LEGEND PROPOSED CONCRETE LOT CORNER SPOT ELEVATION PROPOSED FIRE HYDRANT PROPOSED WATER VALVE

PROPOSED LAND USE TABLE - ALL FILINGS					
USE	AREA (S.F.)	ACRES	% OF TOTAL	OWNER	
SINGLE FAMILY LOTS - 109 TOTAL	720,406	16.538	59.55%	PRIVATE	
RIGHT-OF-WAY - STREETS	226,189	5.193	18.70%	PUBLIC	
RIGHT-OF-WAY - 19 ROAD	13,452	0.309	1.11%	PUBLIC	
RIGHT-OF-WAY - RICH AVENUE	1,699	0.039	0.14%	PUBLIC	
DETENTION PONDS TRACTS: A & R	44,848	1.030	3.71%	HOA	
MULTIPURPOSE TRACTS: B, C, H, I, J, K, L & M	78,123	1.793	6.46%	HOA	
SHARED DRIVES TRACTS: N, O, P & Q	8,800	0.202	0.73%	PRIVATE	
LANDSCAPING TRACTS: E & F	3,064	0.070	0.25%	HOA	
OPEN SPACE TRACT: G	110,629	2.540	9.14%	HOA	
IRRIGATION TRACT: D	2,534	0.058	0.21%	HOA	
TOTAL SITE AREA:	1,209,743 S.F 27.772 AC				

NOTES:

PROPOSED IRRIGATION RISER

PROPOSED IRRIGATION VALVE

PROPOSED IRR CLEANOUT

- 1. THIS DRAWING REFERENCES: AN IMPROVEMENT SURVEY PLAT COMPLETED BY VORTEX ENGINEERING, INC., DATED: 04/14/21.
- 2. PROPERTY DESCRIPTION: (1)-LOT 5 FRANK D KIEFER'S SUB TO THE TOWN OF CLEVELAND SEC 16 1N 2W - 10.00AC (2)-W2 LOT 8 FRANK D KIEFERS SUB TO TOWN OF CLEVELAND SEC 16 1N 2W (3)NE4SE4SE4 + E2SE4SE4SE4 SEC 16 1N 2W

3. EXISTING USE:

4. PROPOSED USE: 5. PROPERTY ZONED:

TWO PARCELS ZONED MESA COUNTY AFT ONE PARCEL ZONED RE WITHIN FRUITA CITY LIMITS

6. PROPERTY APPLICANT: MARTIN & STEVEN AZCARRAGA

GRAND JUNCTION, CO 81502

7. PROPERTY AREA RE-ZONED: CR (FRUITA) NUMBER OF LOTS: 109 LOTS 3.92 LOTS/AC.

FRONT - 15' ALLEY LOADED, 25' STREET LOADED, 20' OTHER SIDE - 16' TOTAL, 5' MIN. PRIMARY, 3' MIN. ACCESSORY BACK - 15' PRIMARY, 3' ACCESSORY

8. GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO PROJECT #00792-0001, DATED 01/16/23.

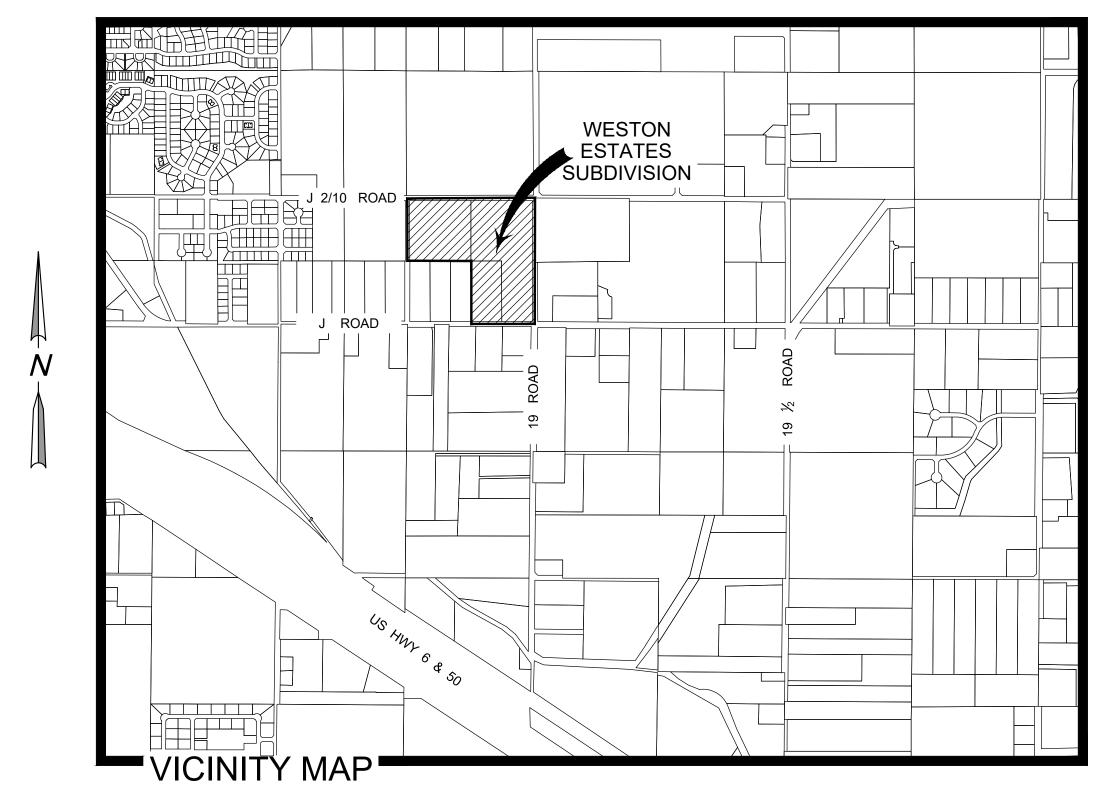
9. THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

Subdivision Plans for

Weston Estates

1877 J 2/10 ROAD FRUITA, COLORADO 81521

> **Prepared By** ENGINEERING, INC. 861 Rood Avenue Grand Junction, CO 81501 (970) 245-9051



 DESIGN TEAM
CIVIL ENGINEER - SURVEYING - ARCHITECT VORTEX ENGINEERING & ARCHITECTURE, INC. ADDRESS: 861 ROOD, GRAND JUNCTION, CO 81501 PHONE: (970)-245-9051 LANDSCAPE ARCHITECT
MITCH REWOLD LANDSCAPE ARCHITECT ADDRESS: 386 34 1/2 ROAD PALISADE, COLORADO 81526 PHONE: (970)-361-4345 GEOTECHNICAL ENGINEER
HUDDLESTON-BERRY ENGINEERING & TESTING, LLC PROJECT #00545-0077 DATED 01/16/23 ADDRESS: 2789 RIVERSIDE PKWY, GRAND JUNCTION, CO, 81501 PHONE: (970)-255-8005 OWNER
MARTIN & STEVEN AZCARRAGA PO BOX 2072 GRAND JUNCTION, CO 81502

UTILITY PROVIDERS INFORMATION				
UTILITY	PROVIDER	PHONE NUMBER		
SANITARY SEWER	CITY OF FRUITA	970-858-9558		
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	GRAND VALLEY RURAL POWER	970-242-0040		
NATURAL GAS	XCEL ENERGY	800-895-4999		
TELEPHONE	CENTURYLINK	800-603-6000		
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626		

	0.1000 11.00
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Legend, Abbreviations & Details
C0.3	Filing Plan
C1.0	Existing Site & Demolition Plan
C1.1	Signage, Lighting & Fire Hydrant Plan
C2.0	Overall Site Plan
C2.1	Site Plan - Filing 1 (SE Quadrant)
C2.2	Site Plan - Filing 1 & 2 (NE Quadrant)
C2.3	Site Plan - Filing 2 (NW Quadrant)
C3.0	Composite Plan - Overview
C3.1	Composite Plan - Filing 1 (SE Quadrant)
C3.2	Composite Plan - Filing 1 (NE Quadrant)
	<u> </u>
C3.3	Composite Plan - Filing 2 (NW Quadrant)
C3.4	J Road Offsite Storm & Sewer Plan
C3.5	Rich Avenue Offsite Storm & Sewer Plan
C4.0	Grading Plan - SE Quadrant
C4.1	Grading Plan - NE Quadrant
C4.2	Grading Plan - NW Quadrant
C4.3	Grading Plan - Top of Foundation Tables
C5.0	Road Plan & Profile - J Road Widening
C5.1	Road Plan & Profile - S. Adele Drive
C5.2	Road P&P - Desert Wind Circle (West)
C5.3	Road P&P - Desert Wind Circle (West)
C5.4	Road P&P - Desert Wind Circle (East)
C5.5	Road P&P - Desert Wind Circle (East)
C5.6	Road P&P - SE Quadrant Entrances
C5.7	Road P&P - Silver Berry Dr. (West)
C5.8	Road P&P - Silver Berry Dr. (East)
C5.9	Road P&P - Rabbit Brush Drive
C5.10	Road P&P - Sage Brush Dr. (West)
	<u> </u>
C5.11	Road P&P - Sage Brush Dr. (East)
C5.12	Road P&P - Butterfly Dr.
C5.13	Road Plan & Profile - N. Adele Drive
C5.14	Road P&P - Private Drives - Tracts N & Q
C5.15	Road P&P - Private Drives - Tracts O & P
C5.15	Road P&P - J2 Road Widening
C5.16	Road P&P - J2 Road Widening
C6.0	Sewer Plan & Profile - J Road
C6.1	Sewer Plan & Profile - J Road
C6.2	Sewer Plan & Profile - J Rd. & Adele Dr.
C6.3	Sewer Plan & Profile - Desert Wind Circle
C6.5	Sewer Plan & Profile - Silver Berry Drive
C6.4	Sewer Plan & Profile - Desert Wind Circle
C6.6	Sewer Plan - Rabbit Brush & Silver Berry Dr.
C6.7	Sewer Plan & Profile - Sage Brush Drive
C6.8	Sewer Plan & Profile - Tracts O, P, Q & N
C6.9	Sewer Plan & Profile - Rich Avenue
C7.0	Storm P&P - Filing 1 - J Road
C7.1	Storm P&P - Filing 1 - Scrub Brush to Pond
C7.2	Storm P&P - Filing 1 - Rich Avenue
	Storm P&P - Filing 1 - J Road
C7.3	
C7.4	Storm P&P - Filing 1 - Tract G Park
C7.5	Storm P&P - Filing 1 - 19 Road
C7.6	Storm P&P - Filing 1 - Pond to Outlet 100
C7.7	Storm P&P - Filing 2 - Pond 200
C8.0	Irrigation Plan - Overall
C8.1	Irrigation Bypass Plan & Profile - J .2 Road
C8.2	Irrigation Bypass Plan & Profile - J Road
C8.3	Irrigation Vault Details
	Irrigation Details
C8.4	
C9.0	Storm Water Management Plan
C9.1	Storm Water Management Plan Details

Sheet Title

Sheet Number

Storm Water Management Plan Details 2 SHEETS Ute Water Standard Details

BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

> 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

PROJECT NO: **F20-052** DATE: 12/16/2022

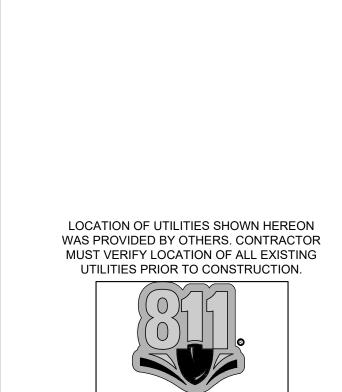
Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER

~SHEET~



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- 1. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS
- 2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION BY THE GOVERNING AGENCY. CONTRACTOR MUST CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION TO CONSTRUCTION IN THE RIGHT-OF-WAY.
- 3. PLANNING PERMIT APPROVAL MUST BE OBTAINED BY INDIVIDUAL LOT OWNERS PRIOR TO CONSTRUCTION. THE LOT OWNER MUST SUBMIT A PROPOSED DRAINAGE PLAN OF
- EACH SITE TO THE GOVERNING AGENCY FOR REVIEW.
- 4. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE
- ENGINEER PRIOR TO CONSTRUCTION. 5. CONTRACTOR SHALL BE RESPONSIBLE FOR:
- (A) CONTACTING THE CITY DEVELOPMENT INSPECTOR TO ARRANGE A PRE-CONSTRUCTION MEETING AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- (B) OBTAINING ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. (C) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE
- THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE APPROPRIATE GOVERNING AGENCY.
- (D) VERIFICATION OF ALL OTHER UNDERGROUND FACILITIES WHICH MAY BE AFFECTED BY THIS PROJECT AND REPAIR THEREOF IN CASE OF DAMAGE.
- (E) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY
- SERVICES SHALL BE THE CONTRACTORS RESPONSIBILITY. (F) RESTORATION OF DISTURBED STREET PAVEMENT AS REQUIRED BY THE APPROPRIATE GOVERNING AGENCY.
- (G) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- (H) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY EITHER THE CITY, COUNTY AND/OR THE STATE.
- (I) OBTAINING NECESSARY PERMITS FROM THE DEPARTMENT OF TRANSPORTATION FOR ALL WORK IN AND ADJACENT TO STATE RIGHT-OF-WAY.
- (J) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
- (K) KEEPING ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED
- (L) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.
- (M) PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED," "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
- (N) HAVING A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS, AND FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT.
- (0) VERIFYING THE ACCURACY OF THE VERTICAL BENCHMARK INFORMATION. CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO
- 6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, CONTACT THE ENGINEER IMMEDIATELY.
- 7. TWO WORKING DAYS BEFORE YOU DIG. GRADE. OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO, COLORADO 811 AT 1-800-922-1987. FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. VORTEX ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS,. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 8. VORTEX ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO INCOMPLETE OR INACCURATE SURVEY INFORMATION THAT HAS BEEN PROVIDED BY OUTSIDE SOURCES NOT UNDER DIRECT EMPLOYMENT AT VORTEX ENGINEERING, INC.
- 9. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE GEOTECHNICAL FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
- 10. 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.

- 1. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ALL UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK OR DISCONNECTION OF ANY SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES.
- 2. ALL UTILITIES INCLUDING STORM SEWER, SANITARY SEWER AND WATER MAINS SHALL BE COMPLETELY REMOVED FROM THE GROUND UNLESS OTHERWISE SPECIFIED. NO EXISTING UTILITY, STRUCTURES OR UNDERGROUND IMPROVEMENT SHALL BE ABANDONED IN PLACE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, OWNER AND GOVERNING AGENCY.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES.
- 4. ALL STRUCTURE INCLUDING BASEMENT WALLS AND FLOOR SLABS SHALL BE COMPLETELY REMOVED FROM THE SITE.
- 5. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO HAZARDOUS MATERIALS, DISPOSAL, HOURS OF OPERATION.
- 6. ALL EROSION CONTROL MEASURES DESIGNED FOR THE SITE PERIMETER OR TO PROTECT EXISTING FEATURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITIES.
- 7. THE CONTRACTOR SHALL OBTAIN AND REVIEW THE ENVIRONMENTAL STUDIES PROVIDED BY THE OWNER AND TAKE ALL NECESSARY PRECAUTIONS FOR ENVIRONMENTAL SAFETY DURING DEMOLITION ACTIVITIES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EXISTING STRUCTURES FOR ANY OTHER CONDITIONS WHICH MAY AFFECT THE DEMOLITION PROCEDURES.
- 8. ANY CONDITIONS WHICH MAY BE UNCOVERED DURING THE PROCESS OF DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. ADDITIONAL EXPENSES INCURRED BY UNFORESEEN CONDITIONS SHALL BE APPROVED BY THE OWNER PRIOR TO THE ADDITIONAL WORK.
- 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE PROPERTY FOR THE TYPE AND QUANTITY OF DEMOLITION REQUIRED, PRIOR TO SUBMISSION OF A BID. 10. THE CONTRACTOR SHALL HAVE WATER ON SITE FOR DUST ABATEMENT AT ALL TIMES DURING DEMOLITION ACTIVITIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF ALL DEBRIS. BURNING ON SITE SHALL NOT BE PERMITTED. NO DEBRIS INCLUDING
- CONCRETE OR ASPHALT MAY BE PLACED IN ANY FILL AREA. 12. ANY DAMAGE TO PUBLIC UTILITIES OR ADJACENT PROPERTIES AS A RESULT OF THE DEMOLITION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS
- SHALL BE MADE IN A TIMELY MANNER TO THE SATISFACTION OF THE DAMAGED PARTY. 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH DOCUMENTATION OF THE CONDITION OF EXISTING IMPROVEMENTS TO REMAIN IN PLACE. CONTRACTOR
- SHALL BE RESPONSIBLE FOR ALL REPAIRS NOT DOCUMENTED AS PRE-EXISTING. DOCUMENTATION SHALL BE PROVIDED PRIOR TO START OF WORK. 14. ALL EXISTING UTILITY SERVICES SHALL BE COMPLETELY REMOVED FROM THE SITE. SERVICE SHALL BE CUT AND PLUGGED AT THE PROPERTY LINE IN ACCORDANCE WITH
- (MINIMUM 4' ABOVE GRADE, 4' BELOW GRADE) MARKED WITH THE SERVICE TYPE. 15. ALL EXISTING WELLS SHALL BE CAPPED AND ABANDONED IN ACCORDANCE WITH ALL STATE REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL REQUIRED PROCEDURES, FILE ALL REQUIRED FORMS, APPLICATIONS AND REPORTS, AND OBTAIN ALL REQUIRED APPROVALS FROM THE STATE ENGINEER'S OFFICE.
- 16. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL PROVIDE SECURITY FENCING AND OTHER PRECAUTIONARY SAFETY MEASURE AS NECESSARY.

EROSION CONTROL NOTES:

- 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 2. AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- 3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A JURISDICTION REPRESENTATIVE MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
- 5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS
- 6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- 7. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION 8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE
- CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- 9. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLET'S BECOMING FUNCTIONAL. 10. THIS PLAN CONSTITUTES THE STORM WATER MANAGEMENT PLAN AS FILED WITH THE STATE OF COLORADO FOR A NPDES PERMIT. THIS PLAN AND A COPY OF THE NPDES
- PERMIT MUST BE AVAILABLE FOR INSPECTION AT ALL TIMES DURING CONSTRUCTION AND ALL COMPONENTS OF THE PLAN MUST BE IMPLEMENTED. 11. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH GRADING, UTILITY CONSTRUCTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) AND THE STATE OF COLORADO DISCHARGE PERMIT SYSTEM GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 12. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- 13. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM
- 14. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN—UP FUEL OR
- CHEMICAL SPILLS AND LEAKS. 15. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM
- BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED. 16. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 17. ALL MEASURES PRESENTED IN THE SWMP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 18. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES. THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 19. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 20. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- 21. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT
- AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

EROSION CONTROL MAINTENANCE NOTES:

- REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
- ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- 3. STRAW BALE INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
- 4. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RE-SEEDED, AND WATERED AS NEEDED. 5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO
- ONE-HALF THE HEIGHT OF THE SILT FENCE. 6. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY
- REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. 7. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING
- OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND. 8. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES, SEDIMENT IN THE SEDIMENTATION BASINS SHALL
- NOT EXCEED THE SEDIMENTATION CLEANOUT LEVEL. 9. IF THE STONES IN THE GRAVEL CURB INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
- 10. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- 11. ALL TEMPORARY SEDIMENT TRAPS AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITS SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE

- 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 2. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- 3. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- BE CONTACTED FOR RECOMMENDATIONS. 5. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT
- THAT THE SUBBASE WITHIN THE AREAS TO BE PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS. NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
- 7. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING OPERATIONS ARE COMPLETE.

EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER. CERTIFYING

- 8. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES, AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH THE GUIDELINES PRESENTED IN THE SOILS REPORT.
- 9. LIME TREATED SUBGRADE SHOULD MEET COLORADO HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PERFORMED.
- 10. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDLING. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER IN WRITING
- 11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- 12. SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED. 13. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB
- AND GUTTER AND UTILITIES. 14. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- 15. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- 17. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT APPROVAL OF THE ENGINEER.
- 18. MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.
- 19. SURFACE RESTORATION SHALL BE AS FOLLOWS:
 - (A) FINE GRADE ALL AREAS DISTURBED BY THE CONSTRUCTION OPERATIONS AFTER COMPLETION OF BACKFILLING AND COMPACTING. AREAS WHICH ARE TO RECEIVE PAVEMENTS, SURFACING, TOPSOIL OR LANDSCAPING SHALL BE GRADED AS REQUIRED TO ALLOW INSTALLATION OF THE SPECIFIC SURFACE TREATMENT. GRADE ALL OTHER AREAS TO MATCH THE EXISTING GROUND LINE.
- (B) REPLACE AND REPAIR ANY SURFACE IMPROVEMENTS DAMAGED OR REMOVED. CONFORM TO CITY STANDARDS & SPECIFICATIONS
- 20. BITUMINOUS PAVEMENT
- (A) BITUMINOUS PAVEMENT SHALL BE REMOVED TO CLEAN STRAIGHT LINES AT THE LOCATIONS INDICATED ON PLANS. WIDTH OF REMOVAL FOR PIPELINES SHALL BE KEPT TO A MINIMUM AS DICTATED BY TRENCHING OPERATIONS, BUT SHALL EXTEND AT LEAST 6 INCHES BEYOND THE LIMITS OF TRENCH EXCAVATION.
- (B) THE CUT SHALL BE MADE WITH PAVEMENT CUTTING WHEEL, SAW OR OTHER APPROVED METHOD, SO AS TO PROVIDE A REASONABLY STRAIGHT AND SQUARE EDGE.

THE APPLICABLE STANDARDS AND SPECIFICATIONS. THE DEMOLITION CONTRACTOR SHALL CLEARLY MARK ALL STUBS AT THE PROPERTY LINE WITH A 4 X 4 WOOD POST SANITARY SEWER NOTES: 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- 2. ALL GRAVITY SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM D-3034 SDR.35, SEWER LINE MATERIALS AND CONSTRUCTION SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
- 3. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT. 4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION, PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT
- RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT. 5. ALL SANITARY SEWER MAINS TESTING SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE
- OWNER AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD. 6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF THE BORED SANITARY SEWER LINE.
- 8. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION.

9. SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH CITY CRITERIA.

STORM SEWER NOTES 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY, CDOT, OR ANY REGULATORY AUTHORITY AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS.
- (C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT.
- (D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND ENGINEER.
- (E) ALL PERMITTING, DEVELOPMENT, CONNECTION, LOCATION INSPECTION AND TESTING FEES REQUIRED FOR STORM SEWER CONSTRUCTION. (F) VERIFYING ALL STANDARD DETAILS CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS
- (G) FOR OBTAINING AND UNDERSTANDING ALL CITY STANDARDS AND SPECIFICATIONS PERTAINING TO THE CONSTRUCTION OF THE STORM SEWER IMPROVEMENTS.
- (H) FOR SCHEDULING ALL REQUIRED INSPECTIONS.
- 3. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION. 4. STORM SEWER PIPES SHALL BE BEDDING IN ACCORDANCE WITH CITY CRITERIA. 5. THE CONTRACTOR SHALL COORDINATE HIS WORK SCHEDULE WITH THE DITCH COMPANY TO ENSURE ALL DITCH FACILITIES ARE CONSTRUCTED WITHOUT DISRUPTION TO
- DITCH COMPANY OPERATIONS. ALL STORM SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
- 7. DISTANCES FOR STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR INLET TO CENTER OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT. 8. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT
- RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT
- 10. MANHOLES SHALL BE PRECAST UNITS FURNISHED WITH STEPS CONFORMING TO ASTM C478 ADEQUATE TO WITHSTAND AASHTO H-20 LOADING. BASES MAY BE PRECAST OR CAST-IN-PLACE. MANHOLE RINGS AND COVERS SHALL BE CAST IRON IN ACCORDANCE WITH ASTM A-48. COVERS SHALL BE DESIGNATED PER LOCAL REQUIREMENTS. AL STORM MANHOLES SHALL HAVE INVERT SHAPING TO CROWN OF PIPE.
- 11. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED OF THE ENGINEER PRIOR TO FINAL ACCEPTANCE. 12. ALL STORM SEWER MAINS TESTING SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS. COPIES OF ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE
- OWNER AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
- 13. STORM SEWER PIPE SHALL BE CONCRETE PIPE UNLESS SPECIFICALLY DESIGNATED AS ANOTHER TYPE. ANY OTHER PIPE SUBSTITUTION WILL REQUIRE PRIOR APPROVAL OF

14. ALL CONCRETE PIPE SHALL CONFORM TO ASTM C76. ALL PIPE SHALL BE CLASS III WITH CIRCULAR REINFORCING UNLESS OTHERWISE NOTED.

- 1. ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CONSTRUCTION DOCUMENTS AND THE UTE WATER CONSERVANCY DISTRIC
- STANDARDS AND SPECIFICATIONS, AVAILABLE AT WWW.UTEWATER.ORG.
- 2. POTABLE WATER MAINS SHALL BE AWWA C900, MINIMUM DR18, PVC CERTIFIED TO COMPLY WITH NSF/ANSI 61. NOMINAL LENGTH OF 20-FEET.
- 3. INSTALLATION OF ALL PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD
- SPECIFICATIONS AND DRAWINGS. 4. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PITS AND YOKES SUPPLIED BY UTE WATER)
- 5. CONSTRUCTION PLANS REQUIRED 48 HOURS BEFORE CONSTRUCTION BEGINS. IF PLANS CHANGE THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS. 6. ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD.DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE WATER
- WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.

16. ALL GRAVITY FLOW UTILITY LINES SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF OTHER UTILITIES

C. BE CONSTRUCTED 54" BELOW FINAL GRADE TO TOP OF PIPE, UNLESS OTHERWISE INDICATED.

- 8. ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE
- 9. ALL OFF-SITE IMPROVEMENTS SHALL BE EXTENDED THE FULL LENGTH OF SUBJECT PROPERTY. 10. ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN
- 11. FIRE HYDRANTS SHALL CONFORM TO THE UTE WATER CONSERVANCY DISTRICT MATERIAL SPECIFICATIONS. FIRE HYDRANTS ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE.
- 12. WATER MAIN TAPS SHALL BE INSTALLED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE THIS CONSTRUCTION AND PROVIDE WHATEVER ADDITIONAL CONSTRUCTION IS NECESSARY FOR A COMPLETE INSTALLATION, I.E. TRENCHING, BACKFILL, ASPHALT PATCHING, TRAFFIC CONTROL, ETC.
- 13. WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND ARE INSTALLED BY THE OWNER'S CONTRACTOR. WATER METERS ONLY SHALL BE INSTALLED BY THE DISTRICT A THE OWNER'S CONTRACTOR'S EXPENSE.
- 14. THE DISTANCE SHOWN FOR WATER LINE REPRESENT THE HORIZONTAL DISTANCE FROM CENTER OF FITTING TO CENTER OF FITTING, EXCLUDING VALVES. THEREFORE,
- DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- 15. THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF EXISTING UTILITIES AT CRITICAL LOCATIONS INCLUDING CROSSINGS AND CONNECTIONS.
- 17. NO TRENCH SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. WARNING SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE TRENCHING OPERATIONS ARE IN PUBLIC ROADWAYS.
- 18. MAINTAIN 10 FEET MINIMUM HORIZONTAL DISTANCE, MEASURED CENTER-LINE TO CENTER-LINE, BETWEEN SEWER AND WATER LINES.

INSTALLED AS NECESSARY TO ALLOW TRACER WIRE TO BE LOOPED UP AT ALL FIRE HYDRANTS AND AIR VENTS AT UNDERGROUND VAULTS

- 19. WATER LINES SHALL BE BEDDED ACCORDING TO THE DETAIL DRAWINGS AND THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS 20. ALL PVC WATER MAINS SHALL BE INSTALLED WITH CONTINUOUS INSULATED 10 GAUGE SOLID COPPER TRACER ATTACHED WITH 2" WIDE PVC TAPE.TRACER WIRE SHALL 4. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL HAVE BLUE 0.03-INCH THICK HIGH MOLECULAR WEIGHT POLYETHYLENE (HMWPE) INSULATION SUITABLE FOR DIRECT BURIAL APPLICATIONS. ADDITIONAL WIRE SHALL BE
 - 21. ALL WATER MAINS SHALL: A. HAVE CONCRETE THRUST BLOCKING AT ALL TEES, BENDS, PLUGS AND HYDRANTS PER THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS
 - B. HAVE VALVE BOXES RAISED TO FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT, MAINTAIN ACCESS TO VALVES AT ALL TIMES.
 - 21. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C-105. 22. WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIP
 - UNLESS OTHERWISE NOTED. WATER LINE CROSSINGS AT SANITARY SEWER MAINS SHALL BE IN ACCORDANCE WITH UTE WATER CONSERVANCY DISTRICT DESIGN AND CONSTRUCTION STANDARDS.
 - 23. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE UTE WATER CONSERVANCE

24. COMPACTION OF ALL TRENCHES MUST BE IN ACCORDANCE WITH THE STANDARDS AND COMPACTION TEST RESULTS SUBMITTED TO UTE WATER.

- 25. BEDDING CONFORMING TO THE STANDARDS AND SPECIFICATIONS AND SHALL BE USED THROUGHOUT THE PROJECT. 26. EXCAVATED MATERIALS SHALL NORMALLY BE CONSIDERED SUITABLE FOR BACKFILL UNLESS ANOMALOUS CONDITIONS ARE DISCOVERED DURING EXCAVATION. NO DEBRIS, ORGANIC MATERIALS, RUBBLE AND STONES LARGER THAN 2 INCHES IN DIAMETER SHALL BE USED IN THE BACKFILL. BACKFILL (ABOVE BEDDING MATERIAL) WITHIN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR AS DETERMINED BY AASHTO METHOD
- MODIFIED T-180 DEPENDING ON SOIL CONDITIONS. BACKFILL NOT IN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A STANDARD PROCIOE. DENSITY SPECIFIED BY THE GEOTECHNICAL REPORT. 27. CONTRACTOR WILL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS, UNLESS SPECIFICALLY EXCLUDED IN MITTI

- REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS 2. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, 🗪 STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MODIFIED BY THE CDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF
- CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL..
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE:
- 4. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. 5. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE.
- 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. 7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER. 8. ALL WORKMANSHIP AND MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT. THE LATEST EDITION OF THE MANUAL
- OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND THE LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OR COUNTY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DURING APPLICATION OF PAVEMENT MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH CDOT AND FOR OBTAINING ALL REQUIRED PERMITS.

TO THE OWNER AND ENGINEER PRIOR TO AWARD OF THE CONTRACT.

- 10. EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE COMPLETELY REMOVED PER CDOT STANDARDS.
- 11. ALL REMOVED TRAFFIC CONTROL SIGNS THAT ARE NOT RESET SHALL BE SALVAGED AND DELIVERED TO CDOT OR THE CITY. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: 13. OBTAINING ALL REQUIRED PERMITS FROM THE CITY, CDOT OR REGULATING AUTHORITY AT THE CONTRACTOR'S EXPENSE, INCLUDING PERMITS REQUIRED FOR WORK WITHIN
- THE PUBLIC RIGHT-OF-WAY. 14. RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS 15. CONTRACTOR MUST NOTIFY THE LOCAL AUTHORITY'S TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES

(STRIPING, SIGNALS, MEDIANS, ETC..)

- **UTILITY NOTES:** 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, 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
- DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES. 3. 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 INDEPL 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 ENQUEED. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY T
- PRIOR TO COMMENCEMENT OF CONSTRUCTION. 4. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES. 6. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL CONDITIONS AND STANDARDS AND SPECIFICATIONS OF THE CIT

8. TRENCHES FOR PIPES IN FILL SHALL BE FILLED WITH SELECT COMPACTED GRANULAR MATERIAL TO INSURE FIRM BEDDING FOR PIPE.

MCSM #564-1

MCSM #582

BENCHMARK:

OR COUNTY, UNLESS OTHERWISE NOTED. 7. FOR TYPES OF STRUCTURES, REFER TO THE LATEST STORMWATER MANAGEMENT STANDARD DETAILS FOR CDOT AND THE CITY UNLESS OTHERWISE NOTED.

MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE

- 9. UTILITY SERVICES ARE TO HAVE 36" MIN. COVER. WATER MAINS ARE TO HAVE 54" MIN. COVER. SEWER MAINS ARE TO HAVE 96" MIN. COVER UNLESS NOTED OTHERWISE 10. ELECTRIC CONDUITS MUST BE ELECTRICAL GRADE GREY SCHEDULE 40 PIPE. GAS CONDUITS MUST BE WHITE SCHEDULE 40 PIPE. COMMS CONDUITS MUST BE SCHEDULE 40 PIPE, ANY COLOR. IRRIGATION CONDUITS MUST BE C-900 PVC PIPE.
- 11. CONTRACTOR TO PERFORM TEST PITS TO CONFIRM ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD UTILITY CONFLICTS ARISE DURING CONSTRUCTION, AN ALTERNATIVE DESIGN WILL BE REQUIRED THAT IS FUNCTIONALLY EQUIVALENT TO THE PERMITTED DESIGN AND WILL REQUIRE APPROVAL FROM THE GOVERNING AGENCY.

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

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.

Phone: (970) 245-9051 STEPHEN E.

Grand Junction, CO 8150

SWINDELL PROFESSIONAL ENGINEEI

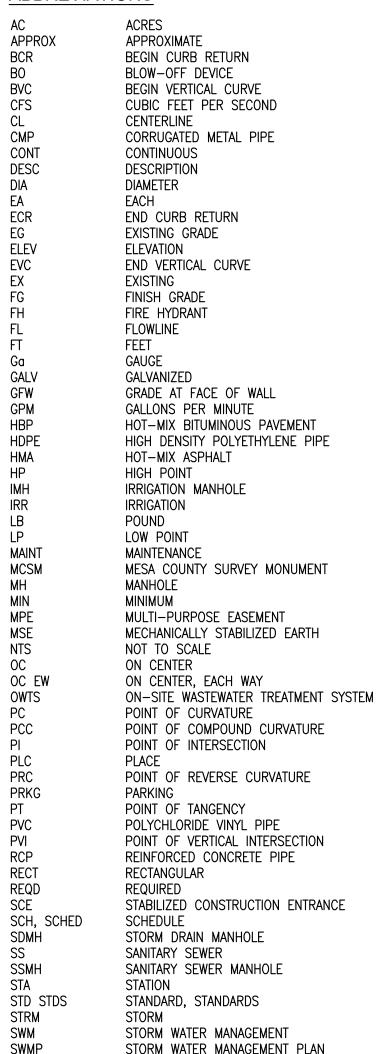
COLORADO LICENSE No. 57688

PROJECT NO: F20-052 12/16/2022

weston estates cn.dwg ~SHEET~

DATE

ABBREVIATIONS



TEMPORARY

TOP OF WALL TYPICAL

UNDERGROUND

UTE MERIDIAN

UTILITY

TOP OF FOUNDATION

WATER QUALITY CAPTURE VOLUME

WATER SURFACE ELEVATION

TOF

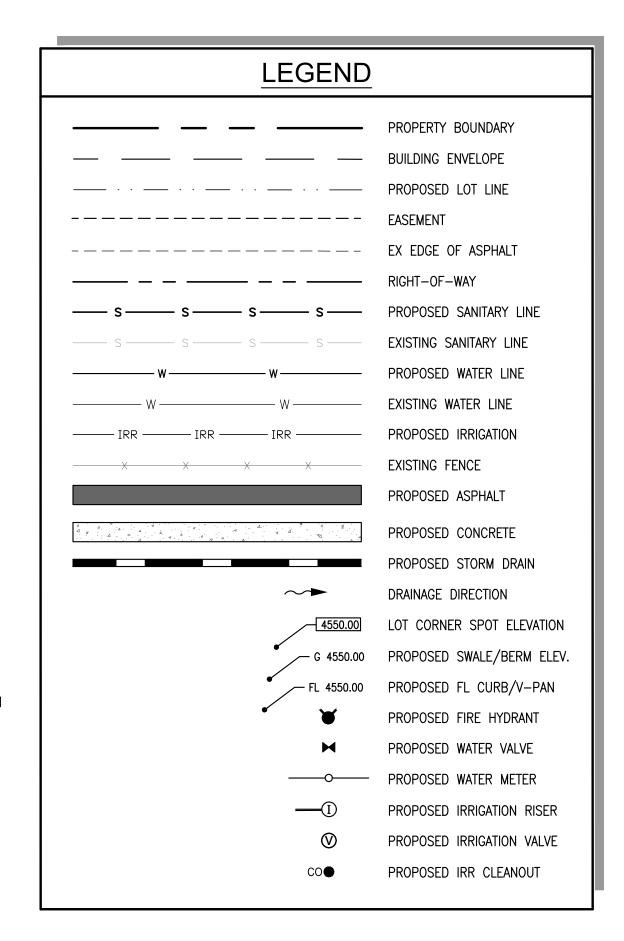
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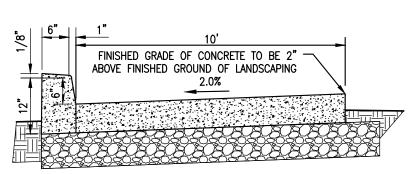
UM

UTIL

WQCV

WSE

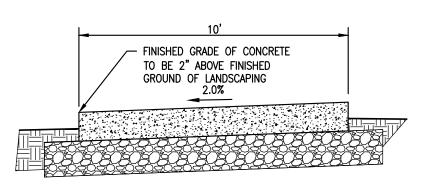




6" PORTLAND CEMENT CONCRETE OVER 6" AGGREGATE BASE COURSE (CLASS 6) EXTEND 6" PAST EDGE OF CONCRETE SCARIFY & RECOMPACT 12" SUBGRADE TO

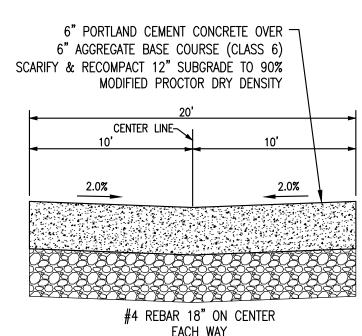
10' CONCRETE TRAIL/WALKING PATH WITH CURB N.T.S

90% MODIFIED PROCTOR DRY DENSITY



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 10' CONCRETE TRAIL/WALKING PATH

N.T.S



PRIVATE DRIVE SECTION (20' ROW) N.T.S

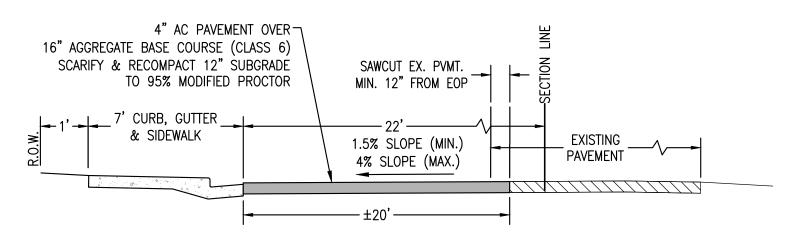
16" AGGREGATE BASE COURSE (CLASS 6) SCARIFY & RECOMPACT 12" SUBGRADE TO 95% STANDARD PROCTOR CENTER LINE 6'-6" MULTI-PURPOSE' **DRIVE-OVEF** DRIVE-OVER 1 MULTI-PURPOSE EASEMENT C&G EASEMENT 2% SLOPE 2% SLOPE

* PAVEMENT NOTES:

- 1. 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 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 95% OF ASTM D-698 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 2. THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT #00545-0077, DATED 01/16/23. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDE 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

URBAN RESIDENTIAL STREET

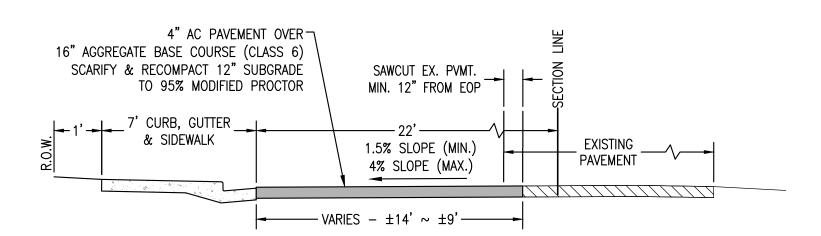
0 to 1000 A.D.T. N.T.S.



J ROAD - WIDENING DETAIL N.T.S. - LOOKING EAST

PAVEMENT NOTES:

- 1. 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.
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J.2 ROAD - WIDENING DETAIL N.T.S. - LOOKING WEST

PAVEMENT NOTES:

- 1. 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.
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STEPHEN E. SWINDELL

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

PROJECT NO: F20-052 DATE: 12/16/2022

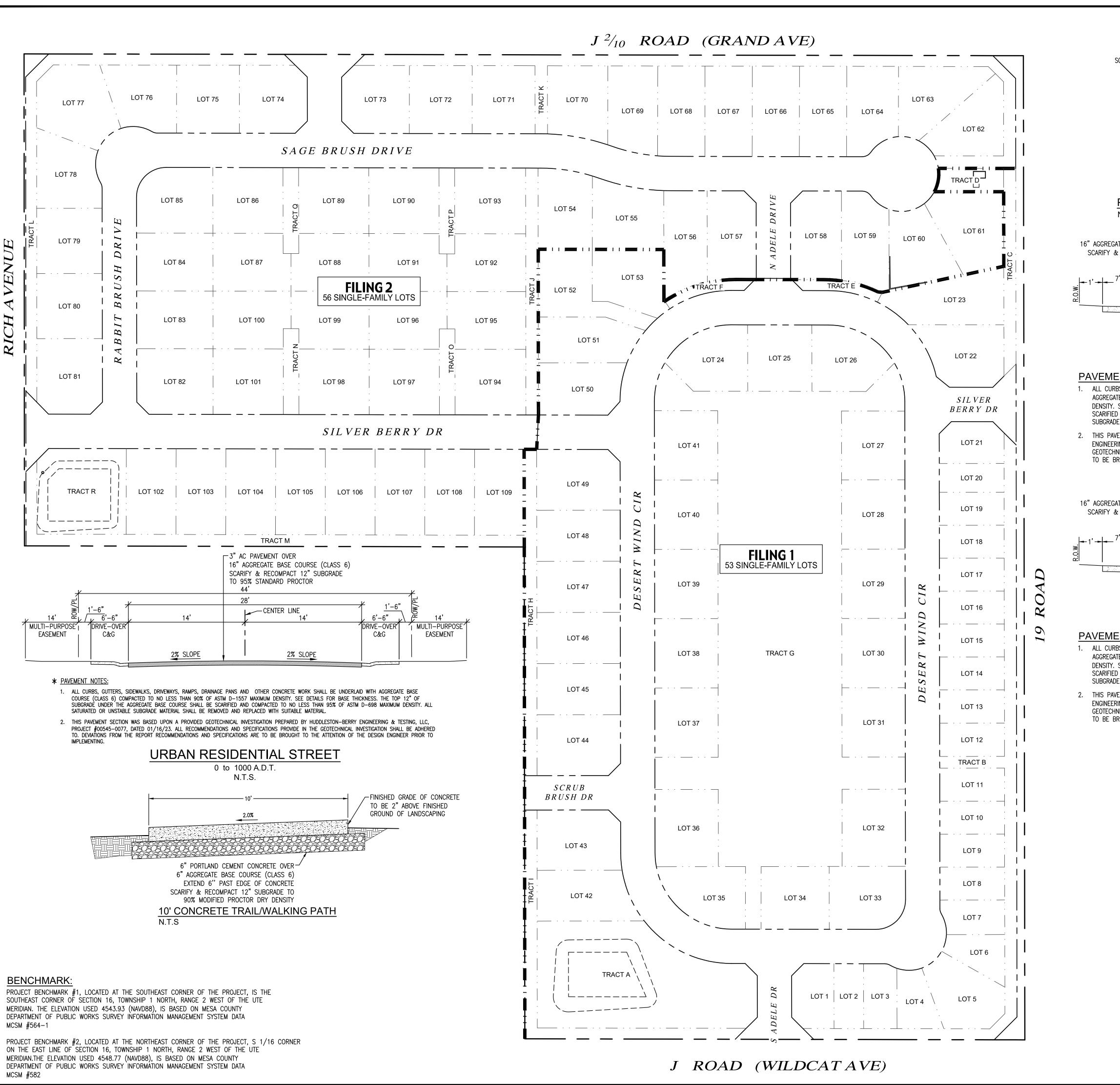
weston estates cn.dwg

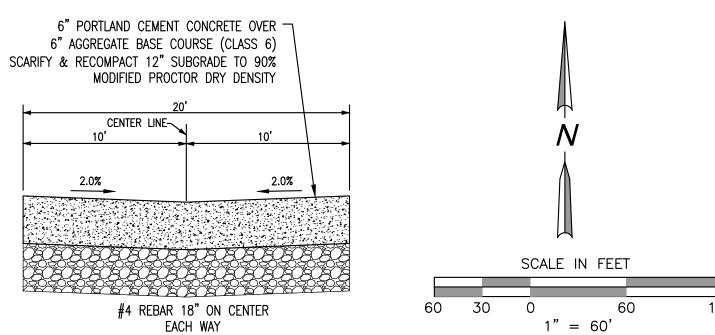
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

DATE

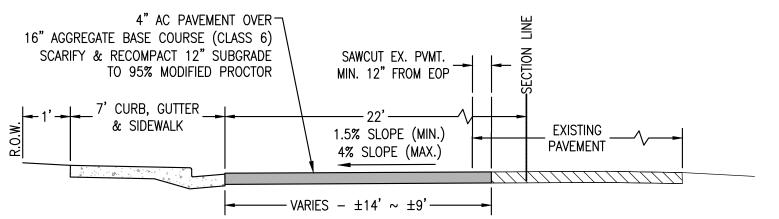
~SHEET~

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE





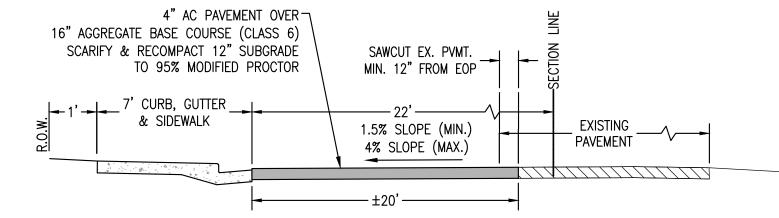
PRIVATE DRIVE SECTION (20' ROW)



J.2 ROAD - WIDENING DETAIL N.T.S. - LOOKING WEST

PAVEMENT NOTES:

- 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, 01/16/23, PROJECT #00545-0077. 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.



