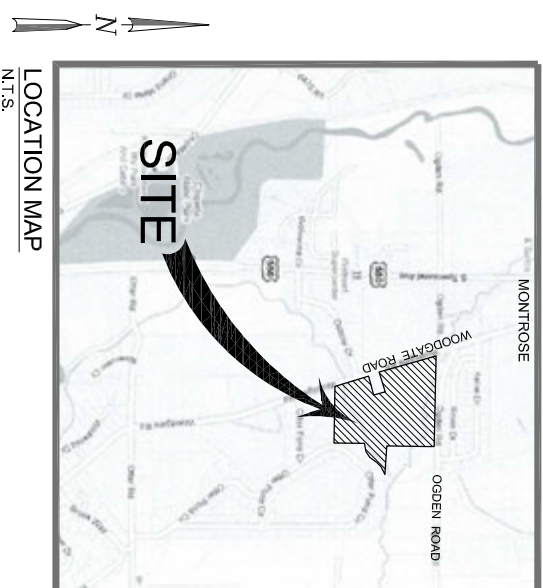
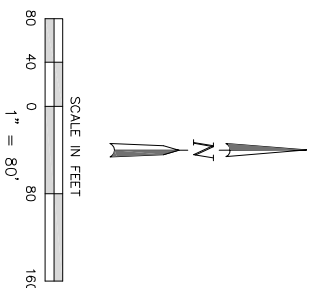
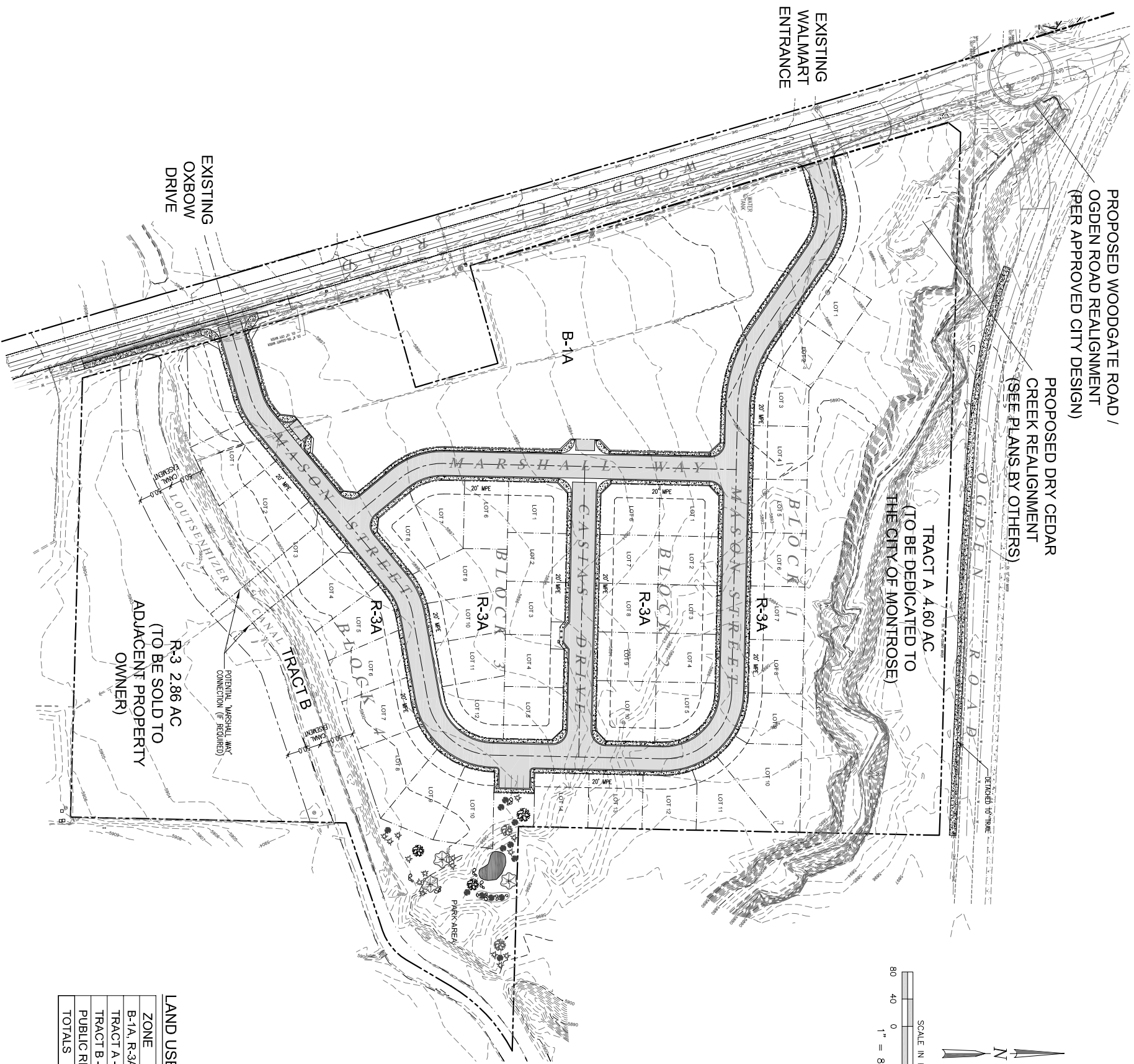


