

# A ■ C ■ G

## Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

September 8, 2020

To Whom It May Concern:

Austin Civil Group, Inc. (ACG) will be conducting a virtual neighborhood meeting at 5:30 PM on Wednesday, September 30, 2020, to discuss subdividing an 18.5-acre property located at 716 25 Road in Grand Junction, Colorado. The property is generally located at the northeast corner of 25 Road and G-1/8 Road. The location of the project is depicted below:



**PROJECT LOCATION**

The purpose of the meeting will be to discuss subdividing the western portion of the property (west of the Grand Valley Irrigation Company Canal), which consists of approximately 9-acres, into 33 single family residential homes. The lots will average approximately 8,000 square feet in size for an overall density of approximately 4 lots per acre. The proposed site plan for the project is attached to help understand the overall site layout.

The virtual meeting will be conducted on "ZOOM" using the following link and information:

<https://us02web.zoom.us/j/86094410295?pwd=aExOdUFzRWZhaZWZhS1lUTEZrMFpjdz09>

Meeting ID: 860 9441 0295

Passcode: 116306

Audio Call In Number: 1-253-215-8782

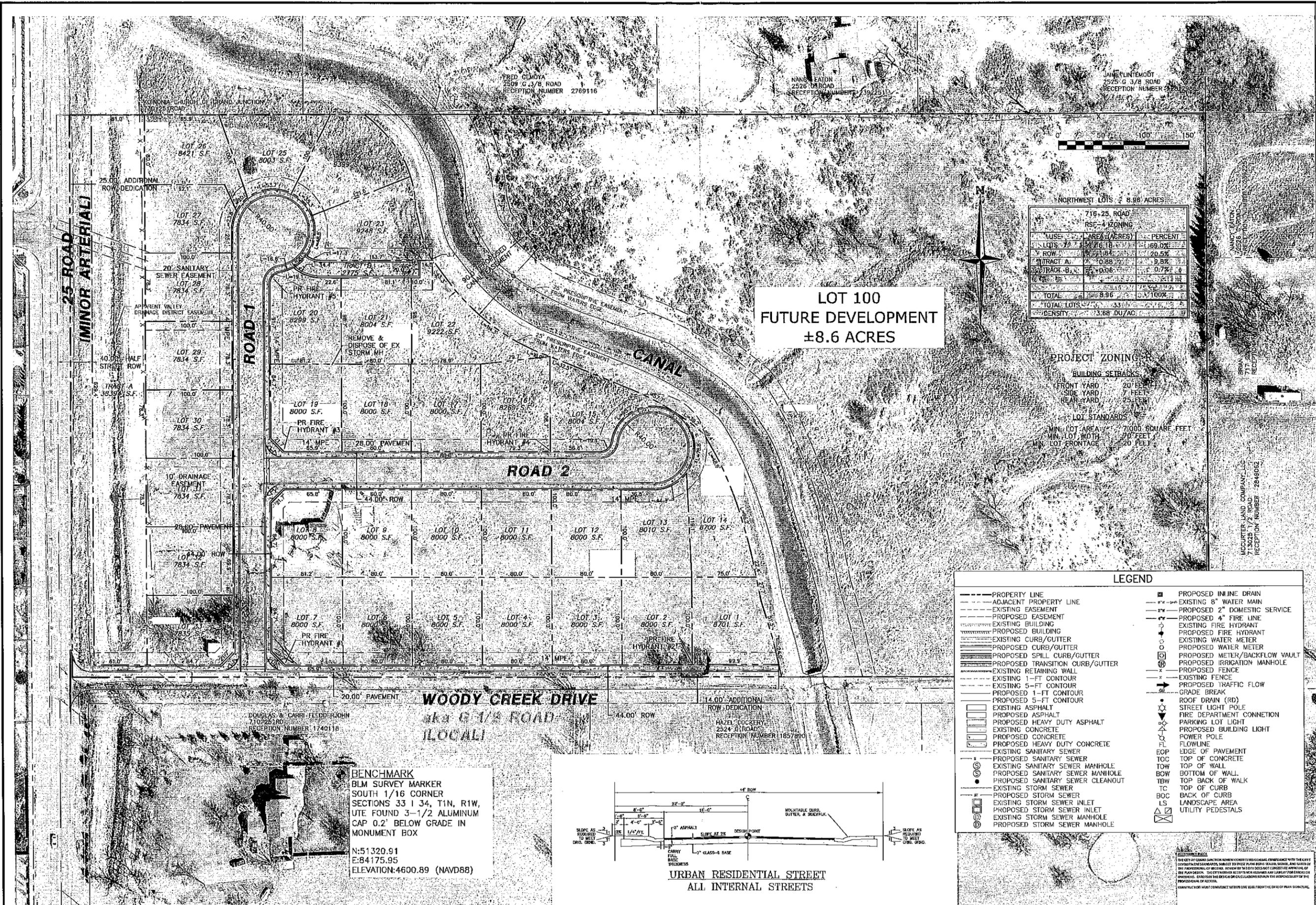
If you have any questions, please email Mark Austin at [marka@austincivilgroup.com](mailto:marka@austincivilgroup.com) or give me a call at 970-242-7540.

