



City of Laredo

Building Development Services



1413 Houston St., Laredo, Texas 78040 • Phone: 956.794.1625 • Fax: 956.795.2998

BUILDING BULLETIN 2020-009

Date: November 25, 2020

To: Building Development Services Customers

From: Mr. Arturo Garcia, Building Development Services Director
Mr. Gerry Pinzon, PE, Building Official

Subject: Type C Lot plan review requirements (drainage) and final inspection (grading)

Purpose:

This information bulletin provides information about the residential lot grading plan review requirement and final inspection grading approval. Residential lot grading is shaping and sloping the land to direct surface drainage away from buildings and towards a City right of way or approved drainage/grading plan. The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners. The Land Development Code (LDC) Section 24-59 deals with the storm water management for property lot drainage.

Scope:

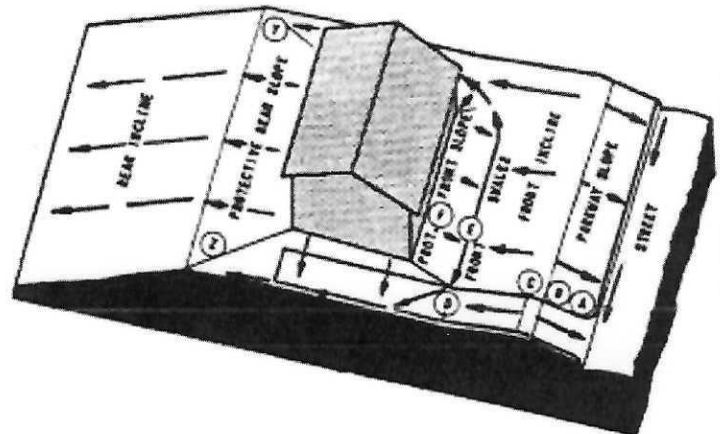
Due to the topography of most neighborhoods, a lot grading plan must be established that specify the design elevations, surface gradients, lot types, swale locations, and other drainage related information required for lot grading. There are three types of typical lot grading allowed for all lots in subdivisions, which follow the FHA types A, B and C (See Below for diagram).

TYPE "C" LOT GRADING

ALL DRAINAGE TO REAR LOT LINE

Front swales are essential to carry surface water from the front yard to side-yard swales which carry it to the rear for disposal in easements or across other properties. Proper cross-section of the street gutter, curb and parkway strip are essential to stop street water from flowing onto the lot.

- A Curb-top at high side of driveway near low lot corner
- A-B Parkway slope
- B Driveway grade change from upgrade drive in street to downgrade drive on lot
- C-D Driveway downgrade point out from front of building
- D-E Front swale
- E-F Protective front slope from highpoint of swales



City of Laredo

Building Development Services

Unfortunately, there are several reports of drainage concerns with the A or B curbs used for drainage, and then the driveway is installed and issues develop especially at low points in subdivisions where water has current. The water obviously takes the path of least resistance and flows over the driveway creating flooding/drainage issues. In addition, it does not help that the grading at these homes is affected by the homebuyer/contractor placing landscaping/fencing that further affects the flow and thus exasperates the drainage issue.

The subdivision drainage issues could potentially be addressed at the plat/engineering stage but some of the critical points are directly correlated to the driveway construction and potential insufficient grading around the house foundation/site to allow for water drainage as shown in the type C.

