

- Notes:**
- All lots are "Type A" (i.e. runoff from the lot drains to the street) or "Type B" (i.e. runoff from the lot drains to the street and to the rear lot line).
  - The legend and a list of abbreviations can be found on sheet C3. The general notes can be found on sheet C2.
  - Adjacent parcel lines are from the Mesa County GIS Website and shown for reference only.

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City Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

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**Project Benchmark**  
 Found 2" Aluminum CopNIE Corner Marked "DH SURVEYS INC" South of J 1/2 Road  
 NORTHING: 67185.23  
 EASTING: 53517.93  
 ELEVATION: 4551.66  
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

**SCALE (FEET)**

HORIZONTAL: 0 40 80

VERTICAL: N/A

CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

**PRELIMINARY**

**RIVER CITY CONSULTANTS**  
 215 Pitkin Avenue, Unit 201 Phone: 970.241.4722  
 Grand Junction, CO 81501 Fax: 970.241.8841  
 www.rcwest.com

DRAWN BY: lcf PROJECT: 2060-001  
 CHECKED BY: jwm

ORIGINAL SHEET SIZE: 22 x 34

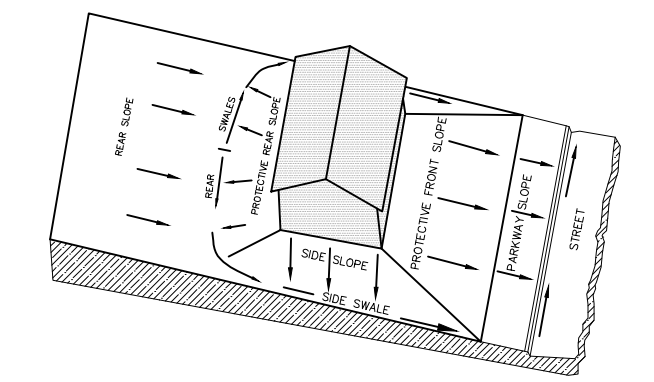
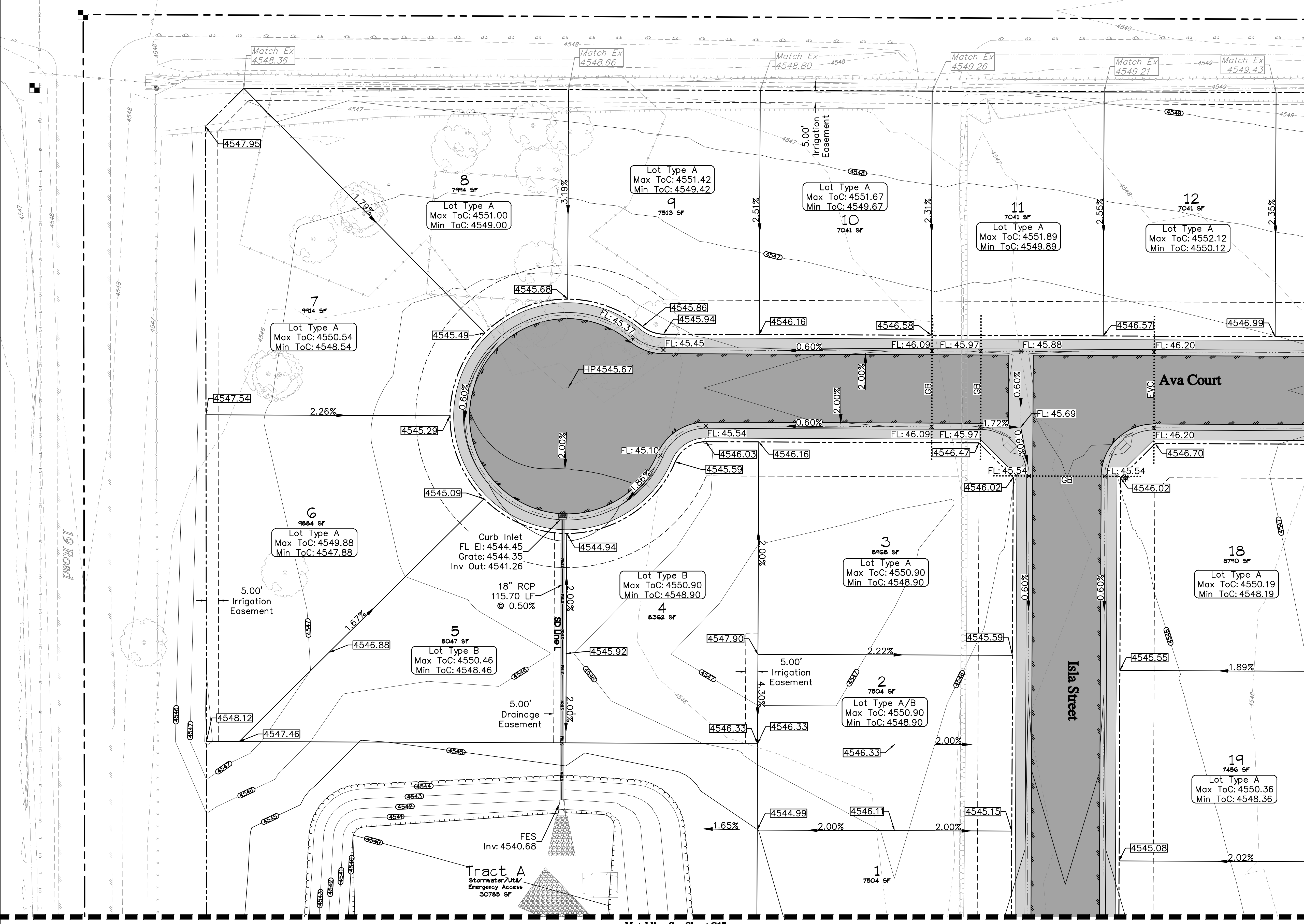
**FUTURADO DEVELOPMENT LLC**

