



Grading Plan Submittal Requirements

Grading plans shall be used to depict earthwork and improvements on private property. Any associated grading plans, easements and maps must be submitted concurrently for plan checking.

JOB ADDRESS, APN: _____

ENGINEER OF WORK (Name, Address, Ph.):

OWNER (Name, Address, Ph.):

1. _____ Transmittal Letter from Engineer of Work listing all items being submitted. Distribution: Original to checker, copy to file
2. _____ (9) Complete sets of grading plans (folded to 9"x12") REQUIRED FORMAT:
 - a. On 24" x 36" D Size Sheets, City Title Block, Notes and PC. , GP or DWG. Number & Plot Date
 - b. Engineer's Signature Stamp & Statements, Min 0.1" Text, Max 20-scale, sheets numbered consecutively
 - c. Job Data: "(Rough or Precise) Grading, Drainage, and Erosion Control Plans for _____", Address
 - d. Site Data: Legal Description & APN's. In accordance with the Subdivision Map Act Sec. 66412.6 compliance. Said section requires a Certificate of Compliance for any parcel created before 3/4/72
 - e. Date and time stamped at bottom of all plan sheets.
3. _____ (1) Signed original Letter of Permission (LOP) as required to permit offsite work.
4. _____ (2) Signed and stamped originals of legal description ("Exhibit A") and plat ("Exhibit B") for dedications and easements if not on associated map. Include closure calculations and all references. (1) Copy of each and every referenced document required for complete review, numbered and listed in title report.
5. _____ (1) Copy of current Title Report less than 3 months old, and Lot Book report or Vested Deed for bond preparation.
6. _____ (2) Copies of Engineers Cost Estimate for bonding purposes, including detailed cost for erosion control, grading and paving, landscaping, and drainage structures signed & stamped.
7. _____ (1) Project Determination Checklist with NOI and WDID # for sites over 1 disturbed acre.
8. _____ (2) Copies of Storm Water Quality Management Plan (SWQMP, Standard or Priority Development Project) per City of Vista Template.
9. _____ (2) Copies of bound Hydrology and Hydrologic Report.
10. _____ (2) Copies of the Project Conditions of Approval, if applicable.
11. _____ (2) Copies of the bound Soils Report and any update letters less than 1 year old. Infiltration testing is required for all Priority Development Projects.
12. _____ (1) Copy of the Underground Utility Plan that is used for submittal to SDG&E.
13. _____ (1) Copy of any applicable studies or reports (mitigation etc.)
14. _____ (1) Copy of C.C.& Rs, as applicable.
15. _____ Landscape Plan if creating slopes that are 4:1 or steeper (Follow City of Vista Landscape Manual available on the City website).
16. _____ One Designated Contact Person: _____
17. _____ Other: _____