

UTILITY NOTIFICATION CENTER  
OF COLORADO

CALL 811  
THREE WORKING DAYS BEFORE YOU DIG, GRADE OR  
EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.

PREPARED BY JEK  
REVIEWED BY JEK  
DATE 05-29-2023  
SCALE NO SCALE  
JOB NO. 1050 OTTLEY

CK	BY	DESCRIPTION	DATE

*LAPOINTE MINOR SUBDIVISION*  
*1050 OTTLEY AVENUE*  
*FRUITA, COLORADO*  
*MAY 29, 2023*

*SHEET INDEX*

*CONSTRUCTION PLANS*

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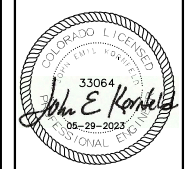
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COVER SHEET  
1050 OTTLEY AVENUE  
FRUITA, COLORADO

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THE CITY OF FRUITA REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

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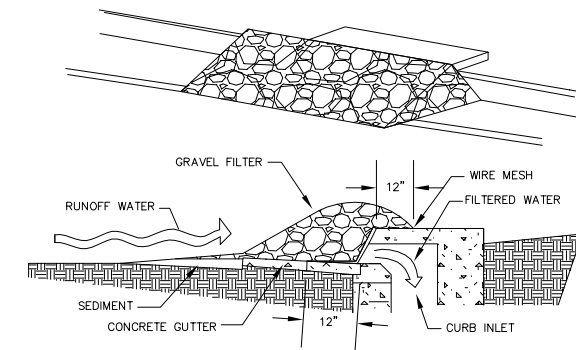
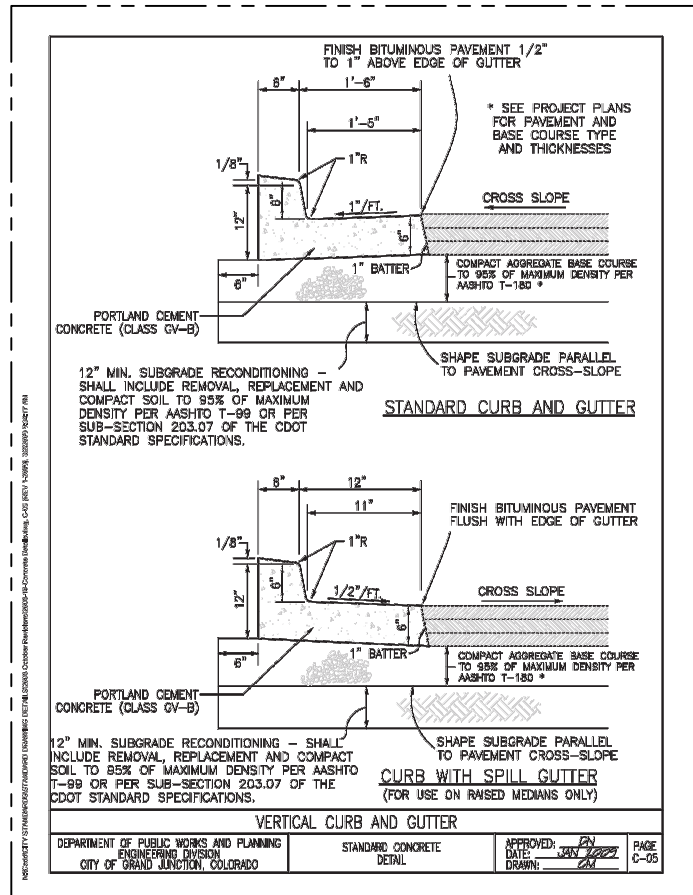
\_\_\_\_\_  
CITY DEVELOPMENT ENGINEER DATE

