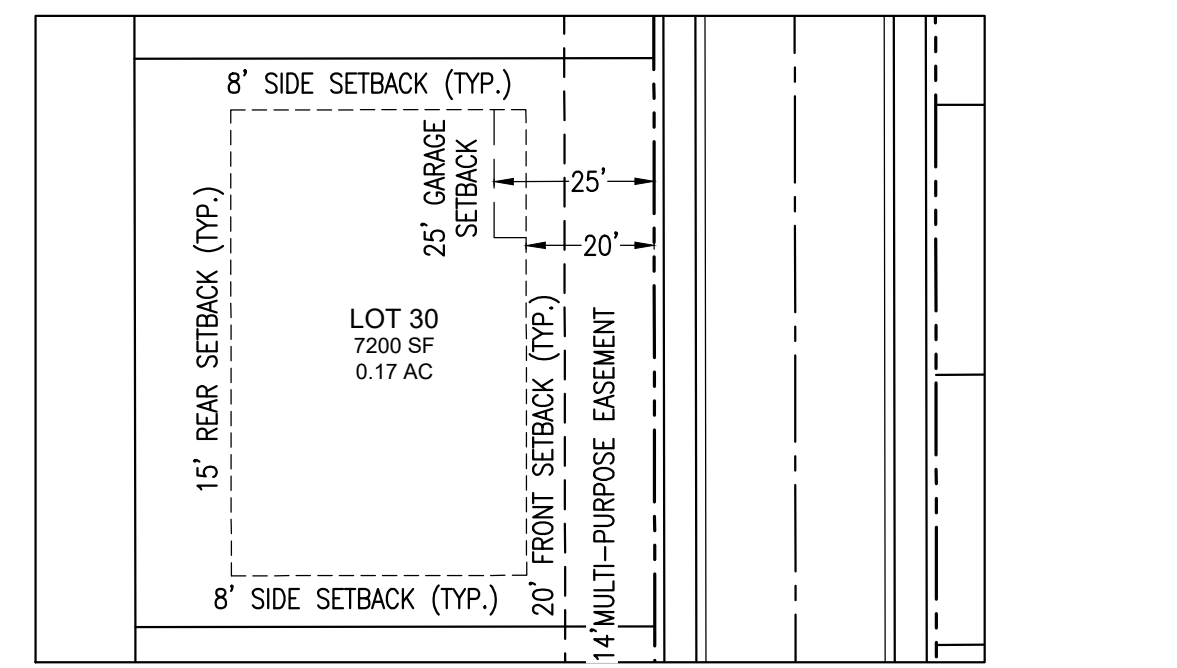
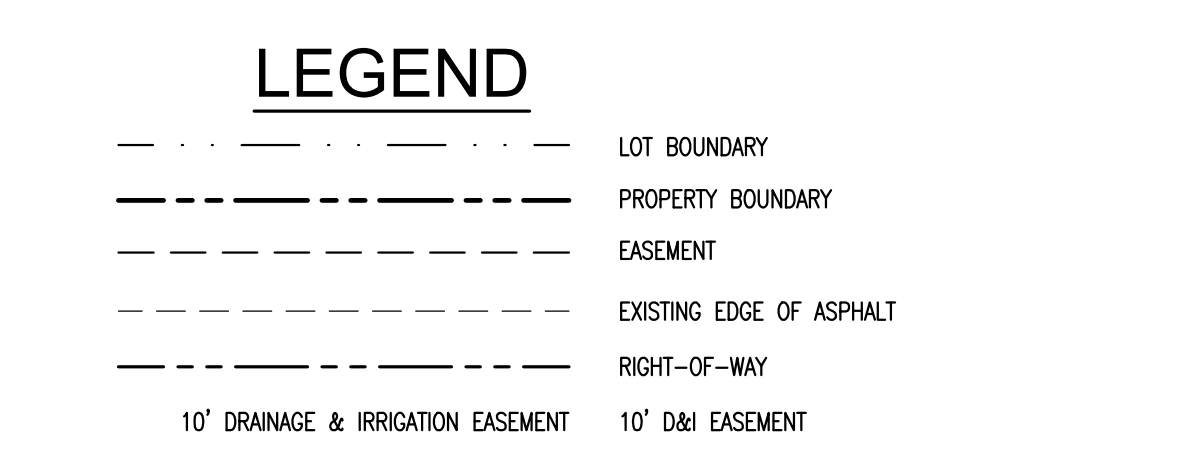


