

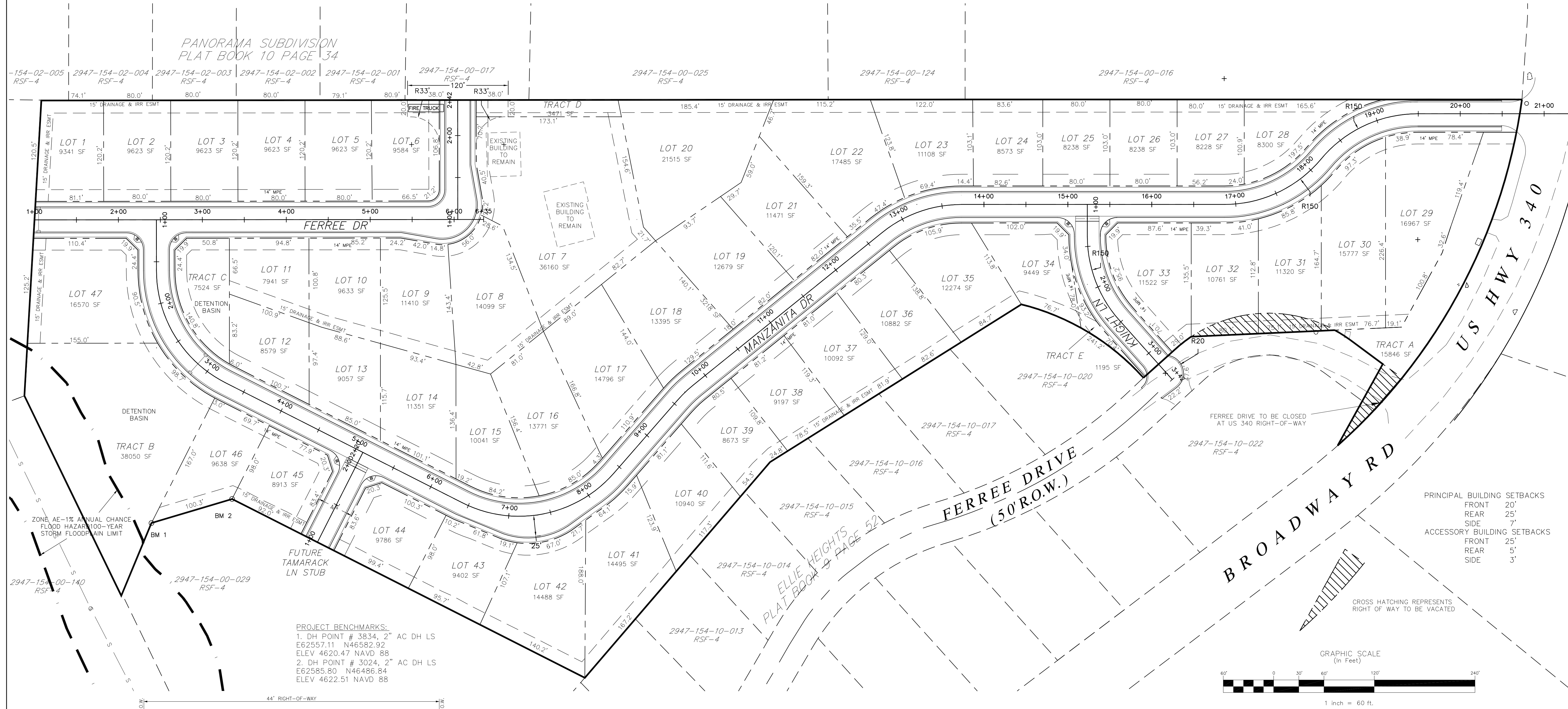
MONUMENT RIDGE ESTATES SUBDIVISION - 17.07 ACRES
 2076 FERREE DR & 2074 BROADWAY
 GRAND JUNCTION CO
 PARCEL NUMBERS 2947-154-00-127 AND 2947-154-00-120
 SE¼ SECTION 15, T11S, R101W, 6TH P.M.

