

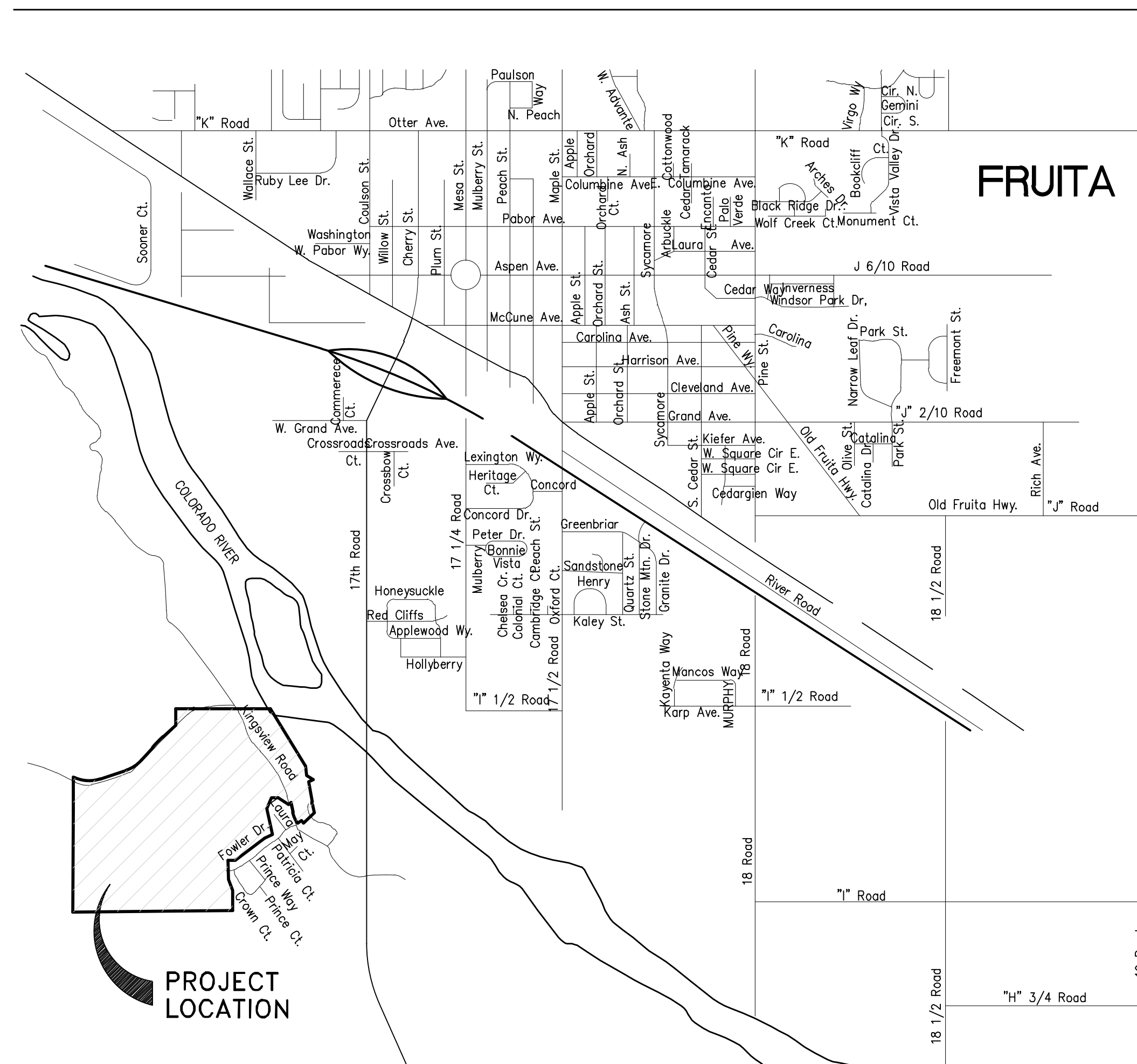
SUNSET POINTE

FILING ONE

PREPARED BY:
ROLLAND CONSULTING ENGINEERS, LLC
 405 RIDGES BLVD.
 GRAND JUNCTION, CO 81503

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

VICINITY MAP



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Know what's below.
 Call before you dig.

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

ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL DATED 2009.

APPROVED FOR CONSTRUCTION:	
City of Fruita Engineer _____	Date _____
Approval is good for one year from above date.	
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 Rolland Consulting Engineers, LLC 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceg.com	SUNSET POINTE FILING ONE	
	COVER SHEET	
Drawn: ESS Designed: ESS Checked: _____ File Name: C:\PROJECTS\C4406\C4406Base.DWG	Proj# C4406 Date 5/1/24	Rv: _____ Sheet 1 of 9

GENERAL NOTES:

- NOTES GIVEN HERE SHALL APPLY TO ALL SHEETS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF FRUITA 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS REQUIRED TO PERFORM CONSTRUCTION WITHIN CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND IMPLEMENTING A TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION ACTIVITIES IN CITY RIGHT-OF-WAY. CONTACT THE PUBLIC WORKS DEPARTMENT AT 858-9558 TO ACQUIRE AN EXCAVATION IN RIGHT-OF-WAY PERMIT AND TO SUBMIT A TRAFFIC CONTROL PLAN.
- INSTALLATION OF NEW IMPROVEMENTS, INCLUDING MATERIALS, CONSTRUCTION, PERFORMANCE, AND TESTING, SHALL BE IN STRICT ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS ADOPTED BY THE CITY OF FRUITA. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FRUITA. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF FRUITA'S STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIS/HERSELF 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 CITY FOR VERIFICATION BEFORE FINAL ACCEPTANCE WILL BE GRANTED. ALL FAILING TESTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY ENGINEER OR HIS/HER REPRESENTATIVE, AND RETESTS SHALL BE PERFORMED UNTIL PASSING RESULTS ARE OBTAINED. ALL UTILITY LINES, INCLUDING SERVICE LINES FALLING WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL 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 BACKFILL UNLESS OTHERWISE APPROVED BY THE ENGINEER (FLOWABLE FILL IS ACCEPTABLE).
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY ENGINEER IN ADVANCE OF REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SITE CONDITIONS ARE ENCOUNTERED WHICH ARE DIFFERENT THAN AS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SITE CONDITIONS WARRANT A CHANGE IN DESIGN FROM THAT SHOWN ON THESE DRAWINGS.
- ALIGNMENT, CENTERLINE CURVE DATA, AND STATIONING TO BE VERIFIED FROM APPROVED SUBDIVISION PLAT BEFORE CONSTRUCTION.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR IS TO CONTACT AFFECTED UTILITY FOR SPECIFIC LOCATIONS BEFORE DIGGING.
- PRIOR TO BEGINNING INSTALLATION OF NEW UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL EXCAVATE (POTHOLE) EXISTING UTILITIES AT ALL CROSSING POINTS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES TO ENSURE THAT THE CROSSING CAN BE MADE AS SHOWN ON THESE DRAWINGS.
- NO CONSTRUCTION WORK SHALL BE PERFORMED OUTSIDE OF THE PROJECT OWNER'S PROPERTY BOUNDARY EXCEPT WITHIN CONSTRUCTION EASEMENTS, PERPETUAL EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THESE DRAWINGS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LEGAL PERMISSION TO OCCUPY PROPERTY OTHER THAN THE PROJECT SITE IF THE CONTRACTOR DETERMINES THAT ACCESS IS REQUIRED. ANY DAMAGE TO PRIVATE FACILITIES OUTSIDE THESE LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ALL ROAD CUTS AND CONSTRUCTION ACTIVITIES WITHIN EXISTING ROAD RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY CONTROLLING THE RIGHT-OF-WAY.
- ALL SATISFACTORY EXCESS EXCAVATION FROM EITHER UTILITY OR STREET CONSTRUCTION SHALL BE SPREAD UNIFORMLY ACROSS THE LOTS AS DIRECTED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE. ALL UNSATISFACTORY OR WASTE MATERIAL INCLUDING VEGETATION, ROOTS, CONCRETE, ROCKS, OR OTHER DEBRIS SHALL BE HAULED FROM THE PROJECT BY THE CONTRACTOR. NO SEPERATE PAY.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION WORK IS ACCOMPLISHED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL QUANTITIES SHOWN ON THESE DRAWINGS ARE ESTIMATES PROVIDED AS AN AID TO BIDDER/CONTRACTOR ONLY. BIDDER/CONTRACTOR SHALL BE RESPONSIBLE FOR SCALING DRAWINGS TO VERIFY QUANTITIES PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND PERMITTING THE STORM WATER MANAGEMENT PLAN FOR DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING AND MAILING THE APPLICATION, PAYING THE PERMIT FEE, PREPARING THE PLAN, IMPLEMENTING THE PLAN, PERFORMING INSPECTIONS AS REQUIRED AND PERFORMING ALL REQUIRED CLOSE OUT ACTIVITIES. CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT/WATER QUALITY CONTROL DIVISION AT (303) 692-3500 FOR INFORMATION REGARDING THE STORM WATER MANAGEMENT PLAN PROGRAM.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT WATER SERVICE LINES AND FIRE HYDRANT LEADS MEET THE MINIMUM BURIAL DEPTH ESTABLISHED BY THE ACCEPTING AGENCY FOR INSTALLATIONS CROSSING UNDERNEATH BORROW DITCHES, DRAINAGE DITCHES, DRAINAGE SWALES, AND CANALS.
- ALL MATERIALS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS AT THE JOB SITE AT ALL TIMES.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____	DATE: 3/18/09 DATE: _____	GENERAL NOTES	FILE: SHEET: 1.4A	DRAWN BY:GLD DATE:08/05/06 CHECKED BY:_____
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FUGITIVE DUST CONTROL NOTES:

- BEFORE STRIPPING OF THE SITE IN PREPARATION FOR OVERLOT GRADING, THE SURFACE IS TO BE PREWETTED TO CONTROL DUST.
- ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL.
- HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST.
- AS NOTED ON THE SITE-SPECIFIC STORMWATER MANAGEMENT PLAN, OR GRADING AND DRAINAGE PLAN, 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 CITY STREETS (SEE EROSION CONTROL DETAIL SHEET).
- TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST.
- DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____	DATE: 3/18/09 DATE: _____	DUST CONTROL NOTES	FILE: SHEET: 1.4C	DRAWN BY:GLD DATE:08/05/06 CHECKED BY:_____
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EASEMENT NOTES:

- A CONTINUOUS MULTI-PURPOSE EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL ROAD RIGHTS-OF-WAY. THIS EASEMENT SHALL BE RESERVED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, TRAFFIC CONTROL SIGNS AND SIGNALS, STREETScape, STREET TREES AND SPRINKLING SYSTEMS, EARTH RETAINING STRUCTURES AND SURFACE SLOPING OR GRADING REQUIRED FOR STREET CONSTRUCTION. UTILITY COMPANIES AND/OR THE CITY OF FRUITA SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PLANTINGS, IRRIGATION SYSTEMS, FENCES OR OTHER APPURTENANCES LOCATED OR CONSTRUCTED WITHIN THE MULTI-PURPOSE EASEMENT WHEN SUCH DAMAGE RESULTS FROM THE INSTALLATION AND/OR REPAIR OF UTILITIES WITHIN SAID MULTI-PURPOSE EASEMENT.
- IRRIGATION DISTRIBUTION LINES SHALL BE LOCATED IN A SEPARATE TRENCH LOCATED ON THE HOUSE SIDE OF THE JOINT UTILITY TRENCH, OR AT THE BACK LOT LINE.
- PROPERTY OWNERS MAY LANDSCAPE THE FULL WIDTH OF THE MULTI-PURPOSE EASEMENTS. SPRINKLING SYSTEMS INSTALLED WITHIN MULTI-PURPOSE EASEMENTS SHALL NOT BE GREATER THAN 18" DEEP.
- ALL FIRE HYDRANTS AND WATER METERS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES. NO FENCES, PLANTINGS, STRUCTURES OR OTHER OBSTACLE SHALL BE LOCATED WITHIN 4' OF ANY FIRE HYDRANT, WATER METER, OR UTILITY PEDESTAL. NO FENCES OR OTHER OBSTRUCTION SHALL BE LOCATED ON THE STREET SIDE OF ANY FIRE HYDRANT OR WATER METER.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____	DATE: 3/18/09 DATE: _____	EASEMENT NOTES	FILE: SHEET: 1.4B	DRAWN BY:GLD DATE:08/05/06 CHECKED BY:_____
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SANITARY SEWER NOTES:

- CONCRETE SHALL BE CITY OF GRAND JUNCTION SPECIFICATIONS, SECTION 601-STRUCTURAL CONCRETE CLASS B.
- ALL CEMENT USED IN MORTAR, CONCRETE BASES, GRADE RINGS, RISER SECTIONS, CONES, AND FLAT TOPS, FOR SANITARY SEWER MANHOLES, SHALL BE TYPE V OR MODIFIED TYPE II PORTLAND CEMENT WITH LESS THAN 5% TRICALCIUM ALUMINATE.
- MANHOLE RISER SECTIONS, CONES, FLAT TOPS, AND GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 OR AASHTO M-199.
- BACKFILL AROUND MANHOLES AND OTHER STRUCTURES SHALL BE PLACED IN 8" MAX. LIFTS AND COMPACTED TO 95% AASHTO T-99.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- MANHOLE CONE AND FLAT TOP SECTIONS SHALL BE POSITIONED SUCH THAT THE MANHOLE RING AND COVER ARE OFFSET 20 DEGREES TO 30 DEGREES FROM THE UPSTREAM MAIN SEWER LINE INTO THE MANHOLE.
- MANHOLE STEPS SHALL BE INSTALLED IN VERTICAL ALIGNMENT WITH THE RING AND COVER.
- MANHOLE RING AND COVER CAN BE SET TO FINISHED GRADE, USING NON-SHRINK GROUT TO ADJUST RING ELEVATION. GROUT SHALL NOT EXCEED .15 FT. THICKNESS AND SHALL HAVE A FINISH COAT OF EPOXY APPLIED TO ALL GROUT SURFACES EXPOSED TO THE INTERIOR OF THE MANHOLE. EPOXY TOP COAT REQUIREMENT MAY BE DELETED PROVIDED NON-SHRINK GROUT IS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS AND IS ACCEPTABLE TO THE ENGINEER.
- STEEL PAVING RINGS ARE NOT ALLOWED FOR GRADE ADJUSTMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- SEE STANDARD TRENCH DETAIL ON GENERAL NOTES STANDARD DETAIL SHEET FOR TRENCH BACKFILL REQUIREMENTS.

