GRADING PLAN LEGEND

ZONE LOT LINE	
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	
EXISTING SEWER LINE	SS
EXISTING SEWER MANHOLE	SS
EXISTING STORM LINE	
EXISTING STORM MANHOLE	ST
EXISTING STORM INLET	
EXISTING FIBER LINE	FO
EXISTING GAS LINE	G
EXISTING ELECTRIC LINE	E
EXISTING MINOR CONTOUR	5281
EXISTING MAJOR CONTOUR	5280
PROPOSED FIRE HYDRANT	
PROPOSED STORM LINE	
PROPOSED STORM MANHOLE	ST
PROPOSED STORM INLET	
PROPOSED MINOR CONTOUR	5281
PROPOSED MAJOR CONTOUR	5280
PROPOSED SPOT ELEVATION	×5887.19
PROPOSED SLOPE	0.5%
PROPOSED CONCRETE SIDEWALK	
PROPOSED ASPHALT ROAD	
EXISTING 100 YEAR FLOODPLAIN	

CITY AND COUNTY OF DENVER
CITY OF LAKEWOOD

ZONING:
URBAN CENTER
MIXED USE
C-MX-8

PART OF LOT 1, BLOCK 1,
RUNYAN'S SUBDIVISION FILING NO.2
& UNPLATTED LAND
(DEED - REC. NO. 20150547277)
OWNER: ULC CLT, LLC

ADJACENT
BUILDING

UNPLATTED
(DEED - REC. NO. 2018078330)
OWNER: 5315 W 10TH AVE, LLC

ZONING:
MIXED USE -CORE-TRANSIT
M-C-T

ADJACENT
BUILDING

ADJACENT
BUILDING

EXISTING
CURB CHASE

8.0' EXISTING
SIDEWALK

EXISTING RETAINING WALL TO BE
RECONSTRUCTED TO ACCOMMODATE
ROADWAY AND SIDEWALK
IMPROVEMENTS

D=EX. ELEV 5343.01

D=EX. ELEV 5360.41

50.5' PL to FL

36.4' FL to FL

BURIED RIPRAP
APRON

STOUTLET-BO1

WEST 11TH AVENUE
73' PROP. ROW

25.0' FL to FL

25.0%

4:1 MAX ON
THIS SLOPE

CONCRETE
RETAINING WALL
MAX HEIGHT 8'

50.00' WATER
EASEMENT
RECEPTION
NUMBER

30.00' WATER
EASEMENT
RECEPTION
NUMBER

TRANSFORMER

PP Pipe
(TYP.)

2" WATER
METER VAULT

4" STORM MANHOLE
(TYP.)

PARKING ENTRANCE
ACCESS FROM W. 10TH AVE.

5'X5' WATER
EASEMENT
RECEPTION
NUMBER

PROP. CURB CUT
PER CCD STD DWG 6.0.

CONCRETE
HEADWALL

4.0%
(TYP.)

ROW TIER III
ENCROACHMENT
AREA
(2025-ENCROACHMENT-0000019)

5346.05 Finished FoW

5351.42
Finished BoW

MODIFIED TYPE C
OUTLET (DETENTION AND WATER
QUALITY RAIN GARDEN
RGA

SECONDARY
CONNECTION
CABINET

FIRE
HYDRANT

MAIN ENTRY

FDC

WEST 10TH AVENUE
PRIMARY STREET
57' PROP. ROW

PROPOSED CURB
PER CCD STD DWG 5.2.

ZONING:
OPEN SPACE - RECREATION
OS-B

73.0' PROP. ROW

BUILDING FFE:
5334.68

100 YEAR FLOODPLAIN PER
FEMA MAP 0800460181G
WSEL 5322
(2025-SUDP-___)

26.0' FL to EOP

1.5%
(TYP.)

8' CONCRETE SIDEWALK
PER CCD STD. DWG 5.0

BUILDING FFE:
5360.10

TRASH ROOM

5' SIDEWALK
PER CCD STD. DWG 5.0

4.0%
(TYP.)

