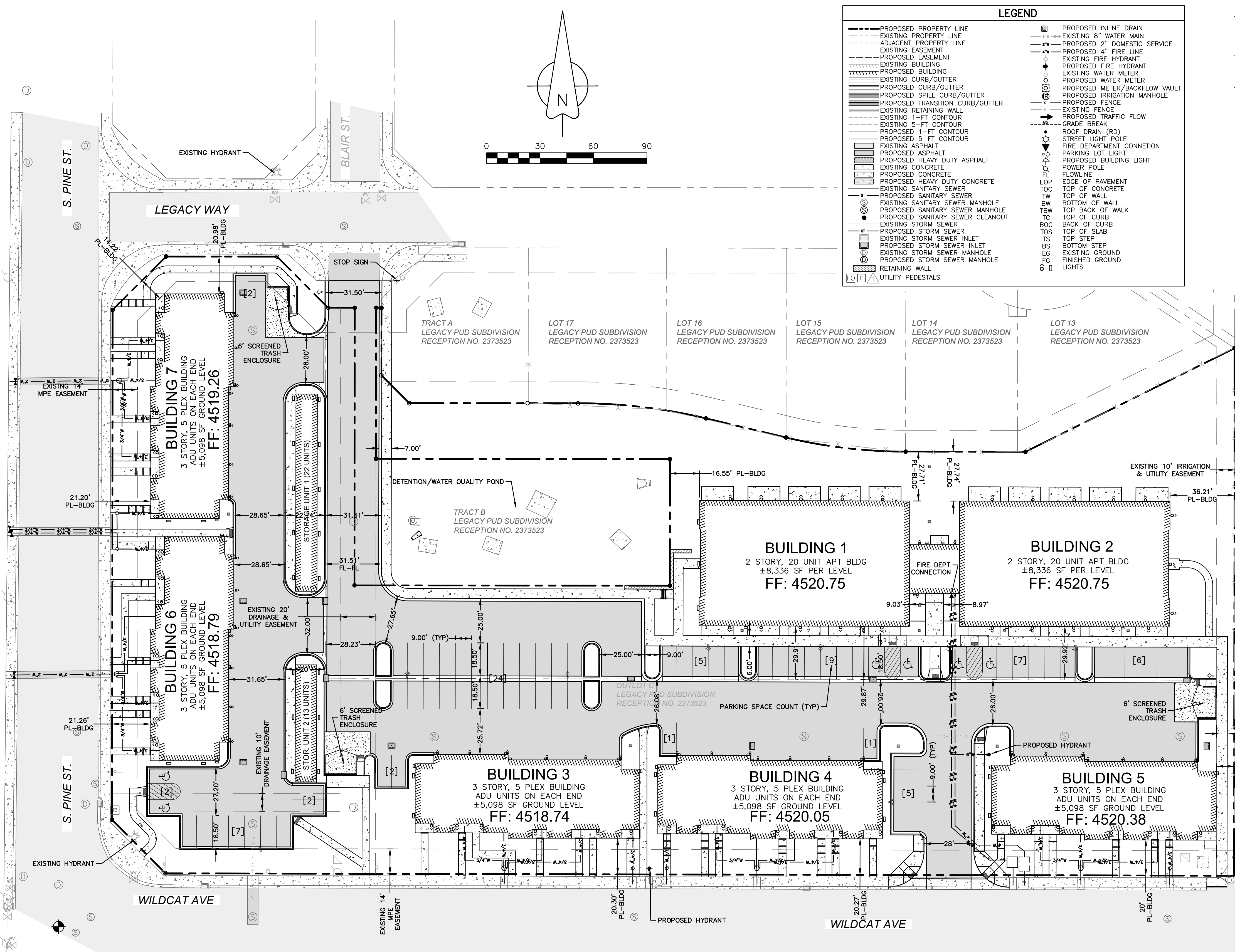


P:\456.003 - Wildcat Ave Apartments\DWG\C3d\Production Dwg\PROD-SITE WILDCAT.dwg, C-4 SITE PLAN, 10/11/2023 3:53:01 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

