NOTES

1. GENERAL GRADING NOTES PROVIDED ON SHEET C4.
2. STORM SEWER STRUCTURE AND DRY CREEK DITCH NO. 2 STRUCTURE INFORMATION PROVIDED ON SHEET C2.
3. ADJACENT LOW POINT ELEVATION FOR EACH RESIDENTIAL LOT IS PROVIDED ON SHEET P5.

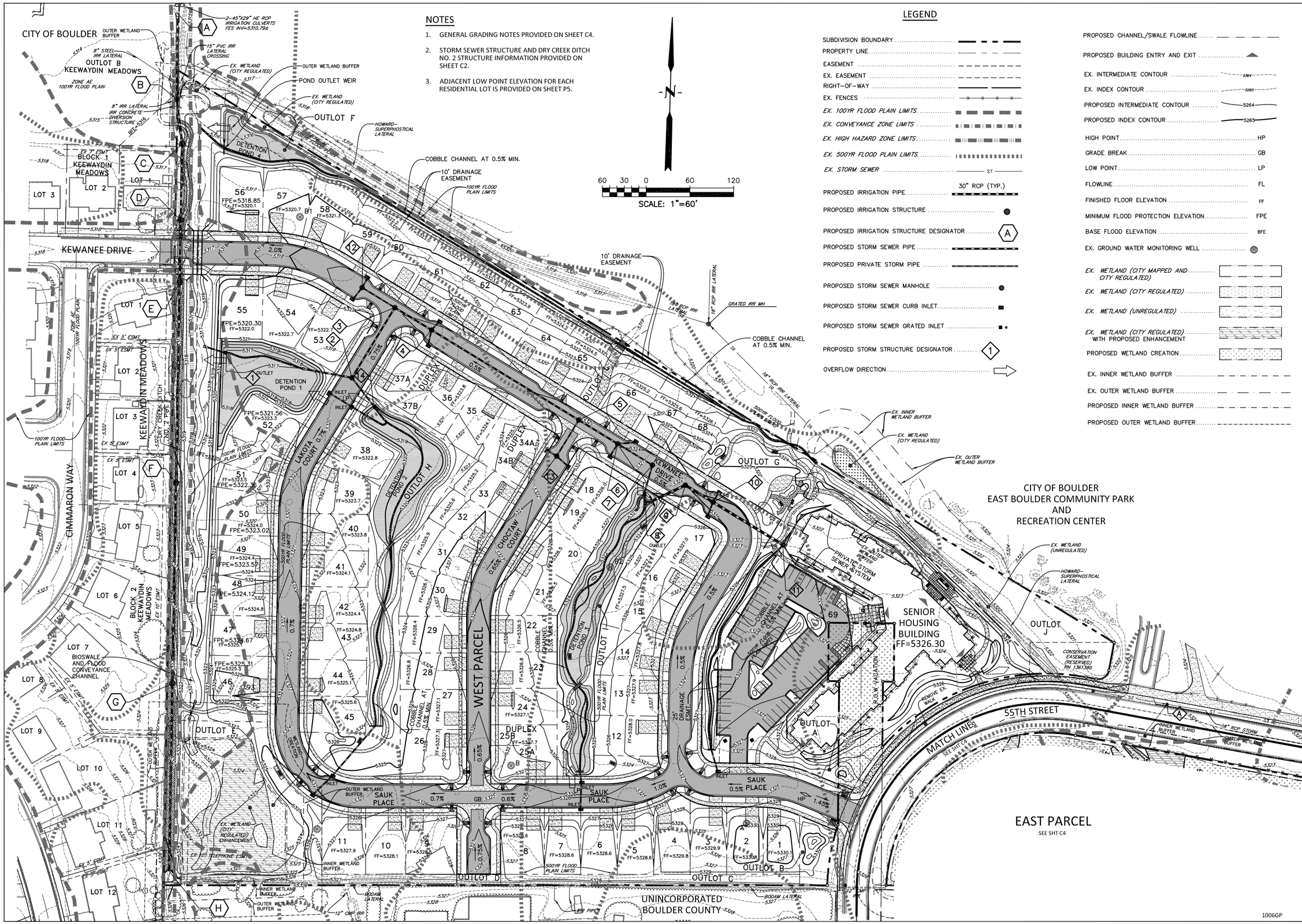
-N-

60 30 0 60 120

SCALE: 1"=60'

LEGEND

SUBDIVISION BOUNDARY
PROPERTY LINE
EASEMENT
EX. EASEMENT
RIGHT-OF-WAY
EX. FENCES
EX. 100YR FLOOD PLAIN LIMITS
EX. CONVEYANCE ZONE LIMITS
EX. HIGH HAZARD ZONE LIMITS
EX. 500YR FLOOD PLAIN LIMITS
EX. STORM SEWER — ST
PROPOSED IRRIGATION PIPE — 30" RCP (TYP.)
PROPOSED IRRIGATION STRUCTURE
PROPOSED IRRIGATION STRUCTURE DESIGNATOR — A
PROPOSED STORM SEWER PIPE
PROPOSED PRIVATE STORM PIPE
PROPOSED STORM SEWER MANHOLE
PROPOSED STORM SEWER CURB INLET
PROPOSED STORM SEWER GRATED INLET
PROPOSED STORM STRUCTURE DESIGNATOR — 1
OVERFLOW DIRECTION
PROPOSED CHANNEL/SWALE FLOWLINE
PROPOSED BUILDING ENTRY AND EXIT
EX. INTERMEDIATE CONTOUR — 5364
EX. INDEX CONTOUR — 5365
PROPOSED INTERMEDIATE CONTOUR — 5364
PROPOSED INDEX CONTOUR — 5365
HIGH POINT — HP
GRADE BREAK — GB
LOW POINT — LP
FLOWLINE — FL
FINISHED FLOOR ELEVATION — FF
MINIMUM FLOOD PROTECTION ELEVATION — FPE
BASE FLOOD ELEVATION — BFE
EX. GROUND WATER MONITORING WELL — W
EX. WETLAND (CITY MAPPED AND CITY REGULATED)
EX. WETLAND (CITY REGULATED)
EX. WETLAND (UNREGULATED)
EX. WETLAND (CITY REGULATED) WITH PROPOSED ENHANCEMENT
PROPOSED WETLAND CREATION
EX. INNER WETLAND BUFFER
EX. OUTER WETLAND BUFFER
PROPOSED INNER WETLAND BUFFER
PROPOSED OUTER WETLAND BUFFER



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,
T1S, 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 WEST PARCEL

PROJECT NO. B1006

C3

SHEET: 09 OF 36