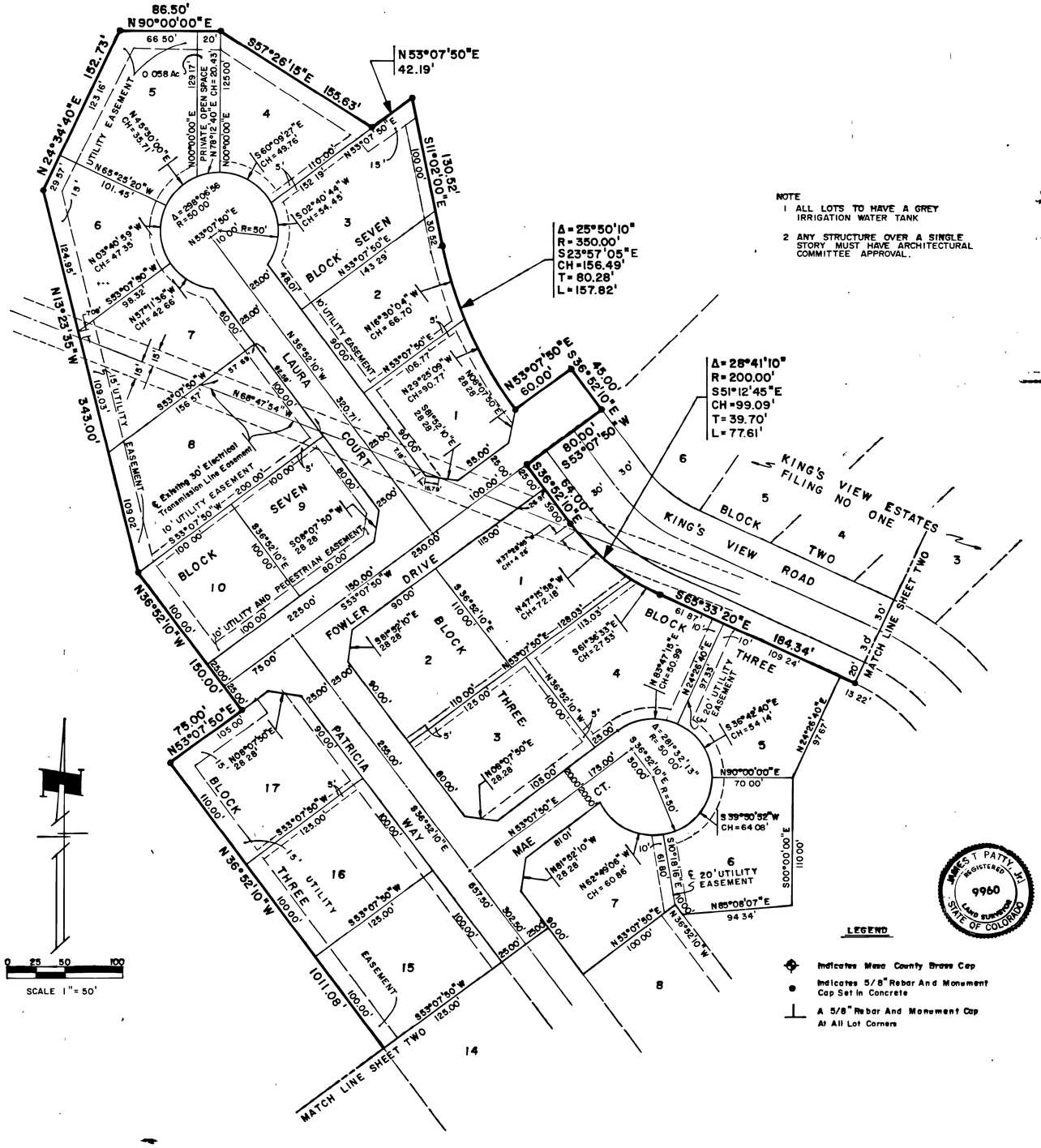
KING'S VIEW ESTATES FILING NO. TWO


86.50'
N90°00'00"E
66.50'
20'
S57°26'15"E 155.63'
N53°07'50"E
42.19'
N24°34'40"E 152.73'
S11°02'00"E 130.52'
Δ=25°50'10"
R=350.00'
S23°57'05"E
CH=156.49'
T=80.28'
L=157.82'
Δ=28°41'10"
R=200.00'
S51°12'45"E
CH=99.09'
T=39.70'
L=77.61'
S53°07'50"E 60.00'
S36°52'10"E 45.00'
S53°07'50"E 80.00'
S36°52'10"E 54.00'
N53°07'50"E 145.29'
N53°07'50"E 106.77'
N29°25'09"W
CH=90.77'
N16°30'04"W
CH=66.70'
N13°23'35"W 343.00'
N36°52'10"W 150.00'
N36°52'10"W 1011.08'
S53°07'50"W 156.57'
N68°47'54"W 98.32'
N57°11'36"W
CH=42.66'
N03°40'59"W
CH=47.35'
N65°25'20"W
101.45'
N36°52'10"W 320.71'
N36°52'10"W 857.50'
S36°52'10"W 302.50'
S53°07'50"W 225.00'
S53°07'50"W 180.00'
S53°07'50"W 100.00'
S53°07'50"W 125.00'
S53°07'50"W 200.00'
S36°52'10"E 100.00'
S36°52'10"E 100.00'
S36°52'10"E 100

KING'S VIEW ESTATES FILING NO. TWO

AREA QUANTITIES

Total Acres In	Single Family Lots (27)	6 802 Ac.	or	35 83%
"	Multi Family Lots (2)	0 917 Ac	or	4 83%
"	Church Site	3 311 Ac	or	17 44%
"	Dedicated Road	2 555 Ac.	or	13 47%
"	Private Road	0 168 Ac.	or	0.88%
"	Open Space	5 231 Ac	or	2755%
Total Acres		18 984 Ac	or	100 00%

LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

KING'S VIEW ESTATES FILING NO. ONE

MATCH LINE SHEET 1

MATCH LINE SHEET 1

Δ= 29°38'45"
R= 150.00'
S50°43'58"E
CH= 76.75'
T= 39.70'
L= 77.61'

S65°33'20"E 13 22'

S24°25'40"W 91 68'

SQUIRE COURT

KING'S VIEW ROAD

S35°54'35"E 247 07'

291.80'

S44°02'25"W

Δ= 13°10'35"
R= 250.00'
S 42°29'52"E
CH= 57.37'
T= 28.87'
L= 57.49'

PRIVATE OPEN SPACE

BLOCK THREE

N00°00'00"E 110 00'

N85°08'07"E 94 34'

S53°07'50"W 100 00'

N36°52'10"W 90.00'

100.00'

15' UTILITY EASEMENT

S51°35'43"E 112 93'

S53°07'50"W 100 00'

N40°09'05"W CH=39 79'

29 20'

R=30'

S68°34'04"W 108 03'

Δ= 300°00'00"
R= 50 00'

N06°30'58"E CH= 49 92'

S 53°32'08"E 130 30'

N00°00'00"E 170.00'

S02°38'18"E CH= 43 42'

0 047 Ac.

101 68'

N61°39'40"E

PRIVATE OPEN SPACE

S40°07'41"E CH=20 43'

102.85'

N61°39'40"E

S70°59'31"E CH= 32 63'

S00°00'00"W 78 41'

N63°13'56"E CH=45 04'

S 36°52'10"E 70 00'

N53°07'50"E 72 96'

S53°07'50"W 128 75'

N36°52'10"W 20 22'

103 00'

101.08'

375 96'

PATRICIA WAY

10' UTILITY AND PEDESTRIAN ESMT.

100 00'

S53°07'50"W 125 00'

25 00

S36°52'10"E 357 50'

302 50'

S53°07'50"W 125 00'

179 20'

EASEMENT THREE 100.00'

15' UTILITY

BLOCK 100.00'

PRIVATE OPEN SPACE

5.126 ACRES

S77°45'00"E 131 95'

31 95'

S77°45'00"E 447 3'

BLOCK FOUR

240.00'

120.00'

10' UTILITY EASEMENT

N12°13'00"E 120 00'

N77°45'00"W

84 27'

15' WATER EASEMENT

15'

84 28'

10' UTILITY AND PEDESTRIAN ESMT.

S38°16'20"W 84 02'

20' SANITARY SEWER

S 38°16'20"W

65 03'

N77°45'00"W 100 00'

S49°05'10"E 170.03'

65 45'

147 50'

COURT

ROAD

N38°16'20"E 35 65'

S51°43'40"E 120.00'

DIANA

PRIVATE

N38°16'20"E 60 00'

N51°43'40"W 30 00'

N38°16'20"E 30 00'

N 51°43'40"W 10 00'

30'

20'

30'

Δ= 51°40'58"
R= 320.00'
S74°55'39"E
CH= 278.96'
T= 154.98'
L= 288.65'

S60°22'35"E CH= 125 30'

S86°13'04"E CH=160 80'

N18°20'00"E 128.00'

N90°00'00"E 250.00'

CHURCH SITE
LOT ONE, BLOCK FOUR
3.311 Ac.

S00°27'00"W 362.15'

S18°47'45"W 270.56'

WESTERLY R.O.W. COLORADO HIGHWAY # 340

COLORADO HIGHWAY # 340

N00°27'00"E

EAST LINE SECTION 19 T 1N, R 2W, U.M.
ORIGIN OF BEARINGS

NE CORNER
SECTION 19
T1N, R 2W, U M

SE CORNER
SECTION 19
T1N, R 2W, U M

SW CORNER
SECTION 19
T1N, R 2W, U M
B L M BRASS CAP

S89°27'42"W 4551 30'

121 05'

S89°27'42"W 525.12'

S89°27'42"W 646.17'

S89°27'42"W 80.01'

5277 47' - TOTAL

SOUTH LINE SECTION 19 T 1N, R 2W, U M

TRUE POINT OF BEGINNING

0 50 100 150
SCALE 1" = 50'

SHEET 2 of 2

KING'S VIEW ESTATES
FILING NO. TWO

PARAGON ENGINEERING, INC.

0135-00121

68

PRELIMINARY PLAN
FOR
SUNSET POINTE
FRUITA, COLORADO

PREPARED BY:

ROLLAND CONSULTANTING ENGINEERS

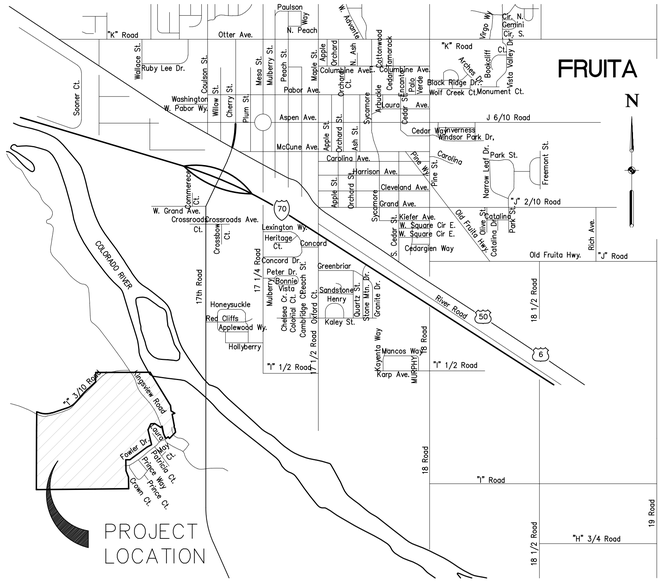
405 RIDGES BLVD.
GRAND JUNCTION, CO 81507
(970) 243-8300

PREPARED FOR:

SUNSHINE OF DELTA, INC.

P.O. BOX 516
FRUITA, COLORADO 81521

VICINITY MAP



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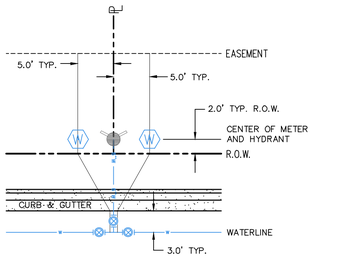
SUNSET POINTE
PRELIMINARY PLAN

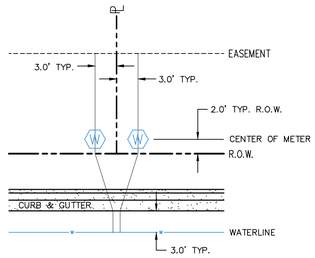
COVER SHEET

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	1
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



WATER SERVICE AND FIRE HYDRANT CONNECTION TYP.

NOT TO SCALE



WATER SERVICE CONNECTION TYP.

NOT TO SCALE

AREA BREAKDOWN

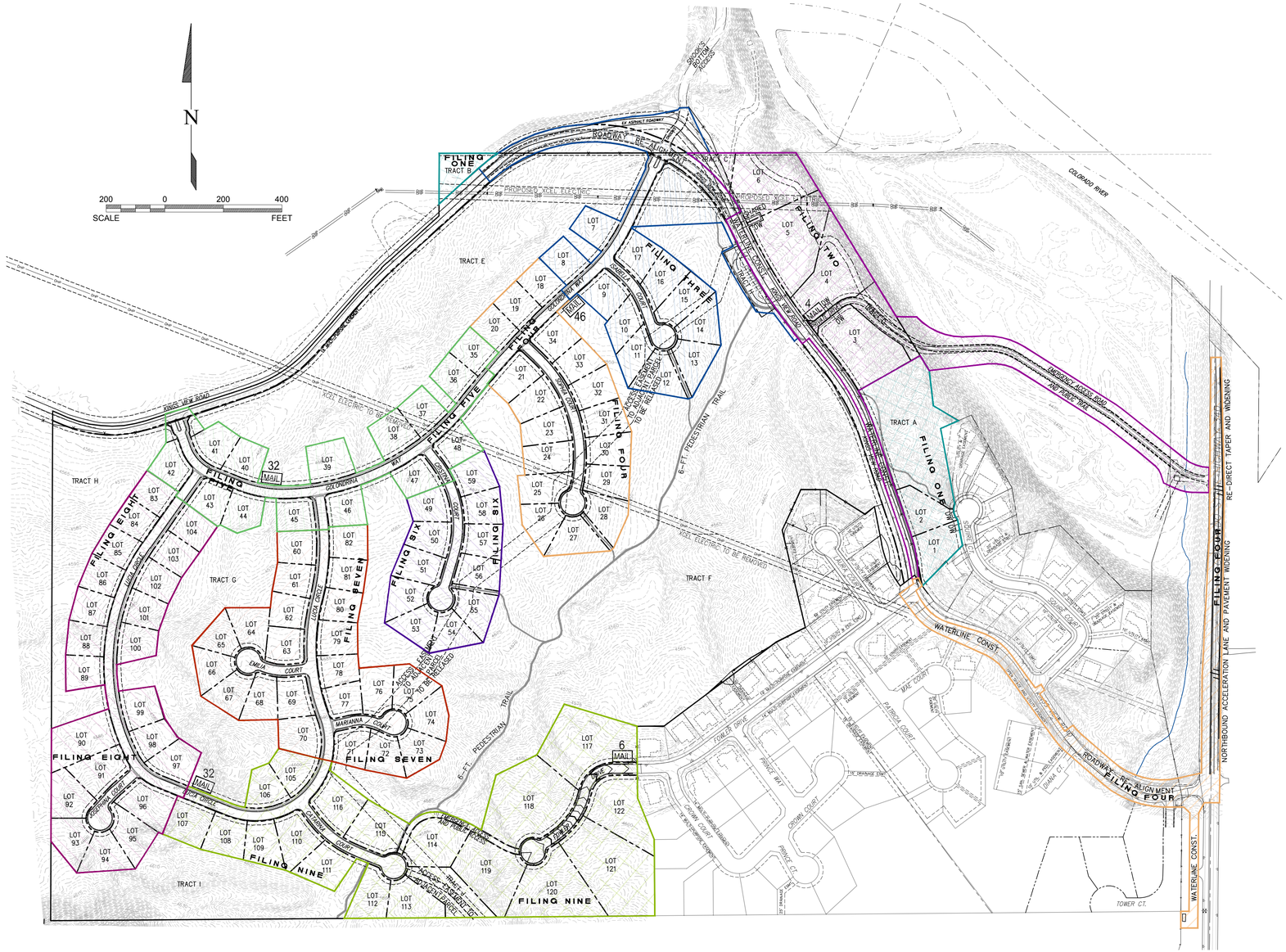
RESIDENTIAL LOTS (122)	52.8 ACRES±	40.1%
INTERIOR ROADS	13.2 ACRES±	10.0%
ACCESS TRACT	0.4 ACRES±	0.3%
OPEN SPACE	65.3 ACRES±	49.6%
TOTAL	131.7 ACRES±	100.0%

LEGEND

	EXISTING TREELINE
DRAINAGE	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED STREET LIGHT
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING DRAINAGE CULVERT
	PROPOSED DRAINAGE CULVERT
	PROPOSED STORM DRAIN INLET
OHP	EXISTING OVERHEAD POWER LINE
8"W	EXISTING WATER LINE, SIZE, AND FIRE HYDRANT
8"S	EXISTING SANITARY SEWER, SIZE, AND MANHOLE
	PROPOSED 8" C-900 WATER LINE, SIZE, AND FIRE HYDRANT
SS	PROPOSED 8" SDR-35 PVC SANITARY SEWER, SIZE, AND MANHOLE
WS	PROPOSED WATER METER AND SERVICE LATERAL
SS	PROPOSED SANITARY SEWER SERVICE LATERAL

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE.	AVENUE
B.O.W.	BACK-OF-WALK
BLDG	BUILDING
C.D.O.T.	COLORADO DEPARTMENT OF TRANSPORTATION
C.G.	CURB AND GUTTER
CL.	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONST.	CONSTRUCTION
C.Y.	CUBIC YARD
CU. YD.	CUBIC YARD
DEG.	DEGREE
DIA	DIAMETER
DWY	DRIVEWAY
E	EAST
EA.	EACH
E.W.	EACH WAY
EL.	ELEVATION
EX.or EXIST.	EXISTING
FH	FIRE HYDRANT
FL or F.L.	FLOWLINE
FT.	FOOT
G	GROUND
HBP	HOT BITUMINOUS PAVEMENT
HWY	HIGHWAY
I.D.	INSIDE DIAMETER
INV.	INVERT
IR or IRR.	IRRIGATION
IRMH	IRRIGATION MANHOLE
IRWV	IRRIGATION WATER VALVE
L.F.	LINEAL FEET
LF	LINEAL FEET
LP	LIGHT POLE
L.S.	LUMP SUM
LT	LEFT
MAX.	MAXIMUM
MCSM	MESA COUNTY SURVEY MONUMENT
MIN	MINIMUM
N	NORTH
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PSCO	PUBLIC SERVICE OF COLORADO
PT	POINT OF TANGENCY
PVC	POINT VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT VERTICAL INTERSECT
PVMT	PAVEMENT
PVT	POINT VERTICAL TANGENCY
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
S	SOUTH
SS	SANITARY SEWER SERVICE
S.Y.	SQUARE YARD
STA.	STATION
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TEMP	TEMPORARY
TYP	TYPICAL
U.S.	UNITED STATES
UTIL	UTILITY
VC	VERTICAL CURVE
W	WEST
WM	WATER METER
WS	WATER SERVICE



LOCAL UTILITY PROVIDERS

UTE WATER CONSERVANCY DISTRICT
(WATER SERVICES)
2190 H ¼ 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 (PHONE/COMMUNICATIONS)
2524 BLICHMANN AVE.
GRAND JUNCTION, CO 81505
PHONE #970-244-4311

CHARTER/SPECTRUM COMMUNICATIONS
(TV/COMMUNICATIONS)
2502 FORESIGHT CIR
GRAND JUNCTION, CO 81505
PHONE #970-245-8750

GRAND VALLEY POWER (ELECTRIC 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

AREA BREAKDOWN

RESIDENTIAL LOTS (122)	54.0 ACRES±	41.0%
INTERIOR ROADS	13.2 ACRES±	10.0%
ACCESS TRACT	0.2 ACRES±	0.2%
OPEN SPACE	64.3 ACRES±	48.8%
TOTAL	131.7 ACRES±	100.0%

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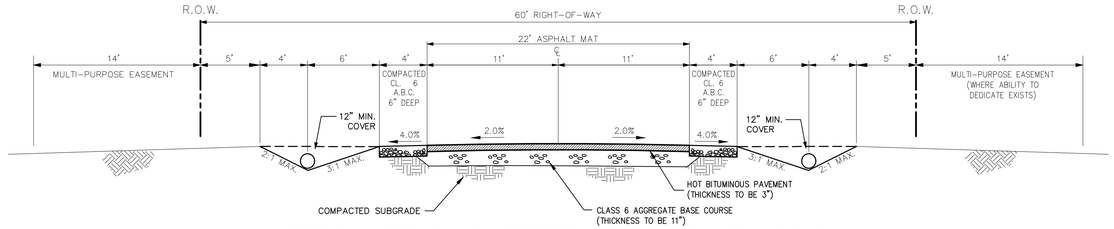
SUNSET POINTE PRELIMINARY PLAN

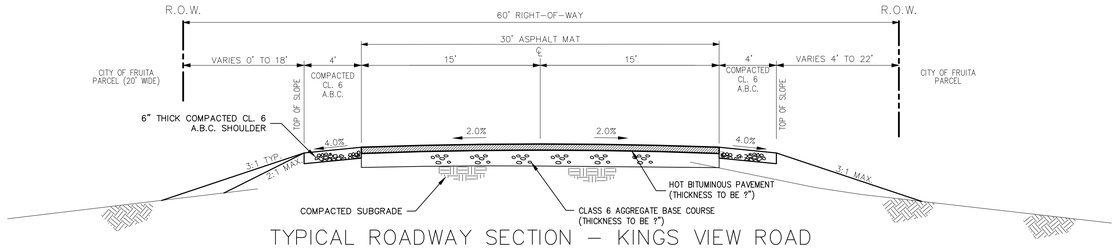
PHASING PLAN

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	2
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



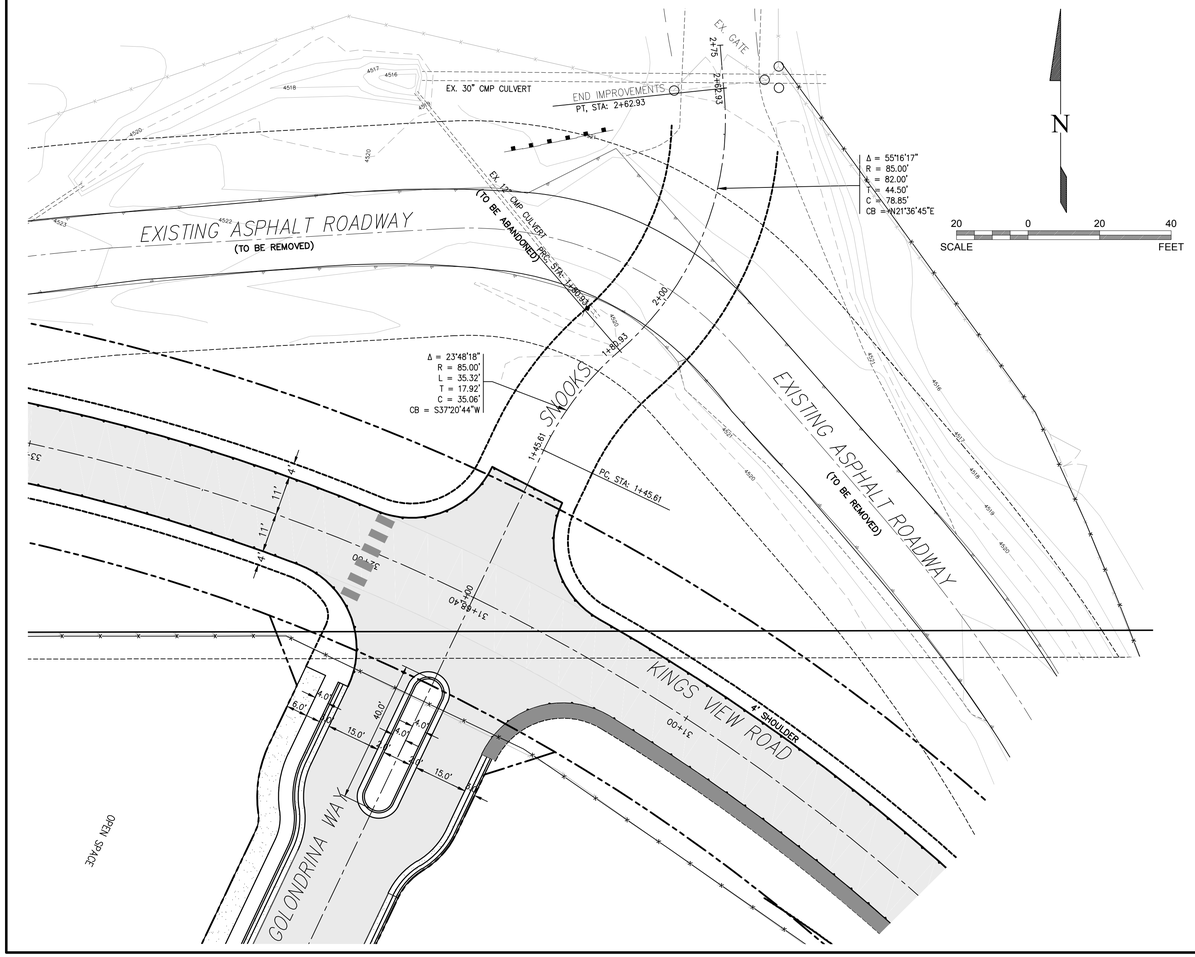
TYPICAL ROADWAY SECTION – KINGS VIEW ROAD SNOOK'S BOTTOM RE-ALIGNMENT

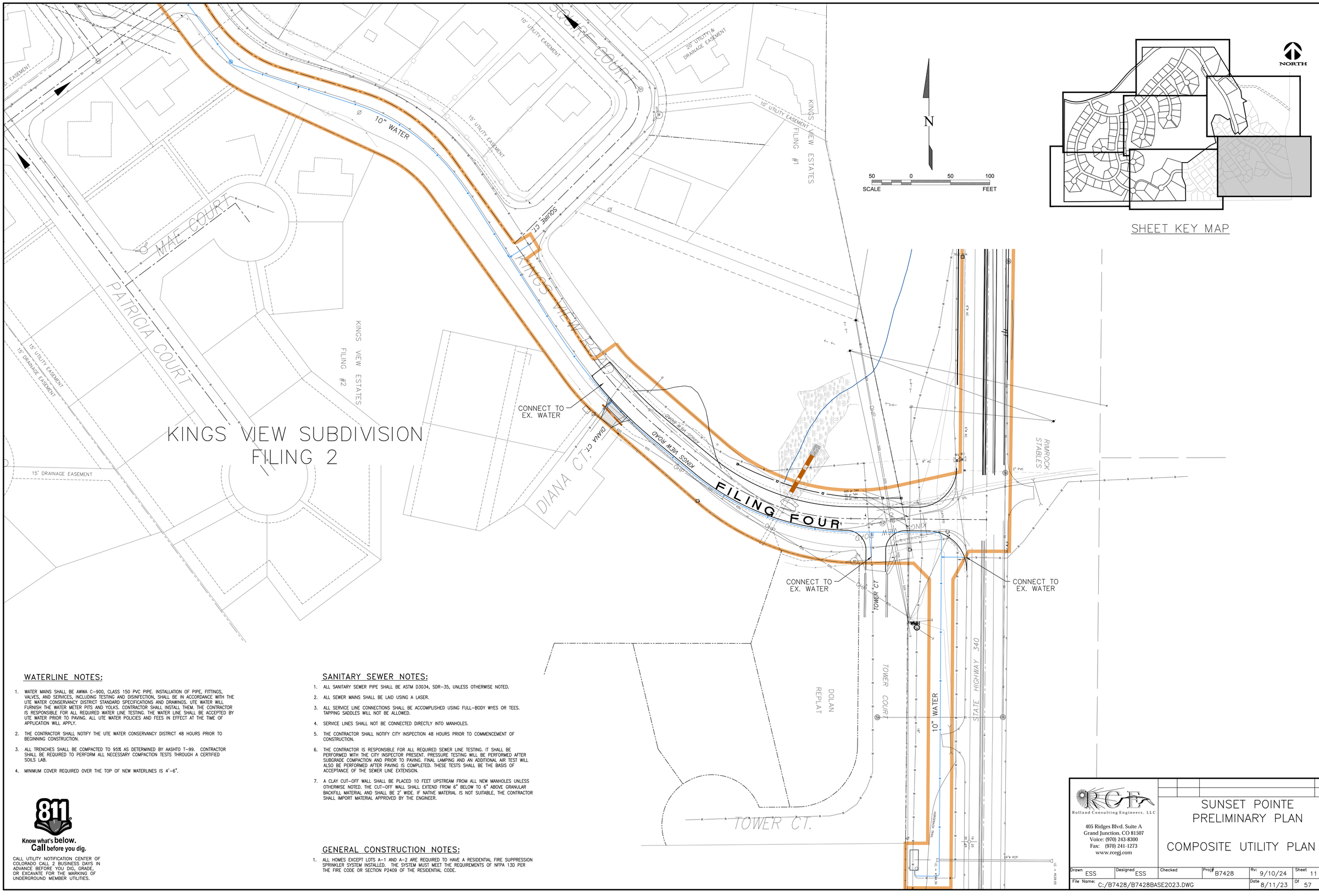
SCALE: 1" = 6'



TYPICAL ROADWAY SECTION – KINGS VIEW ROAD ENTRANCE RE-ALIGNMENT

SCALE: 1" = 6'


EX. GATE
2+75
EX. 30" CMP CULVERT
END IMPROVEMENTS PT, STA: 2+62.93
2+62.93
EX. 12" CMP CULVERT (TO BE ABANDONED)
PC, STA: 1+45.61
1+45.61
Δ = 55°16'17"
R = 85.00'
L = 82.00'
T = 44.50'
C = 78.85'
CB = N21°36'45"E
N
20 0 20 40
SCALE FEET
EXISTING ASPHALT ROADWAY (TO BE REMOVED)
EXISTING ASPHALT ROADWAY (TO BE REMOVED)
SNOOKS
Δ = 23°48'18"
R = 85.00'
L = 35.32'
T = 17.92'
C = 35.06'
CB = S37°20'44"W
PC, STA: 1+45.61
1+89.93
2.0%
2.0%
4.0%
4.0%
4



WATERLINE NOTES:

1. WATER MAINS SHALL BE AWWA C-900, CLASS 150 PVC PIPE. INSTALLATION OF PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION, SHALL BE IN ACCORDANCE WITH THE UTE WATER CONSERVANCY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS. UTE WATER WILL FURNISH THE WATER METER PITS AND YOLKS. CONTRACTOR SHALL INSTALL THEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED WATER LINE TESTING. THE WATER LINE SHALL BE ACCEPTED BY UTE WATER PRIOR TO PAVING. ALL UTE WATER POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE UTE WATER CONSERVANCY 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 NECESSARY COMPACTION TESTS THROUGH A CERTIFIED SOILS LAB.
4. MINIMUM COVER REQUIRED OVER THE TOP OF NEW WATERLINES IS 4'-6".

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.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE ASTM D3034, SDR-35, UNLESS OTHERWISE NOTED.
2. ALL SEWER MAINS SHALL BE LAID USING A LASER.
3. ALL SERVICE LINE CONNECTIONS SHALL BE ACCOMPLISHED USING FULL-BODY WYES OR TEES. TAPPING SADDLES WILL NOT BE ALLOWED.
4. SERVICE LINES SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES.
5. THE CONTRACTOR SHALL NOTIFY CITY INSPECTION 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SEWER LINE TESTING. IT SHALL BE PERFORMED WITH THE CITY INSPECTOR PRESENT. PRESSURE TESTING WILL BE PERFORMED AFTER SUBGRADE COMPACTION AND PRIOR TO PAVING. FINAL LAMPING AND AN ADDITIONAL AIR TEST WILL ALSO BE PERFORMED AFTER PAVING IS COMPLETED. THESE TESTS SHALL BE THE BASIS OF ACCEPTANCE OF THE SEWER LINE EXTENSION.
7. A CLAY CUT-OFF WALL SHALL BE PLACED 10 FEET UPSTREAM FROM ALL NEW MANHOLES UNLESS OTHERWISE NOTED. THE CUT-OFF WALL SHALL EXTEND FROM 6" BELOW TO 6" ABOVE GRANULAR BACKFILL MATERIAL AND SHALL BE 2' WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.

GENERAL CONSTRUCTION NOTES:

1. ALL HOMES EXCEPT LOTS A-1 AND A-2 ARE REQUIRED TO HAVE A RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED. THE SYSTEM MUST MEET THE REQUIREMENTS OF NFPA 13D PER THE FIRE CODE OR SECTION P2409 OF THE RESIDENTIAL CODE.