Adeles Acres Subdivision

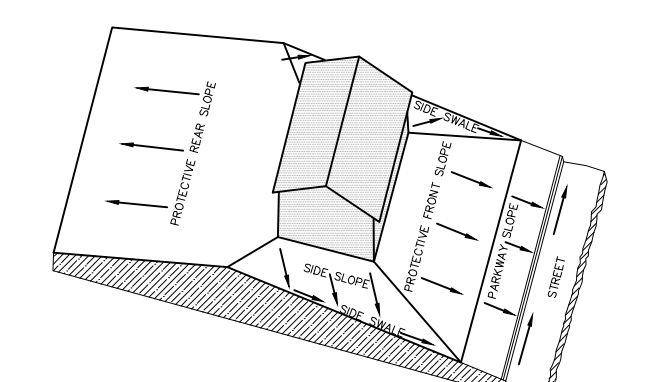
Grading Plan Overall

C12

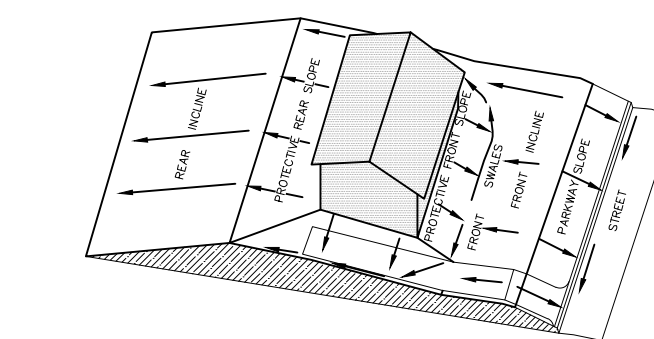




**LOT GRADING - TYPE A**  
ALL DRAINAGE TO STREET



**LOT GRADING - TYPE B**  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



**LOT GRADING - TYPE C**  
ALL DRAINAGE TO REAR LOT LINE

Note: These standard details depict the basic elements of good residential grading practice. Final detailed grading around residential structures is the responsibility of the lot owner. Not all lots are typical, some may require more complicated grading methods.

**UTILITY SHEETS**

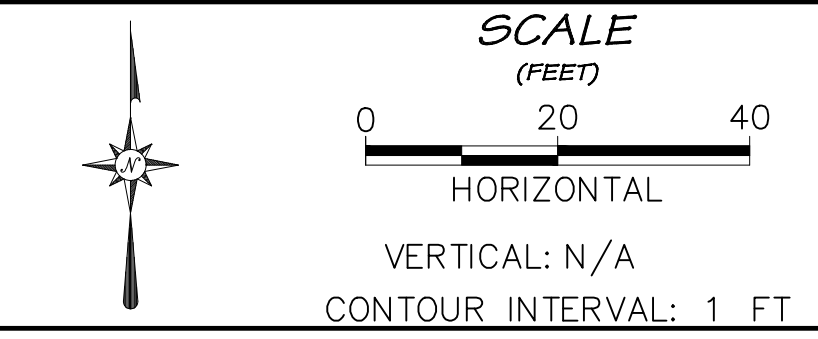
- SD Line K..... Sheet C34
- SD Line L..... Sheet C34
- SD Line M..... Sheet C35
- SD Line N..... Sheet C36-C38

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PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