# G R O V E S U B D I V I S I O N

PROPOSED WOODGATE ROAD /  
OGDEN ROAD REALIGNMENT  
(PER APPROVED CITY DESIGN)

PROPOSED DRY CEDAR  
CREEK REALIGNMENT  
(SEE PLANS BY OTHERS)

TRACT A 4.60 AC  
(TO BE DEDICATED TO  
THE CITY OF MONTROSE)



LOCATION MAP  
N.T.S.

**NOTES:**

- 1.) THIS DRAWING REFERENCES A SURVEY FROM GUNNISON VALLEY SURVEY DATED 5/19/2006, BY: FREDERICK A. BALLARD 69659 HIGHWAY 50 MONTROSE, CO 81401 PH. 240-0976
- 2.) EXISTING USE = VACANT
- 3.) PROPERTY APPLICANT: VECTRA BANK 2000 SOUTH COLORADO BLVD. NUMBER 2-1200 DENVER, COLORADO 80222
- 4.) PROPERTY AREA: 1,128,656 S.F. (25.9 AC.)
- 5.) THIS SKETCH PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.I.
- 6.) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MONTROSE TITLE 9 ENGINEERING SPECIFICATIONS.
- 7.) ALL INTERIOR STREETS SHALL BE DEDICATED TO AND CONSTRUCTED TO CITY OF MONTROSE STANDARD ROAD SECTIONS. DRY CEDAR CREEK'S BANKS SHALL BE LAID BACK TO A 4:1 SLOPE.
- 8.) TOTAL NUMBER OF LOTS = 46
- 9.) MINIMUM LOT SIZE = 6250 SF.
- 10.) PARK AREA TO BE MAINTAINED BY THE HOA
- 11.) WOODGATE ROAD WIDENING TO MATCH CITY APPROVED DESIGN

LAND USE MATRIX

ZONE	AREA (AC)
B-1A, R-3A, R-3	14.60
TRACT A - OPEN SPACE	4.60
TRACT B - OPEN SPACE (PARK LAND)	3.13
PUBLIC RIGHT OF WAY	3.60
TOTALS	25.93

LOCATION OF UTILITIES SHOWN HEREON  
MUST VERIFY LOCATION OF ALL EXISTING  
UTILITIES PRIOR TO CONSTRUCTION.



**1-800-922-1987**  
UTILITY NOTIFICATION  
CENTER OF COLORADO



2341 Jefferson Road Suite 201  
Montrose, Colorado 81401  
Phone: (970) 245-6093  
Fax: (970) 245-7539

• CONSTRUCTION MANAGERS & SITE PLANNERS  
• PROJECT MANAGERS  
• CIVIL & CONSULTING ENGINEERS / ARCHITECTS

**R.W. JONES II**

PROFESSIONAL ENGINEER

PROFESSIONAL LICENSE NO. 64022026  
EXPIRES 12/31/2010  
UNEMPLOYED LICENSE NO. 2134520202  
PENNEL/UNEMPLOYED LICENSE NO. 263707026

**LES CRAWFORD**

PROFESSIONAL ENGINEER

PROFESSIONAL LICENSE NO. 6402  
EXPIRES 12/31/2010  
UNEMPLOYED LICENSE NO. 2134520202  
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REV.#	REV. DATE	COMMENT	KDF BY
1	07/14/10	REVISED PER CITY COMMENTS	

Sketch Plan  
**Grove Subdivision**  
Lots 15 & 16 Sec. 4 T. 48N. R. 09W  
Montrose, Colorado

SCALE: 1" = 80'  
DATE: 07/14/10  
DRAWN BY: KDF  
CHECKED BY: F104009  
PROJECT NO: grove-s-1.dwg  
CADD: grove-s-1.dwg