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SUNSET POINTE PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 1

Drawn	Designed	Checked	Project	Rv:	Sheet
ESS	ESS		B7428	9/10/24	11
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

WATERLINE NOTES:

1. WATER MAINS SHALL BE AWWA C-900, CLASS 150 PVC PIPE. INSTALLATION OF PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION, SHALL BE IN ACCORDANCE WITH THE UTE WATER CONSERVANCY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS. UTE WATER WILL FURNISH THE WATER METER PITS AND YOLKS. CONTRACTOR SHALL INSTALL THEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED WATER LINE TESTING. THE WATER LINE SHALL BE ACCEPTED BY UTE WATER PRIOR TO PAVING. ALL UTE WATER POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE UTE WATER CONSERVANCY DISTRICT 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
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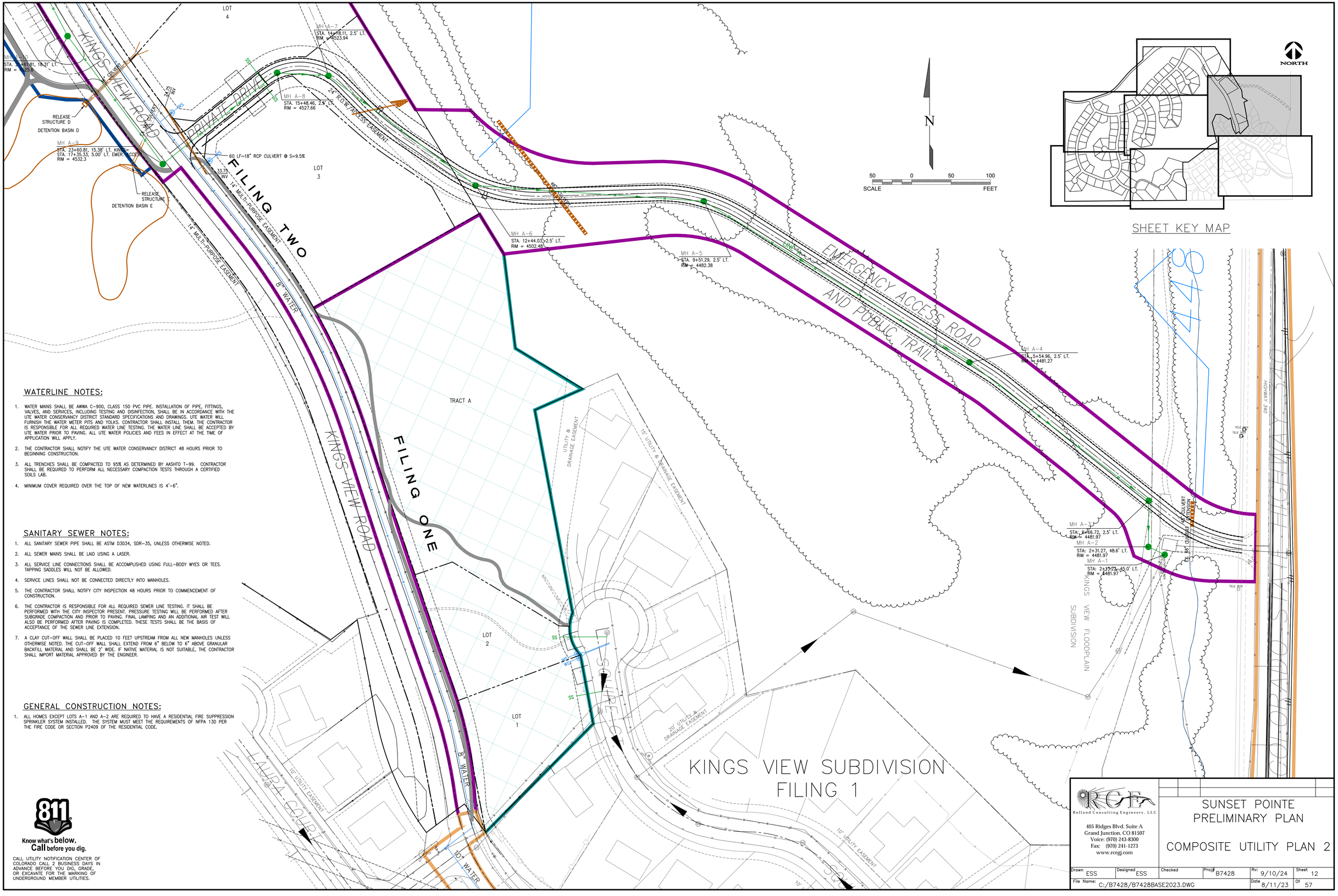
1. ALL HOMES EXCEPT LOTS A-1 AND A-2 ARE REQUIRED TO HAVE A RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM INSTALLED. THE SYSTEM MUST MEET THE REQUIREMENTS OF NFPA 13D PER THE FIRE CODE OR SECTION P2409 OF THE RESIDENTIAL CODE.

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.



RCE Rolland Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
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SUNSET POINTE PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 2

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	12
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

N

50 0 50 100
SCALE FEET

NORTH

SHEET KEY MAP

EX. ASPHALT ROADWAY

EX. 30" CMP CULVERT

EX. 30" CMP CULVERT

EX. 30" CMP CULVERT

EX. CULVERT

SNOOKS CT

DETENTION BASIN B

RELEASE STRUCTURE B

PROPOSED XCEL ELECTRIC

RELEASE STRUCTURE C

DETENTION BASIN C

KINGS VIEW ROAD

PROPOSED XCEL ELECTRIC

FILING TWO

LOT 6

LOT 5

LOT 4

LOT 3

LOT 7

LOT 8

LOT 18

LOT 19

LOT 20

LOT 35

LOT C-29

LOT 36

LOT 37

LOT 34

LOT 33

LOT 21

LOT 22

LOT 32

LOT 31

LOT 9

LOT 16

LOT 17

LOT 15

LOT 10

LOT 14

LOT 11

LOT 13

LOT 12

FILING FOUR

FILING THREE

FILING FIVE

GOLONDRINA WAY

ISABELLA COURT

SOPHIA COURT

KINGS VIEW ROAD

PRIVATE DRIVE

TRAIL

LINE B

LINE G

LINE H

MH B-1
STA. 3+76.28, 6.0' LT.
RIM = 4539.58

MH B-2
STA. 1+05.97, 6.0' RT., LINE G =
STA. 5+30.17, 6.0' LT., LINE B
RIM = 4544.10

MH B-3
STA. 1+06.00, 6.0' RT., LINE H =
STA. 9+31.93, 6.0' LT., LINE B
RIM = 4552.39

MH B-4
STA. 12+07.40, 6.0' LT.

MH G-1
STA. 2+43.77, 6.0' RT.
RIM = 4541.50

MH G-2
STA. 4+31.74, 4.2' RT.
RIM = 4543.21

MH H-1
STA. 2+54.84, 0.0' RT.
RIM = 4553.XX

MH H-2
STA. 4+24.87, 0.0' RT.
RIM = 4555.XX

MH A-11
STA. 28+30.13, 4.00' LT.
RIM = 4523.5

MH A-10
STA. 27+81.81, 18.31' LT.
RIM = 4529.8

MH A-9
STA. 23+60.81, 15.38' LT. KINGS VIEW ROAD
STA. 17+35.33, 5.00' LT. EMER. ACCESS
RIM = 4532.3

MH A-8
STA. 15+48.46, 2.5' LT.
RIM = 4527.66

MH A-7
STA. 14+78.11, 2.5' LT.
RIM = 4523.94

FIRE HYDRANT

STORM DRAIN INLET

60 LF-18" RCP CULVERT @ S=9.5%

14' MULTI-PURPOSE EASEMENT

15' DRAINAGE EASEMENT

24' R.O.W. IN ASSESS. CA.

Know what's below.
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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 3

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EXISTING 30' POWER TRANSMISSION EASEMENT

EXISTING OVERHEAD POWER TRANSMISSION LINE IS TO BE RELOCATED UNDERGROUND IN THE DEVELOPED PORTION OF THE SUBDIVISION AND THE EXISTING EASEMENT VACATED ACROSS THE PROPOSED LOTS.

FILING FIVE

FILING SIX

FILING SEVEN

FILING FOUR

FILING THREE

COLONDRINA WAY (A.K.A. ROAD)

CRISTINA COURT

SOPHIA COURT

LUCIA CIRCLE

EMILIA COURT

LINE A

LINE B

LINE C

LINE I

LINE J

14' MULTI-PURPOSE EASEMENT

7.5' DRAINAGE EASEMENT

DRAINAGE EASEMENT

MH B-4
STA. 12+07.40, 6.0' LT.
RIM = 4558.75

MH B-5
STA. 1+05.98, 6.0' RT., LINE I =
STA. 1+19.16, 6.0' LT., LINE B
RIM = 4560.69

MH B-6
STA. 16+01.22, 6.0' LT.
RIM = 4558.97

MH B-7
STA. 1+06.02, 6.0' RT., LINE C =
STA. 18+12.97, 6.0' LT., LINE B
RIM = 4562.26

MH C-1
STA. 3+16.74, 6.0' RT.
RIM = 4571.07

MH C-2
STA. 5+36.14, 6.0' RT.
RIM = 4578.29

MH C-3
STA. 7+17.13, 6.0' RT., LINE C =
STA. 1+05.97, 6.0' LT., LINE J
RIM = 4584.40

MH I-1
STA. 1+61.81, 6.0' RT.
RIM = 4562.28

MH I-2
STA. 2+94.04, 6.0' RT.
RIM = 4567.49

MH I-3
STA. 4+24.97, 6.0' RT.
RIM = 4572.44

MH I-4
STA. 6+61.30, 6.0' RT.
RIM = 4578.05

MH J-1
STA. 2+24.64, 6.0' LT.
RIM = 4582.86

MH H-1
STA. 7+42.43, 6.0' RT.
RIM = 4590.XX

MH H-2
STA. 4+24.87, 0.0' RT.
RIM = 4555.XX

MH H-3
STA. 5+94.89, 0.0' RT.
RIM = 4557.XX

FIRE HYDRANT

STORM DRAIN INLET

49.95 INV

24" STM

54.53 INV

54.25 INV

56.03 INV

LOT 37, 38, 39, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 68, 69, 75, 76, 77, 78, 79, 80, 81, 82, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32

EXISTING ACCESS EASEMENT TO BE VACATED IN LIEU OF ACCESS BEING PROVIDED BY NEW STREET NETWORK.

EXISTING OVERHEAD POWER TRANSMISSION LINE IS TO BE RELOCATED AND/OR VACATED ACROSS THE DEVELOPED PORTION OF THE SUBDIVISION AND THE EXISTING EASEMENT VACATED ACROSS THE PROPOSED LOTS.

6-FT. PEDESTRIAN TRAIL

N

SCALE 50 0 50 100 FEET

NORTH

SHEET KEY MAP

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

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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 4

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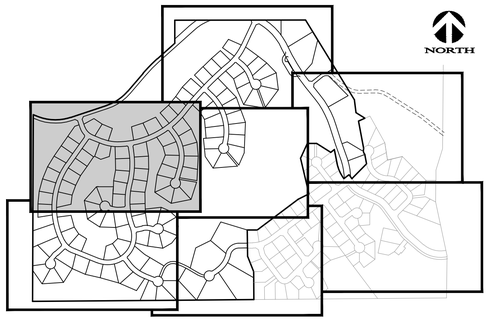
ESS	ESS		B7428	9/10/24	14
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP

NORTH

N

50 0 50 100

SCALE FEET

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.

KINGS VIEW ROAD

EXISTING 30' POWER TRANSMISSION EASEMENT

EXISTING OVERHEAD POWER TRANSMISSION LINE IS TO BE RELOCATED UNDERGROUND IN THE DEVELOPED PORTION OF THE SUBDIVISION AND THE EXISTING EASEMENT VACATED ACROSS THE PROPOSED LOTS.

FILING FIVE

FILING EIGHT

FILING SEVEN

FILING SIX

COLONDRINA WAY (44' R.O.W.)

CRISTINA COURT (44' R.O.W.)

LUCIA CIRCLE (44' R.O.W.)

EMILIA COURT (44' R.O.W.)

LINE B

LINE C

LINE D

LINE J

14' MULTI PURPOSE EASEMENT

DRAINAGE EASEMENT

7.5' DRAINAGE EASEMENT

MH B-4
STA. 12+07.40, 6.0' LT.
RIM = 4558.75

MH B-5
STA. 1+05.98, 6.0' RT., LINE I =
STA. 14+19.16, 6.0' LT., LINE B
RIM = 4560.69

MH B-6
STA. 16+01.22, 6.0' LT.
RIM = 4558.97

MH B-7
STA. 1+06.02, 6.0' RT., LINE C =
STA. 18+12.97, 6.0' LT., LINE B
RIM = 4562.26

MH B-8
STA. 19+97.62, 6.5' LT.
RIM = 4566.88

MH B-9
STA. 20+83.73, 6.0' LT.
RIM = 4569.05

MH B-10
STA. 29+30.90, 6.0' LT., LINE D
STA. 22+31.01, 6.0' LT., LINE B
RIM = 4570.18

MH C-1
STA. 3+16.74, 6.0' RT.
RIM = 4571.07

MH C-2
STA. 5+36.14, 6.0' RT.
RIM = 4578.29

MH C-3
STA. 7+17.13, 6.0' RT., LINE C =
STA. 1+05.97, 6.0' LT., LINE J
RIM = 4584.40

MH D-1
STA. 26+13.73, 6.0' LT.
RIM = 4582.55

MH D-2
STA. 24+16.19, 6.0' LT.
RIM = 4586.21

MH D-3
STA. 22+18.66, 6.0' LT.
RIM = 4583.46

MH I-1
STA. 1+61.81, 6.0' RT.
RIM = 4562.28

MH I-2
STA. 2+94.04, 6.0' RT.
RIM = 4567.49

MH I-3
STA. 4+24.97, 6.0' RT.
RIM = 4572.44

MH I-4
STA. 6+61.30, 6.0' RT.
RIM = 4578.05

MH J-1
STA. 2+24.64, 6.0' LT.
RIM = 4582.86

MH J-2
STA. 3+25.61, 6.0' LT.
RIM = 4581.92

FIRE HYDRANT

STORM DRAIN INLET

54.53 INV

54.25 INV

49.95 INV

75.95 INV

75.93 INV

78.00 INV

18" STM

24" STM

30" STM

LOT 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 100, 101, 102, 103, 104

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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 5

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FILING EIGHT

FILING SEVEN

FILING NINE

EMILIA COURT

MARIANNA COURT

JOSEPHINA COURT

LUCIA CIRCLE

CATARINA COURT

EMERALD LANE

MH D-3
STA. 22+18.66, 6.0' LT.
RIM = 4583.46

MH D-4
STA. 20+21.13, 6.0' LT.
RIM = 4583.75

MH D-5
STA. 18+29.93, 6.0' LT.
RIM = 4585.66

MH D-6
STA. 1+05.90, 6.1' LT., LINE M =
STA. 17+96.63, 6.0' LT., LINE D
RIM = 4586.00

MH D-7
STA. 17+20.60, 6.0' LT.
RIM = 4586.76

MH D-8
STA. 14+44.58, 6.0' LT.
RIM = 4590.41

MH D-9
STA. 13+27.09, 6.0' LT.
RIM = 4592.06

MH D-10
STA. 1+05.90, 6.1' LT., LINE L =
STA. 12+09.59, 6.0' LT., LINE D
RIM = 4593.23

MH J-1
STA. 2+24.64, 6.0' LT.
RIM = 4582.86

MH J-2
STA. 3+25.61, 6.0' LT.
RIM = 4581.92

MH C-3
STA. 7+17.13, 6.0' RT., LINE C =
STA. 1+05.97, 6.0' LT., LINE J
RIM = 4584.40

MH C-4
STA. 9+24.02, 6.0' RT., LINE C =
STA. 0+93.96, 6.0' RT., LINE K
RIM = 4589.87

MH K-1
STA. 2+32.69, 6.0' RT.
RIM = 4593.56

MH K-2
STA. 3+23.66, 6.0' RT.
RIM = 4595.61

MH C-5
STA. 9+57.99, 6.0' LT.
RIM = 4591.74

MH M-1
STA. 3+14.33, 6.0 LT.
RIM = 4593.08

MH L-1
STA. 1+76.45, 6.0' RT.
RIM = 4592.33

MH L-2
STA. 2+70.89, 6.0' RT.
RIM = 4591.38

MH L-3
STA. 3+65.34, 6.0' RT.
RIM = 4590.44

MH L-4
STA. 5+12.82, 6.0' RT.
RIM = 4590.95

STORM DRAIN INLET

FIRE HYDRANT

STORM DRAIN MANHOLE

22.5 LF-24" RCP STORM DRAIN @ S=4.0%

6' CT. PEDESTRIAN TRAIL

LOT 65, 64, 63, 66, 67, 68, 69, 70, 78, 77, 76, 75, 74, 71, 72, 73, 105, 106, 116, 115, 114, 112, 113, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 107, 108, 109, 110, 111

DRAINAGE EASEMENT

7.5' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

14' MULTI-PURPOSE EASEMENT

14.4' MULTI-PURPOSE EASEMENT

EX. ACCESS EASEMENT TO BE RELEASED

GRAVEL DRIVEWAY ACCESS EASEMENT

TRACT J

N

50 0 50 100
SCALE FEET

NORTH

SHEET KEY MAP

811
Know what's below.
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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 6

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ESS	ESS		B7428	9/10/24	16
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SHEET KEY MAP

KINGS VIEW SUBDIVISION FILING 3

FILING SIX

FILING SEVEN

FILING NINE

FILING NINE

LOT 54
LOT 76
LOT 75
LOT 74
LOT 73
LOT 72
LOT 117
LOT 118
LOT 122
LOT 115
LOT 114
LOT 119
LOT 121
LOT 120
LOT 112
LOT 113

COURT

DRIVE

FOWLER DRIVE

PRINCE WAY

CROWN COURT

PRINCE CT.

TRACT J

GRAVEL DRIVEWAY ACCESS EASEMENT

EMERGENCY ACCESS AND PUBLIC ACCESS

EX ACCESS EASEMENT TO BE RELEASED

6' CT. PEDESTRIAN TRAIL

22.5 LF~24" RCP STORM DRAIN @ S=4.0%

50 LF~24" RCP STORM DRAIN @ S=3.9%

75 LF~18" CULVERT @ S=21%

EX. MH
STA. 0+95.03, 6.0' LT.
RIM = 4587.33

MH F-2
STA. 1+84.32, 6.0' LT.
RIM = 4588.86

MH F-3
STA. 2+52.76, 6.0' LT.
RIM = 4590.09

MH F-4
STA. 4+32.26, 6.0' LT.
RIM = 4595.95

MH F-5
STA. 6+05.53, 5.3' LT.
RIM = 4601.97

MH K-2
STA. 3+23.66, 6.0' RT.
RIM = 4595.61

EX. FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

DRAINAGE EASEMENT

15.0' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

25' DRAINAGE ESMT.

14' MULTI-PURPOSE EASEMENT

LINE F

2697-194-09-004
JEFFERY T. & SHANA E. MILLER
1670 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-005
CYNTHIA A. CHRYSLER
1668 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-006
NICHOLAS P. & VICKI L. FILZ
1666 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-007
NEIL R. WEBSTER
1664 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-07-002
RONALD L. & MARY A. REED
931 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-003
STEVEN D. & MARJEAN D. KINDALL
929 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-004
JAY L. & MERI M. POLLOCK
927 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-005
(925 CROWN COURT)
DONNA D. STONER &
BERND EHRHARDT
559 N. CHERRY STREET
FRUITA, CO 81521-2140

2697-301-08-005
STEVE J & GLENNA M VIGIL
945 PRINCE CT
FRUITA, CO 81521-9530
35.710754 Acres

N

50 0 50 100
SCALE FEET

811
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SUNSET POINTE
PRELIMINARY PLAN

COMPOSITE UTILITY PLAN 7

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ESS	ESS		B7428	9/10/24	17
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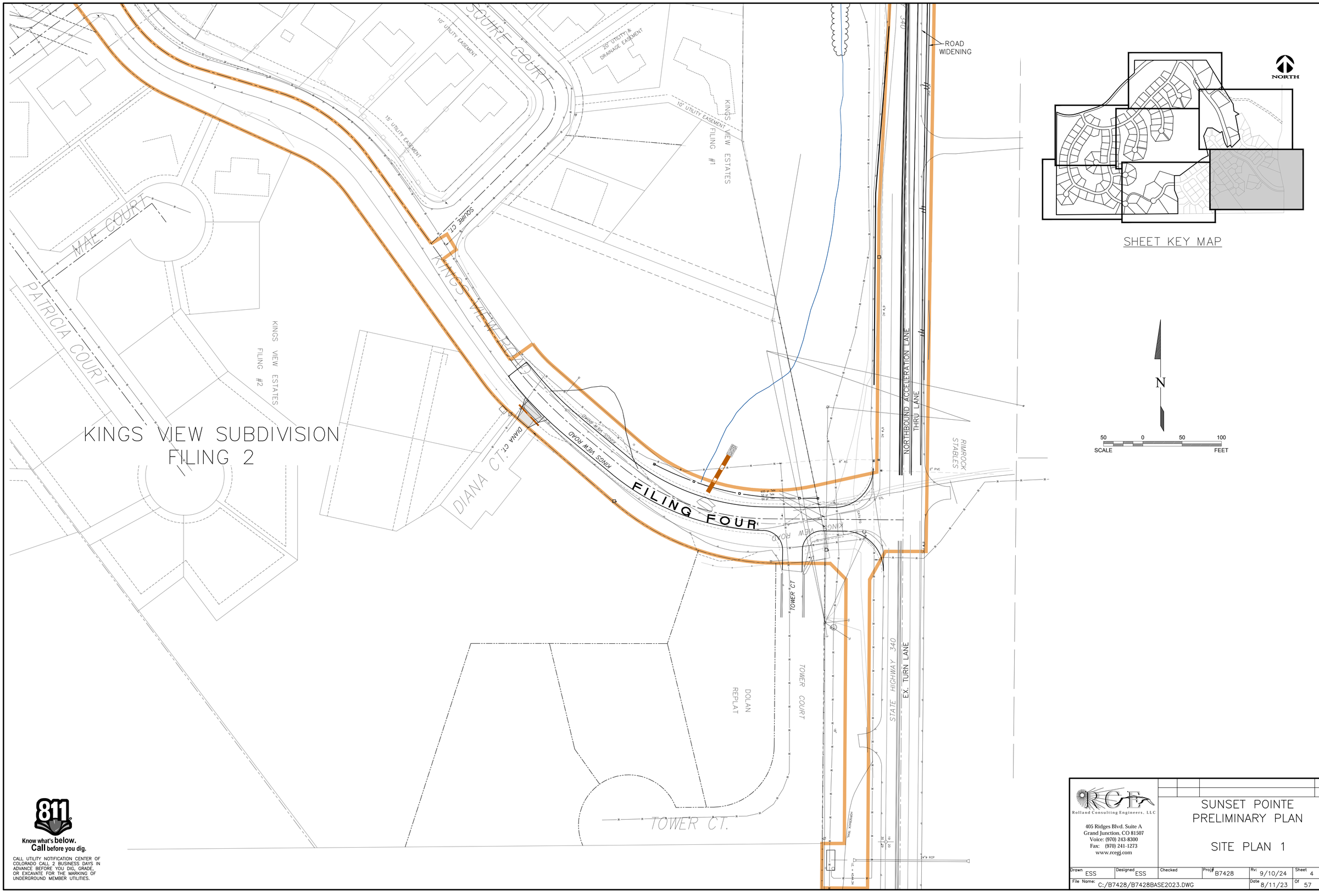

811 Know what's below. Call before you dig.

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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 1

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	4
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TRAIL HEAD AND OFF-STREET PARKING (10 SPACES) FOR NEW 6-FT. PEDESTRIAN PATH.

KINGS VIEW ROAD

FIRE DEPT APPROVED REMOVABLE BOLLARDS

PRIVATE DRIVE

24' R.O.W./ACCESS EASEMENT

TRACT B

FILING TWO

LOT 3
48,137 S.F.
1.105 AC. ±

EMERGENCY ACCESS ROAD AND PUBLIC TRAIL

N

SCALE 50 0 50 100 FEET

NORTH

SHEET KEY MAP

TRACT A

FILING ONE

KINGS VIEW ROAD

S.89°54'49"E. 124.01'

S.65°30'40"E. 93.44'

S.66°06'20"W. 65.56'

UTILITY & DRAINAGE EASEMENT

15' UTILITY & DRAINAGE EASEMENT

2697-194-01-013
JUDITH A. BROWN
930 SQUIRE COURT
FRUITA, CO 81521-9527

S.11°03'56"E. 262.31'

SANITARY SEWER OUTFALL AND EMERGENCY ACCESS.

Δ =65°43'11"
R = 50.00'
L = 57.35'
T = 32.30'
C = 54.26'
CB = S10°32'59"E

N.89°54'31"E. 86.50'

S.37°31'44"E. 155.63'

S.57°27'21"E. 42.76'

N.24°29'11"E. 152.23'

S.11°07'29"E. 130.52'

2697-194-06-005
SCOTT J. & HEATHER I. TURNBOW
931 LAURA COURT
FRUITA, CO 81521-9513

2697-194-06-004
(930 LAURA COURT)
DOUGLAS HAYDUK
98 BONNIE VISTA DR., UNIT B
FRUITA, CO 81521-3226

2697-194-06-003
WILLIAM F. & EVELYN S. CLARKE
928 LAURA COURT
FRUITA, CO 81521-9512

Δ =25°42'00"
R = 350.00'
L = 156.99'
T = 79.84'
C = 155.68'
CB = S23°58'29"E

2697-194-06-006
PHILLIP J. & SHARON K. FESSLER
929 LAURA COURT
FRUITA, CO 81521-9513

15' UTILITY EASEMENT

2697-194-06-002
THOMAS A. & DIANE K. SORENSEN
926 LAURA COURT
FRUITA, CO 81521-9512

10' UTILITY EASEMENT

2697-194-06-007
CALVIN & PATRICIA D. GIBSON
927 LAURA COURT
FRUITA, CO. 81521-9513

LAURA COURT

S.37°37'24"E. 361.03'

2697-194-06-001
DAVID BRINE
924 LAURA COURT
FRUITA, CO 81521-9512

2697-194-06-008
JOHN P. & SHERRY L. NEWLAND
925 LAURA COURT
FRUITA, CO 81521-9513

2697-194-06-009
MARIA ELENA ARREDONDO
923 LAURA COURT
FRUITA, CO 81521-9513

LOT 2
18,672 S.F.
0.429 AC. ±

LOT 1
21,035 S.F.
0.483 AC. ±

SQUIRE COURT

S.44°44'46"W. 134.05'

2697-194-02-006
PETER L. & CARLENE R. GOLDTHWAITE
923 SQUIRE COURT
FRUITA, CO 81521-9528

KINGS VIEW SUBDIVISION
FILING 1

20' UTILITY & DRAINAGE EASEMENT

10' UTILITY EASEMENT

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.

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

SUNSET POINTE PRELIMINARY PLAN

SITE PLAN 2

Drawn	Designed	Checked	Proj #	Rv:	Sheet
ESS	ESS		B7428	9/10/24	5
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

N

50 0 50 100
SCALE FEET

NORTH

SHEET KEY MAP

RE-ALIGNED PORTION OF KINGS VIEW ROAD TO IMPROVE PUBLIC SAFETY

EX. ASPHALT ROADWAY

SNOOKS

2697-183-00-942
CITY OF FRUITA
325 E. ASPEN, STE. 155
FRUITA, CO 81521

N 89°53'41" E 1217.51'

N 89°53'41" E 1217.51'

215.06'

S 00°18'19" W

PROPOSED XCEL ELECTRIC

PROPOSED XCEL ELECTRIC

KINGS VIEW ROAD

TRACT C
9,137 S.F.
0.210 AC. ±

BLM PRIVATE ACCESS

LOT 6
50,537 S.F.
1.160 AC. ±

FILING TWO

SHARED DW

LOT 7
14,694 S.F.
0.337 AC. ±

LOT 9
4,788 S.F.
0.339 AC. ±

LOT 18
14,547 S.F.
0.334 AC. ±

LOT 19
14,329 S.F.
0.329 AC. ±

LOT 20
14,168 S.F.
0.325 AC. ±

LOT 35
14,353 S.F.
0.329 AC. ±

LOT C-30
14,646 S.F.
0.336 AC. ±

LOT 36
14,646 S.F.
0.336 AC. ±

GOLONDRINA WAY (44' R.O.W.)

ISABELLA COURT (44' R.O.W.)

SOPHIA COURT

LOT 21
17,281 S.F.
0.397 AC. ±

LOT 22
16,971 S.F.
0.390 AC. ±

LOT 34
15,980 S.F.
0.367 AC. ±

LOT 33
15,143 S.F.
0.348 AC. ±

LOT 32
15,783 S.F.
0.362 AC. ±

LOT 9
17,050 S.F.
0.391 AC. ±

LOT 10
14,096 S.F.
0.324 AC. ±

LOT 11
14,085 S.F.
0.323 AC. ±

LOT 12
18,472 S.F.
0.424 AC. ±

LOT 17
16,322 S.F.
0.375 AC. ±

LOT 16
17,656 S.F.
0.405 AC. ±

LOT 15
19,061 S.F.
0.438 AC. ±

LOT 14
16,749 S.F.
0.384 AC. ±

LOT 13
17,092 S.F.
0.392 AC. ±

15' DRAINAGE EASEMENT

FILING FOUR

FILING FIVE

FILING THREE

6-FT. PEDESTRIAN TRAIL

TRAIL HEAD AND OFF-STREET PARKING (10 SPACES) FOR NEW 6-FT. PEDESTRIAN PATH.

LOT 5
58,526 S.F.
1.344 AC. ±

LOT 4
48,906 S.F.
1.123 AC. ±

LOT 3
48,137 S.F.
1.105 AC. ±

FIRE DEPT APPROVED REMOVABLE BOLLARDS

DW

TRACT H

PRIVATE DRIVE

TRACT B

24' ACCESS EASEMENT

2697-183-00-942
CITY OF FRUITA
325 E. ASPEN, STE. 155
FRUITA, CO 81521

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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 3

Drawn	Designed	Checked	Project	Rv:	Sheet
ESS	ESS		B7428	9/10/24	6
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GOLONDRINA WAY (44' R.O.W.)

CRISTINA COURT

SOPHIA COURT

LUCIA CIRCLE (44' R.O.W.)

EMILIA COURT

FILING FIVE

FILING SIX

FILING SEVEN

FILING FOUR

FILING THREE

EX. XCEL ELEC TO BE REMOVED

6-FT. PEDESTRIAN TRAIL

DRAINAGE EASEMENT

7.5' DRAINAGE EASEMENT

LOT 36
14,646 S.F.
0.336 AC. ±

LOT 37
16,003 S.F.
0.367 AC. ±

LOT 38
17,748 S.F.
0.407 AC. ±

LOT 39
19,168 S.F.
0.440 AC. ±

LOT 45
14,349 S.F.
0.329 AC. ±

LOT 46
15,642 S.F.
0.359 AC. ±

LOT 47
15,061 S.F.
0.346 AC. ±

LOT 48
15,328 S.F.
0.352 AC. ±

LOT 49
14,235 S.F.
0.327 AC. ±

LOT 50
15,032 S.F.
0.345 AC. ±

LOT 51
17,035 S.F.
0.391 AC. ±

LOT 52
15,629 S.F.
0.359 AC. ±

LOT 53
15,508 S.F.
0.356 AC. ±

LOT 54
15,581 S.F.
0.358 AC. ±

LOT 55
16,824 S.F.
0.386 AC. ±

LOT 56
16,135 S.F.
0.370 AC. ±

LOT 57
14,832 S.F.
0.340 AC. ±

LOT 58
14,606 S.F.
0.335 AC. ±

LOT 59
15,951 S.F.
0.366 AC. ±

LOT 60
15,016 S.F.
0.345 AC. ±

LOT 61
14,259 S.F.
0.327 AC. ±

LOT 62
14,300 S.F.
0.328 AC. ±

LOT 63
15,682 S.F.
0.360 AC. ±

LOT 68
15,911 S.F.
0.365 AC. ±

LOT 69
15,563 S.F.
0.357 AC. ±

LOT 75
17,831 S.F.
0.409 AC. ±

LOT 76
17,614 S.F.
0.404 AC. ±

LOT 77

LOT 78
14,250 S.F.
0.327 AC. ±

LOT 79
15,822 S.F.
0.363 AC. ±

LOT 80
14,215 S.F.
0.326 AC. ±

LOT 81
14,053 S.F.
0.323 AC. ±

LOT 82
14,709 S.F.
0.338 AC. ±

LOT 22
16,971 S.F.
0.390 AC. ±

LOT 23
16,627 S.F.
0.382 AC. ±

LOT 24
17,396 S.F.
0.399 AC. ±

LOT 25
16,735 S.F.
0.384 AC. ±

LOT 26
17,122 S.F.
0.393 AC. ±

LOT 27
18,052 S.F.
0.414 AC. ±

LOT 28
17,747 S.F.
0.407 AC. ±

LOT 29
16,034 S.F.
0.368 AC. ±

LOT 30
15,983 S.F.
0.365 AC. ±

LOT 31
16,234 S.F.
0.373 AC. ±

LOT 32
15,783 S.F.
0.362 AC. ±

SHEET KEY MAP

N

SCALE 50 0 50 100 FEET

NORTH

SHEET KEY MAP

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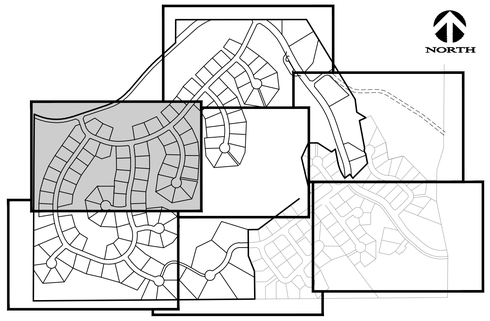
SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 4

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	7
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP

NORTH

N

50 0 50 100

SCALE FEET

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.

KINGS VIEW ROAD

S 71°16'04" W 357.31'

EX. XCEL ELECTRIC TO BE REMOVED

GOLONDRINA WAY (44' R.O.W.)

CRISTINA COURT

LUCIA CIRCLE (44' R.O.W.)

