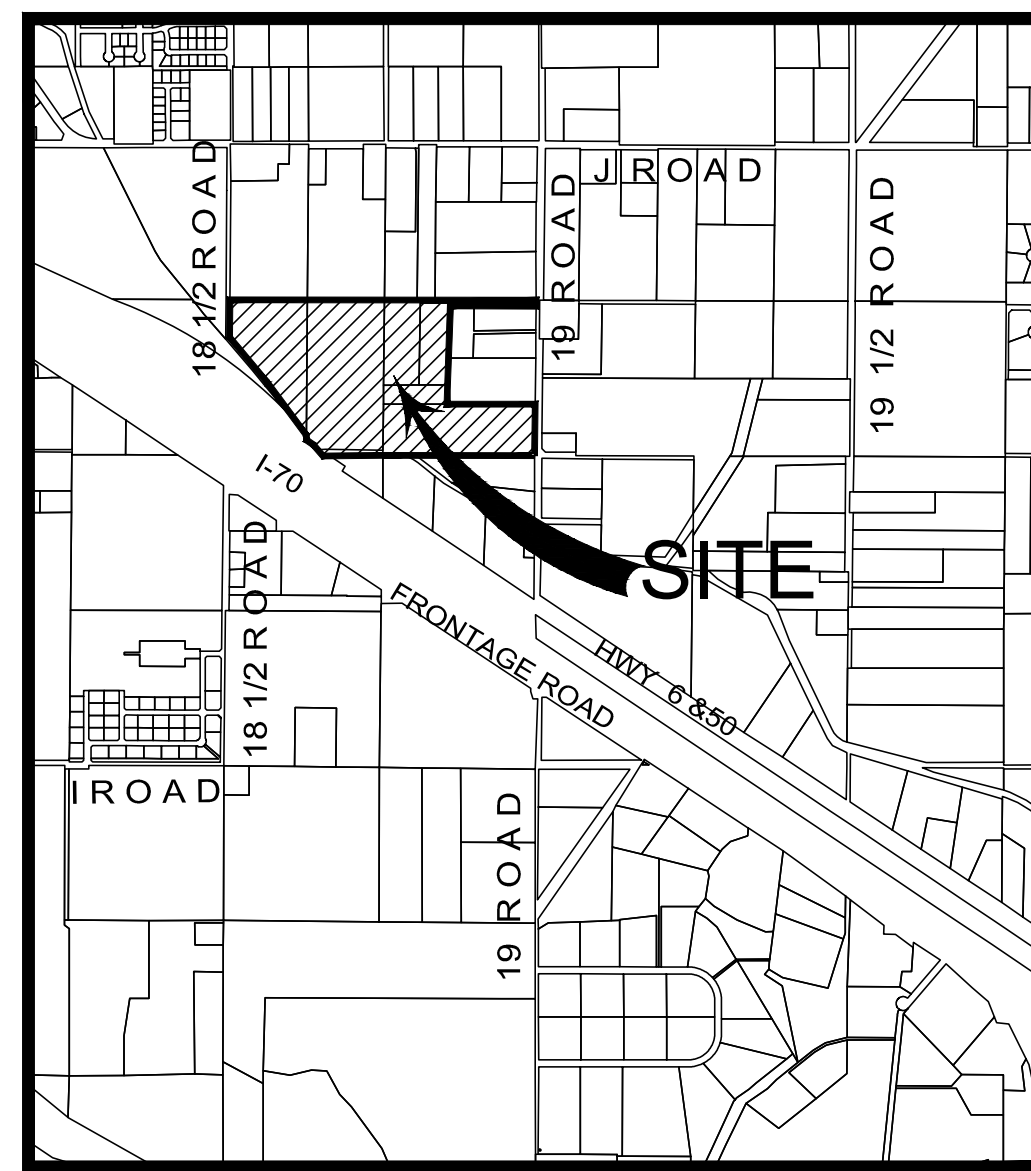


# Filing 2 of Iron Wheel Subdivision

## 953 19 Road Fruita, Colorado 81521

LEGEND	
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	OLD PROPERTY BOUNDARY
	BUILDING ENVELOPE
	PROPOSED LOT LINE
	EASEMENT
	EX EDGE OF ASPHALT
	RIGHT-OF-WAY
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED IRRIGATION
	EXISTING FENCE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STORM DRAIN
	DRAINAGE DIRECTION
	LOT CORNER SPOT ELEVATION
	PROPOSED SWALE/BERM ELEV.
	PROPOSED FL CURB/V-PAN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED IRRIGATION RISER
	PROPOSED IRRIGATION VALVE
	PROPOSED IRR CLEANOUT

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



VICINITY MAP

**NOTES:**

- THIS DRAWING REFERENCES: TOPOGRAPHIC INFORMATION COMPLETED BY DH SURVEYS INC., DATED: SEPTEMBER 22, 2017 AND MESA COUNTY GIS DATA.
- PROPERTY DESCRIPTION: THE E<sub>1</sub>, SW<sub>4</sub>, NE<sub>4</sub>, & W<sub>4</sub>, SW<sub>4</sub>, AND NE<sub>4</sub> OF SECTION 21 T1N OF UTE MERIDIAN ALONG WITH LOTS 1,3&4 OF SKIFF MINOR SUBDIVISION & LOT 5 OF IRON WHEEL PUD FILING NO. 1.
- EXISTING USE = VACANT
- PROPOSED USE = RESIDENTIAL
- PROPERTY ZONED = CMU
- MINIMUM LOT AREA: 5,000 SF
- MINIMUM STREET FRONTAGE: 6,000 SF ON CORNER LOTS  
25 FEET
- MINIMUM BUILDING SETBACKS:  
ALLEY LOADED LOTS:  
FRONT = 15'  
SIDE = 16' TOTAL  
REAR = 15'  
STANDARD LOTS:  
FRONT = 20'  
SIDE = 16' TOTAL  
REAR = 15'  
MAXIMUM LOT COVERAGE: 60%
- STANDARD LOTS WITH PARKING ALONG REAR:  
FRONT = 20'  
SIDE = 16' TOTAL  
REAR = 15'  
MAXIMUM LOT COVERAGE: 35%
- MAXIMUM BUILDING HEIGHT: 35 FEET
- PROPERTY APPLICANT: BOOKCLIFF ORCHARDS, LLC  
2350 G ROAD  
GRAND JUNCTION, CO 81505
- PROPERTY AREA ZONED: 2,538,734 S.F. (58.28 AC.)  
NUMBER OF LOTS: 239 SINGLE FAMILY LOTS & 32 MULTI-FAMILY UNITS  
DENSITY: 4.1 DWELLING UNITS/AC.
- GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO REPORT #2009-06 DATED 01/30/06.
- 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.

**PROJECT BENCHMARK**

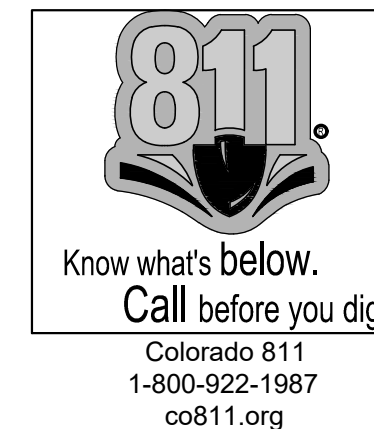
PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE E1/4 CORNER OF SECTION 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4530.97 N:63259.01 E:52502.69

PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE N1/16 CORNER OF SECTIONS 21/22, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4538.87 N:634578.99 E:522515.80

BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

DESIGN TEAM	
<b>SURVEYING</b>	DH SURVEYS INC. JOB NO. 813-17-49 DATED NOVEMBER 2017 ADDRESS: 118 OURAY AVE. GRAND JUNCTION, CO 81501 PHONE: (970)-245-8749
<b>LANDSCAPE ARCHITECT</b>	MITCH REWOLD LANDSCAPE ARCHITECT ADDRESS: 386 3/4 1/2 ROAD PALISADE, COLORADO 81526 PHONE: (970)-361-4345
<b>CIVIL ENGINEER</b>	VORTEX ENGINEERING & ARCHITECTURE, INC. ADDRESS: 2394 PATTERSON ROAD, SUITE 201 GRAND JUNCTION, CO 81505 PHONE: (970)-245-9051
<b>GEOTECHNICAL ENGINEER</b>	HUDDLESTON-BERRY ENGINEERING & TESTING, LLC PROJECT 2009-06 DATED JANUARY 30, 2006 ADDRESS: 640 WHITE AVE., UNIT B, GRAND JUNCTION, CO 81501 PHONE: (970)-2455-8005
<b>OWNER</b>	BOOKCLIFF ORCHARDS, LLC ADDRESS: 637 25 ROAD, GRAND JUNCTION, CO 81505

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



Sheet Number	Sheet Title
C0.0	Cover Sheet
C0.1	Project Notes
C0.2	Legend & Abbreviations
C0.3	Filing Plan
C0.4	Existing Conditions Plan
C1.0	Signage & Lighting Plan
C1.1	Fire Site Plan
C2.0	Overall Site Plan
C2.1	Site Plan
C3.0	Overall Grading Plan
C3.1	Grading Plan & TOF Table
C3.2	Grading - Filing 2 Backyard Walls
C4.0	Utility Plan
C5.0	Road P&P - Rusty Rivet Road
C5.1	Road P&P - Caliper Way
C5.2	Road P&P - Caliper Way Connection to F1
C5.3	Road Plan - Emergency Access Rd.
C6.0	Sewer Plan & Profile - Rusty Rivet Road
C6.1	Sewer Plan & Profile - Caliper Way
C6.2	Sewer Plan & Profile - Caliper Way
C7.0	Storm P&P - Irrigation Bypass
C8.0	Irrigation Plan
C8.1	Irrigation Details
C9.0	Storm Water Management Plan
C9.1	SWMP Details

Ute Water Standard Details

Ute Water Detail Sheet Available @ [www.utewater.org/specifications](http://www.utewater.org/specifications)

PROPOSED LAND USE TABLE				
USE	AREA (s.f.)	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (239 TOTAL)	1,457,219.06	33.45	57.40%	PRIVATE
MULTI-FAMILY UNITS (32 TOTAL)	83,609.75	1.92	3.29%	PRIVATE
MULTI-FAMILY POND	30,339.12	0.70	1.20%	HOA
RIGHT-OF-WAY: STREETS	431,392.13	9.90	16.99%	PUBLIC
RIGHT-OF-WAY: SKIFF AVE. & 18 1/2 RD.	118,150.02	2.71	4.65%	PUBLIC
19 ROAD ROW DEDICATION	15,461.72	0.35	0.61%	PUBLIC
ROAD MULTI-PURPOSE TRACTS (A,Y,X)	20,998.21	0.48	0.83%	HOA
FRUITA TRAIL TRACT (G)	30,155.70	0.69	1.19%	PUBLIC
GVIC CANAL TRACTS (D,F)	130,103.20	2.99	5.19%	GVIC
FIRE ACCESS TRACT (B)	2,389.64	0.05	0.09%	HOA
PUBLIC PARK TRACTS (C,E,I,O,S,T,AA)	101,432.71	2.33	4.00%	PUBLIC
PARKING AREA TRACTS (H,J)	22,742.56	0.52	0.90%	PUBLIC
PEDESTRIAN PATH TRACTS (K,L,M,N,P,Q,R,U,V,Z)	16,482.08	0.38	0.65%	PUBLIC
SHARED DRIVE TRACT (W)	1,015.50	0.02	0.04%	PRIVATE
ALLEY 1 - FILING 1	29,438.66	0.68	1.16%	PUBLIC
ALLEY 2 - FILING 2	15,559.09	0.36	0.61%	PUBLIC
ALLEY 3 - FILING 2	15,559.32	0.36	0.61%	PUBLIC
ALLEY 4 - FILING 4	16,685.85	0.38	0.66%	PUBLIC
TOTAL SITE AREA:	2,538,733.87 S.F.		58.28 AC	



**STEPHEN E.  
SWINDELL**

PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 57888

FOR REVIEW - NOT FOR CONSTRUCTION

Cover Sheet  
Iron Wheel Subdivision  
Filing 2  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

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~SHEET~

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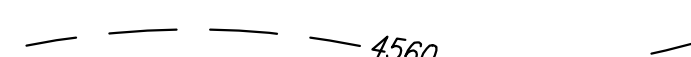


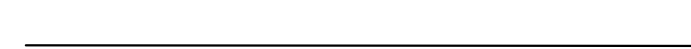






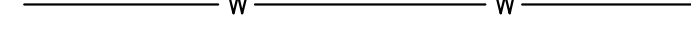

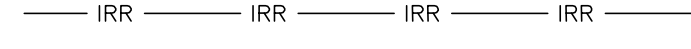
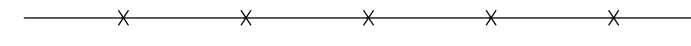
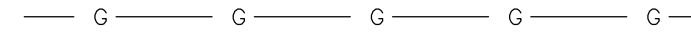
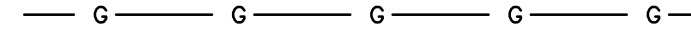
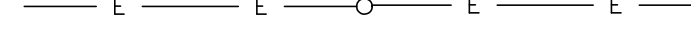
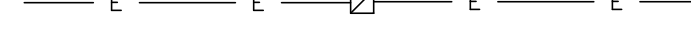


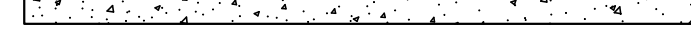









ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE

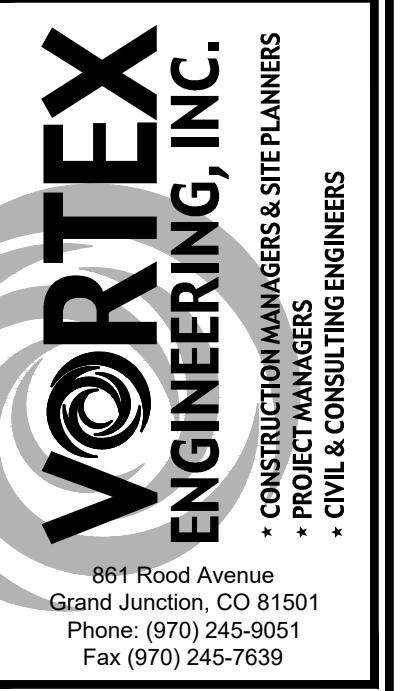


**LEGEND**

-  EXISTING CONTOUR
-  PROPERTY BOUNDARY
-  FILING LINE
-  BUILDING ENVELOPE
-  PROPOSED LOT LINE
-  EASEMENT
-  MULTI-PURPOSE EASEMENT
-  EX EDGE OF ASPHALT
-  RIGHT-OF-WAY
-  PROPOSED WATER LINE
-  EXISTING WATER LINE
-  PROPOSED IRRIGATION
-  EXISTING FENCE
-  EXISTING GAS LINE
-  PROPOSED GAS LINE (BY XCEL ENERGY)
-  PROPOSED ELECTRIC PEDESTAL (BY XCEL ENERGY)
-  PROPOSED ELECTRIC TRANSFORMER (BY XCEL ENERGY)
-  PROPOSED ASPHALT
-  PROPOSED CONCRETE
-  PROPOSED STORM DRAIN
-  DRAINAGE DIRECTION
-  LOT CORNER SPOT ELEVATION
-  PROPOSED SWALE/BERM ELEV.
-  PROPOSED FL CURB/V-PAN
-  PROPOSED FIRE HYDRANT
-  PROPOSED WATER VALVE
-  PROPOSED WATER METER
-  PROPOSED IRRIGATION RISER
-  PROPOSED IRRIGATION VALVE
-  PROPOSED IRR CLEANOUT

**ABBREVIATIONS**

- AC ACRES
- APPROX APPROXIMATE
- BCR BEGIN CURB RETURN
- BO BLOW-OFF DEVICE
- BVC BEGIN VERTICAL CURVE
- CFS CUBIC FEET PER SECOND
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CONT CONTINUOUS
- DESC DESCRIPTION
- DIA DIAMETER
- EA EACH
- ECR END CURB RETURN
- EG EXISTING GRADE
- ELEV ELEVATION
- EVC END VERTICAL CURVE
- EX EXISTING
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOWLINE
- FT FEET
- Go GAUGE
- GALV GALVANIZED
- GFW GRADE AT FACE OF WALL
- GPM GALLONS PER MINUTE
- HBP HOT-MIX BITUMINOUS PAVEMENT
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- HMA HOT-MIX ASPHALT
- HP HIGH POINT
- IMH IRRIGATION MANHOLE
- IRR IRRIGATION
- LB POUND
- LP LOW POINT
- MAINT MAINTENANCE
- MCSM MESA COUNTY SURVEY MONUMENT
- MH MANHOLE
- MIN MINIMUM
- MPE MULTI-PURPOSE EASEMENT
- MSE MECHANICALLY STABILIZED EARTH
- NTS NOT TO SCALE
- OC ON CENTER
- OC EW ON CENTER, EACH WAY
- OWTS ON-SITE WASTEWATER TREATMENT SYSTEM
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PI POINT OF INTERSECTION
- PLC PLACE
- PRC POINT OF REVERSE CURVATURE
- PRKG PARKING
- PT POINT OF TANGENCY
- PVC POLYCHLORIDE VINYL PIPE
- PVI POINT OF VERTICAL INTERSECTION
- RCP REINFORCED CONCRETE PIPE
- RECT RECTANGULAR
- REQD REQUIRED
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SCHED SCHEDULE
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- STA STATION
- STD STDS STANDARD, STANDARDS
- STRM STORM
- SWM STORM WATER MANAGEMENT
- SWMP STORM WATER MANAGEMENT PLAN
- TEMP TEMPORARY
- TOF TOP OF FOUNDATION
- TW TOP OF WALL
- TYP TYPICAL
- UG UNDERGROUND
- UM UTE MERIDIAN
- UTIL UTILITY
- WQCV WATER QUALITY CAPTURE VOLUME
- WSE WATER SURFACE ELEVATION



**STEPHEN E. SWINDELL**

PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57888

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**FOR REVIEW - NOT FOR CONSTRUCTION**

REV	DATE	BY	COMMENT

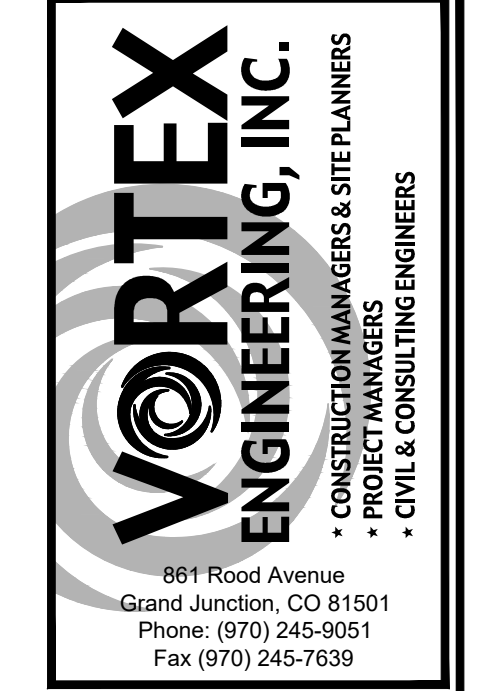
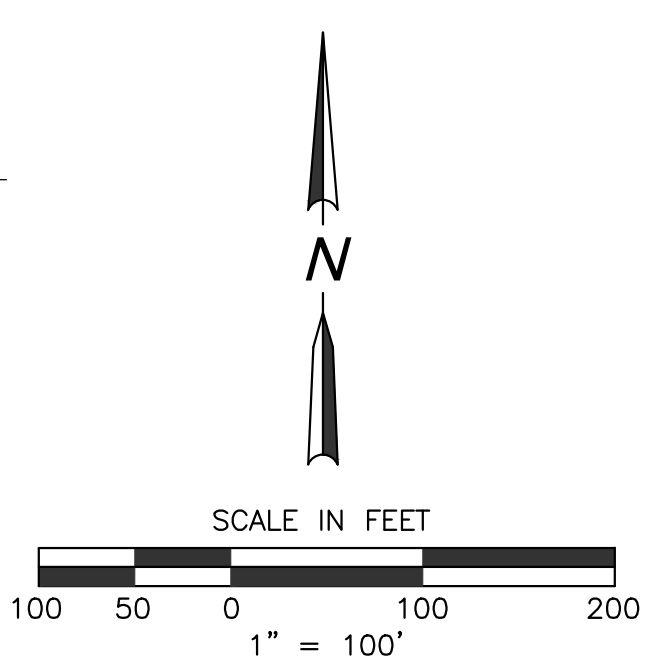
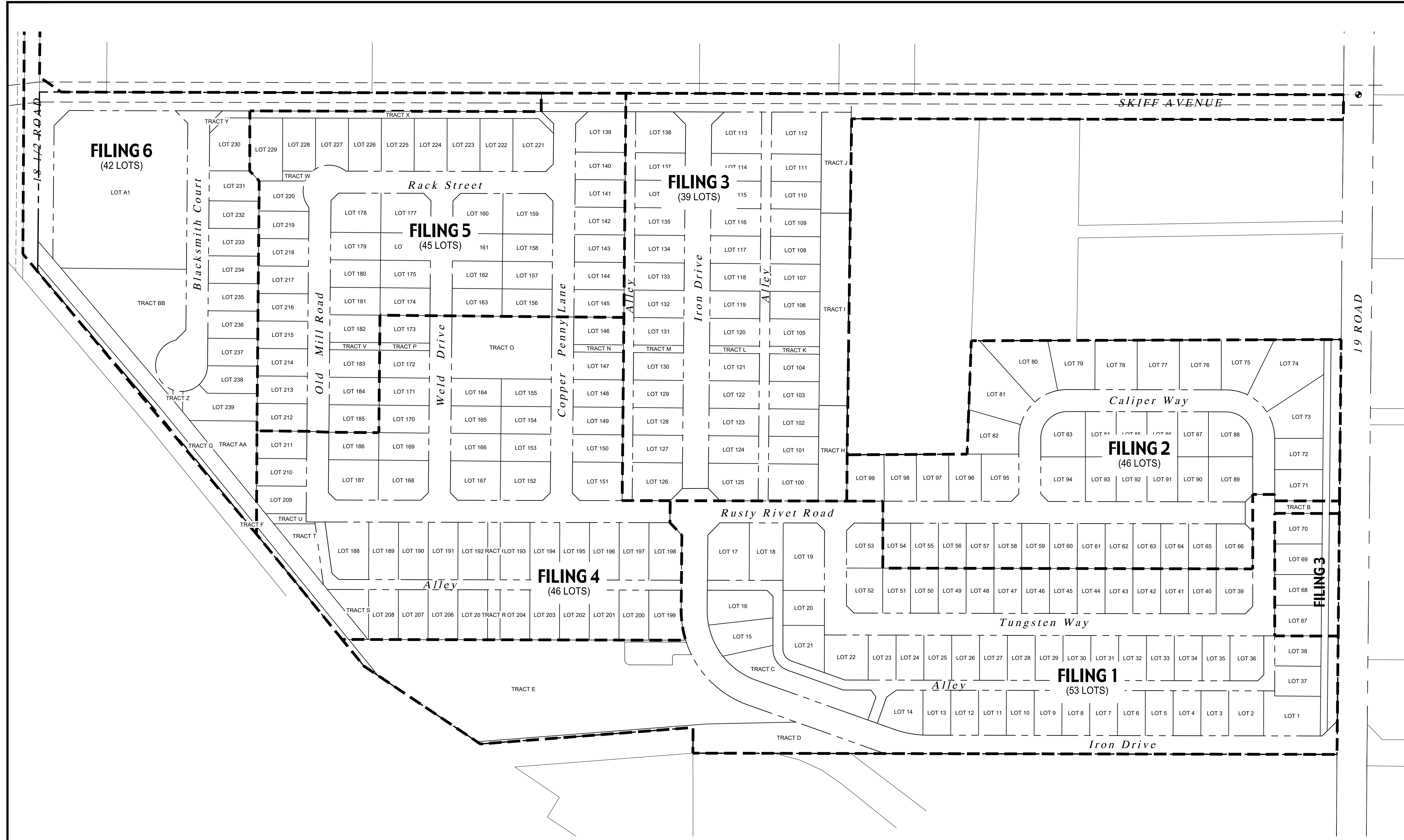
*Legend & Abbreviations*  
**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

1legend\_f2.dwg

~SHEET~

**C0.2**



**STEPHEN E. SWINDELL**  
 PROFESSIONAL ENGINEER  
 COLORADO LICENSE NO. 57868

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REV.	DATE	COMMENT	BY

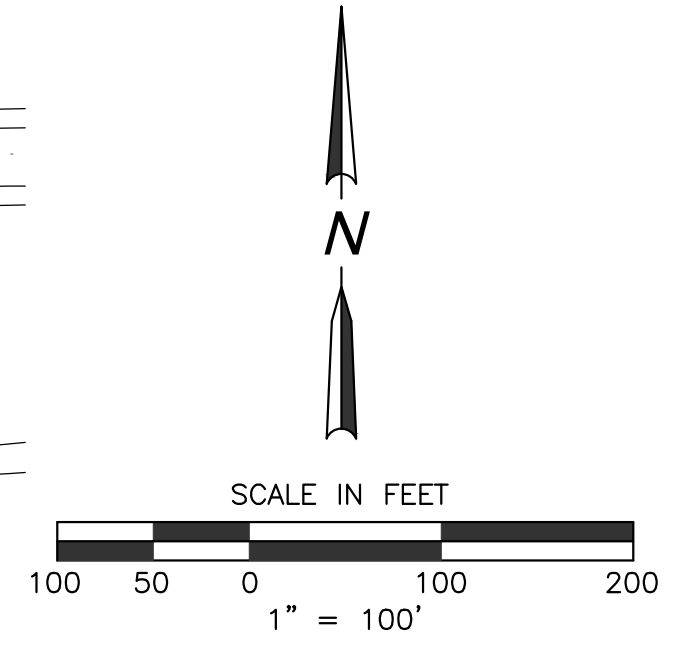
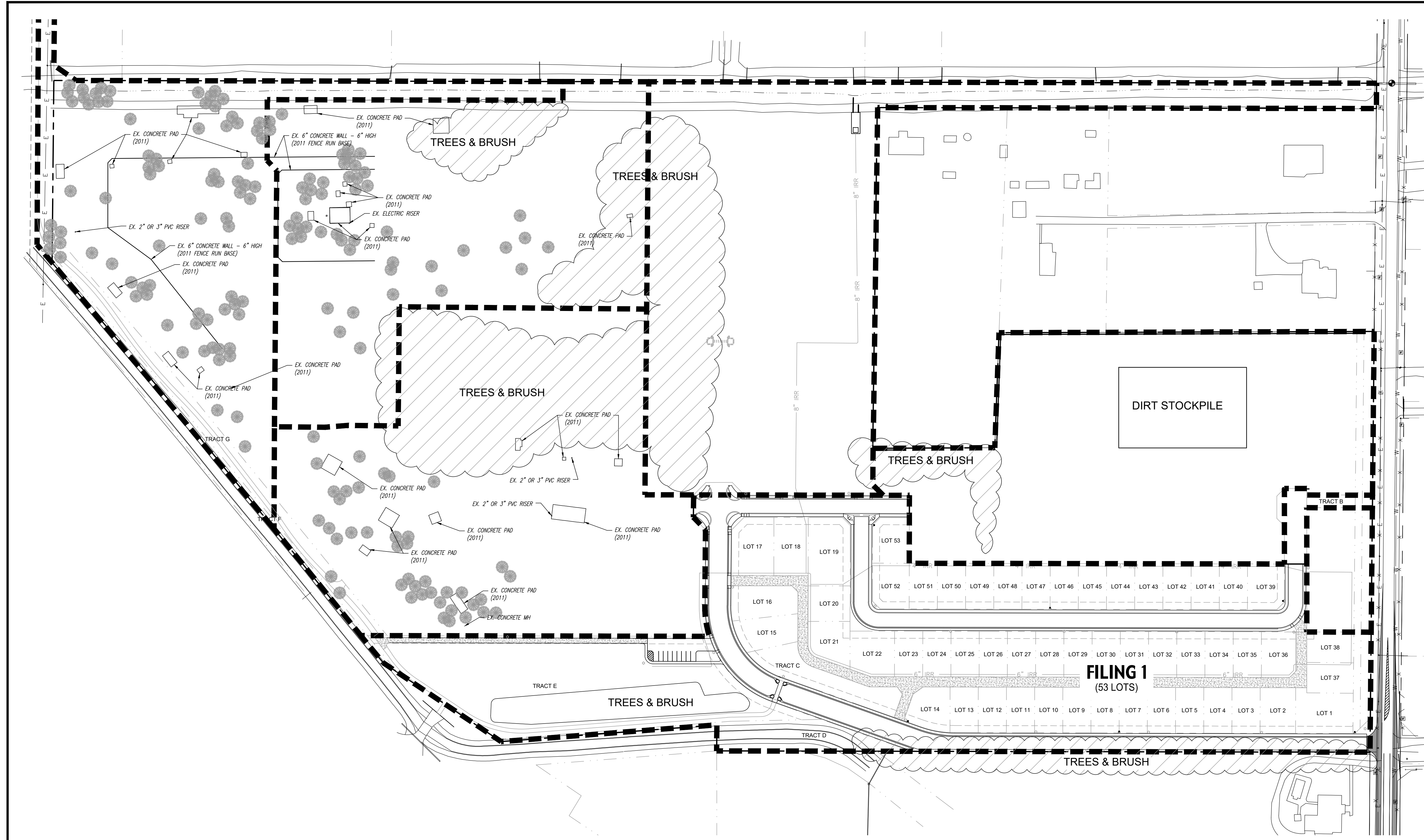
*Filing Plan*  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22  
 1filing\_f2.dwg  
 ~SHEET~  
**C0.3**  
 CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**GENERAL NOTES**

- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- 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.
- REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 01/30/06 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)

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



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NO.	REV. DATE	COMMENT	BY

Existing Conditions Plan  
**Iron Wheel Subdivision  
Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

1excond\_12.dwg

~SHEET~  
**C0.4**

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- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
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  - REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY, DATED 01/30/06 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
  - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)
  - FOR OFFSITE SANITARY SEWER, SEE SANITARY SEWER PLAN & PROFILE.
  - ALL SANITARY SEWER MANHOLES ARE 48" I.D.
  - FOR TYPICAL ROAD SECTIONS SEE SHEET CO.4

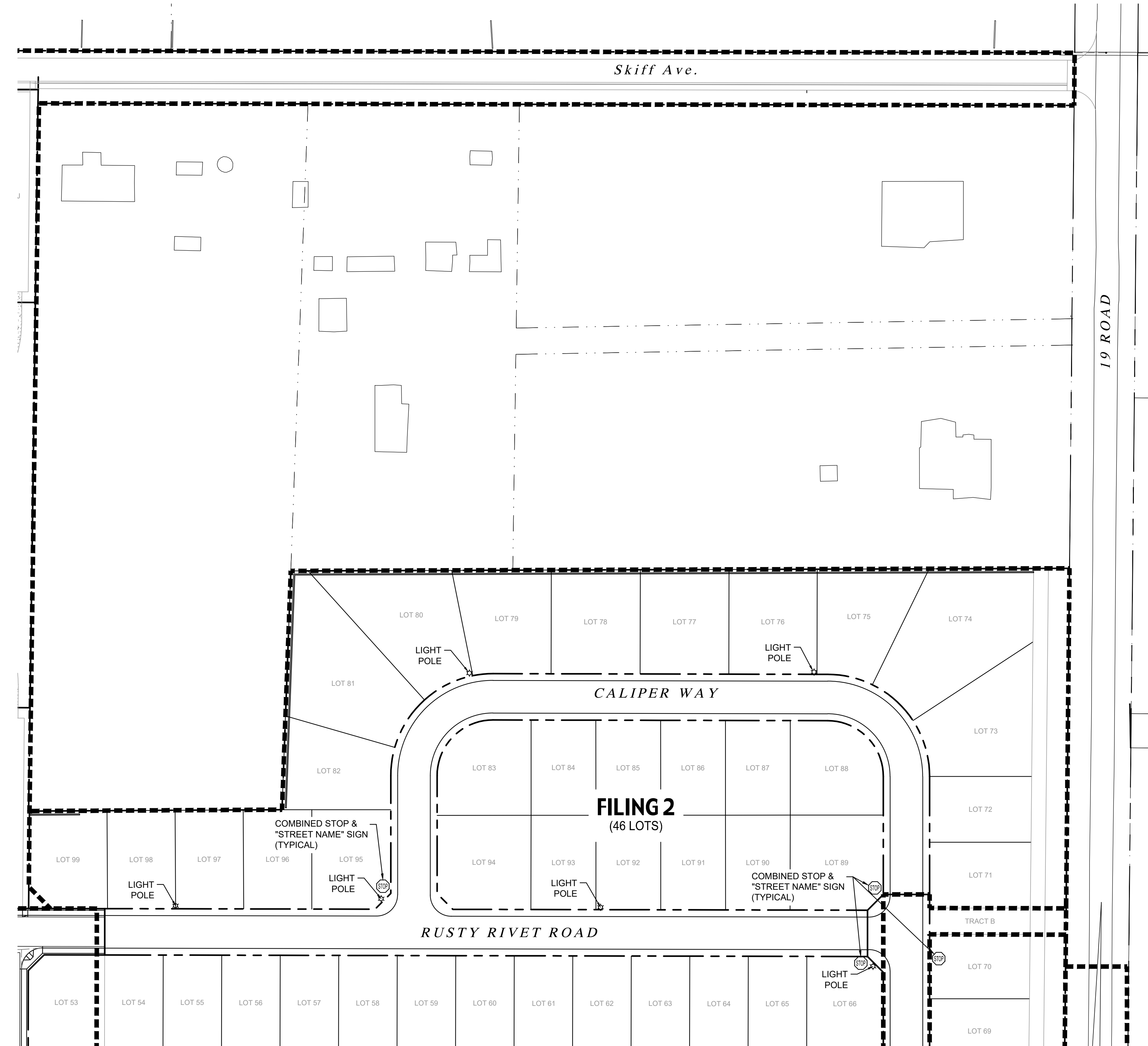
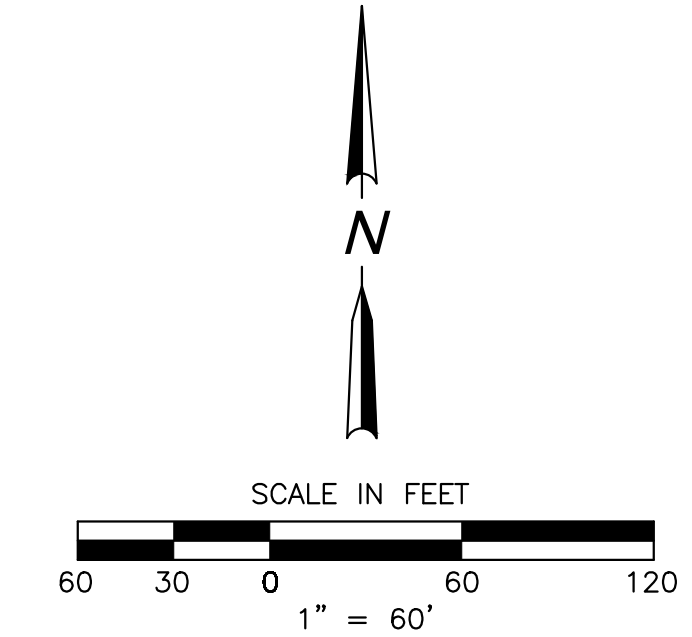
**PROJECT BENCHMARK**

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ELEVATION=4530.97 N:63259.01 E:52502.69

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ELEVATION=4538.87 N:634578.99 E:522515.80

BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

ACCEPTED FOR RECORD IN FRUITA, COLORADO ON 08/26/22 BY THE CITY ENGINEER  
ACCEPTANCE OF THESE RESPONSES DOES NOT CONSTITUTE AN ENDORSEMENT OF THE ENGINEER OR CONTRACTOR'S DESIGN OR CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE CITY ENGINEER'S RESPONSIBILITY IS LIMITED TO THE REVIEW AND RECORDATION OF THE DRAWING IN ACCORDANCE WITH THE CITY OF FRUITA, COLORADO ENGINEERING AND ARCHITECTURE SPECIFICATIONS MANUAL.



FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT	BY

Signage & Lighting Plan  
**Iron Wheel Subdivision**  
**Iron Wheel F2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

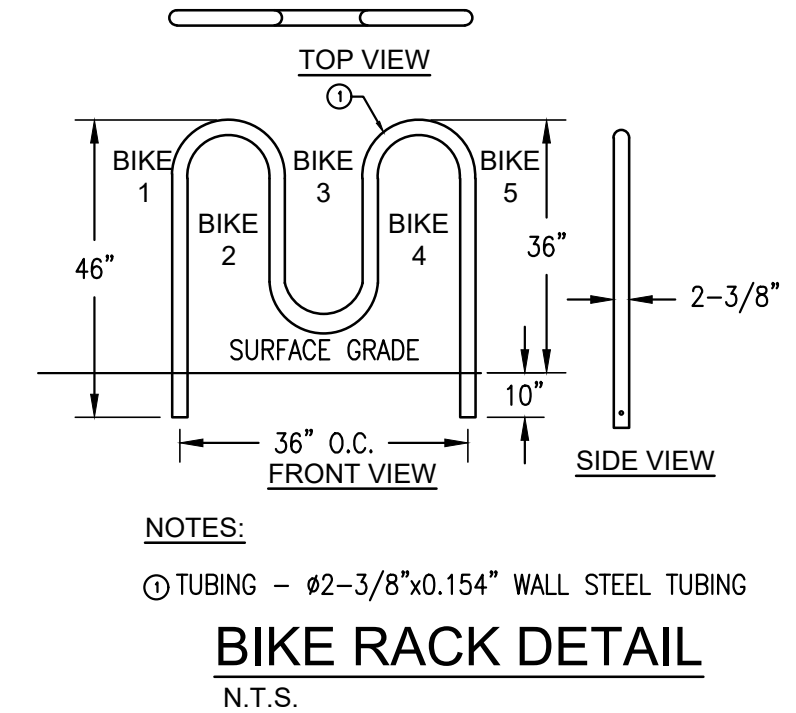
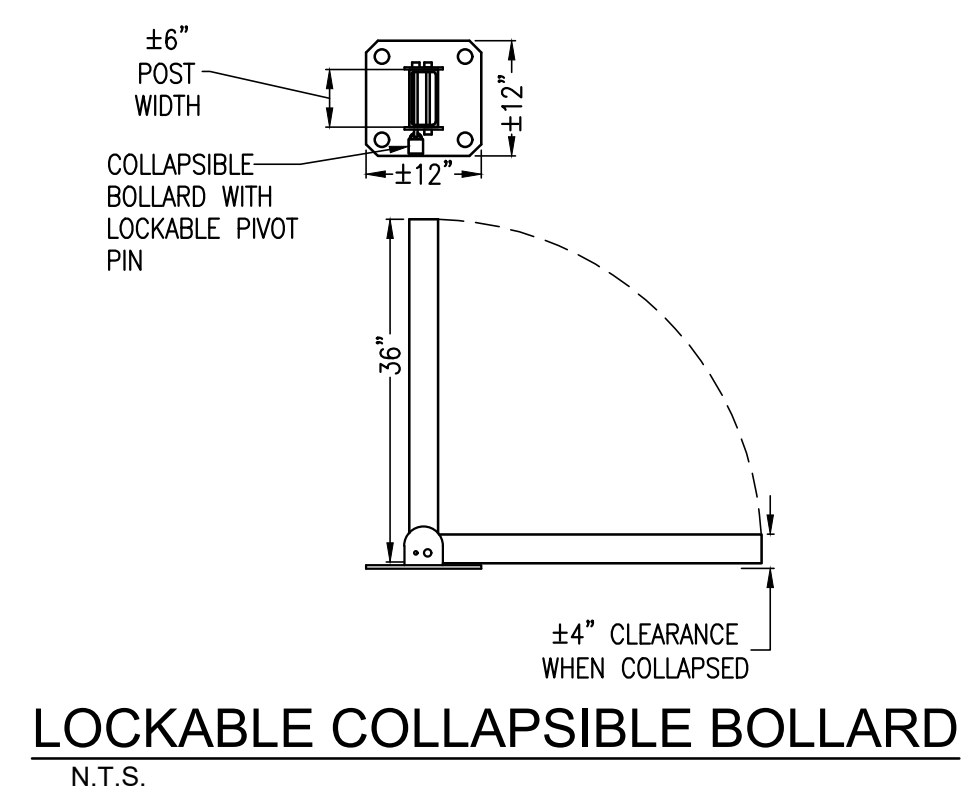
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~SHEET~  
**C1.0**

- NOTE:**
- THIS LINE TYPE DEPICTS LOCATIONS FOR STANDARD 6" VERTICAL CURB AND GUTTER. ALL OTHER CURBING IS THE STANDARD MOUNTABLE STYLE. RE: FRUITA STANDARDS
  - "NO PARKING" IN ALLEYS, TO BE MARKED WITH "NO PARKING" SIGNS POSTED AT 200' INTERVALS, ALONG ALTERNATING SIDES.

- GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
  - 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.
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  - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)

LEGEND	
	PROPOSED STOP SIGN (MUTCD R1-1) WITH STREET SIGN
	PROPOSED NO OUTLET SIGN (MUTCD W14-2)
	PROPOSED NO PARKING SIGN
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED 6' VINYL FENCE
	PROPOSED 4' CHAINLINK FENCE
	PROPOSED SIGN (STREET ADDRESS MAPPING)
	PROPOSED SIGN (PED XING MUTCD R1-6)
	PROPOSED SIGN (NO TRESPASSING)
	PROPOSED SIGN (FIRE LANE)

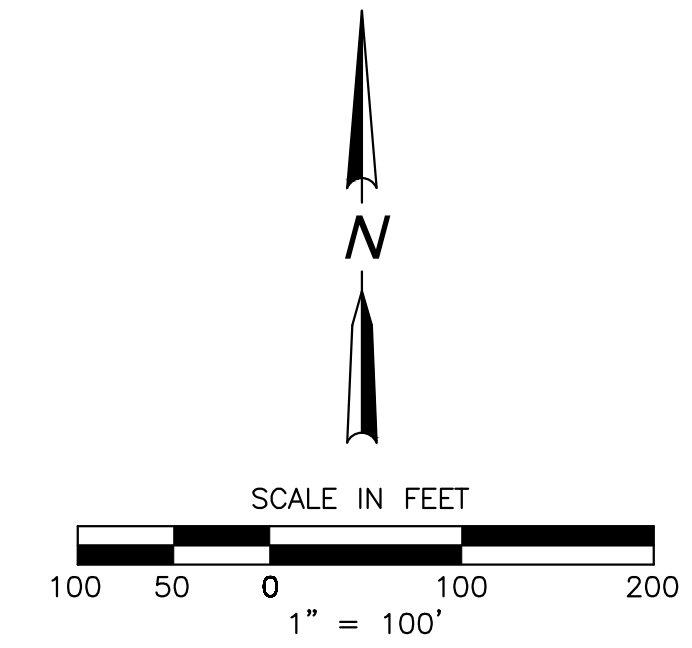
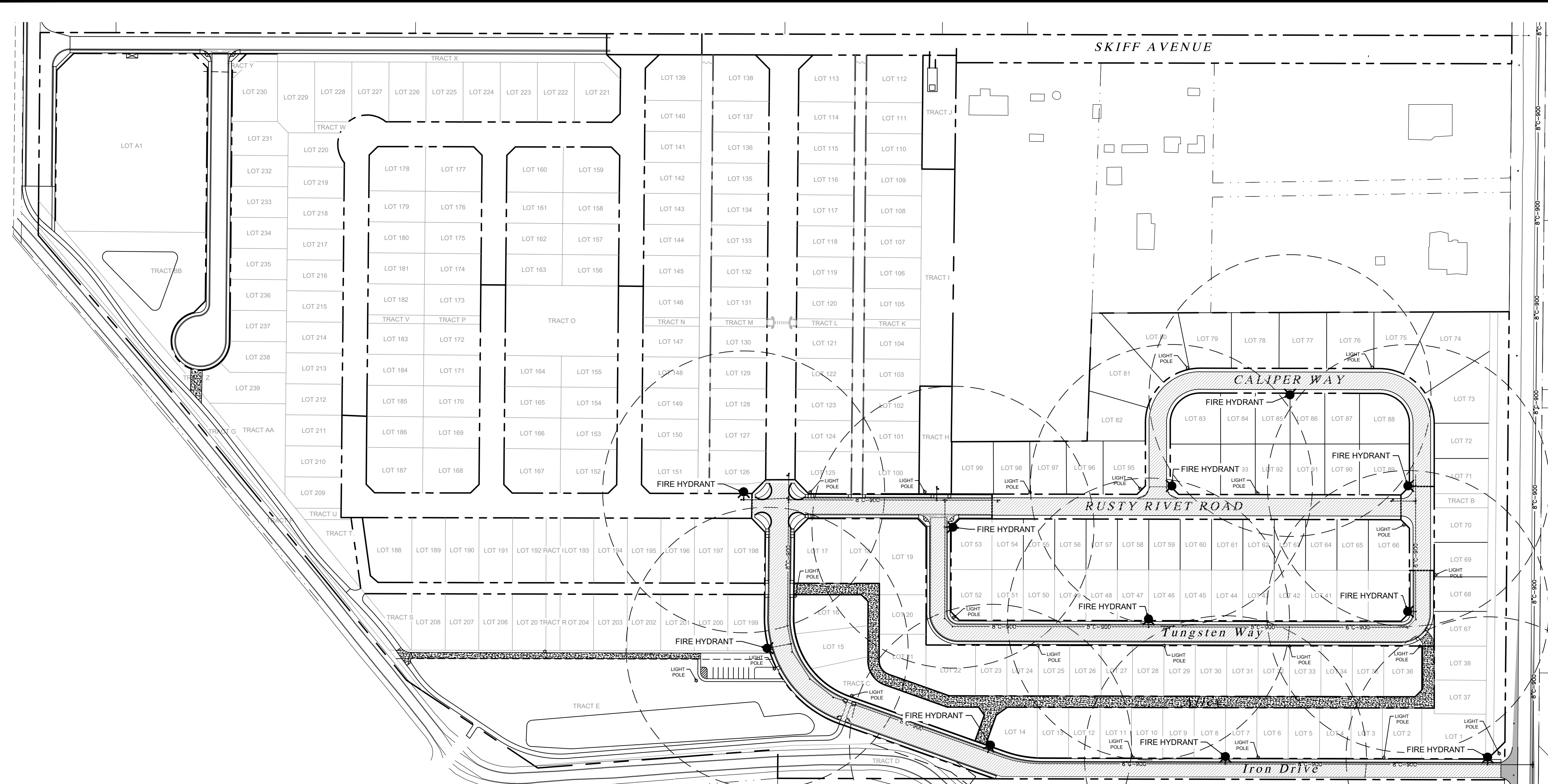


ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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

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 1-800-922-1987  
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 CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGEMENT  
 & CIVIL CONSULTING ENGINEERS  
 861 Rood Avenue  
 Grand Junction, CO 81501  
 Phone: (970) 245-9051  
 Fax: (970) 245-7639

**STEPHEN E. SWINDELL**  
 PROFESSIONAL ENGINEER  
 COLORADO LICENSE No. 57888

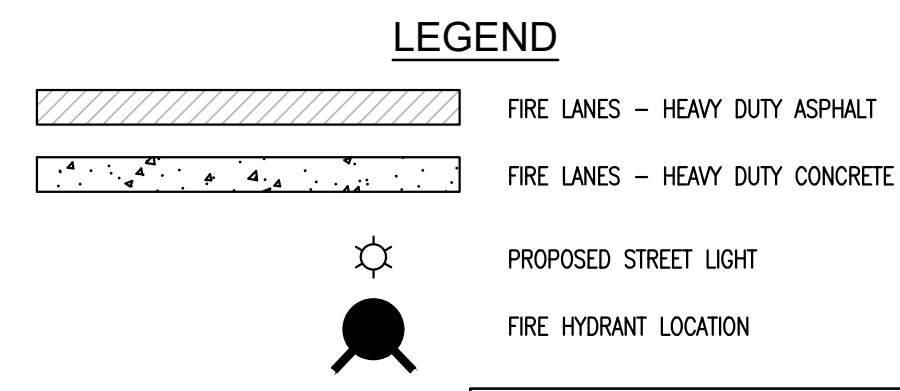
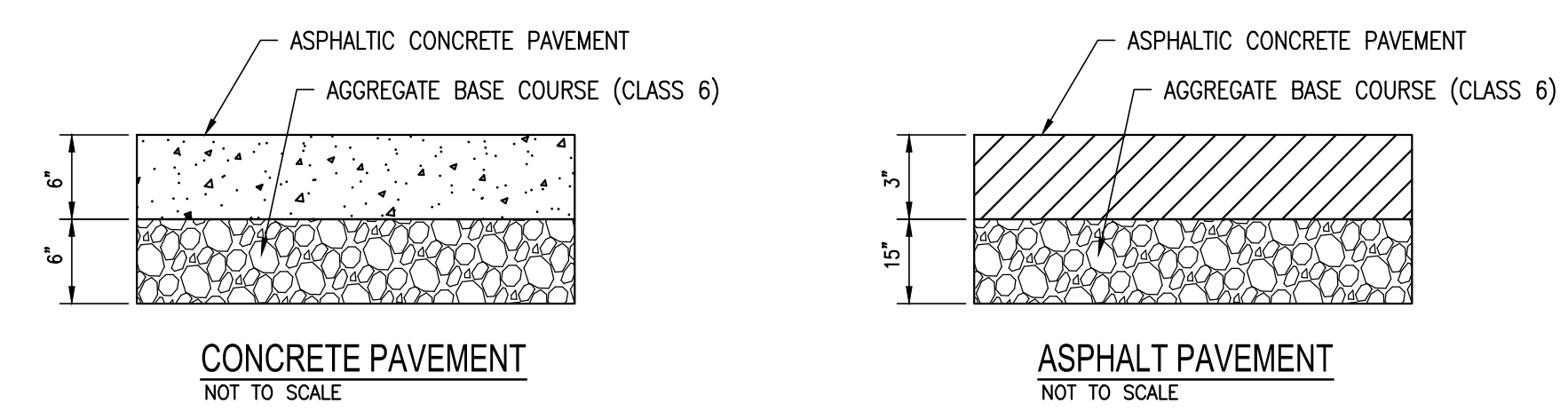
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REV.	DATE	COMMENT	BY

FOR REVIEW - NOT FOR CONSTRUCTION

*Fire Site Plan*  
**Iron Wheel Subdivision**  
**Iron Wheel F2**  
 953 19 Road  
 Fruita, Colorado 81521

- GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
  - 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.
  - REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 01/30/06 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
  - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

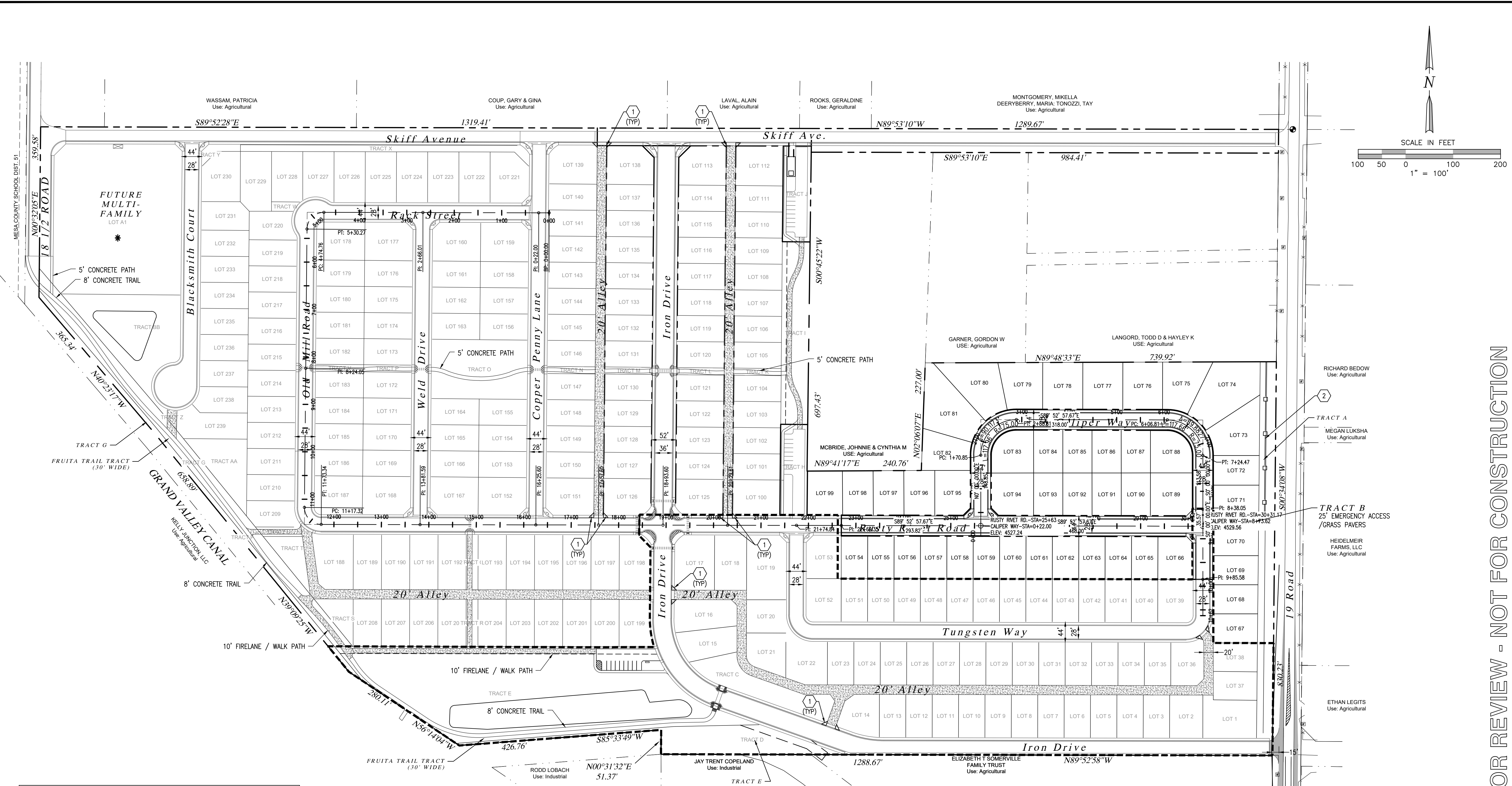
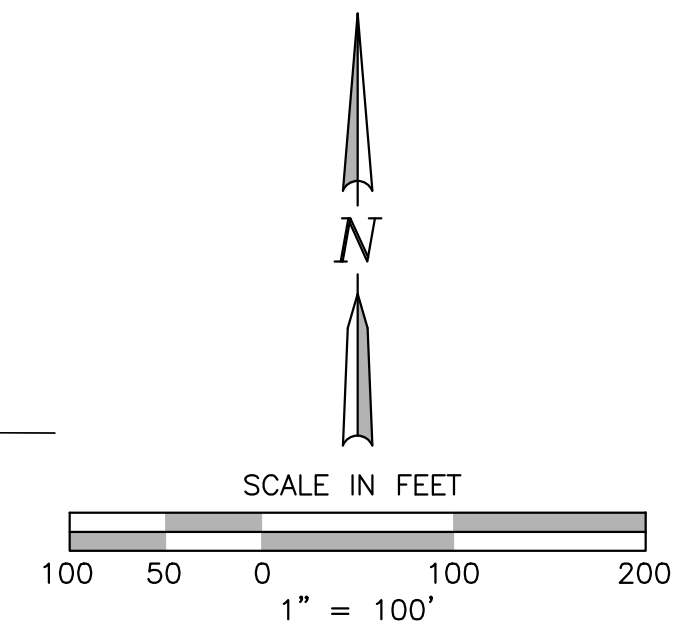
LOWER VALLEY FIRE DISTRICT REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NO: F10-053  
 DATE: 08/26/22  
 1signfh\_f2.dwg  
 ~SHEET~  
**C1.1**



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REV.	DATE	COMMENT	BY

Overall Site Plan  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

2site\_f2.dwg

~SHEET~

**C2.0**

USE	AREA (s.f.)	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (239 TOTAL)	1,457,219.06	33.45	57.40%	PRIVATE
MULTI-FAMILY UNITS (32 TOTAL)	83,609.75	1.92	3.29%	PRIVATE
MULTI-FAMILY POND	30,339.12	0.70	1.20%	HOA
RIGHT-OF-WAY: STREETS	431,392.13	9.90	16.99%	PUBLIC
RIGHT-OF-WAY: SKIFF AVE. & 18 1/2 RD.	118,150.02	2.71	4.65%	PUBLIC
19 ROAD ROW DEDICATION	15,461.72	0.35	0.61%	PUBLIC
ROAD MULTI-PURPOSE TRACTS (A,Y,X)	20,998.21	0.48	0.83%	HOA
FRUITA TRAIL TRACT (G)	30,155.70	0.69	1.19%	PUBLIC
GVC CANAL TRACTS (D,F)	130,103.20	2.99	1.19%	GVC
FIRE ACCESS TRACT (B)	2,389.64	0.05	0.09%	HOA
PUBLIC PARK TRACTS (C,E,I,O,S,T,AA)	101,432.71	2.33	4.00%	PUBLIC
PARKING AREA TRACTS (H,J)	22,742.56	0.52	0.90%	PUBLIC
PEDESTRIAN PATH TRACTS (K,L,M,N,P,Q,R,U,V,Z)	16,482.08	0.38	0.65%	PUBLIC
SHARED DRIVE TRACT (W)	1,015.50	0.02	0.04%	PRIVATE
ALLEY 1 - FILING 1	29,438.66	0.68	1.16%	PUBLIC
ALLEY 2 - FILING 2	15,559.09	0.36	0.61%	PUBLIC
ALLEY 3 - FILING 2	15,559.32	0.36	0.61%	PUBLIC
ALLEY 4 - FILING 4	16,685.85	0.38	0.66%	PUBLIC
TOTAL SITE AREA:	2,538,733.87 S.F.	-	58.28 AC	

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9559
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 POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	866-874-2389

**NOTES:**

1 SIGHT DISTANCE TRIANGLE FROM ALLEY WAY TO ROAD WAY PER FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATION MANUAL SECTION 4.1.4.B. NO SHRUBS OVER 3' TALL, NO TREES LESS THAN 9' TALL.

