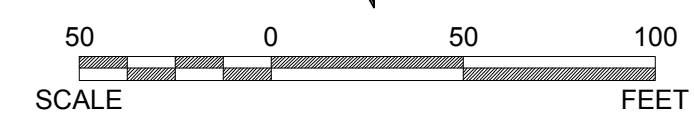
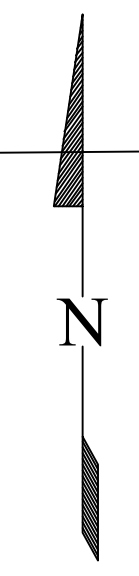
SUNSET POINTE
PRELIMINARY PLAN
COMPOSITE UTILITY PLAN 5

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv.		Sheet	14
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48	



SHEET KEY MAP

KINGS VIEW SUBDIVISION
FILING 3



Know what's below.
Call before you dig.
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2697-301-08-005
STEVE J & GLENNA M VIGIL
945 PRINCE CT
FRUITA, CO 81521-9530
35.710754 Acres

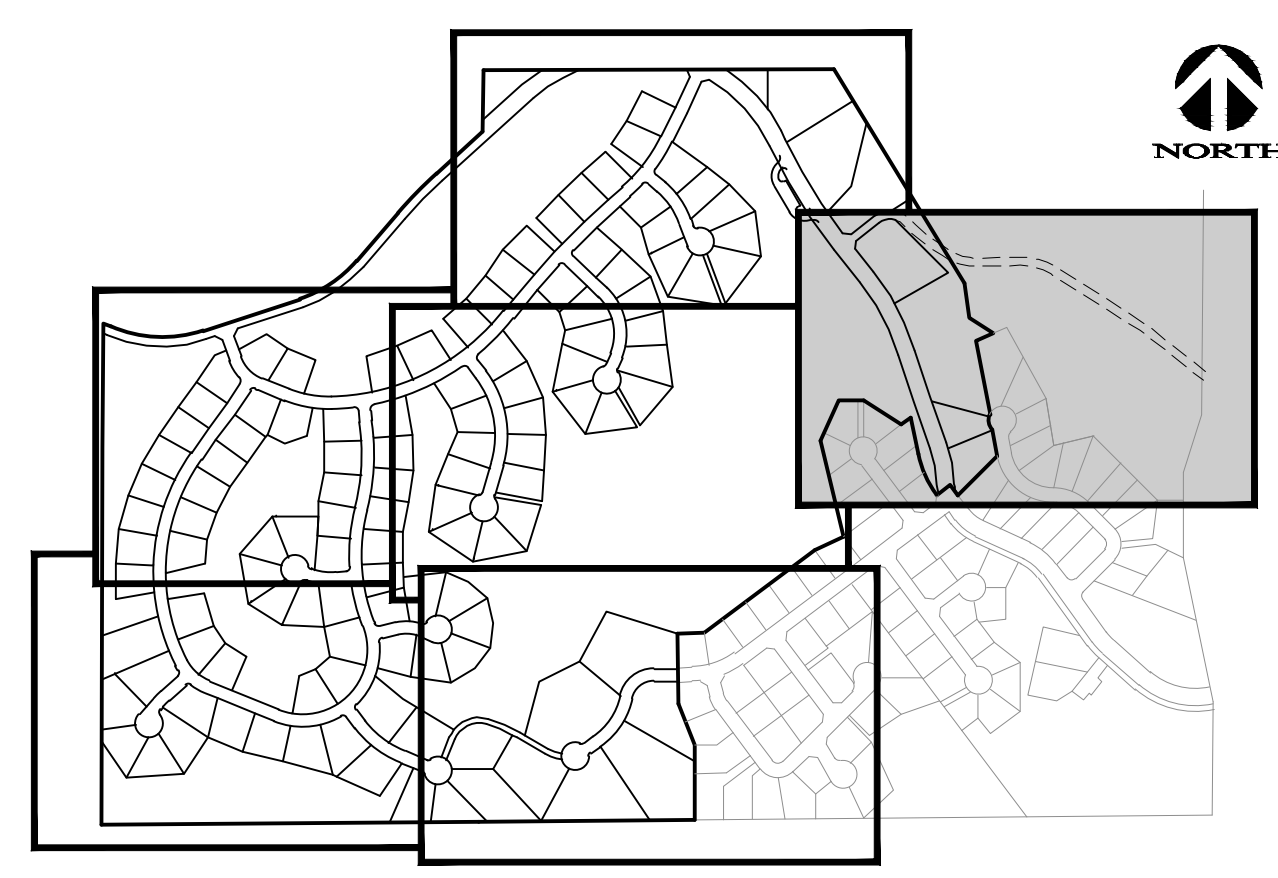
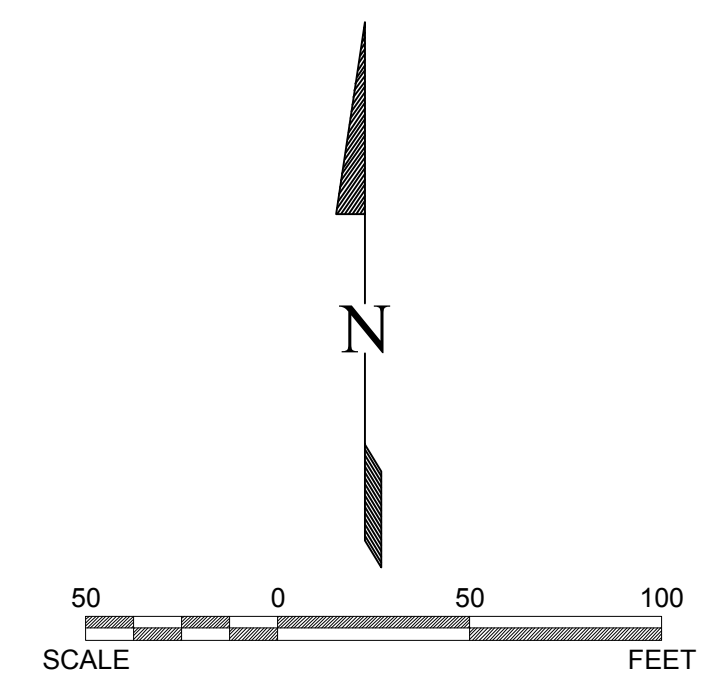
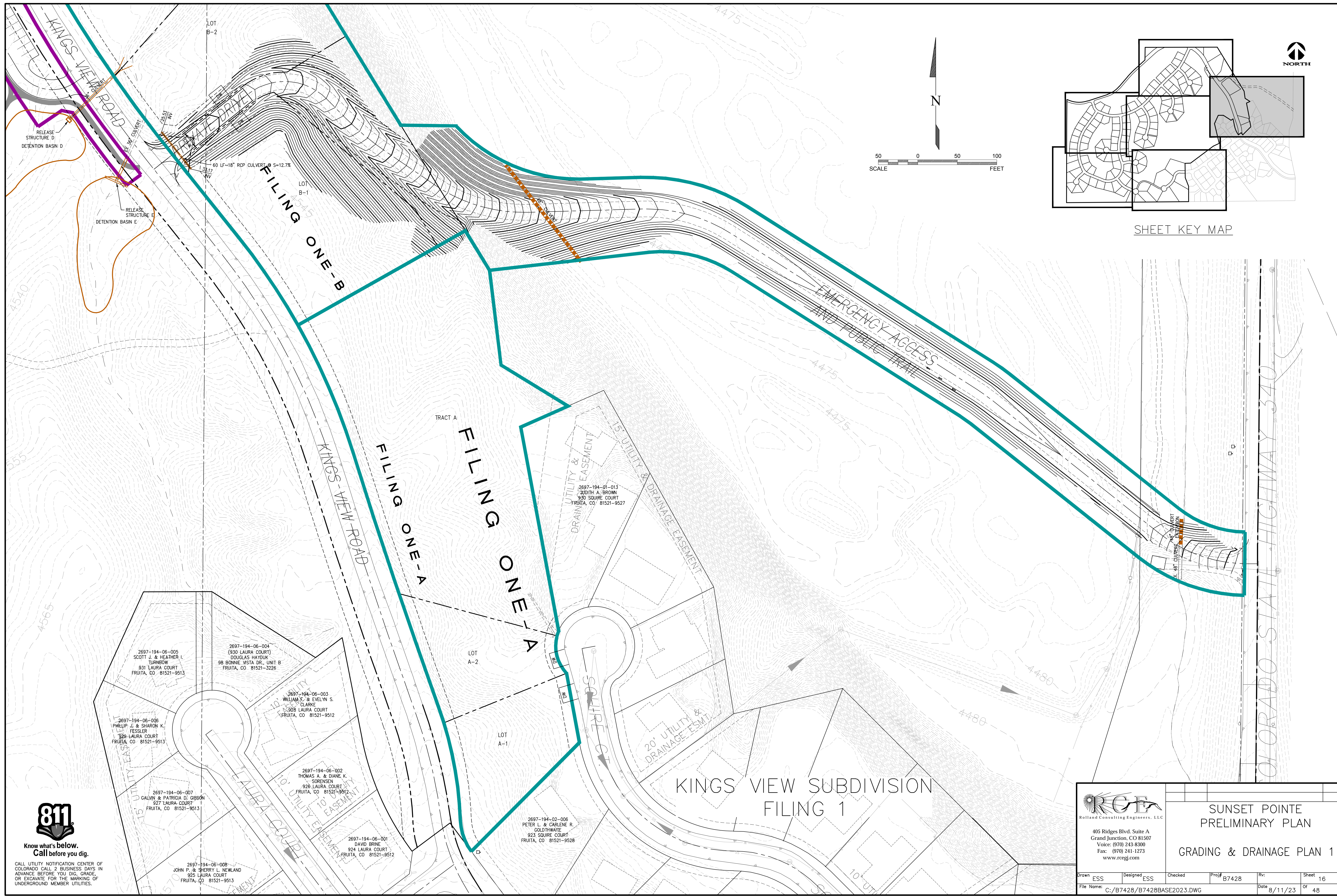


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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 6

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	15	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

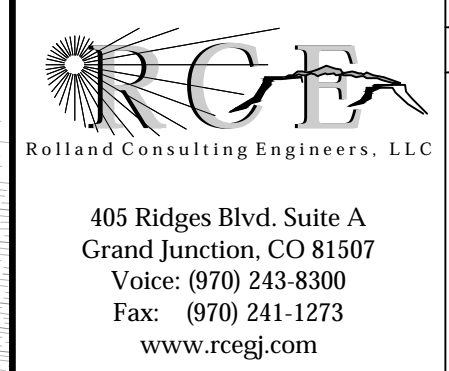


SHEET KEY MAP

KINGS VIEW SUBDIVISION
FILING 1



CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

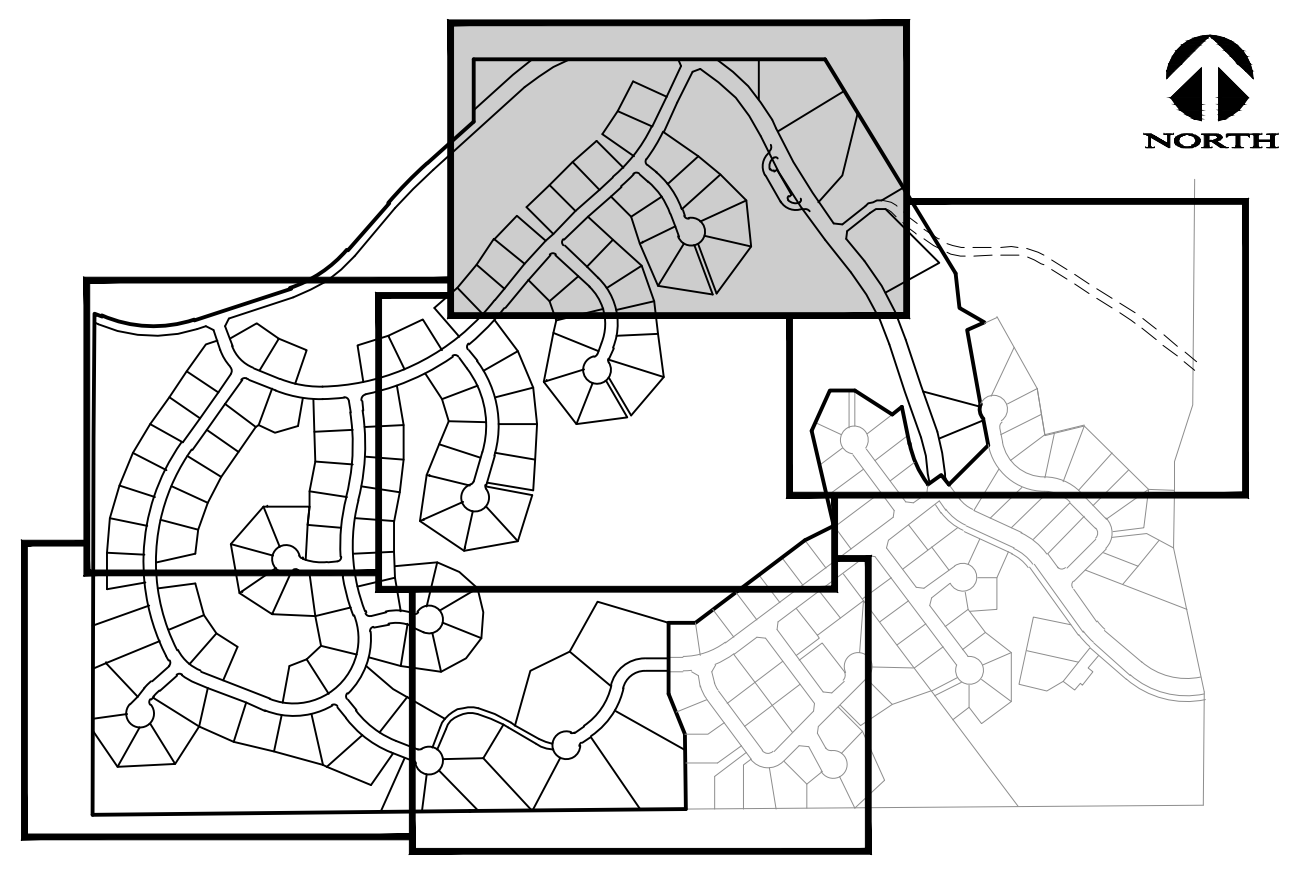
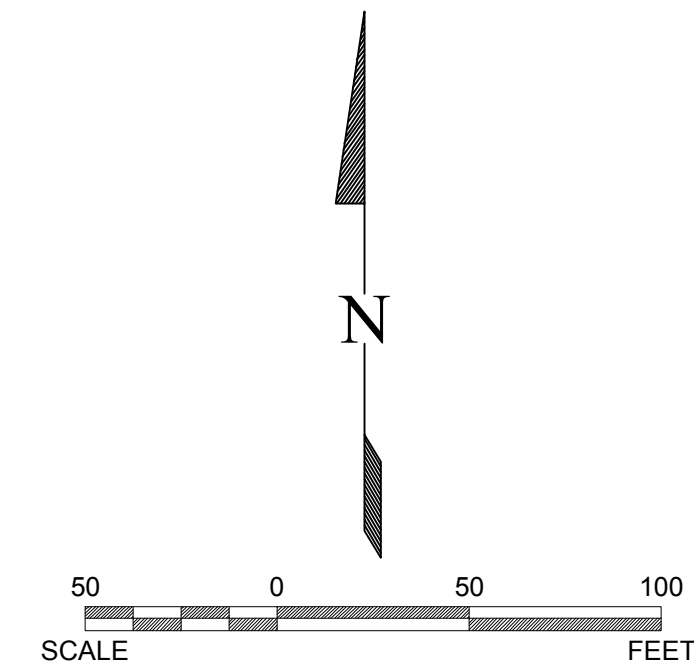


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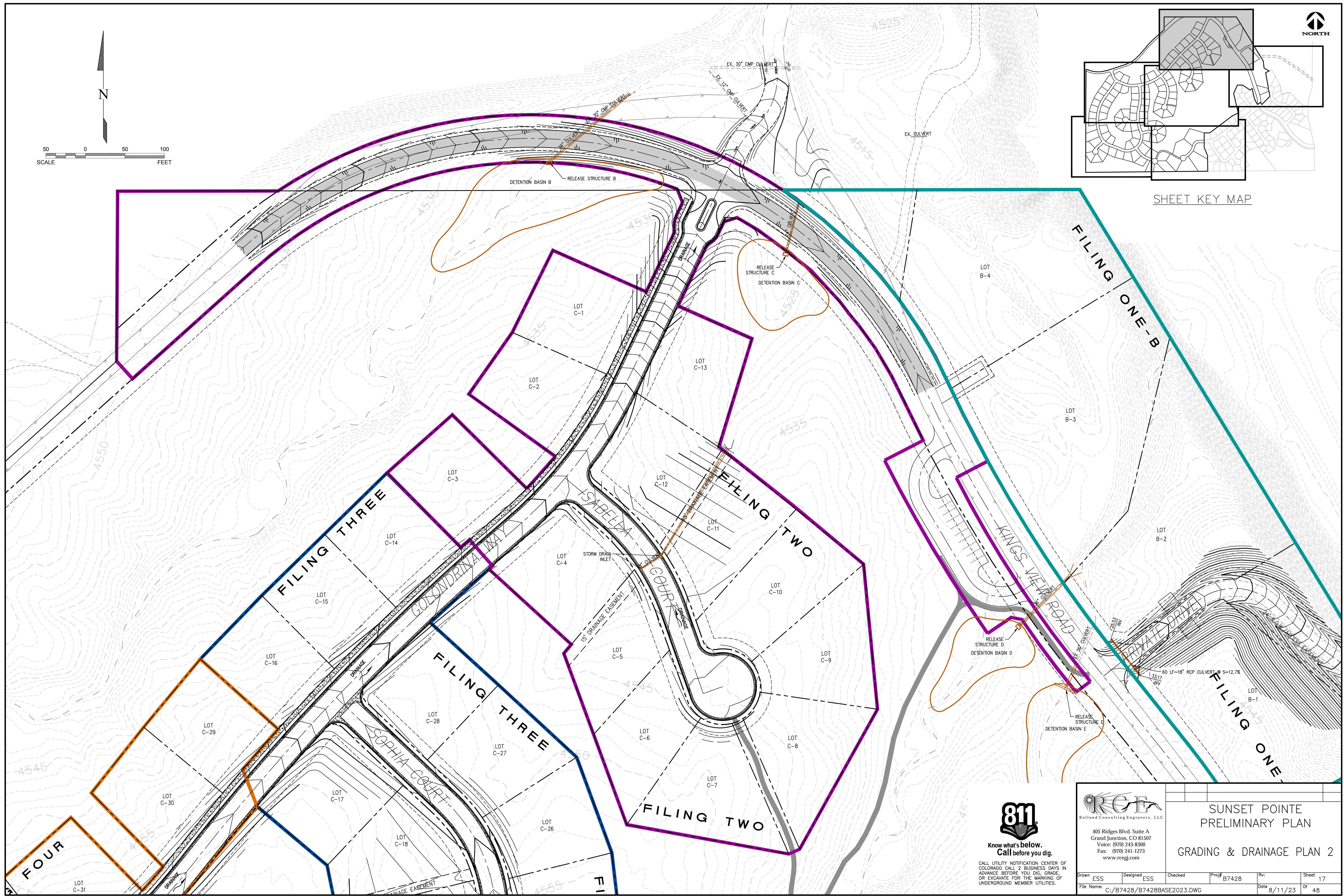
SUNSET POINTE
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 1

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File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

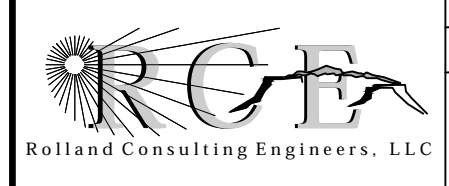


SHEET KEY MAP



Know what's below.
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CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

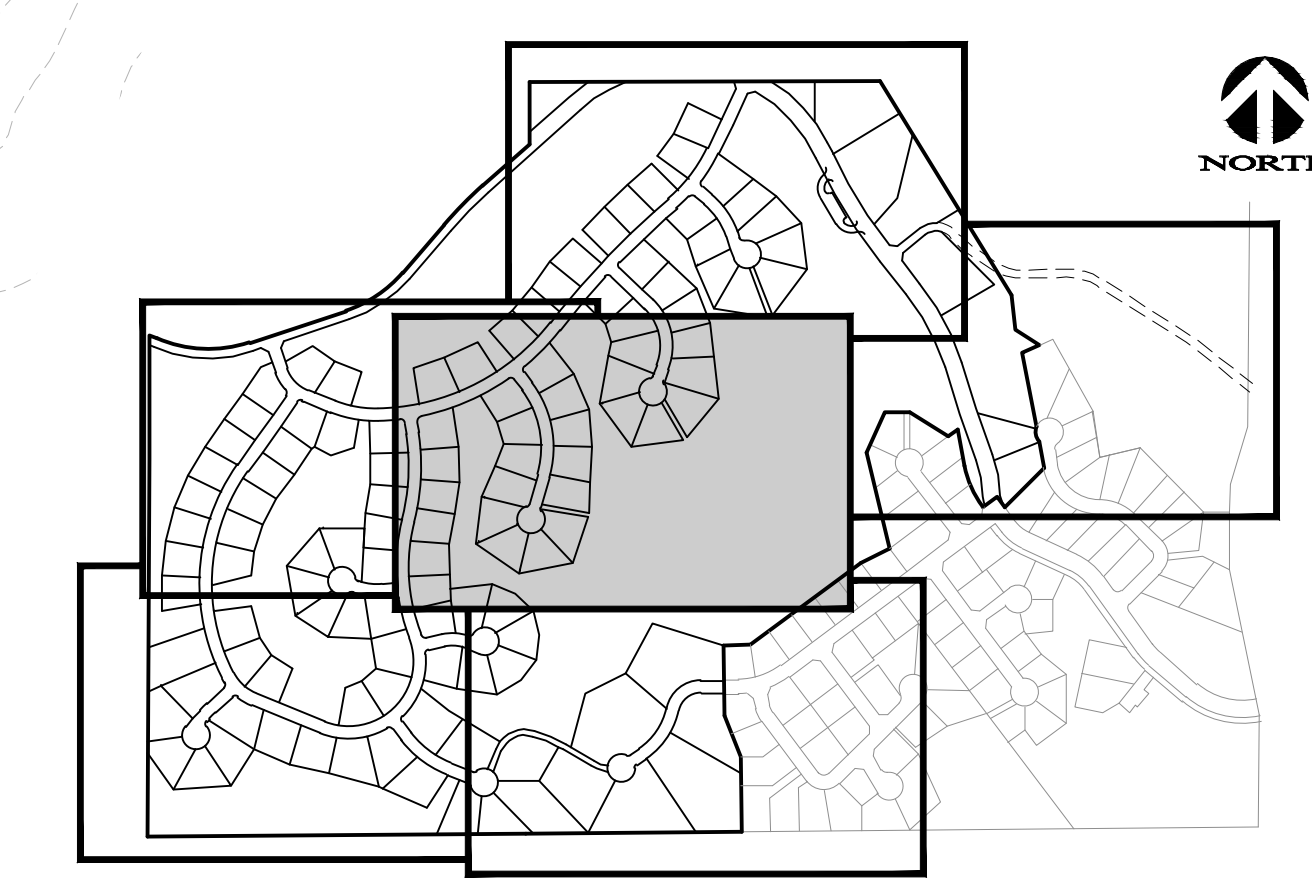
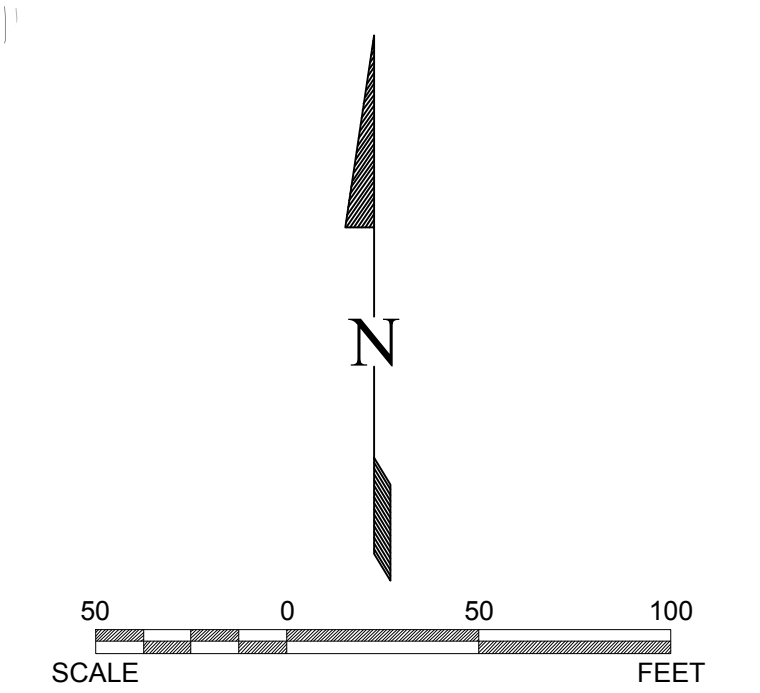
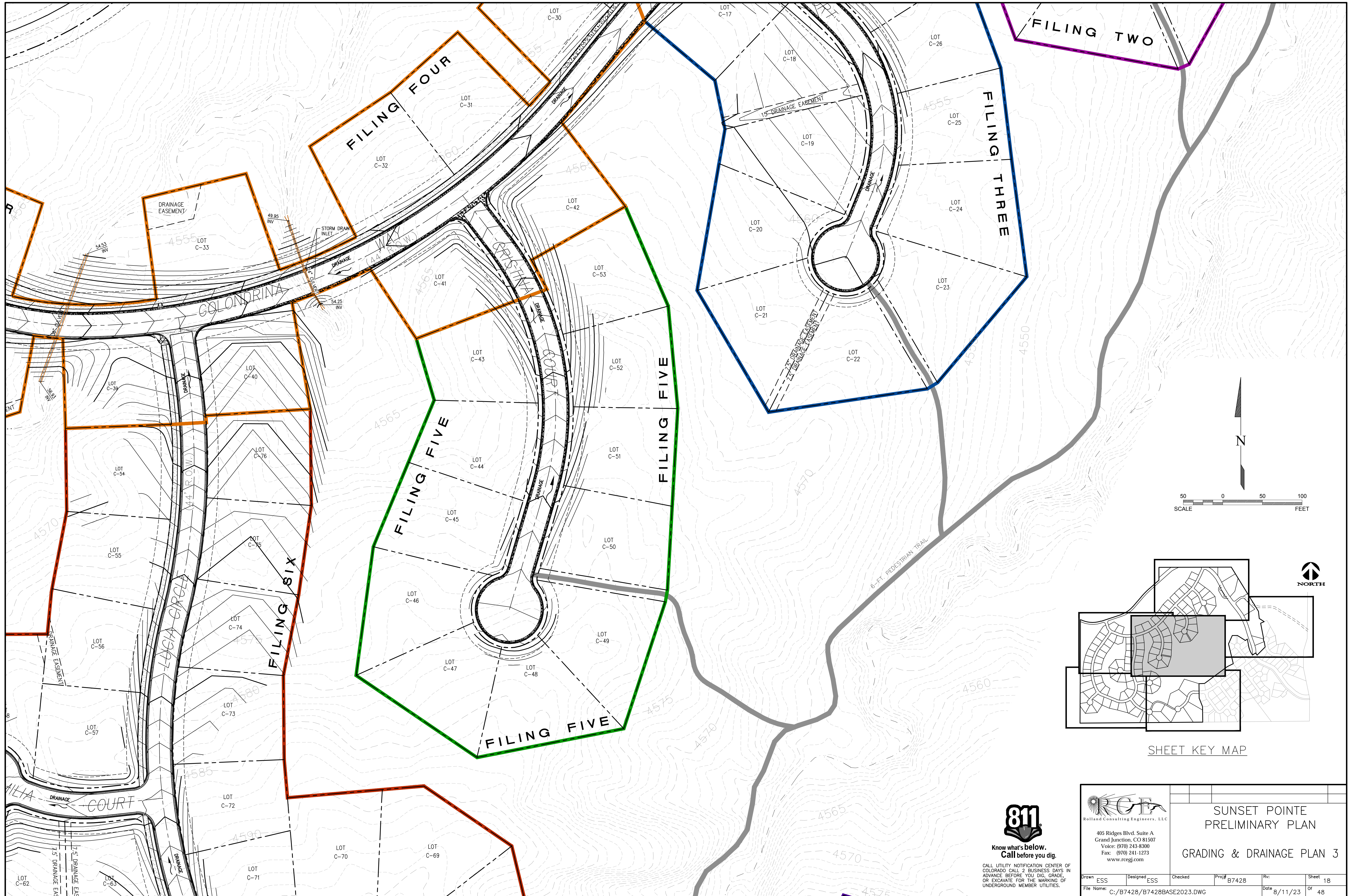


