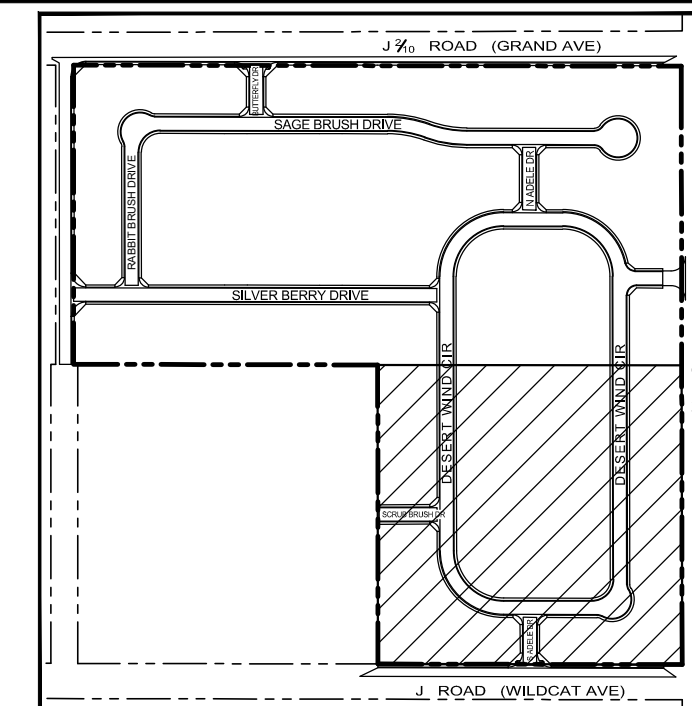
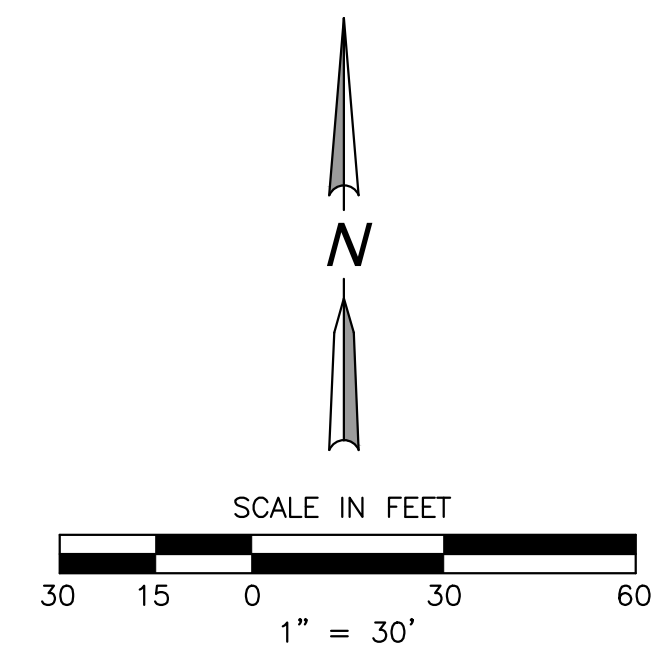
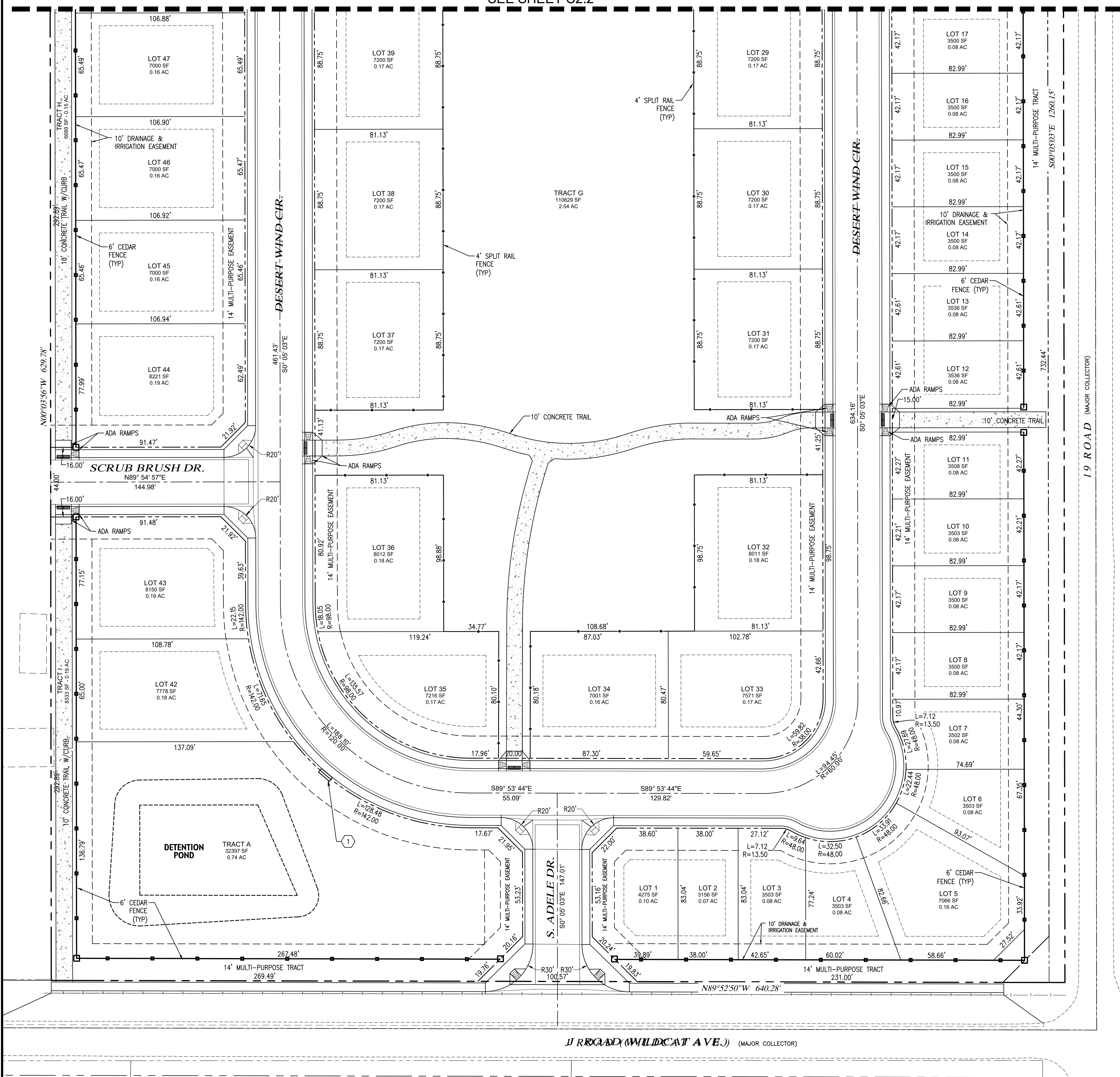


