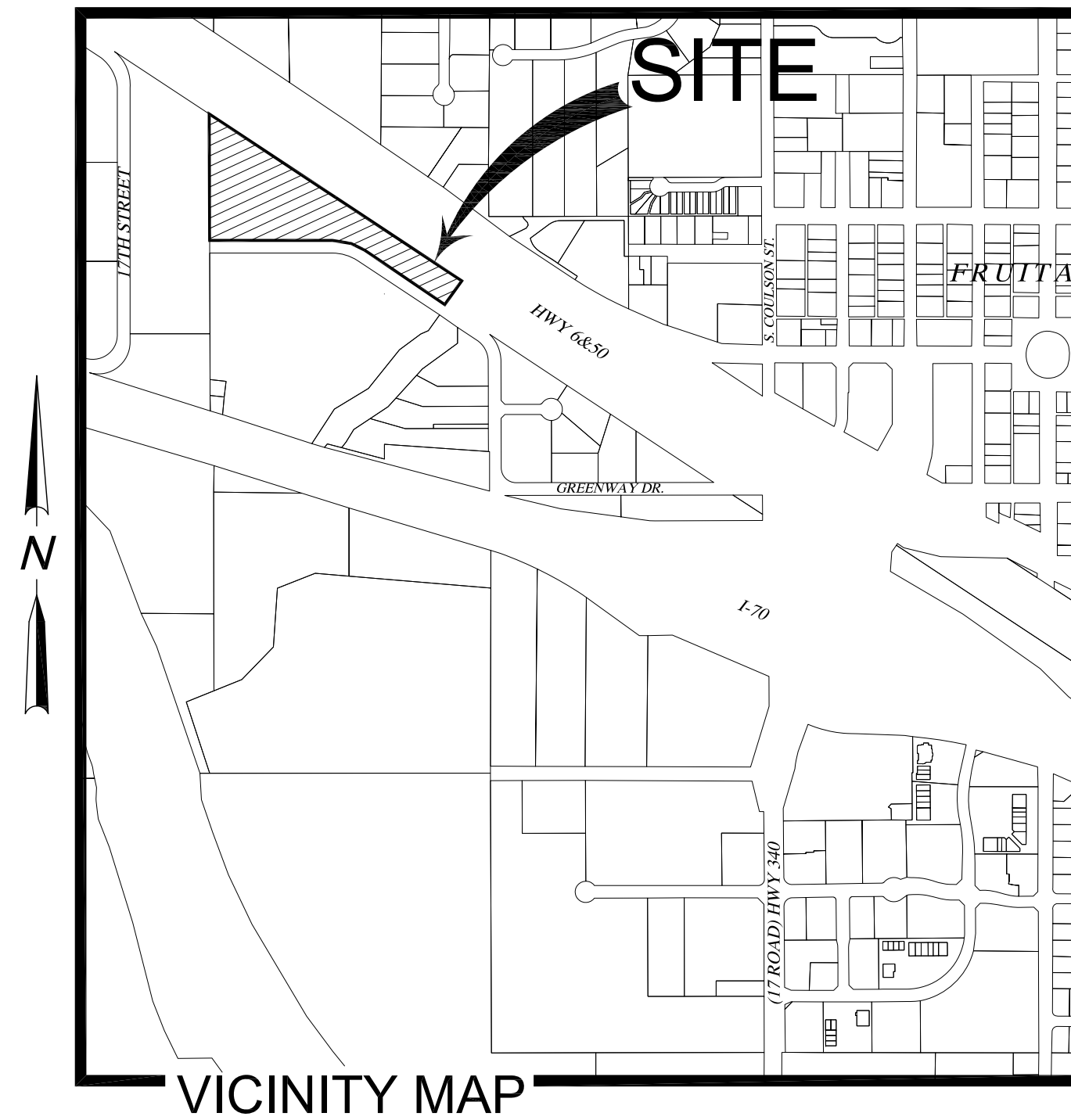


Fruita RV Storage 1232 Greenway Drive Tract E, Fruita Industrial Park Filing #1 Fruita, Colorado

Prepared By
VORTEX
ENGINEERING, INC.
2394 Patterson Rd. Suite 201
Grand Junction, CO 81505
(970) 245-9051