NOTES:
 1. THIS PROPERTY CONSISTS OF TWO PARCELS, AND INCLUDES 17.07 ACRES. THE TAX PARCEL NUMBERS ARE 2947-154-00-127 & 120.
 2. ZONING IS R-4 RESIDENTIAL.
 3. MINIMUM LOT SIZE IS 7000 SF. MINIMUM LOT WIDTH IS 70'.
 4. LOT 7 INCLUDES AN EXISTING RESIDENCE.
 5. TRACT A IS RESERVED FOR IRRIGATION.
 6. TRACTS B AND C ARE FOR STORMWATER DETENTION AND WATER QUALITY CAPTURE VOLUME.
 7. TRACT D IS AN AUTOCOURT (LOT 7 AND 20).
 8. TRACT E IS RESERVED FOR LANDSCAPING.
 9. STATIONING ON THIS SHEET PERTAINS TO ROADWAY STATIONING. FOR SANITARY SEWER AND STORM STATIONING, REFER TO THE INDIVIDUAL UTILITY SHEETS FOR STATIONING.
 10. THE HAMMERHEAD TURNAROUND LOCATED IN LOTS 6 AND 7 ARE LOCATED WITHIN EASEMENTS. ONCE THE STREET CONNECTS FROM THE EAST, THE EASEMENTS WILL BE RELINQUISHED.

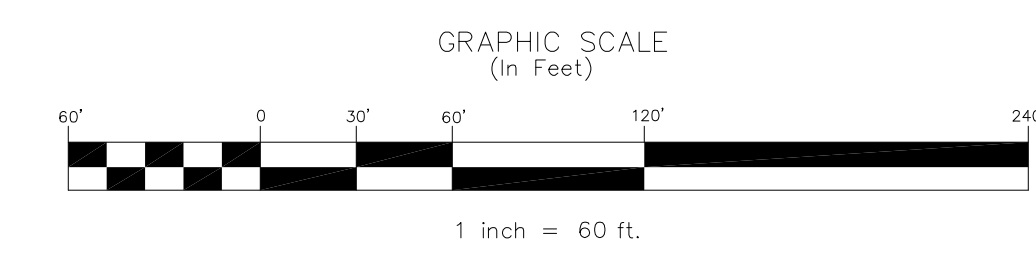
UTILITY NOTIFICATION CENTER
 OF COLORADO
 CALL 811
 THREE WORKING DAYS BEFORE YOU DIG, GRADE OR
 EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.

UTILITY PROVIDERS
 POTABLE WATER CITY OF GRAND JUNCTION
 SANITARY SEWER REDLANDS WATER & POWER
 IRRIGATION WATER CITY OF GRAND JUNCTION
 FIRE PROTECTION CITY OF GRAND JUNCTION
 POLICE PROTECTION CITY OF GRAND JUNCTION
 TELEPHONE CENTURYLINK
 ELECTRICITY XCEL ENERGY

PREPARED BY JEK
 REVIEWED BY JEK
 DATE 04-01-2020
 SCALE 1" = 60'
 JOB NO. 18011.01



PRINCIPAL BUILDING SETBACKS
 FRONT 20'
 REAR 25'
 SIDE 7'
 ACCESSORY BUILDING SETBACKS
 FRONT 25'
 REAR 5'
 SIDE 3'



PROJECT BENCHMARKS:
 1. DH POINT # 3834, 2" AC DH LS
 E62557.11 N46582.92
 ELEV 4620.47 NAVD 88
 2. DH POINT # 3024, 2" AC DH LS
 E62585.80 N46486.84
 ELEV 4622.51 NAVD 88

LEGEND		LAND COMPOSITION	
	PROPERTY BOUNDARY	47 LOTS	12.76
	CENTERLINE ROADWAY	TRACT A	0.37
	ROW/PROPERTY LINE	TRACT B	0.87
	EASEMENT	TRACT C	0.17
	BUILDING ENVELOPE	TRACT D	0.08
	EDGE OF ASPHALT	TRACT E	0.03
	BACK EDGE OF SIDEWALK	RIGHT OF WAY	2.86
	FLOW LINE GUTTER	TOTAL ACREAGE	17.14 ACRES

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 _____

DATE	DESCRIPTION
07-23-2020	COCU COMMENTS RD 1

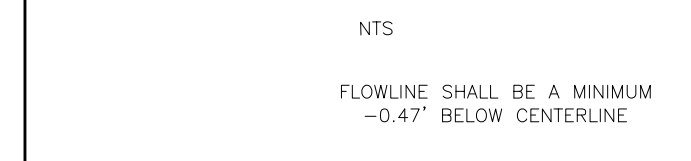
PRELIMINARY SUBDIVISION PLAN
 MONUMENT RIDGE ESTATES
 2076 FERREE DR & 2074 BROADWAY
 GRAND JUNCTION, COLORADO

Rhino Engineering
 Rhino Engineering, Inc.
 PO Box 810
 Cedaredge CO 81413
 (970) 241-6027
 info@rhinoengineers.com
 www.rhinoengineers.com



SHEET
 1

URBAN RESIDENTIAL STREET
 SQUIRE DR, KNIGHT LN, AND FERREE CT



NTS
 FLOWLINE SHALL BE A MINIMUM
 -0.47' BELOW CENTERLINE