PROPOSED LAND USE TABLE - ALL FILINGS

USE	AREA (S.F.)	ACRES	% OF TOTAL	OWNER
SINGLE FAMILY LOTS - 109 TOTAL	720,406	16.538	59.55%	PRIVATE
RIGHT-OF-WAY - STREETS	226,189	5.193	18.70%	PUBLIC
RIGHT-OF-WAY - 19 ROAD	13,452	0.309	1.11%	PUBLIC
RIGHT-OF-WAY - RICH AVENUE	1,699	0.039	0.14%	PUBLIC
DETENTION PONDS TRACTS: A & R	44,848	1.030	3.71%	HOA
MULTIPURPOSE TRACTS: B, C, H, I, J, K, L & M	78,123	1.793	6.46%	HOA
SHARED DRIVES TRACTS: N, O, P & Q	8,800	0.202	0.73%	PRIVATE
LANDSCAPING TRACTS: E & F	3,064	0.070	0.25%	HOA
OPEN SPACE TRACT: G	110,629	2.540	9.14%	HOA
IRRIGATION TRACT: D	2,534	0.058	0.21%	HOA
TOTAL SITE AREA:		1,209,743 S.F. - 27.772 AC		

- 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.
 - MINIMUM PRINCIPAL BUILDING SETBACKS:
 FRONT = 20' - GARAGE 25'
 SIDE = 16' TOTAL, 5' MIN. PRIMARY, 3' MIN. ACCESSORY (DETACHED) 0' (ATTACHED)
 REAR = 15' PRIMARY - 3' ACCESSORY
 - ALL SANITARY SEWER MANHOLES ARE 48" I.D.
 - LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GRAND VALLEY RURAL POWER)

- CONSTRUCTION NOTES:**
- PROPOSED MAILBOX LOCATION
 - ±3580 LF OF DEVELOPER INSTALLED FENCE SEE SHEETS C2.1 THRU C2.3 FOR MORE INFORMATION
 - PROPOSED 10" CONCRETE TRAIL OR TRAIL W/CURB RE: DETAIL THIS SHEET
 - PROPOSED 20" CONCRETE PRIVATE DRIVE RE: DETAIL THIS SHEET