SEE SHEET C2.2

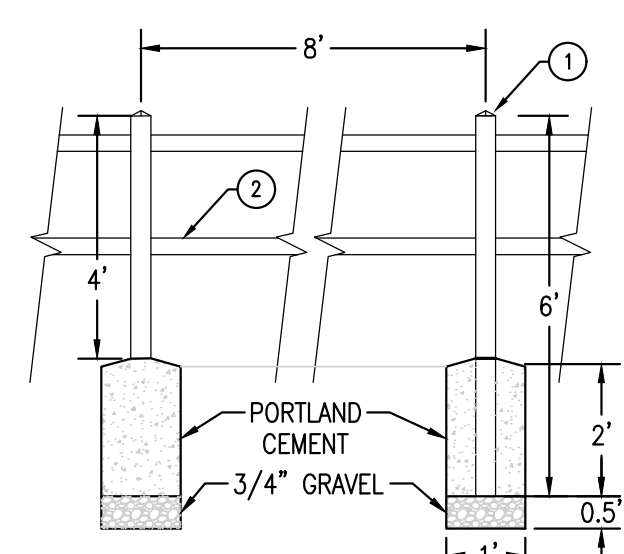


**VORTEX**  
ENGINEERING, INC.  
CONSTRUCTION MANAGERS & SITE PLANNERS  
CIVIL & CONSULTING ENGINEERS  
861 Rood Avenue  
Grand Junction, CO 81501  
Phone: (970) 245-9051