J ROAD - WIDENING DETAIL N.T.S. - LOOKING EAST

PAVEMENT NOTES:

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PROPOSED LAND USE TABLE - FILING 1					
USE	AREA (S.F.)	ACRES	% OF TOTAL	OWNER	
SINGLE FAMILY LOTS - 53 TOTAL	314,148	7.212	49.70%	PRIVATE	
RIGHT-OF-WAY - STREETS	120,374	2.763	19.04%	PUBLIC	
RIGHT-OF-WAY - 19 ROAD	13,452	0.309	2.13%	PUBLIC	
DETENTION POND TRACT A	32,397	0.744	5.13%	HOA	
MULTIPURPOSE TRACTS: B, C, H & I	35,482	0.815	5.61%	HOA	
LANDSCAPING TRACTS: E & F	3,064	0.070	0.48%	HOA	
OPEN SPACE TRACT: G	110,629	2.540	17.50%	HOA	
IRRIGATION TRACT: D	2,534	0.058	0.40%	HOA	
TOTAL SITE AREA: FILING 1	632,080 S.F 14.511 AC				

PROPOSED LAND USE TABLE - FILING 2					
USE	AREA (S.F.)	ACRES	% OF TOTAL	OWNER	
SINGLE FAMILY LOTS - 56 TOTAL	406,258	9.326	70.33%	PRIVATE	
RIGHT-OF-WAY - STREETS	105,815	2.429	18.32%	PUBLIC	
RIGHT-OF-WAY - RICH AVENUE	1,699	0.039	0.29%	PUBLIC	
SHARED DRIVE TRACTS: N, O, P & Q	8,800	0.202	1.52%	PRIVATE	
DETENTION POND TRACT R	12,450	0.286	2.16%	HOA	
MULTIPURPOSE TRACTS: J, K, L & M	42,641	0.979	7.38%	HOA	
TOTAL SITE AREA: FILING 2	577663 S.F 13.261 AC				

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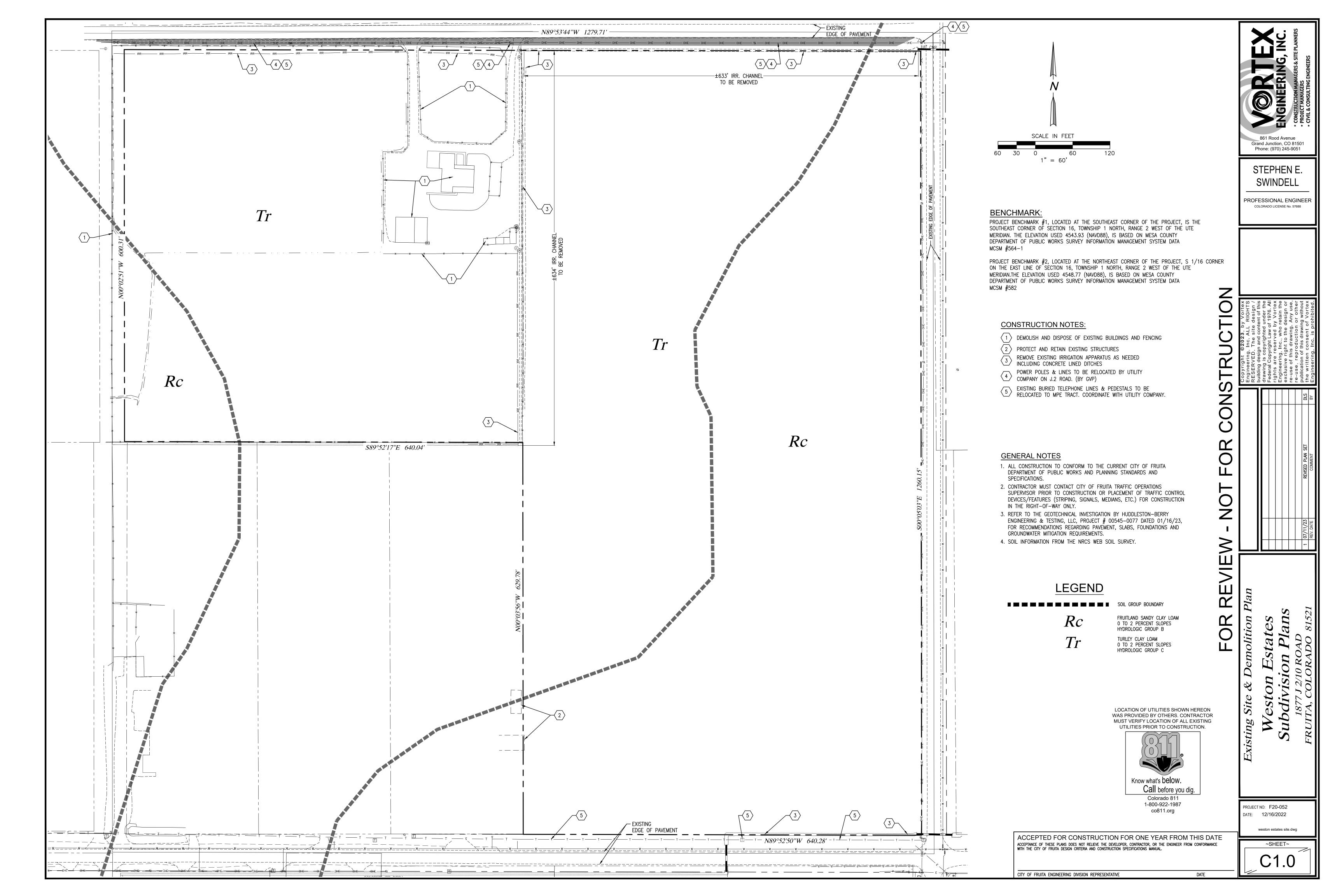
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

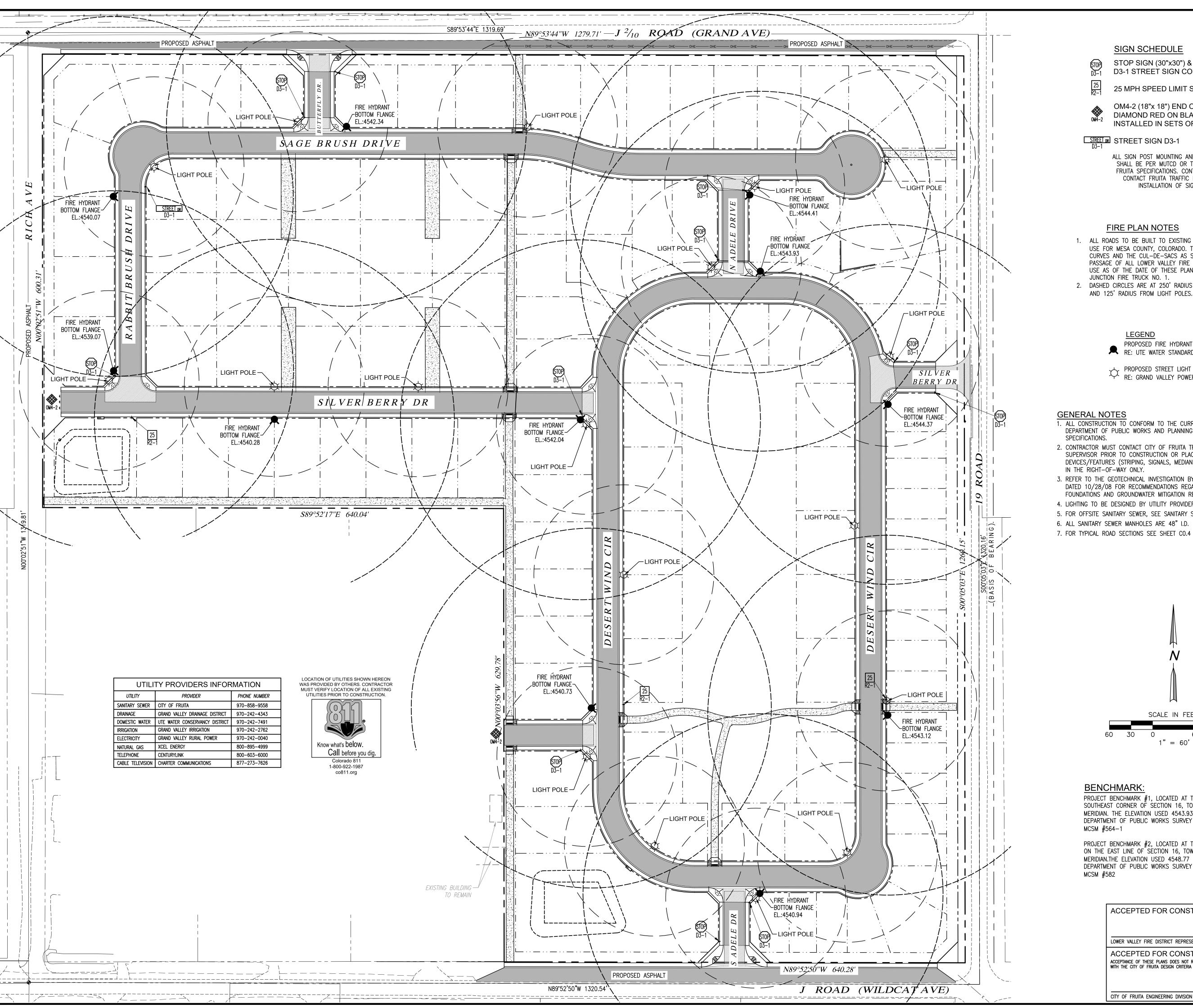
861 Rood Avenue Grand Junction, CO 81501 Phone: (970) 245-9051

> STEPHEN E. **SWINDELL**

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

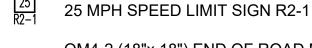
PROJECT NO: F20-052 DATE: 12/16/2022 weston estates cn.dwg





SIGN SCHEDULE

STOP SIGN (30"x30") & D3-1 STREET SIGN COMBINED



OM4-2 (18"x 18") END OF ROAD MARKER DIAMOND RED ON BLACK PANEL **INSTALLED IN SETS OF THREE**

STREET or STREET SIGN D3-1

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

FIRE PLAN NOTES

- 1. ALL ROADS TO BE BUILT TO EXISTING TEDS SPECIFICATIONS IN USE FOR MESA COUNTY, COLORADO. THE RADIUS' USED IN ROAD CURVES AND THE CUL-DE-SACS AS SHOWN WILL ALLOW THE PASSAGE OF ALL LOWER VALLEY FIRE DISTRICT FIRE TRUCKS IN USE AS OF THE DATE OF THESE PLANS, INCLUDING GRAND JUNCTION FIRE TRUCK NO. 1.
- 2. DASHED CIRCLES ARE AT 250' RADIUS FROM THE FIRE HYDRANTS, AND 125' RADIUS FROM LIGHT POLES.

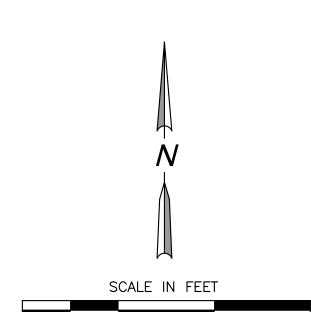
PROPOSED FIRE HYDRANT RE: UTE WATER STANDARDS

PROPOSED STREET LIGHT
RE: GRAND VALLEY POWER TO INSTALL

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.

- 2. 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.
- 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY, DATED 10/28/08 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- 4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)
- 5. FOR OFFSITE SANITARY SEWER, SEE SANITARY SEWER PLAN & PROFILE.
- 6. ALL SANITARY SEWER MANHOLES ARE 48" I.D.



BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

LOWER VALLEY FIRE DISTRICT REPRESENTATIVE

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

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

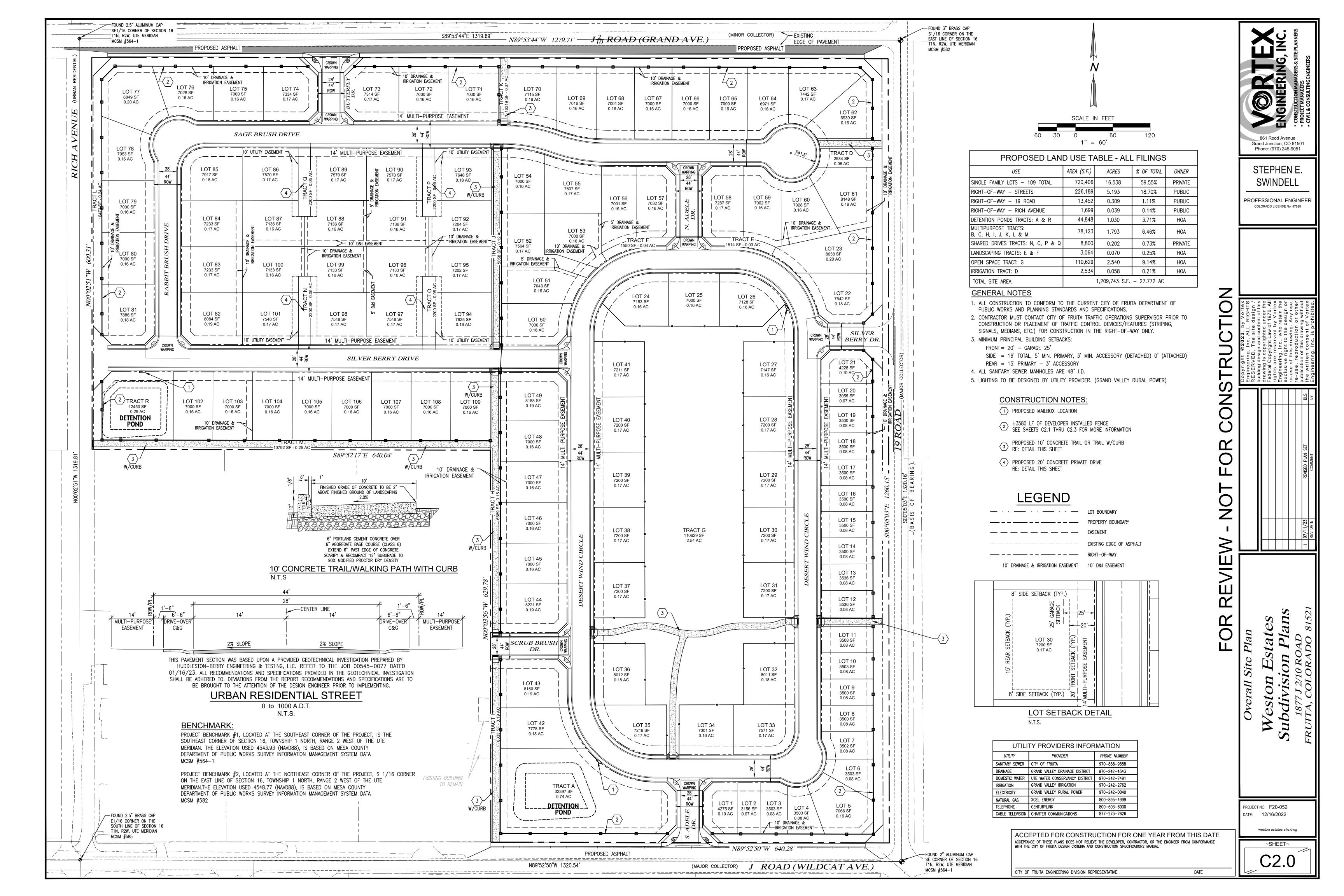
STEPHEN E. **SWINDELL**

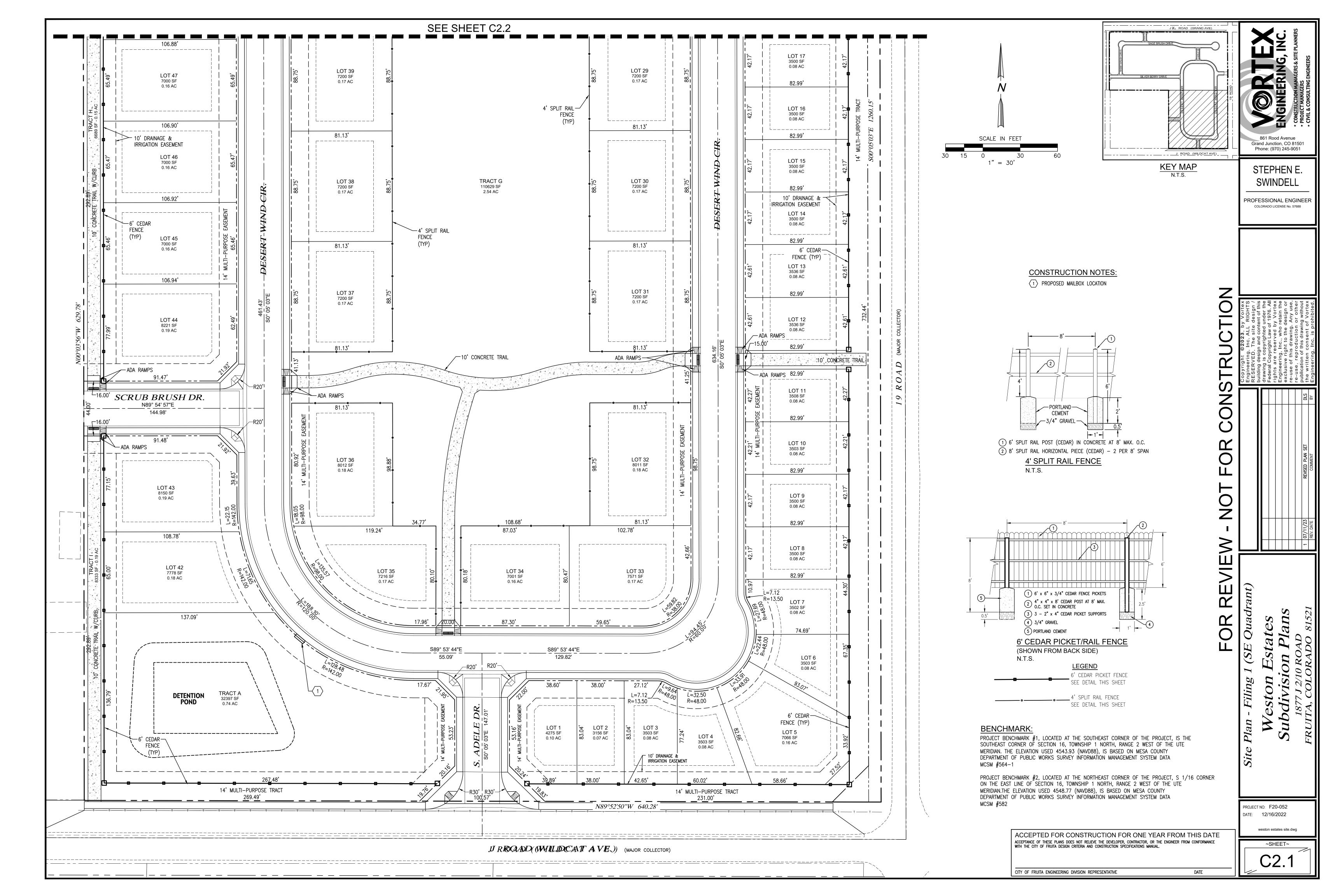
PROFESSIONAL ENGINEER

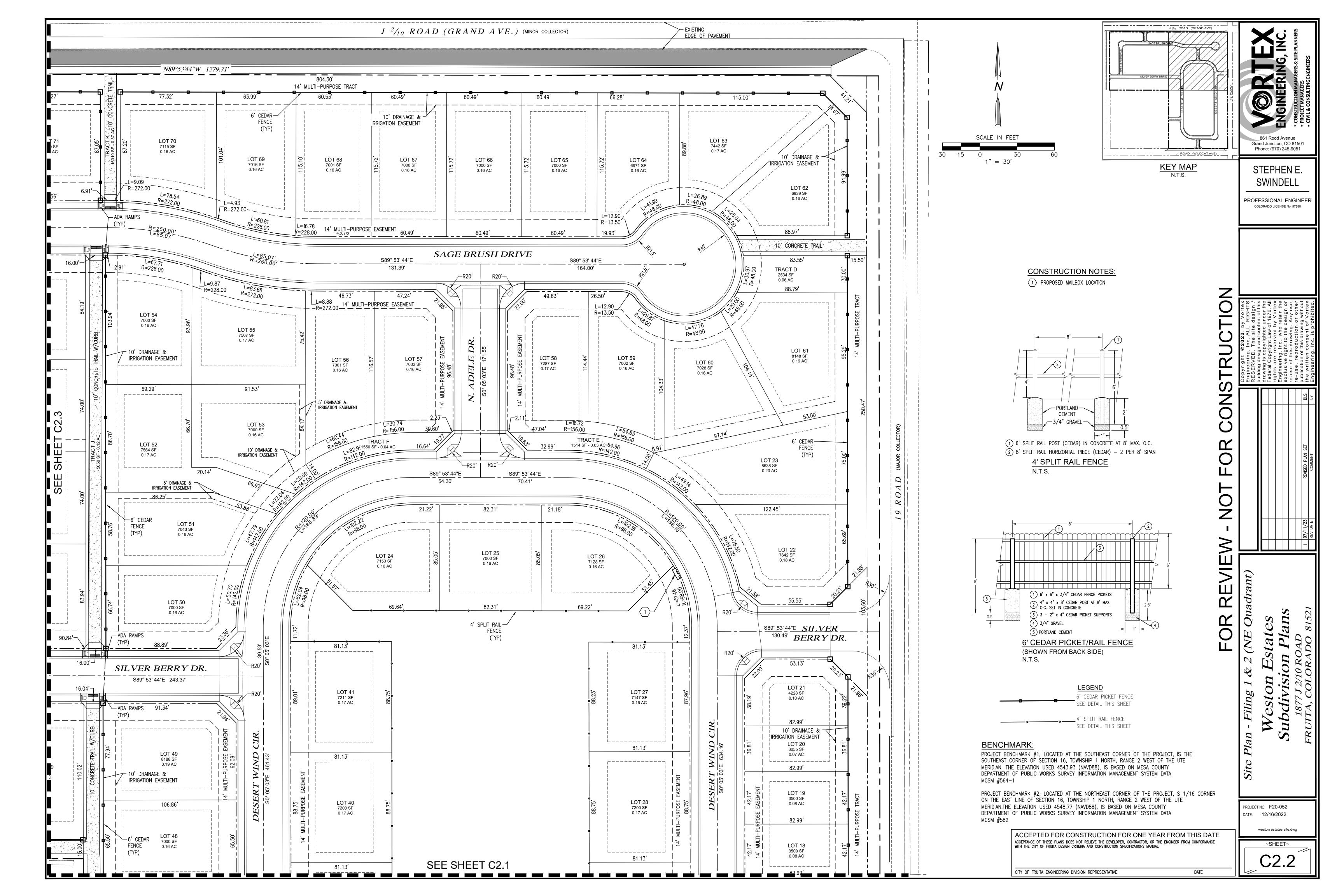
COLORADO LICENSE No. 57688

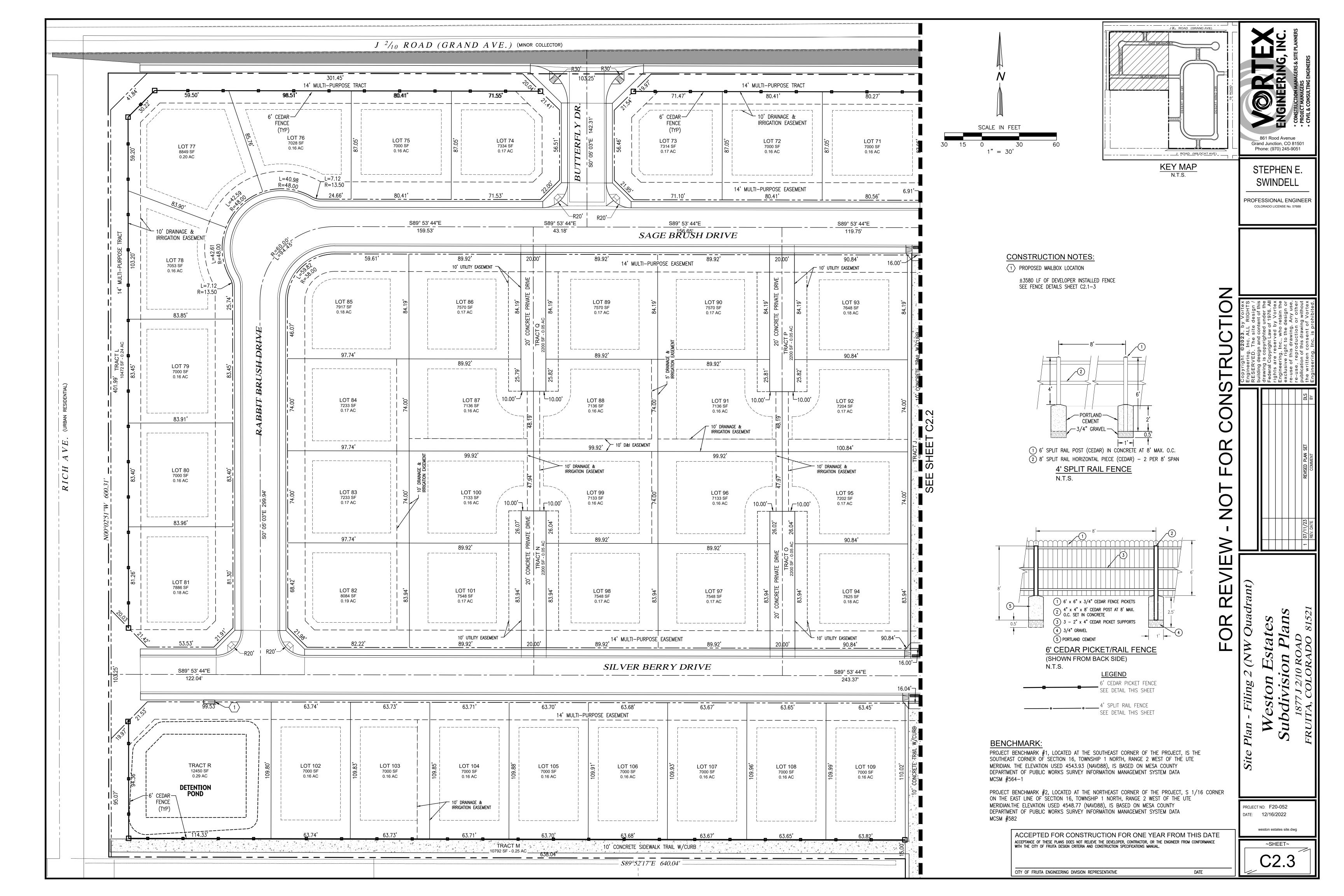
PROJECT NO: F20-052 DATE: 12/16/2022

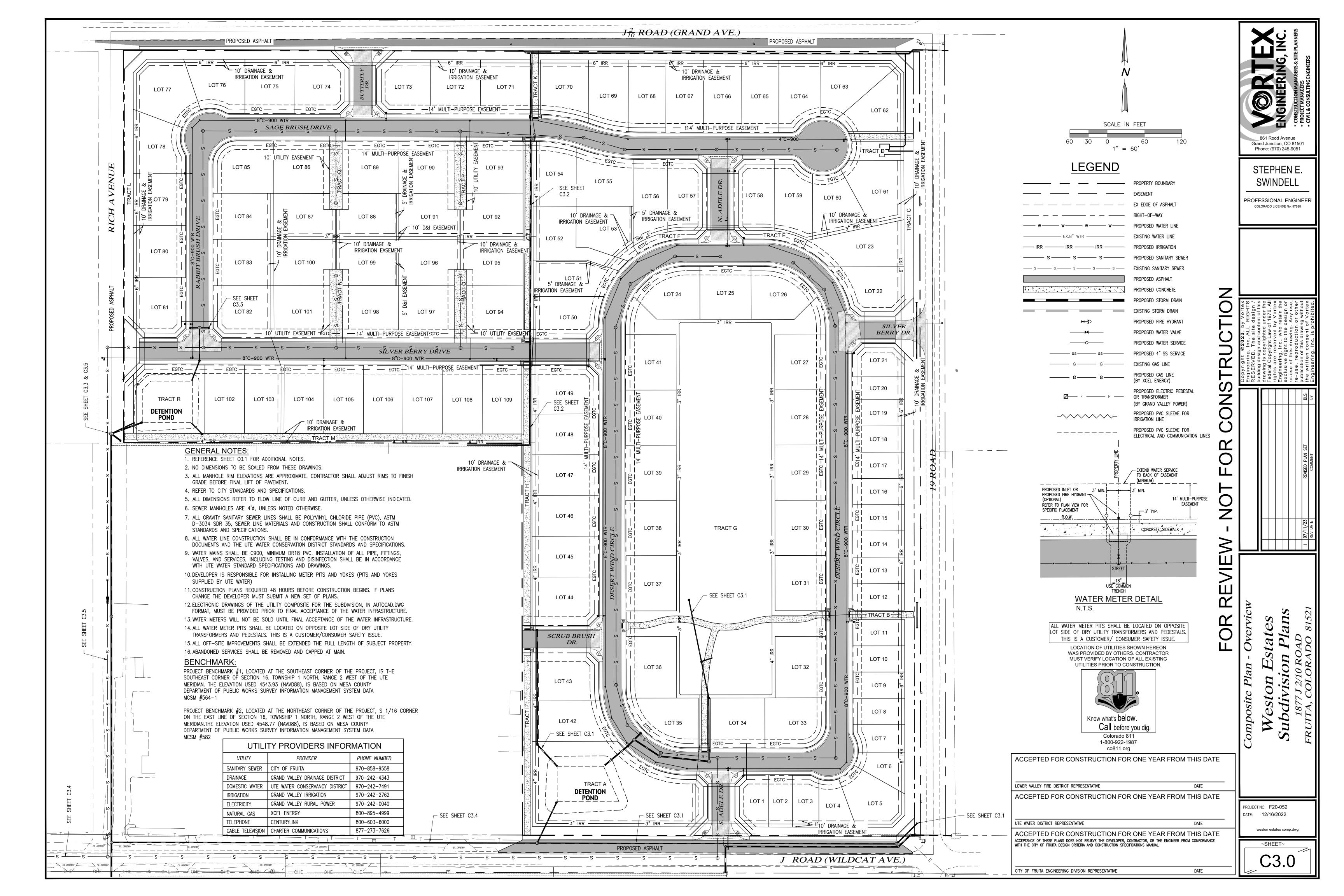
weston estates signage I & fh plan.dwg

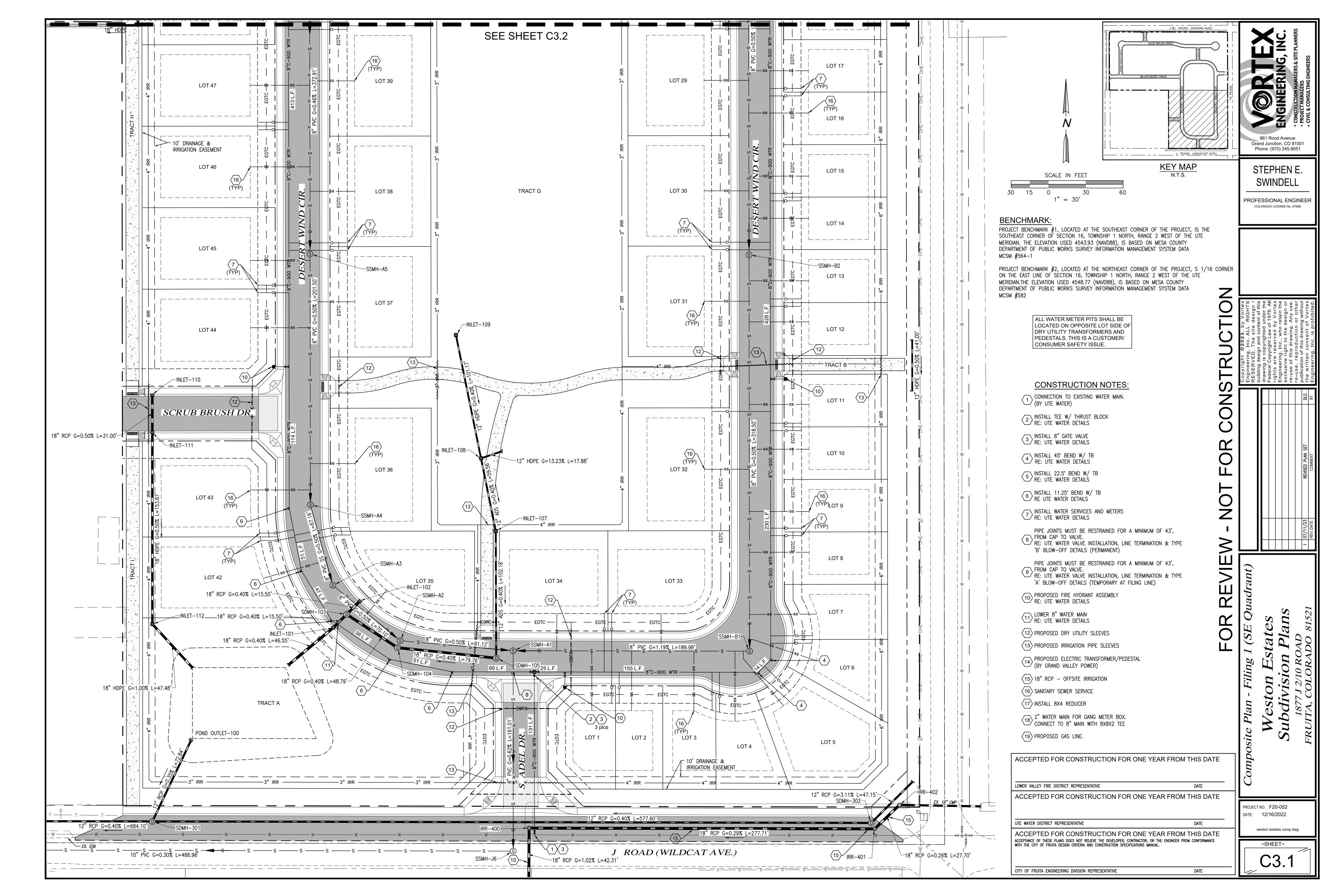


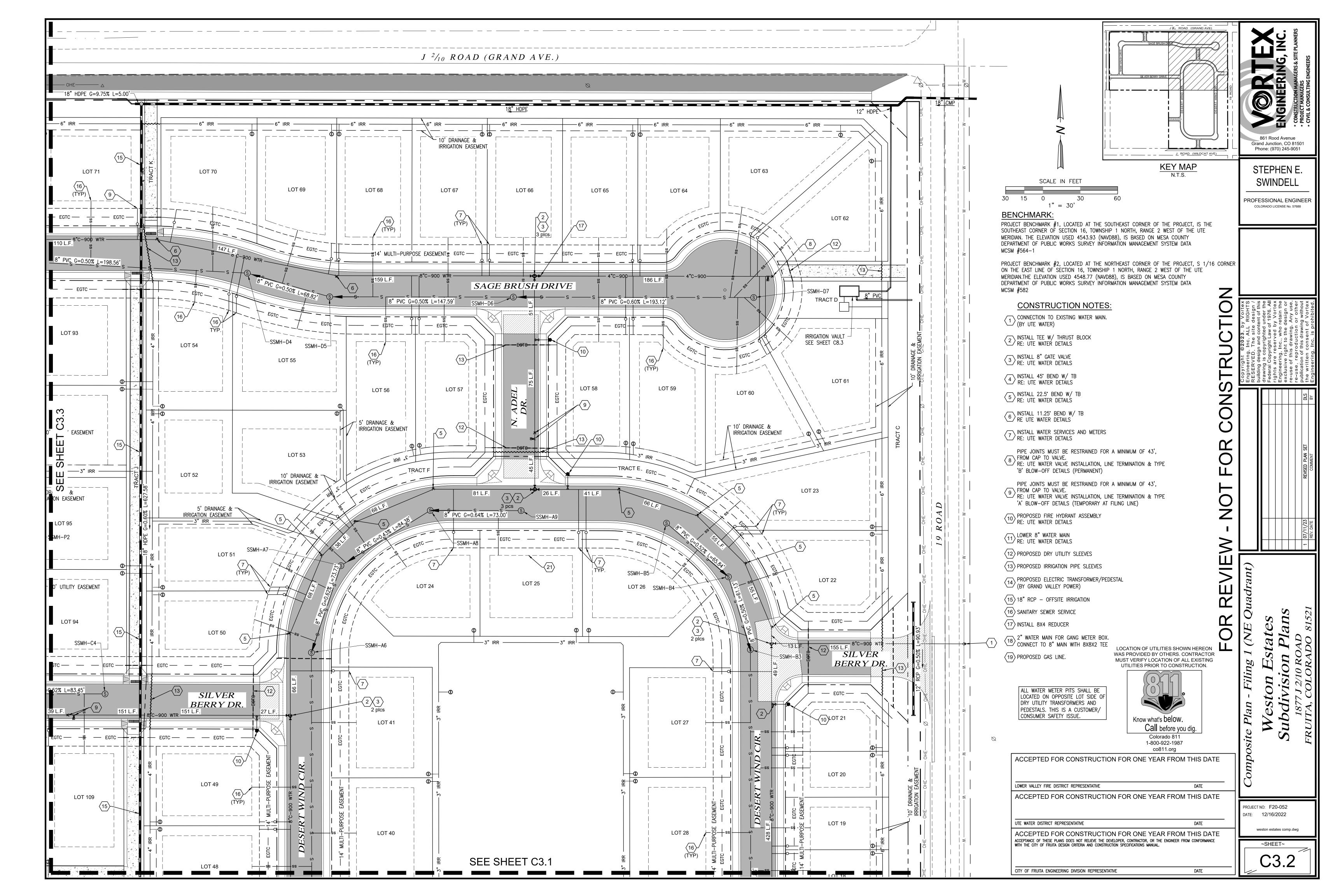


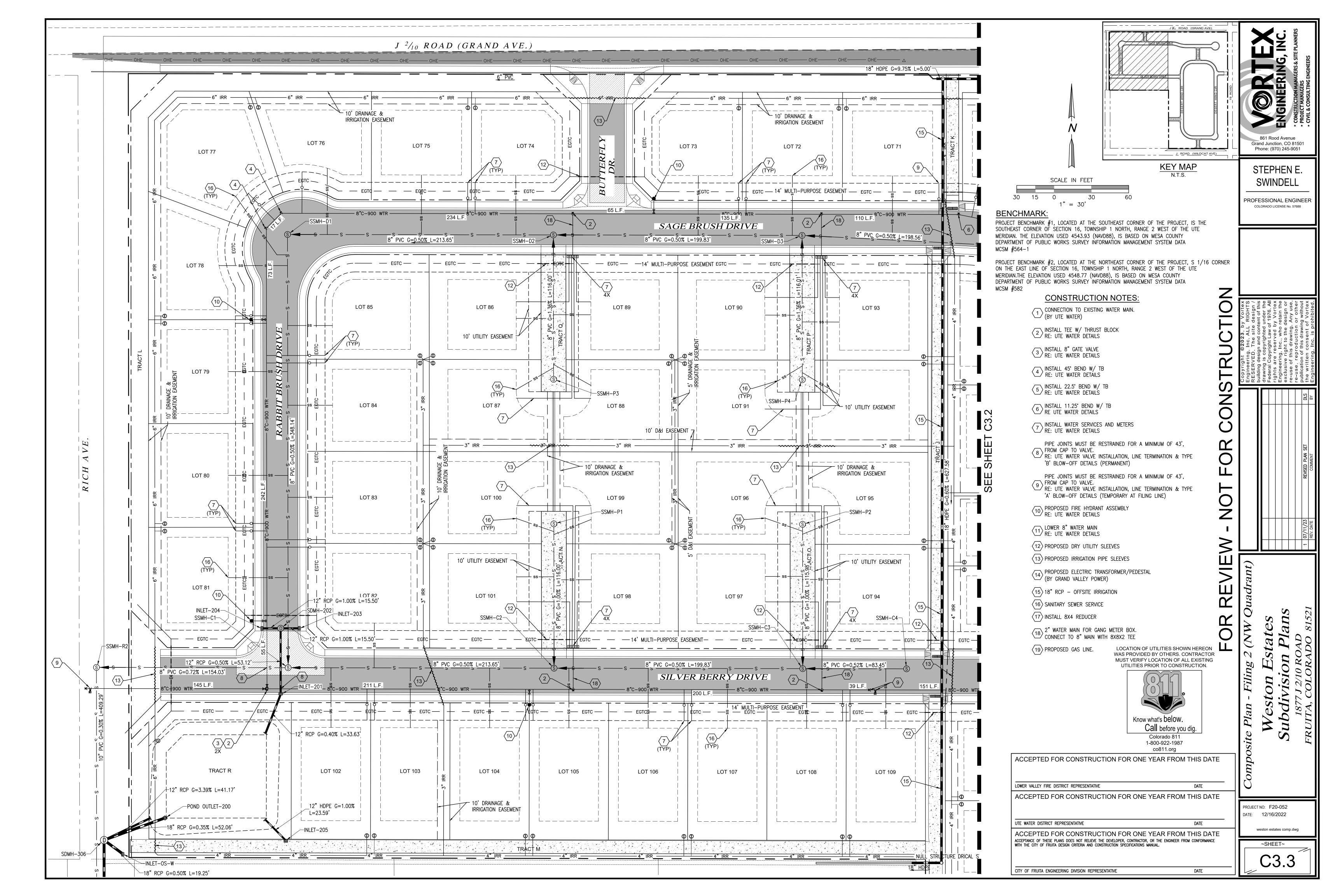


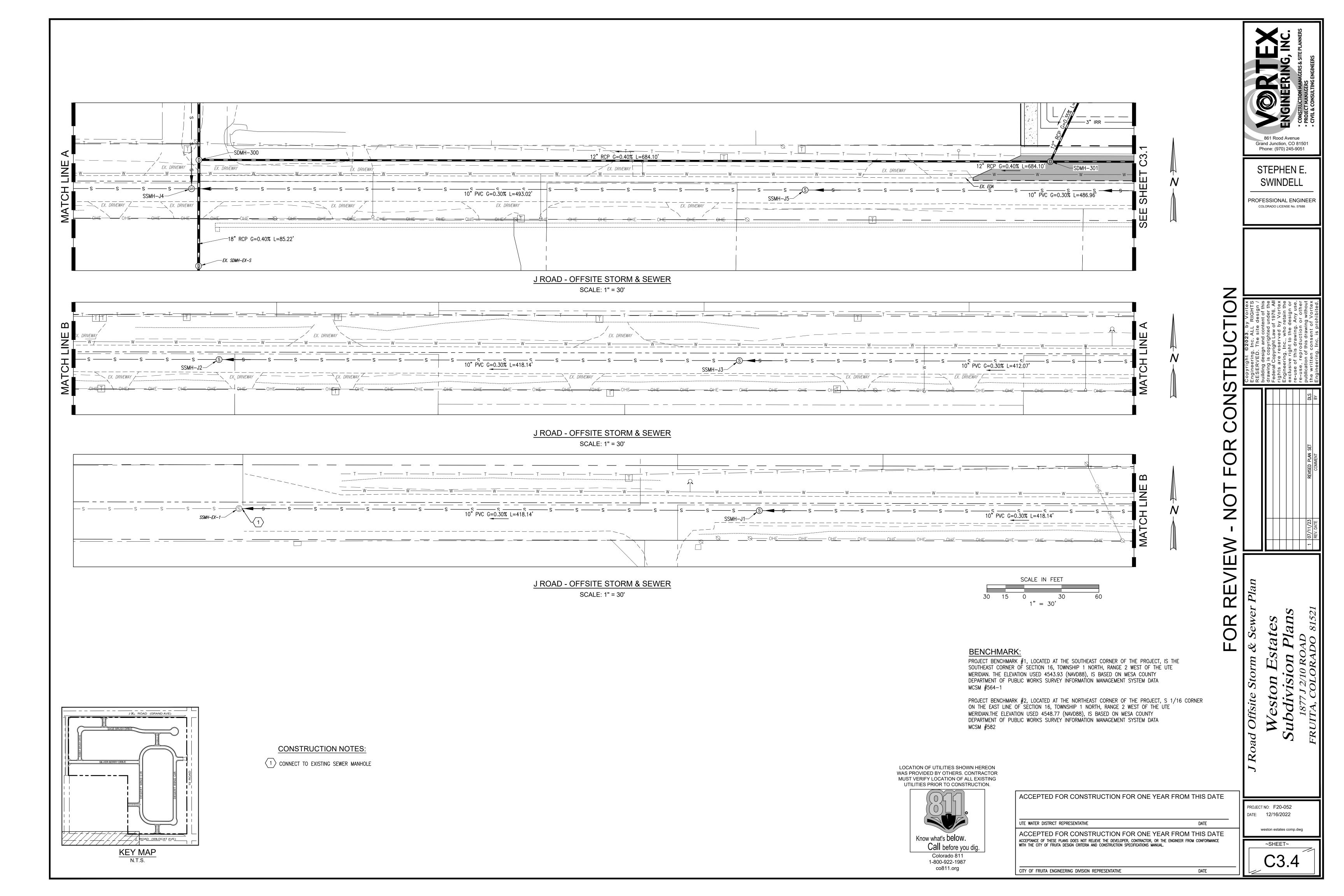


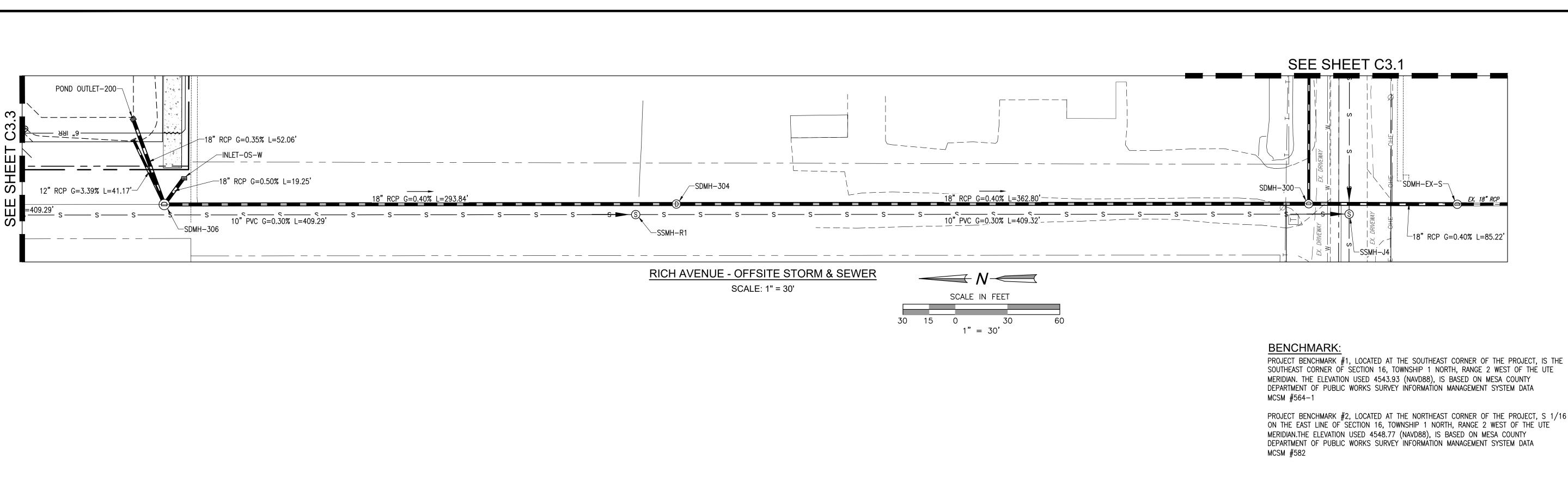




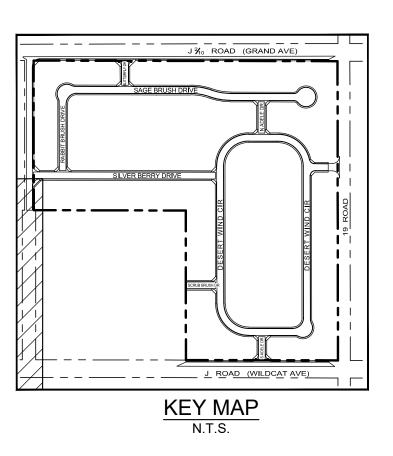








PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER



861 Rood Avenue

Grand Junction, CO 81501 Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

PROJECT NO: **F20-052** DATE: 12/16/2022

weston estates comp.dwg

~SHEET~

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Know what's below. Call before you dig. Colorado 811 1-800-922-1987 co811.org