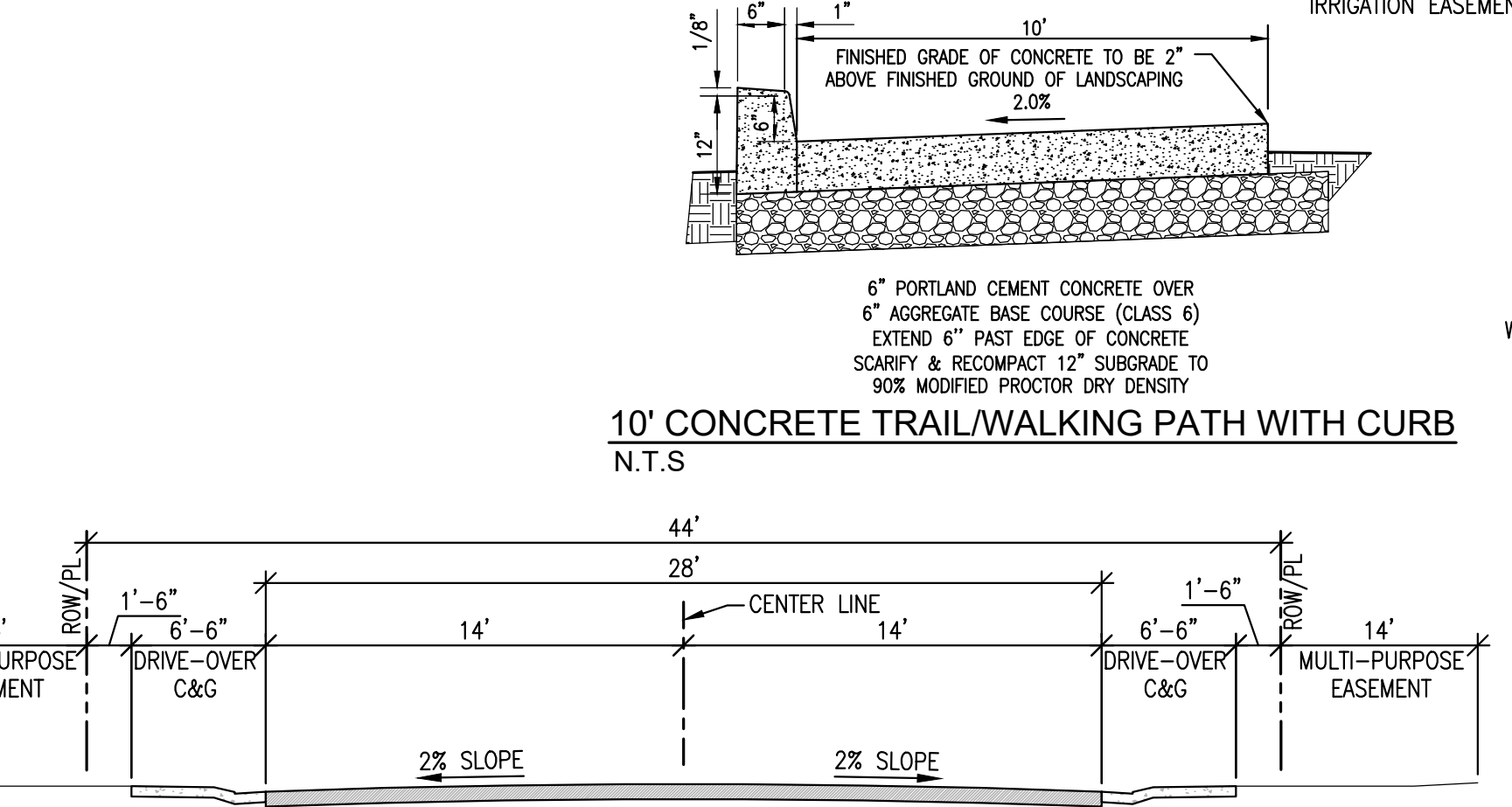


UTILITY PROVIDERS INFORMATION

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9558
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	LITE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	GRAND VALLEY RURAL POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

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 _____



THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO THE JOB 00545-0077 DATED 01/16/23. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.

URBAN RESIDENTIAL STREET
0 to 1000 A.D.T.
N.T.S.

BENCHMARK:
 PROJECT BENCHMARK #1, LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4543.93 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #564-1

PROJECT BENCHMARK #2, LOCATED AT THE NORTHEAST CORNER OF THE PROJECT, S 1/16 CORNER ON THE EAST LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4548.77 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA MCSM #582

VORTEX ENGINEERING, INC.
 CONSTRUCTION MANAGERS & SITE PLANNERS
 PROJECT ENGINEERING
 CIVIL & CONSULTING ENGINEERS

861 Rood Avenue
 Grand Junction, CO 81501
 Phone: (970) 245-9051

STEPHEN E. SWINDELL
 PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 5788

FOR REVIEW - NOT FOR CONSTRUCTION

Overall Site Plan
Weston Estates Subdivision Plans
 1877 J 2/10 ROAD
 FRUITA, COLORADO 81521

PROJECT NO: F20-052
 DATE: 12/16/2022

weston estates site.dwg
 -SHEET-
C2.0