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SUNSET POINTE PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 2

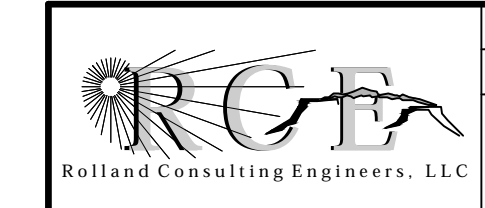
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SHEET KEY MAP

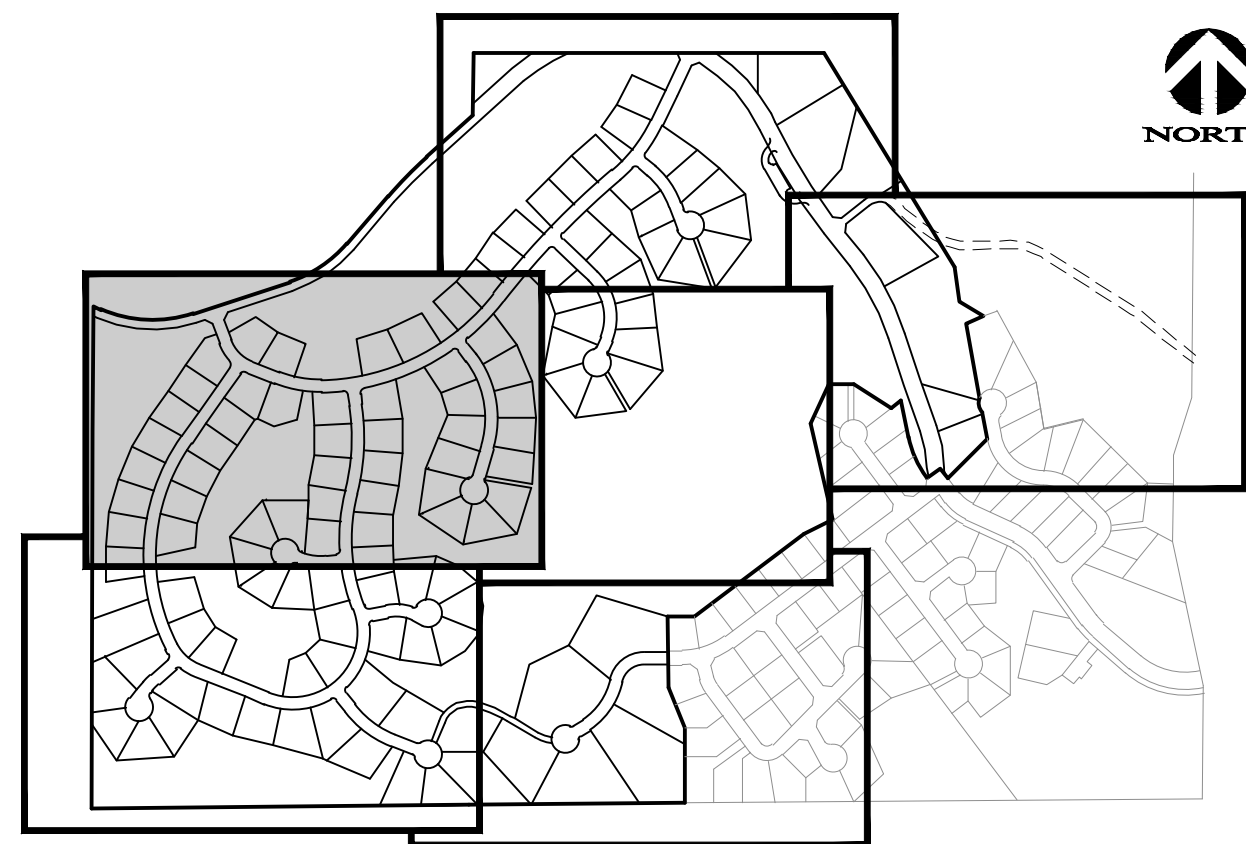


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

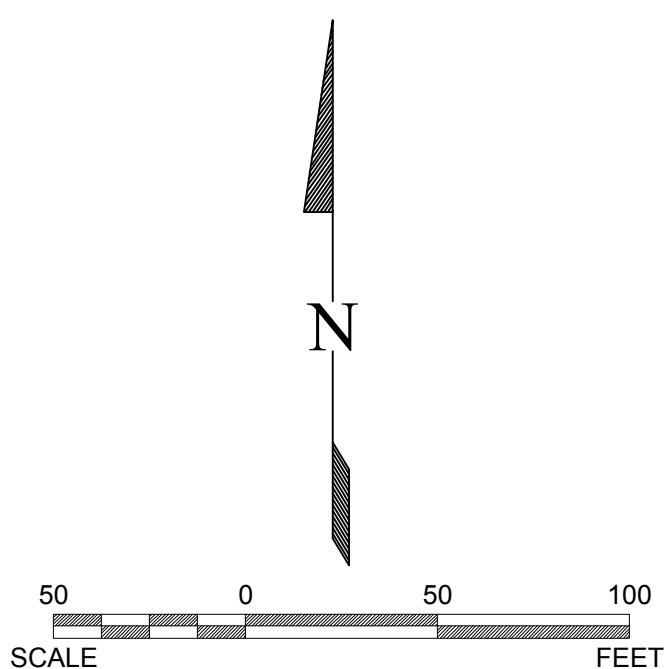


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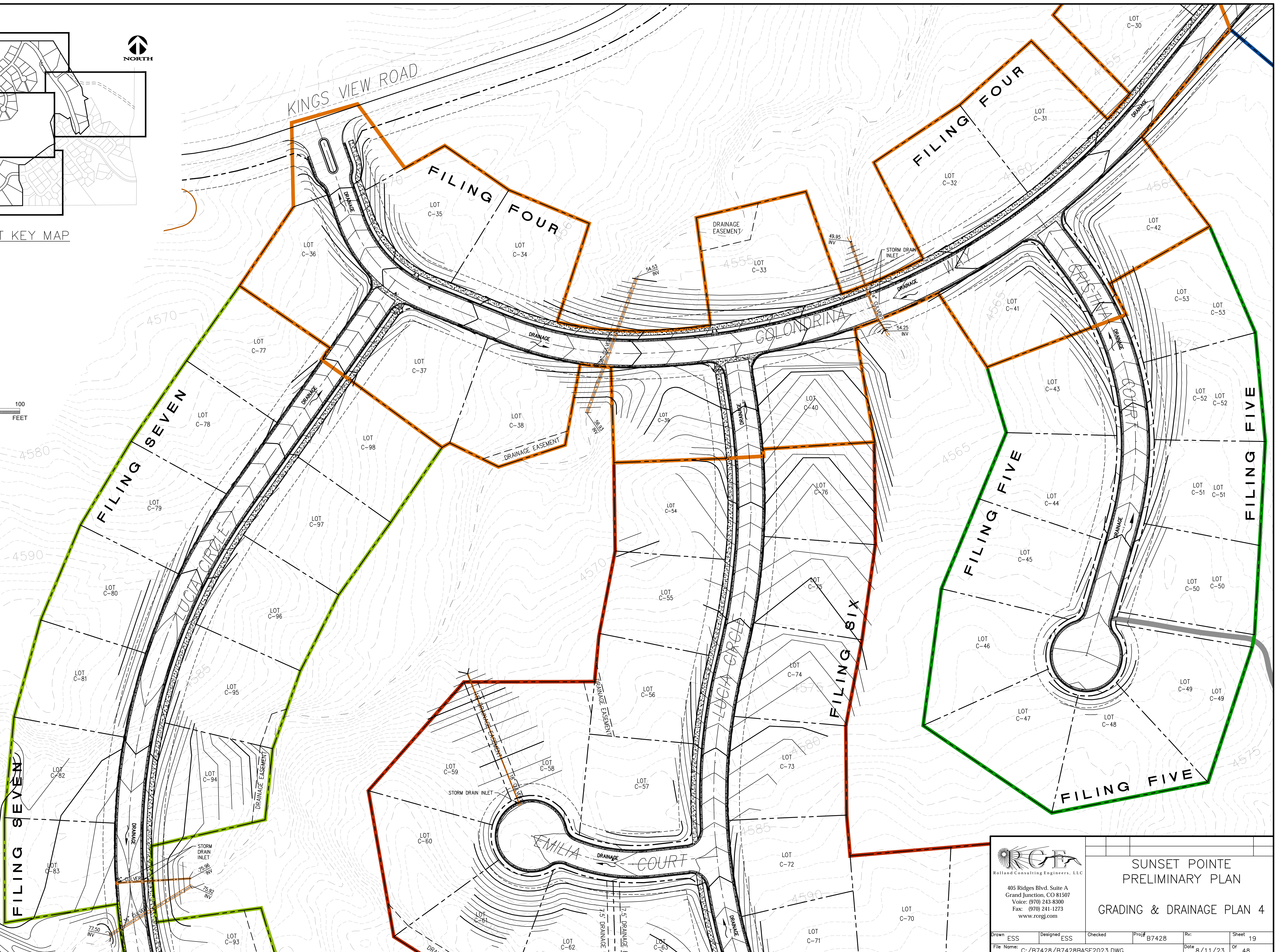
SUNSET POINTE PRELIMINARY PLAN					
GRADING & DRAINAGE PLAN 3					
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ESS	ESS		B7428		18
File Name: C:/B7428/B7428BASE2023.DWG					Date
					8/11/23
					Of
					48



SHEET KEY MAP



N



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COLORADO CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

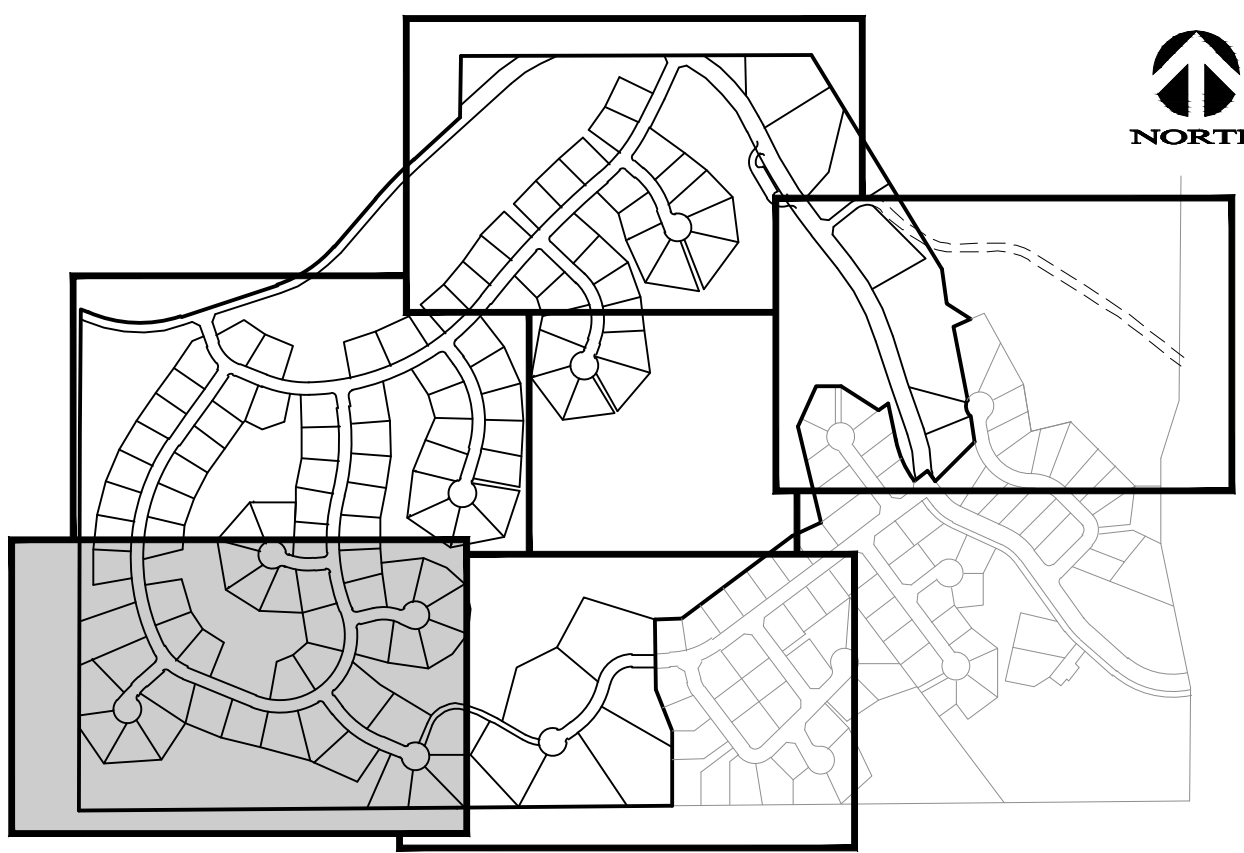
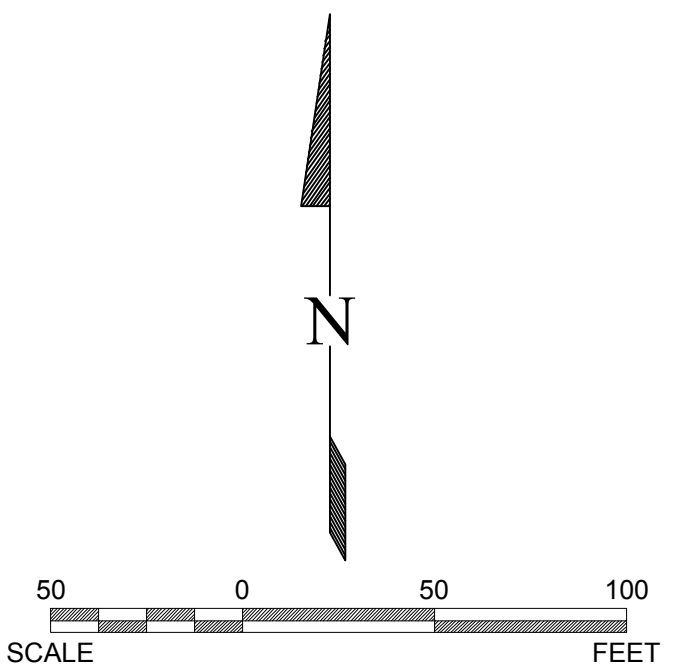
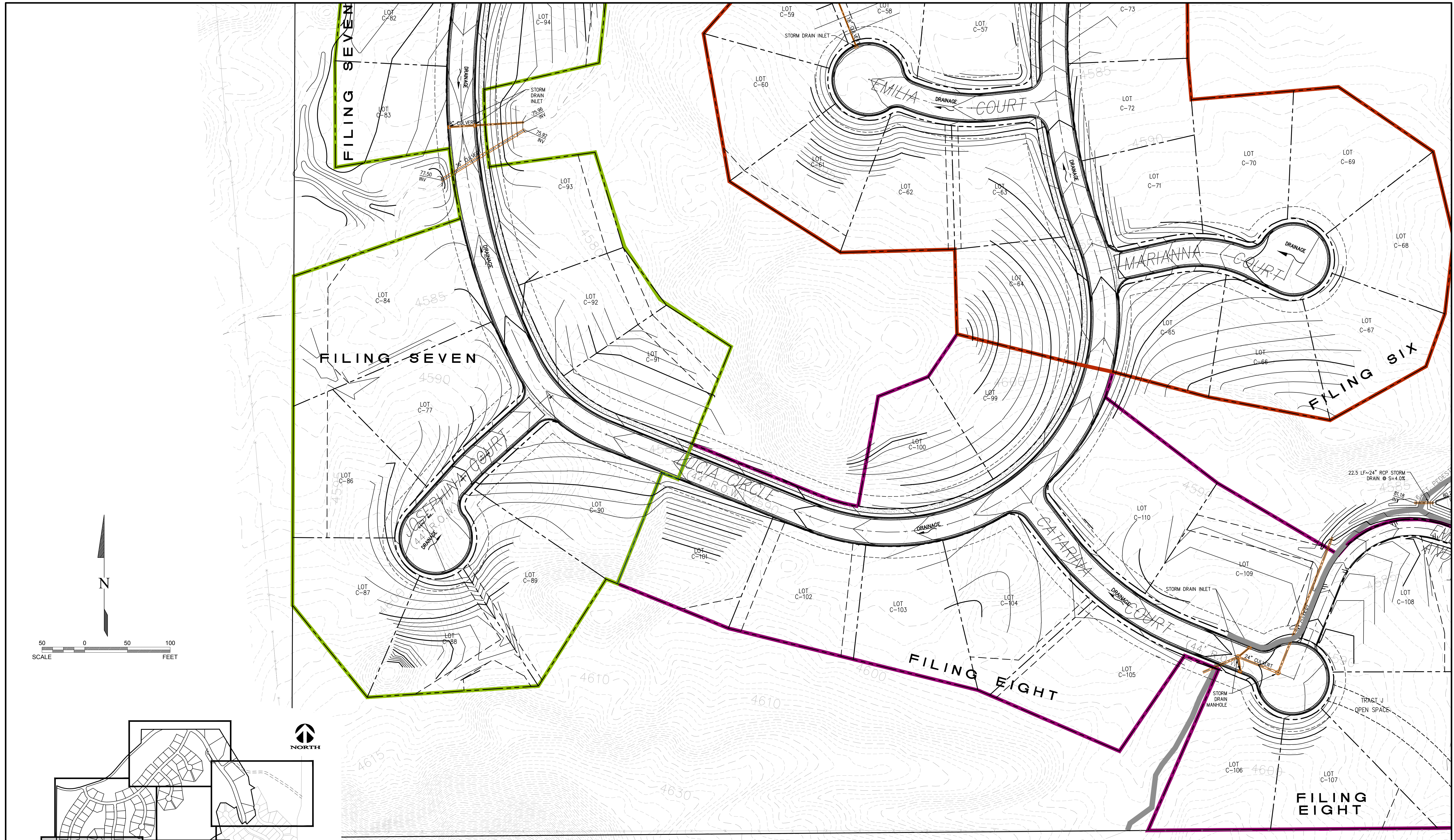


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SUNSET POINTE
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 4

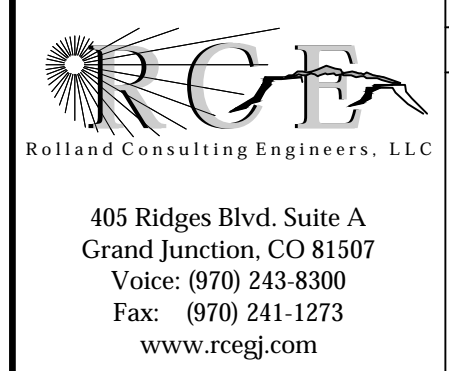
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SHEET KEY MAP



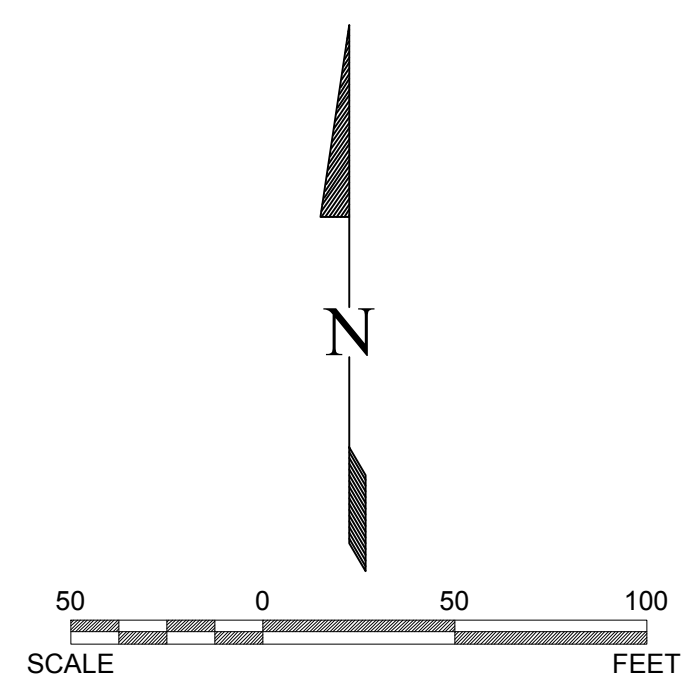
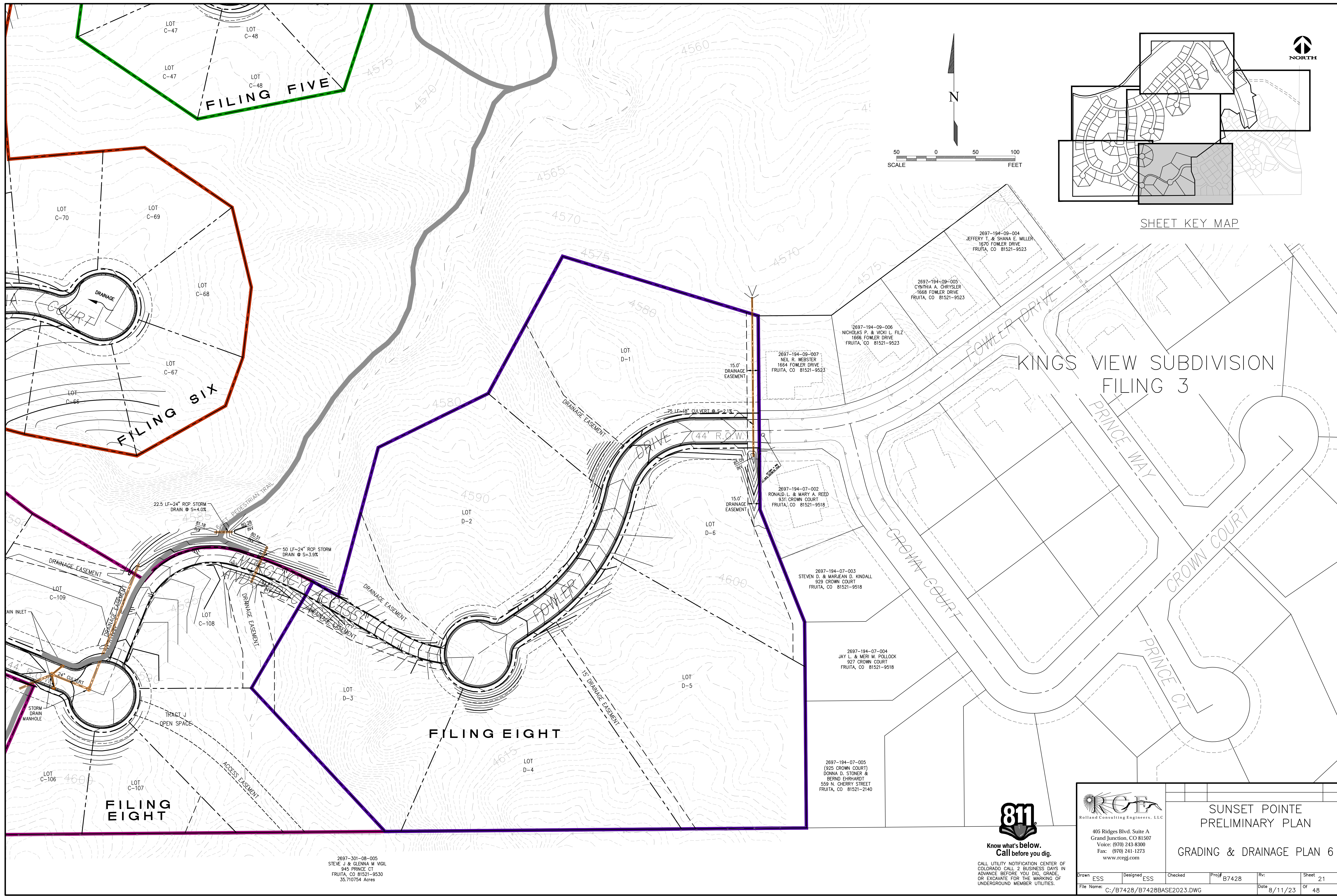
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SUNSET POINTE
PRELIMINARY PLAN
GRADING & DRAINAGE PLAN 5

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	R#		Sheet	20	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



SHEET KEY MAP

KINGS VIEW SUBDIVISION
FILING 3

FILING EIGHT

FILING EIGHT

22.5 LF-24" RCP STORM DRAIN @ S=4.0%

50 LF-24" RCP STORM DRAIN @ S=3.9%

75 LF-18" CULVERT @ S=2.1%

2697-301-08-005
STEVE J & GLENNA M VIGL
945 PRINCE CT
FRUITA, CO 81521-9530
35.710754 Acres

2697-194-09-004
JEFFERY T. & SHANA E. MILLER
1670 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-005
CYNTHIA A. CHRYSLER
1668 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-006
NICHOLAS P. & WICKI L. FILZ
1666 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-007
NEIL R. WEBSTER
1664 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-07-002
RONALD L. & MARY A. REED
931 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-003
STEVEN D. & MARIEAN D. KINDALL
929 CROWN COURT
FRUITA, CO 81521-9518