Sincerely,

**Austin Civil Group, Inc.**

123 North 7th St ■ suite 300 ■ grand junction, colorado 81501 ■ 970-242-7540 phone ■ 970-255-1212 fax

FILE:PROJECTS\1356.0001 - 716 25 ROAD SUB.Avg. SITE PLAN\_8/14/2020 2:00:24 PM



**LOT 100  
FUTURE DEVELOPMENT  
±8.6 ACRES**

NORTHWEST LOTS - 8.96 ACRES

USE	AREA (ACRES)	PERCENT
LOTS	8.96	100.0%
ROW	0.00	0.0%
TRACT A	0.88	9.8%
TRACT B	0.06	0.7%
TOTAL	8.96	100.0%
TOTAL LOTS	33	
DENSITY	3.68 DU/AC	

**PROJECT ZONING - R**

**BUILDING SETBACKS**

FRONT YARD 20 FEET  
SIDE YARD 7 FEET  
REAR YARD 25 FEET

**LOT STANDARDS**

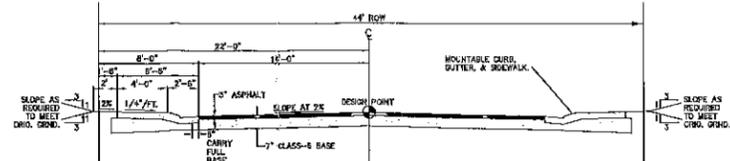
MIN. LOT AREA 7,000 SQUARE FEET  
MIN. LOT WIDTH 70 FEET  
MIN. LOT FRONTAGE 70 FEET

**LEGEND**

---	PROPERTY LINE	—	PROPOSED IN-LINE DRAIN																											
---	ADJACENT PROPERTY LINE	—	EXISTING 8" WATER MAIN																											
---	EXISTING EASEMENT	—	PROPOSED 2" DOMESTIC SERVICE																											
---	PROPOSED EASEMENT	—	PROPOSED 4" FIRE LINE																											
---	EXISTING BUILDING	—	EXISTING FIRE HYDRANT																											
---	PROPOSED BUILDING	—	PROPOSED FIRE HYDRANT																											
---	EXISTING CURB/GUTTER	—	EXISTING WATER METER																											
---	PROPOSED CURB/GUTTER	—	PROPOSED WATER METER																											
---	PROPOSED SPILL CURB/GUTTER	—	PROPOSED METER/BACKFLOW VAULT																											
---	PROPOSED TRANSITION CURB/GUTTER	—	PROPOSED IRRIGATION MANHOLE																											
---	EXISTING RETAINING WALL	—	PROPOSED 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																											
---	EXISTING 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	—	TOW																											
---	EXISTING SANITARY SEWER MANHOLE	—	BOW																											
---	PROPOSED SANITARY SEWER MANHOLE	—	TOP OF WALL																											
---	EXISTING SANITARY SEWER CLEANOUT	— </tr <tr> <td>---</td> <td>PROPOSED SANITARY SEWER CLEANOUT</td> <td>—</td> <td>TBW</td> </tr> <tr> <td>---</td> <td>EXISTING STORM SEWER</td> <td>—</td> <td>TOP OF CURB</td> </tr> <tr> <td>---</td> <td>PROPOSED STORM SEWER</td> <td>—</td> <td>TC</td> </tr> <tr> <td>---</td> <td>EXISTING STORM SEWER INLET</td> <td>—</td> <td>BOC</td> </tr> <tr> <td>---</td> <td>PROPOSED STORM SEWER INLET</td> <td>—</td> <td>LS</td> </tr> <tr> <td>---</td> <td>EXISTING STORM SEWER MANHOLE</td> <td>—</td> <td>LANDSCAPE AREA</td> </tr> <tr> <td>---</td> <td>PROPOSED STORM SEWER MANHOLE</td> <td>—</td> <td>UTILITY PEDESTALS</td> </tr>	---	PROPOSED SANITARY SEWER CLEANOUT	—	TBW	---	EXISTING STORM SEWER	—	TOP OF CURB	---	PROPOSED STORM SEWER	—	TC	---	EXISTING STORM SEWER INLET	—	BOC	---	PROPOSED STORM SEWER INLET	—	LS	---	EXISTING STORM SEWER MANHOLE	—	LANDSCAPE AREA	---	PROPOSED STORM SEWER MANHOLE	—	UTILITY PEDESTALS
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**BENCHMARK**  
BLM SURVEY MARKER  
SOUTH 1/16 CORNER  
SECTIONS 33 1 34, T1N, R1W,  
UTE FOUND 3-1/2 ALUMINUM  
CAP 0.2' BELOW GRADE IN  
MONUMENT BOX

N:51320.91  
E:84175.95  
ELEVATION:4600.89 (NAVD88)



**URBAN RESIDENTIAL STREET  
ALL INTERNAL STREETS**

Know what's below.  
Call before you dig.

REVISIONS

NO.	DESCRIPTION	DATE	BY

**A · C · G**  
**AUSTIN CIVIL GROUP, INC**  
Land Planning • Civil Engineering • Development Services  
128 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501  
(970) 245-7540

**716 25 ROAD SUB**  
**SITE PLAN**  
**716 25 ROAD**

DESIGNED BY: MRA  
CHECKED BY: MRA  
APPROVED BY: MRA

JOB NUMBER: 1356.0001  
DATE: 8/14/20  
SCALE: 1"=50'  
SHEET NO: C 04

Daren Davidson

THE CITY OF GRAND JUNCTION REQUIRES CONTRACTORS TO OBTAIN COMPLIANCE WITH THE CITY OF GRAND JUNCTION DEVELOPMENT DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES. CONTRACTORS ARE ADVISED THAT THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN OR DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. EXPLORE THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.