

STATE OF COLORADO )  
 COUNTY OF MESA )  
 I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., ON THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ A.D. AND  
 WAS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_  
 RECEPTION NO. \_\_\_\_\_, DRAWER NO. \_\_\_\_\_  
 FEES \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CLERK AND RECORDER  
 DEPUTY

SEPARATE INSTRUMENTS RECORDED IN CONJUNCTION WITH THIS SITE PLAN  
 PLAT..... REC. # \_\_\_\_\_  
 COVENANTS..... REC. # \_\_\_\_\_

- NOTES:**
1. Adjacent parcel lines are taken from the Mesa County GIS Website and are shown for reference only.
  2. The legend and a list of abbreviations can be found on sheet C1.
  3. No fencing or tall landscaping is allowed within the Clear Sight Triangle areas.

**SITE BREAKDOWN**

Lots (48)	10.280 ac	68.49 %
Tract A (Stormwater)	0.707 ac	4.71 %
Right of Way (500)	4.024 ac	26.80 %
Total	15.011 ac	100.00 %

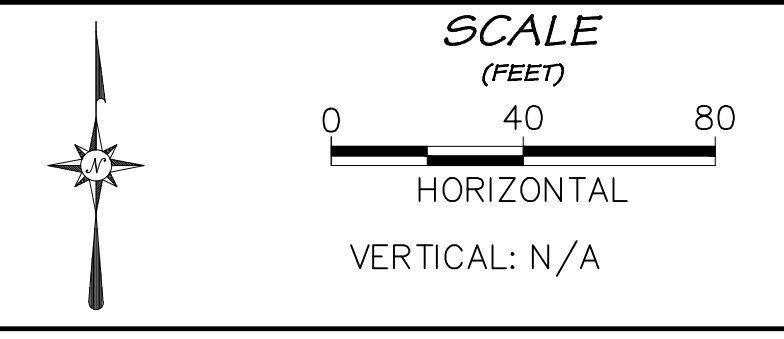
2697-153-01-001  
 Zone: AFT  
 GERALD KIMBERLY R  
 1002 19 RD  
 Acreage: 6.061

2697-153-13-006  
 Zone: URR  
 M & D ENTERPRISES LLC  
 1918 GRACE CT  
 Acreage: 0.999

2697-153-13-005  
 Zone: URR  
 QESTER TYLER  
 QESTER KENDRA  
 1920 GRACE CT  
 Acreage: 1.010



