

The following should be shown on Fine Grading Plans:

1. All Fine grading plans must be consistent with the approved Rough Grading plan and revegetation plan which should have been approved at the time of the subdivision, regardless of the zone.
2. Fine grading plans must be submitted in a scale which will clearly show the intent of the plans and be readable and contain all necessary details.
3. Incorporation of the requirements of the geotechnical report. This may include foundation drains and must show how the outlets for these drains are adequately addressed.
4. If site lacks a geotechnical report then permanent Cut slopes are limited to 2:1 and permanent Fill slope limited to 3:1. Anything steeper will require a Retaining or Gravity wall.
5. Cut or Fill slopes shall be limited to 10' in height.
6. Elevations and flow patterns showing how the site will drain and that the structures and adjacent properties are not adversely impacted.
7. How storm water runoff will be routed around, thru, into or across the lot or parcel or collected and disposed of or retained onsite.
8. If altering a portion of a natural drainage course or channel, details are required regarding its redirection and re-connection to the original channel.
9. All slopes and retaining and gravity walls. This includes terraced walls.
10. Maximum Retaining wall height = 8'. Maximum Gravity wall height is 6'. Minimum distance between terraced walls is the height of the highest wall.
11. Setbacks from buildings for the start of the retaining or gravity walls and slopes (generally this is 15' from the structures foundation per ordinance)
12. All cuts and fill slopes proposed within the limits of the lot or parcel.
13. Incorporation of special requirements that may be indicated per the specific notes on a subdivision map.
14. Location of and Setbacks from Earthquake fault lines and fault traces and/or setbacks from floodways.
15. Existing slopes exceeding 20% and how grading affects these slopes.
16. Easements and/or easement restrictions.
17. LID BMPs being incorporated into the site.

(Usually on Site/Plot Plan)