Standard Plan Issue Date: JANUARY 1, 2023

2022.v1.1-1-2023

City of Newport Beach

Community Development/ Building Division

2022 CBC & CRC

LIMITS OF APPLICABILITY
— USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS.

BUILDING DIVISION

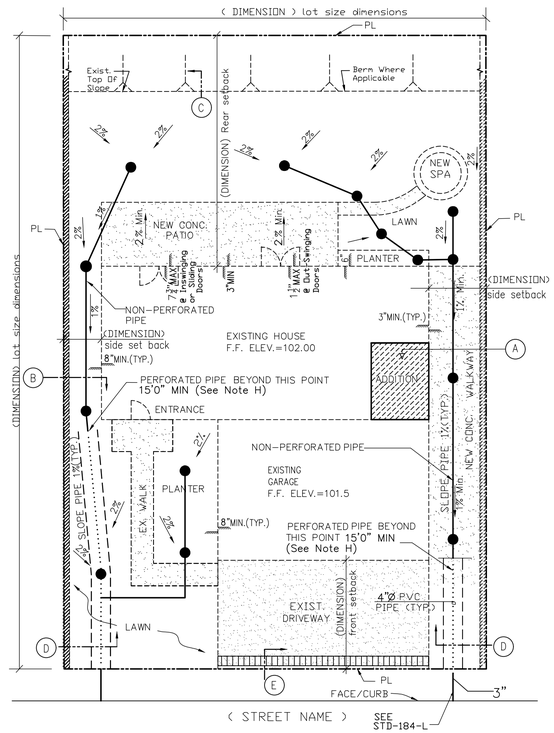
STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN

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

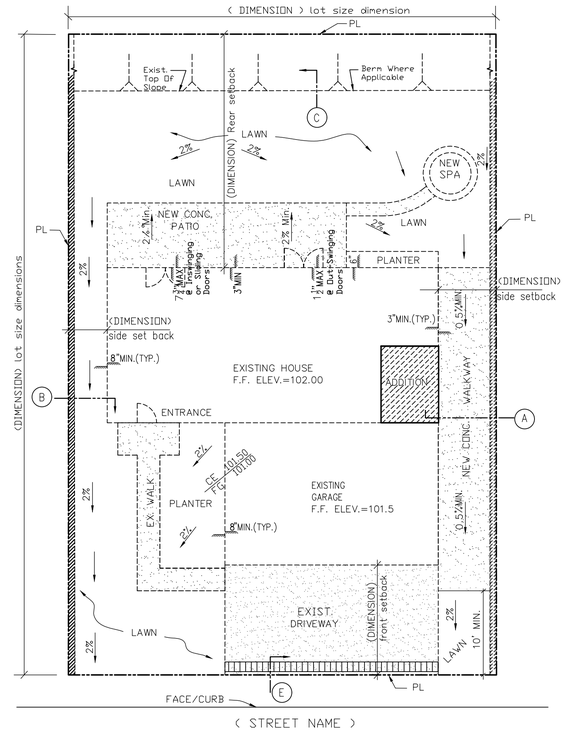
INSTRUCTIONS

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:

a. Show footprint of the property and identify existing and addition portion (as applicable).
b. Identify ALL property lines.
c. Distinguish between existing hardscape and landscape and new/proposed hardscape and landscape improvements.
d. Show locations of all existing buildings, structures, pools, fences, retaining walls, etc.
e. Show locations of all existing slopes on and adjacent to the property.
f. All surfaces shall be designed to drain at the following minimum gradients.Use arrows to indicate direction of drainage plan.
Minimum gradients for drainage. NBMC 15.10.120(F):
i) Paved 0.5% (min.)
ii) Not paved 2 %
g. Positive drainage shall be maintained away from all building (Minimum 2% within 10'-0" of the building) and slope areas. CRC R401.3
h. Show proposed location of area drains if a drain line system is proposed.
i. Show trench drain in front of driveway (not required if driveway is less than 10' long or driveway is existing to remain).
j. Show location of perforated pipe and percolation trench. Locate perforated pipe away from foundations. (15' min. per every 2000 sq. ft of area). NBMC 15.10.120(E)(4)(C)
k. Provide a drain in planter if required for Drainage.
l. Reference the applicable swale section on plan.
m. Show slope of drain lines (1% min.) CPC 814.3
n. Select one of the drian line materials listed below and specify on plan. Minimum pipe size to be 4"ø (NBMC 15-10-120)
1. ABS, SDR 35
2. ABS, Schedule 40
3. PVC, SDR 35.
4. PVC, Schedule 40
5. ADS 3000 with PE glued joints
o. The minimum clearance between exterior finish grade and bottom of treated sill plate shall be 3" for paved exterior surfaces and 8" between the bottom of the sill plate and grade.
p. Design drainage to ensure 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". Discharge of water over slopes is prohibited. NBMC 15.10.060
q. Show top and toe of all slopes and indicate slope ratio. Maximum slope ratio 1:2.
r. Obtain an encroachment permit from Public Works for improvements within utility easement of public right-of-way including installing a pipe to drain through the curb.



