



**TO:** Vienna Construction Industry  
**FROM:** Michael Gallagher, Department of Public Works Director  
**DATE:** September 26, 2018 (Revised October 26, 2018)  
**SUBJECT:** Lot Grading Definition ( 18-002 LTI )

Beginning October 1, 2018, The Town will have a revised Lot Grading Definition that will read as follows:

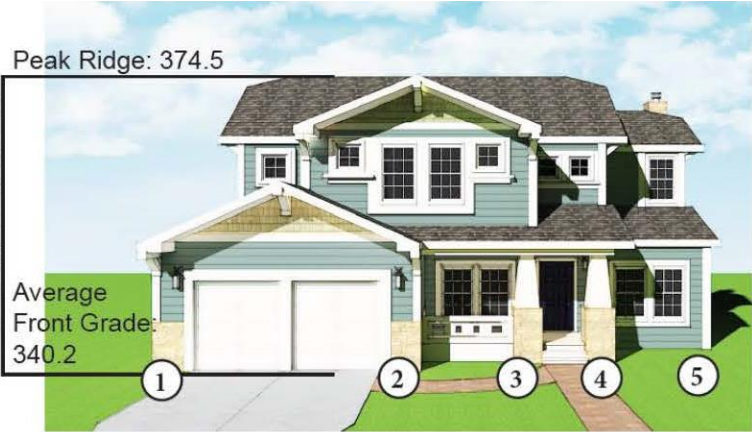
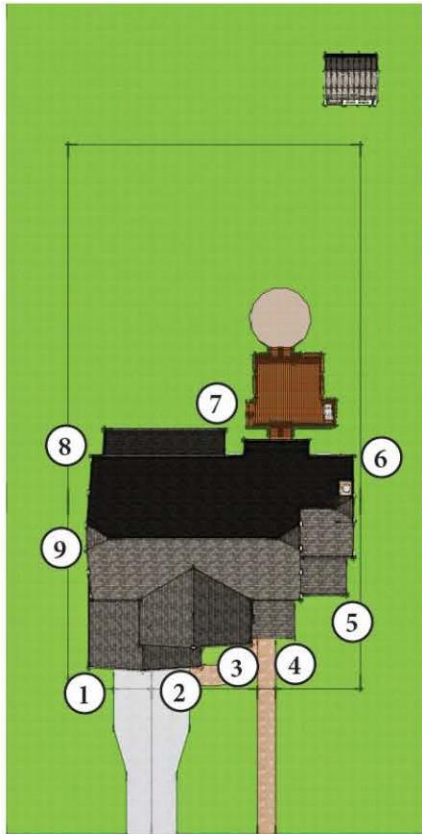
*Finished Lot Grade: Means the finished surface of ground abutting a building or structure. For single-family detached dwellings, not including subdivision, the finished lot grade may deviate from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade around the footprint of the building or structure, such that all over-lot grading shall be in accordance with the natural lay of the land. The Director of Public works may waive the three foot lot deviation requirement, if deemed to be for good cause and not contrary to the public interest.*

This means that lot grades can deviate from the existing grades around the perimeter of the new structure no more than three feet at any point without a waiver approved by the Director of Public Works.

With this update to the definition, the Town will be requiring an elevation certification with the wall check survey to verify the home being constructed is in compliance with the approved plan and the above definition. The elevation certification will be a sealed surveyed elevation of the top of the foundation wall to compute and provide the Town with first floor elevation and building height. The certification along with the wall check survey should be submitted to the town once the foundation walls are up. **Note: The elevation certification can be included on the same survey as the wall check.**

The Town will also be requiring spot elevations, see diagram on next page, along the perimeter of the home on the final plat to verify the lot meets the definition. **Note: The spot elevations around the footprint of the house can be included with the building height certification survey.**

To obtain a waiver from the definition the applicant must submit a request letter to the Director of Public Works explaining how they are deviating from the definition and why there is no reasonable approach to staying within the defined design criteria. The applicant should provide engineering documentation along with the letter to support their request.



**Peak Ridge:** 374.5  
**Building Height:** 34.3  
**Average Front Grade:** 340.2

Spot	Existing	Proposed	Deviation
1	341.2	341.0	-0.2
2	342.1	340.3	-1.8
3	341.5	339.1	-2.4
4	339.0	339.6	0.6
5	340.8	341.1	0.3
6	343.1	342.8	-0.3
7	341.9	342.0	0.1
8	342.1	342.3	0.2
9	339.3	341.0	1.7

Figure 1 - Building Height Calculation and Lot Deviation Table