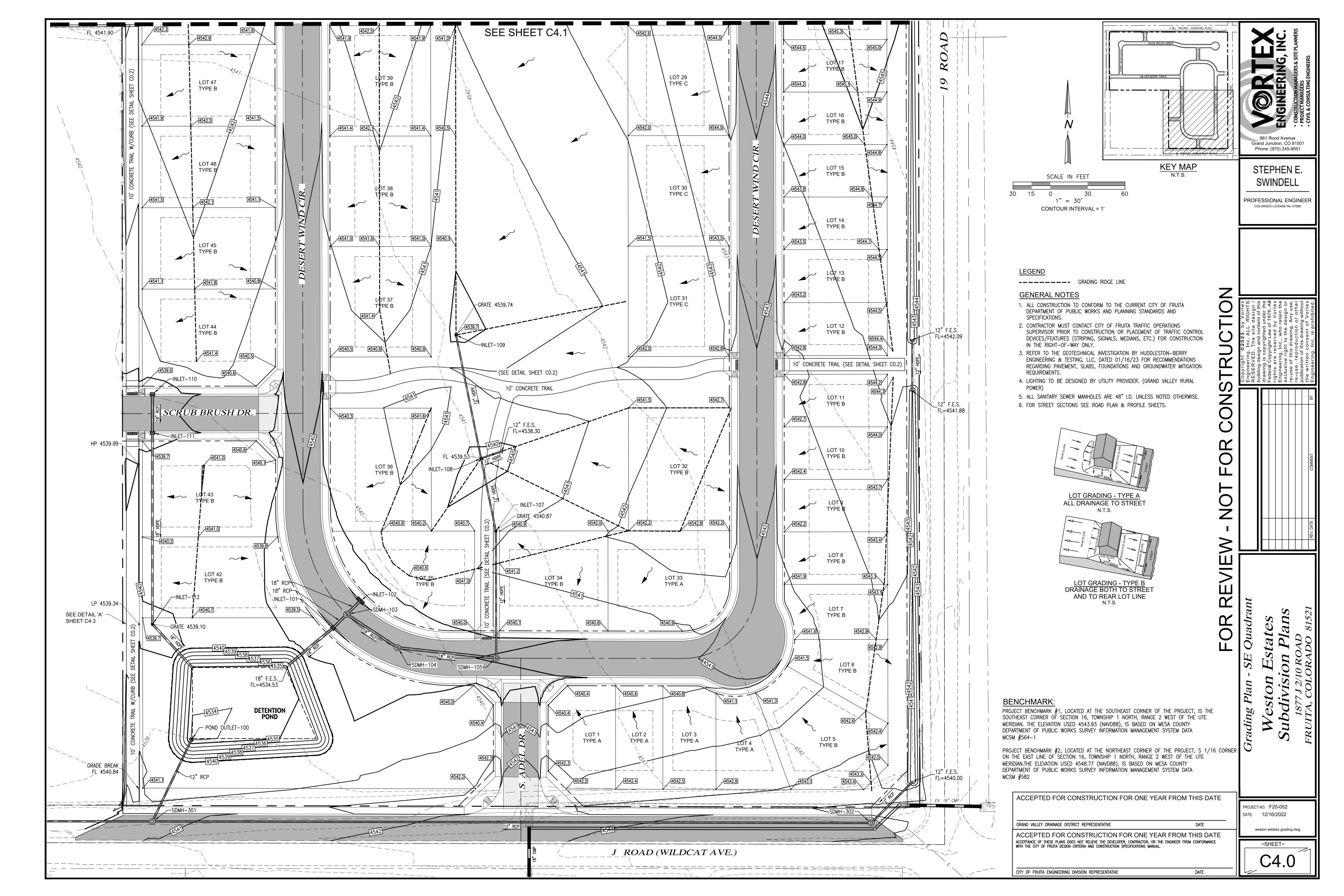
LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING

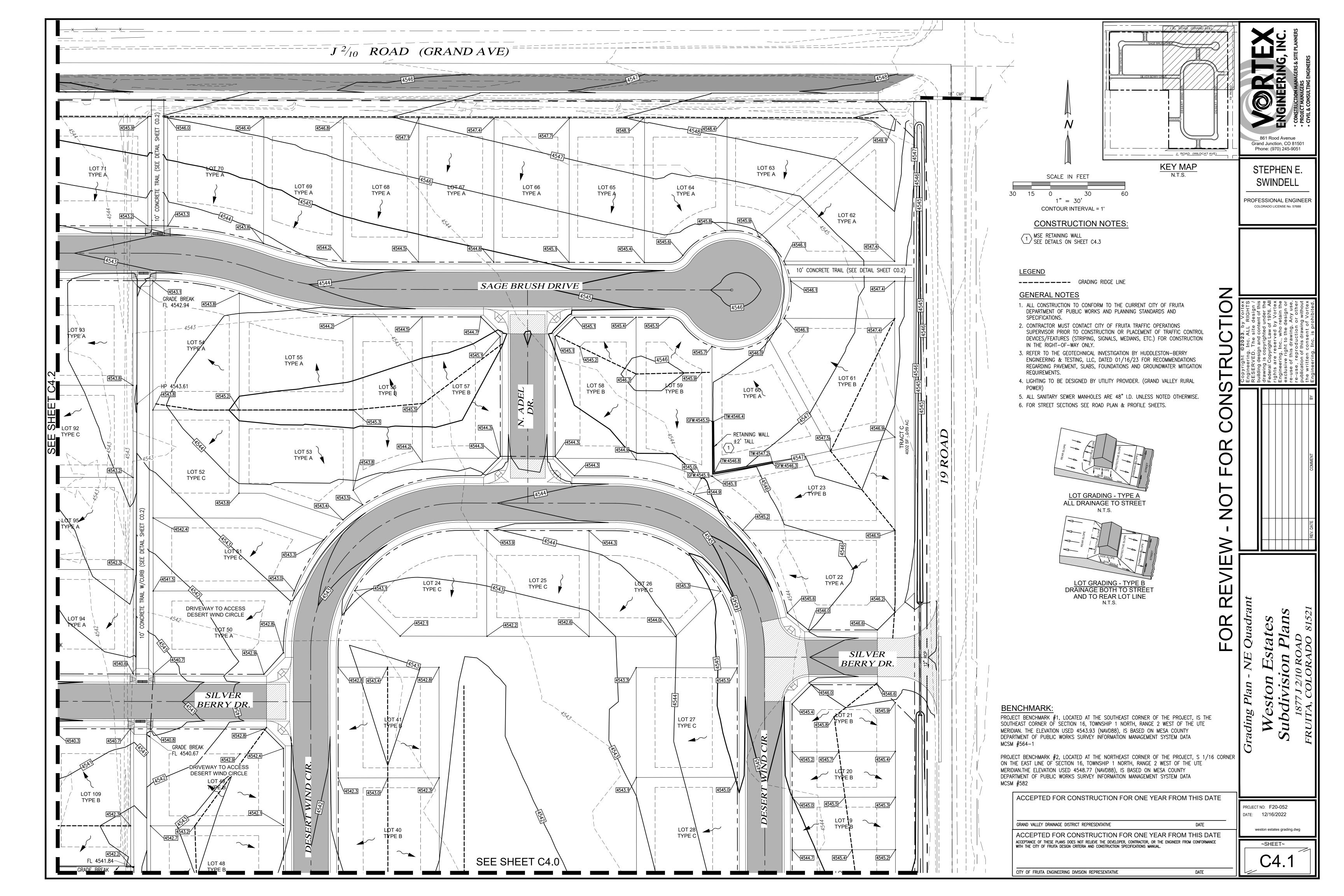
UTILITIES PRIOR TO CONSTRUCTION.

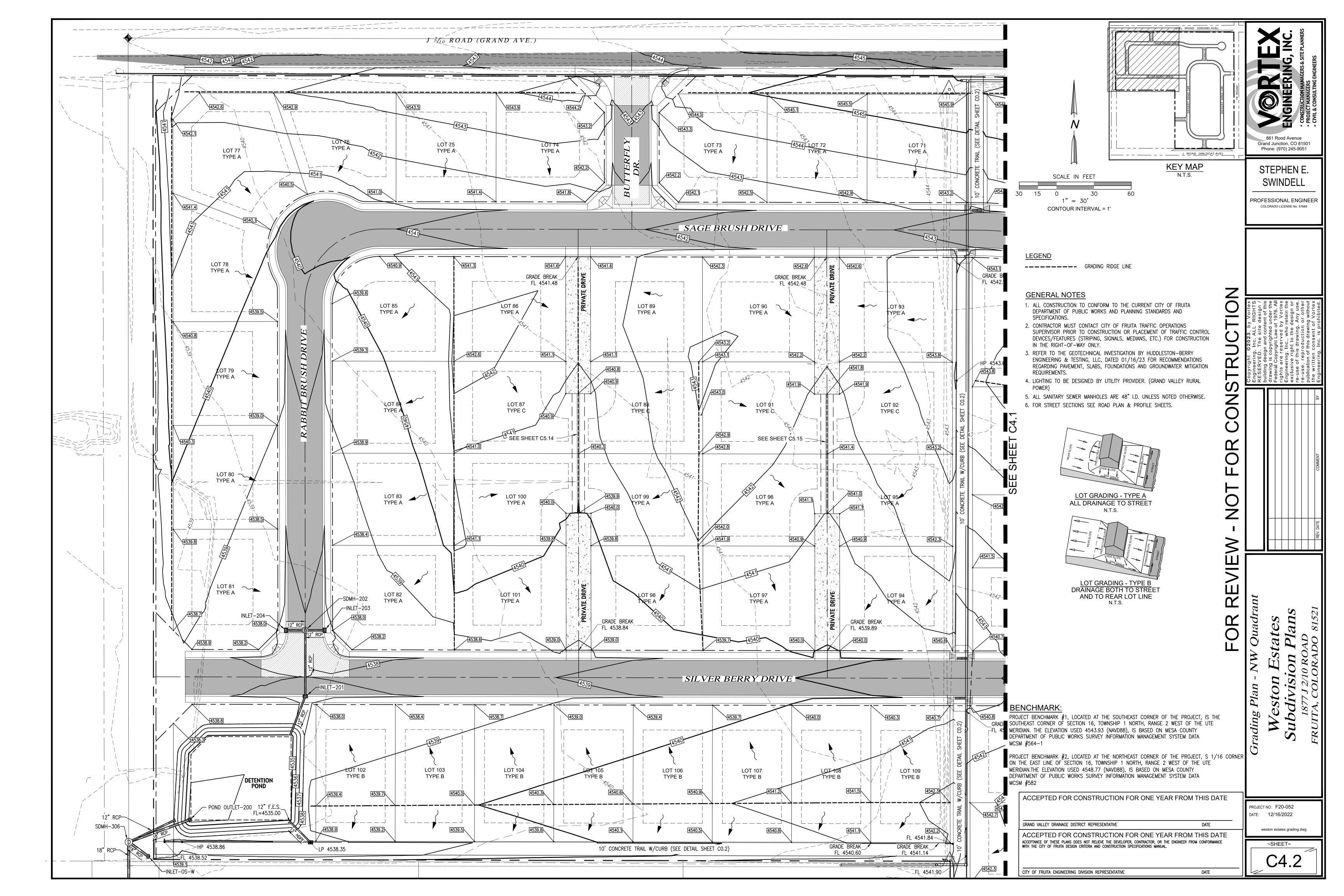
UTE WATER DISTRICT REPRESENTATIVE ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

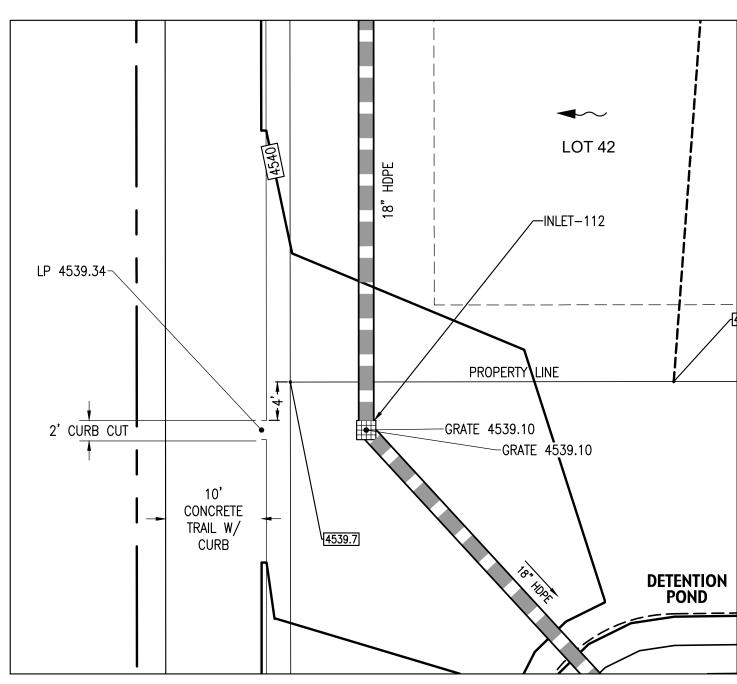
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

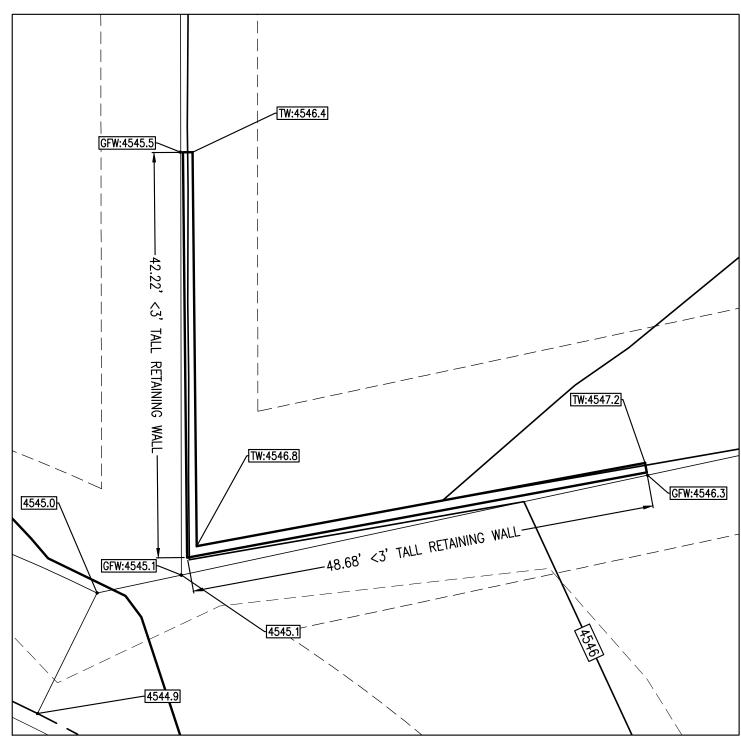








DETAIL 'A' - CONCRETE TRAIL LOW POINT SCALE: 1" = 10'



LOT 60 RETAINING WALL DESIGN SCALE: 1" = 10'

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



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TOF TABLE - FILING 1 TOF TABLE - FILING 2 Grading Min. TOF Max. TOF Grading Min. TOF Max. TOF 4545.3 4546.3 4542.7 4543.7 3-4 A 4543.2 4545.6 4546.6 4546.0 4547.0 4543.6 В 4544.6 6-7 B 4543.6 4546.0 4547.0 4544.6 В 8-9 B 4543.9 4544.9 4546.5 4547.5 58 B 4544.4 4545.4 4546.7 12-13 B 4545.0 4547.7 14-15 B 4545.4 4548.0 4546.4 16-17 B 4545.7 4548.4 4549.4 18-19 B 4546.0 4548.8 4549.8 20-21 B 4548.4 4549.4 4546.5 4548.2 4549.2 4546.8 4547.8 4547.9 4548.9 4547.9 4548.9 4544.4 4545.4 4547.5 4548.5 4547.2 4544.8 4545.7 4546.9 4547.9 4546.1 4546.5 4547.5 4545.7 4545.9 4546.9 4545.2 4545.5 4546.5 4545.1 4546.1 4544.6 4545.6 4544.1 4545.1 4544.2 4545.2 4544.3 4543.3 4543.9 4544.9 В 4543.5 4542.5 4543.5 4542.3 4542.7 4543.3 35 B 4541.4 4541.6 4542.6 4542.4 4541.8 4542.8 4541.0 4542.0 В 4540.5 4541.5 В 4542.1 4540.0 4541.0 4542.5 4543.5 39 B 4543.0 4544.0 4540.2 4541.2 4543.4 4544.4 4540.7 4541.7 4543.9 4544.9 4541.1 4541.5 4542.5 4541.2 4541.5 4542.9 4543.9 4542.5 В 4542.1 4543.1 4542.7 4543.7 4543.3 4544.3 4542.5 4542.9 4543.4 4544.4 4543.9 4543.3 4544.3 4543.5 4544.5 В 4543.4 4544.4 4543.7 4544.7 4543.4 4544.4 4543.9 4543.2 4544.0 4544.2 4543.8 4544.8 4542.8 4543.8 4545.3 4546.3 4543.4 4545.4 4543.0 4542.1 4542.0 4543.0 4543.0 4544.0 4541.3 4542.3 4541.2 4542.2 4540.1 4540.4 4541.4 4540.8 4541.8 4541.1

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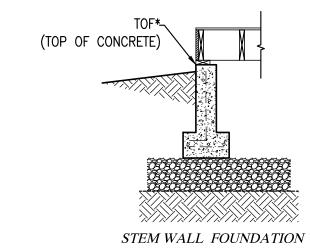
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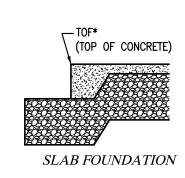
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4542.0 4543.0

4542.7



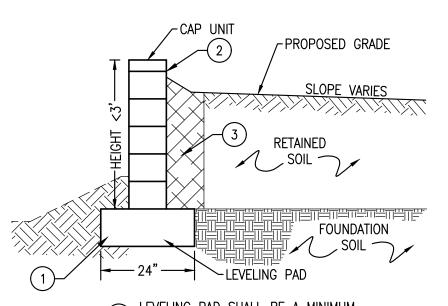


T.O.F. NOTES:

- 1. MINIMUM T.O.F. FOR TYPE A LOTS DERIVED FROM THE FINISH GROUND ELEVATION AT THE HIGHEST POINT ON THE REAR SETBACK LINE, PLUS 0.5 FEET.
- 2. MINIMUM T.O.F. FOR TYPE B LOTS DERIVED FROM THE FINISHED GROUND ELEVATION AT THE HIGHEST POINT OF THE RIDGE LINE CROSSING THE LOT, PLUS
- 3. MINIMUM T.O.F. FOR TYPE C LOTS DERIVED FROM THE FINISH GROUND ELEVATION AT THE HIGHEST FRONT LOT CORNER, PLUS 0.5 FEET.
- 4. MINIMUM T.O.F. ENSURES LESS THAN 10% DRIVEWAY SLOPE WITH 25' GARAGE SETBACK.
- 5. MAXIMUM T.O.F. SET 1' HIGHER TO ALLOW LARGER LOTS SOME FLEXIBILITY.
- 6. ACTUAL HOUSE LOCATION IS NOT KNOWN. CONTRACTOR MUST VERIFY THAT THE DRIVEWAY SLOPE, AS CONSTRUCTED, WILL NOT EXCEED 10%, PER CITY STANDARDS.

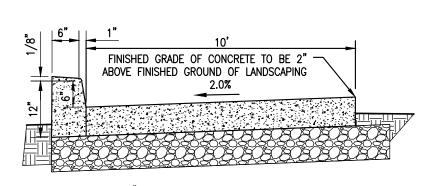
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- 1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 10/28/2008 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- 4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GRAND VALLEY RURAL POWER)
- 5. FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.



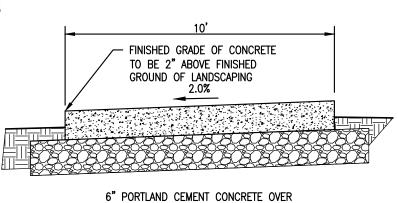
- 1 LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
- 2 BLOCKS SHALL BE VERSA-LOK STANDARD UNITS OR APPROVED EQUAL
- (3) 12" DRAIN ROCK

BLOCK WALL DETAIL 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

10' CONCRETE TRAIL/WALKING PATH WITH CURB



6" AGGREGATE BASE COURSE (CLASS 6) EXTEND 6" PAST EDGE OF CONCRETE SCARIFY & RECOMPACT 12" SUBGRADE TO 90% MODIFIED PROCTOR DRY DENSITY 10' CONCRETE TRAIL/WALKING PATH

BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

> 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.

> > DATE

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

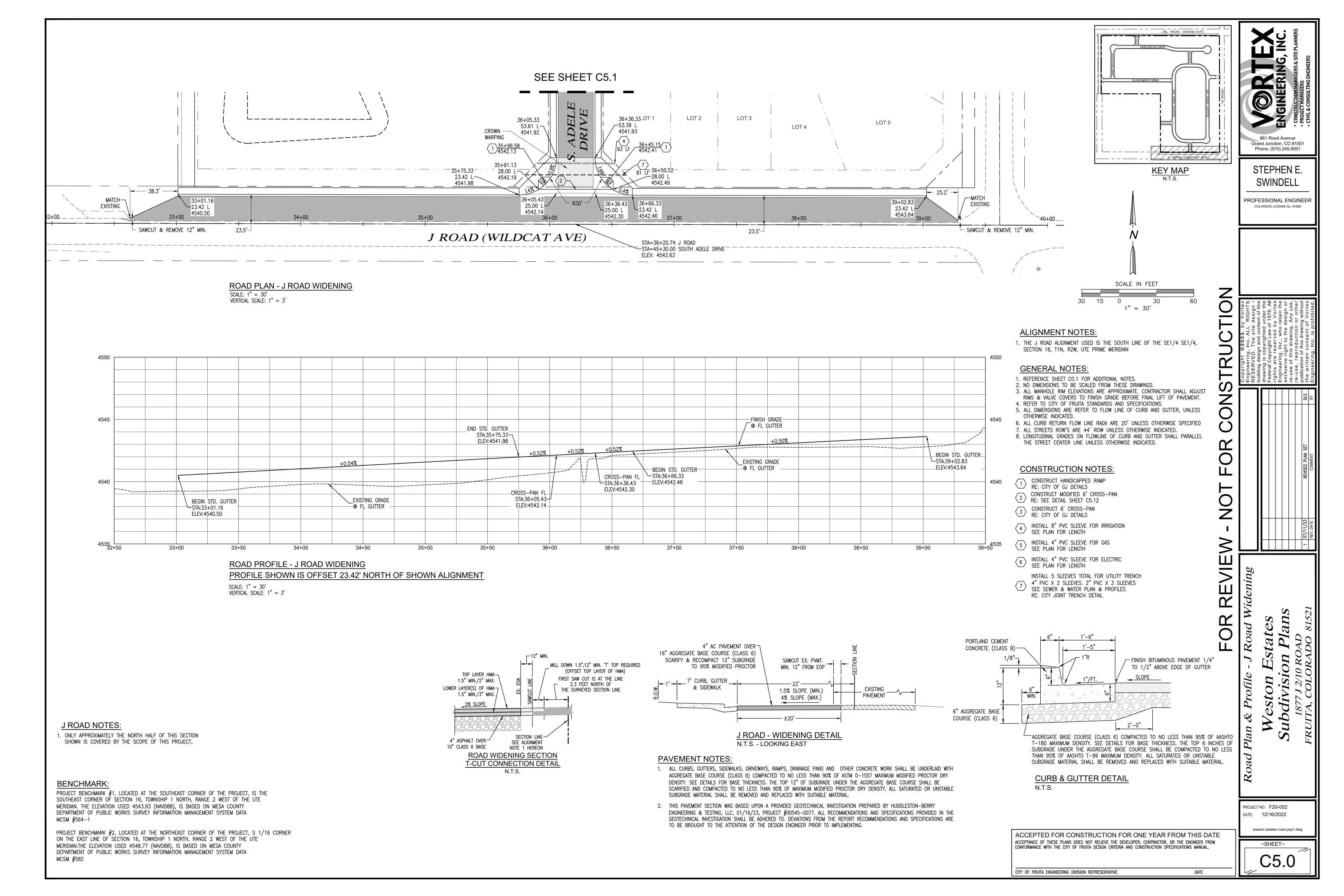
STEPHEN E. **SWINDELL**

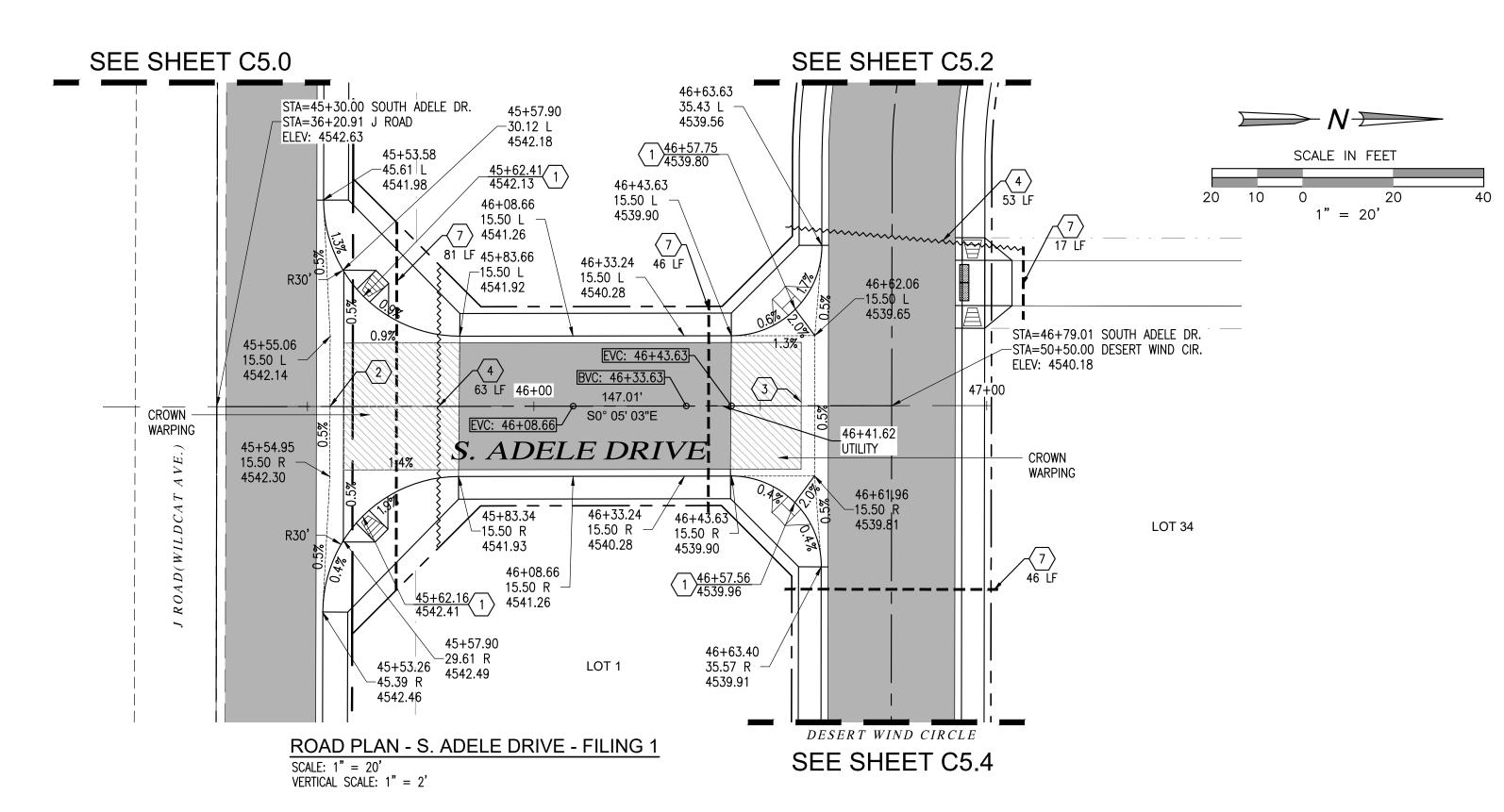
PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

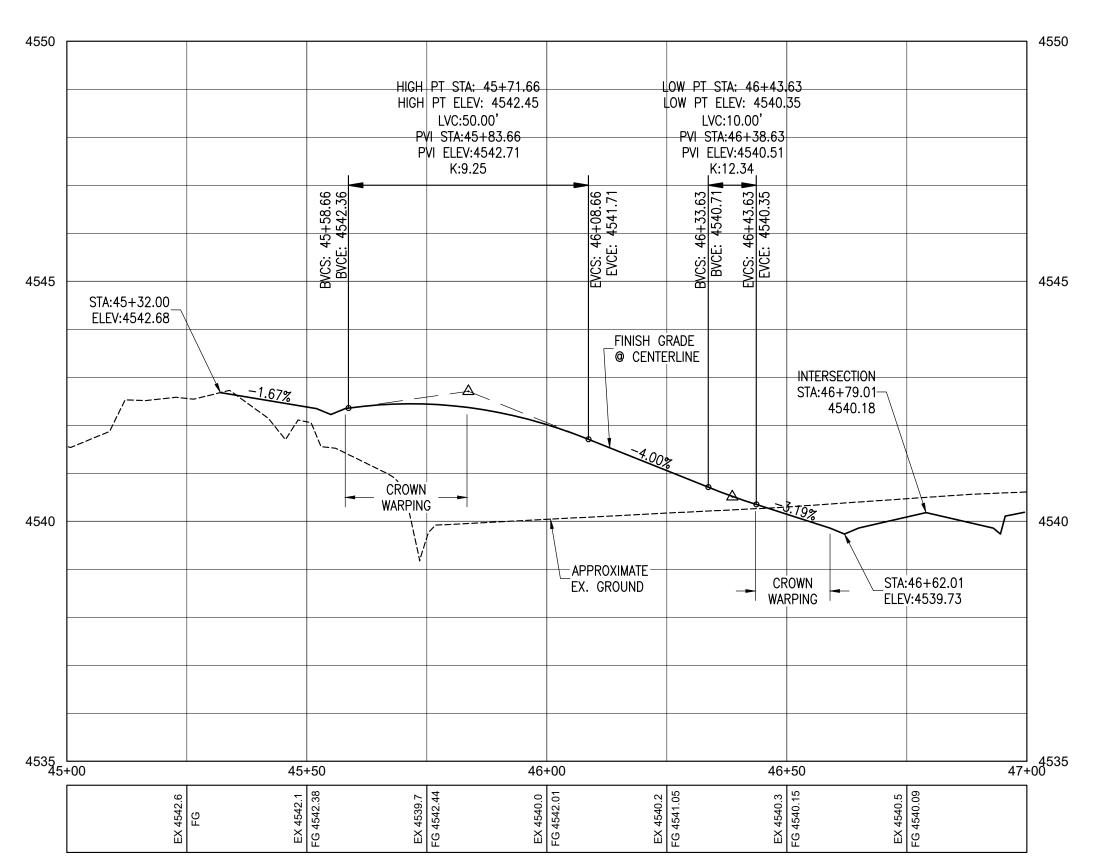
PROJECT NO: F20-052

DATE: 12/16/2022

weston estates grading.dwg







ROAD PROFILE - S. ADELE DRIVE SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

J¾₀ ROAD (GRAND AVE) J ROAD (WILDOAT AVE) KEY MAP

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

STEPHEN E. SWINDELL

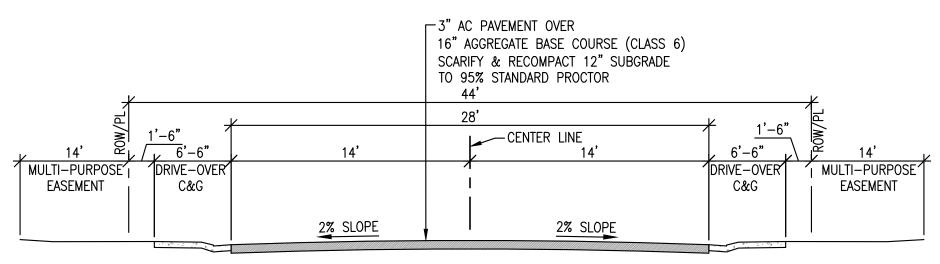
PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAIN
 RE: CITY OF FRUITA DETAILS CONSTRUCT HANDICAPPED RAMP
- 5 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH
- 2 CONSTRUCT MODIFIED 6' CROSS-PAN RE: SEE DETAIL SHEET C5.12
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS
- 6 INSTALL 4" PVC SLEEVE FOR ELECTRIC SEE PLAN FOR LENGTH
- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH RE: CITY JOINT TRENCH DETAIL
 - INSTALL 2' CONCRETE V-PAN 8 SEE DETAIL SHEET C5.13

GENERAL NOTES:

- 1. REFERENCE SHEET CO.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 OF FRUITA STANDARDS AND SPECIFICATIONS.
- 5. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
- 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED 7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. 8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.



***** PAVEMENT NOTES:

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- 2. THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT #00545-0077, DATED 01/16/23. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDE 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

URBAN RESIDENTIAL STREET

N.T.S.

0 to 1000 A.D.T.

BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

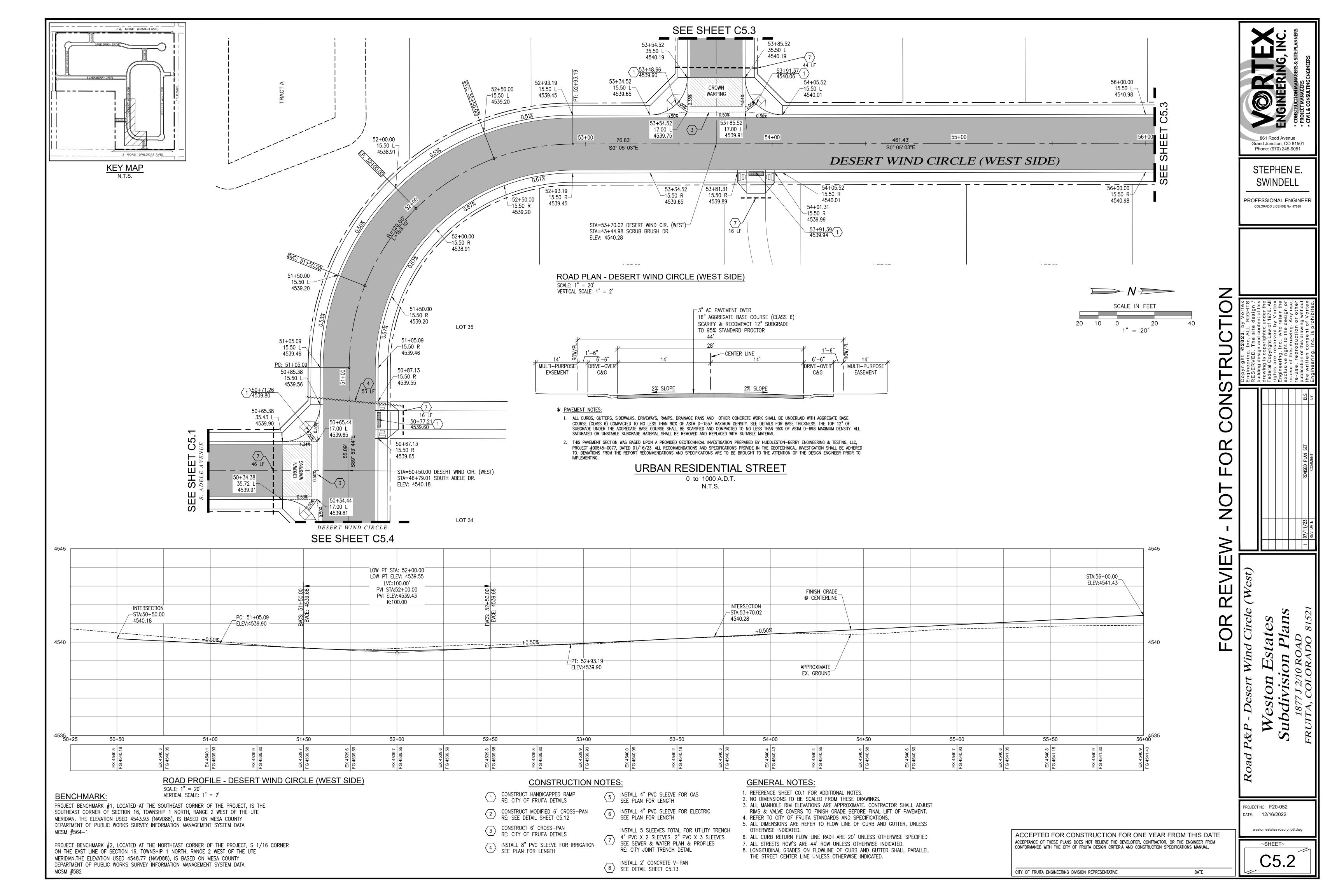
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

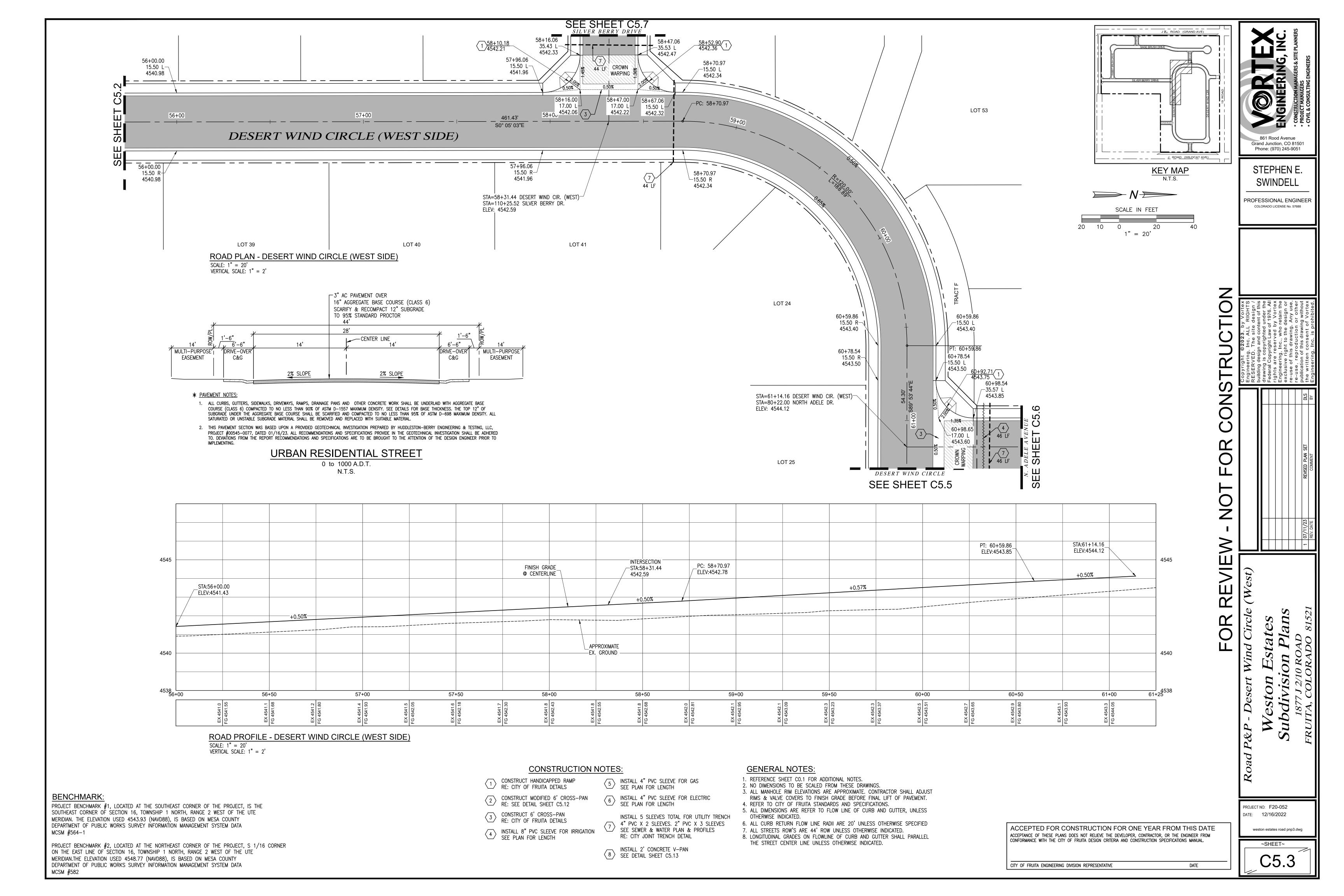
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

