

# PRELIMINARY PLAN

## FOR

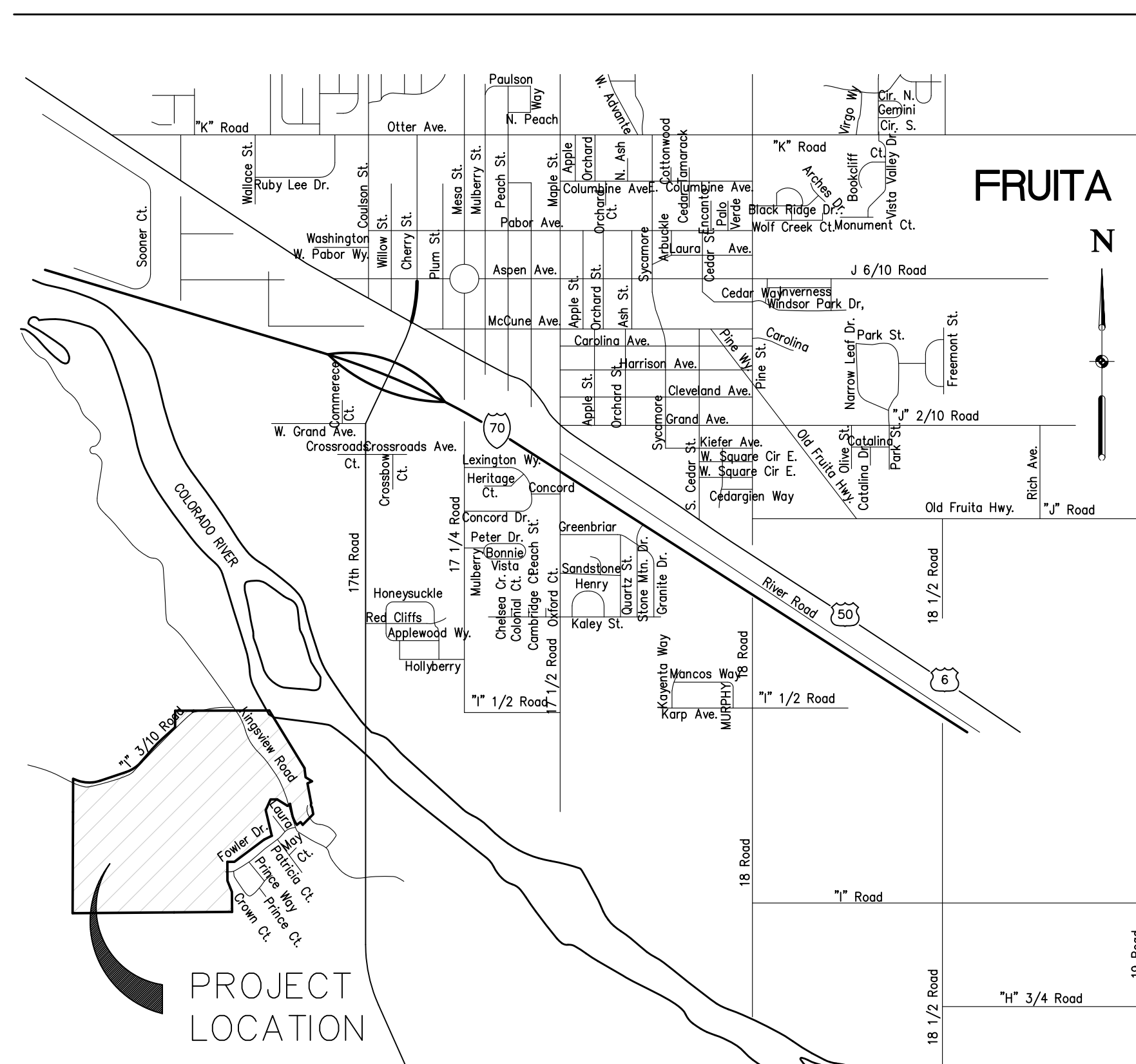
# SUNSET POINTE

## FRUITA, COLORADO

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

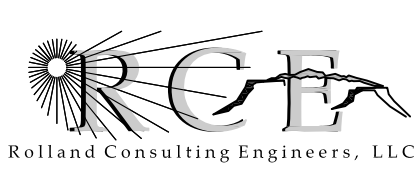
PREPARED FOR:  
**SUNSHINE OF DELTA, INC.**  
 P.O. BOX 516  
 FRUITA, COLORADO 81521

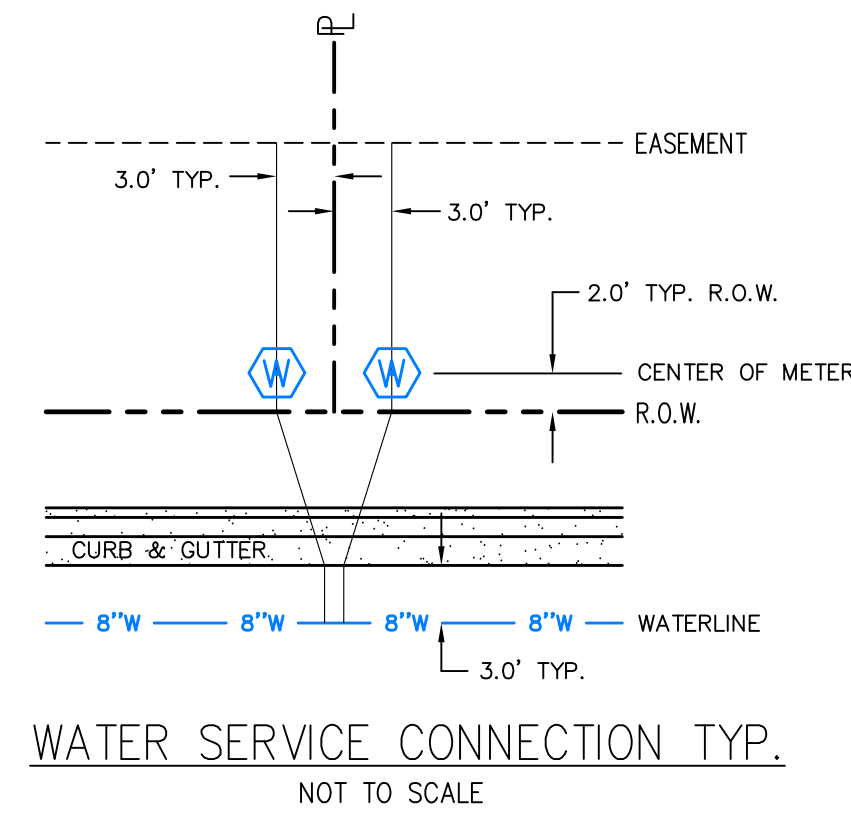
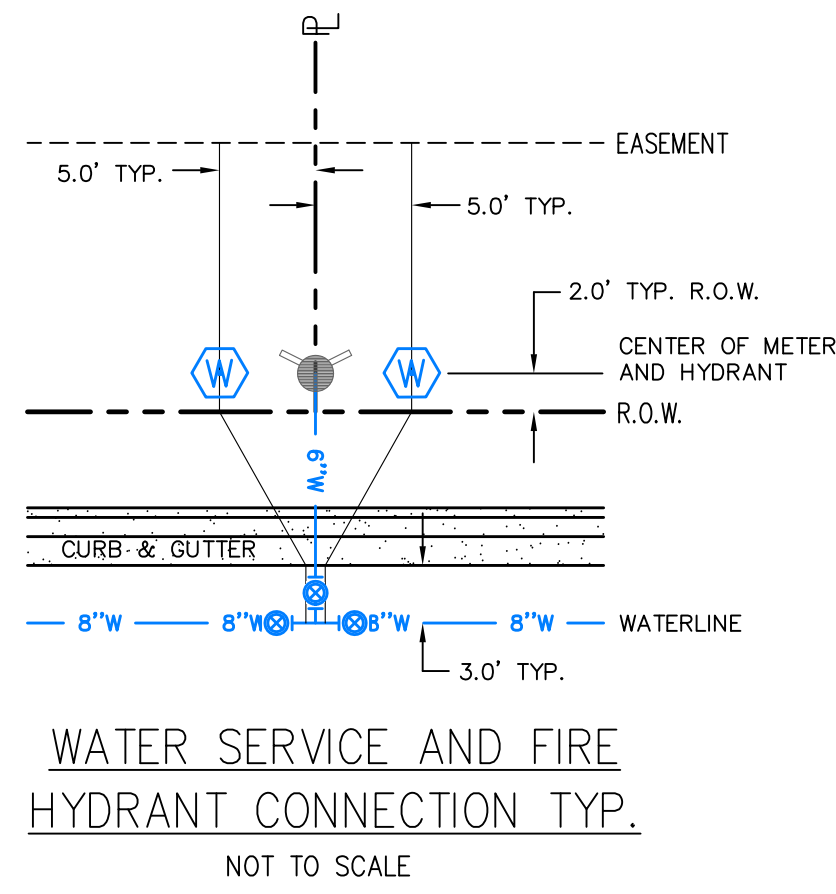
### VICINITY MAP



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 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 PRELIMINARY PLAN				
	COVER SHEET				
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File Name: C:/B7428/B7428BASE2023.DWG					Date
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					Of 48



**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 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.YD. 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
- HP. HOT BITUMINOUS PAVEMENT
- HWY. 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
- PT. POINT OF TANGENCY
- PVC. POINT VERTICAL CURVE
- P.V.C. POLYVINYL CHLORIDE PIPE
- PM. 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%
<b>TOTAL</b>	<b>131.7 ACRES±</b>	<b>100.0%</b>