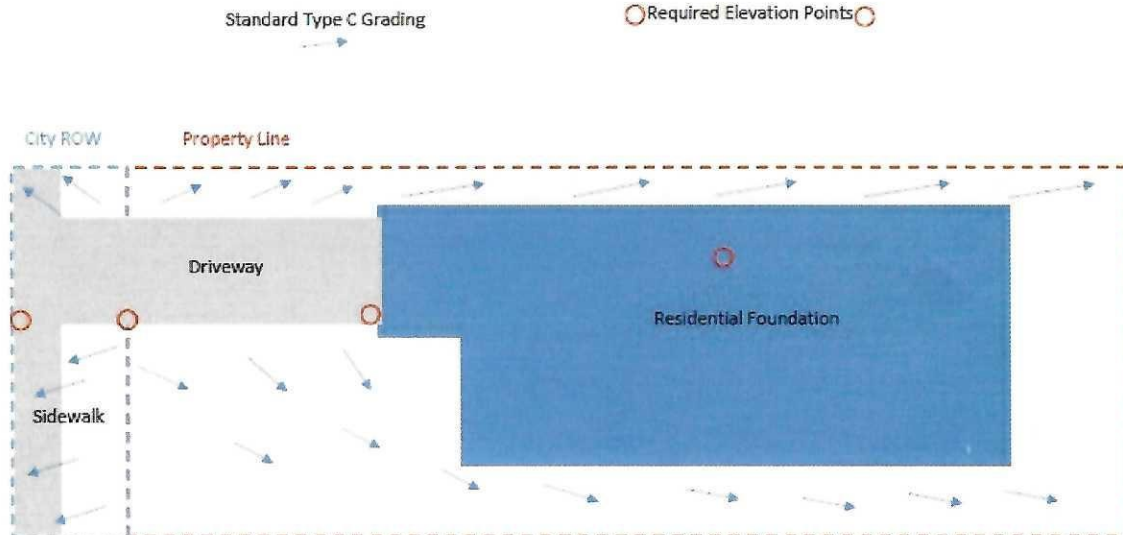
The attached FHA Lot Grading provides additional guidance to the details of what is currently in the LDC under Storm Water Management 24-59. Also, the One Stop Shop will be requiring minimal elevation points for foundation on future plats with type C grading to prevent such concerns. The diagrams below have been created to assist the developers, engineers or architects to ensure the proper drainage is met with any Type C lots.

For now, our two critical points are to clear identify drainage and grading at the plan review for Type C lots and review of such drainage and grading at time of final inspection. This guidance is to advise developers, architects, or engineers in the community to properly address drainage and grading or identification of the proposed sloped of the Type C so it can be verified at time of construction during final inspection.

"TYPE C LOTS" Typical Type C Lot Grading

From City ROW to Property Line: Water drains to *Front of Lot*

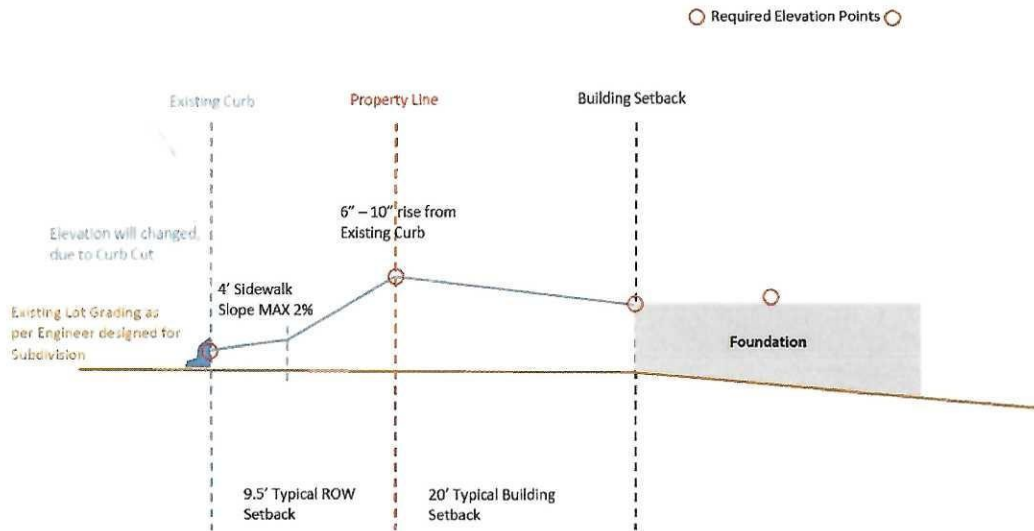
Within Property Line: Water drains to *Back of Lot*



City of Laredo

Building Development Services

"TYPE C LOTS" Elevation requirements for proposed Residential Structures & Driveways to allow proper Type C Lot Grading with Type A Curb



"TYPE C LOTS" Elevation requirements for proposed Residential Structures & Driveways to allow proper Type C Lot Grading with Type B Curb

