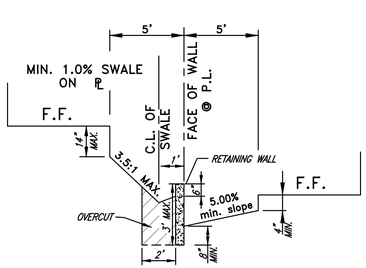
FINISHED LOT GRADING CRITERIA
(CURRENT AS OF 02-12-18)

1.) All lot grading must meet municipal requirements. if there are none, they must meet the requirements of City of Norman standard drawing no. st 30 (required residential driveway grades – local street – house above street level) or standard drawing no. st 31 (required residential driveway grades – local street – house below street level).
2.) The back lot corner should be a minimum of 1 foot above the lowest adjacent pad elevation for lots that drain from the back property line to the front.
3.) Minimum swale slope for pads that drain back to front is 1.25%. Minimume swale slope for pads that break in the middle is 1.00%.
4.) The maximum slope across a utility easement is 6 to 1.
5.) The maximum slope on a lot is 3.5 to 1.
6.) The pad should begin 2 feet towards the street from the front building setback line, but being no closer than 18 feet from the front property line regardless of the front building setback line.
7.) Finished floor elevations are typically 1.2 feet above pad elevations.
8.) All r.o.w. grade adjacent to street shall be a minimum of 3", maximum of 6" above top of curb.
9.) Pads that are adjacent to a flume in a sump condition should be elevated above the top of curb of the street.
10.) Contractor shall grade a 3 foot wide strip from the right of way, towards pads located above curb, at a slope of 1.0%, as part of the rough grading operations to allow a waste area for excess dirt created during finished lot grading operations.

LIMITS OF DESIGN GRADING NOTES:

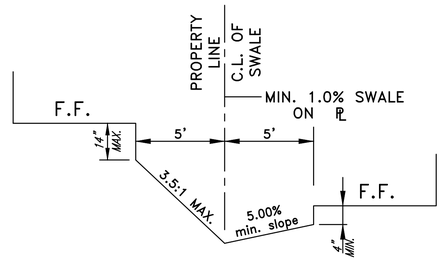
1.) The contours, spot elevations, and flow arrows, as shown on this drawing, are for the rough grading operations. Finished lot grading operations shall be performed during the development of each individual lot to provide proper drainage away from structures. See notes this sheet for Finished Lot Grading Criteria.
2.) Pads are shown for reference and do not reflect the actual footprint of the future structure to be placed on each individual lot.
3.) Contractor to make sure no ponding occurs when grading back to existing grade.

SCALE: 1" = 50'



RETAINING WALLS IN EXCESS OF 3.0 FEET FROM BOTTOM OF FOOTING TO TOP OF WALL RECQUIRE AN ENGINEERING DESIGN. RETAINING WALL MAY NOT BE WITHIN U/E WITHOUT CONSENT TO ENCROACH.

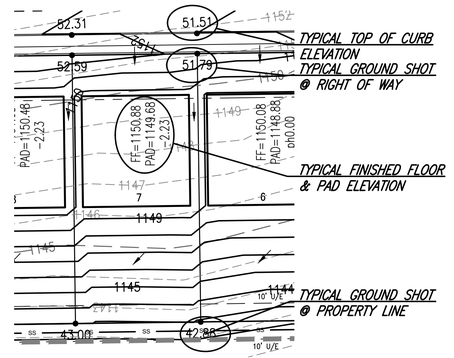
TYPICAL FINISHED SWALE W/ RETAINING WALL DETAIL
(ALONG PROPERTY LINES)
NOT TO SCALE



