



Economic & Community Development Department
 101 W. 8th Street
 Glenwood Springs, CO 81601
 (970) 384-6411

Complete Plan Set: Grading Plan

The Grading Plan must include the information listed below to be considered complete. During the Pre-application Meeting, City Staff may request additional items.

| General Plan Items (to be included on all sheets) | | | | |
|--|-----|---|------------|-----|
| Applicant | | | City Staff | |
| Yes | N/A | | Yes | N/A |
| | | <u>Formatting Requirements:</u> | | |
| | | All drawings shall be submitted in both hard copy and electronic (PDF) formats. | | |
| | | Sheet sizes shall be a minimum of 11" x 17" and a maximum of 24" x 36" with a ½" border in landscape orientation. | | |
| | | Symbols and line types shall comply with industry drafting standards and shall graphically distinguish between existing and proposed items. | | |
| | | Text shall be no less than 0.1 inch in height. | | |
| | | Property boundary lines of the subject property shall be depicted with a bold "phantom" linetype. | | |
| | | Utilize match lines to connect information from drawings. | | |
| | | <u>General Information to be included on all civil sheets:</u> | | |
| | | Name of subdivision or address; section, township, range; city, county and state. | | |
| | | Page number (i.e. 1 of x, 2 of x, etc.) | | |
| | | Title block. | | |
| | | North arrow and indication of standardized scale, both fractional and bar (i.e. 1" = 20' or 1" = 40') | | |
| | | Date of preparation. | | |
| | | Contact information for professional preparing plans including email address. | | |
| | | Name, address, email, and telephone number of owner and applicant. | | |

| Grading Plan | | | | |
|---------------------|-----|--|------------|-----|
| Applicant | | | City Staff | |
| Yes | N/A | | Yes | N/A |
| | | Depict existing and proposed contours. | | |
| | | Include limits of disturbance. | | |
| | | Provide flow directions with arrows. | | |
| | | Include cut and fill slopes. Cut and fill slopes shall not exceed 2:1 unless otherwise specified by the geotechnical report. | | |
| | | Depict top and bottom of wall information for all retaining walls. | | |
| | | Provide finished floor elevations. | | |
| | | Provide and label all drainage easements for public storm drainage facilities located on private property. | | |

