

	CITY OF EASTVALE PUBLIC WORKS DEPARTMENT 12363 Limonite Avenue, Suite 910 Eastvale, CA 91752 951.703.4470 (https://www.eastvaleca.gov/government/community-development/public-works)	Con Grd Sub Req	
		02/01/2024 EFFECTIVE DATE	REVISION DATE
CONCEPTUAL GRADING & PRELIMINARY DRAINAGE PLAN SUBMITTAL REQUIREMENTS			

PERMIT APPLICATION: Submit the pre-application provided by the Planning Department. The conceptual grading and preliminary drainage plan shall include the following:

CONCEPTUAL GRADING PLAN (prepared by a Civil Engineer):

Cover Sheet to include:

- North arrows, provide where appropriate
- Add benchmark
- Provide preliminary earthwork quantities
- Provide the gross and net site areas and the disturbed area. The summary area shall also include the existing impervious area, all new impervious area, any removal and replacement of impervious area and the total impervious area
- Provide the property owner information
- Provide the applicant/developer information
- Provide the site address/Assessor’s Parcel Number (APN)
- Provide a legend
- Provide the utility purveyors and contact information

Plan View Content to include:

- Existing topography, for subdivisions and commercial/industrial and multifamily projects show topography and planimetric features 100-feet to the east/west and south of the project
- Existing and proposed elevations, differentiate between existing and proposed (place existing elevations in parenthesis)
- Show the cut/ fill/ day light lines. Provide a color cut/ fill exhibit
- Show the dimensions from the proposed structures to the property lines
- Show the proposed pad elevations and finished floor elevations for all proposed structures including accessory structures
- Shade all existing, proposed and removal / replacement pavement and slopes
- Provide typical cross sections at all boundaries on the Conceptual Grading and Drainage Plan. All sections shall be drawn to scale and drawn to show the greatest impact to the neighboring property
- Show the typical lot drainage in a separate detail

- Provide sections at each boundary and a typical section through the adjacent lots. Sections must show the height of proposed masonry walls.
- Show the proposed sewer layout with invert elevations

Preliminary Drainage Plan Sheet Content:

- Sheet shall be title Preliminary Drainage Plan
- Include a maintenance schedule for each of the BMP's and who will be maintaining each BMP
- Show details for each structural/treatment BMP device and clearly label them in the plan view, including any filters
- Provide the latitudinal/longitudinal coordinates for each structural treatment BMP device
- Clearly show how the storm water falling on the impervious surfaces within the public right of way will be treated
- Source Control BMP's and Non-Structural Source Control BMP's numbered
- Clearly delineate all drainage management areas
- Provide a typical lot drainage detail
- Provide 1-foot contours for both existing and proposed topography
- The Drainage Areas need to be shown as Hydrology Area boundaries and the Drainage Management Areas need to be shown as sub-Hydrology Area boundaries
- IF a deep drywell is proposed (typically a Maxwell Drywell system), these types of drywells cannot typically store the Design Capture Volume (DCV) prior to infiltration into the soil, show the location where the DCV will be stored either on the surface or in an underground storage reservoir