



REQUIREMENTS FOR DISRUPTION OF SOIL



ALL PROJECTS INVOLVING THE MOVEMENT OF ANY AMOUNT OF EARTH WILL REQUIRE A TOPOGRAPHIC SURVEY AND SHALL INCLUDE A PLOT PLAN UNLESS SUCH SURVEY AND PLAN ARE WAIVED BY THE BUILDING OFFICIAL (SEE ADDITIONAL INFORMATION IN LINK BELOW).

BUILDING PERMIT REQUIRES PLOT PLAN REVIEW

https://www.villagebeverlyhills.com/government/chapter_22_-_zoning_ordinance/22_36_administration.php#building

A SITE PLAN IS REQUIRED FOR ALL COMMERCIAL PROJECTS AND ANY OTHER PROJECT RESULTING IN THE DISRUPTION OF 5 CUBIC YARDS OR MORE (SEE ADDITIONAL INFORMATION IN LINK BELOW).

SITE PLAN REVIEW

https://www.villagebeverlyhills.com/government/chapter_22_-_zoning_ordinance/22_08_general_provisions.php#siteplanreview

ALL SURVEYS AND SITE PLANS SHALL BE PREPARED BY A REGISTERED ENGINEER OR LICENSED LAND SURVEYOR.

UPON COMPLETION OF EACH PROJECT, CERTIFICATION AS TO THE ACCURACY OF FINAL SITE GRADING AND PAD ELEVATION SHALL BE VERIFIED IN WRITING BY THE ENGINEER OR LAND SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE SURVEY PRIOR TO FINAL INSPECTION OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ADDITIONAL REFERENCE INFORMATION

22.08.140 GRADES AND ELEVATION DIFFERENTIALS.

- a. The grading of all building lots shall be such to (1) divert water away from buildings, and (2) prevent standing water and soil saturation detrimental to structures, lot use and surrounding property.
- b. The elevation differential is defined as the difference between the elevation of the final ground level (after landscaping at the front building line, equidistant from the side building lines, and the elevations of the crown of the road (at a point equidistant from the side building lines) abutting the front property line. If a sidewalk is in place, the elevation differential shall be based on the sidewalk elevation in lieu of the crown of road elevation.
- c. The elevation differential for all buildings shall not be less than fifteen inches (15") nor more than twenty-four inches (24") except as hereinafter provided. A building under construction having foundations in place shall be considered an existing building.
- d. All applicants for building permits shall submit with the permit application, unless waived by the Building Official, plans showing:
 1. The proposed grading plan for the entire lot.
 2. The direction of flow of surface water off the lot.
 3. The gradient of all protective slopes around proposed buildings.
 4. The elevation differential of all proposed buildings and the elevation differential of all existing buildings within one hundred feet (100').
- e. Variances may be granted from the requirement of subsection (c) by the Zoning Board of Appeals if adequate provisions are made and approved by the Village Engineers to prevent run off water from flowing onto adjacent property.