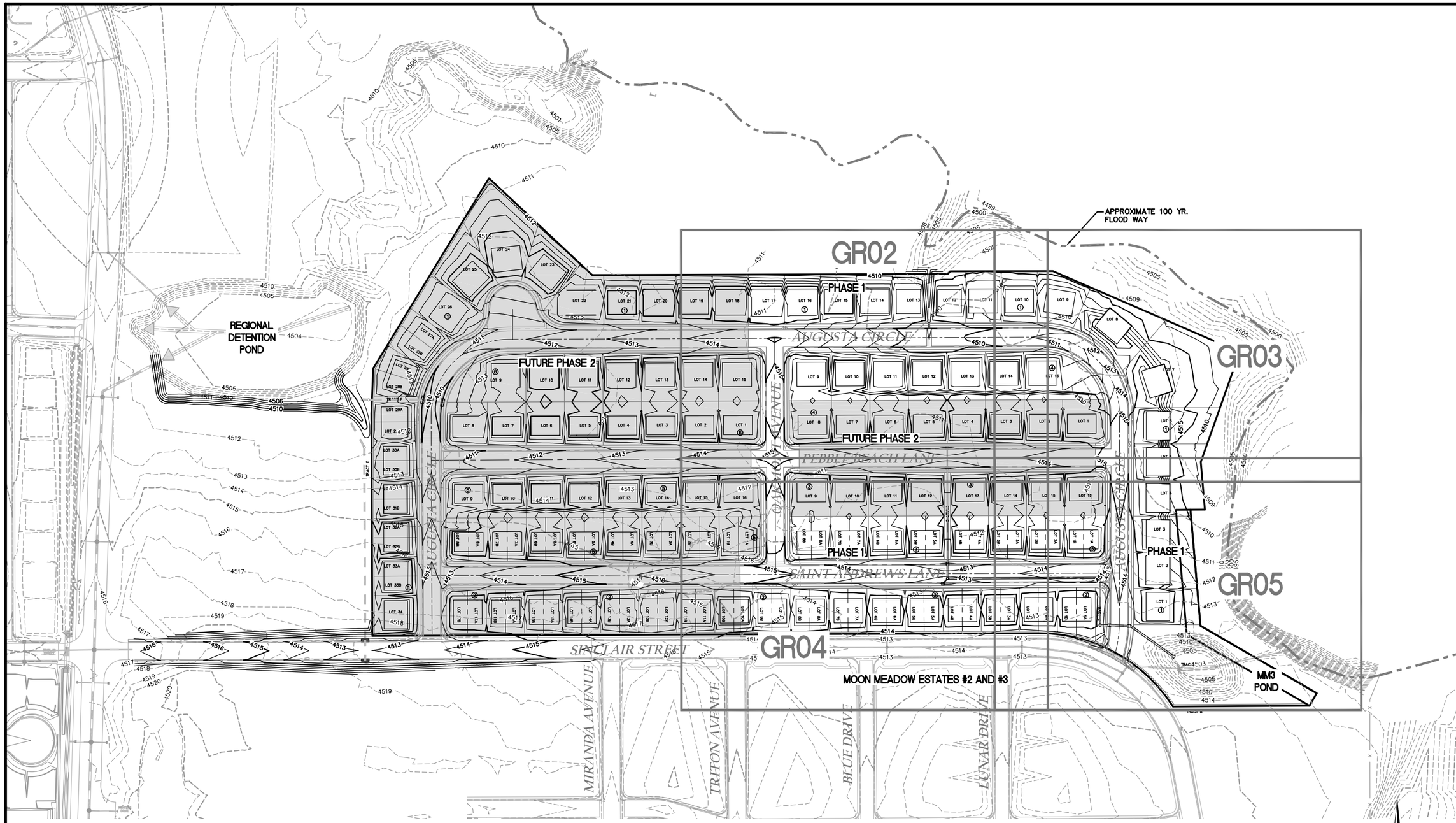


LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- ② BLOCK #
- PHASE 2

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL CONTACT THE ENGINEER.

2. FINISHED GRADING PLANS ARE TO ESTABLISH FOUNDATION ELEVATIONS & ARE NOT TO BE USED IN LIEU OF PLOT PLANS.

3. IT IS ANTICIPATED THAT SINGLE FAMILY HOMES WITH BASEMENTS WILL REQUIRE INDIVIDUAL UNDERDRAINS, REFER TO THE GEOTECH REPORT FOR MORE INFORMATION.

