



GENERAL REQUIREMENTS FOR EARLY GRADING PLANS

Upon acceptance of the final site plan for review and when the second submission review letter has been transmitted to the engineer or developer, the applicant may request approval of an Early Grading plan. For the purposes of these regulations, "early grading plan" shall be limited to: installation of Phase I erosion and sediment controls, clearing of trees, grubbing of roots, cut but not fill for roadways, overlot grading and general grading operations in conformance with the reviewed Phase I Sediment and Erosion portion of the final plans. The early grading submission requires the following:

- A. Request Letter for early grading to Development Services.
<http://www.manassascity.org/DocumentCenter/View/21627>
- B. Same coversheet submitted with the Final Plan.
- C. Submission of the standalone Phase I Sediment and Erosion plan sheets with a detailed construction management narrative.
- D. Identifies the proposed erosion and sediment controls, with supporting calculations and details on the phasing plans.
- E. Includes any storm drainage pipes required during the Phase I operations.
- F. Includes a traffic control plan and staging area.
- G. Include the costs estimate for the Erosion and Sediment controls which includes any storm drainage pipes and structures required by the Phase I plan.
- H. Includes with submission the completed Erosion Control Agreement, Letter of Credit or a cash bond for all phases of the Erosion and Sediment Control plan.

Prior to any construction an Erosion Control Permit and Right of Entry Permit must be obtained by the contractor. The Early Grading plan is superseded by the final plan when approved. The erosion control and bond is then held until the final plan is completed and fully stabilized.