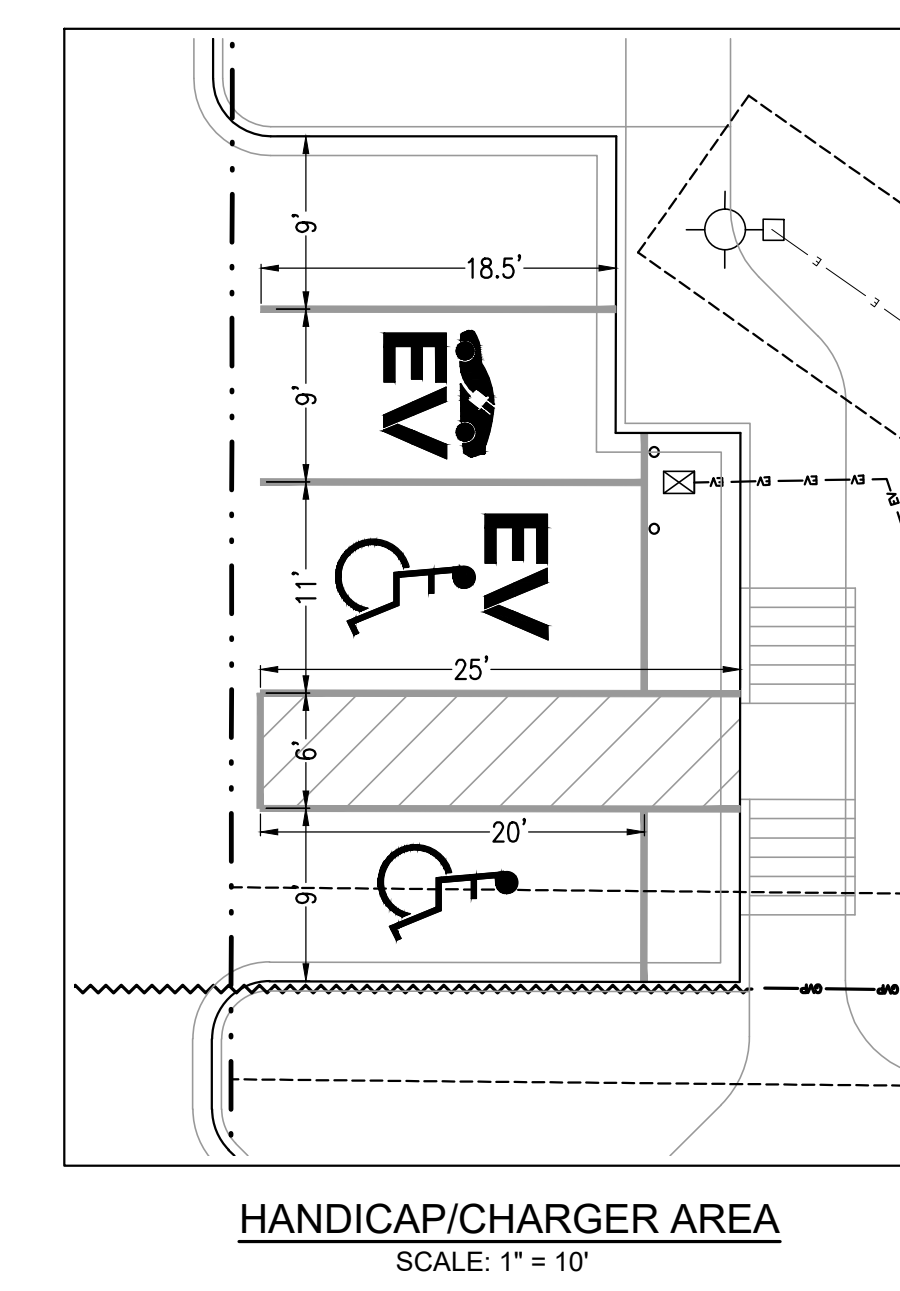


PARKING SPACE NOTE:
ALL PARKING SPOTS HAVE A DIMENSION OF 9'x18.5' EXCEPT FOR THE HANDICAP/CHARGING AREA AT THE NORTHEAST CORNER, THE INTERSECTION OF MADISON WAY AND MT. WASHINGTON WAY. THIS AREA IS DETAILED ON THIS SHEET.

