

SECTION 6.9 – REQUIREMENTS FOR NON-ENGINEERED GRADING PLANS:

For grading where a permit is required and engineered plans are not necessary, the plans showing the proposed work shall include, but not be limited to, the following:

1. A vicinity sketch (not at map scale) indicating the location of the site relative to the principal roads, lakes and watercourses in the area;
2. North arrow and scale;
3. A site plan indicating the extent and nature of the work;
4. The complete site boundaries and locations of any easements and rights-of-way traversing or adjacent to the property;
5. 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;
6. Contour lines of the existing terrain 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. 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.
7. 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;
8. Location, direction of flow and approximate location of any watercourses including tops and toes of banks;
9. An estimate of the total quantities of excavation and fill, not net quantity;
10. Proposed erosion and sediment control measures;
11. Cross sections of proposed fill/cut sections or ponds with dimensions (vertical and horizontal).

Additional requirements for the plans may be requested by the Community Development and Services Agency to fully depict the work being proposed.