\_\_\_\_\_  
GRAND VALLEY DRAINAGE DISTRICT DATE

SHEET  
1

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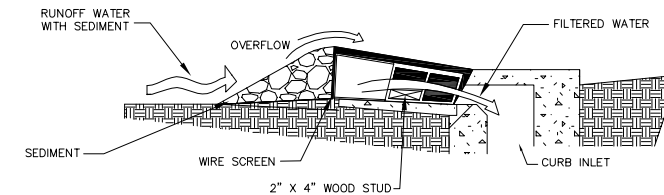
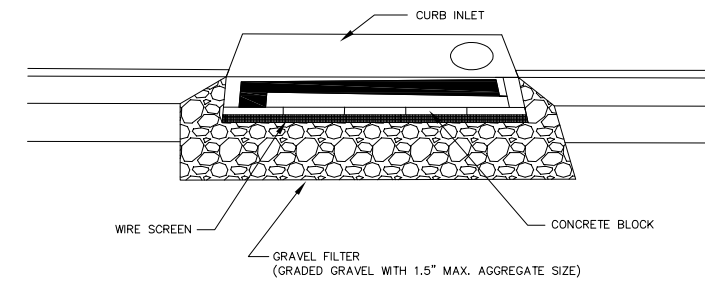


**SPECIFIC APPLICATION**

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

**NOTE:** ALTERNATE DESIGN COULD UTILIZE GRAVEL FILLED BAGS.

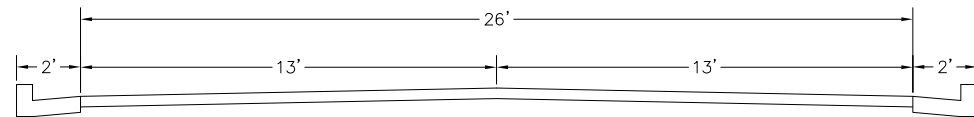
GRAVEL FILTER DETAILS



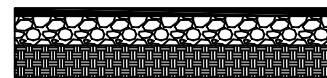
**SPECIFIC APPLICATION**

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE STRUCTURE.

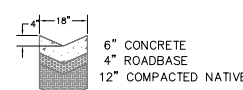
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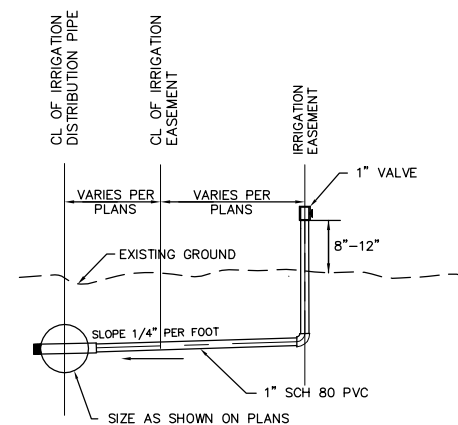
SHARED DRIVEWAY



SHARED DRIVEWAY STRUCTURAL SECTION



CONCRETE VEE PAN



IRRIGATION TAP DETAIL

- LEGEND**
- ===== PROPERTY BOUNDARY
  - CENTERLINE ROADWAY
  - ROW/PROPERTY LINE
  - EASEMENT
  - BUILDING ENVELOPE
  - EDGE OF ASPHALT
  - BACK EDGE OF SIDEWALK
  - FLOW LINE GUTTER
  - WATER METER
  - ⊕ HYDRANT
  - ⊕ SEWER SERVICE
  - ⊕ STORM DRAIN INLET
  - ⊕ STREET LIGHT