N

0 25' 50' 100'

1 inch = 100 ft.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

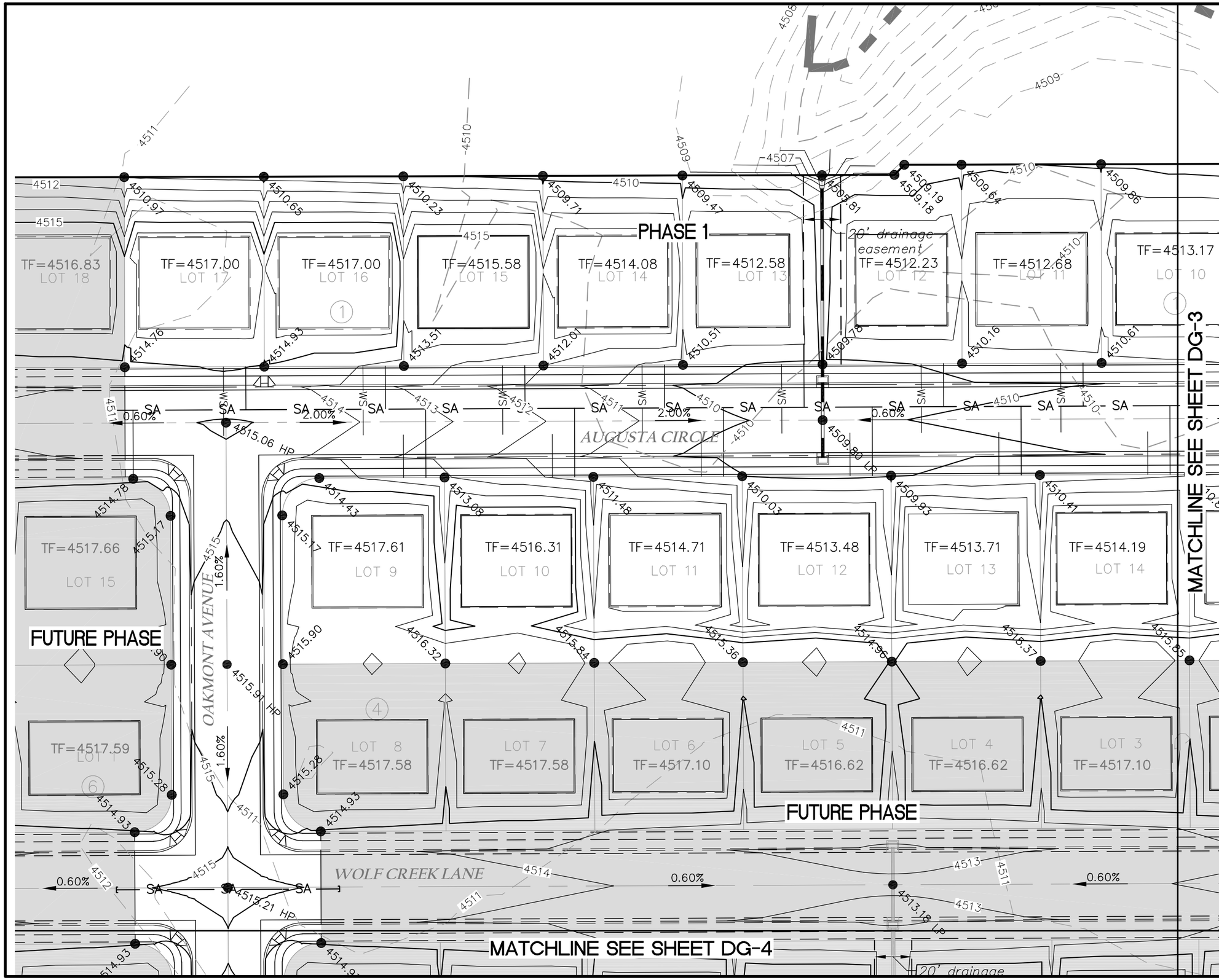
DETAILED GRADING PLANS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE: 05/18/2011
JOB NO: 2011-001
DRAWN BY: JDP
APPROVED BY: JCB

DETAILED GRADING PLANS

DG-1



LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- BLOCK #
- PHASE 2
- FUTURE STORM PIPE
- FUTURE STORM DRAIN MANHOLE
- FUTURE STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM INLET
- 12.81 SPOT ELEVATION

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL CONTACT THE ENGINEER.

