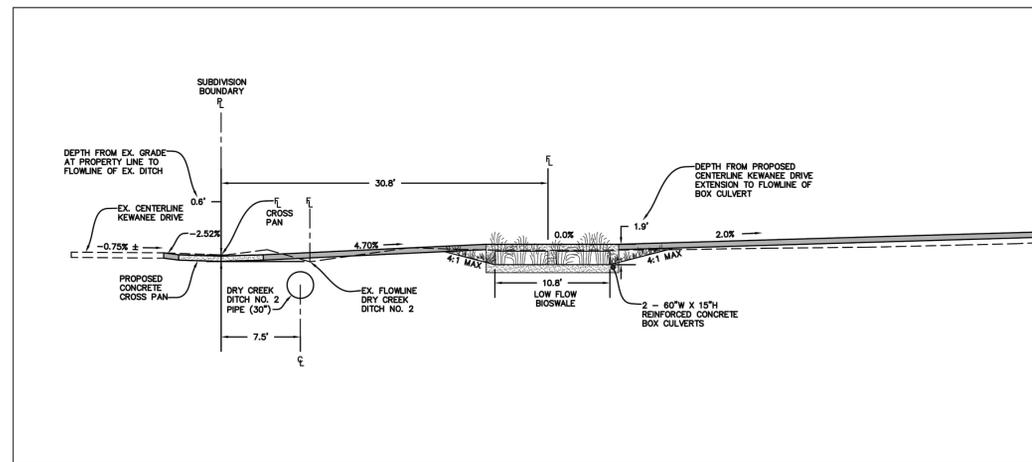
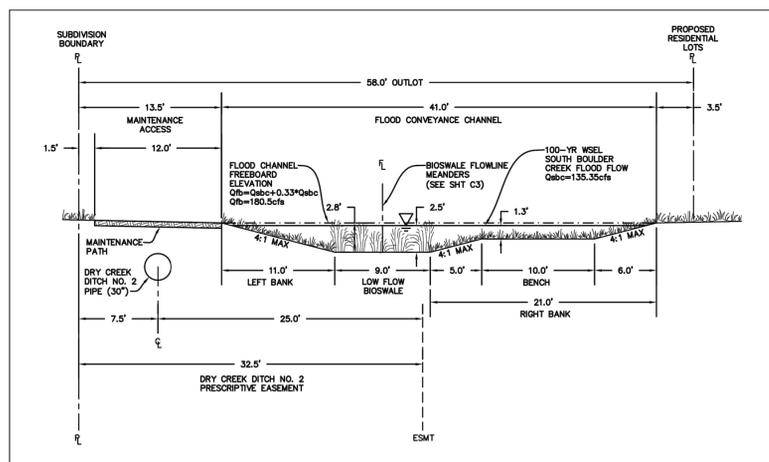


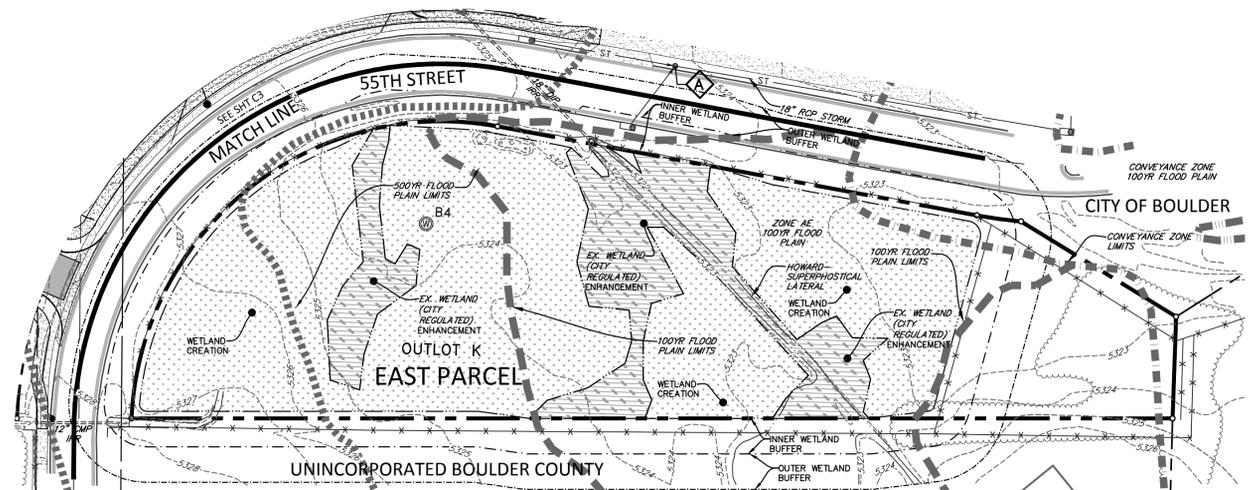
**BIOSWALE AND FLOOD CONVEYANCE CHANNEL TYPICAL SECTION  
KEWANEE DRIVE EXTENSION TO NORTH PROPERTY LINE**  
(60.0' OUTLOT WIDTH)  
NO SCALE