LEGEND	
	PROPERTY LINE
	ROW LINE
	PROJECT BENCHMARK
	EFFECTIVE FLOOD PLAIN
	100 YEAR FLOODWAY
	EXISTING MINOR CONTOUR LINE
	EXISTING MAJOR CONTOUR LINE
	PROPOSED CONTOUR LINE
	EASEMENT LINE
	EXISTING GAS LINE
	EXISTING ELECTRICAL LINE
	EXISTING ELECTRICAL LINE METER
	EXISTING ELECTRICAL LINE GUY POLE
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN
	EXISTING STORM MANHOLE
	EXISTING STORM AREA INLET
	EXISTING STORM DOUBLE CURB INLET
	EXISTING WATER LINE
	EXISTING WATER LINE VALVE
	EXISTING FIRE HYDRANT
	PRIVATE WATER LINE
	PROPOSED IRRIGATION
	EXISTING FENCE
	EXISTING CONCRETE
	GRAVEL TRAIL/SIDEWALK
	PROPOSED RV BUILDING OUTLINE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	PROJECT NOTES
C2.0	SITE PLAN
C3.0	UTILITY COMPOSITE PLAN
C4.0	GRADING & STORMWATER MANAGEMENT PLAN
C5.0	STORMWATER DETAILS
L1 - L4	LANDSCAPE PLANS
	ELEVATIONS / ISOMETRICS

NOTES:

- THIS PLAN REFERENCES: A TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY DH SURVEYS, INC. DATED 11/2016.
- EXISTING USE = VACANT LOT
- PROPOSED USE: INDUSTRIAL & COMMERCIAL
- PROPERTY ZONED: LIRD (LIMITED INDUSTRIAL RESEARCH & DEVELOPMENT)
- PROPERTY OWNER/APPLICANT:
LSC NORTHWEST COLORADO, LLC.
5570 DTC PARKWAY
GREENWOOD VILLAGE, CO 80111
- PROPERTY ADDRESS:
1232 GREENWAY DR.
FRUITA, COLORADO
- PROPERTY AREA:
TRACT E OF FRUITA INDUSTRIAL PARK FILING 1
331,615 S.F. (7.61 ACRES)
- PARKING SPACES REQUIRED:
GENERAL OFFICE = 1 SPACE/400 S.F. = 1 SPACE
- PARKING SPACES PROPOSED = 1 SPACE + 1 HC VAN ACCESSIBLE
- TOTAL RV STORAGE SPACES:
ENCLOSED: 77 (15'x50')
COVERED, PREMIUM: 87 (12'x45')
COVERED, STANDARD: 33 (12'x35')
OPEN PARKING: 91 (12'x25')
- MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
STREET = 20/20
SIDE = 20/10
REAR = 20/10
- MAXIMUM LOT COVERAGE = 80%
- THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

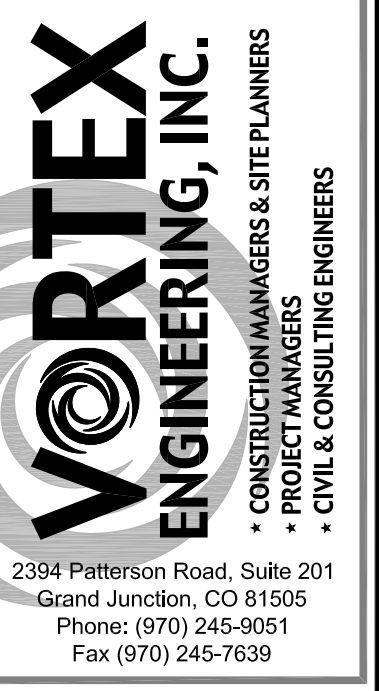
BENCHMARK:

PROJECT BENCHMARK IS LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4495.07 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA SHEET GPS ID NO: S223

