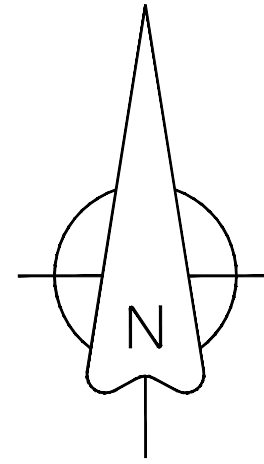


TreyTyn Properties LLC
 MINOR SUBDIVISION
 SUBMITTAL

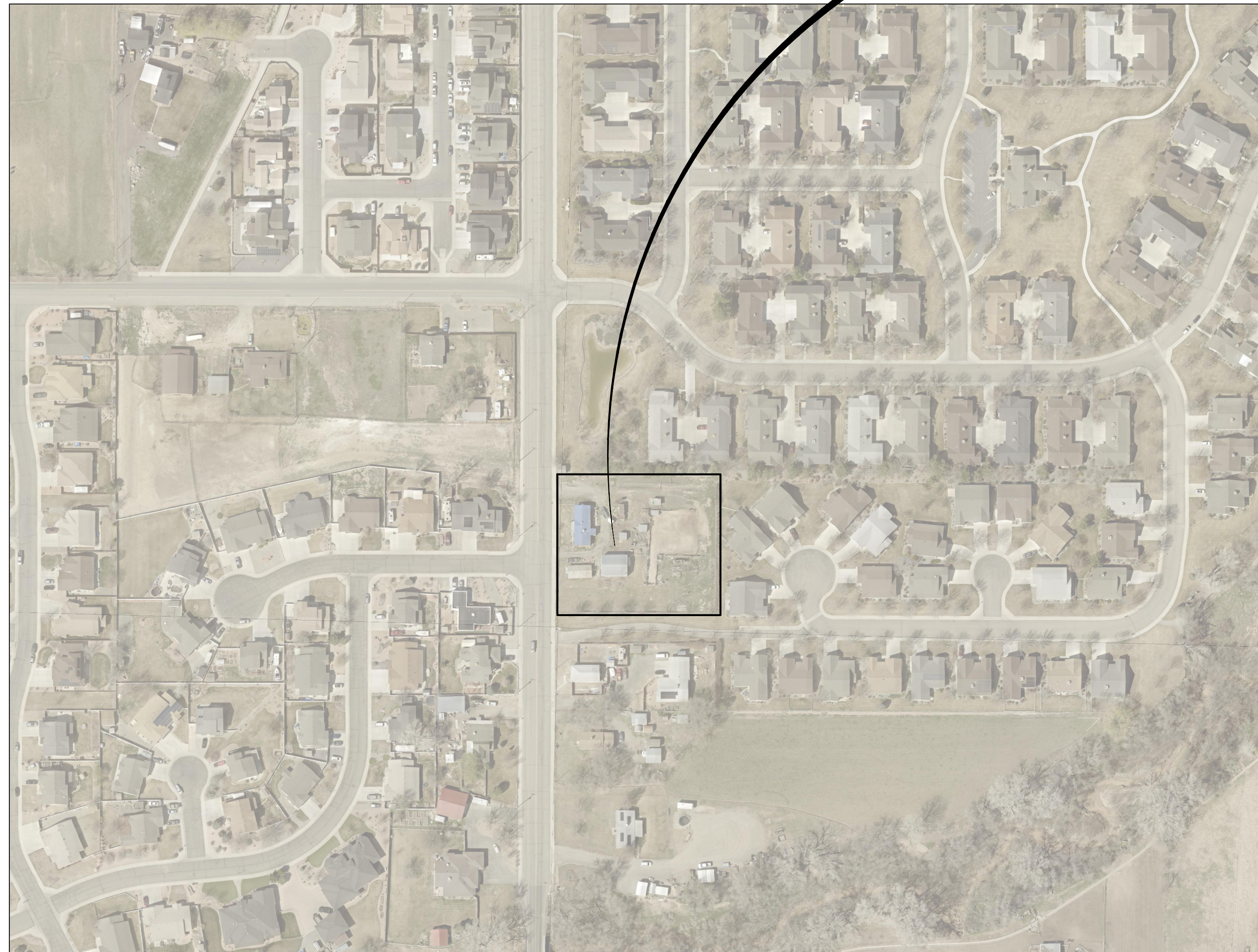
GEAR ESTATES

1156 18 ROAD

DECEMBER 2023



PROJECT
 LOCATION



VICINITY MAP

NO.	TITLE
C1	COVER SHEET
C2	GENERAL CONSTRUCTION NOTES
C3	SITE PLAN
C4	OVERALL UTILITY COMPOSITE
C5	SANITARY SEWER PLAN & PROFILE - SPROCKET COURT
C6	STORM SEWER PLAN & PROFILE
C7	SPROCKET COURT PLAN & PROFILE
C8	OVERALL GRADING PLAN
UTE	UTE WATER DETAIL SHEET 1
UTE	UTE WATER DETAIL SHEET 2

UTILITY CONTACTS	
UTE WATER DISTRICT	242-7491
CITY OF FRUITA PUBLIC WORKS	858-9558
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRESNAN CABLE	245-8750



SCALE VERIFICATION
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NO.	DESCRIPTION	DATE	BY

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AUSTIN CIVIL GROUP, INC
 Land Planning • Civil Engineering • Development Services
 123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501
 (970) 242-7540

GEAR ESTATES
 COVER SHEET
 1156 18 ROAD
 FRUITA, COLORADO
 PREPARED FOR
TREYTYN PROPERTIES LLC

DRAWN BY:	STS
DESIGNED BY:	STS
CHECKED BY:	STS
APPROVED BY:	STS
JOB NUMBER:	1503.0001
DATE:	12-8-23
SCALE:	NTS
SHEET NO.:	C1

GENERAL CONSTRUCTION NOTES

- Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
- The Contractor shall notify the engineer if unanticipated conditions are encountered during completion of the work which require modifications to the contract drawings. The engineer can be reached at (970)242-7540.
- Contractor shall give 48-hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior commencement of work. Contractor shall assure himself that all construction permits are current.
- Contractor shall confine his construction operations to the right-of-way, easements, and lots, as shown on plans and plat. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
- All site construction, and related work, all materials, performance and quality of work provided shall conform to the requirements of the City of Fruita Standard Specifications and Drawings and the applicable sections of the most current edition of the Division of Highways, State of Colorado Standard Specifications for Road and Bridge Construction, Colorado Standard Plans, Division of Highways M & S Standards.
- Contractor shall familiarize himself with the geotechnical testing requirements of the City of Fruita. The results of the required types of tests and numbers of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and retests shall be performed until passing results are obtained. All utility lines, including service lines shall also be tested.
- Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for utility trench back fill unless otherwise approved by the Engineer.
- All utility installations other than the water system, are to be performed in accordance with the City of Fruita Standard Specifications for the Construction of Underground Utilities and Standard Details.
- All water and sewer lines must be tested and approved PRIOR to asphalt placement. Contractor is required to notify the Owner's representative PRIOR to testing. The Owner's representative must be present to witness testing of water and sewer lines or the City will not approve the installation.
- In the event of a discrepancy between the construction notes contained herein and the notes and details in the City of Fruita Standard Design Criteria and Construction Specifications manual, the City's manual shall control.
- All areas to receive fill, asphalt, concrete, gravel storage/parking, or structures shall be scarified a minimum of 12", moisture conditioned and re-compacted as specified by the geotechnical report.

FUGITIVE DUST CONTROL PLAN

- Before stripping of the site preparation for overlot grading, the surface is to be pre-wet to control dust.
- Any stockpiles of stripping materials are to be periodically sprayed with water or a crusting agent to stabilize potentially wind blown material.
- Haul road both into and around the site are to be sprayed as needed to suppress dust.
- The Storm Water Management Plan and permit shall be obtained and kept onsite before starting any construction work. Gravel pads are to be constructed at the entrances to the site to help in removing mud from the wheels of haulage trucks before they enter onto City streets.
- Trucks hauling import fill are to be tarped to aid in the control of airborne dust.

PAVING CONSTRUCTION NOTES

- Reference Capstone Enterprises West, LLC "Geologic Review and Soils Engineering Report" for Gear Estates, dated August 31, 2023 for all pavement and earthwork specifications.
- The top 6-inches of the project site shall be stripped of top soil and stockpiled on site as identified by the Engineer.
- Where proposed pavement is to match existing pavement and during utility installation asphalt patching, the removal of asphalt shall be squared cut. Backfill shall consist of native material, if approved sufficient by Engineer and/or Geotech, and then CDOT Class VI ABC installed to bottom of existing asphalt thickness. Existing edge of asphalt shall be tack-coated before new HMA placement.
- All road widths and radii are to flow line unless noted otherwise. Any "spot" design elevations are to flow line of curb and gutter unless otherwise noted.
- TC = top of curb elevations
BOW = back of sidewalk
EOP = edge of pavement elevation
RIM = rim of manhole
INV = invert elev. of manhole or inlet
CL = centerline
PL = property line
FL = flow line
EL = elevation
FG = finish grade
FF = finished floor
- The top 12" of existing ground below designed subgrade shall be scarified, moisture conditioned and re-compacted to 95% of AASHTO T99.
- Contractor to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered, or filled with dirt or debris by the Contractor shall be cleaned and repaired at no expense to the Owner.
- Aggregate base course must be compacted 95% AASHTO T-180.
- All handicap ramps, sidewalks and curb and gutter are to be constructed where indicated on the plans and in accordance The City of Fruita requirements.
- Curb, gutter, and drainage pans are to have expansion joints at each change in horizontal alignment of curb and gutter, but in no case at a greater distance apart than 100 feet. Locate dummy grooved joints between expansion joints at intervals not exceeding 10 feet. Where length of pour precludes 10 foot intervals, the end sections may be less than 10 feet but not less than 5 feet.
- Subgrade Stabilization: Subgrade stabilization material (pit run) and Geotextile Tensar BX1200 or Equal shall be implemented to address failed subgrade areas under the asphalt pavement. The specific locations and repairs shall be directed by the Engineer. Work shall include the removal and disposal of 2-foot of unsuitable material and replacement with 2-feet of Pit Run or approved equal as determined by the geotechnical engineer's investigation report. In addition, it may be necessary to include a layer of geotextile Tensar BX1200 or approved equal under the Pit Run or a combination of the two. In order to receive compensation for these items, the Contractor shall meet with the Engineer to verify and quantify the unstable area prior to any further stabilization work by the contractor. If the Contractor proceeds without the Engineer's verification, compensation will not be authorized for the unverified work.

WATER LINE CONSTRUCTION

- All water line construction shall be constructed in accordance with the Ute Water District Standards and Specifications. The most current standards and specifications can be found at www.utewater.org/specifications.
- Contractor shall notify the Ute Water Conservancy 48 hours prior to the beginning of construction of any water line.
- All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined by AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
- Minimum cover required over top of new waterlines is 4'-6".
- All water mains to be DR-18 PVC, conforming to AWWA C-900.
- Fire Hydrants shall conform to AWWA C-502, Mueller Super Centurian.
- Fire hydrant pumper connections shall be equipped with a five inch non threaded sexless connection and metal cap (commonly referred to as Storz). The two and one half inch butts shall be furnished with National Standard Threads.
- All materials labor and equipment required for testing and disinfection of water lines shall be furnished by Contractor. Disinfection of water lines shall conform to AWWA C-651-86 or latest revision thereof. No separate pay.
- All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Ute Water Conservancy District details and Technical Specifications.
- Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for water line trench backfill unless otherwise approved by the Engineer.
- All Ute Water Mains are to be bedded per City of Fruita Standards.

STORM SEWER CONSTRUCTION NOTES

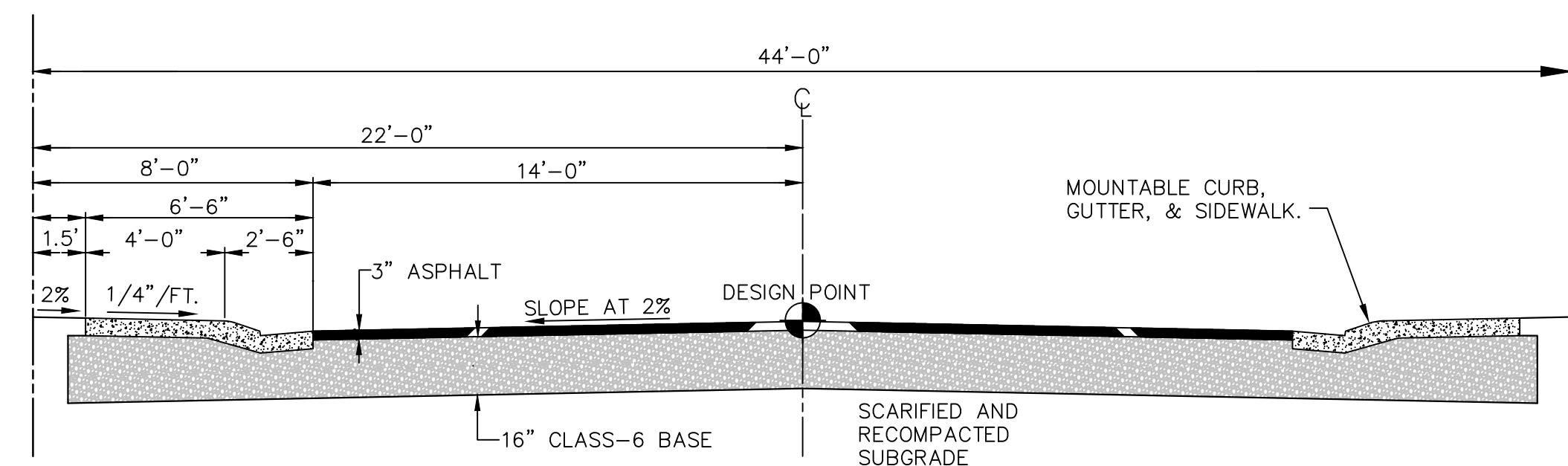
- All storm sewer line construction shall be in accordance with the City of Fruita Standards and Specifications. Pipe materials can be smooth wall interior, HDPE or RCP, unless noted on plans.
- All 24" Reinforced Concrete storm sewer pipe shall conform to ASTM Standard Specifications, C-76, Class V unless otherwise noted.
- All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
- All High Density Polyethylene (HDPE) pipe and fittings shall be smooth bore and shall conform to the following:
6 inch to 10 inch shall meet AASHTO
12 inch to 36 inch shall meet AASHTO M294
42 inch to 48 inch shall meet AASHTO MP6
All HDPE pipe up to 30" shall be backfilled to springline with Class-6.

SANITARY SEWER CONSTRUCTION NOTES

- All materials and workmanship shall comply to the Standards and Specifications of the City of Fruita. The City of Fruita reserves the right to accept or reject any materials and or workmanship that does not conform.
- The Contractor shall have one signed copy of plans and a copy of the City of Fruita Design Criteria and Construction Specifications at the job site at all times.
- All sanitary sewer pipe shall be PVC SDR-35 (ASTM 3034) unless otherwise specified. All pipe joints shall be 13-foot joints unless otherwise approved by the Engineer.
- All trenches shall be compacted to 95% within 2% of optimum moisture content, as determined AASHTO T-99. Contractor shall be required to perform all necessary compaction tests through a certified soils lab.
- A minimum of 10 ft. of separation shall be maintained at all times between the waterline and sewer line except at specified crossings.
- Where sanitary sewers cross under a water line with less than 18 inches of vertical separation, and in all cases where the sanitary sewer crosses over the waterline at any depth, provide total concrete encasement of pipe for a length of 10 feet to either side of the waterline.
- Only materials on which a proctor test can be performed and accurate nuclear density tests can be run are approved for sewer line trench backfill unless otherwise approved by the Engineer.
- Notify the City of Fruita 48 hours prior to the construction of the sanitary sewer facilities.
- The contractor shall obtain a City of Fruita Street Cut Permit for all work within existing City right-of-way prior to construction.
- Redline as-builts shall be submitted to the Engineer at least 72 hours PRIOR to paving for review.