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CITY DEVELOPMENT ENGINEER

DATE

DATE	DESCRIPTION	BY	CHK

INSIDE COVER SHEET & DETAILS  
 1050 OTTLEY AVENUE  
 FRUITA, COLORADO

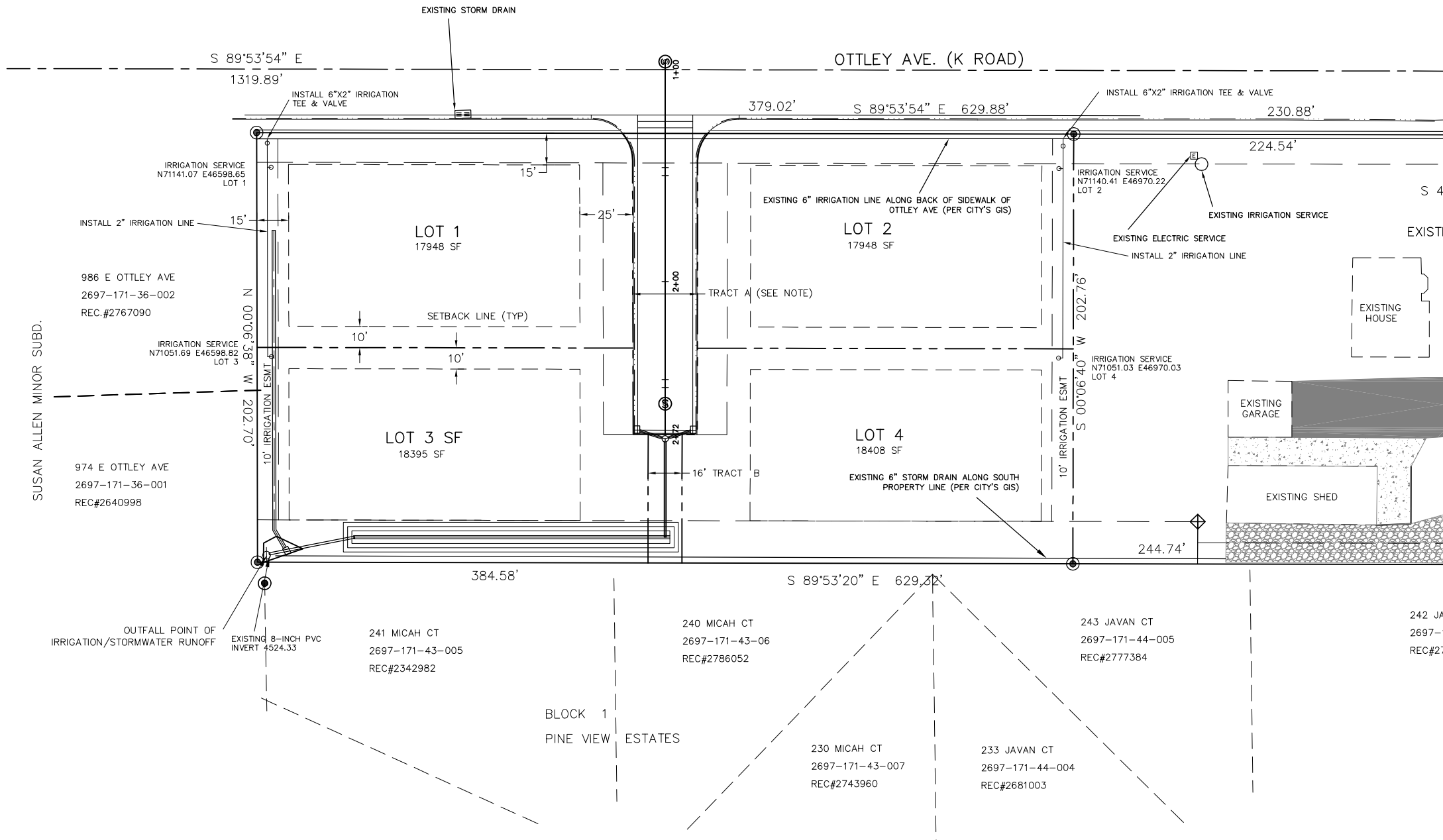
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 (702) 377-8382  
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LAPOINTE MINOR SUBDIVISION  
 1050 OTTLEY AVENUE  
 FRUITA CO  
 PARCEL # 2697-171-53-002  
 COMMUNITY RESIDENTIAL  
 1.79 ACRES

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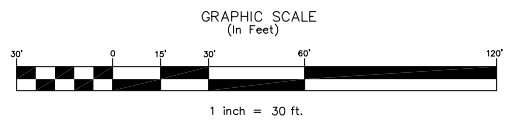
PREPARED BY JEK  
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DATE	DESCRIPTION

SITE PLAN  
 1050 OTTLEY AVENUE  
 FRUITA, COLORADO

SETBACKS:  
 FRONT 20'  
 SIDE 5'  
 REAR 15'