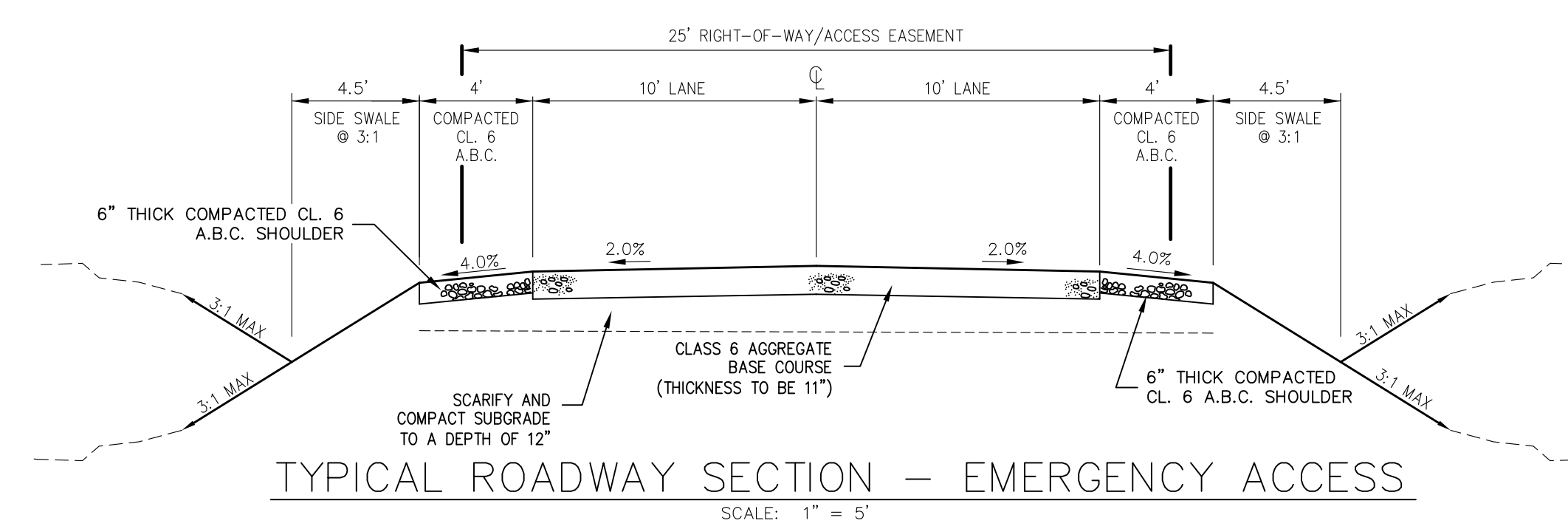
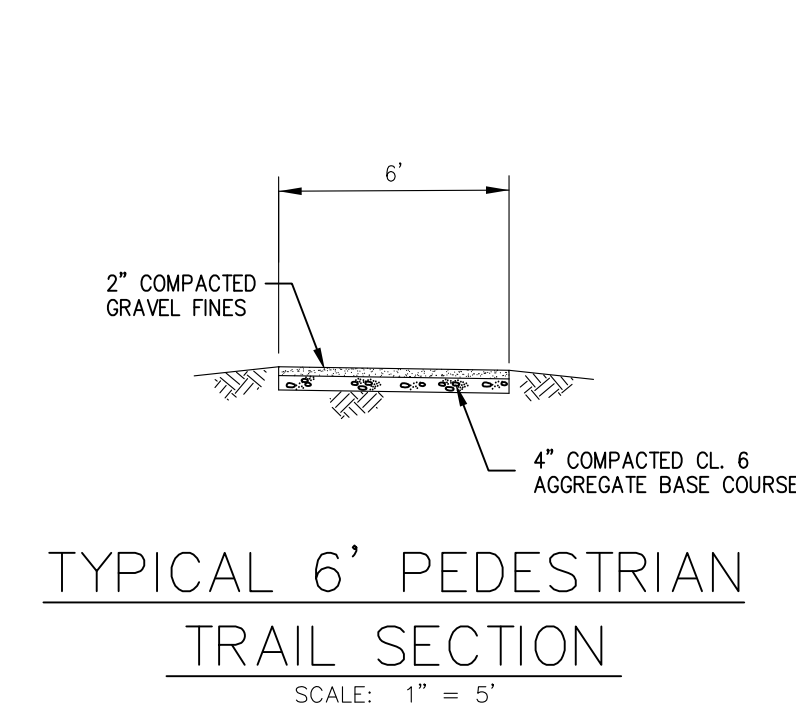
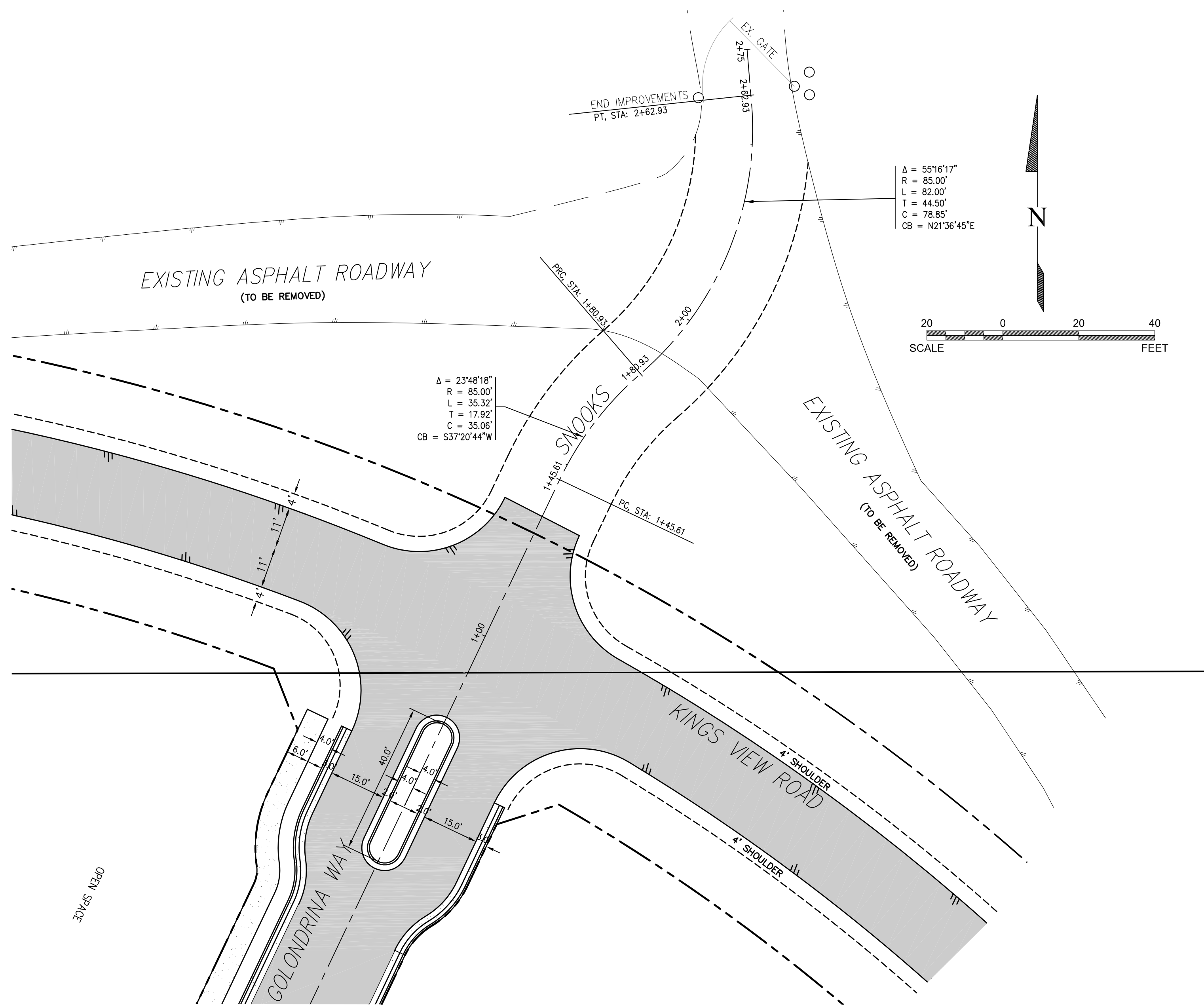
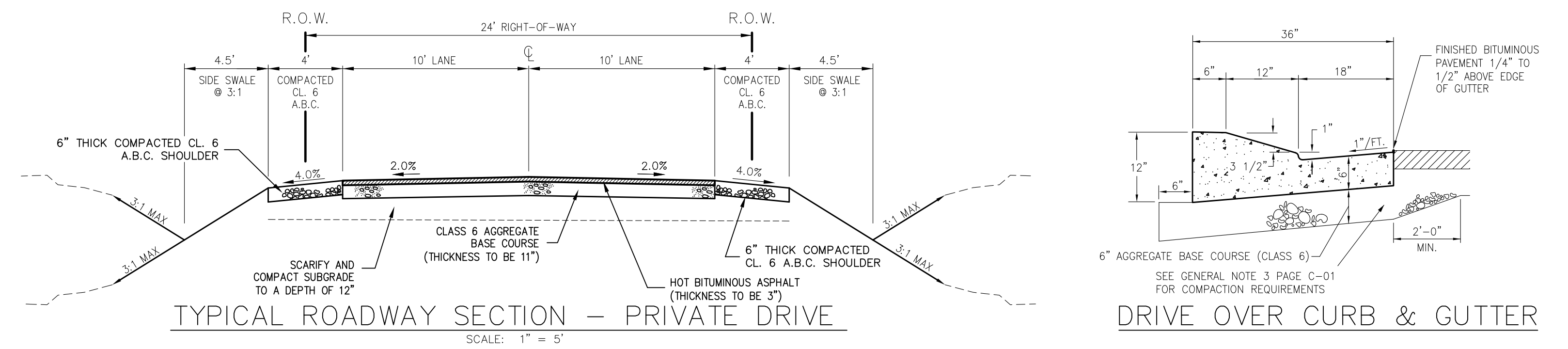
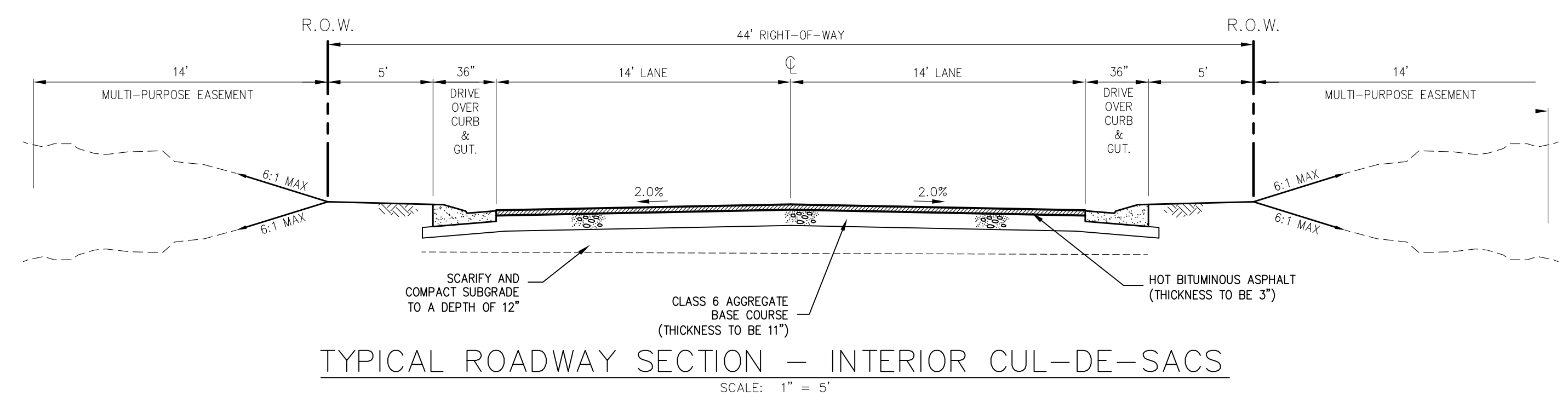
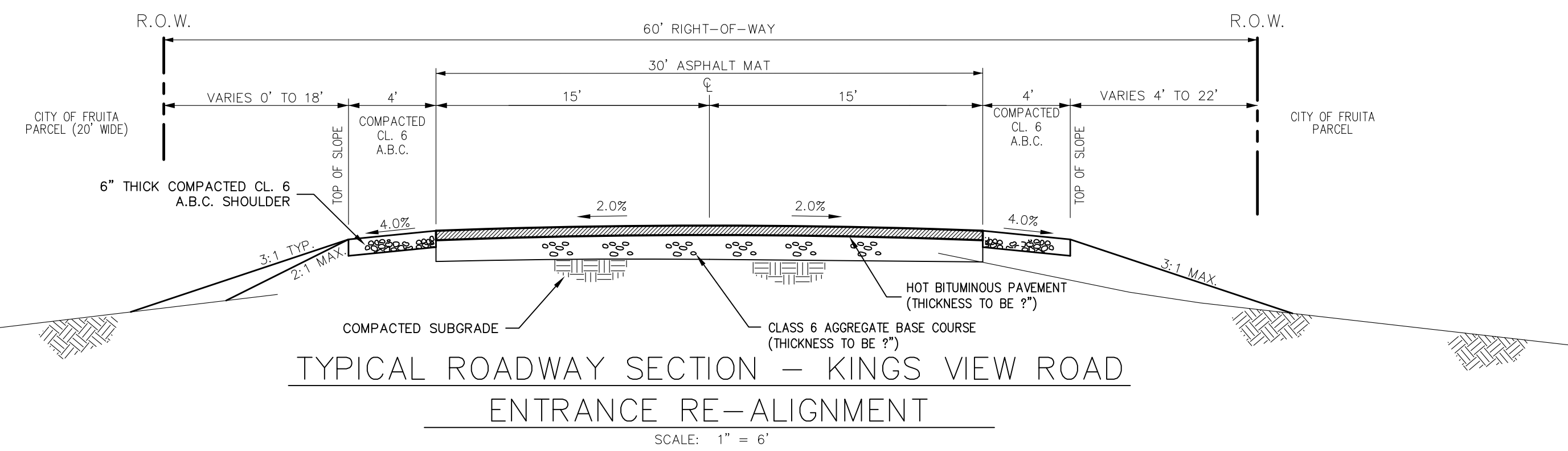
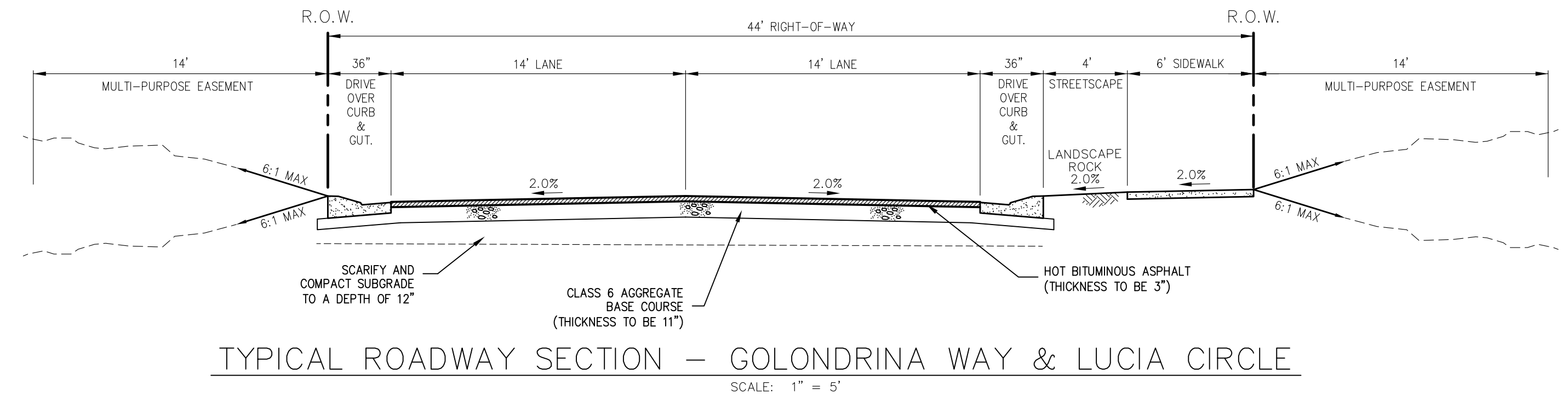
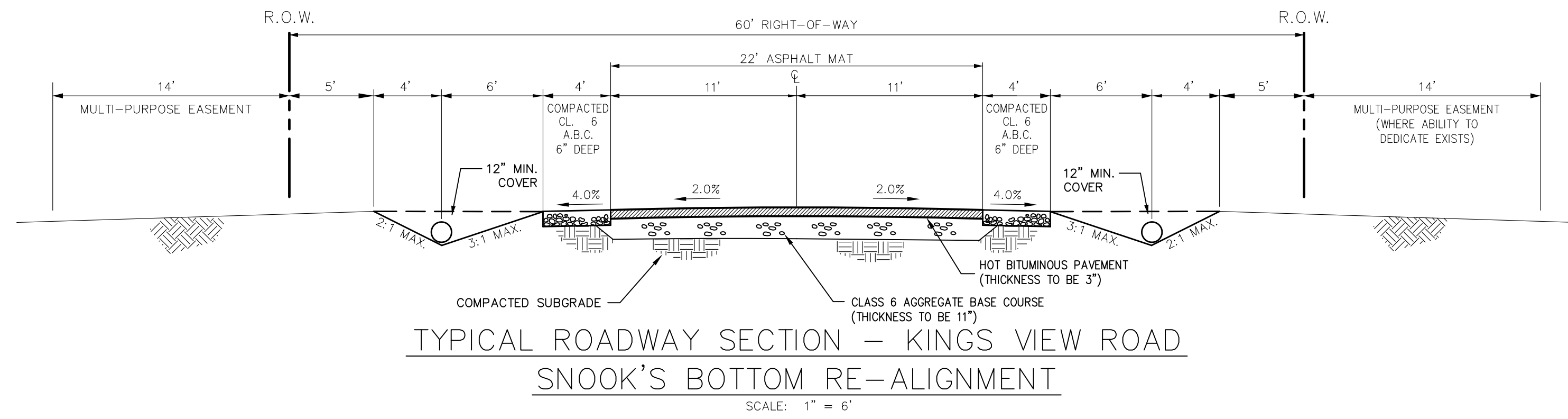



**RCB**  
Rolland Consulting Engineers, LLC

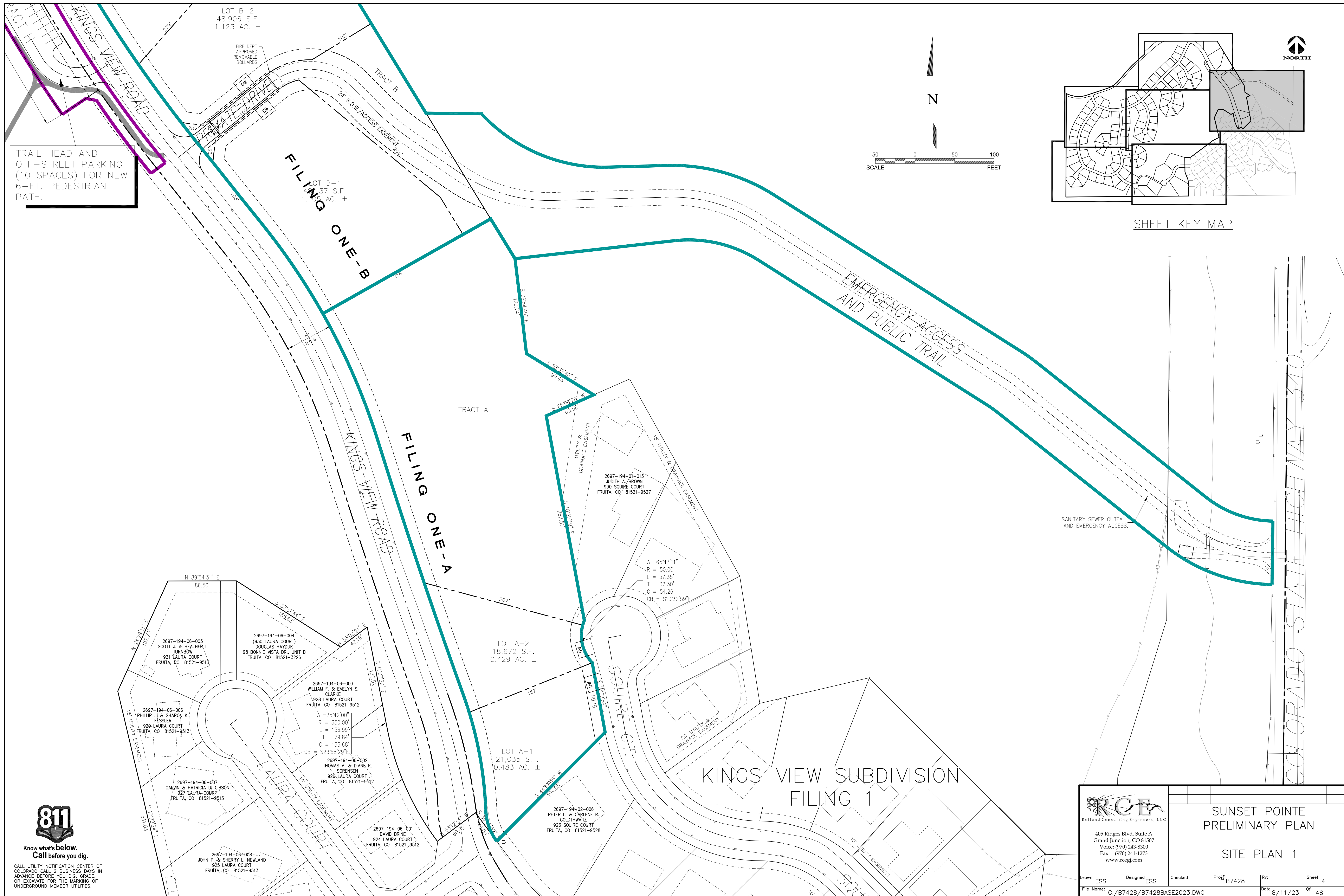
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www.rcenj.com

**SUNSET POINTE  
PRELIMINARY PLAN  
OVERVIEW PLAN**

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Rvc		Date	8/11/23
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TRAIL HEAD AND OFF-STREET PARKING (10 SPACES) FOR NEW 6-FT. PEDESTRIAN PATH.

SHEET KEY MAP

KINGS VIEW SUBDIVISION  
FILING 1

SUNSET POINTE  
PRELIMINARY PLAN

SITE PLAN 1

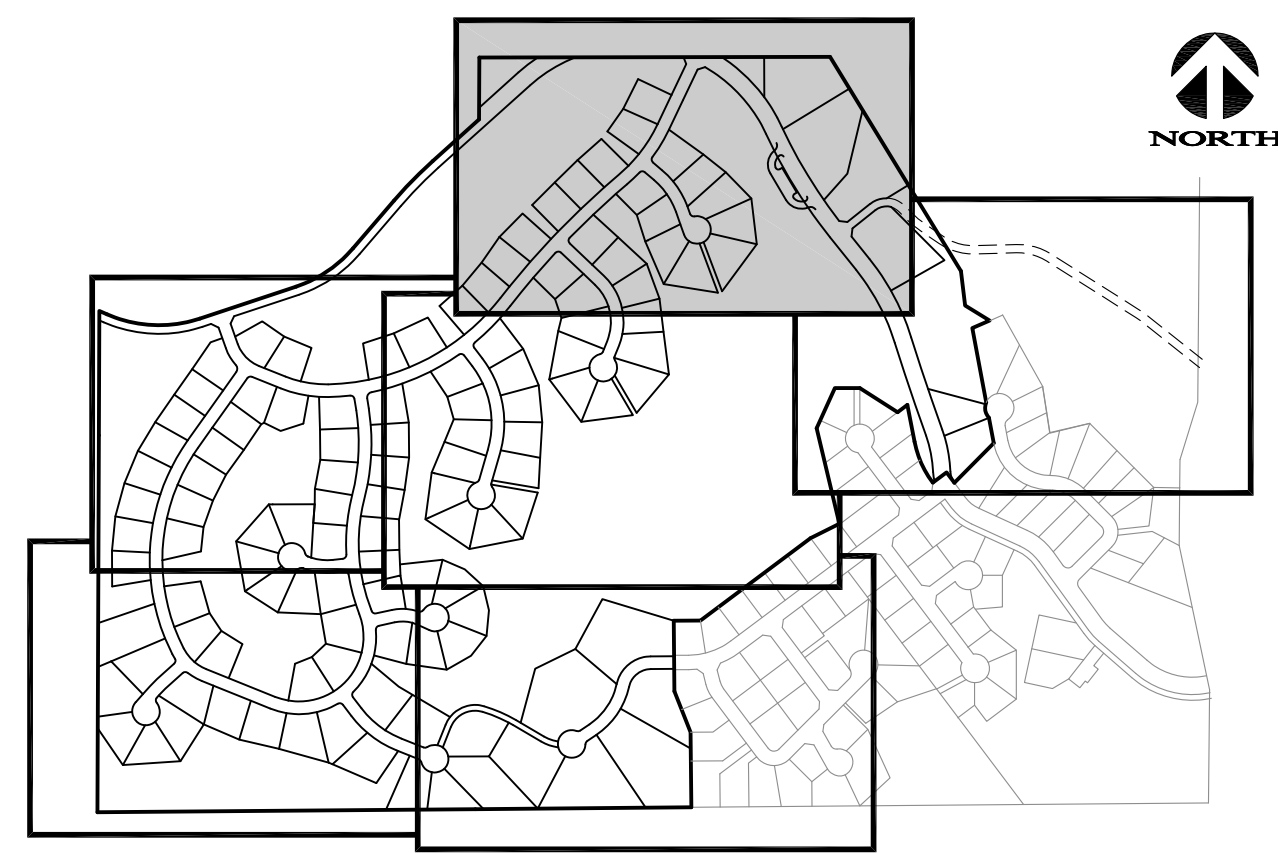


Know what's below.  
Call before you dig.

