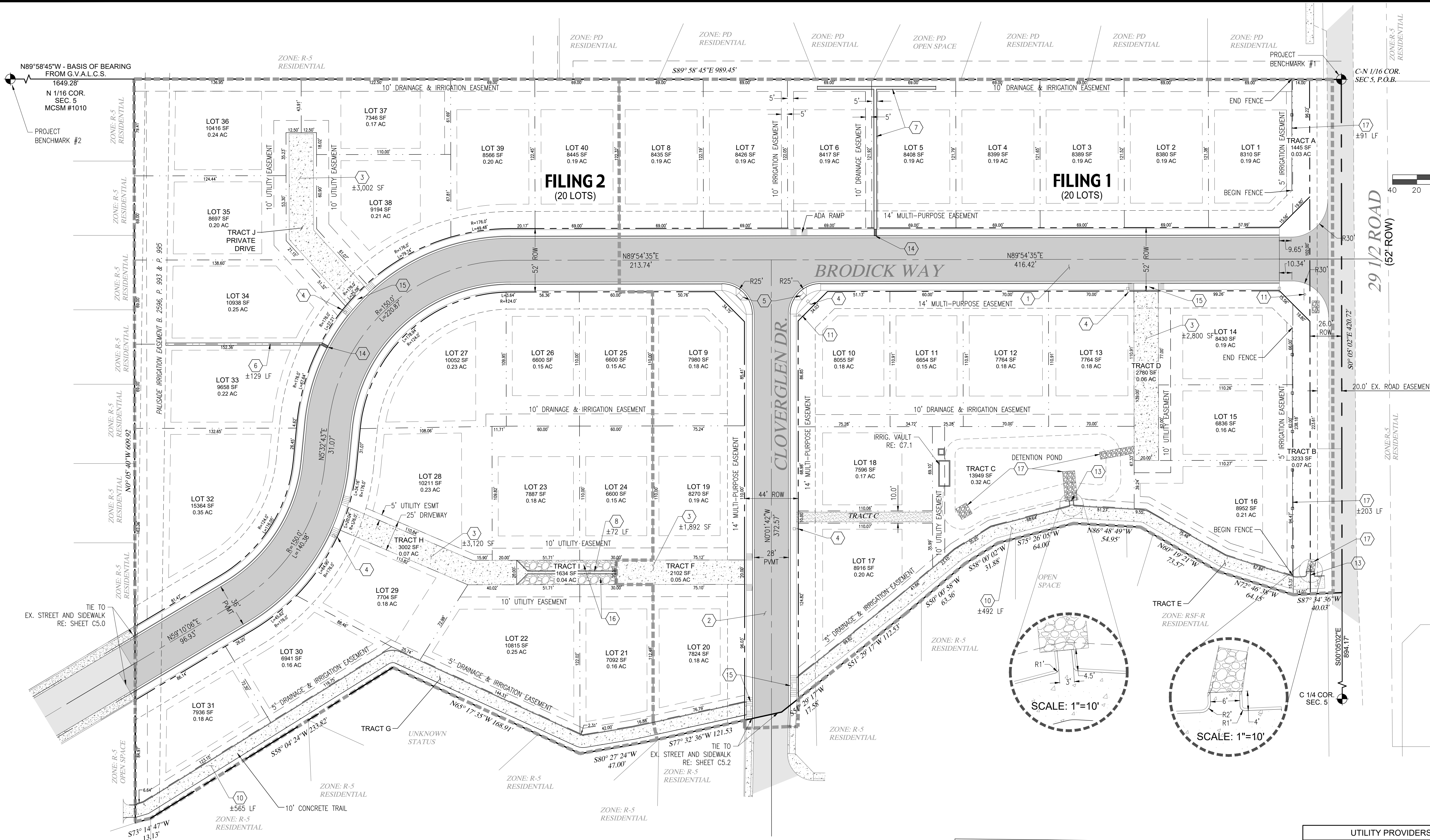
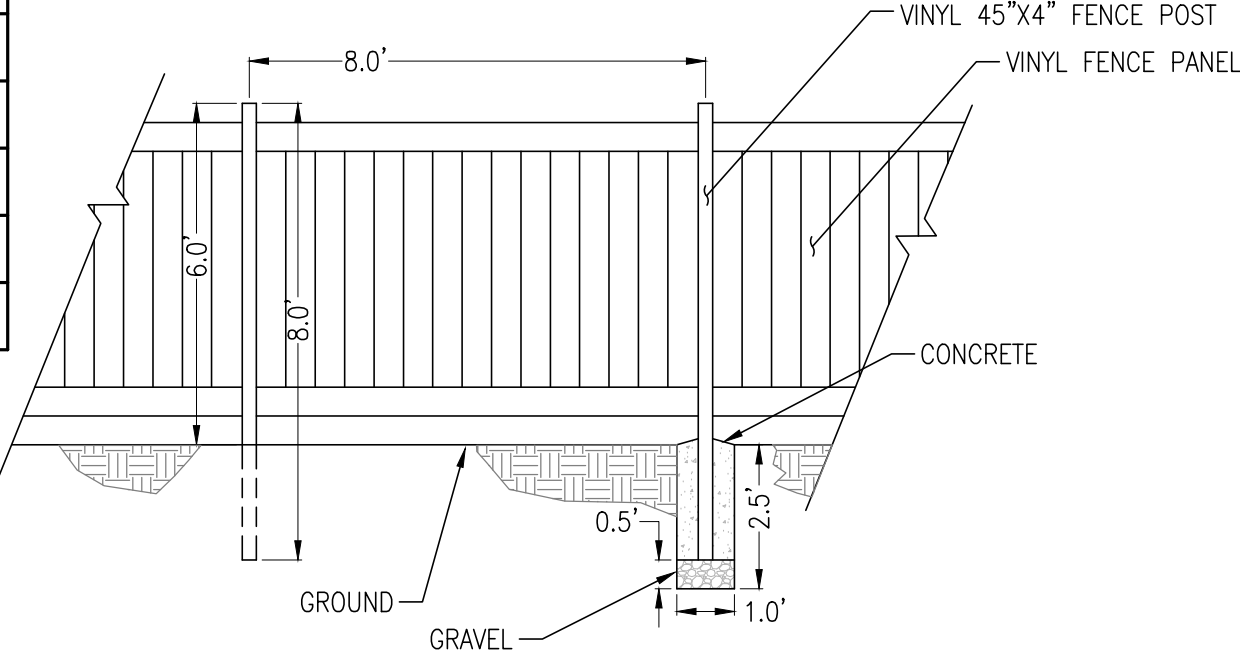


