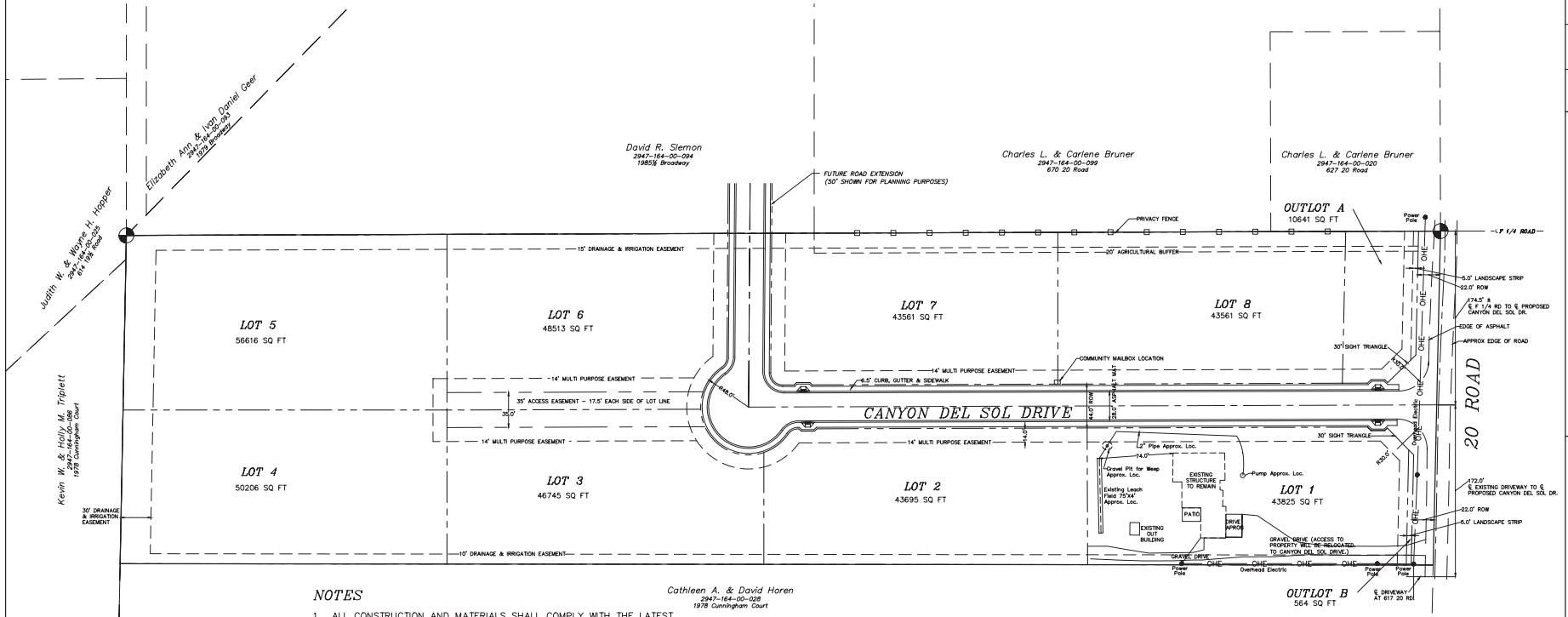
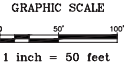