- NOTES:
1. THIS PROPERTY CONSISTS OF A SINGLE PARCEL AND INCLUDES 1.79 ACRES. THE TAX PARCEL NUMBER IS 2697-171-53-002.
  2. ZONING IS COMMUNITY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 7000 SF.
  3. THIS PROPERTY WILL BE SUBDIVIDED INTO 4 LOTS. ACCESS WILL BE FROM OTTLEY AVENUE AND A SHARED DRIVEWAY.
  4. TRACT A IS FOR A SHARED DRIVEWAY. NOTE THAT WIDTH OF TRACT A VARIES.
  5. TRACT B IS FOR ACCESS TO THE WATER MANAGEMENT AREA.
  6. STATIONING ON THIS SHEET PERTAINS TO ROADWAY STATIONING. FOR SANITARY SEWER, REFER TO THE SANITARY SEWER PLAN/PROFILE FOR STATIONING.
  7. A HAMMERHEAD TURNAROUND IS NOT REQUIRED AS THE LENGTH OF THE SHARED DRIVEWAY IS LESS THAN 150 FEET.
  8. THE SANITARY SEWER CONNECTION (TIE-IN) IS ON OTTLEY AVENUE.

LAND COMPOSITION

LOT	AREA (SF)	PERCENTAGE
LOT 1	17,948	23.0
LOT 2	17,948	23.0
LOT 3	18,395	23.6
LOT 4	18,408	23.6
TRACT A	4,302	5.5
TRACT B	971	1.2
TOTAL ACREAGE	77,972	100.0

ACREAGES SHOWN ARE APPROXIMATE.

\*TRACT A NOTE: WIDTH VARIES

UTILITY PROVIDERS

- |                   |                |
|-------------------|----------------|
| POTABLE WATER     | UTE WATER      |
| SANITARY SEWER    | CITY OF FRUITA |
| IRRIGATION WATER  | GRAND VALLEY   |
| FIRE PROTECTION   | CITY OF FRUITA |
| POLICE PROTECTION | CITY OF FRUITA |
| TELEPHONE         | CENTURYLINK    |
| ELECTRICITY       | XCEL ENERGY    |

LEGEND

- PROPERTY BOUNDARY
- - - CENTERLINE ROADWAY
- · - · - ROW/PROPERTY LINE
- · - · - EASEMENT
- · - · - BUILDING ENVELOPE
- · - · - EDGE OF ASPHALT
- · - · - BACK EDGE OF SIDEWALK
- · - · - FLOW LINE GUTTER
- WATER METER
- HYDRANT
- SEWER SERVICE
- STORM DRAIN INLET
- ☆ STREET LIGHT

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CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT BENCHMARK  
 MCSM #19 NORTHEAST CORNER  
 NE ¼ NE ¼ SECTION 17 T1N R2W U.M.  
 N71186.23 E47251.74