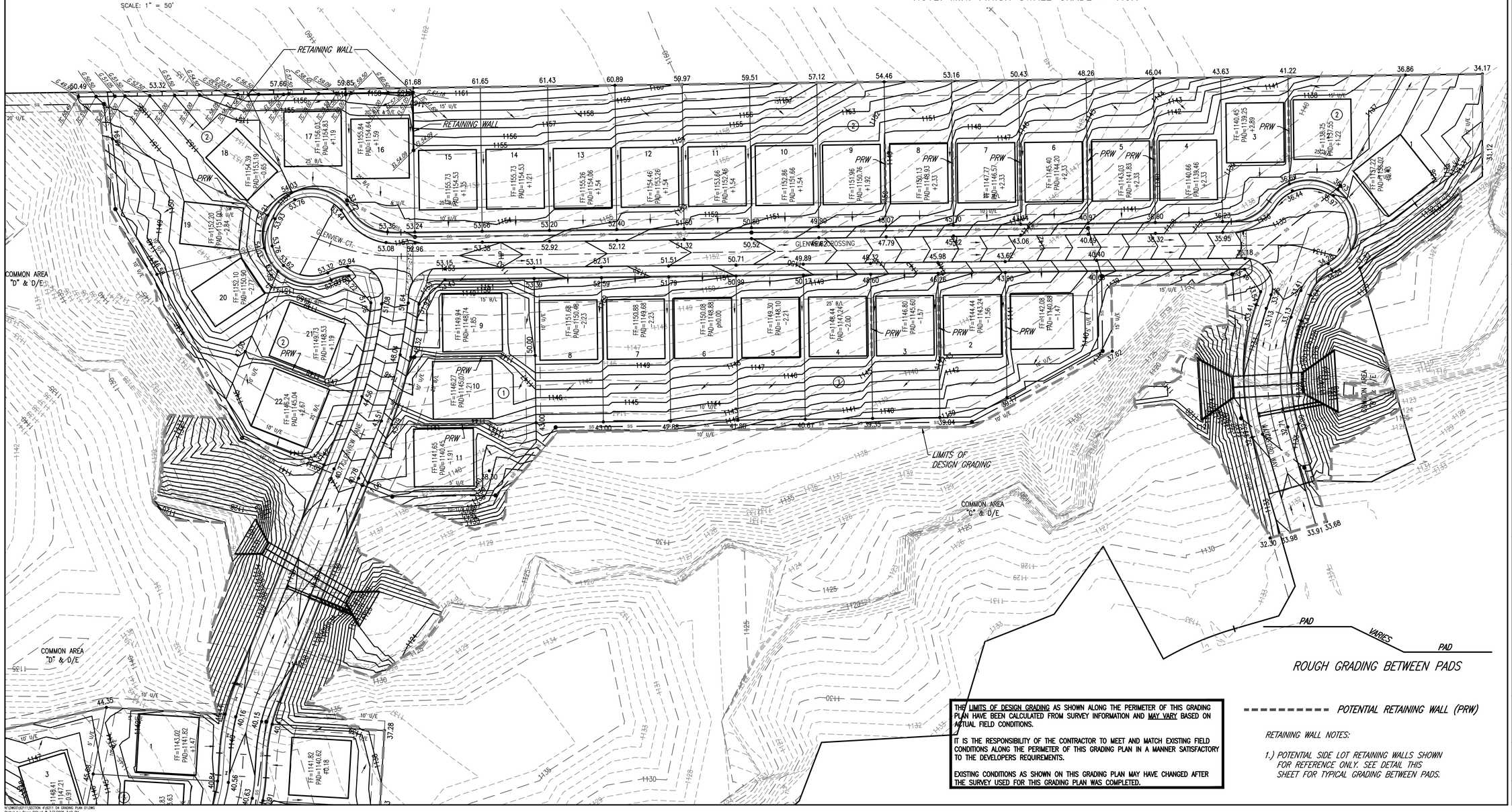
TYPICAL FINISHED SWALE DETAIL
(ALONG PROPERTY LINES)
NOT TO SCALE

← = SWALE ON PROPERTY LINE PER THIS DETAIL.

NOTE: MIN. FINISH SWALE GRADE = 1.0%



TYPICAL LOT INFORMATION
SCALE: 1"=40'



THE LIMITS OF DESIGN GRADING AS SHOWN ALONG THE PERIMETER OF THIS GRADING PLAN HAVE BEEN CALCULATED FROM SURVEY INFORMATION AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND MATCH EXISTING FIELD CONDITIONS ALONG THE PERIMETER OF THIS GRADING PLAN IN A MANNER SATISFACTORY TO THE DEVELOPERS REQUIREMENTS.

EXISTING CONDITIONS AS SHOWN ON THIS GRADING PLAN MAY HAVE CHANGED AFTER THE SURVEY USED FOR THIS GRADING PLAN WAS COMPLETED.

---------- POTENTIAL RETAINING WALL (PRW)

RETAINING WALL NOTES:

1.) POTENTIAL SIDE LOT RETAINING WALLS SHOWN FOR REFERENCE ONLY. SEE DETAIL THIS SHEET FOR TYPICAL GRADING BETWEEN PADS.

