


<h1>POLICY MANUAL</h1>	Date Adopted: November 16, 2011
Classification: ENGINEERING OPERATIONS	Date Last Amended:
Subject: Drainage Report	Approved By: 

I. Policy:

It is the policy of the District to require the submittal of a Drainage Report with all tentative and vesting tract maps, and with other types of entitlements as determined necessary by the District, to insure the project complies with the District's grading standards, Master Plan drainage patterns and major storm flows.


II. Purpose:

It is the objective of the District to have a Drainage Report to assist in the District's review of development plans, including tract map layouts by providing information in the report that includes specific details regarding topography, flow patterns, consistency with the Master Plan and major storm paths.

III. Drainage Reports:

All tentative and vesting tract maps, and other types of entitlements (when determined necessary by the District) shall include a Drainage Report. The District Engineer shall have the authority to waive any portion or all of such requirement when in his/her sole and absolute discretion he/she determines the information that would be contained in such report is already evident to the District. The report shall be submitted prior to, or with, the first improvement plan submittal and provide detailed information to include, as a minimum, the following:

1. a plan with topographical information.
2. identification of historical drainage patterns of the project site and surrounding properties.

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3. an explanation of any deviation from the Master Plan flow patterns to accommodate the street layout (residential) or parking lot layout (industrial and commercial) and how such deviations can be accommodated.
4. identification of any drainage impact to adjacent properties and an explanation of how existing flow patterns will be maintained with the proposed development.
5. an explanation of the need for any proposed extensions to the Storm Drainage Master Plan system, identifications as to where the extensions are located, and written verification as to compliance with District extension criteria.
6. an analysis of the major storm (large storms in excess of the conveyance by the Master Plan pipeline system), including identification of:
 - a. the contributing upland areas,
 - b. the streets or parking areas that will pass the flow,
 - c. calculations confirming street/parking geometry with sufficient capacity, and
 - d. designating locations of upstream attenuation.
7. a plan indicating the location of Master Plan facilities within the proposed development, including required easements. The report must specifically verify that the proposed structures to be constructed with the project will not encroach into the easement and/or landscaping proposed within the easement will not damage the pipeline or meaningfully hamper the District's access to the pipeline for repair or replacement.

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8. an explanation of why areas on the project site will be filled above adjacent properties, where retaining walls will be installed, and how such areas will comply with Paragraph 4 hereof.