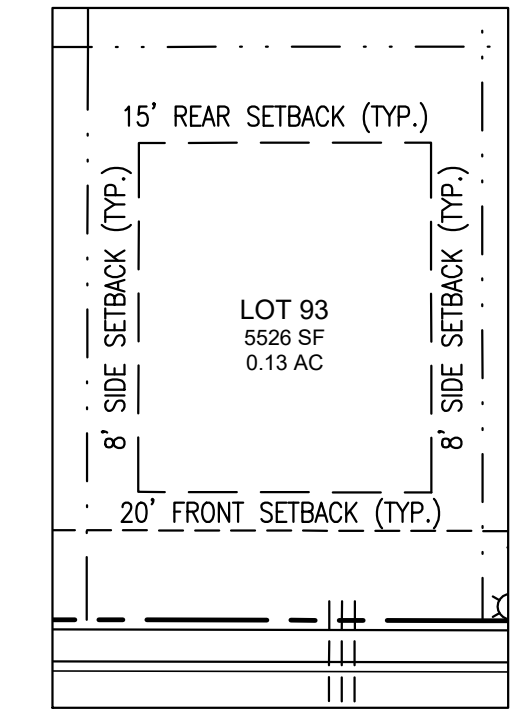
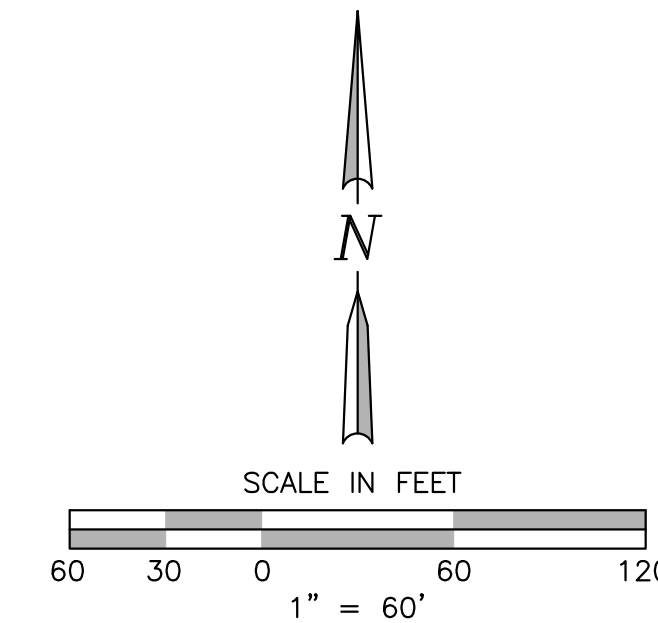
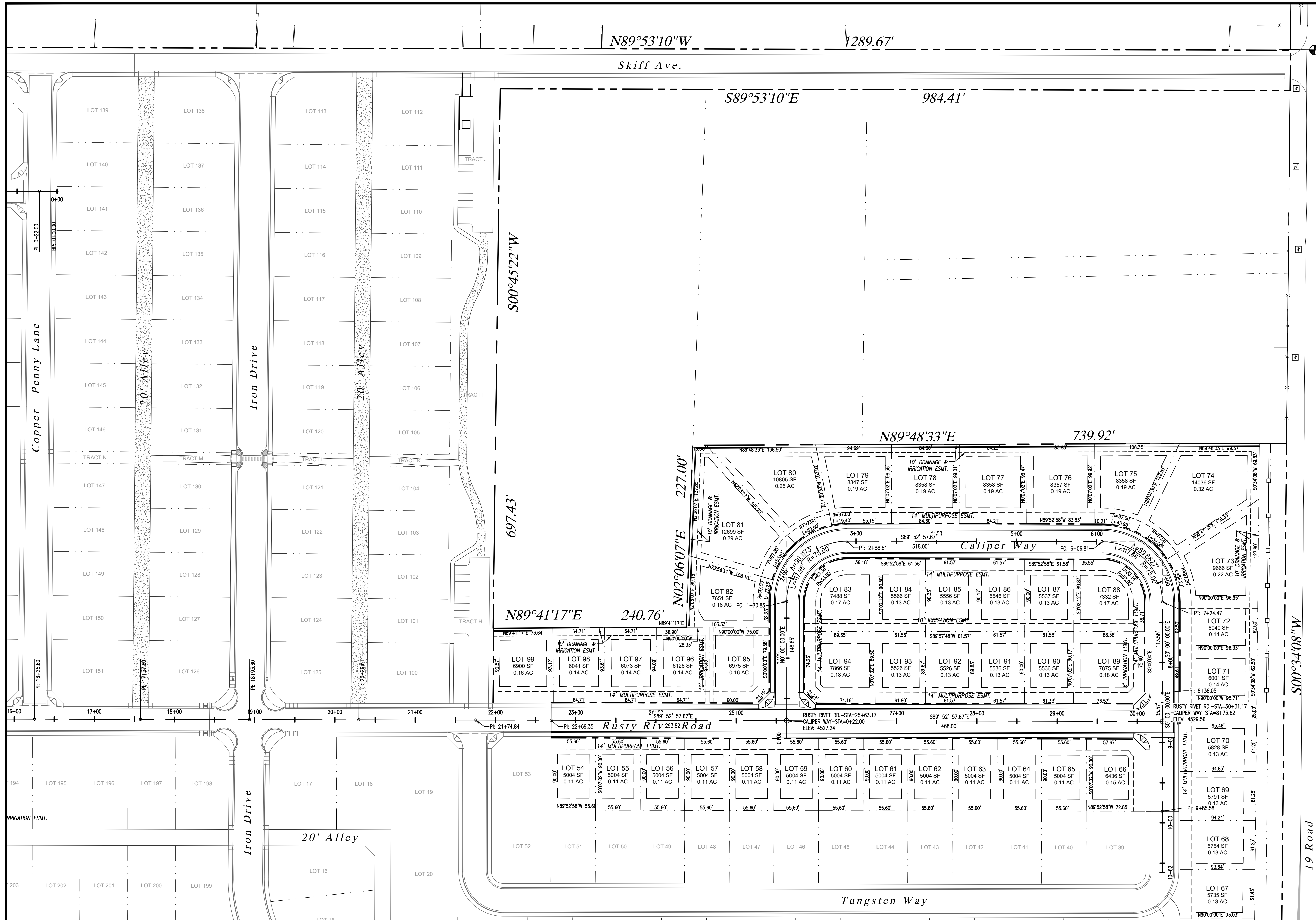
2 6" VINYL FENCE INSTALLED BY DEVELOPER.

SEE SHEET C1.1 FOR TYPICAL ROAD, FIRE LANE AND TRAIL SECTIONS.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_





Rusty Rivet Rd.  
LOT SETBACKS  
N.T.S.

**BUILDING SETBACKS**

ALLEY LOADED LOTS:  
FRONT = 15'  
SIDE = 15' TOTAL  
REAR = 15'

STANDARD LOTS:  
FRONT = 20'  
SIDE = 16' TOTAL  
REAR = 15'

STANDARD LOTS WITH PARKING ALONG REAR:  
FRONT = 20'  
SIDE = 16' TOTAL  
REAR = 15'

**LEGEND**

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	BUILDING ENVELOPE
	PROPOSED LOT LINE
	EXISTING STORMDRAIN
	PROPOSED STORMDRAIN
	PROPOSED 2' V-PAN

**UTILITY PROVIDERS INFORMATION**

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9559
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
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Phone: (970) 245-9051  
Fax: (970) 245-7639

**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 57688

FOR REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	COMMENT	BY

**Site Plan**  
**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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2site\_f2.dwg  
-SHEET-  
**C2.1**  
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

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REV.	DATE	COMMENT	BY

*Overall Grading Plan*  
**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

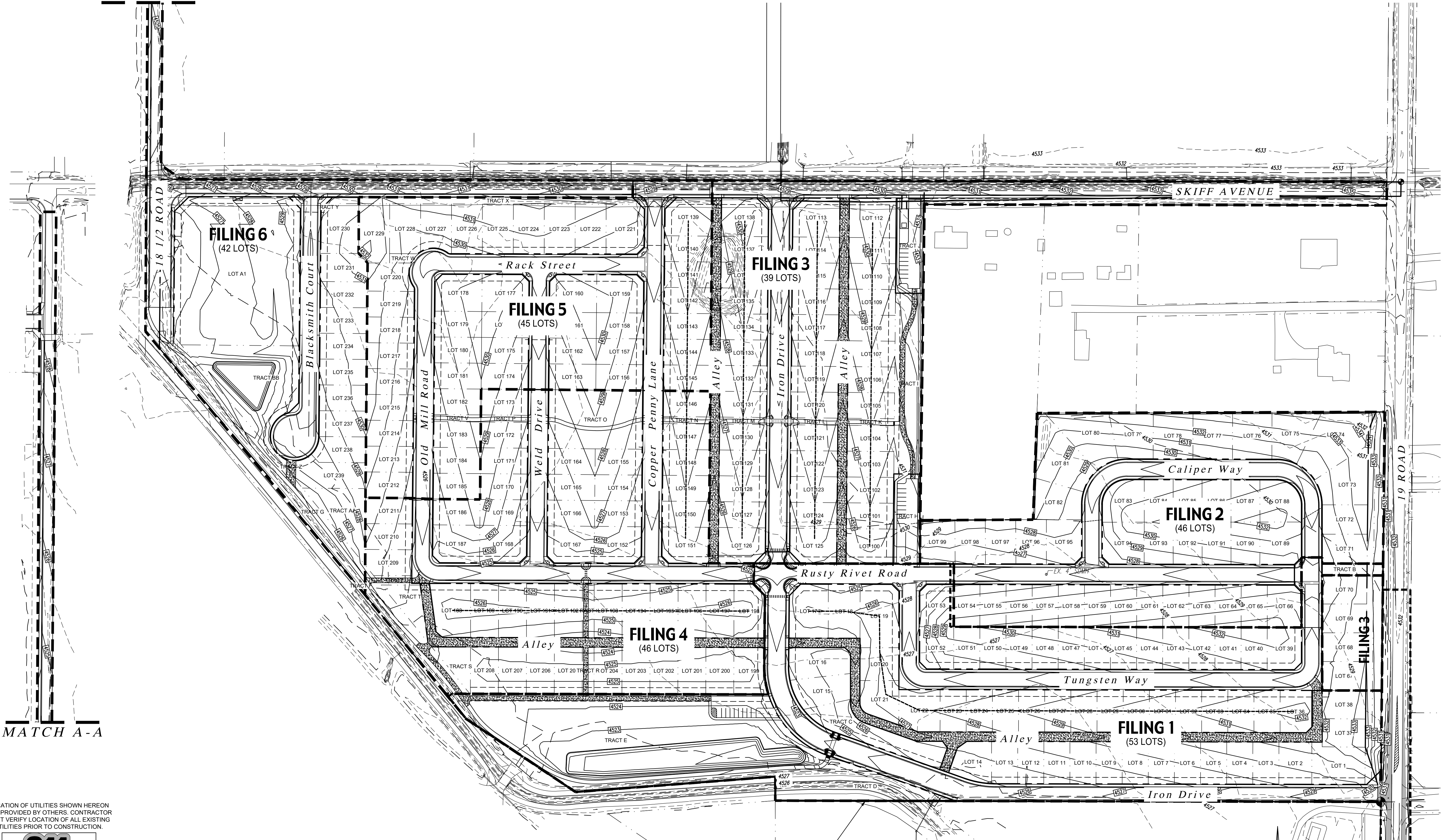
PROJECT NO: F10-053  
DATE: 08/26/22

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~SHEET~  
**C3.0**

FOR REVIEW - NOT FOR CONSTRUCTION

MATCH A-A

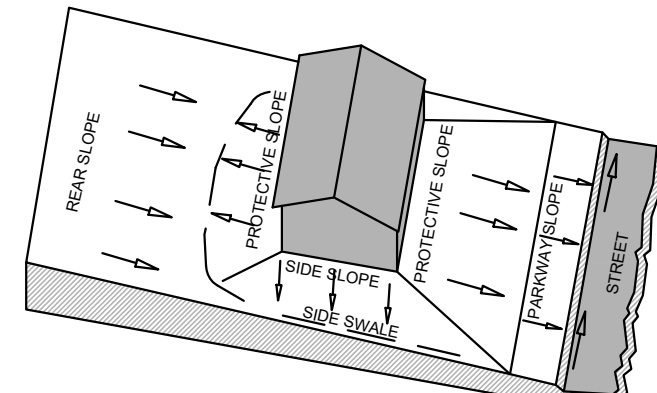


MATCH A-A

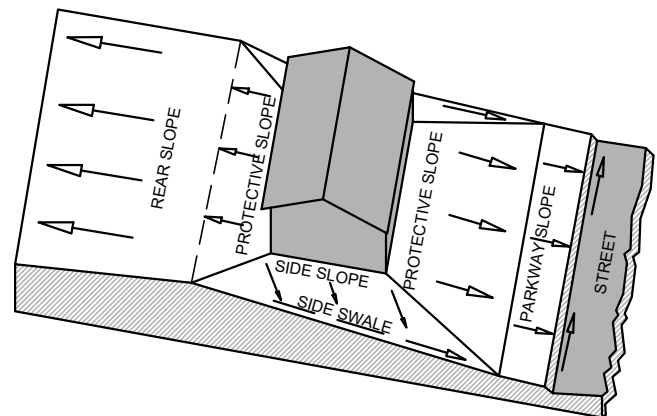
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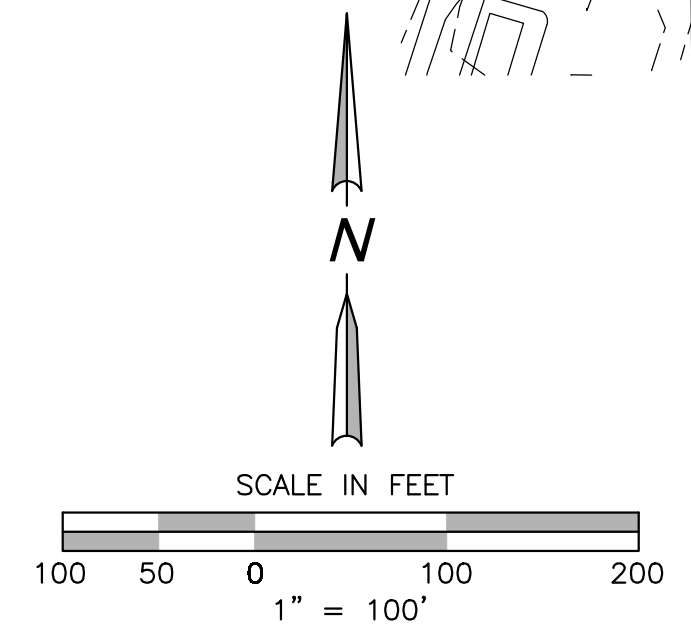
**PROJECT BENCHMARK**  
PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE E1/4 CORNER OF SECTION 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4530.97 N:63259.01 E:52502.69  
PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE N1/16 CORNER OF SECTIONS 21/22, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4538.87 N:634578.99 E:522515.80  
BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., NORTH 34°08'E, 1320.04'



**LOT GRADING - TYPE A**  
ALL DRAINAGE TO STREET  
N.T.S.

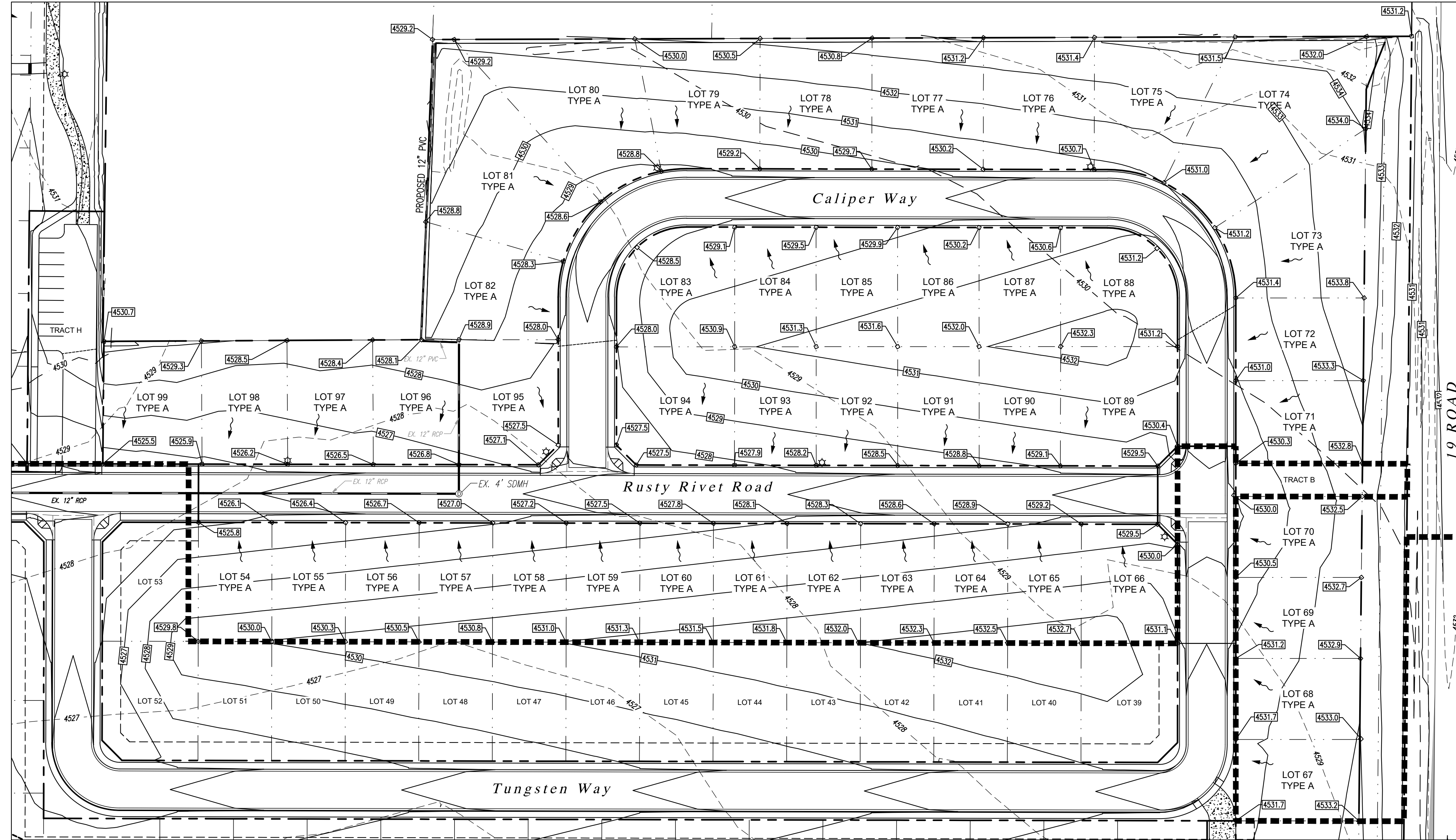
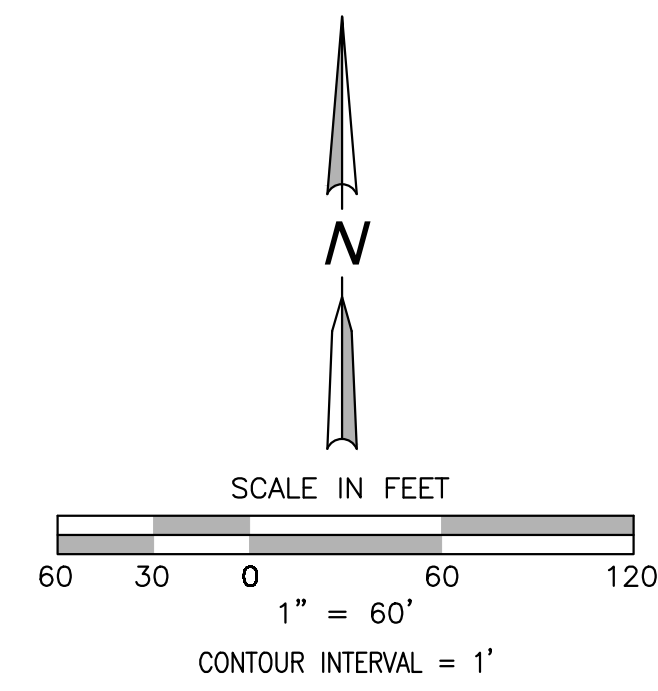


**LOT GRADING - TYPE B**  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE  
N.T.S.



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_



Filing 2 TOF Table			
Lot #	Grading Type	Min. TOF	Max. TOF
54	TYPE A	4528.9	4529.9
55	TYPE A	4529.2	4530.2
56	TYPE A	4529.5	4530.5
57	TYPE A	4529.8	4530.8
58	TYPE A	4530.0	4531.0
59	TYPE A	4530.3	4531.3
60	TYPE A	4530.6	4531.6
61	TYPE A	4530.9	4531.9
62	TYPE A	4531.1	4532.1
63	TYPE A	4531.4	4532.4
64	TYPE A	4531.7	4532.7
65	TYPE A	4532.0	4533.0
66	TYPE A	4532.3	4533.3
67	TYPE A	4534.5	4535.5
68	TYPE A	4534.5	4535.5
69	TYPE A	4534.0	4535.0
70	TYPE A	4533.3	4534.3
71	TYPE A	4533.8	4534.8
72	TYPE A	4534.2	4535.2
73	TYPE A	4534.2	4535.2
74	TYPE A	4534.0	4535.0
75	TYPE A	4533.8	4534.8
76	TYPE A	4533.5	4534.5
77	TYPE A	4533.0	4534.0
78	TYPE A	4532.5	4533.5
79	TYPE A	4532.0	4533.0
80	TYPE A	4531.6	4532.6
81	TYPE A	4531.4	4532.4
82	TYPE A	4531.1	4532.1
83	TYPE A	4531.9	4532.9
84	TYPE A	4532.3	4533.3
85	TYPE A	4532.7	4533.7
86	TYPE A	4533.0	4534.0
87	TYPE A	4533.4	4534.4
88	TYPE A	4533.6	4534.6
89	TYPE A	4532.3	4533.3
90	TYPE A	4531.9	4532.9
91	TYPE A	4531.6	4532.6
92	TYPE A	4531.3	4532.3
93	TYPE A	4531.0	4532.0
94	TYPE A	4530.7	4531.7
95	TYPE A	4530.3	4531.3
96	TYPE A	4529.6	4530.6
97	TYPE A	4529.3	4530.3
98	TYPE A	4529.0	4530.0
99	TYPE A	4528.7	4529.7

T.O.F. FORMULAS USED:  
 TYPE A LOT GRADING      TYPE B LOT GRADING  
 T.O.F. MIN. = HIGH LOT CORNER + 2.8'      T.O.F. MIN. = HIGH LOT CORNER + 2.0'  
 T.O.F. MAX. = T.O.F. MIN + 1.0'      T.O.F. MAX. = T.O.F. MIN + 1.0'

FOR REVIEW - NOT FOR CONSTRUCTION

Grading Plan & TOF Table  
 Iron Wheel Subdivision  
 Filing 2  
 953 19 Road  
 Fruita, Colorado 81521

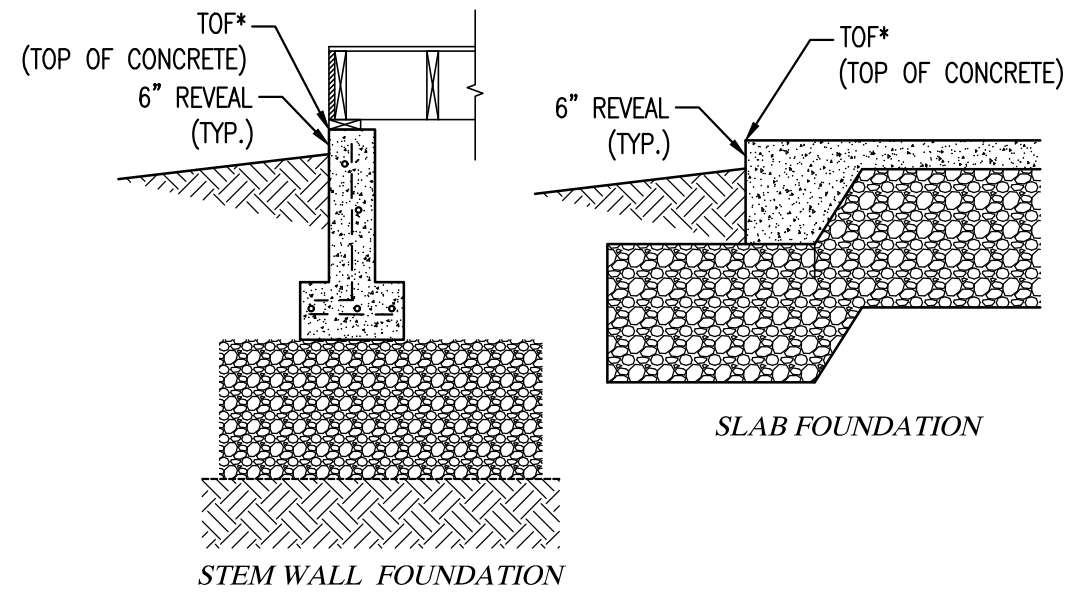
PROJECT NO: F10-053  
 DATE: 08/26/22

3grad\_f2.dwg

~SHEET~  
**C3.1**

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE      DATE



TOP OF FOUNDATION EXAMPLES

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REV.	DATE	COMMENT	BY

Grading - Filing 2 Backyard Walls  
**Iron Wheel Subdivision**  
Filing 2  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

3grad\_f2.dwg

~SHEET~

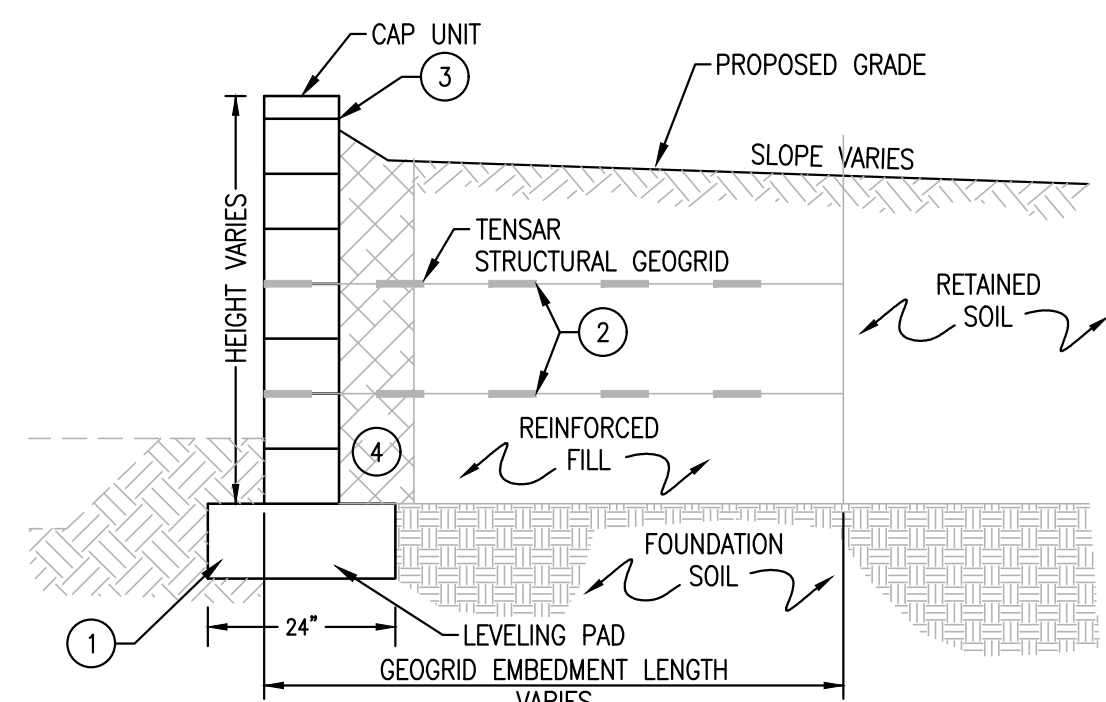
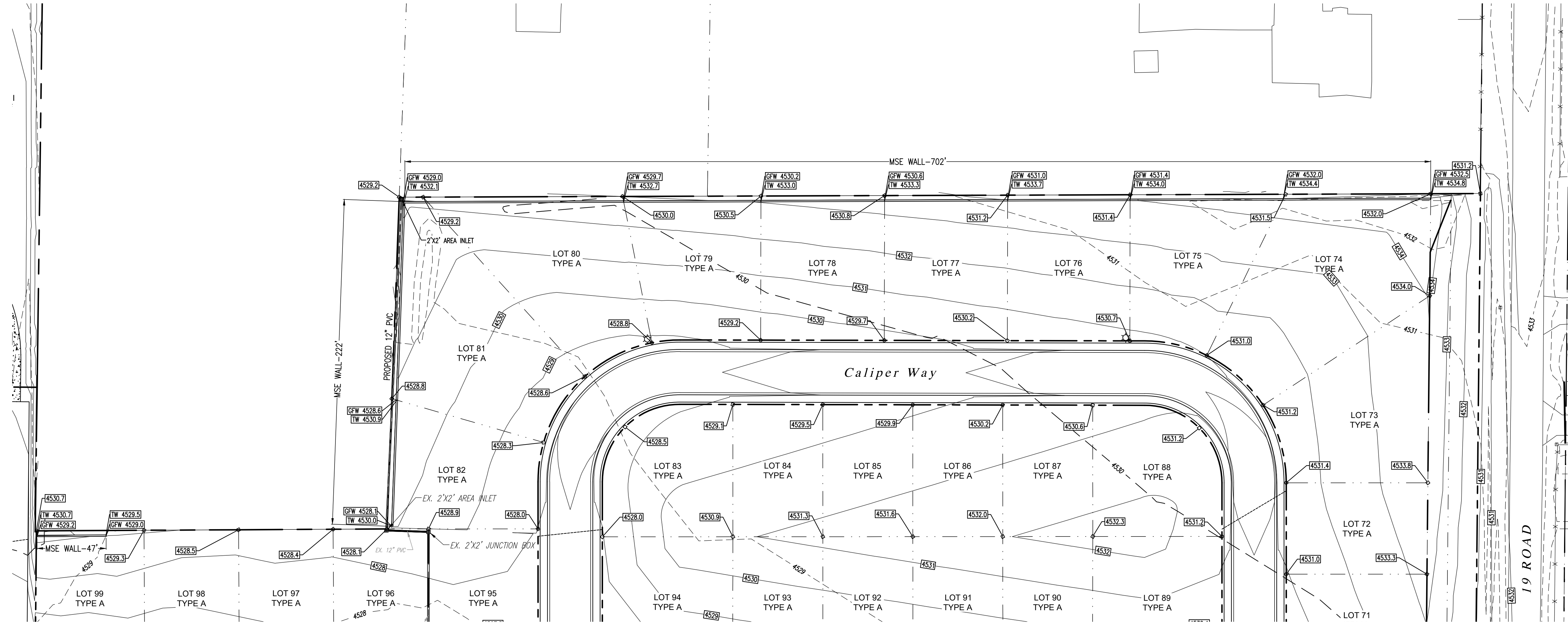
C3.2