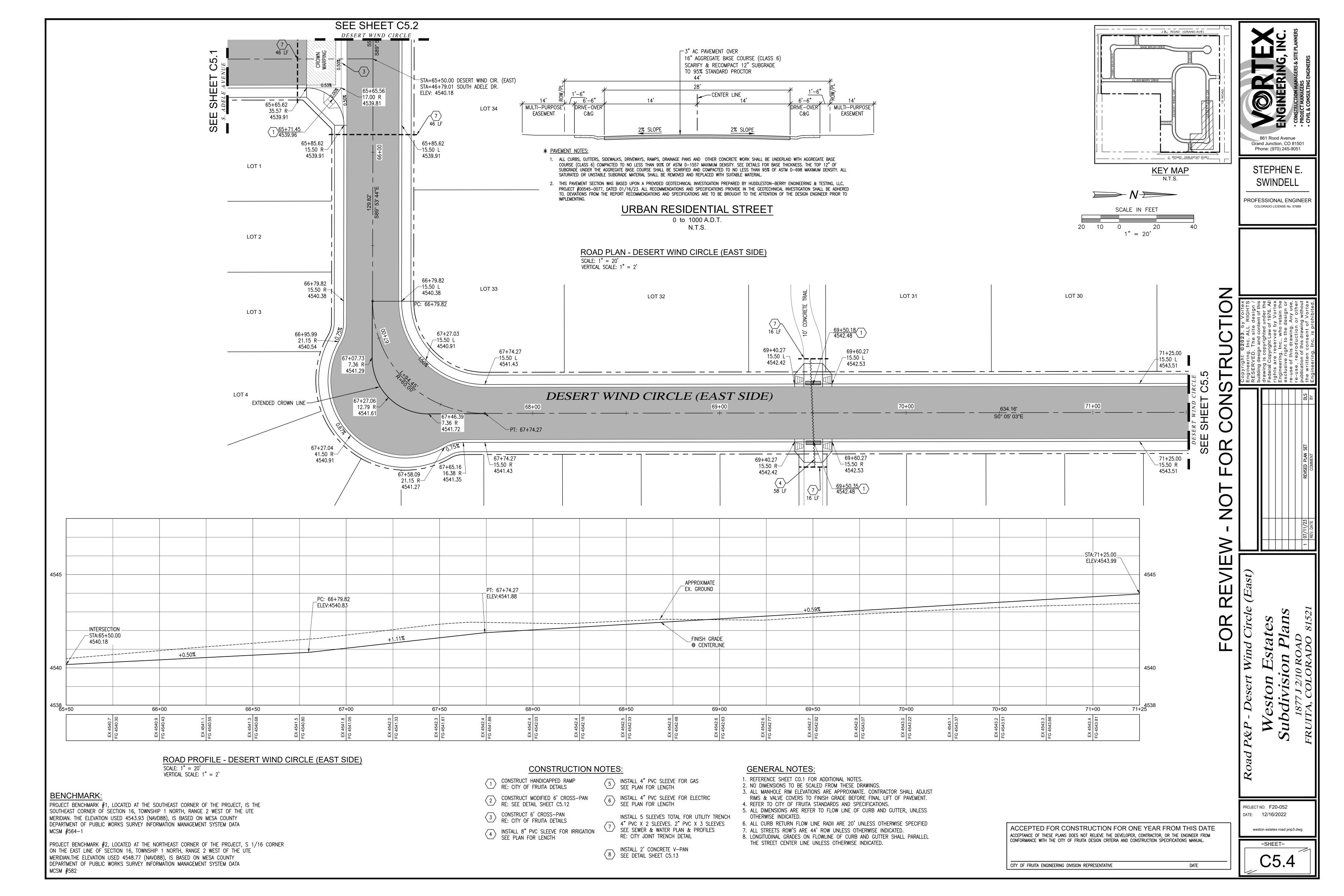
PROJECT NO: F20-052 DATE: 12/16/2022

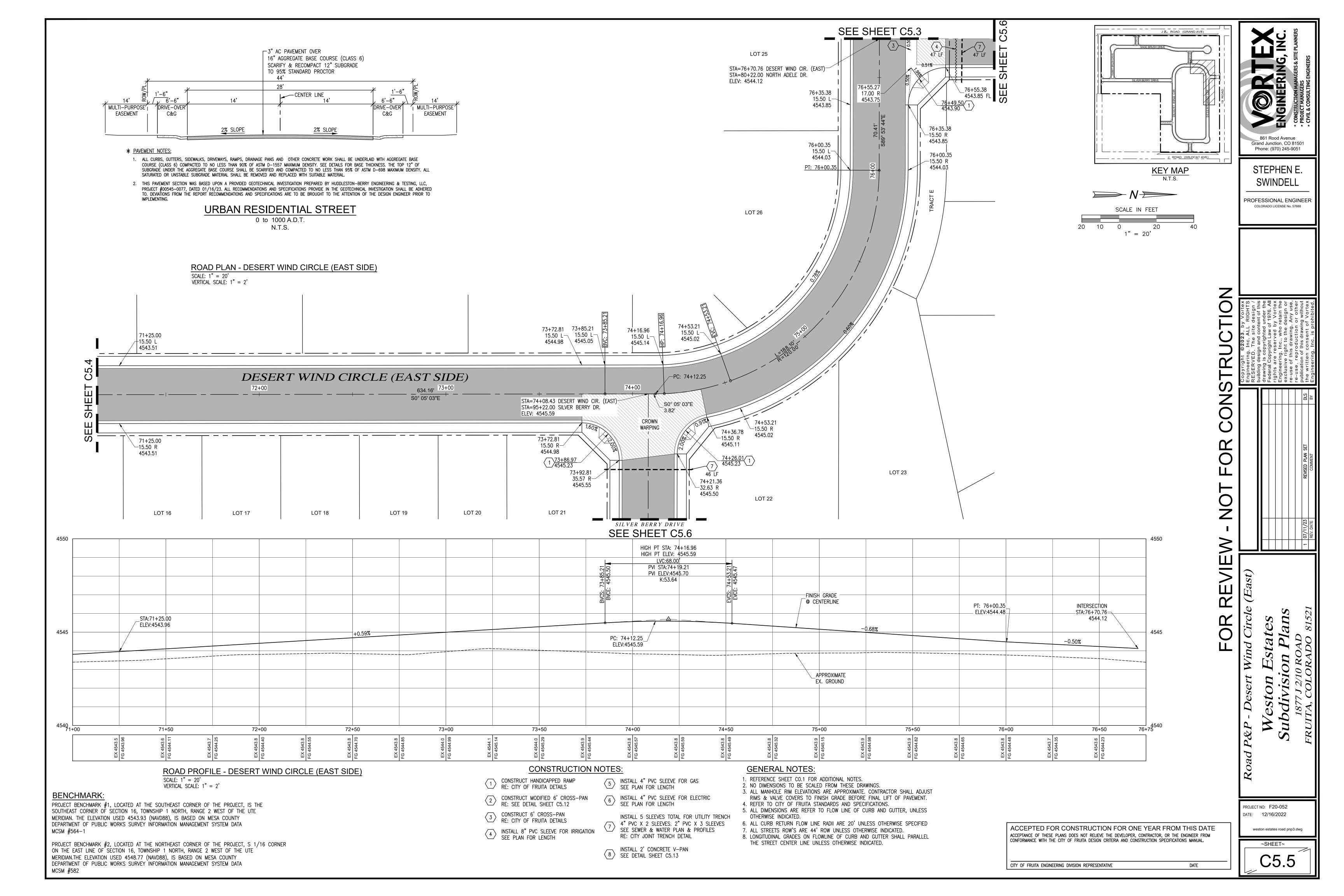
weston estates road pnp2.dwg

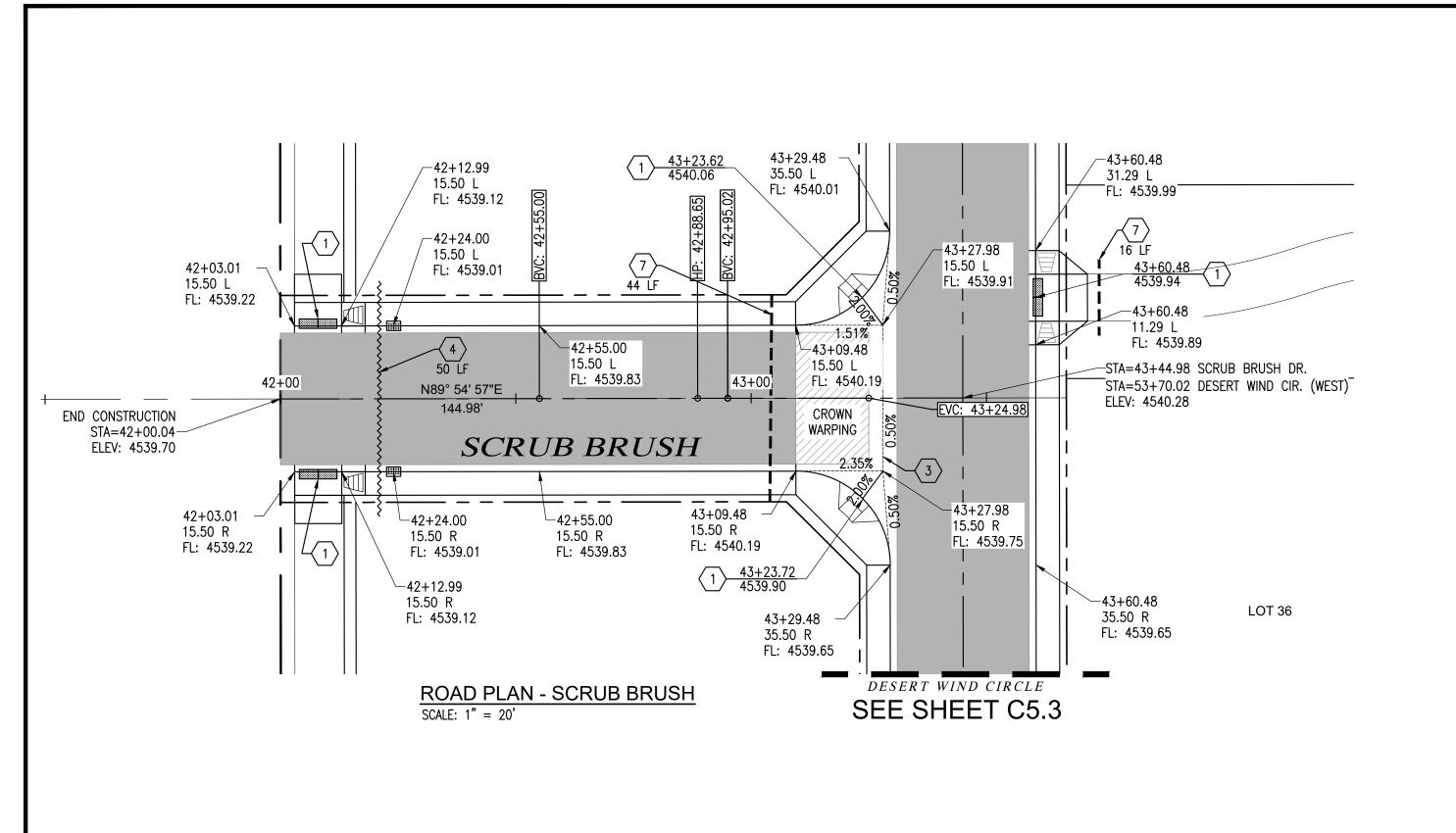
DATE

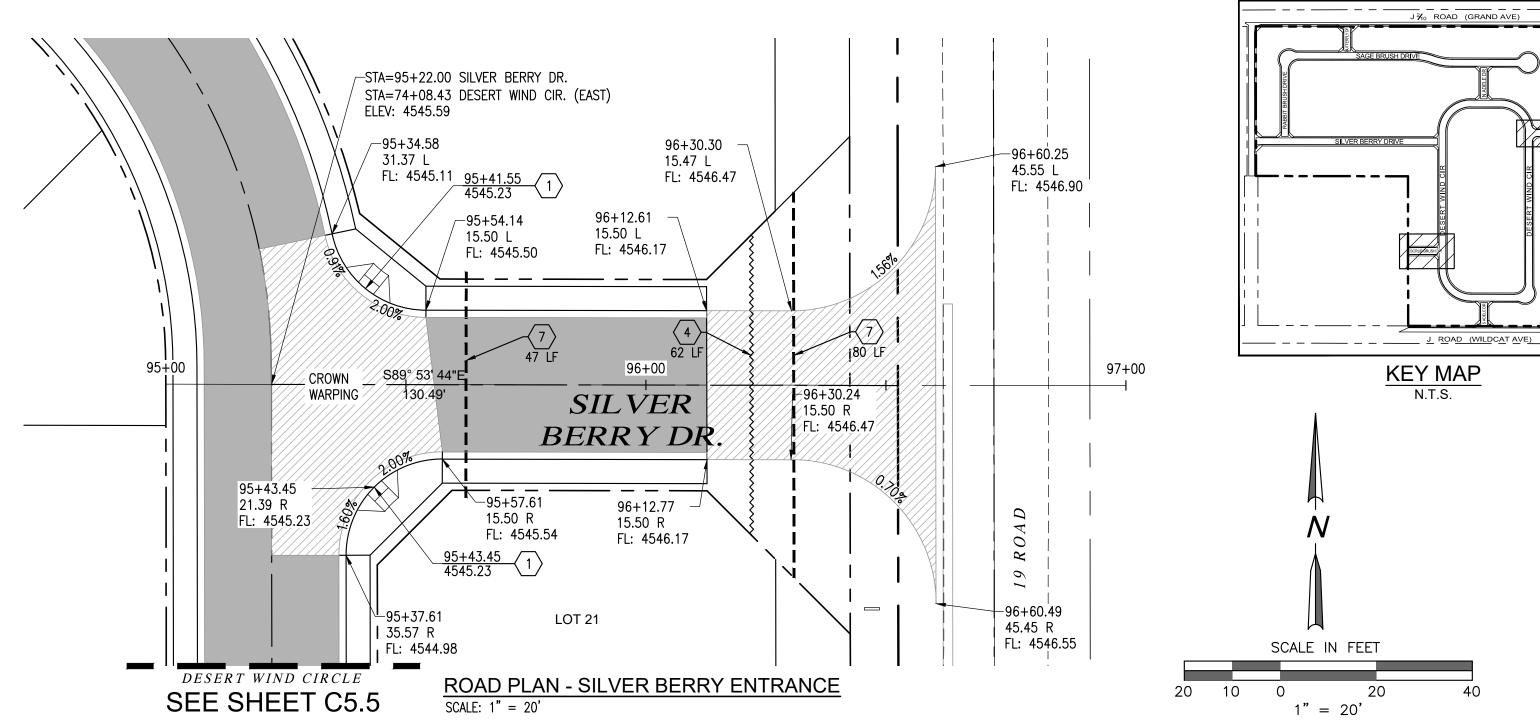


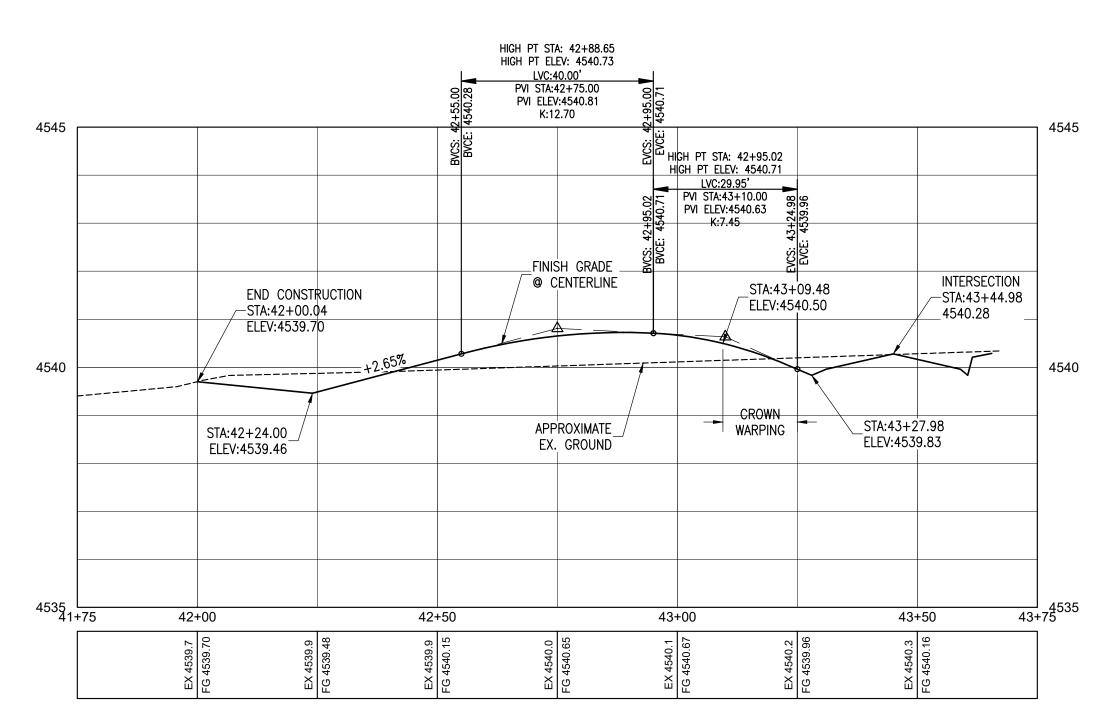












ROAD PROFILE - SCRUB BRUSH SCALE: 1" = 20'VERTICAL SCALE: 1" = 2'

BENCHMARK:

MCSM #564-1

MCSM #582

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER

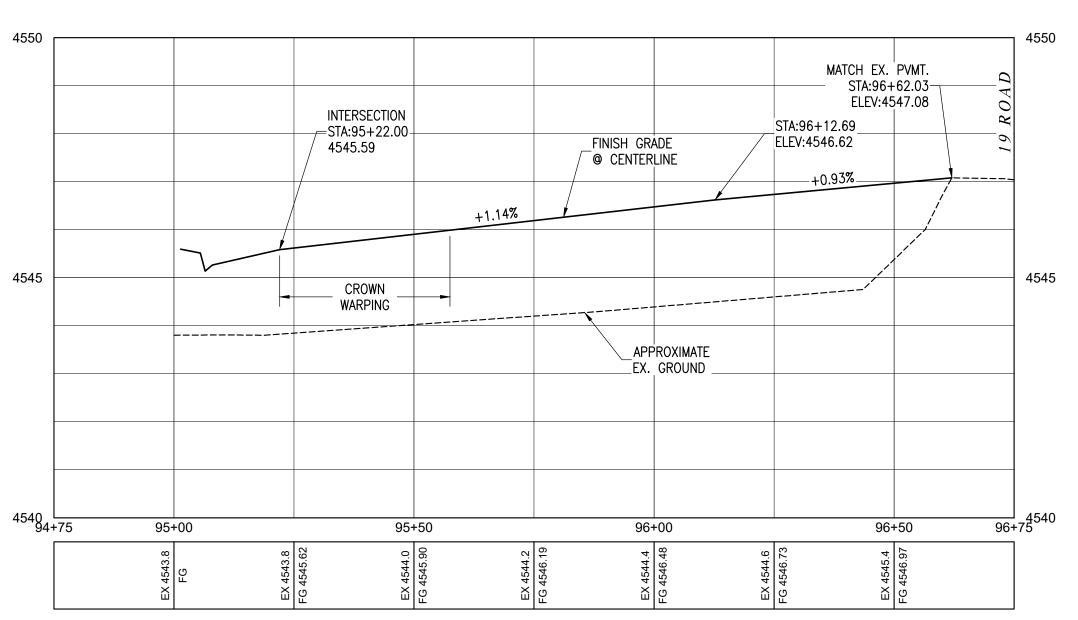
SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY

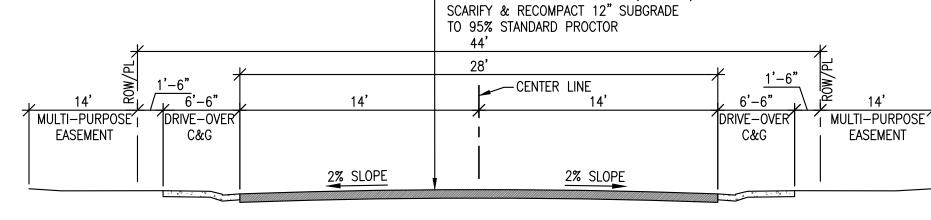
MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA



VERTICAL SCALE: 1" = 2'

ROAD PROFILE - SILVER BERRY ENTRANCE SCALE: 1" = 20'



─3" AC PAVEMENT OVER

13" AGGREGATE BASE COURSE (CLASS 6)

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

***** PAVEMENT NOTES:

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URBAN RESIDENTIAL STREET

0 to 1000 A.D.T. N.T.S.

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CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

PROJECT NO: **F20-052** DATE: 12/16/2022 weston estates road pnp4.dwg

DATE

~SHEET~

861 Rood Avenue Grand Junction, CO 81501

Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAMP RE: CITY OF FRUITA DETAILS
- CONSTRUCT MODIFIED 6' CROSS-PAN RE: SEE DETAIL SHEET C5.12

- 5 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH
- 6 INSTALL 4" PVC SLEEVE F SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC
- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES
- INSTALL 2' CONCRETE V-PAN

RE: CITY JOINT TRENCH DETAIL

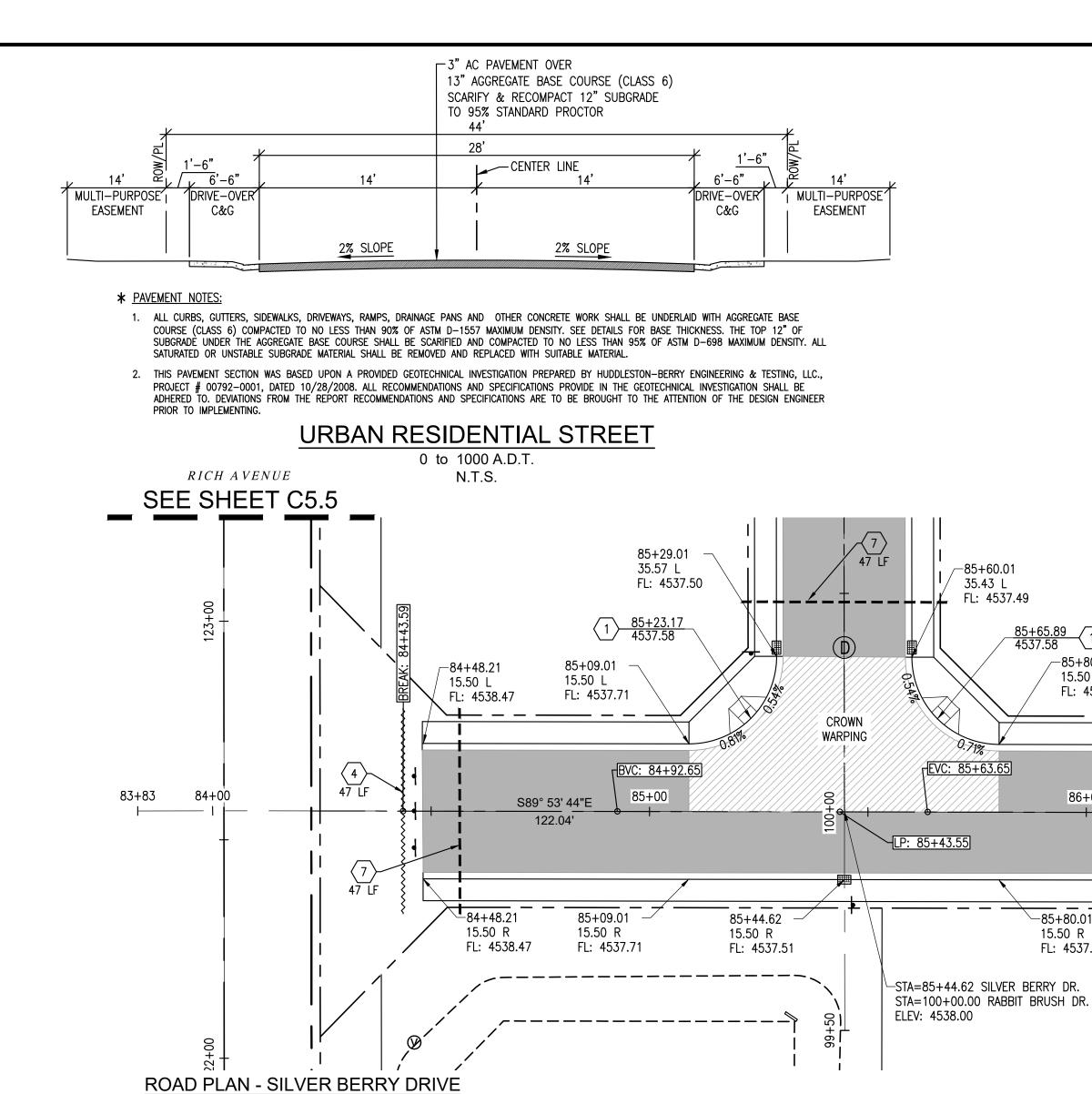
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- 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH

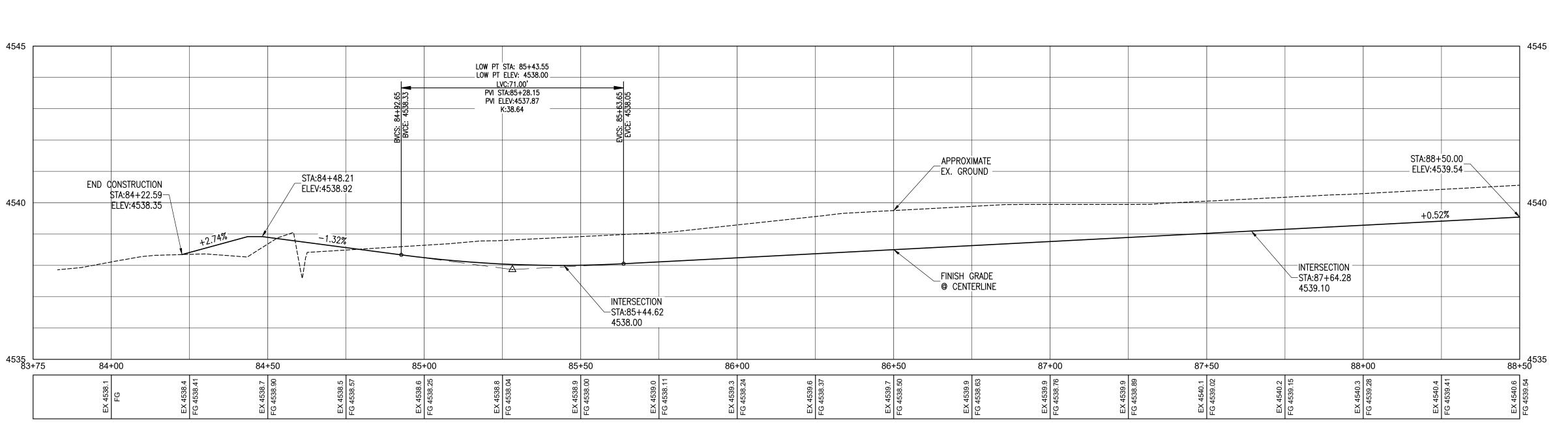
1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES. 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

GENERAL NOTES:

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8 SEE DETAIL SHEET C5.13





LOT 82

-85+80.01

15.50 L

86+00

−85+80.01

15.50 R

FL: 4537.69

FL: 4537.69

ROAD PROFILE - SILVER BERRY DRIVE SCALE: 1" = 20'VERTICAL SCALE: 1" = 2'

BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAMP
 RE: CITY OF FRUITA DETAILS
- CONSTRUCT MODIFIED 6' CROSS-PAN RE: SEE DETAIL SHEET C5.12
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS
- 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH
- 5 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH
- 6 INSTALL 4" PVC SLEEVE SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC
- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH
- 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES RE: CITY JOINT TRENCH DETAIL
 - 8 INSTALL 2' CONCRETE V-PAN SEE DETAIL SHEET C5.13

GENERAL NOTES:

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- OTHERWISE INDICATED. 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

Grand Junction, CO 81501 Phone: (970) 245-9051 STEPHEN E. **SWINDELL**

J ⅔₀ ROAD (GRAND AVE)

____ J ROAD (WILDCAT AVE)

KEY MAP

SILVEY BERRY DRIVE

SCALE IN FEET

1" = 20'

88+50.00

FL: 4539.09

15.50 L

88+50.00 —

15.50 R

FL: 4539.09

10

LOT 98

TRACT N & Q PRIVATE DRIVES

SEE SHEET C5.14

15.50 L

FL: 4538.70

-87+74.23

15.50 R

-87+54.22

15.50 R

FL: 4538.60

FL: 4538.70

88+00

87+54.22

FL: 4538.60

15.50 L

LOT 101

SILVER BERRY DRIVE

STA=87+64.28 SILVER BERRY DR.—

STA=0+22.00 PRIVATE DRIVE

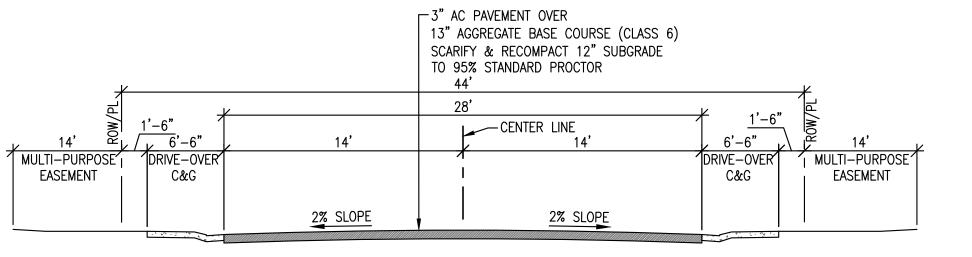
ELEV: 4539.10

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

PROJECT NO: **F20-052** DATE: 12/16/2022

DATE

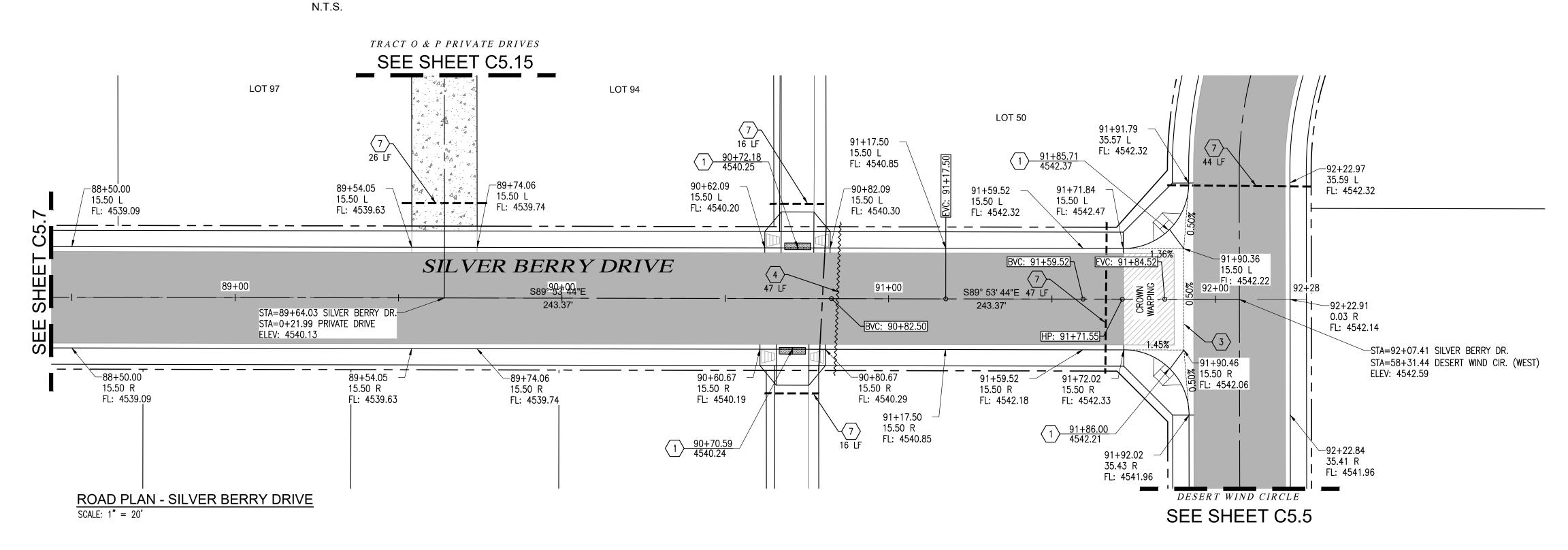
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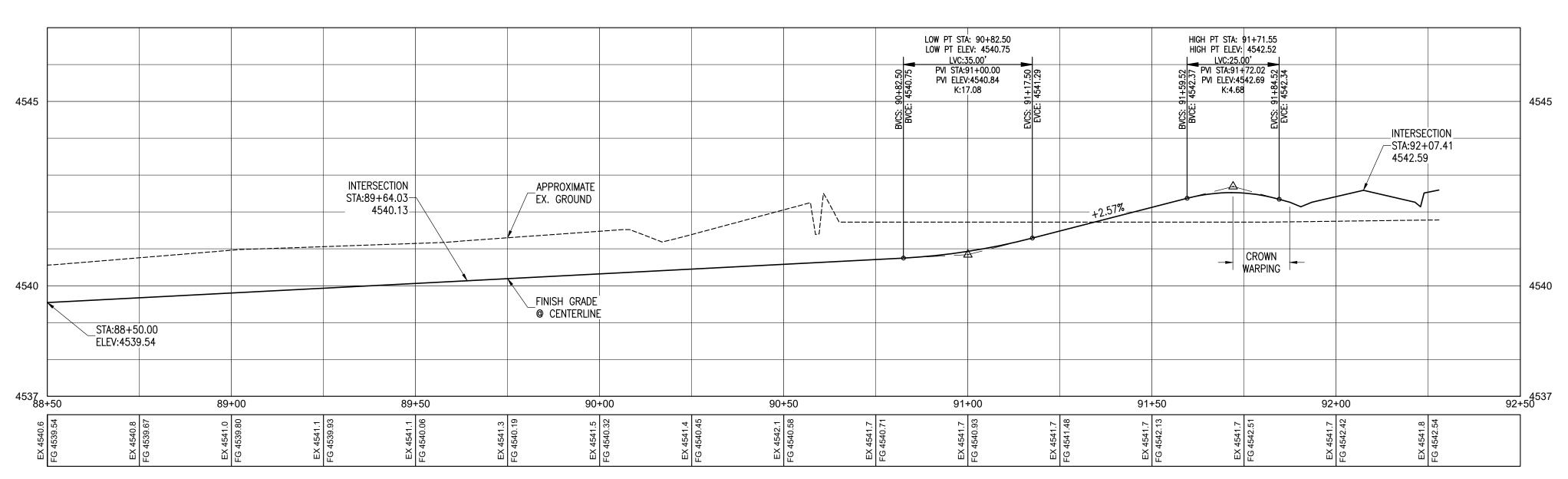


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URBAN RESIDENTIAL STREET 0 to 1000 A.D.T.





ROAD PROFILE - SILVER BERRY DRIVE SCALE: 1" = 20'

BENCHMARK:

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VERTICAL SCALE: 1" = 2'

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAMP RE: CITY OF FRUITA DETAILS
- CONSTRUCT MODIFIED 6' CROSS-PAN RE: SEE DETAIL SHEET C5.12
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS

- 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH
- 5 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH
- 6 INSTALL 4" PVC SLEEVL F SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC

RE: CITY JOINT TRENCH DETAIL

- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES
- INSTALL 2' CONCRETE V-PAN INSTALL 2 CONCRETE V-FA

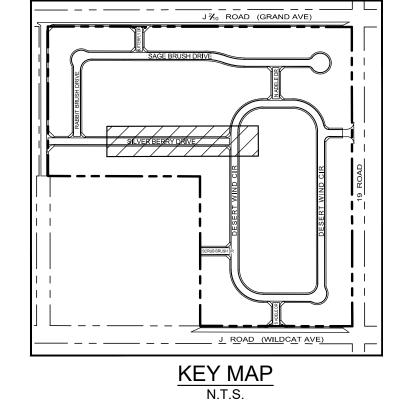
 SEE DETAIL SHEET C5.13

GENERAL NOTES:

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6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED

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STEPHEN E. **SWINDELL**

Grand Junction, CO 81501 Phone: (970) 245-9051

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

SCALE IN FEET 1" = 20'

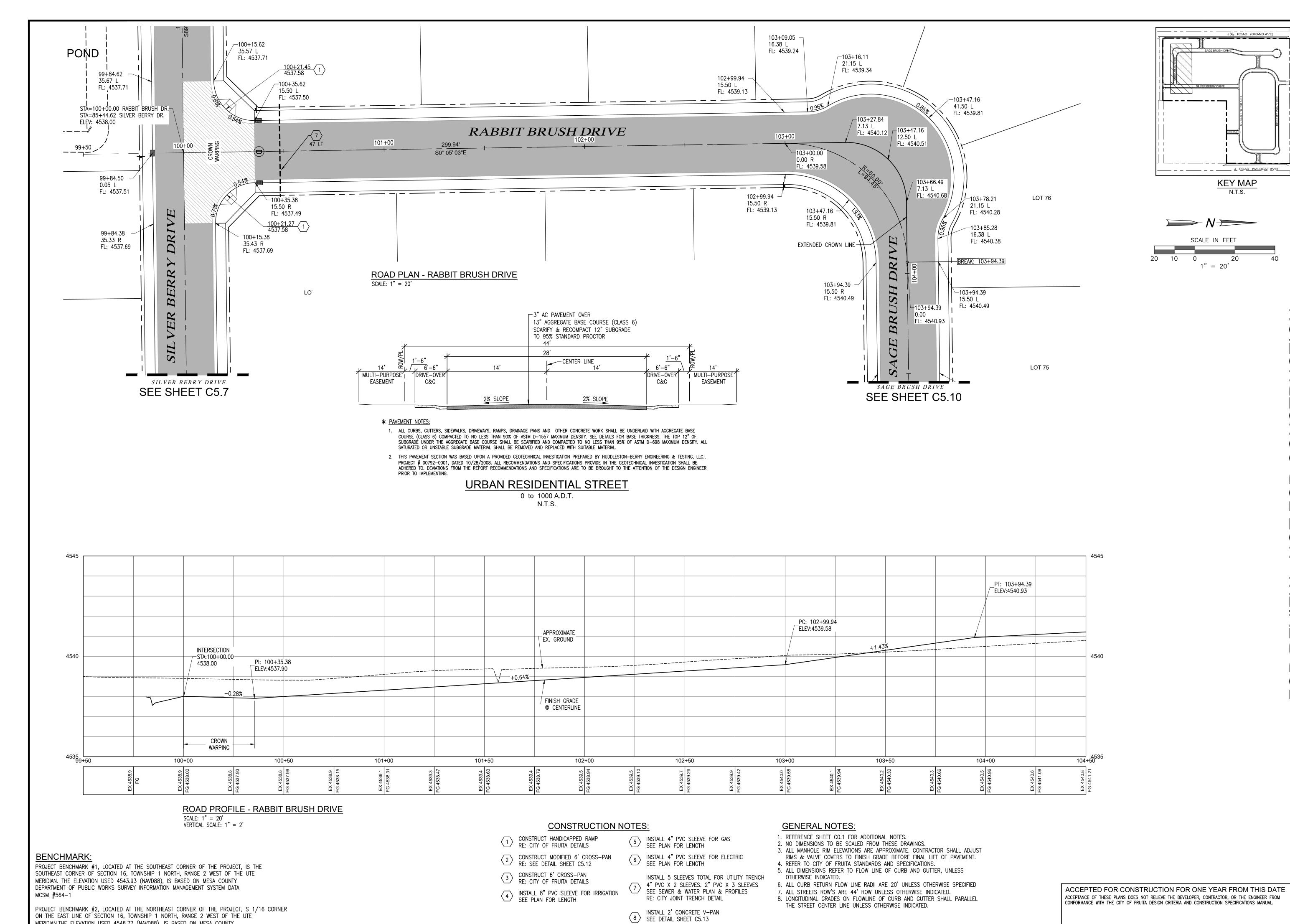
PROJECT NO: F20-052 DATE: 12/16/2022

DATE

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

weston estates road pnp4.dwg



MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

MCSM #582

PROJECT NO: F20-052 DATE: 12/16/2022 weston estates road pnp4.dwg

DATE

OR

~SHEET~

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

Grand Junction, CO 81501

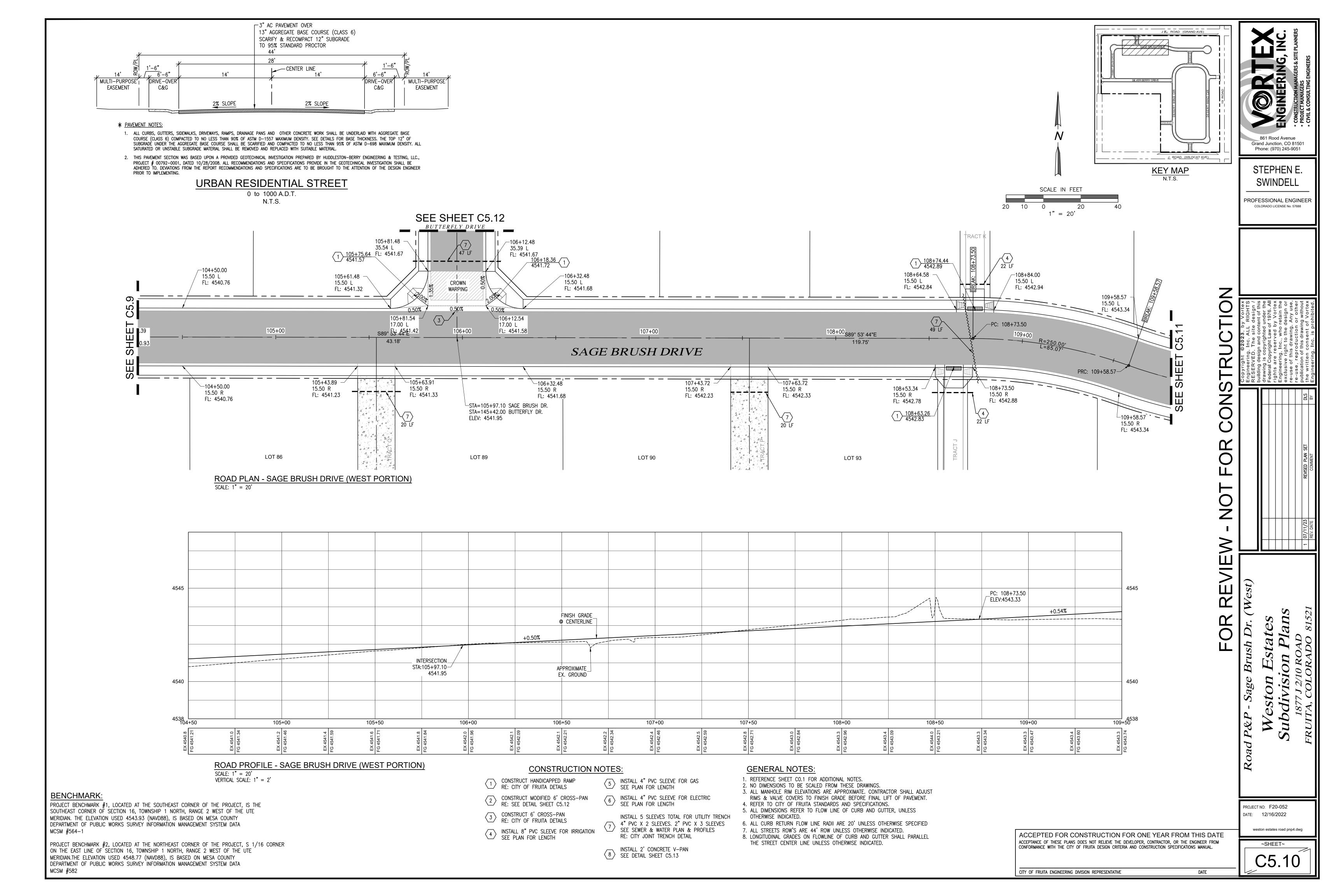
Phone: (970) 245-9051

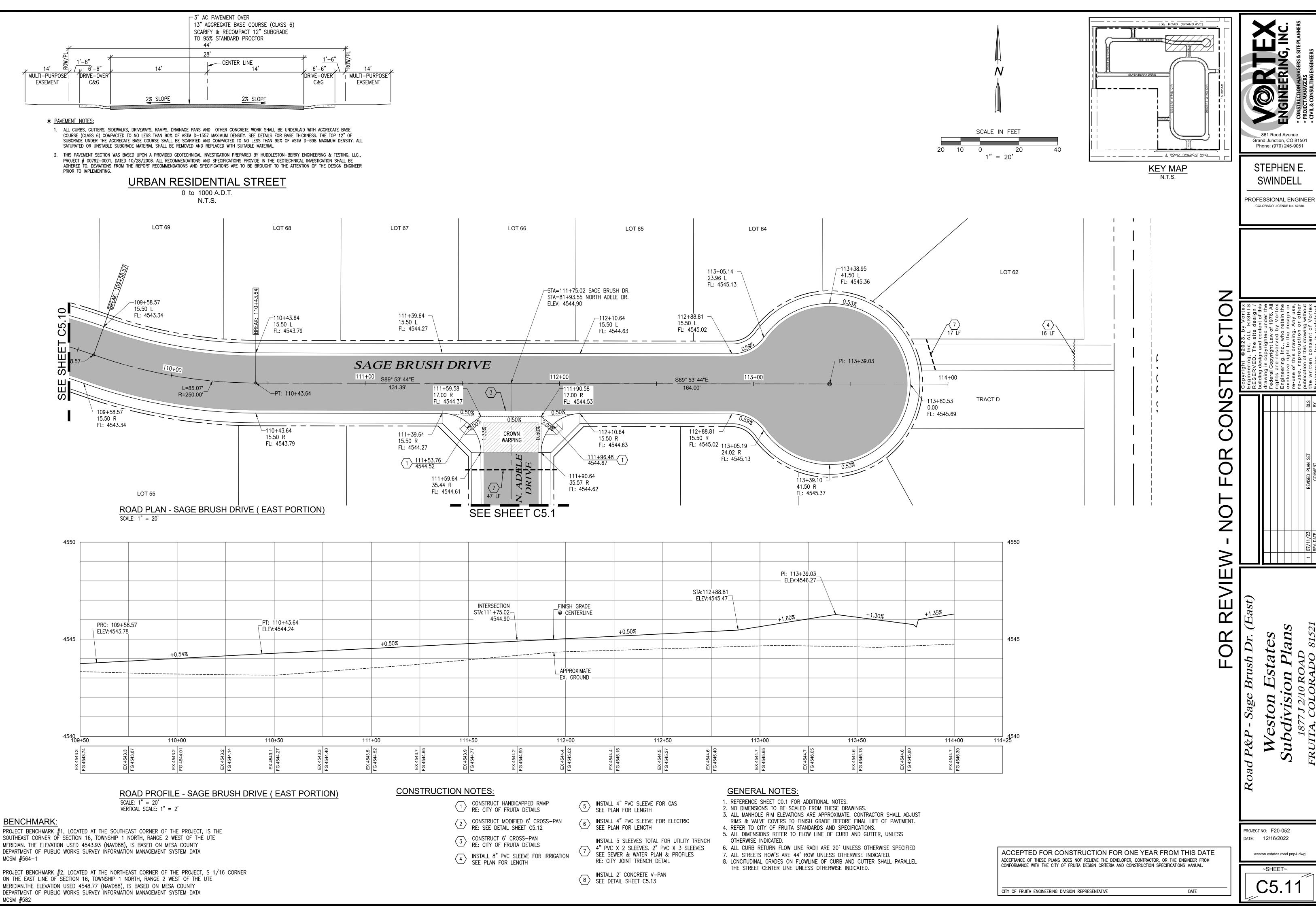
STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688