N:\JOBS\2021\SECTION 4\6211.04 GRADING PLAN 01.DWG
Plotted by: Roger Stillwell @ 7/7/2025 3:43 PM

SUMMIT VALLEY ADDITION SECTION 4

36th AVE. S.E. & HWY. 9 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK. 73106
PH: 405-232-7715 Fax: 405-232-7859
www.smcokc.com

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 06/30/2027

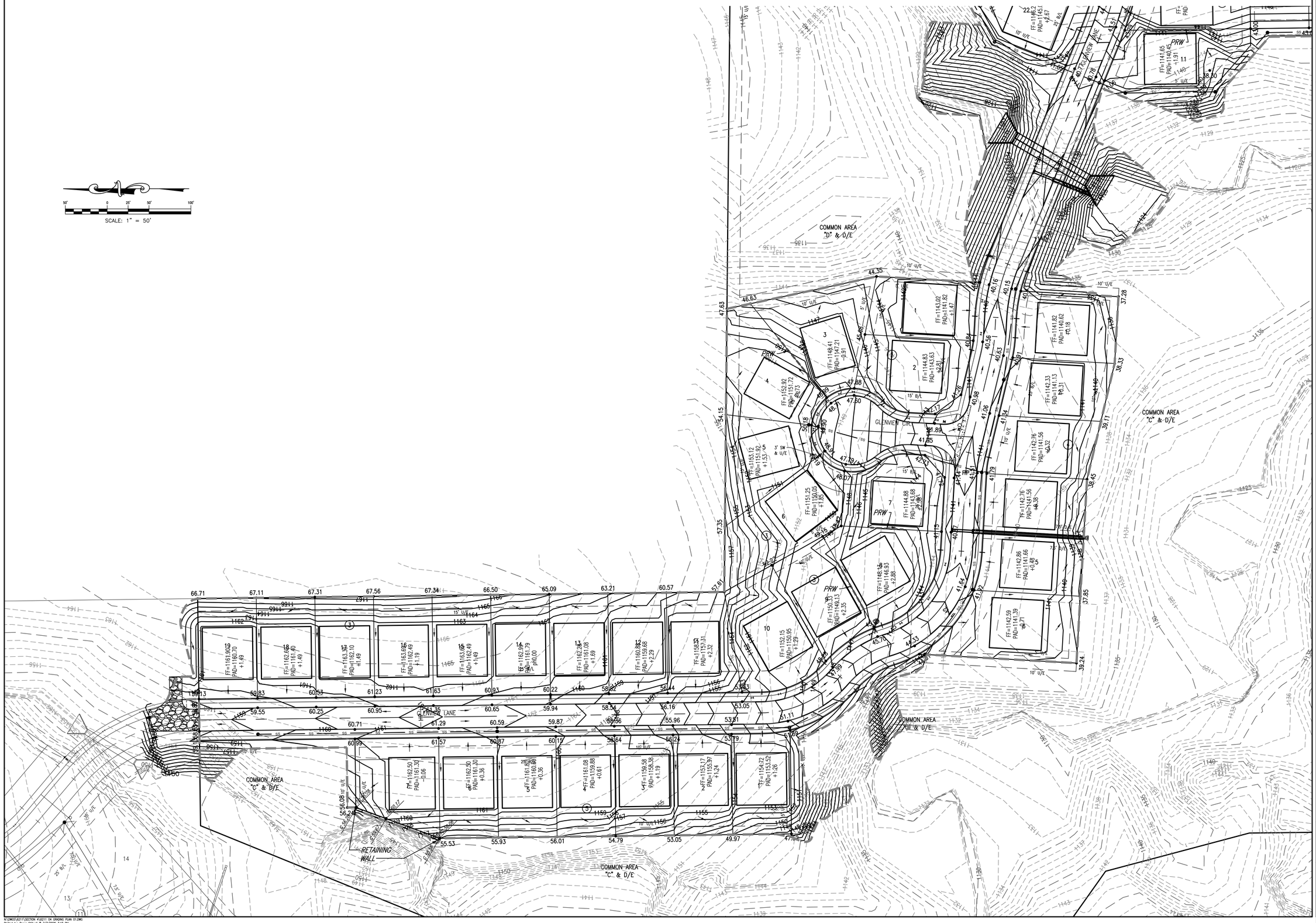
No.	Revision	By	Date

PROJECT NO.: 6211.04
DATE: 7/03/25
SCALE: 1" = 60'
DRAWN BY: SY
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

GRADING PLAN (1 Of 2)

SHEET NO.
27

VERSION C (07-07-25)



NOT VALID FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER D. ANDERSON
18288
OKLAHOMA

UNLESS SIGNED IN THIS BLOCK

SUMMIT VALLEY ADDITION SECTION 4

36th AVE. S.E. & HWY. 9 NORMAN, OKLAHOMA

SMC Consulting Engineers, P.C.
815 West Main – Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7899
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 06/30/2027

No.	Revision	By	Date

PROJECT NO.: 6211.04
DATE: 7/03/25
SCALE: 1" = X'
DRAWN BY: DW
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

GRADING PLAN (2 Of 2)

SHEET NO.
28

VERSION C (07-07-25)

N:\JWCD\6211\SECTION 4\6211 04 GRADING PLAN 01.DWG
Plotted by: Roger Stillwell @ 7/7/2025 3:43 PM