PROPOSED LAND USE TABLE				
USE	AREA	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (40 TOTAL)	339,266 S.F.	7.79	71.68%	PRIVATE
RIGHT-OF-WAY: 29.5 ROAD	10,953 S.F.	0.25	2.31%	PUBLIC
RIGHT-OF-WAY: SUBDIVISION	75,920 S.F.	1.74	16.04%	PUBLIC
PRIVATE DRIVES - TRACTS D, F, I, H, J	13,273 S.F.	0.30	2.80%	HOA
LANDSCAPE TRACTS - TRACTS A & B	4,678 S.F.	0.11	0.99%	HOA
DETENTION POND - TRACT C	13,949 S.F.	0.32	2.95%	HOA
TRAIL TRACTS - TRACTS E, G	15,248 S.F.	0.35	3.22%	HOA
TOTAL SITE AREA:	473,287 S.F. - 10.87 AC			

PROJECT BENCHMARK

PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE SE1/16 CORNER OF SECTION 18, T1N, R2W, UTE MEDIAN ON RAPTOR ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4479.67' N: 4,336,227.475' E: 695,032.180' G.I.S. MON. # 10966. PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE S1/16 CORNER OF SECTIONS 17/18, T1N, R2W, UTE MEDIAN ON RAPTOR ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4495.91' N: 4,336,239.228' E: 695,434.791' G.I.S. MON # 5227 BASIS OF BEARING IS N89°33'24"E, BETWEEN THESE TWO POINTS, BASED ON G.V.A.L.C.S.



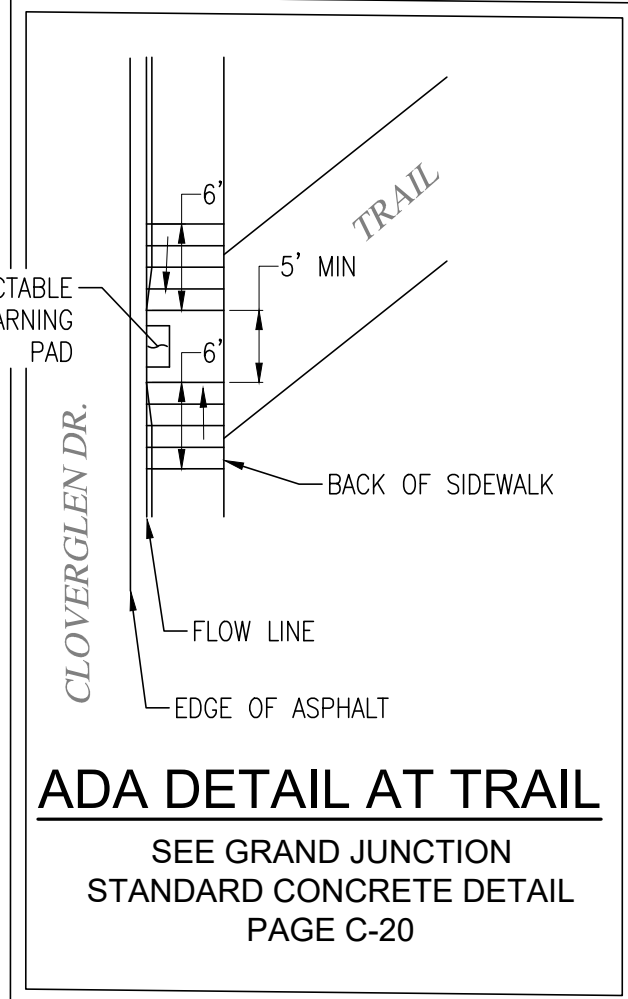
6' X 8' VINYL PANEL FENCE
N.T.S.