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

DATE

FOR REVIEW - NOT FOR CONSTRUCTION

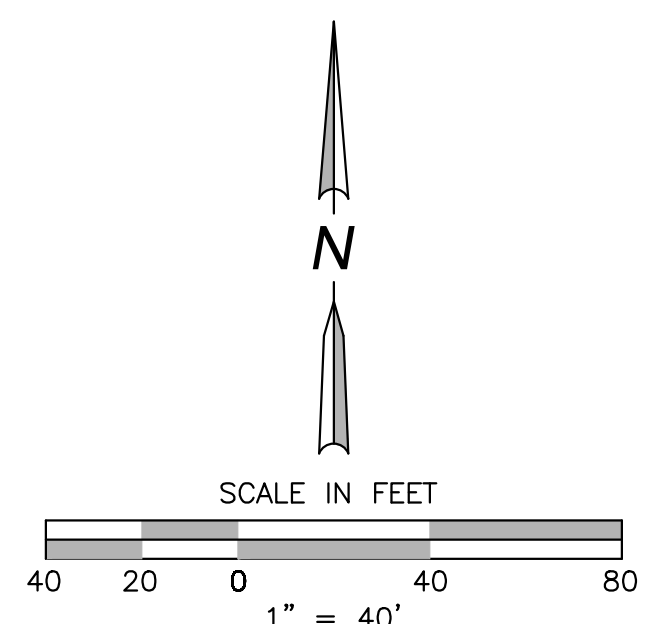
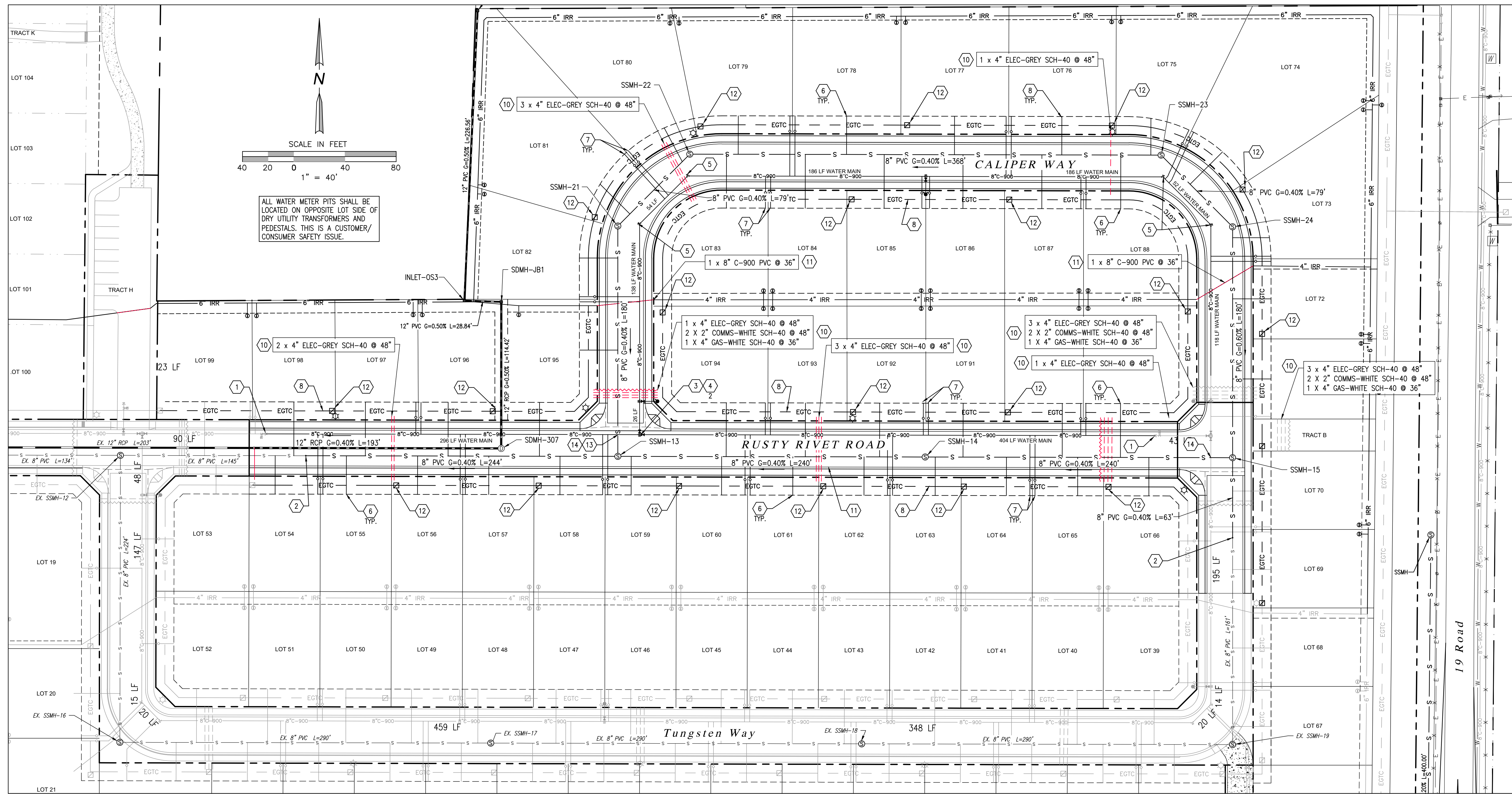


- 1 LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
- 2 GEOGRID SHALL BE PLACED PER DESIGN CHART
- 3 BLOCKS SHALL BE VERSA-LOK STANDARD UNITS OR APPROVED EQUAL
- 4 12" DRAIN ROCK

**BLOCK WALL DETAIL**  
N.T.S.

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





ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9559
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 POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	866-874-2389

UTILITY ROAD CROSSING DETAIL	
ELECTRICAL SLEEVES	4" GREY SCHEDULE 40 ELECTRICAL CONDUIT
GAS SLEEVES	4" WHITE SCHEDULE 40
COMMUNICATIONS SLEEVES	2" WHITE SCHEDULE 40
IRRIGATION SLEEVES	C-900 (SIZE AS NOTE ON PLANS)
SIZES LISTED ABOVE SHALL BE USED UNLESS NOTED OTHERWISE	
ALL UTILITY SLEEVES/CROSSING SHOULD BE FIELD VERIFIED AND AS-BUILT PRIOR TO BACKFILL	
ALL UTILITY SLEEVES/CROSSING SHOULD BE INSTALLED IF CURB/GUTTER/SIDEWALK WILL BE INSTALLED ON ONE OR BOTH SIDES OF THE ROW	

**GENERAL NOTES:**

- THERE ARE NO WETLANDS SITUATED ON THIS PROPERTY ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
- PROPERTY LIES WITHIN FEMA FLOOD ZONE X-OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- CONTRACTOR MUST CONTACT 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.
- REFER TO THE GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC., DATED JANUARY 30, 2006 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GRAND VALLEY POWER)
- WATER MAINS SHALL BE 8" C-900, MINIMUM DR18 PVC. INSTALLATION OF ALL PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.
- DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PITS AND YOKES SUPPLIED BY UTE WATER)
- CONSTRUCTION PLANS REQUIRED 48 HOURS BEFORE CONSTRUCTION BEGINS. IF PLANS CHANGE THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS.
- ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD.DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
- WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
- ALL OFF-SITE IMPROVEMENTS SHALL BE EXTENDED THE FULL LENGTH OF SUBJECT PROPERTY.
- ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN.

**CONSTRUCTION NOTES:**

- CONNECT PROPOSED 8" WATER LINE TO EXISTING 8" WATER LINE  
RE: UTE WATER DETAILS
- CONNECT PROPOSED 8" SEWER LINE TO EXISTING 8" SEWER LINE  
RE: CITY OF FRUITA DETAILS
- INSTALL 8"x8"x8" TEE WITH THRUST BLOCK  
RE: UTE WATER DETAILS
- INSTALL 8" GATE VALVE  
RE: UTE WATER DETAILS
- INSTALL 45° BEND WITH THRUST BLOCK  
RE: UTE WATER DETAILS
- INSTALL DOMESTIC WATER SERVICE  
RE: UTE WATER DETAILS
- INSTALL SANITARY SEWER SERVICE  
RE: CITY OF FRUITA DETAILS
- COMBINED ELECTRIC, GAS, CABLE AND TELEPHONE UTILITY TRENCH
- NOT USED
- INSTALL DRY UTILITY SLEEVES  
RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
- INSTALL C-900 IRRIGATION SLEEVE  
RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
- PROPOSED ELECTRIC PEDESTAL OR TRANSFORMER (BY GVP)
- LOWER WATER MAIN - CONCRETE ENCASE SEWER MAIN FOR 20'  
RE: UTE WATER DETAILS
- CONCRETE CAP/ENCASE SEWER MAIN FOR 20' AT SEWER MAIN X-ING <18"  
RE: UTE WATER DETAILS

**LEGEND**

	PROPERTY BOUNDARY
	EASEMENT
	RIGHT-OF-WAY
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED IRRIGATION
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER SERVICE
	PROPOSED 4" SS SERVICE
	EXISTING GAS LINE
	PROPOSED GAS LINE (BY XCEL ENERGY)
	PROPOSED ELECTRIC PEDESTAL OR TRANSFORMER (BY GVP)
	PROPOSED STREET LIGHT

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



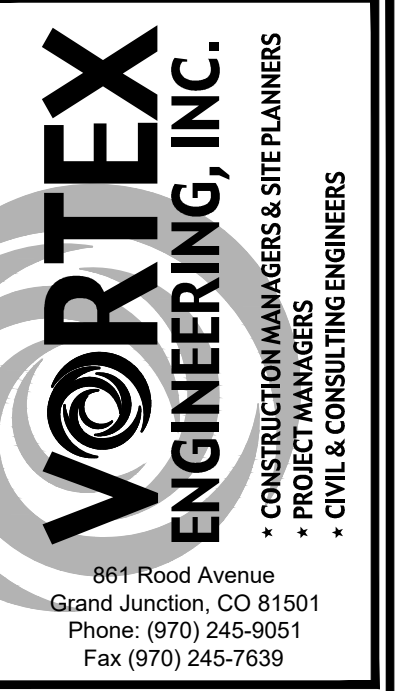
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1-800-922-1987  
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ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

FOR REVIEW - NOT FOR CONSTRUCTION



STEPHEN E. SWINDELL  
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 57688

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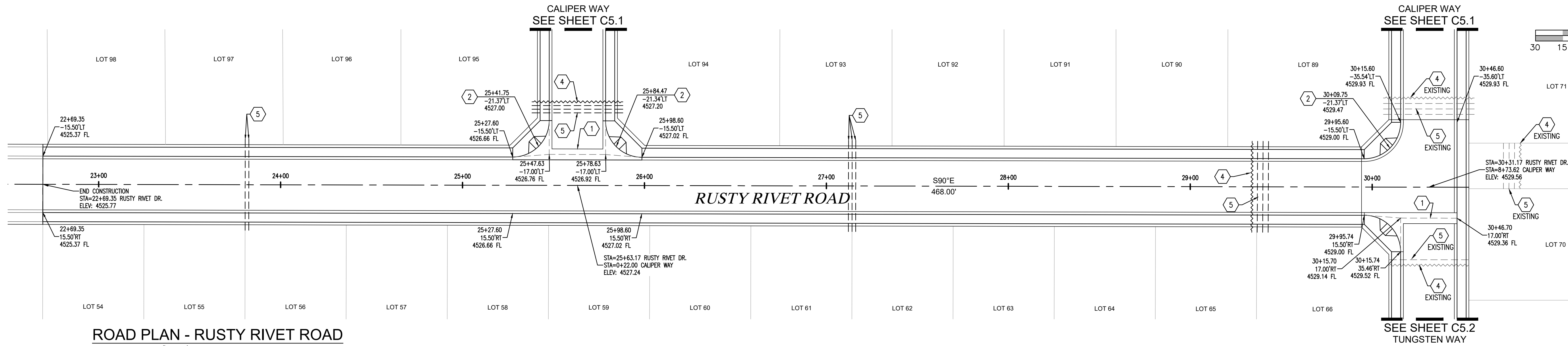
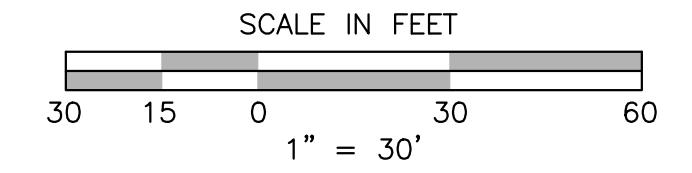
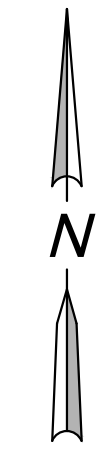
REV.	DATE	COMMENT	BY

Utility Plan  
Iron Wheel Subdivision  
Filing 2  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

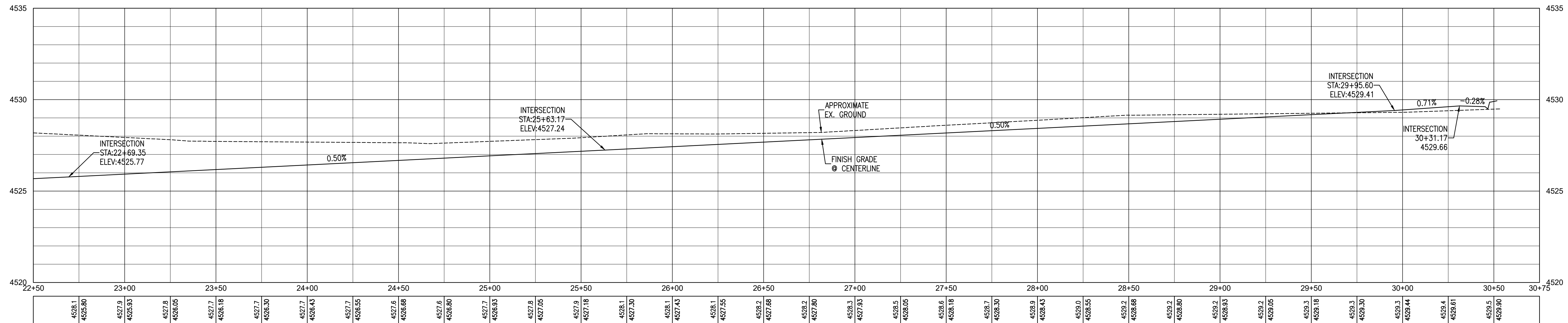
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~SHEET~  
C4.0



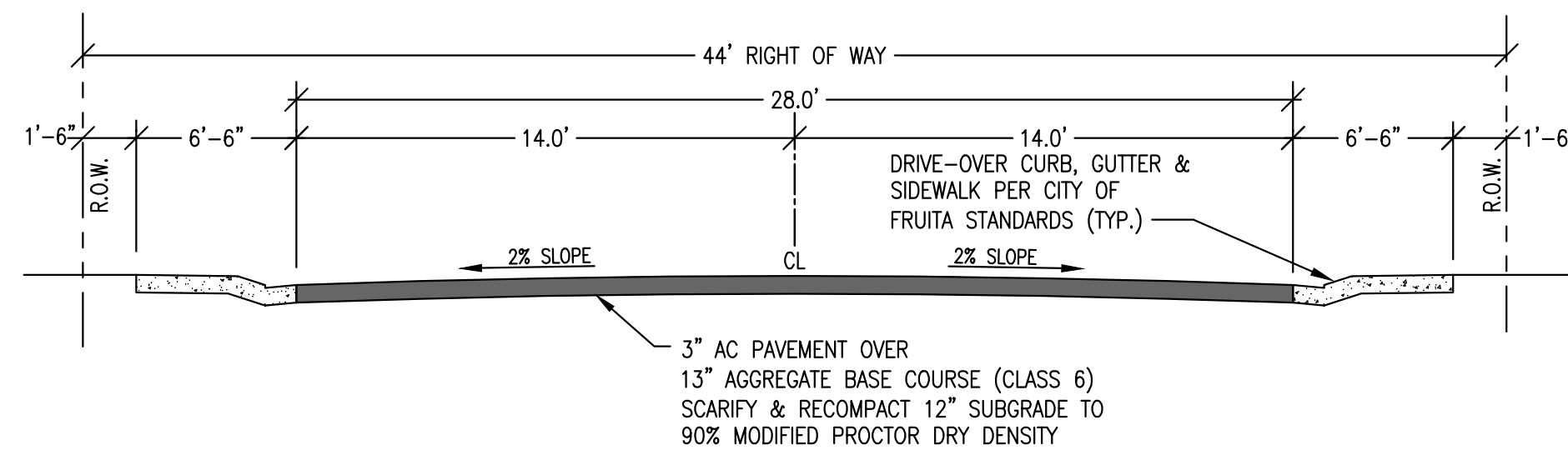
**ROAD PLAN - RUSTY RIVET ROAD**

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

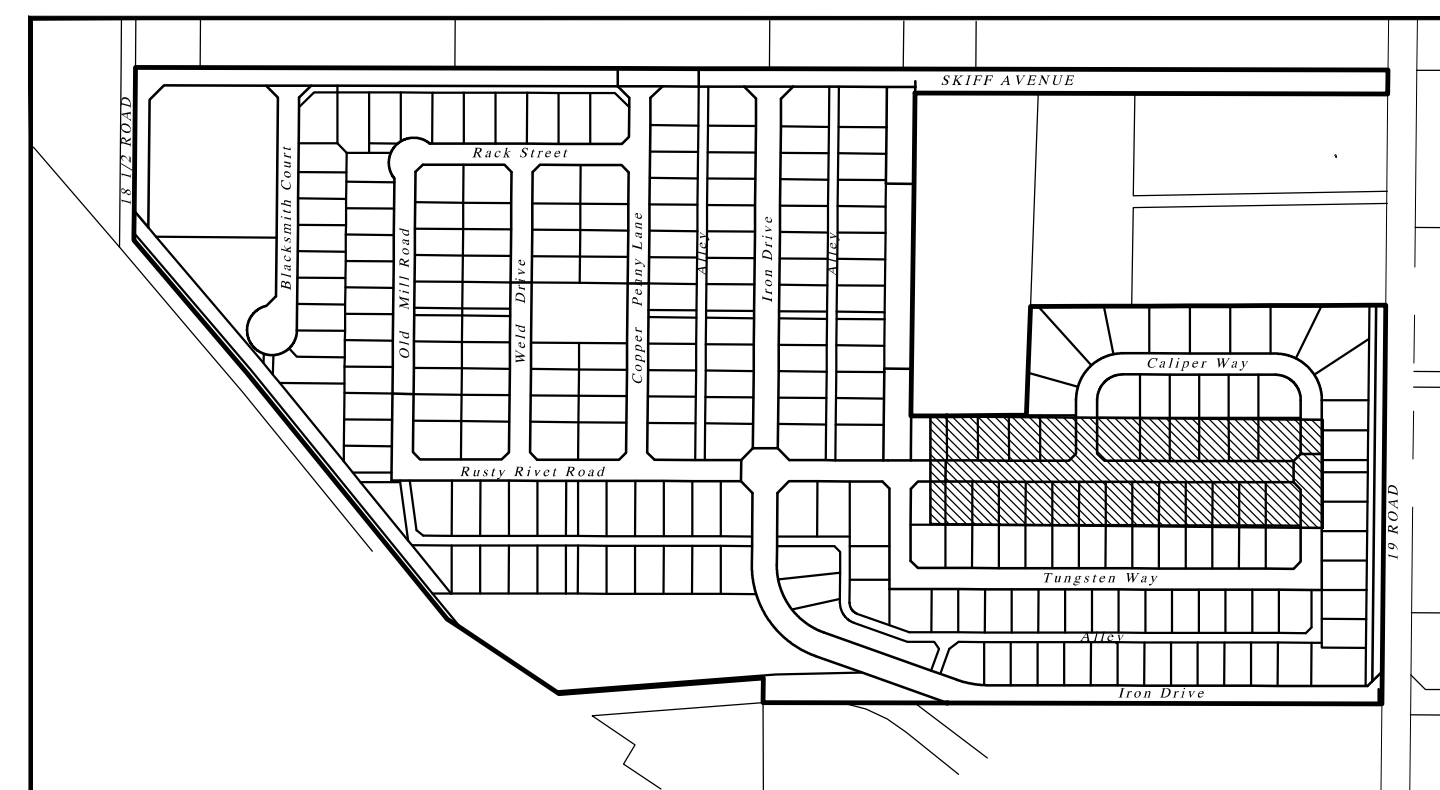


**ROAD PROFILE - RUSTY RIVET ROAD**

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



**TYP. 44' ROAD SECTION**  
 RESIDENTIAL ROADS  
 N.T.S.



**KEY MAP**  
 N.T.S.

**CONSTRUCTION NOTES:**

1. CONSTRUCT 6" CROSS-PAN  
 RE: CITY OF FRUITA DETAILS
2. CONSTRUCT HANDICAPPED RAMP  
 RE: CITY OF FRUITA DETAILS
3. INSTALL SLEEVE FOR IRRIGATION (C-900)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
4. INSTALL 4" PVC SLEEVE FOR GAS (WHITE PVC)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
5. INSTALL SLEEVES FOR ELECTRIC (GREY PVC)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE

**GENERAL NOTES:**

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
3. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
5. REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
6. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
7. SEWER MANHOLES ARE 4', UNLESS NOTED OTHERWISE.
8. SEWER SERVICE SHALL BE 4" DIAMETER.
9. SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE
10. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
11. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
12. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT	BY

**Road P&P - Rusty Rivet Road**  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

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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 \_\_\_\_\_

