



**City of Folsom  
Community Development Department  
50 Natoma Street  
Folsom, CA 95630**

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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **Custom Home Grading Plan Requirements**

- **Title Block** showing a minimum of the project/owner name, project address, date, scale (min. of 1"=20'), sheet number(s), north arrow, vicinity map, index and sheet legend. Grading plan sheets shall be 24" x 36" unless otherwise approved by the City.
- **City Standard Grading Notes.** The grading notes can be obtained from the Community Development Department-Engineering Division or on the City's website at [http://www.folsom.ca.us/depts/community\\_development/engineering/default.asp](http://www.folsom.ca.us/depts/community_development/engineering/default.asp). Certain areas within the City have soils which are known to contain naturally occurring asbestos. Please refer to the Sacramento Metropolitan Air Quality Management District (SMAQMD) website at <http://www.airquality.org> to determine if your lot/parcel is located within these geographic areas. For lot/parcels less than one (1) acre in size additional grading notes provided by the SMAQMD shall be required to be shown on the grading plan.
- **Wet Stamp/Signature of Licensed Professional.** Grading plans shall be signed and stamped by a California Registered Civil Engineer or California Licensed Architect. Refer to Sections 6731 and 6735 of the Business and Professional Code for the State of California for grading plan preparation requirements.
- **Proposed Grading Quantities.** Grading plans shall include a table which includes grading quantities for excavation, cut, fill and import and/or export volumes in cubic yards.
- **Engineer's Cost Estimate for the Proposed Grading.** The estimate shall include costs for proposed grading as well as site improvements including driveways, utility laterals and proposed retaining walls which do not require the issuance of a building permit. The cost estimate shall be prepared by the licensed engineer if applicable and shall be signed and stamped.
- **Existing/proposed topography at one (1) foot intervals.** Existing topography shall be shown with light line weights and proposed topography will be shown with bold line weights. The existing topography shall extend a minimum of 15 feet into all adjoining parcels.
- **Property lines for entire lot/parcel.** Property lines shall be shown with bold line weights. All property corners for the lot /parcel shall be described on the plan and elevations shall be shown, where applicable.
- **All existing street/frontage improvements for the lot/parcel** including concrete curb, gutter and sidewalk, streetlights, fire hydrants, water meter/services, sanitary sewer cleanouts/services, manholes, drain inlets, valve boxes, and other utility connections.

- **All existing trees on the lot/parcel and other existing trees together with their corresponding tree protection zones (TPZ) which will be impacted** by the proposed grading or construction. Existing tree protection zones (TPZ) shall be shown with dashed lines. Existing grades shall be shown to the 10<sup>th</sup> of a foot. Note: Existing trees may be located on adjoining lot/parcels but the tree protection zone (TPZ) of the tree may be impacted by the grading/construction on your lot/parcel. The plan shall also include a table showing species, size at diameter breast height (dbh) and the status or condition of the tree (to be removed or to be preserved). Please refer to the City's handout "*Tree Protection Zone*" for the requirements for tree protection zones.
- **Existing fences, drainage swales, drainage patterns, retaining walls, rock walls/outcroppings, public and/or private utility easements, buildings and/or structures within the boundaries of the lot/parcel** and no less than 15 feet into all adjoining parcels.
- **Typical cross-sections at all property lines.** The typical cross-sections shall include structures, fences, retaining walls, drainage swales, drainage pipes and shall include dimensions measured from the property line to each of these noted improvements.
- **Proposed retaining walls.** The plans shall include cross-sections and construction details for all proposed retaining walls. The plan shall include top and bottom of wall elevations at the beginning and end of all walls and at all changes in wall height or no more than every 25 feet. See the City's handout titled "*Retaining Walls: A Guide for Owners and Builders.*" Retaining walls may require the issuance of a building permit. Grading plans which include retaining walls that require building permits will be approved concurrently with the issuance of the retaining wall building permit.
- **Proposed retaining wall plan sheets.** Proposed retaining wall plans are required to be attached to the grading plan if the wall plan is prepared by another licensed professional. All retaining wall plans shall include a typical cross-section of all walls. The typical cross-section shall include all construction details of the wall, footing sizes and dimensions, steel/rebar schedule, backfill, drainage pipes, etc. In addition, typical cross-sections for retaining walls shall include dimensions to existing fences, property lines, drainage swales, structures, and other improvements which may be impacted by the retaining wall construction.
- **Proposed drainage swales and patterns** including grades, elevations, and slopes. All drainage swales shall be a minimum slope of 1%. All proposed drainage swale slopes that exceed 10% shall be cobble-lined in accordance with the City's standard drainage swale detail available on the City website at [http://www.folsom.ca.us/depts/community\\_development/downloads/custom\\_home\\_packet.asp](http://www.folsom.ca.us/depts/community_development/downloads/custom_home_packet.asp).
- **Driveways** including grades, elevations, slopes and material type. The plan shall also include a driveway profile for the entire length of the driveway. The profile shall include a slope transition at the street and at the entrance to the garage. Please refer to the City's standard driveway profile details available from the Community Development Department Engineering Division or on the City's website at [http://www.folsom.ca.us/depts/community\\_development/downloads/custom\\_home\\_packet.asp](http://www.folsom.ca.us/depts/community_development/downloads/custom_home_packet.asp).