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



FOR REVIEW - NOT FOR CONSTRUCTION



James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 15828

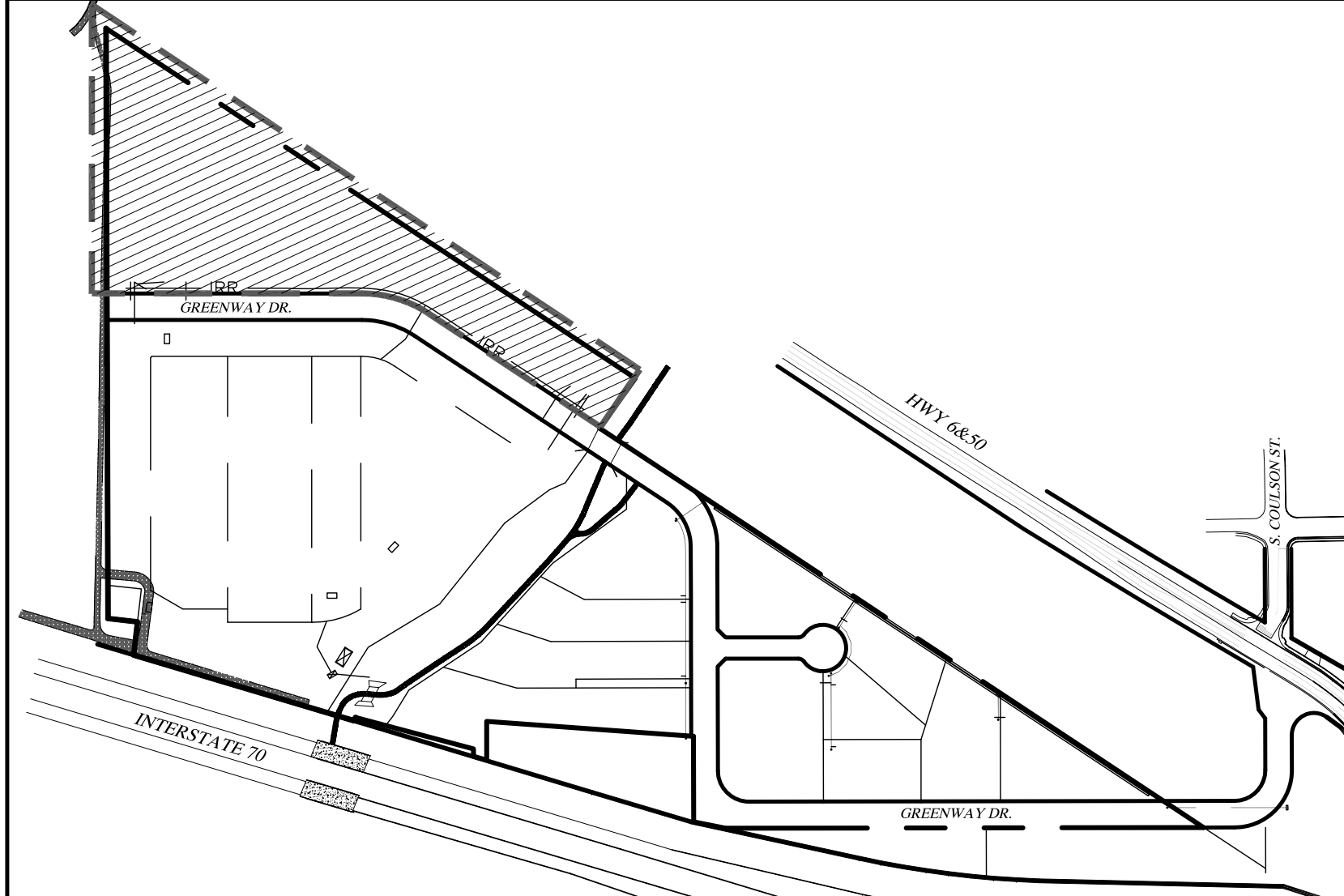
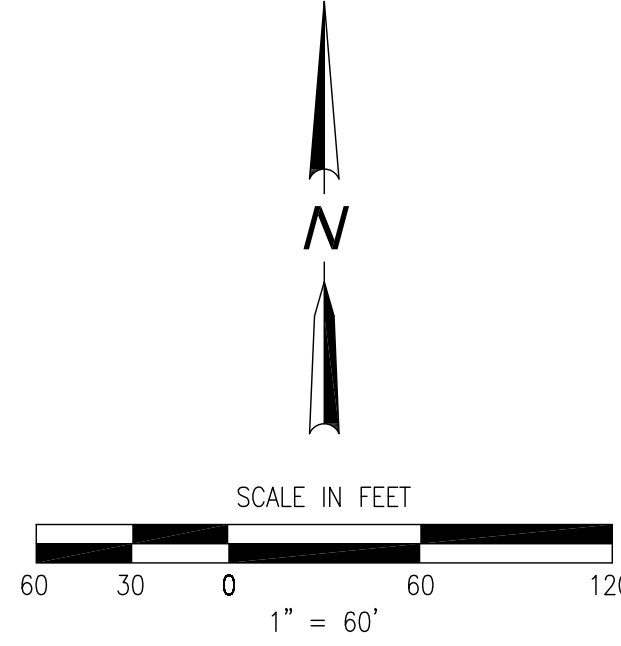
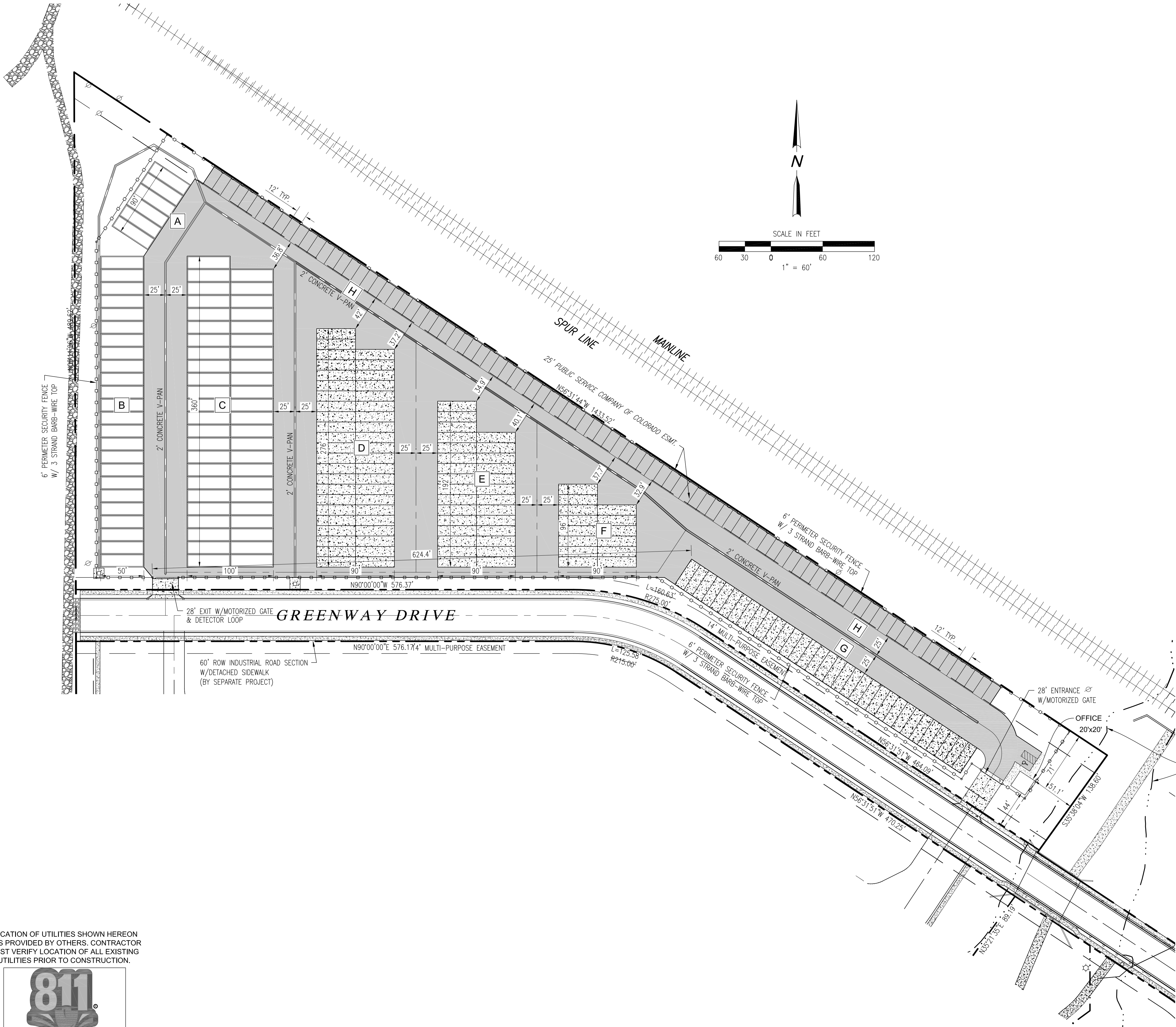
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REV.	DATE	COMMENT