CONSTRUCTION NOTES:

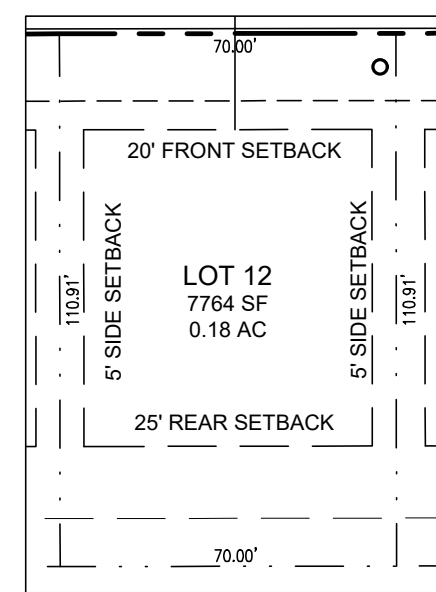
- CONSTRUCT COLLECTOR STREET RE: SHEET C5.0
- CONSTRUCT LOCAL STREET RE: SHEET C5.2
- CONSTRUCT 20' WIDE PRIVATE DRIVE RE: SHEET C3.1, SECTION A-A
- STREET LIGHT TO BE INSTALLED BY GRAND VALLEY POWER
- CONSTRUCT HANDICAPPED RAMP RE: CITY OF GJ DETAIL C-17
- CONSTRUCT 2" V-PAN RE: SHEET C3.0, SECT. E-E
- CONSTRUCT CONCRETE U-CHANNEL RE: SHEET C3.1, SECTION C-C
- CONSTRUCT CONCRETE U-CHANNEL RE: SHEET C3.1, SECTION B-B
- INSTALL 6" VINYL FENCE RE: DETAIL THIS SHEET
- CONSTRUCT 10' WIDE CONCRETE TRAIL RE: SHEET C3.0, SECTION D-D
- INSTALL STOP SIGN RE: CITY OF GJ DETAILS AND MUTCD
- CONSTRUCT 3' WIDE RUNDOWN RE: DETAIL THIS SHEET
- CONSTRUCT 6' WIDE APPROACH RE: DETAIL THIS SHEET
- CONSTRUCT SIDEWALK CHASE (TROUGH) RE: GJ DETAIL D-13 AND D-14
- CONSTRUCT SIDEWALK CURB CUT ADA RAMP RE: GJ DETAIL C-20
- LANDSCAPE AREA RE: LANDSCAPE PLAN
- INSTALL RIP-RAP RE: C6.1

ACCESS NOTES:

- LOTS ABUTTING TRACTS "E" AND "G" CAN UTILIZE ALL OR A PORTION OF THE TRACT TO REDUCE THE REAR/SIDE YARD BUILDING SET BACKS PER SECTION 21.03.030(d)(5) OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE.
- LOT 13 ACCESS WILL BE OFF BRODICK WAY AND WILL BE LOCATED NEAR THE WEST PROPERTY LINE OF SAID LOT. LOTS 14, 15 AND 16 SHALL ACCESS THE SHARED DRIVE IN TRACT D. LOTS 28 AND 29 SHALL ACCESS TRACT H.



SETBACK DETAIL (TYPICAL) N.T.S.



UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	MESA COUNTY IRRIGATION DISTRICT	970-464-5209
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

ACCEPTANCE BLOCK - FILING 1
THE CITY OF GRAND JUNCTION 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 ASSUMES 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 _____



2304 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax: (970) 245-7639

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 18828



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NO.	DATE	REVISION	BY
1	1/15/19	CITY REVIEW COMMENTS DATED 11/30/18 ROUND 3	KA
2	12/18/18	CITY REVIEW COMMENTS DATED 11/30/18 ROUND 3	KA
3	12/18/18	CITY REVIEW COMMENTS DATED 10/18/18 ROUND 2	KA
4	08/17/18	CITY REVIEW COMMENT DATED 08/10/18 ROUND 1	JSY
5		REV. DATE	

Site Plan
Enclave Subdivision
Final Plan
667 29 1/2 Road
Grand Junction, Colorado

PROJECT NO: F17-066
DATE: 06/08/18
SCALE: 1" = 40'
CAD ID: f17-066f c1 site.dwg

~SHEET~
C1.0