**Project Benchmark**  
 Found 2" Aluminum CapNE 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)



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

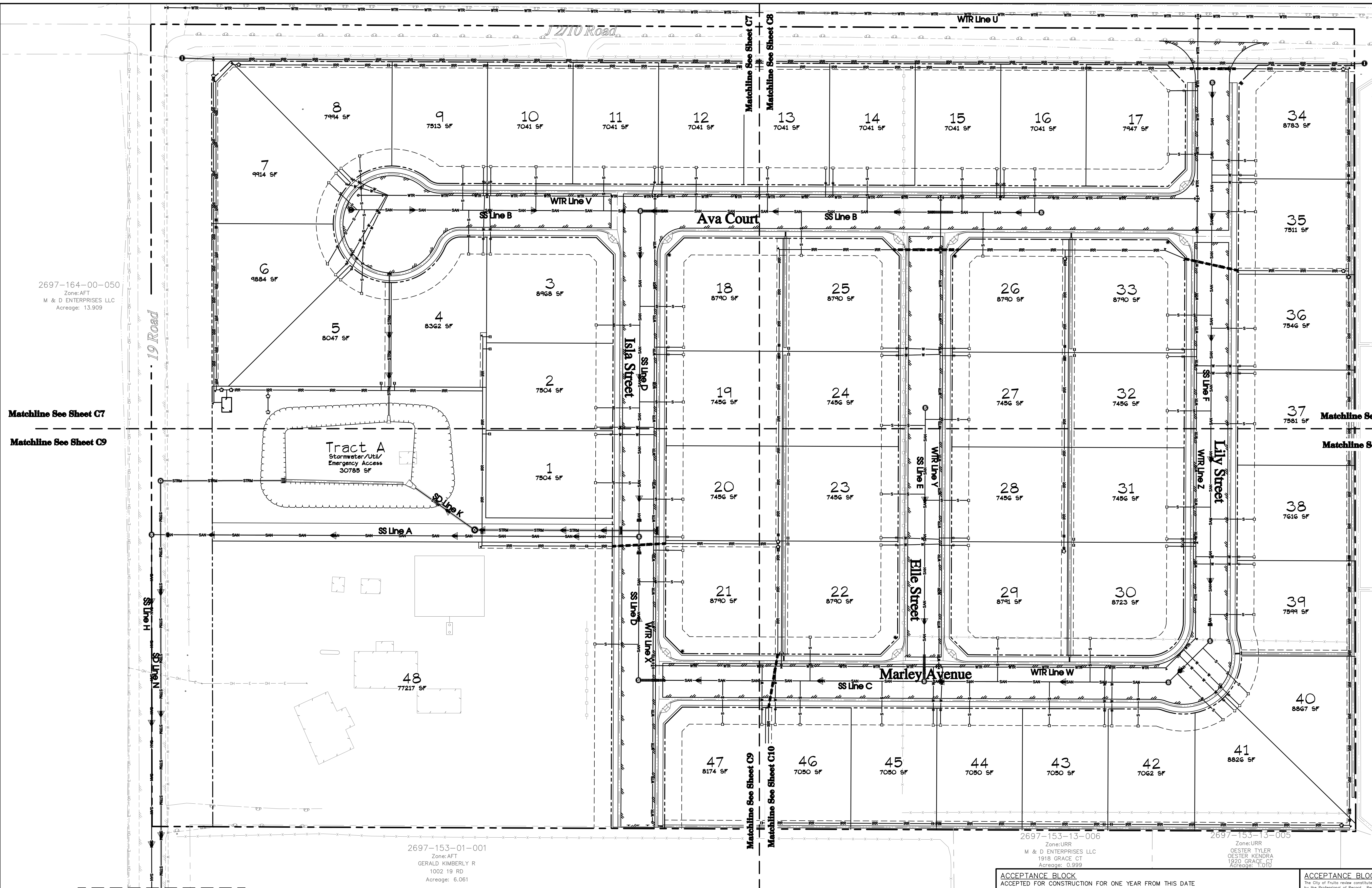
NO.	DATE	REVISION	BY

**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: icf PROJECT: 2060-001  
 CHECKED BY: jwm  
 ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
 Adeles Acres Subdivision  
 Site Plan  
 Composite Site Plan  
 C5





**UTILITY SHEETS**

- SS Line A.....Sheet C28
- SS Line B..... Sheet C30
- SS Line C..... Sheet C32
- SS Line D..... Sheet C29
- SS Line E..... Sheet C31
- SS Line F..... Sheet C33
- SS Line G..... Sheet C21-C25
- SS Line H..... Sheet C26-C27
  
- SD Line K..... Sheet C34
- SD Line L..... Sheet C34
- SD Line M..... Sheet C35
- SD Line N..... Sheet C36-C38
  
- WTR Line U.....Sheet C39-C40
- WTR Line V.....Sheet C41-C42
- WTR Line W.....Sheet C43
- WTR Line X.....Sheet C45
- WTR Line Y.....Sheet C46
- WTR Line Z.....Sheet C44
  
- IRR Line I.....Sheet C47

**UTILITY PROVIDERS**

Water	Ute Water
Sewer	City of Fruita
Electric	Grand Valley Power
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

- Note:
1. Unless otherwise noted, all water lines shall be 8" C900 PVC.
  2. All sanitary sewer lines shall be 8" SDR 35.

2697-164-00-050  
 Zone:AFT  
 M & D ENTERPRISES LLC  
 Acreage: 13.909

2697-153-01-001  
 Zone:AFT  
 GERALD KIMBERLY R  
 1002 19 RD  
 Acreage: 6.061

2697-153-13-006  
 Zone:URR  
 M & D ENTERPRISES LLC  
 1918 GRACE CT  
 Acreage: 0.999

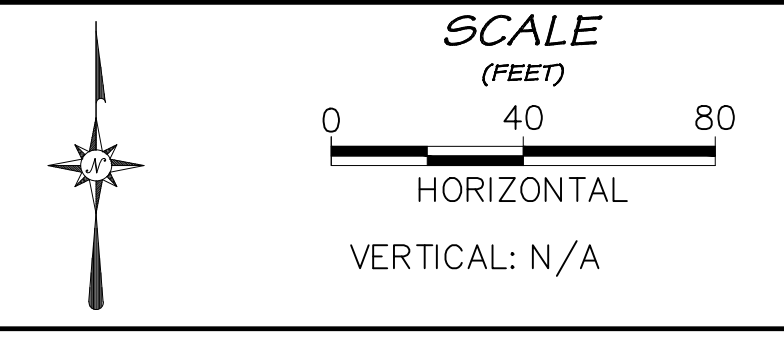
2697-153-13-005  
 Zone:URR  
 OESTER TYLER  
 OESTER KENDRA  
 1920 GRACE CT  
 Acreage: 1.010

