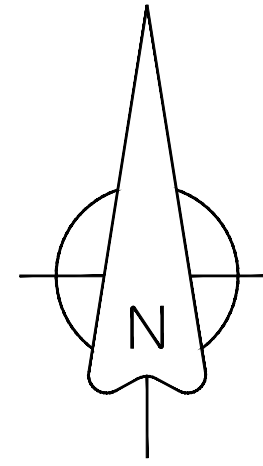


GENERAL NOTES:

1. ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
2. ALL ADA PARKING SPACES SHALL BE SIGNED AND STRIPED PER CITY OF FRUITA STANDARDS.
3. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF FRUITA BEFORE DOING ANY WORK IN PUBLIC STREETS
4. CONTACT SAM ATKINS AT (970) 858-8377 FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK ON THE SITE.



LEGEND

---	PROPERTY LINE	□	PROPOSED INLINE DRAIN
- - -	ADJACENT PROPERTY LINE	—	EXISTING 8" WATER MAIN
- · - · -	EXISTING EASEMENT	—	PROPOSED 2" DOMESTIC SERVICE
- · - · -	PROPOSED EASEMENT	—	PROPOSED 4" FIRE LINE
▨	EXISTING BUILDING	○	EXISTING FIRE HYDRANT
▨	PROPOSED BUILDING	○	PROPOSED FIRE HYDRANT
▨	EXISTING CURB/GUTTER	○	EXISTING WATER METER
▨	PROPOSED CURB/GUTTER	○	PROPOSED WATER METER
▨	PROPOSED SPILL CURB/GUTTER	○	PROPOSED METER/BACKFLOW VAULT
▨	PROPOSED TRANSITION CURB/GUTTER	○	PROPOSED IRRIGATION MANHOLE
▨	EXISTING RETAINING WALL	○	PROPOSED FENCE
▨	EXISTING 1-FT CONTOUR	○	EXISTING FENCE
▨	EXISTING 5-FT CONTOUR	○	PROPOSED TRAFFIC FLOW
▨	PROPOSED 1-FT CONTOUR	○	GRADE BREAK
▨	PROPOSED 5-FT CONTOUR	○	ROOF DRAIN (RD)
▨	EXISTING ASPHALT	○	STREET LIGHT POLE
▨	PROPOSED ASPHALT	○	FIRE DEPARTMENT CONNECTION
▨	PROPOSED HEAVY DUTY ASPHALT	○	PARKING LOT LIGHT
▨	EXISTING CONCRETE	○	PROPOSED BUILDING LIGHT
▨	PROPOSED CONCRETE	○	POWER POLE
▨	PROPOSED HEAVY DUTY CONCRETE	○	FLOWLINE
▨	EXISTING SANITARY SEWER	○	EOP
▨	PROPOSED SANITARY SEWER	○	TOP OF CONCRETE
▨	EXISTING SANITARY SEWER MANHOLE	○	TOW
▨	PROPOSED SANITARY SEWER MANHOLE	○	TOP OF WALL
▨	PROPOSED SANITARY SEWER CLEANOUT	○	BOW
▨	EXISTING STORM SEWER	○	BOTTOM OF WALL
▨	PROPOSED STORM SEWER	○	TBW
▨	EXISTING STORM SEWER INLET	○	TOP BACK OF WALK
▨	PROPOSED STORM SEWER INLET	○	TOP OF CURB
▨	EXISTING STORM SEWER MANHOLE	○	TC
▨	PROPOSED STORM SEWER MANHOLE	○	BACK OF CURB
▨	EXISTING 14-FT MULTI-PURPOSE EASEMENT	○	BOC
▨	PROPOSED 14-FT MULTI-PURPOSE EASEMENT	○	LANDSCAPE AREA
▨	BRICK PAVERS	○	LS
▨	UTILITY PEDESTALS	○	

LAND USE SUMMARY

USE	ACRES	PERCENT
BUILDINGS	0.81	29%
LANDSCAPE	0.66	24%
ASPHALT/PKG/CONC	1.28	47%
ROW DEDICATION	0	0%
TOTAL	2.75	100%

PARKING SUMMARY--(Downtown Mixed Use Zone)

16 Row Homes @ 2 Sp/Unit = 32 Spaces
10 Studio Apts @ 0.95 Sp/Unit = 10 Spaces
27 1 Bed Apts @ 0.95 Sp/Unit = 26 Spaces
35 2 Bed Apts @ 1.25 Sp/Unit = 44 Spaces
Total Parking Required = 112 Spaces
Total Parking Provided = 134 Spaces
102 Surface Parking Spaces
32 Garage Parking Spaces

UTILITIES AND AGENCIES

CITY OF FRUITA SANITARY SEWER	SAM ATKINS	858-8377
UTE WATER	JIM DAUGHERTY	242-7491
CITY OF FRUITA IRRIGATION	SAM ATKINS	858-8377
CITY OF FRUITA STORM SEWER	SAM ATKINS	858-8377
XCEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	260-6804
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750
MESA COUNTY STORMWATER	JOSH MARTINEZ	683-4206

ACCEPTANCE BLOCK

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.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER: _____ DATE: _____

CITY PLANNER: _____ DATE: _____

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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

A · C · G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

535 W ASPEN APARTMENTS
SITE PLAN
507 / 535 West Aspen St., Fruita, Co
prepared for
507 West Aspen LLC

DRAWN BY: JWC
DESIGNED BY: JWC
CHECKED BY: JWC
APPROVED BY: MRA

JOB NUMBER: 1456.0001
DATE: 08-01-22
SCALE: 1"=30'
SHEET NO: C-4