ZONING:
MIXED USE -CORE-TRANSIT
M-C-T

CONNECTION TO INTERCEPTOR
PER MWR STD 33 05 02.11
(TYP.)

TBC 5333.83

TO BLD
(TYP)

8" TWO-WAY
CLEANOUT

UNPLATTED
(APN - 0401100003000)
OWNER: PUBLIC SERVICE COMPANY

BUILDING FFE:
5357.60

AMENITY COURTYARD
HARDSCAPE DESIGN IN INTERIOR
COUTYARD IS ILLUSTRATIVE
FINAL DESIGN MAY VARY
(SEE LANDSCAPE)

1" NYLOPLAST
CATCH BASIN
(TYP.)

BUILDING FFE:
5361.60

33.6' FL to EOP

57.0' PROP. ROW

1.5%
(TYP.)

PROPOSED CURB
PER CCD STD DWG 5.2.

CONCRETE
RETAINING WALL
MAX HEIGHT 8'

CITY AND COUNTY OF DENVER
CITY OF LAKEWOOD

ZONING:
MIXED USE - RESIDENTIAL-TRANSIT
M-R-T

UNPLATTED
(DEED - REC. NO. 2020028135)
OWNER: GROUP CISNE, LLC

ADJACENT
BUILDING

CITY AND COUNTY OF DENVER
CITY OF LAKEWOOD

ROW TIER III
ENCROACHMENT
AREA
(2025-ENCROACHMENT-0000019)

15' ROW DEDICATION
RECEPTION NUMBER

B= EX. ELEV 5342.84

5344.67 Finished FoW

5351.23 Finished BoW

E= EX. ELEV 5361.20 FoW

5361.31 BoW

SECTION AA
(THIS SHEET)

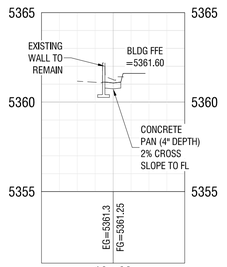
A= EX. ELEV 5362.32

7' ROW DEDICATION

EXISTING FIRE
HYDRANT

CITY AND COUNTY OF DENVER
CITY OF LAKEWOOD

SECTION AA PROFILE
PV - (1)
Vertical Exaggeration = 5X



NOTES

1. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
4. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
5. EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
6. ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.
7. RIGHT-OF-WAY IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR FINAL DESIGN, SEE 2025-TRAN-0000102.

BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK #100B - 2" DIAMETER BRASS CAP, ILLEGIBLY STAMPED, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHERIDAN BOULEVARD AND 10TH AVENUE, IN THE TOP OF THE CURB EAST OF THE NORTHERLY PC. ELEVATION: 5358.81 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

N

0 20' 40'

SCALE: 1" = 20'

CITY AND COUNTY OF DENVER
Department of Transportation and Infrastructure (DOTI)
Development Engineering Services

DES PROJECT NO.
2025-TRAN-0000102-2023PM0000144

PROJECT NAME: CREEKSIDE FLATS

DESIGNED BY:	TS	DATE: 09/23/25	DATE ISSUED: 09/23/25	DRAWING NO.	
DRANW BY :	CS	DATE: 09/23/25			
CHECKED BY :	TS	DATE: 09/23/25	SHEET 1 OF 5 SHEETS		C4.0

shop works architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

CREEKSIDE FLATS

5375 W. 10TH AVE
DENVER, CO 80214

REV:

1	03-24-25	Pre Submittal
	06-16-25	1st Submittal
	09-02-25	2nd Submittal

DRAWN: CS
REVIEWED: TS

DATE: 09/23/25
100% CDS
PROJECT #: 22038
FILE: 22038_Grading Plan
SHEET TITLE:

OVERALL GRADING PLAN

SCALE: REF PLAN

NO. C4.0

File path: C:\Users\ted\DC\ACCDocs\Shopworks Architecture\22038_Creekside Flats (Jody 2)\Project Files\Civil\Sheets\Planning\22038_Grading Plan.dwg