~SHEET~  
**C5.0**

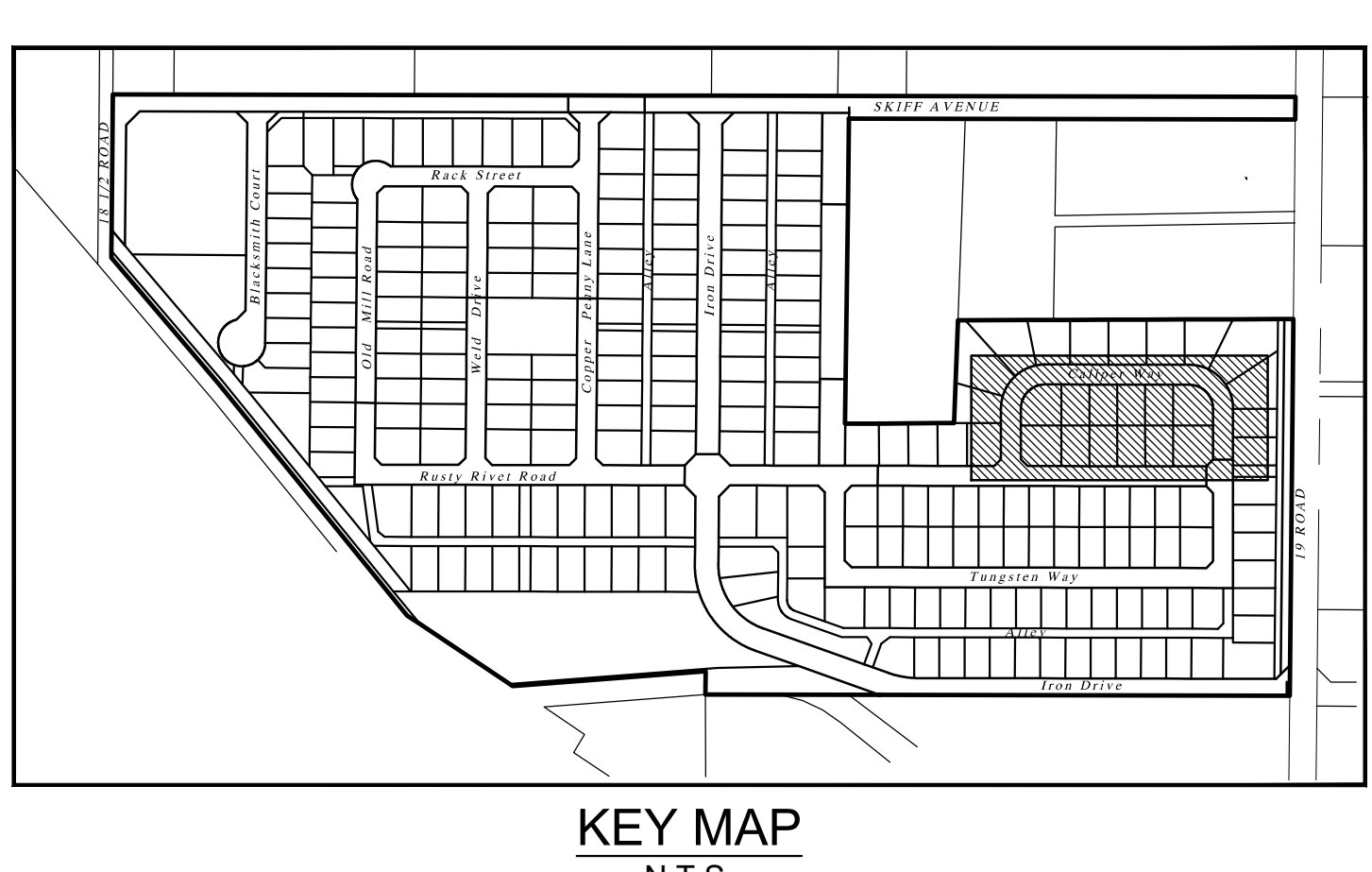
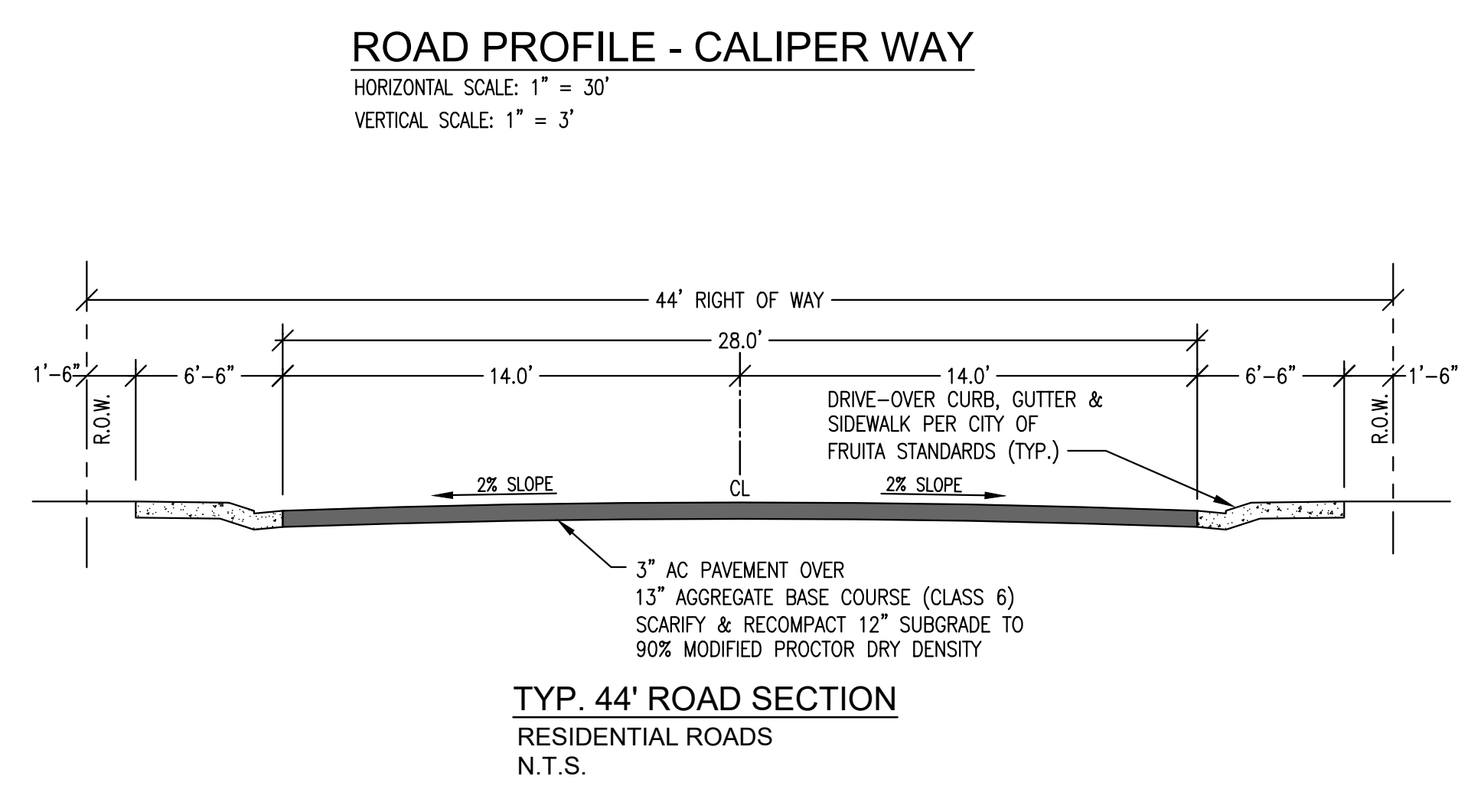
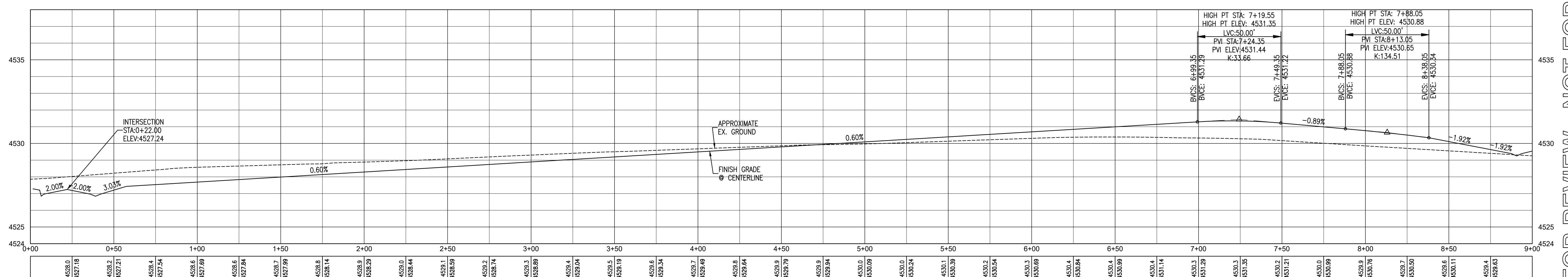
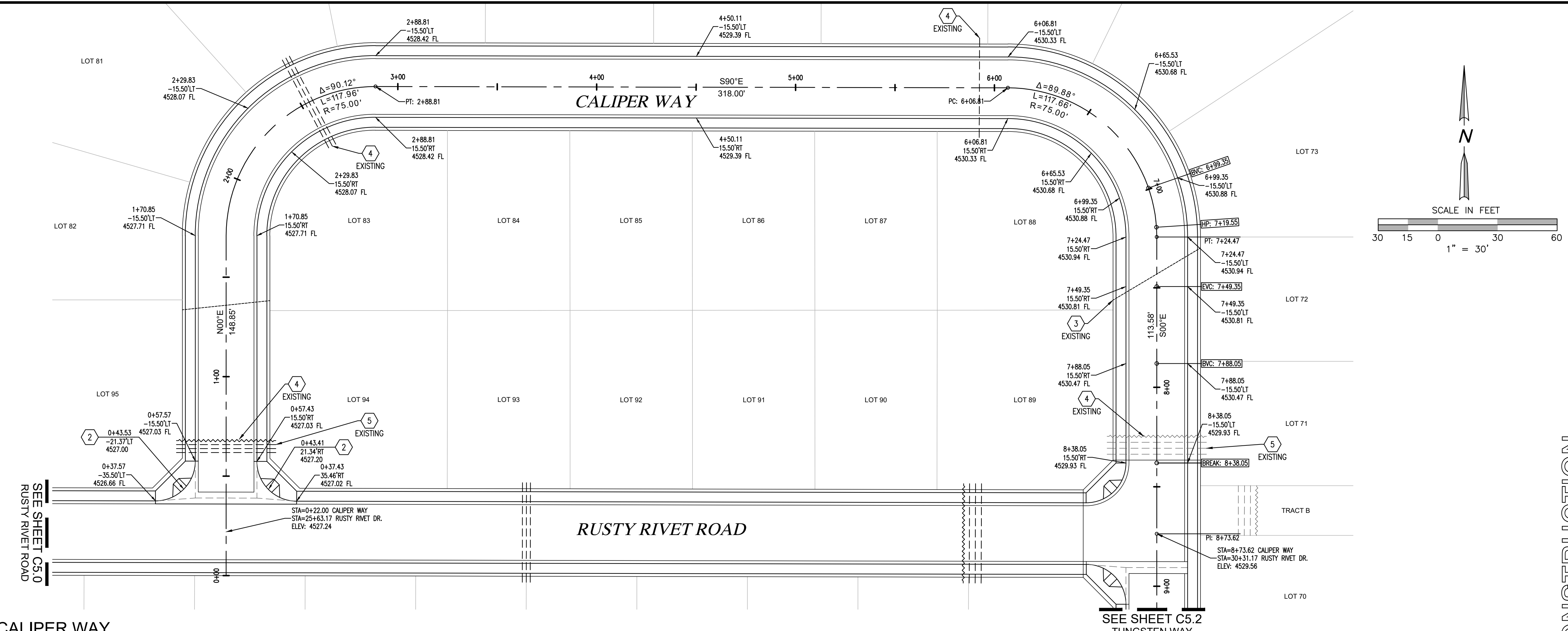
REV.	DATE	COMMENT	BY

**Road P&P - Caliper Way**  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

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~SHEET~  
**C5.1**

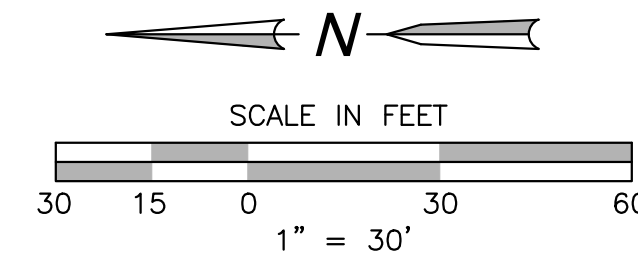
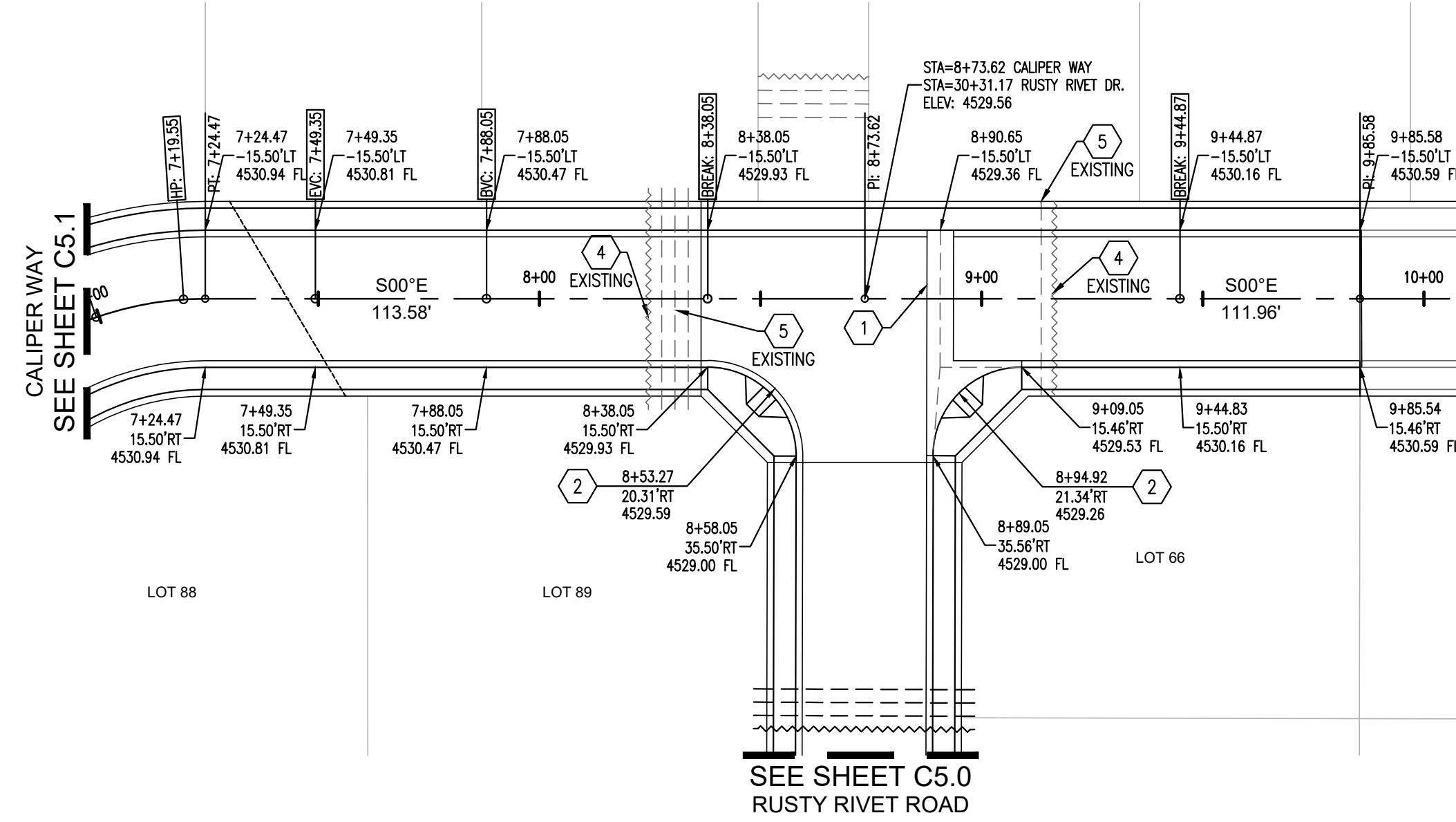


- CONSTRUCTION NOTES:**
- CONSTRUCT 6" CROSS-PAN  
 RE: CITY OF FRUITA DETAILS
  - CONSTRUCT HANDICAPPED RAMP  
 RE: CITY OF FRUITA DETAILS
  - INSTALL SLEEVE FOR IRRIGATION (C-900)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
  - INSTALL 4" PVC SLEEVE FOR GAS (WHITE PVC)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
  - INSTALL SLEEVES FOR ELECTRIC (GREY PVC)  
 RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
- GENERAL NOTES:**
- REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
  - REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
  - NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
  - ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
  - REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
  - SEWER MANHOLES ARE 4", UNLESS NOTED OTHERWISE.
  - SEWER SERVICE SHALL BE 4" DIAMETER. SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE.
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ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

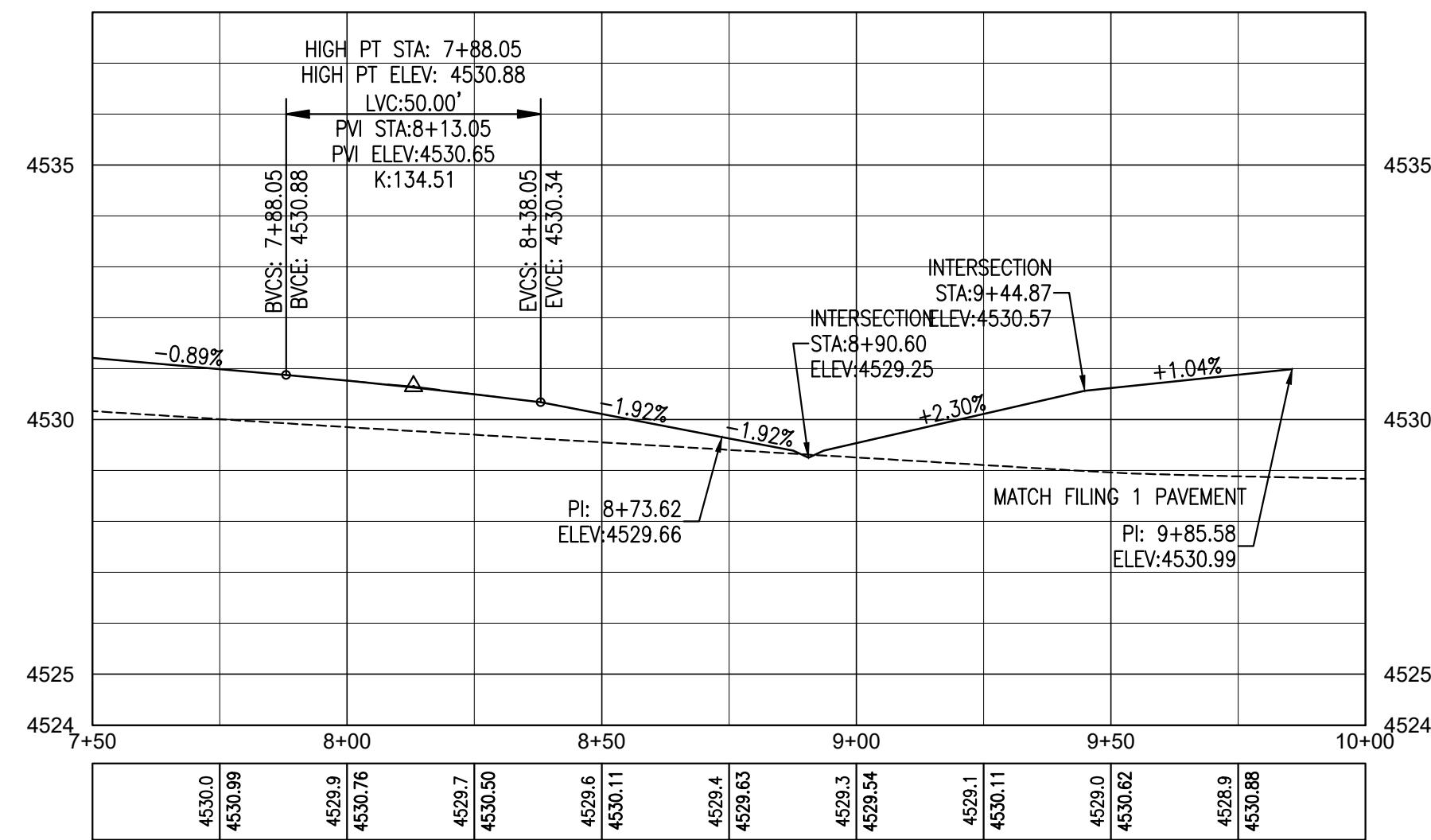
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**ROAD PLAN - CALIPER WAY CONNECTION TO TUNGSTEN WAY**

HORIZONTAL SCALE: 1" = 30'

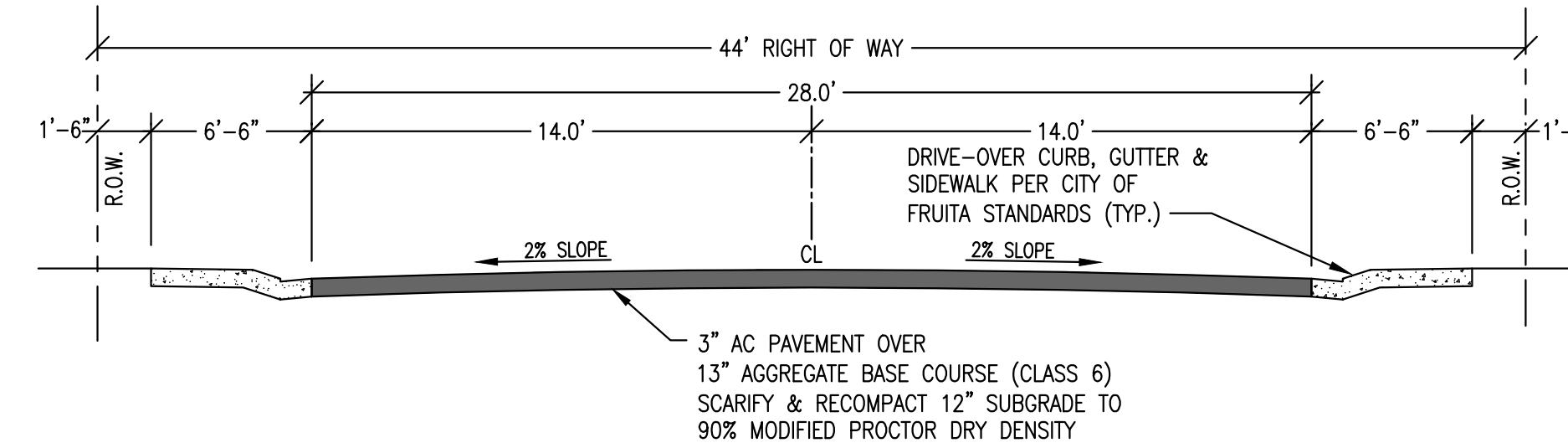
VERTICAL SCALE: 1" = 3'



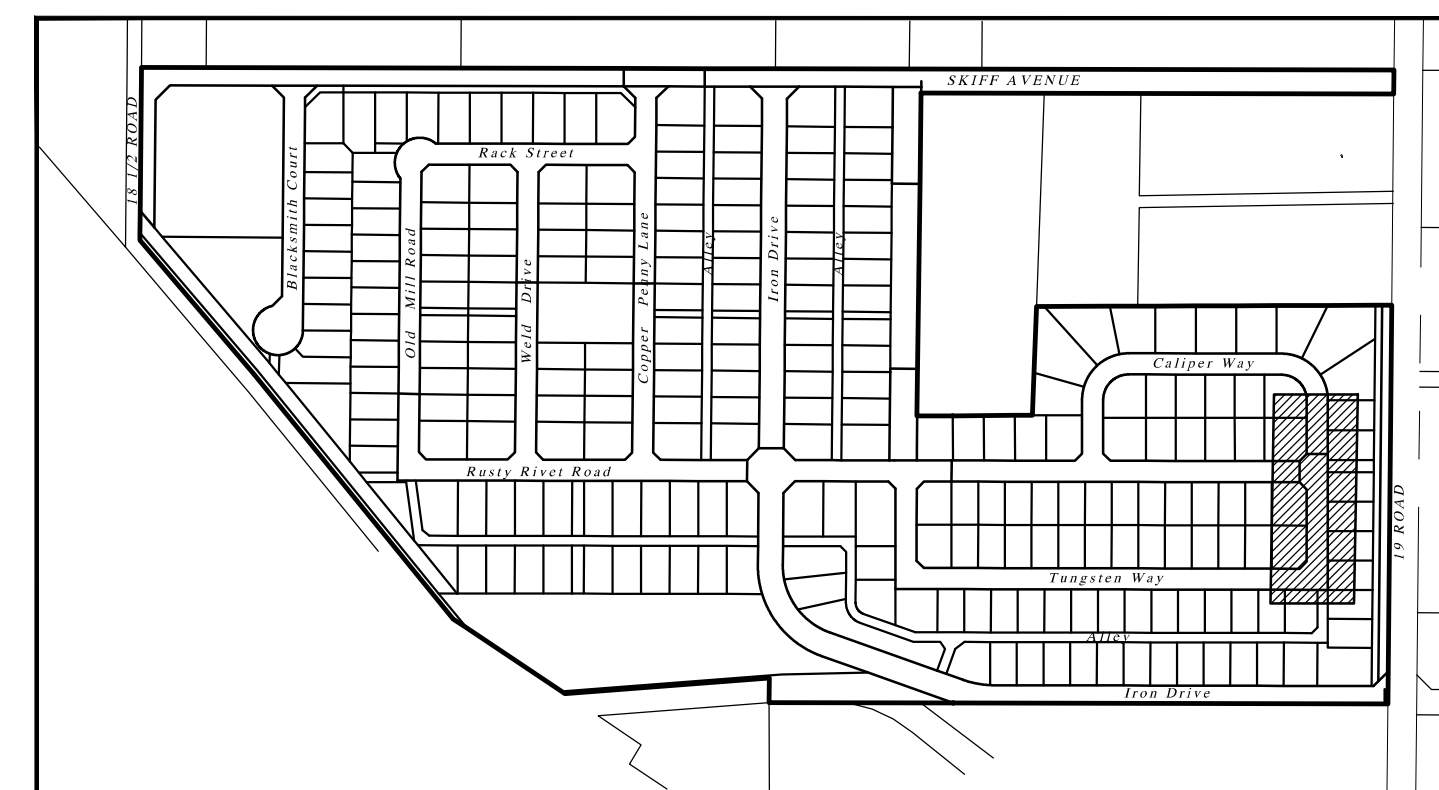
**ROAD PROFILE - CALIPER WAY CONNECTION TO TUNGSTEN WAY**

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'



**TYP. 44' ROAD SECTION**  
RESIDENTIAL ROADS  
N.T.S.



**KEY MAP**  
N.T.S.

**CONSTRUCTION NOTES:**

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RE: CITY OF FRUITA DETAILS
2. CONSTRUCT HANDICAPPED RAMP  
RE: CITY OF FRUITA DETAILS
3. INSTALL SLEEVE FOR IRRIGATION (C-900)  
RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
4. INSTALL 4" PVC SLEEVE FOR GAS (WHITE PVC)  
RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE
5. INSTALL SLEEVES FOR ELECTRIC (GREY PVC)  
RE: SHEETS C6.0 THRU C6.2 PLAN & PROFILE

**GENERAL NOTES:**

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
3. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
5. REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
6. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
7. SEWER MANHOLES ARE 4", UNLESS NOTED OTHERWISE.
8. SEWER SERVICE SHALL BE 4" DIAMETER.  
SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE
9. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
10. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
11. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

FOR REVIEW - NOT FOR CONSTRUCTION

Road P&P - Caliper Way Connection to F1

Iron Wheel Subdivision  
Filing 2

953 19 Road  
Fruita, Colorado 81521

REV. DATE	COMMENT	BY

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 \_\_\_\_\_

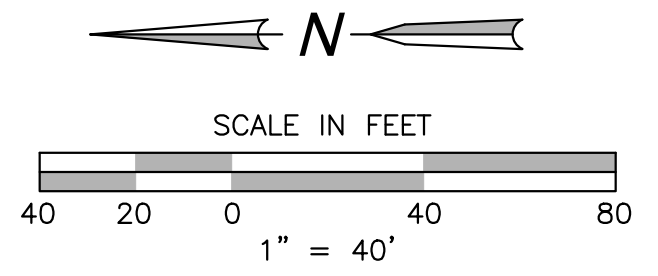
PROJECT NO: F10-053  
DATE: 08/26/22

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~SHEET~

**C5.2**





861 Road Avenue  
Grand Junction, CO 81501  
Phone: (970) 245-9051  
Fax: (970) 245-7639

**STEPHEN E. SWINDELL**

PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57688

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REV.	DATE	COMMENT	BY

Road Plan - Emergency Access Rd.  
**Iron Wheel Subdivision**  
Filing 2  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

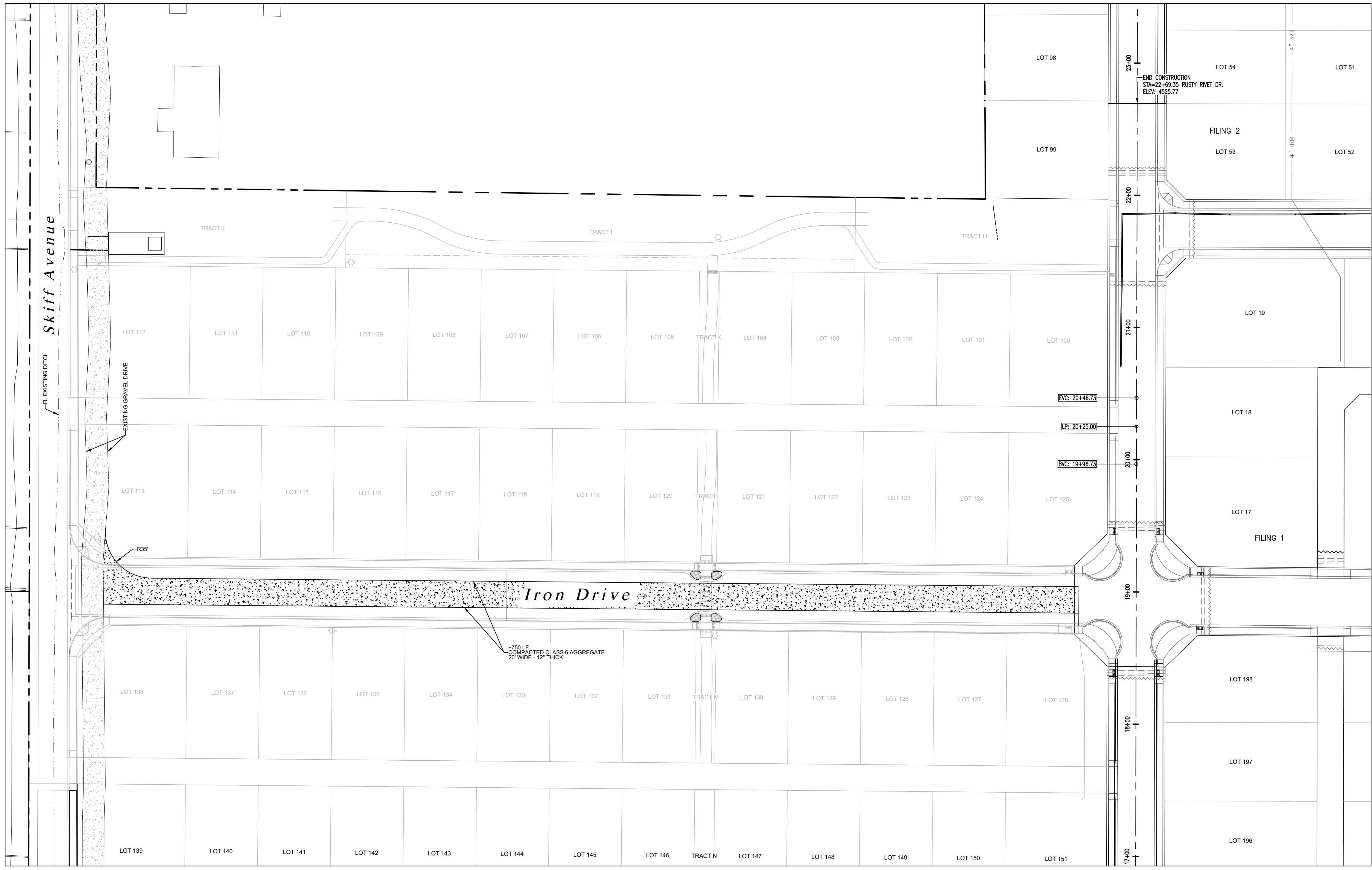
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**C5.3**

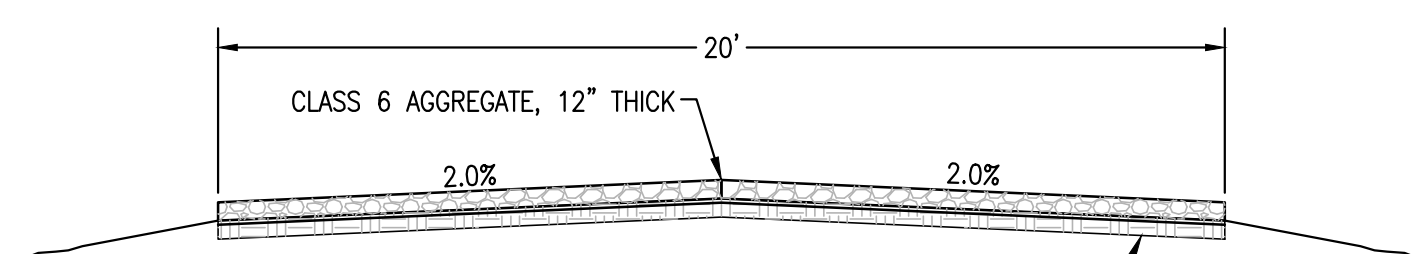
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