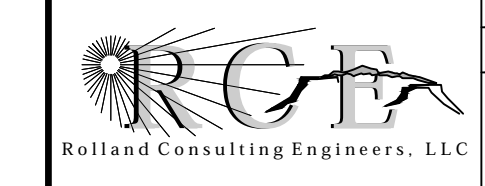
2697-194-07-004
JAY L. & MERI M. POLLOCK
927 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-005
(925 CROWN COURT)
DONNA D. STONER &
BERND EHRHARDT
559 N. CHERRY STREET
FRUITA, CO 81521-2140



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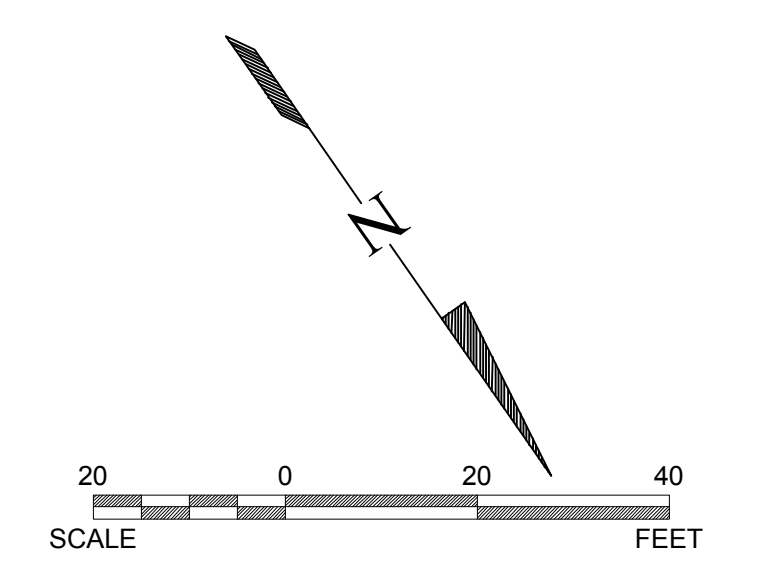
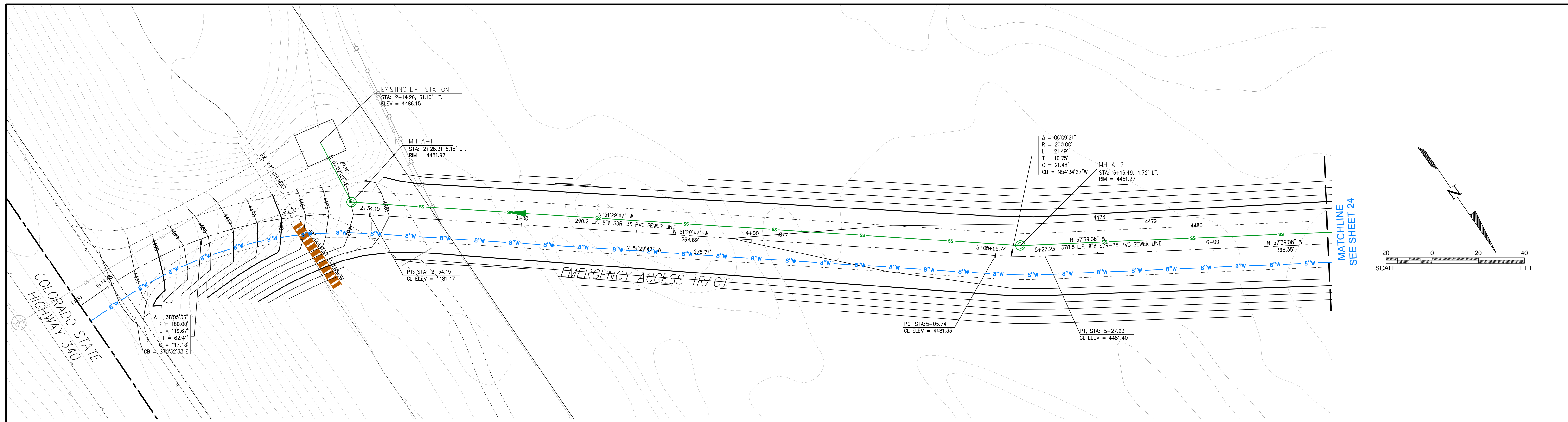


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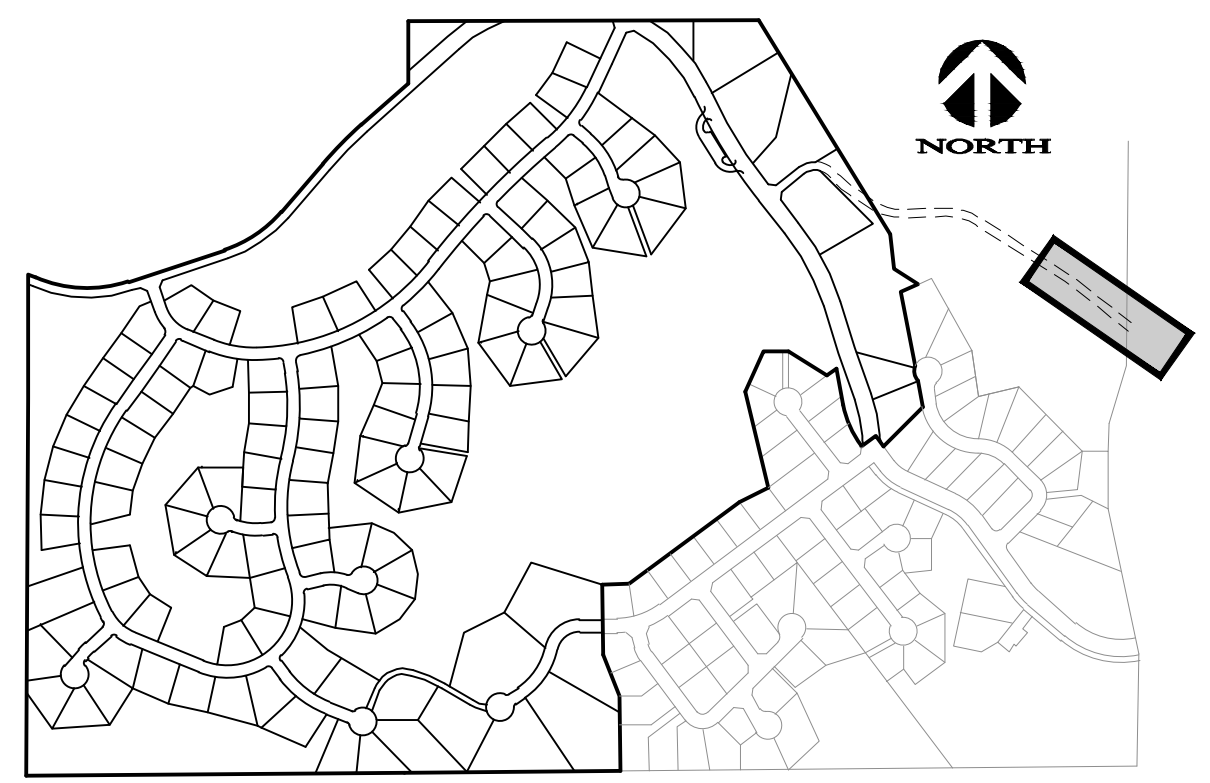
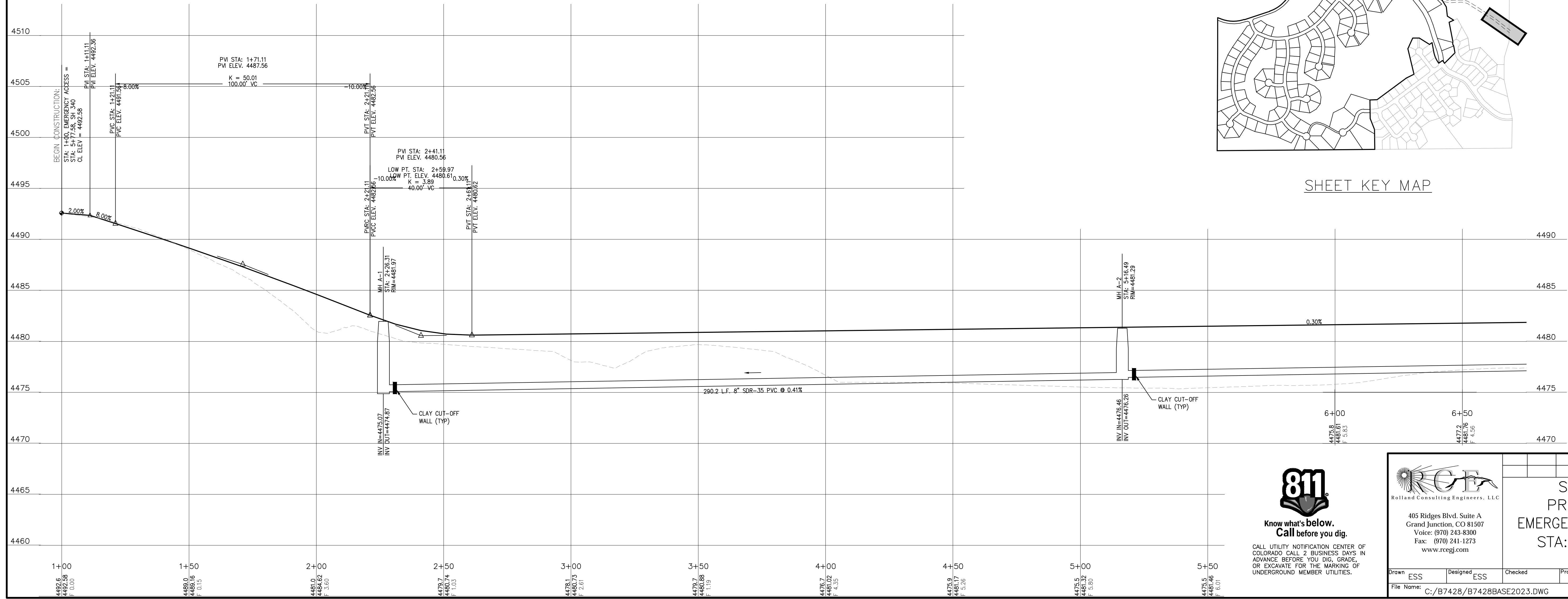
SUNSET POINTE
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 6

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File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



EMERGENCY ACCESS

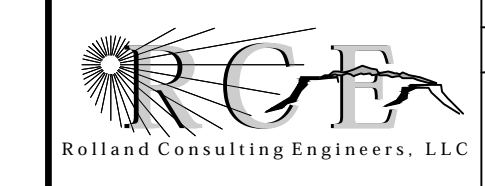


SHEET KEY MAP



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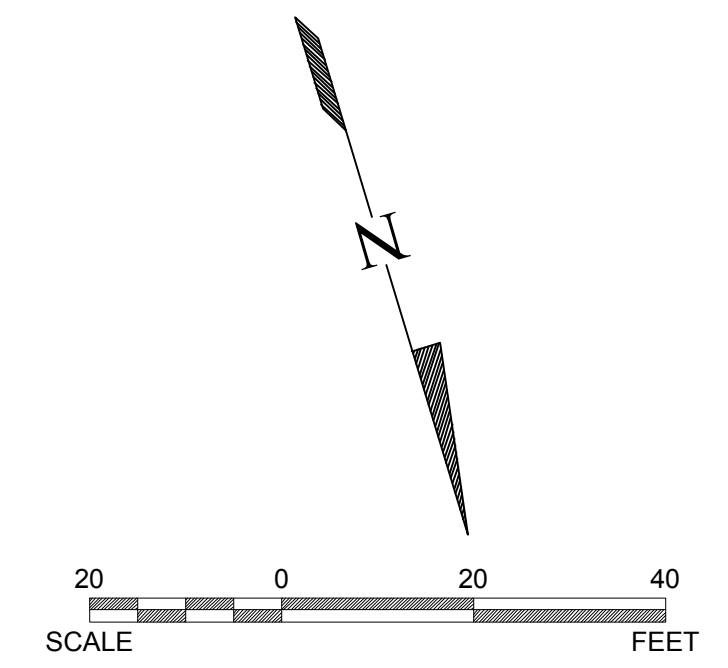
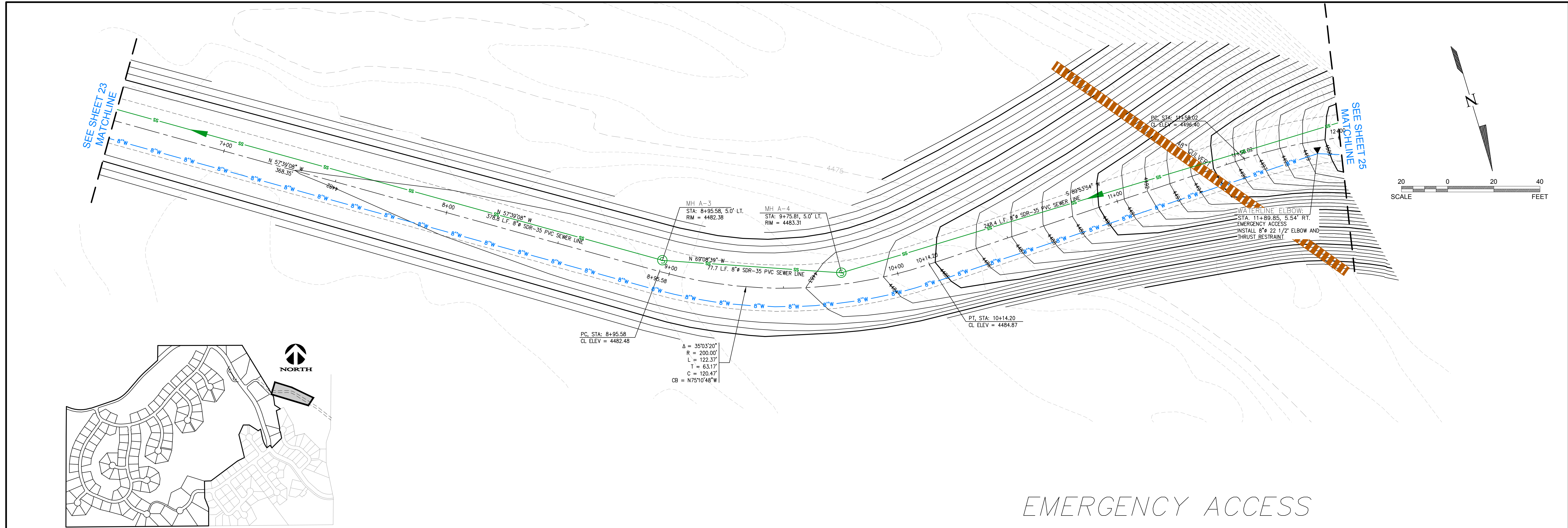
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



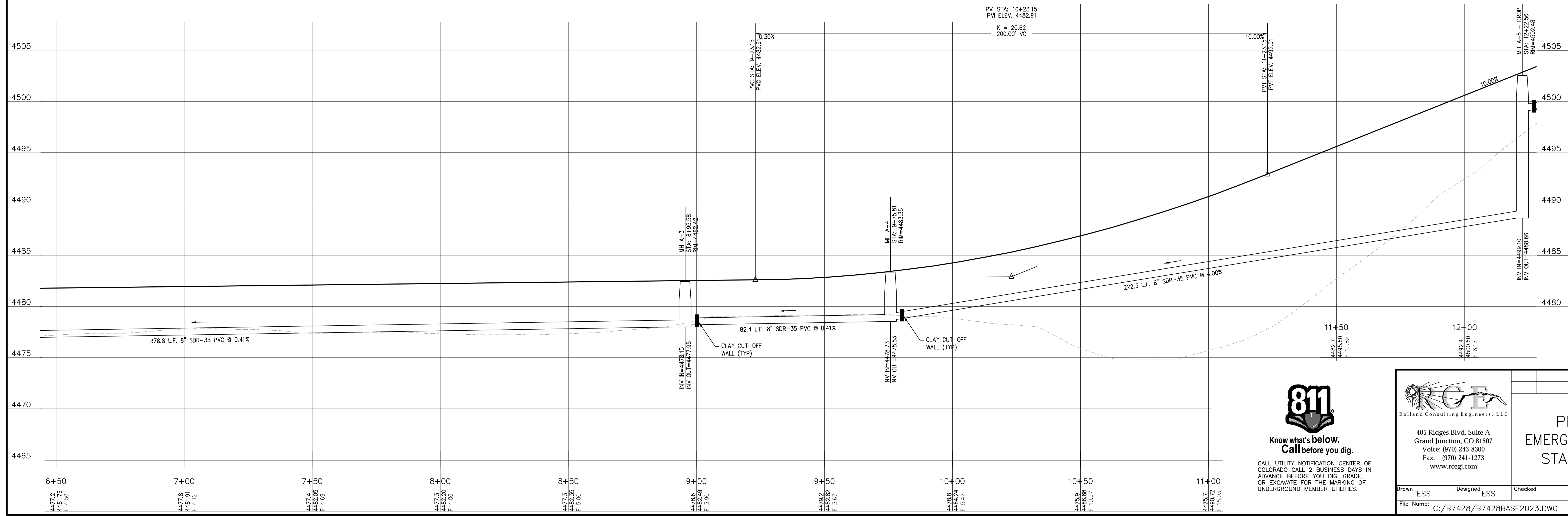
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Grand Junction, CO 81507
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SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 1
STA: 1+00 TO 6+50

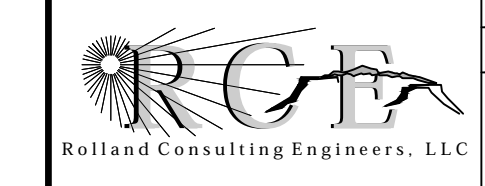
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EMERGENCY ACCESS



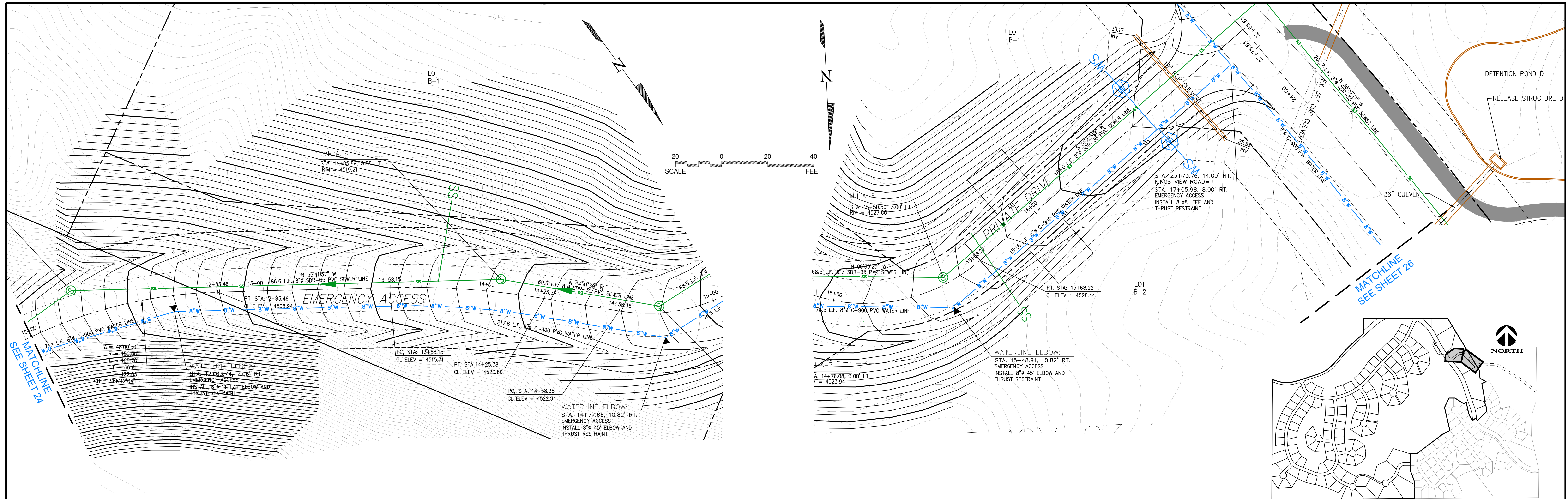
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SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 2
STA: 6+50 TO 12+00

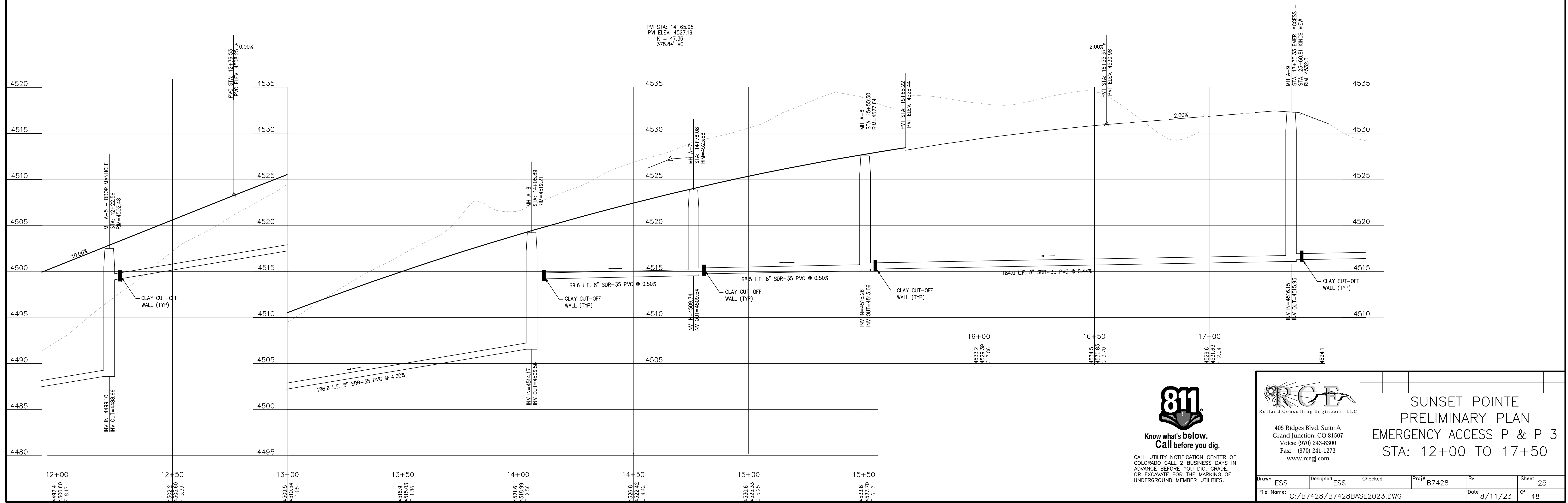
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File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



EMERGENCY ACCESS

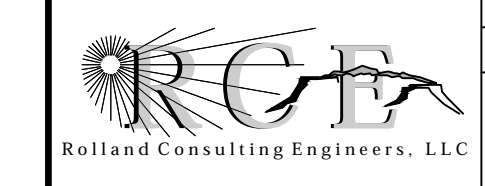


SHEET KEY MAP



Know what's below.
Call before you dig.

