

LOT GRADING REQUIREMENTS

Lot grading objectives are to:

- Provide suitable access from abutting street to the dwelling and any accessory buildings;
- Provide immediate diversion of water away from buildings and off the site;
- Avoid concentrating runoff onto neighboring properties where erosion or other damage may be caused;
- Provide usable outdoor space for occupants; and
- Minimize erosion.

All construction plans for subdivision final plats shall be accompanied by a master grading plan, meeting the above objectives.

Master Grading Plan (Prepared by Developer's Licensed Professional Engineer)

- Submit with final plat related construction plans and comply with the subdivision drainage report;
- Illustrate flow paths and contours for the subdivision to ensure positive drainage;
- Label for each lot one of the grading types as shown in Exhibit 1;
- Label finished floor elevations and note when an elevation certificate is required due to floodplain or sewer issues;
- Cross rear lot drainage shall be limited to no more than one adjacent property on master grading plans. Drainage easements shall be provided in accordance with Bryan / College Station Unified Design Guidelines.

Building Permit Application (Submitted by Homebuilder)

- Ensure compliance with the master grading plan;
- For lots not located within a subdivision with a master grading plan, all lots shall comply with Type A lot grading (Exhibit 1), or submit an individual grading plan for review by the City Engineer, or designee;
- If a master grading plan is proposed to be modified, a revised lot grading plan and addendum to the drainage report shall be prepared and sealed by a licensed Professional Engineer.

Home Construction

- Employ erosion control measures prior to construction;
- It is suggested that the homebuilder check spot elevations to ensure compliance with the master grading plan or approved individual lot grading plan, as illustrated in Exhibit 1;
- Lot slopes shall be graded in compliance with all applicable building codes. Minimum requirements are illustrated in Exhibit 2. Maximum requirements shall not exceed ten (10) percent in normal circumstances, and not exceed twenty five (25) percent in extreme circumstances, to avoid necessary mitigation measures.