IRRIGATION CONSTRUCTION NOTES

- All irrigation pipe shall consist of PIP Class 100 psi or SCH 40 PVC.
- Irrigation pipe trench bedding and haunch material shall consist of Type A (100% passing 1-inch sieve, 20% max passing the No 4 sieve) crushed rock. Haunch material to extend to spring line of pipe. Native backfill to finished grade.



SPROCKET COURT

SUBDIVISION ROAD RECOMMENDATIONS ALTERNATIVES

R-Value	18K-ESAL	RF	Sn	HMA	ABC	ASC
5	500,000	85%	3.2	0.44	0.12	0.10
5	500,000	85%	3.2	3.0	6.0	12
5	500,000	85%	3.2	4.0	12.0	0
5	500,000	85%	3.2	4.0	6.0	8

UTILITY CONTACTS

UTE WATER DISTRICT	242-7491
CITY OF FRUITA PUBLIC WORKS	858-9558
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRESNAN CABLE	245-8750



LEGEND

—●—	PROPERTY LINE	—○—	PROPOSED INLINE DRAIN
---●---	ADJACENT PROPERTY LINE	—○—	EXISTING 8" WATER MAIN
-----	EXISTING EASEMENT	—○—	PROPOSED 2" DOMESTIC SERVICE
-----	PROPOSED EASEMENT	—○—	PROPOSED 4" FIRE LINE
-----	EXISTING BUILDING	—○—	EXISTING FIRE HYDRANT
-----	PROPOSED BUILDING	—○—	PROPOSED FIRE HYDRANT
-----	EXISTING CURB/GUTTER	—○—	EXISTING WATER METER
-----	PROPOSED CURB/GUTTER	—○—	PROPOSED WATER METER
-----	PROPOSED SPILL CURB/GUTTER	—○—	PROPOSED METER/BACKFLOW VAULT
-----	PROPOSED TRANSITION CURB/GUTTER	—○—	PROPOSED IRRIGATION MANHOLE
-----	EXISTING RETAINING WALL	—○—	PROPOSED FENCE
-----	EXISTING 1-FT CONTOUR	—○—	EXISTING FENCE
-----	EXISTING 5-FT CONTOUR	—○—	PROPOSED TRAFFIC FLOW
-----	PROPOSED 1-FT CONTOUR	—○—	GRADE BREAK
-----	PROPOSED 5-FT CONTOUR	—○—	ROOF DRAIN (RD)
-----	EXISTING ASPHALT	—○—	STREET LIGHT POLE
-----	PROPOSED ASPHALT	—○—	FIRE DEPARTMENT CONNECTION
-----	PROPOSED HEAVY DUTY ASPHALT	—○—	PARKING LOT LIGHT
-----	EXISTING CONCRETE	—○—	PROPOSED BUILDING LIGHT
-----	PROPOSED CONCRETE	—○—	POWER POLE
-----	PROPOSED HEAVY DUTY CONCRETE	—○—	FLOWLINE
-----	EXISTING SANITARY SEWER	—○—	EDGE OF PAVEMENT
-----	PROPOSED SANITARY SEWER	—○—	TOP OF CONCRETE
-----	EXISTING SANITARY SEWER MANHOLE	—○—	TOP OF WALL
-----	PROPOSED SANITARY SEWER MANHOLE	—○—	BOTTOM OF WALL
-----	PROPOSED SANITARY SEWER CLEANOUT	—○—	TOP BACK OF WALK
-----	EXISTING STORM SEWER	—○—	TOP OF CURB
-----	PROPOSED STORM SEWER	—○—	BACK OF CURB
-----	EXISTING STORM SEWER INLET	—○—	LANDSCAPE AREA
-----	PROPOSED STORM SEWER INLET	—○—	UTILITY PEDESTALS
-----	EXISTING STORM SEWER MANHOLE	—○—	
-----	PROPOSED STORM SEWER MANHOLE	—○—	

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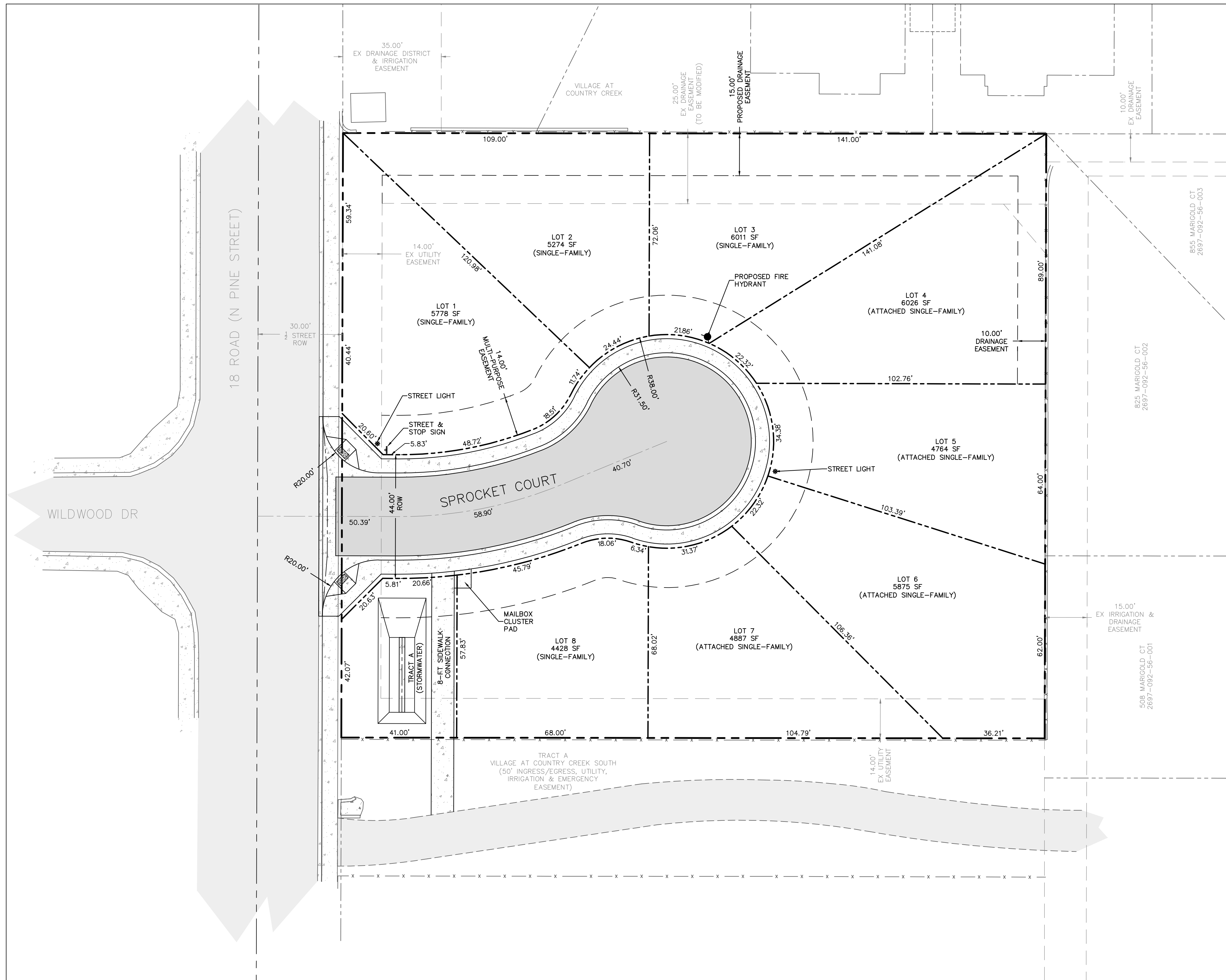
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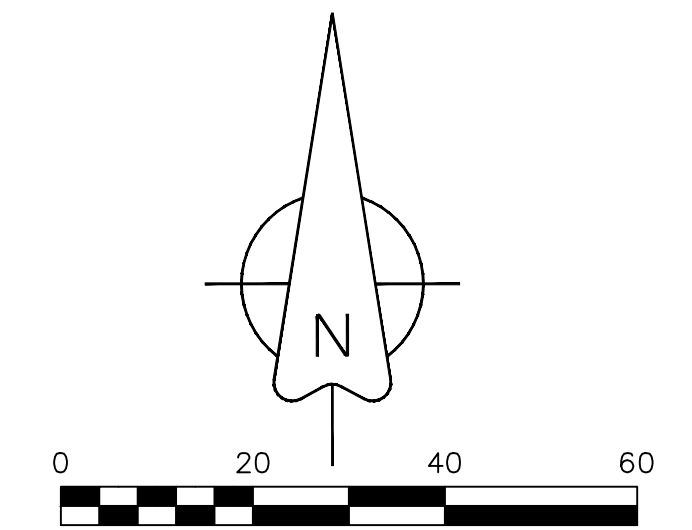
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(970) 242-7540

GEAR ESTATES
GENERAL CONSTRUCTION NOTES
1156 18 ROAD
FRUITA, COLORADO
prepared for
TRETTYN PROPERTIES LLC

DOWN BY:	STS
DESIGNED BY:	STS
CHECKED BY:	STS
APPROVED BY:	STS
JOB NUMBER:	1503.0001
DATE:	12-18-23
SCALE:	NTS
SHEET NO.:	C2



- COMMUNITY RESIDENTIAL (CR)**
- FRONT SETBACK:**
- 15 feet for properties with alley loaded garages; 25 feet for all facades with a garage opening facing the street; 20 feet for elevations other than garage opening
- SIDE SETBACK:**
- 16 feet total; 5 feet for primary structures; 3 feet for accessory structures; except 0 feet where common wall or zero-lot line development allowed
- REAR SETBACK:**
- 15 feet for primary structures; 3 feet for accessory structures
- MAXIMUM DENSITY**
- 6 DU/acre by right
 - 8 DU/acre thru Density Bonus
 - **Mix of Housing Types Selected to achieve 7 DU/acre, 3,500 square feet, Lot 4 & 5 and Lot 6 & 7 (attached).**
- MINIMUM LOT AREA**
- For properties with up to 6 DU/acre; 7,000 square feet
 - For properties with 7 to 8 DU/acre; 3,500 square feet



LAND USE SUMMARY

1156 18 ROAD - 2697-092-47-001
COMMUNITY RESIDENTIAL

USE	AREA (ACRES)	PERCENT
LOTS	0.988	80.1%
ROW	0.194	15.7%
TRACT A	0.051	4.2%
TOTAL	1.233	100%
TOTAL LOTS	8	

LEGEND

—	PROPERTY LINE	—	PROPOSED IN-LINE DRAIN
- - -	ADJACENT PROPERTY LINE	—	EXISTING 8" WATER MAIN
- - -	EXISTING EASEMENT	—	PROPOSED 2" DOMESTIC SERVICE
- - -	PROPOSED EASEMENT	—	PROPOSED 4" FIRE LINE
—	EXISTING BUILDING	—	EXISTING FIRE HYDRANT
—	PROPOSED BUILDING	—	PROPOSED FIRE HYDRANT
—	EXISTING CURB/GUTTER	—	EXISTING WATER METER
—	PROPOSED CURB/GUTTER	—	PROPOSED WATER METER
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—	EXISTING RETAINING WALL	—	PROPOSED FENCE
—	EXISTING 1-FIT CONTOUR	—	EXISTING FENCE
—	EXISTING 5-FIT CONTOUR	—	PROPOSED TRAFFIC FLOW
—	PROPOSED 1-FIT CONTOUR	—	GRADE BREAK
—	PROPOSED 5-FIT CONTOUR	—	ROOF DRAIN (RD)
—	EXISTING ASPHALT	—	STREET LIGHT POLE
—	PROPOSED ASPHALT	—	FIRE DEPARTMENT CONNECTION
—	PROPOSED HEAVY DUTY ASPHALT	—	PARKING LOT LIGHT
—	EXISTING CONCRETE	—	PROPOSED BUILDING LIGHT
—	PROPOSED CONCRETE	—	POWER POLE
—	PROPOSED HEAVY DUTY CONCRETE	—	FLOWLINE
—	EXISTING SANITARY SEWER	—	FL
—	PROPOSED SANITARY SEWER	—	EOP
—	EXISTING SANITARY SEWER MANHOLE	—	TOP OF CONCRETE
—	PROPOSED SANITARY SEWER MANHOLE	—	TOW
—	EXISTING STORM SEWER	—	BOW
—	PROPOSED STORM SEWER	—	TBW
—	EXISTING STORM SEWER INLET	—	TC
—	PROPOSED STORM SEWER INLET	—	TOP OF CURB
—	EXISTING STORM SEWER MANHOLE	—	BOC
—	PROPOSED STORM SEWER MANHOLE	—	LS
—	EXISTING STORM SEWER INLET	—	LANDSCAPE AREA
—	PROPOSED STORM SEWER INLET	—	UTILITY PEDESTALS

UTILITY CONTACTS

UTE WATER DISTRICT	242-7491
CITY OF FRUITA PUBLIC WORKS	858-9558
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
CHARTER	245-8750

STATE OF COLORADO)
COUNTY OF MESA)
I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
AT _____ O'CLOCK ___ M., ON THE _____ DAY
OF _____, _____ A.D. AND
WAS RECORDED IN PLAT BOOK _____, PAGE NO. _____
RECEPTION NO. _____, DRAWER NO. _____
FEES _____
BY: _____
CLERK AND RECORDER
DEPUTY

SEPARATE INSTRUMENTS RECORDED IN CONJUNCTION WITH THIS SITE PLAN
PLAT..... REC. #.....
COVENANTS..... REC. #.....