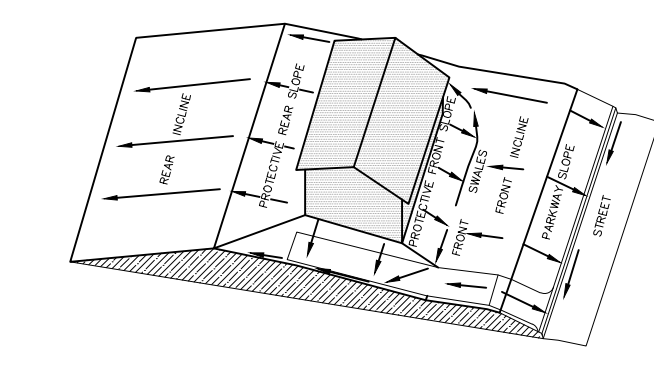
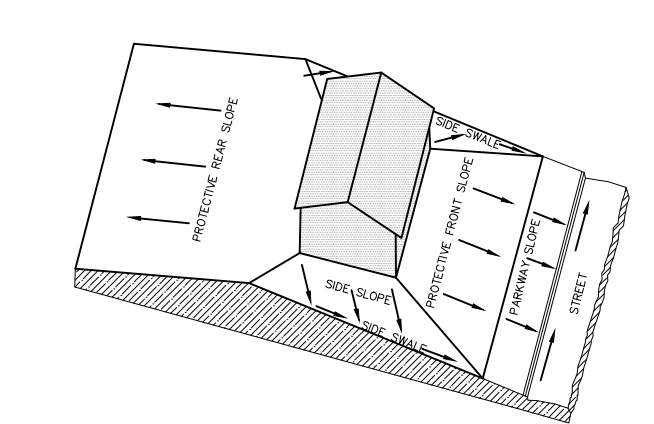
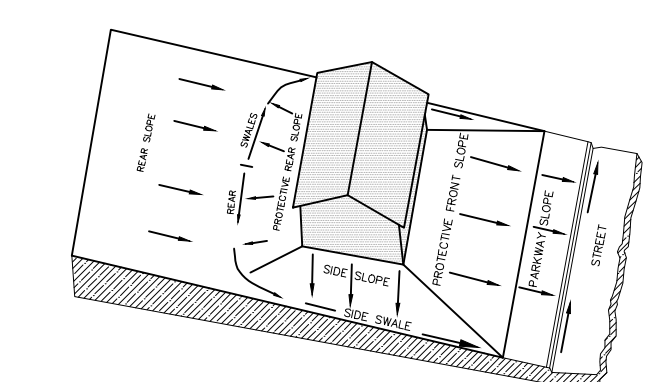
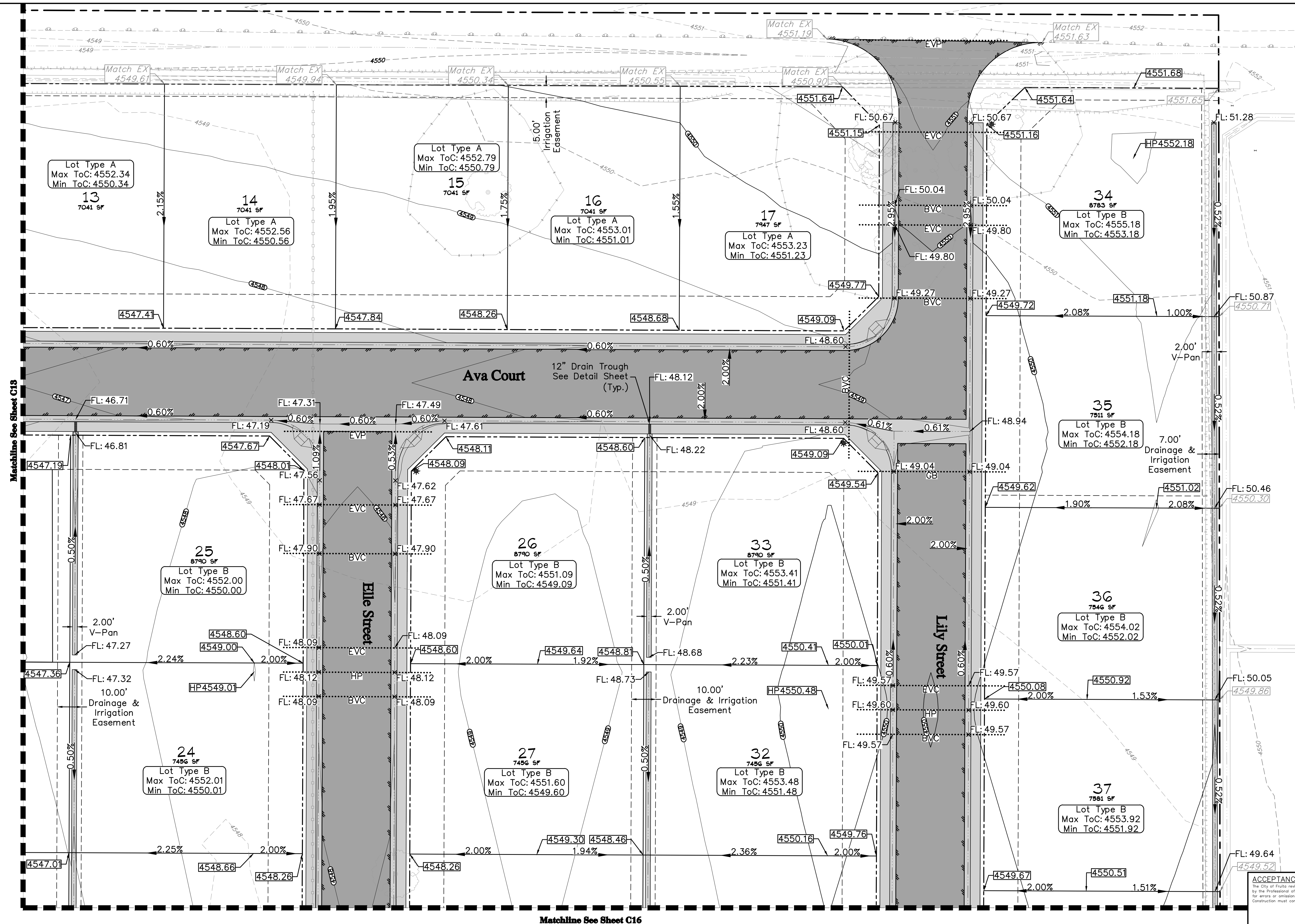
P.R.E.L.I.M.I.N.A.R.Y.

