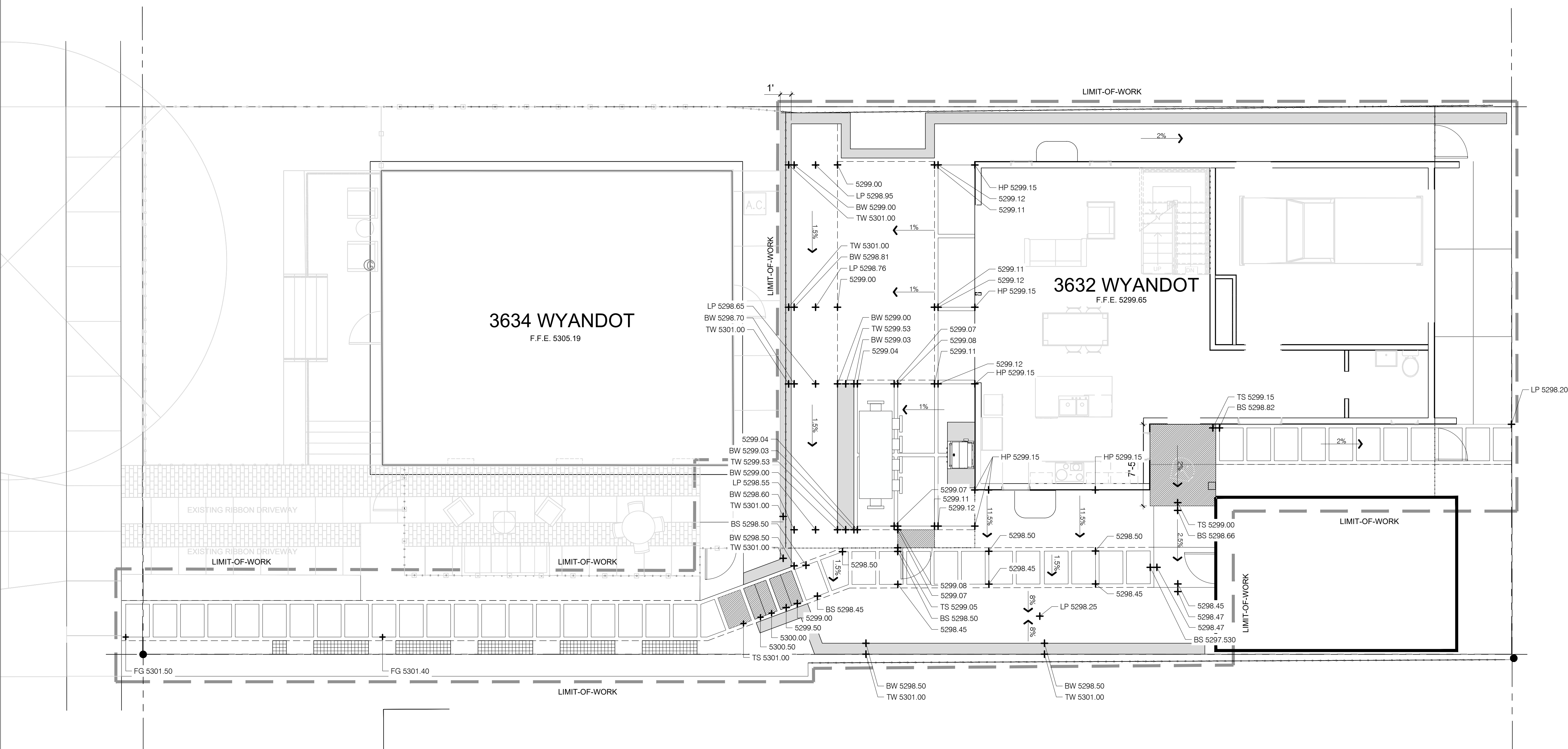


**RANK RESIDENCE**

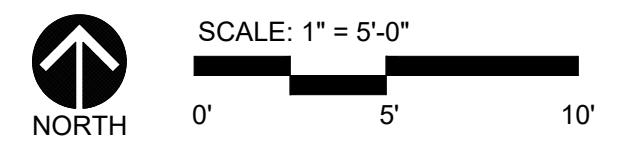
**TANDEM HOUSE**

3632 WYANDOT ST  
DENVER, CO 80211

PUBLIC ALLEY



**1 LANDSCAPE GRADING PLAN**  
SCALE: 1"=5'-0"



**GRADING NOTES**

1. EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL GRADE AND WORK LINES. HAVE OWNERS REPRESENTATIVE REVIEW GRADE STAKES PRIOR TO FINAL GRADING.
2. ALL PROPOSED GRADES SHALL MEET AND BLEND WITH EXISTING GRADES AT PROJECT LIMITS AND AT CURBS SIDEWALKS AND ROADWAYS. EXISTING ELEVATIONS INDICATED ON PLANS SHALL BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
3. EROSION CONTROL- SEE CIVIL ENGINEERING DRAWINGS FOR CONTRACTOR RESPONSIBILITIES, MEANS, AND METHODS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR 'ROUNDING OFF' ALL SHARP RIDGES EXISTING ON SITE WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS. ROUND TOPS AND TOES OF SLOPE TO PROVIDE SMOOTH TRANSITION TO EXISTING GRADE. BERMS AND LANDFORMS WILL BE SMOOTH AND ROUNDED VERTICAL CURVES WITH NO SHARP TRANSITION IN GRADE, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT BECOMES EVIDENT THAT UNFORSEEN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. ALL LANDSCAPE GRADES ARE BASED UPON ELEVATIONS SHOWN ON THE CIVIL ENGINEER DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL GRADING OPERATIONS.