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SANITARY SEWER NOTES:


- ALL SEWERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF FRUITA'S STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER PIPE SHALL BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED. ALL PIPE JOINTS SHALL BE 13" JOINTS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL SEWER MAINS SHALL BE LAID TO GRADE UTILIZING A PIPE LASER.
- ALL SERVICES LINE CONNECTIONS TO THE NEW MAIN SHALL BE ACCOMPLISHED WITH FULL-BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
- ALL TRENCHES SHALL BE COMPACTED PER TRENCH DETAIL (SEE STANDARD TRENCH DETAIL.) CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL NECESSARY COMPACTION TESTS THROUGH A CERTIFIED SOILS LAB.
- A MINIMUM 10' SEPARATION SHALL BE MAINTAINED AT ALL TIMES BETWEEN WATER LINES AND SEWER LINES (EXCEPT AT SPECIFIED CROSSINGS).
- SEWER SERVICE STUB-OUTS SHALL EXTEND 14' BEYOND THE PROPERTY LINE OR THROUGH FRONT LOT EASEMENTS, WHICHEVER IS GREATER, AND SHALL BE GLUE-CAPPED AND MARKED WITH A 2"x4" POST PAINTED GREEN AND BURIED SO THAT 3" REMAINS ABOVE GRADE. ASBUILT SURVEYING FOR VERTICAL GRADE OF STUB-OUT REQUIRED PRIOR TO BACKFILL.
- NO SERVICE LINES SHALL BE CONNECTED DIRECTLY INTO MANHOLES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING TO BE COMPLETED IN THE PRESENCE OF THE CITY ENGINEER OR THEIR REPRESENTATIVE. FINAL ACCEPTANCE IS TO BE ACCOMPLISHED ONLY AFTER ALL OTHER INFRASTRUCTURE HAS BEEN INSTALLED. THIS INCLUDES WATERLINES, GAS LINES, ELECTRIC LINES, ETC. VIDEO INSPECTION AND AIR TESTING WILL BE PERFORMED AFTER ALL COMPACTION OF STREET SUBGRADE AND PRIOR TO STREET PAVING. FINAL MANHOLE INSPECTION WILL ALSO BE ACCOMPLISHED AFTER PAVING IS COMPLETED TO INSURE THAT THE LINE IS CLEAN. THESE TESTS WILL BE THE BASIS FOR ISSUING INITIAL ACCEPTANCE OF THE SEWER LINE EXTENSION.
- MANHOLES SHALL BE CONSTRUCTED AS SHOWN ON THE CITY OF FRUITA SANITARY SEWER STANDARD DETAIL SHEET.
- WATER STOPGASKETS AND CLAMP ASSEMBLIES ARE TO BE FURNISHED AND INSTALLED AT ALL CONNECTIONS TO MANHOLES.
- WHEN INSTALLING MANHOLES OVER EXISTING SEWER LINES, CONTRACTOR IS TO EXPOSE EXISTING SANITARY SEWER MAIN TO ALLOW THE ENGINEER TO FIELD VERIFY EXISTING PIPE INVERTS PRIOR TO CONSTRUCTION OF MANHOLES AND ADJUST THE INVERT ELEVATIONS IF REQUIRED. THE CONTRACTOR SHALL PLACE TYPE "A" BEDDING MATERIAL AND POUR THE BASE OF THE MANHOLE AND COMPLETE THE MANHOLE AS PER THE CITY OF FRUITA'S SANITARY SEWER STANDARD DETAILS. THE CONTRACTOR AT THAT TIME CAN NOTCH OUT OR CUT THE EXISTING PIPE OUT TO THE SPRING LINE OF THE PIPE. THE CONTRACTOR SHALL CONTROL ALL LIVE SEWAGE FLOW AND SHALL NOT ALLOW DEBRIS FROM THE CUTTING OTHER WORK TO ENTER THE EXISTING PIPELINE WHILE THE WORK IS BEING DONE. THE CONTRACTOR SHALL ADVISE THE CITY WHEN THE CONCRETE BASE WILL BE PLACED SO THAT A REPRESENTATIVE OF THE CITY MAY BE PRESENT.
- PIPE-TO-MANHOLE CONNECTOR: PIPE TO MANHOLE CONNECTORS SHALL BE MANUFACTURED WITH RUBBER CONFORMING TO ASTM C-923. ALL METAL COMPONENTS SHALL BE STAINLESS STEEL.
- STEEL PAVING RINGS ARE NOT ALLOWED FOR GRADE ADJUSTMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE SPACE BETWEEN CONCRETE GRADE RINGS SHALL BE SEALED WITH A BITUMASTIC SEALANT NO GREATER THAN 3/8" THICK.
- ALL RESIDENTIAL SANITARY SEWER SERVICES ARE TO BE 4" PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
- A MINIMUM OF ONE CLAY CUT-OFF WALL IS TO BE INSTALLED UPSTREAM OF EACH MANHOLE TO PREVENT GROUNDWATER FLOW THROUGH THE PIPE BEDDING MATERIAL.
- MANHOLE SPACING REQUIREMENTS:

PIPE Ø	MANHOLE SPACING
15" OR SMALLER	400'
18" OR LARGER	500'
- MAXIMUM CHANGE IN DIRECTION IN MANHOLES FOR LINES 18" AND LARGER SHALL BE 45'.
- SEWER LINES SHALL BE STRAIGHT AND NOT CURVED BETWEEN MANHOLES, BOTH IN LINE AND GRADE.
- THE MINIMUM COVER FOR SEWER MAIN IS TYPICALLY 4' (TOP OF PIPE TO FINISH GRADE) UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WHERE COVER IS LESS THAN 2' FROM TOP OF SEWER PIPE TO BOTTOM OF ROADWAY BASE COURSE, FLOWABLE FILL CONCRETE SHALL BE USED AS BACKFILL.

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ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	L.F.	LINEAL FEET
ABC	AGGREGATE BASE COURSE	LF	LINEAL FEET
ADA	AMERICANS WITH DISABILITIES ACT	L.S.	LUMP SUM
ANG	ANGLE	LT, L	LEFT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAINT.	MAINTENANCE
AVE.	AVENUE	MAX.	MAXIMUM
B.O.W., B/W	BACK-OF-WALK	MCSM	MESA COUNTY SURVEY MONUMENT
BK	BACK	MIN	MINIMUM
BLDG	BUILDING	N	NORTH
BSMT.	BASEMENT	NO.	NUMBER
C	CUT	NRCP	NONREINFORCED CONCRETE PIPE
C.D.O.T.	COLORADO DEPARTMENT OF TRANSPORTATION	NTS	NOT TO SCALE
C.G.	CURB AND GUTTER	O.C.	ON CENTER
CL	CENTERLINE	OFF	OFFSET
CMP	CORRUGATED METAL PIPE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
C.O.	CLEANOUT	PBX	PULL BOX
CONC.	CONCRETE	PC	POINT OF CURVATURE
CONST.	CONSTRUCTION	PNT	POINT
C.Y.	CUBIC YARD	PT	POINT OF TANGENCY
DIA	DIAMETER	PVC	POINT VERTICAL CURVE
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE PIPE
E	EAST	PVI	POINT VERTICAL INTERSECT
EA.	EACH	PVMT	PAVEMENT
EC	EDGE OF CONCRETE	PVT	POINT VERTICAL TANGENCY
E.G.	EDGE OF GRAVEL	R	RADIUS
EL	ELEVATION	R.O.W.	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	RCF	REINFORCED CONCRETE PIPE
EQ	EQUATION	RT, R	RIGHT
EX or EXIST.	EXISTING	S	SOUTH
F	FILL	S.F.	SQUARE FEET
F.F.	FINISH FLOOR	S.Y.	SQUARE YARD
FH	FIRE HYDRANT	SD	SIGHT DISTANCE
FL or F.L.	FLOWLINE	STA.	STATION
FT.	FOOT	S.S. LAT.	SANITARY SEWER LATERAL
GB	GRADE BREAK	STD	STANDARD
HBP	HOT BITUMINOUS PAVEMENT	STR.	STRUCTURE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SW	SIDEWALK
INV.	INVERT	TEMP	TEMPORARY
IR or IRR.	IRRIGATION	TYP	TYPICAL
		U.S.	UNITED STATES
		VC	VERTICAL CURVE
		W	WEST
		WM	WATER METER



811
Know what's below.
Call before you dig.

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

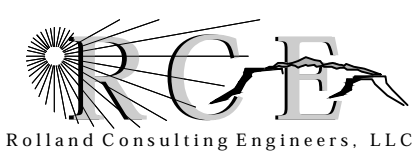
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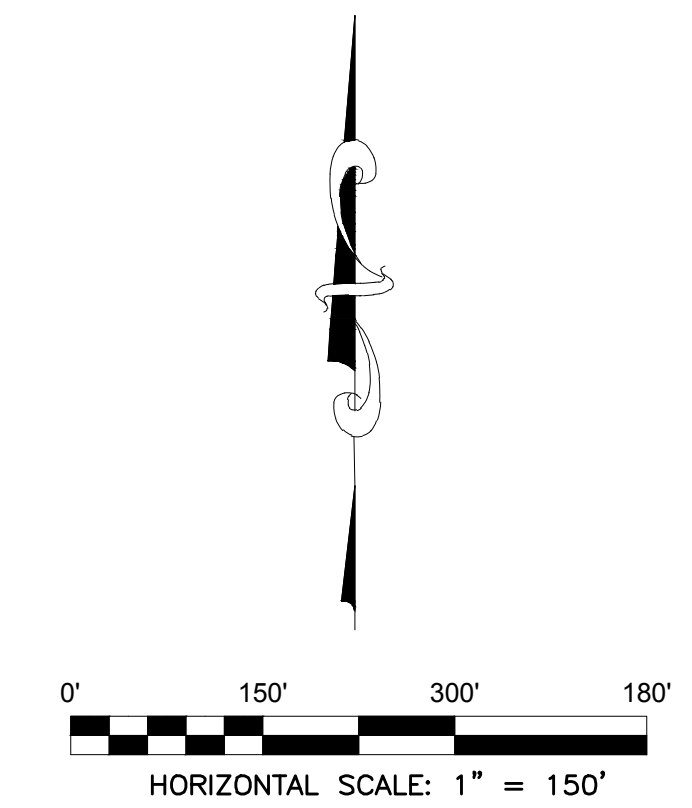
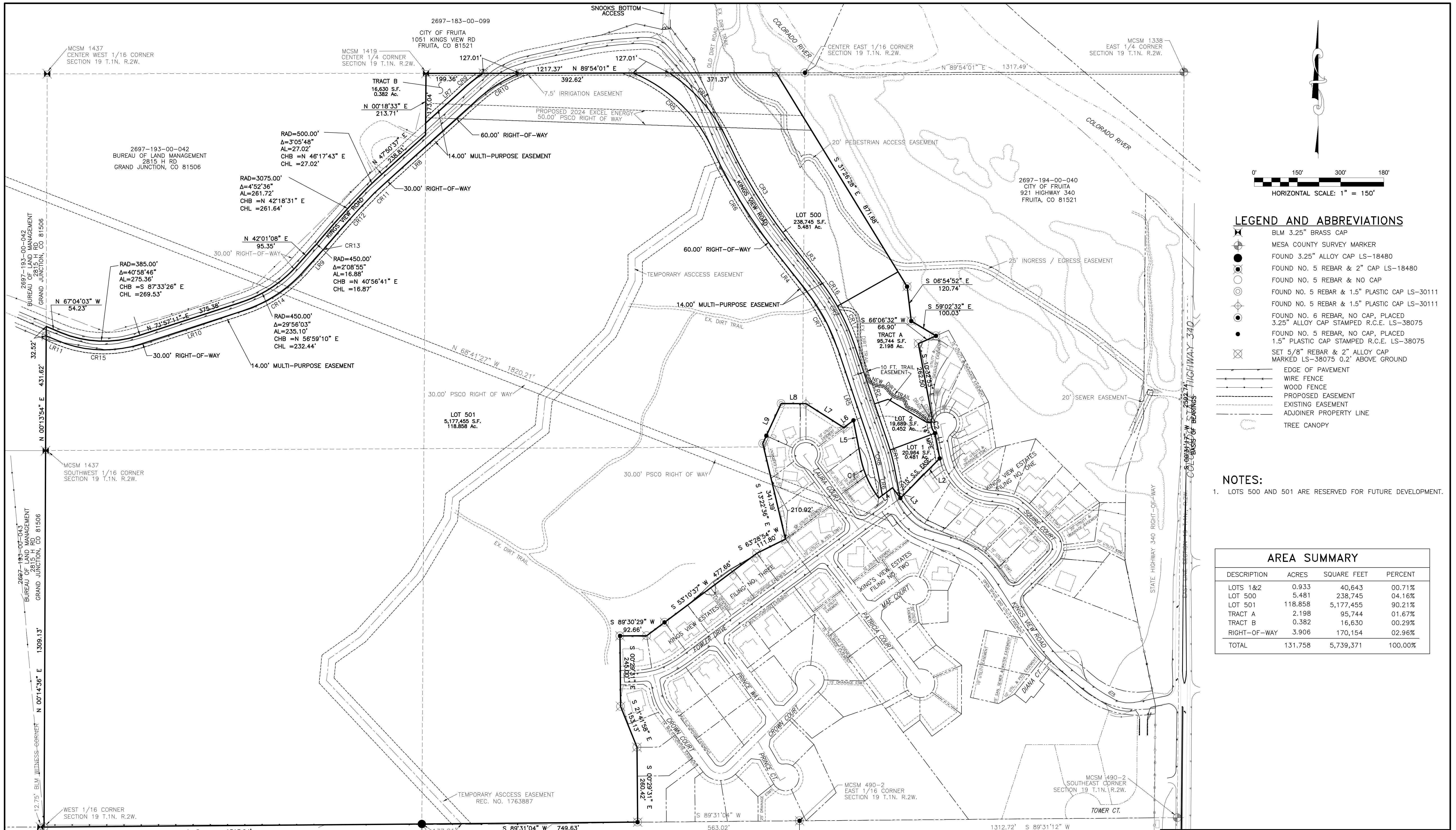


**SUNSET POINTE
FILING ONE**

CONSTRUCTION NOTES

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Fax: (970) 241-1273
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LEGEND AND ABBREVIATIONS

- ⊗ BLM 3.25" BRASS CAP
- ⊙ MESA COUNTY SURVEY MARKER
- FOUND 3.25" ALLOY CAP LS-18480
- FOUND NO. 5 REBAR & 2" CAP LS-18480
- FOUND NO. 5 REBAR & NO CAP
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 6 REBAR, NO CAP, PLACED
- 3.25" ALLOY CAP STAMPED R.C.E. LS-38075
- FOUND NO. 5 REBAR, NO CAP, PLACED
- 1.5" PLASTIC CAP STAMPED R.C.E. LS-38075
- ⊗ SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- TREE CANOPY

- NOTES:**
- LOTS 500 AND 501 ARE RESERVED FOR FUTURE DEVELOPMENT.