ACCEPTANCE BLOCK  
 ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

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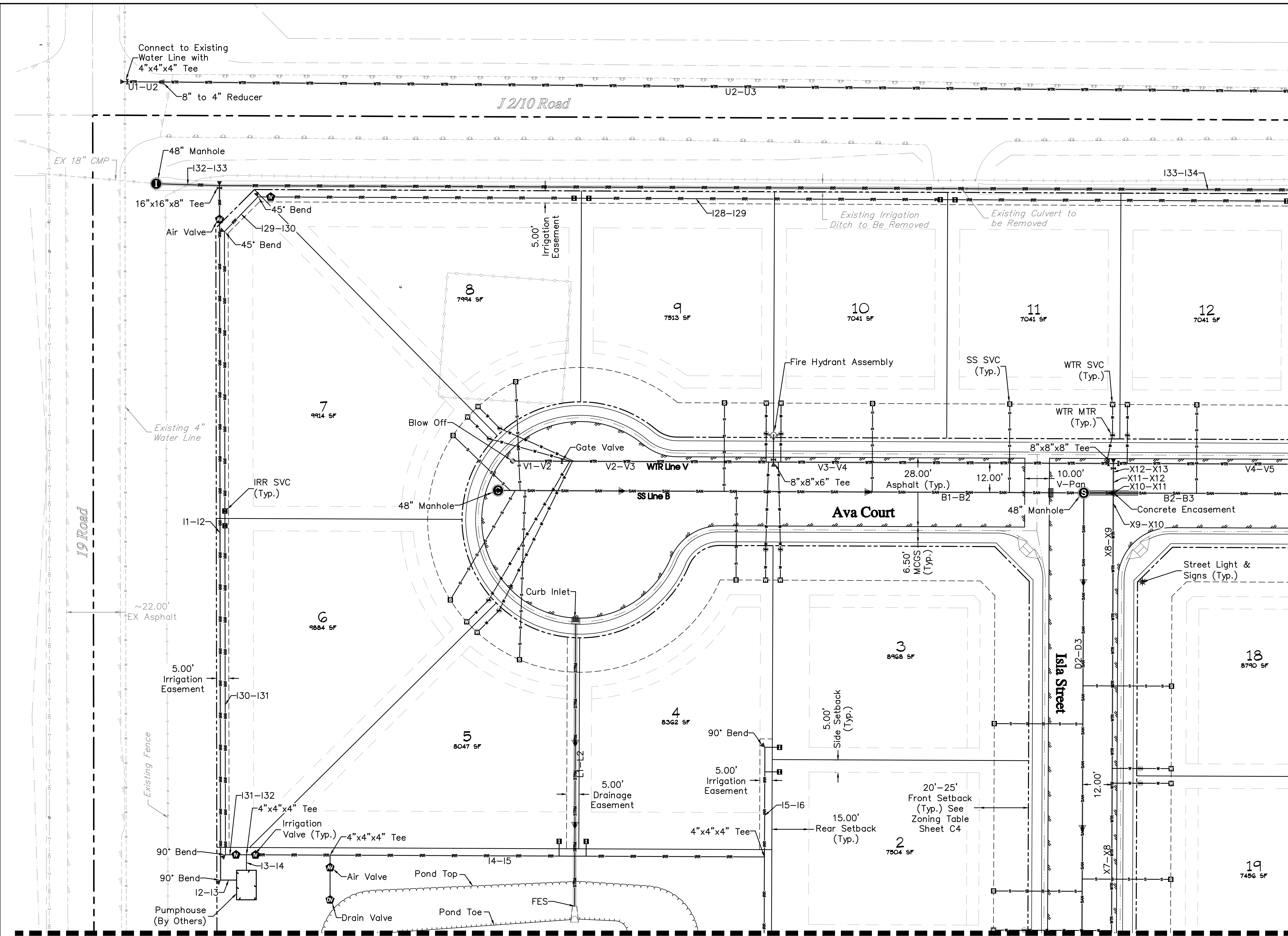
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 ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
 Adeles Acres Subdivision  
 Utility Composite  
 Overall





PR SD Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
L1-L2	115.7	18	RCP

PR-WTR Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
U1-U2	15.0	4	C900 PVC
U2-U3	470.9	8	C900 PVC
V1-V2	20.0	8	C900 PVC
V2-V3	86.0	8	C900 PVC
V3-V4	138.2	8	C900 PVC
V4-V5	235.1	8	C900 PVC
X7-X8	227.8	8	C900 PVC
X8-X9	30.5	8	C900 PVC
X9-X10	1.2	8	C900 PVC
X10-X11	7.0	8	C900 PVC
X11-X12	1.4	8	C900 PVC
X12-X13	7.1	8	C900 PVC

PR-SS Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
B1-B2	238.1	8	SDR 35
B2-B3	330.0	8	SDR 35
D2-D3	268.0	8	SDR 35

PR IRR Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
I1-I2	282.5	8	100 PSI PIP
I2-I3	6.5	8	100 PSI PIP
I3-I4	6.3	4	100 PSI PIP
I4-I5	138.1	4	100 PSI PIP
I5-I6	44.6	4	100 PSI PIP
I28-I29	653.5	4	100 PSI PIP
I29-I30	19.6	4	100 PSI PIP
I30-I31	133.8	4	100 PSI PIP
I31-I32	8.6	4	100 PSI PIP
I33-I34	803.7	16	C900 PVC

Matchline See Sheet C8

**ACCEPTANCE BLOCK**  
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Ute Water District \_\_\_\_\_ Date \_\_\_\_\_

