**Permit #**

**Date Received:**

##

**GRADING PLAN APPLICATION**

P.O. Box 196♦2061 Grothe Road♦Flint Hill, Missouri 63346♦(636) 327-4441 ♦ cityofflinthill@centurytel.net

APPLICANT:

ADDRESS:

PHONE: FAX:

LOCATION (ADDRESS):

PROPERTY OWNER: Name:

Address:

Phone: Fax:

SURVEYOR/ENGINEER: Name:

Address:

Phone: Fax:

LEGAL DESCRIPTION OF PROPERTY (other than address):

The Grading Plan shall contain the following items:

1. The grading plan shall be of a scale not to be greater than one inch equals twenty feet or less than one inch equal two hundred feet, and of such accuracy that the City Engineer can readily interpret the Plan, and shall include more than one drawing where required for clarity.

2. The property is identified by lot lines and location, including dimensions; angle and size, correlated with the legal description of said property.

3. The grading plan shall be designed and prepared by a qualified land planer, registered architect, engineer or land surveyor.

4. It shall also include the name and address of the property owner(s), developer(s), and designer(s).

5. It shall show the scale, north point and boundary dimensions.

6. It shall also show natural features such as wooded lots, streams, rivers, lakes, drains, topography (at least five-foot contour intervals; when terrain is irregular or drainage critical, contour interval shall be two-foot), and similar features. All topographic date shall directly relate to USGS data.

7. It shall show existing manmade features such as buildings, structures, easements, high tension towers, pipe line, existing utilities such as water and sewer lines, etc., excavations, bridges, culverts and drains.

8. It shall identify adjacent properties within three hundred (300) feet and their existing uses.

9. Any proposed alterations to the topography or other natural features shall be indicated.

10. All fill placed under proposed storm and sanitary sewer and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test of 95% of maximum density as determined by the Standard Proctor test AASHTO T-99.

11. All fill placed in proposed roads shall be compacted from the bottom of the fill up to 90% maximum density as determined by the Modified AASHTO – T180 Compaction Test or 95% of maximum density as determined by the Standard Proctor test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling.

12. A sediment control plan must be implemented in accordance with the land disturbance permit issued for the proposed grading activities pursuant to Article III of the Flint Hill Zoning Ordinance.

13. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of fifty (50) feet from the top of the existing stream bank or 100-year, twenty (20) minute water surface elevation where no defined bank exists. The watercourse shall be maintained and made the responsibility of the owner or, as applicable, by subdivision trustees. Permanent vegetation shall be left intact. Variances may be approved and may include designed stream bank erosion control measures and shall be approved by the City Engineer. City, FEMA, and U.S. Army Corps of Engineers regulations and guidelines shall be followed where applicable regarding site development areas designated as floodplains and wetlands.

FEE: DATE PAID: CHECK #­

NOTE: This Application will be reviewed for decision only after this form is completed, the applicable fee is received, and such other requirements of applicable City ordinances are satisfied.

Applicant’s Signature Date

Owner’s Signature Date

Owner’s Signature Date

DATE SUBMITTED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APPROVED BY:

 Date

*NOTE: By affixing signatures hereto, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning and subdivision regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.*

See Section 1.10 of the Subdivision Regulations of the City of Flint Hill.