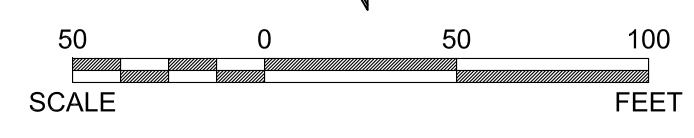
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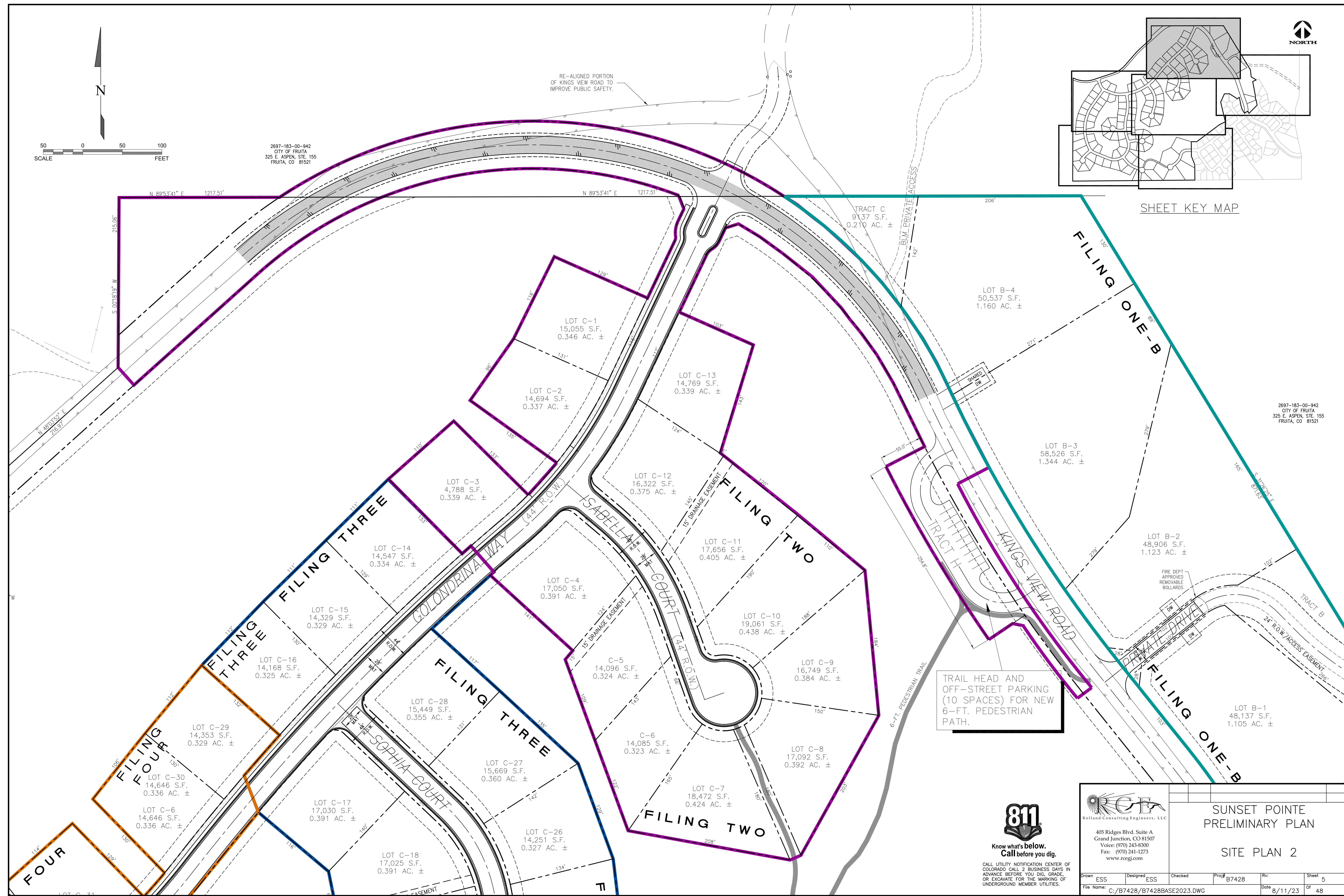
SHEET KEY MAP



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.

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



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



Know what's below.  
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COLORADO CALL 2 BUSINESS DAYS IN  
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OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

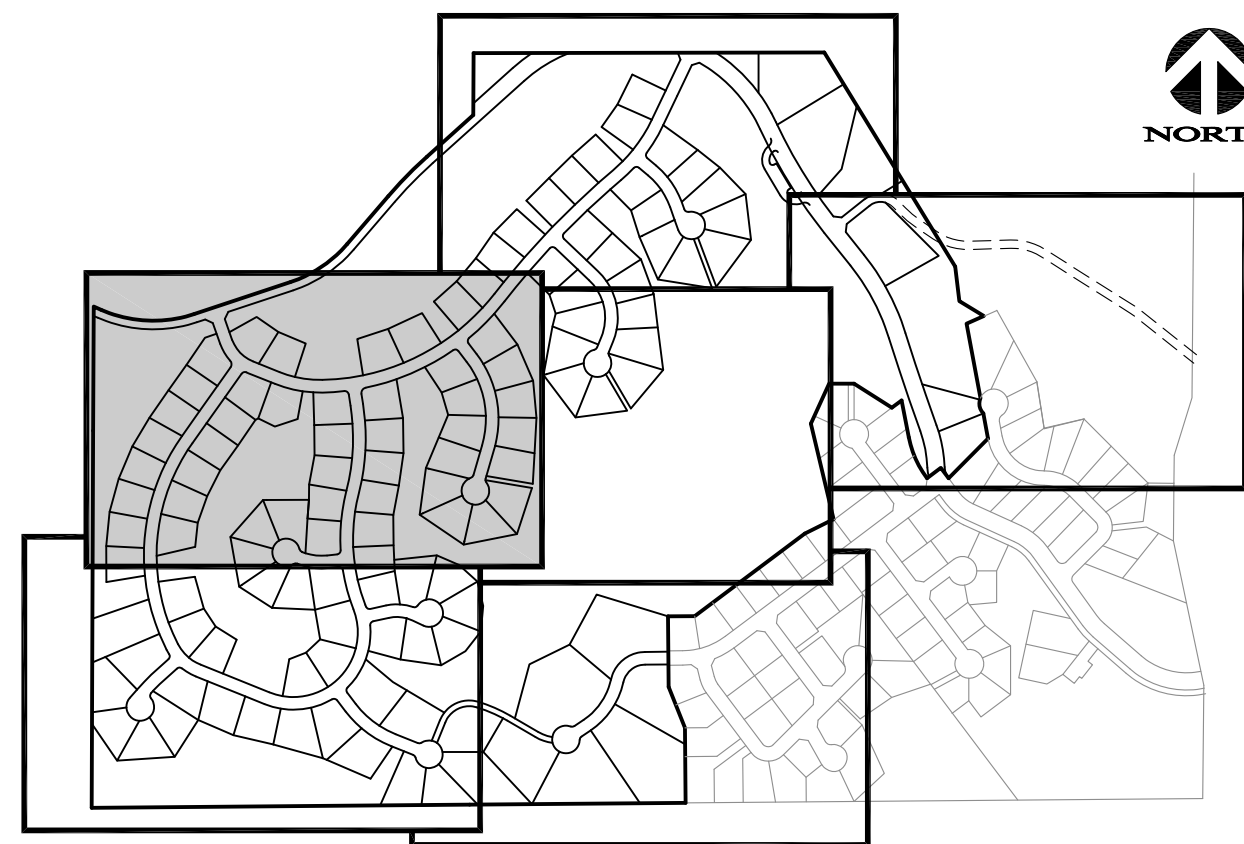
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SUNSET POINTE  
PRELIMINARY PLAN

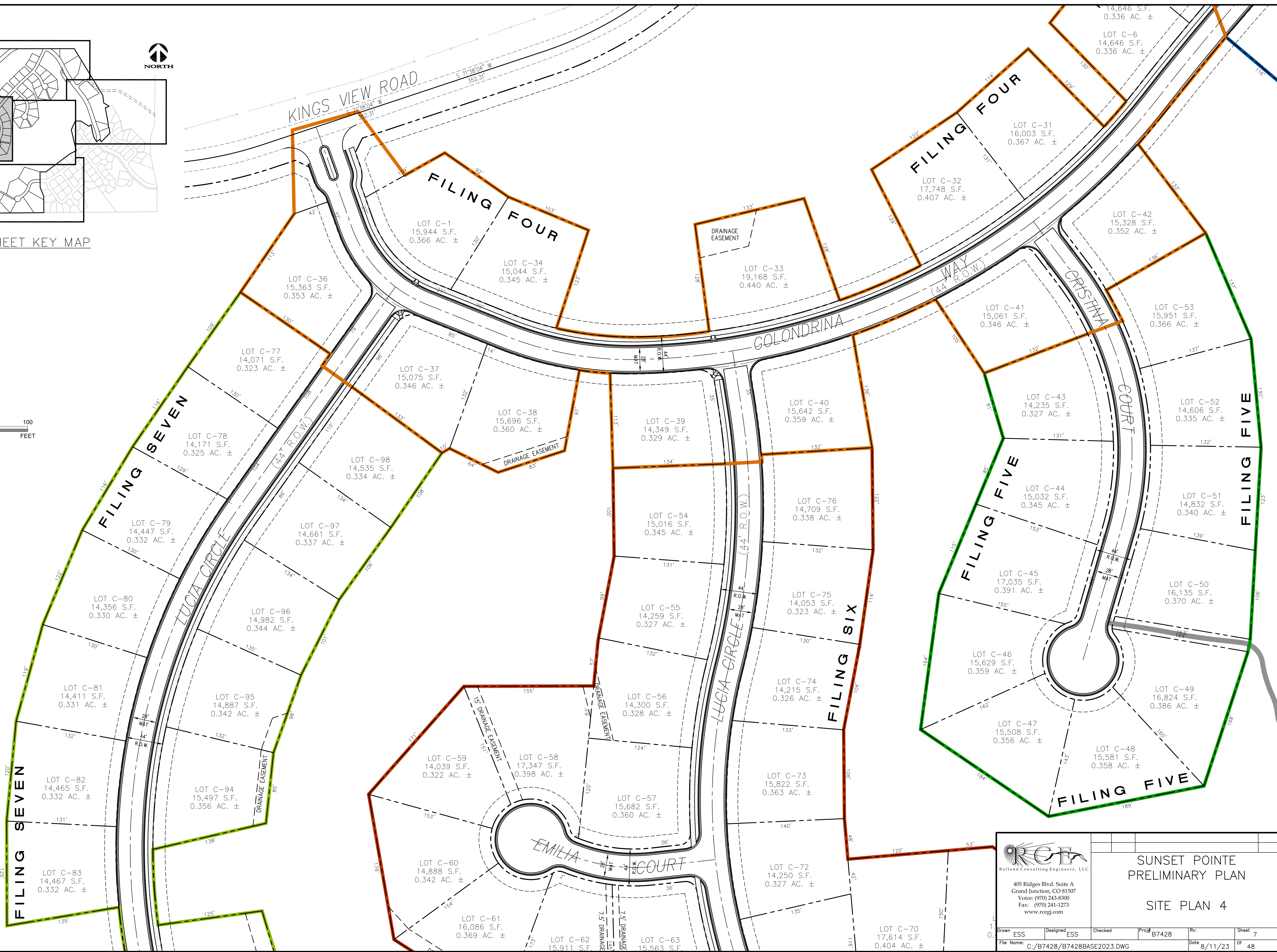
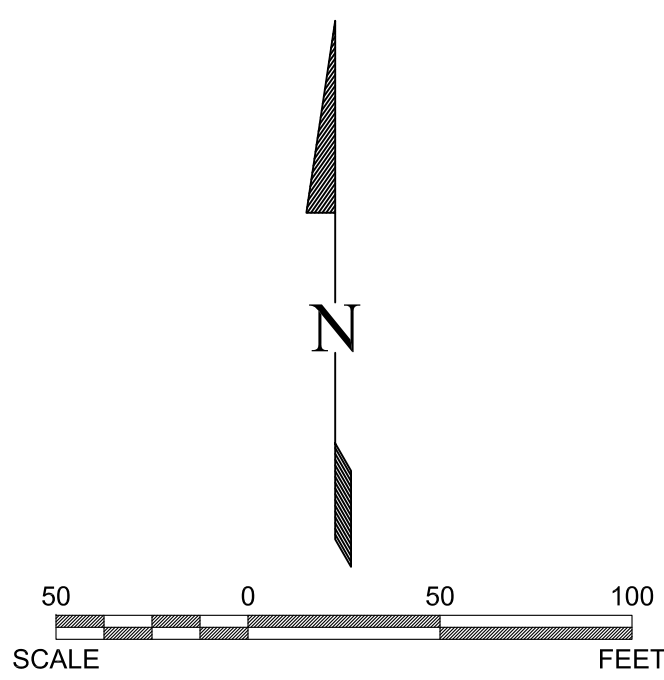
SITE PLAN 2

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SHEET KEY MAP



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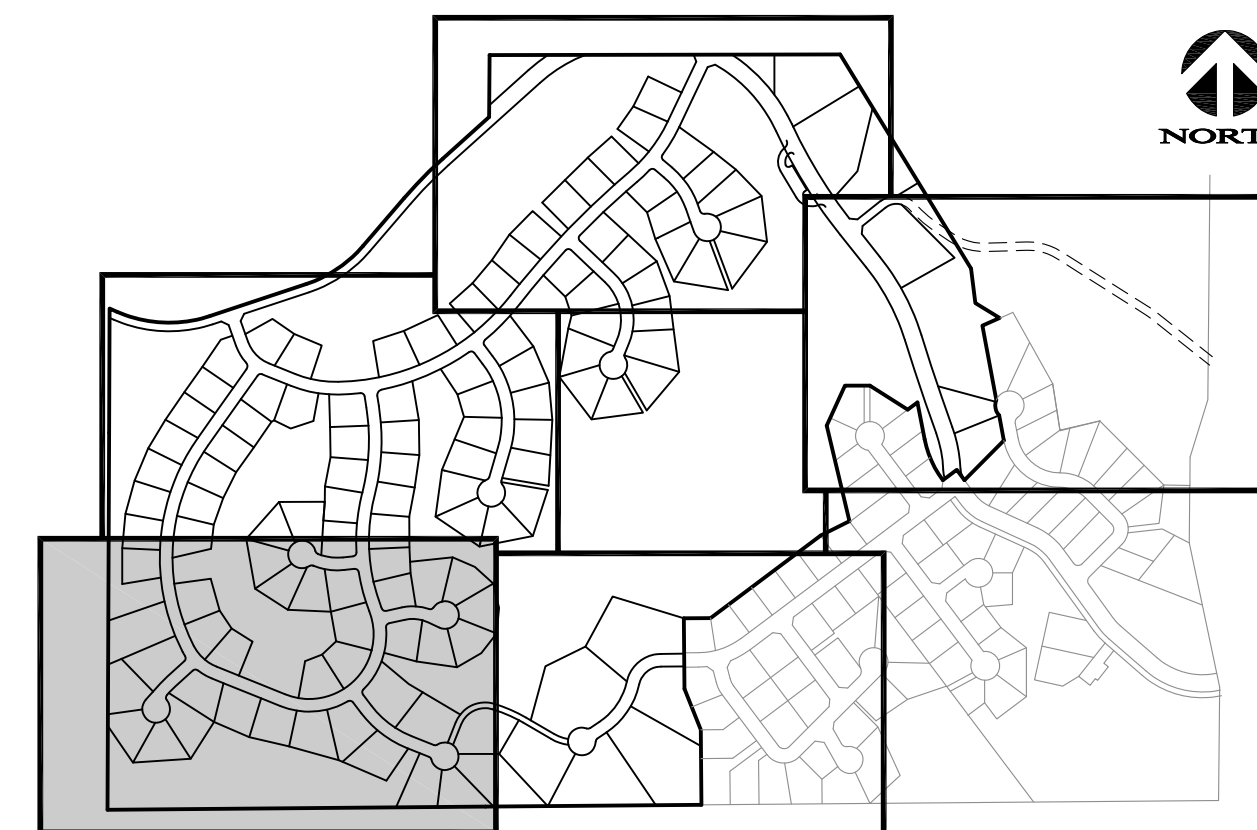
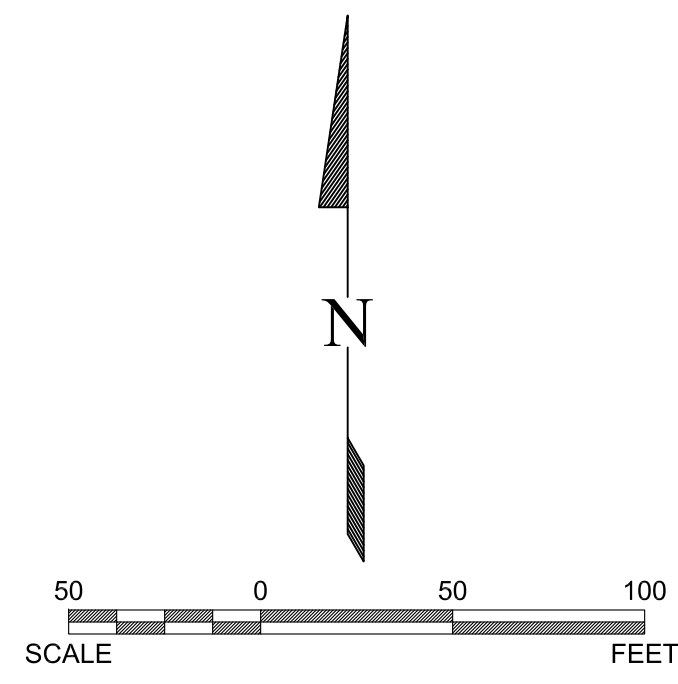
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SUNSET POINTE  
PRELIMINARY PLAN