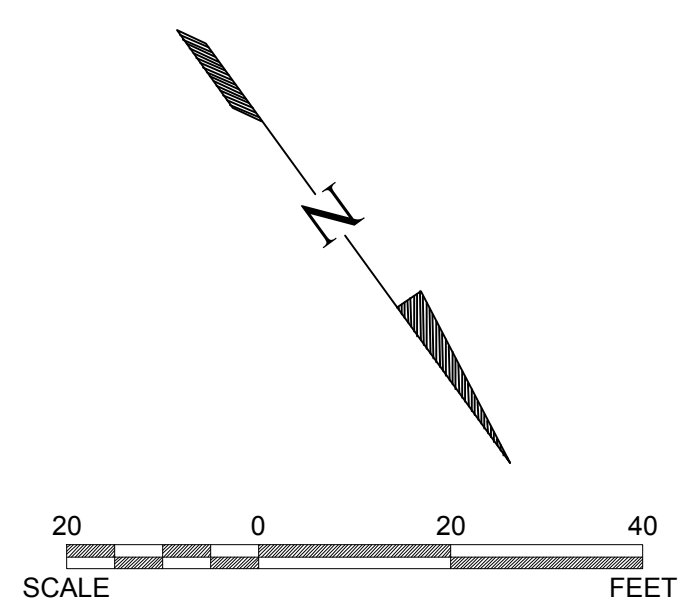
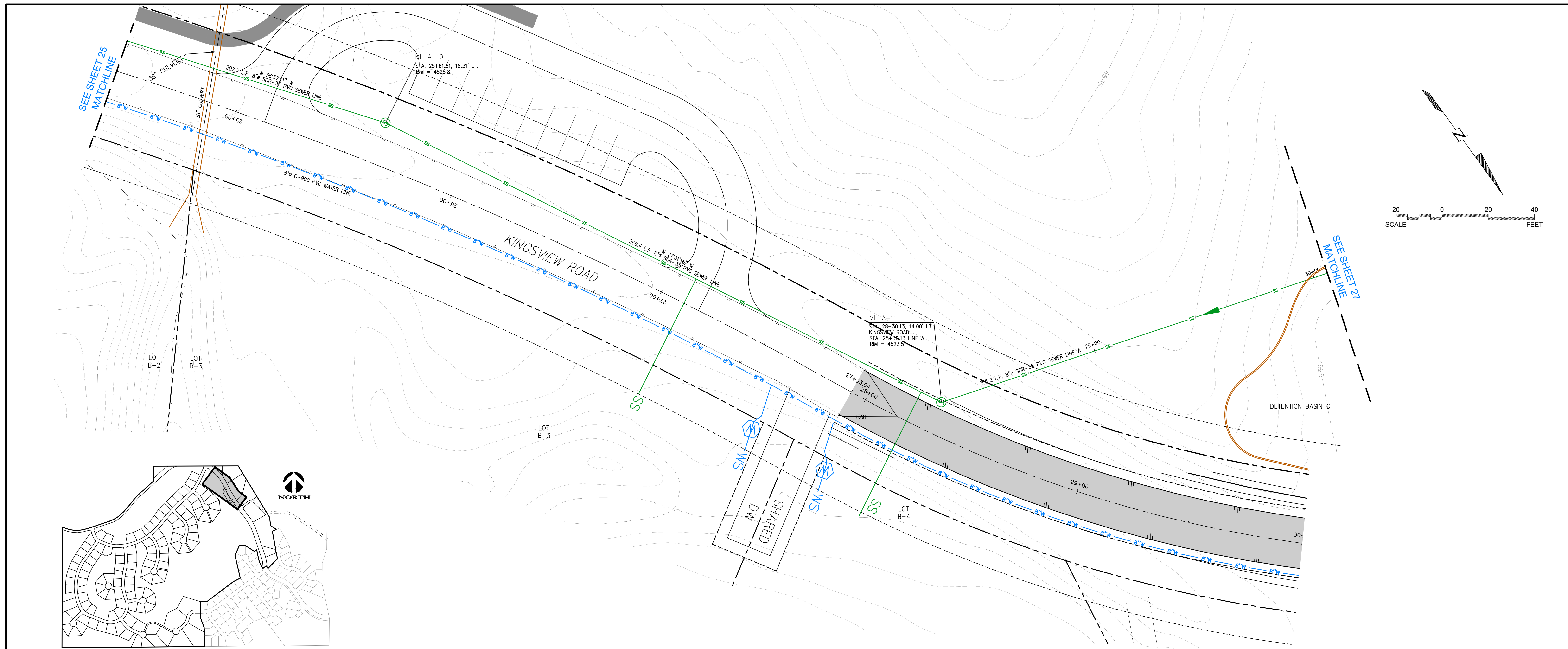
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

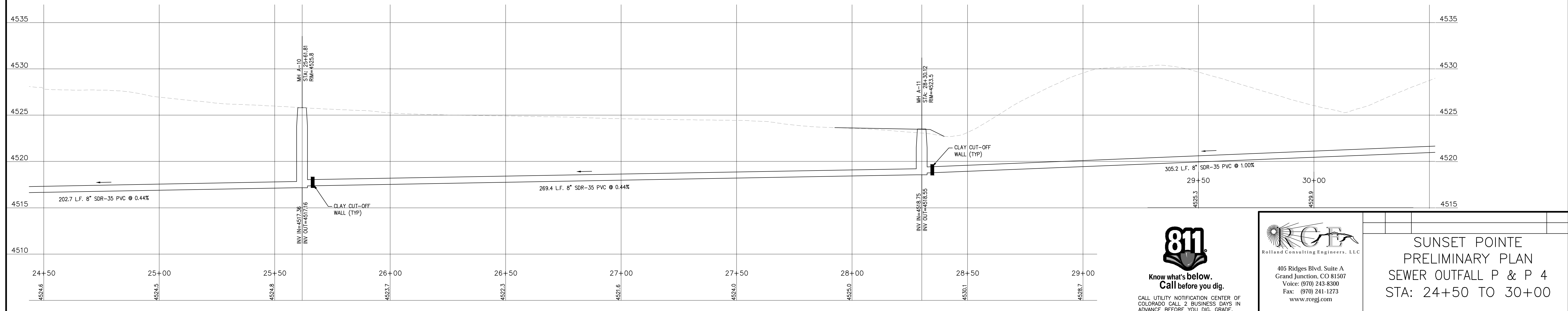
SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P 3
STA: 12+00 TO 17+50

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	R#		Sheet	25	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

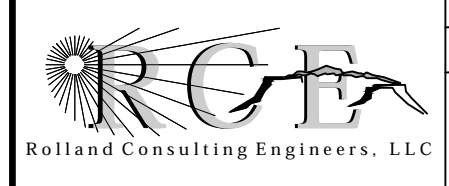


SHEET KEY MAP

SEWER OUTFALL



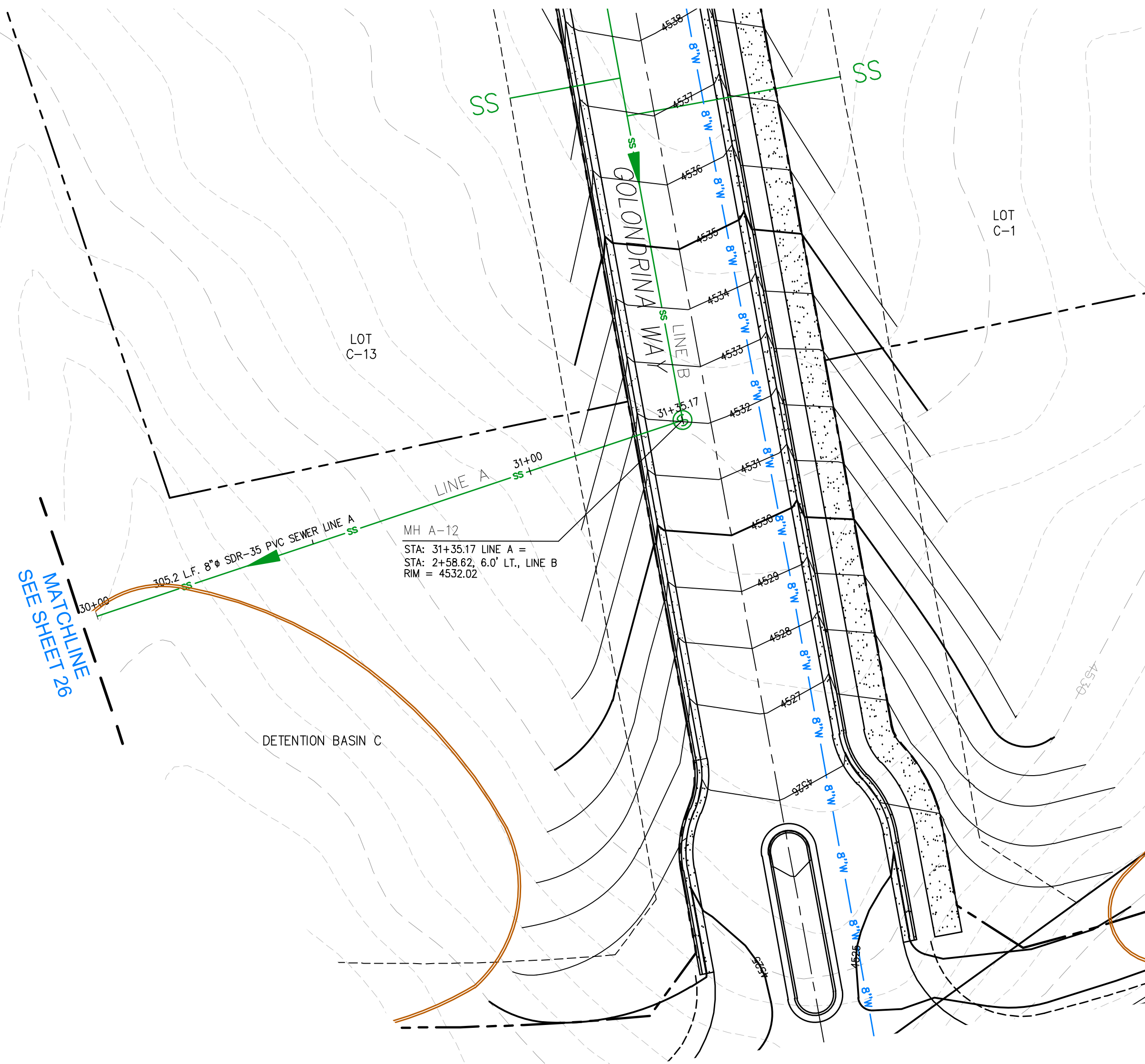
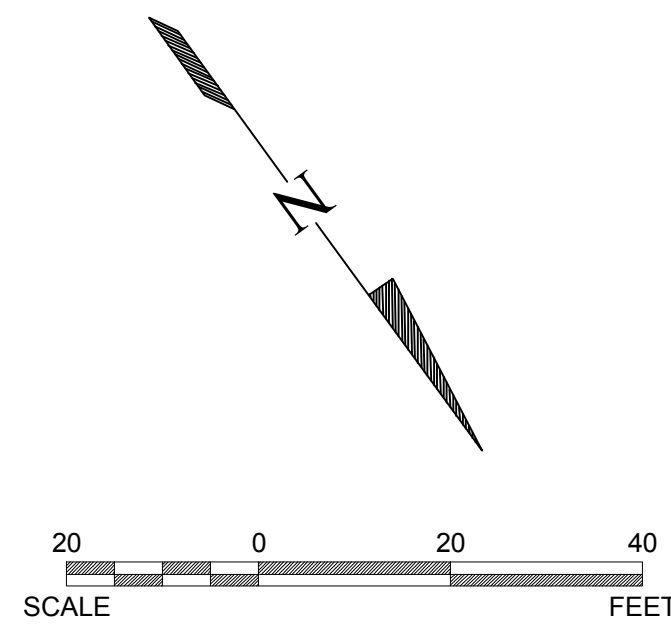
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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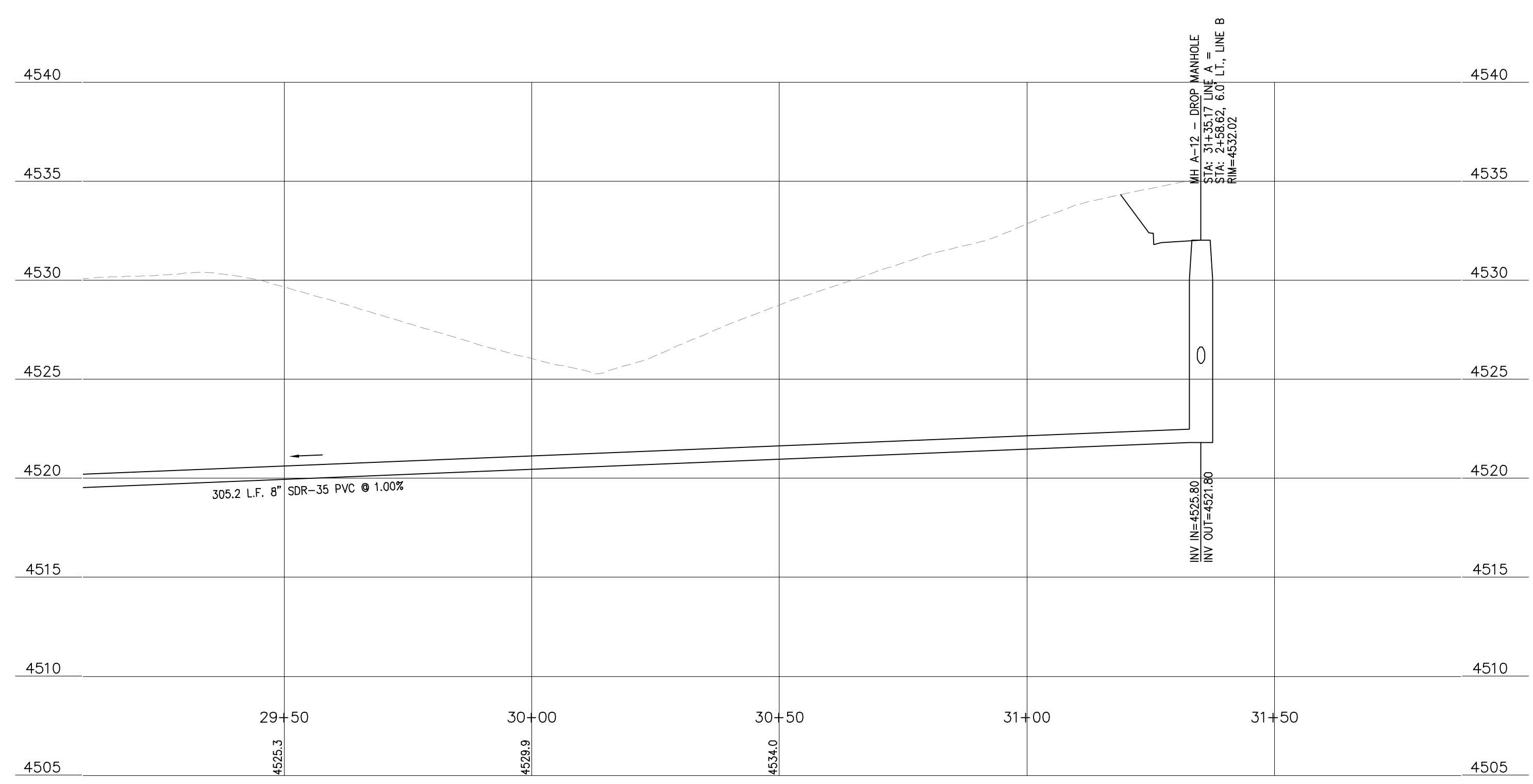
SUNSET POINTE
PRELIMINARY PLAN
SEWER OUTFALL P & P 4
STA: 24+50 TO 30+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv.		Sheet	26	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

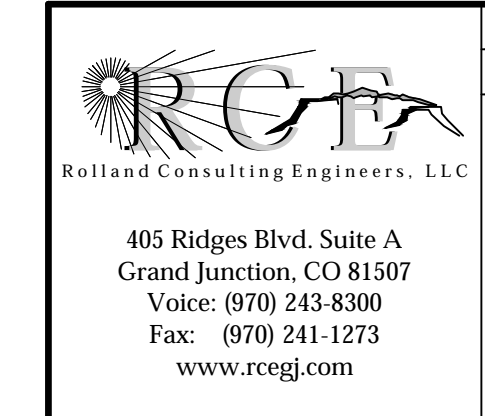


SHEET KEY MAP

SEWER OUTFALL



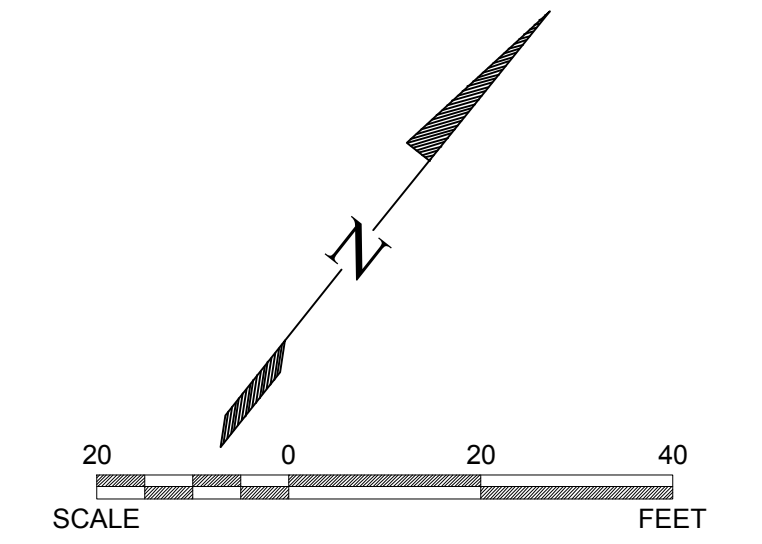
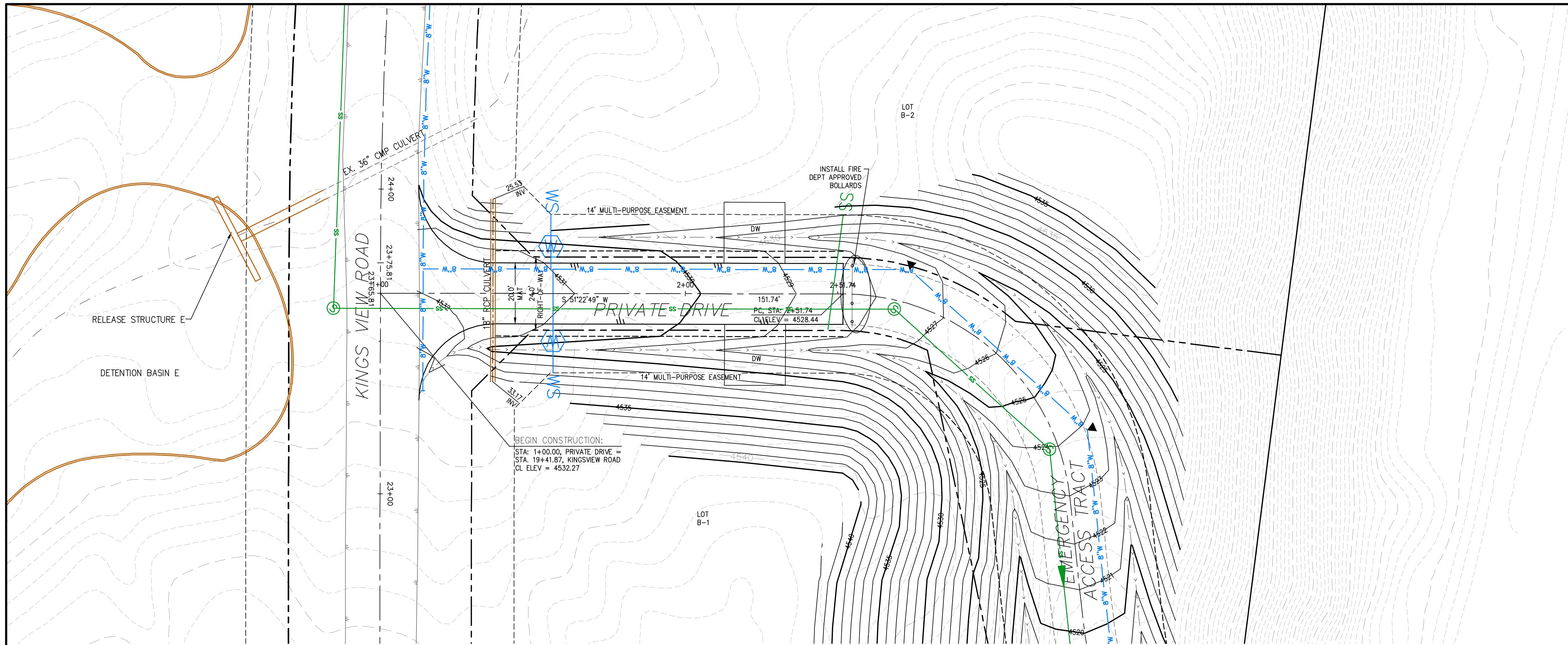
Know what's below.
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 CALL UTILITY NOTIFICATION CENTER OF
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 OR EXCAVATE FOR THE MARKING OF
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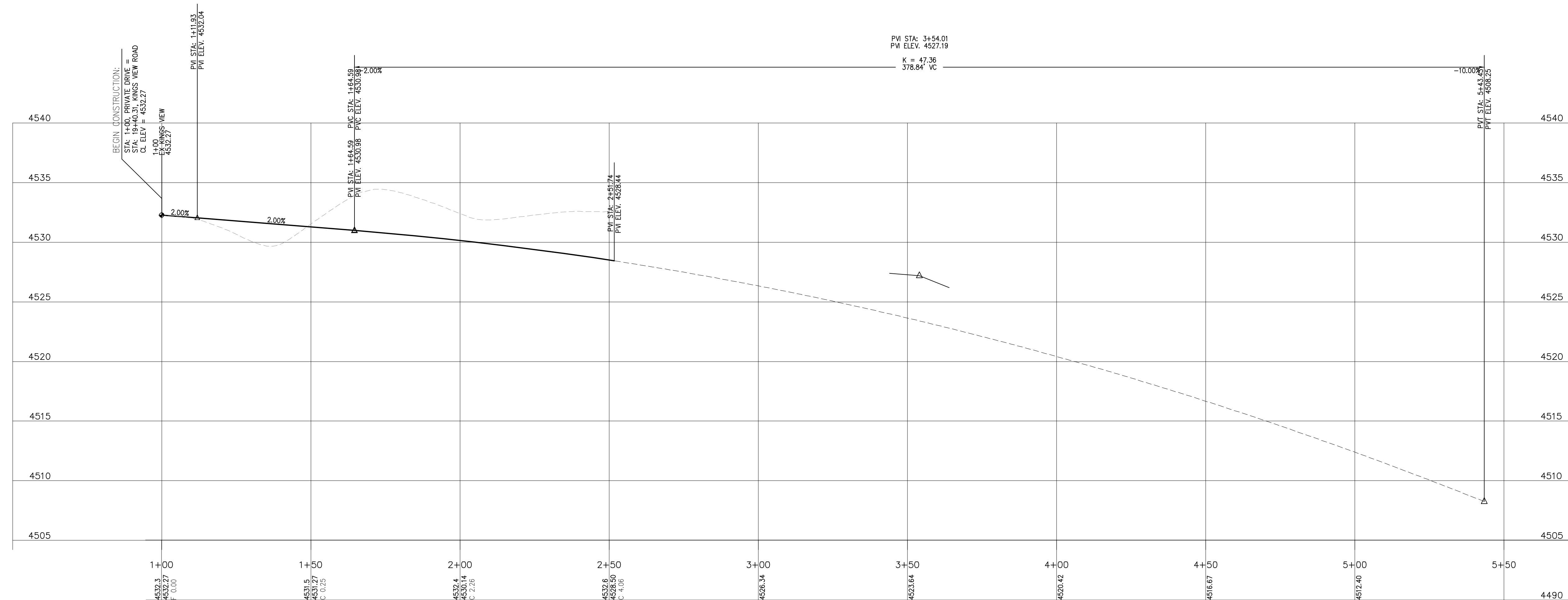
SUNSET POINTE
 PRELIMINARY PLAN
 SEWER OUTFALL P & P 5
 STA: 30+00 TO 31+35.17

Drawn	Designed	Checked	Proj#	Rv	Sheet	
ESS	ESS		B7428		27	
File Name: C:/B7428/B7428BASE2023.DWG					Date	Of
					8/11/23	48



SHEET KEY MAP

PRIVATE DRIVE



Know what's below.
Call before you dig.

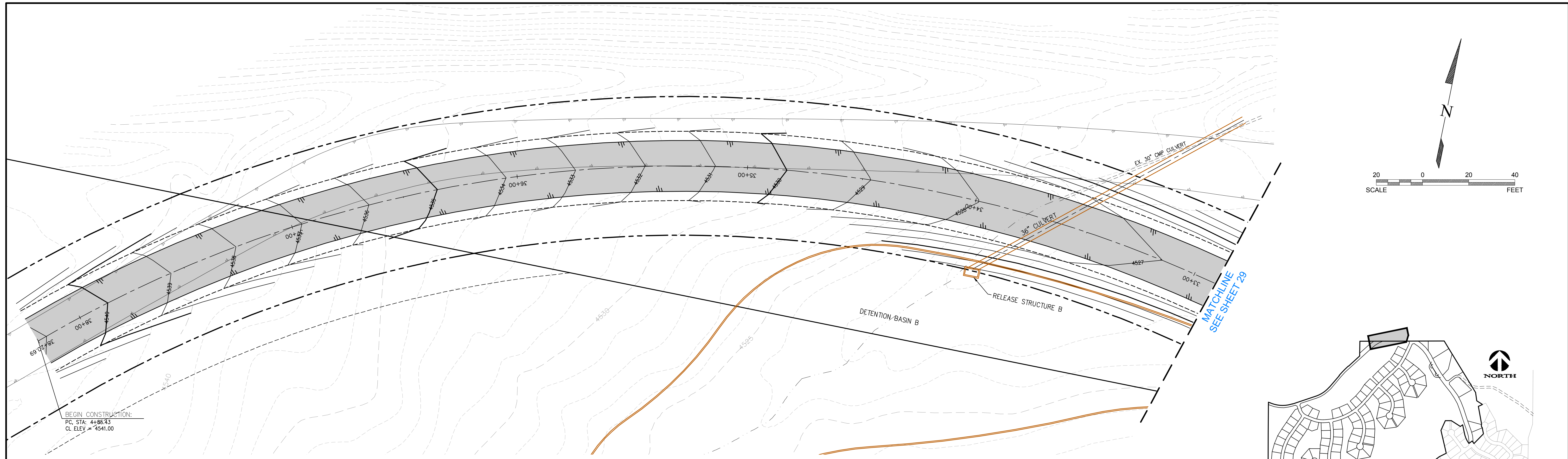
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SUNSET POINTE PRELIMINARY PLAN

PRIVATE DRIVE P & P

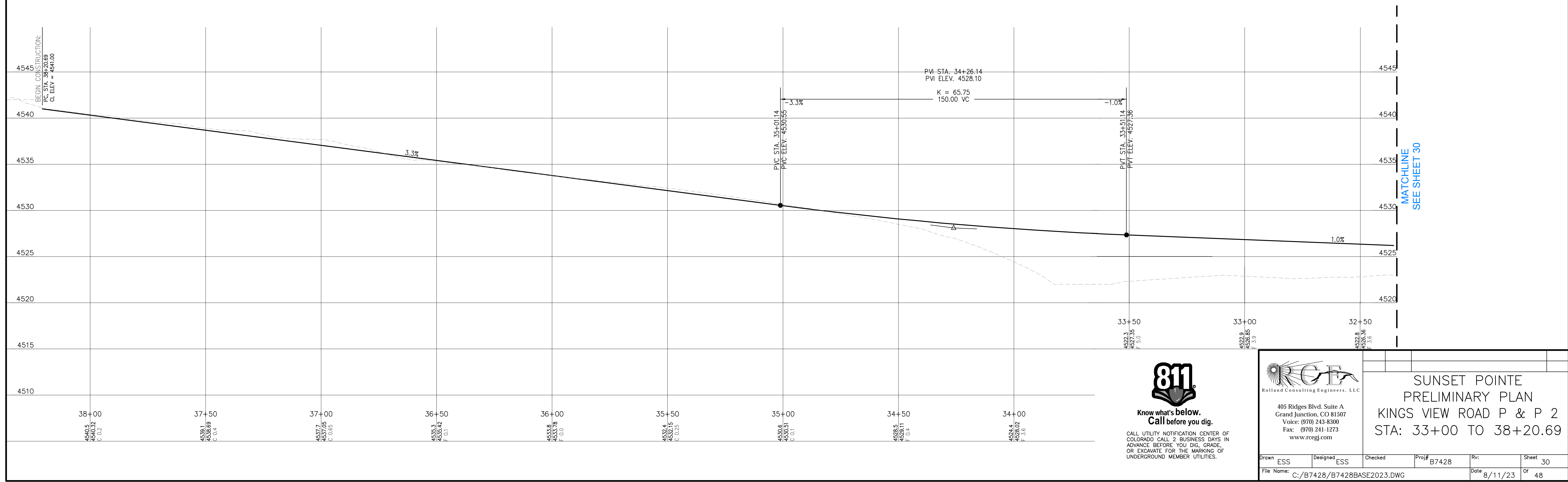
Drawn ESS	Designed ESS	Checked	Proj# B7428	Rv.	Sheet 28
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 48