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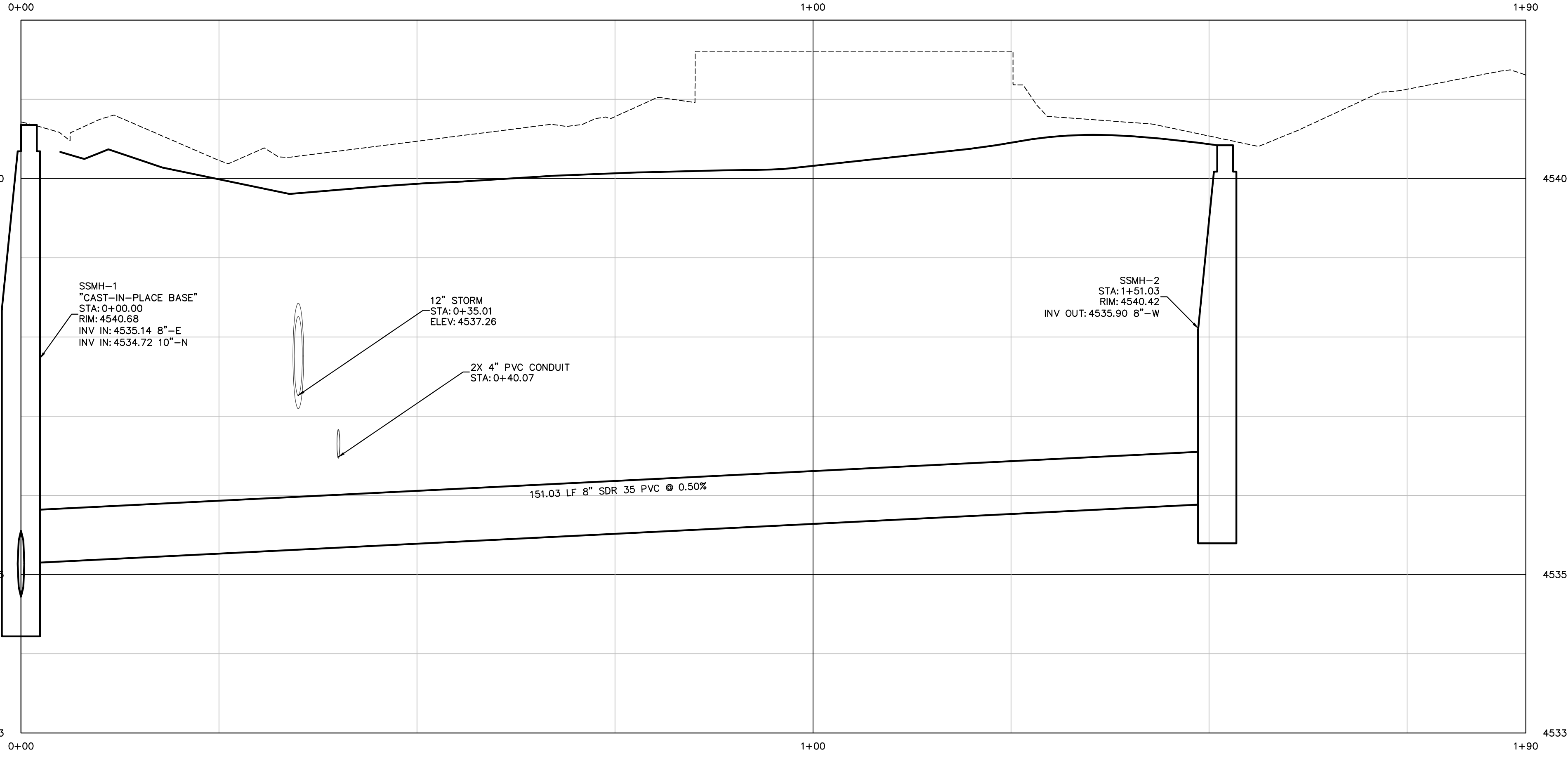
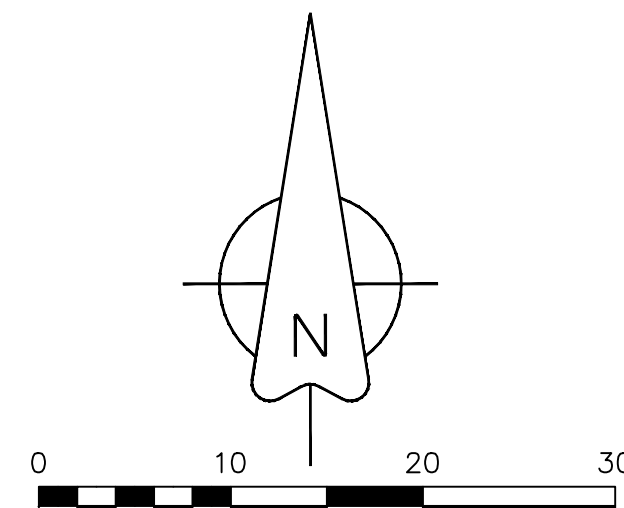
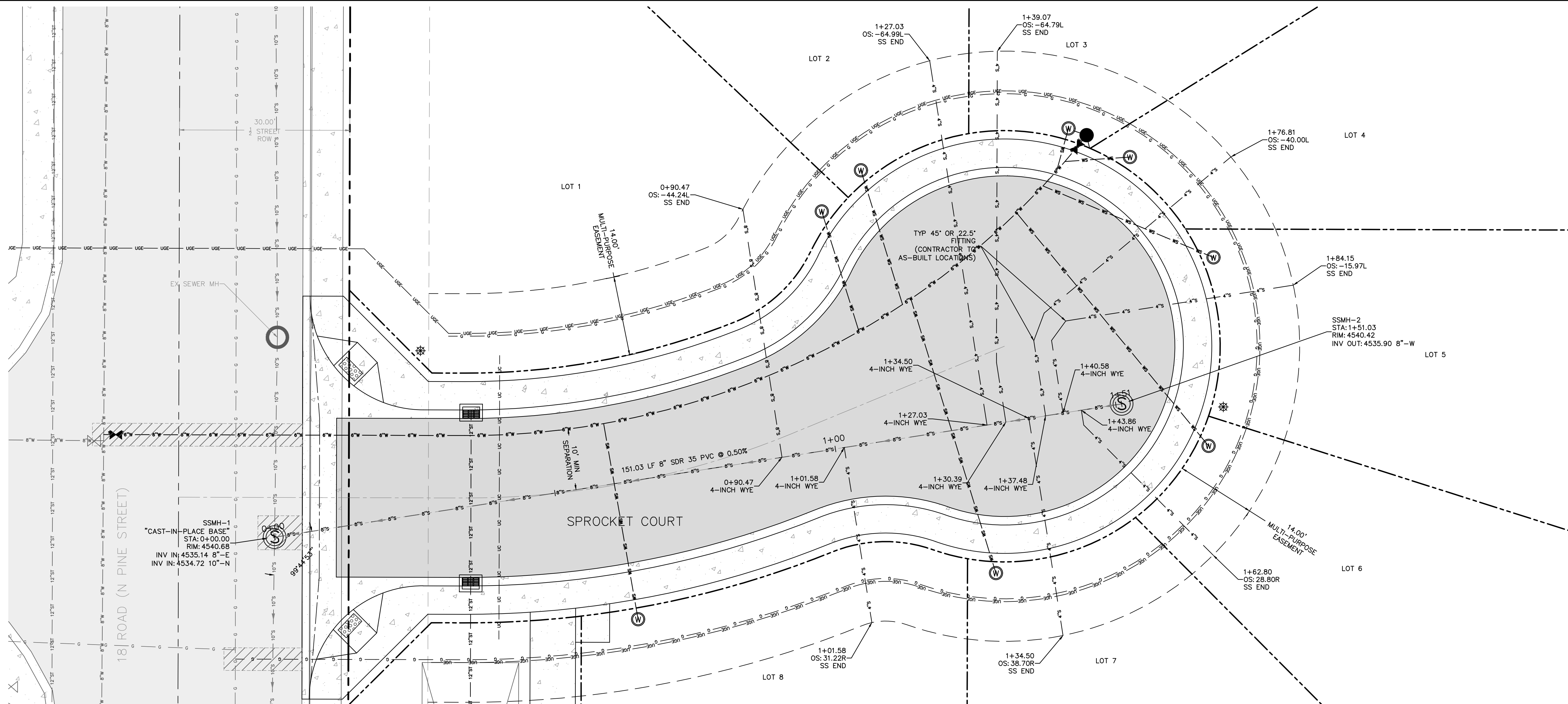
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(970) 242-7540

GEAR ESTATES
description
SITE PLAN
1156 18 ROAD
FRUITA, CO
prepared for
TRETTYN PROPERTIES LLC

DRAWN BY:	STS
DESIGNED BY:	STS
CHECKED BY:	STS
APPROVED BY:	STS

JOB NUMBER: 1503.0001
DATE: 12-8-23
SCALE: 1"=20'
SHEET NO: C3

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UTILITY CONTACTS	
UTE WATER DISTRICT	242-7491
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8-INCH SANITARY: STA 0+00 TO 1+88.01
 HORIZONTAL: 1"=10', VERTICAL: 1"=1'

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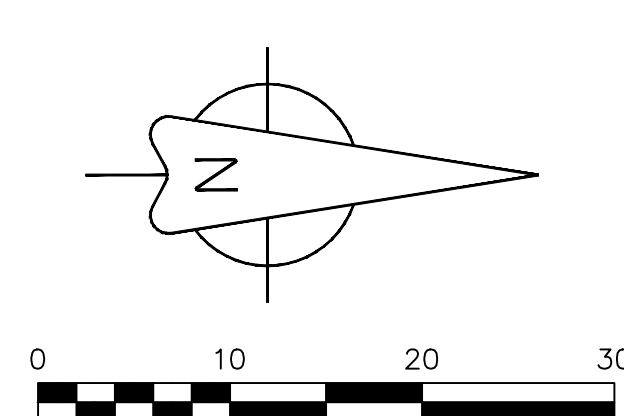
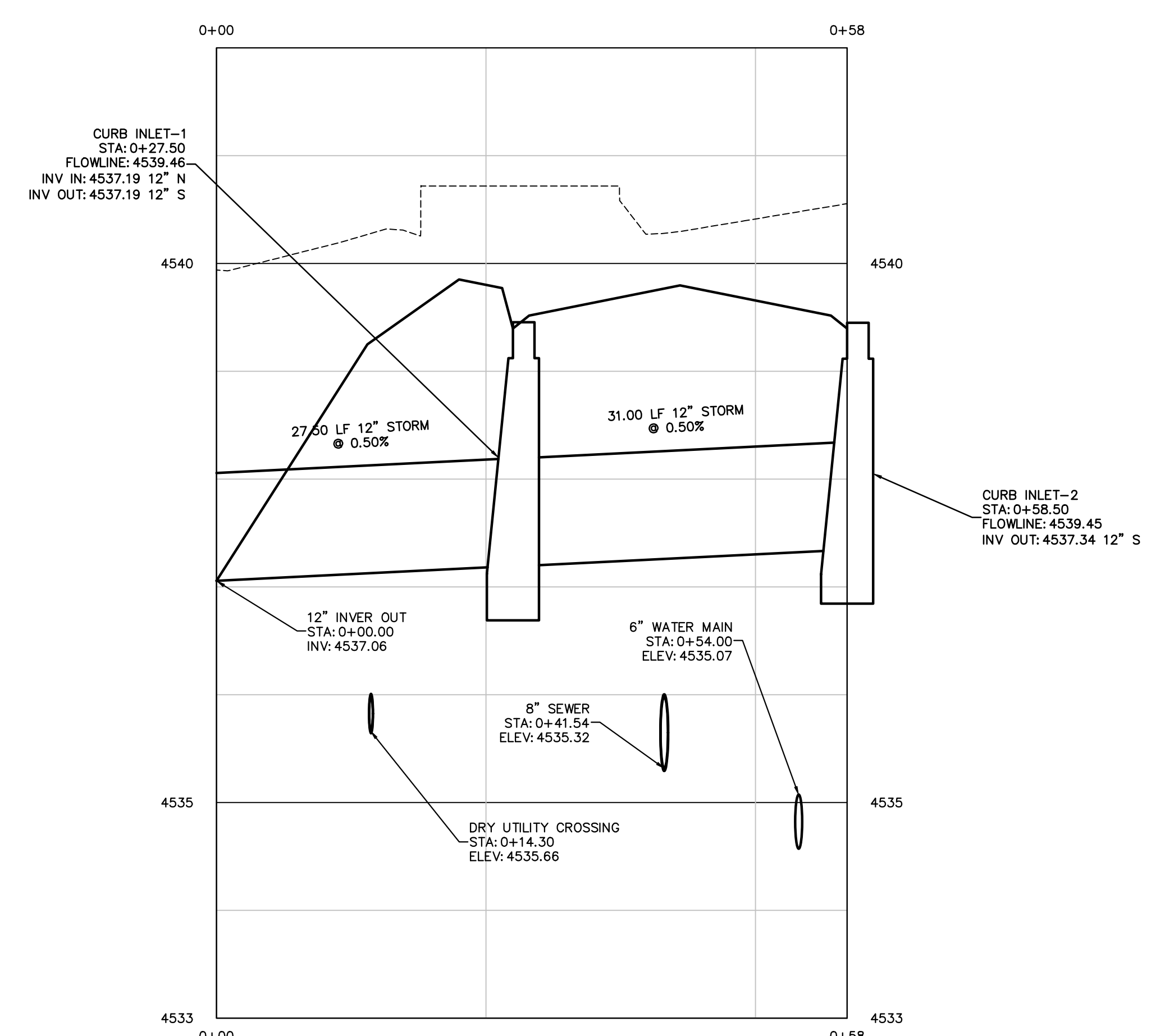
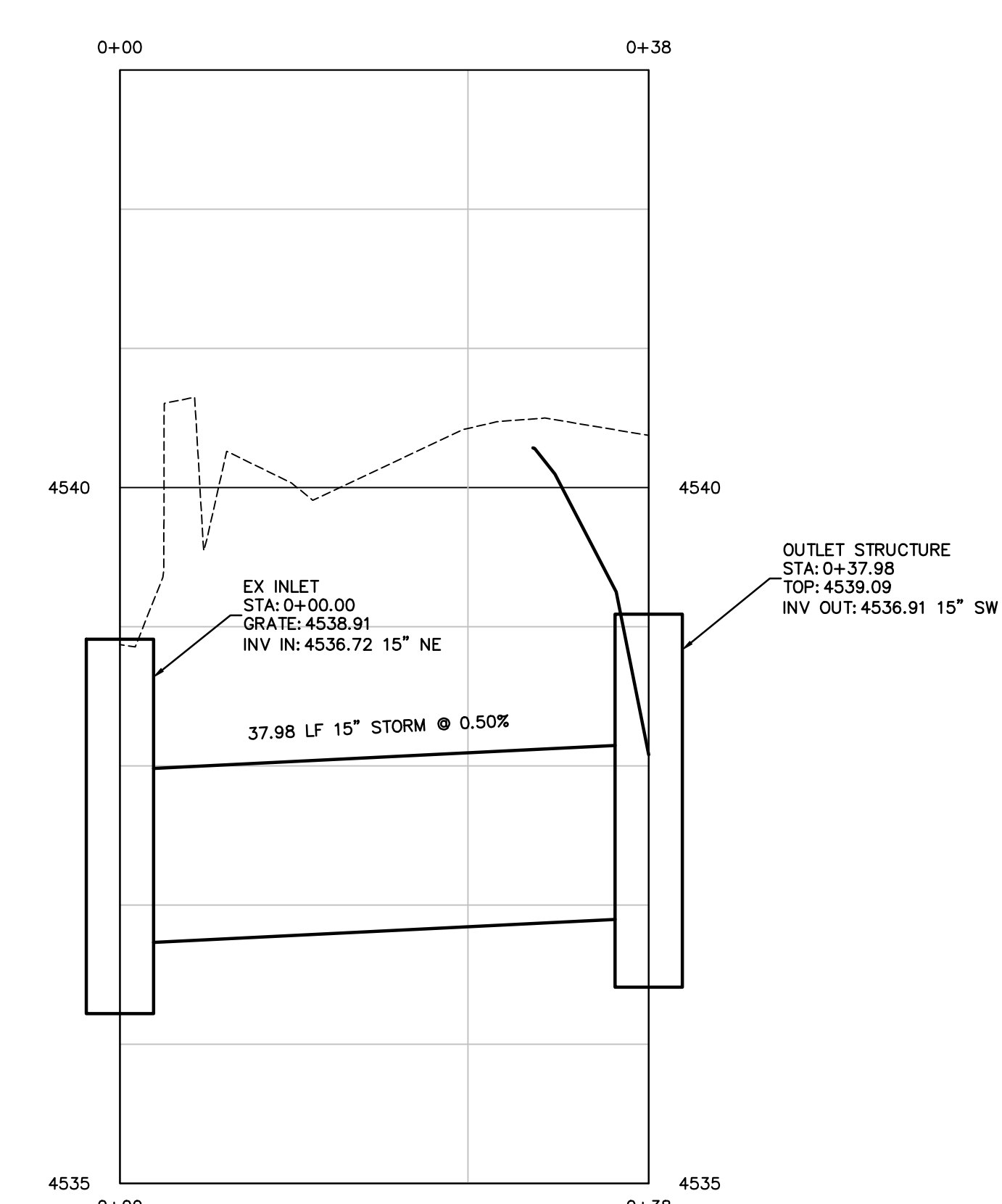
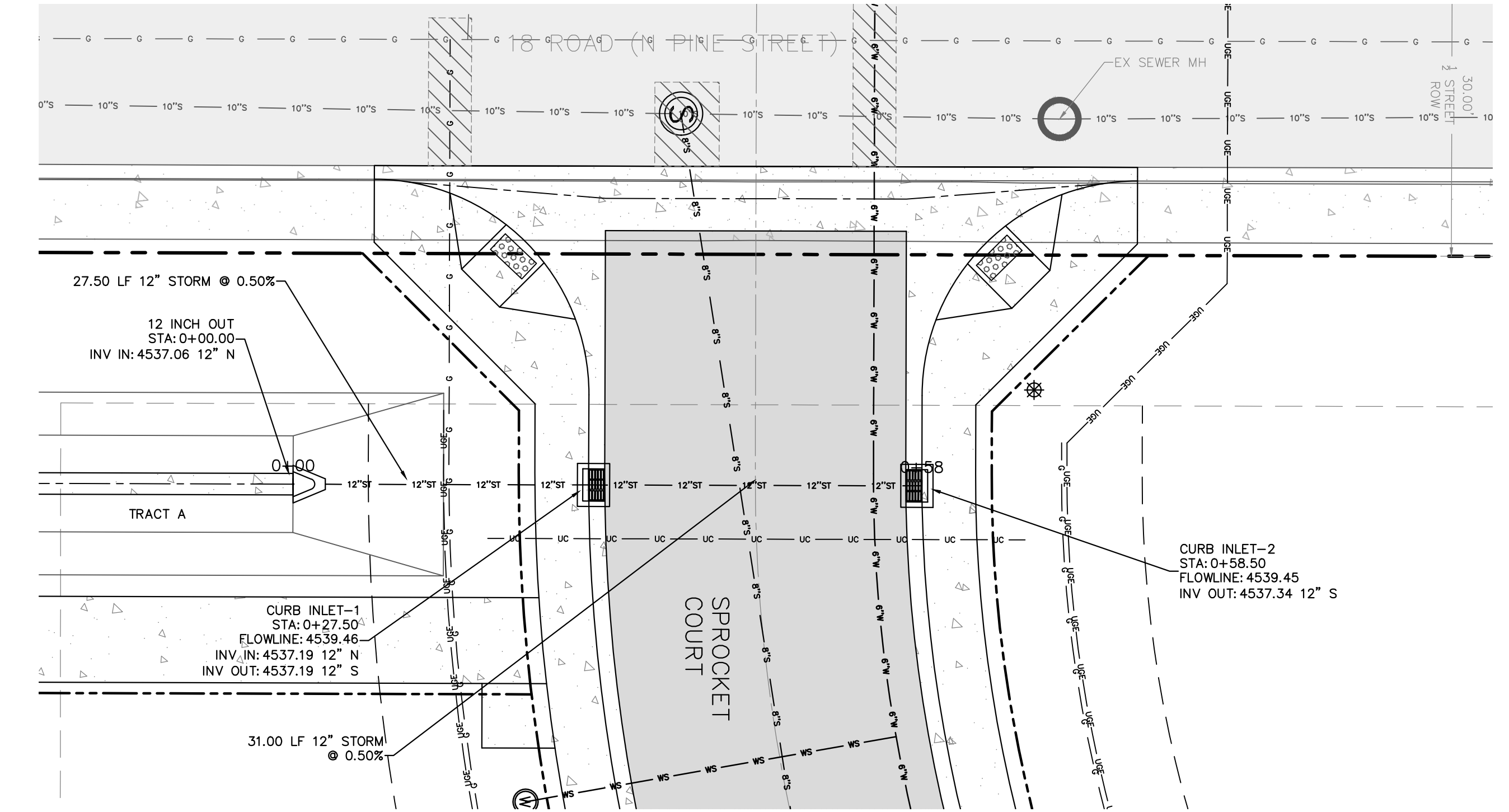
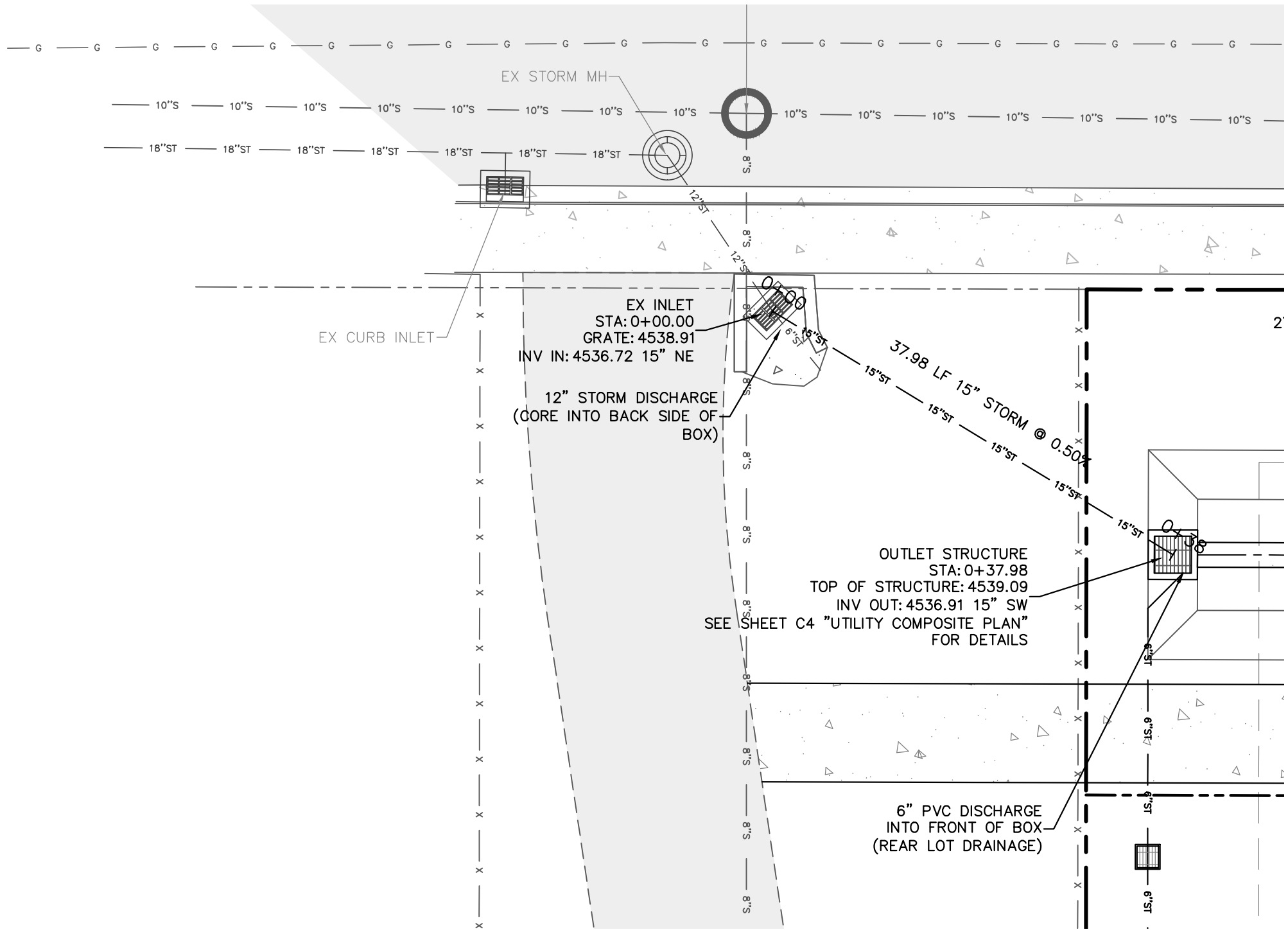
NO.	REVISIONS	DATE	BY