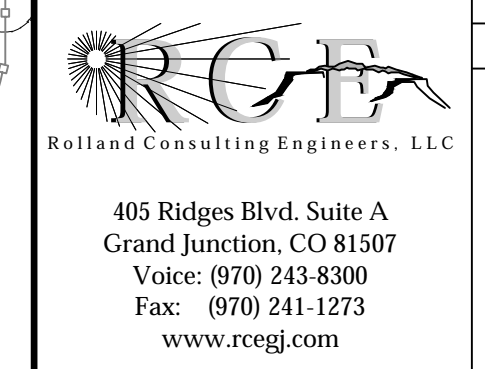
AREA SUMMARY			
DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS 1&2	0.933	40,643	00.71%
LOT 500	5.481	238,745	04.16%
LOT 501	118.858	5,177,455	90.21%
TRACT A	2.198	95,744	01.67%
TRACT B	0.382	16,630	00.29%
RIGHT-OF-WAY	3.906	170,154	02.96%
TOTAL	131.758	5,739,371	100.00%

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	157.82'	350.00'	25°50'10"	N 23°55'02" W	156.49'
C2	57.35'	50.00'	65°43'18"	S 10°32'53" E	54.26'
CR1	86.60'	630.00'	7°52'33"	N 14°47'32" W	86.53'
CR2	247.87'	730.00'	19°27'17"	N 28°27'26" W	246.68'
CR3	401.90'	1720.00'	13°23'17"	N 31°29'26" W	400.99'
CR4	318.09'	580.00'	31°25'24"	N 40°30'30" W	314.12'
CR5	391.37'	520.00'	43°07'22"	S 46°21'29" E	382.20'
CR6	415.92'	1780.00'	13°23'17"	S 31°29'26" E	414.98'
CR7	227.50'	670.00'	19°27'17"	S 28°27'26" E	226.41'
CR8	78.32'	570.00'	7°52'20"	N 14°47'38" W	78.25'

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
CR9	82.77'	580.00'	8°10'36"	S 51°55'55" W	82.70'
CR10	180.39'	520.00'	19°52'34"	S 57°46'54" W	179.49'
CR11	25.40'	470.00'	3°05'48"	S 46°17'43" W	25.40'
CR12	259.17'	3045.00'	4°52'36"	S 42°18'31" W	259.09'
CR13	18.00'	480.00'	2°08'55"	S 40°56'41" W	18.00'
CR14	250.78'	480.00'	29°56'03"	S 56°59'10" W	247.93'
CR15	296.82'	415.00'	40°58'46"	N 87°33'26" W	290.53'
CR16	109.81'	730.00'	8°37'07"	S 33°52'31" E	109.70'
CR17	138.06'	730.00'	10°50'10"	S 24°08'53" E	137.86'

LINE	BEARING	DISTANCE
L1	S 10°32'53" E	88.99'
L2	S 44°44'29" W	194.17'
L3	N 36°51'11" W	45.10'
L4	S 53°08'49" W	60.00'
L5	N 10°59'57" W	129.41'
L6	S 53°08'49" W	42.19'
L7	N 57°25'16" W	155.63'
L8	N 89°59'01" W	86.50'
L9	S 24°35'39" W	152.73'

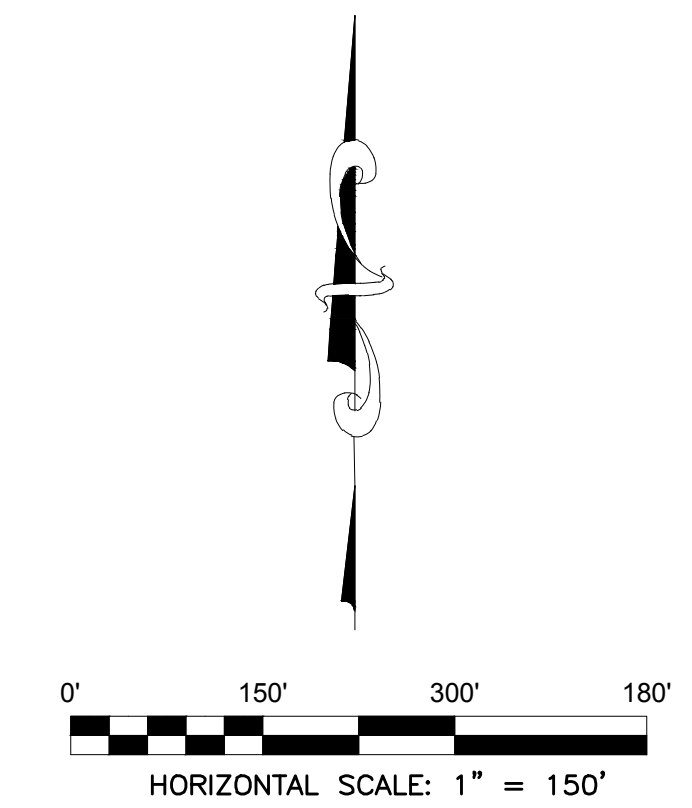
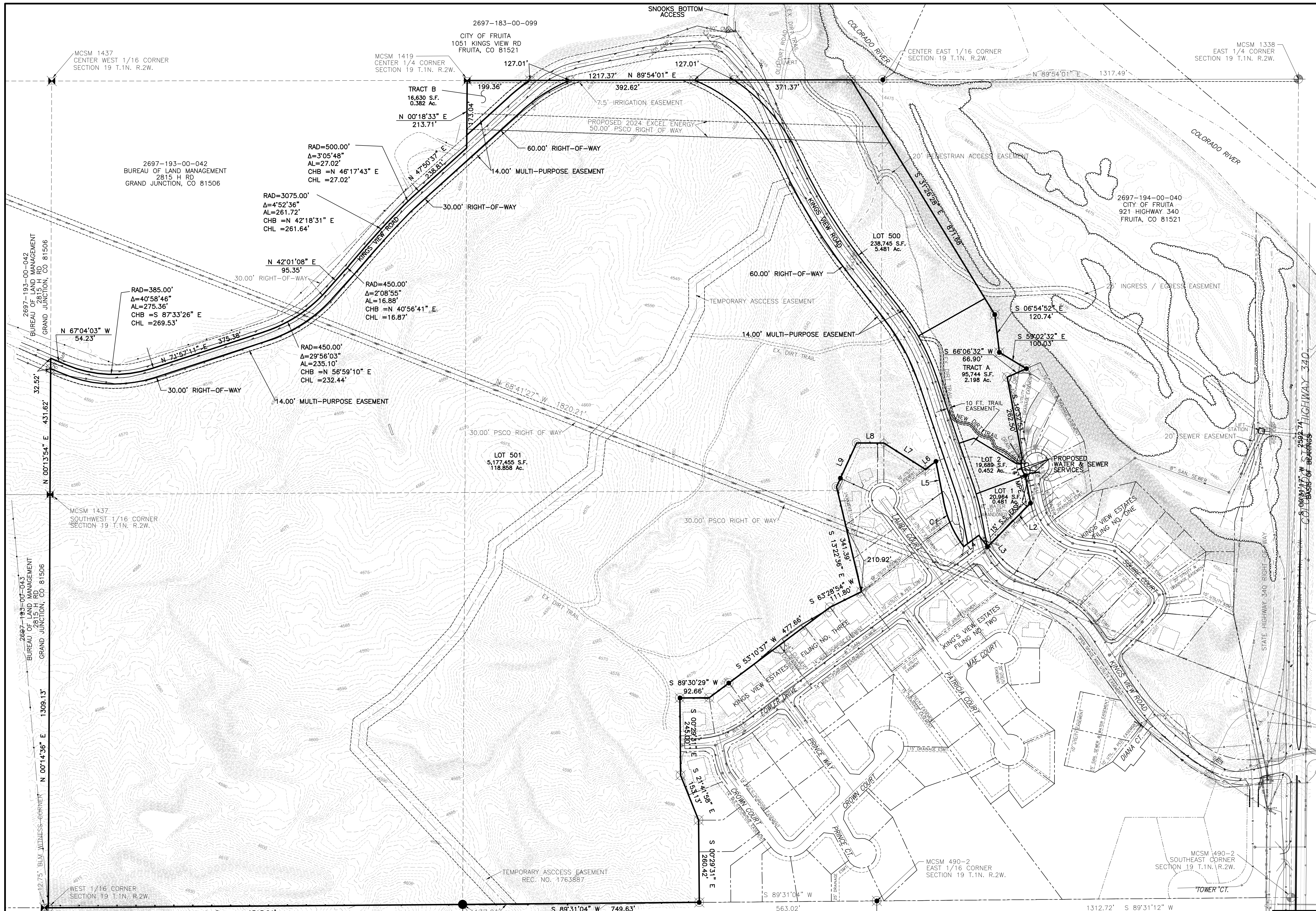
LINE	BEARING	DISTANCE
LR1	N 10°49'10" W	104.41'
LR2	N 18°43'48" W	374.74'
LR3	N 38°11'05" W	177.36'
LR4	S 38°11'05" E	177.36'
LR5	S 18°43'48" E	374.74'
LR6	S 10°49'11" E	83.80'
LR7	S 47°50'37" W	182.36'
LR8	S 47°50'37" W	148.63'
LR9	S 42°01'08" W	95.35'
LR10	S 71°57'11" W	375.39'
LR11	N 67°04'03" W	41.68'



**SUNSET POINTE
FILING ONE
OVERALL SITE PLAN**

405 Ridges Blvd, Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcreg.com

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LEGEND AND ABBREVIATIONS

- BLM 3.25" BRASS CAP
- MESA COUNTY SURVEY MARKER
- FOUND 3.25" ALLOY CAP LS-18480
- FOUND NO. 5 REBAR & 2" CAP LS-18480
- FOUND NO. 5 REBAR & NO CAP
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 5 REBAR & 1.5" PLASTIC CAP LS-30111
- FOUND NO. 6 REBAR, NO CAP, PLACED 3.25" ALLOY CAP STAMPED R.C.E. LS-38075
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- SET 5/8" REBAR & 2" ALLOY CAP MARKED LS-38075 0.2' ABOVE GROUND
- EDGE OF PAVEMENT
- WIRE FENCE
- WOOD FENCE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR
- FLOWLINE
- OVERHEAD POWER/UTILITY
- CULVERT
- WATER LINE
- SANITARY SEWER
- TREE CANOPY

LOCAL UTILITY PROVIDERS

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

WATERLINE NOTES:

1. ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE LATEST REVISION OF THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS AVAILABLE AT utewater.org/specifications.
2. THE CONTRACTOR SHALL NOTIFY THE UTE WATER DISTRICT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY AASHTO T-99. CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL COMPACTION TESTS THROUGH A LICENSED SOILS LAB.
4. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K, 3/4" COPPER TUBE, SOFT TEMPER.
5. WATER SERVICE METER PITS, CENTER OF PIT, SHALL BE LOCATED 2 FEET BACK OF THE RIGHT-OF-WAY LINE.
6. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES. METER PITS AND YOKES SHALL BE PROVIDED BY UTE WATER.
7. ALL METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

LINE	BEARING	DISTANCE
L1	S 10°32'53" E	88.99'
L2	S 44°44'29" W	194.17'
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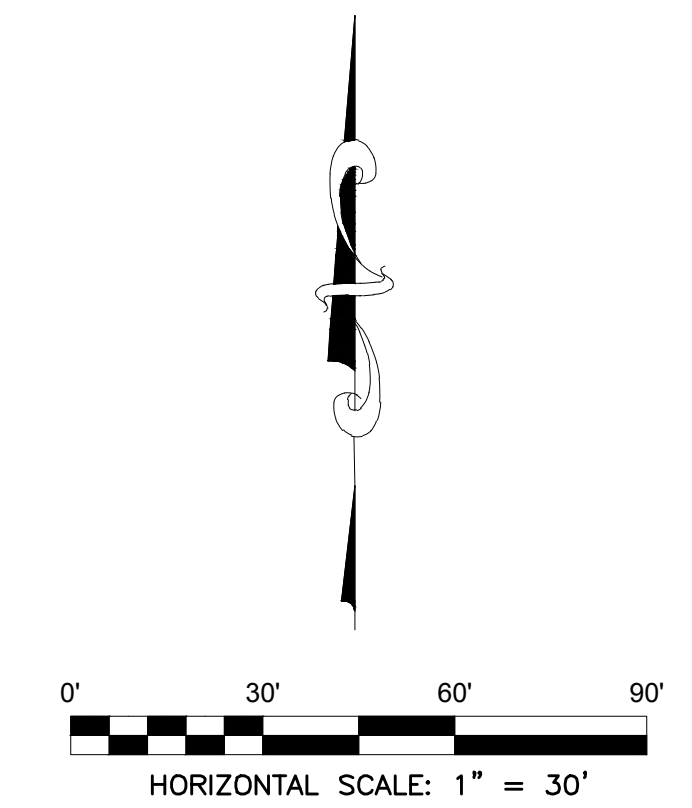
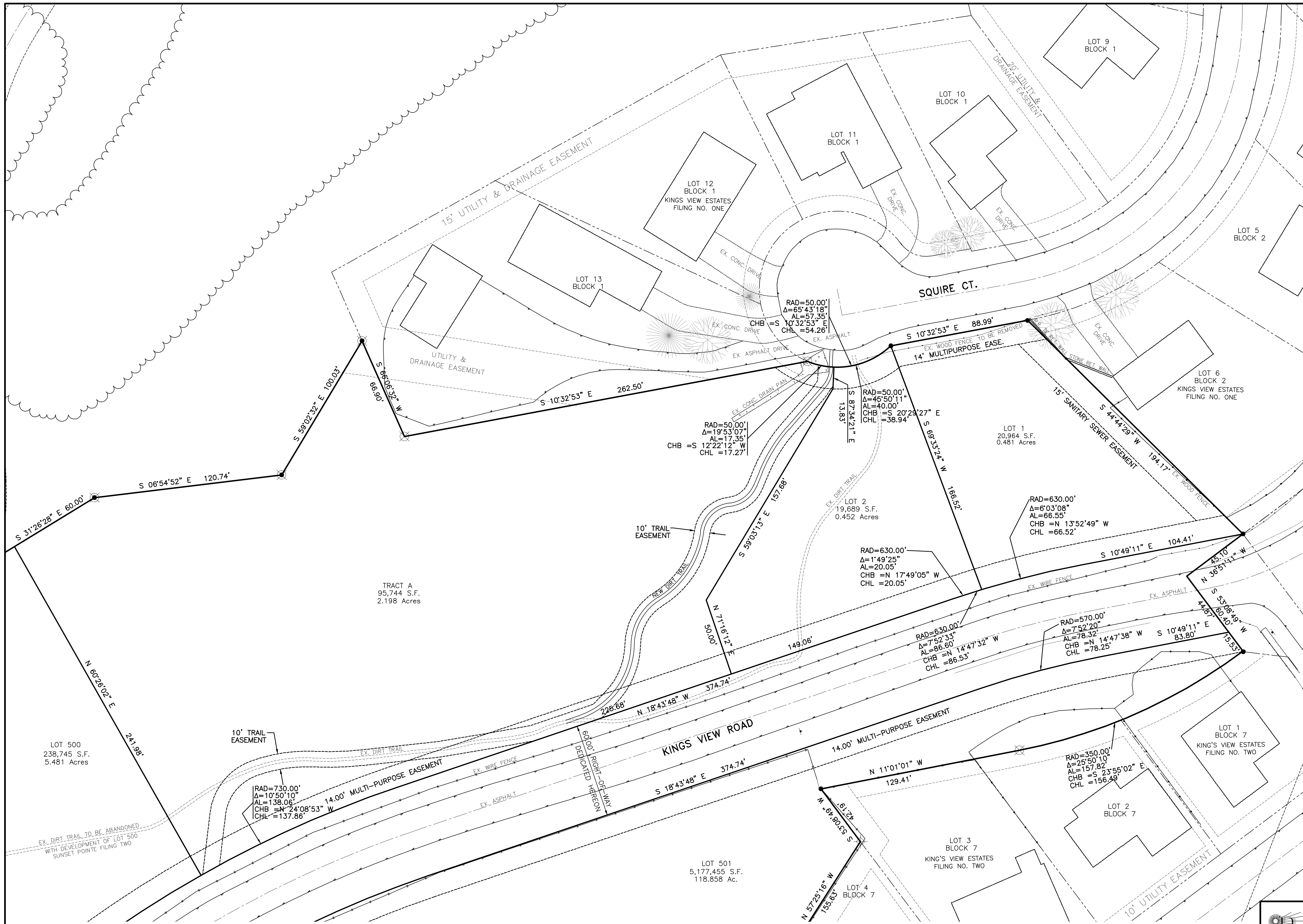
CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	157.82'	350.00'	25°50'10"	N 23°55'02" W	156.49'
C2	57.35'	50.00'	65°43'18"	S 10°32'53" E	54.26'