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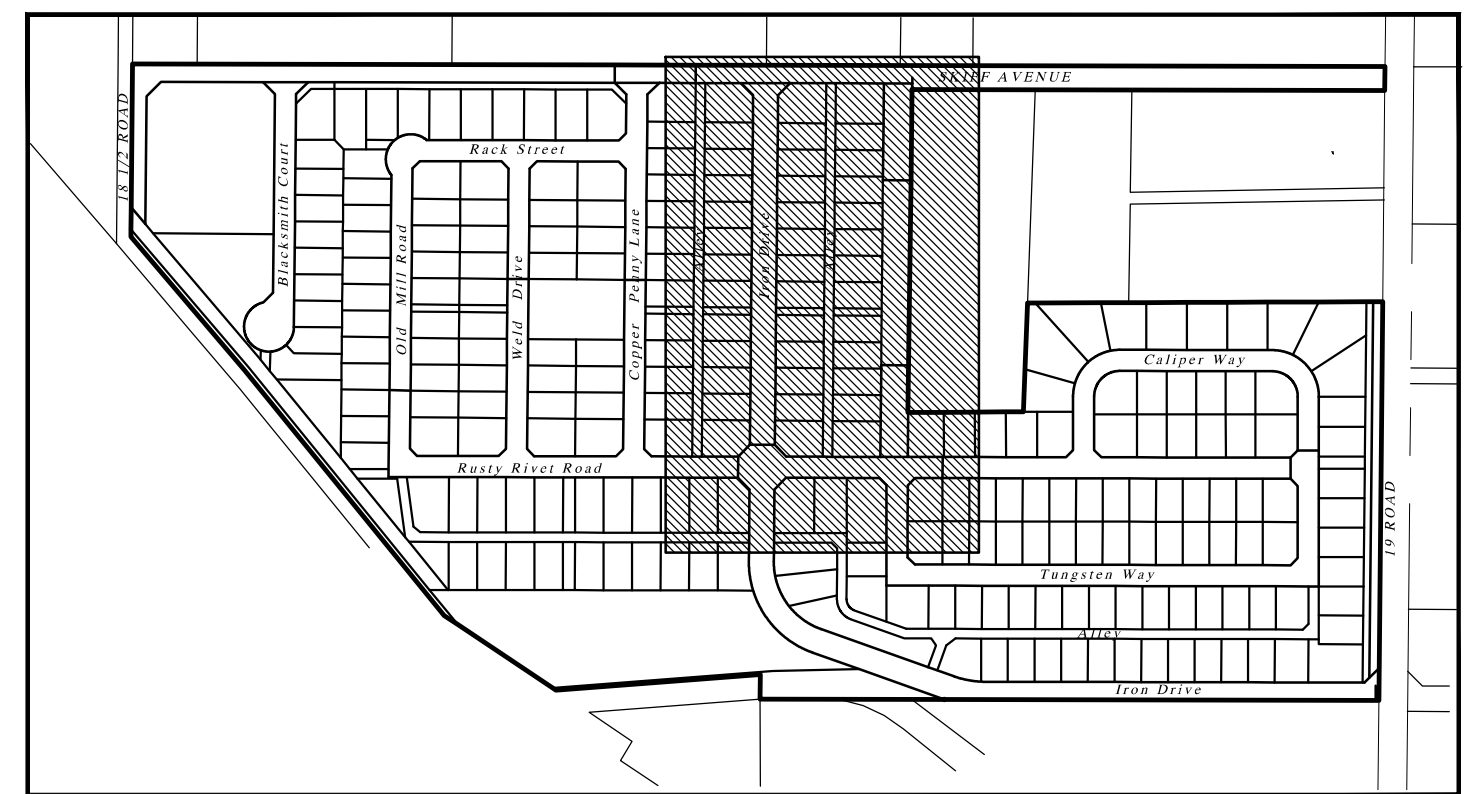


**EMERGENCY ACCESS ROAD**  
HORIZONTAL SCALE: 1" = 40'

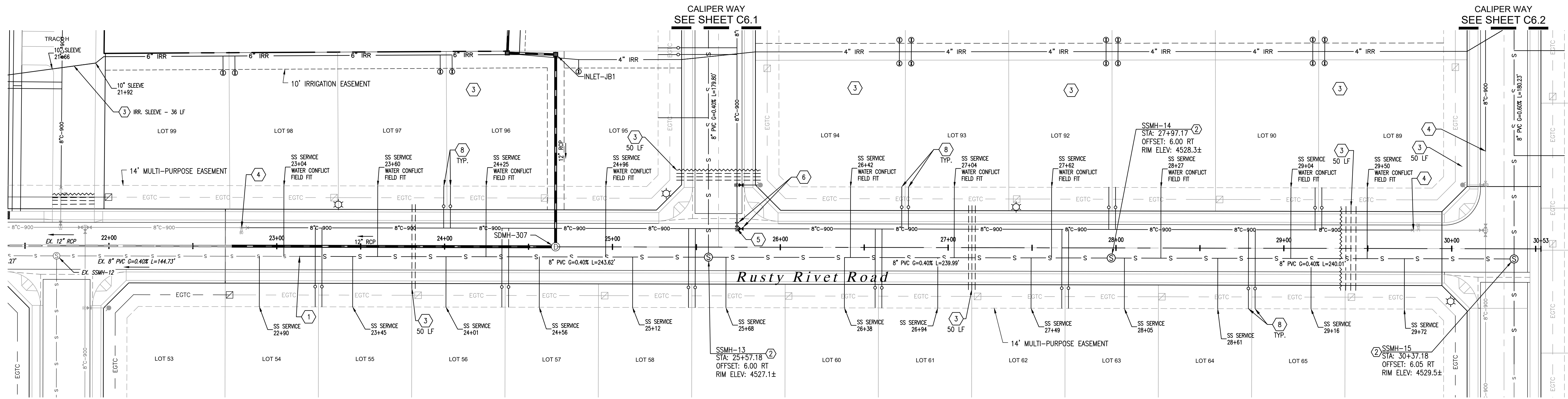


CONTRACTOR SHALL SCARIFY SUBGRADE TO DEPTH OF 12", MOISTURE, CONDITION AND COMPACT TO A MINIMUM 95% OF THE STANDARD PROCTOR COMPACTION TEST, WITHIN ±2% OF OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D698

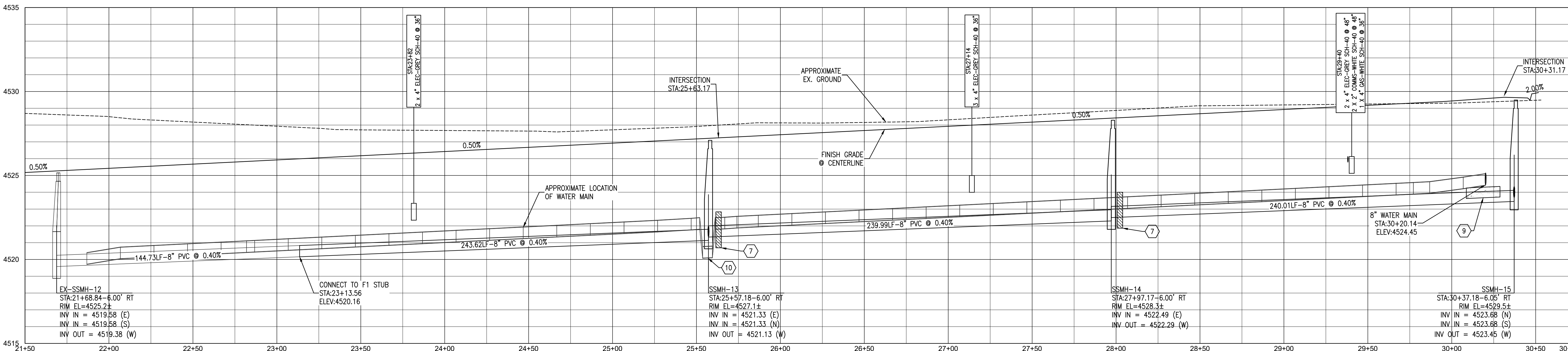
**EMERGENCY ACCESS ROAD**  
N.T.S.



**KEY MAP**  
N.T.S.



**SAN. SEWER PLAN - RUSTY RIVET ROAD**  
 SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 3'



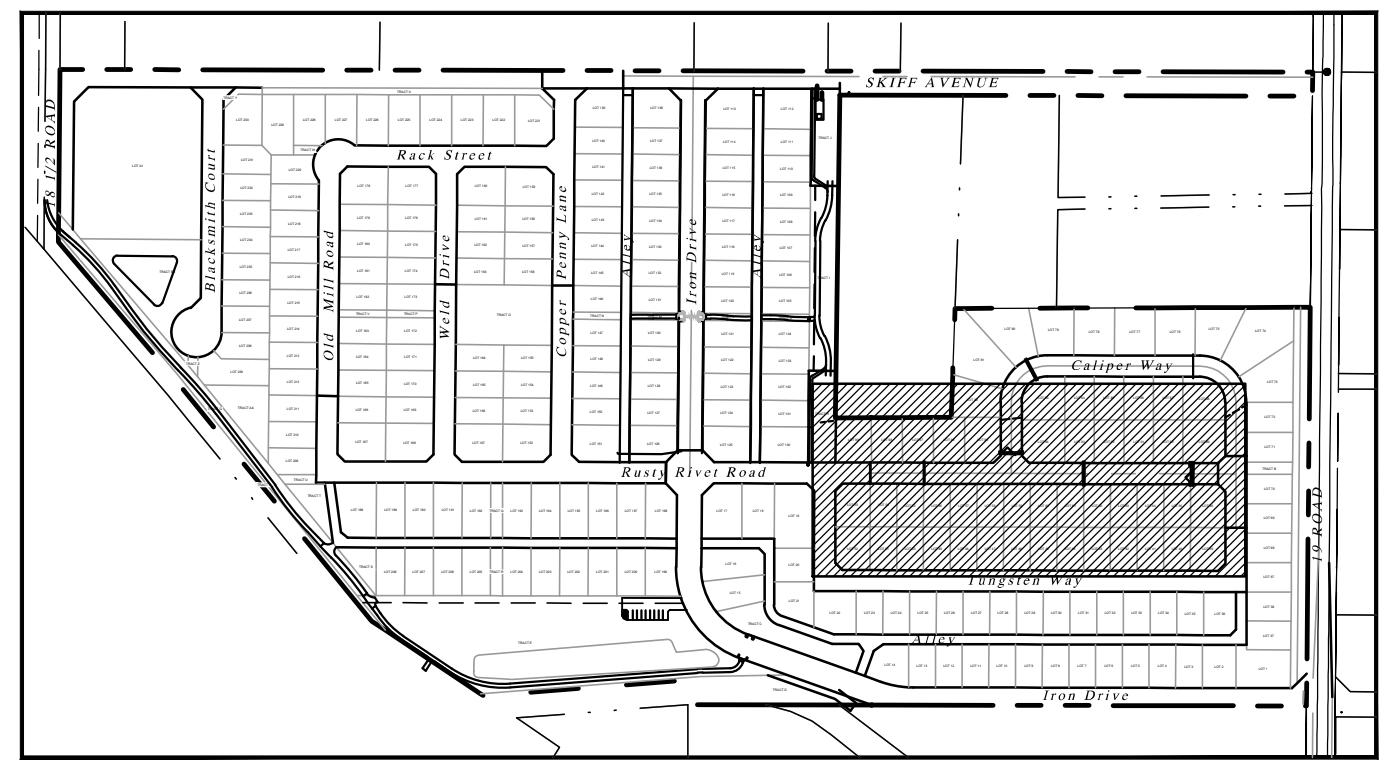
**SAN. SEWER PROFILE - RUSTY RIVET ROAD**  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 3'

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

Know what's below.  
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 1-800-922-1987  
 co811.org

- GENERAL NOTES:**
- REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
  - REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
  - NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
  - ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
  - REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
  - SEWER MANHOLES ARE 4" UNLESS NOTED OTHERWISE.
  - SEWER SERVICE SHALL BE 4" DIAMETER.
  - SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE
  - ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
  - ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
  - LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

- CONSTRUCTION NOTES:**
- CONNECT TO EXISTING SEWER  
 RE: CITY STANDARDS AND SPECIFICATIONS
  - 48" SANITARY SEWER MANHOLE  
 RE: CITY STANDARDS AND SPECIFICATIONS
  - DRY UTILITY CONDUITS. SEE PROFILE FOR ADDITIONAL INFORMATION
  - CONNECT TO EXISTING WATER. REMOVE FILING 1 CAP/BLOW-OFF  
 RE: UTE WATER DETAILS
  - INSTALL TEE AND THRUST BLOCK  
 RE: UTE WATER DETAILS
  - INSTALL 8" GATE VALVE  
 RE: UTE WATER DETAILS
  - CLAY CUT-OFF WALL  
 RE: CITY STANDARDS AND SPECIFICATIONS
  - WATER METER SERVICE  
 RE: UTE WATER DETAILS
  - CONCRETE CAP OR ENCASEMENT  
 FILING 1 CAP/BLOW-OFF  
 RE: UTE WATER STANDARDS
  - LOWER WATER MAIN  
 RE: UTE WATER STANDARDS



**KEY MAP**  
 N.T.S.

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 \_\_\_\_\_

SCALE IN FEET  
 30 15 0 30 60  
 1" = 30'

FOR REVIEW NOT FOR CONSTRUCTION

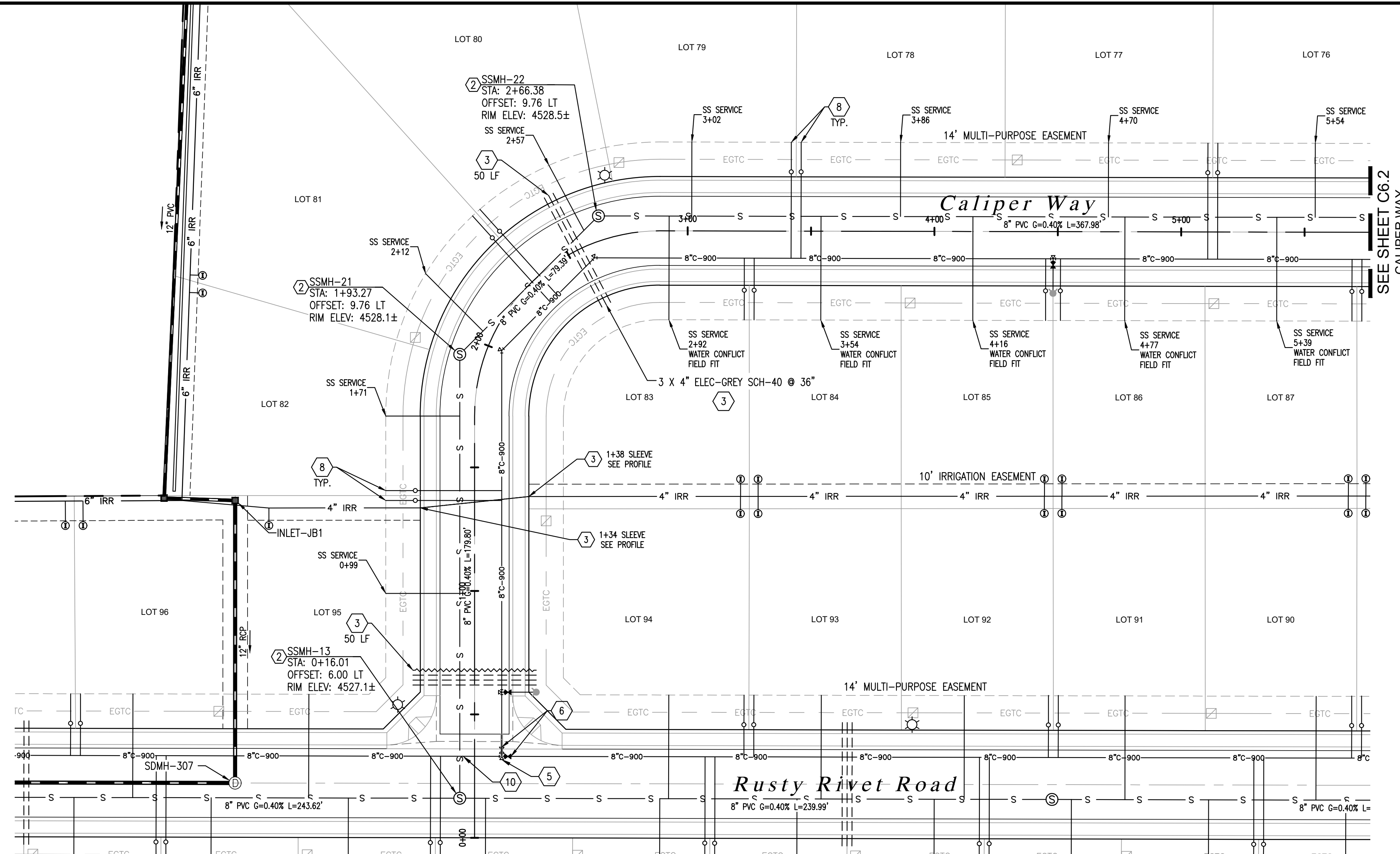
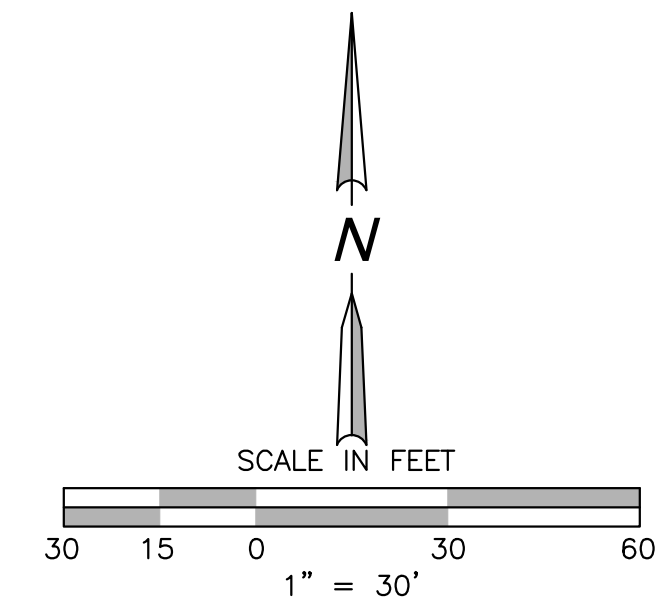
REV.	DATE	COMMENT	BY

**Sewer Plan & Profile - Rusty Rivet Road**  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

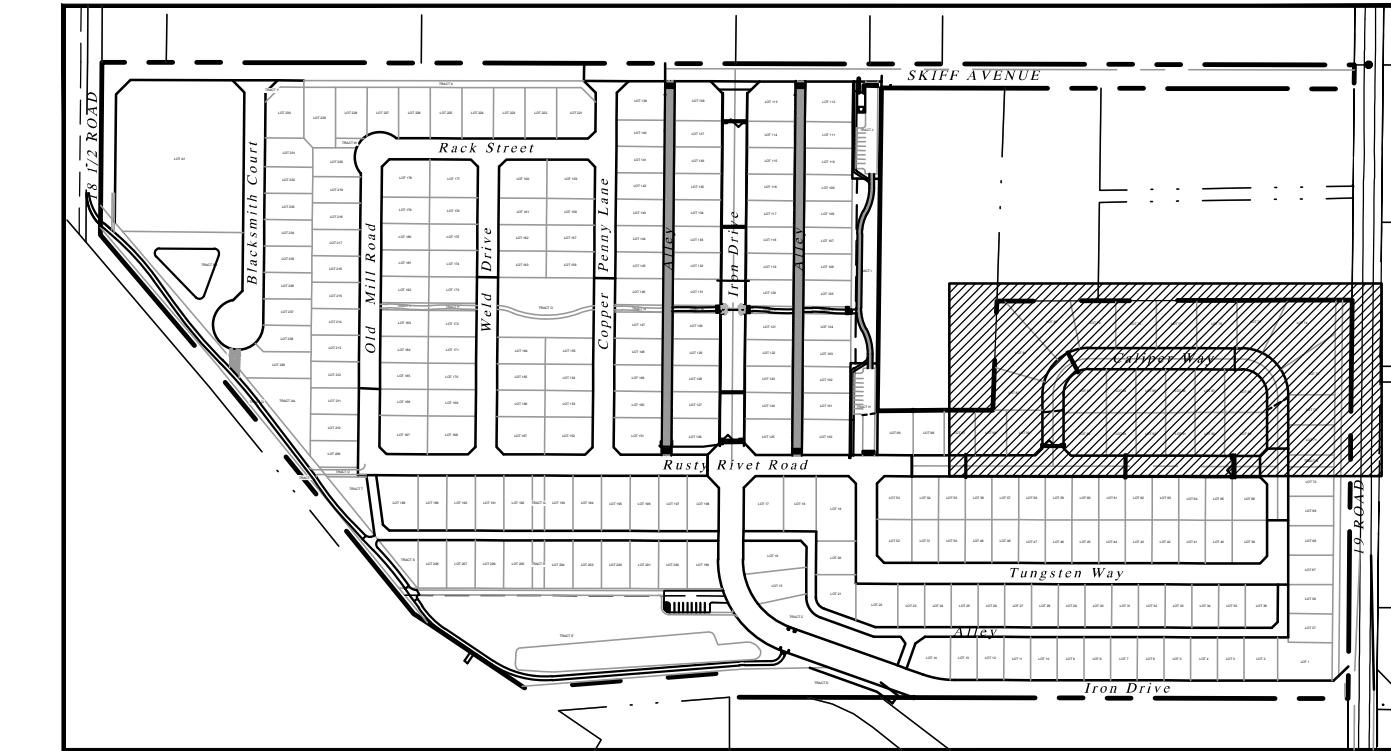
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~SHEET~  
**C6.0**



**SAN. SEWER PLAN - CALIPER WAY**

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



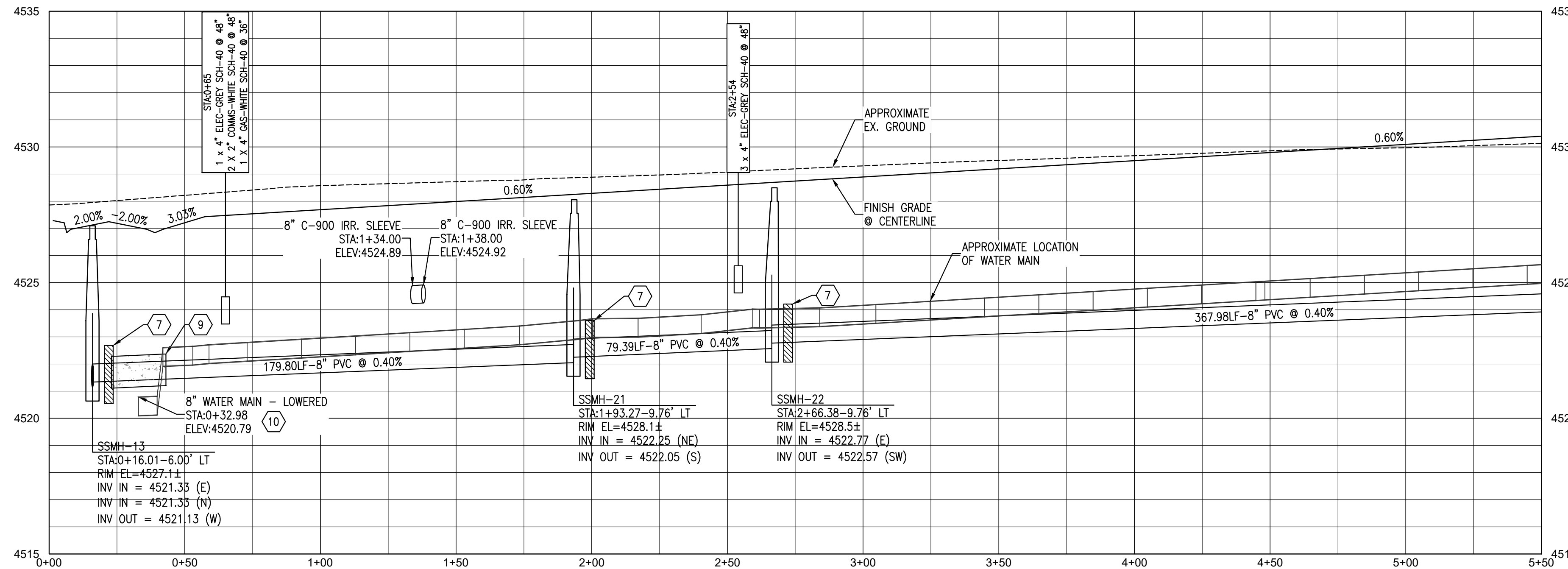
**KEY MAP**  
 N.T.S.

**GENERAL NOTES:**

1. REFERENCE SHEET C0.1 FOR ADDITIONAL NOTES.
2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
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6. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
7. SEWER MANHOLES ARE 4' DIA. UNLESS NOTED OTHERWISE.
8. SEWER SERVICE SHALL BE 4" DIAMETER.
9. SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE.
10. ALL CURB RETURN FLOW LINE RADI ARE 20' UNLESS OTHERWISE SPECIFIED.
11. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
12. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

**CONSTRUCTION NOTES:**

- |  |   |
|--|---|
| ① CONNECT TO EXISTING SEWER<br>RE: CITY STANDARDS AND SPECIFICATIONS               | ⑥ INSTALL 8" GATE VALVE<br>RE: UTE WATER DETAILS                                    |
| ② 48" SANITARY SEWER MANHOLE<br>RE: CITY STANDARDS AND SPECIFICATIONS              | ⑦ CLAY CUT-OFF WALL<br>RE: CITY STANDARDS AND SPECIFICATIONS                        |
| ③ DRY UTILITY CONDUITS. SEE PROFILE FOR ADDITIONAL INFORMATION                     | ⑧ WATER METER SERVICE<br>RE: UTE WATER DETAILS                                      |
| ④ CONNECT TO EXISTING WATER. REMOVE FILING 1 CAP/BLOW-OFF<br>RE: UTE WATER DETAILS | ⑨ CONCRETE CAP OR ENCASMENT<br>10' EACH SIDE OF CROSSING<br>RE: UTE WATER STANDARDS |
| ⑤ INSTALL TEE AND THRUST BLOCK<br>RE: UTE WATER DETAILS                            | ⑩ LOWER WATER MAIN<br>RE: UTE WATER STANDARDS                                       |



**SAN. SEWER PROFILE - CALIPER WAY**

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

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



Know what's below.  
 Call before you dig.