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Phone: 970.241.4722 Fax: 970.241.8841  
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DRAWN BY: icf PROJECT: 2060-001  
CHECKED BY: jwm  
ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
Adeles Acres Subdivision  
Grading Plan  
Detail 1  
C13

S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Grading Plan.dwg [Detail 1] 15-Mar-23 09:10:21





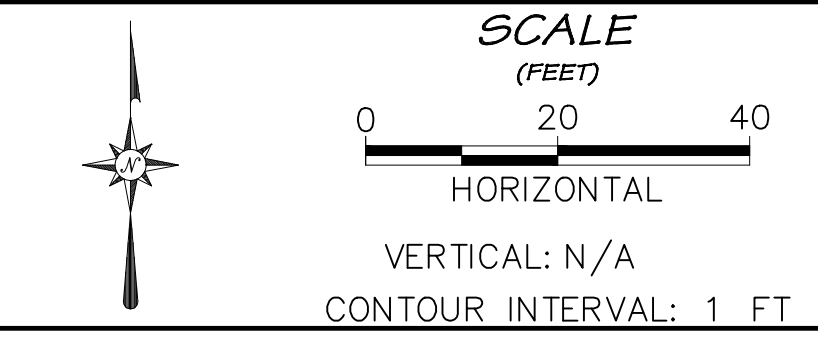
**Note:** These standard details depict the basic elements of good residential grading practice. Final detailed grading around residential structures is the responsibility of the lot owner. Not all lots are typical, some may require more complicated grading methods.

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PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

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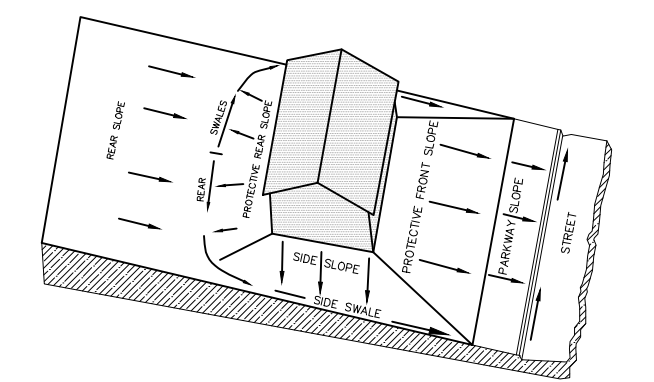
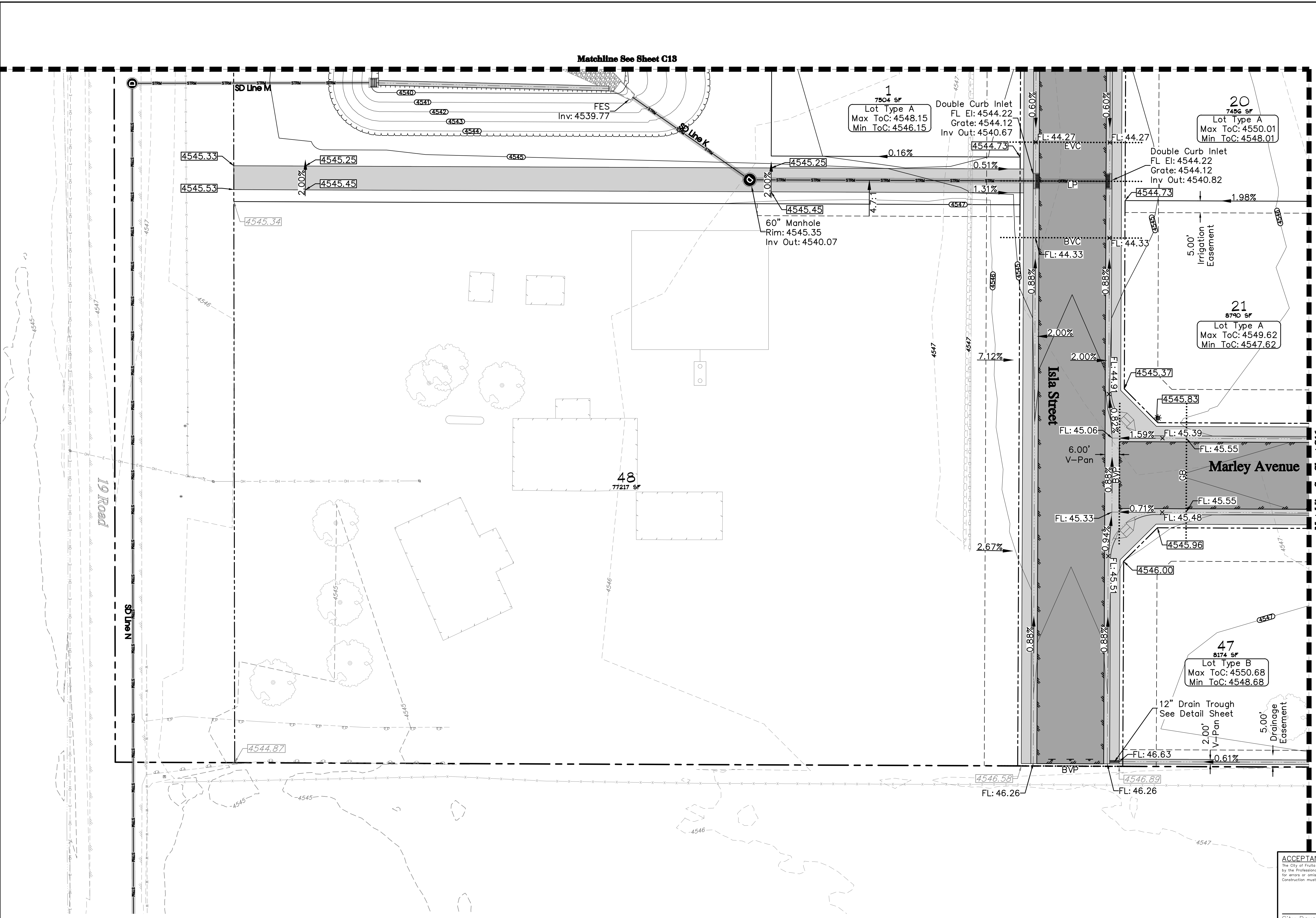
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**PRELIMINARY**