RCE
Rolland Consulting Engineers, LLC
405 Ridges Blvd, Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

**SUNSET POINTE
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OVERALL UTILITY PLAN

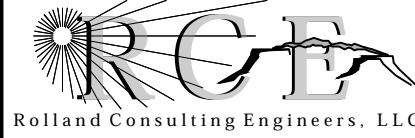
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LEGEND AND ABBREVIATIONS

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- WIRE FENCE
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- PROPOSED EASEMENT
- EXISTING EASEMENT
- ADJOINER PROPERTY LINE
- SIGN
- TREE CANOPY
- EVERGREEN TREE
- DECIDUOUS TREE

AREA SUMMARY			
DESCRIPTION	ACRES	SQUARE FEET	PERCENT
LOTS 1&2	0.933	40,643	00.71%
LOT 500	5.481	238,745	04.16%
LOT 501	118.858	5,177,455	90.21%
TRACT A	2.198	95,744	01.67%
TRACT B	0.382	16,630	00.29%
RIGHT-OF-WAY	3.906	170,154	02.96%
TOTAL	131.758	5,739,371	100.00%



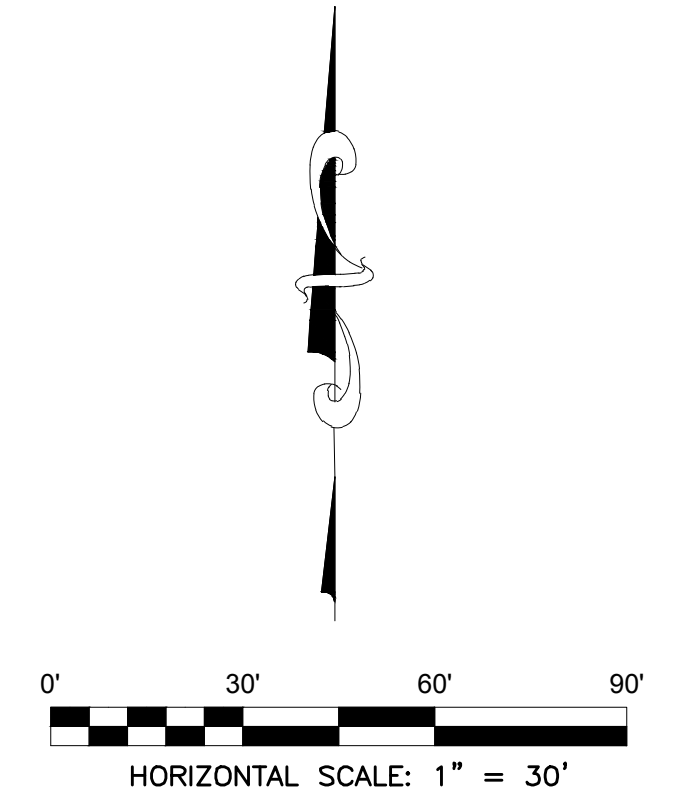
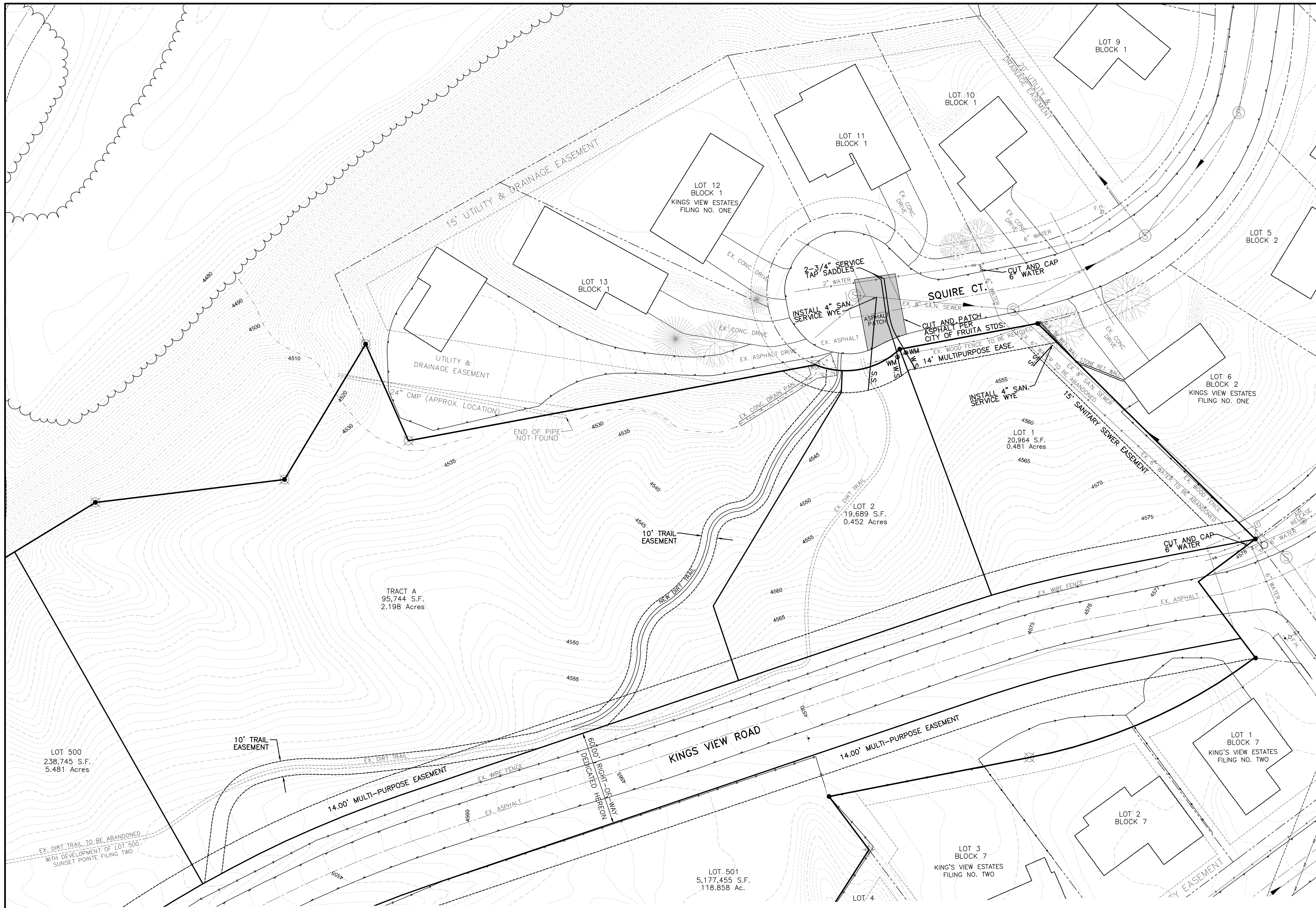
Rolland Consulting Engineers, LLC

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**SUNSET POINTE
FILING ONE**

SITE PLAN DETAIL

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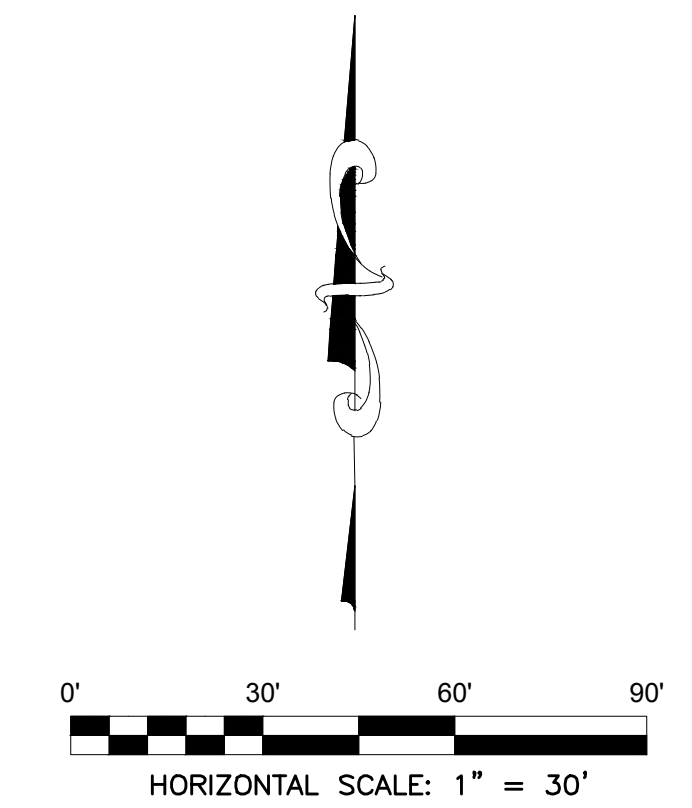
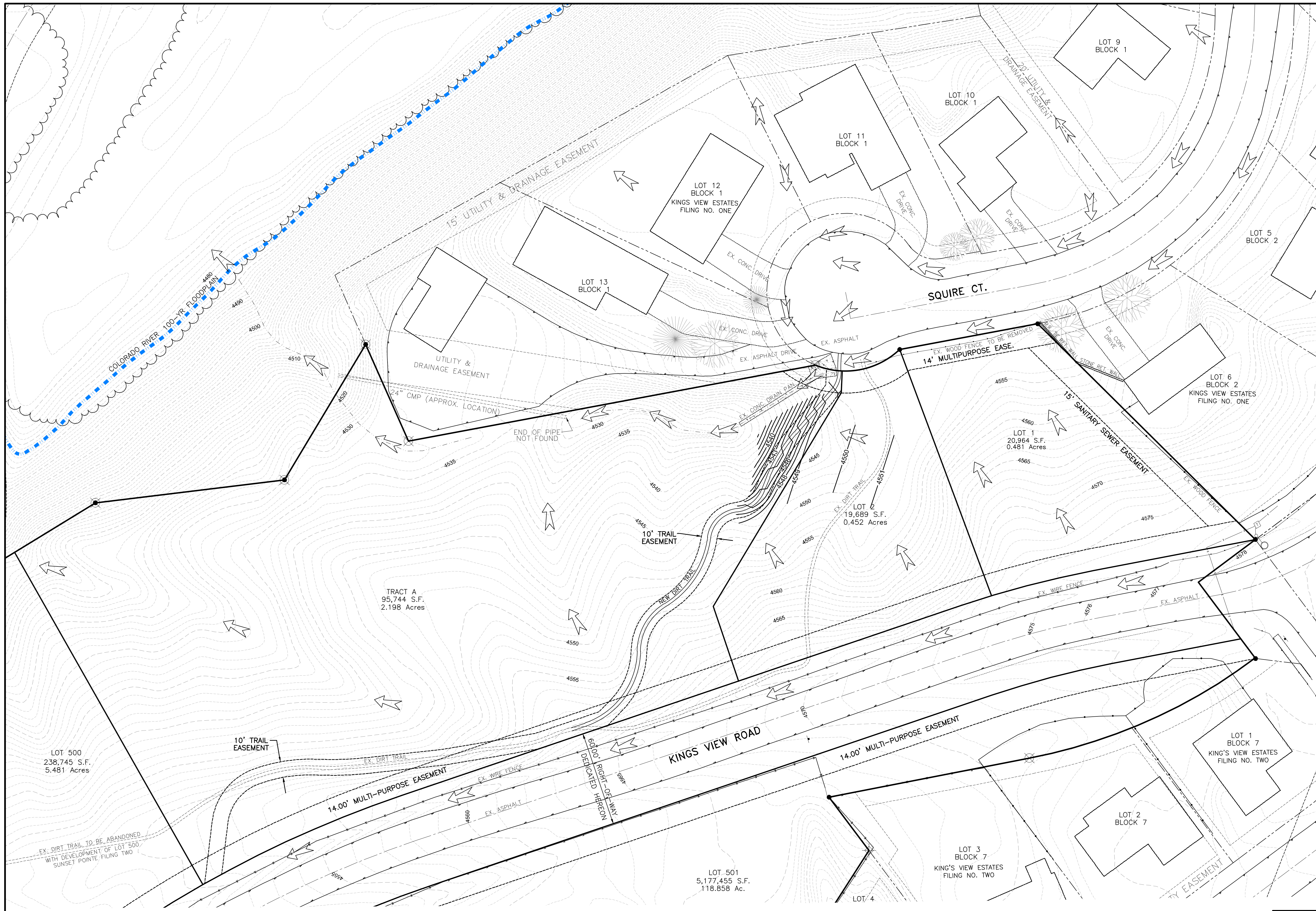


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	EX. INDEX CONTOUR
	FLOWLINE
	OVERHEAD POWER/UTILITY
	CULVERT
	WATER LINE
	SANITARY SEWER
	PROPOSED 3/4" WATER SERVICE
	PROPOSED 4" SEWER SERVICE
	PROPOSED WATER METER
	BURIED ELECTRIC
	ELECTRIC TRANSFORMER
	UTILITY POLE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	AIR RELEASE IN WATER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	SIGN
	TREE CANOPY
	EVERGREEN TREE
	DECIDUOUS TREE

NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

<p>Rolland Consulting Engineers, LLC</p> <p>405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceg.com</p>	<p>SUNSET POINTE FILING ONE</p>	
	<p>UTILITY PLAN DETAIL</p>	
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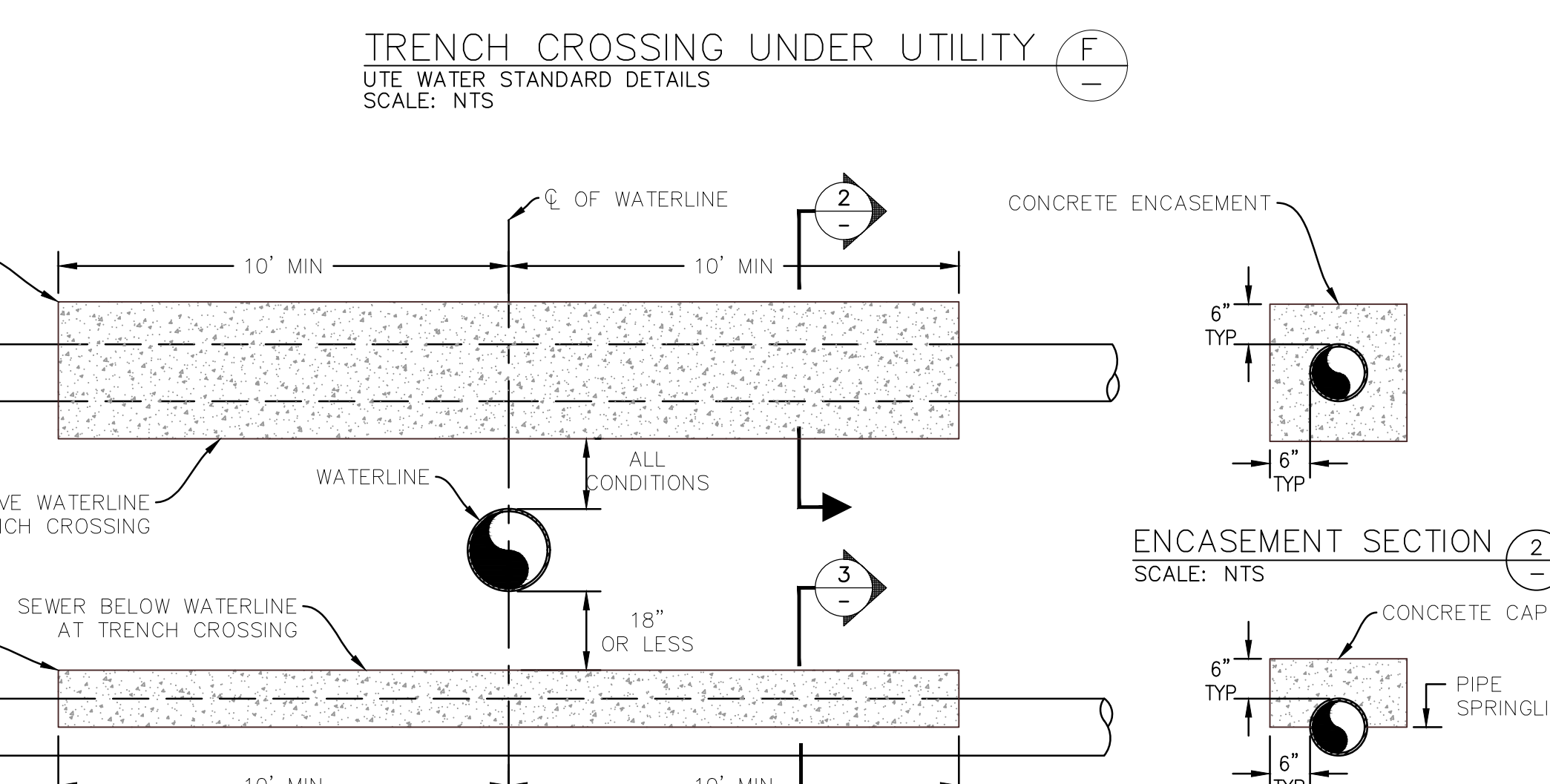
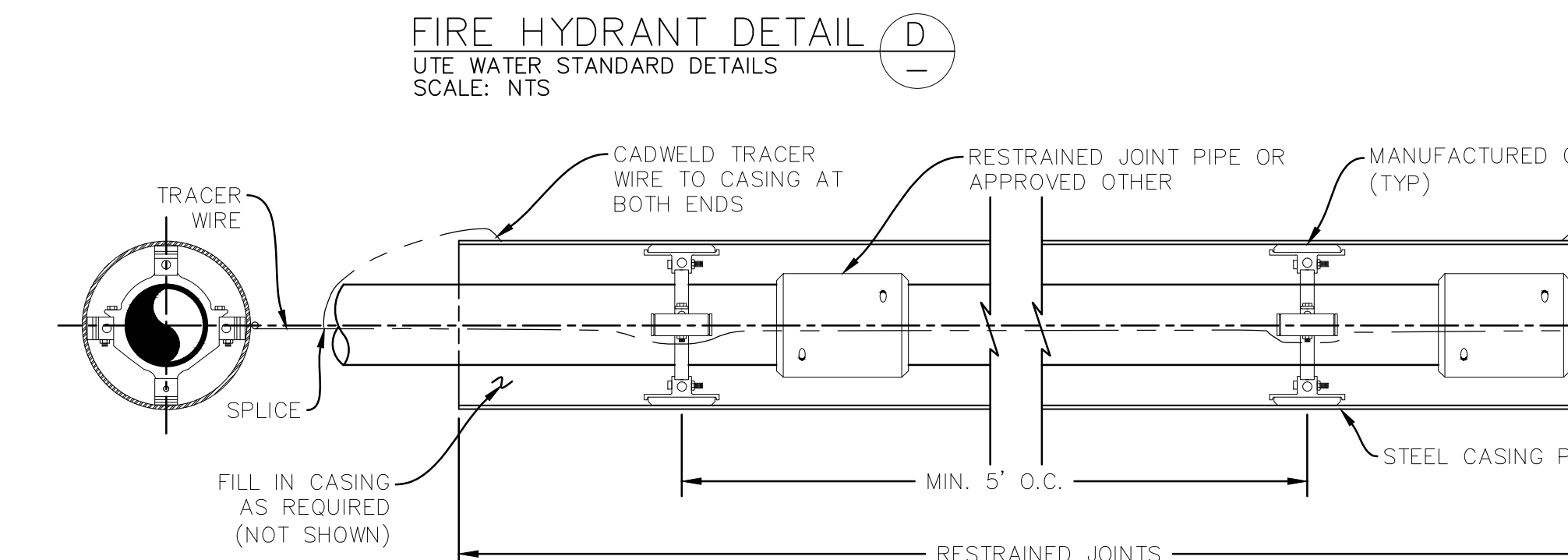
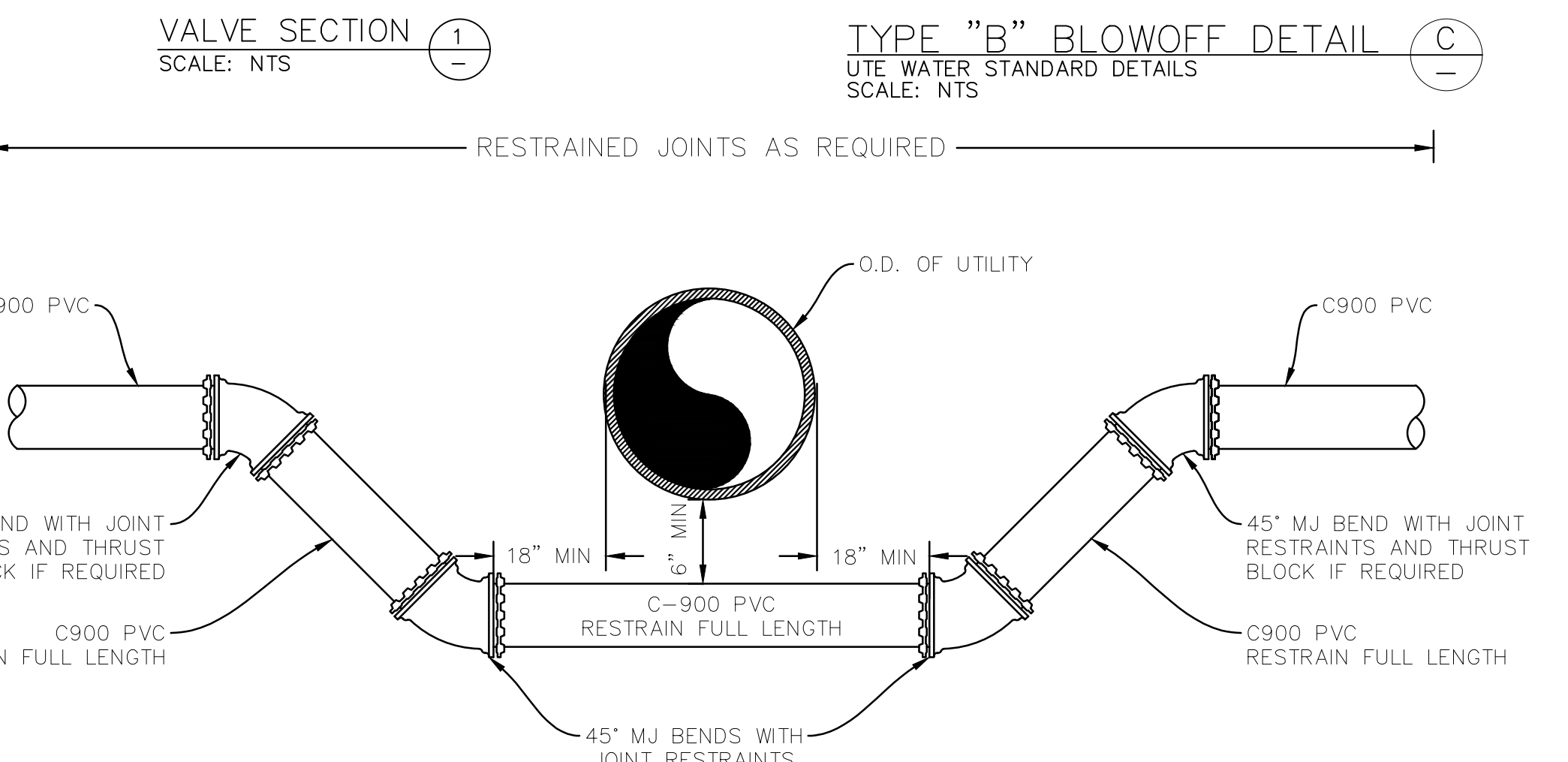
