

GRADING PLAN LEGEND:

PROPERTY BOUNDARY	---
HIGHWATER MARK	---
FEMA FLOODWAY	---
EDGE OF WATER	---
WATER BODY SETBACK	---
PROPOSED STORM SEWER W/ FLARED END SECTION	---
PROPOSED STORM INLET (CURB & AREA)	---
PROPOSED STORM MANHOLE & CLEANOUT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED SWALE	---
FLOOD HAZARD LIMITS	---
SPOT ELEVATION	---
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	---
FLOW CONVEYANCE DIRECTION	---

ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.

*THE IMPROVEMENTS SHOWN WITHIN THE SKI TIME SQUARE DRIVE RIGHT-OF-WAY REFLECT THE PROPOSED WORK DESCRIBED IN THE SKI TIME SQUARE DRIVE TURNAROUND & COMPLETE STREET IMPROVEMENTS (BY OTHERS). FINAL CONDITIONS MAY DIFFER AND ARE SUBJECT TO CHANGE.

NOTES:

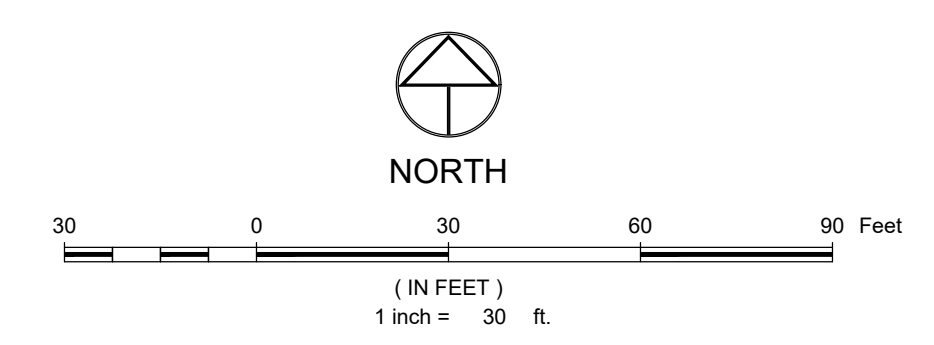
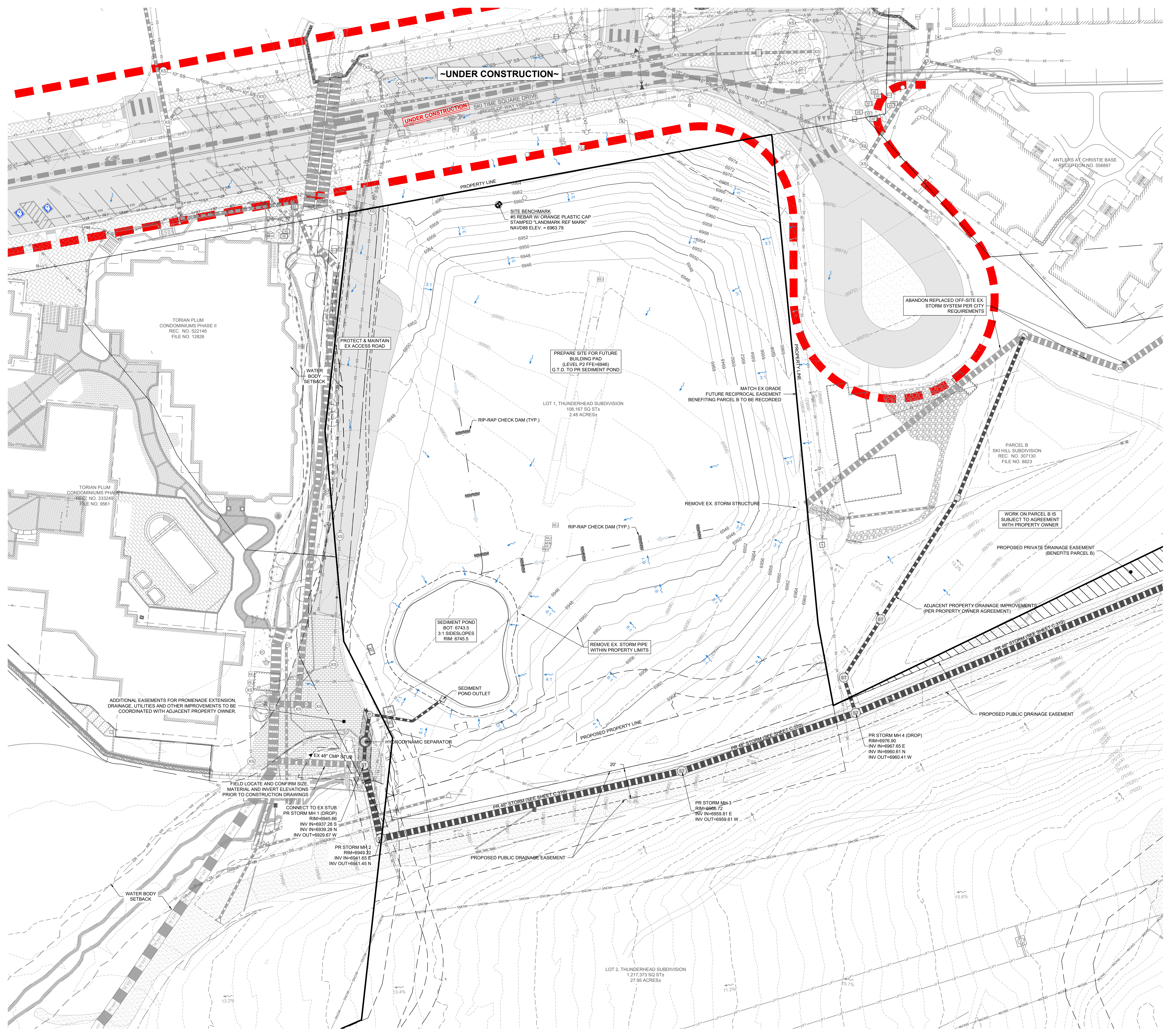
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- PROJECT BENCHMARK: RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

REVIEW SET
 NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	7/24/2024	ERT	Response and Plan Updates

PROJECT:	2023-003
DATE:	3-15-24
CONTACT:	Erk Gasperstrof
EMAIL:	erk@gasperstrof.com



GRADING PLAN LEGEND:

PROPERTY BOUNDARY	---
HIGHWATER MARK	----
FEMA FLOODWAY	----
EDGE OF WATER	----
WATER BODY SETBACK	----
PROPOSED STORM SEWER W/ FLARED END SECTION	----
PROPOSED STORM INLET (CURB & AREA)	----
PROPOSED STORM MANHOLE & CLEANOUT	○
EXISTING MAJOR CONTOUR	----- (8805)
PROPOSED MAJOR CONTOUR	----- 8805
PROPOSED MINOR CONTOUR	-----
PROPOSED SWALE	-----
FLOOD HAZARD LIMITS	----- (6750.50)
SPOT ELEVATION	↖ 6750.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	↖ 2.0%
FLOW CONVEYANCE DIRECTION	↔

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REVIEW SET
 NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	7/24/2024	Grp	IRT Responses and Plan Updates

PROJECT:	2833-003
DATE:	3-15-24
CONTACT:	Erk Gasparrino
EMAIL:	erkg@landmark-co.com

Preliminary Plat - Thunderhead Beach
COMPLETED CONDITIONS EXHIBIT
GRADING PLAN

