GRADING PLAN
REVIEW CHECK LIST

This check list applies to grading plans, major and minor subdivisions.

GENERAL

___1. 24” x 36” sheet size
___2. The permit set must be sealed and signed by a Registered Civil Engineer
___3. Indicate Flood Zone
___4. If the new or replaced impervious area is greater than one acre, provide the WDID # if not, indicate the site is less than one acre
___5. Project site data table from C.3 Guide Book
___6. City of Concord Grading and Erosion Control Notes

PLAN REQUIREMENTS

___1. Name of engineering firm which prepared the plans with signature and seal of Registered Civil Engineer and date [Redundant]
___2. Submit electronic copy of soils and geology report, if required
___3. Earthwork quantities indicated on plan:
   Cut:_________C.Y., _________Fill:_________ C.Y.__________Import________ Export________
___4. Grading permit number on plan, which will be provided once the permit fees are paid
___5. Submit calculations for drainage facilities, if required
___6. Vicinity map required or expanded, show all adjacent streets and also major streets or highways within one mile of project
___7. Provide title block for City signatures on every sheet
___8. North arrow
___9. Numerical scale
___10. Streets and lots conform with tentative map or final map, if applicable
___11. Street names shown correctly
___12. Bench mark
___13. Clearly delineated construction boundary
___14. Lots shall be numbered and dimensioned per final map or parcel map, if applicable
PLAN REQUIREMENTS (cont.)

___15. Adjacent property to be labelled as to use: Agricultural, citrus orchard, pasture, existing homes or commercial property
___16. Existing and proposed storm drain line and structures: their location and disposition.
___17. Drainage swales and slope
___18. Elevations of high points and swales in side and rear yards shown
___19. Lot drain to fronting streets, or to lined ditch, pipe system or bio-retention
___20. Existing spot elevations of adjacent developments and natural drainage patterns around the perimeter of the proposed tract shall be shown in sufficient detail to be able to evaluate the proposed grading
___21. Generally show cross-sections along the perimeter of the tract at the following locations:
     ___a. Abutting an existing tract, and proposed tract is in fill. Fill slope is required to be on adjacent property, or retaining wall may be used
     ___b. Areas in fill on upstream side of tract; does tract receive and dispose of run-off? (Off-site or on-site ditch or drainage structure may be required)
     ___c. Areas in heavy cut upstream side of tract; does proposed grading result in one or more lots receiving concentrated flow
___22. Show typical lot section
___23. Streets discharging water (to an undeveloped property) should be ditched from end of gutter to daylight. Right-of-entry and/or easement may be required
___24. Streets receiving water should have swales graded to the gutters approximately normal to contours
___25. Show existing contours; also new ones, if applicable
___26. On hillside development or other unusual grading situations, roof drainage system must be piped to drain to the bio-retention or landscaping area
___27. A minimum of 3 ft. of clear space, after deducting for any slopes, stoops, or fireplaces, should remain to carry drainage along narrow side yards. Otherwise design lot grading so that no water is conveyed to that side
___28. Tract continues to receive natural runoff from adjacent property upstream
___29. If located in “Flood Zone”, base flood elevation must be shown on improvement plan, with finished floor elevations
___30. Contour lines of existing ground having intervals of not over two (2) feet for ground slopes under five percent (5%), and not over five (5) feet for ground slopes over five percent (5%), extending 50 feet or more beyond subdivision property lines
___31. Within hillside development area, show contours for existing and proposed grading, including surrounding properties, and cross sections
___32. Where valley gutters are used, street crown tapered to allow street flow into gutter
___33. Flowlines and centerlines identified with elevations and slopes
___34. If the new or replaced impervious area is greater than one acre, provide Waste Discharge Identification Number (WDID)