



SITE GRADING / DRAINAGE PLANS

All New Construction will need Building Department approval to ensure the original site drainage systems will function as designed in the original approved construction plans. Changes that may affect the original lot grading/drainage plan, include all swimming pools, room additions, decks, storage building, summer kitchens, and retaining walls.

Each permit application will require a current copy of the approved development's site drainage plan containing the individual lot FFE elevations with each lot's four corner point grade elevations shown. The lot's drainage details will be shown on the plan.

We also require an individually signed and sealed lot survey showing all easements, slab FFE elevations and the lot's four corner point grade elevations. The purposed drainage flow/direction will be shown on the plan. The survey will be compared with the approved site grading plan using the provided construction plans before a permit may be issued.

All permit finals will require Final Grade Inspection, unless exempted by the Building Department/Building Official. The Contractor is responsible for the final grading to be completed and providing drainage that works as originally planned/approved. At the time of inspection, the lot will be "sod ready" with no additional grade changes to be made. On site, there must be a signed and sealed topographic survey showing the lot will function as originally designed.

Prior to the Building Final Inspection, the contractor must submit a signed and sealed Engineer's Letter/Compliance Statement certifying that the building and site meets the drainage plan. This letter must accompany a signed and sealed as-built survey showing that the grading has been completed following the approved plans and the drainage is functionally correct. These must be submitted and approved prior to issuance of the Certificate of Occupancy (CO).