EMILIA COURT

FILING FIVE

FILING SIX

FILING SEVEN

FILING EIGHT

LOT 36 14,646 S.F. 0.336 AC. ±

LOT 37 16,003 S.F. 0.367 AC. ±

LOT 38 17,748 S.F. 0.407 AC. ±

LOT 39 19,168 S.F. 0.440 AC. ±

LOT 40 15,044 S.F. 0.345 AC. ±

LOT 41 15,944 S.F. 0.366 AC. ±

LOT 42 15,363 S.F. 0.353 AC. ±

LOT 43 15,075 S.F. 0.346 AC. ±

LOT 44 15,696 S.F. 0.360 AC. ±

LOT 45 14,349 S.F. 0.329 AC. ±

LOT 46 15,642 S.F. 0.359 AC. ±

LOT 47 15,061 S.F. 0.346 AC. ±

LOT 48 15,328 S.F. 0.352 AC. ±

LOT 49 14,235 S.F. 0.327 AC. ±

LOT 50 15,032 S.F. 0.345 AC. ±

LOT 51 17,035 S.F. 0.391 AC. ±

LOT 52 15,629 S.F. 0.359 AC. ±

LOT 53 15,508 S.F. 0.356 AC. ±

LOT 54 15,581 S.F. 0.358 AC. ±

LOT 55 16,624 S.F. 0.386 AC. ±

LOT 56 16,135 S.F. 0.370 AC. ±

LOT 57 14,832 S.F. 0.340 AC. ±

LOT 58 14,606 S.F. 0.335 AC. ±

LOT 59 15,951 S.F. 0.366 AC. ±

LOT 60 15,016 S.F. 0.345 AC. ±

LOT 61 14,259 S.F. 0.327 AC. ±

LOT 62 14,300 S.F. 0.328 AC. ±

LOT 63 15,682 S.F. 0.360 AC. ±

LOT 64 17,347 S.F. 0.398 AC. ±

LOT 65 14,039 S.F. 0.322 AC. ±

LOT 66 14,888 S.F. 0.342 AC. ±

LOT 67 16,086 S.F. 0.369 AC. ±

LOT 68 15,911 S.F.

LOT 69 15,563 S.F.

LOT 76 17,614 S.F. 0.404 AC. ±

LOT 78 14,250 S.F. 0.327 AC. ±

LOT 79 15,822 S.F. 0.363 AC. ±

LOT 80 14,215 S.F. 0.326 AC. ±

LOT 81 14,053 S.F. 0.323 AC. ±

LOT 82 14,709 S.F. 0.338 AC. ±

LOT 83 14,071 S.F. 0.323 AC. ±

LOT 84 14,171 S.F. 0.325 AC. ±

LOT 85 14,447 S.F. 0.332 AC. ±

LOT 86 14,356 S.F. 0.330 AC. ±

LOT 87 14,411 S.F. 0.331 AC. ±

LOT 88 14,465 S.F. 0.332 AC. ±

LOT 89 14,467 S.F. 0.332 AC. ±

LOT 100 15,497 S.F. 0.356 AC. ±

LOT 101 14,887 S.F. 0.342 AC. ±

LOT 102 14,982 S.F. 0.344 AC. ±

LOT 103 14,661 S.F. 0.337 AC. ±

LOT 104 14,535 S.F. 0.334 AC. ±

DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

7.5' DRAINAGE

28' MAT

44' R.O.W.

Rolland Consulting Engineers, LLC
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SUNSET POINTE PRELIMINARY PLAN

SITE PLAN 5

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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2697-193-00-911
BUREAU OF LAND MANAGEMENT
2815 H ROAD
GRAND JUNCTION, CO 81506

FILING EIGHT

LOT 88
14,465 S.F.
0.332 AC. ±

LOT 89
14,467 S.F.
0.332 AC. ±

LOT 90
30,426 S.F.
0.698 AC. ±

LOT 91
21,469 S.F.
0.493 AC. ±

LOT 92
19,003 S.F.
0.436 AC. ±

LOT 93
17,741 S.F.
0.407 AC. ±

LOT 94
17,426 S.F.
0.400 AC. ±

LOT 95
18,469 S.F.
0.424 AC. ±

LOT 96
21,797 S.F.
0.500 AC. ±

LOT 97
17,541 S.F.
0.403 AC. ±

LOT 98
14,141 S.F.
0.325 AC. ±

LOT 99
16,775 S.F.
0.385 AC. ±

LOT 100
15,497 S.F.
0.356 AC. ±

DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

JOSEPHINA COURT
(44' R.O.W.)

LUCIA CIRCLE
(44' R.O.W.)

EMILIA COURT

7.5' DRAINAGE EASEMENT

LOT 63
15,682 S.F.
0.360 AC. ±

LOT 66
14,888 S.F.
0.342 AC. ±

LOT 67
16,086 S.F.
0.369 AC. ±

LOT 68
15,911 S.F.
0.365 AC. ±

LOT 69
15,563 S.F.
0.357 AC. ±

LOT 70
17,778 S.F.
0.408 AC. ±

LOT 105
16,788 S.F.
0.385 AC. ±

LOT 106
15,778 S.F.
0.362 AC. ±

LOT 107
19,600 S.F.
0.450 AC. ±

LOT 108
17,584 S.F.
0.404 AC. ±

LOT 109
17,737 S.F.
0.407 AC. ±

LOT 110
20,386 S.F.
0.468 AC. ±

LOT 111
20,263 S.F.
0.465 AC. ±

15' DRAINAGE EASEMENT

CATARINA COURT
(44' R.O.W.)

FILING NINE

LOT 116
23,687 S.F.
0.544 AC. ±

LOT 115
24,894 S.F.
0.571 AC. ±

LOT 114
28,599 S.F.
0.657 AC. ±

LOT 112
19,050 S.F.
0.437 AC. ±

LOT 113
20,622 S.F.
0.473 AC. ±

FILING NINE

EX. ACCESS EASEMENT TO BE RELEASED

GRAVEL DRIVEWAY

ACCESS EASEMENT

TRACT A

6' FT. PEDESTRIAN TRAIL

EMERGENCY AND PUBLIC

LOT 64
15,822 S.F.
0.363 AC. ±

LOT 78
14,250 S.F.
0.327 AC. ±

LOT 77
13,588 S.F.
0.312 AC. ±

LOT 76
17,614 S.F.
0.404 AC. ±

LOT 75
17,831 S.F.
0.409 AC. ±

LOT 74
16,806 S.F.
0.386 AC. ±

LOT 71
14,927 S.F.
0.343 AC. ±

LOT 72
15,996 S.F.
0.367 AC. ±

LOT 73
16,889 S.F.
0.388 AC. ±

MARIANNA COURT

FILING SEVEN

FILING

N 00°14'03" E 1740.64'

S 89°31'34" W 1312.55'

N

SCALE 50 0 50 100 FEET

NORTH

SHEET KEY MAP

811
Know what's below.
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BUREAU OF LAND MANAGEMENT
2815 H ROAD
GRAND JUNCTION, CO 81506

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Grand Junction, CO 81507
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SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 6

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ESS	ESS		B7428	9/10/24	9

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KINGS VIEW SUBDIVISION
FILING 3

N

SCALE 50 0 50 100 FEET

NORTH

SHEET KEY MAP

FILING SIX

LOT 76
17,614 S.F.
0.404 AC. ±

LOT 75
17,831 S.F.
0.409 AC. ±

LOT 74
16,806 S.F.
0.386 AC. ±

LOT 73
16,889 S.F.
0.388 AC. ±

LOT 72
15,996 S.F.
0.367 AC. ±

A COURT

FILING SEVEN

6-FT. PEDESTRIAN TRAIL

LOT 117
58,505 S.F.
1.343 AC. ±

LOT 118
67,173 S.F.
1.542 AC. ±

LOT 122
37,592 S.F.
0.863 AC. ±

LOT 115
24,894 S.F.
0.571 AC. ±

LOT 114
28,599 S.F.
0.657 AC. ±

LOT 119
42,008 S.F.
0.964 AC. ±

LOT 120
50,395 S.F.
1.157 AC. ±

LOT 121
69,715 S.F.
1.600 AC. ±

LOT 112
19,050 S.F.
0.437 AC. ±

LOT 113
20,622 S.F.
0.473 AC. ±

FILING NINE

FILING NINE

DRIVE (44' R.O.W.)

FOWLER

44' R.O.W.

TRACT A

EMERGENCY ACCESS AND PUBLIC ACCESS

DRAINAGE EASEMENT

EX. ACCESS EASEMENT TO BE RELEASED

GRAVEL DRIVEWAY ACCESS EASEMENT

15' DRAINAGE EASEMENT

15.0' DRAINAGE EASEMENT

EXIST. 30' DRAINAGE EASEMENT

14' MULTI-PURPOSE EASEMENT

25' DRAINAGE EASEMENT

FOWLER DRIVE

PRINCE WAY

CROWN COURT

CROWN COURT

PRINCE CT.

2697-194-09-004
JEFFERY T. & SHANA E. MILLER
1670 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-005
CYNTHIA A. CHRYSLER
1668 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-006
NICHOLAS P. & VICKI L. FILZ
1666 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-09-007
NEIL R. WEBSTER
1664 FOWLER DRIVE
FRUITA, CO 81521-9523

2697-194-07-002
RONALD L. & MARY A. REED
931 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-003
STEVEN D. & MARJEAN D. KINDALL
929 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-004
JAY L. & MERI M. POLLOCK
927 CROWN COURT
FRUITA, CO 81521-9518

2697-194-07-005
(925 CROWN COURT)
DONNA D. STONER &
BERND EHRHARDT
559 N. CHERRY STREET
FRUITA, CO 81521-2140

2697-301-08-005
STEVE J & GLENNA M VIGIL
945 PRINCE CT
FRUITA, CO 81521-9530
35.710754 Acres

N 89°30'21" E 92.66'

N 00°02'39" W 123.00'

N 21°42'06" W 153.13'

N 00°02'39" W 260.48'

S 89°31'01" W 749.68'

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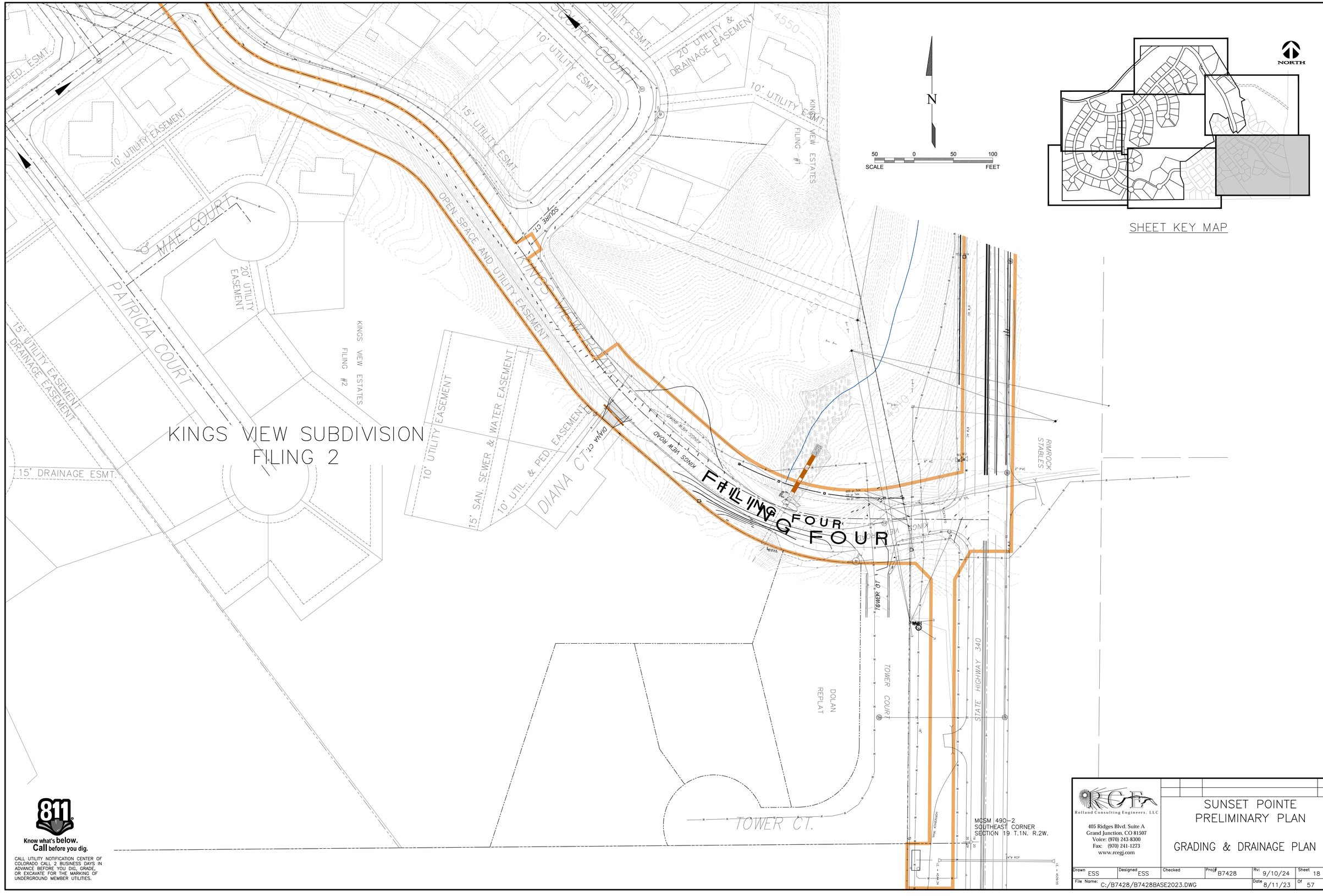
SUNSET POINTE
PRELIMINARY PLAN

SITE PLAN 7

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	10
File Name: C:/B7428/B7428BASE2023.DWG			Date	8/11/23	Of 57



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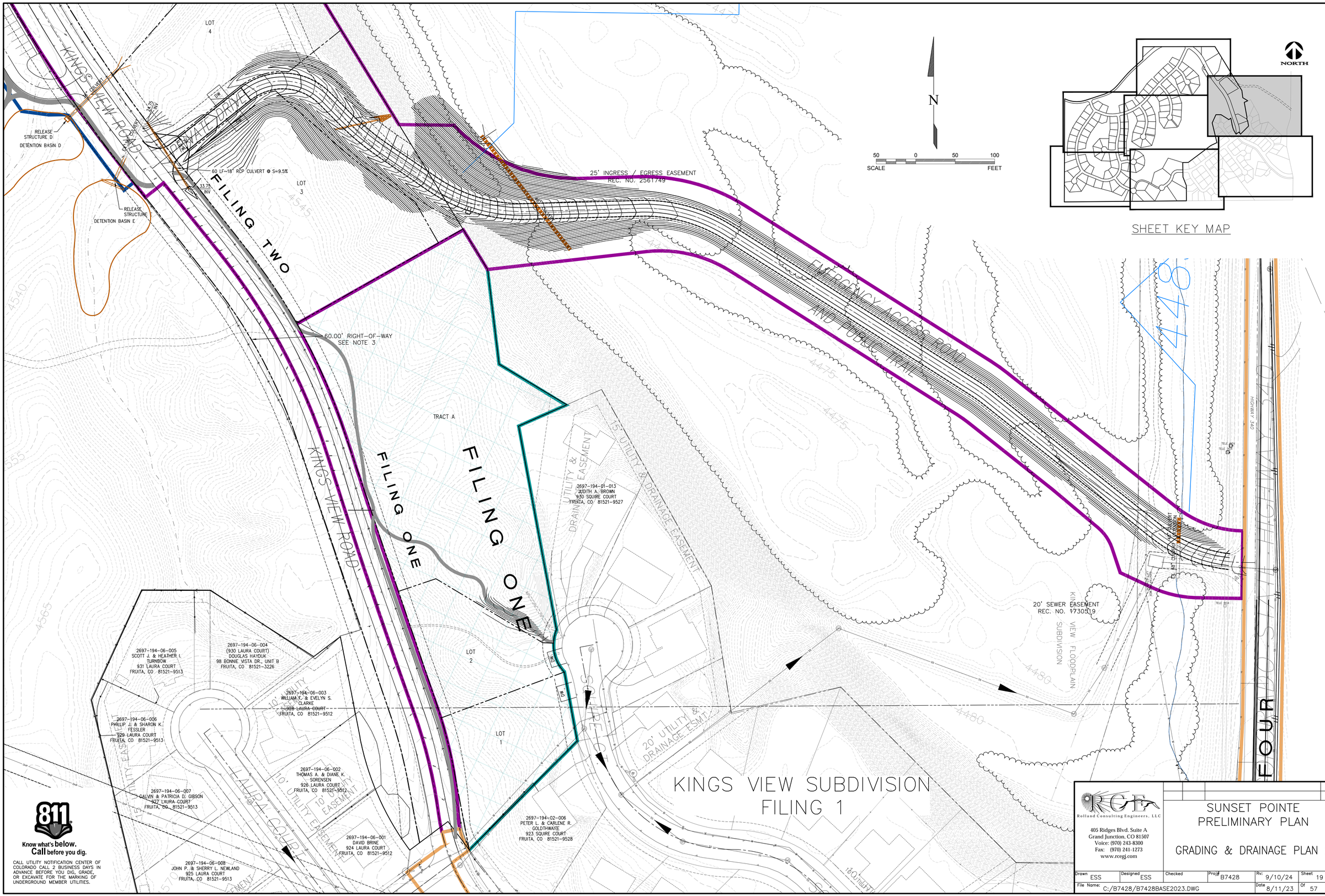
SUNSET POINTE
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 1

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	18
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



811
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SUNSET POINTE
PRELIMINARY PLAN
GRADING & DRAINAGE PLAN 2

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	19
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

N

50 0 50 100
SCALE FEET

NORTH

SHEET KEY MAP

EX. 30" CMP CULVERT
EX. ASPHALT ROADWAY
EX. CULVERT
DETENTION BASIN B
RELEASE STRUCTURE B
RELEASE STRUCTURE C
DETENTION BASIN C
RELEASE STRUCTURE D
DETENTION BASIN D
RELEASE STRUCTURE
DETENTION BASIN E
60 LF-18" RCP CULVERT @ S=9.5%
GOLCONDA WAY
ISABELLA COURT
SOPHIA COURT
KINGS VIEW ROAD
PRIMALE DRIVE
15' DRAINAGE EASEMENT
DRAINAGE
STORM DRAIN INLET
FILING FOUR
FILING THREE
FILING TWO
FILING FIVE
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
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LOT 35
LOT 36
LOT 37
LOT 4
LOT 3
4525
4535
4545
4550
4555

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SUNSET POINTE
PRELIMINARY PLAN
GRADING & DRAINAGE PLAN 3

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	20
File Name: C:/B7428/B7428BASE2023.DWG			Date	8/11/23	Of 57

FILING FIVE
FILING SIX
FILING SEVEN
FILING THREE
FILING FOUR
GOLONDRINA WAY (44' R.O.W.)
GOLONDRINA COURT
SOPHIA COURT
LOCH CIRCLE (44' R.O.W.)
6-FT. PEDESTRIAN TRAIL
DRAINAGE EASEMENT
DRAINAGE
STORM DRAIN INLET
49.95 INV
54.53 INV
54.25 INV
56.03 INV
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
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LOT 81
LOT 82
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4570
4575
4580
4585
4590

N

50 0 50 100
SCALE FEET

NORTH

SHEET KEY MAP

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SUNSET POINTE
PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 4

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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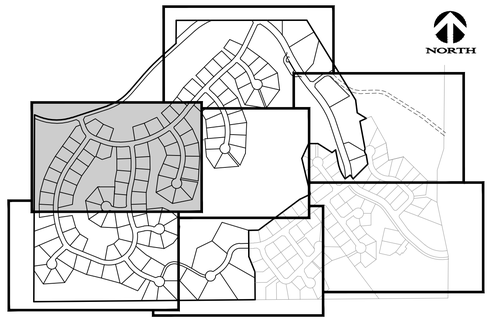
File Name: C:/B7428/B7428BASE2023.DWG | Date 8/11/23 | Of 57



SHEET KEY MAP

NORTH

N

50 0 50 100

SCALE FEET

811

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KINGS VIEW ROAD

FILING FIVE

FILING EIGHT

FILING SEVEN

FILING SIX

LUCIA CIRCLE

GOLONDRINA WAY

GOLONDRINA COURT

EMILIA COURT

LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104

DRAINAGE

DRAINAGE EASEMENT

7.5' DRAINAGE EASEMENT

STORM DRAIN INLET

49.95 INV

54.53 INV

54.25 INV

54.61 INV

78.00 INV

75.96 INV

75.92 INV

18" STM

24" STM

18" STM

4555 4560 4565 4570 4575 4580 4585 4590

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SUNSET POINTE PRELIMINARY PLAN

GRADING & DRAINAGE PLAN 5

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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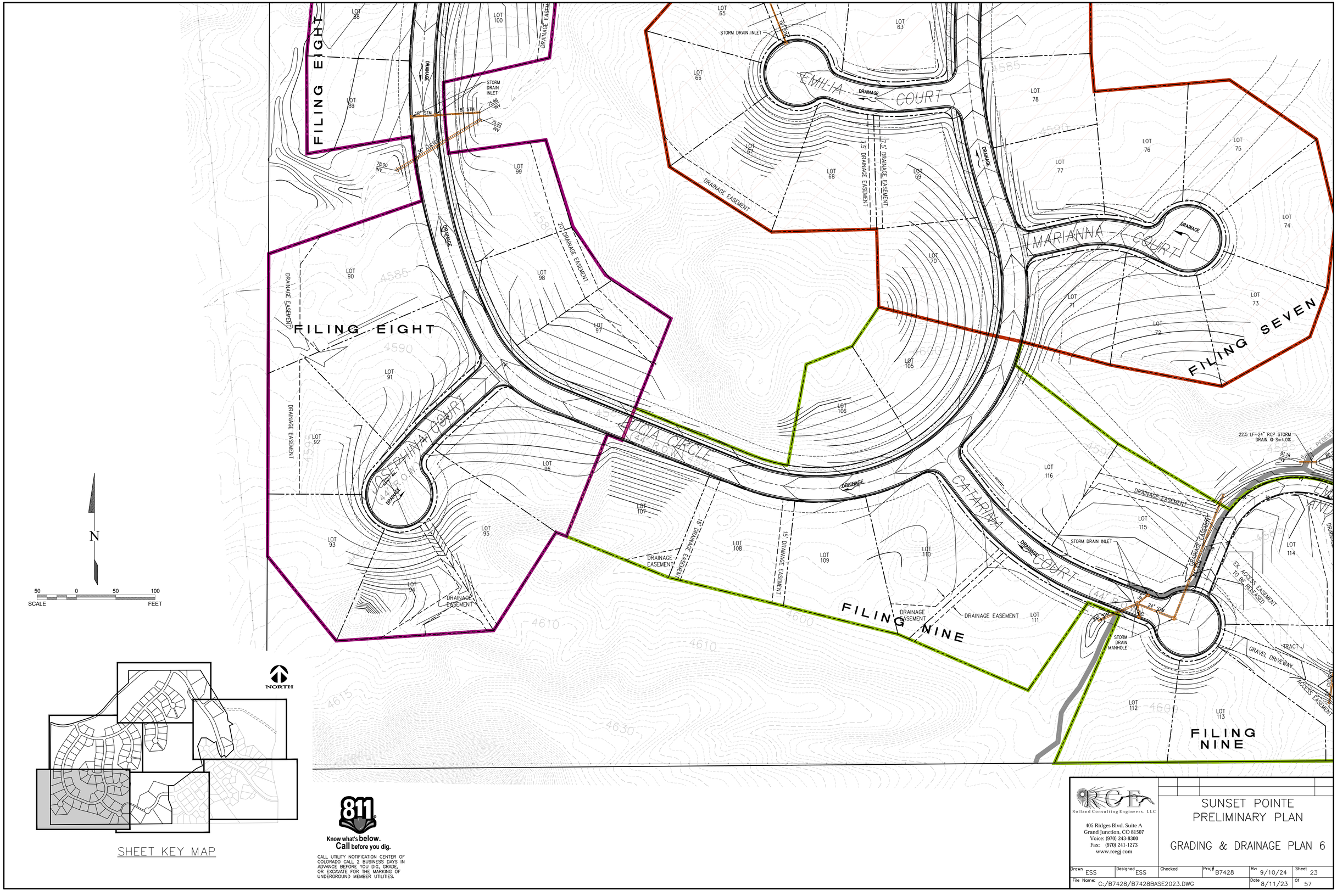
File Name: C:/B7428/B7428BASE2023.DWG | Date 8/11/23 | Of 57



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SUNSET POINTE
PRELIMINARY PLAN
GRADING & DRAINAGE PLAN 6

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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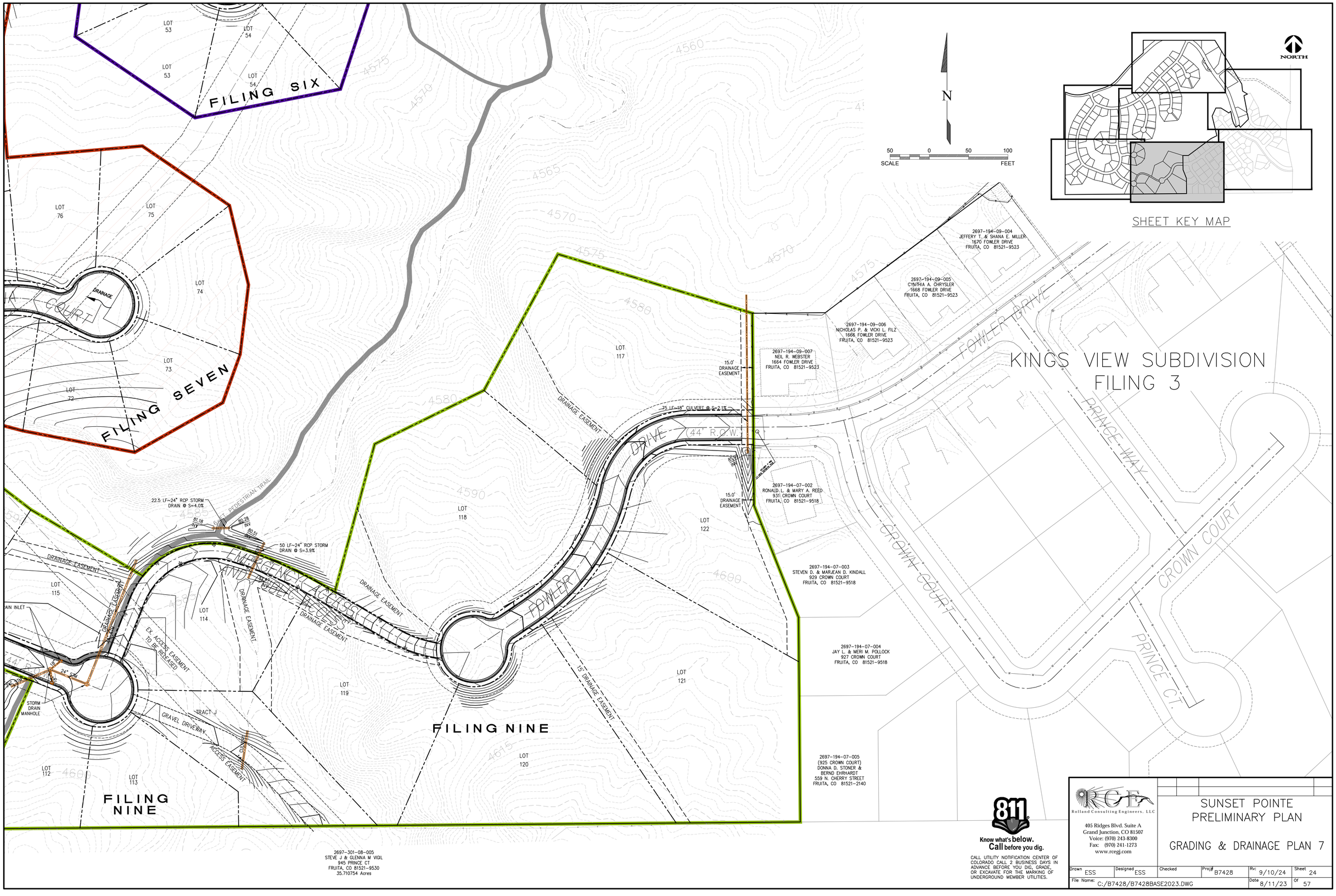
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



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SUNSET POINTE
PRELIMINARY PLAN
GRADING & DRAINAGE PLAN 7

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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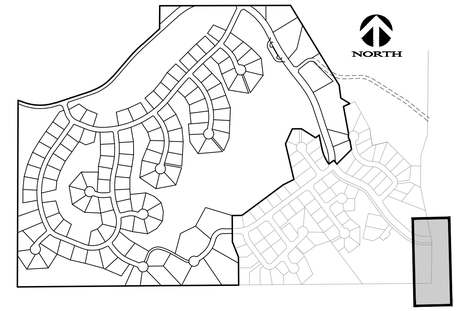
File Name: C:/B7428/B7428BASE2023.DWG | Date 8/11/23 | Of 57

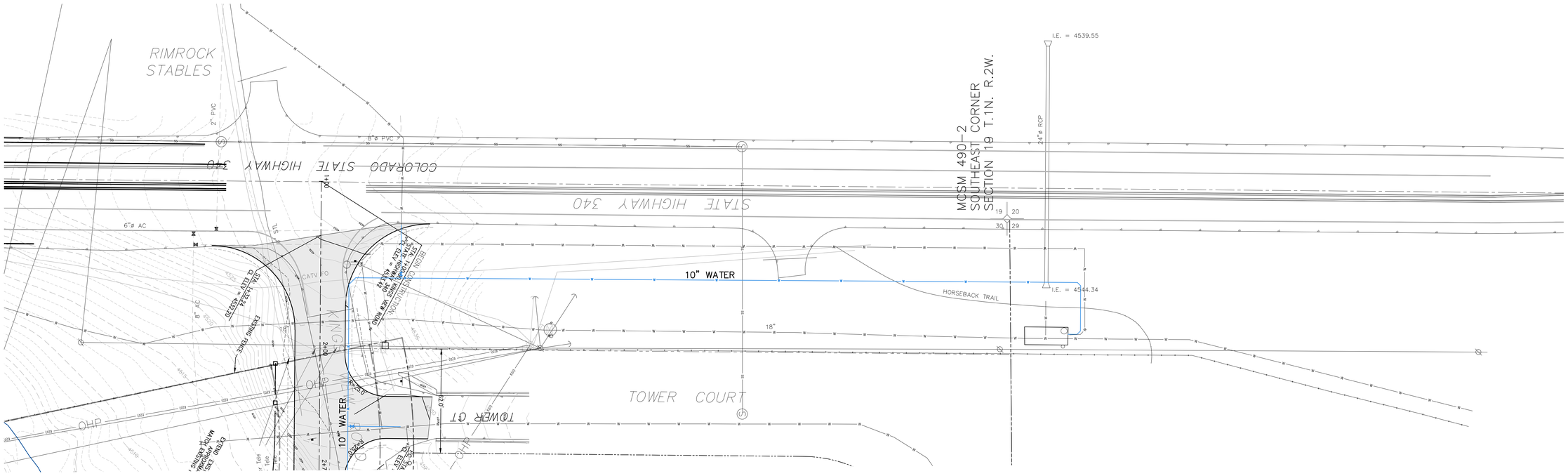


SHEET KEY MAP

N

30 0 30 60

SCALE FEET



HIGHWAY 340 WATERLINE

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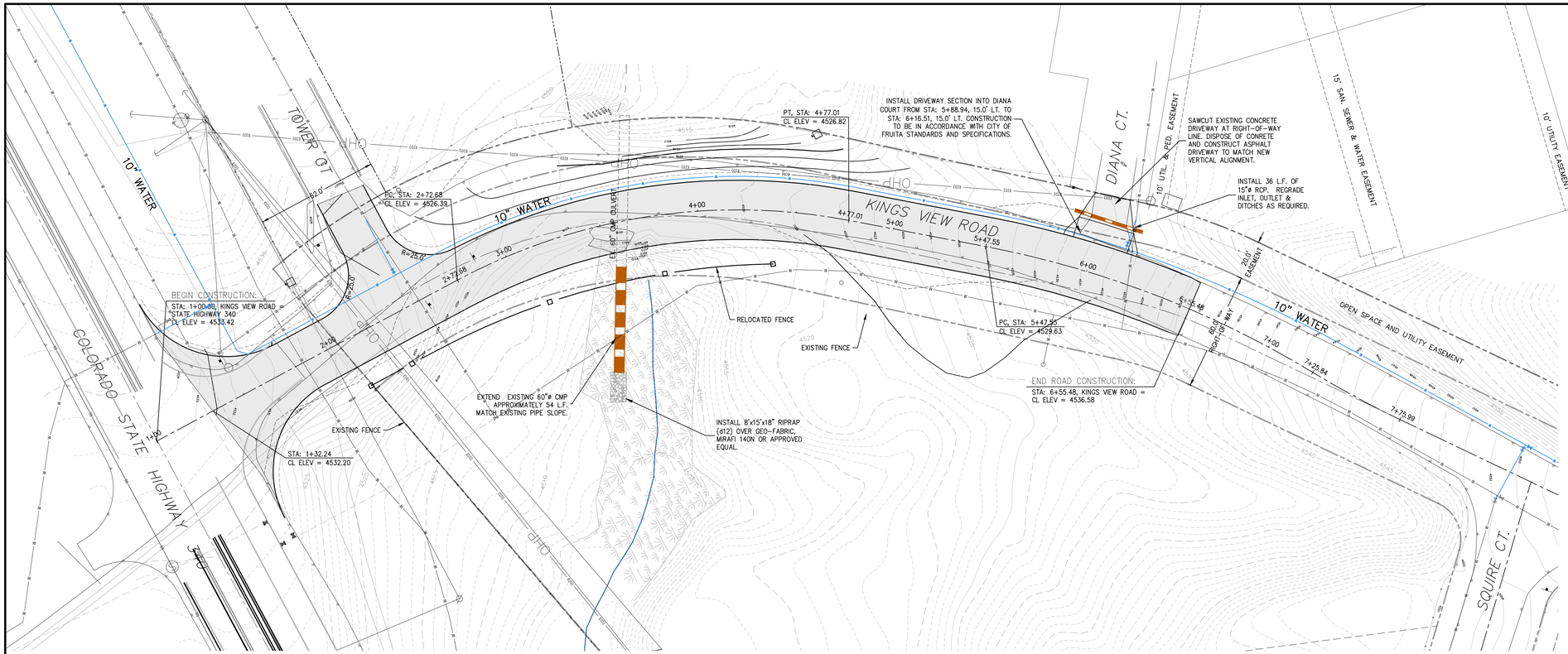
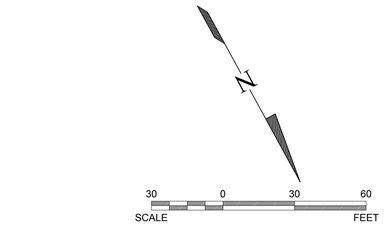
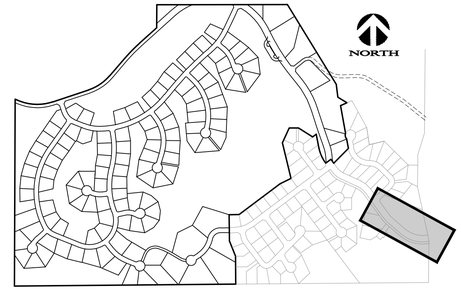
SUNSET POINTE
PRELIMINARY PLAN
STATE HIGHWAY 340
WATERLINE

