

SECTION 6.7 – ENGINEERED GRADING PLANS REQUIRED:

All plans and specifications shall be prepared and signed by a Registered Civil Engineer; however the Community Development and Services Agency may waive this requirement if the proposed grading does not:

1. Endanger the public health, safety and welfare;
2. Require cuts and fills involving a combined total of five thousand (5,000) cubic yards of dirt or more;
3. Require cut or fill depths exceeding ten (10) feet;
4. Include an access road serving five or more existing or potential residences;
5. Require a cut or fill that is situated so as to cause unduly increased soil pressure or reduce earth support upon adjacent structure or property;
6. Include the construction of any drainage or sediment control structures, culverts, or facilities or substantial alteration of any existing drainage course;
7. Include the creation or aggravation of an unstable slope condition;
8. Require construction of any retaining wall over four feet in height;
9. Include the construction of a vehicular bridge.

SECTION 6.8 – REQUIREMENTS FOR ENGINEERED GRADING PLANS:

Grading plans and specifications shall be prepared and signed by a Registered Civil Engineer and shall include the following:

1. All plans shall be on twenty-four (24) inch by thirty-six (36) inch sheets unless otherwise approved, and shall be drawn at a scale no less than one inch equals one hundred (100) feet;
2. A title block. Plans shall be entitled “grading plan” and state the purpose of the proposed grading and the name of the engineer or firm by whom this plan is prepared, owner’s name and address, and site address;
3. A vicinity sketch (not at map scale) indicating the location of the site relative to the principal roads, lakes and watercourses in the area;
4. North arrow and scale;
5. A site plan indicating the extent of the work and any proposed divisions of land;
6. The complete site boundaries and locations of any easements and rights-of-way traversing or adjacent to the property;
7. The location of all existing or proposed roads, buildings, wells, pipelines, watercourses, septic systems or areas reserved for on-site sewage disposal, and any other structures, facilities, and features of the site, as well as the location of all improvements on lots within fifty (50) feet of the proposed work;
8. Location and nature of known or suspected soil or geologic hazard areas, including but not limited to serpentine rock areas, landslides, etc;
9. Accurate contour lines of the existing terrain and proposed finished grade at intervals not greater than five feet, or spot elevations twenty-five (25) feet on center showing all topographic features and drainage patterns throughout the area where the proposed grading is to occur relative to a bench mark established on site. The contour lines/spot

elevations shall be extended to a minimum of fifty (50) feet beyond the affected area, and further, if needed, to define intercepted drainage, and shall be extended a minimum of one hundred (100) feet outside of any future road right-of-way. Contour lines or spot elevations shall be shown for all neighboring properties to verify surrounding drainage patterns.

10. Approximate location of cut and fill line extents and finished slopes of all proposed grading and the limits of all proposed grading work, including borrow and stockpile areas;
11. Location, width, direction of flow and approximate location of any watercourses including tops and toes of banks;
12. Approximate boundaries of any areas with histories of flooding;
13. Cross sections, profiles, elevations, dimensions, and construction details based on accurate field data;
14. Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps as may be required after initial review of plans;
15. Proposed provisions for storm drainage control and any existing or proposed flood control facilities or septic tank disposal fields or areas reserved for on-site sewage disposal near the grading;
16. A detailed erosion and sediment control plan including specific locations, construction details, and supporting calculations for temporary and permanent sediment control structures and facilities;
17. A revegetation plan, including temporary erosion control plantings, permanent slope plantings, replacement of temporary groundcover, and irrigation facilities;
18. All natural features including wetlands, vernal pools, swales, streams, oak woodlands and any other features protected by County, State or Federal regulations;
19. Any Oak tree five (5) inches or greater in diameter at breast height (DBH) proposed for removal;
20. An estimate of the total quantities of excavation and fill, not net quantity.