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City Planner \_\_\_\_\_ Date \_\_\_\_\_

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

**811 UNCC**  
Know what's below. Call before you dig.  
800.922.1987  
www.uncc.org  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAD, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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ELEVATION: 4551.66  
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

**SCALE (FEET)**  
0 20 40  
HORIZONTAL  
VERTICAL: N/A

PROJECT PHASE: Preliminary				DATE ISSUED: 08.MAR.2023	
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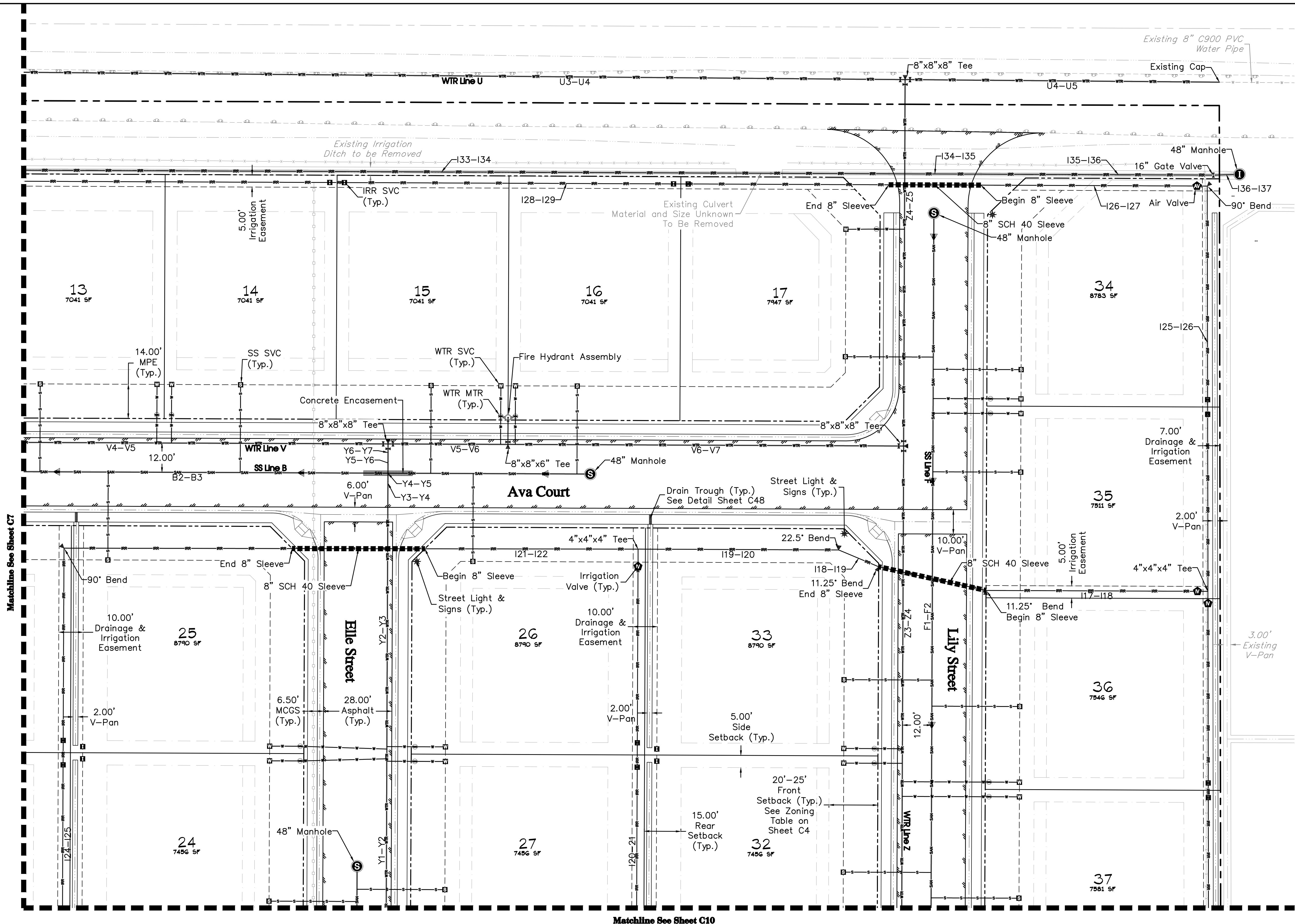
DRAWN BY: jcf PROJECT: 2060-001  
CHECKED BY: jwm  
ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
Adeles Acres Subdivision  
Utility Composite  
Northwest Area Detail

C7

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





PR-WTR Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
U3-U4	362.9	8	C900 PVC
U4-U5	128.8	8	C900 PVC
V4-V5	235.1	8	C900 PVC
V5-V6	49.1	8	C900 PVC
V6-V7	162.1	8	C900 PVC
Y1-Y2	250.0	8	C900 PVC
Y2-Y3	119.4	8	C900 PVC
Y3-Y4	1.2	8	C900 PVC
Y4-Y5	7.0	8	C900 PVC
Y5-Y6	1.4	8	C900 PVC
Y6-Y7	7.1	8	C900 PVC
Z3-Z4	145.1	8	C900 PVC
Z4-Z5	150.1	8	C900 PVC