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	25
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

KINGS VIEW ROAD ENTRANCE







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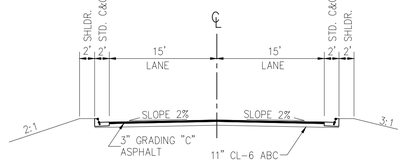
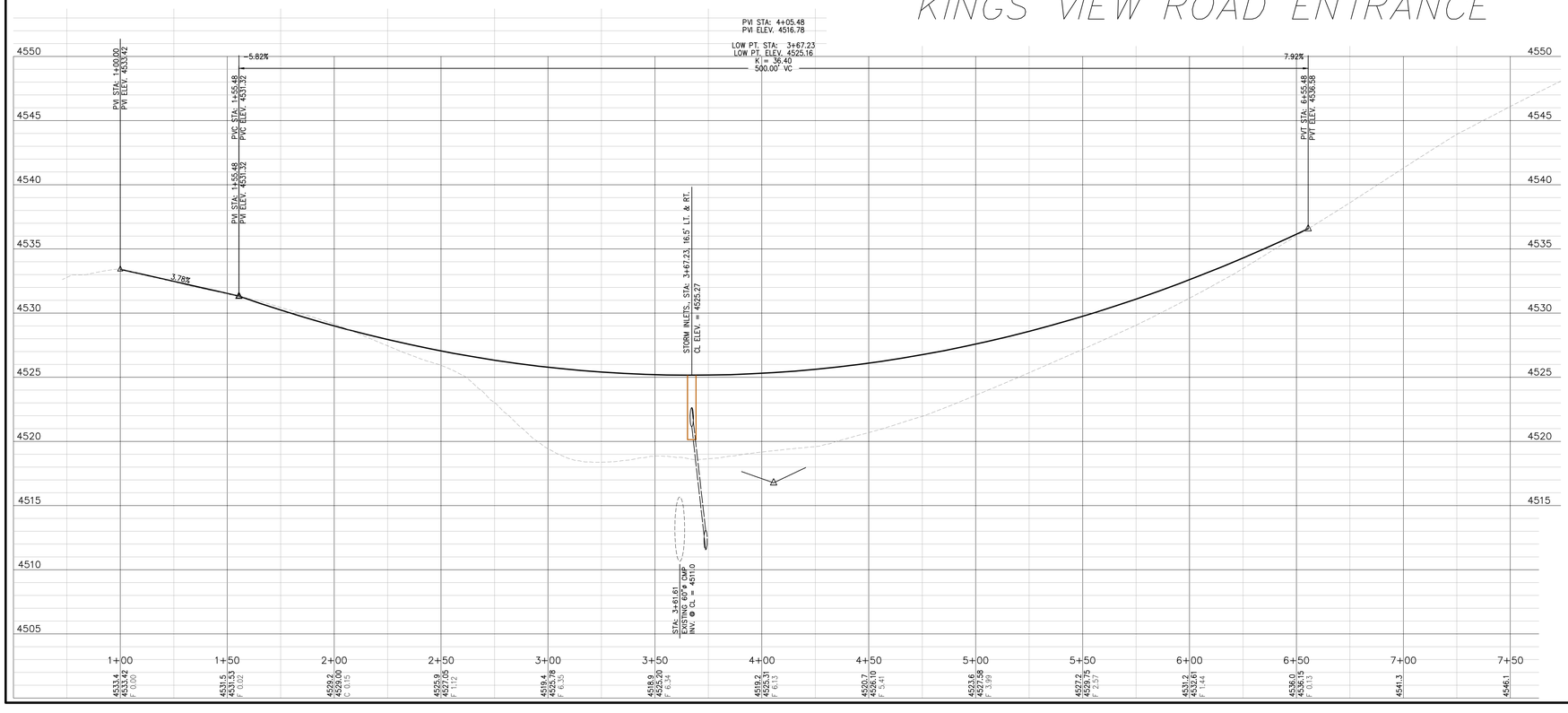


TYPICAL ROAD SECTION
KING'S VIEW ROAD
ENTRANCE REDESIGN
NOT TO SCALE



NOT TO SCALE

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SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
ENTRANCE P & P

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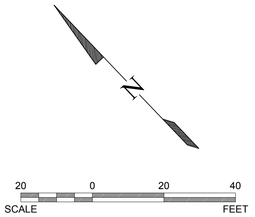
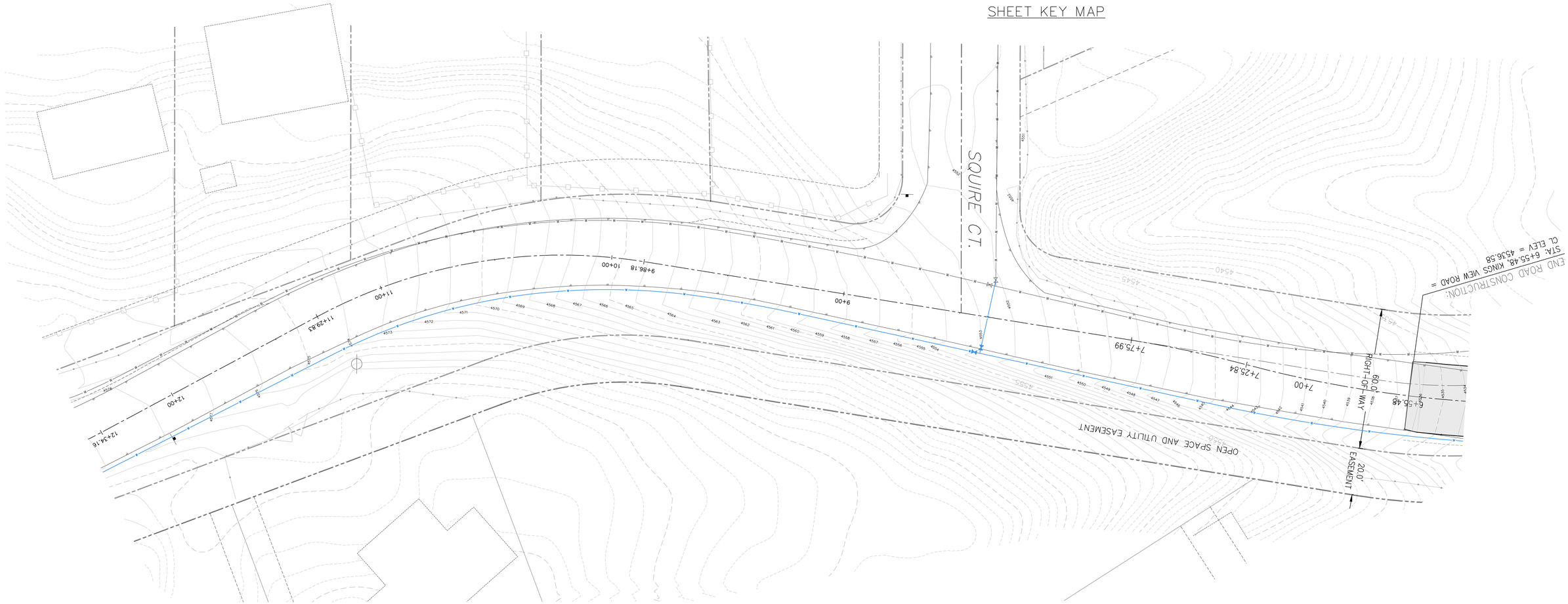
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

SHEET KEY MAP





KINGS VIEW WATERLINE

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SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
WATERLINE

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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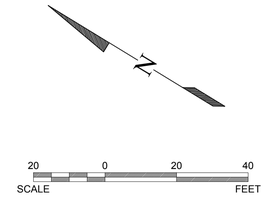
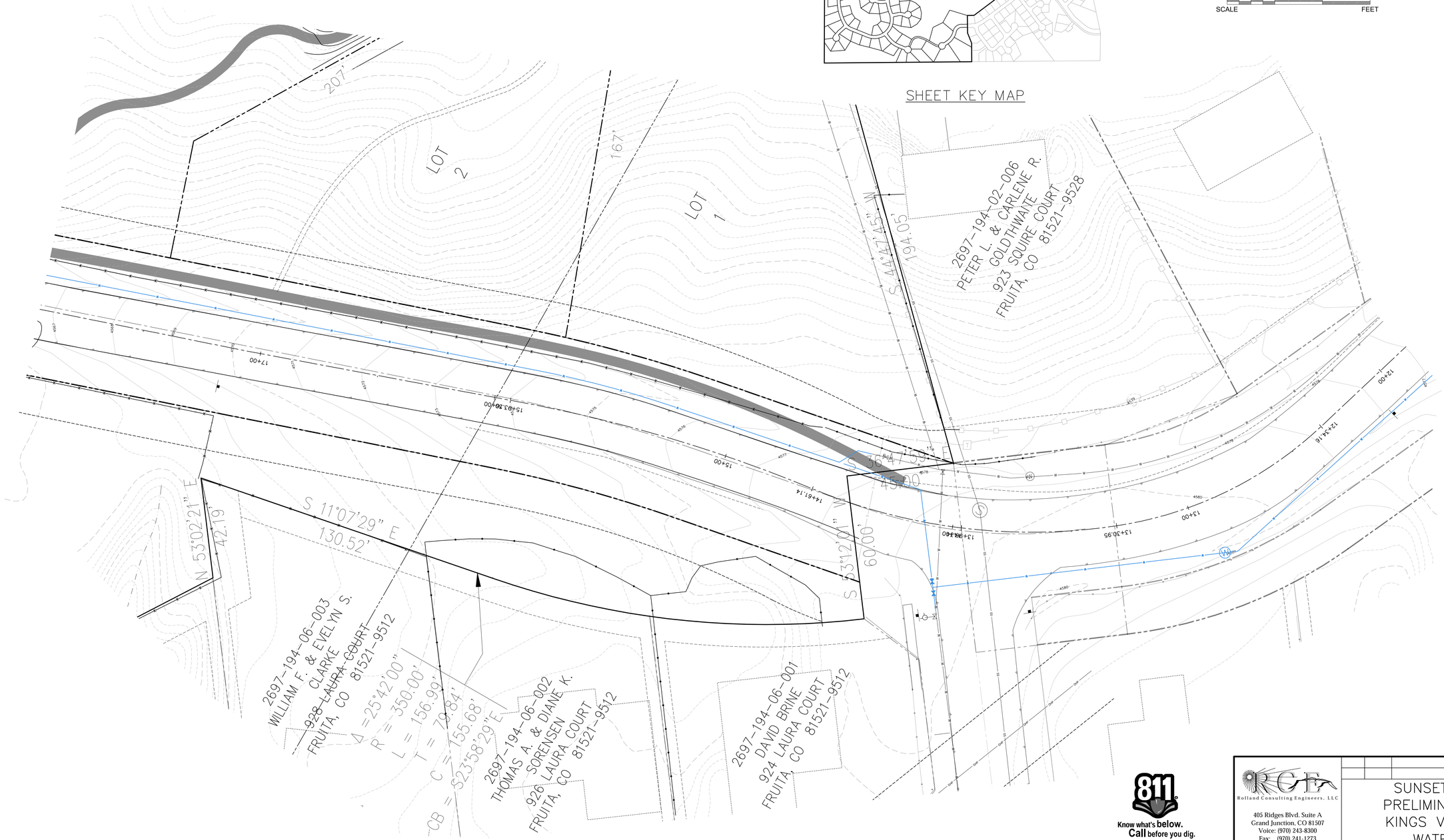
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP



KINGS VIEW WATERLINE

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SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
WATERLINE

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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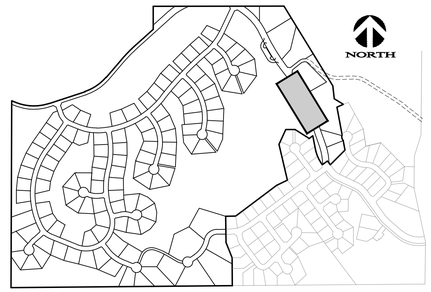
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



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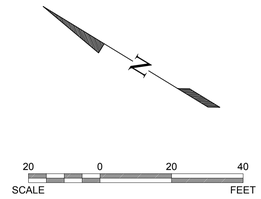

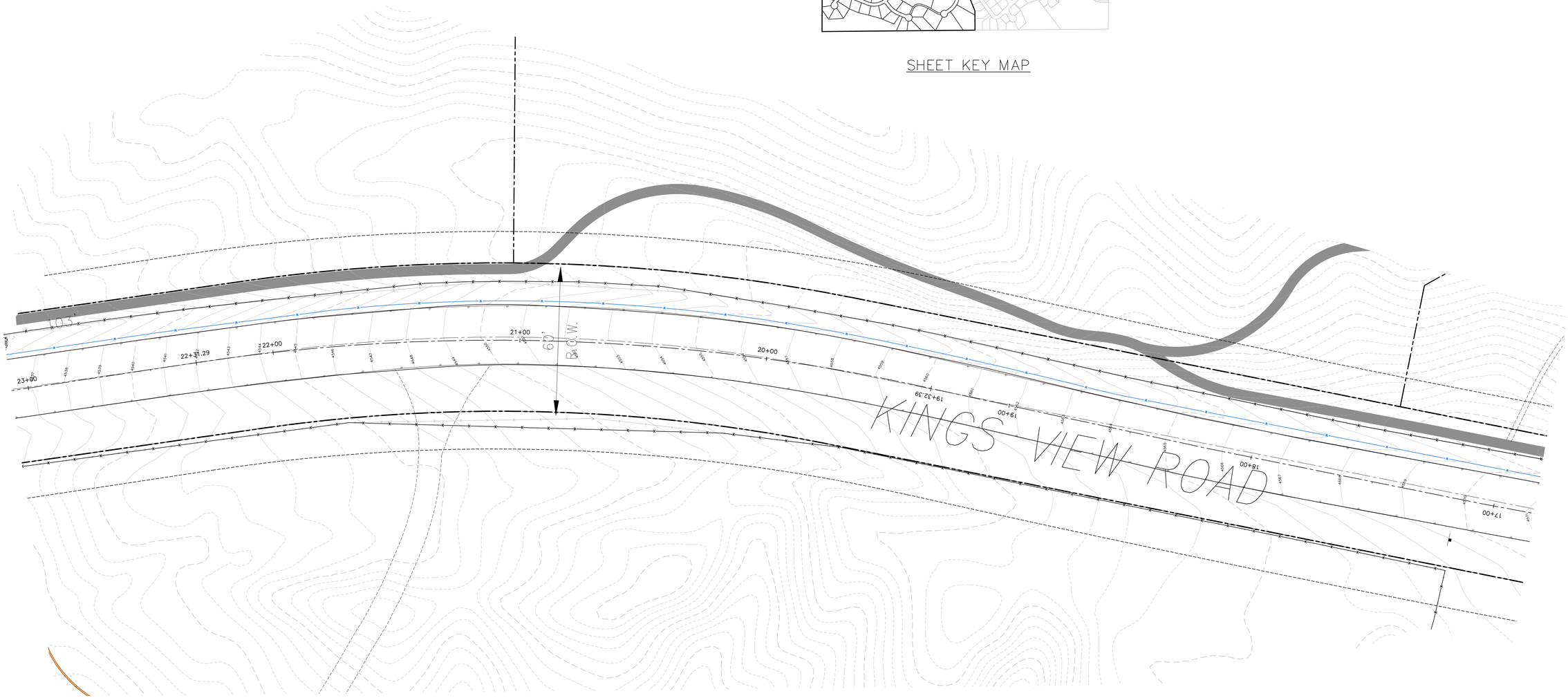

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PRELIMINARY PLAN
KINGS VIEW ROAD
WATERLINE

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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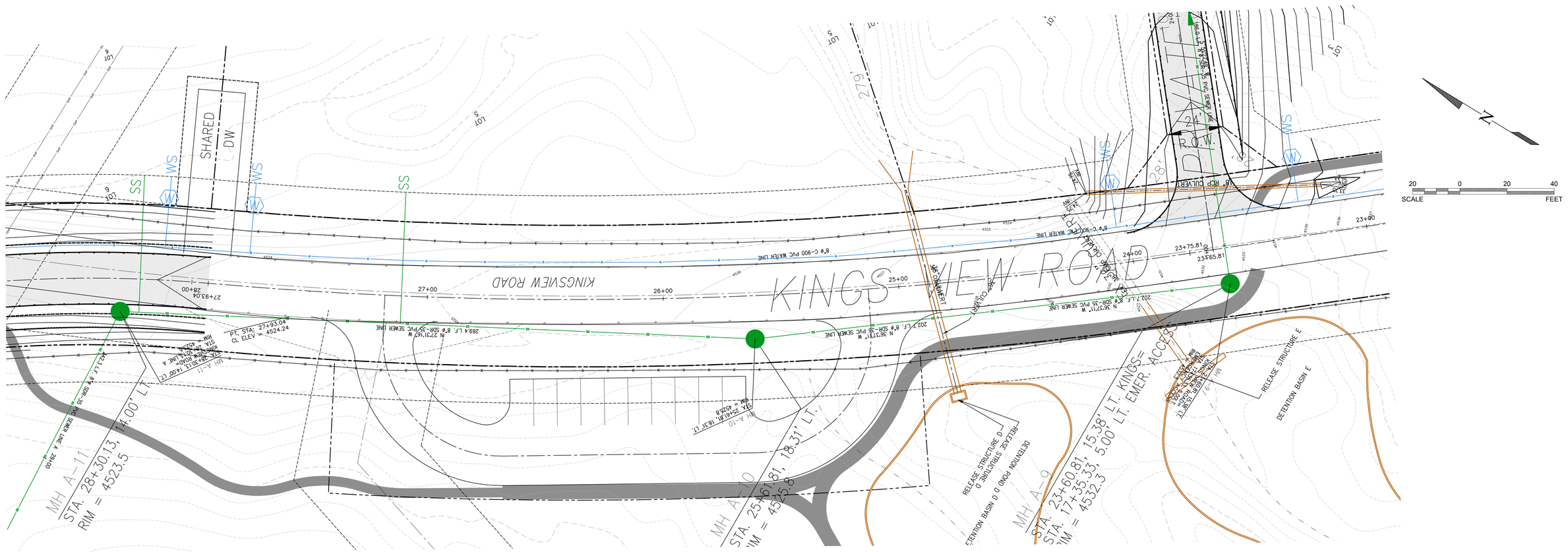

SHEET KEY MAP

KINGS VIEW WATERLINE

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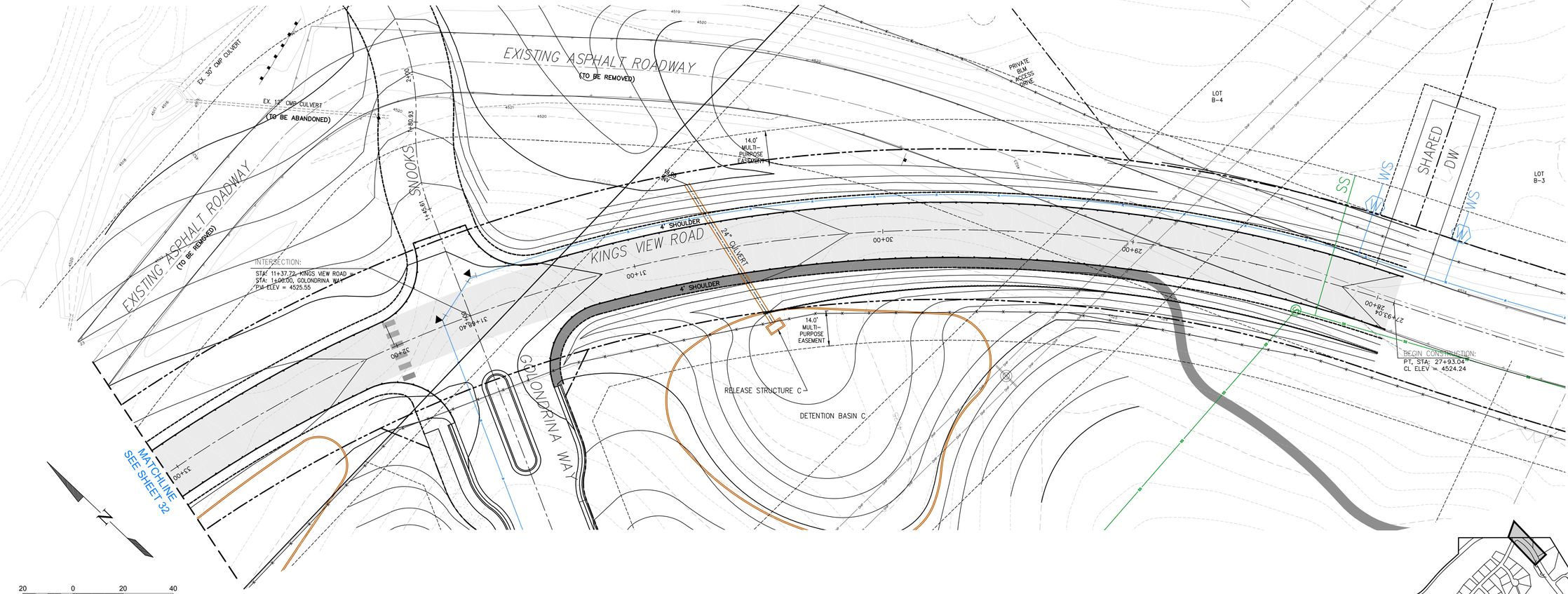
SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
WATERLINE

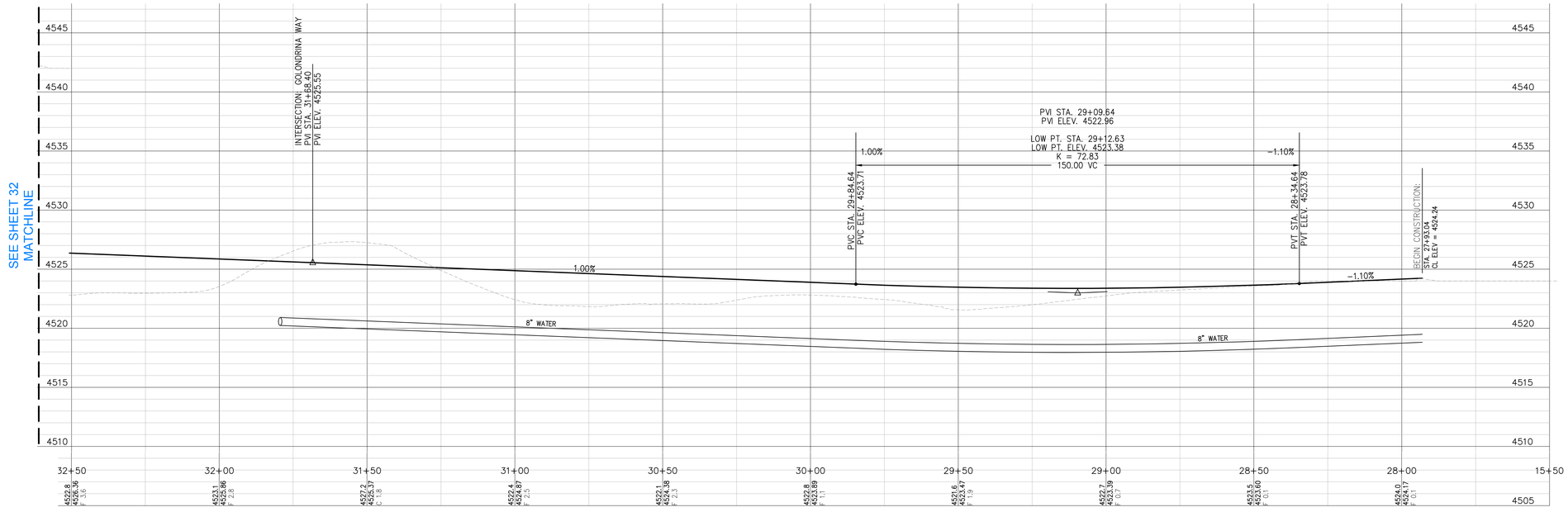
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	30

File Name: C:/B7428/B7428BASE2023.DWG | Date 8/11/23 | Of 57



SHEET KEY MAP

KINGS VIEW ROAD



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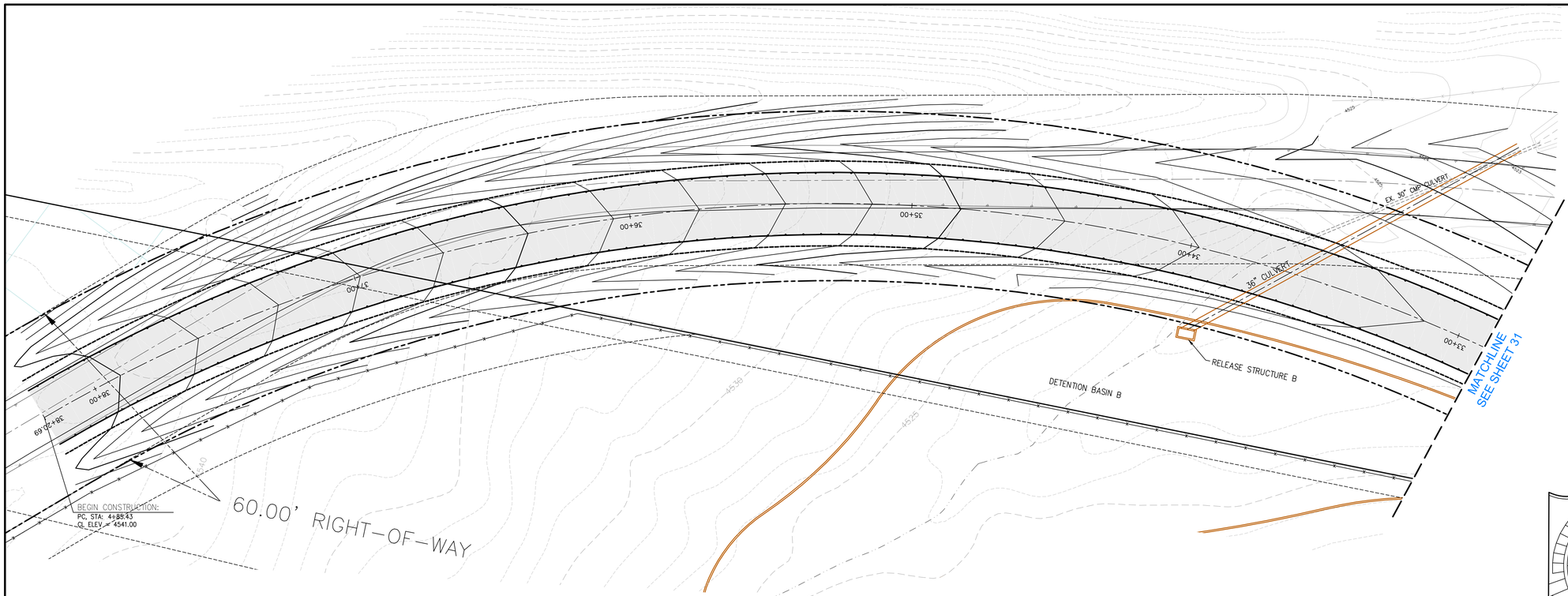
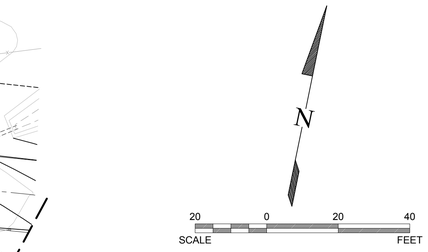
SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD P & P 1
STA: 27+93.04TO 33+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	31
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



KINGS VIEW ROAD



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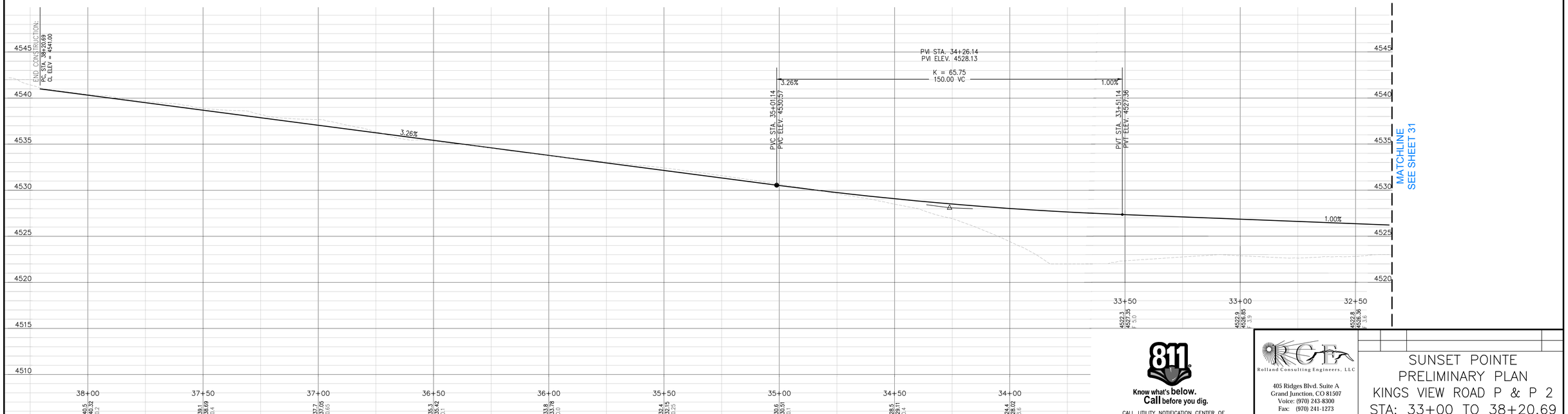

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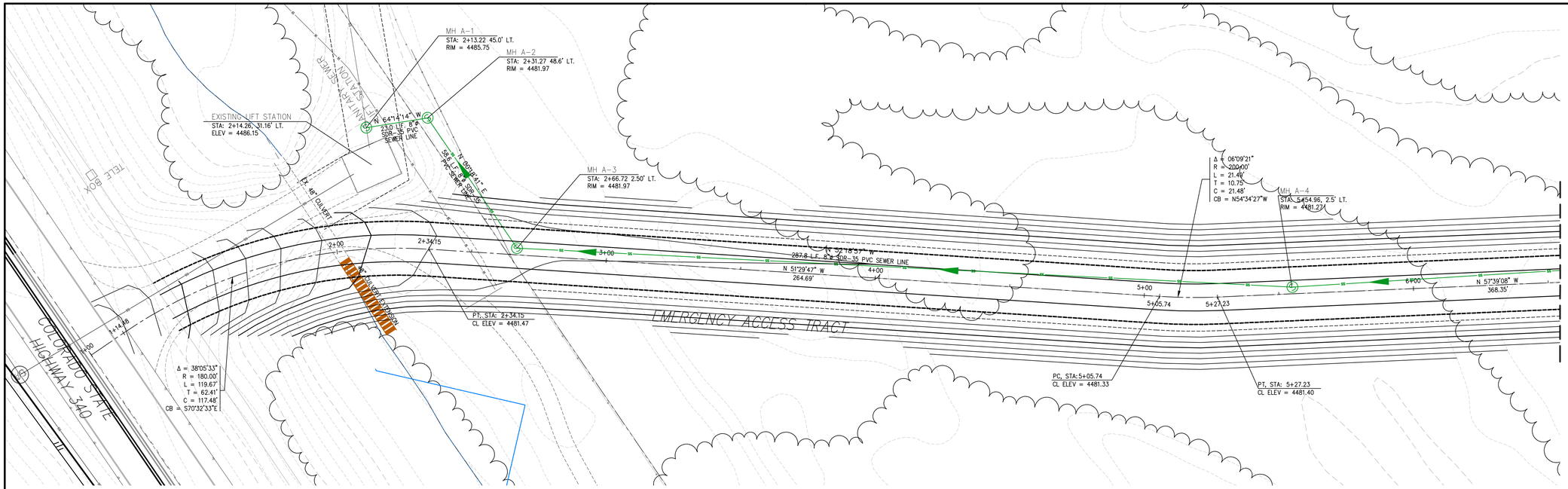
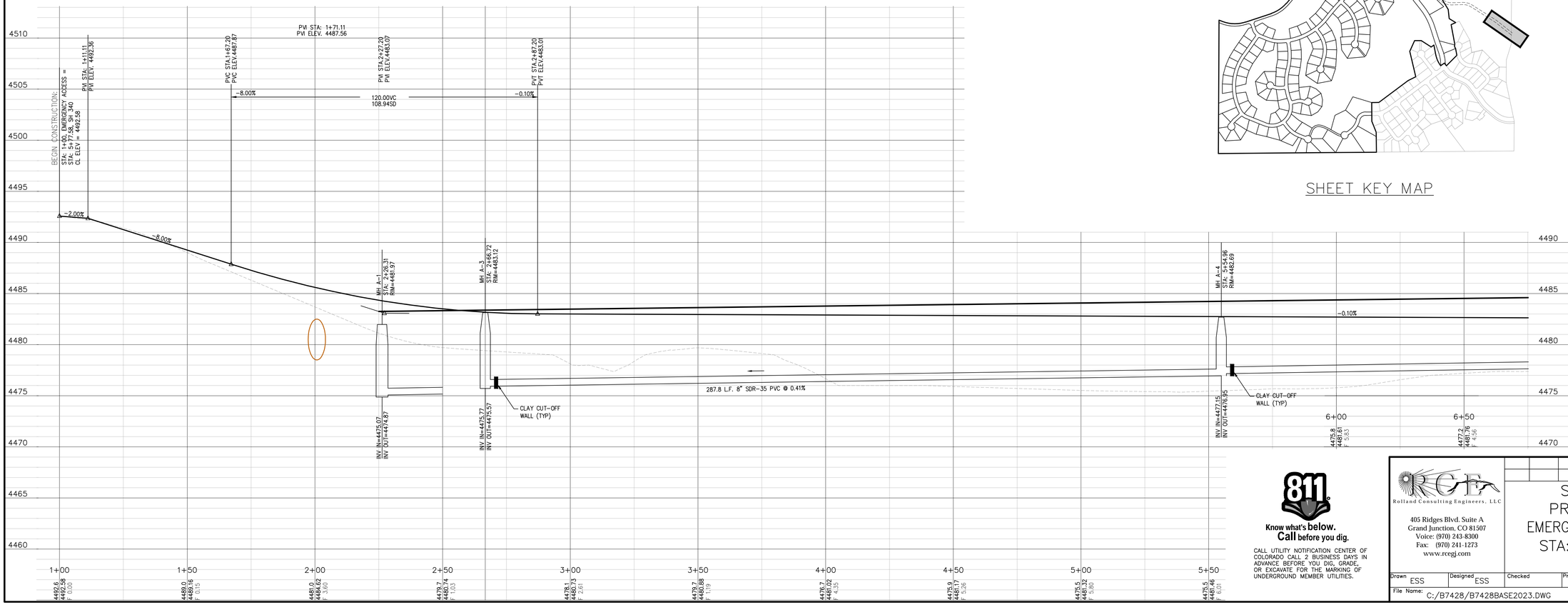
SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD P & P 2
STA: 33+00 TO 38+20.69