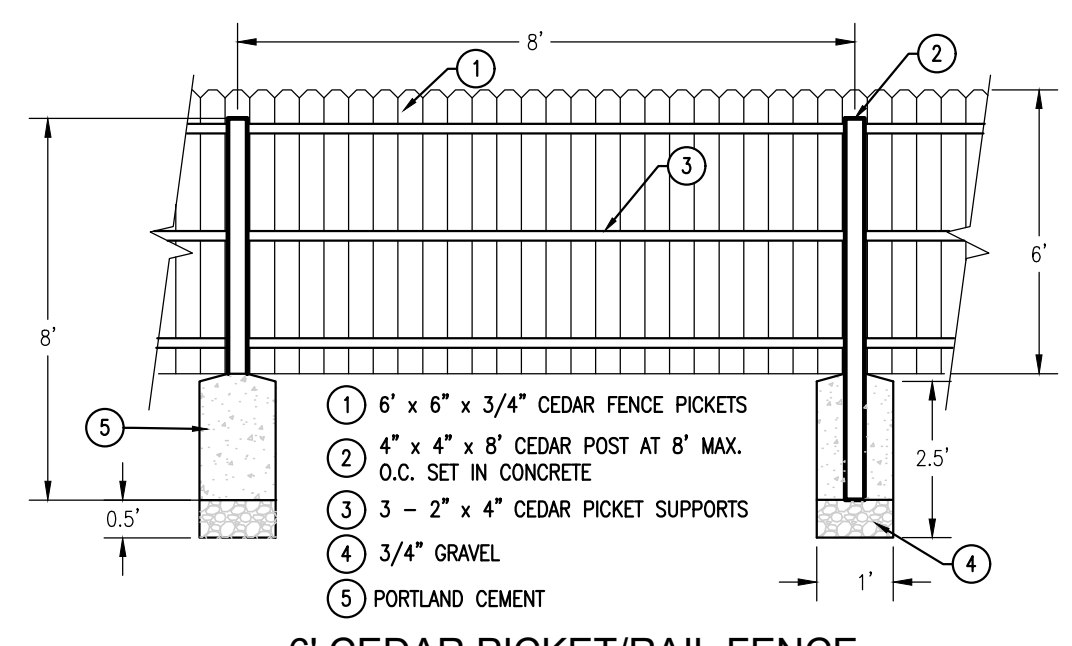
**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 57888

**CONSTRUCTION NOTES:**

- ① PROPOSED MAILBOX LOCATION



- ① 6" SPLIT RAIL POST (CEDAR) IN CONCRETE AT 8' MAX. O.C.
  - ② 8" SPLIT RAIL HORIZONTAL PIECE (CEDAR) - 2 PER 8' SPAN
- 4" SPLIT RAIL FENCE**  
N.T.S.



- ① 6" x 6" x 3/4" CEDAR FENCE PICKETS
  - ② 4" x 4" x 8" CEDAR POST AT 8' MAX. O.C. SET IN CONCRETE
  - ③ 3" x 2" x 4" CEDAR PICKET SUPPORTS
  - ④ 3/4" GRAVEL
  - ⑤ PORTLAND CEMENT
- 6" CEDAR PICKET/RAIL FENCE**  
(SHOWN FROM BACK SIDE)  
N.T.S.

**LEGEND**

- 6" CEDAR PICKET FENCE  
SEE DETAIL THIS SHEET
- 4" SPLIT RAIL FENCE  
SEE DETAIL THIS SHEET

**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

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.

**FOR REVIEW - NOT FOR CONSTRUCTION**

*Site Plan - Filing 1 (SE Quadrant)*  
**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-

