



Grading and Drainage Plans
CITY OF HIGHLAND BUILDING DIVISION
27215 BASELINE, HIGHLAND, CA 92346
(909) 864-8732



Policy No. 290

PURPOSE: To establish a policy regarding grading of one and two family dwelling properties under 1 acre in size.

POLICY: Concurrent with the submittal of architectural and structural construction plans for one and two-family dwellings, habitable detached accessory structures (guesthouses, pool houses, etc), or non-habitable accessory structures greater than 500 square feet in size, grading plans designed by a licensed professional shall be submitted for review and approval by the City of Highland. Such plans shall include a soils investigation report, a site grading plan and a water quality management plan.

Plans for non-habitable detached accessory structures (workshops, garages, patio structures) that are not located within a seismic Hazard Zones and that are less than 500 square feet in size shall indicate on the site plan how water shall drain away from the structures and either to the street or other approved locations. Show on the site plan: swale lines, high point elevation, finished floor elevations, finished grade elevations, mid-point of the lot elevations and curb/ street elevation or zero point.

During all grading operations, dust shall be kept to a minimum. Watering the grading activity is required. Streets shall be kept clean at all times. Best Management Practices shall be included on the water quality management plans and enforced for water, dust, silt, and sediment control.

Contact the grading inspector before concrete driveways or patios or any concrete walkways which may restrict the engineered flow lines are placed. Compaction reports are required to be provided to the inspector prior to placement of concrete.

Landscaping shall not interfere with the engineered flow lines designed by the engineer of record.

ANALYSIS: This policy is consistent with past practices in the City of Highland and with other cities within the State of California.

Effective Date: 1/01/10	Revision Date: April 2019	Reference Code & Section:
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