

## **Minor Grading Plan (MGP) Preparation Guide Lines:**

Minor Grading Plan should be prepared in State Plain Coordinate System (NAD83) California Zone VI, and NAVD88 and drawn to scale on 24”X36” City Standard Minor Grading Plan Template. All surveys shall be tied to a current City or County benchmarks.

### **At a minimum the MGP should include:**

- a. Property boundary lines, including bearing and distances per vesting deed.
- b. Existing and proposed contours, pad and finished floor elevations;
- c. Source and date of survey and topographic data
- d. Vicinity map, North Arrow, Scale, Legend, and earthwork quantities
- e. Delineate top and bottom of slopes and drainage paths
- f. Cross sections (to scale) showing existing and proposed grading and building,
- g. Adjacent property lines, roadways, sidewalks, existing and proposed easements
- h. 100 year flood plain limits, zone designation, FEMA FIRM panel number and effective date.
- i. Proposed Best Management Practices (BMPs) for storm water pollution control measures (when applicable);
- j. Existing and proposed impervious surface areas;
- k. Existing and proposed driveways, sidewalks, curb and gutter, utilities such as sewer and water
- l. Existing and proposed landscape areas, materials, including irrigation, any trees or vegetation proposed for removal;
- m. Existing and proposed building footprints, including demo of existing structures;
- n. Minimum required building set back lines;
- o. Erosion control measures on separate sheet;
- p. Benchmark used: Show location, description and elevation of the City Benchmark in NAVD88 datum.

**NOTE:** Topography and elevations must be based on a current survey obtained from a Professional Land Surveyor or a Professional Engineer. The survey data may not be more than one-year old from the date of submittal.

Please contact the Development Services Department at (760) 435-4373 for any questions that you may have regarding plan submittal or processing.

Please refer to the Engineering Division webpage at <http://www.ci.oceanside.ca.us/engineering> under **Plan Submittal Requirement** section for detailed information on Minor Grading Plan submittal criteria, plan preparation requirement, fees and other related information.