



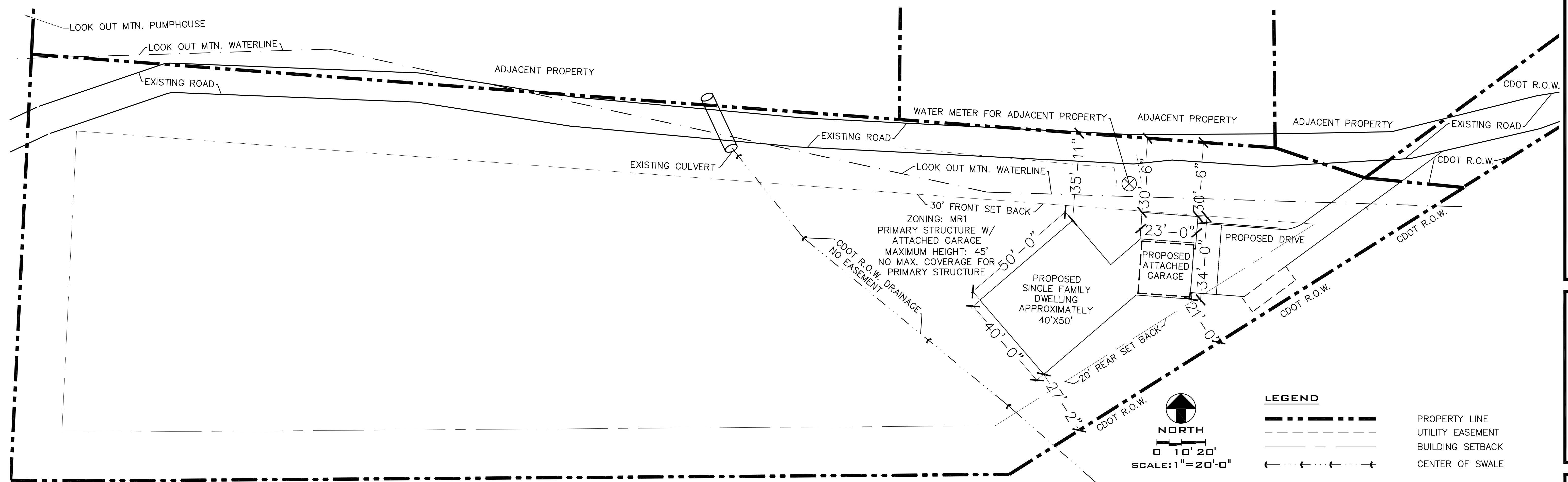
SINGLE FAMILY HOME
EVERGREEN PKWY: PARCEL 41-164-02-010
EVERGREEN, JEFFERSON COUNTY COLORADO

ROJ. NO. 220120
RAWN: SEW
CHECKED: MJF
ADD FILE:
DATE: 1/31/2022
REVISIONS:

FOR REVIEW ONLY
NOT FOR PERMIT
SHEET TITLE:
CONCEPTUAL
SITE PLAN

SCALE: AS NOTED
SHEET NUMBER:

A1.0





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SHEET TITLE:
CONCEPTUAL
GRADING PLAN

SCALE: AS NOTED
SHEET NUMBER:

A1.1

SITE GRADING, DRAINAGE AND MOISTURE CONTROL NOTES

1. ALL ONSITE GRADING, STORM-WATER DRAINAGE, SOIL MOISTURE & EXPANSION CONTROL MUST BE MUST COMPLY WITH STANDARDS AND GUIDELINES FROM THE ICC, HUD AND THE EPA AS WELL AS THE GEOTECHICAL SOILS REPORT FOR THIS PROJECT IN THE FOLLOWING MANNER.
2. FINISH GRADING AND FOUNDATION WALLS MUST COMPLY WITH ICC STANDARDS SPECIFICALLY, IRC R404.1.6 AND REQUIREMENTS FOR CLADDING AND WALL WEEP MECHANISMS, IBC CHAPTERS 14 AND 25. THE TOP OF CONCRETE OR MASONRY FOUNDATION WALLS MUST BE NOT LESS THAN 6" ABOVE FINISHED GRADE OF GROUND, EARTH OR SOIL AND 3" ABOVE IMPERVIOUS PAVING KEEPING CLADDING AND WEEP MECHANISMS NOT LESS THAN 5" ABOVE SAME FINISHED GRADE OF SOIL AND 2" ABOVE IMPERVIOUS PAVING. KEEP ANY EFIS 6" MIN. ABOVE EARTH OR SOIL.
3. ALL SURFACE DRAINAGE SHALL COMPLY WITH ICC STANDARDS SPECIFICALLY, IRC R401.3 & IBC 1804.3. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE OF GROUND, EARTH OR SOIL SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 5 FEET. THE GEOTECH REPORT MAY REQUIRE MORE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN THE FIRST 10 FEET, DRAINS, PANS OR GUTTERS SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. THEY SHALL BE AT LEAST 5 FEET AWAY FROM THE FOUNDATION WHERE FEASIBLE AND DRAIN AT NOT LESS THAN 2% IF SOIL AND 0.5% IF AN IMPERVIOUS PAVING OR DRAINAGE MATERIAL.
4. OUTSIDE THE 5' BUILDING PERIMETER ZONE SITE DRAINAGE SHALL COMPLY WITH GUIDELINES FROM HUD 4145.1 (1990) AND EPA MOISTURE CONTROL GUIDANCE DIAGRAM (2015). ALL GRADE OF GROUND, EARTH OR SOIL SHALL BE SLOPED TO DRAIN NOT LESS THAN 2 PERCENT TOWARD OUTFLOW. ANY ON SITE IMPERVIOUS SURFACE SHALL BE SLOPED TO DRAIN NOT LESS THAN 0.5 PERCENT MINIMUM TOWARD OUTFLOW. ANY PAVED WALKING OR DRIVING SURFACE MUST DRAIN AT MIN. OF 1% TO HELP PREVENT SLIPPERY SURFACES LIKE ALGAE OR ICE. WALKING SURFACES MAY NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2 PERCENT IN CROSS SLOPE.
5. ALL SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. IN RURAL LOCATIONS WHERE THERE IS NO STORM SEWER CONVEYANCE AJACENT TO THE SITE, STORM WATER MUST EXIT THE SITE IN AN EXISTING DRAINAGE PATTERN.
6. PER THE GEOTECHNICAL ENGINEERING REPORT FOR THIS SITE NO GROUNDWATER WAS ENCOUNTERED DURING SOIL BORINGS AT A DEPTH OF LESS THAN XX FEET.