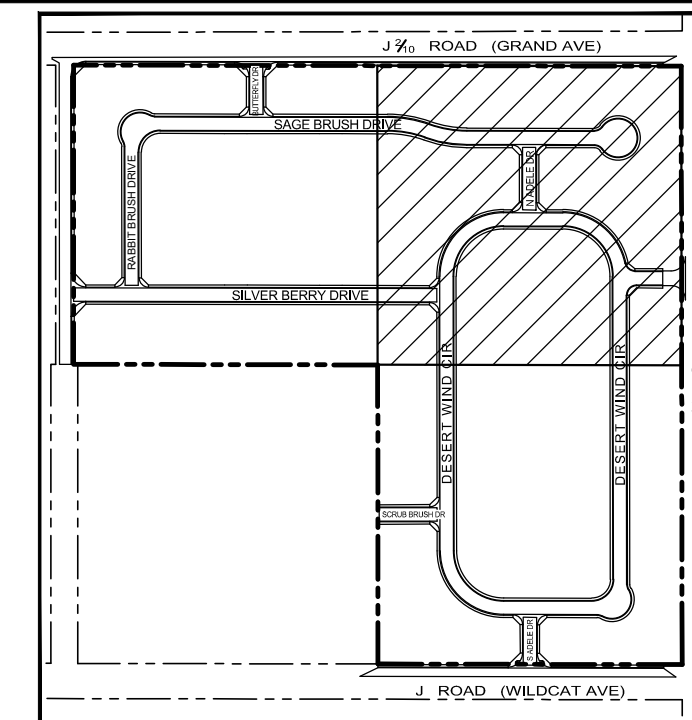
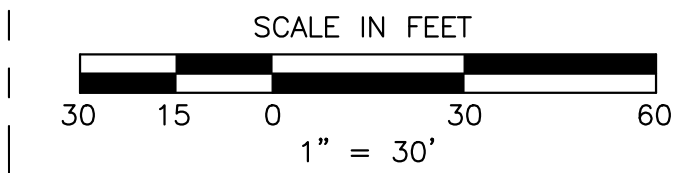
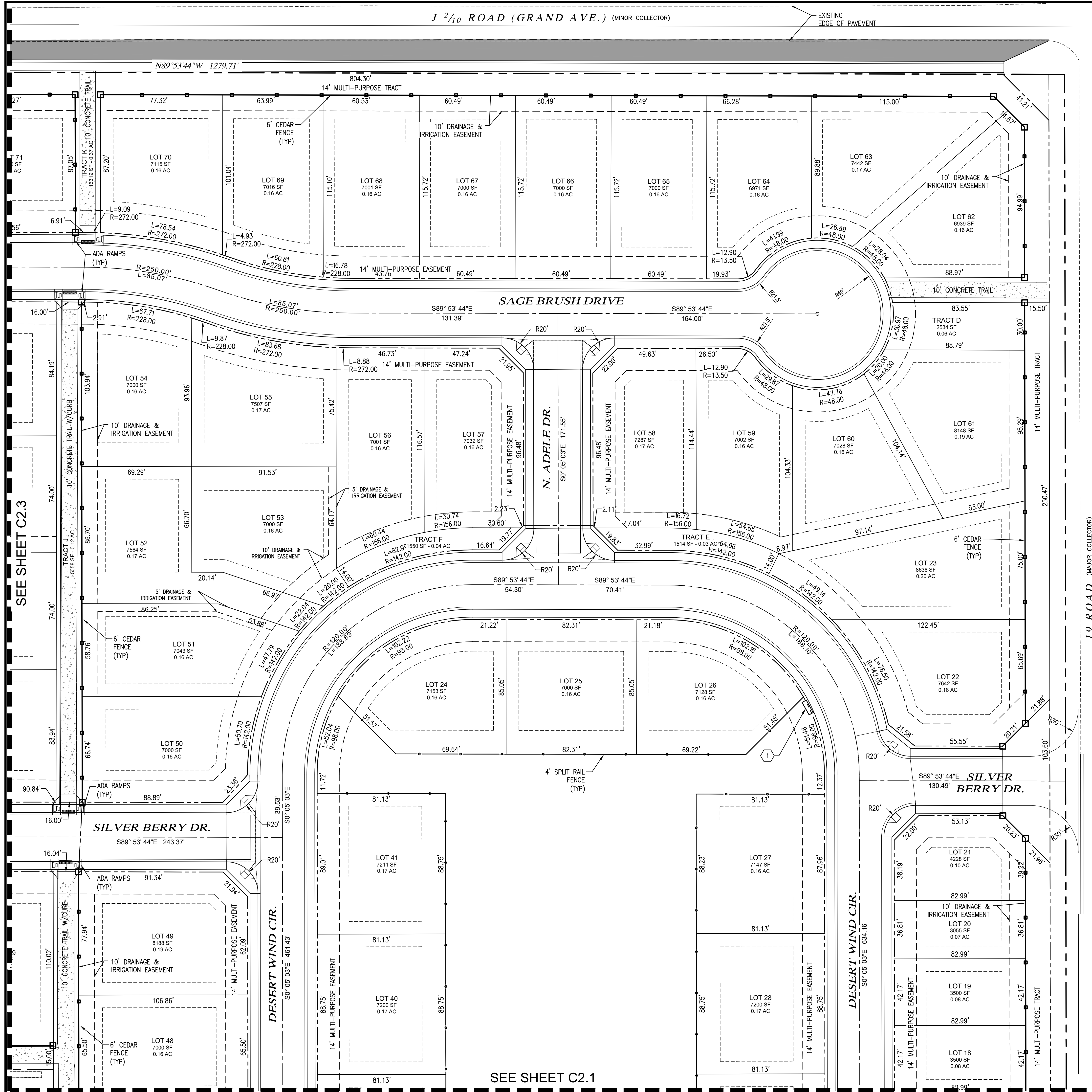
**C2.1**

