

Grading Plan Check List

10/2014 PDS LD

By: _____

A. GENERAL FORMAT

- _____ 1. Grading plans to be placed on 24'' X36'' sheets with a 1'' border on all edges.
_____ (Note that std. Mylar of first sheet is available for reproduction)
- _____ 2. Show North arrow and scale on all sheets.
- _____ 3. Vicinity map (show distance to nearest street intersection, page and section of Thomas Brothers).
- _____ 4. Permittee's name, address and telephone number.
- _____ 5. Owner's name, address and telephone number (if same as permittee, indicate on plan).
- _____ 6. Civil engineer's name, address, telephone number, signature in title block.
- _____ 7. Short legal description.
- _____ 8. Site address.
- _____ 9. Bench mark: show location on plan and describe in space provided (if datum is assumed, so note).
- _____ 10. L-number in the block.
- _____ 11. California coordinate in title block.
- _____ 12. Purpose of grading shown in the title block.
- _____ 13. Show special use permit, rezone, TM, or TPM number, and dates of their approval next to title block where applicable.
- _____ 14. Required General Notes (see page 3, 4).
- _____ 15. Key map for projects covering several sheets.
- _____ 16. NOI# - if disturbed area > 1 acre.

B. GRADING TECHNICAL INSTRUCTION

- _____ 1. Show proper set back from property line (STD Drawings DS-11).
- _____ 2. Identify property and easement lines.
- _____ 3. Show amounts of excavation, fill & waste/import (cubic yards).
- _____ 4. Show cut and fill ratios on the plans, if other than standards.
- _____ 5. Show existing contours (max. 5'), to cover at least 50' beyond property line or sufficient for showing drainage basin.
- _____ 6. Show final grades by contours, and /or spot elevations.
- _____ 7. Show location of cut and placement of fill ("Daylight" and limit lines).
- _____ 8. Show typical lot drainage (see note 16 below).
- _____ 9. Show typical of berm or swale at top of fill (see note 16 below).
- _____ 10. Show typical of brow ditch (see note 16 below).
- _____ 11. Show percent of grade of streets and driveways, length of vertical curve, B.V. C., & E.V. C.
- _____ 12. Horizontal and vertical sight distance; cross-check improvement plans.
- _____ 13. Conditions of resolution of approval of M.U.P., Rezone, Tentative Map, TPM, etc., fulfilled. (If applicable).
- _____ 14. Grading plan compared with grading shown on T.M. (New E. I. R. or Resolution change possible). (If applicable).
- _____ 15. Grading plan compared with improvement plans prior to signature. (If applicable).

- Items to be re-checked

- 16. Details may be omitted if the following statement is placed on plans: “All grading details will be in accordance with the San Diego County Standard Drawings DS-8, DS-10, DS-11, D75.”
- 17. If grading encroaches on adjacent property, submit letter of permission (see H.5) and place appropriate note at location of encroachment including date of letter.
- 18. Submit estimate
 - (1) Plans > 5,000 cy include all items to be constructed per the Grading permit
 - (2) Plans < 5,000 cy include those items requiring structure inspection such as drainage, retaining walls, irrigation systems, etc.

C. DRAINAGE

- 1. If diversion or concentration of existing drainage courses occurs, a signed waiver and release from the affected downstream owners must be submitted. Attach standard form to plans for execution.
- 2. Indicate on the plans waiver and release for discharge of drainage onto adjacent property and date waiver signed.
- 3. Drainage Map of all drainage areas affecting site. (200 scale county topo plus any other updated topo prepared by engineer / surveyor)
- 4. Hydrology and hydraulic calculations required.
- 5. Check for non-erosive velocities at point of discharge, or adequate energy dissipater.
- 6. Check for point of adequate discharge downstream (provide photos and calcs.).
- 7. Show direction of street drainage and percent of slope plans. Give elevations at intersections and where required for clarity.
- 8. Show size, length, gauge and profile of pipes, where drainage is to be installed with the grading plan. Show elevations and grades. Include details of all structures or give standard drawing number.
- 9. Show width of all drainage easements. Show recording documentation and date of all off-site drainage easements.

D. LANDSCAPE AND IRRIGATION

- 1. Show LD number on title sheet, Check with Dave Kahler on status. (Landscaping and irrigation plans required on slopes > 3 feet high and < 15' high)

E. RETAINING WALLS

- 1. One of the following:
 - (1) Not a part of this plan (Building Inspection Permit) but show temporary slopes (same ratios as above).
 - (2) County standard drawing number.
 - (3) Designed wall- show details on plan-submit calculations and soil report for data backup.
- 2. Show elevations at top and bottom of wall (B.W.=T.F. top of footing) .
- 3. Profile is required for keystone retaining wall with special inspection notes.

F. REFERRAL TO ENVIRONMENTAL REVIEW BOARD (PDS Environmental)

- 1. CEQA Compliance

 - Items to be re-checked

G. SWMP

- _____ 1. Start from INTAKE Form.
- _____ 2. Show Construction BMPs on Erosion Control plans.
- _____ 3. Show Permanent TCBMPs on separate sheets.
- _____ 4. Input RECORD data to Excel: "Z:\PCCCommon\LAND DEVELOPMENT TEAMS\PL-JURMP Annual Report FY 13-14 Susan.xlsx"
** Create new "LDSWTR" Account on ACCELA (on hold till further notice.)

H. MISCELLANEOUS ITEMS AFFECTING THE GRADING PLAN

- _____ 1. Legal lot—proof that site is a legal lot (always applicable).
 - _____ 2. San Diego Coastal Commission permit: _____Required _____Not Required
 - _____ 3. a.) If more than 500 C.Y. are to be removed from the site, see borrow pit permit, Ordinance 3792, amending Section 34 of the Zoning Ordinance.
b.) Q>1,000 CY add import/export note.
c.) When Q>10,000 CY or plan changes, it should bring to PM for public review notification requirement decision)
 - _____ 4. If project is on land zoned for multi-residential development, commercial, industrial, manufacturing, or other more intensive use, the grading plan will have to be compared with the street improvements required by the Centerline Ordinance if any.
 - _____ 5. Submit notification mailing package if major grading permit is not related to any other discretionary permit per Grading Ordinance Section 87.208
 - _____ 6. Public Notification is required for all Major Grading (See Sec. 87.208)
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IN-HOUSE REQUIREMENTS (NOT REQUIRED TO BE CHECKED BY ENGINEER OF WORK)

- _____ 1. Check for illegal grading.
- _____ 2. Required account balance, agreements have been submitted and/ or paid.
- _____ 3. Health Department clearance obtained (DEH DPW).
- _____ 4. Easement documents recorded and /or shown on record map.
- _____ 5. Other resources' review.