

Grading and Drainage Inspection

Purpose

To ensure that the site has acceptable grading and drainage prior to issuing the Certificate of Occupancy. The “criteria” (see below) helps to clarify the expectations in regards to grading and drainage.

Scheduling

Prior to the Final Building Inspection/Certificate of Occupancy. (This inspection replaces the former “bond posting” inspection.)

Criteria

- Disturbed area must be graded, seeded, and mulched, or have other acceptable stabilization measure.*

- **Lots 1 acre or smaller:**
 - No standing water or sump areas on the parcel unless such areas are shown on the approved site plan.
 - Minimum 1% slope is required on all areas of the parcel.
 - Site grading must be in accordance with approved site plan.
 - Concentrated runoff (from gutters, on-site swales, etc.) should be directed to drainage structures (existing drainage ditches, etc.) and away from neighboring parcels whenever practicable.
 - Sump pump outlets must be discharged in manner that does not create ponding, prolonged soil saturation or a nuisance situation.

- **Lots larger than 1 acre:**
 - No sump areas within the disturbed area as evidenced by minimum 1% slope
 - In situations where there is no reasonable drainage outlet, runoff must be directed at least 30’ away from the structure, and the receiving area must be consistent with water quality bmp-type practices (e.g., rain gardens, landscape mulch beds, etc.).

- **Bond Requirement:**

If the site does not have adequate permanent stabilization, a bond will be required, based on the following schedule:

 - 2,500 to 15,000 sf : \$1,400
 - 15,001 to 30,000: 1,700
 - 30,001 to 1 acre: 2,000
 - More than 1 acre: 2,000 plus \$1,600 for each additional acre.

* The program administrator may grant an administrative exemption when the site cannot be graded and stabilized due to climatic conditions beyond the owner’s control. Examples of such conditions include excessive wet weather, cold weather (typically December thru February), or climatic factors that create conditions in which grading and final stabilization cannot reasonably be conducted. All such sites must install and maintain all required E&S controls until final stabilization is achieved. Compliance with E&S requirements will be enforced, and failure to comply will be subject to the remedies provided by the County E&S program. All such sites shall be required to pass a final inspection by May 15 or other completion deadline noted by the program administrator.