

CHAPTER 1337
Drainage and Grade Establishment

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CROSS REFERENCES

Notice to fill or drain lots - see GEN. OFF. 521.05
Downspout and footer drains - see S.U. & P.S. 911.04 et seq.
Obstructing natural watercourses - see S.U. & P.S. 919.01
Subdivision grading - see DEV. 1111.03
Topsoil stripping and removal - see BLDG. Ch. 1339

1337.01 DEFINITIONS.

For the purpose of this Chapter the following terms shall have the meaning given herein:

(a) "Natural grade" shall mean the elevation of the undisturbed natural surface of the ground.

(b) "Finished grade" shall mean the elevation of the finished surface.
(Ord. 27-59. Passed 7-13-59.)

1337.02 ESTABLISHED ELEVATION TO BE FINISHED GRADE.

When a lot or plot is graded, the established elevations of the street, curb, sidewalk or alley (whichever prevails) shall become the finished grade at that line.
(Ord. 27-59. Passed 7-13-59.)

1337.03 DRAINAGE OF SURFACE WATER.

(a) Whenever the surface of a lot or plot, or portion thereof, is excavated, filled, graded or hard-surfaced with impervious material, positive drainage shall be provided so that a nuisance will not be created.

(b) Catch basins properly connected to storm sewers or other approved provisions, such as underdrains, shall be made where water may pocket to preclude the accumulation of surface water.

(c) Existing natural ground drainage of the ground area surrounding the lot or plot excavated, filled or graded shall not be impeded.

(d) Surface water shall not be drained onto adjacent properties not in the same ownership without written permission from the owner of the adjacent property. (Ord. 27-59. Passed 7-13-59.)

1337.04 POSITIVE DRAINAGE TO BE PROVIDED; NUISANCES ABATED.

No condition shall be created nor any existing condition maintained whereby there will be upon any lot or plot excavations, depressions, pits, holes, gullies or similar depressions which may accumulate and retain surface water and which may become a public hazard or nuisance. Any such condition shall be properly abated and protected by filling or by providing positive drainage. (Ord. 27-59. Passed 7-13-59.)

1337.05 REQUIRED PLOT PLAN INFORMATION.

When application is made for a building permit, the applicant shall furnish a plot plan drawn by a competent engineer or surveyor showing the natural grade at all corners of the lot, any break in natural grade within lot lines and the elevation of sufficient adjacent lots together with proposed finished grades of the lot to be improved. (Ord. 27-59. Passed 7-13-59.)

1337.06 DRAINAGE INSPECTION PERMIT FEES.

See Section 1321.03 for provisions concerning grade and drainage inspection fees.

1337.07 PRIOR APPROVAL OF GRADING PLANS.

No building permit shall be issued until plans for grade lines and drainage for surface water from the entire lot have been submitted and approved in writing on such plans by the City Engineer. (Ord. 27-59. Passed 7-13-59.)

1337.08 APPROVAL UPON COMPLETION OF GRADING.

No building, dwelling or other structure shall be occupied, offered for sale by the owner, his agent or anyone having an interest therein, or otherwise used or disposed of until the grading of the lot and provisions for drainage thereof are in accordance with the plans approved by the City Engineer. After all work has been completed, the City Engineer shall certify on such plans that the grading and/or drainage of the lot has been completed according to the plans and is approved by him. (Ord. 27-59. Passed 7-13-59.)

1337.09 ENGINEER TO FIX ALL FINISHED GRADE LINES.

The City Engineer shall be charged with the duty and final determination of natural grade lines and shall establish or approve in writing the finished grade lines for all streets, sidewalks, boulevards, sanitary and storm sewers, dwellings, buildings and structures of every kind and description before any such improvement is undertaken or made.

(Ord. 27-59. Passed 7-13-59.)

1337.10 ADMINISTRATION AND ENFORCEMENT.

The duty of administering and enforcing the provisions of this Chapter is hereby conferred upon the Building Commissioner.

(Ord. 27-59. Passed 7-13-59.)

1337.99 PENALTY.

Whoever violates any provision of this Chapter shall be guilty of a minor misdemeanor for the first offense. Whoever violates any provision of this Chapter shall be guilty of a fourth degree misdemeanor for the second offense or subsequent offenses.

(Ord. 7-82. Passed 2-8-82.)