

LEGEND & ABBREVIATIONS

- 5 FOUND MESA COUNTY SURVEY MARKER
- 7 SET 1.5" STAINLESS WASHER STAMPED LS 37049 IN CONCRETE
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED ALAN'S LAND SURVEYING LS 37049
- # CALCULATED CORNER POSITION
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- x POWER POLE
- ⌋ TELEPHONE PEDESTAL
- ⊖ GAS METER
- ⊖ ELECTRIC BOX/METER
- > SANITARY SEWER MANHOLE
- y FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ WATER METER
- ⌋ MAIL BOX
- ⊖ IRRIGATION VALVE
- (IRRIGATION MANHOLE
- ELECTRIC LINE
- FENCE LINE
- ▨ CONCRETE

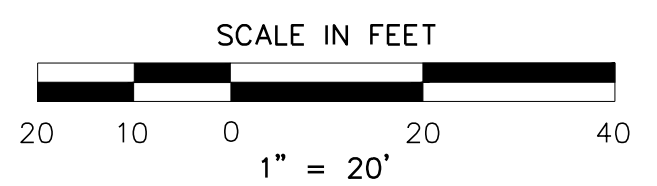
DESCRIPTION

A parcel of land situate in the NE1/4 NE1/4 Section 18, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado being described Lot 5, Block 1, Downer Subdivision Filing Number 2; Said Lot 5 contains 0.93 acres more or less.

BASIS OF BEARING

Basis of bearing being S89°50'16"W between the NE corner of Section 18, being a found Mesa County survey monument and the E1/16 corner of the north line of Section 18, being another found Mesa County survey marker.

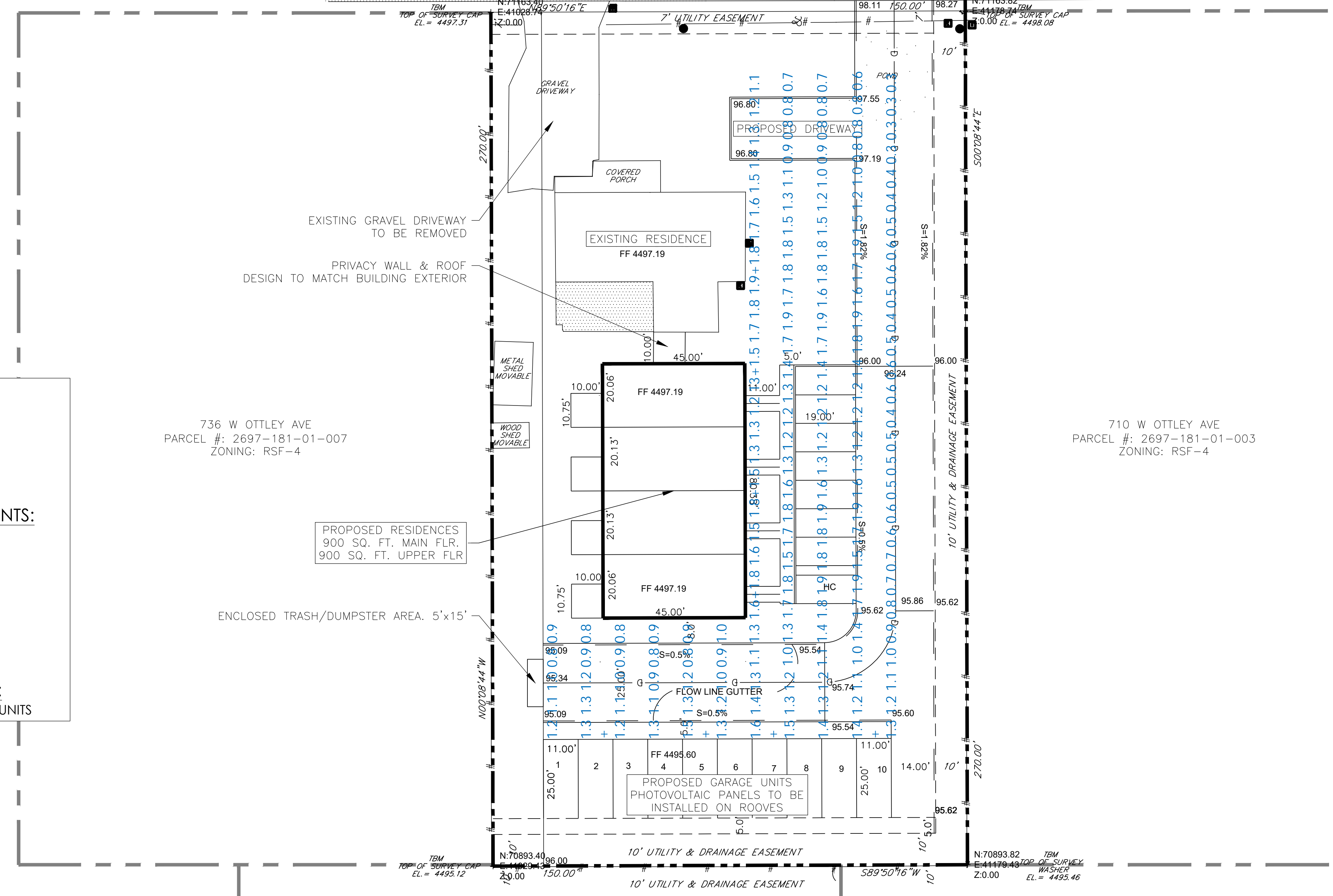
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
534-6700 IN METRO DENVER
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