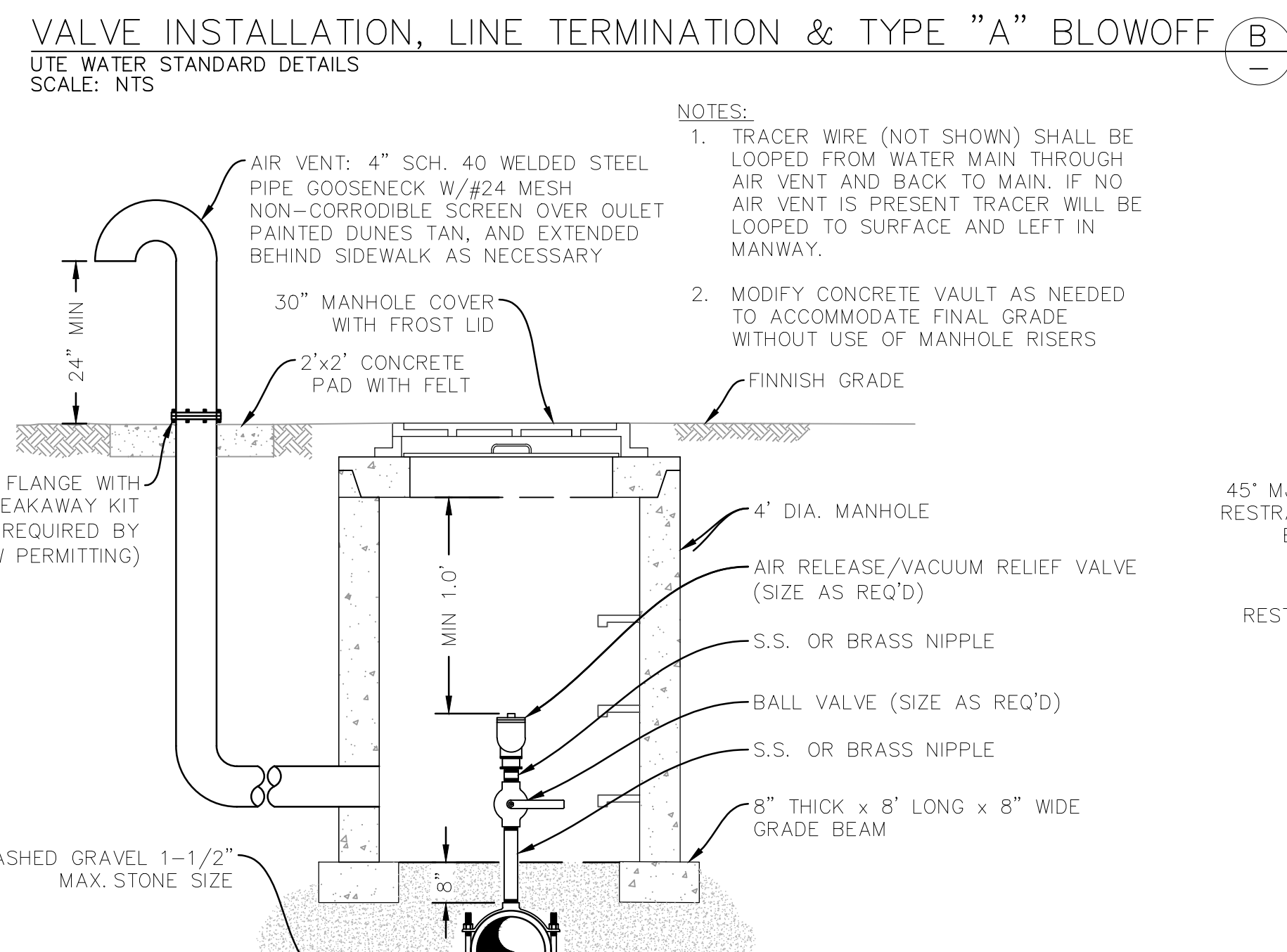
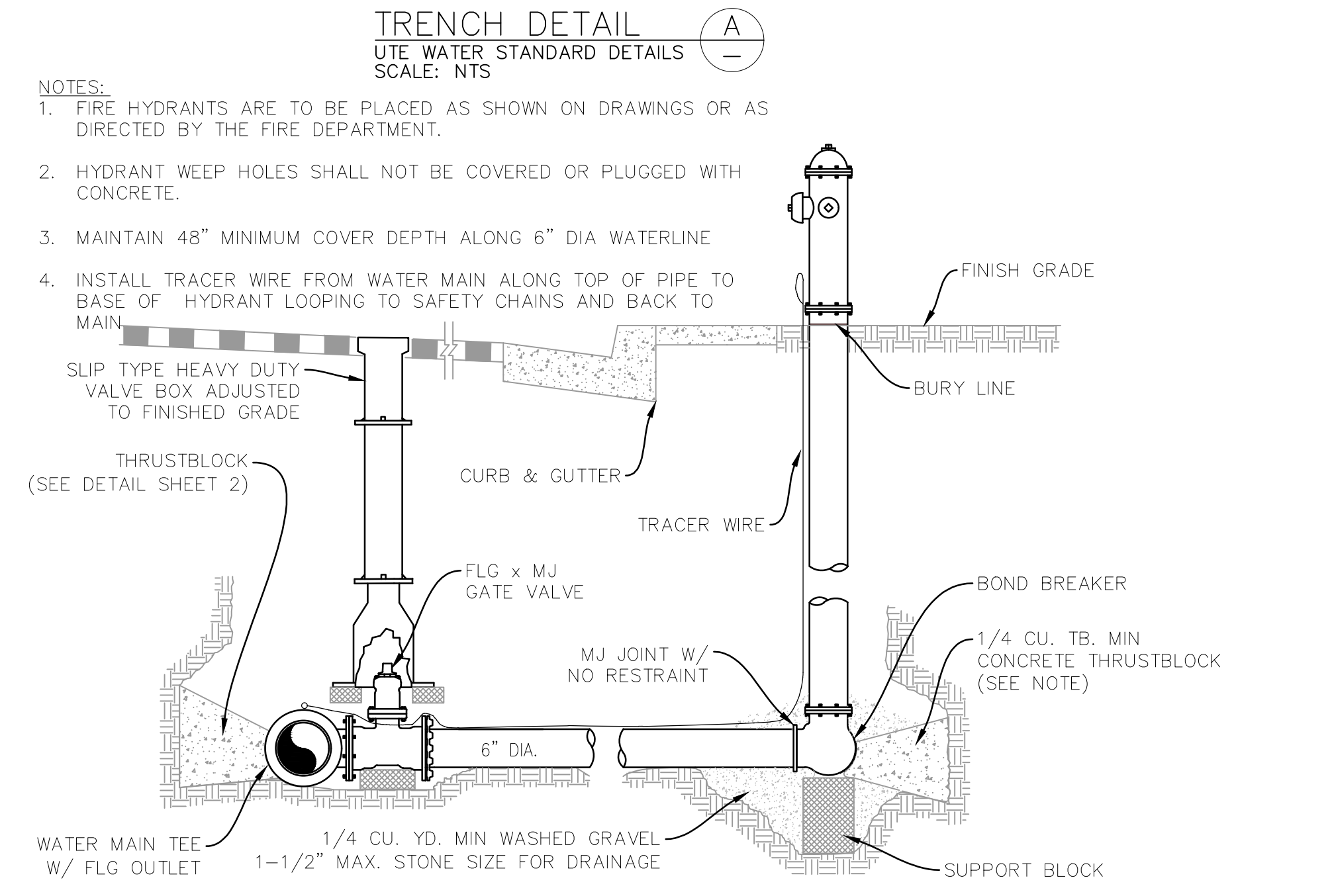
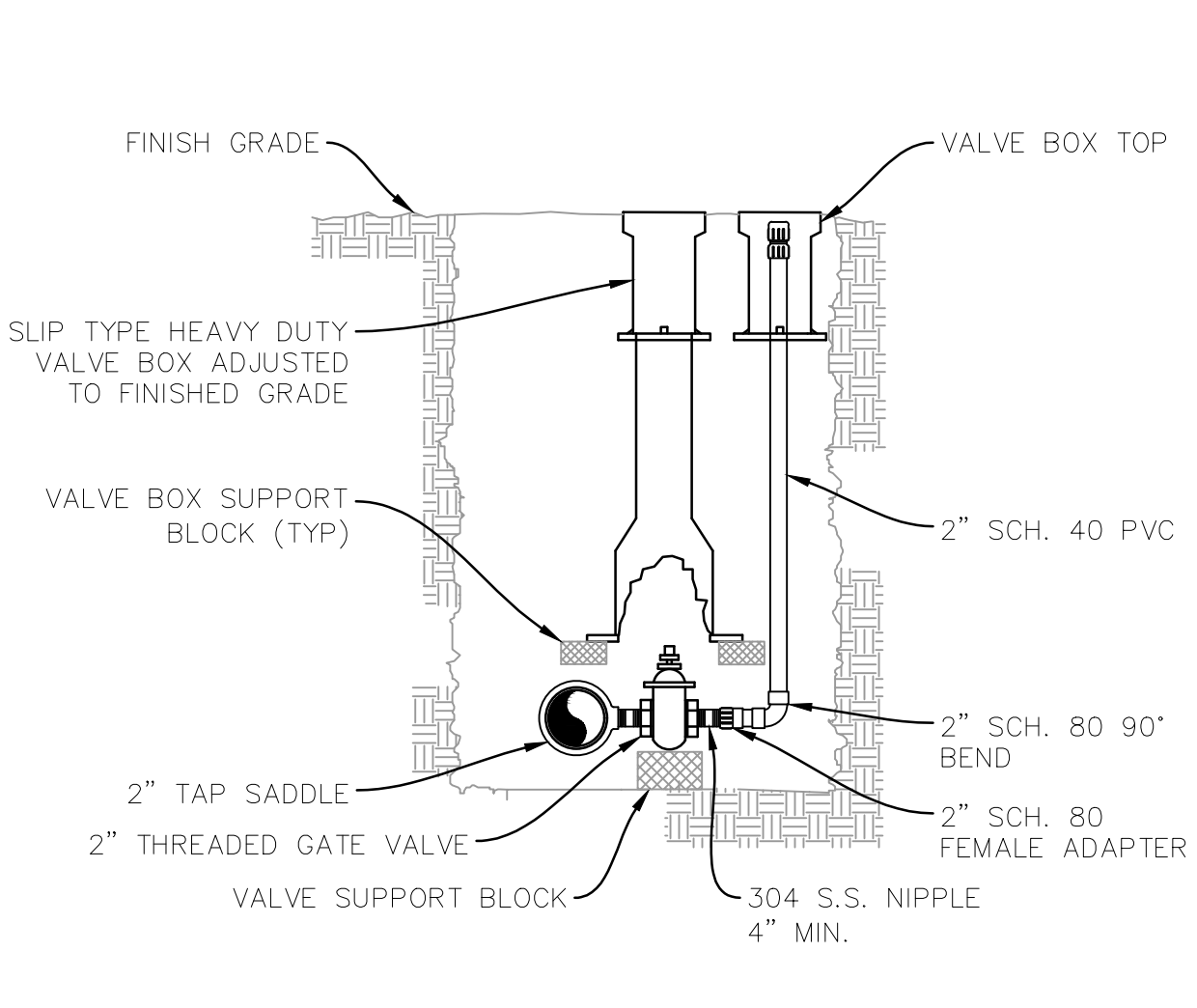
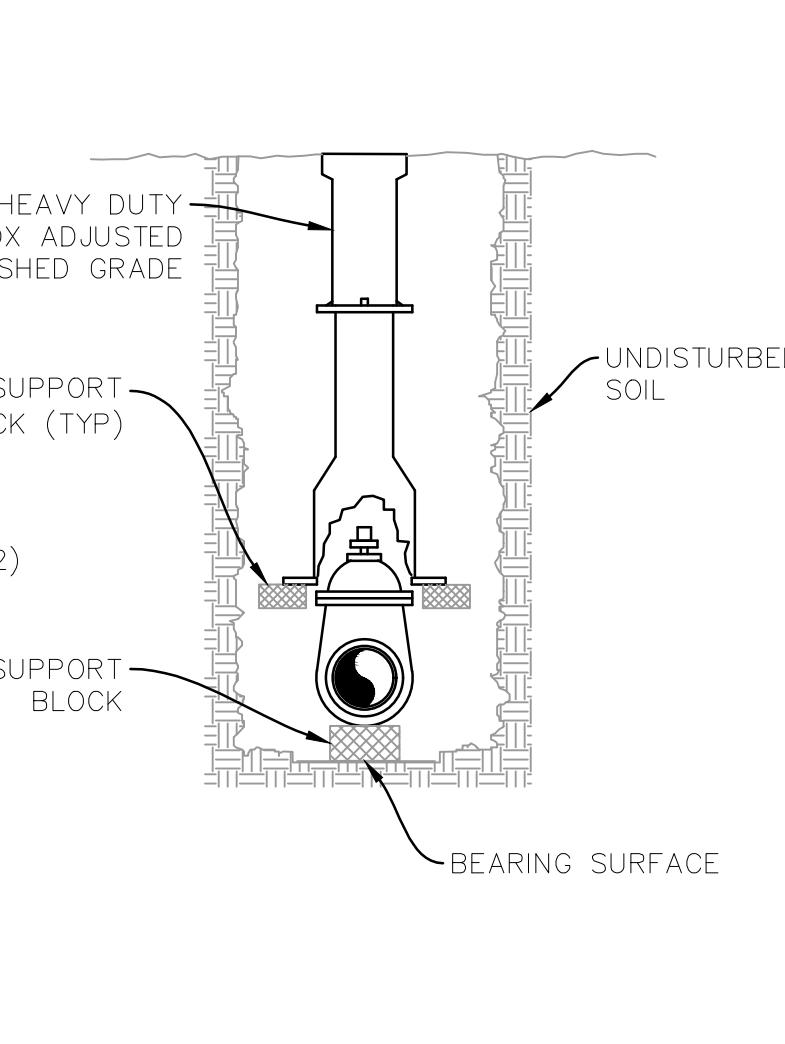
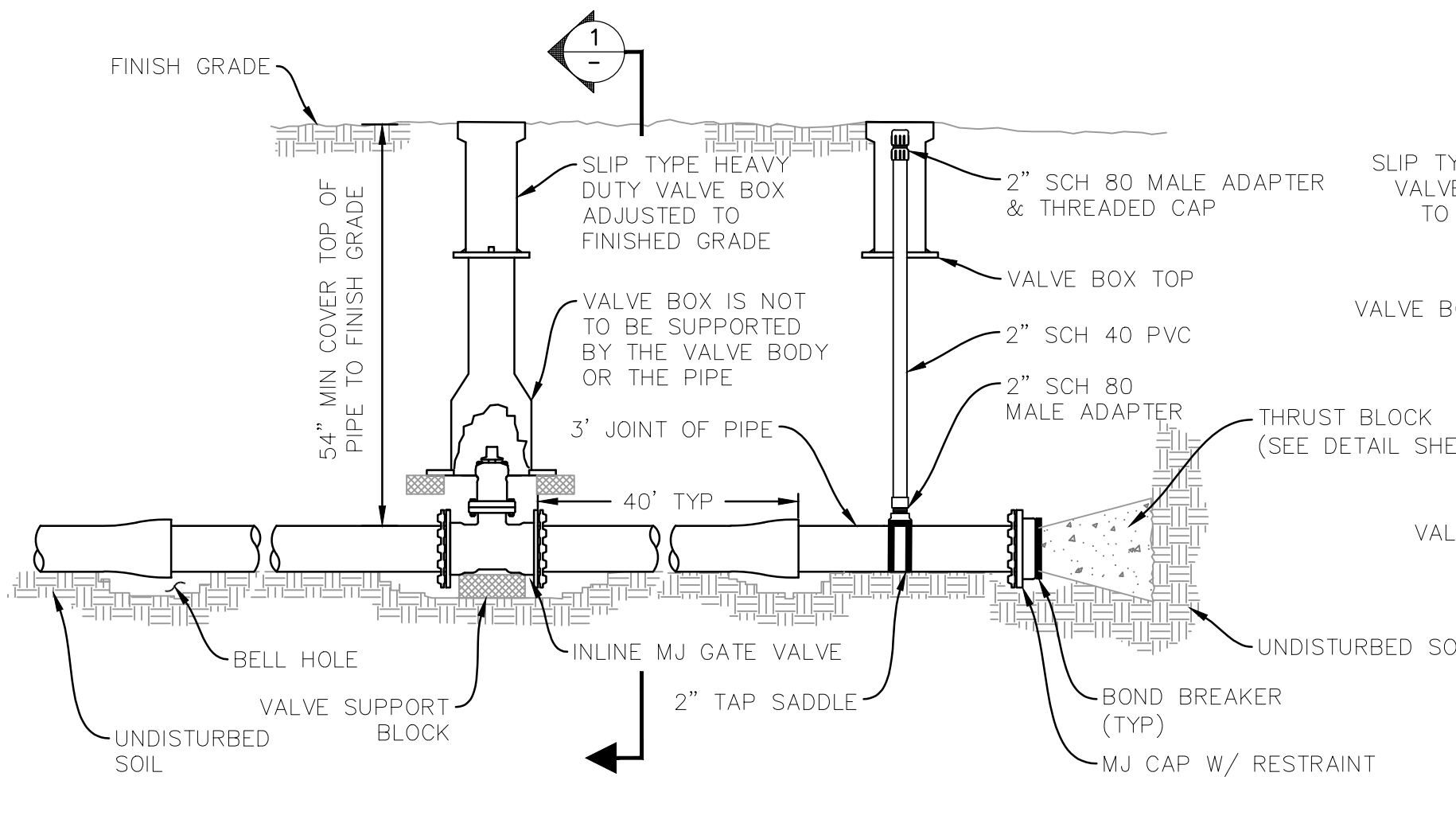
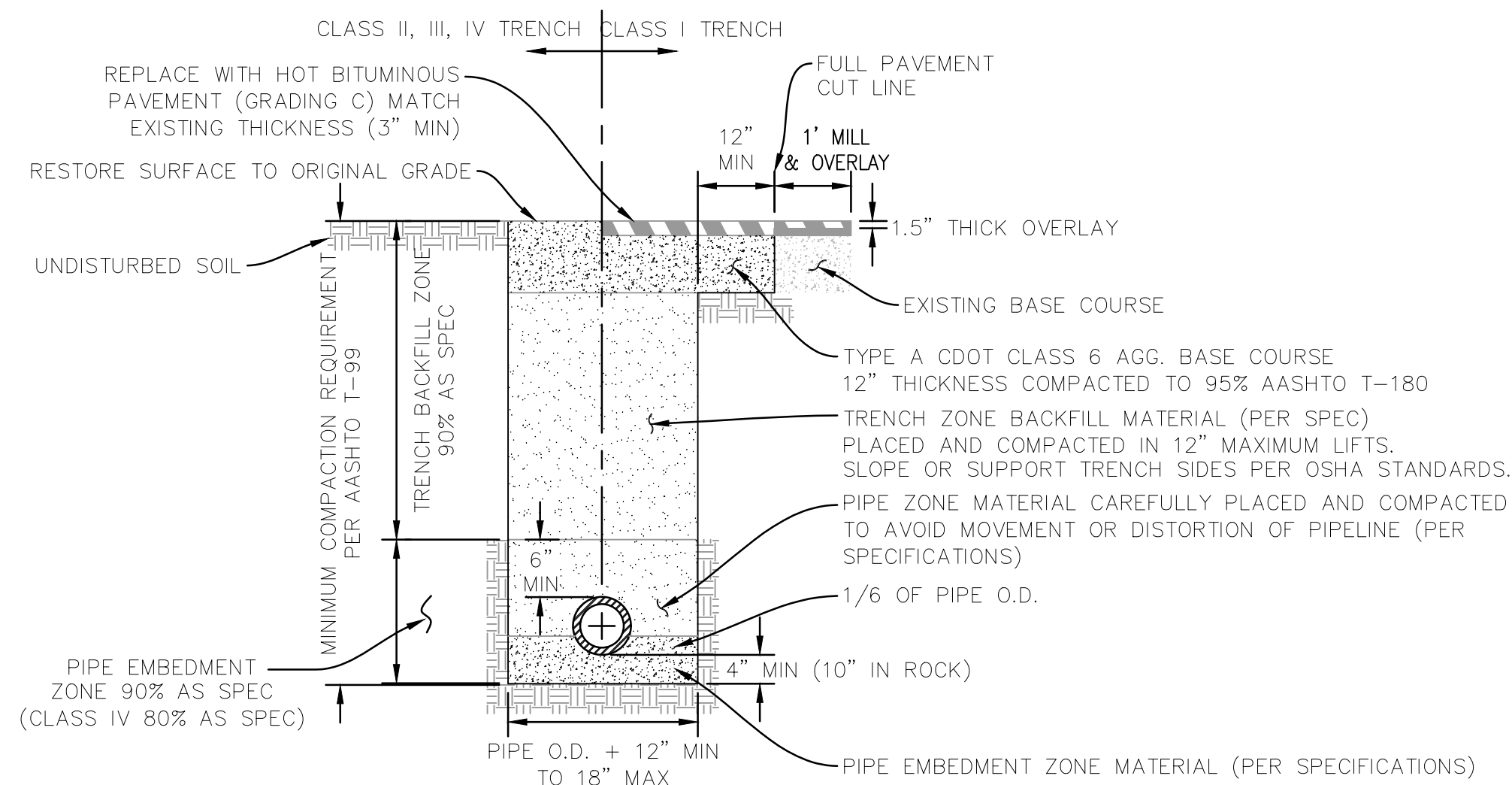
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- CULVERT
- SIGN
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- EVERGREEN TREE
- DECIDUOUS TREE
- DRAINAGE DIRECTION

CONSTRUCTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL FILL SHALL BE COMPACTED TO AT LEAST 95% OF ASTM-D698 WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

 <small>Rolland Consulting Engineers, LLC</small>		SUNSET POINTE FILING ONE	
<small>405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com</small>		GRADING PLAN DETAIL	
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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.

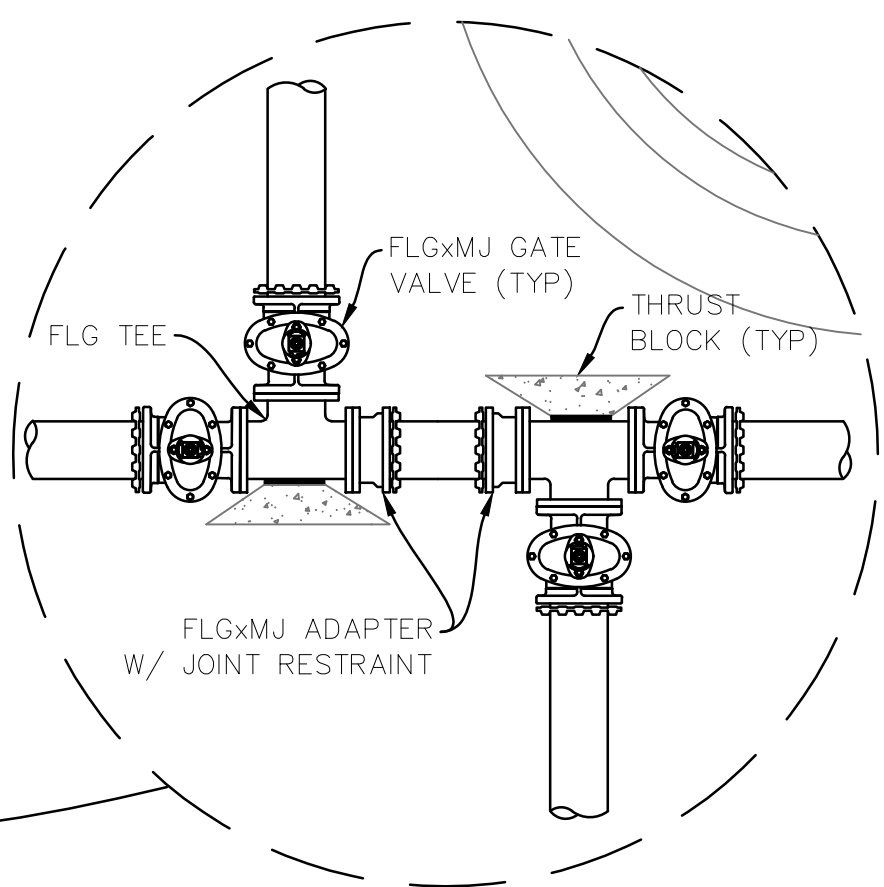
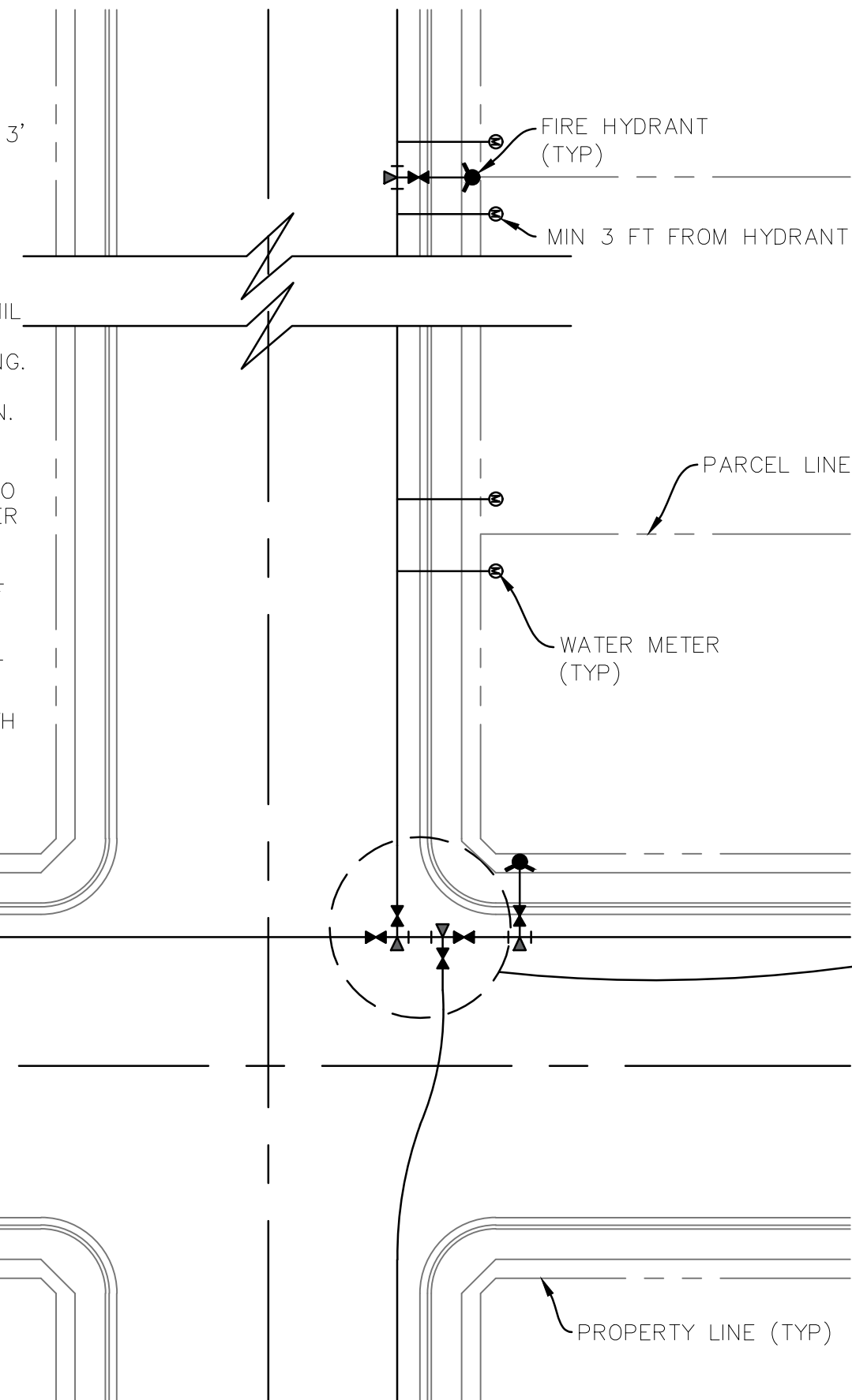


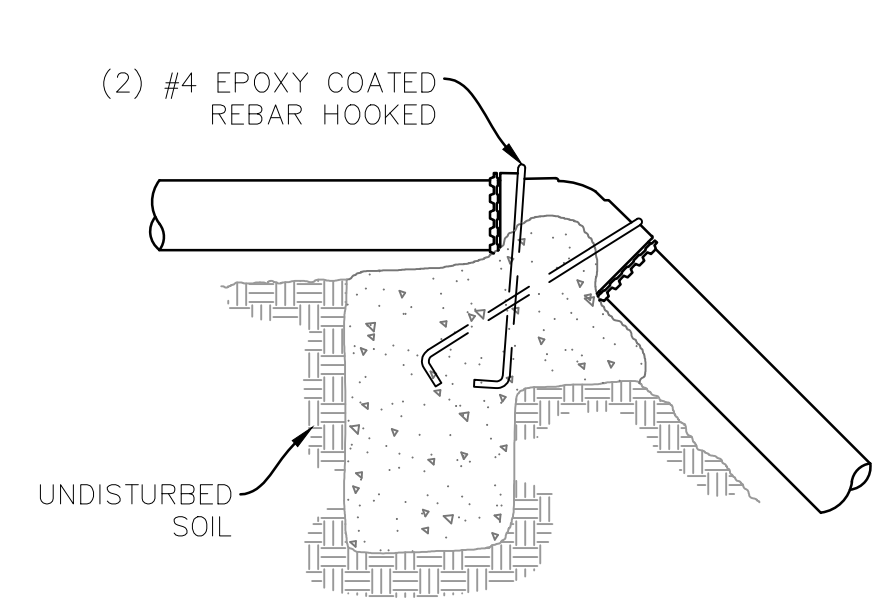
TABLE FOR CONCRETE THRUST BLOCKING BEARING AREAS (IN SQ. FT.)

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

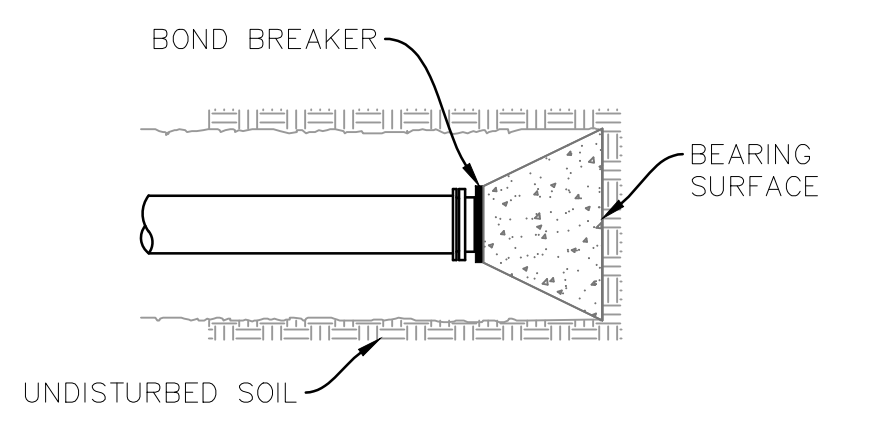
FIRE HYDRANT THRUST BLOCKS SHALL BE A MIN OF 1/4 CU. YD. IN MASS AND HAVE A MIN BEARING AREA OF 5 SQ. FT.
AREAS GIVEN ARE BASED ON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 LBS. PER SQ. FT.

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

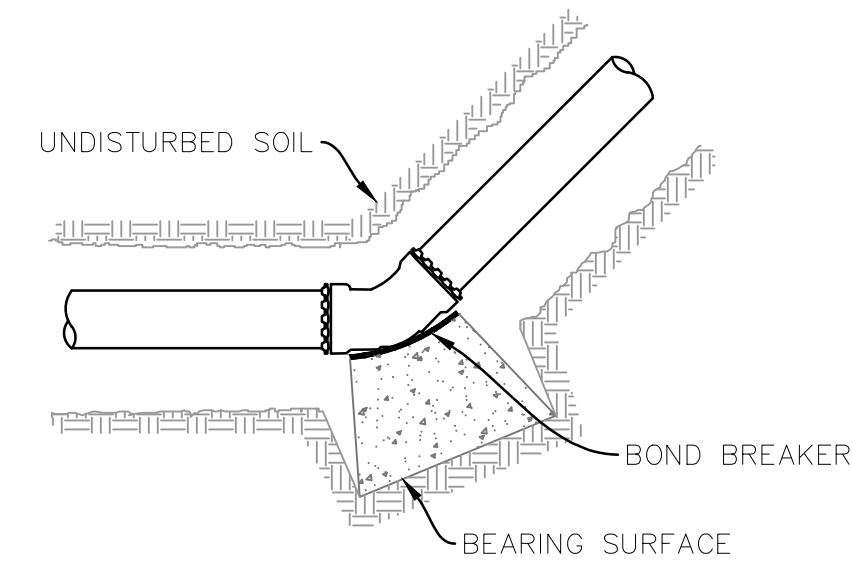
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS PER SQ. INCH. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.