Example of a Drainage Plan Using Surface Lines



Example of a Surface Drainage Plan

SITE PLAN

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 THE PERMIT ISSUANCE. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR

LEGEND:

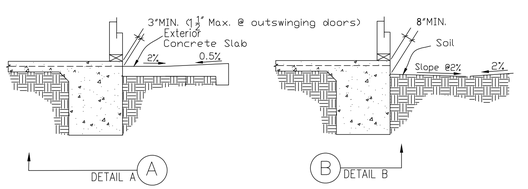
FF.	FINISH FLOOR ELEVATION	3"MIN.(TYP.)	ELEVATION CHANGE- EXCEPT @ DOORWAYS
TOC	TOP OF CURB ELEVATION	PL	PROPERTY LINE
FG	FINISH GRADE ELEVATION		AREA DRAIN
FL	FLOW LINE ELEVATION		PERFORATED FRENCH DRAIN LINE
			DRAIN PIPE (NON-PERFORATED)

GENERAL NOTES

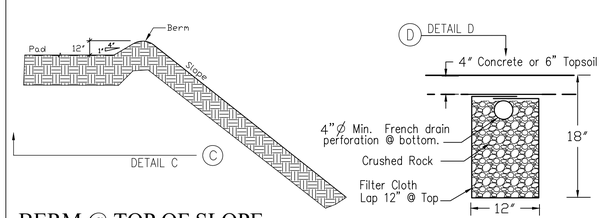
1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
2. Work hours are Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10.28.040 of the NBMC.
3. Noise from excavation, delivery, and removal shall be controlled per Section 10.28.040 of the NBMC.
4. The stamped set of approved plans shall be on the job site at all times.
5. Drainage system shall be designed to retain concentrated and surface sheet flow from dry weather and runoff and minor rain events within the site. NBMC 15.10.120
6. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order. NBMC 15.10.140
7. 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 15.10.020
8. 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. NBMC 15.10.140
9. Separate building permits are required for free standing structures (Fences, Retaining Walls, Gazebo, Patio Cover, etc.)

REQUIRED INSPECTION

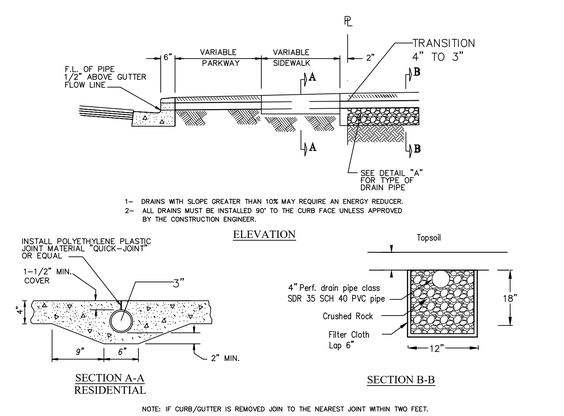
1. Drainage Pipe
2. Final Inspection



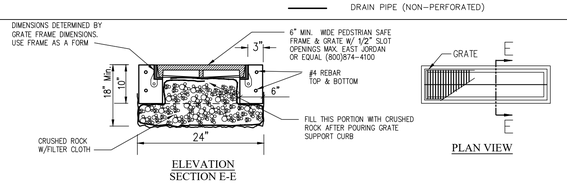
SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



STD 184-L
DRAIN PIPE SECTIONS
PRIVATE DRAINS THROUGH CURB
Encroachment permit from Public Works is required.



ELEVATION
SECTION E-E

a- Dig a 24" wide X 18" minimum depth trench
b- Place filter cloth in the trench. Lap 12" @ top
c- Fill bottom 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. Rocks < 8" in any dimension (NBMC 15.10.100)

DETAIL "E"
BOTTOMLESS TRENCH DRAIN

SCOPE OF WORK:	
PROJECT ADDRESS:	
OWNER'S NAME:	PLAN PREPARER:
TEL. NO.:	CONTACT INFO:
SIGNATURE:	LICENSE NO.:

Filename: 2022 Drainage v1.DWG