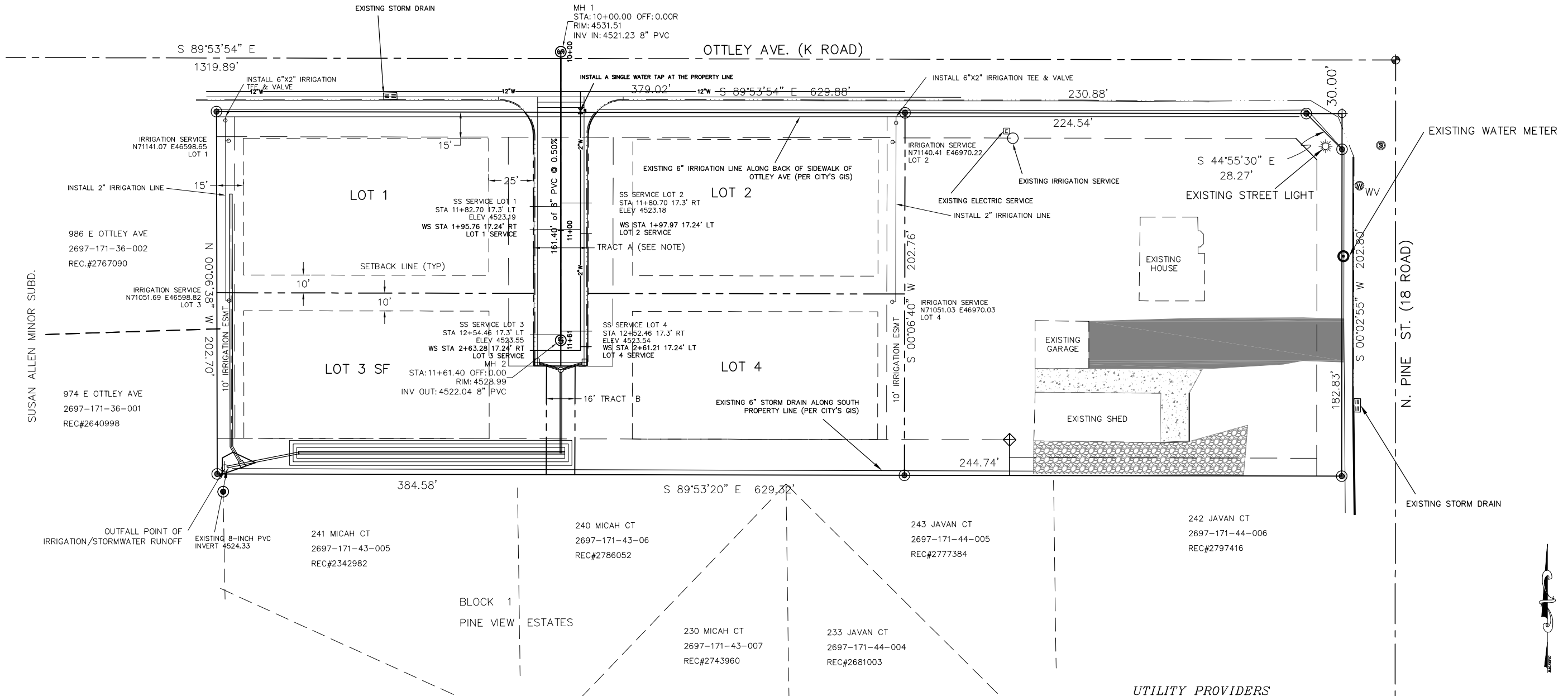
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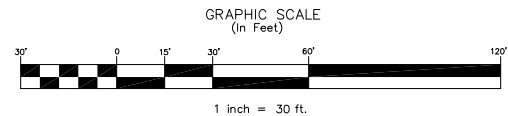
CK	BY	DESCRIPTION	DATE

COMPOSITE PLAN  
1050 OTTLEY AVENUE  
FRUITA, COLORADO

- UTILITY PROVIDERS**
- POTABLE WATER: UTE WATER
  - SANITARY SEWER: CITY OF FRUITA
  - IRRIGATION WATER: GRAND VALLEY
  - FIRE PROTECTION: CITY OF FRUITA
  - POLICE PROTECTION: CITY OF FRUITA
  - TELEPHONE: CENTURYLINK
  - ELECTRICITY: XCEL ENERGY

- COMPOSITE PLAN NOTES:**
1. THE SANITARY SEWER CONNECTION (TIE-IN) IS AT OTTLEY AVENUE.
  2. ONE WATER SERVICE TAP WILL BE PROVIDED AT PROPERTY LINE WHICH WILL PROVIDE SERVICE TO EACH LOT.
  3. DRY UTILITIES WILL BE PROVIDED TO EACH LOT.