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GEAR ESTATES
 description
SANITARY SEWER P&P - SPROCKET CT
1156 18 ROAD
FRUITA, CO
 prepared for
TRETYN PROPERTIES LLC

DRAWN BY:	STS
DESIGNED BY:	STS
CHECKED BY:	
APPROVED BY:	STS
JOB NUMBER:	1503.0001
DATE:	12-8-23
SCALE:	1"=10'
SHEET NO.:	C5





UTILITY CONTACTS	
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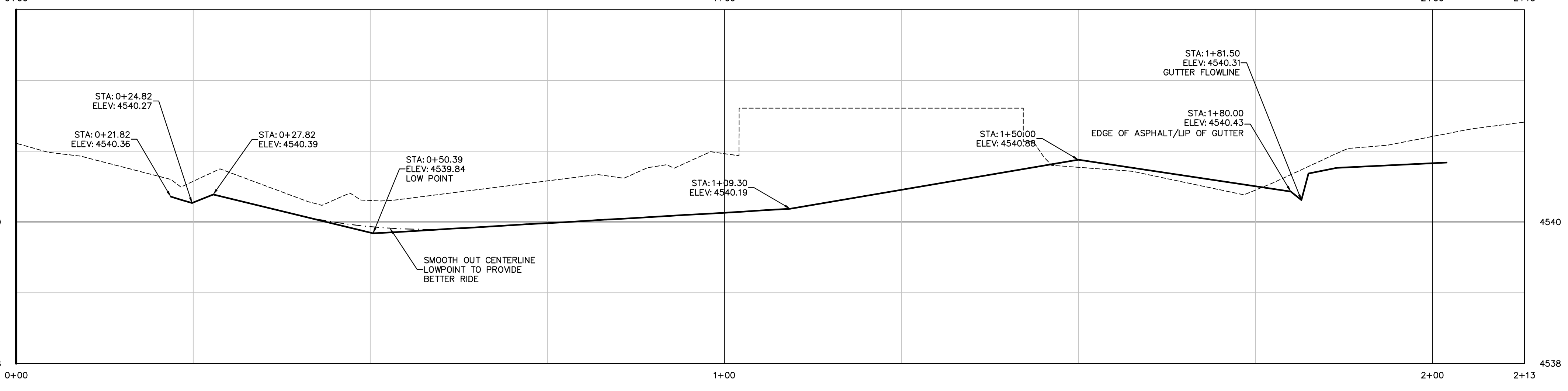
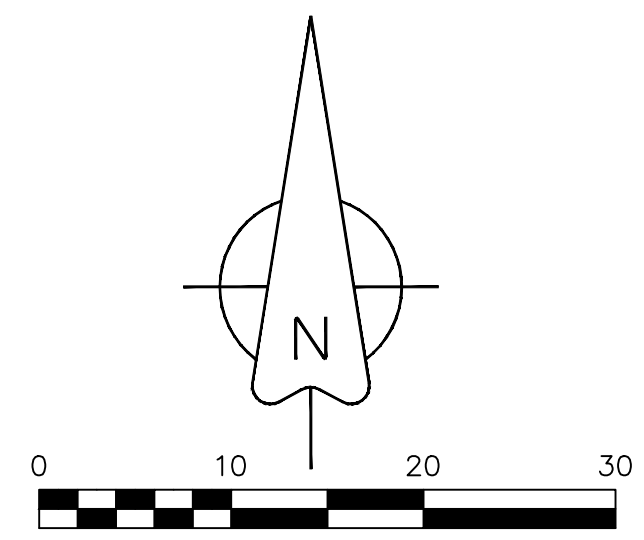
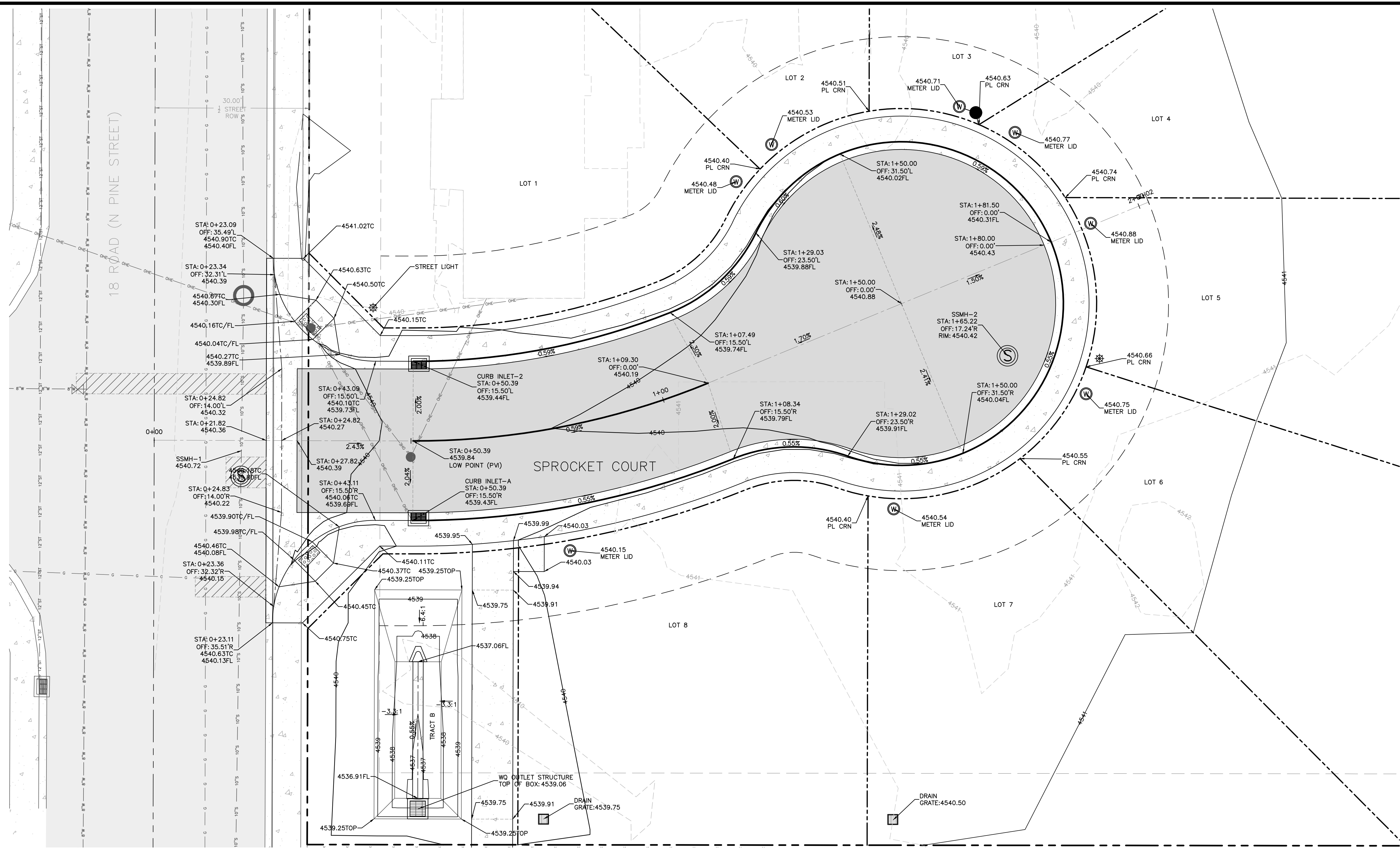
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GEAR ESTATES
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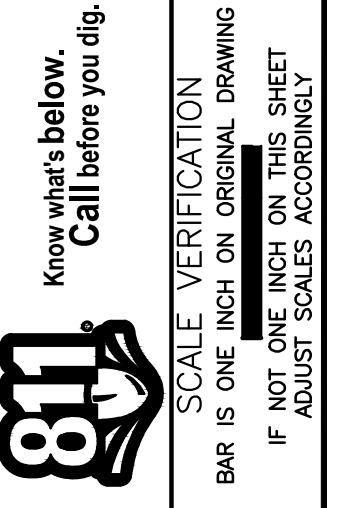
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SCALE:	1"=10'
SHEET NO.:	C6



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UTILITY CONTACTS	
UTE WATER DISTRICT	242-7491
CITY OF FRUITA PUBLIC WORKS	858-9558
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
CHARTER	245-8750



