

SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY HOME PRECISE GRADING PLANS

Single Family Home submittals to the Planning Division must include a Land Development plan check fee. A separate precise grading plan must be submitted to the Land Development division for all single-family homes. This plan may serve as the plot plan, which is a requirement of the Planning Division application but must still be a separate submittal to Land Development. Four (4) sets of precise grading plans must be submitted to Land Development for distribution to other reviewing divisions. There is a plan check fee for the precise grading plan for a single custom home. If lot grading exceeds 50 cubic yards, a rough grading plan is also required. The plan check fee for rough grading is per the fee schedule and is based on the amount of grading. Any public improvement work required in the public right of way must be designed and signed by a registered Civil Engineer.

- 1) Show all curb and gutter, both existing and proposed. Dimension from centerline of street and property line.
- 2) Show street width (curb to curb), right of way width and centerline of street.
- 3) Show Property line with all bearings and distances with bold lines.
- 4) Show all sidewalks, dimension width and distance from property line.
- 5) Show driveways to scale with curb transitions fully dimensioned.
- 6) Show existing contours and proposed contours at one-half-foot interval.
- 7) Show house footprint with pad elevation and finished floor elevation.
- 8) Show existing spot elevations of lot at all corners and directional changes in property lines.
- 9) Show footprint of existing homes adjacent to property within 20 feet of lot lines.
- 10) Show existing driveways of adjacent properties.
- 11) Show nearest fire hydrant and nearest street light.
- 12) Show drainage flow arrows from high point at rear of home to back of sidewalk where water will drain through driveway ramp. (all proposed drainage shall be shown)
- 13) Show elevations of drainage swale around house at key points so that flow line gradients can be determined.
- 14) Show location of sewer and water lateral connections.
- 15) Show Location of septic system and leach field if applicable.
- 16) Show water meter location and vaults for cable, telephone and other underground services.
- 17) Three (3) copies of landscape and irrigation plans. (P.G.)

NOTES:

Transmittal Letter - Requesting Plan check services, indicating type of grading, ie. Rough grading or Precise Grading, Tract or Parcel Map Number, Planning Case Number if applicable, Assessor's Parcel Number, Plot Plan Number or any other City assigned Project Identification number. Letter should include all information relating to the Owner, Applicant, and Engineer of Record.

Rough grading plans are required for grading only of more than 50 cubic yards, not for the construction of improvements. Rough grading plans if required shall be signed by a registered civil engineer.

Precise grading plans include the construction of all site improvements as well as improvements in the public right-of-way, in addition to minor grading for landscape and surface run-off (50 cubic yards or less).

In order to receive a grading permit for any project that will disturb an area greater than one acre in size and more than 50 cubic yards a Notice of Intent must be filed with the Santa Ana Regional Water Quality Control Board, and an NPDES permit (receipt with a WDID No.) must be provided to the City. RIFA certification is also necessary.

Approved mylars for precise grading plans must have hanging tabs attached by the blueprint company prior to issuance of permits.