ZONING INFORMATION:
 ADDRESS: 722 OTTLEY AVENUE
 PARCEL #: 2697-181-01-005
 CURRENT ZONING: R-4
 CURRENT USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:
 SETBACKS:
 FRONT: 20-25 FT.
 SIDE: 16 FT.
 REAR: 15 FT.
 MAXIMUM LOT COVERAGE: 60%
 MAXIMUM BUILDING HEIGHT:
 35 FT. - PRIMARY
 16 FT. - ACCESSORY

PROPOSED DEVELOPMENT:
 TOTAL NUMBER OF UNITS ADDED: 4 UNITS



736 W OTTLEY AVE
 PARCEL #: 2697-181-01-007
 ZONING: RSF-4

710 W OTTLEY AVE
 PARCEL #: 2697-181-01-003
 ZONING: RSF-4

1686 RUBY LEE DR
 PARCEL #: 2697-181-01-006
 ZONING: RSF-4

1690 RUBY LEE DR
 PARCEL #: 2697-181-01-004
 ZONING: RSF-4

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

SCALE VERIFICATION
 0 1
 BAR IS 1" INCH ON ORIGINAL DRAWING.
 SCALE: AS NOTED
 HORIZ: _____
 VERT: _____

DRAWN BY: R. ATKINS
 CHECKED BY: R. ATKINS
 DATE: 04/13/22
 PROJECT NO.: N/A

**DEVELOPMENT PLANS FOR
 722 OTTLEY AVENUE
 FRUITA, COLORADO**

DATE	REVISION	BY

ATKINS AND ASSOCIATES, INC.
 885 Summer Breeze Court
 Grand Junction, Colorado 81501
 P 970.261.2807

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
⌈⌋	1	P4-100-B2B	Back-Back	11138	0.950	100W 120-277V 4000K TYPE IV 2@180	87.9	175.8
⌋	10	P4-100	Single	11138	0.950	100W 120-277V 4000K TYPE IV	87.9	8790.0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc_Pts_Fc_@_Grade	Illuminance	Fc	1.35	1.9	0.4	3.38	5.25

All values shown are horizontal footcandels (Fc) at grade.
 Values do not represent obstruction from equipment, structures, or other objects.
 Values do not represent contribution from daylight penetration, or other light sources.

Pole Modification Disclaimer:
 Any modifications made to an existing pole, including, but not limited to, retrofitting the existing luminaire, reducing or increasing the total number of luminaires, and the addition of accessories such as bullhorns, adapter arms, mounting brackets, etc., may significantly affect the designed performance of the existing pole. Verification of the pole manufacturer's designed characteristics and limitations is not the responsibility of Voss Lighting.

Ottley 722 Fruita
Proposed LED Site Lighting

Disclaimer:
 This photometric study, as an instrument of service, is provided by, and is the property of Voss Lighting. All dimensions and luminaire locations represent recommended positions based upon project specifications provided to Voss Lighting. The project engineer and/or architect must determine applicability of the layout to existing field conditions. The calculations contained herein represent illumination levels taken from a laboratory setting under controlled conditions, in accordance with the IESNA approved methods. Actual or measured values may differ from forecasted results due to variations in electrical voltage, tolerance levels, obstructions, other light sources, and other variables that were not considered when this report was generated. It is the sole responsibility of the architect, owner, or owner's representative to ensure compliance with any applicable design standards and codes in effect.

Drawn By:

Date:
 4/27/2022

Scale

