

MINIMUM INFORMATION TO BE SHOWN ON GRADING PLANS

Pursuant to Los Angeles Municipal Code Sec. 91.106.3.2 and 91.7006.1, two sets of grading plans shall be submitted to the Department for checking whenever an application for grading permit is filed. To ensure sufficient information and details are provided for an expeditious plan-check, the following guideline shall be followed.

Each set of plans shall clearly show location of the work, the address, legal description, owners(s) names and address, for each lot where grading is proposed, and the name and phone number of the civil engineer preparing the grading plans.

The plans shall include, but not limited to, the following information:

1. General vicinity of the proposed site.
2. Property limits, accurate existing contours, terrain details and area drainage
3. Limiting dimensions, elevations or finish contours to be achieved by the grading (including buttress fill and stabilization fills), and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, cribbing, soil nails, netting systems, dams and other protective devices to be constructed with, or as a part of, the proposed work. A map or plot plan showing the drainage area and the estimated runoff of the area served by any drains shall also be included.
5. Buildings or structures on the property where the work is to be performed and the location of any buildings and/or structures on land of adjacent owners which are within 15 feet (4572 mm) of the property or which may be affected by the proposed grading operations.
6. Location of cut and fill areas, the top and toe of all cut and fill slopes, the location of all “daylight” lines, location of disposal site for excess material, if known, and the estimated dates for starting and completing grading work.
7. Provide a detailed summary and calculations for the grading quantities, such as Cut, Fill, Import, Export, and Removal and Recompaction.
8. Show compliance with Maximum Grading Quantities per the Baseline Hillside Ordinance Section 12.21 C.10(f). Show determinations and a summary for the allowable grading quantities, proposed grading quantities, and exempted on-site grading quantities.
9. Cross sections, as deemed necessary, to show the extent of all cut, fill, over-excavation and recompaction, geologic conditions as anticipated by the approved soils/geological reports, temporary excavation, keyway/bench dimensions, and location of surface/subsurface drainage devices as recommended by the soil engineer and approved by the Department.
10. When reports are required pursuant to LAMC Section 91.7006.2, recommendations included in the approved soils engineering report and engineering geology report shall be incorporated into the grading

plans. Department approval letters shall be attached to the approved set of grading plans and kept at the job site.

11. When reports are required pursuant to LAMC Section 91.7006.2, the date of the soils and geology reports along with the name, addresses and phone numbers of the firms or individuals who prepared the reports shall be incorporated in the grading plans.

In addition to the required grading plans for work in designated Hillside Areas, the Department may also require plans to be prepared, stamped and signed by a licensed surveyor in non-hillside areas, when the property line limits are not clear.

Portions of the aforementioned plan requirements may be waived by the Department if it finds that the information on the application and/or submitted plans is sufficient to show that the work will conform to the provisions of this code and other relevant laws.