SITE PLAN 4

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2697-193-00-911  
 BUREAU OF LAND MANAGEMENT  
 2815 H ROAD  
 GRAND JUNCTION, CO 81506

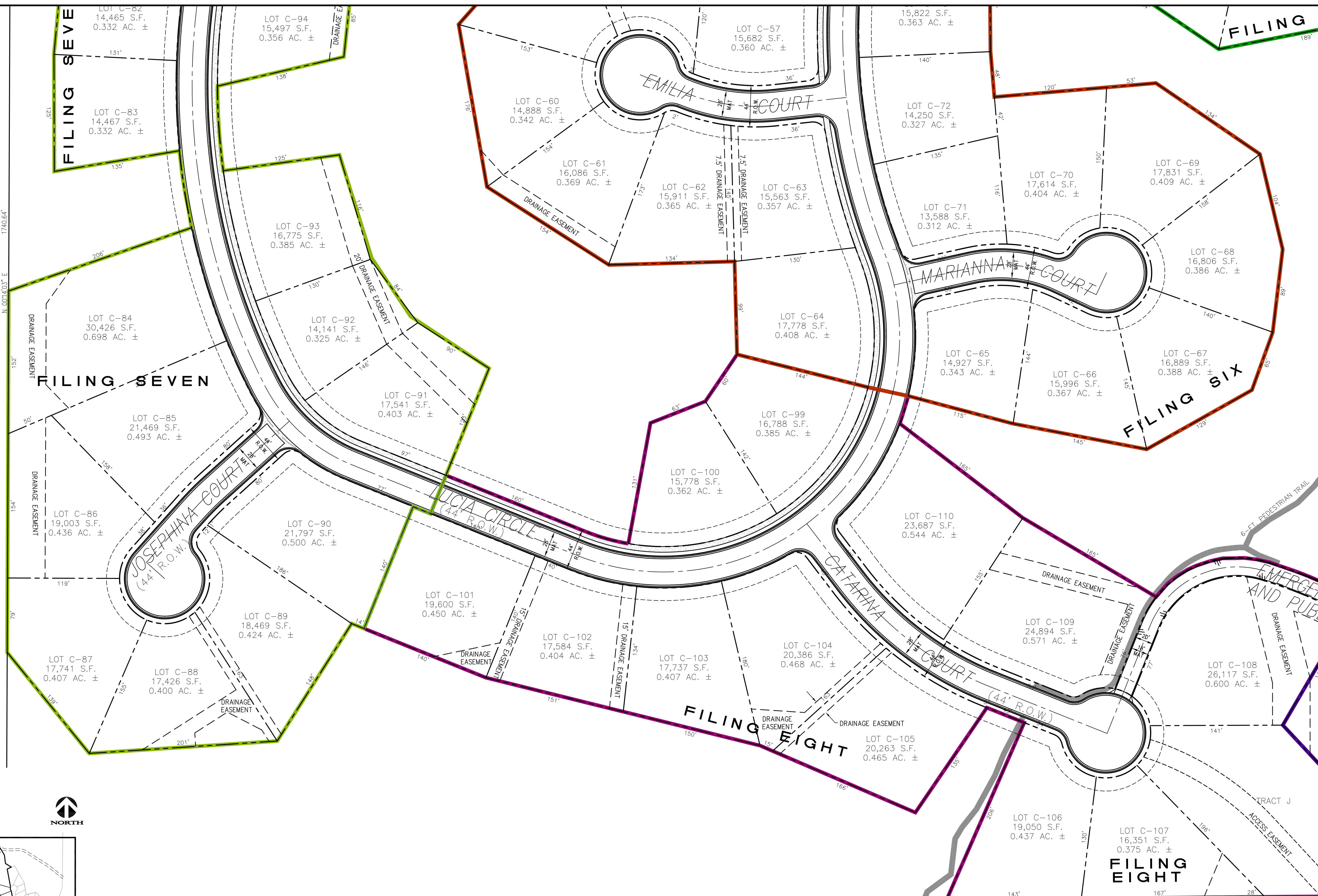


SHEET KEY MAP



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 2815 H ROAD  
 GRAND JUNCTION, CO 81506



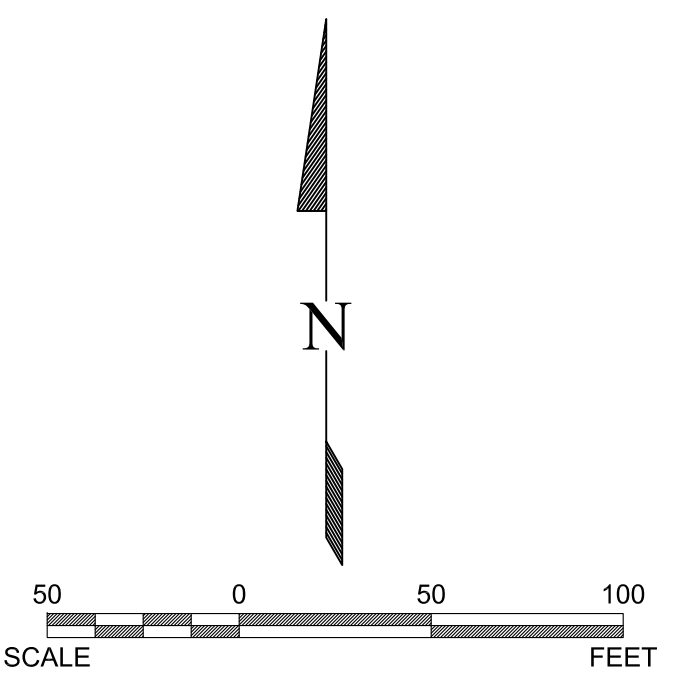
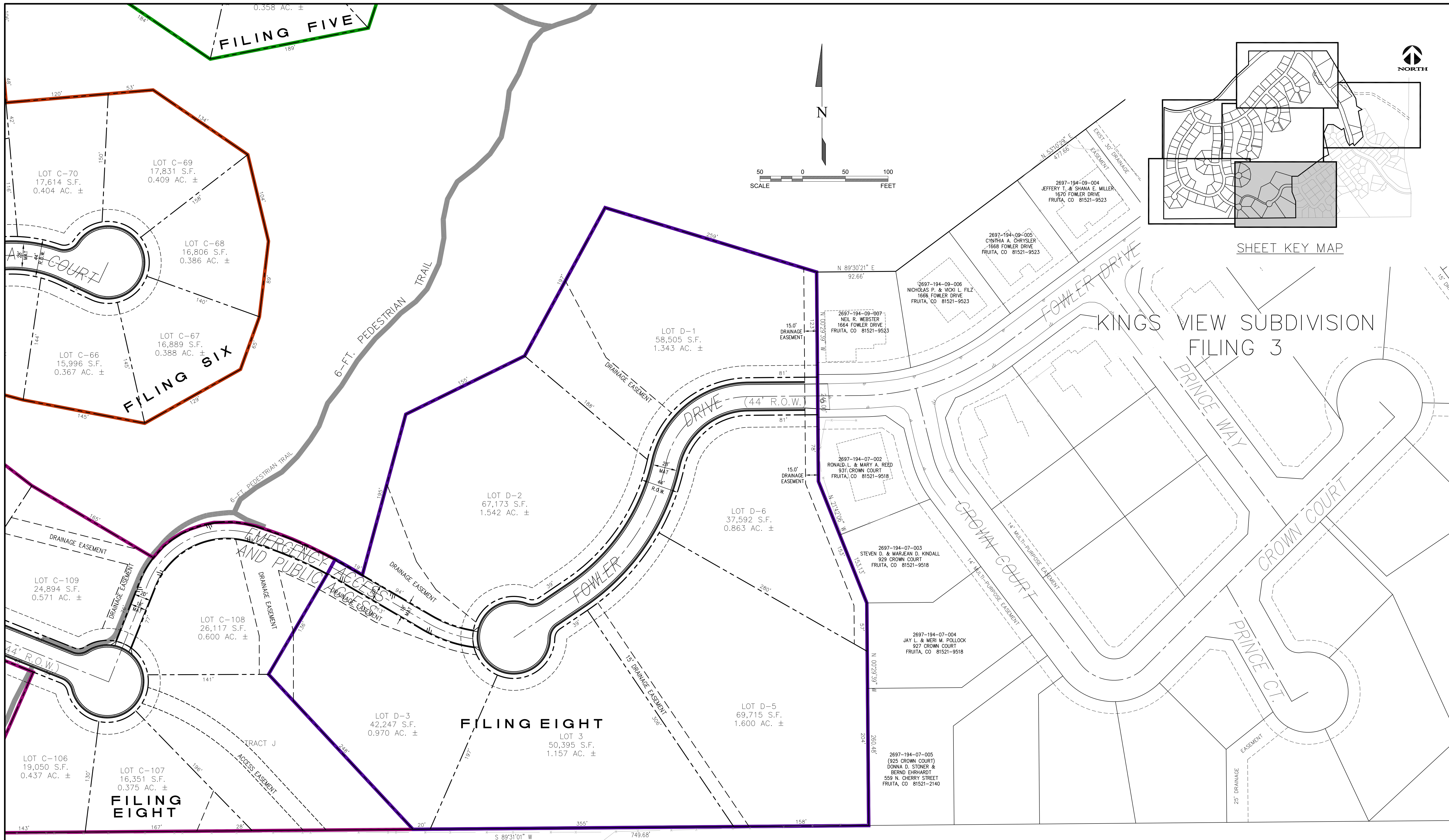
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SUNSET POINTE  
 PRELIMINARY PLAN

SITE PLAN 5

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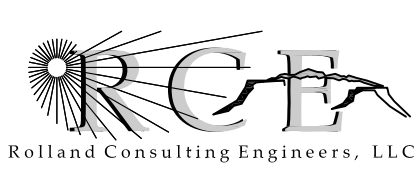
SHEET KEY MAP

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  
946 PRINCE CT  
FRUITA, CO 81521-9530  
35.710754 Acres

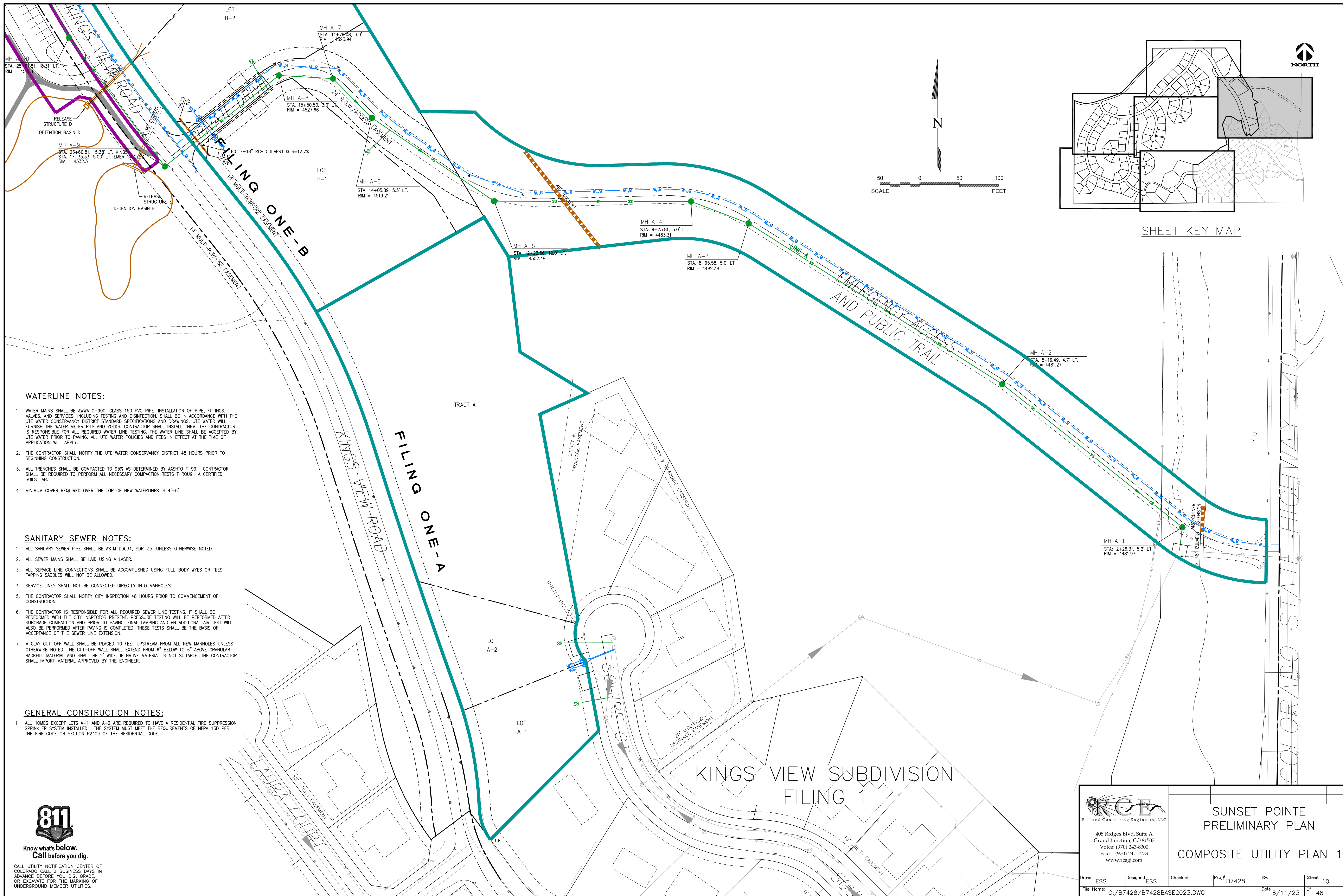


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SUNSET POINTE  
PRELIMINARY PLAN

SITE PLAN 6

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**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.