8. MAINTAIN POSITIVE DRAINAGE, UNLESS SPECIFICALLY DESIGNED FOR PONDING, AT ALL TIMES. MINIMUM 2% SLOPE IN PLANTED AREAS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR DRAINAGE STRUCTURE LOCATIONS AND DETAILS.
9. ALL WALKS SHALL HAVE A MINIMUM 1.25% CROSS SLOPE TO ENSURE POSITIVE DRAINAGE OFF OF TRAVELED SURFACE.
10. HOLD FINISH GRADES OF SHRUB AND GROUND COVER AREAS 1" BELOW THE TOP OF ADJACENT PAVEMENTS OR CURBS, UNLESS OTHERWISE NOTED.
11. MAXIMUM SLOPES ON WALKS SHALL NOT EXCEED 4.8% IN THE DIRECTION OF TRAVEL, WITHOUT A HANDRAIL.
12. SUBSURFACE DRAINAGE LINES SHALL BE PLACED WITH A MINIMUM OF 12" COVER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERT ELEVATIONS AT ALL DRAINS AND PIPE DEPTHS TO ENSURE POSITIVE DRAINAGE AT THE SLOPE INDICATED TO THE OUTLET SHOWN ON THE PLANS.
13. MAXIMUM SLOPE IN LANDSCAPE PLANTING AREAS IS 3:1. MAX SLOPE IN TURF/SOD AREAS IS 4:1.
14. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO SITE.
15. MAXIMUM CROSS SLOPE ON WALKWAYS ARE DESIGNED AND DRAWN AT A MAXIMUM 1.8% SLOPE IN ORDER TO ENSURE THE FINISHED CROSS SLOPE IS LESS THAN 2% PER ADA GUIDELINES. NO CROSS SLOPES ON PAVED SURFACES ARE TO BE GREATER THAN 2%.

GRADING LEGEND

- TW TOP-OF-WALL
- BW BOTTOM-OF-WALL
- TS TOP-OF-STAIR
- BS BOTTOM-OF-STAIR
- LP LOW POINT
- HP HIGH POINT
- FG FINISH GRADE

REV	DESCRIPTION	DATE
1	DD SET	03/2018

**GRADING PLAN**

Project number	16-1001
Date	March, 2018
Drawn by	ANR
Checked by	SAR

**LG-101**

Scale 1" = 5'-0"