**KEWANEE DRIVE EXTENSION AND FLOOD CHANNEL CROSSING**  
NO SCALE



**BIOSWALE AND FLOOD CONVEYANCE CHANNEL TYPICAL SECTION  
SOUTH PROPERTY LINE TO KEWANEE DRIVE EXTENSION**  
(58.0' OUTLOT WIDTH)  
NO SCALE



**GENERAL GRADING NOTES**

- GRADING SHALL COMPLY WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION THEREOF AND THE RECOMMENDATIONS SET FORTH IN THE PROJECT GEOTECHNICAL REPORT.
- EXISTING TOPOGRAPHIC INFORMATION IS FROM FIELD SURVEY PREPARED BY FLAGSTAFF SURVEYING, INC. DATED 20 APRIL 2011.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
- UNLESS OTHERWISE NOTED ON PLANS, SLOPES SHALL BE AS FOLLOWS:  
 MAXIMUM LANDSCAPE SLOPE SHALL BE 4:1  
 MINIMUM SLOPE ON LANDSCAPE AREAS SHALL BE 2.0%  
 MINIMUM SLOPE ON ASPHALT PAVEMENT SHALL BE 1.0%  
 MINIMUM SLOPE ON CONCRETE SHALL BE 0.5%  
 MINIMUM SLOPE ON TRICKLE CHANNELS SHALL BE 0.5%  
 MAXIMUM CROSS SLOPE ON CONCRETE WALKS SHALL BE 1.8%  
 MAXIMUM LONGITUDINAL SLOPE ON CONCRETE WALKS SHALL BE 4.8%
- BENCHMARK: FOUND CUT BOX AT SOUTHEAST CORNER OF CATCH BASIN SLAB ON THE WEST SIDE OF 55TH STREET NEAR THE SOUTHEAST CORNER OF THE PROPERTY AT 5692 55TH STREET.  
 CITY OF BOULDER BENCHMARK ID V3-2-1  
 ELEVATION = 5331.87  
 NAVD 88 DATUM.  
 INFORMATION FOR BENCHMARK CONVERSION:  
 PREVIOUS SURVEY WORK ON THE BOULDER CREEK COMMONS SITE WAS PREPARED USING THE CITY OF BOULDER DATUM.  
 CITY BOULDER BENCHMARK ID V3-2-1  
 CITY OF BOULDER DATUM ELEVATION = 5328.42  
 NGVD 1929 DATUM ELEVATION = 5328.82  
 TO CONVERT ELEVATIONS ON CITY OF BOULDER DATUM TO NAVD 88 DATUM, ADD 3.45-FT.
- FLOOD ZONE DELINEATIONS AND BASE FLOOD ELEVATIONS ARE AS PRESENTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 08013C0576J, EFFECTIVE DATE 18 DECEMBER 2012.
- HIGH HAZARD ZONE DELINEATIONS ARE AS PRESENTED ON THE CITY OF BOULDER FLOOD HAZARD MAPPING WEB SITE ON 20 DECEMBER 2012: [http://gisweb.ci.boulder.co.us/website/pds/pds\\_floodbase/viewer.htm](http://gisweb.ci.boulder.co.us/website/pds/pds_floodbase/viewer.htm)
- FLOOD FLOWS ASSOCIATED WITH DRY CREEK DITCH NO. 2 WERE PROVIDED BY THE CITY OF BOULDER IN A MEMO DATED 21 MARCH 2011.

PREPARED BY:  
  
 The Sanitas Group  
 1022 WILLOW PLACE  
 LOUISVILLE, CO 80027  
 303.981.9238  
 PROJECT CONTACT:  
 LESLIE R. EWY, PE

OWNER / DEVELOPER:  
 BCC, LLC  
 1526 SPRUCE STREET  
 SUITE 260  
 BOULDER, CO 80302  
 CONTACT:  
 MICHAEL BOYERS  
 303.949.1322

SITE REVIEW DOCUMENTS FOR:  
**BOULDER CREEK COMMONS**  
 5399 KEWANEE DRIVE AND 5697 S. BOULDER ROAD  
 LOCATED IN THE SW¼ OF SECTION 3 AND THE SE¼ OF SECTION 4,  
 T15, R70W, 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

ISSUE	DATE
SITE REVIEW	06/18/12
SR 2nd SUBMITTAL	11/05/12
SR 3rd SUBMITTAL	12/21/12
SR 4th SUBMITTAL	02/25/13
FINAL SUBMISSION	03/29/13

DESIGNED BY: LRE  
 DRAWN BY: LRE  
 CHECKED BY: TSG

DRAWING SCALE:  
 HORIZONTAL: 1" = 60'  
 VERTICAL: NONE

PRELIMINARY GRADING PLAN  
 EAST PARCEL  
 PROJECT NO. B1006

**C4**