Cover Sheet
Fruita RV Storage
1232 Greenway Drive
Fruita, Colorado

PROJECT NO: F16-058
DATE: 12/23/16
SCALE:
CAD ID: frv-storage-p.dwg

~SHEET~
C0.0



- NOTES:**
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 - EXISTING USE = VACANT LOT
 - PROPOSED USE: INDUSTRIAL & COMMERCIAL
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5570 DTC PARKWAY
GREENWOOD VILLAGE, CO 80111
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FRUITA, COLORADO
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NUMBER OF SPACES

- A 6 ENCLOSED SITES (15'x50')
- B 24 ENCLOSED SITES (15'x50')
- C 47 ENCLOSED SITES (15'x50')
- D 44 COVERED SITES (12'x45')
- E 29 COVERED SITES (12'x45')
- F 14 COVERED SITES (12'x45')
- G 33 COVERED SITES (12'x35')
- H 91 OPEN-AIR SITE (12'x24')

LEGEND

- ENCLOSED SITES W/ CONCRETE PAD
- COVERED SITES W/ CONCRETE PAD
- ASPHALT AREAS (OPEN-AIR SITES, DRIVE AISLES)

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

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	COMMENT	BY

Site Plan
Fruita RV Storage
1232 Greenway Drive
Fruita, Colorado

PROJECT NO: F16-058
DATE: 12/23/16
SCALE: 1" = 60'
CAD ID: frv-storage-p.dwg

~SHEET~
C2.0

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