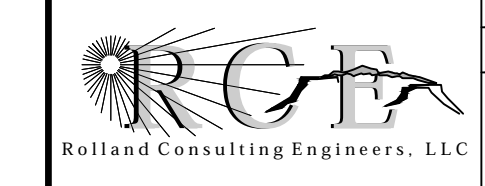
KINGS VIEW ROAD



SHEET KEY MAP



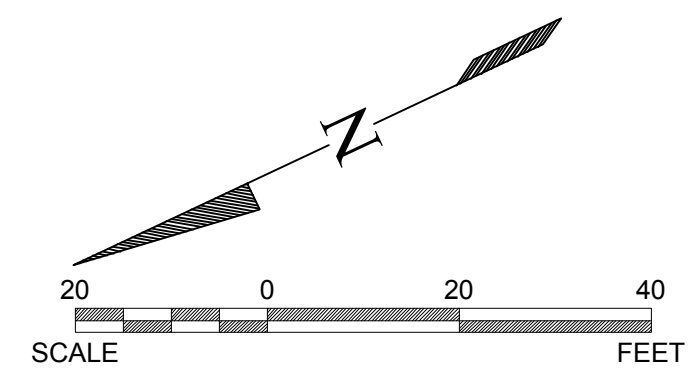
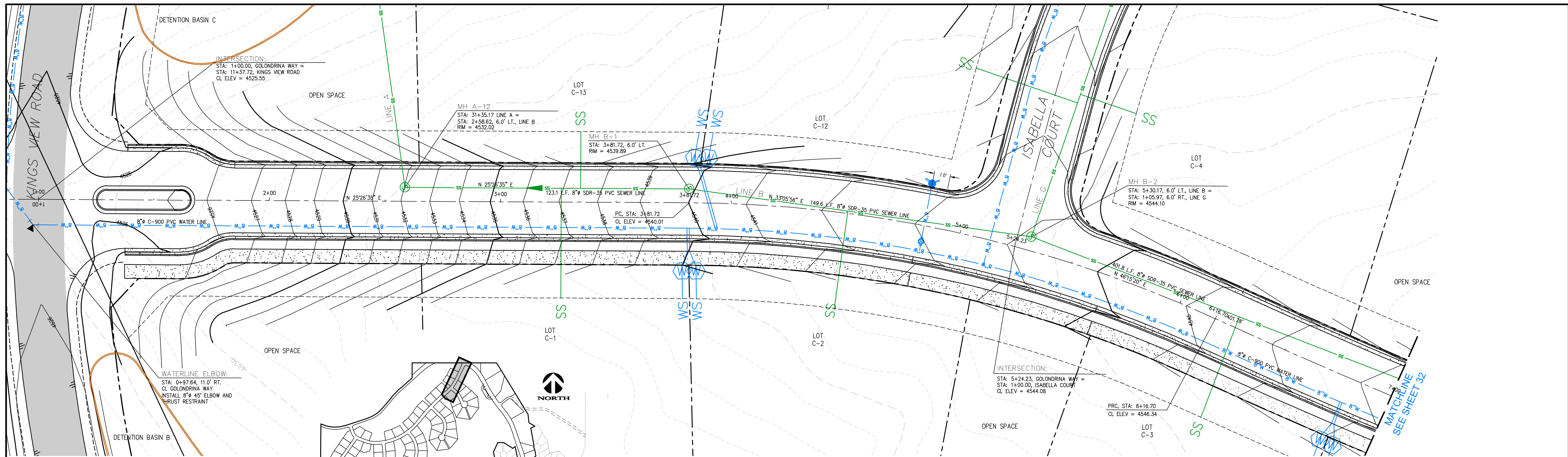
**Know what's below.
Call before you dig.**
CALL UTILITY NOTIFICATION CENTER OF
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ADVANCE BEFORE YOU DIG, GRADE,
OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



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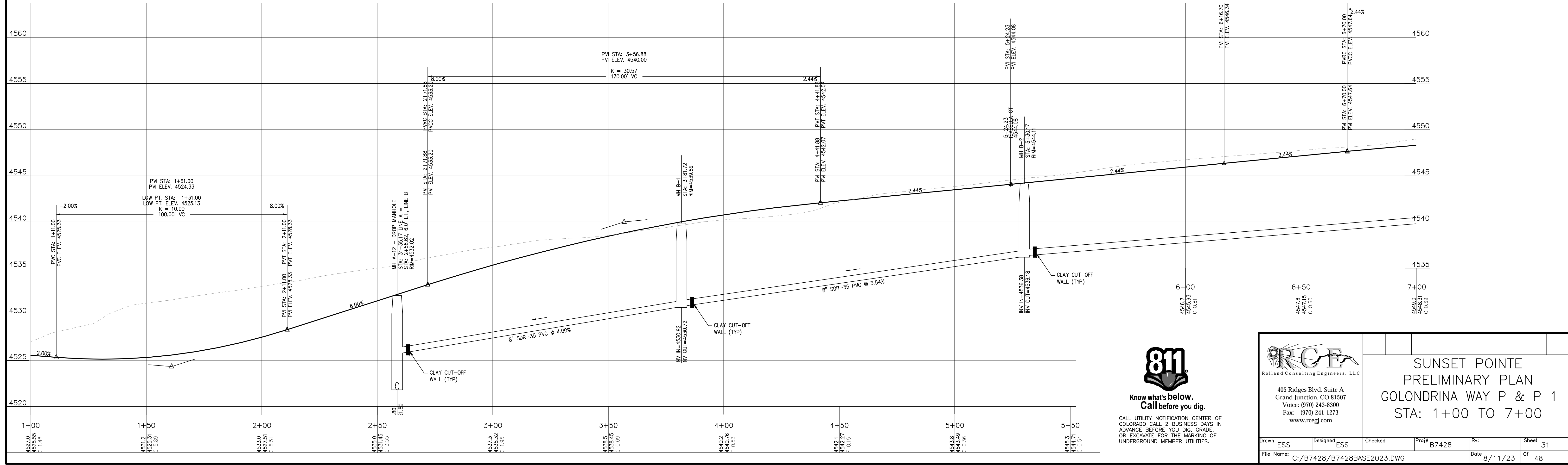
SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD P & P 2
STA: 33+00 TO 38+20.69

Drawn	Designed	Checked	Proj#	Rvr	Sheet
ESS	ESS		B7428		30
File Name: C:/B7428/B7428BASE2023.DWG				Date	Of
				8/11/23	48



GOLONDRINA WAY

SHEET KEY MAP



**Know what's below.
Call before you dig.**

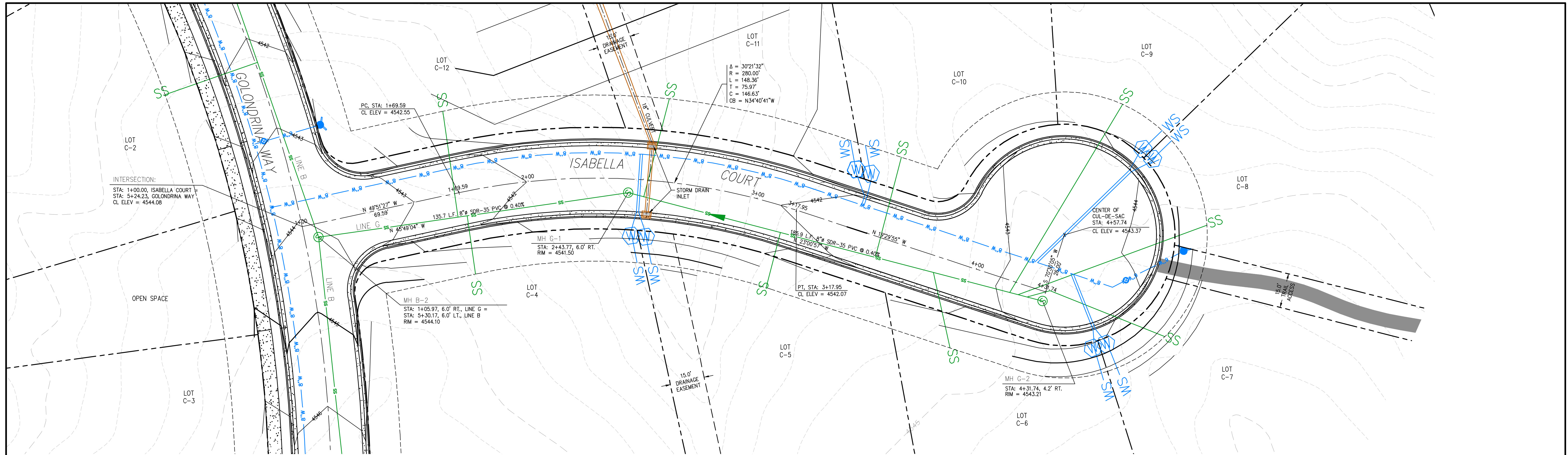
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



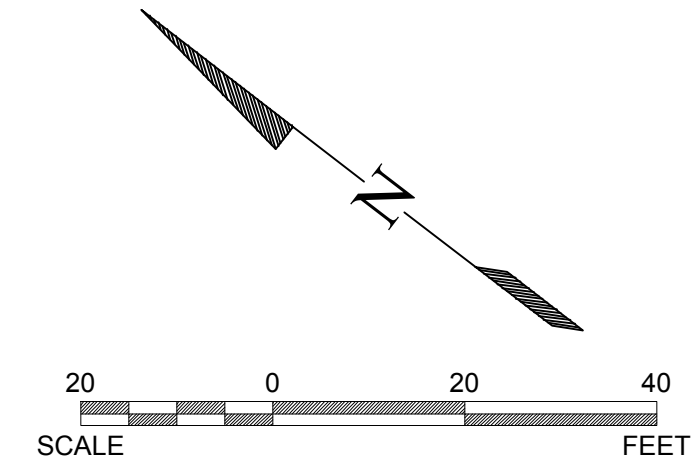
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**SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 1
STA: 1+00 TO 7+00**

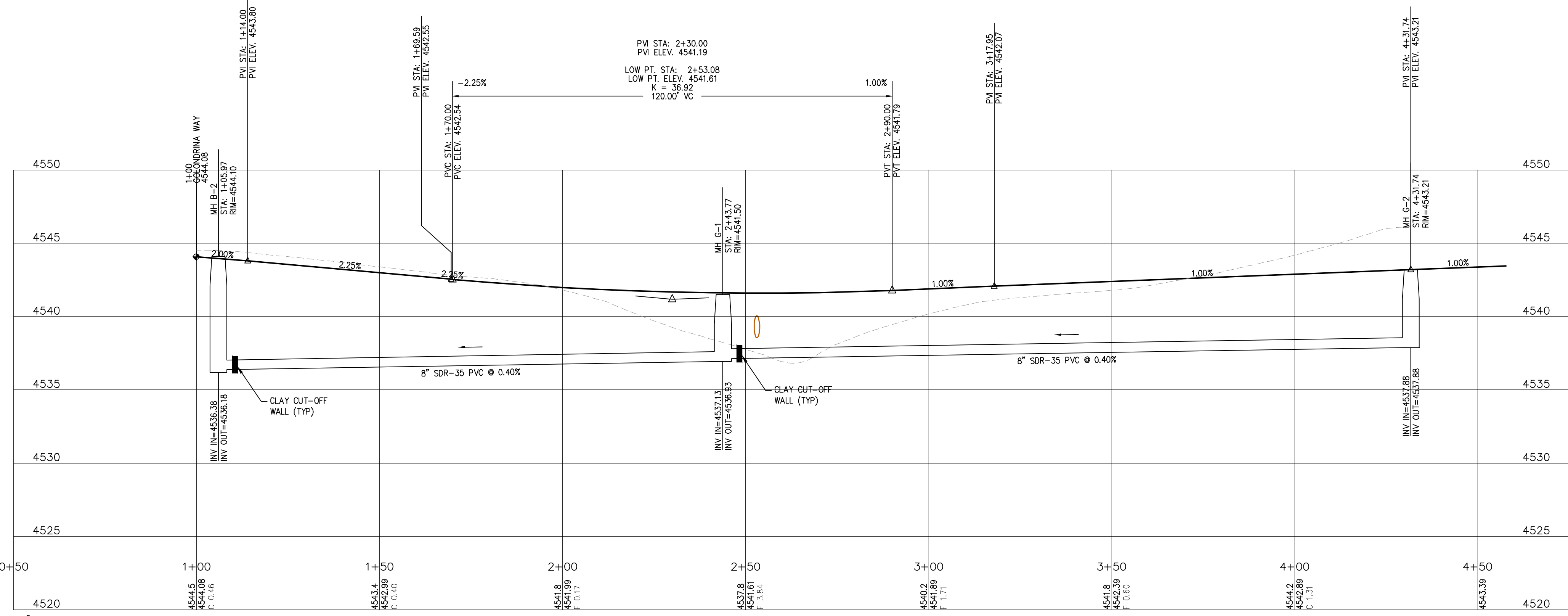
Drawn ESS	Designed ESS	Checked	Proj# B7428	Rv:	Sheet 31
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 48



ISABELLA COURT



SHEET KEY MAP

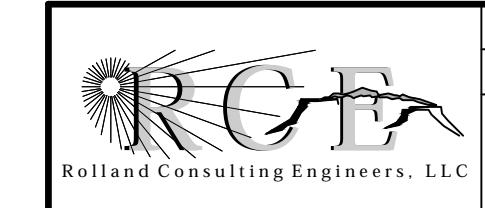


Horizontal Scale: 1"=20
Vertical Scale: 1"=5



Know what's below.
Call before you dig.

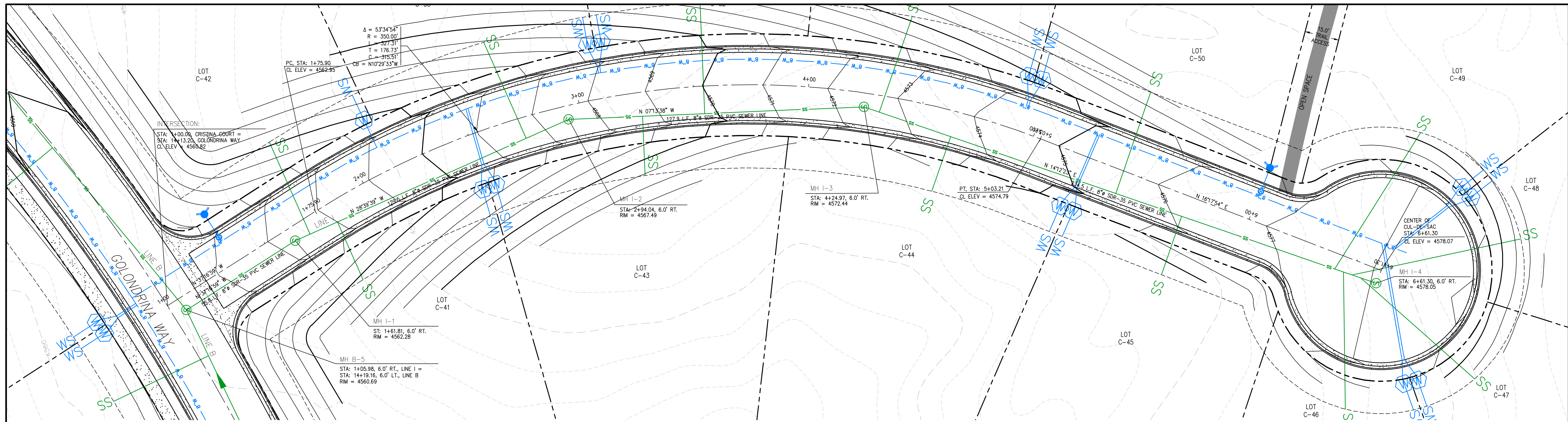
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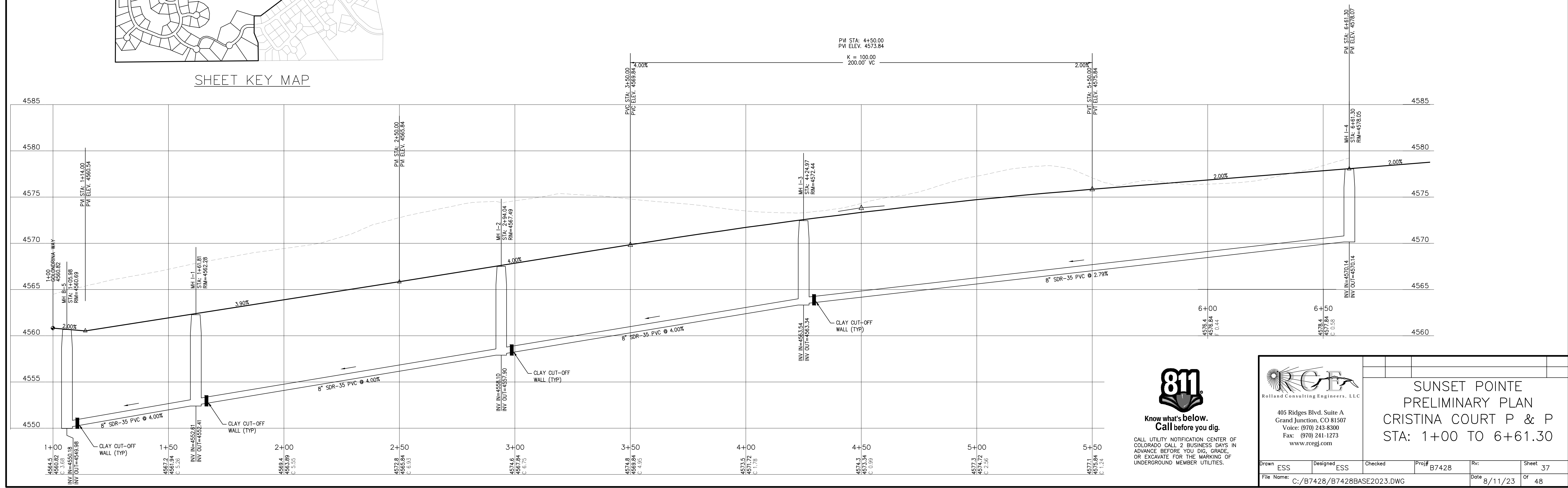
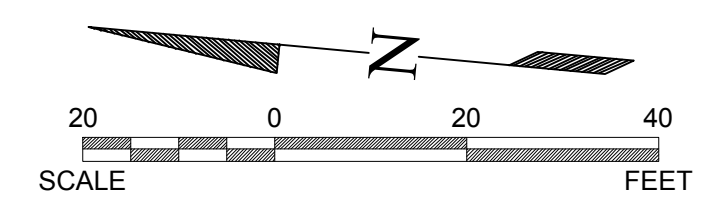
SUNSET POINTE
PRELIMINARY PLAN
ISABELLA COURT P & P
STA: 1+00 TO 4+31.74

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv.		Sheet	35	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



SHEET KEY MAP

CRISTINA COURT



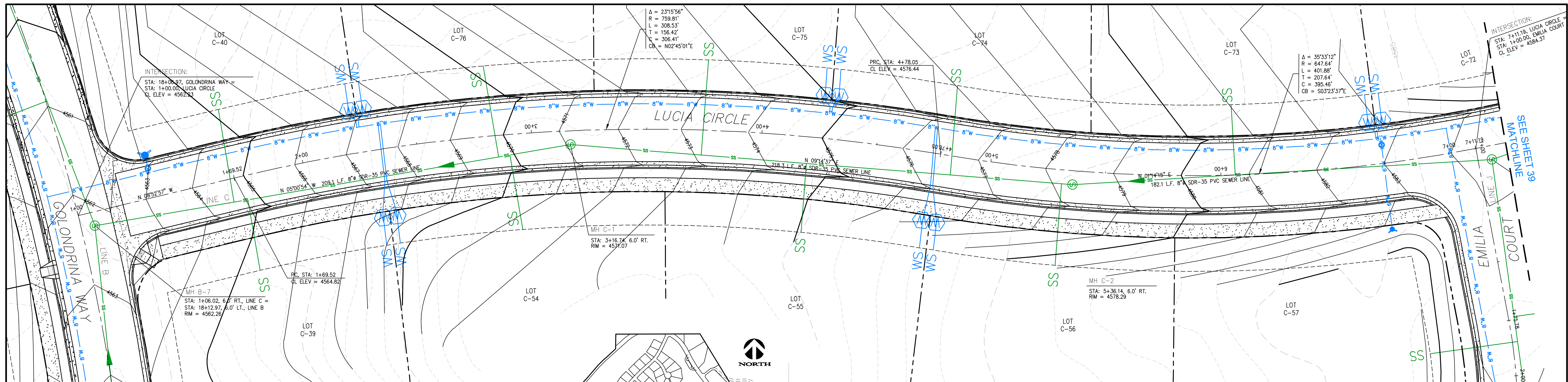
Know what's below.
Call before you dig.
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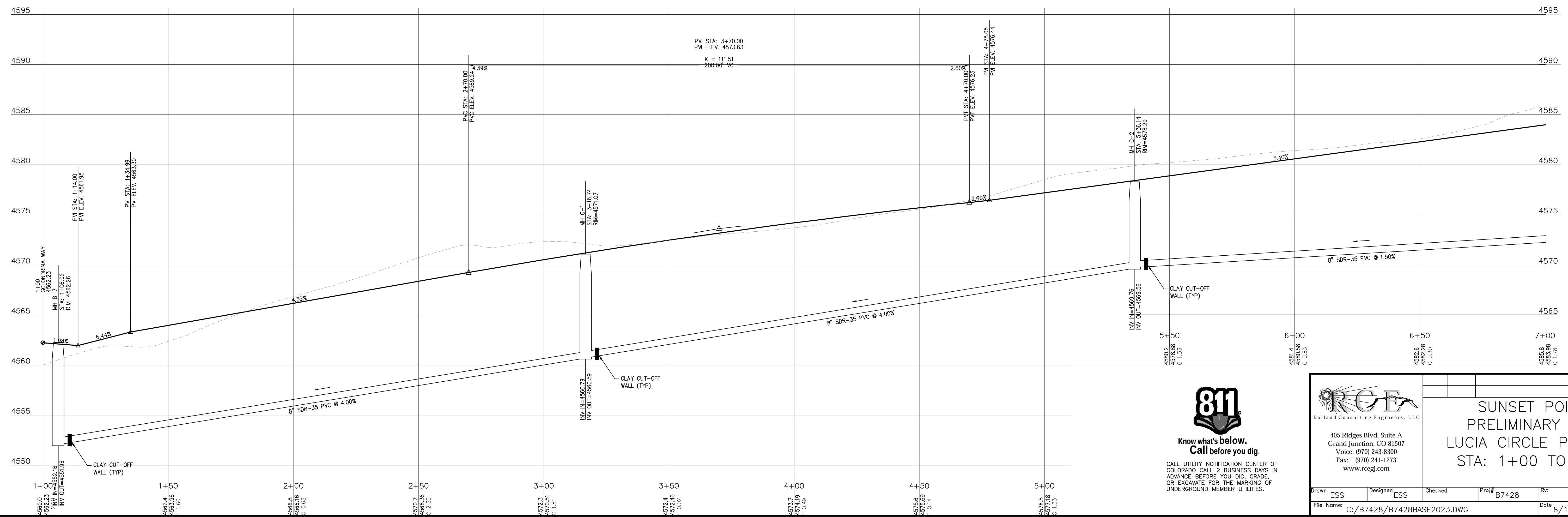
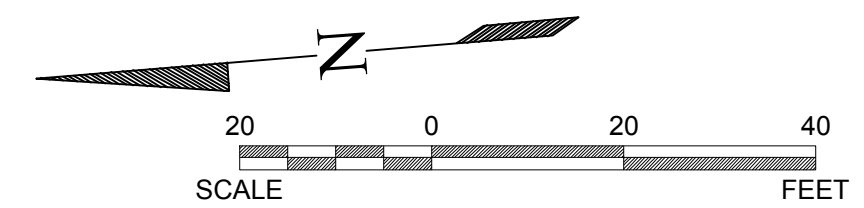
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SUNSET POINTE
PRELIMINARY PLAN
CRISTINA COURT P & P
STA: 1+00 TO 6+61.30

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv.		Sheet	37	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

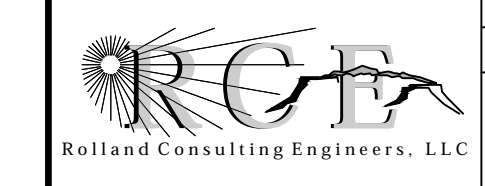


LUCIA CIRCLE



Know what's below.
Call before you dig.