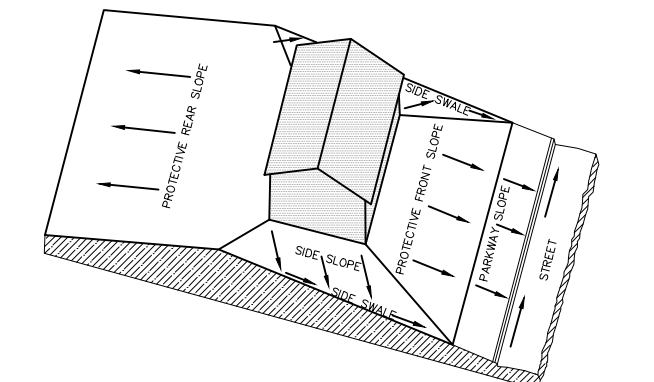
**RIVER CITY CONSULTANTS**  
215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501  
Phone: 970.241.4722 Fax: 970.241.8841  
www.rcwest.com  
DRAWN BY: lcf PROJECT: 2060-001  
CHECKED BY: jwm  
ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
Adeles Acres Subdivision  
Grading Plan  
Detail 2  
C14

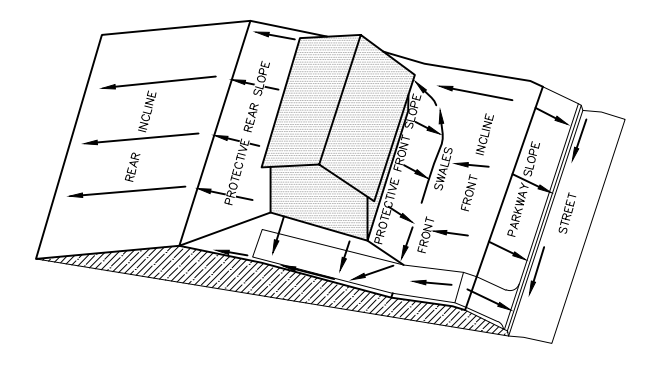




**LOT GRADING - TYPE A**  
ALL DRAINAGE TO STREET



**LOT GRADING - TYPE B**  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



**LOT GRADING - TYPE C**  
ALL DRAINAGE TO REAR LOT LINE

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**UTILITY SHEETS**

- SD Line K..... Sheet C34
- SD Line L..... Sheet C34
- SD Line M..... Sheet C35
- SD Line N..... Sheet C36-C38

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**SCALE (FEET)**  
0 20 40  
HORIZONTAL  
VERTICAL: N/A  
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Grading Plan.dwg [Detail 3] 15-Mar-23 09:10:36