--- PROPOSED PROPERTY LINE	--- PROPOSED INLINE DRAIN
--- EXISTING PROPERTY LINE	--- EXISTING 8" WATER MAIN
--- ADJACENT PROPERTY LINE	--- PROPOSED 2" DOMESTIC SERVICE
--- EXISTING EASEMENT	--- PROPOSED 4" FIRE LINE
--- PROPOSED EASEMENT	--- EXISTING FIRE HYDRANT
--- EXISTING BUILDING	--- PROPOSED FIRE HYDRANT
--- PROPOSED BUILDING	--- EXISTING WATER METER
--- EXISTING CURB/GUTTER	--- PROPOSED WATER METER
--- PROPOSED CURB/GUTTER	--- PROPOSED METER/BACKFLOW VAULT
--- PROPOSED SPILL CURB/GUTTER	--- PROPOSED IRRIGATION MANHOLE
--- PROPOSED TRANSITION CURB/GUTTER	--- PROPOSED FENCE
--- EXISTING RETAINING WALL	--- EXISTING FENCE
--- EXISTING 1'-FT CONTOUR	--- PROPOSED TRAFFIC FLOW
--- EXISTING 5'-FT CONTOUR	--- GRADE BREAK
--- PROPOSED 1'-FT CONTOUR	--- ROOF DRAIN (RD)
--- PROPOSED 5'-FT CONTOUR	--- STREET LIGHT POLE
--- EXISTING ASPHALT	--- FIRE DEPARTMENT CONNECTION
--- PROPOSED ASPHALT	--- PARKING LOT LIGHT
--- PROPOSED HEAVY DUTY ASPHALT	--- PROPOSED BUILDING LIGHT
--- EXISTING CONCRETE	--- POWER POLE
--- PROPOSED CONCRETE	--- FLOWLINE
--- PROPOSED HEAVY DUTY CONCRETE	--- EOP
--- EXISTING SANITARY SEWER	--- TOP OF CONCRETE
--- PROPOSED SANITARY SEWER	--- TOP OF WALL
--- EXISTING SANITARY SEWER MANHOLE	--- TW
--- PROPOSED SANITARY SEWER MANHOLE	--- BW
--- PROPOSED SANITARY SEWER CLEANOUT	--- TC
--- EXISTING STORM SEWER	--- BOC
--- PROPOSED STORM SEWER	--- TOS
--- EXISTING STORM SEWER INLET	--- TS
--- PROPOSED STORM SEWER INLET	--- BS
--- EXISTING STORM SEWER MANHOLE	--- EG
--- PROPOSED STORM SEWER MANHOLE	--- FINISHED GROUND
--- RETAINING WALL	--- LIGHTS
--- UTILITY PEDESTALS	

- GENERAL NOTES:
- ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
 - ALL ADA PARKING SPACES SHALL BE SIGNED AND STRIPED PER DETAIL K ON SHEET C-2.
 - THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE CITY OF FRUITA PRIOR TO ANY WORK ON THE SITE & TO ALSO MAKE SURE AND OBTAIN ALL CONSTRUCTION STORMWATER PERMITS & BMPS.

BUILDING UNIT SUMMARY

UNIT	LEVELS	GROUND LEVEL SF	TOTAL SF	4 BED	1 BED/STUDIO	2 BED	ADU
BUILDING 1	2	8,336	16,672	--	18	2	--
BUILDING 2	2	8,336	16,672	--	18	2	--
BUILDING 3	3	5,089	12,996	5	--	--	2
BUILDING 4	3	5,089	12,996	5	--	--	2
BUILDING 5	3	5,089	12,996	5	--	--	2
BUILDING 6	3	5,089	12,996	5	--	--	2
BUILDING 7	3	5,089	12,996	5	--	--	2
TOTALS				25	36	4	10

LAND USE SUMMARY

USE	ACRES	PERCENT
BUILDINGS	0.99	27%
LANDSCAPE	1.03	28%
ASPHALT/PKG/CONC	1.64	45%
ROW DEDICATION	0	0%
TOTAL	3.66	100%

PARKING SUMMARY

REQUIRED PARKING: 113 SPACES

- 2 ea 20 PLEX BUILDING REQUIREMENTS = 42
- 36 1 Bed/Studios @ 1 Space Ea = 36
- 4 2 Bed/Studios @ 1.5 Space Ea = 6
- 5 ea ROW APARTMENT BUILDING REQUIREMENTS = 60
- 5ea 4 Bed/Apts @ 2 Space Ea = 50 Spaces
- 2ea ADUs @ 1 Space Ea = 10 Spaces
- Additional: 1 sp/ 6 DU = 65 units / 6 = 11

PARKING PROVIDED: 143 SPACES

- 73 SURFACE PARKING SPACES
- 50 INTERIOR GARAGE SPACES (10 spaces per Bldg)
- 20 EXTERIOR GARAGE SPACES (Bldg 4 & 5)

KEVIN LEE SWITZER
1821 J 1/3 ROAD
PARCEL NO. 2697-163-00-093
RECEPTION NO. 2816357

UTILITIES AND AGENCIES

CITY OF FRUITA SANITARY SEWER	SAM ATKINS	858-6377
LIFE WATER	JIM DALCHERRY	242-7491
CITY OF FRUITA IRRIGATION	SAM ATKINS	858-6377
CITY OF FRUITA STORM SEWER	SAM ATKINS	858-6377
JOEL ENERGY - GAS & ELECTRIC	MIKE CASTRO	293-6934
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN WILDEZ	245-8750
MESA COUNTY STORMWATER	JOSH MARTINEZ	883-4206

ACCEPTANCE BLOCK

THE CITY OF FRUITA REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSURES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

Know what's below. Call before you dig.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DATE	DESCRIPTION

WILDCAT RESIDENCES
SITE PLAN
WILDCAT AVE
prepared for
Wildcat Acquisition LLC

A · C · G
AUSTIN CIVIL GROUP, INC.
Land Planning · Civil Engineering · Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

DRAWN BY:	JWC
DESIGNED BY:	JWC
CHECKED BY:	MRA
APPROVED BY:	MRA

JOB NUMBER:	1456.0003
DATE:	10-3-2023
SCALE:	1"=30'
SHEET NO.:	C-4