2. FINISHED GRADING PLANS ARE TO ESTABLISH FOUNDATION ELEVATIONS & ARE NOT TO BE USED IN LIEU OF PLOT PLANS.

3. ELEVATION ARE 45XX.XX UNLESS OTHERWISE NOTED.

4. IT IS ANTICIPATED THAT SINGLE FAMILY HOMES WITH BASEMENTS WILL REQUIRE INDIVIDUAL UNDERDRAINS, REFER TO THE GEOTECH REPORT FOR MORE INFORMATION.

0 12.5' 25' 50'
1 inch = 50 ft.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

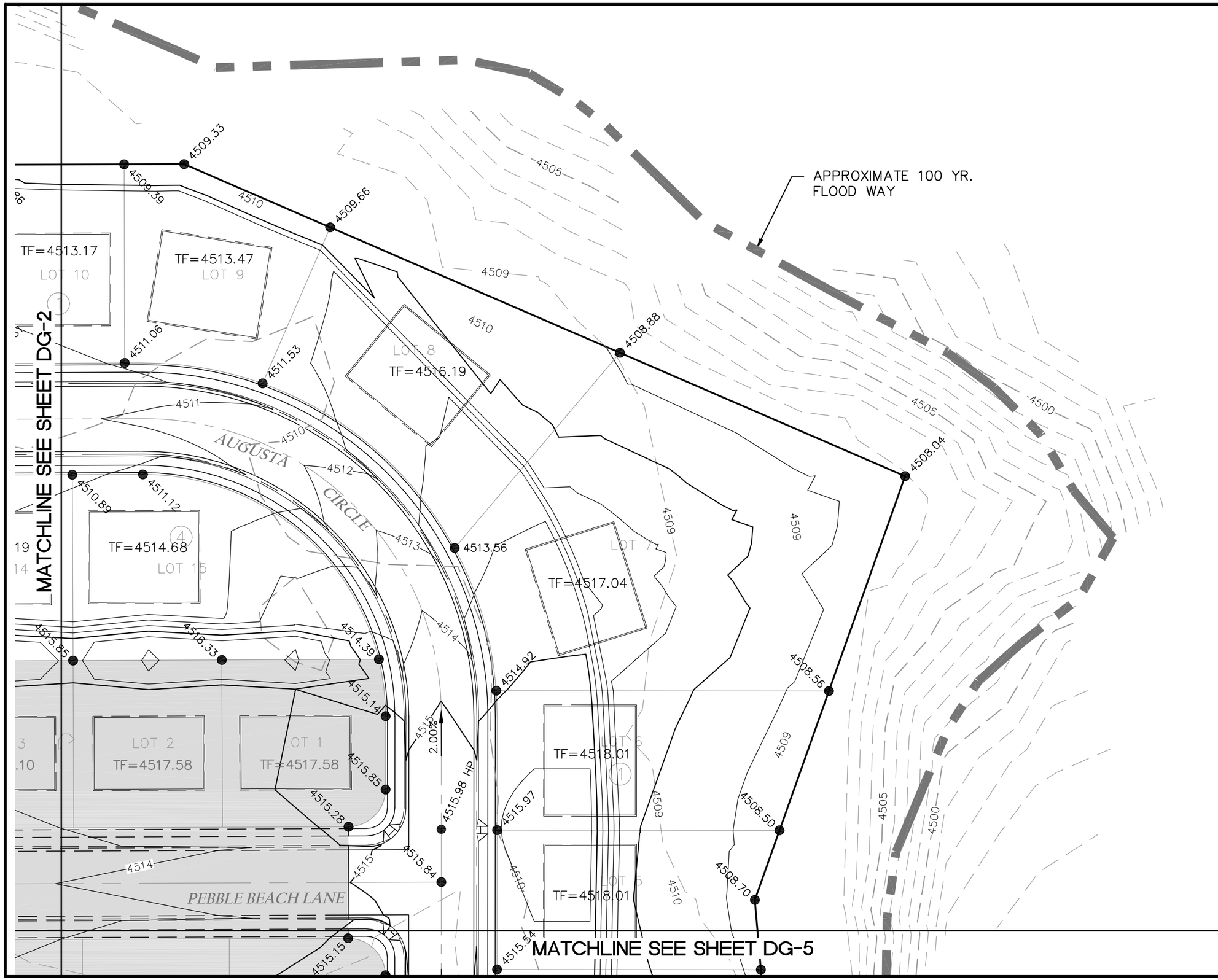
DETAILED GRADING PLANS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE:	07/25/2011
JOB NO:	2011-001
DRAWN BY:	JDP
APPROVED BY:	JCB

