

Grading Requirements for Building Permits

All building permit applications must include a grading plot plan if grading is to occur as part of construction.

Review of the grading plot plan consists of the following:

- 1) No more than 2 feet of fall within 20 feet of proposed structures in the rear and front yards. The minimum slope away from a structure shall be 5% to convey the runoff for a distance of 10 feet.
- 2) Driveway grades should not exceed 17%. Also, all driveways with a 12% to 17% grade must be paved. A note indicating the requirement for paving must be included on the grading plot plan.
- 3) Spot elevations are required to be shown on the plan to ensure positive drainage away from proposed structures.
- 4) Use swales to carry flow around structures at least 20 feet from the structure.
- 5) All environmental easements should be labeled on the grading plot plan.
- 6) Show pipe on the grading plot plan in driveway entrance and drainage and utility easement if necessary. Field check will be performed during routine inspections.
- 7) Note that 2:1 slopes within 20 feet of house location need a safety device (fences, landscaping, etc.) at the top of the slope. The safety device must be shown on the grading plot plan.

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