

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.*