



INFORMATIONAL BULLETIN

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Chief Building Official

UTILITY PLAN REQUIREMENTS FOR PRECISE GRADING PLAN SUBMITTALS

A separate utility plan is required as part of the grading plans for all precise grading plan check submittals, where new utilities are proposed. On-site (yard) domestic water, reclaimed water, fire supply water, gas, and sewer are required to be shown on the plans. The purpose of this requirement is to verify through plan check, that the gravity lines (storm drain and sewer) will function as designed and to ensure that proper grading observation and testing is performed on all lines (i.e., trenching and backfill compaction testing).

The utility plan must show the piping location, material, and size, along with slope for sewer lines. The locations of cleanouts, manholes, meters, and backflow preventers must be shown on the plans, with applicable details, as needed.

A separate yard utility permit is required for domestic and reclaimed water, sewer, and gas. The yard utility plans will be reviewed as part of the grading plan check and all utility agencies must approve the respective design prior to issuance of the City's yard permit. The yard permit may be pulled concurrently with the precise grading permit; however, the yard permit can be deferred provided the applicant submits a letter of understanding stating that the utility plans will be submitted separately, which may delay construction. The yard permit must be issued prior to utility trenching or installation.

Changes made to the utility plan after the issuance of the precise grading permit will require submittal and approval of the revised precise grading plan and yard permit plan.