Colorado 811  
 1-800-922-1987  
 co811.org

FOR REVIEW - NOT FOR CONSTRUCTION

Sewer Plan & Profile - Caliper Way  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22

Sewer\_f2.dwg

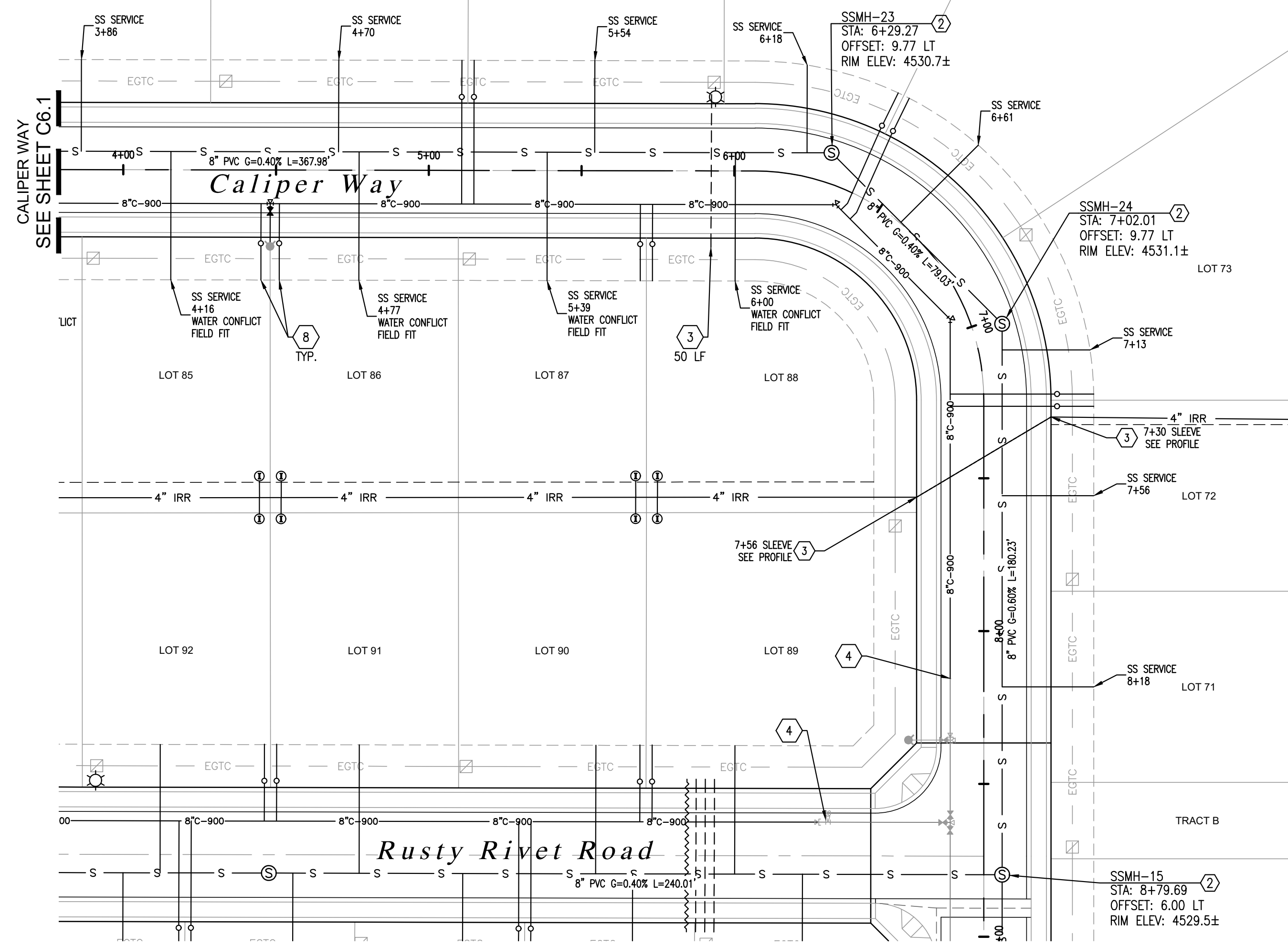
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE  
 ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

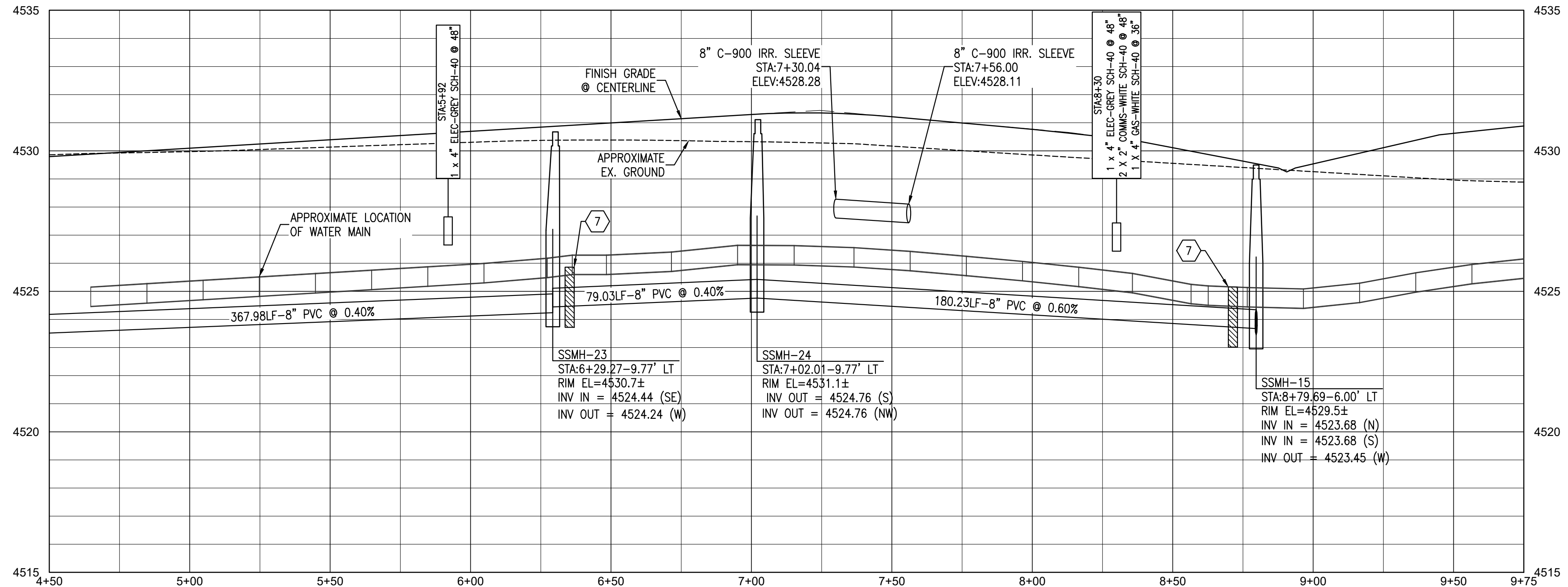
DATE

~SHEET~

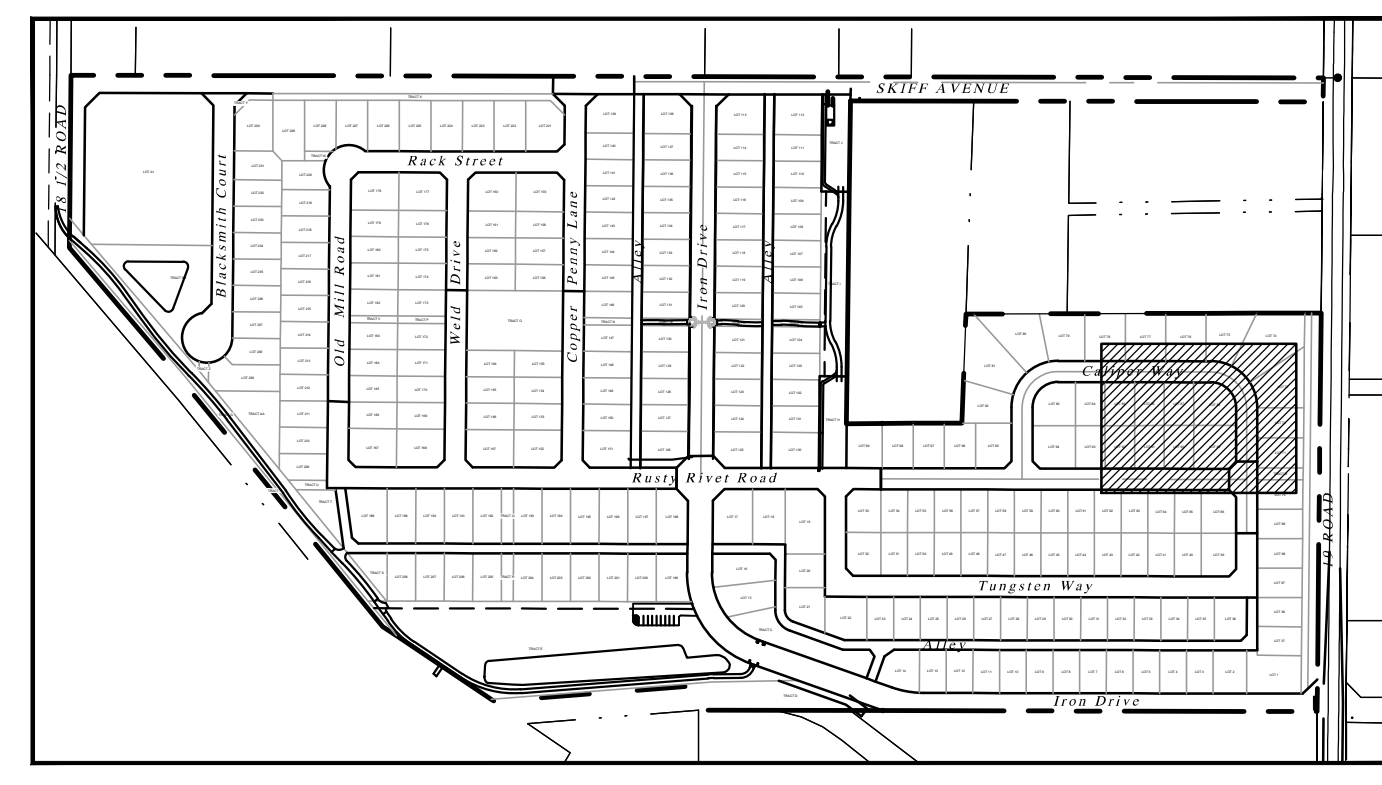
**C6.1**



**SAN. SEWER PLAN - CALIPER WAY**  
SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'



**SAN. SEWER PROFILE - CALIPER WAY**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'



**KEY MAP**  
N.T.S.

**GENERAL NOTES:**

1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES.
2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
3. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
5. REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
6. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
7. SEWER MANHOLES ARE 4'Ø, UNLESS NOTED OTHERWISE.
8. SEWER SERVICE SHALL BE 4" DIAMETER.  
SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE
9. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
10. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
11. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

**CONSTRUCTION NOTES:**

- |  |  |
|--|--|
| ① CONNECT TO EXISTING SEWER<br>RE: CITY STANDARDS AND SPECIFICATIONS               | ⑥ INSTALL 8" GATE VALVE<br>RE: UTE WATER DETAILS                                     |
| ② 48" SANITARY SEWER MANHOLE<br>RE: CITY STANDARDS AND SPECIFICATIONS              | ⑦ CLAY CUT-OFF WALL<br>RE: CITY STANDARDS AND SPECIFICATIONS                         |
| ③ DRY UTILITY CONDUITS. SEE PROFILE FOR ADDITIONAL INFORMATION                     | ⑧ WATER METER SERVICE<br>RE: UTE WATER DETAILS                                       |
| ④ CONNECT TO EXISTING WATER. REMOVE FILING 1 CAP/BLOW-OFF<br>RE: UTE WATER DETAILS | ⑨ CONCRETE CAP OR ENCASEMENT<br>10' EACH SIDE OF CROSSING<br>RE: UTE WATER STANDARDS |
| ⑤ INSTALL TEE AND THRUST BLOCK<br>RE: UTE WATER DETAILS                            | ⑩ LOWER WATER MAIN<br>RE: UTE WATER STANDARDS  |

FOR REVIEW - NOT FOR CONSTRUCTION



**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57688

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REV.	DATE	COMMENT	BY

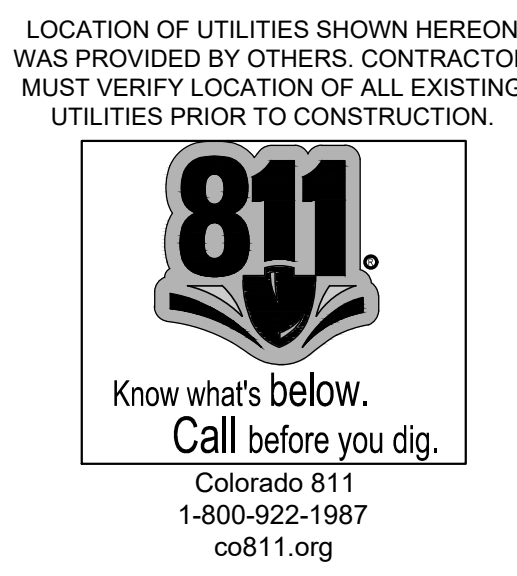
**Sewer Plan & Profile - Caliper Way**  
**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

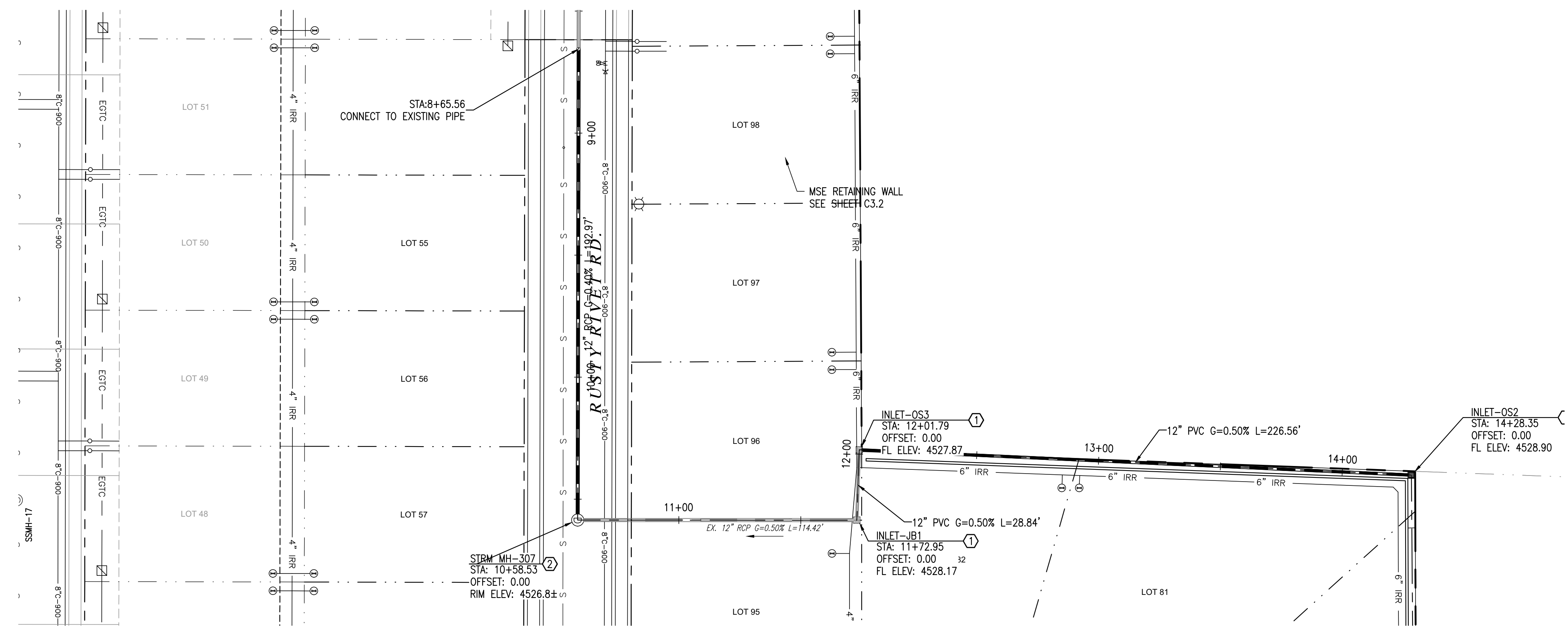
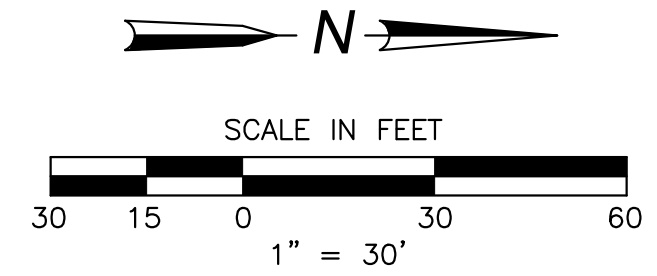
Sewer\_f2.dwg

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.

~SHEET~  
**C6.2**



CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

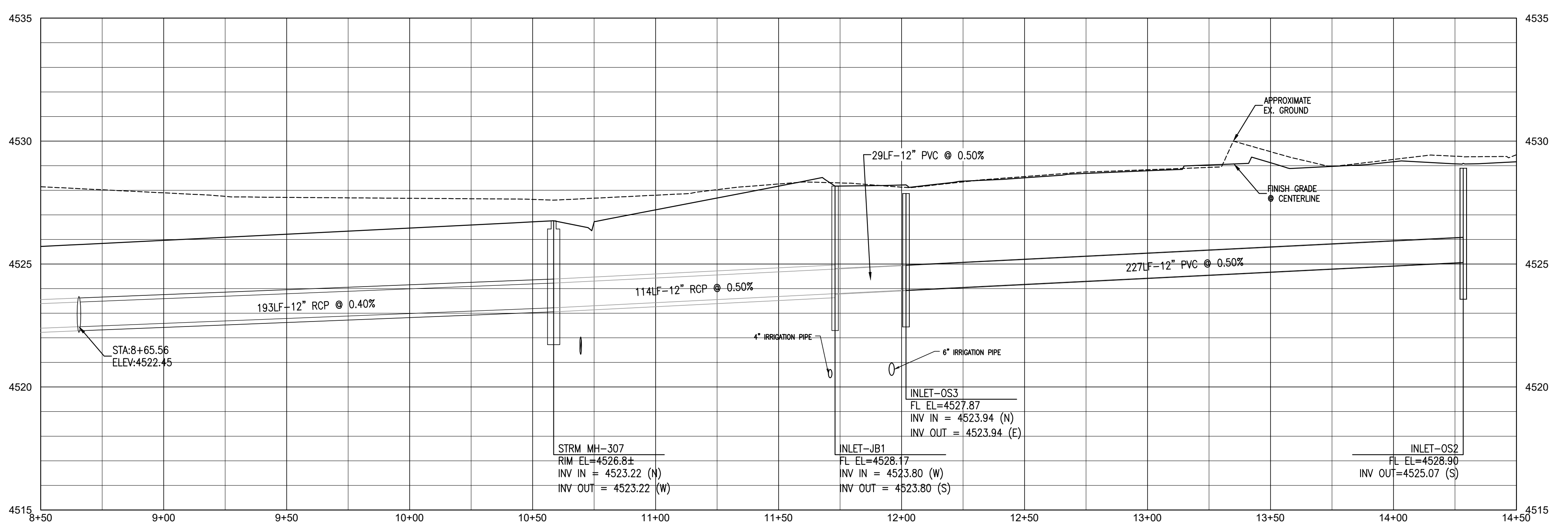


**FILING 2 STORM - PLAN VIEW**  
 SCALE: 1"=30'

**CONSTRUCTION NOTES:**  
 1. INSTALL 2'x2' AREA INLET  
 RE: CITY OF FRUITA DETAILS

**GENERAL NOTES:**  
 1. REFERENCE SHEET 2 FOR ADDITIONAL NOTES.  
 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.  
 3. STATIONS ARE IN REFERENCE TO CENTER LINE OF PIPE RUN.

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**FILING 2 STORM - PIPE RUN #4 PROFILE**  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 3'

**FOR REVIEW - NOT FOR CONSTRUCTION**

REV.	DATE	COMMENT	BY

*Storm P&P - Irrigation Bypass*  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

**PROJECT BENCHMARK**  
 PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE E1/4 CORNER OF SECTION 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4530.97 N:63259.01 E:52502.69  
 PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE N1/6 CORNER OF SECTIONS 21/22, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4538.87 N:634578.99 E:522515.80  
 BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

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.

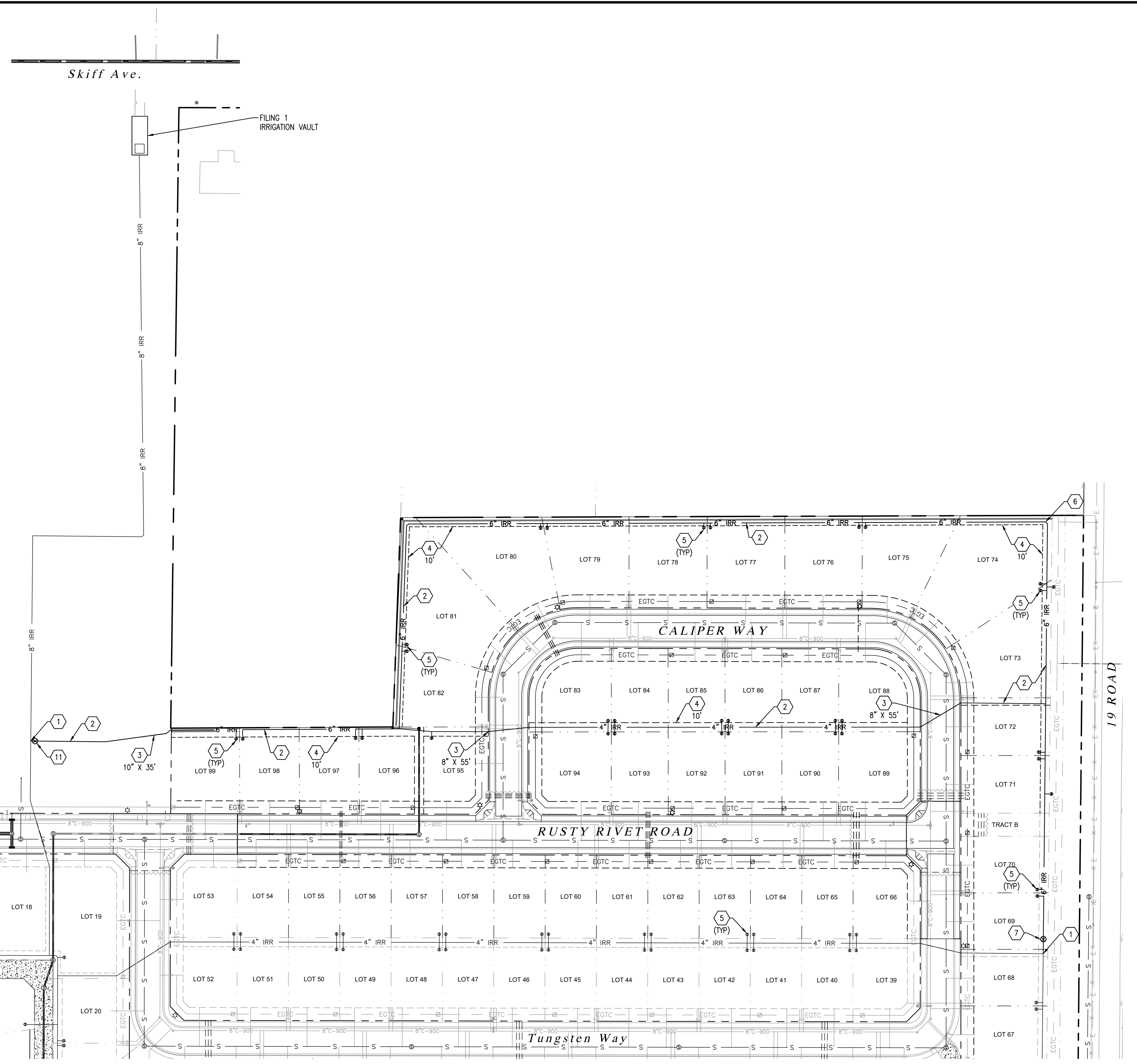
CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NO: F10-053  
 DATE: 08/26/22

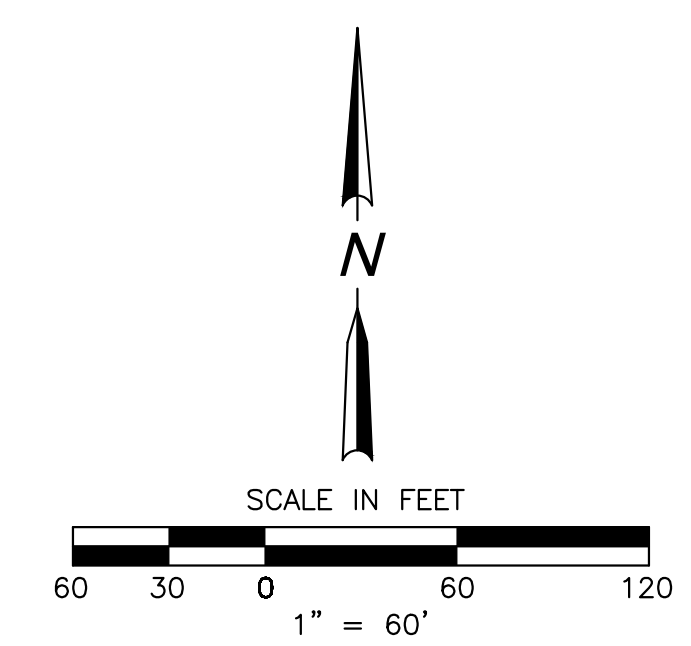
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~SHEET~

**C7.0**



- CONSTRUCTION NOTES:**
- 1 CONNECT TO EXISTING IRRIGATION LINE
  - 2 PROPOSED IRRIGATION LINE (SIZE AS NOTED)
  - 3 PROPOSE IRRIGATION SLEEVE (LENGTH & SIZE AS NOTED) SEE SHEETS C6.0 & C6.1 PROFILE VIEWS
  - 4 IRRIGATION AND DRAINAGE EASEMENT (WIDTH AS NOTED)
  - 5 INSTALL IRRIGATION SERVICE
  - 6 AIR RELIEF VALVE AT HIGH POINT
  - 7 ISOLATION VALVE ON MAIN LINE



**IRRIGATION PLAN**  
SCALE: 1" = 60'

**NOTE:**  
THE IRRIGATION LINE RUNNING ADJACENT TO SKIFF AVE. WILL BE REPLACED WHEN THE RECONSTRUCTION AND PAVING OF SKIFF AVE. TAKES PLACE. ANY IRRIGATION RISERS THAT ARE AFFECTED WILL BE RETROFITTED TO WORKING CONDITION AT THAT TIME.

- 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 DEGREE BENDS.
    - BURIED VALVES SHALL BE STANDARD CAST BRASS GLOBE VALVES.
    - 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 BLOCK ON TEES, BENDS AND DEAD-ENDS ON ALL MAIN LINE DISTRIBUTION PIPING.
    - SCHEDULE 80 FITTINGS TO BE USED.

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

FOR REVIEW - NOT FOR CONSTRUCTION

**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57688

CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT ENGINEERS  
CIVIL & CONSULTING ENGINEERS

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REV.	DATE	COMMENT	BY

**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

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 \_\_\_\_\_

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~SHEET~  
**C8.0**

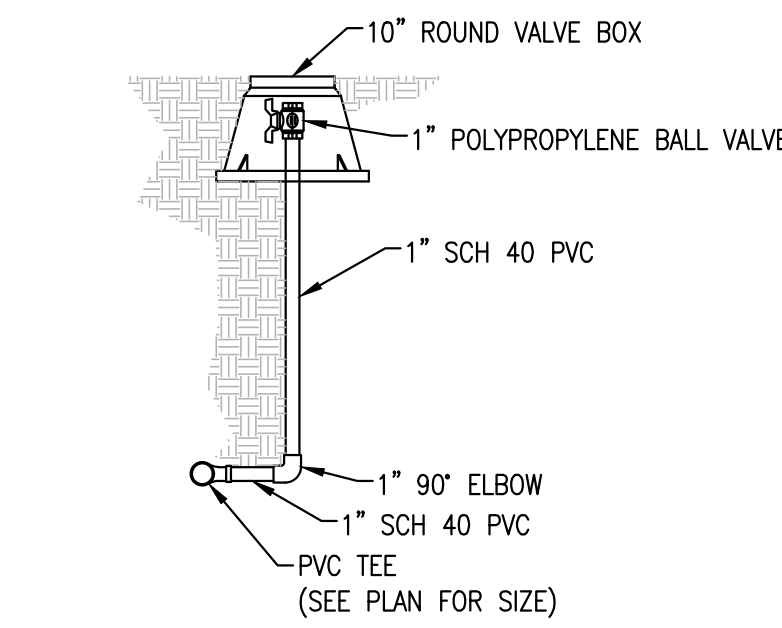
**IRRIGATION SYSTEM NOTES:**

1. IRRIGATION PIPING SHALL CONSIST OF THE FOLLOWING:

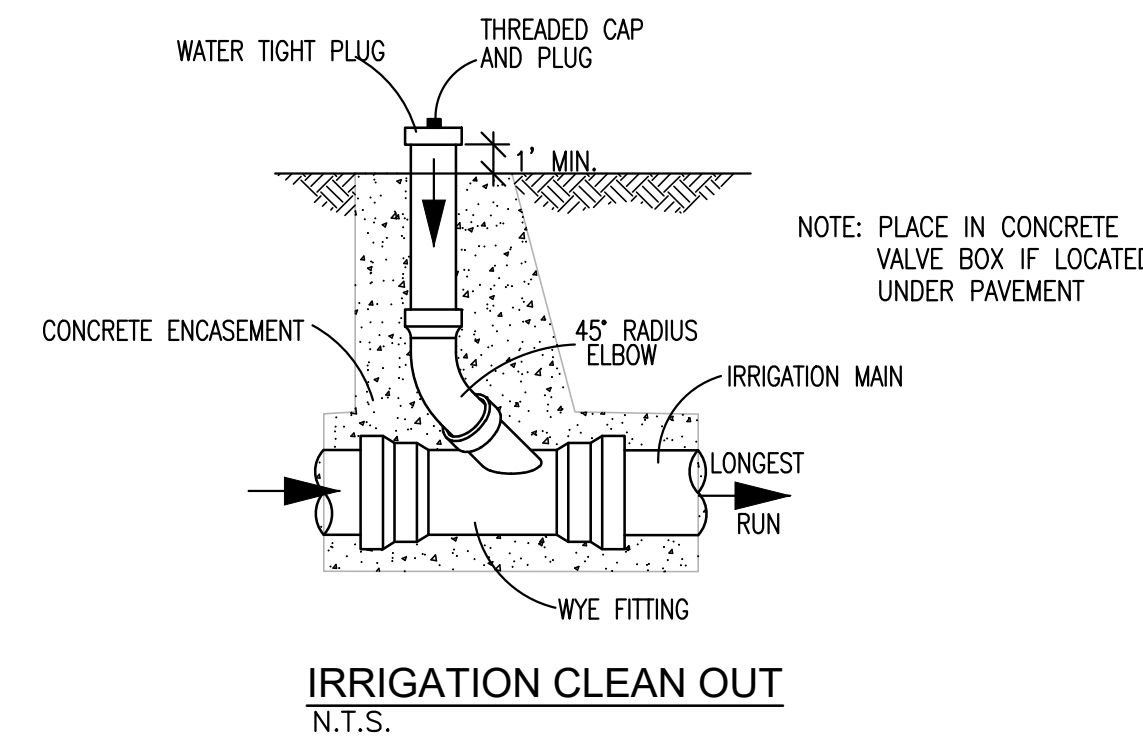
- IRRIGATION SYSTEM SHALL BE MINIMAL CLASS 160 PVC.
  - MINIMUM OF 2 FEET OF COVER.
  - IRRIGATION LINES BENEATH ROADWAYS AND DRIVEWAYS SHALL BE PLACED IN A SLEEVE EXTENDING A MINIMUM OF 3 FEET BEYOND PAVING.
  - A 90 DEGREE CHANGE IN DIRECTION SHALL BE CONSTRUCTED WITH 2 - 45 DEGREE BENDS.
  - BURIED 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:  
 $L = (S \times D \times (P^{0.5})) / 133,200$   
 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.
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.

