Minimum Side Yard Grading
Deviation Will Require A Plot Plan With Grading
Including Adjacent Property Drainage Pattern

A Min. of 1" clearance is required below the fence line from the adjoining property and 4" Min. depth to the bottom of the swale.

Grade
13% / 8:1 Minimum
33% / 3:1 Maximum

During Construction Perimeter Control Is Required. Recommend 6" Straw Waddle Buried 2" Below Shared Lot Line.

Minimum side yard grading when adjacent property is higher than development site

A Min. of 1" clearance is required below the fence line from the adjoining property and 4" min. depth to the bottom of the swale.

Grade
13% / 8:1 Minimum
33% / 3:1 Maximum

Minimum side yard grading when adjacent property is lower than development site

A Min. of 1" clearance is required below the fence line from the adjoining property and 4" Min. depth to the bottom of the swale.

During Construction Perimeter Control Is Required. Recommend 6" Straw Waddle Buried 2" Below Shared Lot Line.

DATE: 9/09

CITY & COUNTY OF DENVER
Sideyard Drainage