

CITY OF ONTARIO GRADING PLAN CHECK CORRECTION SHEETS

Plan Check No. B2006 _____	Plan Check Expiration Date: <u>One year from plan submittal</u>	
Job Address: _____	Job Description: _____	
Applicant: _____	Tel. No. _____	Initial Valuation: _____
Reviewed by _____	Date: _____	Tel. No. _____
E-mail _____@ci.ontario.ca.us		

Corrections circled herein and red-marked on plans and calculations shall be complied with prior to resubmitting plans for recheck. Write next to the circled items and red marks on plans and calculations indicating if corrections are done, if so, where.

A. APPLICATION AND PERMITS

1. Provide complete and correct **legal description** (Tract, Lot, Block, Grant Deed) on plans and assessor parcel number (APN) on permit application.
2. In order to issue a building permit to the agent of the **property owner**, a **notarized** authorization letter by the owner enabling the agent to pull the permit(s) must be presented. Provide the following if the permit is taken out by contractor:
 - a) Copy of contractors state license or pocket ID.
 - b) Notarized letter of authorization for agents of contractor.
3. A separate permit and fee will be issued and collected for (storm water), (water), and (sewer)

B. GENERAL

1. **Two sets of plans** will be required when the permit is issued. Plans shall be:
 - a) Quality blue or black line drawings with uniform and **light background** color.
 - b) Min. 18" x 24" size paper with minimum **1/8" lettering size**
2. Provide the following with each set of plans:

() Hydrology study	() Soils report
() Survey done by a licensed surveyor	() Percolation test report for storm water
3. Recommendations stipulated in a soils report shall be printed on the grading plans.
4. The address of the building and the names and addresses of the owner(s), the civil engineer(s) preparing the plans, and the soils engineer shall be specified on the plans.
5. All grading plans shall be wet-signed and –stamped by a licensed civil engineer.
6. Add this statement to plan “The undersigned civil engineer will perform professional inspections in accordance with Sec. 3317 of CBC Appendix Chapter 33.
7. The following statement shall be signed by the soils engineer on the grading plans: “This plan has been reviewed and found to conform with the recommendations provided in the soils report dated _____. (Signature and date)”
8. Void or delete all plans, details and notes that do not pertain to this project.
9. Gas and electrical utility lines and their construction are not reviewed by the Building Department. Submit electrical and gas utility plans and obtain permits from Southern California Edison and Southern California Gas Company, respectively.
10. Reference made on plans to standard details used by the Engineering Department is not acceptable as these details are used on right of way and may not conform to 2001 CBC. Therefore, review these details for their code compliance, modify if needed, and show them on the plans.

C. PLANS

1. Provide complete plans showing (vicinity map), (lot boundaries), (cut and fill yardage), (existing and proposed contours), (top and toe of slopes), (daylight lines), (slope angles and designation), (drain lines and its elevations), (catch basins), and _____.
2. Show all buildings/structures on-site, plus buildings/structures within 15' of the subject lot on adjacent properties. App.3309.4.5
3. Note on the plans that all fill shall be compacted to a minimum relative compaction of 90% and shall not be placed until the soils engineer has inspected and approved its placement.
4. All graded cut or fill slope shall not be steeper than two horizontal to one vertical.
5. Toe of fill slopes shall not be nearer to a site boundary line than one-half the height of the fill, with a minimum 2 ft. and a maximum 20 ft.
6. Top of cut slope shall not be nearer to a site boundary line than one-fifth the height of the slope, with a minimum 2 ft. and a maximum 10 ft.
7. The height of the slope steeper than 3 to 1 is _____ ft. high. Therefore, building shall be setback from the toe of the slope _____ ft.
8. Show all site drainage to be diverted to public way via non-erosive devices. Show all drainage pipes, catch basin, and provide details.
9. Limit the slope of site drainage to 2% minimum. Drainage at concrete or asphalt may be reduced to 1% minimum.
10. Roof drainage shall not flow over public way, i.e. sidewalk. CBC 1506
11. The top of any exterior foundation shall extend above the elevation of street gutter a minimum of 12" plus 2%.
12. Water shall not flow across property lines into adjacent property unless a) it is the natural drainage pattern, b) the amount of water draining into adjacent property after the completion of the project is no more than what is currently draining into the adjacent lot, and c) there is no change in drainage pattern for water crossing the property line.

OFF-SITE GRADING

If there is grading to be done off-site and the off-site property is under a separate ownership, a separate grading permit shall be obtained for such work. In addition, the owner of the adjacent lot where off-site grading work will be done shall sign the following statement on the grading plan: "I have reviewed and approved the grading work shown on this plan to be done on my property." The adjacent owner's signature shall be notarized.

In the event off-site grading work is done on an adjacent lot that is under the same ownership as the subject lot, then a separate grading permit is not required for the adjacent lot as long as the grading permit issued covers the assessor parcel number (APN) of both the subject and adjacent lots.

WATER/SEWER/STORM DRAIN LINES (When submitted with or shown on grading plans)

1. Provide structural design and details for head walls (retaining wall) shown at _____.
2. The storm drainage system designed shall be in compliance with Chapter 11 of 2000 Uniform Plumbing Code.
3. For both sewer and storm drainage systems, all inlets and outlets into and out of the manholes shall incorporate the use of a flexible compression joints located between 12" and 36" from the manhole. UPC 719.6 and 1101.12.1
4. Provide cleanouts at maximum 100 ft. spacing and for each aggregate horizontal change in direction exceeding 135 degrees. Provide manholes at 300 ft. max. spacing. 2000 UPC 719.1, 719.6, & 1101.12.1
5. Submit calculations to justify the proposed building sewer and the domestic water service pipe sizes per UPC

717.0 and 610.1, respectively.

6. At _____, the on-site (building sewer), (domestic water), and (storm drainage) lines cross into adjacent. Provide proof of easement obtained from the adjacent lot owner.
7. Show on plans on existing and new easements. Submit copies of legally recorded easements.
8. If there is any export or import of earthwork, the location where soil is taken to or taken from is subject to the Building Department approval. No grading permit will be issued until such approval is obtained.
9. Indicate on plans the planned starting and anticipated completion dates of construction.

Created 1/27/2006