Exhibit 1

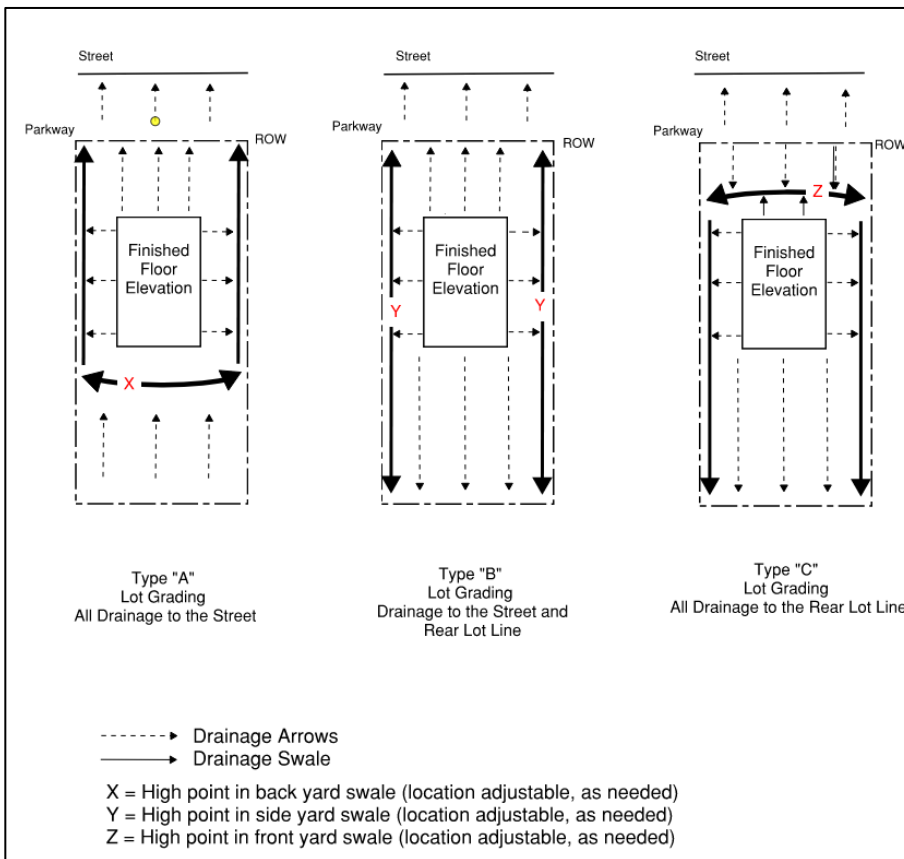
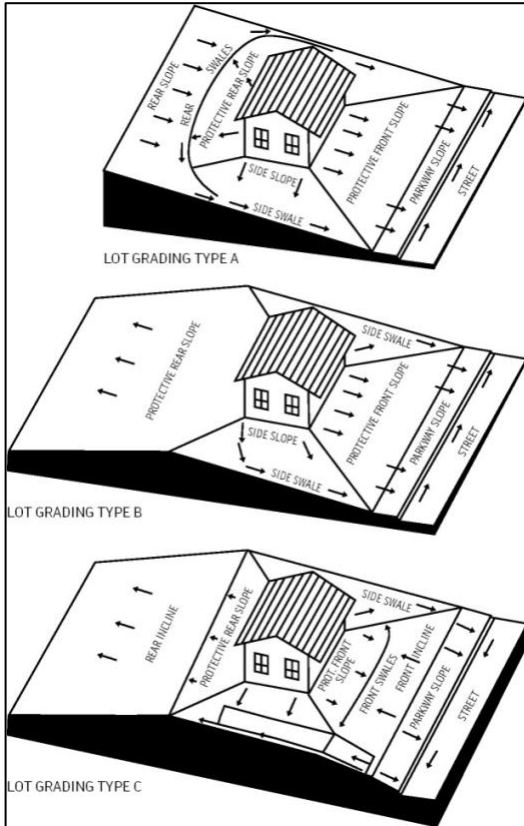
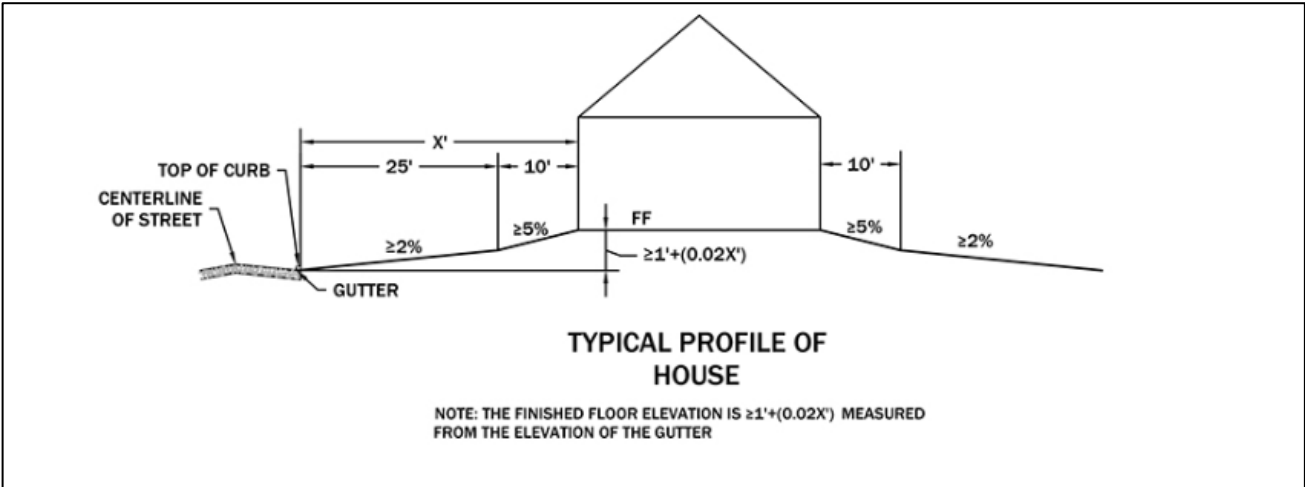


Exhibit 2



Sources:

- U.S. Department of Housing and Urban Development, Architectural Processing and Inspections for Home Mortgage Insurance Handbook (4145.1), Appendix 8: Site Grading and Drainage Guidelines
- Orange County (FL) Lot Grading Requirements, Effective May 1, 2007
- City of College Station (TX) Lot-by-Lot Grading, Effective June 12, 2023