**PROJECT BENCHMARK**  
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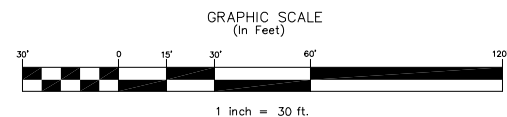
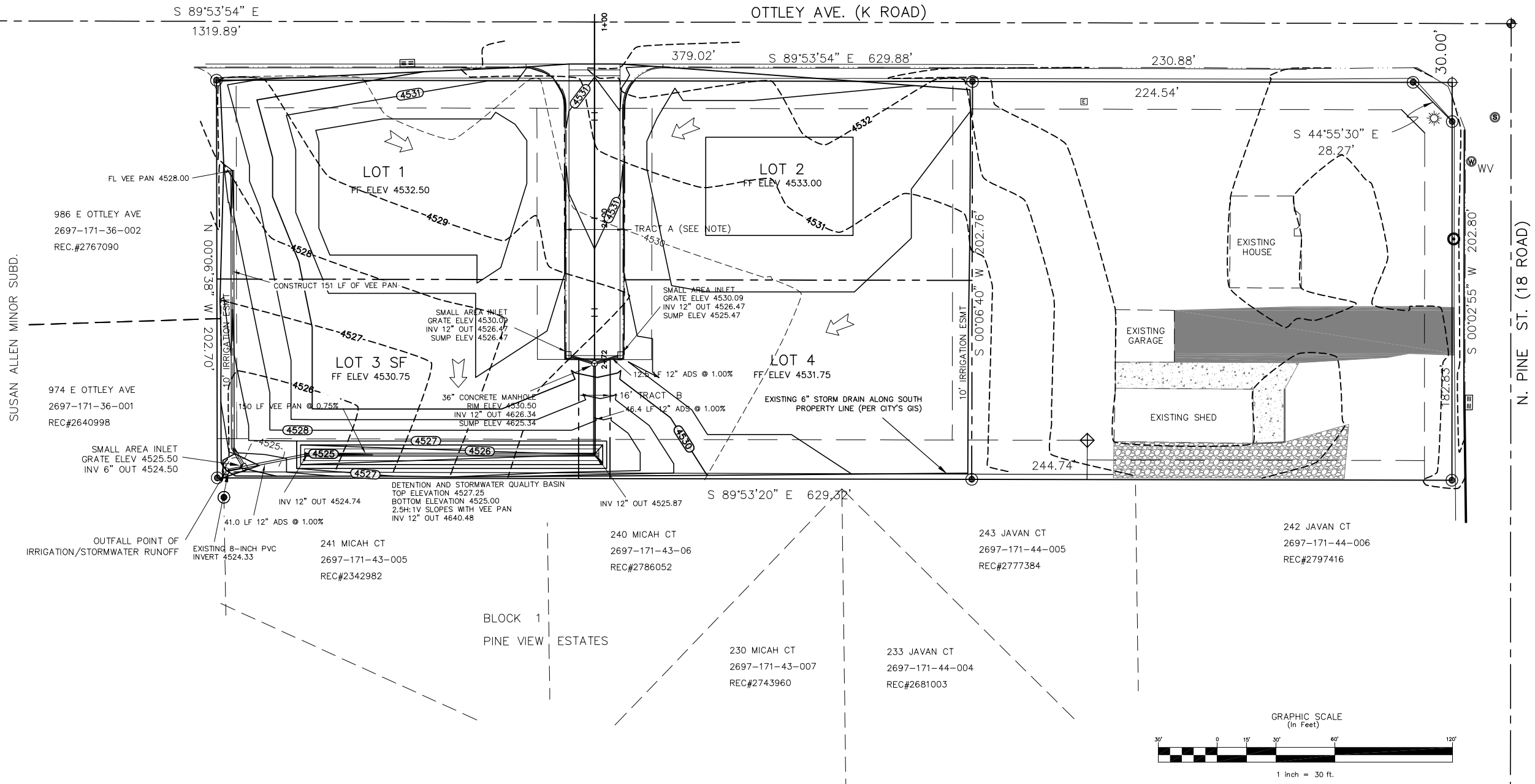
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GRADING & DRAINAGE PLAN  
1050 OTTLEY AVENUE  
FRUITA, COLORADO

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- GRADING & DRAINAGE NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FRUITA SPECIFICATIONS AND STANDARD DRAWINGS.
  2. WHERE COMPACTED FILL IS REQUIRED TO THE DRIVEWAY SUBGRADE ELEVATION, ALL FILL SHALL BE COMPACTED TO 90% MAXIMUM DENSITY (T-180) PRIOR TO INSTALLATION OF UTILITIES.
  3. IF UNSTABLE SOILS ARE ENCOUNTERED IN THE DRIVEWAY SECTION, SUBGRADE STABILIZATION MAY BE NECESSARY.
  4. ALL GRADING SHALL BE COMPACTED TO 95% MODIFIED DRY DENSITY.