DETAILED GRADING PLANS

DG-2



LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- BLOCK #
- PHASE 2
- FUTURE STORM PIPE
- FUTURE STORM DRAIN MANHOLE
- FUTURE STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM INLET
- 12.81 SPOT ELEVATION

NOTES:

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2. FINISHED GRADING PLANS ARE TO ESTABLISH FOUNDATION ELEVATIONS & ARE NOT TO BE USED IN LIEU OF PLOT PLANS.

3. ELEVATION ARE 45XX.XX UNLESS OTHERWISE NOTED.

4. IT IS ANTICIPATED THAT SINGLE FAMILY HOMES WITH BASEMENTS WILL REQUIRE INDIVIDUAL UNDERDRAINS, REFER TO THE GEOTECH REPORT FOR MORE INFORMATION.

N

0 12.5' 25' 50'
1 inch = 50 ft.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

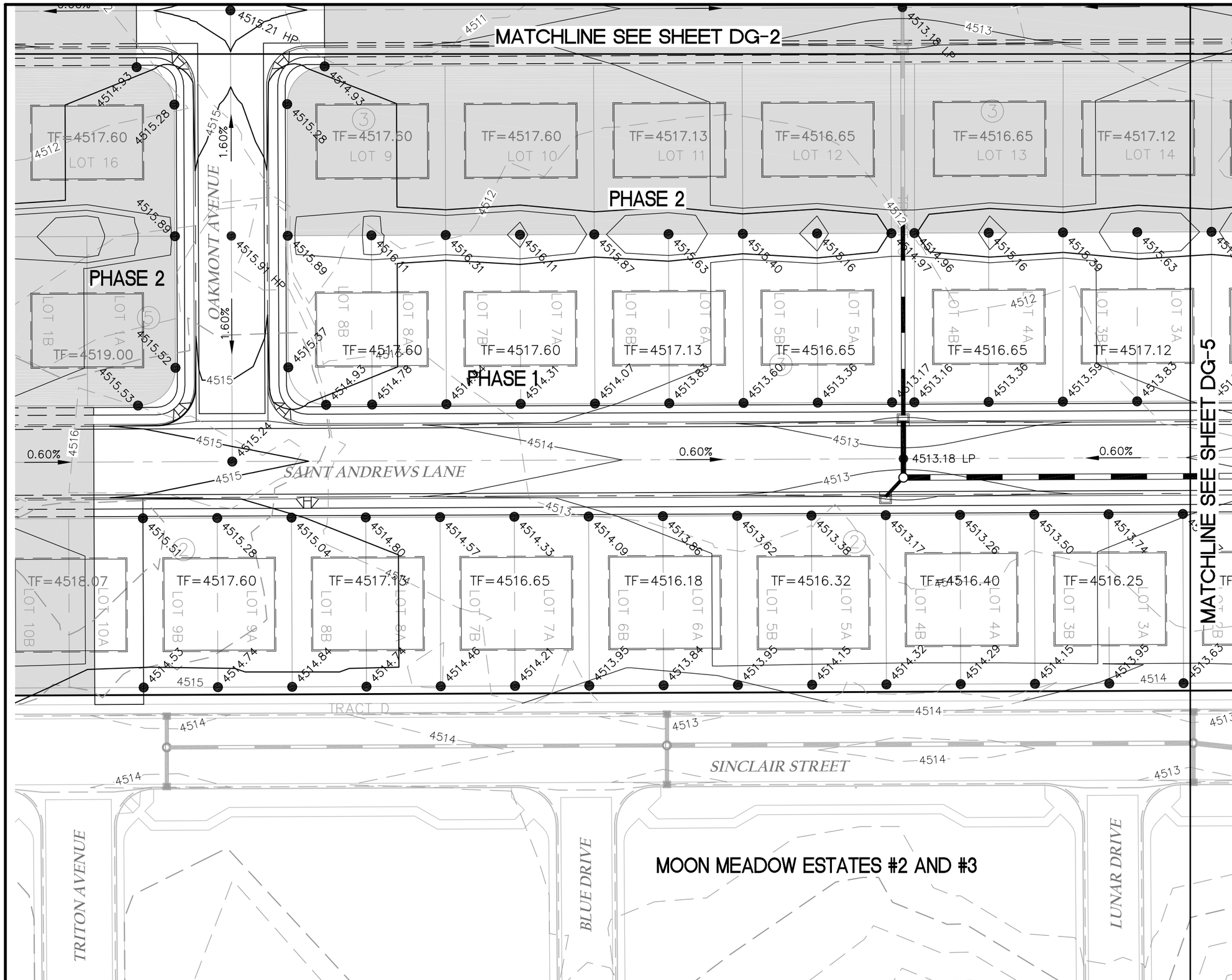
DETAILED GRADING PLANS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE: 05/18/2011
JOB NO: 2011-001
DRAWN BY: JDP
APPROVED BY: JCB