PR-SS Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
B2-B3	330.0	8	SDR 35
F1-F2	459.5	8	SDR 35

PR IRR Pipe Table			
Pipe Name	Length (ft)	Size (in)	Material
I16-I17	456.1	4	100 PSI PIP
I17-I18	90.9	4	100 PSI PIP
I19-I20	82.1	4	100 PSI PIP
I20-I21	247.9	4	100 PSI PIP
I21-I22	87.4	4	100 PSI PIP
I23-I24	93.5	4	100 PSI PIP
I24-I25	242.3	4	100 PSI PIP
I25-I26	166.0	4	100 PSI PIP
I26-I27	92.8	4	100 PSI PIP
I27-I28	37.6	4	100 PSI PIP
I28-I29	653.5	4	100 PSI PIP
I33-I34	803.7	16	C900 PVC
I34-I35	37.7	16	C900 PVC
I35-I36	95.2	16	C900 PVC
I36-I37	10.7	16	C900 PVC

ACCEPTANCE BLOCK  
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City Water District \_\_\_\_\_ Date \_\_\_\_\_

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City Planner \_\_\_\_\_ Date \_\_\_\_\_

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

UNCC  
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www.uncc.org  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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ELEVATION: 4551.66  
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

**SCALE (FEET)**

0 20 40  
HORIZONTAL

VERTICAL: N/A

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

PRELIMINARY

215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
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DRAWN BY: jcf PROJECT: 2060-001  
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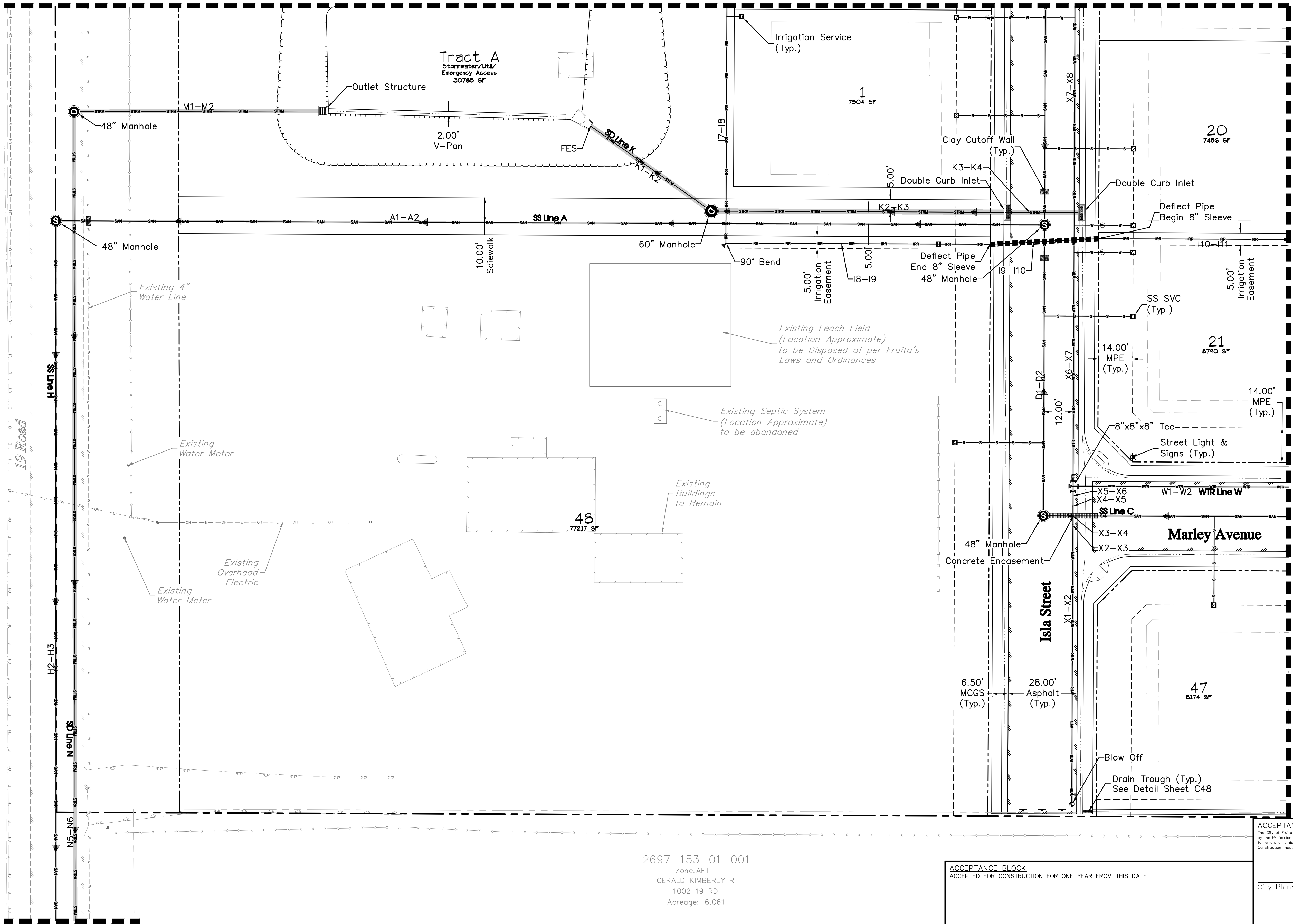
**FUTURADO DEVELOPMENT LLC**

