



City of Atascadero Community Development Department

PUBLIC INFORMATION - BUILDING SERVICES

Community Development Department 6500 Palma Avenue Atascadero, CA 93422 (805) 461-5035 fax (805) 461-7612

GRADING AND DRAINAGE PLAN PLAN REVIEW CHECKLIST FOR "REGULAR" GRADING PROJECTS < 5,000 CU YDS

STANDARD: The Atascadero City Municipal Code requires that all residential grading projects be permitted in conjunction with a development project (i.e. a building.) Any grading without a corresponding building, on residential properties, must be by written request and approval of the Community Development Director.

Regular Grading. Grading will move less than five thousand (5,000) cubic yards and is located on slopes less than twenty percent (20%), the application for a grading permit shall include the following:

1. Plans on minimum 24"X36" paper size also known as ARCH D size paper.
2. Title Block for the project with address, owner name, person responsible for plans.
3. North Arrow and plans drawn to engineering scale (i.e. 1"=10')
4. Cut and Fill quantity information, designated areas for disposal of additional soil.
5. Site contour information at two or one foot intervals showing existing onsite and neighboring drainage patterns.
6. Show existing structures to be removed or left in place.
7. Any proposed retaining walls with elevations at the top and bottom of wall.
8. Construction notes including 24-hour contact information for person responsible for erosion control.
9. A drainage plan (see content and requirement information below.)
10. A drainage basin if 1,000 or more square feet of impervious surface (roof, driveway, patios, etc.) are proposed.
11. Drainage arrows with spot elevations and any other drainage facilities needed.
12. Location of native tree(s) and protection fencing if closer than 20' to drip line. If the project is within 20' to a native tree drip line then an arborist report is required. Place arborist's recommendations on the plans. Native trees include: Oaks, California Black Walnut (Planning please list them)
13. Erosion control notes and details. Erosion control is required for every project.
14. Low impact development features to reduce impacts to stormwater quality and increases in volume. Low Impact development features not required, however, we encourage you to include them since the design features help reduce pollution going to rivers and streams and can help with onsite drainage issues.
15. Specify City Standard Drawing 423, 424, or 425 (drive approach standards) when new driveways are proposed. The City Standard drawings <http://www.atascadero.org/publicworks>, Access Engineering, Standard Plans and Drawings.
16. Show driveway width. Driveway width is dependent on driveway length. Access driveway width requirements by going to <http://www.atascadero.org/publicworks>, Access Engineering, Standard Plans and Drawings, Drawing F4.
17. Dimensions showing location of proposed structure(s) to the property lines.
18. Property lines with bearings and distances.
19. Benchmark for the project (a vertical elevation for the project that won't be disturbed by grading operations.)

20. A soils engineering report, including data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and criteria for corrective measures when necessary and opinions and recommendations covering adequacy of sites to be developed by the proposed grading.
21. Where required by the Building Official, an engineering geology report, including a description of site geology, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed by the proposed grading. (These reports are typically required in high landslide or liquefaction potential areas. You may want to check with the Building Official prior to project submittal to see if an engineering geology report is needed.)
22. If grading exceeds one acre in total area then a Stormwater Pollution Prevention Plan will need to be developed. The Stormwater Pollution Prevention Plan is a State of California required document that outlines the activities that you will implement on your project to protect stormwater quality. A copy of your Stormwater Pollution Prevention Plan and your Notice of Intent will need to be provided to the City prior to issuance of building permits. Information related to the Stormwater Plan and Notice of Intent can be found at this website:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/
23. Location of flood plain and flood plain elevations. If the property is located partially or fully in a flood plain. If the structure is located in a flood plain the plan will need to demonstrate compliance with the City's Flood Plain Ordinance which can be accessed at:
<http://qcode.us/codes/atascadero/>. Access Title 7, Chapter 11 *Flood Damage Prevention*.