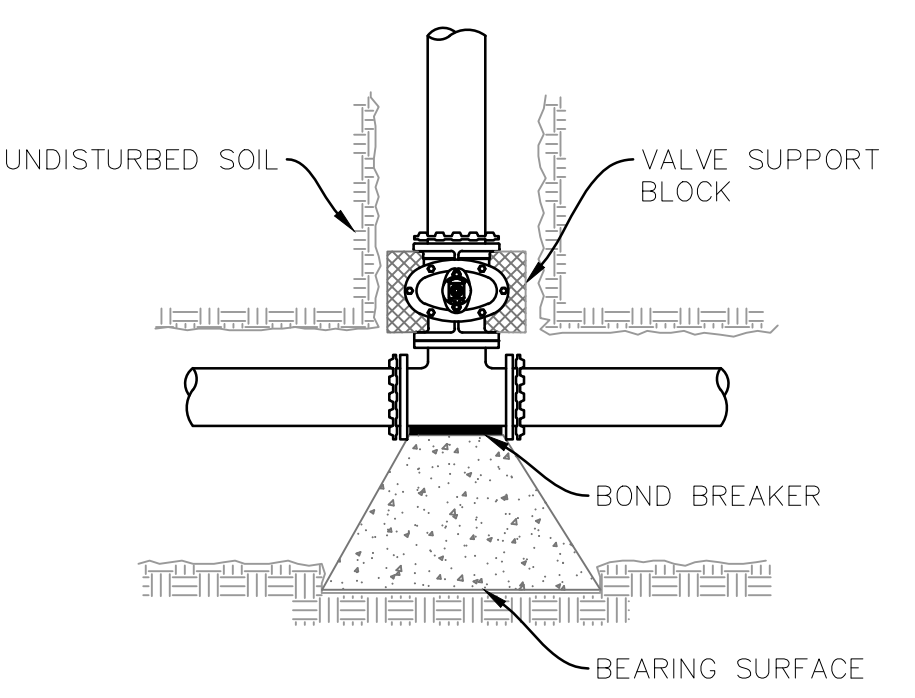
OVER BENDS



DEAD ENDS



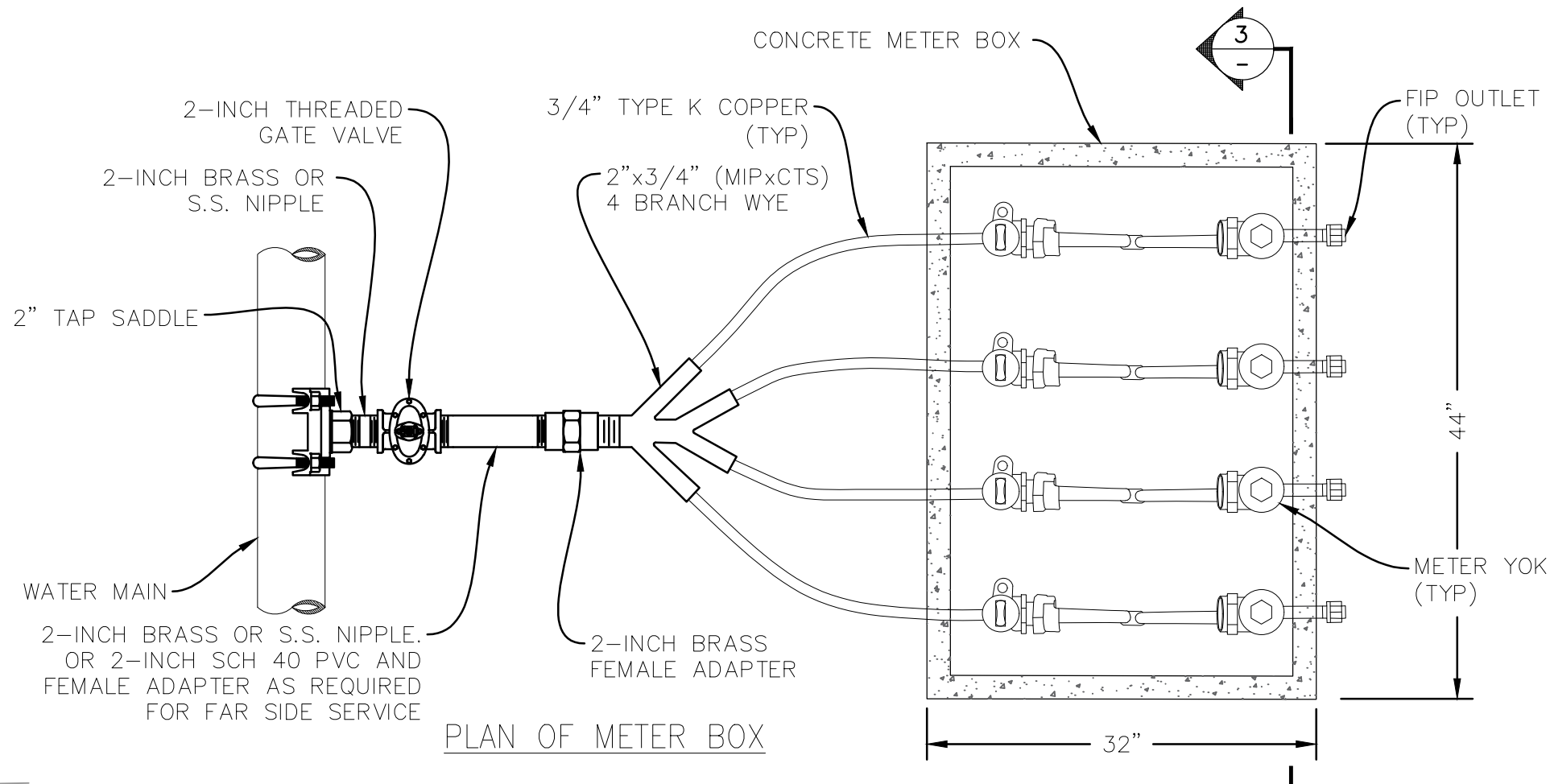
BENDS OF 22 1/2° OR GREATER



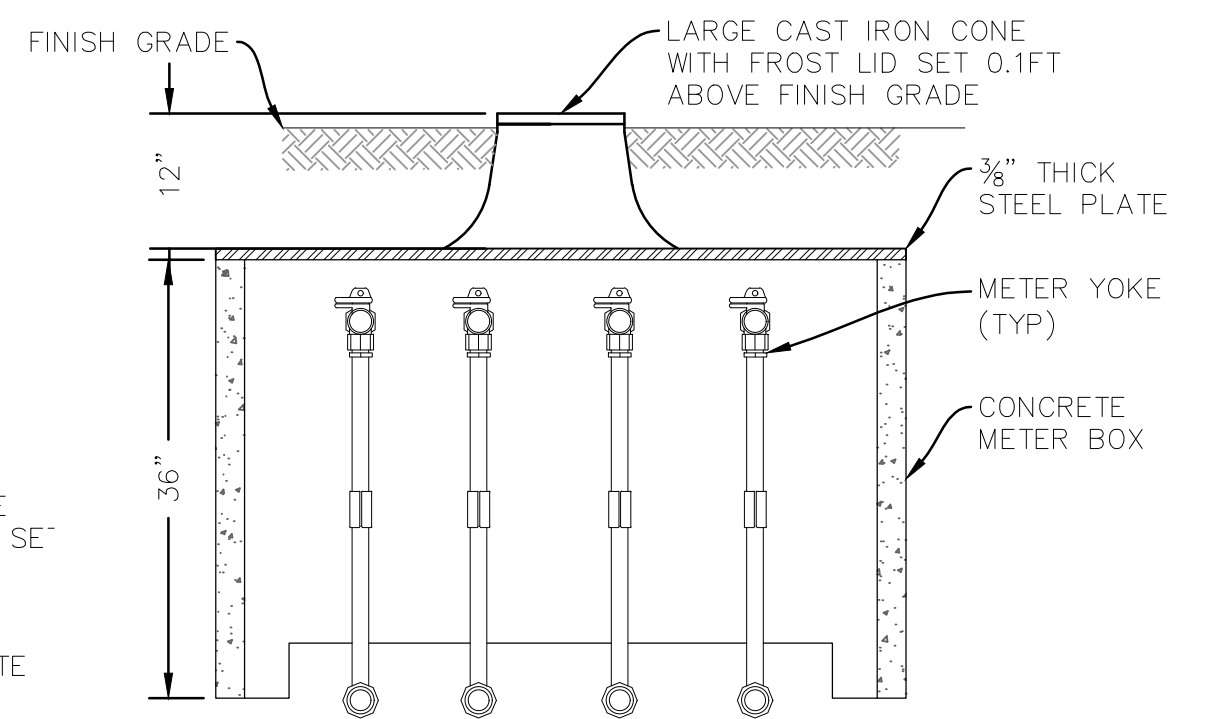
TEES

THRUST BLOCK DETAILS

UTE WATER STANDARD DETAILS
SCALE: NTS



PLAN OF METER BOX



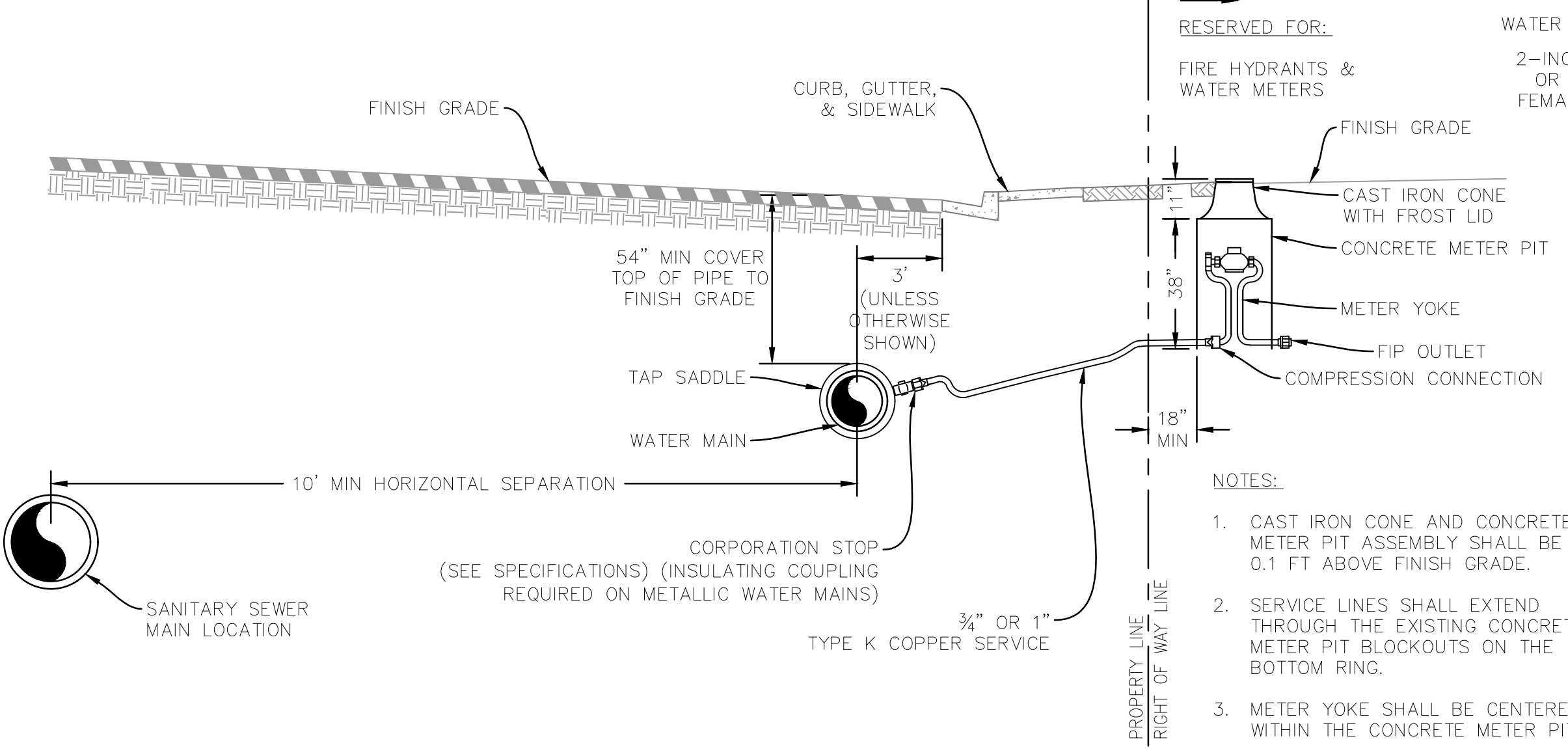
SECTION OF METER BOX

4 METER GANG BOX DETAIL

UTE WATER STANDARD DETAILS
SCALE: NTS

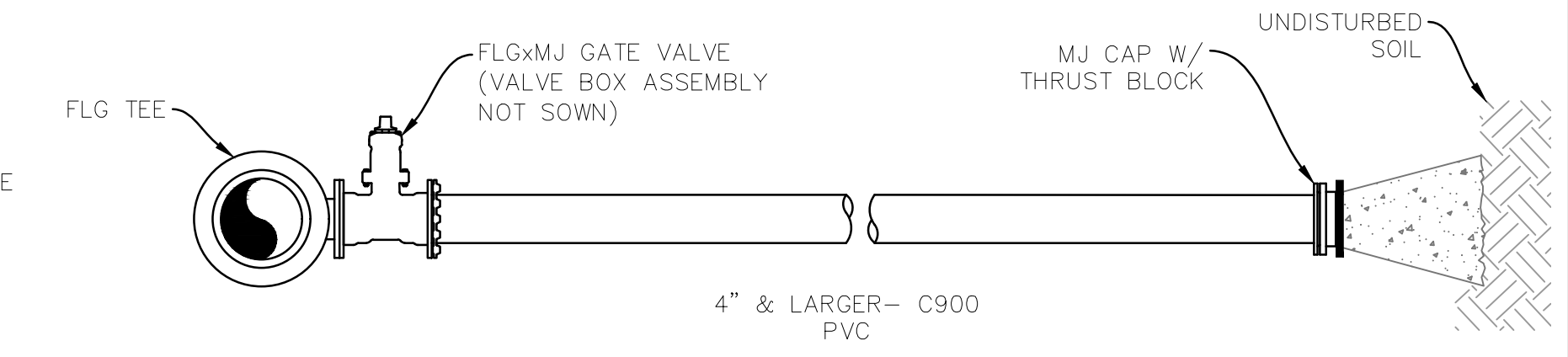
NOTES:

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



DOMESTIC SERVICE DETAIL

UTE WATER STANDARD DETAILS
SCALE: NTS



NOTES:

1. ALL COMMERCIAL SERVICE LINES SHALL HAVE A 3/4" TAP SADDLE, CORP STOP AND COPPER INSTALLED AT THE END TO ALLOW FOR BLEEDING OF AIR. CONTRACTOR SHALL DIG UP AND TURN OFF CORP STOP AFTER TESTING HAS BEEN COMPLETED AND WATER LINE IS ACCEPTED BY UTE WATER.
2. SERVICE LINE ENDPOINT IS TO EXTEND TO PROPERTY SIDE OF THE RIGHT OF WAY LINE AND MARKED WITH A STEEL POST.

1-1/2 & LARGER SERVICE DETAILS

UTE WATER STANDARD DETAILS
SCALE: NTS