PARKING SPACES
ADA VAN ACCESSIBLE: 4
ADA STANDARD SPACE: 2
NORMAL VEHICLE: 80
TOTAL: 86



- CONSTRUCTION NOTES:**
- 1 PROPOSED MAIL COLLECTION LOCATION
 - 2 PROPOSED CONCRETE TRAIL. WIDTH VARIES
 - 3 PROPOSED TRASH ENCLOSURES
 - 4 PROPOSED LIGHT POLE
 - 5 PROPOSED GRAVEL ACCESS DRIVE
 - 6 PROPOSED DIRT PATH
 - 7 EXISTING ELECTRIC TRANSFORMER
 - 8 MSE RETAINING WALL
 - 9 ADA ACCESS RAMP

- GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 - NO GEOLOGIC HAZARDS EXIST ON OR ADJACENT TO PROJECT SITE.
 - FLOOD ZONE INFO: PROJECT RESIDES IN ZONE 'X', AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA FIRM AMP PANEL NO. 08077C0437F, DATED 07/06/2010.

PROPOSED LAND USE TABLE

USE	AREA (s.f.)	AC	% OF TOTAL	OWNER
APARTMENT AREA (3 LOTS)	263823	6.057	86.56%	PRIVATE
ROAD RIGHT-OF-WAY	40974	0.941	13.44%	PUBLIC
TOTAL SITE AREA:	304,797 S.F.	- 6.997 AC		

RESULTING IMPERVIOUS SURFACE TABLE

USE	AREA (S.F.)	AC	% OF TOTAL	OWNER
BUILDING FOOTPRINTS	37,161	0.853	12.19%	PRIVATE
SIDEWALKS	23,680	0.544	7.77%	PRIVATE
STREETS	36,125	0.829	11.85%	PUBLIC
PARKING AREAS	19,188	0.440	6.30%	PRIVATE
CONCRETE PADS	1,403	0.032	0.46%	PRIVATE
TOTAL IMPERVIOUS AREA	117,557	2.699	38.57%	VARIOUS
TOTAL PERVIOUS AREA	187,240	4.298	61.43%	PRIVATE
TOTAL SITE AREA:	304,797	6.997		

PROJECT BASIS OF BEARING - BENCHMARK

- BASIS OF BEARING: MESA COUNTY LOCAL COORDINATE SYSTEM - GRAND VALLEY AREA (USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK), A BEARING AND DISTANCE OF N00°01'08"W 1318.01 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP MONUMENT MARKING THE CS1/16 CORNER OF SECTION 9 (MCSM #1555-2) AND A FOUND 3" BRASS CAP MONUMENT MARKING THE C1/4 CORNER OF SECTION 9 (MCSM #926-1).
- PROJECT BENCHMARK - AN ALUMINUM CAP MONUMENT MARKING THE CE1/16 SECTION 9, T1N,R2W, UTE MERIDIAN, MSCM #927 WITH AN ELEVATION OF 4581.68', NAVD 88.

Fruita Mews PUD Amendment
Min. Lot Area: 21,780 SF
Attached (apartments)
Setbacks:
Front 0' min
Garage Front Yard N/A
Side 5' min.
Rear 0' min.
Max. Building Height: 30'
Max. Density: 8 dus/ac max.
Max. Lot Coverage: 70%

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

UTE WATER DISTRICT REPRESENTATIVE _____ DATE _____

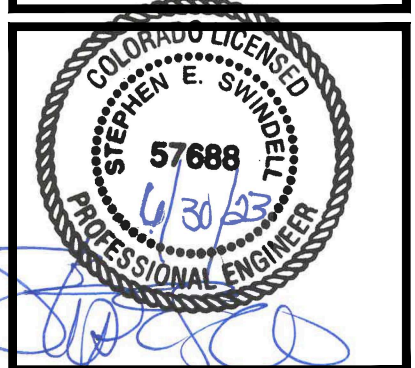
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

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

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____



STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688



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DATE	BY	COMMENT
05/23/23	VA	REVISED PER CITY & 3rd PARTY COMMENTS OF 6/20/23
06/07/23	DLS	REVISED PER CITY COMMENTS OF 6/23/23
05/12/23	KA	REVISED PER CITY COMMENTS OF 4/05/23
03/16/23	DLS	REVISED FOR PUBLIC RIGHT-OF-WAY DEDICATION
10/10/22	KA	REVISED PER CITY COMMENTS RD. 1
09/09/22	KA	REVISED PER AGENCY COMMENTS DATED 07/29/22
06/30/22	BY	INITIAL SUBMITTAL
REV DATE		COMMENT

Composite Site Plan
The Fruita Mews
Final Site Design
1601 K 4/10 Road
Fruita, Colorado 81521

PROJECT NO: F21-079
DATE: 06/30/22
inbuild site_f21-079.dwg
-SHEET-
C1.1