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

J 2/10 ROAD (GRAND AVE.) (MINOR COLLECTOR)

EXISTING  
EDGE OF PAVEMENT

N89°53'44"W 1279.71'



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

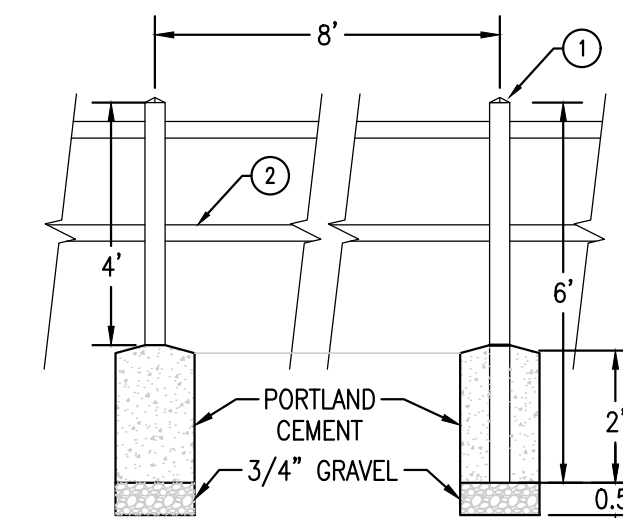
861 Rood Avenue  
Grand Junction, CO 81501  
Phone: (970) 245-9051

**STEPHEN E. SWINDELL**

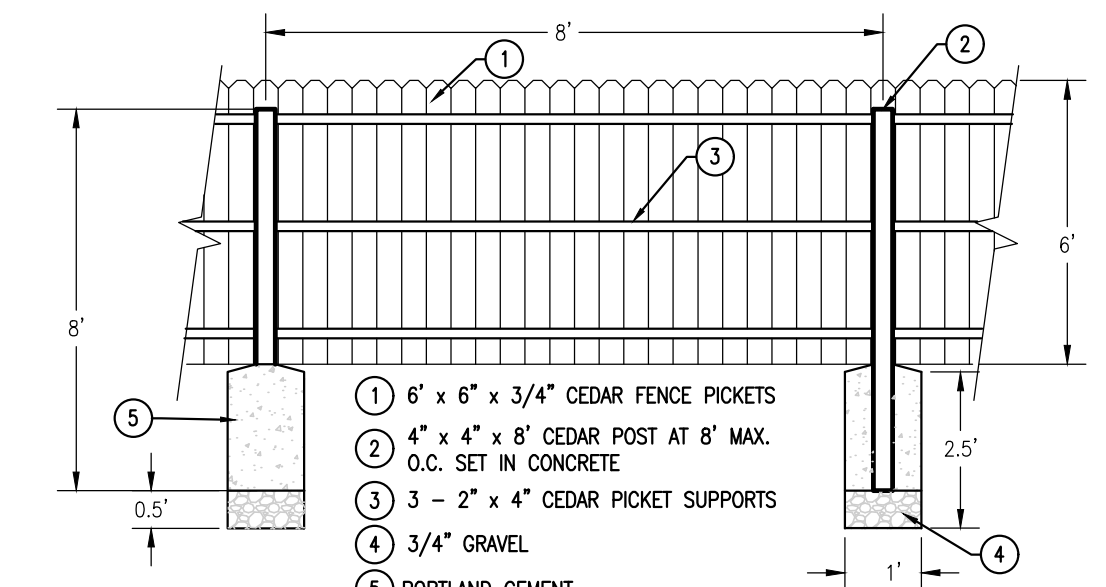
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 57888

**CONSTRUCTION NOTES:**

- 1 PROPOSED MAILBOX LOCATION



- 1 6' SPLIT RAIL POST (CEDAR) IN CONCRETE AT 8" MAX. O.C.
  - 2 8' SPLIT RAIL HORIZONTAL PIECE (CEDAR) - 2 PER 8' SPAN
- 4' SPLIT RAIL FENCE**  
N.T.S.