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	32
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



EMERGENCY ACCESS

SHEET KEY MAP



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SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P
STA: 1+00 TO 6+50

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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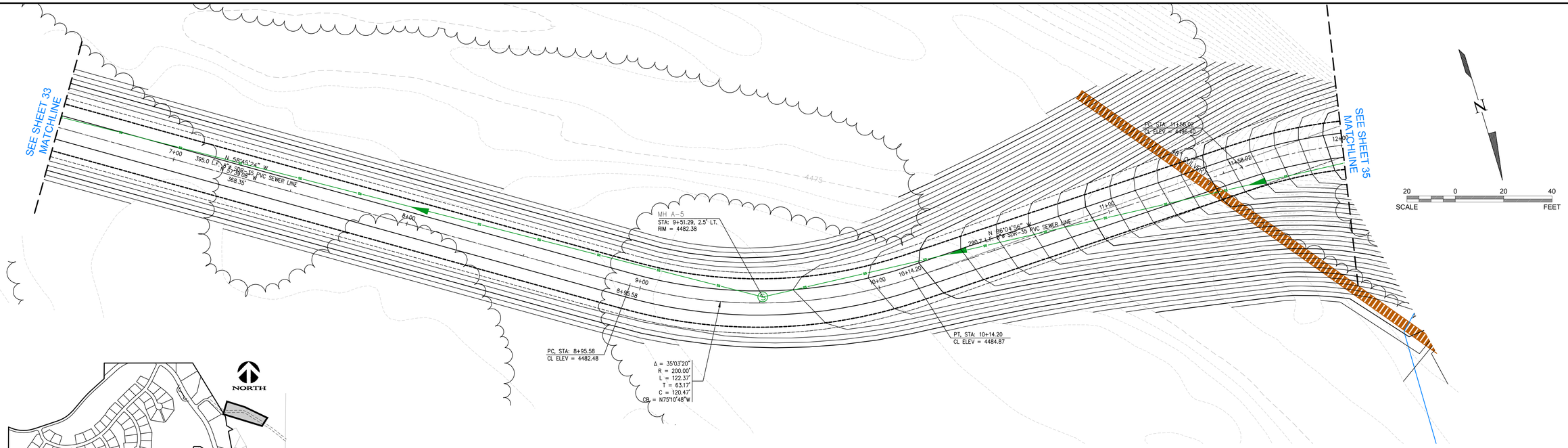
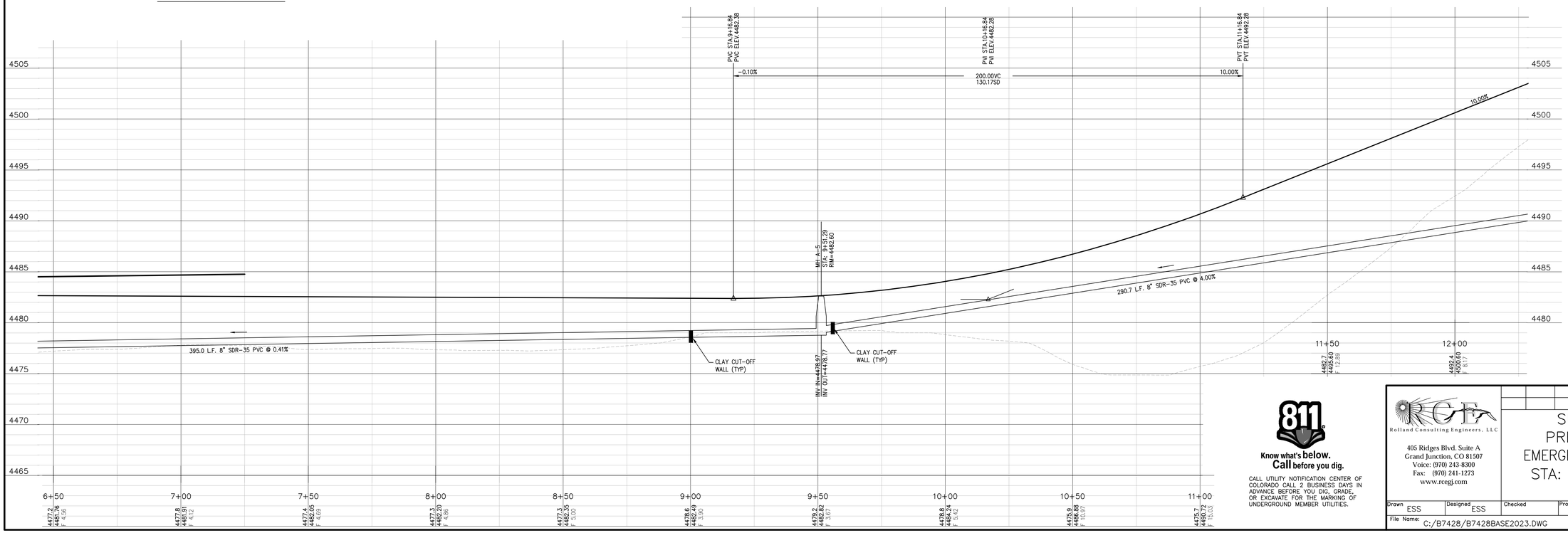
File Name: C:/B7428/B7428BASE2023.DWG			Date 8/11/23		Of 57



EMERGENCY ACCESS

SHEET KEY MAP



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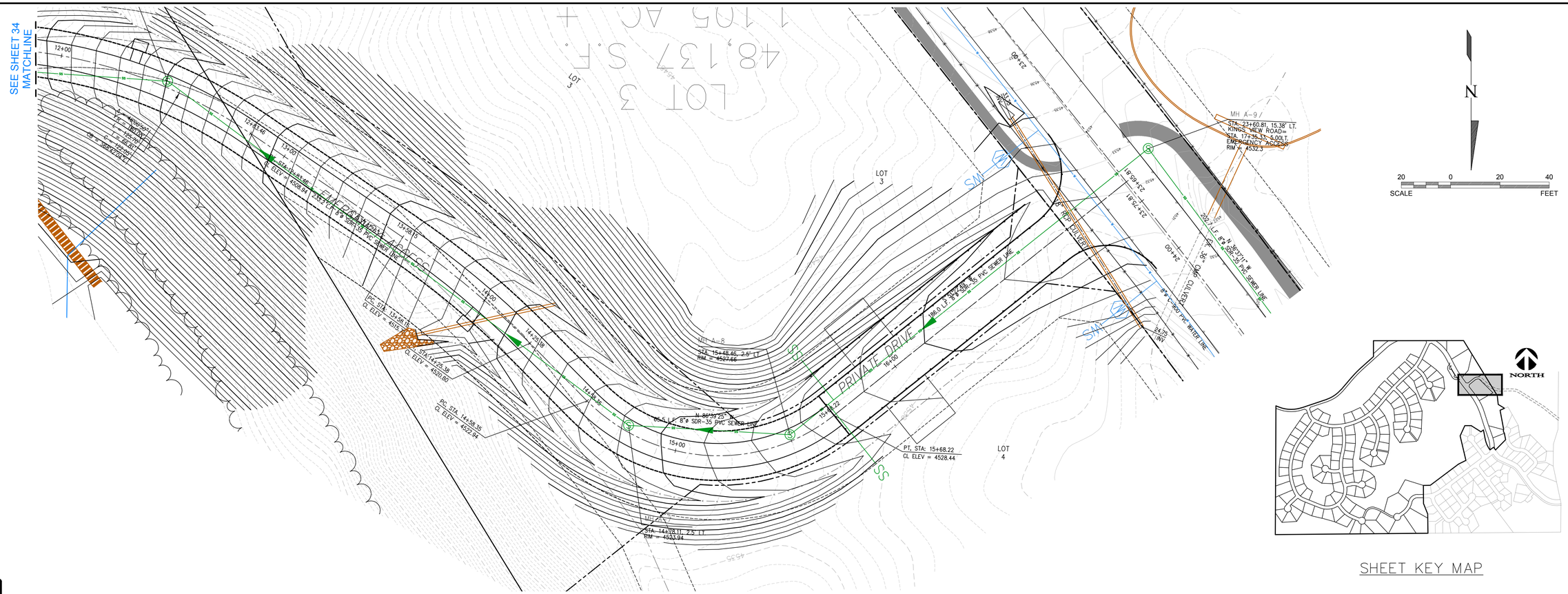
SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P
STA: 6+50 TO 12+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	34
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



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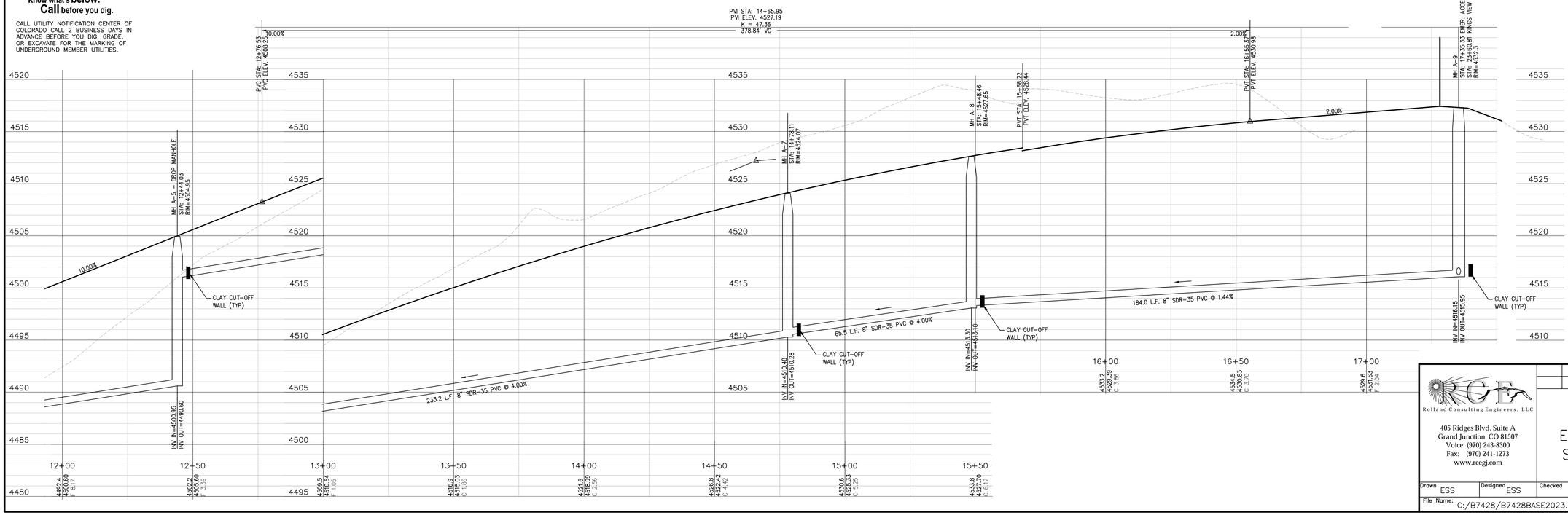
EMERGENCY ACCESS



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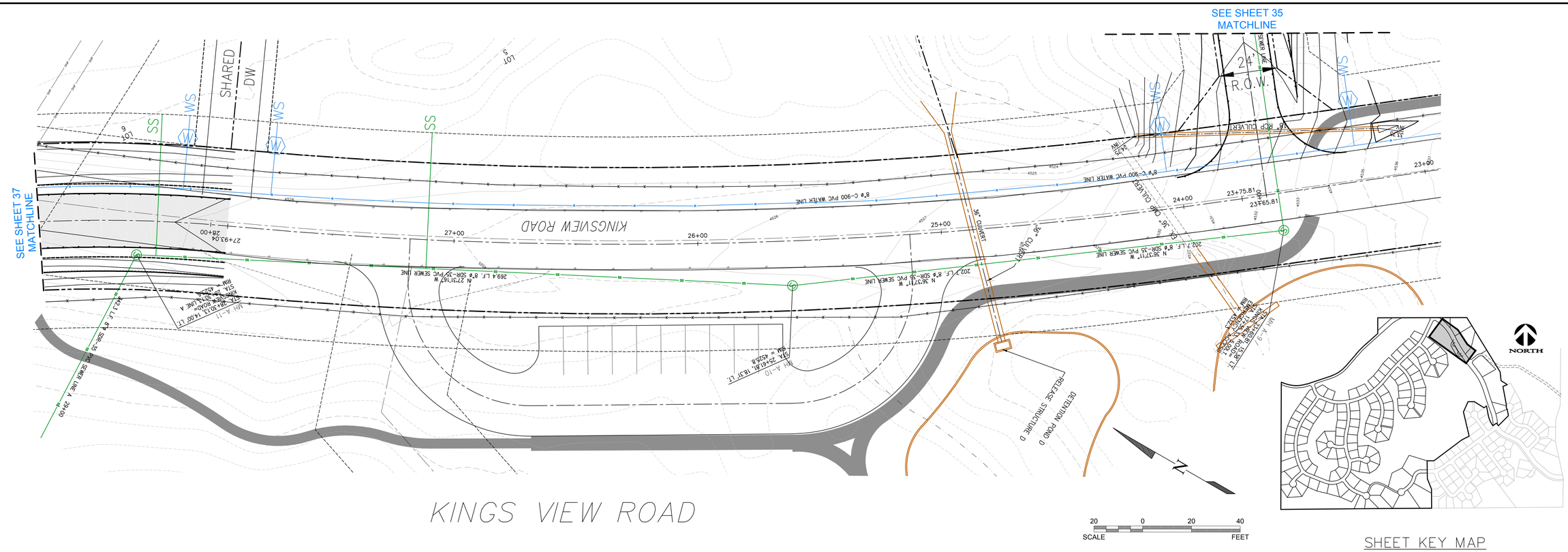
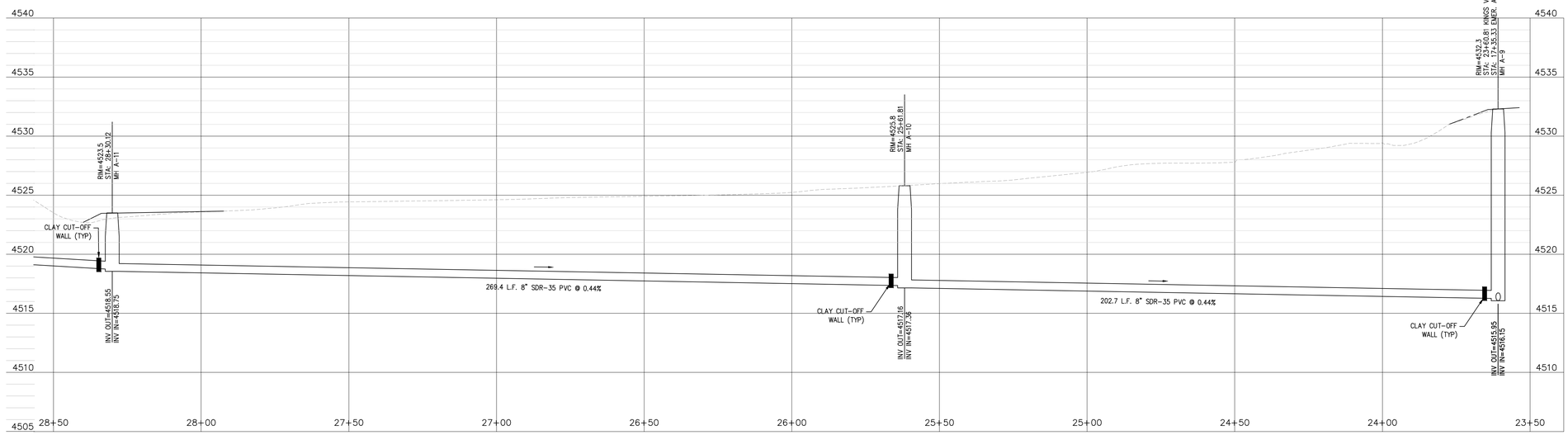
SUNSET POINTE
PRELIMINARY PLAN
EMERGENCY ACCESS P & P
STA: 12+00 TO 17+50

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	35
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



KINGS VIEW ROAD

SHEET KEY MAP



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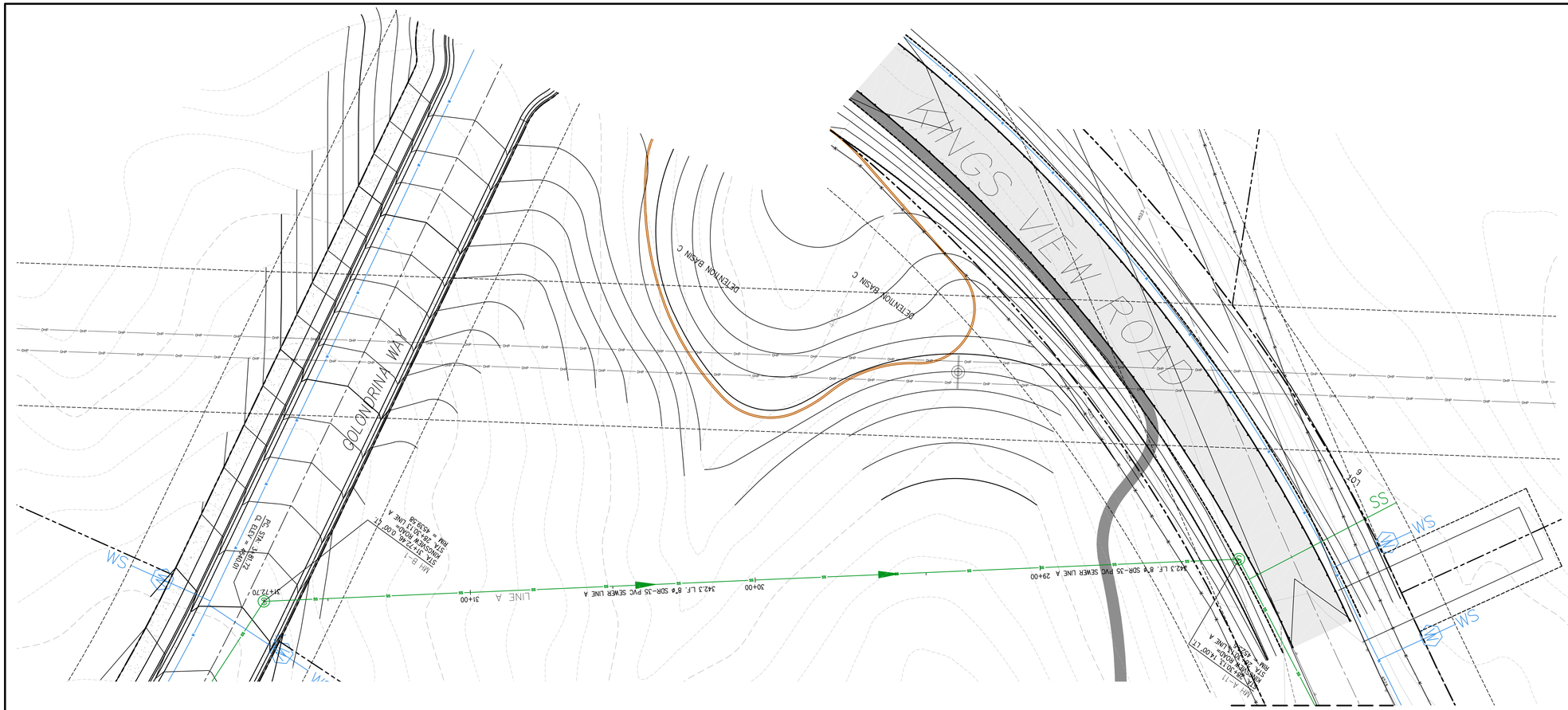
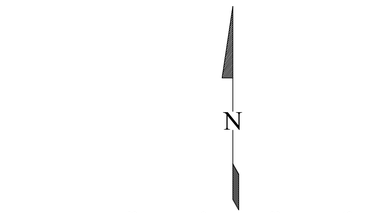
SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
SANITARY SEWER P & P

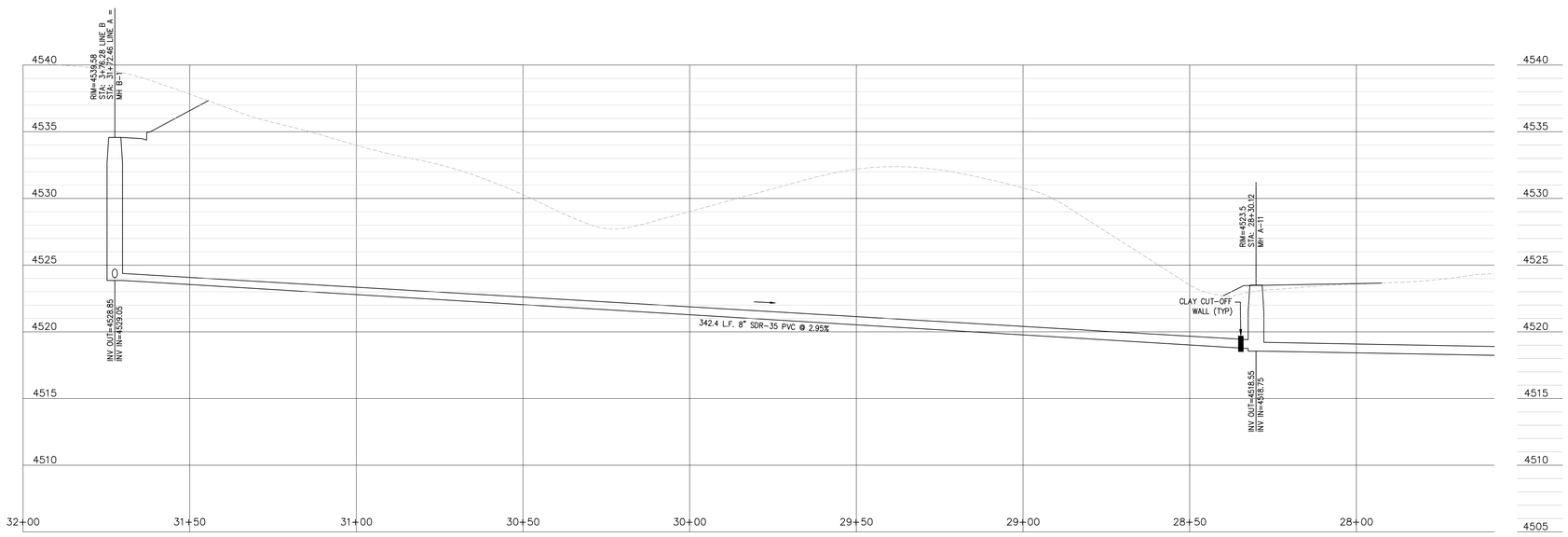
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	36
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57





SHEET KEY MAP

SEWER OUTFALL



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SUNSET POINTE
PRELIMINARY PLAN
KINGS VIEW ROAD
SANITARY SEWER P & P

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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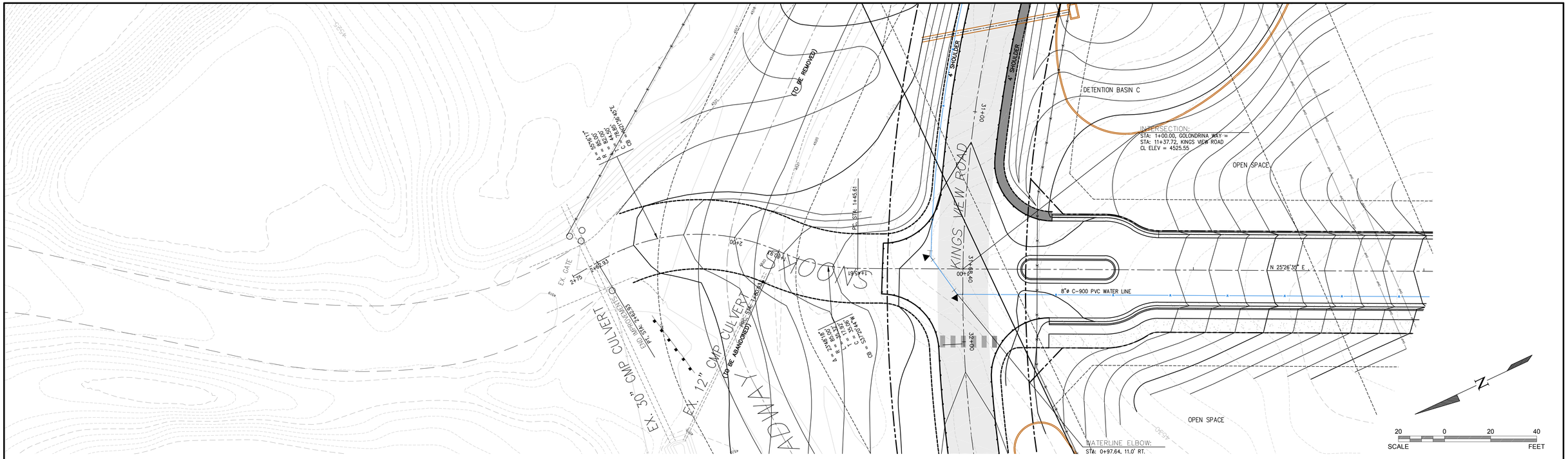
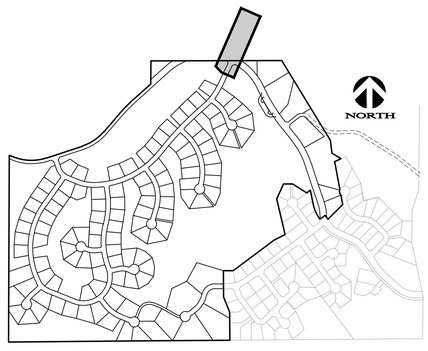
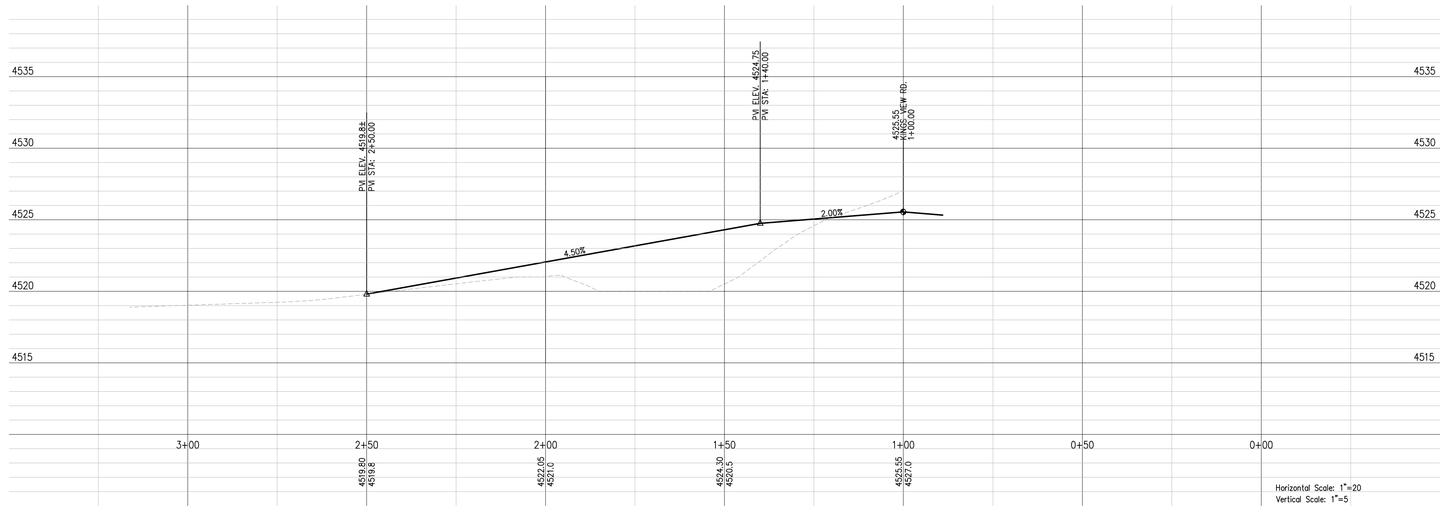
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SNOOKS BOTTOM ACCESS



SHEET KEY MAP



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SUNSET POINTE
PRELIMINARY PLAN
SNOOKS BOTTOM ACCESS
PLAN & PROFILE

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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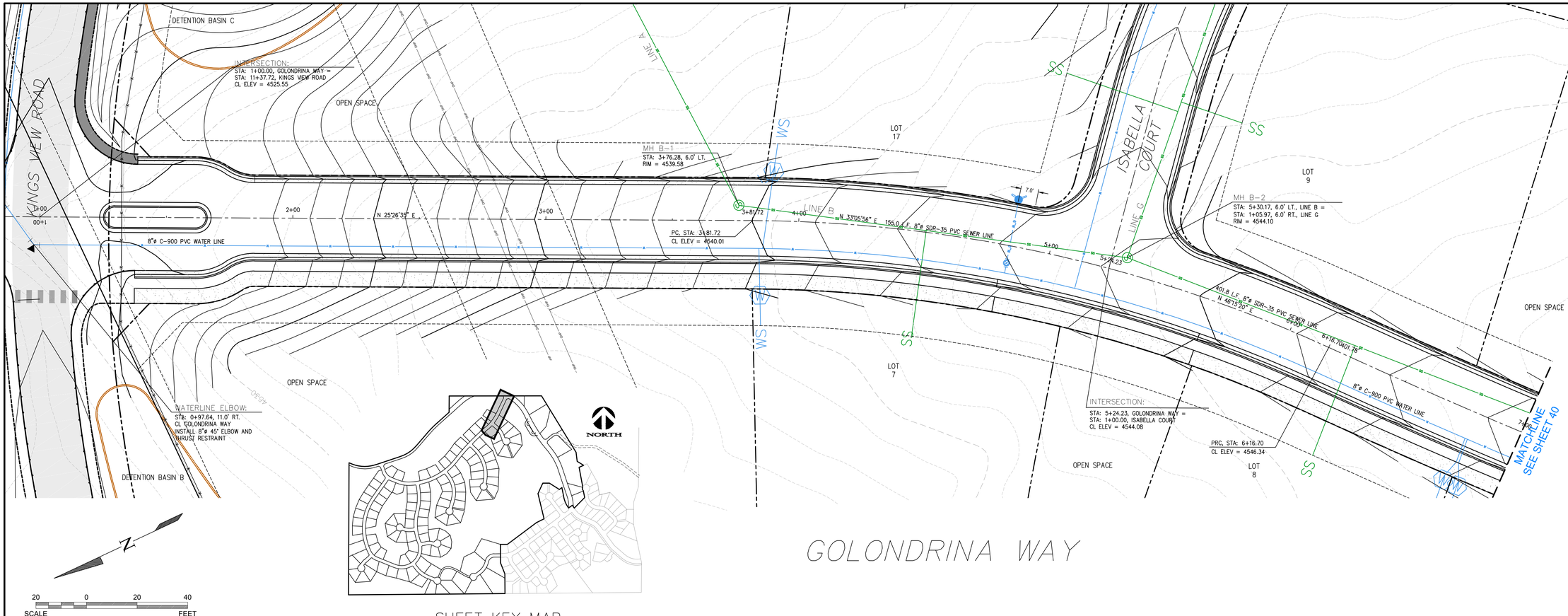
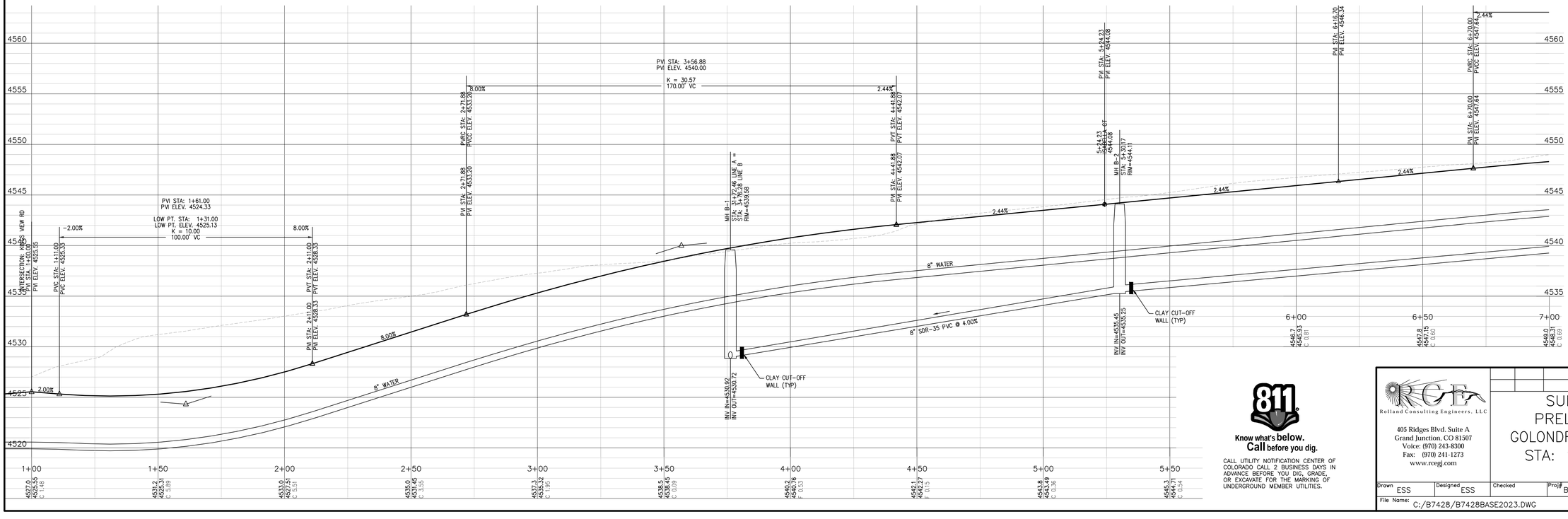
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP