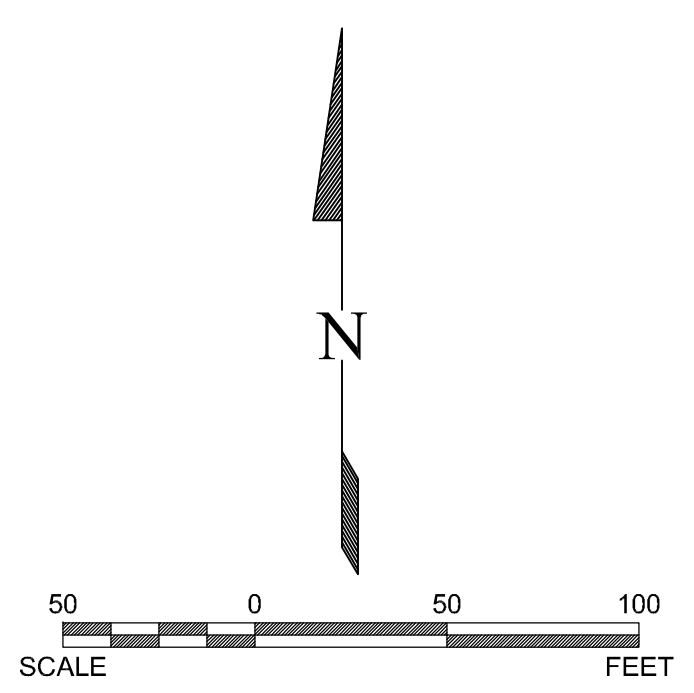
KINGS VIEW SUBDIVISION  
FILING 1



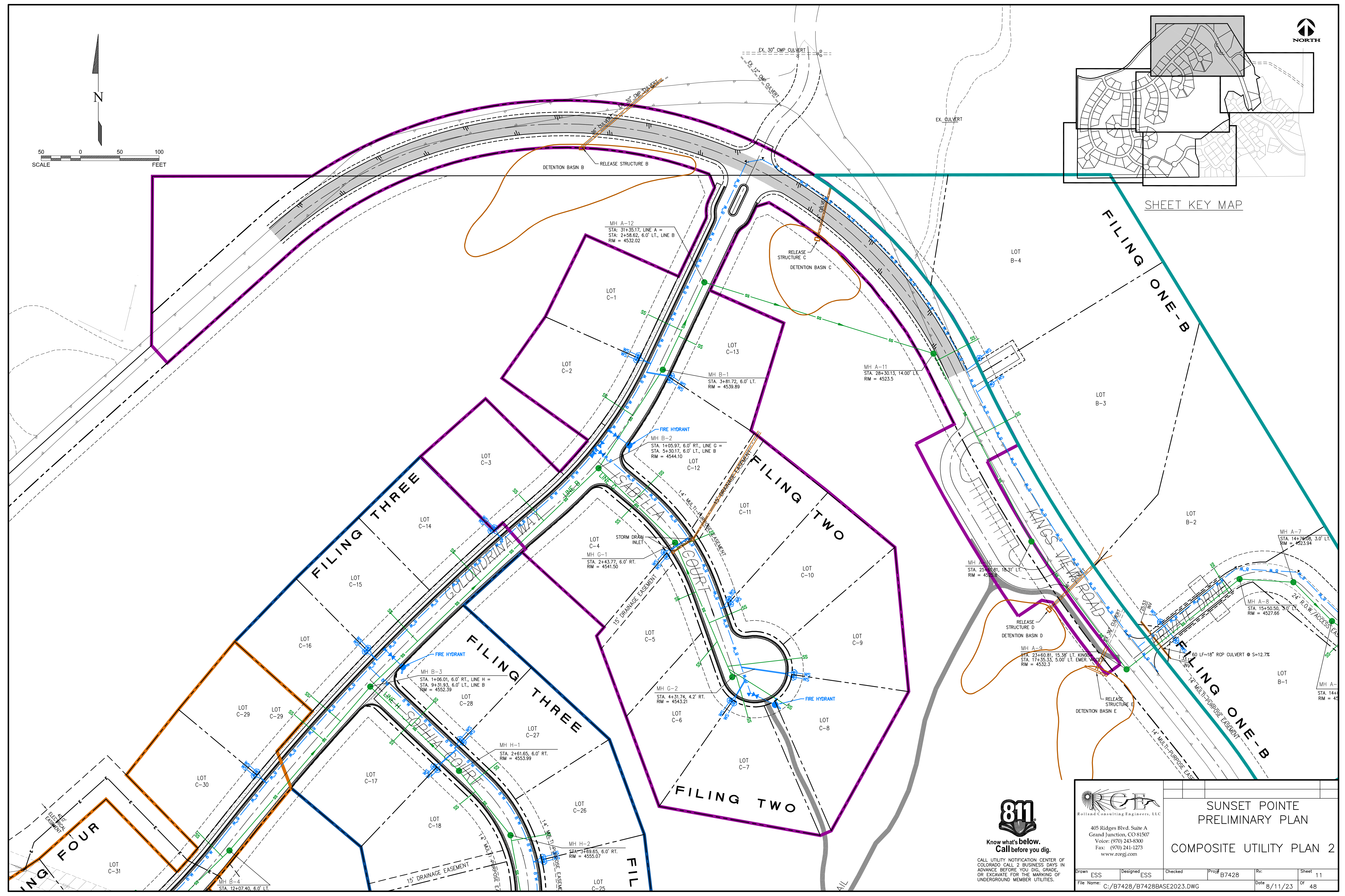
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SHEET KEY MAP



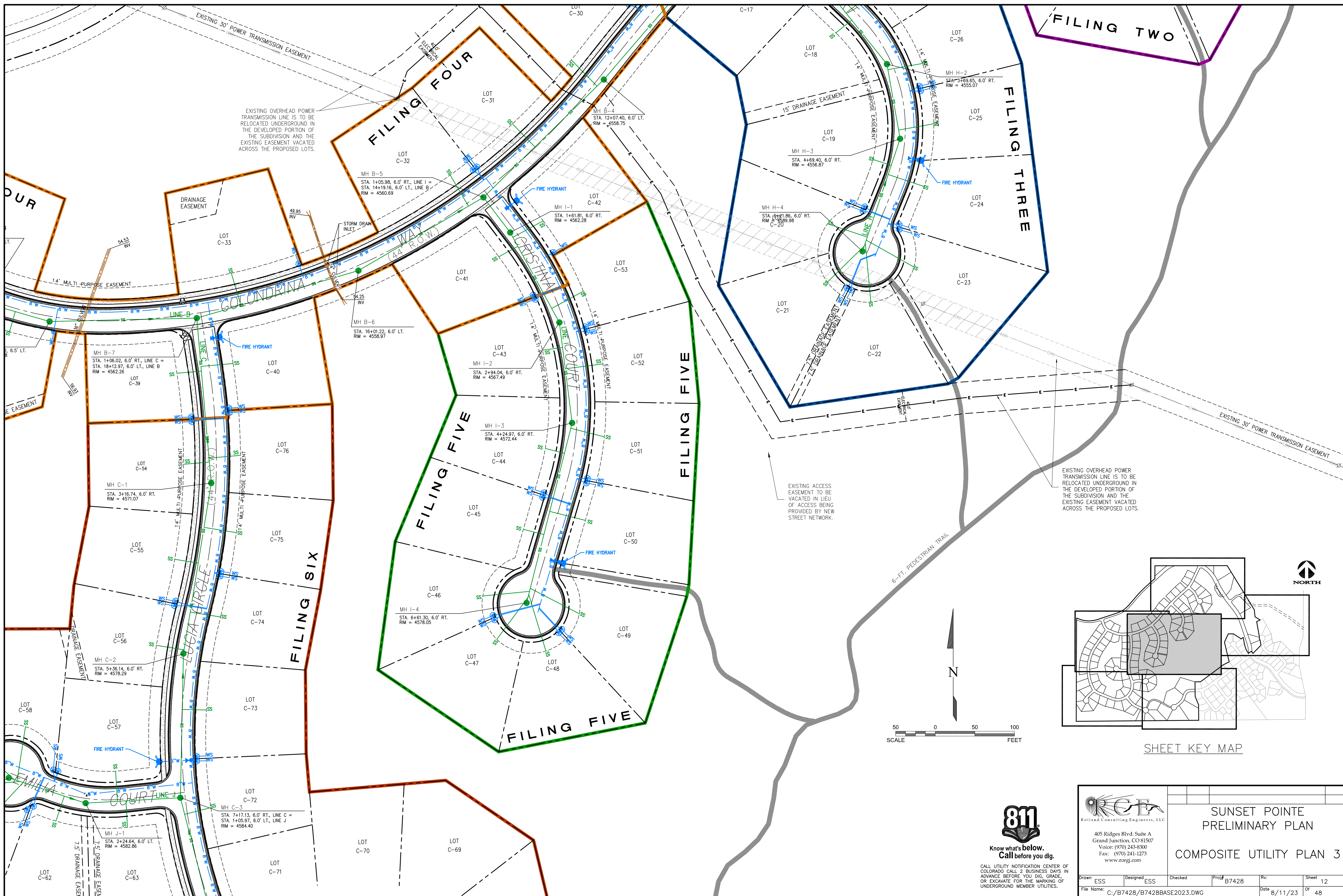
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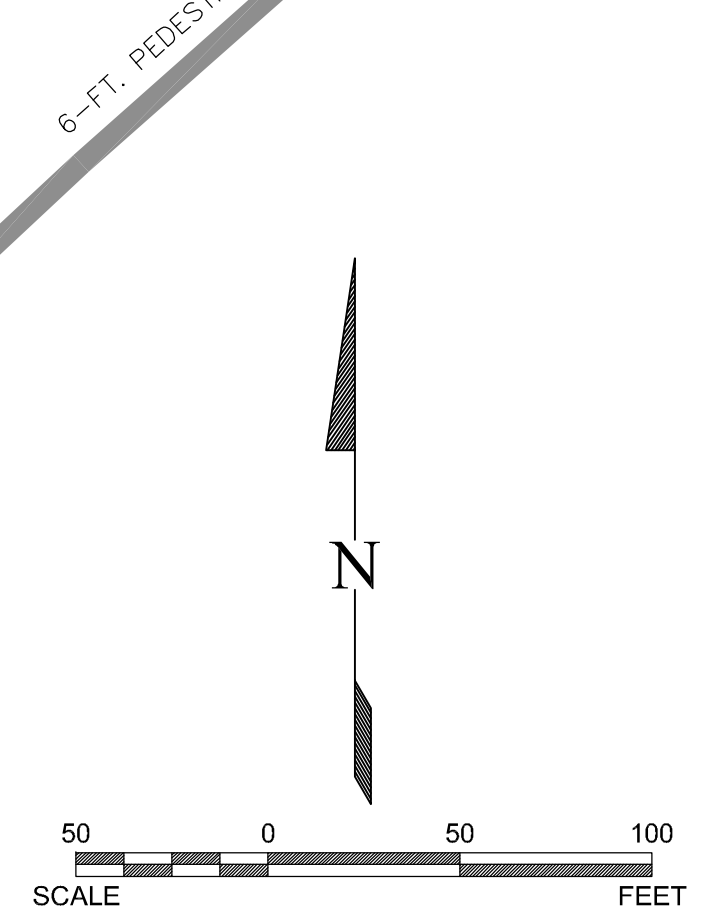
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SUNSET POINTE  
PRELIMINARY PLAN  
COMPOSITE UTILITY PLAN 2

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



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.

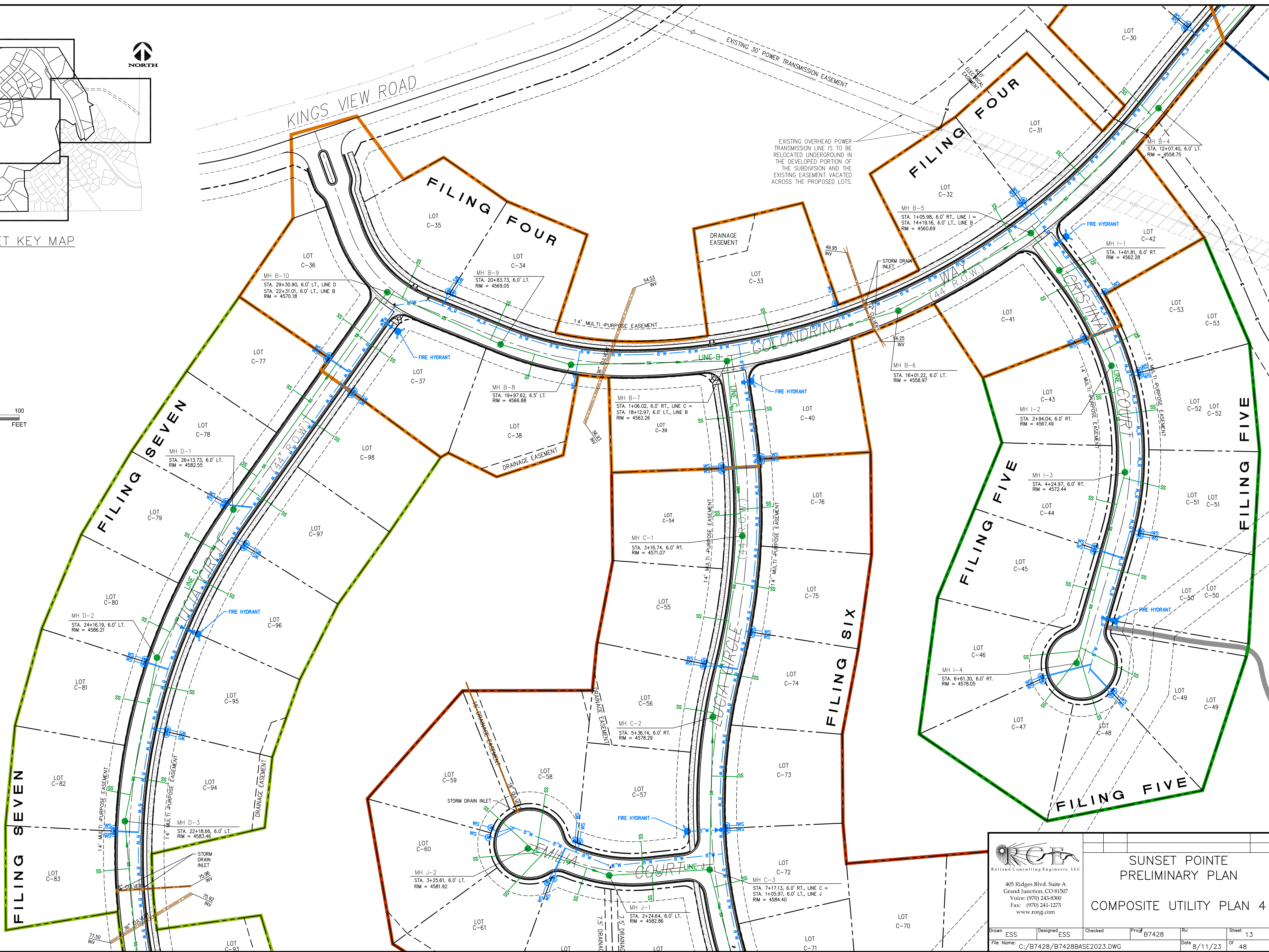
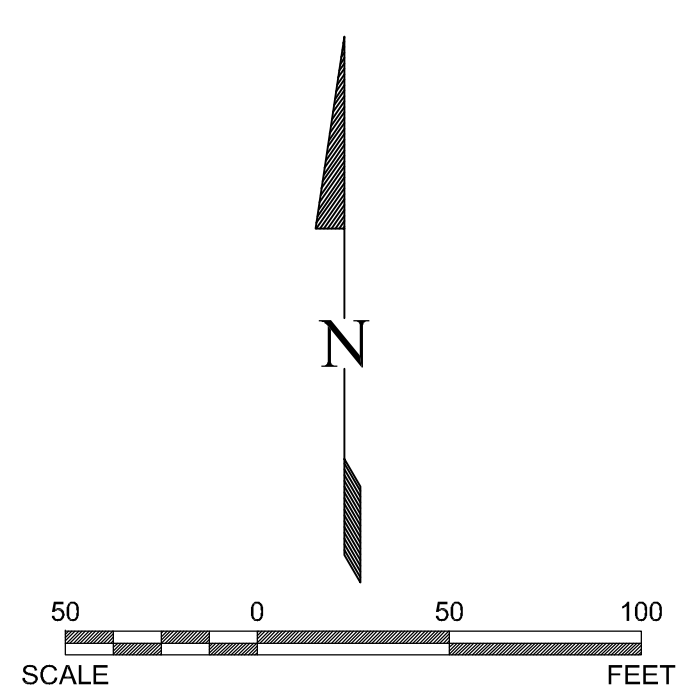
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 Grand Junction, CO 81507  
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**SUNSET POINTE  
 PRELIMINARY PLAN**  
**COMPOSITE UTILITY PLAN 3**

