



# BUILDING DEPARTMENT

## STANDARD DRAINAGE ALTERATION PLAN



DRAWING BY PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR LANDSCAPE/COMPLEX HARDSCAPE PROJECTS WITH OUTDOORS STRUCTURE(S) (RETAINING WALLS, PATIO COVERS, FIREPLACES, CAZEBO, STAIRS, ETC.)

### GENERAL NOTES

- All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
- Dust shall be controlled by watering and/or dust palliative.
- Work hours are limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY; 8:00 AM to 6:00 PM SATURDAYS; and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10-28-040 of the NBMC.
- Noise from, excavation, delivery and removal shall be controlled per Section 10-28-040 of the NBMC.
- The stamped set of approved plans shall be on the job site at all times.
- Drainage system to be designed to retain concentrated and surface sheet flow from dry weather run off and minor rain events within the site. See detail (D).
- Positive drainage shall be maintained away from all building and slope areas.
- Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order.
- No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, gutters or storm drains. All material and waste shall be removed from the site. NBMC 17.32.020.
- Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent.
- Building permit is required for free standing structures (Fences, Retaining Walls, Gazebos, Patio cover, Etc.)

### REQUIRED INSPECTIONS

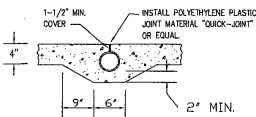
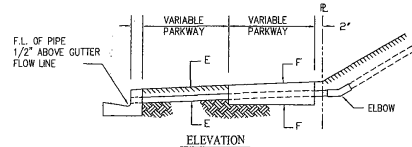
- Drainage Pipe
- Final inspection

### INSTRUCTIONS

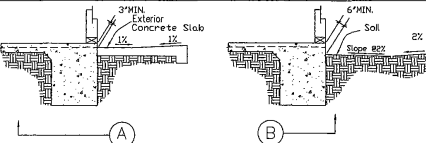
Refer to the applicable sample drainage plan and sketch a similar drainage plan for your property in the space provided to your right showing the following:

- Show footprint of the structure and identify existing and addition portion (if applicable).
- Identify ALL property lines.
- Clearly identify the scope of work. Distinguish between existing hardscape and landscape and new/proposed hardscape and landscape improvements. Show locations of all existing buildings, structures, pools, fences, retaining walls, etc.
- Show locations of all existing slopes on and adjacent to the property.
- Show spot elevations to indicate proper drainage in all areas. Use 100.00 ft. as top of curb reference elevation. All surfaces shall be designed to drain at the following minimum gradients. Use arrows to indicate direction of drainage.  
Minimum gradients for drainage  
Paved 0.5%  
Not paved 2%
- Show proposed location of area drains if a drain line system to be used.
- Show trench drain in front of driveway (not required if driveway is less than 10' long).
- Show location of perforated pipe and percolation trench. Locate perforated pipe away from foundations.
- Provide a drain in planter if required for Drainage.
- Reference the applicable swale section on plan.
- Show slope of drain lines (1% min.)
- Provide a drain in planter if required for Drainage.
- Select one of the drain line materials listed below and specify on plan. Minimum pipe size to be 3"Ø
  - ABS, SDR 35
  - ABS, SCHEDULE 40
  - PVC, SDR 35
  - PVC, Schedule 40
  - ADS 3000 with PE glued joints
- The minimum clearance between exterior finish grade and bottom of treated sill plate shall be 3" for paved exterior surfaces and 6" between the bottom of sill plate and soil.
- Obtain a private drainage easement to drain water over adjacent land not owned by the permittee. Easement must be recorded with the County Recorder's Office.
- Design drainage to insure water does not drain over the top edge of any slopes. Provide a berm at top of slope. Draw a section through berm. Berm to be 12" high and slopes towards the pad, See Detail "C".
- Show top and toe of all slopes and indicate slope ratio. Maximum slope ratio 1:2.
- Provide erosion and desilting control plans for work between October 15 and May 15.
- Obtain an encroachment permit from Public Works for improvements within utility easement or public right-of-way including installing a pipe to drain through the curb.