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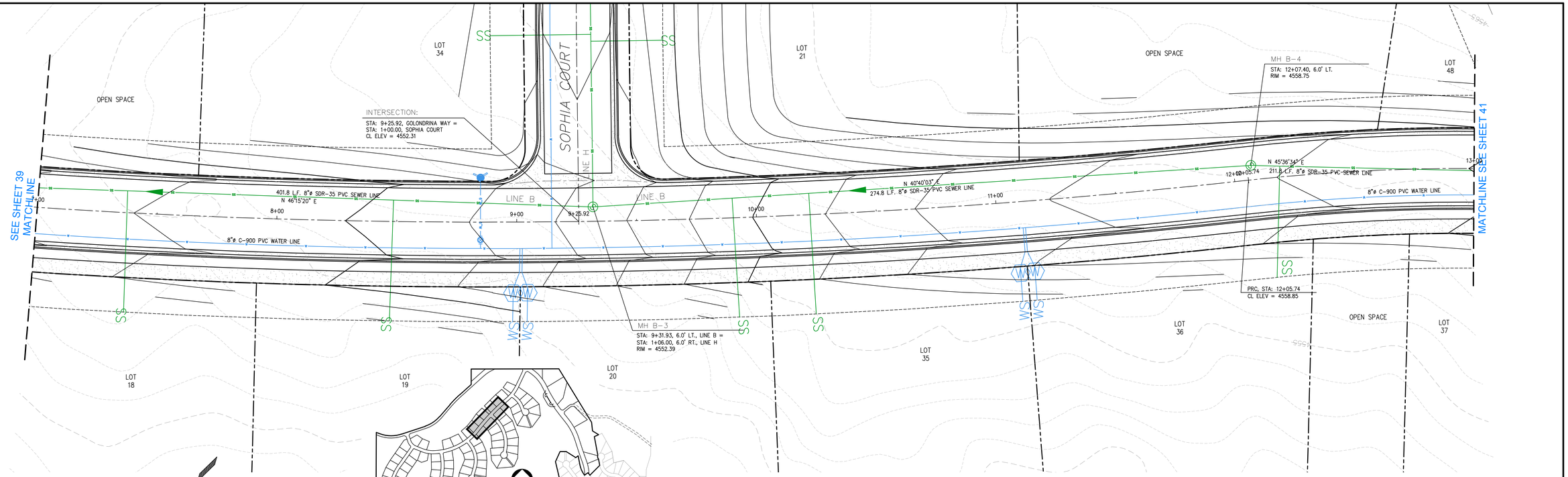
SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 1
STA: 1+00 TO 7+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	39
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



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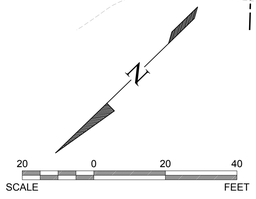

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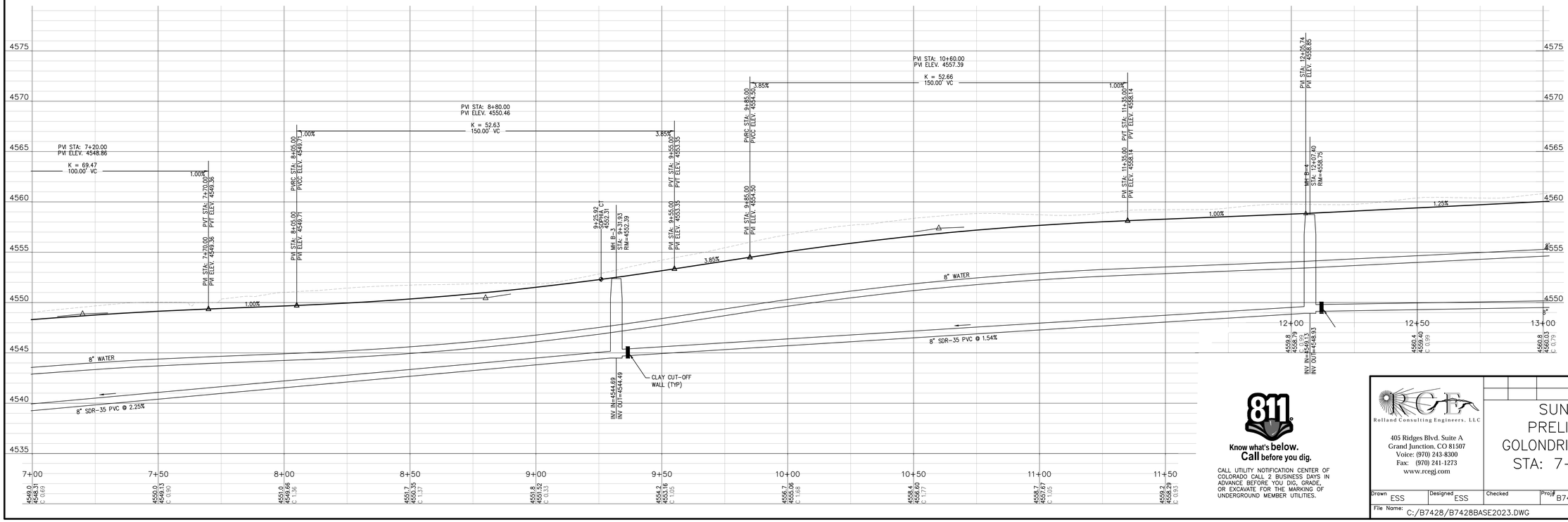

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SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 2
STA: 7+00 TO 13+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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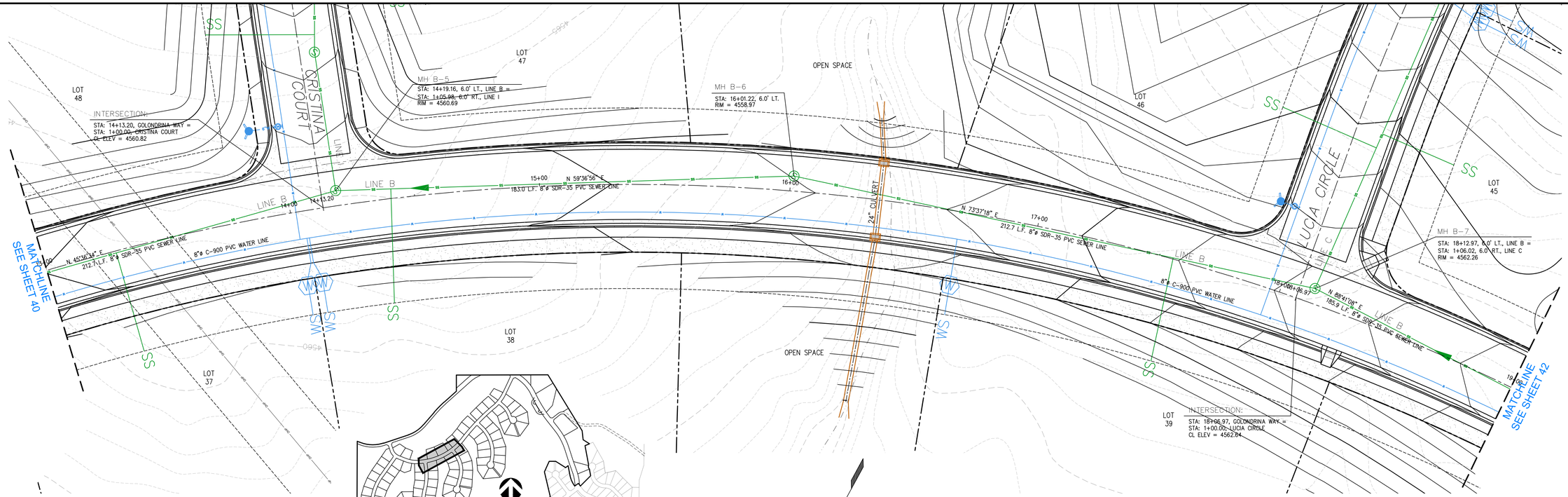
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

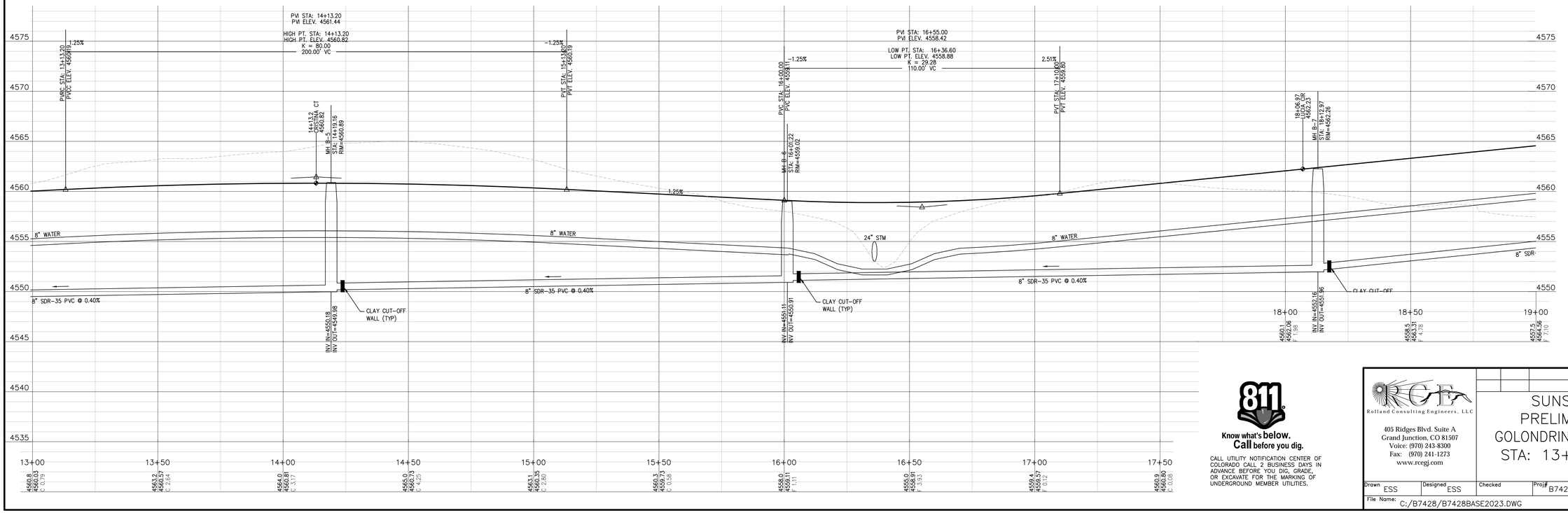


SHEET KEY MAP

N

SCALE 20 0 20 40 FEET

GOLONDRINA WAY



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SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 3
STA: 13+00 TO 19+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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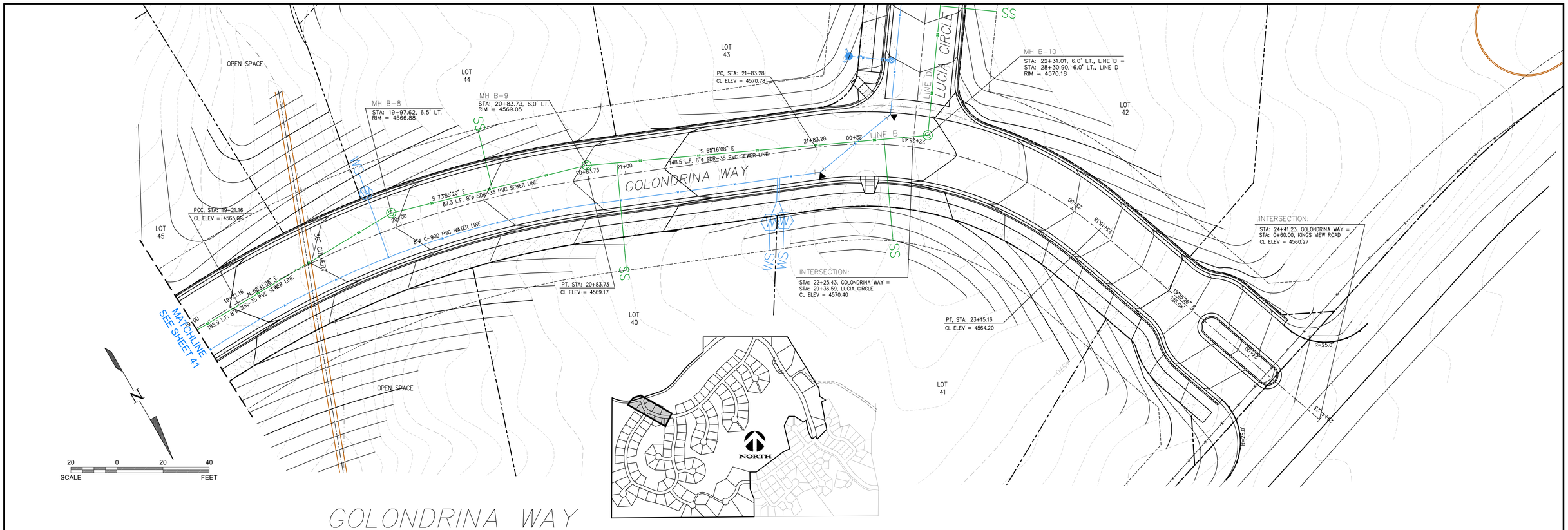
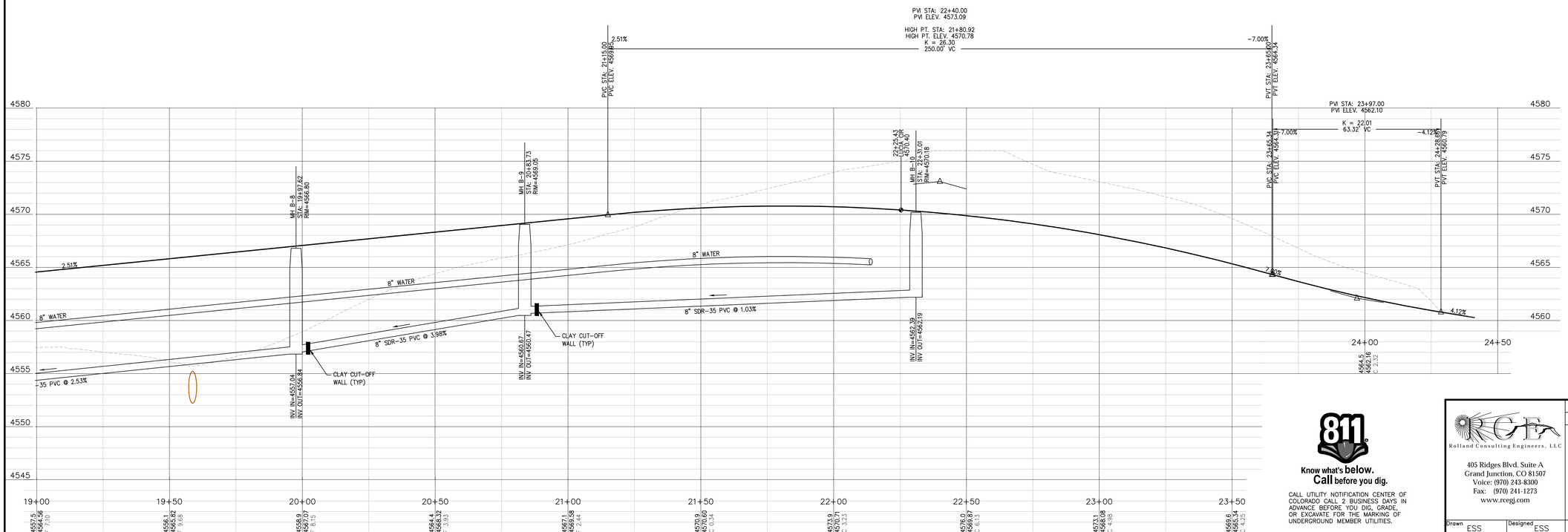
File Name: C:/B7428/B7428BASE2023.DWG			Date 8/11/23		Of 57



GOLONDRINA WAY

SHEET KEY MAP



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SUNSET POINTE
PRELIMINARY PLAN
GOLONDRINA WAY P & P 4
STA: 19+00 TO 24+41.43

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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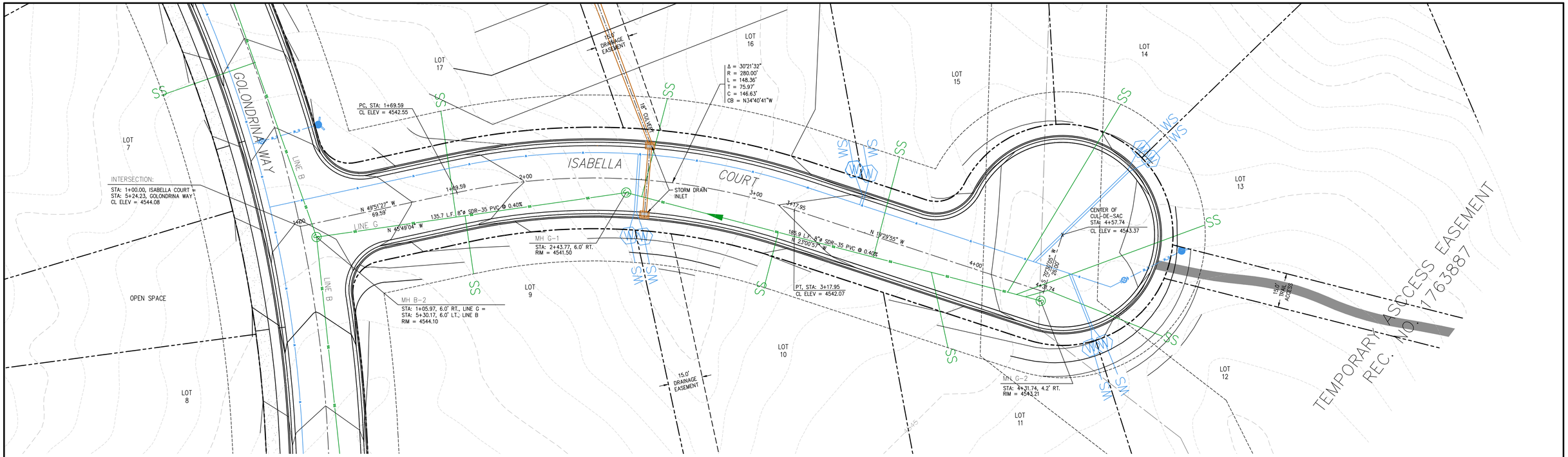
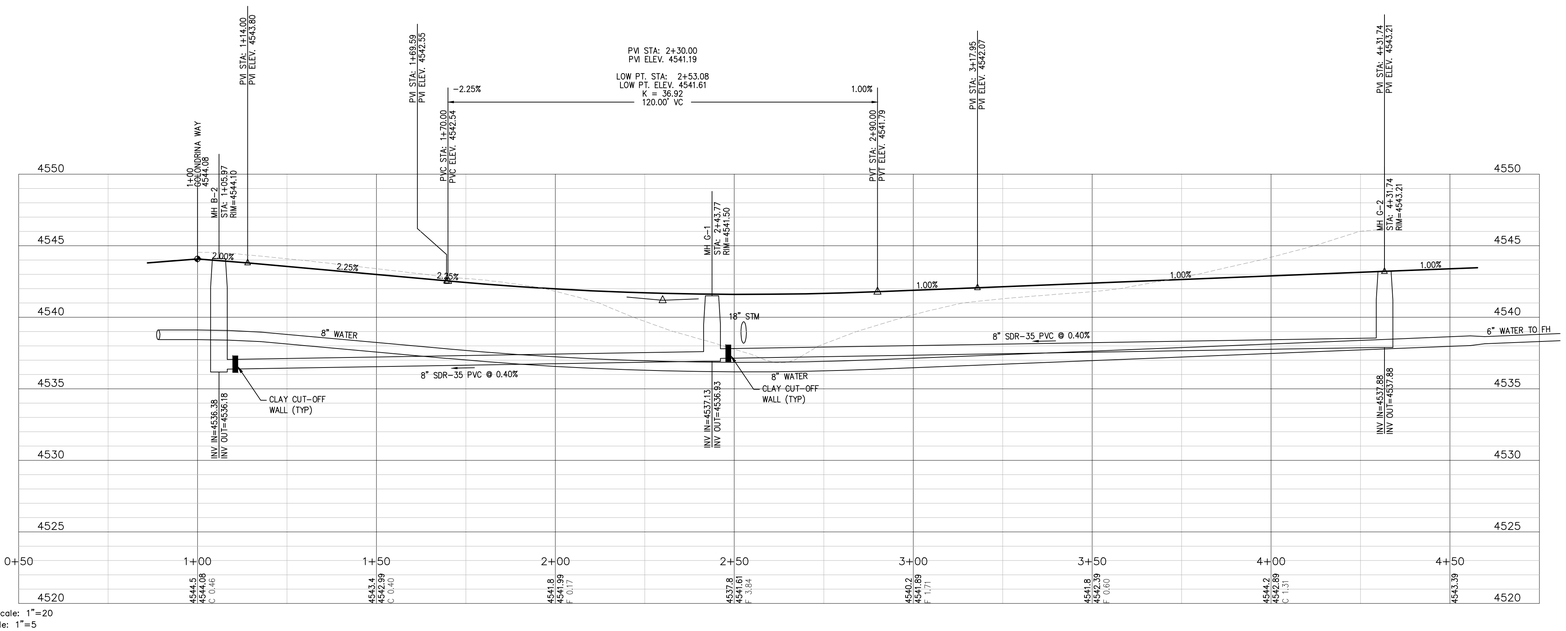
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



ISABELLA COURT



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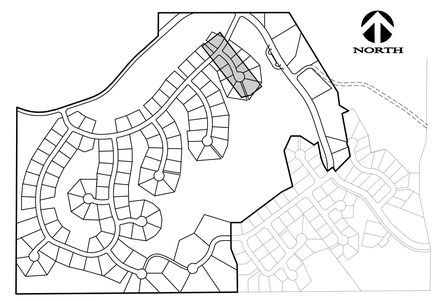
Vertical Scale: 1"=5



SHEET KEY MAP

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SUNSET POINTE
PRELIMINARY PLAN
ISABELLA COURT P & P
STA: 1+00 TO 4+31.74

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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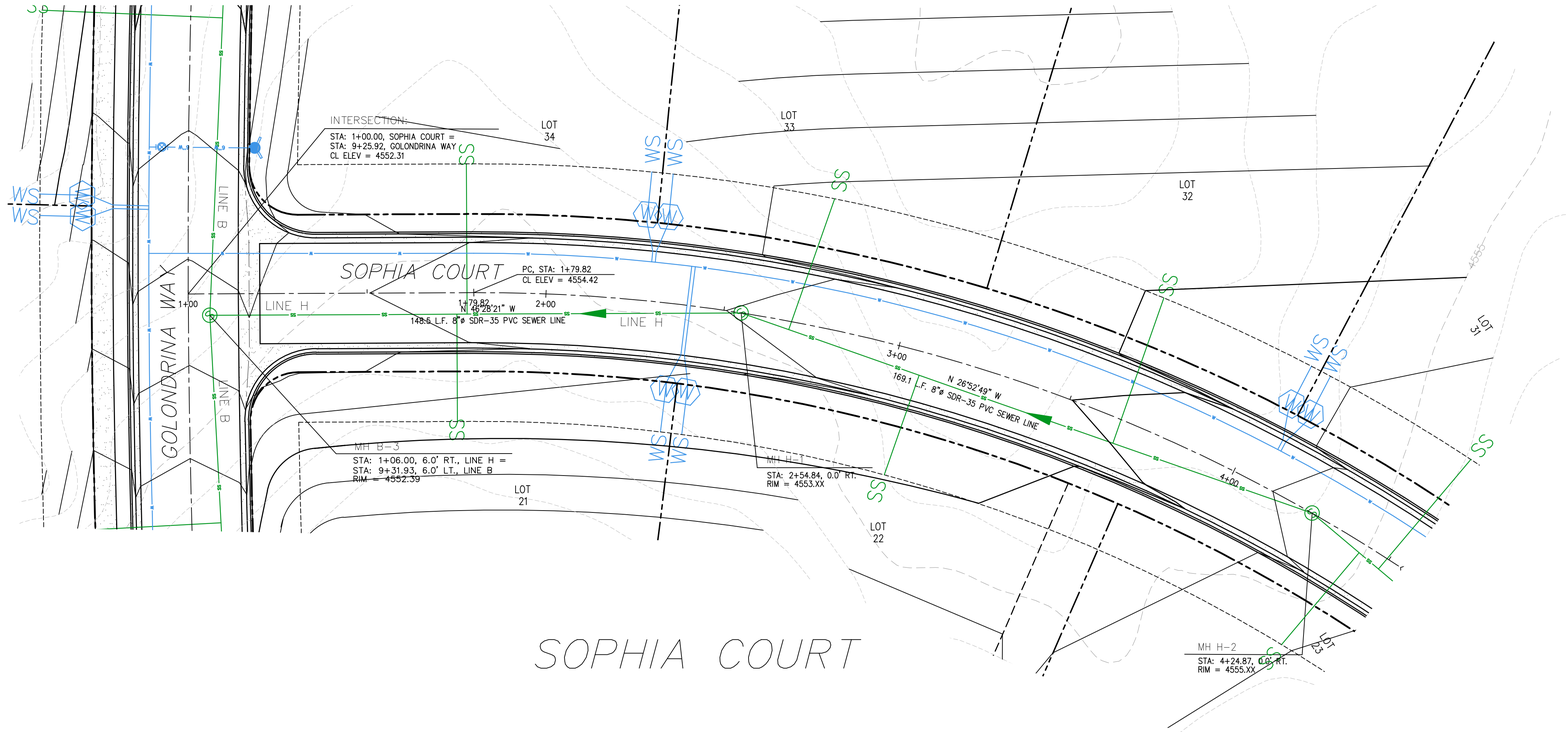
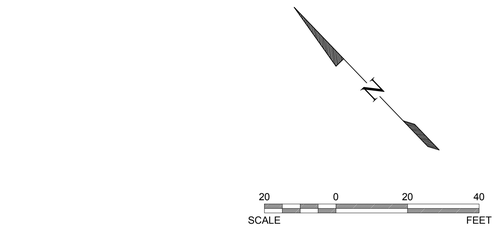
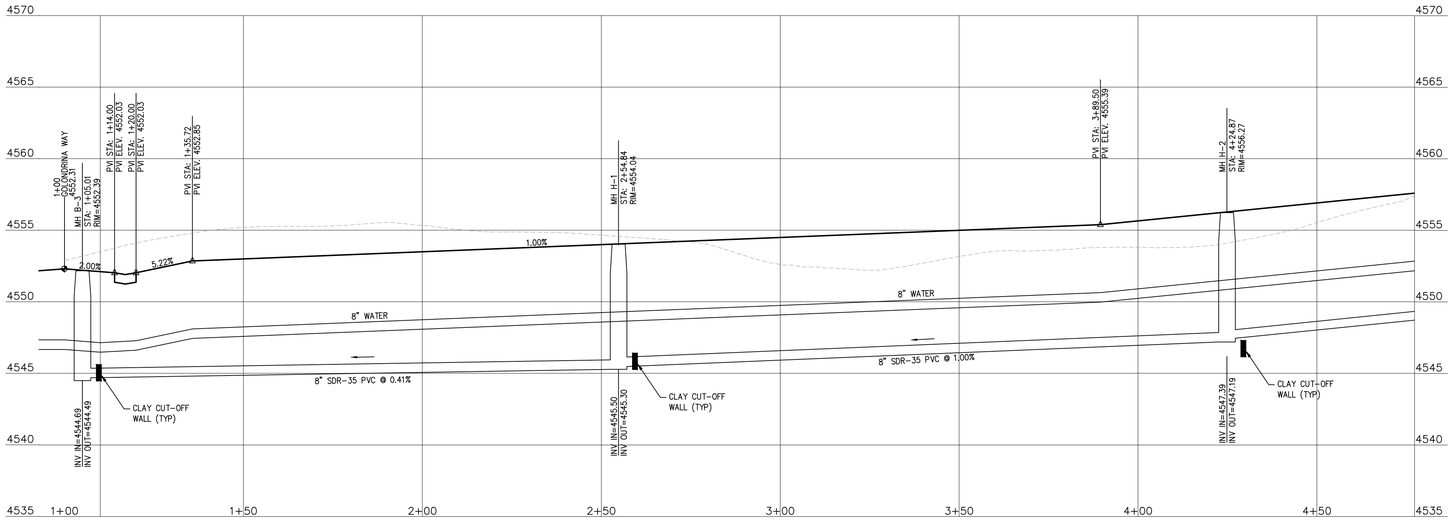
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57





SHEET KEY MAP



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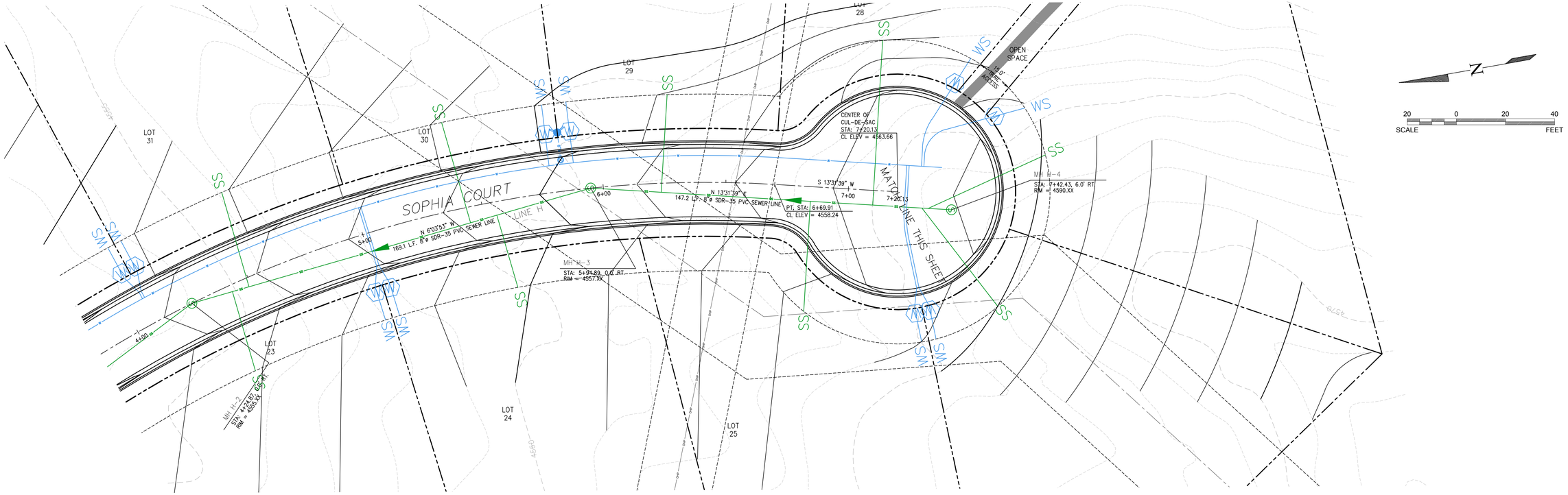
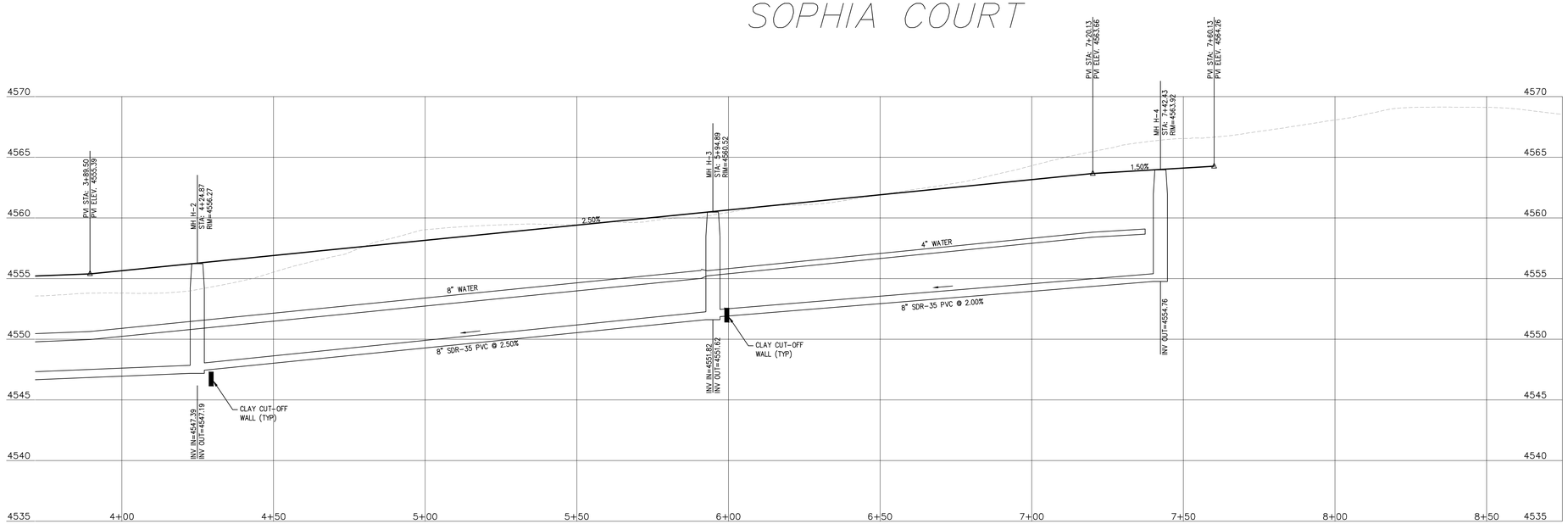
SUNSET POINTE
PRELIMINARY PLAN
SOPHIA COURT P & P
STA: 1+00 TO 6+21.86