REVISIONS	
NO.	DESCRIPTION

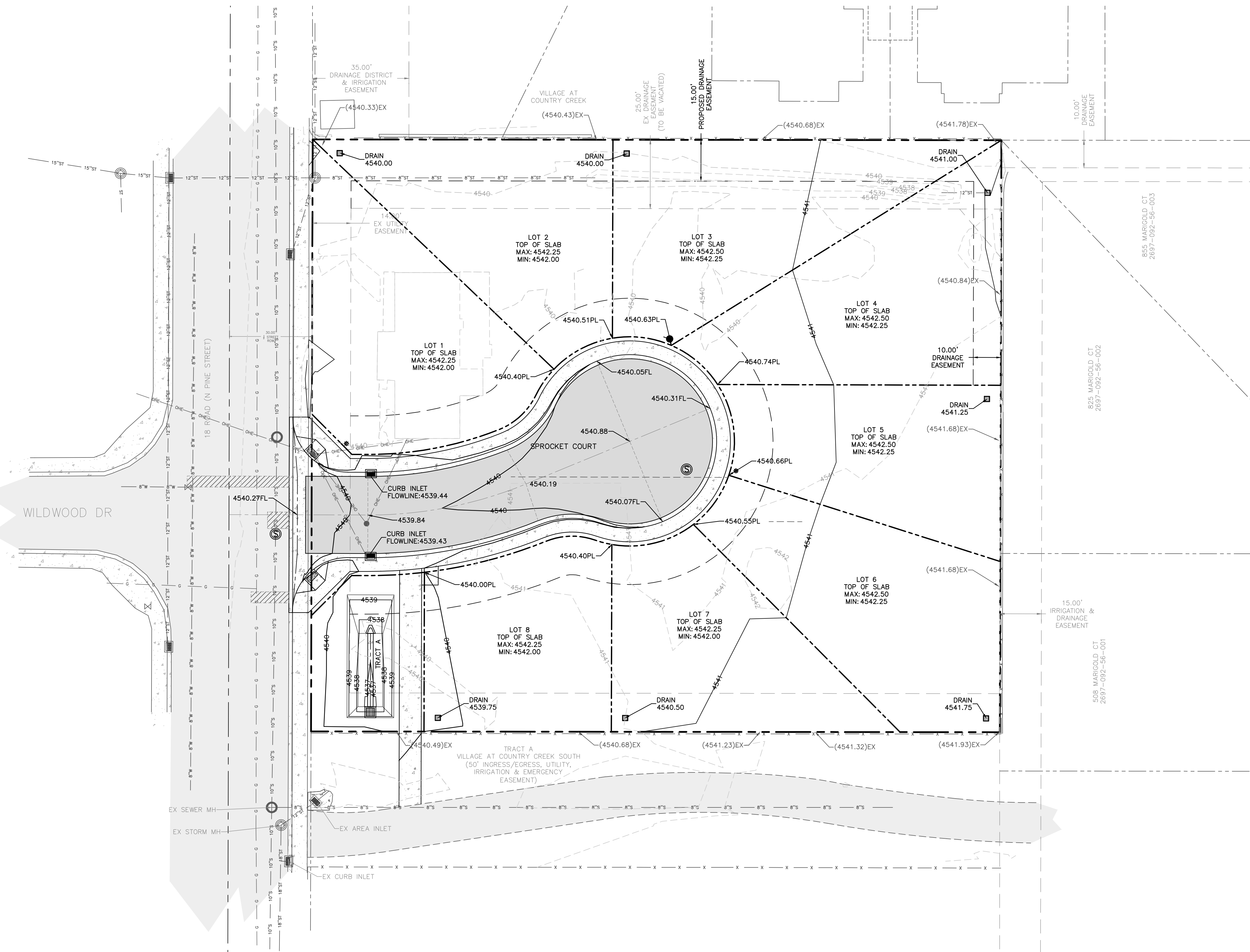
A · C · G
AUSTIN CIVIL GROUP, INC
 Land Planning • Civil Engineering • Development Services
 123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501
 (970) 242-7540

GEAR ESTATES
 SPROCKET COURT P&P
 1156 18 ROAD
 FRUITA, CO
 PREPARED FOR
TRETTYN PROPERTIES LLC



DATE:	1503.0001
SCALE:	12-8-23
SHEET NO.:	1"=10'
	C7

KEY STREET
 HORIZONTAL: 1"=10', VERTICAL: 1"=1'



UTILITY CONTACTS	
UTE WATER DISTRICT	242-7491
CITY OF FRUITA PUBLIC WORKS	858-9558
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND VALLEY DRAINAGE DISTRICT	242-4343
XCEL ENERGY	244-2781
QWEST	244-4333
CHARTER	245-8750



Know what's below.
Call before you dig.