# CANYON DEL SOL SUBDIVISION

621 20 ROAD, GRAND JUNCTION CO  
 PARCEL NUMBER 2947-164-00-027  
 SE ¼ SE ¼ SECTION 16, T11S, R101W, 6TH PM



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



### NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE LATEST MESA COUNTY SPECIFICATIONS AND STANDARD DETAILS.
- THE HISTORIC DRAINAGE PATTERN FOR THE SITE IS TO BE MAINTAINED.
- SITE SPECIFIC SOILS ARE REQUIRED TO BE TESTED IN ORDER TO DETERMINE THE APPROPRIATE FOUNDATION DESIGN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. RECOMMENDATIONS OF THE SUBSURFACE SOILS EXPLORATION REPORT ARE TO BE REVIEWED PRIOR TO CONSTRUCTION.
- ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) MAY BE REQUIRED, DEPENDING ON THE SITE SPECIFIC SOILS EVALUATION AND PERCOLATION TESTS IN THE IMMEDIATE VICINITY OF THE PROPOSED ISDS LOCATION.
- NO IMPROVEMENTS TO 20 ROAD ARE PLANNED.
- ACCESS TO LOT 1 SHALL BE BY CANYON DEL SOL DRIVE AND LOCATED AT LEAST 150' FROM THE EXISTING EDGE OF ASPHALT OF 20 ROAD. EXISTING ACCESS IS TO BE REMOVED.
- ACCESS TO LOT 8 SHALL BE AT LEAST 150' FROM THE EXISTING EDGE OF ASPHALT OF 20 ROAD.
- OUTLOT A IS FOR STORMWATER DETENTION, IRRIGATION STORAGE AND INCLUDES 5' LANDSCAPE STRIP.
- OUTLOT B IS FOR LANDSCAPING.
- EXISTING BUILDINGS LOCATED IN LOT 7 WILL BE DEMOLISHED.
- THIS PROJECT INCLUDES A SINGLE PHASE.
- LOTS 4 & 5 ARE SERVED BY A SHARED DRIVEWAY (ACCESS EASEMENT).

### LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — CENTERLINE ROADWAY
- — — — — ROW/PROPERTY LINE
- — — — — FENCE
- — — — — EASEMENT
- — — — — ADJACENT PROPERTY
- — — — — ACCESS EASEMENT FOR SHARED DRIVEWAY
- — — — — OVERHEAD ELECTRIC

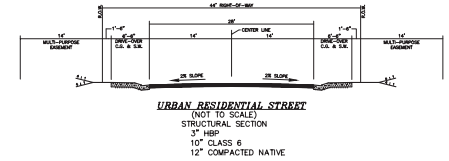
### UTILITY PROVIDERS

POTABLE WATER UTE WATER  
 SANITARY SEWER NONE AVAILABLE - ISDS  
 IRRIGATION WATER REDLANDS WATER & POWER  
 FIRE PROTECTION REDLANDS SUB FIRE  
 POLICE PROTECTION MESA COUNTY SHERIFF  
 TELEPHONE QWEST COMMUNICATIONS  
 ELECTRICITY XCEL ENERGY

### PROJECT BENCHMARKS:

NE CORNER SECTION 16, T11S, R101W, 6TH PM  
 2" ALUMINUM CAP MCSM #1233  
 ELEVATION 4667.83  
 NW CORNER SECTION 16, T11S, R101W, 6TH PM  
 2" ALUMINUM CAP PLS 16413  
 ELEVATION 4711.49

| AREA SUMMARY |             |           |
|--------------|-------------|-----------|
| LOT #        | AREA        | PERIMETER |
| LOT 1        | 1.01 ACRES  | 905.07'   |
| LOT 2        | 1.00 ACRES  | 905.55'   |
| LOT 3        | 1.07 ACRES  | 926.43'   |
| LOT 4        | 1.15 ACRES  | 960.01'   |
| LOT 5        | 1.30 ACRES  | 996.45'   |
| LOT 6        | 1.11 ACRES  | 896.17'   |
| LOT 7        | 1.00 ACRES  | 872.94'   |
| LOT 8        | 1.00 ACRES  | 877.27'   |
| OUTLOT A     | 0.24 ACRES  | 436.53'   |
| OUTLOT B     | 0.01 ACRES  | 237.54'   |
| DEEDED ROW   | 1.12 ACRES  |           |
| TOTAL        | 10.01 ACRES |           |



| REVISION | DATE     | DESCRIPTION                      | BY        |
|----------|----------|----------------------------------|-----------|
| 1        | 6/4/09   | RESPONSE TO MESA COUNTY COMMENTS | CAH / JEK |
| 2        | 12/16/09 | M/C COMMENTS 2ND REVIEW          | CAH / JEK |
| 3        | 3/1/2010 | RESPONSE TO NEIGHBORHOOD MEETING | CAH / JEK |

CONCEPT PLAN  
 CANYON DEL SOL SUBDIVISION  
 MESA COUNTY, COLORADO

RHINO ENGINEERING, INC.  
 1229 N 23RD ST SUITE 201  
 GRAND JUNCTION, CO 81501  
 970.241.6027 fax 970.256.7992

| REVIEWED BY | PREPARED BY | DATE     | SCALE    | PROJECT NO | SHEET NO |
|-------------|-------------|----------|----------|------------|----------|
| JEK         | CAH         | 11/13/08 | 1" = 50' | 28060.02   | 1        |