Adeles Acres Subdivision  
Utility Composite  
Northeast Area Detail

C8



Matchline See Sheet C7



**PR-WTR Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
W1-W2	105.6	8	C900 PVC
X1-X2	112.7	8	C900 PVC
X2-X3	0.8	8	C900 PVC
X3-X4	7.0	8	C900 PVC
X4-X5	0.7	8	C900 PVC
X5-X6	7.8	8	C900 PVC
X6-X7	111.1	8	C900 PVC
X7-X8	227.8	8	C900 PVC

**PR-SS Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
A1-A2	401.2	8	SDR 35
D1-D2	118.1	8	SDR 35
H2-H3	355.8	8	SDR 35

**PR SD Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
K1-K2	59.9	24	RCP
K2-K3	119.7	24	RCP
K3-K4	31.0	24	RCP
M1-M2	101.1	18	RCP
N5-N6	451.0	18	RCP

**PR IRR Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
I7-I8	92.0	4	100 PSI PIP
I8-I9	107.2	4	100 PSI PIP
I9-I10	44.1	4	100 PSI PIP
I10-I11	92.6	4	100 PSI PIP

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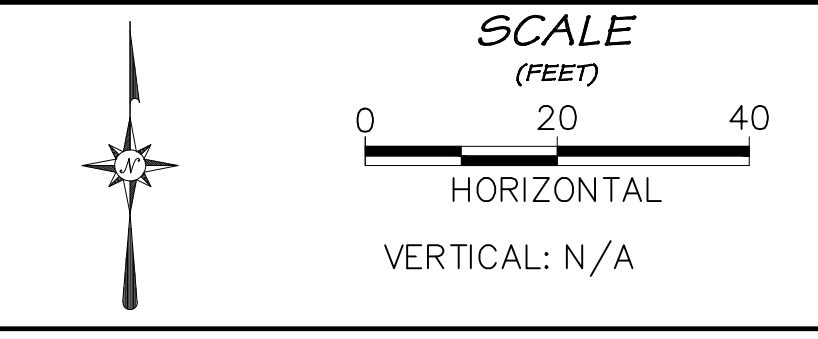
2697-153-01-001  
 Zone: AFT  
 GERALD KIMBERLY R  
 1002 19 RD  
 Acreage: 6.061

**ACCEPTANCE BLOCK**  
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City Planner \_\_\_\_\_ Date \_\_\_\_\_  
 City Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

**811**  
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 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR DRIVE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 South of J 1/2 Road  
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 EASTING: 53517.93  
 ELEVATION: 4551.66  
 DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



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 Utility Composite.dwg [Detail 3] 15-Mar-23 09:09:20