811

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS DESCRIPTION	DATE	BY

A · C · G

AUSTIN CIVIL GROUP, INC

Land Planning • Civil Engineering • Development Services

123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501
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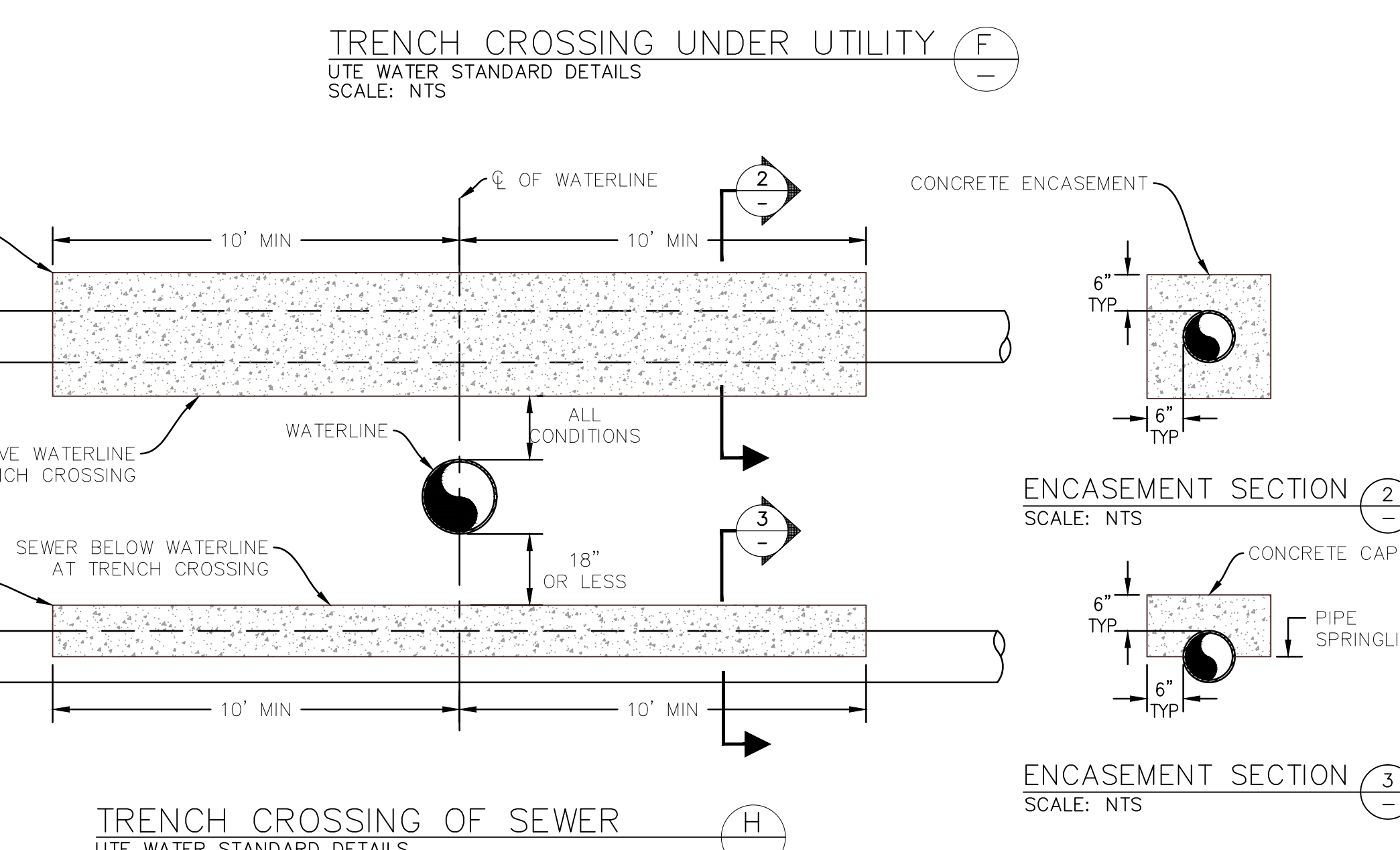
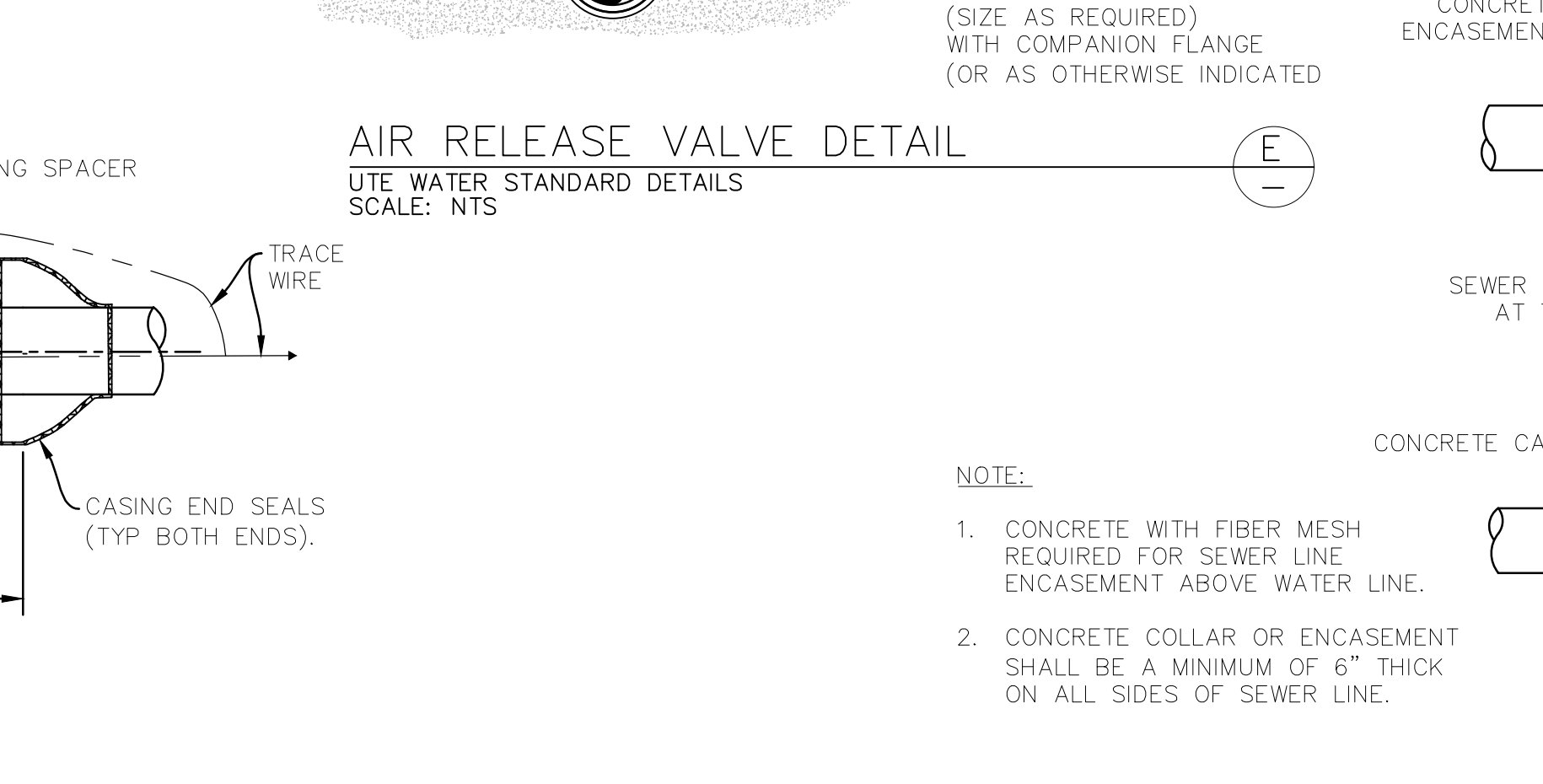
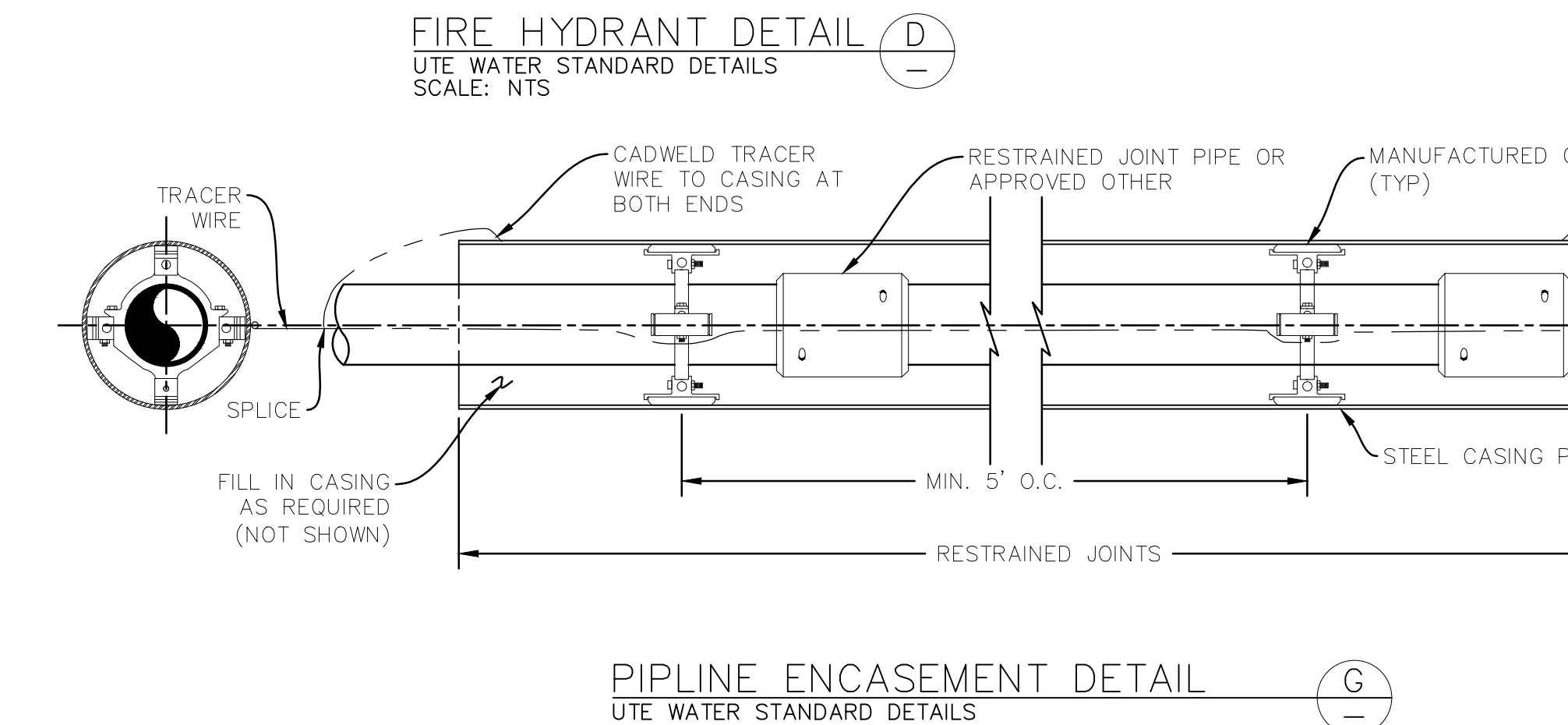
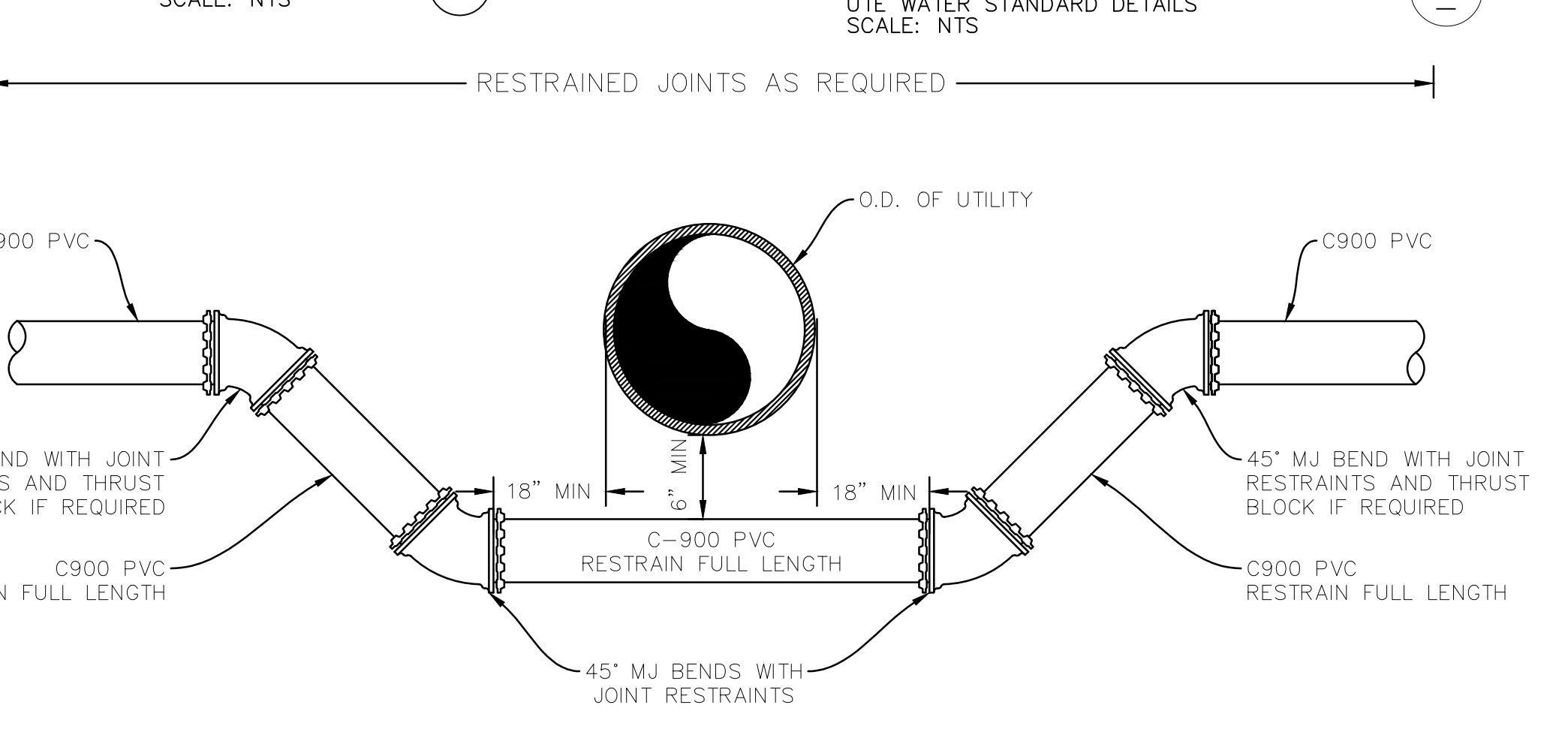
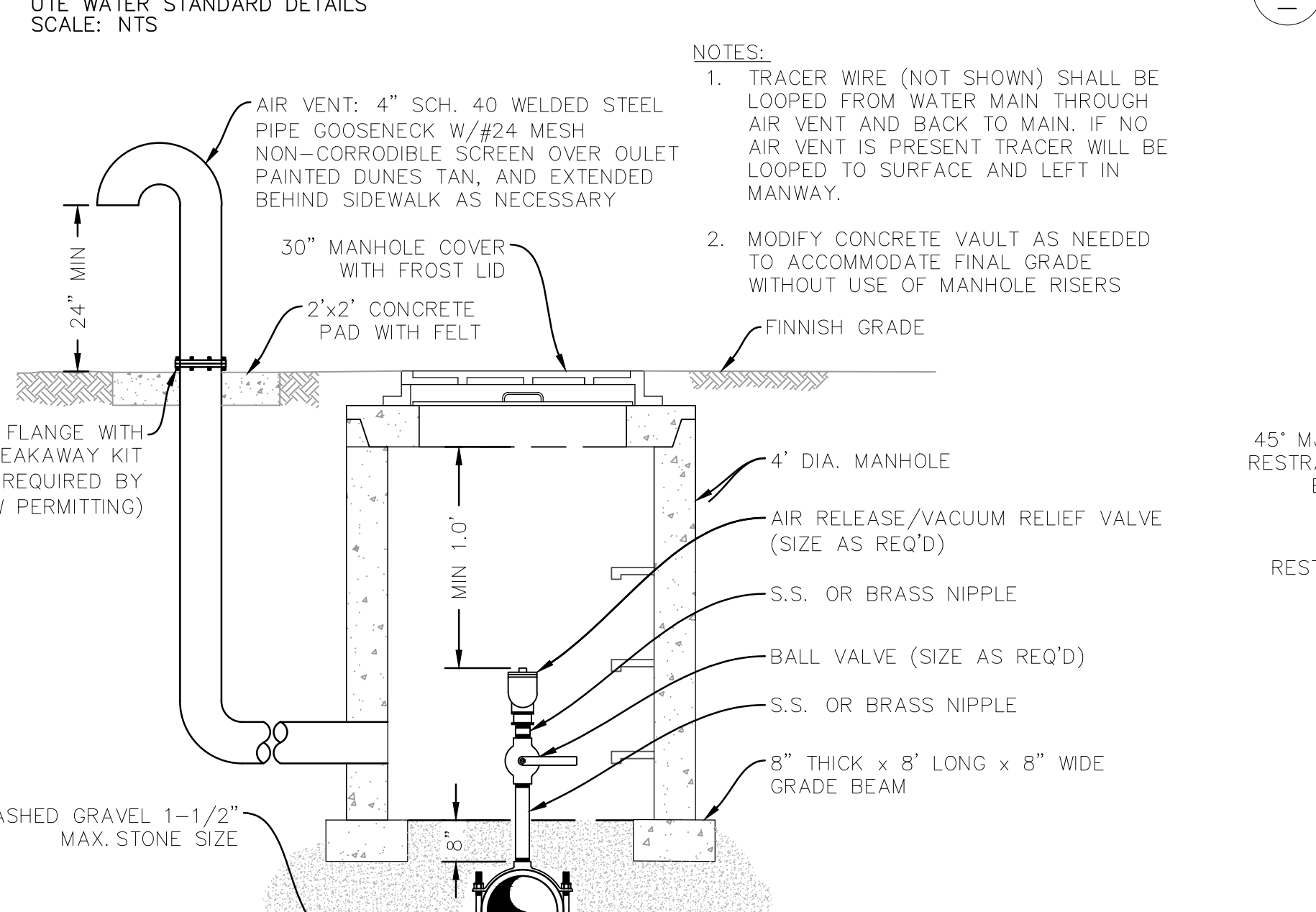
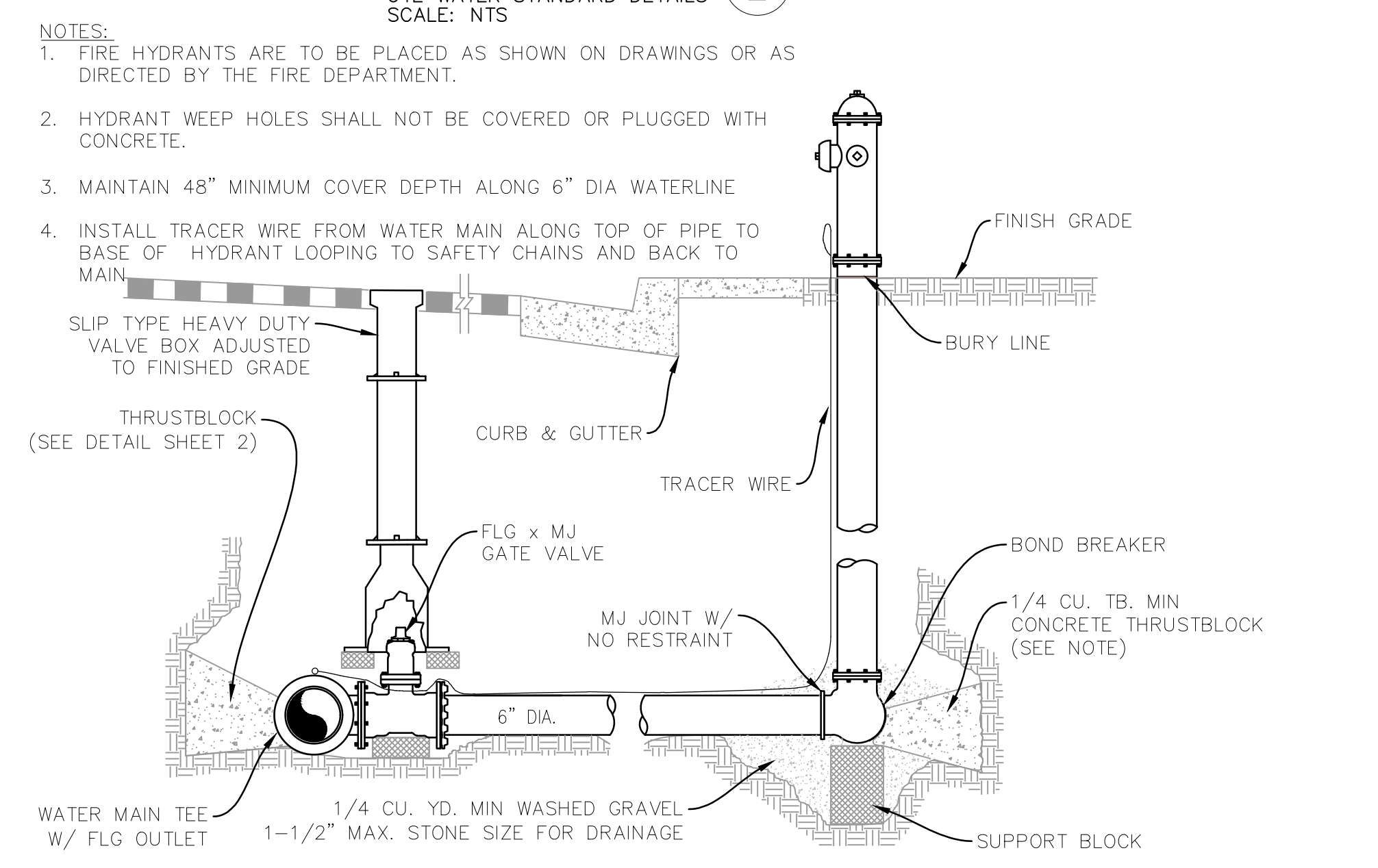
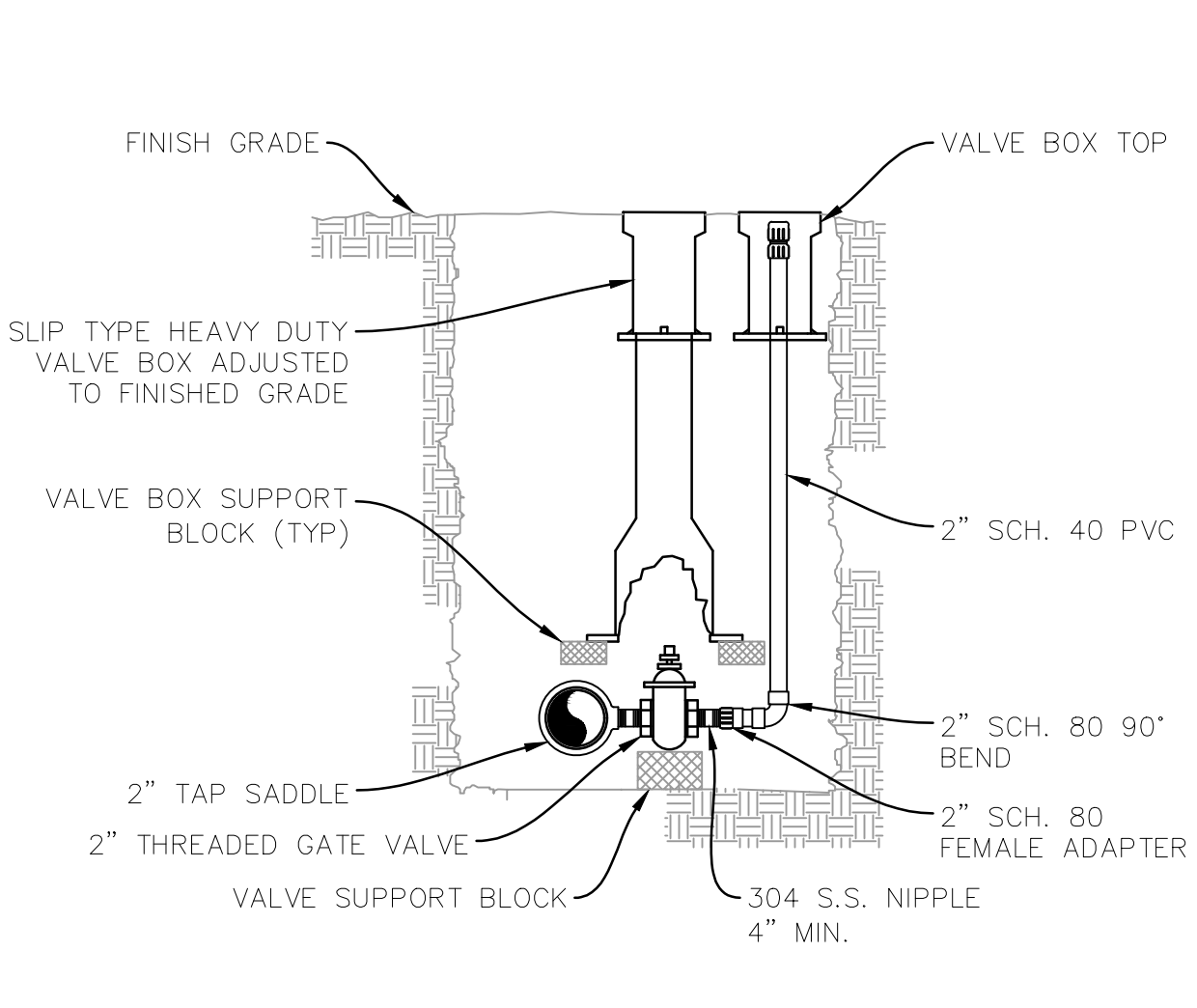
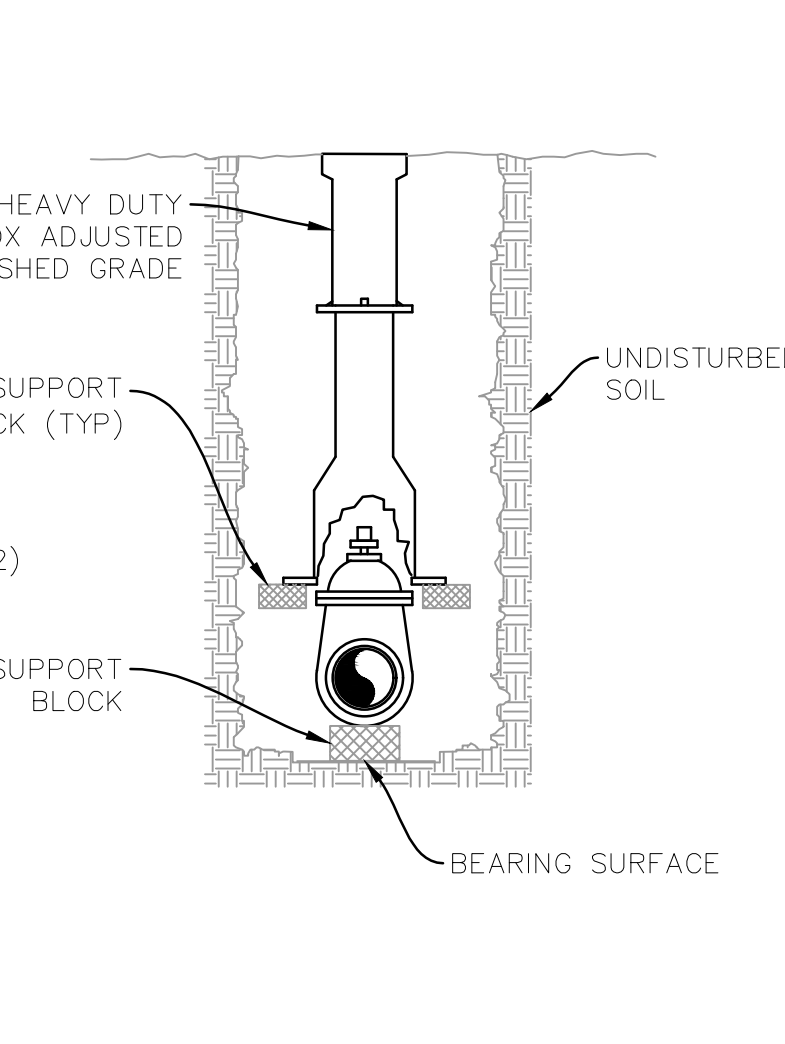
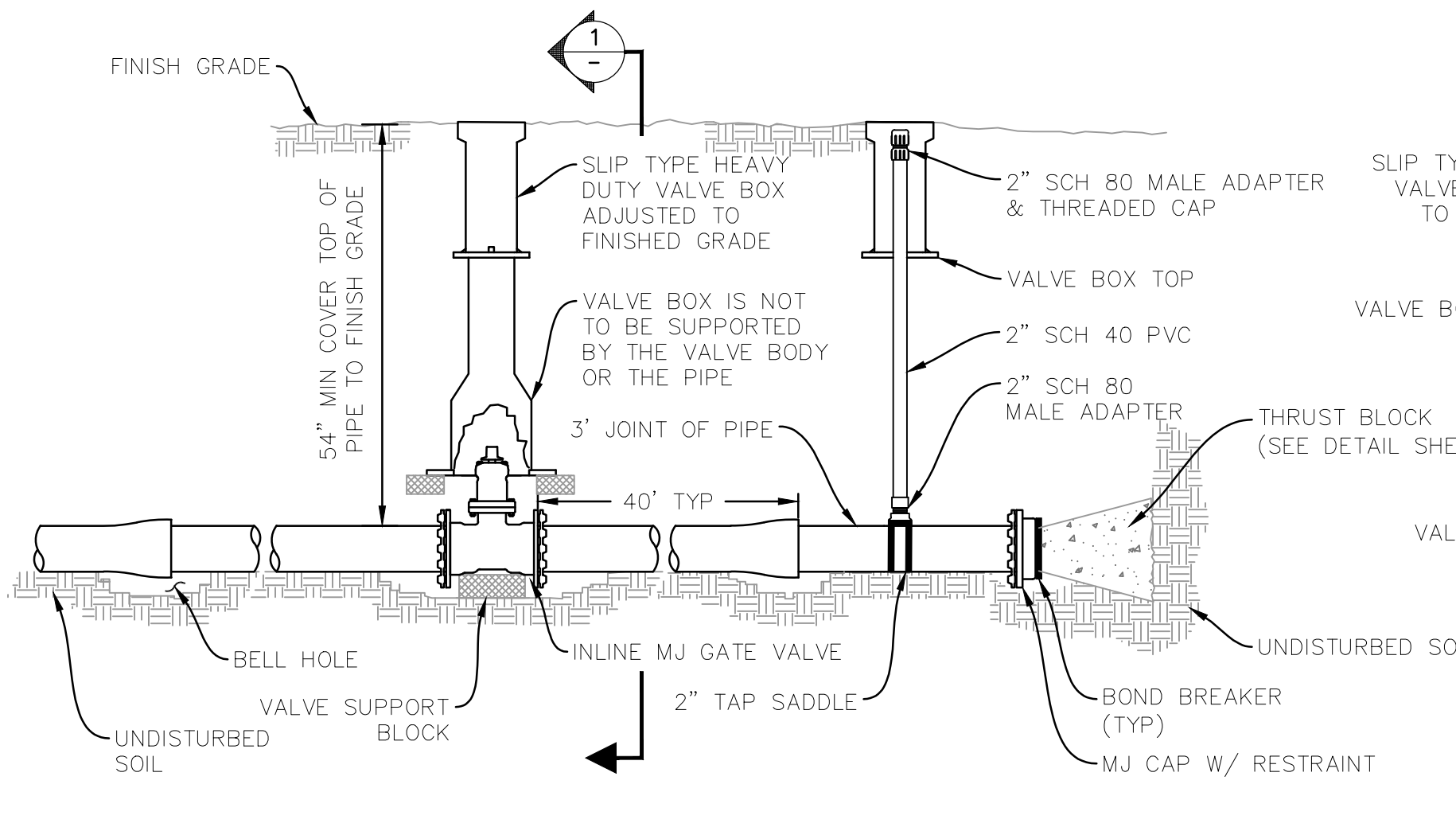
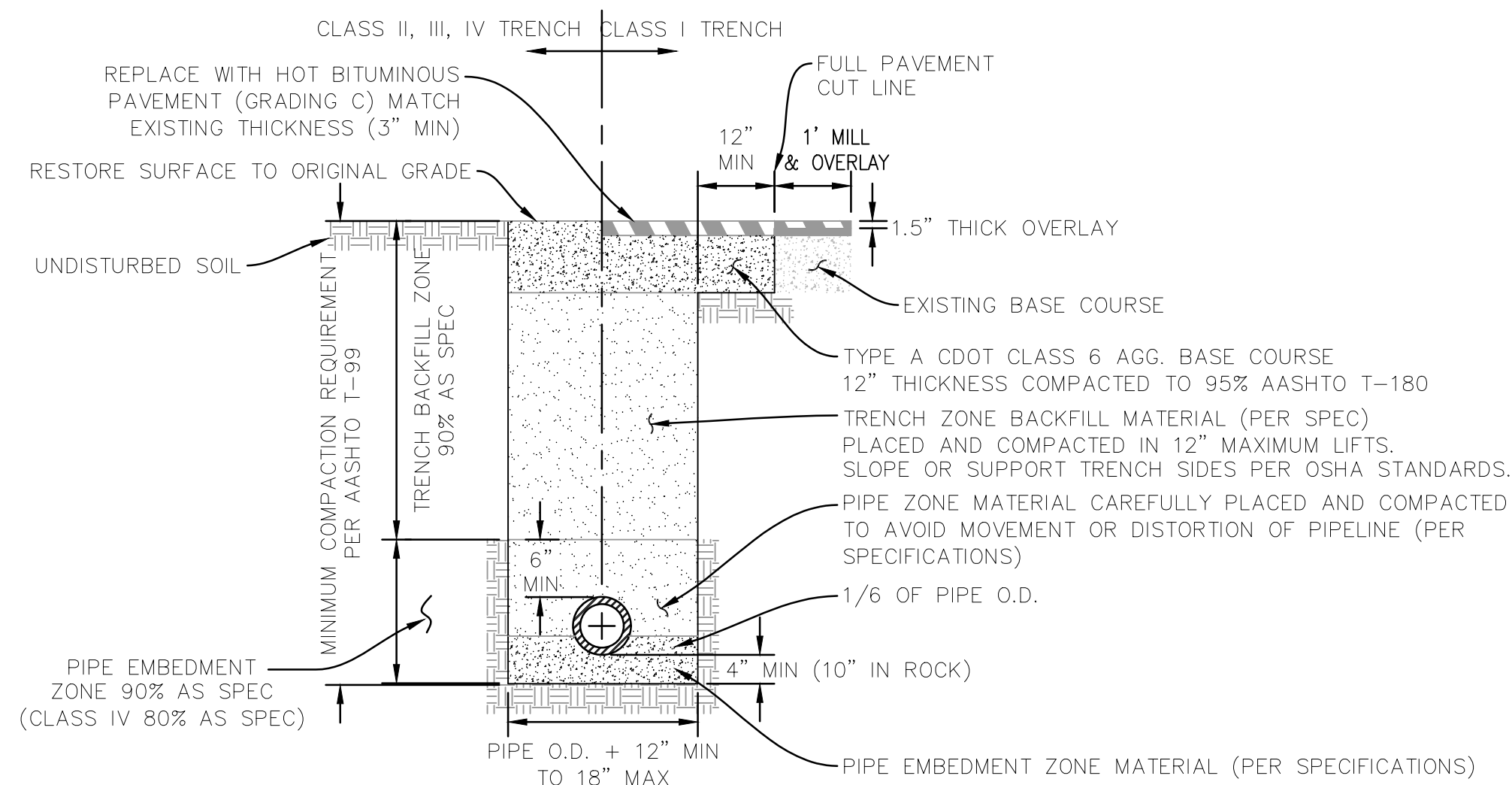
GEAR ESTATES