PROJECT NO: F20-052 DATE: 12/16/2022 weston estates road pnp4.dwg

~SHEET~

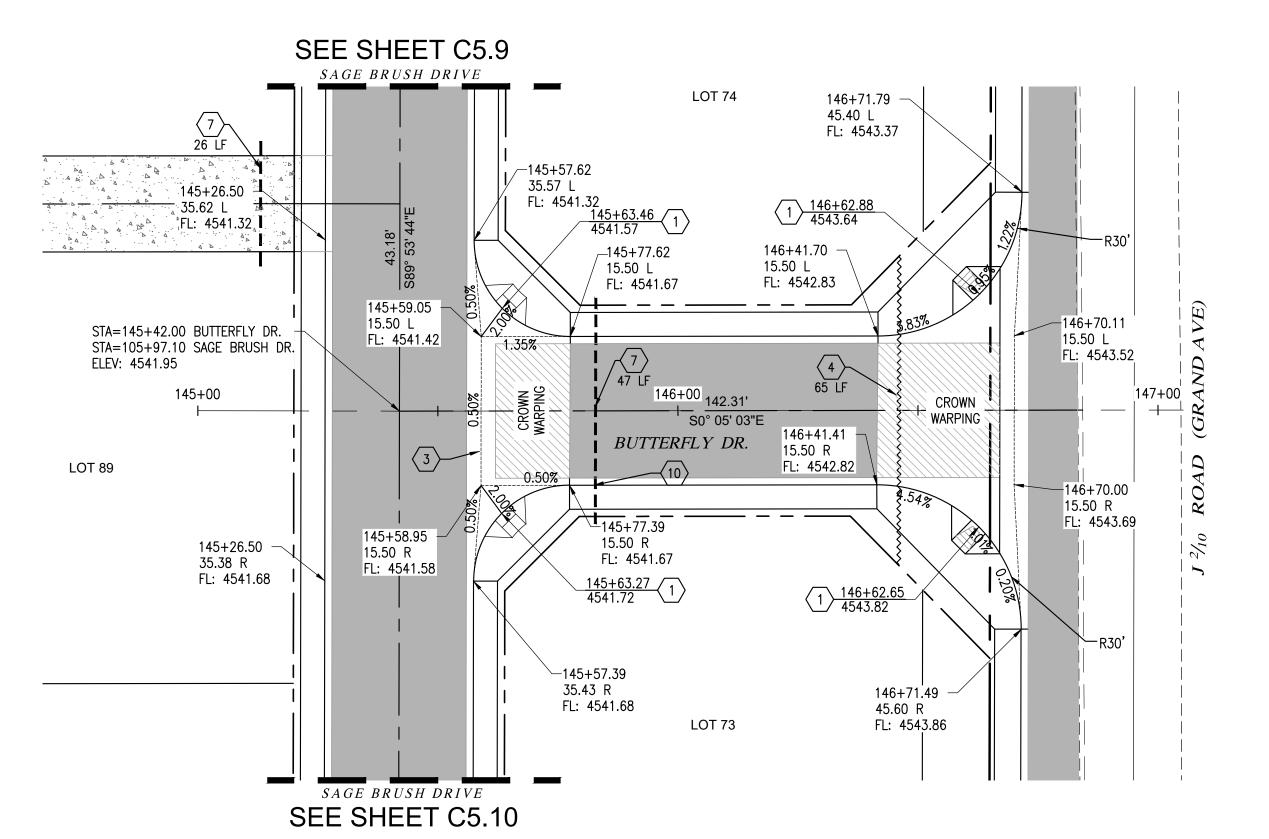
861 Rood Avenue

Grand Junction, CO 81501 Phone: (970) 245-9051

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SWINDELL

COLORADO LICENSE No. 57688



ROAD PLAN - BUTTERFLY DRIVE - FILING 2

-STA:145+77.38 ELEV:4542.12

146+00

CROWN WARPING

ROAD PROFILE - BUTTERFLY DRIVE

SCALE: 1" = 20'

-INTERSECTION

─STA:145+42.00 4541.95

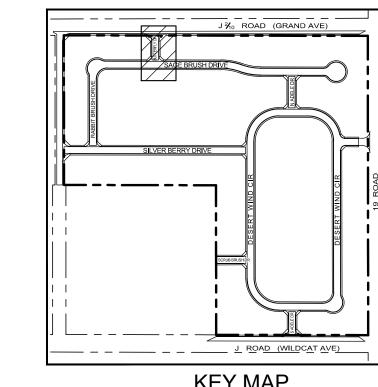
145+50

SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

4545

SCALE IN FEET 1" = 20'



KEY MAP

Grand Junction, CO 81501 Phone: (970) 245-9051

> STEPHEN E. **SWINDELL**

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

PROJECT NO: **F20-052**

DATE: 12/16/2022

weston estates road pnp4.dwg ~SHEET~

C5.12

OR

SCARIFY & RECOMPACT 12" SUBGRADE TO 95% STANDARD PROCTOR CENTER LINE 6'-6" DRIVE-OVER | MULTI-PURPOSE EASEMENT C&G EASEMENT 2% SLOPE 2% SLOPE

_3" AC PAVEMENT OVER

13" AGGREGATE BASE COURSE (CLASS 6)

* 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 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 95% OF ASTM D-698 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 2. THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC., PROJECT # 00792-0001, DATED 10/28/2008. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDE 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.

URBAN RESIDENTIAL STREET

0 to 1000 A.D.T. N.T.S.

CONSTRUCTION NOTES:

FINISH GRADE @ CENTERLINE

APPROXIMATE

EX. GROUND

CONSTRUCT HANDICAPPED RAMP

RE: SEE DETAIL SHEET C5.12

- 5 INSTALL 4" PVC SLEEVE F SEE PLAN FOR LENGTH RE: CITY OF FRUITA DETAILS CONSTRUCT MODIFIED 6' CROSS-PAN
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS
- INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH
- 6 INSTALL 4" PVC SLEEVE F SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC

INSTALL 4" PVC SLEEVE FOR GAS

INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES 7 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEV SEE SEWER & WATER PLAN & PROFILES RE: CITY JOINT TRENCH DETAIL

WARPING

146+50

GENERAL NOTES:

4545

4540 147+25

STA:146+67.05 STA:146+84.31 ELEV:4543.73 / ELEV:4543.95

147+00

- 1. REFERENCE SHEET CO.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 OF FRUITA STANDARDS AND SPECIFICATIONS. 5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS
- OTHERWISE INDICATED.
- 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED 7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. 8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL

THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.

INSTALL 2' CONCRETE V-PAN 8 SEE DETAIL SHEET C5.13

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

BENCHMARK:

MCSM #564-1

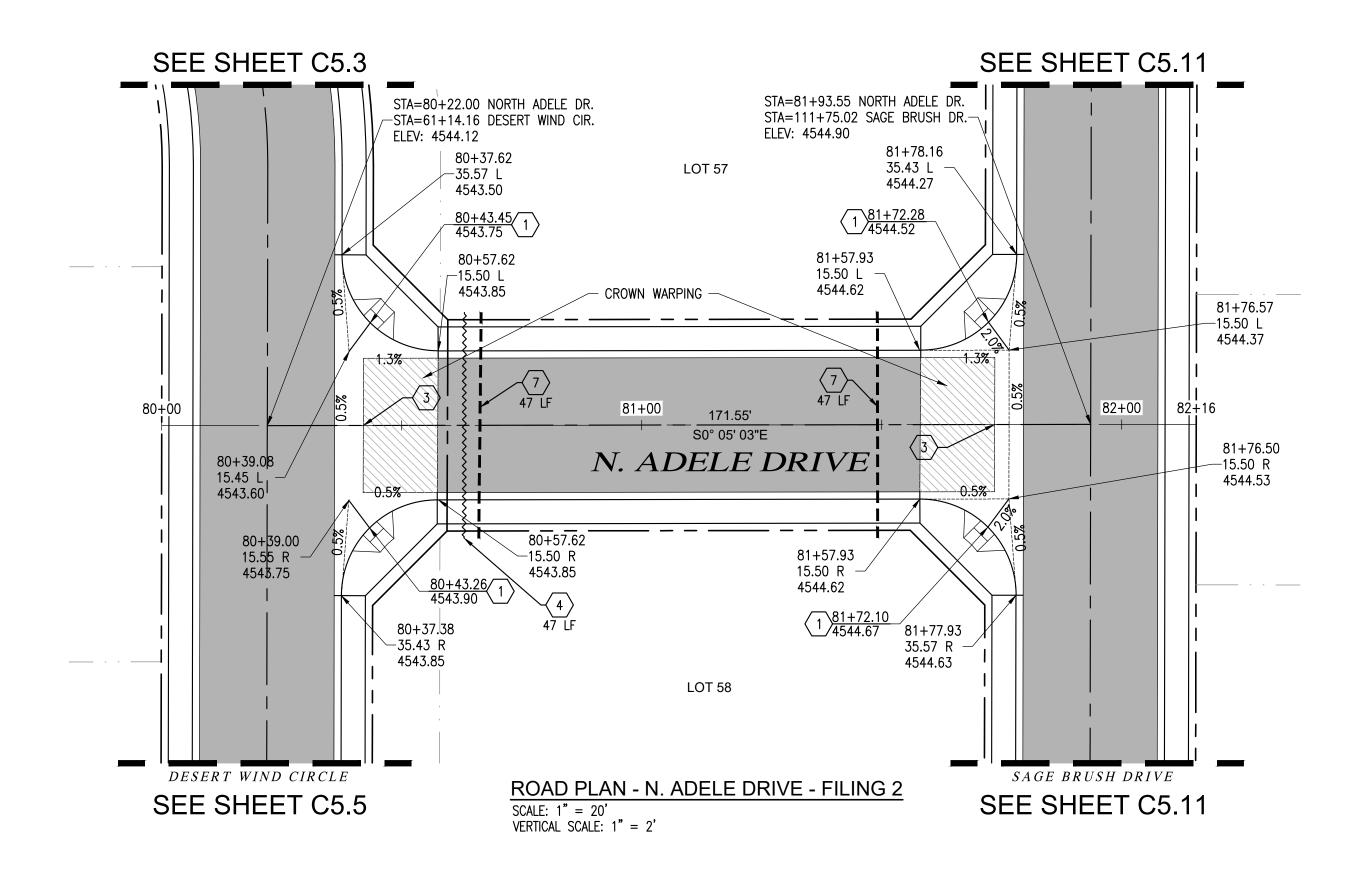
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

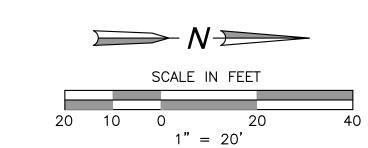
DATE

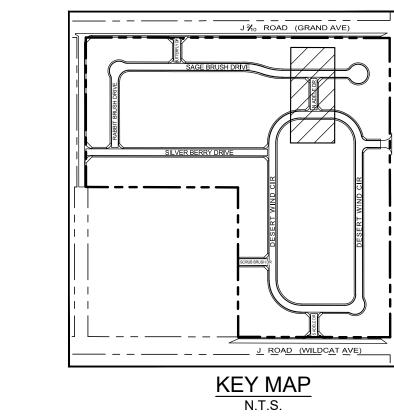
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

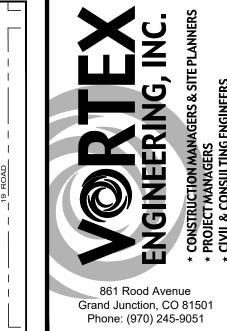
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM

CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.









STEPHEN E. **SWINDELL**

COLORADO LICENSE No. 57688

PROFESSIONAL ENGINEER

OR

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.

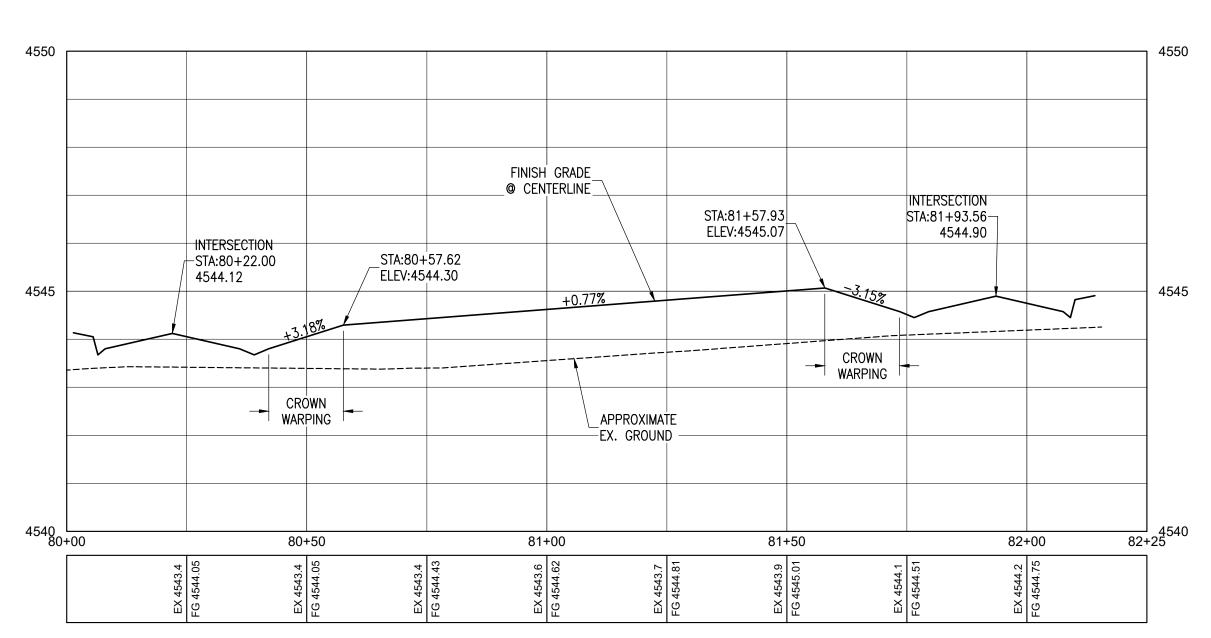
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

PROJECT NO: F20-052

DATE: 12/16/2022

weston estates road pnp2a.dwg

~SHEET~ C5.13



ROAD PROFILE - N. ADELE DRIVE SCALE: 1" = 20'

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAMP
 RE: CITY OF FRUITA DETAILS
- 2 CONSTRUCT MODIFIED O GROSS RE: SEE DETAIL SHEET C5.12 CONSTRUCT MODIFIED 6' CROSS-PAN
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS
- 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH
- INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH
- 6 SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC
- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH OTHERWISE INDICATED. 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES RE: CITY JOINT TRENCH DETAIL
 - INSTALL 2' CONCRETE V-PAN 8 SEE DETAIL SHEET C5.13

GENERAL NOTES:

VERTICAL SCALE: 1" = 2'

- 1. REFERENCE SHEET CO.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 OF FRUITA STANDARDS AND SPECIFICATIONS.
- 5. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
- 7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. 8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.

* PAVEMENT NOTES:

- 1. 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 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 95% OF ASTM D-698 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 2. THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, PROJECT #00545-0077, DATED 01/16/23. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDE 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.

URBAN RESIDENTIAL STREET

N.T.S.

0 to 1000 A.D.T.

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

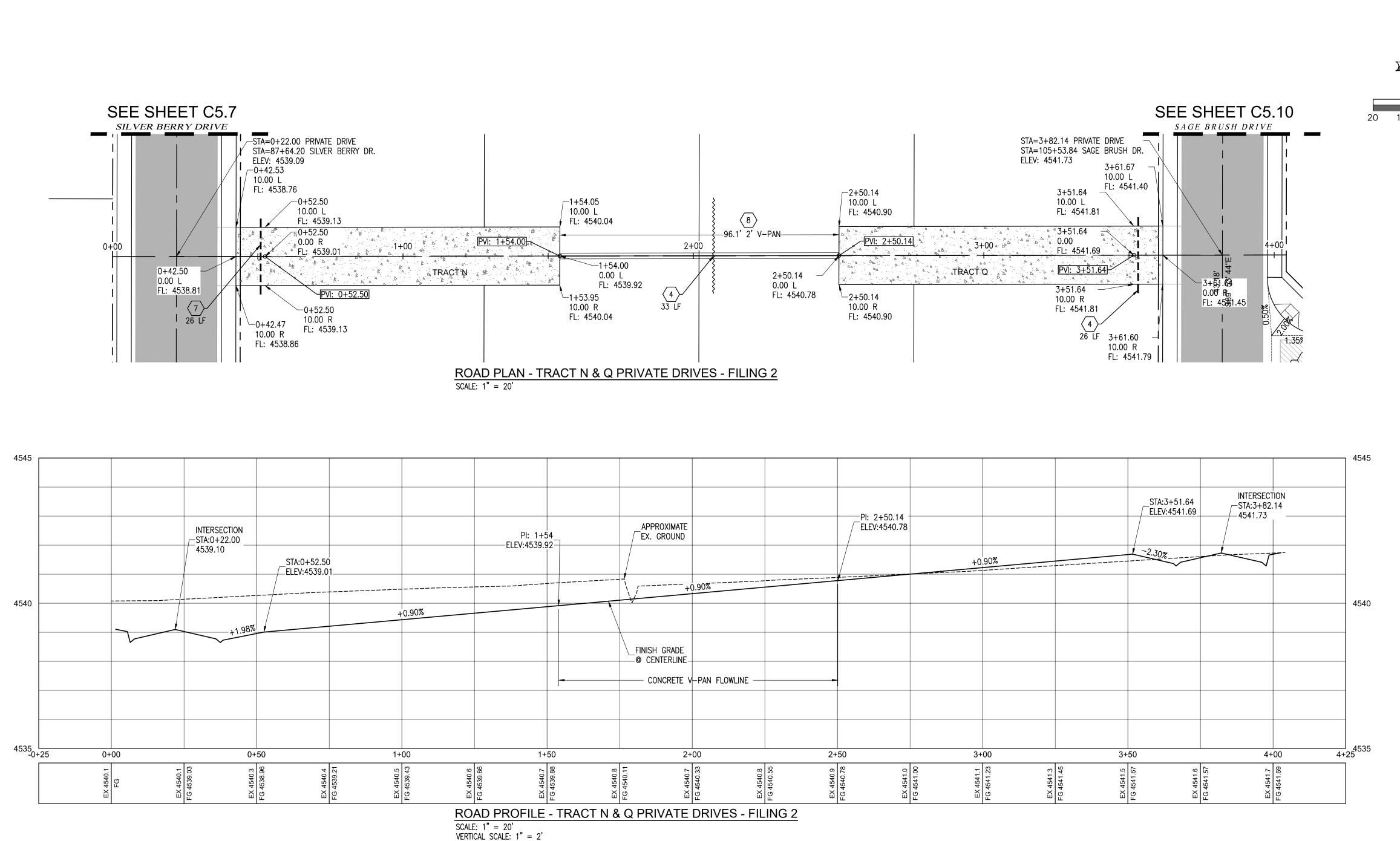
MCSM #582

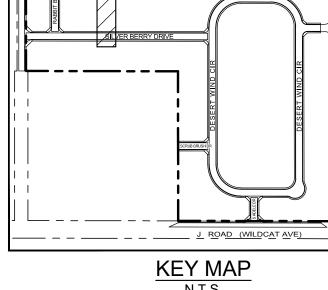
MCSM #564-1

BENCHMARK:

-3" AC PAVEMENT OVER 16" AGGREGATE BASE COURSE (CLASS 6) SCARIFY & RECOMPACT 12" SUBGRADE TO 95% STANDARD PROCTOR CENTER LINE

<u>1'-6"</u> DRIVE-OVER MULTI-PURPOSE' DRIVE-OVER MULTI-PURPOSE EASEMENT EASEMENT C&G 2% SLOPE 2% SLOPE





J¾₀ ROAD (GRAND AVE)

STEPHEN E.

SWINDELL

Grand Junction, CO 81501

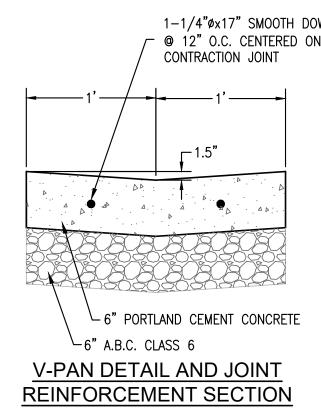
Phone: (970) 245-9051

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

6" AGGREGATE BASE COURSE (CLASS 6) SCARIFY & RECOMPACT 12" SUBGRADE TO 90% MODIFIED PROCTOR DRY DENSITY CENTER LINE-2.0% 2.0%

#4 REBAR 18" ON CENTER EACH WAY PRIVATE DRIVE SECTION (20' ROW) N.T.S

6" PORTLAND CEMENT CONCRETE OVER —



N.T.S.

1-1/4"øx17" SMOOTH DOWEL BARS / @ 12" O.C. CENTERED ON

PROJECT NO: F20-052

CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

DATE

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE: 12/16/2022 weston estates road pnp4.dwg

> ~SHEET~ C5.14

CONSTRUCTION NOTES:

- CONSTRUCT HANDICAPPED RAMP
 RE: CITY OF FRUITA DETAILS
- CONSTRUCT MODIFIED 6' CROSS-PAN RE: SEE DETAIL SHEET C5.12
- CONSTRUCT 6' CROSS-PAN RE: CITY OF FRUITA DETAILS
- 4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH

5 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH

- 6 INSTALL 4" PVC SLEEVE FOR ELECTRIC SEE PLAN FOR LENGTH
- INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES SEE SEWER & WATER PLAN & PROFILES RE: CITY JOINT TRENCH DETAIL
- 8 INSTALL 2' CONCRETE V-PAN SEE DETAIL SHEET C5.13

GENERAL NOTES:

- 1. REFERENCE SHEET CO.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 OF FRUITA STANDARDS AND SPECIFICATIONS.
- 5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED. 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
- 7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. 8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

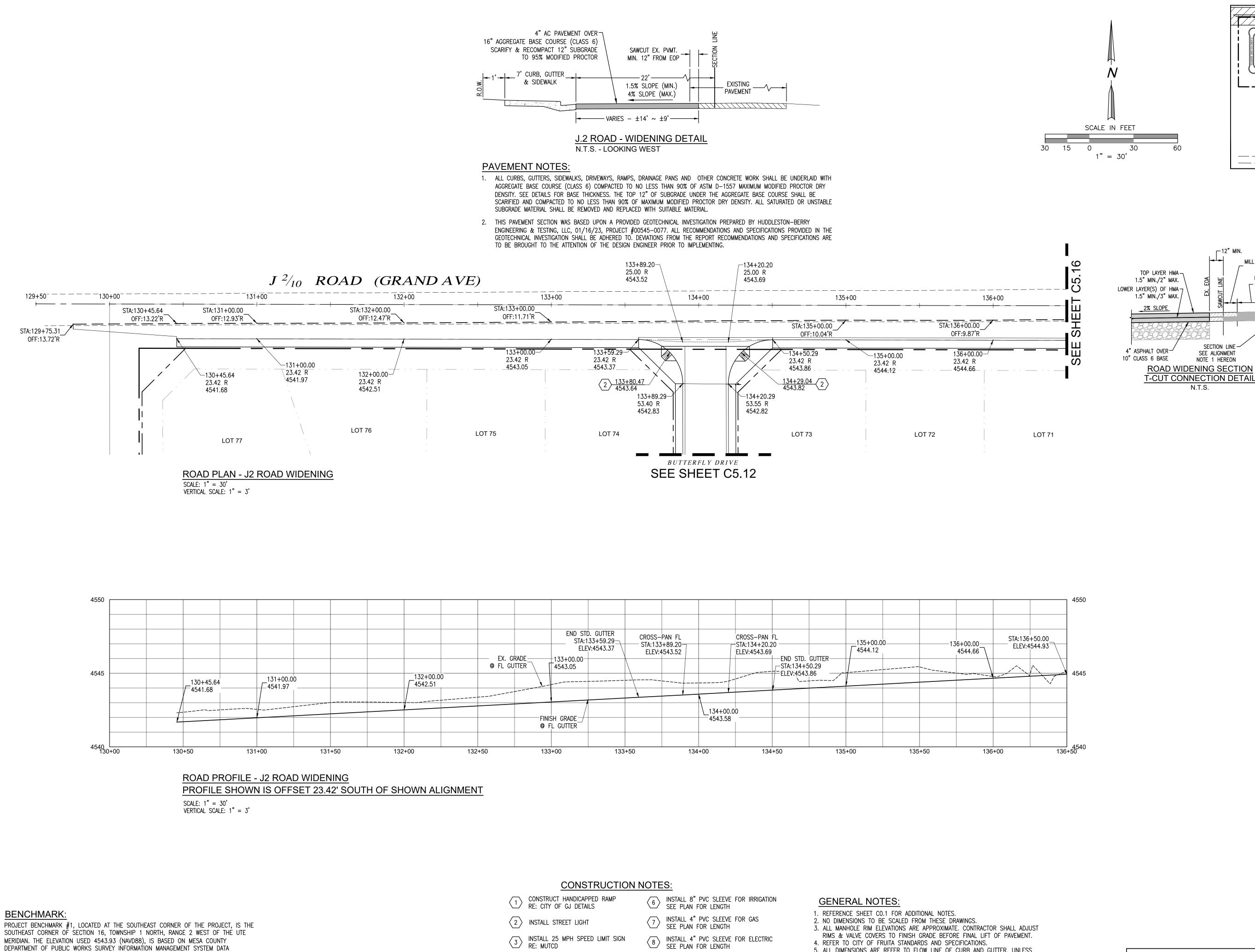
MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

MCSM #582

MCSM #564-1

BENCHMARK:



CONSTRUCT 6' CROSS-PAN RE: CITY OF GJ DETAILS

PROPOSED FIRE HYDRANT RE: UTE WATER DETAILS

INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH

9 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES
SEE PLAN FOR I FNGTH

RE: CITY JOINT TRENCH DETAIL

SEE PLAN FOR LENGTH

MCSM #564-1

MCSM #582

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER

ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

5. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS

OTHERWISE INDICATED. 6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED 7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.

THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.

8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL

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

C5.15

PROJECT NO: F20-052

DATE: 12/16/2022

Grand Junction, CO 81501

Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

MILL DOWN 1.5",12" MIN. 'T' TOP REQUIRED

(OFFSET TOP LAYER OF HMA)

FIRST SAW CUT IS AT THE LINE

2.3 FEET NORTH OF

THE SURVEYED SECTION LINE

SEE ALIGNMENT

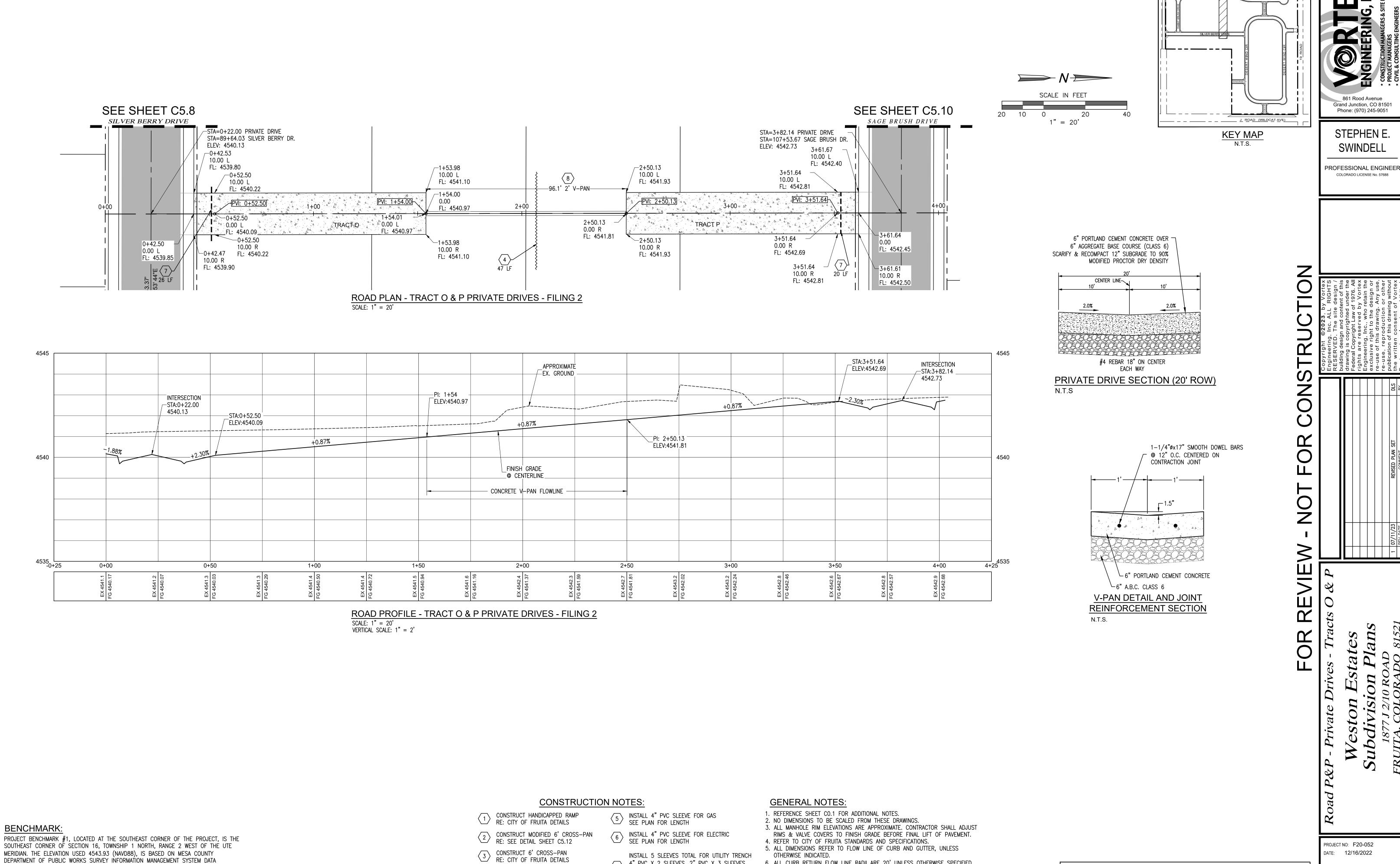
NOTE 1 HEREON

N.T.S.

KEY MAP

weston estates road pnp5.dwg

OR



4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES

SEE SEWER & WATER PLAN & PROFILES

RE: CITY JOINT TRENCH DETAIL

8 INSTALL 2' CONCRETE V-PAN SEE DETAIL SHEET C5.13

4 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH

6. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED

8. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL PARALLEL

7. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.

THE STREET CENTER LINE UNLESS OTHERWISE INDICATED.

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER

MCSM #564-1

MCSM #582

weston estates road pnp4.dwg ~SHEET~

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

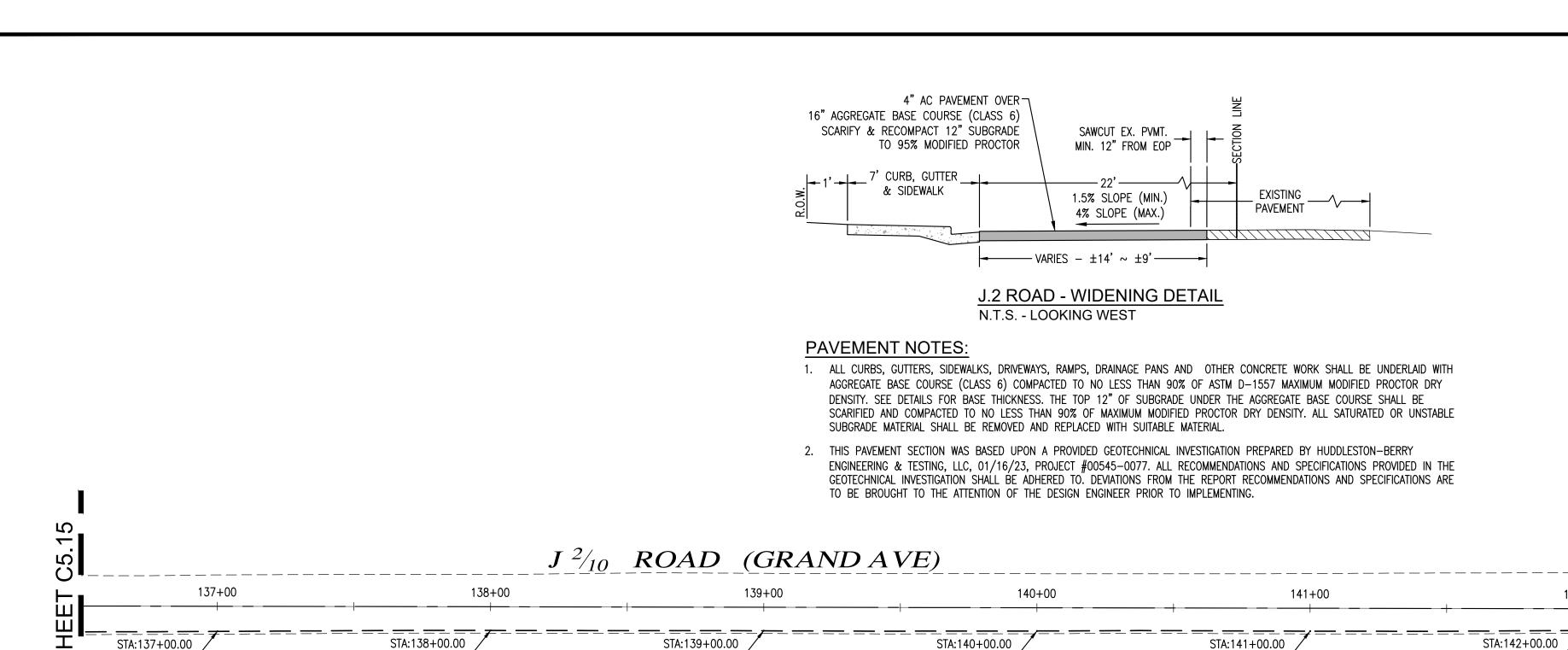
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

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.

J ¾₀ ROAD (GRAND AVE)

C5.15



OFF:8.62'R

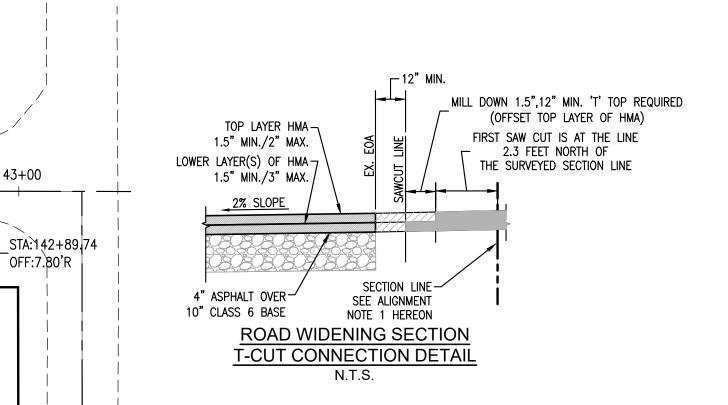
139+00.00-

LOT 67

23.42 R

4546.28

LOT 68



KEY MAP

SCALE IN FEET

1" = 30'

30 15 0

143+00

0FF:7.80'R

OR

Grand Junction, CO 81501

Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

PROJECT NO: F20-052

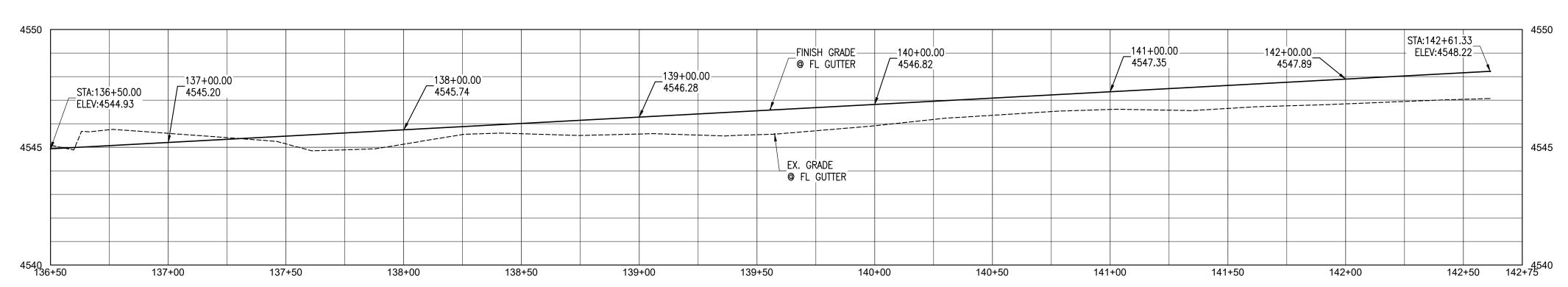
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM

DATE

DATE: 12/16/2022

weston estates road pnp5.dwg

~SHEET~ C5.16



0FF:8.51'R

140+00.00-

LOT 66

23.42 R

4546.82

ROAD PROFILE - J2 ROAD WIDENING

OFF:8.67'R

138+00.00-

LOT 69

23.42 R

__4545.74__

ROAD PLAN - J2 ROAD WIDENING

PROFILE SHOWN IS OFFSET 23.42' SOUTH OF SHOWN ALIGNMENT

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

LOT 70

SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'

CONSTRUCTION NOTES:

CONSTRUCT HANDICAPPED RAMP
RE: CITY OF GJ DETAILS

2 INSTALL STREET LIGHT

3 INSTALL 25 MPH SPEED LIMIT SIGN RE: MUTCD

CONSTRUCT 6' CROSS-PAN RE: CITY OF GJ DETAILS

PROPOSED FIRE HYDRANT RE: UTE WATER DETAILS

6 INSTALL 8" PVC SLEEVE FOR IRRIGATION SEE PLAN FOR LENGTH

7 INSTALL 4" PVC SLEEVE FOR GAS SEE PLAN FOR LENGTH

8 INSTALL 4" PVC SLEEVE F SEE PLAN FOR LENGTH INSTALL 4" PVC SLEEVE FOR ELECTRIC

INSTALL 5 SLEEVES TOTAL FOR UTILITY TRENCH 9 4" PVC X 2 SLEEVES. 2" PVC X 3 SLEEVES
SEE PLAN FOR I FNGTH SEE PLAN FOR LENGTH

OFF:8.38'R

141+00.00-

LOT 64

23.42 R

4547.35

LOT 65

GENERAL NOTES:

1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES. 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

142+00

OFF:7.98'R

142+00.00-

23.42 R

4547.89

LOT 63

STA:142+61.33

OFF:7.80'R

142+61.33-

23.42 R

4548.22

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 OF FRUITA STANDARDS AND SPECIFICATIONS. 5. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY

DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

BENCHMARK:

MCSM #564-1

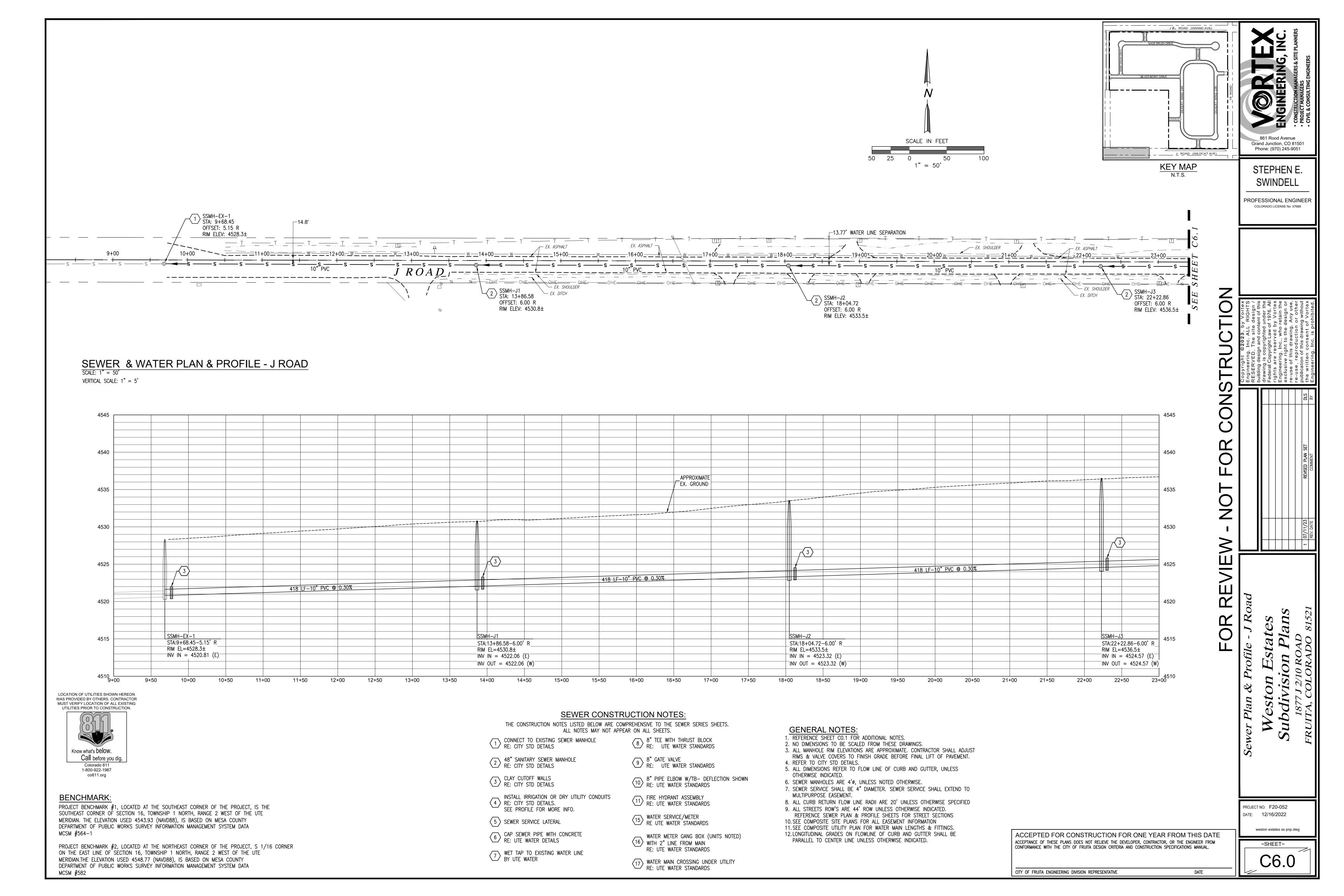
OFF:9.20'R

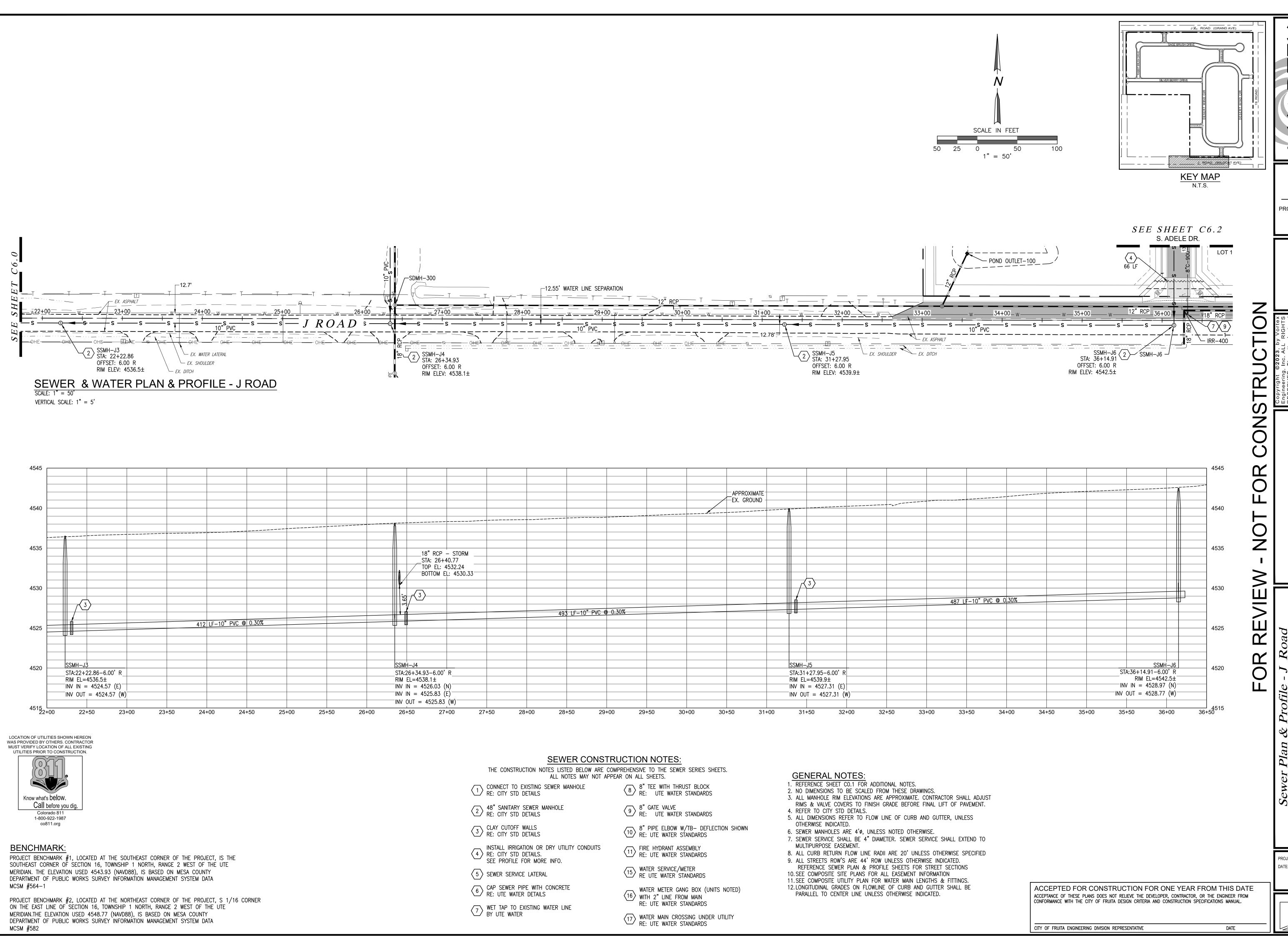
137+00.dd

23.42 R

4545.20

RE: CITY JOINT TRENCH DETAIL





Grand Junction, CO 81501 Phone: (970) 245-9051

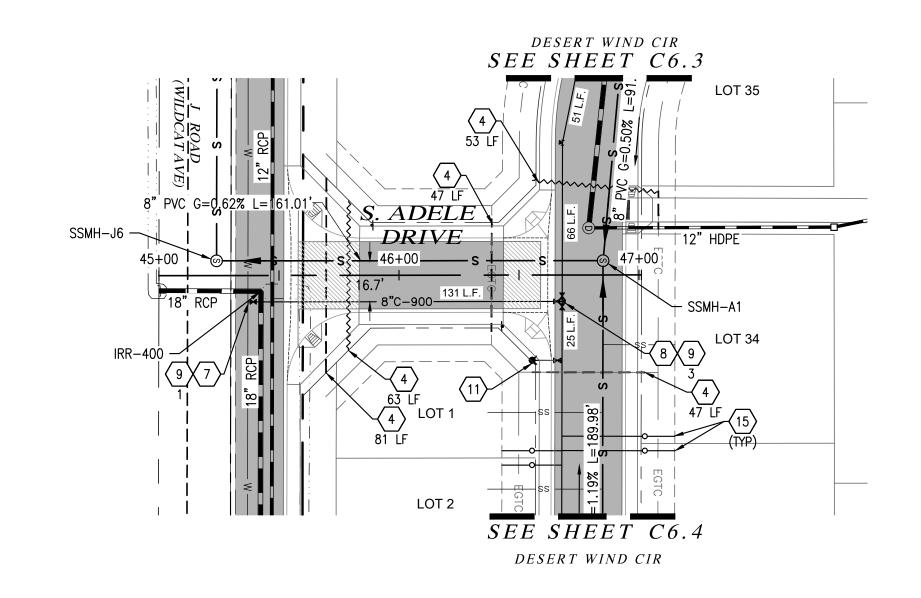
> STEPHEN E. **SWINDELL**

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

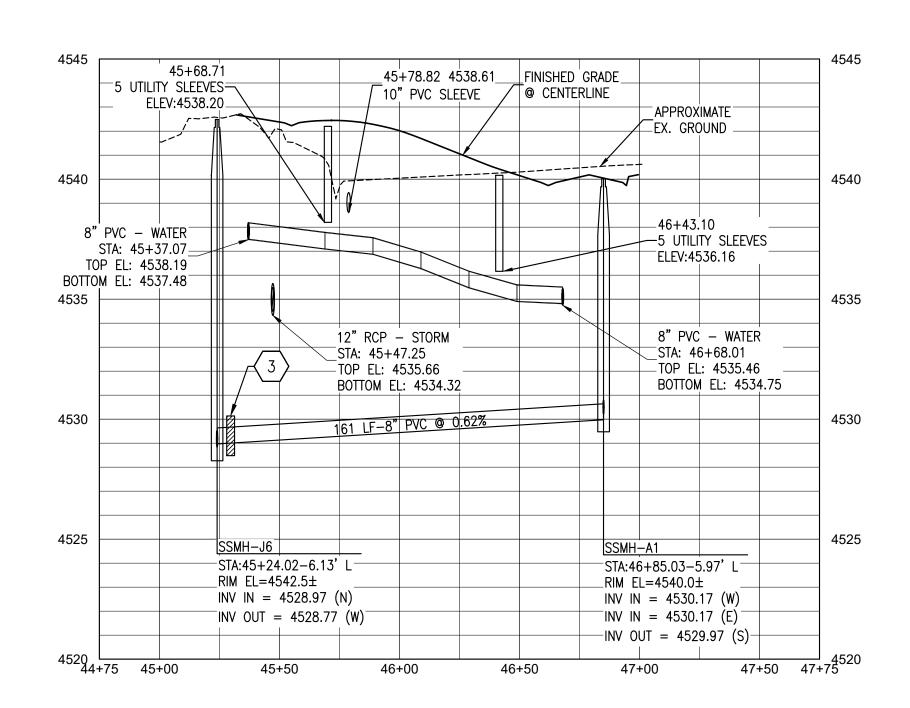
PROJECT NO: F20-052 DATE: 12/16/2022

weston estates ss pnp.dwg ~SHEET~



SEWER & WATER PLAN & PROFILE - S. ADELE DR. SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'



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



BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

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SEWER CONSTRUCTION NOTES:

THE CONSTRUCTION NOTES LISTED BELOW ARE COMPREHENSIVE TO THE SEWER SERIES SHEETS. ALL NOTES MAY NOT APPEAR ON ALL SHEETS.

- CONNECT TO EXISTING SEWER MANHOLE RE: CITY STD DETAILS
- 2 48" SANITARY SEWER MANHOLE RE: CITY STD DETAILS

SEE PROFILE FOR MORE INFO.

- CLAY CUTOFF WALLS
 RE: CITY STD DETAILS
- INSTALL IRRIGATION OR DRY UTILITY CONDUITS
 RE: CITY STD DETAILS.
- 5 SEWER SERVICE LATERAL
- 6 CAP SEWER PIPE WITH CONCRETE RE: UTE WATER DETAILS
- 7 WET TAP TO EXISTING WATER LINE BY UTE WATER

- 8" TEE WITH THRUST BLOCK RE: UTE WATER STANDARDS
- 9 8" GATE VALVE RE: UTE WATER STANDARDS
- 8" PIPE ELBOW W/TB- DEFLECTION SHOWN RE: UTE WATER STANDARDS
- FIRE HYDRANT ASSEMBLY
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- WATER SERVICE/METER
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- WATER MAIN CROSSING UNDER UTILITY RE: UTE WATER STANDARDS

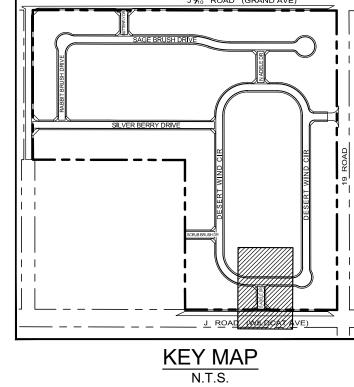
GENERAL NOTES:

- 1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES.
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40 20 0

1" = 40'

- 4. REFER TO CITY STD DETAILS. 5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS
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- 8. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
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- 12.LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO CENTER LINE UNLESS OTHERWISE INDICATED.



Grand Junction, CO 81501 Phone: (970) 245-9051 STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER COLORADO LICENSE No. 57688

OR

PROJECT NO: F20-052

DATE: 12/16/2022

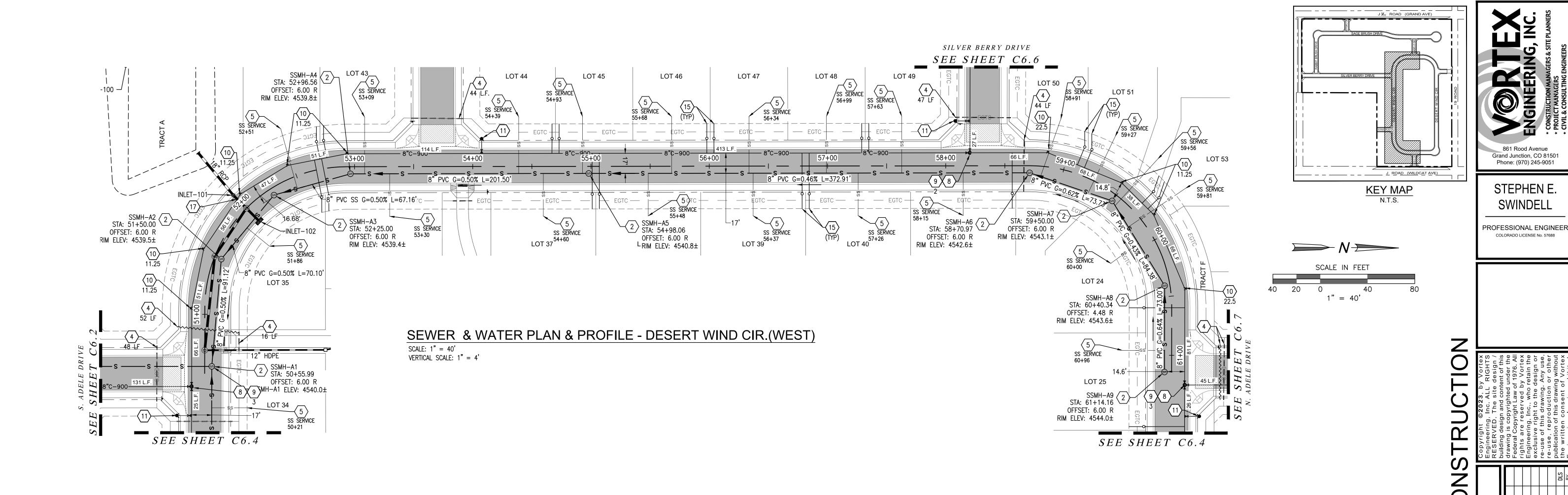
weston estates ss pnp.dwg

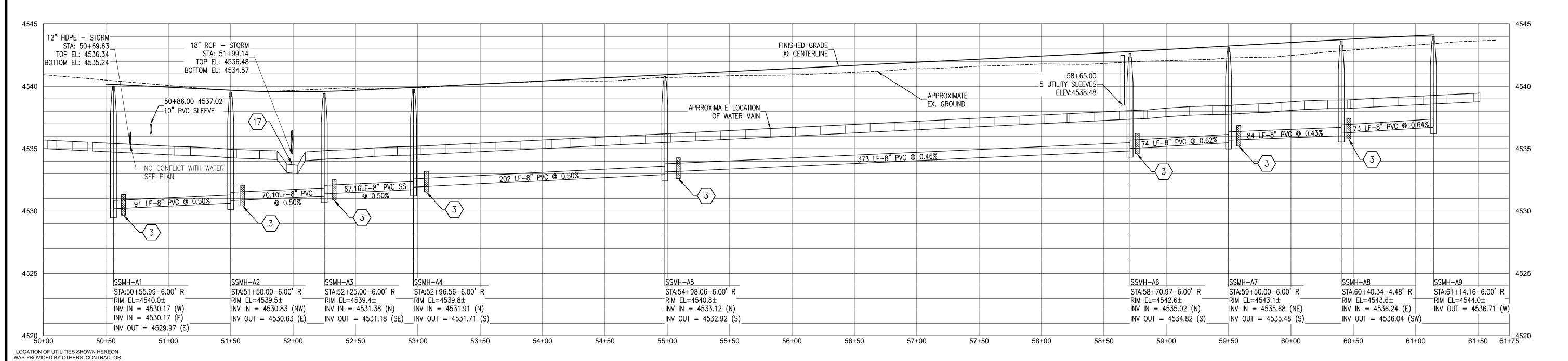
~SHEET~

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE





MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



co811.org

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BY UTE WATER

WET TAP TO EXISTING WATER LINE

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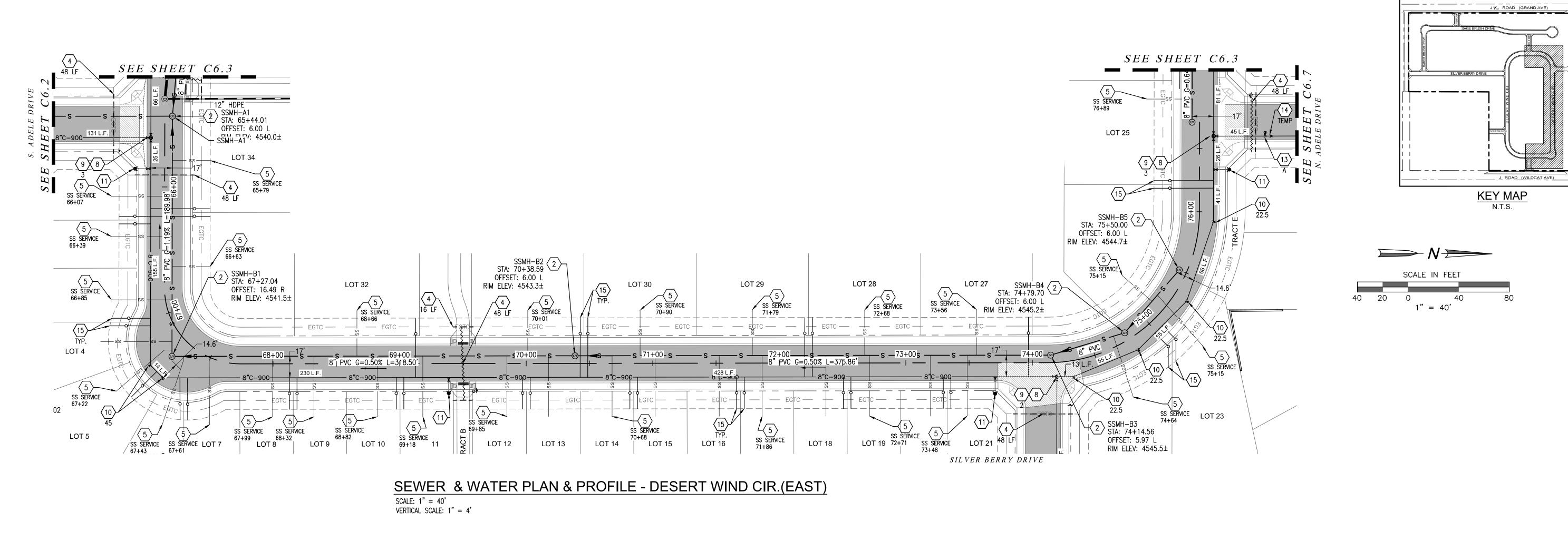
PROJECT NO: F20-052

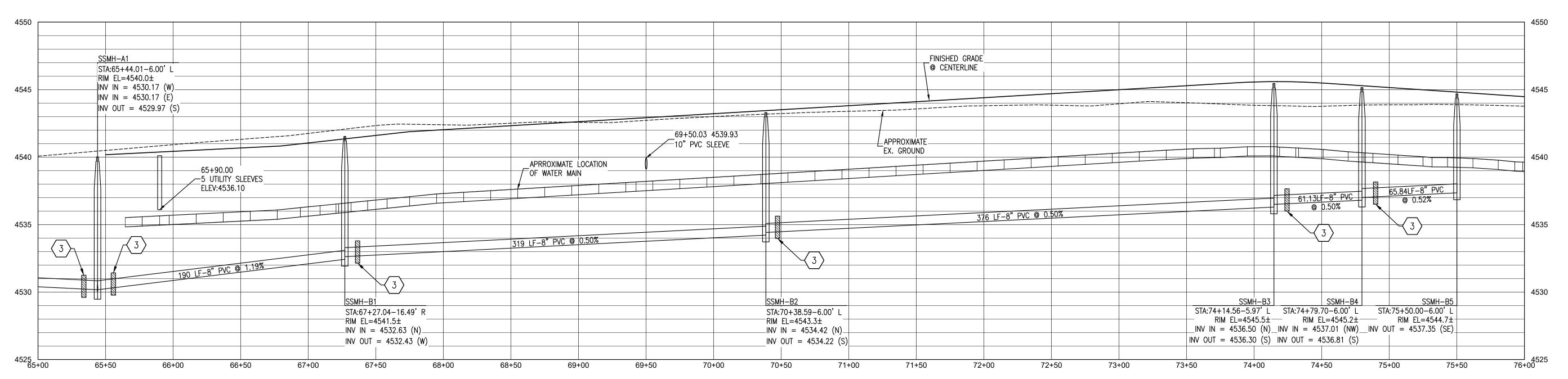
eston

Z

OR

C6.3





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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

weston estates ss pnp.dwg ~SHEET~

Grand Junction, CO 81501 Phone: (970) 245-9051

STEPHEN E.

SWINDELL

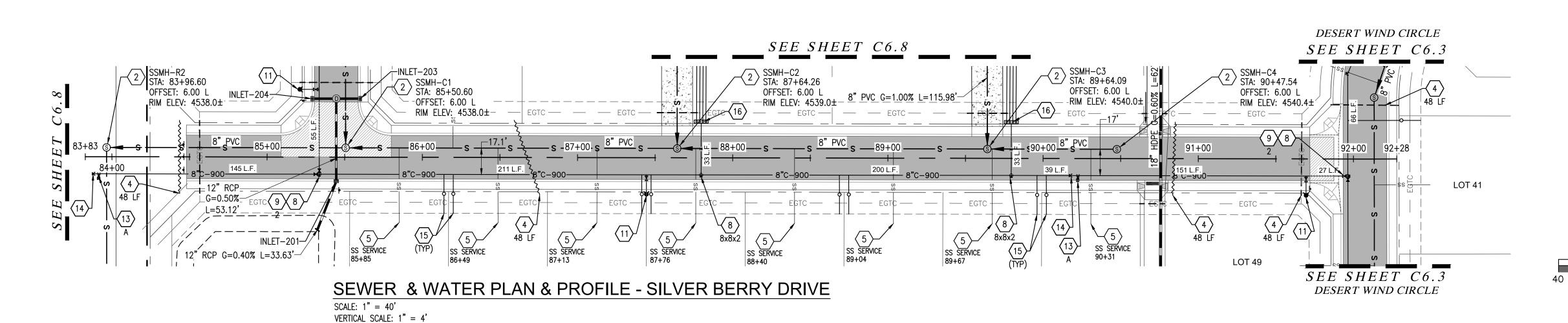
PROFESSIONAL ENGINEER

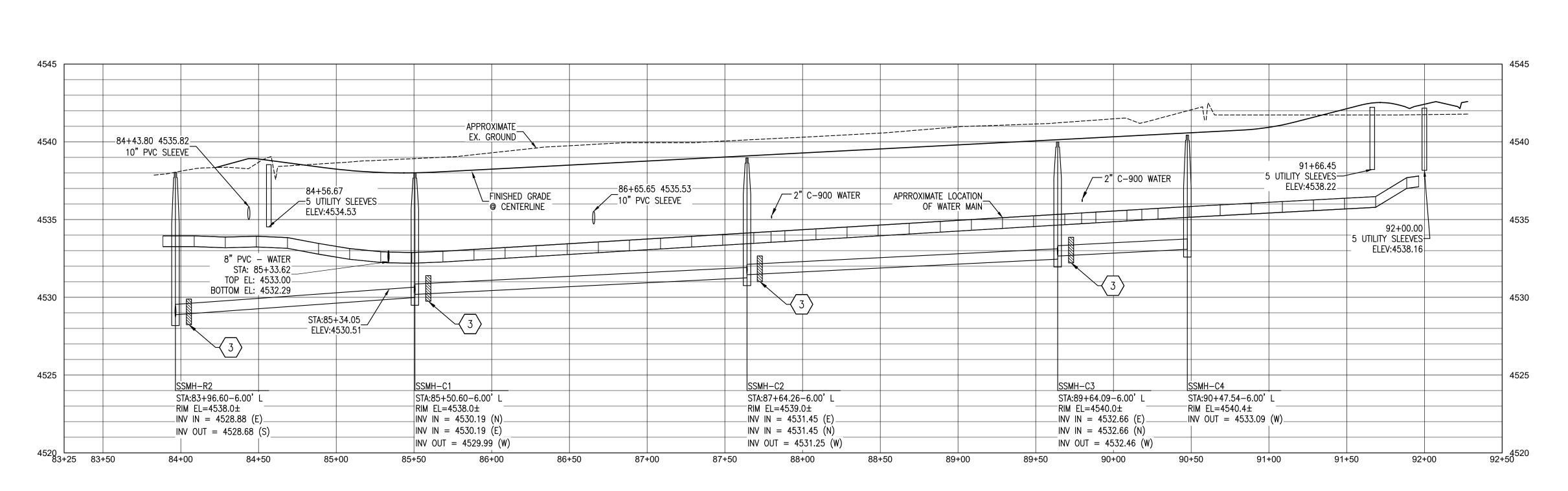
COLORADO LICENSE No. 57688

PROJECT NO: F20-052 DATE: 12/16/2022

DATE

OR





OR

Grand Junction, CO 81501 Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

J% ROAD (GRAND AVE)

SCALE IN FEET

1" = 40'

KEY MAP

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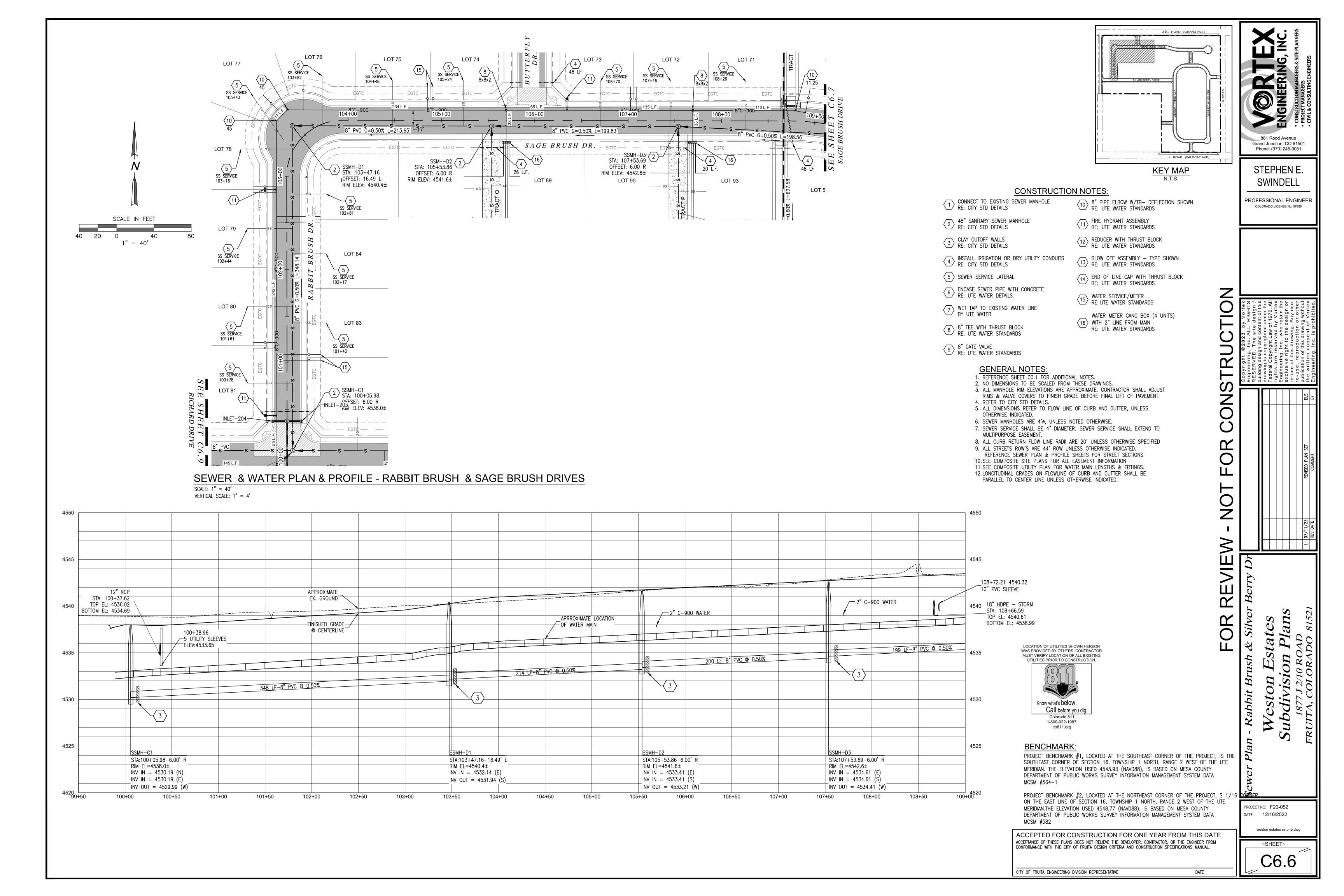
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

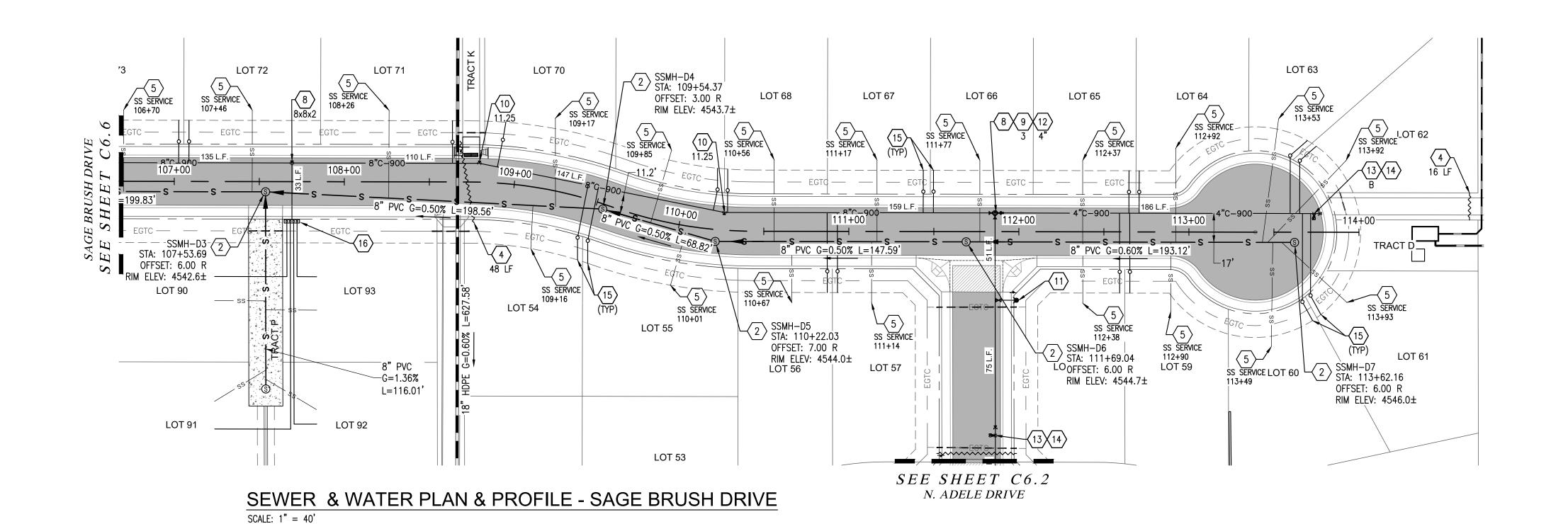
~SHEET~

DATE: 12/16/2022 weston estates ss pnp.dwg

DATE

PROJECT NO: F20-052





113+93.89 5 UTILITY SLEEVES _ 18" HDPE - STORM-ELEV:4545.95 __finished grade = __@ centerline = STA: 108+66.59_ TOP EL: 4540.61 -BOTTOM EL: 4538.99-4545 ⁻8" PVC - WATER -STA: 111+86.02 **APPROXIMATE** 108+72.21 4539.50 TOP EL: 4540.14 - EX. GROUND⁻ BOTTOM EL: 4539.43 10" PVC SLEEVE -107+69.22 4538.14-4540 4540 __2" WATER 193 LF-8" PVC @ 0.60% _148 LF-8" PVC @ 0.50% STA:111+86.30-ELEV:4538.06 @ 0.50% 199 LF-8" PVC @ 0.50% 4535 4530 SSMH-D6 STA:109+54.37-3.00' R STA:110+22.03-7.00' R STA:107+53.69-6.00' R STA:111+69.04-6.00' R STA:113+62.16-6.00' R RIM EL=4543.7± RIM EL=4544.0±

LINV IN = 4535.80 (E) INV IN = 4536.35 (E) $^{-}$ RIM EL=4542.6± -RIM EL=4544.7± $^{-}$ RIM EL=4546.0± $_INV OUT = 4538.45 (W)$ $_{
m L}$ INV IN = 4534.61 (E) $_{
m L}$ $_{
m INV}$ IN = 4537.29 (E) $_{
m -}$ | INV IN = 4534.61 (S)INV OUT = 4535.60 (W) INV OUT = 4536.15 (W)_ INV OUT = 4537.09 (W) \Box INV OUT = 4534.41 (W) 114+00 114+25 113+50 107+50 108+50 109+00 109+50 110+00 110+50 111+00 111+50 112+00 112+50 113+00 108+00

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VERTICAL SCALE: 1" = 4'

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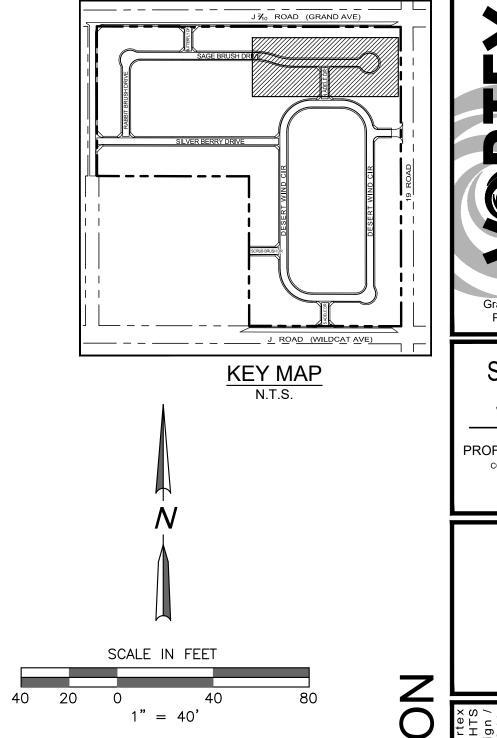
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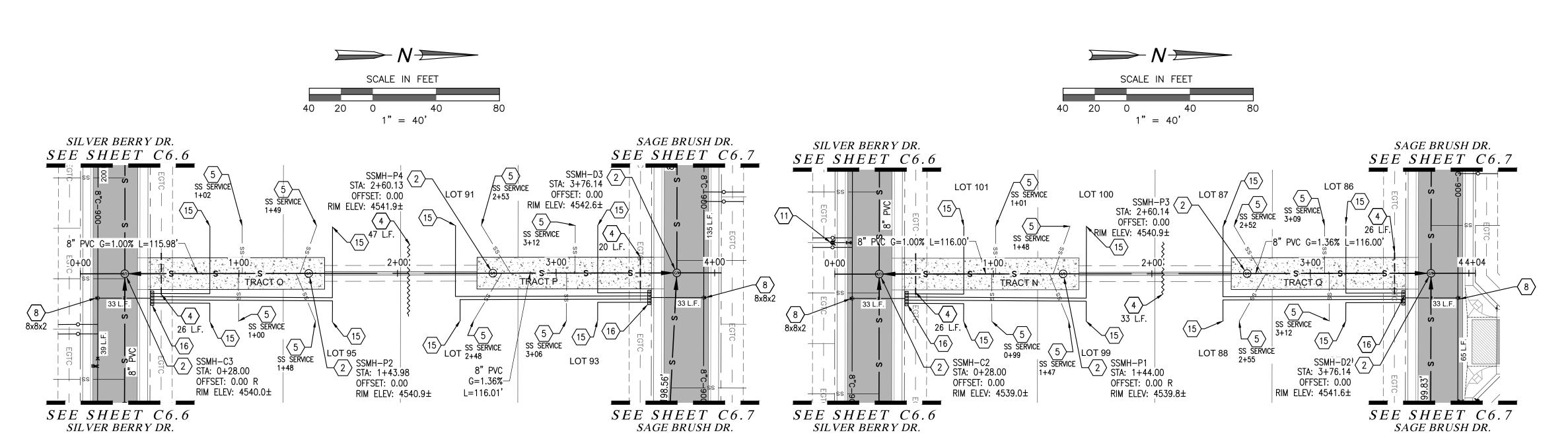
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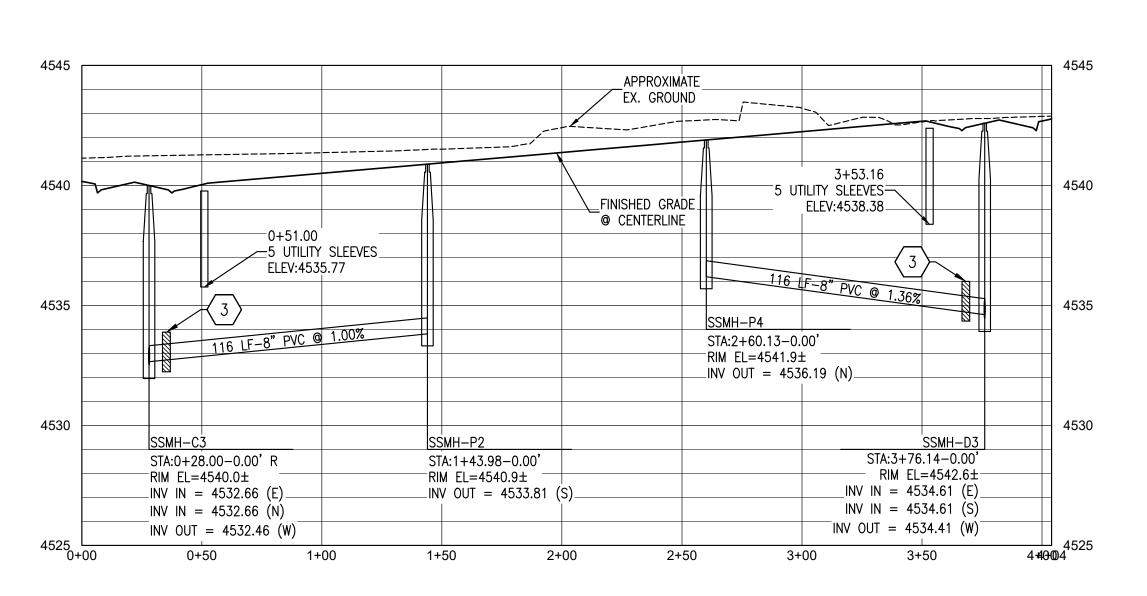
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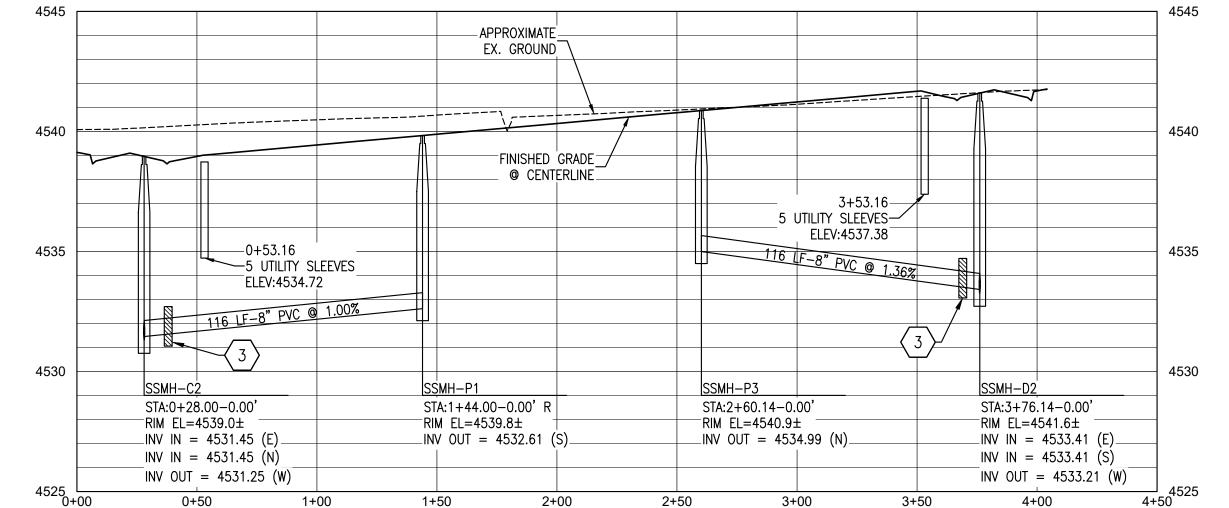


SEWER & WATER PLAN & PROFILE - PRIVATE DRIVES - TRACTS O & P SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'

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- 6 CAP SEWER PIPE WITH CONCRETE RE: UTE WATER DETAILS

✓ BY UTE WATER

WET TAP TO EXISTING WATER LINE

- 8" TEE WITH THRUST BLOCK RE: UTE WATER STANDARDS
- 9 8" GATE VALVE RE: UTE WATER STANDARDS
- 8" PIPE ELBOW W/TB- DEFLECTION SHOWN RE: UTE WATER STANDARDS
- FIRE HYDRANT ASSEMBLY RE: UTE WATER STANDARDS
- WATER SERVICE/METER
 RE UTE WATER STANDARDS
- WATER METER GANG BOX (UNITS NOTED) (16) WITH 2" LINE FROM MAIN
- (17) WATER MAIN CROSSING UNDER UTILITY RE: UTE WATER STANDARDS

RE: UTE WATER STANDARDS

- GENERAL NOTES:
- 1. REFERENCE SHEET CO.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'Ø, 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.

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

~SHEET~

J ¾₀ ROAD (GRAND AVE)

__ _ _ _ _ _ _ _ _ <u>J_ROAD_(WILDCA</u>T AVE)_

KEY MAP

Grand Junction, CO 81501

Phone: (970) 245-9051

STEPHEN E.

SWINDELL

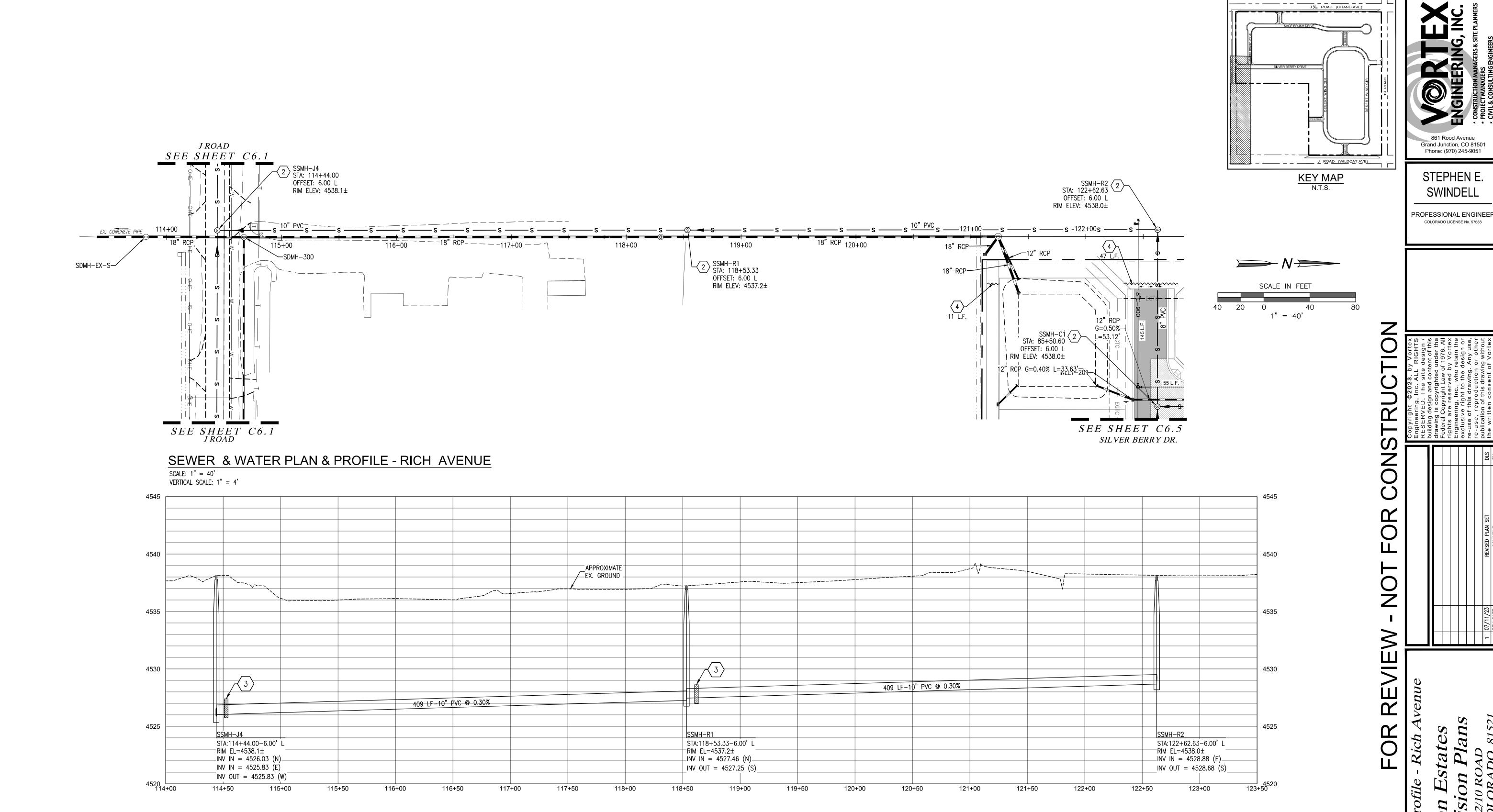
PROFESSIONAL ENGINEER

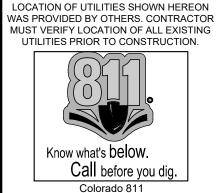
COLORADO LICENSE No. 57688

NE NE

PROJECT NO: F20-052 DATE: 12/16/2022

weston estates ss pnp.dwg





1-800-922-1987

co811.org

BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

SEWER CONSTRUCTION NOTES:

THE CONSTRUCTION NOTES LISTED BELOW ARE COMPREHENSIVE TO THE SEWER SERIES SHEETS. ALL NOTES MAY NOT APPEAR ON ALL SHEETS.