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	44
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SOPHIA COURT



SHEET KEY MAP

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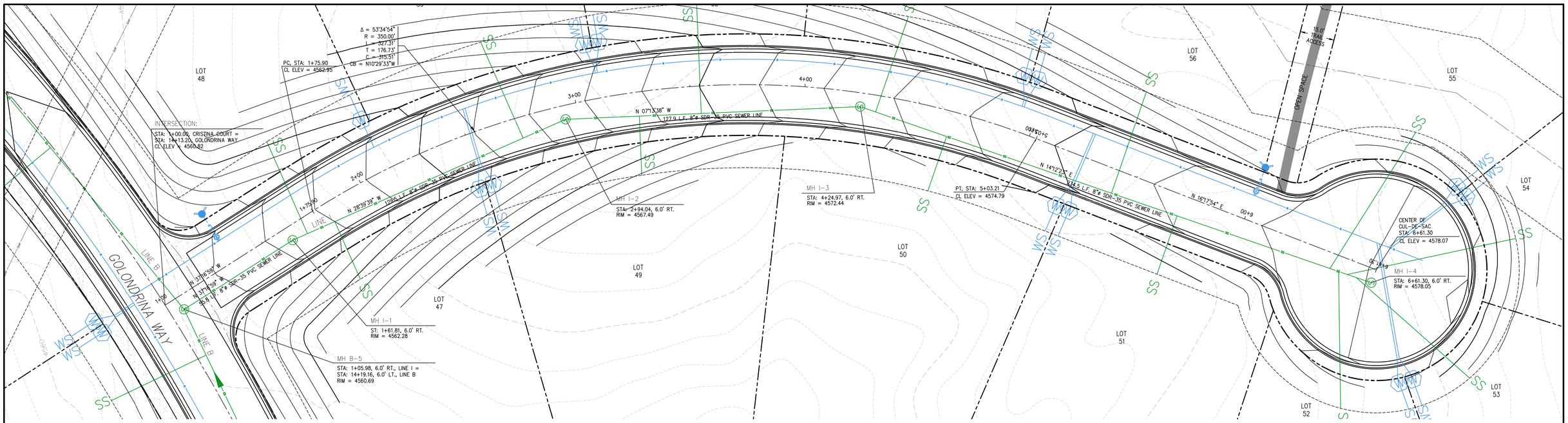
SUNSET POINTE
PRELIMINARY PLAN
SOPHIA COURT P & P
STA: 1+00 TO 6+21.86

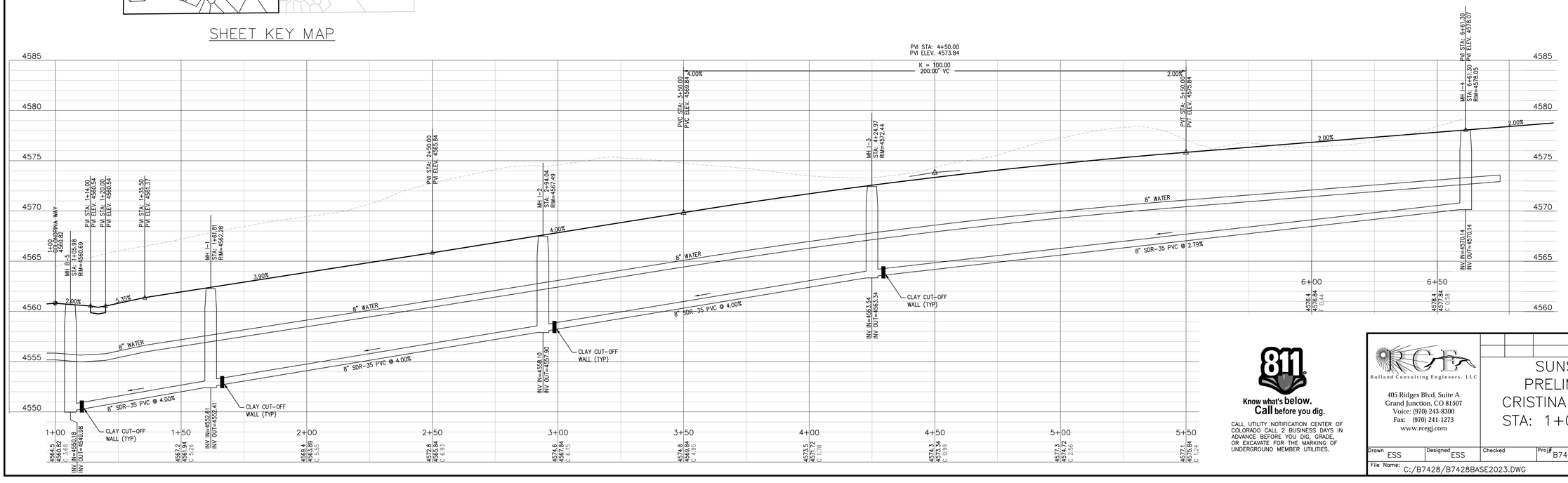
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	45
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP

CRISTINA COURT

SCALE 20 0 20 40 FEET



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SUNSET POINTE
PRELIMINARY PLAN
CRISTINA COURT P & P
STA: 1+00 TO 6+61.30

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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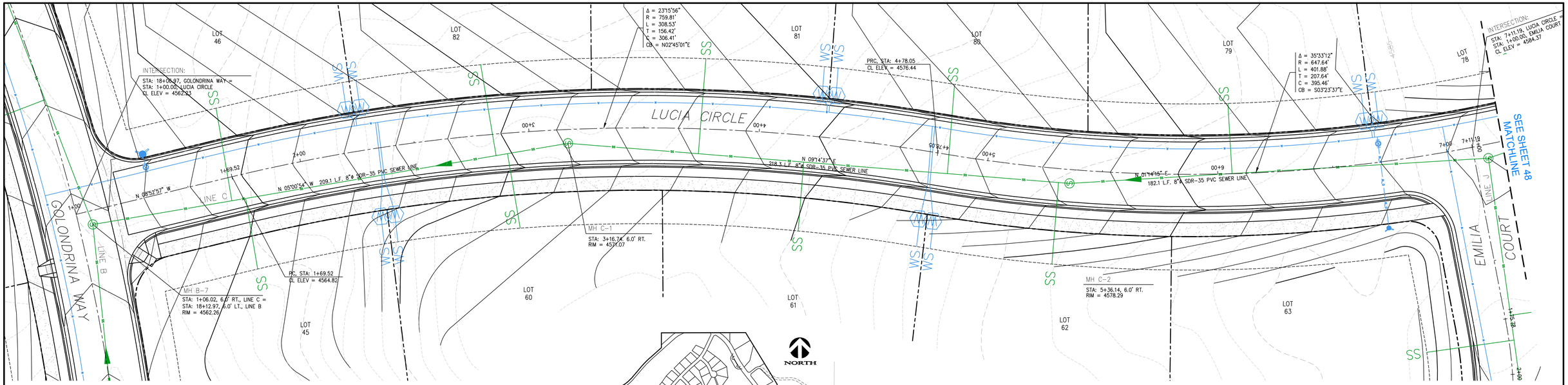
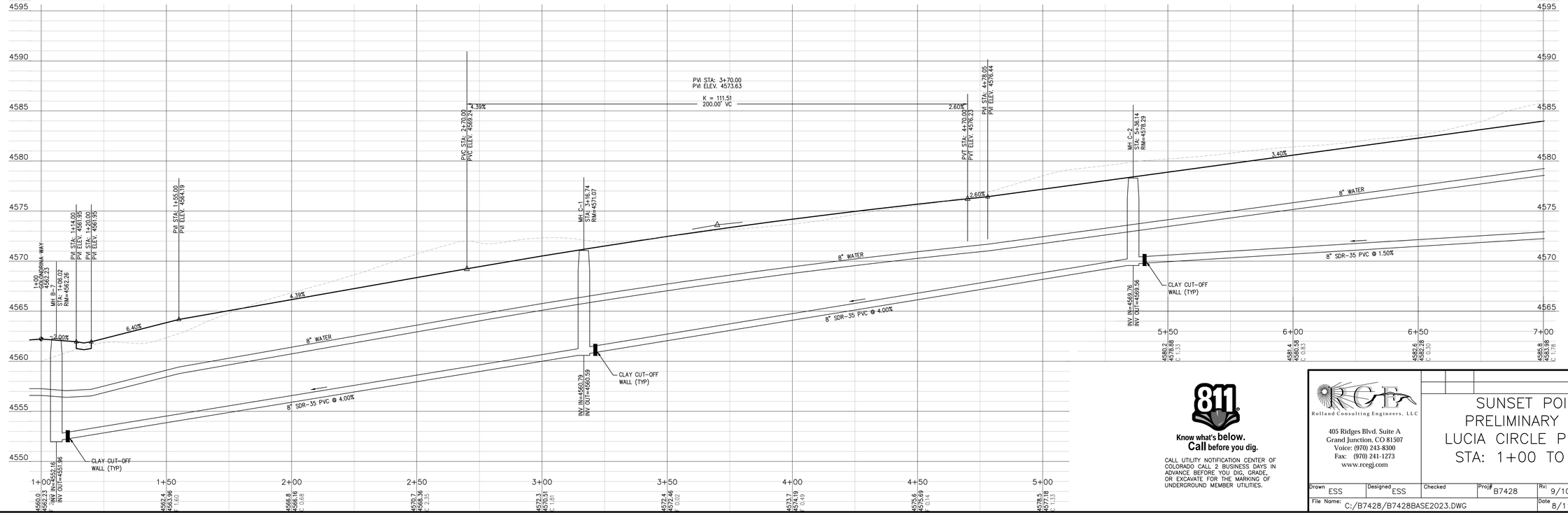
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



LUCIA CIRCLE

SHEET KEY MAP



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SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 1
STA: 1+00 TO 7+00

Drawn	Designed	Checked	Proj#	Rv:	Sheet
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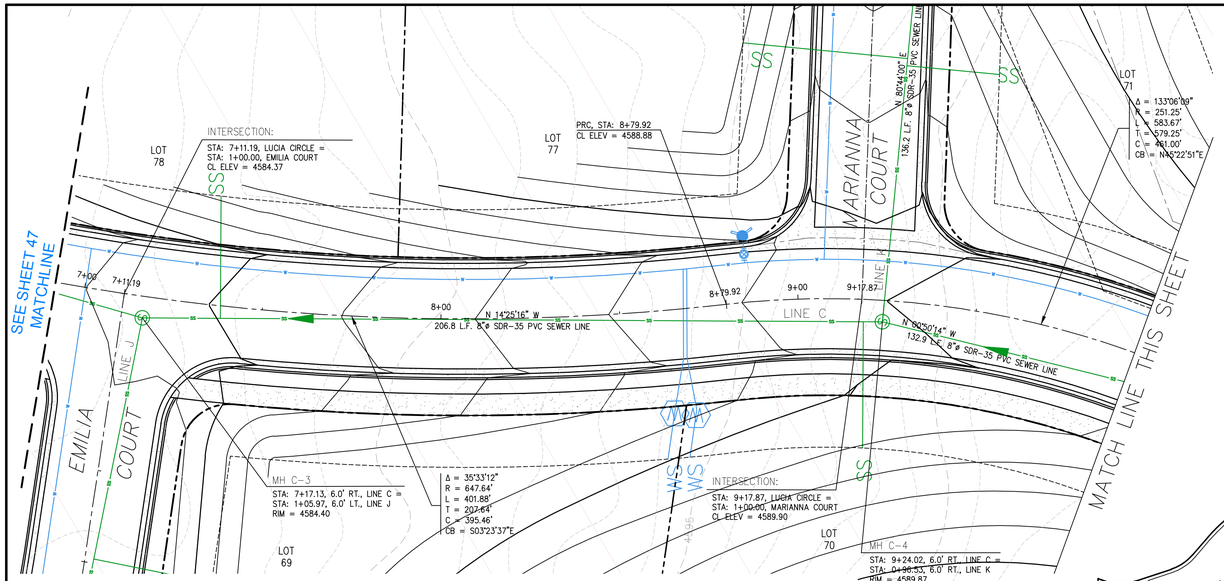
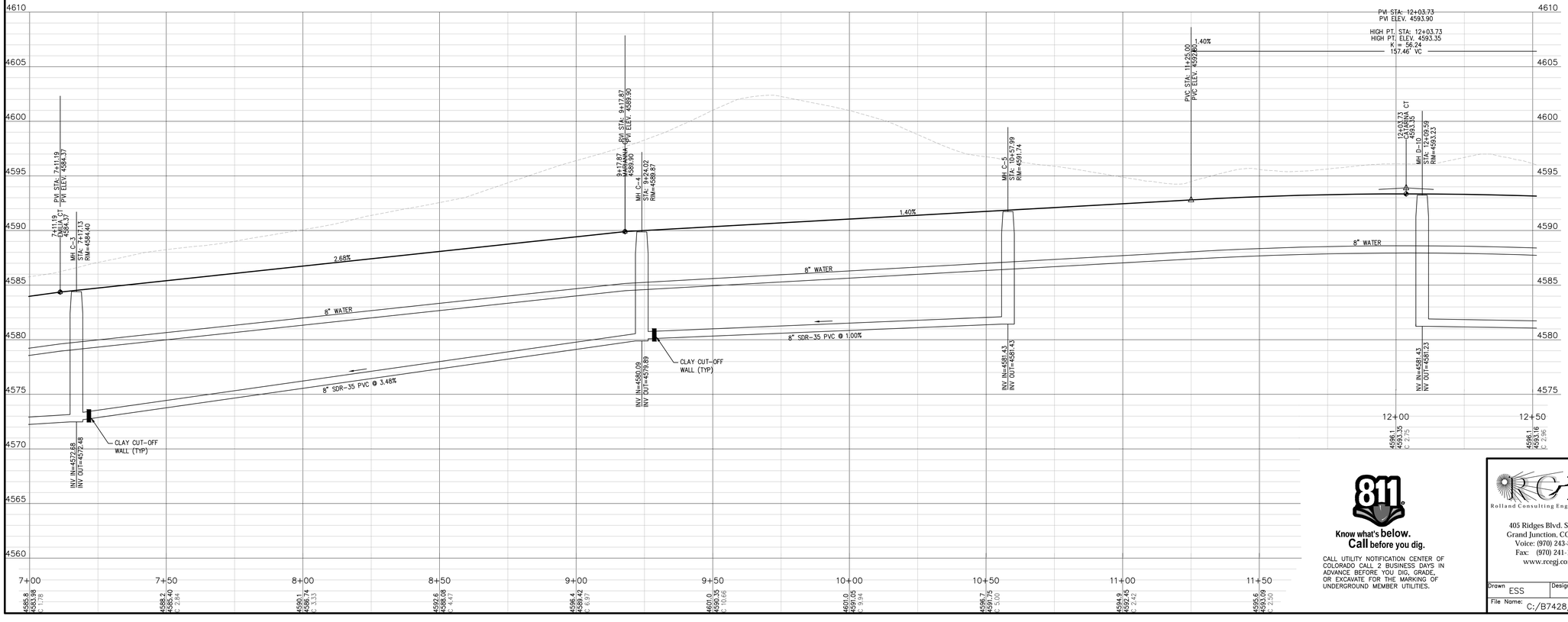
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



SHEET KEY MAP



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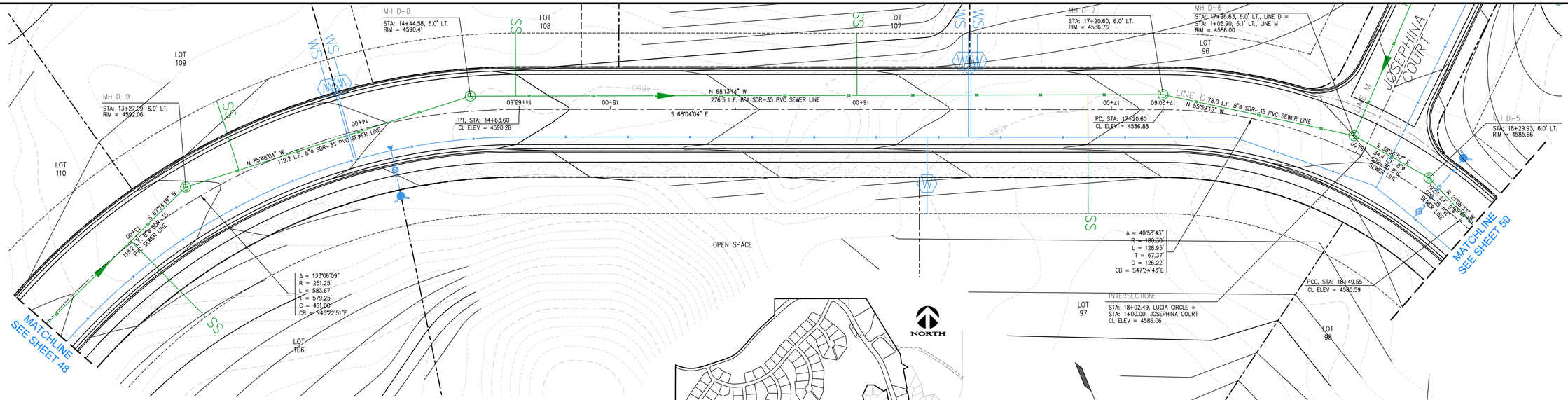
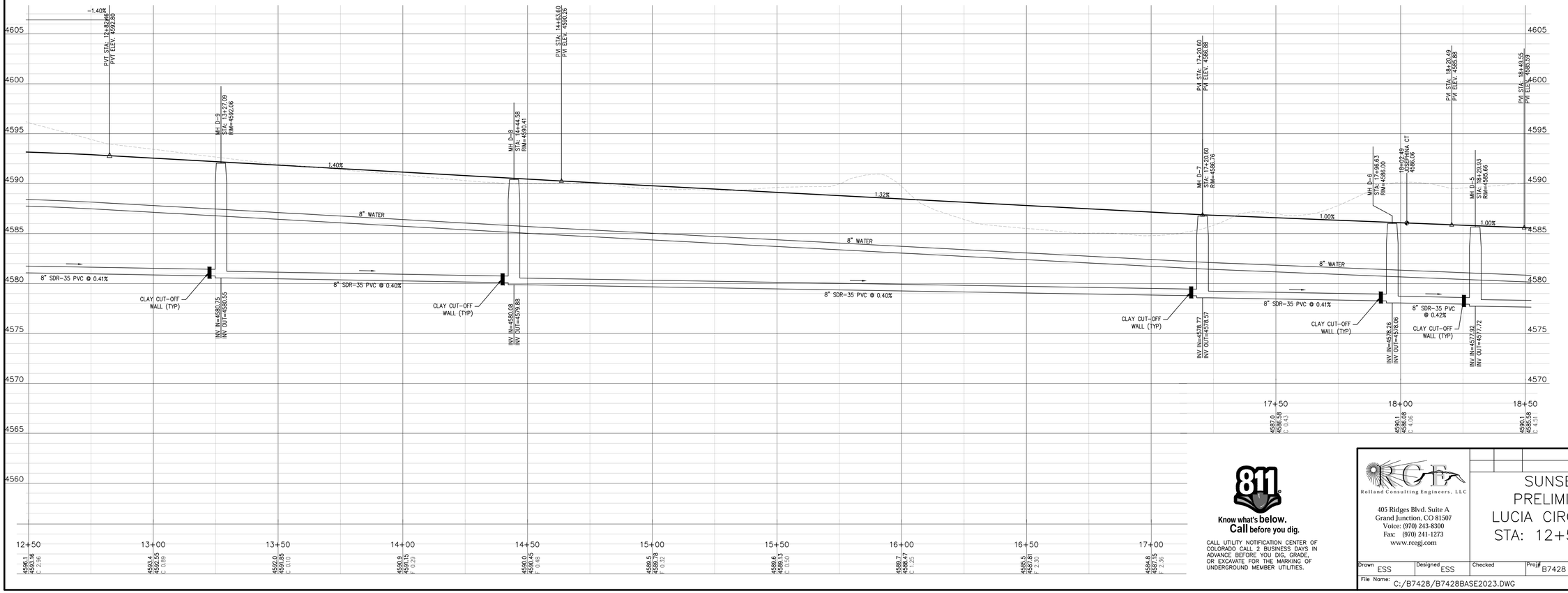
SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 2
STA: 7+00 TO 12+50

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	48
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57





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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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Fax: (970) 241-1273
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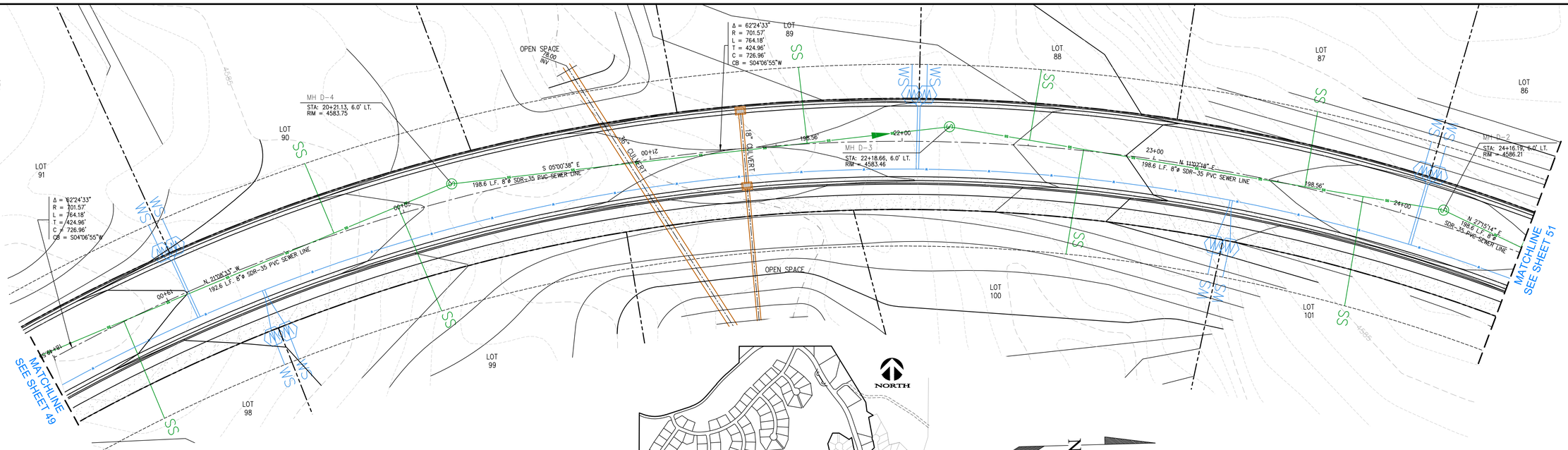
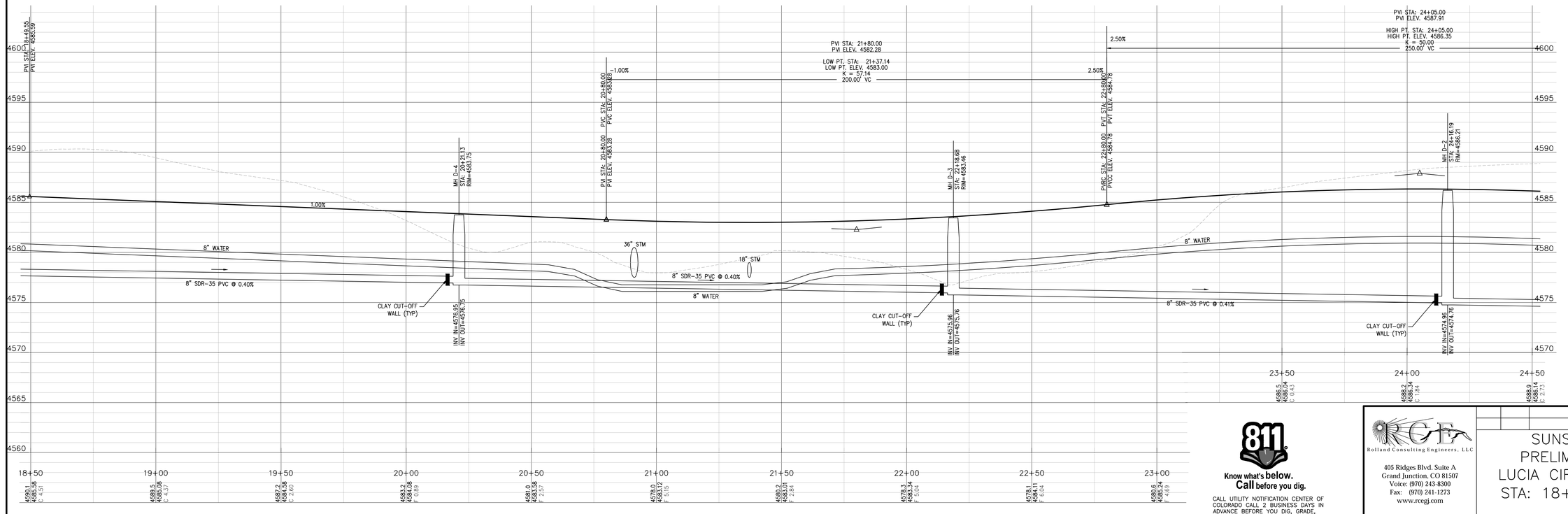
SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 3
STA: 12+50 TO 18+50

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	49
File Name: C:/B7428/B7428BASE2023.DWG			Date 8/11/23		Of 57



SHEET KEY MAP



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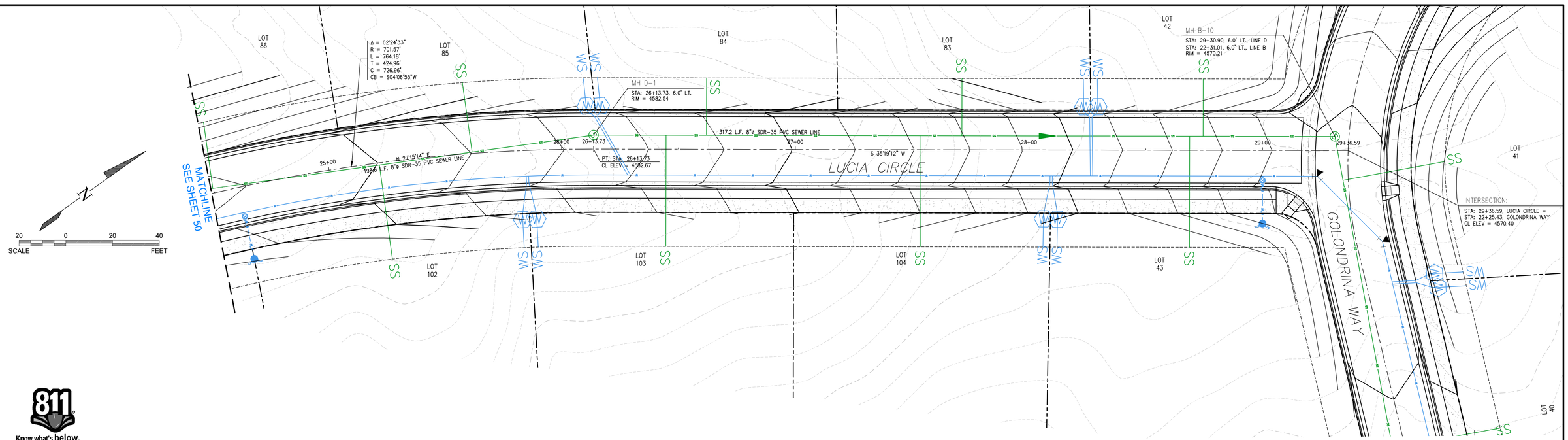
SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 4
STA: 18+50 TO 24+50

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	50
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



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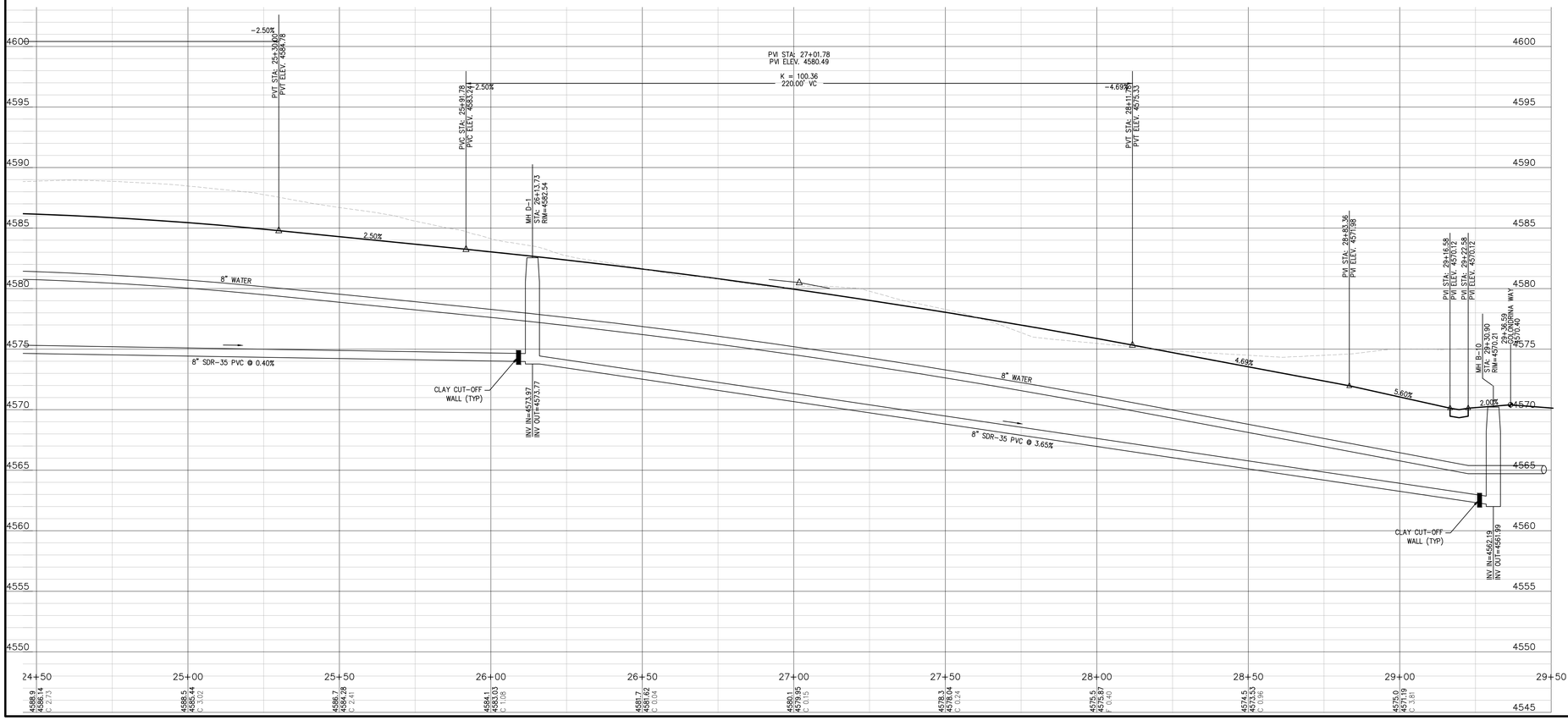
LUCIA CIRCLE



