

CITY OF OREGON CITY

Lot Grading Notes

1. Grading of residential lots shall be per the City's Development Standards
2. Final lot grading is the responsibility of the individual permit holder/owner constructing the structure on the lot unless otherwise noted.
3. Applicable erosion control measures from the City's adopted Public Works Standards for Erosion Control are required and shall be constructed and maintained to ensure minimum erosion and siltation during the course of work.
4. The building envelopes shown are generic. Other envelopes are possible per the City's Zoning Code.
5. The "lot grading control line" is the critical path to determine the top of foundation elevation based on:
 - a. Swale 1% minimum, 6% maximum, 6% < : riprap or check dams required
 - b. Protective Slope Minimum of 5% within 10 feet of building (Minimum of 6 inches within first 10 feet of building)
 - c. Top of Foundation Minimum of 12 inches above finished ground elevation, 18 inches above drainage path
 - d. Change in Driveway Grade Without a Vertical Curve 12% maximum for any ten-foot distance
 - e. Driveway Slope 15% maximum recommended
6. The Top of Foundation Elevation (TFE) is the elevation of the point on the top of foundation. TFE shall be 18 inches above the highest point on the adjoining drainage path as depicted by drainage arrows on the approved Residential Lot Grading Plan. Stepdown of the foundation is allowable but there must be a minimum of 18 inches vertically between all points of the top of foundation and the adjoining drainage path.
7. Any change to this lot grading plan must be approved by the engineer of record and resubmitted to the City Development Services Division for review and approval.
8. No foundation inspection will be scheduled without a city-approved lot grading plan.