description
OVERALL GRADING PLAN
1156 18 ROAD
FRUITA, CO

prepared for
TRETTYN PROPERTIES LLC

DRAWN BY: STS	DATE: 1503.0001
DESIGNED BY: STS	DATE: 12-8-23
CHECKED BY:	SCALE: 1"=20'
APPROVED BY: STS	SHEET NO: C8

P:\103.0001 - Gear Estates\Drawings\CD\Production\Drawings\103.0001 OVERALL GRADING.dwg 12/20/23 14:25:19 NW DWG 15 10/23/23



DATE:	JANUARY 2021
CAD:	B.BOX
DESIGN:	
CHECKED:	VERT. SCALE: NTS
APPROVED: D.PRISKE	HORIZ. SCALE: NTS



UTE WATER CONSERVANCY DISTRICT
GRAND JUNCTION, CO 81505
PH. (970)242-7491
FX. (970)242-9189

NO.	REVISION	DATE	BY
1			
2			
3			
4			

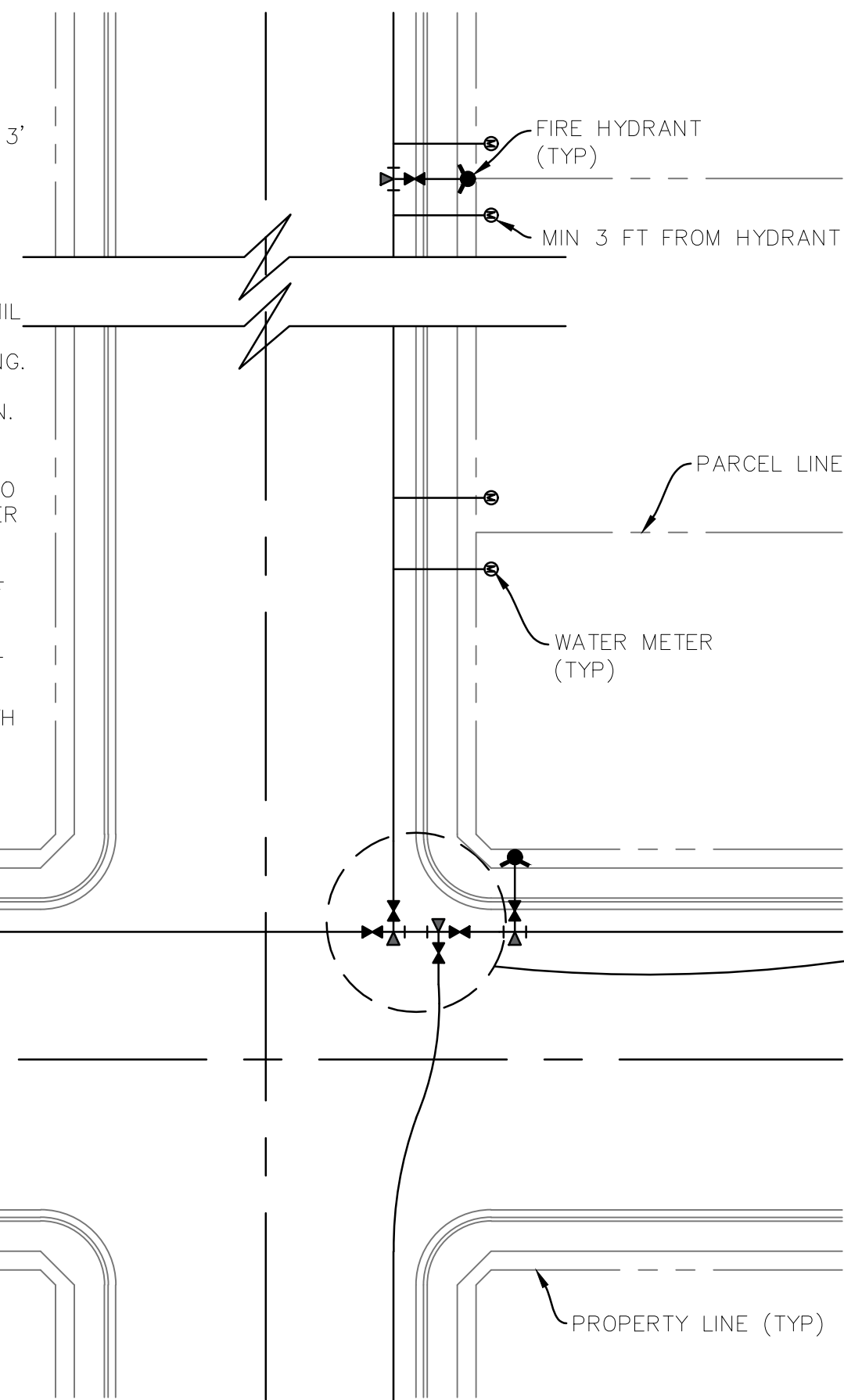
UTE WATER
STANDARD DETAILS

DETAIL SHEET 1 OF 2

SHEET NO.
1

NOTES:

1. WATER LINES ARE TO BE INSTALLED ON THE NORTH OR EAST SIDE OF THE R.O.W., NO LESS THAN 2' OR MORE THAN 3' FROM LIP OF CURB UNLESS OTHERWISE SHOWN.
2. ALL FERROUS METAL PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED WITH A MINIMUM 8 MIL HIGH DENSITY POLYETHYLENE MATERIAL PRIOR TO BACKFILLING.
3. DEADENDS MUST EXTEND A MIN. OF 43' BEYOND THE LAST VALVE, TO A POINT BEYOND SURFACE IMPROVEMENTS, OR TO THE PROJECT LIMITS, WHICHEVER IS GREATER.
4. AVOID METER SERVICES OFF OF DEADEND LINES.
5. HYDRANT LOCATIONS TO BE AT INTERSECTIONS AND/OR ON PARCEL LINES AND PAIRED WITH WATER METER SERVICES.



TYPICAL TRACT PLAN (I)
UTE WATER STANDARD DETAILS
SCALE: NTS

TABLE FOR CONCRETE THRUST BLOCKING
BEARING AREAS (IN SQ. FT.)

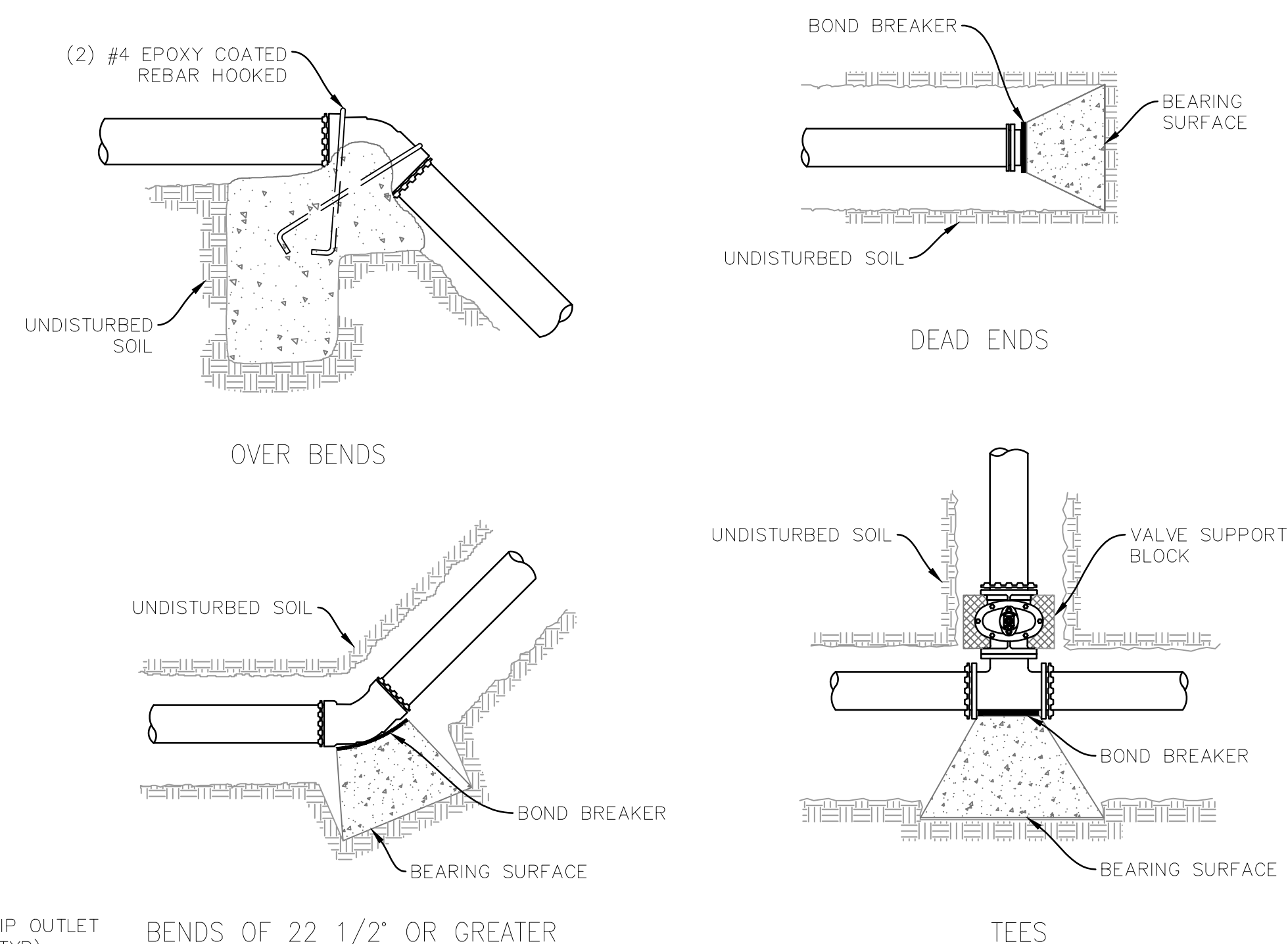
SIZE	BENDS			TEE BRANCH SIZE AND DEAD ENDS
	90°	45°	22 1/2°	
6	4.0	2.2	1.1	2.8
8	7.1	3.8	2.0	5.0
10	11.1	6.0	3.0	7.8
12	16.0	8.6	4.4	11.3
14	21.7	11.8	6.0	15.4
16	28.4	15.3	8.0	20.0

FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.