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



SHEET KEY MAP

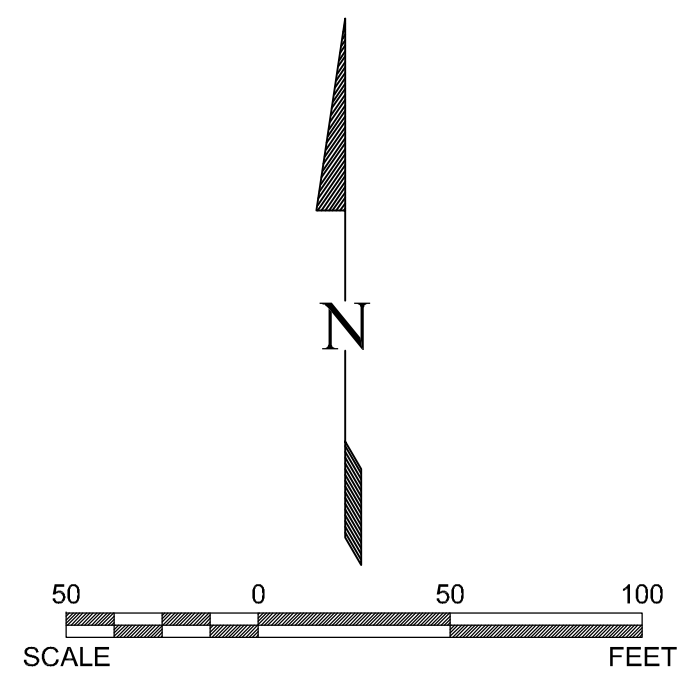
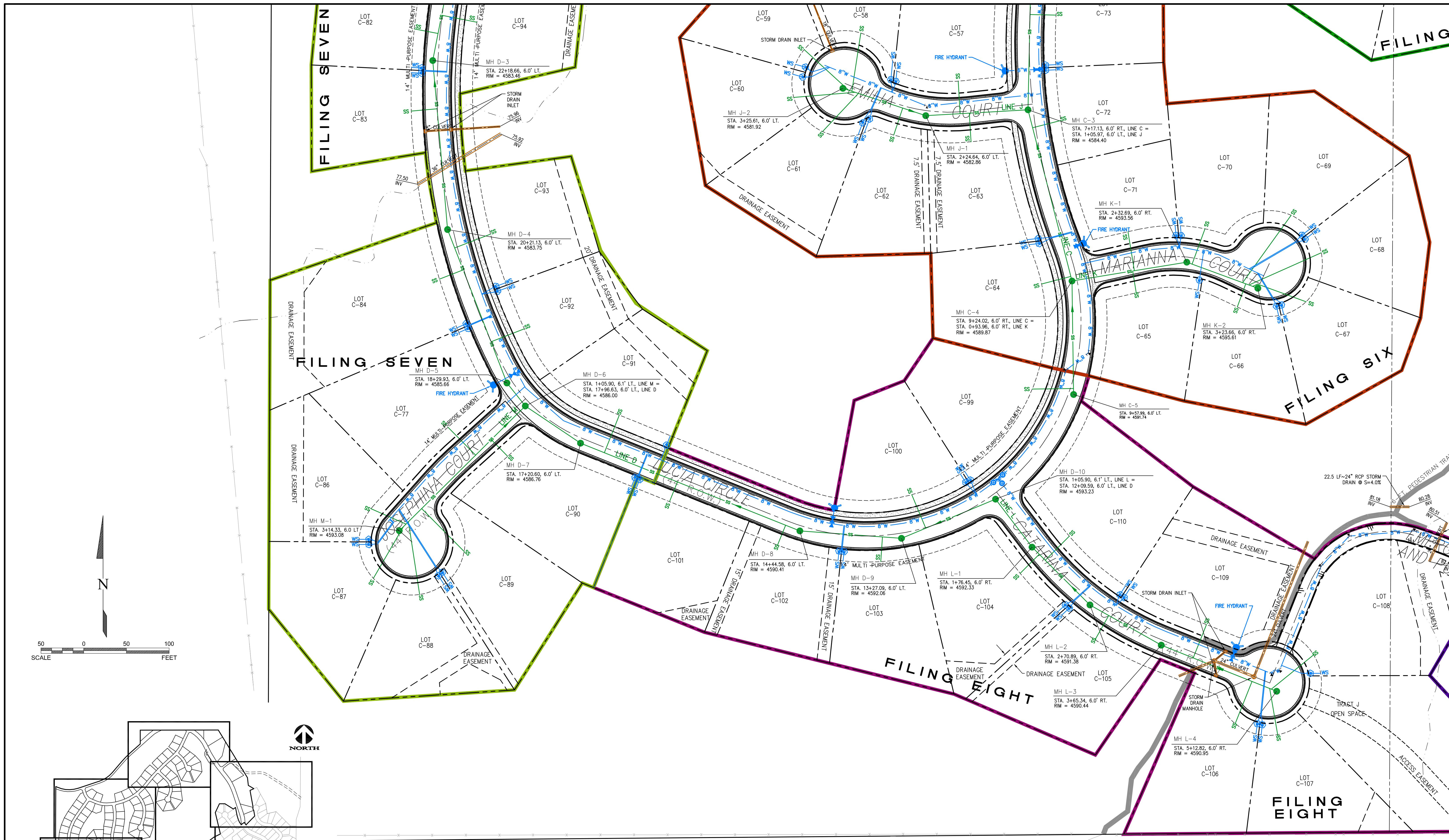


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SUNSET POINTE  
 PRELIMINARY PLAN  
 COMPOSITE UTILITY PLAN 4

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



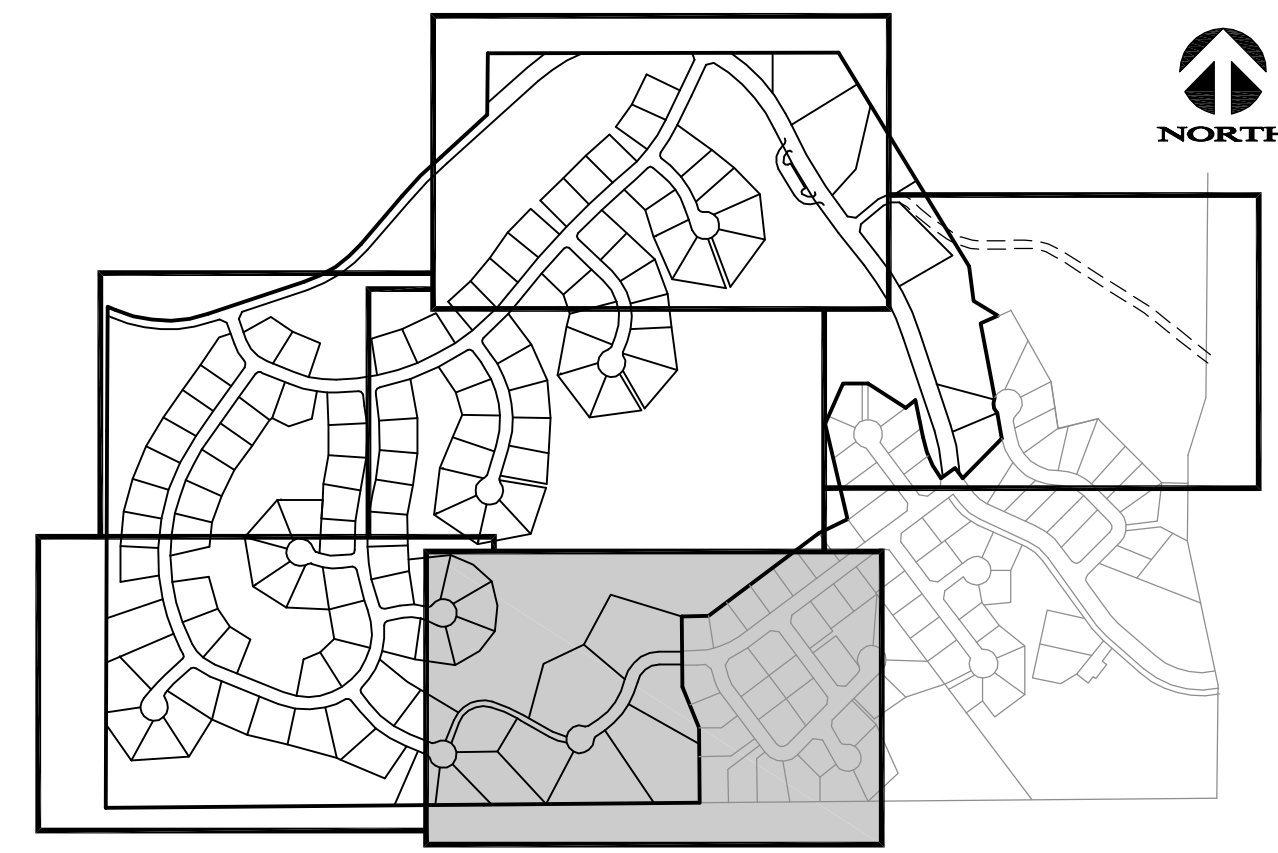
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SUNSET POINTE  
PRELIMINARY PLAN  
COMPOSITE UTILITY PLAN 5

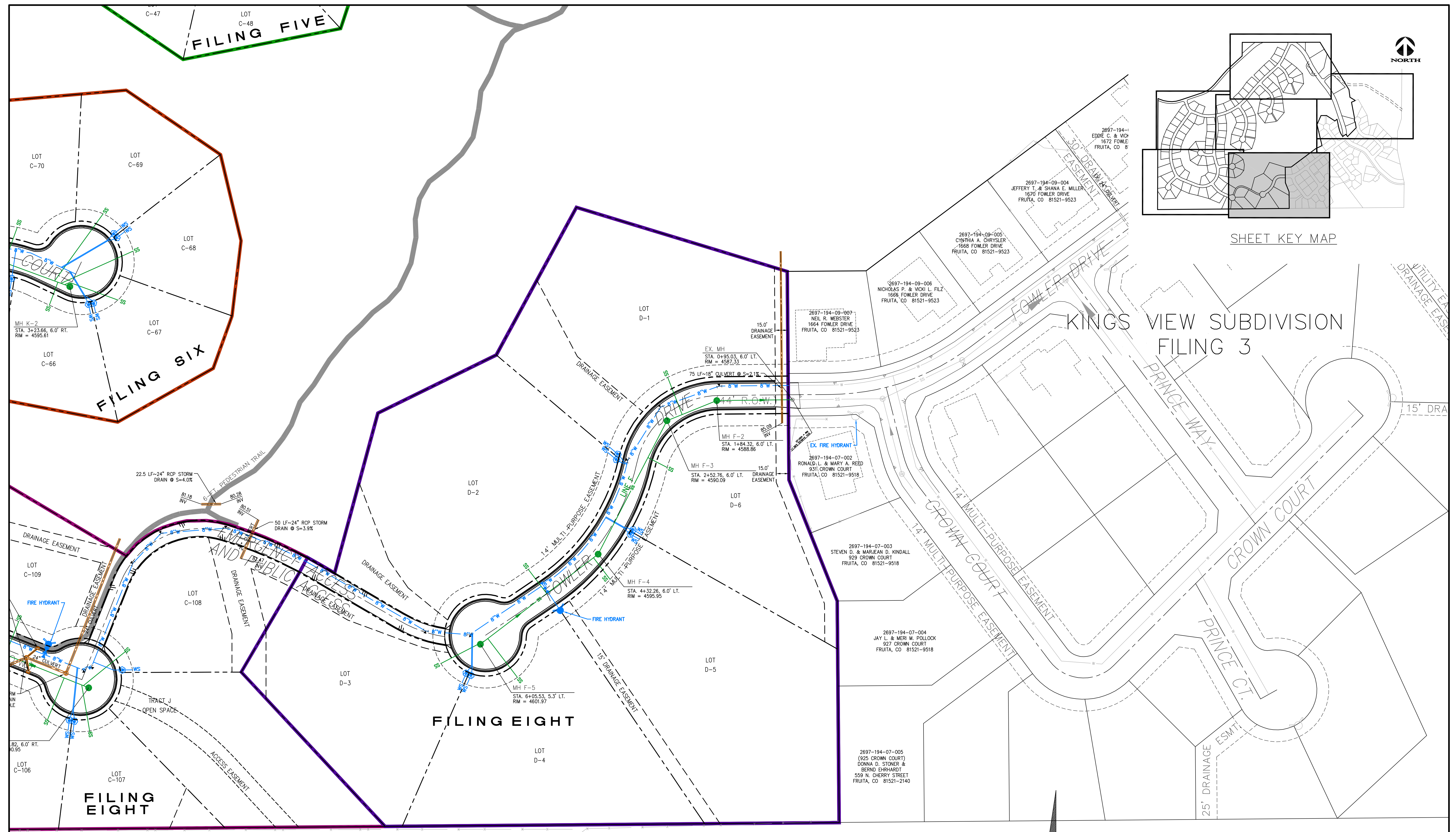
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FILING FIVE