**6' CEDAR PICKET/RAIL FENCE**  
(SHOWN FROM BACK SIDE)  
N.T.S.

**LEGEND**

- 6' CEDAR PICKET FENCE  
SEE DETAIL THIS SHEET
- 4' SPLIT RAIL FENCE  
SEE DETAIL THIS SHEET

**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

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.

**FOR REVIEW - NOT FOR CONSTRUCTION**

Site Plan - Filing 1 & 2 (NE Quadrant)

**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~

**C2.2**

CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE

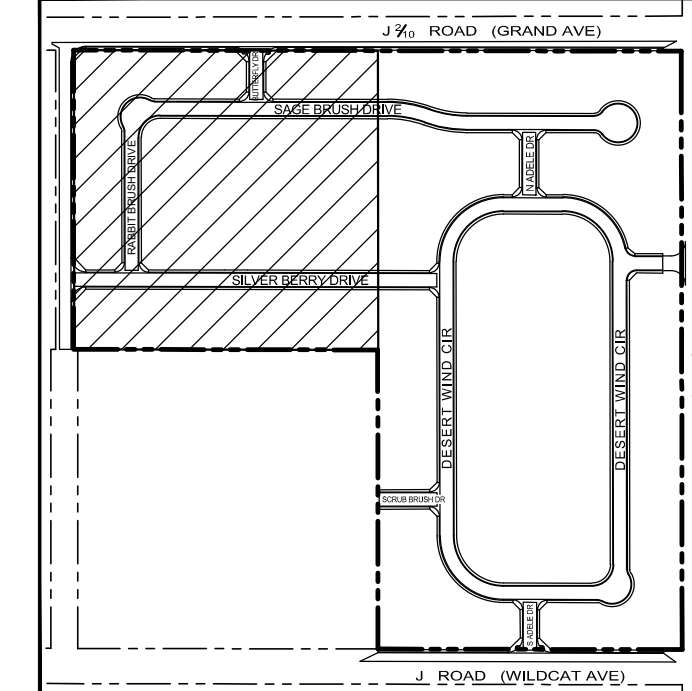
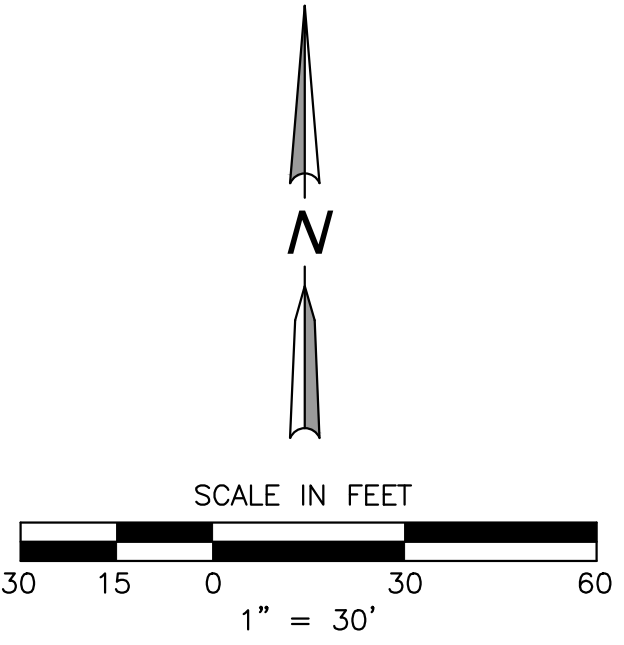
DATE

SEE SHEET C2.1

SEE SHEET C2.3



J 2/10 ROAD (GRAND AVE.) (MINOR COLLECTOR)

