CITY POLICY FOR REVIEW OF GRADING & DRAINAGE

Property owners and their designers are responsible for proper site drainage.

1. Building will review grading and drainage for additions up to 1,000 sf on the first floor.
   - City will provide design guide, but Designer/Owner will be responsible for proper drainage.
   - City may provide courtesy reviews, if a drainage plan is provided.
   - If site excavation exceeds 50 cubic yards, a separate grading permit is required.
   - Building will also review for Local Development Standard for substantial commercial and residential remodeling. (i.e. water main extension, sewer fees, undergrounding utilities, curb, gutter, sidewalks, etc.)

2. Engineering will review grading and drainage plans for the following projects:
   a) New Commercial and Residential Projects
      - Requires a Plot and Finish Grading Plan prepared by a Civil Engineer
   b) Additions to existing Commercial and Residential buildings greater than 1,000 sf on the first floor.
      - Treated as a new development.
      - Applicant to provide grading and drainage plans prepared by a Civil Engineer.
   c) Grading Permit – Applies to lots requiring greater than 50 cubic yards of cut/fill, slope areas prone to land slide, potential hazards, weak soil, unstable or unsafe conditions.
      - Requires Engineer’s plans, soils report, cost estimates, fees, bond, and insurance.
      - Requires a dirt hauling permit.
      - Requires erosion & sediment control plan and must comply with NPDES regulations.