



# Infill Drainage Plan Checklist

Poorly prepared drainage plans account for the majority of development problems. It is recommended that a professional engineer prepare the grading and drainage work.

## Grading Plan

- Name and phone number of person preparing grading/drainage plans (preparer must be a licensed engineer if public improvements\* are over \$5,000.00)
- Existing contours (use thin dashed lines and label; extend 50' minimum onto adjacent property)
- Proposed contours (use solid lines and label) and spot elevations as needed. Contour intervals shall be spaced sufficient to represent the drainage ways on the property.
- Typical swale detail for any swale identified on the plan.
- Typical berm detail for any berm identified on the plan.
- Proposed Finished Floor Elevations and Existing Finished Floor Elevations of adjacent properties.
- Letter of consent for entry or offsite easement from adjacent landowner if proposed grading encroaches onto adjacent property (submitted with the Infill Drainage Plan)
- Contours on all streets
- At least three (3) top of curb elevation or every 50' on streets, alleys, existing and proposed parking lots
- Slope:
  - Back of street curb to property line: ¼" per foot
  - Parking lot top of curb to property line: maximum 3 horizontal to 1 vertical [3:1]
  - Any unpaved area adjacent to property line: maximum slope of 3:1
  - Driveways: ¼" per foot + 6" from street gutter up to property line
- Temporary erosion control, as required
- Location of Roof Drains and outfall direction
- Location of swales and cross section of swales (showing capacity and grade)
- Existing and proposed inlets, pipes and flumes (label size)
- Existing and proposed storm sewer (label size)

## Drainage Area Map

- Runoff calculations for all areas (on site and off site):
  - Acreage
  - Runoff coefficient (refer to Storm Drainage Design Manual, Table I)
  - Inlet time (refer to Storm Drainage Design Manual, Table 1)
  - 100 year intensity
  - Drainage areas lines: major, minor

Drainage from the abutting property must not be impaired by the proposed grading; likewise, drainage to abutting property must not be concentrated or increased by the proposed grading.

Often at the time of the final review and approval, it is necessary to require relocation of proposed driveways, inlets, etc. When this occurs, the property owner should re-evaluate the grading and drainage proposals so as to avoid unnecessary expense, delays, and other undesirable consequences.

\* Public Improvements are improvements or additions to existing infrastructure in dedicated City, County, or State rights of way or easements.