SHEET KEY MAP

# KINGS VIEW SUBDIVISION FILING 3



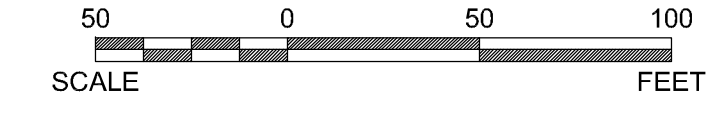
FILING EIGHT

FILING EIGHT



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

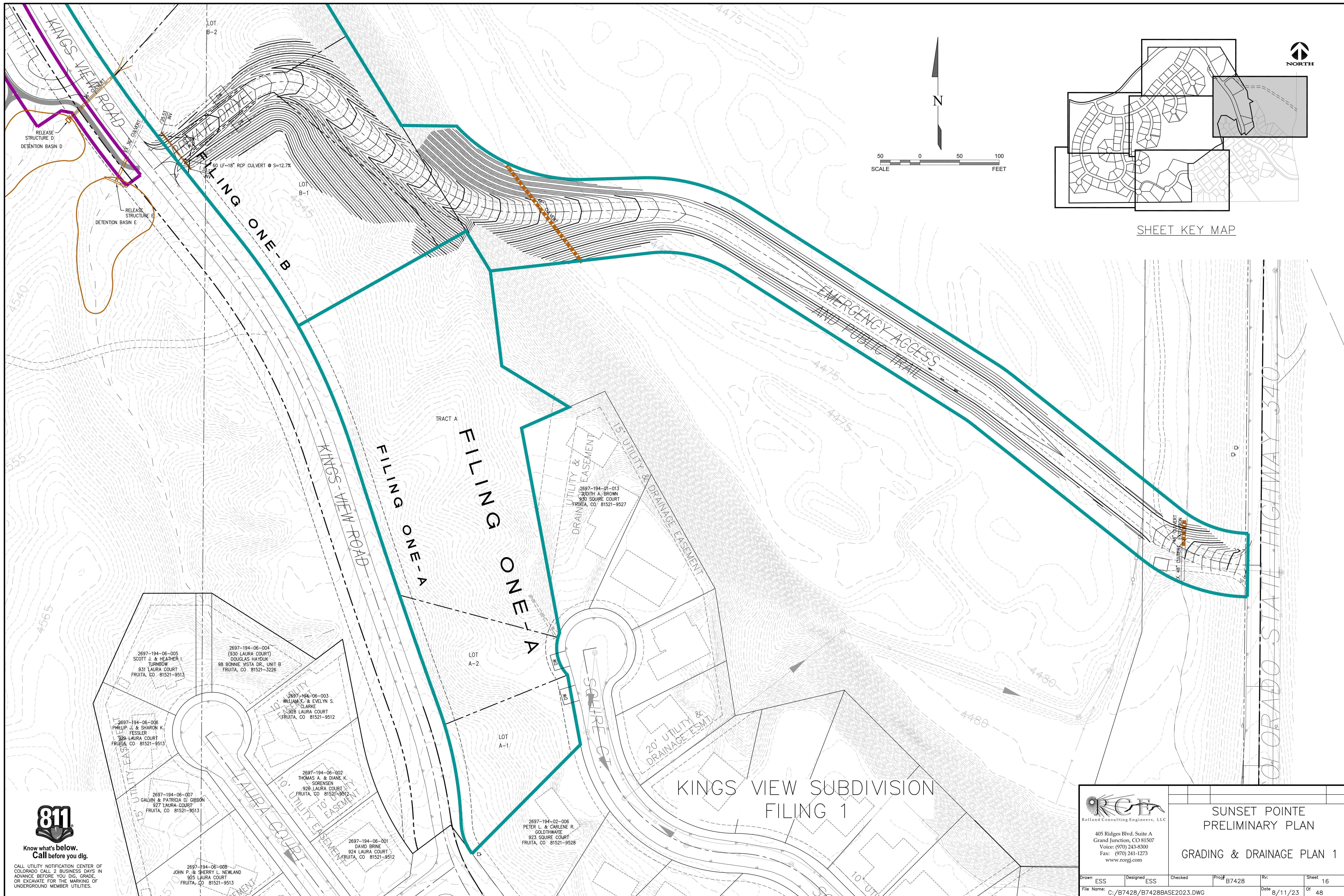


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## SUNSET POINTE PRELIMINARY PLAN COMPOSITE UTILITY PLAN 6

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



RELEASE STRUCTURE D  
DETENTION BASIN D

RELEASE STRUCTURE E  
DETENTION BASIN E

60 LF-18" RCP CULVERT @ S=12.7%

2697-194-06-005  
SCOTT J. & HEATHER L. TURNBOW  
931 LAURA COURT  
FRUITA, CO 81521-9513

2697-194-06-004  
(930 LAURA COURT)  
DOUGLAS HADUK  
98 BONNIE VISTA DR., UNIT B  
FRUITA, CO 81521-3226

2697-194-06-003  
WILLIAM E. & EVELYN S. CLARKE  
928 LAURA COURT  
FRUITA, CO 81521-9512

2697-194-06-006  
PHILIP J. & SHARON K. FESSLER  
929 LAURA COURT  
FRUITA, CO 81521-9513

2697-194-06-007  
GAILYN & PATRICIA D. GIBSON  
927 LAURA COURT  
FRUITA, CO 81521-9513

2697-194-06-002  
THOMAS A. & DIANE K. SORENSEN  
926 LAURA COURT  
FRUITA, CO 81521-9512

2697-194-06-001  
DAVID BRINE  
924 LAURA COURT  
FRUITA, CO 81521-9512

2697-194-02-006  
PETER L. & CARLENE R. GOLDTHWAITE  
923 SQUIRE COURT  
FRUITA, CO 81521-9526

2697-194-06-008  
JOHN P. & SHERRY L. NEWLAND  
925 LAURA COURT  
FRUITA, CO 81521-9513

KINGS VIEW SUBDIVISION  
FILING 1



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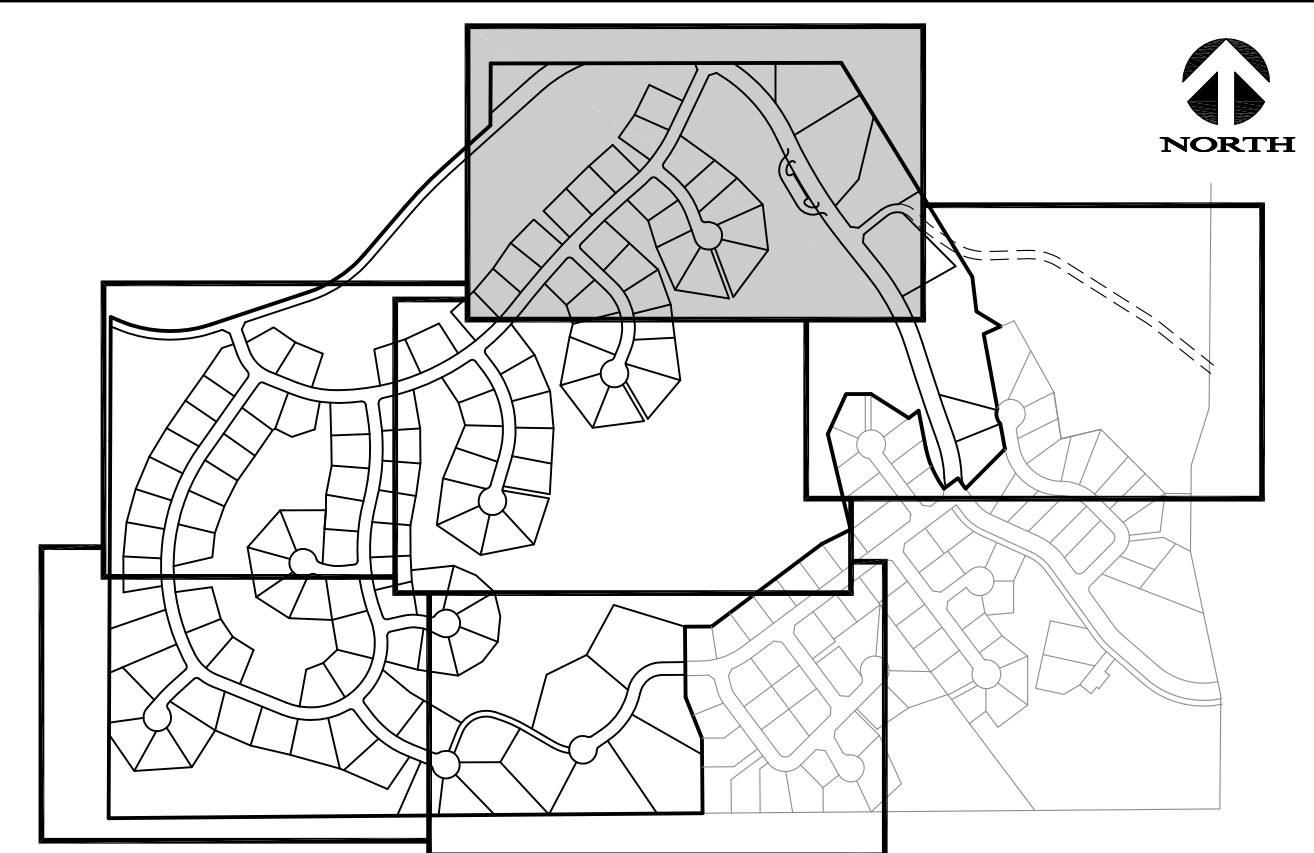
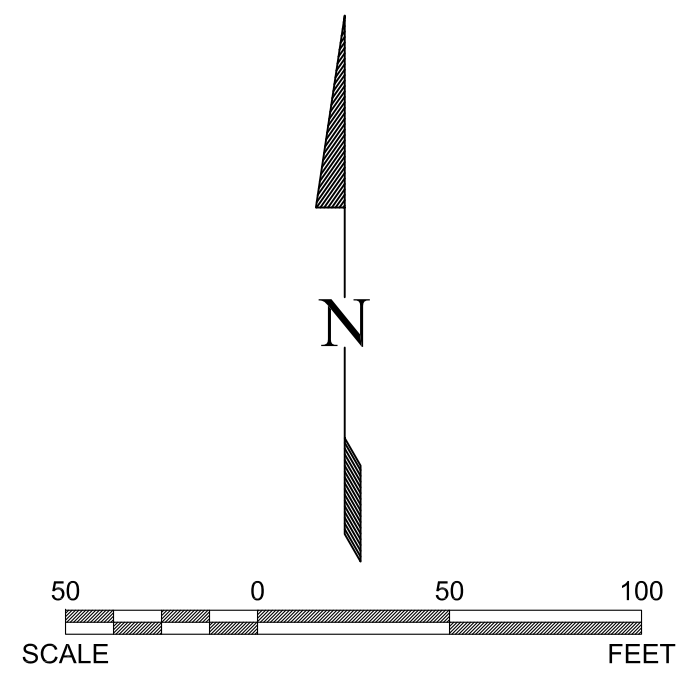
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Fax: (970) 241-1273  
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SUNSET POINTE  
PRELIMINARY PLAN

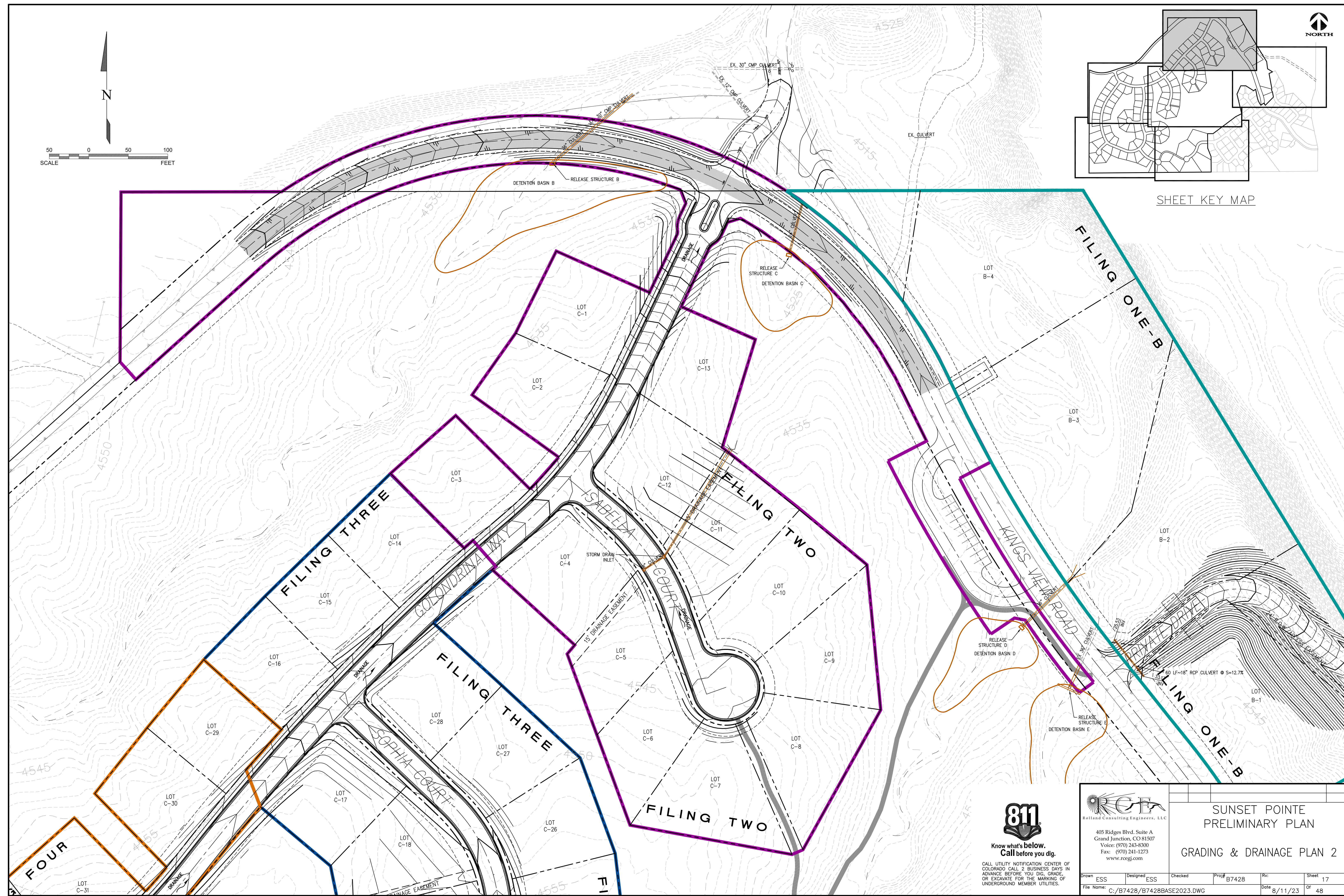
GRADING & DRAINAGE PLAN 1

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

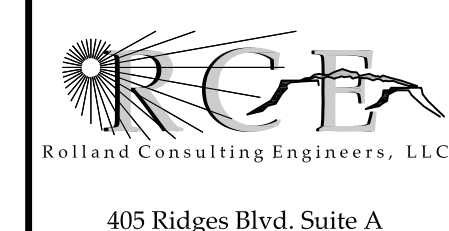




SHEET KEY MAP



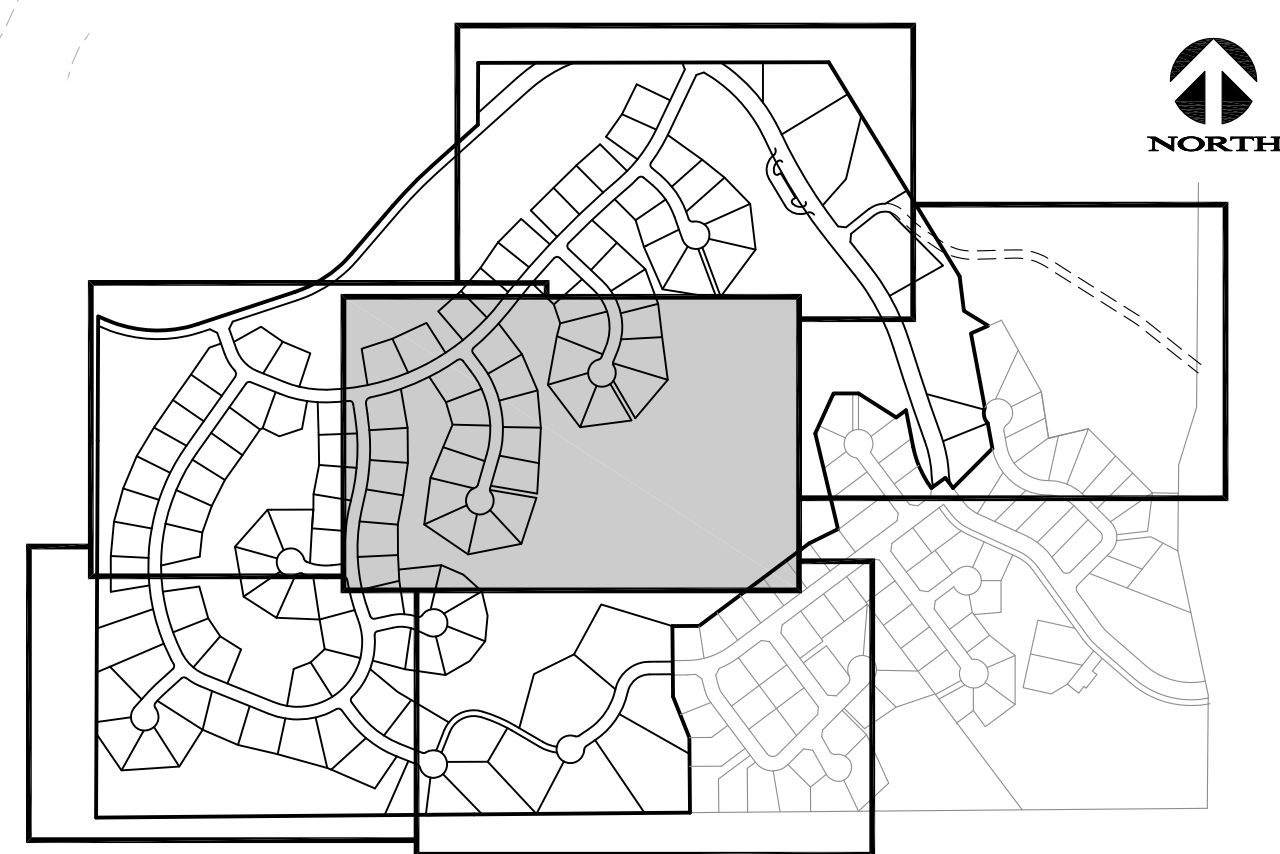
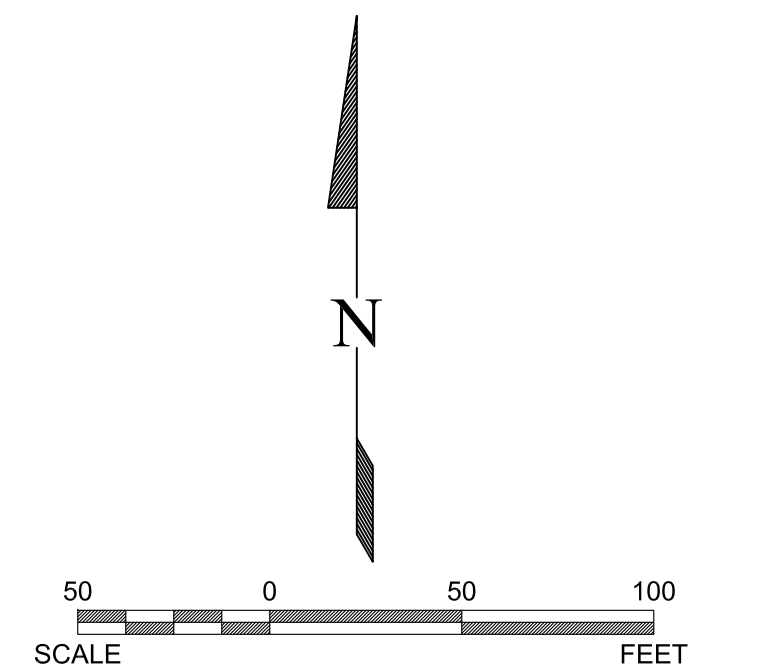
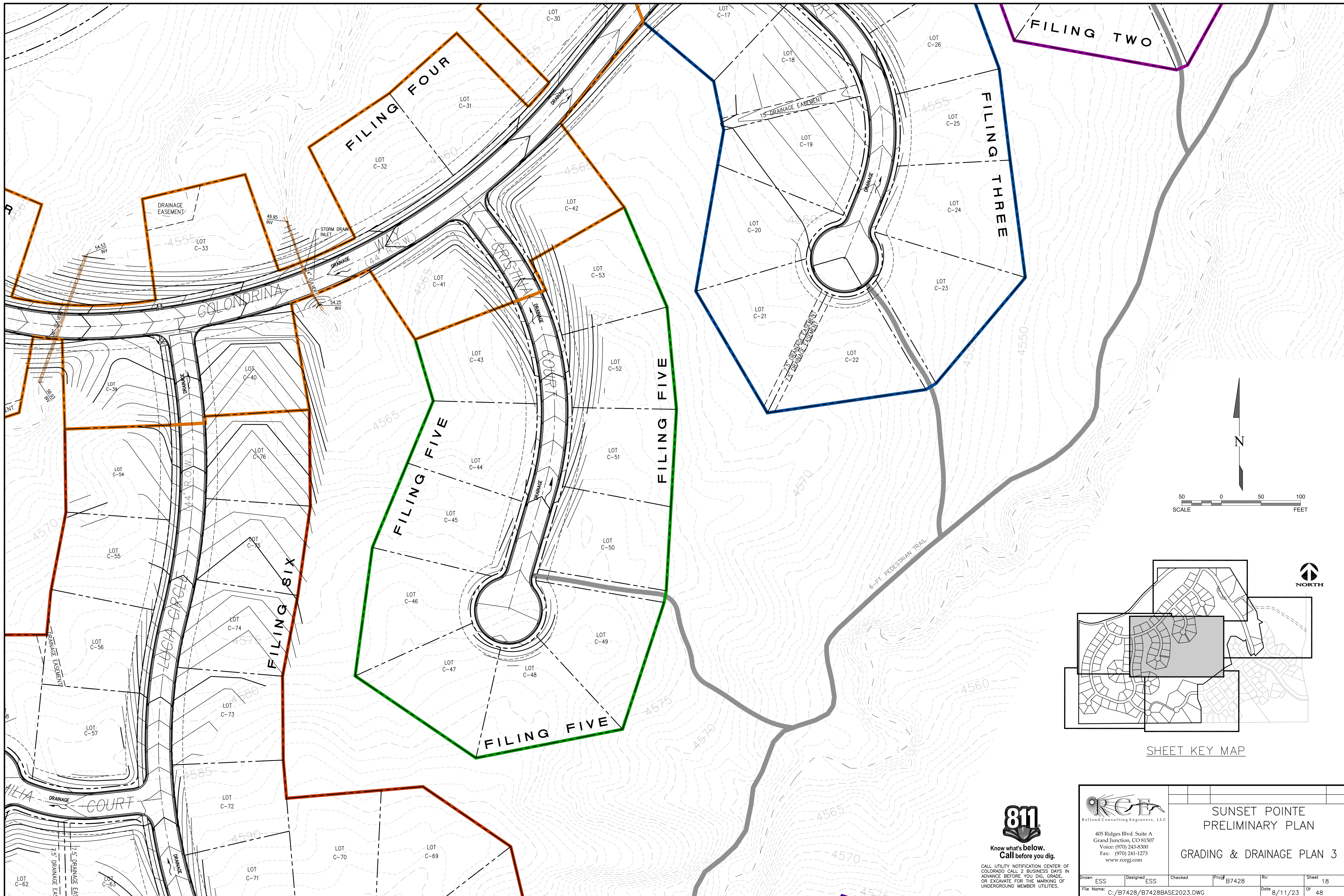
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SUNSET POINTE  
PRELIMINARY PLAN  
GRADING & DRAINAGE PLAN 2