SHEET KEY MAP

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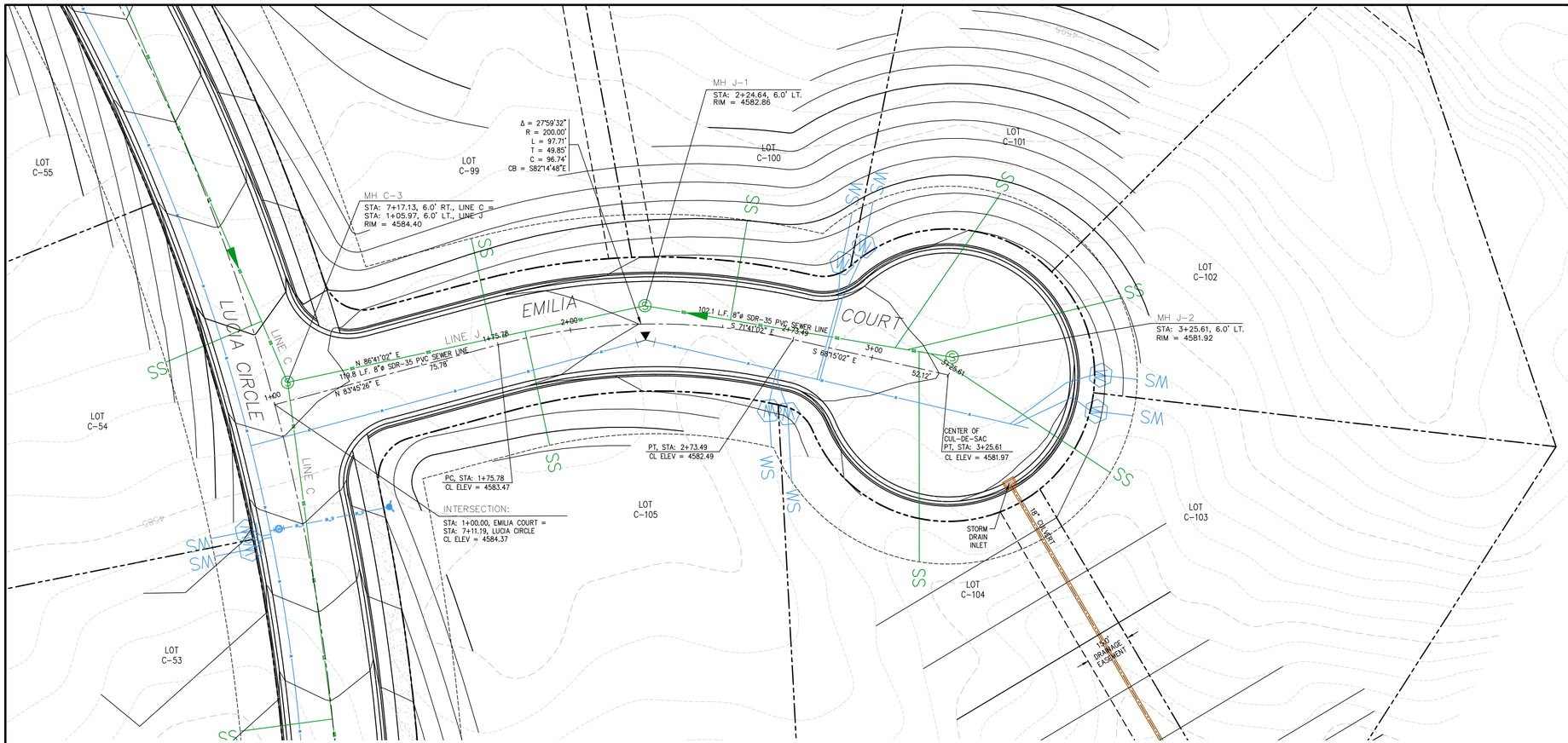
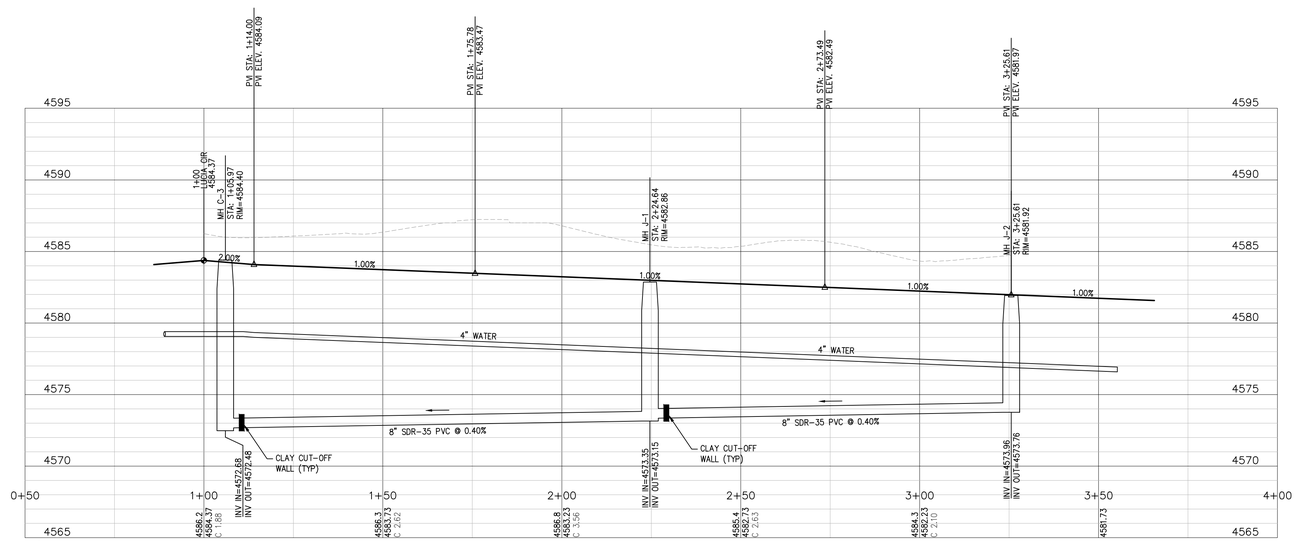
SUNSET POINTE
PRELIMINARY PLAN
LUCIA CIRCLE P & P 5
STA: 24+50 TO 29+36.59

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	51
File Name: C:/B7428/B7428BASE2023.DWG			Date 8/11/23		Of 57



SHEET KEY MAP

EMILIA COURT



Horizontal Scale: 1"=20
Vertical Scale: 1"=5

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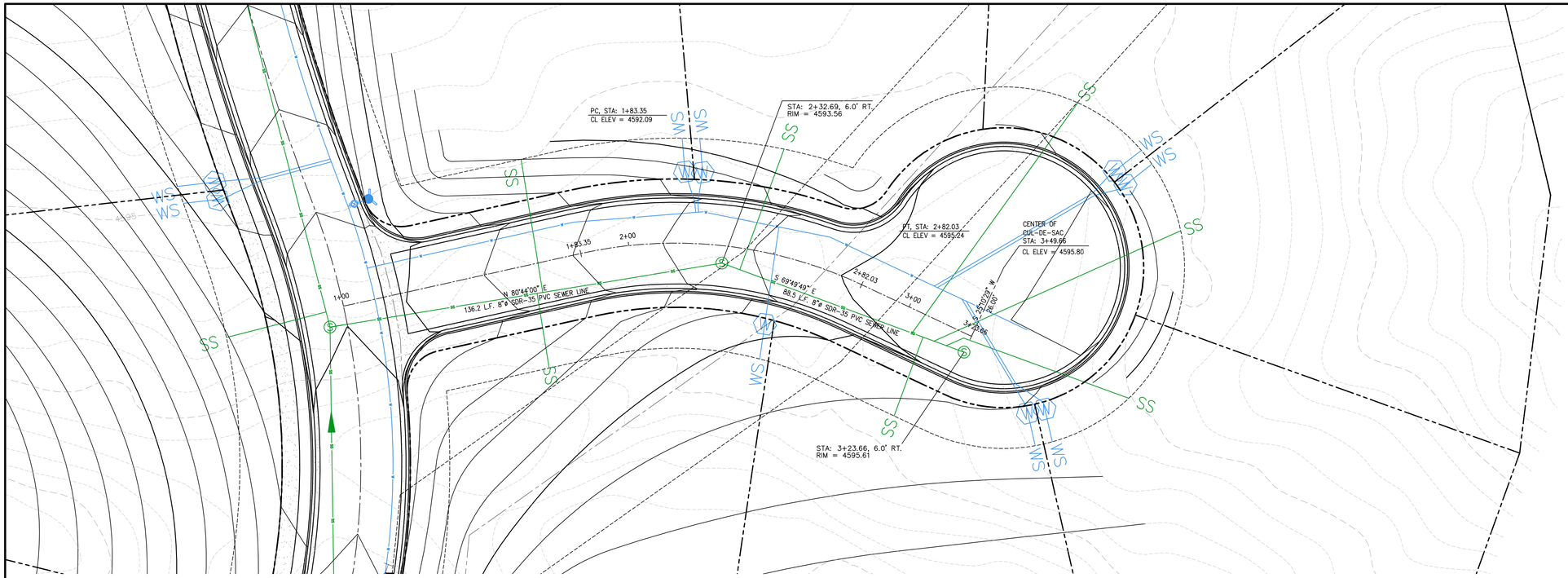
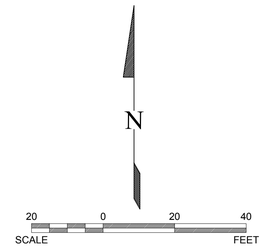
SUNSET POINTE
PRELIMINARY PLAN
EMILIA COURT P & P
STA: 1+00 TO 3+25.61

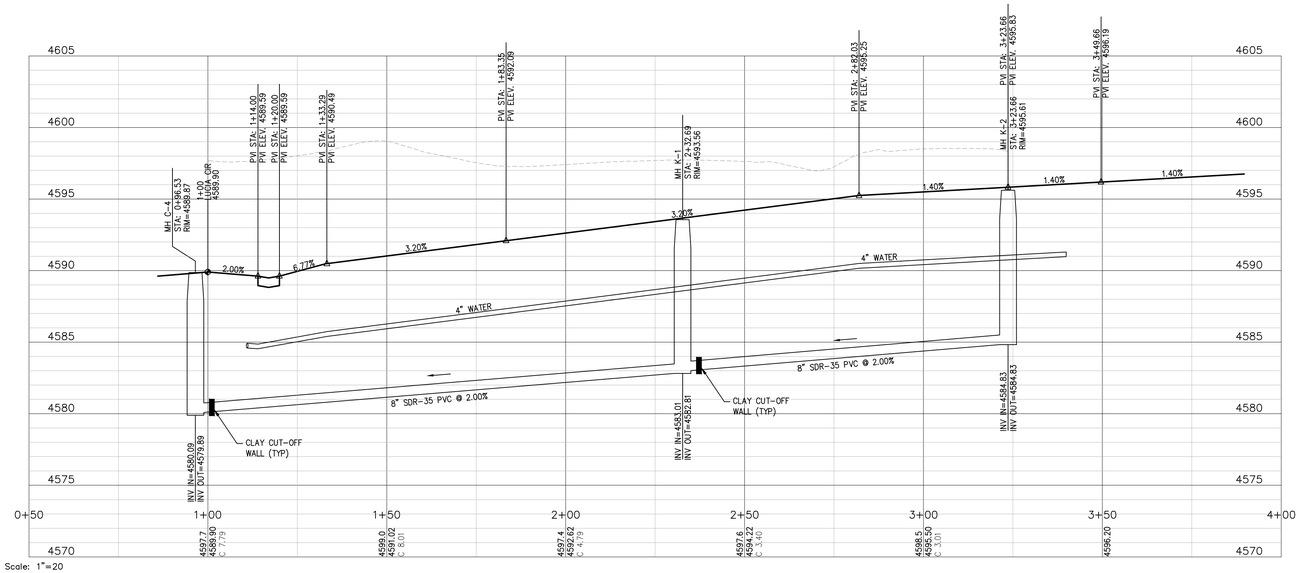
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	52
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57





SHEET KEY MAP

MARIANNA COURT



Horizontal Scale: 1"=20
Vertical Scale: 1"=5

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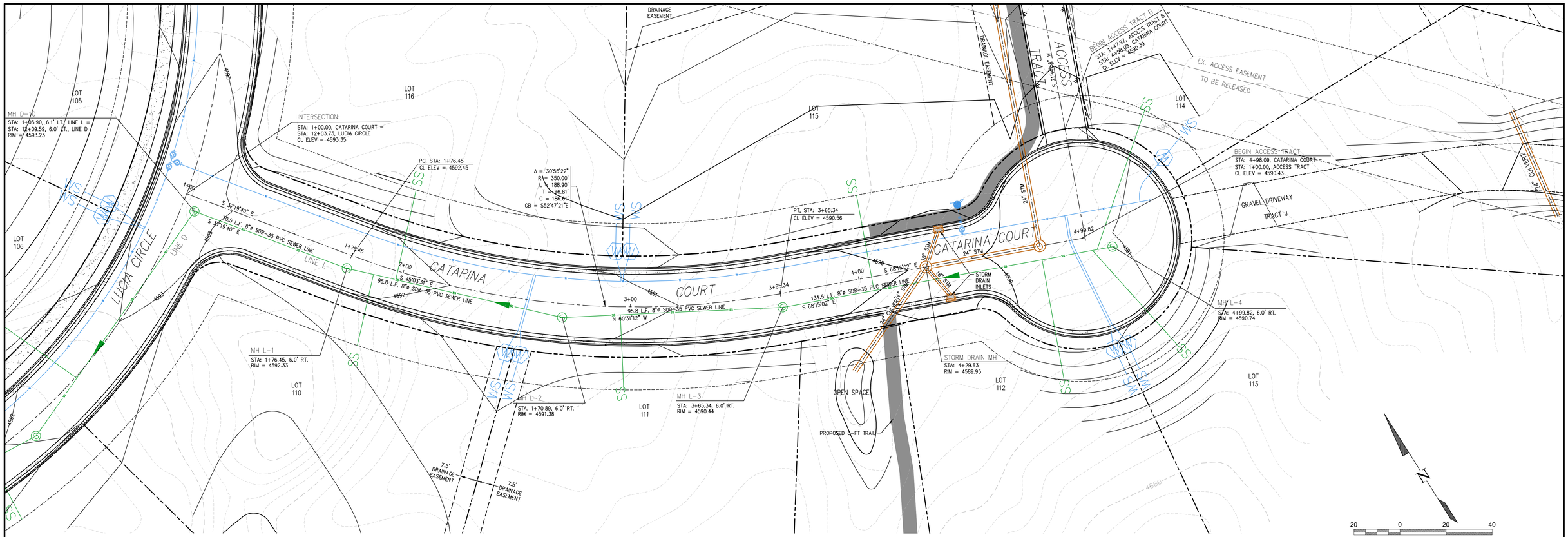
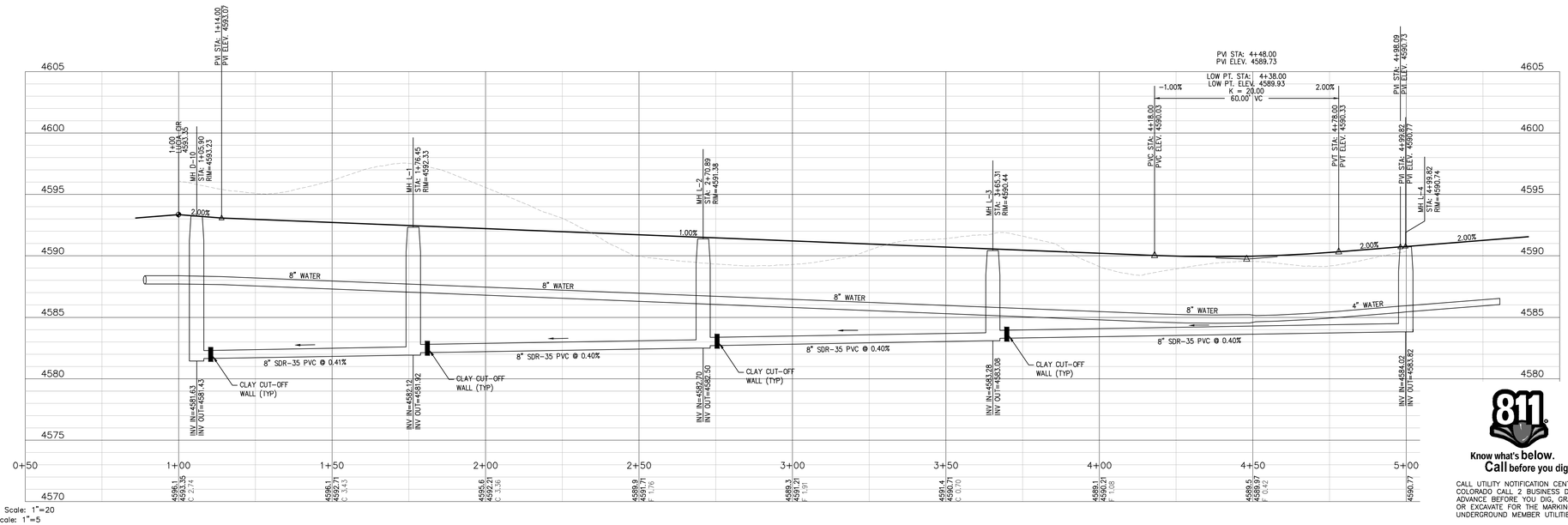
SUNSET POINTE
PRELIMINARY PLAN
MARIANNA COURT P & P
STA: 1+00 TO 3+23.66

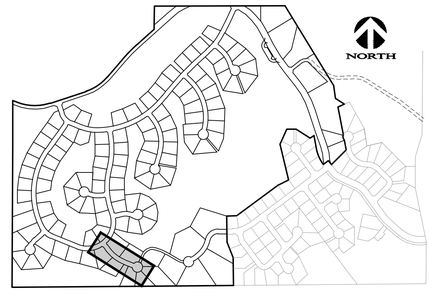
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	53
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



CATARINA COURT



Horizontal Scale: 1"=20
Vertical Scale: 1"=5



SHEET KEY MAP

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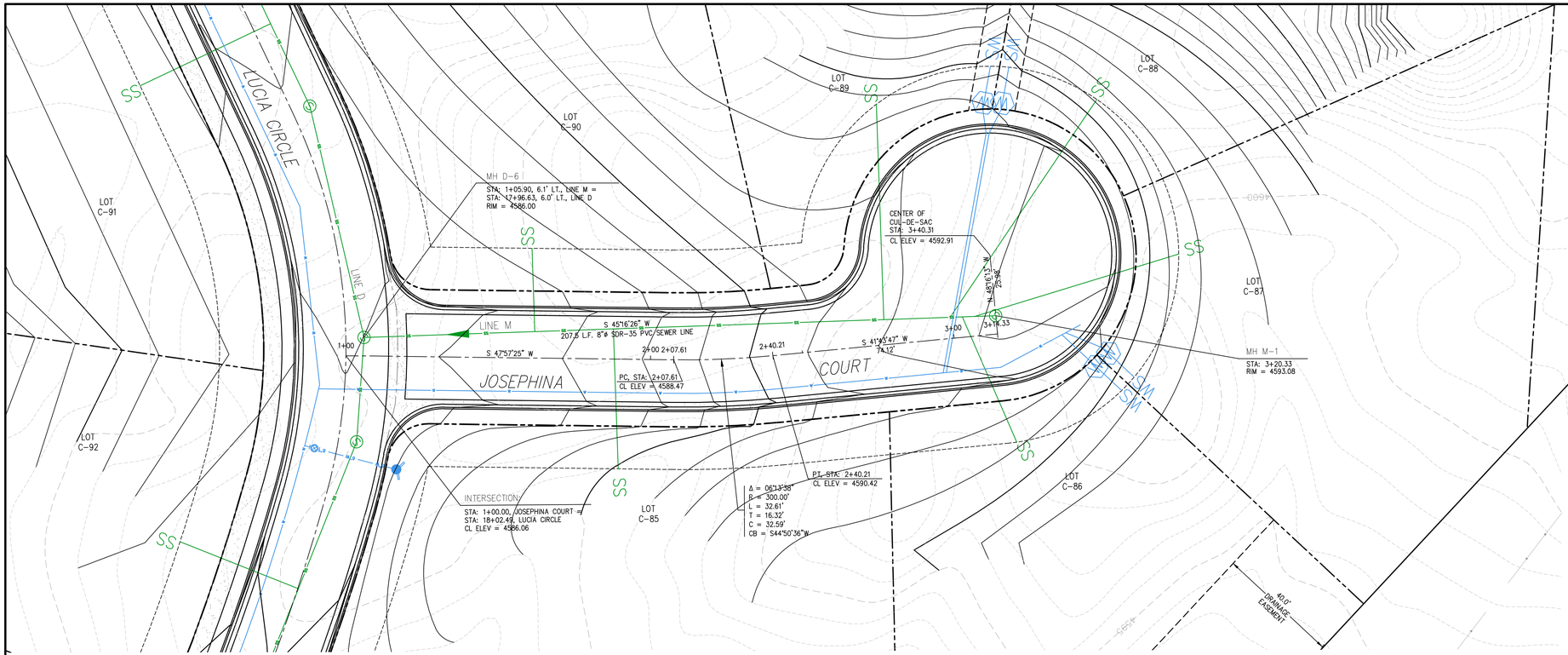
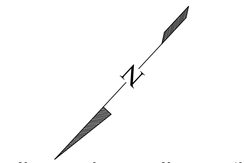
SUNSET POINTE
PRELIMINARY PLAN
CATARINA COURT P & P
STA: 1+00 TO 4+99.82

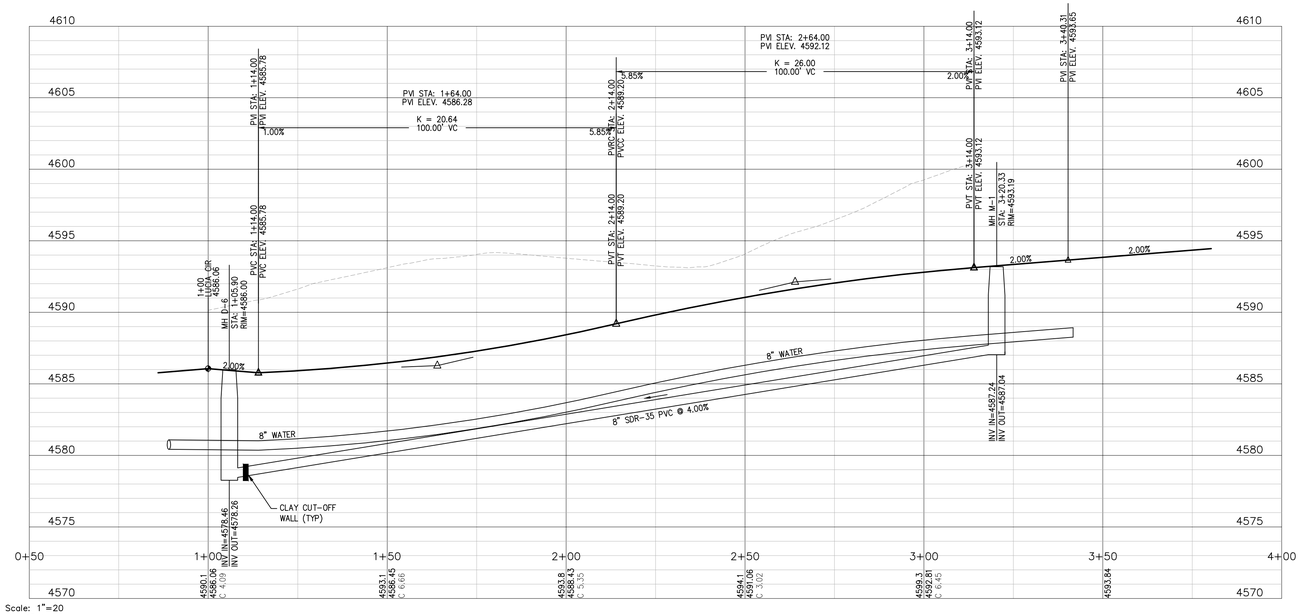
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	54
File Name: C:/B7428/B7428BASE2023.DWG			Date	8/11/23	Of 57





SHEET KEY MAP

JOSEPHINA COURT



Horizontal Scale: 1"=20
Vertical Scale: 1"=5

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SUNSET POINTE
PRELIMINARY PLAN
JOSEPHINA COURT P & P
STA: 1+00 TO 3+14.33

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	55
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57

EXISTING MANHOLE
STA: 0+95.03, 5.82 LT.
RIM = 4587.33

50.0' RIGHT-OF-WAY

TAPER ASPHALT TO MATCH EXISTING

85.0' CL

18" CULVERT

N 89°23'05" E
89.1 LF. 8" @ SDR-35 PVC SEWER LINE
S 89°30'27" W

TAPER ASPHALT TO MATCH EXISTING

PROPERTY LINE

15.0' DRAINAGE EASEMENT

BEGIN CONSTRUCTION:
STA: 0+87.12
CL ELEV = 4587.32

PC, STA: 1+80.91
CL ELEV = 4589.59

MH F-2
STA: 1+84.32 6.0' LT.
RIM = 4588.86

MH F-3
STA: 2+52.76 6.0' LT.
RIM = 4590.09

MH F-4
STA: 4+32.26, 6.0' LT.
RIM = 4595.95

LOT D-6

LOT D-5

LOT D-4

LOT D-2

LOT D-1

LOT 119

15.0' DRAINAGE EASEMENT

1+80.91

2+00

3+00

4+00

LINE F

S 89°30'27" W
83.1 LF. 8" @ SDR-35 PVC SEWER LINE

S 27°16'05" W
176.4 LF. 8" @ SDR-35 PVC SEWER LINE

3+15.53

Δ = 77°07'43"
R = 100.00'
L = 134.61'
T = 79.73'
C = 124.68'
CB = S50°56'30"W

PRC, STA: 3+15.53
CL ELEV = 4591.87

Δ = 43°32'31"
R = 250.00'
L = 189.99'
T = 99.85'
C = 185.45'
CB = N34°08'54"E

174.3 LF. 8" @ SDR-35

PVC SEWER LINE

PT, STA: 5+05.52
CL ELEV = 4599.23

5+05.52

N 52°33'33" E
S 55°55'09" W

5+94.60

MH F-5
STA: 6+05.53, 5.30 LT.
RIM = 4601.97

CENTER OF CUL-DE-SAC
STA: 5+94.60
CL ELEV = 4601.94

DRAINAGE EASEMENT

ACCESS TRACT

DRAINAGE EASEMENT

60.0' DRAINAGE EASEMENT

FOWLER DRIVE

NORTH

20 0 20 40
SCALE FEET

SHEET KEY MAP

PVI STA: 1+00.00
PVI ELEV. 4587.47

MH EX
STA: 0+95.03
RIM=4587.33

MH F-2
STA: 1+84.32
RIM=4588.86

MH F-3
STA: 2+52.76
RIM=4590.09

PVC STA: 2+86.60
PVC ELEV. 4590.80

PVI STA: 3+36.60
PVI ELEV. 4591.70
K = 35.94
100.00' VC

PVT STA: 3+86.60
PVT ELEV. 4590.99

MH F-4
STA: 4+32.26
RIM=4595.95

PVC STA: 4+05.27
PVC ELEV. 4588.85

PVI STA: 5+72.77
PVI ELEV. 4602.49
HIGH PT. STA: 6+41.09
HIGH PT. ELEV. 4602.28
K = 31.91
155.00' VC

PVT STA: 6+50.27
PVT ELEV. 4602.27

MH F-5
STA: 6+05.53
RIM=4601.97

1.79%
4.57%
-0.29%

8" SDR-35 PVC @ 4.90%
8" SDR-35 PVC @ 3.64%
8" SDR-35 PVC @ 3.49%
8" SDR-35 PVC @ 2.25%

CLAY CUT-OFF WALL (TYP)

INV IN=4577.06
INV OUT=4576.86

INV IN=4580.83
INV OUT=4580.63

INV IN=4583.52
INV OUT=4583.32

INV IN=4589.98
INV OUT=4589.78

INV IN=4594.08
INV OUT=4593.88

4610
4605
4600
4595
4590
4585
4580
4575

1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50

4587.5 4587.47 C 0.00
4590.5 4588.36 C 2.11
4589.0 4589.26 F 0.24
4590.4 4585.15 C 5.25
4583.8 4591.07 F 7.25
4590.1 4592.50 F 2.41
4596.7 4594.60 C 2.15
4597.1 4596.88 C 0.24
4599.5 4600.13 F 0.63
4600.8 4600.98 F 0.18

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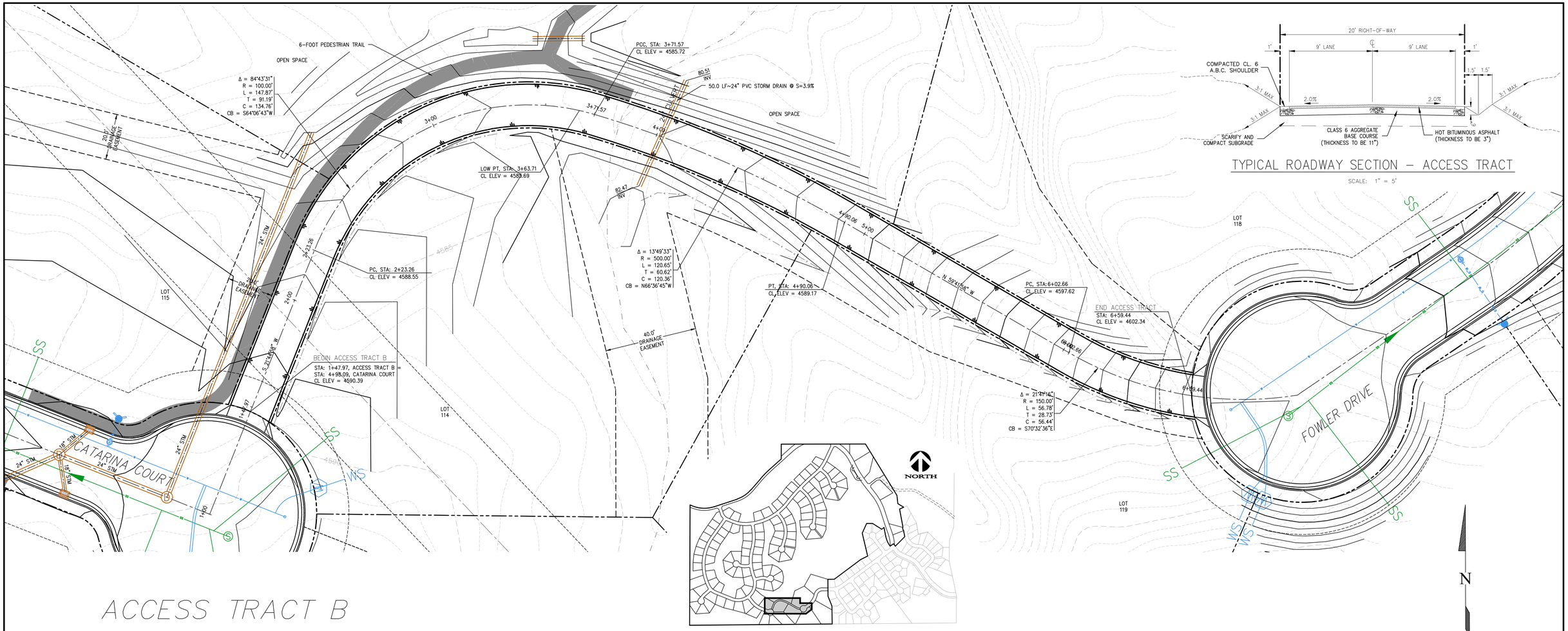
SUNSET POINTE
PRELIMINARY PLAN
FOWLER DRIVE P & P
STA: 1+00 TO 7+00

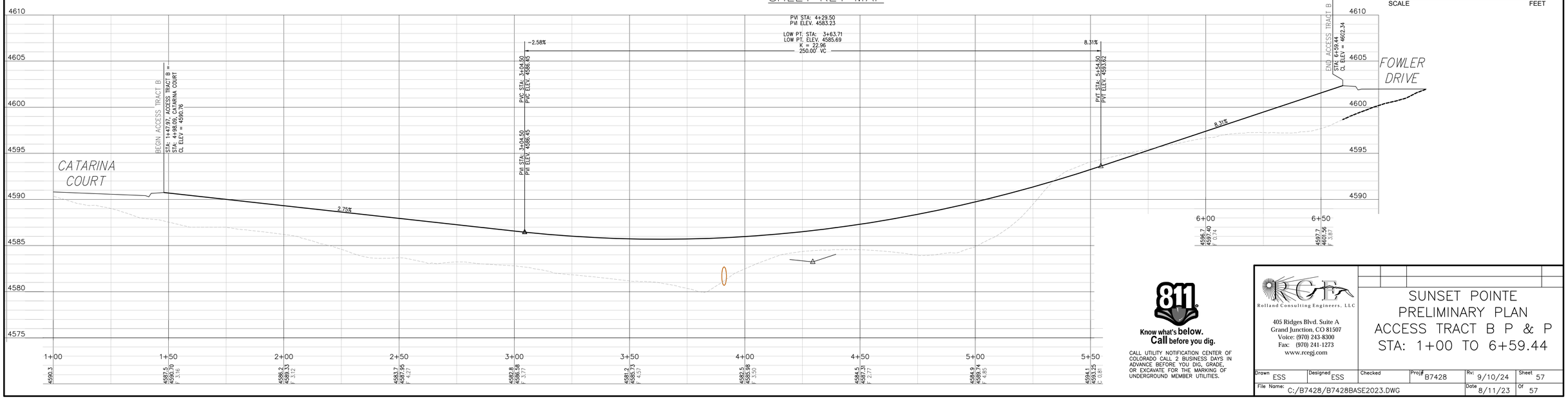
Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	56
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57



TYPICAL ROADWAY SECTION – ACCESS TRACT

SCALE: 1" = 5'

SHEET KEY MAP



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SUNSET POINTE
PRELIMINARY PLAN
ACCESS TRACT B P & P
STA: 1+00 TO 6+59.44

Drawn	Designed	Checked	Proj#	Rv:	Sheet
ESS	ESS		B7428	9/10/24	57
File Name: C:/B7428/B7428BASE2023.DWG				Date 8/11/23	Of 57