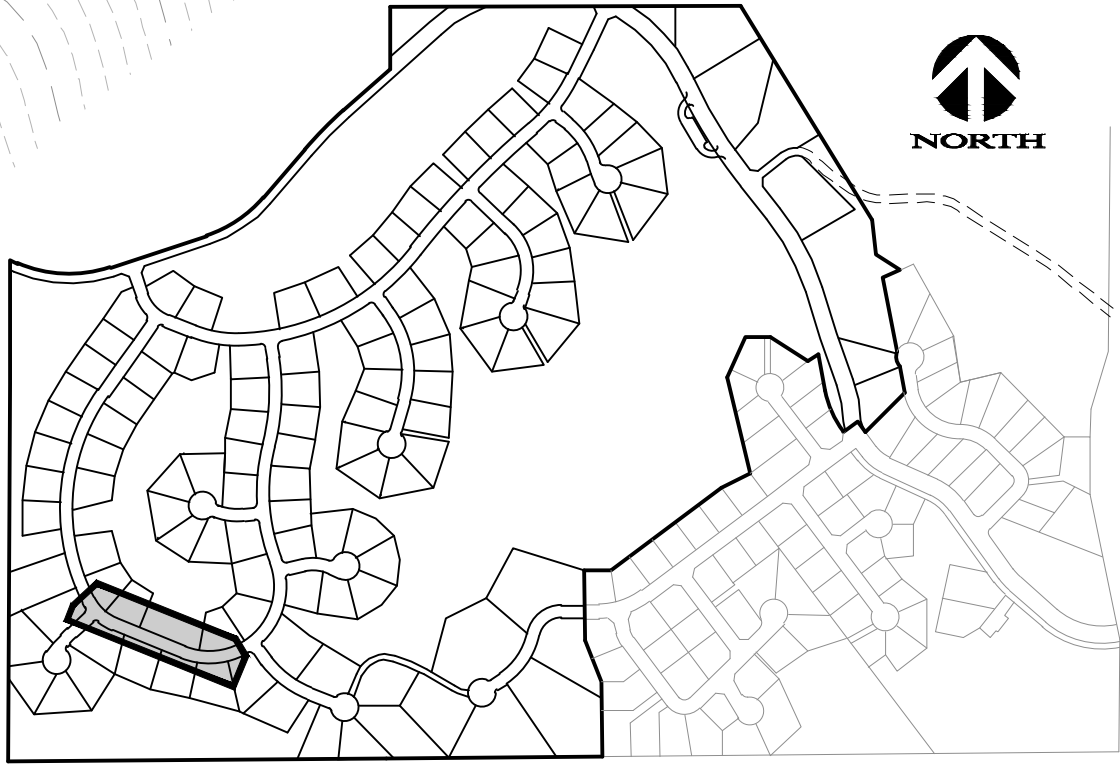
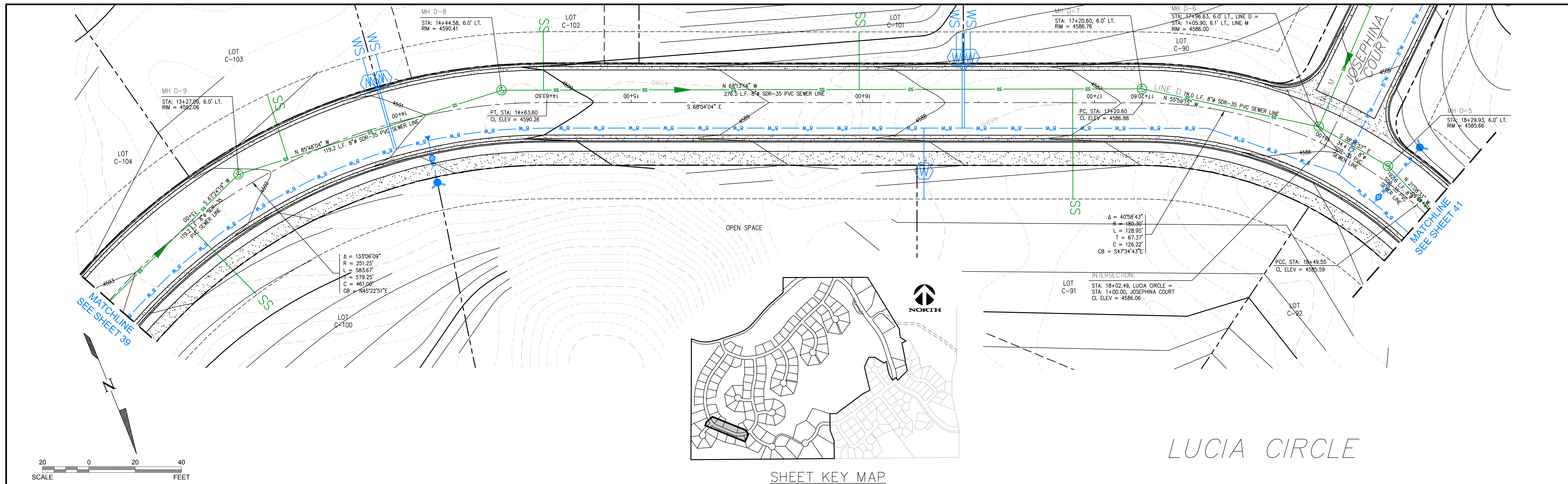
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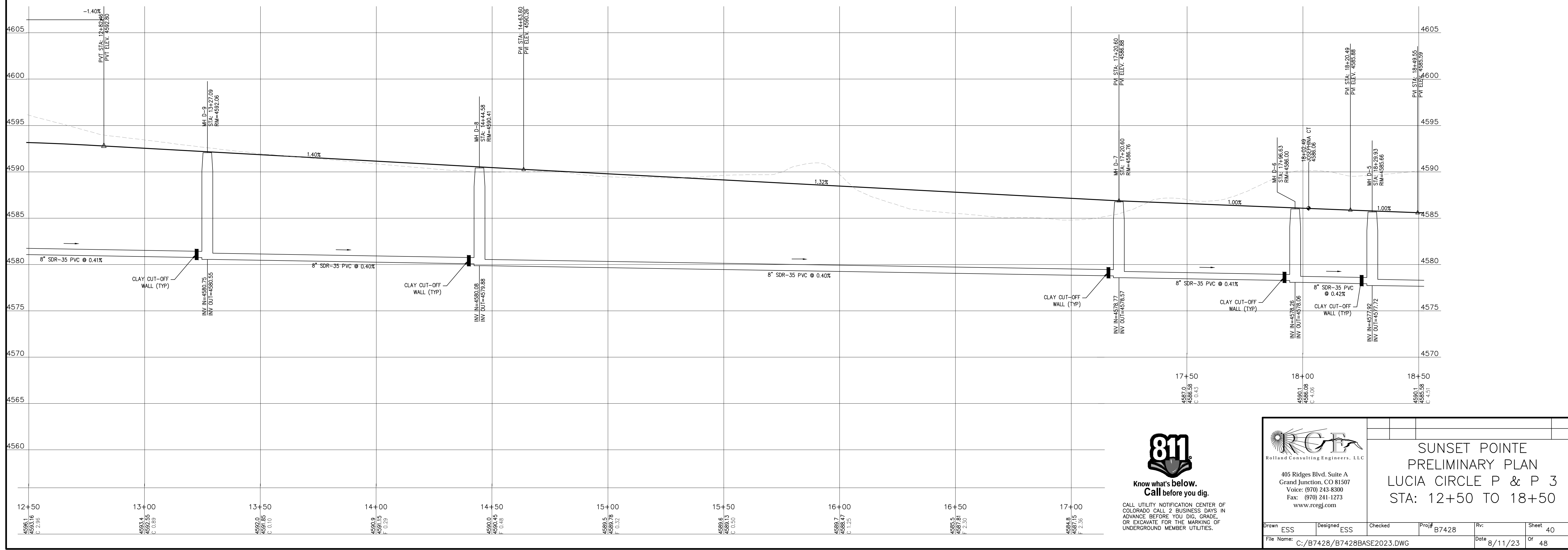
SUNSET POINTE
 PRELIMINARY PLAN
 LUCIA CIRCLE P & P 1
 STA: 1+00 TO 7+00

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	38
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48	



SHEET KEY MAP

LUCIA CIRCLE



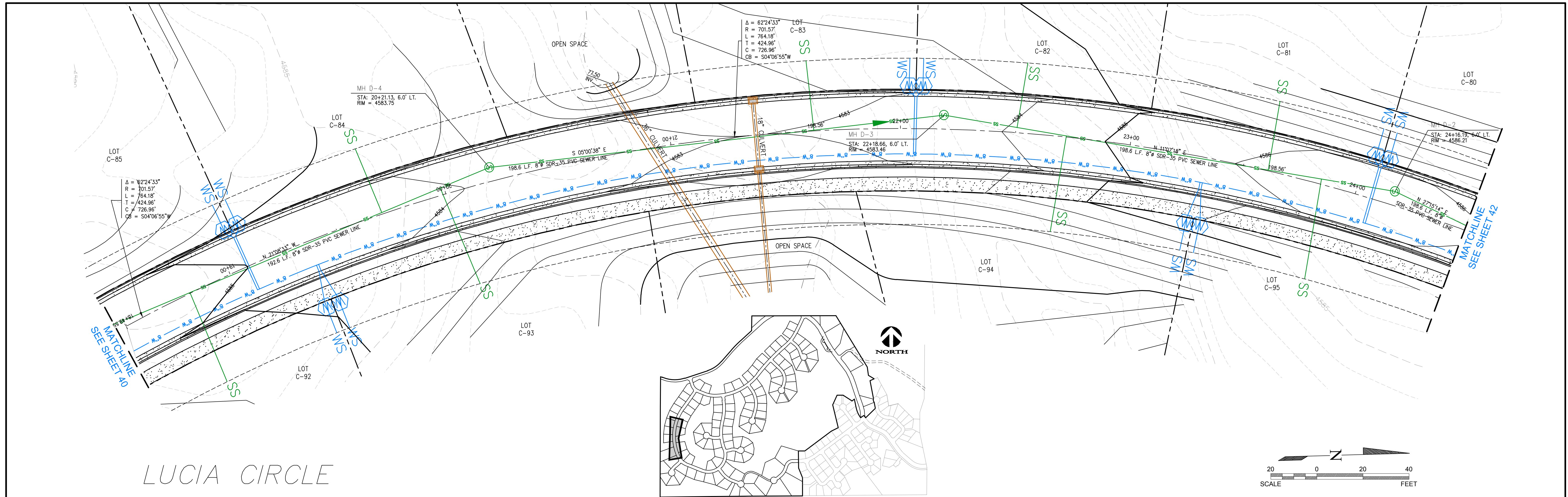
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



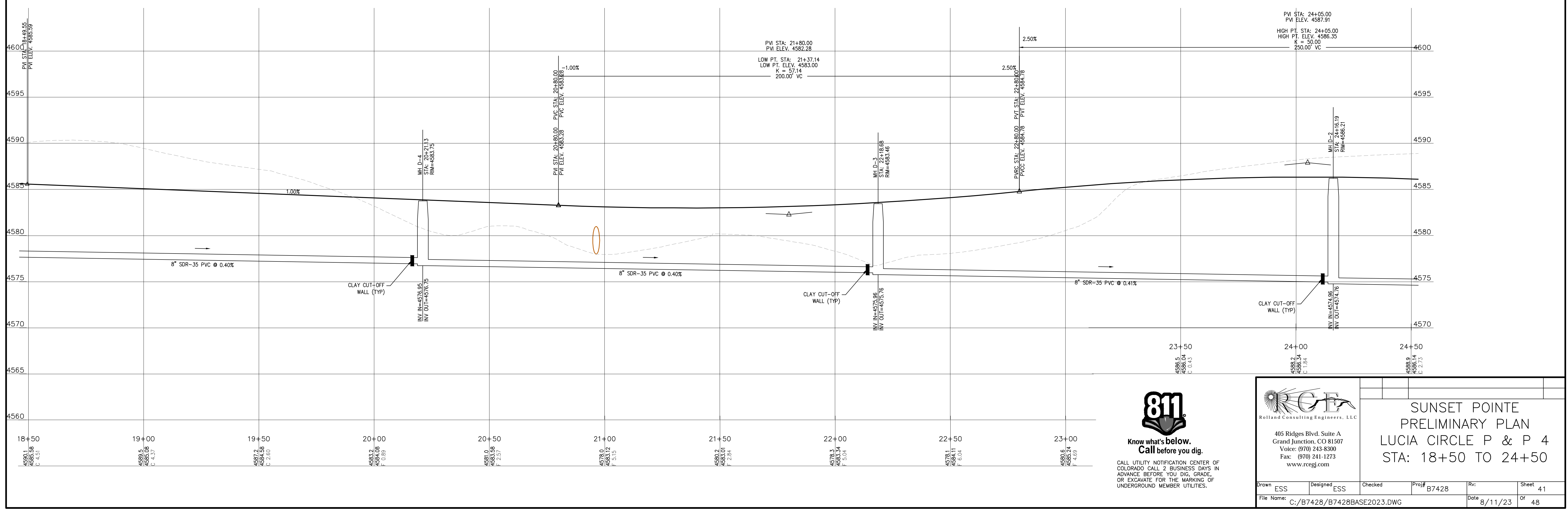
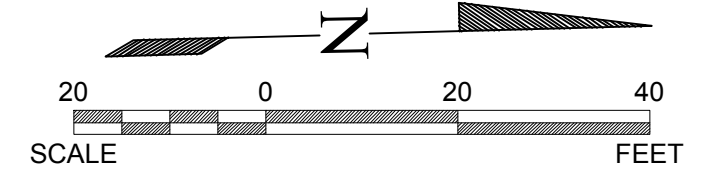
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SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 3
STA: 12+50 TO 18+50

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	40	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

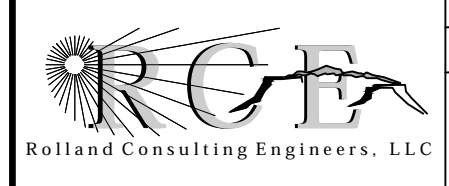


LUCIA CIRCLE



Know what's below. Call before you dig.

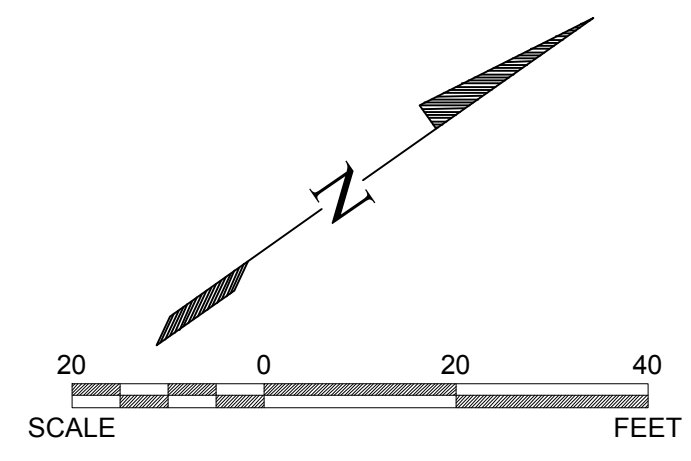
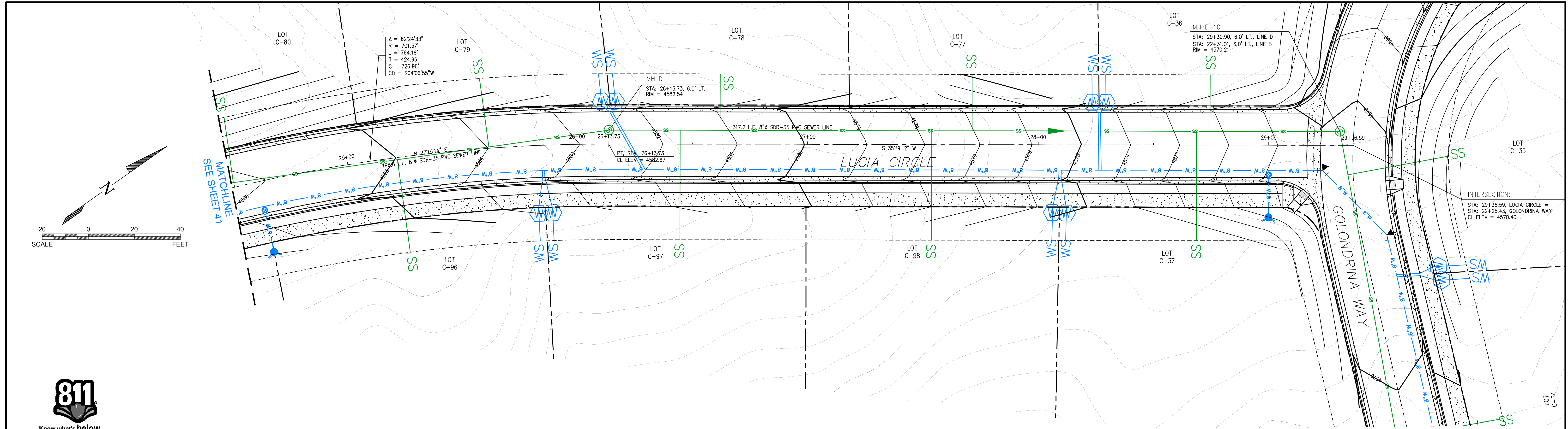
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SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 4
STA: 18+50 TO 24+50

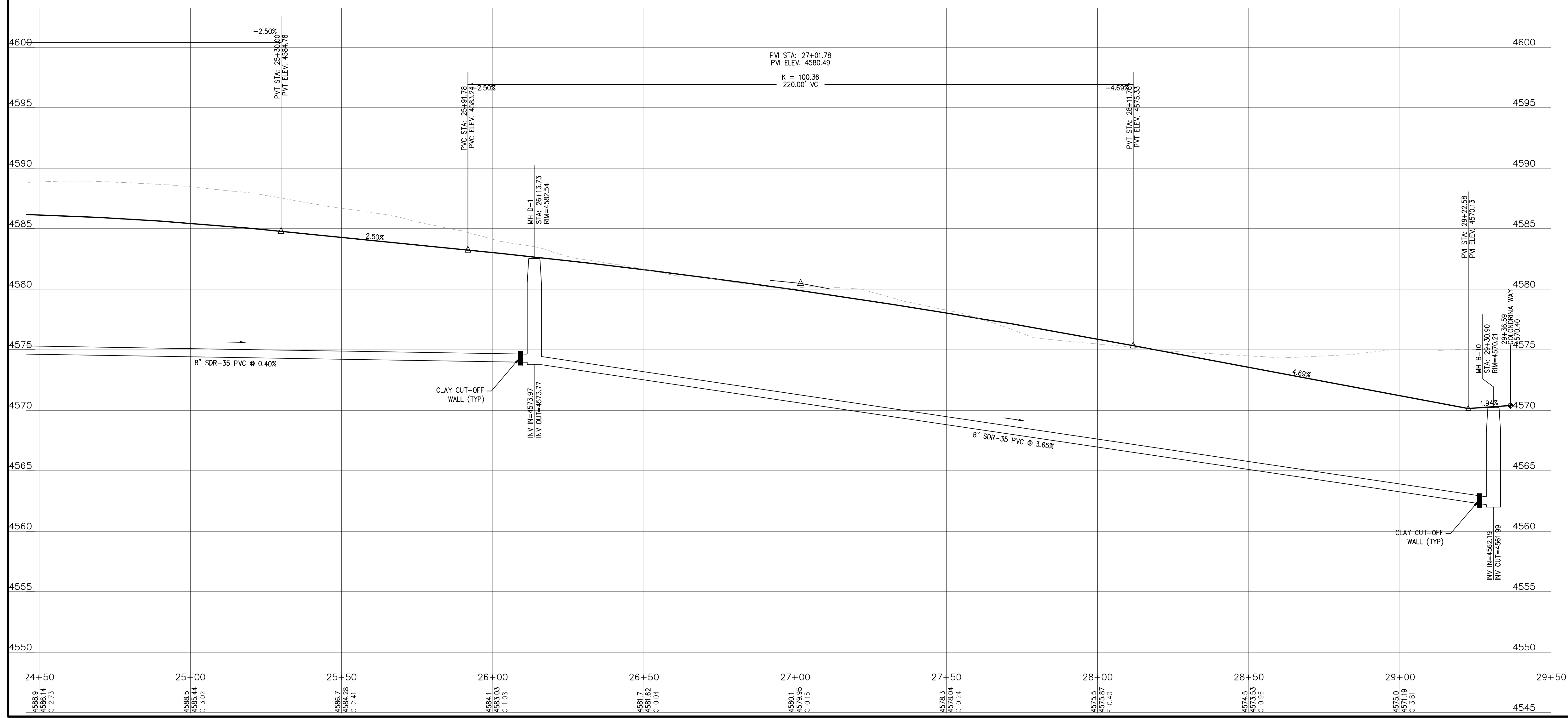
Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv.		Sheet	41	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



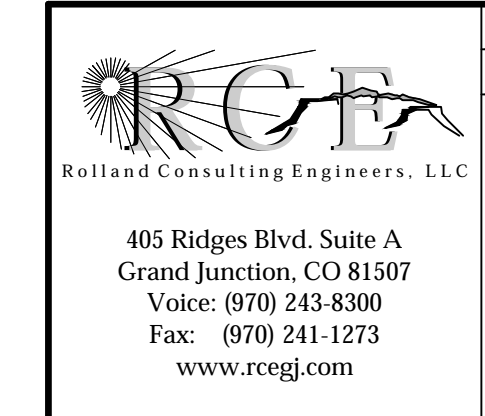
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LUCIA CIRCLE



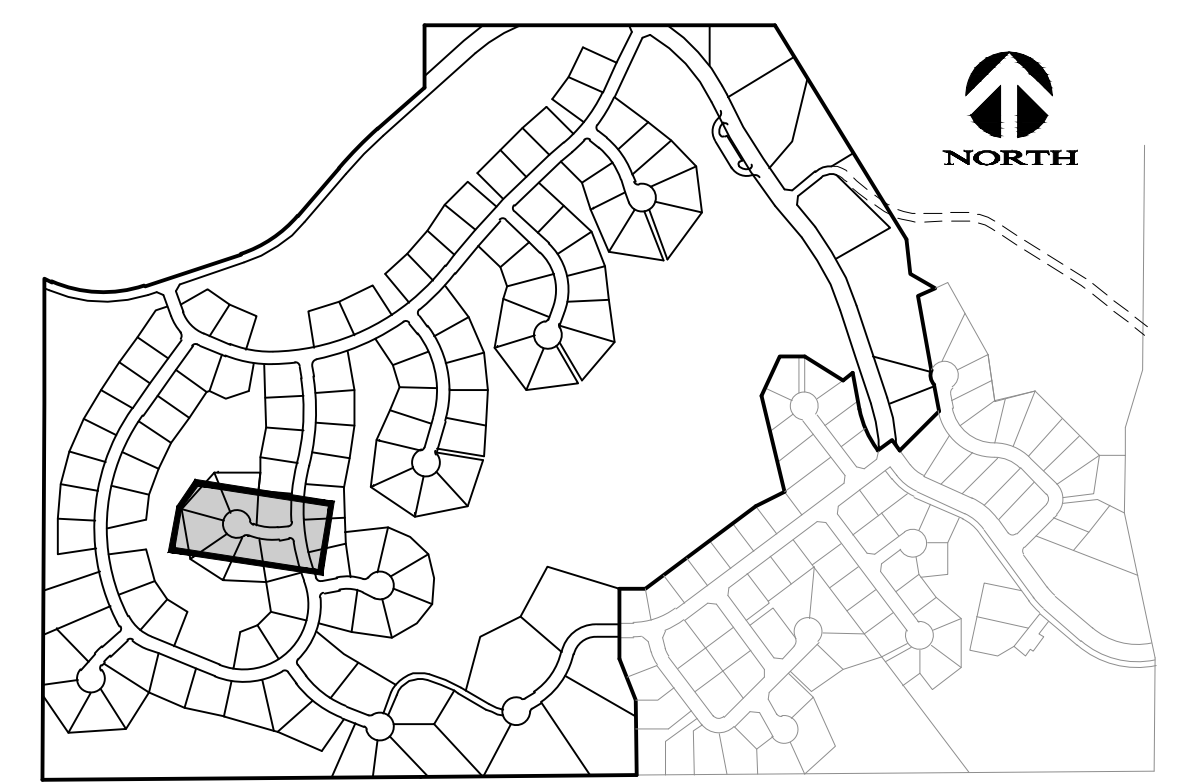
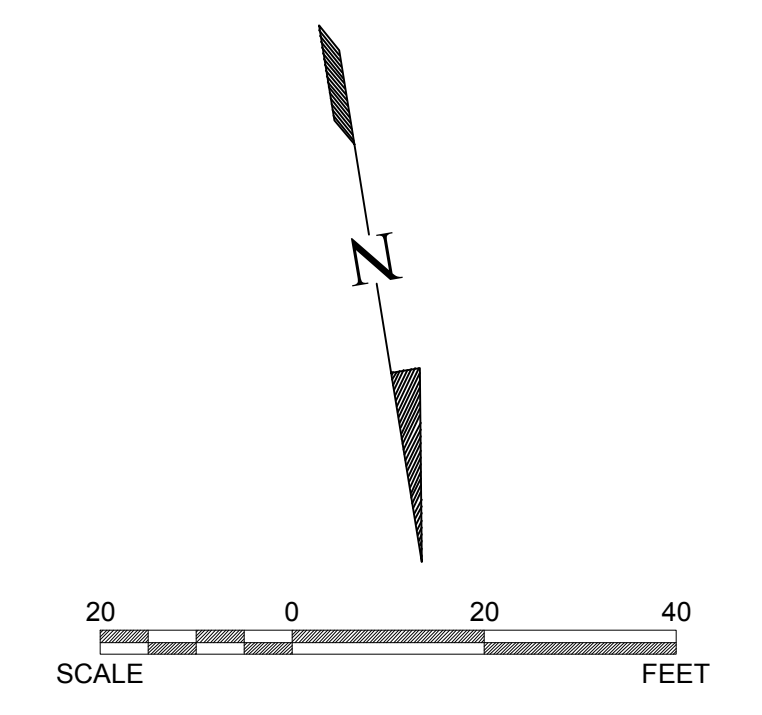
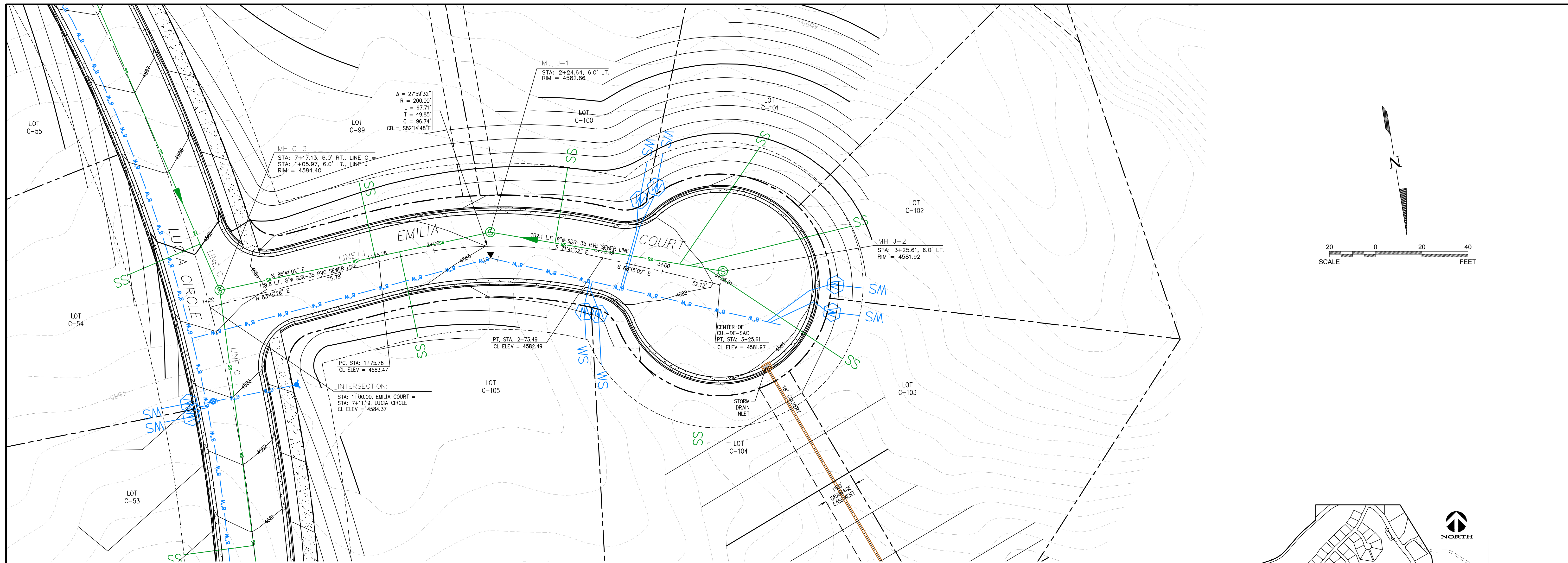
SHEET KEY MAP



