Appendix I:
Lot Grading

LOT GRADING

The Livingston County Drain Commissioner will review the grading plan for sites that will be platted under Act 288 and a subdivision or site condominium included in the Chapter 18 Drain program. Positive drainage is required. Final lot grading inspection and any applicable elevation certification is under the jurisdiction of the local municipality. The minimum requirements are as follows:

1. The grading of the lot shall be such that surface runoff is directed away from homes and towards swales, ditches or drainage structures. Provision for drainage either by filling and grading or by providing some type of outlet shall be made for all areas within the proposed subdivision.

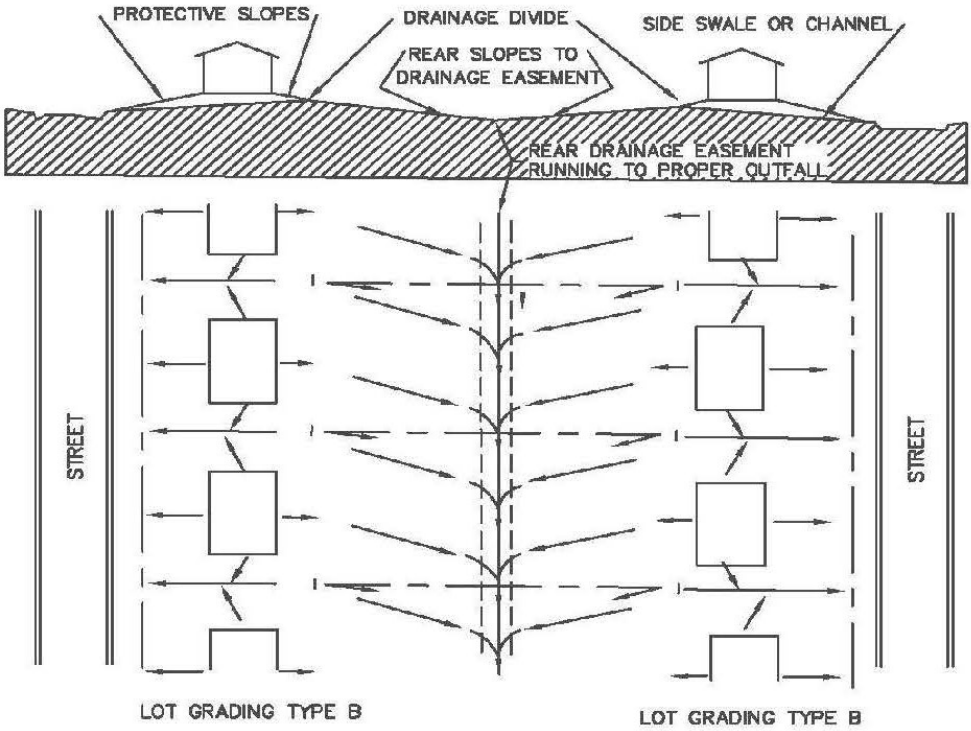
2. A minimum basement opening elevation, proposed finished floor grade, and proposed lot grading must be shown for each home or structure. A minimum of ½ foot of fall is required away from the home and between lots. Proposed grades may be indicated with spot grades or contours. A distinction between existing and proposed grades, as well as distinctions between daylight, walkout, or standard basements (eg. egress well) should be evident on the plans.

3. Where a walkout or daylight basement is proposed, sufficient grades should be shown at the location of the walkout to indicate positive drainage away from the walkout. Additional spot grades at the house corners and rear yard should be shown. Changes to recommended configurations of basement openings should not be made without consent of the local building official having authority.

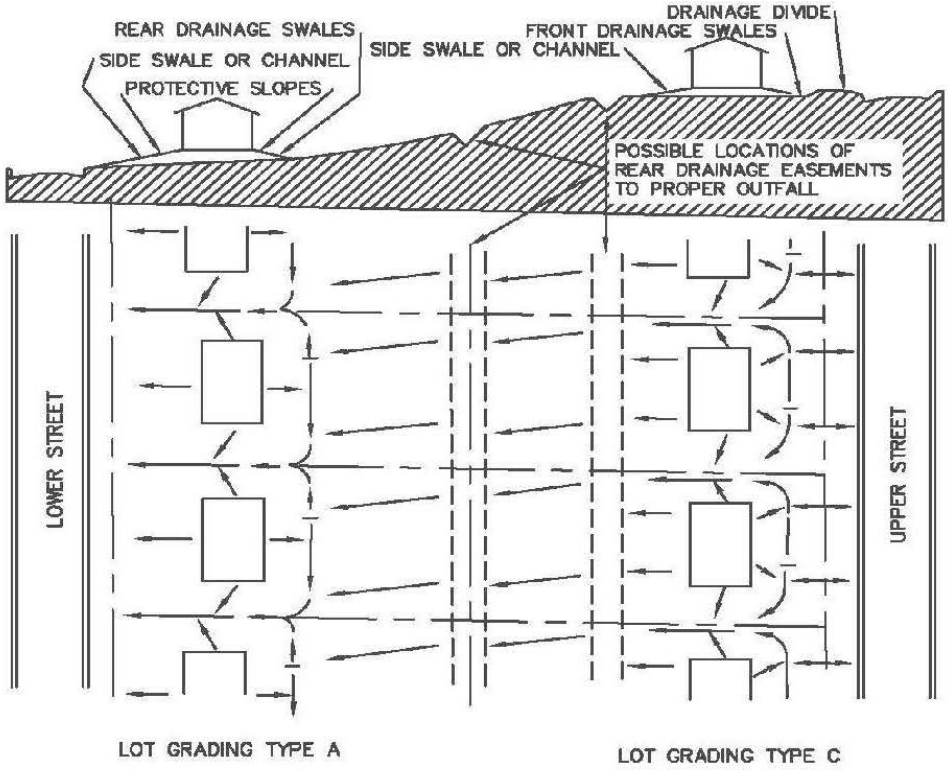
4. Where finished grades indicate a substantial amount of drainage across adjoining lots, a drainage swale of sufficient cross-section and slope shall be provided on the lot line to intercept this drainage.

5. Sufficient off-site topography must be shown to determine the extent of contributing runoff. Provisions must be made to accommodate the off-site contributing flow.

6. Lots that lie within a mapped flood plain shall satisfy the EGLE and FEMA requirements for subdivisions within a flood plain. In no case will the filling of a lot be permitted if the flood plain is so restricted as to cause possible flooding or back up of the stream.



BLOCK GRADING TYPE 4: VALLEY ALONG REAR LOT LINES



BLOCK GRADING TYPE 3: STEEP CROSS SLOPE