

**SITE DATA TABLE:**

| LAND USE ZONE= C-2        | SQ. FT. | PERCENTAGE |
|---------------------------|---------|------------|
| SITE                      | 17,363  | 11.7%      |
| FLOOR AREA                | 39,414  | 26.6%      |
| LANDSCAPE                 | 12,420  | 8.4%       |
| CONC. PAVEMENT & WALKWAYS | 78,997  | 53.3%      |
| ASPHALT PARKING           | 148,194 | 100.0%     |
| TOTAL=                    |         |            |

| PARKING SUMMARY    | 230 |
|--------------------|-----|
| PARKING            | 8   |
| ACCESSIBLE PARKING | 2   |
| BICYCLE PARKING    |     |

333 E OTLEY AVE  
MONGER KIRK D.  
MONGER LINDA  
REC.#2666360

332 N PEACH WAY  
HAILE DAVID A.  
HAILE KATHY M.  
REC.#2769597

EXISTING 6" VINYL FENCE  
S 00°10'17" W 490.24'

**CONSTRUCTION NOTES:**

- 1 CONSTRUCT VERTICAL CATCH CURB AND GUTTER SEE DETAIL SHEET CO.1.
- 2 CONSTRUCT VERTICAL SPILL CURB AND GUTTER SEE DETAIL SHEET CO.1.
- 3 CONSTRUCT ASPHALT PAVEMENT (APPROX. 8.778 S.Y.) SEE DETAIL SHEET CO.1.
- 4 CONSTRUCT ACCESSIBLE RAMP ACCORDING TO CITY OF FRUITA CONSTRUCTION SPECIFICATIONS MANUAL STANDARD DETAIL SHEET 4.7C.
- 5 CONSTRUCT ACCESSIBLE PARKING STALLS ACCORDING TO CITY OF FRUITA CONSTRUCTION SPECIFICATIONS MANUAL STANDARD DETAIL 4.7D.
- 6 CONSTRUCT 6" THICK CONCRETE FLATWORK. SEE DETAIL SHEET CO.1.
- 7 CONSTRUCT 4" THICK CONCRETE SIDEWALK. SEE DETAIL SHEET CO.1.
- 8 CONSTRUCT THICKENED EDGE CONCRETE SIDEWALK. SEE DETAIL SHEET CO.1.
- 9 CONSTRUCT DRIVEWAY CUT 35' WIDE ACCORDING TO CITY OF FRUITA CONSTRUCTION SPECIFICATIONS MANUAL STANDARD DETAIL SHEET 4.7C.
- 10 REMOVE EXISTING CONCRETE AND CONSTRUCT MONOLITHIC CURB, GUTTER AND WALK ACCORDING TO CITY OF FRUITA CONSTRUCTION SPECIFICATIONS MANUAL STANDARD DETAIL SHEET 4.7C.
- 11 CONSTRUCT CONCRETE DRAIN PAN SEE DETAIL SHEET CO.1.
- 12 CONSTRUCT CONCRETE CURB CHASE SEE DETAIL SHEET CO.1.

Architect / Engineer:  
**EMC2**  
Architects  
1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.838 www.emc2architects.com

Stamp:

FRUITA 1,234 MEETINGHOUSE  
GRAND JUNCTION CO WEST STAKE  
417 E OTLEY AVENUE,  
FRUITA, CO 81521

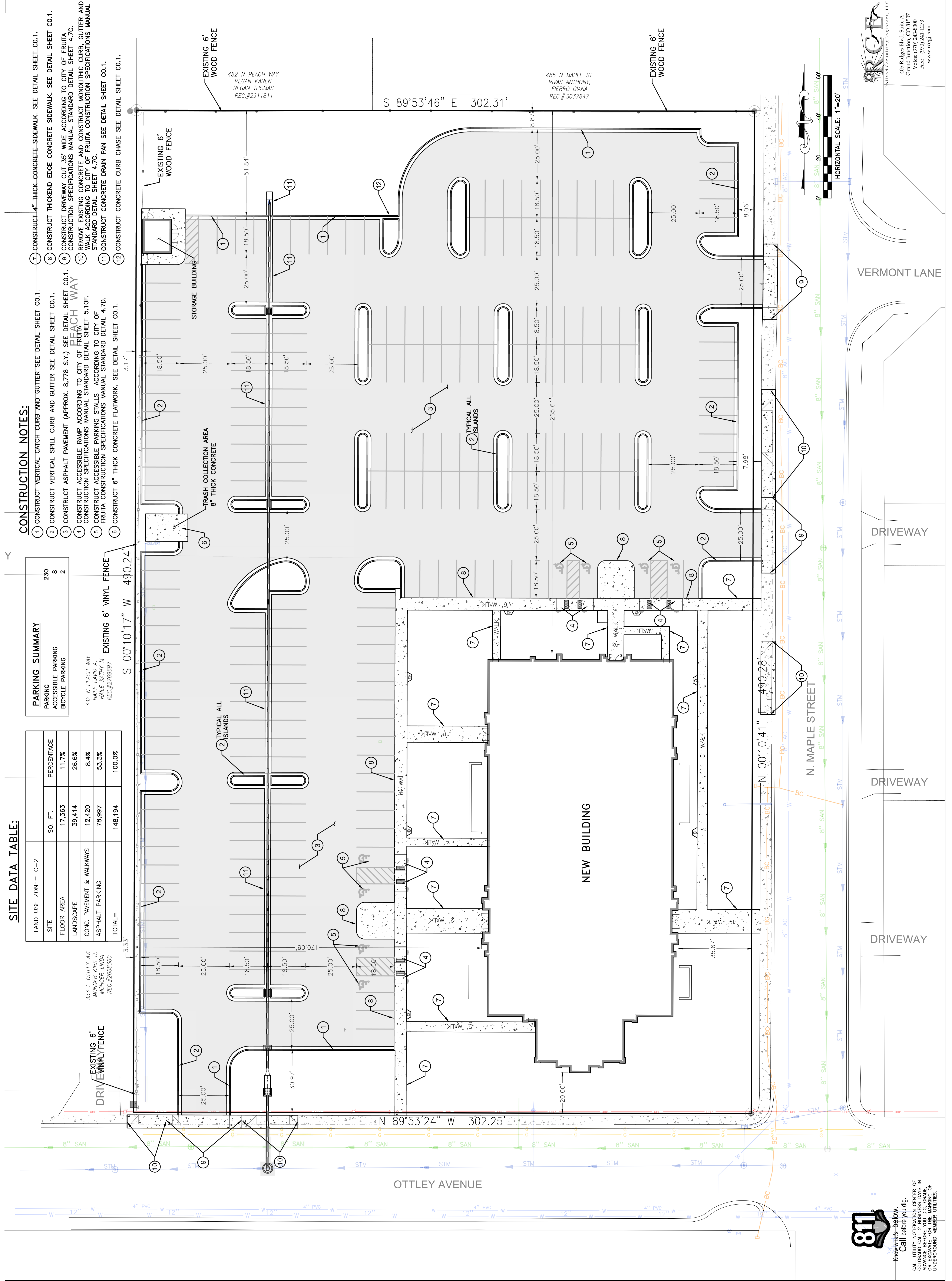
Project for:  
**JESUS CHRIST OF LATTER-DAY SAINTS**  
THE CHURCH OF

| # | REVISIONS / SUBMISSIONS | DATE |
|---|-------------------------|------|
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Project Number:  
1722912.00  
Plan Series:  
G250-SC-09  
Property Number:  
503-3527

Sheet Title:  
**CIVIL SITE PLAN**

Sheet  
**C2.0**



**RECF**  
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