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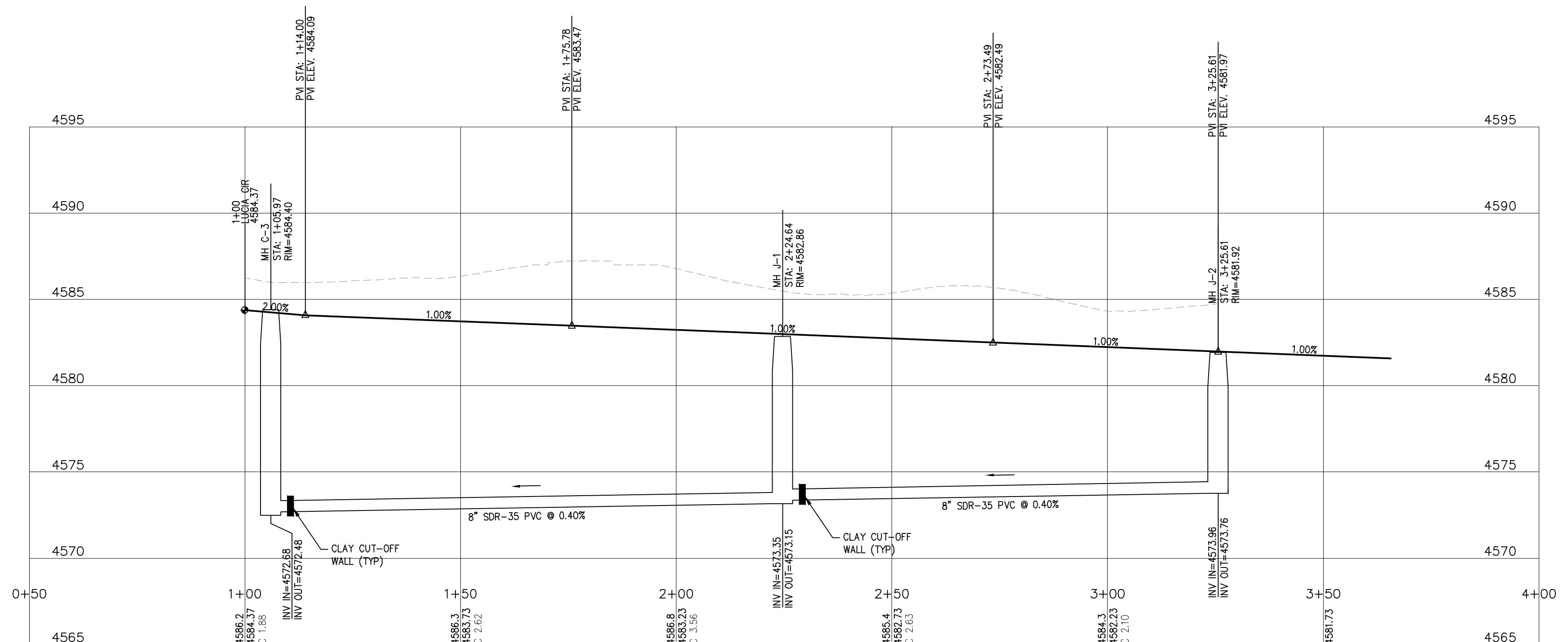
SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 5
STA: 24+50 TO 29+36.59

Drawn ESS	Designed ESS	Checked	Proj# B7428	Rv.	Sheet 42
File Name: C:/B7428/B7428BASE2023.DWG			Date 8/11/23	Of 48	



EMILIA COURT

SHEET KEY MAP



Horizontal Scale: 1"=20'
Vertical Scale: 1"=5'



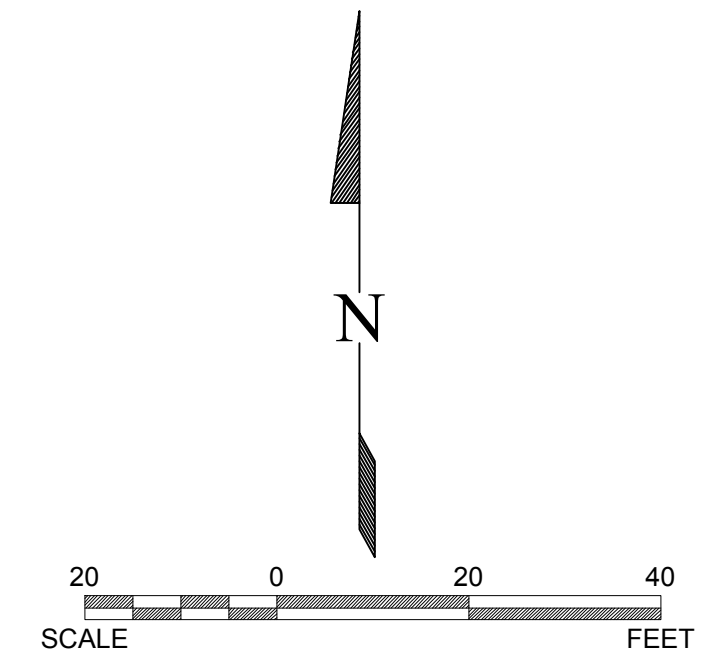
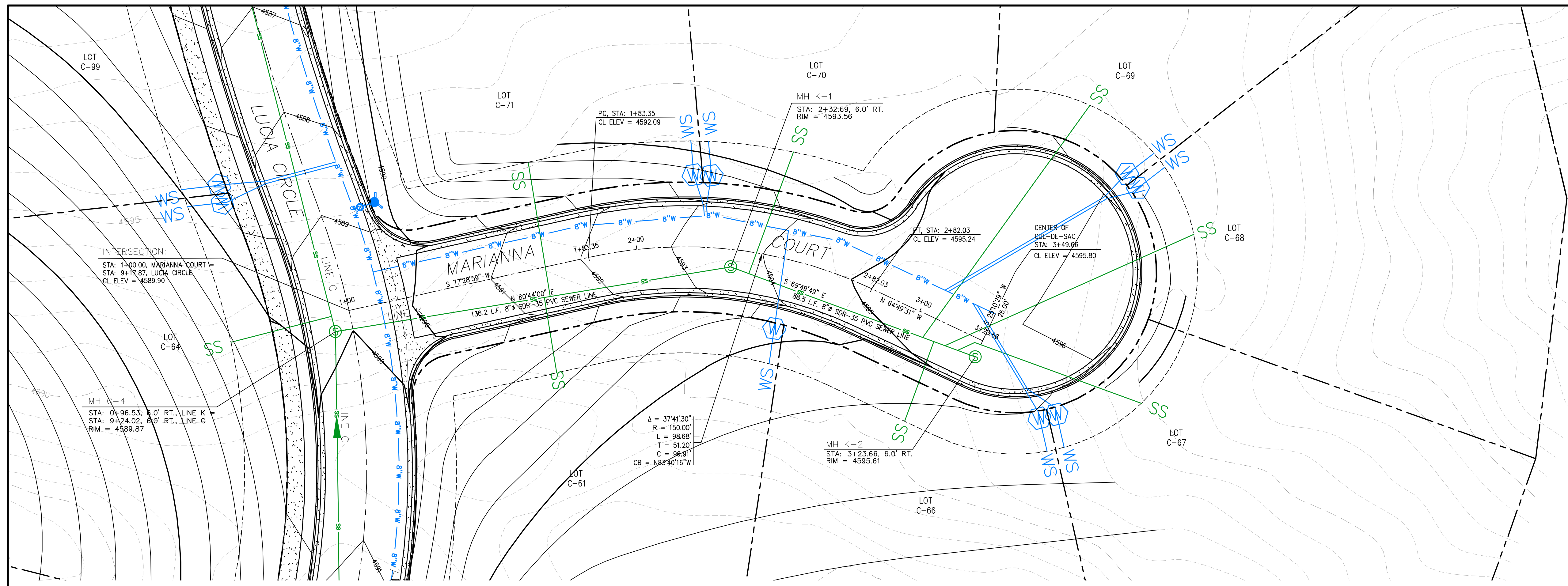
Know what's below.
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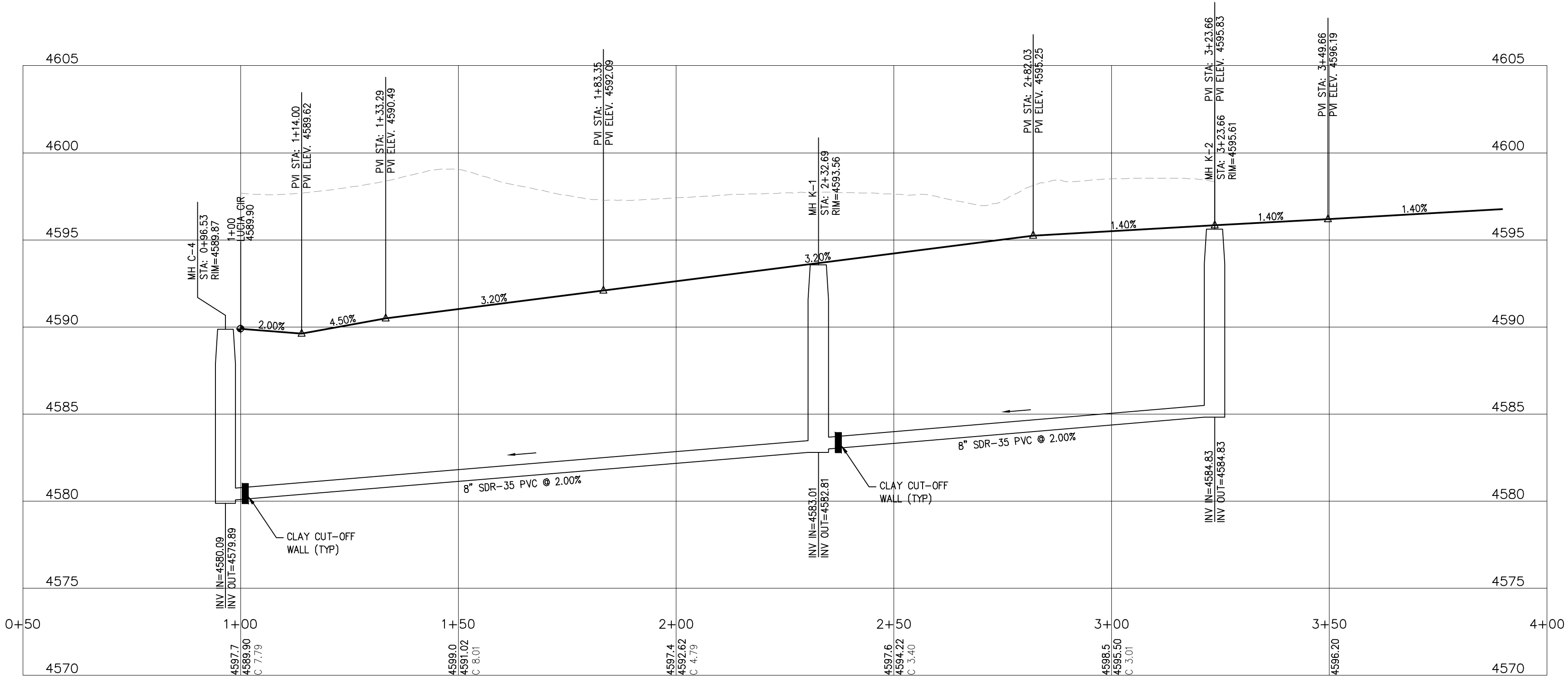
SUNSET POINTE
PRELIMINARY PLAN
EMILIA COURT P & P
STA: 1+00 TO 3+25.61

Drawn	Designed	Checked	Proj#	Rv	Sheet
ESS	ESS		B7428		43
File Name: C:/B7428/B7428BASE2023.DWG			Date	Of	
			8/11/23	48	



MARIANNA COURT

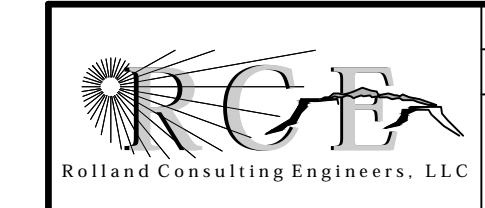
SHEET KEY MAP



Horizontal Scale: 1"=20
Vertical Scale: 1"=5



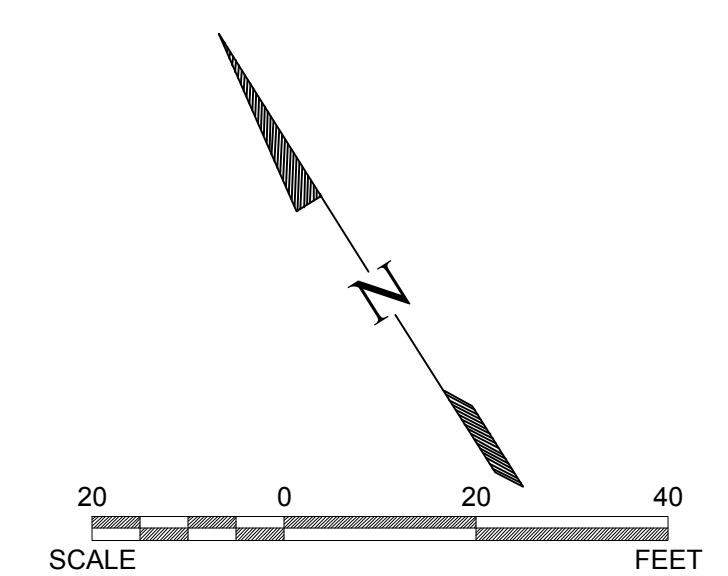
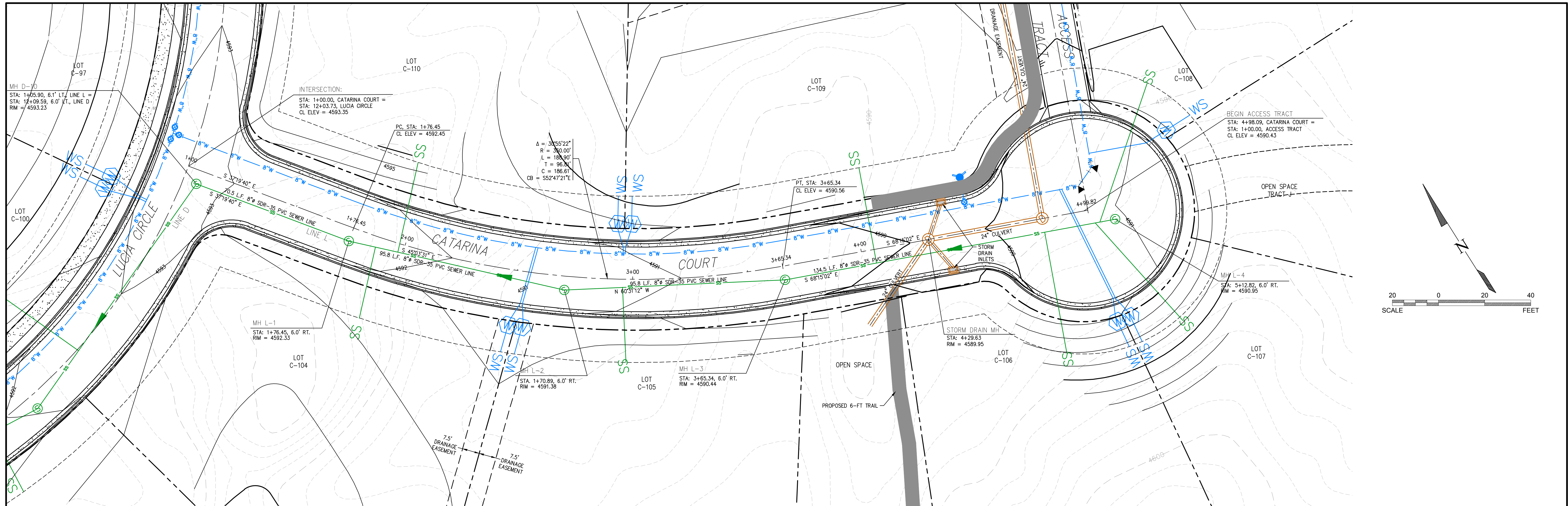
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



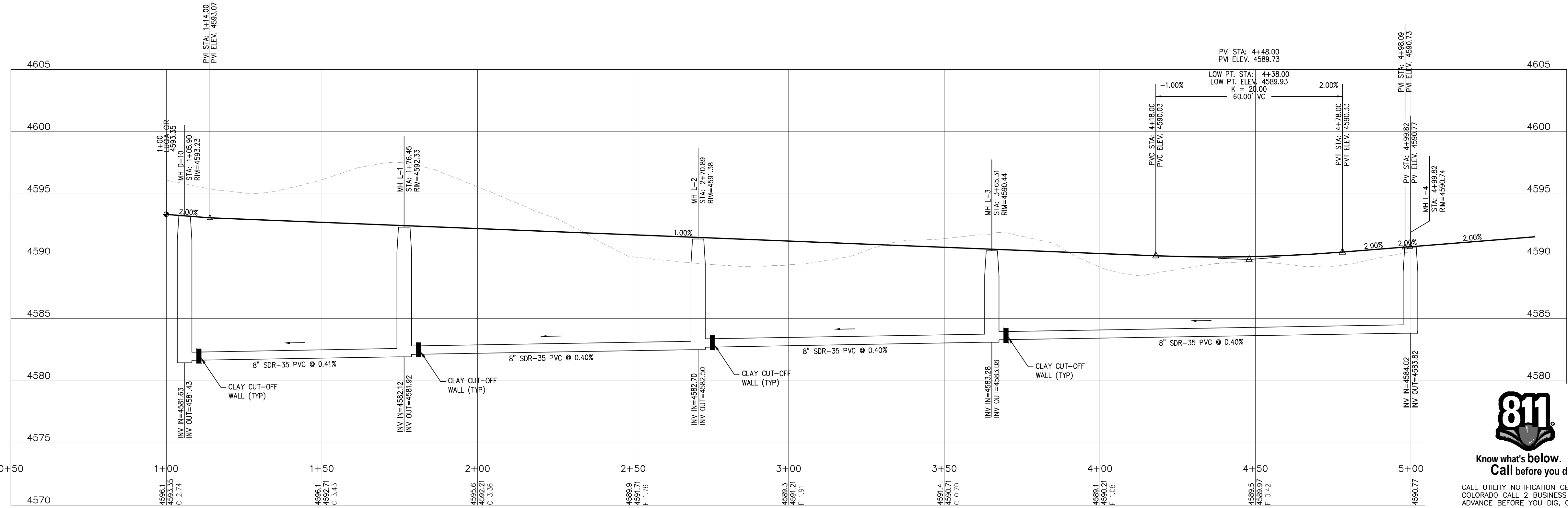
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SUNSET POINTE
PRELIMINARY PLAN
MARIANNA COURT P & P
STA: 1+00 TO 3+23.66

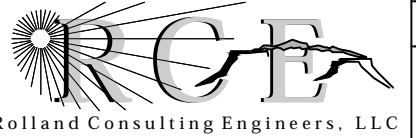
Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	44	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



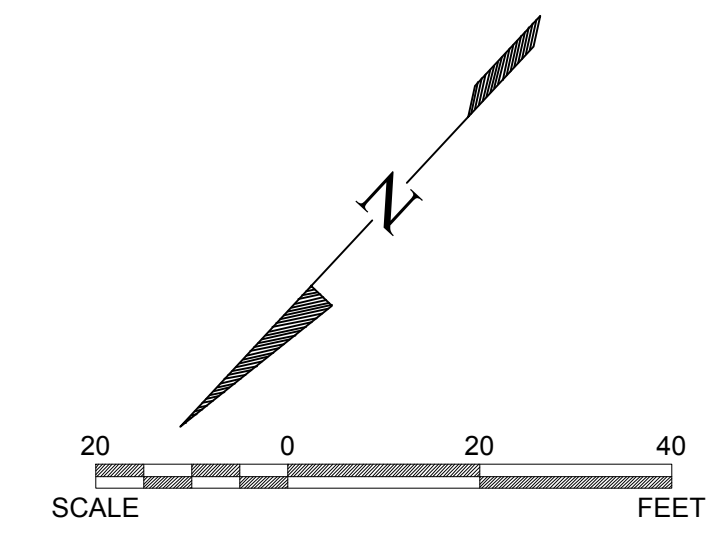
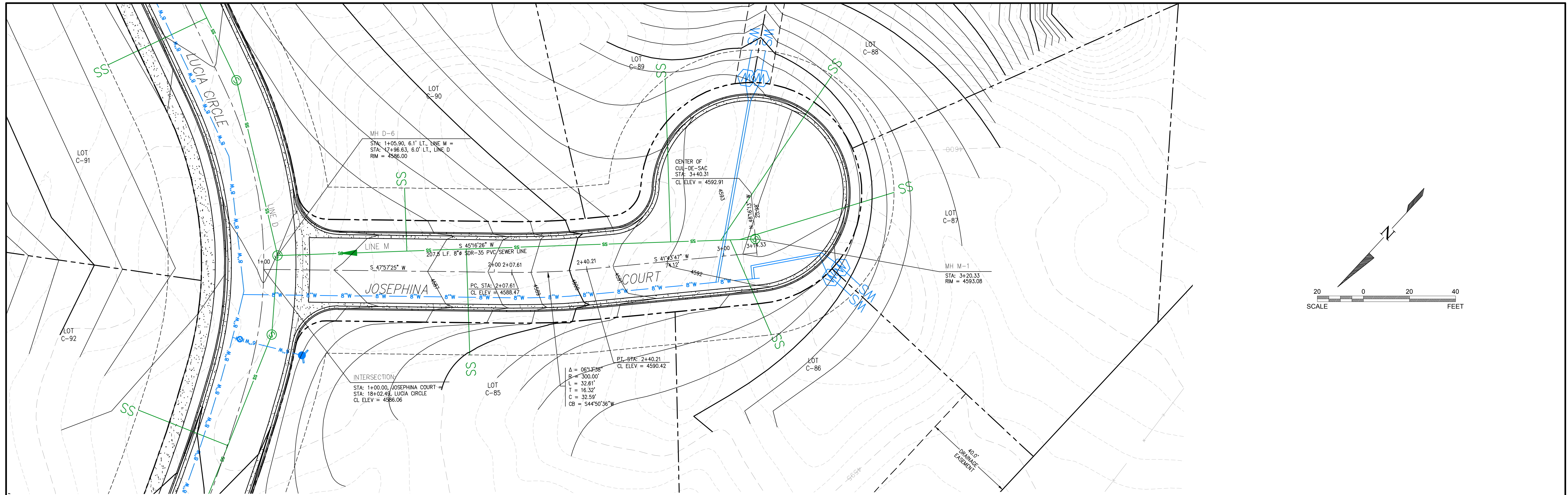
CATARINA COURT



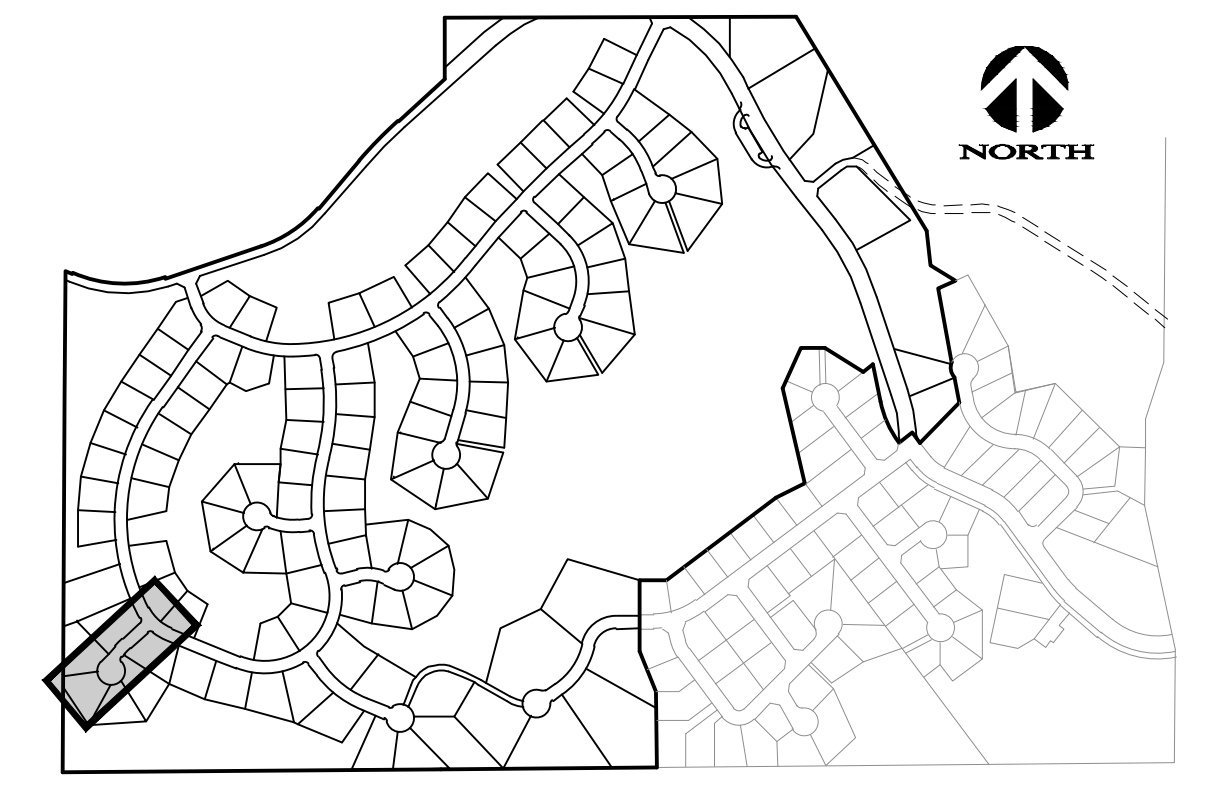
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

 Rolland Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegl.com		SUNSET POINTE PRELIMINARY PLAN CATARINA COURT P & P STA: 1+00 TO 4+99.82	
Drawn	ESS	Designed	ESS
Checked		Proj#	B7428
Rv:		Date	8/11/23
Sheet	45	Of	48
File Name: C:/B7428/B7428BASE2023.DWG			