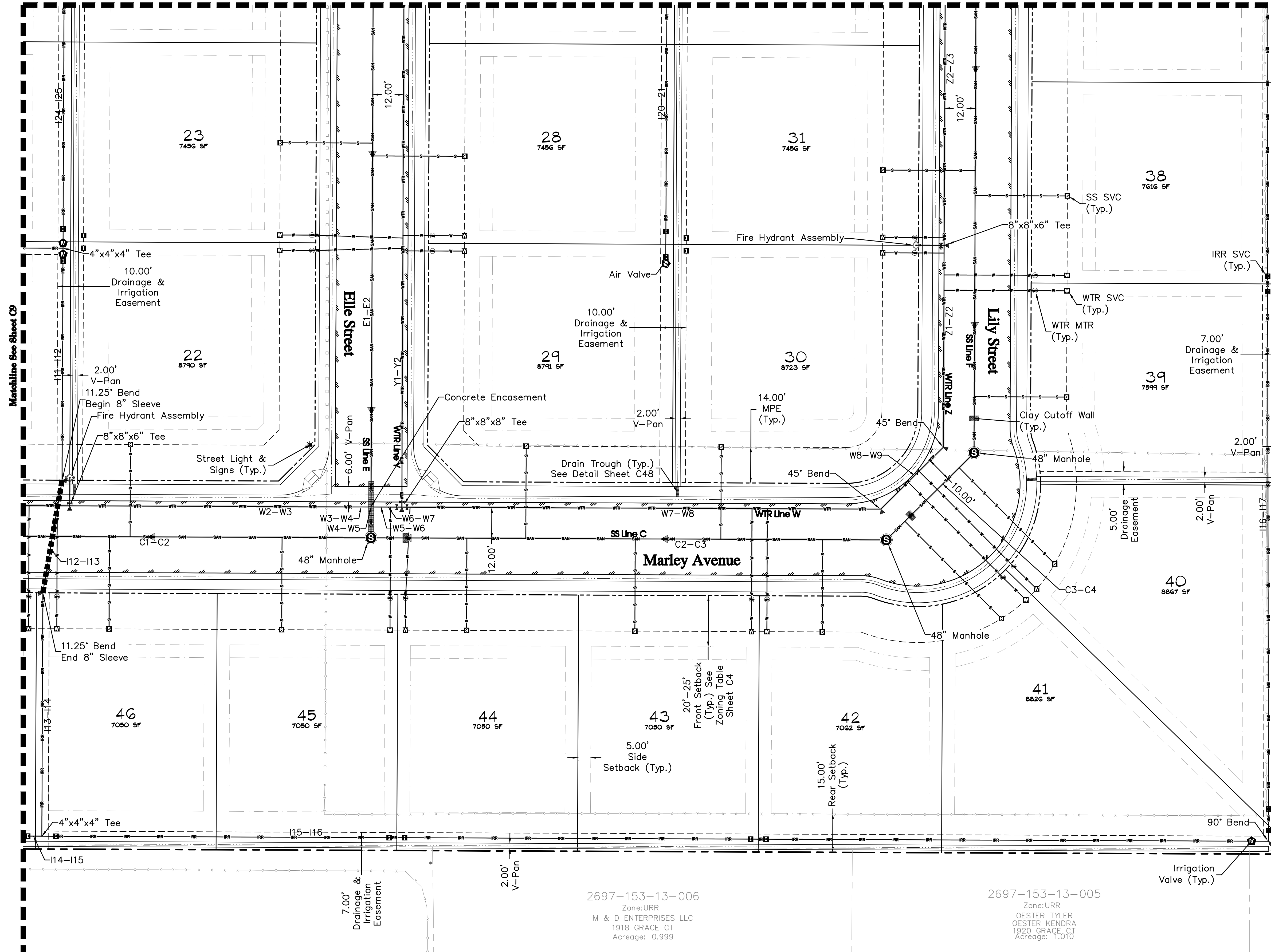
**RIVER CITY CONSULTANTS**  
 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501  
 Phone: 970.241.4722 Fax: 970.241.8841  
 www.rcwest.com  
 DRAWN BY: jcf PROJECT: 2060-001  
 CHECKED BY: jwm  
 ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**  
 Adeles Acres Subdivision  
 Utility Composite  
 Southwest Area Detail

C9



Matchline See Sheet C8



**PR-WTR Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
W2-W3	113.3	8	C900 PVC
W3-W4	0.8	8	C900 PVC
W4-W5	7.0	8	C900 PVC
W5-W6	0.8	8	C900 PVC
W6-W7	7.7	8	C900 PVC
W7-W8	186.9	8	C900 PVC
W8-W9	34.3	8	C900 PVC
Y1-Y2	250.0	8	C900 PVC
Z1-Z2	78.8	8	C900 PVC
Z2-Z3	137.9	8	C900 PVC

**PR-SS Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
C1-C2	235.1	8	SDR 35
C2-C3	201.0	8	SDR 35
C3-C4	48.3	8	SDR 35
E1-E2	225.0	8	SDR 35
F1-F2	459.5	8	SDR 35

**PR-IRR Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
I11-I12	90.5	4	100 PSI PIP
I12-I13	44.6	4	100 PSI PIP
I13-I14	95.0	4	100 PSI PIP
I15-I16	478.5	4	100 PSI PIP
I16-I17	456.1	4	100 PSI PIP
I20-21	247.9	4	100 PSI PIP
I24-I25	242.3	4	100 PSI PIP

2697-153-13-009  
 Zone: URR  
 M & D ENTERPRISES LLC  
 Acreage: 21.682

2697-153-13-006  
 Zone: URR  
 M & D ENTERPRISES LLC  
 1918 GRACE CT  
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2697-153-13-005  
 Zone: URR  
 OESTER TYLER  
 OESTER KENDRA  
 1920 GRACE CT  
 Acreage: 1.010

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**SCALE (FEET)**

HORIZONTAL: 0 20 40

VERTICAL: N/A

North Arrow

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

NO.	DATE	REVISION	BY

**PRELIMINARY**

S:\PROJECTS\2060 Futurado Development LLC\001 1024 19 Road\Design\DWG\05-Sheet\2060-001 Utility Composite.dwg [Detail 4] 15-Mar-23 09:09:26