- CONNECT TO EXISTING SEWER MANHOLE RE: CITY STD DETAILS
- 2 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.
- 5 SEWER SERVICE LATERAL
- 6 CAP SEWER PIPE WITH CONCRETE RE: UTE WATER DETAILS
- 7 WET TAP TO EXISTING WATER LINE ✓ BY UTE WATER

- 8" TEE WITH THRUST BLOCK RE: UTE WATER STANDARDS
- 9 8" GATE VALVE RE: UTE WATER STANDARDS
- 8" PIPE ELBOW W/TB- DEFLECTION SHOWN RE: UTE WATER STANDARDS
- FIRE HYDRANT ASSEMBLY RE: UTE WATER STANDARDS
- WATER SERVICE/METER RE UTE WATER STANDARDS
- WATER METER GANG BOX (UNITS NOTED)
- (16) WITH 2" LINE FROM MAIN RE: UTE WATER STANDARDS
- WATER MAIN CROSSING UNDER UTILITY RE: UTE WATER STANDARDS

- **GENERAL NOTES:**
- 1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES.

2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

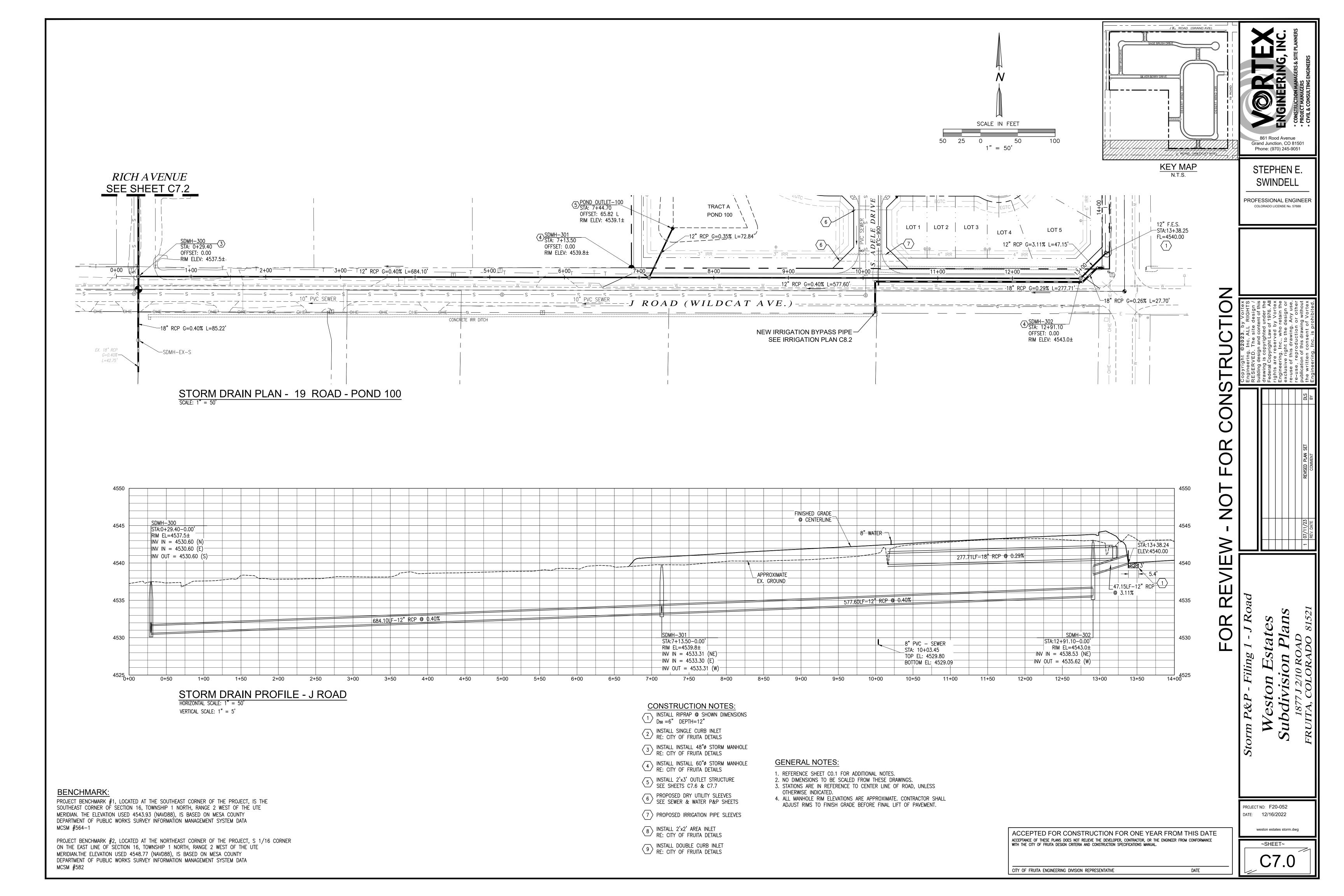
- 3. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
- 4. REFER TO CITY STD DETAILS.
- 5. ALL DIMENSIONS REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
- 6. SEWER MANHOLES ARE 4'Ø, UNLESS NOTED 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.

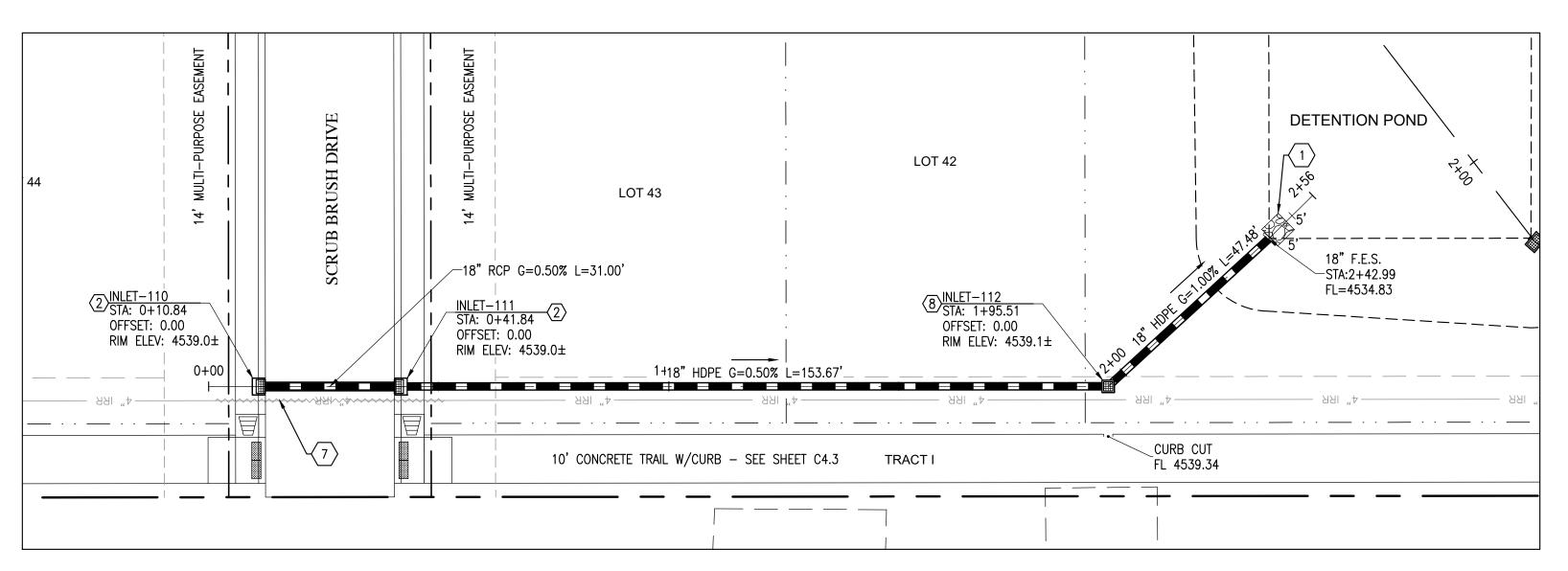
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

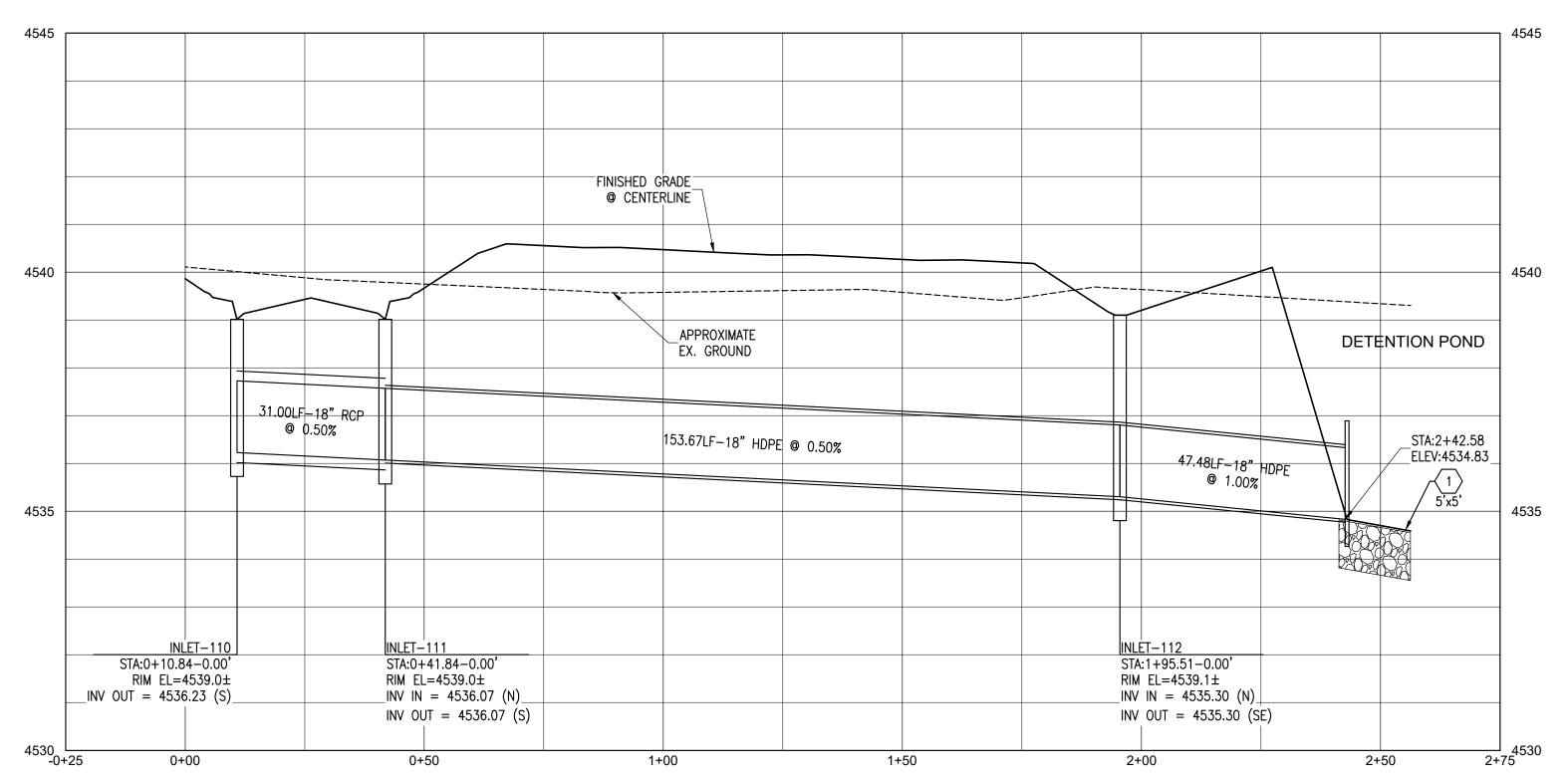
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PROJECT NO: F20-052 DATE: 12/16/2022





STORM DRAIN PLAN - SCRUB BRUSH DRIVE TO POND

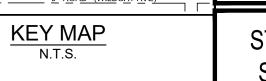


STORM DRAIN PROFILE - SCRUB BRUSH DRIVE TO POND

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

BENCHMARK: PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

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Grand Junction, CO 81501 Phone: (970) 245-9051 STEPHEN E. **SWINDELL**

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

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SCALE IN FEET

1" = 20'

- 7 PROPOSED IRRIGATION PIPE SLEEVES
- 8 INSTALL 2'x2' AREA INLET RE: CITY OF FRUITA DETAILS
- 1. REFERENCE SHEET CO.1 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.

CONSTRUCTION NOTES:

1 INSTALL RIPRAP @ SHOWN DIMENSIONS D₅₀ =6" DEPTH=12"

2 INSTALL SINGLE CURB INLET RE: CITY OF FRUITA DETAILS

3 INSTALL INSTALL 48"Ø STORM MANHOLE RE: CITY OF FRUITA DETAILS

4 INSTALL INSTALL 60"Ø STORM MANHOLE RE: CITY OF FRUITA DETAILS

5 INSTALL 2'x3' OUTLET STRUCTURE SEE SHEETS C7.6 & C7.7

6 PROPOSED DRY UTILITY SLEEVES SEE SEWER & WATER P&P SHEETS

9 INSTALL DOUBLE CURB INLET RE: CITY OF FRUITA DETAILS

GENERAL NOTES:

NE NE OR

Weston Subdivisi

PROJECT NO: F20-052 DATE: 12/16/2022

weston estates storm.dwg

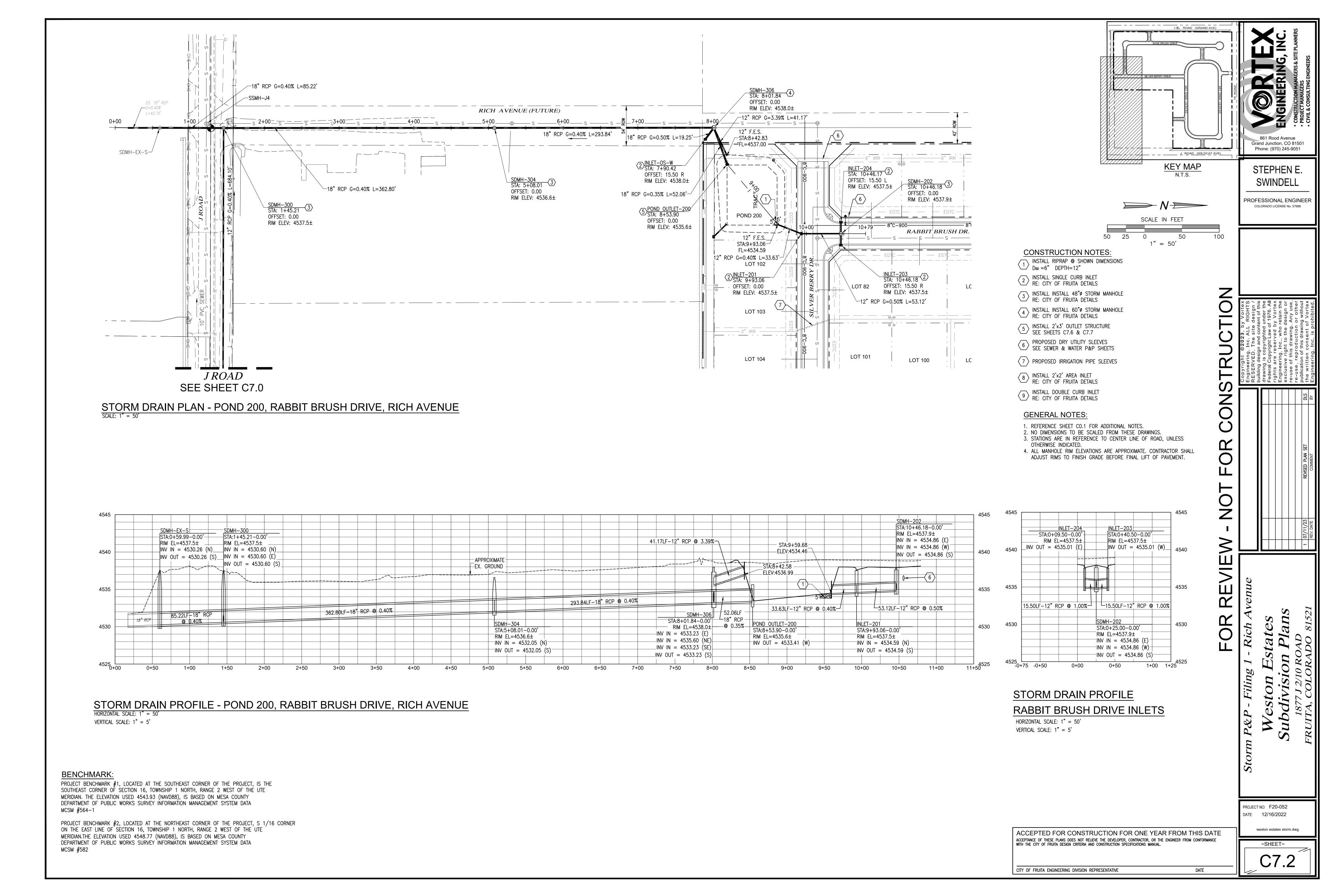
~SHEET~

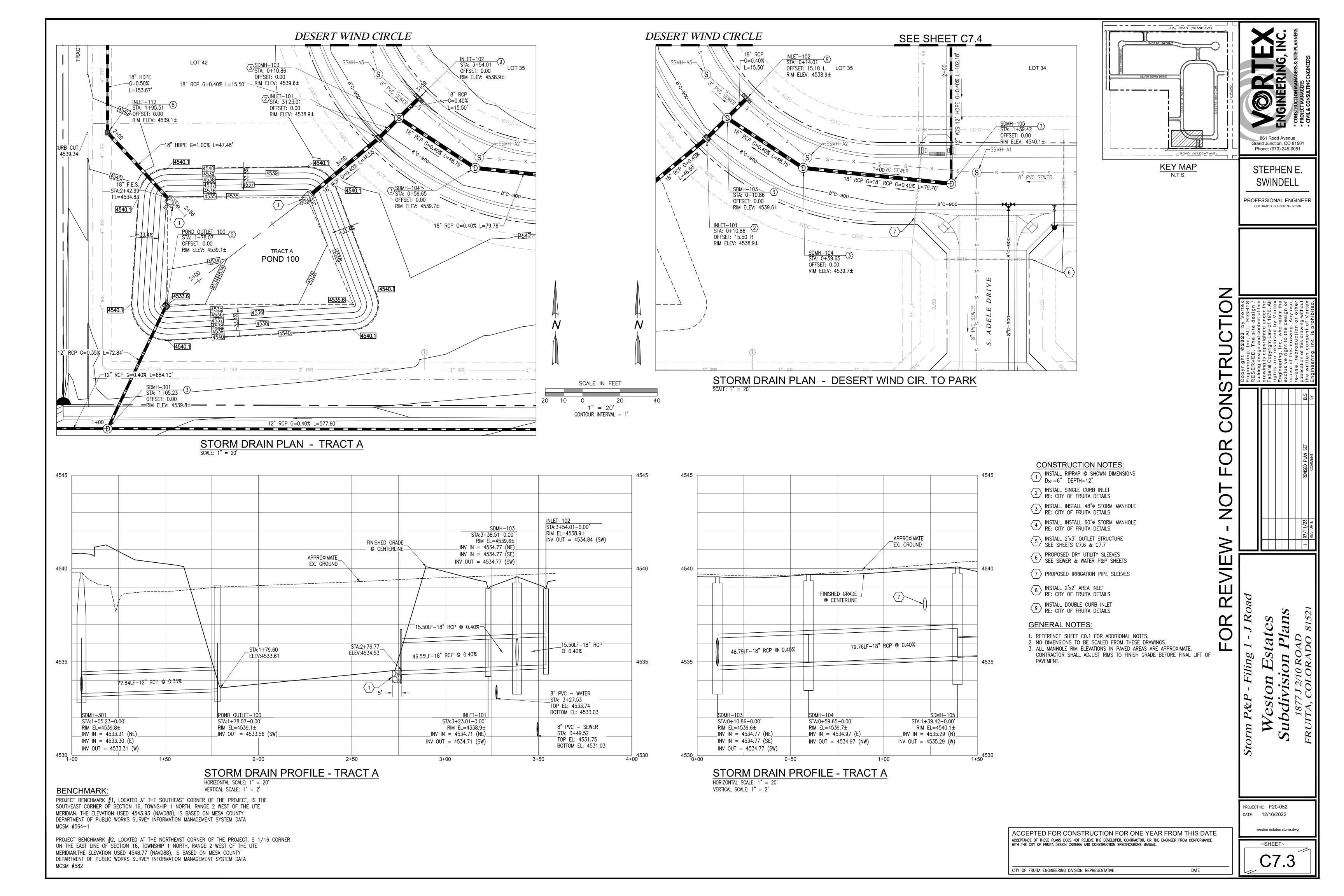
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

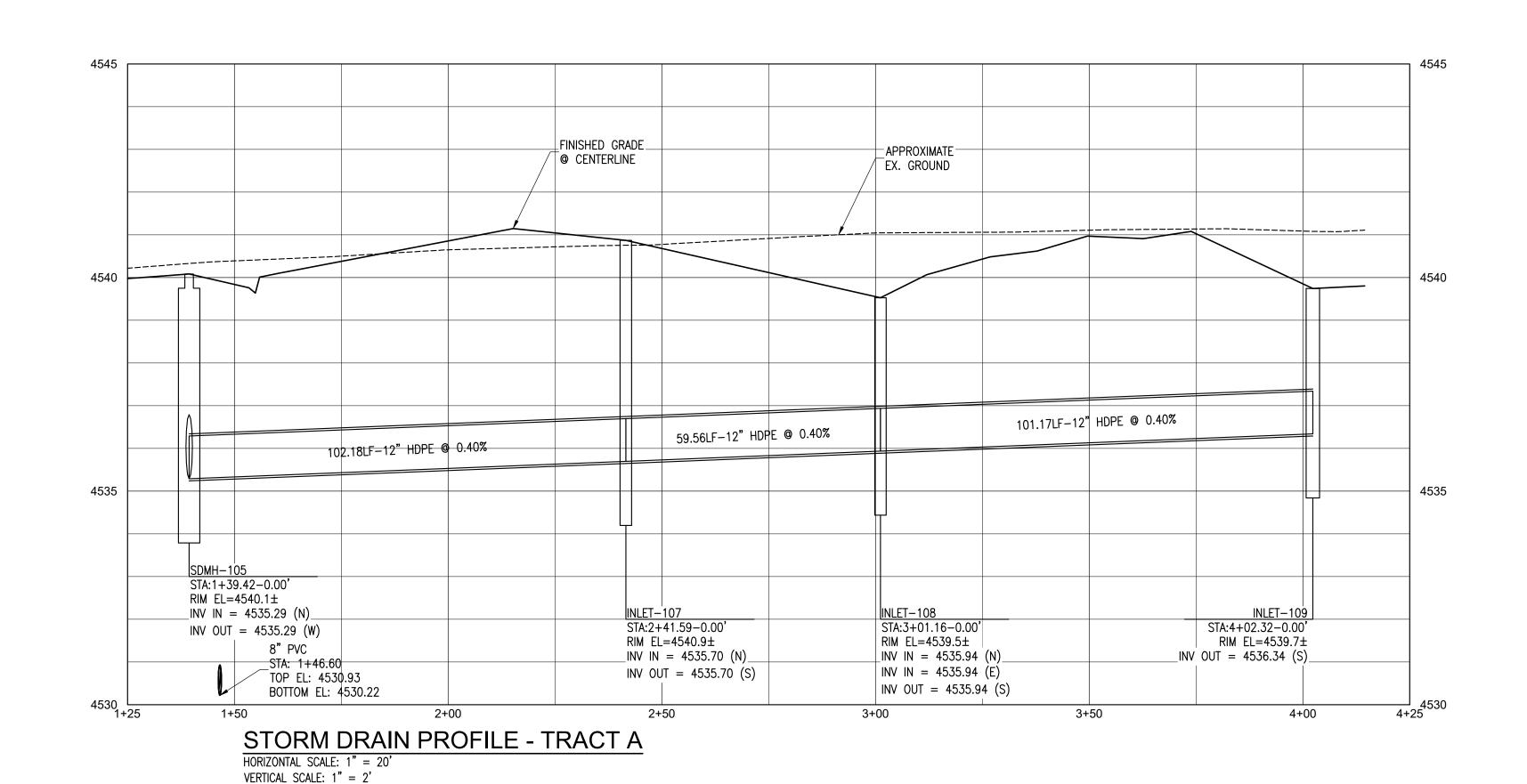
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE





DESERT WIND CIRCLE SEE SHEET C7.3 LOT 35 INLET-108 STA: 3+01.16 OFFSET: 0.00 RIM ELEV: 4539.5± OFFSET: 0.00 RIM ELEV: 4540.1± 8 INLET-109 STA: 4+02.32 OFFSET: 0.00 RIM ELEV: 4539.7± 12" HDPE G=0.40% L=102.18' —— INLET-107 STA: 2+41.59 _12" F.E.S. OFFSET: 0.00 FL=4538.30 RIM ELEV: 4540.9± 12" HDPE G=13.23% L=17.88'— LOT 34

STORM DRAIN PLAN - DESERT WIND CIR. TO PARK



BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

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Grand Junction, CO 81501 Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

KEY MAP

PROJECT NO: F20-052 DATE: 12/16/2022

weston estates storm.dwg

DATE

~SHEET~

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

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SCALE IN FEET

1" = 20'

CONSTRUCTION NOTES:

2 INSTALL SINGLE CURB INLET RE: CITY OF FRUITA DETAILS

1 INSTALL RIPRAP @ SHOWN DIMENSIONS D50 =6" DEPTH=12"

3 INSTALL INSTALL 48"Ø STORM MANHOLE RE: CITY OF FRUITA DETAILS

4 INSTALL INSTALL 60"Ø STORM MANHOLE RE: CITY OF FRUITA DETAILS

5 INSTALL 2'x3' OUTLET STRUCTURE SEE SHEETS C7.6 & C7.7

6 PROPOSED DRY UTILITY SLEEVES SEE SEWER & WATER P&P SHEETS

7 PROPOSED IRRIGATION PIPE SLEEVES

8 INSTALL 2'x2' AREA INLET RE: CITY OF FRUITA DETAILS

9 INSTALL DOUBLE CURB INLET RE: CITY OF FRUITA DETAILS

GENERAL NOTES:

OTHERWISE INDICATED.

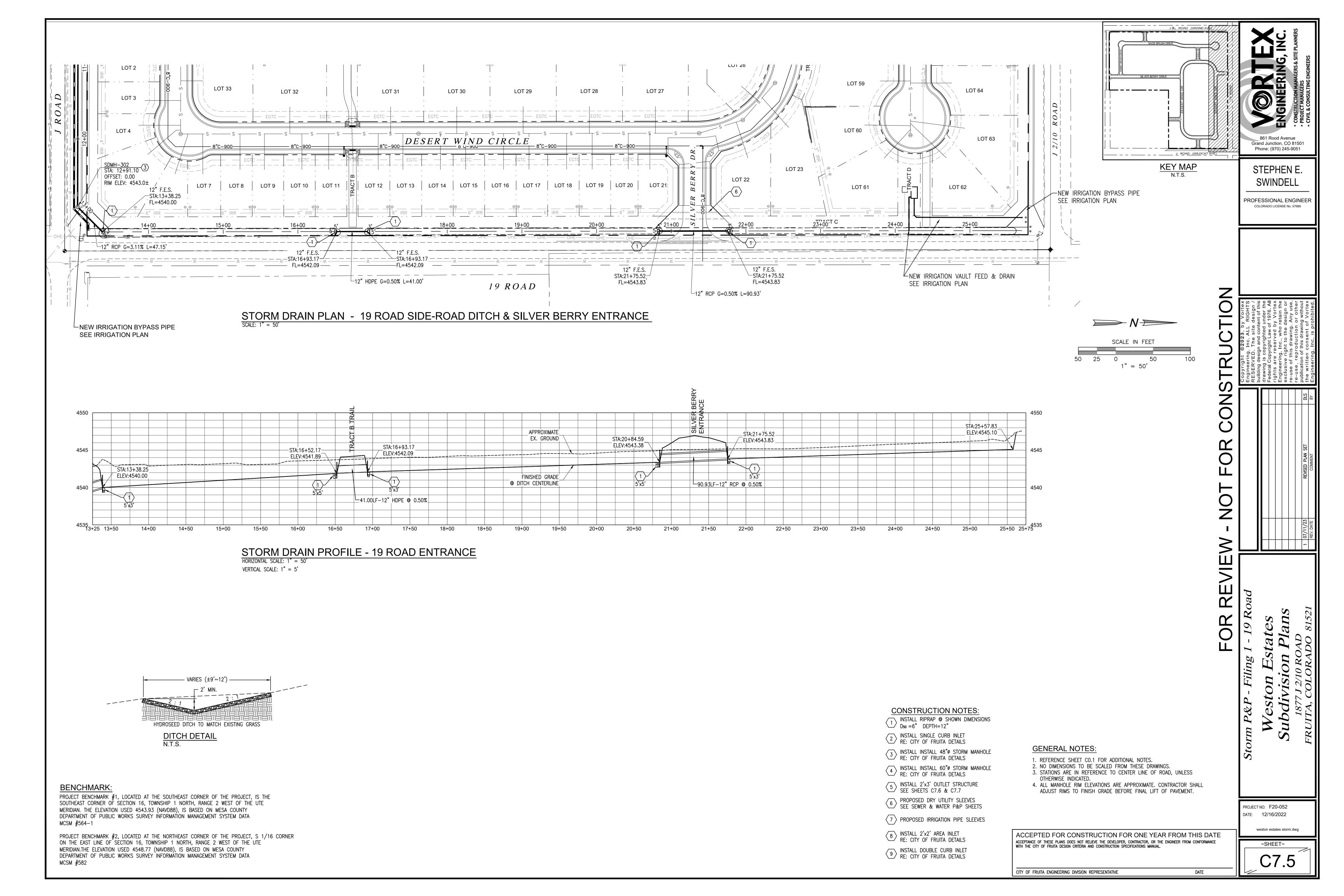
1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES.

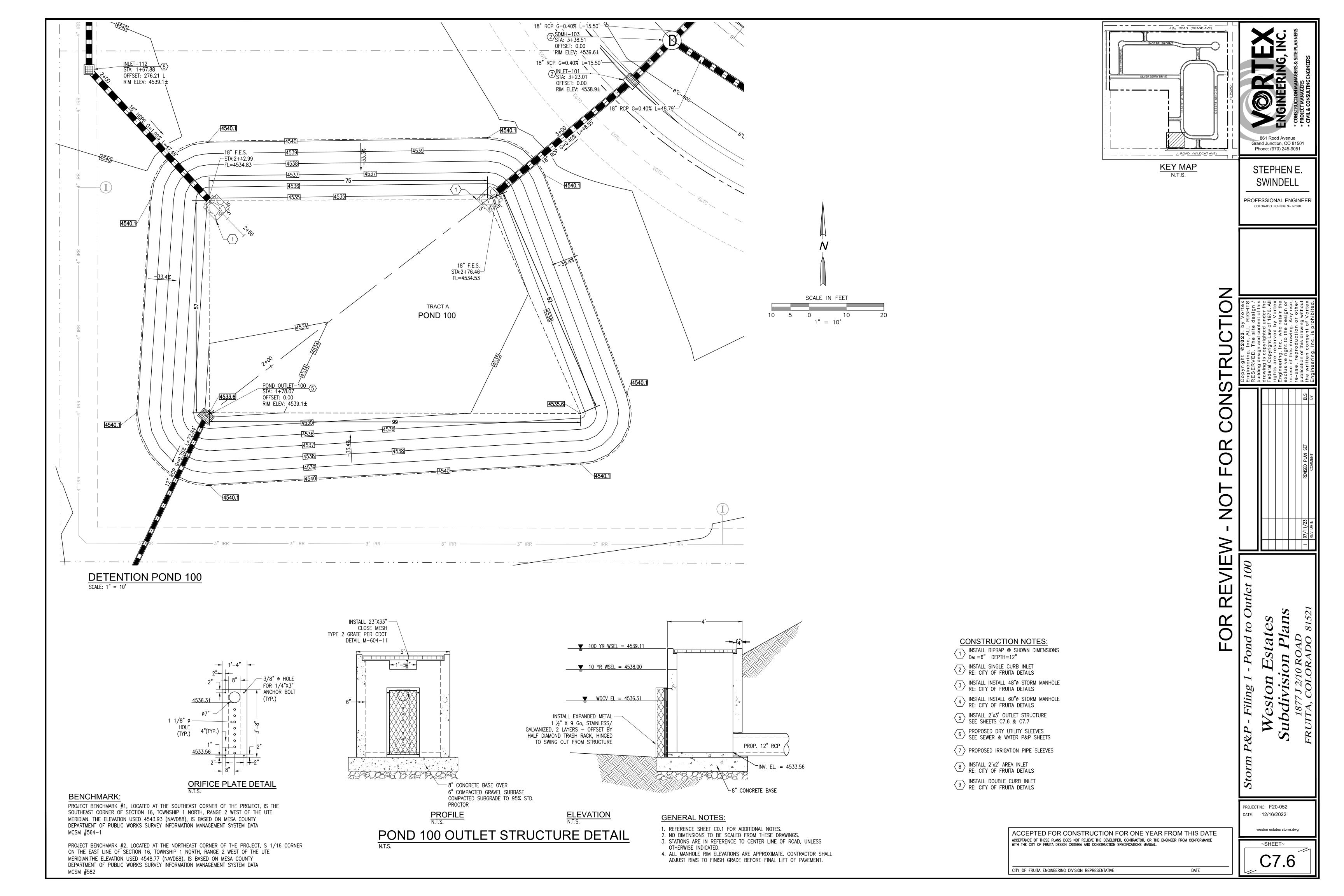
2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

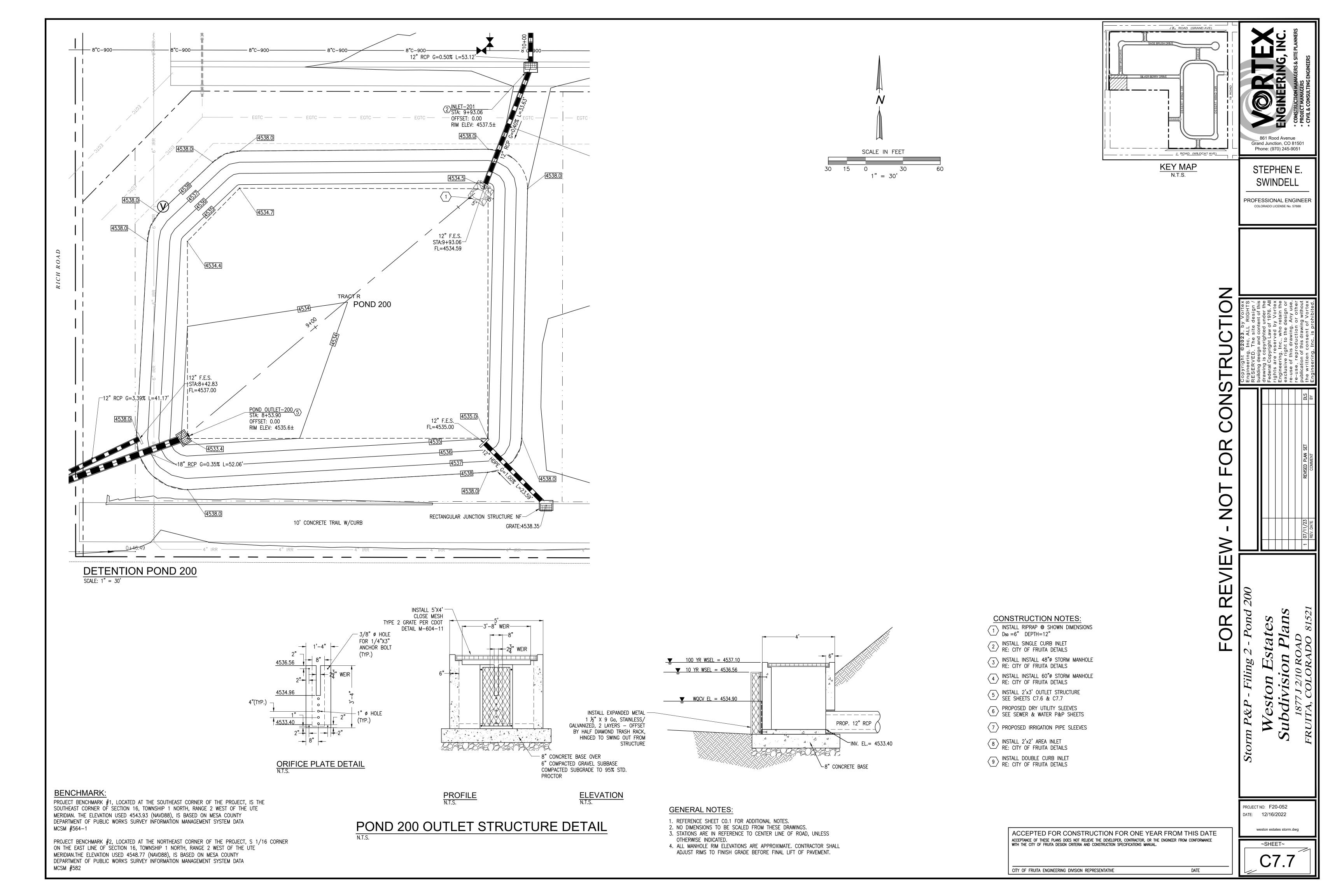
3. STATIONS ARE IN REFERENCE TO CENTER LINE OF ROAD, UNLESS

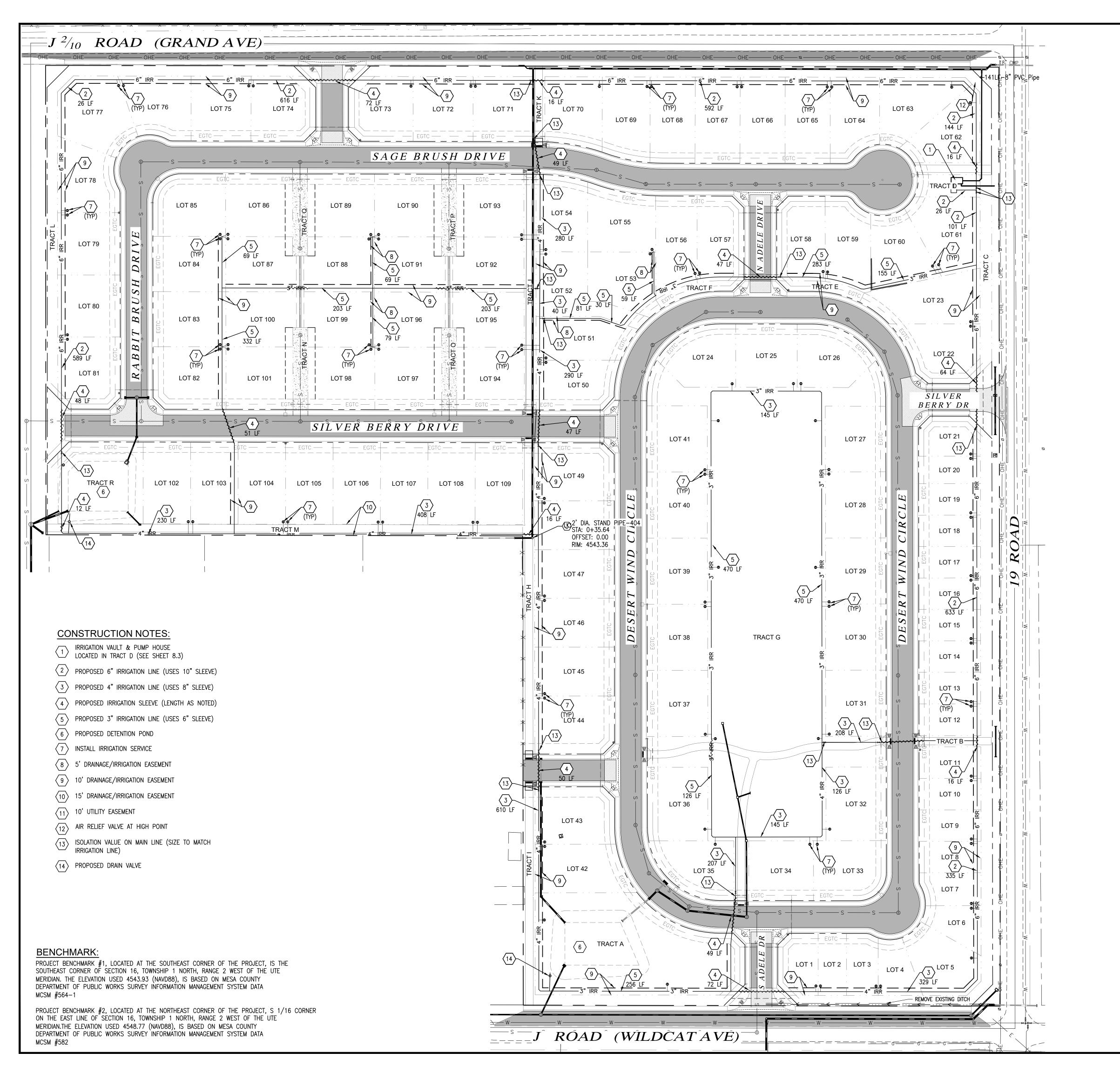
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL

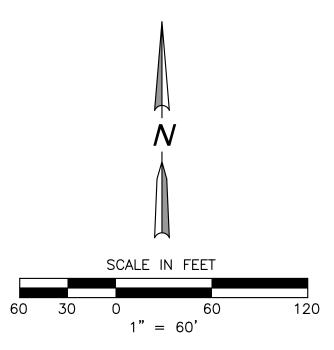
ADJUST RIMS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.











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
- 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.
- INSTALL THRUST BLOCKS AT AREAS WHERE WATER CHANGES DIRECTION ON ALL FEED LINES. 4. EACH LOT SERVICE CONNECTION TO HAVE INSTALLED A 10 G.P.M. FLOW CONTROL VALVE.
- 5. PAINT EXPOSED PVC WITH BLUE LATEX PAINT.

