ENGINEERING DIVISION

SINGLE LOT GRADING DRAINAGE PLAN REQUIREMENTS

FIRST SUBMITTAL REQUIREMENTS

- A $357.00 fee is due at first submittal for plan check, inspection and permit fees. Additional fees and bonding may be required if grading quantities exceed 1000 cubic yards.

- Three (3) copies of a grading/drainage plan are required at first submittal. A registered California Civil Engineer shall prepare plans. See City’s Engineering design standards for grading plan format.

- A soils report is required with the submittal of the grading plan.

- A current Title Report (must be from within the past 6 months)

- If a septic system is intended for the residence, a percolation report is required. (Per the City General Plan: “Require . . . single family residence uses with lot sizes of less than one acre be connected to a public sewer system.” Policy PS 2.2.4)

- Submit one (1) copy of an approved Single Family Minor Modification Plan processed through the Planning Department.

Second and Subsequent Submittals

- All submittals MUST have a transmittal sheet (see attached).

- Redline plans and Improvement Plan Transmittal MUST be returned with revisions.

ADDITIONAL REQUIREMENTS

- Submit Road Deed documents or an Irrevocable Offer of Dedication for future public right-of-way, if required by the Engineering Department. Forms are available at the Engineering Counter.

- A title report may be required if requested by the Engineering Department. The title report shall determine if the parcel has access to existing public streets.
• If the property falls within a special study zone as determined by the State of California, a fault rupture study is required. A registered geologist shall complete this report.

• Determine if Drainage Impact Fees have ever been paid for property - if this has not been done, then the fees must be paid prior to occupancy. If drainage fees are applicable they are to be paid as follows:

As of July 1, 2008

<table>
<thead>
<tr>
<th>Drainage Area</th>
<th>Fee (per dwelling unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amargosa</td>
<td>$3,918</td>
</tr>
<tr>
<td>Anaverde</td>
<td>$1,987</td>
</tr>
<tr>
<td>Pearland</td>
<td>$5,246</td>
</tr>
<tr>
<td>Littlerock</td>
<td>$5,675</td>
</tr>
<tr>
<td>Big Rock</td>
<td>n/a</td>
</tr>
<tr>
<td>Portal Ridge</td>
<td>$3,751</td>
</tr>
</tbody>
</table>

GRADING PERMIT ISSUANCE

• After the grading plans are signed by the City Engineer, the Engineer of Record will be contacted to have a bonded blueprinter pickup the approved mylars and have three (3) copies made for the Engineering Department.

• A Grading Permit will be issued once the grading plans have been approved and copies delivered to the Engineering Department.

• A pre-construction meeting must be scheduled with the Public Works inspectors prior to grading. (661) 267-5255.

RELEASES TO BUILDING & SAFETY

Rough Grade Release:
(Required for issuance of Building Permit by Building & Safety)

• Once Grading is complete, an Engineered Grading Consultant Statement for Rough Grade Certification from both the Field (Grading) Engineer and Soils Engineer must be submitted to Engineering – signed and stamped.

• A Compaction Report is required from the Soils Engineer.

• A Rough Grade inspection and release is required from the Public Works inspector.

• Drainage Impact fees are due at this time.
Fine Grade Release:
(Required for issuance of Certificate of Occupancy by Building & Safety)

- An Engineered Grading Consultant Statement for Final Grade Certification must be signed and stamped by the Engineer of Record.

- A Fine Grade inspection and release is required from the Public Works Inspector.
TRANSMITTAL FORM

DATE: __________________

TO: CITY OF PALMDALE
   ENGINEERING DIVISION
   38250 SIERRA HIGHWAY
   PALMDALE, CA 93550
   (661) 267-5272
   FAX (661) 267-5292

FROM: __________________

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PLAN #: Single Lot Grading Drainage
Plan # GD ___ - _____

COMMENTS: ________________________________________________________________

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