PROJECT BENCHMARK  
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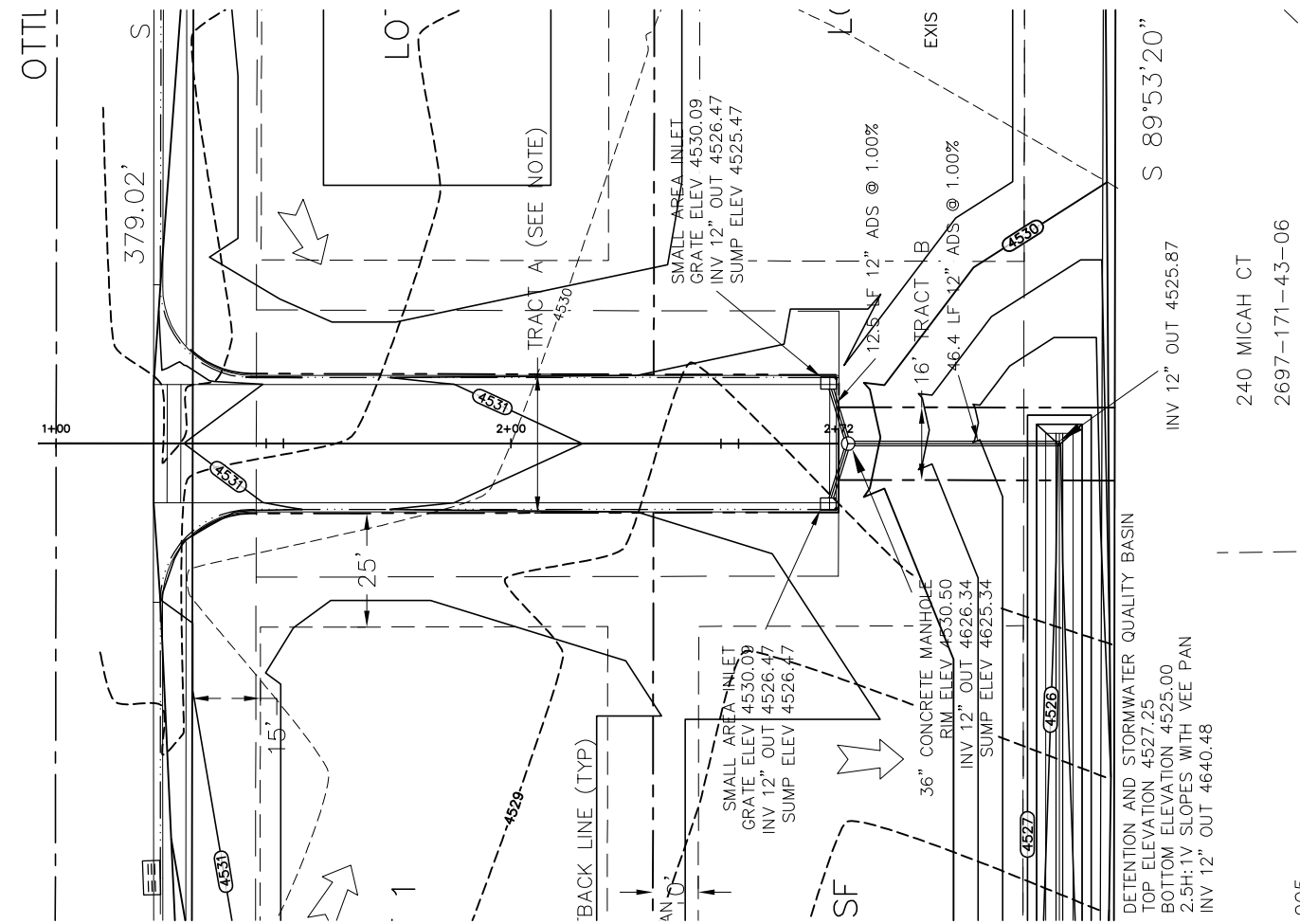
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CITY DEVELOPMENT ENGINEER DATE

