Lot Grading Plan
Request for Review

Date:

Contact Name and Company:

Phone Number: Cell or Other:

Project Address:

Project Subdivision Name: Plat Lot

Please provide a Lot Grading Plan proposal to the Storm Water Division.

We realize that there are many ways to address lot drainage; however, it is up to the applicant to present a workable plan that will address at least the following to protect all neighboring properties from any potential lot surface or roof runoff.

We are generally looking for the following specific items:

1. Provide a minimum of 12 inch rise from flow line of the gutter to a spot on drive way.
2. Lowest habitable floor elevation relative to top back of curb.
3. Lot drainage is to be handled within individual lot boundaries preferably by draining as much of the lot as possible to the street fronting lot, including roof runoff. Any remaining drainage needs to be addressed by own landscaping.
4. Address any subdivision or lot specific requirements. For example: geological hazards, steep slopes or sensitive lands, high water table area, existing drainage or other features, setbacks, etc.

Provide flow arrows that represent the intended finish grade, reference points or elevations of the top of curb, flow line of gutter, building and drive way as necessary to explain intentions as part of this proposal. Refer to Provo City standard drawing #520 for lot grading plan example.

An electronic submittal of proposed Lot Drainage Plan can be sent to Scot Allen at sallen@provo.utah.gov

Comments:

Thank you,

SCOT MCG. ALLEN
PROVO CITY PUBLIC SERVICES
SR. ENGINEERING TECHNICIAN
1577 S 350 E PROVO UT 84606
TEL 801 392 9721

Q:\Public Works\StormWater\Documents\Lot Grading Plan (request) Date: October 8, 2012
1. PROVIDE A SITE GrADING PLAN PROPOSAL WITH FINAL ELEVATION INFORMATION.

2. DRAIN AS MUCH IMPERVIOUS SURFACE AREA AS POSSIBLE TO SURFACE FLOW OUT TO THE STREET FRONTING THE LOT. THIS INCLUDES ALL FRONT OF HOME, ROOF, DRIVE WAY, WALKS, AND SO FORTH.

3. GARAGE FINISH FLOOR IS TO BE A MINIMUM OF 12 INCHES HIGHER THAN FLOW LINE OF GUTTER (PROVO STANDARD DRAWING #521).

4. IDENTIFY EXISTING ELEVATIONS OF 5–6 DIFFERENT LOCATIONS SPACED 20 FEET APART ON SITE WITH NO MORE THAN 40 FEET MAXIMUM SPACING BETWEEN THE SPOT ELEVATIONS.

5. ANY TIME THERE IS A PROPOSED LOWER LEVEL IN A STRUCTURE A SOILS LETTER MAY BE NEEDED TO DETERMINE THE GROUND WATER ELEVATION. PLEASE REFER TO SOILS LETTER REQUEST DESCRIPTION FOR MINIMUM REQUIREMENTS.
   A. TIE DOWN THE SOILS TEST HOLE LOCATION FROM A PERMANENT FEATURE ON THE PROPOSED SITE (IE. TOP OF CURB, TOP OF WALK, PROPERTY CORNER, FIRE HYDRANT, WATER METER, MAN HOLE, ETC.).
   B. CALL OUT THE START ELEVATION AND DEPTH EXPLORED FOR THE SOILS REPORT. THIS DEPTH MUST BE A MINIMUM OF 4 FEET BELOW THE FINISH FLOOR ELEVATION OF THE LOWEST LEVEL.
   C. CALL OUT THE GROUND WATER ELEVATION. THE FINISH FLOOR ELEVATION OF THE LOWEST LEVEL MUST BE AT LEAST 4 FEET ABOVE THE GROUND WATER ELEVATION.