



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CENTERLINE OF EASEMENT/ROW
- EXISTING ADJACENT LOT LINE
- EXISTING BUILDING SETBACK/ENVELOPE
- EXISTING 10-FT CONTOUR
- EXISTING 2-FT CONTOUR
- PROPOSED 10-FT CONTOUR
- PROPOSED 2-FT CONTOUR
- EXISTING EDGE OF DIRT/GRAVEL/ASPHALT ROAD
- PROPOSED EDGE OF DRIVEWAY
- EXISTING DRAINAGE FLOWLINE
- PROPOSED DRAINAGE FLOWLINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- PROPOSED RIP RAP
- EXISTING TOPOGRAPHY SLOPE
- PROPOSED TOPOGRAPHY SLOPE
- PROPOSED GRADE SPOT ELEVATION

LAND DISTURBANCE DATA:

- EARTHWORK CUT: 285 CY
- EARTHWORK FILL: 1,728 CY
- EARTHWORK NET: 1,443 CY (CUT)
- PROPOSED IMPERVIOUS AREA:
 - ROOF, DECK, CONCRETE = 2,400 S.F.
 - GRAVEL, ASPHALT = 3,022 S.F.
 - TOTAL IMPERVIOUS AREA = 5,422 S.F.
- UNDEVELOPED/REVEGETATED AREA = 0.28 ACRES
- TOTAL PROPERTY AREA = 0.40 ACRES
- AREA OF DISTURBANCE: 12,847 S.F.
- STEEPEST DISTURBED NATURAL SLOPE ON PROPERTY: 50%
- STEEPEST PROPOSED GRADE: 2:1 CUT/FILL SLOPE

- ### NOTES:
- SURVEY ORIGIN:** LAND SURVEY INFORMATION IS BASED ON AN IMPROVEMENT LOCATION CERTIFICATE PROVIDED BY THE CLIENT. SEE SHEET C1.2 FOR ADDITIONAL INFORMATION. PROPERTY LINES, EASEMENT, SETBACKS, BUILDING ENVELOPES, AND TRUE BUILDING LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION STAKING IS TO BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO.
 - PLANS NOT APPROVED BY GRAND COUNTY ARE NOT VALID FOR CONSTRUCTION.
 - PROPERTY PINS, PROPERTY LINE, RIGHT-OF-WAY AND SLOPES TO BE CONFIRMED BY THE CONTRACTOR/APPLICANT AS THEY RELATE TO THIS DRIVEWAY PERMIT APPLICATION PRIOR TO THE START OF EARTH MOVING ACTIVITIES.

- ### SITE NOTES:
- THERE ARE OVERHEAD UTILITIES OFFSITE. THERE IS EVIDENCE OF ABOVE GROUND ELECTRICAL UTILITIES.
 - THERE IS NO EVIDENCE OF EXISTING UNDERGROUND SANITARY SEWER AND WATER UTILITIES OR EXISTING CULVERTS. NONE ARE SHOWN ON THE SURVEY. SEE SHEET C1.2 FOR MORE INFORMATION.

GRADE > 5' & HEIGHT < 40' HEIGHT IS WITHIN 3' OF MAX. 40' LIMIT - SURVEY REQUIRED

SCALE: HORIZ: 1"=20', VERT: 1"=20'

CALL BEFORE YOU DIG

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

811

CALL BEFORE YOU DIG

FOR TABLE INFORMATION, VISIT: WWW.CO.CORADO.GOV

CALL SERVICE CENTER FOR ASSISTANCE BEFORE YOU GRADE, DRENCH OR FOR THE NUMBER OF UNDERGROUND UTILITY LINES.

CHG. BY:	JWA
REVISIONS:	COUNTY COMMENTS
DATE:	05-14-20

INSIGHT ENGINEERING, INC.
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PROJECT EXCLUSIVELY DESIGNED FOR:
PARCEL ID: 116005100020
GRAND LAKE, CO 80447
GRAND COUNTY

DRAWING NAME:
GRADING PLAN AND DRIVEWAY PROFILE

FILE NAME:
E19-0232 GESC Plans.dwg

JOB NO.
E19-0232

SCALE:
AS SHOWN

PLOTTED:
05-18-20

SHEET:

C2.1