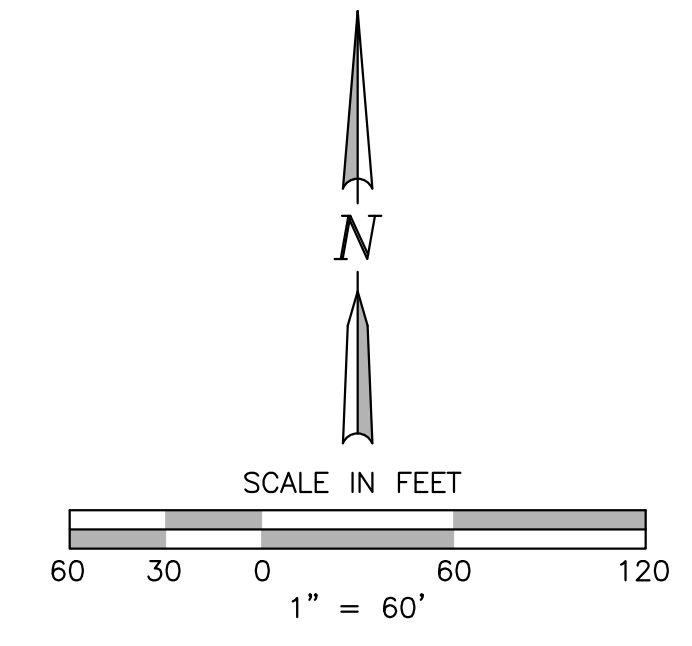
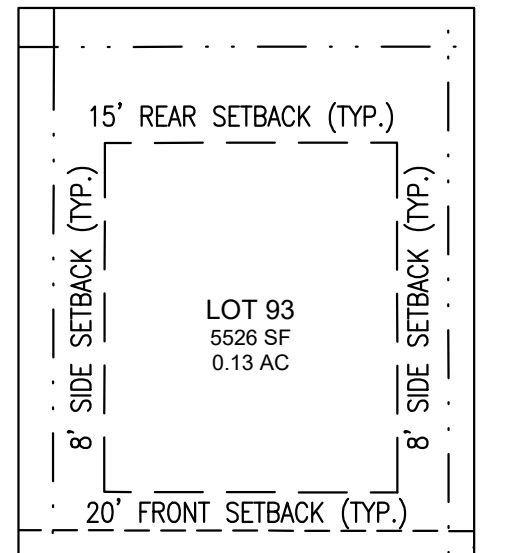


N89°53'10"W 1289.67'
Skiff Ave.



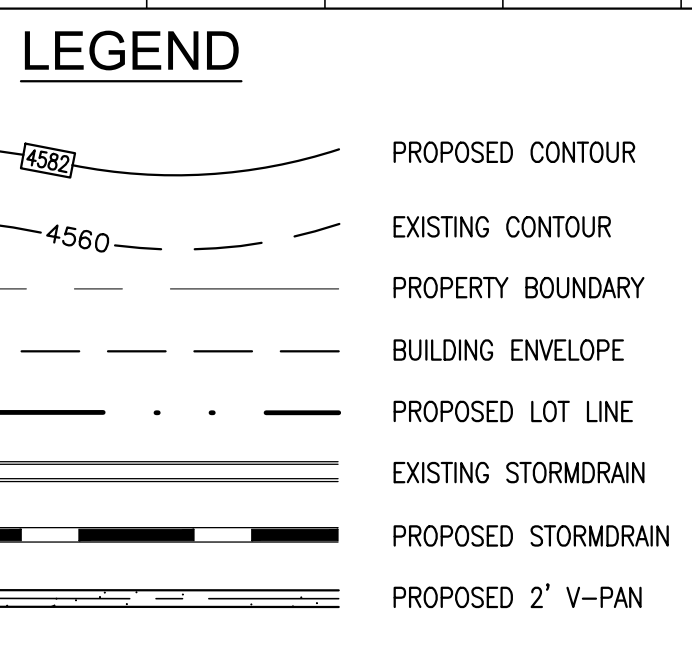
VORTEX
ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax: (970) 245-7639

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688



Rusty Rivet Rd.
LOT SETBACKS
N.T.S.

BUILDING SETBACKS
ALLEY LOADED LOTS:
FRONT = 15'
SIDE = 15' TOTAL
REAR = 15'
STANDARD LOTS:
FRONT = 20'
SIDE = 16' TOTAL
REAR = 15'
STANDARD LOTS WITH PARKING ALONG REAR:
FRONT = 20'
SIDE = 16' TOTAL
REAR = 15'



UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9559
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	866-874-2389

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT	BY

Site Plan
Iron Wheel Subdivision
Filing 2
953 19 Road
Fruita, Colorado 81521

PROJECT NO: F10-053
DATE: 08/26/22

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

2site_f2.dwg
-SHEET-
C2.1

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Know what's below.
Call before you dig.
Colorado 811
1-800-922-1987
co811.org

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE _____ DATE _____