



City of La Quinta

ENGINEERING BULLETIN #99-07

TO: All Interested Parties

FROM:  Timothy Jonasson, Public Works Director/City Engineer

REVISED EFFECTIVE DATE: July 6, 2015

ORIGINAL EFFECTIVE DATE: February 8, 1999

RE: Allowable Construction Tolerance for Building Pad Elevations

The City allows a 0.1-foot elevation differential for construction tolerance with regard to the building pad elevation shown on the approved rough grading plan and the actual pad elevation that is constructed. Deviations larger than 0.1-foot (higher or lower) must be resolved via one of the following procedures:

- 1) Re-grade the building pad so it conforms to the approved grading plan within the allowable construction tolerance noted above, or
- 2) Revise the approved rough grading plan to implement a new grading concept. This alternative is available only if the proposed concept for plan revision complies with city standards. (Note: plan sheet revision review fees shall be per the current City fee schedule)

Evaluation Commentary Regarding Plan Revisions

1. Regarding approval of grading plan revisions authorizing lower pad building elevations:
 - If the existing approved grading plan employs the minimum allowable drainage swale flowline gradient of 0.5%, a lower pad elevation can not be approved.
 - If the drainage swale flowline gradient on the existing approved grading plan exceeds 0.5%, a lower pad elevation can be approved provided the new flowline gradient is not less than 0.5%.
 - On rare occasions, the conditions of approval imposed on the subdivision when the tentative map was approved could affect approval of a lower pad elevation. Please check the conditions of approval.

2. Regarding approval of grading plan revisions authorizing higher building pad elevations:

- One issue regarding the maximum allowable building pad elevation relates to driveway slope. The maximum allowable driveway slope is 15%. If the maximum driveway slope is not exceeded, a higher building pad elevation may be approved at the discretion of the City Engineer.
- Another issue regarding the maximum allowable building pad elevation relates any conditions of approval that may have been imposed on the subdivision when the tentative map was approved. Conditions of approval commonly include provisions regarding relative pad height with respect to surrounding building pads. Please check the conditions of approval.