DETAILED GRADING PLANS

DG-3



LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- BLOCK #
- PHASE 2
- FUTURE STORM PIPE
- FUTURE STORM DRAIN MANHOLE
- FUTURE STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM INLET
- 12.81 SPOT ELEVATION

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL CONTACT THE ENGINEER.
2. FINISHED GRADING PLANS ARE TO ESTABLISH FOUNDATION ELEVATIONS & ARE NOT TO BE USED IN LIEU OF PLOT PLANS.
3. ELEVATION ARE 45XX.XX UNLESS OTHERWISE NOTED.
4. IT IS ANTICIPATED THAT SINGLE FAMILY HOMES WITH BASEMENTS WILL REQUIRE INDIVIDUAL UNDERDRAINS, REFER TO THE GEOTECH REPORT FOR MORE INFORMATION.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

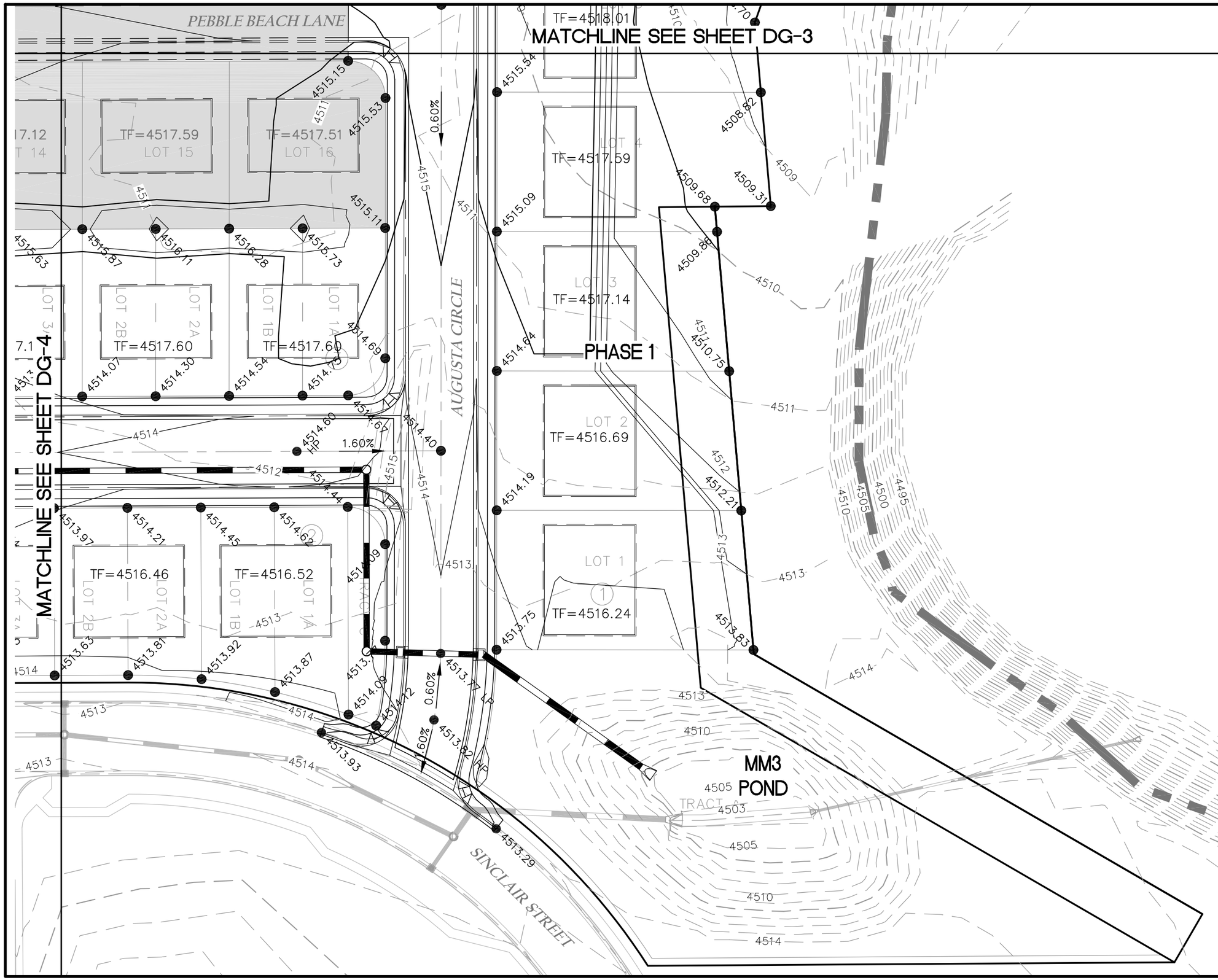
DETAILED GRADING PLANS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE:	05/18/2011
JOB NO:	2011-001
DRAWN BY:	JDP
APPROVED BY:	JCB