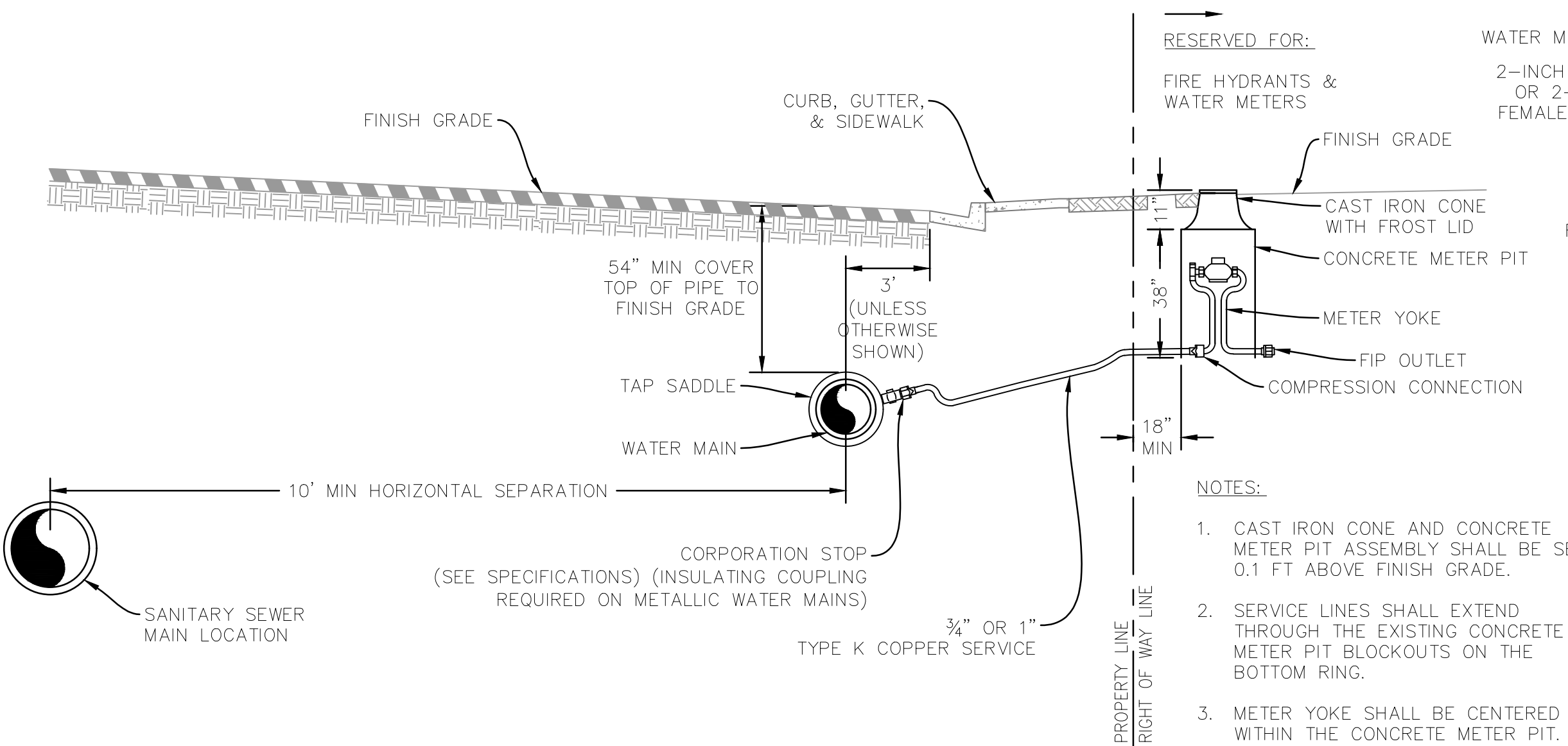
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 LBS. PER SQ. FT.

AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

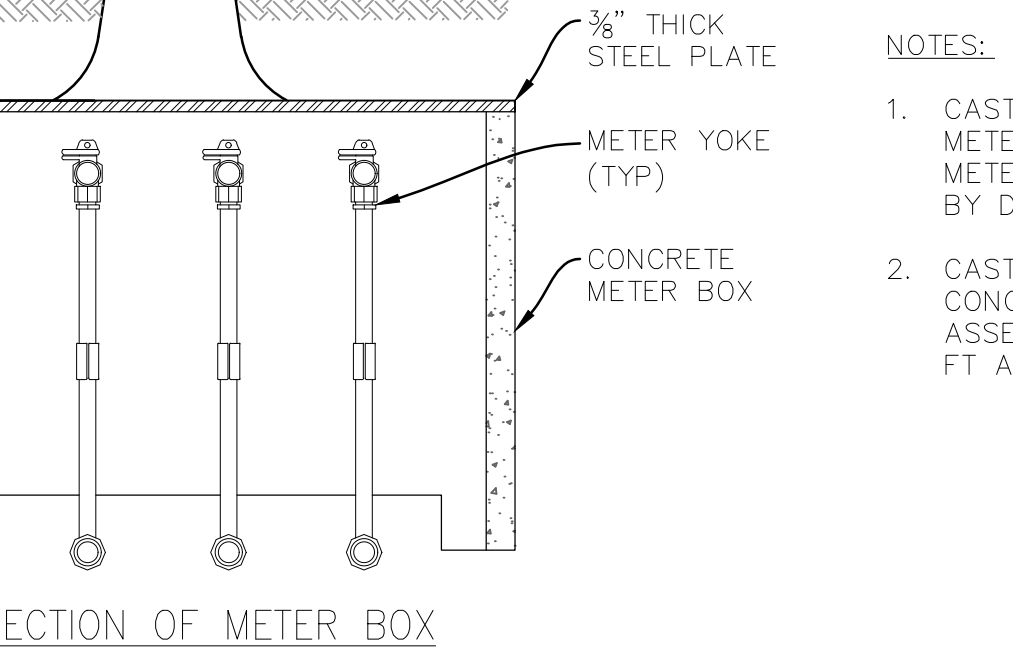
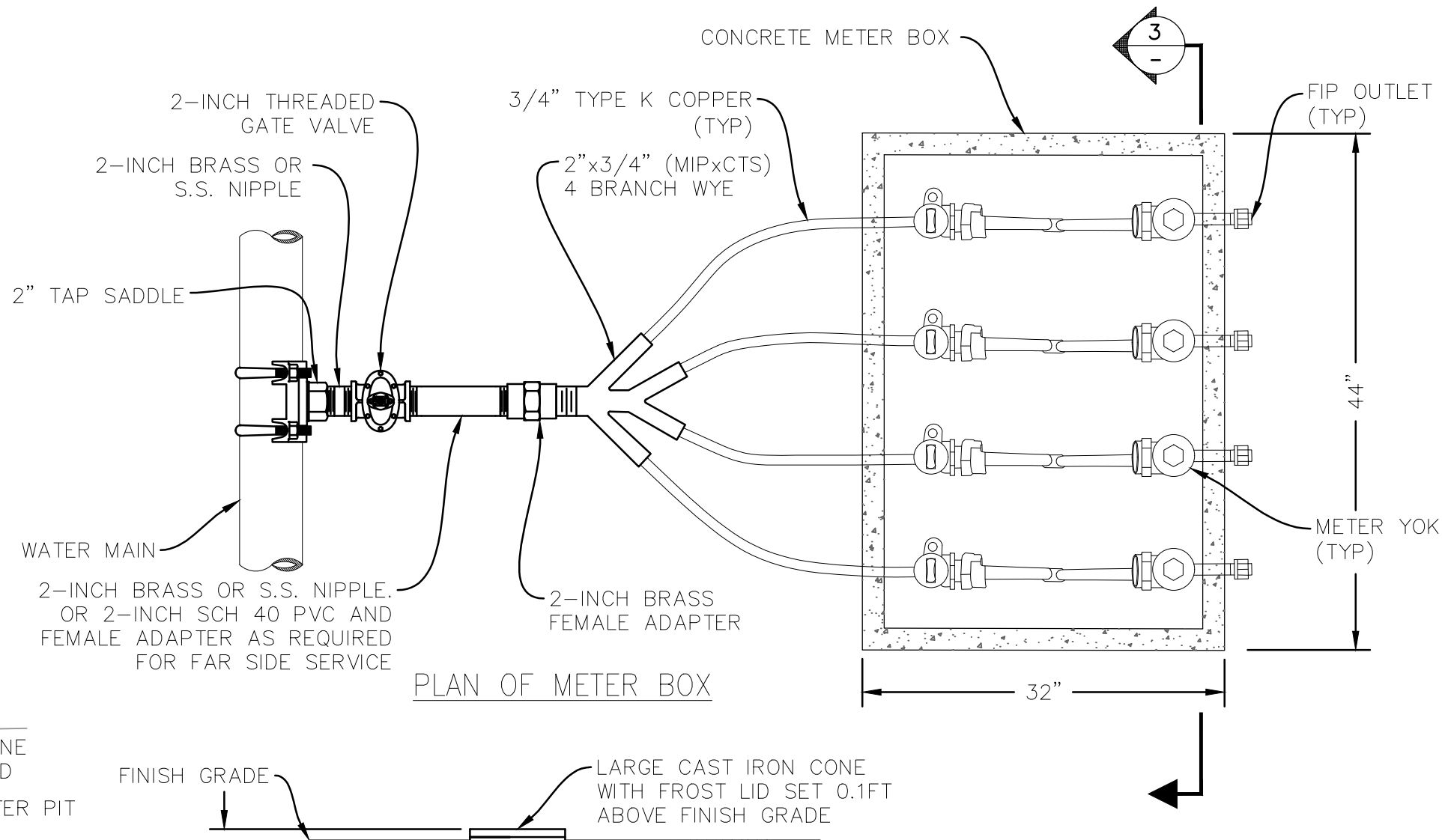
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS PER SQ. INCH. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.



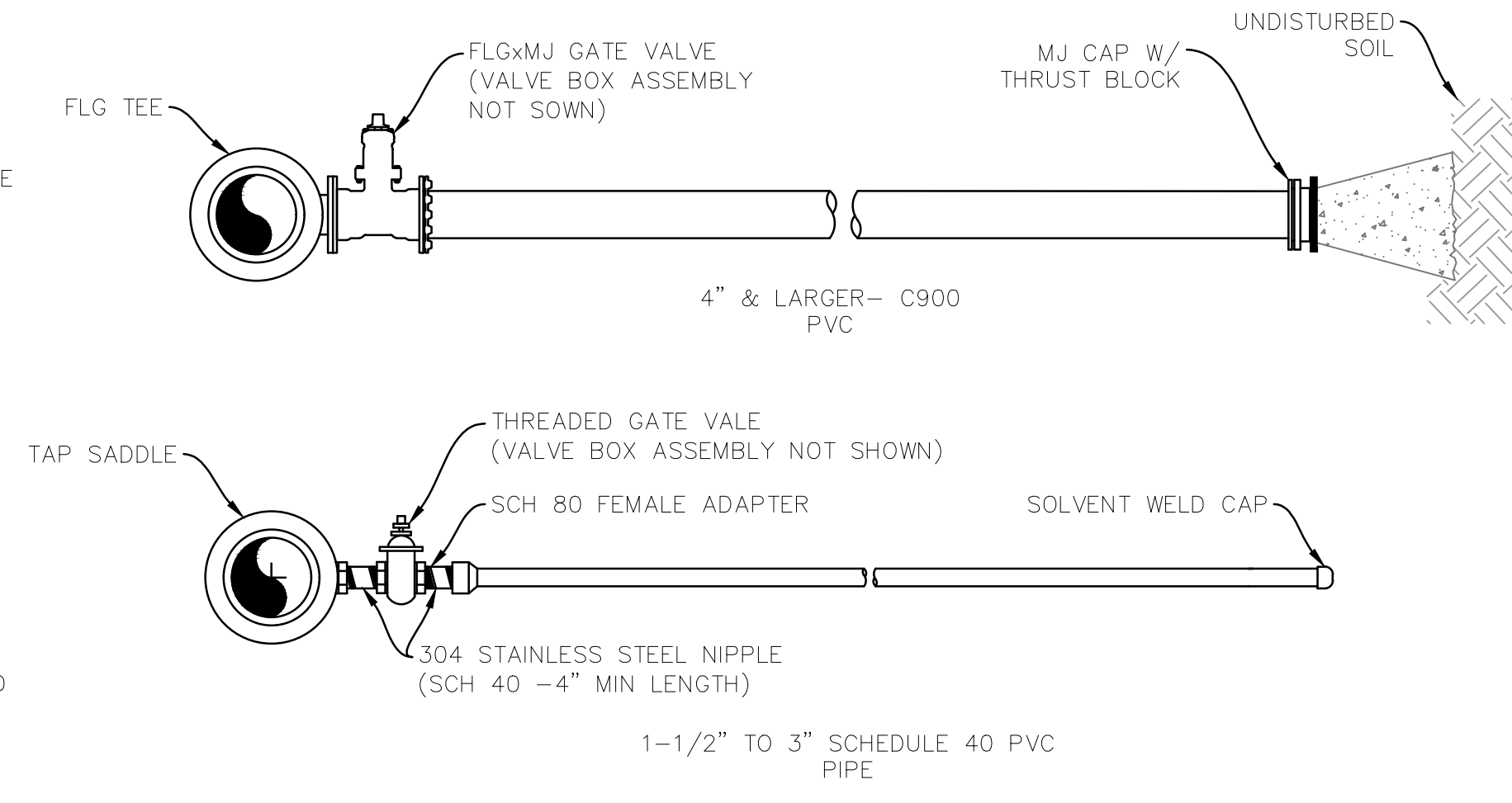
THRUST BLOCK DETAILS (J)
UTE WATER STANDARD DETAILS
SCALE: NTS



DOMESTIC SERVICE DETAIL (K)
UTE WATER STANDARD DETAILS
SCALE: NTS



4 METER GANG BOX DETAIL (L)
UTE WATER STANDARD DETAILS
SCALE: NTS



1-1/2 & LARGER SERVICE DETAILS (M)
UTE WATER STANDARD DETAILS
SCALE: NTS

- NOTES:**
1. CAST IRON CONE AND CONCRETE METER PIT ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE.
 2. SERVICE LINES SHALL EXTEND THROUGH THE EXISTING CONCRETE METER PIT BLOCKOUTS ON THE BOTTOM RING.
 3. METER YOKE SHALL BE CENTERED WITHIN THE CONCRETE METER PIT.

- NOTES:**
1. CAST IRON CONE, CONCRETE METER BOX, STEEL PLATE, & METER YOKES TO BE PROVIDED BY DISTRICT
 2. CAST IRON CONE AND CONCRETE METER BOX ASSEMBLY SHALL BE SET 0.1 FT ABOVE FINISH GRADE