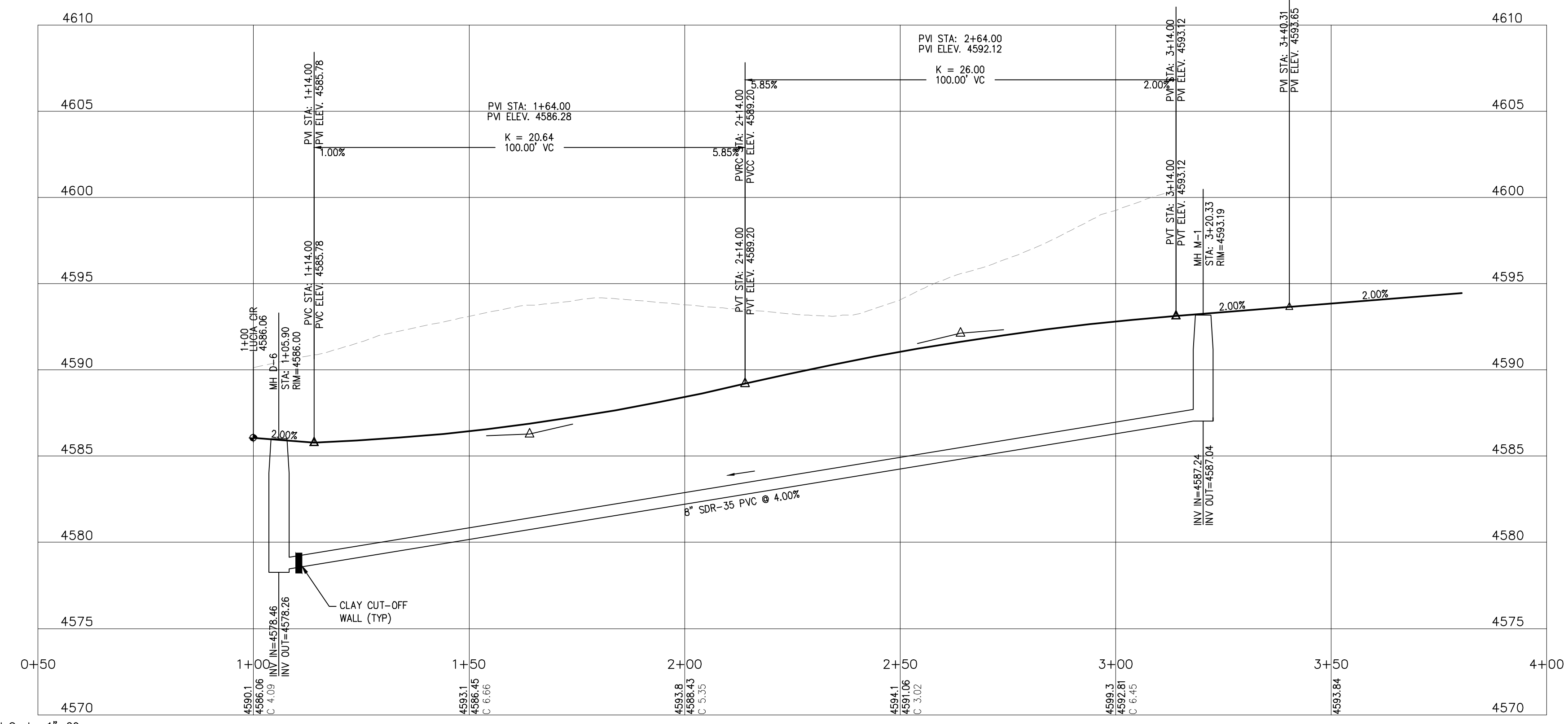
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Vertical Scale: 1"=5



JOSEPHINA COURT



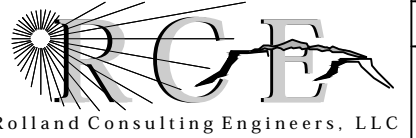
SHEET KEY MAP

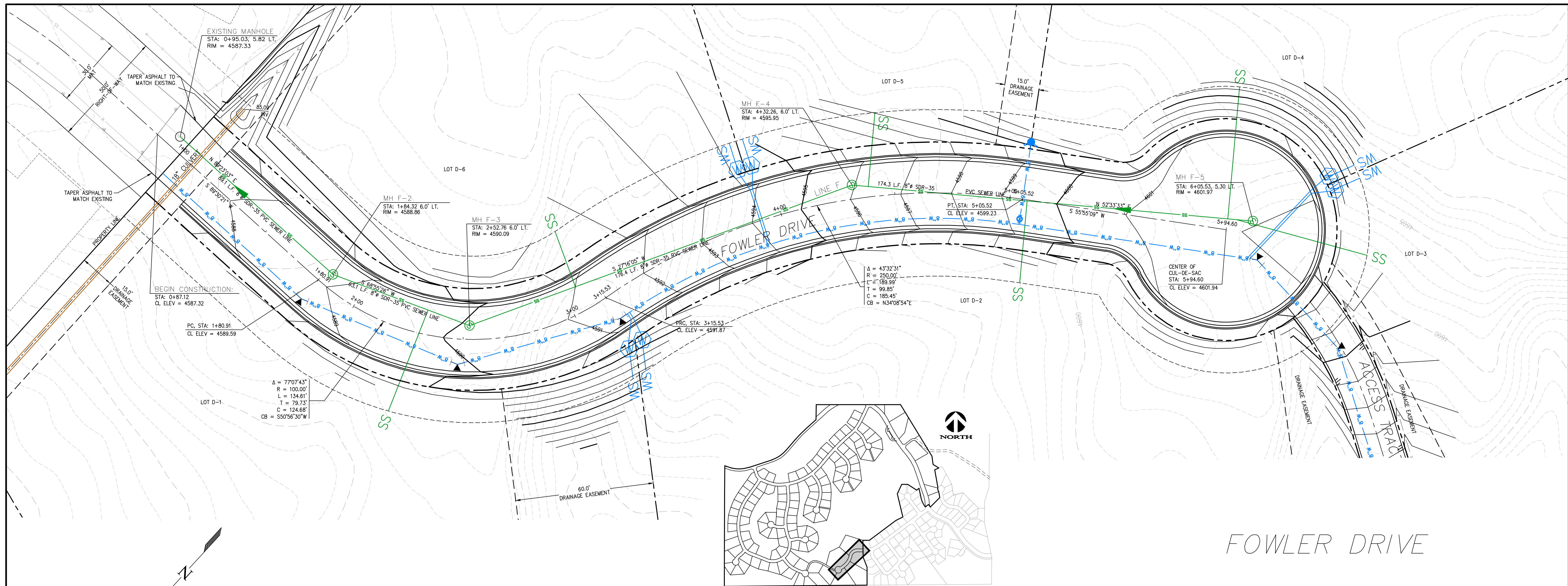


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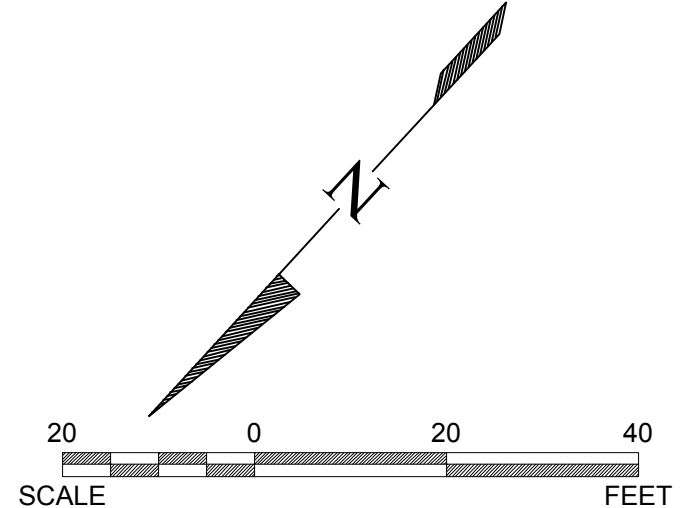


CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

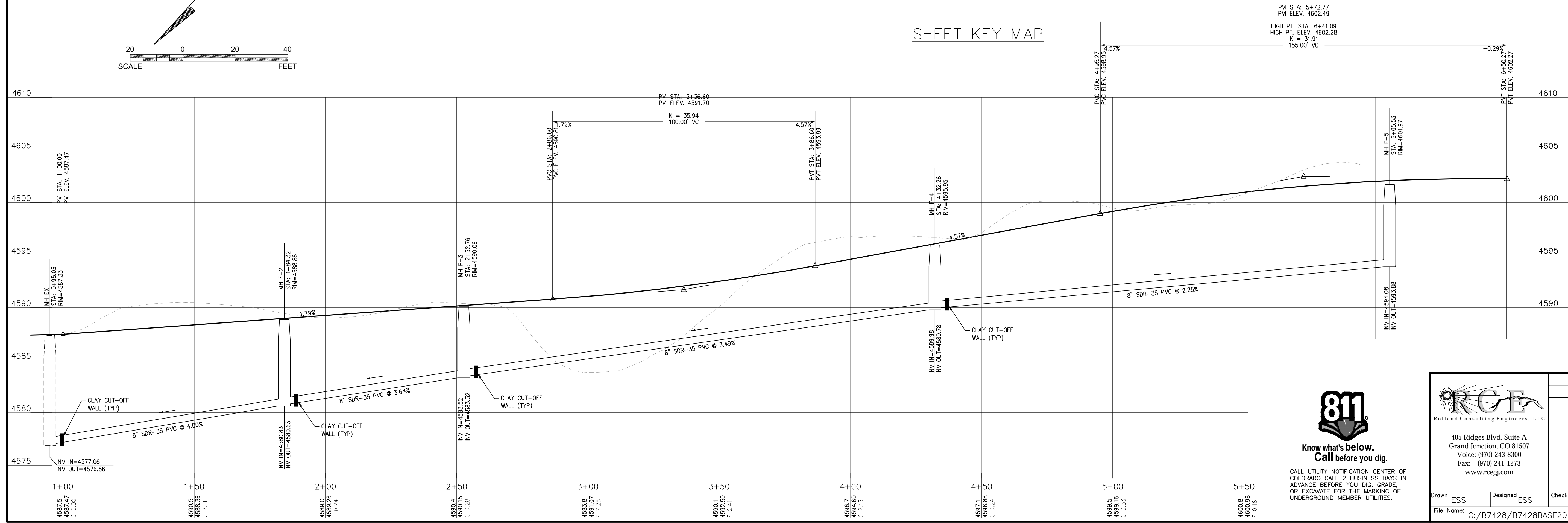
 Rolland Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegl.com		SUNSET POINTE PRELIMINARY PLAN JOSEPHINA COURT P & P STA: 1+00 TO 3+14.33	
Drawn	ESS	Designed	ESS
Checked		Proj#	B7428
Rv		Date	8/11/23
Sheet	46	Of	48
File Name: C:/B7428/B7428BASE2023.DWG			



FOWLER DRIVE



SHEET KEY MAP



PM STA: 5+72.77
PM ELEV: 4602.49
HIGH PT. STA: 6+41.09
HIGH PT. ELEV: 4602.28
K = 31.91
155.00' VC



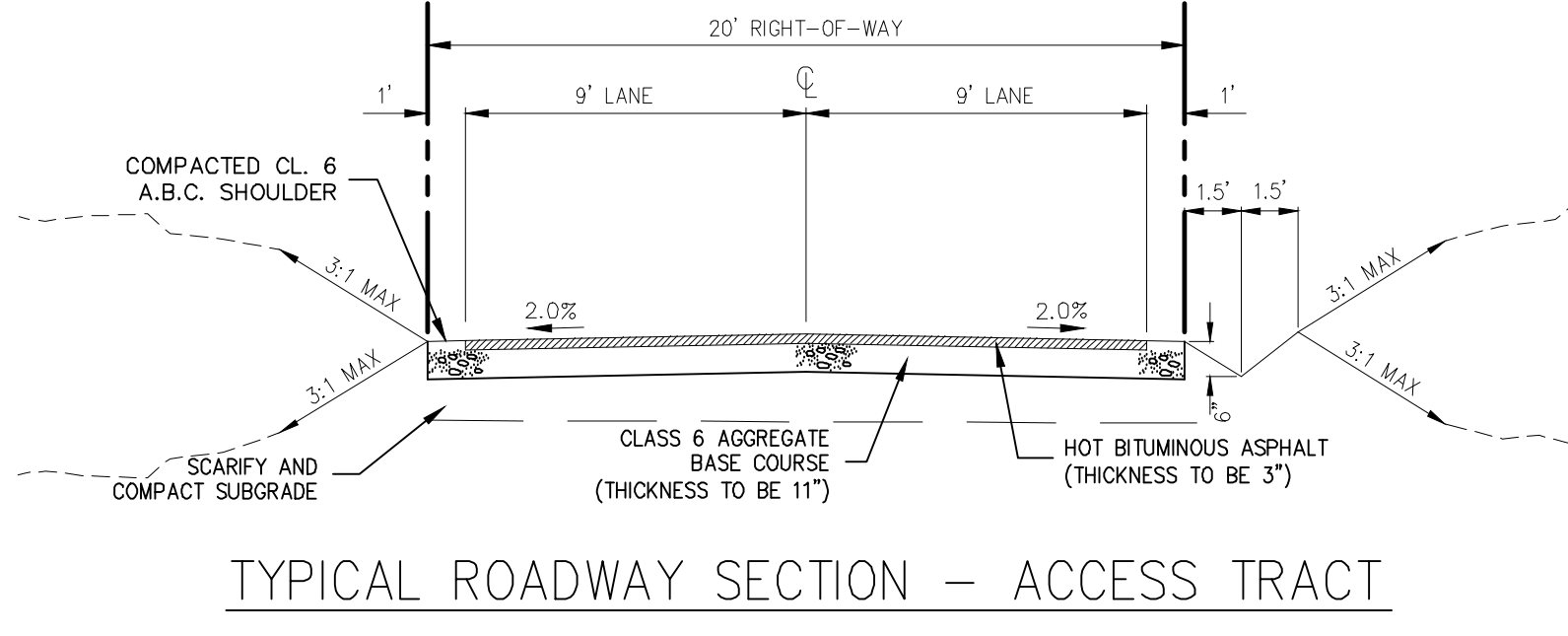
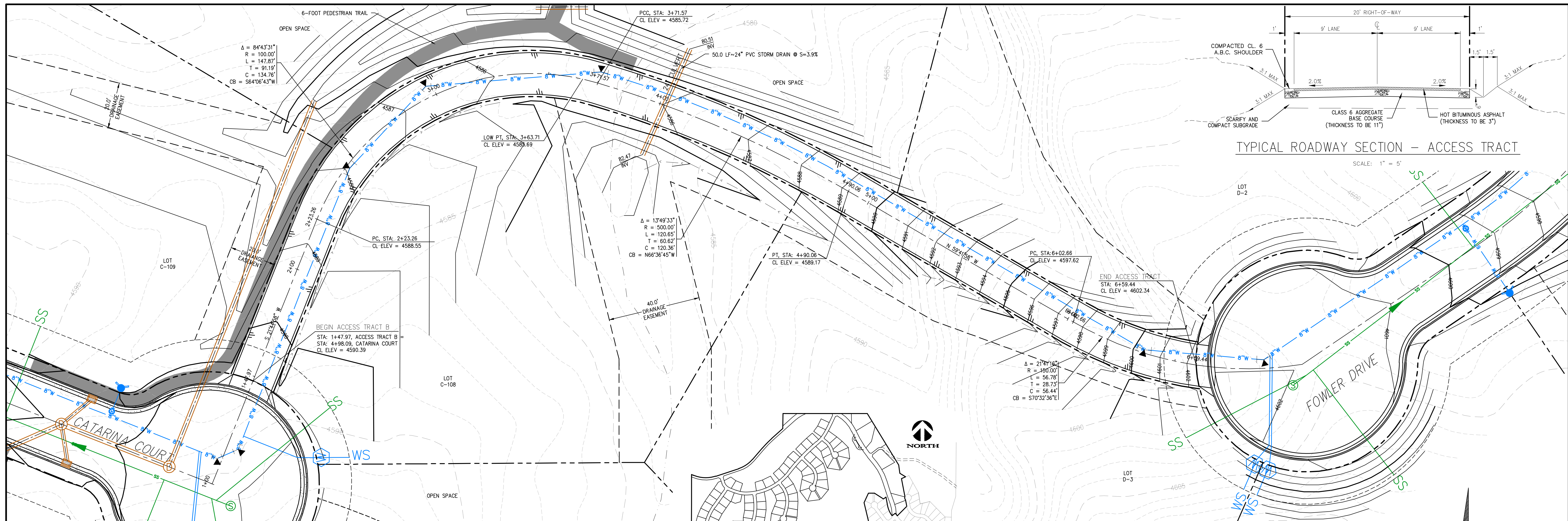
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIS, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

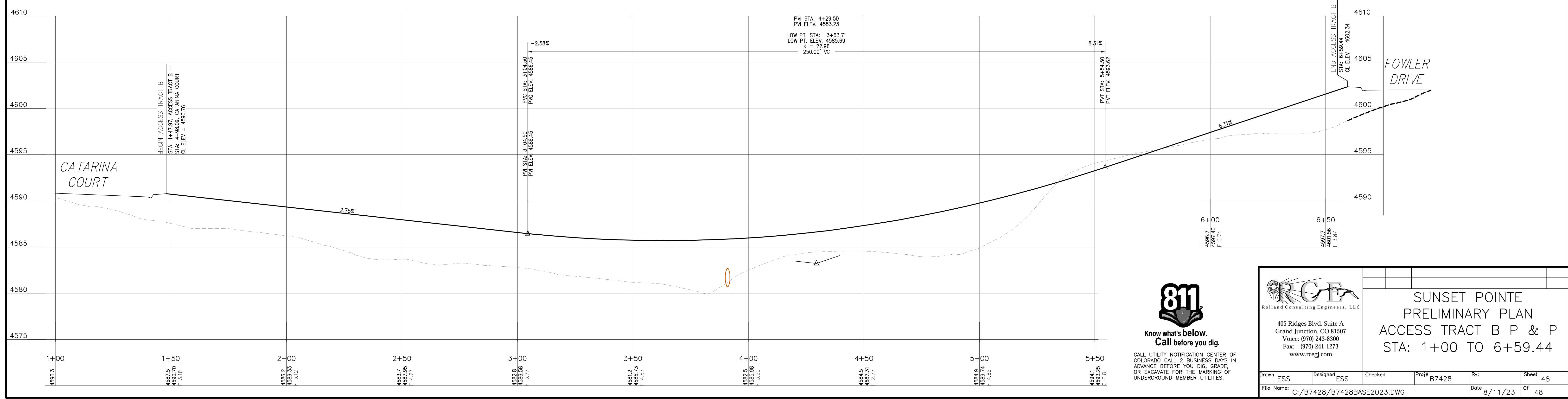
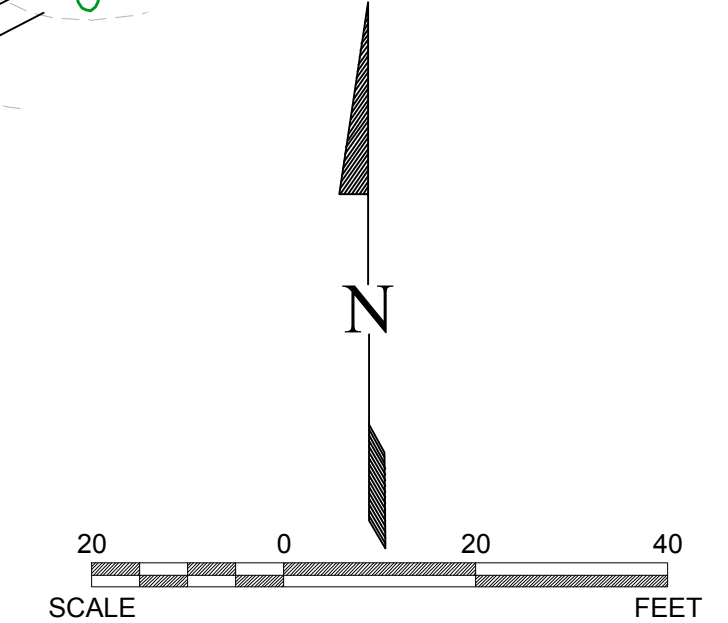
Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
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SUNSET POINTE
PRELIMINARY PLAN
FOWLER DRIVE P & P
STA: 1+00 TO 7+00

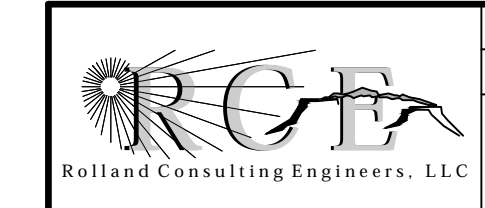
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File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



ACCESS TRACT B



CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIS, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.






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**SUNSET POINTE
PRELIMINARY PLAN
ACCESS TRACT B P & P
STA: 1+00 TO 6+59.44**

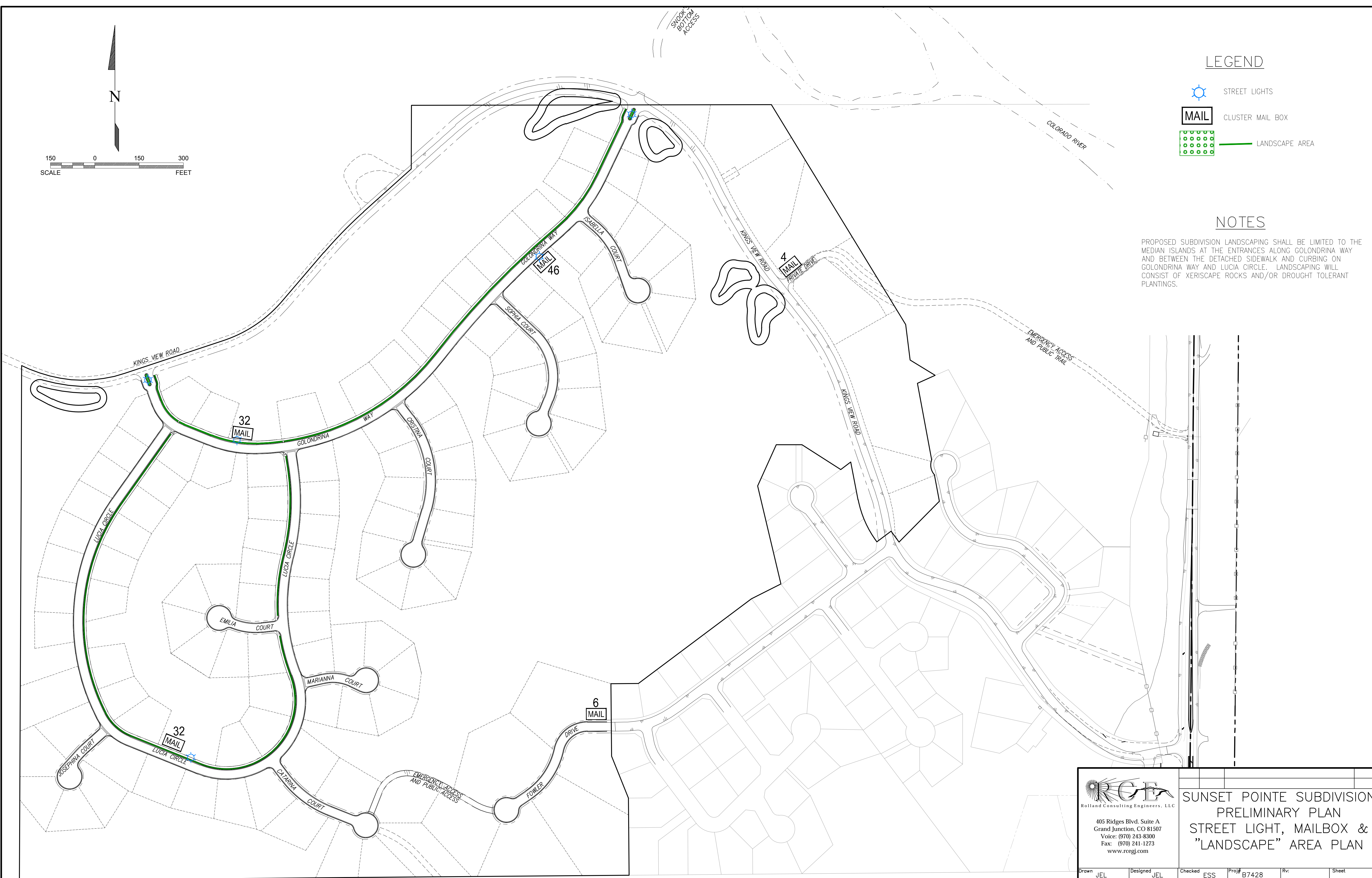
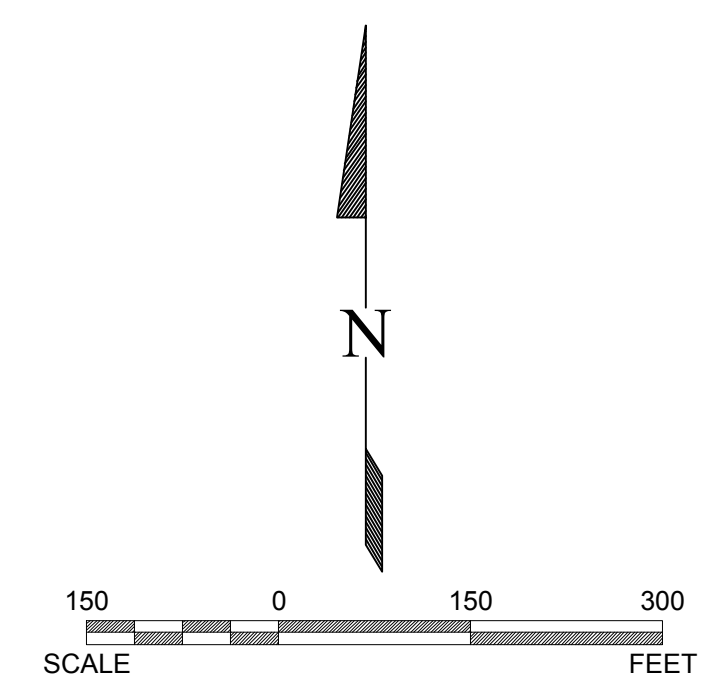
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File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48	

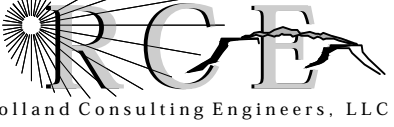
LEGEND

-  STREET LIGHTS
-  CLUSTER MAIL BOX
-  LANDSCAPE AREA

NOTES

PROPOSED SUBDIVISION LANDSCAPING SHALL BE LIMITED TO THE MEDIAN ISLANDS AT THE ENTRANCES ALONG GOLONDRINA WAY AND BETWEEN THE DETACHED SIDEWALK AND CURBING ON GOLONDRINA WAY AND LUCIA CIRCLE. LANDSCAPING WILL CONSIST OF XERISCAPE ROCKS AND/OR DROUGHT TOLERANT PLANTINGS.



 Rolland Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		SUNSET POINTE SUBDIVISION PRELIMINARY PLAN STREET LIGHT, MAILBOX & "LANDSCAPE" AREA PLAN				
		Drawn	Designed	Checked	Proj#	Rcv
JEL	JEL	ESS	B7428			
File Name: \\JASON\Projects\B7428 Sunset Pointe\B7428 BASE.dwg					Date	8/11/23