**PRELIMINARY**

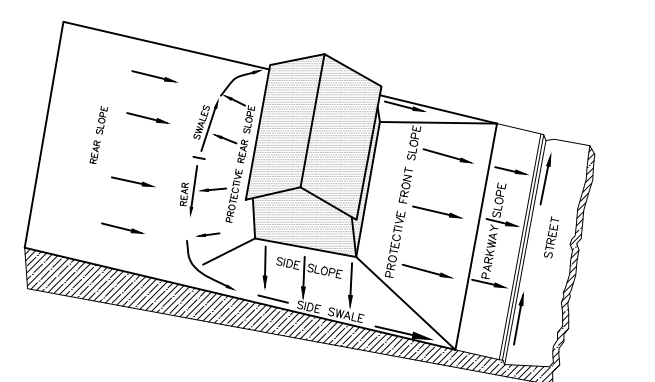
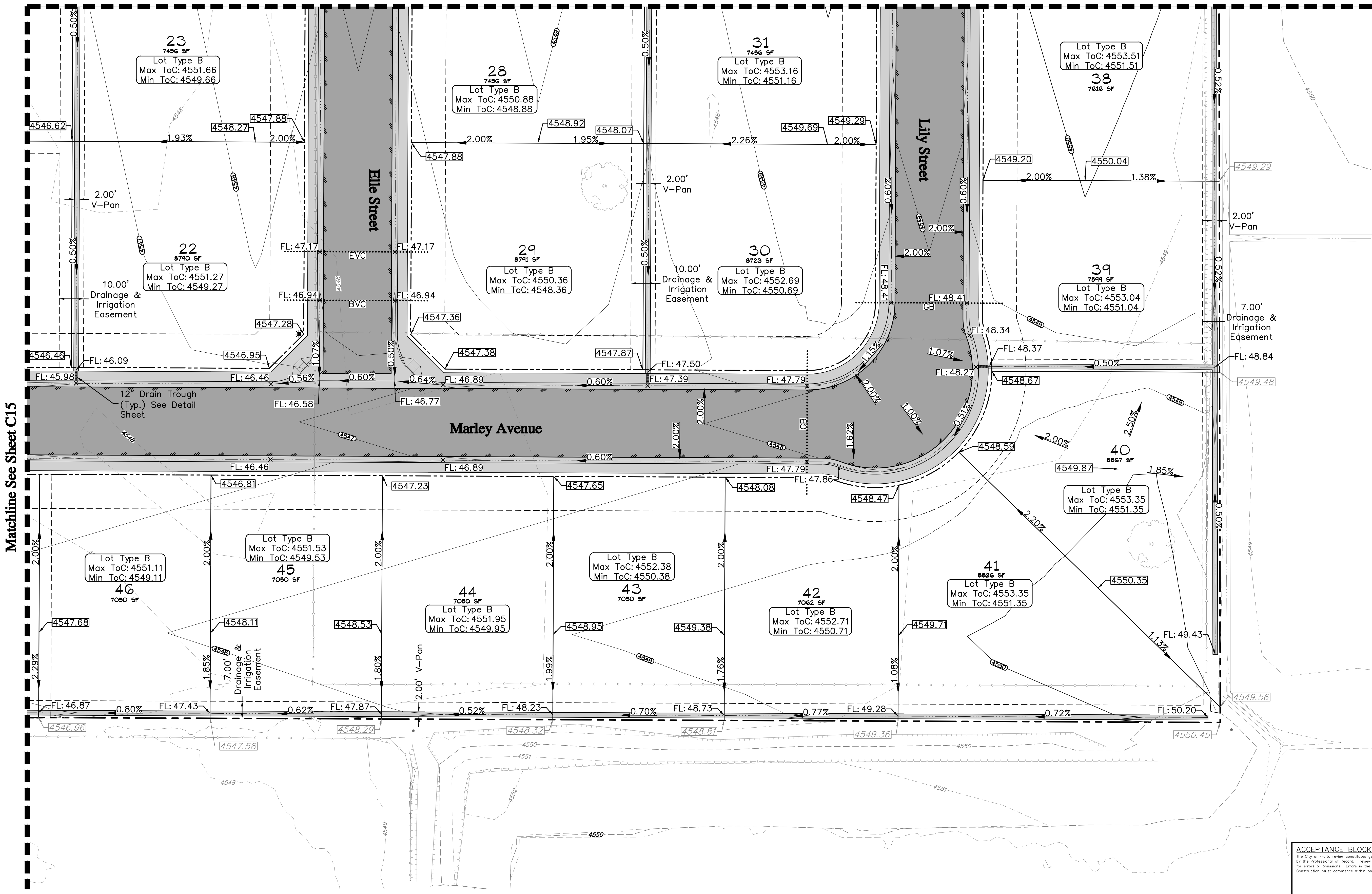
**RIVER CITY CONSULTANTS**  
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Phone: 970.241.4722 Fax: 970.241.8841  
www.rcwest.com

DRAWN BY: lcf PROJECT: 2060-001  
CHECKED BY: jwm  
ORIGINAL SHEET SIZE: 22 x 34

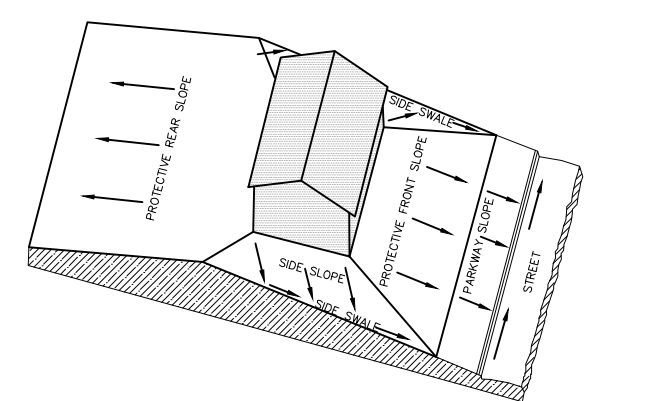
**FUTURADO DEVELOPMENT LLC**  
Adeles Acres Subdivision  
Grading Plan  
Detail 3  
C15