DETAILED GRADING PLANS

DG-4



LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- BLOCK #
- PHASE 2
- FUTURE STORM PIPE
- FUTURE STORM DRAIN MANHOLE
- FUTURE STORM INLET
- EXISTING STORM PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM INLET
- 12.81 SPOT ELEVATION

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL CONTACT THE ENGINEER.

2. FINISHED GRADING PLANS ARE TO ESTABLISH FOUNDATION ELEVATIONS & ARE NOT TO BE USED IN LIEU OF PLOT PLANS.

3. ELEVATION ARE 45XX.XX UNLESS OTHERWISE NOTED.

4. IT IS ANTICIPATED THAT SINGLE FAMILY HOMES WITH BASEMENTS WILL REQUIRE INDIVIDUAL UNDERDRAINS, REFER TO THE GEOTECH REPORT FOR MORE INFORMATION.

N

0 12.5' 25' 50'
1 inch = 50 ft.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

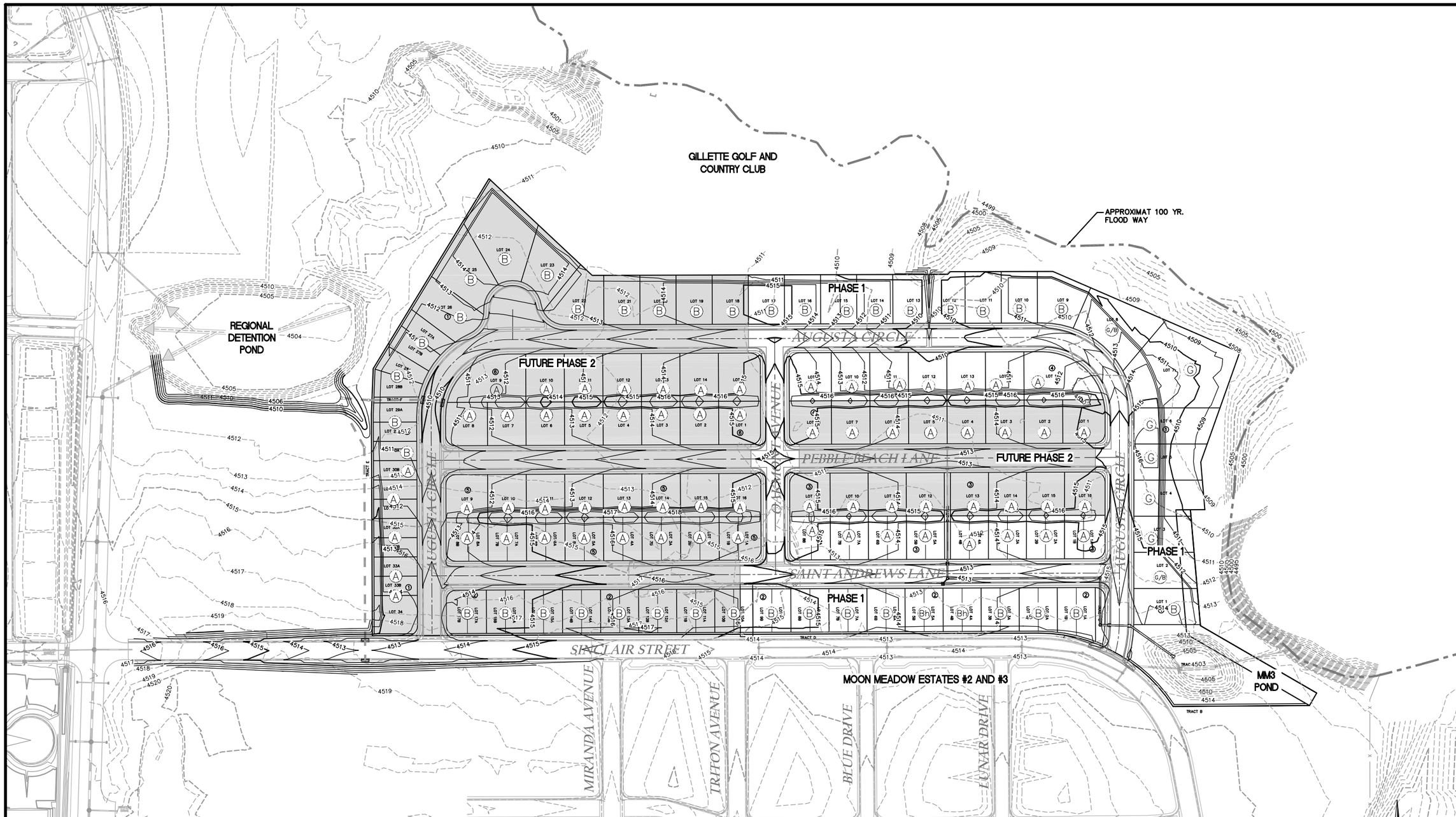
DETAILED GRADING PLANS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE:	05/18/2011
JOB NO:	2011-001
DRAWN BY:	JDP
APPROVED BY:	JCB

DETAILED GRADING PLANS

DG-5



LEGEND

- EXISTING 1' CONTOUR
- 4920 EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- 4920 PROPOSED 5' CONTOUR
- PROPERTY BOUNDARY
- FLOOD WAY BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLARED END SECTION
- (A)(B) LOT GRADING DESIGNATION
- (2) BLOCK #
- PHASE 2

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS AS SHOWN ON THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL CONTACT THE ENGINEER.

0 25' 50' 100'
1 inch = 100 ft.