\_\_\_\_\_  
GRAND VALLEY DRAINAGE DISTRICT DATE

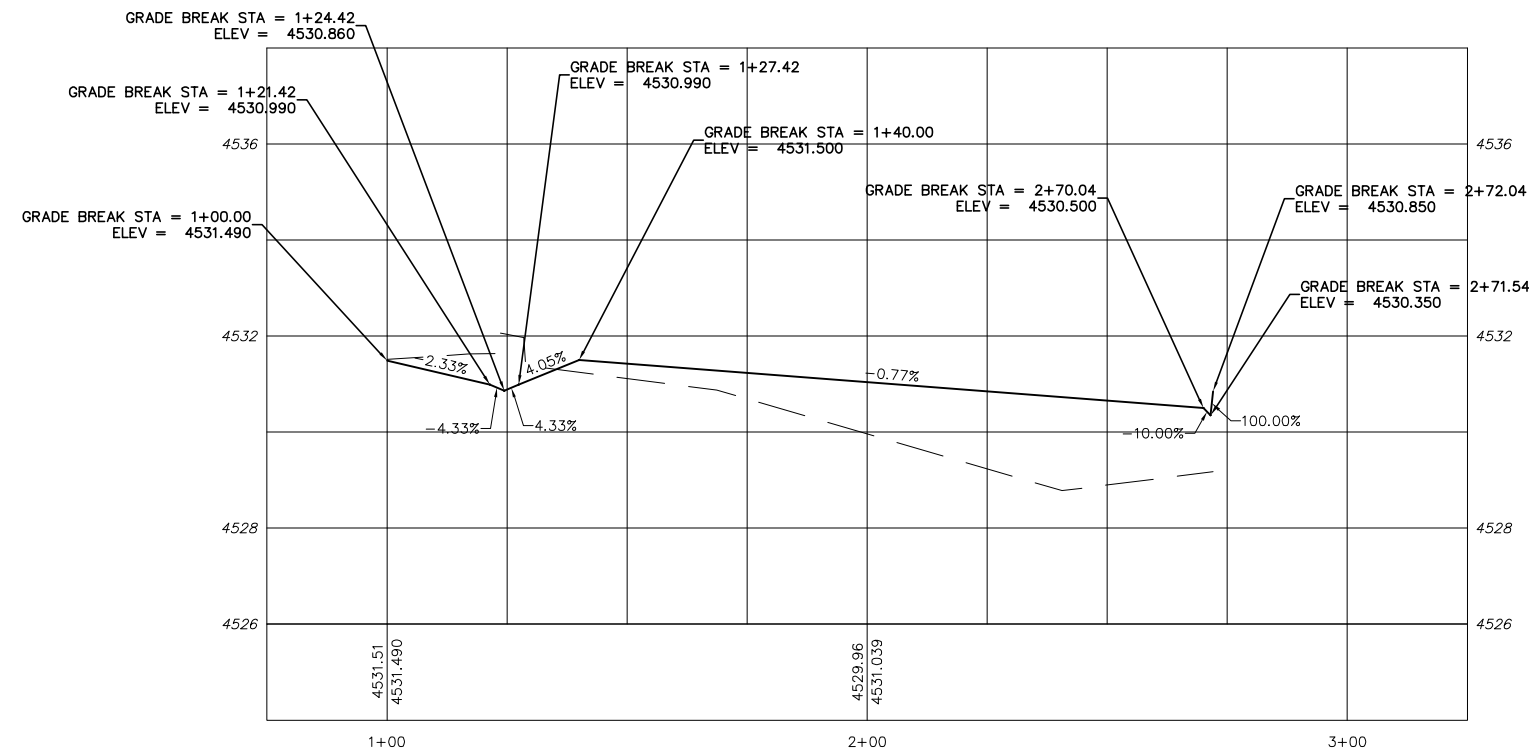
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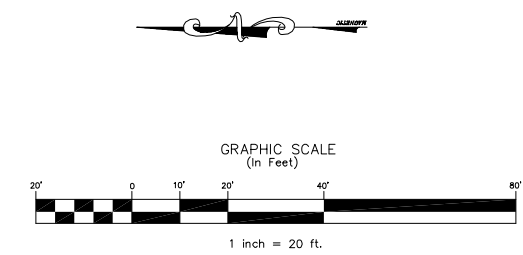


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SHARED DRIVEWAY CL PROFILE



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GRAND VALLEY DRAINAGE DISTRICT

\_\_\_\_\_  
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SHARED DRIVEWAY PLAN/PROFILE  
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