

County of San Diego	No. Draft
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PRELIMINARY GRADING PLANS	Approved by

**1.0 PURPOSE:**

To provide guidelines for preparation and review of preliminary Grading plans associated with discretionary project.

**2.0 BACKGROUND:**

Long-term protection and improvement of stormwater quality relies in part on permanent post-construction BMPs. Structural BMPs are difficult to add to the completed design of a private development project without causing substantial changes to the project's character or viability. The earlier in the design process stormwater facilities are considered, the greater the chance a successful and efficient design can be accomplished. The County Subdivision, Zoning, and Grading Ordinances provides for incorporation of grading and stormwater protection in design of private projects from their beginnings.

The County's application process provides for a preliminary a grading plan on all development projects at time of application. This grading plan provides the needed information to insure proposed stormwater facilities are located and sized appropriately. The preliminary grading plans are also part of the full CEQA and public hearing reviews on all Tentative Maps, Tentative Parcel Maps, Major Use Permits, and Site Plans. This eliminates the need for later CEQA reviews when proposed grading conforms to that previously reviewed.

**3.0 POLICY:**

The purpose of the preliminary grading plans is to provide all the information needed to fully and adequately analyze the drainage, stormwater protection, grading, and overall project impacts under the California Environmental Quality Act (CEQA). The Department of Public Works shall review the preliminary grading plans as part of the overall project application. Information from the plan shall be using in formulating department CEQA responses and proposed conditions for the project.

**4.0 GUIDELINE**

**4.1 Specific Information on Plans**

Preliminary Grading Plans shall:

1. Either be incorporated into the Tentative Map for the project, or be placed on a separate 24" by 36" sheet(s) with a 1" border on all edges.
2. Show a North Arrow and scale on all sheets
3. Show a vicinity sketch or other data adequately indicating the site location .
4. List the name of the applicant/owner, address, and telephone number.
5. List the engineer's name, address, and telephone number.
6. Show project address or Assessor Parcel Number.
7. Identify the basis for elevations and contours shown
8. Show approximate property lines of the site on which the work is performed.

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9. Show any buildings or structures on the site where the work is to be performed, and any structures on adjacent land within the fifteen feet (15') of the project.
10. Show any known easements of greater than 20' width.
11. Show estimates of the amount of excavation, fill, import, and export.
12. Show a minimum of one pad for each lot, with proposed pad, top, and toe of slope elevations, and a driveway that provides adequate access to each pad.
13. Show proposed grading associated with road improvements or other major infrastructure.
14. Show location of any proposed drainage devices, stormwater protection facilities, walls, cribbing, dams, or other protective devices to be constructed in connection with the proposed work.
15. Show adequate contours to show the topography of the existing ground; and show the proposed grading tied back to natural ground, all at the same scale as the tentative map or site plan whenever possible.
16. Major grading (contiguous grading that supports multiple pads) shall also show adequate cross-sections to illustrate the proposed change in land form.
17. Contain the following plan note; "This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity."
18. Show the direction of lot and street drainage.
19. Show proposed slope ratios, not greater than 1½:1 on cuts and 2:1 on fills.
20. Do not show "construction stormwater BMPs" or contours on cut/fill slopes.

#### 4.2 Supporting Information

1. Along with the Preliminary Grading Plan, provide a map showing the drainage area of land tributary to the site, the estimated runoff of the area served by any drains, and preliminary calculations of the carrying capacity of such drainage courses (natural and manmade).
2. Provide hydrology and hydraulic calculations for major drainage courses, including volume and velocity for 10 year (or 85<sup>th</sup> percentile) frequency storm.

#### **REFERENCE**

- 1) Zoning Ordinance, section 7153 "Grading Plan Required" and section 7354 "Application for Granting of a Use Permit" -
- 2) Subdivision Ordinance section 81.303 "Grading Plan" and section 81.605 "Grading Plan"-

#### **SUNSET**

EFFECTIVE DATE: April 13 2001

SUNSET DATE: April 13, 2006