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

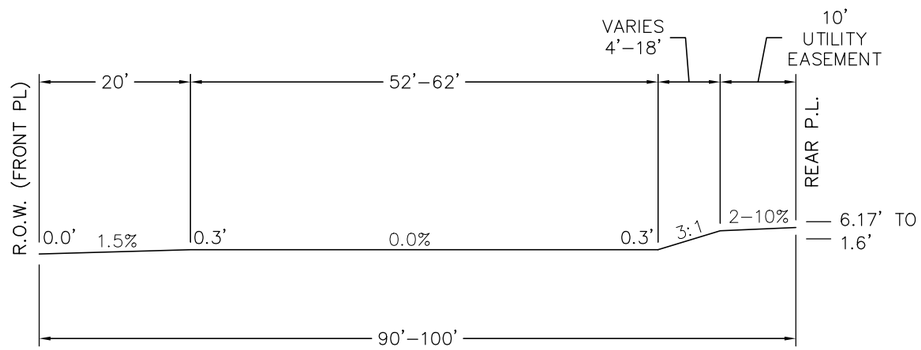
OVERLOT GRADING PLAN

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

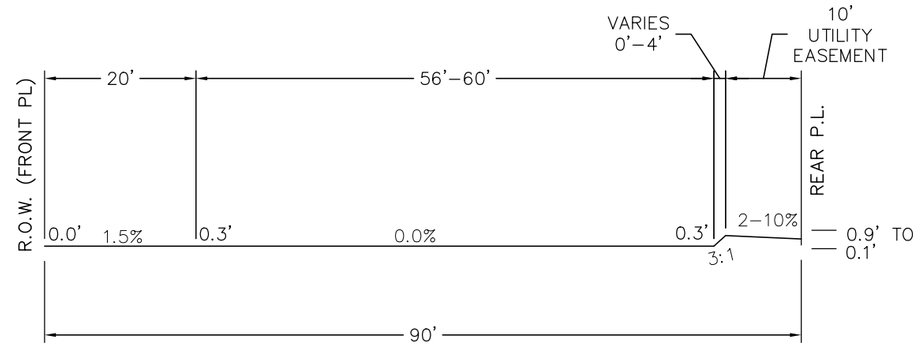
DATE:	05/18/2011
JOB NO:	2011-001
DRAWN BY:	JDP
APPROVED BY:	JCB

OVERLOT GRADING PLAN

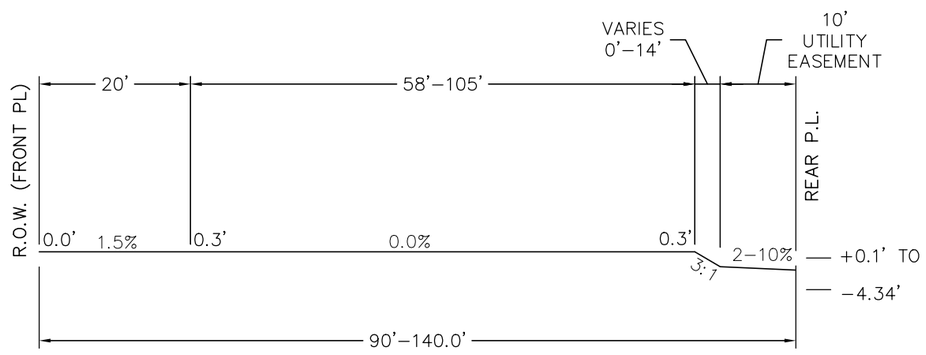
OG-1



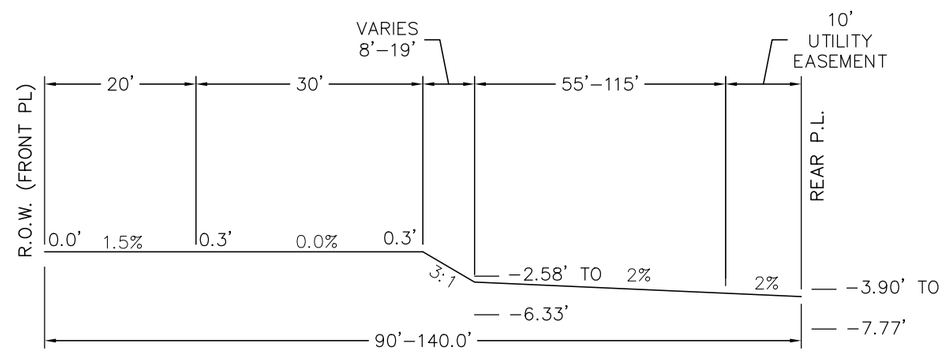
'A' LOT GRADING TEMPLATE



'Bh' LOT GRADING TEMPLATE (HIGHER REAR)



'B' LOT GRADING TEMPLATE (LOWER REAR)



'G' LOT GRADING TEMPLATE (GARDEN LEVEL)

REV. #	REVISION DESCRIPTION	DATE	BY

TENTH HOLE ESTATES FILING 1

OVERLOT GRADING DETAILS

BECKNER CONSULTING SERVICES LLC
2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035

DATE: 05/18/2011
JOB NO: 2011-001
DRAWN BY: JDP
APPROVED BY: JCB

OVERLOT GRADING DETAILS

OG-2