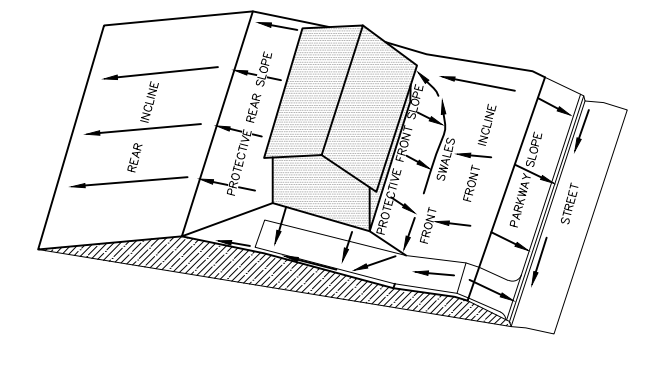
Matchline See Sheet C14



**LOT GRADING - TYPE A**  
ALL DRAINAGE TO STREET



**LOT GRADING - TYPE B**  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



**LOT GRADING - TYPE C**  
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Matchline See Sheet C15

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**SCALE**  
(FEET)

0 20 40  
HORIZONTAL

VERTICAL: N/A  
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

P.R.E.L.I.M.I.N.A.R.Y

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Grand Junction, CO 81501 www.rcwest.com Fax: 970.241.8841

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**FUTURADO DEVELOPMENT LLC**

*Adeles Acres Subdivision*

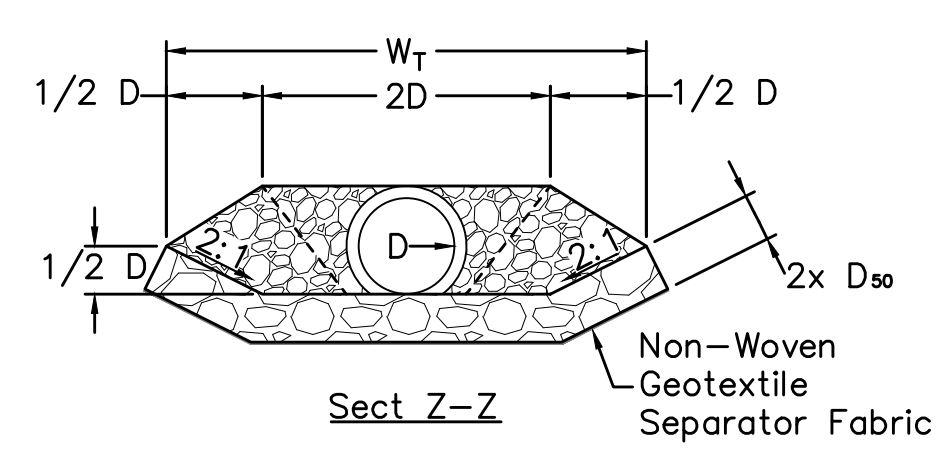
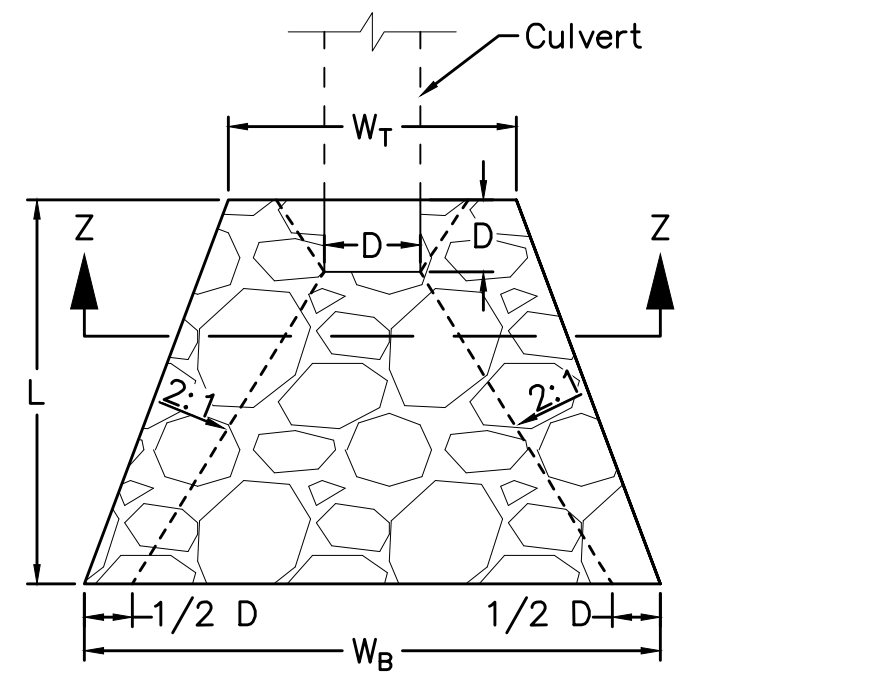
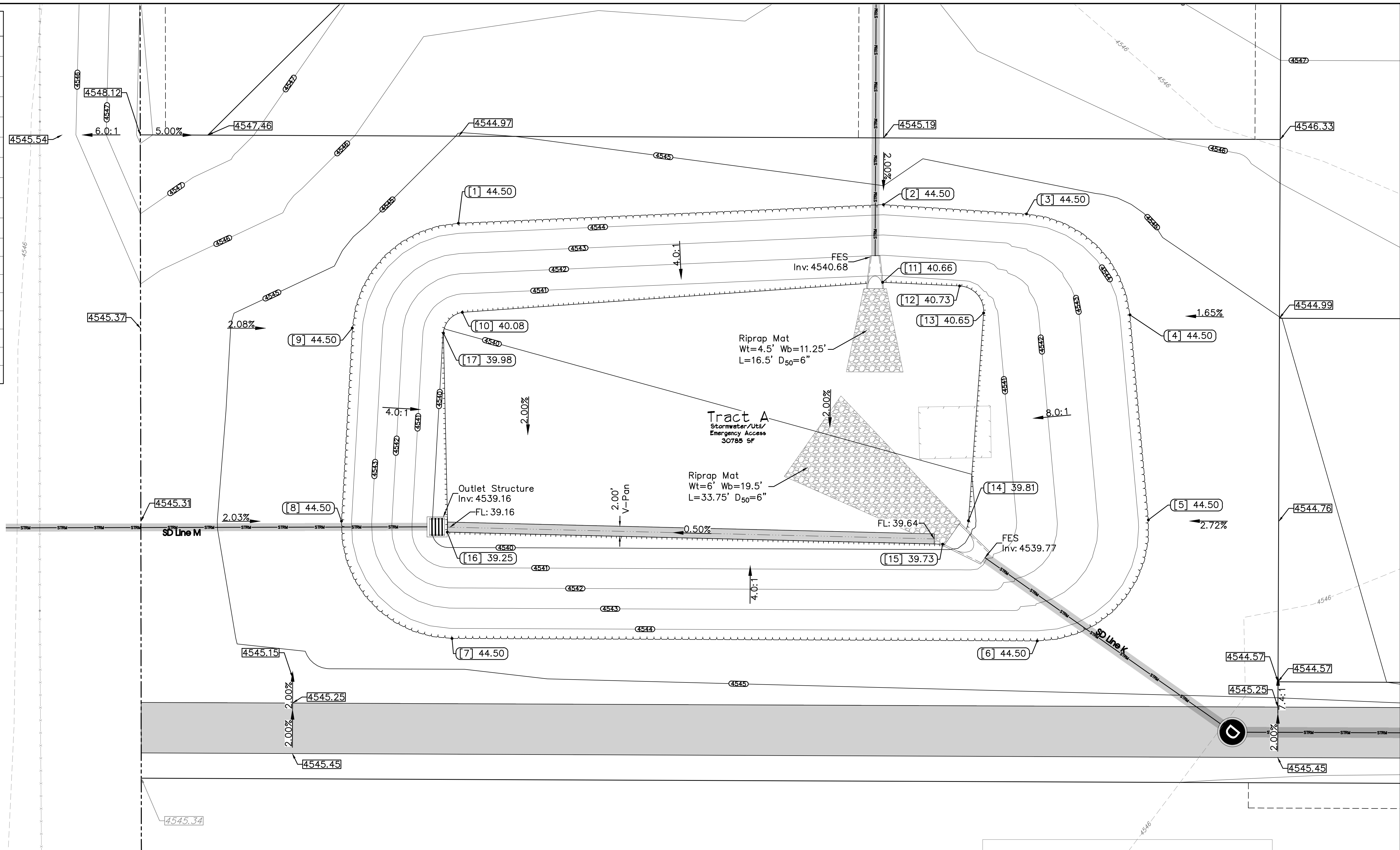
Grading Plan  
Detail 4

