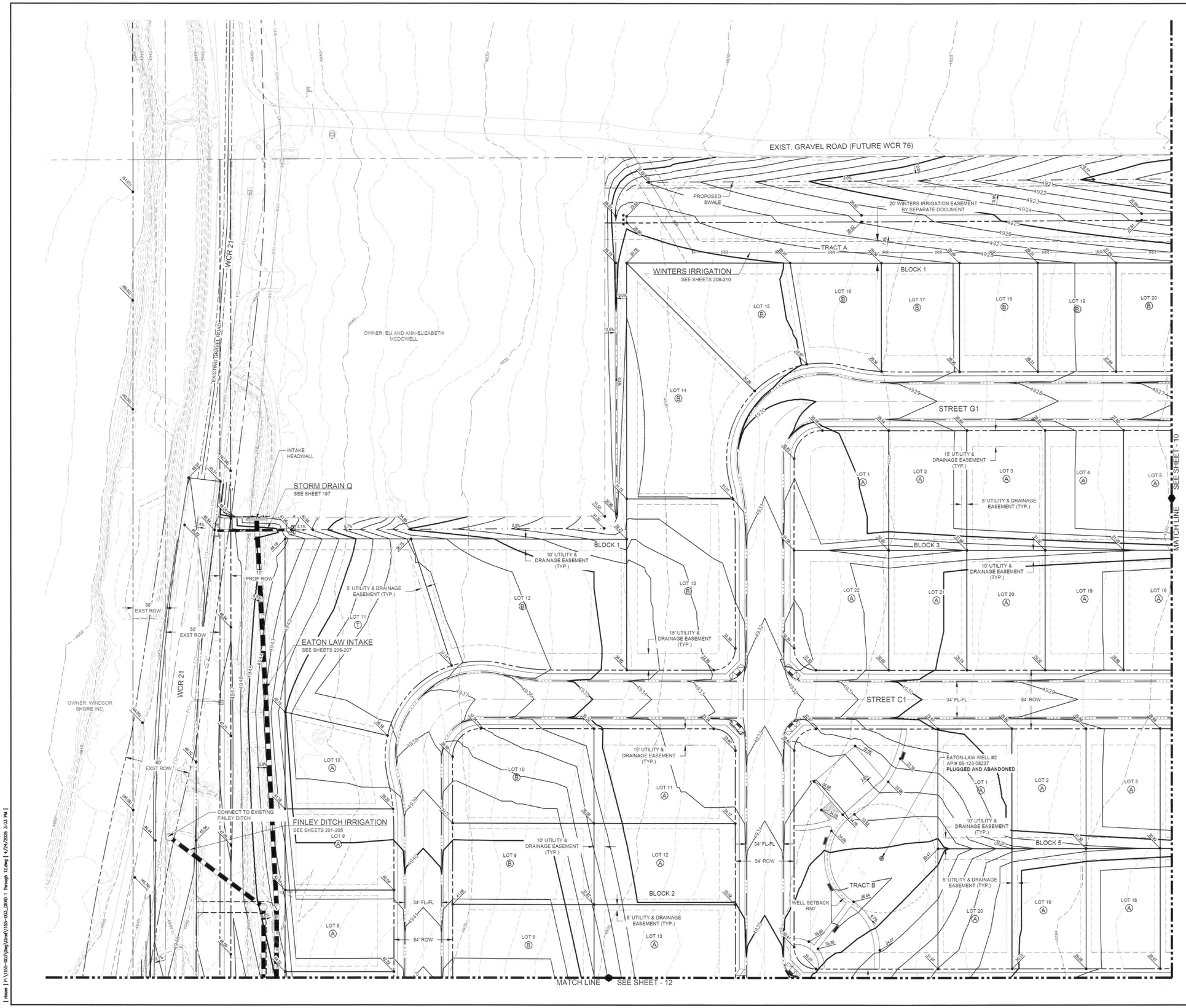

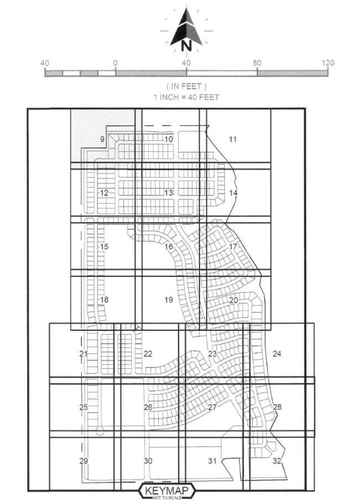

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER
- 5100 EXISTING CONTOURS
- 5100 PROPOSED CONTOURS

PROPOSED UTILITIES

- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- UNDERDRAIN

EXISTING UTILITIES

- ST STORM DRAIN PIPE
- IRR IRRIGATION DRAIN
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP

GRADING

- 33.43 PROPOSED SPOT ELEVATION
- (47.45) EXISTING SPOT ELEVATION
- 33.43 XX PROPOSED SPOT WITH FEATURE (GB-GRADE BREAK, ETC.)
- 2.0% PROPOSED GRADE
- (2.0%) EXISTING GRADE

NOTES

1. SPOT ELEVATIONS ON THE ROAD ARE TO FINISHED SURFACE. CONSULT THE SOILS REPORT FOR PAVEMENT SECTION. SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO TOP BACK OF CURB.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
3. ALL DISTURBED AREAS NOT PAVED SHALL BE RE-VEGETATED.
4. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100-YEAR STORM ELEVATION OF ADJACENT STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES. MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100-YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A FINAL GRADING PLAN ARE TO BE SHOWN.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

NORTHGATE LAKE SEVERANCE, COLORADO

OVERLOT GRADING PLAN

SUBMITTAL DATE: 11/18/2025

PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR CONSTRUCTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
9 OF 341

PROJECT NO. 1155-003

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