

**KEYED NOTES**

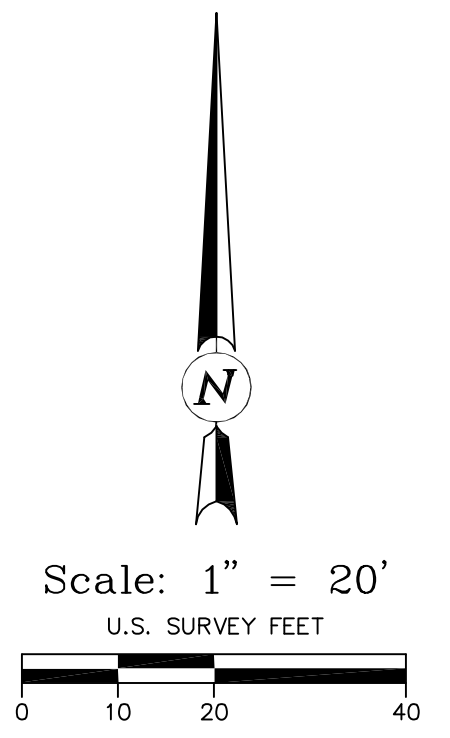
1. PROPOSED DRAIN PAN.
2. PROPOSED ALLEN BLOCK RETAINING WALL. 3' MAX HEIGHT.
3. PROPOSED 100-YR DETENTION POND.
4. PROPOSED DRAINAGE SWALE.
5. PROPOSED CURB CUT.
6. PROPOSED GRASSCRETE PAVEMENT.

**GRADING NOTES**

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. THE FEMA FLOOD INSURANCE RATE MAP, PANEL 08013C04131, DATED DECEMBER 18, 2012, INDICATES THAT THE ENTIRE SITE IS OUTSIDE OF ANY MAPPED 500 YEAR FLOODPLAIN.
4. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAFAYETTE STANDARD SPECIFICATIONS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON 10/15/2014. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LAFAYETTE B.M. 21, CHISELED SQUARE, N.W. CORNER WEST HEADWALL, W. SIDE 120TH ST., CONCRETE CULVERT ON ROCK CREEK. ELEVATION = 5152.04' (NGVD29). SITE BENCHMARK AS SHOWN.

**LEGEND**

- 25' PROPOSED CONTOUR  
ADD 5500 TO ALL CONTOURS
- 25' EXISTING CONTOUR
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
- 25.8 PROPOSED SPOT ELEVATION  
ADD 5500 TO ALL SPOT ELEVATIONS
- 25.8 EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY (HISTORIC)
- PROPOSED BASIN BOUNDARY
- SUB-BASIN DESIGNATION (HISTORIC)
- AREA IN ACRES
- PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES
- PROPOSED DETENTION POND
- EXISTING STORM SEWER W/MANHOLE
- PROPOSED STORM SEWER W/MANHOLE
- VEHICLE TRACKING CONTROL  
PROPOSED STORM SEWER W/INLET
- CATCH FENCE (CF)
- SILT FENCE (SF)
- STRAW BALE BARRIER (SB)
- VEHICLE TRACKING CONTROL (VTC)
- INLET PROTECTION (IP)
- INLET PROTECTION (IP)
- CONCRETE WASHOUT AREA (CWA)
- ROCK SOCK INLET PROTECTION (RS)



**PRELIMINARY GRADING, DRAINAGE  
AND EROSION CONTROL PLAN  
LOT 29 VISTA BUSINESS PARK  
LAFAYETTE, COLORADO**

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Designed by	DMS	Date	12/01/16	Scale	1"=20'	Drawing no.	16536A-2	Sheet	C1.02
Drawn by	GCW	Revision		Description		Date		Project no.	16536A
Checked by	DPA								

**DRAFT**  
12/29/16