



## COMMUNITY & DEVELOPMENT SERVICES

215 Comanche Street/P.O. Box 7 ~ Kiowa, CO 80117

303.621.3136

### Grading detail on SIP/Exhibit

The grading and drainage plan shall be prepared at the same scale as the landscape plan, if applicable, and any other plan that might be included.

The grading and drainage details shall be include the following:

1. Label proposed and existing buildings, structures, fences, walls, walks, trails, parking and loading areas, and streets. Proposed retaining walls shall be no greater than four (4') feet in height, unless necessary due to site specific constraints. Walls in excess of four (4') feet in height, as measured from the bottom of the foundation, require a structural design and building permit. If multiple parallel retaining walls are proposed, a minimum five (5') feet wide horizontal separation should be required between the faces of adjacent walls. Design this separation to accommodate plants that will screen and buffer the vertical planes of the walls.
2. Retaining walls in excess of thirty (30") inches in height (as measured from the lowest ground surface adjacent to the wall) used in conjunction with detention areas or ponds, or located adjacent to a pedestrian access or walking surface, shall require permanent barriers, consistent with building code height requirements, for the purpose of protecting the public from potential hazards.
3. Show existing contour lines as dashed lines (screening acceptable), and proposed contour lines as solid lines. The contour interval shall be no more than two (2') feet unless otherwise approved by the staff planner.
  - a. Distinguish existing grades greater than a 4:1 slope (25 percent).
  - b. Proposed grades shall be no steeper than a 3:1 slope (33.3 percent).
4. Label low and high points.
5. Show flow direction arrows.
6. Show and label the required drainage easements with detention, water quality facilities, and storm sewer infrastructure.
7. Label the top of wall and bottom of wall elevations at twenty (20') foot intervals along all retaining walls.