C16

S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Grading Plan.dwg [Detail 4] 15-Mar-23 09:10:45



Point Table				
Pnt #	Northing	Eastng	Elev	Desc
1	66903.87	52640.68	4544.50	Pond Top
2	66907.55	52724.83	4544.50	Pond Top
3	66905.71	52753.14	4544.50	Pond Top
4	66885.72	52773.62	4544.50	Pond Top
5	66845.12	52777.27	4544.50	Pond Top
6	66821.15	52755.26	4544.50	Pond Top
7	66821.65	52639.41	4544.50	Pond Top
8	66844.88	52617.54	4544.50	Pond Top
9	66883.12	52619.68	4544.50	Pond Top
10	66886.22	52641.46	4540.08	Pond Bottom
11	66892.17	52724.66	4540.66	Pond Bottom
12	66891.45	52739.90	4540.73	Pond Bottom
13	66886.09	52744.65	4540.65	Pond Bottom
14	66844.95	52741.65	4539.81	Pond Bottom
15	66840.32	52736.54	4539.73	Pond Bottom
16	66842.69	52638.49	4539.25	Pond Bottom
17	66882.11	52637.72	4539.98	Pond Bottom



**Riprap Mat Detail**  
(N.T.S.)

**UTILITY SHEETS**

SD Line K..... Sheet C34  
 SD Line L..... Sheet C34  
 SD Line M..... Sheet C35  
 SD Line N..... Sheet C36-C38

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**SCALE (FEET)**  
 HORIZONTAL: 0 10 20  
 VERTICAL: N/A  
 CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary		DATE ISSUED: 08.MAR.2023	
NO.	DATE	REVISION	BY

**PRELIMINARY**

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DRAWN BY: lcf PROJECT: 2060-001  
 CHECKED BY: jwm  
 ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
 Adeles Acres Subdivision  
 Grading Plan  
 Pond Detail

City Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

C17