**GENERAL NOTES:**

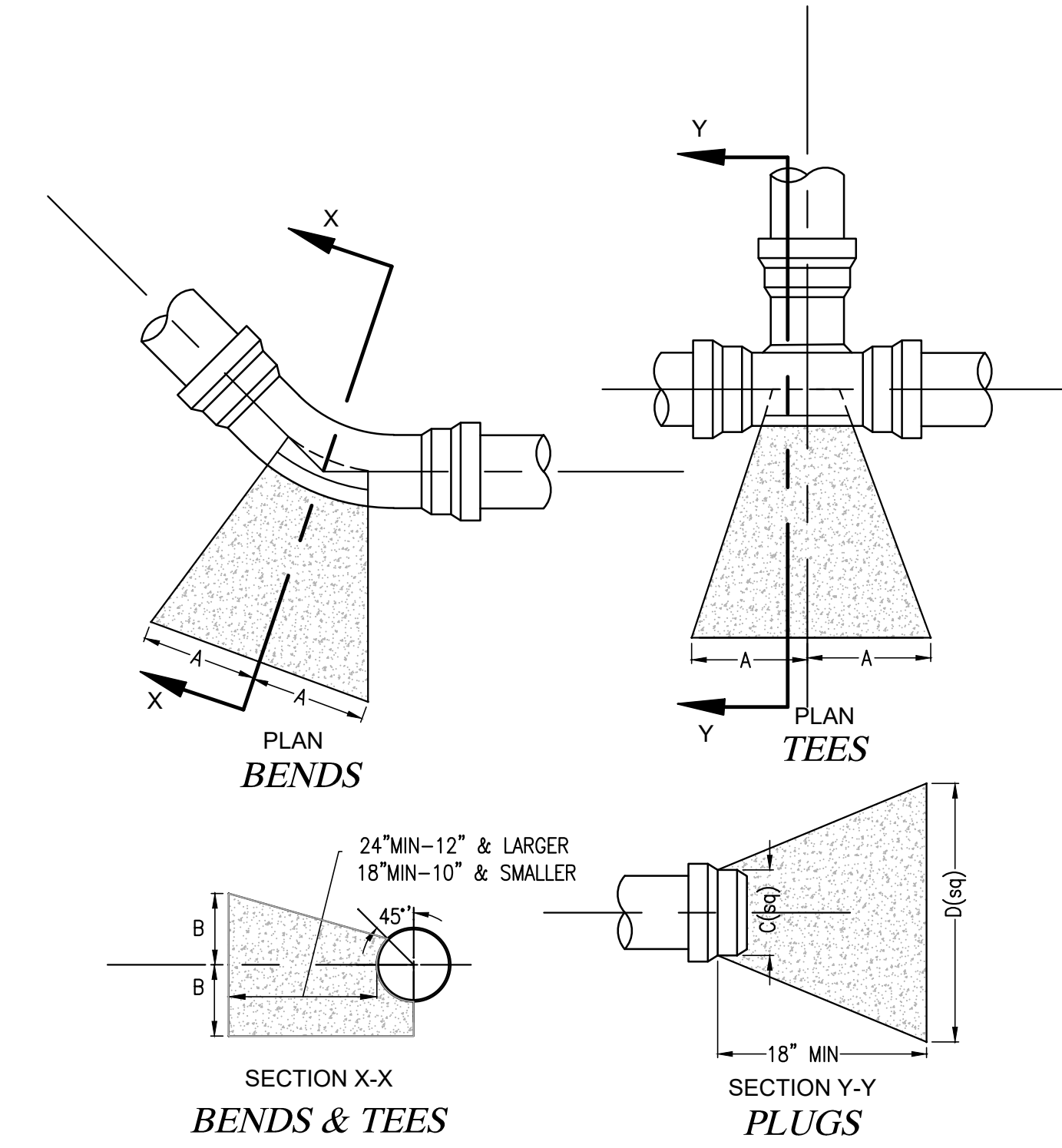
- NO DIMENSIONS SHALL BE SCALED FROM THESE PLANS.
- PLACE ALL IRRIGATION LINES IN PVC SLEEVES AT ALL ROAD CROSSINGS 3' BEYOND SIDEWALK



**1" IRRIGATION SERVICE CONNECTION**  
N.T.S.



**IRRIGATION CLEAN OUT**  
N.T.S.



SIZE	90°		45°		22.5°		TEE'S		PLUGS	
	A	B	A	B	A	B	A	B	C	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"	14"	16"	10"	12"	16"	18"	18"	34"
16"	26"	20"	16"	18"	11"	13"	18"	20"	20"	38"

**VORTEX ENGINEERING, INC.**  
 CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGEMENT  
 CIVIL & CONSULTING ENGINEERS

861 Rood Avenue  
 Grand Junction, CO 81501  
 Phone: (970) 245-9051  
 Fax: (970) 245-7639

**STEPHEN E. SWINDELL**  
 PROFESSIONAL ENGINEER  
 COLORADO LICENSE No. 57688

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Final Plan

REV.	DATE	COMMENT	BY

*Irrigation Details*  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

PROJECT NO: F10-053  
 DATE: 08/26/22  
 Value  
 8ir\_12.dwg

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REV.	DATE	COMMENT	BY

*Storm Water Management Plan*  
**Iron Wheel Subdivision**  
**Filing 2**  
 953 19 Road  
 Fruita, Colorado 81521

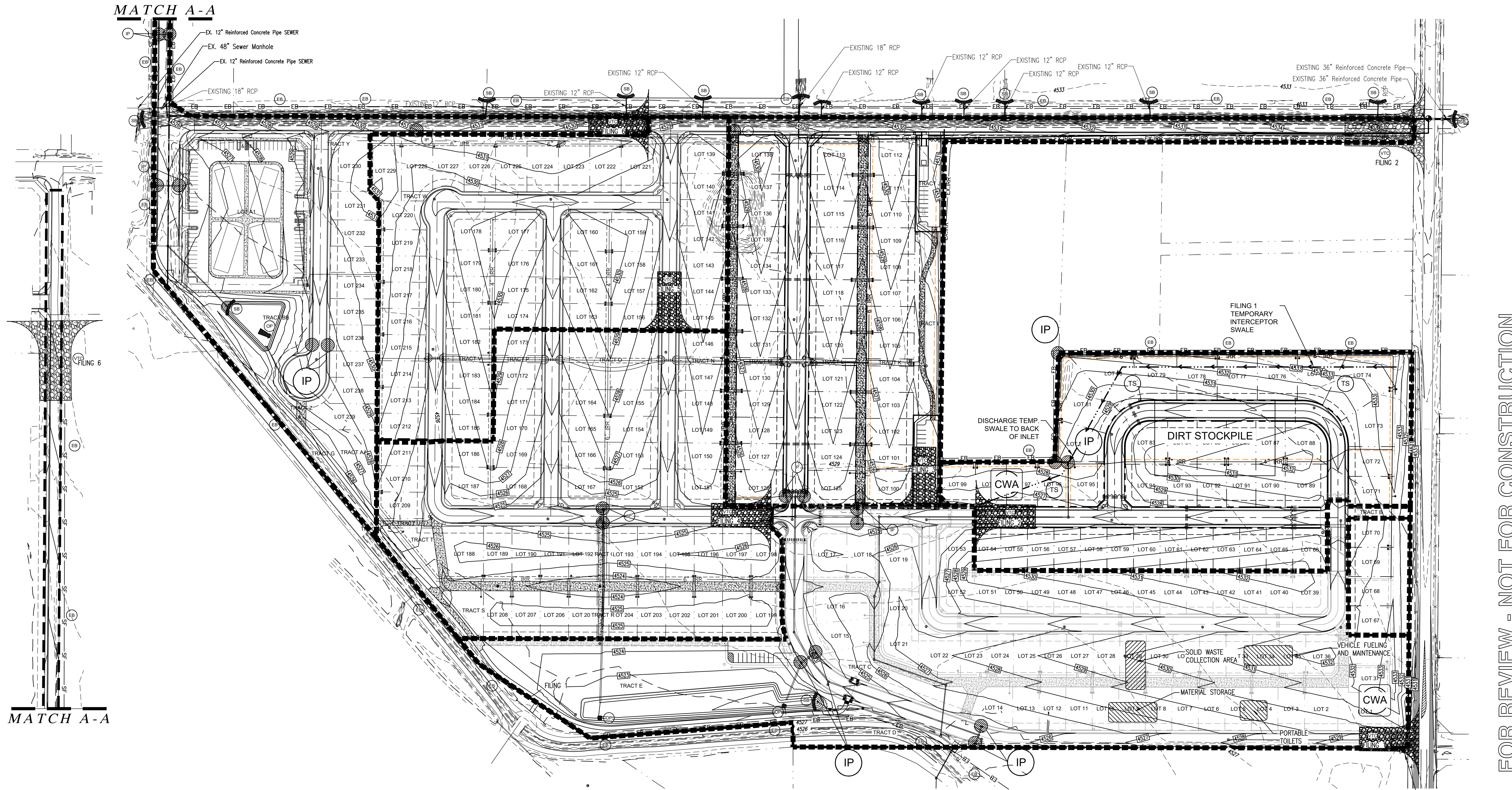
PROJECT NO: F10-053  
 DATE: 08/26/22

95wmp\_12.dwg

~SHEET~

**C9.0**

FOR REVIEW - NOT FOR CONSTRUCTION



TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA	
EARTHEN BERM	EB	
STORM DRAIN INLET PROTECTION	IP	
STRAW BALE	SB	
VEHICLE TRACKING CONTROL	VTC	
OUTLET PROTECTION	OP	
TEMPORARY SWALE	TS	

**SWMP - GENERAL NOTES:**

- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED EASEMENTS, RIGHT AND/OR RIGHTS-OF-WAY PURSUANT TO THE DISCHARGE FROM THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS AND GRADING OR OTHER WORK TO BE PERFORMED ON ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THE PLAN.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) AND B) FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE, THE IN-PLACE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.

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



**PROJECT BENCHMARK**  
 PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE E1/4 CORNER OF SECTION 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4530.97 N:63259.01 E:52502.69  
 PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE N1/16 CORNER OF SECTIONS 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4538.87 N:634578.99 E:522515.80  
 BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

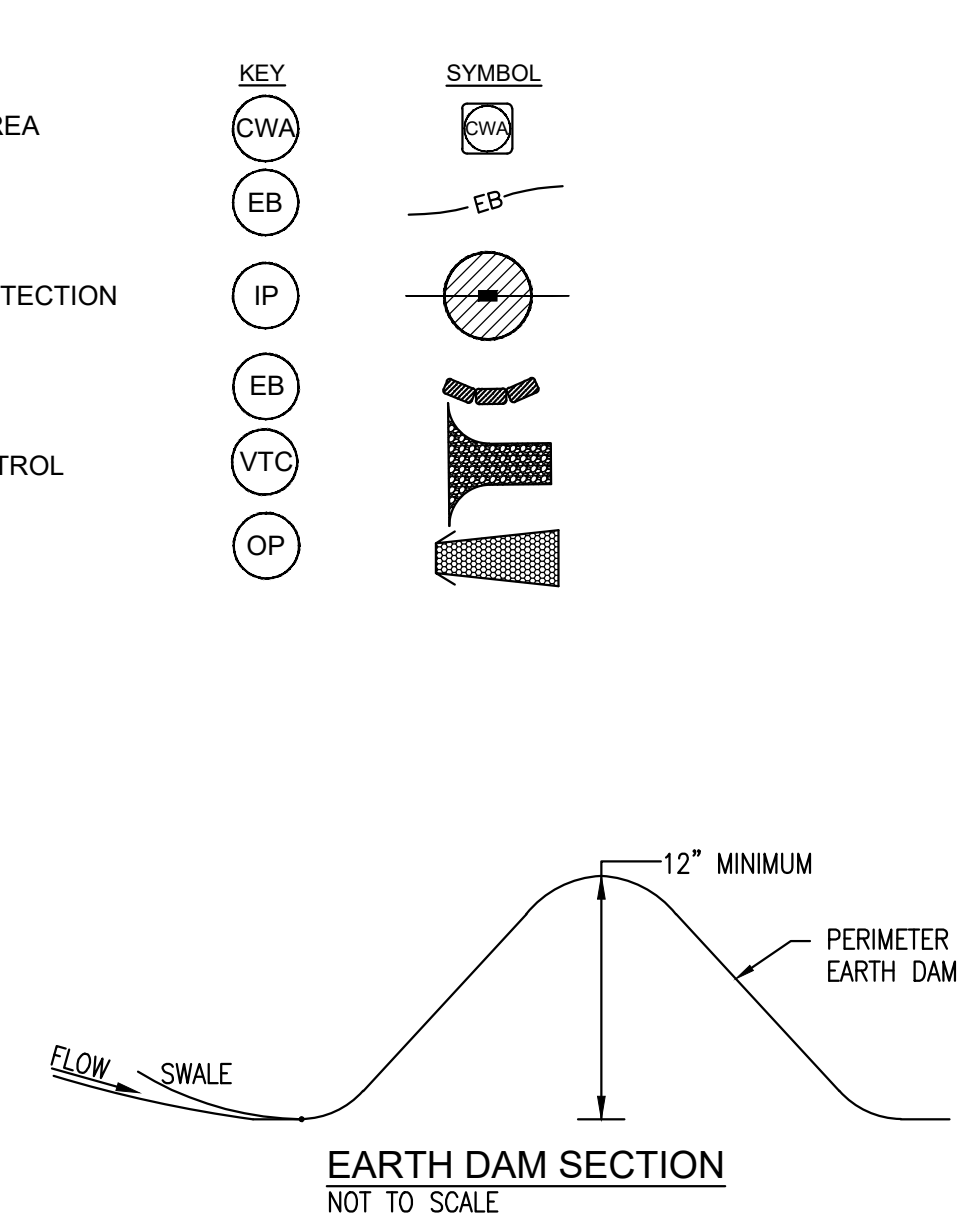
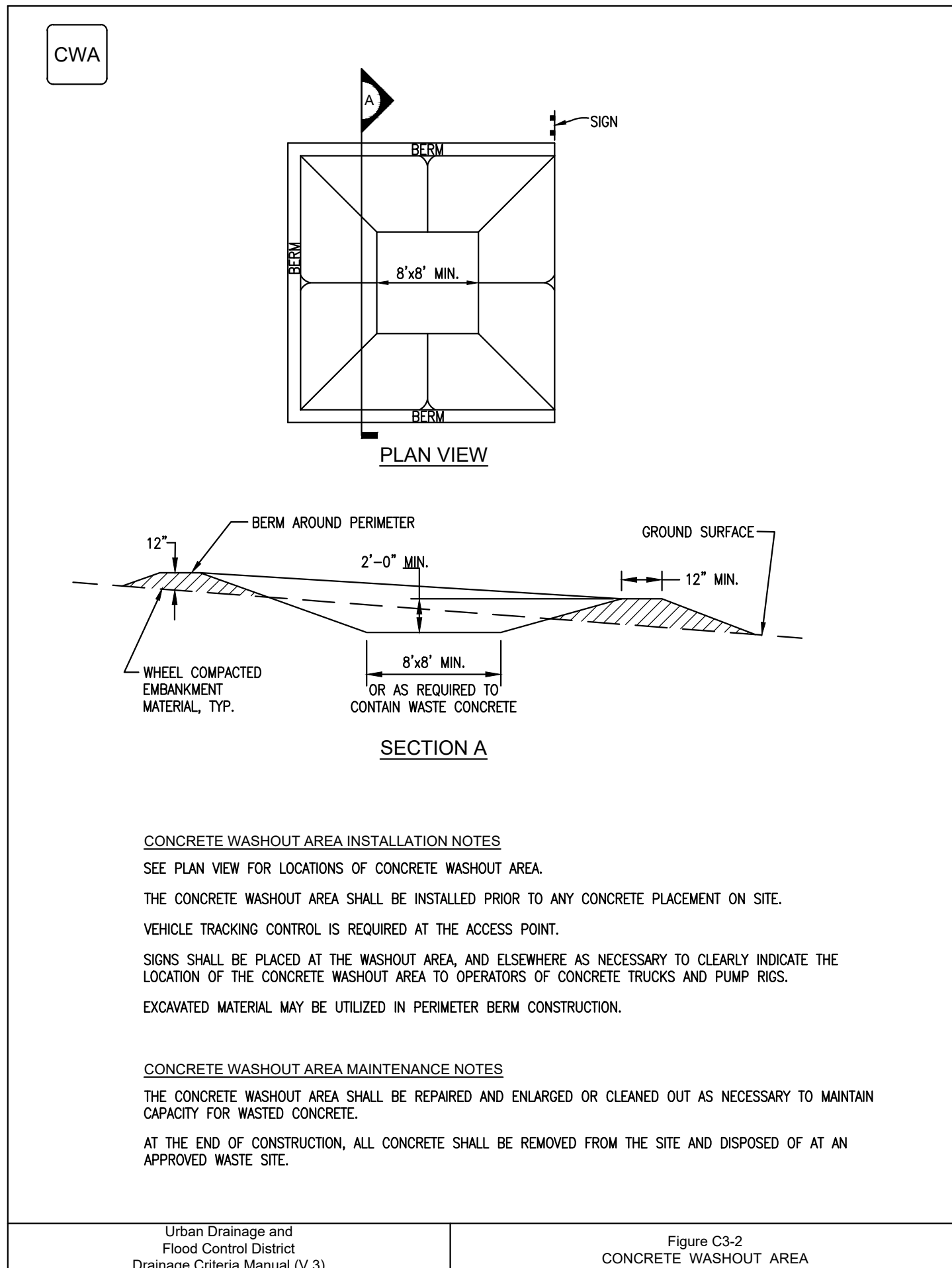
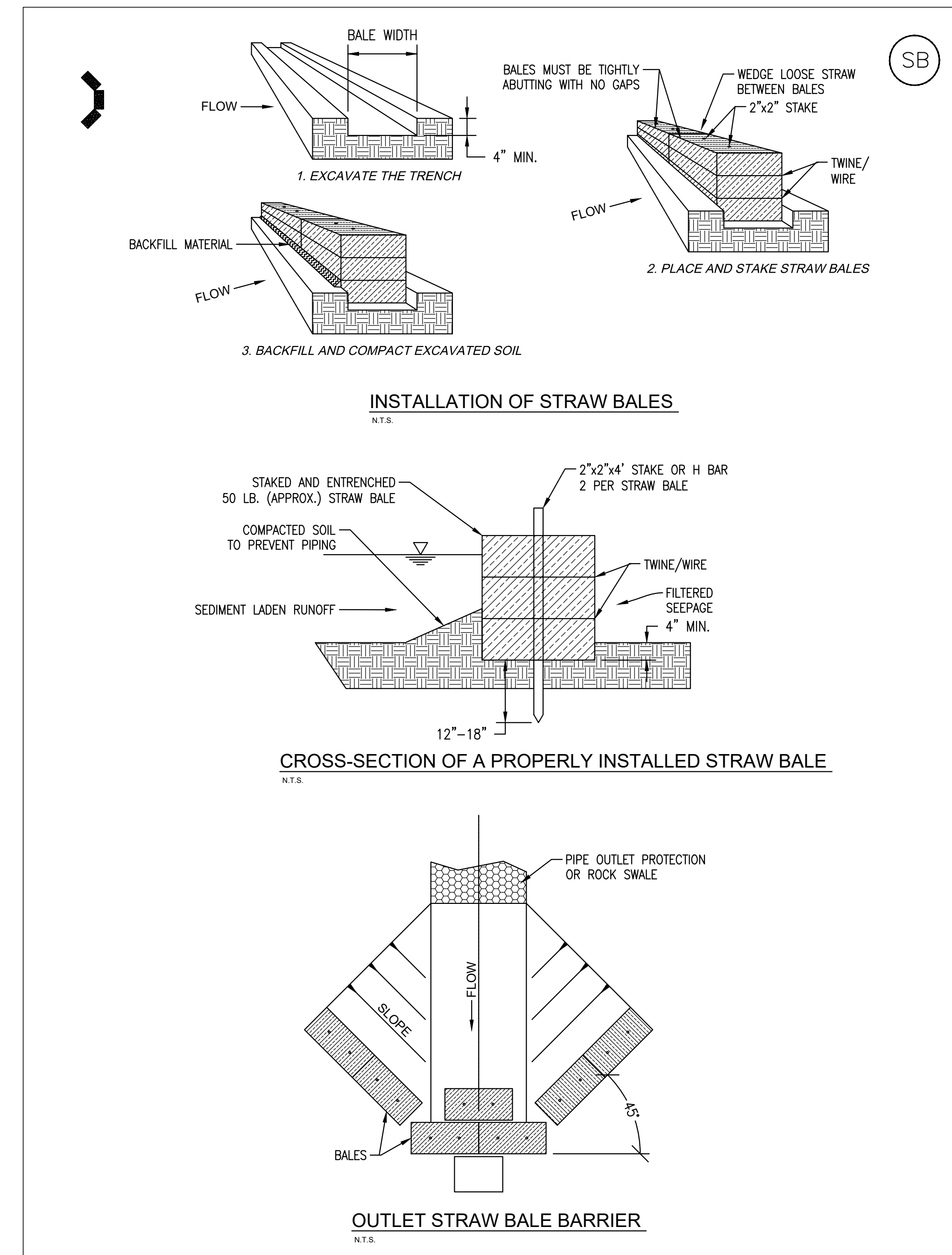
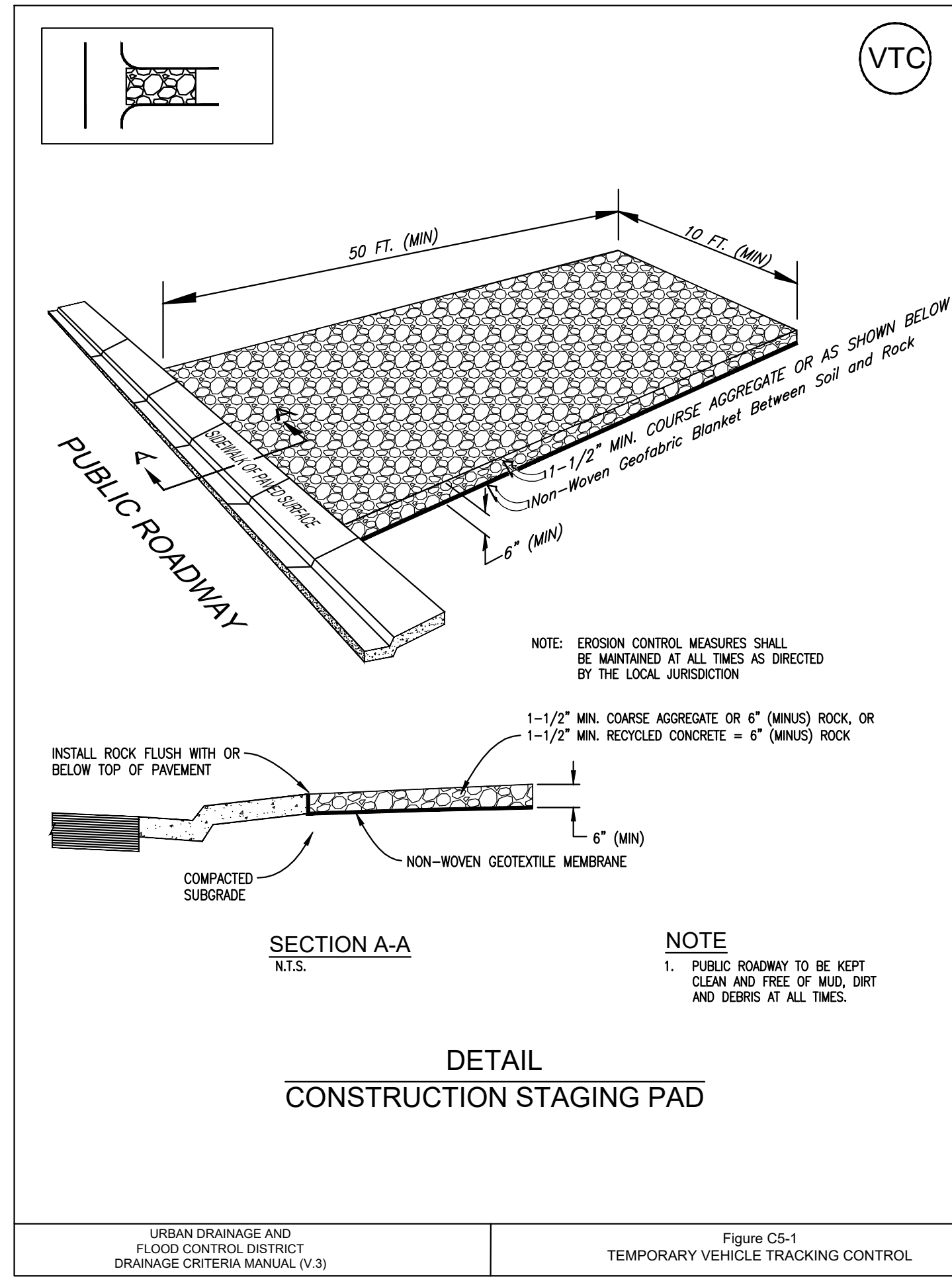
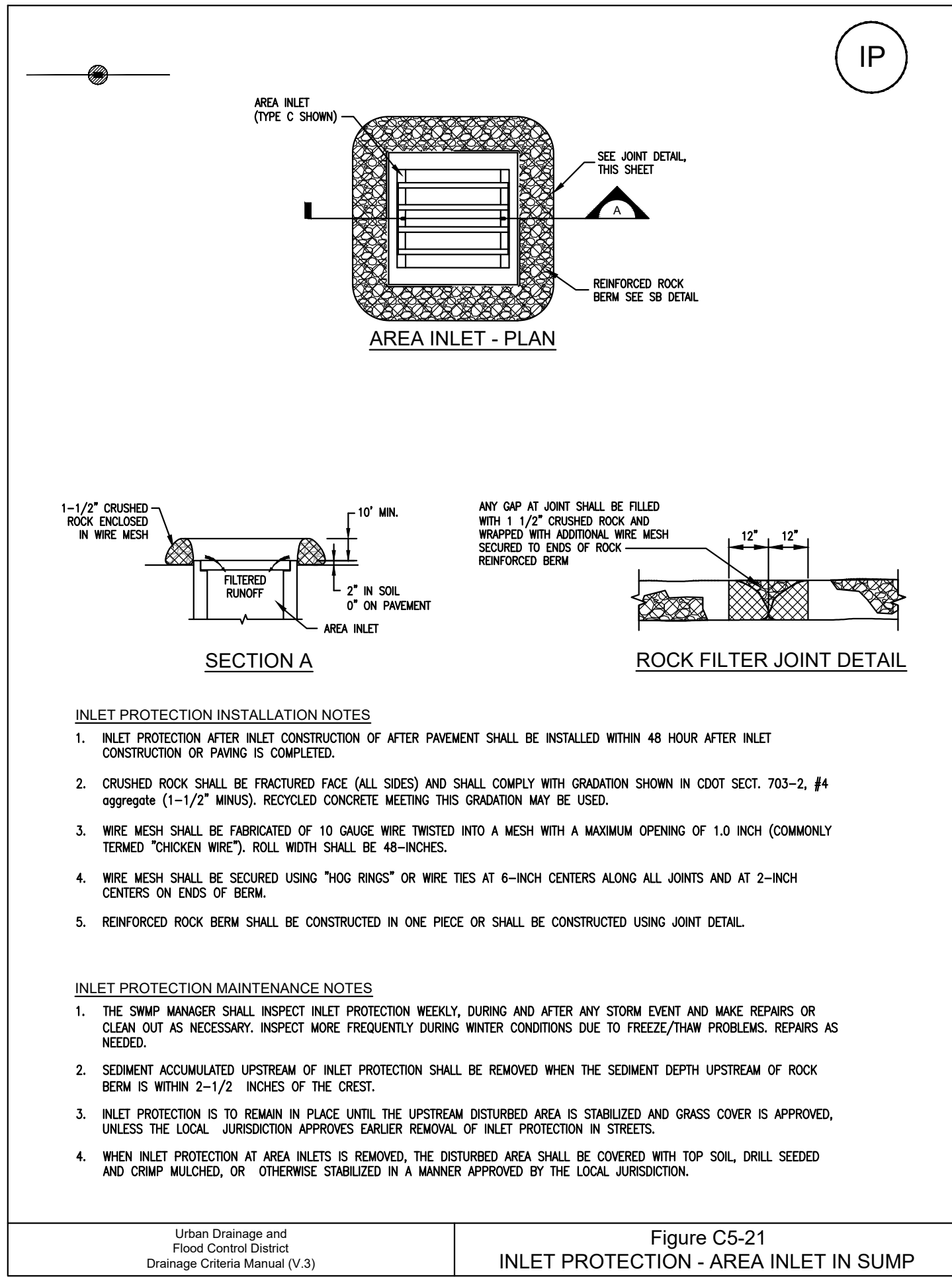
**CITY OF FRUITA GENERAL NOTES**

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

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





FOR REVIEW - NOT FOR CONSTRUCTION

**VORTEX ENGINEERING, INC.**  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT ENGINEERS  
CIVIL & CONSULTING ENGINEERS

861 Rood Avenue  
Grand Junction, CO 81501  
Phone: (970) 245-9051  
Fax: (970) 245-7639

**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57688

DATE	BY	COMMENT


**SWMP Details**  
**Iron Wheel Subdivision**  
**Filing 2**  
953 19 Road  
Fruita, Colorado 81521

PROJECT NO: F10-053  
DATE: 08/26/22

9swmp\_f2.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.

~SHEET~  
**C9.1**

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_