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	17	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		

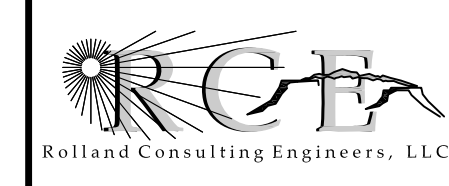


SHEET KEY MAP



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SUNSET POINTE  
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 3

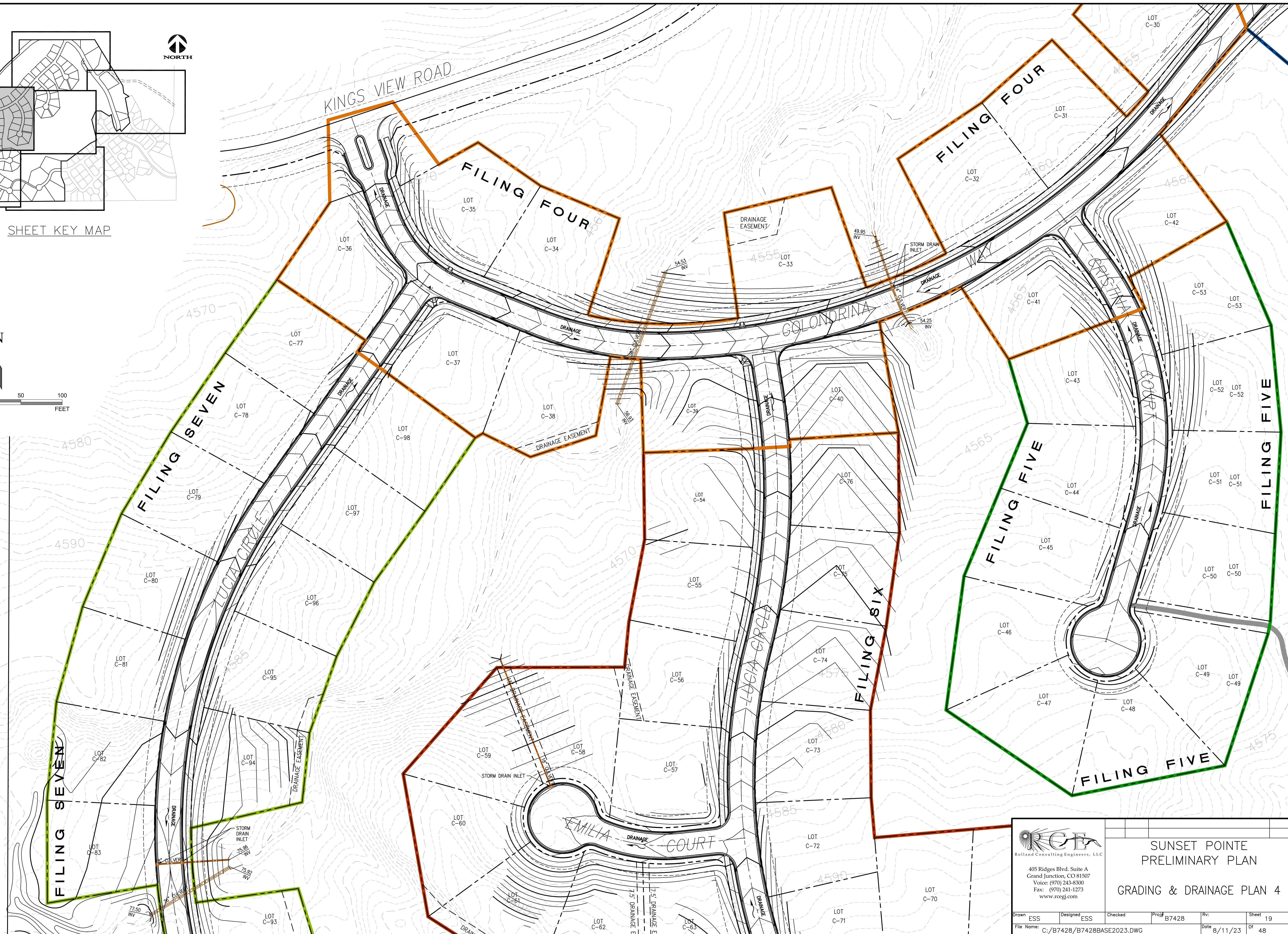
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SHEET KEY MAP



SCALE 0 50 100 FEET

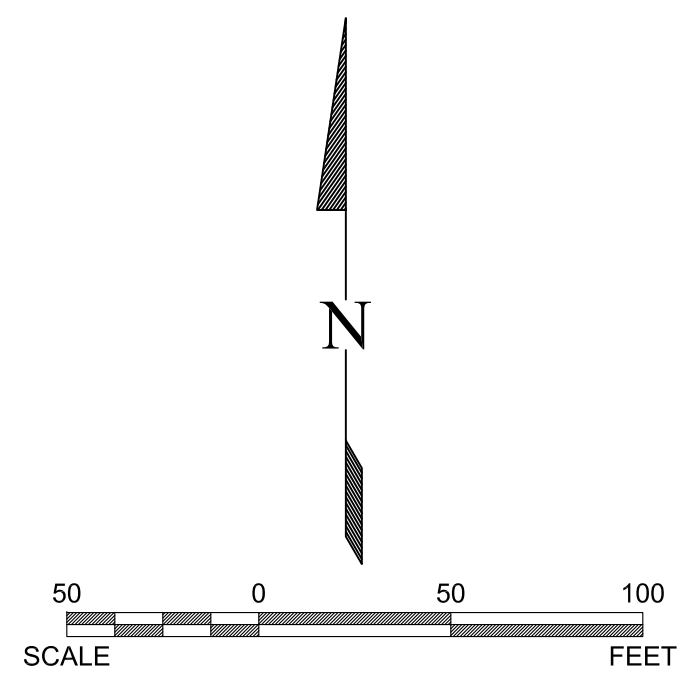


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SUNSET POINTE  
PRELIMINARY PLAN  
GRADING & DRAINAGE PLAN 4

Drawn	ESS	Designed	ESS	Checked		Proj#	B7428	Rv		Sheet	19	
File Name:	C:/B7428/B7428BASE2023.DWG						Date	8/11/23	Of	48		



SHEET KEY MAP

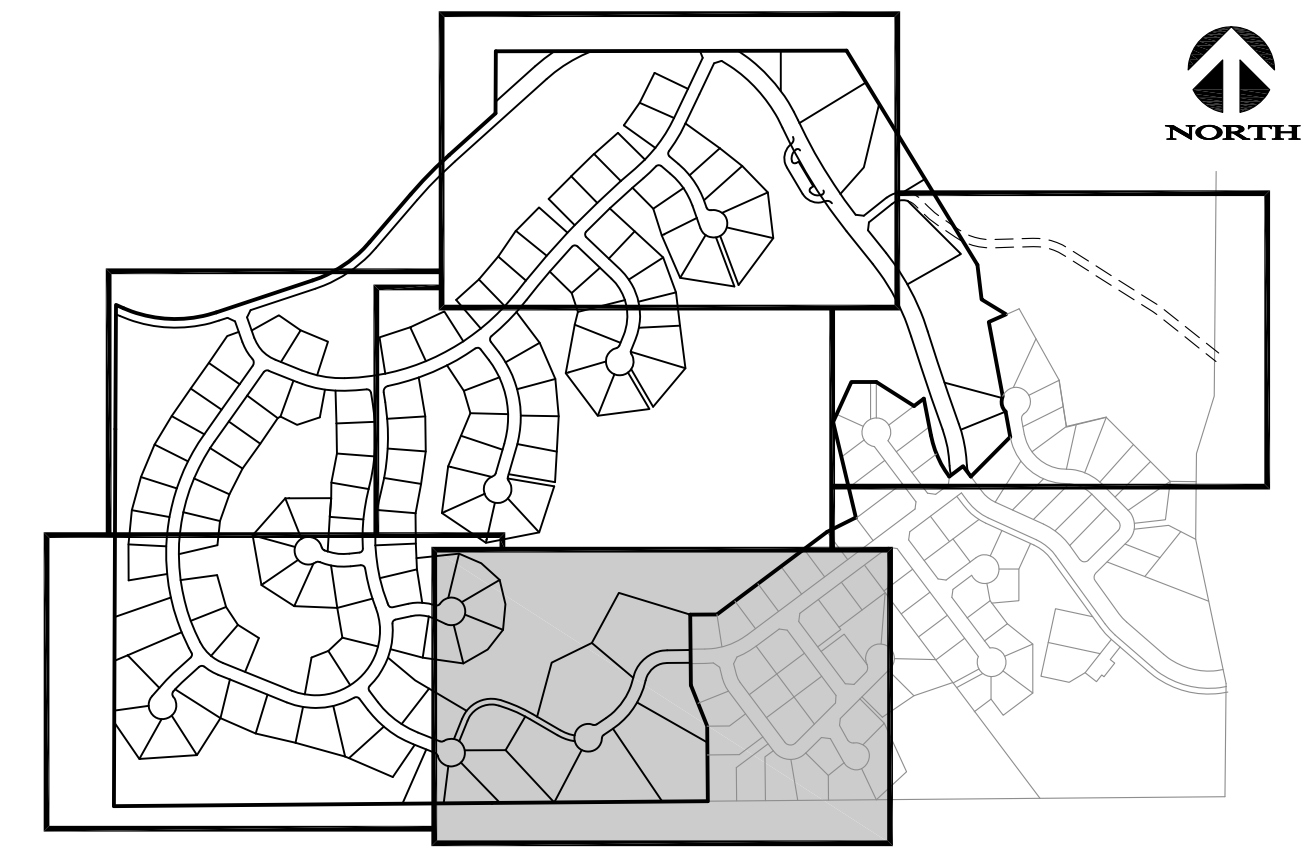
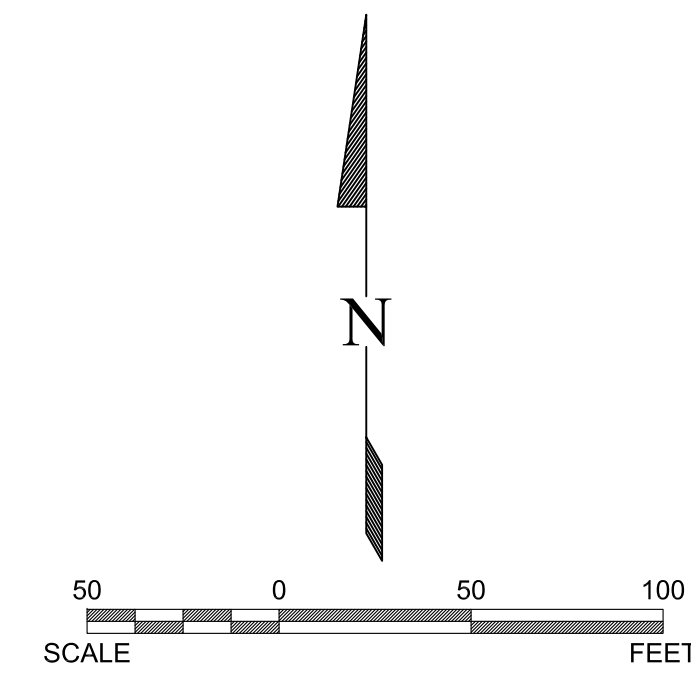
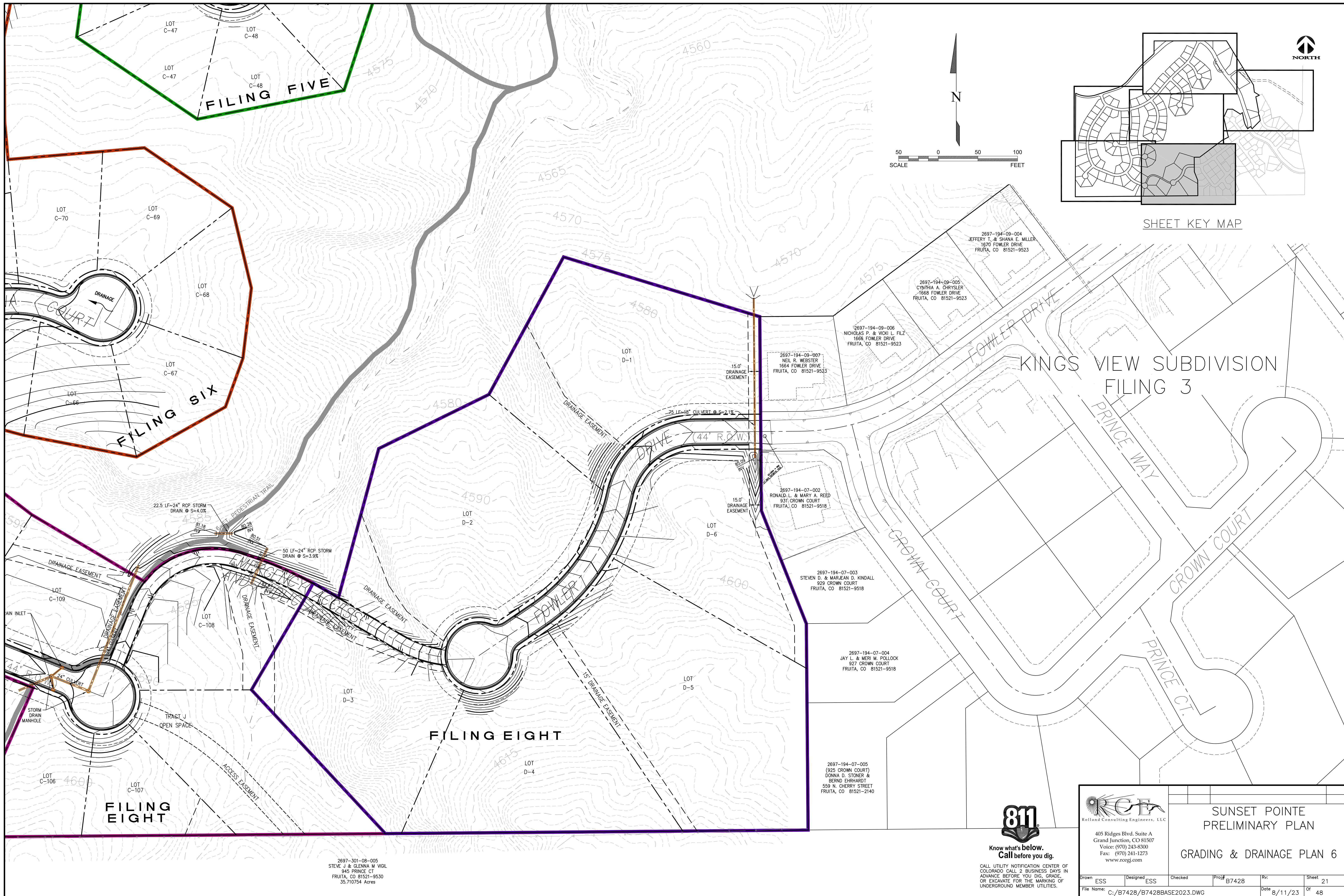


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SUNSET POINTE  
PRELIMINARY PLAN  
GRADING & DRAINAGE PLAN 5

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



SHEET KEY MAP

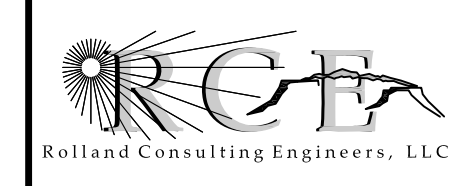
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FILING 3

2697-301-08-005  
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SUNSET POINTE  
PRELIMINARY PLAN  
GRADING & DRAINAGE PLAN 6

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