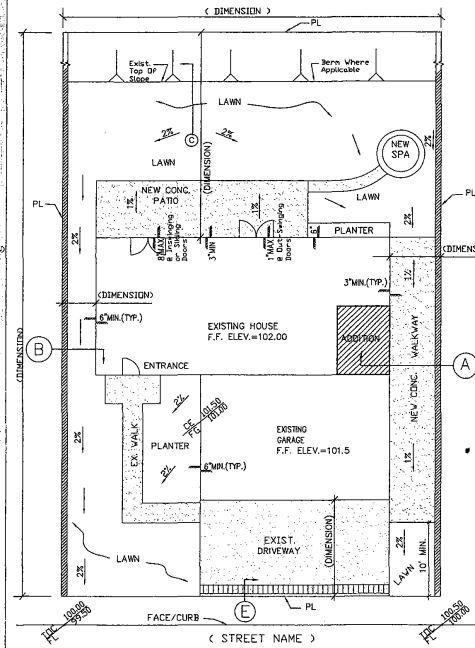
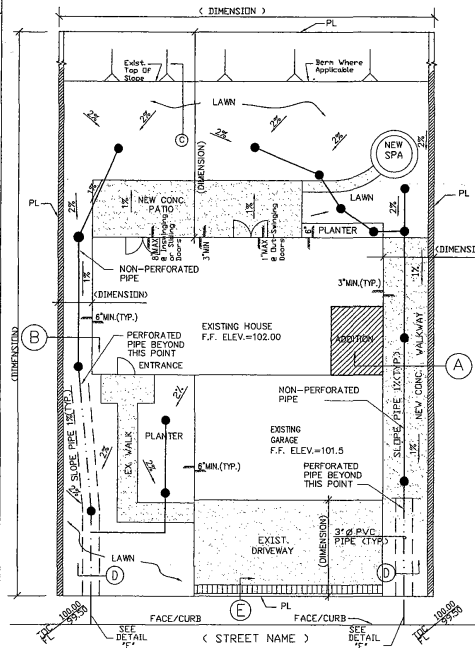
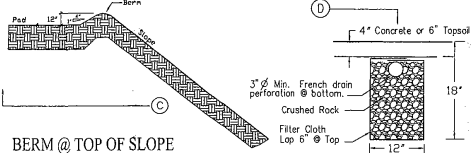
### DETAIL DRAWINGS



DRAIN PIPE SECTIONS  
PRIVATE DRAINS THROUGH CURB  
Encroachment permit from Public Works Dept. is required.



### SIDE YARD SWALE AND SILL PLATE CLEARANCE

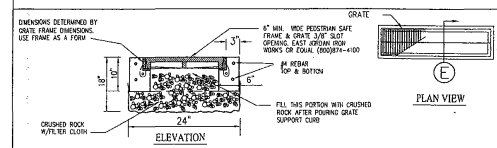


### SITE PLAN

PROJECT ADDRESS: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
OWNER'S NAME: \_\_\_\_\_

NOTE:  
IT IS THE RESPONSIBILITY OF THE PERMITTEE TO MAKE SURE THAT ALL WORK COMPLIES WITH THE NEWPORT BEACH STANDARD DRAINAGE PLAN. NO PLAN REVIEW IS PERFORMED ON THE SITE PLAN PRIOR TO PERMIT ISSUANCE. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR.

- LEGEND:
- F.F. FINISH FLOOR ELEVATION
  - T.C. TOP OF CURB ELEVATION
  - F.G. FINISH GRADE ELEVATION
  - FL. FLOW LINE ELEVATION
  - ELEVATION CHANGE
  - PROPERTY LINE
  - AREA DRAIN
  - PERFORATED FRENCH DRAIN LINE
  - DRAIN PIPE (NON-PERFORATED)



- DIMENSIONS DETERMINED BY ONLY THESE DIMENSIONS USE FRAME AS A TORY
- a- Dig a 24" wide x 18" deep trench
  - b- Place filter cloth in the trench extending 12" vertical on each side.
  - c- Fill bottom 8" of the trench with crushed rock.
  - d- Form and pour perimeter concrete curb.
  - e- Fill the rest of the trench with crushed rock to 4" from top of trench.