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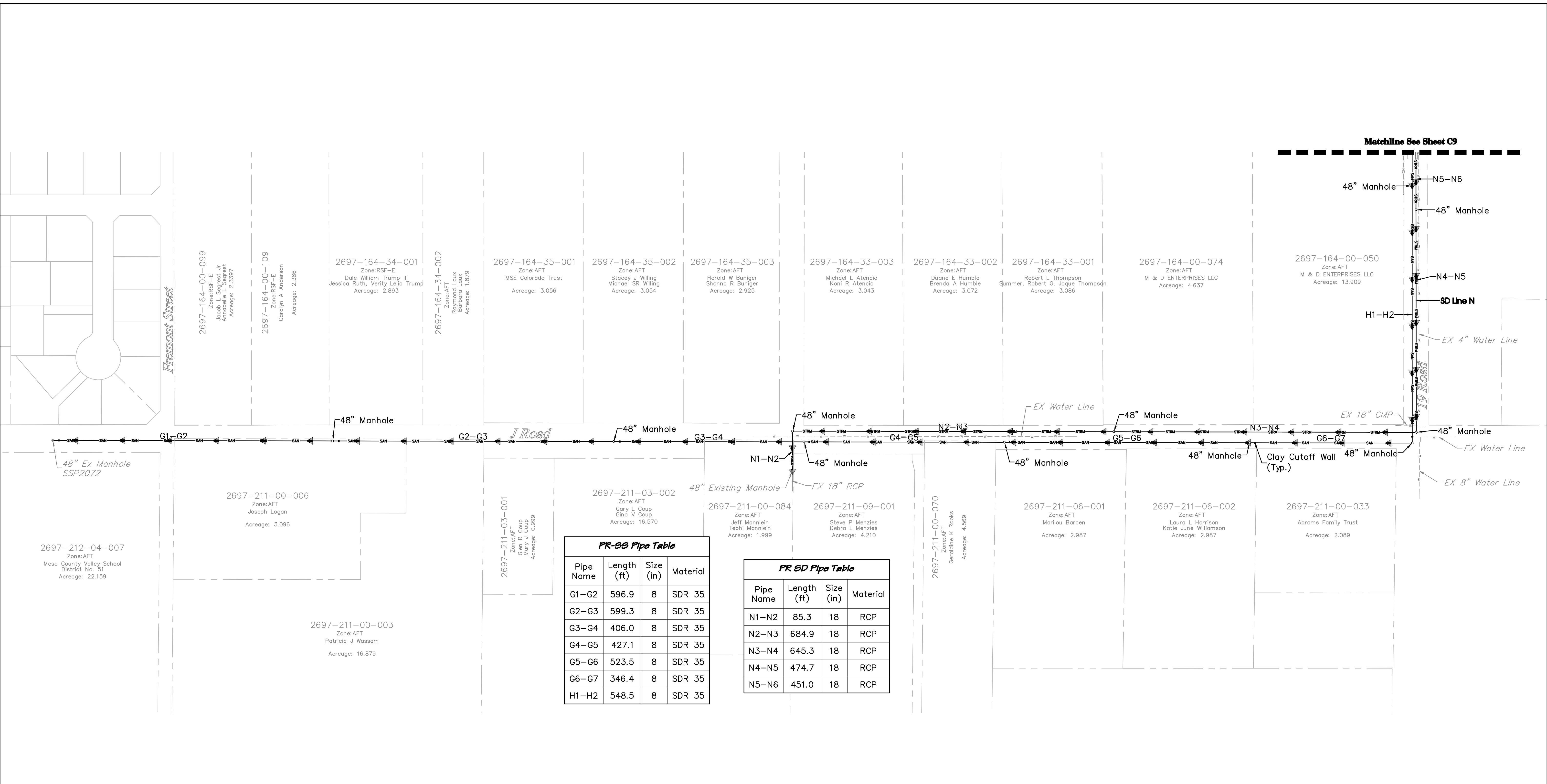
DRAWN BY: icf PROJECT: 2060-001  
 CHECKED BY: jwm  
 ORIGINAL SHEET SIZE: 22 x 34

**FUTURADO DEVELOPMENT LLC**

Adeles Acres Subdivision  
 Utility Composite  
 Southeast Area Detail

C10





**PR-SS Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
G1-G2	596.9	8	SDR 35
G2-G3	599.3	8	SDR 35
G3-G4	406.0	8	SDR 35
G4-G5	427.1	8	SDR 35
G5-G6	523.5	8	SDR 35
G6-G7	346.4	8	SDR 35
H1-H2	548.5	8	SDR 35

**PR SD Pipe Table**

Pipe Name	Length (ft)	Size (in)	Material
N1-N2	85.3	18	RCP
N2-N3	684.9	18	RCP
N3-N4	645.3	18	RCP
N4-N5	474.7	18	RCP
N5-N6	451.0	18	RCP

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**SCALE (FEET)**

0 100 200  
 HORIZONTAL

VERTICAL: N/A

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 Utility Composite.dwg [Detail 5] 15-Mar-23 09:09:33

**RIVER CITY CONSULTANTS**

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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*

Utility Composite  
 Offsite Detail

C11