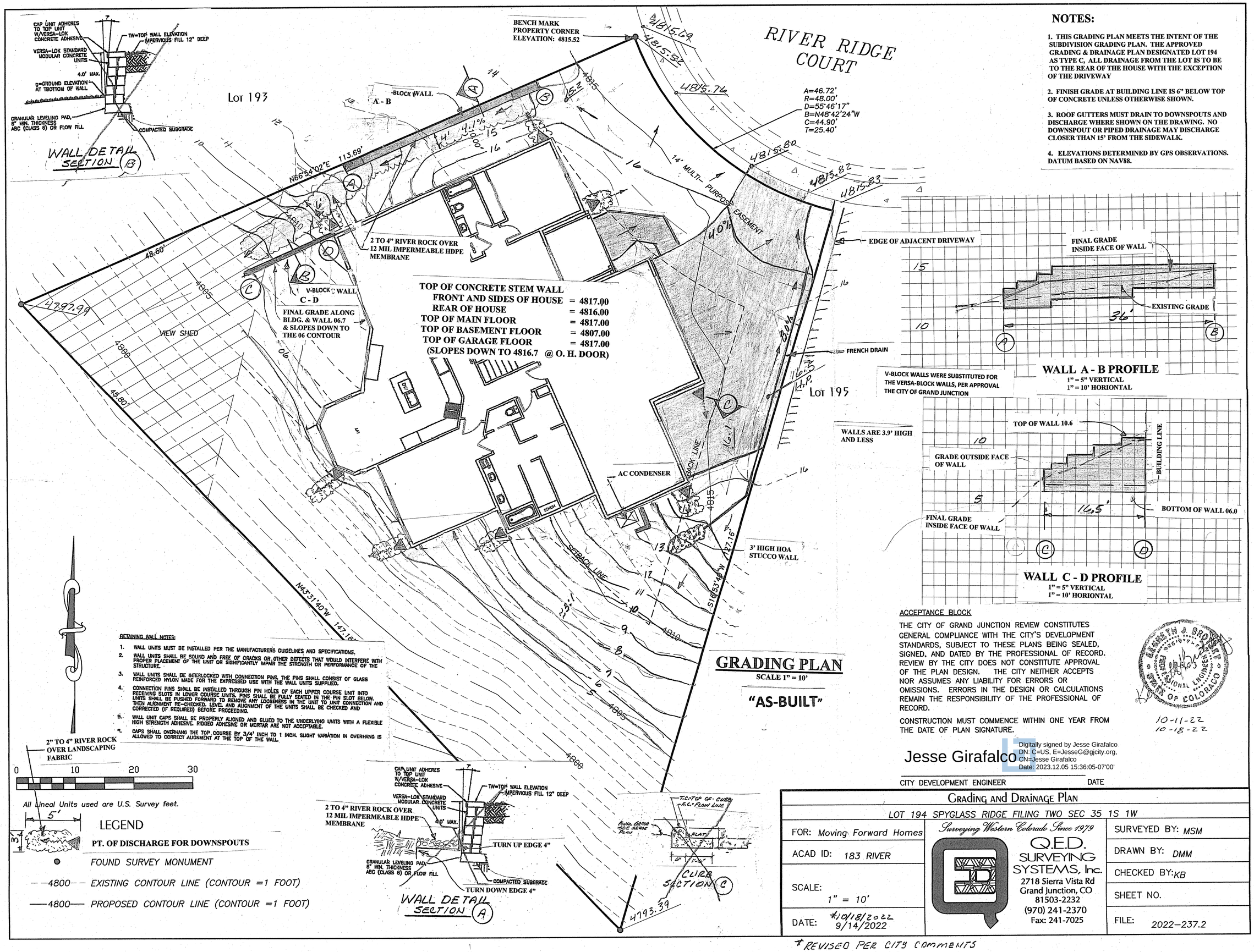

NOTES:

1. THIS GRADING PLAN MEETS THE INTENT OF THE SUBDIVISION GRADING PLAN. THE APPROVED GRADING & DRAINAGE PLAN DESIGNATED LOT 194 AS TYPE C, ALL DRAINAGE FROM THE LOT IS TO BE TO THE REAR OF THE HOUSE WITH THE EXCEPTION OF THE DRIVEWAY

2. FINISH GRADE AT BUILDING LINE IS 6" BELOW TOP OF CONCRETE UNLESS OTHERWISE SHOWN.

3. ROOF GUTTERS MUST DRAIN TO DOWNSPOUTS AND DISCHARGE WHERE SHOWN ON THE DRAWING. NO DOWNSPOUT OR PIPED DRAINAGE MAY DISCHARGE CLOSER THAN 15' FROM THE SIDEWALK.

4. ELEVATIONS DETERMINED BY GPS OBSERVATIONS. DATUM BASED ON NAV88.

GRADING PLAN

SCALE 1" = 10'

"AS-BUILT"

RETAINING WALL NOTES:

1. WALL UNITS MUST BE INSTALLED PER THE MANUFACTURERS GUIDELINES AND SPECIFICATIONS.
2. WALL UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH PROPER PLACEMENT OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERFORMANCE OF THE STRUCTURE.
3. WALL UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE WALL UNITS SUPPLIED.
4. CONNECTION PINS SHALL BE INSTALLED THROUGH PIN HOLES OF EACH UPPER COURSE UNIT INTO RECEIVING SLOTS IN LOWER COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT TO UNIT CONNECTION AND THEN ALIGNMENT RE-CHECKED. LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED (IF REQUIRED) BEFORE PROCEEDING.
5. WALL UNIT CAPS SHALL BE PROPERLY ALIGNED AND GLUED TO THE UNDERLYING UNITS WITH A FLEXIBLE HIGH STRENGTH ADHESIVE. RIDGED ADHESIVE OR MORTAR ARE NOT ACCEPTABLE.
6. CAPS SHALL OVERHANG THE TOP COURSE BY 3/4" INCH TO 1 INCH. SLIGHT VARIATION IN OVERHANG IS ALLOWED TO CORRECT ALIGNMENT AT THE TOP OF THE WALL.

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

10-11-22
10-18-22

Jesse Girafalco

Digitally signed by Jesse Girafalco
DN: C=US, E=JesseG@gjcity.org, CN=Jesse Girafalco
Date: 2023.12.05 15:36:05-07'00'

CITY DEVELOPMENT ENGINEER DATE

Grading and Drainage Plan		
LOT 194 SPYGLASS RIDGE FILING TWO SEC 35 1S 1W		
FOR: Moving Forward Homes	Surveying Western Colorado Since 1979	SURVEYED BY: MSM
ACAD ID: 183 RIVER	Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	DRAWN BY: DMM
SCALE: 1" = 10'		CHECKED BY: KB
DATE: *10/18/2022 9/14/2022		SHEET NO.
		FILE: 2022-237.2

*REVISED PER CITY COMMENTS