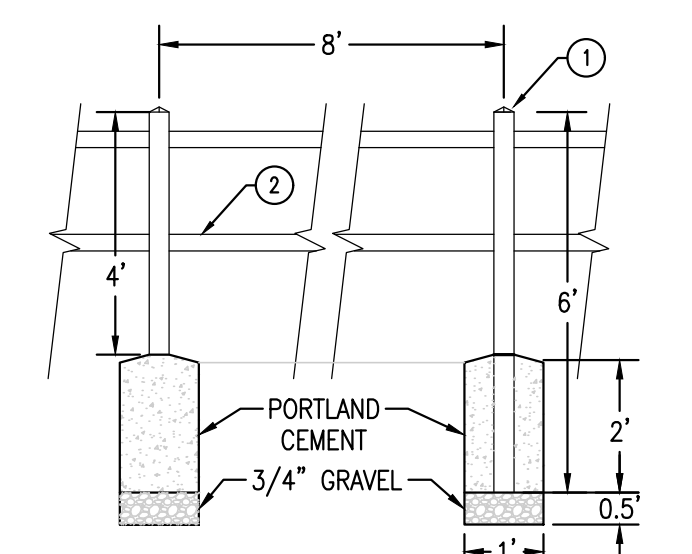


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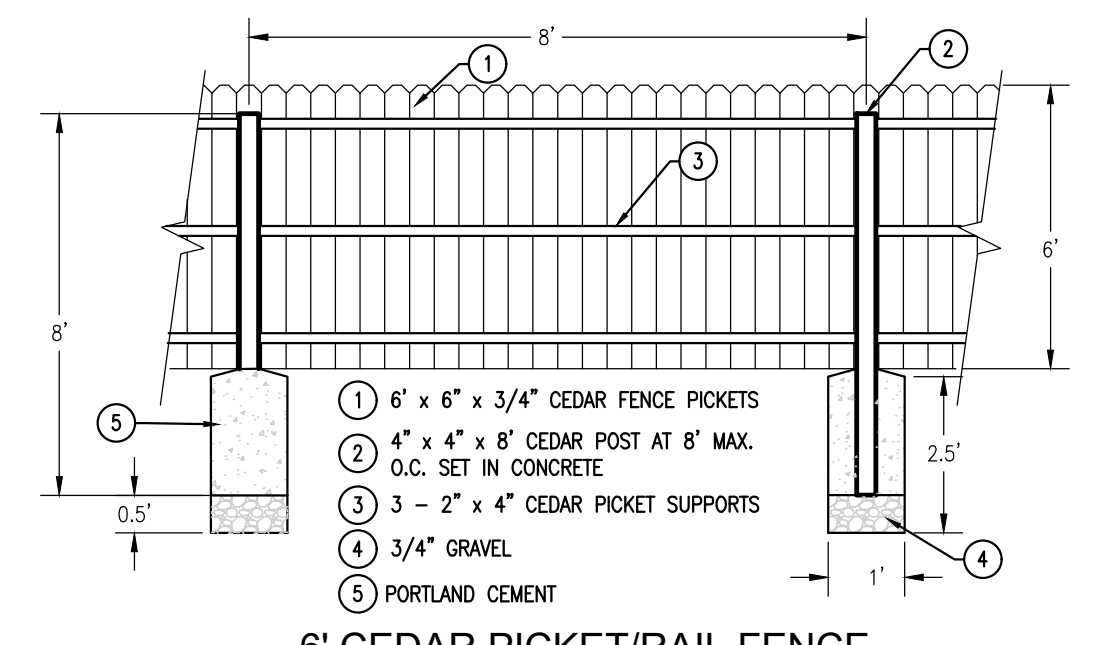
**STEPHEN E. SWINDELL**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 57888

**CONSTRUCTION NOTES:**

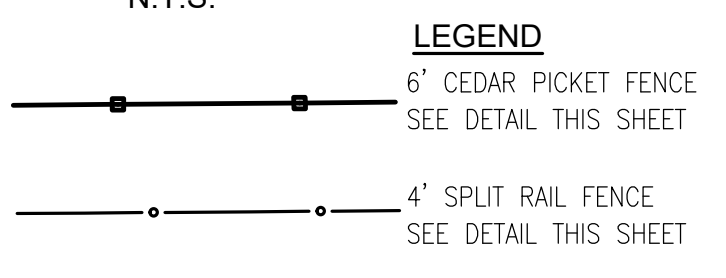
- 1 PROPOSED MAILBOX LOCATION
- ±3580 LF OF DEVELOPER INSTALLED FENCE  
SEE FENCE DETAILS SHEET C2.1-3



- 1 6\"/>



- 1 6\"/>



**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

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CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE

**FOR REVIEW - NOT FOR CONSTRUCTION**

*Site Plan - Filing 2 (NW Quadrant)*  
**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-  
**C2.3**