UTILI	TY PROVIDERS INFOR	RMATION
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9558
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	GRAND VALLEY RURAL POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626
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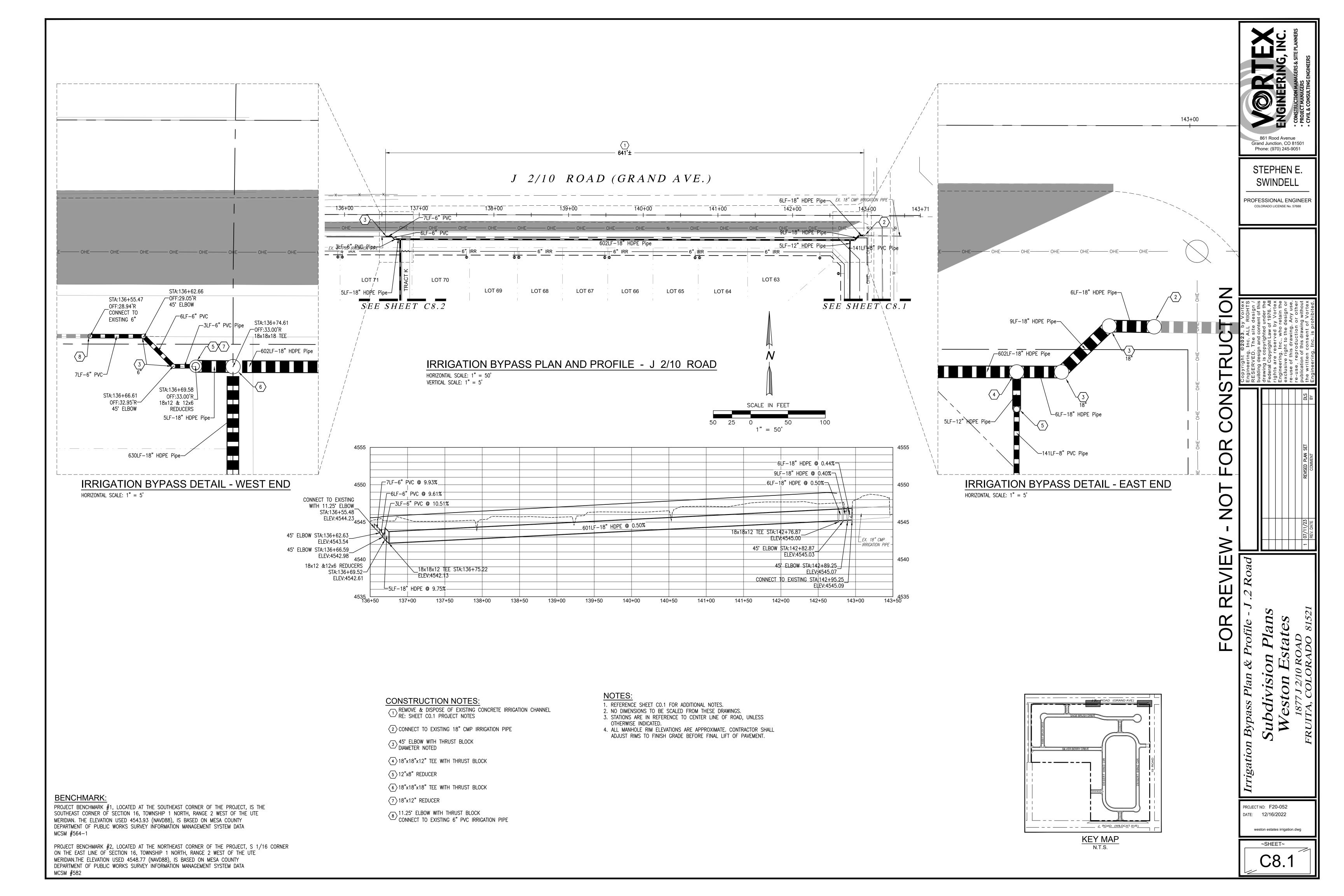
STEPHEN E SWINDELL

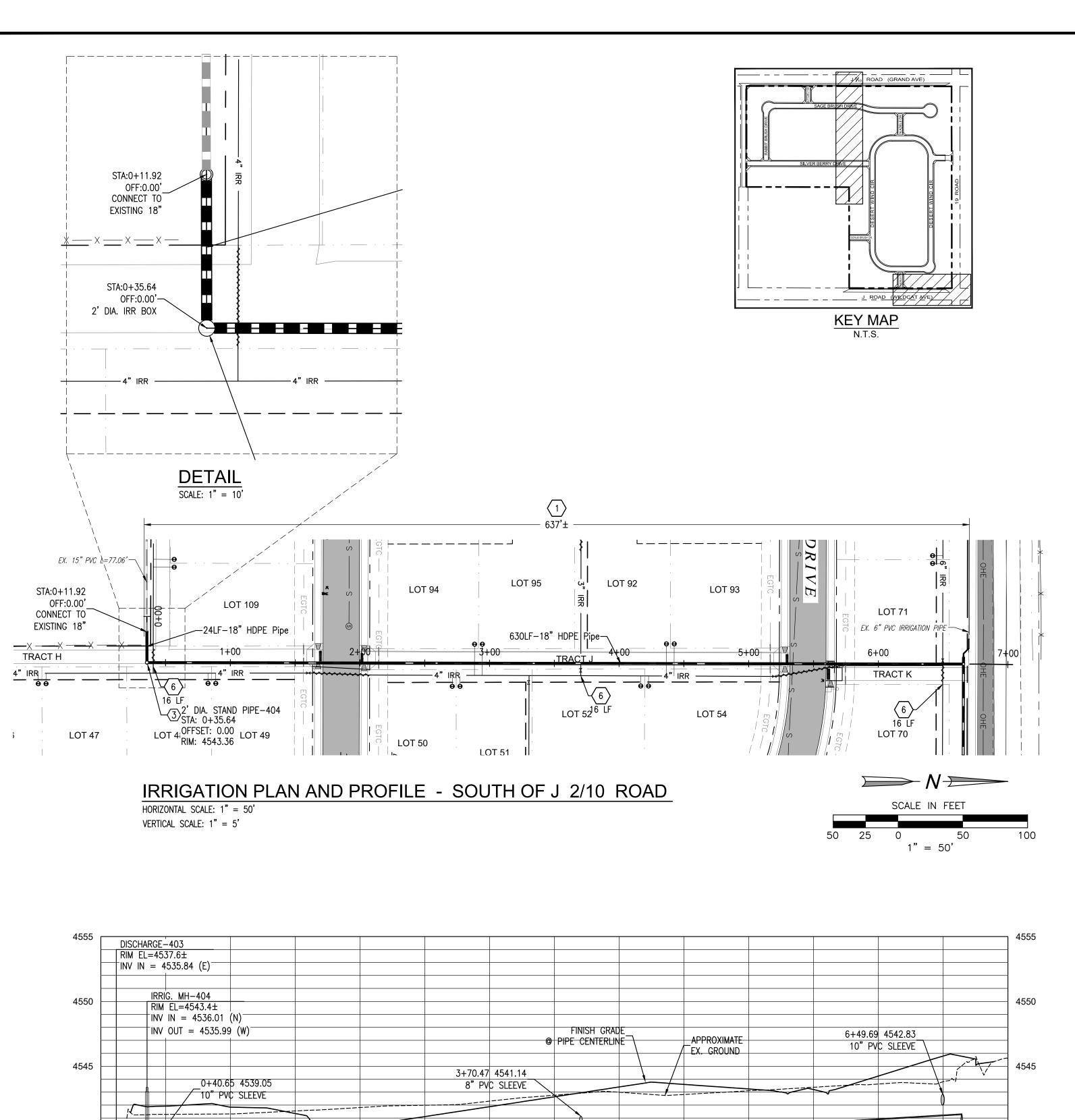
PROFESSIONAL ENGINEER

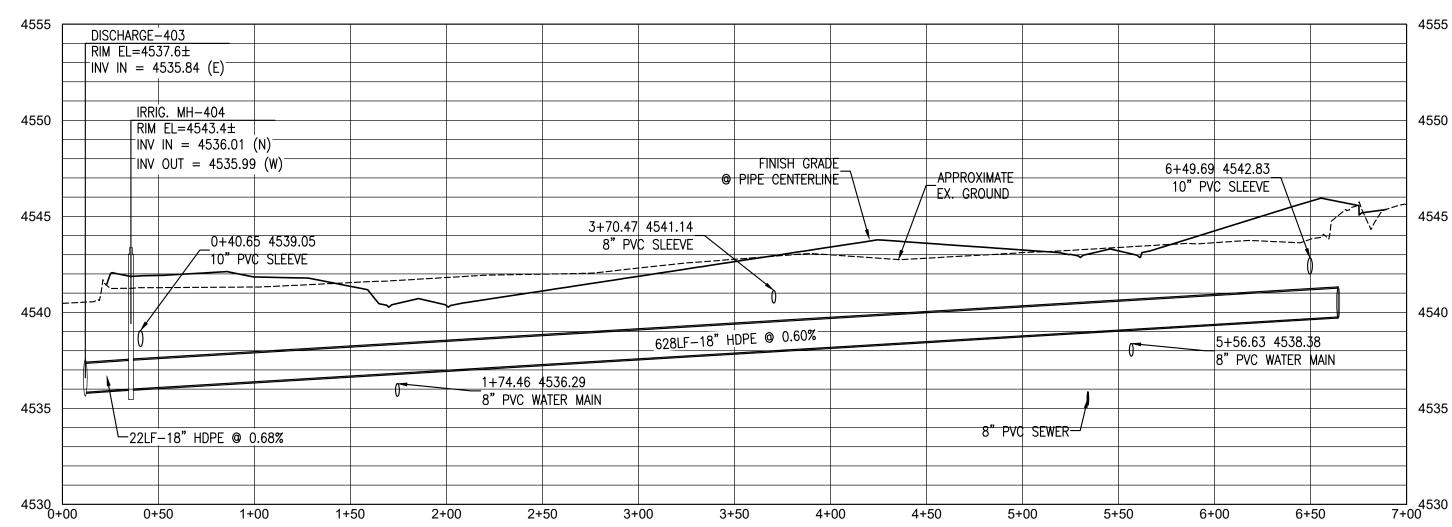
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													REVISED PLAN SET	TIVLIVIVOO

PROJECT NO: **F20-052** DATE: 12/16/2022

weston estates irrigation.dwg







PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

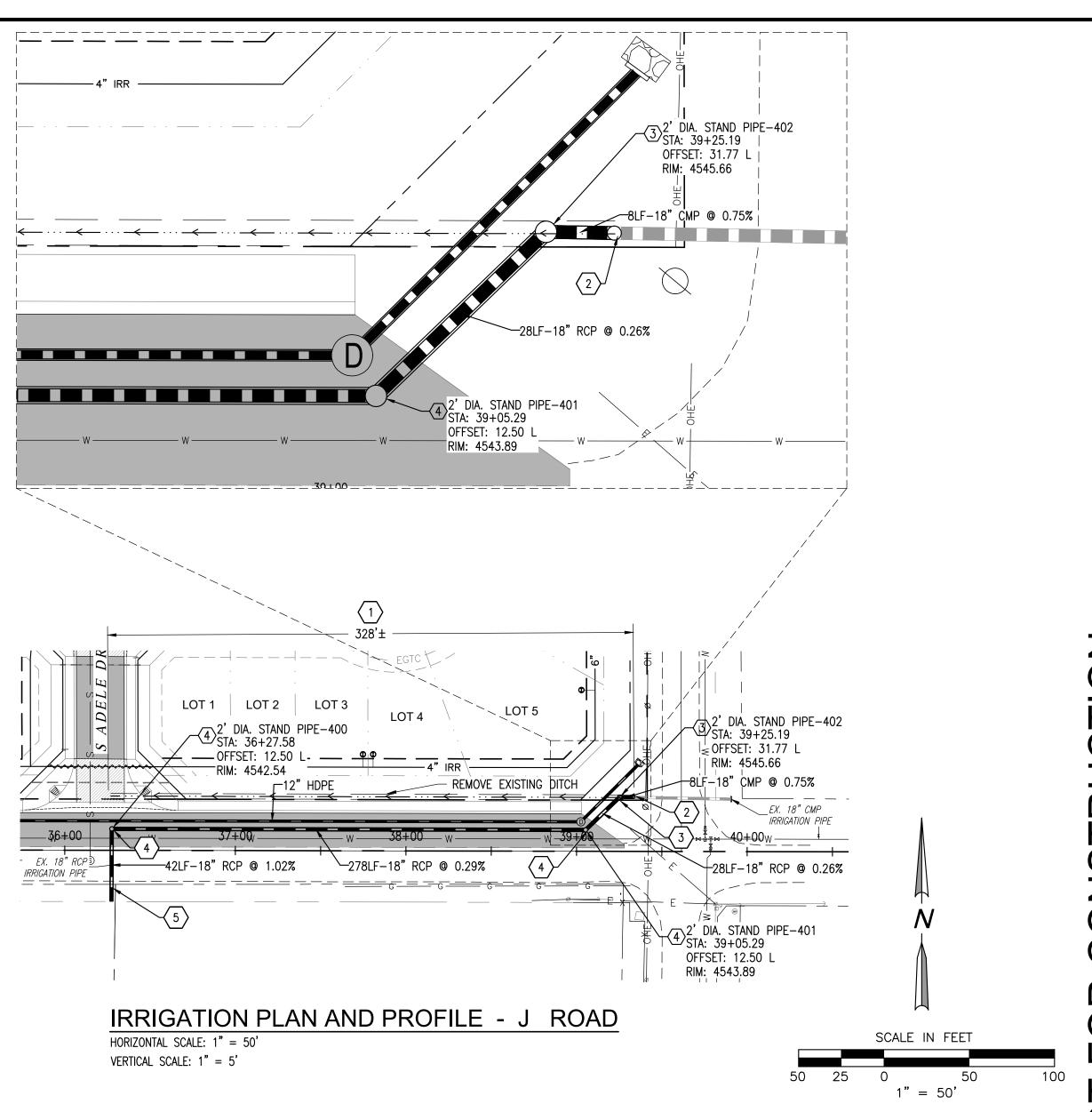
BENCHMARK:

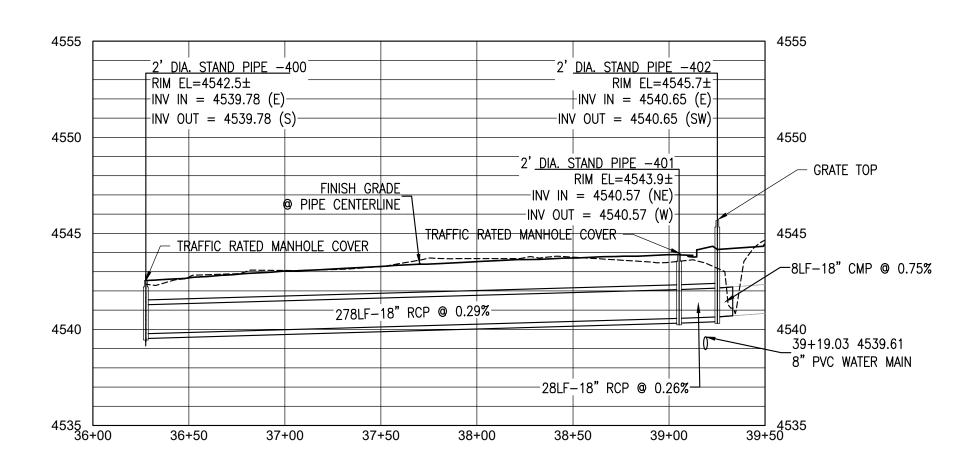
MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

CONSTRUCTION NOTES:

- REMOVE & DISPOSE OF EXISTING CONCRETE IRRIGATION CHANNEL RE: SHEET CO.1 PROJECT NOTES
- 2 TIE TO EXISTING 18" CMP IRRIGATION PIPE
- 3 INSTALL 24" DIA. STAND PIPE WITH GRATE TOP
- INSTALL 24" DIA. STAND PIPE WITH TRAFFIC RATED MANHOLE COVER
- 5 REPLACE EXISTING PIPE WITH 18" RCP
- 6 UTILITY SLEEVE. SEE PROFILE FOR MORE INFO.





NOTES:

- 1. REFERENCE SHEET CO.1 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.

STEPHEN E. SWINDELL PROFESSIONAL ENGINEEF COLORADO LICENSE No. 57688

Grand Junction, CO 81501 Phone: (970) 245-9051

Subdivisio

PROJECT NO: F20-052 DATE: 12/16/2022 weston estates irrigation.dwg

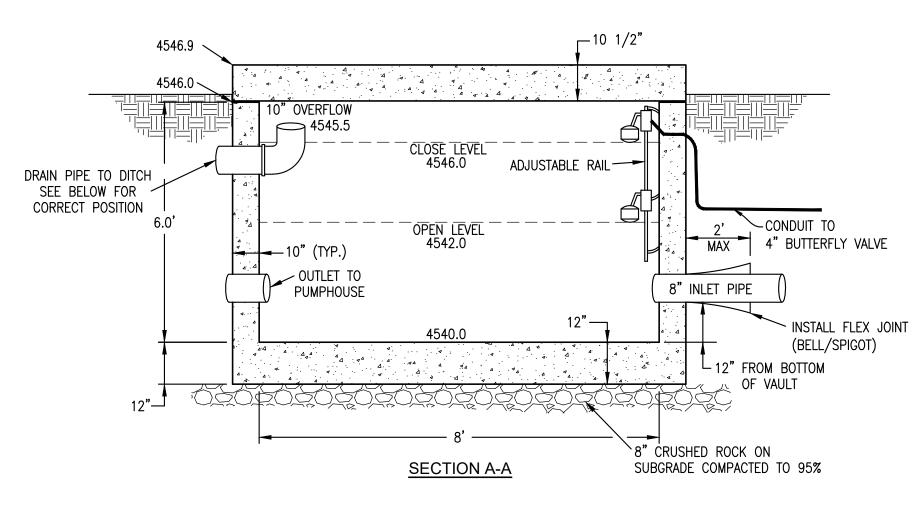
IRRIGATION SYSTEM NOTES:

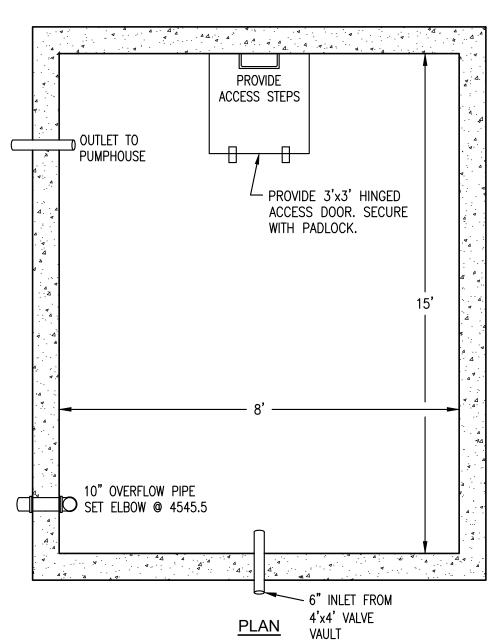
MINIMUM OF 2 FEET OF COVER.

- 1. IRRIGATION PIPING SHALL CONSIST OF THE FOLLOWING:
- IRRIGATION SYSTEM SHALL BE MINIMAL CLASS 160 PVC.
- 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: $L = (S X D X (P^0.5)) / 133,200$
- 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.

NOTES:

- (1) 8'x15x6' I.D. IRRIGATION STORAGE VAULT
- (2) 8"IRRIGATION SUPPLY LINE
- 3 INSTALL 4" PUMP INTAKE LINE AND INSTALL FOOT VALVE & FILTER ON INTAKE. SEE DETAIL THIS SHEET.
- ENCLOSURE FOR 5 HP PUMP CAPABLE OF PUMPING 60 GPM @ 50 PSI. SEE DETAIL SHEET C8.4.
- (5) 10" PVC TO ROADSIDE DITCH (TO RETURN VAULT OVERFLOW)
- 6 INSTALL 8" ELECTRIC OPERATED BUTTERFLY VALVE CONTROL WITH FLOAT SWITCHES IN 4X4 VAULT WITH COVER. SEE DETAIL THIS SHEET.
- 7) 45° ELBOW WITH THRUST BLOCK





IRRIGATION VAULT DETAIL N.T.S.

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

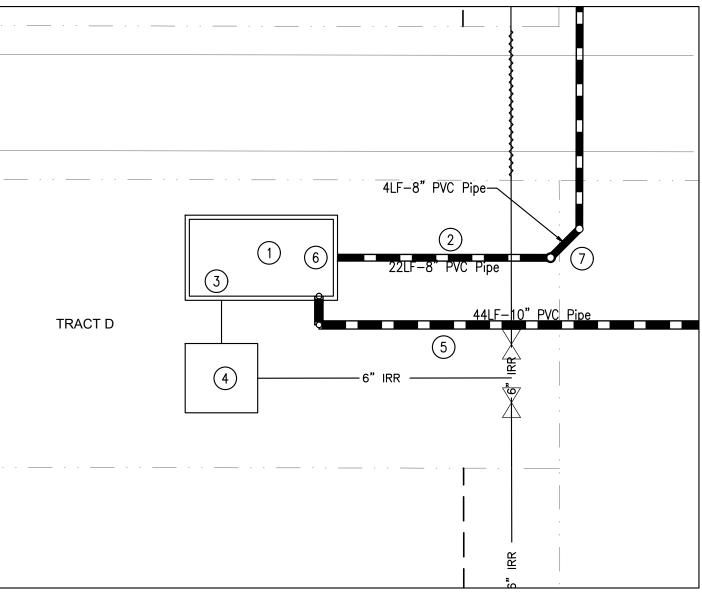
PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE

SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE

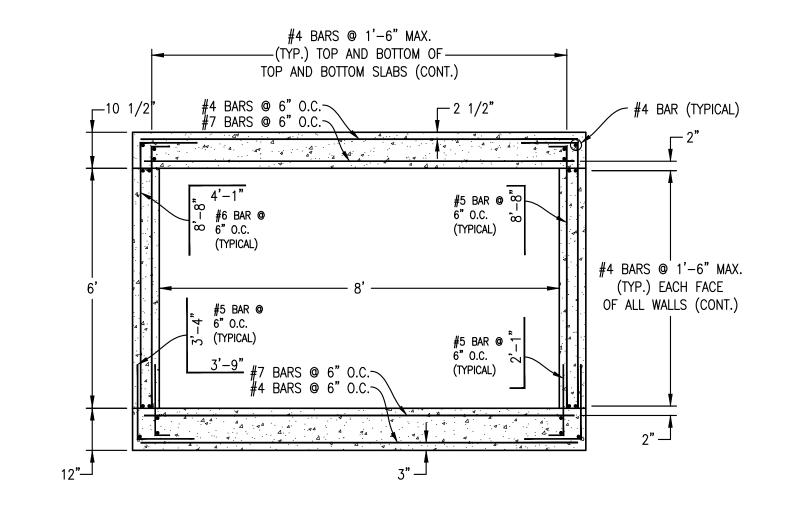
MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA

BENCHMARK:

MCSM #564-1



VAULT PLAN VIEW SCALE: 1' = 10'





861 Rood Avenue Grand Junction, CO 81501

Phone: (970) 245-9051

STEPHEN E.

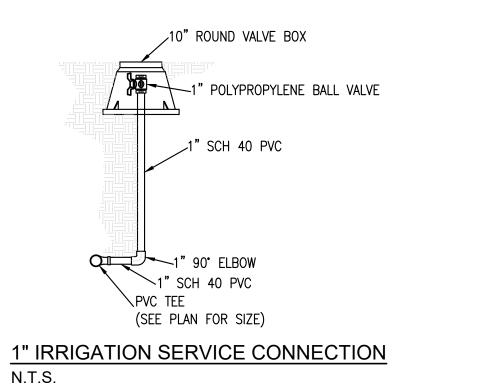
SWINDELL

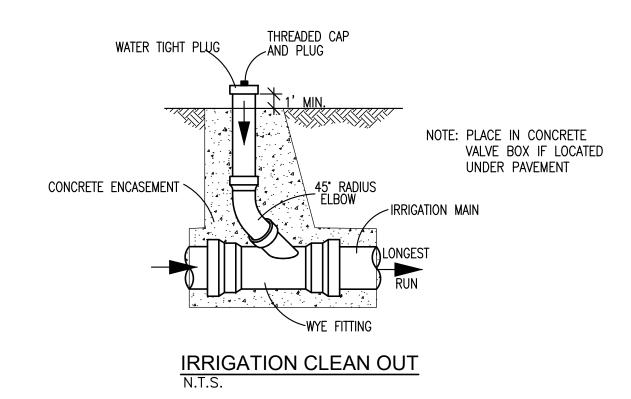
PROFESSIONAL ENGINEER

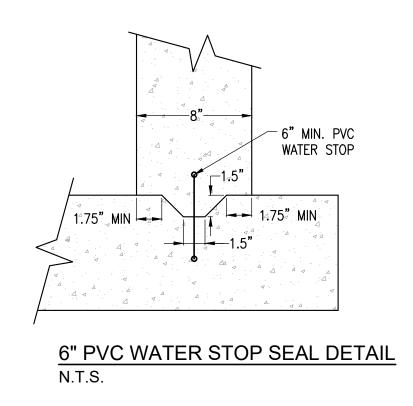
COLORADO LICENSE No. 57688

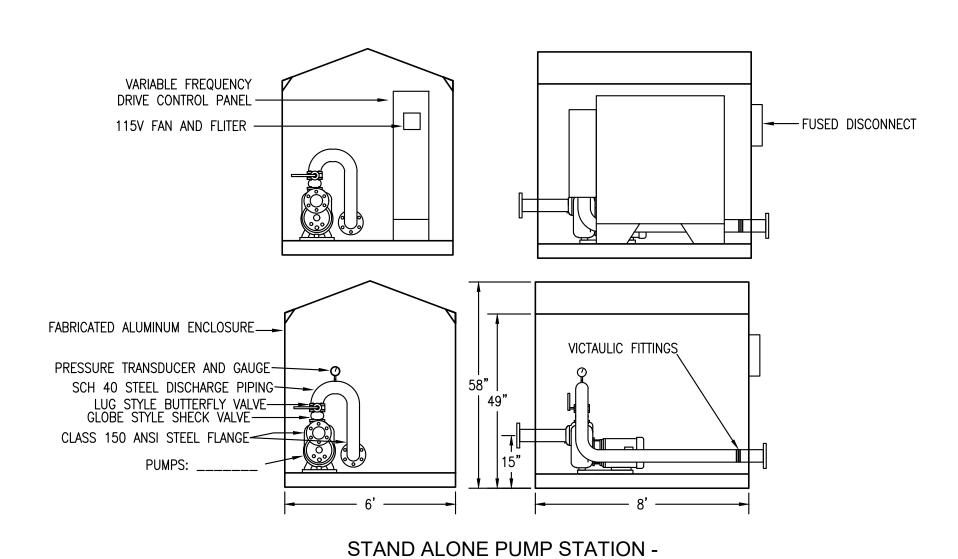
Subdivisio

PROJECT NO: F20-052 DATE: 12/16/2022 weston estates irrigation.dwg









WESTON ESTATES SUBDIVISION

N.T.S.

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.

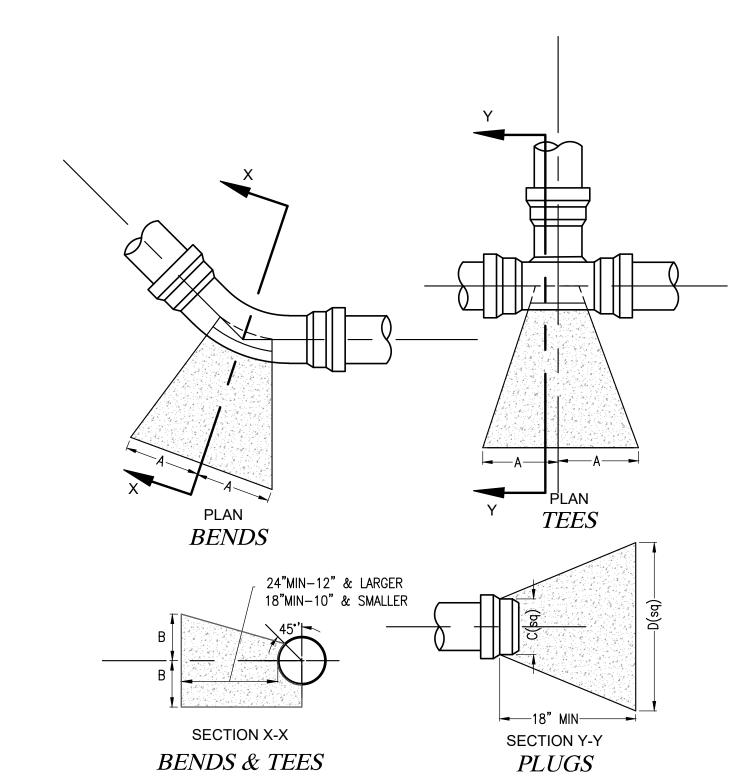
 A 90 DEGREE CHANGE IN DIRECTION SHALL BE CONSTRUCTED WITH 2 45° BENDS.
- BURIED VALVES SHALL BE STANDARD EPOXY COATED CAST—IRON GLOBE VALVES WITH VALVE BOX.
- IRRIGATION SYSTEM SHALL BE PRESSURE TESTED AT 80 PSI, LEAKAGE (L) IN
 CALLONS BER HOLD SHALL NOT EXCEED THE FOLLOWING:
- GALLONS PER HOUR SHALL NOT EXCEED THE FOLLOWING:
- L = (S X D X (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 10 G.P.M.
- FLOW CONTROL VALVE.

 5. PAINT EXPOSED PVC WITH BLUE LATEX PAINT.

GENERAL NOTES:

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



			THE	RUST	BLOC	K SIZ	ING			
SIZE	90°	90°	45°	45°	22.5°	22.5°	TEE'S	TEE'S	PLUGS	PLUGS
	Α	В	Α	В	Α	В	Α	В	С	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"	114"	16"	10"	12"	16"	18"	18"	34"
16"	26"	20"	16"	18"	11"	13"	18"	20"	20"	38 "

FOR REVIEW - NOT FOR CONSTRU

Irrigation Details
Subdivision Plans
Weston Estates

Grand Junction, CO 81501 Phone: (970) 245-9051

STEPHEN E.

SWINDELL

PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

PROJECT NO: F20-052 DATE: 12/16/2022

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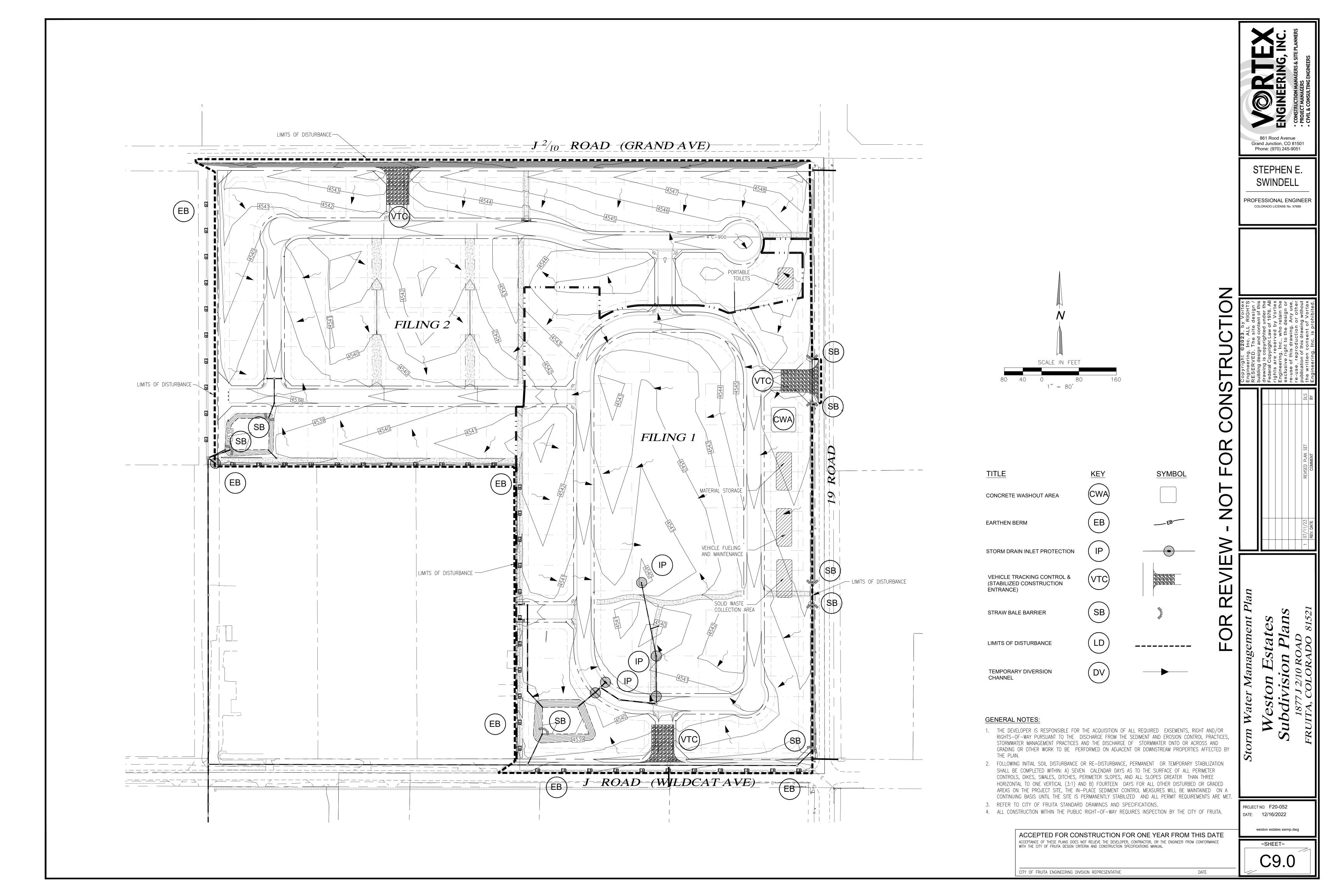
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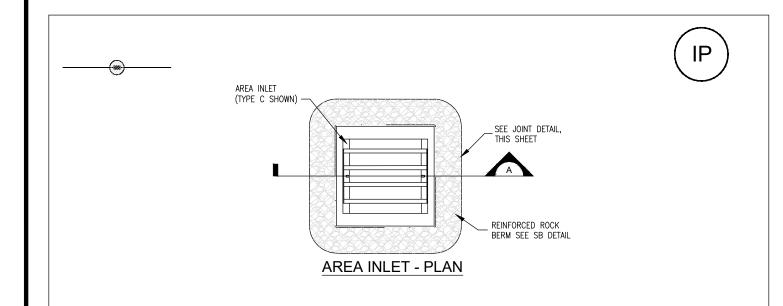
~SHEET~

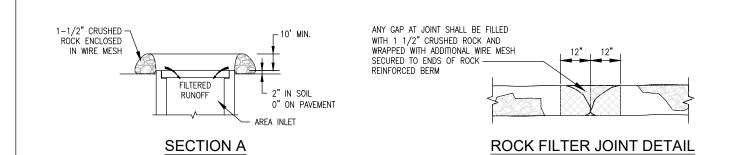
BENCHMARK:

PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN.THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582







INLET PROTECTION INSTALLATION NOTES

- 1. INLET PROTECTION AFTER INLET CONSTRUCTION OF AFTER PAVEMENT SHALL BE INSTALLED WITHIN 48 HOUR AFTER INLET CONSTRUCTION OR PAVING IS COMPLETED.
- 2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN IN CDOT SECT. 703-2, #4 aggregate (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
- 3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
- 4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
- 5. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.

INLET PROTECTION MAINTENANCE NOTES

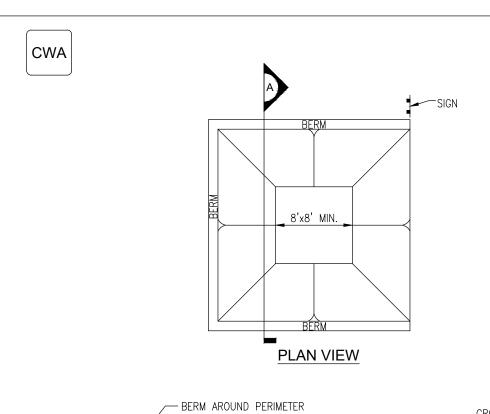
Flood Control District

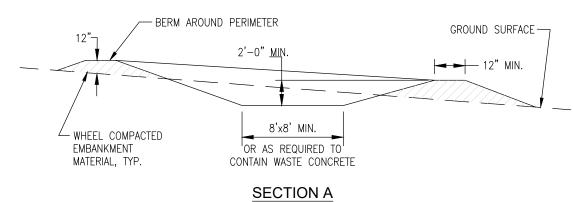
Drainage Criteria Manual (V.3)

- 1. THE SWMP MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. INSPECT MORE FREQUENTLY DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS. REPAIRS AS
- 2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
- 3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- 4. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

Figure C5-21

INLET PROTECTION - AREA INLET IN SUMP





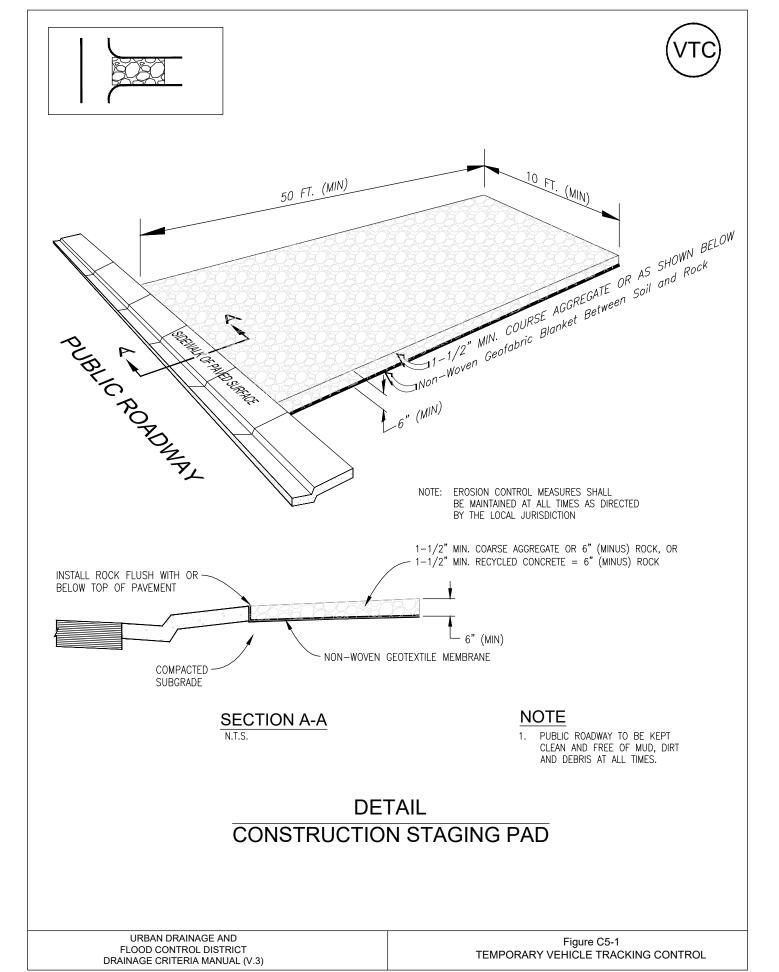
CONCRETE WASHOUT AREA INSTALLATION NOTES SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.

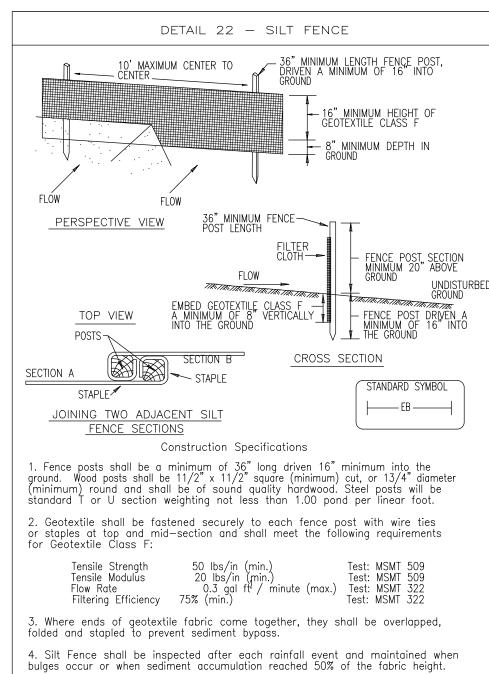
- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
- SIGNS SHALL BE PLACED AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. EXCAVATED MATERIAL MAY BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

APPROVED WASTE SITE.

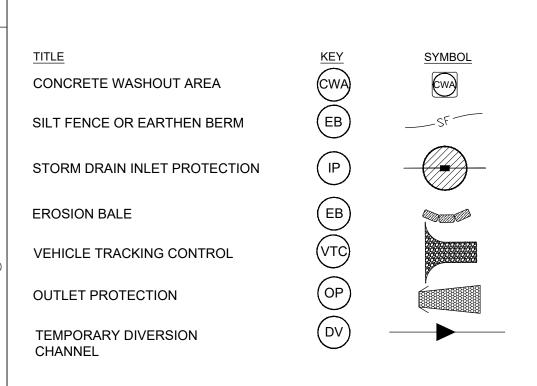
CONCRETE WASHOUT AREA MAINTENANCE NOTES THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN

Urban Drainage and	Fig. 00 0
Flood Control District	Figure C3-2
Drainage Criteria Manual (V.3)	CONCRETE WASHOUT AREA



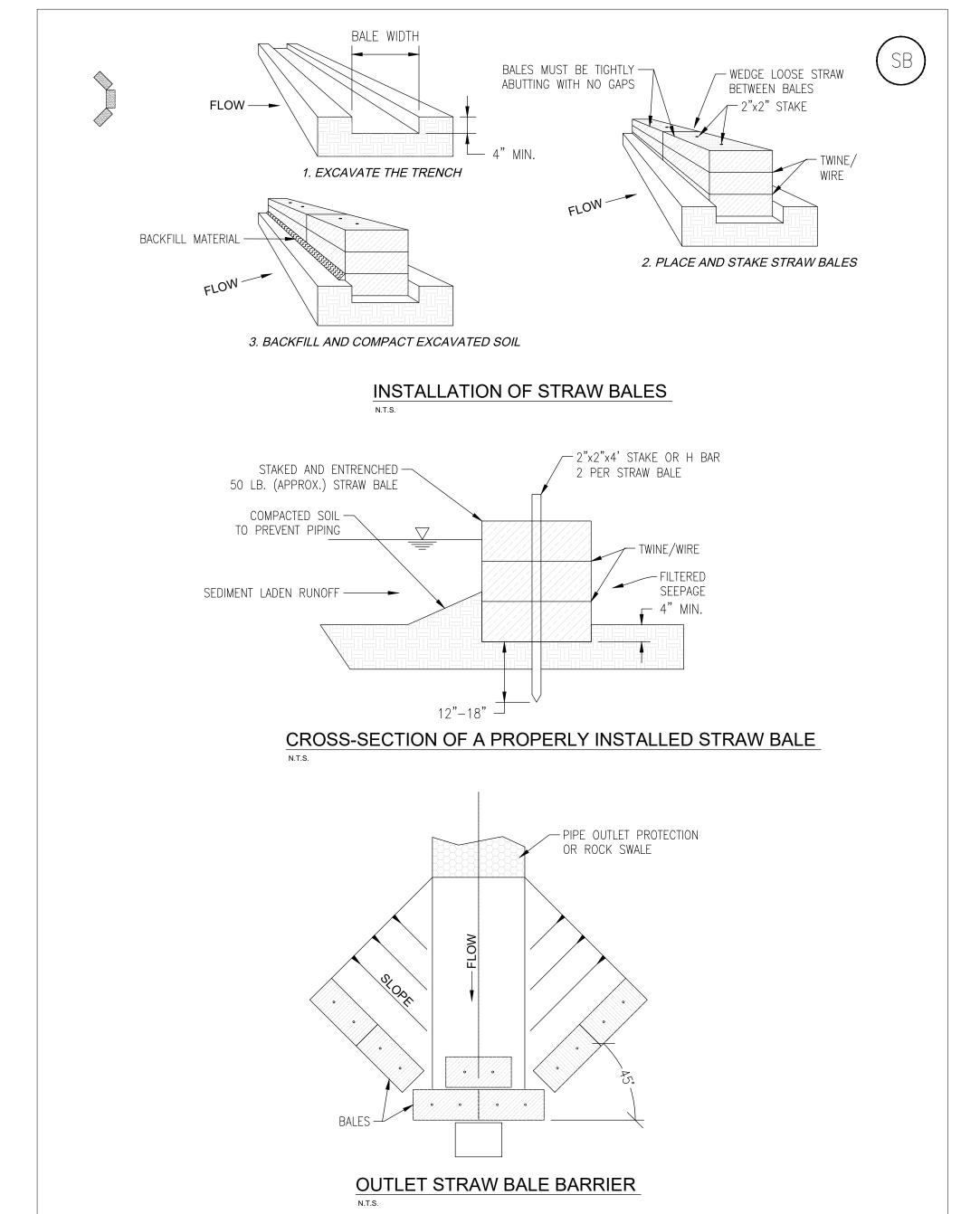


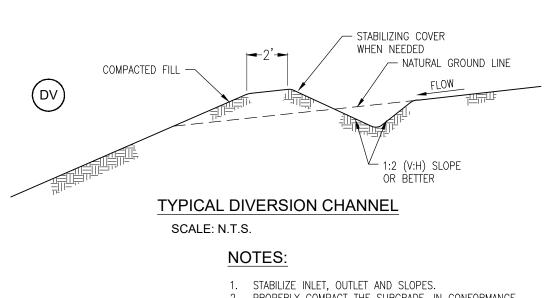
	Silt Fence Design Cr	riteria ———
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet



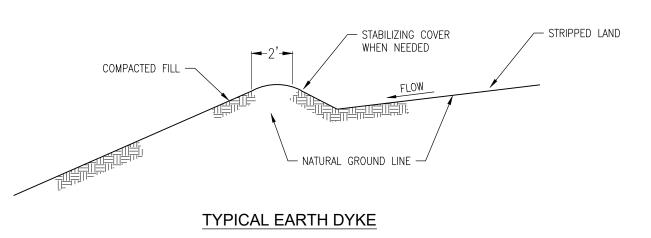
GENERAL NOTES

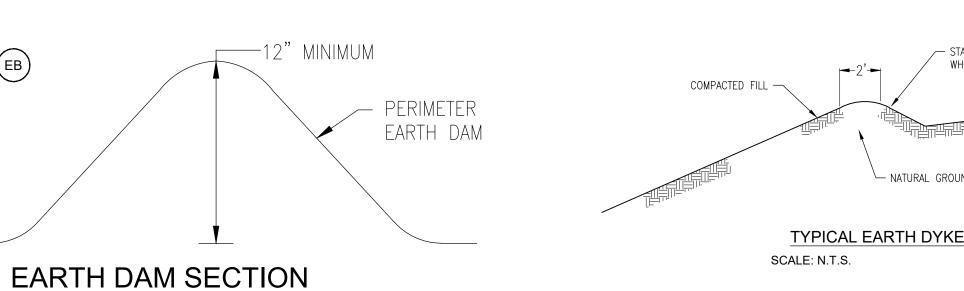
- 1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.





 STABILIZE INLET, OUTLET AND SLOPES.
 PROPERLY COMPACT THE SUBGRADE, IN CONFORMANCE WITH MESA COUNTY STANDARD SPECIFICATIONS.





861 Rood Avenue Grand Junction, CO 81501

Phone: (970) 245-9051

PROJECT NO: F20-052 DATE: 12/16/2022 weston estates swmp.dwg